



locality plan 1:5000

Lot 27 on RP89506  
Parish of Weyba  
County of March

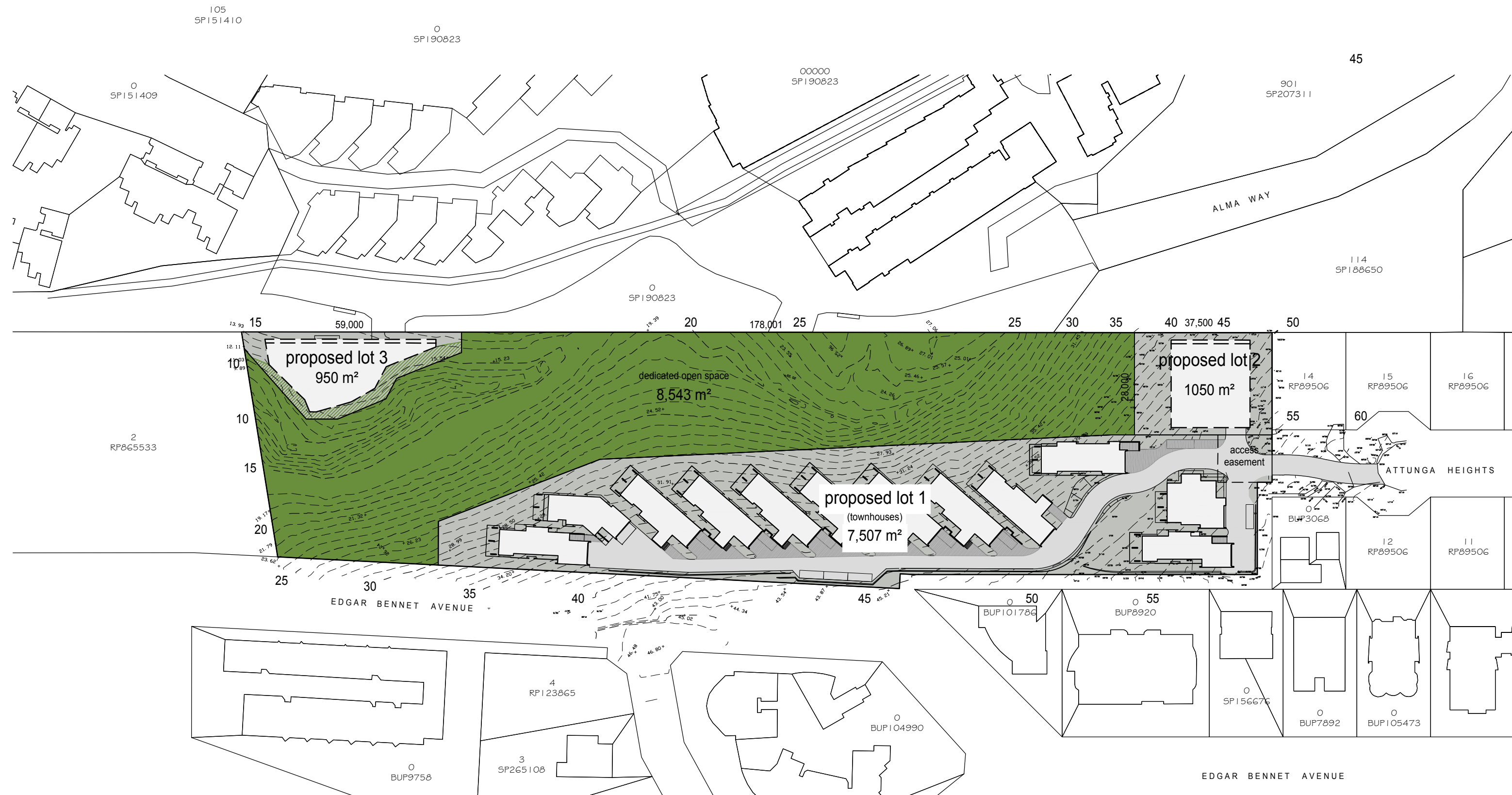
site area : 1.805 ha

For MCU application

NOT FOR CONSTRUCTION

18.11.18





## lot reconfiguration plan 1:1000

total site area : 1.805 ha

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0 10 20 30 40 50  
scale 1:1000

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ABN 85 114 469 395  
Reg No 002195

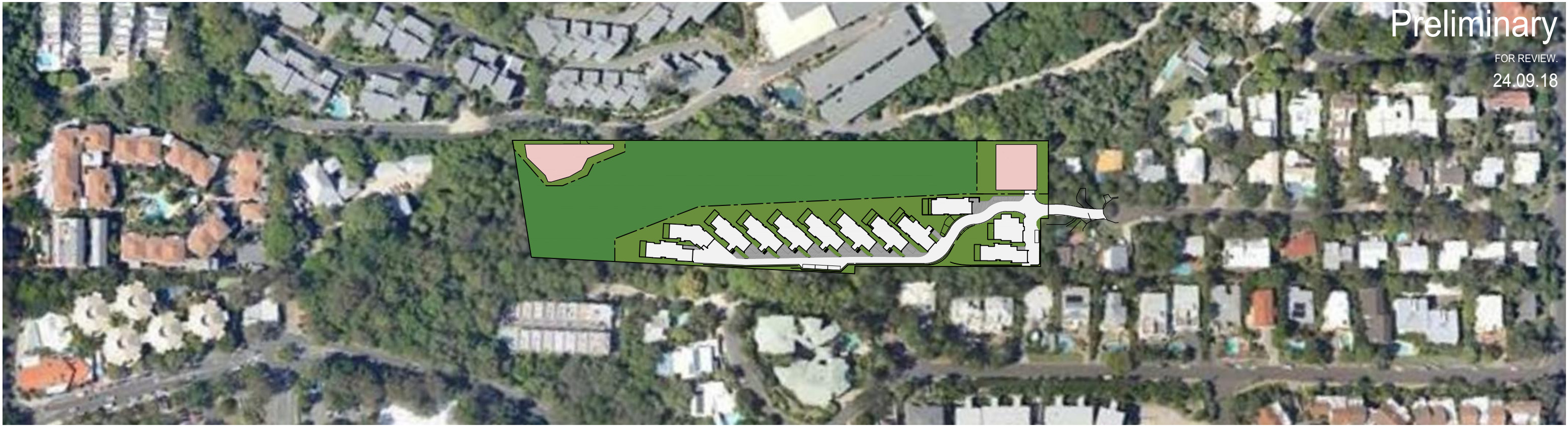


Project  
Multi residential development  
27 Attunga Heights, Noosa Heads  
Client  
Novato Group

Drawing  
Lot reconfiguration plan  
scale 1:1000-A3  
date november '18

Proj no.  
1830  
Dwg no.  
DD 02 - A

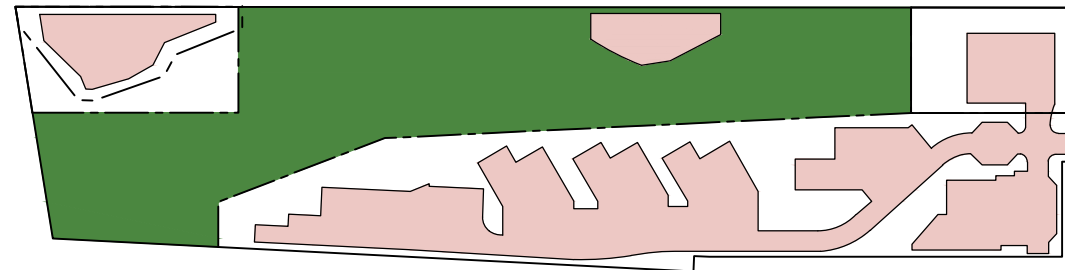




proposed site plan 1:2000

proposed development

approximate area of retained & regenerated vegetation = 1.035 ha



previous scheme site plan 1:200 (april 2018 proposal)

previous scheme:

3.04.18 : approximate area of retained & regenerated vegetation based on:

drawing No.PL03(E), dated 3.04.18 = 1.282 ha

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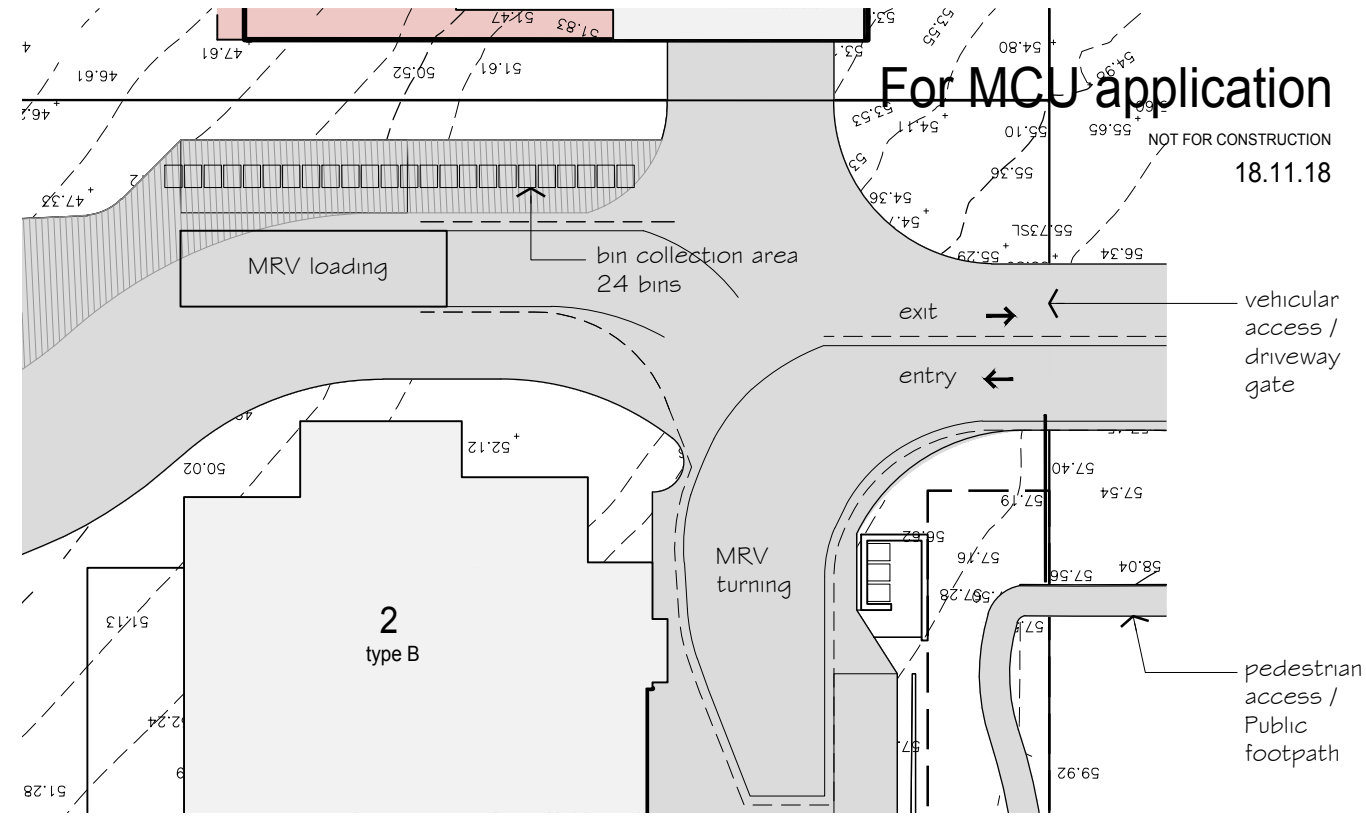






schedule of building areas

dwelling no.	type	internal floor area	external floor area	garage floor area	no. of bedrooms	gross floor area
1	type E	312 m <sup>2</sup>	65 m <sup>2</sup>	65 m <sup>2</sup>	3	317 m <sup>2</sup>
2	type B	325 m <sup>2</sup>	82 m <sup>2</sup>	46 m <sup>2</sup>	3	330 m <sup>2</sup>
3	type C	323 m <sup>2</sup>	81 m <sup>2</sup>	46 m <sup>2</sup>	3	336 m <sup>2</sup>
4	type A	319 m <sup>2</sup>	94 m <sup>2</sup>	46 m <sup>2</sup>	3	325 m <sup>2</sup>
5	type A	319 m <sup>2</sup>	94 m <sup>2</sup>	46 m <sup>2</sup>	3	325 m <sup>2</sup>
6	type A	319 m <sup>2</sup>	94 m <sup>2</sup>	46 m <sup>2</sup>	3	325 m <sup>2</sup>
7	type A	319 m <sup>2</sup>	94 m <sup>2</sup>	46 m <sup>2</sup>	3	325 m <sup>2</sup>
8	type A	319 m <sup>2</sup>	94 m <sup>2</sup>	46 m <sup>2</sup>	3	325 m <sup>2</sup>
9	type A	319 m <sup>2</sup>	94 m <sup>2</sup>	46 m <sup>2</sup>	3	325 m <sup>2</sup>
10	type A	319 m <sup>2</sup>	94 m <sup>2</sup>	46 m <sup>2</sup>	3	325 m <sup>2</sup>
11	type D	314m <sup>2</sup>	102 m <sup>2</sup>	45 m <sup>2</sup>	3	319 m <sup>2</sup>
12	type E	312 m <sup>2</sup>	65 m <sup>2</sup>	65 m <sup>2</sup>	3	317 m <sup>2</sup>

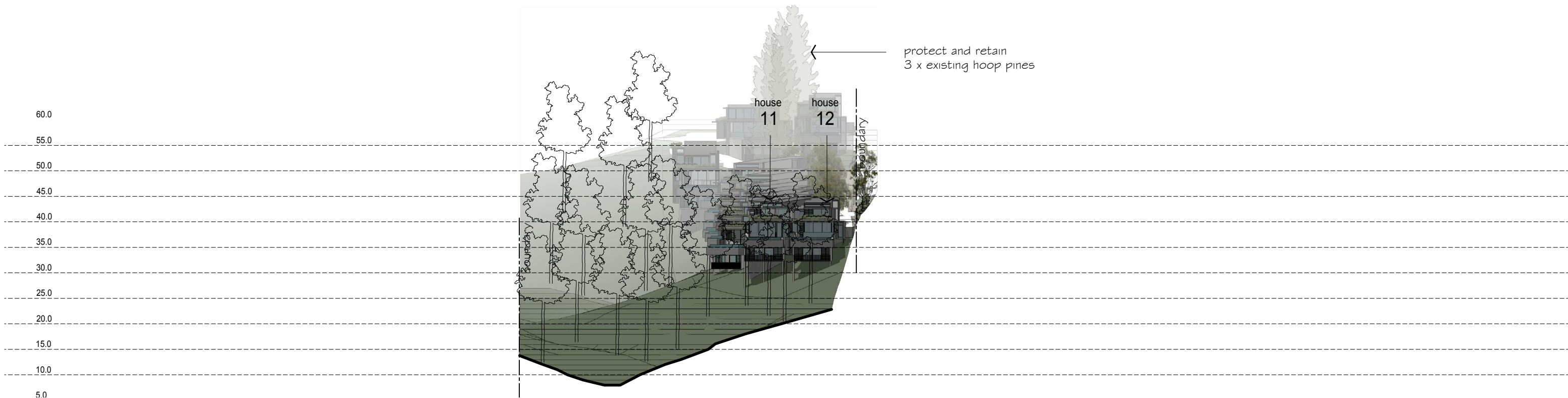


Refuse collection plan showing MRV turning manoeuvre 1:250

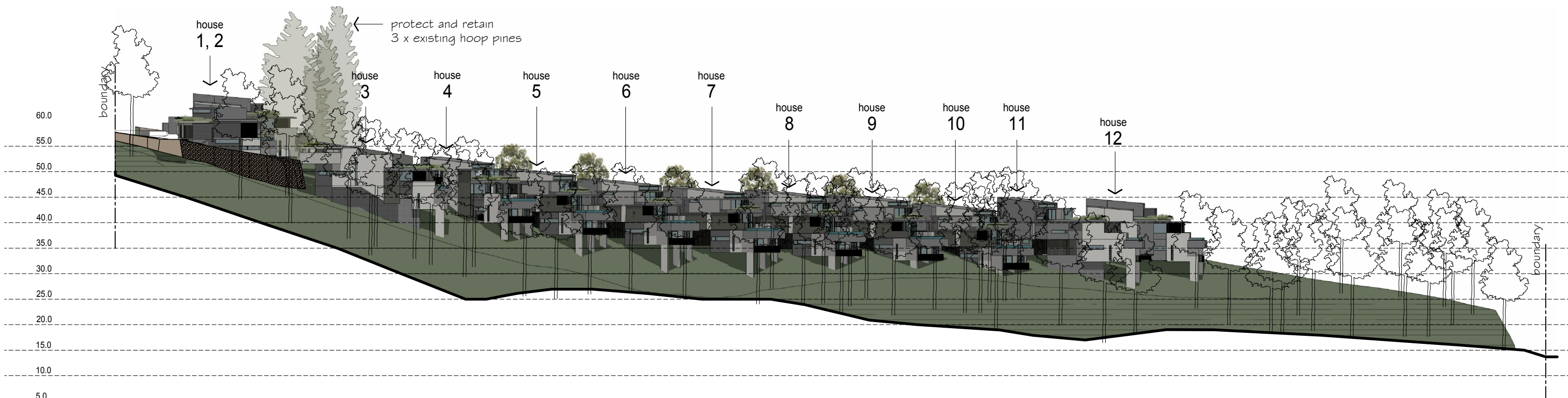


site plan 1:750





north  
site elevation 1:750



east  
site elevation 1:750

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0 5 10 15 25 40m

Scale 1 : 750 @ A3

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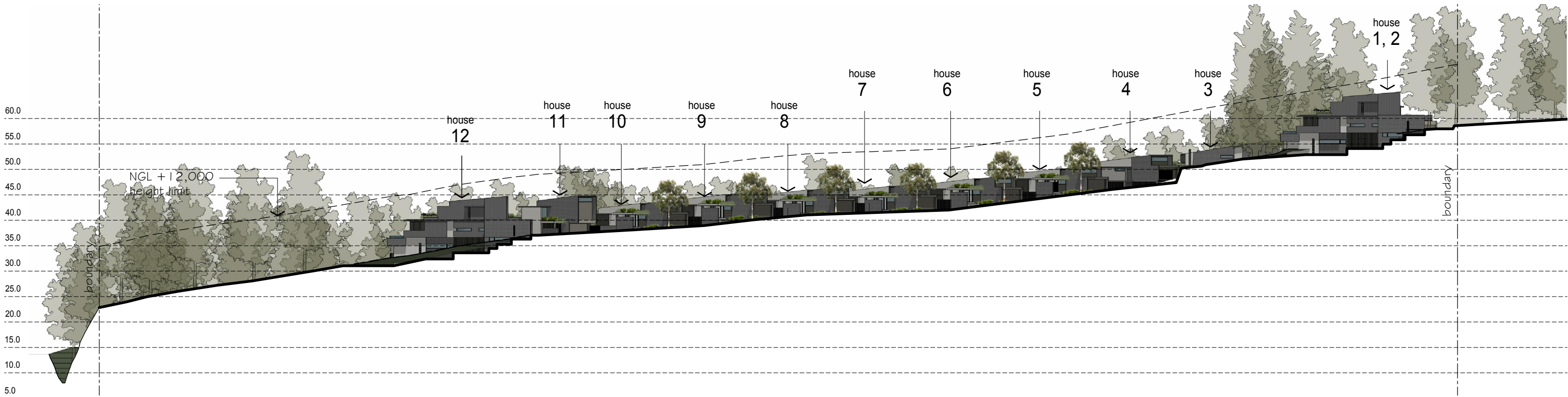


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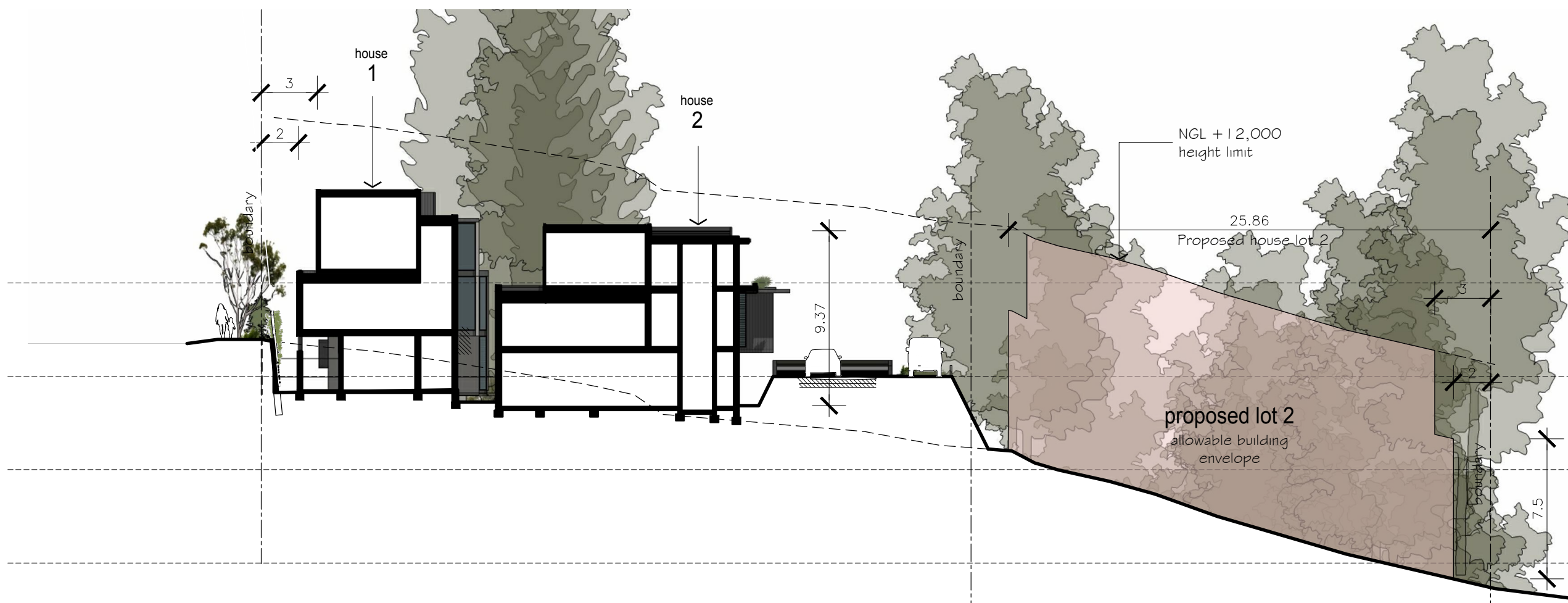
Drawing  
**Site north & east elevation**  
scale 1:750-A3  
date november '18

Proj no.  
1830  
Dwg no.  
**DD 06 - A**





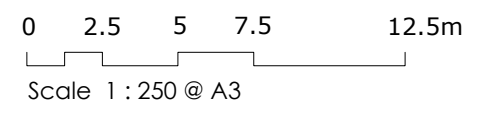
section A  
site long section 1:750



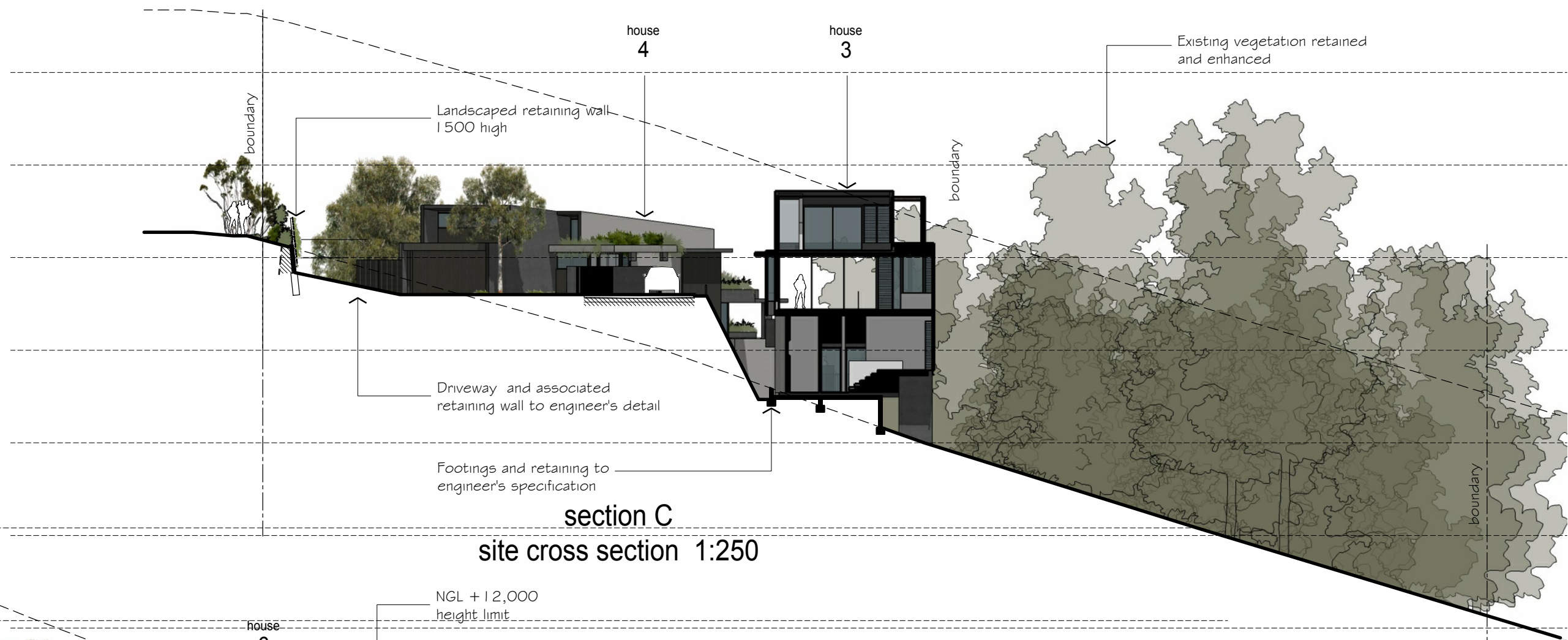
section B  
site cross section 1:250

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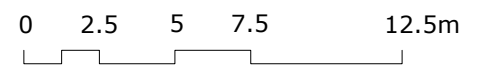
section C  
site cross section 1:250



section D  
site cross section 1:250

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Scale 1 : 250 @ A3

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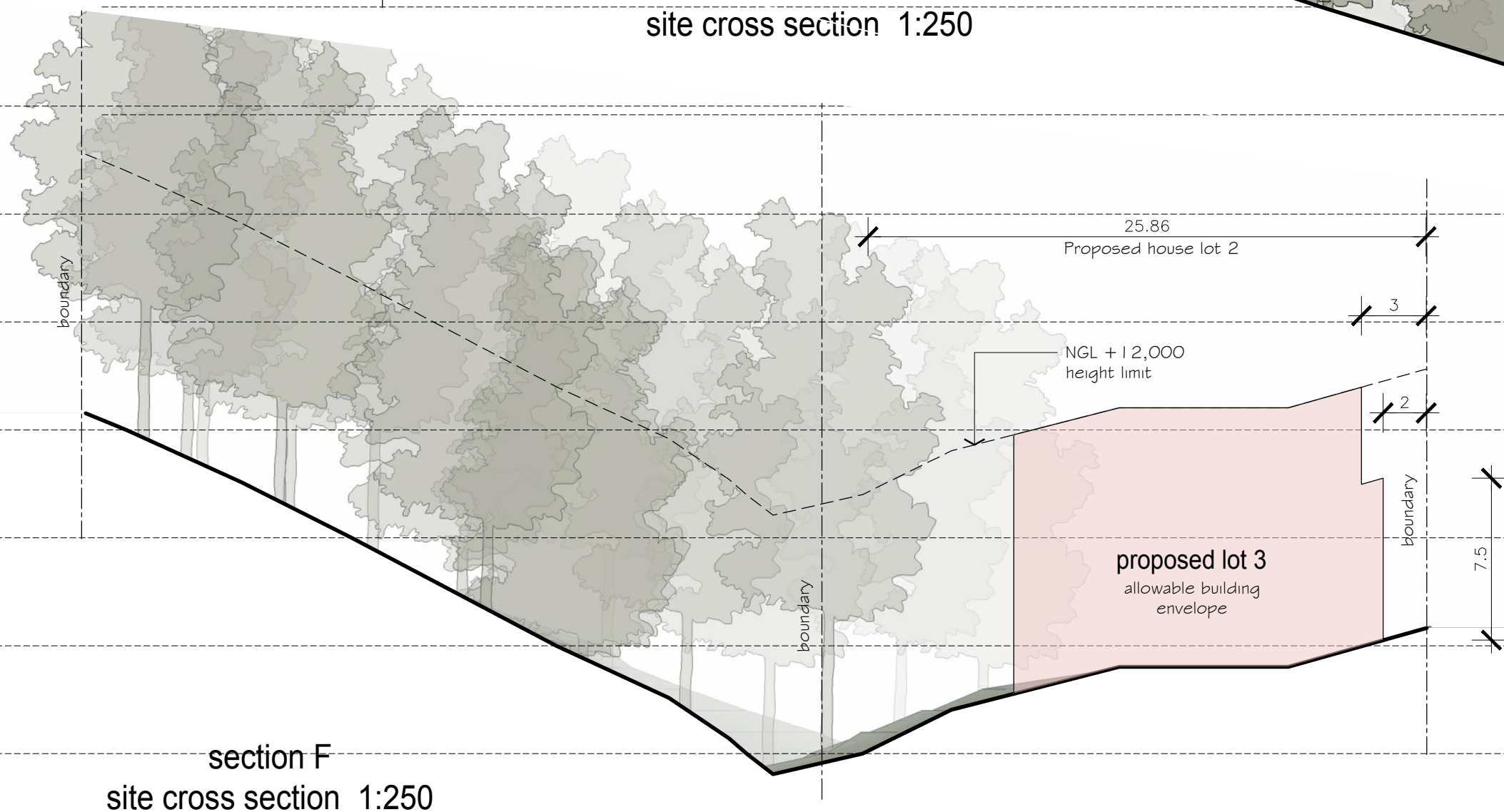
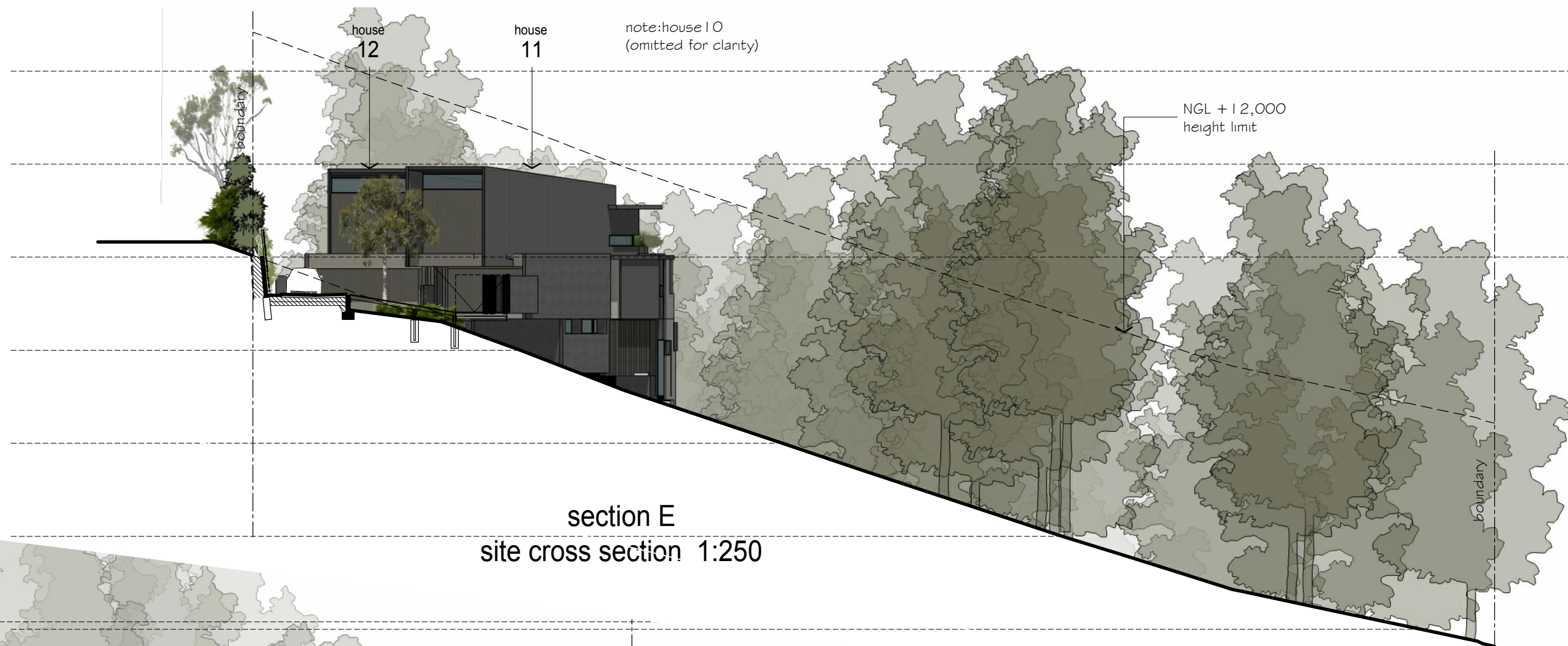
ABN 85 114 469 395  
Reg No 002195  


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Drawing  
**Site section C & D**  
scale 1:250-A3 date november '18

Proj no.  
1830  
Dwg no.  
**DD 09 - A**





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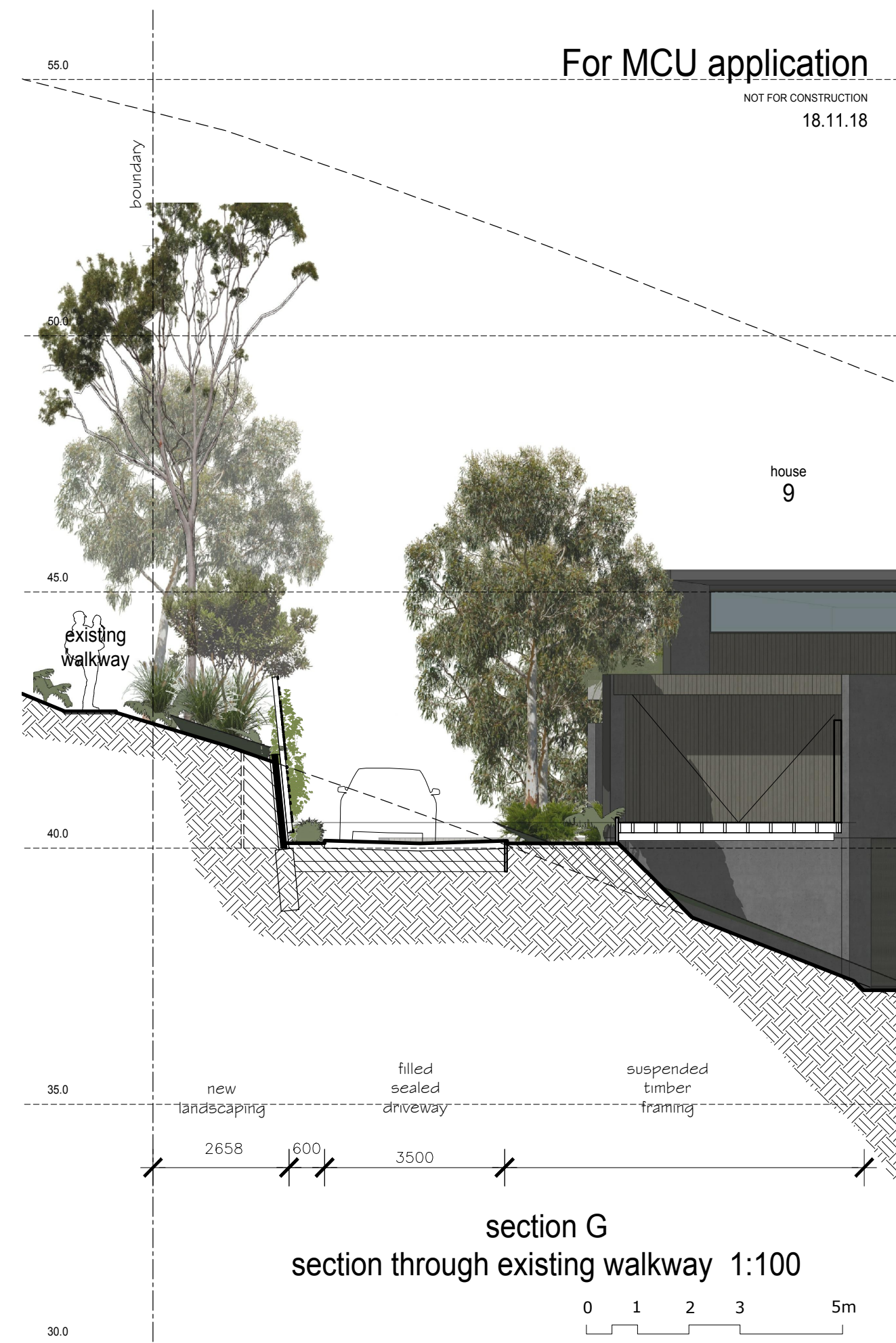
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0 2.5 5 7.5 12.5m

Scale 1 : 250 @ A3





0 1 2 3 5m  
Scale 1 : 100 @ A3



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view from pedestrian pathway on western boundary

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Drawing  
**view from pedestrian pathway**  
scale NTS-A3  
date november '18

Proj no.  
1830  
Dwg no.  
**DD 13 - A**



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aerial montage north 1

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Drawing  
**aerial montage 1**  
scale NTS-A3  
date november '18

Proj no.  
1830  
Dwg no.  
**DD 14 - A**



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aerial montage north 2

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Project  
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Drawing  
**aerial montage 2**  
scale NTS-A3  
date november '18

Proj no.  
1830  
Dwg no.  
**DD 15 - A**



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aerial montage south 1

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Project  
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Drawing  
**aerial montage 3**  
scale NTS-A3  
date november '18

Proj no.  
1830  
Dwg no.  
**DD 16 - A**

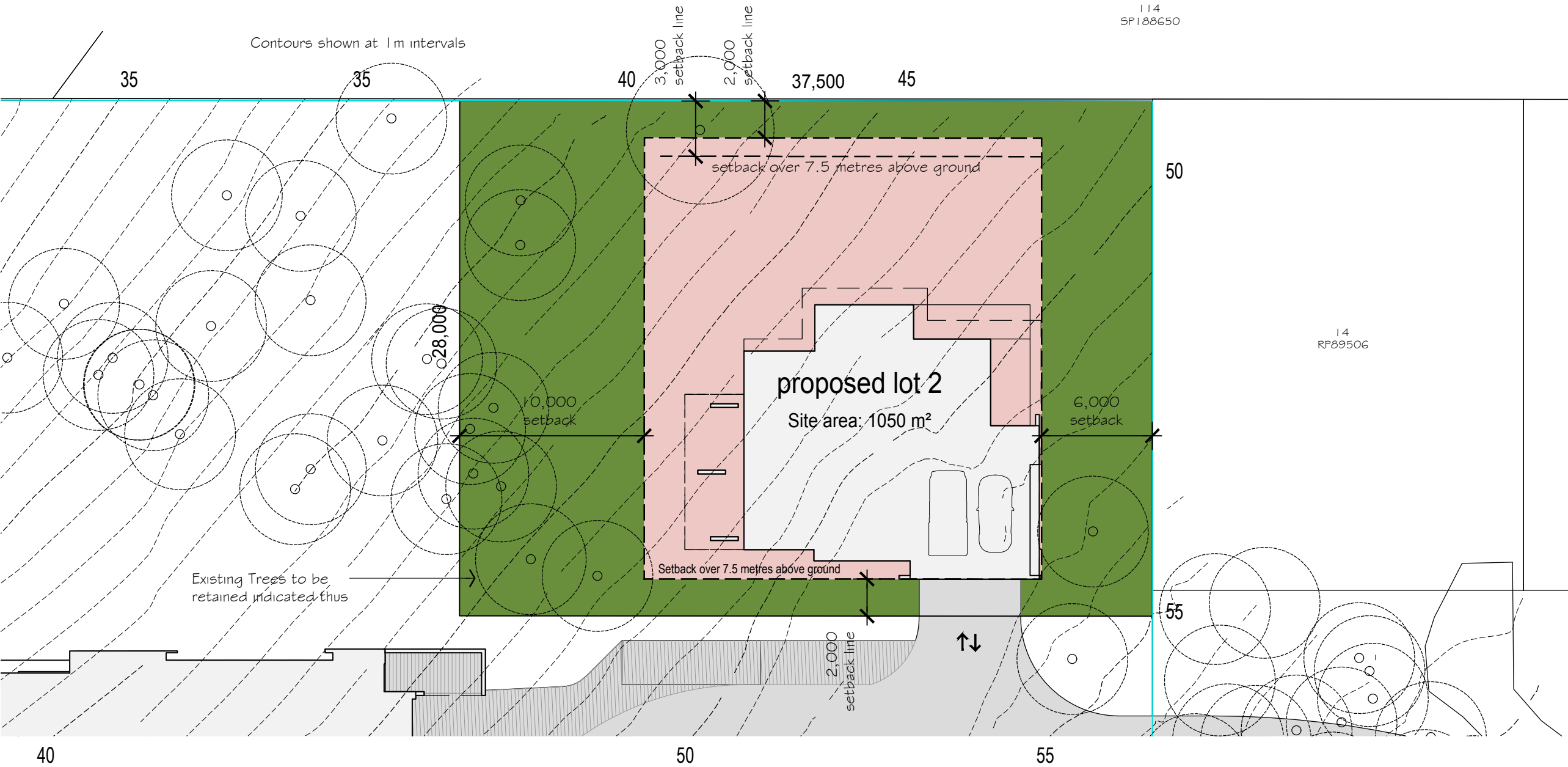


Development Control Table

Front Setback	6.0m
Side Setback (below 7.5m from NGL)	2.0m
Side Setback (above 7.5 metres)	3.0m
max. Site Cover <small>as defined by the Noosa Plan, S9.1 of Detached House Code</small>	50%
max. Building Height	12.0m
<div>Allowable building envelope area</div> <div>( note 50% maximum site cover: 40% if 2 or more storeys)</div>	
<div>Vegetation Protection Area (Covenant)</div>	

NOTES

1. Setbacks, site cover and gross floor area to be in accordance with provisions of the Noosa Plan and the table on this page.
2. Setbacks are measured to the wall of the building/structure. Eaves, Awnings, Verandah, Balconies and the like are permitted to extend up to 600mm within the front and side setback area. Balconies may cantilever up to 3 metres into the Creek setback area.
3. Side and rear boundary fences are not permitted outside of the building envelope area.
4. Private covered outdoor space is provided that: (a) is at least 16m<sup>2</sup>; (b) has no dimension less than 4m; (c) has direct access from a living area of the house.
5. Buildings and structures are not higher than 3 storeys and 12 metres above natural ground level.
6. Existing native vegetation outside the building envelope is to be retained and enhanced with additional planting.
7. All clothes drying and rubbish storage areas are to be screened from the street view and/or neighbours private open space.
8. Garages are to be located generally according to this Development Control Plan.
9. Minor variations to this approved Development control Plan are to be assessed as alternative provisions for design and siting under the Building Act 1975 (as amended).



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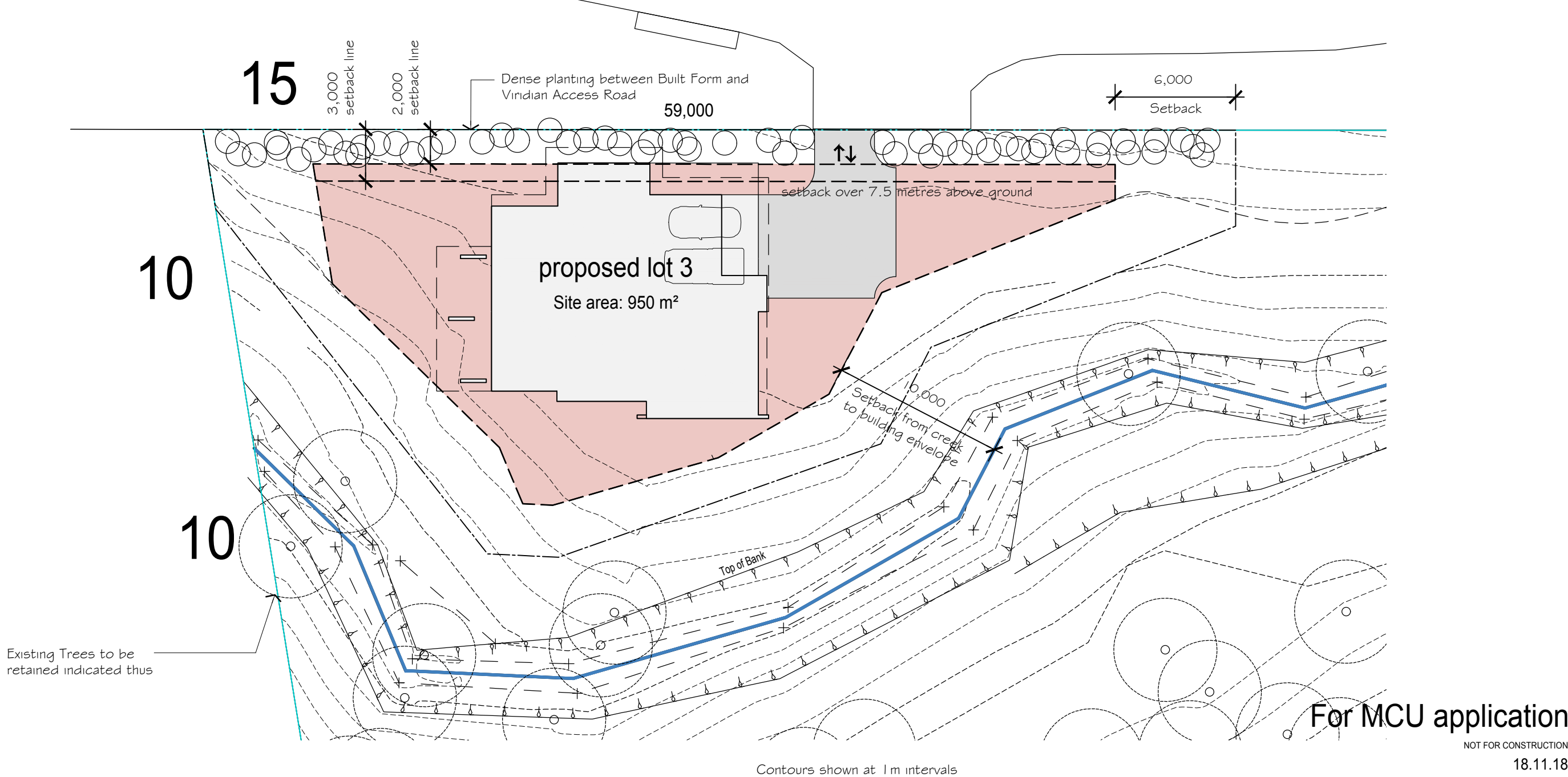


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3. Side and rear boundary fences are not permitted outside of the building envelope area.
4. Private covered outdoor space is provided that: (a) is at least 1 Gm<sup>2</sup>; (b) has no dimension less than 4m; (c) has direct access from a living area of the house.
5. Buildings and structures are not higher than 3 storeys and 12 metres above natural ground level.
6. Existing native vegetation outside the building envelope is to be retained and enhanced with additional planting.
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north elevation  
house 4-10

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Project  
Multi residential development  
27 Attunga Heights, Noosa Heads  
Client  
Novato Group

Drawing  
**4-10 Type A north elevation**  
scale 1:100-A3 date november '18

Proj no.  
1830  
Dwg no.  
**DD A.04 - A**









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Project  
Multi residential development  
27 Attunga Heights, Noosa Heads  
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Drawing  
**2 Type B east elevation**  
scale  
1:100-A3  
date  
november '18

Proj no.  
1830  
Dwg no.  
**DD B.04 - A**





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18.11.18

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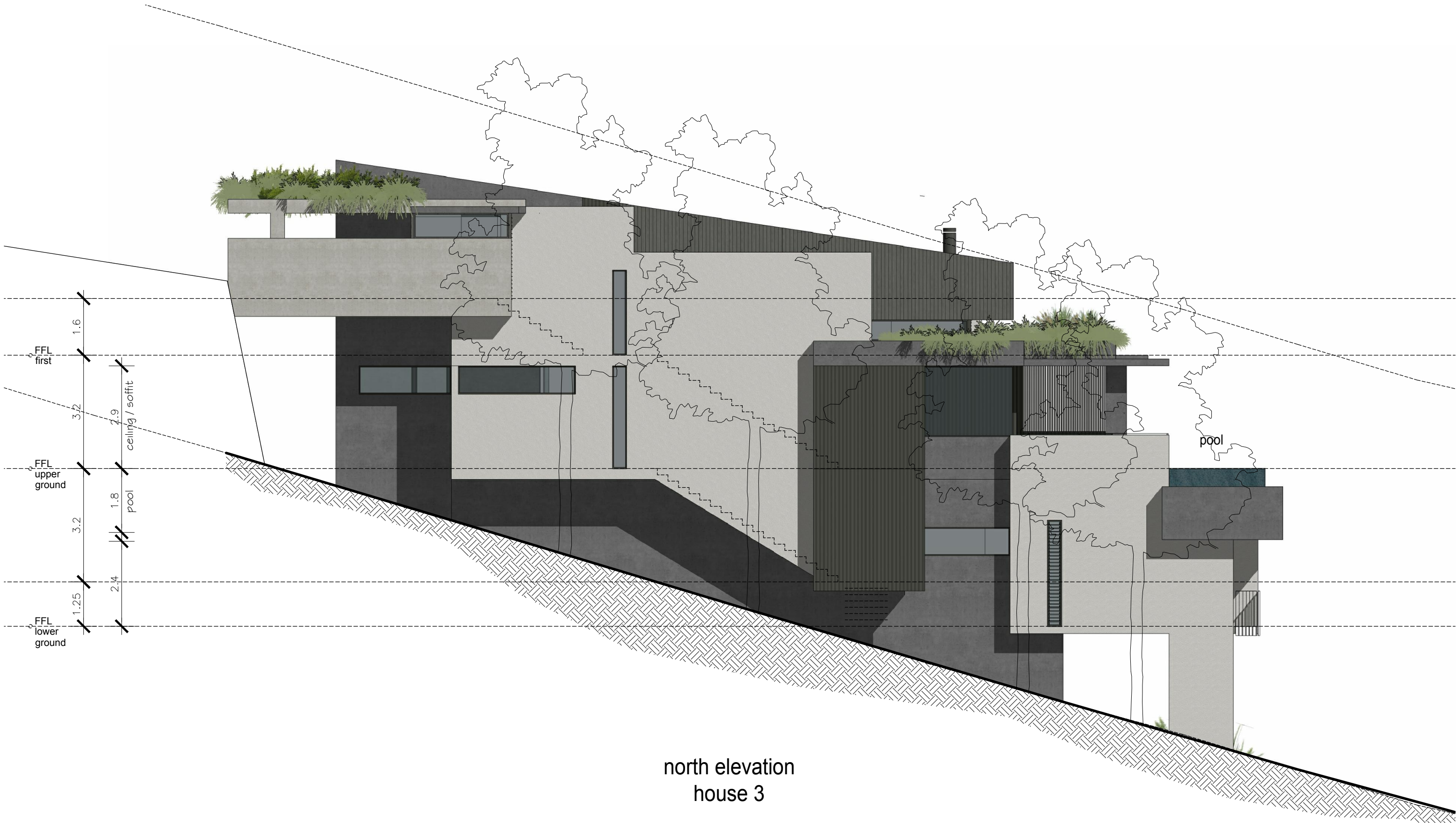


Project  
Multi residential development  
27 Attunga Heights, Noosa Heads  
Client  
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Drawing  
**2 Type B** north elevation  
scale  
1:100-A3  
date  
november '18

Proj no.  
1830  
Dwg no.  
**CD B.05 A**





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Project  
Multi residential development  
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Client  
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Drawing  
**3 Type C** east elevation  
scale 1:100-A3  
date november '18

Proj no.  
1830  
Dwg no.  
**DD C.04 - A**





north elevation  
house 3

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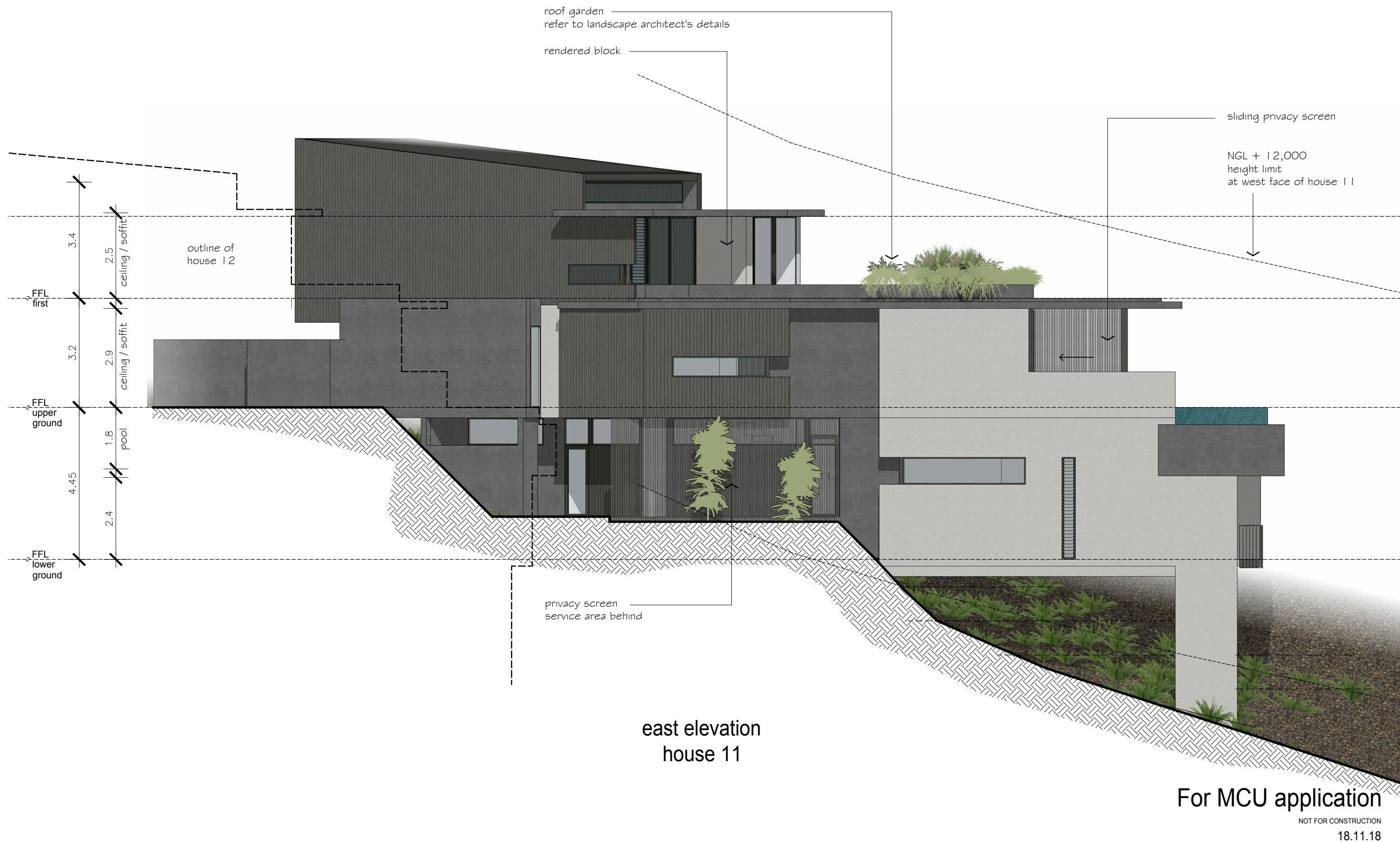


Project  
Multi residential development  
27 Attunga Heights, Noosa Heads  
Client  
Novato Group

Drawing  
**3 Type C** north elevation  
scale 1:100-A3  
date november '18

Proj no.  
1830  
Dwg no.  
**DD C.05 - A**









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Client  
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Drawing  
**11 Type D north elevation**  
scale 1:100-A3  
date november '18

Proj no.  
1830  
Dwg no.  
**DD D.05 - A**





west elevation  
houses 1,12





north elevation  
houses 1,12

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