

KEY DEVELOPMENT REQUIREMENTS FOR PRECINCTS

Precinct	Key Requirements
Group Housing Development Precinct Private Open Space Entry Lots 901/902	<ul style="list-style-type: none"> No dwellings or structures other than depicted in the approved landscape plan are to be erected or otherwise installed on these lots. Maintenance agreement to be included in all bodies corporate to ensure ongoing maintenance of entry features.
General requirements for all Group Housing Development Precinct Residential Lots	<p>GENERAL</p> <ul style="list-style-type: none"> All dwellings shall be screened where practical to prevent the ingress of mosquitoes and smaller biting midges. Windows, balconies, verandas and screening devices shall be incorporated into elevations facing street frontages to articulate building form. Laundries and clothes-drying facilities are not to be located along the primary or secondary street frontage, unless suitable screening is provided. Garages shall be setback in line with, or behind the main dwelling façade. Garage access to Lots 63 & 64 is to be from each Lot's southern road frontage. <p>SITE COVER Means the proportion of the site covered by all buildings and structures measured from the outside of the external wall but does not include roofed unenclosed outdoor living spaces. The maximum site cover for any lot shall not exceed:</p> <ul style="list-style-type: none"> 50% for Ground Floor, and 40% for First Floor to achieve a stepping of buildings <p>SETBACKS Setbacks are measured from the façade (face of building or posts) to the boundary but exclude eaves, roof overhangs and awnings provided they encroach no more than 600mm into the setback distance.</p> <ul style="list-style-type: none"> Swimming pools, pergolas, low decks and garden structures shall setback a minimum of 2 metres from the Conservation Parkland Boundary, with minor intrusions permitted where footings do no adversely impact on vegetation within the Conservation Parkland. <p>Front Setbacks</p> <ul style="list-style-type: none"> All lots (including corner and cul de sac lots) shall have a minimum front setback of 3 metres, with garages setback a minimum of 5.0 metres. <p>Rear Setbacks</p> <ul style="list-style-type: none"> The minimum rear building setback shall be 2 metres The minimum building setback to the Conservation Parkland boundary (Public Use Land for Environmental purposes) shall be 6 metres The minimum building setback to common property shall be 2 metres. <p>Built to the Boundary Walls and Side Setbacks Built to boundary walls may be included on lot boundaries identified on the Master Plan of Development 6994-53P and on all lots which abut conservation parklands.</p> <ul style="list-style-type: none"> The maximum length of a built-to-boundary wall is 8.0m. The maximum height of the built-to-boundary wall is 3.5m, and is to be constructed with materials consistent with the standards of the remainder of the dwelling. The opposite side boundary to the built to boundary wall boundary shall have a minimum building setback of 3 metres. Where there is no built to boundary wall, the minimum side building setback shall be 1.5 metres. <p>SOFT LANDSCAPING Means trees, shrubs, grass, and the like and, pervious surfaces that occur naturally. The term does not include swimming pools or impervious surfaces such as pathways, driveways and the like.</p> <ul style="list-style-type: none"> Soft landscaping shall be provided and retained over a minimum of 20% of the lot area. <p>BUILDING HEIGHT Except for Lots 1-5, 9, 10 & 13 that shall not exceed 1 storey, the maximum building height is 2 storeys and 8 metres in accordance with the Schedule to the Planning Scheme for Noosa Shire shall apply, apart from Lots 1-5, 9, 10 & 13 which shall not exceed 1 storey.</p>

Estate Sales Office	Any Estate Sales Office or Display Home must comply with the provisions of section 5.14 of the Schedule to the Planning Scheme for Noosa Shire.
Community Use Facilities	Community Use Facilities are to be located in accordance with the Plan of Development and are to be developed generally in accordance with the Community Centre proposal plans prepared by AV Jennings Plans SK01A (Feb 11), SK02 (Feb 11) & SK03 (Feb 11).

**NOOSA COUNCIL
APPROVED PLANS
132003.220735.9
29 JAN 2014**

SUPPLEMENTARY TABLE OF DEVELOPMENT

Development & Level of Assessment	Level of Assessment
Group Housing including ancillary recreational & allied community use facilities in private open space complying with the key requirements contained on this plan	Self Assessable
Detached Dwelling within a Group Housing Lot	Self Assessable
Detached Houses within a Group Housing lot where not complying with the Key Development Requirements for the Precinct	Code Assessable
Estate Sales Office	Self Assessable

Note:
The above constitutes those controls that will be administered by Noosa Shire Council. Please be aware that there are specific Design Guidelines for ALL housing within the estate that are administered by the developer. Dwellings that require an application to Council must be accompanied by a signed set of plans identifying that the developer has approved of the Designs.

LEGEND

- Optional built to boundary line
- Community Titles Boundary
- Fauna Friendly Fence

Note
All dimensions and areas are approximate only, and are subject to survey and Council approval.

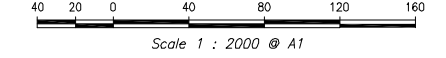
Dimensions have been rounded to the nearest 0.1 metres.

The boundaries shown on this plan should not be used for final detailed engineers design.

DEVELOPMENT STATISTICS

Total Site Area	27.035 ha
 Area of Community Titles Scheme (Residential & Private Open Space)	17.875 ha
 Group Housing Development Precinct	15.306 ha
 Private Open Space Precinct	2.281 ha
Area of Recreational Open Space available to the Public	
 Conservation Parkland Precinct	9.17 ha
 Recreation Parkland	0.288 ha
	} (35.0%)
Site Area	17.875 ha
Density: 189 lots / 17.875 ha	10.6 lots/ha

The maximum yield for the development shall not exceed 189 allotments comprising:
Community Titles Scheme, average size 573m², minimum size 425m².



REV N (Revised) : 08-08-2011 RCG Amend Building Setback Envelopes
 REV M: 04-04-2011 RCG Amend community facilities
 REV L: 11-03-2008 AMV add community facilities
 REV K: 10-01-2008 BWH BH LH Lots amended
 REV J: 08-03-2007 BWH Lot Nos. & Bays amended
 REV I: 17-08-2006 RCG chg lot numbering and removed lots 5-8, 15-18, 38-65, 103-108, & 128-129
 REV H: 17-07-2006 AMV chg msk. 14 lots.
 REV G: 4-07-2006 AMV Amend Key Development text.
 REV F: 28-06-2006 AMV Amend Key Development text.
 REV E: 21-06-2006 AMV Amend Key Development text.
 REV D: 2-05-2006 MS Amending Key Development text.
 REV C: 29-03-2006 MS Amending Key Development text.
 REV B: 28-03-2006 MS Amending to sub 6994-53P

REV P : 28-11-2013 AMV Update Key Dev Req. Add lots to bid to buy option.
 Reconfigure Lots 63-64
 REV O : 23-09-2013 AMV Detached Dwelling within a Group Housing Lot (becomes Self Assessable)

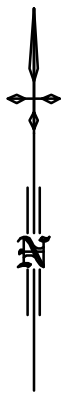
Project: Elysium Noosa		Client: AV Jennings	
Level Datum:	Scale: 1:2000 @ A1	Master Plan (incl. setbacks)	
Origin: 12d File - 6994-017	Date: 29-09-2004	Lots 1 on SP 161938 & 2 on RP 904900	
Survised:	Comp. by: RCG	Parish: Noosa	Job Ref: 6994
FB:	LB:	DWG Name: 6994-53P.dwg	Local Authority: Noosa Shire Council

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Plan No. 6994-53P

EENIE CREEK ROAD



Maintenance access road
Repositioned to reduce impact
on vegetation.

Approximate Position of Acoustic Fence

20m setback

Common Property
1435m²

Common Property
892m²

Gatehouse

Proposed Dry Detention
Basin E

ossible
ture Link

Out-Off Drain

on

reational Parkland
903
2734m²

1.2m Fauna Friendly Fence

Pedestrian and
bicycle pathway

Lake Edge
(Indicative Only Subject
to detail design at
Operational Works)

Community
Use
Facilities

Public Pathway
(Indicative Only Subject
to detail design at
Operational Works)

Private Park
7071m²

Tennis
Court

WIDE

WIDE

WIDE

WIDE

WIDE

WIDE

WIDE

WIDE

Recreational
Parkland
731m²

Symplocos harroldii

Public Pathway
(Indicative Only
Subject to detail)

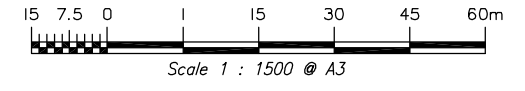
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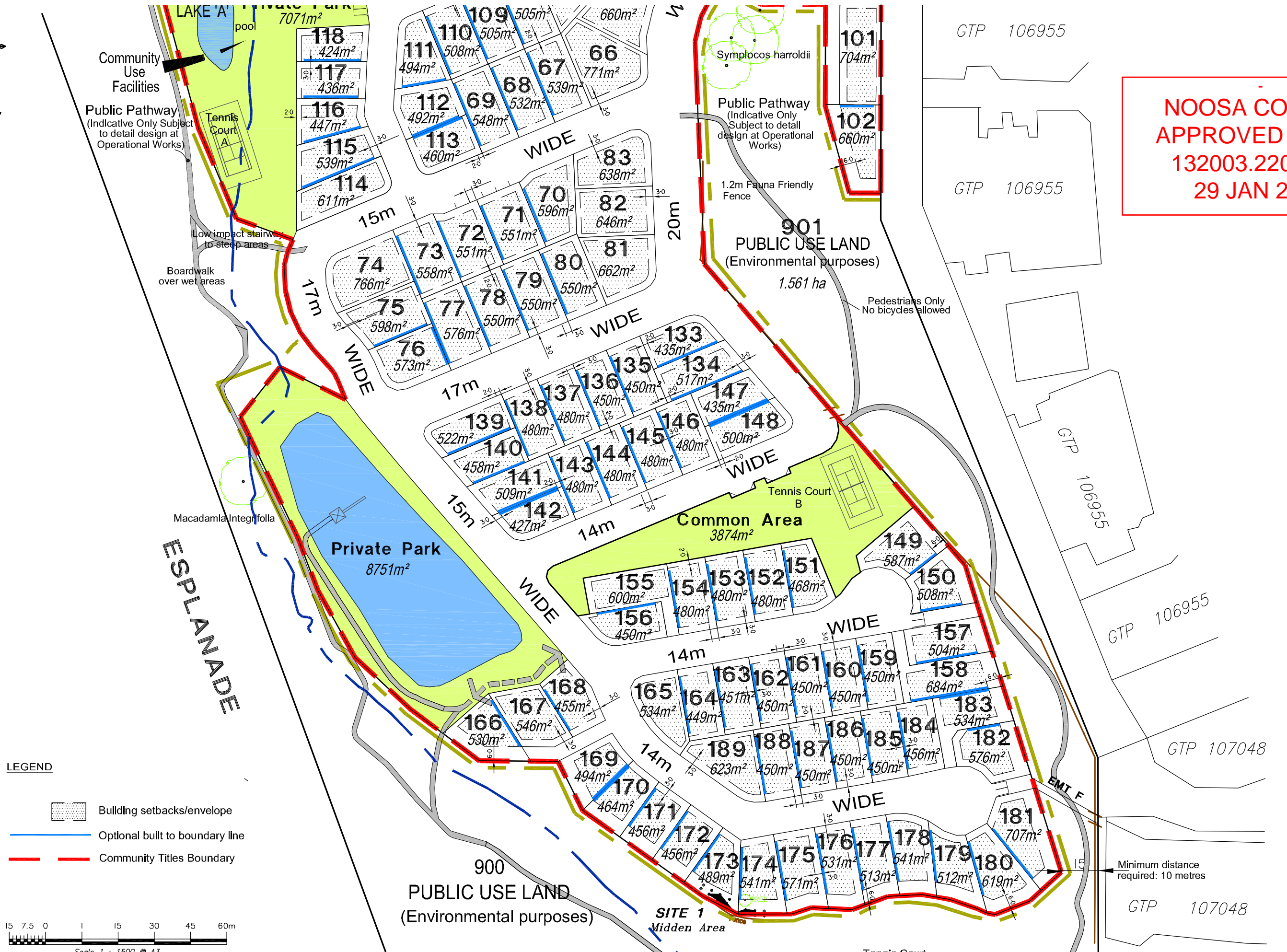
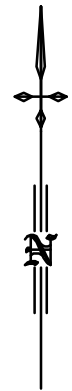
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