

PROPOSED SITE LAYOUT PLAN

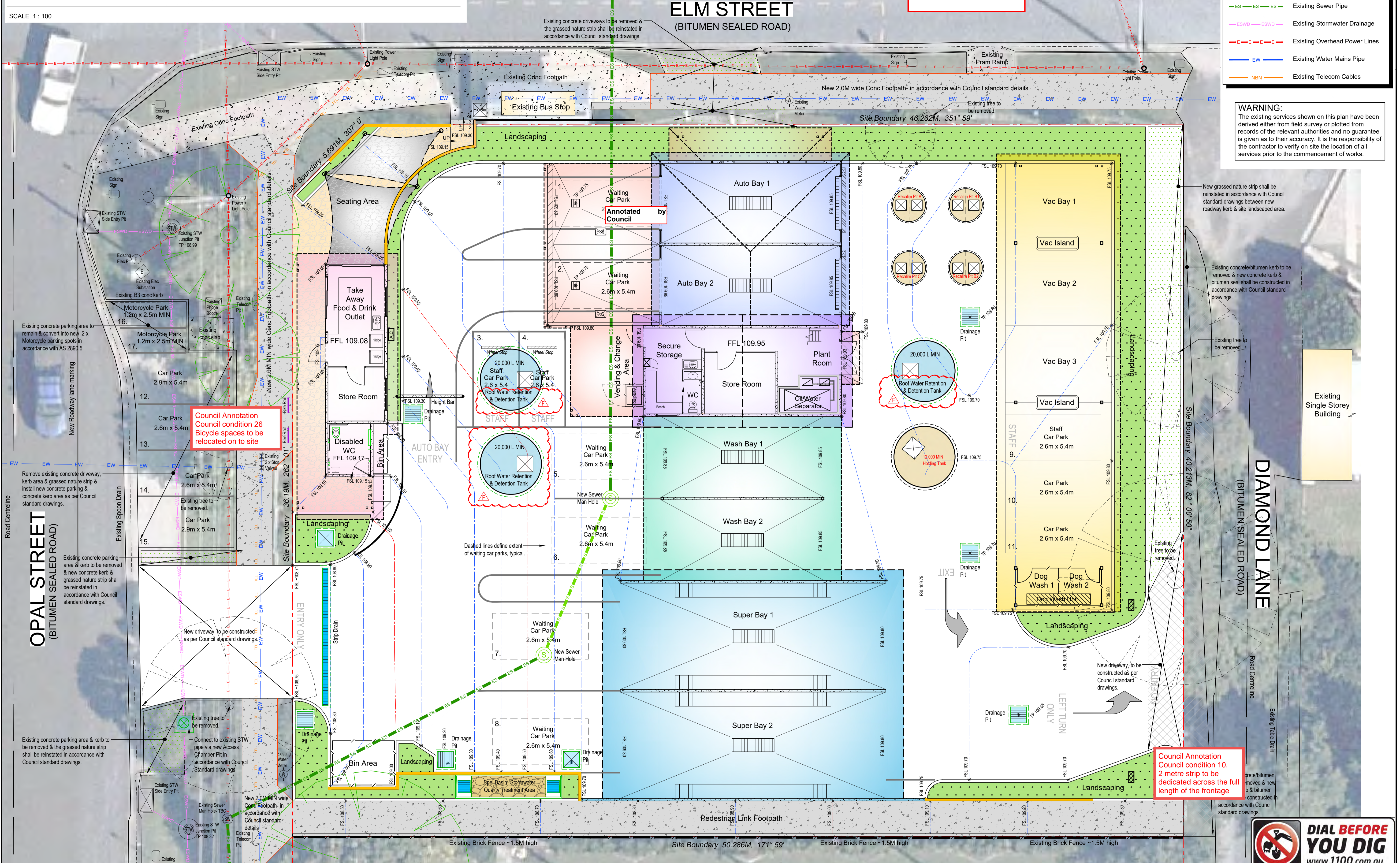
SCALE 1:100

APPROVED PLAN
MCU22/0201
NOOSA COUNCIL
27 NOVEMBER 2024

SERVICES LEGEND

- ES — Existing Sewer Pipe
- ESWD — Existing Stormwater Drainage
- E — Existing Overhead Power Lines
- EW — Existing Water Mains Pipe
- NBN — Existing Telecom Cables

WARNING:
The existing services shown on this plan have been derived either from field survey or plotted from records of the relevant authorities and no guarantee is given as to their accuracy. It is the responsibility of the contractor to verify on site the location of all services prior to the commencement of works.



REVISIONS	DESCRIPTION	DATE
F	Additional On-Site Retention/Detention Tank added	20-12-2023
E	Building roof lines updated & extended. Take-away outlet window/doors & Drainage pits updated. Additional Reclaim Pit added. External Footpath updated to be 2.0M MIN wide in Opal + Elm Street.	10-05-2023
D	Issued For DA Planning Approval	29-9-2022
C	Issued For Noosa Council Pre-Lodgement Meeting 2	5-07-2021
B	Issued For SARA Pre-Lodgement Meeting	16-2-2021
A	Issued For Noosa Council Pre-Lodgement Meeting	13-1-2021
Sk:1	Issued For Initial Comments	26-11-2020

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TC 20 Dec 2023 10:35 PM - T:\TMC\202020-032 Chris King- Cooroy, QLD\20-032 DA Rev F.DWG

PROPOSED CAR WASH + TAKE AWAY FOOD & DRINK OUTLET

NORTH

AT: 34 (LOT 4, 5 & 6) ELM STREET,
COOROY, QLD, 4563

FOR: CHRIS KING & JOANNE HILL

Drawn: T. MICHAELS Designed: T. MICHAELS

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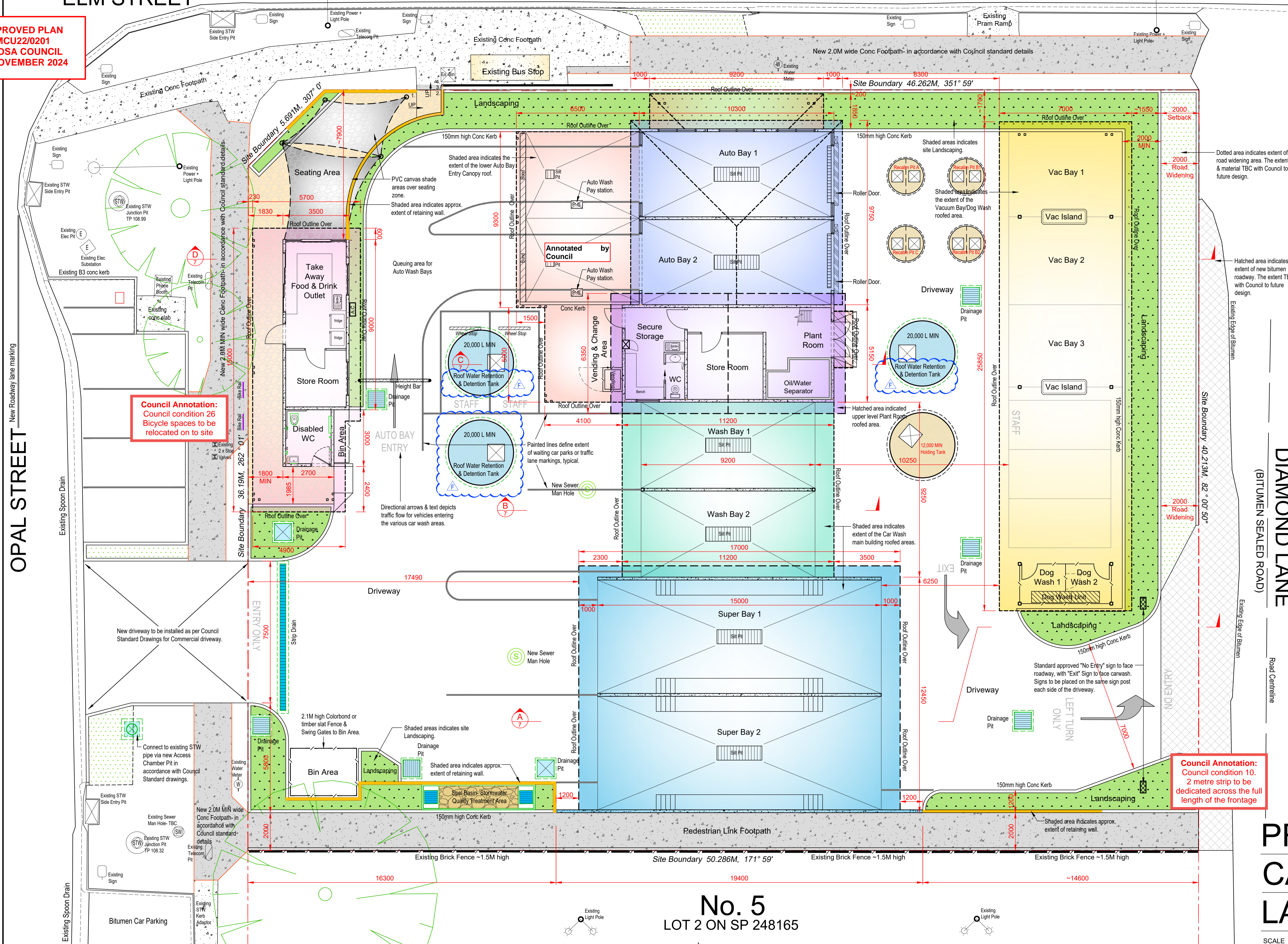
TMC Building Design Group
P.O. Box 3494, Morrongton, VIC, 3931. Phone No. 0416 114 573
E-mail: tracey@tmcdesign.com.au

Scale: 1:100 (A1) Date: DEC 2023 Issue: Sheet No: 2 of 9 Job No: 20-032 DA F



ELM STREET

APPROVED PLAN
MCU22/0201
NOOSA COUNCIL
27 NOVEMBER 2024



Council Annotation:
 Council condition 26
 Bicycle spaces to be
 relocated on to site

Council Annotation:
 Council condition 10.
 2 metre strip to be
 dedicated across the full
 length of the frontage

SITE ANALYSIS	
BUILDING TYPE - CAR WASH	AREA
Super Bay - GFA	185.6 M ² *
Self-Serve Wash Bay - GFA	86.5 M ² *
Auto Bay - GFA	96.6 M ² *
WC (in Car Wash Plant Room) - GFA	2.8 M ²
Take Away Food & Drink Outlet - GFA	31.5 M ²
Public Disabled WC - GFA	8.1 M ²
Take Away Food & Drink - Seating Area	30.0 M ²
Bin Fenced Areas	11.8 M ²
Pedestrian Link Footpath Area	96.6 M ²
Council 'Road' Dedication Area	80.4 M ²
Site Coverage (ie: Total Roofed Area) Excluding Shade Sail	845.0 M ²
Total Driveway (Non-Roofed) Area	764.0 M ²
Total Landscaped Area Excluding Pedestrian link & road widening areas	228.0 M ²
Site Area	2,014 M ²
Effective Site Area #	1,837 M ²
Car Wash Roofed Overall Site Coverage	42.0 %
Car Wash Roofed Effective Site Coverage*	46.0 %
Landscaping Effective Site Coverage *	12.4 %

IMPERVIOUS AREAS	
Pre Site Development * (Includes Building Roofed + Driveway Areas)	1,414 M ² = 77 %
Post Site Development * (Includes Building Roof + Driveway Areas)	1,609 M ² = 87.6 %
Contribution to Stormwater Discharge Post Site Development * \$ (Excl. Building Roofed Areas)	764.0 M ² = 41.6 %

Therefore, the proposed development will have a 35.4 % reduction (650 M² of impermeable area less than the existing site) in overall site stormwater discharge due to the proposed underground 2 No. 20,000L Stormwater retention tanks and large roofed area connecting into these tanks.

"Effective Site Area" - the overall site area excluding the Council 'Road' dedication area and 'Footpath' allocation.
 * All site areas listed with an "*" are based on the Effective Site Area as described above.
 \$ This figure represents the actual contributory Effective Site Area that will be discharged from the site (ie: only the driveway hardstand area) since all roofed areas will be connected to the oversized (double capacity) underground water tanks and this rainwater will be used in the car washing process. Therefore this rainwater cannot enter into the Stormwater system and hence it is excluded from all Stormwater calculations and the Post Development impervious contributory area. This represents an ~35% improvement (reduction) in site stormwater discharge Post-development.

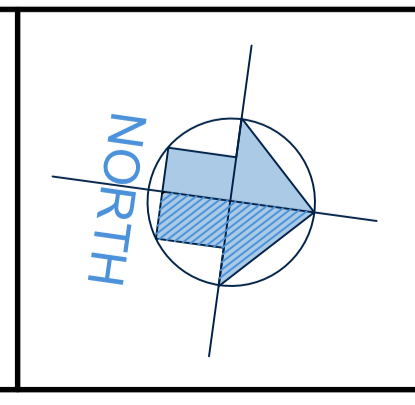
No. 5
LOT 2 ON SP 248165

PROPOSED CAR WASH LAYOUT PLAN

SCALE 1:100

REVISIONS	DESCRIPTION	DATE
F	Additional On-Site Retention/Detention Tank added	20-12-2023
E	Building roof lines updated & extended. Take-away outlet window/doors, dimensions, Site Areas & Drainage pits updated. Additional Retain Pit added. External Footpath updated to be 2.0M MIN wide in Opal + Elm Street.	10-05-2023
D	Issued For DA Planning Approval	29-9-2022
C	Issued For Noosa Council Pre-Lodgement Meeting 2	5-07-2021
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Sk.1	Issued For Initial Comments	26-11-2020

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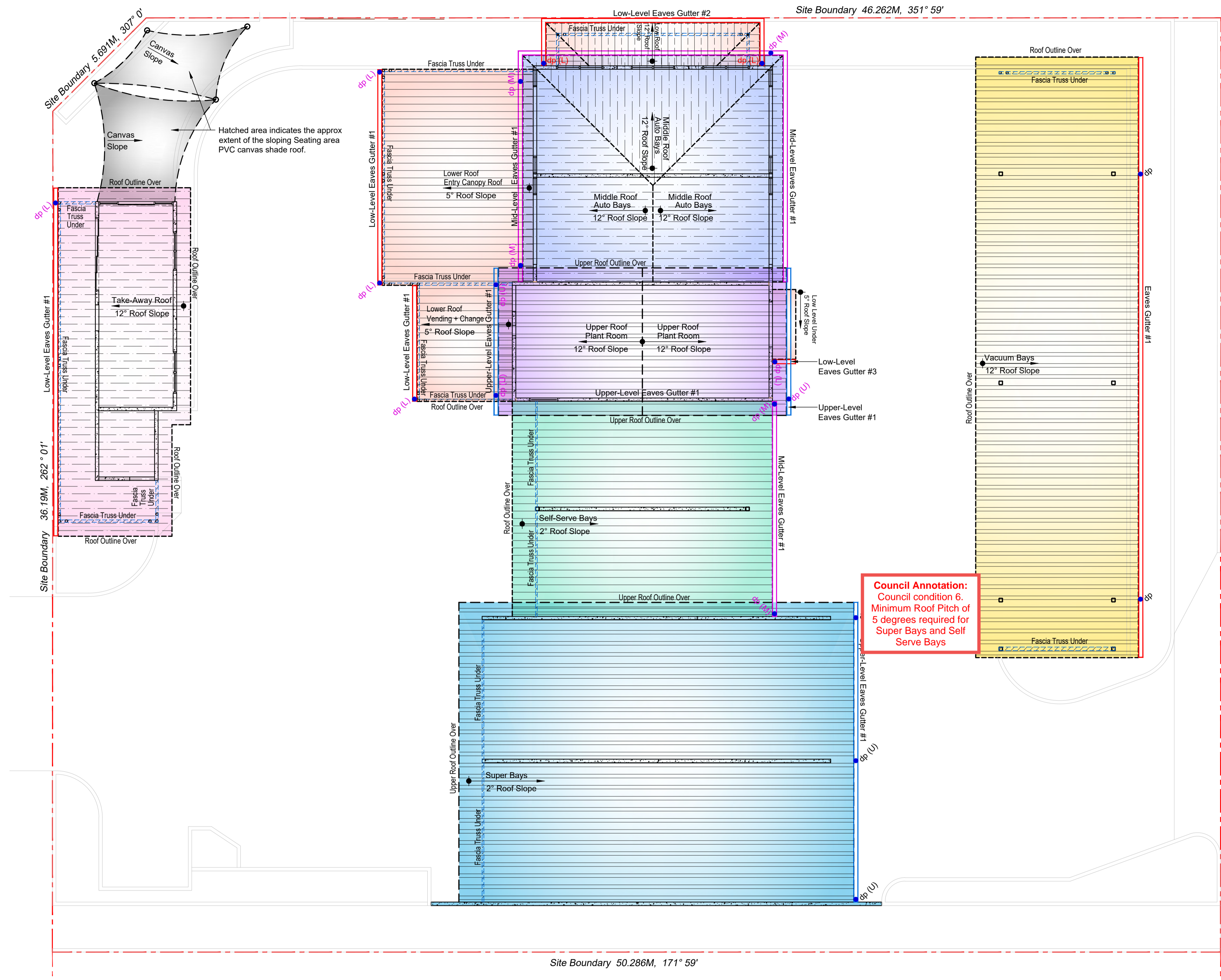
PROPOSED CAR WASH + TAKE AWAY FOOD & DRINK OUTLET

AT: 34 (LOT 4, 5 & 6) ELM STREET, COOROY, QLD, 4563
 FOR: CHRIS KING & JOANNE HILL
 Drawn: T. MICHAELS
 Designed: T. MICHAELS

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Scale: 1:100 (A1) Date: DEC 2023 Issue: Sheet No: 3 of 9. Job No: 20-032 DA F



DRAINAGE LEGEND

- Down Pipe
- dp (U)= Upper Level Roof
- dp (M)= Mid-Level Roof
- dp (L)= Lower Level Roof

NOTE: Refer to the future Drainage/Roofing Specifications for all down pipe, sump & overflow sizing.

Council Annotation:
Council condition 6.
Minimum Roof Pitch of
5 degrees required for
Super Bays and Self
Serve Bays

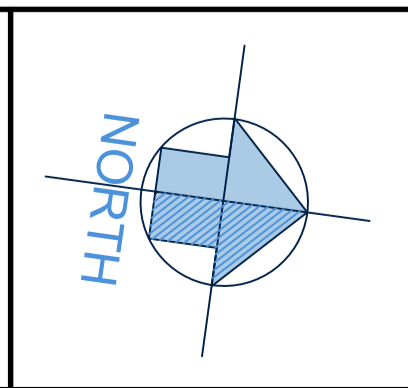
PROPOSED ROOF LAYOUT PLAN

SCALE 1 : 100

ISSUE	DESCRIPTION	DATE
F	No changes made to this sheet	20-12-2023
E	Roof Plan, gutters, down pipes & Drainage Legend updated	10-05-2023
D	Issued For DA Planning Approval	29-9-2022

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**PROPOSED CAR WASH +
TAKE AWAY FOOD & DRINK
OUTLET**

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COOROY, QLD, 4563
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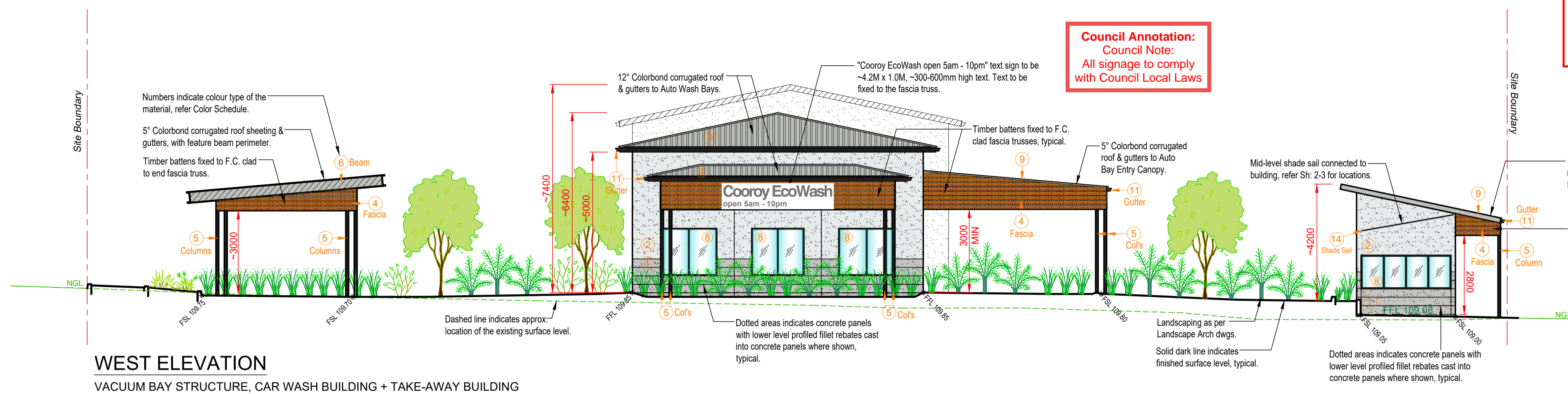
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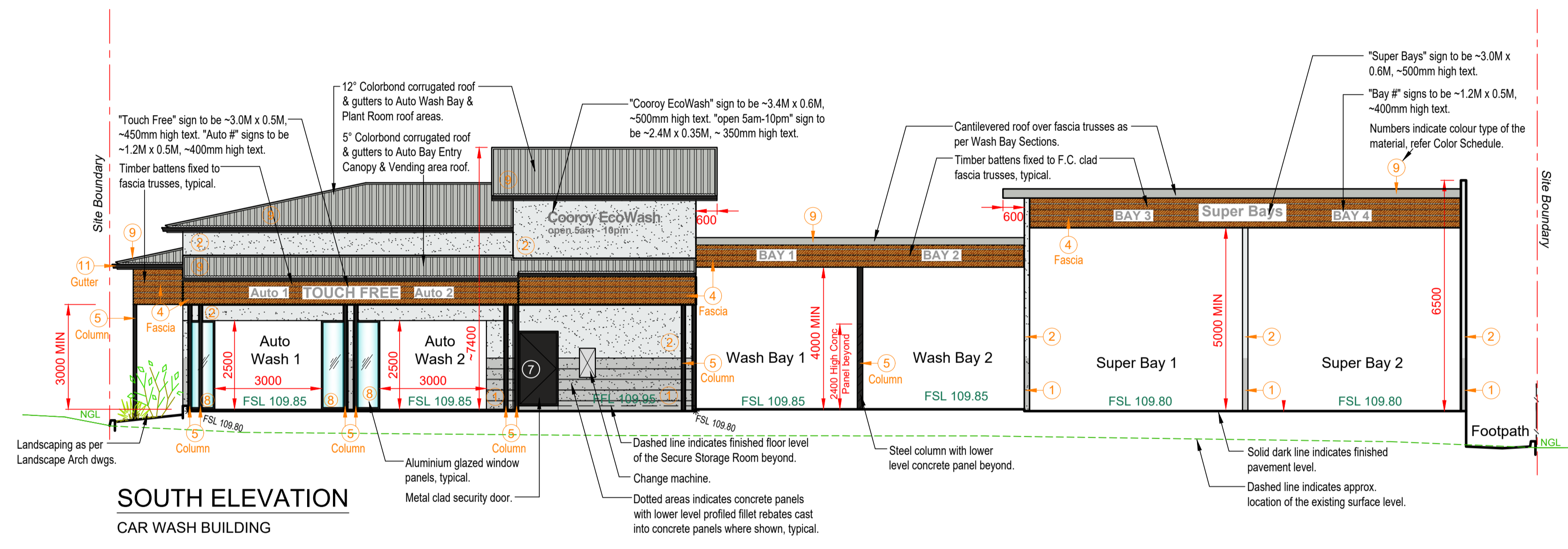
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Sheet No: 4 of 9 Job No: 20-032 DA

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NOOSA COUNCIL
27 NOVEMBER 2024

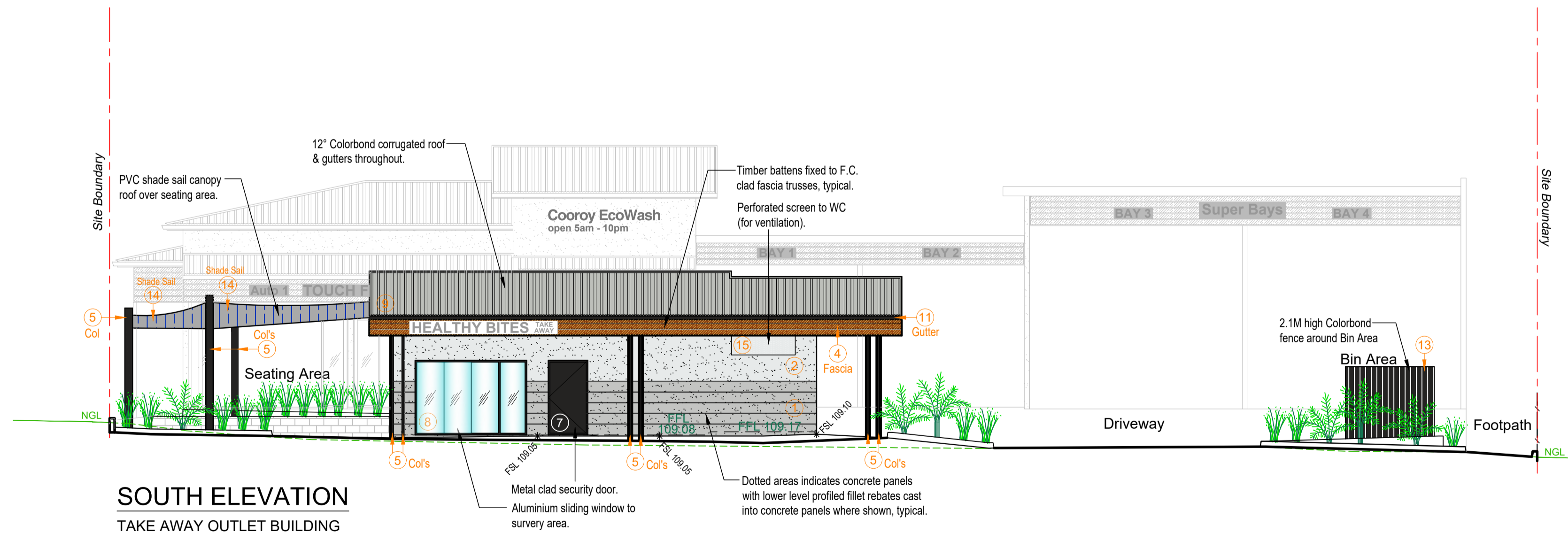
Council Annotation:
Council Note:
All signage to comply
with Council Local Laws



WEST ELEVATION
VACUUM BAY STRUCTURE, CAR WASH BUILDING + TAKE-AWAY BUILDING



SOUTH ELEVATION
CAR WASH BUILDING



SOUTH ELEVATION
TAKE AWAY OUTLET BUILDING

BUILDING COLOUR & MATERIAL SCHEDULE		
Concrete Panels	1.	Light Grey- Grey Pail *
	2.	White- Lexicon *
Concrete Panel Capping	3.	Light Grey- "Shale Grey" #
Fascia Truss Cladding	4.	Black painted cladding with Aluminium Timber look Slats over
Columns/Beams	5.	Black - "Night Sky" #
	6.	Light Grey- "Shale Grey" #
Doors	7.	Black - "Night Sky" #
Windows Framing	8.	Black - "Night Sky" #
Roofing Sheeting & Flashing	9.	Light Grey- "Shale Grey" #
Ceiling Lining Sheeting	10.	Off White- "Surfmist" #
Gutters & Fascia Purlin	11.	Black - "Night Sky" #
Wash Bay Internal Panel	12.	Off White
Fence cladding	13.	Black - "Night Sky" #
PVC Canvas Shade Sail	14.	Silver
Perforated Sheeting	15.	White- Lexicon *
Beams/Purlins/Roof Sheeting	N/A	non-visible (Galvanised Steel)

Colour has been taken from the Colorbond steel range.
 * Colour has been taken from the Dulux paint range.

BUILDING MATERIALS SCHEDULE	
Walls	Predominately painted concrete panel walls with windows, aluminium timber look feature Slats & panel rebate areas. The concrete panel along the eastern boundary (facing the Bowls Club) to be a full height painted mural in consultation with Council & Bowls Club.
Roof	Steel deck roof pitched between 2"-12" to all building areas. Canvas PVC shade sail over Seating Area.
Fascias	Painted FC panel cladding with, feature aluminium timber slats fixed to fascia trusses as shown.
Doors	Commercial Security door + Solid core metal clad Security door to Secure Storage/Plant Room. Auto Wash Bay clear roller doors (at exit end only).
Rainwater Goods	Colorbond gutters & downpipes
Driveway	Coloured concrete in all Wash Bays. Concrete in all Driveway & Vacuum Bay areas.

ISSUE	DESCRIPTION	DATE
F	No changes made to this sheet	20-12-2023
E	Elevations & Colour Schedule updated	10-05-2023
D	Issued For DA Planning Approval	29-9-2022
C	Issued For Initial Comments	5-07-2021

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PROPOSED CAR WASH + TAKE AWAY FOOD & DRINK OUTLET

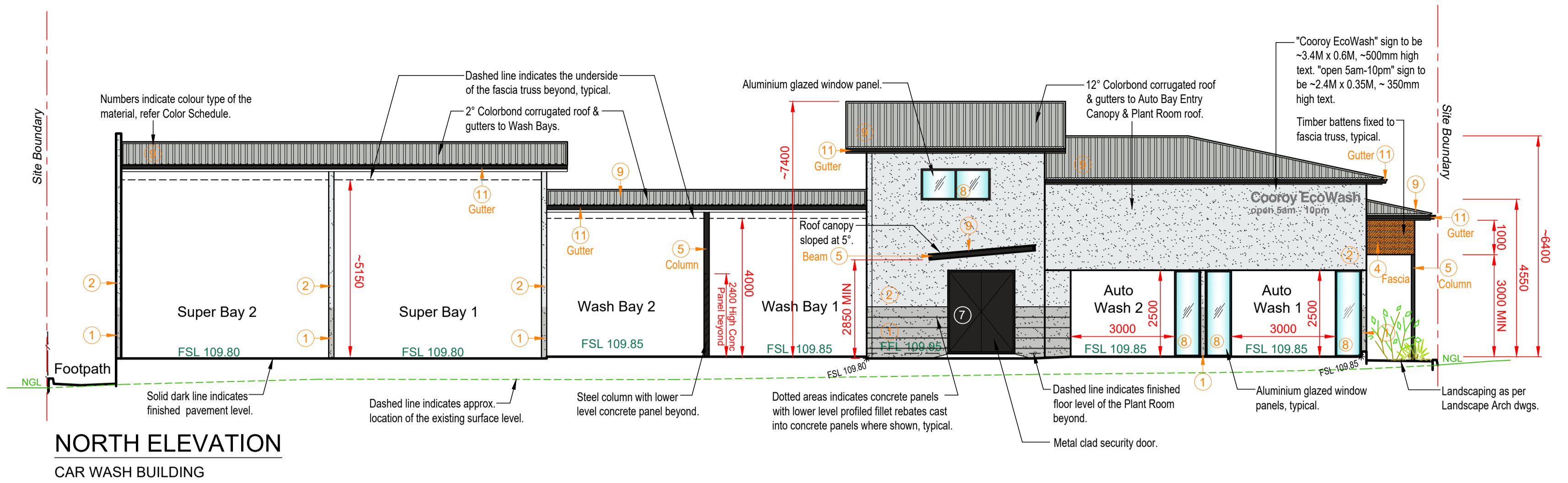
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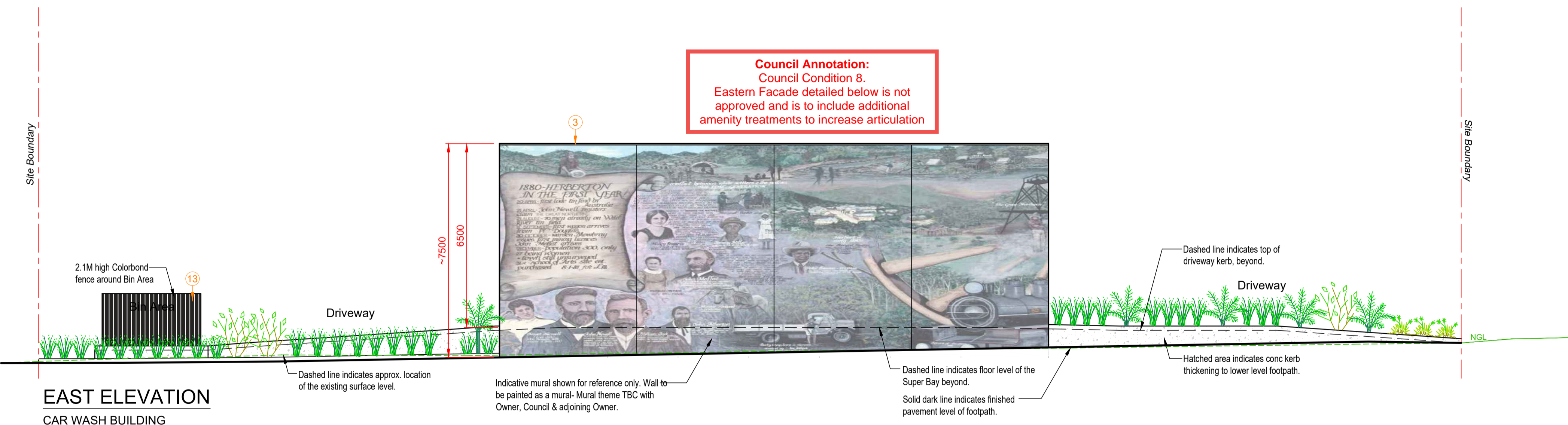
Scale: 1:100 (A1) Date: DEC 2023 Issue: Sheet No: 5 of 9 Job No: 20-032 DA **F**

APPROVED PLAN
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NOOSA COUNCIL
27 NOVEMBER 2024



NORTH ELEVATION
CAR WASH BUILDING

Council Annotation:
Council Condition 8.
 Eastern Facade detailed below is not approved and is to include additional amenity treatments to increase articulation



EAST ELEVATION
CAR WASH BUILDING

ISSUE	DESCRIPTION	DATE
F	No changes made to this sheet	20-12-2023
E	Elevations updated	10-05-2023
D	Issued For DA Planning Approval	29-9-2022

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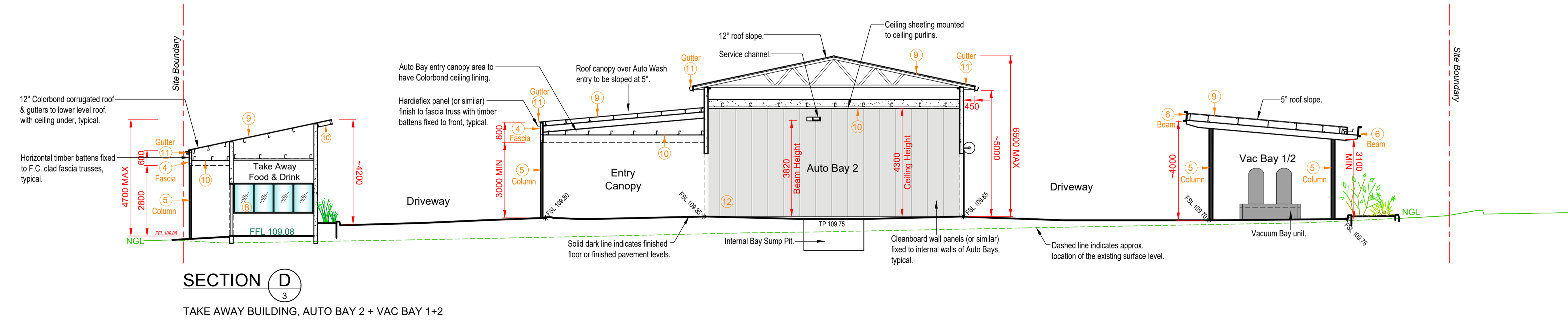
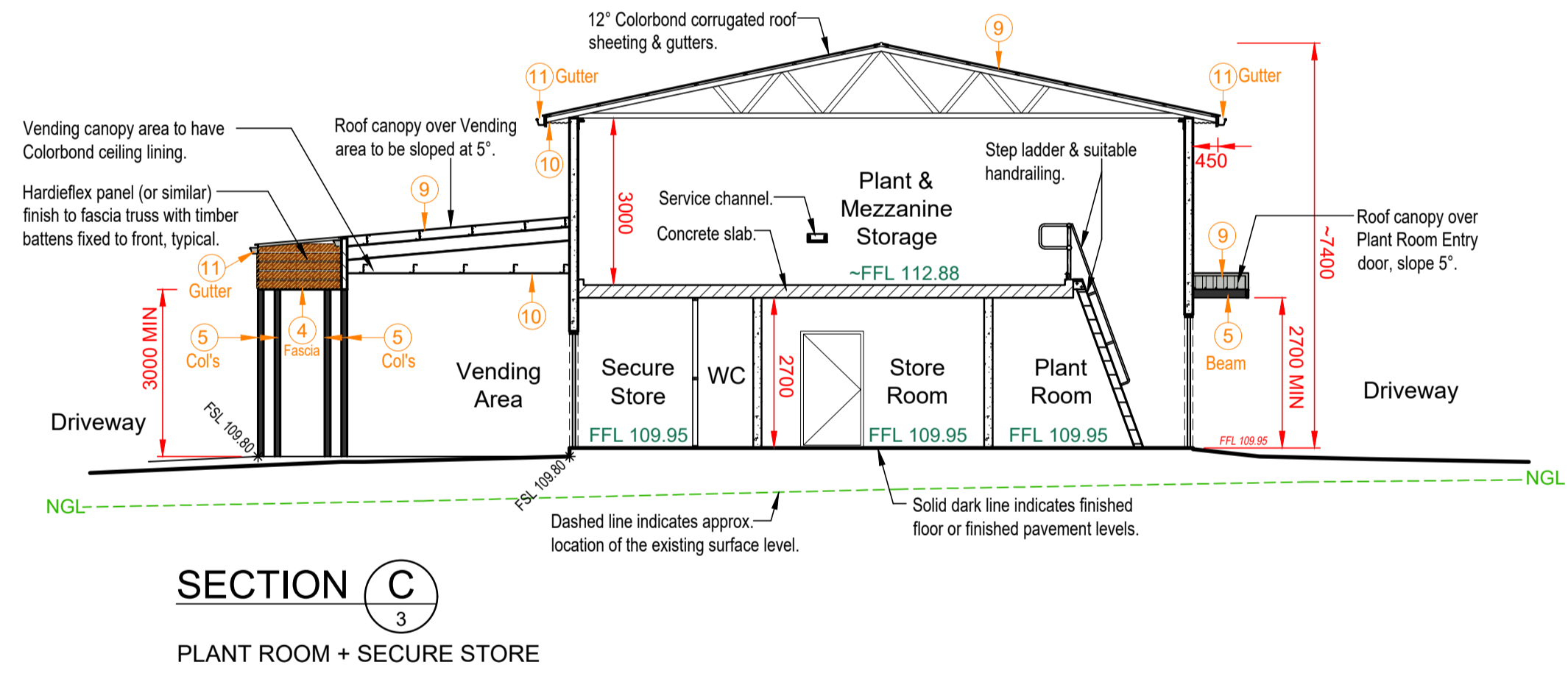
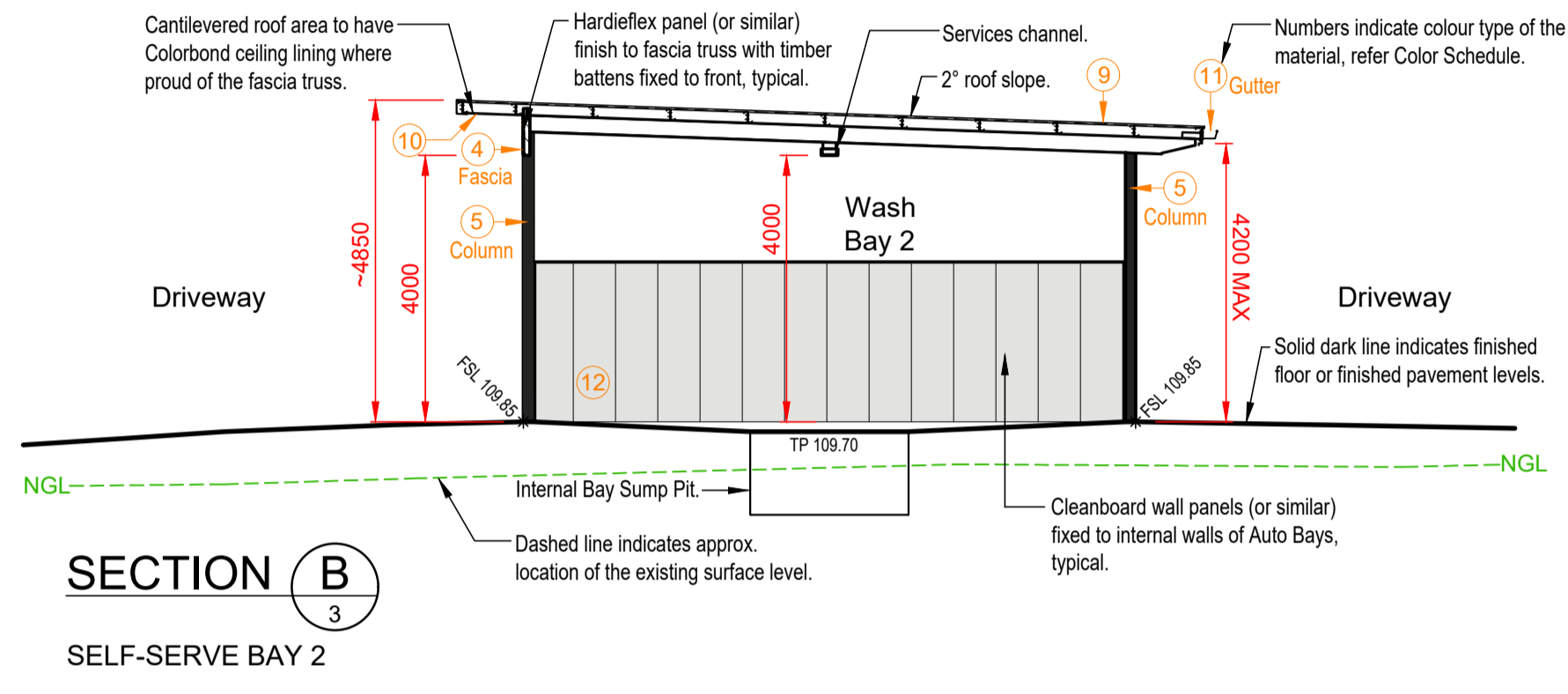
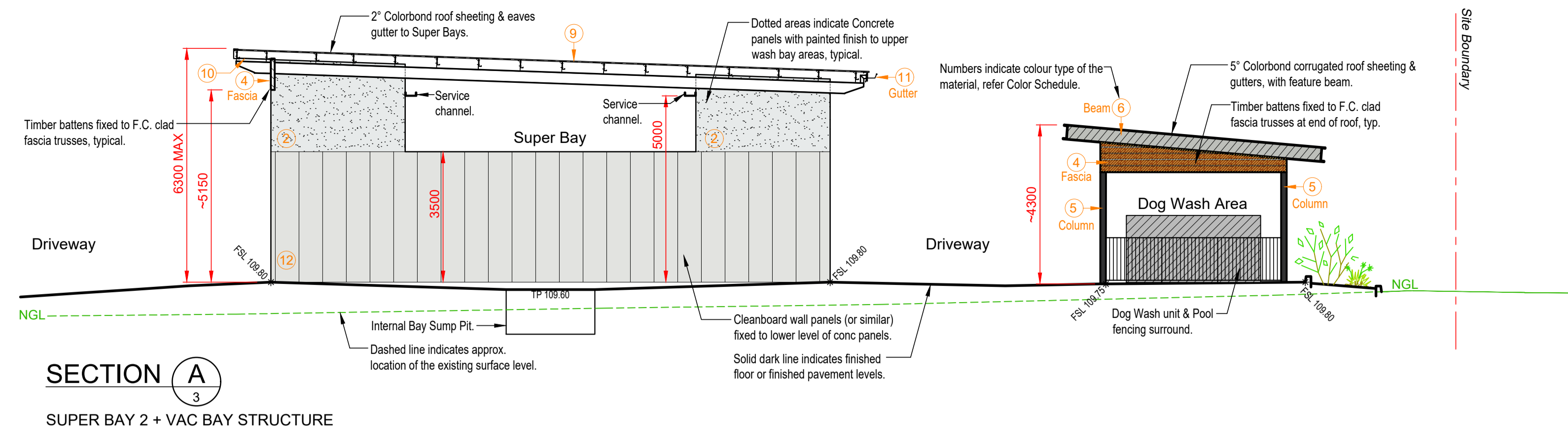
**PROPOSED CAR WASH +
 TAKE AWAY FOOD & DRINK
 OUTLET**

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Scale: 1:100 (A1) Date: DEC 2023 Issue: F
 Sheet No: 6 of 9 Job No: 20-032 DA



ISSUE	DESCRIPTION	DATE
F	No changes made to this sheet	20-12-2023
E	Sections Updated. Sections Renamed. Section B added.	10-05-2023
D	Issued For DA Planning Approval	29-9-2022

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Sheet No: 7 of 9 Job No: 20-032 DA