

DEVELOPMENT PARTICULARS:	
SITE COVER	- 100%
EFFECTIVE BUILDING HEIGHT	- 24.7m
OVERALL BUILDING HEIGHT	- 34.1m
BUILDING STOREYS	- 9
GFA (TOTAL)	- 5,006m <sup>2</sup>
CAR PARKING SPACES	- 78 (INCL. 2 PWD, 2SCB)
MOTORCYCLE PARKING	- 5
BICYCLE/EOT FACILITIES	- 24 BIKES, 13 LOCKERS
BUILDING GLAZING TO PRIMARY FRONTAGES (MIN. 65%) MAX 35% SOLID GLAZING	

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2018/993

14 February 2019

Queensland Government

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(C) GROUND FLOOR PUBLIC LOBBY;  
(D) A MALL;  
(E) THE PARKING, LOADING AND MANOEUVERING OF MOTOR VEHICLES;  
(F) UNENCLOSED PRIVATE BALCONIES WHETHER ROOFED OR NOT.

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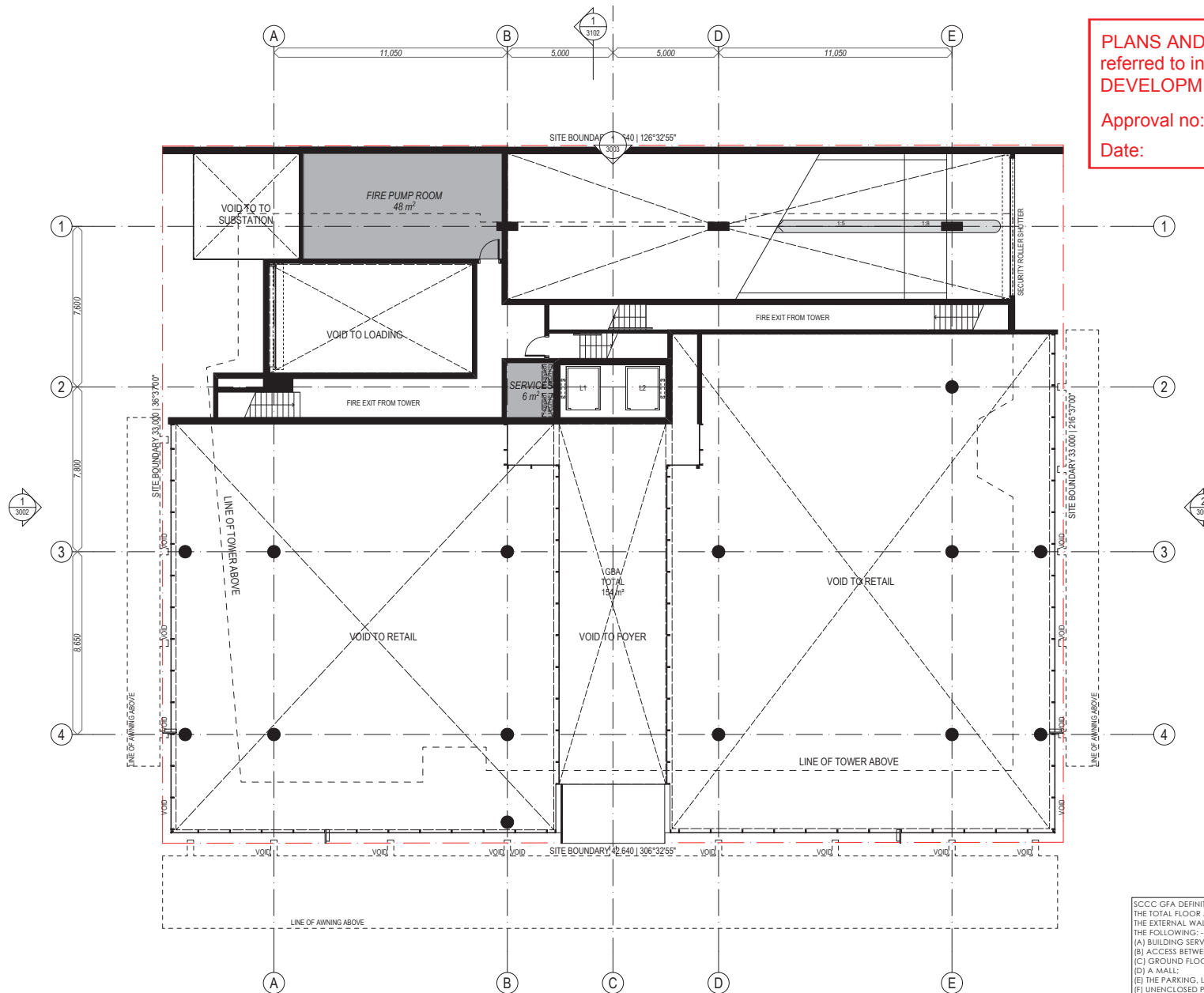
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3 FLOOR PLAN - MEZZANINE  
SCALE 1:100 @ A1  
SCALE 1:200 @ A3

COTTEEPARKER  $\Phi$

BRISBANE  
T 61 7 3846 7422  
COTTEEPARKER ARCHITECTS PTY LTD  
ABN: 17 010 804 100  
COTTEEPARKER.COM.AU

0 1 2 3 4 5 6 7 8 9 10  
SCALE 1:100 @ A1  
SCALE 1:200 @ A3



BIM Server: C:\P\B\BMDA - BIM Server 21\1700\5479 Sun Central Maroochydore Master: 15/11/2018: 10:37 AM

04 FOR INFORMATION 15/11/2018 MR CT MT  
03 FOR INFORMATION 15/10/2018 AS CT AS  
02 FOR INFORMATION 15/10/2018 AS CT MT  
ISSUE PURPOSE DATE B C A

STATUS

SUN CENTRAL MAROOCHYDORE  
LOT 120 SP305312 SUN CENTRAL, MAROOCHYDORE, MAROOCHYDORE  
CLIENT - EVANS LONG

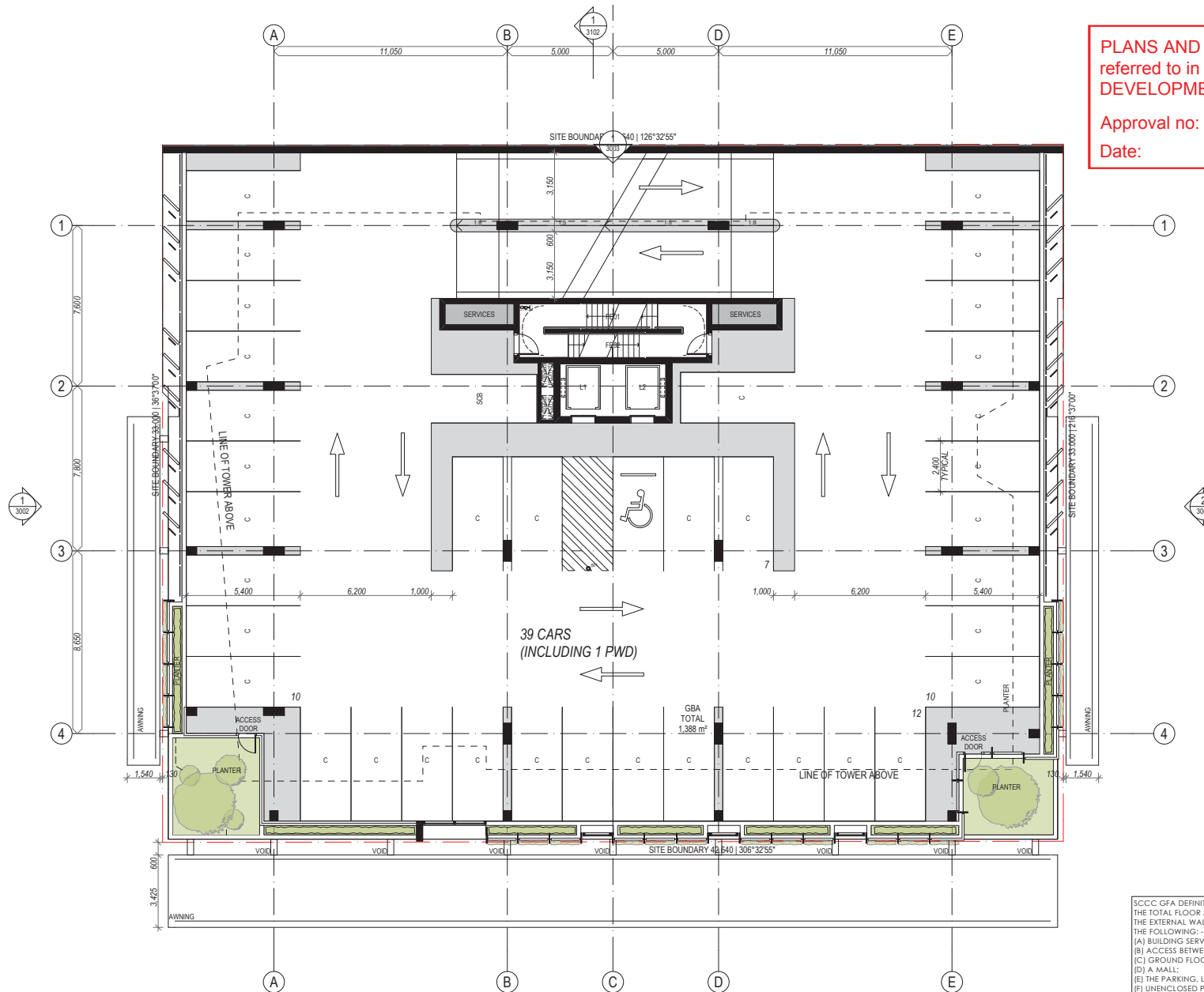
FLOOR PLAN - MEZZANINE

JOB No 5479  
DRAWING No SD2008  
ISSUE 04

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2018/993

Date: 14 February 2019



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4 FLOOR PLAN - PODIUM 01  
SCALE 1:100 @ A1  
SCALE 1:200 @ A3

COTTEEPARKER

BRISBANE  
T 61 7 3846 7422  
COTTEEPARKER ARCHITECTS PTY LTD  
ABN: 17 010 804 100  
COTTEEPARKER.COM.AU

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SCALE 1:100 @ A1  
SCALE 1:200 @ A3



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03 FOR INFORMATION 15/10/2018 AS CT AS  
02 FOR INFORMATION 15/10/2018 AS CT MT  
01 PRELIMINARY MEETING 06/02/2018 MR CT MT  
ISSUE PURPOSE DATE B C A

STATUS

SUN CENTRAL MAROOCHYDORE  
LOT 120 SP305312 SUN CENTRAL, MAROOCHYDORE, MAROOCHYDORE

CLIENT - EVANS LONG

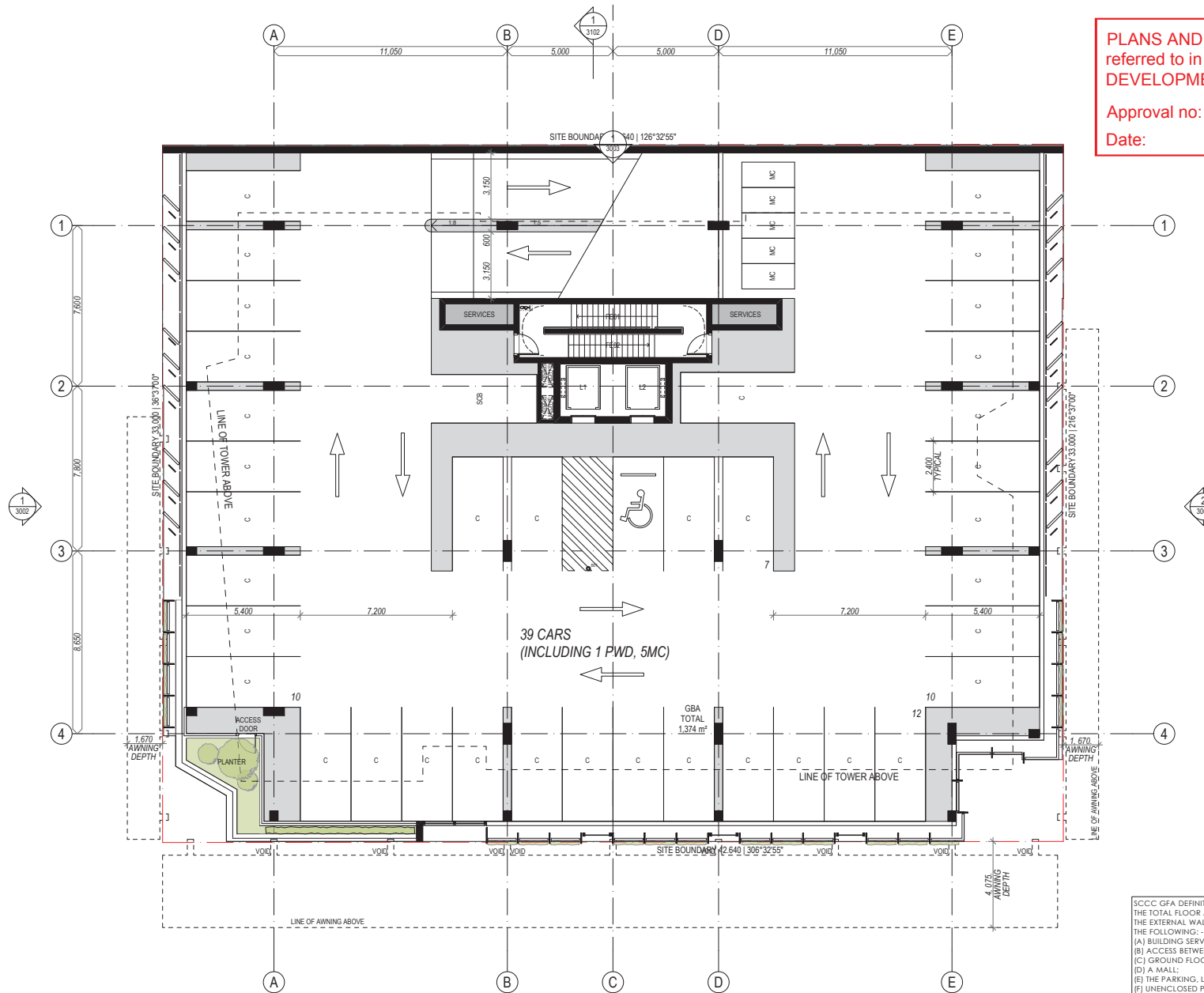
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JOB No: 5479  
DRAWING No: SD2009  
ISSUE: 04

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2018/993

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1 FLOOR PLAN - PODIUM 02  
SCALE 1:100 @ A1  
SCALE 1:200 @ A3

COTTEEPARKER

BRISBANE  
T 61 7 3846 7422  
COTTEEPARKER ARCHITECTS PTY LTD  
ABN: 17 010 804 100  
COTTEEPARKER.COM.AU

0 1 2 3 4 5 6 7 8 9 10  
SCALE 1:100 @ A1  
SCALE 1:200 @ A3



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03 FOR INFORMATION	15/10/2018	AS	CT	AS
02 FOR INFORMATION	15/10/2018	AS	CT	MT
01 PRELIMINARY MEETING	06/02/2018	MR	CT	MT
ISSUE PURPOSE	DATE	B	C	A

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SUN CENTRAL MAROOCHYDORE  
LOT 120 SP305312 SUN CENTRAL, MAROOCHYDORE, MAROOCHYDORE

CLIENT - EVANS LONG

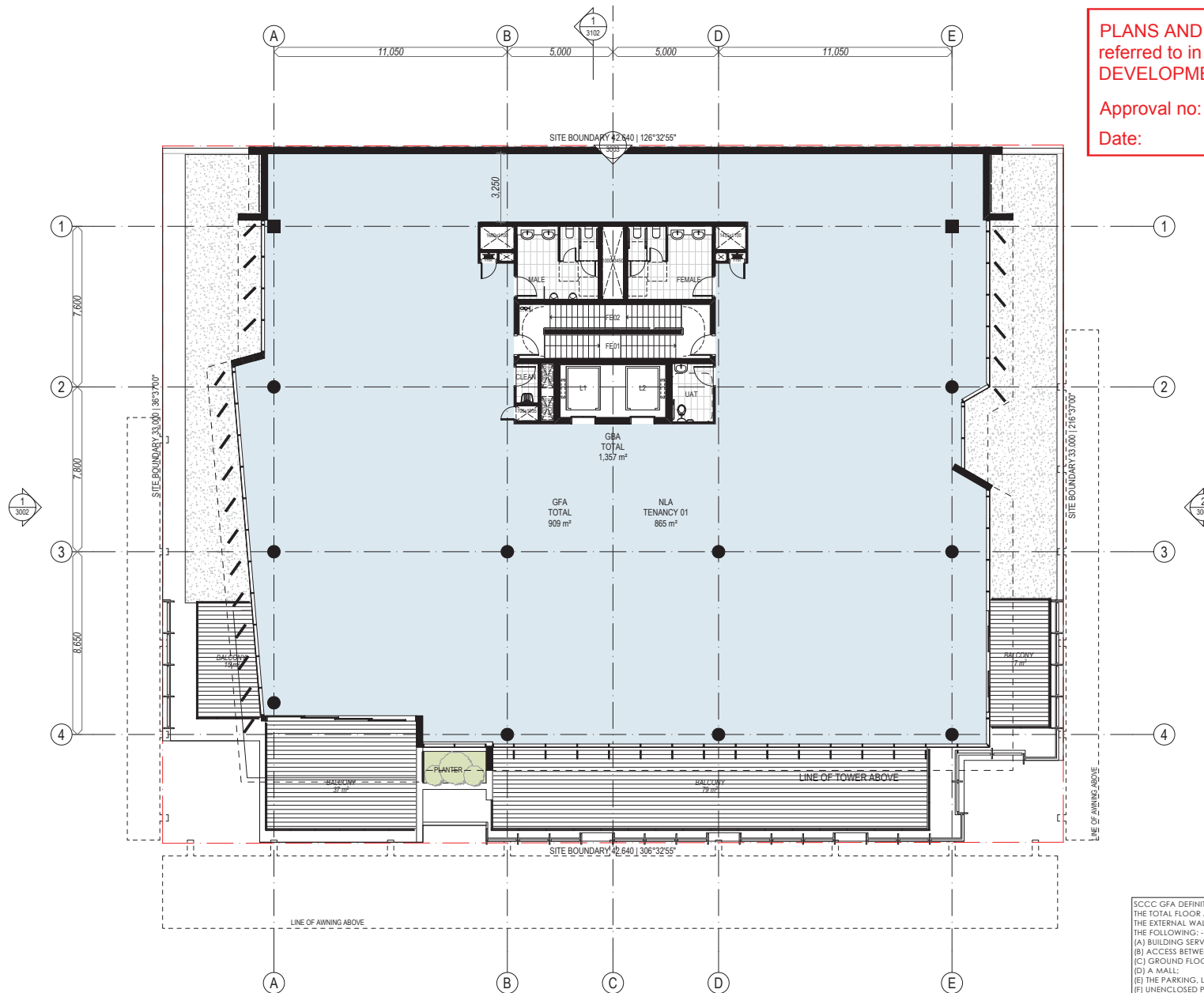
DRAWING TITLE  
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JOB No.	DRAWING No.	ISSUE
5479	SD2010	04

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2018/993

Date: 14 February 2019



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SCALE 1:100 @ A1  
SCALE 1:200 @ A3

COTTEEPARKER

BRISBANE  
T 61 7 3846 7422  
COTTEE PARKER ARCHITECTS PTY LTD  
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02 FOR INFORMATION	15/10/2018 AS CT MT
01 PRELIMINARY MEETING	06/02/2018 MR CT MT
ISSUE PURPOSE	DATE B C A

STATUS

SUN CENTRAL MAROOCHYDORE  
LOT 120 SP305312 SUN CENTRAL, MAROOCHYDORE, MAROOCHYDORE

CLIENT - EVANS LONG

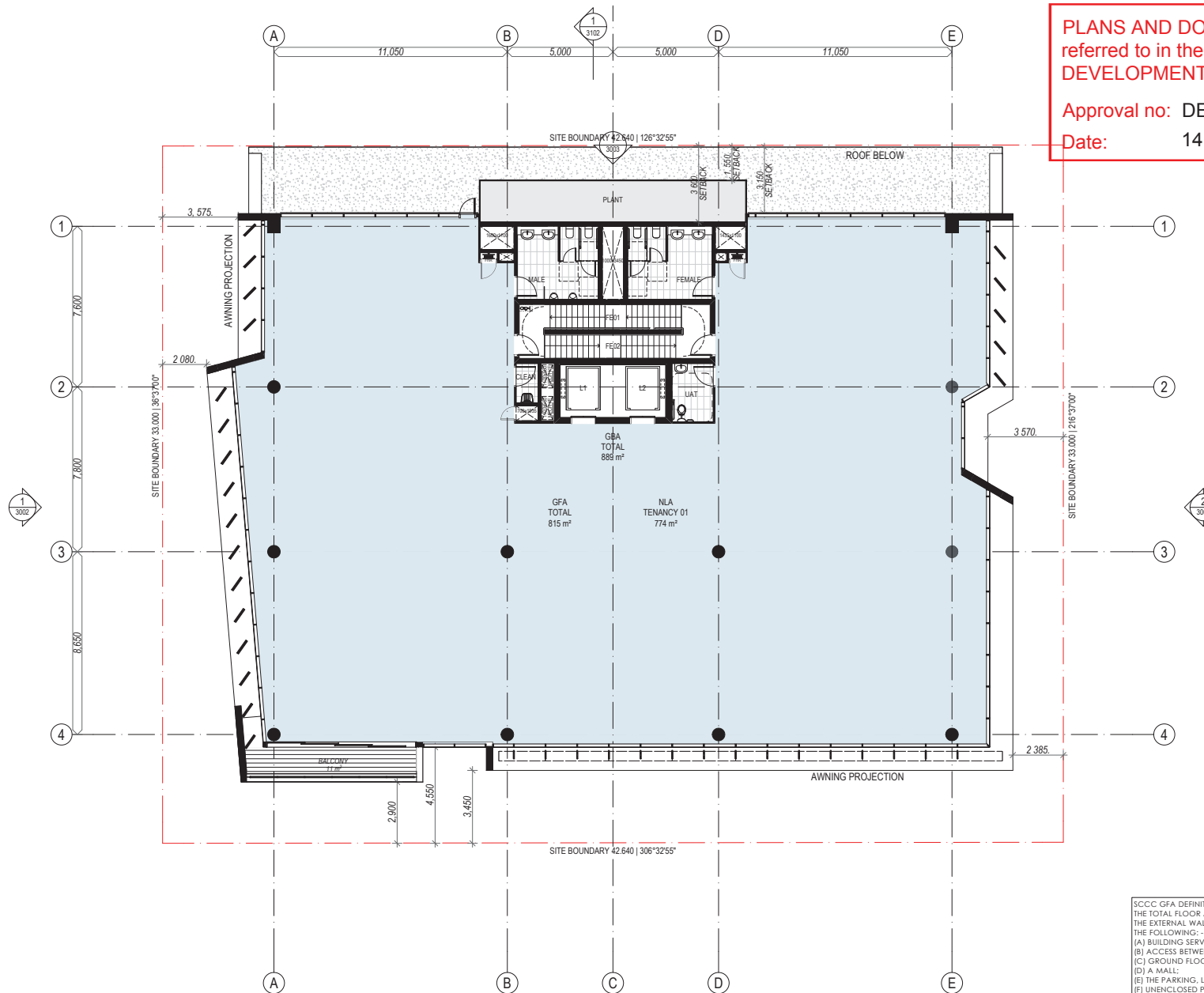
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FLOOR PLAN - LEVEL 01

JOB No	DRAWING No	ISSUE
5479	SD2011	04

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SCALE 1:100 @ A1  
SCALE 1:200 @ A3

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T 61 7 3846 7422  
COTTEE PARKER ARCHITECTS PTY LTD  
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SCALE 1:200 @ A3



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02 FOR INFORMATION 15/10/2018 AS CT MT  
ISSUE PURPOSE PRELIMINARY MEETING 26/02/2019 MR CT MT  
DATE B C A

STATUS

SUN CENTRAL MAROOCHYDORE  
LOT 120 SP305312 SUN CENTRAL, MAROOCHYDORE, MAROOCHYDORE

CLIENT - EVANS LONG

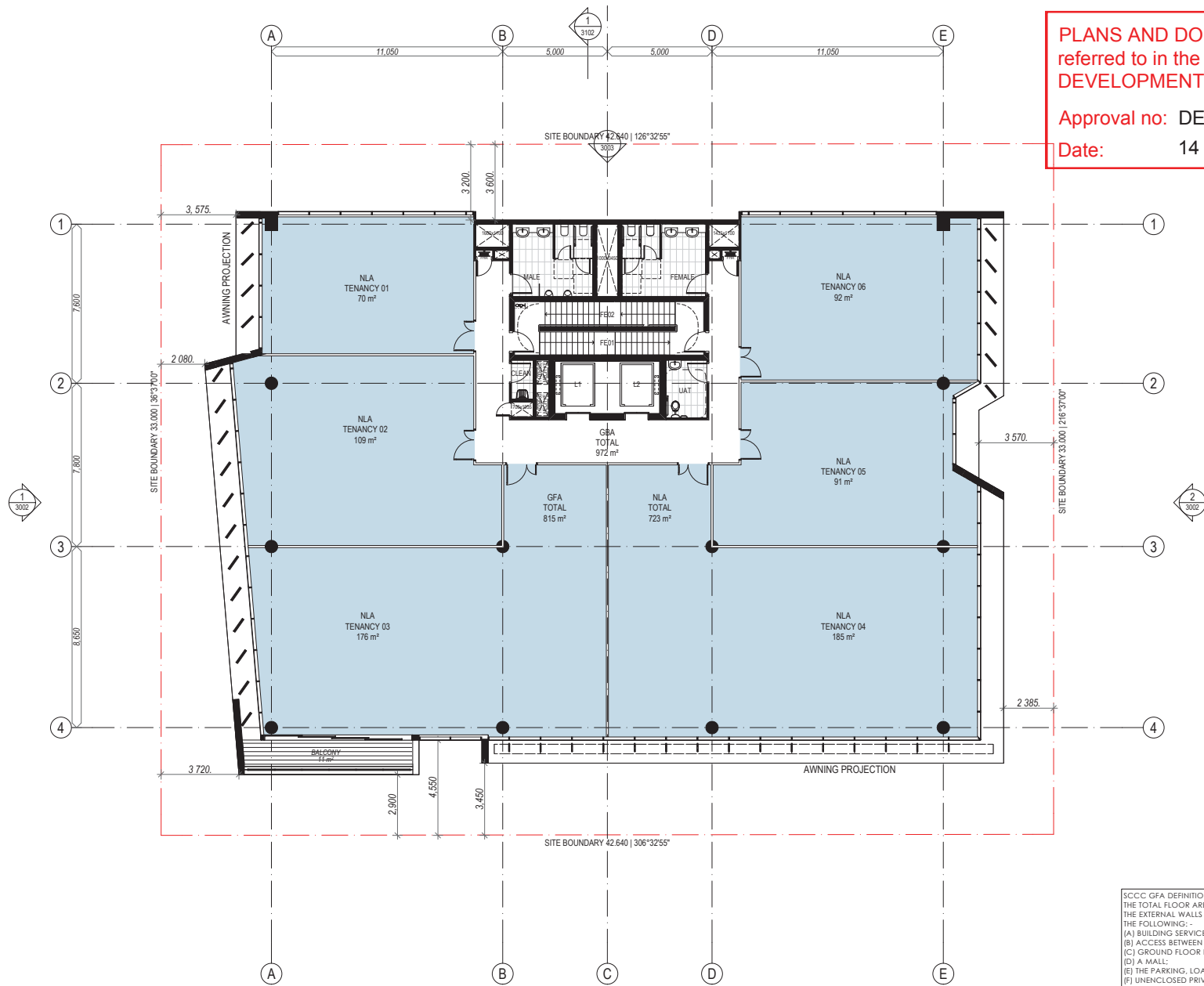
DRAWING TITLE  
FLOOR PLAN - LEVEL 02

JOB No 5479  
DRAWING No SD2012  
ISSUE 04

PLANS AND DOCUMENTS  
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Approval no: DEV2018/993  
Date: 14 February 2019

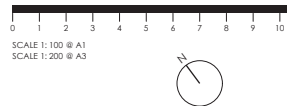




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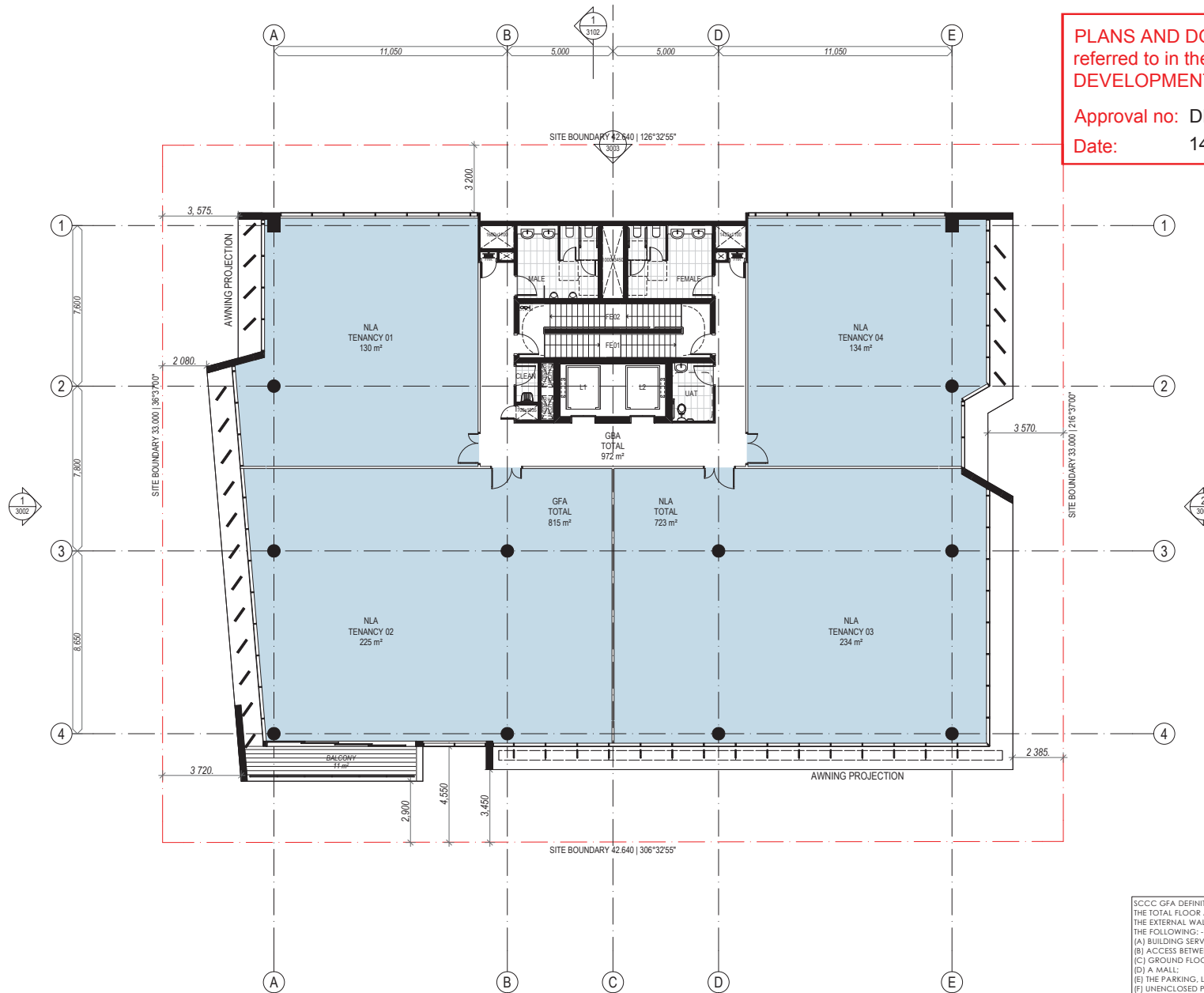
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02	FOR INFORMATION	09/10/2018	MR	CT	MT
01	PRELIMINARY MEETING	04/07/2018	MR	CT	MT
ISSUE PURPOSE	DATE	BY	C	A	

STATUS

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1 FLOOR PLAN - TOWER LEVEL 04  
SCALE 1:100 @ A1  
SCALE 1:200 @ A3

COTTEEPARKER

BRISBANE  
T 61 7 3846 7422  
COTTEEPARKER ARCHITECTS PTY LTD  
ABN: 17 010 824 100  
COTTEEPARKER.COM.AU

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SCALE 1:100 @ A1  
SCALE 1:200 @ A3



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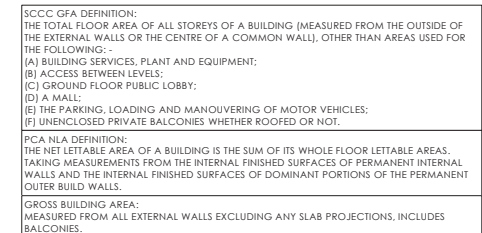
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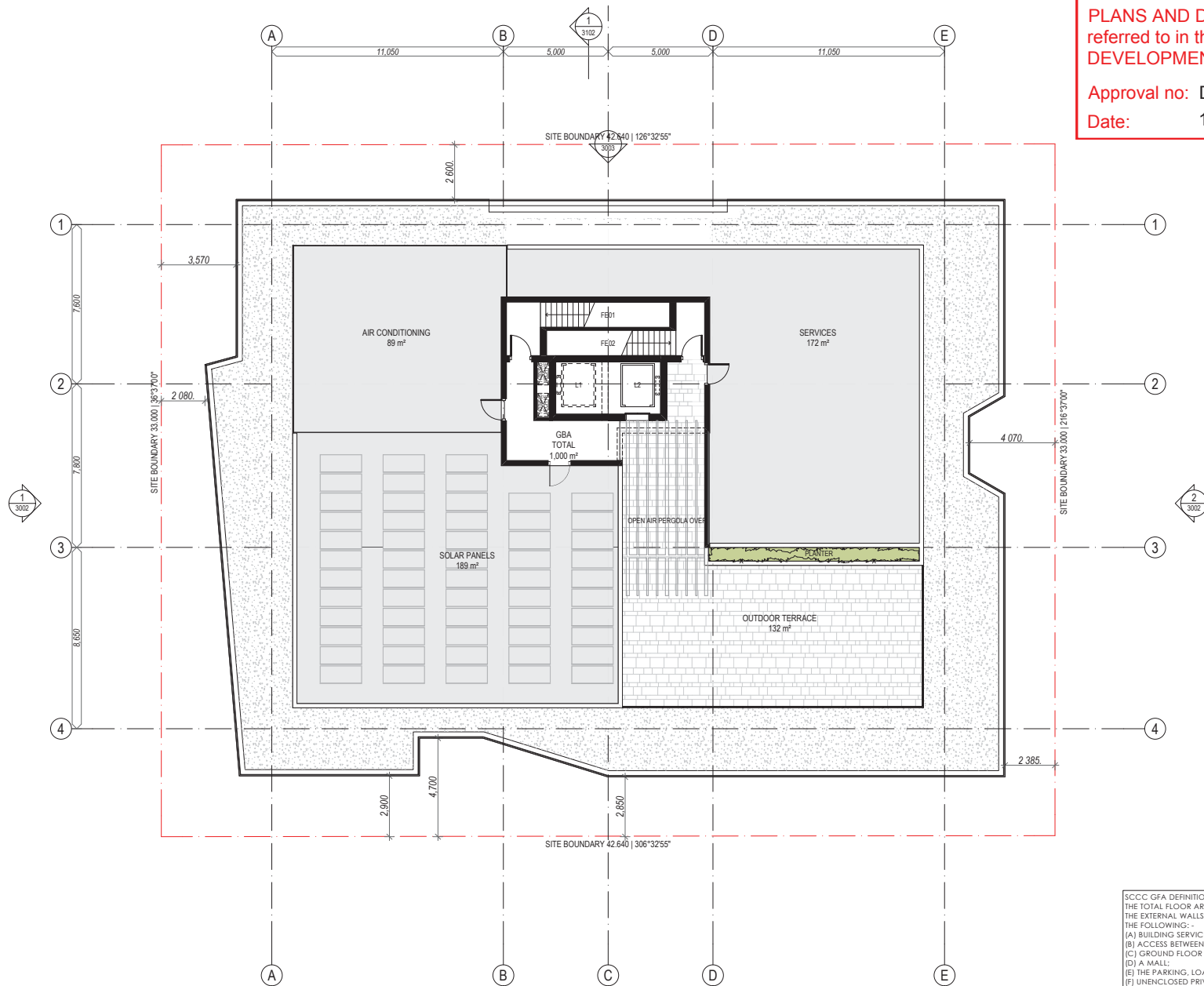
SUN CENTRAL MAROOCHYDORE  
LOT 120 SP305312 SUN CENTRAL, MAROOCHYDORE, MAROOCHYDORE  
CLIENT - EVANS LONG

DRAWING TITLE  
FLOOR PLAN - LEVEL 04

JOB No 5479  
DRAWING No SD2014  
ISSUE 03







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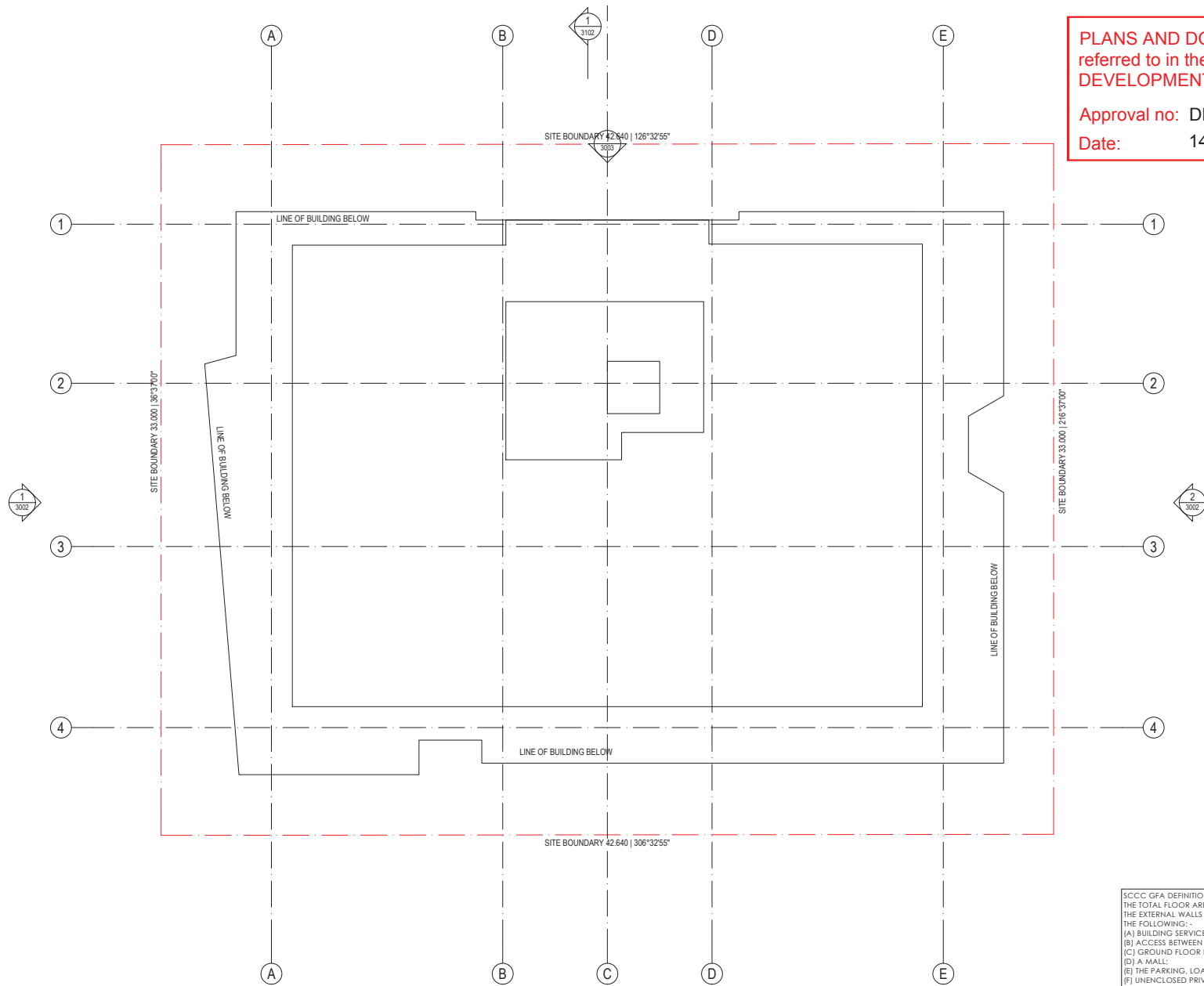


PLANS AND DOCUMENTS  
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DEVELOPMENT APPROVAL

Approval no: DEV2018/993  
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Queensland  
Government



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FLOOR PLAN - ROOF CAP  
SCALE 1:100 @ A1  
SCALE 1:200 @ A3

COTTEEPARKER

BRISBANE  
T 61 7 3846 7422  
COTTEE PARKER ARCHITECTS PTY LTD  
ABN: 77 010 824 100  
COTTEEPARKER.COM.AU

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SCALE 1:100 @ A1  
SCALE 1:200 @ A3

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04 FOR INFORMATION  
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02 FOR INFORMATION  
01 PRELIMINARY MEETING

15/11/2018 MR CT MT  
15/10/2018 AS CT AS  
15/10/2018 AS CT MT  
26/02/2019 MR CT MT

DATE B C A

STATUS

5479

SD2017

04

SUN CENTRAL MAROOCHYDORE  
LOT 120 SP305312 SUN CENTRAL, MAROOCHYDORE, MAROOCHYDORE  
CLIENT - EVANS LONG

DRAWING TITLE  
FLOOR PLAN - ROOF PLAN

JOB No  
5479

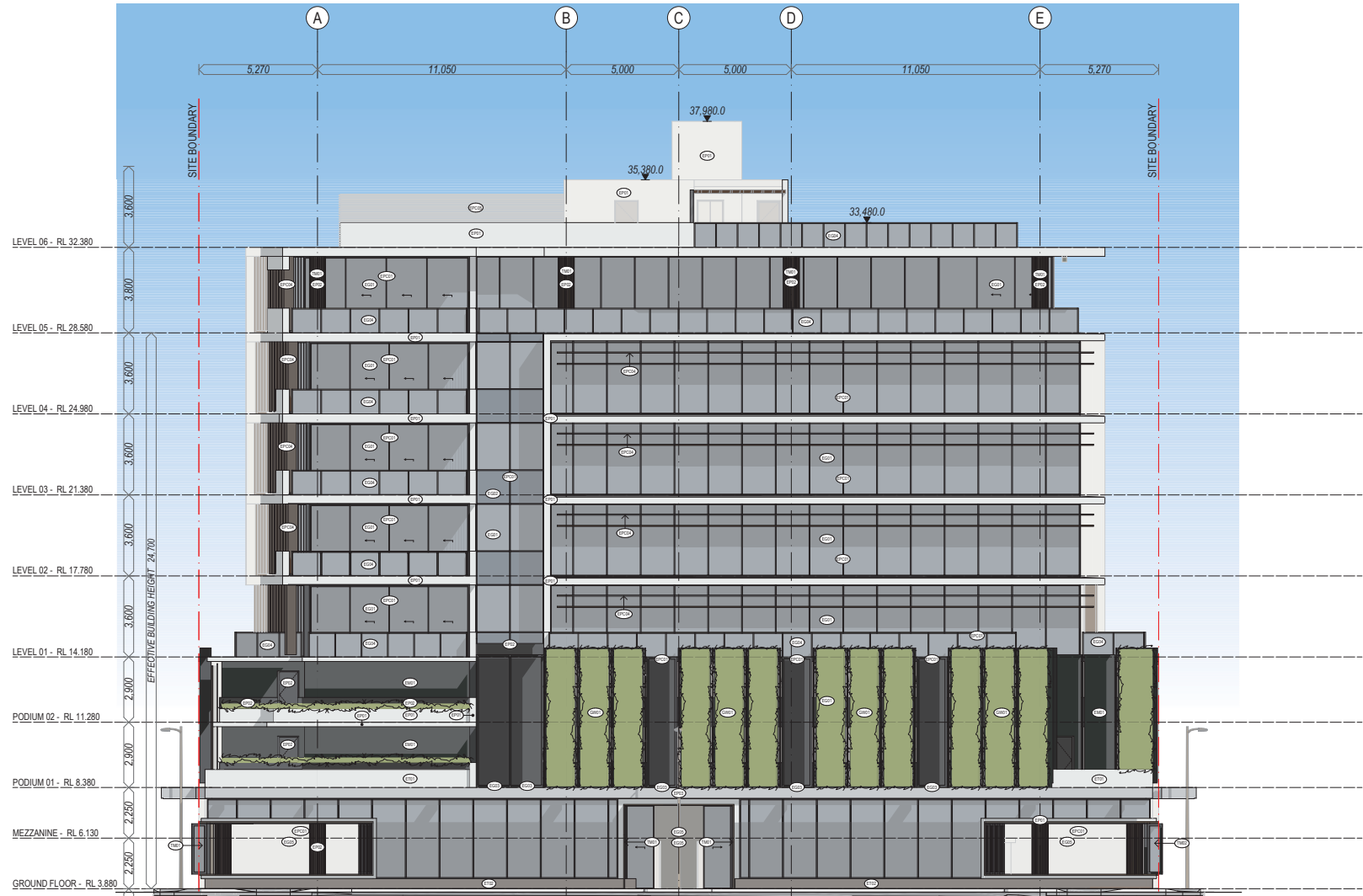
ISSUE  
SD2017

DATE  
04

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2018/993

Date: 14 February 2019



1 3001 SOUTHERN ELEVATION  
SCALE 1:100 @ A1  
SCALE 1:200 @ A3

0 1 2 3 4 5 6 7 8 9 10  
SCALE 1:100 @ A1  
SCALE 1:200 @ A3

EXTERNAL FINISHES SCHEDULE

EP01 - PAINT FINISH: OFF WHITE  
EP02 - PAINT FINISH: DARK GREY  
EP03 - CONCRETE - CLEAR FINISH

EG01 - GLASS: GREY  
EG02 - COLOURBACK GLASS SPANDREL: GREY  
EG03 - COLOURBACK GLASS: BLACK  
EG04 - GLASS BALUSTRADE: CLEAR  
EG05 - RETAIL GLASS: CLEAR

EPC01 - POWDERCOAT FINISH: BLACK  
EPC02 - POWDERCOAT FINISH: MONUMENT  
EPC03 - POWDERCOAT FINISH: PERFORATED METAL SCREENING: BLACK  
EPC04 - POWDERCOAT FINISH: CORETEN BRONZE  
EPC05 - POWDERCOAT FINISH: SILVER

EM01 - POWDERCOAT FINISH: PERFORATED METAL SCREENING: BLACK

ET01 - EXTERNAL TILE: OFF WHITE FINISH  
ET02 - EXTERNAL TILE

CB - COLOURBOND FIN: GREY FINISH

GW01 - EXTERNAL GREEN WALL FACADE SYSTEM

TM01 - ALUMINIUM BATTEN: TIMBER FINISH: SPOTTED GUM  
TM02 - ALUMINIUM PANEL: TIMBER FINISH: SPOTTED GUM

SUN CENTRAL MAROOCHYDORE

LOT 120 SP305312 SUN CENTRAL, MAROOCHYDORE, MAROOCHYDORE

CLIENT - EVANS LONG

DRAWING TITLE

ELEVATIONS

03 FOR INFORMATION  
02 FOR INFORMATION  
01 FOR INFORMATION  
ISSUE PURPOSE  
DATE 15/11/2018  
MR CT MT  
15/11/2018 AS CT AS  
20/02/2019 MR CT MT  
DATE B C A

STATUS

JOB No  
5479

DRAWING No  
SD3001

ISSUE  
03

COTTEEPARKER

BRISBANE  
T 61 7 3846 7422

COTTEE PARKER ARCHITECTS PTY LTD  
ABN 17 010 024 100  
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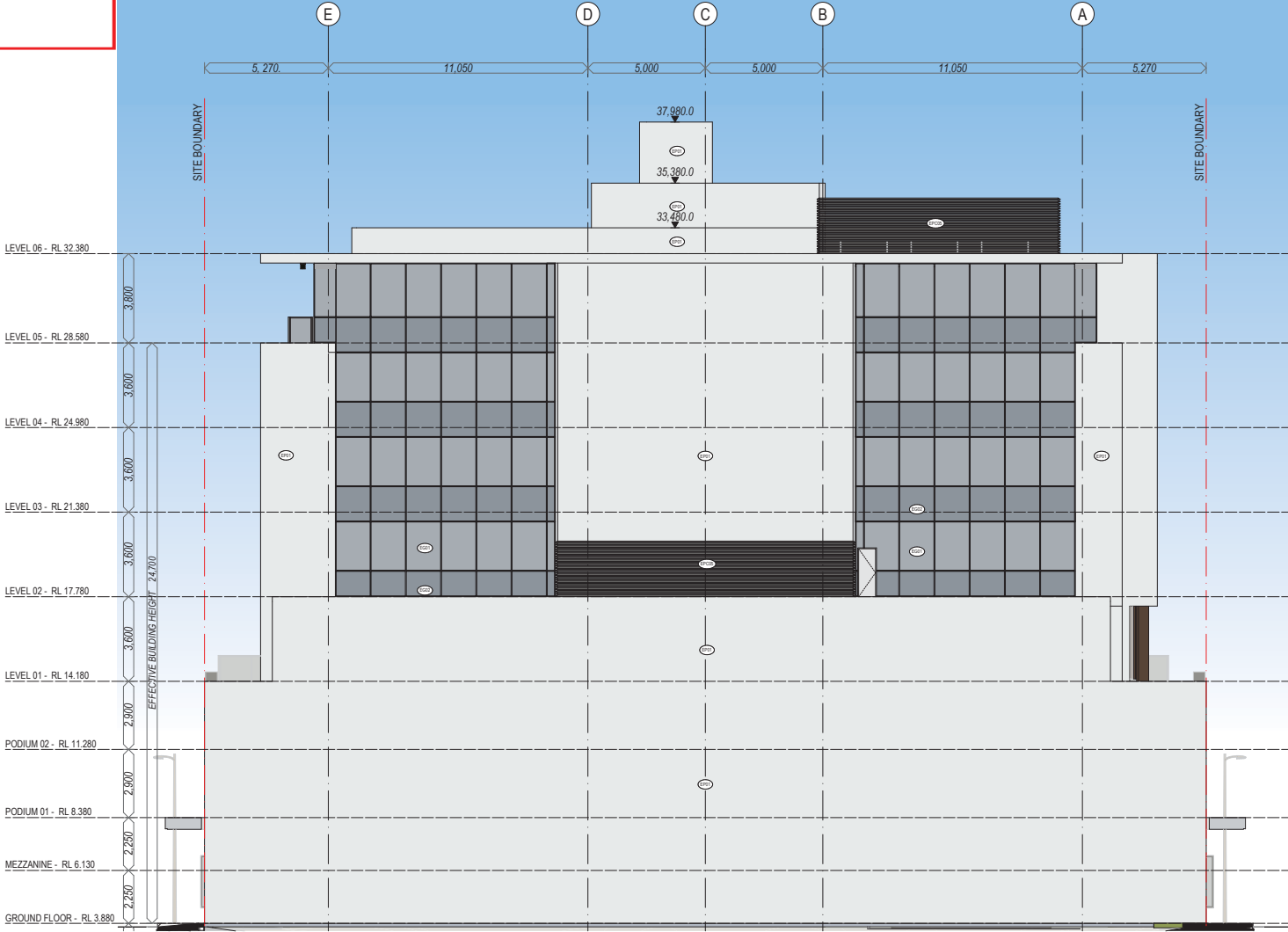
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DEVELOPMENT APPROVAL

Approval no: DEV2018/993

Date: 14 February 2019



1 NORTHERN ELEVATION  
SCALE 1:100 @ A1  
SCALE 1:200 @ A3

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ABN: 17 010 824 100  
COTTEEPARKER.COM.AU

SCALE 1:100 @ A1  
SCALE 1:200 @ A3

SUN CENTRAL MAROOCHYDORE  
LOT 120 SP305312 SUN CENTRAL, MAROOCHYDORE, MAROOCHYDORE

CLIENT - EVANS LONG

DRAWING TITLE

ELEVATIONS

03 FOR INFORMATION  
02 FOR INFORMATION  
01 FOR INFORMATION  
ISSUE PURPOSE  
DATE 15/11/2018  
MR CT MT  
15/11/2018 AS CT AS  
20/02/2019 MR CT MT  
DATE B C A

STATUS

JOB No

5479

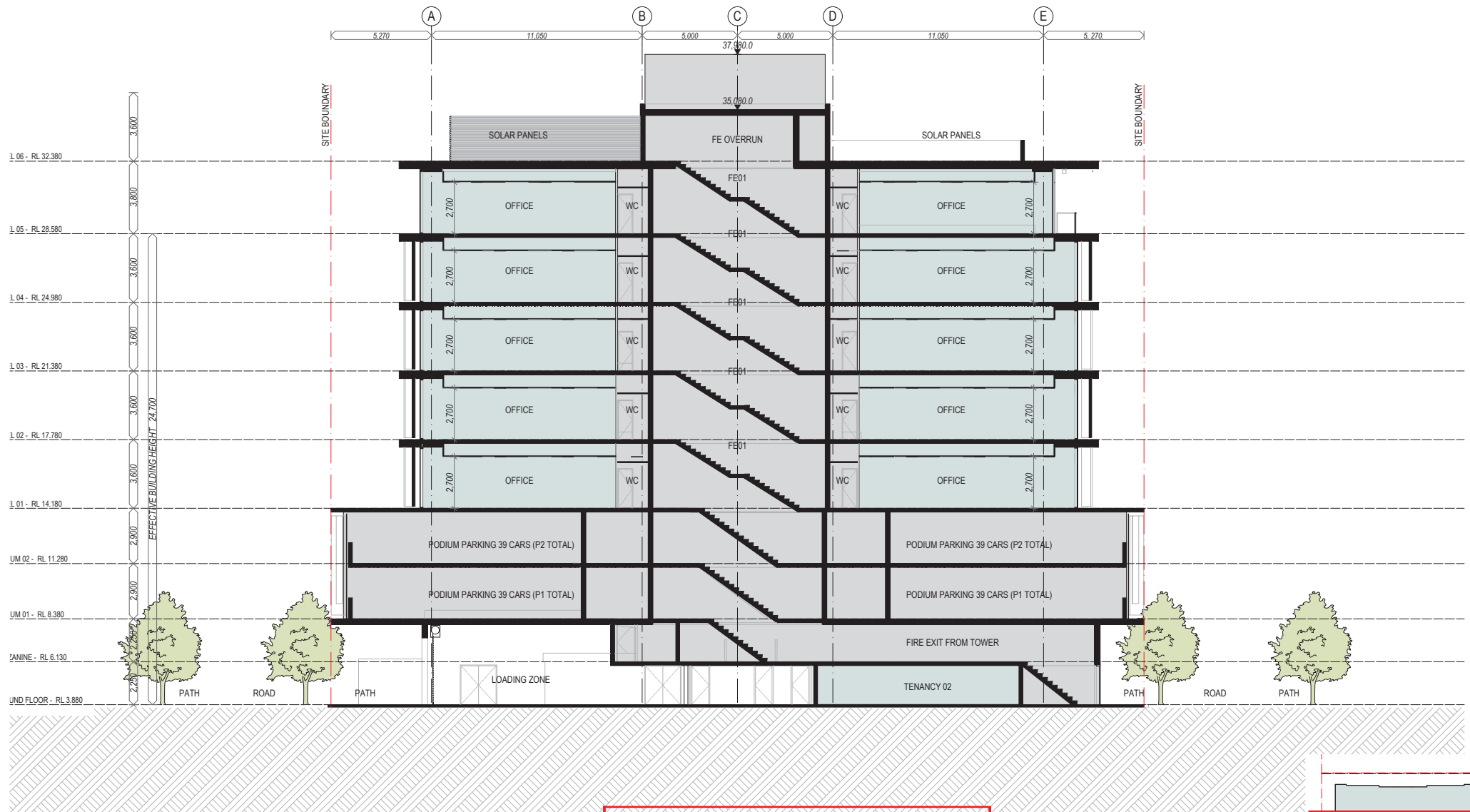
DRAWING No

SD3003

ISSUE

03

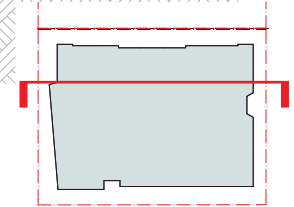
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2 A1 - SECTION  
SCALE 1:100 @ A1  
SCALE 1:200 @ A3

PLANS AND DOCUMENTS  
referred to in the PDA  
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2 KEY PLAN  
SCALE 1:500 @ A1  
SCALE 1:1000 @ A3

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0 1 2 3 4 5 6 7 8 9 10  
SCALE 1:100 @ A1  
SCALE 1:200 @ A3

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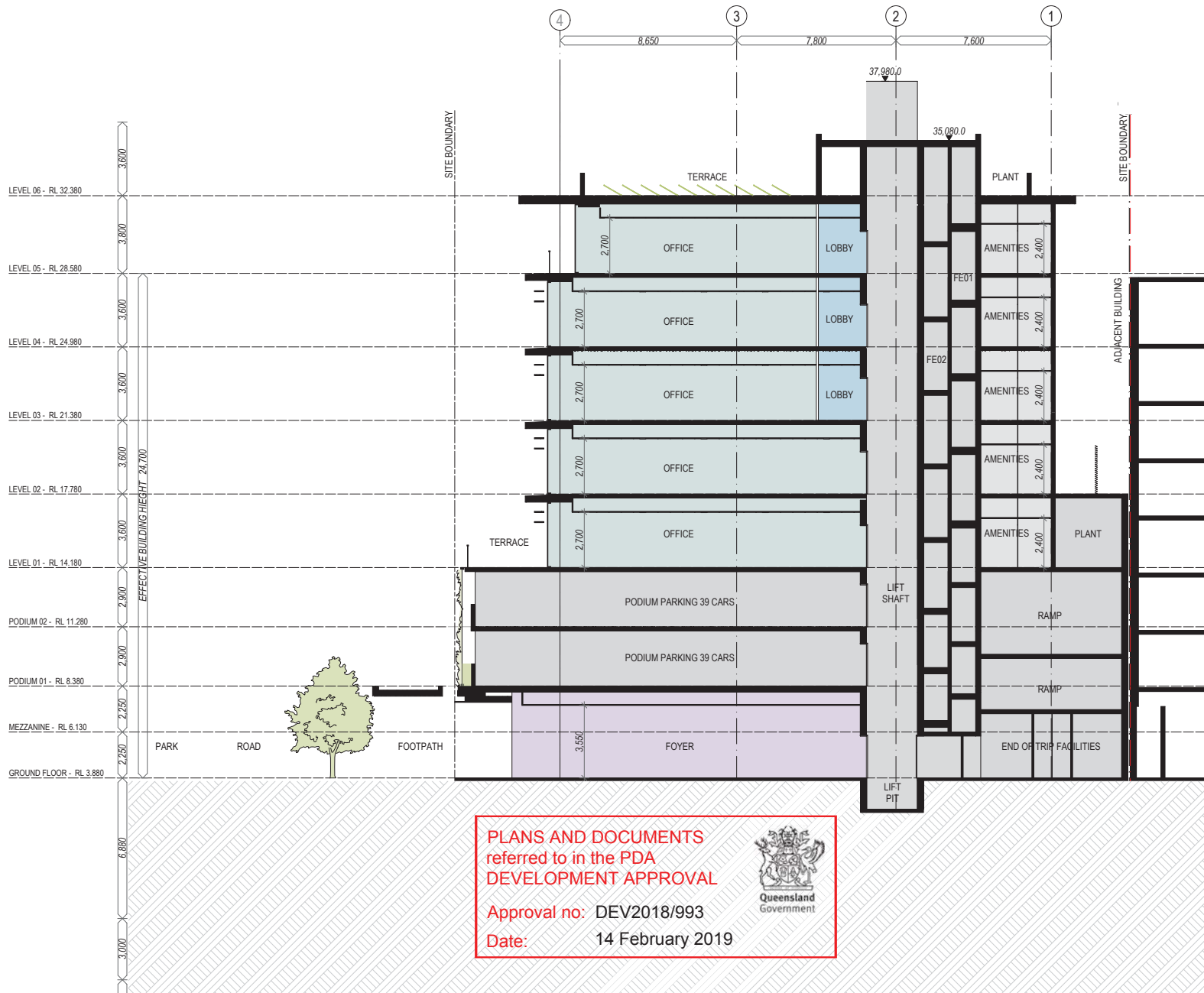
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02 FOR INFORMATION 15/11/2018 MR CT MT  
01 FOR INFORMATION 15/11/2018 MR CT MT  
00 FOR INFORMATION 15/11/2018 MR CT MT  
ISSUE PURPOSE DATE B C A

STATUS

SUN CENTRAL MAROOCHYDORE  
LOT 120 SP305312 SUN CENTRAL, MAROOCHYDORE, MAROOCHYDORE  
CLIENT - EVANS LONG

SECTIONS

JOB No 5479  
DRAWING No SD3101  
ISSUE 03



#### DEVELOPMENT SUMMARY

HOME STORY	NLA (m <sup>2</sup> )	GFA (m <sup>2</sup> )	GBA (m <sup>2</sup> )
GROUND FLOOR	787	907	1 326
MEZZANINE			154
PODIUM 01			1 388
PODIUM 02			1 374
LEVEL 01	865	909	1 357
LEVEL 02	774	815	889
LEVEL 03	723	815	972
LEVEL 04	723	815	972
LEVEL 05	655	746	971
ROOF TERRACE			1000
<b>TOTAL</b>	<b>4 527</b>	<b>5 007</b>	<b>10 403</b>

**SCCC GFA DEFINITION:**  
THE TOTAL FLOOR AREA OF ALL STOREYS OF A BUILDING (MEASURED FROM THE OUTSIDE OF THE EXTERNAL WALLS OR THE CENTRE OF A COMMON WALL), OTHER THAN AREAS USED FOR THE FOLLOWING:-  
(A) BUILDING SERVICES, PLANT AND EQUIPMENT;  
(B) ACCESS BETWEEN LEVELS;  
(C) GROUND FLOOR PUBLIC LOBBY;  
(D) A MALL;  
(E) THE PARKING, LOADING AND MANOUEVERING OF MOTOR VEHICLES;  
(F) UNENCLOSED PRIVATE BALCONIES WHETHER ROOFED OR NOT.

**PCA NLA DEFINITION:**  
THE NET LETTABLE AREA OF A BUILDING IS THE SUM OF ITS WHOLE FLOOR LETTABLE AREAS, TAKING MEASUREMENTS FROM THE INTERNAL FINISHED SURFACES OF PERMANENT INTERNAL WALLS AND THE INTERNAL FINISHED SURFACES OF DOMINANT PORTIONS OF THE PERMANENT OUTER BUILD WALLS.

**GROSS BUILDING AREA:**  
MEASURED FROM ALL EXTERNAL WALLS EXCLUDING ANY SLAB PROJECTIONS, INCLUDES BALCONIES.

PLANS AND DOCUMENTS  
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DEVELOPMENT APPROVAL

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2 KEY PLAN  
SCALE 1:500 @ A1  
SCALE 1:1000 @ A3

#### SUN CENTRAL MAROOCHYDORE

LOT 120 SP305312 SUN CENTRAL, MAROOCHYDORE, MAROOCHYDORE

CLIENT - EVANS LONG

DRAWING TITLE

SECTIONS

06 FOR INFORMATION 15/10/2018 MR CT MT  
04 FOR INFORMATION 15/10/2018 JR CT JS  
03 FOR INFORMATION 03/10/2018 MR CT MT  
02 PRELIMINARY MEETING 26/07/2018 JR CT MT  
01 PRELIMINARY MEETING 26/07/2018 MR CT MT  
ISSUE PURPOSE DATE B C A

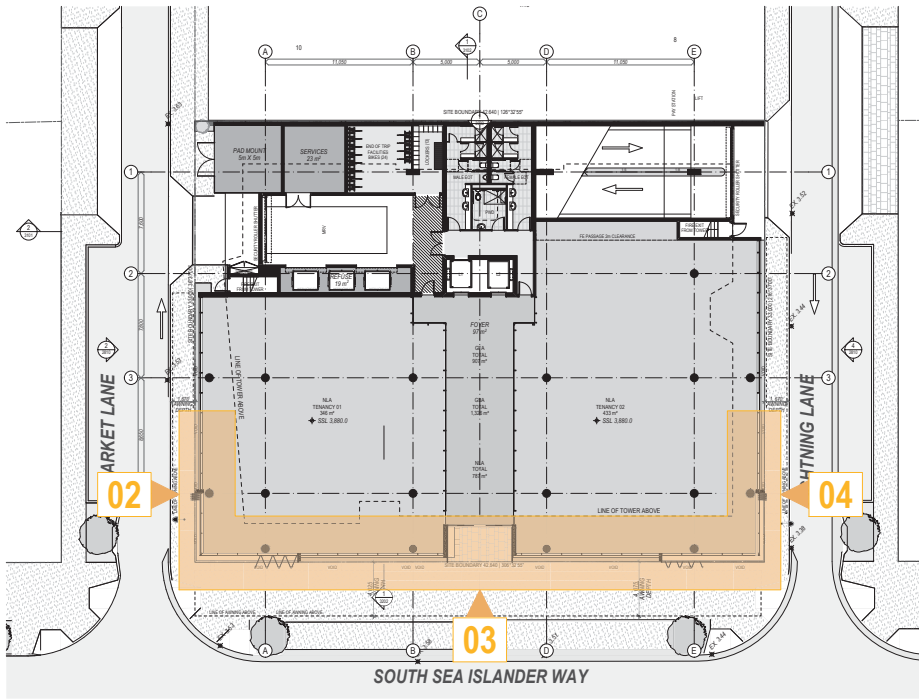
STATUS

JOB No  
5479

DRAWING No  
SD3102

ISSUE  
05





1 FLOOR PLAN - GROUND FLOOR  
SCALE 1:200 @ A1  
SCALE 1:400 @ A3

DESIGN COMPLIES WITH MINIMUM GLAZING  
REQUIREMENTS FOR GROUND FLOOR  
PRIMARY FRONTAGES

### 3.2.2. Activation

Development is to ensure safe, active and vibrant interfaces between the built form and the public realm, relative to their use, activities, location and outlook.

Development outcomes:

- Where fronting a primary frontage (as identified in Figure 13) the ground storey level:
  - Buildings are to be built to the street frontage boundary;
  - Present a minimum 65% of building frontage as window/glazed doors and a maximum of 35% as solid facade; and
  - Provide clear or relatively clear windows and, where provided, grille or translucent security screens rather than solid shutters, screens or roller-doors.

In addition, where fronting a Priority Active Frontage (as identified in Figure 13) ground level is to incorporate activities that are likely to foster casual, social and business interaction for extended periods such as shopfronts, indoor outdoor cafes and restaurants;
- Building entries and key ground floor plazas are to be located generally in the locations identified in Figure 13.
- Buildings are accessed and serviced generally in the locations identified in Figure 13.



Figure 13 - Built Form Interfaces Plan

5 EXTRACT FROM MAROOCHYDORE CITY CENTRE PRIORITY DEVELOPMENT AREA PLAN: CORE BUSINESS PLAN  
SCALE NTS @ A1

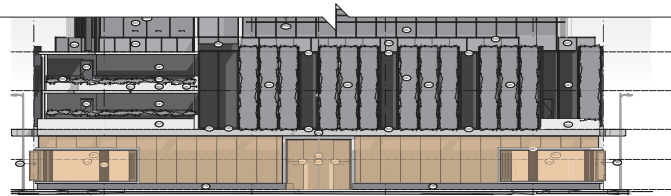
PLANS AND DOCUMENTS  
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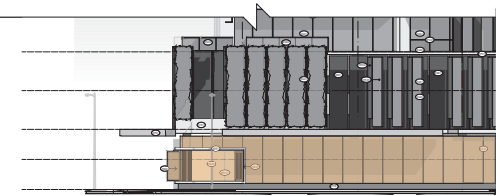
2 3003 WESTERN ELEVATION  
SCALE 1:200 @ A1  
SCALE 1:400 @ A3

% FRONTAGE GLAZING - 89%  
% FRONTAGE SOLID FACADE - 11%



3 3001 SOUTHERN ELEVATION  
SCALE 1:200 @ A1  
SCALE 1:400 @ A3

% FRONTAGE GLAZING - 88%  
% FRONTAGE SOLID FACADE - 12%



4 3002 EASTERN ELEVATION  
SCALE 1:200 @ A1  
SCALE 1:400 @ A3

% FRONTAGE GLAZING - 90%  
% FRONTAGE SOLID FACADE - 10%

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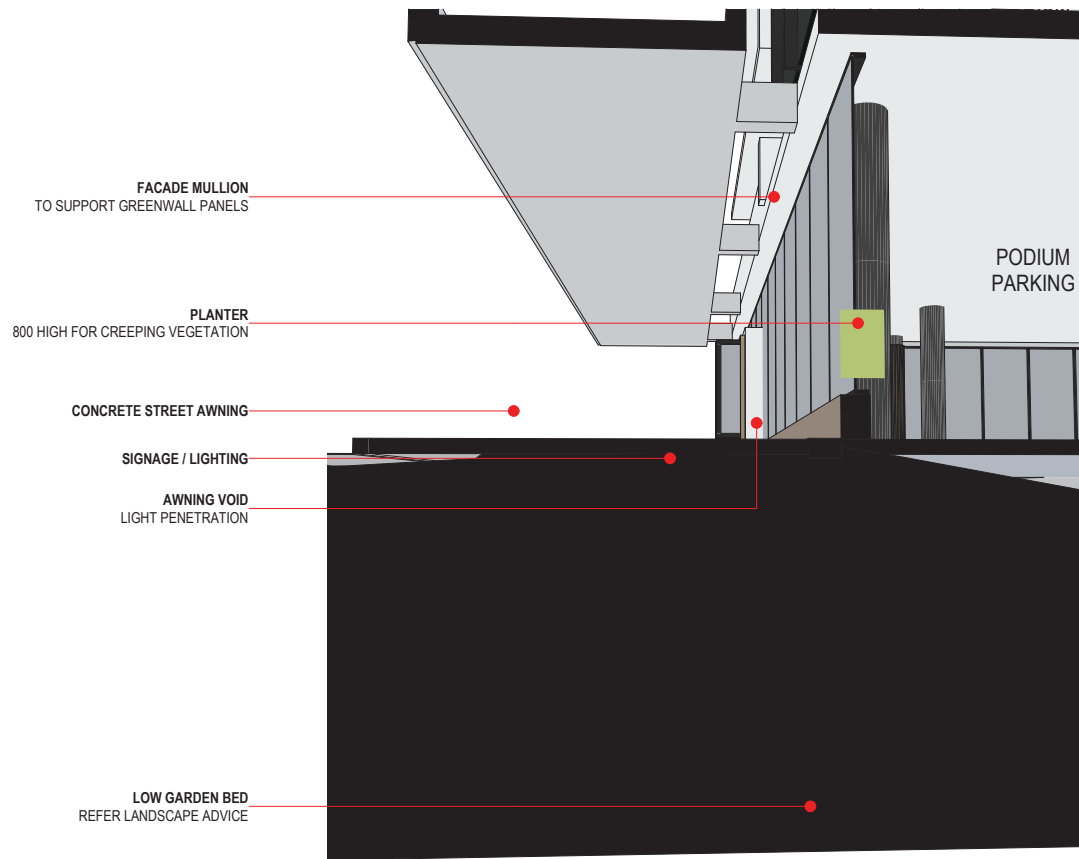
FOR INFORMATION  
ISSUE PURPOSE  
DATE: 19/11/2018  
STATUS

SUN CENTRAL MAROOCHYDORE  
LOT 120 SP305312 SUN CENTRAL, MAROOCHYDORE, MAROOCHYDORE

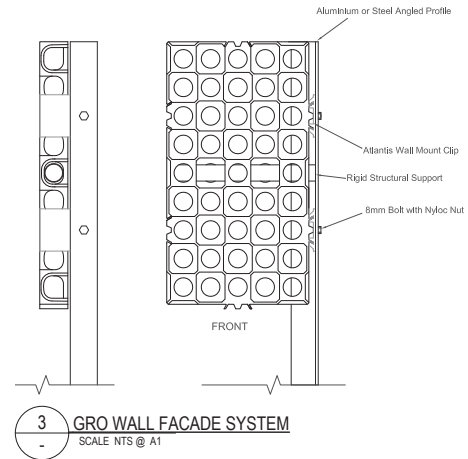
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DRAWING TITLE  
GLAZING PERCENTAGES

JOB No. 5479  
DRAWING No. SD2810  
ISSUE 01

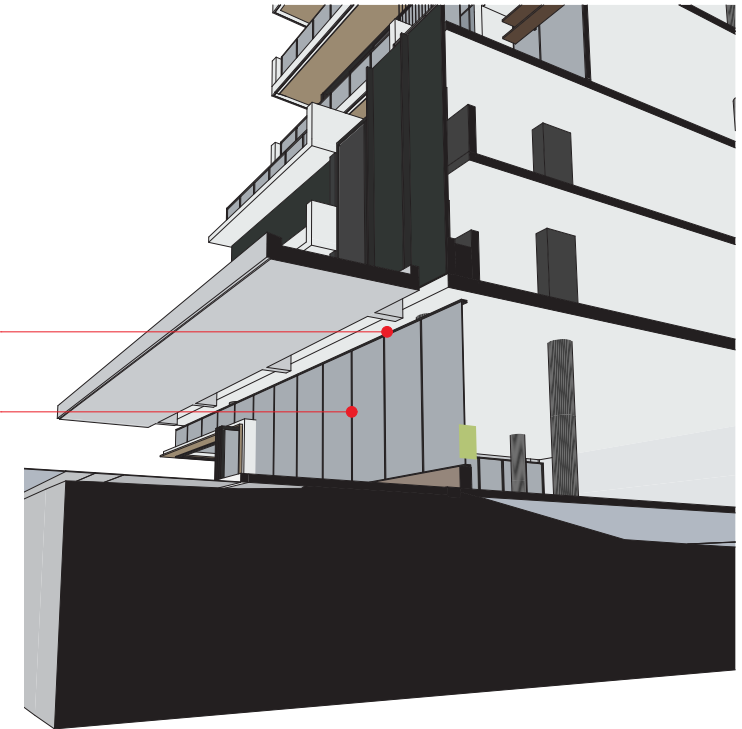


1 3D SECTION: PODIUM FACADE VIEW 02  
SCALE NTS @ A1



GREEN FACADE  
TO SUPPORT CREEPING VEGETATION  
'GRO-WALL FACADE' OR SIMILAR  
PROPRIETRY FIXING OT SLAB

COLOUR BACK GLAZING



2 3D SECTION: PODIUM FACADE VIEW 01  
SCALE NTS @ A1

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CLIENT - EVANSLONG

DRAWING TITLE  
PODIUM SECTION

02 FOR INFORMATION  
03/10/2018 MR CT MT  
04/10/2018 MR CT MT  
ISSUE PURPOSE DATE B C A  
STATUS

JOB No 5479  
DRAWING No SD10001  
ISSUE 02