

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018/960

Date: 10 December 2019



Queensland
Government

Traffic Impact Assessment

Stage 1: Large Format Retail Development
Dalton Drive, Maroochydore

V171339



Prepared for
Blueprint Australia

16 September 2019

Contact Information

Cardno (Qld) Pty Ltd

ABN 57 051 074 992

Level 11

515 St Paul's Terrace

Fortitude Valley QLD 4006

Australia

www.cardno.com

Phone +61 7 3369 9822

Fax +61 7 3369 9722

Document Information

Prepared for	Blueprint Australia
Project Name	Stage 1: Large Format Retail Development Dalton Drive, Maroochydore
File Reference	V171339-TIA-190916 R3.1.docx
Job Reference	V171339
Date	16 September 2019
Version Number	06

Author(s):

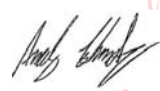
 Digitally signed by
Christina Johansson
Date: 2019.09.16
10:51:45 +10'00'

Christina Johansson

Traffic Engineer

Effective Date 16/09/2019

Approved By:

 Digitally signed by
Andy Johnston
Date: 2019.09.16
11:01:23 +10'00'

Andy Johnston

Senior Principal – Traffic and Transport

Date Approved 16/09/2019

Document History

Version	Effective Date	Description of Revision	Prepared by	Reviewed by
01	15/11/2017	Draft for Review	Jai Patel	Dianne Hayes
02	24/11/2017	Client Issue	Dianne Hayes	Alice Shi
03	29/08/2018	Draft for Review	Jai Patel	Dianne Hayes
04	30/08/2018	Final Stage 1	Jai Patel	Dianne Hayes
05	29/03/2019	Amended (DA plans)	Christina Johansson	Andy Johnston
06	16/09/2019	Amended (DA plans)	Christina Johansson	Andy Johnston

© Cardno. Copyright in the whole and every part of this document belongs to Cardno and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or in or on any media to any person other than by agreement with Cardno.

This document is produced by Cardno solely for the benefit and use by the client in accordance with the terms of the engagement. Cardno does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by any third party on the content of this document.

Table of Contents

1	Introduction	1
1.1	Overview	1
1.2	Background	1
1.3	References	1
1.4	Limitations	1
2	Existing Conditions	2
2.1	Site Location	2
2.2	Local Road Network	3
2.3	Public and Active Transport Provision	3
2.4	Future Road Network	4
3	Proposed Development	5
3.1	Land Uses	5
3.2	Parking Arrangement	5
3.3	Site Access	5
4	Traffic Impacts	7
4.1	Strategic Model Traffic Generation	7
4.2	Stage 1 Traffic Generation	7
4.3	Proportional Traffic Impact	8
5	Parking Provision	9
5.1	Car Parking	9
5.2	Bicycle Parking	10
5.3	Service Vehicle Bays	10
6	Design Considerations	11
6.1	Overview	11
6.2	Car Park Access Driveway Design	11
6.3	Car Park Design	12
6.4	Servicing	12
7	Summary and Conclusions	13

Appendices

Appendix A Proposed Development plans

Appendix B Service Vehicle Swept Paths

Tables

Table 2-1	Local Road Network	3
Table 3-1	Proposed Development Yield	5
Table 4-1	Strategic Model Estimated Traffic Generation from Precinct 8	7
Table 4-2	Peak Generation – Stage 1	8
Table 4-3	Proportional Impact – Stage 1	8
Table 5-1	Maroochydore City Centre PDA Car Parking Rates	9
Table 5-2	Minimum Bicycle Parking Requirement	10
Table 6-1	Parking Design Requirements	12

Figures

Figure 2-1	Site Location	2
Figure 2-2	Existing Road Network	3
Figure 2-3	Road Hierarchy Plan	4
Figure 3-1	Site Plans and Access Locations	6
Figure 6-1	Standard Driveway Crossover Drawings	11
Figure 6-2	Sight Lines at Driveway Accesses	12

1 Introduction

1.1 Overview

Cardno Qld Pty Ltd (Cardno) has been engaged by Blueprint Australia to provide traffic and transport engineering advice in relation to Stage 1 of the proposed large format development, located at Dalton Drive, Maroochydore City Centre.

The purpose of this report is to assess the traffic and transport components of the first stage of the sites proposed development against the requirements of the Maroochydore City Centre (MCC) Priority Development Area (PDA) Development Scheme and the Sunshine Coast Planning Scheme 2014.

1.2 Background

The proposed development site falls within the MCC PDA. Ongoing discussions have been held with Economic Development Queensland, and Sunshine Coast Council, including SunCentral Maroochydore Pty Ltd, which is owned by Council and has been established to oversee all project work within the Maroochydore City Centre.

The integration of planning with the MCC PDA is important to ensure consistency in the application of assumptions for base models and for the configuration of intersections and active transport connections.

In 2018, Cardno was engaged to undertake a traffic impact assessment for Stage 1 of the proposed development, to form part of the PDA development application. Following submission, EDQ approved the PDA development application (reference no. DEV2018/960), dated 21 November 2018, subject to the development conditions.

Recently, Cardno has been advised that the client intends to make the following traffic-related minor amendments to Stage 1:

- > Reduction of 15 parking spaces (previously 270 spaces now proposed 255 spaces).
- > Reduction of 31sqm gymnasium use (previously 537sqm now proposed 506sqm).

As such, this report has been prepared to investigate the potential traffic impact associated with the proposed changes to Stage 1 of the development.

It is understood that the Maroochydore City Centre (MCC) Priority Development Area (PDA) Development Scheme has recently been amended (Amendment No.2, August 2019). However, as the proposed development has been approved in accordance with the previous MCC PDA development scheme (2016), the proposed minor amendments herein have been assessed against the previous MCC PDA development scheme (2016). Notwithstanding, we have considered in our assessment aspects of the amended development scheme relevant to the development.

1.3 References

The following resources have been referenced in the preparation of the report:

- > Maroochydore City Centre (MCC) Priority Development Area (PDA) Development Scheme, 2016.
- > Sunshine Coast Planning Scheme, 2014
- > Australian Standards, *AS2890.1:2004 Parking Facilities Part 1: Off-street Car Parking*, 2004
- > Queensland Department of Transport and Main Roads (TMR), *Guide to Traffic Impact Assessments (GTIA)*, 2017

1.4 Limitations

Cardno has completed this traffic report in accordance with the usual care and thoroughness of the consulting profession. The assessment is based on accepted traffic engineering practises and standards applicable at the time of undertaking the assessment. The assessment was completed in September 2019, and is based upon the conditions encountered and project information available at the time. Cardno disclaims responsibility for any changes to project planning or road conditions that may occur after completion of the assessment.

2 Existing Conditions

2.1 Site Location

The development site is located at 53-91 Dalton Drive, Maroochydore. The site is bound to the west and south by Dalton Drive. This link is constructed as a high standard two-lane, two-way median divided road with on-street cycle lanes and parking lanes either side. Shared pathways are provided to accommodate pedestrian and bicycle movements. To the immediate north of the site is the MCC, which is currently under construction. The site is also referred to as Precinct 8 within the MCC PDA. The location is illustrated on Figure 2-1.

Figure 2-1 Site Location



Source: NearMap

2.2 Local Road Network

The site has frontage along Dalton Drive to the south and west. The key roads related to the development are illustrated on Figure 2-2 with the key characteristics of these roads summarised in Table 2-1.

Figure 2-2 Existing Road Network



Source: Google Maps

Table 2-1 Local Road Network

Road	Authority	Classification	Posted Speed Limit	Typical Form
Dalton Drive	SCC	Major Boulevard Road	60km/h	Two lane divided
Maroochy Boulevard	SCC	Arterial Road	60km/h	Four lane divided
Sunshine Motorway	TMR	Motorway	100km/h	Four lane divided
Plaza Parade	SCC	Controlled Distributor	50km/h	Two lane undivided

2.3 Public and Active Transport Provision

The proposed development is well located within close proximity to public and active transport facilities, offering alternative transport choice for employees and customers. The proposed development site is located within close proximity to the City Centre and Sunshine Plaza. Pedestrian paths are provided on all adjacent road frontages. Public transport services are provided on Maroochy Boulevard and Maud Street with bus stops available within 800m of the site.

2.4 Future Road Network

The future road network as shown in the MCC PDA Development Scheme is illustrated in Figure 2-3. Dalton Drive will eventually form a four-way signalised intersection with Park Esplanade and Main Street Boulevard.

Figure 2-3 Road Hierarchy Plan



Source: Map 4 Zones and Precinct Plan (PSD DS, MCC PDA)

3 Proposed Development

3.1 Land Uses

Stage 1 comprises of showroom uses, gymnasium, and a food and drink outlet, with the corresponding yields as summarised in Table 3-1. The proposed development plans can be found at Appendix A.

Table 3-1 Proposed Development Yield

Land Use	Yield (net lettable area)
Showroom (ground)	4,902sq.m
Gymnasium (ground)	506sq.m [^]
Café (ground)	163sq.m
Showroom (level 1)	5,462sq.m
TOTAL	11,033sq.m

[^] It should be noted that the proposed gymnasium yield has slightly decreased by 31sqm compared to the previous assessment, however this is not considered to have a significant impact, from a traffic perspective.

3.2 Parking Arrangement

A total of 255 car parking spaces are proposed to be provided on-site, plus service bays located within the designated servicing areas. It should be noted that the proposed car parking supply has slightly reduced by 15 spaces compared to the previous assessment, however this is not considered to have a significant impact, from a traffic perspective.

The suitability of the proposed car parking provision is discussed in greater detail at Section 5.

3.3 Site Access

3.3.1 Pedestrian Access

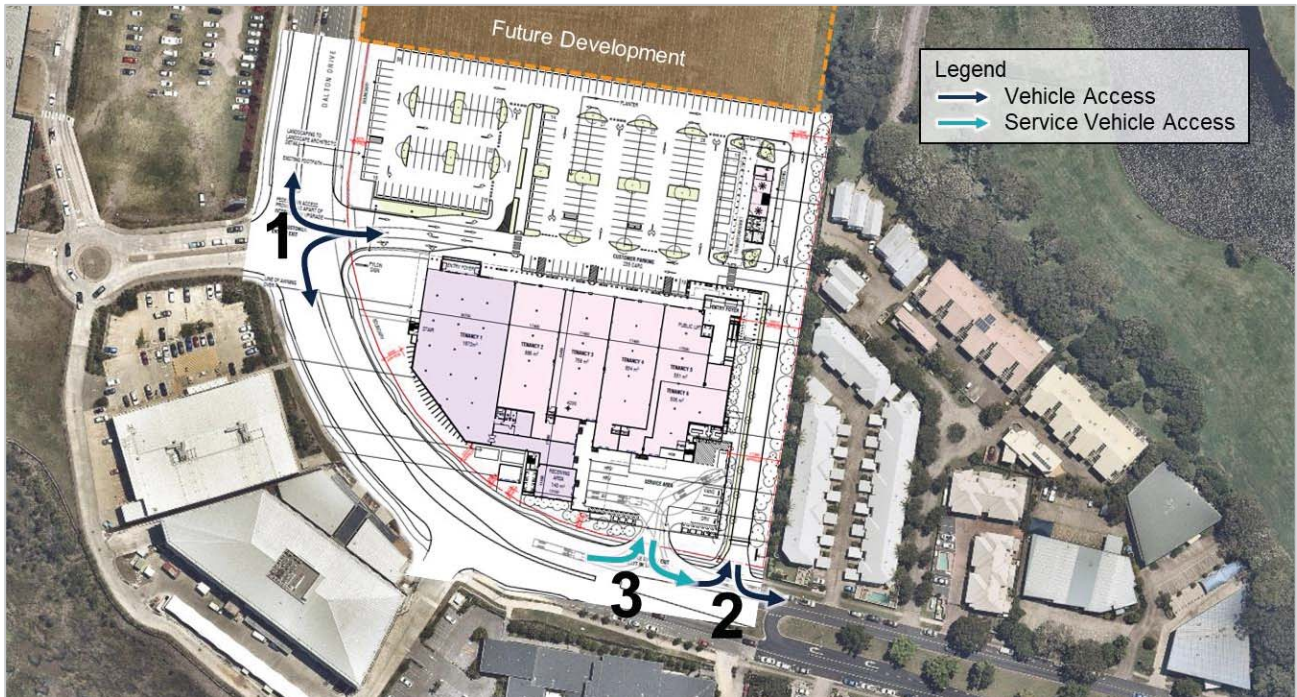
Pedestrian access to the site is provided via a footpath along the Dalton Drive frontage, with crossing facilities at the signalised intersection on the western site frontage.

3.3.2 Vehicular Access

The proposed development will gain vehicular access as shown on Figure 3-1, including:

1. Customer all-movements access via existing signals on western site frontage.
2. Customer priority controlled left-in / left-out access via new intersection on southern site frontage.
3. Servicing priority controlled left-in / left-out access via new intersection on southern frontage (adjacent to customer access).

Figure 3-1 Site Plans and Access Locations



Source: Nearmap, Buchan Project 717006 DWG A-DA-0101

4 Traffic Impacts

The proposed development of Stage 1 is located within Precinct 8 of the MCC PDA. As part of the planning for the MCC development, detailed traffic modelling was undertaken by Council to provide guidance on the yields and the implications of traffic flows.

A comparison of projected Precinct 8 traffic generation and the proposed Stage 1 development traffic generation has been undertaken to determine if any further traffic analysis is required.

4.1 Strategic Model Traffic Generation

As part of the original MCC PDA documentation, the maximum development yields (as gross floor area, GFA) for Precinct 8 included the following:

- > Retail – 10,000sq.m GFA with a trip rate of 8 per hour per (vph) /100sq.m GFA
- > Commercial – 15,000sq.m GFA with a trip rate of 2vph/100sq.m GFA
- > 50 medium density residential dwellings with a trip rate of 0.5 vph per dwelling

Whereas the strategic traffic model for the subject site was prepared from the PDA (including Lots 1 and 2), based on the envisaged land use at the time.

Table 4-1 summarises the estimated peak generation, corresponding to the strategic modelling, and Precinct 8 maximum yield.

Table 4-1 Strategic Model Estimated Traffic Generation from Precinct 8

Peak Period	Peak Generation – Strategic Modelling	Peak Generation – Precinct 8 Maximum Yield
Weekday AM	1,307 vehicles per hour	1,125 vehicles per hour
Weekday PM	1,450 vehicles per hour	1,125 vehicles per hour

It should be noted that the traffic model and the proposed land uses for the PDA are constantly being reviewed as part of the City Centre development.

4.2 Stage 1 Traffic Generation

As part of the assessment, traffic generation rates were based on current MCC PDA guidelines and included the following rates for various uses:

- > Showroom (10,364sq.m)
 - 3.9 trips per hour per 100sq.m GFA during Saturday peak; and
 - 2.7 trips per hour per 100sq.m GFA during the afternoon weekday peak
- > Gymnasium (506sq.m)
 - 9 trips per hour per 100sq.m GFA during Saturday and afternoon weekday peak
- > Café (163sq.m)
 - 5 trips per hour per 100sq.m GFA during Saturday and afternoon weekday peak

The estimated traffic generation for Stage 1 of the proposed development has been outlined in Table 4-2. It should be noted that the net lettable areas have been adopted herein to represent the GFA.

Table 4-2 Peak Generation – Stage 1

Land Use	GFA	Saturday Trip Rate	Weekday PM Trip Rate	Saturday Trip Generation	Weekday PM Trip Generation
Showroom	10,364sq.m	3.9 trips per 100sq.m GFA	2.7 trips per 100sq.m GFA	404 vph	280 vph
Gymnasium [^]	506 sq.m	9 trips per 100sq.m GFA	9 trips per 100sq.m GFA	46 vph	46 vph
Cafe	163 sq.m	5 trips per 100sq.m GFA	5 trips per 100sq.m GFA	8 vph	8 vph
Total	11,033sq.m	-	-	458 vph	334 vph

[^] Adopted Gymnasium (Metropolitan Sub Regional) evening peak rate, RTA Guide to Traffic Generating Development, October 2002.

As shown in Table 4-2, the proposed development is anticipated to generate in the order of 458vph during the Saturday peak period and 334vph during the weekday afternoon peak period. This represents a slight reduction of 2vph during the Saturday and PM peak periods, from the previous assessment.

It should be noted that the peak hour trip generation for the site is based on a conservative area for each land use as shown in the proposed development plans. As the proposal progresses toward detailed design, the area of specific tenancies will be more accurately defined and as a result, it is anticipated the trip generation will be less than originally estimated.

In addition to the above, further reductions to trip generation will apply for multi-purpose trips. Not all trips generated from the proposed development will be new trips on the network with a large percentage being diverted and undiverted trips.

4.3 Proportional Traffic Impact

Table 4-3 summarises the estimated peak trip generation associated with Stage 1, compared to that estimated for the maximum yield of Precinct 8.

Table 4-3 Proportional Impact – Stage 1

Scenario	Saturday Trip Generation	Weekday PM Trip Generation
Stage 1	458 vph	334 vph
Precinct 8 Maximum Yield	1,125 vph	1,125 vph
Difference	-667 vph	-791 vph

As shown in Table 4-3, the estimated traffic generated by Stage 1 is considered to be minor in comparison to the traffic generated by the overall Precinct 8 site.

As such, a detailed intersection assessment is not considered to be necessary for Stage 1, and is suggested to be assessed as part of the ultimate development.

5 Parking Provision

5.1 Car Parking

5.1.1 Car Parking Requirement

In accordance with the MCC PDA Development Scheme, a summary of the minimum car parking rates have been summarised in Table 5-1.

Table 5-1 Maroochydore City Centre PDA Car Parking Rates

Land Use	Yield	Car Parking Rate (minimum)	Car Parking Requirement (minimum)
Showroom (ground floor)	4,902sq.m	1 space per 50sq.m GFA	98 spaces
Gymnasium (ground)^	506sq.m	1 space per 20sq.m GFA	26 spaces
Showroom (level 1)	5,462sq.m	1 space per 50sq.m GFA	110 spaces
Café^	163sq.m	1 space per 20sq.m GFA	9 spaces
Total	11,033sq.m	-	243 spaces

^ Parking rate adopted for 'Services, Community and Other Services', as per MCC PDA Development Scheme Table 1.

As outlined in Table 5-1, Stage 1 has a minimum car parking requirement of 243 parking spaces.

5.1.2 Adequacy of Car Parking

A total of 255 parking spaces are proposed to be provided by the development, with indicates a surplus of 12 parking spaces. Therefore while a reduction of 15 parking spaces has been proposed compared to the previous assessment, a total of 255 parking spaces still satisfies the minimum car parking rates.

We note that the Maroochydore City Centre PDA Development Scheme (August 2019) has altered the parking rates and applies them as a maximum (noting that the proposed 255 spaces exceeds the new maximum parking rate). However, it has always been proposed that the central parking facility will provide more than the minimum parking requirements, as it will be a central facility catering for additional stages of the development to the north. This intent is retained in the current change.

As the design has been refined, the surplus parking has been reduced in each iteration and there is currently an estimated surplus of approximately 30 spaces for Stage 1 (in comparison to the new maximum parking rates). These additional parking spaces will form part of a broader parking pool for future stages, and are considered an efficient use of the site in the interim phase of development.

5.1.3 Parking for People with Disabilities

The parking requirement for people with disabilities has referenced the Sunshine Coast Council Planning Scheme Transport and Parking Code, which indicates parking for PWD should accord with the National Construction Code (previously known as Building Code of Australia). As such, based on a building Class 6 (for showroom and café), one PWD space should be provided for every 50 parking spaces.

Application of the above rate indicates Stage 1 requires a minimum of 6 PWD parking spaces, and the proposed development provides 6 PWD spaces, which satisfies the minimum requirements.

5.2 Bicycle Parking

5.2.1 Bicycle Parking Requirement

The bicycle parking requirement has referenced the Sunshine Coast Council Planning Scheme Transport and Parking Code, which indicates the following bicycle parking rates for Stage 1:

- Showroom – 1 employee space per 100sq.m GFA, plus 1 customer space per 100sq.m GFA
- Indoor sport and recreation – *sufficient spaces to accommodate number of bicycles likely to be parked at any one time.*
- Cafe - 1 employee space per 100sq.m GFA, plus 1 customer space per 100sq.m GFA

Given a bicycle parking rate is not specified for the gymnasium (i.e. indoor sport and recreation), Cardno has applied the same rates as other proposed land uses, as a conservative approach.

Based on the proposed yield, the minimum bicycle parking requirements are outlined in Table 5-2.

Table 5-2 Minimum Bicycle Parking Requirement

Land Use	Yield (GFA)	Bicycle Parking Rate (Employee)	Bicycle Parking Rate (Customer)	Bicycle Parking Requirement
Showroom (ground floor)	4,902sq.m	1 per 100sq.m	1 per 100sq.m	98 spaces
Gymnasium (ground)	506sq.m	1 per 100sq.m	1 per 100sq.m	10 spaces
Showroom (level 1)	5,462sq.m	1 per 100sq.m	1 per 100sq.m	110 spaces
Cafe	163sq.m	1 per 100sq.m	1 per 100sq.m	4 spaces
Total	11,033sq.m	-	-	222 spaces

5.2.2 Adequacy of Bicycle Parking

As shown in Table 5-2, Stage 1 requires 222 bicycle spaces (split evenly between employee and visitor). However given the nature of the proposed development (i.e. showrooms), car usage for conveyance of large items is more likely, as such bicycle facilities is not considered to be necessary.

Nonetheless, the proposal will not unreasonably constrain future provision of public transport infrastructure and will not adversely impact on existing or future public transport corridors.

In order to promote active transport and align with Council's Sustainable Transport Policy and Active Transport Plan, it is recommended that some bicycle facilities be installed in the site to encourage alternative modes of transport into the site for staff trips. There is an existing pathway network surrounding the site, connecting to the residential catchment to the south and east providing a safe and suitable alternative to access the site.

5.3 Service Vehicle Bays

In accordance with the provision for service vehicles outlined in the Sunshine Coast Planning Scheme Transport and Parking Code, the proposed 10,364sq.m GFA showroom use requires the following service bays:

- 4 Van
- 3 SRV
- 2 MRV
- 1 HRV
- 1 AV
- 1 WCV

Additionally, the proposed 163sq.m GFA café requires servicing provision for 1 SRV, and the proposed 506sq.m GFA gymnasium requires a minimum servicing provision for a WCV.

Provision for servicing the site has been consolidated to an area adjacent to the southern wall of the building to allow access to all tenancies.

Swept path analysis for the development site has been provided in Appendix B.

6 Design Considerations

6.1 Overview

A detailed review of the proposed site layout has been undertaken to ensure compliance with relevant standards and guidelines, including:

- > Sunshine Coast Council Planning Scheme Policy Transport and Parking Code (SC6.17) 2014.
- > Australian Standards: Parking Facilities Part 1 - Off-street Car Parking (AS2890.1) 2004.

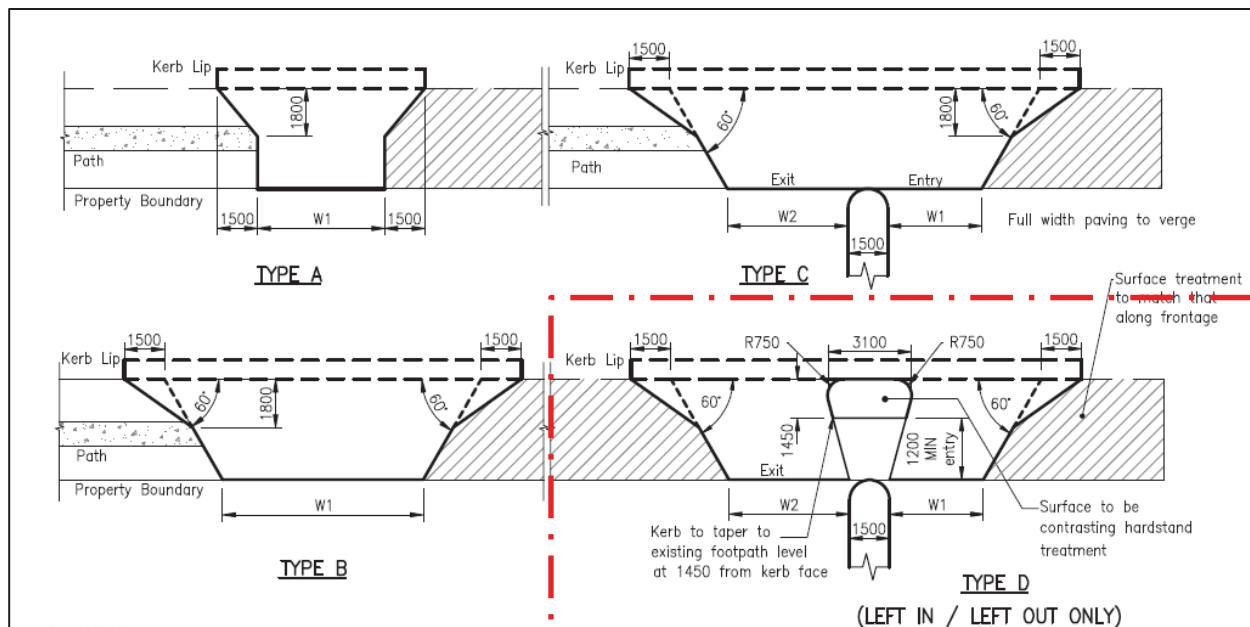
The review focussed on site access, servicing arrangement, off-street parking and geometric design. Each of the abovementioned design aspects is discussed in detail below.

6.2 Car Park Access Driveway Design

6.2.1 Access Crossover Design

The accesses located on the southern site frontage along Dalton Drive provide left-in/left-out entry and exit for the site. The access driveways will be a Type D crossover with left-in and left-out movements only as per Councils Standard Commercial Driveways standard drawing R-051 as indicated in Figure 6-1.

Figure 6-1 Standard Driveway Crossover Drawings

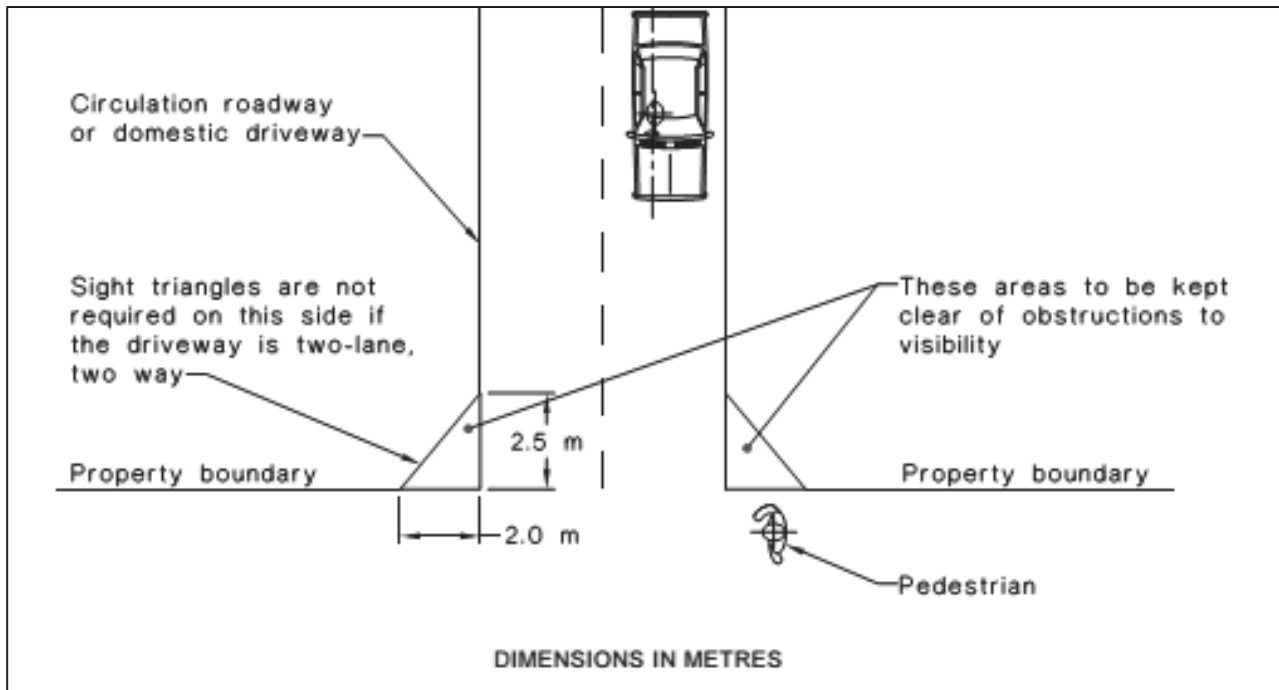


Source: Extract from Council Standard Commercial Driveways Standard Drawing R-051

6.2.2 Sight Lines

The minimum sight lines for pedestrian safety at driveway accesses require a clear sight triangle from the property, as per the requirements set out in AS2890.1 Figure 3.3 are shown in Figure 6-2. These criteria must be achieved for the access to Dalton Drive and **it is recommended that landscape treatments must be low planting and less than 1.0m in height.**

Figure 6-2 Sight Lines at Driveway Accesses



Source: Extract from Australian Standard AS2890.1

6.2.3 Queueing Provision

In accordance with the Sunshine Coast Planning Scheme Policy for the Transport and Parking Code, based on a vehicle length of 6m and car park capacity of 255 spaces, a design queue length of 7 vehicles (or 42m) is required for Stage 1.

Stage 1 has two access points, which provide a queue storage for 8 vehicles (western access) and 15 vehicles (southern/eastern access) measured between the property boundary and the first point of conflict on-site. Overall, the proposed Stage 1 provides sufficient queueing.

6.3 Car Park Design

The proposed development car park design must comply with the requirements outlined in Council's Traffic and Access Code and AS2890.1:2004, as shown in Table 6-1.

Table 6-1 Parking Design Requirements

Design Criteria		AS2890.1 Requirement
Parking Bays	Bay length	5.4m
	Bay width – customer (user class 3)	2.6m
	Bay width – people with disabilities	2.4m wide with 2.4m shared zone
Aisles	Aisle – length	Max. 80m
	Aisle – width	Min. 5.8m
	Terminated Aisle	NA
Access	Driveway Design (left-in / left-out)	Type D crossover

6.4 Servicing

Servicing will occur within the site from the designated service areas, with access gained via left-in / left-out intersection on Dalton Drive. Swept paths have been undertaken, and are provided in Appendix B.

7 Summary and Conclusions

Cardno was commissioned by Blueprint Australia to provide traffic and transport engineering advice in relation to Stage 1 of the proposed large format development, located at Dalton Drive, Maroochydore City Centre.

The following summarises the key findings from the assessment undertaken herein:

- > The site is reasonably connected with pedestrian access that enable safe and efficient walking trips to nearby residential and retail catchments and public transport facilities.
- > The proposed development is estimated to generate 458vph during the Saturday peak period, and 334vph during the weekday PM peak period, which is less than the estimated total traffic generated for the overall Precinct 8. As such, Stage 1 is not anticipated to have a significant traffic impact on the surrounding road network.
- > A total of 255 parking spaces are proposed to be provided by the development, with indicates a surplus of 12 parking spaces. Therefore while a reduction of 15 parking spaces has been proposed compared to the previous assessment, a total of 255 parking spaces still satisfies the minimum car parking rates.
- > The swept path assessment indicates the proposed development provides safe and efficient access for servicing operations.

Overall, the proposed development is not anticipated to have significant traffic impacts on the external road network, and considered to be satisfactory from a traffic engineering perspective.

Stage 1: Large Format Retail
Development Dalton Drive,
Maroochydore

APPENDIX

A

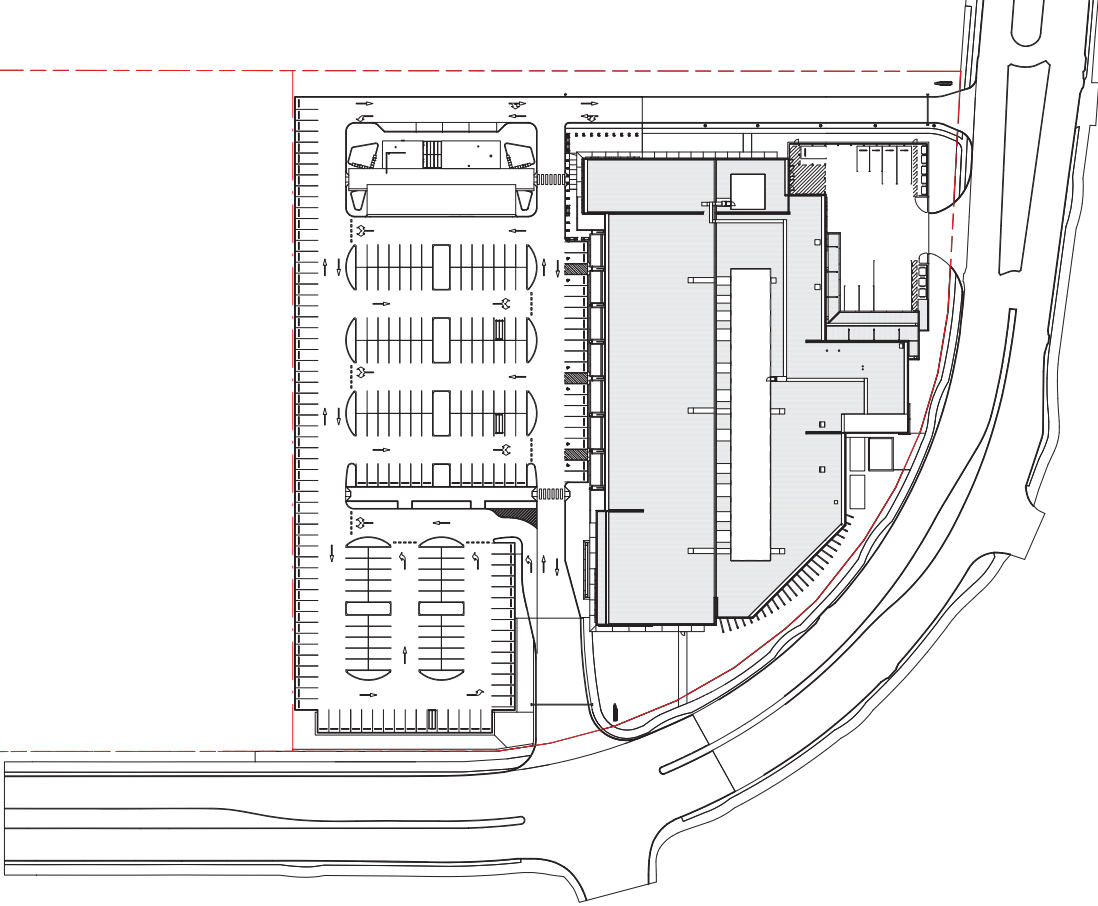
PROPOSED DEVELOPMENT PLANS

Maroochydore Large Format Retail Precinct

Development Application

DRAWING LIST

- ADA- 0000 TITLE SHEET
- ADA- 0001 KEY PLAN
- ADA- 0002 MASTERPLAN
- ADA- 0101 GROUND PLAN
- ADA- 0102 LEVEL 1 PLAN
- ADA- 0130 ROOF PLAN
- ADA- 0130 FARMERS MARKET
- ADA- 0200 ELEVATIONS
- ADA- 0201 ELEVATIONS
- ADA- 0300 SECTIONS
- ADA- 0301 SECTIONS
- ADA- 0302 SECTIONS
- ADA- 0305 EASTERN BOUNDARY INTERFACE
- ADA- 0700 PERSPECTIVE
- ADA- 0701 PERSPECTIVE
- ADA- 0702 PERSPECTIVE
- ADA- 0703 PERSPECTIVE
- ADA- 0704 PERSPECTIVE
- ADA- 0705 PERSPECTIVE
- ADA- 0706 PERSPECTIVE
- ADA- 0707 PERSPECTIVE
- ADA- 0708 PERSPECTIVE
- ADA- 0709 PERSPECTIVE
- ADA- 0710 PERSPECTIVE
- ADA- 0800 REFERENCE 01
- ADA- 0801 REFERENCE 02
- ADA- 0802 REFERENCE 03



Do not seal this drawing. Verify all dimensions on site before commencing construction. This drawing is the property of the architect and is not to be reproduced or used in any form without prior written permission.

File: A3173737000_0001.dwg

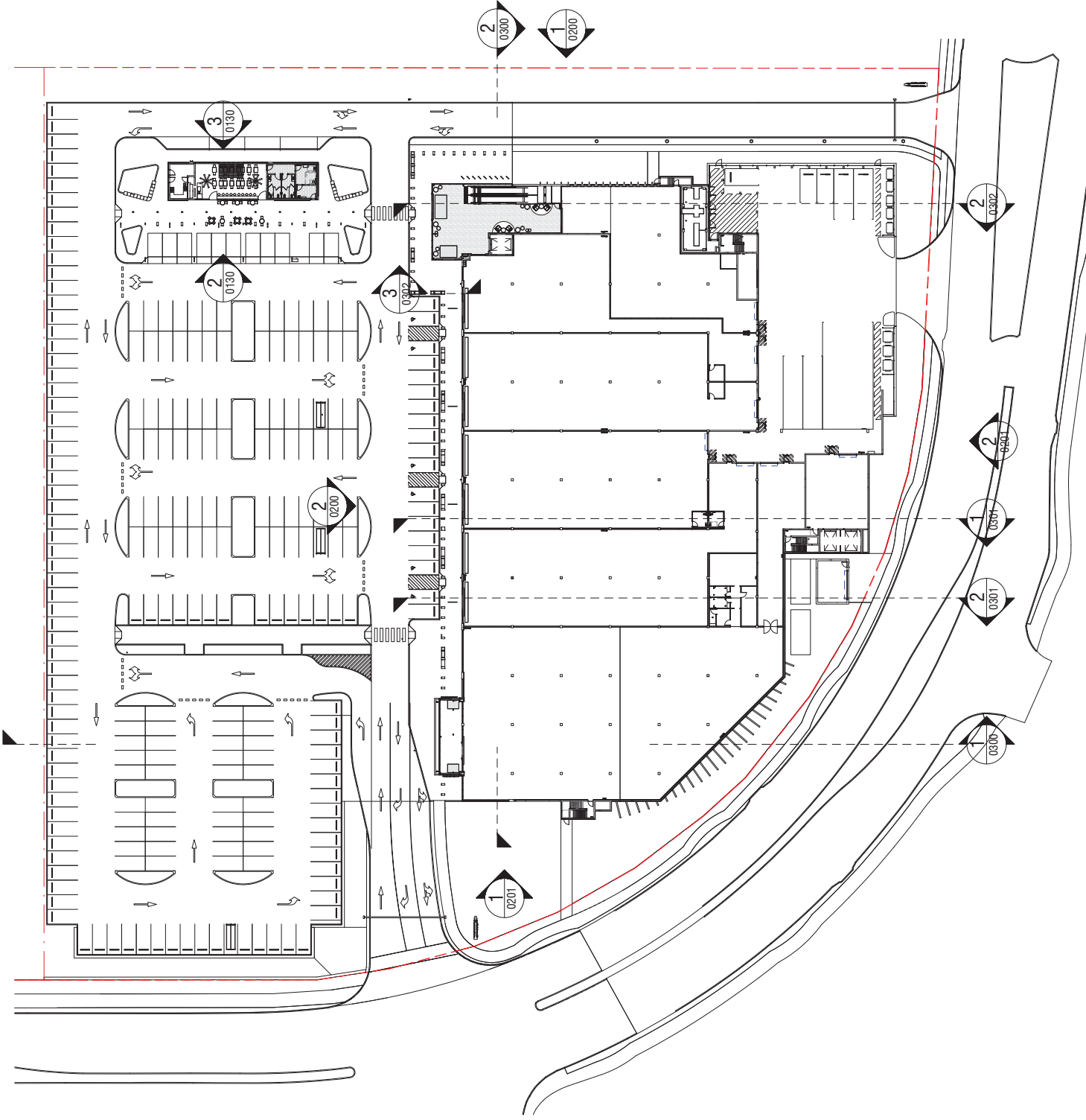
Project
**MAROOCHYDORE
STAGE 1 DA**
53-91 DALTON DRIVE

Project Number
717006
Scheme
DEVELOPMENT APPLICATION
Date Prepared: 05 Sep 19 10:15:47 AM
Date Issued: 30.03.2019
Scale: 1:500 @ A2
Drawing Title
KEY PLAN

Drawing Number
A-DA-0001
Revision
C

BUCHAN

Brehan Studio
+61 7 3559 9222 / buchansgroup.com.au



DEVELOPMENT SCHEDULE

AREA & CARPARKING

NET LETTABLE AREA	AREA
CAFE	163 m ²
TEMANCY 01	1872 m ²
TEMANCY 02	886 m ²
TEMANCY 03	759 m ²
TEMANCY 04	834 m ²
TEMANCY 05	551 m ²
TEMANCY 06	506 m ²
ANCHOR	5482 m ²
TOTAL GLAR	11033 m ²

GROSS FLOOR AREA (GFA)

STAGE 1	11257 m ²
---------	----------------------

SITE AREA

STAGE 1 SITE	22457 m ²
--------------	----------------------

CARPARKING

PROVIDED (TOTAL)	255
------------------	-----

REQUIRED (TOTAL)	224
------------------	-----

SHOWROOM (2 BAYS PER 100 m ²)	207
---	-----

F&B (2.5 BAYS PER 100 m ²)	4
--	---

GYM (2.5 BAYS PER 100 m ²)	13
--	----

SURPLUS / DEFICIT	+ 31
-------------------	------

RATIO PROVIDED	2.3 BAYS PER 100 m ²
----------------	---------------------------------

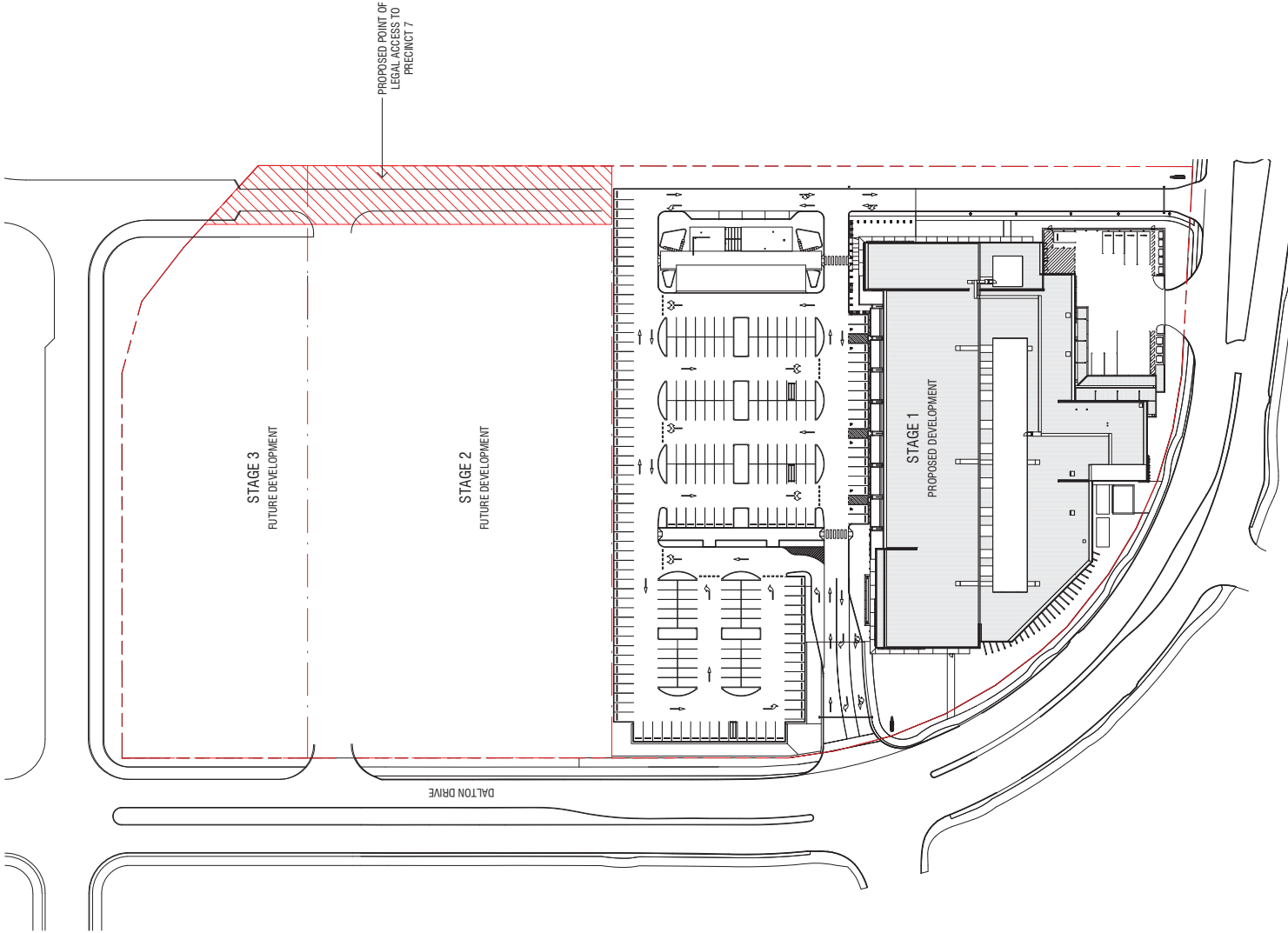
N/A HAS BEEN CALCULATED IN ACCORDANCE WITH PROPERTY COUNCIL OF AUSTRALIA METHOD OF MEASUREMENT GUIDELINES (GLAR).

GFA CALCULATED IN ACCORDANCE WITH SUNSHINE COAST CITY COUNCIL 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. STAIRS
- E. THE PARKING, LOADING AND MANOEUVRING OF MOTOR VEHICLES
- F. UNENCLOSED PRIVATE BALCONIES WHETHER ROOFED OR NOT.

Do not seal this drawing. Verify all dimensions on site before commencing construction. This drawing is the property of Buchanan Group Architects Pty Ltd. Reproduction in whole or in part without prior written consent is prohibited.

File
A311731000_202011_04



MAROOCHYDORE
STAGE 1 DA
53-91 DALTON DRIVE

Project Number
717006

FOR INFORMATION

Date Plotted: 05 Sep 19 10:15:55 AM
Date Issued: 30.08.2019
Scale: 1:800 @ A2
Drawing Title: MASTERPLAN

Drawing Number
A-DA-0002

Revision
C

BUCHAN

Brisbane Studio
+61 7 3559 5522 / buchangoop.com.au

MAROOCHYDORE
STAGE 1 DA
53-91 DALTON DRIVE

Project Number
717006

Drawn By
DEVELOPMENT APPLICATION

Date Plotted
05 Sep 19 10:18:32 AM

Date Issued
30.08.2019

Scale
1:500 @ A2

Ground Level
110.00

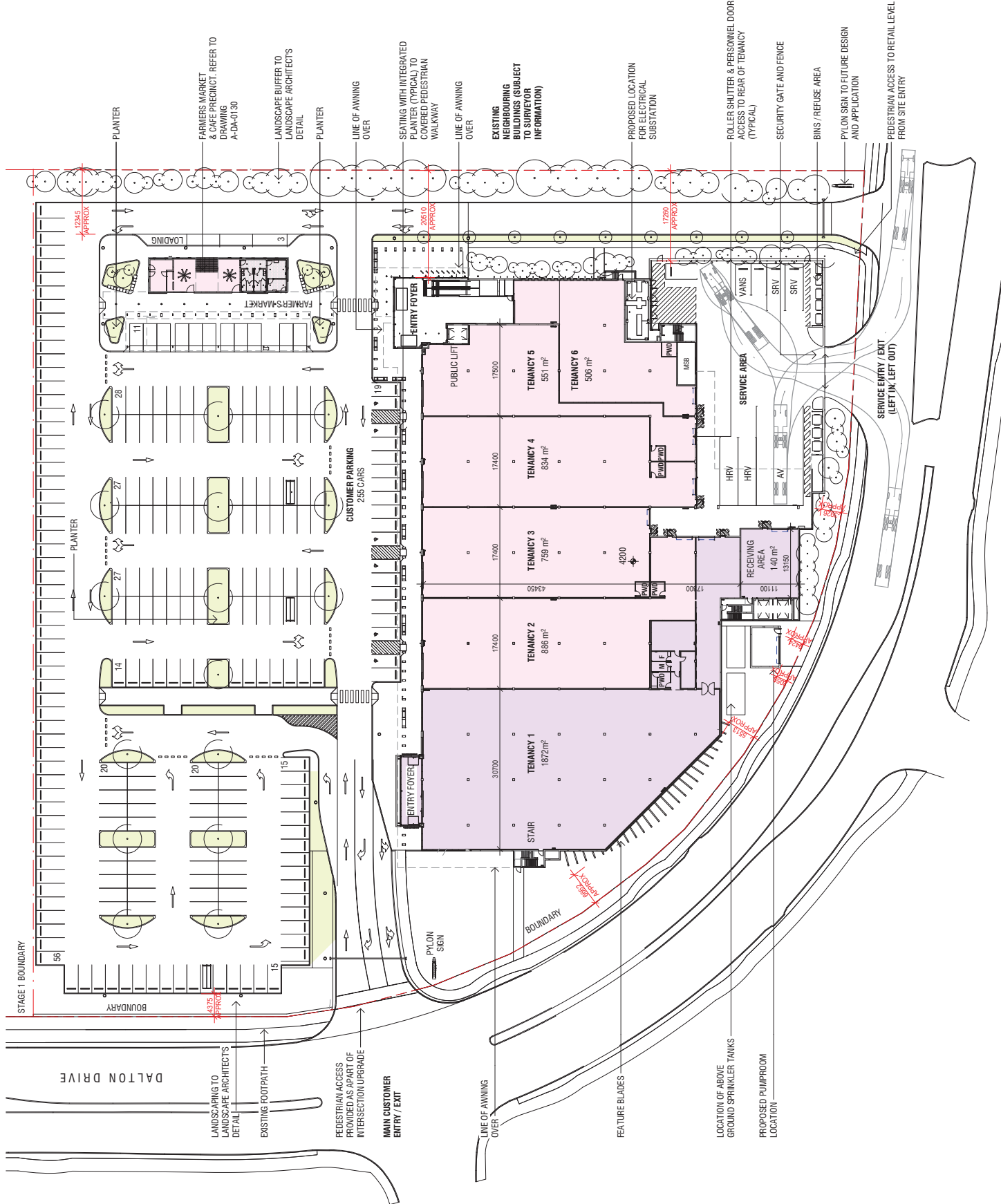
Ground Plan

Drawing Number
A-DA-0101

Revision
C

BUCHAN

Buchanan Studio
+61 7 3559 5222 / buchananstudio.com.au



Do not seal this drawing. Verify all dimensions on site before commencing construction.
This drawing is the property of Buchanan Group Pty Ltd. Reproduction without prior written permission is prohibited.

File: A3173737000_4807011.DWG

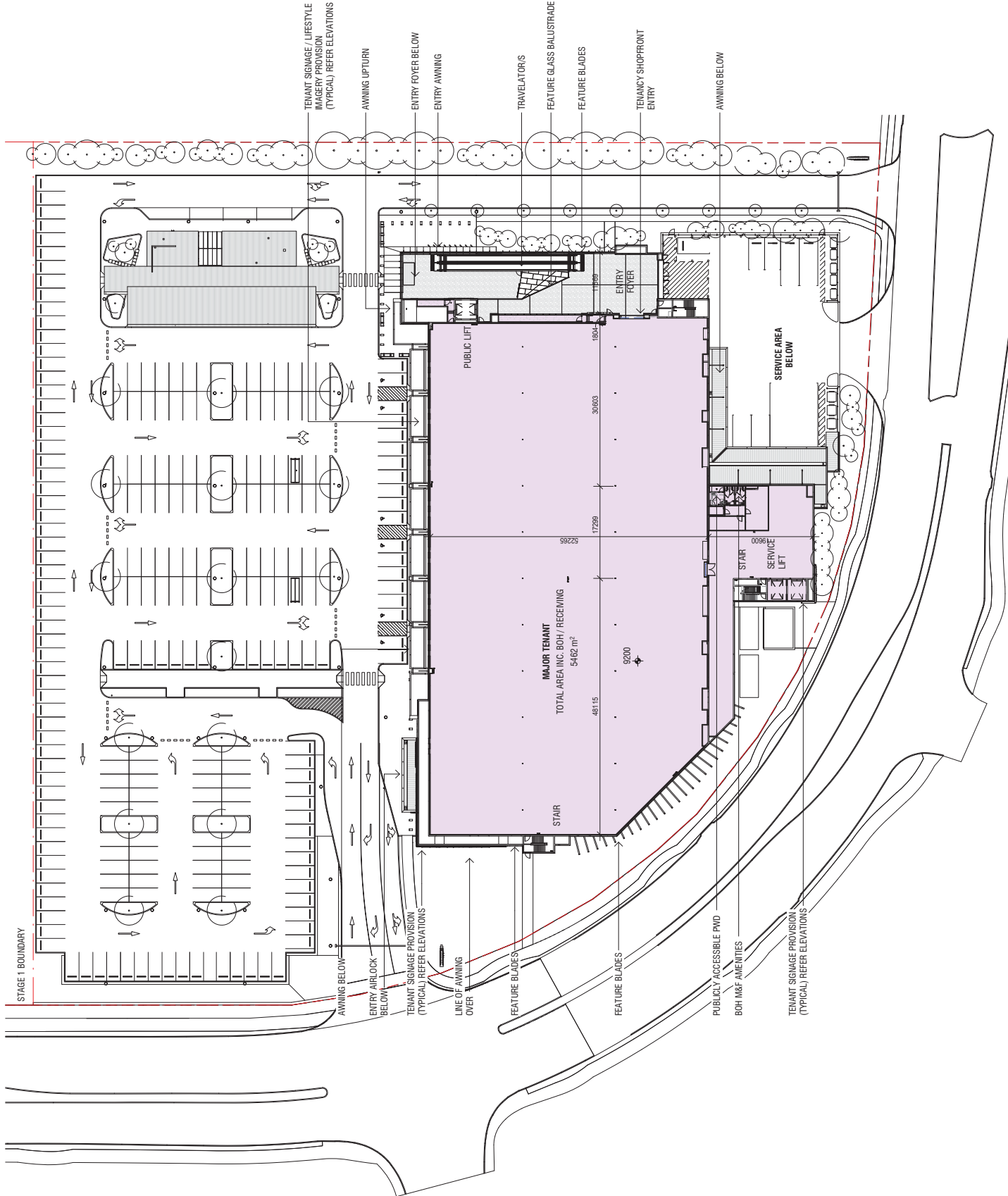
Project
MAROCHYDRE
STAGE 1 DA
53-91 DALTON DRIVE

Project Number
717006
Status
DEVELOPMENT APPLICATION
Date Prepared: 05 Sep 19 10:17:08 AM
Date Issued: 30.03.2019
Scale: 1:500 @ A3
Drawing Title
LEVEL 1 PLAN

Drawing Number
A-DA-0102
Revision
C

BUCHAN

Buchanan Studio
+61 7 3559 5222 / buchangaroup.com.au



Do not scale this drawing. Verify all dimensions on site before commencing construction. This drawing is the property of BUCHAN GROUP and shall remain the property of BUCHAN GROUP. No reproduction or use without prior written consent is permitted.

File: A3173737000_000111.DWG

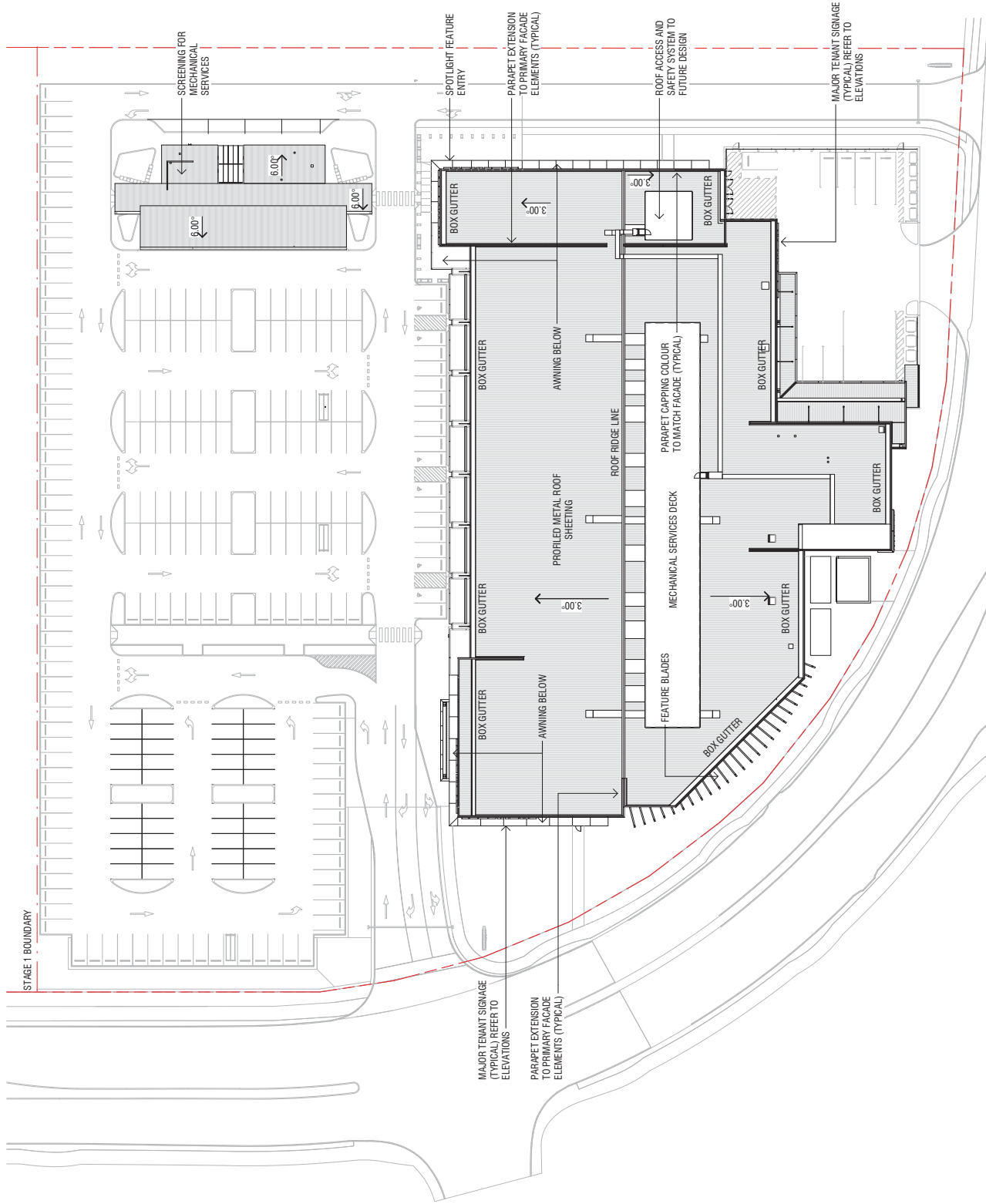
PROJECT
MAROCHYDORÉ
STAGE 1 DA
53-91 DALTON DRIVE

Project Number
717006
Sheet
DEVELOPMENT APPLICATION
Date Plotted: 05 Sep 19 10:17:29 AM
Date Plotted: 30/08/2019
Scale: 1:500 @ A3
Drawing Title
ROOF PLAN

Drawing Number
A-DA-0120
Revision
C

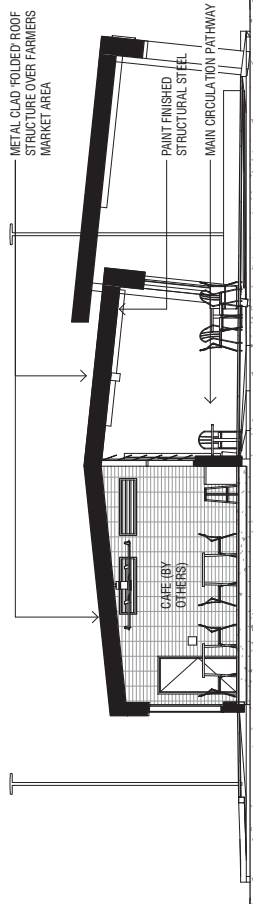
BUCHAN

Buchan Studio
+61 7 3559 9222 / buchangroup.com.au

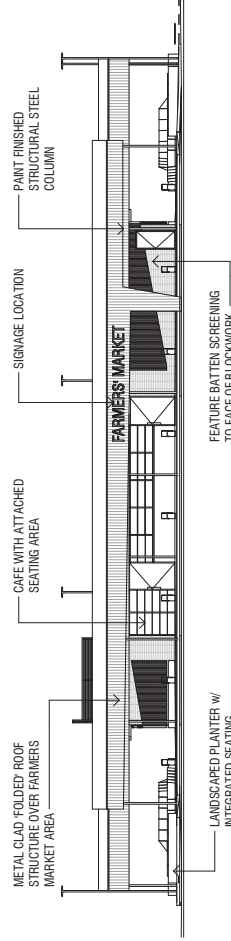


Do not seal this drawing. Verify all dimensions on site before commencing construction. This drawing is the property of Buchanan Group Architects Pty Ltd. Reproduction without prior written consent is prohibited.

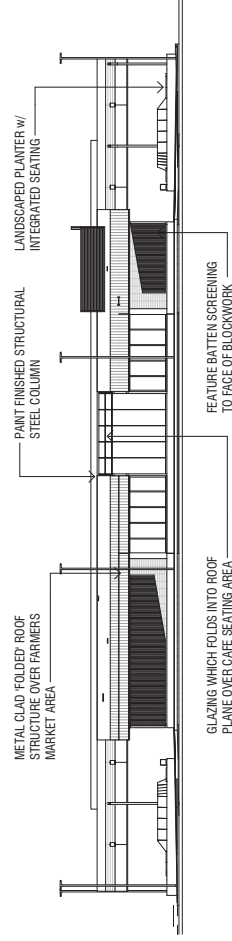
File
A131731006_280711.dwg



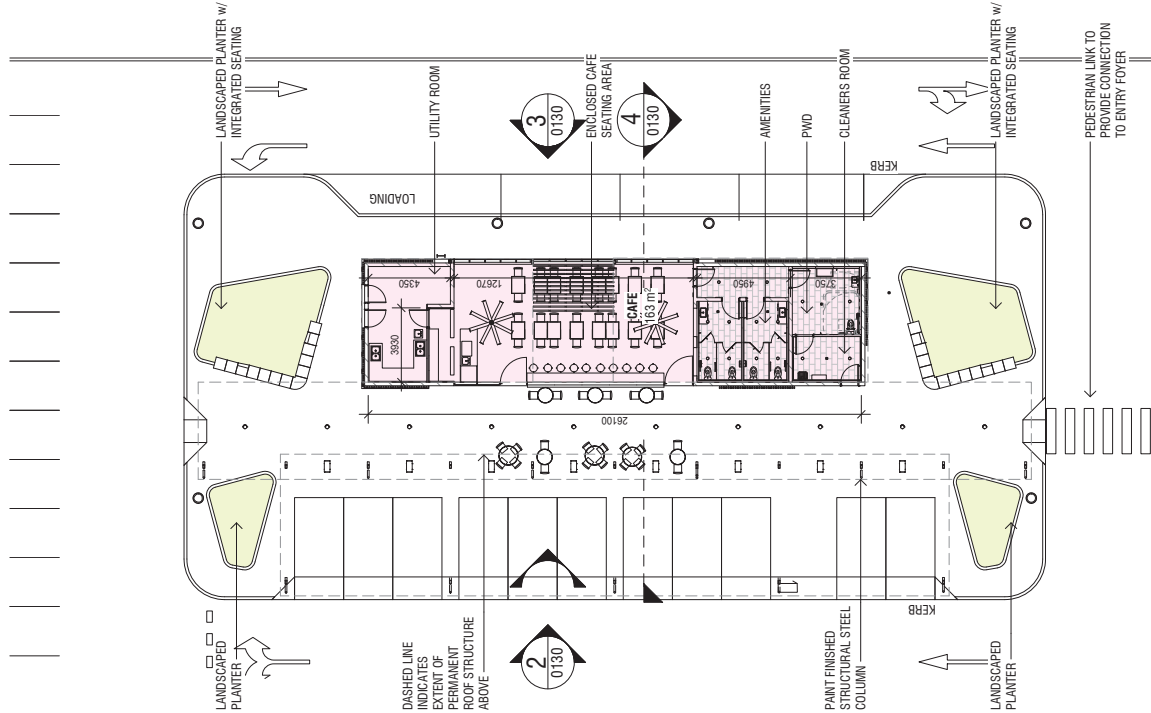
4 FARMERS MARKET SECTION
0130 1:100



2 FARMERS MARKET WEST ELEVATION
0001 1:200



3 FARMERS MARKET EAST ELEVATION
0130 1:200



1 FARMERS MARKET PLAN
0130 1:200

Project
MAROOCHYDORE
STAGE 1 DA
53-91 DALTON DRIVE

Project Number
717006
Status
DEVELOPMENT APPLICATION
Date Issued
05 Sep 19 10:17:52 AM
Date Received
28.03.2019
Scale
As indicated
Drawing Title
FARMERS MARKET

Drawing Number
A-DA-0130
Revision
C

BUCHAN

Buchanan Studio
+61 7 3559 5522 / buchangoop.com.au

Rev.	Date	Description	Iss.	Appr.
C	30/08/2019	DEVELOPMENT APPLICATION	MEN	EW

Do not scale this drawing. Verify all dimensions on site before commencing any work. Copyright © 2019 Buchanan. This drawing remains the property of The Buchanan Group Australia Pty Ltd. Reproduction in whole or in part without prior consent is forbidden.

File
X:\1717\1717006\REVIT\DA

Project
MAROOCHYDORE
STAGE 1 DA
53-91 DALTON DRIVE

Project Number
717006

Status	DEVELOPMENT APPLICATION
Date Plotted	05-Sep-19 10:18:12 AM

DATE ISSUED 30.08.2019

Scale 1:250 @A2

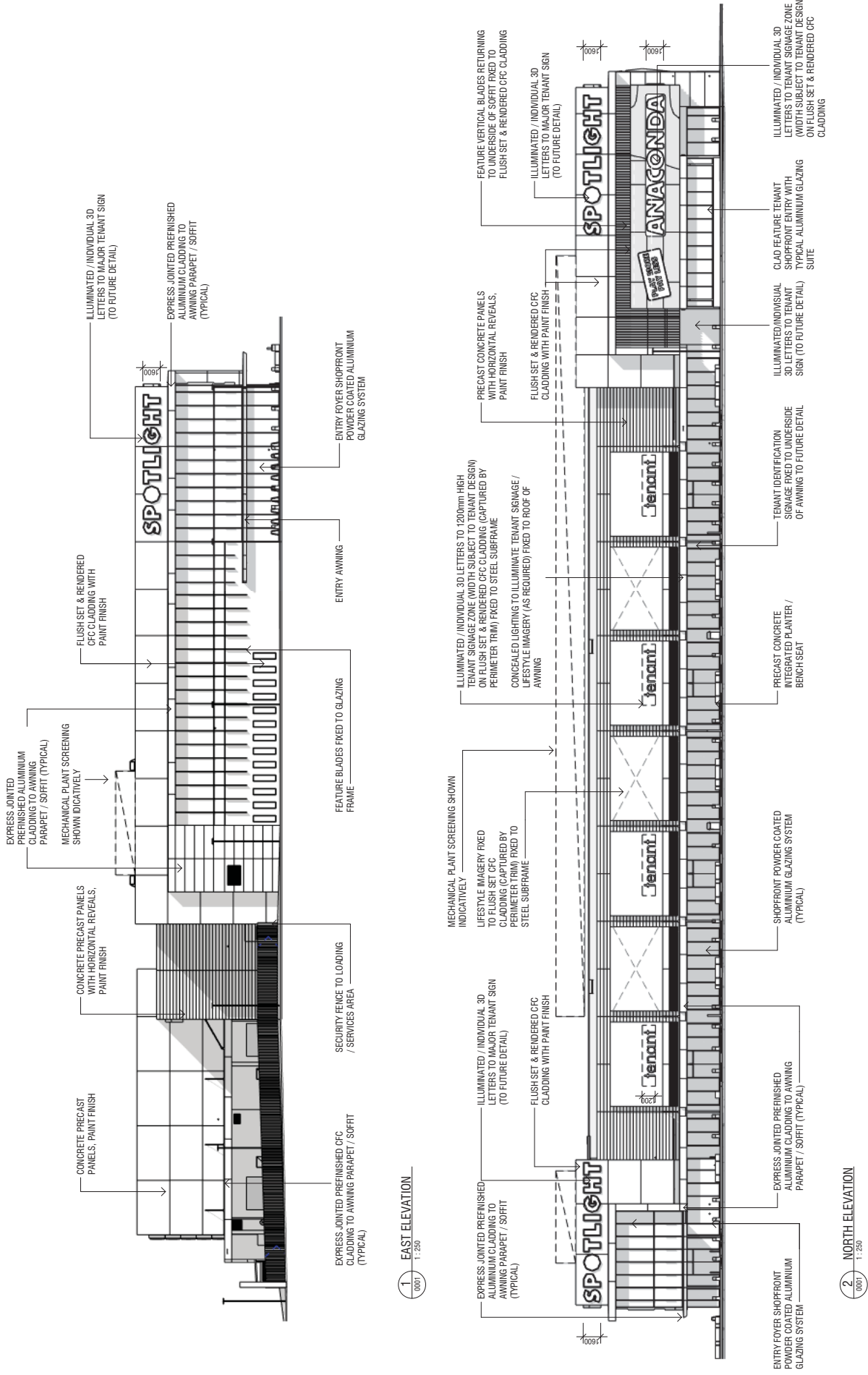


ELEVATIONS
Drawing Title

Drawing Number
A-DA-0200

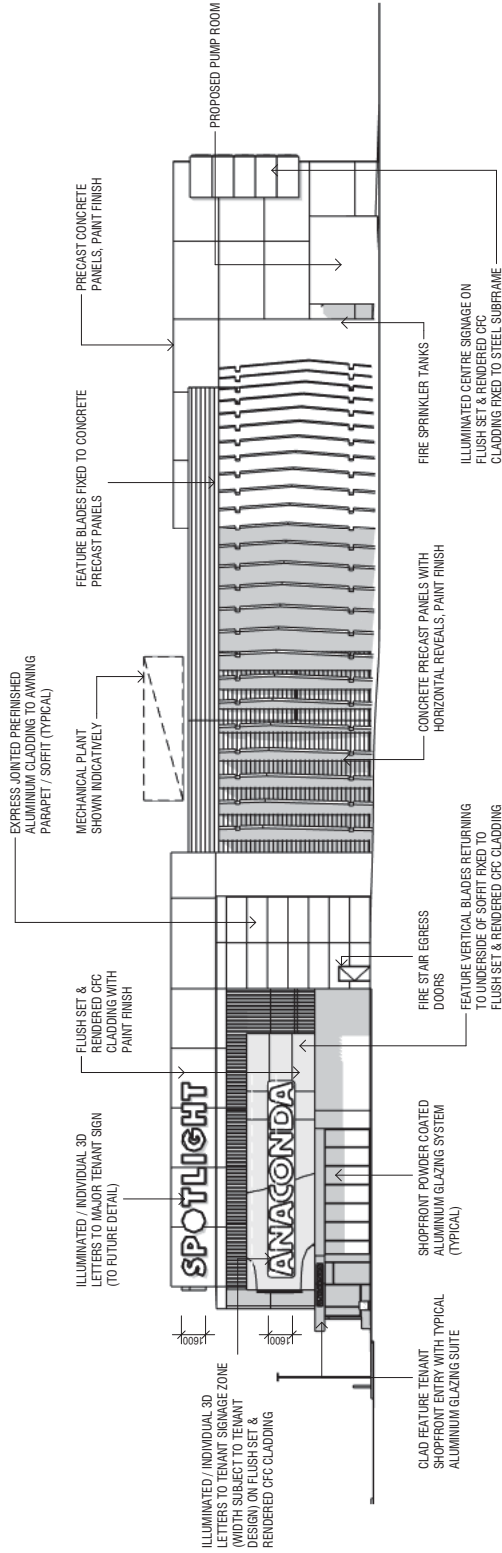
BUCHAN

Brisbane Studio
+61 7 3859 9222 / buchangroup.com.au

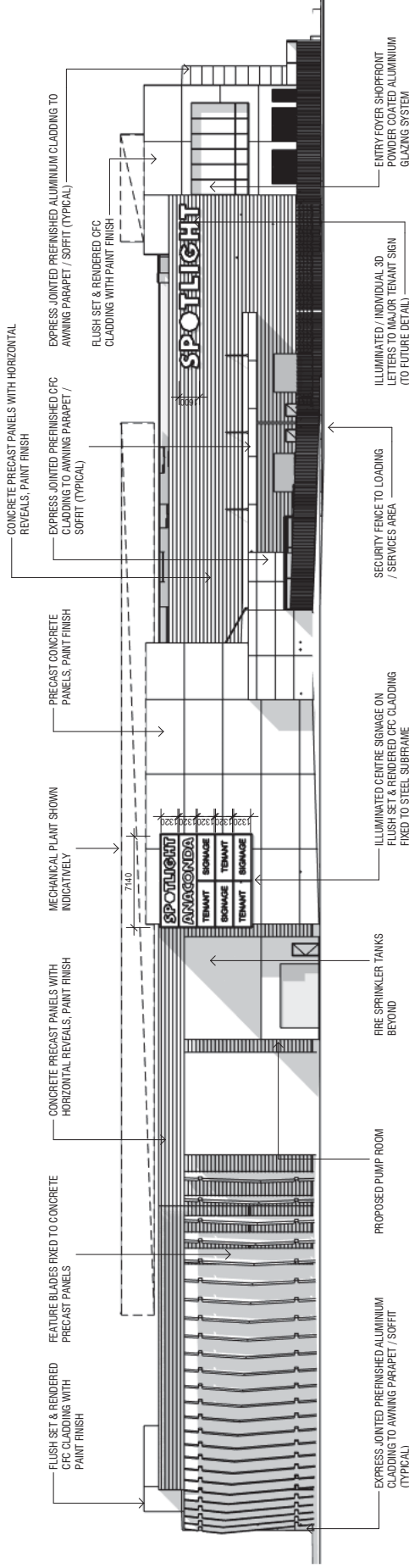


Do not scale this drawing. Verify all dimensions on site before commencing construction. This drawing is the property of Buchanan Group Pty Ltd. Reproduction without written permission is prohibited.

File
A3173737000_80071_DA



1 WEST ELEVATION
0001 1:250



2 SOUTH ELEVATION
0001 1:250

Project
MAROCHYDORE
STAGE 1 DA
53-91 DALTON DRIVE

Project Number
717006

Drawn
DEVELOPMENT APPLICATION

Date Issued
05 Sep 19 10:38:31 AM

Date Issued
30.08.2019

Scale
1:250 @ 42

0 2.5 5 7.5 10 12.5 15 17.5 20 22.5 25 27.5 30 32.5 35 37.5 40 42.5 45 47.5 50 52.5 55 57.5 60 62.5 65 67.5 70 72.5 75 77.5 80 82.5 85 87.5 90 92.5 95 97.5 100

Drawn By
ELEVATIONS

Drawing Number
A-DA-0201

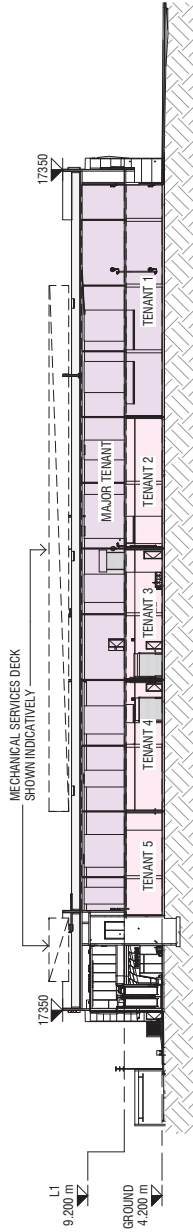
Revision
C

BUCHAN

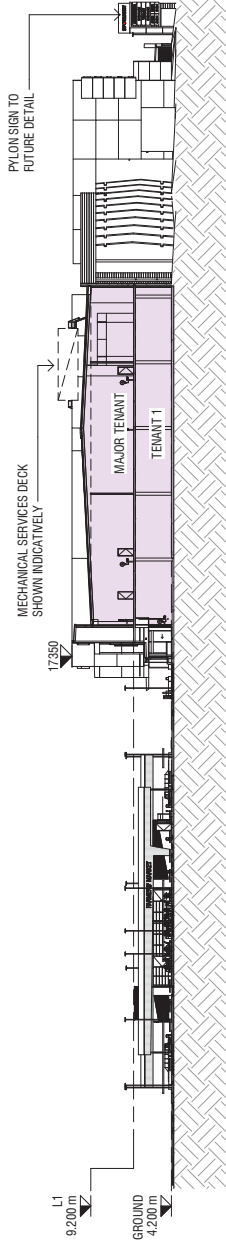
Buchanan Studio
+61 7 3559 5222 / buchangoop.com.au

Do not scale this drawing. Verify all dimensions on site before commencing construction. This drawing is the property of Buchanan Group Architects Pty Ltd. Reproduction in whole or in part without prior written consent is prohibited.

File
A3171737000_800M_LA



2 OVERALL CROSS SECTION 02
1:500



1 OVERALL CROSS SECTION 01
1:500

MAROCHYDORE
STAGE 1 DA
53-91 DALTON DRIVE

Project Number
717006
Development Application
Date Issued: 05 Sep 19 10:18:58 AM
Date Received: 30.08.2019
Scale: 1:500 @ A3
Drawing Title
SECTIONS

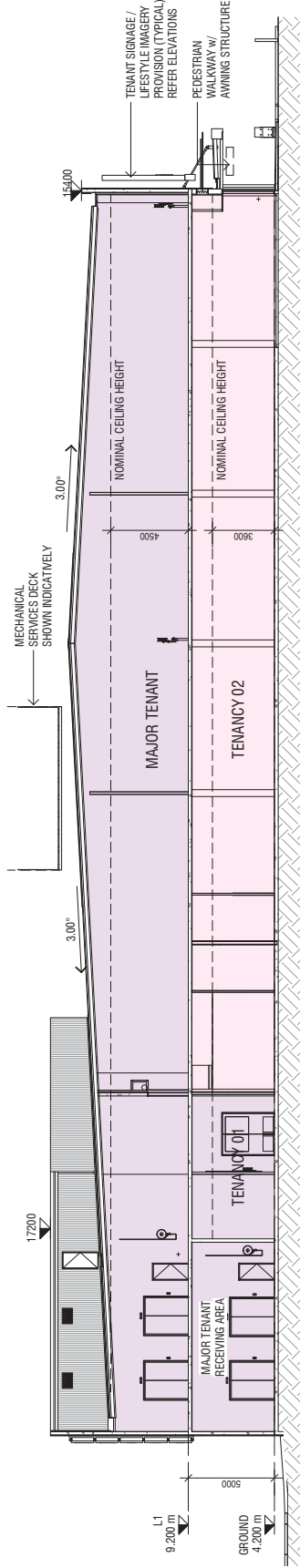
Drawing Number
A-DA-0300
Revision
C

BUCHAN

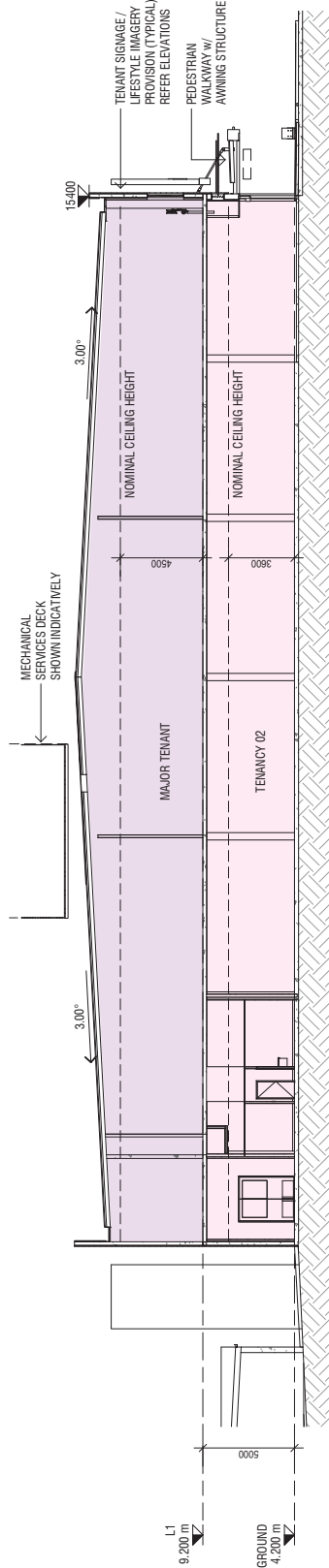
Buchanan Studio
+61 7 3559 5222 / buchangaroup.com.au

Do not scale this drawing. Verify all dimensions on site before commencing construction.
This drawing is the property of BUCHAN GROUP and is not to be reproduced or used in any way without prior written permission.

File
A3173731006_260711.DWG



1 TYPICAL BUILDING SECTION 02
0.001 1:200



2 TYPICAL BUILDING SECTION 01
0.001 1:200

Project
MAROOCHYDORE
STAGE 1 DA
53-91 DALTON DRIVE

Project Number
717006
Status
DEVELOPMENT APPLICATION
Date Issued: 05 Sep 19 10:13:17 AM
Date Received: 30.08.2019
Scale: 1:200 @ A3

Drawing Title
SECTIONS
Drawing Scale
0 1000 2 4 6 8 10M

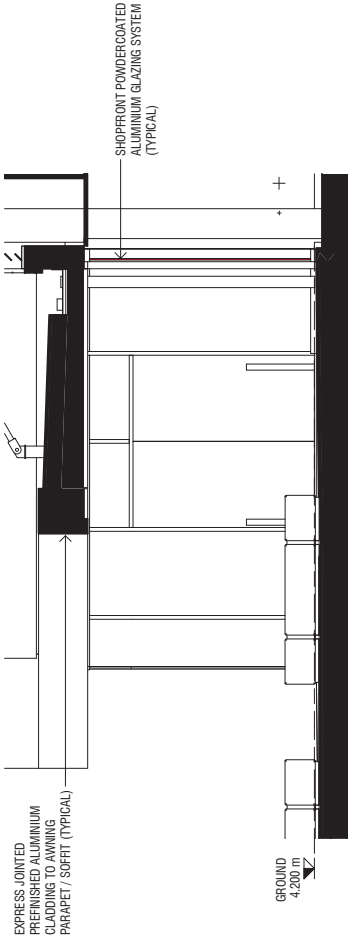
Drawing Number
A-DA-0301
Revision
C

BUCHAN

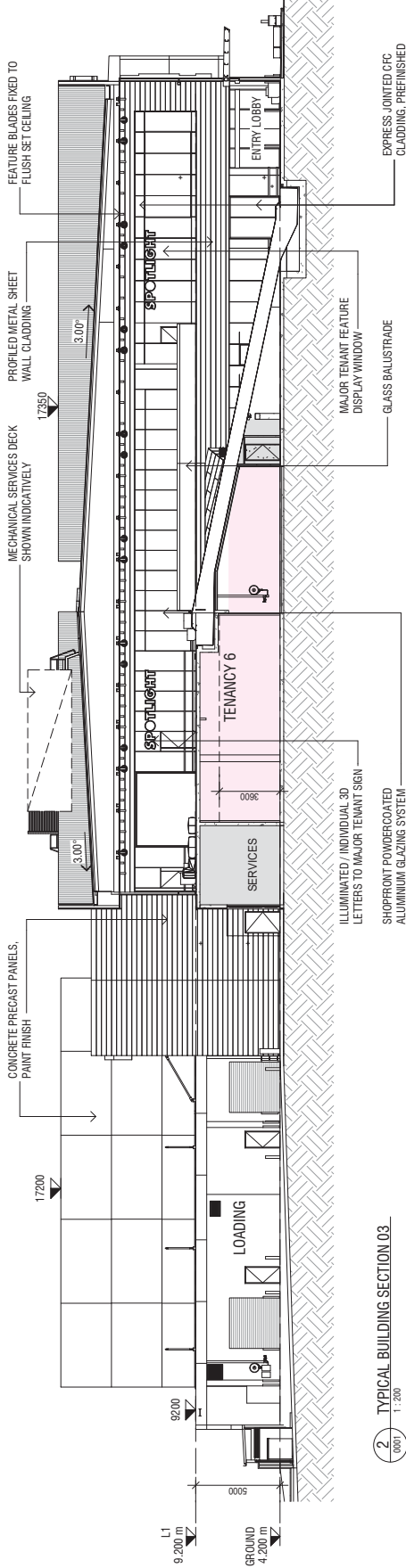
Brehan Studio
+61 7 3559 9222 / buchanguroup.com.au

Do not scale this drawing. Verify all dimensions on site before commencing construction. All dimensions are in millimetres unless otherwise stated. This drawing is the property of BUCHAN Group Architects Pty Ltd. Reproduction without prior written permission is prohibited.

File
A313737006_200711_04



3 TYPICAL SHOPFRONT SECTION
1:50



2 TYPICAL BUILDING SECTION 03
1:200

Project
**MAROCHYDORE
STAGE 1 DA**
53-91 DALTON DRIVE

Project Number
717006
Status
DEVELOPMENT APPLICATION
Date Printed: 05 Sep 19 10:18:38 AM
Date Issued: 30.08.2019
Scale: As indicated
Drawing Title
SECTIONS

Drawing Number
A-DA-0302
Revision
C

BUCHAN

Brisbane Studio
+61 7 3559 9222 / buchanguroup.com.au

Do not seal this drawing. Verify all dimensions on site before commencing construction. This drawing is the property of BUCHAN Group Australia Pty Ltd. Reproduction in whole or in part without prior written consent is prohibited.

File
A3173737000_800M_LA



MAROOCHYDORE
STAGE 1 DA
53-91 DALTON DRIVE

Project Number
717006

Drawn By
DEVELOPMENT APPLICATION

Date Plotted: 05 Sep 19 10:18:53 AM

Date Issued: 30.08.2019

Scale: 1:100 @ A2

Drawing Title

EASTERN BOUNDARY INTERFACE

Drawing Number
A-DA-0305

Revision
C

BUCHAN

Brehanne Studio
+61 7 3559 9222 / buchanguroup.com.au

Do not seal this drawing. Verify all dimensions on site before commencing.
This drawing is the property of Buchanan Group Pty Ltd. Reproduction without prior written
permission is prohibited.

File
A3173731000_0001.dwg

Project
MAROOCHYDORE
STAGE 1 DA
53-91 DALTON DRIVE

Project Number
717006
Status
DEVELOPMENT APPLICATION
Date Printed 05 Sep 19 10:22:38 AM
Date Issued 30.08.2019
Scale 1 : 1000 @A2

Drawing Title
REFERENCE 01

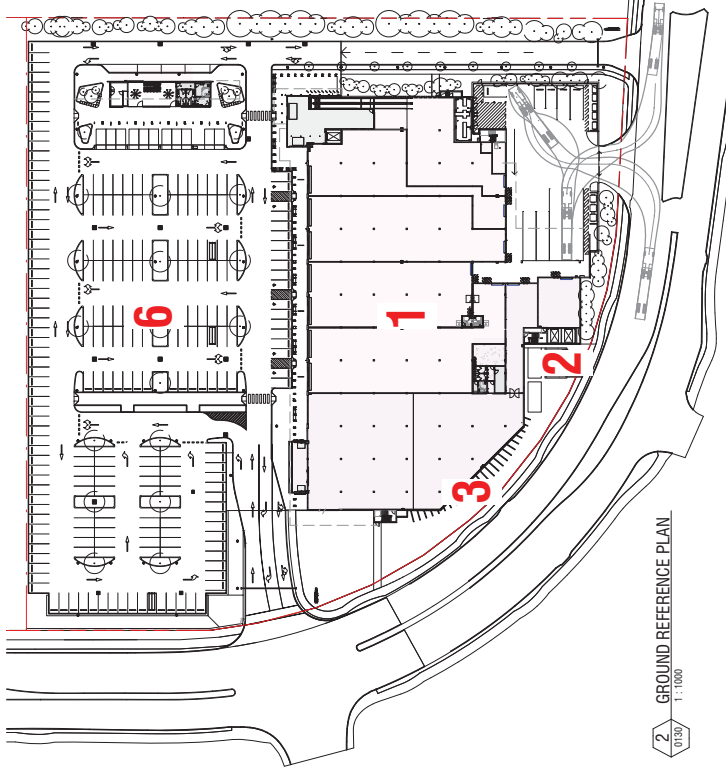
Drawing Number
A-DA-0800
Revision
C

BUCHAN

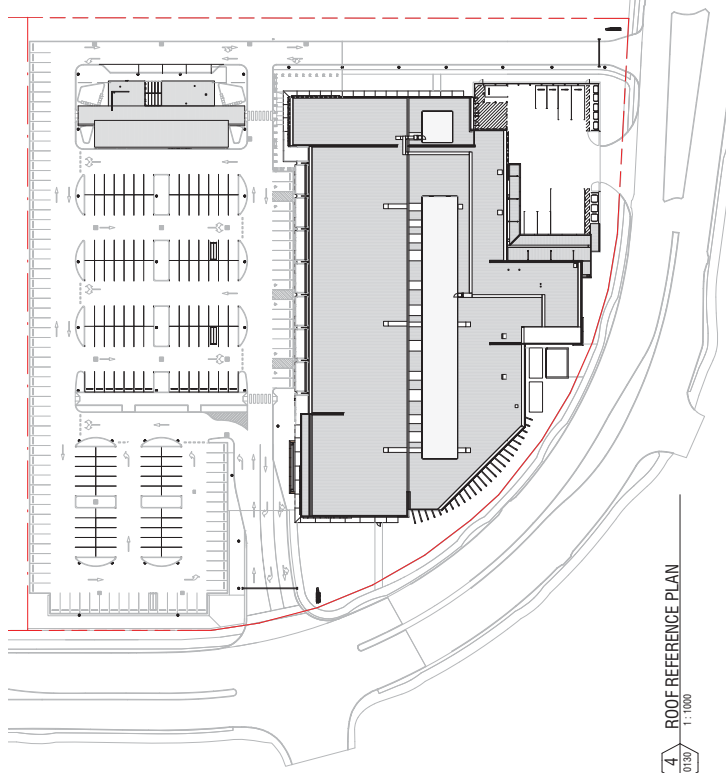
Buchanan Studio
+61 7 3559 9222 / buchangaroup.com.au

LEGEND

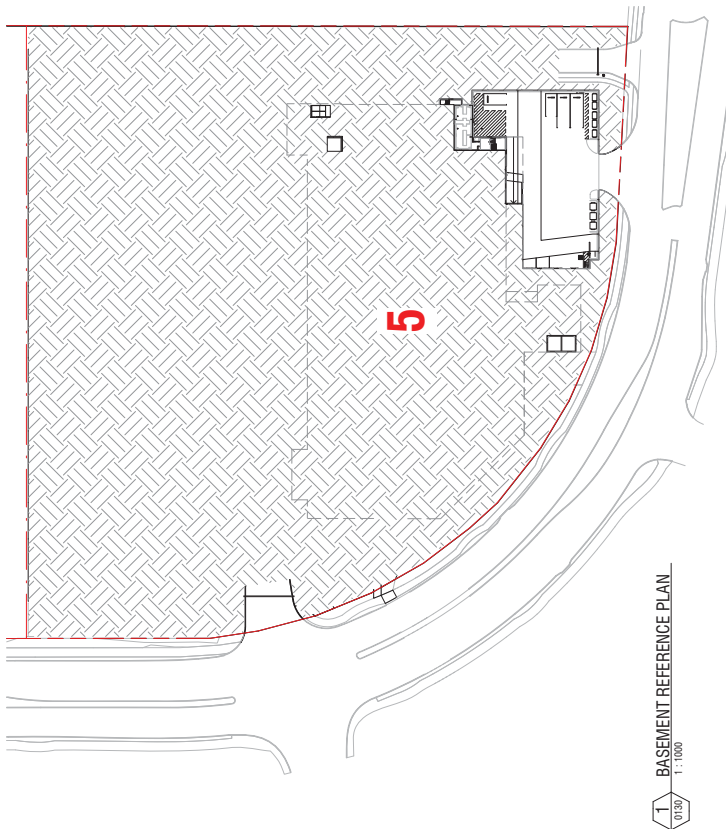
1. NEW GROUND BUILDING LEVEL OF RL +4.200 FROM RL 5.350
2. RELOCATION OF FIRE SPRINKLER TANKS (EXTERNAL)
3. REDUCTION IN NUMBER OF FEATURE BLADES ALONG DALTON DRIVE
4. ADJUSTED LEVEL 1 FLOOR LEVEL
5. REMOVAL OF BASEMENT LEVEL FIRE SERVICES
6. REDUCTION IN OVERALL NUMBER OF CARPARKING BAYS DUE TO CHANGES TO LANDSCAPING



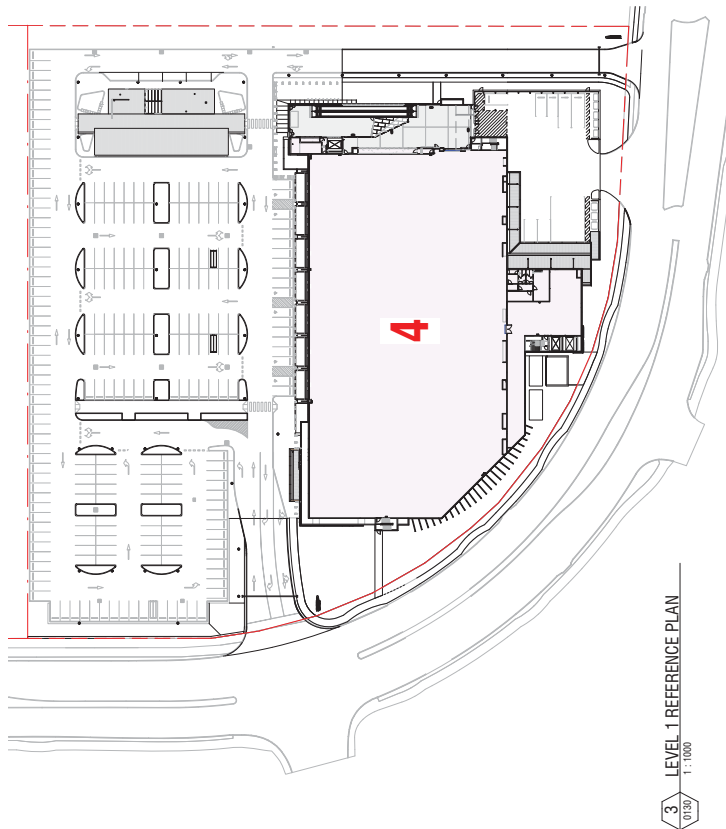
2 GROUND REFERENCE PLAN
0130 1 : 1000



4 ROOF REFERENCE PLAN
0130 1 : 1000



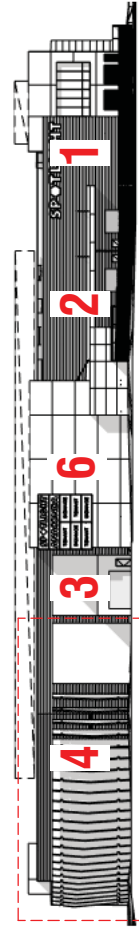
1 BASEMENT REFERENCE PLAN
0130 1 : 1000



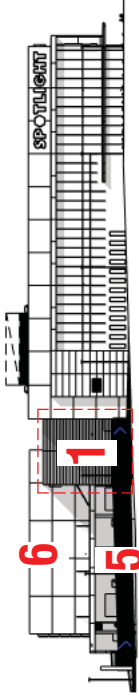
3 LEVEL 1 REFERENCE PLAN
0130 1 : 1000

Do not seal this drawing. Verify all dimensions on site before commencing construction. This drawing is the property of Buchanan Group Architects Pty Ltd. Reproduction in whole or in part without prior written consent is prohibited.

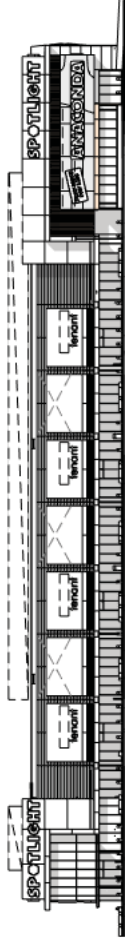
File
A313737000_202011_04



5 SOUTH ELEVATION REFERENCE
0001 1:500



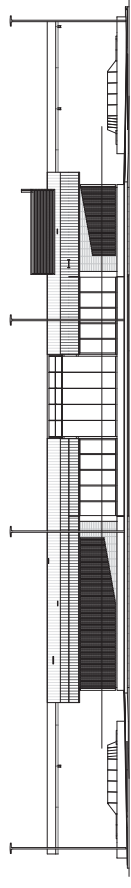
6 EAST ELEVATION REFERENCE
0001 1:500



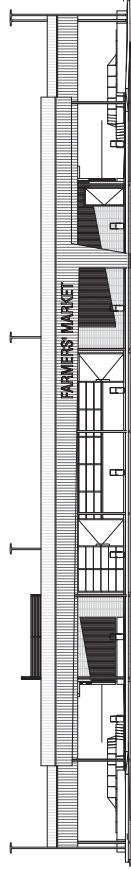
3 NORTH ELEVATION REFERENCE
0001 1:500



4 WEST ELEVATION REFERENCE
0001 1:500



1 FARMERS MARKET EAST ELEVATION REFERENCE
0001 1:200



2 FARMERS MARKET WEST ELEVATION REFERENCE
0150 1:200

LEGEND

1. MATERIALITY: PROFILED METAL CLADDING CHANGED TO PRECAST CONCRETE PANELS
2. DOCK REMOVED, REPLACED WITH AT GRADE LOADING
3. FIRE SPRINKLER TANKS RELOCATED EXTERNALLY
4. REDUCTION IN NUMBER OF FEATURE BLANKS ALONG DALTON DRIVE
5. CHANGES TO VEHICULAR RAMP GRADIENTS AS A RESULT OF LOWER BUILDING LEVELS
6. MATERIALITY: CPC CLADDING, CHANGED TO PRECAST CONCRETE PANELS

Project
**MAROOCHYDORE
STAGE 1 DA**
53-91 DALTON DRIVE

Project Number
717006

Drawn By
DEVELOPMENT APPLICATION

Date Issued
05 Sep 19 10:22:33 AM

Date Revised
30.08.2019

Scale
As indicated

Drawing Title
REFERENCE 02

Drawing Number
A-DA-0801

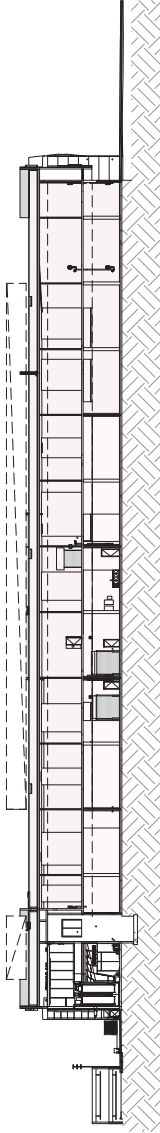
Revision
C

BUCHAN

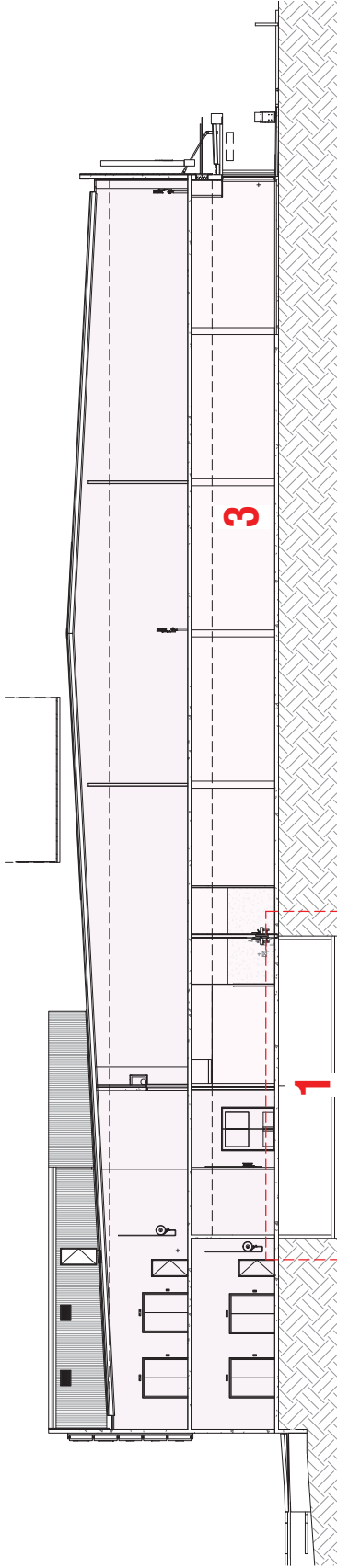
Brisbane Studio
+61 7 3559 5222 / buchanguroup.com.au

LEGEND

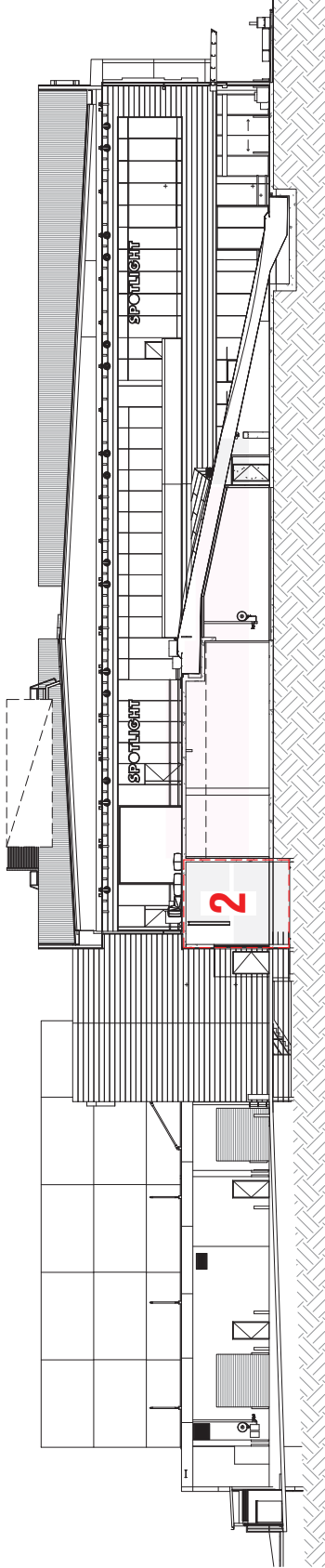
1. RELOCATION OF BASEMENT LEVEL FIRE SERVICES
2. REMOVAL OF JMS SWITCHROOM ABOVE SUBSTATION
3. NEW BUILDING LEVEL OF RL 4,200 FROM RL 5,350



1 OVERALL CROSS SECTION 02 REFERENCE
1:500



2 TYPICAL BUILDING SECTION 02 REFERENCE
1:200



3 TYPICAL BUILDING SECTION 03 REFERENCE
1:200

PROJECT
MAROOCHYDORE
STAGE 1 DA
53-91 DALTON DRIVE

Project Number
717006

Drawn By
DEVELOPMENT APPLICATION

Date Issued
05 Sep 19 10:24:04 AM

Date Revised
30.08.2019

Scale
Not to scale

Drawing Title
REFERENCE 03

Drawing Number
A-DA-0802

Revision
C

BUCHAN

Brisbane Studio
+61 7 3559 9222 / buchanguroup.com.au

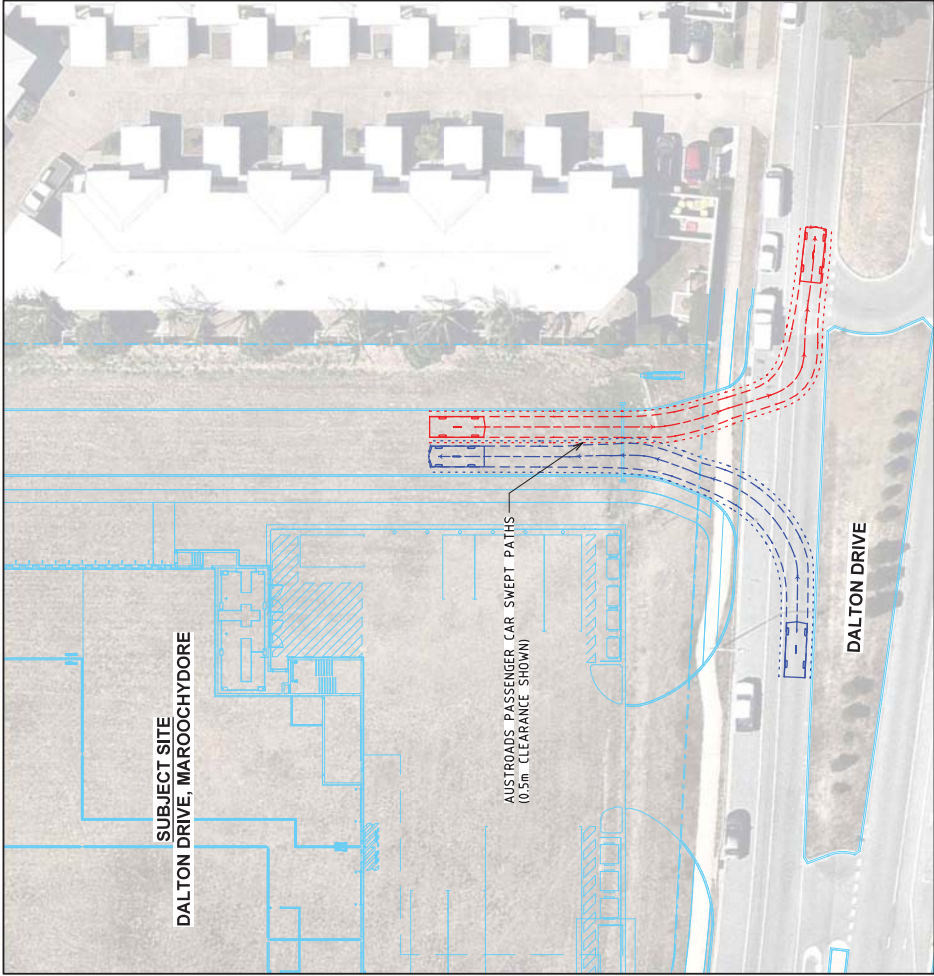
Stage 1: Large Format Retail
Development Dalton Drive,
Maroochydore

APPENDIX

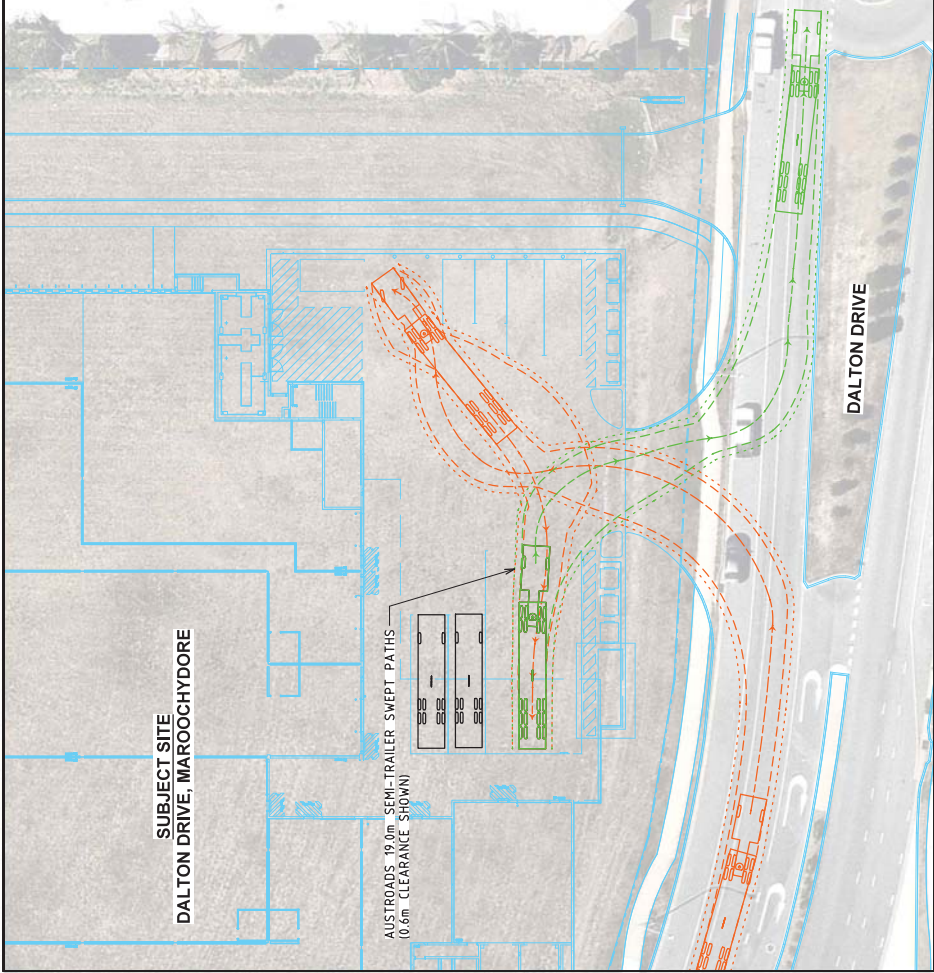
B

SERVICE VEHICLE SWEEP PATHS

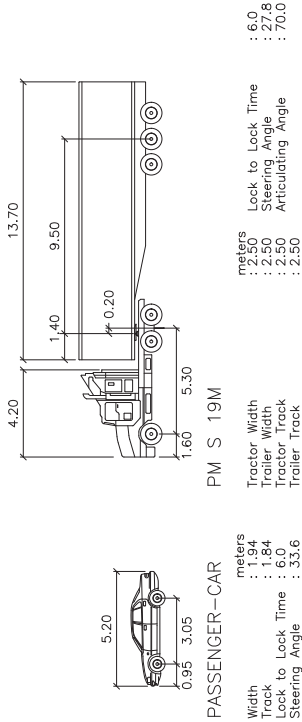
B99 CAR CIRCULATION



19.0m SEMI-TRAILER LOADING ACCESS



DESIGN VEHICLES

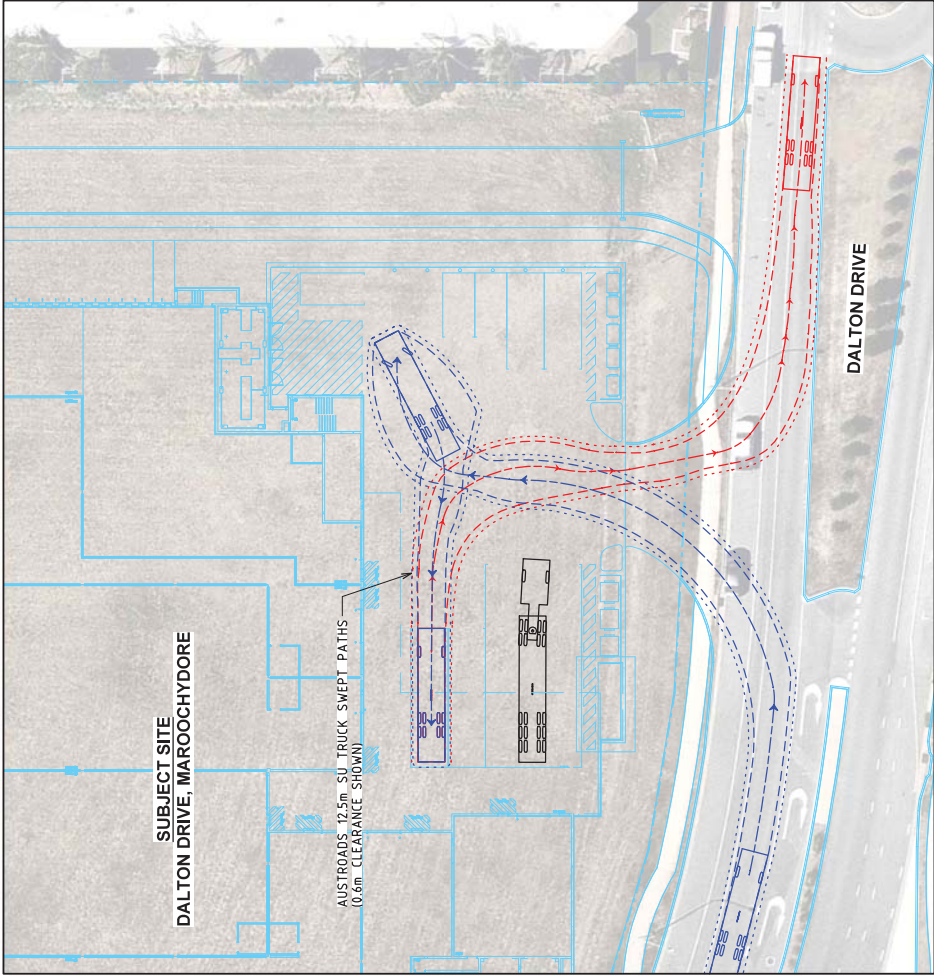


© Cardno Limited
All Rights Reserved
This document is produced by Cardno Limited
solely for the benefit of and use by the client
in accordance with the terms of the tender.
Cardno Limited does not and shall not
assume any responsibility or liability
whatsoever to any third party arising out of
any use or reliance by third party on the
content of this document.

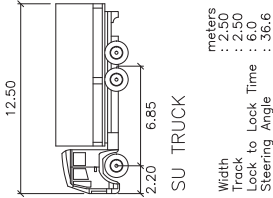


UBD BRISBANE MAP REF 69 G15
MAROOCHYDORE SPOTLIGHT PROPERTY 2
DALTON DRIVE, MAROOCHYDORE
SUNSHINE COAST COUNCIL
LOADING BAY AND SITE ACCESS
B99 CAR AND 19.0m SEMI-TRAILER SWEEP PATHS
Drawn/Check/Date
LS / SGM 01.08.2018
Scale 1:500
Size A3
Drawing Number
Revisior
V171339-TR-SK-0007
6

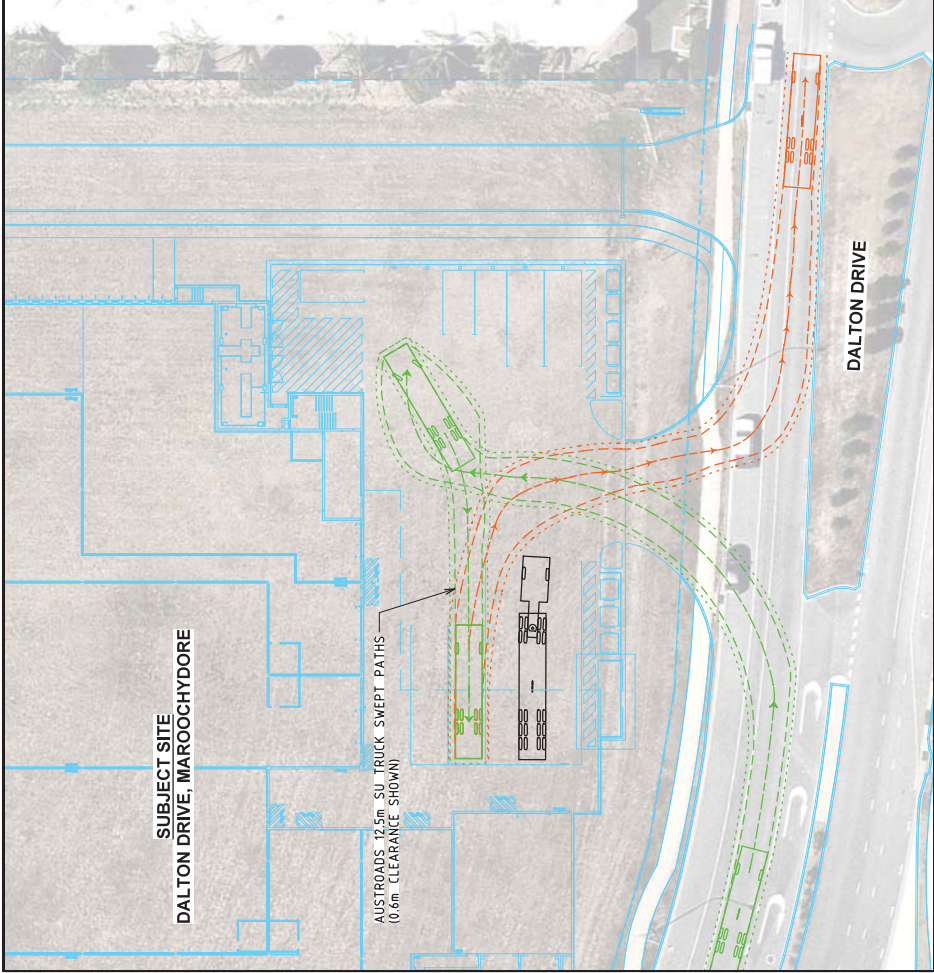
12.5m SU TRUCK LOADING ACCESS



DESIGN VEHICLES



12.5m SU TRUCK LOADING ACCESS



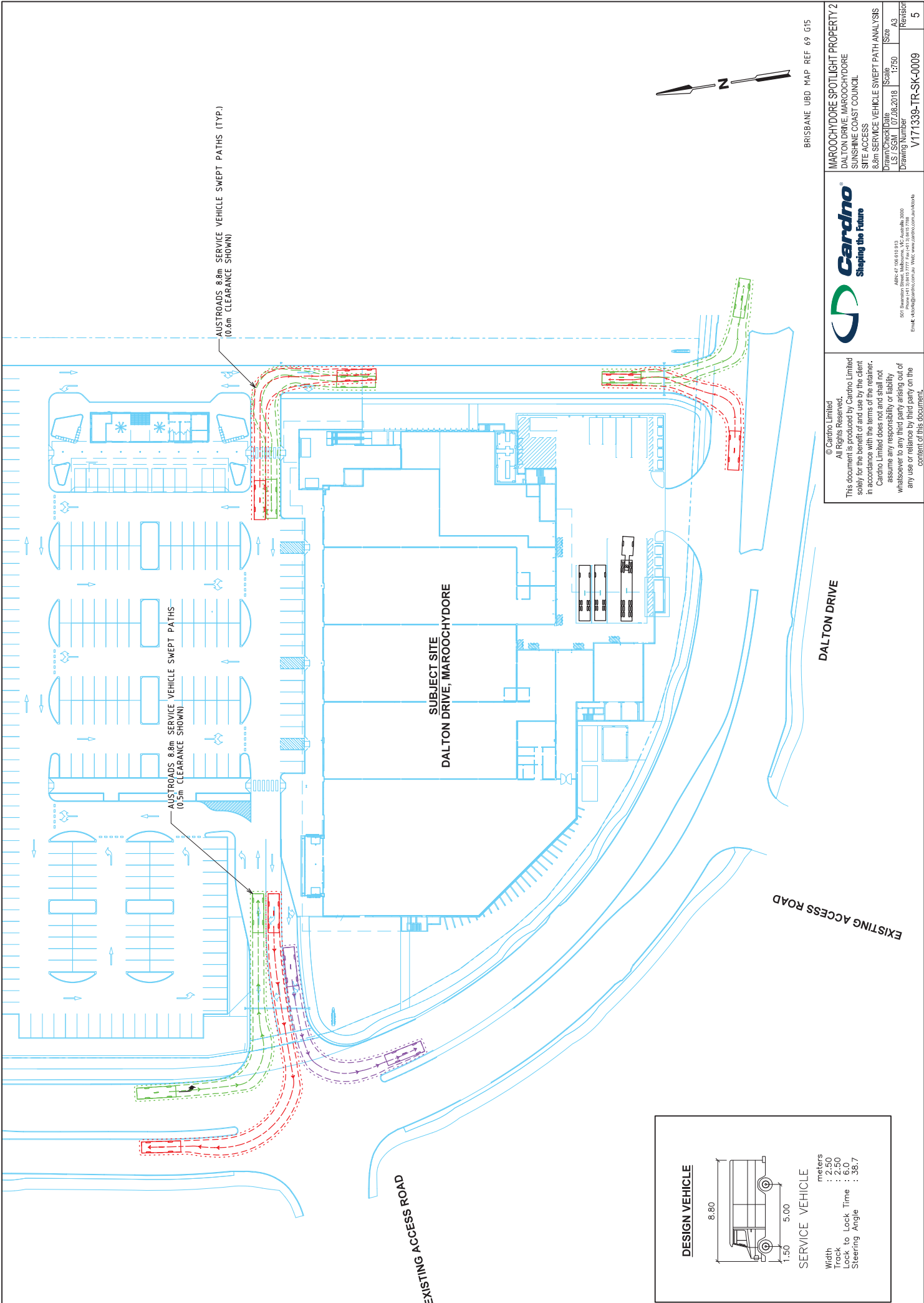
UBD BRISBANE MAP REF 69 G15

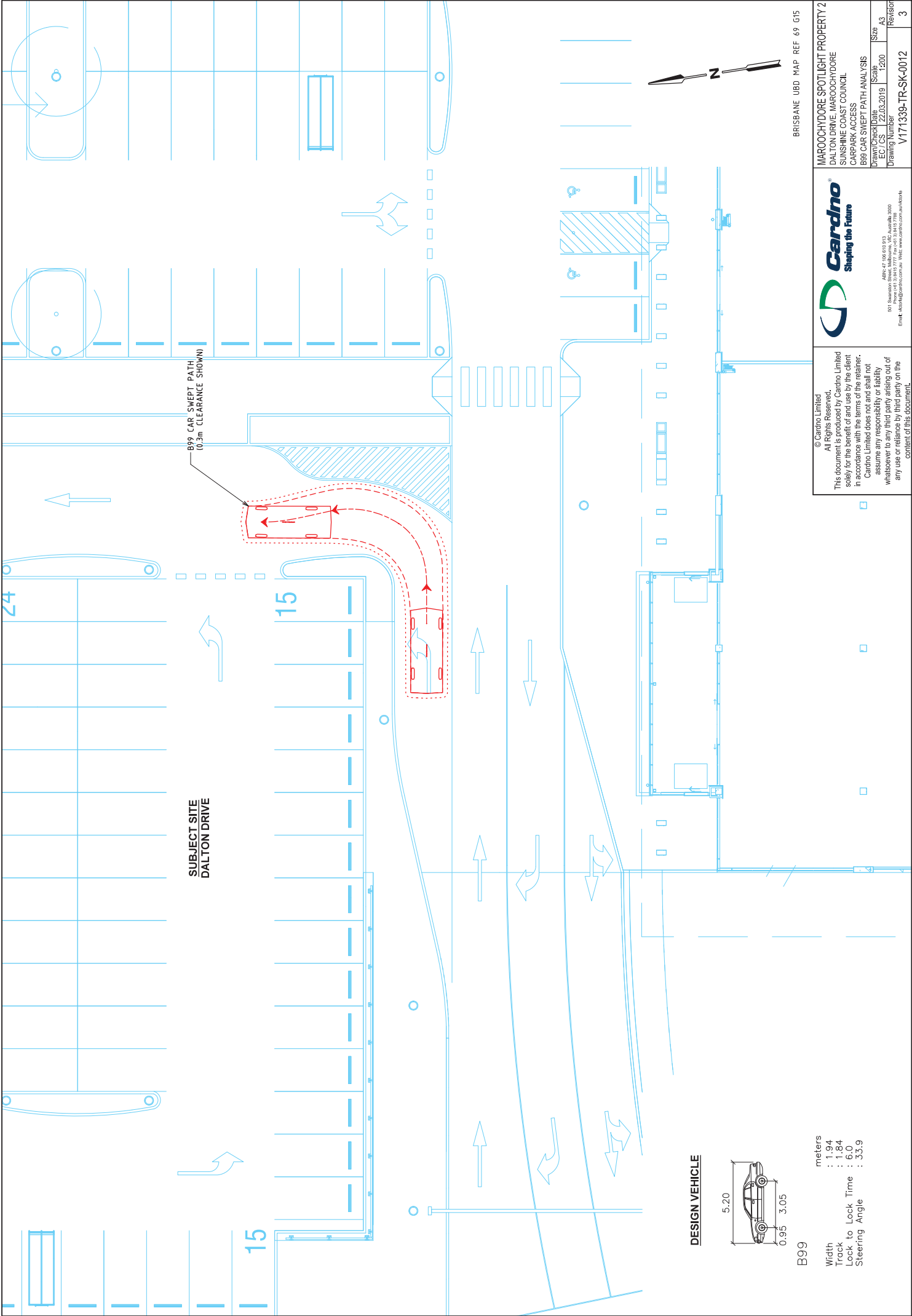
© Cardno Limited
All Rights Reserved
This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer. Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.



ABN: 47 100 610 913
501 Bessenden Street, Melbourne, VIC 3000 Australia 2002
Email: info@cardno.com.au Web: www.cardno.com.au

MAROOCHYDORE SPOTLIGHT PROPERTY 2			
DALTON DRIVE, MAROOCHYDORE			
SUNSHINE COAST COUNCIL			
LOADING BAY AND SITE ACCESS			
12.5m SU TRUCK SWEEP PATHS			
Drawn/Check/Date	Scale	Size	A3
LS / SGM 01.08.2018	1:500	1500	A3
Drawing Number	Revision		
V171339-TR-SK-0008	6		





BRISBANE UBD MAP REF 69 G15

Cardno
Shaping the Future

© Cardno Limited
All Rights Reserved
This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer. Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

MAROOCHYDORE SPOTLIGHT PROPERTY 2
DALTON DRIVE, MAROOCHYDORE
SUNSHINE COAST COUNCIL
CARPARK ACCESS
B99 CAR SWEEP PATH ANALYSIS

Drawn/Check Date: 12.03.2019
EC / CS: 1200
Scale: 1200
Size: A3
Drawing Number: V171339-TR-SK-0012
Revisior: 3