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DEVELOPMENT STATISTICS

Site Characteristics	
Address:	Future Way / Sunshine Coast Parade,
	Maroochydore CBD
	City Centre Priority Development Area
	Precinct 3 - Core Business
Lot Details:	Lot D1 / D2
Site Area:	4119m^2
Authority:	Sunshine Coast Regional Council

Yield

Residential		
3 bed apartment +Penthouses	64	41%
2 bed apartment	76*	48%
1 bed apartment	18*	11%
Total apartment	**158**	

*18 Accessible Housing Units provided: 7x 1 bed, 11x 2 bed = 11%

Retail / Shop Tenancy	395m^2
Commercial / Office Tenancy	320m^2
Total Shop / Tenancy	**715m^2**

excludes amenities and communal use facilities

GFA / plot ratio:	
16,835m^2	**1:4.1**

Car Parking	**Required**		**Provided**
Residents	158	(1 per dwelling)	213*/**
Retail / Office	12	(1 per 60m^2)	12
Total Cars	**170**		**225**

*Provides 2 cars for 55 apartments including 18 tandem + 37 standard
**Provides 18 accessible car spaces for Adaptable Housing Units

Other Vehicle Provisions:	
HRV / MRV	on site (exit via Future Way)
WCV	on site (exit via Future Way)
Van	utilise service vehicle area on site
Motorbikes	To planning requirements
Bicycles	To planning requirements
PWD parking	To Aus Standards

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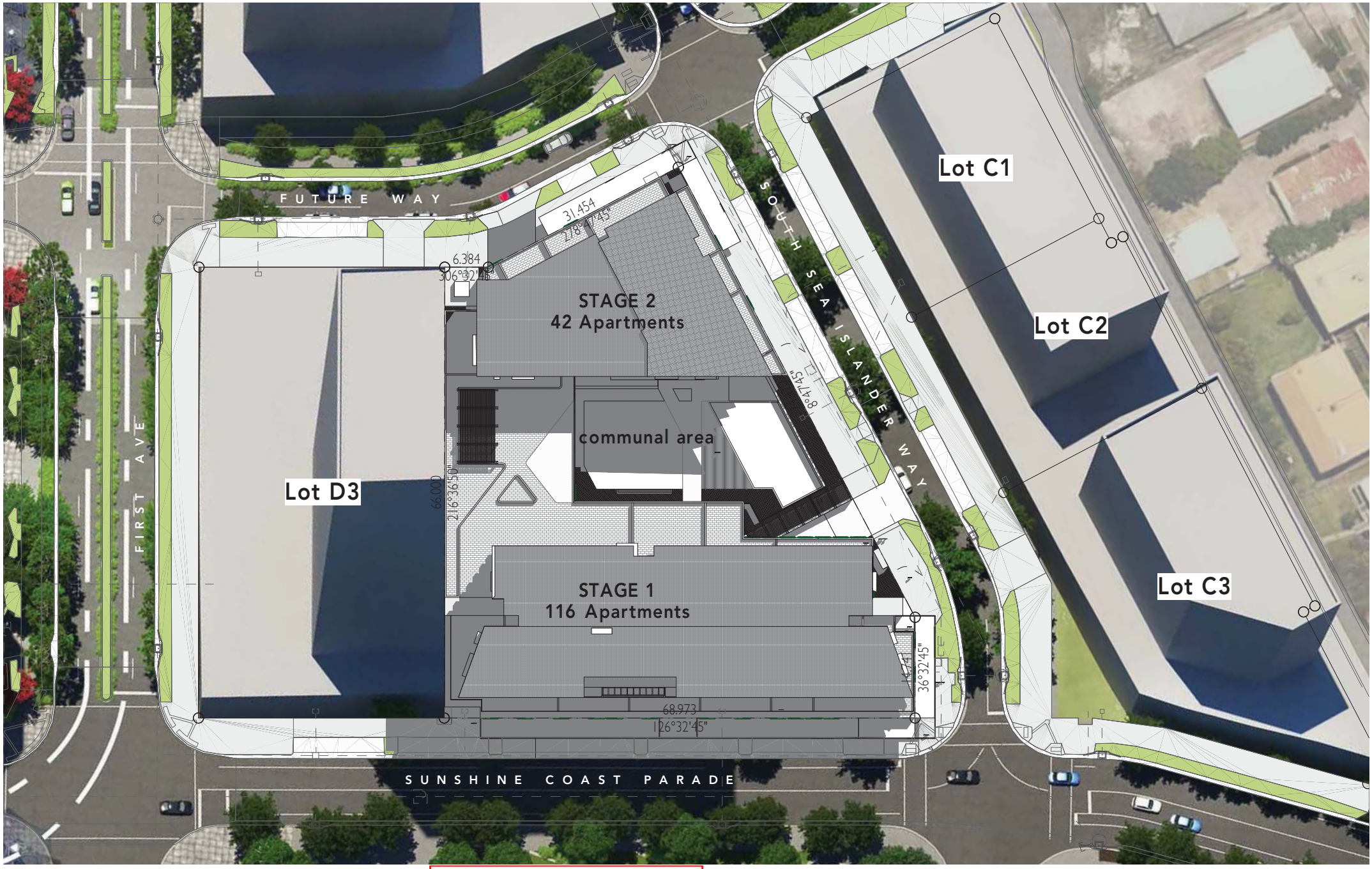
Contents & Development Summary

The Corso Collection

client : Habitat Development Group
project : The Corso Collection
address : Sunshine Coast Pde Maroochydore City
drawing no : DA1.01
issue : D
date : 16/11/20

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Site Context Plan 1:500

The Corso Collection

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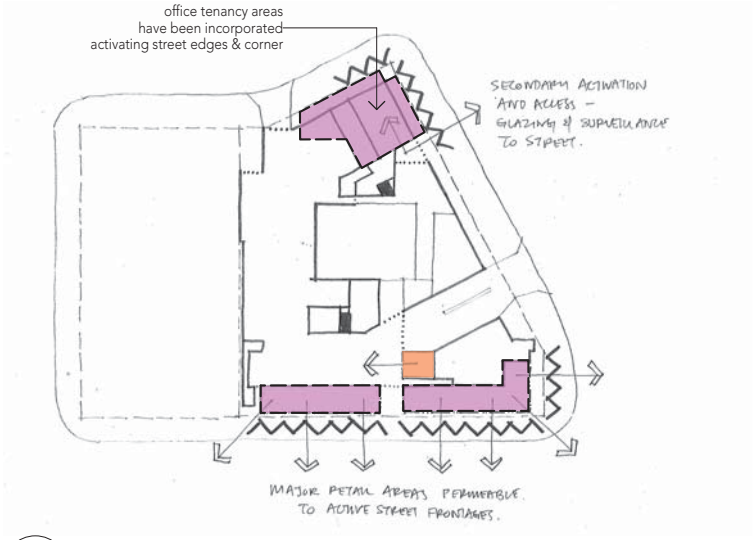
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date : 16/11/20

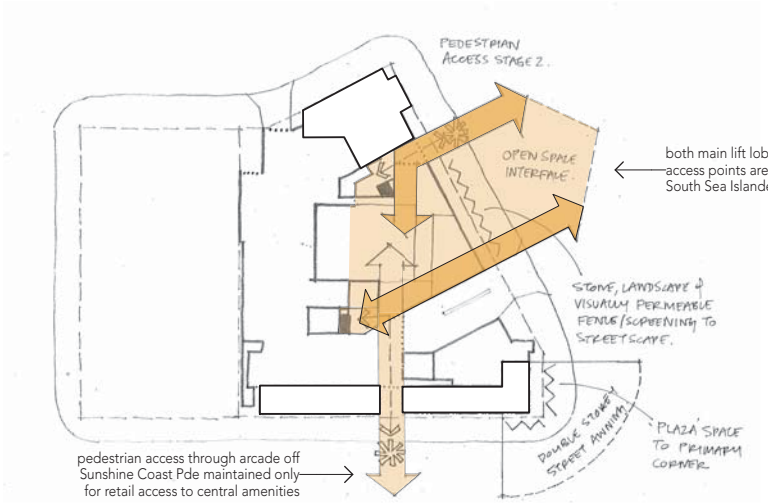
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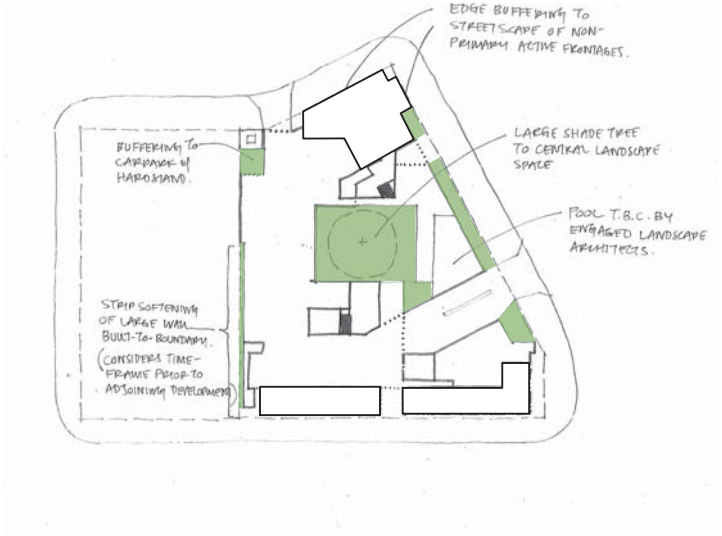
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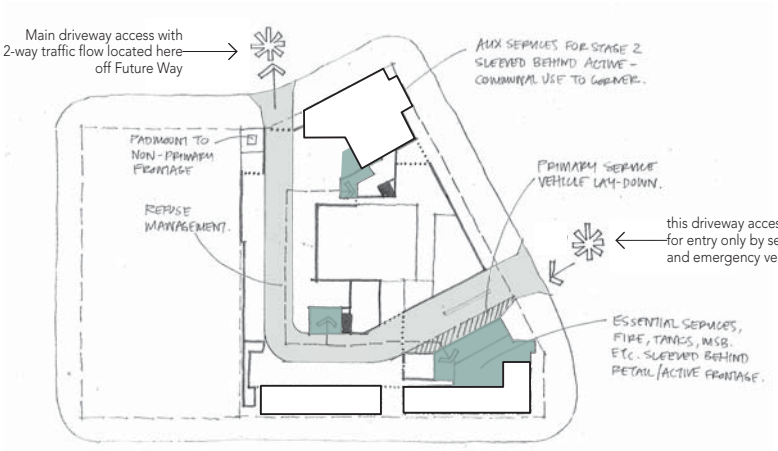
Ground Floor Activated Edges & Uses



Pedestrian Access, Permeability and Open Space



Landscape Buffering & Deep Planting



Vehicular Access & Servicing

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Design Principles - Planning

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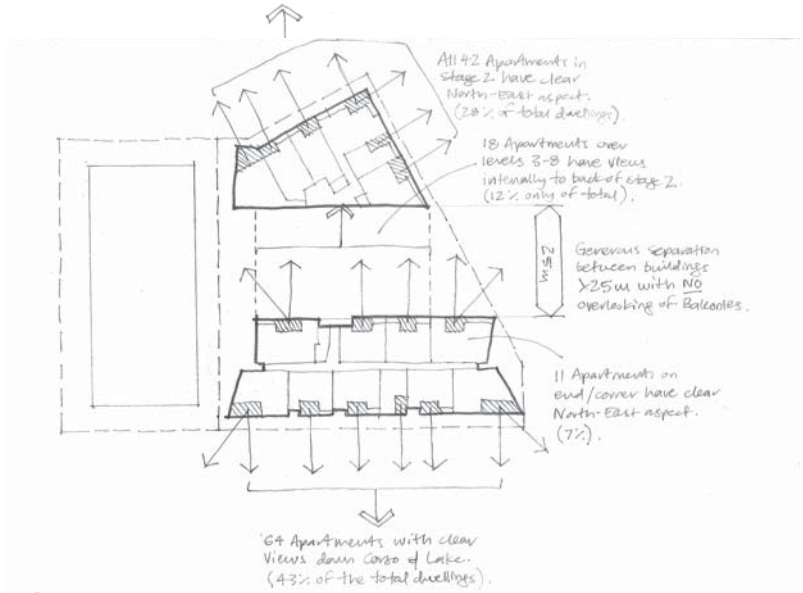
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drawing no : DA1.05
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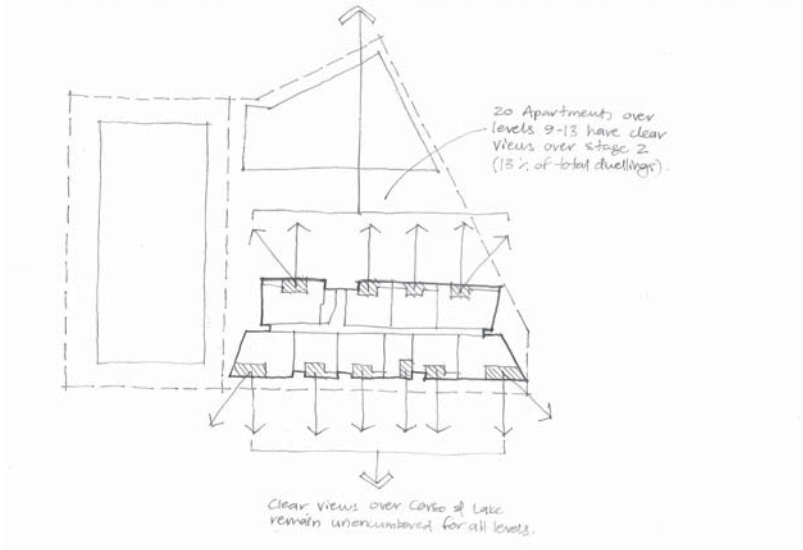
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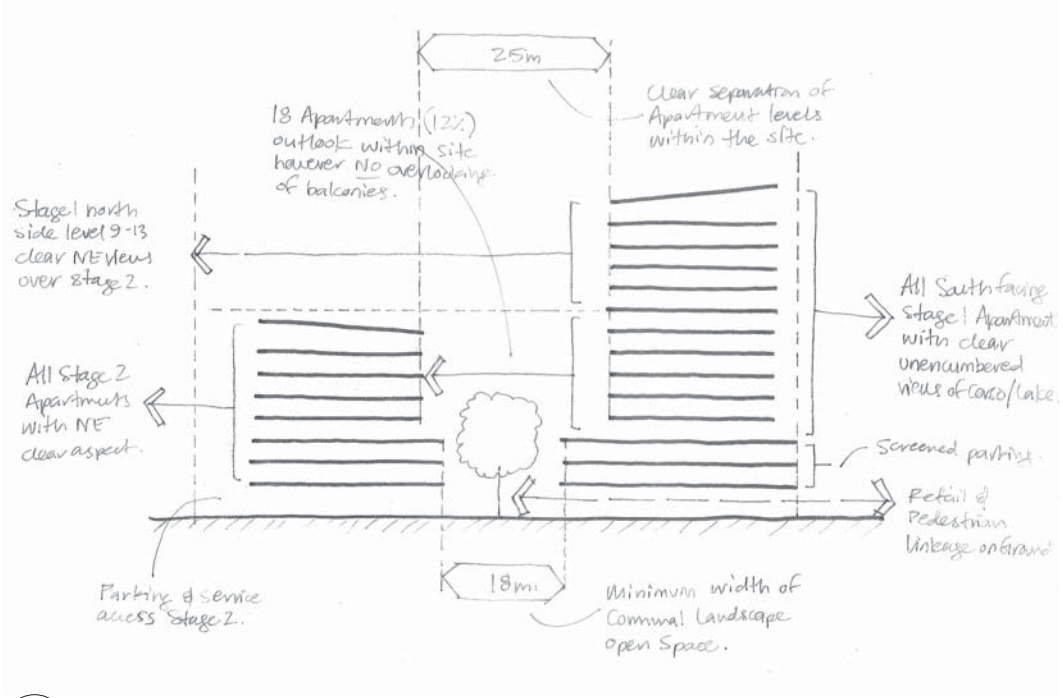
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Apartment Aspect up to level 8



Apartment Aspect - Level 8+



Apartment Aspect - Section

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Design Principles - Apartment Aspect

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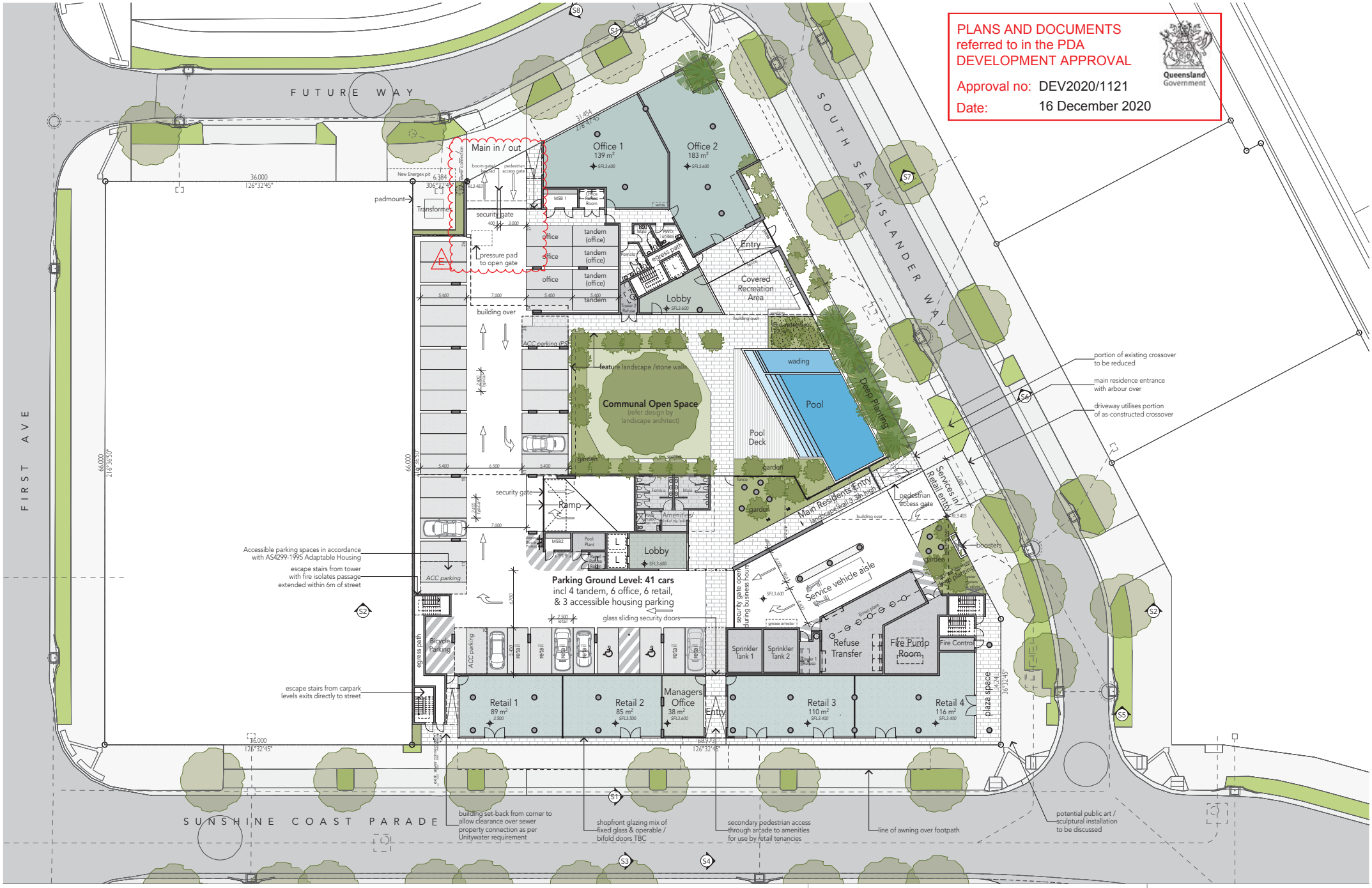
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project : The Corso Collection
address : Sunshine Coast Pde Maroochydore City

drawing no : DA1.06
issue : D
date : 16/11/20

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A	15.05.20	DA - SUBMISSION	GK

Ground Floor Plan

The Corso Collection

scale 1:400 @A3

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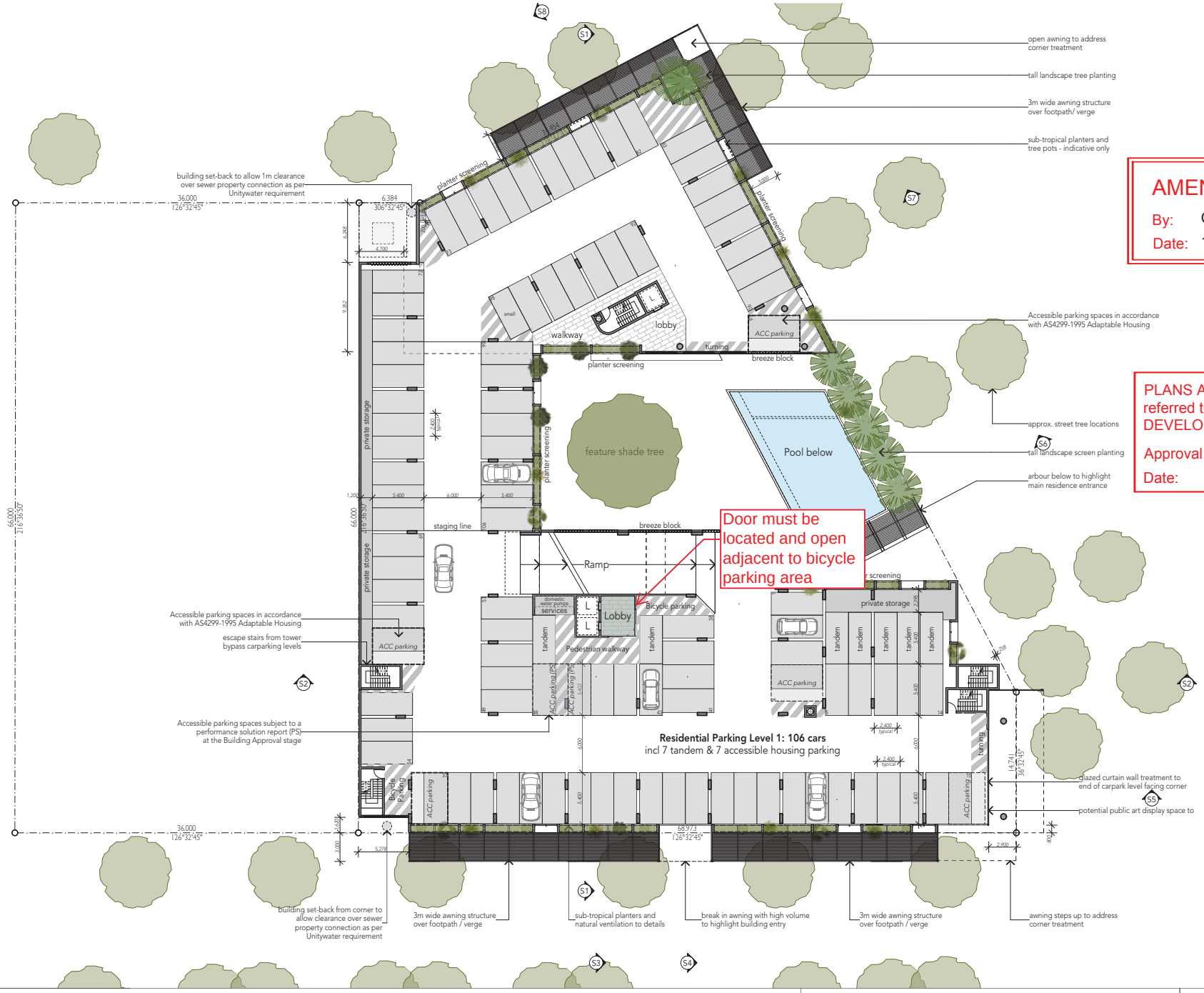
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project : The Corso Collection
address : Sunshine Coast Pde Maroochydore City

drawing no : DA2.01
issue : E
date : 1/12/20

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By: Chris Hinton
Date: 10 December 2020
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Level 1 Plan

The Corso Collection

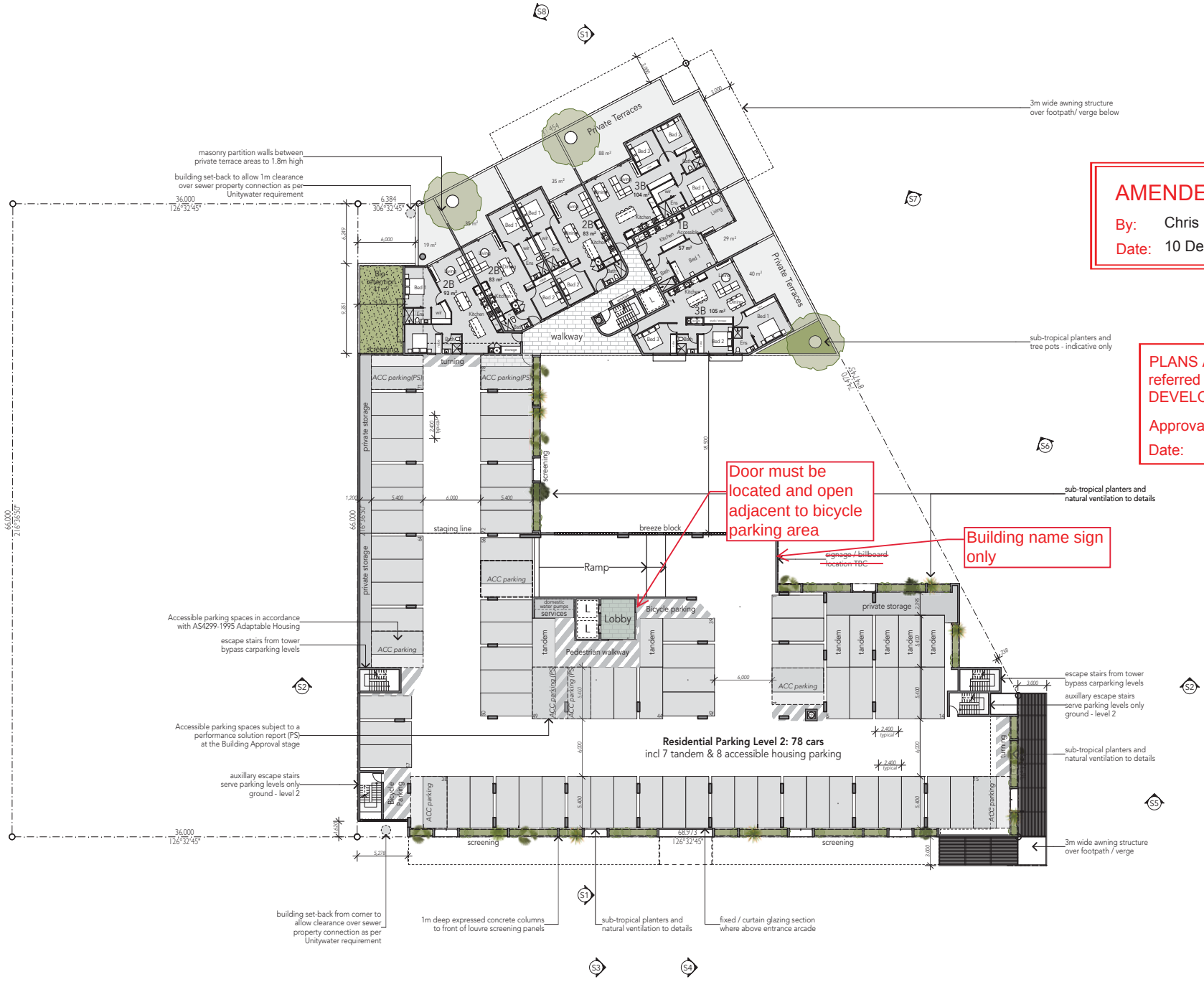
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address : Sunshine Coast Pde Maroochydore City

drawing no : DA2.02
issue : D
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Level 2 Plan

The Corso Collection

scale 1:400 @A3

0 4m 20m

client : Habitat Development Group
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drawing no : DA2.03
issue : D
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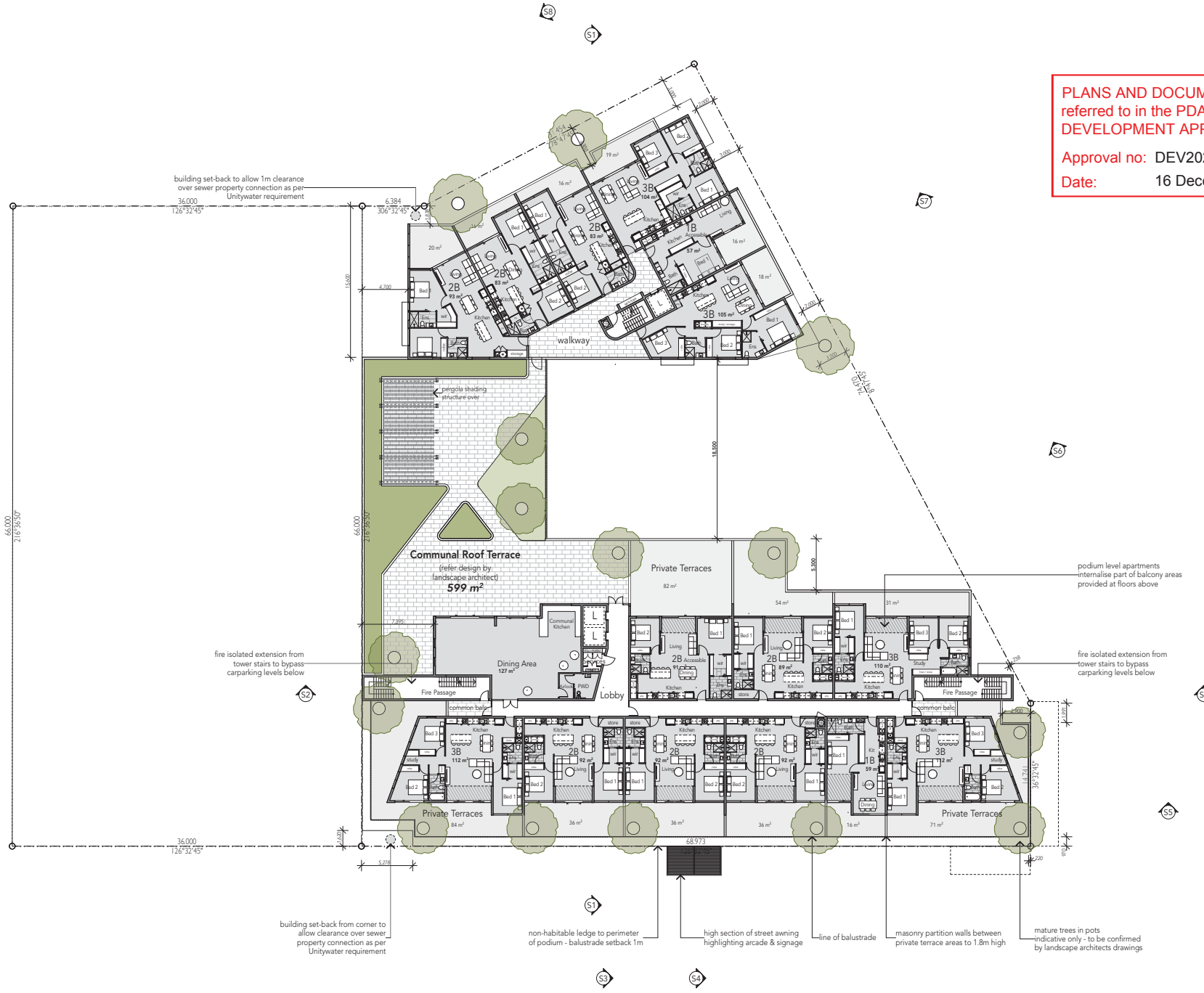
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Level 3 Plan

The Corso Collection

scale 1:400 @A3

0 4m 20m

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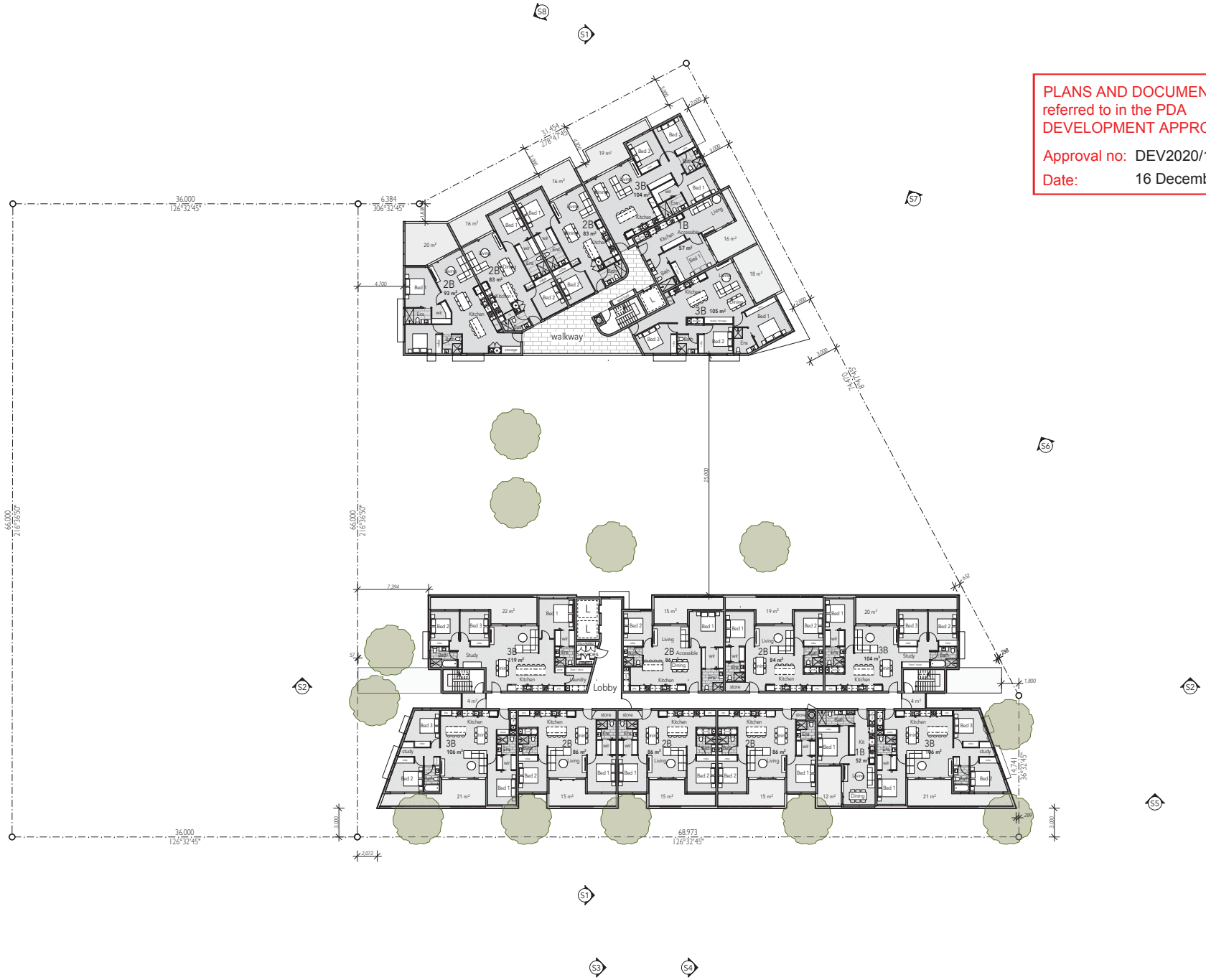
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Level 4-8 Plan

The Corso Collection

scale 1:400 @A3

0 4m 20m

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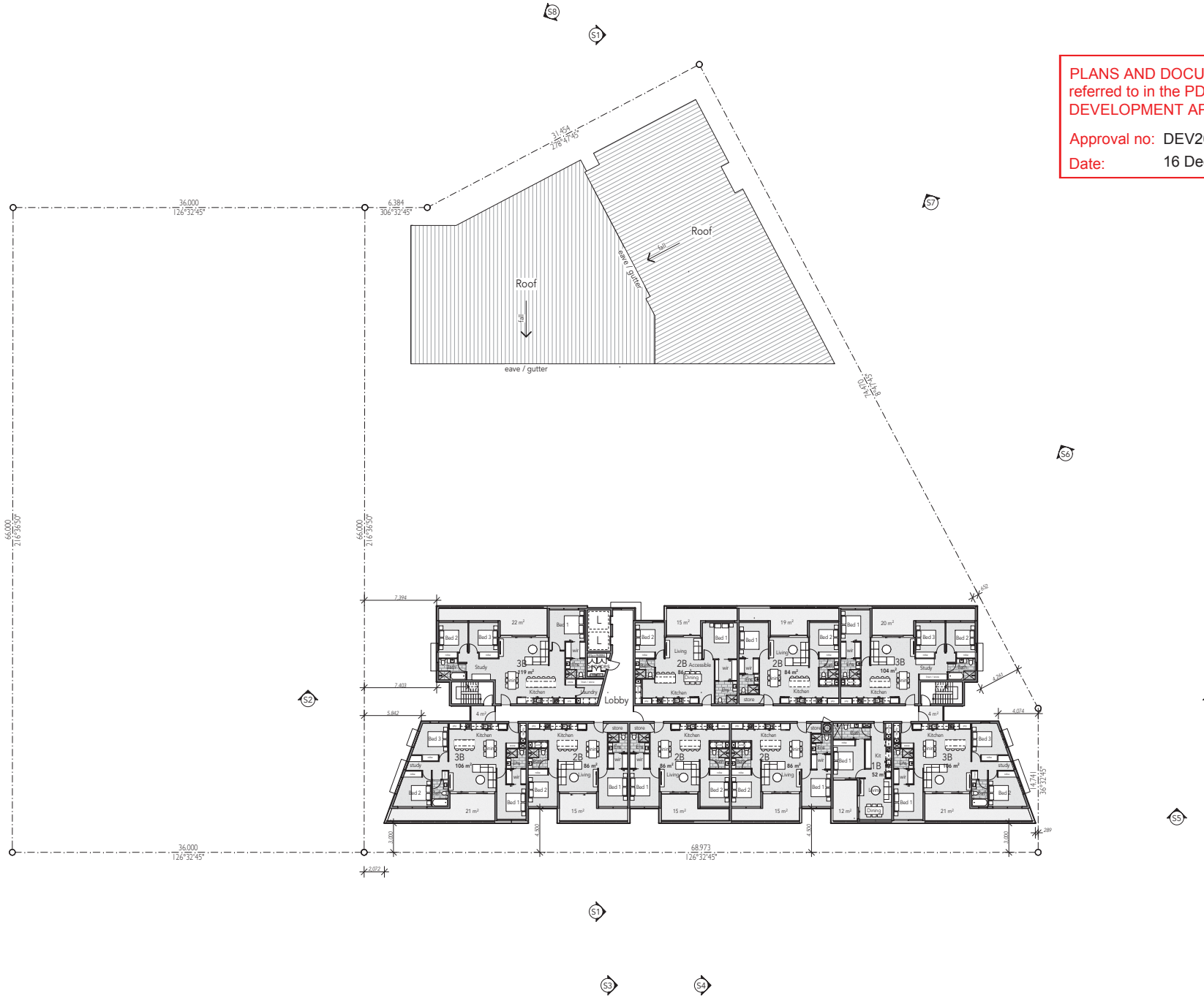
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Level 9 Plan

The Corso Collection

scale 1:400 @A3

0 4m 20m

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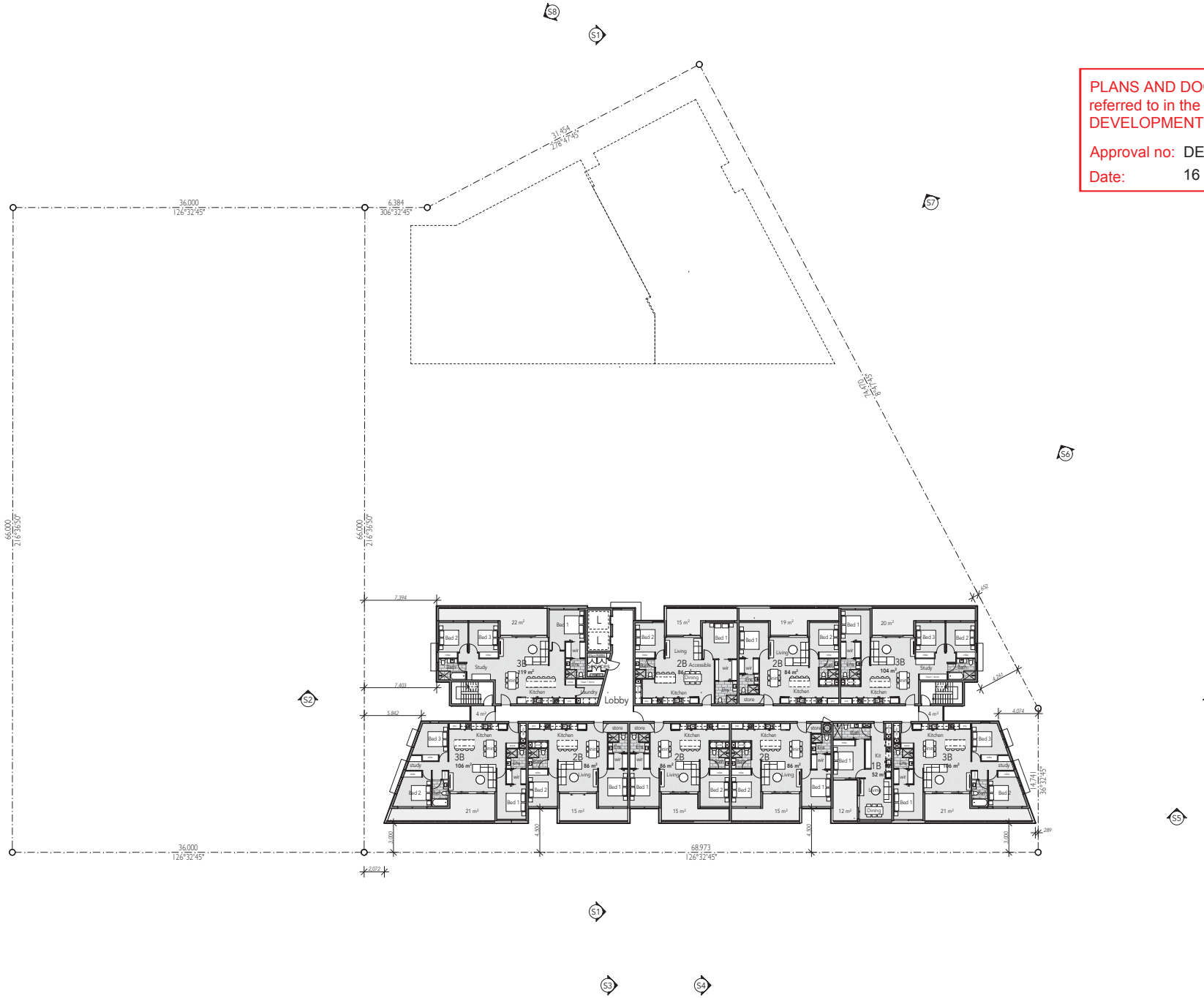
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Level 10-13 Plan

The Corso Collection

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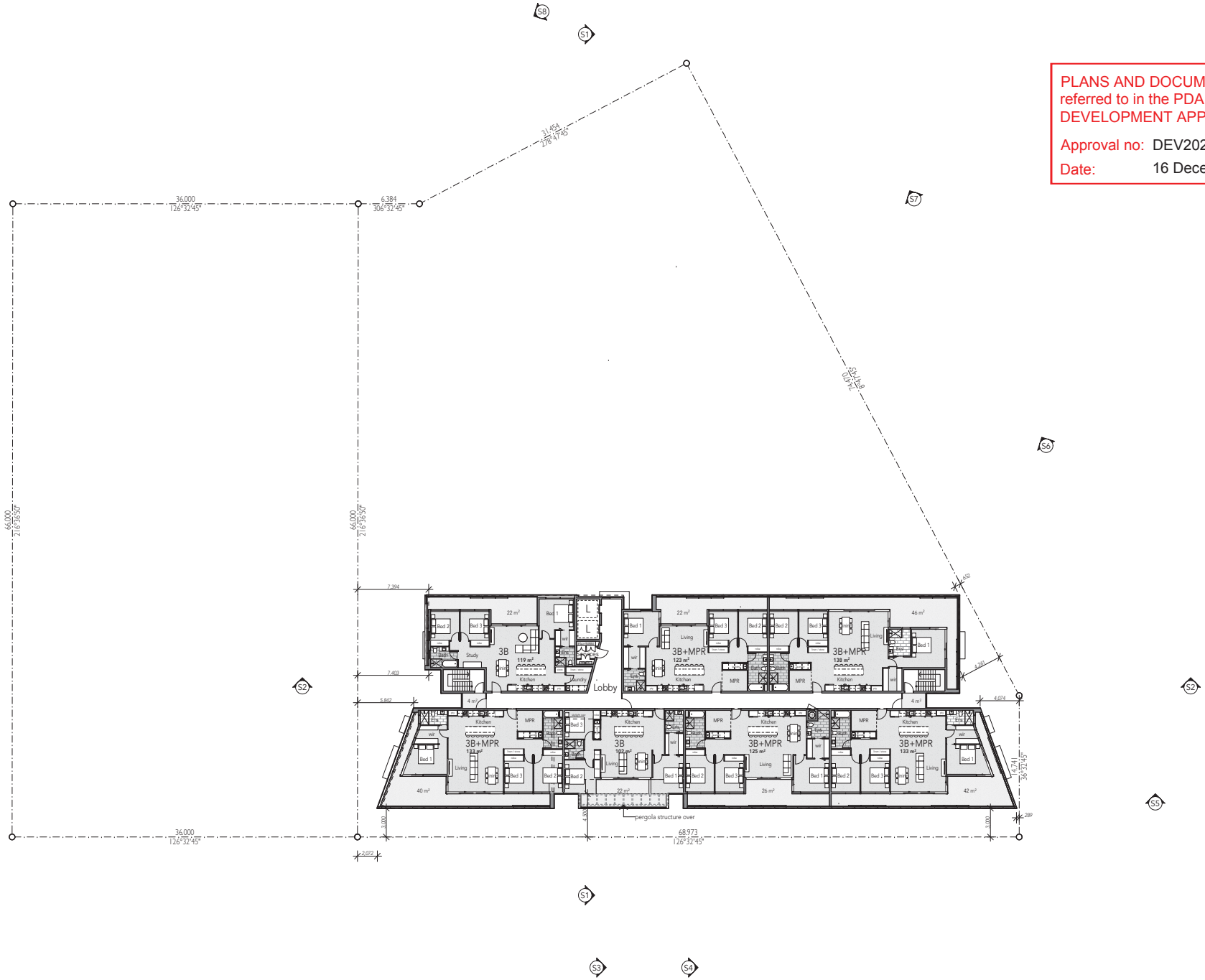
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Level 14 Plan

The Corso Collection

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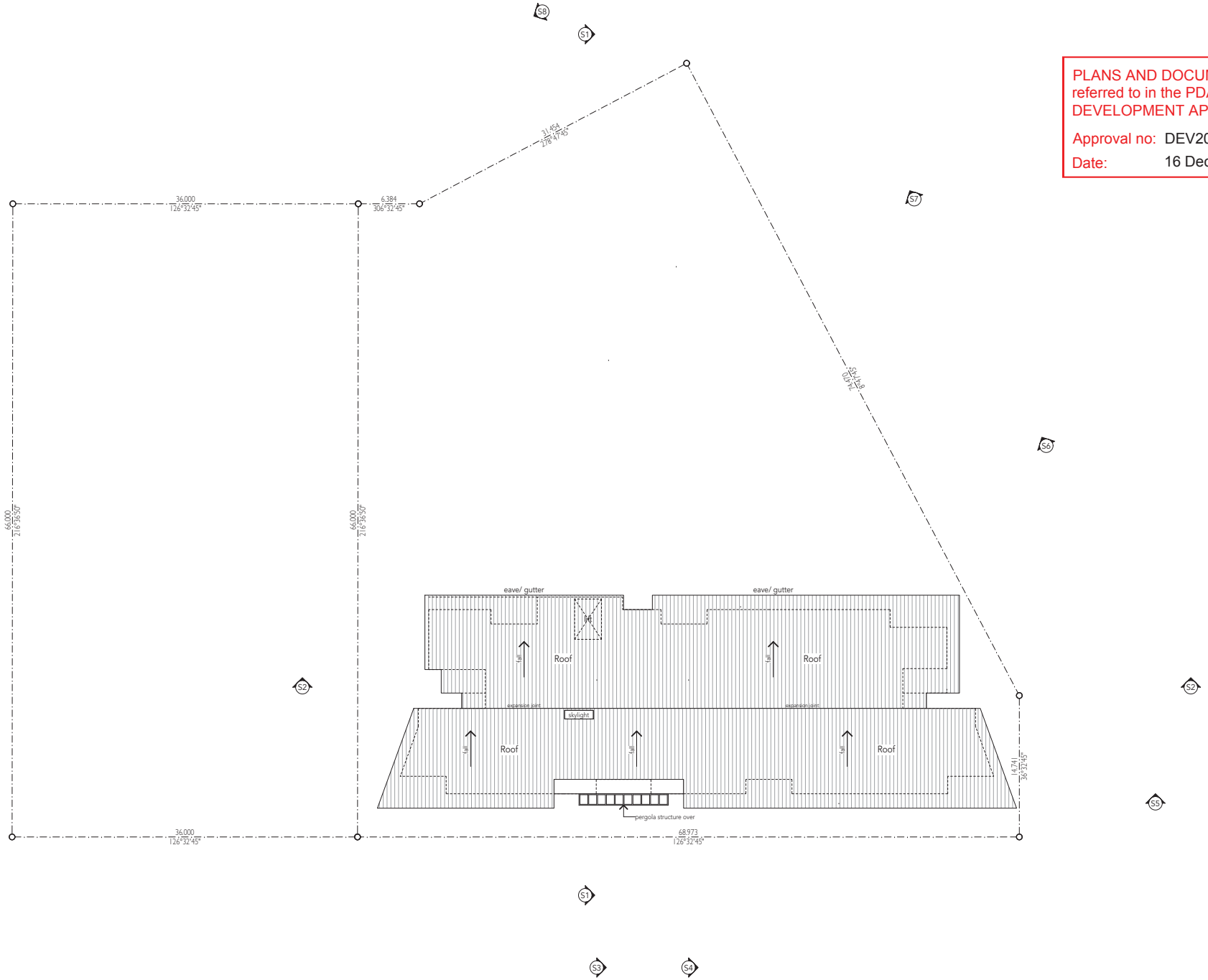
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Roof Plan

The Corso Collection

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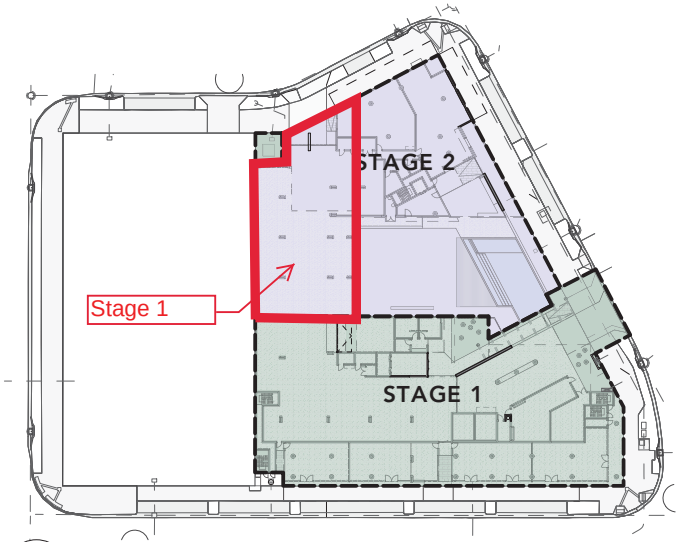
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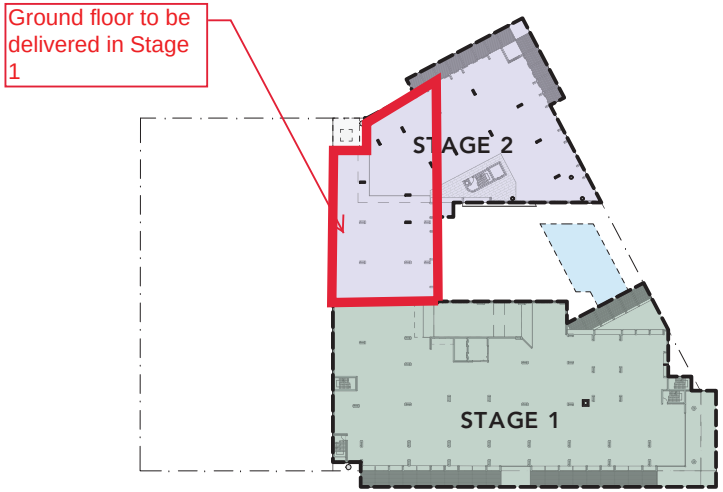
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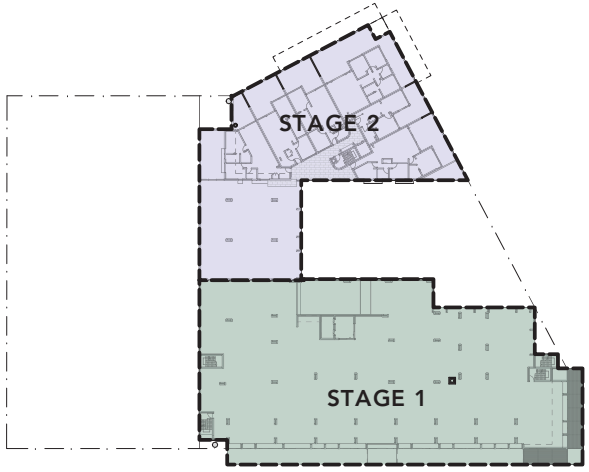
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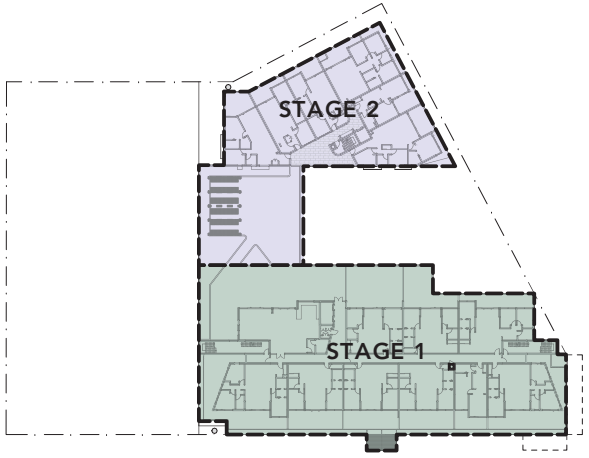
Ground - Staging



Level 1 - Staging



Level 2 - Staging



Level 3 - Staging

AMENDED IN RED

By: Chris Hinton

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Staging Plans

The Corso Collection

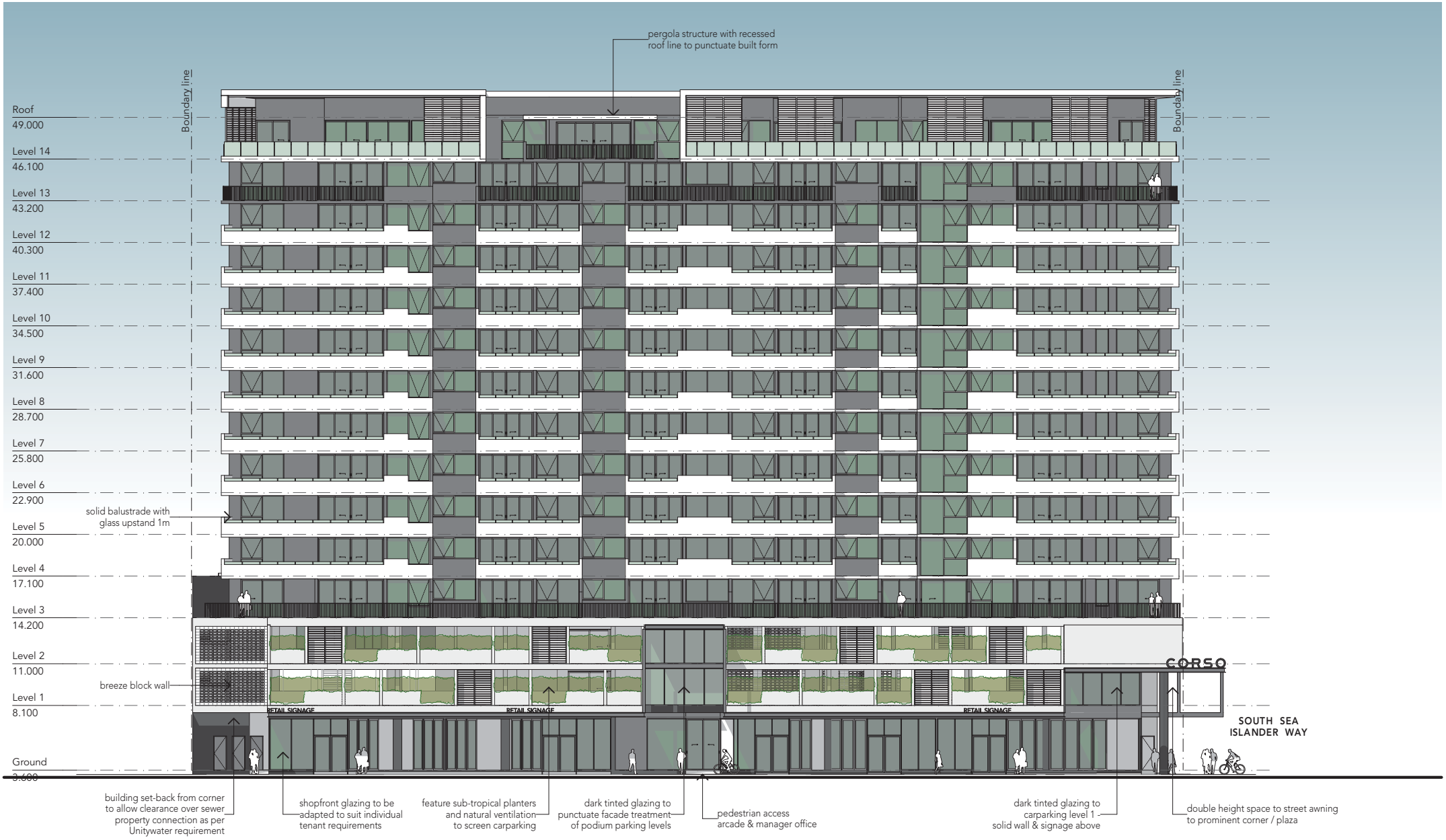
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South Elevation

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Elevations - 1 of 4

The Corso Collection

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2020/1121

Date: 16 December 2020

Queensland Government

scale 1:250 @A3

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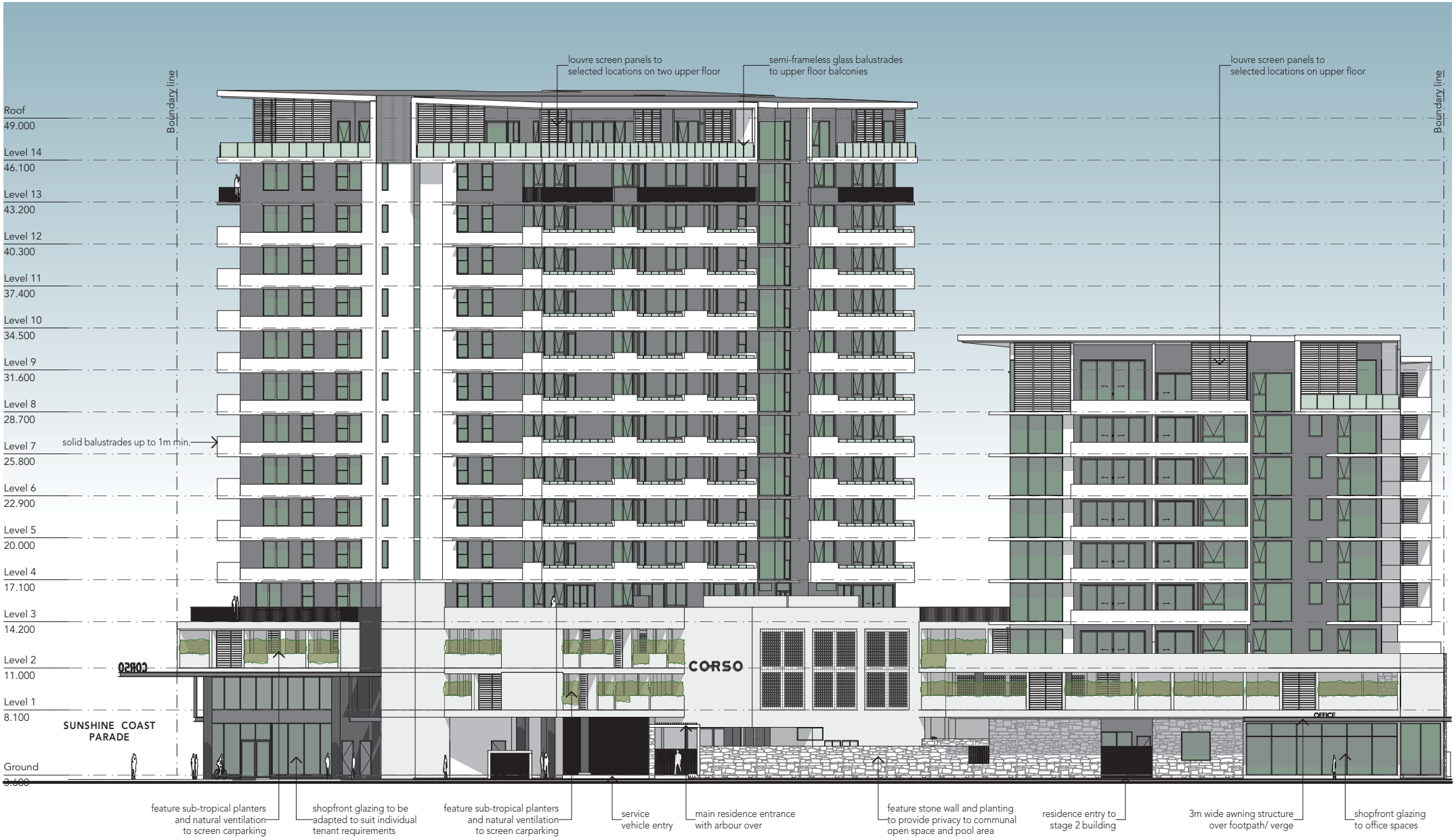
client : Habitat Development Group
project : The Corso Collection
address : Sunshine Coast Pde Maroochydore City

drawing no : DA3.01
issue : D
date : 16/11/20

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East Elevation

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D	16.11.20	DA - DESIGN AMENDMENTS AND RFI'S	PN
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B	04.09.20	DA - RESPONSE TO RFI EDQ	PN
A	15.05.20	DA - SUBMISSION	GK

Elevations - 2 of 4

The Corso Collection

scale 1:250 @A3

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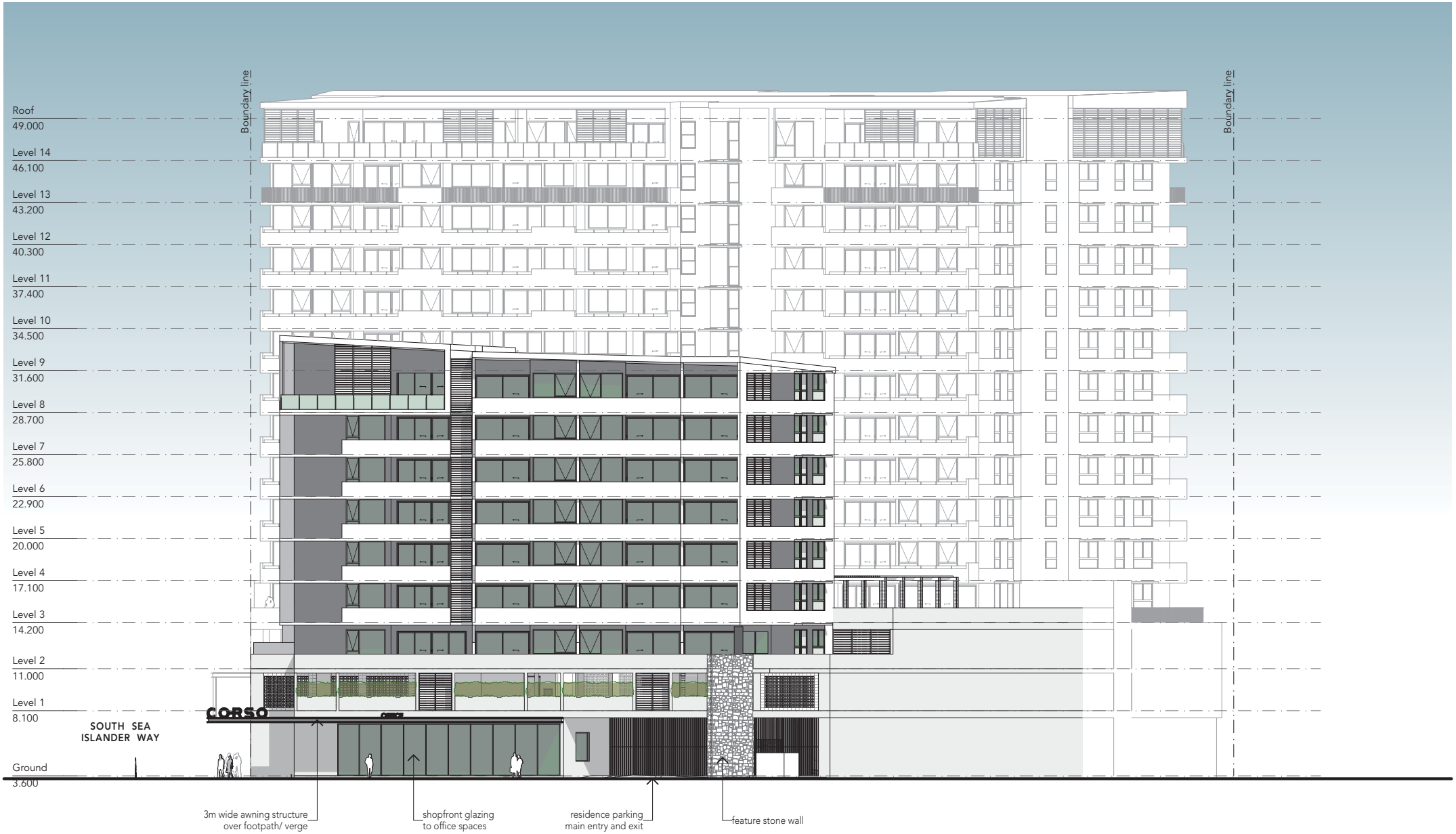
client : Habitat Development Group
project : The Corso Collection
address : Sunshine Coast Pde Maroochydore City

drawing no : DA3.02
issue : D
date : 16/11/20

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North Elevation

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Elevations - 3 of 4

The Corso Collection

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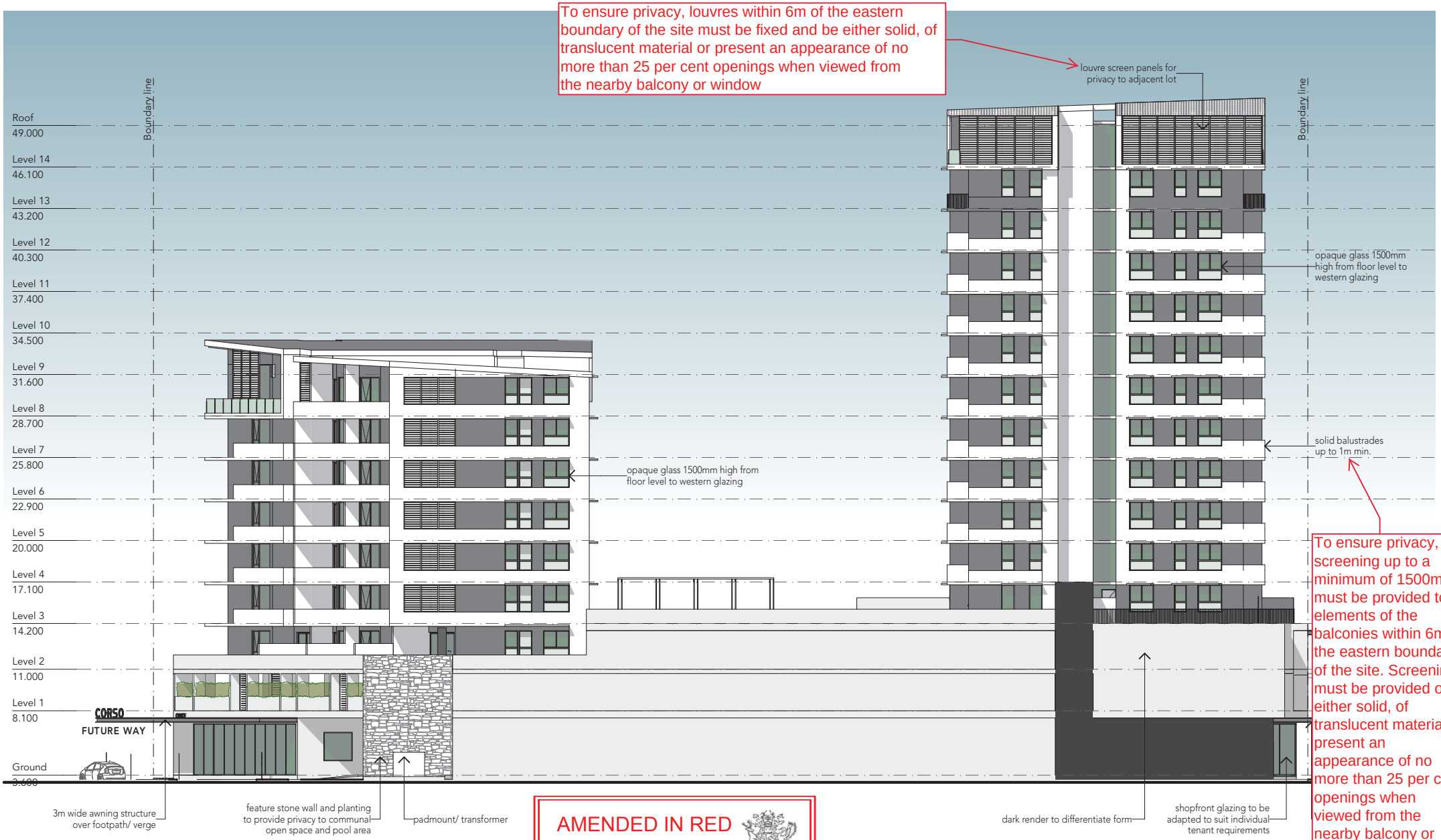
client : Habitat Development Group
project : The Corso Collection
address : Sunshine Coast Pde Maroochydore City

drawing no : DA3.03
issue : D
date : 16/11/20

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West Elevation

AMENDED IN RED
By: Chris Hinton
Date: 10 December 2020

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D	16.11.20	DA - DESIGN AMENDMENTS AND RFI'S	PN
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Elevations - 4 of 4

The Corso Collection

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SCALE 1:250 @ A1
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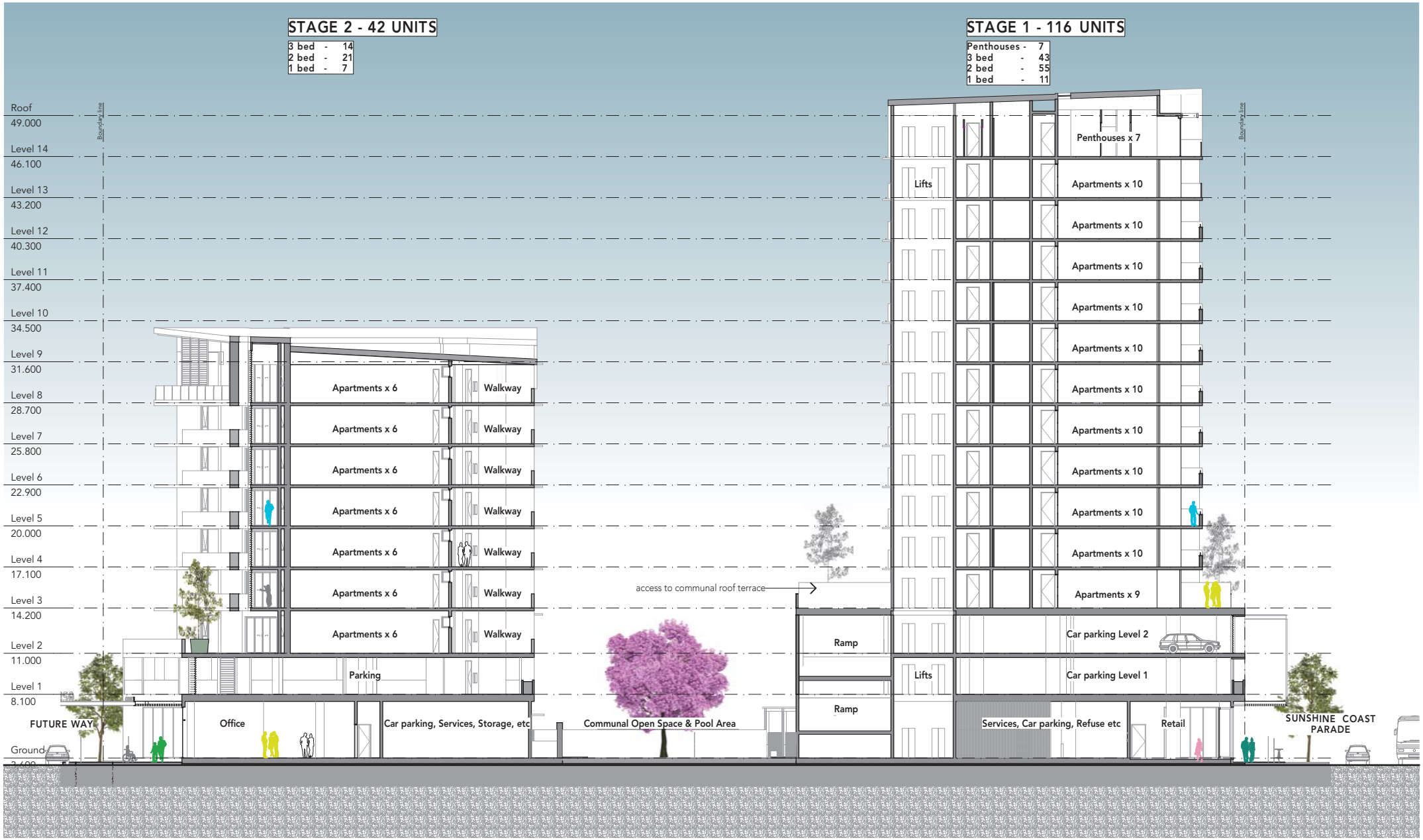
client : Habitat Development Group
project : The Corso Collection
address : Sunshine Coast Pde Maroochydore City

drawing no : DA3.04
issue : D
date : 16/11/20

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scale 1:250

0 2.5m 12.5m

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Section 1

The Corso Collection

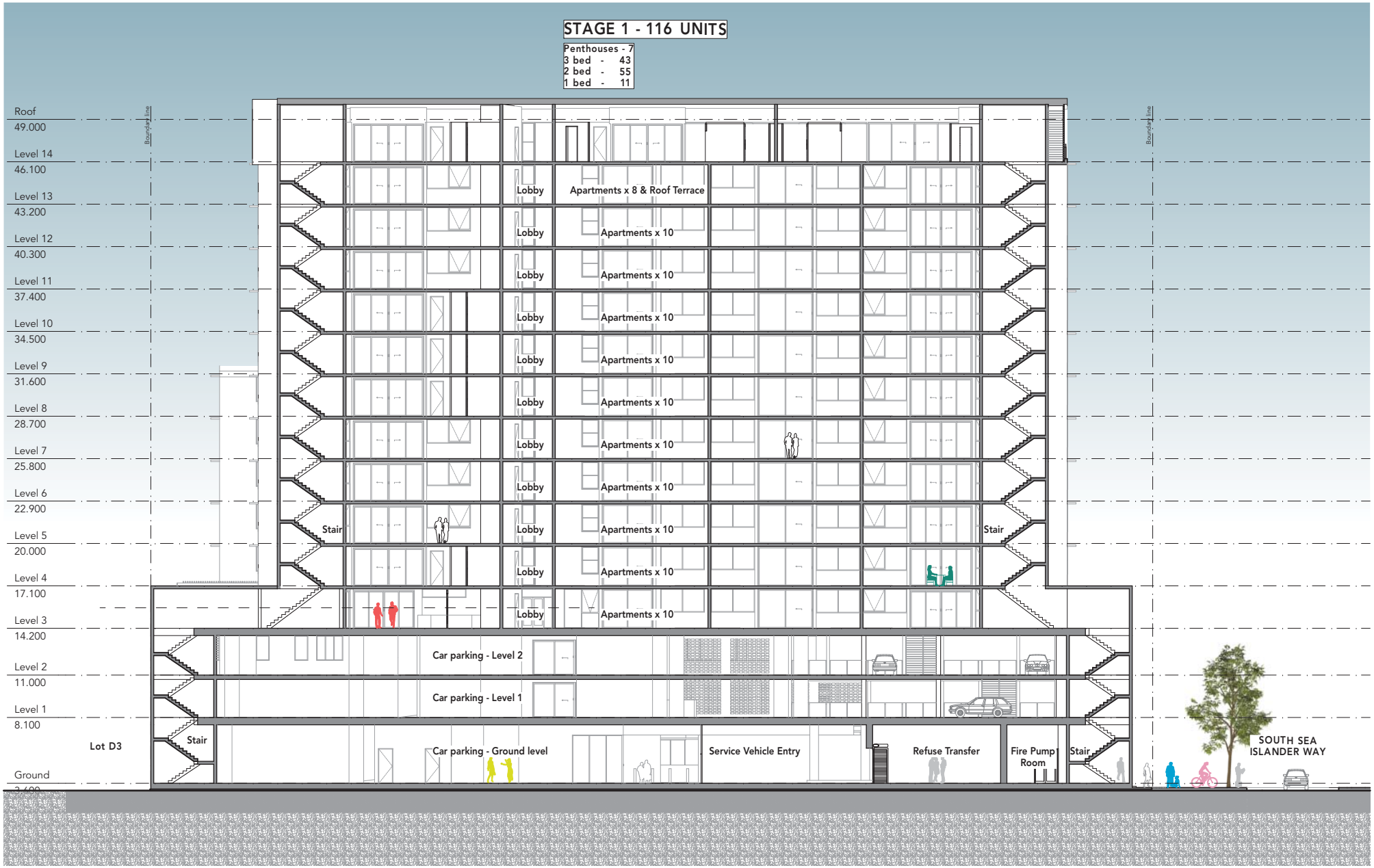
client : Habitat Development Group
project : The Corso Collection
address : Sunshine Coast Pde Maroochydore City

drawing no : DA4.01
issue : D
date : 16/11/20

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Section 2

The Corso Collection

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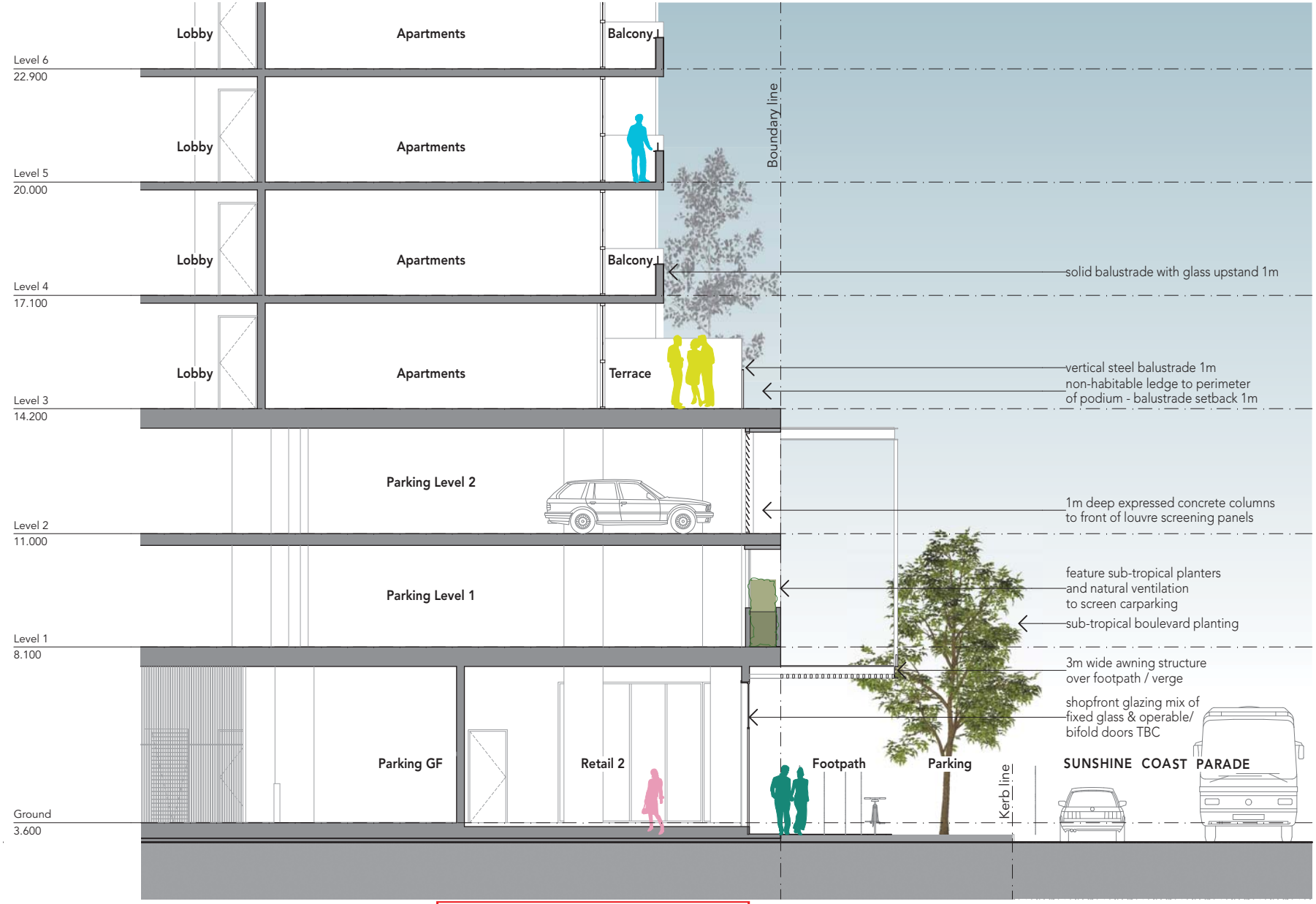
client : Habitat Development Group
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address : Sunshine Coast Pde Maroochydore City

drawing no : DA4.02
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scale 1:100

0 1m 5m

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Section 3

The Corso Collection

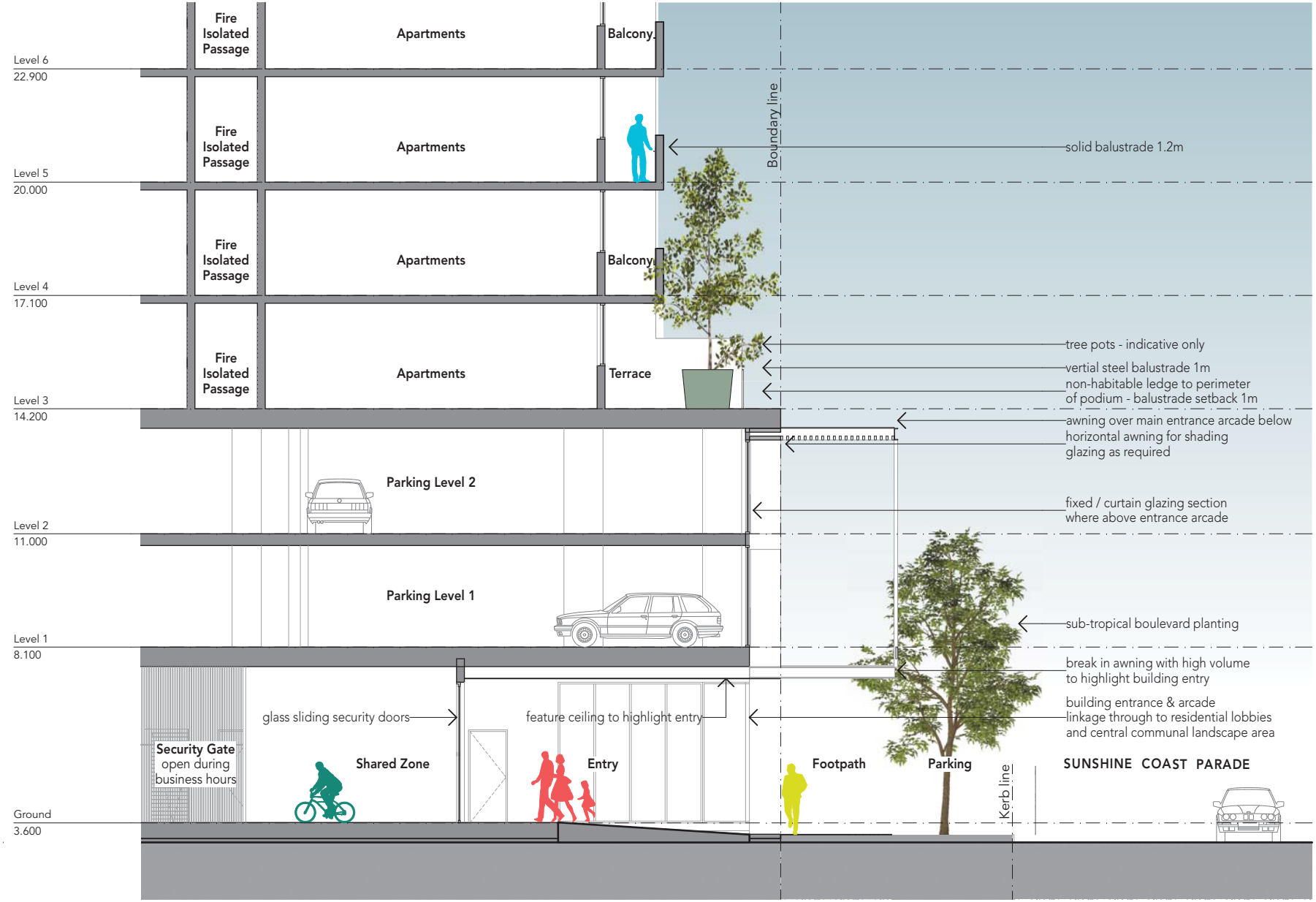
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address : Sunshine Coast Pde Maroochydore City

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Section 4

The Corso Collection

scale 1:100

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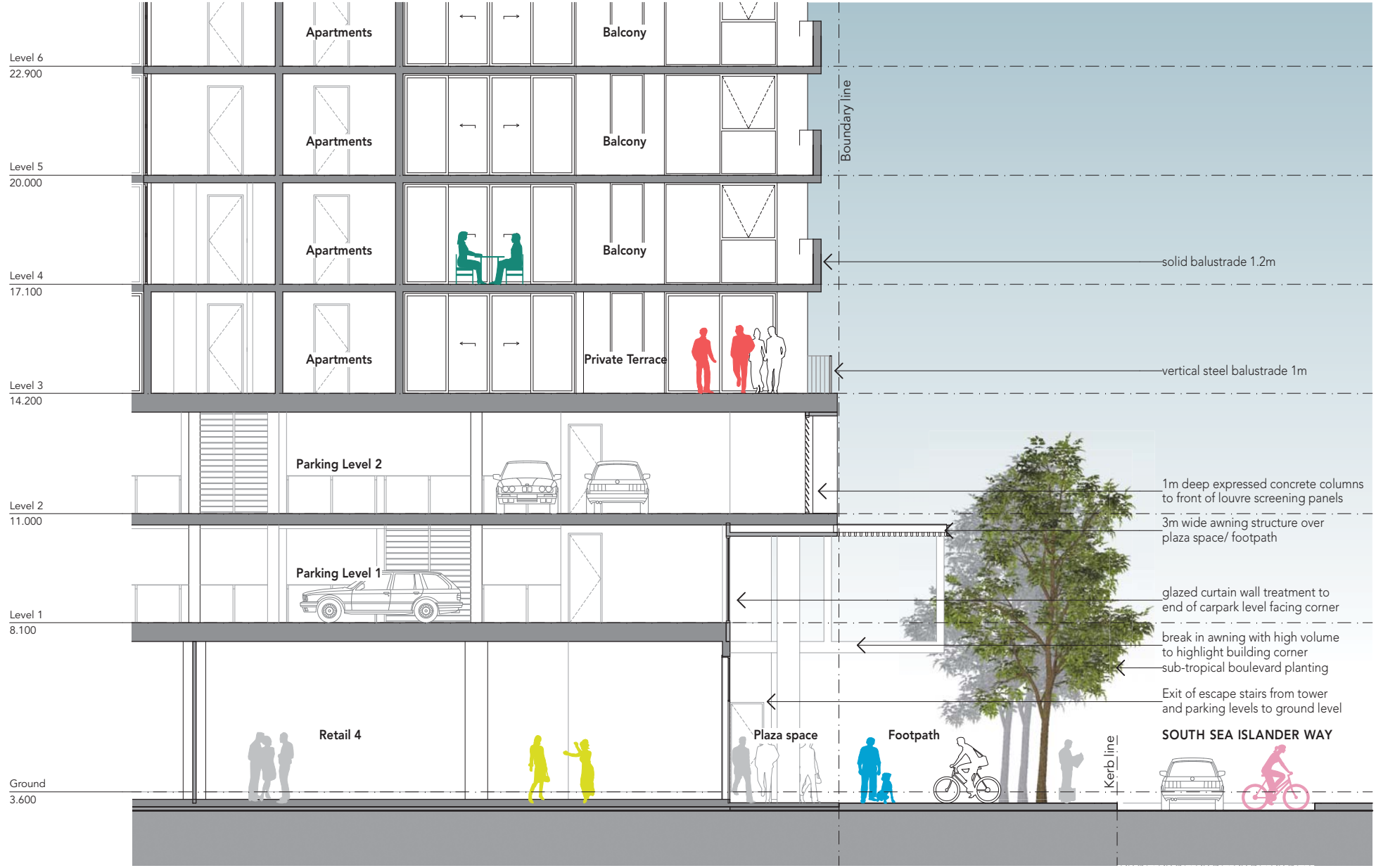
client : Habitat Development Group
project : The Corso Collection
address : Sunshine Coast Pde Maroochydore City

drawing no : DA4.04
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Section 5

The Corso Collection

scale 1:100

0 1m 5m

client : Habitat Development Group
project : The Corso Collection
address : Sunshine Coast Pde Maroochydore City

drawing no : DA4.05
issue : D
date : 16/11/20

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Section 6

The Corso Collection

scale 1:100

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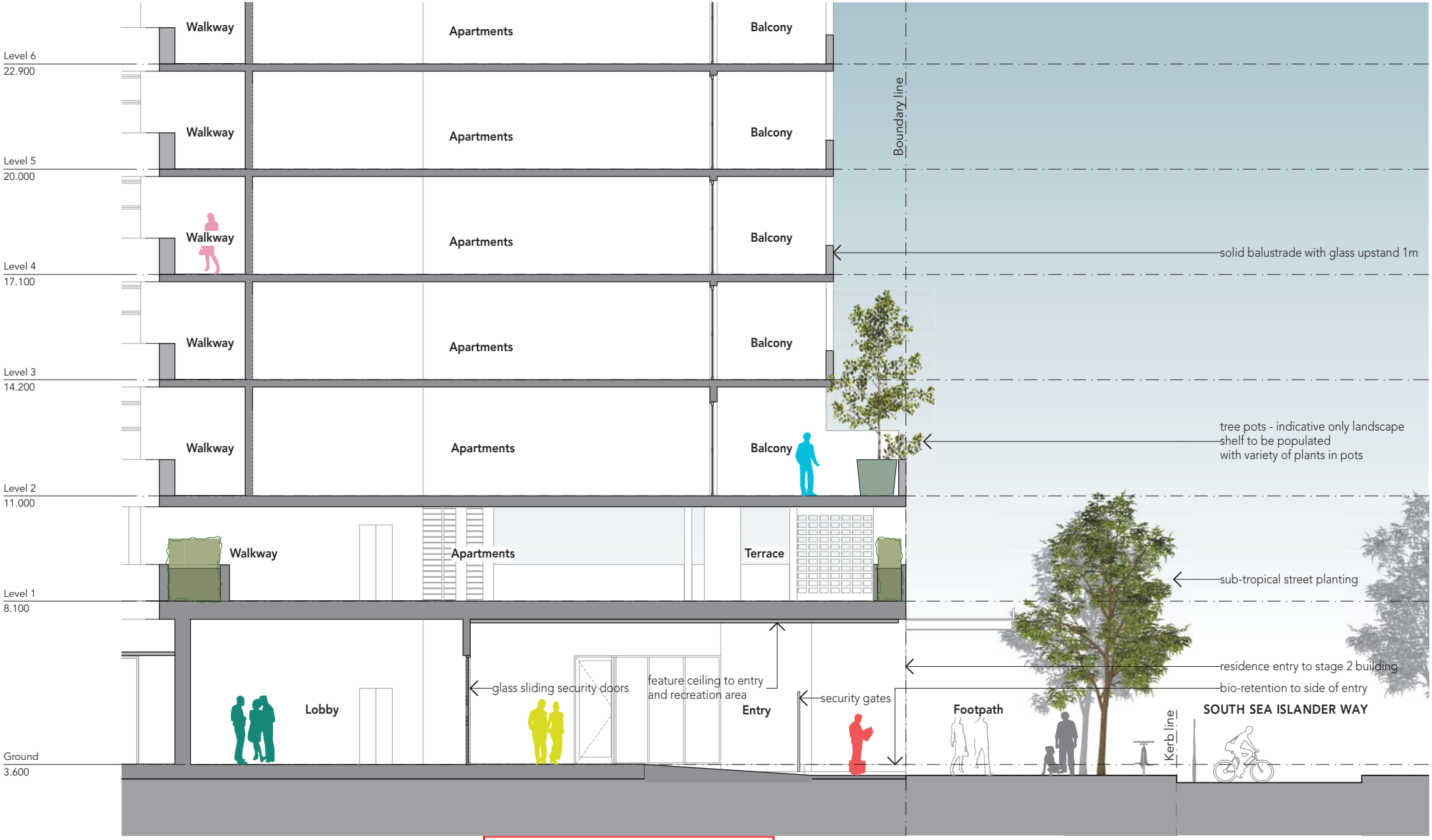
client : Habitat Development Group
project : The Corso Collection
address : Sunshine Coast Pde Maroochydore City

drawing no : DA4.06
issue : D
date : 16/11/20

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scale 1:100

0 1m 5m

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Section 7

The Corso Collection

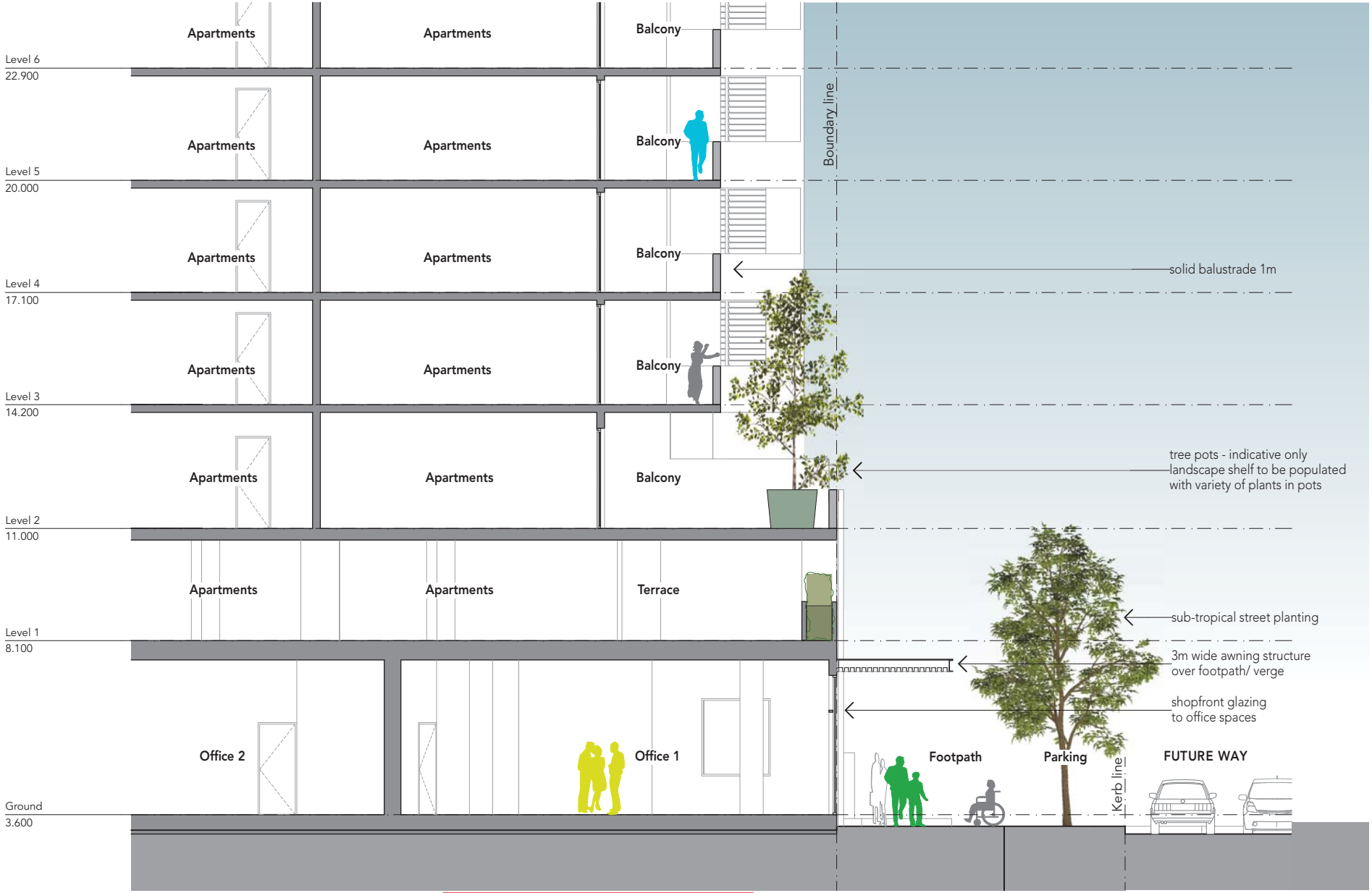
client : Habitat Development Group
project : The Corso Collection
address : Sunshine Coast Pde Maroochydore City

drawing no : DA4.07
issue : D
date : 16/11/20

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Section 8

The Corso Collection

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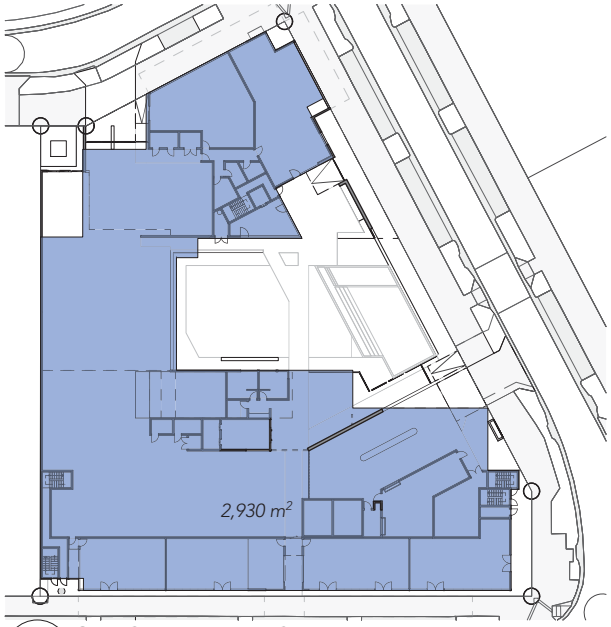
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project : The Corso Collection
address : Sunshine Coast Pde Maroochydore City

drawing no : DA4.08
issue : D
date : 16/11/20

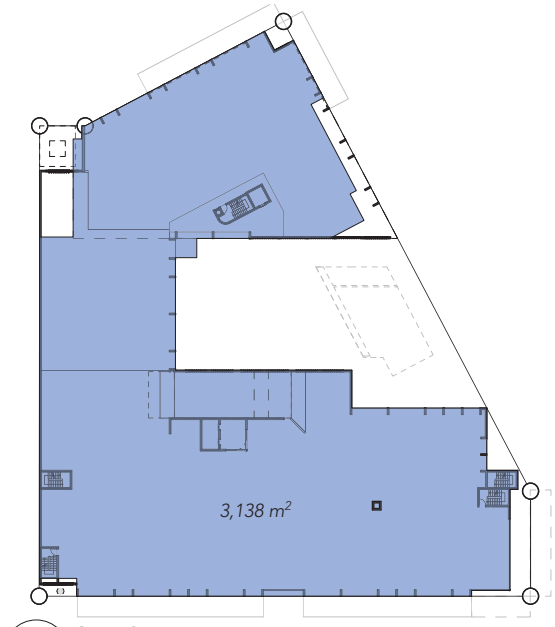
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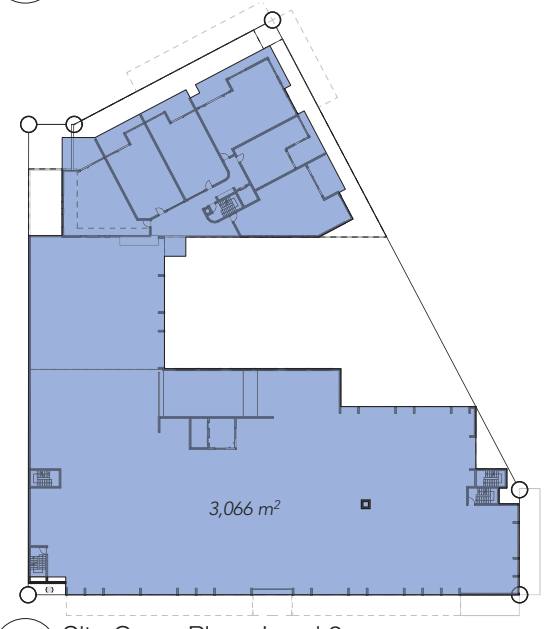
ARCHITECTURE



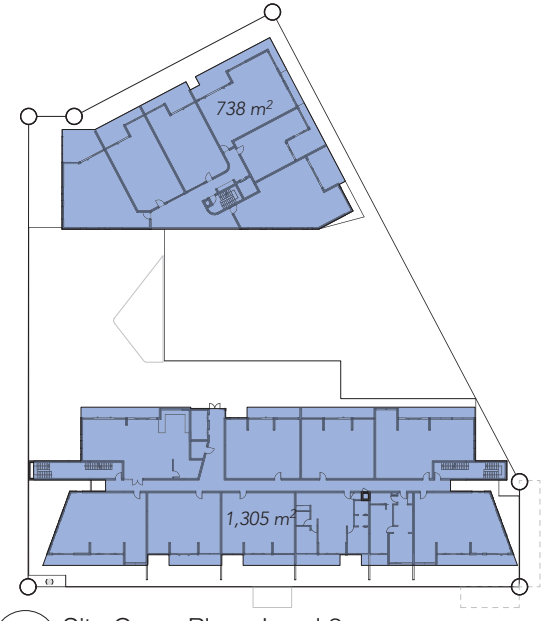
Site Cover Plan - Ground



Site Cover Plan - Level 1



Site Cover Plan - Level 2



Site Cover Plan - Level 3

SITE COVER SUMMARY		
Site Area	**4,119m²**	**100%**
Ground Floor	2,930m²	71.1%
Level 1	3,138m²	76.2%
Level 2	3,066m²	74.4%
Level 3	2,043m²	49.6%

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Site Cover Areas

The Corso Collection

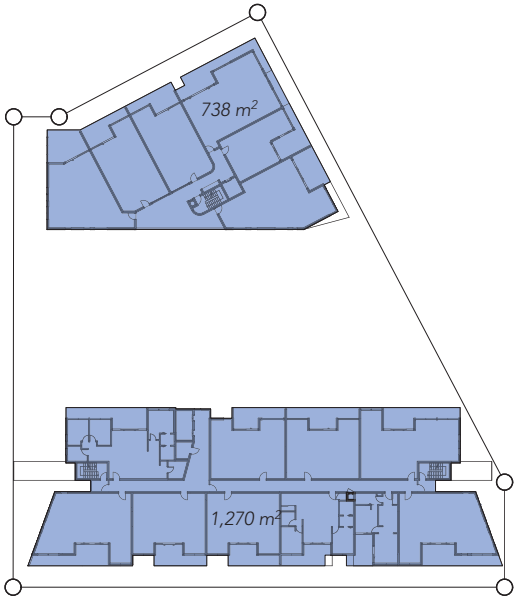
client : Habitat Development Group
project : The Corso Collection
address : Sunshine Coast Pde Maroochydore City

drawing no : DA5.01
issue : D
date : 16/11/20

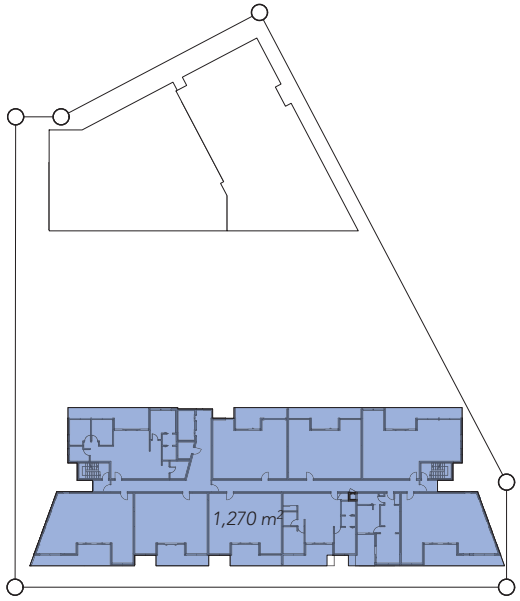
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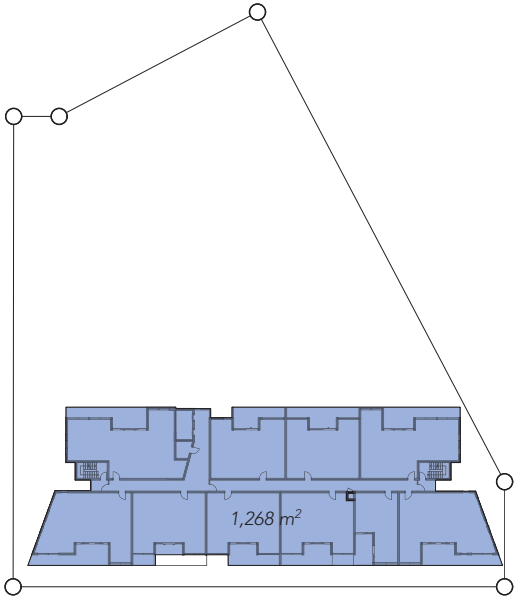
ARCHITECTURE



Site Cover Plan - Level 4 - 7



Site Cover Plan - Level 9 - 13



Site Cover Plan - Level 14

SITE COVER SUMMARY		
Site Area	**4,119m²**	**100%**
Level 4 - 8	2,008m²	48.7%
Level 9 - 13	1,270m²	30.8%
Level 14	1,268m²	30.8%

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Site Cover Areas

The Corso Collection

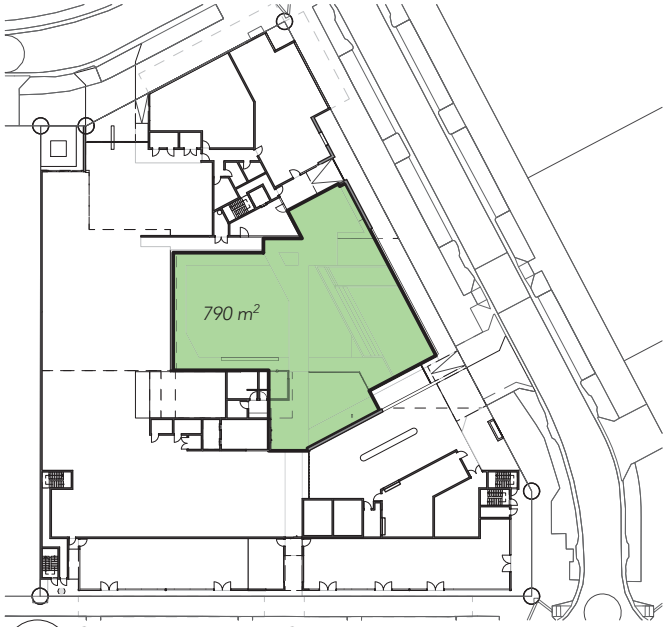
client : Habitat Development Group
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address : Sunshine Coast Pde Maroochydore City

drawing no : DA5.02
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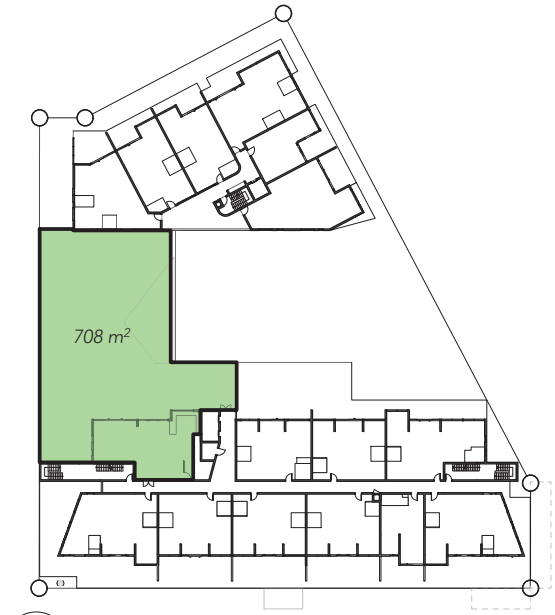
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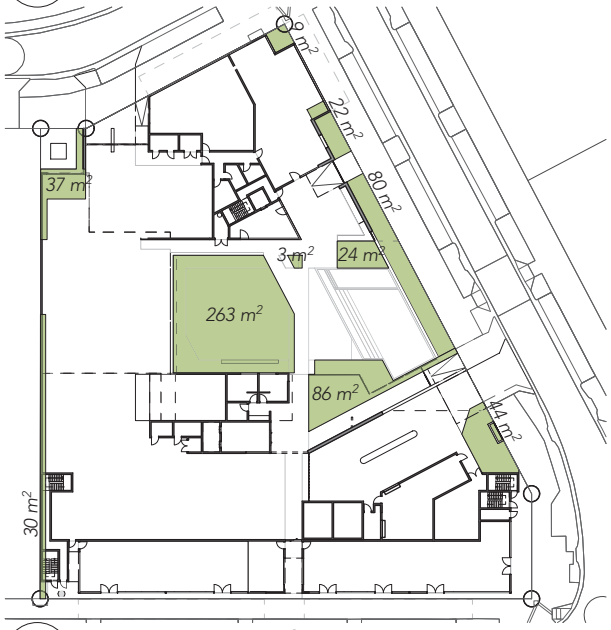
ARCHITECTURE



Communal Area - Ground



Communal Area - Level 3



Landscape Area - Ground Floor

COMMUNAL AREAS	
Site Area	***4119m²***
Communal Area - Ground (Including Pool)	*790m²*
Communal Area - Level 3	*708m²*
Total	***1498m²***
Total Communal Area as %	36.4%

DEEP LANDSCAPE AREAS	
Site Area	***4119m²***
Landscape (Deep Planting)	*598m²*
Total area as %	14.5%

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Communal & Landscape Areas

The Corso Collection

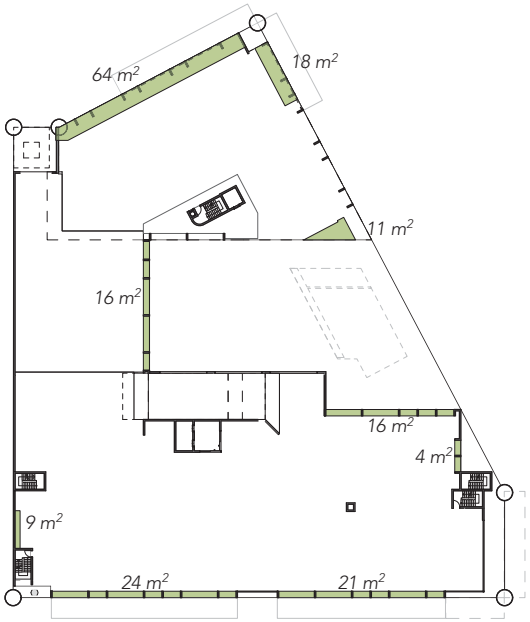
client : Habitat Development Group
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drawing no : DA5.03
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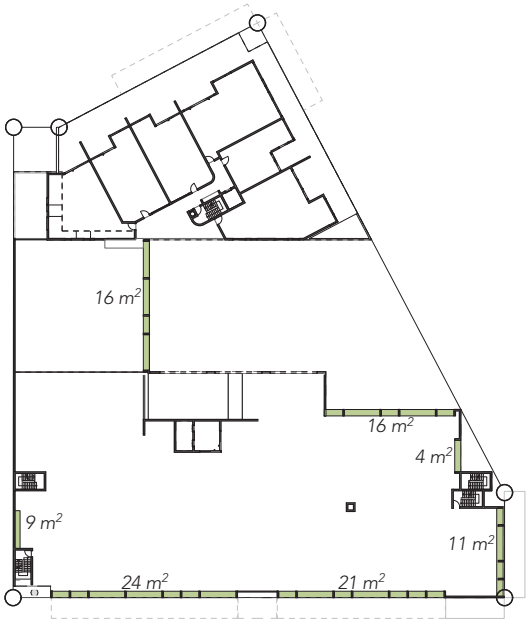
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Landscape Area - Level 1



Landscape Area - Level 2

SUB-TROPICAL PLANTER AREAS	
Level 1 Planters	*183m2*
Level 2 Planters	*101m2*
Total area	284m2

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Sub-tropical Planter Areas

The Corso Collection

client : Habitat Development Group
project : The Corso Collection
address : Sunshine Coast Pde Maroochydore City

drawing no : DA5.04
issue : D
date : 16/11/20

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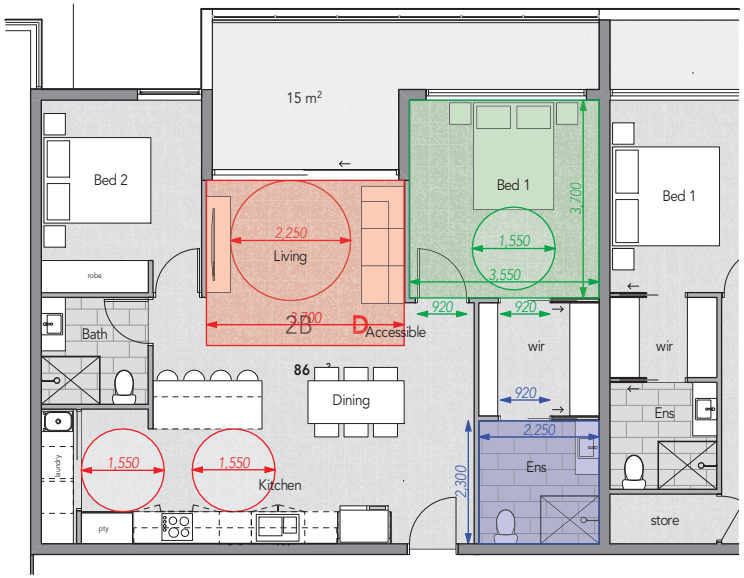
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Unit 1B Stage 2 - Plan 1:100
Level 1 to 7 (7x)
GFA Unit 57m2 Accessible Housing
compliant (56m2 before changes)
GFA Balcony 16m2 (13m2 before changes)



Unit 2B Stage 1 - Plan 1:100
Level 3 to 13 (11x)
GFA Unit 86m2 Accessible Housing
compliant (84m2 before changes)
GFA Balcony 15m2 (15m2 before changes)

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1121
Date: 16 December 2020

Queensland Government

ISSUE	DATE	AMENDMENT	BY
D	16.11.20	DA - DESIGN AMENDMENTS AND RFI'S	PN
C	13.11.20	DA - DESIGN AMENDMENTS AND RFI'S	PN
B	04.09.20	DA - RESPONSE TO RFI EDQ	PN
A	15.05.20	DA - SUBMISSION	GK

Accessible Unit Plans
The Corso Collection

scale 1:100
0 1m 5m

client : Habitat Development Group
project : The Corso Collection
address : Sunshine Coast Pde Maroochydore City

drawing no : DA6.01
issue : D
date : 16/11/20

HABITAT DEVELOPMENT GROUP PTY LTD

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