URBAN DESIGN
MASTER PLANNING
ARCHITECTURE

INTERIOR DESIGN
LANDSCAPE
GRAPHIC DESIGN

Maroochydore City Centre

Priority Development Area Multi Deck Car Park (Lot 110)

Lighting Lane, Maroochydore

~~12.10.2021~~ **16.12.2021**
~~**Revision E**~~ **Rev F**

SUNSHINE COAST
Suite 2, 9
9 Capital Place, Birtinya, QLD 4575 Australia
T +61 7 5437 8574 F 1300 786 880 E mcorkill@modedesign.com.au

These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.

MULTI-STOREY CARPARK
LOT 110 MARKET STREET MAROOCHYDORE



AMENDED IN RED
By: Leila Torrens
Date: 23/12/2021

Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2021/1232
Date: 22 December 2021

Queensland Government

REAL PROPERTY

LOT #:	110
-:	-
TITLE AREA:	1365 m²

BUILDING USE CLASSIFICATION

CLASSIFICATION:	7A (CARPARK CLASS 3A)
RISE IN STOREY:	9
EFFECTIVE HEIGHT:	24.65 m
CONSTRUCTION TYPE:	A
MAX. FIRE/ SMOKE COMPARTMENTS:	1

Sheet List 2

Sheet Number	Sheet Name	Current Revision
0000	COVER SHEET	8
0005	PERSPECTIVE - NORTH FACADE	3
0100	GRID SETOUT	5
1000	FLOOR PLAN - LEVEL 00	14
1001	FLOOR PLAN - LEVEL 01	11
1002	FLOOR PLAN - LEVEL 02	9
1003	TYPICAL FLOOR PLAN - LEVEL 03 - 07	10
1008	FLOOR PLAN - LEVEL 08	11
1010	ROOF PLAN	9
1100	REFLECTED CEILING PLAN - LEVEL 00	5
1101	REFLECTED CEILING PLAN - LEVEL 01	5
1102	REFLECTED CEILING PLAN - LEVEL 02 - 07	5
1108	REFLECTED CEILING PLAN - LEVEL 08	5
1400	FRL PLAN - LEVEL 00	4
1402	FRL PLAN - LEVEL TYPICAL	4
2000	BUILDING ELEVATIONS - NORTH	8
2001	BUILDING ELEVATIONS - EAST - WEST	8
2002	BUILDING ELEVATION - SOUTH	6
2100	BUILDING SECTIONS	7
2101	BUILDING SECTIONS	8
2102	BUILDING SECTIONS	7
3000	EOT LAYOUT	4
3001	RETAIL AMENITIES LAYOUT	4
3100	OFFICE / SWITCH ROOM / AWS ROOM LAYOUT	4
3200	STAIR CORE 1 DETAIL	4
3201	STAIR 2 DETAILS	4
3202	LIFT CORE SECTION & DETAIL	4
3300	CRASH GUARD DETAILS	4
3301	FACADE PANELS DETAIL	4
3302	FACADE PANELS DETAIL	4

Sheet List 2

Sheet Number	Sheet Name	Current Revision
3303	EAST/WEST FACADE DETAILS	3
3304	AWNING DETAILS	4

REV	DESCRIPTION	AUTH	CHK	DATE
4	PRELIMINARY TENDER	MC	AM	03.11.2021
5	ISSUE FOR INFORMATION	MC	AM	15.11.2021
6	PRELIMINARY FOR APPROVAL	MC	AM	19.11.2021
7	ISSUE FOR TENDER	MC	AM	24.11.2021
8	ISSUE FOR TENDER	MC	AM	26.11.2021

- These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
- Verify all dimensions on site prior to commencement of work.
- DO NOT scale off these drawings.
- Report any discrepancies to the architect before carrying out any work.

STATUS

0m 1 2 3 4 5

CLIENT
SUNSHINE COAST COUNCIL

mode
BRISBANE
Plaza Level, Mosaic
826 Ann St
Fortitude Valley QLD 4006
T +61 7 3253 9900
bne@modedesign.com.au
ABN: 65 112 807 931

PROJECT
MULTI-STOREY CARPARK
LOT 110 MARKET STREET MAROOCHYDORE

DRAWING TITLE
COVER SHEET

DRAWN AM		CHECKED MC	
ISSUE 26/11/2021 6:25:48 PM		SCALE @ A1	SCALE @ A3 1 : 200
PROJECT No 21179	STAGE CD	DRAWING No BC-AR-0000	REVISION 8

6/11/2021 6:25:48 PM

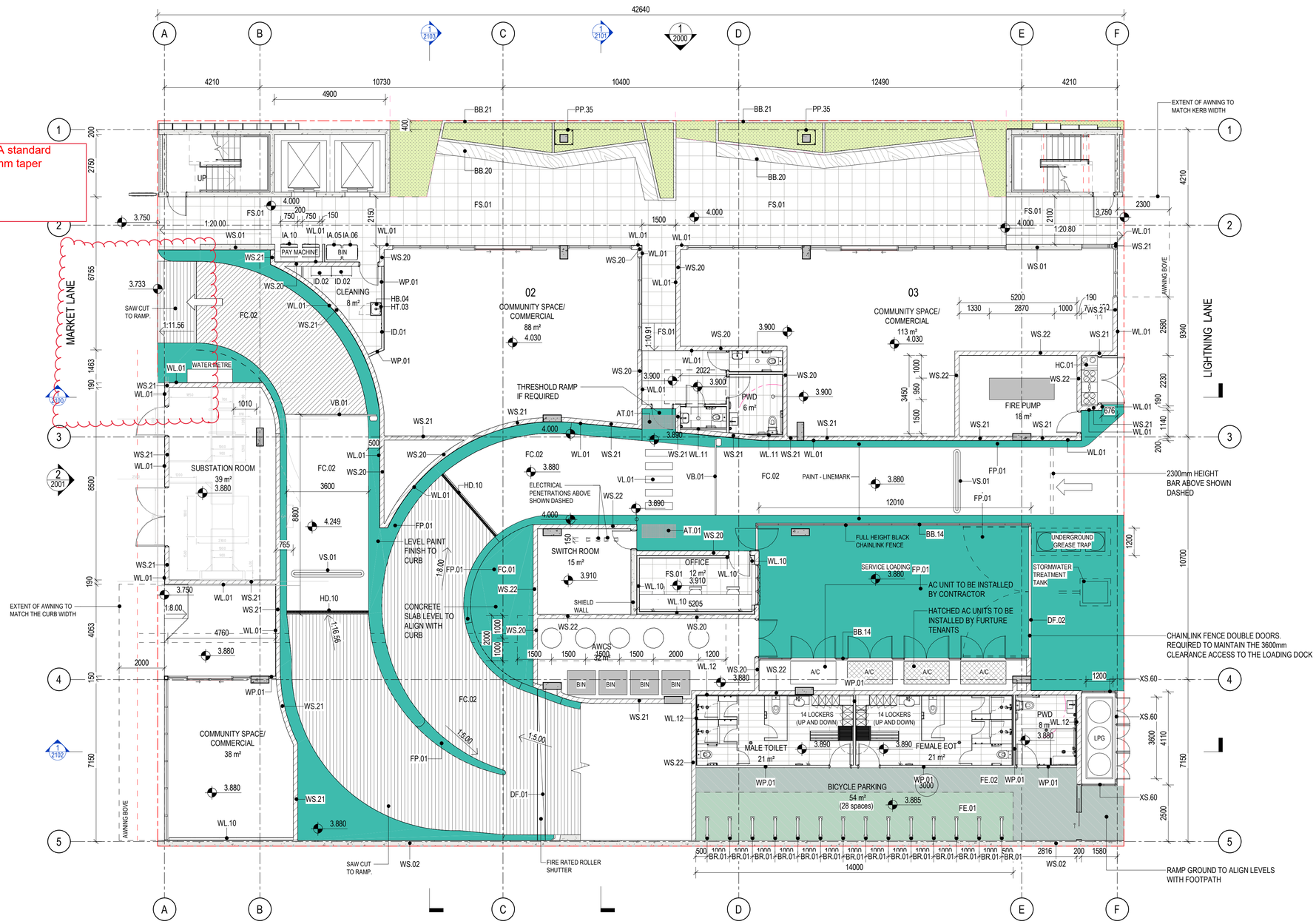
AMENDED IN RED

By: Leila Torrens

Date: 23/12/2021

Queensland Government

Splay to be provided in accordance with IPWEA standard drawing 051 with a 60 degree angle and 1500mm taper



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2021/1232

Date: 22 December 2021

Queensland Government

REV	DESCRIPTION	AUTH	CHK	DATE
10	ISSUE FOR INFORMATION	MC	AM	12.11.2021
11	ISSUE FOR INFORMATION	MC	AM	15.11.2021
12	PRELIMINARY FOR APPROVAL	MC	AM	19.11.2021
13	ISSUE FOR TENDER	MC	AM	24.11.2021
14	ISSUE FOR TENDER	MC	AM	26.11.2021

- These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
- Verify all dimensions on site prior to commencement of work.
- DO NOT scale off these drawings.
- Report any discrepancies to the architect before carrying out any work.

STATUS

0m 1 2 3 4 5

NORTH

CLIENT
SUNSHINE COAST COUNCIL

mode
BRISBANE
Plaza Level, Mosaic
826 Ann St
Fortitude Valley QLD 4006
T +61 7 3253 9900
bne@modedesign.com.au
ABN: 65 112 807 931

PROJECT
MULTI-STOREY CARPARK
LOT 110 MARKET STREET MAROOCHYDORE

DRAWING TITLE
FLOOR PLAN - LEVEL 00

DRAWN	CHECKED
AM	MC
ISSUE	SCALE @ A1
26/11/2021 6:26:26 PM	1 : 100

PROJECT No	STAGE	DRAWING No	REVISION
21179	CD	BC-AR-1000	14

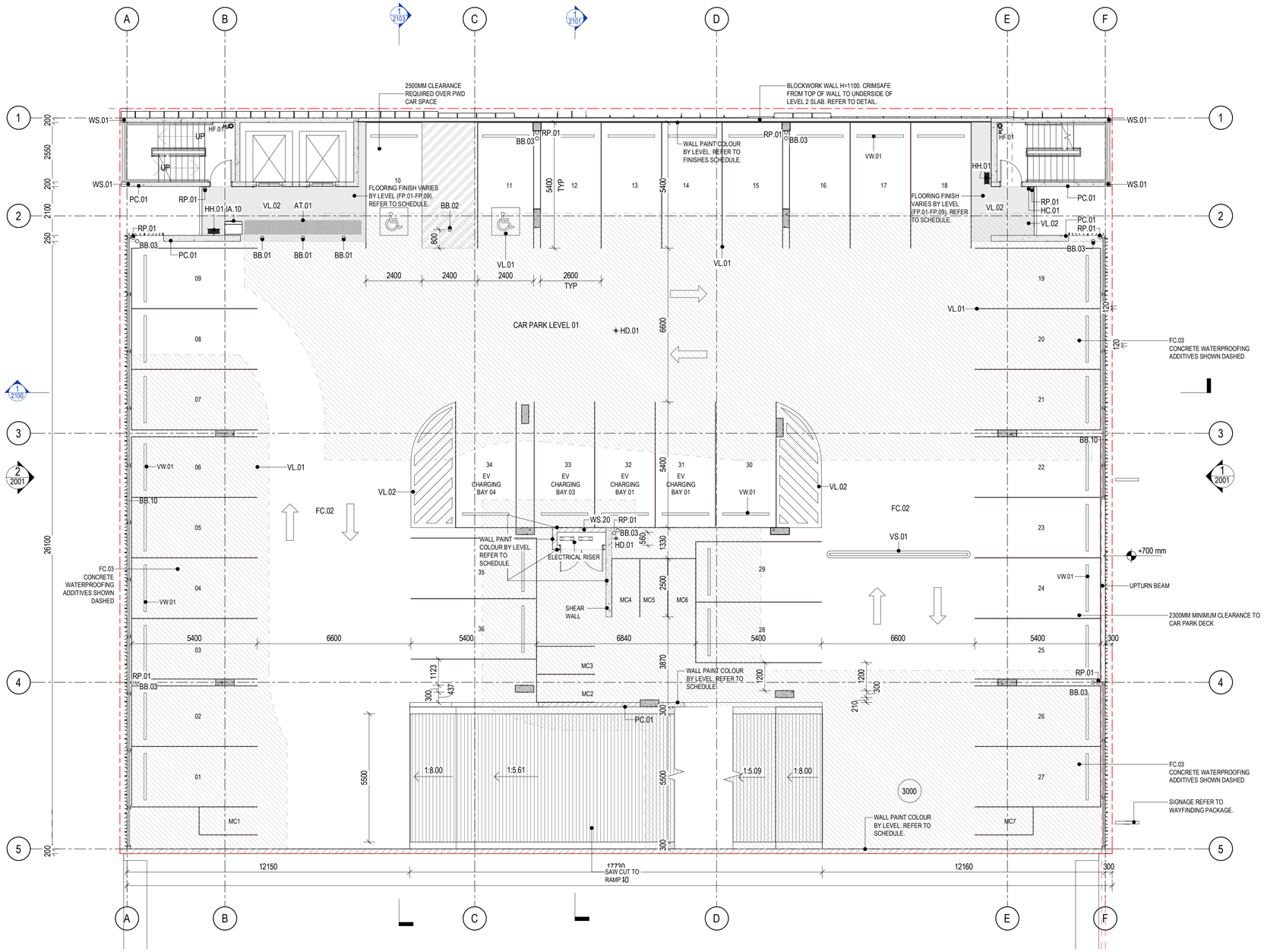
26/11/2021 6:26:26 PM

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1232

Date: 22 December 2021

Queensland Government



CARPARK SCHEDULE (7 LEVELS)	
Item_Description	Count
MOTORCYCLE PARKING 1200x2500	
MOTORCYCLE PARKING 1200x2500	57
PARKING: BAY (GENERAL)	
PARKING: BAY (GENERAL)	279
PWD PARKING 2400x5400	
PWD PARKING 2400x5400	4
SMALL CAR PARKING 5000x2300	
SMALL CAR PARKING 5000x2300	12
TOTAL CARPARKS: 352	
AREA	1145.3SQM

REV	DESCRIPTION	AUTH	CHK	DATE
7	PRELIMINARY TENDER	MC	AM	03.11.2021
8	ISSUE FOR INFORMATION	MC	AM	15.11.2021
9	PRELIMINARY FOR APPROVAL	MC	AM	19.11.2021
10	ISSUE FOR TENDER	MC	AM	24.11.2021
11	ISSUE FOR TENDER	MC	AM	26.11.2021

- These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
- Verify all dimensions on site prior to commencement of work.
- DO NOT scale off these drawings.
- Report any discrepancies to the architect before carrying out any work.

STATUS

0m 1 2 3 4 5

NORTH

CLIENT
SUNSHINE COAST COUNCIL

BRISBANE
Plaza Level, Mosaic
826 Ann St
Fortitude Valley QLD 4006
T +61 7 3253 9900
bne@modedesign.com.au
ABN: 65 112 807 931

PROJECT
MULTI-STOREY CARPARK
LOT 110 MARKET STREET MAROOCHYDORE

DRAWING TITLE
FLOOR PLAN - LEVEL 01

DRAWN	CHECKED
AM	MC
ISSUE	SCALE @ A1
26/11/2021 6:26:38 PM	1 : 100

PROJECT No	STAGE	DRAWING No	REVISION
21179	CD	BC-AR-1001	11

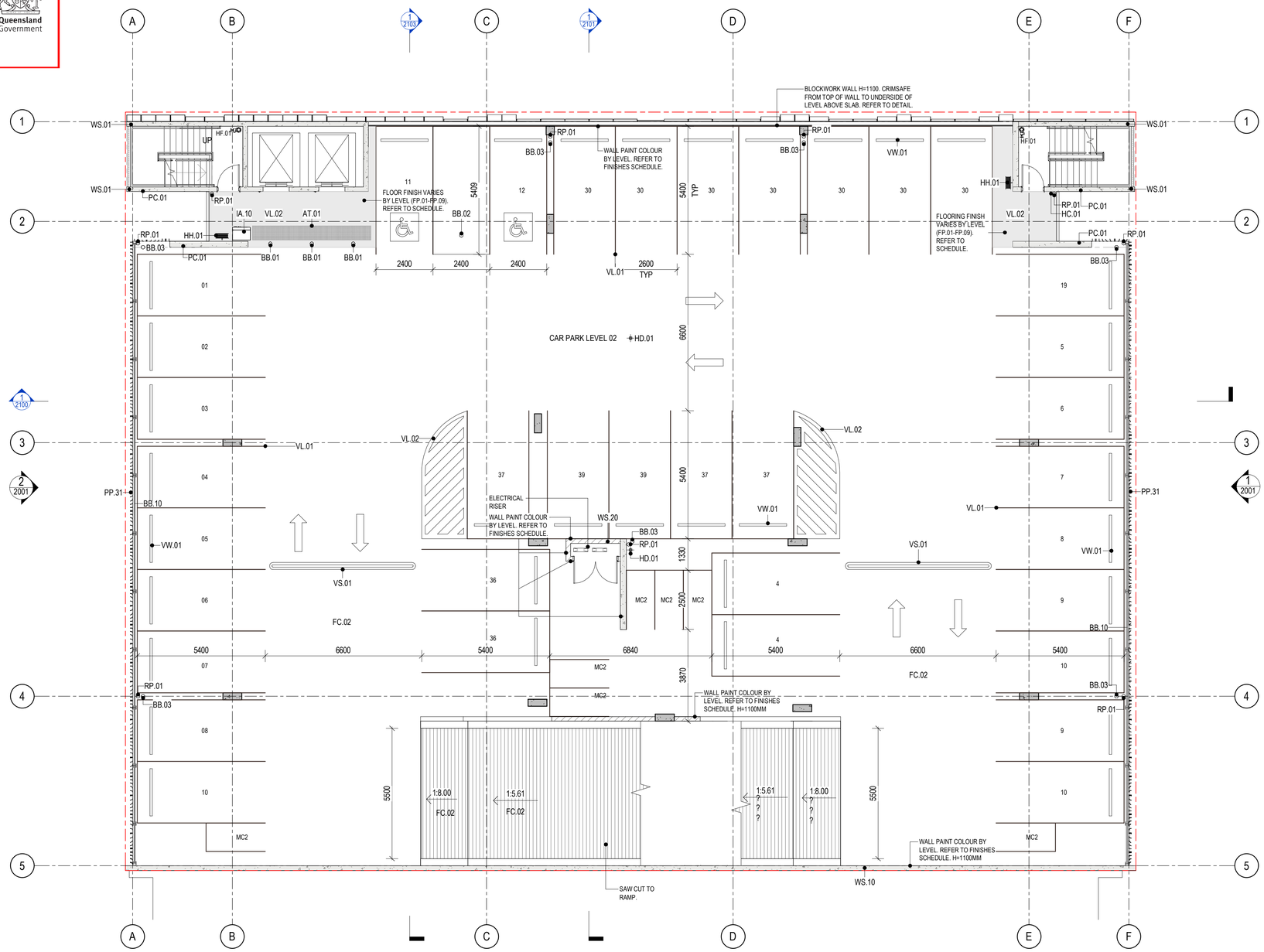
26/11/2021 6:26:38 PM

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1232

Date: 22 December 2021

Queensland Government



REV	DESCRIPTION	AUTH	CHK	DATE
5	PRELIMINARY TENDER	MC	AM	03.11.2021
6	ISSUE FOR INFORMATION	MC	AM	15.11.2021
7	PRELIMINARY FOR APPROVAL	MC	AM	19.11.2021
8	ISSUE FOR TENDER	MC	AM	24.11.2021
9	ISSUE FOR TENDER	MC	AM	26.11.2021

- These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
- Verify all dimensions on site prior to commencement of work.
- DO NOT scale off these drawings.
- Report any discrepancies to the architect before carrying out any work.

STATUS

0m 1 2 3 4 5

NORTH

CLIENT
SUNSHINE COAST COUNCIL

mode
BRISBANE
Plaza Level, Mosaic
826 Ann St
Fortitude Valley QLD 4006
T +61 7 3253 9900
bne@modedesign.com.au
ABN: 65 112 807 931

PROJECT
MULTI-STOREY CARPARK
LOT 110 MARKET STREET MAROOCHYDORE

DRAWING TITLE
FLOOR PLAN - LEVEL 02

DRAWN AM	CHECKED MC
ISSUE 26/11/2021 6:26:48 PM	SCALE @ A1 1 : 100

PROJECT No	STAGE	DRAWING No	REVISION
21179	CD	BC-AR-1002	9

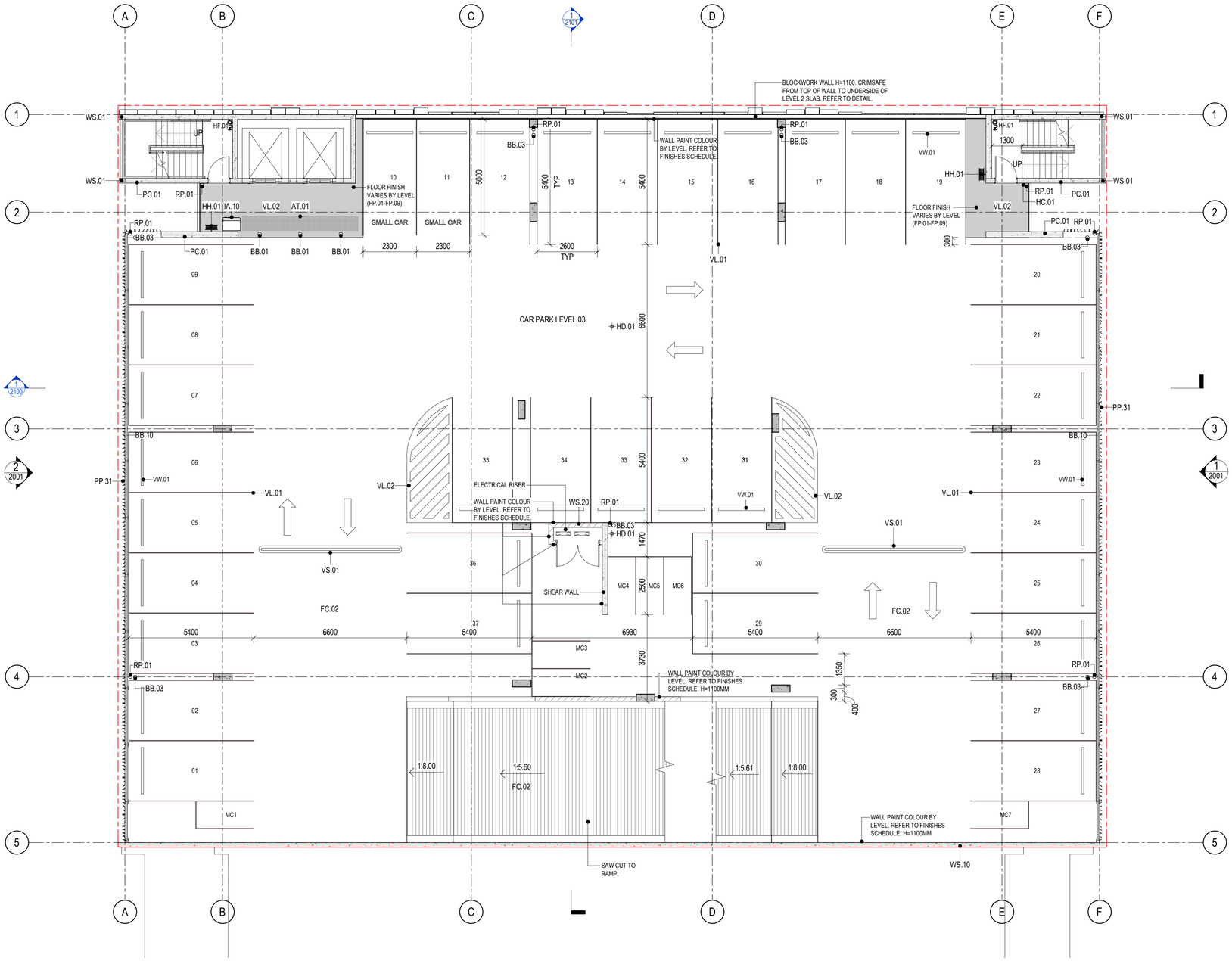
26/11/2021 6:26:48 PM

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Queensland Government

Approval no: DEV2021/1232

Date: 22 December 2021



REV	DESCRIPTION	AUTH	CHK	DATE
6	PRELIMINARY TENDER	MC	AM	03.11.2021
7	ISSUE FOR INFORMATION	MC	AM	15.11.2021
8	PRELIMINARY FOR APPROVAL	MC	AM	19.11.2021
9	ISSUE FOR TENDER	MC	AM	24.11.2021
10	ISSUE FOR TENDER	MC	AM	26.11.2021

- These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
- Verify all dimensions on site prior to commencement of work.
- DO NOT scale off these drawings.
- Report any discrepancies to the architect before carrying out any work.

STATUS

0m 1 2 3 4 5

NORTH

CLIENT
SUNSHINE COAST COUNCIL

BRISBANE
Plaza Level, Mosaic
826 Ann St
Fortitude Valley QLD 4006
T +61 7 3253 9900
bne@modedesign.com.au
ABN: 65 112 807 931

PROJECT
MULTI-STOREY CARPARK

LOT 110 MARKET STREET MAROOCHYDORE

DRAWING TITLE
TYPICAL FLOOR PLAN - LEVEL 03 - 07

DRAWN	CHECKED
AM	MC
ISSUE: 26/11/2021 6:42:40 PM	SCALE @ A1: 1 : 100

PROJECT No	STAGE	DRAWING No	REVISION
21179	CD	BC-AR-1003	10

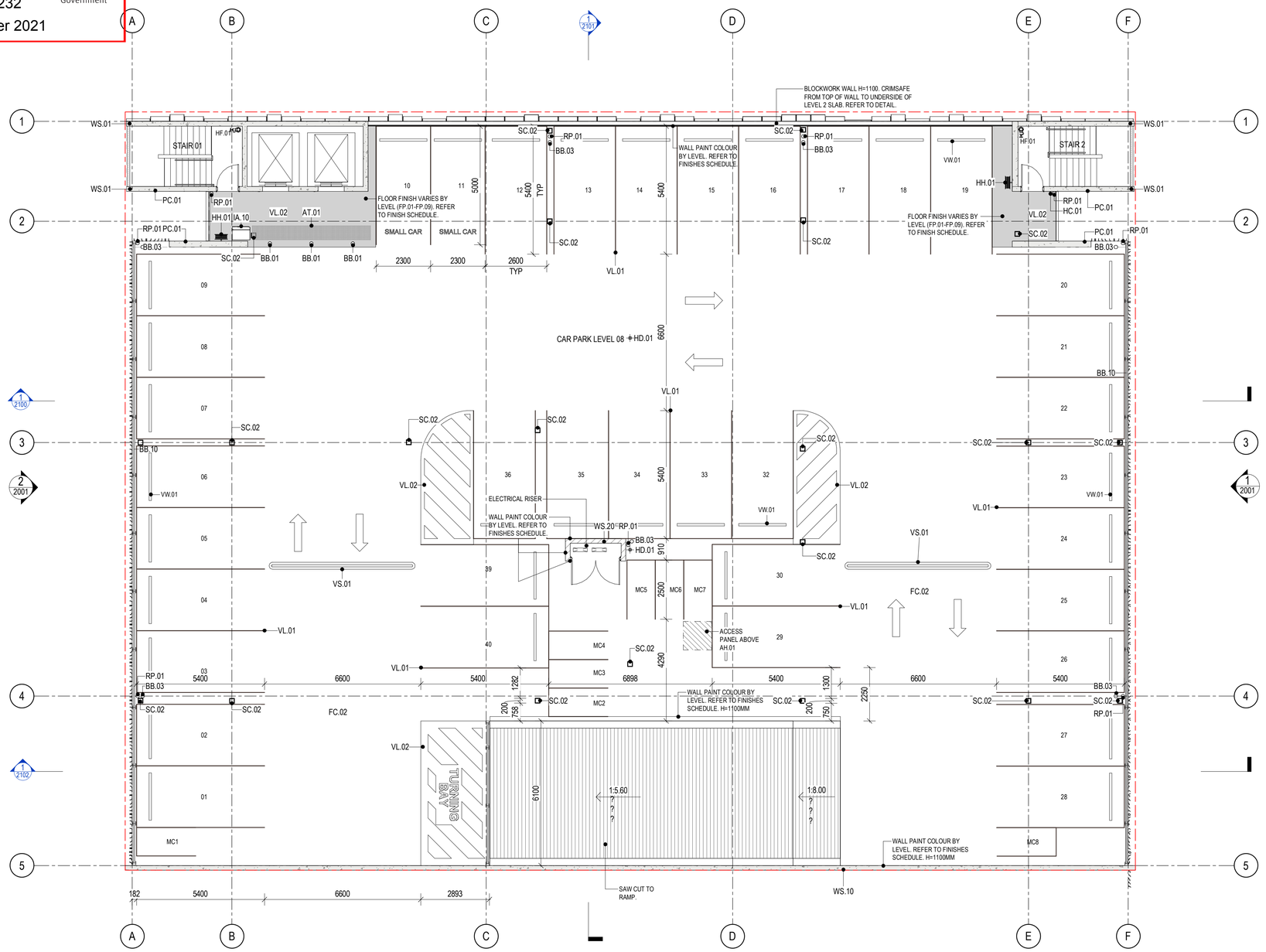
26/11/2021 6:42:40 PM

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1232

Date: 22 December 2021

Queensland Government



REV	DESCRIPTION	AUTH	CHK	DATE
7	PRELIMINARY TENDER	MC	AM	03.11.2021
8	ISSUE FOR INFORMATION	MC	AM	15.11.2021
9	PRELIMINARY FOR APPROVAL	MC	AM	19.11.2021
10	ISSUE FOR TENDER	MC	AM	24.11.2021
11	ISSUE FOR TENDER	MC	AM	26.11.2021

- These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
- Verify all dimensions on site prior to commencement of work.
- DO NOT scale off these drawings.
- Report any discrepancies to the architect before carrying out any work.

STATUS

0m 1 2 3 4 5

NORTH

CLIENT
SUNSHINE COAST COUNCIL

BRISBANE
Plaza Level, Mosaic
826 Ann St
Fortitude Valley QLD 4006
T +61 7 3253 9900
bne@modedesign.com.au
ABN: 65 112 807 931

PROJECT
MULTI-STOREY CARPARK
LOT 110 MARKET STREET MAROOCHYDORE

DRAWING TITLE
FLOOR PLAN - LEVEL 08

DRAWN AM	CHECKED MC
ISSUE 26/11/2021 6:27:01 PM	SCALE @ A1 1 : 100

PROJECT No	STAGE	DRAWING No	REVISION
21179	CD	BC-AR-1008	11

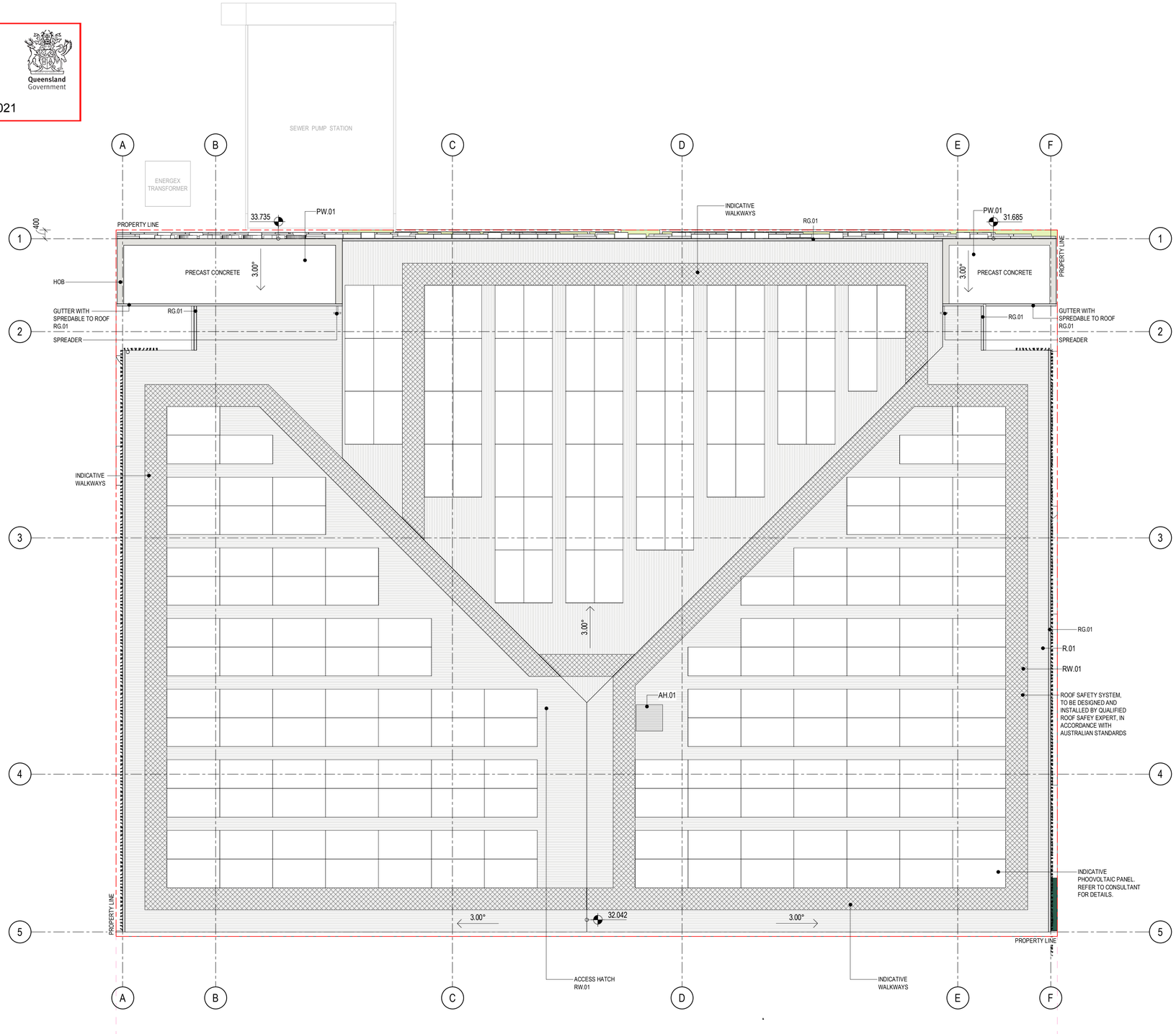
26/11/2021 6:27:01 PM

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1232

Date: 22 December 2021

Queensland Government



REV	DESCRIPTION	AUTH	CHK	DATE
5	PRELIMINARY TENDER	MC	AM	03.11.2021
6	ISSUE FOR INFORMATION	MC	AM	15.11.2021
7	PRELIMINARY FOR APPROVAL	MC	AM	19.11.2021
8	ISSUE FOR TENDER	MC	AM	24.11.2021
9	ISSUE FOR TENDER	MC	AM	26.11.2021

- These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
- Verify all dimensions on site prior to commencement of work.
- DO NOT scale off these drawings.
- Report any discrepancies to the architect before carrying out any work.

STATUS

0m 1 2 3 4 5

NORTH

CLIENT
SUNSHINE COAST COUNCIL

mode
BRISBANE
Plaza Level, Mosaic
826 Ann St
Fortitude Valley QLD 4006
T +61 7 3253 9900
bne@modedesign.com.au
ABN: 65 112 807 931

PROJECT
MULTI-STOREY CARPARK

LOT 110 MARKET STREET MAROOCHYDORE

DRAWING TITLE
ROOF PLAN

DRAWN	CHECKED
AM	MC
ISSUE 26/11/2021 6:27:13 PM	SCALE @ A1 1 : 100

PROJECT No	STAGE	DRAWING No	REVISION
21179	CD	BC-AR-1010	9

26/11/2021 6:27:13 PM

FACADE OPTIONS

MODE DELIVERED PROJECT

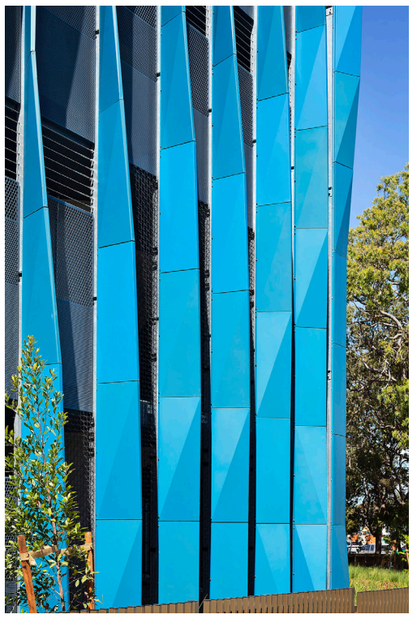
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2021/1232
Date: 22 December 2021
Queensland Government

MODE HAVE NOW DONE 2 PROJECTS, WHICH HAVE BOTH HAD VERY FAVOURABLE FACADE DESIGNS. BEING BOTH POPULAR WITH THE USER GROUPS.

- THESE DESIGNS COMBINE AESTHETICS AND A COMPLETE ENCLOSURE FALL PROTECTION SYSTEM.
- THESE DESIGNS WERE DONE TO FIT WITH THE LOCAL AREA IN WHICH THEY WERE LOCATED, ADOPTING A FACADE DESIGN THAT REFLECT AND RESPONDED TO THE LOCAL AREA.

REDCLIFFE HOSPITAL CAR PARK







LOGAN HOSPITAL CAR PARK

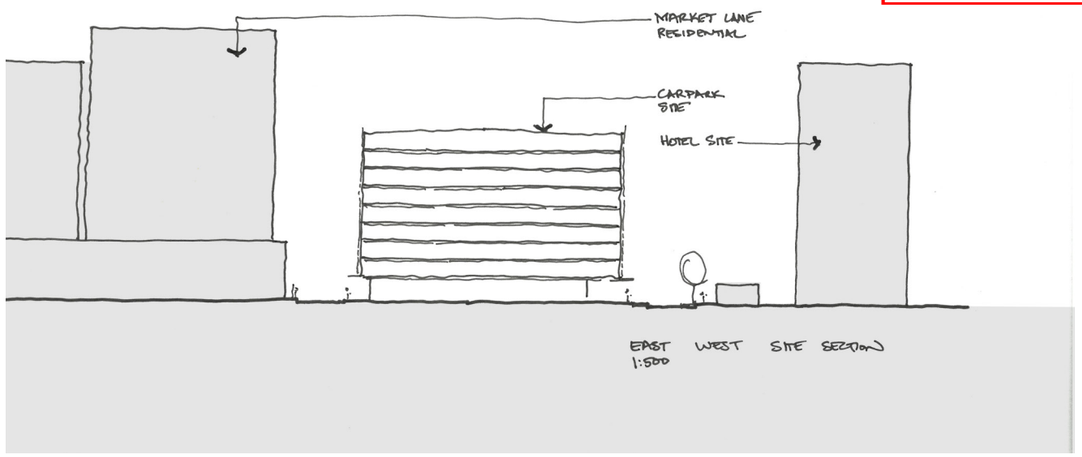


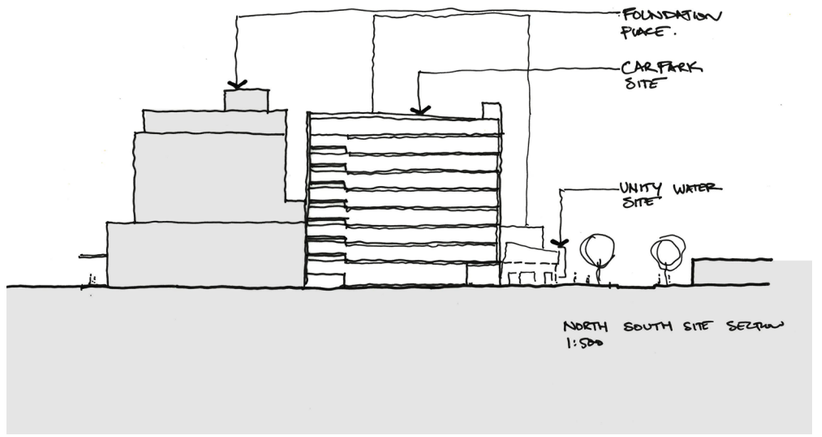


SITE CONTEXT - SECTION

- THE CARPARK SITS BETWEEN SEVERAL BUILDINGS, ON THE EAST A TALL RESIDENTIAL BUILDING, AND WEST A HOTEL, BOTH CURRENTLY UNDER CONSTRUCTION
- TO THE SOUTH FOUNDATION PLACE, ABOUT THE SAME HEIGHT AS THE CARPARK, IS BUILT IN PART TO THE BOUNDARY.
- HAVING THESE BUILDINGS CLOSE TO OUR CARPARK SITE ALSO REQUIRES SENSETIVITY TO THE HOTEL AND RESIDENTIAL OCCUPANTS.
- THIS ALSO HIGHLIGHTS THE OPENNESS TO THE NORTHERN FACE OF THE BUILDING TOWARDS MAROOCHYDORE.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2021/1232
Date: 22 December 2021
Queensland Government





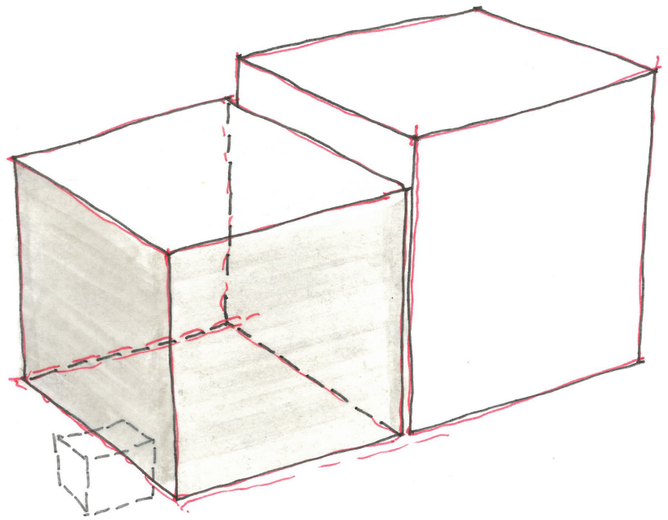
FACADE - MASSING

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

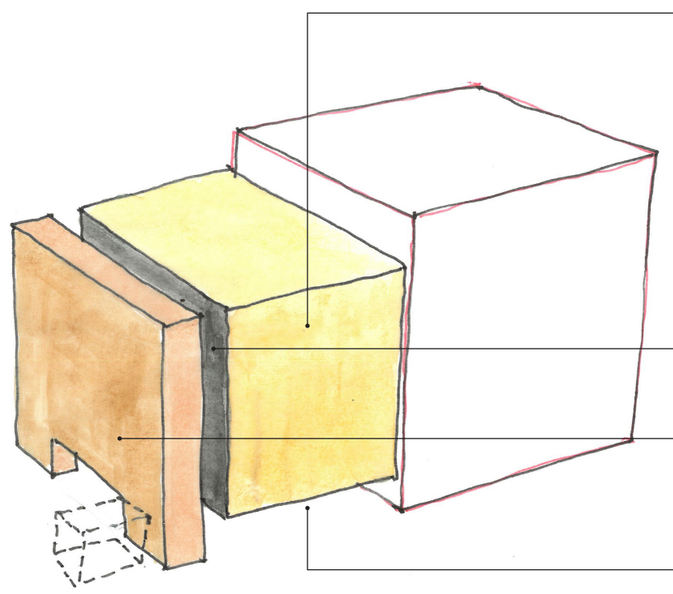
Approval no: DEV2021/1232

Date: 22 December 2021

Queensland Government



GIVEN THE SIZE OF THE SITE, AND THE DESIRE TO FIT AS MANY CAR SPACES AS POSSIBLE, WE WILL NEED TO BUILD THE CARPARK BUILDING TO THE EXTENT OF THE SITE.



TO REDUCE THE VISUAL MASS OF THE BUILDING WE CAN CUT UP THE MASS OF THE BUILDING INTO SMALLER PARTS, WITHOUT REDUCING THE NUMBER OF CAR SPACES.

NORTH FACADE GENERAL CONCEPT

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1232

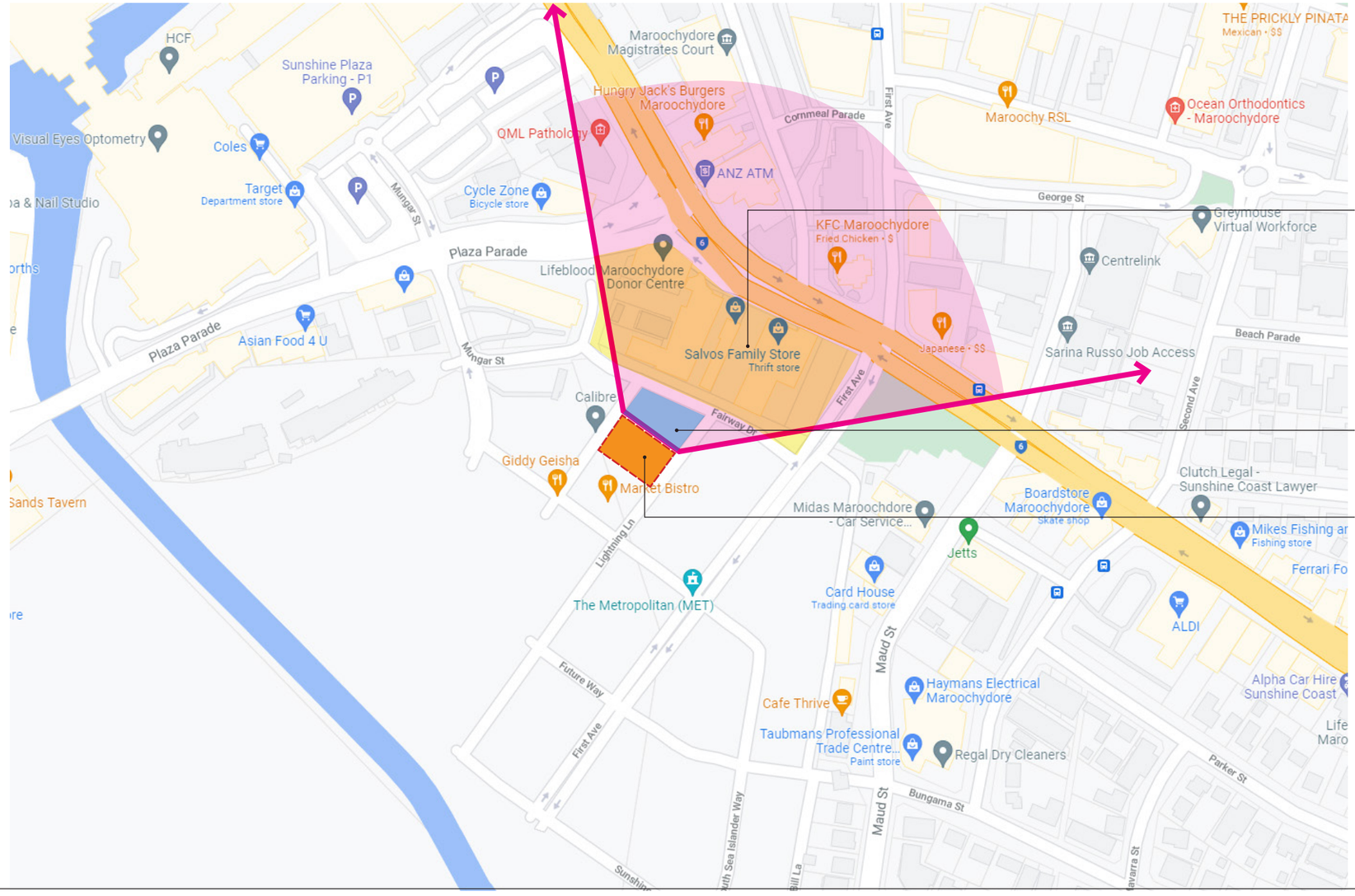
Date: 22 December 2021

Queensland Government

ON THE NORTH FACADE IS A DIFFERENT SITUATION FOR A FEW REASONS:

- THE NORTH FACADE DOES NOT HAVE AN OPEN AREA REQUIREMENT.
- THE NORTH FACADE WILL NOT BE BUILT OUT, AS IT FACES A UNITY WATER PUMP STATION.
- THE FACADE TO THE NORTH WILL BE MORE VISIBLE FROM THE SURROUNDING AREAS.

THIS FACADE CAN AND SHOULD BE MORE DECORATIVE.



FACADE - SURROUNDING ANALYSIS

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1232

Date: 22 December 2021

Queensland Government

THERE ARE SEVERAL BUILDINGS AROUND OUR SITE THAT HAVE BEEN APPROVED IN RECENT TIMES, SOME THAT HAVE BEEN BUILT, SOME THAT ARE UNDER CONSTRUCTION, AND OTHERS THAT ARE IN PLANNING.

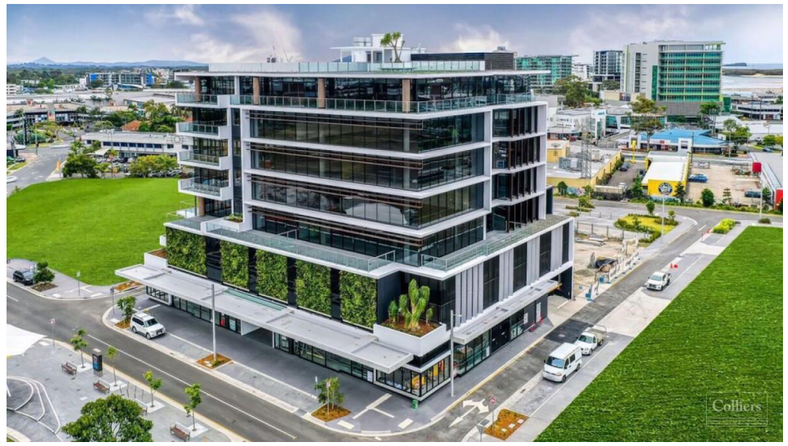
WE ARE AIMING TO COMPLIMENT THESE DEVELOPMENTS WITH OUR DESIGN. STARTING WITH THE BUILDINGS THAT IS CLOSEST TO OUR SITE:

FOUNDATION PLACE

THIS DESIGN IS A PLAY OF WHITE FRAMES AGAINST DARK INFILLS. WITH ALLOT OF BRONZE AND BLACK FRAMES, BETWEEN AND IN THE SOFFITS, AS WELL AS GLAZING WHICH IN DAYLIGHT IS ALSO SEEN AS BLACK.
THE BUILDING HAS USED GREEN WALLS, TO THE SOUTH OF THE BUILDING, TO ADD SOME GREENS TO THE FACADE DESIGN.







MARKET LANE / THE CORSO

THIS DESIGN IS A PLAY OF WHITE FRAMES AGAINST DARK INFILLS. WITH ALLOT OF BRONZE AND BLACK FRAMES, BETWEEN AND IN THE SOFFITS, AS WELL AS GLAZING WHICH IN DAYLIGHT IS ALSO SEEN AS BLACK. BOTH ALSO HAVE DARK, BLACK AND TIMBER ELEMENTS AT GROUND LEVEL.









FACADE - SURROUNDING ANALYSIS

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2021/1232
Date: 22 December 2021
Queensland Government

A1 DEVELOPMENT

THE PRIMARY DESIGN ELEMENTS ARE THE STRONG HORIZONTAL LINES OF THE SUN SHADING AND THE PERFORATED SCREEN WHICH I ASSUME HIDES A CARPARK.
THE SOFFITS AND SCREENS ARE TIMBER AND DARK GREY PERFORATED ALUMINUM
THE GLAZING IS PROMINENT AND A SIGNIFICANT DARK ELEMENT OF THE FACADE.



SSC COUNCIL BUILDING

THE DESIGN HAS
- GREY AND BROWN TONES TO THE VERTICAL FINS.
- TIMBER LOOK SOFFITS, TO ROOF LEVEL GROUND LEVEL RETAIL AND THE PUBLIC SPACES THROUGH THE BUILDING.
- DARK WINDOW FRAMES AND GLAZING.
- PLANTING UP THE BUILDING,



CONCLUSION

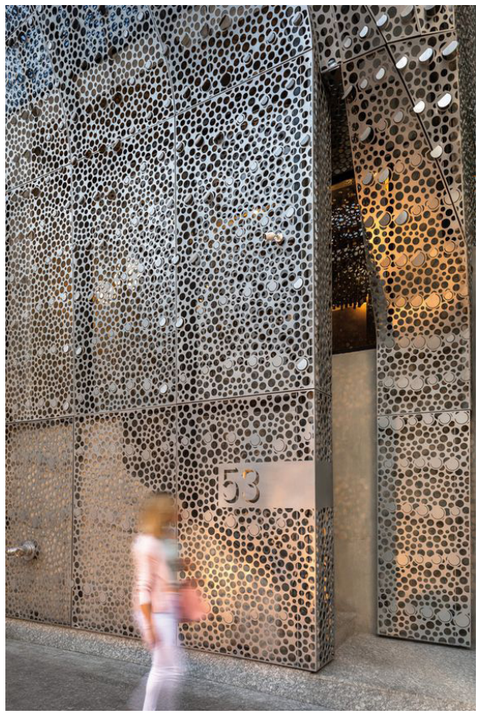
ELEMENT THAT WE HAVE WILL LOOK TO ALIGNED WITH:
- USING BROWNS BRONZES AND GREY ALUMINUM PANELS ON THE FACADE.
- USING TIMBER LOOK BATTENS TO THE SOFFIT OF THE COMMUNAL SITTING AREA.
- ADDING GREENERY TO THE FACADE.

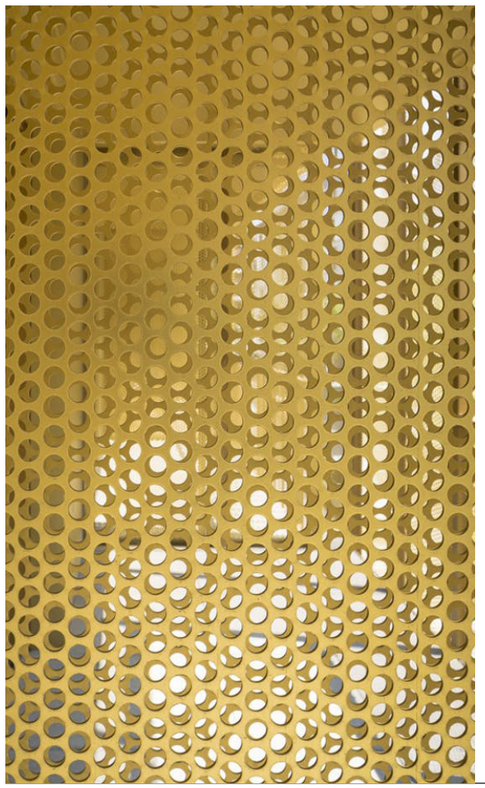
THE UNIQUENESS OF A CARPARK BUILDING, POSITIVES AND NEGATIVES.
- IT IS NOT SUBJECT TO THE NEED TO APPEAL TO POTENTIAL PURCHASES.
- THE CARPARK BUILDING TYPE HAS A STIGMA OF BEING UGLY UNATTRACTIVE, AND DIRTY.
- THE FACADE OF THE CARPARK IS VERY LARGE WITHOUT THE OPTION FOR THE LARGE ARTICULATION OF BALCONIES, STEPS IN THE BUILDING, OR DIFFERENT WINDOW SIZES.

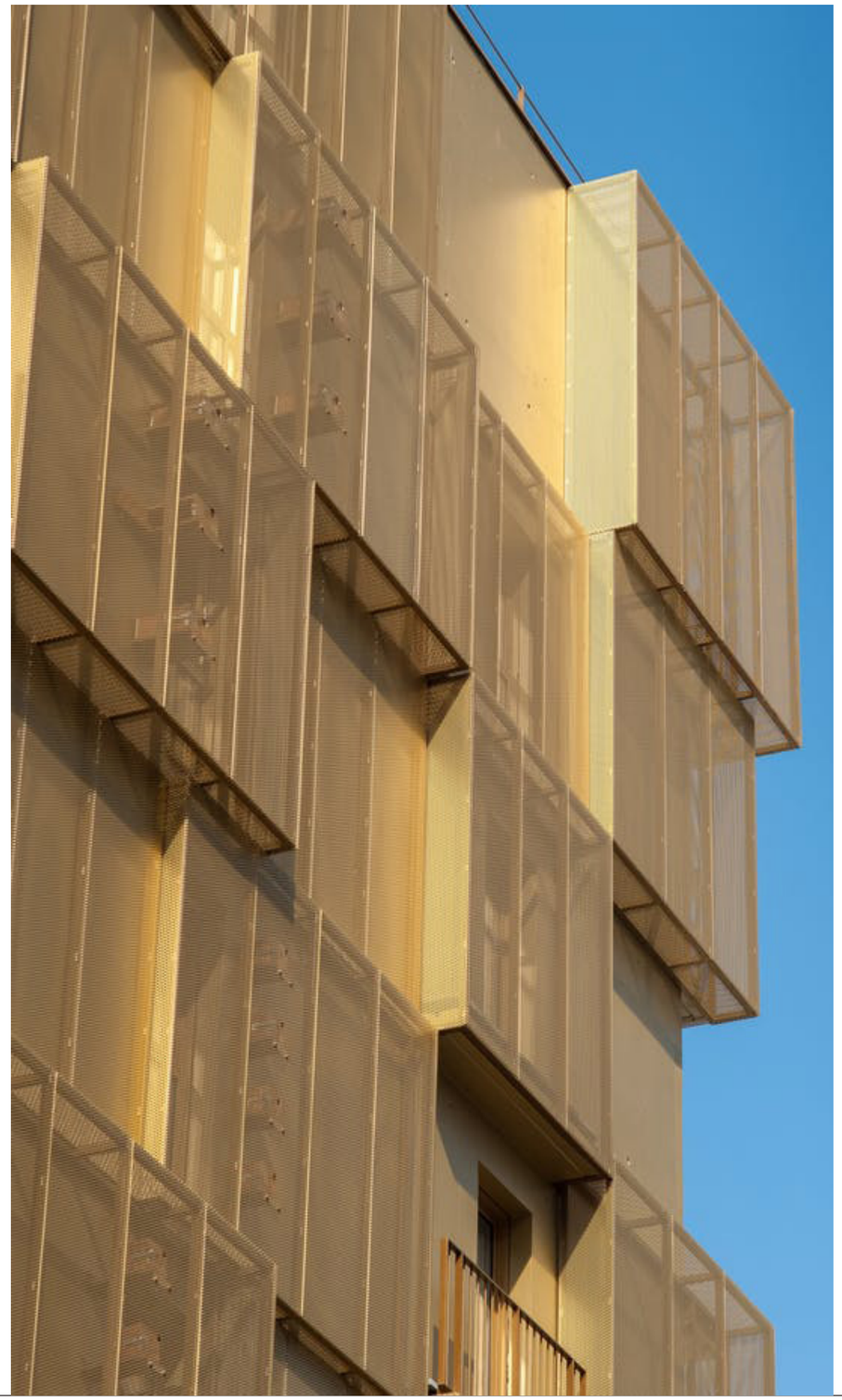
WHAT THIS MEANS FOR THE FACADE DESIGN
- THE DESIGN CAN BE MORE DARING.
- TO CIRCUMVENT THE POTENTIAL COMPLAINTS, THE DESIGN NEEDS TO BE ARTISTIC AND CONTEXTUALLY INTEGRATED
- HAVING A CARPARK FACADE PRESENTS AN OPPORTUNITY TO CREATE A LARGE SCULPTURAL ELEMENT WITHIN THE URBAN ENVIRONMENT.

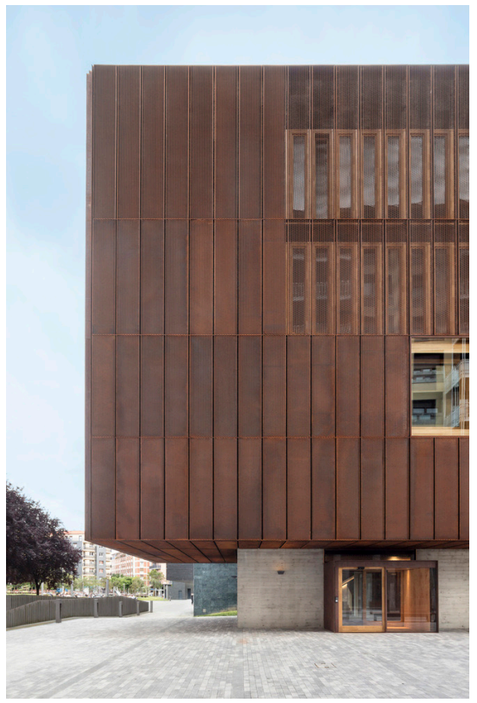
PERFORATED SCREEN - REFERENCE

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2021/1232
Date: 22 December 2021
Queensland Government













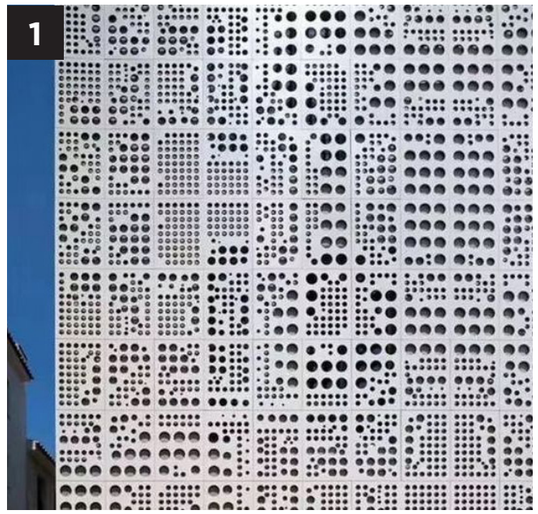
NORTH FACADE GENERAL CONCEPT

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

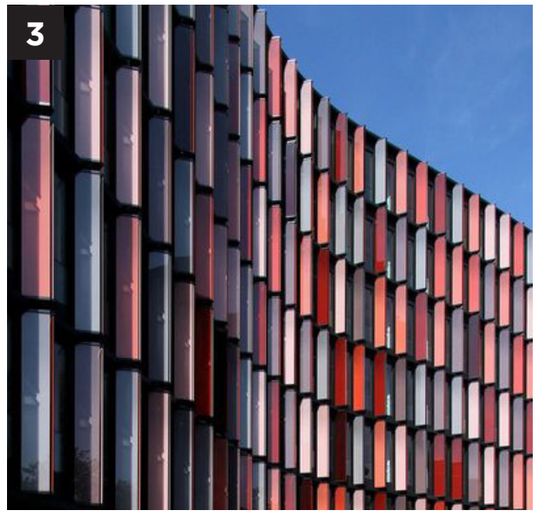
Approval no: DEV2021/1232

Date: 22 December 2021

Queensland Government







FOR THIS DESIGN WE WANT TO HAVE AN INTERESTING, EXPRESSIVE FACADE. GIVEN THE NATURAL BEAUTY IN AND AROUND MAROOCHYDORE WE WANT THE FACADE TO REFLECT AND EXPRESS THE BEAUTIFUL AND NATURAL LANDSCAPE OF THE AREA.

WE WILL DO THIS IN SEVERAL WAYS:

1. CHANGING PERFORATION SIZE AND SPACING
2. CHANGING THE SIZE OR SHAPE OF PANEL
3. CHANGING THE COLOURS OF THE PANELS.
4. CHANGING THE DEPTH OR PROJECTION OF THE PANELS.
5. INTEGRATION BETWEEN LANDSCAPE AND FACADE ON GROUND FLOOR

THESE DIFFERENT OPTIONS HAVE COSTS ASSOCIATED WITH THEM, IN BOTH CONSTRUCTION AND MAINTENANCE COSTS.

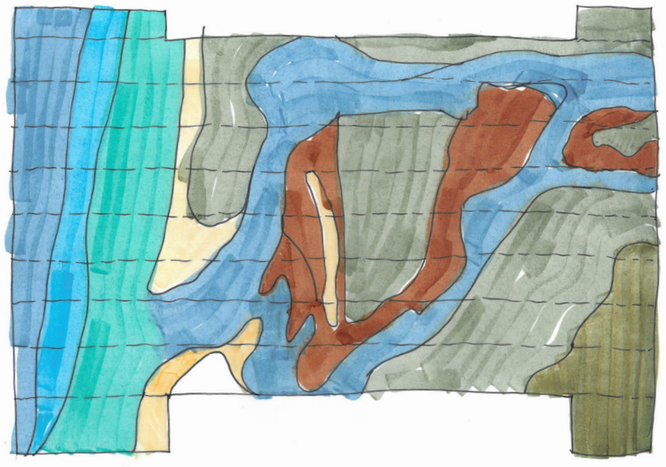


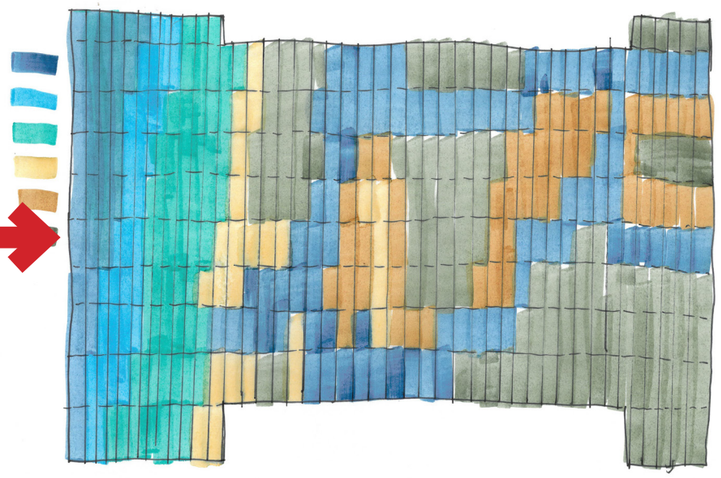


FACADE - CONCEPT

MAROOCHYDORE SPECIFIC LANDSCAPE







MAROOCHY RIVER LANDSCAPE

FACADE CONCEPT DIAGRAM

THE LINES ON THE SKETCH REFER TO DIFFERENT:
- NATURE ELEMENTS: SAND, WATER, FOREST, EARTH.
- SCREEN DEPTHS
- PERFORATION SIZES

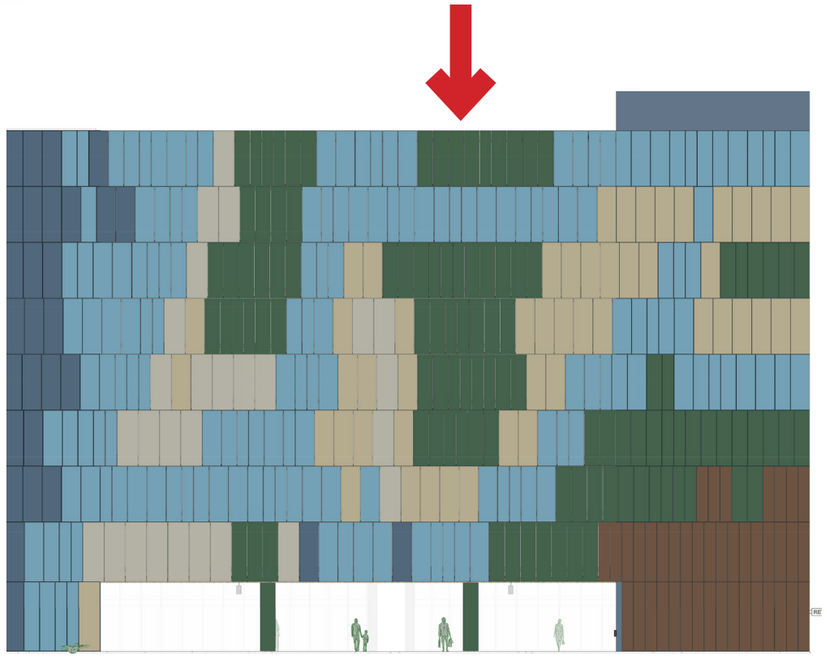
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Queensland Government

Approval no: DEV2021/1232

Date: 22 December 2021

FRONTAL ELEVATION CONCEPT



FRONTAL ELEVATION

FACADE - VISUALISED

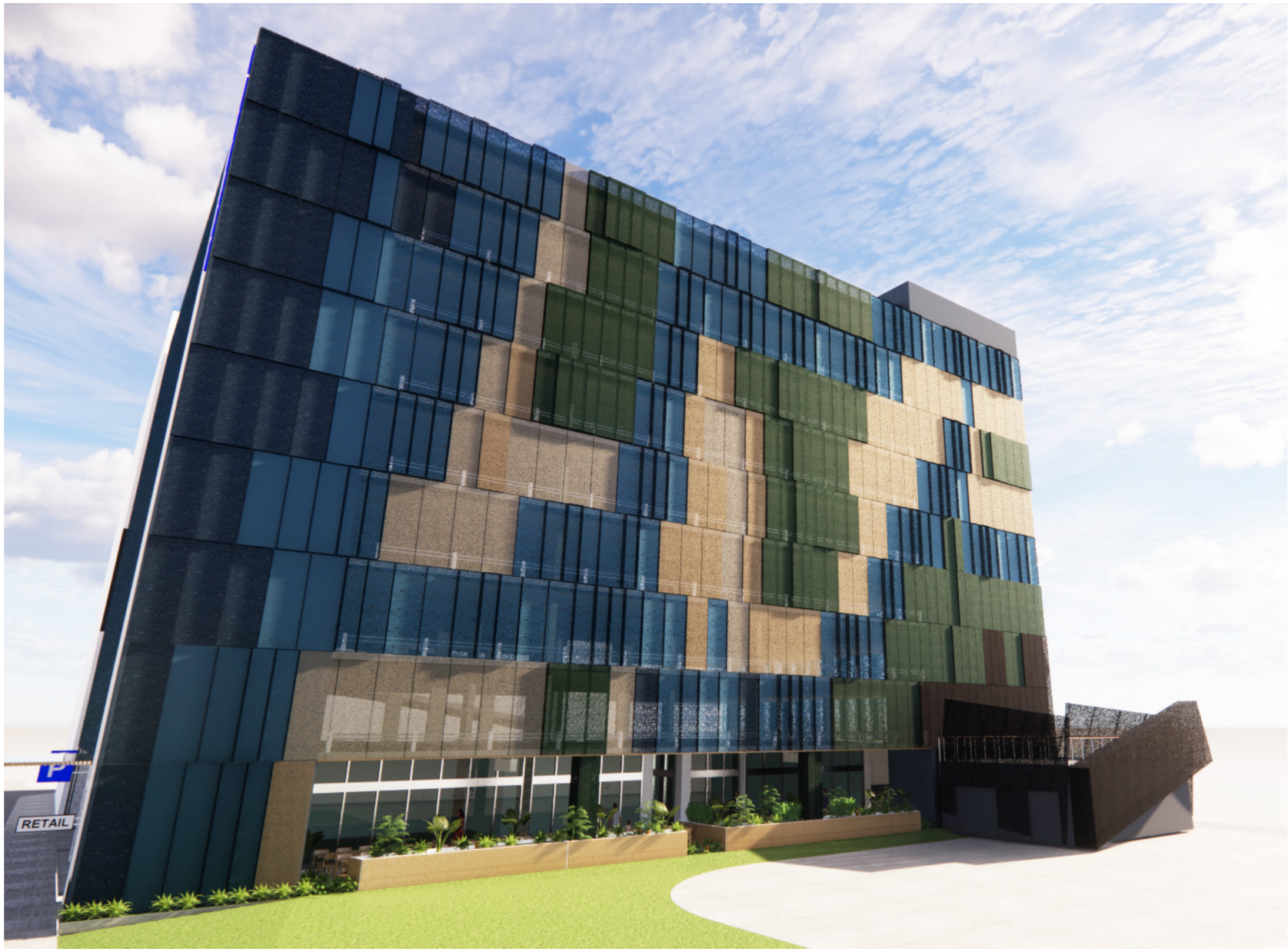
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1232

Date: 22 December 2021

Queensland Government

FINAL OPTION - MAROOCHYDORE SPECIFIC LANDSCAPE









FACADE - DETAILS

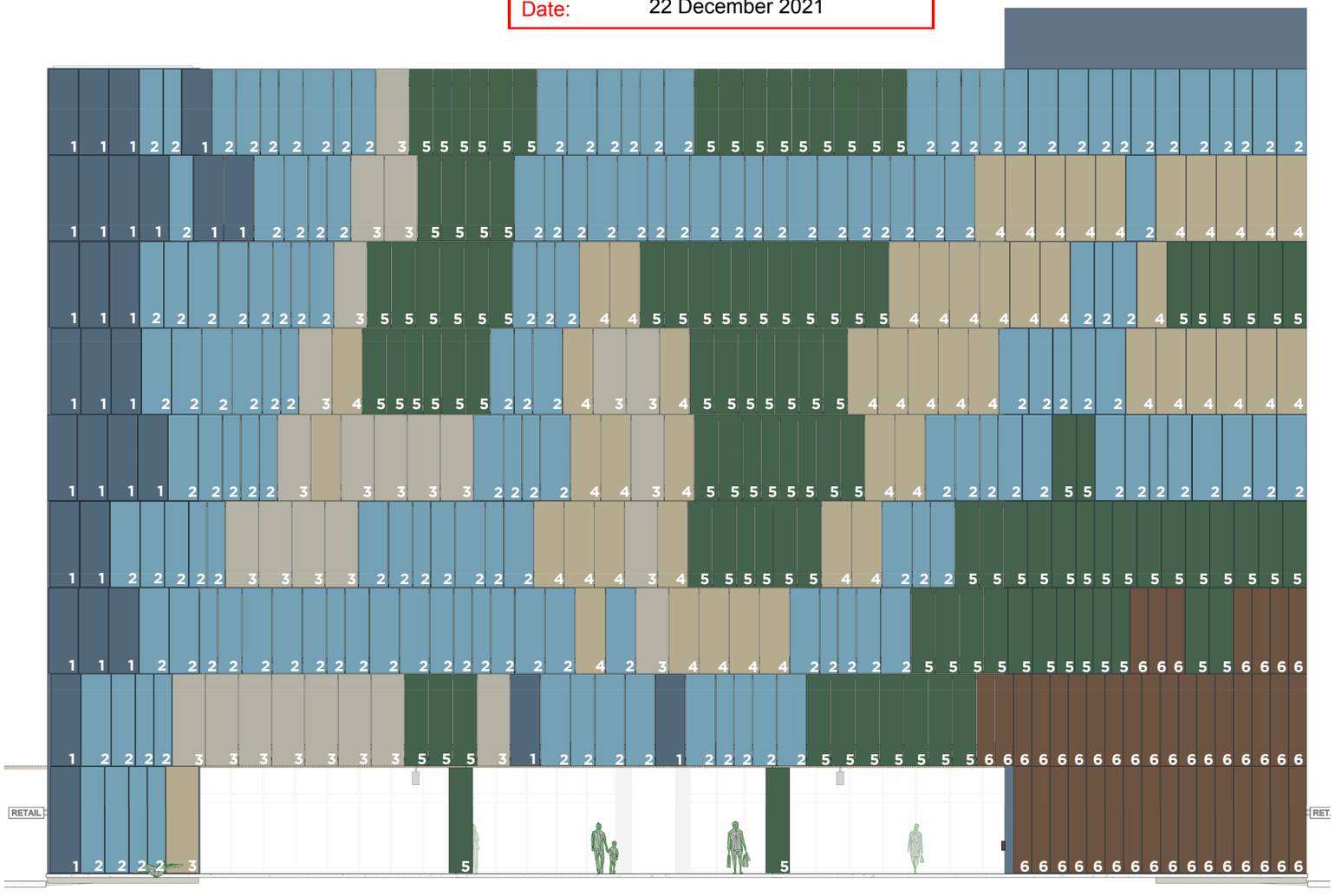
FINISHES

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1232

Date: 22 December 2021

Queensland Government

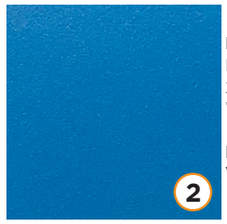


DULUX ELECTRO POWDERCOATED RANGE



BLUE NIGHT
FLAT 9065303K
25 YEAR WARRANTY

REPRESENTS THE DEEP OCEAN



BLUE GOLD
FLAT 9065301K
25 YEAR WARRANTY

REPRESENTS THE WATER



SENSATIONAL CHAMPAGNE
FLAT 9063187K
25 YEAR WARRANTY

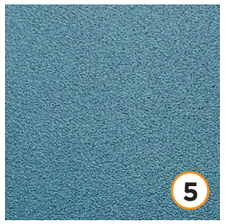
REPRESENTS THE SAND



FRESH GOLD
FLAT 9062208K
25 YEAR WARRANTY

REPRESENTS WET SAND

DURATEC ELEMENTS DULUX GROUP



COPPER ORE
90E6413Z
25 YEAR WARRANTY

REPRESENTS THE FORESTS AND GREENLANDS



WEATHERED STEEL
90E8340Z
25 YEAR WARRANTY

REPRESENTS THE HIGHLANDS

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2021/1232
Date: 22 December 2021
Queensland Government

FACADE - VISUALISED

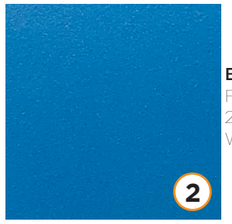
PANELS VARIATION BY COLOUR



BLUE NIGHT
FLAT 9065303K
25 YEAR
WARRANTY



1000 WIDE x
100 DEEP



BLUE GOLD
FLAT 9065301K
25 YEAR
WARRANTY



600 WIDE x
275 DEEP



800 WIDE x
200 DEEP



1000 WIDE x
100 DEEP



SENSATIONAL CHAMPAGNE
FLAT 9063187K
25 YEAR WARRANTY



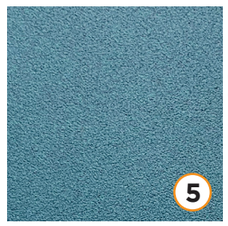
1100 WIDE x
50 DEEP



FRESH GOLD
FLAT 9062208K
25 YEAR
WARRANTY



1000 WIDE x
100 DEEP



COPPER ORE
90E6413Z
25 YEAR
WARRANTY



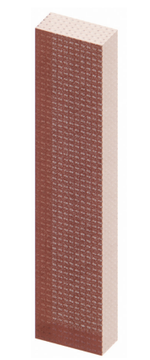
600 WIDE x
275 DEEP



800 WIDE x
200 DEEP



WEATHERED STEEL
90E8340Z
25 YEAR WARRANTY



600 WIDE x
275 DEEP

THE POWDERCOAT FINISHES SELECTED ARE NOT FLAT COLOURS, BELOW IS OUR PROJECT IN REDCLIFF WHERE THE BLUE GOLD FINISH WAS USED, YOU CAN SEE IN THE IMAGES BELOW THAT THE SAME FINISH CAN BE SEEN AS MANY DIFFERENT COLOURS.





FACADE - EAST AND WEST FACADE

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2021/1232
Date: 22 December 2021
Queensland Government

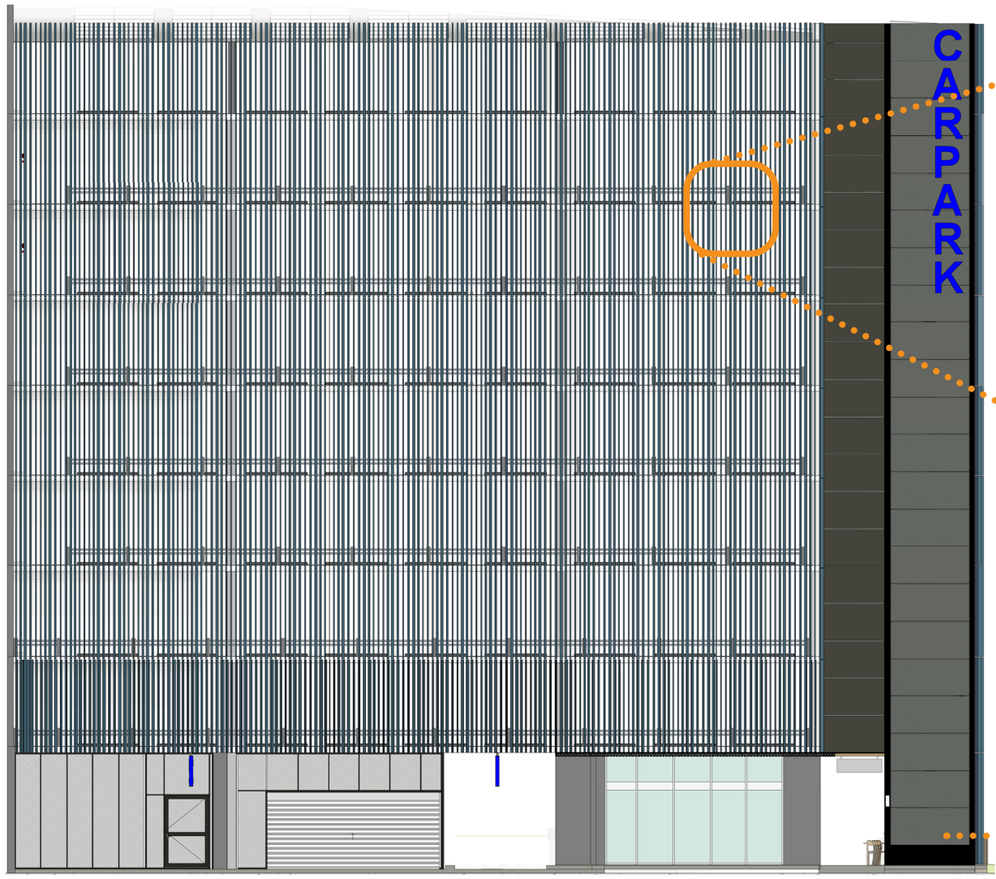
BECAUSE WE HAVE AN OPEN AREA REQUIREMENT - THE FACADE NEEDS TO BE MINIMUM 50% OPEN. (CURRENT DESIGN APPROX. 60%)
BECAUSE THE BUILDING IS QUITE SMALL THIS WILL BE DIFFICULT, ESPECIALLY IF WE ARE REQUIRED TO ALSO PROVIDE A FULLY ENCLOSED FACADE.

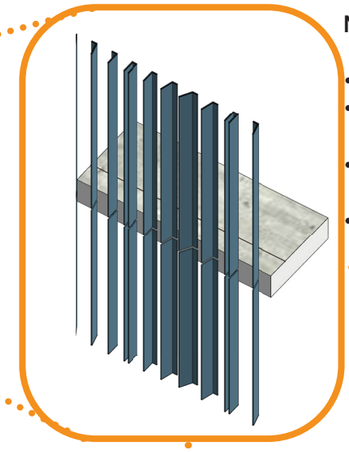
THE MOST EFFECTIVE AND AESTHETICALLY PLEASING WAY TO DO THIS IS TO USE VERTICAL ANGLES OR BATTENS.

THIS CAN BE VISUALLY BROKEN UP IN SEVERAL WAYS:

- BY USING DIFFERENT COLOURS,
- CHANGING DIRECTION OF THE ANGLES
- ADDING DIFFERENT SHAPED BATTENS
- CHANGING THE ANGLE OF THE FINS.

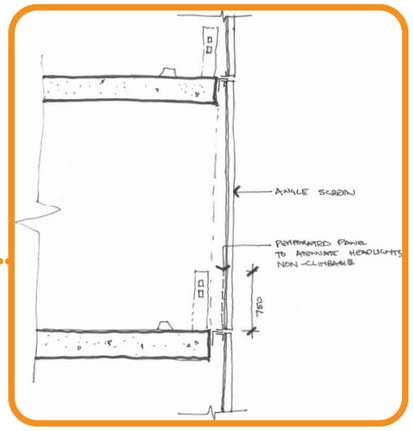
THESE STRATEGIES NEED TO BE CONFIRMED WITH THE CERTIFIER.





METAL FINS

- 100 X 40 MM
- POWDERCOATED ALUMINIUM FINS
- COLOUR: BLUE GOLD
- 66% OPEN



HEADLIGHTS PROTECTION

- PERFORATED PANEL TO ATTENUATE HEADLINES NON-CLIMBABLE

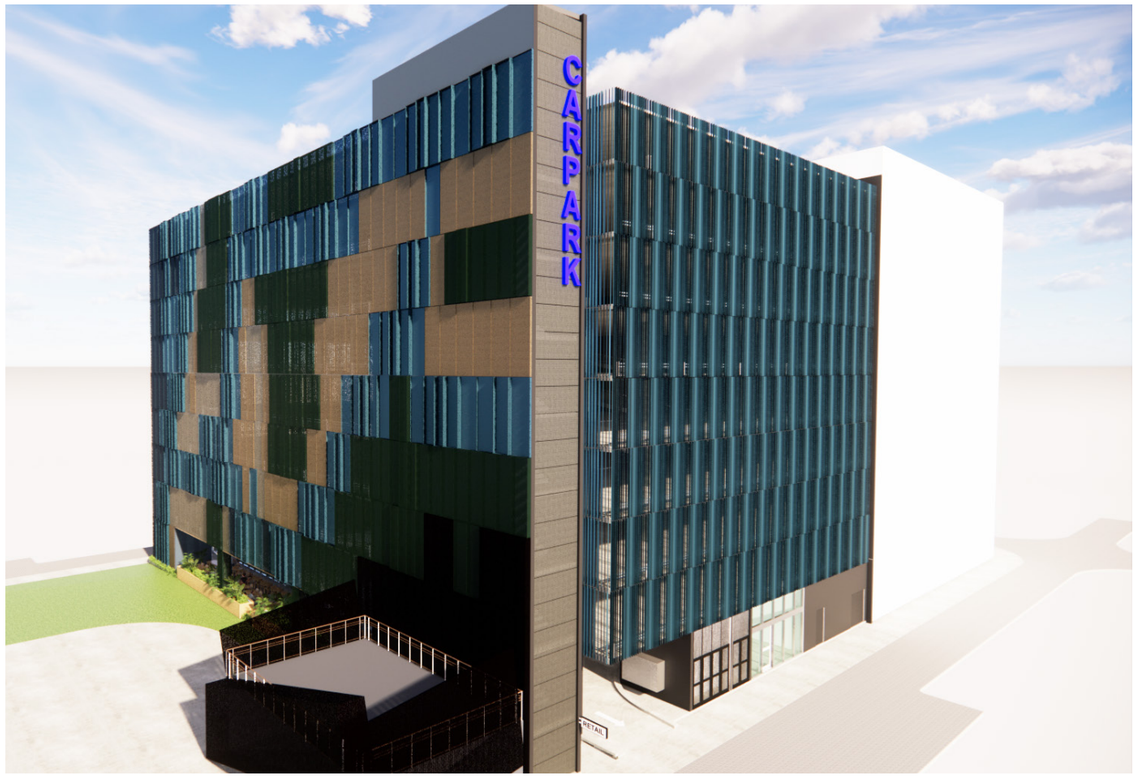


METAL PANELS

- 1200MM HEIGHT
- POWDERCOATED PERFORATED METAL PANEL
- COLOUR: VULNERABLE SILVER
- 40% OPEN

FACADE - EAST AND WEST FACADE

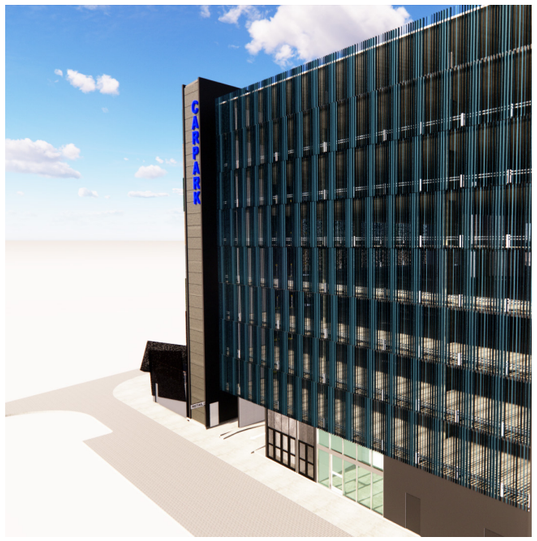
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2021/1232
Date: 22 December 2021
Queensland Government





BIRD VIEW

- THE METAL ANGLES UNDULATE TO CREATE MOVEMENT ACROSS THE FAÇADE, WHILE MAINTAINING THE REQUIRED 50% OPENNESS. THE FAÇADE IS DESIGNED TO MIMIC THE WIND AND THE WATER, WHICH A SUCH STRONG NATURAL ELEMENTS OF THE SUNSHINE COAST. THE CHANGING SHAPES OF THE ANGLES ARE DESIGNED TO ACCENTUATE THE DIFFERENT REFLECTIVE COLOURS OF THE POWDERCOAT FINISH.



USER VIEW

- AS YOU MOVE AROUND THE BUILDING YOUR VIEW OF AND PERSPECTIVE OF THE ANGLES CHANGES WITH EACH STEP, THE MULTI TONE NATURE OF THE FINISH ALSO ADDS AN ELEMENT OF DRAMA TO THE UNDULATING FAÇADE.

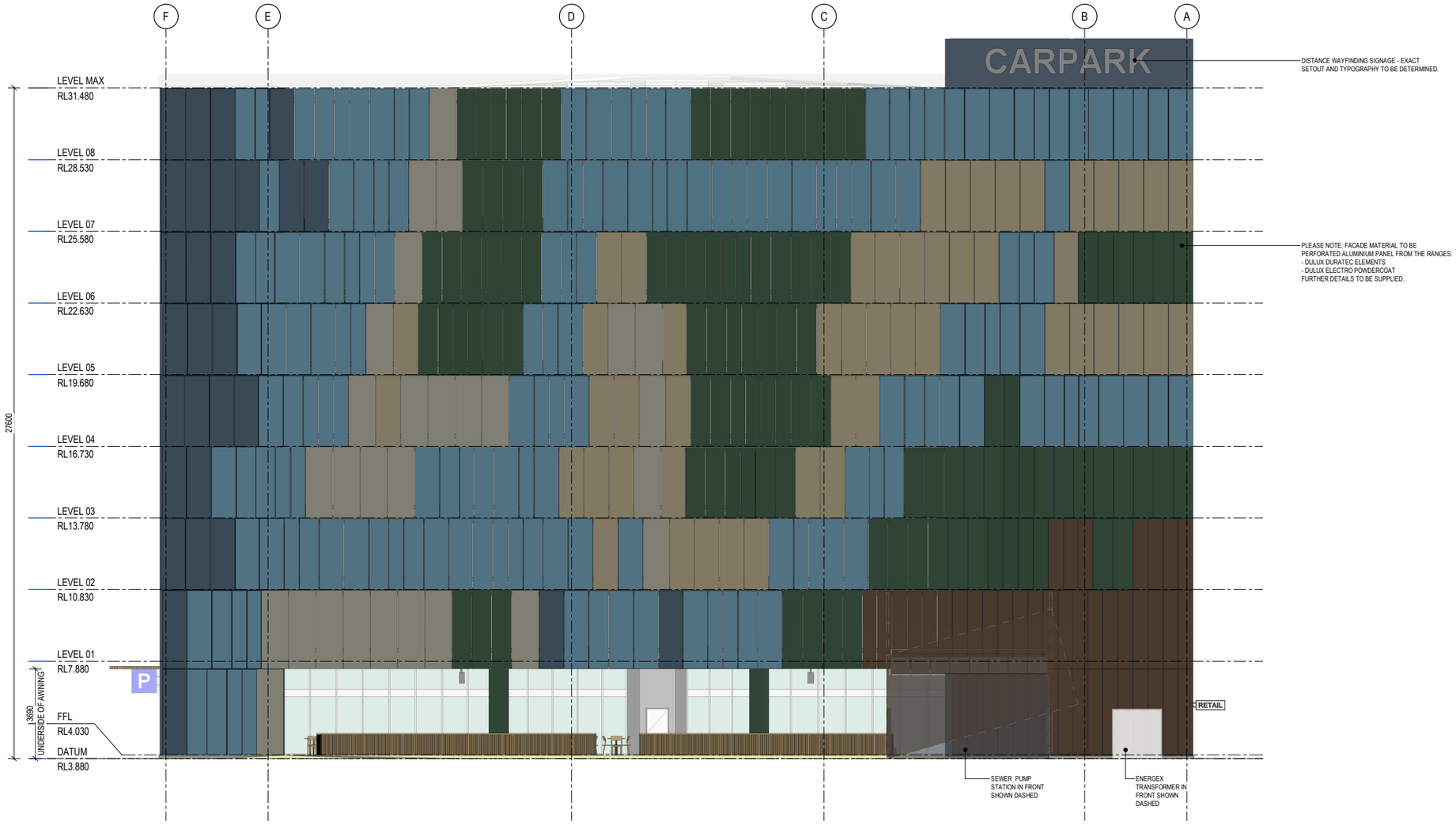


PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1232

Date: 22 December 2021

Queensland Government



BRISBANE
Plaza Level, Mosaic
826 Ann St
Fortitude Valley QLD 4006
T +61 7 3253 9900
bne@modedesign.com.au

These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.

ABN: 65 112 807 931

CLIENT NAME

SUNSHINE COAST COUNCIL

PROJECT

MULTI-STOREY CARPARK
LOT 110 MARKET STREET
MAROOCHYDORE

Do not scale off this drawing.

DRAWING TITLE

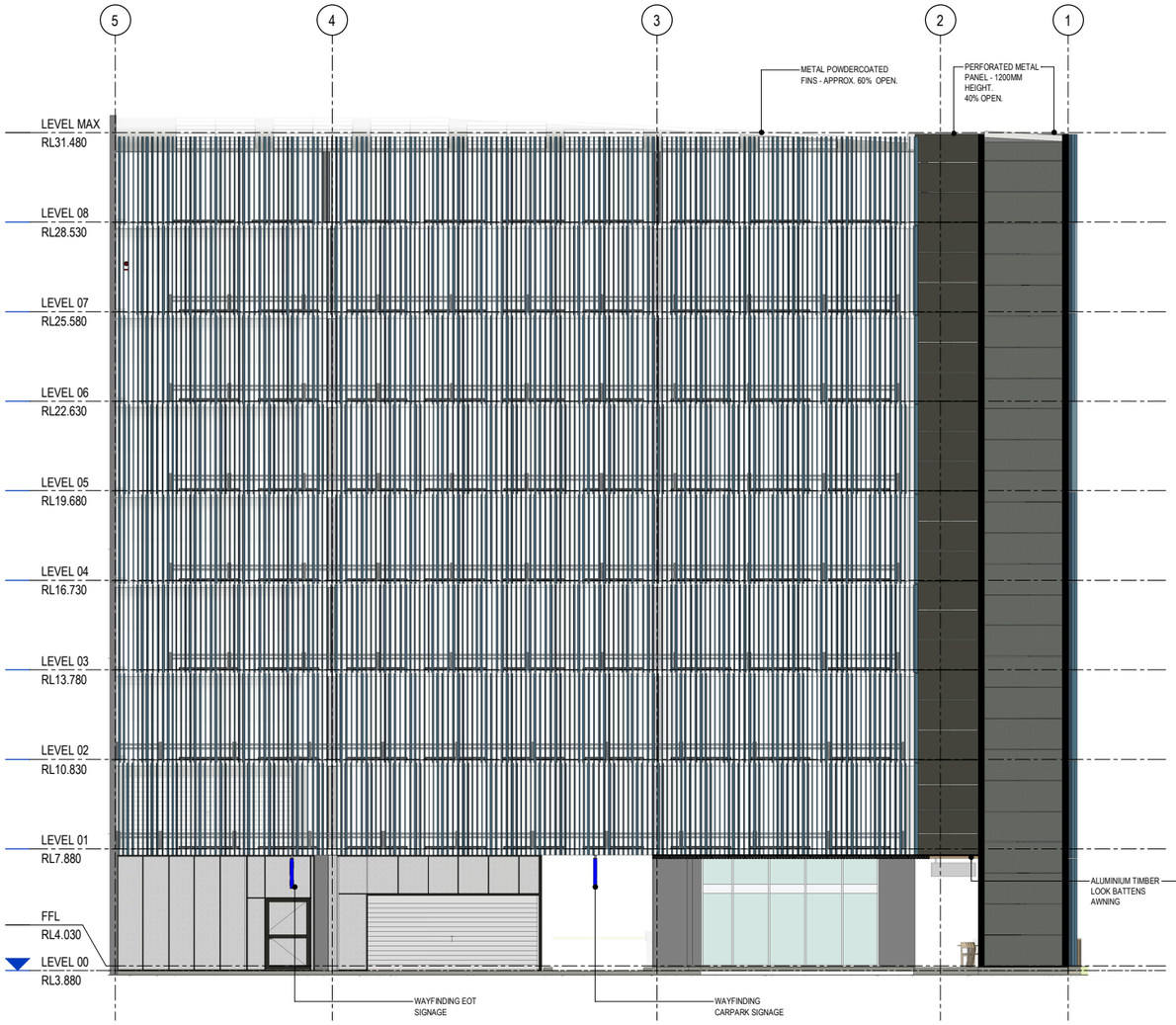
BUILDING ELEVATIONS - NORTH

NORTH ELEVATION

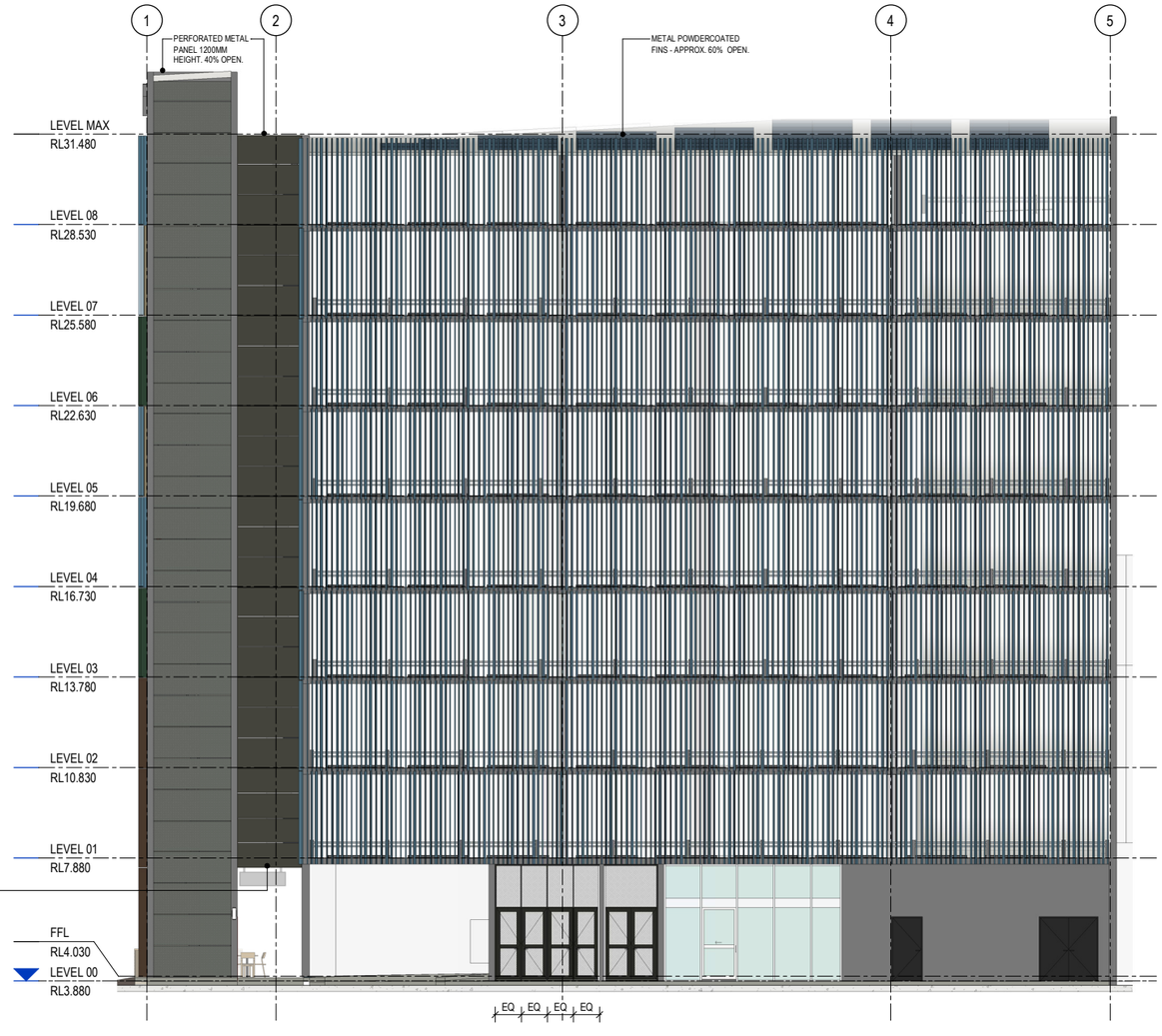
0m 2 4 6 8 10 @A3
0m 1 2 3 4 5 @A1

Project No:	21179
Date:	Issue Date
Scale:	1 : 100@ A1
Drawn / Check:	AM / MC
SD - 2000	2

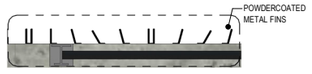
14/10/2021 6:04:11 PM



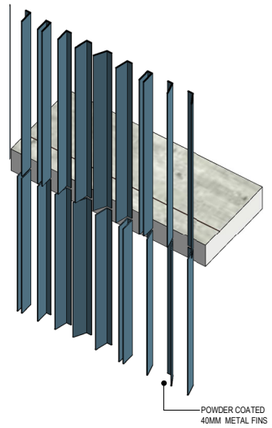
1 ELEVATION EAST ELEVATION
Scale: 1 : 100



2 ELEVATION WEST BUILDING ELEVATION
Scale: 1 : 100



3 DETAIL PLAN
Scale: 1 : 20



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2021/1232

Date: 22 December 2021

Queensland Government

BRISBANE
Plaza Level, Mosaic
826 Ann St
Fortitude Valley QLD 4006
T +61 7 3253 9900
bne@modedesign.com.au

These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.

ABN: 65 112 807 931

CLIENT NAME

SUNSHINE COAST COUNCIL

PROJECT

MULTI-STOREY CARPARK
LOT 110 MARKET STREET
MAROOCHYDORE

Do not scale off this drawing.

DRAWING TITLE

BUILDING ELEVATIONS - EAST - WEST

EAST AND WEST

0m 2 4 6 8 10 @A3
0m 1 2 3 4 5 @A1

Project No:	21179
Date:	Issue Date
Scale:	As indicated@ A1
Drawn / Check:	AM / MC
SD - 2001	2

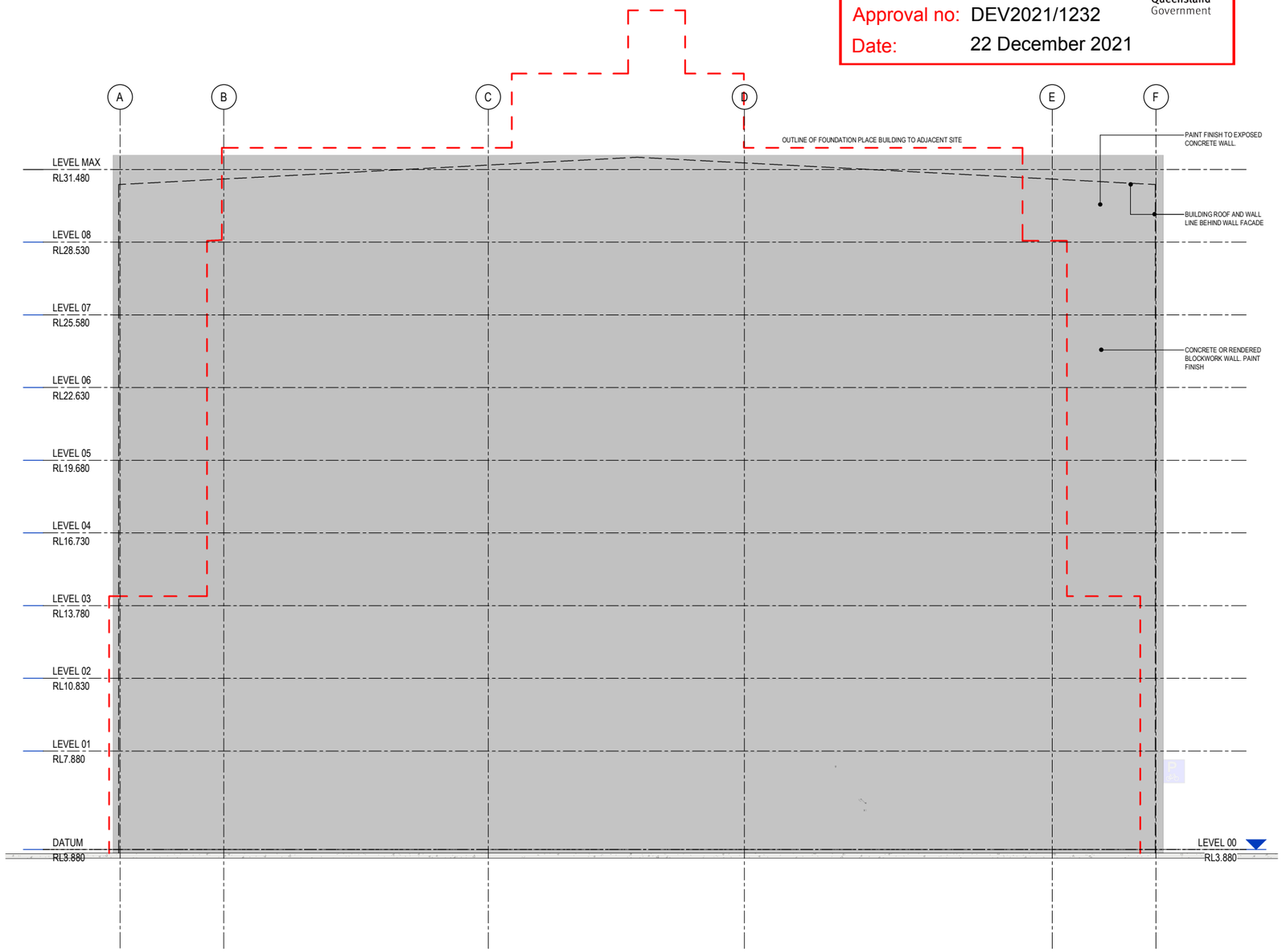
14/10/2021 6:04:40 PM

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1232

Date: 22 December 2021

Queensland Government



BRISBANE
Plaza Level, Mosaic
826 Ann St
Fortitude Valley QLD 4006
T +61 7 3253 9900
bne@modedesign.au

These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.

ABN: 65 112 807 931

CLIENT NAME

SUNSHINE COAST COUNCIL

PROJECT

MULTI-STOREY CARPARK
LOT 110 MARKET STREET
MAROOCHYDORE

Do not scale off this drawing.

DRAWING TITLE

BUILDING ELEVATION - SOUTH

SOUTH

0m 2 4 6 8 10 @A3
0m 1 2 3 4 5 @A1

Project No:	21179
Date:	Issue Date
Scale:	1 : 100@ A1
Drawn / Check:	Author / Checker
SD - 2002	

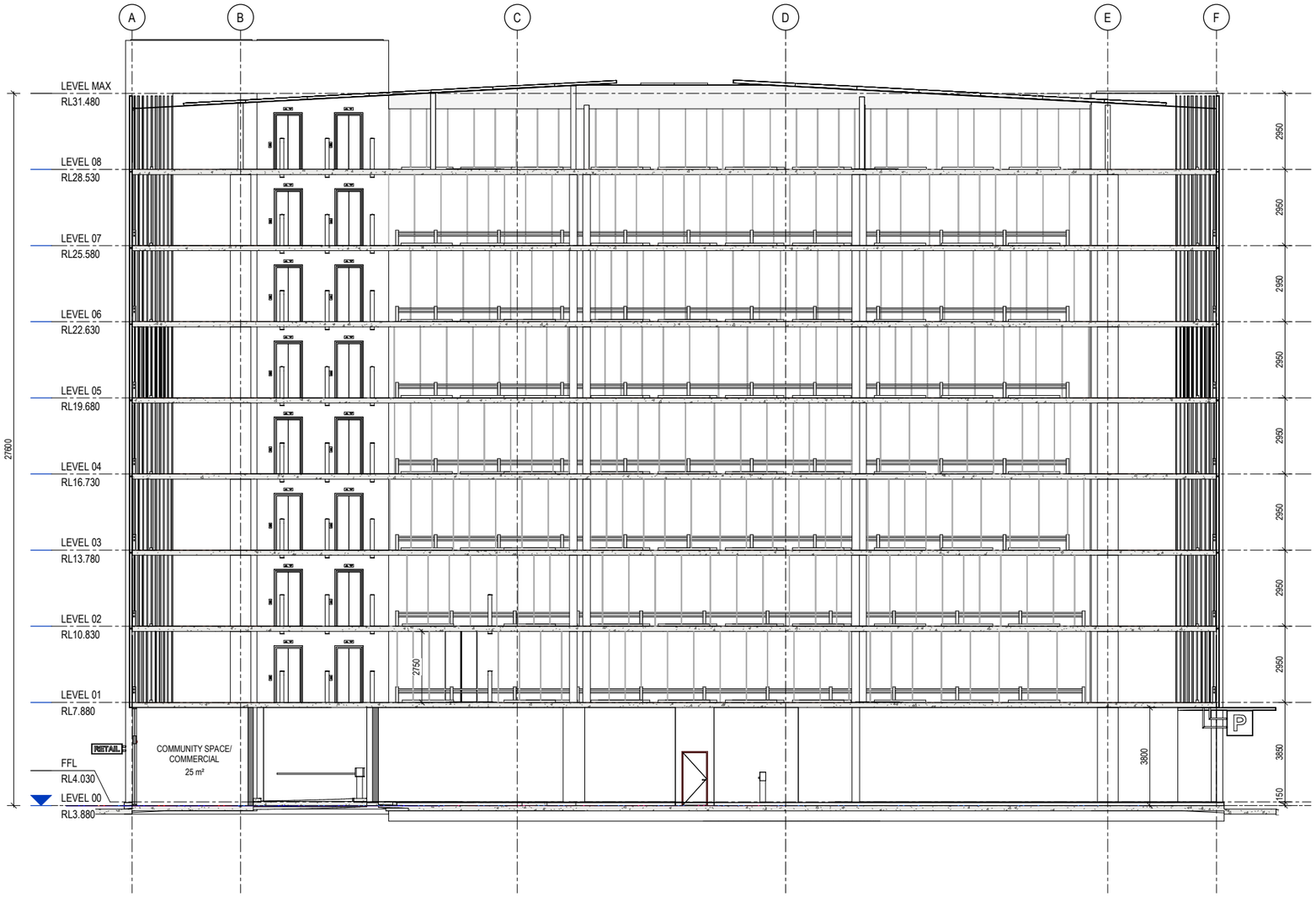
14/10/2021 6:04:54 PM

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1232

Date: 22 December 2021

Queensland Government



BRISBANE
Plaza Level, Mosaic
826 Ann St
Fortitude Valley QLD 4006
T +61 7 3253 9900
bne@modedesign.com.au

These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.

ABN: 65 112 807 931

CLIENT NAME

SUNSHINE COAST COUNCIL

PROJECT

MULTI-STOREY CARPARK
LOT 110 MARKET STREET
MAROOCHYDORE

Do not scale off this drawing.

DRAWING TITLE

BUILDING SECTIONS

0m 2 4 6 8 10 @A3
0m 1 2 3 4 5 @A1

Project No:	21179
Date:	Issue Date
Scale:	1 : 100@ A1
Drawn / Check:	AM / MC
SD - 2100	2

14/10/2021 6:05:01 PM

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1232

Date: 22 December 2021

Queensland Government



BRISBANE
Plaza Level, Mosaic
826 Ann St
Fortitude Valley QLD 4006
T +61 7 3253 9900
bne@modedesign.com.au

These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.

ABN: 65 112 807 931

CLIENT NAME

SUNSHINE COAST COUNCIL

PROJECT

MULTI-STOREY CARPARK
LOT 110 MARKET STREET
MAROOCHYDORE

Do not scale off this drawing.

DRAWING TITLE

BUILDING SECTIONS

0m 2 4 6 8 10 @A3
0m 1 2 3 4 5 @A1

Project No:	21179
Date:	Issue Date
Scale:	1 : 100@ A1
Drawn / Check:	AM / MC
SD - 2101	2

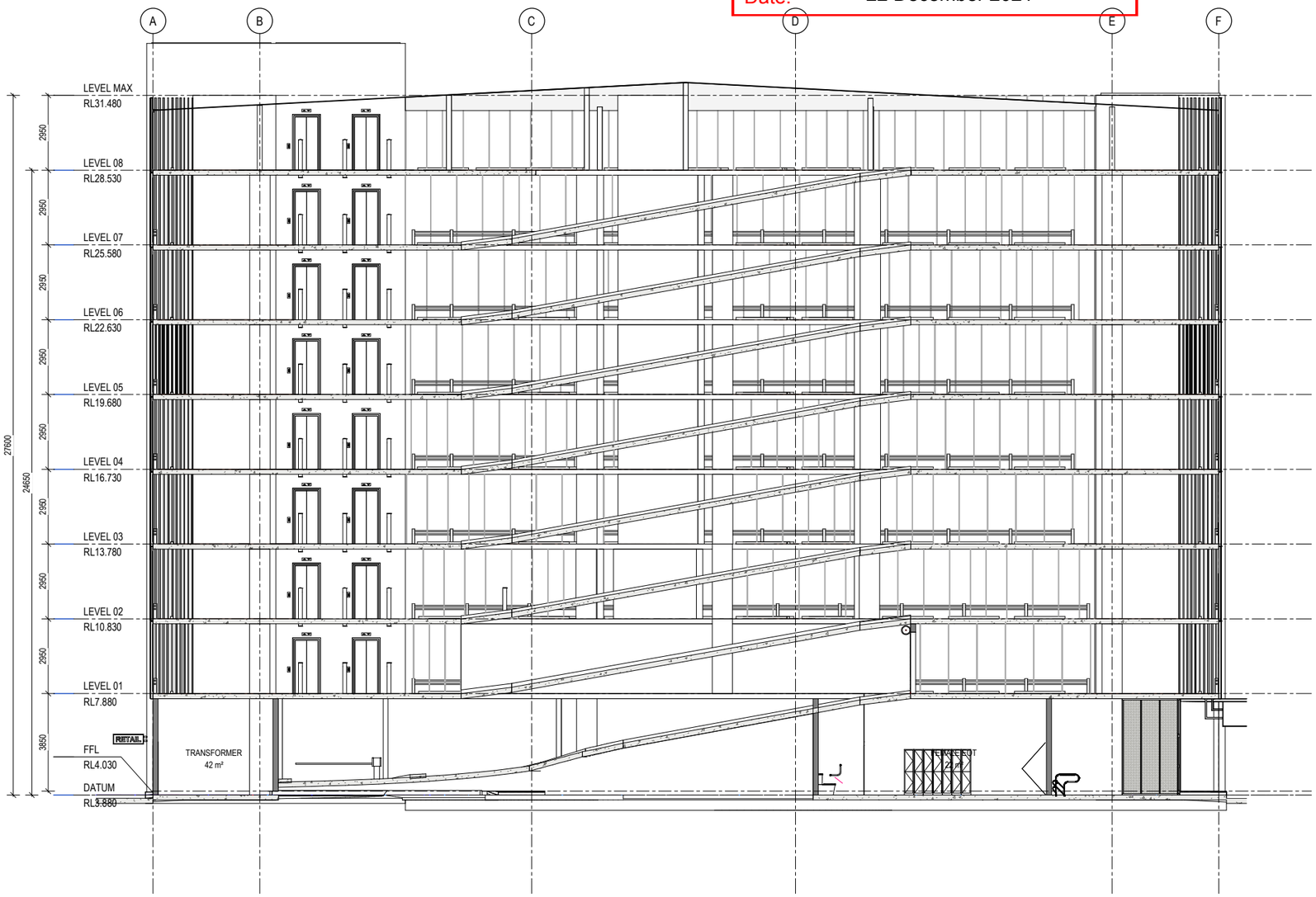
14/10/2021 6:05:06 PM

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1232

Date: 22 December 2021

Queensland Government



BRISBANE
Plaza Level, Mosaic
826 Ann St
Fortitude Valley QLD 4006
T +61 7 3253 9900
bne@modedesign.com.au

These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.

ABN: 65 112 807 931

CLIENT NAME

SUNSHINE COAST COUNCIL

PROJECT

MULTI-STOREY CARPARK
LOT 110 MARKET STREET
MAROOCHYDORE

Do not scale off this drawing.

DRAWING TITLE

DRAFT SECTION

0m 2 4 6 8 10 @A3
0m 1 2 3 4 5 @A1

Project No:	21179
Date:	Issue Date
Scale:	1 : 100@ A1
Drawn / Check:	Author / MC
SD - 2102	1

14/10/2021 6:05:10 PM