

Rev	Description	By	Date
1	MINOR CHANGE APPLICATION	AM	26.02.24
2	MINOR CHANGE APP. UPDATE	AM	04.03.24
3	MINOR CHANGE APP. UPDATES	AM	06.03.24

Structural Engineers Suite 15, Level 2, Varsity Parade, Varsity Lakes, Gold Coast, QLD 4227 07 5638 3324	BG & E
Civil Engineers Level 12, 300 Ann Street, Fortitude Valley, QLD 4006 07 3852 2453	WSP
Service Engineers Lvl 4/0 Upper Edward Street, Spring Hill QLD 4000 07 3831 3300	LCI Consultants
Traffic and Waste Consultants Lvl 12, 300 Ann Street, Brisbane QLD 4000 07 3327 9500	TTM Group
AWCS Consultant L17, 288 Edward Street, Brisbane QLD 4000 07 3922 1644	Lucid Consulting
Certifier L1, 680 Ann Street, Fortitude Valley QLD 4006 07 3852 2080	Knisco
Fire Consultant L1, 2 Gardner Close, Milton QLD 4064 07 3223 7370	Omni
Landscape Architect L1, 24 Osprey Avenue, Maroochydore QLD 4558 07 5499 6188	Place Design Group

ABBREVIATION LEGEND

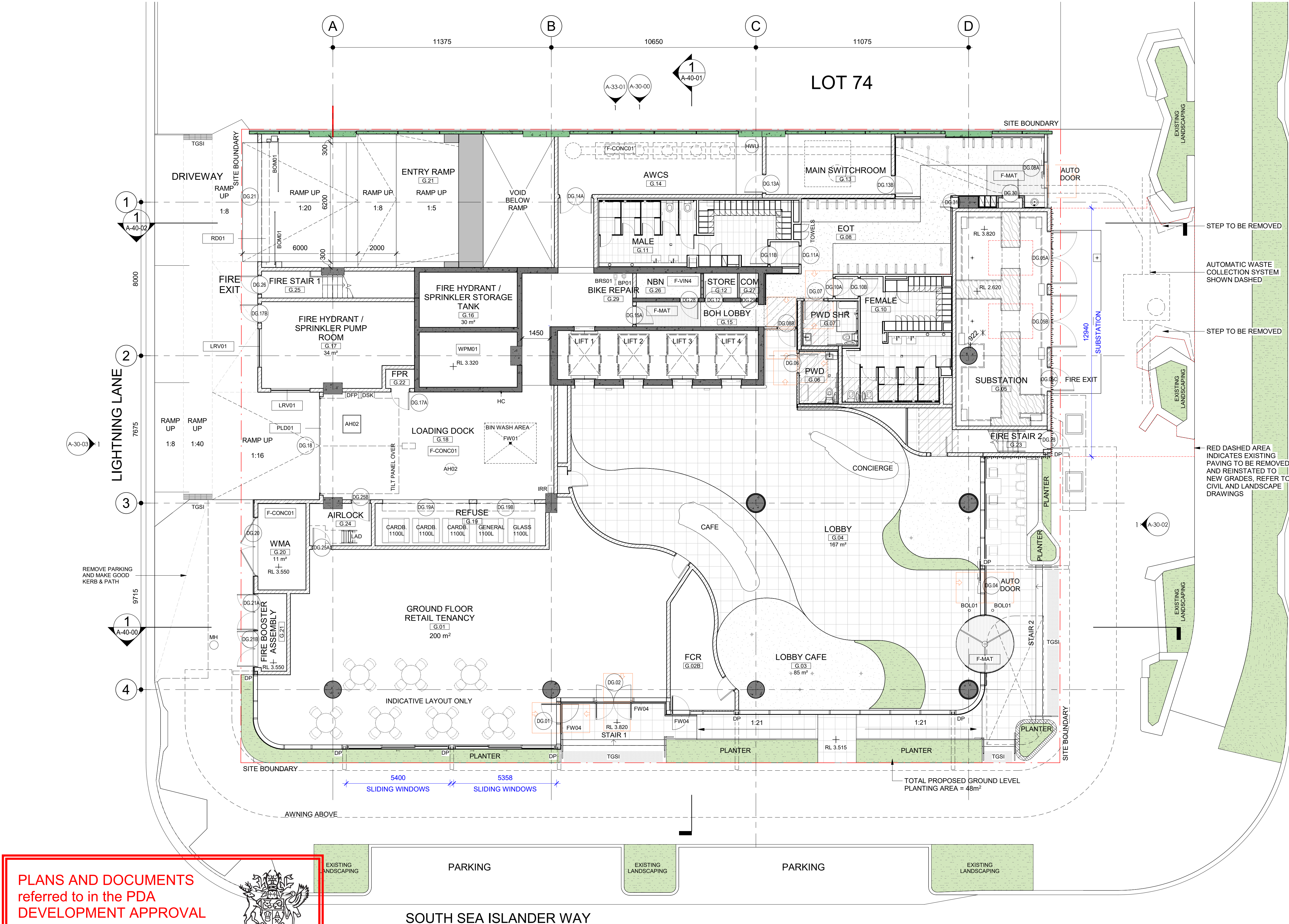
ABBREVIATION	DESCRIPTION
AH02	Tank access cover. Refer Civil/services engineers drawings for details.
BOL01	PWD Compliant Auto Door Control Bollard
BOM01	Boom Gate
BP01	Electric Bicycle Pump
BRS01	Bicycle Repair Station
DFF	Diesel Fill Point Cabinet
DP	Downpipe
DSK	Diesel Spill Kit
F-CONC01	Broom Finish Concrete Slab
F-MAT	Floor Entry Mat
F-VIN4	Vinyl Flooring 04
FW01	Floor Waste Type 01
FW04	Linear Floor Waste (External)
HC	Hose Cock
IRR	Fyotgreen irrigation cabinet. System by D&C contractor.
LAD	Access Ladder
LRV01	Weatherproof louvre with fire damper
MH	New Manhole
PLD01	Panel Lift Door 01
RD01	Roller Door 01
TGSI	Tactile Ground Surface Indicators - Refer to Landscape Architects documentation

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COX

Client Walker Corporation
Project No. 421022.00
Project 50 First Avenue
Lot 71, Maroochydore City Centre
Drawing Title GROUND FLOOR PLAN

Document Control Status:
FOR INFORMATION
Co-ordinated: PF Drawn: MS/AM
Project Architect: PF Scale: 1:100 @ A1
Project Director: BG Date: 26/04/21
Drawing Number: A-21-00-DA Revision: 3



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2021/1249/7
Date: 18 July 2024



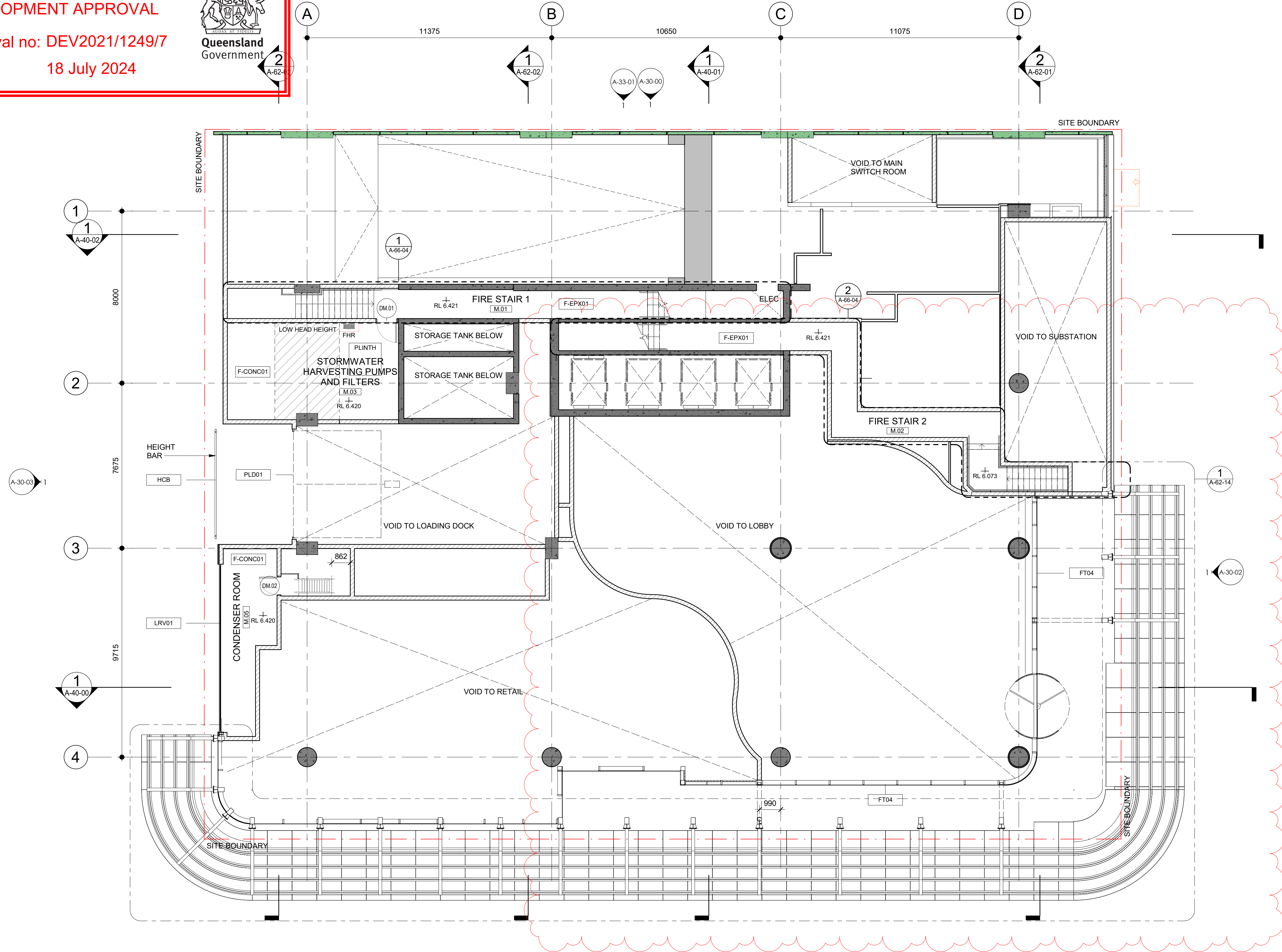
1 GROUND FLOOR PLAN
SCALE 1:100

Scale 1:100 @A1
0 1m 2m 5m 10m

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

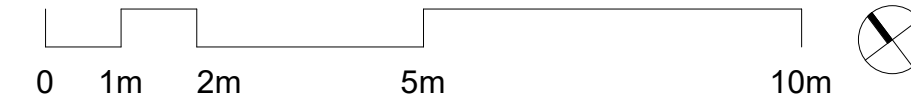
Approval no: DEV2021/1249/7

Date: 18 July 2024



LEGEND: PLANS	
RL X.XXX	PROPOSED REDUCED SPOT LEVEL (METRES) ABOVE DATUM.
ROOM NAME 1-001	ROOM TAG WITH NAME & NUMBER
	DOOR JAMB FRAME TO BE SETOUT 110mm OFF INTERNAL CORNER UNLESS NOTED OTHERWISE
	WHERE AS1428 COMPLIANCE REQ. DOOR CLEARANCE SHOWN IN ORANGE
	CONCRETE WALL
	PRECAST CONCRETE PANEL
	BLOCK WALL
	STUD WALL
	GLAZED WALL / PARTITION
	SPEEDPANEL WALL
	PROPERTY BOUNDARY
F-TL01	FINISHES TAG REFER TO INTERIOR AND EXTERIOR FINISHES SCHEDULES
TL01	FIXTURE TAG REFER TO EQUIPMENT AND FIXTURES SCHEDULE
D01	DOOR NUMBER TAG
DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION AND ALL CONSULTANTS DOCUMENTATION.	
C	COMMS RISER
CTRL	DAMPER CONTROL PANEL
DX	DIESEL PIPEWORK
FPR	FUEL PUMP ROOM
HR	HYDRAULIC RISER
KE	KITCHEN EXHAUST RISER
SE/EXH	SMOKE EXHAUST RISER
TD	TUNDISH
WMC	WATER METER CLIPBOARD
WMC	FIRE EXTINGUISHER
WMC	REFER TO SERVICE ENGINEERS DRAWINGS.

Scale 1:100 @A1



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14	90% IFC	AMMS	20.11.23
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AWCS Consultant L17, 288 Edward Street, Brisbane QLD 4000 07 3922 1644	Lucid Consulting
Certifier L1, 680 Ann Street, Fortitude Valley QLD 4006 07 3852 2080	Knisco
Fire Consultant L1, 2 Gardner Close, Milton QLD 4064 07 3223 7370	Omnii
Landscape Architect L1, 24 Dugess Avenue, Maroochydore QLD 4558 07 5499 6188	Place Design Group

ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
F-CONC01	Broom Finish Concrete Slab
F-EPX01	Epoxy Floor Finish 01
FHR	Fire Hose Reel
FT04	Facade Type 04 - Ground Floor Glazing. Refer to Facade Eng. details
HC	Height Clearance Bar
LRV01	Weatherproof louvre with fire damper
PLD01	Panel Lift Door 01

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COX

Client **Walker Corporation**

Project No. **421022.00**

Project **50 First Avenue**
Lot 71, Maroochydore City Centre

Drawing Title **GROUND FLOOR MEZZANINE LEVEL**

Document Control Status:

FOR INFORMATION

Co-ordinated:	Drawn:
Project Architect:	Scale:
Project Director:	Date:
Drawing Number:	Revision:

A-21-01 22

PLOT STAMP DATE: 4/03/2024 3:13:56 PM

1 GROUND FLOOR MEZZANINE LEVEL PLAN
SCALE 1:100

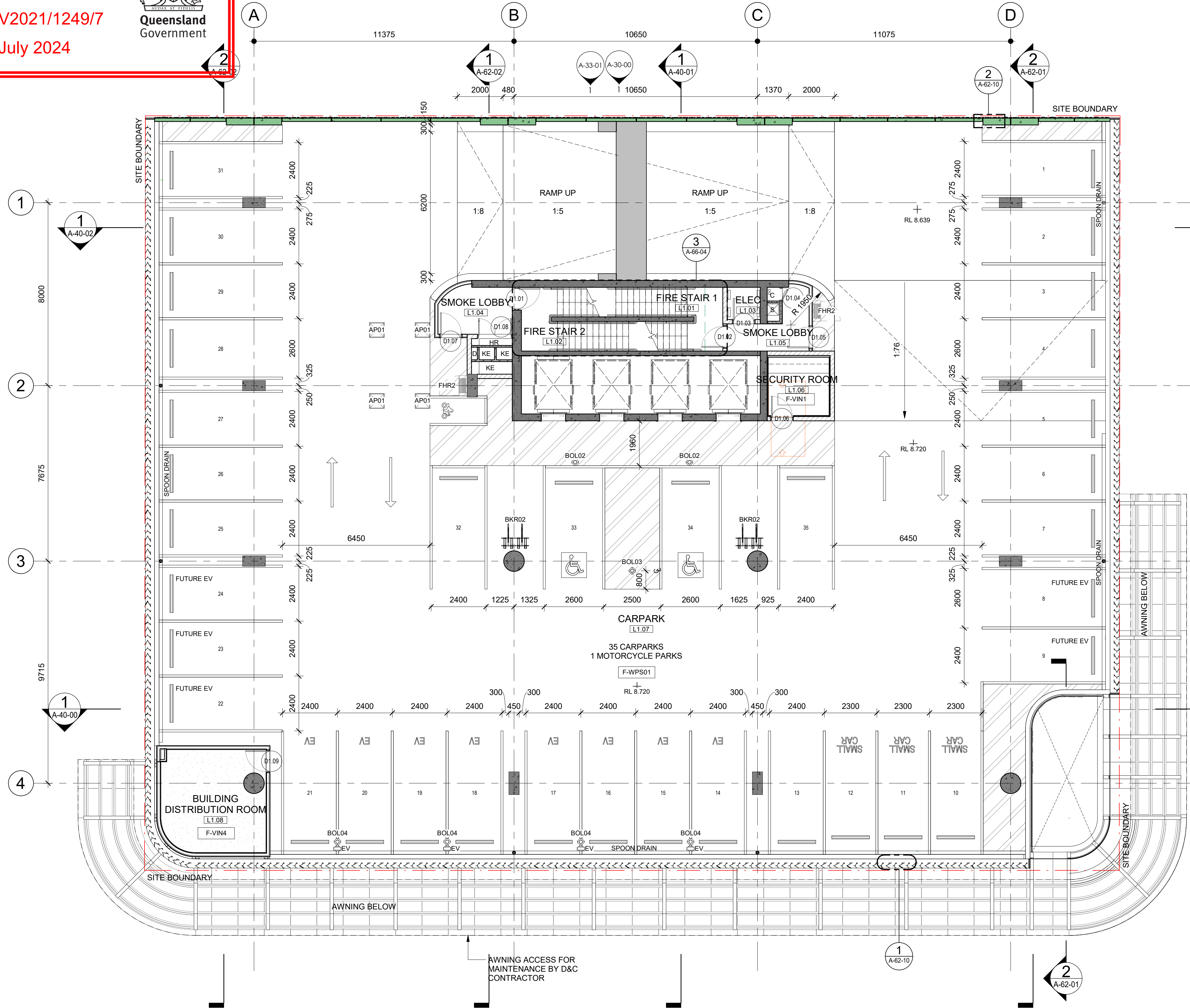
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2021/1249/7

Date: 18 July 2024



Queensland Government



LEGEND: PLANS			
RL X.XXX	PROPOSED REDUCED SPOT LEVEL (METRES) ABOVE DATUM.	CONCRETE WALL	FINISHES TAG
ROOM NAME	ROOM TAG WITH NAME & NUMBER	PRECAST CONCRETE PANEL	REFER TO INTERIOR AND EXTERIOR FINISHES SCHEDULES
DOOR JAMB FRAME TO BE SETOUT 110mm OFF INTERNAL CORNER UNLESS NOTED OTHERWISE	DOOR JAMB FRAME TO BE SETOUT 110mm OFF INTERNAL CORNER UNLESS NOTED OTHERWISE	BLOCK WALL	FIXTURE TAG
WHERE AS1428 COMPLIANCE REQ. DOOR CLEARANCE SHOWN IN ORANGE	WHERE AS1428 COMPLIANCE REQ. DOOR CLEARANCE SHOWN IN ORANGE	STUD WALL	REFER TO EQUIPMENT AND FIXTURES SCHEDULE
		GLAZED WALL / PARTITION	DOOR NUMBER TAG
		SPEEDPANEL WALL	DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION AND ALL CONSULTANTS DOCUMENTATION.
		PROPERTY BOUNDARY	

PARKING SCHEDULE

CAR PARK TYPE	NUMBER OF SPACES
---------------	------------------

LEVEL 1	
5400mm x 2400mm with Wheelstop	27
5400mm x 2600mm PWD Bay	2
5400mm x 2600mm with Wheelstop	3
5400x2300 Small Car	3
	35

LEVEL 2	
5000mm x 2400mm Small Car	3
5400mm x 2400mm with Wheelstop	27
5400mm x 2600mm with Wheelstop	3
5400x2300 Small Car	3
	36

LEVEL 3	
5000mm x 2400mm Small Car	3
5400mm x 2400mm with Wheelstop	27
5400mm x 2600mm with Wheelstop	3
5400x2300 Small Car	3
	36

LEVEL 4	
5000mm x 2400mm Small Car	6
5400mm x 2400mm with Wheelstop	24
5400mm x 2600mm with Wheelstop	4
5400x2300 Small Car	3
	37
Grand total	144

MOTORCYCLE PARKING...

CAR PARK TYPE	NUMBER OF SPACES
---------------	------------------

LEVEL 1	
Parking Bay - Motorcycle	1
	1

LEVEL 2	
Parking Bay - Motorcycle	2
	2

LEVEL 3	
Parking Bay - Motorcycle	2
	2

LEVEL 4	
Parking Bay - Motorcycle	4
	4
Grand total	9

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Suite 15, Level 2, Varsity Parade, Varsity Lakes, Gold Coast, QLD 4227
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Civil Engineers WSP
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Service Engineers LCI Consultants
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07 3831 3300

Traffic and Waste Consultants TTM Group
L8, 360 Ann Street, Brisbane QLD 4000
07 3327 9500

AWCS Consultant Lucid Consulting
L17, 288 Edward Street, Brisbane QLD 4000
07 3922 1644

Certifier Knisco
L1, 686 Ann Street, Fortitude Valley QLD 4006
07 3852 2080

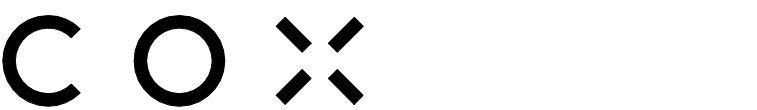
Fire Consultant Omnil
L1, 2 Gardner Close, Milton QLD 4064
07 3223 7370

Landscape Architect Place Design Group
L1, 24 Osprey Avenue, Maroochydore QLD 4558
07 5499 6188

ABBREVIATION LEGEND

ABBREVIATION	DESCRIPTION
BKR02	Bike Rack 02 (On ground)
BOL02	Bollard
BOL03	PWD parking bollard
BOL04	1300mm high yellow bollard with red reflective tape at top
EV	Electric Vehicle Charger
F-VIN1	Vinyl Flooring 01
F-VIN4	Vinyl Flooring 04
F-WPS01	Waterproof System 01
FHR2	Fire Hose Reel and Extinguisher within metal cabinet

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Client Walker Corporation

Project No. 421022.00

Project 50 First Avenue

Lot 71, Maroochydore City Centre

Drawing Title LEVEL 1 FLOOR PLAN

Document Control Status:

FOR INFORMATION

Co-ordinated: PF MS/AM

Project Architect: PF Scale: 1:100 @ A1

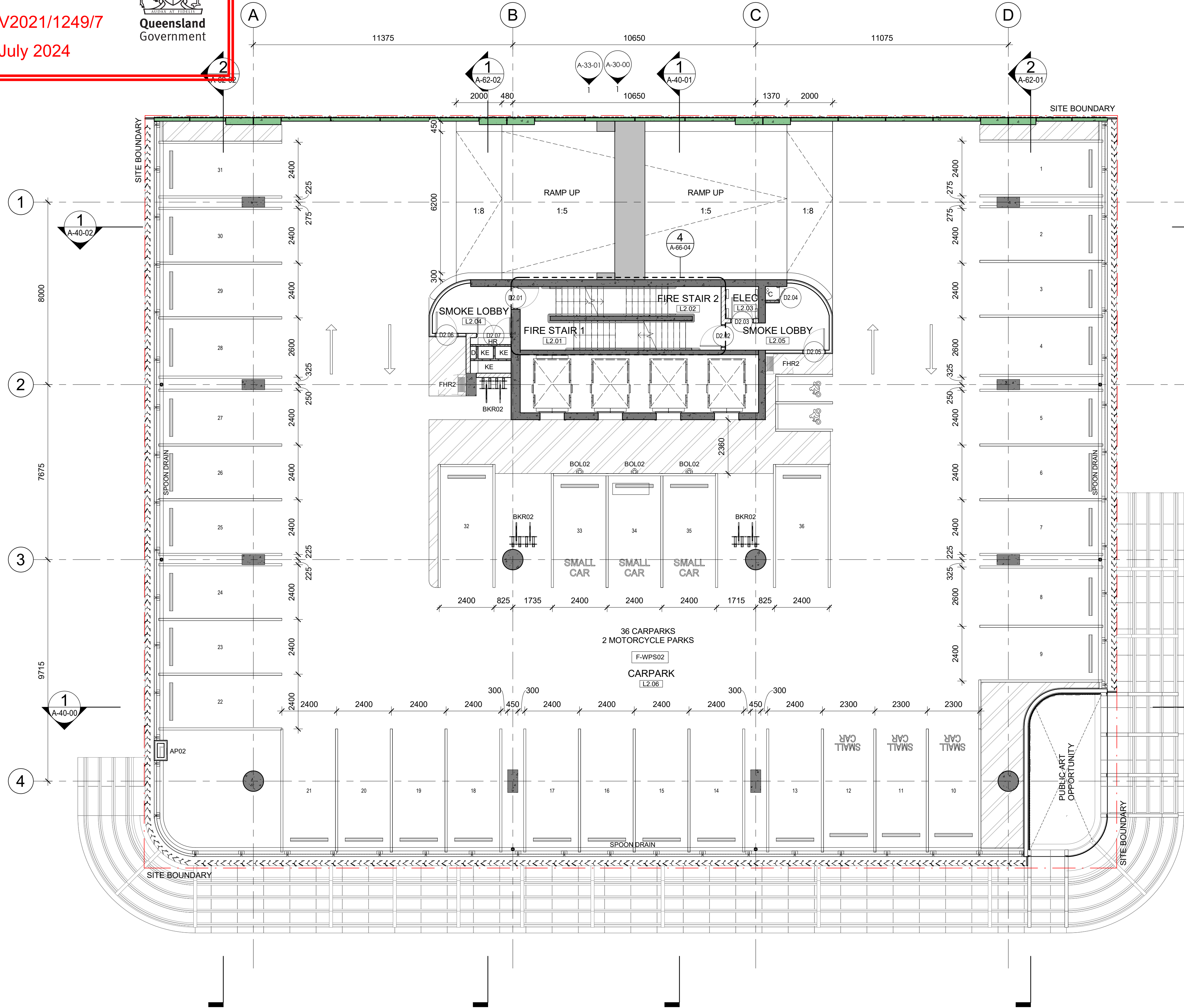
Project Director: BG Date: 03/07/21

Drawing Number: Revision: A-21-02 25

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1249/7

Date: 18 July 2024



LEGEND: PLANS			
RL X.XXX	PROPOSED REDUCED SPOT LEVEL (METRES) ABOVE DATUM.	CONCRETE WALL	COMMS RISER
ROOM NAME [1.001]	ROOM TAG WITH NAME & NUMBER	PRECAST CONCRETE PANEL	DAMPEN CONTROL PANEL
	DOOR JAMB FRAME TO BE SETOUT 110mm OFF INTERNAL CORNER UNLESS NOTED OTHERWISE	BLOCK WALL	DIESEL PIPEWORK
	WHERE AS1428 COMPLIANCE REQ. DOOR CLEARANCE SHOWN IN ORANGE	STUD WALL	REFRIGERANT PIPEWORK RISER
		GLAZED WALL / PARTITION	FUEL PUMP ROOM
		SPEEDPANEL WALL	HYDRAULIC RISER
		PROPERTY BOUNDARY	KITCHEN EXHAUST RISER
			SMOKE EXHAUST RISER
			TUNDISH
			WATER METER CLIPBOARD
			FIRE EXTINGUISHER
			REFER TO SERVICE ENGINEERS DRAWINGS.

PARKING SCHEDULE

CAR PARK TYPE	NUMBER OF SPACES
LEVEL 1	
5400mm x 2400mm with Wheelstop	27
5400mm x 2600mm PWD Bay	2
5400mm x 2600mm with Wheelstop	3
5400x2300 Small Car	3
	35

LEVEL 2	
5000mm x 2400mm Small Car	3
5400mm x 2400mm with Wheelstop	27
5400mm x 2600mm with Wheelstop	3
5400x2300 Small Car	3
	36

LEVEL 3	
5000mm x 2400mm Small Car	3
5400mm x 2400mm with Wheelstop	27
5400mm x 2600mm with Wheelstop	3
5400x2300 Small Car	3
	36

LEVEL 4	
5000mm x 2400mm Small Car	6
5400mm x 2400mm with Wheelstop	24
5400mm x 2600mm with Wheelstop	4
5400x2300 Small Car	3
	37
Grand total	144

MOTORCYCLE PARKING...

CAR PARK TYPE	NUMBER OF SPACES
LEVEL 1	
Parking Bay - Motorcycle	1
	1
LEVEL 2	
Parking Bay - Motorcycle	2
	2
LEVEL 3	
Parking Bay - Motorcycle	2
	2
LEVEL 4	
Parking Bay - Motorcycle	4
	4
Grand total	9

Rev	Description	By	Date
11	FOR COORDINATION	AM	27.10.23
12	ISSUE FOR COORDINATION	AM	10.11.23
13	90% IFC	AMMS	20.11.23
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Civil Engineers Level 12, 300 Ann Street, Fortitude Valley, QLD 4006 07 3838 2633	WSP
Service Engineers L0/400 Upper Edward Street, Spring Hill QLD 4000 07 3831 3300	LCI Consultants
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AWCS Consultant L17, 288 Edward Street, Brisbane QLD 4000 07 3922 1644	Lucid Consulting
Certifier L1, 680 Ann Street, Fortitude Valley QLD 4006 07 3852 2080	Knisco
Fire Consultant L1, 2 Gardner Close, Milton QLD 4064 07 3223 7370	Omnii
Landscape Architect L1, 24 Dugess Avenue, Maroochydore QLD 4558 07 5499 6188	Place Design Group

ABBREVIATION LEGEND

ABBREVIATION	DESCRIPTION
AP02	Wall access panel
BKR02	Bike Rack 02 (On ground)
BOL02	Bollard
F-WPS02	Waterproof System 02
FHR2	Fire Hose Reel and Extinguisher within metal cabinet

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Client Walker Corporation

Project No. 421022.00

Project 50 First Avenue

Lot 71, Maroochydore City Centre

Drawing Title LEVEL 2-3 FLOOR PLAN

Document Control Status:

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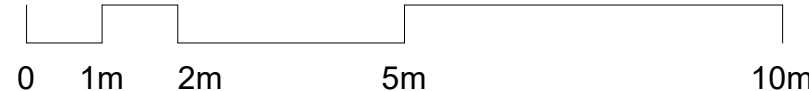
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Project Architect:	Scale:
Project Director:	Date:
Drawing Number:	Revision:

A-21-03

20

1 LEVEL 2-3 PLAN
SCALE 1 : 100

Scale 1:100 @A1



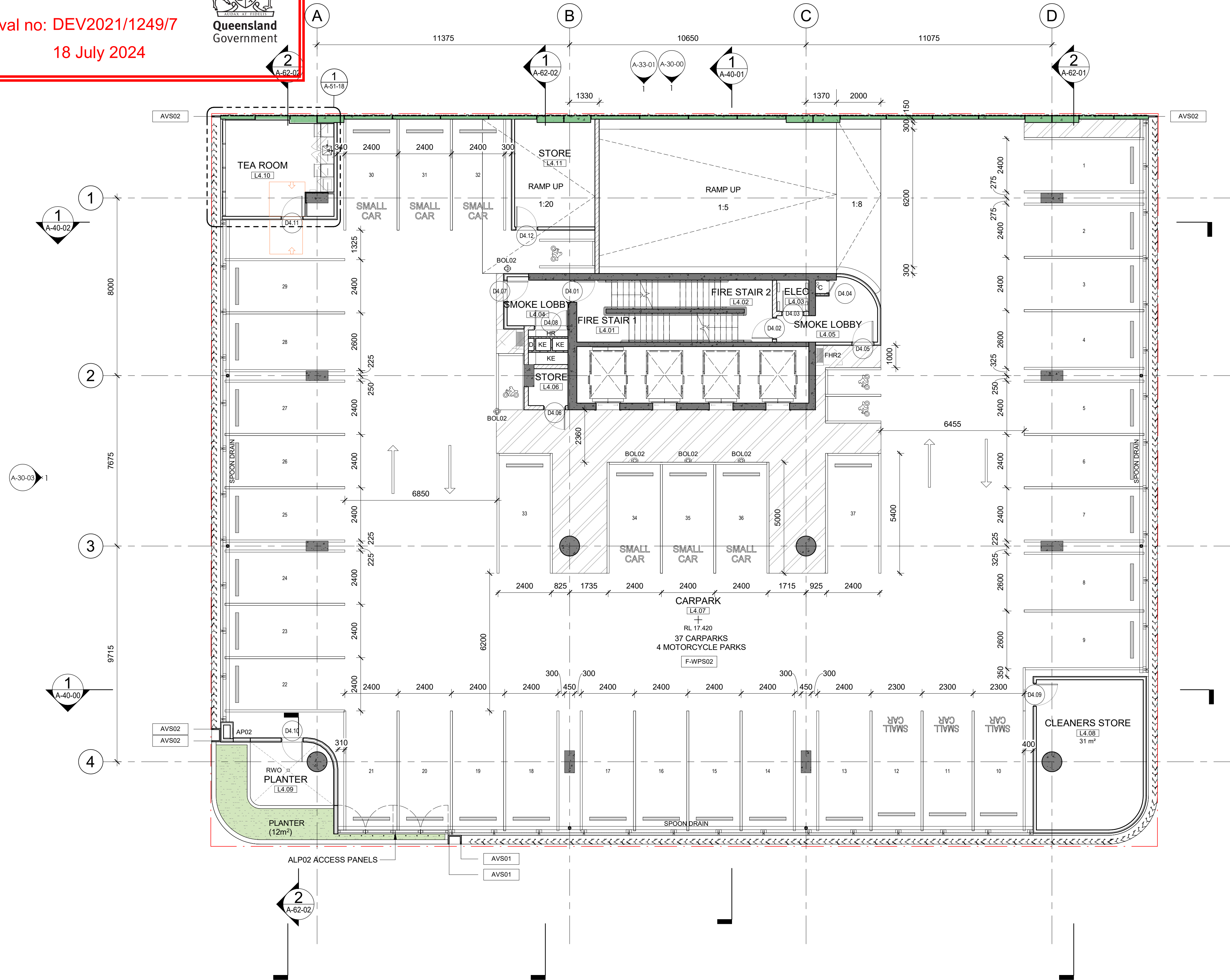
PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2021/1249/7

Date: 18 July 2024



Queensland
Government



LEGEND: PLANS

+ RL X.XXX

PROPOSED REDUCED SPOT
LEVEL (METRES) ABOVE DATUM.

ROOM NAME
[1.001]

ROOM TAG WITH NAME &
NUMBER

DOOR JAMB FRAME TO BE SETOUT
110mm OFF INTERNAL CORNER
UNLESS NOTED OTHERWISE

WHERE AS1428 COMPLIANCE REQ.
DOOR CLEARANCE SHOWN IN ORANGE

CONCRETE WALL

PRECAST CONCRETE PANEL

BLOCK WALL

STUD WALL

GLAZED WALL / PARTITION

SPEEDPANEL WALL

PROPERTY BOUNDARY

CONCRETE WALL

PRECAST CONCRETE PANEL

BLOCK WALL

STUD WALL

GLAZED WALL / PARTITION

SPEEDPANEL WALL

PROPERTY BOUNDARY

F-TL01

FINISHES TAG

REFER TO INTERIOR AND EXTERIOR
FINISHES SCHEDULES

FIXTURE TAG

REFER TO EQUIPMENT AND FIXTURES
SCHEDULE

DOOR NUMBER TAG

DRAWINGS TO BE READ IN CONJUNCTION WITH
ARCHITECTURAL SPECIFICATION AND ALL
CONSULTANTS DOCUMENTATION.

PARKING SCHEDULE

CAR PARK TYPE	NUMBER OF SPACES
LEVEL 1	
5400mm x 2400mm with Wheelstop	27
5400mm x 2600mm PWD Bay	2
5400mm x 2600mm with Wheelstop	3
5400x2300 Small Car	3
	35

LEVEL 2	
5000mm x 2400mm Small Car	3
5400mm x 2400mm with Wheelstop	27
5400mm x 2600mm with Wheelstop	3
5400x2300 Small Car	3
	36

LEVEL 3	
5000mm x 2400mm Small Car	3
5400mm x 2400mm with Wheelstop	27
5400mm x 2600mm with Wheelstop	3
5400x2300 Small Car	3
	36

LEVEL 4	
5000mm x 2400mm Small Car	6
5400mm x 2400mm with Wheelstop	24
5400mm x 2600mm with Wheelstop	4
5400x2300 Small Car	3
	37
Grand total	144

MOTORCYCLE PARKING...

CAR PARK TYPE	NUMBER OF SPACES
LEVEL 1	
Parking Bay - Motorcycle	1
	1
LEVEL 2	
Parking Bay - Motorcycle	2
	2
LEVEL 3	
Parking Bay - Motorcycle	2
	2
LEVEL 4	
Parking Bay - Motorcycle	4
	4
Grand total	9

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AWCS Consultant Lucid Consulting
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07 3922 1644

Certifier Knisco
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07 3852 2080

Fire Consultant Omnil
L1, 2 Gardner Close, Milton QLD 4064
07 3223 7370

Landscape Architect Place Design Group
L1, 24 Dugess Avenue, Maroochydore QLD 4558
07 5499 6188

ABBREVIATION LEGEND

ABBREVIATION	DESCRIPTION
AP02	Wall access panel
AVS01	Aluminium Vertical Sunshade 01
AVS02	Aluminium Vertical Fin 02 (podium)
BOL02	Bollard
F-WPS02	Waterproof System 02
FHR2	Fire Hose Reel and Extinguisher within metal cabinet
RWO	Rainwater Outlet below ballast/tile. Fall to concrete slab

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COX

Client Walker Corporation

Project No. 421022.00

Project 50 First Avenue

Lot 71, Maroochydore City Centre

Drawing Title LEVEL 4 FLOOR PLAN

Document Control Status:

FOR INFORMATION

Co-ordinated: Drawn: MS/AM

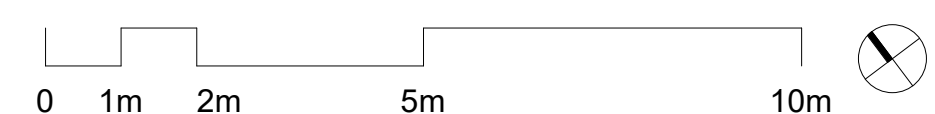
Project Architect: Scale: 1:100 @ A1

Project Director: Date: 03/07/21

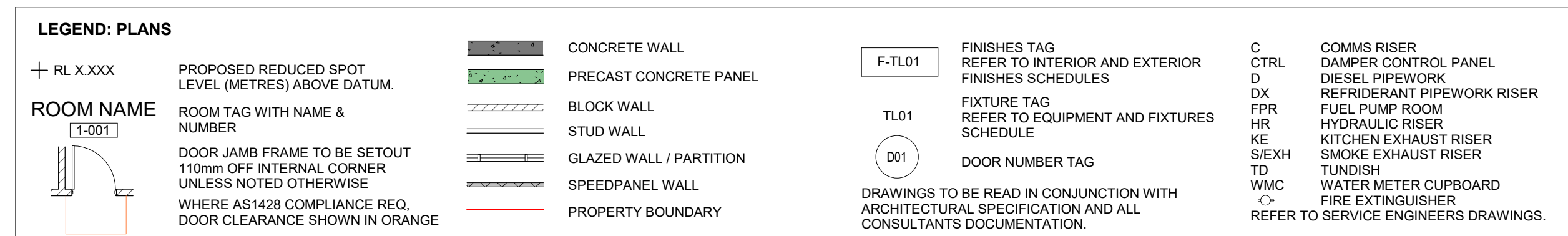
Drawing Number: Revision: A-21-04 27

1 LEVEL 4 PLAN
SCALE 1:100

Scale 1:100 @A1

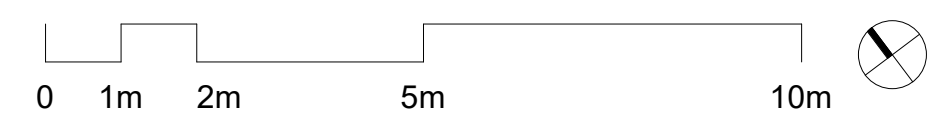


Approval no: DEV2021/1249/7
Date: 18 July 2024



1 LEVEL 5 PLAN
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Scale 1:100 @A1



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Service Engineers	LCI Consultants
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07 3831 3300	

Traffic and Waste Consultants **TTM Group**
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07 3327 9500

AWCS Consultant **Lucid Consulting**
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Fire Consultant Omnii
L1, 2 Gardner Close, Milton QLD 4064
07 3223 7370

Landscape Architect
L1, 24 Duporth Avenue, Maroochydore QLD 4558
07 5499 6188

ABBREVIATION LEGEND

ABBREVIATION	DESCRIPTION
BAL01	Glazed balustrade Type 01
BEN01	Sit-up Benchtop
F-CPT01	Carpet Tile 01
F-EPX01	Epoxy Floor Finish 01
F-FT10	Floor Tile Type 10
RWO	Rainwater Outlet below ballast/tile. Fall to concrete slab

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C O X

Client Walker Corporation

Project No. 421022.00

Project 50 First Avenue

Lot 71, Maroochydore City Centre

Drawing Title

LEVEL 5 FLOOR PLAN

Document Control Status:

FOR INFORMATION

Co-ordinated:	Drawn:
PF	MS/AM

Project Architect: PF Scale: 1 : 100 @ A1

Project Director: BG Date: 03/07/21

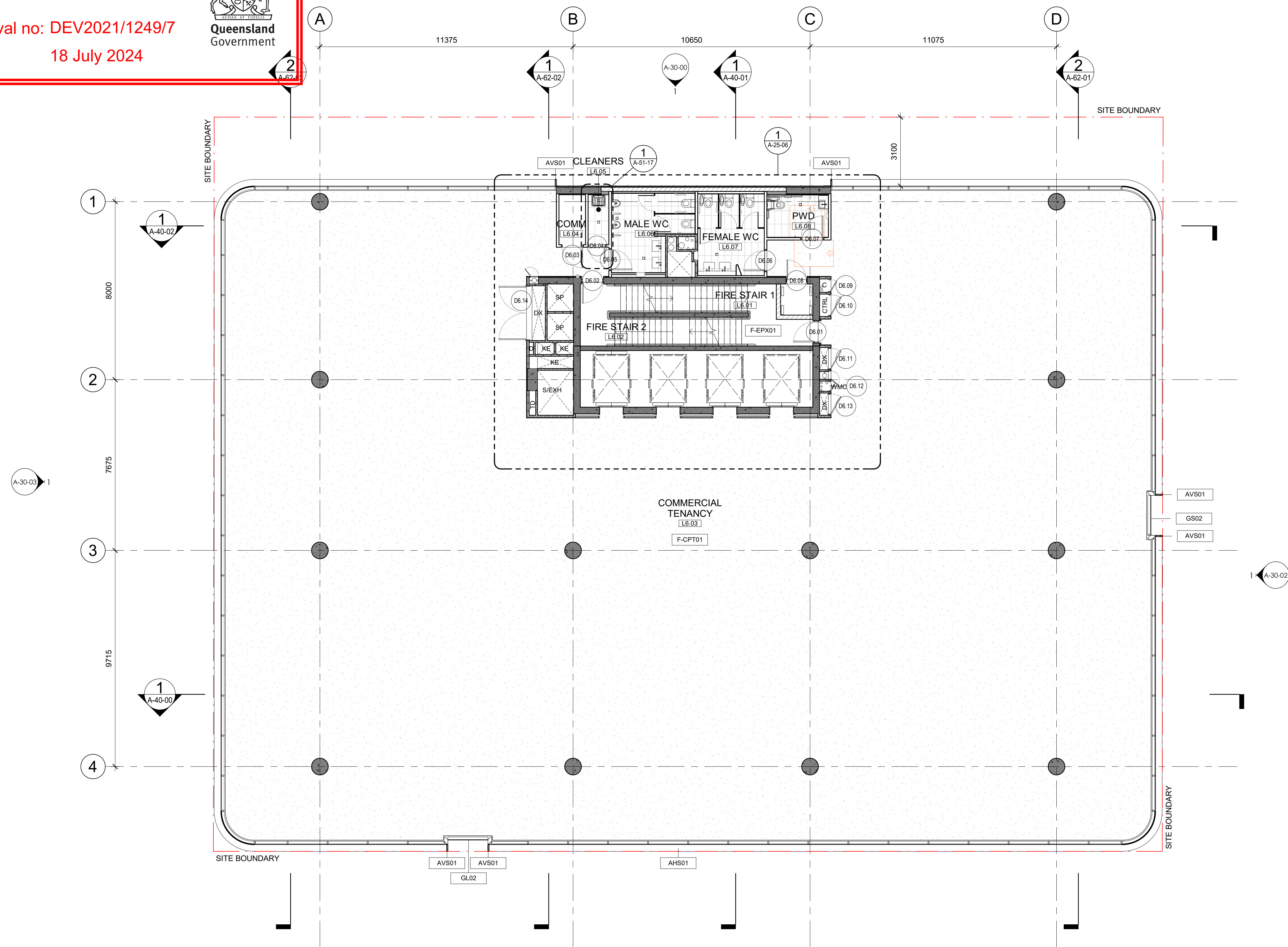
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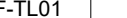
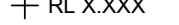
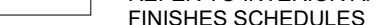
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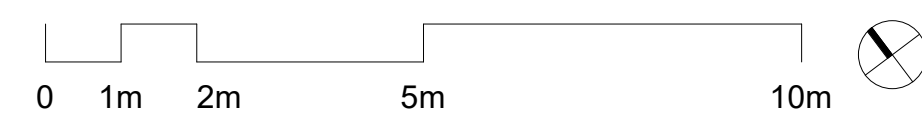
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Approval no: DEV2021/1249/7
Date: 18 July 2024



LEGEND: PLANS											
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	ROOM TAG WITH NAME & NUMBER		DOOR JAMB FRAME TO BE SETOUT 110mm OFF INTERNAL CORNER UNLESS NOTED OTHERWISE		BLOCK WALL		STUD WALL		FIXTURE TAG REFER TO EQUIPMENT AND FIXTURES SCHEDULE		FUEL PUMP ROOM HYDRAULIC RISER
	DOOR CLEARANCE SHOWN IN ORANGE		DOOR CLEARANCE SHOWN IN ORANGE		GLAZED WALL / PARTITION		SPEEDPANEL WALL		DOOR NUMBER TAG		KITCHEN EXHAUST RISER SMOKE EXHAUST RISER
	PROPERTY BOUNDARY		PROPERTY BOUNDARY		PROPERTY BOUNDARY		PROPERTY BOUNDARY		DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION AND ALL CONSULTANTS DOCUMENTATION		WATER METER CUPBOARD FIRE EXTINGUISHER
	FIRE EXTINGUISHER		FIRE EXTINGUISHER		FIRE EXTINGUISHER		FIRE EXTINGUISHER		FIRE EXTINGUISHER		FIRE EXTINGUISHER

Scale 1:100 @A1



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Rev	Description	By	Date
14	ISSUE FOR CONTRACT	AM	26.06.23
20	FOR COORDINATION	AM	27.10.23
21	ISSUE FOR COORDINATION	AM	10.11.23
22	90% IFC	AMMS	20.11.23
23	ISSUE FOR COORDINATION	AM	05.12.23
24	ISSUE FOR CONSTRUCTION	AM	21.12.23
25	ISSUE FOR PRELODGEEMENT	MS	18.01.24
26	GENERAL UPDATES	MS	15.02.24
27	MINOR CHANGE APPLICATION	AM	26.02.24
28	MINOR CHANGE APP. UPDATE	AM	04.03.24

Structural Engineers BG & E
Suite 15, Level 2, Varsity Parade, Varsity Lakes, Gold Coast, QLD 4227
07 5638 3324

Civil Engineers **WSP**
 Level 12, 900 Ann Street, Fortitude Valley, QLD 4006
 07 3838 2433

Service Engineers **LCI Consultants**
L9/490 Upper Edward Street, Spring Hill QLD 4000
07 3831 3300

Traffic and Waste Consultants **TTM Group**
L8, 369 Ann Street, Brisbane QLD 4000
07 3327 9500

AWCS Consultant L17, 288 Edward Street, Brisbane QLD 4000 07 3922 1644	Lucid Consulting
---	-------------------------

Certifier	Knisco
L1, 689 Ann Street, Fortitude Valley QLD 4006	
07 3852 2080	

Fire Consultant **Omnii**
L1, 2 Gardner Close, Milton QLD 4064
07 3223 7370

Landscape Architect
L1, 24 Duporth Avenue, Maroochydore QLD 4558
07 5499 6188

ABBREVIATION LEGEND

ABBREVIATION	DESCRIPTION
AHS01	Aluminium horizontal sunshade 01
AVS01	Aluminium Vertical Sunshade 01
F-CPT01	Carpet Tile 01
F-EPX01	Epoxy Floor Finish 01
GL02	Glass Type 02 (Dark)
GS02	Commercial Glazing Suite 02

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Client Walker Corporation

Project No.	421022.00
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Project 50 First Avenue

Lot 71, Maroochydore City Centre

Drawing Title

LEVEL 6 - 14 FLOOR PLAN

Document Control Status:

FOR INFORMATION

Co-ordinated:	Drawn:
PF	MS/AM

Project Architect: PF Scale: 1 : 100 @ A1

Project Director: BG Date: 03/07/21

Drawing Number: A 31-06 Revision: 38

A-21-06 28

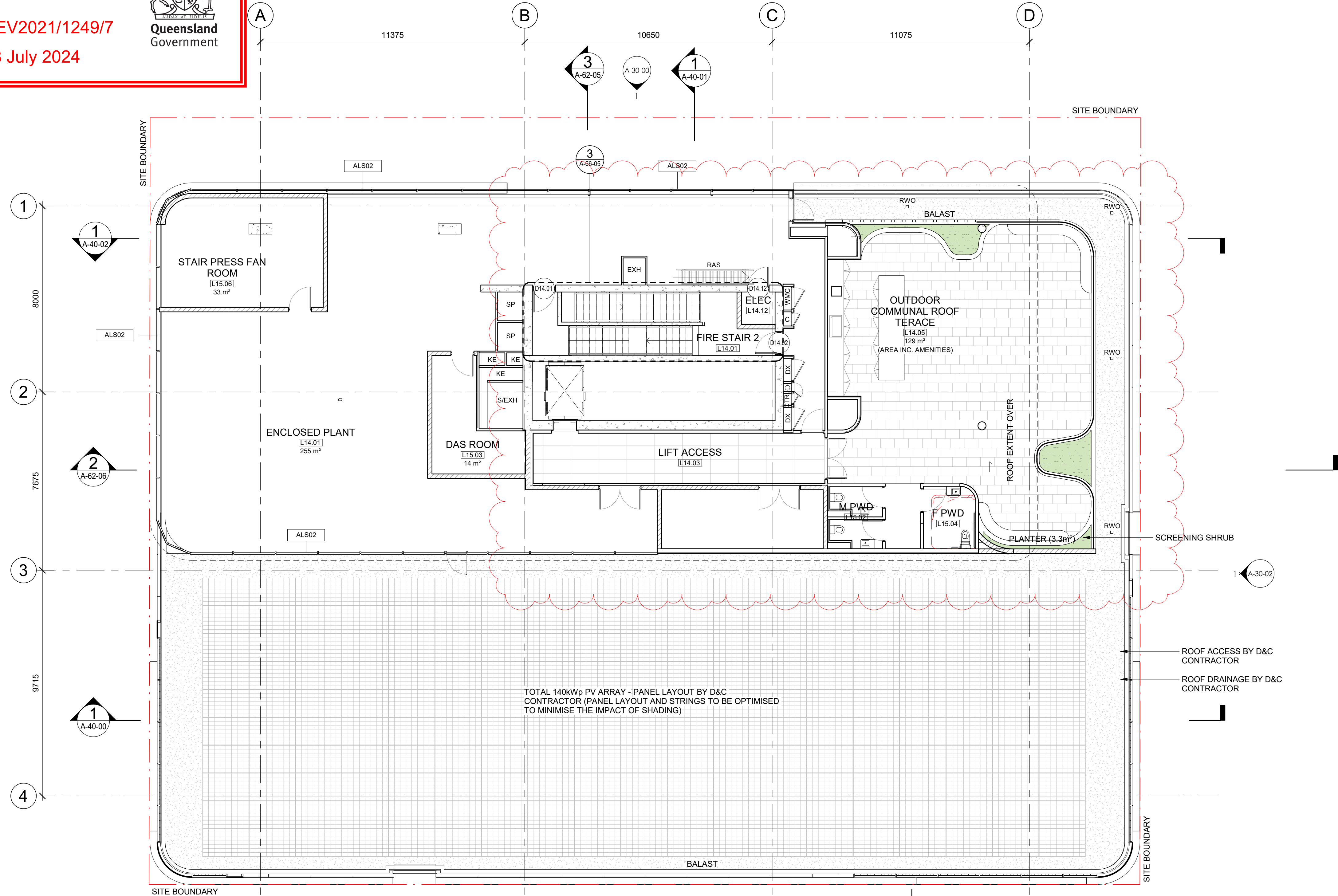
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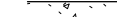
1 LEVEL 6-14 PLAN
SCALE 1 : 100

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

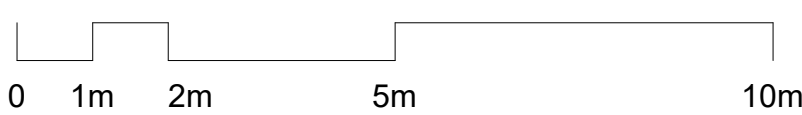
Approval no: DEV2021/1249/7

Date: 18 July 2024



LEGEND: PLANS						
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ROOM NAME		ROOM TAG WITH NAME & NUMBER		BLOCK WALL		
				STUD WALL		
				GLAZED WALL / PARTITION		FIXTURE TAG REFER TO EQUIPMENT AND FIXTURES SCHEDULE
		DOOR NUMBER TAG		DOOR JAMB FRAME TO BE SETOUT 110mm OFF INTERNAL CORNER UNLESS NOTED OTHERWISE		
		PROPERTY BOUNDARY				DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS DOCUMENTATION.

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Rev	Description	By	Date
14	FOR COORDINATION	AM	14.06.22
T1	ISSUE FOR TENDER	AM	20.06.22
15	FOR REVIEW	AM	30.05.23
16	ALT OPTION	AM	31.05.23
17	FOR REVIEW	AM	27.06.23
18	ISSUED FOR PRELODGE	MS	18.01.24
19	MINOR CHANGE APPLICATION	AM	26.02.24
20	MINOR CHANGE APP. UPDATE	AM	04.03.24
21	MINOR CHANGE APP. UPDATE	AM	06.03.24
22	ROOF AMENDED	MS	21.05.24

Structural and Civil Engineers L12, 900 Ann Street, Fortitude Valley QLD 4006 07 3854 6200	WSP
Town Planning L1, 69 Altonway Dr., Mountain Creek QLD 4557 07 5313 7705	Adams and Sparkes
Service Engineers L34/50 Upper Edward Street, Spring Hill QLD 4000 07 3831 3300	LCI Consultants
Traffic and Waste Consultants L8, 369 Ann Street, Brisbane QLD 4000 07 3307 9500	TTM Group
AWCS Consultant L17, 388 Edward Street, Brisbane QLD 4000 07 3922 1644	Lucid Consulting
Certifier L1, 889 Ann Street, Fortitude Valley QLD 4006 07 3852 2080	Knisco
Fire Consultant L1, 2 Gardner Close, Milton QLD 4054 07 3223 7370	Omni
Landscape Architect L1, 24 Duporth Avenue, Maroochydore QLD 4558 07 5499 6188	Place Design Group

ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
ALS02	Aluminium Screen 02
RAS	Roof Access Ladder
RWO	Rainwater Outlet below ballast/tile. Fall to concrete slab

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Client Walker Corporation

Project No. 421022.00

Project 50 First Avenue - VARIATION
OPTION
Lot 71, Maroochydore City Centre

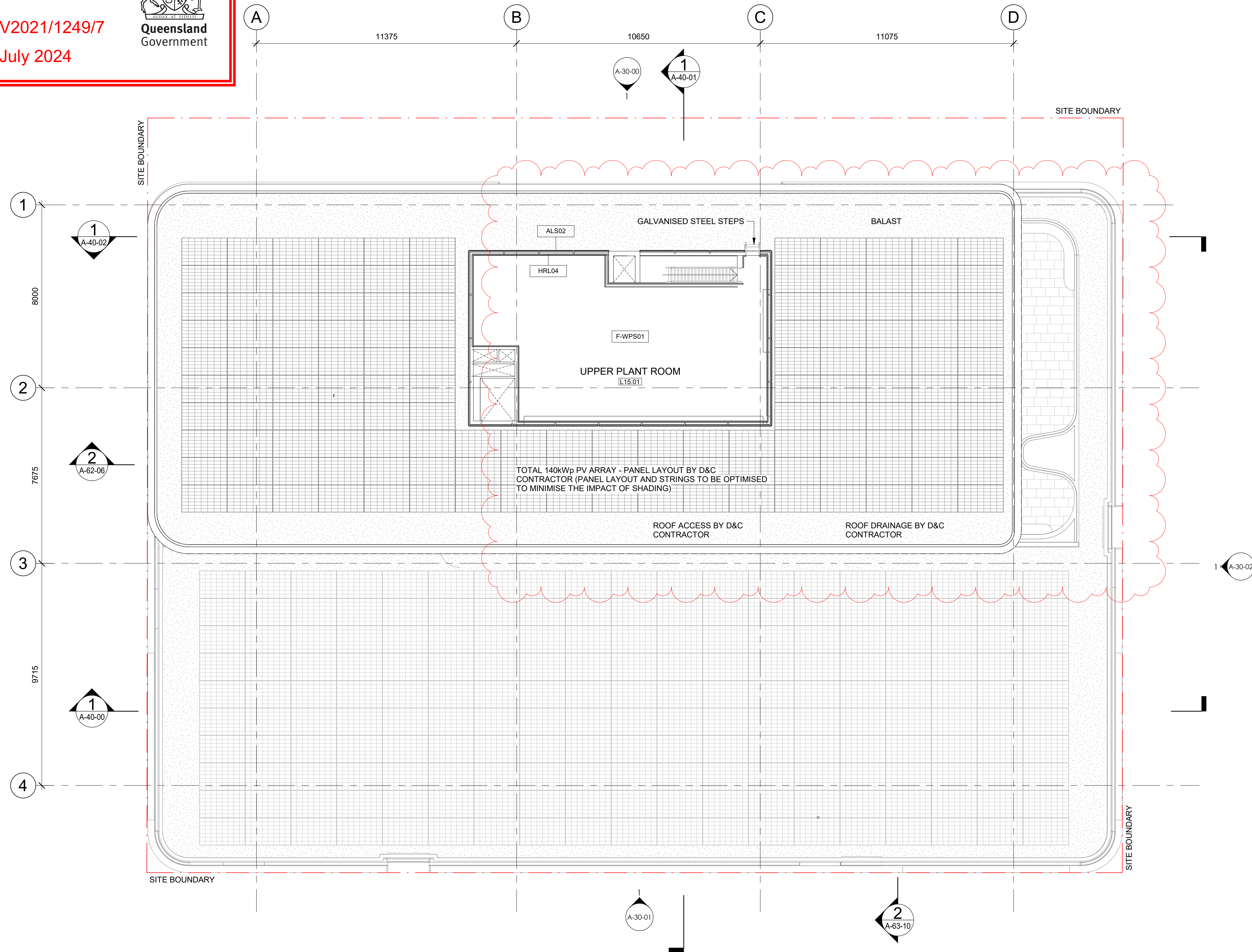
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LEVER 15 FLOOR PLAN (REC-DECK
+ PLANT)

Document Control Status:
FOR INFORMATION

Co-ordinated:	Drawn:
PF	MS/AM
Project Architect:	Scale:
PF	1 : 100 @ A1
Project Director:	Date:
BG	07/04/21
Drawing Number:	Revision:
A-21-10	22

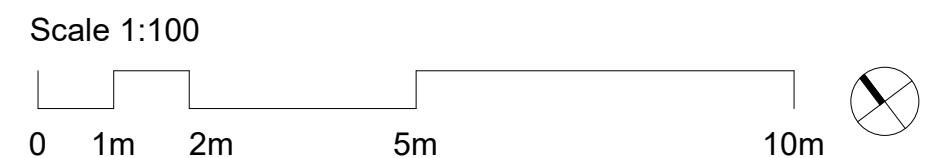
PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2021/1249/7
Date: 18 July 2024



LEGEND: PLANS				
RL X.XXX	PROPOSED REDUCED SPOT LEVEL (METRES) ABOVE DATUM.		CONCRETE WALL	 FINISHES TAG REFER TO INTERIOR AND EXTERIOR FINISHES SCHEDULES
ROOM NAME 	ROOM TAG WITH NAME & NUMBER		BLOCK WALL	
			STUD WALL	
			GLAZED WALL / PARTITION	
	DOOR NUMBER TAG		DOOR JAMB FRAME TO BE SETOUT 110mm OFF INTERNAL CORNER UNLESS NOTED OTHERWISE	 FIXTURE TAG REFER TO EQUIPMENT AND FIXTURES SCHEDULE
	PROPERTY BOUNDARY	DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS DOCUMENTATION.		

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Rev	Description	By	Date
10	FOR REVIEW	AM	07.06.22
T1	ISSUE FOR TENDER	AM	20.06.22
11	FOR REVIEW	AM	30.05.23
12	ALT OPTION	AM	31.05.23
13	FOR REVIEW	AM	27.06.23
14	ISSUED FOR PRELODGE	MS	18.01.24
15	MINOR CHANGE APPLICATION	AM	26.02.24
16	MINOR CHANGE APP. UPDATE	AM	04.03.24
17	MINOR CHANGE APP. UPDATE	AM	06.03.24
18	ROOF AMENDED	MS	21.05.24

Structural and Civil Engineers L12, 900 Ann Street, Fortitude Valley QLD 4006 07 3854 6200	WSP
Town Planning L1, 69 Altonway Dr., Mountain Creek QLD 4557 07 5313 7705	Adams and Sparkes
Service Engineers L34/50 Upper Edward Street, Spring Hill QLD 4000 07 3831 3300	LCI Consultants
Traffic and Waste Consultants L8, 369 Ann Street, Brisbane QLD 4000 07 3307 9500	TTM Group
AWCS Consultant L17, 388 Edward Street, Brisbane QLD 4000 07 3922 1644	Lucid Consulting
Certifier L1, 889 Ann Street, Fortitude Valley QLD 4006 07 3852 2080	Knisco
Fire Consultant L1, 2 Gardner Close, Milton QLD 4054 07 3223 7370	Omnii
Landscape Architect L1, 24 Duporth Avenue, Maroochydore QLD 4558 07 5499 6188	Place Design Group

ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
ALS02	Aluminium Screen 02
F-WPS01	Waterproof System 01
HRL04	Handrail Type 04

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Client
Walker Corporation

Project No.
421022.00

Project
50 First Avenue - VARIATION
OPTION
Lot 71, Maroochydore City Centre

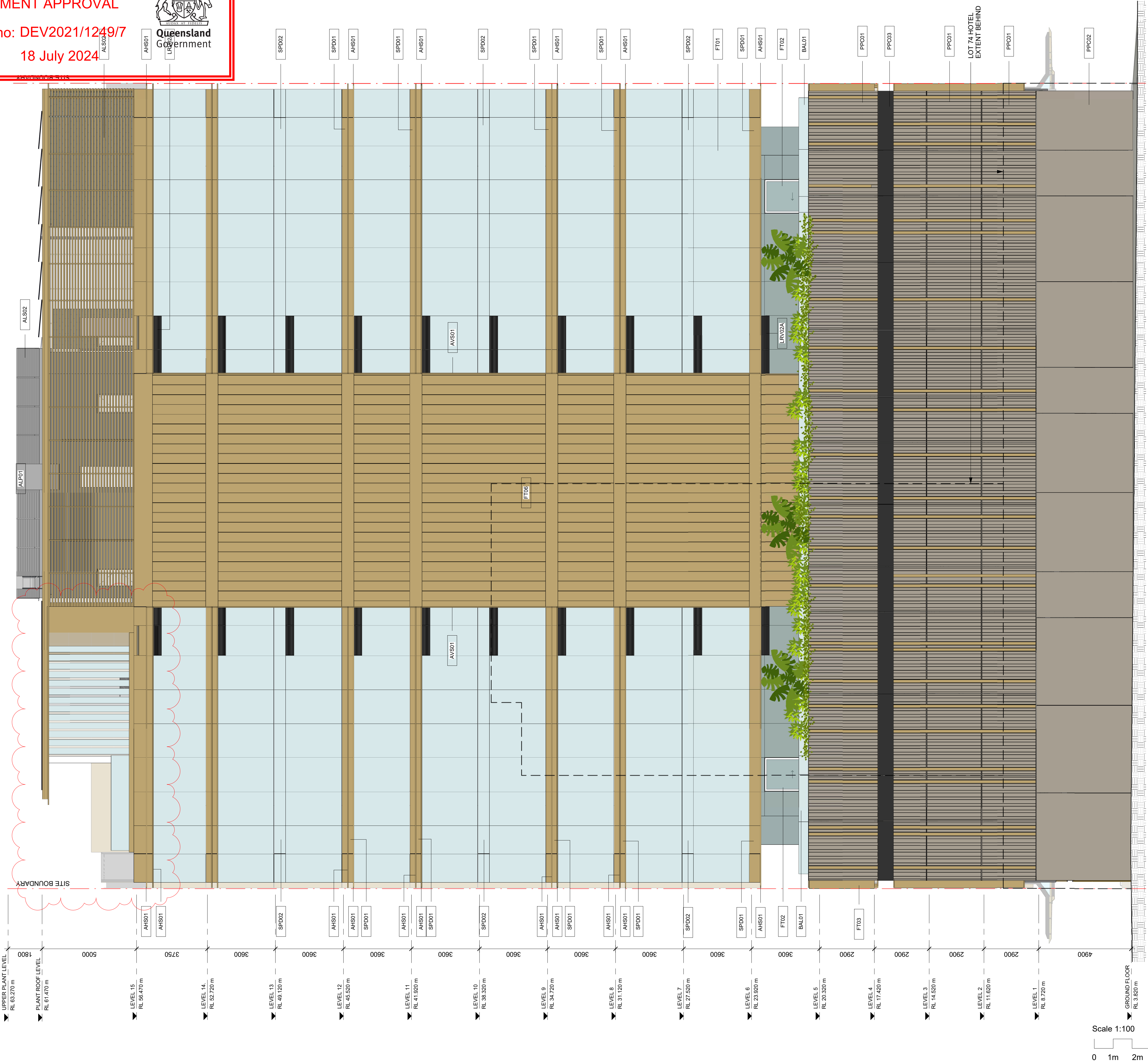
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Document Control Status:
FOR INFORMATION

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Project Director:	BG	Date:	07/04/21
Drawing Number:	A-21-12	Revision:	18

PLANS AND DOCUMENTS
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Approval no: DEV2021/1249/7
Date: 18 July 2024



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Rev	Description	By	Date
3	DA UPDATE	AM	25.02.22
P1	FOR REVIEW	AM	30.05.22
4	FOR REVIEW	AM	07.06.22
T1	ISSUE FOR TENDER	AM	20.06.22
5	FOR REVIEW	AM	30.05.23
6	FOR REVIEW	AM	27.06.23
7	ISSUED FOR PRELODGEEMENT	MS	18.01.24
8	MINOR CHANGE APPLICATION	AM	26.02.24
9	MINOR CHANGE APP. UPDATE	AM	04.03.24
10	ROOF AMENDED	MS	21.05.24

Structural and Civil Engineers L12, 900 Ann Street, Fortitude Valley QLD 4006 07 3854 6200	WSP
Town Planning L1, 65 Altonville Dr., Mountain Creek QLD 4557 07 5313 7705	Adams and Sparkes
Service Engineers L34/40 Upper Edward Street, Spring Hill QLD 4000 07 3831 3300	LCI Consultants
Traffic and Waste Consultants L8, 369 Ann Street, Brisbane QLD 4000 07 3307 6500	TTM Group
ANCS Consultant L17, 388 Edward Street, Brisbane QLD 4000 07 3922 1644	Lucid Consulting
Certifier L1, 939 Ann Street, Fortitude Valley QLD 4006 07 3852 2080	Knisco
Fire Consultant L1, 2 Gardner Close, Milton QLD 4054 07 3223 7370	Omnii
Landscape Architect L1, 24 Duporth Avenue, Maroochydore QLD 4558 07 5499 6188	Place Design Group

ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
AHS01	Aluminium horizontal sunshade 01
ALP01	Aluminium panelling 01 - Bronze colour
ALS02	Aluminium Screen 02
AVS01	Aluminium Vertical Sunshade 01
BAL01	Glazed balustrade Type 01
FT01	Facade Type 01 - Tower Curtain Wall. Refer to Facade Eng. Details
FT02	Facade Type 02 - L5 Window Wall. Refer to Facade Eng. Details
FT03	Facade Type 03 - Podium Screen. Refer to Facade Eng. details
FT06	Facade Type 06 - Core Cladding. Refer to Facade Eng. details
LRV02A	Weatherproof louvre (Colour: Monument)
PPC01	Warm coloured body oxide precast concrete wall with ribbed texture and inset aluminium detailing
PPC02	Warm coloured body oxide precast concrete wall
PPC03	Painted precast concrete
SPD01	Spandrel Type 01 - Aluminium (bronze colour) Refer to Facade Eng. details
SPD02	Spandrel Type 02 - Shadow box Refer to Facade Eng. details

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Project No.
421022.00

Project
50 First Avenue - VARIATION
OPTION
Lot 71, Maroochydore City Centre

Drawing Title
ELEVATION - NORTH

Document Control Status:
FOR INFORMATION

Co-ordinated:	PF	Drawn:	MS/AM
Project Architect:	PF	Scale:	1 : 100 @ A1
Project Director:	BG	Date:	26/04/21
Drawing Number:	A-30-00	Revision:	10

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Rev	Description	By	Date
P1	FOR REVIEW	AM	30.05.22
6	FOR REVIEW	AM	07.06.22
T1	ISSUE FOR TENDER	AM	20.06.22
7	FOR REVIEW	AM	27.06.23
8	ISSUED FOR PRELODGEEMENT	MS	18.01.24
9	MINOR CHANGE APPLICATION	AM	26.02.24
10	MINOR CHANGE APP. UPDATE	AM	04.03.24
11	MINOR CHANGE APP. UPDATE	AM	06.03.24
12	FOR REVIEW	PK	04.04.24
13	ROOF AMENDED	MS	21.05.24

Structural and Civil Engineers WSP
L12, 900 Ann Street, Fortitude Valley QLD 4006
07 3854 6200

Town Planning Adams and Sparkes
L1, 69 Altona Dr., Mountain Creek QLD 4557
07 5313 7705

Service Engineers LCI Consultants
L3450 Upper Edward Street, Spring Hill QLD 4000
07 3811 3300

Traffic and Waste Consultants TTM Group
L8, 369 Ann Street, Brisbane QLD 4000
07 3307 6500

AWCS Consultant Lucid Consulting
L17, 288 Edward Street, Brisbane QLD 4000
07 3922 1644

Certifier Knisco
L1, 589 Ann Street, Fortitude Valley QLD 4006
07 3852 2080

Fire Consultant Omnil
L1, 2 Gardner Close, Milton QLD 4064
07 3223 7370

Landscape Architect Place Design Group
L1, 24 Dupont Avenue, Maroochydore QLD 4558
07 5499 6188

ABBREVIATION LEGEND

ABBREVIATIO	DESCRIPTION
N	

AHS01	Aluminium horizontal sunshade 01
ALP01	Aluminium panelling 01 - Bronze colour
ALP02	Aluminium panelling 02 - Black colour
ALS02	Aluminium Screen 02
AVS01	Aluminium Vertical Sunshade 01
FT01	Facade Type 01 - Tower Curtain Wall. Refer to Facade Eng. Details
FT02	Facade Type 02 - L5 Window Wall. Refer to Facade Eng. Details
FT03	Facade Type 03 - Podium Screen. Refer to Facade Eng. details
FT04	Facade Type 04 - Ground Floor Glazing. Refer to Facade Eng. details
FT07	Facade Type 07 - Awning. Refer to Facade Eng. details
GL02	Glass Type 02 (Dark)
HLR03	Handrail Type 03
SPD01	Spandrel Type 01 - Aluminium (bronze colour) Refer to Facade Eng. details
SPD02	Spandrel Type 02 - Shadow box Refer to Facade Eng. details
SPD03	Spandrel Type 03 - Aluminium (Grey colour) Refer to Facade Eng. details

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C O X

Client Walker Corporation

Project No. 421022.00

Project 50 First Avenue - VARIATION
OPTION
Lot 71, Maroochydore City Centre

Drawing Title ELEVATION - SOUTH

Document Control Status:

FOR INFORMATION

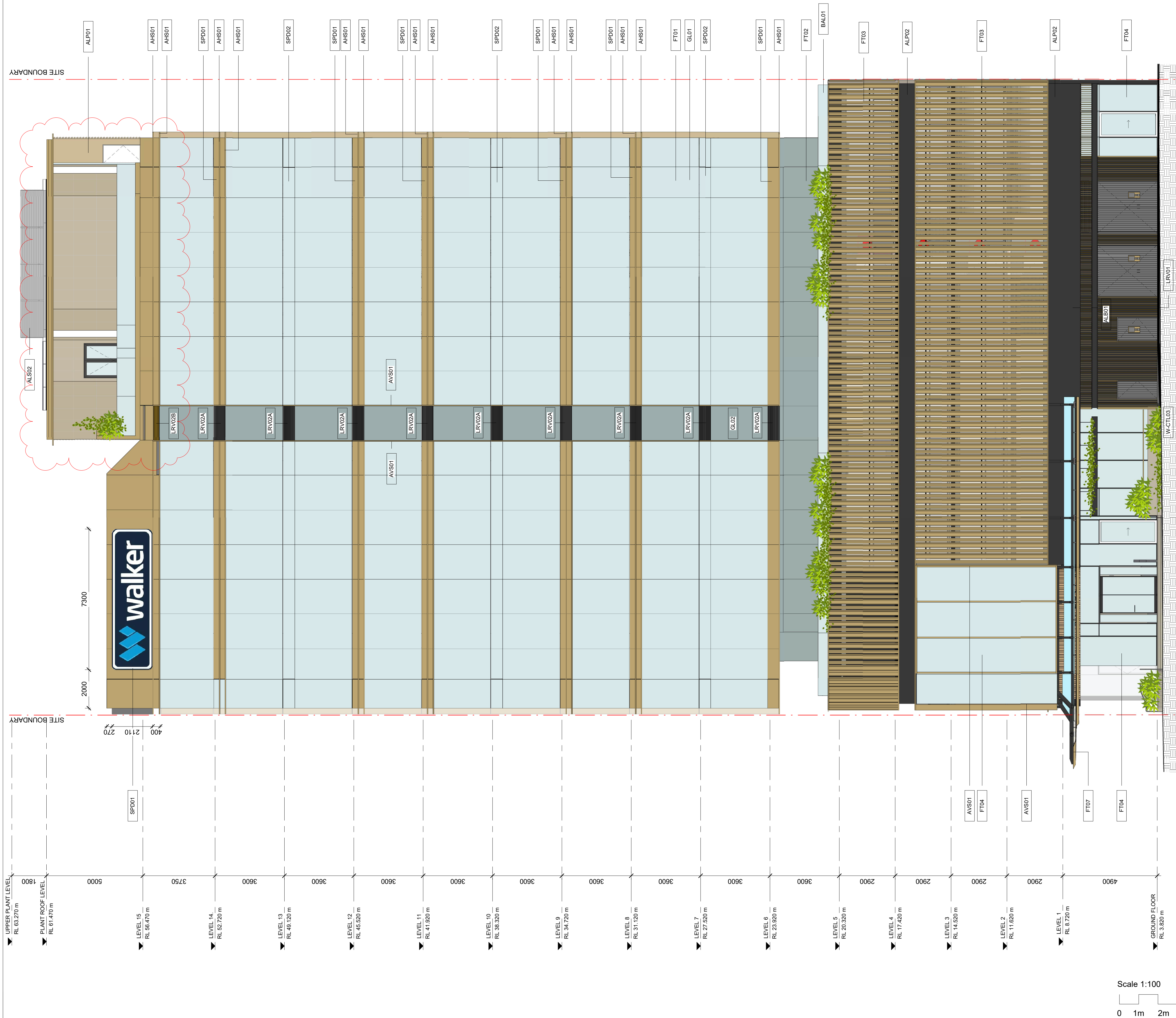
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Project Architect: PF Scale: 1 : 100 @ A1

Project Director: BG Date: 26/04/21

Drawing Number: A-30-01 Revision: 13

PLOT STAMP DATE: 21/05/2024 5:28:46 PM



ABBREVIATION LEGEND

ABBREVIATION	DESCRIPTION
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AHS01	Aluminium horizontal sunshade 01
ALB01	Aluminium Batten Cladding 01
ALP01	Aluminium panelling 01 - Bronze colour
ALP02	Aluminium panelling 02 - Black colour
ALS02	Aluminium Screen 02
AVS01	Aluminium Vertical Sunshade 01
BAL01	Glazed balustrade Type 01
FT01	Facade Type 01 - Tower Curtain Wall. Refer to Facade Eng. Details
FT02	Facade Type 02 - L5 Window Wall. Refer to Facade Eng. Details
FT03	Facade Type 03 - Podium Screen. Refer to Facade Eng. details
FT04	Facade Type 04 - Ground Floor Glazing. Refer to Facade Eng. details
FT07	Facade Type 07 - Awning. Refer to Facade Eng. details
GL01	Glass Type 01
GL02	Glass Type 02 (Dark)
LRV01	Weatherproof louvre with fire damper
LRV02A	Weatherproof louvre (Colour: Monument)
LRV02B	Weatherproof louvre (Colour: Natural Bronze)
SPD01	Spandrel Type 01 - Aluminium (bronze colour) Refer to Facade Eng. details
SPD02	Spandrel Type 02 - Shadow box Refer to Facade Eng. details
W-CTL03	Wall Tiles

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Rev	Description	By	Date
6	FOR REVIEW	AM	07.06.22
T1	ISSUE FOR TENDER	AM	20.06.22
T2	ISSUED FOR TENDER	MS	04.07.22
7	FOR REVIEW	AM	27.06.23
8	ISSUED FOR PRELODGEEMENT	MS	18.01.24
9	MINOR CHANGE APPLICATION	AM	26.02.24
10	MINOR CHANGE APP. UPDATE	AM	04.03.24
11	MINOR CHANGE APP. UPDATE	AM	06.03.24
12	FOR REVIEW	PK	04.04.24
13	ROOF AMENDED	MS	21.05.24

Structural and Civil Engineers WSP
L12, 900 Ann Street, Fortitude Valley QLD 4006
07 3854 6200

Town Planning Adams and Sparkes
L1, 69 Riverside Dr., Mountain Creek QLD 4557
07 5313 7705

Service Engineers LCI Consultants
L34/40 Upper Edward Street, Spring Hill QLD 4000
07 3831 3300

Traffic and Waste Consultants TTM Group
L8, 369 Ann Street, Brisbane QLD 4000
07 3307 9500

AWSC Consultant Lucid Consulting
L17, 288 Edward Street, Brisbane QLD 4000
07 3922 1644

Certifier Knisco
L1, 589 Ann Street, Fortitude Valley QLD 4006
07 3852 2080

Fire Consultant Omnil
L1, 2 Gardner Close, Milton QLD 4064
07 3523 7370

Landscape Architect Place Design Group
L1, 24 Dupont Avenue, Maroochydore QLD 4558
07 5499 6188

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1249/7
Date: 18 July 2024



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COX

Client Walker Corporation

Project No. 421022.00

Project 50 First Avenue - VARIATION
OPTION
Lot 71, Maroochydore City Centre

Drawing Title ELEVATION - EAST

Document Control Status:
FOR INFORMATION

Co-ordinated: PF Drawn: MS/AM

Project Architect: PF Scale: 1 : 100 @ A1

Project Director: BG Date: 03/04/21

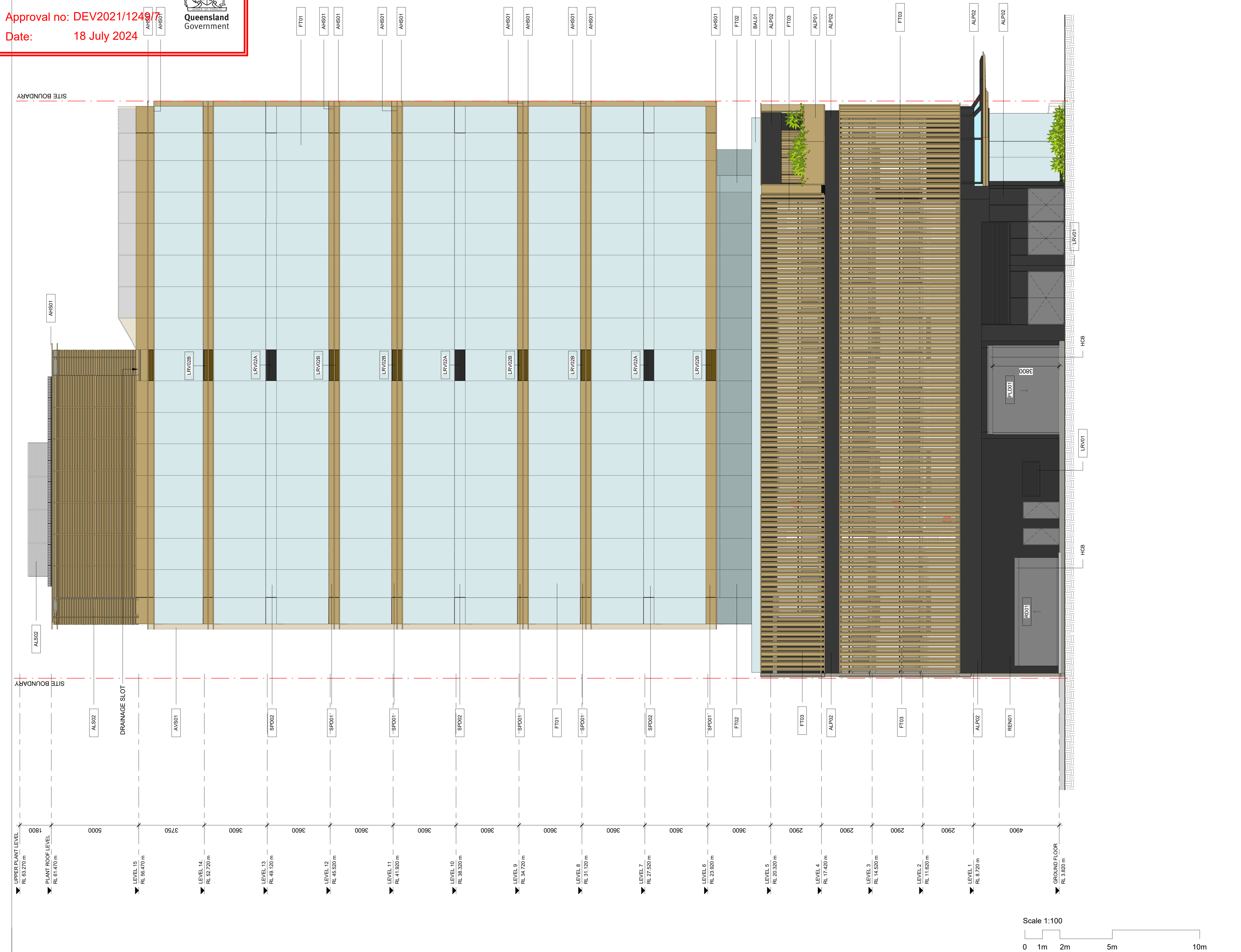
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PLOT STAMP DATE: 21/05/2024 4:05:30 PM

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/12497

Date: 18 July 2024



Rev	Description	By	Date
4	DA UPDATE	AM	25.02.22
P1	FOR REVIEW	AM	30.05.22
5	FOR REVIEW	AM	07.06.22
T1	ISSUE FOR TENDER	AM	20.06.22
6	FOR INFORMATION	AM	21.06.22
T2	ISSUED FOR TENDER	MS	04.07.22
7	FOR REVIEW	AM	27.06.23
8	ISSUED FOR PRELODGEMENT	MS	18.01.24
9	MINOR CHANGE APPLICATION	AM	26.02.24
10	MINOR CHANGE APP. UPDATE	AM	04.03.24

Structural and Civil Engineers L12, 900 Ann Street, Fortitude Valley QLD 4006 07 3854 6200	WSP
Town Planning L1, 69 Attenuata Dr., Mountain Creek QLD 4557 07 5313 7705	Adams and Sparkes
Service Engineers L6/400 Upper Edward Street, Spring Hill QLD 4000 07 3831 3300	LCI Consultants
Traffic and Waste Consultants L8, 369 Ann Street, Brisbane QLD 4000 07 3327 9500	TTM Group
AWCS Consultant L17, 288 Edward Street, Brisbane QLD 4000 07 3922 1644	Lucid Consulting
Certifier L1, 695 Ann Street, Fortitude Valley QLD 4006 07 3852 2080	Knisco
Fire Consultant L1, 2 Gardner Close, Milton QLD 4084 07 3223 7370	Omnii
Landscape Architect L1, 24 Dugorth Avenue, Maroochydore QLD 4558 07 5499 6188	Place Design Group

ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
AHS01	Aluminium horizontal sunshade 01
ALP01	Aluminium panelling 01 - Bronze colour
ALP02	Aluminium panelling 02 - Black colour
ALS02	Aluminium Screen 02
AVS01	Aluminium Vertical Sunshade 01
BAL01	Glazed balustrade Type 01
FT01	Facade Type 01 - Tower Curtain Wall. Refer to Facade Eng. Details
FT02	Facade Type 02 - L5 Window Wall. Refer to Facade Eng. Details
FT03	Facade Type 03 - Podium Screen. Refer to Facade Eng. details
LCB	Height Clearance Bar
LRV01	Weatherproof louvre with fire damper
LRV02A	Weatherproof louvre (Colour: Monument)
LRV02B	Weatherproof louvre (Colour: Natural Bronze)
PLD01	Panel Lift Door 01
RD01	Roller Door 01
REN01	Coloured Render 01
SPD01	Spandrel Type 01 - Aluminium (bronze colour) Refer to Facade Eng. details
SPD02	Spandrel Type 02 - Shadow box Refer to Facade Eng. details

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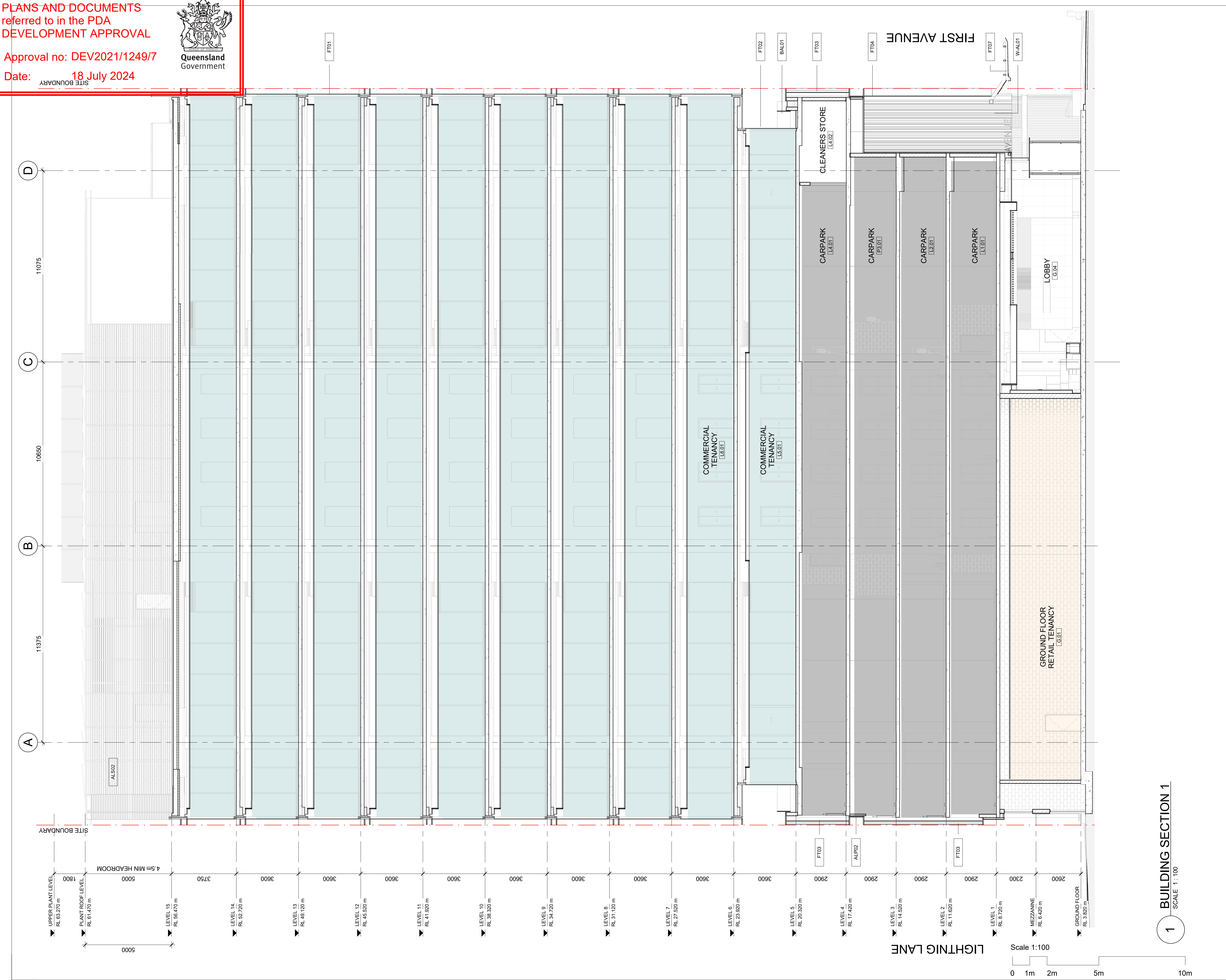
Client	Walker Corporation
Project No.	421022.00
Project	50 First Avenue - VARIATION OPTION Lot 71, Maroochydore City Centre
Drawing Title	ELEVATION - WEST

Document Control Status:	
FOR INFORMATION	
Co-ordinated:	Drawn: MS/AM
Project Architect:	Scale: 1 : 100 @ A1
Project Director:	Date: 03/04/21
Drawing Number:	Revision:
A-30-03	10

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1249/7

Date: 18 July 2024



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Rev	Description	By	Date
P1	FOR REVIEW	AM	30.05.22
5	FOR REVIEW	AM	07.06.22
T1	ISSUE FOR TENDER	AM	20.06.22
T2	ISSUED FOR TENDER	MS	04.07.22
6	FOR REVIEW	AM	30.05.23
7	ALT OPTION	AM	31.05.23
8	FOR REVIEW	AM	27.06.23
9	ISSUED FOR PRELODGEEMENT	MS	18.01.24
10	MINOR CHANGE APPLICATION	AM	26.02.24
11	MINOR CHANGE APP. UPDATE	AM	04.03.24

Structural and Civil Engineers L12, 900 Ann Street, Fortitude Valley QLD 4006 07 3854 6200		WSP
Town Planning L1, 69 Altamira Dr., Mountain Creek QLD 4557 07 5313 7105		Adams and Sparkes
Service Engineers L9/400 Upper Edward Street, Spring Hill QLD 4000 07 3831 3300		LCI Consultants
Traffic and Waste Consultants L8, 360 Ann Street, Brisbane QLD 4000 07 3327 9500		TTM Group
AWCS Consultant L17, 288 Edward Street, Brisbane QLD 4000 07 3922 1644		Lucid Consulting
Certifier L1, 680 Ann Street, Fortitude Valley QLD 4006 07 3852 2080		Knisco
Fire Consultant L1, 2 Gardner Close, Milton QLD 4064 07 3223 7370		Omnii
Landscape Architect L1, 24 Dugorth Avenue, Maroochydore QLD 4558 07 5499 6188		Place Design Group

ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
ALP02	Aluminium panelling 02 - Black colour
ALS02	Aluminium Screen 02
BAL01	Glazed balustrade Type 01
FT01	Facade Type 01 - Tower Curtain Wall. Refer to Facade Eng. Details
FT02	Facade Type 02 - L5 Window Wall. Refer to Facade Eng. Details
FT03	Facade Type 03 - Podium Screen. Refer to Facade Eng. details
FT04	Facade Type 04 - Ground Floor Glazing. Refer to Facade Eng. details
FT07	Facade Type 07 - Awning. Refer to Facade Eng. details
W-AL01	Wood finish aluminium cladding

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Client
Walker Corporation

Project No.
421022.00

Project
50 First Avenue - VARIATION
OPTION
Lot 71, Maroochydore City Centre

Drawing Title
BUILDING SECTION 1

Document Control Status:
FOR INFORMATION

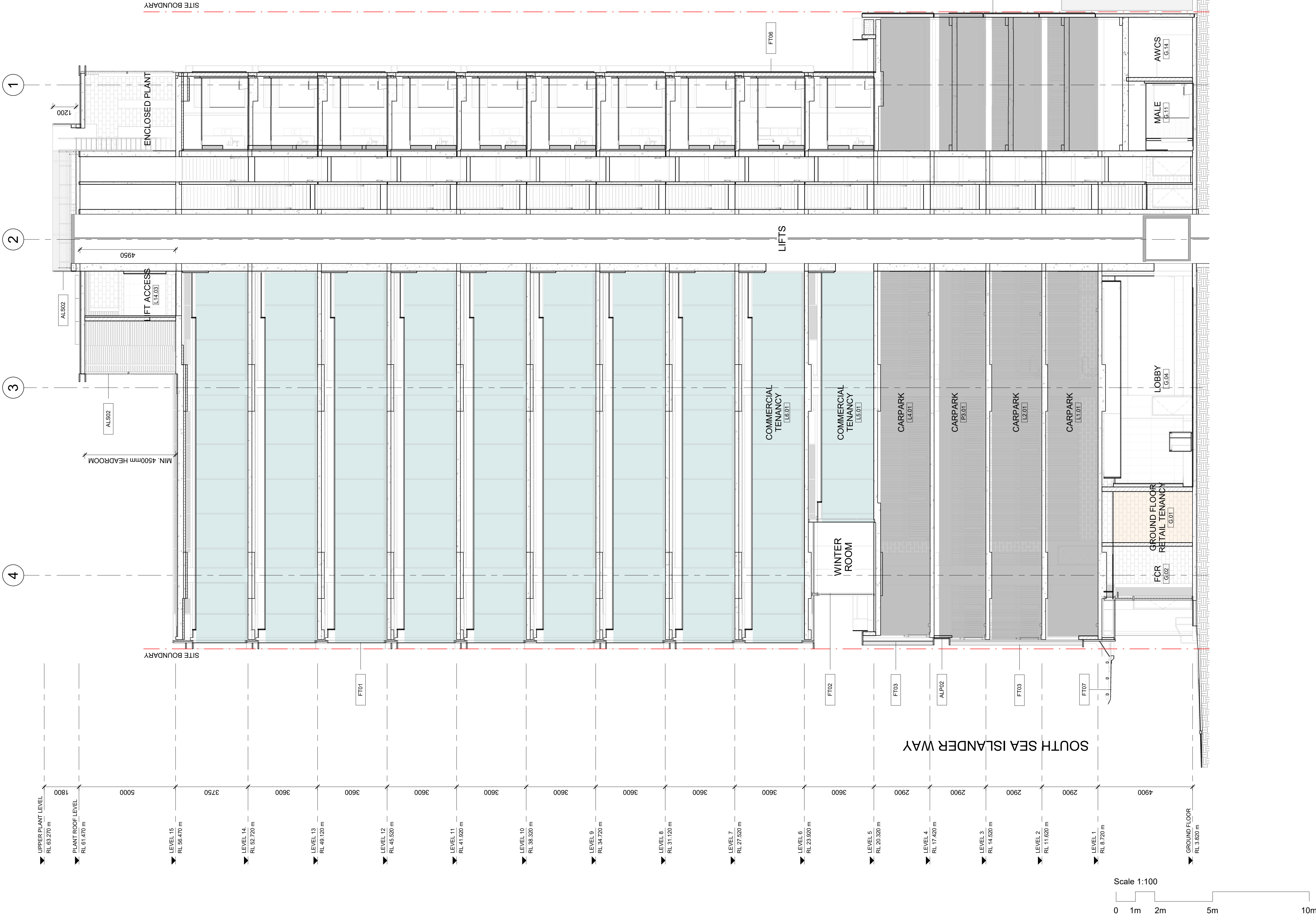
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Project Architect:	Scale:
Project Director:	Date:
Drawing Number:	Revision:

A-40-00 11

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1249/7

Date: 18 July 2024



Scale 1:100

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BUILDING SECTION 2
SCALE 1:100

Rev Description By Date		
P1	FOR REVIEW	AM 30.05.22
T0	FOR REVIEW	AM 07.06.22
T1	ISSUE FOR TENDER	AM 20.06.22
T2	ISSUED FOR TENDER	MS 04.07.22
T1	FOR REVIEW	AM 30.05.23
T2	ALT OPTION	AM 31.05.23
T3	FOR REVIEW	AM 27.06.23
T4	ISSUED FOR PRELODGEEMENT	MS 18.01.24
T5	MINOR CHANGE APPLICATION	AM 26.02.24
T6	MINOR CHANGE APP. UPDATE	AM 04.03.24

Structural and Civil Engineers L12, 900 Ann Street, Fortitude Valley QLD 4006 07 3854 6200		WSP
Town Planning L1, 69 Attenuate Dr., Mountain Creek QLD 4557 07 5313 7705		Adams and Sparkes
Service Engineers L0/400 Upper Edward Street, Spring Hill QLD 4000 07 3831 3300		LCI Consultants
Traffic and Waste Consultants L8, 360 Ann Street, Brisbane QLD 4000 07 3327 9500		TTM Group
AWCS Consultant L17, 288 Edward Street, Brisbane QLD 4000 07 3922 1644		Lucid Consulting
Certifier L1, 690 Ann Street, Fortitude Valley QLD 4006 07 3852 2080		Knisco
Fire Consultant L1, 2 Gardner Close, Milton QLD 4064 07 3232 7770		Omnii
Landscape Architect L1, 24 Dugorth Avenue, Maroochydore QLD 4558 07 5499 6188		Place Design Group

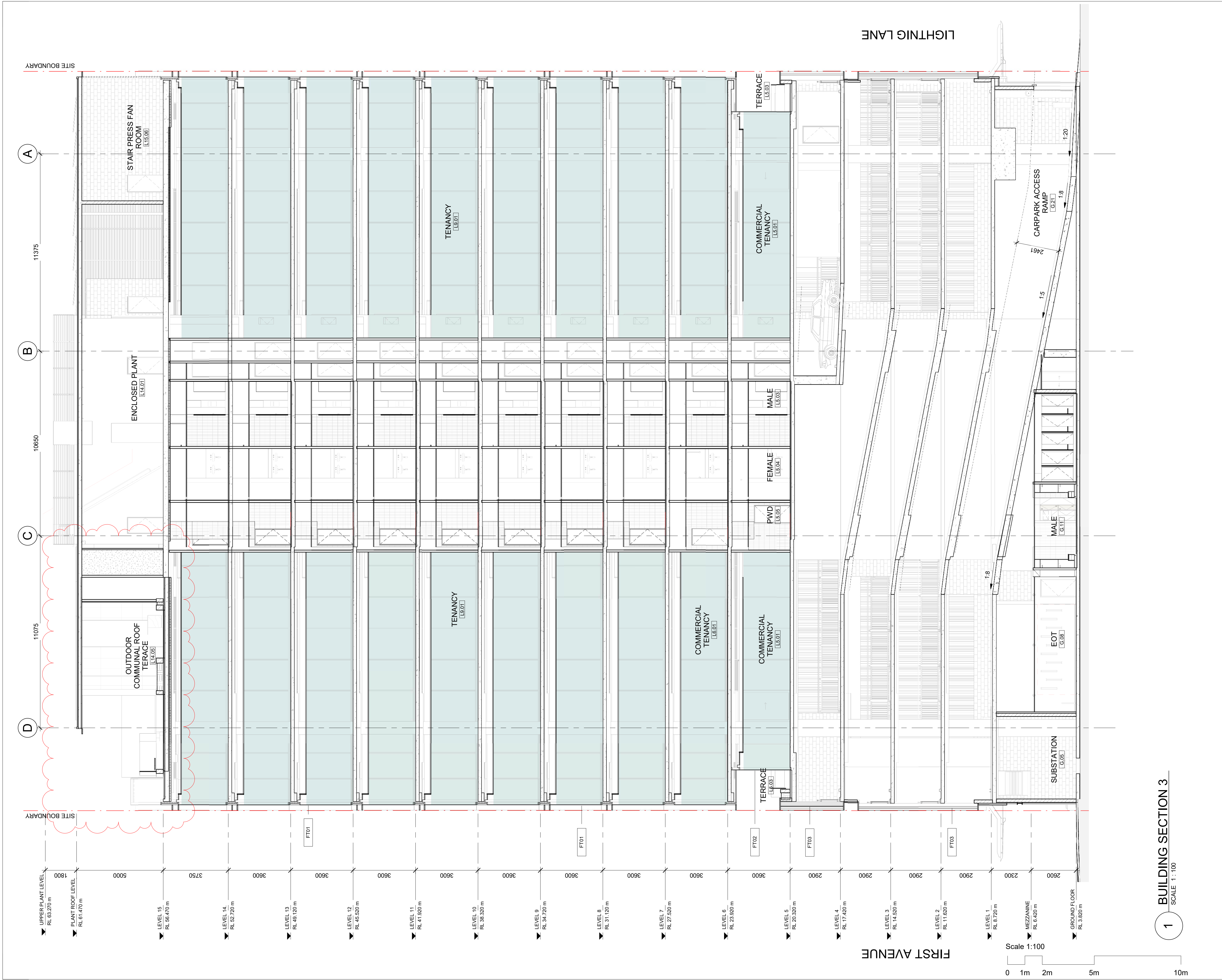
ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
ALP02	Aluminium panelling 02 - Black colour
ALS02	Aluminium Screen 02
FT01	Facade Type 01 - Tower Curtain Wall. Refer to Facade Eng. Details
FT02	Facade Type 02 - L5 Window Wall. Refer to Facade Eng. Details
FT03	Facade Type 03 - Podium Screen. Refer to Facade Eng. details
FT06	Facade Type 06 - Core Cladding. Refer to Facade Eng. details
FT07	Facade Type 07 - Awning. Refer to Facade Eng. details
PPC01	Warm coloured body oxide precast concrete wall with ribbed texture and inset aluminium detailing

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Client	Walker Corporation
Project No.	421022.00
Project	50 First Avenue - VARIATION OPTION Lot 71, Maroochydore City Centre
Drawing Title	BUILDING SECTION 2

Document Control Status:		FOR INFORMATION	
Co-ordinated:	PF	Drawn:	MS/AM
Project Architect:	PF	Scale:	1:100 @ A1
Project Director:	BG	Date:	03/04/21
Drawing Number:	A-40-01		Revision:



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Rev	Description	By	Date
1	FOR REVIEW	AM	16.07.21
2	FOR REVIEW	AM	30.07.21
P1	FOR REVIEW	AM	30.05.22
3	FOR REVIEW	AM	07.06.22
T1	ISSUE FOR TENDER	AM	20.06.22
T2	ISSUED FOR TENDER	MS	04.07.22
4	ISSUED FOR PRELODGEEMENT	MS	18.01.24
5	MINOR CHANGE APPLICATION	AM	26.02.24
6	MINOR CHANGE APP. UPDATE	AM	04.03.24
7	ROOF AMENDED	MS	21.05.24

Structural and Civil Engineers

L12, 900 Ann Street, Fortitude Valley QLD 4006
07 3854 6200

WSP

Town Planning

L1, 68 Altonville Dr., Mountain Creek QLD 4557
07 5313 7705

Adams and Sparkes

Service Engineers

L34/60 Upper Edward Street, Spring Hill QLD 4000
07 3831 3300

LCI Consultants

Traffic and Waste Consultants

L8, 369 Ann Street, Brisbane QLD 4000
07 3307 9500

TTM Group

AWACS Consultant

L17, 288 Edward Street, Brisbane QLD 4000
07 3922 1644

Lucid Consulting

Certifier

L1, 589 Ann Street, Fortitude Valley QLD 4006
07 3852 2080

Knisco

Fire Consultant

L1, 2 Gardner Close, Milton QLD 4064
07 3223 3370

Omnii

Landscape Architect

L1, 24 Duporth Avenue, Maroochydore QLD 4558
07 5499 6188

Place Design Group

ABBREVIATION LEGEND

ABBREVIATION	DESCRIPTION
FT01	Facade Type 01 - Tower Curtain Wall. Refer to Facade Eng. Details
FT02	Facade Type 02 - L5 Window Wall. Refer to Facade Eng. Details
FT03	Facade Type 03 - Podium Screen. Refer to Facade Eng. details

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2021/1249/7

Date: 18 July 2024

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C O X

Client

Walker Corporation

Project No.

421022.00

Project

50 First Avenue - VARIATION OPTION
Lot 71, Maroochydore City Centre

Drawing Title

BUILDING SECTION 3

Document Control Status:

FOR D&C TENDER

Co-ordinated:

Drawn:

Project Architect:

Scale:

Project Director:

Date:

Drawing Number:

Revision:

1

BUILDING SECTION 3

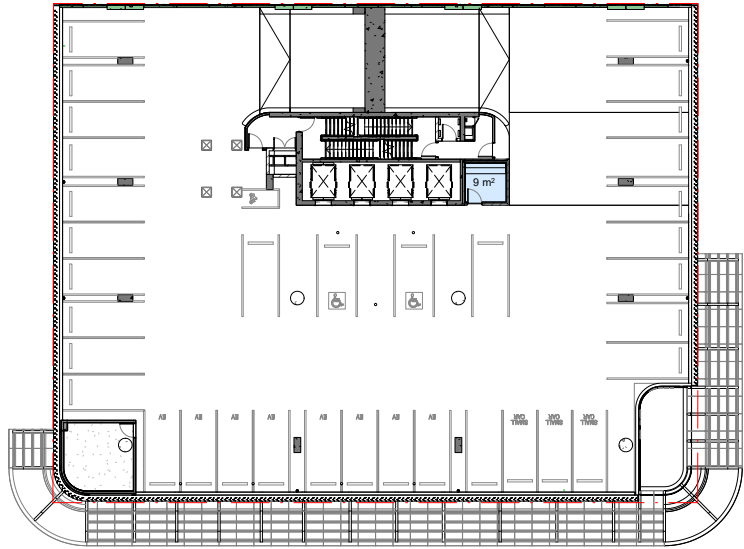
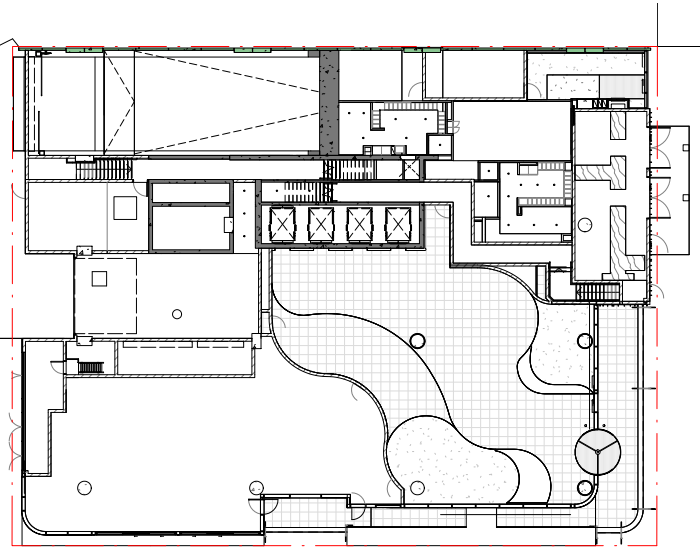
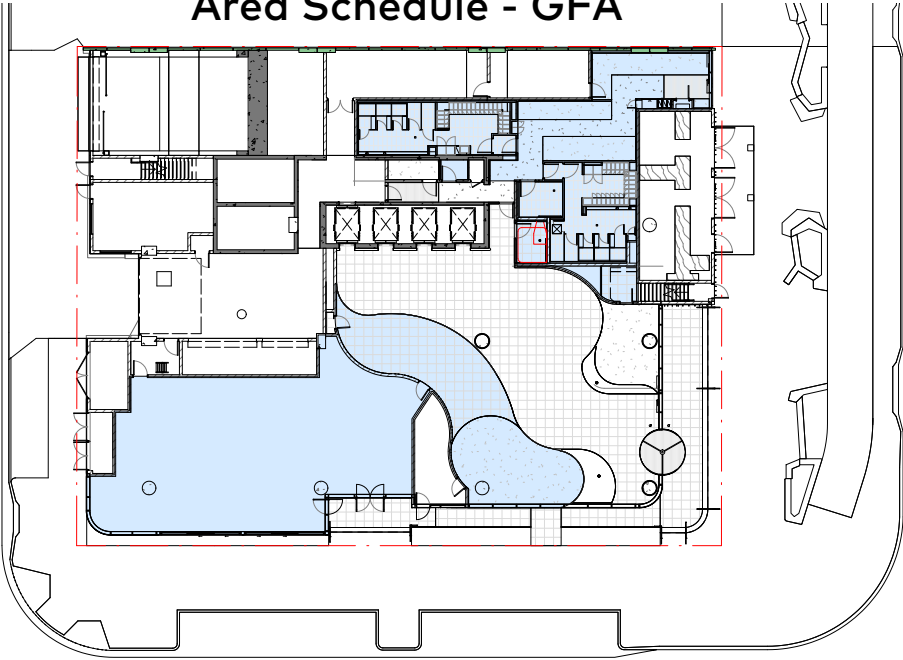
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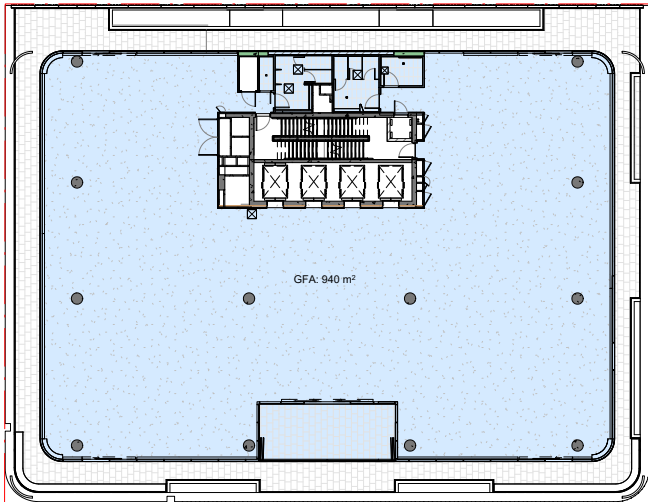
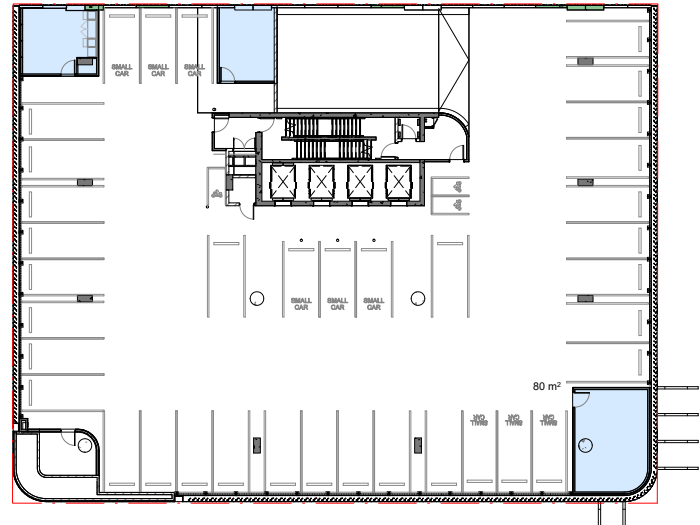
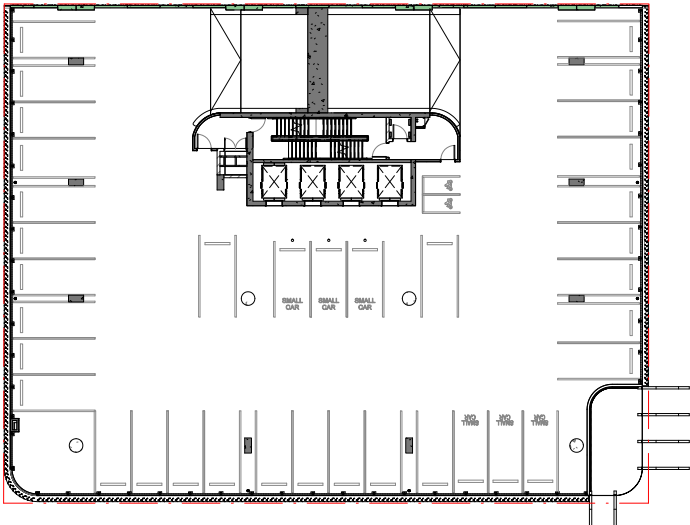
Area Schedule - GFA



Ground Floor

Mezzanine Floor

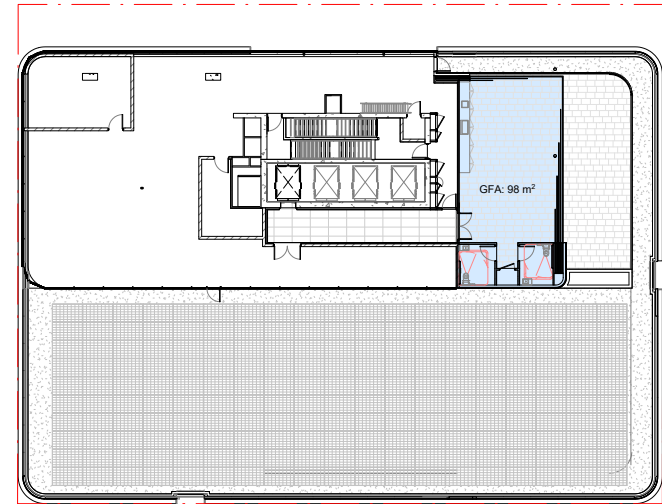
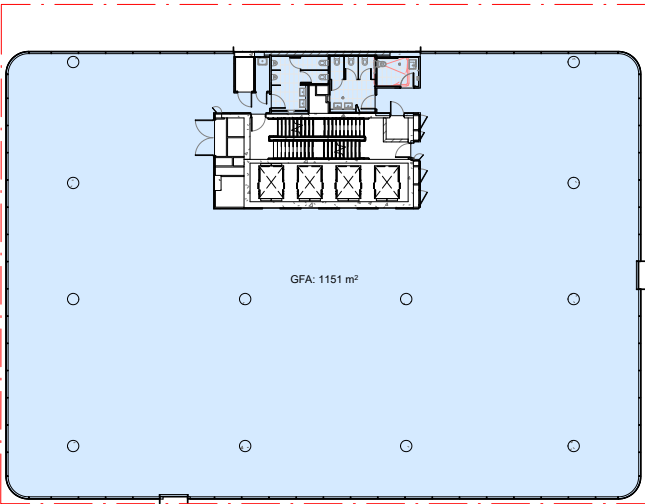
Level 1



Level 2-3

Level 4

Level 5



Level 6-14

Level 15

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1249/7

Date: 18 July 2024

GFA DEFINITION:
The total floor area of all storeys of the building (measured from the outside of the external walls or centre of a common wall), other than areas used for the following:
A) Building services, plant and equipment
B) Access between levels
C) Ground floor public lobby
D) A mall
E) The parking, loading and manoeuvring of motor vehicles
F) Unenclosed private balconies whether roofed or not.

Level	Use	GFA (sqm)
Ground	Retail/ Services	469
Mezzanine	Services	0
Level 1	Carpark	9
Level 2	Carpark	0
Level 3	Carpark	0
Level 4	Carpark/Store	80
Level 5	Commercial / Health Care*	940
Level 6	Commercial / Health Care*	1151
Level 7	Commercial / Health Care*	1151
Level 8	Commercial / Health Care*	1151
Level 9	Commercial / Health Care*	1151
Level 10	Commercial / Health Care*	1151
Level 11	Commercial / Health Care*	1151
Level 12	Commercial / Health Care*	1151
Level 13	Commercial / Health Care*	1151
Level 14	Commercial / Health Care*	1151
Level 15	Plant / Terrace	98
Roof	Plant	0
TOTAL		11,946

* Maximum total Health Care use GFA to equate 2,302sqm (2 levels equivalence)