



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1553
Date: 20 December 2024



Queensland
Government

MAROOCHYDORE CITY CENTRE

LOT 600 MAROOCHYDORE

SUPERIOR DESIGN OUTCOME

PLUS ARCHITECTURE
DECEMBER 2024





Plus Architecture acknowledges the Traditional Custodians of lands and waters on which we operate. We pay our respect to Elders past and present, and extend that respect to all Aboriginal and Torres Strait Islander Nations.



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EXECUTIVE SUMMARY

Sol by Walker in Maroochydore sets a new benchmark for high-quality residential living, serving as a catalyst for future development in the Maroochydore CBD. This project seamlessly combines design excellence, sustainability, and sub-tropical living principles, creating a vibrant and engaging public realm.

The development goes beyond being a residential building, offering active public interfaces, inviting lobbies, and shaded public spaces that foster community interaction. Awnings along commercial and retail frontages, along with integrated street trees and vegetation, enhance the pedestrian experience and reflect sub-tropical design considerations.

Robust materials and thoughtful landscaping ensure the building's longevity, allowing it to withstand coastal conditions while remaining aesthetically appealing. Sustainability is at the core of the design, with provisions for electric vehicle (EV) charging, resilient plant species, and vegetated rooftops that reduce the heat island effect and enhance the urban environment.

Diversity in housing options and recreational spaces is central to the project, with a variety of apartment layouts and flexible multi-purpose rooms catering to different lifestyles and family structures. Expansive recreational areas promote community interaction, creating a strong sense of belonging among residents.

Architecturally, the design is inspired by the natural formations of the Sunshine Coast and the Maroochy River, with towers oriented to capture stunning views of the ocean, river, hinterland, and city. Full-height glazing, deep slab projections, and permeable balustrades maximize natural light, airflow, and shading, ensuring comfortable, energy-efficient living spaces that connect residents to their surroundings.

By combining timeless design with innovative and sustainable practices, the project is designed to create a development that remains relevant and cherished for generations, setting a new standard for living in Maroochydore.





CHAPTER 02

DESIGN DRIVERS



SIMPLY TIMELESS

ELEGANT AND SOPHISTICATED ARCHITECTURE THAT
STANDS THE TEST OF TIME



CREATE DRAMA

A REFLECTION OF THE FORMS
FOUND IN NATURE.



FULLY IMMERSIVE

CAPTURING THE ENERGY OF THE NEW
MAROOCHYDORE CITY CENTRE



CELEBRATE THE CLIMATE

SUBTROPICALITY AT ITS FINEST

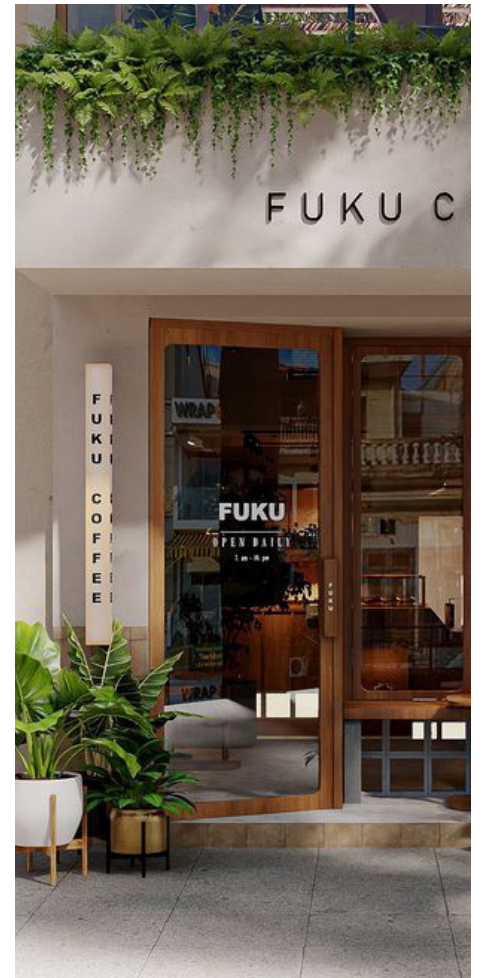


CHAPTER 04

SUPERIOR DESIGN OUTCOME

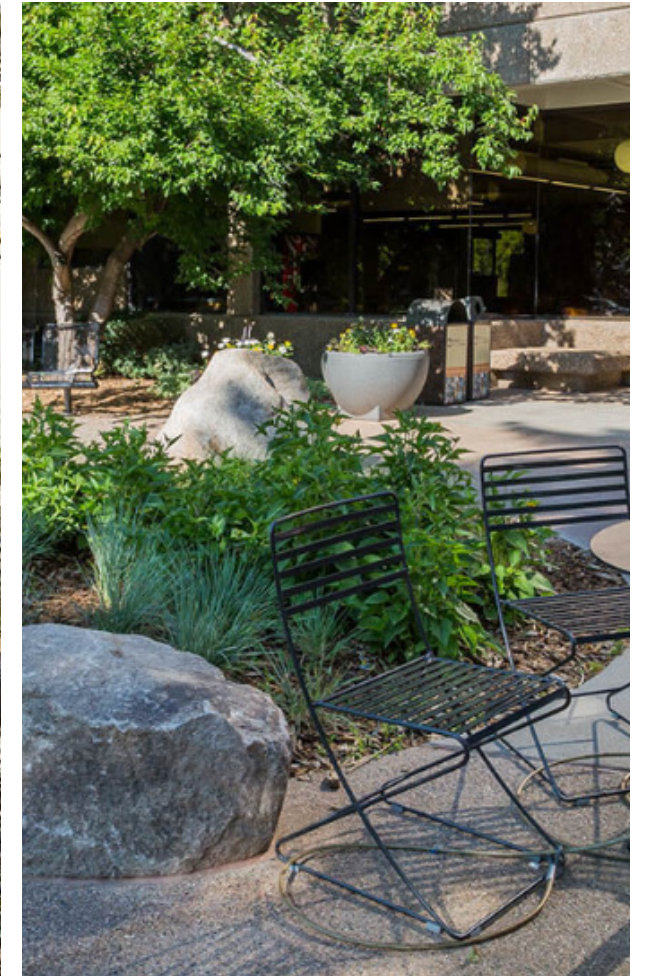


LOOK AND FEEL





EXEMPLAR PUBLIC INTERFACE





AN ACTIVE AND ENGAGING PUBLIC REALM

Sol by Walker aims to provide a superior design outcome for all visitors to the Maroochydore CBD through considered and high quality design. The development facilitates exemplary public use areas, that encourage active participation with services and facilities provided within the piazza.

Activation of both frontages, First Avenue and South Sea Islander way draw in pedestrians through an inviting cross block, colonnaded laneway that cements Sol as a destination landmark.

PRIMARY FRONTAGES AND PRIORITY FRONTAGES

In addition to the activation of the primary frontage on First Avenue, South Sea Islander Way has been animated via an inviting landscaped pedestrian route attracting the user through to the boulevard facing retail outlets. The awning clad frontage of the development commences at the site's northern boundary on First Avenue, adjacent the neighbouring mixed use development and continues past the junction with South Sea Islander Way. Effectively continuing the primary frontage and its activation beyond the limits of the PDA requirements – further enhancing the user experience and softening the interface between public and private zones.

COLONNADE

The PDA requires the frontage along First Avenue to provide a covered route for pedestrians through means of awnings. The proposed development furthers this with a colonnade through the site linking First Avenue with South Sea Islander Way.

This area of the development contains the

highest levels of human movement and activity and delivers built form outcomes that prioritises activity between private areas and the public realm through a diverse mix of commercial and retail offerings, opportunities for formal and casual meeting points within a densely landscaped setting.

CROSS BLOCK LINK

In reference to the PDA requirements for adjacent lots, the proposed development provides a Cross Block link to promote permeability, connectivity and way finding across the site – connecting pedestrians via South Sea Islander Way and First Avenue.

The width of the cross block link exceeds the minimum 10m and provides highly legible entry and exit points, is accessible to people of all abilities and contains integrated landscaping to complement the built forms.

Integrated and considered lighting enhances the user experience and contributes to a safe and secure space that avoids potential for concealment through clear sight lines.

PUBLIC REALM

Approximately 900sqm of outdoor public realm space dedicated for public use has been incorporated into the site.

The public realm will be a safe, inclusive and appealing environment for residents, visitors and workers in the city centre, both day and night. Careful planning and design have ensured local streets and pedestrian thoroughfares are integrated with surrounding land uses, have a wide range of activities such as dining, shopping, visiting, traversing, exercising and will be highly valued by the community.





CLIMATE RESPONSIVE DESIGN

ENERGY EFFICIENCY

The proposed development incorporates a number of key climatic responsive design elements to maximise the user comfort and minimise environmental footprint. A target of an average NatHERS 7 Star rating for the development ensures the end user can enjoy a home that has been rigorously designed to ensure enduring thermal comfort.

Solar panels on the roof will reduce the reliance on grid supplied electricity. This supports the extensive recreation zones at podium and roof levels for residents.

Screening to the facades serve as architectural statements but when in conjunction with deep horizontal slab projections overhangs provide passive shading to private balconies and facades reducing radiant heat.

Orientation, apartment depth and open plan layouts allows deep penetration of natural light into the floor plates. Significant operability to facades provide passive cross ventilation and cooling and when combined with high performance glazing and ceiling fans to all sleeping and living spaces, assists in greatly reducing mechanical cooling requirements for dwellings. External walls are suitably insulated to provide thermal comfort to all dwellings year round. This is continued into common spaces with open ended, naturally ventilated common corridors in the tower acting as a breezeway providing an additional point of cross ventilation for dwellings.

An allowance for future provision of EV charges for residents along with a target of five EV chargers for visitors to the commercial and retail precinct ensure the development is providing sustainable vehicular incentives.

SUBTROPICALITY, LANDSCAPING AND OUTDOOR RECREATION

Generous and considered landscaping at ground level combined with deep planting to facilitate shading canopy trees produce an inviting public plaza within the proposed development. This use of planting has been shown to assist in heat reduction, CO² filtration and noise reduction.

High level planting at podium edges and balconies further contributes to shading whilst creating a laneway atmosphere promoting the key placemaking attributes of the architectural design. The public amenities enhance the subtropical climate by facilitating outdoor opportunities such as dining outlets, relaxing landscaped areas and casual playful zones. The main colonnade is sheltered from the western afternoon sun by large trees and lower storey commercial facilities.

Landscaping is also integrated into the podium facade softening the car park interface enabling it to be enjoyed by building occupants and pedestrians from street level.

For private residential use, the approximate 1400 sqm of outdoor recreation area at Podium level are inclusive of and flanked with dense vegetation connecting the occupants back to nature. With over 25% of the site cover at Podium level dedicated to outdoor recreation, in addition to landscaped tower rooftops and terraces, the design reduces heat island effect whilst enhancing resident outlook and amenity. The recreational offering includes outdoor exercise zones, raised deck with three pool options, dedicated community garden and sunset lawn zone; all orientated to capture breezes, views and celebrate the subtropical climate.

