

DA001

DRAWING SCHEDULE & DEVELOPMENT STATISTICS

DRAWING SCHEDULE - DEVELOPMENT APPLICATION			
SHEET NUMBER	SHEET NAME	CURRENT REVISION	REVISION DATE
DA000 SERIES - PRELIMINARIES & SITE INFORMATION			
DA001	DRAWING SCHEDULE & DEVELOPMENT STATISTICS	D	24.12.17
DA002	DEVELOPMENT SUMMARY	C	24.12.17
DA010	SITE PLAN - PROPOSED	D	24.09.03
DA011	STAGING PLAN	D	24.09.03
DA012	STAGING SECTION	C	24.09.03
DA100 SERIES - FLOOR PLANS			
DA100	FLOOR PLAN - GROUND LEVEL	T	24.12.06
DA101	FLOOR PLAN - LEVEL 01 - PODIUM	O	24.12.06
DA102	FLOOR PLAN - LEVEL 02 - PODIUM	P	24.12.06
DA103	FLOOR PLAN - LEVEL 03 - PODIUM	P	24.12.06
DA104	FLOOR PLAN - LEVEL 04 - RECREATION	L	24.09.17
DA106	FLOOR PLAN - LEVELS 05-16 - TYPICAL RESIDENTIAL	L	24.11.12
DA117	FLOOR PLAN - LEVEL 17 - PENTHOUSES	L	24.11.12
DA118	FLOOR PLAN - LEVEL 18 - ROOFTOP RECREATION	K	24.11.12
DA119	ROOF PLAN	G	24.09.03
DA150	LOADING DOCK & REFUSE ROOM DETAIL PLANS	E	24.09.03
DA160	DETAIL PLAN - TOWER 1 LOBBY FLOOR PLAN	B	24.11.12
DA165	DETAIL PLAN - ACCESSIBLE 1 & 2 BED APARTMENTS	B	24.11.12
DA200 SERIES - BUILDING ELEVATIONS			
DA200	ELEVATION NORTH & SOUTH - OVERALL	E	24.11.12
DA201	ELEVATION EAST - OVERALL	E	24.11.12
DA202	ELEVATION WEST - OVERALL INTERNAL COLONADE	E	24.11.12
DA203	ELEVATION WEST - OVERALL EXTERNAL	E	24.11.12
DA300 SERIES - BUILDING SECTIONS			
DA300	BUILDING SECTION A	C	24.09.17
DA301	BUILDING SECTION B	G	24.09.17
DA303	BUILDING SECTION D	H	24.09.17
DA450 SERIES - SHADOW STUDIES			
DA450	SHADOW STUDY - PROPOSED SHADOW - AUTUMN EQUINOX	B	24.08.23
DA451	SHADOW STUDY - FUTURE SHADOW - AUTUMN EQUINOX	B	24.08.23
DA460	SHADOW STUDY - PROPOSED SHADOW - WINTER SOLSTICE	D	24.08.23
DA461	SHADOW STUDY - FUTURE SHADOW - WINTER SOLSTICE	A	24.08.23
DA470	SHADOW STUDY - PROPOSED SHADOW - SPRING EQUINOX	B	24.08.23
DA471	SHADOW STUDY - FUTURE SHADOW - SPRING EQUINOX	A	24.08.23
DA480	SHADOW STUDY - PROPOSED SHADOW - SUMMER SOLSTICE	B	24.08.23
DA481	SHADOW STUDY - FUTURE SHADOW - SUMMER SOLSTICE	A	24.08.23
DA500 SERIES - DEVELOPMENT AREA PLANS			
DA510	GFA + SITE COVER - GROUND LEVEL	C	24.12.17
DA511	GFA + SITE COVER - LEVEL 01 - PODIUM	C	24.12.17
DA512	GFA + SITE COVER - LEVEL 02 - PODIUM	C	24.12.17
DA513	GFA + SITE COVER - LEVEL 03 - PODIUM	A	24.09.05
DA514	GFA + SITE COVER - LEVEL 04 - RECREATION	B	24.09.09
DA515	GFA + SITE COVER - LEVELS 05-16 - TYPICAL	B	24.09.09
DA517	GFA + SITE COVER - LEVEL 17 - PENTHOUSES	B	24.09.09
DA518	GFA + SITE COVER - LEVEL 18 - ROOFTOP RECREATION	C	24.09.09
DA550 SERIES - ANALYSIS			
DA550	COMMUNAL OPEN SPACE	C	24.09.03
DA551	DEEP PLANTING	E	24.11.12
DA552	PRIVATE OPEN SPACE	D	24.09.13
DA553	PRIVATE OPEN SPACE	D	24.09.13
DA555	BUILDING HEIGHT STUDY - SECTIONS	C	24.09.17

TOTAL DRAWING SHEETS: 45

ISSUE D  
Date of Issue | 24.12.17

70850 | SOL MAROOCHYDORE | CNR FIRST AVE & SOUTH SEA ISLANDER WAY, MAROOCHYDORE QLD 4558 | SUNSHINE COAST

DEVELOPMENT STATISTICS

SITE CHARACTERISTICS		
ADDRESS:		FIRST AVE/SOUTH SEA ISLANDER WAY, MAROOCHYDORE CITY CENTRE, PRIORITY DEVELOPMENT AREA PRECINCT 3 - CORE BUSINESS
LOT DETAILS:		LOT 600
SITE AREA:		6715m²
AUTHORITY:		ECONOMIC DEVELOPMENT QUEENSLAND
YIELD		
RESIDENTIAL	QTY	MIX
1 BED	55	22%
2 BED	111	44%
3 BED (INCLUDING TOWNHOUSES)	75	30%
PENTHOUSES (3 & 4 BED)	10	4%
TOTAL DWELLINGS	251	
YIELD		
COMMERCIAL	M²	
RETAIL/SUPERMARKET	595	
RETAIL/COMMERCIAL	1392	
GFA	M²	
RESIDENTIAL	29981m²	
COMMERCIAL	1987m²	
TOTAL GFA	31968m²	
PLOT RATIO	1:4.76	
PARKING		
PUBLIC	43	
RESIDENTIAL	336	
TOTAL CARS	379*/**	
* 1 BAY PER 1&2 BED APT'S, 2 BAYS PER 3&4 BED APT'S		
**PROVIDES 10X ACCESSIBLE CAR BAYS FOR ACCESSIBLE APARTMENTS		
OTHER VEHICLE PROVISIONS		
LOADING - MRV	ON SITE VIA GABA LANE	
LOADING - VAN	ON SITE VIA GABA LANE	
WASTE - COUNCIL WASTE VEHICLE	ON SITE VIA GABA LANE	
BICYCLE - VISITOR & END OF TRIP	80	
BICYCLE - RESIDENTIAL	251	
PWD PARKING	TO PLANNING REQUIREMENTS	

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2024/1553

Date: 20 December 2024



DA002  
DEVELOPMENT SUMMARY

	Residential								Residential	Retail/Commercial	Retail (Supermarket)	Total	Carparking	Floor Height
	1B		2B		3B (Incl Townhouses)		Penthouses		GFA	GFA	GFA	GFA	No. Of Spaces	
	Tower 1	Tower 2	Tower 1	Tower 2	Tower 1	Tower 2	Tower 1	Tower 2	Sqm	Sqm	Sqm	Sqm	Qty	mm
Ground Level									362	748	595	1705	43	4500
Level 01 (Podium)		1			5	6			1039	449		1488	102	3100
Level 02 (Podium)		1		4					1084	195		1279	114	3100
Level 03 (Podium)		1		4					868			868	120	3100
Level 04	1	3	4	3	2	2			1861			1861		3100
Level 05	1	3	4	4	3	2			1862			1862		3100
Level 06	1	3	4	4	3	2			1862			1862		3100
Level 07	1	3	4	4	3	2			1862			1862		3100
Level 08	1	3	4	4	3	2			1862			1862		3100
Level 09	1	3	4	4	3	2			1862			1862		3100
Level 10	1	3	4	4	3	2			1862			1862		3100
Level 11	1	3	4	4	3	2			1862			1862		3100
Level 12	1	3	4	4	3	2			1862			1862		3100
Level 13	1	3	4	4	3	2			1862			1862		3100
Level 14	1	3	4	4	3	2			1862			1862		3100
Level 15	1	3	4	4	3	2			1862			1862		3100
Level 16	1	3	4	4	3	2			1862			1862		3300
Level 17 - Penthouses							4	6	1855			1855		3300
Level 18 - Rooftop Recreation									568			568		3200
Roof														
Totals	13	42	52	59	43	32	4	6	29981	1392	595	31968	379	60800
Total Apts	55		111		75		10							
					Tower 1 (Incl Podium)		112							
					Tower 2 (Incl Podium)		139							
					Total Dwellings		251							

Carparking Analysis	1B	2B	3B	Penthouse		Retail/Commercial	Supermarket		Total	
Required Council Rate	1.00	1.00	2.00	2.00		1 per 100sqm	1 per 100sqm			
Required Cars	55	111	150	20		14	6		356	*includes visitor spaces
Preferred Rate	1.00	1.00	2.00	2.00		1 per 60sqm	2 per 60sqm			
Preferred Cars	55	111	150	20		23	20		379	*includes visitor spaces

Bicycle Parking Analysis	Visitor + Comm/Retail	Resident
Required Council Rate	0.25	1.00
Required Bikes	63 + 1 per 100m²	0
Provided Bikes	80	252

Site Area	6715 m² (Proposed)		6687m² (Current)
Site Coverage	Podium (Level 4)	Towers (combined)	Towers 1 & 2
Site Cover (sqm)	5335	2382	1191 + 1191
Coverage %	79.45%	35.47%	

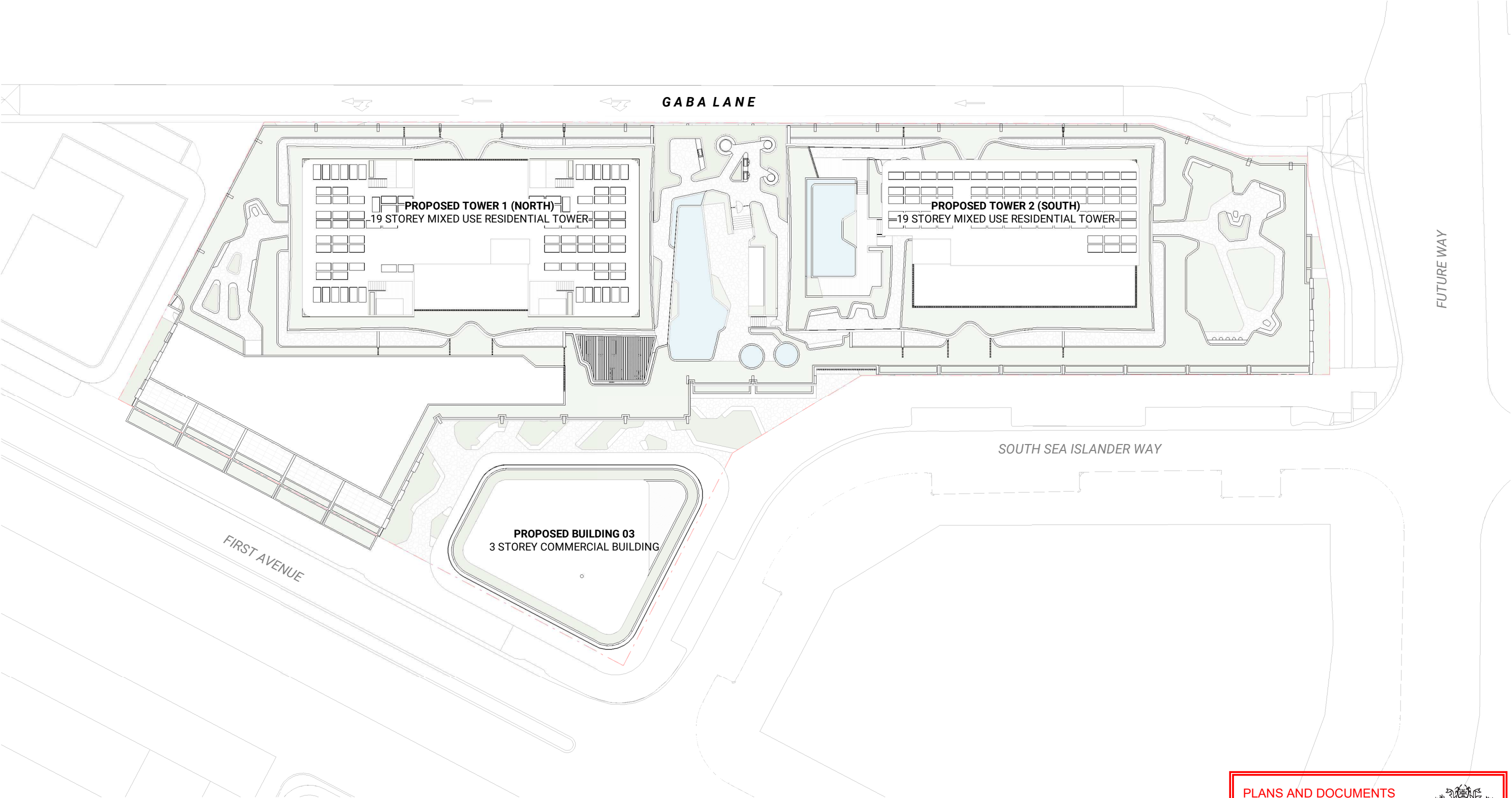
Mix Breakdown (Current)			
1B	2B	3B (Incl Townhouses)	Penthouses
55	111	75	10
22%	44%	30%	4%

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PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL  
  
Approval no: DEV2024/1553  
Date: 20 December 2024



DA010  
SITE PLAN - PROPOSED



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SCALE 1:200 @ A3 SIZE m

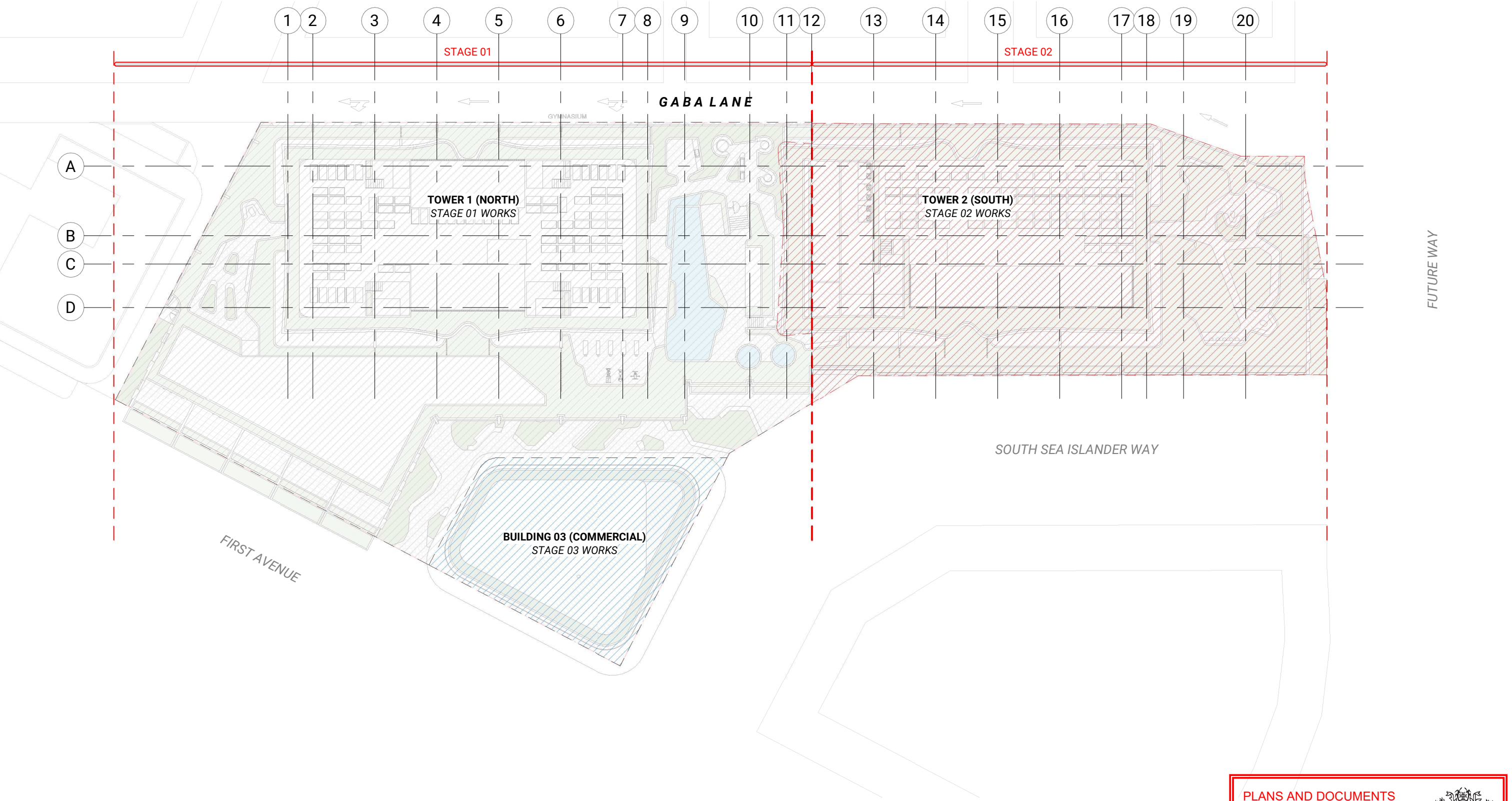
ISSUE D  
Date of Issue | 24.09.03

70850 | WALKER'S MAROOCHYDORE | CORNER FIRST AVE AND,  
SOUTH SEA ISLANDER WAY, MAROOCHYDORE

PLANS AND DOCUMENTS  
referred to in the PDA  
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DA011  
STAGING PLAN



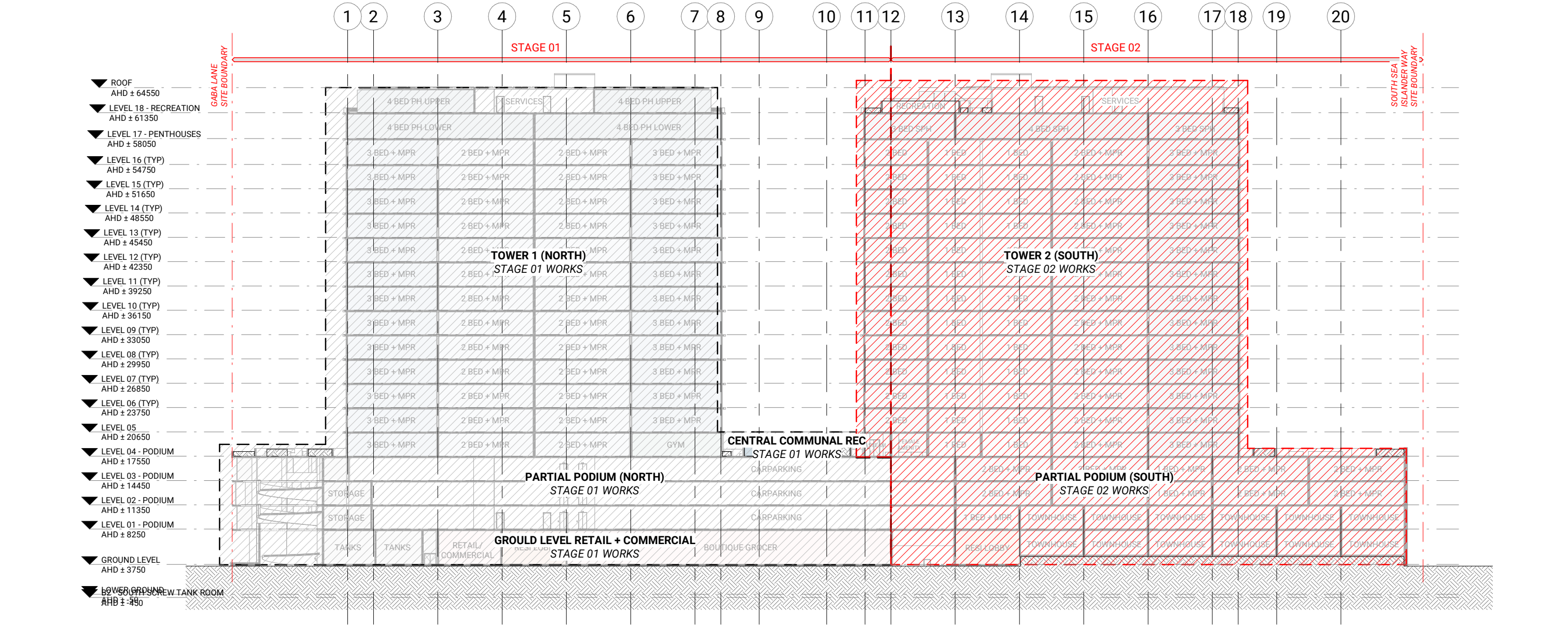
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DA012  
STAGING SECTION



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SCALE 1:500 @ A3 SIZE m

ISSUE C  
Date of Issue | 24.09.03

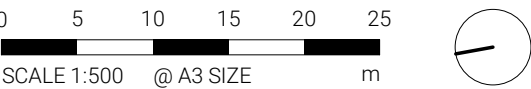
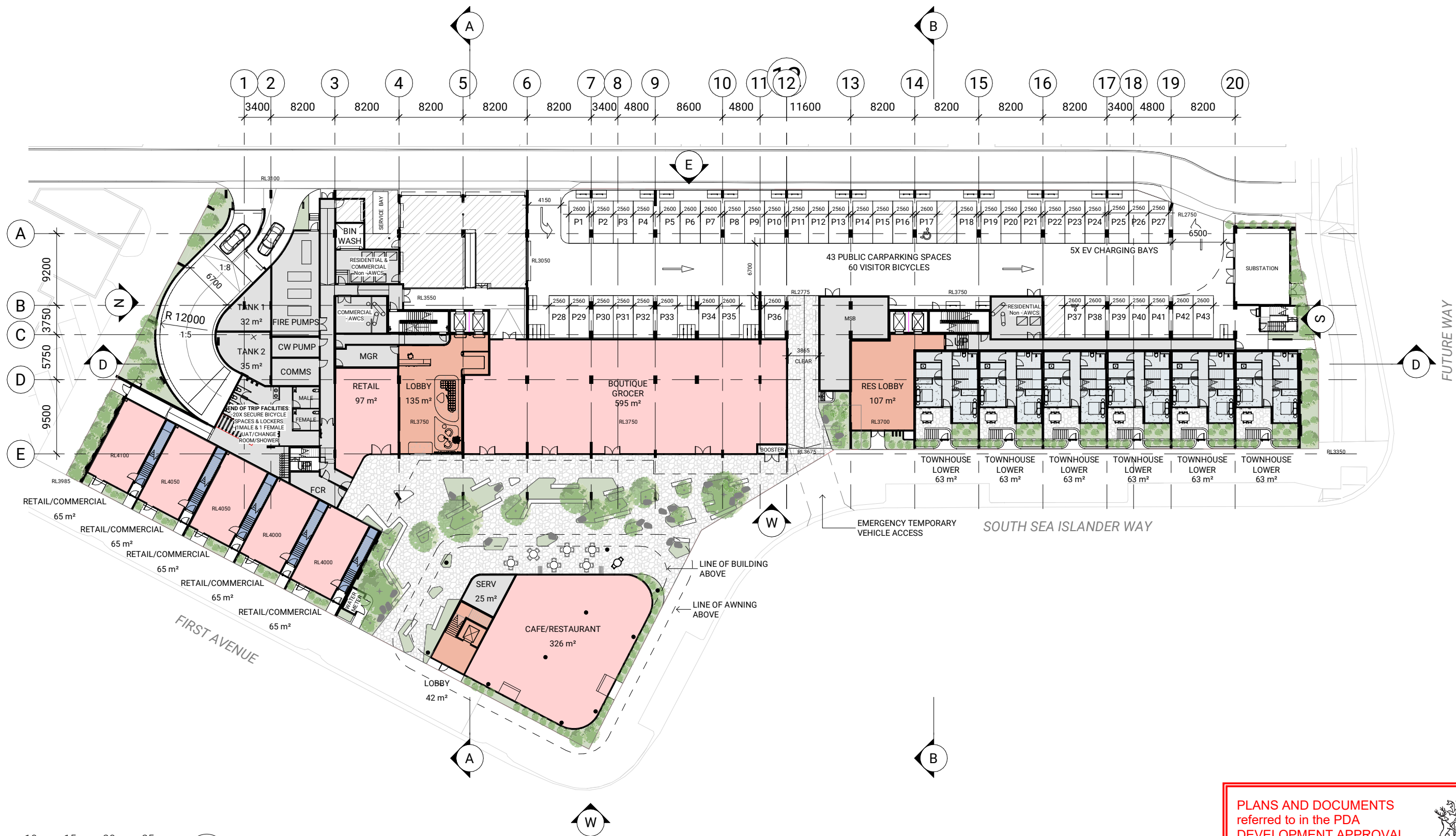
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DA100  
FLOOR PLAN - GROUND LEVEL



ISSUE T  
Date of Issue | 24.12.06

70850 | SOL MAROOCHYDORE | CNR FIRST AVE & SOUTH SEA ISLANDER WAY, MAROOCHYDORE QLD 4558 | SUNSHINE COAST

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# DA101

## FLOOR PLAN - LEVEL 01 - PODIUM



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SCALE 1:500 @ A3 SIZE m

ISSUE 0  
Date of Issue | 24.12.06

70850 | SOL MAROOCHYDORE | CNR FIRST AVE & SOUTH SEA ISLANDER WAY, MAROOCHYDORE QLD 4558 | SUNSHINE COAST

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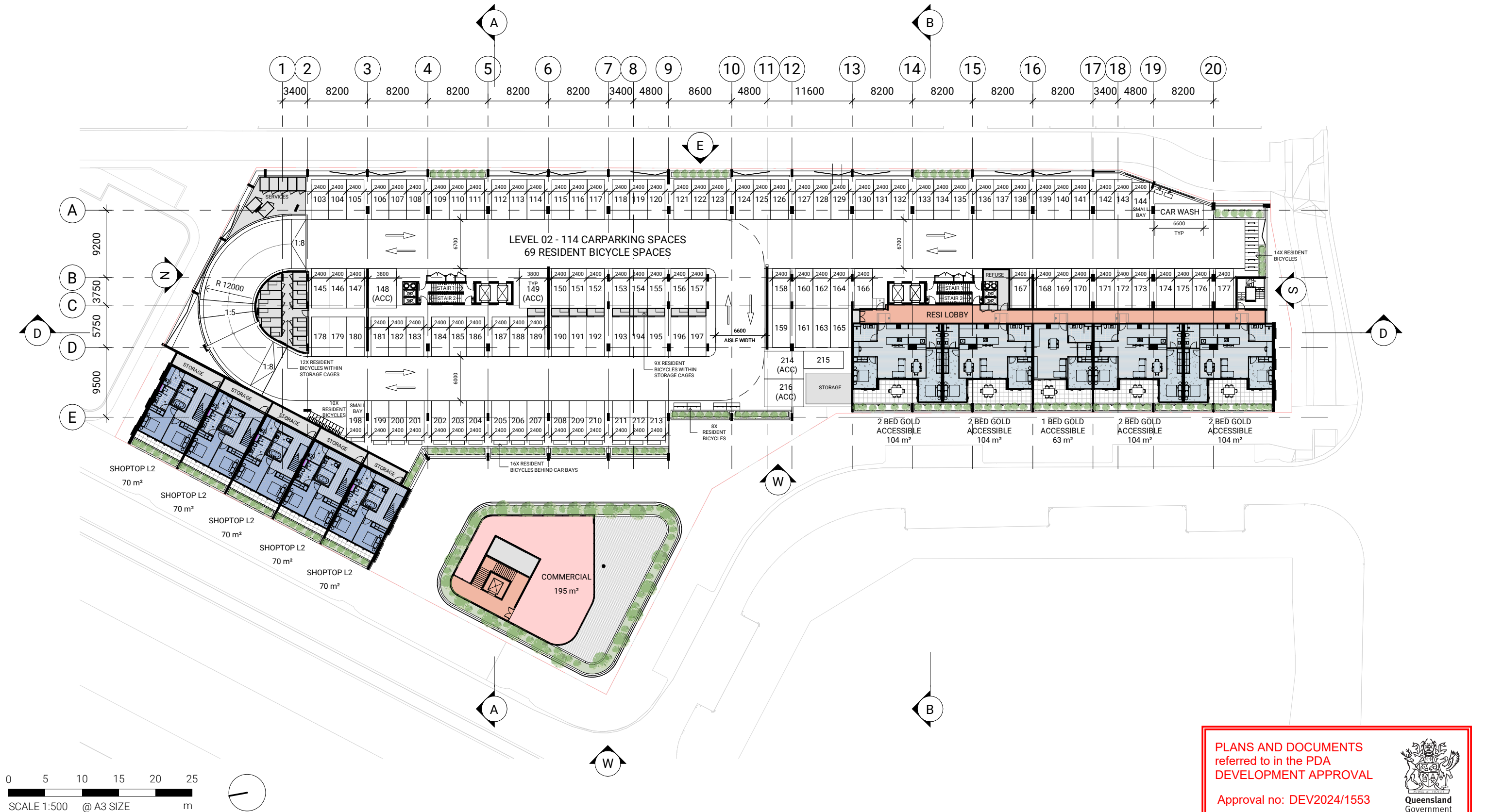
Date: 20 December 2024



DEVELOPMENT APPLICATION | PLUS ARCHITECTURE

# DA102

## FLOOR PLAN - LEVEL 02 - PODIUM



ISSUE P  
Date of Issue | 24.12.06

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# DA103

## FLOOR PLAN - LEVEL 03 - PODIUM



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ISSUE P  
Date of Issue | 24.12.06

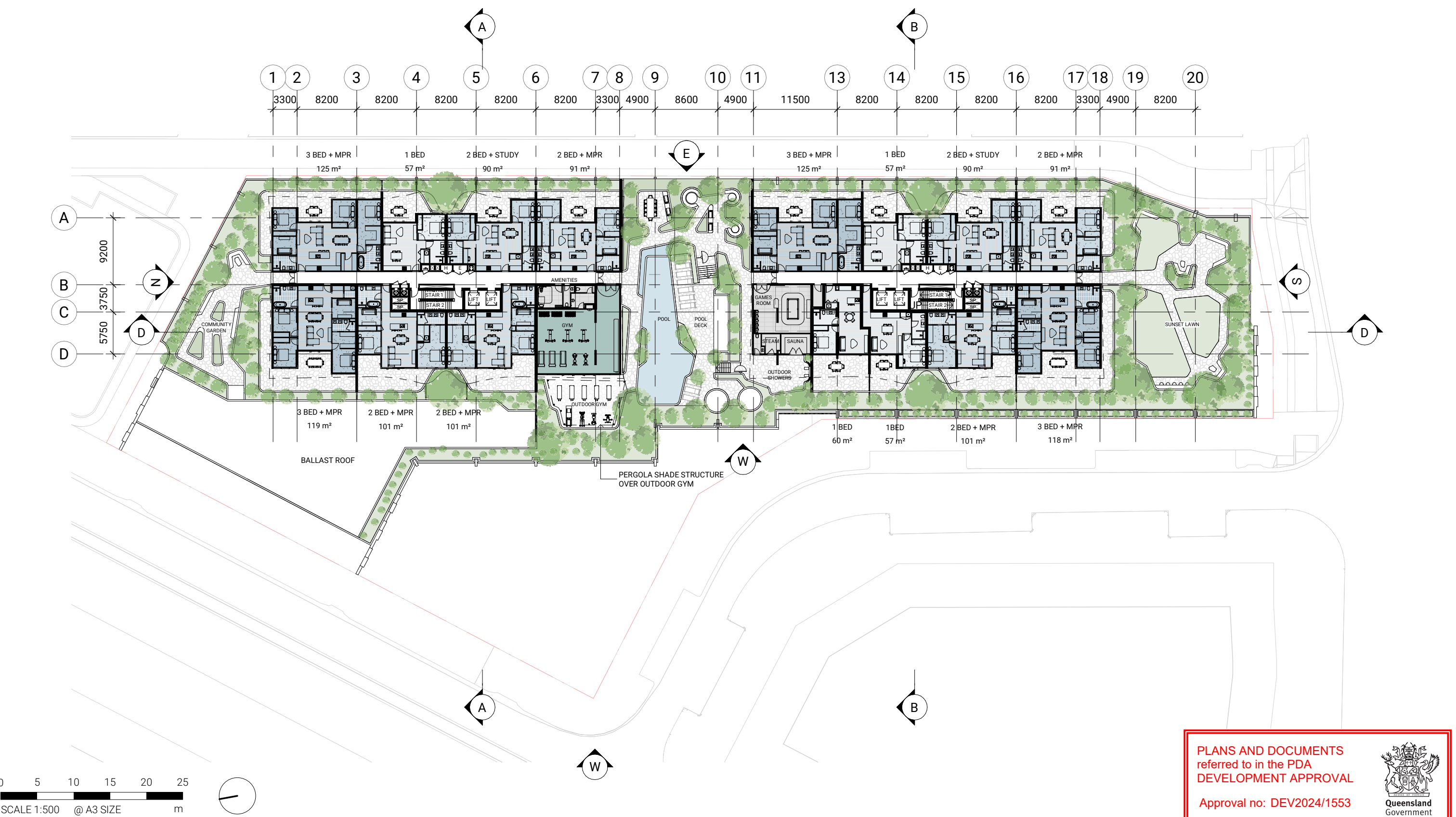
70850 | SOL MAROOCHYDORE | CNR FIRST AVE & SOUTH SEA ISLANDER WAY, MAROOCHYDORE QLD 4558 | SUNSHINE COAST

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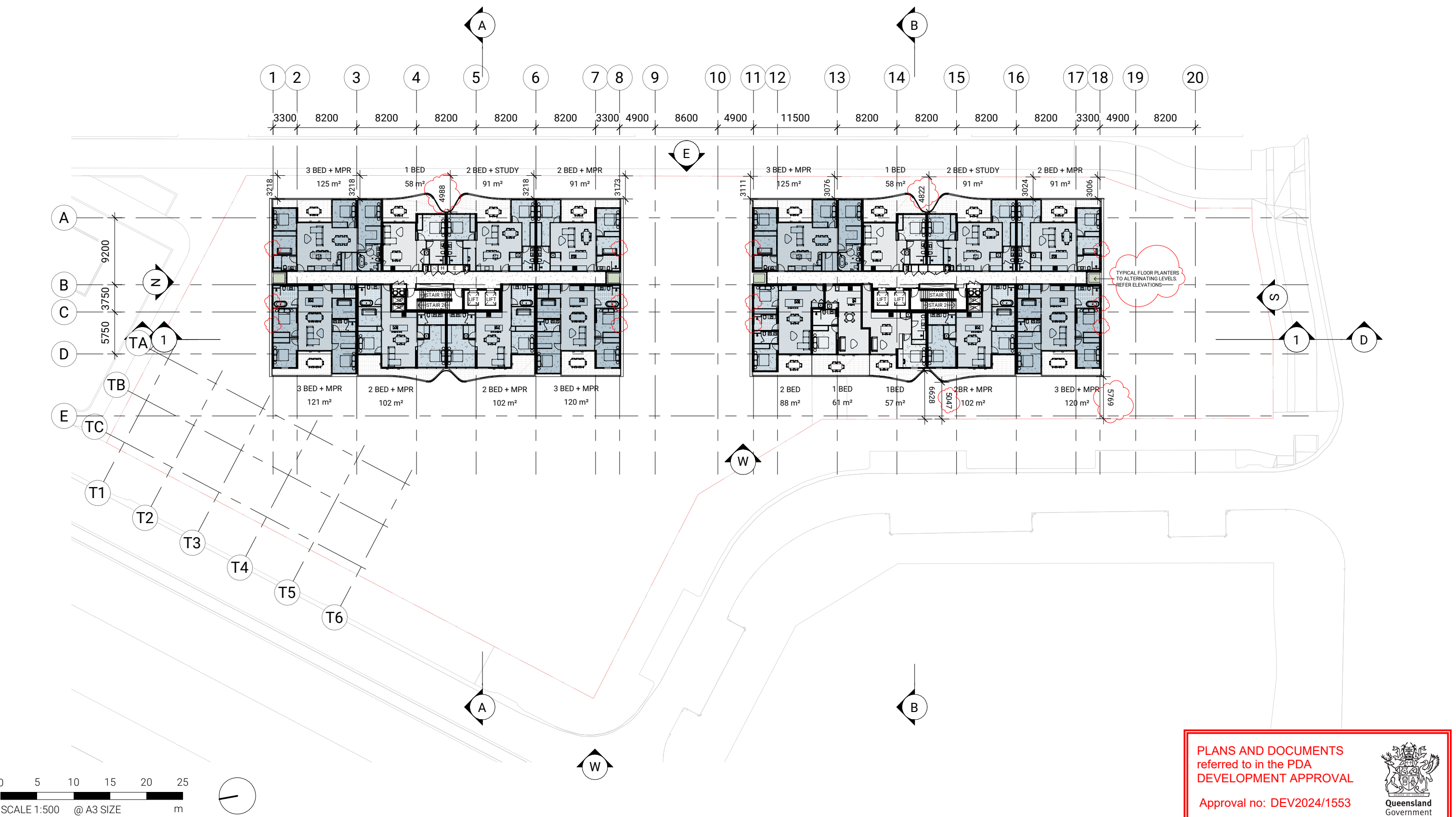
Approval no: DEV2024/1553  
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DA104  
FLOOR PLAN - LEVEL 04 - RECREATION



DA106  
FLOOR PLAN - LEVELS 05-16 - TYPICAL RESIDENTIAL



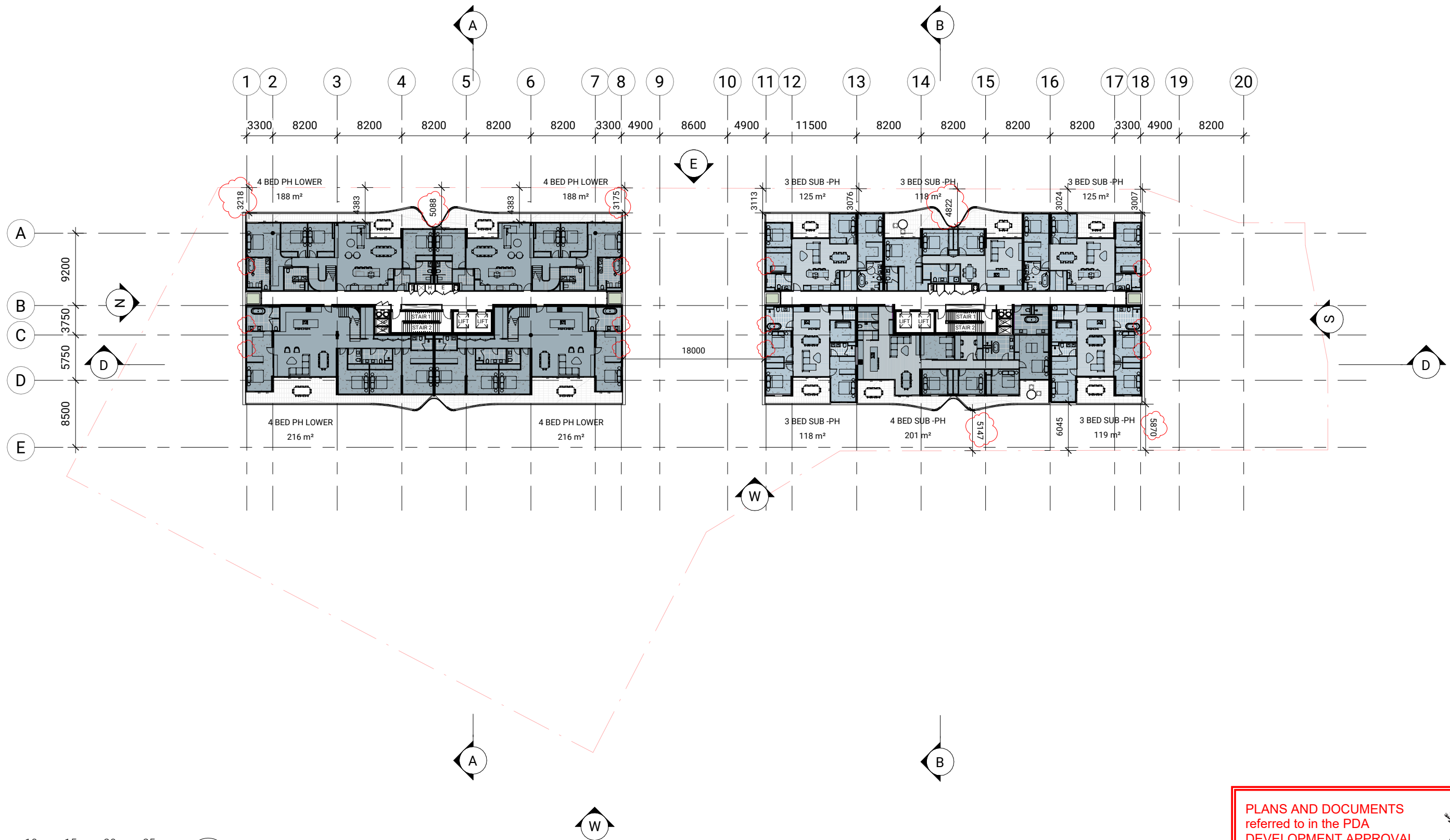
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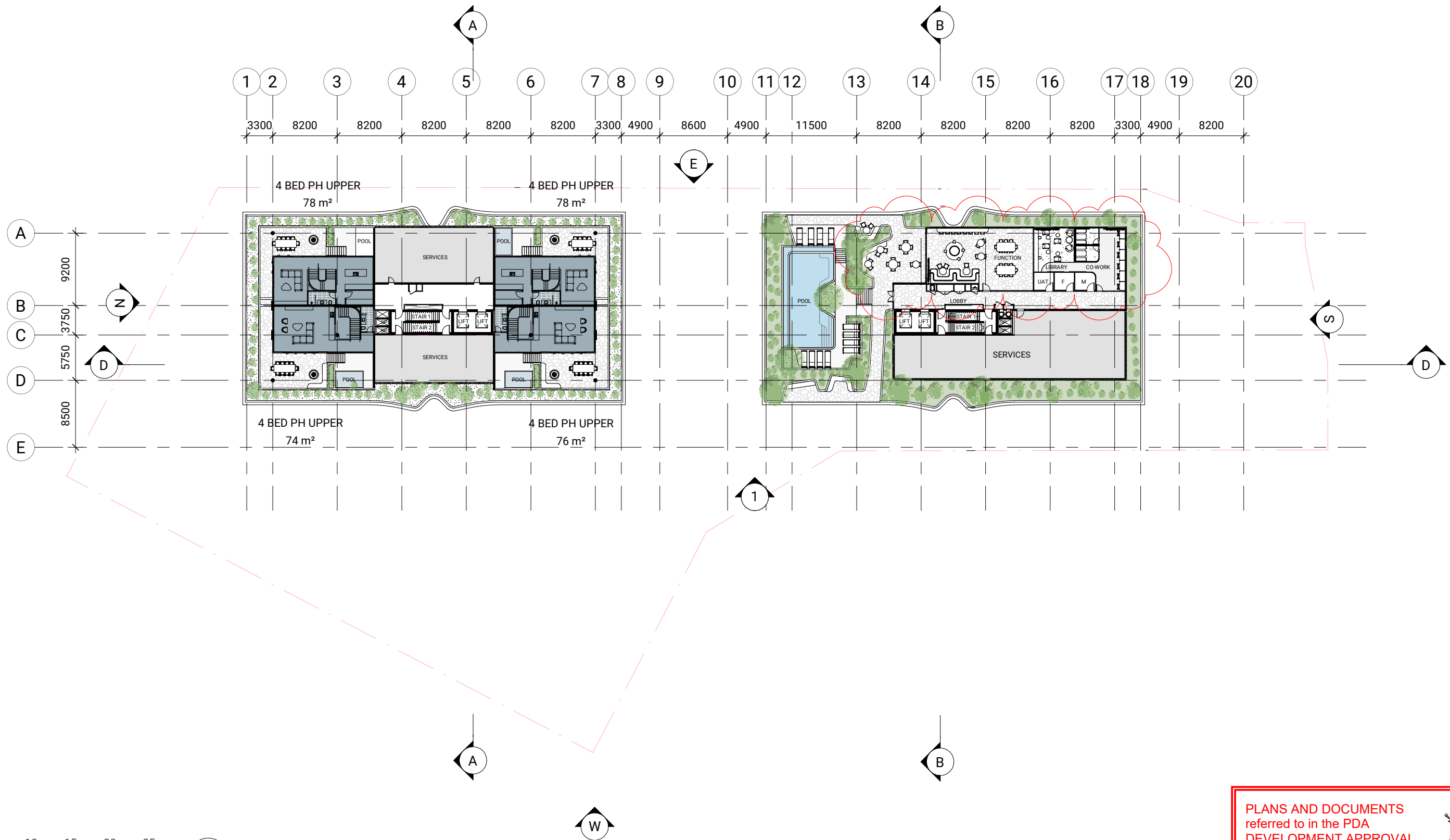
DA117  
FLOOR PLAN - LEVEL 17 - PENTHOUSES



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DA118  
FLOOR PLAN - LEVEL 18 - ROOFTOP RECREATION



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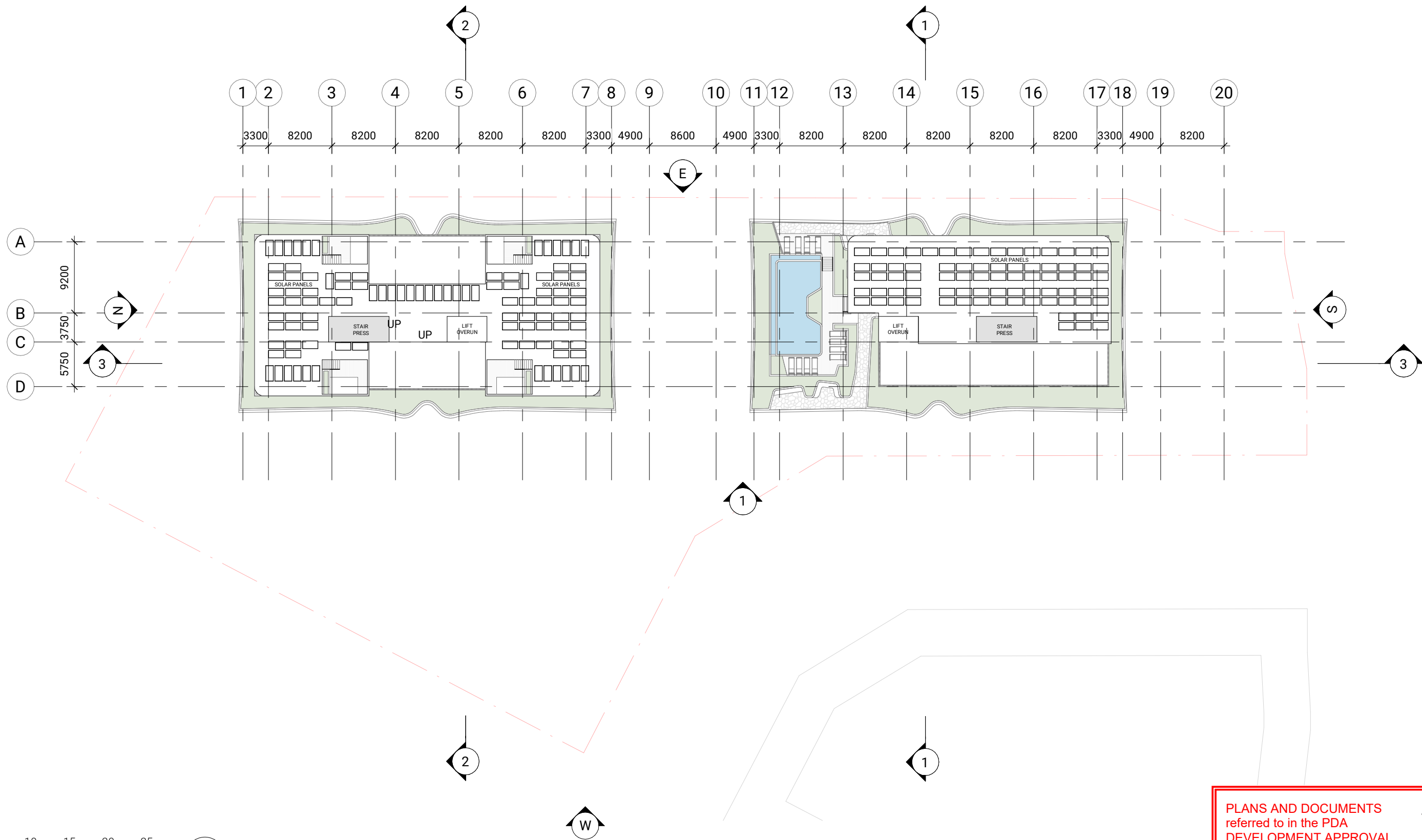
ISSUE K  
Date of Issue | 24.11.12

70850 | SOL MAROOCHYDORE | CNR FIRST AVE & SOUTH SEA ISLANDER WAY, MAROOCHYDORE QLD 4558 | SUNSHINE COAST

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DA119  
ROOF PLAN



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ISSUE G  
Date of Issue | 24.09.03

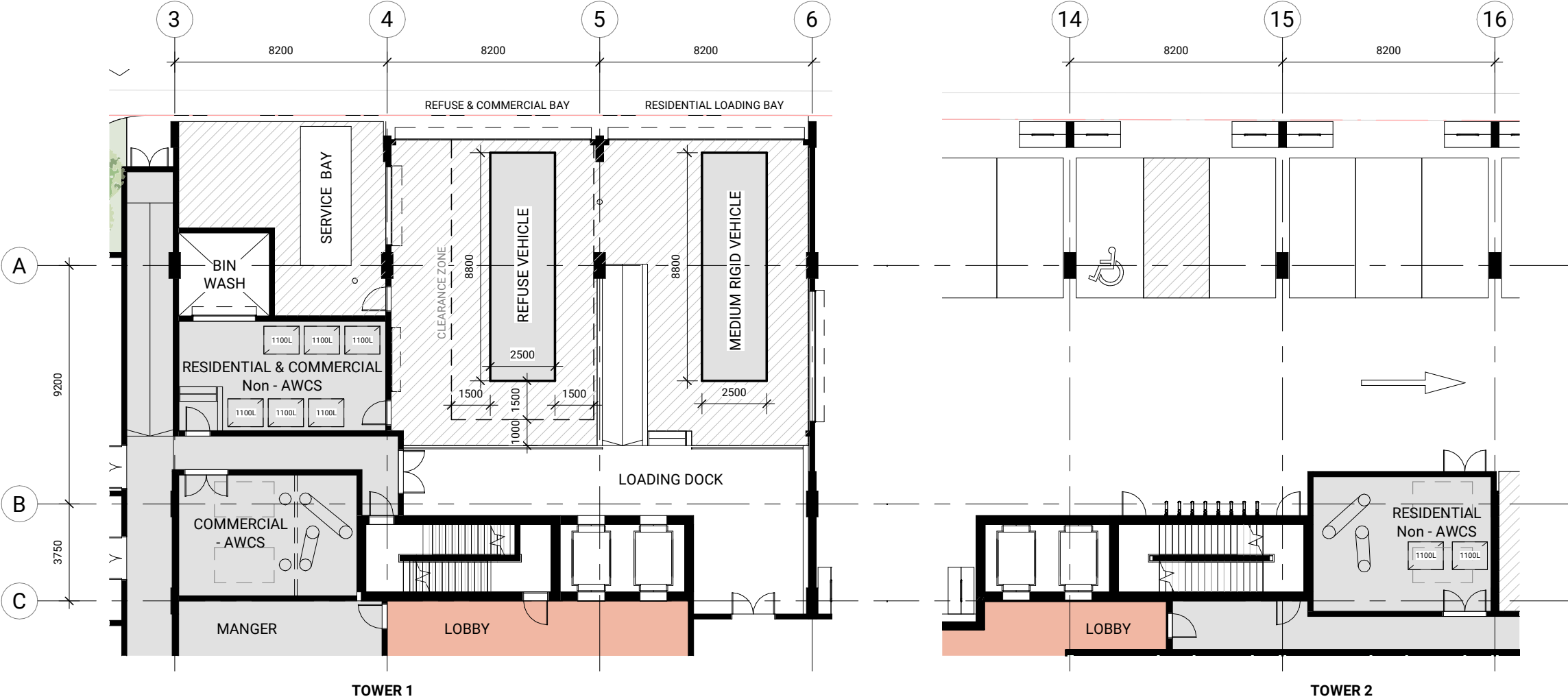
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SOUTH SEA ISLANDER WAY, MAROOCHYDORE

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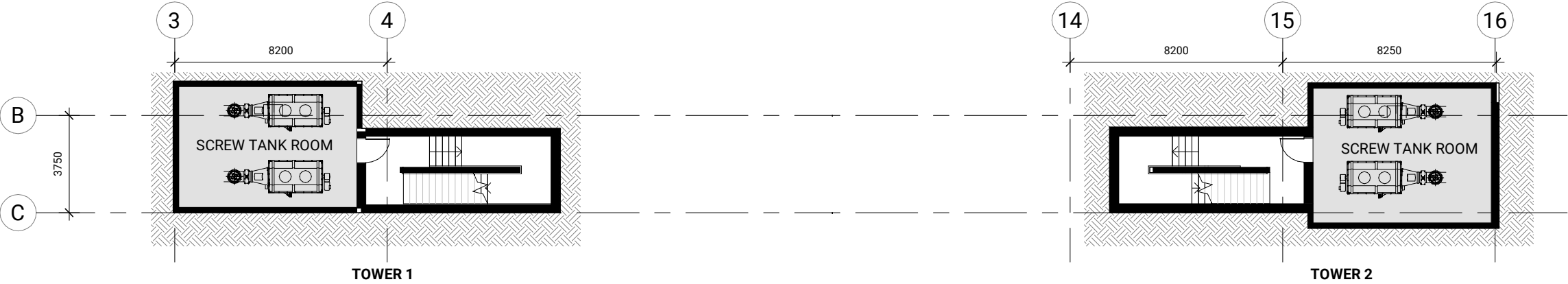
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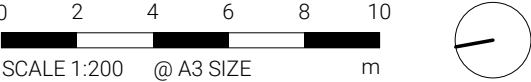
DA150  
LOADING DOCK & REFUSE ROOM DETAIL PLANS



GROUND FLOOR LOADING DOCK & REFUSE ROOMS



LOWER GROUND AWCS SCREW TANK ROOMS



ISSUE E  
Date of Issue | 24.09.03

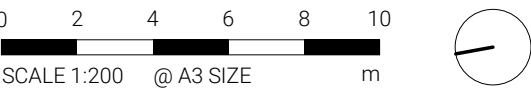
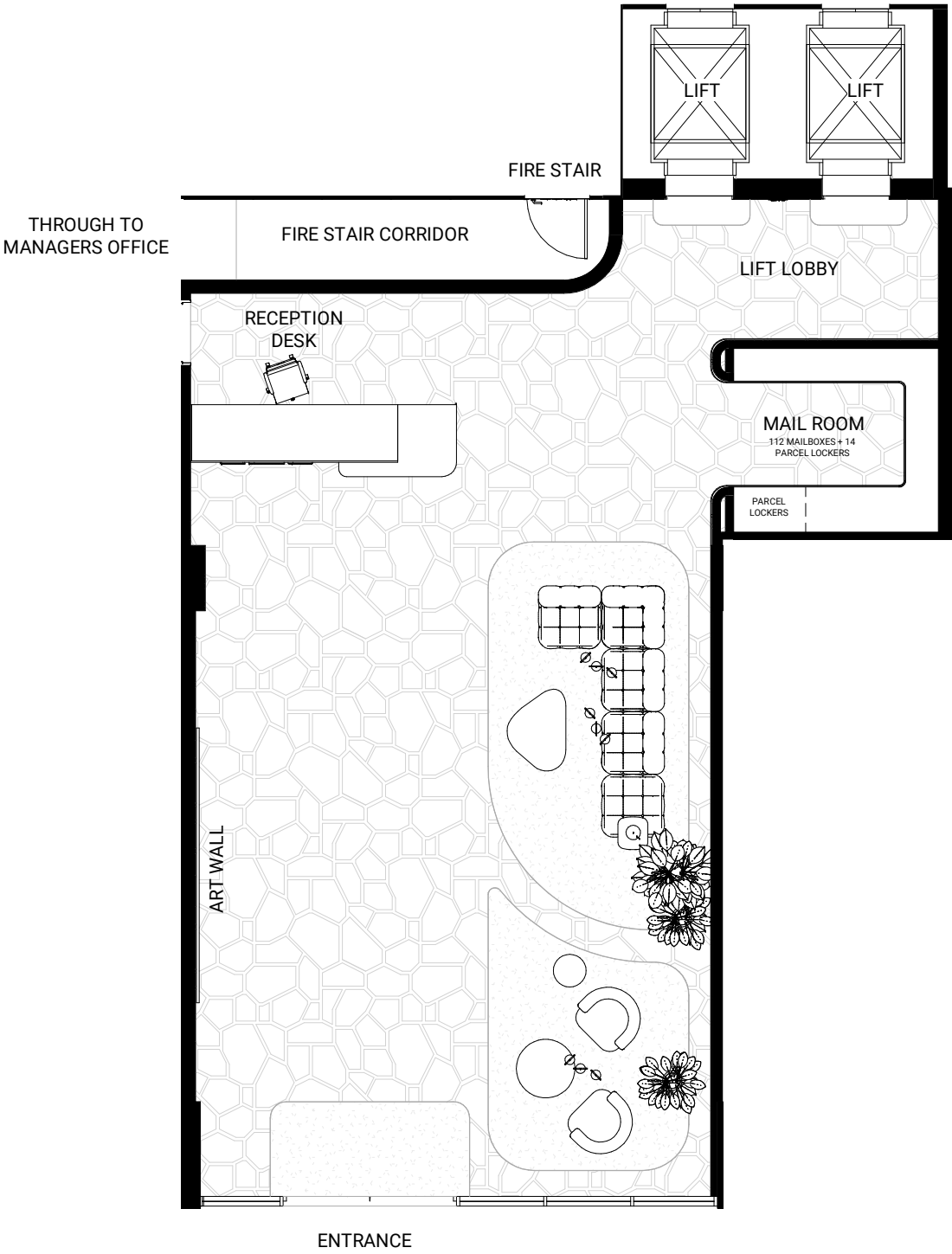
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DA160  
DETAIL PLAN - TOWER 1 LOBBY FLOOR PLAN

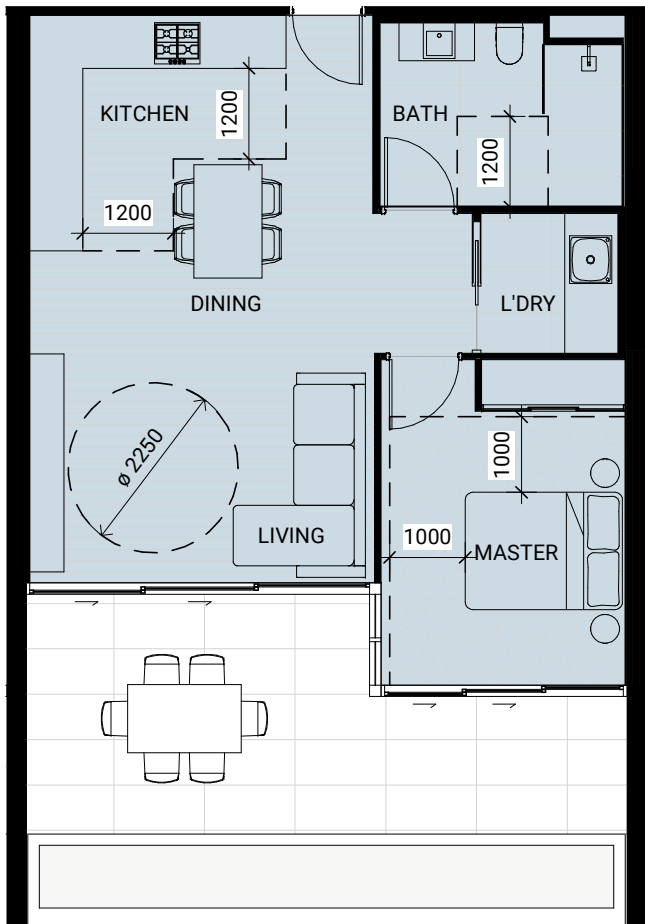


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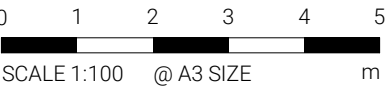
DA165  
DETAIL PLAN - ACCESSIBLE 1 & 2 BED APARTMENTS



1 BED - GOLD ACCESSIBLE  
63 m²



2 BED + STUDY GOLD ACCESSIBLE  
104 m²



ISSUE B  
Date of Issue | 24.11.12

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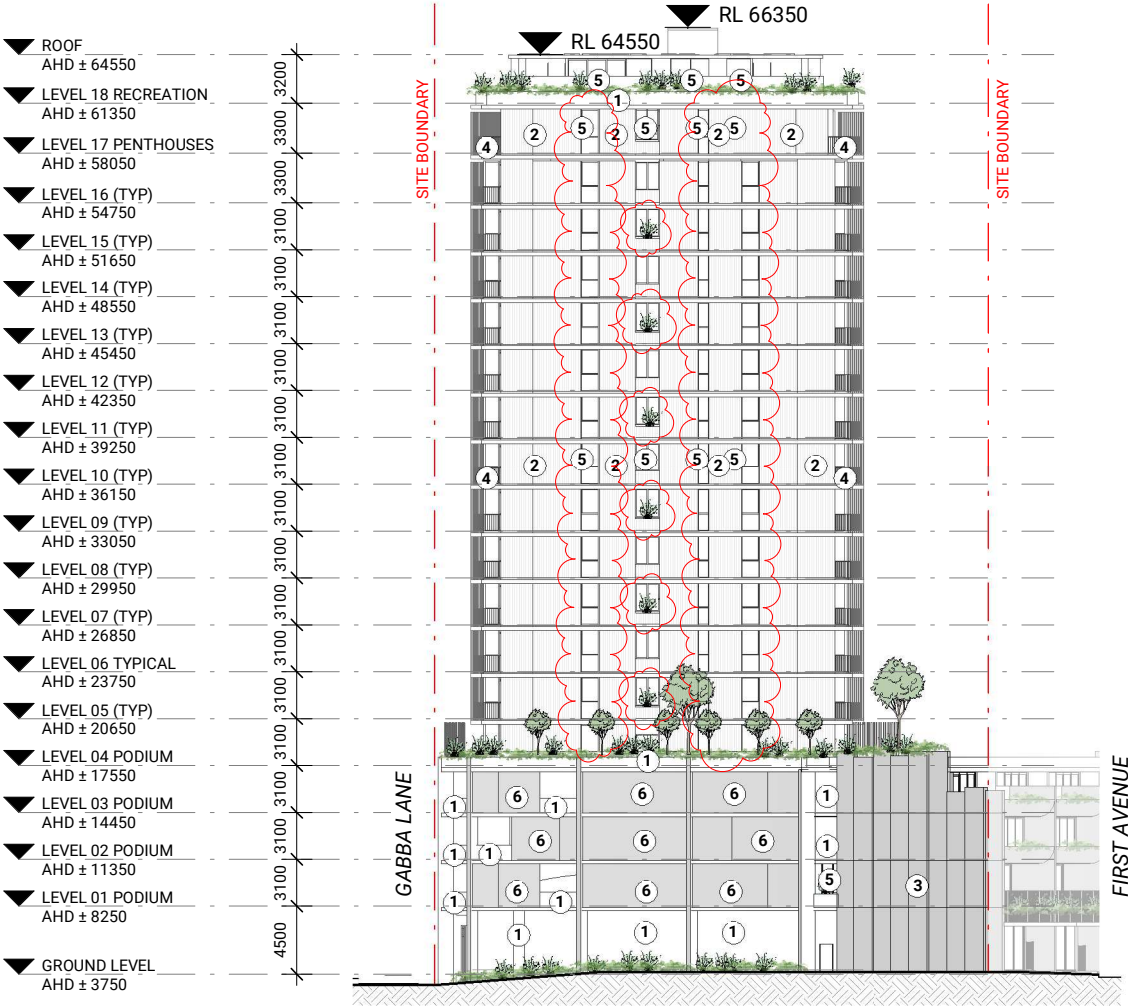
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DA200  
ELEVATION NORTH & SOUTH - OVERALL

MATERIAL LEGEND

- ① PAINTED CONCRETE FINISH
- ② VERTICAL RIBBED CONCRETE
- ③ FINE TEXTURED CONCRETE
- ④ BRONZE VERTICAL METALWORK & SCREENING
- ⑤ TINTED GLAZING
- ⑥ BRONZE COLOUR PATTERNED SCREENING
- ⑦ FEATURE BRICK SCREENING
- ⑧ STONE CLADDING



0 5 10 15 20 25  
SCALE 1:500 @ A3 SIZE m

ISSUE E  
Date of Issue | 24.11.12

70850 | SOL MAROOCHYDORE | CNR FIRST AVE & SOUTH SEA ISLANDER WAY, MAROOCHYDORE QLD 4558 | SUNSHINE COAST



DEVELOPMENT APPLICATION | PLUS ARCHITECTURE

DA201  
ELEVATION EAST - OVERALL

MATERIAL LEGEND

- ① PAINTED CONCRETE FINISH
- ② VERTICAL RIBBED CONCRETE
- ③ FINE TEXTURED CONCRETE
- ④ BRONZE VERTICAL METALWORK & SCREENING
- ⑤ TINTED GLAZING
- ⑥ BRONZE COLOUR PATTERNED SCREENING
- ⑦ FEATURE BRICK SCREENING
- ⑧ STONE CLADDING



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SCALE 1:500 @ A3 SIZE m

ISSUE E  
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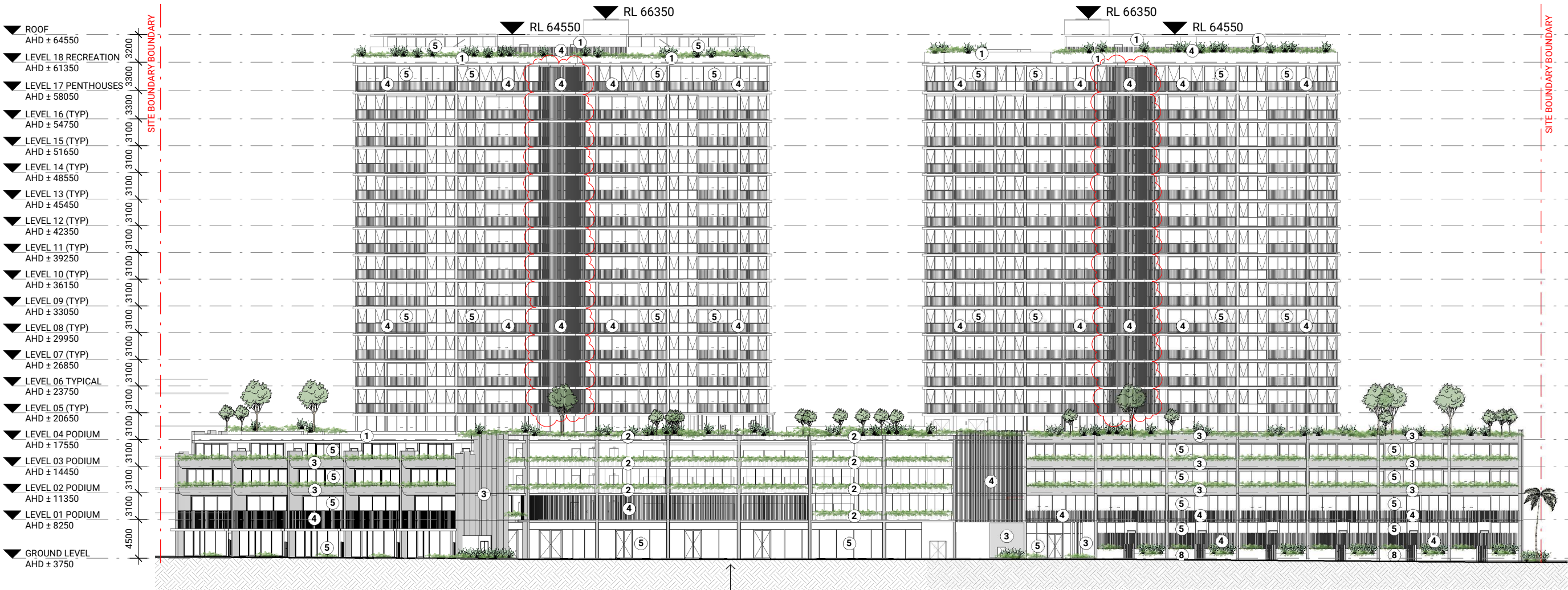
70850 | SOL MAROOCHYDORE | CNR FIRST AVE & SOUTH SEA ISLANDER WAY, MAROOCHYDORE QLD 4558 | SUNSHINE COAST

DEVELOPMENT APPLICATION | PLUS ARCHITECTURE

DA202  
ELEVATION WEST - OVERALL INTERNAL COLONADE

MATERIAL LEGEND

- ① PAINTED CONCRETE FINISH
- ② VERTICAL RIBBED CONCRETE
- ③ FINE TEXTURED CONCRETE
- ④ BRONZE VERTICAL METALWORK & SCREENING
- ⑤ TINTED GLAZING
- ⑥ BRONZE COLOUR PATTERNED SCREENING
- ⑦ FEATURE BRICK SCREENING
- ⑧ STONE CLADDING



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SCALE 1:500 @ A3 SIZE m

ISSUE E  
Date of Issue | 24.11.12

70850 | SOL MAROOCHYDORE | CNR FIRST AVE & SOUTH SEA ISLANDER WAY, MAROOCHYDORE QLD 4558 | SUNSHINE COAST

DEVELOPMENT APPLICATION | PLUS ARCHITECTURE

GABBA LANE

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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Date: 20 December 2024

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DA203  
ELEVATION WEST - OVERALL EXTERNAL

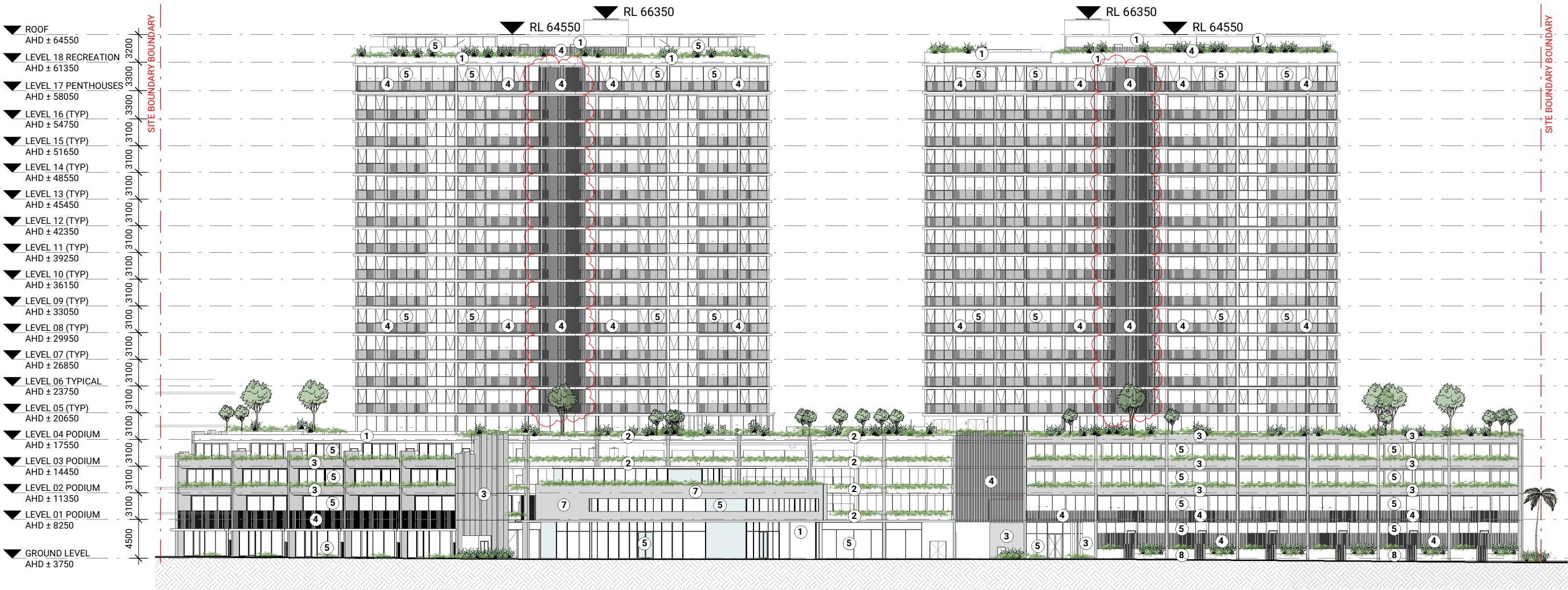
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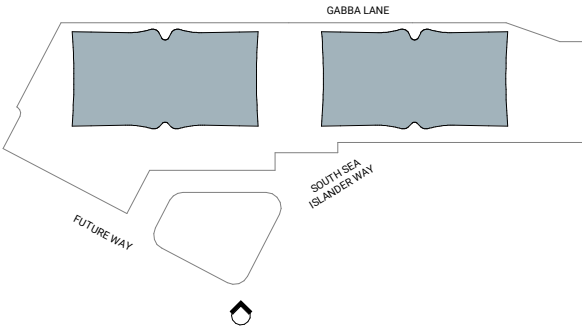


0 5 10 15 20 25  
SCALE 1:500 @ A3 SIZE m

ISSUE E  
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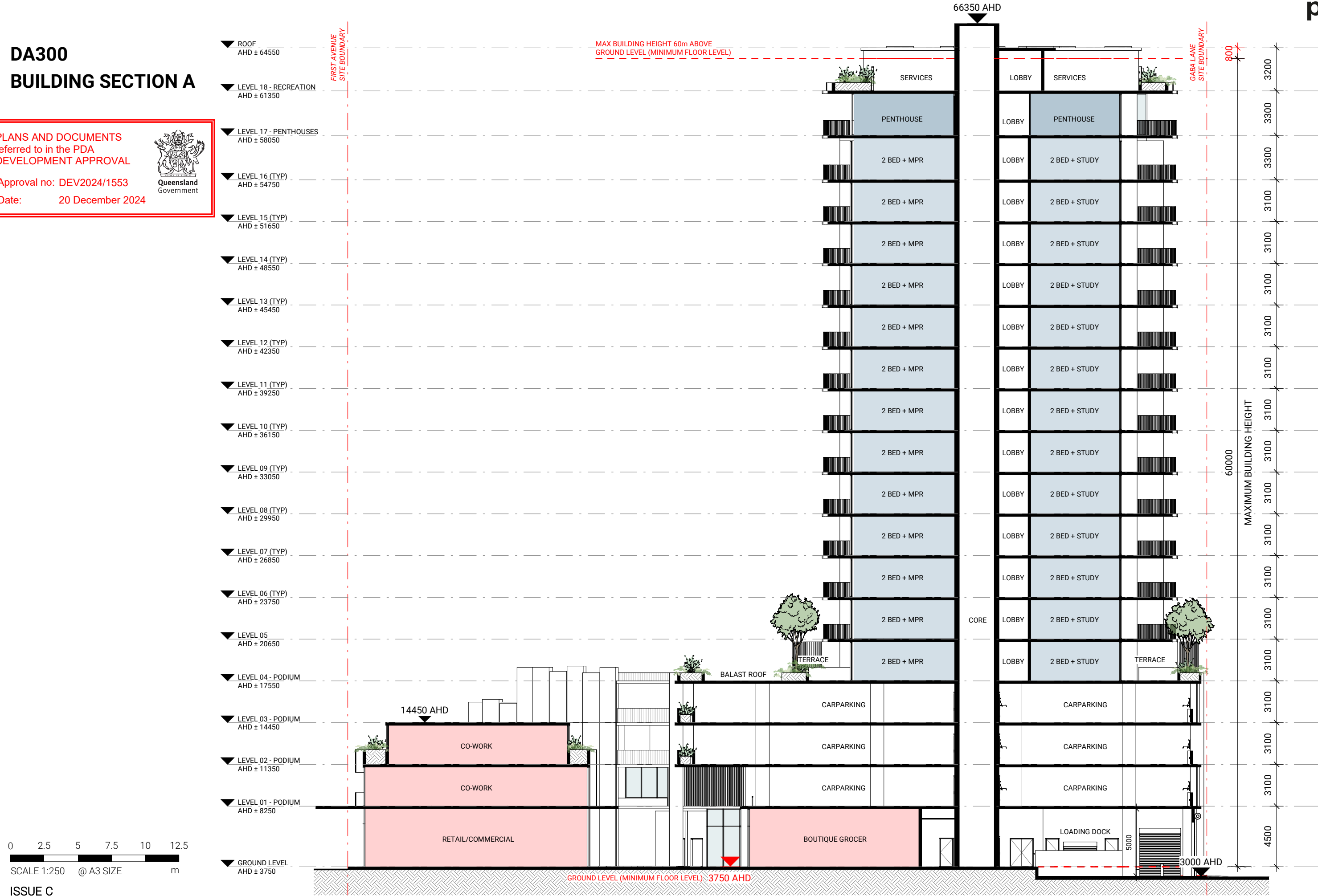
DEVELOPMENT APPLICATION | PLUS ARCHITECTURE



DA300  
BUILDING SECTION A

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2024/1553  
Date: 20 December 2024



ISSUE C  
Date of Issue | 24.09.17

70850 | WALKER'S MAROOCHYDORE | CORNER FIRST AVE AND,  
SOUTH SEA ISLANDER WAY, MAROOCHYDORE

DA301  
BUILDING SECTION B

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

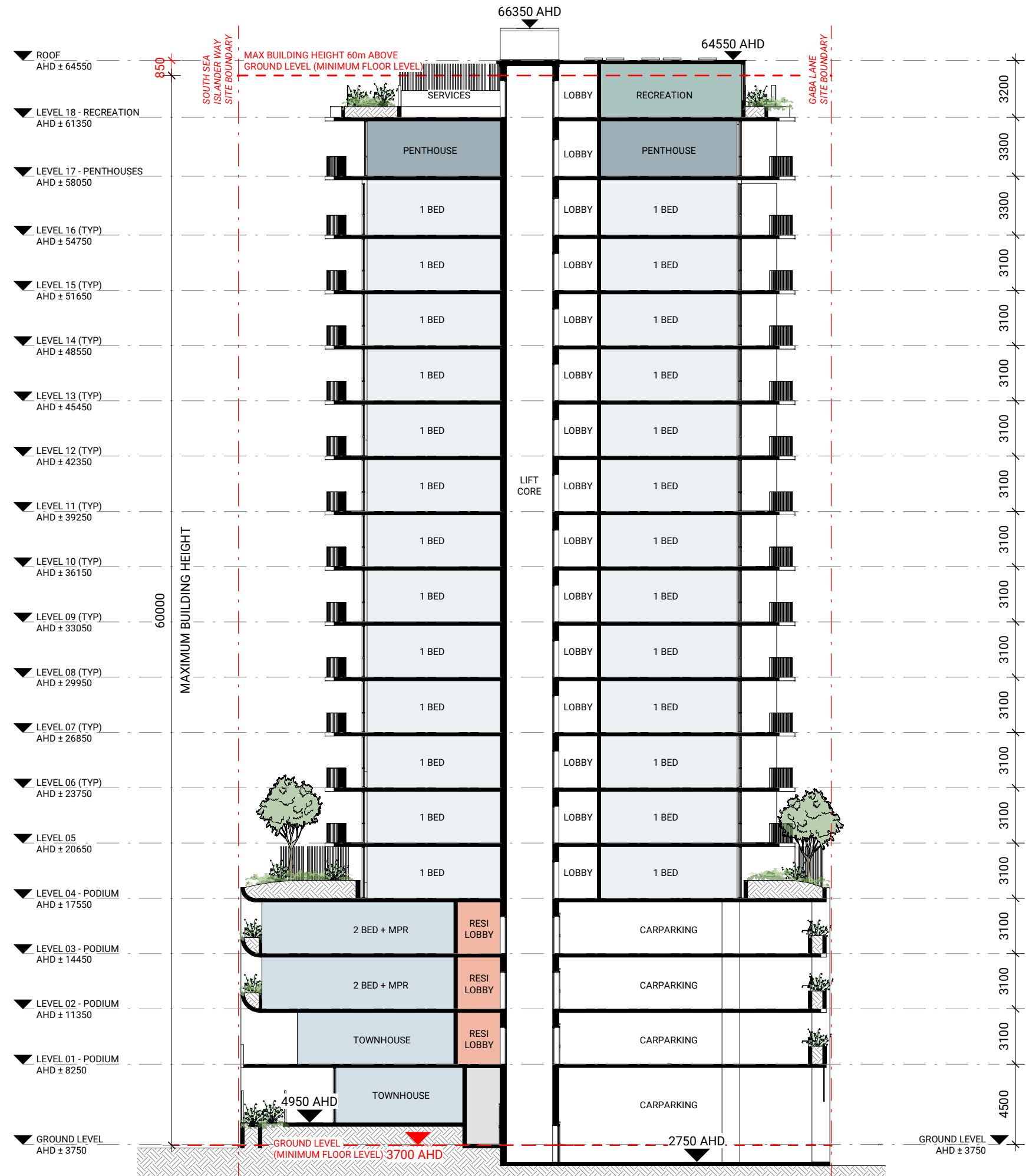
Approval no: DEV2024/1553  
Date: 20 December 2024

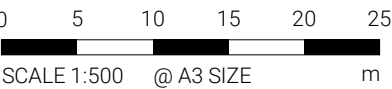


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ISSUE G  
Date of Issue | 24.09.17

70850 | WALKER'S MAROOCHYDORE | CORNER FIRST AVE AND,  
SOUTH SEA ISLANDER WAY, MAROOCHYDORE





**PLANS AND DOCUMENTS**  
referred to in the PDA  
**DEVELOPMENT APPROVAL**

Approval no: DEV2024/1553

Date: 20 December 2024



DA510  
GFA + SITE COVER - GROUND LEVEL

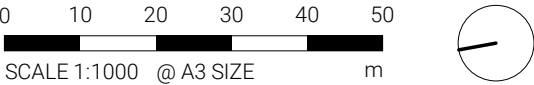


GFA	AREA
RETAIL/COM	326 m²
RETAIL (SUPERMARKET)	595 m²
RETAIL	422 m²
RESIDENTIAL INTERNAL	362 m²
TOTAL GFA	1705 m²

**\*GROSS FLOOR AREA (GFA)**  
THE TOTAL FLOOR AREA OF ALL STOREYS OF A BUILDING (MEASURED FROM THE OUTSIDE OF THE EXTERNAL WALLS OR THE CENTRE OF A COMMON WALL), OTHER THAN AREAS USED FOR THE FOLLOWING:

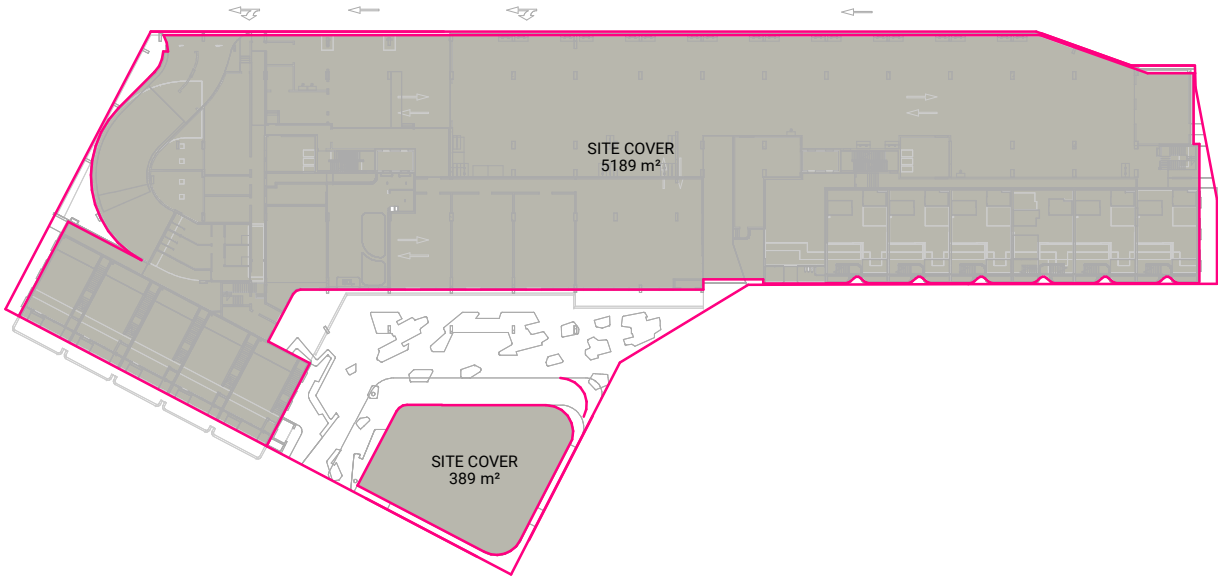
- BUILDING SERVICES, PLANT AND EQUIPMENT;
- ACCESS BETWEEN LEVELS;
- GROUND FLOOR PUBLIC LOBBY;
- A MALL;
- THE PARKING, LOADING AND MANOEUVRING OF MOTOR VEHICLES;
- UNENCLOSED PRIVATE BALCONIES WHETHER ROOFED OR NOT.

**\*\*THE UNIT OF MEASUREMENT FOR THE RESPECTIVE AREA IS THE SQUARE METRE.**  
**\*\*AREAS ARE APPROXIMATE AND WILL BE SUBJECT TO CHANGE.**



ISSUE C  
Date of Issue | 24.12.17

70850 | SOL MAROOCHYDORE | CNR FIRST AVE & SOUTH SEA ISLANDER WAY, MAROOCHYDORE QLD 4558 | SUNSHINE COAST



SITE COVER	AREA	PERCENTAGE
SITE COVER	5578 m²	83%
SITE AREA REMAINING	1147 m²	17%
TOTAL SITE AREA	6725 m²	100%

**\*SITE COVER**  
THE PROPORTION OF THE SITE COVERED BY A BUILDING(S), STRUCTURE(S) ATTACHED TO THE BUILDING(S) AND CARPORT(S), CALCULATED TO THE OUTER MOST PROJECTIONS OF THE BUILDING(S) AND IS EXPRESSED AS A PERCENTAGE.

THE TERM DOES NOT INCLUDE:

- ANY STRUCTURE OR PART THEREOF INCLUDED IN A LANDSCAPED OPEN SPACE AREA SUCH AS A GAZEBO OR SHADE STRUCTURE;
- BASEMENT CAR PARKING AREAS LOCATED WHOLLY BELOW GROUND LEVEL;
- EAVES AND SUN SHADING DEVICES.

**\*\*THE UNIT OF MEASUREMENT FOR THE RESPECTIVE AREA IS THE SQUARE METRE.**  
**\*\*AREAS ARE APPROXIMATE AND WILL BE SUBJECT TO CHANGE.**

PLANS AND DOCUMENTS  
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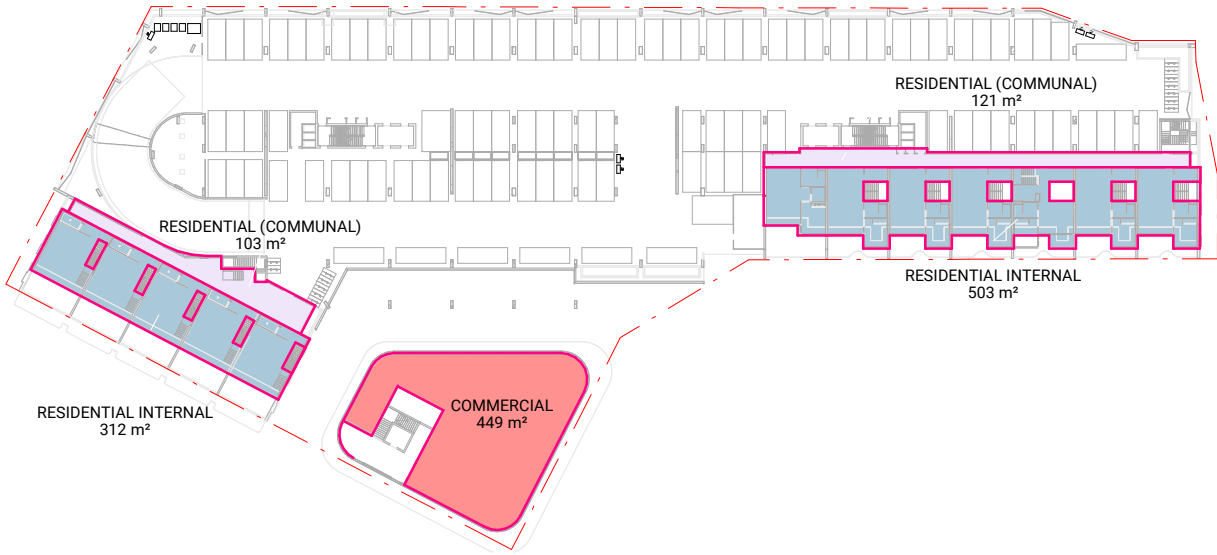


DA511  
GFA + SITE COVER - LEVEL 01 - PODIUM

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL



Approval no: DEV2024/1553  
Date: 20 December 2024

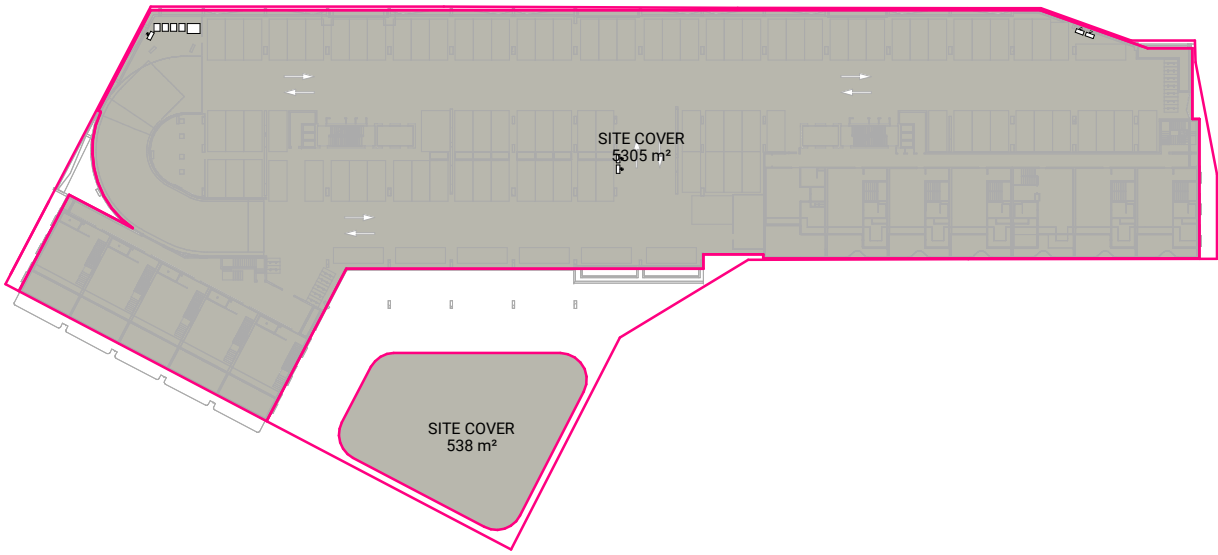


GFA	AREA
RESIDENTIAL INTERNAL	814 m <sup>2</sup>
RESIDENTIAL (COMMUNAL)	225 m <sup>2</sup>
COMMERCIAL	449 m <sup>2</sup>
TOTAL GFA	1488 m <sup>2</sup>

**\*GROSS FLOOR AREA (GFA)**  
THE TOTAL FLOOR AREA OF ALL STOREYS OF A BUILDING (MEASURED FROM THE OUTSIDE OF THE EXTERNAL WALLS OR THE CENTRE OF A COMMON WALL), OTHER THAN AREAS USED FOR THE FOLLOWING:

- BUILDING SERVICES, PLANT AND EQUIPMENT;
- ACCESS BETWEEN LEVELS;
- GROUND FLOOR PUBLIC LOBBY;
- A MALL;
- THE PARKING, LOADING AND MANOEUVRING OF MOTOR VEHICLES;
- UNENCLOSED PRIVATE BALCONIES WHETHER ROOFED OR NOT.

**\*\*THE UNIT OF MEASUREMENT FOR THE RESPECTIVE AREA IS THE SQUARE METRE.**  
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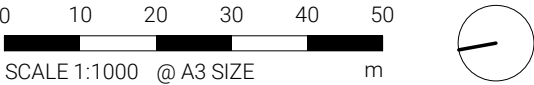
SITE COVER	AREA	PERCENTAGE
SITE COVER	5843 m <sup>2</sup>	87%
SITE AREA REMAINING	872 m <sup>2</sup>	13%
TOTAL SITE AREA	6715 m <sup>2</sup>	100%

**\*SITE COVER**  
THE PROPORTION OF THE SITE COVERED BY A BUILDING(S), STRUCTURE(S) ATTACHED TO THE BUILDING(S) AND CARPORT(S), CALCULATED TO THE OUTER MOST PROJECTIONS OF THE BUILDING(S) AND IS EXPRESSED AS A PERCENTAGE.

THE TERM DOES NOT INCLUDE:

- ANY STRUCTURE OR PART THEREOF INCLUDED IN A LANDSCAPED OPEN SPACE AREA SUCH AS A GAZEBO OR SHADE STRUCTURE;
- BASEMENT CAR PARKING AREAS LOCATED WHOLLY BELOW GROUND LEVEL;
- EAVES AND SUN SHADING DEVICES.

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DA512  
GFA + SITE COVER - LEVEL 02 - PODIUM

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2024/1553  
Date: 20 December 2024

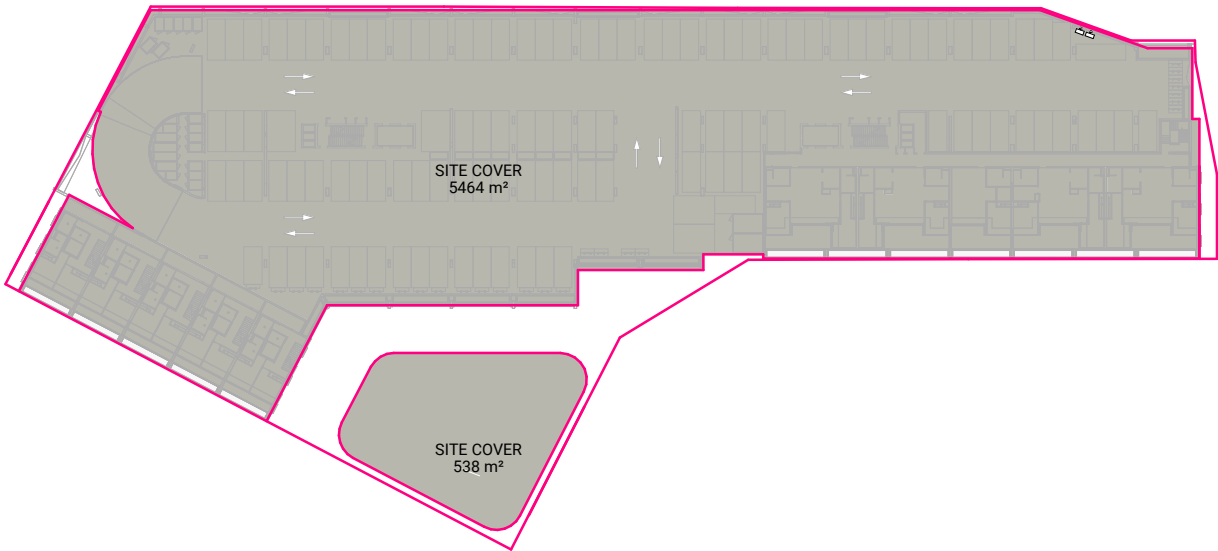


GFA	AREA
RESIDENTIAL INTERNAL	964 m <sup>2</sup>
RESIDENTIAL (COMMUNAL)	121 m <sup>2</sup>
COMMERCIAL	195 m <sup>2</sup>
TOTAL GFA	1280 m <sup>2</sup>

**\*GROSS FLOOR AREA (GFA)**  
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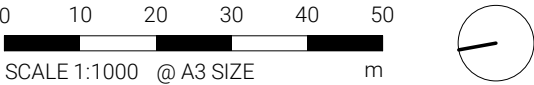
SITE COVER	AREA	PERCENTAGE
SITE COVER	6002 m <sup>2</sup>	89%
SITE AREA REMAINING	713 m <sup>2</sup>	11%
TOTAL SITE AREA	6715 m <sup>2</sup>	100%

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- BASEMENT CAR PARKING AREAS LOCATED WHOLLY BELOW GROUND LEVEL;
- EAVES AND SUN SHADING DEVICES.

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DA513  
GFA + SITE COVER - LEVEL 03 - PODIUM

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

  
Queensland  
Government

Approval no: DEV2024/1553

Date: 20 December 2024

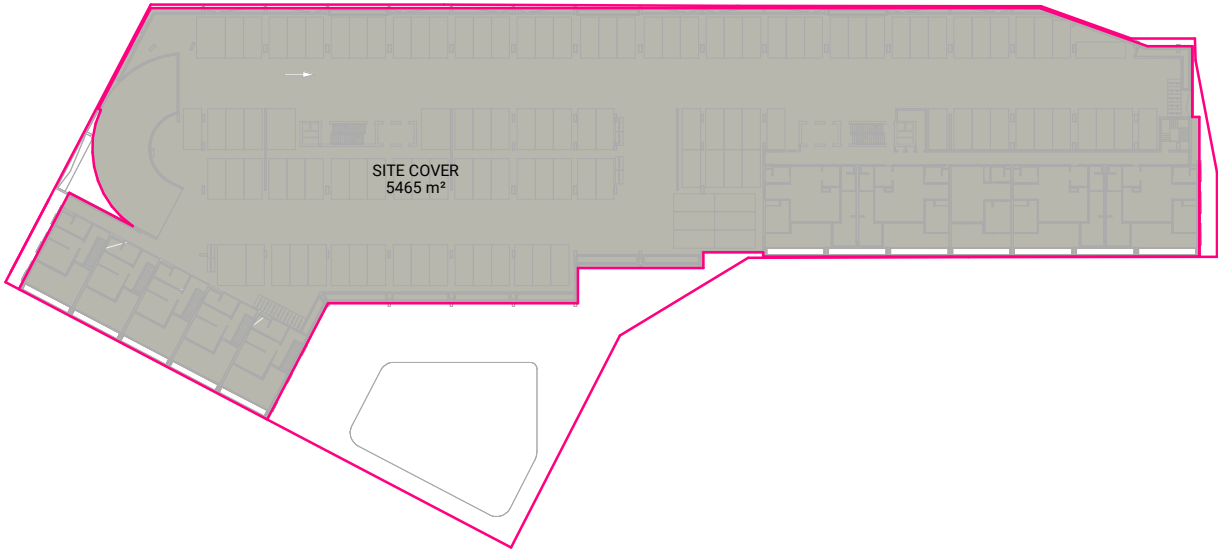


GFA	AREA
RESIDENTIAL INTERNAL	746 m <sup>2</sup>
RESIDENTIAL (COMMUNAL)	121 m <sup>2</sup>
TOTAL GFA	868 m <sup>2</sup>

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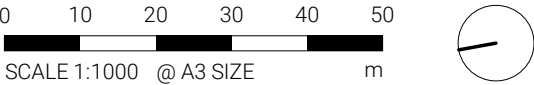
SITE COVER	AREA	PERCENTAGE
SITE AREA REMAINING	1250 m <sup>2</sup>	19%
SITE COVER	5465 m <sup>2</sup>	81%
TOTAL SITE AREA	6715 m <sup>2</sup>	100%

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DA514

GFA + SITE COVER - LEVEL 04 - RECREATION

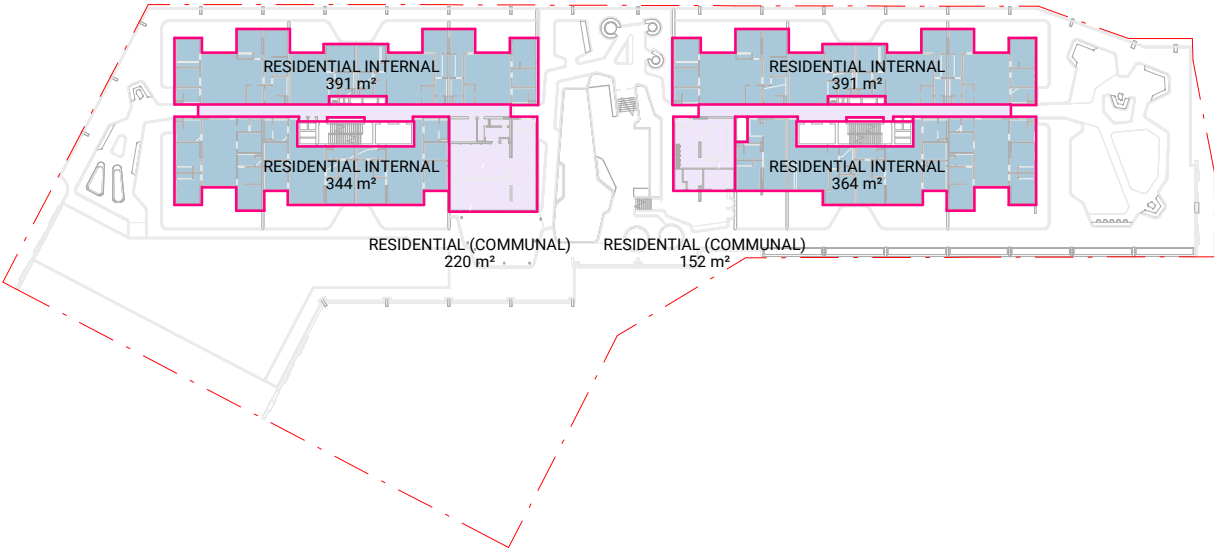
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Queensland  
Government

Approval no: DEV2024/1553

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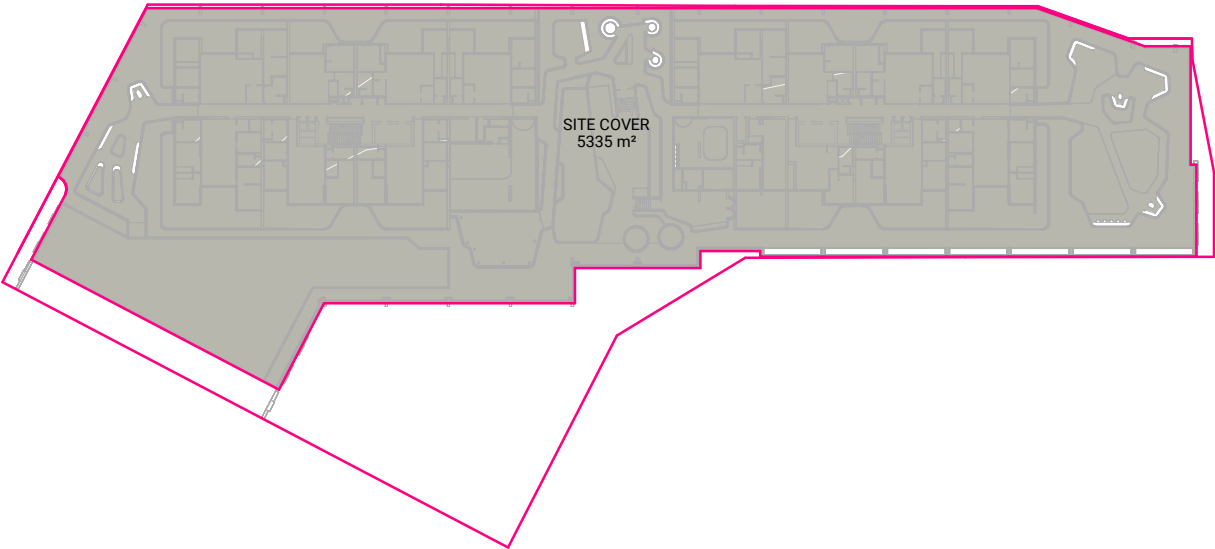


GFA	AREA
RESIDENTIAL INTERNAL	1490 m <sup>2</sup>
RESIDENTIAL (COMMUNAL)	372 m <sup>2</sup>
TOTAL GFA	1861 m <sup>2</sup>

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- UNENCLOSED PRIVATE BALCONIES WHETHER ROOFED OR NOT.

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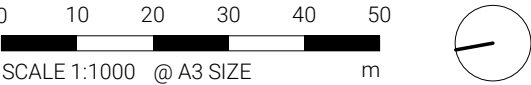
SITE COVER	AREA	PERCENTAGE
SITE AREA REMAINING	1380 m <sup>2</sup>	21%
SITE COVER	5335 m <sup>2</sup>	79%
TOTAL SITE AREA	6715 m <sup>2</sup>	100%

**\*SITE COVER**  
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- BASEMENT CAR PARKING AREAS LOCATED WHOLLY BELOW GROUND LEVEL;
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DA515  
GFA + SITE COVER - LEVELS 05-16 - TYPICAL

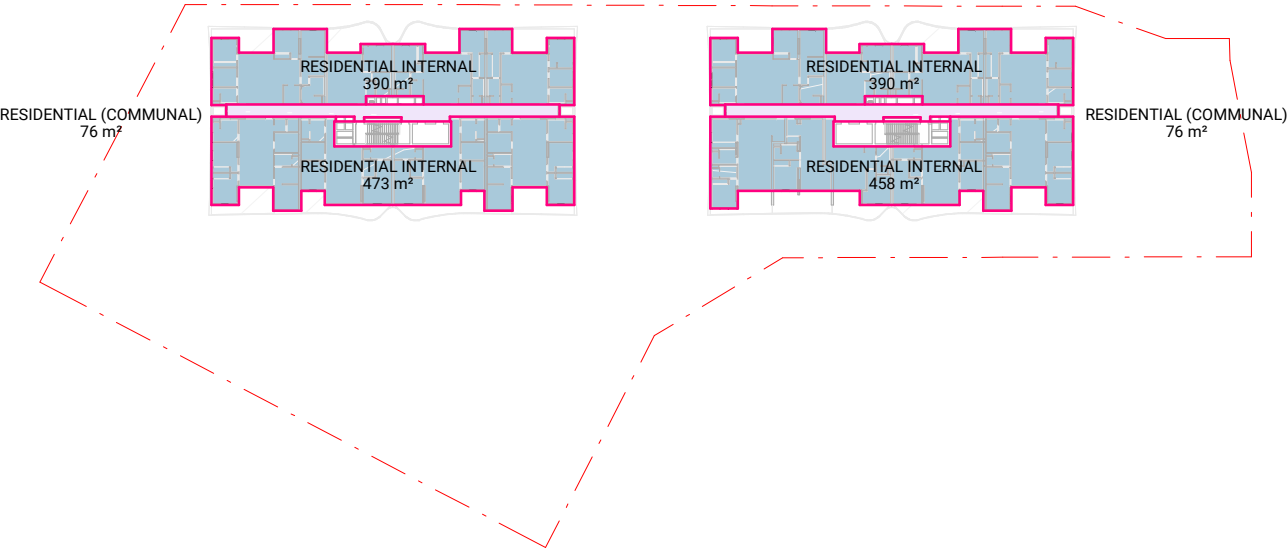
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Queensland  
Government

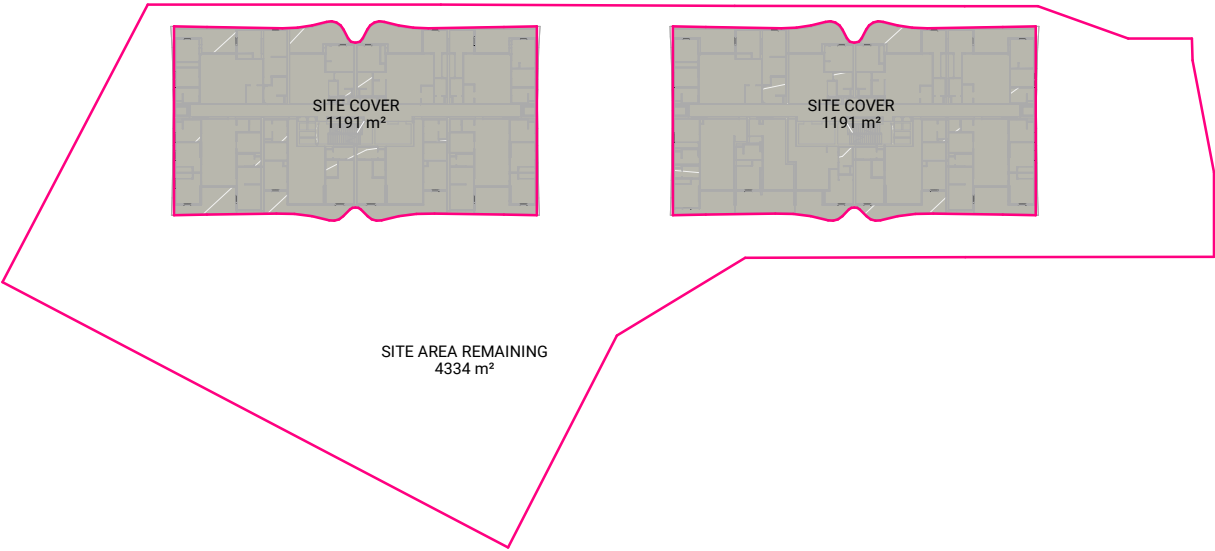


GFA	AREA
RESIDENTIAL INTERNAL	1710 m <sup>2</sup>
RESIDENTIAL (COMMUNAL)	152 m <sup>2</sup>
TOTAL GFA	1862 m <sup>2</sup>

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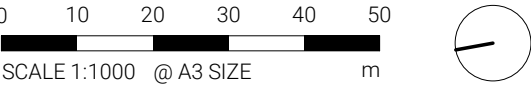
SITE COVER	AREA	PERCENTAGE
SITE AREA REMAINING	4334 m <sup>2</sup>	65%
SITE COVER	2381 m <sup>2</sup>	35%
TOTAL SITE AREA	6715 m <sup>2</sup>	100%

**\*SITE COVER**  
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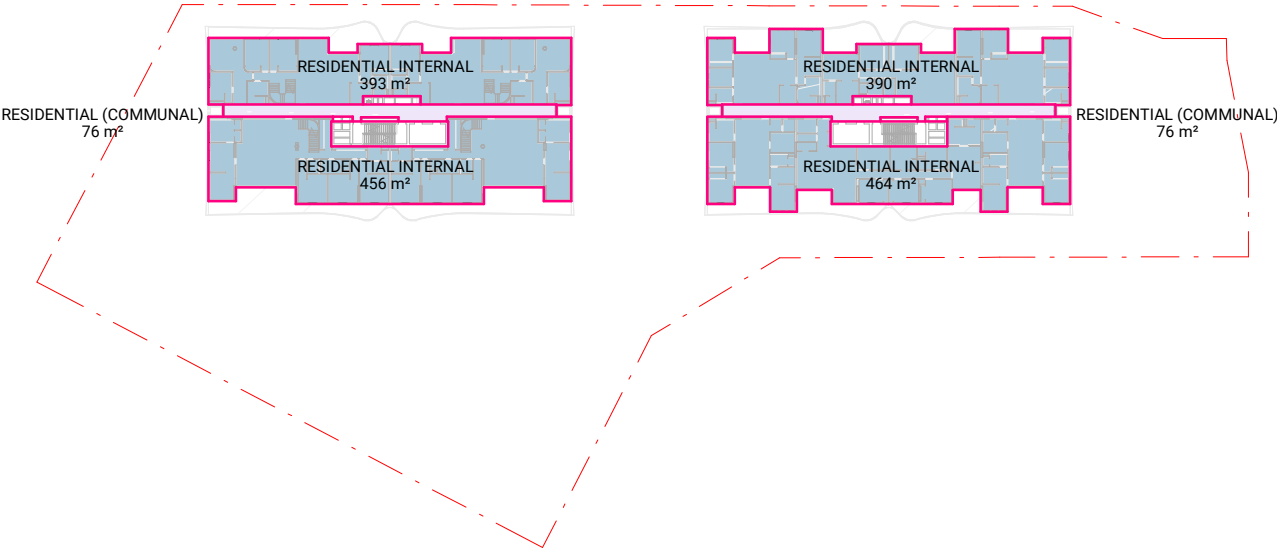


DA517

GFA + SITE COVER - LEVEL 17 - PENTHOUSES

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2024/1553  
Date: 20 December 2024

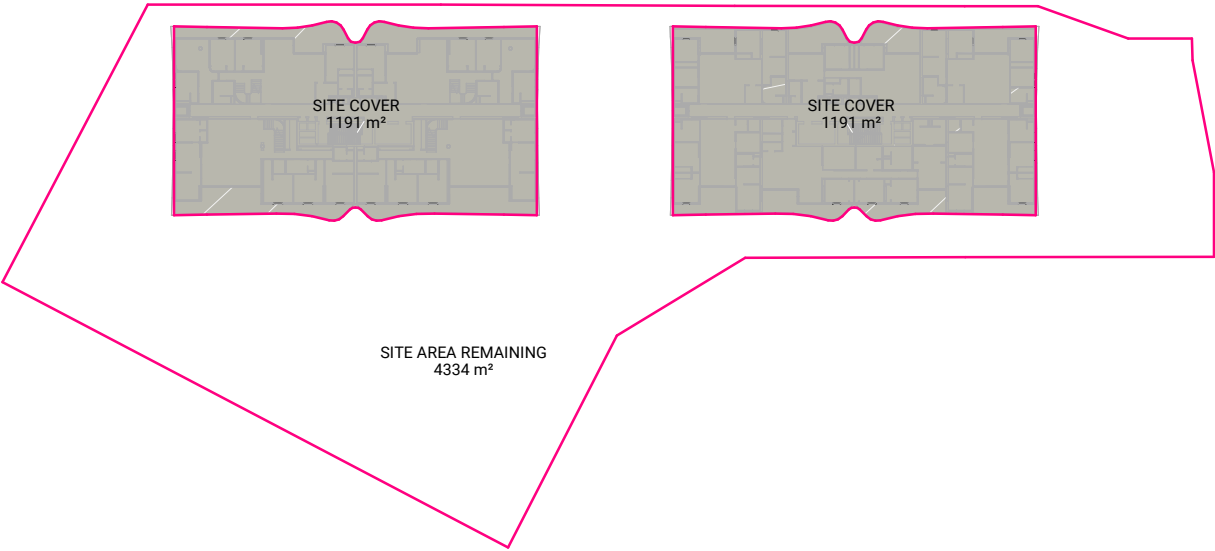


GFA	AREA
RESIDENTIAL INTERNAL	1704 m <sup>2</sup>
RESIDENTIAL (COMMUNAL)	152 m <sup>2</sup>
TOTAL GFA	1855 m <sup>2</sup>

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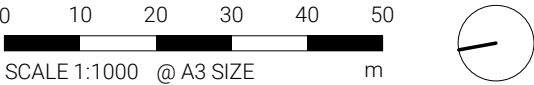
SITE COVER	AREA	PERCENTAGE
SITE AREA REMAINING	4334 m <sup>2</sup>	65%
SITE COVER	2381 m <sup>2</sup>	35%
TOTAL SITE AREA	6715 m <sup>2</sup>	100%

**\*SITE COVER**  
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\*\*AREAS ARE APPROXIMATE AND WILL BE SUBJECT TO CHANGE.



DA518  
GFA + SITE COVER - LEVEL 18 - ROOFTOP RECREATION

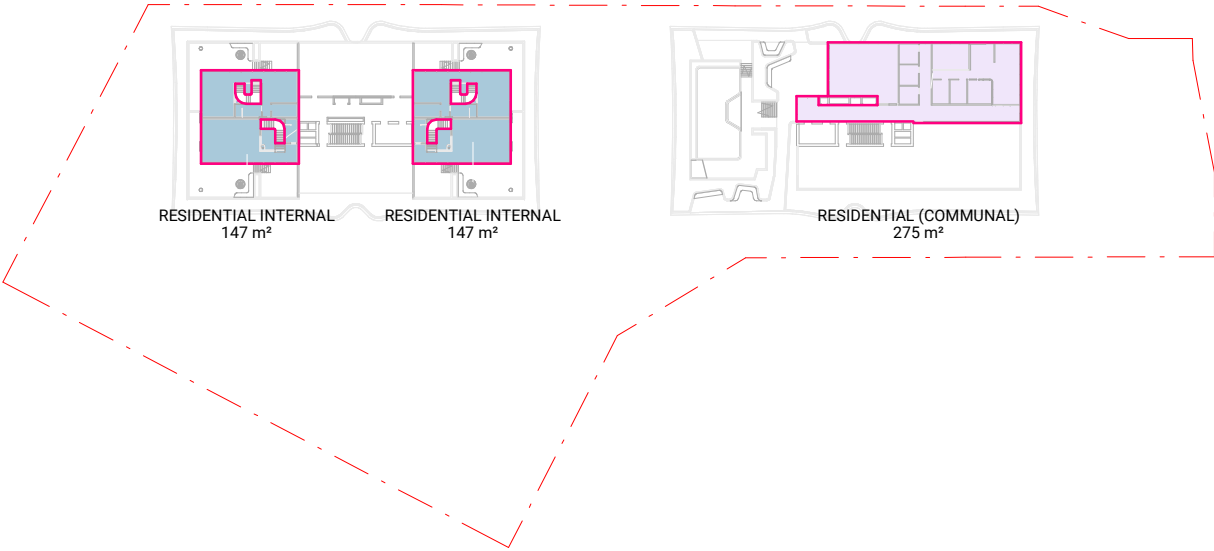
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Queensland  
Government

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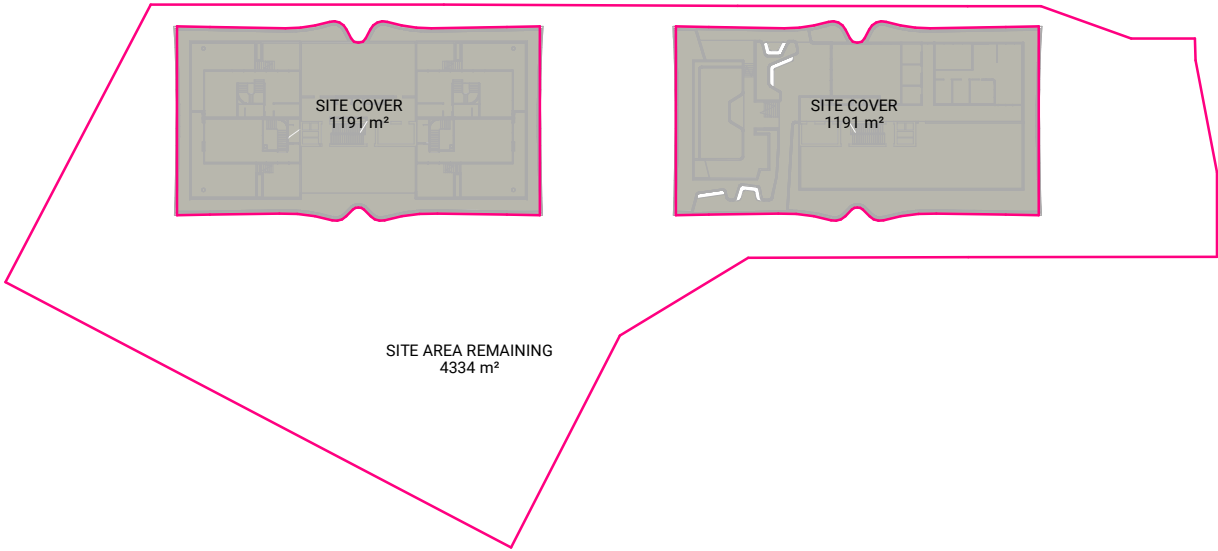


GFA	AREA
RESIDENTIAL INTERNAL	294 m²
RESIDENTIAL (COMMUNAL)	275 m²
TOTAL GFA	568 m²

**\*GROSS FLOOR AREA (GFA)**  
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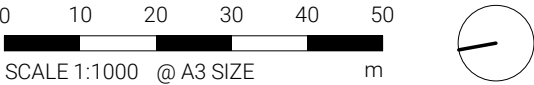
SITE COVER	AREA	PERCENTAGE
SITE AREA REMAINING	4334 m²	65%
SITE COVER	2381 m²	35%
TOTAL SITE AREA	6715 m²	100%

**\*SITE COVER**  
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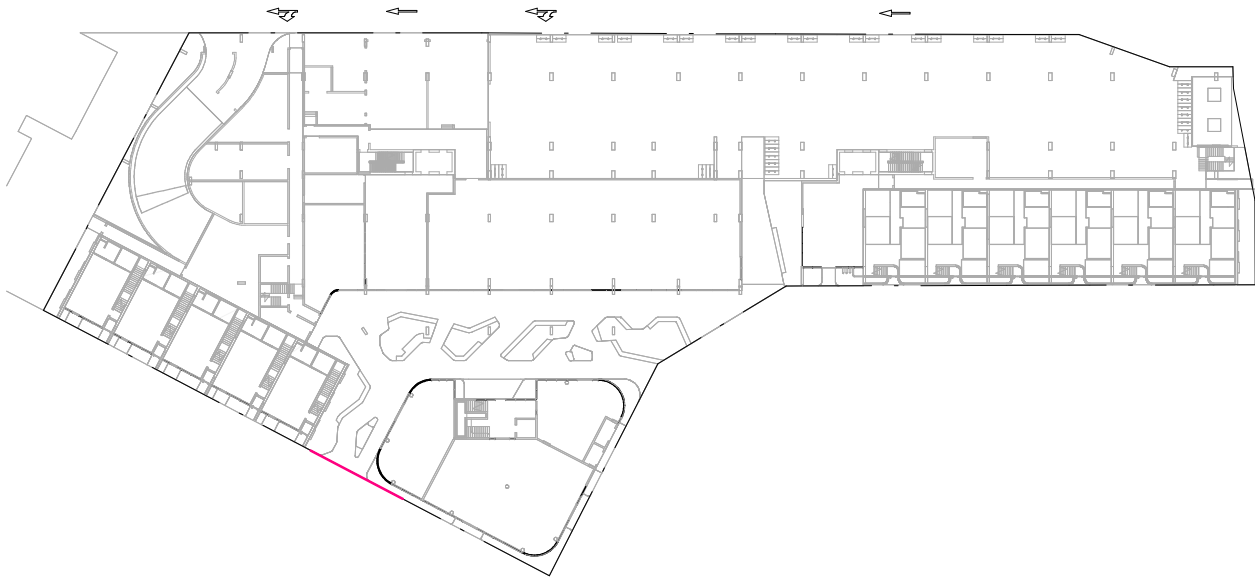
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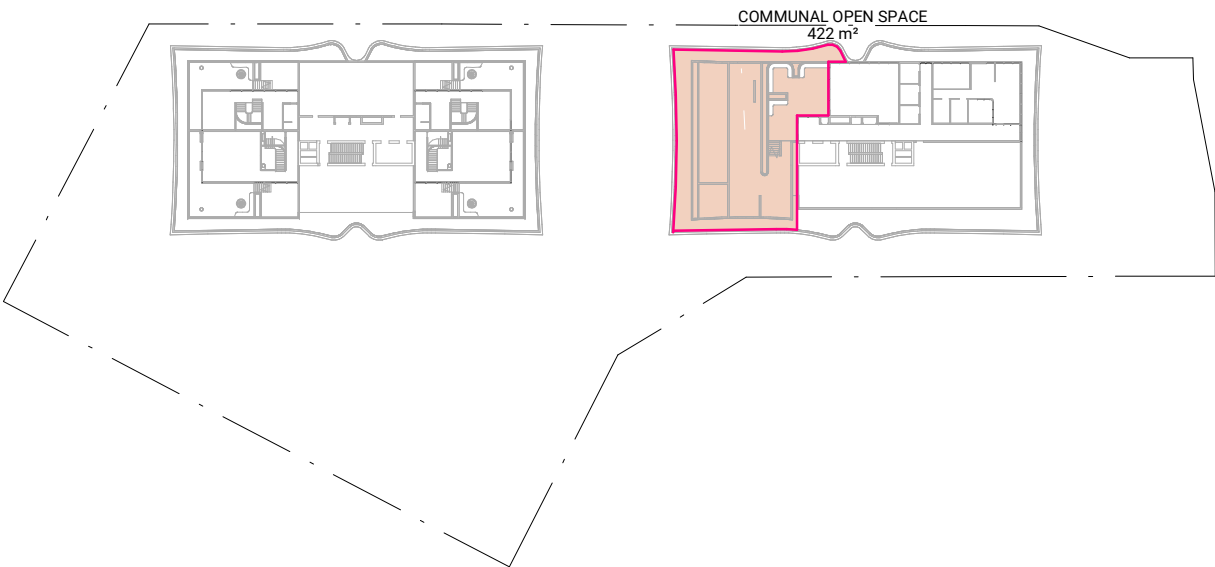
\*\*THE UNIT OF MEASUREMENT FOR THE RESPECTIVE AREA IS THE SQUARE METRE.  
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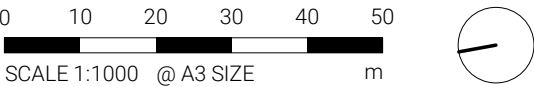
DA550  
COMMUNAL OPEN SPACE



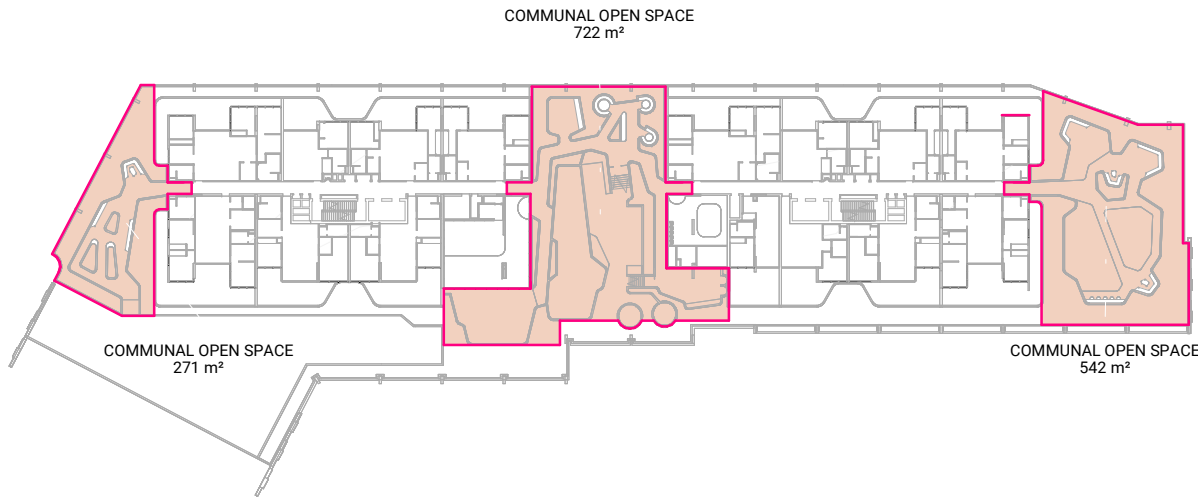
COMMUNAL OPEN SPACE - GROUND LEVEL



COMMUNAL OPEN SPACE - LEVEL 18 - RECREATION



ISSUE C  
Date of Issue | 24.09.03  
70850 | WALKER'S MAROOCHYDORE | CORNER FIRST AVE AND,  
SOUTH SEA ISLANDER WAY, MAROOCHYDORE



COMMUNAL OPEN SPACE - LEVEL 04 - PODIUM

COMMUNAL OPEN SPACE SCHEDULE		
Level	Name	Area
LEVEL 04 - PODIUM		
LEVEL 04 - PODIUM	COMMUNAL OPEN SPACE	271 m²
LEVEL 04 - PODIUM	COMMUNAL OPEN SPACE	722 m²
LEVEL 04 - PODIUM	COMMUNAL OPEN SPACE	542 m²
		1536 m²
LEVEL 18 - RECREATION		
LEVEL 18 - RECREATION	COMMUNAL OPEN SPACE	422 m²
		422 m²
Grand total: 4		1958 m²

PLANS AND DOCUMENTS  
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DEVELOPMENT APPROVAL

Approval no: DEV2024/1553  
Date: 20 December 2024

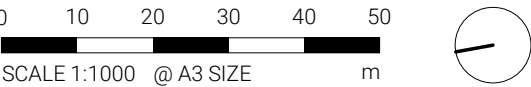


DA551  
DEEP PLANTING



AREA SCHEDULE (DEEP PLANTING) - GROUND LEVEL	
Level	Area
GROUND LEVEL	53 m <sup>2</sup>
GROUND LEVEL	16 m <sup>2</sup>
GROUND LEVEL	41 m <sup>2</sup>
GROUND LEVEL	22 m <sup>2</sup>
GROUND LEVEL	29 m <sup>2</sup>
GROUND LEVEL	21 m <sup>2</sup>
GROUND LEVEL	25 m <sup>2</sup>
GROUND LEVEL	64 m <sup>2</sup>
GROUND LEVEL	23 m <sup>2</sup>
GROUND LEVEL	20 m <sup>2</sup>
GROUND LEVEL	6 m <sup>2</sup>
GROUND LEVEL	7 m <sup>2</sup>
Grand total: 12	326 m <sup>2</sup>

DEEP PLANTING - GROUND LEVEL

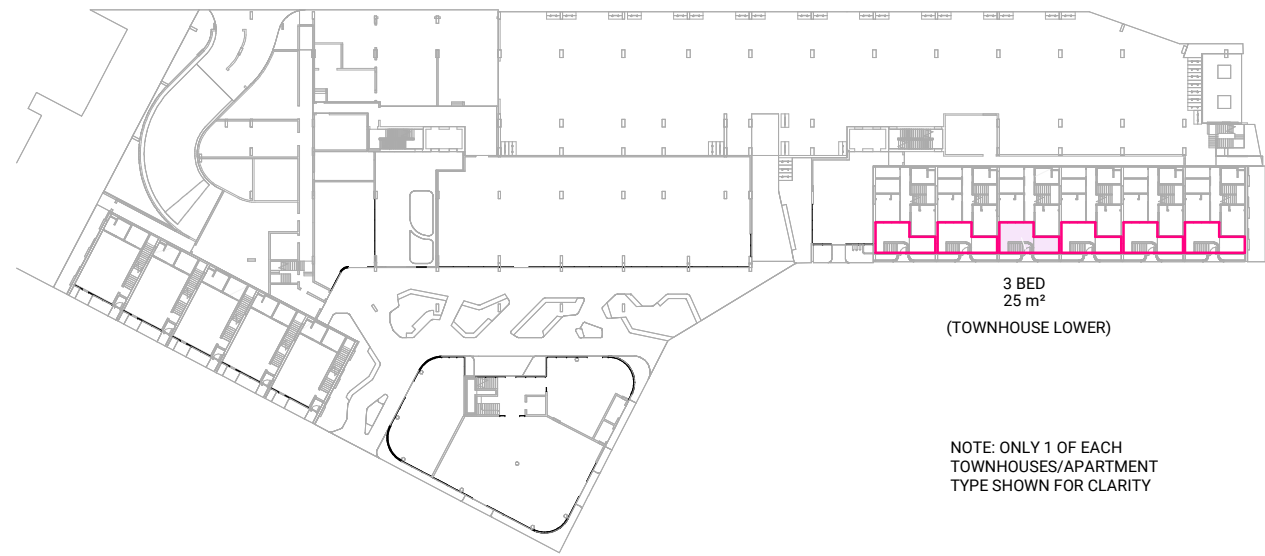


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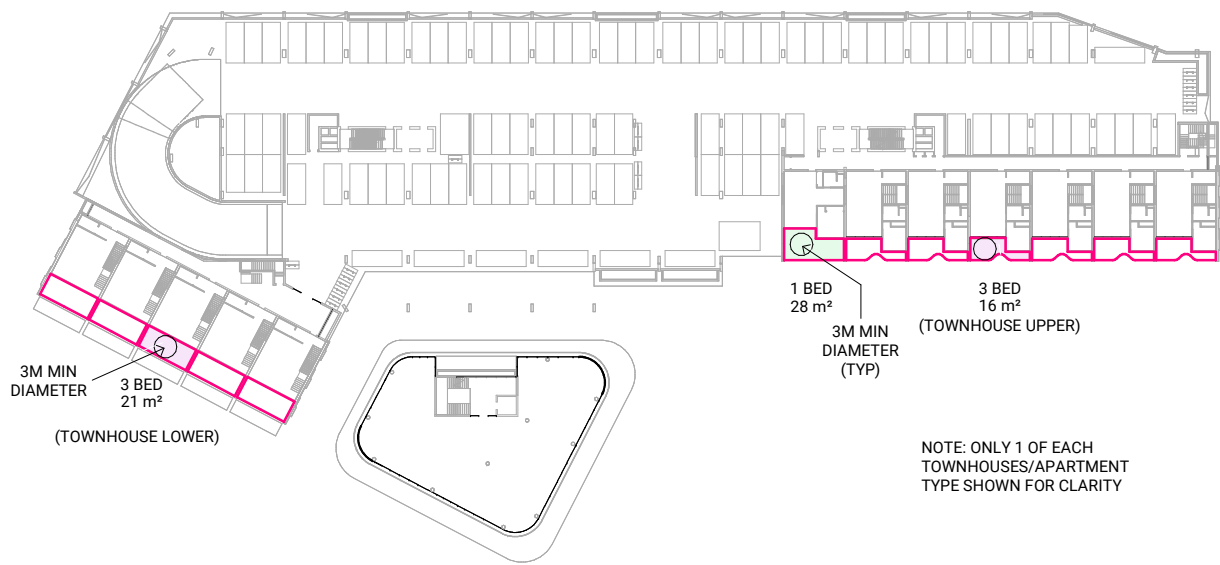
Approval no: DEV2024/1553  
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Government

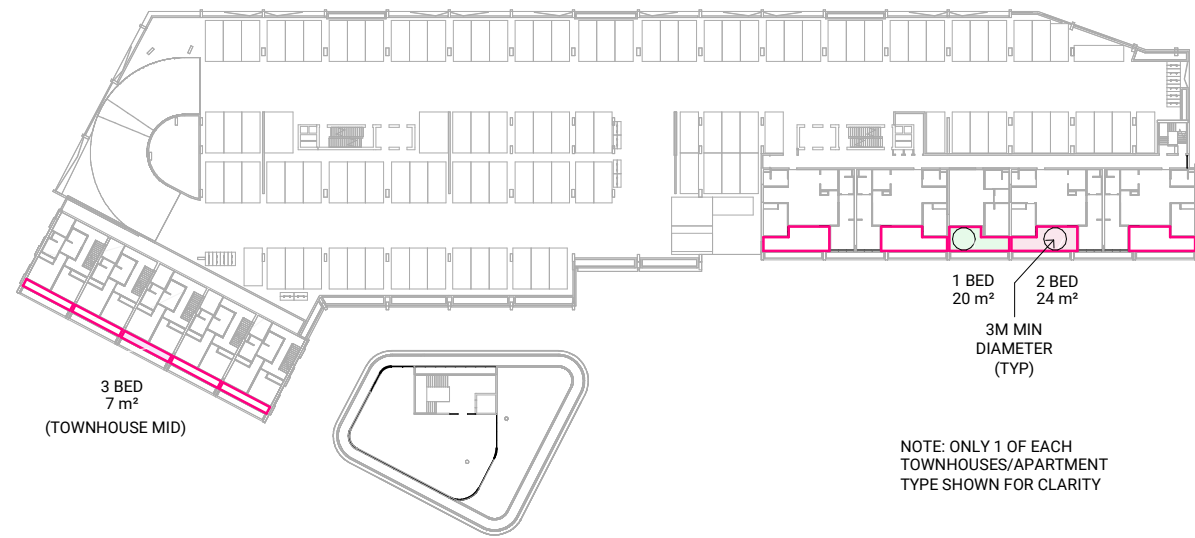
DA552  
PRIVATE OPEN SPACE



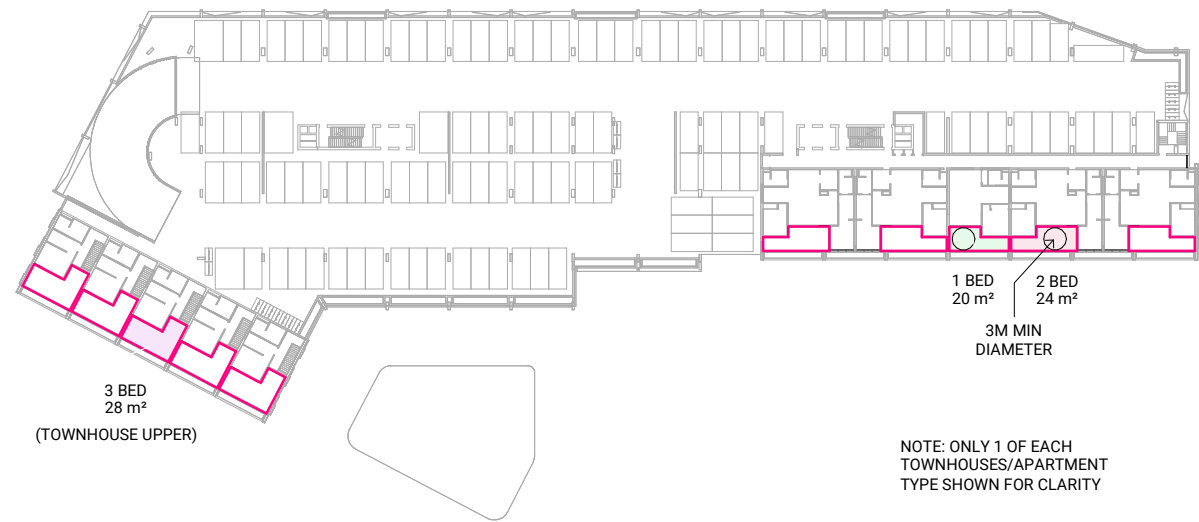
PRIVATE OPEN SPACE - GROUND FLOOR



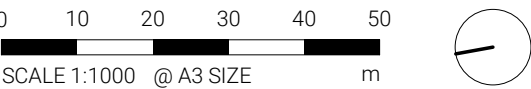
PRIVATE OPEN SPACE - LEVEL 01 - PODIUM



LEVEL 02 - PODIUM



LEVEL 03 - PODIUM

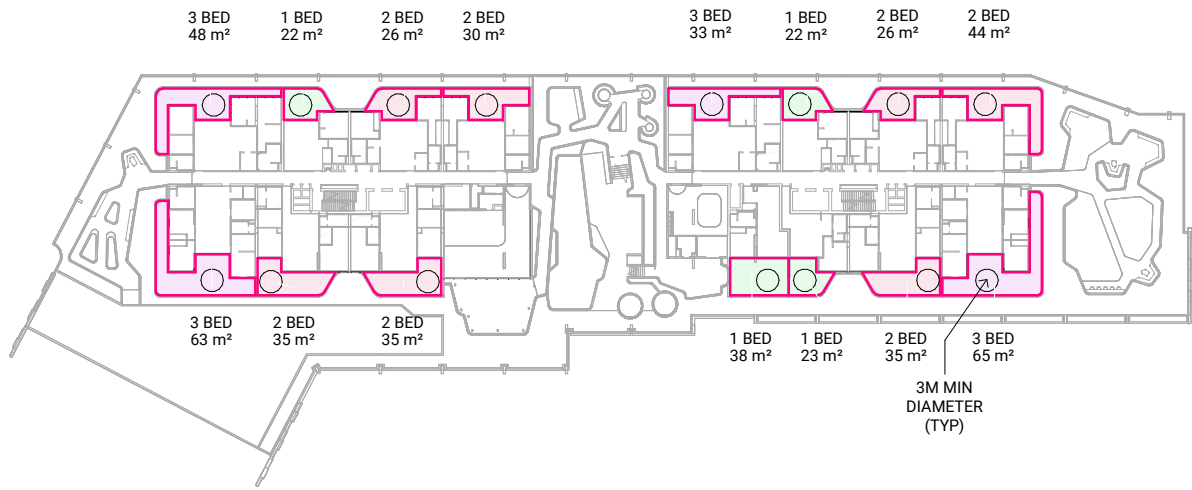


PLANS AND DOCUMENTS  
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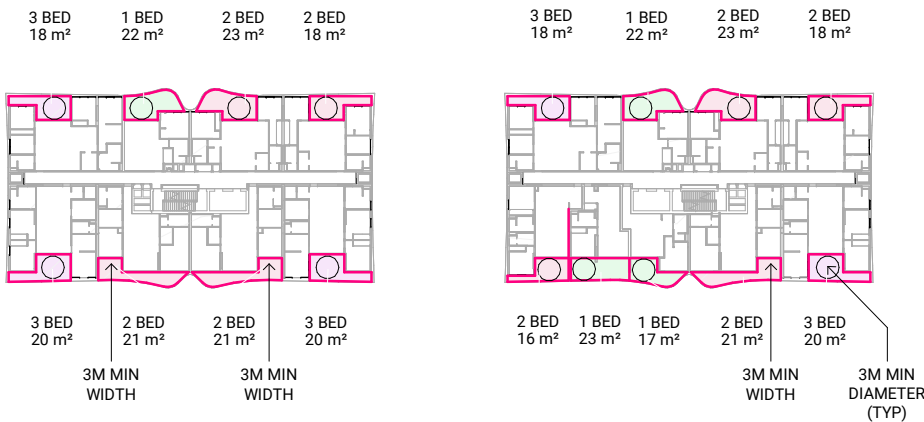
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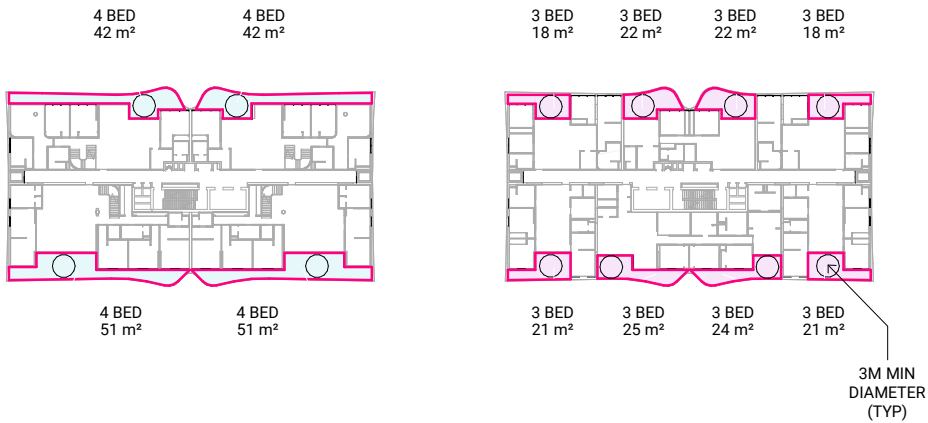
DA553  
PRIVATE OPEN SPACE



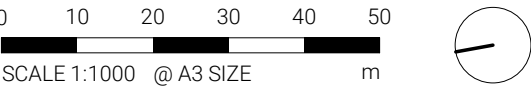
PRIVATE OPEN SPACE - LEVEL 04 - PODIUM



PRIVATE OPEN SPACE - LEVEL 06 (TYPICAL LEVEL)



LEVEL 17 - PENTHOUSES



ISSUE D  
Date of Issue | 24.09.13  
70850 | WALKER'S MAROOCHYDORE | CORNER FIRST AVE AND,  
SOUTH SEA ISLANDER WAY, MAROOCHYDORE

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