

DA002

DEVELOPMENT SUMMARY

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1553/2

Date: 3 June 2025



	Residential										Residential	Retail/Commercial	Retail (Supermarket)	Total	Carparking	Floor Height
	1B		2B		3B (Incl Townhouses)		4B		Penthouses		GFA	GFA	GFA	GFA	No. Of Spaces	
	Tower 1	Tower 2	Tower 1	Tower 2	Tower 1	Tower 2	Tower 1	Tower 2	Tower 1	Tower 2	Sqm	Sqm	Sqm	Sqm	Qty	mm
Ground Level											366	771	595	1732	43	4500
Level 01 (Podium)		1			5	6					1004	449		1453	102	3100
Level 02 (Podium)		1		4							1039	195		1234	115	3100
Level 03 (Podium)		1		4							893			893	119	3100
Level 04	1	3	4	3	2	2					1876			1876		3100
Level 05	1	3	4	4	3	2					1886			1886		3100
Level 06	1	3	4	4	3	2					1886			1886		3100
Level 07	1	3	4	4	3	2					1886			1886		3100
Level 08	1	3	4	4	3	2					1886			1886		3100
Level 09	1	3	4	4	3	2					1886			1886		3100
Level 10	1	3	4	4	3	2					1886			1886		3100
Level 11	1	3	4	4	3	2					1886			1886		3100
Level 12	1	3	4	4	3	2					1886			1886		3100
Level 13	1	3	4	4	3	2					1886			1886		3100
Level 14	1	3	4	4	3	2					1886			1886		3100
Level 15	1	3	4	4	3	2					1886			1886		3100
Level 16	1	3	2	4	3	2	1				1886			1886		3300
Level 17 - Penthouses									4	4	1853			1853		3300
Level 18 - Rooftop Recreation											546			546		3200
Roof																
Totals	13	42	50	59	43	32	1		4	4	30209	1415	595	32219	379	60800

Total Apts	55	109	75	1	8
			Tower 1 (Incl Podium)		111
			Tower 2 (Incl Podium)		137
			Total Dwellings		248

Carparking Analysis	1B	2B	3B	4B	Penthouse		Retail/Commercial	Supermarket		Total
Required Council Rate	1.00	1.00	2.00	2.00	2.00		1 per 100sqm	1 per 100sqm		
Required Cars	55	109	150	2	16		14	6		352
Preferred Rate	1.00	1.00	2.00	2.00	2.00		1 per 60sqm	2 per 60sqm		
Preferred Cars	55	109	150	2	16		24	20		376

*includes visitor spaces

*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	251

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	109	75	8
22%	44%	30%	3%

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DA100

FLOOR PLAN - GROUND LEVEL



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- INCREASED RETAIL / COMMERCIAL TENANCY

—MSB RELOCATED

GROUND LEVEL CAR PARKING OVERALL

5400x2400 ACCESSIBLE	2
5400x2560 RETAIL	41
TOTAL	43

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

ISSUE V

Date of Issue | 31.03.25

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

DEVELOPMENT APPLICATION | PLUS ARCHITECTURE

DA101
FLOOR PLAN - LEVEL 01 - PODIUM

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

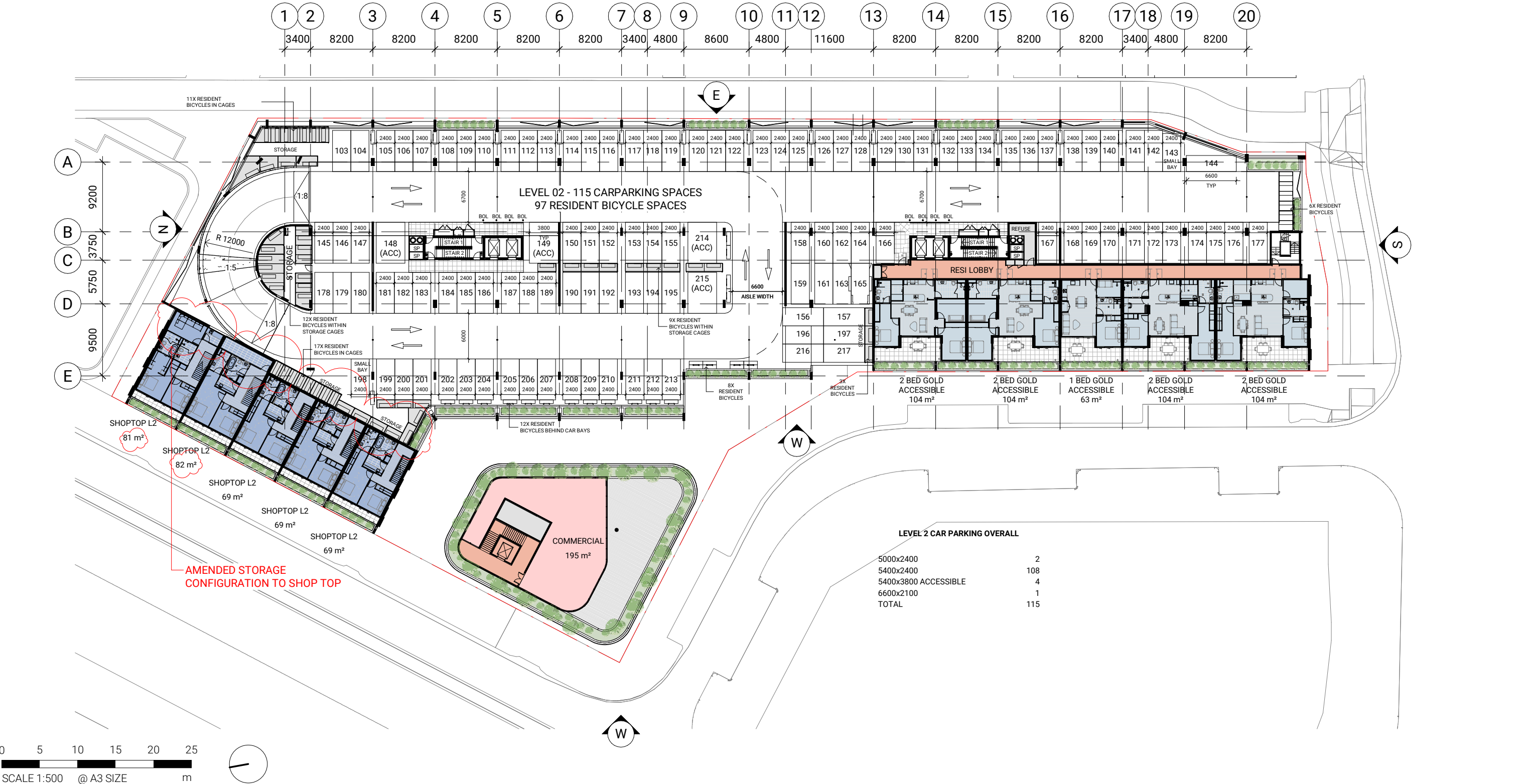
DEVELOPMENT APPLICATION | PLUS ARCHITECTURE

DA102
FLOOR PLAN - LEVEL 02 - PODIUM

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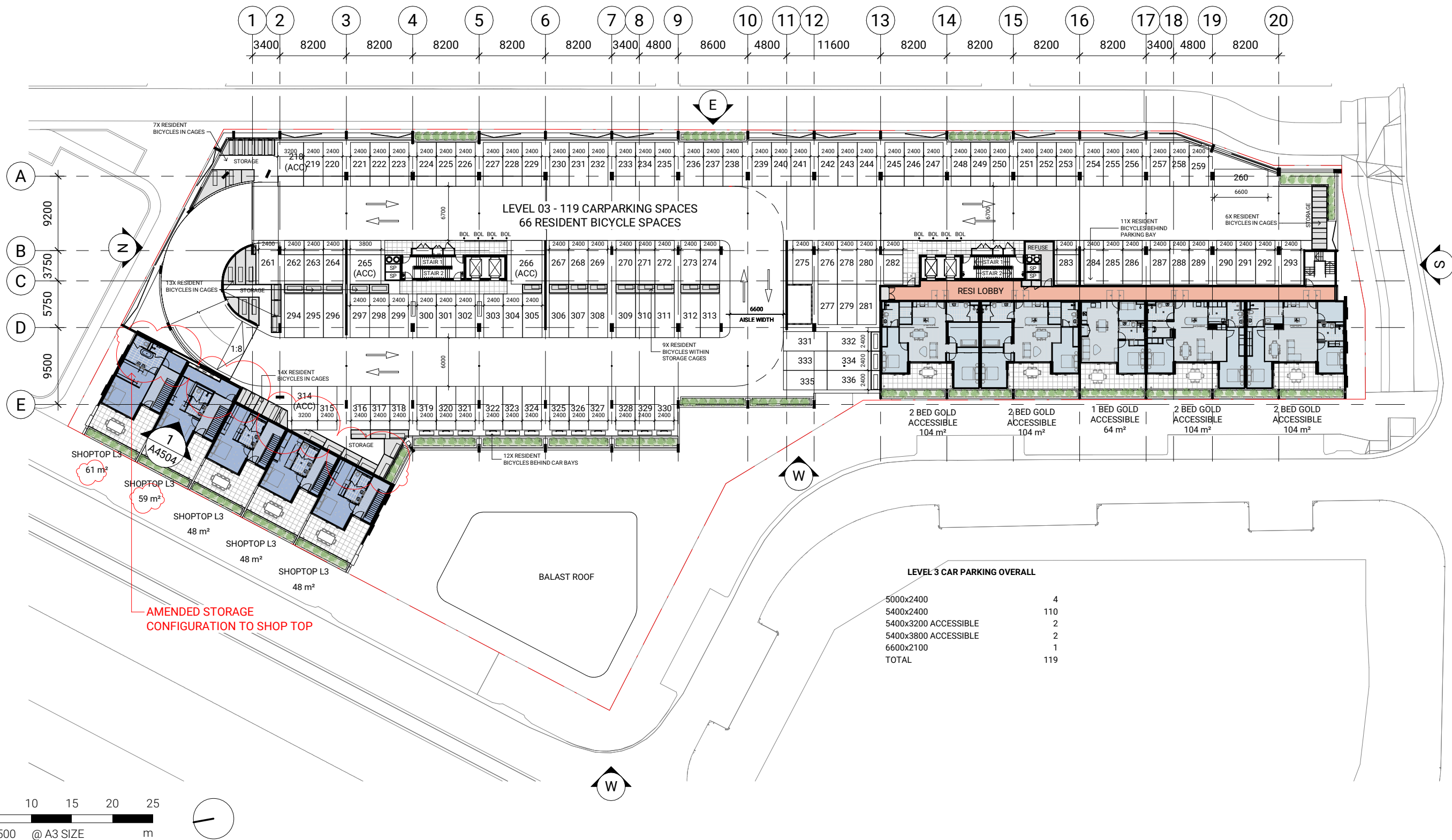


DA103
FLOOR PLAN - LEVEL 03 - PODIUM

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ISSUE R
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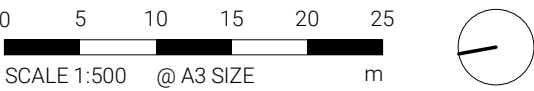
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DA104
FLOOR PLAN - LEVEL 04 - RECREATION

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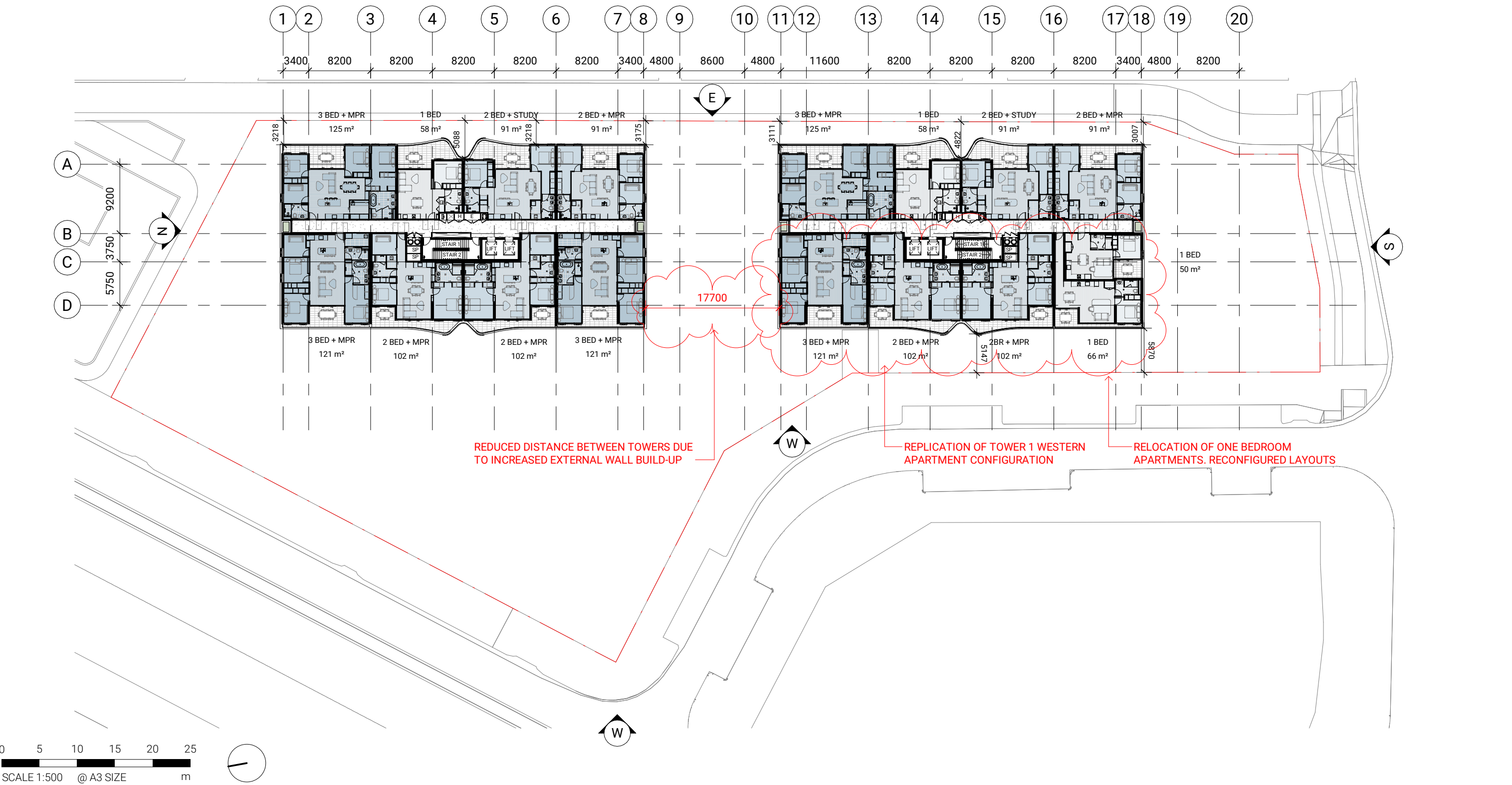


DA106
FLOOR PLAN - LEVELS 05-15 - TYPICAL RESIDENTIAL

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DA107
FLOOR PLAN - LEVEL16

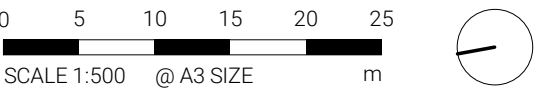
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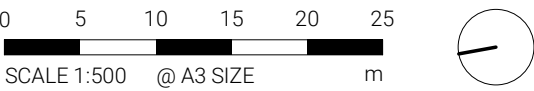


DA117
FLOOR PLAN - LEVEL 17 - PENTHOUSES

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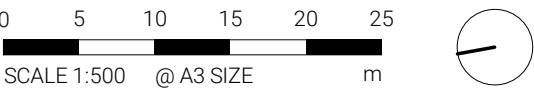


DA118
FLOOR PLAN - LEVEL 18 - ROOFTOP RECREATION

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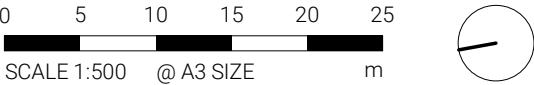
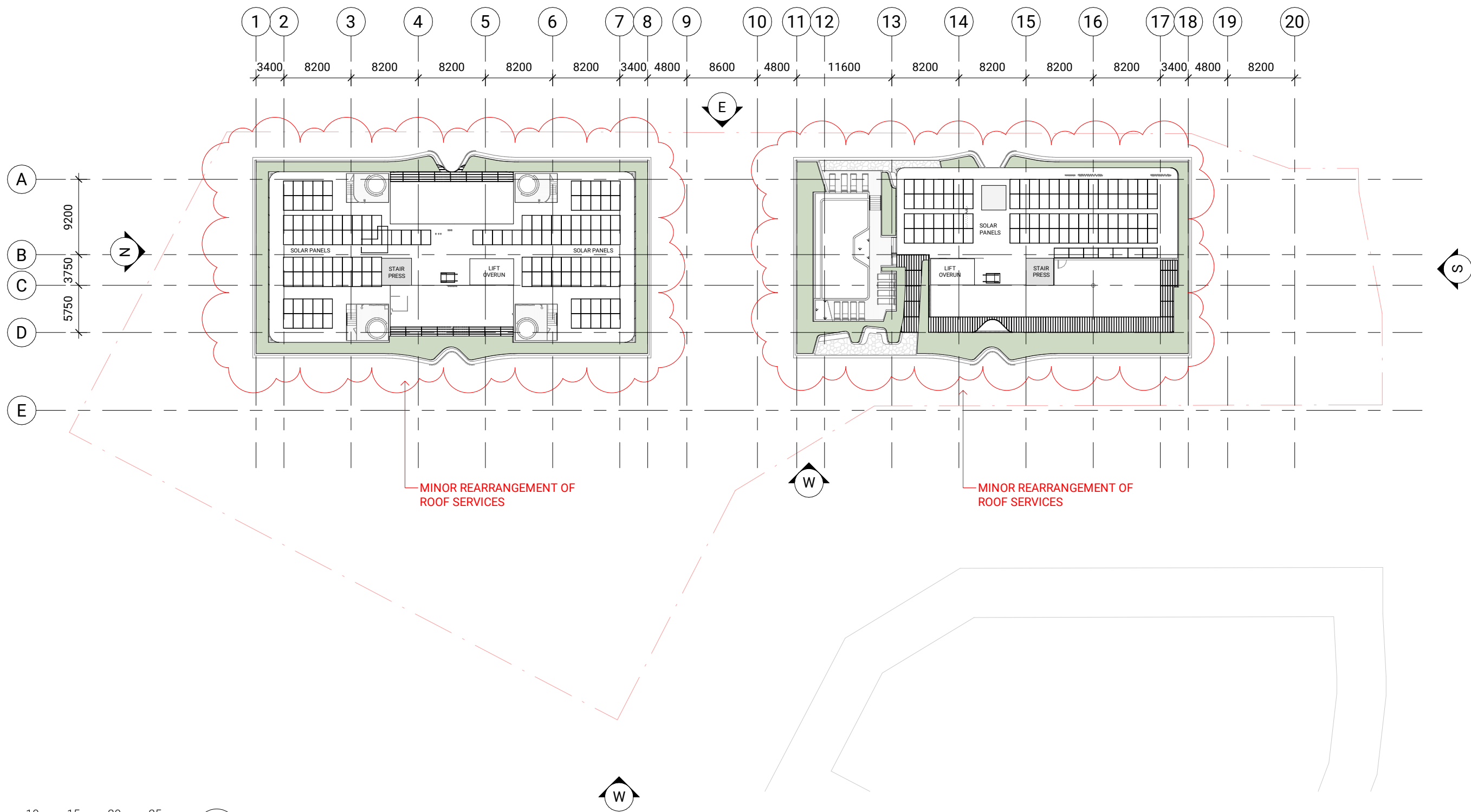
DA119
ROOF PLAN

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DA200

ELEVATION NORTH & SOUTH - OVERALL

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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



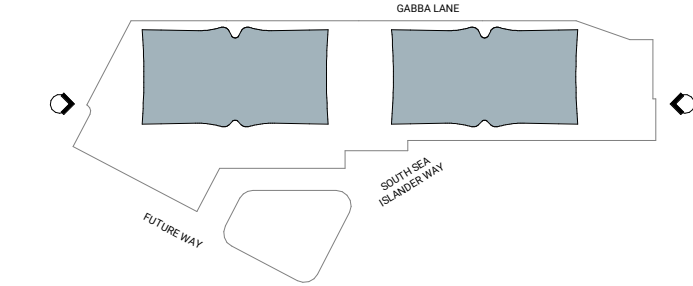
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SCALE 1:500 @ A3 SIZE m

ISSUE G

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



DEVELOPMENT APPLICATION | PLUS ARCHITECTURE

DA201
ELEVATION EAST - OVERALL

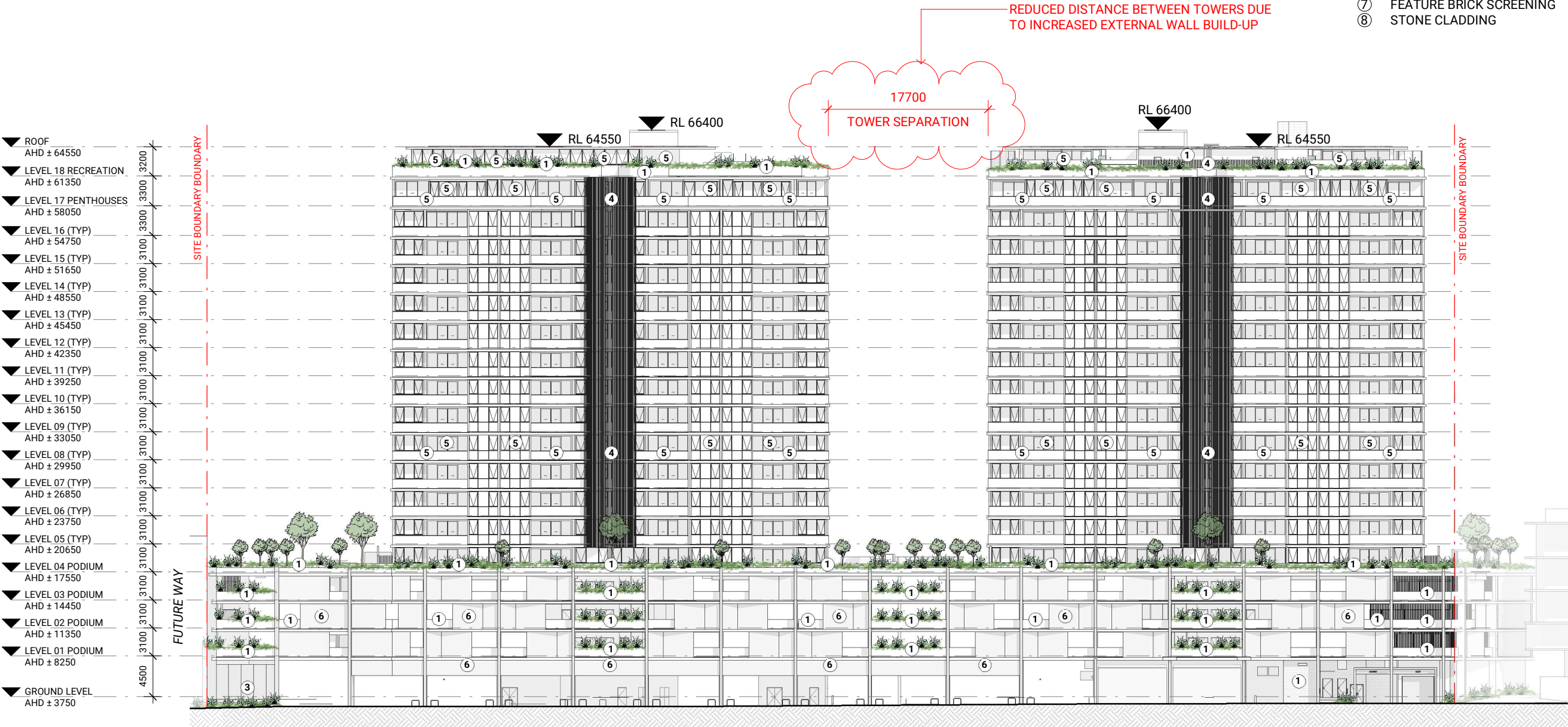
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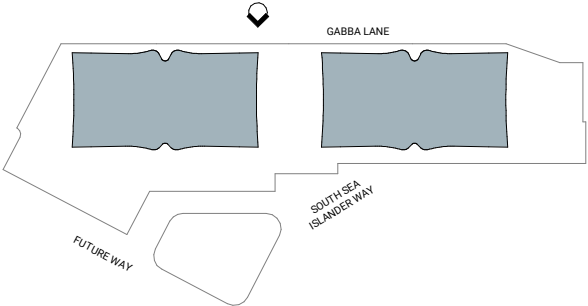


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ISSUE H
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DEVELOPMENT APPLICATION | PLUS ARCHITECTURE



DA202

ELEVATION WEST - OVERALL INTERNAL COLONADE

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DA203
ELEVATION WEST - OVERALL EXTERNAL

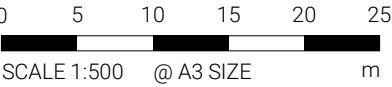
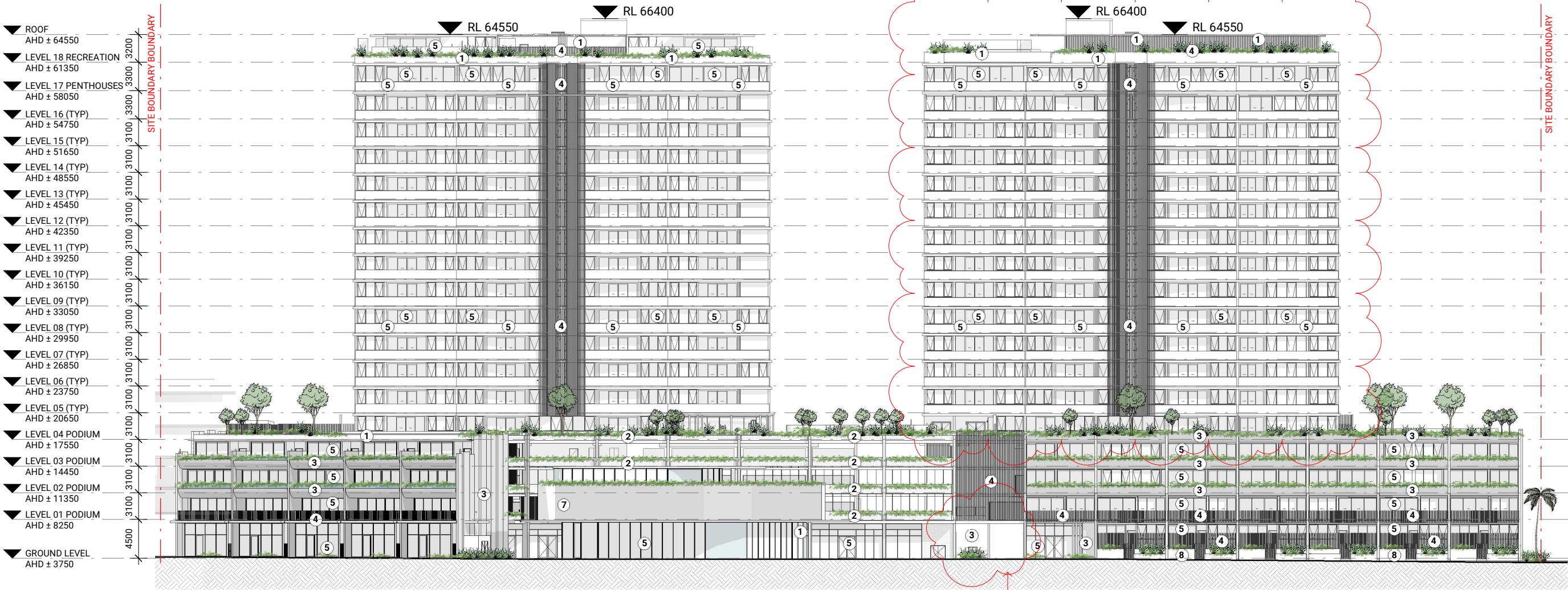
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