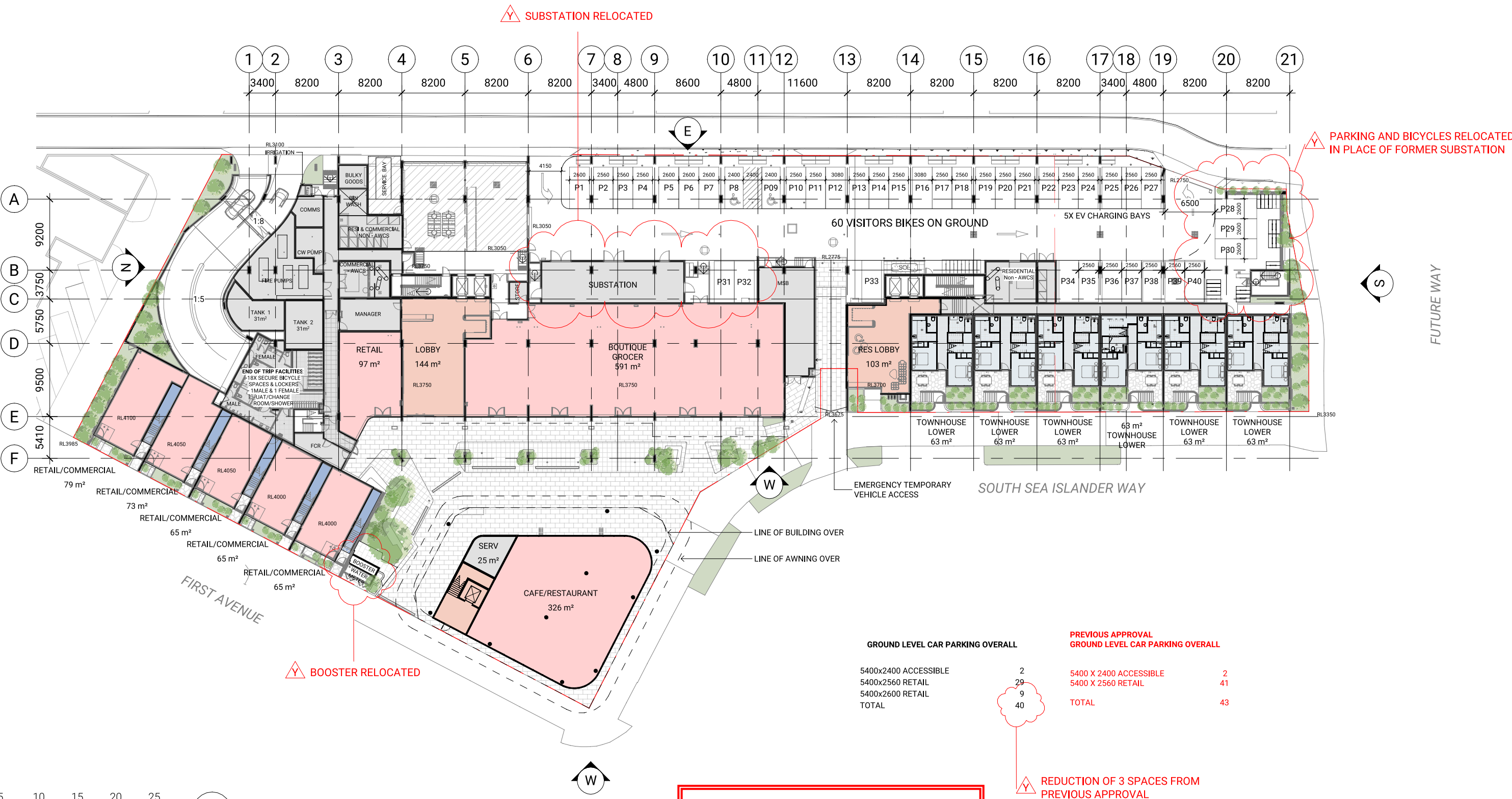


DA100
FLOOR PLAN - GROUND LEVEL



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

ISSUE Y
Date of Issue | 28.11.25

70850 | LOT 600 WALKER'S MAROOCHYDORE | QLD 4558

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2025-SCR-4147

Date: 22 December 2025



DA002
DEVELOPMENT SUMMARY

	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	591	1728	40	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	591	32215	376	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	*Includes visitor spaces
Preferred Rate	1.00	1.00	2.00	2.00	2.00		1 per 68sqm	2 per 60sqm		
Preferred Cars	55	109	150	2	19		21	20	376	*Includes visitor spaces

Bicycle Parking Analysis	Visitor + Comm/Retail	Resident	
Required Council Rate	0.25	1.00	
Required Bikes	63 + 1 per 100m ²	0	
Provided Bikes	80	248	

Site Area				6715 m ² (Proposed)	6687m ² (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%

Disclaimer: This document has been prepared as a preliminary yield study for ideas only. It is subject to town planning approval. The information contained should be verified by the recipient to satisfy themselves of its accuracy and viability. The recipient of this document should verify this document with Plus Architecture if received from a third party or indirectly. The recipient should not rely on this document for any reason without seeking expert advice. Plus Architecture accepts no responsibility for how this information is interpreted. Plus Architecture reserves all copyright contained in this document.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2025-SCR-4147

Date: 22 December 2025

