

CELESTE

LOT 30, SUNSHINE COAST PARADE, MAROOCHYDORE, QLD 4558
URBAN DESIGN REPORT| REV B

09.07.2026



PLUS[®]
STUDIO



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THE CONTEXT

5

THE CONTEXT

PLUS STUDIO

The Brief

DESIGN STATEMENT

LOCATION

KABI KABI LAND

LOT 30 SUNSHINE COAST PARADE,
MAROOCHYDORE, SUNSHINE COAST
QLD 4558

CLIENT

WALKER CORPORATION

HEIGHT

100m, 29 STOREYS

SCALE

SITE: 2376 sqm

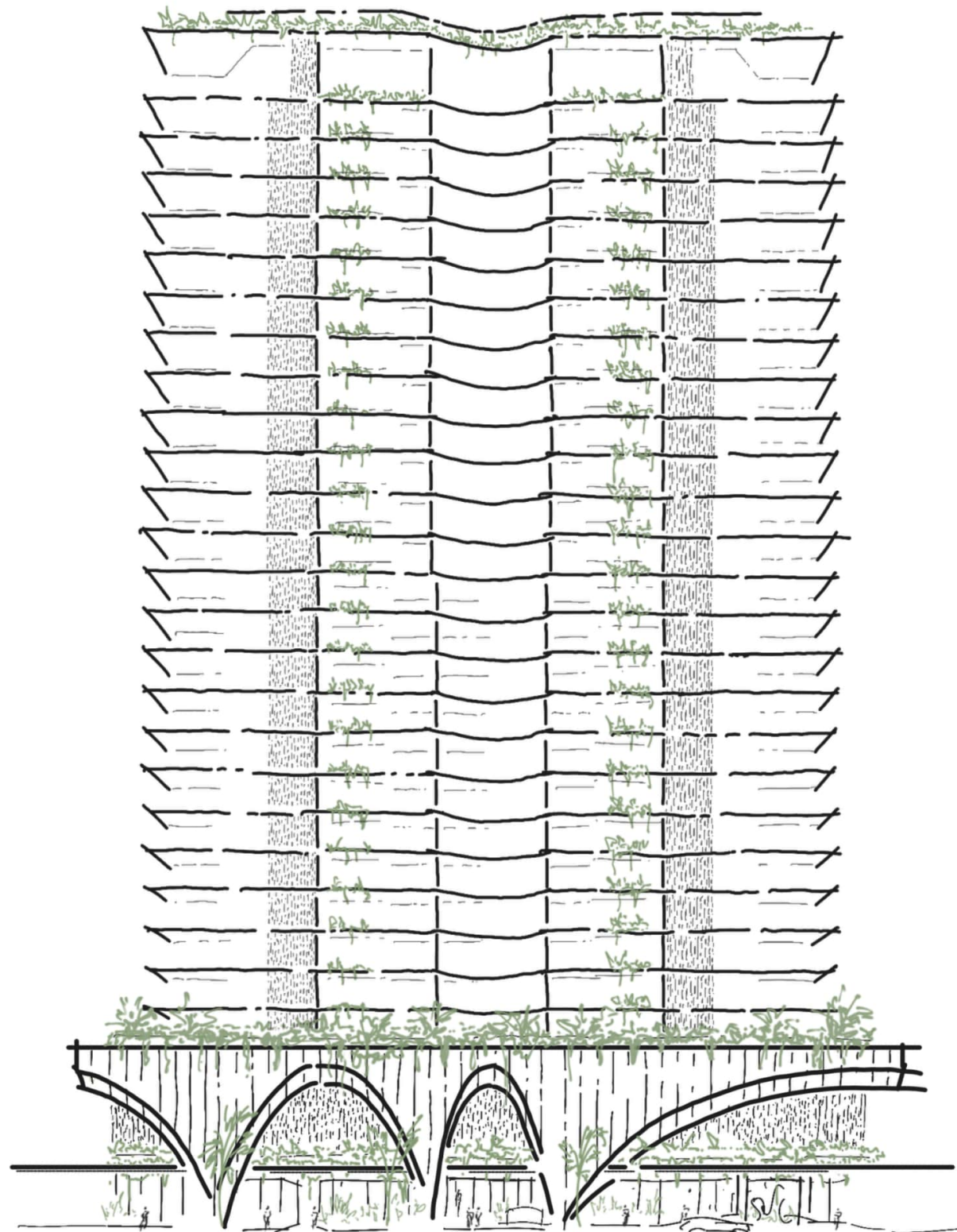
208 APARTMENTS

Celeste is a landmark residential development located within the Maroochydore Priority Development Area on the Sunshine Coast, occupying a prominent riverfront site adjoining the Maroochydore River. Defined by three major street frontages to Sunshine Coast Parade, Future Way and First Avenue, the project responds to its highly visible position through a dynamic architectural expression that engages the public realm from all sides.

The building is anchored by an activated podium that contributes to the vibrancy of the emerging city centre, incorporating commercial tenancy opportunities and a curated public art installation. Sweeping façade forms wrap the street edges, creating a strong civic presence while enhancing pedestrian experience and connectivity throughout the precinct.

A sculptural scalloped concrete podium provides texture and rhythm at the human scale, drawing inspiration from the natural patterns and contours left by low-tide sand formations along the coastline. The façade captures changing light and shadow throughout the day, reinforcing the project's connection to its coastal setting.

Rising above, the residential tower is softened through generous integrated landscaping, with planting extending vertically across the building to create a lush and verdant identity. The combination of organic architectural forms, abundant greenery and riverfront positioning establishes Celeste as a distinctive addition to the Maroochydore skyline, celebrating the natural character of the Sunshine Coast while contributing to the evolution of the Priority Development Area.



The Context

LOCATION



The Context

LOCATION

AN OVERVIEW

- ↔

MAIN ROAD
- NEW CITY CENTRE BOUNDARY
- PRINCIPAL CENTRE ZONE
- CITY CENTRE PRIORITY DEVELOPMENT AREA
- OPEN SPACE
- COMMUNITY FACILITIES
- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- TOURIST ACCOMMODATION

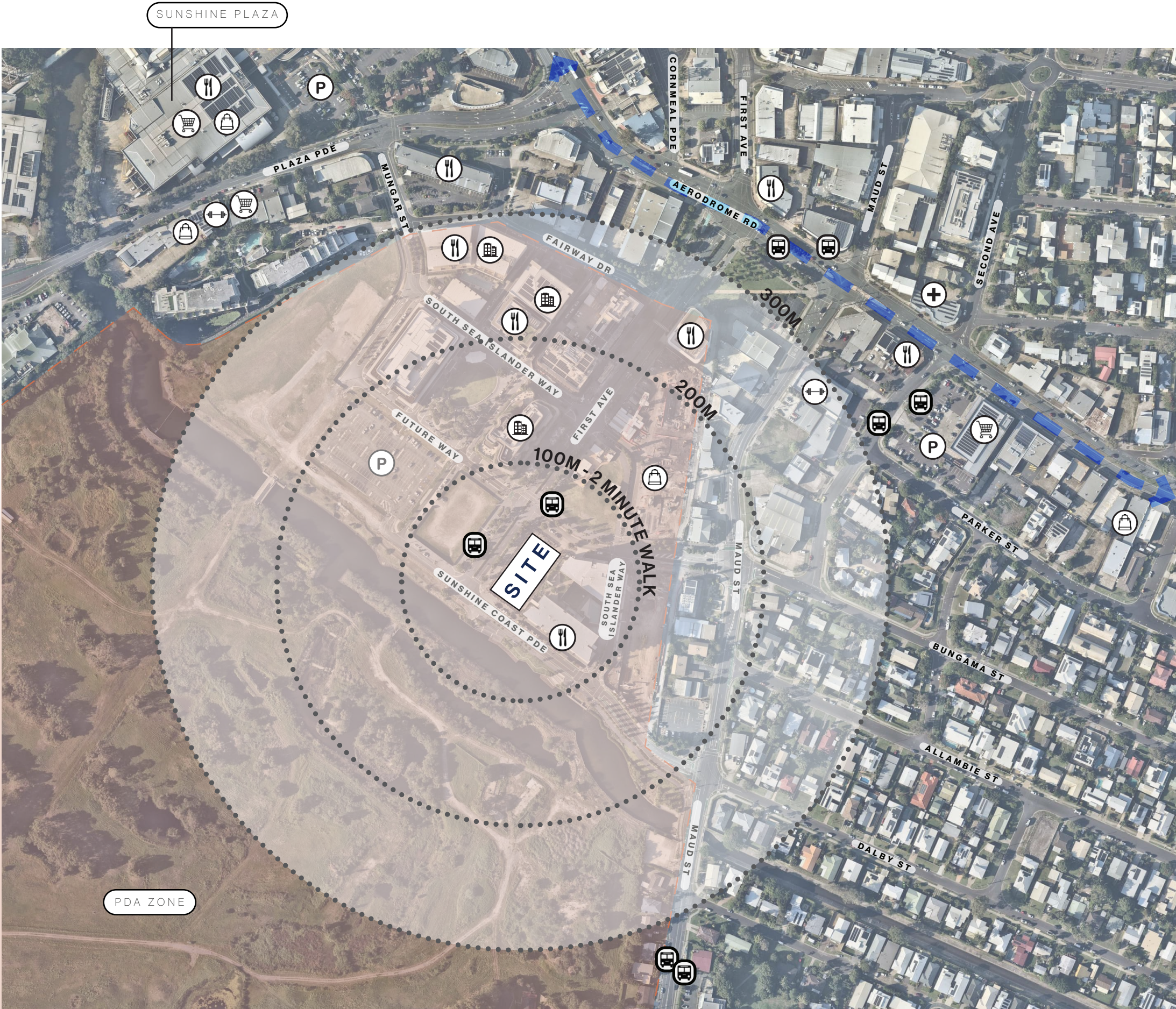


The Context

LOCATION

IN DETAIL

Nestled within Maroochydore’s iconic new CBD precinct, the site is situated within the new heart of the Sunshine Coast. Walking distance to the Sunshine Plaza, parks and a short drive to the beach.



1 MIN WALK

- Bus stops
- Maroochydore Parklands

15MIN WALK

- Sunshine Plaza shopping centre
- Cotton Tree Aquatic centre
- Local parks

5MIN DRIVE

- Maroochydore Beach

10MIN DRIVE

- Maroochydore State School

- | | |
|----------|---------|
| Bus stop | Retail |
| Office | Grocery |
| Dining | Medical |
| Gym | Parking |
| PDA zone | |

The Context

LOCATION

THE EXISTING

The site is bordered by three roads: Future Way, Sunshine Coast Parade, and First Avenue. First Avenue is a prominent route through the new CBD development, while Sunshine Coast Parade fronts the waterway. A residential tower is located to the rear of the site.



THE DRIVERS

DESIGN DRIVER

Timeless.
Classic and elegant design details.



DESIGN DRIVER

Above the rest

Taking the design and care to that next level.

DESIGN DRIVER

Creating atmosphere.
A hub of activity.



DESIGN DRIVER

Take a breath.
Escape from the busy world.



DESIGN TRANSLATION

ARCHITECTURAL INSPIRATION



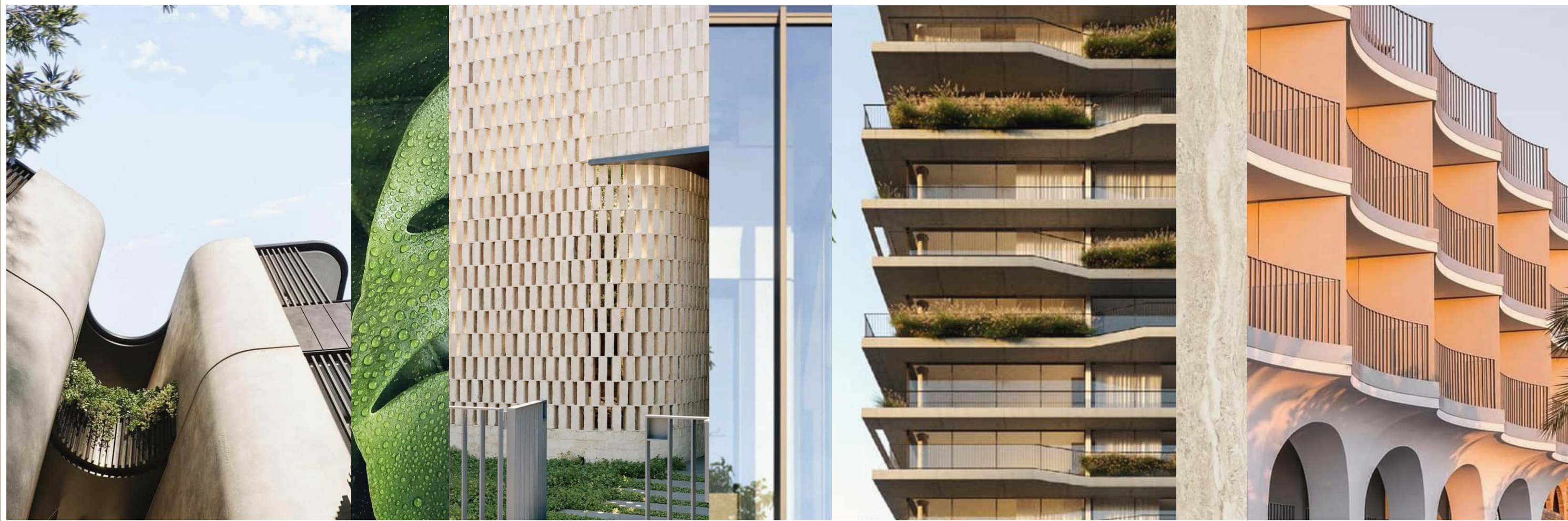
EXPLORATION

PODIUM INSPIRATION



LOOK + FEEL

TOWER INSPIRATION



LOOK + FEEL

MATERIAL PALETTE

- 1 WARM PAINTED CONCRETE
- 2 PRECAST CONCRETE
- 3 TINTED GLAZING WITH BRONZE POWDERCOAT MULLIONS
- 4 LIGHT SLIM BRICKS
- 5 DARK SCREENING THAT REPLICATES HIT + MISS BRICKS
- 6 PAVED FLOORING
- 7 COOL TONED CONCRETE



1



2



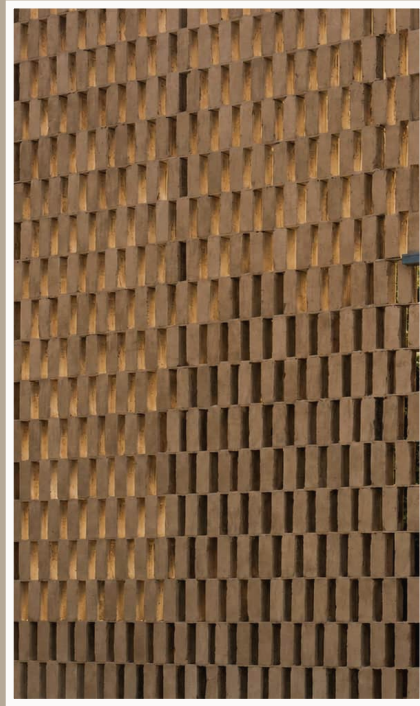
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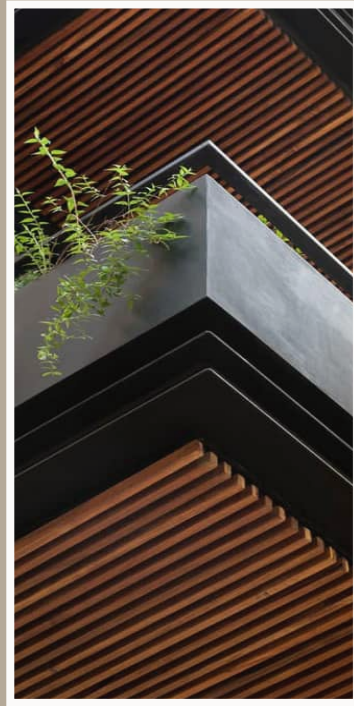
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THE DESIGN THINKING

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THE DESIGN THINKING

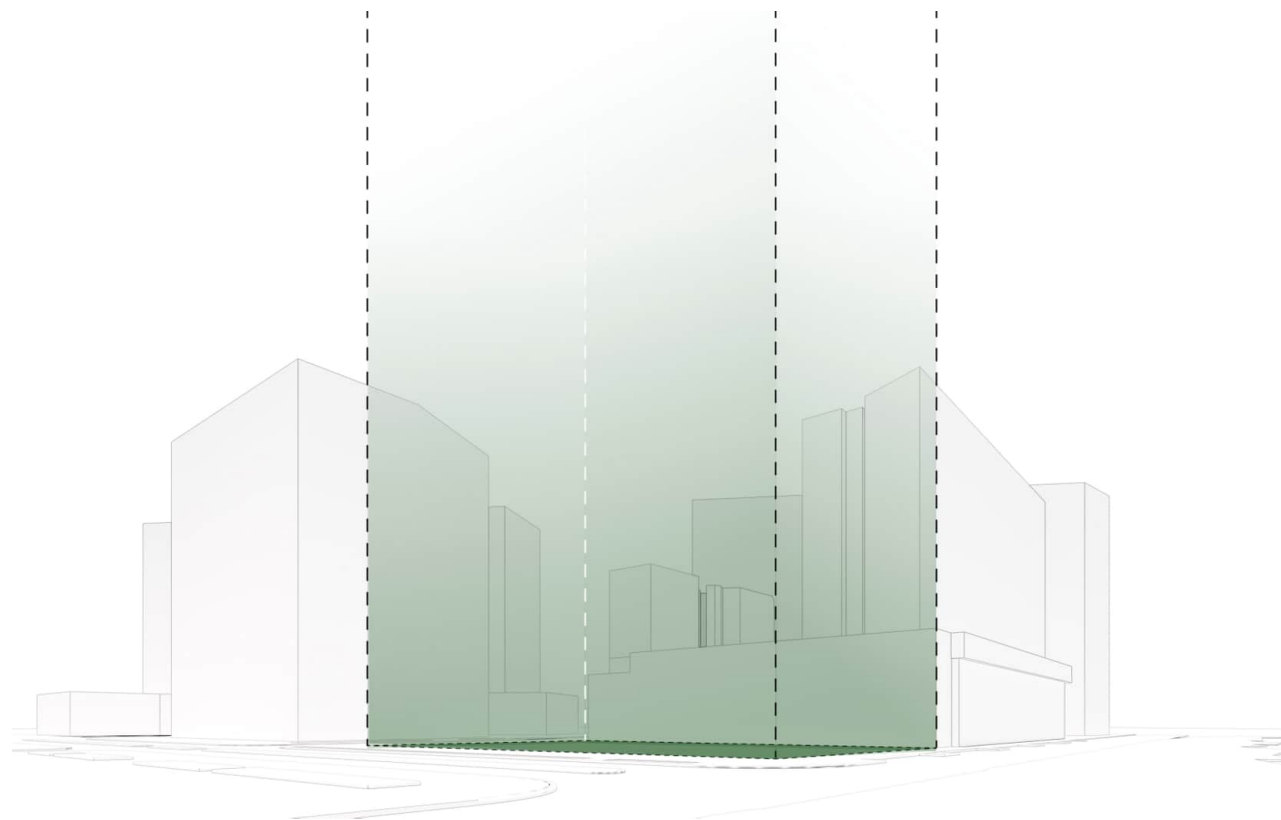
PLUS STUDIO

Design Thinking

THE CONCEPT

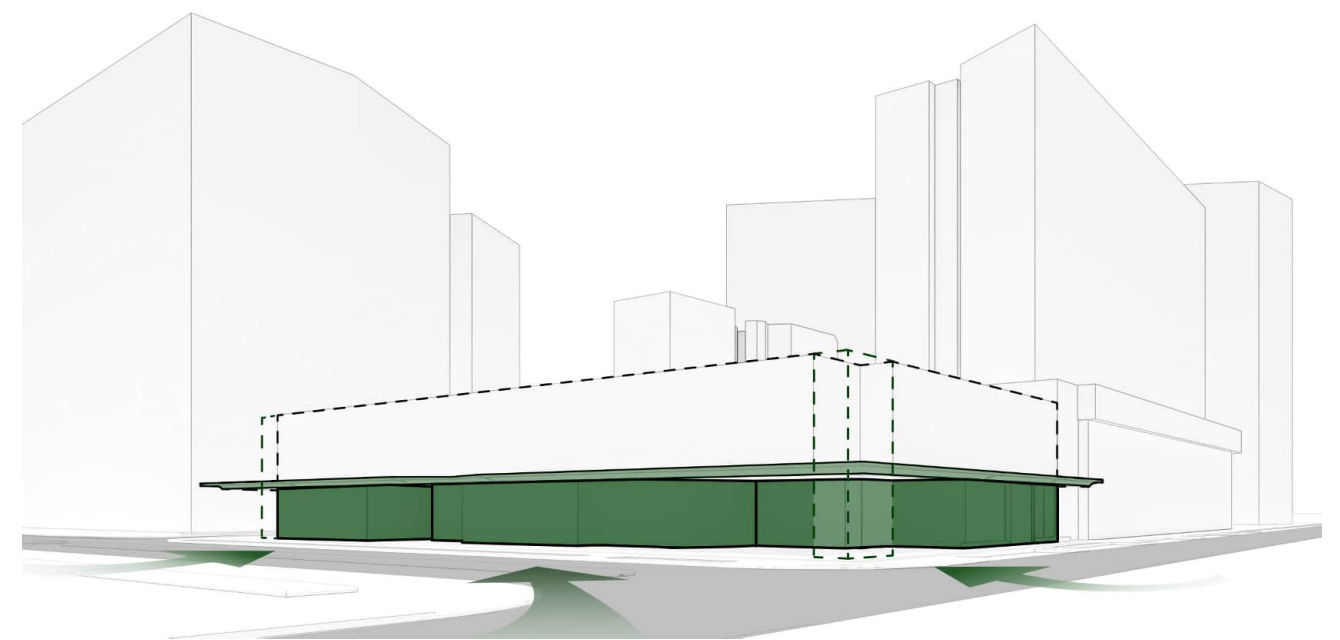
22

THE DESIGN THINKING



0.1 SITE

Identify primary frontages to Sunshine Coast Parade, First Avenue and Future Way



02. ACTIVATION

Activate the ground plane with prominent pedestrian eaves

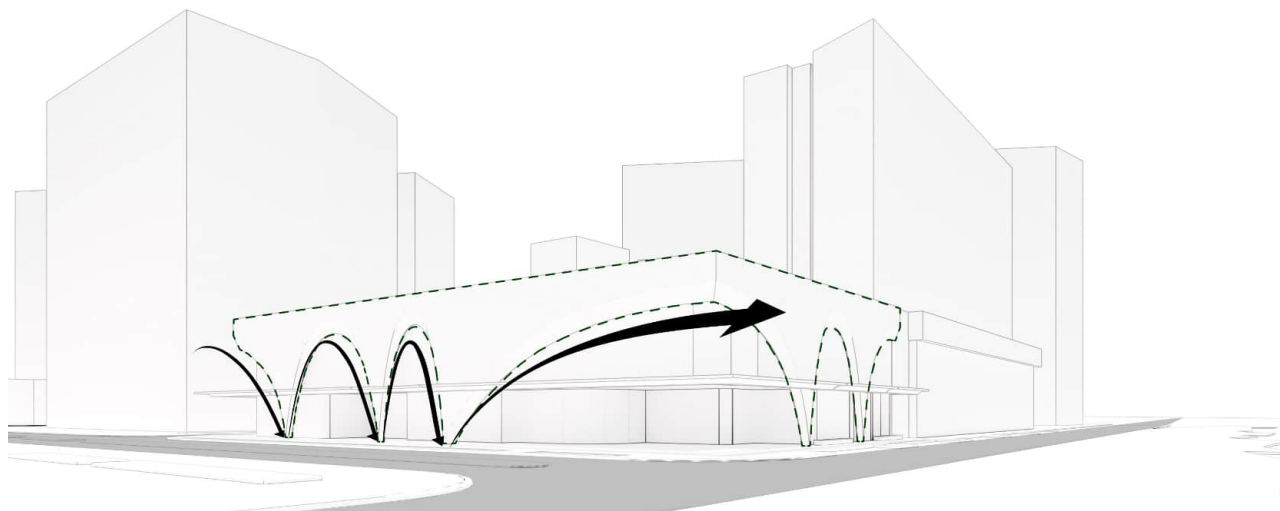
PLUS STUDIO

Design Thinking

THE CONCEPT

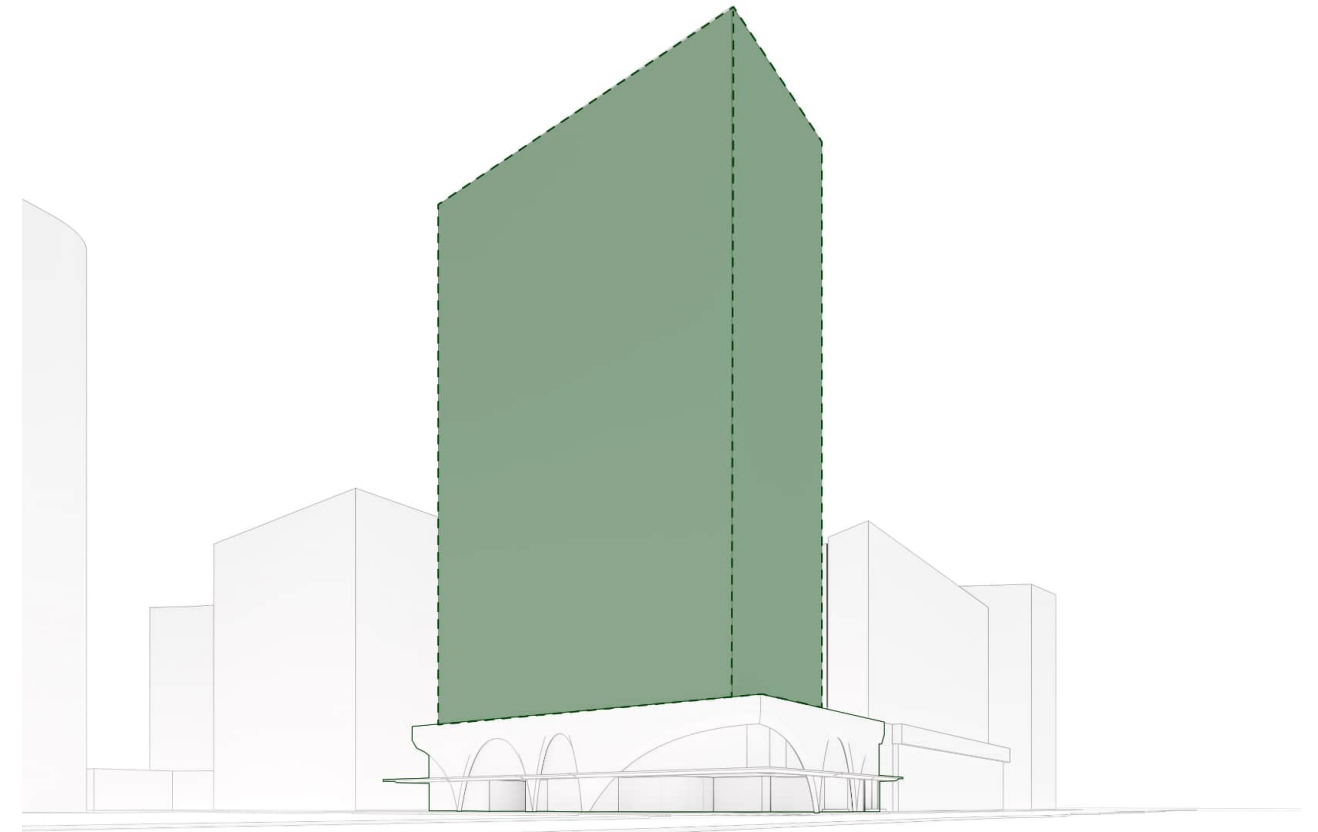
23

THE DESIGN THINKING



03. THE STREET SCALE

Soften the pedestrian streetscape and distort the height with prominent openings and sweeping forms



04. THE CITY SCALE

Contribute to priority development area and Sunshine Coast skyline through apartment offerings

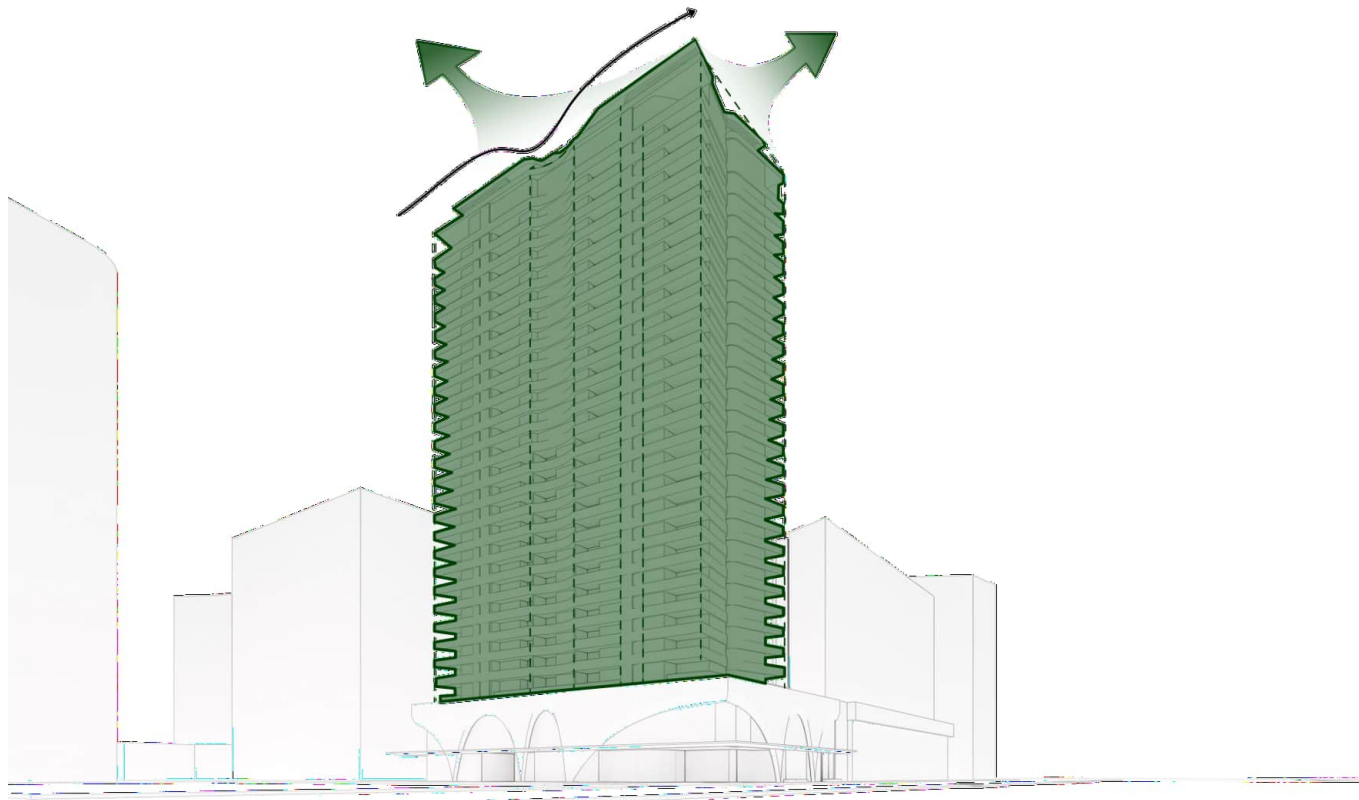
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Design Thinking

THE CONCEPT

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THE DESIGN THINKING



05. ARTICULATION

Articulate the form through breaks in the massing



06. A BUILT LANDSCAPE

Replenish natural environment with deep planting throughout the building

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THE PRINCIPLES

25

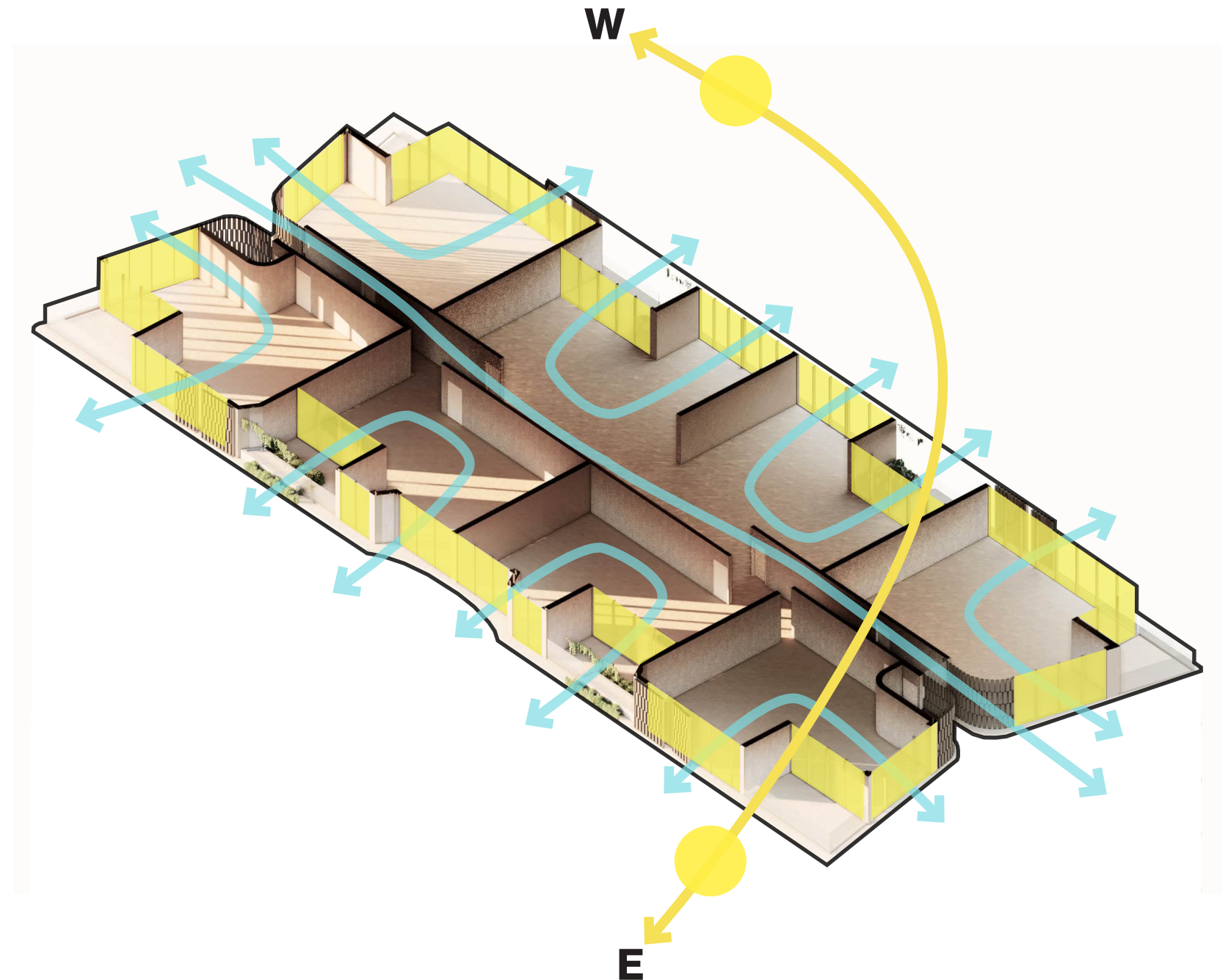
THE PRINCIPLES

PLUS STUDIO

1: WORK WITH LOCAL CLIMATE

Open-ended corridors facilitate passive airflow through shared circulation, with orientation and planning enabling cross-ventilation and generous daylighting.

Apartment depths are carefully calibrated to optimise natural light penetration with generous offerings of private open space.

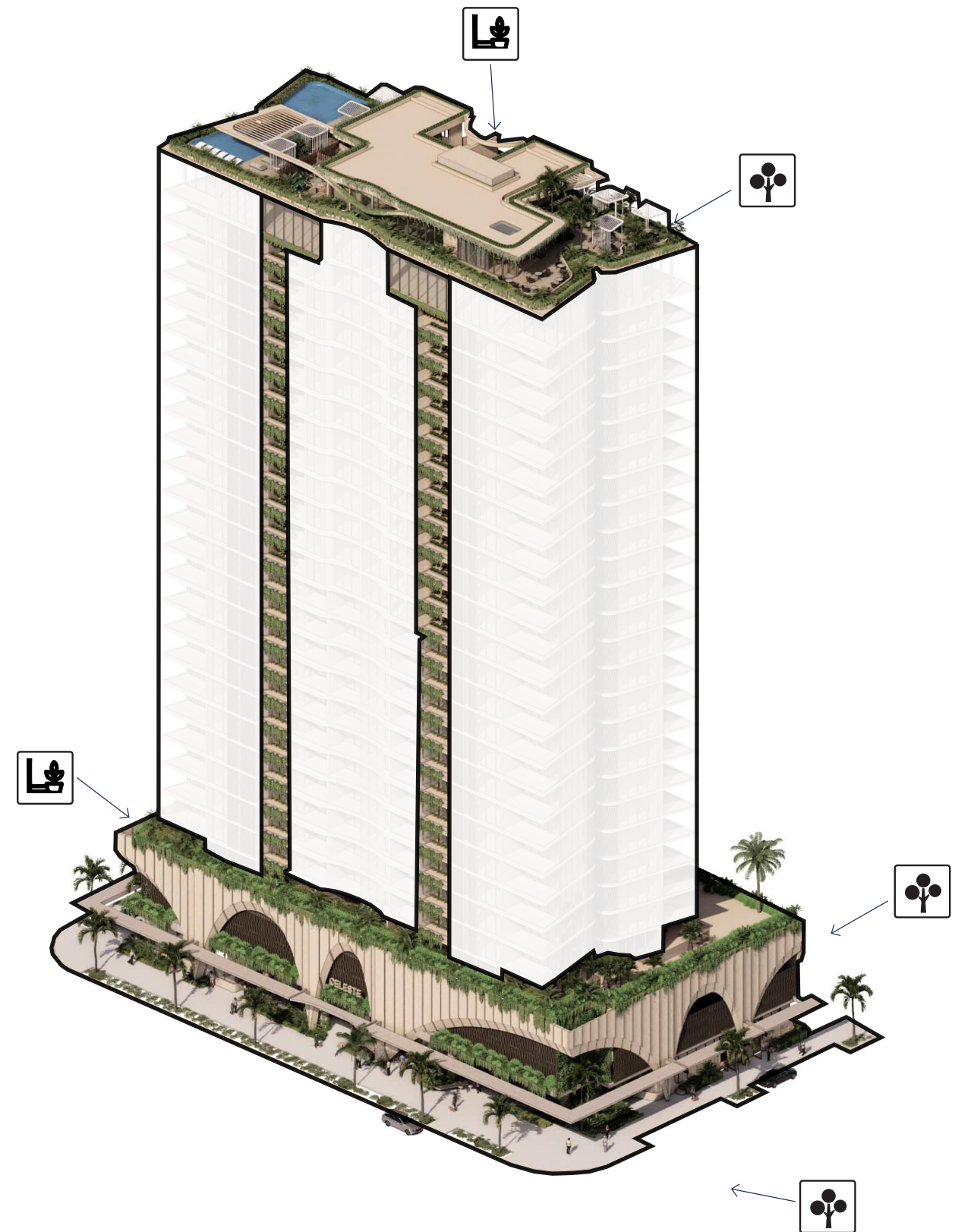


2: RESPECTFUL PLACES, UTILISING LANDSCAPE

Landscape is woven throughout the development, shaping spaces, softening built form, and strengthening connection to the local environment.

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

A landscaped, lush rooftop recreation area reduces heat island effect whilst providing residences with a connection to nature.



3: BRING CULTURES, ARTS & HERITAGE TO LIFE

A vibrant public interface activates the precinct and encourages incidental social interaction, while a diverse range of communal spaces provides opportunities for residents of different backgrounds to connect, fostering a strong sense of community, inclusivity, and belonging.

Consideration for streetscape activation for both pedestrian and vehicle has been considered with the inclusion of a landscaped sculptural art form situated on the intersection of Sunshine Coast Parade and First Avenue.

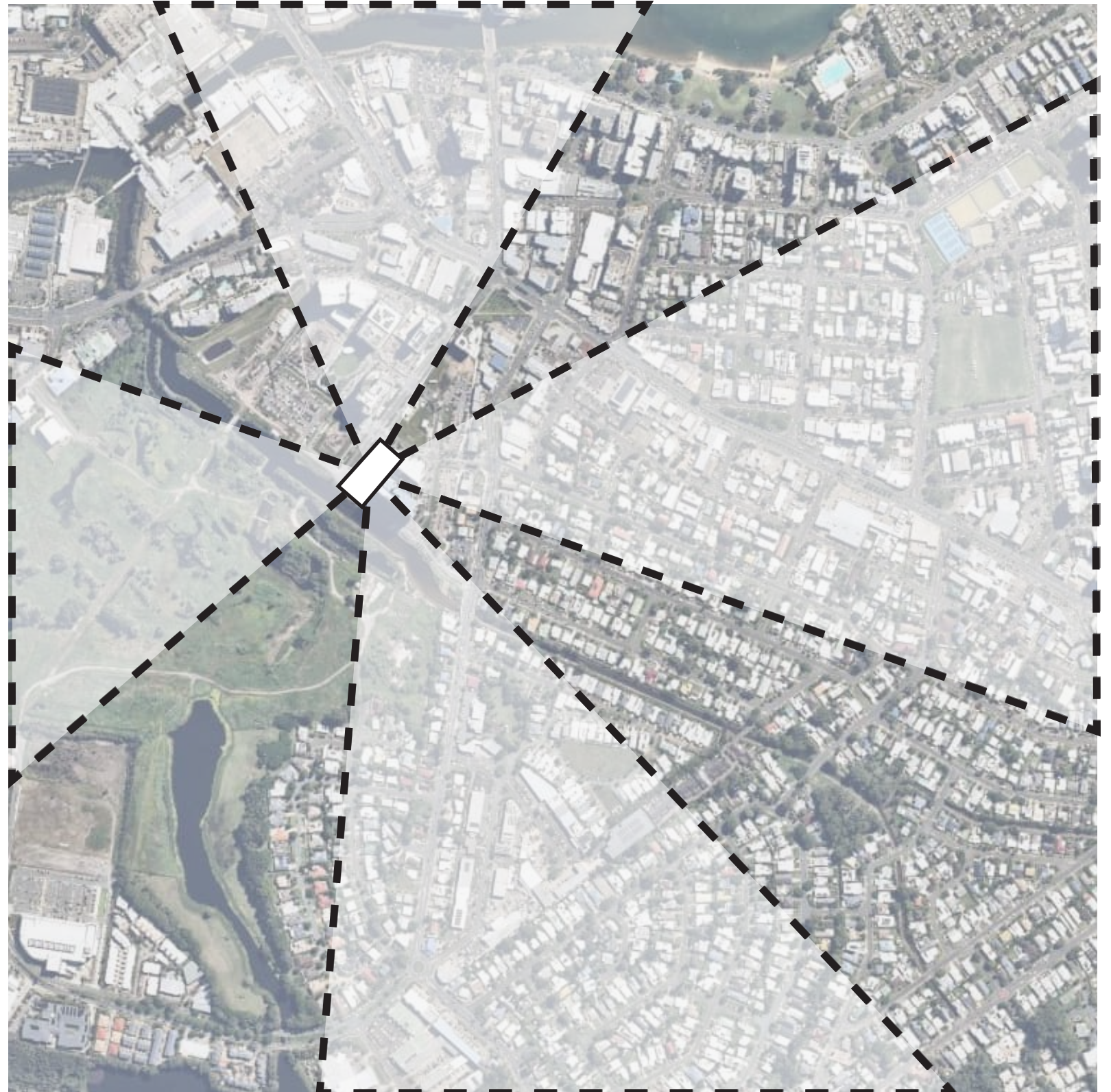


4: CAPTURE + FRAME VIEWS. CREATE VISTAS

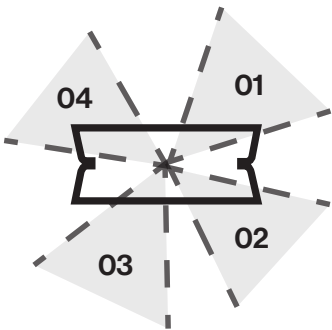
The building is designed to capture and maximise views for each apartment. Locating the communal recreation on the rooftop level ensures all residents can enjoy 360 degree views across the coast and Sunshine Coast hinterland.

Significant view corridors include :

- Marrochydore River
- Sunshine Coast Hinterland
- Cotton Tree and
- Maroochydore beach and the ocean beyond.



VIEWS + VISTAS



01 - MAROOCHYDORE RIVER



02 - MAROOCHYDORE BEACH



03 - HINTERLAND



04 - HINTERLAND



LEVEL 18



LEVEL 05 - PODIUM



SCC Design Principles

5: EXTENDING A NETWORK OF GREAT CORRIDORS

Located within the Maroochydore City Centre Priority Development Area, the development strengthens connections to the broader Sunshine Coast movement network and emerging city centre.

The site promotes walkability through direct pedestrian links and visual connections to the Maroochy River and coastline, while an activated streetscape incorporating subtropical landscaping, shade structures, and integrated public art enhances the pedestrian experience, encourages movement, and contributes to a vibrant and engaging public realm.



6: BE INSPIRED BY THE NATURAL/ BUILT ENVIRONMENT

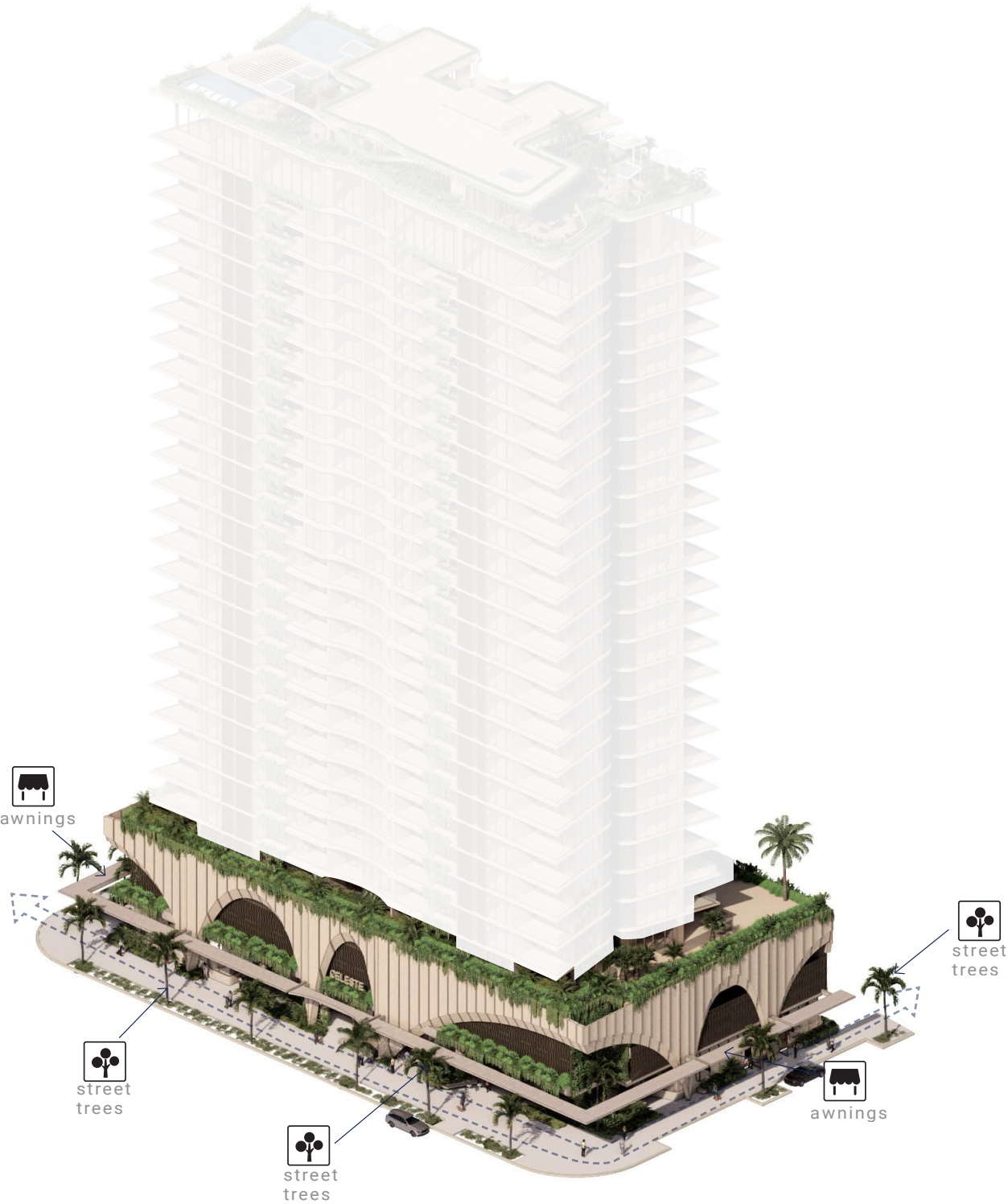
Taking cues from the beautiful country it sits on, the building is designed to mimic and reflect the sculptural shapes created in the water at Cotton Tree. A conceptual representation of the movement of water beneath a skipping rock, the feature facade utilises soft jumping voids to create joy and interest. Drawing on the natural colouring of the sand and light reflecting on the water, the building sits softly in the earth and environment.



7: SHADY STREETS, PEOPLE FIRST

A landscape-led streetscape enhances pedestrian comfort through the integration of substantial tree planting, particularly within public spaces between retail tenancies, creating shaded and sheltered areas for gathering and respite.

Additional street trees strengthen the green character of the public realm and contribute to urban cooling, while continuous awnings along tenancy frontages provide protection from sun and rain, supporting a comfortable, walkable, and people-focused streetscape.



SCC Design Principles

8: CREATE WELCOMING PLACES

An active and welcoming public realm contributes to a vibrant street life and encourages community interaction. Clearly defined residential lobbies provide legible and inviting entrances that enhance wayfinding and accessibility, while integrated tree planting creates comfortable, shaded gathering spaces that support social connection and ensure the development can be enjoyed by people of all ages and abilities.



9: RESILIENT PLACES, READY FOR CHANGE

The development is designed to remain relevant and adaptable over time through the use of durable, high-quality materials, flexible apartment layouts, and a diverse housing mix that can respond to changing lifestyles and household needs.

Multi-purpose rooms provide opportunities for evolving patterns of living and working, while future-ready infrastructure, including provisions for electric vehicle charging, supports emerging technologies. Resilient landscape species suited to local climatic conditions enhance long-term environmental performance, and a range of recreation spaces caters to the changing needs of a diverse resident community. Together, these elements create a robust and enduring development capable of adapting to future social, environmental, and technological change.



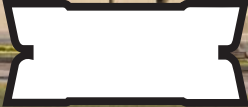
10: CREATE AND ADD VALUE

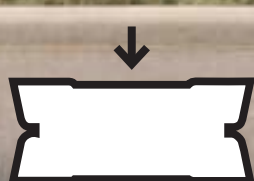
The development delivers lasting value through high-quality architecture, thoughtfully designed apartments, and generous recreation spaces that support long-term owner-occupancy and community stability. A diverse housing mix responds to the evolving needs of the growing Maroochydore community, while enduring design quality fosters a strong sense of pride, identity, and place.

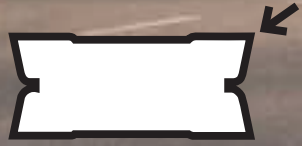
Together, these elements contribute to a resilient and desirable neighbourhood that will continue to provide value for residents, the community, and the city over time.

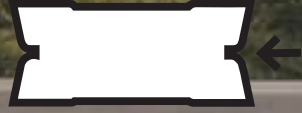


OUR VISION

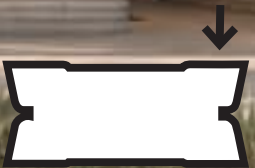






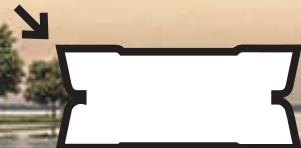












THE PLANS

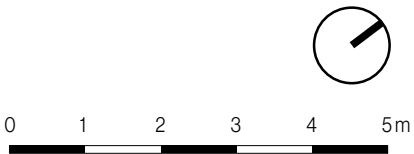
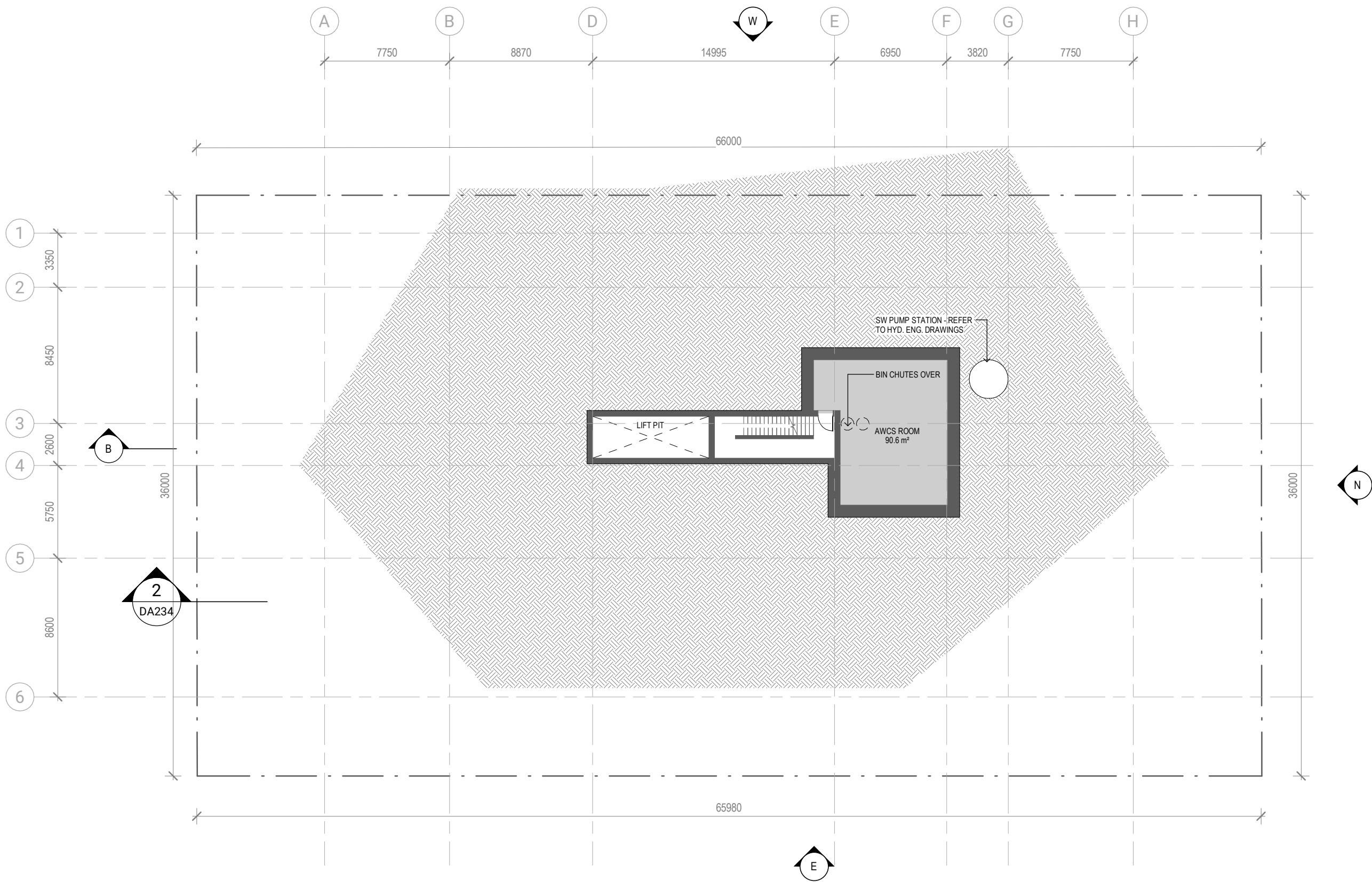
47

THE PLANS

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Our Solution

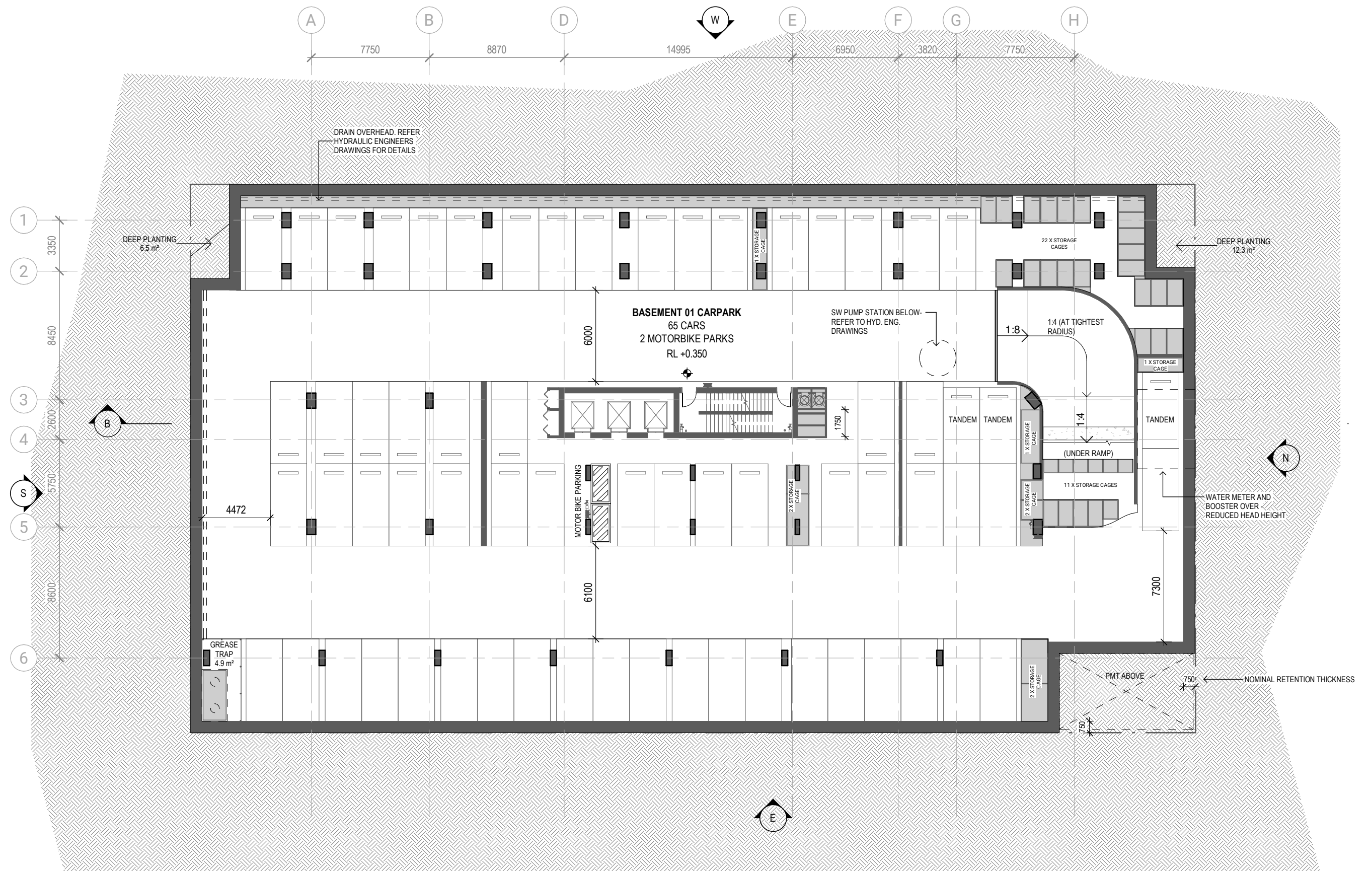
CONCEPT PLAN - BASEMENT 02



SCALE 1:250 @ A3 SIZE

Our Solution

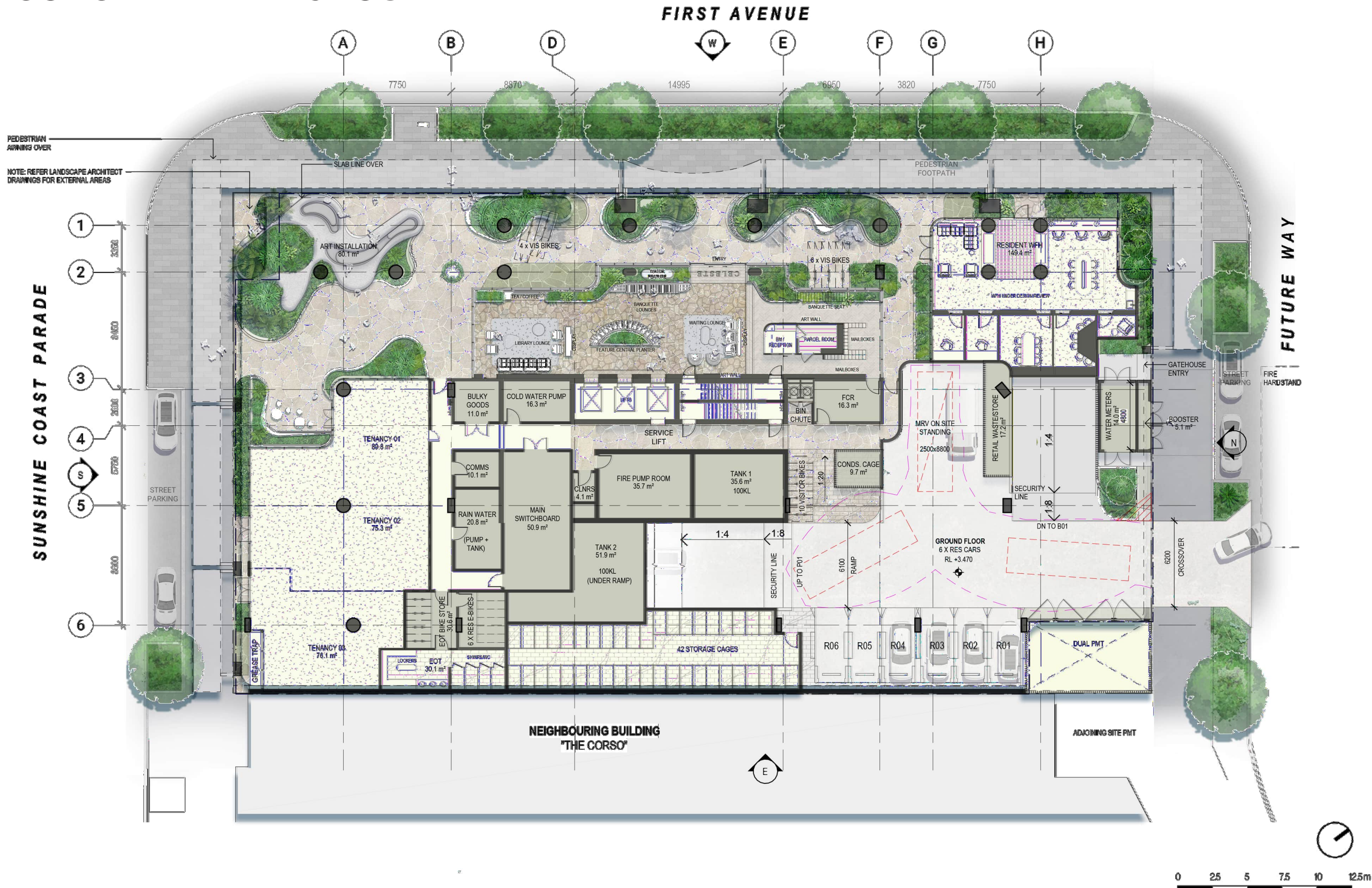
CONCEPT PLAN - BASEMENT 01



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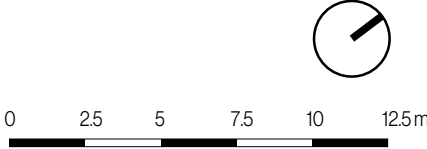
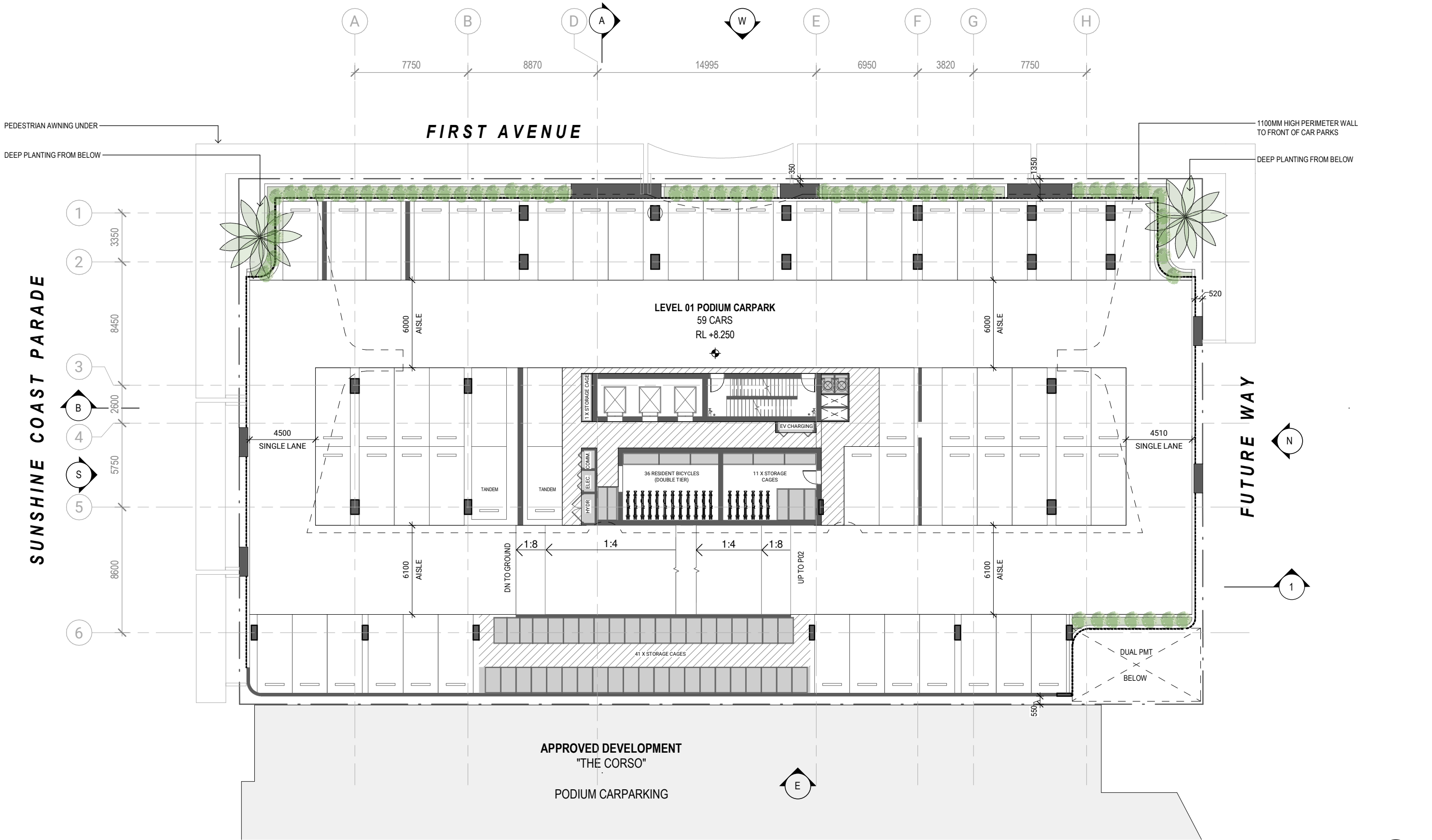
Our Solution

CONCEPT PLAN - GROUND



Our Solution

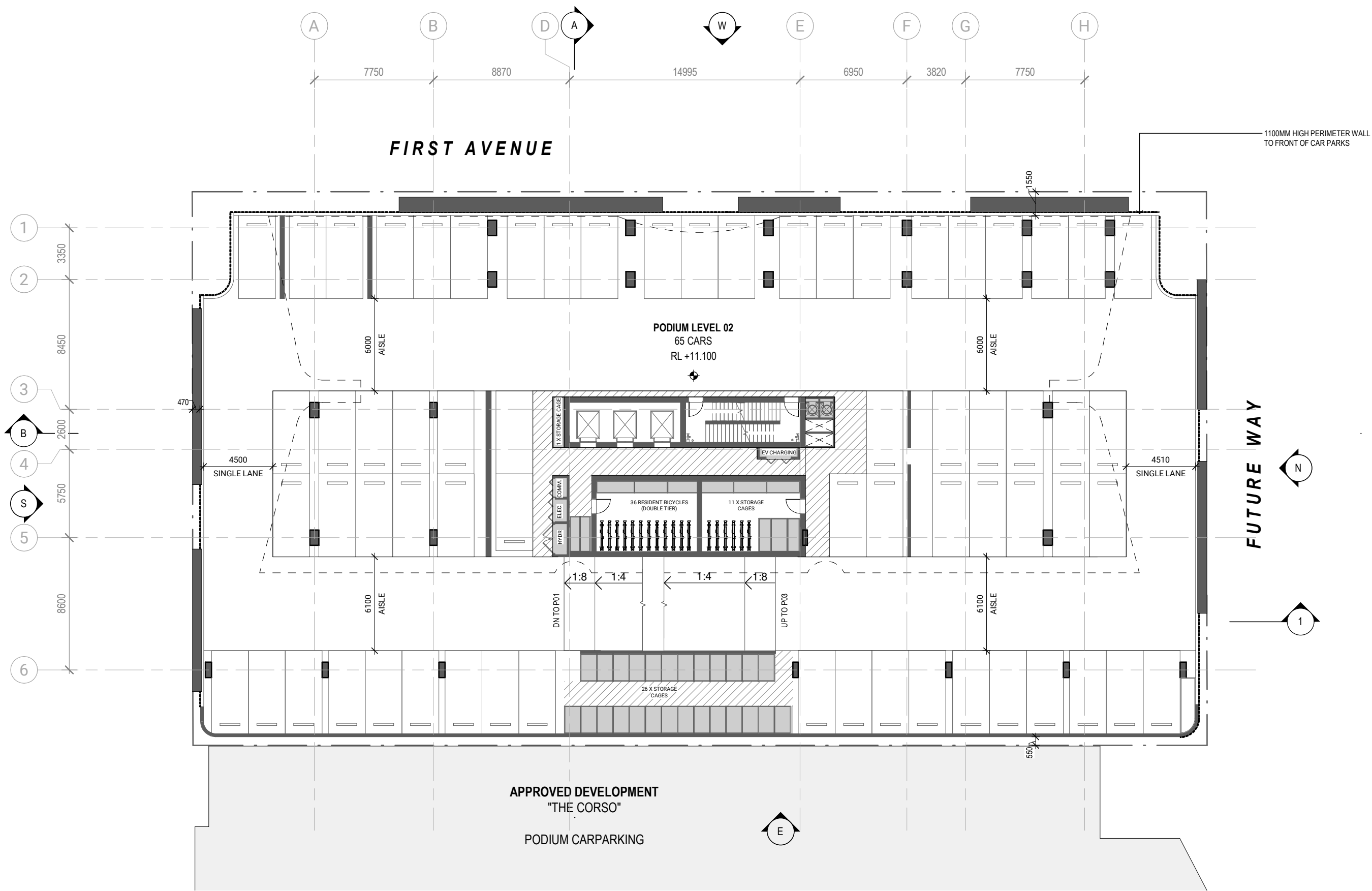
CONCEPT PLAN - PODIUM LEVEL 01



Our Solution

CONCEPT PLAN - PODIUM LEVEL 02

SUNSHINE COAST PARADE



SCALE 1:250 @ A3 SIZE

Our Solution



Our Solution

CONCEPT PLAN - LEVEL 04 - PODIUM RESIDENTIAL

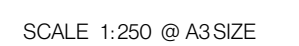
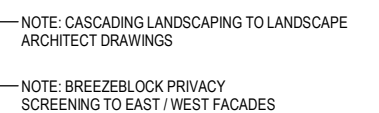
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THE PLANS

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Our Solution



Our Solution

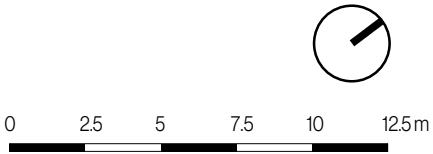
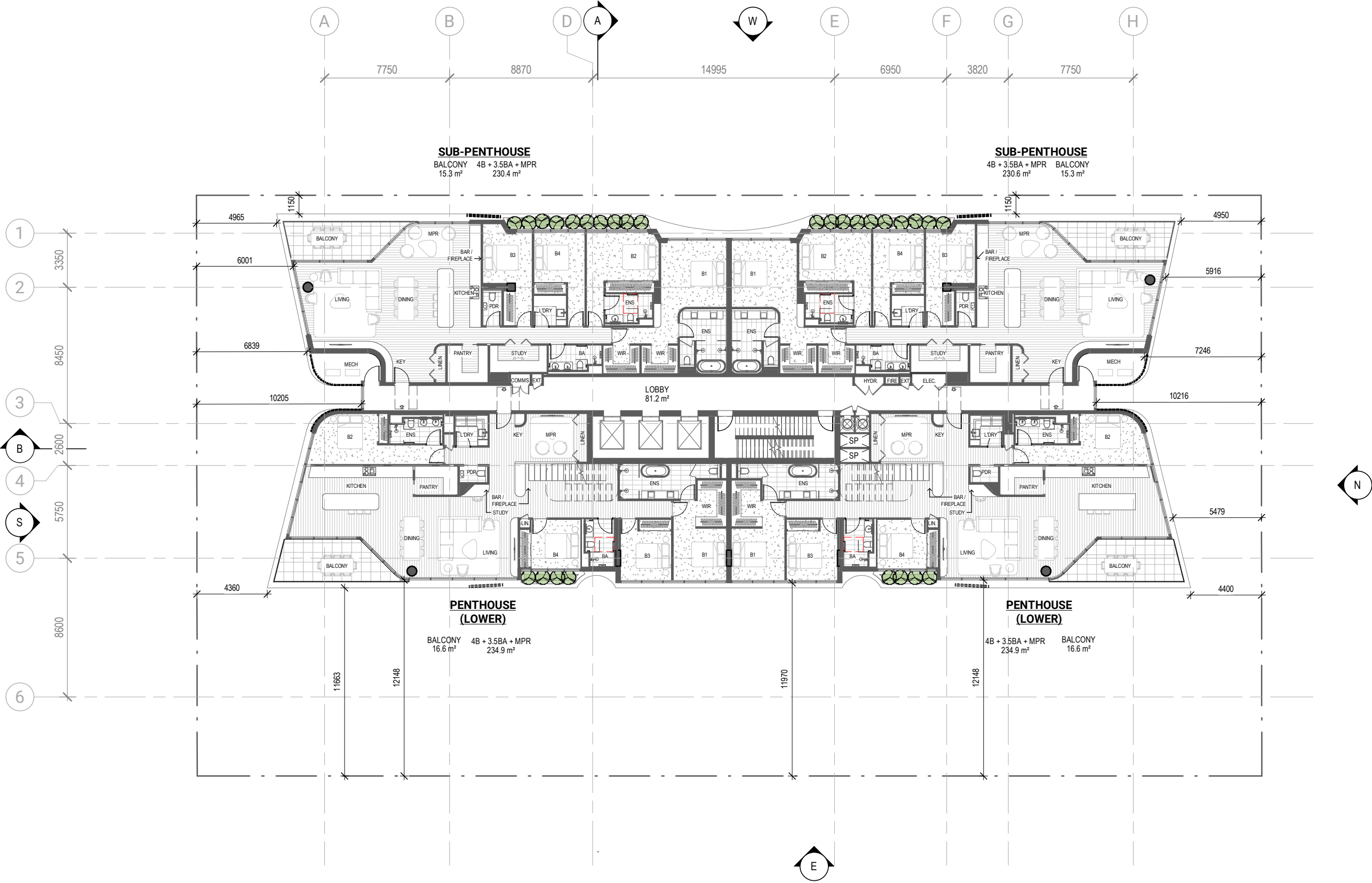
CONCEPT PLAN - UPPER TYPICAL (L16 - 27)



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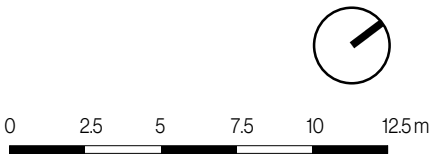
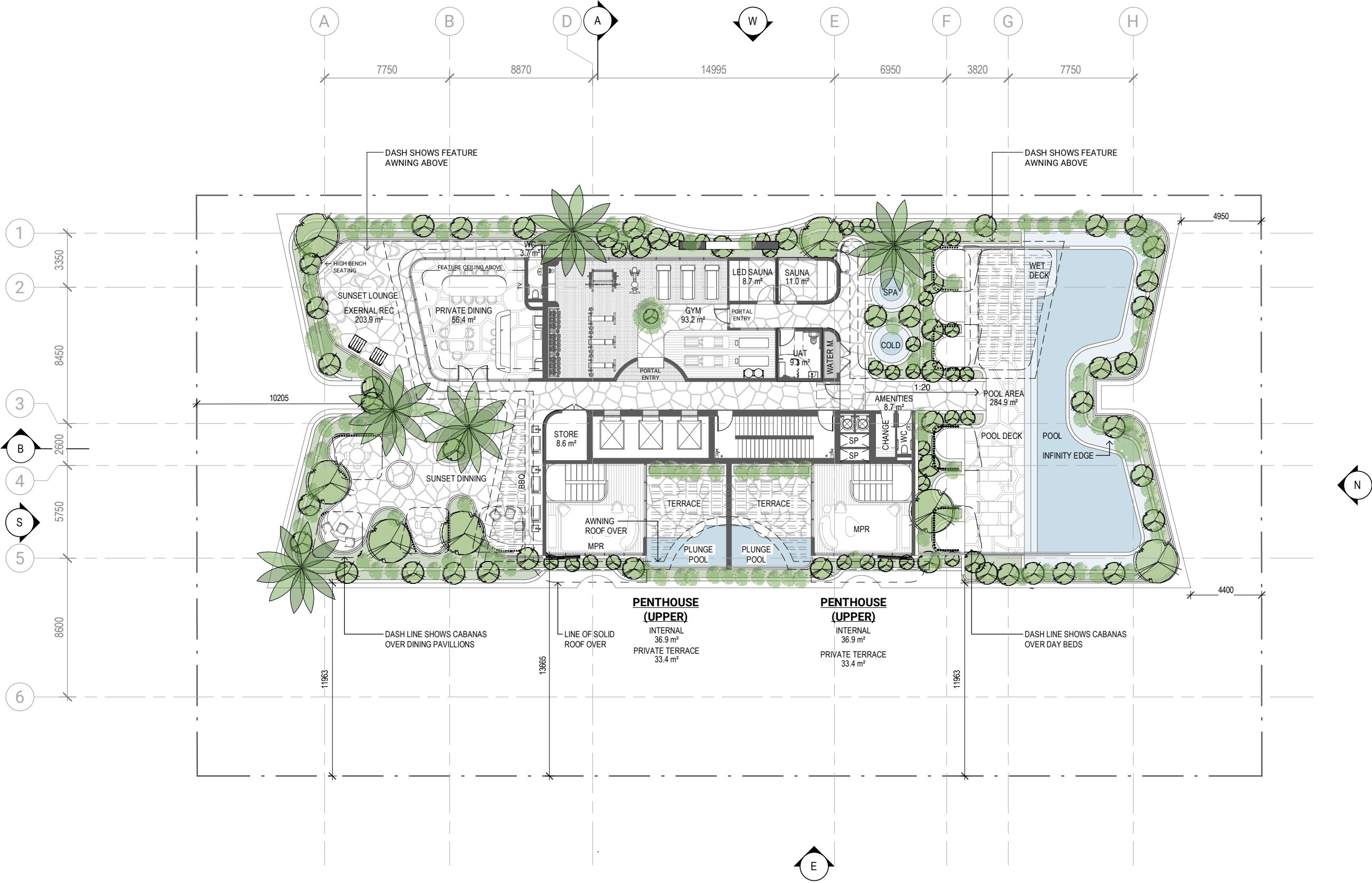
Our Solution

CONCEPT PLAN - LEVEL 28 - PENTHOUSE



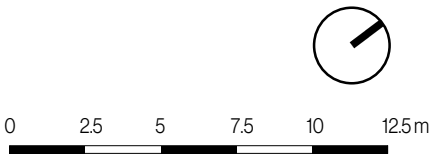
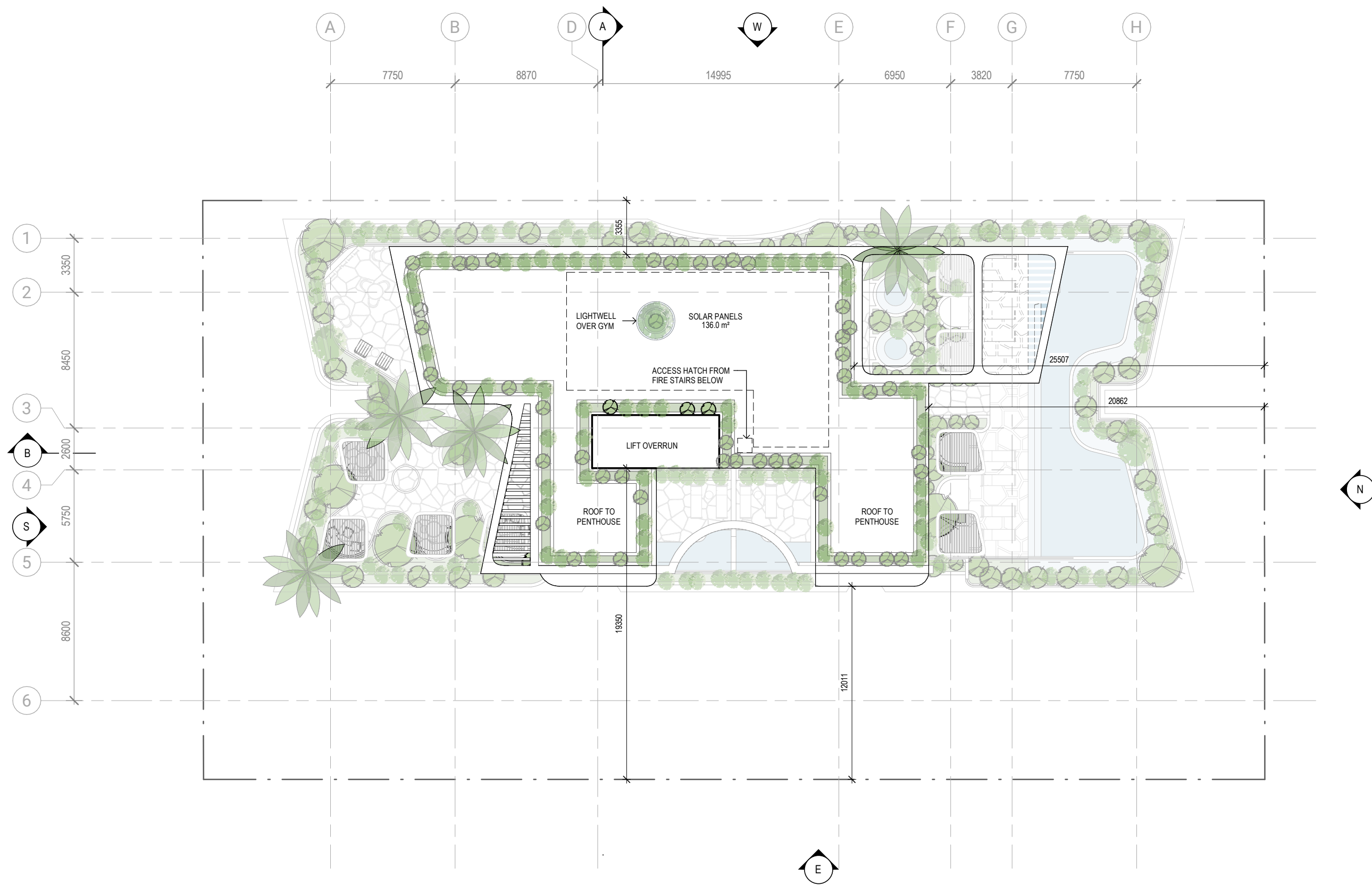
Our Solution

CONCEPT PLAN - LEVEL 29 - ROOFTOP RECREATION



Our Solution

CONCEPT PLAN - ROOF PLAN



Our Solution

ELEVATIONS - WEST

60

THE ELEVATIONS

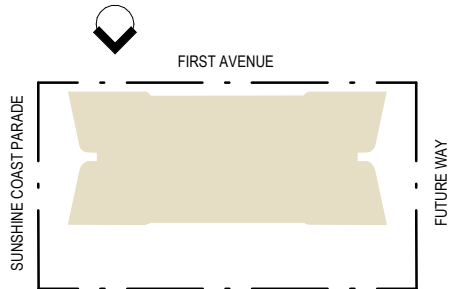
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DA ELEVATION - WEST

SCALE 1:500 @ A3

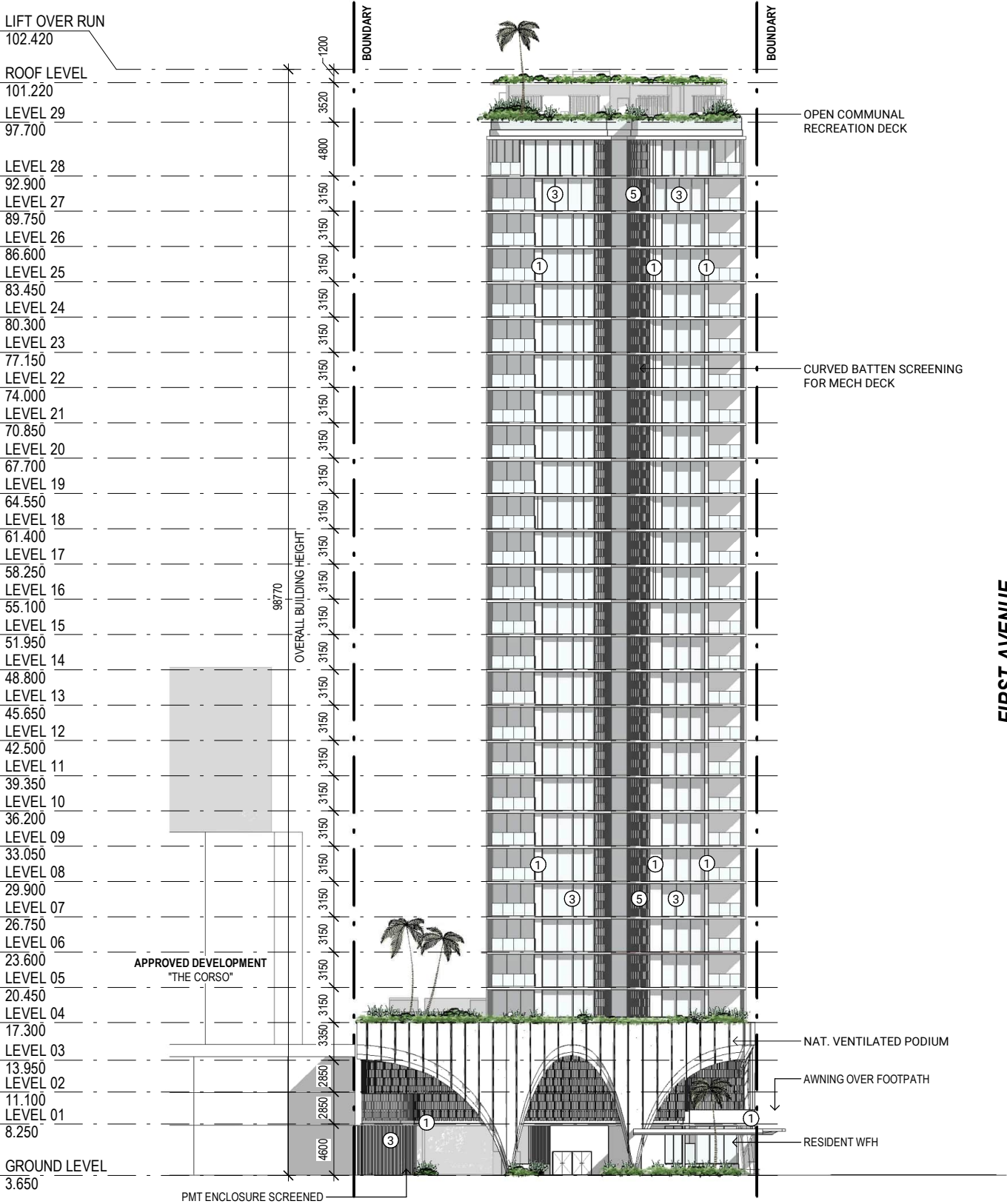
- ① WARM PAINTED CONCRETE
- ② PRECAST CONCRETE
- ③ TINTED GLAZING WITH BRONZE POWDERCOAT MULLIONS
- ④ LIGHT SLIM BRICKS
- ⑤ DARK SCREENING THAT REPLICATES HIT + MISS BRICKS



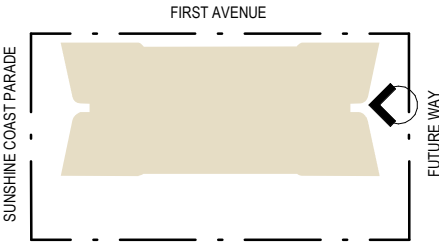
1:500 @ A3 SIZE

Our Solution

ELEVATIONS - NORTH



- ① WARM PAINTED CONCRETE
- ② PRECAST CONCRETE
- ③ TINTED GLAZING WITH BRONZE POWDERCOAT MULLIONS
- ④ LIGHT SLIM BRICKS
- ⑤ DARK SCREENING THAT REPLICATES HIT + MISS BRICKS



1:500 @ A3 SIZE

DA ELEVATION - NORTH

SCALE 1:500 @ A3

Our Solution

ELEVATIONS - EAST

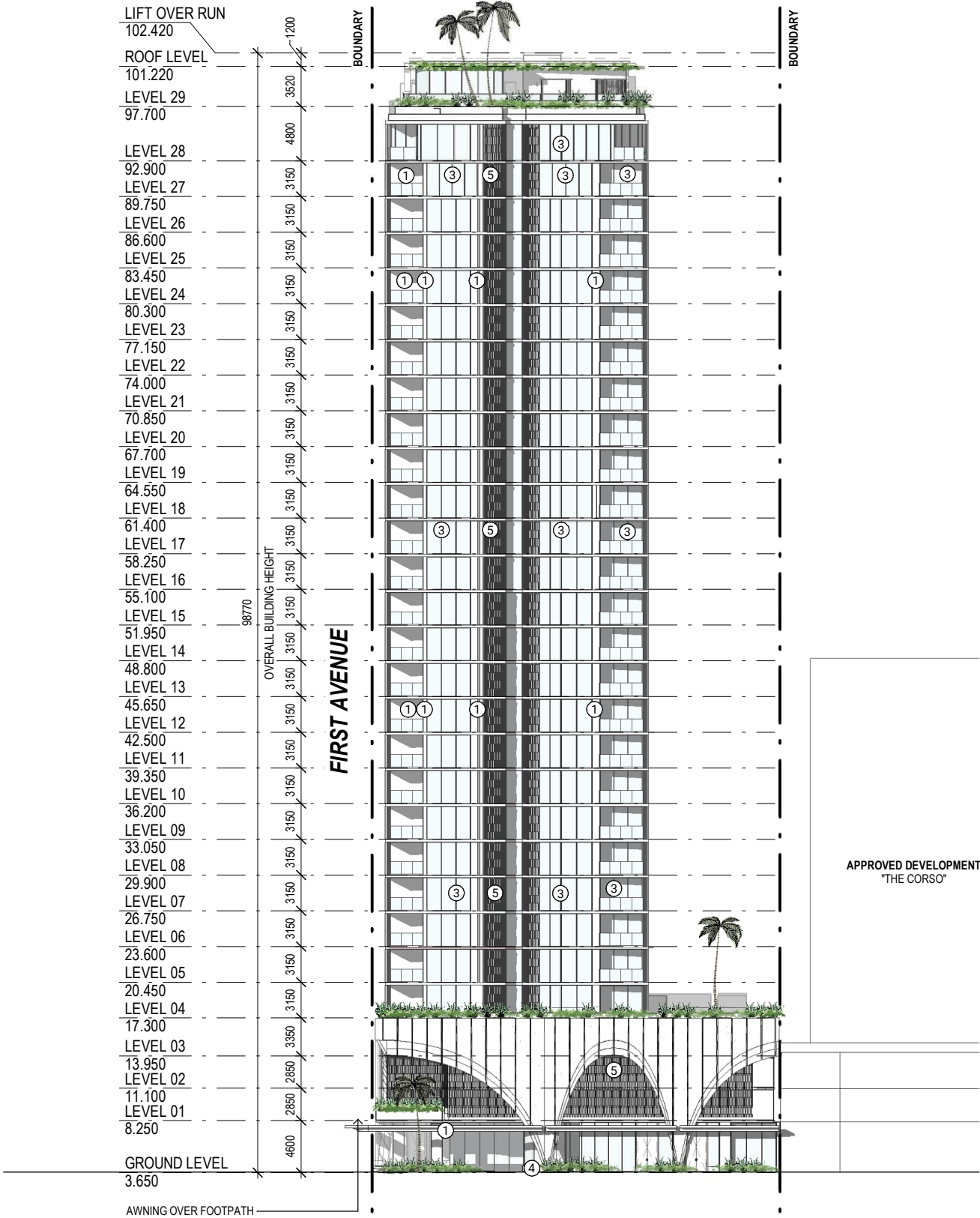


DA ELEVATION - EAST

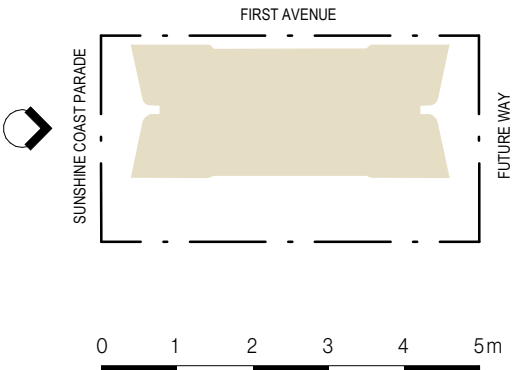
SCALE 1:500 @ A3

Our Solution

ELEVATIONS - SOUTH

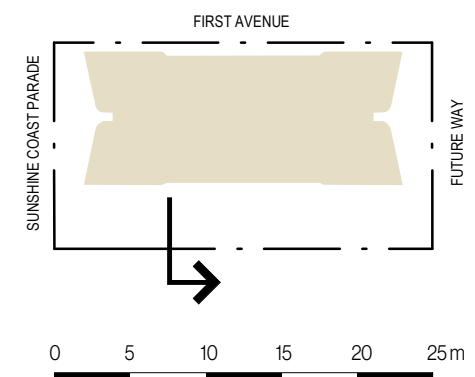


- ① WARM PAINTED CONCRETE
- ② PRECAST CONCRETE
- ③ TINTED GLAZING WITH BRONZE POWDERCOAT MULLIONS
- ④ LIGHT SLIM BRICKS
- ⑤ DARK SCREENING THAT REPLICATES HIT + MISS BRICKS

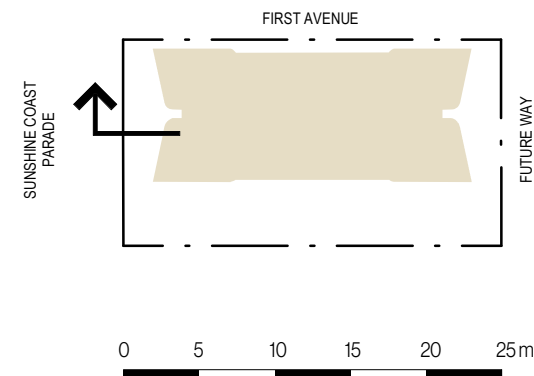


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THE PLANS



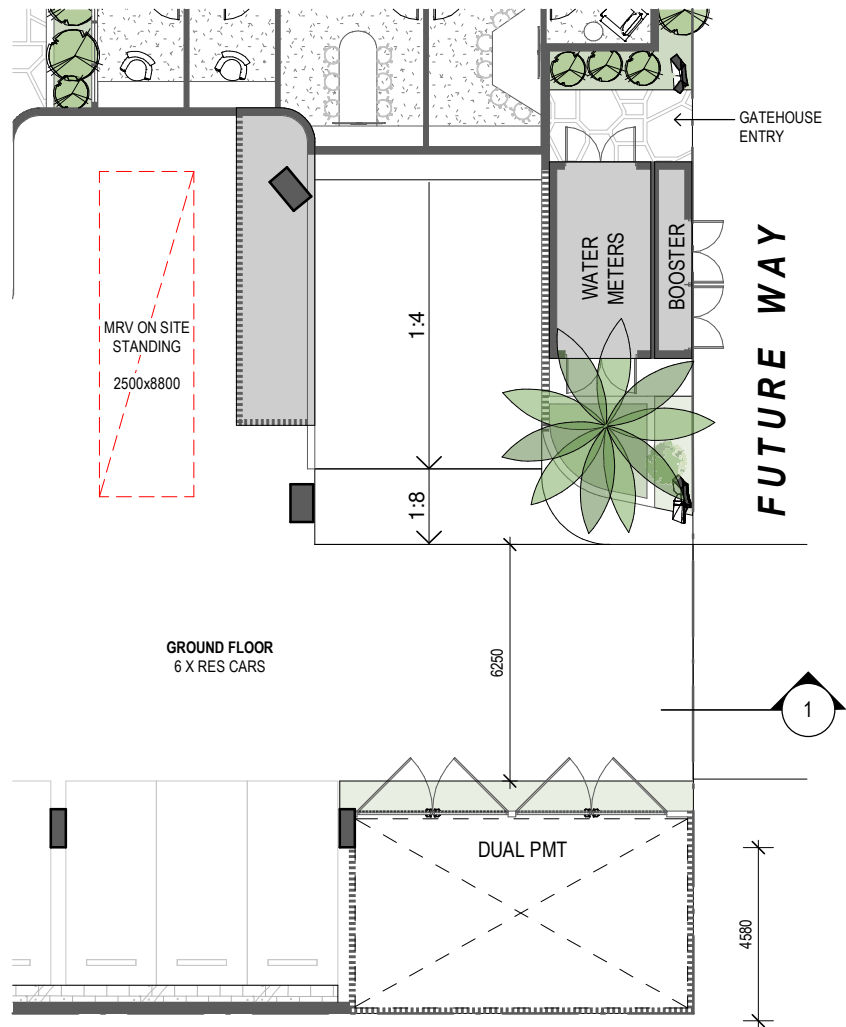
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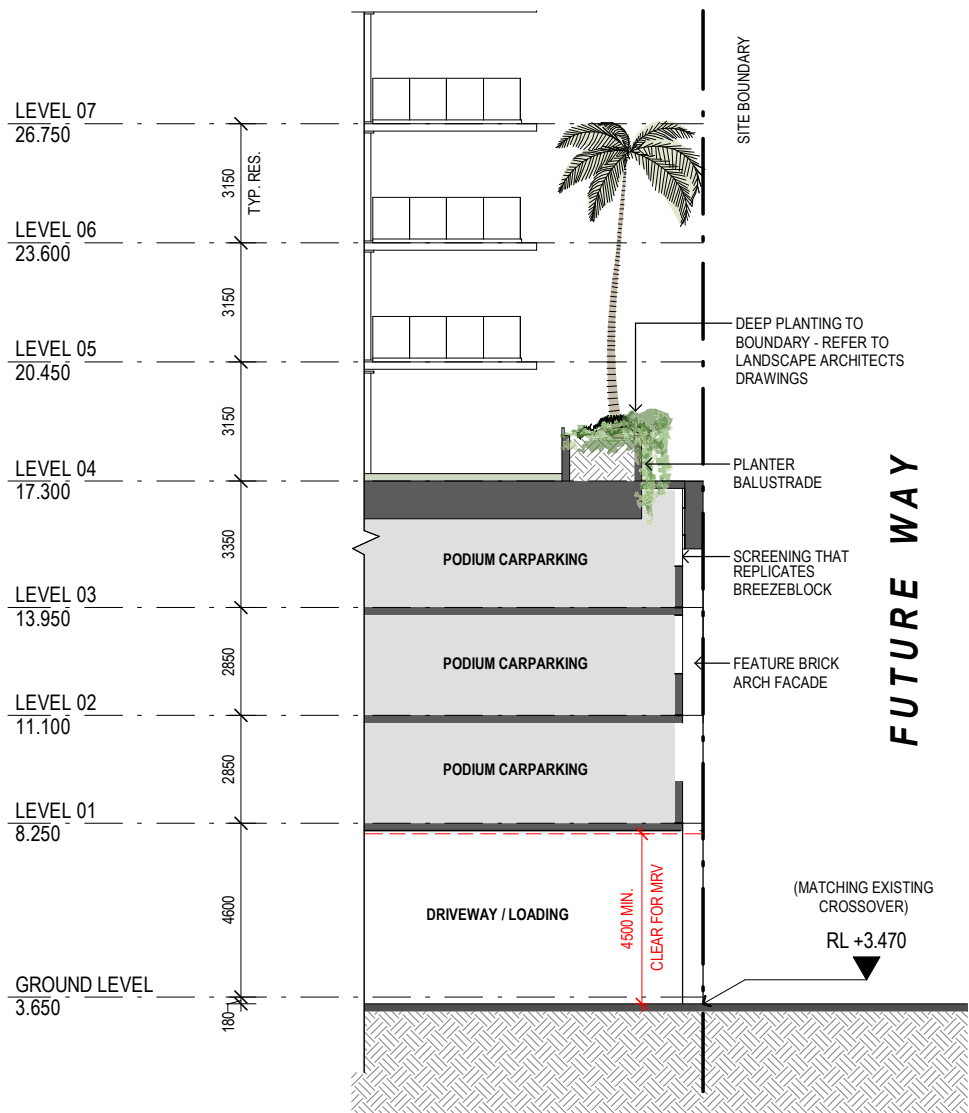
Our Solution

BOUNDARY INTERFACE SECTION

66 THE PLANS



DETAIL PLAN - EAST - CROSSOVER
SCALE 1:200 @ A3



DETAIL SECTION 1 - EAST - CROSSOVER
SCALE 1:200 @ A3



SCALE 1:200 @ A3 SIZE

THE ANALYSIS

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THE ANALYSIS

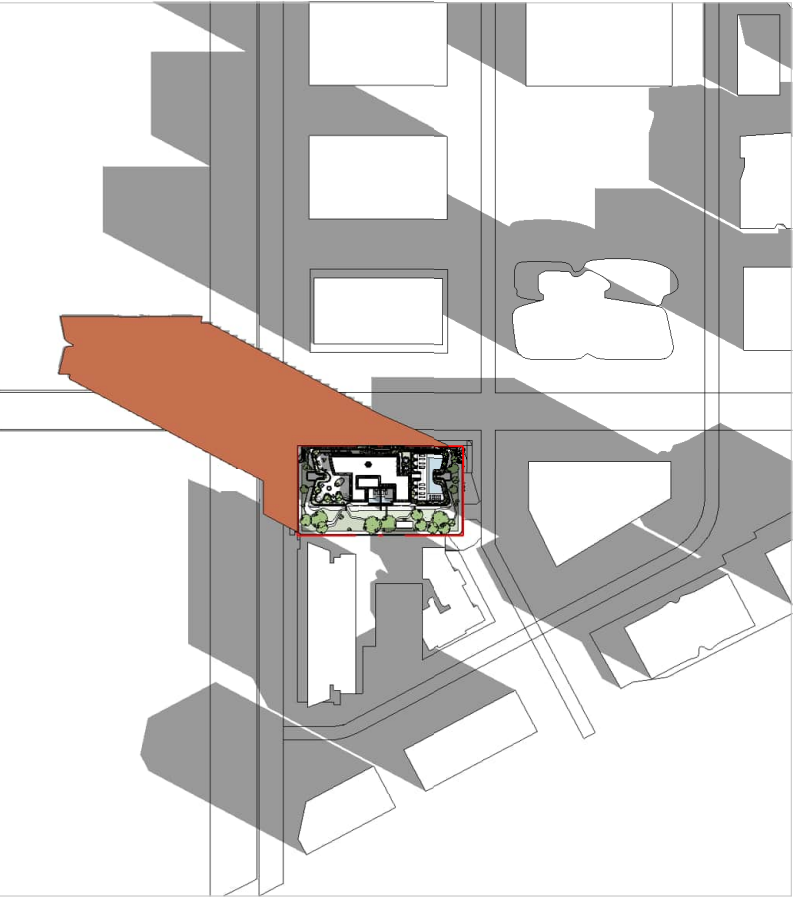
PLUS STUDIO

Our Solution

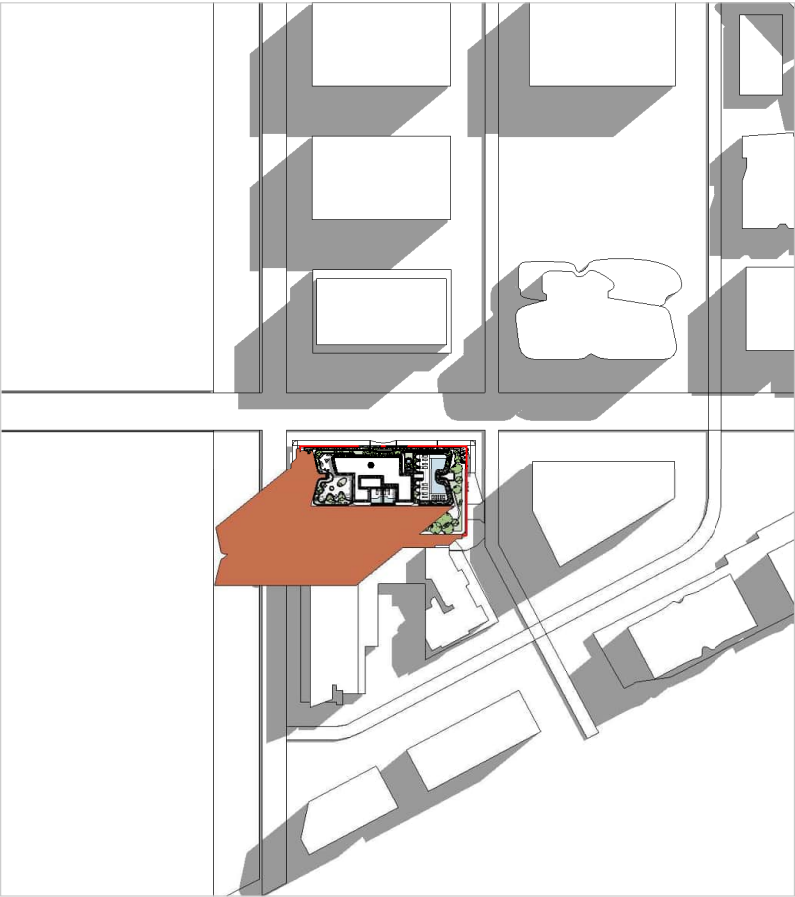
SHADOW STUDY - AUTUMN EQUINOX

PROPOSED DEVELOPMENT
SHADOW

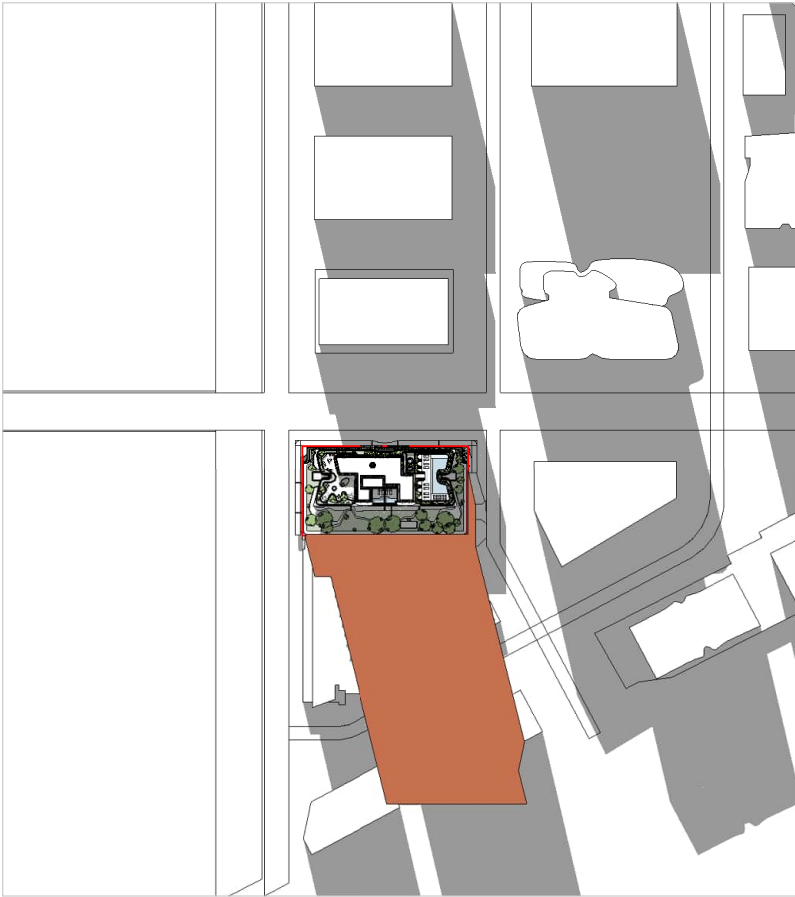
NEIGHBOURING CONTEXTUAL
SHADOW



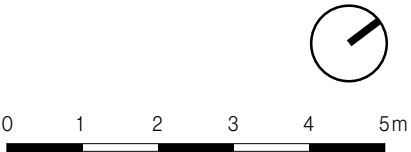
AUTUMN EQUINOX | 9 am
21 MARCH 2026



AUTUMN EQUINOX | 12 pm
21 MARCH 2026



AUTUMN EQUINOX | 3 pm
21 MARCH 2026

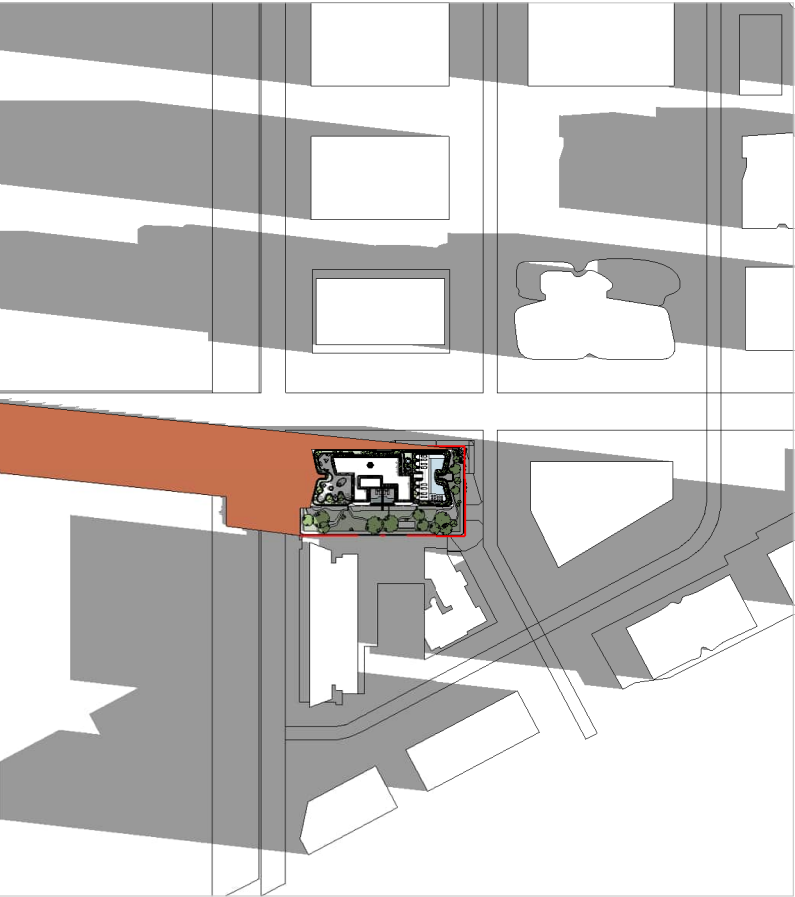


Our Solution

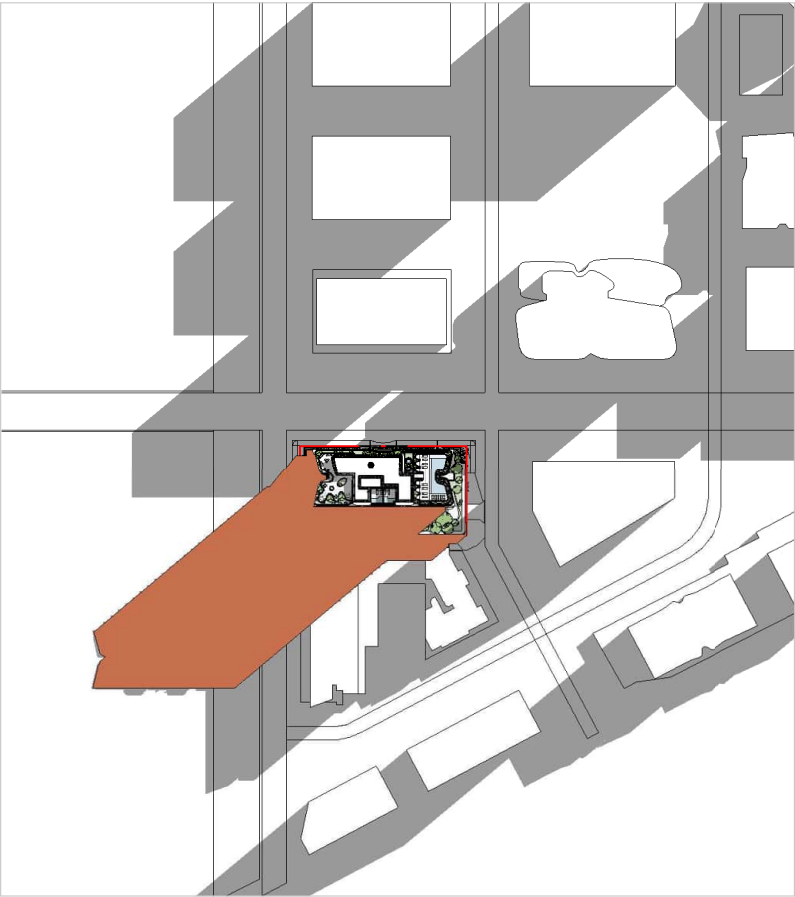
SHADOW STUDY - WINTER SOLSTICE

PROPOSED DEVELOPMENT
SHADOW

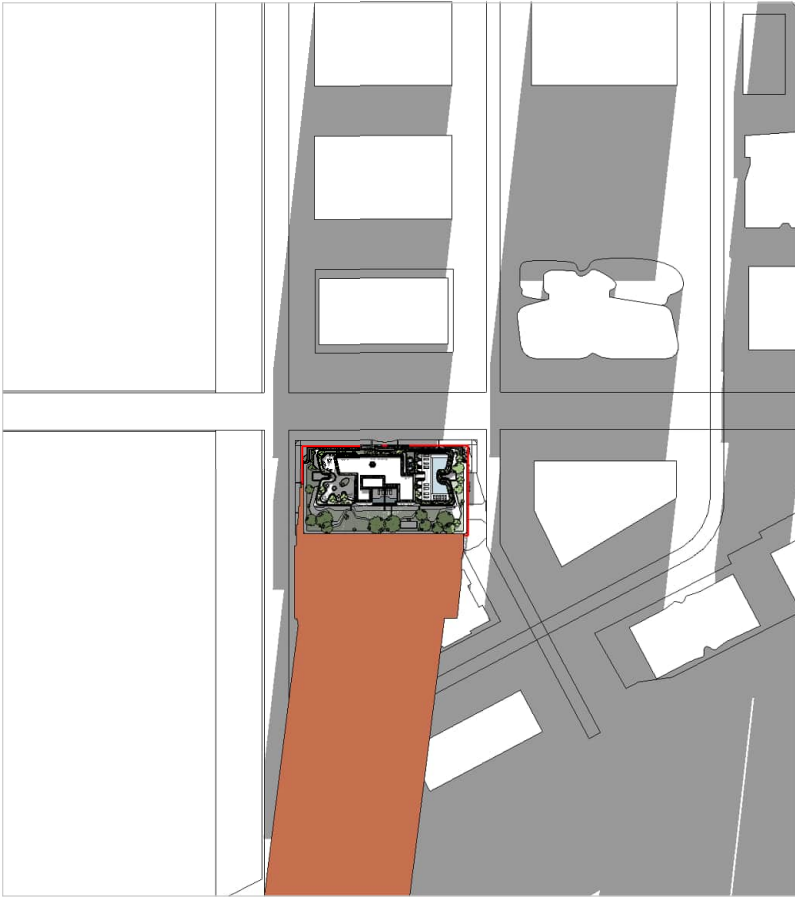
NEIGHBOURING CONTEXTUAL
SHADOW



WINTER SOLSTICE | 9 am
21 JUNE 2026



WINTER SOLSTICE | 12 pm
21 JUNE 2026



WINTER SOLSTICE | 3 pm
21 JUNE 2026

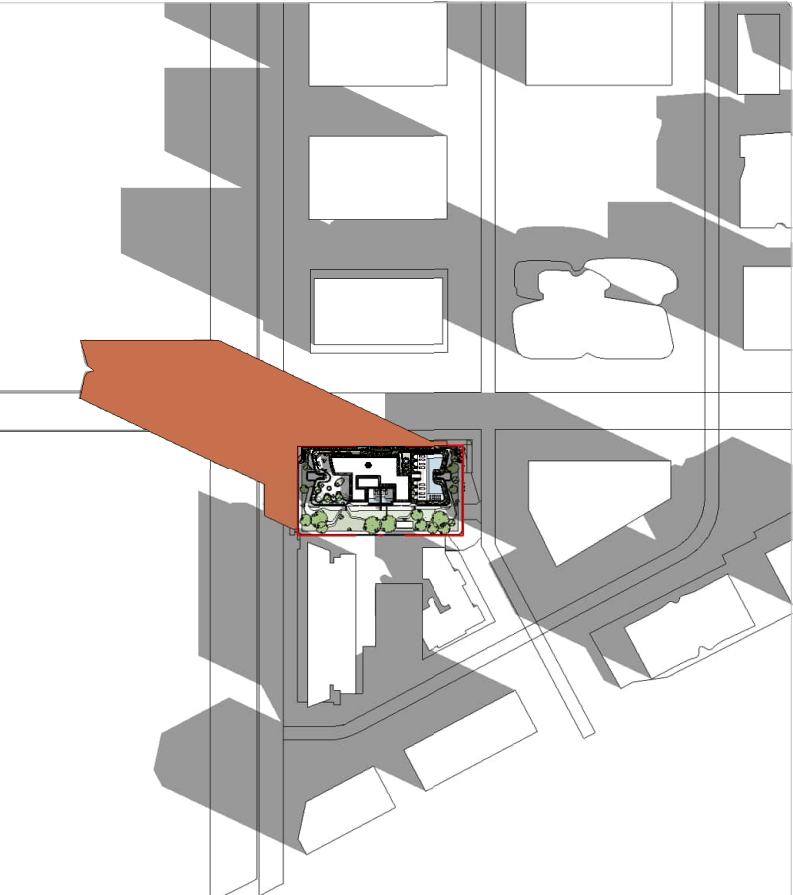
Our Solution

SHADOW STUDY - SPRING EQUINOX

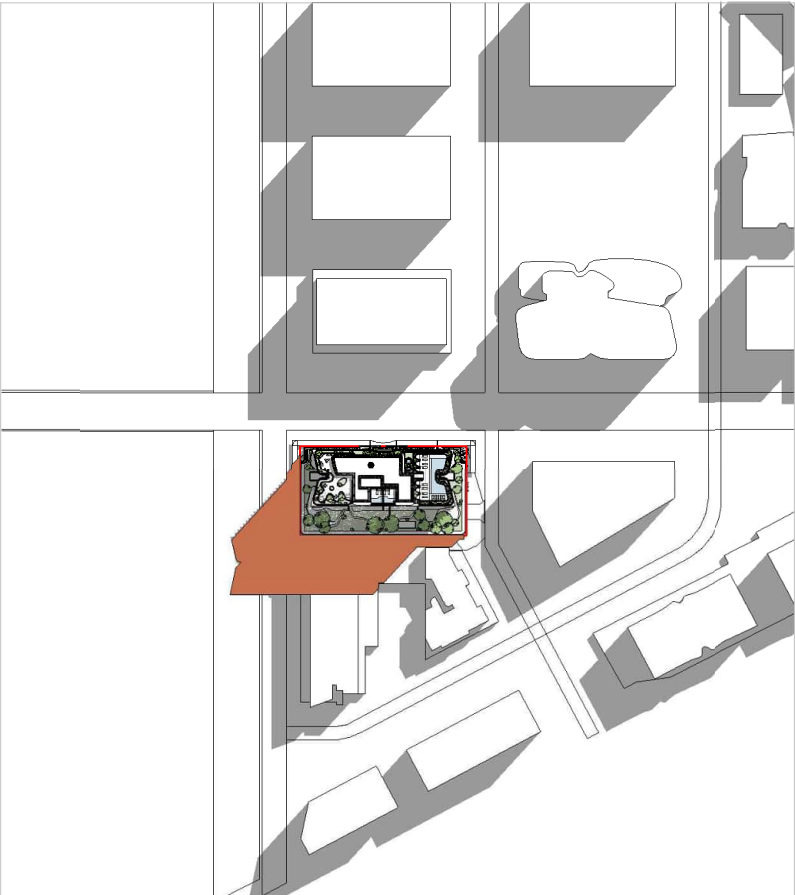
PROPOSED DEVELOPMENT
SHADOW

NEIGHBOURING CONTEXTUAL
SHADOW

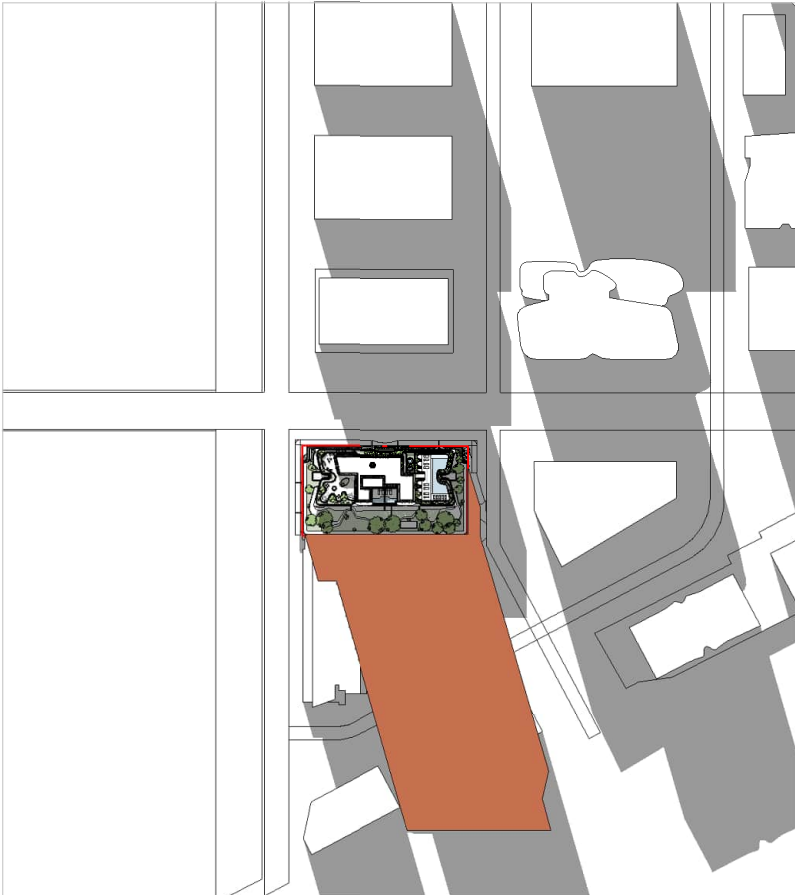
70
THE ANALYSIS



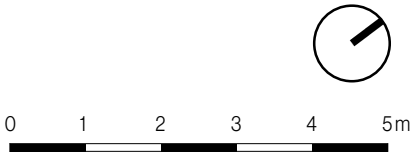
SPRING EQUINOX | 9 am
23 SEPTEMBER 2026



SPRING EQUINOX | 12 pm
23 SEPTEMBER 2026



SPRING EQUINOX | 3 pm
23 SEPTEMBER 2026

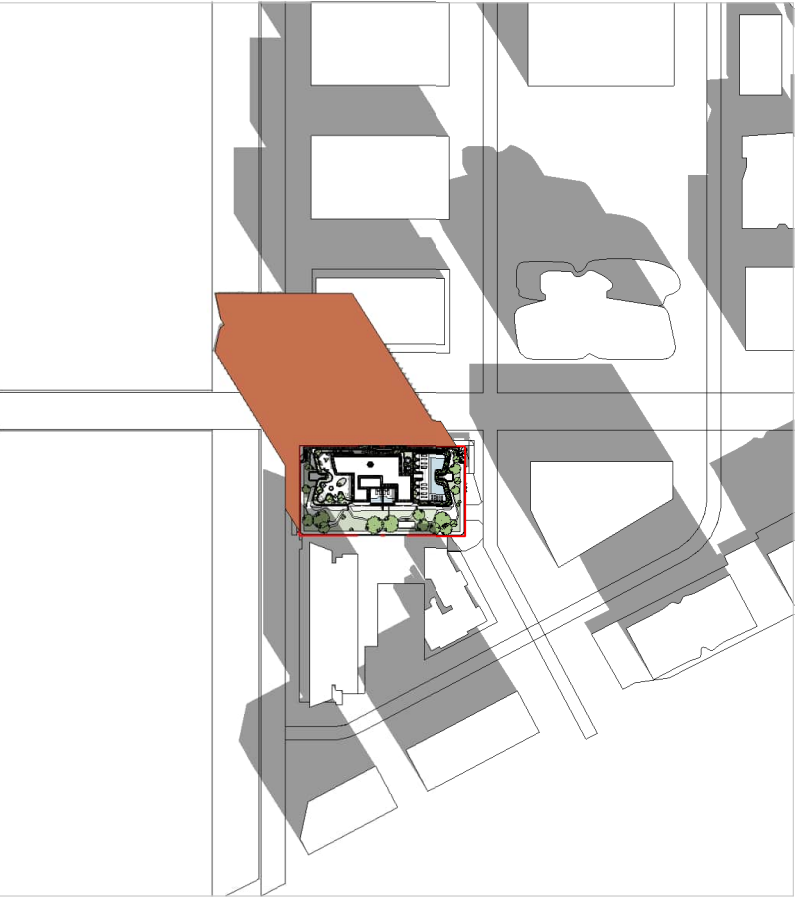


Our Solution

SHADOW STUDY - SUMMER SOLSTICE

PROPOSED DEVELOPMENT
SHADOW

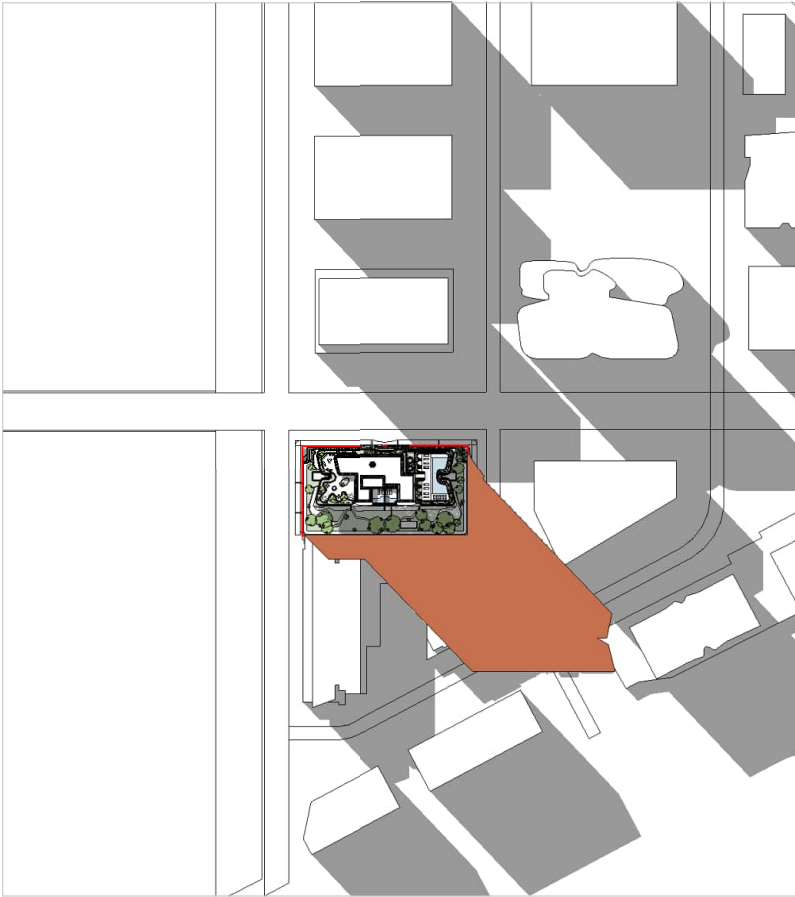
NEIGHBOURING CONTEXTUAL
SHADOW



SUMMER SOLSTICE | 9 am
22 DECEMBER 2026



SUMMER SOLSTICE | 12 pm
22 DECEMBER 2026

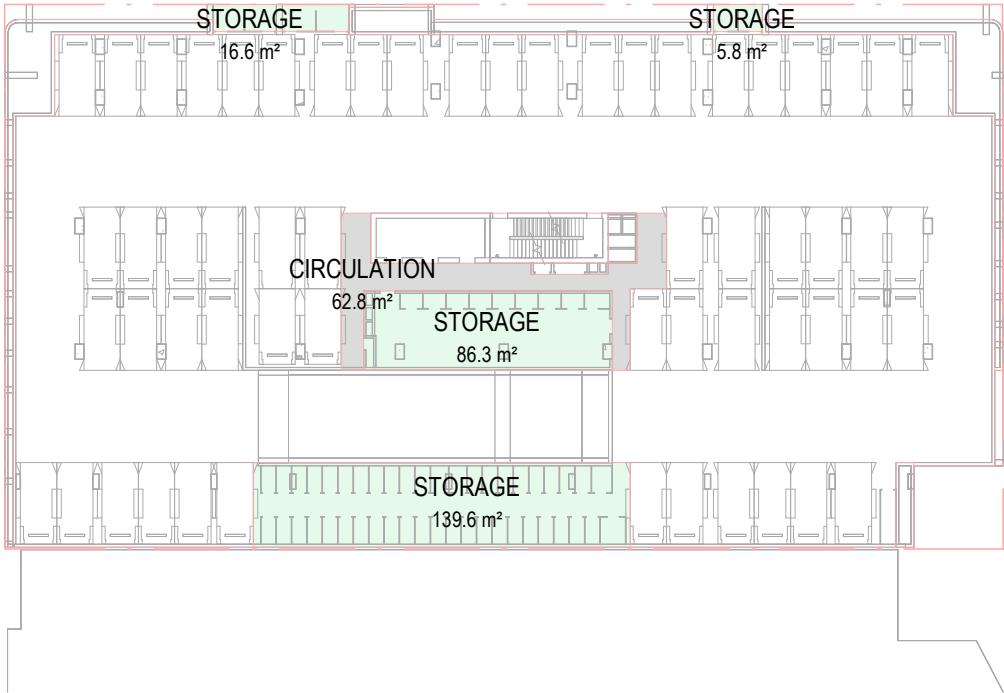


SUMMER SOLSTICE | 3 pm
22 DECEMBER 2026

Our Solution

GFA + SITE COVER - LEVEL 01

GFA PLAN



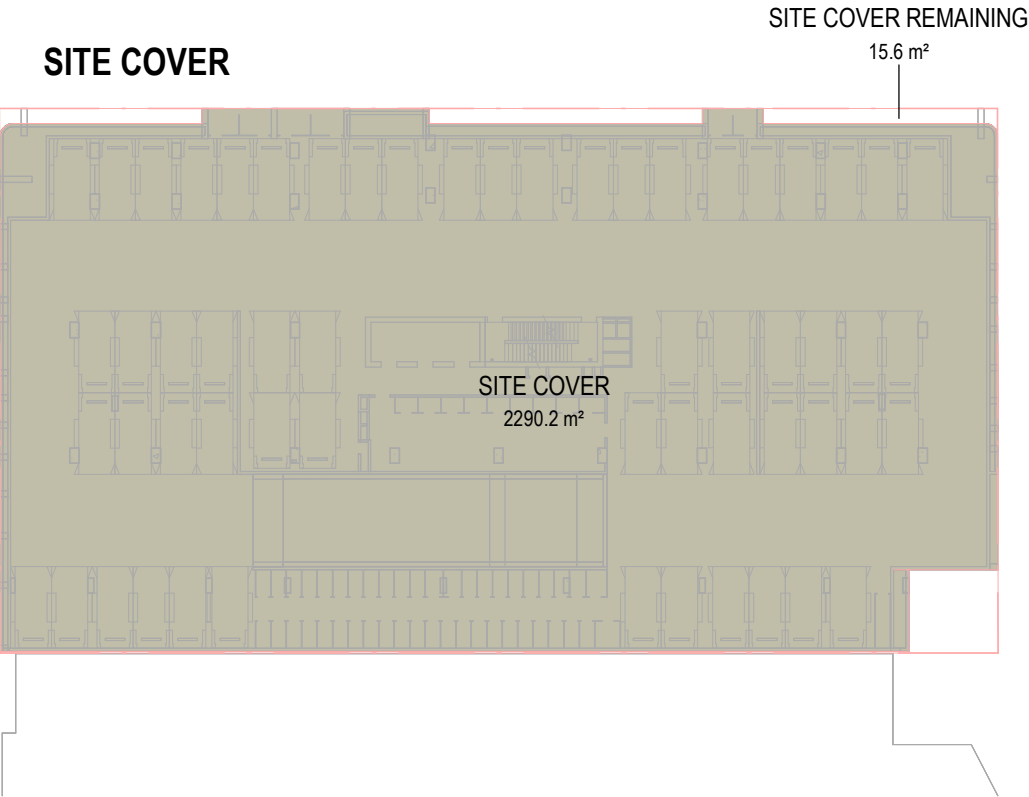
AREA TYPE DESCRIPTION	AREA
CIRCULATION	62.8 m²
STORAGE	248.3 m²
TOTAL GFA	311.1 m²

***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.**

SITE COVER



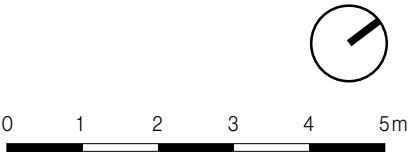
AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER	2290.2 m²	99%
SITE COVER REMAINING	15.6 m²	1%
TOTAL SITE COVER	2305.8 m²	

***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:

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- EAVES AND SUN SHADING DEVICES.

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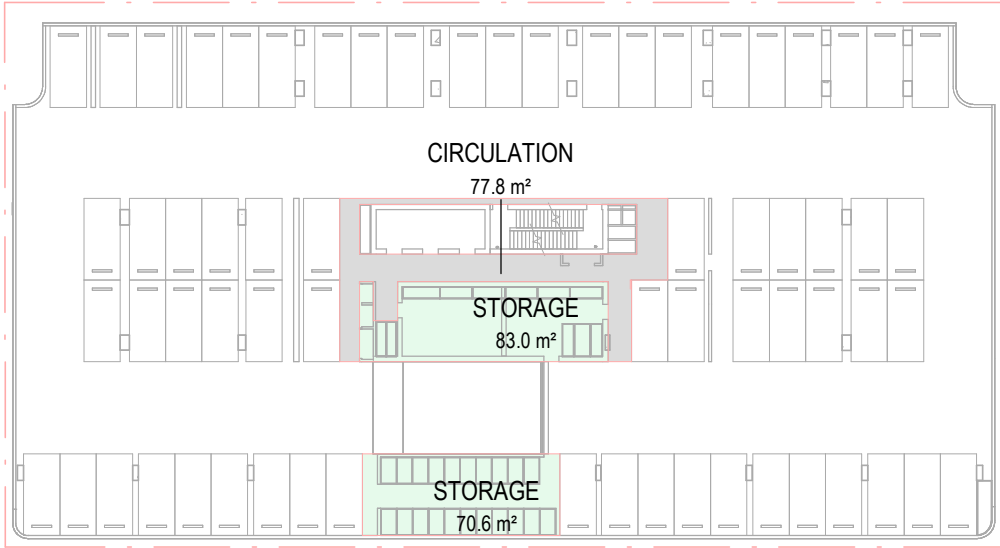


1:500 @ A3 SIZE

Our Solution

GFA + SITE COVER - LEVELS 02 - 03

GFA PLAN



AREA TYPE DESCRIPTION	AREA
CIRCULATION	77.8 m²
STORAGE	153.6 m²
TOTAL GFA	231.4 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:

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SITE COVER



AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER	2190.6 m²	92%
SITE COVER REMAINING	185.4 m²	8%
TOTAL SITE COVER	2376.0 m²	

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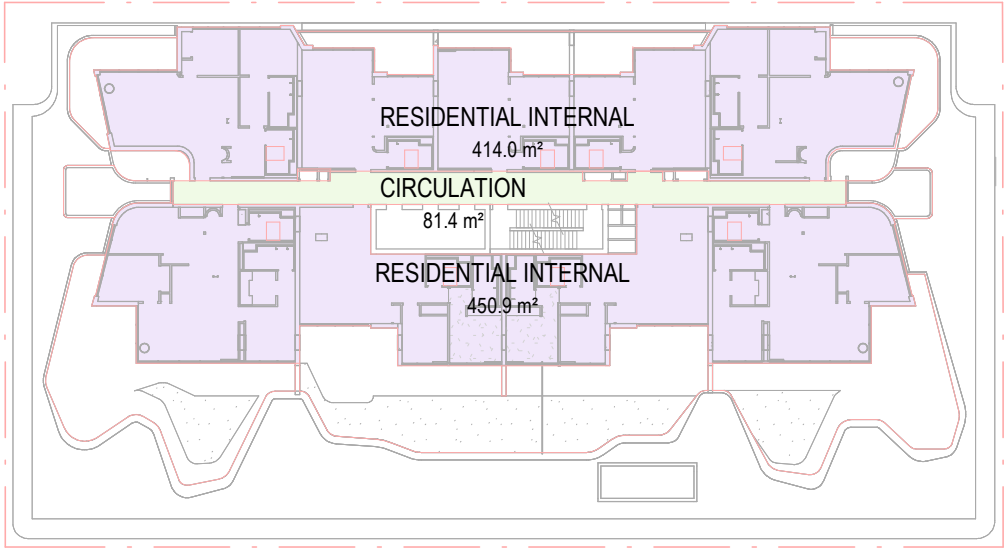


1:500 @ A3 SIZE

Our Solution

GFA + SITE COVER - LEVEL 04

GFA PLAN



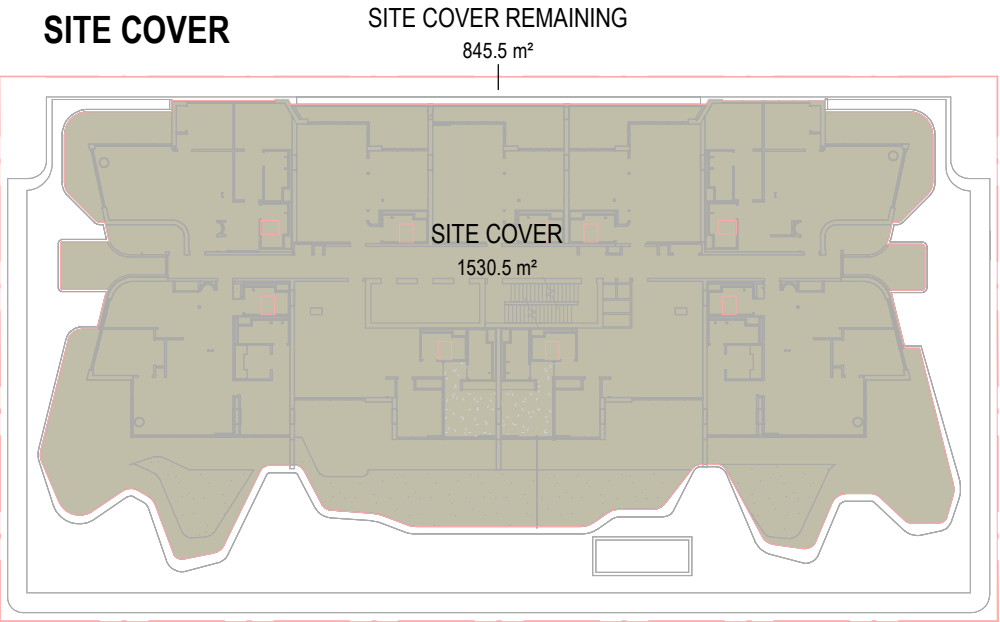
AREA TYPE DESCRIPTION	AREA
CIRCULATION	81.4 m²
RESIDENTIAL INTERNAL	864.9 m²
TOTAL GFA: 3	946.3 m²

***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:

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****AREAS ARE APPROXIMATE AND WILL BE SUBJECT TO CHANGE.**

SITE COVER



AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER	1530.5 m²	64%
SITE COVER REMAINING	845.5 m²	36%
TOTAL SITE COVER	2376.0 m²	

***SITE COVER**
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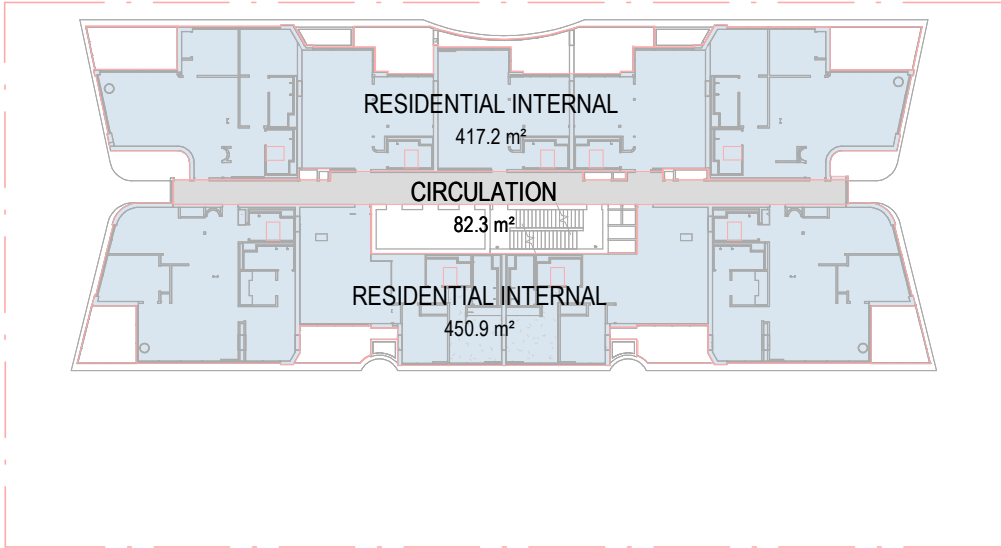


1:500 @ A3 SIZE

Our Solution

GFA + SITE COVER - LEVELS 05-15

GFA PLAN



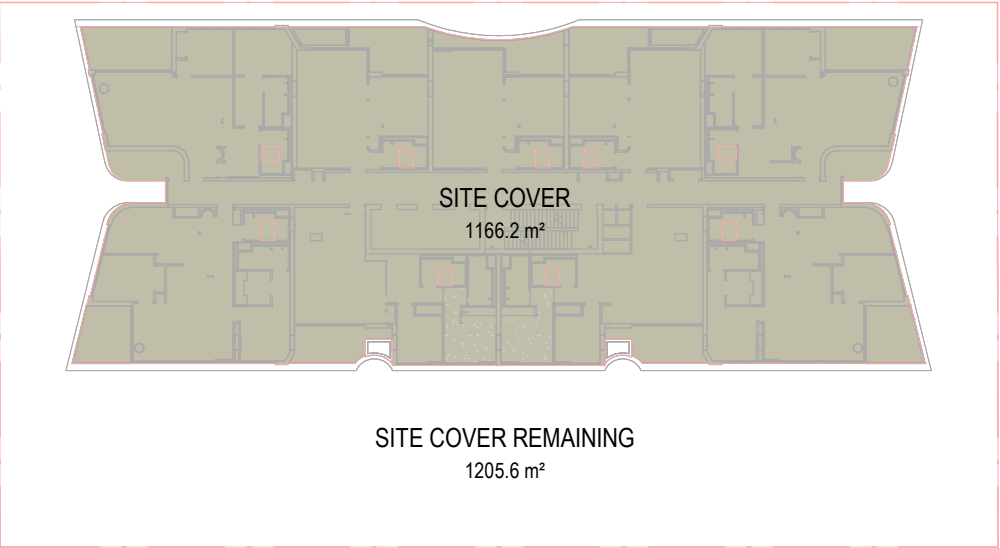
AREA TYPE DESCRIPTION	AREA
CIRCULATION	82.3 m²
RESIDENTIAL INTERNAL	868.1 m²
TOTAL GFA	950.4 m²

***GROSS FLOOR AREA (GFA)**
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SITE COVER

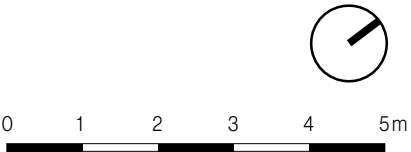


AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER	1166.2 m²	49%
SITE COVER REMAINING	1205.6 m²	51%
TOTAL SITE COVER	2371.9 m²	

***SITE COVER**
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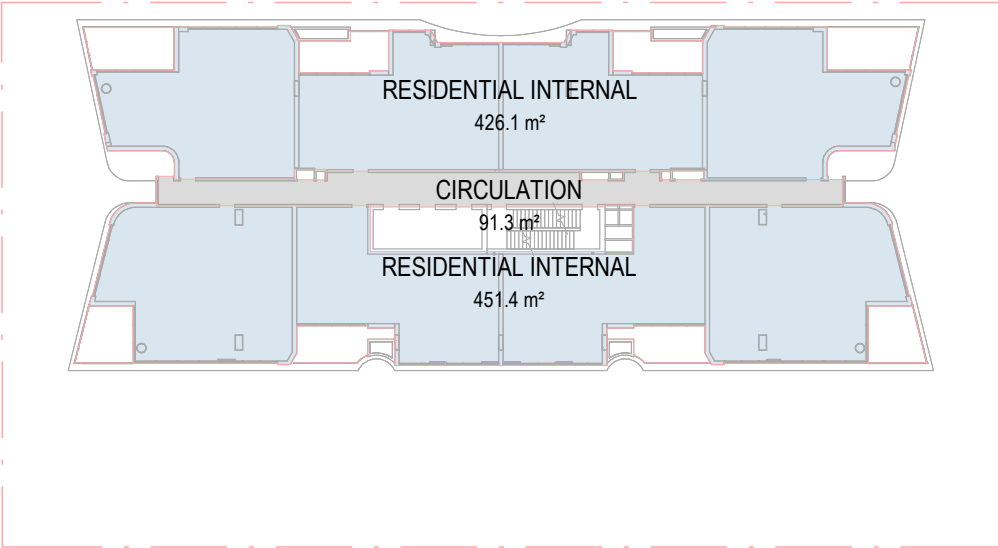


1:500 @ A3 SIZE

Our Solution

GFA + SITE COVER - LEVEL 16 - 27

GFA PLAN



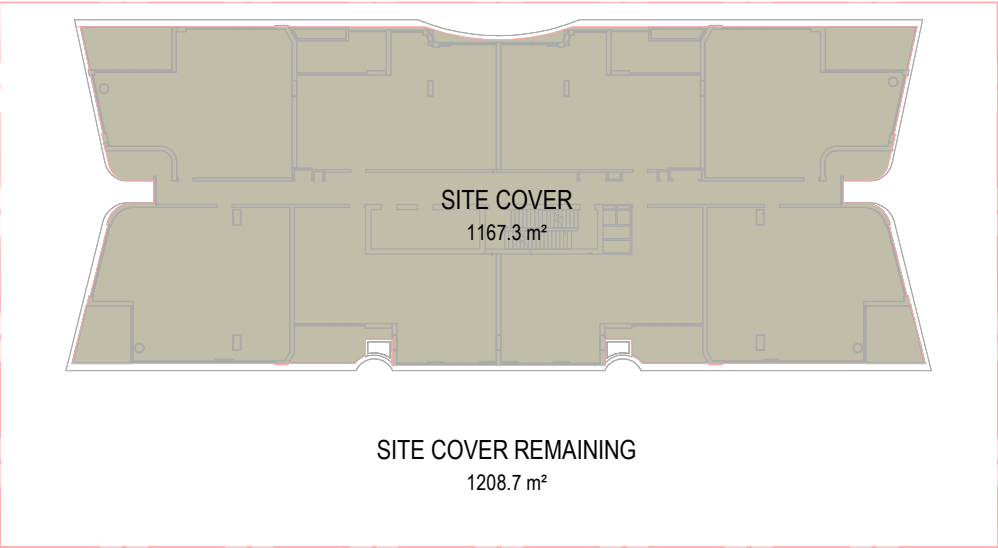
AREA TYPE DESCRIPTION	AREA
CIRCULATION	91.3 m²
RESIDENTIAL INTERNAL	877.5 m²
TOTAL GFA	968.8 m²

***GROSS FLOOR AREA (GFA)**
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SITE COVER

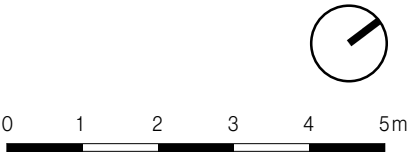


AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER	1167.3 m²	49%
SITE COVER REMAINING	1208.7 m²	51%
TOTAL SITE COVER	2376.0 m²	

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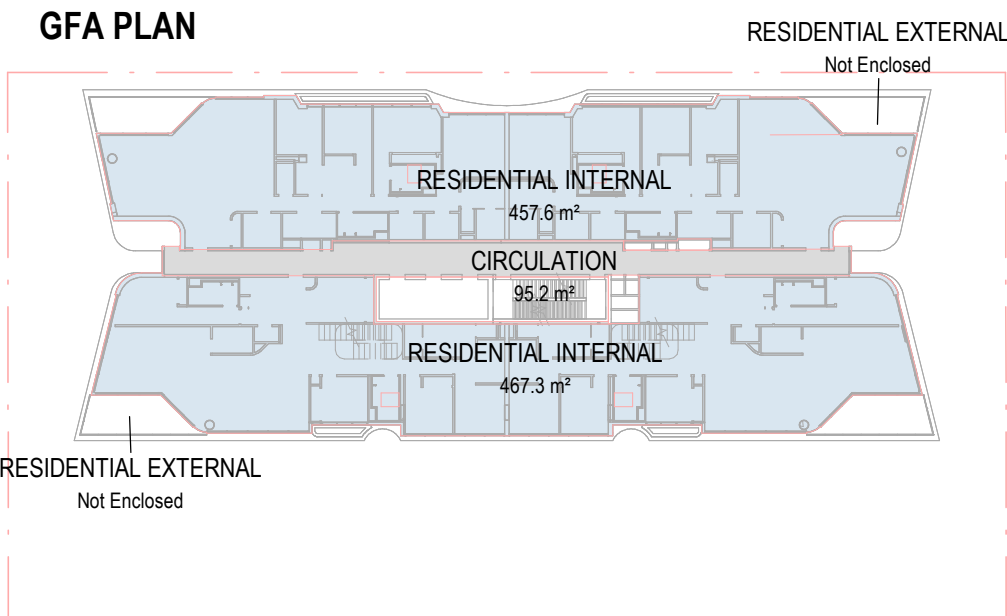
****THE UNIT OF MEASUREMENT FOR THE RESPECTIVE AREA IS THE SQUARE METRE.**
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1:500 @ A3 SIZE

Our Solution

GFA + SITE COVER - LEVEL 28

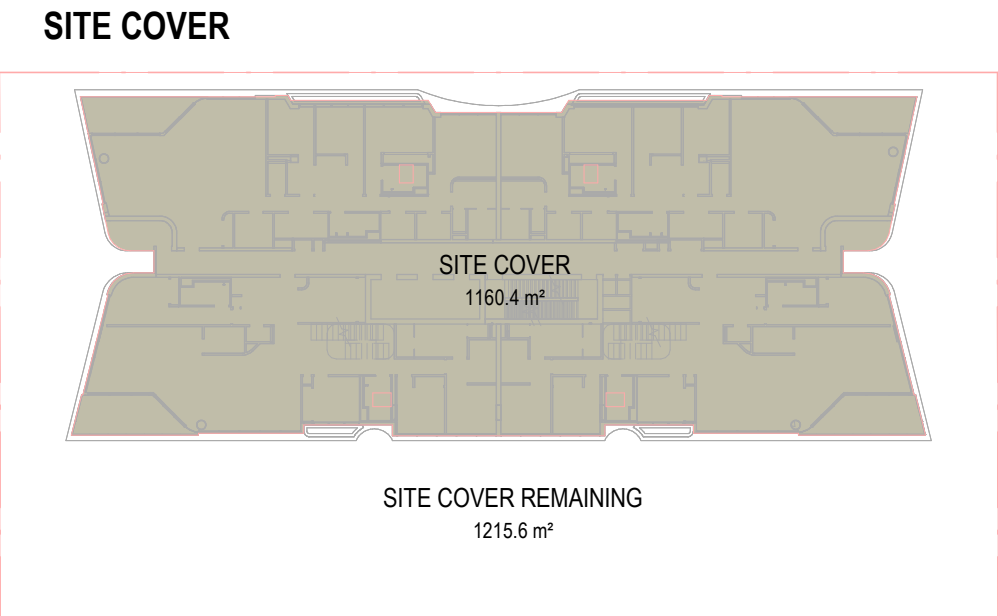


AREA TYPE DESCRIPTION	AREA
CIRCULATION	95.2 m²
RESIDENTIAL EXTERNAL	0.0 m²
RESIDENTIAL INTERNAL	924.9 m²
TOTAL GFA	1020.1m²

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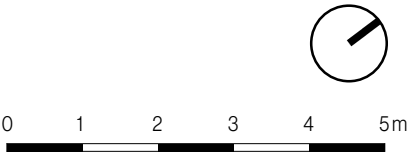
AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER	1160.4 m²	49%
SITE COVER REMAINING	1215.6 m²	51%
TOTAL SITE COVER	2376.0 m²	

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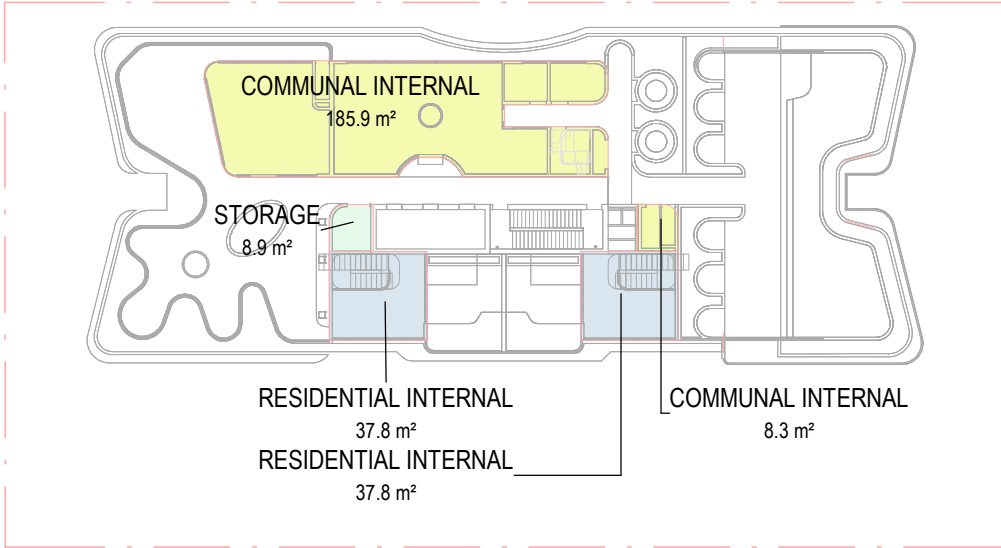


1:500 @ A3 SIZE

Our Solution

GFA + SITE COVER - LEVEL 29

GFA PLAN



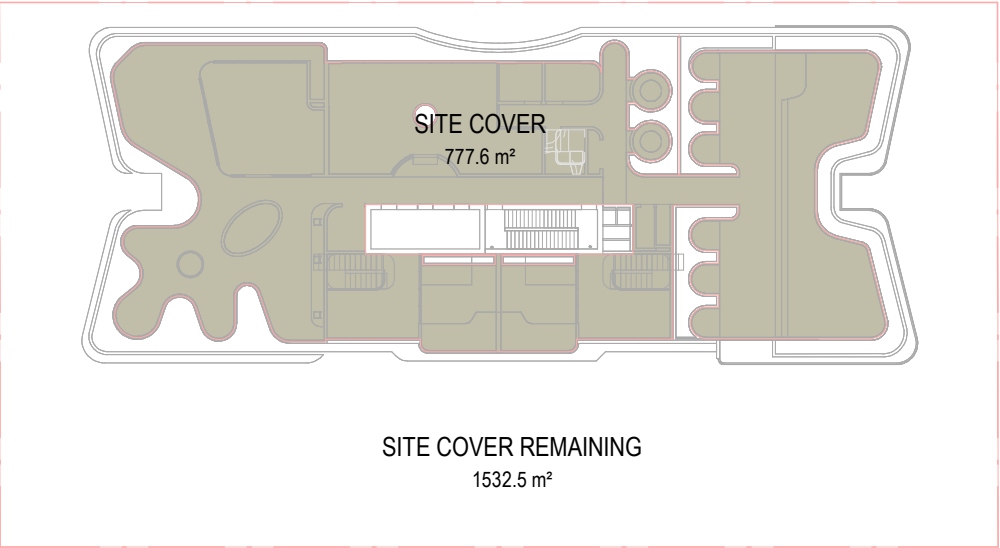
AREA TYPE DESCRIPTION	AREA
COMMUNAL INTERNAL	194.3 m ²
RESIDENTIAL INTERNAL	75.5 m ²
STORAGE	8.9 m ²
TOTAL GFA	278.7 m ²

***GROSS FLOOR AREA (GFA)**
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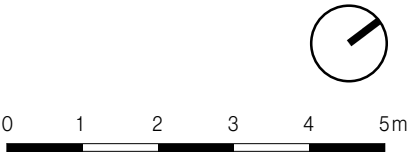
AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER	777.6 m ²	34%
SITE COVER REMAINING	1532.5 m ²	66%
TOTAL SITE COVER	2310.1 m ²	

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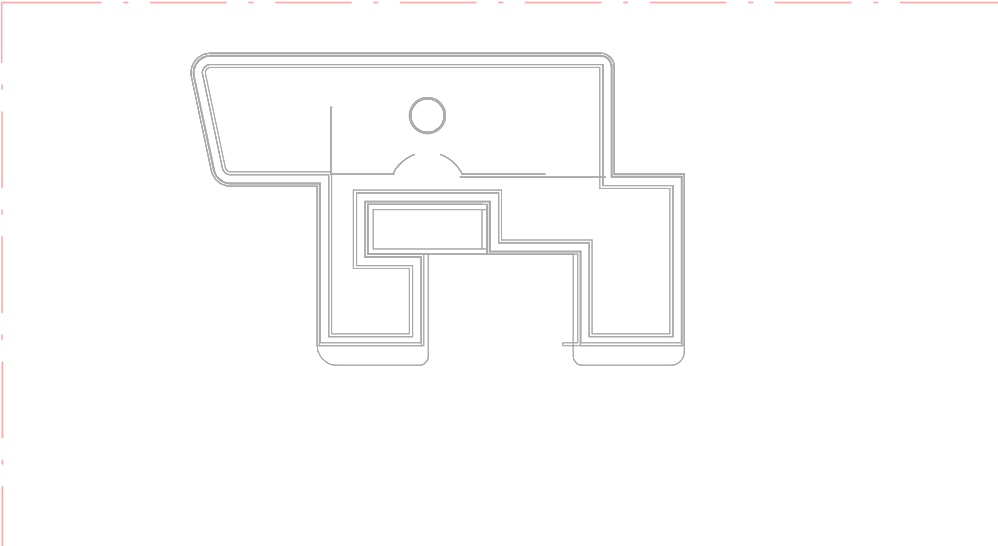


1:500 @ A3 SIZE

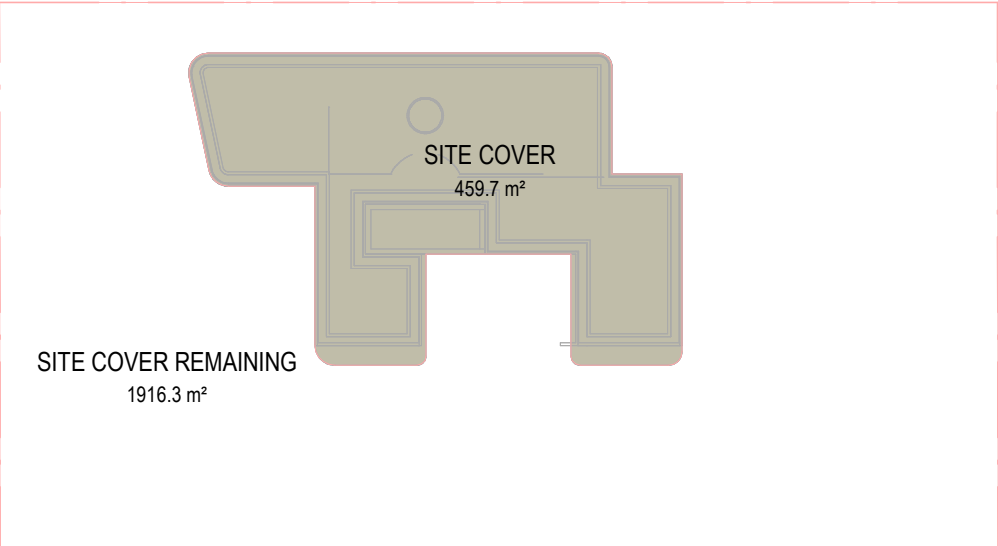
Our Solution

GFA + SITE COVER - ROOF LEVEL

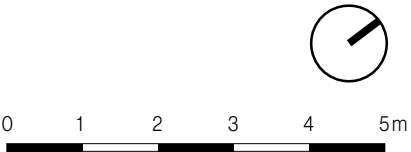
GFA PLAN



SITE COVER

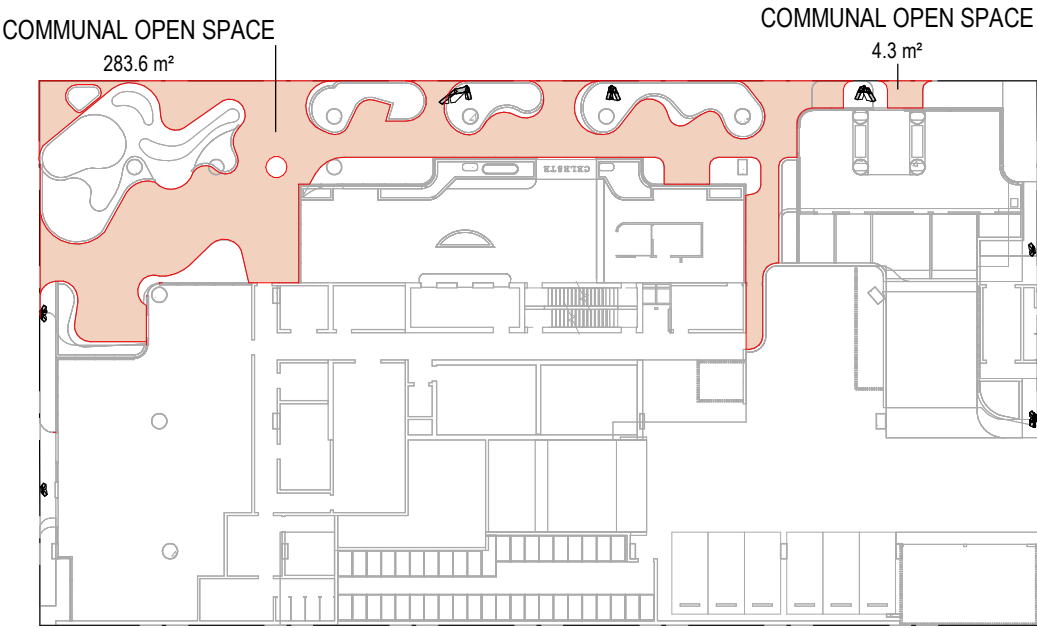


AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER	459.7 m²	19%
SITE COVER REMAINING	1916.3 m²	81%
TOTAL SITE COVER	2376.0 m²	

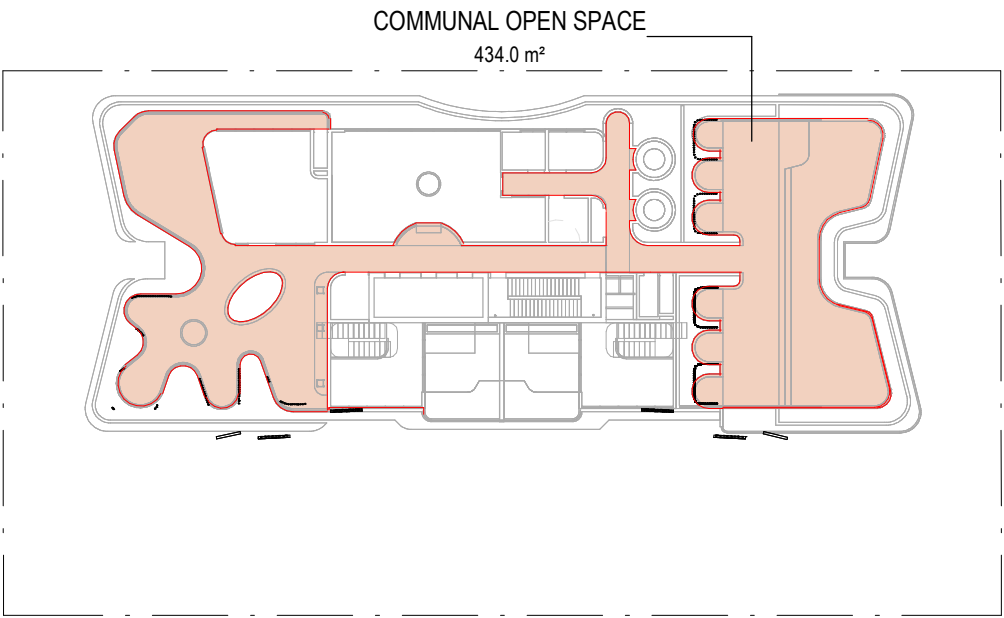


Our Solution

COMMUNAL OPEN SPACE

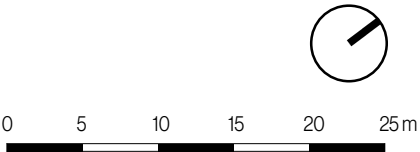


COMMUNAL OPEN SPACE - GROUND LEVEL
SCALE 1:500 @ A3



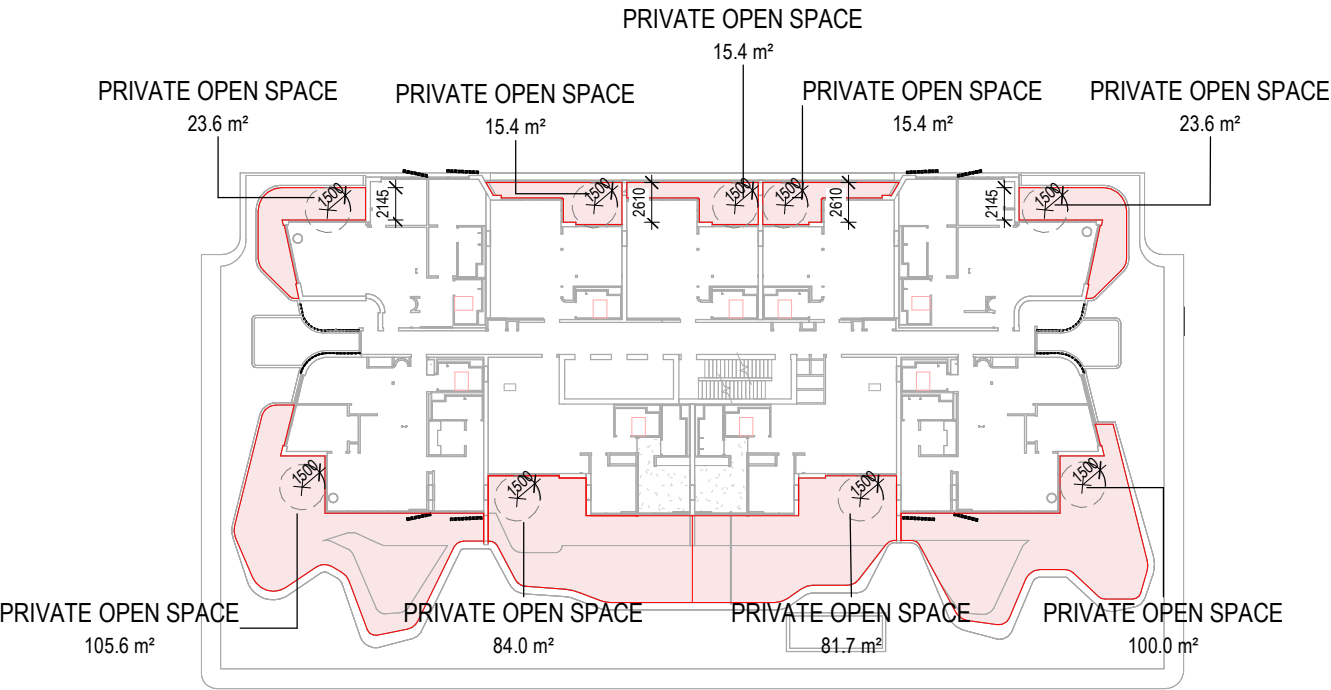
COMMUNAL OPEN SPACE - LEVEL 29 ROOFTOP
SCALE 1:500 @ A3

COMMUNAL OPEN SPACE SCHEDULE		
Level	Name	Area
GROUND LEVEL	COMMUNAL OPEN SPACE	283.6 m²
GROUND LEVEL	COMMUNAL OPEN SPACE	4.3 m²
LEVEL 29	COMMUNAL OPEN SPACE	434.0 m²
Grand total: 3		721.9 m²



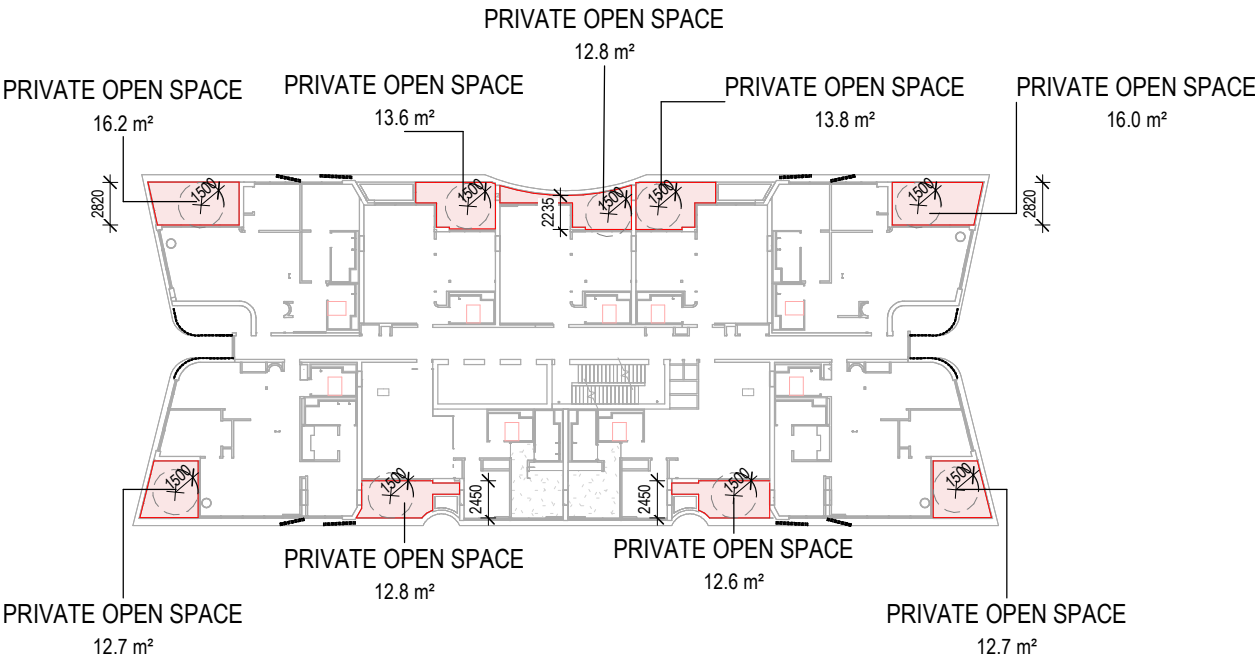
Our Solution

PRIVATE OPEN SPACE



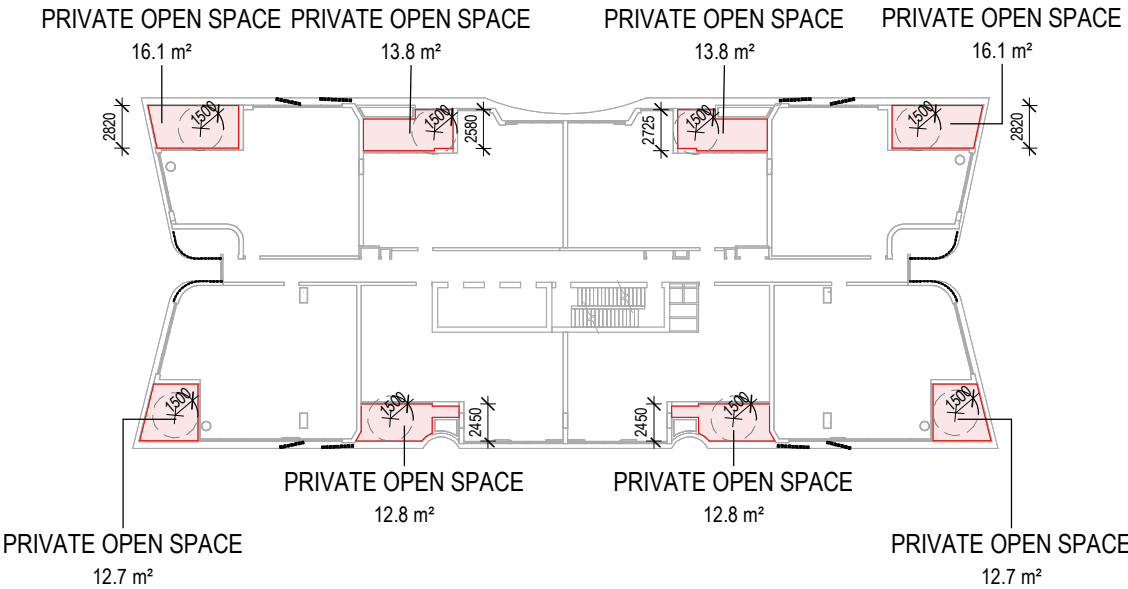
PRIVATE OPEN SPACE - LEVEL 04

SCALE 1:500 @ A3



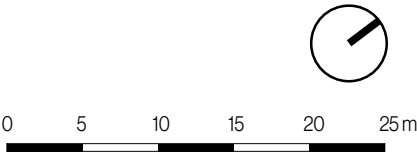
PRIVATE OPEN SPACE - LEVELS 05 - 15

SCALE 1:500 @ A3



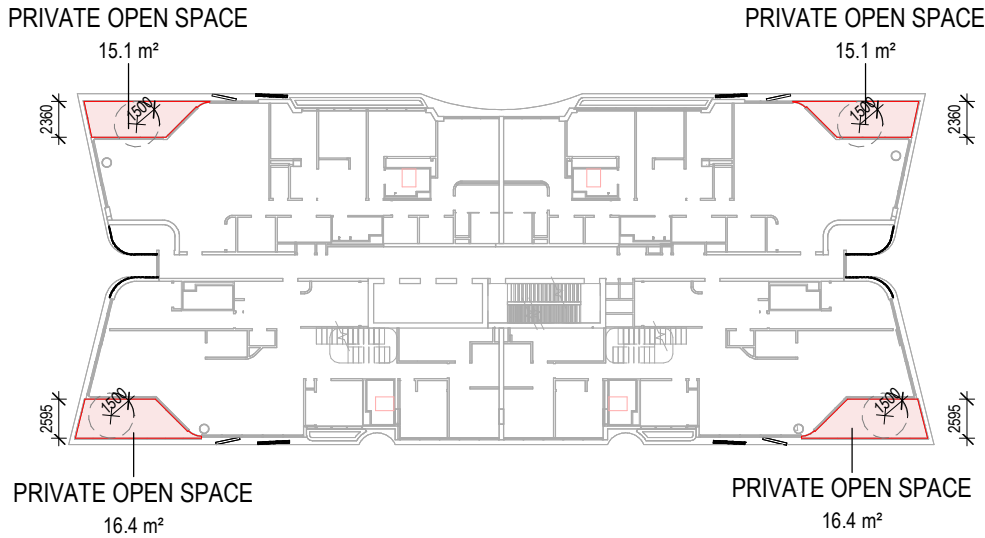
PRIVATE OPEN SPACE - LEVEL 16 - 27

SCALE 1:500 @ A3

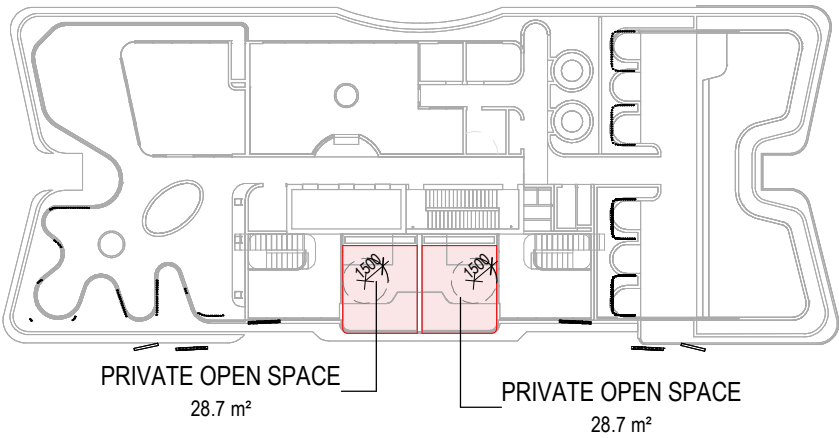


Our Solution

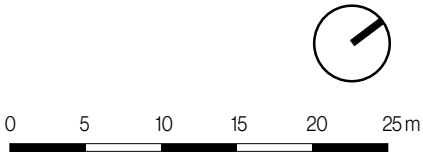
PRIVATE OPEN SPACE



PRIVATE OPEN SPACE - LEVEL 28
SCALE 1:500 @ A3

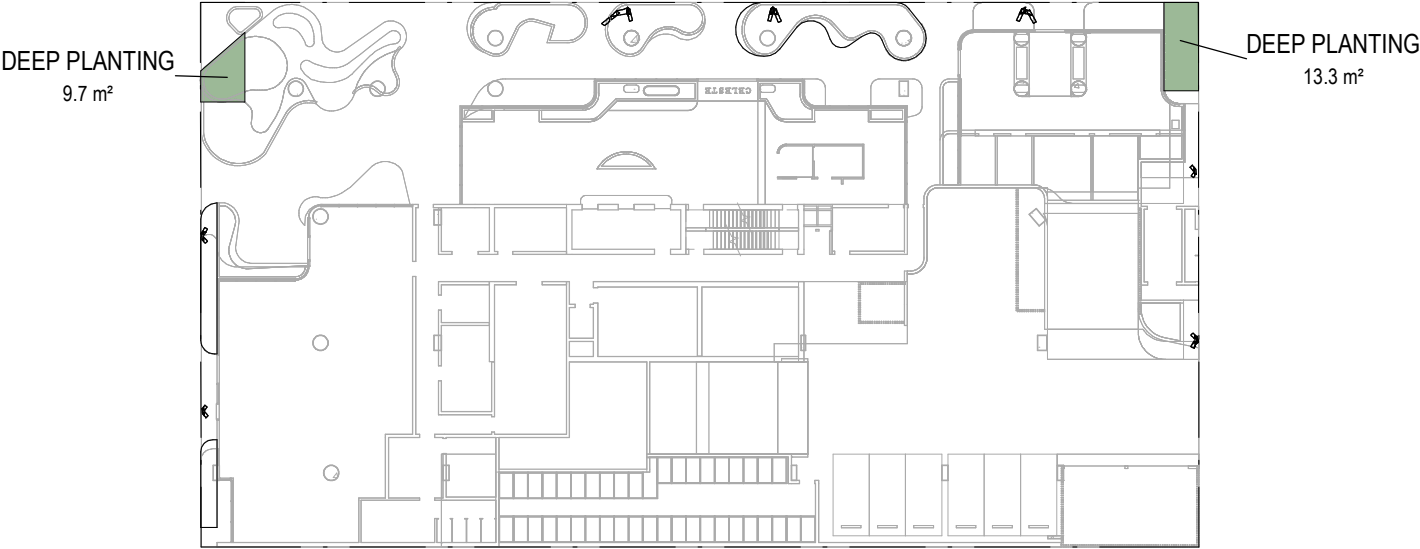


PRIVATE OPEN SPACE - LEVEL 29
SCALE 1:500 @ A3



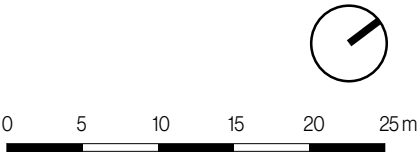
Our Solution

DEEP PLANTING



DEEP PLANTING - GROUND LEVEL
SCALE 1:500 @ A3

DEEP PLANTING SCHEDULE		
Level	Name	Area
GROUND LEVEL	DEEP PLANTING	13.3 m²
GROUND LEVEL	DEEP PLANTING	9.7 m²
Grand total: 2		23.0 m²



1:500 @ A3 SIZE

THE YIELD

84

THE YIELD

PLUS STUDIO

The Analysis

DEVELOPMENT SUMMARY

	Residential		Residential				Residential		Building Services/Circulation				Communal (Recreation & Amenity)			Retail	Carparking		Area Per Level	
	Area Internal sqm	Area External sqm	1B + 1BA 65sqm gross	2B + 2BA 95sqm gross	2B+2BA+ 115sqm Gross	3B + 2BA 125sqm gross	SUB PH: 4B 227sqm gross	PH: 4B +3.5BA 227sqm gross	Services sqm	Vertical Transport sqm	Store/Amenities sqm	Circulation sqm	Area Internal sqm	Area External sqm	Landscaping sqm	Internal sqm	Area sqm	No. of Spaces qty	Gross Sale Area (GSA) sqm	Gross Floor Area (GFA) sqm
Basement Level 02									90.6	48										
Basement Level 01									78	48							2299	65		
Ground Level									310	58	182	741	149.4	80	276	241.2	86	6		677
Level 01									10	58	100	63			50.7		2120	59		285
Level 02									6	58	81	64					2106	65		231
Level 03									9	58	81	64					2106	66		231
Level 04	865.2	522	3	2	2	2			40	58		81	32		435				1387	1333
Level 05	865.2	127.6	3	2	2	2			22	58		81			9				993	950
Level 06	865.2	127.6	3	2	2	2			22	58		81			9				993	950
Level 07	865.2	127.6	3	2	2	2			22	58		81			9				993	950
Level 08	865.2	127.6	3	2	2	2			22	58		81			9				993	950
Level 09	865.2	127.6	3	2	2	2			22	58		81			9				993	950
Level 10	865.2	127.6	3	2	2	2			22	58		81			9				993	950
Level 11	865.2	127.6	3	2	2	2			22	58		81			9				993	950
Level 12	865.2	127.6	3	2	2	2			22	58		81			9				993	950
Level 13	865.2	127.6	3	2	2	2			22	58		81			9				993	950
Level 14	865.2	127.6	3	2	2	2			22	58		81			9				993	950
Level 15	865.2	127.6	3	2	2	2			22	58		81			9				993	950
Level 16	878.4	114.2	2	2	4	2			23	58		82			9				993	969
Level 17	878.4	114.2		2	4	2			22	58		82			6				993	969
Level 18	878.4	114.2	2	2	4	2			22	58		82			6				993	969
Level 19	878.4	114.2		2	4	2			22	58		82			6				993	969
Level 20	878.4	114.2	2	2	4	2			22	58		82			6				993	969
Level 21	878.4	114.2		2	4	2			22	58		82			6				993	969
Level 22	878.4	114.2	2	2	4	2			22	58		82			6				993	969
Level 23	878.4	114.2		2	4	2			22	58		82			6				993	969
Level 24	878.4	114.2	2	2	4	2			22	58		82			6				993	969
Level 25	878.4	114.2		2	4	2			22	58		82			6				993	969
Level 26	878.4	114.2	2	2	4	2			22	58		82			6				993	969
Level 27	878.4	114.2		2	4	2			22	58		82			6				993	969
Level 28 - PENTHOUSE	930.8	63.8					2		22	58		81			15				995	1012
Level 29 - RECREATION	73.8	66.8							4	58	9		192	487	213				141	279
Roof									136						73				0	
Totals	21927.8	3426.6	36	48	72	48	2	2	1043.05	1740	452.6	2966.8	373.3	567.4	1236.6	241.2	6418	261	25354.4	26123

Total Dwellings 208						
1B + 1BA	2B + 2BA	2B+2BA+	3B + 2BA	SUB PH: 4B	PH: 4B +3.5BA	Total
1.00	1.00	1.00	2.00	2.00	2.00	
36	48	72	96	4	4	260
1.00	1.00	1.00	2.00	2.00	3.00	
36	48	72	96	4	6	262

Bicycle Parking Analysis		
Visitor	Resident	
Required Council Rate	0.06	0.25
Required Bikes	27.25	109
Preferred E-Bike Rate		0.05
Provided E-Bikes		6
Provided Bikes	28	114

Storage Cage Analysis		
Required	Achieved	
Residential Storage	208	208

Site Area 2376		
Site Coverage	Podium	Tower
Site Cover (sqm)	2140	1162
Coverage %	90%	49%

*Gross Sale Area (GSA) is calculated to include the total internal and external apartment areas to the centre of party walls and from the outside face of external walls. Area excludes common and recreational areas.

* Gross Floor Area (GFA) is calculated as per Sunshine Council (SC) definition and includes internally enclosed spaces such as circulation spaces, apartment areas and common areas including recreation spaces. Calculation excludes landscaped planters, balconies, vertical services and circulation including lift cores and stair wells. Also excluded are basement areas located below natural ground line and areas on grade for the purposes of manoeuvring and parking vehicles, plant and mechanical areas, as well as ground floor public lobbies and mall spaces.

*Gross Building Area (GBA) is calculated to include all areas including vertical circulation and services as well as planter spaces and balconies.

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