

Attachment Folder

Item 8.1

Ordinary Meeting

Thursday, 18 June 2026

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APPLICATION DETAILS

Application No: MCU19/0081.02
 Street Address: River Esplanade, MOOLOOLABA
 Real Property Description: Lot 100 SP257414
 Planning Scheme: *Sunshine Coast Planning Scheme 2014* (1 April 2019)

APPROVAL DETAILS

Nature of Approval: Approval with conditions
 Type of Approval: Other Change to Development Approval - Development Permit for Material Change of Use of Premises to Establish a Resort Complex (201 Units and Ancillary Facilities), Multiple Dwelling and Short-term Accommodation (46 Units), Food and Drink Outlet, Bar, and Shop

CURRENCY PERIOD OF APPROVAL

Unless lawfully extended, the currency period for this development approval is 6 years starting the day that this development approval first took effect (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*).

INFRASTRUCTURE

Unless otherwise specified, all assessment manager conditions of this development approval relating to the provision of infrastructure are non-trunk infrastructure conditions for Chapter 4 of the *Planning Act 2016*.

ASSESSMENT MANAGER CONDITIONS

PLANNING

When conditions must be complied with

1. Unless otherwise stated, all conditions of this development approval must be complied with prior to the use commencing, and then compliance maintained at all times while the use continues.

Approved Plans

2. Development authorised by this approval must be undertaken generally in accordance with the Approved Plans listed within this development approval. The Acoustic Assessment referenced in this development approval must be amended to incorporate the amendments listed in this decision notice and submitted to Council for endorsement prior to the issue of a Development Permit for Operational Work.

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Infrastructure Agreement

- 2A The developer/owner must meet the Development Obligations of the “Infrastructure Agreement - Mooloolaba Foreshore - Southern Parklands” for Development Application no. MCU19/0081.02.

Nature and Extent of Approved Use

3. The development must provide for a five-star international hotel as per the Approved Plans, including:
- (a) A minimum of 50% of the multiple dwellings and hotel rooms in the development must be used to provide short-term accommodation at all times; and,
 - (b) The five-star international hotel must be provided with the following facilities:
 - (i) lobby;
 - (ii) multiple restaurants;
 - (iii) conference facilities;
 - (iv) passageways wider than minimum standard;
 - (v) high ceiling heights;
 - (vi) dedicated service lift;
 - (vii) housekeeping and linen store on every floor;
 - (viii) covered porte cochere capable of bus set down; and,
 - (ix) publicly accessible rooftop amenities and facilities.
4. The approved Hotel Restaurant located at the ground floor as shown on the approved plans must have an approximate combined gross floor area of 424m² and not be used for any purpose other than a Food & Drink Outlet as defined in the planning scheme. The requirements of this condition must be included in the Building Management Statement for the subject site.
5. Prior to commencement of construction, the applicant must submit written evidence to council that the applicant has entered into an enduring and binding hotel management agreement or hotel franchise agreement that has a minimum five-star rating in accordance with the Star Ratings scheme administered by the Australian Tourism Industry Council (ATIC) and Star Ratings Australia.
6. Prior to commencement of use and at all times while the use continues to operate, the development must maintain a minimum five-star or higher international hotel rating under the Star Ratings scheme administered by the Australian Tourism Industry Council (ATIC) and Star Ratings Australia and must not supplant this rating requirement with any other form of temporary accommodation or hotel of a lower rating. Where that rating scheme is discontinued, or is superseded, the rating scheme to be applied must be the equivalent independent rating scheme in force at the time administered by the official accrediting body for hotel ratings in Australia at that time and or as otherwise determined in writing by Council.
7. The approved hotel accommodation rooms must be used to provide short-term accommodation for a temporary period of time (i.e. not exceeding three consecutive months). The hotel accommodation rooms must not be occupied by persons for the purpose of permanent accommodation, excluding those persons

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- in a manager's residence for the premises. The requirements of this condition must be included in the Building Management Statement for the subject site.
8. The whole of the approved hotel component of the development must be operated for the life of the development by a single entity and must not be fragmented into separate titles nor parts of it leased to separate entities.
 9. The residential component of the approved development is limited to:
 - (a) 201 x 1 bedroom hotel rooms or equivalent configuration; and,
 - (b) 46 Multiple dwelling units and/or short-term accommodation units comprising:
 - (i) 8 x 2 bedroom dwelling unit; and,
 - (ii) 38 x 3 or more bedroom dwelling unit.
 10. Service vehicle movements associated with non-residential uses on the premises (including loading and unloading) must not occur outside the hours of 7am to 6pm Monday to Saturday and not at all on Sundays or public holidays. The requirements of this condition must be included in the Building Management Statement for the subject site.
 11. The bars, food and drink outlets and recreation facilities ancillary to the hotel/residential dwellings located on the roof top as shown on the approved plans must be designed, sited and used in accordance with the definition of a *prescribed rooftop use* within the planning scheme. Building and structures must:
 - (a) Deleted.
 - (b) be set back a minimum 2 metres of the rooftop perimeter, other than roof elements and clear glass balustrading;
 - (c) provide for any lift overrun and building plant to be set back a minimum of 3 metres from the rooftop perimeter;
 - (d) have a maximum combined roofed area (including fixed shade elements) equivalent to 50% of the floor area of the storey directly below;
 - (e) provide for a minimum of 30% of the total rooftop use area as outdoor use area (may include fixed shade elements that are not fixed to walls);
 - (f) include visually transparent material to a minimum of 75% of external walls (other than walls to fire egress stairs), windows and doors, and 25% of roof or fixed shade elements; and,
 - (g) be accessible to the general public (i.e. not solely for the exclusive use of building occupants and their guests).

The requirements of this condition must be included in the Building Management Statement for the subject site.
 12. A 24 hour accessible open to the public lift must be provided to the Burnett Street building frontage enabling access between the lower and higher ground levels of the Burnett Street frontage, as shown on the Approved Plans. The public lift must be located entirely on the development site (private land) and the proper functioning of it must be maintained at all times.

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Building Height

13. The maximum height of the development must not exceed:
 - (a) a maximum height of RL 66.45m AHD to the top of the lift overrun;
 - (b) RL 65.4m AHD to the top of the rooftop facilities; and,
 - (c) RL 61.8m AHD to the pool level.
14. Certification must be submitted to council from a cadastral surveyor which certifies that the buildings does not exceed the maximum height requirement of this development approval.

Street Identification

15. The street address of the development must be clearly visible and discernible from the primary frontage of the site by the provision of a street number and, where appropriate, the building name. The building entrance or reception area must be clearly visible and identifiable from the street or otherwise provided with signage and lighting at strategic locations to direct people to the building entrance.

Street Weather Protection

16. Street awnings must be provided to all property frontages. The awnings must have a minimum width of 2.7 metres from the building line, and must be designed to provide continuous solar and rain protection and promote all weather activity. A low level awning structure must be provided over the public lift forecourt on the ground level to provide continuous weather protection between the lift and the building awnings on the Burnett Street frontage.
17. The proposed awning structures in the road reserve must be constructed generally in accordance with the Approved Plans. The awning structure to the corner of Mooloolaba Esplanade and Burnett Street must be constructed with minimised support beam and column widths and with a minimum clearance height as shown on the Approved Plan titled: *Elevation West*, so that:
 - (a) views to the beach through the undercover awning area from the existing outdoor dining area located at the adjacent property to the north-west will be maximised as much as possible; and,
 - (b) an adequate line of sight for pedestrians travelling from Burnett Street to the Foreshore parkland is provided.

All building awnings must remain unenclosed, open structures and must not be fitted with any kind of permanent side panelling. Any temporary wet weather protection measures fitted to building awnings must be transparent, fully retractable and remain retracted when not raining.
18. A separate permit, and any other necessary approvals and licenses must be obtained for all street awning structures in accordance with council's Local Laws*. The applicant must not make an application for the awning structures under council's Local Laws prior to obtaining council's endorsement of the design in accordance with the above condition.
 *(Refer to Advisory Note)

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Community and Building Management Statements

- 19. Any proposed Community Management Statement or Building Management Statement for the development pursuant to the *Body Corporate and Community Management Act 1997* must be submitted to Council for approval at the same time as submission of the building format plan, volumetric subdivision plan (or similar) for approval.
- 20. The clauses and by-laws of any Building Management Statement or Community Management Statement for the development must not conflict with any condition of this development approval.

Treatment of Temporarily Vacant Land

- 21. Where some or all of the land remains vacant or undeveloped for more than three (3) months, or buildings are demolished and redevelopment is delayed for more than three (3) months, the following works must be carried out:
 - (a) the site must be cleared of all rubble, debris and demolition materials.
 - (b) the site must be graded to prevent ponding (to the same level as the adjoining footpath wherever practicable), turfed and mown at a minimum three (3) weekly intervals.
 - (c) the site must be landscaped with perimeter planting consisting of advanced specimens of fast growing tree species.
 - (d) the site must be maintained to ensure no nuisance to adjacent premises, roads or footpaths.
 - (e) where fencing is installed to secure boundaries:
 - (i) the fencing must be durable and not capable of being pushed or blown over;
 - (ii) the fencing type must not detract from local amenity (barbed wire is not acceptable); and,
 - (iii) vandalism must be promptly repaired and any graffiti removed.

URBAN DESIGN

Final Architectural Building Detail

- 22. Prior to lodgement of a development application for Building Work with a private certifier, architectural drawings must be prepared and submitted to council for review against the Approved Plans. The architectural drawings must depict a higher level of documentation detail than that shown on the Approved Plans, and must:
 - (a) nominate materials, colours and finishes;
 - (b) have title blocks, revision numbers, scale details, north point and be cross referenced to larger scaled drawings;
 - (c) include elevation and facade treatment drawings for all floor levels that demonstrate the final design outcome for all elevations of the built form including:
 - (i) detailed plans, sections and elevations at 1:50 or 1:20 scale for elements at the facade including structural elements and fixed and operable elements such as balustrades, screens, sunscreens,

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- (ii) privacy screens, weather protection devices, doors, windows, projecting fins and planter beds/trellises;
 - (iii) all servicing and infrastructure, including but not limited to, padmount transformers, pump rooms, fire hydrant boosters etc.
 - (iii) detailed plans, sections and elevations, at 1:100, of key facade elements, including the sun and privacy screening to walls, windows and balconies. This will include demonstrations, at 1:200 scale, in the form of sunpath studies or 3D modelling to illustrate the development's capability to exclude sun throughout Summer, from 5am to 7pm from September through to April.
 - (iv) detailed architectural plans at 1:100 outdoor areas, pathways and awnings, including dimensions, to Esplanade frontages and Burnett Street.
 - (v) detailed plans, sections and elevations, at 1:50 or 1:20 scale, of the treatment of the rooftop deck, atrium roof, protective atrium shading pergola, roof top uses and pool area, landscape surrounds, edge and wind protection barriers, lift lobby, and treatment for sun, privacy and amenity.
 - (vi) rooftop or building capping elements, awnings and soffits.
 - (vii) details of the area, height, extent and location for mechanical plant, and solar pv array at 1:100.
 - (viii) details of the rooftop trellises, shading structures, wind protection structures at 1:50.
 - (ix) details of conceptual public art pieces/s, location/s and incorporation in accordance with the conditions of this approval.
 - (d) include two rendered perspectives showing the intended finished built form only;
 - (e) include dimensions for the extent of projecting elements, balustrade height and door and windows/glazing configurations;
 - (f) show the final height and position of the building on the site with dimensioned setbacks matching the Approved Plans; and,
 - (g) include dimensions for the full extent of projecting and extending elements, balustrade height, sun screening, privacy screening and door and windows/glazing configurations.
- 22A. Certification must be submitted to Council from a qualified person*. The certification must certify that the building construction drawings are in accordance with the approved plans as detailed in the list of Approved Plans.
**(Refer to Advisory Note)*
23. All building works must be undertaken generally in accordance with the endorsed architectural drawings referred to in this development approval.

Building Appearance

24. The development must be constructed such that its external appearance achieves a high quality design finish, including at least the degree of building form articulation, window coverage, clear glazing, openings, roof overhangs, feature cladding materials, finishes, varied building treatments and finishes, lightweight timber elements, glazed balustrades shown on the Approved Plans, with no inclusions or future alterations being made without approval in writing by council.

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- 25. Deleted.
- 25A Inclement weather protection to external openings, windows and doors must be provided by a permanently fixed overhang or awning, directly above openings, with a minimum overhang width of 450mm. For operable windows, awning style windows may be provided as an alternative to the minimum overhang.
- 26. All outdoor clothes drying and all air conditioning units or other mechanical equipment must be visually integrated into the design and finish of the building, or otherwise fully enclosed or screened such that they are not visible from the street frontages nor adjoining properties.
- 27. All deck and balcony areas above ground floor must not be enclosed by permanent fixtures such as shutters, louvres, glass panelling or the like, except where required to satisfy any privacy or sun shading conditions of this development approval.
- 28. Ground floor shopfront glazing along the Mooloolaba Esplanade, River Esplanade and Burnett Street frontages must be fully transparent to a minimum of 65% of the street frontage to allow passive surveillance and encourage social interaction, and must be provided at full height (floor to ceiling). Internal walls and shelving must not be erected within one (1) metre of the glazing where they would prevent views from the street into the retail space, unless otherwise agreed to in writing by council.
- 29. Any security screens on the premises must consist of grille or translucent screens and not solid shutters, screens or roller-doors.
- 30. Building materials and hard surfaces used in landscape or streetscape works must not be highly reflective, nor dark-coloured to cause heat absorption, or likely to create glare, slippery or otherwise hazardous conditions.
- 31. On-site storage of refuse must not be visible from the street.

Fencing and Walls

- 32. A minimum 1.8m high solid screen fence or wall measured from finished lower ground level must be provided and maintained along the full length of the rear (Southern) boundary or alternative as otherwise approved by council in writing.

Communal Recreation Areas

- 33. Communal recreation areas must be provided generally in accordance with the Approved Plans.

Outdoor Private Open Space and Openings

- 34. A minimum 68% of hotel rooms and 100% of residential dwelling units must be provided with balconies as shown on the Approved Plans. Balcony sizes must be at least as large as those shown on the Approved Plans.

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35. Hotel rooms shown on the Approved Plans as having a balcony must be provided with a seamless (no level change) indoor to outdoor retractable wall system to the balcony that enables a minimum 66% of the room width to be fully openable to the outside.
36. Hotel rooms shown on the Approved Plans as not having a balcony must be provided with openable windows to the building exterior.
37. Each residential dwelling unit must be provided with a seamless (no level change) indoor to outdoor retractable wall system to the balcony that enables a minimum 66% of balcony glass frontage (excluding bedrooms) to be fully openable to the outside.
38. All residential dwelling unit bedrooms where they front a balcony must be provided with a seamless (no level change) indoor to outdoor retractable wall system to the balcony that enables a minimum 66% of balcony glass frontage to be fully openable to the outside.
39. All rooms of residential dwelling units that front the building exterior must be provided with openable windows.
40. All internal bedrooms of hotel rooms and residential dwelling units where the bedroom does not adjoin a balcony or the building exterior must be provided with a minimum 6m² of its wall space internal to the unit as either openable doors or window louvres that provide an opening to living spaces for airflow.

Building Weather Protection

41. Weather protection functionality must be provided to all operable building windows and doors, designed to be capable of being open during rain.

Wind Assessment

42. The development must be designed and constructed to satisfy the findings and recommendations of the Qualitative Wind Assessment referenced in this development approval.

Public Art

43. Public art must be established on the premises in a publically visible and accessible location clearly visible from the public realm, in accordance with a public art master plan* prepared by a qualified person* and council's Placemaking Mooloolaba MasterPlan. The public art master plan must be submitted to council for endorsement, prior to building application for any habitable space, and again prior to commencement of the use. The public art must be provided by the developer to a minimum dollar value of 0.025% of the construction budget for the development (for example, a construction budget of \$100M would require provision of public art to a minimum dollar value of \$250,000).

**(Refer to Advisory Note)*

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44. Where the public art master plan proposes works to be located on public land, written agreement must be obtained from the relevant authority prior to the works being undertaken.

Public Safety

45. All ground floor shopfront glazing must be protected against unlawful entry by the use of a form of safety glass such as toughened or laminated glass. All other windows provided at the ground floor must include toughened or laminated glass, or security screens.
46. Vandal proof materials must be used in the building construction.
47. Signs must be provided and located to direct people to entries and exits and to parking spaces within the site. Public parking areas must be clearly designated as such and have clearly defined access points.
48. Direction signage must be visible from the street identifying the location of on-site bicycle parking facilities.
49. During operating hours, all building entrances, parking areas, pedestrian areas and entrances/exits to all stairwells, lifts, foyers/reception areas, loading docks and public toilets must be well lit with vandal resistant lighting and with intensities to satisfy the requirements of *AS 1158 – Lighting for Roads and Public Spaces* and the *Sunshine Coast Public Lighting Plan*. Lighting must be directed onto the site or building and away from neighbouring sites. Lighting must be designed to reduce the contrast between shadows and well lit areas.
50. After hours access to loading docks, storage areas and the basement carpark (including the vehicle ramp and all stairwells) must be restricted by a security gate, lockable doors and/or other suitably appropriate means. The basement carpark must be kept closed and locked at all times while the use is not operating. Any after hours staff parking must be well lit and located in close proximity to staff access points.
51. Multi-level car parks must include the following:
- (a) emergency telephones to security personnel;
 - (b) mechanical surveillance;
 - (c) alarms or poles; and,
 - (d) other similarly effective safety and security measures.

Green Star Rating

52. Deleted.
53. Deleted.
54. Deleted.
55. Deleted.

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Renewable Energy and Solar Control

- 56. Deleted
- 57. The ceiling and walls of the car park must be light-coloured to maximise lux levels and minimising the need for electrical lighting.
- 58. Deleted.
- 59. Deleted.
- 60. All glazing on the building exterior must be at least double-glazed with a minimum solar performance rating of SHGC 0.31, U-value 3.9W/m²K and a maximum reflectivity of 20%.
- 61. Certification and documentary evidence prepared by a suitably qualified person* must be submitted to council which certifies that the renewable energy and solar control requirements of this development approval have been met prior to commencement of the use.
*(Refer to Advisory Note)
- 61A. To ensure privacy is protected between adjoining properties, the windows located on the south building face of level 1 must either:
 - (a) have a minimum window sill height or 1.5m above floor level
 - (b) be fitted with translucent glazing below 1.5m above floor level
 - (c) be fitted with a fixed external screen
- 61B. The upper level balconies of the Type 1 units located on the south building face of Levels 2 to 4 must include either balcony planter boxes, balustrading or fixed external screens, positioned in such a way to obscure direct views into the habitable room windows or private open space areas of the adjoining property.

External Lighting

- 62. External lighting must be designed and automated to minimise any adverse lighting impacts or nuisance on the external environments and neighbouring properties. External lighting must be focussed downwards and must not increase or enable reflectivity of glazing from dusk to dawn.

ENGINEERING

External Works

- 63. Mooloolaba Esplanade must be upgraded for the frontage to the subject site, inclusive of safe and effective transitions to match existing conditions beyond the site frontage. The works must be undertaken in accordance with the *Infrastructure Agreement - Mooloolaba Foreshore - Southern Parklands* and/or an Operational Works approval (as appropriate) and, unless otherwise agreed with council, must include in particular:
 - (a) construction of the frontage design for the verge up to the nominal near kerb line of the one-way through lane, generally in accordance with the Approved Plans. The limit of works will be dependent on the timing of

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- construction and may refer to either the Approved Plan titled Site Plan (Pre Foreshore Development) or Site Plan (Foreshore Development), as appropriate;
- (b) modification of the existing through pavement to put into effect one-way traffic flows;
 - (c) coordination of the finishes, landscape design elements and specifications in accordance with council's Placemaking Mooloolaba Masterplan and foreshore detailed design;
 - (d) provide safe transitions for pedestrian, cycle and vehicle infrastructure at each end of the works;
 - (e) maintain or improve pedestrian connectivity in accordance with the conditions of this development approval;
 - (f) relocation/reinstatement of the existing access driveways to all fronting properties in a manner that does not disadvantage those properties;
 - (g) modifications to stormwater drainage and other services relocations as necessary to accommodate the works;
 - (h) installation of Rate 3 LED street lighting in accordance with council's Placemaking Mooloolaba Masterplan and foreshore detailed design; and,
 - (i) relocation of the existing overhead electricity to an underground alignment in accordance with the conditions of this development approval.
64. River Esplanade must be upgraded for the frontage to the subject site, inclusive of safe and effective transitions to match existing conditions beyond the site frontage. The works must be undertaken in accordance with the *Infrastructure Agreement - Mooloolaba Foreshore - Southern Parklands* and/or an Operational Works approval (as appropriate) and, unless otherwise agreed with council, must include in particular:
- (a) construction of a new kerb and fully paved verge, in accordance with council's Placemaking Mooloolaba Masterplan and foreshore detailed design, north of the proposed driveway exit (nominally 5.75 metres wide from the property boundary);
 - (b) construction of a new kerb and fully paved verge, in accordance with council's Placemaking Mooloolaba Masterplan and foreshore detailed design, south of the proposed driveway exit, up to the driveway immediately south of the existing hold line at the southern side of the intersection. The width must be nominally 8m wide from the property boundary, but not impinging on the turn paths of articulated vehicles exiting Parkyn Parade;
 - (c) the constructed verges must be fully paved and landscaped to minimise impediment to pedestrian movement along and across the verge (including replacement or relocation of existing landscaping where required);
 - (d) removal of the northbound traffic lane on River Esplanade north of Parkyn Parade;
 - (dd) widening the carriageway as required to ensure long rigid bus manoeuvres remain clear of any vertical obstructions;
 - (e) provision of marked on-street parking bays adjacent to the realigned kerb north of the proposed driveway. If on-street parking meters are installed at the existing marked parking bays at the time the works have commenced, the on-street meters and associated signage, detectors and equipment must be modified as necessary to suit the new on-street parking arrangement;

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- (f) coordination of the finishes, landscape design elements and specifications in accordance with council's Placemaking Mooloolaba Masterplan and foreshore detailed design;
 - (g) provide safe transitions for pedestrian, cycle and vehicle infrastructure at each end of the works;
 - (h) relocation/reinstatement of the existing access driveways to all fronting properties in a manner that does not disadvantage those properties;
 - (i) modifications to stormwater drainage and other service relocations as necessary to accommodate the works;
 - (j) installation of Rate 3 LED street lighting, in accordance with Placemaking Mooloolaba Masterplan and foreshore detailed design, where replaced or relocated; and,
 - (k) relocation of the existing overhead electricity to an underground alignment in accordance with the conditions of this development approval.
65. Modifications must be made to the River Esplanade and Parkyn Parade signalised intersection. The works must be undertaken in accordance with the *Infrastructure Agreement - Mooloolaba Foreshore - Southern Parklands* and/or an Operational Works approval (as appropriate) and, unless otherwise agreed with council, must include in particular:
- (a) replacement of the two line-marked approach lanes on Parkyn Parade with a single lane approach and extension of the existing on-street parking on the southern side of Parkyn Parade. The single lane approach is to be marked with left-turn pavement arrows. Approximately 4 additional on-street parking bays should be provided, each with a minimum length of 6.3 metres (plus re-marking of the existing end bay to be 6.3 metres long);
 - (b) right turn pavement arrows on the southern River Esplanade approach; and,
 - (c) modifications to and/or replacement of the existing signal controller, detectors, lanterns and other traffic signal hardware as necessary to accommodate the change in intersection traffic movements.
 - (d) Any modifications to intersection to accommodate the proposed infrastructure outcomes of the Placemaking Mooloolaba Masterplan and foreshore detailed design (such as bikeway)
66. Modifications must be made to the Mooloolaba Esplanade, Burnett Street intersection. The works must be undertaken in accordance with the *Infrastructure Agreement - Mooloolaba Foreshore - Southern Parklands* and/or an Operational Works approval (as appropriate) and, unless otherwise agreed with council, must include in particular:
- (a) closure of the Burnett Street entry from Mooloolaba Esplanade to vehicular traffic;
 - (b) formalisation of the Burnett Street turning head with barrier kerb and channel;
 - (c) modification of the western kerb line, adjacent to the Landmark access stairs, to facilitate service vehicle access in accordance with the traffic report listed within this development approval;
 - (d) a public access elevator provided within the development, providing 24 hour equitable access from the Burnett St level up to the Mooloolaba Esplanade frontage. The facility must be appropriately sized for the anticipated use, including bicycles, and comply with *AS1428 Design for*

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- access and Mobility*, providing clear paths of travel (min 3 metre wide) to the facility, along pedestrian desire lines;
- (e) wayfinding signage must be included to guide users to the lift facility and must include wording to reinforce the permitted public use;
 - (f) coordination of the finishes, landscape design elements and specifications in accordance with council's Placemaking Mooloolaba Masterplan and foreshore detailed design;
 - (g) provide safe transitions for pedestrian, cycle and vehicle infrastructure at each end of the works;
 - (h) relocation/reinstatement of the existing access driveways to all fronting properties in a manner that does not disadvantage those properties;
 - (i) modifications to stormwater drainage and other service relocations as necessary to accommodate the works; and,
 - (j) installation of Rate 3 LED street lighting in accordance with council's Placemaking Mooloolaba Masterplan and foreshore detailed design, where replaced or relocated.

Property Access and Driveways

- 67. Sealed access driveways must be provided from Burnett Street (Porte Cochere entry, loading dock and parking basement) and River Esplanade (Porte Cochere exit only) to all parking and manoeuvring areas of the development. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
 - (a) all driveway crossovers in accordance with RS-051 with flares designed to accommodate the maximum design vehicles;
 - (b) truncation of existing paths in the verge for the driveway construction, including any additional extents of reconstruction to provide a smooth pathway transition;
 - (c) suitable safety measures, including warning signage, to improve driver awareness of pedestrians and enhance pedestrian safety. Warning signage must be provided near the exit ramp from the underground parking area to warn motorists of pedestrian movement along the frontage street; and,
 - (d) coordination of the finishes and specifications in accordance with council's Placemaking Mooloolaba Masterplan and foreshore detailed design to prioritise pedestrian treatments across the driveways;
 - (e) Additional measures required to ensure queuing vehicles do not block pedestrian movements along Burnett Street.

On-site Parking

- 68. A minimum of 202 car parking spaces must be provided by the development. All parking spaces physically provided on the site must be marked and made available and accessible at all times. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
 - (a) at least 121 hotel parking spaces, which are clearly marked for that purpose;
 - (b) at least 46 resident parking spaces within the total, which are clearly marked for that purpose. Resident spaces may be in a tandem configuration for the same occupancy;
 - (c) a minimum of 1 PWD parking space within the total, which is clearly marked for that purpose and accessible at all times for visitor use;

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- (d) a minimum of 12 residential visitor parking spaces within the total, which are clearly marked for that purpose but which may also be used as overflow parking for hotel customers when not utilised by residential visitors. The residential visitor parking spaces must be freely accessible at all times for visitor use and not restricted access by any valet parking management system for the development;
- (e) a minimum of 35 retail/commercial parking spaces within the total, which are clearly marked for that purpose and accessible at all times and free of charge for staff and customer use. Customer access to the 35 retail/commercial parking spaces physically provided on the site must be aided by clear directional signage located at the basement entry, and must not be inhibited by security gates or deterred by any valet parking system established for the development. The 35 retail/commercial spaces provided on the site must remain available for those staff and customers at all times, and must not be occupied by hotel staff or customers, nor residents and their visitors, at any time. The requirements of this condition must be included in the Building Management Statement for the subject site;
- (f) pedestrian routes in accordance with the conditions of this development approval;
- (g) parking spaces for people with disabilities must satisfy the current requirements of the National Construction Code; and,
- (h) dimensions, crossfalls and gradients in accordance with AS2890 - Parking facilities.

Subject to an assessment by Council through any applicable statutory approval or change to approval process and having regard to applicable planning scheme provisions, changes in gross floor area and any other relevant consideration, any parking spaces provided in addition to those 202 required above may be allocated at the Applicant's discretion.

- 69. A minimum of 34 motorcycle/scooter parking spaces must be provided and marked on the site, and made available and accessible at all times. The works must be undertaken in accordance with an Operational Works approval and must include in particular dimensions, crossfalls and gradients in accordance with AS2890 - Parking facilities.
- 70. All on-site parking areas and access driveways must be maintained exclusively for vehicle parking and manoeuvring and kept in a tidy and safe condition at all times.
- 71. Directional signage must be provided to direct visitors and customers to the car parking spaces provided on-site.
- 72. Where access to the car park is proposed to be restricted by a security gate, provision must be made for queuing of vehicles clear of the roadway while waiting for the security gate to open.
- 73. Where access to visitor parking is proposed to be restricted by a security gate, provision must be made for intercom access or other Council approved entry methodology, which does not adversely impact on the functions of the public road network.

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74. Where a secure car park services a commercial use on the site, the security gate must remain open at all times while commercial uses on the site are open for business. The requirements of this condition must be included in the Building Management Statement for the subject site.

Service Vehicles

75. Service vehicle parking, manoeuvring and standing spaces must be provided on the site. The works must be undertaken in accordance with an Operational Works approval and *AS2890.2 - Off-street commercial vehicle facilities* and must include in particular:
- (a) a minimum two MRV spaces on site; and,
 - (b) through access for a 14.5 metre bus for passenger drop-off.

Pedestrian and Bicycle Facilities

76. Pedestrian and bicycle facilities must be provided for the development. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
- (a) adequate separation of all specific pedestrian routes from vehicle access and manoeuvring areas, and clear demarcation by pavement marking, signposts or changes in surface materials or levels;
 - (b) a minimum of 58 residential bicycle parking spaces, in accordance with AS2890.3 – Bicycle parking;
 - (c) a minimum of 40 commercial bicycle parking spaces, in accordance with AS2890.3 – Bicycle parking, and accessible to the public; and,
 - (d) end of trip facilities providing a minimum 40 lockers, 1 male and 1 female showers and change rooms for staff.

Utility Services

77. Reticulated electricity and telecommunication services must be provided to the development in accordance with an approval for Operational Works and the standards and requirements of the relevant service provider.
78. An underground connection to reticulated water and sewerage must be available and/or where necessary provided to the development site in accordance with the standards and requirements of Northern SEQ Distributor–Retailer Authority (Unitywater).
79. Certification must be submitted to council from all relevant service providers which certifies that the development has met the requirements of development approval and all applicable legislation at the time of construction.

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Undergrounding of Existing Overhead Powerlines

- 80. The existing overhead electricity reticulation across the frontages of the site must be placed underground. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
 - (a) placement on council's standard alignment as shown on Standard Drawings RS-100 and RS-101.

Geotechnical Stability

- 81. All works must be carried out in accordance with a geotechnical report (or part thereof) prepared by a qualified person* and endorsed through an Operational Works approval.
**(Refer to Advisory Note)*
- 82. Prior to commencement of the use of any building works on the site, certification by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) must be provided to council certifying:
 - (a) the stability of the site, including associated buildings and infrastructure, will be maintained during the course of the development and will remain stable for the life of the development; and,
 - (b) any measures identified in a site-specific geotechnical assessment for stabilising the development have been fully implemented.

Earthworks and Retaining Walls

- 83. All fill and associated batters must be undertaken in accordance with an operational works approval, and contained entirely within the subject site unless written permission from the respective landowner(s) is provided to council.
- 84. Where the development involves excavation or filling over, or adjacent to drainage infrastructure access chamber surface levels must be adjusted to provide a freeboard of 100mm above the finished ground surface level.
- 85. All retaining walls must be designed and constructed in accordance with the planning scheme and must be certified by a Registered Professional Engineer of Queensland (RPEQ) where exceeding 1 metre in height. All retaining walls that are publicly accessible and exceed 1 metre in height must be fitted with a commercial grade safety fence.

Stormwater Drainage

- 86. The site must be provided with a stormwater drainage system connecting to a lawful point of discharge. The works must be undertaken in accordance with an Operational Works approval and the Queensland Urban Drainage Manual, and must include in particular:
 - (a) collection and discharge of stormwater to council's underground drainage system;
 - (b) the downstream drainage system capacity upgraded, where necessary, to accept the design flows or the site flows mitigated to within the system capacity limits;

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- (c) all modified or new stormwater pits located in road reserve to have gross pollutant baskets installed in accordance with council's infrastructure plans (headworks); and,
- (d) the use of gravity stormwater drainage and not surcharge pits.

Stormwater Quality Management

- 87. A stormwater quality treatment system must be provided for the development. The works must be undertaken in accordance with an Operational Works approval, and include stormwater quality treatment devices of a size and location generally in accordance with those shown in Section 8 of the Stormwater Management Plan, listed in this development approval.

Flood Immunity

- 88. The minimum building and infrastructure levels must be determined in accordance with the *Flood hazard overlay code*, based on a current flood search certificate. The certificate must identify the local and regional flood levels in the vicinity of the proposed entrances. Subject to verification from a flood search certificate, the nominal regional flood level is RL2.46m AHD, requiring a minimum flood immune design level of RL 2.96m AHD.
- 89. All service plant and equipment storage areas must be sited with appropriate flood immunity, or included inside the flood protected area, subject to the relevant standards for each asset.
- 90. The driveway entrances must be provided with appropriate freeboard to the local kerb flow depths in accordance with *Queensland Urban Drainage Manual*, to ensure flows stay within road reserve. A vehicle clearance assessment must be provided as part of Operational Works approval to ensure access is achieved, particularly for service vehicles and buses.

Coastal Protection

- 91. The development must incorporate coastal protection works designed by an RPEQ experienced in coastal engineering to withstand wave and water level conditions corresponding to a 1% AEP coastal erosion event with the coastline at the eastern extent of the basement at the start of the event. The development must be designed to not suffer any major damage during the event such that the structural stability of the development is unaffected. Detailed engineering drawings demonstrating compliance with this condition must be submitted in conjunction with the first operational works development application.
- 92. All coastal protection works constructed to protect the development must be constructed within the site and must be maintained by the development for the life of the development.

Flood Management

- 93. Fully automatic flood barrier gate systems with high levels of failure redundancy must be installed at the entry to all parts of the property subject flood inundation, with systems, generally described as follows:

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- (c) at openings in the development below the Defined Flood Level, flood barriers must be installed. The system design life must be at least 20 years, capable of operating over a temperature range from 0 degrees Celsius to 50 degrees Celsius, and suitable for all hydrostatic and vehicle loads; and,
 - (d) a Flood Protection Plan must be prepared by a suitably qualified person* and submitted for Operational Works approval. This plan must provide the following:
 - (i) the person responsible for the Flood Protection Plan, including all their contact details;
 - (ii) the operating details including operation under failure conditions for the flood barrier system;
 - (iii) the maintenance schedule for the flood barrier system, and a register to track compliance with the maintenance schedule;
 - (iv) a full list of all operating parts and equipment; and,
 - (v) details of any equipment that is to be kept on site for the provision of critical spares to ensure uninterrupted system operation.
- *(Refer to Advisory Note)*

Construction Management Plan

94. A preliminary construction management plan must be submitted with the Operational Works application and must address the following:
- (a) traffic management during all aspects of the construction phase including:
 - (i) a traffic management control plan in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) detailing all temporary signage and traffic control measures prior to construction;
 - (ii) maintenance of safe pedestrian access for the areas affected by the works during and after daily construction has ceased;
 - (iii) proposed fencing to the site during the construction phase of the development; and,
 - (iv) provision for worker car parking.
 - (b) maintenance and protection of water quality and existing drainage lines through the construction site, through the implementation of appropriate erosion and sediment control measures.
 - (c) works programme identifying key components of the works and their respective durations.
 - (d) establishment of a communication protocol with the general public, adjoining owners, emergency services and local businesses to advise of agreed construction times, impacts on traffic, services and other relevant issues
 - (e) identification of complaint management procedures including:
 - (i) contact details for the on-site manager
 - (ii) dispute resolution procedures
 - (f) details on the location of external fill sites/sources, the haulage route, type of vehicle to be utilised during filling operations and frequency of usage.
 Note: any damage to the existing road system as a result of haulage operations shall be fully repaired at the applicant's expense.

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LANDSCAPE

Landscaping Works

95. The development site must be landscaped. The works must be undertaken in accordance with an Operational Works approval and detailed Landscape Plan* and must include in particular:
- (a) the works shown on the Approved Plans;
 - (b) a deep planting area located within the private property abutting the corner truncation of River Esplanade and Mooloolaba Esplanade as indicated on the Approved Plans. The deep planting area must be provided free from underground or above ground obstructions and support the provision of a columnar feature tree(s), species to be agreed with Council (e.g. *Agathis robusta*);
 - (c) where permeable pavements are proposed around deep planting areas, then these are to be demonstrated as part of the application that they will allow for the following:
 - (i) unencumbered growth of the deep planting;
 - (ii) allow for water to permeate into the below ground growing media and not become blocked or silted up;
 - (iii) must include structural soils / growing cells;
 - (iv) provision of an irrigation system;
 - (v) provision of infiltration pits;
 - (vi) draining of the pavement are to the deep planting hole and infiltration pits;
 - (d) provide screening species in front of any blank walls and retaining structures (e.g. fronting River Esplanade and Mooloolaba Esplanade) addressing the public realm such that they will be screened at maturity;
 - (e) all species must be selected for high to extreme level of coastal hardiness, suitability to a podium environment and contribution to the Sunshine Coast character;
 - (f) provision of Public Road Reserve embellishments including:
 - (i) landscape works within the road reserve to the extent defined with the Approved Plans;
 - (ii) locations, height, diameter at breast height (DBH) and species of any trees within the public land that have potential to be affected by the works and construction activity (as supported by a Qualified Level 5 Arborist Report);
 - (iii) street tree quantity and location to be in accordance with council's Placemaking Mooloolaba Masterplan and foreshore detailed design ensuring minimum provision of 1 street tree within the road reserve for every 6m of road frontage to be located at the standard offset from the back of kerb (600mm);
 - (iv) provision of 1 street tree within the road reserve for every 6m of road frontage to be located at the standard offset from the back of kerb (600mm);
 - (v) no street trees are to be provided through the awning structure;
 - (vi) species to be agreed with Council prior to Operational Works approval;

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- (vii) positioning of any supports or posts associated with pedestrian shelters and awnings in such a manner as to ensure that they do not obstruct or interrupt paths of travel along the built shoreline and at the kerb line;
 - (viii) awning structure, outdoor dining layout and frontage work design to enable a minimum of 3m wide clear undercover and unobstructed path of travel for the public across the Mooloolaba Esplanade frontage of the building and connecting to the designated crossing point at River Esplanade;
 - (ix) footpath treatments and road pavement crossings materials and finishes to be agreed with council prior to lodgement of Operational Works;
 - (x) tactile ground surface indicators (TGSIs) in accordance with Australian Standard, AS1428.4.1:2009 to be agreed with council prior to lodgement of Operational Works;
 - (xi) all steel elements used within the public realm (e.g. handrails, bollards, fixings, must be specified 316 Marine Grade Stainless Steel and in accordance with council's Placemaking Mooloolaba Masterplan and foreshore detailed design; and,
 - (xii) skateboard deterrents must be provided throughout as required to horizontal edges in agreement with council.
- *(Refer to Advisory Note)
96. Submit as part of an Operational Works Application for Roads and Drainage and Landscape to the public road verge, a *Risk and Accessibility Assessment*, as prepared by an Access Consultant accredited with the Association of Consultants in Access Australia Inc. The report must certify that the detailed design of the streetscape achieves safe and equitable access for pedestrians and cyclists and in particular in regard to the following:
- (a) stairs and ramps and associated infrastructure, including any consequential works associated with other building frontages and access points.
 - (b) crossing points over road carriageway.
 - (c) entry and egress from on-street parking to the adjacent public verge in an equitable manner.
 - (d) placement of public space furniture, landscape elements, bollards etc.
 - (e) ensuring that the minimum required clear path of travel widths are achieved between any awning posts, proposed infrastructure and the on-street disability parking space.
 - (f) a summary on how the design meets all relevant access and mobility standards, including *AS1428.1* and all relevant sub sections.
97. Submit as part of an Operational Works Application for Roads and Drainage and Landscape to the public road verge, an *Arboriculture Assessment*, as prepared by a suitably qualified person*. The report must address those trees within the public road verge with the potential to be impacted by the works.
*(Refer to Advisory Note)
98. All landscape works must be established and maintained in accordance with the approved design for the life of the development, and in a manner that ensures healthy, sustained and vigorous plant growth. All plant material must be allowed to grow to full form and be refurbished when its life expectancy is reached.

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99. The outermost edge of all awnings must be set back an appropriate distance (minimum 1.8m) from the back of kerb to allow for the provision of street trees on the standard alignment. Posts must be set back so as to achieve the required minimum paths of travel for pedestrians and cyclists. (Note: Refer *Risk and Accessibility Assessment* with regard to minimum required clear path of travel).

Podium Planters and Street Awnings

100. All podium planters situated within the building and associated with street awnings, are the responsibility of the Body Corporate and must be maintained in good working order, in accordance with best practice principles for the life of the development.
101. Prior to the prestart meeting, a bank guarantee or a bond of \$10,000 must be lodged as security for the protection of any public amenity trees identified for retention listed within this decision notice. The bond:
- (a) may be drawn upon by council in its entirety if any trees identified for retention is damaged to the point where the tree cannot be saved (as confirmed by the project arborist and agreed in writing by council)
 - (b) will be returned upon practical completion of all the operational works relating to this development.
102. As part of an Operational Works Application, detailed design and management plans must be submitted to council for all podium planters provided in association with the building and frontage awnings, including:
- (a) Detailed Design that clearly shows:
 - (i) the location/layout and area of all landscaping;
 - (ii) the spatial extent of podium and roof planting systems while demonstrating they will comply with height restrictions;
 - (iii) materials and plant species palette;
 - (iv) design sections, finished levels and details;
 - (v) construction details for the growing environment, including waterproofing, root barriers, irrigation and drainage;
 - (vi) suitable surface area, volume and soil composition of the growing media to sustain healthy growth and viability of the selected vegetation;
 - (vii) the proposed mechanisms for maintenance, including maintenance safety measures such as roof-top barriers/rails;
 - (viii) how the structural integrity (load and waterproofing) of the building design will be achieved under load of the combined planting systems elements;
 - (ix) how the systems irrigation, rainwater catchment and drainage requirements are designed in conjunction with the site's Stormwater Management Plan to achieve sustained holistic outcomes;
 - (x) design details and construction / installation requirements including manufacturers specifications of components for each planting system
 - (b) a Management Plan that addresses the following:
 - (i) Establishment (up to 3 yrs approximately)
 - a. maintenance regime for the built elements, including inspection of the irrigation, drainage, waterproofing and root barriers

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- b. monitoring regime of the growing media including tests by an agronomist (or similar) and with recommendations of findings to be implemented and certified that all works have been carried out in accordance with the findings
- c. maintenance regime for the plant material, including weeding, trimming, replacement of dead or non-performing plants
- d. inspection of the above ground and below ground structures
- (ii) Maintenance (3yrs-10yrs approximately)
 - a. inspections of the vegetation including root inspection and pruning, corrective actions
 - b. maintenance and replacement requirements of planting systems components, growing materials and media, watering / irrigation and fertilising and the like
 - c. planting schedules of appropriate species, planting techniques, establishment period requirements, replacement strategy for flora failures and ongoing maintenance
 - d. property management responsibilities for an ongoing maintenance regime with regular monitoring and key performance indicator triggers with corrective actions to ensure ongoing success
 - e. growing media must be tested by an agronomist (or similar) to ensure suitability of the soil for its specified use. Certification must be provided that all works have been carried out in accordance with findings
- (iii) Refurbishment and Replacement (each 10 yrs approximately)
 - a. inspection of the constructed environment/planter to ensure all elements are structurally sound and functioning to the desired intent
 - b. inspection and testing of the growing media by an agronomist (or similar) to ensure suitability of the soil for its specified use. Recommendations of the inspection and testing are to be implemented and certified by the agronomist (or similar) that all works have been carried out in accordance with the findings
 - c. inspection and recommendation by an Arborist for the vegetation associated with the landscape above the proposed basement car park. Any recommendations of the inspection are to be implemented and certified by the Arborist that all works have been carried out in accordance with the findings
 - d. any element associated with the refurbishment of the landscape above the basement car park is to be carried out by the owner and or the managers of the basement car park at their expense.
- (c) Lifecycle Management and Costing Program for the entire green wall and roof garden systems for all elements of Establishment; Maintenance and Refurbishment and Replacement, including a fully budgeted schedule including life cycle costing analysis with refurbishment strategies accounted for, for the life of the development.
The requirements of this condition must be included in the Building Management Statement for the subject site.

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ENVIRONMENTAL HEALTH

Waste Management

103. Refuse storage, removal and collection facilities must be provided in accordance with the Approved Plans and the following:
- (a) provision of low noise bulk bins for general waste and recyclable material;
 - (b) collection by service vehicles from within the site loading bay or porte cochere only in a safe, efficient and unobstructed manner. Bulk bins are not to be presented at the kerbside or within the roadway;
 - (c) maintain continued responsibility of the body corporate, or an equivalent site management entity, to provide unobstructed access to the waste storage room on refuse collection day;
 - (d) provision of waste chutes connected to each floor of the building for the disposal of waste. The waste chutes must be:
 - (i) vertical and cylindrical with a minimum diameter of 450mm;
 - (ii) constructed of non-corrosive, smooth, impervious and noise-dampening materials;
 - (iii) contained within fire rated shafts;
 - (iv) constructed to finish at least 25mm below the ceiling level of the collection room and not more than 300mm above the height of the waste containers;
 - (v) ventilated without causing odour within the building;
 - (vi) fly and vermin proof;
 - (vii) fitted with maintenance access and cleaning appliances; and,
 - (viii) fitted with self-closing hoppers on each level located between 1m and 1.5m above the floor level, and with wall and floor surfaces around the hopper of an impervious easy to clean material, and co-located with readily accessible recycle waste bins at each floor level.
 - (e) provision of a waste room at the bottom of the waste chutes for the collection and permanent storage location of waste only. The waste room must be:
 - (i) constructed of fire rated, impervious and smooth materials to all walls, floors, doors and junctions
 - (ii) constructed with access doors sized to permit unobstructed entry and exit of the bulk bins*
 - (iii) fly and vermin proof
 - (iv) fitted with a lock capable of being opened from the inside without a key at any time
 - (v) refrigerated or otherwise ventilated to reduce odour
 - (vi) co-located with a hosecock and drain connected to the sewer.

**(Refer to Advisory Note)*
104. An inspection must be organised with a council's Development Services Branch to confirm waste servicing and collection arrangements. Where obstructions to waste collection vehicles and facilities prevent safe and efficient servicing, the obstruction must be removed or rectified.
105. Certification must be submitted to council from a qualified person* which certifies that all waste chutes and waste rooms have been constructed in accordance with the requirements of this development approval.
- *(Refer to Advisory Note)*

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Acoustic Amenity

- 106. Acoustic measures and treatments must be incorporated into the development in accordance with the Acoustic Assessment listed within this development approval
- 107. All retail spaces, ballroom/conference centre and indoor dining areas must be located within an acoustically rated, enclosed air-conditioned area to minimise off-site noise emissions.
- 108. Any fixed plant and equipment* that causes noise (e.g. from basement car-park exhausts, air conditioning units, or pool filtration units, refrigeration units, pumps and generators, kitchen exhaust units), must be enclosed, shielded and/or positioned to ensure that the following sound pressure levels for a noise sensitive land use is achieved:

Location where criteria applies at a noise sensitive land use	Adjusted equivalent continuous sound pressure level ($L_{Aeq,adj,T}$) to be achieved during the day, evening and night time periods			Maximum sound pressure level (L_{Amax}) to be achieved during the night time period
	Day 7am-6pm $L_{Aeq,adj,11hr}$	Evening 6pm-10pm $L_{Aeq,adj,4hr}$	Night 10pm-7am $L_{Aeq,adj,9hr}$	Night 10pm-7am
Sleeping Areas	35 dB(A)	35 dB(A)	30 dB(A)	45 dB(A)
Other Habitable Rooms	35 dB(A)	35 dB(A)	35 dB(A)	N/A
Within the Designated Private open Space	50 dB(A)	50 dB(A)	N/A	N/A

*Note: Measurements must be in accordance with AS 1055.1 - Acoustics – Description and measurement of environmental noise – General procedures. Measurements must be adjusted for tonality and impulsiveness where required, where attenuation is applied for inside to outside calculations, a maximum of 5 dB(A) only is to be applied (i.e. assumed windows fully open) *(Refer to Advisory Note)"*

- 109. All service vehicle loading/unloading and waste collection must occur within the loading bay or porte cochere area.

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110. Any grills or metal plates subject to vehicular traffic on the site must be suitably acoustically dampened to prevent noise impacts on surrounding sensitive land uses.
111. Certification must be submitted to council from a qualified person* that the development has been constructed in accordance with the acoustic report and Acoustic Amenity conditions of this development approval.
*(Refer to Advisory Note)

Lighting Devices

112. Lighting associated with the use must be designed, sited, installed and tested to comply with Tables 3.2 & 3.3 for Zone A3 of *AS4282 - Control of the obtrusive effects of outdoor lighting*.
113. Certification must be submitted to council from a qualified person* that all lighting devices comply with the requirements of this development approval.
*(Refer to Advisory Note)

Commercial Kitchen Exhaust

114. The development must be constructed with reticulated ducting inside the building to exhaust heat and odours from the commercial kitchens, café / restaurant uses to a discharge point on the roof of the highest storey.
115. The commercial kitchen heat and odour discharge point/s on the roof must be located and managed in accordance with the *AS1668.2 - The use of ventilation and air-conditioning in buildings* (Section 3.10 – *Air Discharges*).

Acid Sulfate Soils

116. All works must be carried out in accordance with the Acid Sulfate Management Plan listed in this development approval.
117. All waters, including stormwater runoff, groundwater seepage and leachate from acid sulfate soils must be carried out in accordance with a dewatering management plan prepared by a qualified person* and endorsed through an Operational Works approval. All water and must achieve the following quality prior to release from the site:
 - (a) a pH range of 6.5-8.5 pH units
 - (b) 50mg/L maximum total suspended solids concentration
 - (c) 0.3mg/L maximum total iron concentration
 - (d) 0.2mg/L maximum total aluminium concentration
 - (e) No visible plume at either the point of release from the site or within a waterway.
118. The basement must be designed and constructed as a water excluding structure in accordance with *AS3735 - Concrete Structures for Retaining Liquids*. It must be able to withstand hydrostatic pressure, be completely sealed (including control joints) to prevent groundwater infiltration, and contain no permanent or post-construction sub-surface drainage.

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119. All treated material must undergo verification testing at the rate of one sample per 250m³ throughout the duration of the excavation phase of the development. The verification testing must be undertaken by a qualified person* using the SPOCAS or Chromium Reducible Sulphur testing suite, and the results for each sample must be submitted to council.
 *(Refer to Advisory Note)

REFERRAL AGENCIES

The referral agencies applicable to this application are:

Referral Status	Referral Agency and Address	Referral Trigger	Response
Concurrence	SARA At DSDMIP South East Qld (North) Regional Office PO Box 1129 Maroochydore QLD 4558 Mydas2 at (https://Prod2.Dev-Assess.Qld.Gov.Au/Suite/) Email:Seqnorthsara@dilgp.Qld.Gov.Au	Development impacting on state transport infrastructure and thresholds	The agency provided its response on 26 June 2019 (reference No. 1905-10978 SRA).

DEVELOPMENT PLANS

The following development plans are Approved Plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
A0015	C	Site Plan (Pre Foreshore Development), prepared by Koichi Takada Architects	15/11/2024
A0016	D	Site Plan (Foreshore Development), prepared by Koichi Takada Architects and annotated in red by Sunshine Coast Council	15/11/2024
A0018	B	Site Plan – Burnett Street Lower, prepared by Koichi Takada Architects	15/11/2024
A0019	B	Site Plan – Burnett Street Upper, prepared by Koichi Takada Architects	15/11/2024
A0020	B	Site Plan – River Esplanade, prepared by Koichi Takada Architects and annotated in red by Sunshine Coast Council	15/11/2024
A0095	E	Basement 04 Floor Plan, prepared by Koichi Takada Architects	15/11/2024
A0096	E	Basement 03 Floor Plan, prepared by Koichi Takada Architects	15/11/2024
A0097	E	Basement 02 Floor Plan, prepared by Koichi Takada Architects	15/11/2024

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A0098	E	Basement 01 Floor Plan, prepared by Koichi Takada Architects	15/11/2024
A0099a	E	Plant Mezzanine, prepared by Koichi Takada Architects	15/11/2024
A0099	E	Lower Ground Floor Plan, prepared by Koichi Takada Architects	15/11/2024
A0100	E	Ground Floor Plan, prepared by Koichi Takada Architects	15/11/2024
A0101	I	Level 01 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0102	H	Level 02 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0103	I	Level 03 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0104	H	Level 04 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0105	H	Level 05 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0106	H	Level 06 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0107	H	Level 07 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0108	C	Level 08 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0109	C	Level 09 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0110	H	Level 10 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0111	H	Level 11 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0112	H	Level 12 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0113	H	Level 13 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0114	H	Level 14 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0115	H	Level 15 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0116	H	Pool Plant Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0117	G	Pool Level Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0118	G	Roof Plant Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0119	G	Roof Plan, prepared by Koichi Takada Architects	28/04/2026
A0300	F	Section 01, prepared by Koichi Takada Architects	28/04/2026
A0301	E	Section 02, prepared by Koichi Takada Architects	28/04/2026

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A0201	F	<i>East Elevation (River Esp)</i> , prepared by Koichi Takada Architects	28/04/2026
A0202	G	<i>South Elevation</i> , prepared by Koichi Takada Architects	28/04/2026
A0203	G	<i>West Elevation (Burnett St)</i> , prepared by Koichi Takada Architects	28/04/2026
A0204	F	<i>North Elevation (Mooloolaba Esp)</i> , prepared by Koichi Takada Architects	28/04/2026

REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

Referenced Documents

Document No.	Rev.	Document Name	Date
18BRT0081	7	<i>Traffic Engineering Report</i> , prepared by Colliers	19/01/2026
1-28758	1	<i>Acid Sulfate Soils Management Plan</i> , prepared by Soil Surveys	27/02/2025
R001 – G19015	02	<i>Stormwater Management Plan</i> , prepared by Michael Bale and Associates	11/08/21
CPP Project 13059	Minor Rev	<i>Qualitative Wind Assessment</i> , prepared by Cermak Peterka Petersen	10/12/18

The following document requires amendment prior to becoming a Referenced Document for the development:

Referenced Document Requiring Amendment

Document No.	Rev.	Document Name	Date
247401.0132 .R01V03.odt	V03	<i>Acoustic Assessment</i> , prepared by Air Noise Environment	09/01/2026
Amendment	<ul style="list-style-type: none"> Report to be updated to take into account revised site layout plans and design changes. 		

ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

PLANNING

Other Laws and Requirements

- This approval relates to development requiring approval under the *Planning Act 2016* only. It is the applicant's responsibility to obtain any other necessary approvals, licences or permits required under State and Commonwealth

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legislation or council local law, prior to carrying out the development. Information with respect to other council approvals, licences or permits may be found on the Sunshine Coast Council website (www.sunshinecoast.qld.gov.au). For information about State and Commonwealth requirements please consult with these agencies directly.

2. The development proposes an awning structure located within road reserve. The awning structure requires that a *Permit for Alteration or improvement to local government controlled areas and roads* be obtained in accordance with council's Local Laws.
3. In accordance with the *Planning Act 2016*, any proposal to stage the titling arrangements of the development such that a building format plan is registered with a balance lot for future development will first require a Development Permit for Reconfiguring a Lot be obtained from council.

Equitable Access and Facilities

4. The plans for the proposed building work have NOT been assessed for compliance with the requirements of the *National Construction Code - Building Code of Australia (Volume 1)* as they relate to people with disabilities. Your attention is also directed to the fact that in addition to the requirements of the National Construction Code as they relate to people with disabilities, one or more of the following may impact on the proposed building work:
 - (a) *the Disability Discrimination Act 1992 (Commonwealth)*
 - (b) *the Anti-Discrimination Act 1991 (Queensland)*
 - (c) *the Disability (Access to Premises – Buildings) Standards.*

Aboriginal Cultural Heritage Act 2003

5. There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the *Aboriginal Cultural Heritage Act 2003*.

The *ACH Act* establishes a cultural heritage duty of care which provides that: "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage." It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land Court, and the Minister administering the Act can also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage. You should contact the Cultural Heritage Unit on 1300 378 401 to discuss any obligations under the *ACH Act*.

Easements and Future Works over External Land

6. Should the conditions of this development approval require easements or works to be undertaken over land external to the site, council recommends that easement and works requirements are negotiated with the relevant land owner/s prior to advancing to detailed design stages of the development to avoid unexpected costs or delays. To discuss easement or works requirements over

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council owned or controlled land, please liaise directly with council's Property Management Unit and note that compensation may be payable.

Restriction on Building Approval until all other Permits are Effective

7. Pursuant to the statutory provisions of the Building Act, a private building certifier must not grant any building development approval related to this development until all necessary development permits for the development (including, for example, operational works approvals) have taken effect under the *Planning Act 2016*. This legislative requirement is critical to ensure that a private certifier's approval about a component of the development is consistent with the assessment managers' decisions on other aspects of the overall development.

Infrastructure Charges

8. Infrastructure charges, determined in accordance with council's Infrastructure Charges Resolution, apply to this development approval. The Infrastructure Charges Notice, for council's proportion of the infrastructure charge, has been issued. Unitywater may issue an infrastructure charges notice for their proportion of the infrastructure charge.
9. Deleted.

Development Compliance Inspection

10. Prior to the commencement of the use, please contact council's Development Audit & Response unit to arrange a development compliance inspection.

Preparation of Public Art Master Plan

11. The conditions of this development approval require submission of a Public Art Master Plan (PAMP) to council prior to the issue of a development permit for operational works. The PAMP submitted to council must:
 - (a) document the conceptual framework and artistic vision (e.g. themes / image / identity aims)
 - (b) identify building structures and areas of the site suitable for artwork (e.g. building faces, retaining walls, awnings, shelter structures, landscaped areas, and street furniture such as seating/benches)
 - (c) identify opportunities for art (e.g. entry statements, signature works, integrated art options or community art projects)
 - (d) identify integrated and sophisticated design methods
 - (e) identify and document varied and interesting materials and methodologies
 - (f) identify and document designs for longevity, low-maintenance and graffiti-proofing
 - (g) identify community engagement strategies.

Qualified Person

12. For the purpose of certifying energy and solar performance matters or energy efficiency appliances, techniques or devices for the development, a qualified person is considered to be either:

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- (a) a Registered Professional Engineer of Queensland (RPEQ) with full ABSA Accreditation Certificate IV's in NatHERS Assessments and a minimum of three (3) years current experience in the field of Energy Efficiency Assessment and Certification; or,
 - (b) a Registered Professional Energy Efficiency consultant with full ABSA Accreditation Certificate IV's in NatHERS Assessments and a minimum of three (3) years current experience in the field of Energy Efficiency Assessment and Certification.
- 12A. For the purpose of Certification of Building Construction Drawings, a qualified person is considered to be a Registered Building Certifier, a Registered Architect or a Registered Building Designer.
13. For the purpose of preparing a landscape plan, a qualified person is considered to be a landscape architect, landscape designer and/or horticulturist with a minimum of three (3) years current experience in the field of landscape design.
14. For the purpose of preparing an arborist report, a qualified person is considered to be a person with either:
- (a) ISA certification; or
 - (b) a Diploma of Arboriculture in addition to a minimum of three (3) years current experience in the field of arboriculture.
15. For the purpose of certifying waste chute construction for the development, a qualified person is considered to be a Registered Professional Engineer of Queensland (RPEQ).
16. For the purpose of certifying acoustic matters or treatments for the development, a qualified person is considered to be either:
- (a) a Registered Professional Engineer of Queensland (RPEQ);
 - (b) an environmental consultant with a minimum of three (3) years current experience in the field of acoustics.
17. For the purpose of certifying lighting devices for the development, a qualified person is considered to be either:
- (a) a Registered Professional Engineer of Queensland (RPEQ);
 - (b) an environmental or electrical design consultant with a minimum of three (3) years current experience in the field of outdoor lighting.
18. For the purpose of preparing an acid sulfate soil and groundwater management plan, a qualified person is considered to be either:
- (a) a Registered Professional Engineer of Queensland (RPEQ) or;
 - (b) a soil scientist with a minimum of five (5) years current experience in the field of acid sulfate soils.
19. For the purpose of preparing a public art master plan, a qualified person is considered to be an arts consultant/artist with a minimum of three (3) years current experience in the field of public art.
20. For the purpose of preparing a geotechnical report, and for certifying geotechnical stability for the development, a qualified person is considered to be a person who:
- (a) is a Registered Professional Engineer of Queensland (RPEQ)

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- (b) has a degree in civil engineering or engineering geology
 - (c) has a minimum of five (5) years experience in the field of geotechnical engineering or engineering geology.
21. For the purpose of certifying flood levels and preparation of a Flood Protection Plan for the development, a qualified person is considered to be a Registered Professional Engineer of Queensland (RPEQ) experienced in hydraulics and hydrology.

ENGINEERING

Lodgement of Bonds

22. All bonds, including bank guarantees, must be accompanied by a completed bond lodgement form (available at <https://www.sunshinecoast.qld.gov.au/>) The completed form ensures council has the necessary details to register bonds against the correct development or building works, and returns the bond to the correct entity upon completion. Council will not be able to receipt the bond without the completed form.

Pre-Design Meeting Services

23. Council offers a free pre-design meeting service specifically for operational works applications. Applicants are encouraged to utilise this service prior to the submission of their operational works application to ensure that their application is not held up by avoidable design issues. It is anticipated that the pre-design meeting will ultimately assist in fast tracking the assessment of an operational works application once it is lodged with council as a result of design and application issues being resolved or substantially resolved prior to the application being submitted. For more information on this service or to book a pre-design meeting please visit council's website or contact (07) 5475 PLAN.

Building and Construction Industry (Portable Long Service Leave) Levy ("Qleave")

24. The QLeave levy must be paid prior to the issue of a Development Permit for Operational Works where required. Council will not be able to issue a development approval for operational works without receipt of details that the Levy has been paid. QLeave contact: 1800 803 491 (free call) or (07) 3212 6844.

Co-ordination of Operational Works

25. Additional application fees apply to operational work applications where the different aspects of the works are lodged separately. Significant savings in application fees will result if all works are lodged in a single application.

Unitywater - Water and Sewerage Services

26. Where water and sewerage infrastructure is proposed to be constructed within an existing road reserve controlled by council, a further consent approval for the alignment and extent of works will be required under Section 75 of the *Local Government Act 2009*. This consent must be obtained prior to any water and

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sewerage related works occurring within the road reserve. The consent request must be submitted in the approved form to Council's Infrastructure Services Department.

27. Where water and sewerage infrastructure is proposed to be constructed within an existing park or reserve controlled or owned by council, consent approval from council, as owner of the land, is required for the alignment and extent of works. This consent must be obtained prior to any water and sewerage related works occurring within the park or reserve. The consent request must be submitted in the approved form to council's Land Management Unit.

Preparation of a Preliminary Construction Management Plan

28. The preliminary construction management plan will be a draft document requiring finalisation upon appointment of the principal contractor employed to construct the works and a final document will be required to be submitted at the pre-start meeting for the project.

ENVIRONMENTAL HEALTH

Noise – Fixed Plant and Equipment

29. For the building design and construction of the approved use, the direction of a qualified acoustic consultant will ensure the installation of fixed plant and equipment (e.g. air-conditioning condenser units, refrigeration plant and mechanical exhaust discharge) is suitably located and / or shielded to avoid nuisance being caused by any noise from the plant and equipment.

Waste Management – On Property Servicing of Bulk Bins

30. The conditions of this approval contain detailed requirements regarding waste management storage and collection areas. Council is seeking to minimise existing long term problems associated with servicing of waste containers, specifically issues associated with bulk bins standing on road reserves, traffic issues, and Workplace Health & Safety considerations for the cleansing contractor. The purpose of the temporary bin storage embayment at the site frontage within the property boundary is to reflect:
- (a) the minimum requirements that must be achieved so as to conduct safe, efficient and unobstructed On-Property collection of bulk bins in accordance with the *Waste management code*; and,
 - (b) the minimisation of Workplace Health & Safety issues associated with manual handling of bulk bins by the cleansing contractor.

Trade Waste

31. Trade waste generated on-site is subject to Unitywater's Trade Waste Policy. The applicant is advised to contact Unitywater's Trade Waste Officer to determine trade waste requirements.

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Environmental Harm

- 32. *The Environmental Protection Act 1994* requires that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Contact council or the Department of Environment & Heritage Protection for further information with respect to *Environmental Protection Act 1994* requirements.

Resubmission of Amended Document Required

- 33. The conditions of this development approval require resubmission of the Acoustic Assessment to Council with amendments. Please address the amended document to council’s Planning Assessment Unit with the reference no. MCU19/0081.02, separate to any operational works application. To avoid delays and assessment issues with the operational works application, it is recommended the document be resubmitted prior to lodgement of any operational works application.

PROPERTY NOTES

The following property notes will be placed against the subject property in council's property record system:

MCU19/0081.02 - Infrastructure Agreement

An Infrastructure Agreement has been signed in association with Council Approval No. MCU19/0081.02. The Agreement relates to the Mooloolaba Foreshore - Southern Parklands and Hotel requirements.

VARIATION APPROVAL

Not applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Operational Work (Civil works, earthworks, stormwater drainage, roadworks and landscaping).
- Development Permit for Building Work.

SUBMISSIONS

There were 471 properly made submissions about the application. In accordance with the *Planning Act 2016*, the name, residential or business address, and electronic address of the principal submitter for each properly made submission is provided and attached.

INCONSISTENCY WITH EARLIER APPROVAL

Not applicable.

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ENVIRONMENTAL AUTHORITY

Not applicable.

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

OTHER DETAILS

If you wish to obtain more information about council's decision, please refer to the approval package for the application on Council's Development.i webpage at www.sunshinecoast.qld.gov.au, using the application number referenced herein.



DETAILED ASSESSMENT REPORT

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APPLICATION FOR OTHER CHANGE TO DEVELOPMENT APPROVAL

Link to Development.i - [MCU19/0081.02](#)

SUMMARY SHEET	
Division:	4
Applicant:	Aria Property Group Pty Ltd
Consultant:	Project Urban Pty Ltd
Owners:	Mooloolah Drive Pty Ltd Tte
Original Approval Type:	Development Permit for Material Change of Use of Premises to Establish a Resort Complex (151 Units and Ancillary Facilities), Multiple Dwelling and Short-term Accommodation (46 Units), Food and Drink Outlet, Bar, and Shop
Proposed Other Change Application Type:	Development Permit for Material Change of Use of Premises to Establish a Resort Complex (201 Units and Ancillary Facilities), Multiple Dwelling and Short-term Accommodation (46 Units), Food and Drink Outlet, Bar, and Shop
Properly Made:	20 October 2025
Information Request:	17 November 2025
Information Response:	6 February 2026
Change to Application (Amended Plans):	6 May 2026
Concurrence Agency Response - SARA (No Requirements):	26 November 2025
Decision Due:	19 June 2026
Number of Properly Made Submissions for Original Application:	Not Applicable – code assessable
Number of Properly Made Submissions for Other Change Application:	471 properly made (plus 69 <u>not</u> properly made) Of the properly made submissions:- <ul style="list-style-type: none"> • 398 in support • 71 opposed • 2 uncertain/neutral
State Referral Agencies:	<u>Concurrence</u> <ul style="list-style-type: none"> • SARA at Department of State Development, Infrastructure and Planning

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PROPERTY DETAILS	
Division:	4
Street Address:	1 Mooloolaba Esplanade, MOOLOOLABA
RP Description:	Lot 100 SP257414
Land Area (private property):	2588m ²
Existing Land Use:	Shops

STATUTORY DETAILS	
Planning Scheme:	Sunshine Coast Planning Scheme 2014 Version 27 (23 January 2024)
SEQR Designation:	Urban Footprint
Strategic Framework Land Use Category:	Urban Area District Activity Centre Maroochydore to Caloundra Priority Transit Corridor
Local Plan Area:	Mooloolaba/Alexandra Headland Local Plan <ul style="list-style-type: none"> • Key Site 3 – Club Eatery • Primary Active Street Frontage • Primary Streetscape Treatment Area
Zone:	Tourist Accommodation Zone
Assessment Type:	Impact Assessment

PROPOSAL:

Overview

The applicant seeks to make an “other change” to an existing Development Approval (MCU19/0081.01) for a Resort Complex comprising 151 units and ancillary facilities, a Multiple Dwelling and Short-term Accommodation component (46 units), and associated uses including a Food and Drink Outlet, Bar and Shop.

As part of the proposal, the applicant is also seeking to undertake works to Mooloolaba Southern Parklands (Stage 3 foreshore works) and that these works be delivered in accordance with an Infrastructure Agreement with Council.

The table below provides a summary of the proposed changes, along with additional amendments made during the course of the application assessment.

Change application (at lodgement)	Change application (revised) - change to building height only
<ul style="list-style-type: none"> • Provide 50 additional Resort Complex (hotel) rooms through an increase from 14 to 16 storeys. The 2 additional hotel storeys create additional building height of +6.4m • In addition to the above additional +6.4m, building height has been increased due to the following elements:- <ul style="list-style-type: none"> ○ Raising of the ground floor podium to align with the proposed seawall and surrounding levels (+1.5m) ○ Increased lobby and conference 	<ul style="list-style-type: none"> • Provide 50 additional Resort Complex (hotel) rooms through an increase from 14 to 16 storeys. The 2 additional hotel storeys create additional building height of +6.1m • In addition to the above additional +6.1m, building height has been increased due to the following elements:- <ul style="list-style-type: none"> ○ Raising of the ground floor podium to align with the proposed seawall and surrounding levels (+1.5m) ○ Increased lobby and conference

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<p>floor-to-ceiling heights (+0.94m)</p> <ul style="list-style-type: none"> ○ Increased floor-to-floor heights to achieve 2.75m ceilings (+4.56m) ○ Increased rooftop bar and restaurant height to enable equitable access to rooftop pool facilities (+1.55m) <ul style="list-style-type: none"> ● This results in a total additional building height of 14.95m ● Increased Gross Floor Area by 3,279m², resulting in a total of 23,571m² ● Reduce basement levels from five to four ● Increase car parking provision from 188 to 286 spaces, including additional motorcycle/scooter parking 	<p>floor to ceiling heights (+0.69m)</p> <ul style="list-style-type: none"> ○ Increased floor-to-floor heights (+2.51m) ○ Increased rooftop bar and restaurant height to enable equitable access to rooftop pool facilities (+0.65m) <ul style="list-style-type: none"> ● This results in a total additional building height of 11.45m (reduced by 3.5m from the original lodgement) ● Increased Gross Floor Area by 3,279m², resulting in a total of 23,571m² ● Reduce basement levels from five to four ● Increase car parking provision from 188 to 286 spaces, including additional motorcycle/scooter parking
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Notably, the following aspects of the changed proposal remain consistent with the existing approval and the proposed foreshore works are not assessable development under the planning scheme:

- 46 Multiple Dwelling and/or Short-term Accommodation units
- The location and extent of the Food and Drink Outlet, Bar, and Shop
- Site cover of both podium and tower elements
- Setbacks to external boundaries and road frontages, generally consistent
- Vehicle access and servicing arrangements
- Pedestrian access and connectivity, including thoroughfare to and through the site

In relation to the inclusion of the stage 3 foreshore works, the application material indicates that:

- There is currently insufficient Council funding to complete the Mooloolaba Foreshore Revitalisation Project, specifically the Southern Parklands (Stage 3) which interfaces with Aria’s development and the Mooloolaba Surf Club.
- The Southern Parklands area is a critical connector for the Surf Club, beach access, boardwalk and The Wharf, and is essential to revitalising the broader Mooloolaba precinct.
- Completion of these external public works is necessary to support delivery of the proposed 5-star international standard hotel, ensuring the surrounding public realm reflects the quality of the development.
- Aria requires certainty that these works will be completed prior to hotel opening, as construction during or after opening would negatively affect guest experience, public perception, tourism activity and local businesses, and undermine the success of the region’s first 5-star hotel in 34 years.
- The current development approval no longer aligns with the updated foreshore concept due to a higher seawall design. Without raising the ground floor level, a visually poor “canyon effect” would be created and accessibility along the foreshore would be reduced.

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Changes to conditions

The applicant proposes the following changes to conditions (proposed deletions are shown with ~~strikethrough~~ and new text is shown with **bold red text**):

Condition	Changed wording
9	<i>The residential component of the approved development is limited to:</i> (a) 454 201 x 1 bedroom hotel rooms or equivalent configuration; and, (b) 46 Multiple dwelling units and/or Short-term accommodation units comprising: (i) 8 x 2 bedroom dwelling unit; and, (ii) 38 x 3 or more bedroom dwelling unit.
11	<i>Building and structures must:</i> (a) be not more than 3 metres above RL 50m AHD, with the exception of a lift overrun which does not exceed 5 metres above RL 50m AHD;
13	<i>The maximum height of the development must not exceed:</i> (a) a maximum height of RL 55m 66.45m AHD to the top of the lift overrun; (b) RL 53m 65.4m AHD to the top of the rooftop facilities; and, (c) RL 50m 61.8m AHD to the rooftop pool level .
52	The development must meet the “Designed and As-Built” level for a minimum rating of 4 Green Stars under the Green Building Council of Australia Guidelines for “Designed and As-Built” development.
53	Prior to approval of a development application for Operational Work, the Applicant must submit evidence to demonstrate that an independent, qualified, Green Building Council of Australia Assessor has been appointed to undertake an assessment of the proposal against minimum rating of 4 Green Stars under the Green Building Council of Australia Guidelines for “Designed and As-Built” development.
54	Prior to approval of a development application for Building Work, the Applicant must submit a written report from the same appointed Green Building Council of Australia Assessor, to certify that the development has met the “Designed” level for a minimum rating of 4 Green Stars under the Green Building Council of Australia Guidelines for “Designed and As-Built” development.
55	Prior to Commencement of Use, the Applicant must submit a written report from the same appointed Green Building Council of Australia Assessor, to certify that the development has met the “Designed and As-Built” level for a minimum
56	rating of 4 Green Stars under the Green Building Council of Australia Guidelines for “Designed and As-Built” development.
63	<i>Mooloolaba Esplanade must be upgraded for the frontage to the subject site, inclusive of safe and effective transitions to match existing conditions beyond the site frontage. The works must be undertaken in accordance with an Operational Works approval and, unless otherwise agreed with council, must include in particular:</i>

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	<ul style="list-style-type: none"> (a) construction of the frontage design for the verge up to the nominal near kerb line of the one-way through lane, generally in accordance with the Approved Plans. The limit of works will be dependent on the timing of construction and may refer to either the Approved Plan titled Site Plan (Pre Foreshore Development) or Site Plan (Foreshore Development) and the Infrastructure Agreement for Mooloolaba Foreshore Works, as appropriate; (b) modification of the existing through pavement to put into effect one-way traffic flows; (c) coordination of the finishes, landscape design elements and specifications in accordance with council's Placemaking Mooloolaba Masterplan and foreshore detailed design; (d) provide safe transitions for pedestrian, cycle and vehicle infrastructure at each end of the works; (e) maintain or improve pedestrian connectivity in accordance with the conditions of this development approval; (f) relocation/reinstatement of the existing access driveways to all fronting properties in a manner that does not disadvantage those properties; (g) modifications to stormwater drainage and other services relocations as necessary to accommodate the works; (h) installation of Rate 3 LED street lighting in accordance with council's Placemaking Mooloolaba Masterplan and foreshore detailed design; and, (i) relocation of the existing overhead electricity to an underground alignment in accordance with the conditions of this development approval.
68	<p>A minimum of 488 202 car parking spaces must be provided by the development. All parking spaces physically provided on the site must be marked and made available and accessible at all times. The works must be undertaken in accordance with an Operational Works approval and must include in particular:</p> <ul style="list-style-type: none"> (a) at least 95 121 hotel parking spaces, which are clearly marked for that purpose; (b) at least 46 resident parking spaces within the total, which are clearly marked for that purpose. Resident spaces may be in a tandem configuration for the same occupancy; (c) a minimum of 1 PWD parking space within the total, which is clearly marked for that purpose and accessible at all times for visitor use; (d) a minimum of 12 residential visitor parking spaces within the total, which are clearly marked for that purpose but which may also be used as overflow parking for hotel customers when not utilised by residential visitors. The residential visitor parking spaces must be freely accessible at all times for visitor use and not restricted access by any valet parking management system for the development; (e) a minimum of 35 retail/commercial customer parking spaces within the total, which are clearly marked for that purpose and accessible at all times and free of charge for staff and customer use. Customer access to the 35 retail/commercial parking spaces physically provided on the site must be aided by clear directional signage located at the basement entry, and must not be inhibited by security gates or deterred by any valet parking system established for the development.

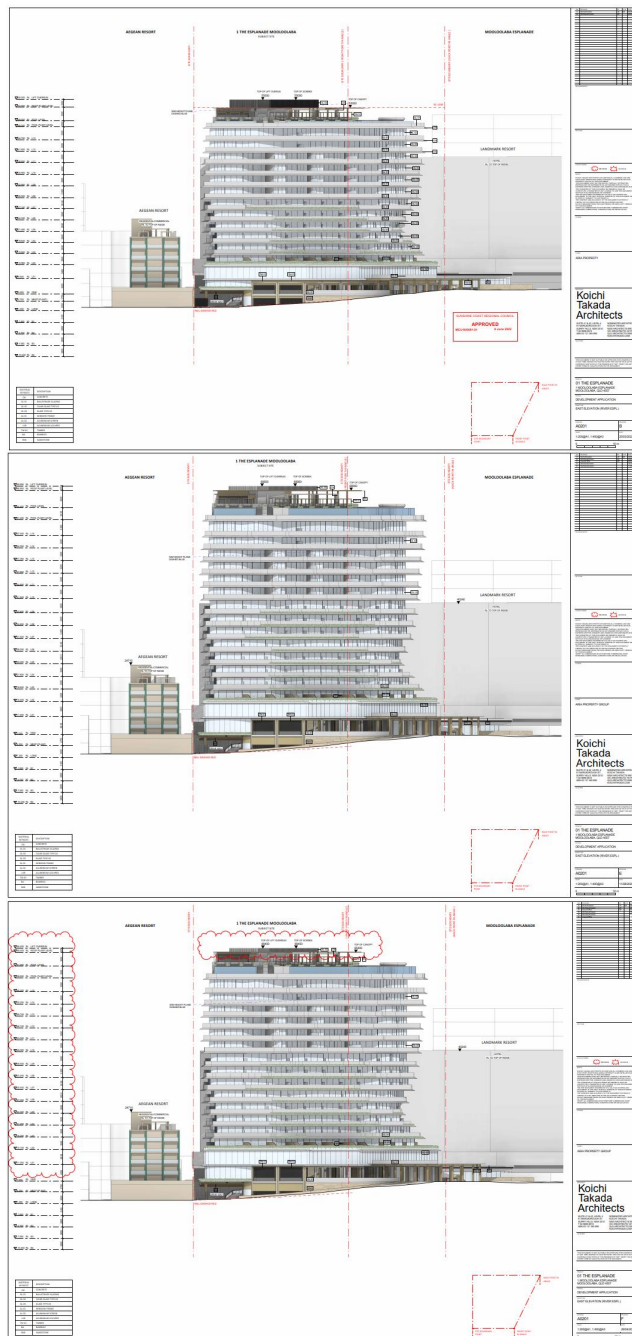
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	<p><i>The 35 retail/commercial customer spaces provided on the site must remain available for those staff and customers at all times, and must not be occupied by hotel staff or customers, nor residents and their visitors, at any time. The requirements of this condition must be included in the Building Management Statement for the subject site;</i></p> <p><i>(f) pedestrian routes in accordance with the conditions of this development approval;</i></p> <p><i>(g) parking spaces for people with disabilities must satisfy the current requirements of the National Construction Code; and,</i></p> <p><i>(h) dimensions, crossfalls and gradients in accordance with AS2890 - Parking facilities.</i></p> <p><i>Subject to an assessment by Council through any applicable statutory approval or change to approval process and having regard to applicable planning scheme provisions, changes in gross floor area and any other relevant consideration, any parking spaces provided in addition to those 488 202 required above may be allocated at the Applicant's discretion.</i></p>
69	<p><i>A minimum of 29 34 motorcycle/scooter parking spaces must be provided and marked on the site, and made available and accessible at all times. The works must be undertaken in accordance with an Operational Works approval and must include in particular dimensions, crossfalls and gradients in accordance with AS2890 - Parking facilities.</i></p>

The abovementioned changes to conditions generally reflect the amended proposal, as discussed in subsequent sections of this report, with the exception of the proposal to delete conditions 52 to 56 inclusive regarding "Green Stars" ratings. Council's Senior Architect has confirmed that current building legislation requires that a local planning scheme must not conflict with the provisions of the National Construction Code. Section J of the National Construction Code specifies required energy ratings including Green Star Ratings and equivalent required benchmarks. This is assessed through Building Certification and not development assessment processes. It is therefore appropriate that these conditions be deleted.

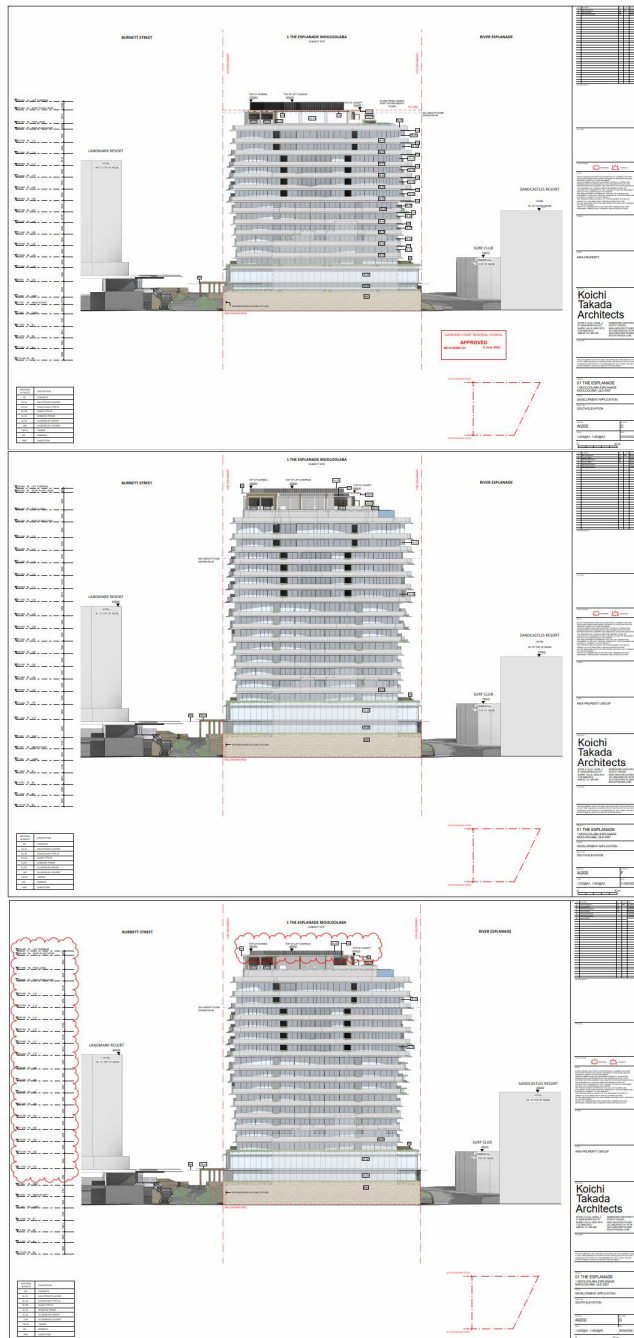
The elevations below illustrate the proposed changes to the building design in comparison with the existing development approval, including the changed proposal at lodgement and as revised during the course of assessment.

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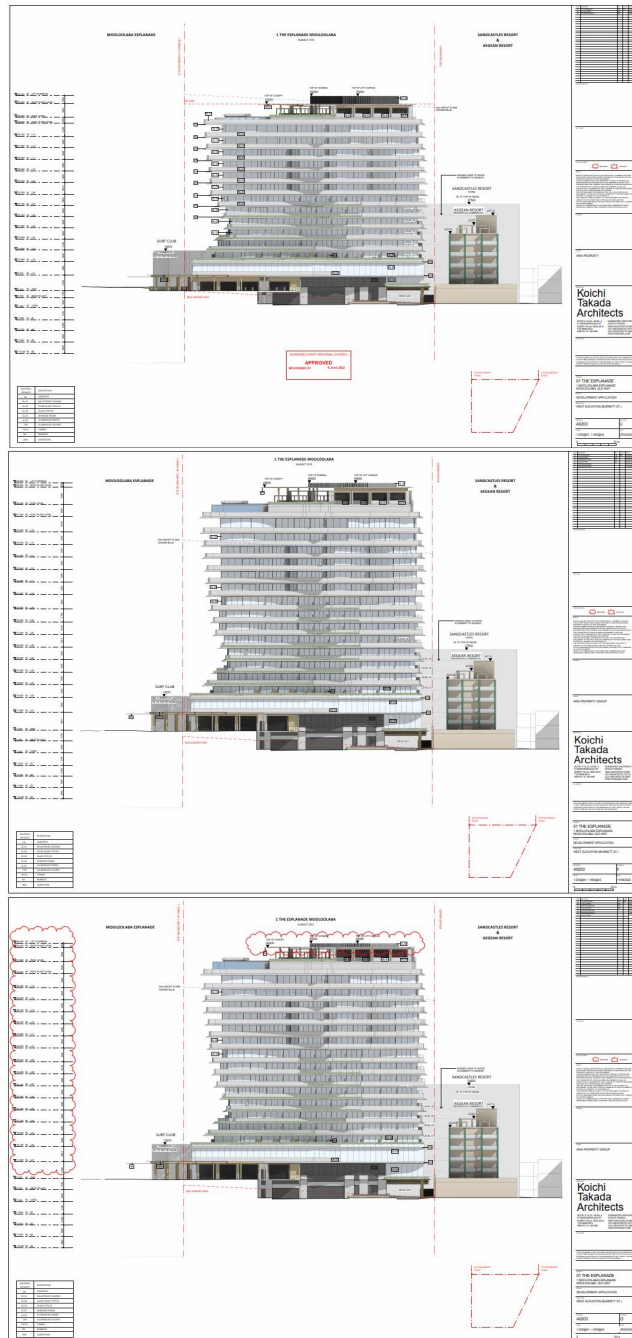
East Elevation (Top to bottom - approved version vs lodgement version vs revised version)

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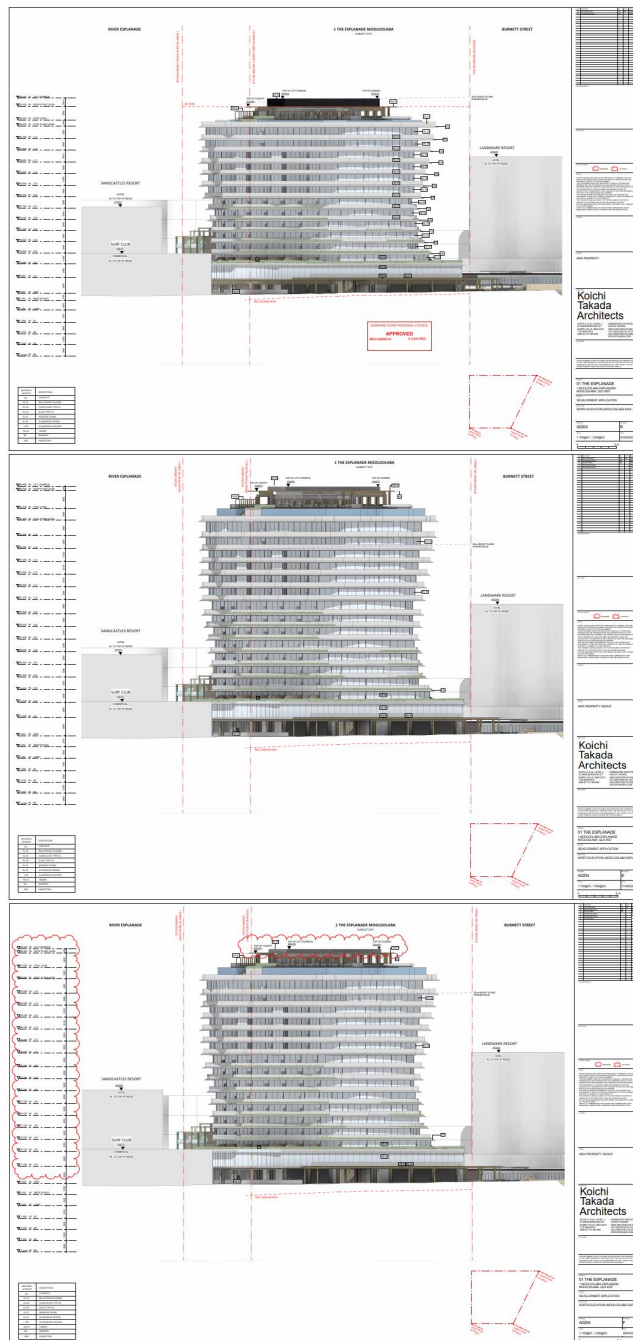
South Elevation (Top to bottom - approved version vs lodgement version vs revised version)

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West Elevation (Top to bottom - approved version vs lodgement version vs revised version)

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North Elevation (Top to bottom - approved version vs lodgement version vs revised version)

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BACKGROUND:

The relevant development application history is detailed below. Note this excludes application history from 2002 (application lodged under *Maroochy Plan 2000* and refused by Council), and 2015 (application ultimately withdrawn in 2019).

APPLICATION NO.	DECISION AND DATE
MCU19/0081	<p>Approved by delegation – 13 December 2019</p> <p>Development Permit for Material Change of Use of Premises to Establish a Resort Complex (139 Units and Ancillary Facilities), Multiple Dwelling and Short-term Accommodation (66 Units), Food and Drink Outlet, Bar and Shop</p>
MCU19/0081.01	<p>Approved by delegation – 6 June 2022</p> <p>Minor Change - Development Permit for Material Change of Use of Premises to Establish a Resort Complex (151 Units and Ancillary Facilities), Multiple Dwelling and Short-term Accommodation (46 Units), Food and Drink Outlet, Bar and Shop.</p> <p>This minor change involved the following aspects:</p> <ul style="list-style-type: none"> • increase in number of hotel units (Resort Complex) from 139 to 151 units • decrease in number of Multiple Dwelling and Short-term Accommodation units (outside of Resort Complex land use) from 66 to 46 • overall increase in gross floor area of 4,179m² (total 25,252m²) • addition of private pools to 13 hotel units on Level 2 • addition of hotel guest facilities and back-of-house operational areas • decrease in, and internal reconfiguration of, retail/restaurant areas at ground level • addition of two basement levels and 114 carparking spaces • adjustments to external design elements e.g. shading and awning devices, façade and colour scheme • changes to access from Burnett St • other minor consequential changes to built form and interface with external boundaries and road frontages

STATUTORY PROCESS:

The applicant has made an application for a change other than a minor change to a development approval under s78 and s79 of the *Planning Act 2016*. The applicant has followed lawful process in making a request under s78 and s79 of the Act:

- making the application in the approved form;
- paying the required fee; and
- providing the written consent of the owner of the premises.

Sunshine Coast Council is the 'responsible entity' for assessing and deciding the change application in accordance with the requirements of s82 of the *Planning Act 2016*. These are discussed in the sections below.

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ASSESSMENT

Council, as the responsible entity, must consider the assessment benchmarks that applied at the time the change application was made, but only to the extent that those matters are relevant in the context of the existing development approval.

While the original application was subject to code assessment, the change application triggers impact assessment due to an exceedance of the prescribed height limit under the *Height of buildings and structures overlay code*.

Section 45(5)(a)(ii) and (b) of the *Planning Act 2016* provides that the assessment:

- (a) *must be carried out—*
 - (ii) *having regard to any matters prescribed by regulation for this subparagraph*
- (b) *may be carried out against, or having regard to, any other relevant matter, other than a person’s personal circumstances, financial or otherwise.*

Examples of another relevant matter—

- *a planning need*
- *the current relevance of the assessment benchmarks in the light of changed circumstances*
- *whether assessment benchmarks or other prescribed matters were based on material errors*

For an impact assessable application, the whole of the Planning Scheme must be considered to the extent that it is relevant to the development proposal and within the context of the existing development approval. For this purpose, the following Planning Scheme provisions, being relevant and applicable at the time of lodgement of the change application, have been considered:

PLANNING SCHEME DETAILS for Changed Application	
Planning Scheme:	Sunshine Coast Planning Scheme 2014 Version 27 (23 January 2024)
Strategic Framework Land Use Category	Urban Area District Activity Centre Maroochydore to Caloundra Priority Transit Corridor
Local Plan Area:	Mooloolaba/Alexandra Headland Local Plan <ul style="list-style-type: none"> • Key Site 3 – Club Eatery • Primary Active Street Frontage • Primary Streetscape Treatment Area
Zone:	Tourist Accommodation Zone
Relevant Assessment Benchmarks:	<ul style="list-style-type: none"> • Strategic Framework • Height of buildings and structures overlay code • Mooloolaba / Alexandra Headland local plan code • Tourist accommodation zone code • Business uses and centre design code • Landscape code • Nuisance code • Transport and parking code • Waste management code <p><i>Note: All other planning scheme codes applicable to the original development application are deemed to be <u>not applicable</u> to the 'other' change application given the relevant aspects of development under such codes are not changing as part of this application.</i></p>

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In this regard, the assessment is confined to consideration of any new impacts, or any increase in the severity of previously identified impacts, arising from the proposed changes. These changes include:

- the increase in building height relative to the existing development approval;
- the increase in the number of hotel accommodation rooms as part of the Resort Complex land use;
- the removal of a basement level and associated changes to on-site car parking provision; and
- any consequential changes to the overall built form, landscaping outcomes, or the ability of the development to operate as intended.

Having regard to the above, any new impacts, or increases in the severity of existing impacts, primarily relate to matters such as amenity, visual impact, wind effects (including potential wind tunnelling), traffic and parking, landscaping, noise, and waste management. These matters are addressed in detail below. Any other relevant matters are considered separately later in this report.

Where the proposal does not comply with a specific performance outcome, compliance with the relevant overlay code may still be demonstrated where the development achieves the overall outcomes and purpose of the code.

In circumstances where there is non-compliance with an overlay, zone or use code, the hierarchy of provisions within the Planning Scheme (refer to Section 1.5) establishes that the Strategic Framework prevails over other components of the Planning Scheme. On this basis, a development that aligns with the Strategic Framework may be found to comply with the Planning Scheme overall, despite non-compliance with a particular code provision.

In addition, Section 45 of the *Planning Act 2016* requires that impact assessment be carried out against the applicable assessment benchmarks and also allows regard to be had to other relevant matters. These may include considerations such as planning need or the relevance of assessment benchmarks in light of changed circumstances.

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Amenity and visual impact

During the application, the proposed building height was reduced by 3.5 metres to RL 66.45m AHD (measured to the top of the lift overrun). This represents an overall building height increase of 11.45 metres compared to the originally approved building. Below provides a breakdown of the elements that contribute the building height and the applicant's rationale for the changes.

Building Element	Extent of Height Increase (at lodgement)	Applicant Rationale	Revised Proposal
Overall building height	RL 69.95m AHD to top of lift overrun	—	RL 66.45m AHD to top of lift overrun
Ground level / podium	Floor level raised by 1.5m	To align with changes to the height of the new seawall	Unchanged
Additional hotel floors (2 storeys)	Increased by 6.4m overall	To provide 50 additional hotel rooms	Increased by 6.1m overall
Hotel lobby & function areas (Ground & Level 1)	Ceiling height increased by 940mm	To achieve minimum height for an international 5-star hotel	Increased by 690mm
Internal floor-to-floor heights – residential levels	Increased by 360mm per floor (4.56m overall) to achieve 2.75m ceiling height and 3.2m floor-to-floor height	To achieve minimum height for an international 5-star hotel and accommodate services and soundproofing between floors	Increased by 210mm per floor (2.51m overall) to achieve a 3.05m floor-to-floor height
Rooftop recreation area	Increased by 1.55m overall (measured from pool plant level to top of lift overrun)	To achieve a high-quality rooftop design incorporating: <ul style="list-style-type: none"> • equitable, flush access to pool and landscaped areas • infinity edge pool for unobstructed views • poolside lounges and shaded areas • publicly accessible spaces • integration of acoustic and structural elements 	Increased by 650mm

The information in the table demonstrates that the overall increase in building height is not solely attributable to intensification of built form, but arises from a combination of functional, operational and design-driven requirements.

While a component of the increase is associated with the addition of two hotel accommodation levels, a substantial proportion relates to necessary adjustments such as raising the ground floor level in response to updated seawall requirements, achieving appropriate floor-to-ceiling heights consistent with contemporary expectations for high-

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quality hotel accommodation, and accommodating building services and acoustic separation.

The key assessment benchmarks for building height are contained within the Planning Scheme's *Height of Buildings and Structures Overlay Code*, which seeks to protect the distinctive character and amenity of the Sunshine Coast as a predominantly low to medium-rise environment.

The proposed development exceeds the prescribed maximum building height for the site (RL 55.00m AHD) and, as such, does not strictly comply with Performance Outcome PO1 or Overall Outcome 2(a). However, the planning framework allows for a broader, merits-based assessment having regard to the remaining overall outcomes of the code, the Strategic Framework, relevant local plan provisions, and other relevant matters.

In this regard, the overlay code seeks to ensure development reflects the intended built form character, aligns with reasonable community expectations, and avoids significant amenity impacts. While reinforcing a low to medium-rise character, it requires a balanced consideration of outcomes relating to overshadowing, privacy, views, building appearance, and overall bulk and scale.

The Strategic Framework provides important context, identifying that the Sunshine Coast is to evolve in a managed manner toward a more compact, efficient and functional urban form. This includes accommodating increased development intensity in appropriate locations such as the Maroochydore to Caloundra Priority Transit Corridor, within which Mooloolaba is located. It also establishes a vision for a modern, sub-tropical coastal region that balances growth, economic development and lifestyle values while maintaining its defining character and environmental qualities.

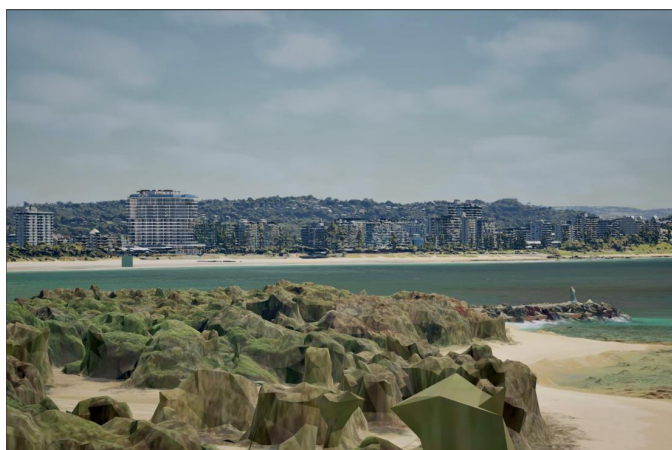
Consistent with this higher-order intent, the *Mooloolaba/Alexandra Headland Local Plan Code* reinforces Mooloolaba's role as a key coastal tourism destination, requiring development to deliver high-quality, contemporary sub-tropical design, protect important landscape elements, and contribute positively to the streetscape and public realm. The code specifically identifies the subject site as a strategic location (Key Site 3) for an integrated, high-quality mixed-use development capable of accommodating a five-star international standard hotel, with exemplar architectural and landscape outcomes reflective of its landmark beachfront setting.

The proposal aligns strongly with this intent. It delivers a high-quality, integrated mixed-use development incorporating a five-star international standard hotel, reinforces Mooloolaba's role as a premier tourism destination, and achieves a contemporary sub-tropical design outcome that responds to its beachfront location. The development also contributes significantly to the public realm through streetscape and landscape improvements, including works associated with the Placemaking Mooloolaba Master Plan, and supports a vibrant, active and pedestrian-friendly tourism precinct.

To inform the assessment of visual impacts, Council's 3D urban design specialist prepared illustrative comparisons using the applicant's 3D model. This analysis confirms that the revised building will be more prominent in certain views compared to the existing approval. Importantly, this increased prominence has been materially reduced through design refinement, including a 3.5m reduction in building height.

The images below have been extracted from the 3D visual analysis by the Council's design officer.

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VP01 - View from Point Cartwright, looking west (Top to bottom - approved version vs lodgement version vs revised version)

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VP03 - Closer view from beach looking west (Top to bottom - approved version vs lodgement version vs revised version)

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VP04 - View from Parkyn Parade, looking west (Top to bottom - approved version vs lodgement version vs revised version)

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VP05 - View from River Esplanade, looking north-east (Top to bottom - approved version vs lodgement version vs revised version)

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VP06 - View from River Esplanade / Parkyn Parade intersection, looking north-east (Top to bottom - approved version vs lodgement version vs revised version)

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VP08 - View from Brisbane Road / Hancock Street intersection, looking north-east(Top to bottom - approved version vs lodgement version vs revised version)

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VP09 - View from Mooloolaba Esplanade / Brisbane Road, looking south-east(Top to bottom - approved version vs lodgement version vs revised version)

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VP10 - View from Mooloolaba Esplanade / Burnett Street, looking south-east(Top to bottom - approved version vs lodgement version vs revised version)

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While the building will be more discernible in elevated and long-range views, including from Point Cartwright, and will present a moderately increased visual presence from Mooloolaba Spit and Mooloolaba Beach, these changes occur within a context where built form is already an established component of the coastal skyline. At the local level, the increased perception of scale for pedestrians, cyclists and motorists is primarily attributable to additional height rather than any expansion of the building footprint, which remains consistent with the approved development.

The site's position as the southern "bookend" to the Mooloolaba Esplanade tourist precinct, together with its relatively large land area, provides a sound planning basis for accommodating additional height. The presence of taller buildings at either end of the Esplanade is an established feature of the locality, and the proposal reinforces this pattern while delivering a 'landmark' built form outcome consistent with the strategic intent for the site.

It is acknowledged that the increased height results in some interruption to views between Point Cartwright, Mooloolaba Beach and Buderim Mountain, where the building extends above the horizon line in certain locations. While these views are valued in a local context, they are not formally identified as 'Significant Views' under the applicable local plan provisions, and the degree of impact is not considered to undermine the broader strategic intent or the role of the site as a prominent tourism anchor.

Similarly, while the proposal exceeds the height parameters contemplated under the Local Plan Code, the development nonetheless achieves the key outcomes sought for the site. It maintains a high standard of design, reinforces the coastal character of Mooloolaba, and delivers a landmark tourism development consistent with the intended function of Key Site 3.

The *Tourist Accommodation Zone Code* further supports the provision of well-designed visitor accommodation that contributes positively to streetscape, character and tourism activity while maintaining reasonable amenity. Although it generally anticipates a medium-rise built form, its focus remains on achieving appropriate outcomes in terms of bulk, scale, amenity and design quality. In this context, the proposal is consistent with the intent of the zone, delivering a high-quality built form that is appropriate to its location and function.

The following images have been extracted from information prepared by Council's design officer based on the applicant's 3D model.

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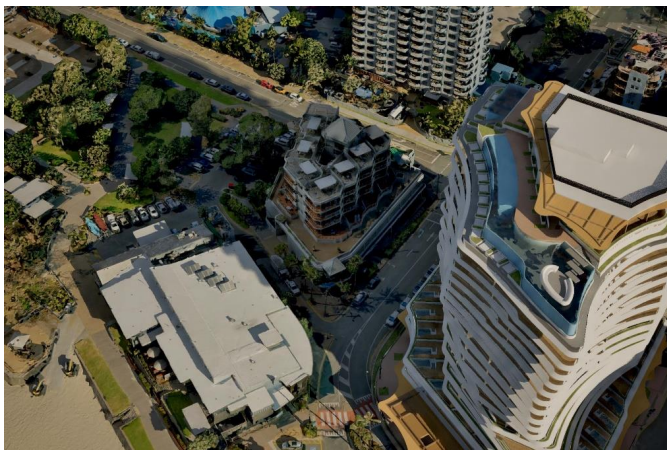
Winter solstice - June 21 @ 9am (Top to bottom - approved version vs lodgement version vs revised version)

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Winter solstice - June 21 @ 12pm (Top to bottom - approved version vs lodgement version vs revised version)

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Winter solstice - June 21 @ 3pm (Top to bottom - approved version vs lodgement version vs revised version)

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Summer solstice - Dec 21 @ 9am (Top to bottom - approved version vs lodgement version vs revised version)

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Summer solstice - Dec 21 @ 4pm (Top to bottom - approved version vs lodge version vs revised version)

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In terms of amenity, the development results in some incremental increases in shadowing when compared to the existing approval, including additional shadowing to nearby accommodation and public areas at certain times of the year. Overall, there is a modest increase in the extent and duration of shadowing, with impacts extending seasonally and predominantly occurring during mid-to-late afternoon periods.

While a greater number of buildings experience some additional shadowing, the analysis indicates that the number of residential buildings subject to substantial sunlight loss does not increase.

No meaningful increase in privacy or overlooking impacts is anticipated, as the additional storeys are accommodated within the established building envelope. Accordingly, the development maintains an acceptable level of amenity for surrounding properties, having regard to its strategic location, design quality and the planned function of the area as a vibrant, mixed-use tourism precinct.

When considered more broadly, including against the Strategic Framework, Local Plan Code, Zone Code and Height Overlay Code, the proposal is considered to achieve an appropriate balance between accommodating increased development intensity and maintaining the character, amenity and identity of the Mooloolaba locality.

The development delivers a high-quality, contemporary coastal outcome that supports tourism, enhances the public realm, and reinforces the role of the site as a landmark destination within the Sunshine Coast.

On this basis, the additional shadowing and built form impacts are considered acceptable within the context of the site and its surrounding urban environment.

Wind tunnelling

The applicant's wind assessment demonstrates that all publicly accessible areas, including Mooloolaba Beach and foreshore parklands, will comply with relevant wind safety criteria following construction of the proposed development, including the increased building height.

Podium-level awnings and landscaping assist in mitigating wind impacts at ground level, and the proposal will not affect surf or wave behaviour.

Minor, localised mitigation measures are recommended for outdoor dining areas, such as planter beds, balustrades and retractable screens, to further improve pedestrian comfort.

Rooftop areas may experience elevated wind conditions due to their height. Potential design responses, including screening and additional landscaping, are identified to improve usability, however, these are not required to achieve compliance. Condition 11 relating to prescribed rooftop uses continues to apply.

Overall, the increased building height does not result in new or materially greater wind impacts compared to the existing approval, and the proposal satisfies the relevant assessment benchmarks for wind effects.

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Traffic and parking

The current approval requires a minimum of 188 car parking spaces, comprising hotel, residential, visitor and commercial uses. The approved plans significantly exceed this, providing 334 spaces across five basement levels (a surplus of 146 spaces).

The change application proposes a revised minimum of 202 spaces, reflecting an increase in hotel rooms and inclusion of staff parking within the commercial allocation.

The proposal provides 286 spaces across four basement levels, resulting in a surplus of 86 spaces. This reduction in surplus enables both the provision of additional parking for the increased hotel component and the removal of one basement level.

A revised traffic report prepared by a suitably qualified expert demonstrates that overall traffic generation from the proposed development would be slightly lower than the approved development. This is primarily due to a modest reduction in the parking ratio for the hotel component (1 space per 1.66 rooms compared to 1 per 1.58 rooms), which is expected to slightly reduce traffic demand in the local area.

The proposed parking provision exceeds minimum Planning Scheme requirements for the accommodation components and remains well above the rates contemplated under the Temporary Local Planning Instrument for Accommodation Hotel Incentive Measures (TLPI 01/2025), which, while not directly applicable, provides a useful benchmark reflecting contemporary hotel parking demand.

Further, the Multiple dwelling/Short-term accommodation component retains a substantial surplus of parking spaces, ensuring adequate provision for residents and visitors.

Having regard to the above, the proposed parking supply is considered appropriate to meet the expected demand generated by the development. Accordingly, the proposal is taken to achieve the relevant assessment benchmarks of the Transport and Parking Code.

Landscaping (site/frontage)

In response to Council's information request, the applicant submitted revised landscape plans, sections and supporting documentation.

These revisions provide a clear demonstration of compliance with the relevant provisions of the Business Uses and Centre Design Code and Landscape Code, particularly in relation to deep planting, landscape viability and street tree provision.

The updated material includes detailed design of the deep planting area at the Mooloolaba Esplanade/River Esplanade corner, confirmation that key planting areas are open to the sky and free from built form conflicts, and the provision of additional street trees to achieve appropriate spacing.

The revised design also demonstrates that landscape and public realm elements, including seating walls and turf areas, are capable of being practically maintained.

In addition, the applicant has provided updated design plans, cost estimates, and staging information for the stage 3 foreshore works demonstrating a coordinated and deliverable approach to these improvements.

These matters are considered further under the 'Other Relevant Matters – Placemaking Mooloolaba Master Plan' section of this report.

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Noise

The applicant submitted a revised acoustic assessment prepared by a suitably qualified and experienced person, which demonstrates the addition of two storeys for hotel accommodation is not expected to materially increase potential noise impacts from the development.

Current noise management conditions are considered suitable to cater for the additional hotel accommodation proposed by this change application, including any additional air conditioning or mechanical plant. Notably, the extent of retail, food and drink, and rooftop recreational uses which are seen to be the critical source of external noise emissions, remain the same as the existing development approval. Similarly, the extent and frequency of traffic and service vehicles to the site, which are also a potential noise source, will remain consistent with the existing development approval.

Therefore, the changed proposal is considered to achieve the applicable assessment benchmarks of the *Nuisance code* with respect to management of noise impacts.

Waste management

The applicant submitted a revised waste management plan prepared by a suitably qualified and experienced person, which demonstrates minimal overall change to the site's waste generation profile, with general waste bin numbers remaining unchanged. However, both the comingled recycling and cardboard waste streams will require one additional bin each. This will not result in any increased frequency of service vehicles to the site.

Current waste management conditions are therefore considered suitable to cater for the additional hotel accommodation units proposed by this change application. Therefore, the changed proposal is considered to achieve the applicable assessment benchmarks of the *Waste management code*.

Preliminary Artificial Lighting Plan (marine turtles)

On 11 November 2025, the applicant submitted a Preliminary Artificial Light Management Plan (ALMP) as supporting material, demonstrating a proactive and responsible approach to managing potential lighting impacts on marine turtles.

The ALMP outlines a range of design measures relating to lighting, materials and ongoing management. While not proposed as formal approval conditions, the plan has been provided to give Council confidence in the applicant's commitment to protecting marine turtles.

The applicant has confirmed that the intent of the ALMP will be delivered through detailed design, with many measures able to be readily achieved through appropriate lighting selection, placement and material finishes. This approach allows flexibility during detailed design while ensuring the desired environmental outcomes are met.

It is also noted that existing Condition 62 requires external lighting to minimise impacts on surrounding environments, and the applicant intends to address this condition through submission of the ALMP prior to commencement of construction.

Overall, the ALMP provides assurance that lighting impacts can be effectively managed and reflects a strong commitment to environmental stewardship.

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Other relevant matters

As previously indicated in this report, the *Planning Act 2016* provides examples of 'other relevant matters' as, amongst other things planning need; and the current relevance of the assessment benchmarks in the light of changed circumstances.

Since the assessment of the original application in 2019, the following matters are specifically relevant to the assessment of the current change application:

- age of current planning scheme assessment benchmarks, and progress of the proposed planning scheme;
- a planning need for accommodation hotels; and
- construction progress and timing of the incomplete stages of the Placemaking Mooloolaba Master Plan.

Planning Need and Economic Benefits

The applicant has demonstrated a clear and well-supported need for additional hotel accommodation on the Sunshine Coast. Independent analysis and Council's own *Sunshine Coast Hotel Market: 10-year Outlook (2023)* confirm a significant shortfall in hotel supply, particularly in the upscale and luxury markets. It is understood there is an established need for approximately 2,450 additional hotel rooms by 2033, including 200–225 rooms in Mooloolaba.

The proposal responds directly to this identified gap by delivering a five-star international standard hotel in a prime beachfront location. Industry interest (including EOIs from major operators) further supports the viability and appropriateness of a larger hotel offering, with approximately 200 rooms considered optimal for operational efficiency and economic return.

The applicant has indicated that development will deliver substantial economic benefits, including significant construction investment / employment generation, increased visitor expenditure; and strengthening of the Sunshine Coast's international tourism profile.

These outcomes are consistent with the Strategic Framework's "New Economy" intent, which supports tourism growth, investment, and the delivery of high-quality visitor experiences within designated tourism focus areas such as Mooloolaba.

Placemaking Mooloolaba Master Plan

A further significant "other relevant matter" is the applicant's commitment to deliver key components of the *Placemaking Mooloolaba Master Plan*, specifically the Southern Parklands and Stage 3 works.

Through this application, the applicant has voluntarily entered into an Infrastructure Agreement to fund and deliver these works at an estimated value of approximately \$9 million, alongside an additional \$500,000 financial contribution toward public infrastructure. These works include high-quality parkland, streetscape upgrades, pedestrian and cycle infrastructure, landscaping, and associated public realm improvements.

Importantly, the delivery of these works provides a substantial community benefit at no cost to Council and enable the earlier delivery of the completed foreshore. Should the application be approved, it has the potential to support integration between the development and foreshore; and enhances the overall quality and usability of the public realm in this iconic location.

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The proposal also addresses interface issues with the updated seawall design, ensuring improved connectivity and avoiding adverse urban design outcomes along the foreshore. These commitments are consistent with Strategic Framework outcomes relating to infrastructure, open space, and community identity, including the provision of high-quality public spaces that support active lifestyles and enhance amenity.

Having regard to the demonstrated planning need, strong economic and tourism benefits, and the significant public realm contributions offered through the Infrastructure Agreement, these "other relevant matters" weigh strongly in support of the proposed development.

Collectively, they provide substantial justification for the proposed increase in building height and reinforce that the development will deliver a positive and enduring outcome for the Sunshine Coast community.

CONSULTATION:

Referral Agencies

The State Assessment Referral Agency (SARA) was a Concurrence Agency for the original application in relation to development impacting on State transport infrastructure. SARA imposed conditions on the original approval relating to:

- vertical height clearance of the awning above the porte cochere to ensure no obstructions to service vehicles; and
- provision of paved pedestrian pathways and vehicle setdown zones, including an accessible taxi bay.

In accordance with the *Planning Act 2016*, an 'other' change application is required to be referred to SARA. In response to the change application, SARA issued correspondence on 26 November 2025 stating they did not have any additional requirements.

Public Notification

The original development application was subject to code assessment and did not require public notification. However, the 'other' change application requires impact assessment due to the exceedance of the prescribed building height under the *Height of buildings and structures overlay code*.

The change application was publicly notified between 11 February to 4 March 2026 in accordance with the requirements of the *Planning Act 2016*. A total of 540 submissions were received, of which 471 were determined to be 'properly made' in accordance with the *Planning Act 2016*. Of the properly made submissions, 398 were in support of the application, 71 were opposed, and 2 were uncertain or neutral in tone.

The submissions opposed to the application included submissions from the following organisations:

- The Beach Matters
- Dads Group

The submissions in support of the application included submissions from the following organisations:

- Mooloolaba Chamber of Commerce
- Mooloolaba Surf Lifesaving Club
- Mooloolaba Surf Lifesaving Supporters Club
- Property Council of Australia

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- Queensland Hotels Association
- Queensland Tourism Industry Council
- Sunshine Coast Airport
- UDIA
- Visit Sunshine Coast

A summary of the matters raised in the submissions in support of the application are as follows:

Community benefits and foreshore redevelopment

- Support for developer's proposal to bring forward the revitalisation of foreshore parklands at no cost to ratepayers.
- Public/private partnership with Council supported.
- Early completion of the Southern Parklands is critical to the operations and ongoing viability of the Mooloolaba Surf Club. The proposal supports the surf club's daily operations and provides for full DDA compliance for people with limited mobility.
- Proposal to undertake foreshore works at the same time as the development will minimise disruption to the area.
- Proposals to turn underutilised car parking areas into landscaped green spaces, pedestrian and cycleways were welcomed as a step to better align Mooloolaba's urban layout with community needs.
- Proposal fits with updated foreshore levels, reducing the risk of awkward level changes and accessibility issues.
- Proposal would provide enhanced public access to beachfront areas and the inclusion of family-friendly recreational facilities and high quality public amenities.
- Developer encouraged to respect and maintain environmental and aesthetic integrity throughout the redevelopment process.
- Need for a watertight agreement guaranteeing the delivery of the parklands by the development.

Lack of impacts, reasons for height increase and architectural design

- Two additional hotel levels are minor compared to what is already approved, and are a reasonable offset/exchange for the foreshore works proposed.
- Proposed height unlikely to materially affect how most people experience the area at street and foreshore level.
- Any additional building height will have minimal shadow impacts on key beach areas, even during peak times.
- The ground floor needs to be raised to integrate with the revised seawall levels from the foreshore revitalisation works, and the additional floor-to-ceiling heights reflect minimum brand standards required by international five-star hotel operators. Four of the world's largest hotel groups, Accor, Hyatt, Marriott and IHG, have expressed interest in operating this hotel
- The proposed slender tower form has been designed to reduce visual massing and ensure no significant impact on adjacent buildings.
- The proposal demonstrates high quality, modern and attractive architectural design.

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Economic growth and tourism development

- Proposal has significant job creation potential, providing many construction jobs and post-construction operational jobs.
- Proposal addresses an urgent demand for high-quality, luxury 5 star accommodation in the area (the first since Twin Waters Resort was developed in 1993) by a leading developer with a strong national track record/high capability, and world-renowned architect, particularly in preparation for the 2032 Olympic Games and other major events.
- Additional 50 hotel rooms enabled by the proposal directly contribute to addressing the shortage of hotel accommodation, and improve the commercial viability of the project, helping ensure it proceeds. The project also helps ease housing pressure by providing dedicated visitor accommodation, reducing reliance on short-term rentals that otherwise displace long-term local housing.
- Proposed bars, restaurants, and shops could provide a superior visitor experience and solidify Mooloolaba as a vibrant and world class premium tourism destination within Queensland that can compete with Noosa.
- Proposal aligns with Council's strategic priorities to activate and complete the foreshore precinct and diversify accommodation offerings.
- The proposal contributes to the State's goal of increasing visitor expenditure.

Environmental improvements

- Developer commended for adjusting their lighting strategy, and takeaway packaging rules reducing polystyrene and plastics in both the hotel and commercial tenancy guidelines.
- An Artificial Light Management Plan ensures no adverse night-light impacts on marine life, incorporating best-practice lighting design.
- Environmental studies have addressed matters such as flood resilience, coastal protection, stormwater, and soil quality. The building's podium is elevated to align with the new seawall level for long-term climate resilience.

Landscape character

- The proposal re-establishes a more authentic coastal landscape character. While Norfolk Island Pines have become familiar elements in many coastal settings, they are not reflective of the Sunshine Coast's pre-colonial ecological character.
- Reintroducing a diverse coastal tree palette better suited to the site and designed in response to how the space will be used creating a stronger sense of place, improves shade outcomes, and enhances long-term resilience.

Technical assessments

- Application accompanied by technical assessments (traffic, servicing, noise, wind and similar matters). Council encouraged to apply appropriate conditions, so construction and operations protect nearby amenity.

The following table provides a description of the matters raised in submissions that were opposed to the application, together with a statement of how those matters were dealt with in reaching a decision.

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ISSUES RAISED	COMMENTS
<p>Height Concerns, Impacts & Precedent Setting</p> <ul style="list-style-type: none"> Proposed height increase would not comply with the Sunshine Coast Planning Scheme 2014, and existing height limits in planning scheme reflects community feedback. Proposal also exceeds height in proposed planning scheme (which is 12 storeys and 41 metres). Height limits in the existing and proposed planning schemes are to create uniformity of building heights on foreshore and to minimise shade impact on beach. The proposal will not meet these objectives. Proposal would set a negative precedent for future developments along Mooloolaba Esplanade, which would destroy the existing character of Mooloolaba. Precedents are taken into account by the Planning and Environment Court. Approval would create a new height limit in Mooloolaba. Proposal would provide tourism benefits if built to the approved building height and therefore the proposed additions are not needed for tourism reasons. Proposal would create adverse visual impacts due to size and scale and could alter the current relaxed coastal character and identity, the human scale and sense of place. Proposed additional building height of approximately 15m would dominate over the existing resorts in Mooloolaba including:- the Aegean Mooloolaba (by approx. 25 metres), the Landmark Resort and Spa (by approx. 20 metres), Sandcastles Mooloolaba (by approx. 17 metres) and the Mooloolaba Surf Club (by approx. 45 metres) and not show sympathy or scale to the existing buildings/resorts. Proposal would create further overshadowing of the beach (compared 	<ul style="list-style-type: none"> The proposed building height was reduced by 3.5 metres to RL 66.45m AHD (measured to the top of the lift overrun). This represents an overall increase of 11.45 metres compared to the originally approved building. The building will be more discernible in elevated and long-range views, including from Point Cartwright, and will present a moderately increased visual presence from Mooloolaba Spit and Mooloolaba Beach, however, these changes occur within a context where built form is already an established component of the coastal skyline. The site's position as the southern "bookend" to the Mooloolaba Esplanade tourist precinct, together with its relatively large land area, provides a sound planning basis for accommodating additional height. The presence of taller buildings at either end of the Esplanade is an established feature of the locality, and the proposal reinforces this pattern while delivering a 'landmark' built form outcome consistent with the strategic intent for the site. The development results in some incremental increases in shadowing when compared to the existing approval, including additional shadowing to nearby accommodation and public areas at certain times of the year. Overall, there is a modest increase in the extent and duration of shadowing, with impacts extending seasonally and predominantly occurring during mid-to-late afternoon periods. While a greater number of buildings experience some additional shadowing, detailed analysis indicates that the number of residential buildings subject to substantial sunlight loss does not increase. No meaningful increase in privacy or

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ISSUES RAISED	COMMENTS
<p>with existing approval) and adjoining parkland, as well as further overshadowing of the surf club and buildings around the site. This would affect beach usability and enjoyment and adversely impact the character and amenity of surrounding properties.</p> <ul style="list-style-type: none"> • Proposed building height and shadowing of the beach is comparable to developments on the Gold Coast, and these aspects are not desirable at Mooloolaba or on the Sunshine Coast more generally. • Applicant's description of the height of the development being comparable with the height of Newport and Mantra is not reasonable because these buildings are well-set back from the beachfront and do not cause the same impacts as the proposal in respect of visual bulk, scale and overshadowing of the beach and parkland. • Proposed height will dominate the coastal skyline and would exceed the maximum allowed anywhere on the coastal strip which is 60m at Maroochydore. • Applicant has already received height increases through amendments to the planning scheme and should therefore comply with the planning scheme. • Proposed height and bulk would significantly impact long-standing views from the beach, esplanade, and Surf Life Saving Club, diminishing visual amenity and tourism value that currently characterise the area. • Potential for additional wind tunnel effects and glare impacts caused by the increased building heights. • Development does not explicitly satisfy Council's policy objectives or demonstrate sufficient community benefit to offset impacts and is well outside community expectations. • The 2032 Olympics should not be used as a justification for the additional 	<p>overlooking impacts is anticipated, as the additional storeys are accommodated within the established building envelope.</p> <ul style="list-style-type: none"> • The applicant's wind assessment demonstrates that all publicly accessible areas, including Mooloolaba Beach and foreshore parklands, will comply with relevant wind safety criteria following construction of the proposed development, including the increased building height. • The proposal is considered to strike an appropriate balance between accommodating increased development intensity and maintaining the character, amenity and identity of the Mooloolaba locality. The development delivers a high-quality, contemporary coastal outcome that supports tourism, enhances the public realm, and reinforces the role of the site as a landmark destination within the Sunshine Coast. • Having regard to the demonstrated planning need, strong economic and tourism benefits, and the significant public realm contributions offered through the Infrastructure Agreement, these "other relevant matters" weigh strongly in support of the proposed development. • The "other relevant matters" are unique to the proposal and therefore, it is considered that any approval would not set an unacceptable precedent in these particular circumstances.

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ISSUES RAISED	COMMENTS
<p>building height.</p> <ul style="list-style-type: none"> Any additional building height should include substantial massing reductions including stepped podium, increased setbacks and design/materials that reflect coastal character. 	
<p>Development outside site boundary/serves developer</p> <ul style="list-style-type: none"> Development includes road closures and redevelopment of public land. Development proposes a landscape concept which primarily advantages the development but removes existing mature trees outside Surf Club and a playground which would impact public amenity. These changes are self-serving for the financial gain of the developer. Removal of carparking impacts beach accessibility 	<ul style="list-style-type: none"> The applicant has voluntarily entered into an Infrastructure Agreement to fund and deliver these works at an estimated value of approximately \$9 million, alongside an additional \$500,000 financial contribution toward public infrastructure. These works include high-quality parkland, streetscape upgrades, pedestrian and cycle infrastructure, landscaping, and associated public realm improvements. Construction impacts and any road closures will be managed in accordance with conditions of approvals and the relevant clauses of the Infrastructure Agreement.
<p>Removal of children’s playground/omission of water play from foreshore works</p> <ul style="list-style-type: none"> Proposed removal of children’s water play represents a missed opportunity to create inclusive, developmentally appropriate public infrastructure that supports young children, infants, and their parents. Rationale provided for excluding water play—namely loss of lawn space, increased hardscape, and lifecycle costs—does not sufficiently account for the long-term social value of early-years infrastructure. As the development seeks increased height, scale, and commercial return, public benefit outcomes—particularly those supporting children and families—should not be diminished. Removal of playground alongside Surf Club has destroyed family-friendly location with closest playground at the 	<ul style="list-style-type: none"> The proposed foreshore works have been designed in consultation with the Council and are considered to be broadly consistent with the approved Placemaking Mooloolaba Master Plan in that a series of play spaces will be delivered. In addition to the agreed works, the Infrastructure Agreement includes the provision of a payment of \$500,000 towards a new playground within the master plan area.

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ISSUES RAISED	COMMENTS
<p>Northern Parklands too far away. A playground should therefore be retained in front of the development.</p>	
<p>Disability access to Surf Club</p> <ul style="list-style-type: none"> Inadequate provision for disabled and physically challenged people to access the Surf Club. 	<ul style="list-style-type: none"> The proposed foreshore works will be designed to incorporate equitable access to buildings and paths between buildings and public spaces.
<p>Traffic impacts</p> <ul style="list-style-type: none"> Development seeks to enter all traffic to their development from Burnett Street and exit all traffic from their development onto River Esplanade, creating additional traffic on already crowded thoroughfares. Parking, traffic flow, and pedestrian safety are already constrained and existing infrastructure is inadequate, and a tall hotel could exacerbate congestion and pressure on infrastructure and emergency access. 	<ul style="list-style-type: none"> A revised traffic report prepared by a suitably qualified expert demonstrates that overall traffic generation from the proposed development would be slightly lower than the approved development. This is primarily due to a modest reduction in the parking ratio for the hotel component, which is expected to slightly reduce traffic demand in the local area.
<p>Inadequate car parking</p> <ul style="list-style-type: none"> Current proposal does not include enough car parking. 	<ul style="list-style-type: none"> The proposed parking supply is considered appropriate to meet the expected demand generated by the development and accordingly, the proposal is taken to achieve the relevant assessment benchmarks of the Transport and Parking Code.
<p>No need for additional hotel rooms</p> <ul style="list-style-type: none"> The additional hotel rooms proposed are not needed. 	<ul style="list-style-type: none"> The applicant has demonstrated a clear and well-supported need for additional hotel accommodation on the Sunshine Coast.
<p>Fairness in Planning Process</p> <ul style="list-style-type: none"> Concerns regarding the degree of influence exerted by the developer on council decision-making procedures and the transparency and fairness of this, and that this could continue in the future if allowed to occur. Concerns regarding perceived biases and a lack of accountability within the development approval process. Submitters note that other developers, including small home builders have to comply with building heights, and therefore this developer should do the same. 	<ul style="list-style-type: none"> The application has been subject to a robust and detailed assessment in accordance with the requirements of the <i>Planning Act 2016</i>. Having regard to the demonstrated planning need, strong economic and tourism benefits, and the significant public realm contributions offered through the Infrastructure Agreement, these “other relevant matters” weigh strongly in support of the proposed development. Collectively, they provide substantial justification for the proposed increase in building height and reinforce that the development will deliver a positive and enduring outcome

MCU19/0081.02

ISSUES RAISED	COMMENTS
<ul style="list-style-type: none"> Submitters noted that several submissions that have been made in favour of this application have been written by people who are located outside of the Sunshine Coast, and/or who are directly involved with this development proposal, thereby skewing the results of the public consultation. 	<p>for the Sunshine Coast community. The “other relevant matters” are unique to the proposal and therefore, it is considered that any approval would not set an unacceptable precedent or represent unfairness or bias in the development assessment process.</p>
<p>Alleged Bribery</p> <ul style="list-style-type: none"> Proposal to undertake foreshore works on public land in exchange for additional height creates a severe financial conflict of interest for Council. Proposal by the developer is ethically unacceptable and represents a “bribe” and if approved would erode public trust in planning process. Concerns that a “bribe” has been offered due to Council’s debt, but that this should not be a reason for Council to accept it. Major civic infrastructure projects should be planned and funded within Council’s own long-term budgets rather than relying on negotiated planning concessions that exceed established planning controls. Proposal is not consistent with council’s Community Engagement Policy (2021). If approved proposal would set an inappropriate precedent, leading to unfair advantages being given to larger developers who would seek to override regulations based on how much money they are prepared to pay. The increased value of the extra proposed levels (adding nearly 15 metres) will outstrip the donation (\$9.1 million value of work) by a significant margin and this value will be realised by the developer well into the future. Developer has previously abused privilege with the Breeze development at Meta Street. If development approved the developer could sell the site and make a profit based on the new height limit. An increase in rates to help cover the 	<ul style="list-style-type: none"> As previously outlined above, the application has been subject to a robust and detailed assessment in accordance with the requirements of the <i>Planning Act 2016</i>. The <i>Planning Act 2016</i> requires that impact assessment be undertaken having regard not only to assessment benchmarks, but also to “other relevant matters”, including planning need, changed circumstances, and the broader planning merits of the proposal. The applicant’s proposal to undertake the Mooloolaba Southern Parklands (Stage 3 of the Mooloolaba Foreshore Revitalisation Project) is an “other relevant matter for the assessment” because their stated reasons for delivering these works include:- <ul style="list-style-type: none"> There is currently insufficient Council funding to complete the Mooloolaba Foreshore Revitalisation Project, specifically the Southern Parklands (Stage 3) which interfaces with Aria’s development and the Mooloolaba Surf Club. Completion of these external public works is necessary to support delivery of the proposed 5-star international standard hotel, ensuring the surrounding public realm reflects the quality of the development. The applicant requires certainty that these works will be completed prior to hotel opening, as construction during or after opening would negatively affect guest experience,

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ISSUES RAISED	COMMENTS
<p>costs of the foreshore redevelopment adjacent to the surf club is preferred over allowing a developer to dictate what happens in a valuable public space.</p>	<p>public perception, tourism activity and local businesses, and undermine the success of the region's first 5-star hotel in 34 years.</p> <ul style="list-style-type: none"> The applicant's commitment to deliver key components of the <i>Placemaking Mooloolaba Master Plan</i>, secured through an Infrastructure Agreement, represents a significant public benefit but it is not the only "other relevant matter" that has been considered in the assessment. The demonstrated and well-supported planning need for additional hotel accommodation and the substantial economic and tourism benefits associated with delivering a five-star international standard hotel are also "other relevant matters" that also weigh strongly in favour of the development.
<p>Environmental Impacts and Sustainability</p> <ul style="list-style-type: none"> Concerns around the potential disruption to local ecosystems and water quality from additional urban runoff. Mature trees near the surf club should be retained. Proposal would increase artificial lighting and sky glow on turtle nesting habitats. Proposal would contribute to sand movement and beach erosion because of modified wind patterns caused by taller structures. Stringent monitoring and regular compliance checks needed for mitigation measures promised by the developer. Development should also provide long term beach protection or environmental preservation initiatives given the long-term commercial gains associated with the development. A 30 year period of environmental stewardship and coastal protection in partnership with the community would be appropriate. 	<ul style="list-style-type: none"> The proposal is contained within the approved building footprint and is not expected to result in additional environmental impacts when compared to the existing development approval. The applicant's foreshore works proposal incorporates the retention of mature trees where practicable which is consistent with Council's objectives for the foreshore. The applicant has submitted a Preliminary Artificial Light Management Plan (ALMP) as supporting material, demonstrating a proactive and responsible approach to managing potential lighting impacts on marine turtles. The applicant has confirmed that the intent of the ALMP will be delivered through detailed design, with many measures able to be readily achieved through appropriate lighting selection, placement and material finishes. This approach allows flexibility during detailed design while ensuring the desired environmental outcomes are met.

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CONCLUSION:

The proposed change application seeks approval for an increase in building height that exceeds the prescribed maximum under the *Height of Buildings and Structures Overlay Code* and therefore does not strictly comply with Performance Outcome PO1 or Overall Outcome 2(a). This non-compliance is acknowledged as a key planning consideration.

However, the *Planning Act 2016* requires that impact assessment be undertaken having regard not only to assessment benchmarks, but also to other relevant matters, including planning need, changed circumstances, and the broader planning merits of the proposal.

In this context, the assessment has demonstrated that while the increased height results in some additional visual prominence and incremental amenity impacts, these impacts are generally moderate and do not give rise to unacceptable adverse outcomes when considered in the context of the existing approval.

The proposal remains contained within the approved building footprint, maintains a high level of design quality, and continues to provide an acceptable level of amenity for surrounding properties.

Importantly, the development aligns strongly with the Strategic Framework, which supports increased intensity in appropriate, well-located areas, particularly within tourism focus areas such as Mooloolaba. The proposal delivers a high-quality, contemporary coastal built form that reinforces the role of the site as a landmark for the Esplanade and supports the ongoing evolution of the precinct.

In addition, significant weight is given to "other relevant matters". These include a demonstrated and well-supported planning need for additional hotel accommodation and the substantial economic and tourism benefits associated with delivering a five-star international standard hotel. The proposal addresses a recognised shortfall in hotel supply and will contribute to employment, visitation, and the broader regional economy.

Further, the applicant's commitment to deliver key components of the *Placemaking Mooloolaba Master Plan*, secured through an Infrastructure Agreement, represents a significant public benefit. The delivery of high-quality foreshore parklands, streetscape upgrades and associated infrastructure at no cost to Council, and in advance of Council's delivery program, is a matter that weighs heavily in favour of the proposal and provides strong planning justification for the additional height sought.

Public submissions have raised a range of matters, particularly in relation to height, character, amenity and precedent. These concerns are acknowledged and have been carefully considered in the assessment. However, it is also noted that a substantial majority of properly made submissions (398 out of 471) support the application, particularly in relation to the economic, tourism and public realm benefits. On balance, the assessment concludes that the issues raised in opposition do not outweigh the demonstrated benefits of the proposal.

Having regard to the extent of non-compliance, the nature of resulting impacts, the strong alignment with the Strategic Framework, the demonstrated planning need, and the significant public benefits arising from the proposal, it is considered that the application achieves an appropriate planning outcome overall.

Accordingly, on balance, the proposed development is considered to be in the public interest and warrants approval despite the identified non-compliance with building height provisions.

01 THE ESPLANADE

1 MOOLOOLABA ESPLANADE
MOOLOOLABA, QLD 4557
DEVELOPMENT APPLICATION
ARCHITECTURAL DRAWING LIST

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A0001	PROJECT SUMMARY
A0002	PERSPECTIVE 01
A0003	PERSPECTIVE 02
A0004	PERSPECTIVE 03
A0010	CONTEXT PLAN
A0013	SITE ANALYSIS
A0015	SITE PLAN (PRE FORESHORE WORKS)
A0016	SITE PLAN (FORESHORE DEVELOPMENT)
A0018	SITE PLAN - BURNETT STREET LOWER
A0019	SITE PLAN - BURNETT STREET UPPER
A0020	SITE PLAN - RIVER ESPLANADE
A0095	BASEMENT 04 FLOOR PLAN
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A0097	BASEMENT 02 FLOOR PLAN
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A0099	LOWER GROUND FLOOR PLAN
A0099a	PLANT MEZZANINE
A0100	GROUND FLOOR PLAN
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A0105	LEVEL 05 FLOOR PLAN
A0106	LEVEL 06 FLOOR PLAN
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A0116	POOL PLANT FLOOR PLAN
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A0118	ROOF PLANT FLOOR PLAN
A0119	ROOF PLAN
A0201	EAST ELEVATION (RIVER ESPL.)
A0202	SOUTH ELEVATION
A0203	WEST ELEVATION (BURNETT ST.)
A0204	NORTH ELEVATION (MOOLOOLABA ESPL.)
A0300	SECTION 01
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A0351	AWNING SECTIONS
A0410	SITE COVERAGE
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A0450	GFA DIAGRAMS
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A0500	MATERIAL SAMPLE BOARD

KOICHIKAKADA.COM



Koichi
Takada
Architects

PROJECT SUMMARY

Address	1 MOOLOOLABA ESPLANADE, MOOLOOLABA QLD 4557	
Site Area	2591.17 m ²	
Land Use	HOTEL AND RESIDENTIAL DEVELOPMENT / TOURIST ACCOMMODATION ZONE	

PROPOSAL SUMMARY / COUNCIL DCP & LEP REQUIREMENTS

	PROPOSED	CONTROL
Gross Floor Area	23,571m ²	
Building Height (m)	66.450m	Max Height limit of RL 59.40m
Setback	Dynamic setback as per approved DA	3m Setback to West 3m Setback to North 6m Setback to South (Lower Levels) 3m Setback to South (Top Levels) 0m Setback to East for 50% of Frontage
Car Parking	Hotel: 121 car space Residential: 128 Retail: 37 Total : 286	Motorbikes: 34 Bicycle: 112 (56 double stackers)
Site Coverage	Podium Average: 87.86% Tower Average: 65.09%	Max 90% average for podium levels Max 65% average for tower levels

CAR SPACE BREAKDOWN

	HOTEL	RESIDENTIAL	RETAIL	MOTORBIKE	BICYCLE
BASEMENT 04	0	74	-	9	38
BASEMENT 03	26	45	-	10	22
BASEMENT 02	55	9	9	8	18
BASEMENT 01	40	-	28	7	34
SUBTOTAL:	121	128	37	34	112
TOTAL CAR SPACES:	286				

GFA BREAKDOWN

	COMMERCIAL	RESIDENTIAL	HOTEL	TOTAL
BASEMENT 04	-	-	-	-
BASEMENT 03	-	-	-	-
BASEMENT 02	-	-	-	-
BASEMENT 01	-	-	-	-
LOWER GROUND	-	-	783m ²	783m ²
PLANT MEZZANINE	-	-	502m ²	502m ²
GROUND FLOOR	593m ²	-	757m ²	1350m ²
LEVEL 01 FLOOR	-	-	1959m ²	1959m ²
LEVEL 02 FLOOR	-	-	1401m ²	1401m ²
LEVEL 03 FLOOR	-	-	1317m ²	1317m ²
LEVEL 04 FLOOR	-	-	1305m ²	1305m ²
LEVEL 05 FLOOR	-	-	1297m ²	1297m ²
LEVEL 06 FLOOR	-	-	1322m ²	1322m ²
LEVEL 07 FLOOR	-	-	1333m ²	1333m ²
LEVEL 08 FLOOR	-	-	1343m ²	1343m ²
LEVEL 09 FLOOR	-	-	1352m ²	1352m ²
LEVEL 10 FLOOR	-	1325m ²	-	1325m ²
LEVEL 11 FLOOR	-	1333m ²	-	1333m ²
LEVEL 12 FLOOR	-	1330m ²	-	1330m ²
LEVEL 13 FLOOR	-	1330m ²	-	1330m ²
LEVEL 14 FLOOR	-	1324m ²	-	1324m ²
LEVEL 15 FLOOR	-	1321m ²	-	1321m ²
POOL LEVEL FLOOR	193m ²	39m ²	112m ²	344m ²
TOTAL AREA	786m²	8002m²	14783m²	23571m²

UNIT BREAKDOWN

HOTEL ROOMS / FLOOR	TYPE 1	TYPE 2	TYPE 3	TYPE 4
LEVEL 02	5 (19.3%)	10 (38.4%)	6 (23%)	5 (19.3%)
TYPICAL LEVEL 03-09	5 (20%)	10 (40%)	6 (24%)	4 (16%)
TOTAL: 201	40 (19.9%)	80 (39.8%)	48 (23.9%)	33 (16.4%)
APARTMENT / FLOOR	2 BED	2 BED + STUDY	3 BED	PENTHOUSE
TYPICAL LEVEL 10-13	2 (23%)	4 (44%)	3 (33%)	
TYPICAL LEVEL 14-15				10 (100%)
TOTAL: 46	8 (17%)	16 (35%)	12 (26%)	10 (22%)

NO.	REVISION	BY	CHK	DATE
1	DA Submission	JP	ND	11/02/2025
2	DA Submission	JP	ND	11/02/2025
3	DA Submission	JP	ND	11/02/2025
4	DA Submission	JP	ND	11/02/2025
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48	DA Submission	JP	ND	11/02/2025
49	DA Submission	JP	ND	11/02/2025
50	DA Submission	JP	ND	11/02/2025

REVISION NOTES

KEY PLAN

CLOUD LEGEND

NOTES

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PROJECT

01 THE ESPLANADE
 1 MOOLOOLABA ESPLANADE
 MOOLOOLABA, QLD 4557

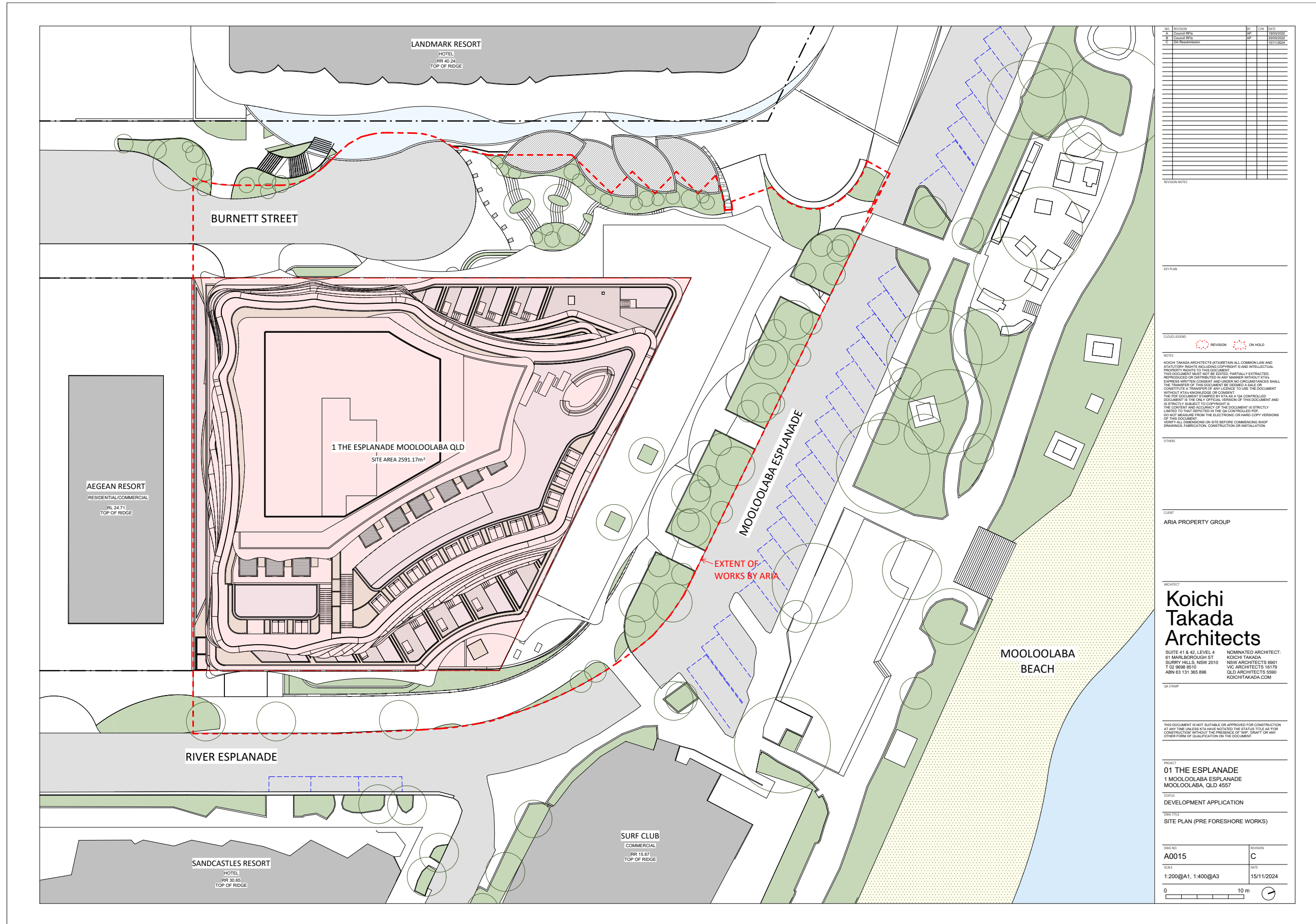
TITLE

DEVELOPMENT APPLICATION

DWG TITLE

PROJECT SUMMARY

DWG NO.	REVISION
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SCALE	DATE
NOT TO SCALE	11/02/2025



NO.	REVISION	BY	CHK	DATE
1	Issued RFP	AP		15/05/2022
2	Issued RFP	AP		20/05/2022
3	GA Withdrawal			15/11/2024

REVISION NOTES

KEY PLAN

LEGEND

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 MOOLOOLABA, QLD 4557

TITLE

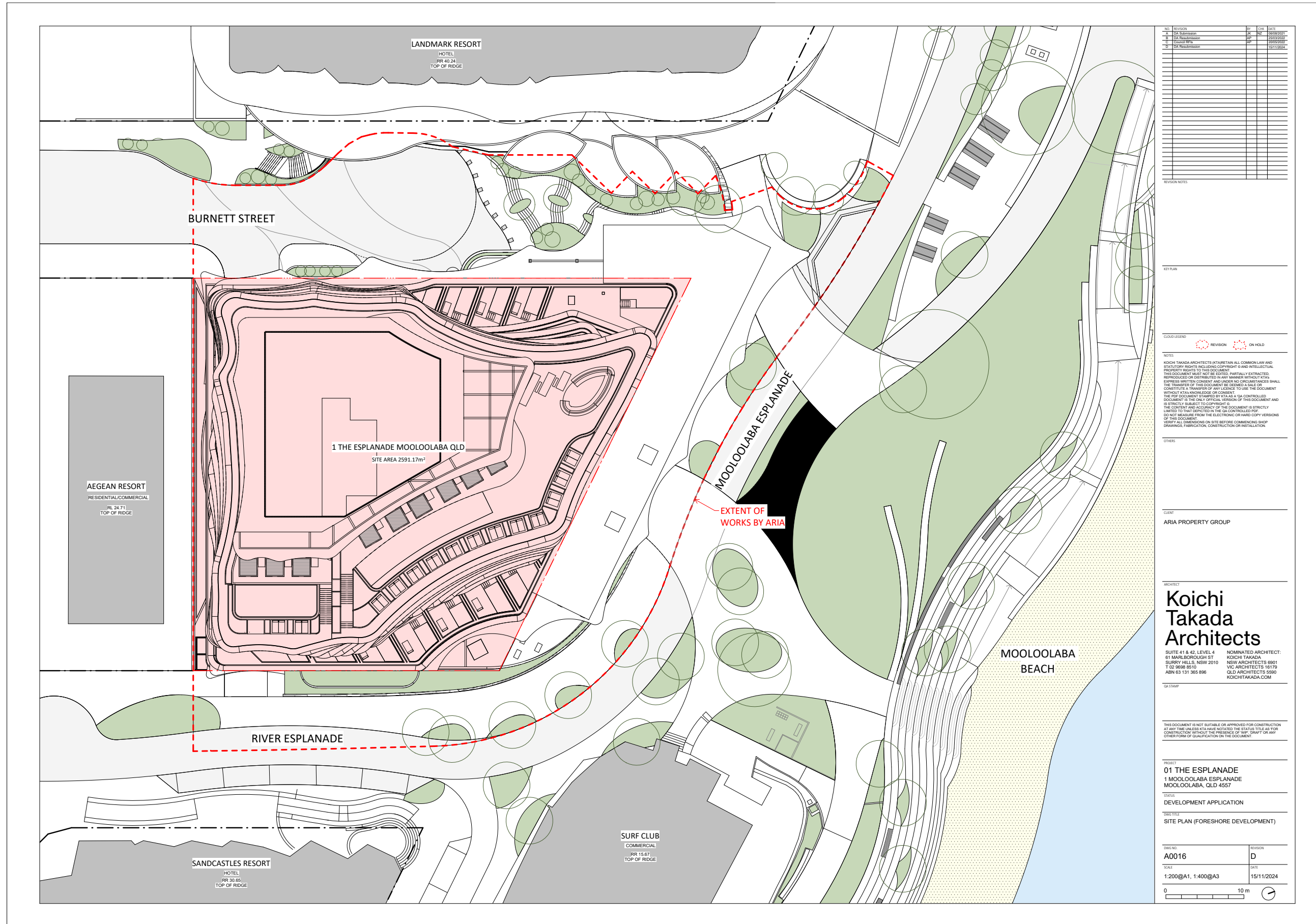
DEVELOPMENT APPLICATION

SITE TITLE

SITE PLAN (PRE FORESHORE WORKS)

DWG NO.	REVISION
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NO.	REVISION	BY	CHK	DATE
1	Initial	KT	KT	15/11/2024
2	Revised	KT	KT	15/11/2024
3	Revised	KT	KT	15/11/2024
4	Revised	KT	KT	15/11/2024
5	Revised	KT	KT	15/11/2024
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19	Revised	KT	KT	15/11/2024
20	Revised	KT	KT	15/11/2024

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 VIC ARCHITECTS 18179
 QLD ARCHITECTS 20593
 KOICHI TAKADA.COM

PROJECT

01 THE ESPLANADE
 1 MOOLOOLABA ESPLANADE
 MOOLOOLABA, QLD 4557

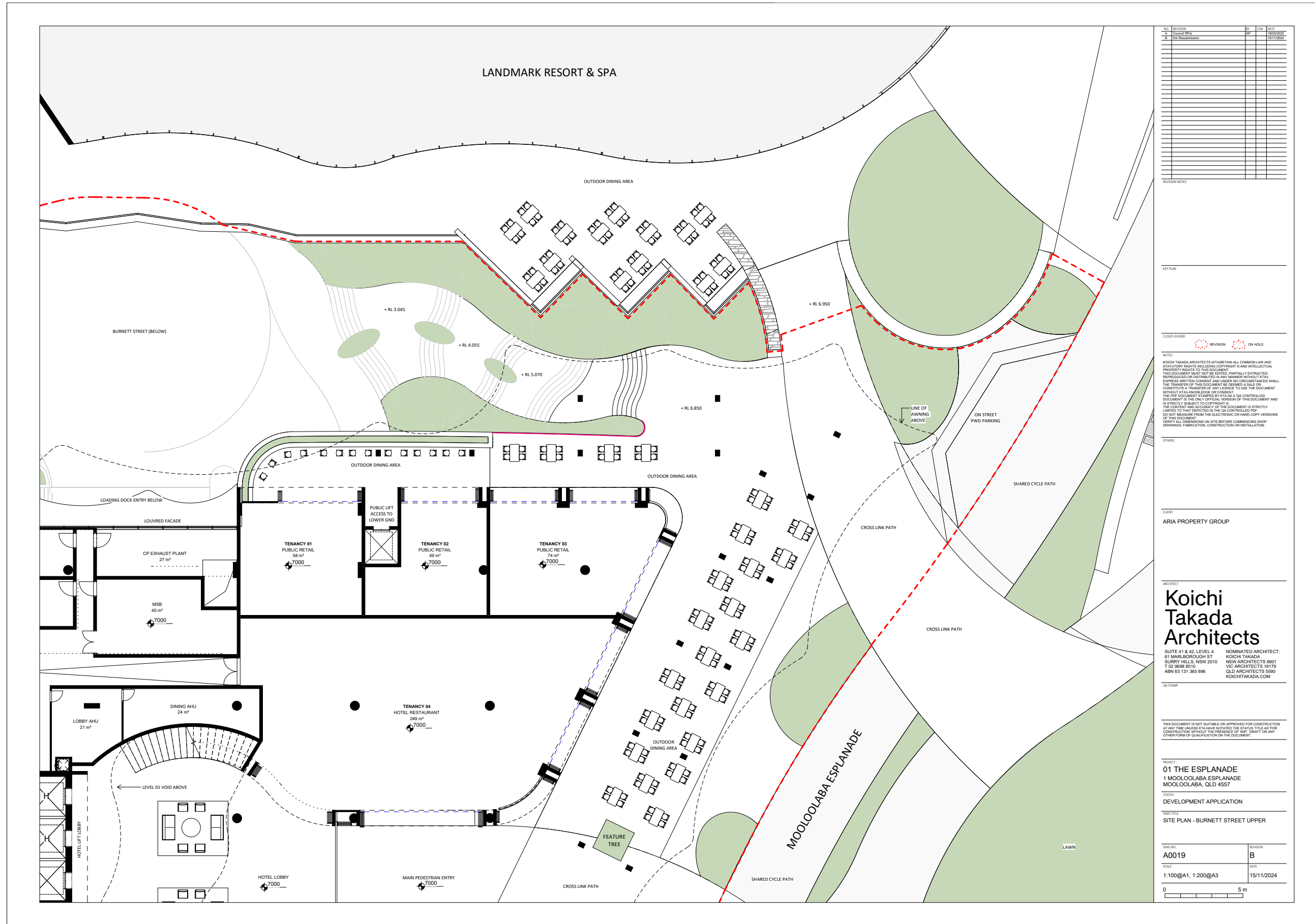
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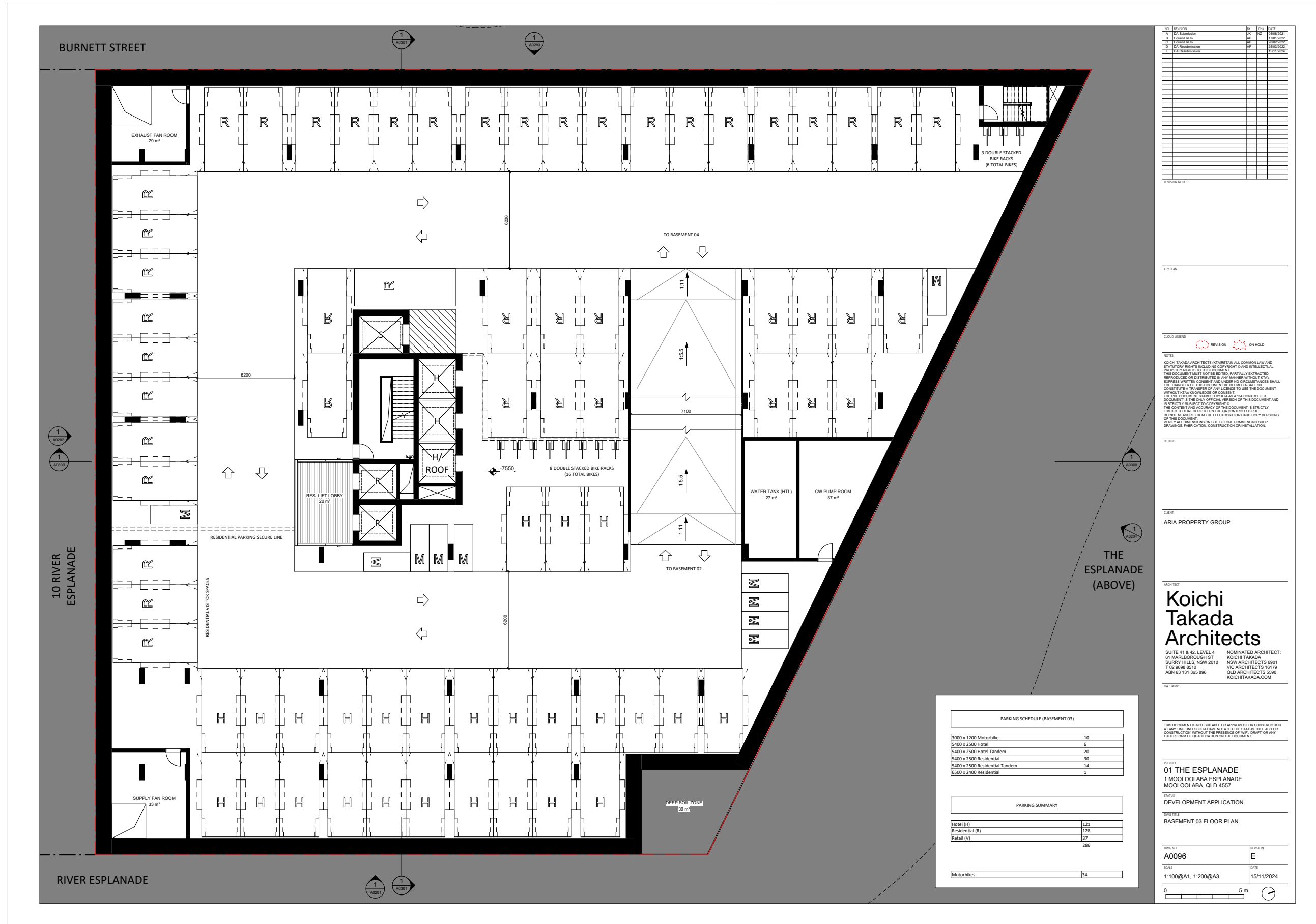
DEVELOPMENT APPLICATION

DRAWING TITLE

SITE PLAN (FORESHORE DEVELOPMENT)

DRAWING NO.	REVISION
A0016	D
SCALE	DATE
1:200@A1, 1:400@A3	15/11/2024





NO.	REVISION	BY	CHK	DATE
1	Initial Design	AK	AK	15/11/2024
2	Design RFI	AK	AK	15/11/2024
3	Design RFI	AK	AK	15/11/2024
4	Design RFI	AK	AK	15/11/2024
5	Design RFI	AK	AK	15/11/2024
6	Design RFI	AK	AK	15/11/2024
7	Design RFI	AK	AK	15/11/2024
8	Design RFI	AK	AK	15/11/2024
9	Design RFI	AK	AK	15/11/2024
10	Design RFI	AK	AK	15/11/2024

REVISION NOTES

NOTES

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9. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY SERVICES FROM THE RELEVANT PROFESSIONALS.

10. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY SERVICES FROM THE RELEVANT PROFESSIONALS.

KEY PLAN

CLOUD LEGEND

REVISION ON HOLD

NOTES

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Koichi Takada Architects

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NOMINATED ARCHITECT:
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 VIC ARCHITECTS 18179
 QLD ARCHITECTS 20593
 KOICHI TAKADA.COM

PROJECT

01 THE ESPLANADE
 1 MOOLOOLABA ESPLANADE
 MOOLOOLABA, QLD 4557

TITLE

DEVELOPMENT APPLICATION

BASEMENT 03 FLOOR PLAN

DRAWING NO.

A0096

SCALE

1:100@A1, 1:200@A3

DATE

15/11/2024

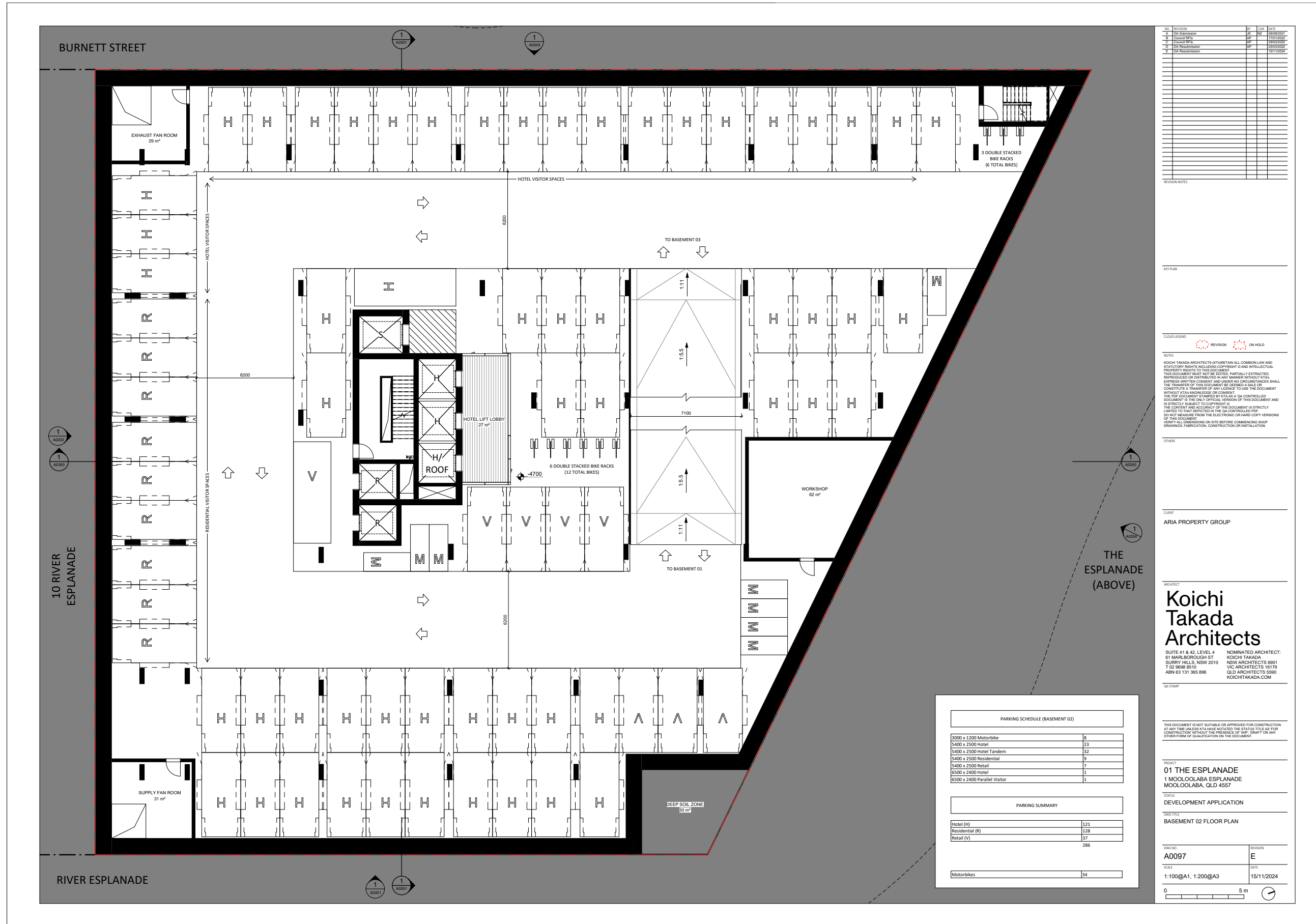
PARKING SCHEDULE (BASEMENT 03)	
3000 x 1200 Motorbike	10
5400 x 2500 Hotel	6
5400 x 2500 Hotel Tandem	20
5400 x 2500 Residential	30
5400 x 2500 Residential Tandem	14
6500 x 2400 Residential	1

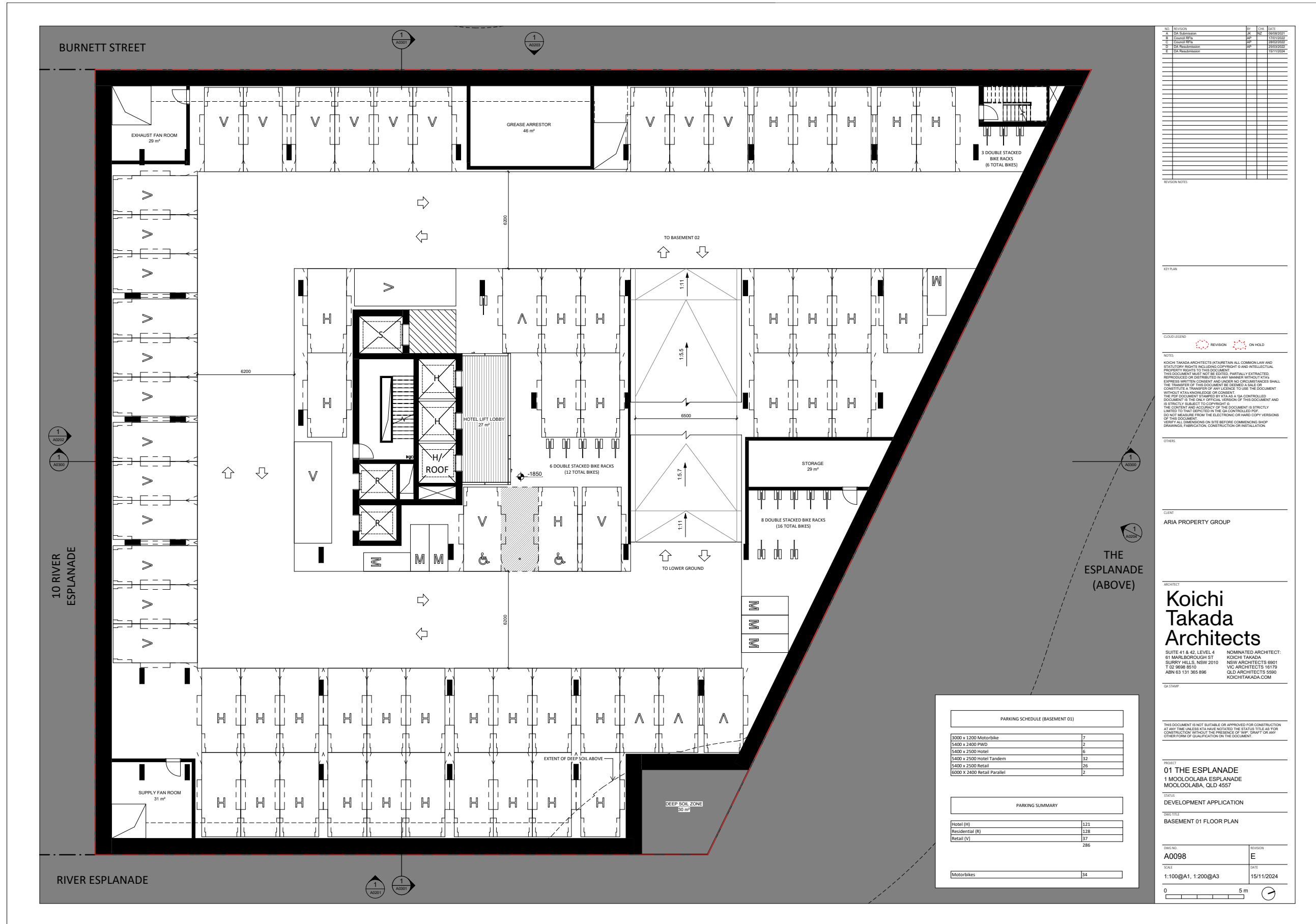
PARKING SUMMARY	
Hotel (H)	121
Residential (R)	128
Retail (V)	37
	286

Motorbikes	34
------------	----

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1	Initial Design	AK	AK	15/11/2024
2	Revised Design	AK	AK	15/11/2024
3	Final Design	AK	AK	15/11/2024
4	Final Design	AK	AK	15/11/2024
5	Final Design	AK	AK	15/11/2024

REVISION NOTES

KEY PLAN

CLOUD LEGEND

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NOMINATED ARCHITECT:
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PARKING SCHEDULE (BASEMENT 01)	
3000 x 1200 Motorbike	7
5400 x 2400 PWD	2
5400 x 2500 Hotel	6
5400 x 2500 Hotel Tandem	32
5400 x 2500 Retail	26
6000 x 2400 Retail Parallel	2
TOTAL	75

PARKING SUMMARY	
Hotel (H)	121
Residential (R)	128
Retail (V)	37
TOTAL	286

Motorbikes	34
------------	----

PROJECT

01 THE ESPLANADE
 1 MOOLOOLABA ESPLANADE
 MOOLOOLABA, QLD 4557

THIS IS A DEVELOPMENT APPLICATION

DRAWING TITLE

BASEMENT 01 FLOOR PLAN

DRAWING NO.

A0098

SCALE

1:100@A1, 1:200@A3

DATE

15/11/2024

0 5 m





NO.	REVISION	BY	CHK	DATE
1	Issue for Approval	AK	AK	15/11/2024
2	Revised	AK	AK	15/11/2024
3	Revised	AK	AK	15/11/2024
4	Revised	AK	AK	15/11/2024
5	Revised	AK	AK	15/11/2024
6	Revised	AK	AK	15/11/2024

REVISION NOTES

KEY PLAN

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PROJECT

01 THE ESPLANADE
 1 MOOLOOLABA ESPLANADE
 MOOLOOLABA, QLD 4557

TOWNSHIP

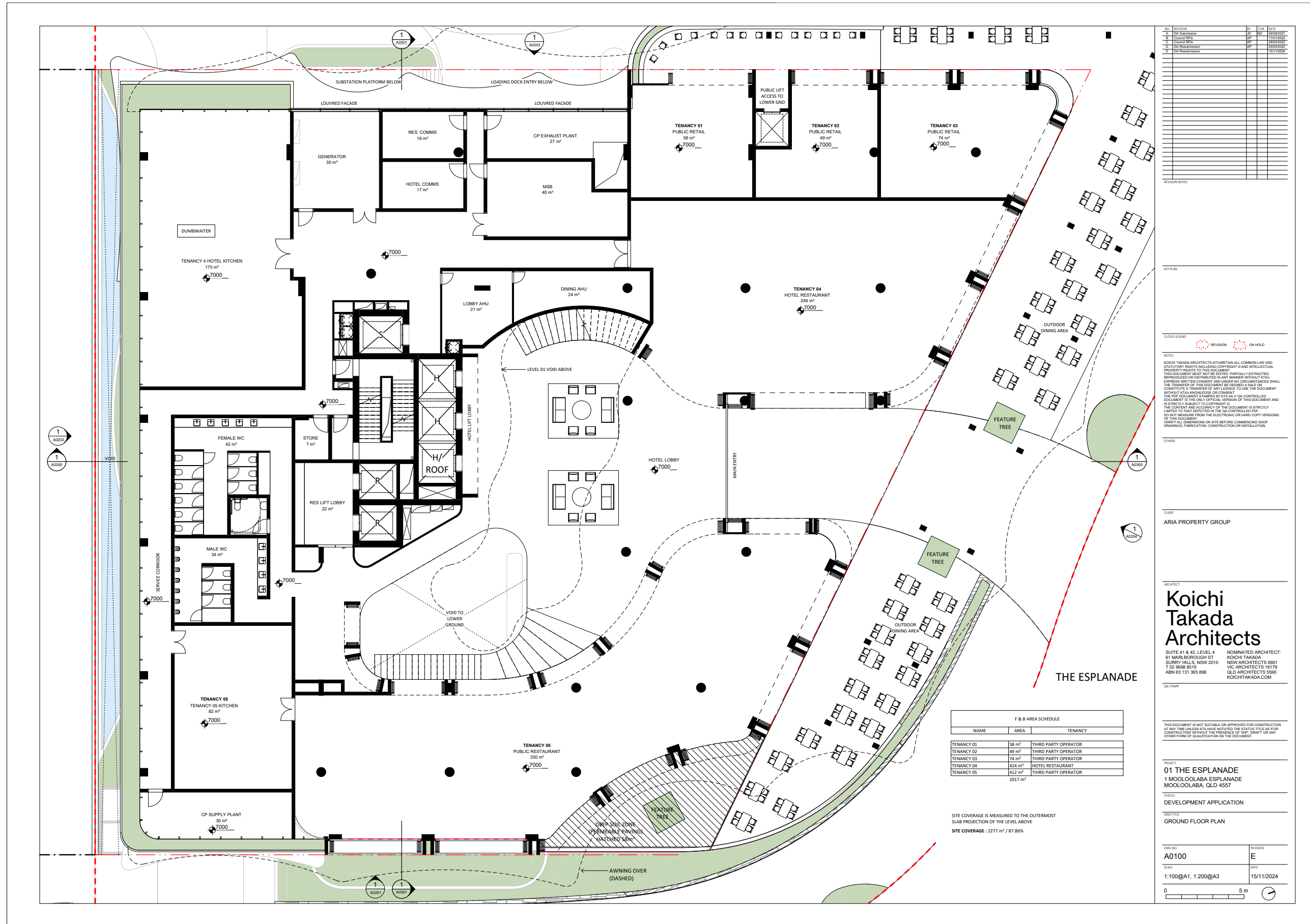
DEVELOPMENT APPLICATION

DRAWING TITLE

LOWER GROUND FLOOR PLAN

DRAWING NO.	REVISION
A0099	E
SCALE	DATE
1:100@A1, 1:200@A3	15/11/2024

0 5 m







NO.	REVISION	BY	CHK	DATE
1	Issue for RPA	AK	NS	18/06/2026
2	Issue for RPA	AK	NS	17/05/2025
3	Issue for RPA	AK	NS	15/05/2025
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13	Issue for RPA	AK	NS	15/05/2025
14	Issue for RPA	AK	NS	15/05/2025

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KEY PLAN

CLOUD LEGEND

REVISION ON HOLD

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ARCHITECT

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 AIN 63 131 965 996

NOMINATED ARCHITECT:
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PROJECT

01 THE ESPLANADE
 1 MOOLOOLABA ESPLANADE
 MOOLOOLABA, QLD 4557

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DEVELOPMENT APPLICATION

LEVEL 02 FLOOR PLAN

SCALE

A0102 H

1:100@A1, 1:200@A3

DATE

28/04/2026

GA STAMP

LEVEL 02 SUMMARY:

UNITS - 26 ROOMS (201 TOTAL)
 SITE COVERAGE : 1665 m² / 64.24%

SITE COVERAGE IS MEASURED TO THE OUTERMOST SLAB PROJECTION OF THE LEVEL ABOVE. SITE COVERAGE PERCENTAGE INCLUDES THE AREA ATTRIBUTED TO VOID.

EACH HOTEL SUITE HAVING A TERRACE WILL BE PROVIDED WITH A SEAMLESS INDOOR / OUTDOOR RETRACTABLE WALL SYSTEM THAT ENABLES A MINIMUM 66% OF TERRACE GLASS FRONTAGE TO BE FULLY OPENABLE TO THE SUITE

EACH HOTEL SUITE WITHOUT A TERRACE WILL HAVE A MINIMUM OF ONE OPENABLE WINDOW



NO.	REVISION	BY	CHK	DATE
1	Initial Design	AK	AK	11/03/2022
2	Design RFI	AK	AK	11/03/2022
3	Design RFI	AK	AK	11/03/2022
4	Design RFI	AK	AK	11/03/2022
5	Design RFI	AK	AK	11/03/2022
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18	Design RFI	AK	AK	11/03/2022
19	Design RFI	AK	AK	11/03/2022
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REVISION NOTES

KEY PLAN

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ARCHITECT

Koichi Takada Architects

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 61 MARLBOROUGH ST
 SURRY HILLS, NSW 2010
 T 02 9698 8510
 AIN 63 131 965 996

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PROJECT

01 THE ESPLANADE
 1 MOOLOOLABA ESPLANADE
 MOOLOOLABA, QLD 4557

TITLE

DEVELOPMENT APPLICATION

THIS TITLE

LEVEL 03 FLOOR PLAN

DWG NO.

A0103

REVISION

1

SCALE

1:100@A1, 1:200@A3

DATE

28/04/2026

LEVEL 03 SUMMARY:

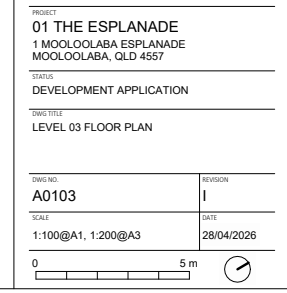
UNITS : 25 ROOMS (201 TOTAL)

SITE COVERAGE : 1642 m² / 63.38%

SITE COVERAGE IS MEASURED TO THE OUTERMOST SLAB PROJECTION OF THE LEVEL ABOVE. SITE COVERAGE PERCENTAGE INCLUDES THE AREA ATTRIBUTED TO VOID.

EACH HOTEL SUITE HAVING A TERRACE WILL BE PROVIDED WITH A SEAMLESS INDOOR / OUTDOOR RETRACTABLE WALL SYSTEM THAT ENABLES A MINIMUM 66% OF TERRACE GLASS FRONTAGE TO BE FULLY OPENABLE TO THE SUITE

EACH HOTEL SUITE WITHOUT A TERRACE WILL HAVE A MINIMUM OF ONE OPENABLE WINDOW





NO.	REVISION	BY	CHK	DATE
1	Issue for Approval	AK	AK	18/06/2026
2	Issue for Approval	AK	AK	18/06/2026
3	Issue for Approval	AK	AK	18/06/2026
4	Issue for Approval	AK	AK	18/06/2026
5	Issue for Approval	AK	AK	18/06/2026
6	Issue for Approval	AK	AK	18/06/2026
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17	Issue for Approval	AK	AK	18/06/2026
18	Issue for Approval	AK	AK	18/06/2026
19	Issue for Approval	AK	AK	18/06/2026
20	Issue for Approval	AK	AK	18/06/2026

REVISION NOTES

NO. REVISION BY CHK DATE

KEY PLAN

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ARCHITECT

Koichi Takada Architects

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PROJECT

01 THE ESPLANADE
 1 MOOLOOLABA ESPLANADE
 MOOLOOLABA, QLD 4557

DEVELOPMENT APPLICATION

LEVEL 04 FLOOR PLAN

SCALE

A0104 H

1:100@A1, 1:200@A3

DATE

28/04/2026

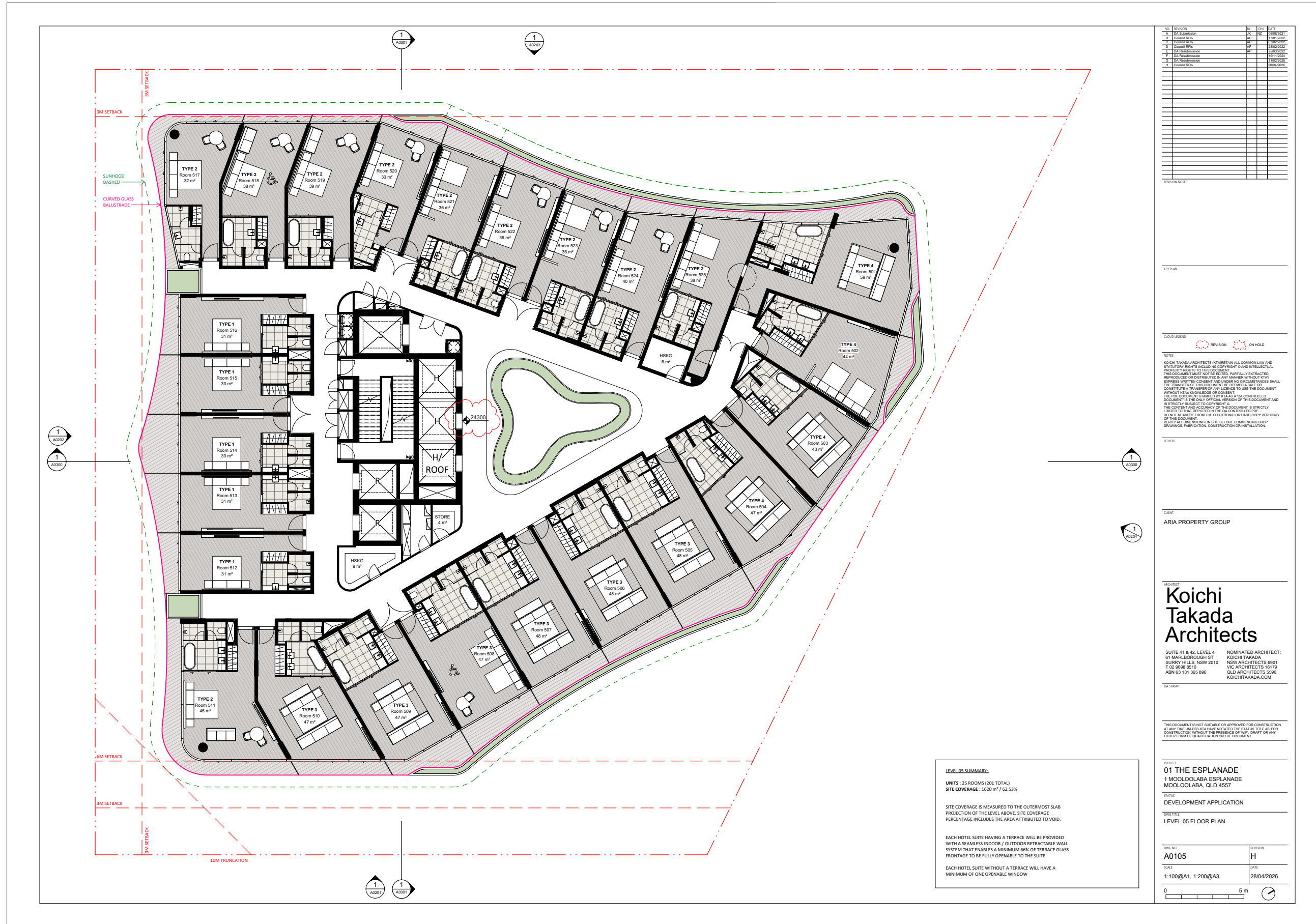
LEVEL 04 SUMMARY:

UNITS : 25 ROOMS (201 TOTAL)
 SITE COVERAGE : 1619 m² / 62.49%

SITE COVERAGE IS MEASURED TO THE OUTERMOST SLAB PROJECTION OF THE LEVEL ABOVE. SITE COVERAGE PERCENTAGE INCLUDES THE AREA ATTRIBUTED TO VOID.

EACH HOTEL SUITE HAVING A TERRACE WILL BE PROVIDED WITH A SEAMLESS INDOOR / OUTDOOR RETRACTABLE WALL SYSTEM THAT ENABLES A MINIMUM 66% OF TERRACE GLASS FRONTAGE TO BE FULLY OPENABLE TO THE SUITE

EACH HOTEL SUITE WITHOUT A TERRACE WILL HAVE A MINIMUM OF ONE OPENABLE WINDOW



NO.	REVISION	BY	CHK	DATE
1	Initial Design	KT	NS	11/03/2022
2	Revised Design	AP	NS	11/03/2022
3	Revised Design	AP	NS	11/03/2022
4	Revised Design	AP	NS	11/03/2022
5	Revised Design	AP	NS	11/03/2022
6	Revised Design	AP	NS	11/03/2022
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23	Revised Design	AP	NS	11/03/2022
24	Revised Design	AP	NS	11/03/2022
25	Revised Design	AP	NS	11/03/2022

REVISION NOTES

NO. REVISION BY CHK DATE

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KEY PLAN

CLOUD LEGEND

REVISION ON HOLD

OTHER

CLIENT

ARIA PROPERTY GROUP

ARCHITECT

Koichi Takada Architects

SUITE 41 & 42, LEVEL 4
 61 MARLBOROUGH ST
 SURRY HILLS, NSW 2010
 T 02 9698 8510
 AIN 63 131 965 996

NOMINATED ARCHITECT:
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 NSW ARCHITECTS 6901
 VIC ARCHITECTS 18179
 QLD ARCHITECTS 20593
 KOICHI TAKADA.COM

PROJECT

01 THE ESPLANADE
 1 MOOLOOLABA ESPLANADE
 MOOLOOLABA, QLD 4557

DEVELOPMENT APPLICATION

LEVEL 05 FLOOR PLAN

LEVEL 05 SUMMARY:

UNITS : 25 ROOMS (201 TOTAL)
 SITE COVERAGE : 1620 m² / 62.53%

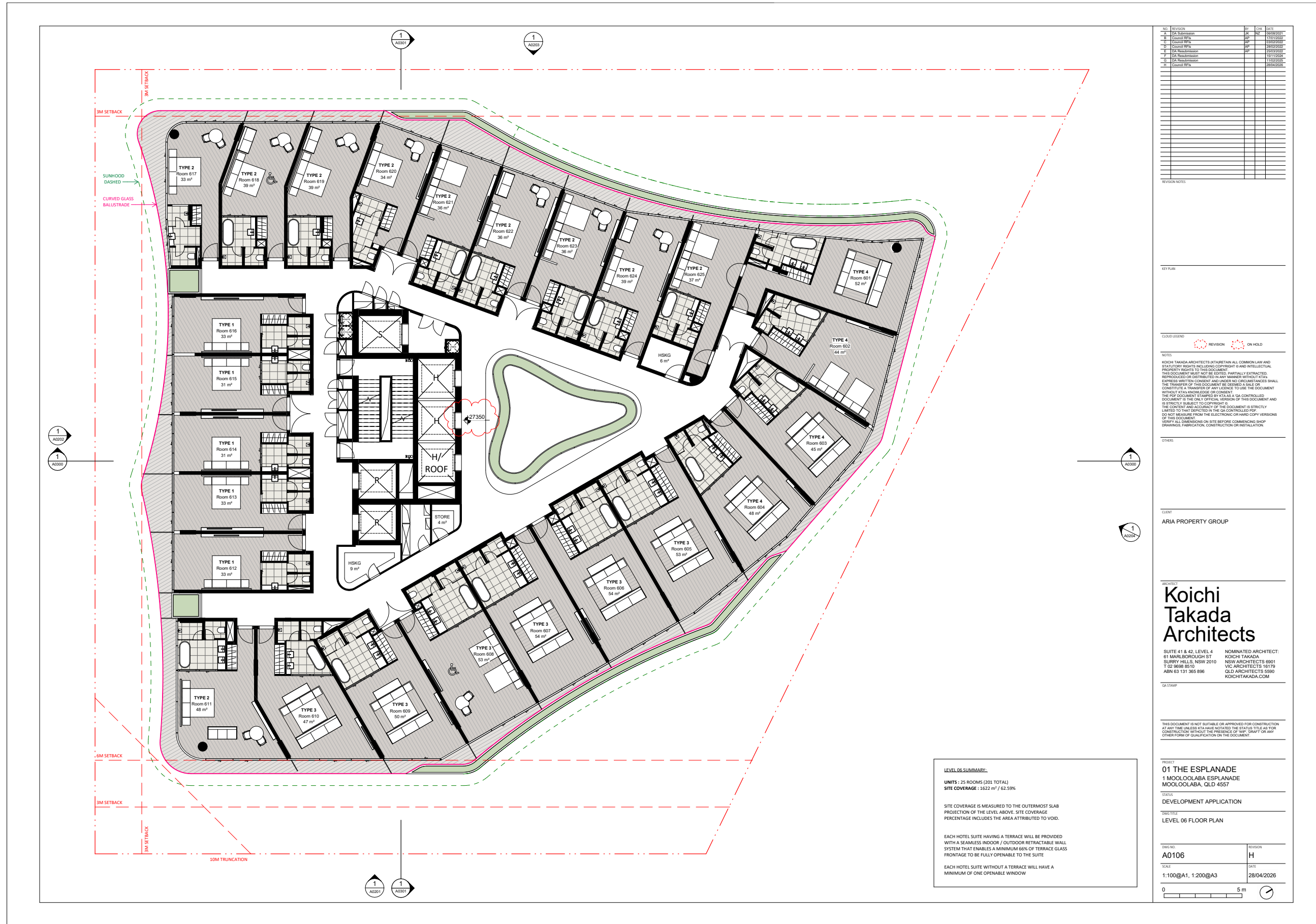
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EACH HOTEL SUITE WITHOUT A TERRACE WILL HAVE A MINIMUM OF ONE OPENABLE WINDOW

DRWG NO:	REVISION
A0105	H
SCALE:	DATE:
1:100@A1, 1:200@A3	28/04/2026





NO.	REVISION	BY	CHK	DATE
1	Issue for Approval	HT	HT	18/06/2026
2	Issue for Approval	HT	HT	18/06/2026
3	Issue for Approval	HT	HT	18/06/2026
4	Issue for Approval	HT	HT	18/06/2026
5	Issue for Approval	HT	HT	18/06/2026
6	Issue for Approval	HT	HT	18/06/2026
7	Issue for Approval	HT	HT	18/06/2026
8	Issue for Approval	HT	HT	18/06/2026
9	Issue for Approval	HT	HT	18/06/2026
10	Issue for Approval	HT	HT	18/06/2026
11	Issue for Approval	HT	HT	18/06/2026
12	Issue for Approval	HT	HT	18/06/2026
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16	Issue for Approval	HT	HT	18/06/2026
17	Issue for Approval	HT	HT	18/06/2026
18	Issue for Approval	HT	HT	18/06/2026
19	Issue for Approval	HT	HT	18/06/2026
20	Issue for Approval	HT	HT	18/06/2026

REVISION NOTES

1. Issue for Approval

2. Issue for Approval

3. Issue for Approval

4. Issue for Approval

5. Issue for Approval

6. Issue for Approval

7. Issue for Approval

8. Issue for Approval

9. Issue for Approval

10. Issue for Approval

11. Issue for Approval

12. Issue for Approval

13. Issue for Approval

14. Issue for Approval

15. Issue for Approval

16. Issue for Approval

17. Issue for Approval

18. Issue for Approval

19. Issue for Approval

20. Issue for Approval

KEY PLAN

1 A0201

1 A0202

CLOUD LEGEND

REVISION

ON HOLD

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 AIN 63 131 965 996

NOMINATED ARCHITECT:
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 VIC ARCHITECTS 18179
 QLD ARCHITECTS 20593
 KOICHI TAKADA.COM

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PROJECT

01 THE ESPLANADE
 1 MOOLOOLABA ESPLANADE
 MOOLOOLABA, QLD 4557

DEVELOPMENT APPLICATION

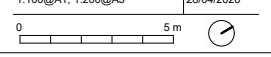
LEVEL 06 FLOOR PLAN

DWG NO: A0106

SCALE: 1:100@A1, 1:200@A3

REVISION: H

DATE: 28/04/2026



LEVEL 06 SUMMARY:

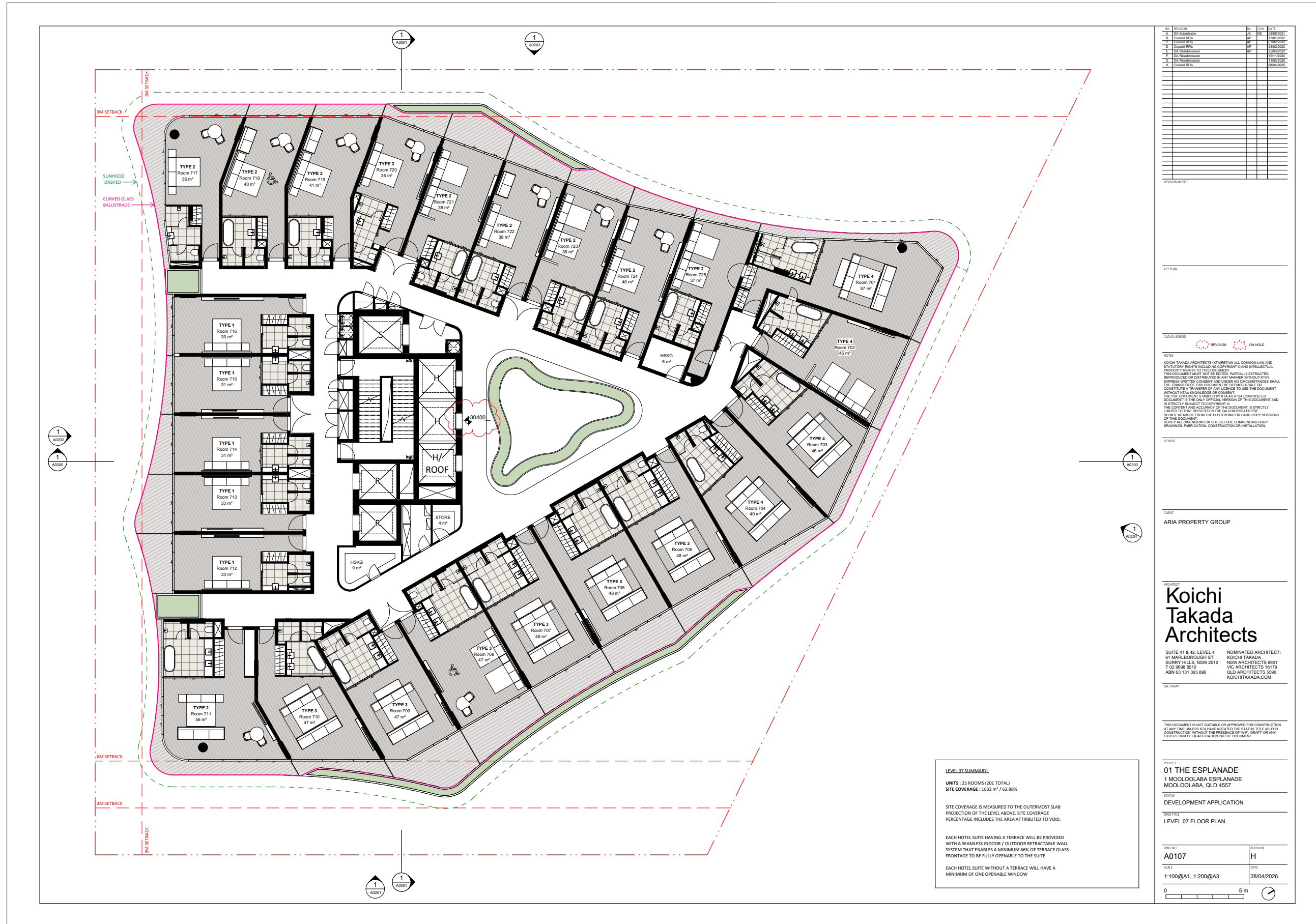
UNITS - 25 ROOMS (201 TOTAL)

SITE COVERAGE : 1622 m² / 62.59%

SITE COVERAGE IS MEASURED TO THE OUTERMOST SLAB PROJECTION OF THE LEVEL ABOVE. SITE COVERAGE PERCENTAGE INCLUDES THE AREA ATTRIBUTED TO VOID.

EACH HOTEL SUITE HAVING A TERRACE WILL BE PROVIDED WITH A SEAMLESS INDOOR / OUTDOOR RETRACTABLE WALL SYSTEM THAT ENABLES A MINIMUM 66% OF TERRACE GLASS FRONTAGE TO BE FULLY OPENABLE TO THE SUITE

EACH HOTEL SUITE WITHOUT A TERRACE WILL HAVE A MINIMUM OF ONE OPENABLE WINDOW



NO.	REVISION	BY	CHK	DATE
1	Issue for DA	AK	NW	18/08/2022
2	Issue for DA	AK	NW	17/02/2023
3	Issue for DA	AK	NW	12/02/2023
4	Issue for DA	AK	NW	15/02/2023
5	Issue for DA	AK	NW	15/02/2023
6	Issue for DA	AK	NW	15/02/2023
7	Issue for DA	AK	NW	15/02/2023
8	Issue for DA	AK	NW	15/02/2023
9	Issue for DA	AK	NW	15/02/2023
10	Issue for DA	AK	NW	15/02/2023
11	Issue for DA	AK	NW	15/02/2023
12	Issue for DA	AK	NW	15/02/2023
13	Issue for DA	AK	NW	15/02/2023
14	Issue for DA	AK	NW	15/02/2023
15	Issue for DA	AK	NW	15/02/2023
16	Issue for DA	AK	NW	15/02/2023
17	Issue for DA	AK	NW	15/02/2023
18	Issue for DA	AK	NW	15/02/2023
19	Issue for DA	AK	NW	15/02/2023
20	Issue for DA	AK	NW	15/02/2023

REVISION NOTES

NO. REVISION BY CHK DATE

1 Issue for DA AK NW 18/08/2022

2 Issue for DA AK NW 17/02/2023

3 Issue for DA AK NW 12/02/2023

4 Issue for DA AK NW 15/02/2023

5 Issue for DA AK NW 15/02/2023

6 Issue for DA AK NW 15/02/2023

7 Issue for DA AK NW 15/02/2023

8 Issue for DA AK NW 15/02/2023

9 Issue for DA AK NW 15/02/2023

10 Issue for DA AK NW 15/02/2023

11 Issue for DA AK NW 15/02/2023

12 Issue for DA AK NW 15/02/2023

13 Issue for DA AK NW 15/02/2023

14 Issue for DA AK NW 15/02/2023

15 Issue for DA AK NW 15/02/2023

16 Issue for DA AK NW 15/02/2023

17 Issue for DA AK NW 15/02/2023

18 Issue for DA AK NW 15/02/2023

19 Issue for DA AK NW 15/02/2023

20 Issue for DA AK NW 15/02/2023

KEY PLAN

CLOUD LEGEND

REVISION ON HOLD

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NOMINATED ARCHITECT:
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LEVEL 07 SUMMARY:

UNITS : 25 ROOMS (201 TOTAL)

SITE COVERAGE : 1632 m² / 62.98%

SITE COVERAGE IS MEASURED TO THE OUTERMOST SLAB PROJECTION OF THE LEVEL ABOVE. SITE COVERAGE PERCENTAGE INCLUDES THE AREA ATTRIBUTED TO VOID.

EACH HOTEL SUITE HAVING A TERRACE WILL BE PROVIDED WITH A SEAMLESS INDOOR / OUTDOOR RETRACTABLE WALL SYSTEM THAT ENABLES A MINIMUM 66% OF TERRACE GLASS FRONTAGE TO BE FULLY OPENABLE TO THE SUITE

EACH HOTEL SUITE WITHOUT A TERRACE WILL HAVE A MINIMUM OF ONE OPENABLE WINDOW

PROJECT

01 THE ESPLANADE
 1 MOOLOOLABA ESPLANADE
 MOOLOOLABA, QLD 4557

TITLE

DEVELOPMENT APPLICATION

DRAWING TITLE

LEVEL 07 FLOOR PLAN

DWG NO.

A0107

SCALE

1:100@A1, 1:200@A3

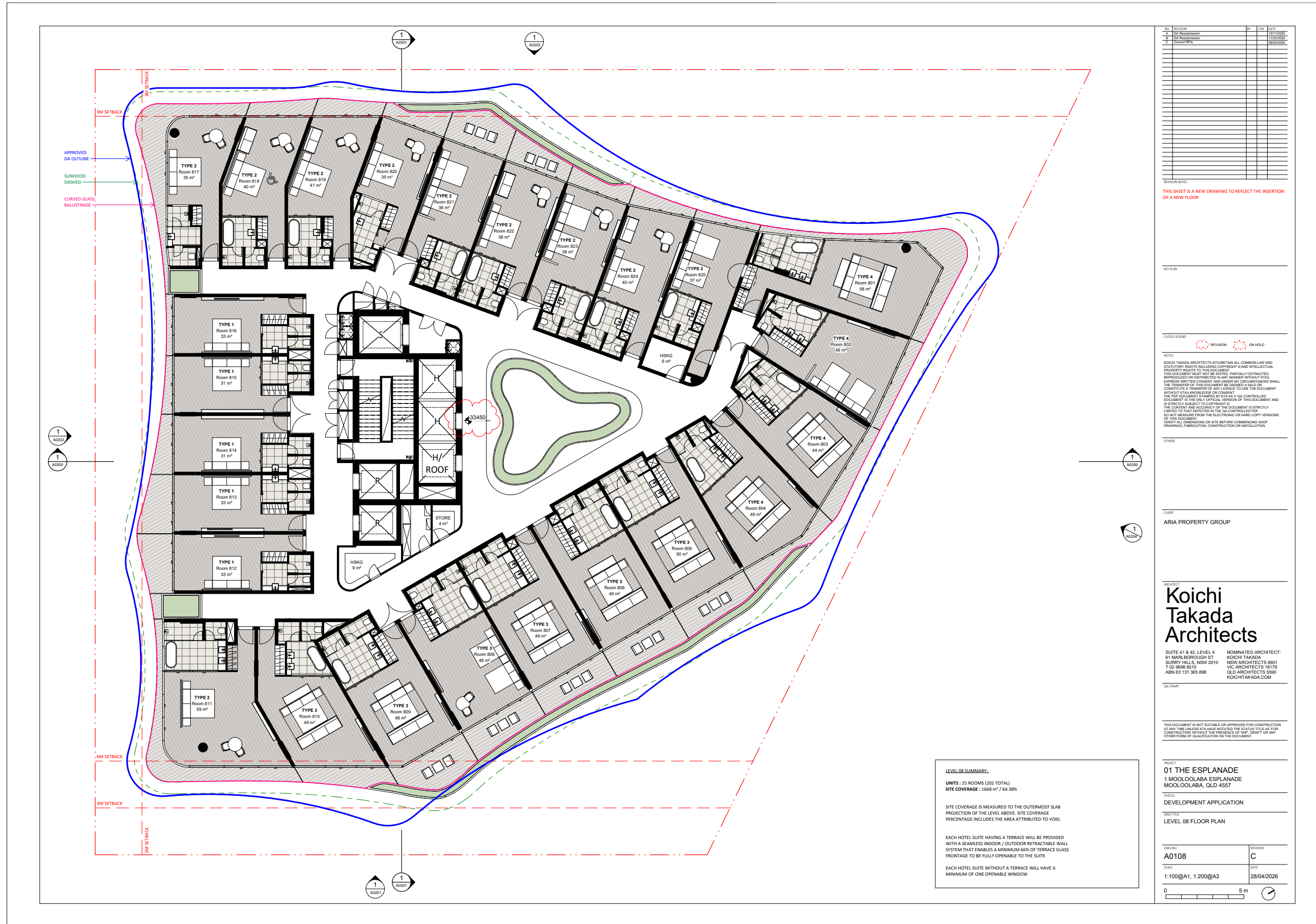
REVISION

H

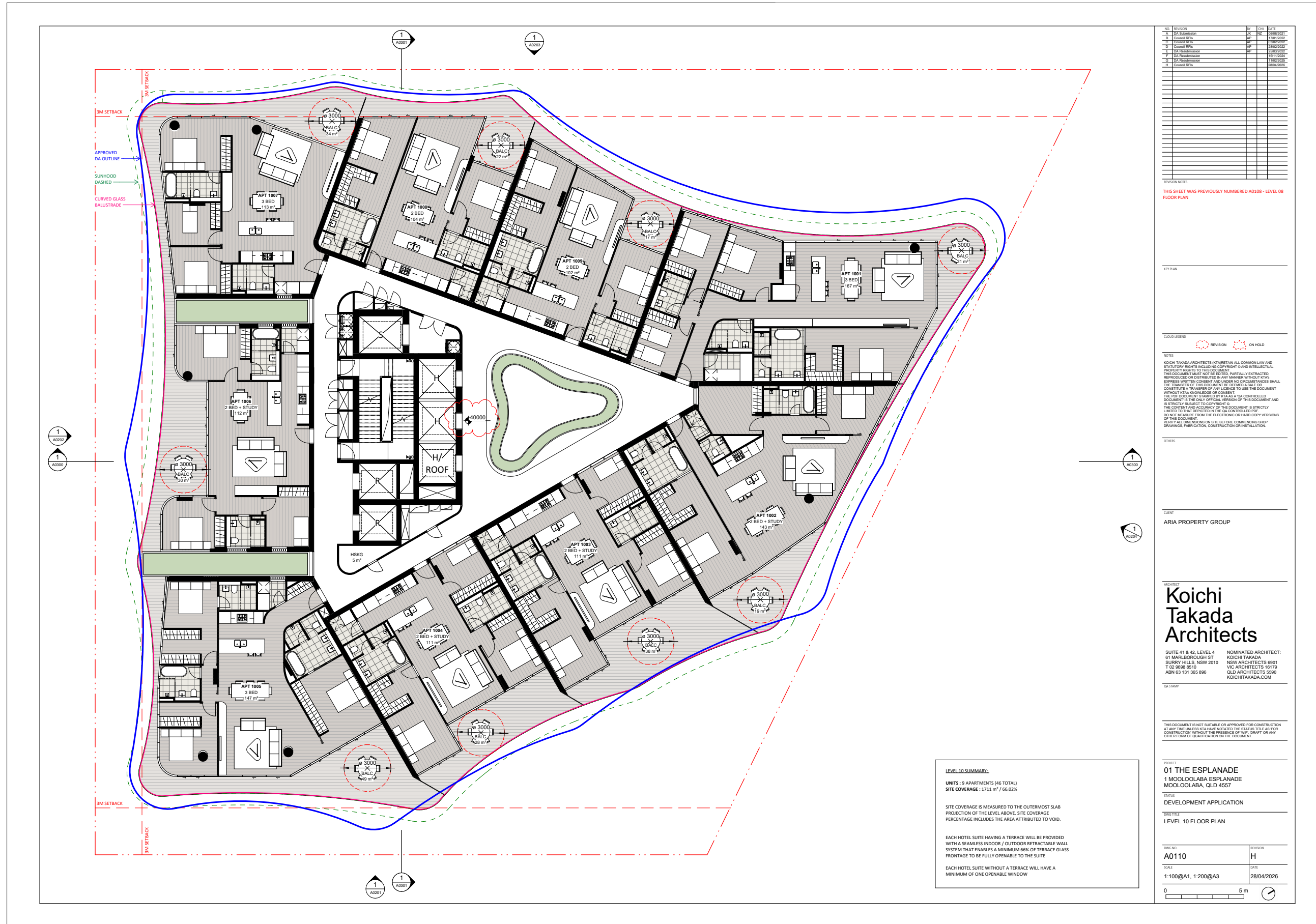
DATE

28/04/2026

0 5 m







NO.	REVISION	BY	CHK	DATE
1	Issue for DA	KT	HW	18/06/2026
2	Issue for DA	KT	HW	18/06/2026
3	Issue for DA	KT	HW	18/06/2026
4	Issue for DA	KT	HW	18/06/2026
5	Issue for DA	KT	HW	18/06/2026
6	Issue for DA	KT	HW	18/06/2026
7	Issue for DA	KT	HW	18/06/2026
8	Issue for DA	KT	HW	18/06/2026
9	Issue for DA	KT	HW	18/06/2026
10	Issue for DA	KT	HW	18/06/2026
11	Issue for DA	KT	HW	18/06/2026
12	Issue for DA	KT	HW	18/06/2026
13	Issue for DA	KT	HW	18/06/2026
14	Issue for DA	KT	HW	18/06/2026
15	Issue for DA	KT	HW	18/06/2026
16	Issue for DA	KT	HW	18/06/2026
17	Issue for DA	KT	HW	18/06/2026
18	Issue for DA	KT	HW	18/06/2026
19	Issue for DA	KT	HW	18/06/2026
20	Issue for DA	KT	HW	18/06/2026

REVISION NOTES

THIS SHEET WAS PREVIOUSLY NUMBERED A0108 - LEVEL 08 FLOOR PLAN

KEY PLAN

CLOUD LEGEND

REVISION ON HOLD

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 QLD ARCHITECTS 20593
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PROJECT

01 THE ESPLANADE
 1 MOOLOOLABA ESPLANADE
 MOOLOOLABA, QLD 4557

TITLE

DEVELOPMENT APPLICATION

LEVEL 10 FLOOR PLAN

SCALE

A0110 H

1:100@A1, 1:200@A3

DATE

28/04/2026

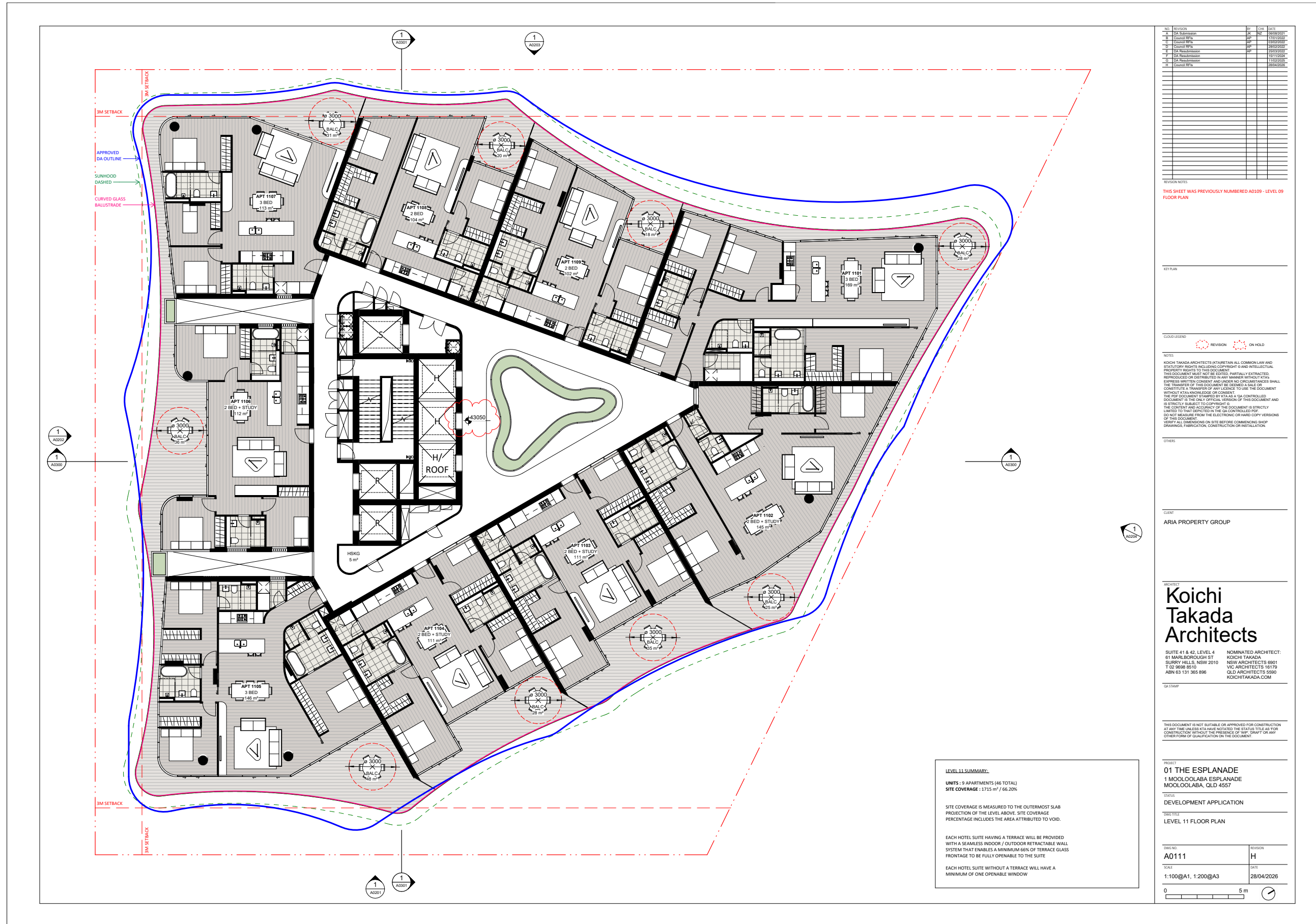
LEVEL 10 SUMMARY:

UNITS - 9 APARTMENTS (46 TOTAL)
 SITE COVERAGE : 1711 m² / 66.02%

SITE COVERAGE IS MEASURED TO THE OUTERMOST SLAB PROJECTION OF THE LEVEL ABOVE. SITE COVERAGE PERCENTAGE INCLUDES THE AREA ATTRIBUTED TO VOID.

EACH HOTEL SUITE HAVING A TERRACE WILL BE PROVIDED WITH A SEAMLESS INDOOR / OUTDOOR RETRACTABLE WALL SYSTEM THAT ENABLES A MINIMUM 66% OF TERRACE GLASS FRONTAGE TO BE FULLY OPENABLE TO THE SUITE

EACH HOTEL SUITE WITHOUT A TERRACE WILL HAVE A MINIMUM OF ONE OPENABLE WINDOW



NO.	REVISION	BY	CHK	DATE
1	Issue for DA	KT	HW	11/03/2025
2	Issue for DA	KT	HW	11/03/2025
3	Issue for DA	KT	HW	11/03/2025
4	Issue for DA	KT	HW	11/03/2025
5	Issue for DA	KT	HW	11/03/2025
6	Issue for DA	KT	HW	11/03/2025
7	Issue for DA	KT	HW	11/03/2025
8	Issue for DA	KT	HW	11/03/2025
9	Issue for DA	KT	HW	11/03/2025
10	Issue for DA	KT	HW	11/03/2025
11	Issue for DA	KT	HW	11/03/2025
12	Issue for DA	KT	HW	11/03/2025
13	Issue for DA	KT	HW	11/03/2025
14	Issue for DA	KT	HW	11/03/2025
15	Issue for DA	KT	HW	11/03/2025
16	Issue for DA	KT	HW	11/03/2025
17	Issue for DA	KT	HW	11/03/2025
18	Issue for DA	KT	HW	11/03/2025
19	Issue for DA	KT	HW	11/03/2025
20	Issue for DA	KT	HW	11/03/2025

REVISION NOTES

THIS SHEET WAS PREVIOUSLY NUMBERED A0109 - LEVEL 09 FLOOR PLAN

KEY PLAN

CLOUD LEGEND

REVISION ON HOLD

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 QLD ARCHITECTS 20593
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PROJECT

01 THE ESPLANADE
 1 MOOLOOLABA ESPLANADE
 MOOLOOLABA, QLD 4557

DEVELOPMENT APPLICATION

LEVEL 11 FLOOR PLAN

SCALE

A0111 H
 1:100@A1, 1:200@A3
 DATE: 28/04/2026

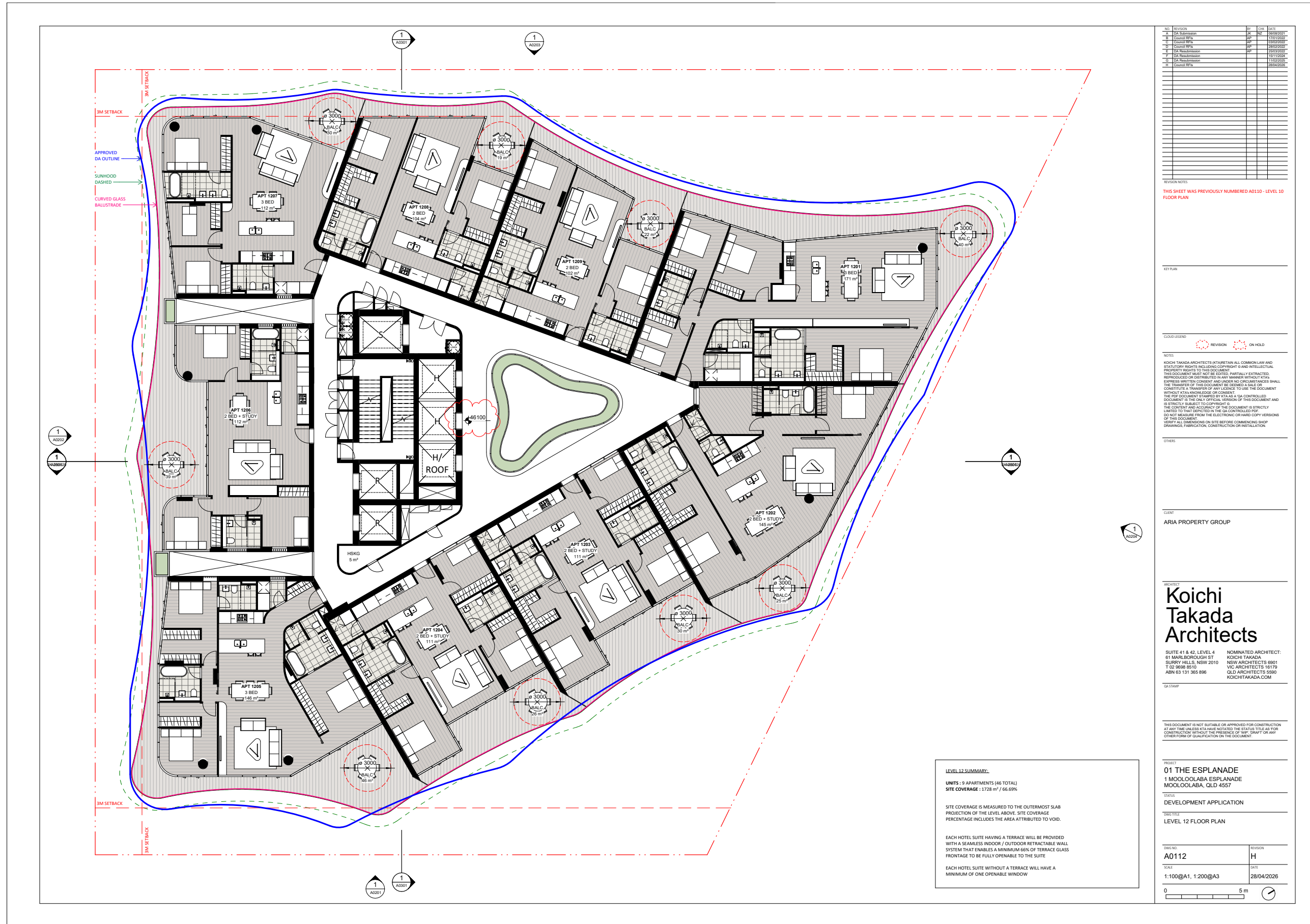
LEVEL 11 SUMMARY:

UNITS - 9 APARTMENTS (46 TOTAL)
 SITE COVERAGE : 1715 m² / 66.20%

SITE COVERAGE IS MEASURED TO THE OUTERMOST SLAB PROJECTION OF THE LEVEL ABOVE. SITE COVERAGE PERCENTAGE INCLUDES THE AREA ATTRIBUTED TO VOID.

EACH HOTEL SUITE HAVING A TERRACE WILL BE PROVIDED WITH A SEAMLESS INDOOR / OUTDOOR RETRACTABLE WALL SYSTEM THAT ENABLES A MINIMUM 66% OF TERRACE GLASS FRONTAGE TO BE FULLY OPENABLE TO THE SUITE

EACH HOTEL SUITE WITHOUT A TERRACE WILL HAVE A MINIMUM OF ONE OPENABLE WINDOW



NO.	REVISION	BY	CHK	DATE
1	DA Submission	AK	NW	18/06/2026
2	Planning RPT	AK	NW	17/02/2025
3	Concept RPT	AK	NW	11/02/2025
4	Concept RPT	AK	NW	18/02/2025
5	DA Submission	AK	NW	25/09/2024
6	DA Submission	AK	NW	15/11/2024
7	DA Submission	AK	NW	11/02/2025
8	Concept RPT	AK	NW	28/04/2025

REVISION NOTES
 THIS SHEET WAS PREVIOUSLY NUMBERED A0110 - LEVEL 10 FLOOR PLAN

KEY PLAN

CLOUD LEGEND
 REVISION ON HOLD

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 SURREY HILLS, NSW 2015
 T 02 9658 8510
 AIN 63 131 965 896
 NOMINATED ARCHITECT:
 KOICHI TAKADA
 NEW ARCHITECTS 6901
 VIC ARCHITECTS 18179
 QLD ARCHITECTS 20593
 KOICHI TAKADA.COM

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PROJECT
 01 THE ESPLANADE
 1 MOOLOOLABA ESPLANADE
 MOOLOOLABA, QLD 4557

TITLE
 DEVELOPMENT APPLICATION

SHEET TITLE
 LEVEL 12 FLOOR PLAN

DWG NO.
 A0112

REVISION
 H

SCALE
 1:100@A1, 1:200@A3

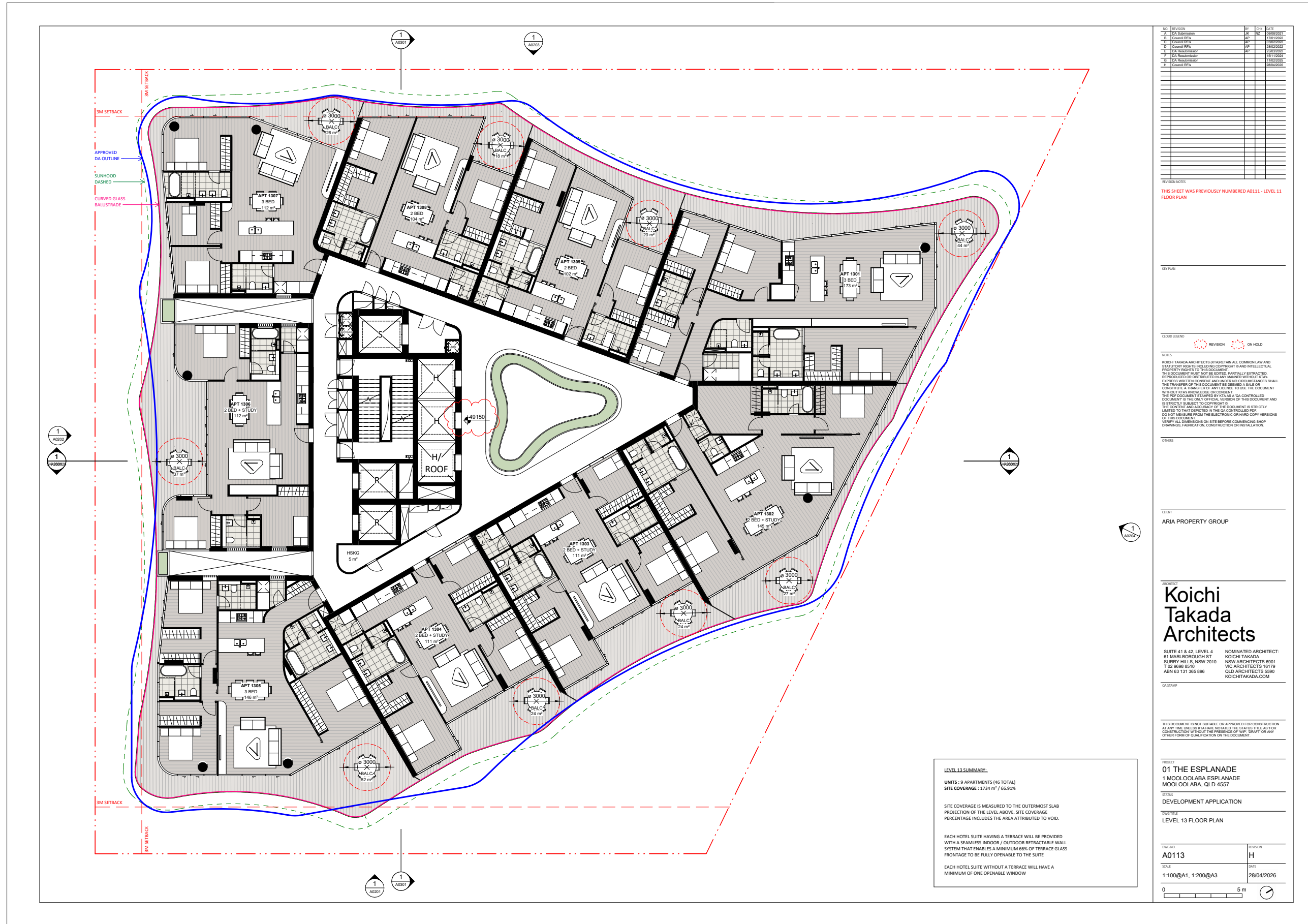
DATE
 28/04/2026

LEVEL 12 SUMMARY:
 UNITS - 9 APARTMENTS (46 TOTAL)
 SITE COVERAGE : 1,728 m² / 66.69%

SITE COVERAGE IS MEASURED TO THE OUTERMOST SLAB PROJECTION OF THE LEVEL ABOVE. SITE COVERAGE PERCENTAGE INCLUDES THE AREA ATTRIBUTED TO VOID.

EACH HOTEL SUITE HAVING A TERRACE WILL BE PROVIDED WITH A SEAMLESS INDOOR / OUTDOOR RETRACTABLE WALL SYSTEM THAT ENABLES A MINIMUM 66% OF TERRACE GLASS FRONTAGE TO BE FULLY OPENABLE TO THE SUITE

EACH HOTEL SUITE WITHOUT A TERRACE WILL HAVE A MINIMUM OF ONE OPENABLE WINDOW



NO.	REVISION	BY	CHK	DATE
1	Initial Design	KT	NS	11/03/2022
2	Design RFI	AP	NS	11/03/2022
3	Design RFI	AP	NS	11/03/2022
4	Design RFI	AP	NS	11/03/2022
5	Design RFI	AP	NS	11/03/2022
6	Design RFI	AP	NS	11/03/2022
7	Design RFI	AP	NS	11/03/2022
8	Design RFI	AP	NS	11/03/2022
9	Design RFI	AP	NS	11/03/2022
10	Design RFI	AP	NS	11/03/2022
11	Design RFI	AP	NS	11/03/2022
12	Design RFI	AP	NS	11/03/2022
13	Design RFI	AP	NS	11/03/2022
14	Design RFI	AP	NS	11/03/2022
15	Design RFI	AP	NS	11/03/2022
16	Design RFI	AP	NS	11/03/2022
17	Design RFI	AP	NS	11/03/2022
18	Design RFI	AP	NS	11/03/2022
19	Design RFI	AP	NS	11/03/2022
20	Design RFI	AP	NS	11/03/2022

REVISION NOTES

THIS SHEET WAS PREVIOUSLY NUMBERED A0113 - LEVEL 11 FLOOR PLAN

KEY PLAN

CLOUD LEGEND

REVISION ON HOLD

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ARCHITECT

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 T 02 9698 8510
 AIN 63 131 965 996

NOMINATED ARCHITECT:
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 VIC ARCHITECTS 18179
 QLD ARCHITECTS 20593
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PROJECT

01 THE ESPLANADE
 1 MOOLOOLABA ESPLANADE
 MOOLOOLABA, QLD 4557

TITLE

DEVELOPMENT APPLICATION

THIS TITLE

LEVEL 13 FLOOR PLAN

DWG NO.

A0113

SCALE

1:100@A1, 1:200@A3

REVISION

H

DATE

28/04/2026

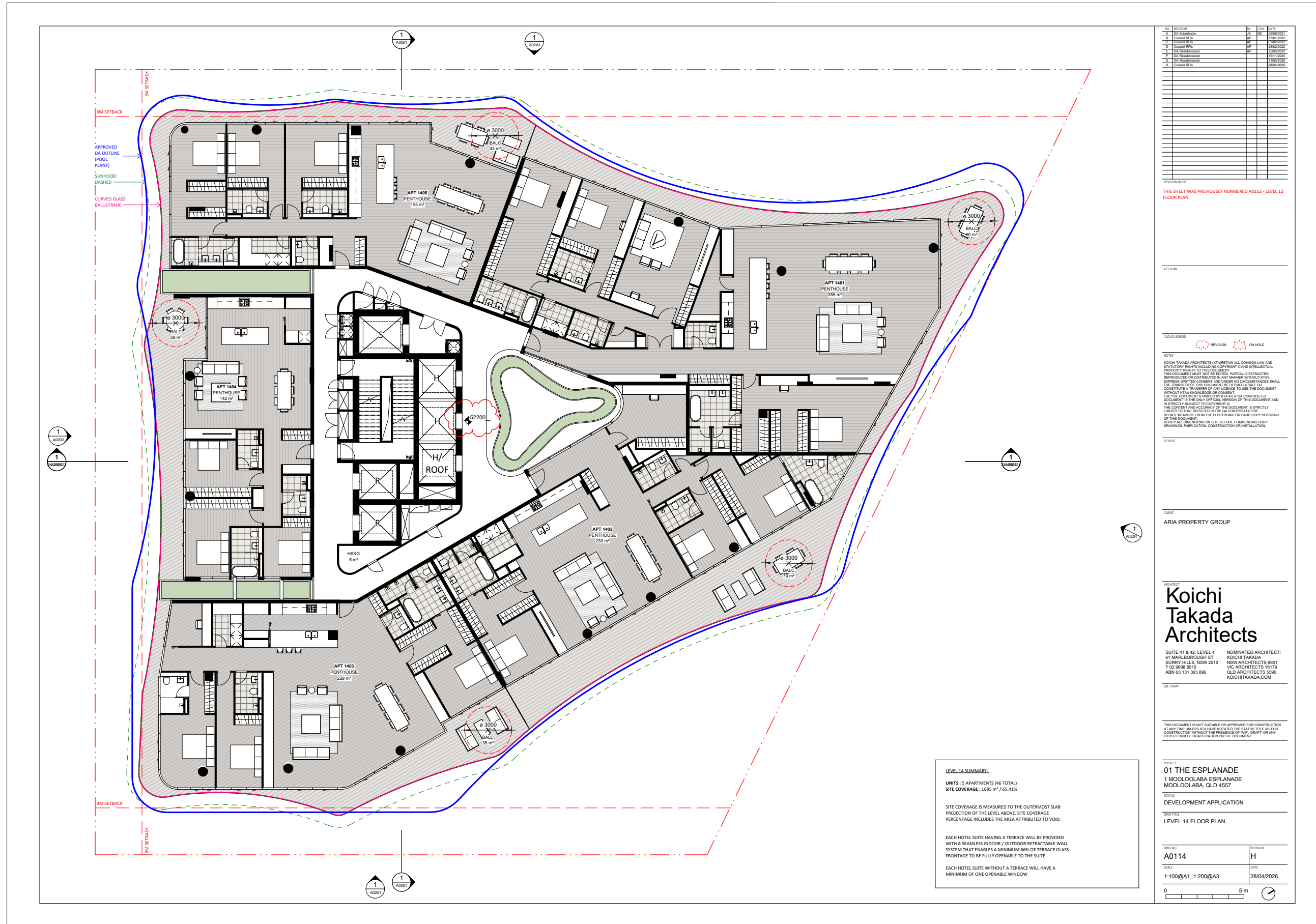
LEVEL 13 SUMMARY:

UNITS - 9 APARTMENTS (46 TOTAL)
 SITE COVERAGE : 1,734 m² / 66.93%

SITE COVERAGE IS MEASURED TO THE OUTERMOST SLAB PROJECTION OF THE LEVEL ABOVE. SITE COVERAGE PERCENTAGE INCLUDES THE AREA ATTRIBUTED TO VOID.

EACH HOTEL SUITE HAVING A TERRACE WILL BE PROVIDED WITH A SEAMLESS INDOOR / OUTDOOR RETRACTABLE WALL SYSTEM THAT ENABLES A MINIMUM 66% OF TERRACE GLASS FRONTAGE TO BE FULLY OPENABLE TO THE SUITE

EACH HOTEL SUITE WITHOUT A TERRACE WILL HAVE A MINIMUM OF ONE OPENABLE WINDOW



NO.	REVISION	BY	CHK	DATE
1	DA Submission	AK	NW	18/06/2026
2	DA Submission	AK	NW	17/02/2025
3	DA Submission	AK	NW	11/02/2025
4	DA Submission	AK	NW	18/02/2025
5	DA Submission	AK	NW	18/02/2025
6	DA Submission	AK	NW	18/02/2025
7	DA Submission	AK	NW	18/02/2025
8	DA Submission	AK	NW	18/02/2025
9	DA Submission	AK	NW	18/02/2025
10	DA Submission	AK	NW	18/02/2025
11	DA Submission	AK	NW	18/02/2025
12	DA Submission	AK	NW	18/02/2025
13	DA Submission	AK	NW	18/02/2025
14	DA Submission	AK	NW	18/02/2025
15	DA Submission	AK	NW	18/02/2025
16	DA Submission	AK	NW	18/02/2025
17	DA Submission	AK	NW	18/02/2025
18	DA Submission	AK	NW	18/02/2025
19	DA Submission	AK	NW	18/02/2025
20	DA Submission	AK	NW	18/02/2025

REVISION NOTES
 THIS SHEET WAS PREVIOUSLY NUMBERED A0112 - LEVEL 12 FLOOR PLAN

KEY PLAN

CLOUD LEGEND
 REVISION ON HOLD

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LEVEL 14 SUMMARY:
 UNITS : 5 APARTMENTS (46 TOTAL)
 SITE COVERAGE : 1695 m² / 65.41%

SITE COVERAGE IS MEASURED TO THE OUTERMOST SLAB PROJECTION OF THE LEVEL ABOVE. SITE COVERAGE PERCENTAGE INCLUDES THE AREA ATTRIBUTED TO VOID.

EACH HOTEL SUITE HAVING A TERRACE WILL BE PROVIDED WITH A SEAMLESS INDOOR / OUTDOOR RETRACTABLE WALL SYSTEM THAT ENABLES A MINIMUM 66% OF TERRACE GLASS FRONTAGE TO BE FULLY OPENABLE TO THE SUITE

EACH HOTEL SUITE WITHOUT A TERRACE WILL HAVE A MINIMUM OF ONE OPENABLE WINDOW

PROJECT
01 THE ESPLANADE
 1 MOOLOOLABA ESPLANADE
 MOOLOOLABA, QLD 4557

TITLE
 DEVELOPMENT APPLICATION

DRAWING TITLE
 LEVEL 14 FLOOR PLAN

DWG NO.
 A0114

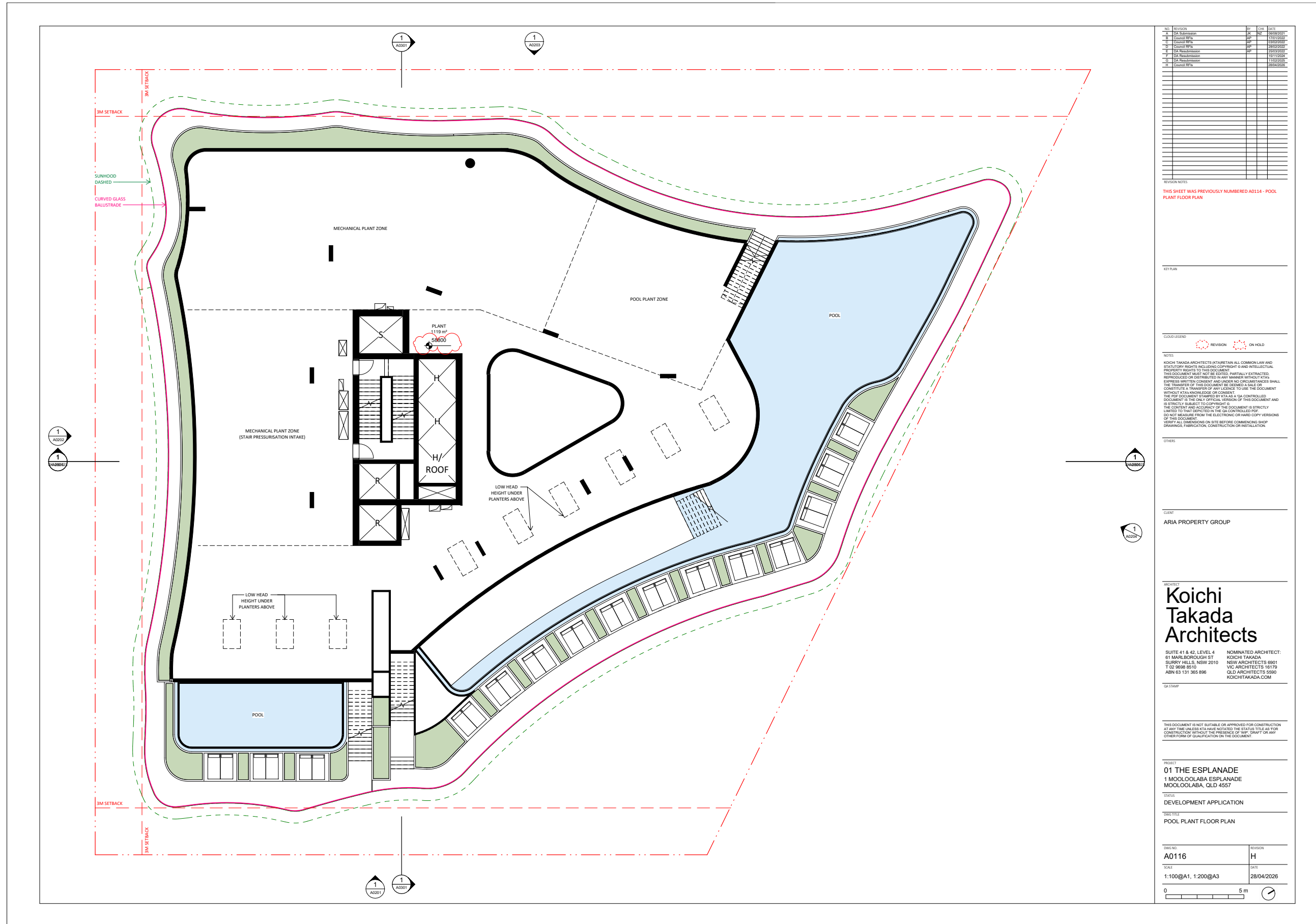
SCALE
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REVISION
 H

DATE
 28/04/2026

0 5 m





NO.	REVISION	BY	CHK	DATE
1	GA Submission	AK	NW	11/09/2022
2	Council RFP	AP		17/02/2023
3	Council RFP	AP		17/02/2023
4	Council RFP	AP		18/02/2023
5	GA Resubmission	AP		25/02/2023
6	GA Resubmission	AP		01/11/2024
7	GA Resubmission	AP		11/02/2025
8	Council RFP			28/04/2026

REVISION NOTES
 THIS SHEET WAS PREVIOUSLY NUMBERED A0114 - POOL PLANT FLOOR PLAN

KEY PLAN

CLOUD LEGEND
 REVISION ON HOLD

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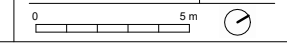
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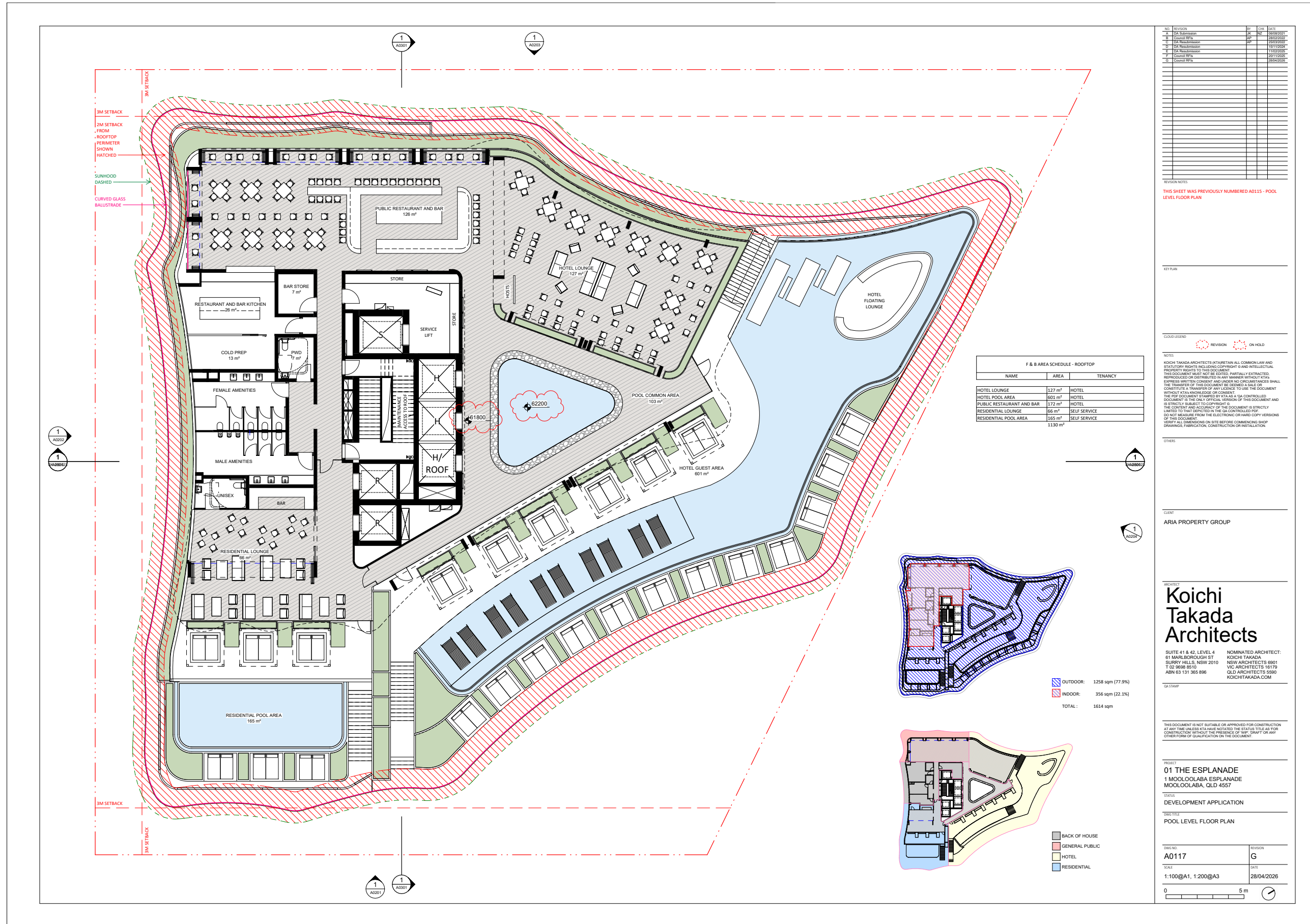
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PROJECT
01 THE ESPLANADE
 1 MOOLOOLABA ESPLANADE
 MOOLOOLABA, QLD 4557
 THIS IS A
 DEVELOPMENT APPLICATION
 DRAWING TITLE
 POOL PLANT FLOOR PLAN

DWG NO. A0116	REVISION H
SCALE 1:100@A1, 1:200@A3	DATE 28/04/2026





NO.	REVISION	BY	CHK	DATE
1	Issue for DA	KT	NS	18/03/2025
2	Issue for RPA	KT	NS	28/03/2025
3	Issue for DA	KT	NS	28/03/2025
4	Issue for DA	KT	NS	28/03/2025
5	Issue for DA	KT	NS	28/03/2025
6	Issue for DA	KT	NS	28/03/2025
7	Issue for DA	KT	NS	28/03/2025
8	Issue for DA	KT	NS	28/03/2025
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12	Issue for DA	KT	NS	28/03/2025
13	Issue for DA	KT	NS	28/03/2025
14	Issue for DA	KT	NS	28/03/2025
15	Issue for DA	KT	NS	28/03/2025

REVISION NOTES
 THIS SHEET WAS PREVIOUSLY NUMBERED A0115 - POOL LEVEL FLOOR PLAN

KEY PLAN

CLOUD LEGEND
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PROJECT
 01 THE ESPLANADE
 1 MOOLOOLABA ESPLANADE
 MOOLOOLABA, QLD 4557

TITLE
 DEVELOPMENT APPLICATION

SHEET TITLE
 POOL LEVEL FLOOR PLAN

DWG NO.
 A0117

REVISION
 G

SCALE
 1:100@A1, 1:200@A3

DATE
 28/04/2026

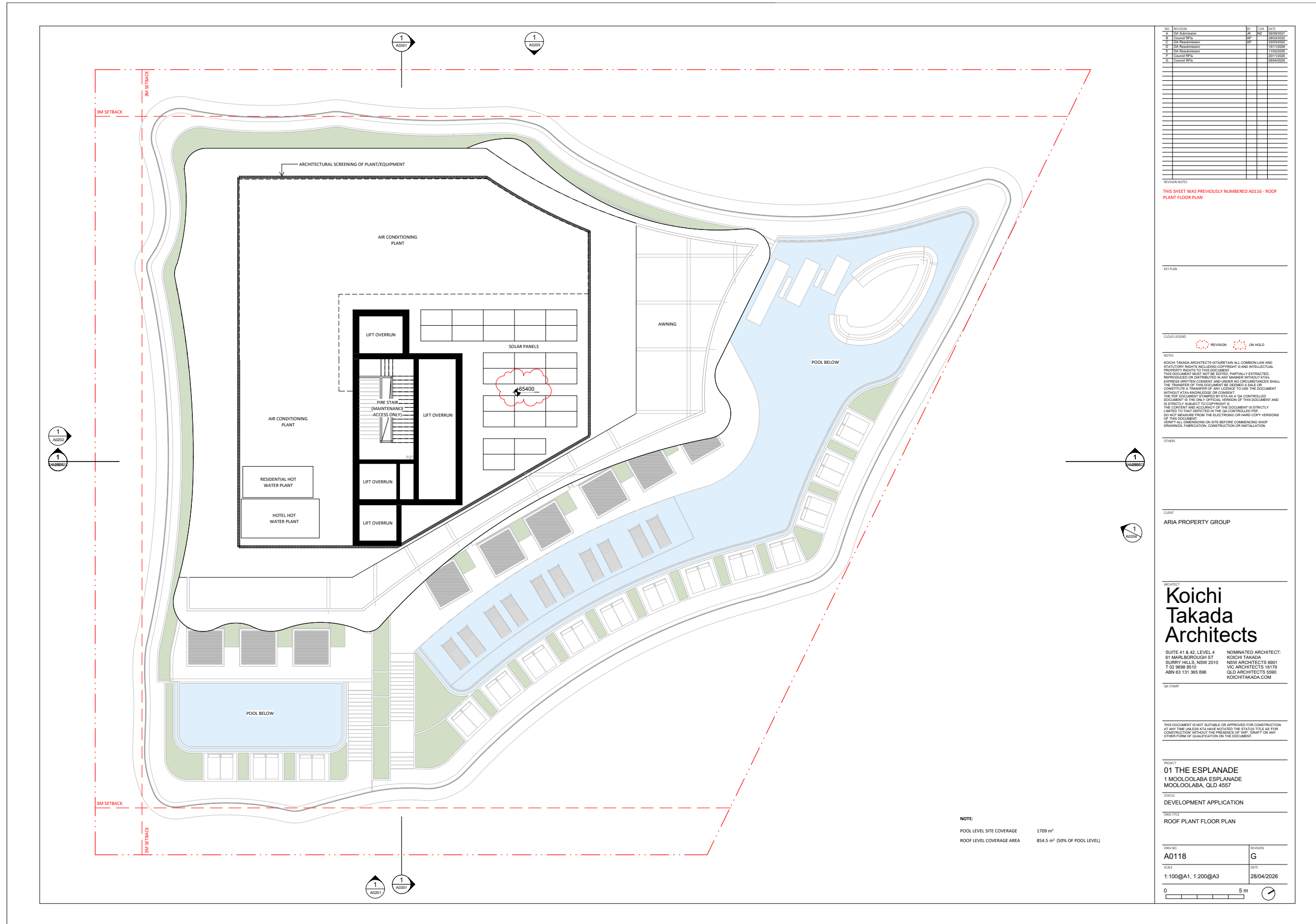
0 5 m

F & B AREA SCHEDULE - ROOFTOP

NAME	AREA	TENANCY
HOTEL LOUNGE	127 m ²	HOTEL
HOTEL POOL AREA	503 m ²	HOTEL
PUBLIC RESTAURANT AND BAR	127 m ²	HOTEL
RESIDENTIAL LOUNGE	66 m ²	SELF SERVICE
RESIDENTIAL POOL AREA	165 m ²	SELF SERVICE
TOTAL	1130 m ²	

OUTDOOR:	1258 sqm (77.9%)
INDOOR:	356 sqm (22.1%)
TOTAL:	1614 sqm

- BACK OF HOUSE
- GENERAL PUBLIC
- HOTEL
- RESIDENTIAL



NO.	REVISION	BY	CHK	DATE
1	Initial Design	AK	AK	18/03/2022
2	Design RFI	AK	AK	28/03/2022
3	Design RFI	AK	AK	28/03/2022
4	Design RFI	AK	AK	28/03/2022
5	Design RFI	AK	AK	28/03/2022
6	Design RFI	AK	AK	28/03/2022
7	Design RFI	AK	AK	28/03/2022
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10	Design RFI	AK	AK	28/03/2022
11	Design RFI	AK	AK	28/03/2022
12	Design RFI	AK	AK	28/03/2022
13	Design RFI	AK	AK	28/03/2022
14	Design RFI	AK	AK	28/03/2022
15	Design RFI	AK	AK	28/03/2022

REVISION NOTES
 THIS SHEET WAS PREVIOUSLY NUMBERED A0116 - ROOF PLANT FLOOR PLAN

KEY PLAN

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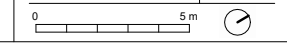
ARCHITECT
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 T 02 9658 8510
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 NOMINATED ARCHITECT:
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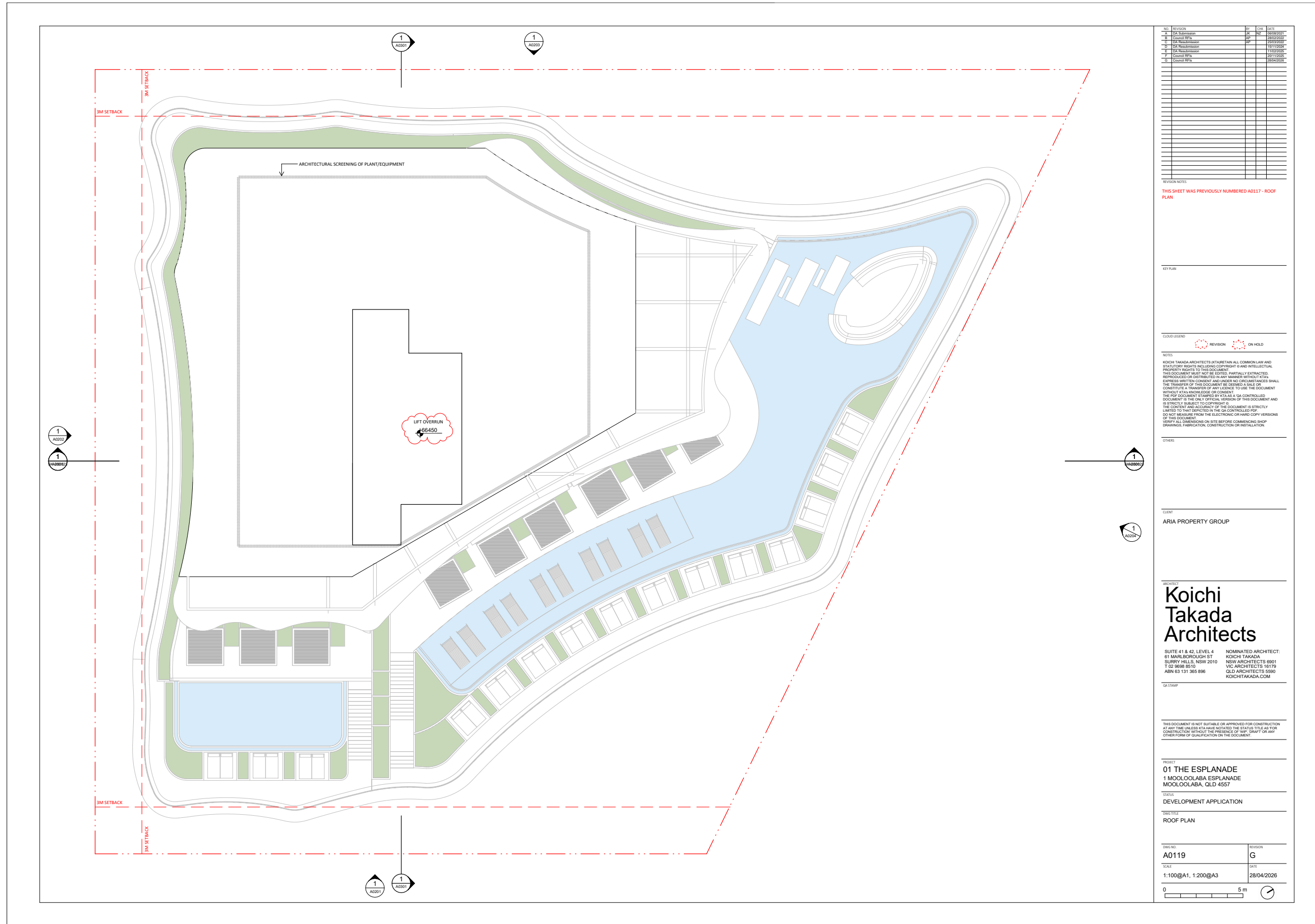
PROJECT
 01 THE ESPLANADE
 1 MOOLOOLABA ESPLANADE
 MOOLOOLABA, QLD 4557

TITLE
 DEVELOPMENT APPLICATION
 ROOF PLANT FLOOR PLAN

DWG NO. A0118	REVISION G
SCALE 1:100@A1, 1:200@A3	DATE 28/04/2026



NOTE:
 POOL LEVEL SITE COVERAGE 1709 m²
 ROOF LEVEL COVERAGE AREA 854.5 m² (50% OF POOL LEVEL)



NO.	REVISION	BY	CHK	DATE
1	Initial Design	KT	KT	18/03/2022
2	Council RfP	KT	KT	28/02/2022
3	DA Submission	KT	KT	15/11/2024
4	DA Submission	KT	KT	15/11/2024
5	DA Submission	KT	KT	11/02/2025
6	DA RfP	KT	KT	20/11/2025
7	Council RfP	KT	KT	28/04/2025

REVISION NOTES
 THIS SHEET WAS PREVIOUSLY NUMBERED A0117 - ROOF PLAN

KEY PLAN

CLOUD LEGEND
 REVISION ON HOLD

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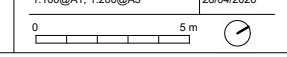
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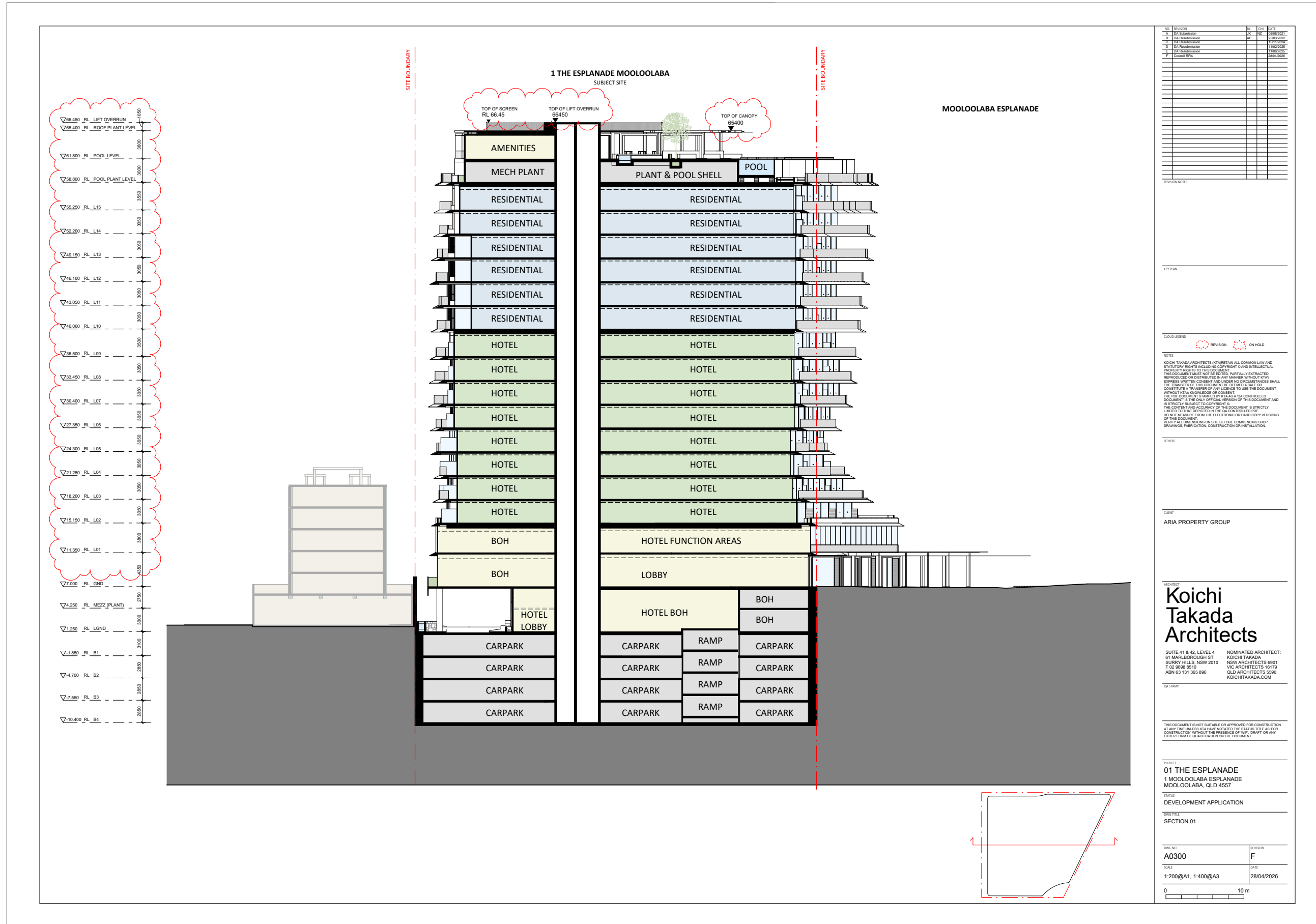
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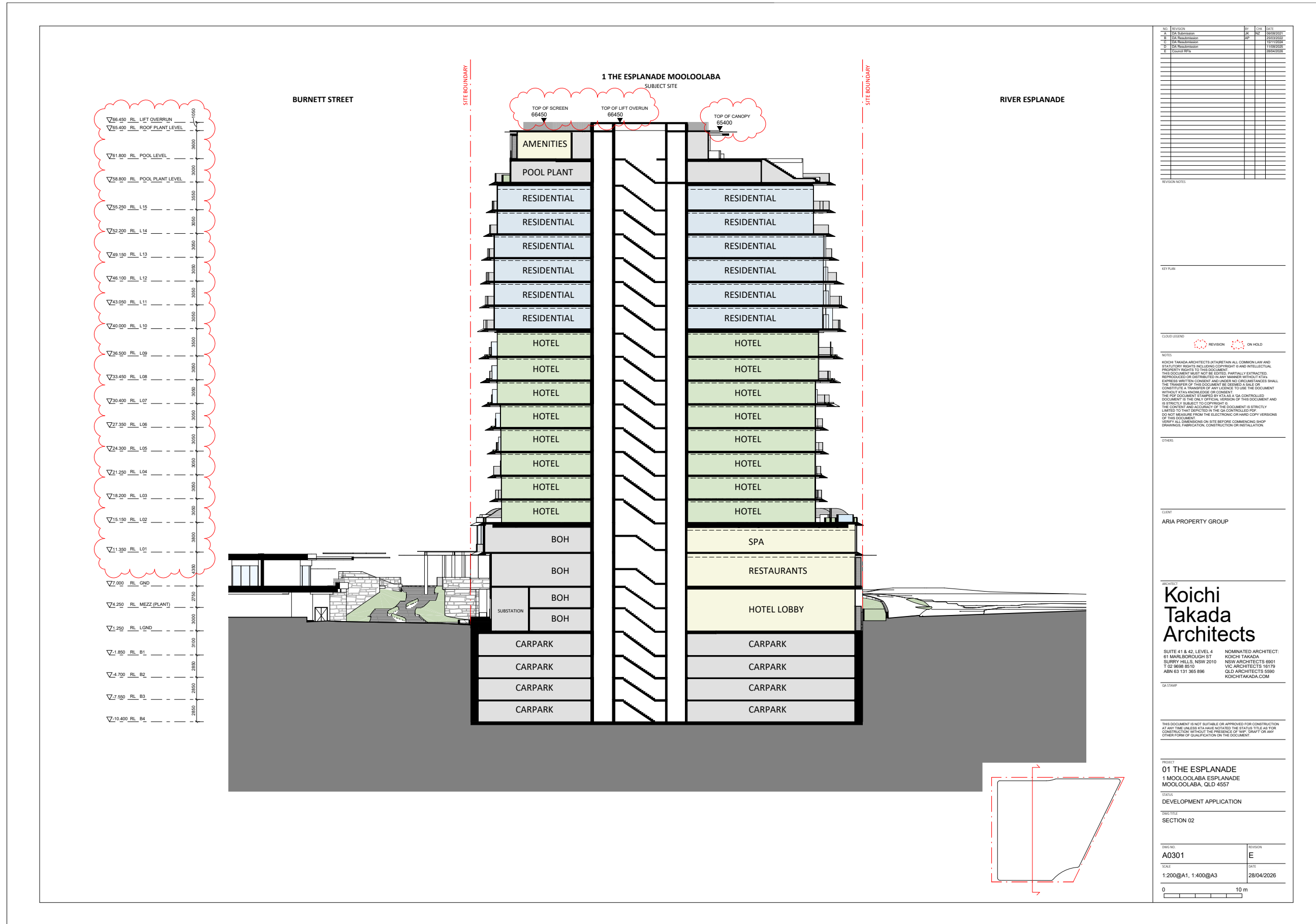
PROJECT
01 THE ESPLANADE
 1 MOOLOOLABA ESPLANADE
 MOOLOOLABA, QLD 4557

TITLE
 DEVELOPMENT APPLICATION
 ROOF PLAN

DWG NO. A0119	REVISION G
SCALE 1:100@A1, 1:200@A3	DATE 28/04/2026







NO.	REVISION	BY	CHK	DATE
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2	Revised	KT	KT	19/06/2026
3	Revised	KT	KT	20/06/2026
4	Revised	KT	KT	21/06/2026
5	Revised	KT	KT	22/06/2026
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99	Revised	KT	KT	24/09/2026
100	Revised	KT	KT	25/09/2026

REVISION NOTES:

KEY PLAN:

CLOUD LEGEND:

- REVISION
- ON HOLD

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 VIC ARCHITECTS 18179
 QLD ARCHITECTS 20593
 KOICHTAKADA.COM

PROJECT:
 01 THE ESPLANADE
 1 MOOLOOLABA ESPLANADE
 MOOLOOLABA, QLD 4557

TITLE:
 DEVELOPMENT APPLICATION

SECTION:
 SECTION 02

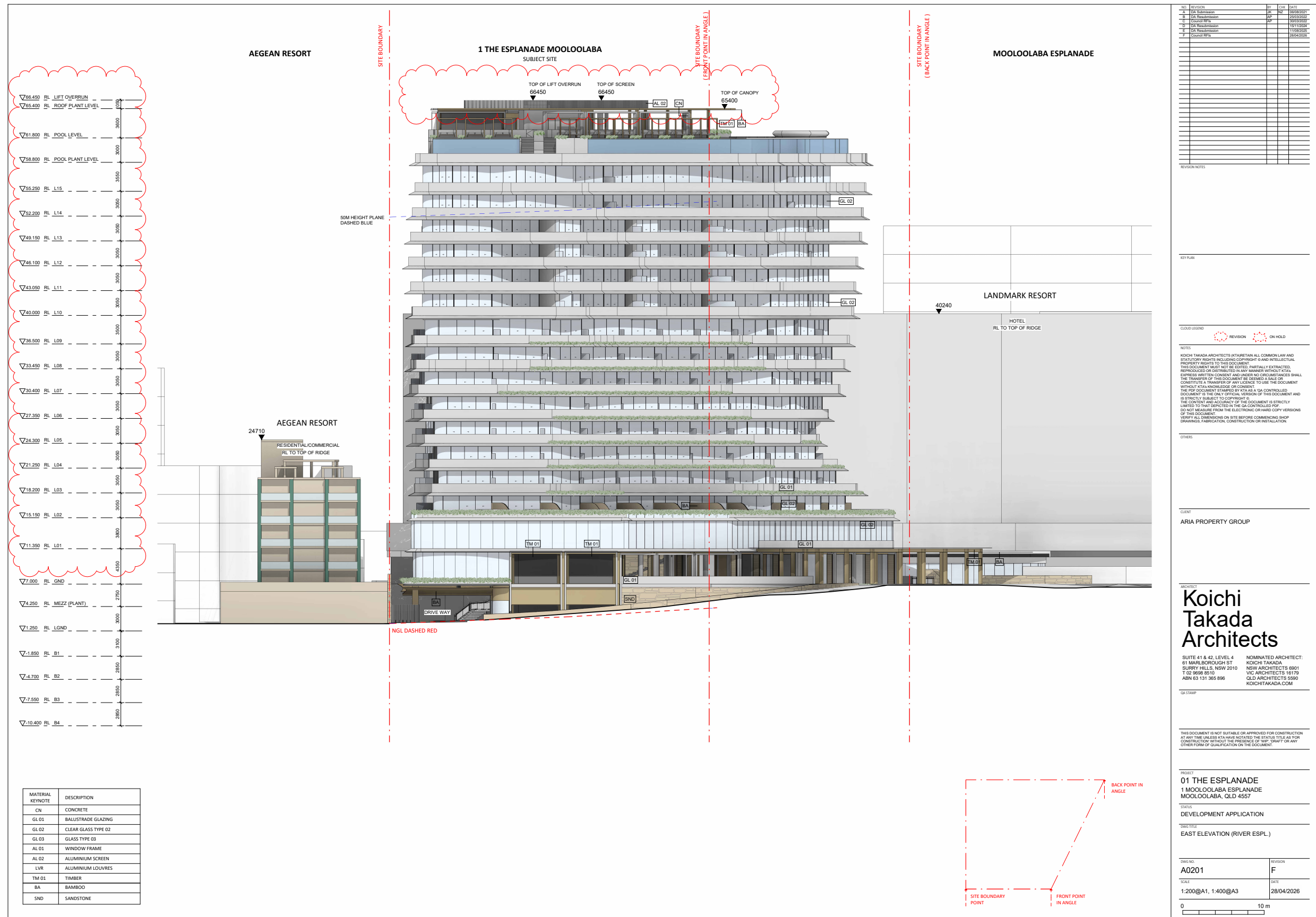
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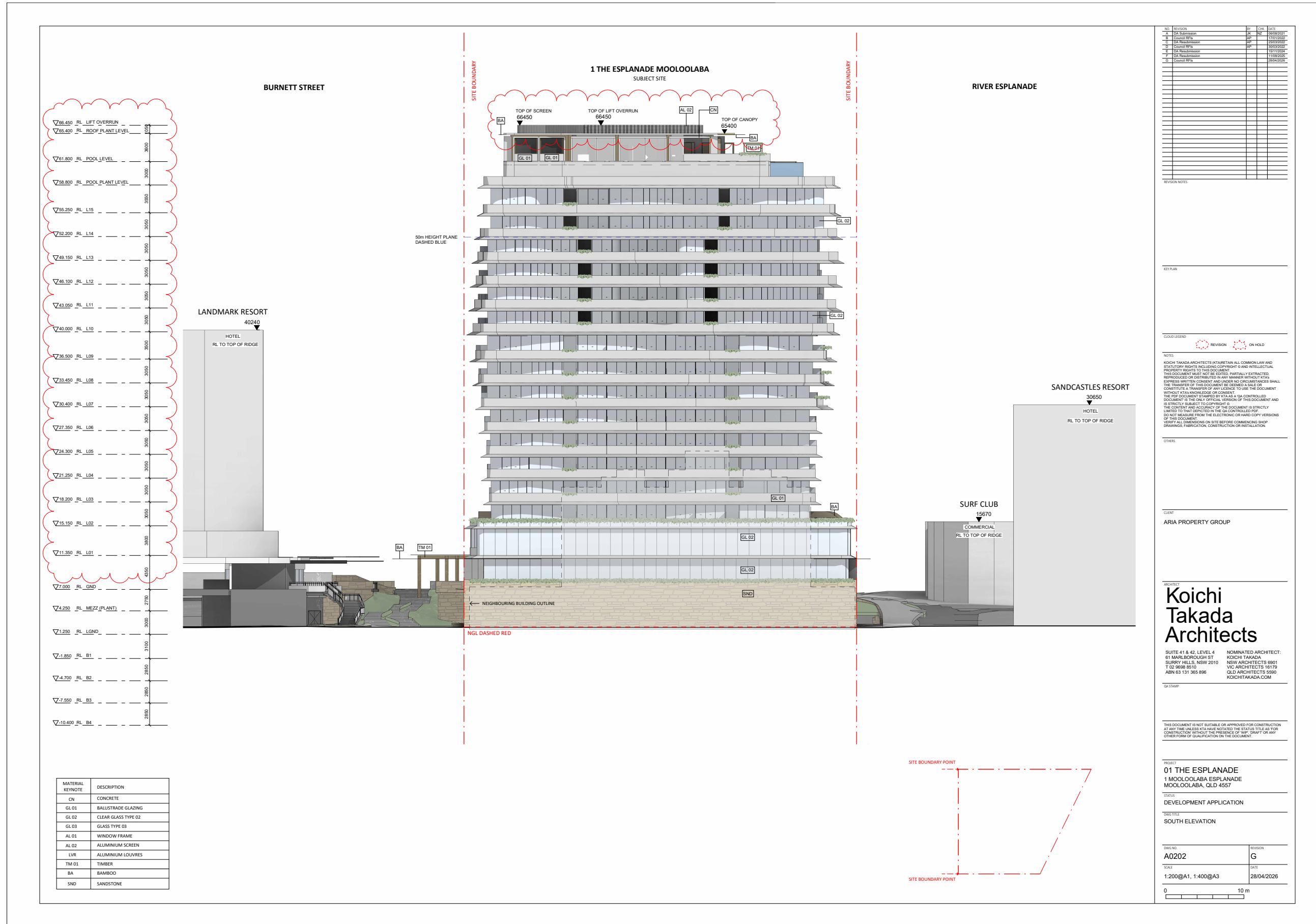
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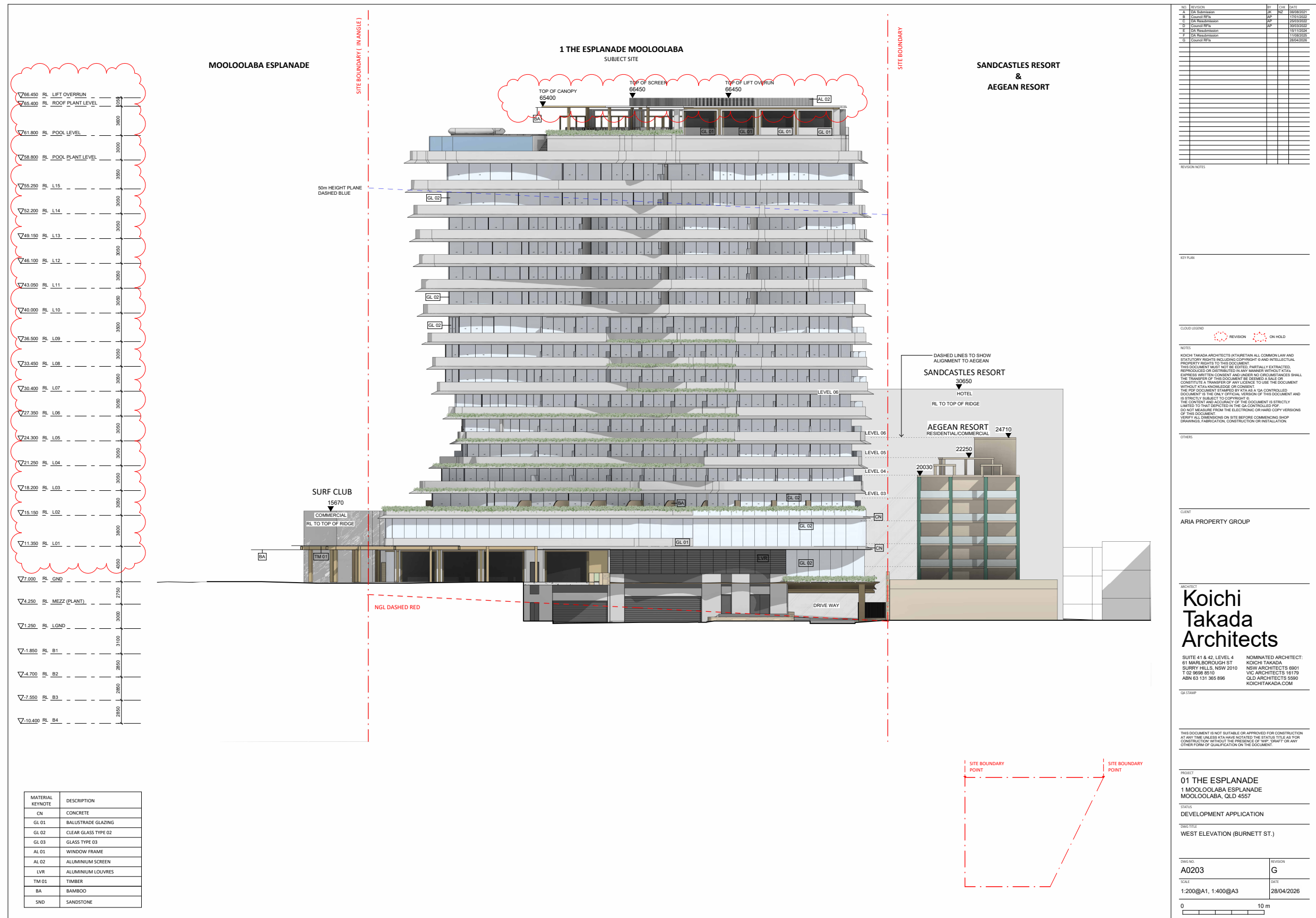
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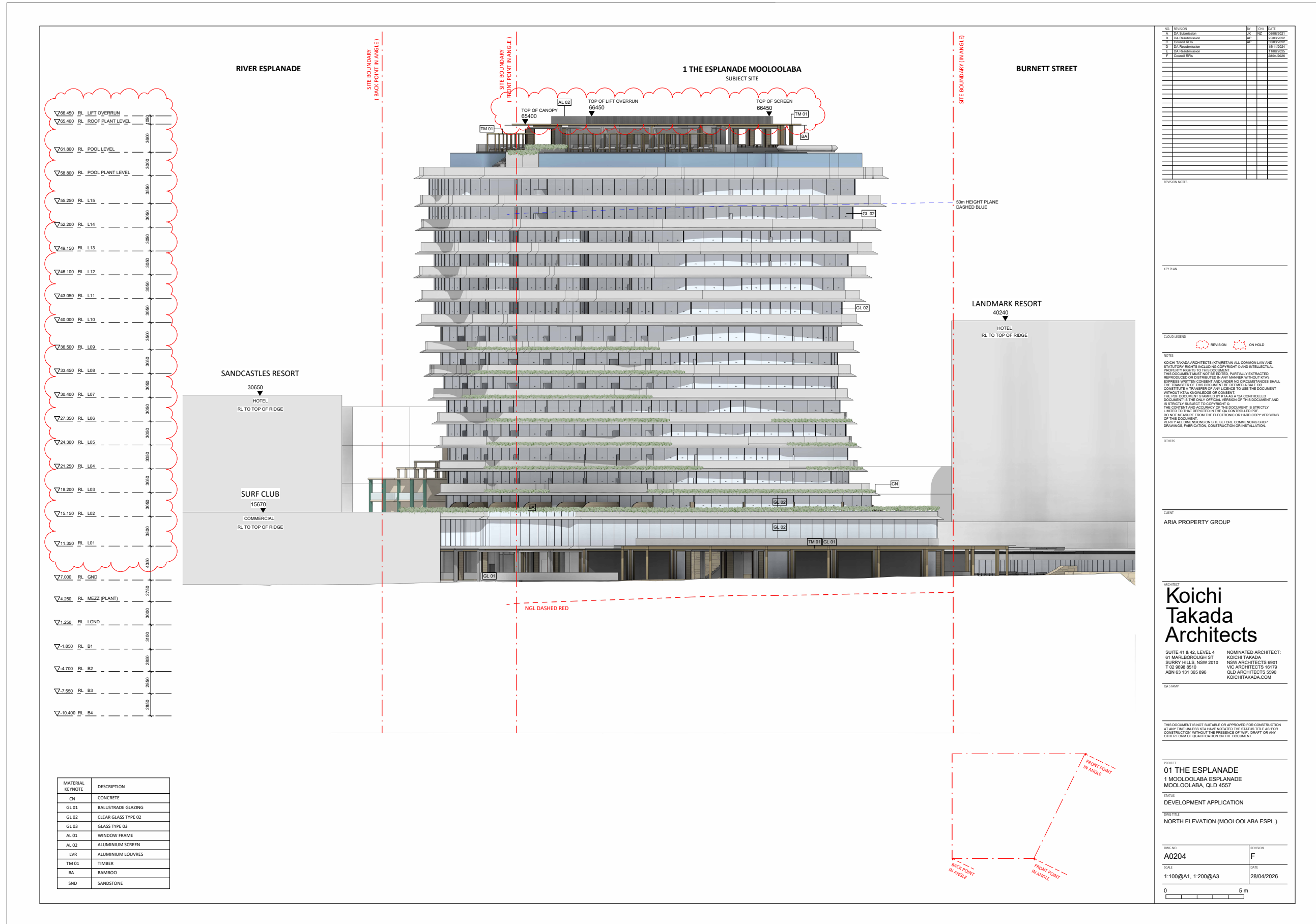
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 28/04/2026

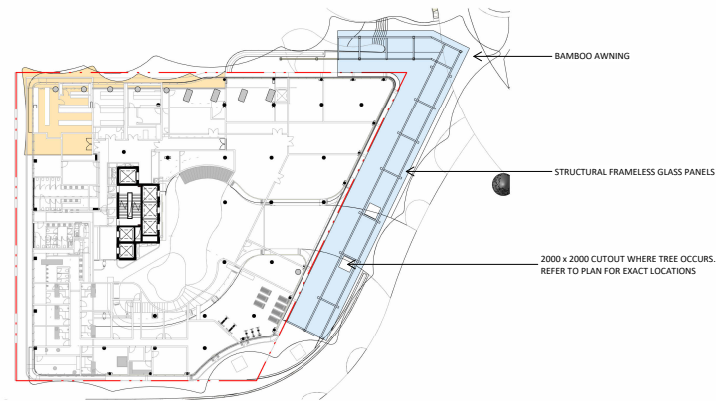
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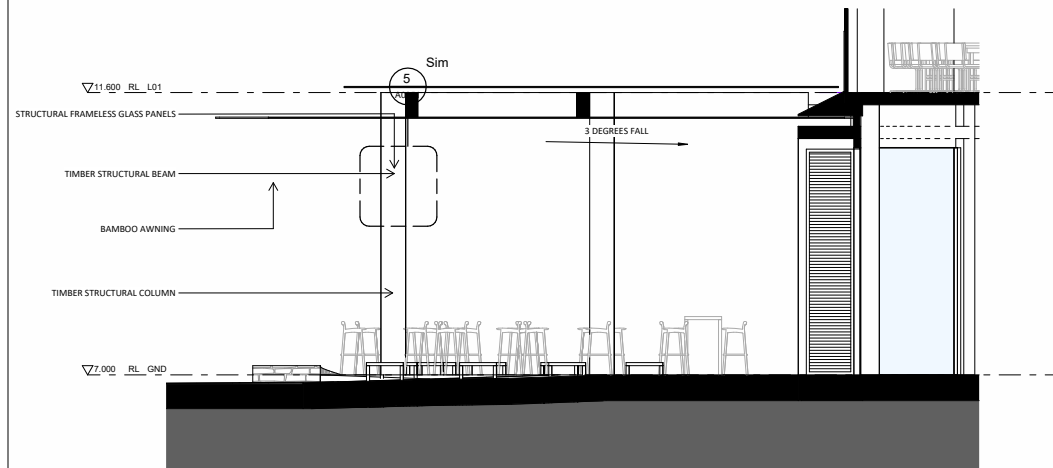




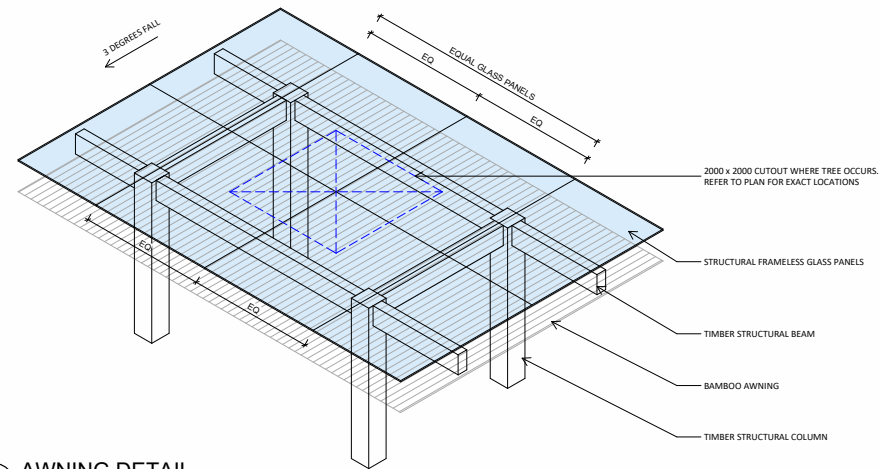
6 AWNING KEYPLAN
1 : 500



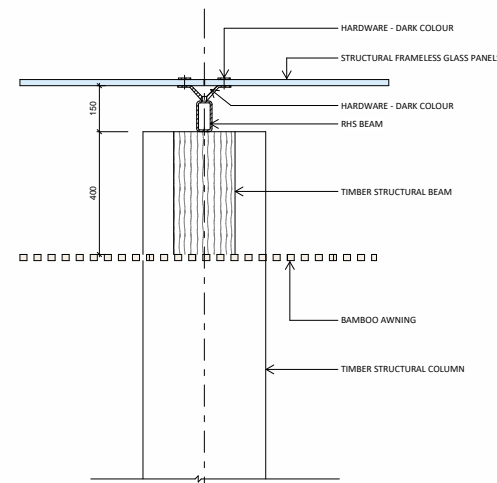
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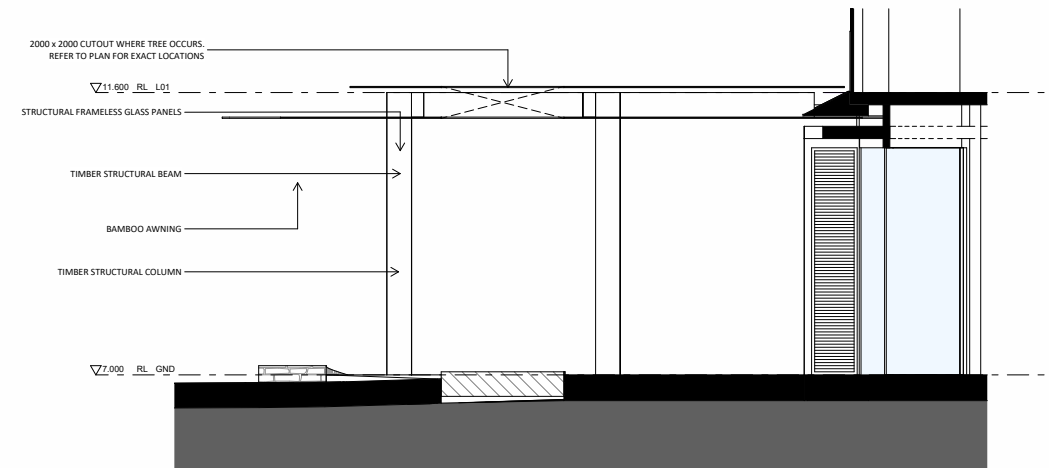
1 TYPICAL AWNING SECTION
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4 AWNING DETAIL
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5 AWNING FIXING DETAIL
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2 AWNING SECTION @ FEATURE TREE
1 : 50

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1	Initial Issue	KT	KT	11/08/2025
2	Revised	KT	KT	11/08/2025
3	Revised	KT	KT	11/08/2025
4	Revised	KT	KT	11/08/2025
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19	Revised	KT	KT	11/08/2025
20	Revised	KT	KT	11/08/2025

REVISION NOTES

KEY PLAN

KEY PLAN

CLOUD LEGEND

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PROJECT

01 THE ESPLANADE

1 MOOLOOLABA ESPLANADE

MOOLOOLABA, QLD 4557

TITLE

DEVELOPMENT APPLICATION

SCALE

AWNING SECTIONS

DWG NO.

A0351

REVISION

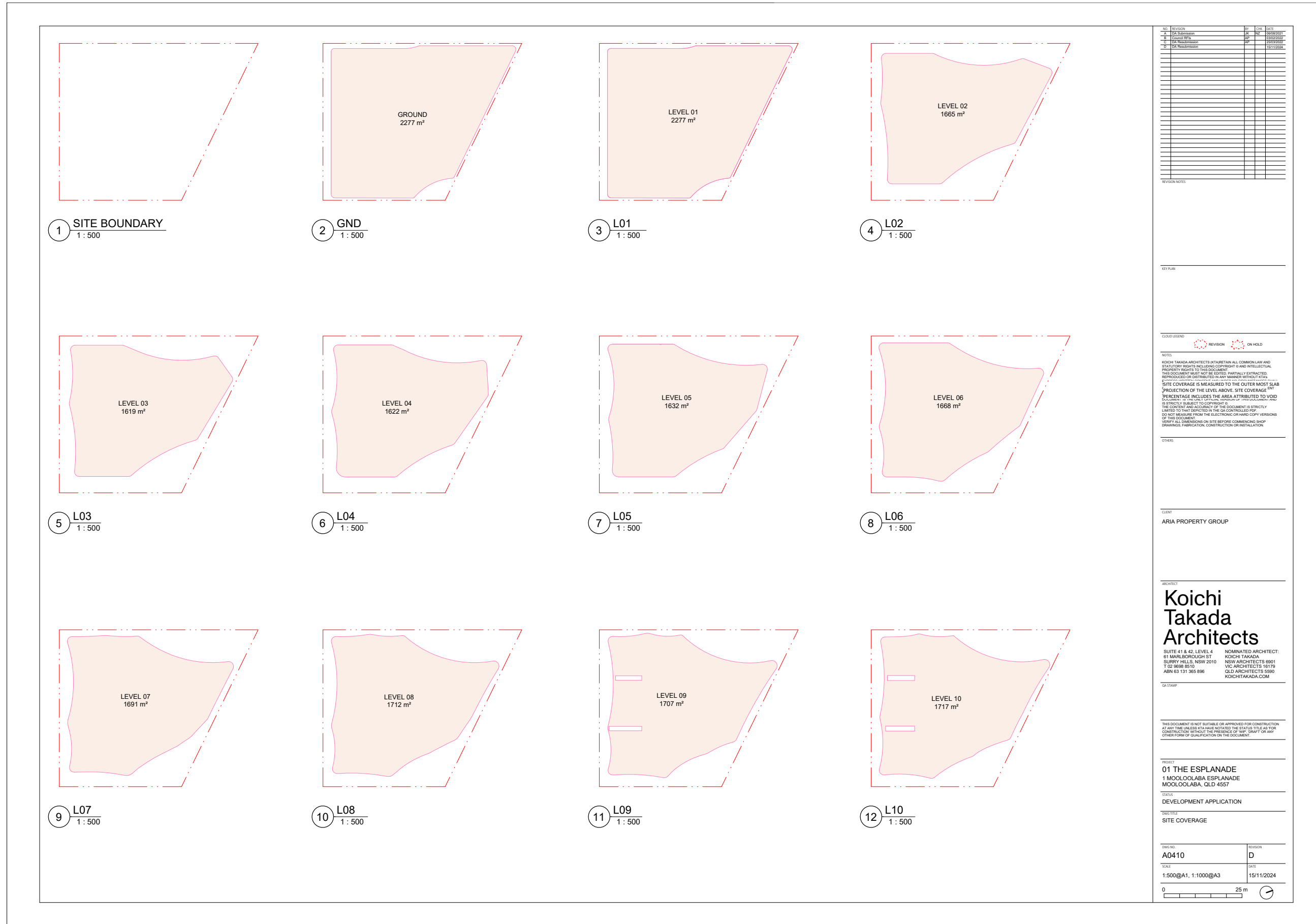
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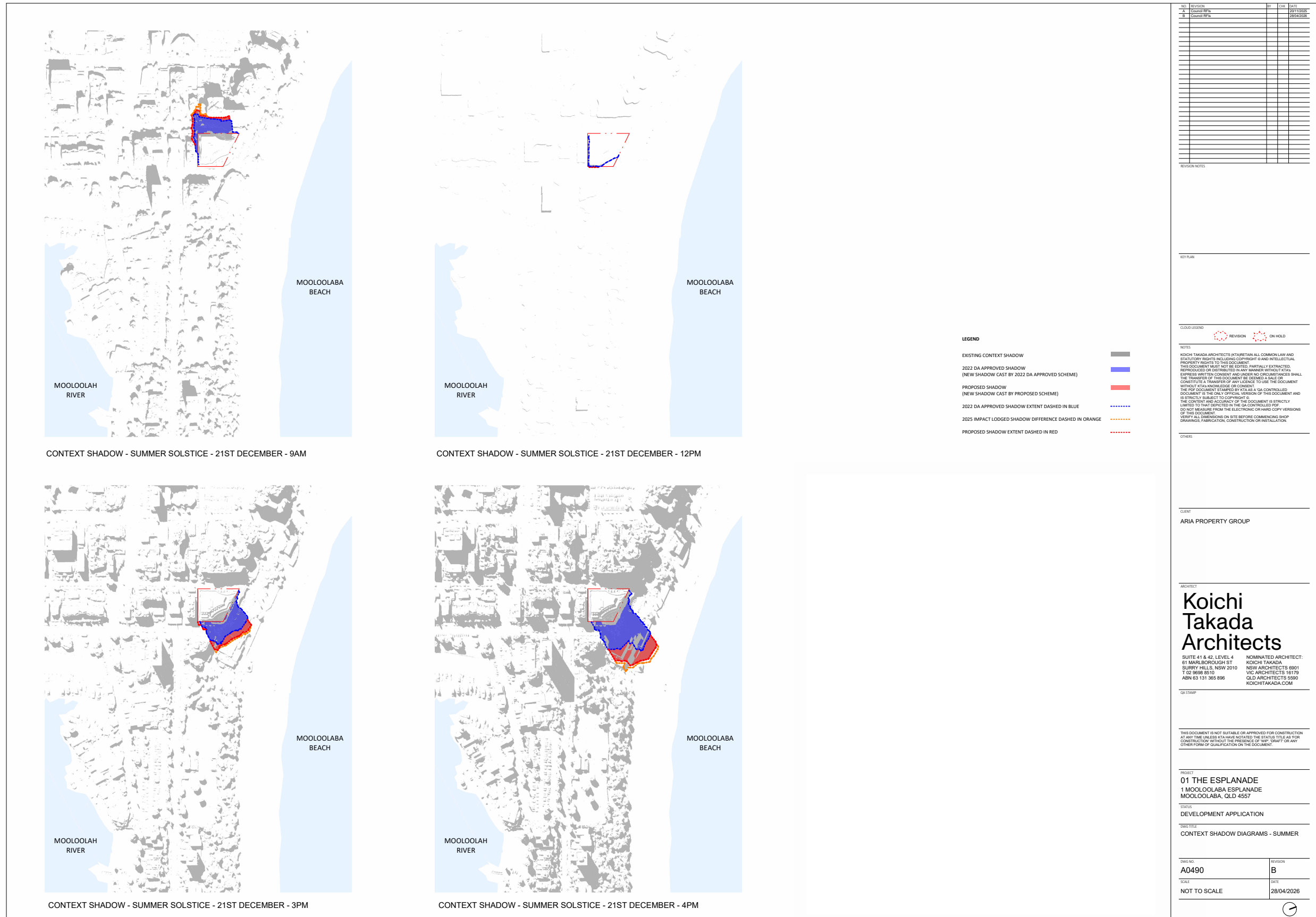
SCALE

AS INDICATED

DATE

11/08/2025





LEGEND

EXISTING CONTEXT SHADOW

2022 DA APPROVED SHADOW
 (NEW SHADOW CAST BY 2022 DA APPROVED SCHEME)

PROPOSED SHADOW
 (NEW SHADOW CAST BY PROPOSED SCHEME)

2022 DA APPROVED SHADOW EXTENT DASHED IN BLUE

2025 IMPACT LOGGED SHADOW DIFFERENCE DASHED IN ORANGE

PROPOSED SHADOW EXTENT DASHED IN RED

NO.	REVISION	BY	CHK	DATE
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2	ISSUED RFP			
3	ISSUED RFP			
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29	ISSUED RFP			
30	ISSUED RFP			

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KEY PLAN

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PROJECT

01 THE ESPLANADE
 1 MOOLOOLABA ESPLANADE
 MOOLOOLABA, QLD 4557

TITLE

DEVELOPMENT APPLICATION

DRAWING TITLE

CONTEXT SHADOW DIAGRAMS - SUMMER

DWG NO.

A0490

REVISION

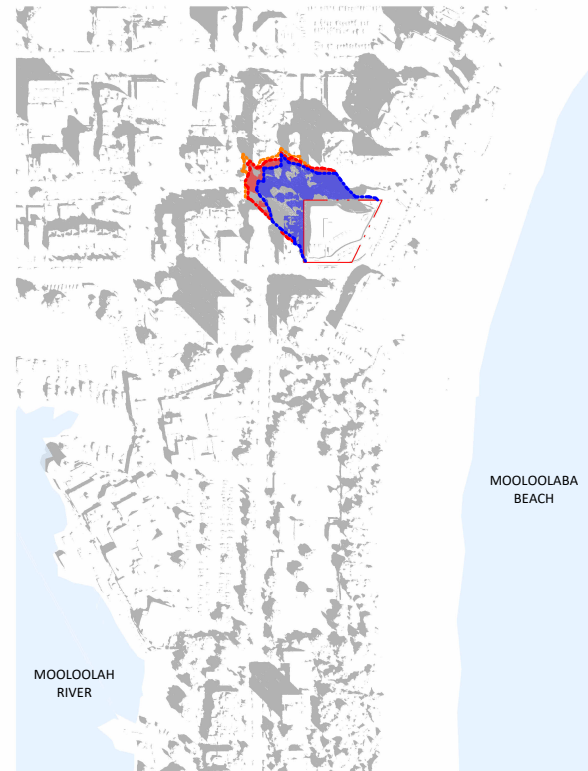
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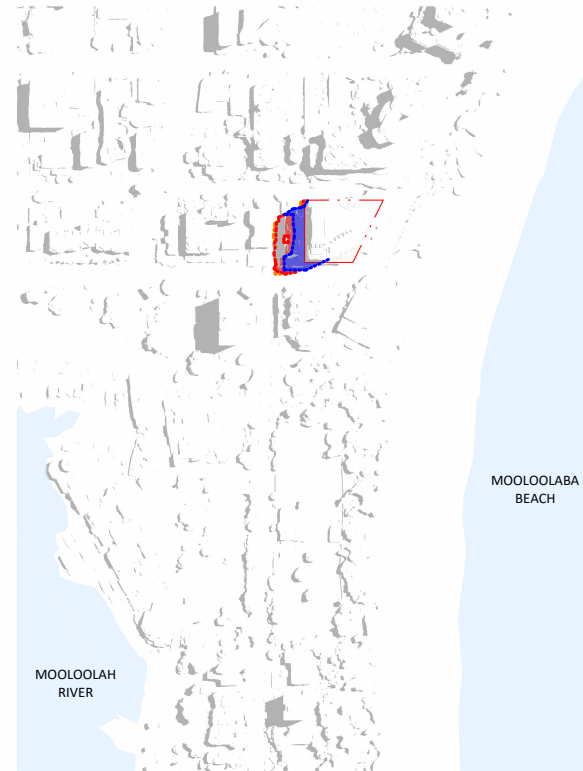
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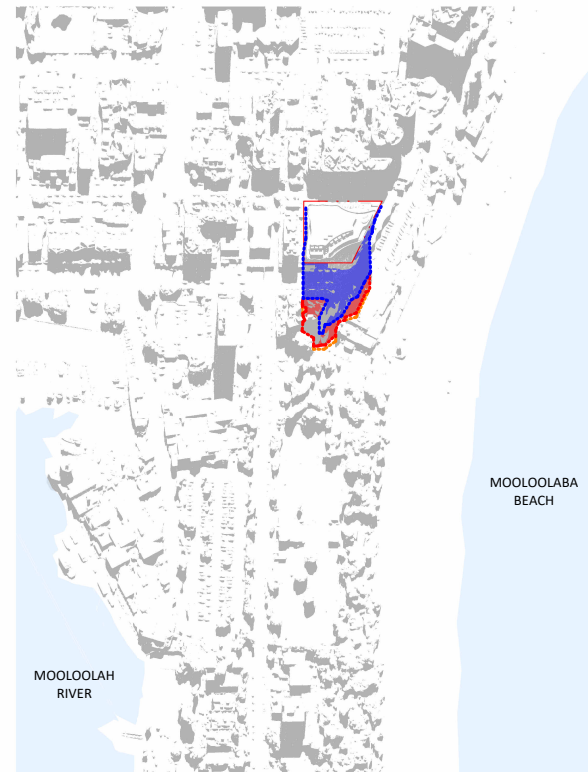
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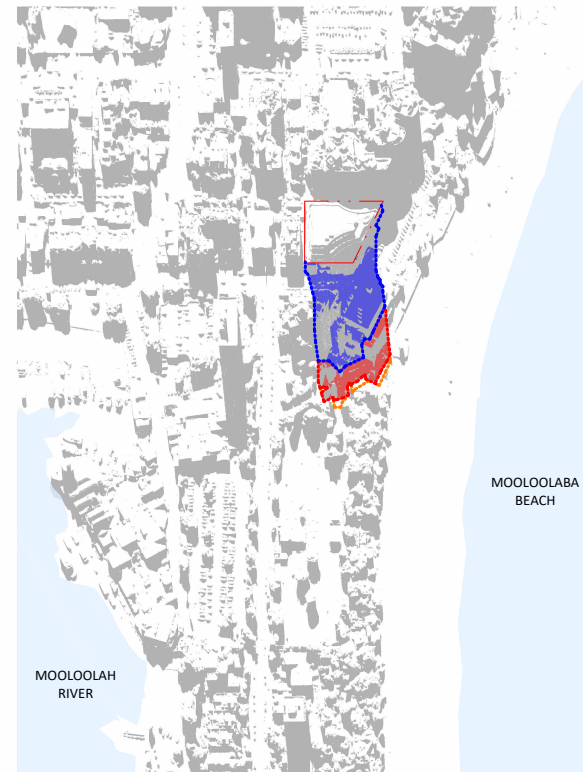
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CONTEXT SHADOW - AUTUMN EQUINOX - 21ST MARCH - 12PM



CONTEXT SHADOW - AUTUMN EQUINOX - 21ST MARCH - 3PM



CONTEXT SHADOW - AUTUMN EQUINOX - 21ST MARCH - 4PM

LEGEND

- EXISTING CONTEXT SHADOW
- 2022 DA APPROVED SHADOW
(NEW SHADOW CAST BY 2022 DA APPROVED SCHEME)
- PROPOSED SHADOW
(NEW SHADOW CAST BY PROPOSED SCHEME)
- 2022 DA APPROVED SHADOW EXTENT DASHED IN BLUE
- 2025 IMPACT LOGGED SHADOW DIFFERENCE DASHED IN ORANGE
- PROPOSED SHADOW EXTENT DASHED IN RED

- REVISION
- ON HOLD

NO.	REVISION	BY	CHK	DATE
1	ISSUE FOR PERMITS			
2	ISSUE FOR PERMITS			
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20	ISSUE FOR PERMITS			

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PROJECT

01 THE ESPLANADE
 1 MOOLOOLABA ESPLANADE
 MOOLOOLABA, QLD 4557

TITLE

DEVELOPMENT APPLICATION

DRAWING TITLE

CONTEXT SHADOW DIAGRAMS - AUTUMN

DWG NO.

A0491

REVISION

B

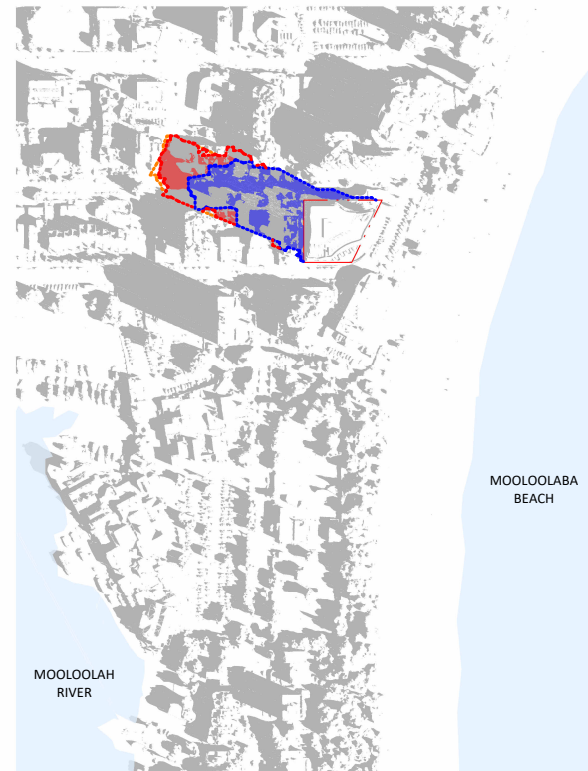
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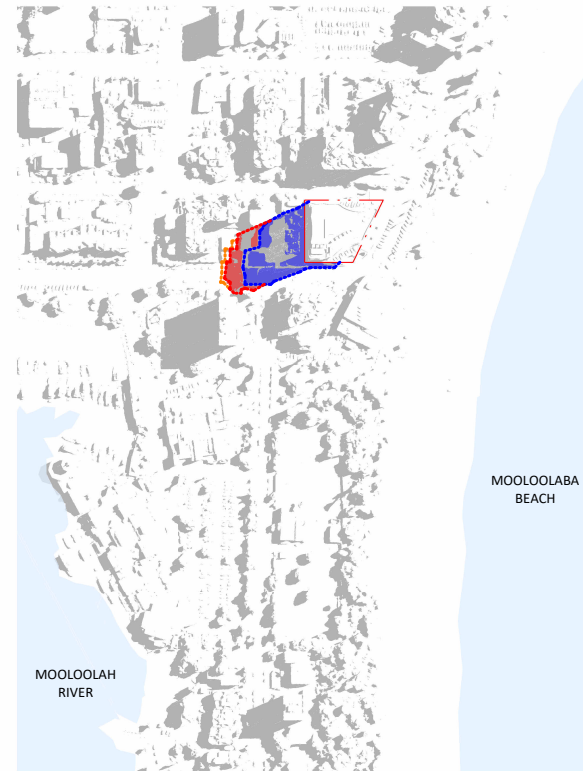
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28/04/2026

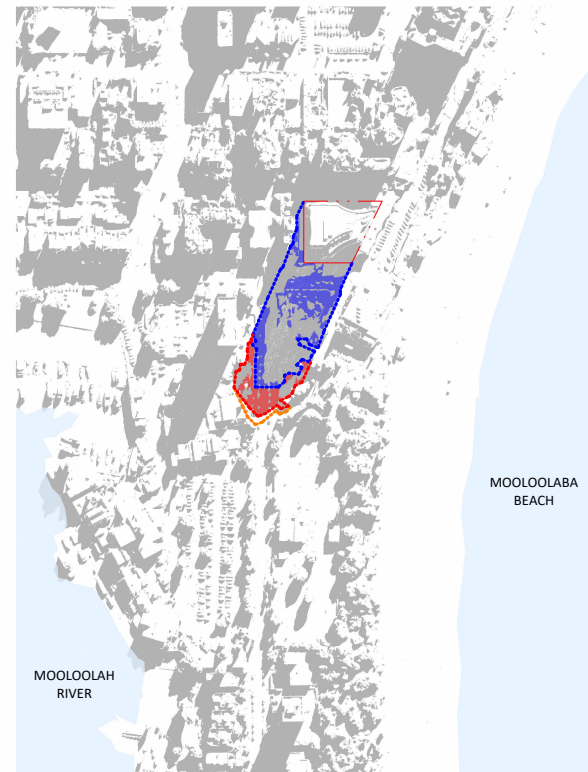




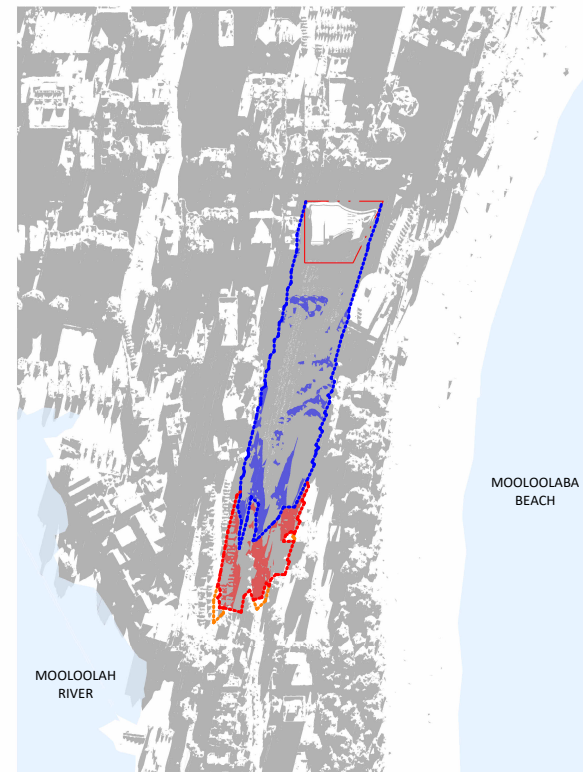
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CONTEXT SHADOW - WINTER SOLSTICE - 21ST JUNE - 12PM



CONTEXT SHADOW - WINTER SOLSTICE - 21ST JUNE - 3PM



CONTEXT SHADOW - WINTER SOLSTICE - 21ST JUNE - 4PM

5PM SHADOW NOT SHOWN DUE TO SUNSET

LEGEND

- EXISTING CONTEXT SHADOW
- 2022 DA APPROVED SHADOW
(NEW SHADOW CAST BY 2022 DA APPROVED SCHEME)
- PROPOSED SHADOW
(NEW SHADOW CAST BY PROPOSED SCHEME)
- 2022 DA APPROVED SHADOW EXTENT DASHED IN BLUE
- 2025 IMPACT LOGGED SHADOW DIFFERENCE DASHED IN ORANGE
- PROPOSED SHADOW EXTENT DASHED IN RED

- REVISION
- ON HOLD

NO.	REVISION	BY	CHK	DATE
1	ISSUE FOR PERMIT			
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PROJECT

01 THE ESPLANADE
 1 MOOLOOLABA ESPLANADE
 MOOLOOLABA, QLD 4557

TITLE

DEVELOPMENT APPLICATION

DRAWING TITLE

CONTEXT SHADOW DIAGRAMS - WINTER

DRAWING NO.

A0492

REVISION

B

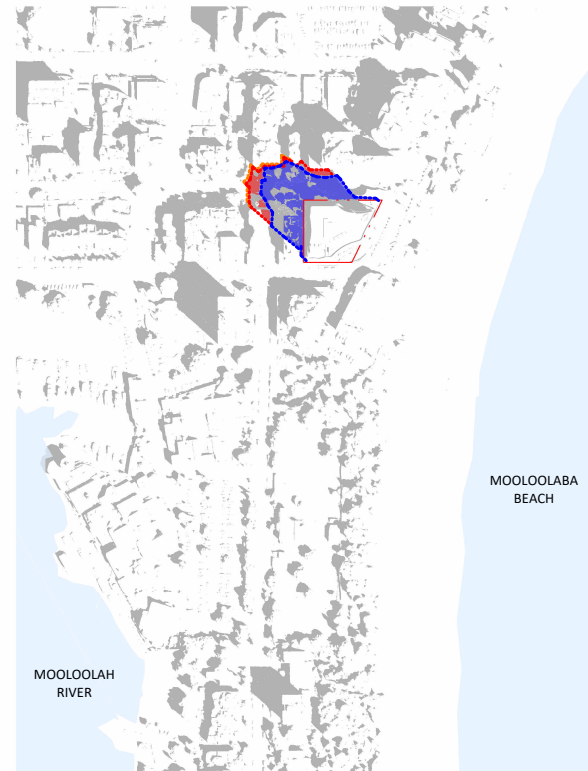
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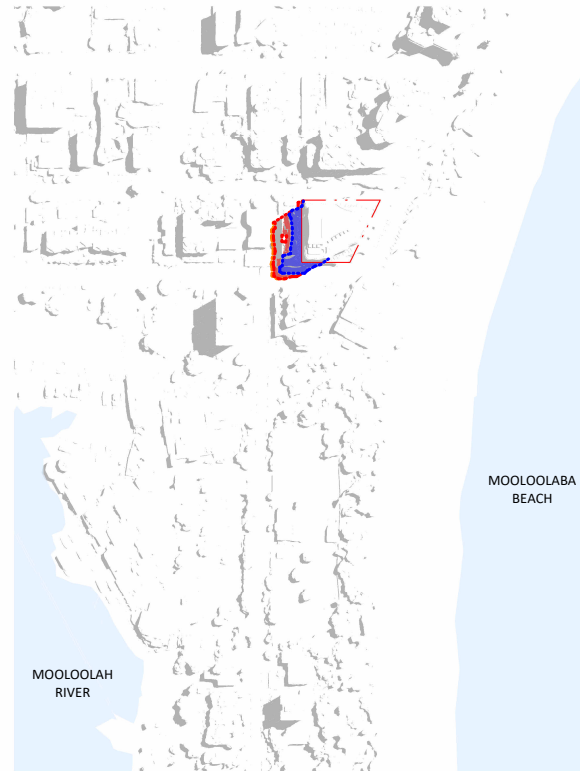
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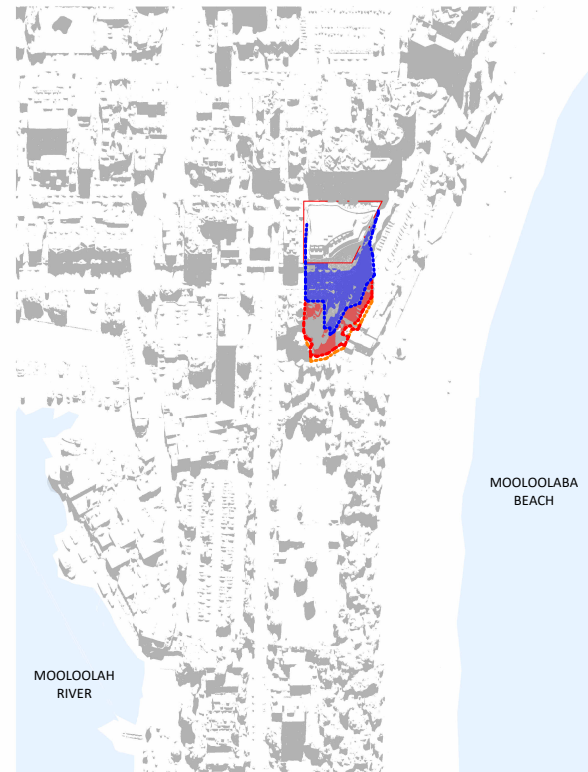




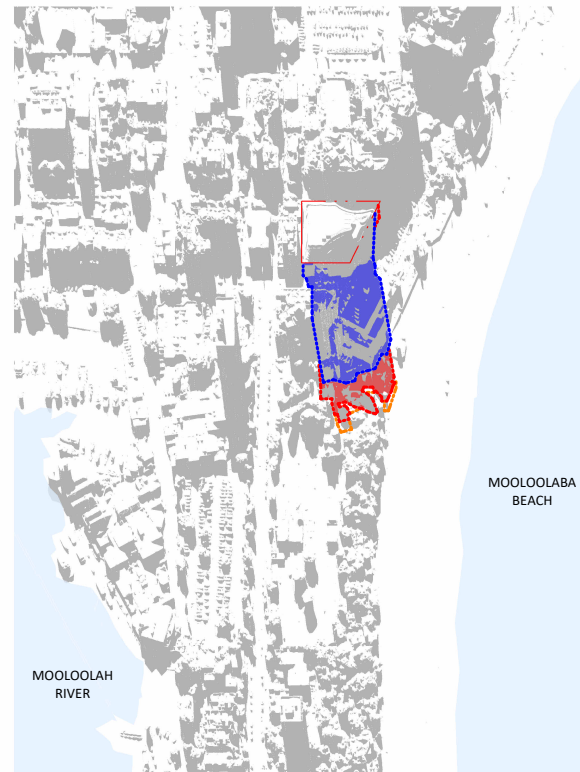
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CONTEXT SHADOW - SPRING EQUINOX - 21ST SEPTEMBER - 12PM



CONTEXT SHADOW - SPRING EQUINOX - 21ST SEPTEMBER - 3PM



CONTEXT SHADOW - SPRING EQUINOX - 21ST SEPTEMBER - 4PM

LEGEND

- EXISTING CONTEXT SHADOW
- 2022 DA APPROVED SHADOW
(NEW SHADOW CAST BY 2022 DA APPROVED SCHEME)
- PROPOSED SHADOW
(NEW SHADOW CAST BY PROPOSED SCHEME)
- 2022 DA APPROVED SHADOW EXTENT DASHED IN BLUE
- 2025 IMPACT LOGGED SHADOW DIFFERENCE DASHED IN ORANGE
- PROPOSED SHADOW EXTENT DASHED IN RED

- REVISION
- ON HOLD

NO.	REVISION	BY	CHK	DATE
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50	SCHEMATIC			

REVISION NOTES

KEY PLAN

CLOUD LEGEND

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 QLD ARCHITECTS 20990
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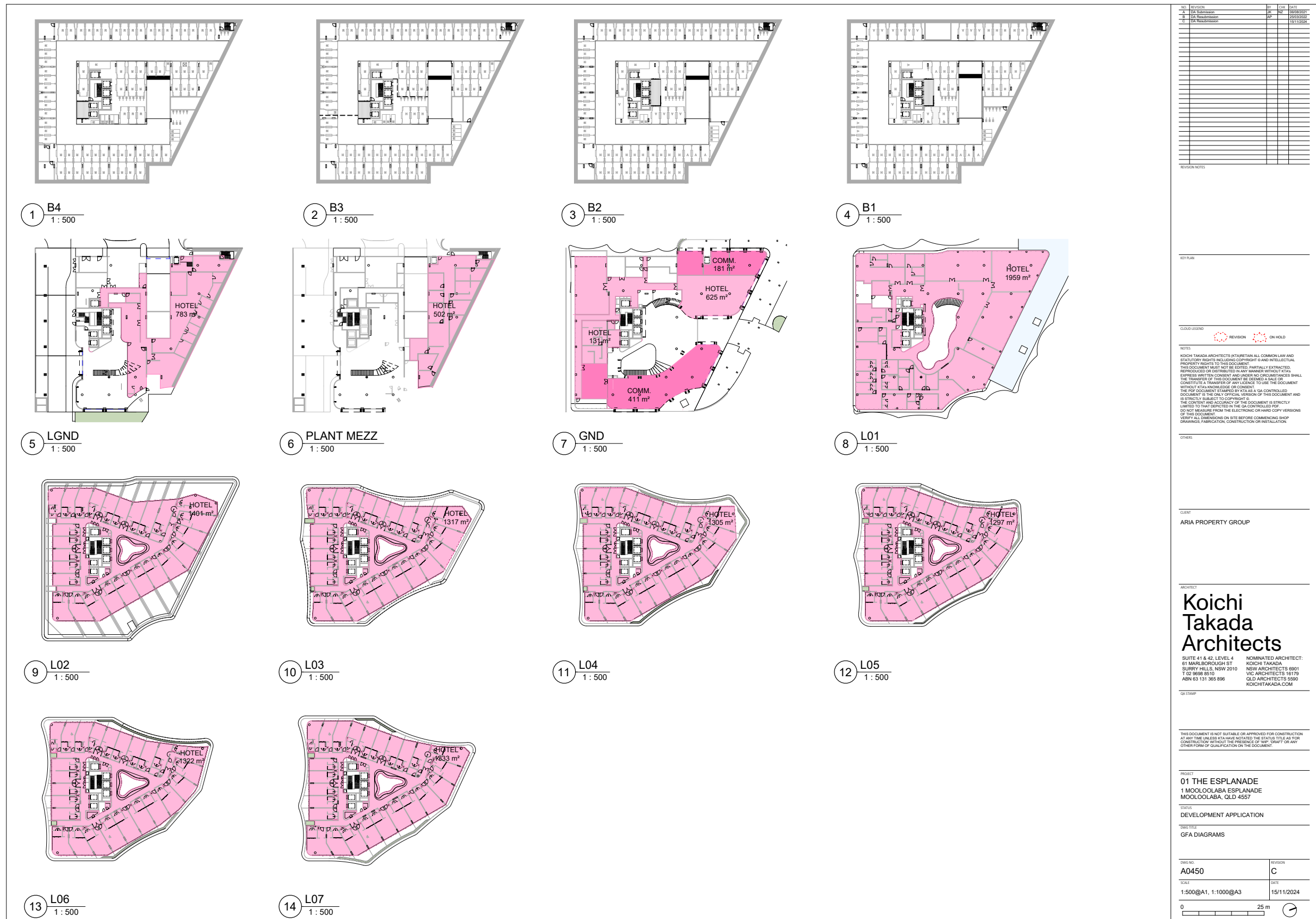
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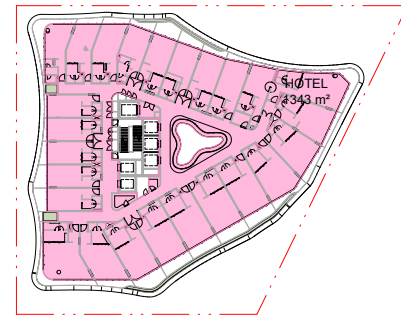
PROJECT
 01 THE ESPLANADE
 1 MOOLOOLABA ESPLANADE
 MOOLOOLABA, QLD 4557

TITLE
 DEVELOPMENT APPLICATION

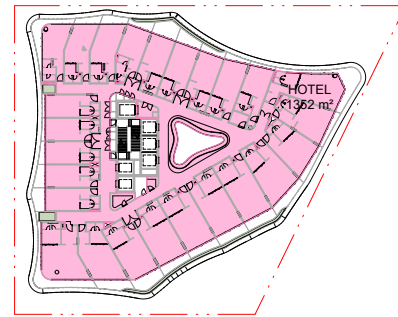
DRAWING TITLE
 CONTEXT SHADOW DIAGRAMS - SPRING

DWG NO. A0493	REVISION B
SCALE NOT TO SCALE	DATE 28/04/2026

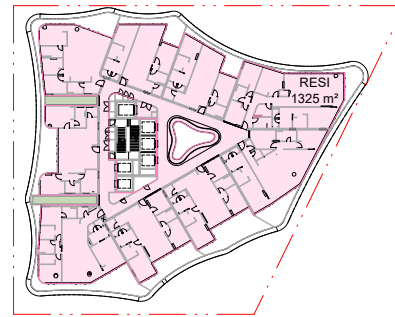




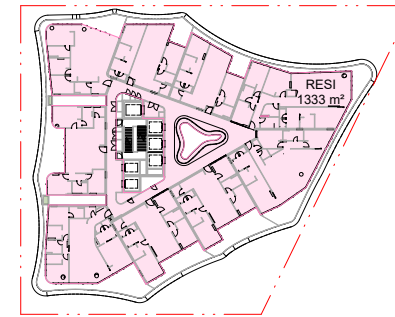
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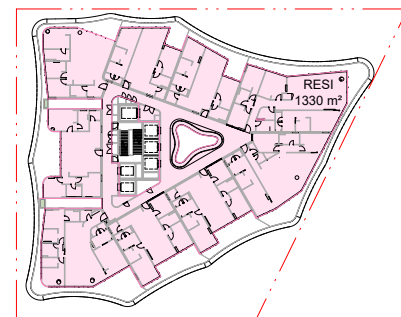
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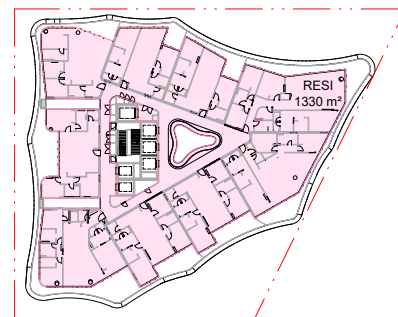
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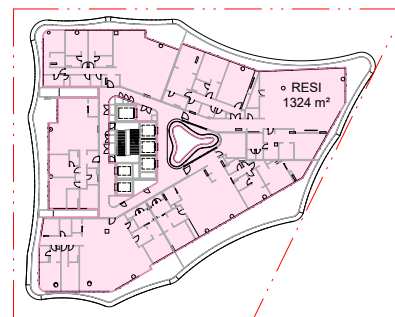
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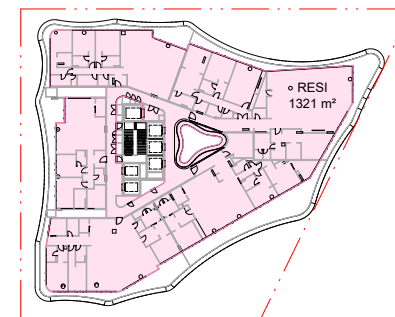
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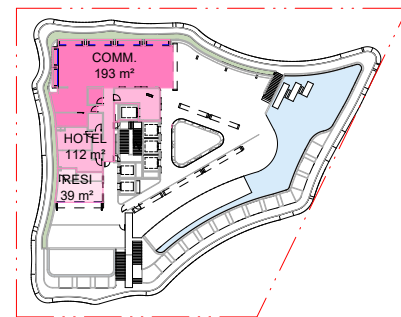
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7 L14
1: 500



8 L15
1: 500



9 POOL LEVEL
1: 500

Sunshine Coast Planning Scheme 2014
 Schedule 1 Definitions
 Table SC1.2.2 Administrative definitions

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:-
 (a) building services, plant and equipment;
 (b) access between levels;
 (c) ground floor public lobby;
 (d) a mall;
 (e) the parking, loading and manoeuvring of motor vehicles;
 (f) unenclosed private balconies whether roofed or not.

AREA SCHEDULE (GFA)	
Level	Area

LGND	783 m ²
MEZZ (PLANT)	502 m ²
GND	1350 m ²
L01	1959 m ²
L02	1401 m ²
L03	1317 m ²
L04	1305 m ²
L05	1297 m ²
L06	1322 m ²
L07	1333 m ²
L08	1343 m ²
L09	1352 m ²
L10	1325 m ²
L11	1333 m ²
L12	1330 m ²
L13	1330 m ²
L14	1324 m ²
L15	1321 m ²
POOL LEVEL	344 m ²
Grand total: 24	23571 m²

AREA SCHEDULE (GFA) (COMMERCIAL)		
Level	Area	Name

GND	593 m ²	COMM.
POOL LEVEL	193 m ²	COMM.
Grand total: 3	786 m²	

AREA SCHEDULE (GFA) (HOTEL)		
Level	Area	Name

LGND	783 m ²	HOTEL
MEZZ (PLANT)	502 m ²	HOTEL
GND	757 m ²	HOTEL
L01	1959 m ²	HOTEL
L02	1401 m ²	HOTEL
L03	1317 m ²	HOTEL
L04	1305 m ²	HOTEL
L05	1297 m ²	HOTEL
L06	1322 m ²	HOTEL
L07	1333 m ²	HOTEL
L08	1343 m ²	HOTEL
L09	1352 m ²	HOTEL
POOL LEVEL	112 m ²	HOTEL
Grand total: 14	14783 m²	

AREA SCHEDULE (GFA) (RESIDENTIAL)		
Level	Area	Name

L10	1325 m ²	RESI
L11	1333 m ²	RESI
L12	1330 m ²	RESI
L13	1330 m ²	RESI
L14	1324 m ²	RESI
L15	1321 m ²	RESI
POOL LEVEL	39 m ²	RESI
Grand total: 7	8002 m²	

NO.	REVISION	BY	CHK	DATE
1	CA	MM	MM	15/11/2024
2	CA	MM	MM	15/11/2024
3	CA	MM	MM	15/11/2024
4	CA	MM	MM	15/11/2024
5	CA	MM	MM	15/11/2024
6	CA	MM	MM	15/11/2024
7	CA	MM	MM	15/11/2024
8	CA	MM	MM	15/11/2024
9	CA	MM	MM	15/11/2024
10	CA	MM	MM	15/11/2024
11	CA	MM	MM	15/11/2024
12	CA	MM	MM	15/11/2024
13	CA	MM	MM	15/11/2024
14	CA	MM	MM	15/11/2024
15	CA	MM	MM	15/11/2024
16	CA	MM	MM	15/11/2024
17	CA	MM	MM	15/11/2024
18	CA	MM	MM	15/11/2024
19	CA	MM	MM	15/11/2024
20	CA	MM	MM	15/11/2024

REVISION NOTES

NOTES

KEY PLAN

CLOUD LEGEND

OTHER

CLIENT

ARCHITECT

PROJECT

TITLE

DRAWING NO.

SCALE

DATE

PROJECT

REVISION

DATE

SCALE



Aria Property Development Clubhouse Pty Ltd ACN 630 155 752

Mooloolah Drive Pty Ltd ACN 105 293 883 as trustee

Sunshine Coast Regional Council

Infrastructure Agreement

Mooloolaba Foreshore - Southern Parklands

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Date

Parties

Aria Property Development Clubhouse Pty Ltd (ACN 630 155 752) (Developer)

Mooloolah Drive Pty Ltd ACN 105 293 883 as trustee (Landowner)

Sunshine Coast Regional Council (Council)

Background

- A The Developer intends to carry out the Development on the Land which includes the region's first 5-star international standard hotel in approximately 34 years.
- B The Development has received an allowance for additional building height under Performance Outcome PO15 of the *Mooloolaba/Alexandra Headland local plan code* on the basis that it incorporates a 5-star international standard hotel. Accordingly, it is important that the Land be developed for the Development, including the Proposed Accommodation Hotel in accordance with the Hotel Requirements for the Relevant Hotel Period.
- C Council is undertaking the Mooloolaba Foreshore Revitalisation Project; however, Stage 3 - Southern Parklands is yet to be completed, being the part of the project directly adjoining and interfacing with the Development and the Mooloolaba Surf Life Saving Club.
- D The Southern Parklands comprise a critical public connection between the Mooloolaba Surf Life Saving Club, beach access, the foreshore boardwalk and The Wharf, and form an integral part of the broader Mooloolaba foreshore precinct.
- E The Developer requires certainty that the Southern Parklands works will be completed prior to the opening of the Development, as construction during or following hotel operations would adversely affect amenity, visitor experience, tourism activity and surrounding businesses.
- F The completion of the Southern Parklands and associated external public works would support the proposed Development by ensuring that the surrounding public realm is delivered to a standard consistent with a five-star hotel and its foreshore context.
- G The existing Development Approval for the Land does not align with Council's updated foreshore design for the Mooloolaba Foreshore Revitalisation Project, including the increased seawall height, and without changes to ground floor levels would result in poor visual outcomes and reduced accessibility along the foreshore.
- H The parties therefore enter into this document to facilitate the coordinated planning and delivery of the Southern Parklands works and the Development.
- I The Landowner consents to the responsibilities under this document being attached to the Land.

Agreed terms

1 Commencement

1.1 Commencement

This document commences on the date when the last party executes this document, which is to be recorded by that party in **Item 1**, and at the top of this page, at the time of execution.

1.2 Condition precedent

Despite **clause 1.1**, the Developer is not required to comply with the Developer Obligations unless and until such time as the Change Approval has taken effect pursuant to sections 71 and 83(7) of the Planning Act.

2 Infrastructure agreement

2.1 Purpose of this document

The purpose of this document is to establish the parties' rights and obligations in relation to the Infrastructure Contributions identified in the ICS.

2.2 Application of Planning Act

This document is an infrastructure agreement under the Planning Act and, in particular, under sections 67 and 158 of the Planning Act.

2.3 Agreement to bind successors in title

- (a) The Developer Obligations will not be affected by a change in the ownership of the whole or any part of the Land, other than in accordance with **clause 8.1**.
- (b) It is the intention of the parties that the Developer Obligations will attach to the Land and be binding on the Owner and the Owner's successors in title, in accordance with section 155 of the Planning Act.

2.4 No fetter

Nothing in this document fetters the rights, powers, authorities, functions or discretions of Council, any other Approval Authority or any other government agency under the provisions of any Law.

2.5 Relationship with other documents

Nothing in this document precludes Council, any other Approval Authority, or any other government agency, from requiring Infrastructure Contributions under a condition of, or levying infrastructure charges in relation to, a development approval in relation to the Development.

2.6 Adverse change to planning instrument

The Developer Obligations do not depend on development entitlements that may be affected by a change to a planning instrument.

2.7 No conversion, offsets or refunds

- (a) The Developer is not entitled to any offset against, or refund of, infrastructure charges levied for the Development in relation to the Infrastructure Contributions in the ICS.
- (b) If the Developer receives any offset or refund contrary to **clause 2.7(a)**, the Developer must, within 20 Business Days of receiving the offset or refund, pay to Council the amount of the offset or refund. For the avoidance of doubt, this clause does not apply to incentives, by whatever name, that are received by the Developer or the Landowner from an entity other than the Council.
- (c) The Developer and the Landowner must not make a Claim against the Council or take any other action under this document, the Planning Act or any other document or law against the Council for the following:
 - (i) an offset (or similar) against a Financial Contribution required by Council for the Infrastructure Contributions in the ICS;
 - (ii) a refund (or similar) for the Infrastructure Contributions in the ICS;
 - (iii) an application to convert any Infrastructure Contribution in the ICS or similar infrastructure the subject of a condition of the Development Approval or Change Approval from non-trunk infrastructure to trunk infrastructure;
 - (iv) any other offset against, or refund of, infrastructure charges levied for the Development, whether in relation to the Infrastructure Contributions in the ICS or otherwise.
- (d) The Developer and the Landowner acknowledge and agree that Council can plead this document as a bar in the event the Developer or the Landowner makes a Claim or takes an action for a matter stated in this **clause 2.7**.
- (e) This **clause 2.7** does not merge on termination of this document and continues in effect until Council gives the other parties a Notice waiving the benefit of this **clause 2.7**.

2.8 No appeal rights

The Developer must not make any Claim in relation to a condition of a development approval requiring compliance with this document.

2.9 Termination

This document ceases to apply and is terminated if:

- (a) the Change Approval is cancelled or lapses under the Planning Act; or
- (b) the parties agree in writing to terminate the document.

3 Parties' obligations

3.1 Developer's obligations

The Developer must:

- (a) provide the Infrastructure Contributions in accordance with the ICS;

- (b) comply with the Special Conditions;
- (c) ensure that, at all times (unless different timing is expressly stated in the Hotel Requirements), and until the expiry of the Relevant Hotel Period, the Hotel Requirements are complied with; and
- (d) otherwise comply with the terms of this document.

3.2 Landowner's obligations

- (a) The Landowner must comply with the Developer Obligations (including all obligations in **clause 3.1**).
- (b) The obligations of the Landowner under this document continue and remain in force and effect, even if the Landowner ceases to be the Owner of the Land, unless and until **clause 8.1** is satisfied.
- (c) For the avoidance of doubt, if there are multiple Landowners, a reference in this document to the Landowner is a reference to each Landowner jointly and severally.

3.3 Council's obligations

Council must:

- (a) comply with the Special Conditions;
- (b) accept any Infrastructure Contribution provided to it in accordance with this document; and
- (c) otherwise comply with the terms of this document.

4 Works Contribution

4.1 Application of this clause

This clause applies in relation to any Works Contribution provided by the Developer under this document.

4.2 Design and specification for a Works Contribution

- (a) The Developer is to provide the design and specification of a Works Contribution in accordance with this clause 4.2.
- (b) The Developer is to:
 - (i) procure the preparation of the design and specification of a Works Contribution which shall generally reflect the Works Contribution Concept Documentation contained in Schedule 2;
 - (ii) before commencing the preparation of the design and specification of the Works Contribution hold a pre-design meeting with the Council if the Council has given to the Developer a Notice stating that a pre-design meeting is required; and
 - (iii) submit the design and specification of the Works Contribution to the Council.
- (c) The Developer is to carry out the design and specification in accordance with the following:

- (i) this document;
 - (ii) a Developer Obligation;
 - (iii) a relevant Approval, including any State Approval;
 - (iv) a relevant Infrastructure Standard; and
 - (v) Best Industry Practice.
- (d) The Council is to, as soon as is reasonably practicable after the receipt of the design and specification of a Works Contribution (but by no later than 15 Business Days of receipt of that material), give to the Developer a Notice which states the following:
- (i) if the design and specification of the Works Contribution complies with the requirements of **clause 4.2**, a statement to this effect;
 - (ii) if the design and specification of the Works Contribution does not comply with the requirements of **clause 4.2**, the further information or change as applicable, which is necessary to ensure the Works Contribution complies with **clause 4.2**; and
 - (iii) any Special Conditions relating to construction methodology, submission and approval of operational management plans or work practices in relation to the provision of the Works Contribution, provided that in giving a Notice about a Special Condition under this **clause 4.2(d)(iii)**, the Council must act reasonably.
- (e) The Developer is to change the design and specification of a Works Contribution to comply with a Notice given by the Council to the Developer under subparagraph (d)(ii) and resubmit to the Council for its re-consideration under subparagraph (d).
- (f) The Developer and the Council may agree to variations to the Works Contribution at any time prior to the completion of the Works Contribution provided any variation is documented in writing and the agreement of both parties to the variation is documented in writing. Where any such variation arises, the requirements under this **clause 4** are taken to be complied with if the Developer provides the Works Contribution in accordance with the documented variation.
- (g) The Developer covenants and agrees to the following:
- (i) the expression of the satisfaction of the Council to the design and specification of a Works Contribution, is made in the Council's capacity as a party and not as an authority under a law having the function to decide an Approval;
 - (ii) the Council is not obliged to critically analyse the design and specification of a Works Contribution;
 - (iii) the Council is not responsible for or taken to accept an error, omission or non-compliance with a law or requirement of an authority by reason of the expression of the satisfaction of the Council to the design and specification of a Works Contribution;
 - (iv) until the expiry of the Indemnity and Release Period, the Council is not liable for a Claim or costs incurred by the Developer as a result

of an error, omission or defect in the design and specification of a Works Contribution;

- (v) no comment, review or information provided by the Developer to the Council is to alter or alleviate a Developer Obligation.

4.3 Approval of a Works Contribution

- (a) The Developer is responsible for obtaining any Approvals for a Works Contribution.
- (b) The Developer is to give to the Council a copy of any Approvals for the Works Contribution.
- (c) The Developer is not to start a Works Contribution until the Developer has complied with paragraphs (a) and (b).

4.4 Provision of a Works Contribution

The Developer is to provide a Works Contribution in accordance with the following:

- (a) the design and specification of the Works Contribution for which the Council has given a Notice under **clause 4.2(d)(i)** or **clause 4.2(f)** if applicable;
- (b) any Special Conditions prescribed by the Council in a Notice given under **clause 4.2(d)(iii)**;
- (c) use good quality materials, not involving asbestos, which are suitable for the purpose for which they are required under this document;
- (d) the Works Contribution is provided in a good and workmanlike manner;
- (e) the Works Contribution is structurally sound, fit for purpose and suitable for its intended use;
- (f) the Works Contribution does not encroach on land other than the Council Land except as provided for in this document;
- (g) Best Industry Practice;
- (h) a relevant Approval, including a relevant State Approval;
- (i) a relevant Infrastructure Standard;
- (j) this document.

4.5 Completion of a Works Contribution

- (a) The Developer is to give the Council a Notice which includes the following when the Developer is of the opinion that the Works Contribution for a Stage has reached Completion:
 - (i) a statement from a person with direct responsibility for the carrying out and supervision of the Works Contribution that in their opinion the Works Contribution has reached Completion;
 - (ii) where available, a copy of a warranty, guarantee, maintenance information, operational manual or other material given for the Works Contribution which is reasonably required for the ongoing operation and maintenance of the Works Contribution;

- (iii) where available, a copy of a certificate, consent or Approval required of an Approval Authority for the carrying out, use or occupation of the Works Contribution;
 - (iv) a survey prepared by a licensed surveyor showing the location of the Works Contribution to the satisfaction of the Council;
 - (v) "as constructed" drawings, plans and surveys that are marked-up to show any alterations to the Works Contribution which are in the format required by Council (acting reasonably), which are in accordance with the Works Contribution, and which are certified by a Register Professional Engineer of Queensland;
 - (vi) where applicable electronic copy of documents must be provided in ADAC format. Information in relation to the ADAC requirements are available on Council's website.
<https://www.sunshinecoast.qld.gov.au/Development/Development-Tools-and-Guidelines/Infrastructure-Guidelines-and-Standards/As-Constructed-Data-Standards-and-Guidelines>; and
 - (vii) a maintenance program for the Works Contribution for the Maintenance Period; and
 - (viii) the final value of the Work Contract.
- (b) The Council is to within 15 Business Days of the receipt of a Notice under paragraph (a):
- (i) inspect the Works Contribution; and
 - (ii) determine whether the Works Contribution is Completed in accordance with this document; and
 - (iii) give to the Developer a Notice which states the following:
 - (A) whether or not the Works Contribution is Completed in accordance with this document;
 - (B) if the Works Contribution is not Completed in accordance with this document, the error or omission to be corrected;
 - (C) if the Works Contribution is Completed in accordance with this document and:
 - (1) a minor omission or minor defect to be corrected during the Maintenance Period; and
 - (2) the amount of any Defects and Maintenance Security to be provided to the Council to ensure that the Works Contribution is Completed in accordance with this document.
- (c) The Developer is, as soon as is reasonably practicable after the receipt of a Notice under paragraph (b), to ensure the following:
- (i) if the Works Contribution is not Completed in accordance with this document:
 - (A) correct the error or omission stated in the Notice, unless the Developer satisfies the Council (acting reasonably) that the error or omission does not exist or does not need to be

corrected to ensure that the Works Contribution complies with this document; and

- (B) if the Developer corrects the error or omission stated in the Notice, give a further Notice to the Council under paragraph (a) once the error or omission is corrected;
- (ii) if the Works Contribution is Completed to the satisfaction of the Council, provide to the Council any Defects and Maintenance Security stated in the Notice.
- (d) The Developer's responsibility to correct an error or omission is not reduced or waived in any manner whether or not the error or omission is stated in a Notice given by the Council to the Developer.
- (e) A right under this document, another document or the law is not limited by paragraph (c).
- (f) A Notice which states that a Works Contribution is Completed is acceptance that Completion has been achieved but not an acknowledgement that otherwise a Developer has complied with its obligations under this document.

4.6 Maintenance and rectification of a Works Contribution

- (a) The Developer is to during the Defects Liability Period and Maintenance Period:
 - (i) maintain the Works Contribution in accordance with the requirements of this document and rectify any defects, as required by this document; and
 - (ii) correct, as soon as is reasonably practicable, any minor omission or minor defect stated in a Notice given by the Council to the Developer under **clause 4.5(b)(iii)(C)**.
- (b) The Council may, at any time during the Defects Liability Period and Maintenance Period, give to the Developer a Notice which states the following:
 - (i) the details of the Works Contribution which is defective;
 - (ii) the work which is required to rectify the defect;
 - (iii) a reasonable period within which the Developer is to rectify the Works Contribution;
- (c) The Developer is to comply with a Notice given under paragraph (b), unless the Developer satisfies the Council (acting reasonably) that the omission or defect stated in the Notice does not need to be rectified for the Works Contribution to comply with this document.
- (d) The Council is to give to the Developer a Notice which states that the rectification is Completed if the Council is satisfied that the rectification has achieved Completion in accordance with the requirements of this document.

4.7 Defects and Maintenance Security

- (a) The Developer must provide to the Council a Defects and Maintenance Security to the value of 2.5% of the value of the completed Stage, prior

to the commencement of the Defects Liability Period and Maintenance Period for each Stage.

- (b) The Defects and Maintenance Security must be:
 - (i) in the form of an unconditional and irrevocable undertaking from a bank or financial institution authorised to carry on banking business in Australia under the *Banking Act 1959* (Cth);
 - (ii) in favour of Council;
 - (iii) in a form and content satisfactory to Council (acting reasonably);
 - (iv) unlimited in time; and
 - (v) otherwise unconditional.
- (c) The Developer must pay all costs (including all stamp duty or other taxes) of and incidental to providing the Defects and Maintenance Security.
- (d) The Council may have recourse to the Defects and Maintenance Security if the Developer has breached or failed to comply with any of its obligations under **clause 4.6**.
- (e) The Developer may give to the Council a Notice requesting that the Defects and Maintenance Security be released and returned to the Developer if the Defects Liability Period and Maintenance Period for the Works Contribution to which the Defects and Maintenance Security relates has ended.
- (f) Council must:
 - (i) within 20 Business Days of the receipt of a Notice under paragraph (e), give to the Developer a Notice which states whether Council is satisfied that the Defects Liability Period and Maintenance Period for the Stage to which the Defects and Maintenance Security relates has ended; and
 - (ii) release and return the Defects and Maintenance Security to the Developer within 10 Business Days of Council giving to the Developer a Notice under paragraph (f)(i) expressing the satisfaction of Council to the matters stated in paragraph (f)(i).

4.8 Opening of a Works Contribution

- (a) The Developer is to give a Notice to the Council which includes the proposal for the opening of the relevant Works Contribution and any other information relevant to the opening as stated in a Notice from the Council to the Developer.
- (b) The Council is to, as soon as is reasonably practicable after receipt of the Notice under paragraph (a), but by no later than 15 Business Days after receipt of the Notice under paragraph (a), give to the Developer a Notice which states the following:
 - (i) if the proposed opening of the Works Contribution is satisfactory to the Council, a statement to this effect;
 - (ii) if the proposed opening of the Works Contribution is not satisfactory to the Council, the further information or change as

applicable, which is necessary to ensure the opening of the Works Contribution is satisfactory to the Council.

In taking steps under this clause, the Council is to act reasonably.

- (c) The Developer is to, as soon as is reasonably practicable after the receipt of a Notice under paragraph (b)(ii):
 - (i) provide the further information or change the proposed opening of the Works Contribution; and
 - (ii) give a further Notice to the Council under paragraph (b).

5 Work Contract

5.1 Requirement for a Work Contract

The Developer is to enter into a Work Contract for the provision of a Works Contribution.

5.2 Proposed contractor under Work Contract

The Developer is to advise the Council of the proposed contractor and proposed construction dates under a proposed Work Contract.

5.3 Provision of Information

The Developer is to comply, as soon as is reasonably practicable, with a Notice given by the Council to the Developer which states that the Developer is to provide to the Council reasonable or relevant information for the following:

- (a) a Work Contract;
- (b) a proposed Work Contract;
- (c) an act, matter or thing under a Work Contract.

5.4 Performance and fulfilment of a Work Contract

The Developer is to:

- (a) perform and fulfil an obligation of a Work Contract;
- (b) not default under a Work Contract;
- (c) as soon as is reasonably practicable after the Developer becomes aware of a default under a Work Contract, give to the Council a Notice which states the nature of the default; and
- (d) use its best endeavours to ensure that a Work Contractor performs and fulfils an obligation under a Work Contract.

5.5 Substantial Disruption due to Work Contractor

If a Substantial Disruption due to a Work Contractor arises, the Developer must take all necessary action to engage a replacement contractor and ensure the Works Contribution is completed in accordance with this document.

6 Access to Council Land

6.1 Access to provide a Works Contribution

Subject to this **clause 6**, the Council agrees to grant access to the Developer to Council Land to provide and maintain any Works Contribution required by this document or any Approval.

6.2 Notice of required access

- (a) The Developer will give Notice to the Council stating:
 - (i) that the Developer requires access to part of the Council Land in order to provide or maintain a Works Contribution;
 - (ii) a description of the spatial limit of the part of the Council Land over which access is required (accompanied by a plan);
 - (iii) where the Developer intends to close the Council Land in order to commence construction of a Works Contribution, the times, not less than 20 Business Days after the date the Notice is received by the Council, that the Developer wishes to access the Council Land;
 - (iv) where subparagraph (a)(iii) does not apply, the time or times, not less than 10 Business Days after the date the Notice is received by the Council, that the Developer wishes to access the Council Land; and
 - (v) all Contractor Management Plans.
- (b) The Council may refuse access to the Council Land where:
 - (i) there is a serious risk of harm to persons or property; or
 - (ii) the access is proposed to occur in the Excluded Period and the access would cause, in the Council's opinion, an unreasonable interference to the public; or
 - (iii) the access impacts the construction, causing unreasonable delay or unreasonable and excessive additional costs to Council, for the Mooloolaba Foreshore Stage 2 - Central Meeting Place and Southern Seawall works.

6.3 Council right to withdraw access

- (a) The Council may, by written Notice, suspend or revoke the Developer's right to access the Council Land where a Substantial Disruption arises and the Developer has not rectified the Substantial Disruption within 4 weeks of the Council giving a Notice to the Developer requiring the Developer to rectify the Substantial Disruption, or such other period agreed between the parties.
- (b) Upon suspension or revocation, the Developer must immediately cease accessing and using the Council Land, and the Council may retake control of the Council Land.
- (c) Any suspension or revocation under this clause does not limit the Council's other rights or remedies under this document or at law.

6.4 Council may salvage existing Council owned assets

- (a) If the Council wishes to salvage any Council owned assets on the Council Land it must do so 20 Business Days from the date Council is notified of the date of commencement of construction of the Works Contribution.

6.5 Insurance

The Developer must ensure that:

- (a) it effects and maintains public liability insurance, which covers both the Developer and Council as insured parties:
- (i) in relation to the Developer's use of the Council Land;
 - (ii) for their respective rights and interests and for their liability to third parties arising out of that use of the Council Land;
 - (iii) with a limit of indemnity of \$20 million per occurrence; and
 - (iv) includes a cross liability clause in which the insurer agrees to waive all rights of subrogation or action against any of the persons comprising the insured and for the purpose of which the insurer accepts the terms 'insured' as applying to each of the persons comprising the insured as if a separate policy of insurance had been issued to each of them subject to the overall limit of liability not being increased;
- (b) it effects and maintains third party motor vehicle liability insurance in respect of any motor vehicles used for or in connection with the Developer's use of the Council Land, with a limit of indemnity of \$20 million per occurrence;
- (c) it effects and maintains workers' compensation insurance with respect to all of its employees who may enter onto the Council Land, in accordance with the *Workers' Compensation and Rehabilitation Act 2003* (Qld);
- (d) for any works conducted on the Council Land, it effects and maintains contract works insurance, which must extend to cover the interests of both the Developer and the Council against all insurable loss and damage;
- (e) any contractor entering onto the Council Land for or in connection with the Developer's use of the Council Land effects and maintains workers' compensation insurance with respect to all of the contractor's employees in accordance with the *Workers' Compensation and Rehabilitation Act 2003* (Qld);
- (f) it provides a copy to the Council of any insurance policy mentioned in **clauses 6.5(a) to 6.5(e)** prior to accessing the Council Land and within 5 Business Days of a written request by the Council;
- (g) it notifies the Council in writing within 3 Business Days if:
- (i) any insurance policy mentioned in **clauses 6.5(a) to 6.5(e)** is cancelled;
 - (ii) an event occurs which may give rise to a Claim in respect of the Council Land; or

(iii) an event occurs which may affect rights under the insurances mentioned in **clauses 6.5(a) to 6.5(e)**; and

(h) if an insurance policy is cancelled, it obtains a replacement policy on substantially the same terms as the cancelled policy as soon as possible, subject to market conditions.

6.6 Work health and safety requirements

The Developer must, and must ensure that any officer, employee, agent, contractor, consultant, adviser or invitee (including the Principal Contractor and subcontractors whether directly or indirectly engaged) of the Developer does:

- (a) comply with the WHS Legislation applying to the Council Land;
- (b) so far as is reasonably practicable, consult, co-operate and co-ordinate its activities with the Council in connection with the Council Land;
- (c) not do or allow to be done, or omit or allow to be omitted, anything in connection with the Council Land, which may result in the Council being in breach of the WHS Legislation;
- (d) provide any information reasonably requested by the Council in order to allow the Council to comply with any of its obligations under the WHS Legislation; and
- (e) as soon as reasonably practical notify the Council of any notifiable incident (being an incident which is notifiable under the WHS Legislation) which occurs in connection with the Developer's use of the Council Land; and
- (f) to the extent that the Developer's use of the Council Land involves a "construction project" under the WHS Regulation – appoint a "principal contractor" of the Developer under the WHS Legislation.

6.7 Indemnity

The Developer indemnifies the Council for any and all Claims arising out of or in connection with any of the following but limited to actions occurring in the period before the expiry of the Indemnity and Release Period:

- (a) any damage to property caused or contributed by the Developer in relation to its use of the Council Land;
- (b) death or injury to any person caused or contributed by the Developer in relation to its use of the Council Land;
- (c) a breach by that Developer of a relevant law in the course of, or arising out of, its use of the Council Land;
- (d) an impact on the environment arising from that Developer's use of the Council Land;
- (e) the exercise by that Developer of any of its rights under this document; and
- (f) the failure of that Developer to perform its obligations in carrying out the Works Contribution, including any obligations under a Developer Obligation.

6.8 Release

The Developer releases Council from liability to it upon any and every Claim that arises directly or indirectly from or in connection with the Developer's use of the Council Land limited to the period before the expiry of the Indemnity and Release Period

6.9 Survives termination

Clauses 6.7 and 6.8 survive any termination of this document.

7 Entry by Council

7.1 Power of Entry

Council (including its officers, agents and contractors/sub-contractors) may enter the Land, or any land on which a Works Contribution is to be provided, with all necessary vehicles, plant and equipment at all times, for the following purposes:

- (a) examining, inspecting, testing and monitoring the state and condition of the land and the Developer Obligations;
- (b) ascertaining whether the Developer Obligations are and have been complied with;
- (c) remedying any breach of the Developer Obligations at the cost and expense of the Developer; and
- (d) ascertaining whether the Hotel Requirements are and have been complied with.

7.2 Notice of entry

Council must give reasonable notice to the Developer of its intention to enter land under **clause 7.1**, except:

- (a) in a case of emergency; or
- (b) if Council believes on reasonable grounds that delay associated with giving Notice would be prejudicial to Council's rights or obligations under this document or otherwise at law.

7.3 Compliance with reasonable directions

Council must comply with any reasonable directions of the Developer (including any principal contractor of the Developer) while on land under this **clause 7.1**.

8 Proposed transfers of land

8.1 Restriction on the right to sell the Land

Subject to **clause 8.4**, the Landowner must not sell or transfer the whole or any part of the Land unless the Landowner has first obtained:

- (a) written consent from the proposed transferee that this agreement will continue to attach to the relevant part of the Land; and
- (b) written consent from Council, which the Council may require be in the form of a deed of novation, to the proposed transferee becoming subject to the Landowner's obligations under **clause 3.2**.

8.2 No unreasonable refusal of consent

Council must not unreasonably refuse to provide consent, or enter into a deed of novation, sought under **clause 8.1**.

8.3 Developer and Landowner to remain liable

- (a) In the event of the whole or any part of the Land being sold or transferred other than in accordance with **clause 8.1**, the obligations under this document remain binding on the Developer and Landowner, and the Developer and the Landowner (immediately prior to the sale or transfer) must perform and fulfil each of their obligations under this document that have not been performed and fulfilled immediately or at such other time as Council stipulates in a Notice, even if the time otherwise appointed for the performance and fulfilment of that obligation has not yet then arrived.
- (b) In the event of the whole or any part of the Land being sold or transferred in accordance with **clause 8.1**, the Developer Obligations remain binding on the Developer except to the extent provided for in a deed of novation between the Developer, the Landowner, the transferee and the Council.

8.4 Not to apply to Developed Non-Hotel Lots

This **clause 8** does not apply to the sale or transfer of Developed Non-Hotel Lots.

9 Default

9.1 Giving of Default Notice

If a party considers that another party has defaulted in respect of an obligation under this document, that party (i.e. the non-defaulting party) may give a Default Notice to the party considered to be in default:

- (a) specifying the default in reasonable detail; and
- (b) requesting the defaulting party to rectify the default within a reasonable period specified in the Default Notice.

9.2 Council's entitlements upon default

- (a) For a default that is rectifiable, if the Developer fails to comply with the Default Notice, Council may, as the case requires:
 - (i) rectify the default (if the default is a failure to perform work, properly or at all); and
 - (ii) recover from the Developer as a liquidated debt the money it expends in giving the Default Notice, recovering the outstanding contributions, or in undertaking the relevant work.

- (b) Council's entitlements under this clause are additional to its entitlements under legislation (including, to prevent doubt, the planning scheme) and at general law.

9.3 Council may act in public interest

- (a) Regardless of the existence of a Dispute, Council may undertake the work the subject of a Default Notice if it considers in its absolute discretion (acting reasonably) that delaying the work will compromise public safety or will be an unacceptable risk to property.
- (b) If the Dispute is resolved by an agreement or a determination that the Developer is in default, the Developer must comply with the Default Notice:
 - (i) within the period limited in the notice; or
 - (ii) by the date otherwise agreed or determined upon resolution of the Dispute,if Council has not exercised its entitlement under **clause 9.3(a)**.
- (c) If it has undertaken the relevant work pursuant to this **clause 9.3(a)**, Council may exercise its entitlements under **clause 9.2** subject to a contrary agreement or determination upon resolution of the Dispute.
- (d) To remove any doubt, if the dispute is resolved by an agreement or a determination that the Developer is not in default:
 - (i) the Developer may ignore the Default Notice; and
 - (ii) Council must bear the cost of the work undertaken pursuant to **clause 9.3(a)** to the extent that the cost is not otherwise payable by the Developer or recoverable from it, under this document.
- (e) Council may perform and fulfill part of a Developer Obligation to ensure that Council does not spend more than the amount secured by the Security.

9.4 Council is relieved of its obligations for the period of the Developer's default

Council is, for the time the Developer has failed to perform and fulfil a Developer Obligation, under no obligation to perform or fulfil the following:

- (a) an obligation of Council;
- (b) an action or decision for an Application or take an action for a matter requiring an Approval, including approve a Plan of Subdivision for the Development;
- (c) give a consent or express Council's satisfaction for a matter or take an action for a matter requiring Council's consent or the expression of Council's satisfaction.

10 Disputes

10.1 Application of clause

This **clause 10.1** applies to any dispute between the parties to this document (including in relation to prior conduct of the parties or the interpretation of this document) but does not:

- (a) apply to a Claim to recover a debt; or
- (b) prevent a party from applying to a court for urgent injunctive or declaratory relief because of an emergency that endangers:
 - (i) a person's life or health;
 - (ii) a building's structural safety; or
 - (iii) the operation or safety of infrastructure.

10.2 Dispute Notices

If a dispute arises between the parties to this document, a party may give a Dispute Notice to the other party:

- (a) identifying the dispute and the facts relied on in relation to the dispute; and
- (b) stating either that:
 - (i) the parties are required to meet within 5 Business Days; or
 - (ii) a written response to the Dispute Notice is required from the other party within 10 Business Days.

10.3 Disputes about Default Notices

If a dispute relates to the issuing of a Default Notice, the resolution of the dispute must determine:

- (a) whether the Default Notice must be complied with; and
- (b) if the Default Notice must be complied with, the timeframe in which the Default Notice must be complied with; and

10.4 Initial meeting or correspondence

- (a) If a Dispute Notice is given under **clause 10.2(b)(i)**, the parties must meet, within 5 Business Days after the date the Dispute Notice is given, at Maroochydore, Queensland at least once to discuss the dispute including the possible resolution of the dispute, or an alternative venue agreed between the parties, including by videoconference if agreed by the parties.
- (b) If a Dispute Notice is given under **clause 10.2(b)(ii)**, the recipient party must respond in writing to the Dispute Notice within 10 Business Days.

10.5 Mediation

- (a) If a meeting or written response under **clause 10.4** fails to resolve the dispute, the parties may agree to refer the dispute to mediation.
- (b) If the parties agree to refer the dispute to mediation, then the parties must either:

- (i) appoint a mediator by agreement; or
- (ii) if the parties are unable, within 5 Business Days of agreeing to refer the dispute to mediation, agree on a mediator to be appointed, request the President of the Queensland Law Society to make the appointment.

10.6 Determination

- (a) If any dispute notified under **clause 10.2** is not resolved within the following periods, the parties may agree, within 5 Business Days after that time period ends, to refer the dispute to an independent, appropriately qualified referee for determination:
 - (i) if the dispute was not referred to mediation – within 15 Business Days after the date the Dispute Notice was given; or
 - (ii) if the dispute was referred to mediation – within 30 Business Days after the date the Dispute Notice was given.
- (b) If the parties agree to refer the dispute to a referee determination, then the parties must either:
 - (i) appoint a referee by agreement; or
 - (ii) if the parties are unable, within 5 Business Days of agreeing to refer the dispute to a referee determination, agree on a referee to be appointed, request the President of the Queensland Law Society to make the appointment.
- (c) In determining the dispute, the referee must:
 - (i) determine the process for resolution of the dispute, including whether a conference must be held and whether written submissions must be provided;
 - (ii) act fairly and impartially, and conduct the process in accordance with the requirements of procedural fairness;
 - (iii) act as an expert, not an arbitrator;
 - (iv) act expeditiously to attempt to achieve a resolution for the parties in the most cost effective manner; and
 - (v) make the determination according to law and to reflect the intent of this document.
- (d) The determination of a referee must:
 - (i) be in writing;
 - (ii) be given to both parties; and
 - (iii) contain a full statement of the reasons for the determination.
- (e) If a referee has not provided a determination within 50 Business Days of the date the Dispute Notice was given, a party may do either or both of the following:
 - (i) apply to a court for resolution of the dispute; or
 - (ii) notify the other party that it will not be bound by the referee's determination.

- (f) If a party does not, within 20 Business Days after a referee's determination is given, apply to a court to overturn or vary the determination, the determination will be final and binding on the parties.

10.7 Court proceedings for unresolved dispute

A party must not apply to a court for the resolution of a dispute unless the dispute is not resolved within:

- (a) if the dispute is not referred to mediation – 15 Business Days after the date the Dispute Notice is given;
- (b) if the dispute is referred to mediation, and is not referred to determination – 30 Business Days after the date the Dispute Notice is given; or
- (c) if the dispute is referred to determination – in accordance with **clause 10.6(e)**.

10.8 Costs of dispute

- (a) The parties must share equally all costs of any mediator or referee appointed in relation to a dispute.
- (b) However, each party must pay its own costs in connection with resolving the dispute.

11 Notices

11.1 Giving Notices

- (a) A Notice relating to this document:
 - (i) may be given by an Authorised Person of, or the solicitors for, the relevant party;
 - (ii) must be in writing; and
 - (iii) must, subject to **clause 11.1(b)**, be:
 - (A) left at the address of the addressee in Australia stated in **Schedule 1**;
 - (B) sent by prepaid ordinary post to the address of the addressee in Australia stated in **Schedule 1**;
 - (C) sent by facsimile to the facsimile number of the addressee in Australia stated in **Schedule 1**; or
 - (D) sent by email to the email address of the addressee stated in **Schedule 1**.
- (b) A party may change their address, facsimile number or email address for the giving of Notices at any time by giving Notice to the other parties.

11.2 Receiving Notices

- (a) Unless a later time is specified in it, a Notice takes effect from the earlier of the time that it is actually received, or that it is taken to be received.
- (b) A Notice delivered by hand is taken to be received:

- (i) if delivered by 5.00pm on a Business Day – on that Business Day; or
- (ii) otherwise – on the next Business Day.
- (c) A Notice delivered by post is taken to be received on the day when, in the ordinary course of post, it would have been delivered.
- (d) A Notice sent by facsimile is taken to be received:
 - (i) if the transmission report produced by the machine from which the facsimile was sent indicates that the facsimile was sent in its entirety to the recipient’s facsimile number by 5.00pm on a Business Day – on that Business Day; or
 - (ii) otherwise – on the next Business Day.
- (e) A Notice sent by email is taken to be received:
 - (i) if the email is sent by 5.00pm on a Business Day, and the sender does not receive a computer-generated report indicating that the email was not successfully sent – on that Business Day; or
 - (ii) otherwise – on the next Business Day.

11.3 Other matters

- (a) This **clause 11** is in addition to the methods of service of notices set out in the *Property Law Act 1974 (Qld)*.
- (b) A party who receives a Notice is not obliged to enquire as to the authority of a person who purports to sign the Notice on behalf of a party.

12 GST

12.1 Construction

In this **clause 12**:

- (a) unless there is a contrary indication, words and expressions which are not defined in this document but which have a defined meaning in the GST Law have the same meaning as in the GST Law;
- (b) **GST Law** has the same meaning given to that expression in the *A New Tax System (Goods and Services Tax) Act 1999 (Cth)* or, if that Act does not exist for any reason, means any Act imposing or relating to the imposition or administration of a goods and services tax in Australia and any regulation made under that Act; and
- (c) references to GST payable and input tax credit entitlements include:
 - (i) notional GST payable by, and notional input tax credit entitlements of the Commonwealth, a State or a Territory (including a government, government body, authority, agency or instrumentality of the Commonwealth, a State or a Territory); and
 - (ii) GST payable by, and the input tax credit entitlements of, the representative member of a GST group of which the entity is a member.

12.2 Consideration GST exclusive

Unless otherwise expressly stated, all consideration, whether monetary or non-monetary, payable or to be provided under or in connection with this document is exclusive of GST (**GST-exclusive consideration**).

12.3 Payment of GST

If GST is payable on any supply made by:

- (a) a party; or
- (b) an entity that is taken under the GST Law to make the supply by reason of the capacity in which a party acts,

(Supplier) under or in connection with this document, the recipient of the supply, or the party providing the consideration for the supply, must pay to the Supplier an amount equal to the GST payable on the supply.

12.4 Timing of GST payment

The amount referred to in **clause 12.3** must be paid in addition to and at the same time and in the same manner (without any set-off or deduction) that the GST-exclusive consideration for the supply is payable or to be provided.

12.5 Tax invoice

The Supplier must deliver a tax invoice or an adjustment note to the recipient of a taxable supply before the Supplier is entitled to payment of an amount under **clause 12.3**.

12.6 Adjustment event

If an adjustment event arises in respect of a supply made by a Supplier under or in connection with this document, any amount that is payable under **clause 12.3** will be calculated or recalculated to reflect the adjustment event and a payment will be made by the recipient to the Supplier or by the Supplier to the recipient as the case requires.

12.7 Reimbursements

- (a) Where a party is required under or in connection with this document to pay for, reimburse or contribute to any expense, loss, liability or outgoing suffered or incurred by another party or indemnify another party in relation to such an expense, loss, liability or outgoing (**Reimbursable Expense**), the amount required to be paid, reimbursed or contributed by the first party will be reduced by the amount of any input tax credits to which the other party is entitled in respect of the Reimbursable Expense.
- (b) This **clause 12.7** does not limit the application of **clause 12.3**, if appropriate, to the Reimbursable Expense as reduced in accordance with **clause 12.7(a)**.

12.8 No merger

This **clause 12** does not merge on the completion, rescission or other termination of this document or on the transfer of any property supplied under this document.

13 General

13.1 Payment of costs

The Developer must pay Council's reasonable costs arising out of any of the following, within 20 Business Days of receiving an invoice for those costs from Council:

- (a) the negotiation, preparation and execution of this document;
- (b) any document required under this document; and
- (c) the negotiation, preparation and execution of any document that varies, novates or assigns (or similar) this document.

13.2 Automatic increase provision

- (a) This **clause 13.2** applies to any Financial Contribution payable, or Security to be provided, under this document.
- (b) Any amounts to which this **clause 13.2** applies are to be indexed annually, and calculated as soon as possible after the PPI for March in the relevant year is published. The indexed amount is to take effect as at 1 July in each calendar year following the calculation, on and from 1 July 2027. Each indexed amount is to be calculated as follows:

$$IA = A \times (100\% + AR)$$

- (c) For the purposes of the formula in **clause 13.2(b)**:
 - (i) **IA** = the indexed amount;
 - (ii) **A** = the amount to be indexed;
 - (iii) **AR** = the annual rate of the 3 year rolling average of the PPI (calculated from: the March which occurred three (3) years prior to the March which occurs in the current financial year) (expressed as a percentage to four (4) decimal places), calculated as follows:

$$AR = (1 + X)^{1/n} - 1$$

- (d) For the purposes of the formula in **clause 13.2(c)(iii)**:
 - (i) **n** = 3 years; and
 - (ii) **X** = [(the index number published by the PPI for the March which occurs in the current financial year) minus (the index number published by the PPI Index for the March which occurred three (3) years prior to the March which occurs in the current financial year (the **Earlier Index Number**))] divided by the Earlier Index Number.

By way of worked example, if AR is to be calculated on 1 July 2020 and:

- (a) *the index number published by the PPI for March 2020 is 105.3; and*
- (b) *the Earlier Index Number (being the index number published by the Road and Bridge Construction Index for March 2017) is 100.4*

then:

$$X = [(105.3 - 100.4)/100.4] = 0.0488$$

$$AR = (1 + 0.0488)^{1/3} - 1$$

$$AR = 1.6011\%$$

- (e) Despite **clauses 13.2(b) to 13.2(e)**, if the IA is less than A (ie the amount to be indexed), the relevant amount will not change.
- (f) Council must give the parties Notice of indexed amounts calculated under **clauses 13.2(b) to 13.2(e)** within 5 Business Days after carrying out the calculation.
- (g) The Developer must give the Council a replacement or further Security, or a further Financial Contribution, as applicable, so that the Council has received a total Security or Financial Contribution, as applicable, equal to the indexed amount no later than 20 Business Days after receipt of a Notice under **clause 13.2(f)**.
- (h) A party cannot give a Dispute Notice in respect of this **clause 13.2**, other than about a calculation error.

13.3 Duty

All duty and registration fees payable on this document, or on any instruments of transfer, agreements or other documents referred to in or contemplated by this document, must be paid by the Developer.

13.4 Indemnity

- (a) The Developer indemnifies Council against any liability, loss, damage or claim made against Council arising from the Developer's provision of an Infrastructure Contribution or non-compliance with the Developer's obligations under this document, but excluding any liability, loss, damage of or claim made against Council arising from Council's actions, omissions or negligence, but limited to any liability, loss, damage or action that occurs in the period before the expiry of the Indemnity and Release Period.
- (b) Each indemnity in this document is a continuing obligation, separate and independent from the other obligations of the parties, and survives termination, completion or expiration of this document.
- (c) It is not necessary for a party to incur expense or to make any payment before enforcing a right of indemnity conferred by this document.
- (d) A party must pay on demand any amount it must pay under an indemnity in this document.

13.5 Amendment of this document

- (a) The parties may at any time agree to vary the terms of this document except this clause.
- (b) No modification, variation or amendment of this document is of any force or effect unless it:
 - (i) is in the form of a deed executed by the parties; and
 - (ii) complies with the requirements of the Planning Act.

13.6 Waiver and exercise of rights

A single or partial exercise or waiver by a party of a right relating to this document does not prevent any other exercise of that right or the exercise of any other right.

13.7 Rights cumulative

Except as expressly stated otherwise in this document, the rights of a party under this document are cumulative and are in addition to any other rights of that party.

13.8 Consents

Except as expressly stated otherwise in this document, a party may conditionally or unconditionally give or withhold any consent to be given under this document and is not obliged to give its reasons for doing so.

13.9 Further steps

Each party must promptly do whatever any other party reasonably requires of it to give effect to this document and to perform its obligations under it.

13.10 Governing law and jurisdiction

- (a) This document is governed by and is to be construed in accordance with the laws applicable in Queensland.
- (b) Each party irrevocably and unconditionally submits to the non-exclusive jurisdiction of the courts exercising jurisdiction in Queensland and any courts which have jurisdiction to hear appeals from any of those courts and waives any right to object to any proceedings being brought in those courts.

13.11 Assignment

- (a) A party must not assign or deal with any right under this document without the prior written consent of the other parties.
- (b) Any purported dealing in breach of this clause is of no effect.

13.12 Liability

An obligation of two or more persons binds them separately and together.

13.13 Entire understanding

- (a) This document contains the entire understanding between the parties as to the subject matter of this document.
- (b) All previous negotiations, understandings, representations, warranties, memoranda or commitments concerning the subject matter of this document are merged in and superseded by this document and are of no effect. No party is liable to any other party in respect of those matters.
- (c) No oral explanation or information provided by any party to another:
 - (i) affects the meaning or interpretation of this document; or
 - (ii) constitutes any collateral agreement, warranty or understanding between any of the parties.

13.14 Relationship of parties

This document is not intended to create a partnership, joint venture or agency relationship between the parties.

13.15 Landowner as Trustee

As the Landowner enters into this deed as trustee under instruments 715042478 and 715042479 (the **Trust**), then the Landowner warrants and undertakes to and covenants with the Council that:

- (a) the Trust has been properly established and is in existence;
- (b) it is the sole trustee of the Trust and has been appointed validly;
- (c) it has full and free power to enter into this deed and to perform all the obligations imposed upon it under this deed;
- (d) no action has been taken or is currently proposed to be taken to remove it as Trustee of the Trust;
- (e) no action has been taken or is proposed to be taken to terminate the Trust;
- (f) this deed has been duly authorised, executed and delivered by the Landowner and shall constitute a valid legal and binding instrument and that if any consent or approval is required for the Landowner to enter into this deed or perform its obligations under this deed, such consent or approval has been obtained;
- (g) it accepts and undertakes personal liability under this deed;
- (h) it must not before the satisfaction of all liability under this deed, personally and/or by the Trust exercise in its own favour any right of indemnity, lien or charge to which it may be entitled under or in respect of the assets of the Trust;
- (i) if any of the assets of the Trust are at any time in the hands of the Landowner free of their Trust character by virtue of the exercise or purported exercise of any such right of indemnity, lien or charge, the Landowner must hold those assets on behalf of the Council to the extent to which any liability under this deed has not been satisfied; and
- (j) if at any time before satisfaction of any liability under this deed:
 - (i) the Landowner ceases for any reason to be the sole trustee of the Trust, the Landowner must procure any new or additional trustee of the Trust to execute in favour of the Council such covenants relating to this deed as the Council may reasonably require, including covenants in the like terms as those contained in this **clause 13.15**; and
 - (ii) the Trust is determined or for any reason ceases to exist, the Landowner will notify the Council promptly in writing.

13.16 Force Majeure

- (a) If a party is unable, by reason of any event of Force Majeure, to carry out its obligations under this document (other than obligation to pay any monetary amount), that party must give a Notice to the other parties

advising of the event of Force Majeure under as soon as reasonably practicable after the event of Force Majeure.

- (b) A Notice under **clause 13.16(a)** must:
 - (i) specify the obligations that the party is unable to perform;
 - (ii) fully describe the event of Force Majeure;
 - (iii) include an estimate of the time during which the event of Force Majeure will continue; and
 - (iv) specify the measures proposed to be adopted to remedy or abate the event of Force Majeure.
- (c) If a party gives a Notice advising of an event of Force Majeure, that party's obligations that cannot be performed will be suspended during the period for which the event of Force Majeure or its effect extends, provided the party has taken all reasonable steps to remove the Force Majeure or ameliorate its effects.
- (d) If an obligation is suspended by reason of Force Majeure under this **clause 13.15**, any obligations that are contingent on that obligation are also suspended during the period for which the event of Force Majeure or its effects extends, provided the party has taken all reasonable steps to remove the Force Majeure or ameliorate its effects.

13.17 Effect of execution

This document is not binding on any party unless it has been duly executed by each person named as a party to this document.

13.18 Deed

This document is a deed. Factors which might suggest otherwise are to be disregarded.

14 Definitions and construction

14.1 Definitions

In this document these terms have the following meanings:

Term	Definition
5-Star Hotel	A hotel: <ul style="list-style-type: none"> (a) with a rating of 5-star under the Star Ratings Australia scheme administered by the Australian Tourism Industry Council; or (b) if the Star Ratings Australia scheme is discontinued or superseded, an equivalent rating under an equivalent scheme: <ul style="list-style-type: none"> (i) in force at the relevant time; (ii) administered by an independent, official accrediting body for hotel ratings; and (iii) accepted in writing by the Council for the purposes of this document.
Accommodation Hotel	The use of premises being a resort complex where for a full-service hotel providing a high level of comfort, services and amenities typical of a national or international hotel brand and where all rooming units are in common ownership.
Approval	A consent, permit, licence, certificate, authorisation, notice or approval required by any law or Approval Authority, or that is required under or in relation to this document.
Approval Authority	An entity or body with relevant power or authority to issue an Approval.
Authorised Person	The following: <ul style="list-style-type: none"> (a) for the Developer – any person Notified in writing as an authorised person by the Developer; (b) for Council – Council’s chief executive officer and any lawful delegate thereof.
Best Industry Practice	The exercise of the degree of professional skill, diligence and prudence, which reasonably would be expected from a competent person performing under the law, the matter for which the term is used.
Business Day	The meaning given to “business day” in the <i>Acts Interpretation Act 1954</i> (Qld), for Council’s local government area.

Change Application	The application lodged with Council on 20 October 2025 (Council reference MCU19/0081.02) for an 'other change' to the Development Approval, seeking a development permit for material change of use of premises to establish a resort complex (201 units and ancillary facilities), multiple dwelling and short-term accommodation (46 units), food and drink outlet, bar and shop.
Change Approval	The Approval of the Change Application (Council reference MCU19/0081.02) as may be further changed from time to time by way of an approval of a change application made pursuant to section 78 of the Planning Act provided that any change application does not affect the Hotel Requirements.
Claim	An allegation, debt, cause of action, liability claim, proceeding, appeal, suit or demand of any nature at law or otherwise, whether present or future, fixed or unascertained, actual or contingent. This includes any legal proceeding in the Planning and Environment Court or Supreme Court of Queensland.
Commencement Date	The date the last party executes this document, which is to be recorded in Item 1 .
Completion	The stage in the provision of a Works Contribution by the Developer when the Works Contribution is complete, other than for a minor omission or minor defect which: <ul style="list-style-type: none"> (a) is not essential; (b) does not prevent the Works Contribution from being reasonably capable of being used for its intended purpose; and (c) the rectification of which will not prejudice the convenient use of the Works Contribution.
Council	The entity described in Item 4 .
Council Land	That part of land, as shown on Plan 1 , comprising road known as Mooloolaba Esplanade, Club Lane and River Esplanade, including the area seaward of Mooloolaba Esplanade to the top of the seawall.
Default Notice	A Notice given by one party to another under clause 9.1 .
Defects and Maintenance Security	A Security provided in accordance with clause 4.7 .



Defects Liability Period

The period during which the Developer is required to rectify any defects for a Works Contribution for a Stage in accordance with the **clause 4.6**, which:

- (a) commences when the Council has given Notice that it is satisfied the Works Contribution for a Stage has reached Completion; and
- (b) ends at the expiry of the following:
 - (i) 12 months (**Prescribed Period**); or
 - (ii) if any part of the Works Contribution for a Stage requires rectification of a defect during the Prescribed Period, a further 12 months for the defective part from the date the rectification has been performed to the satisfaction of Council (acting reasonably); or
 - (iii) such shorter period as agreed by the Council.

Developed Non-Hotel Lot

A Lot that is:

- (a) created from the Land by the registration of a Plan of Subdivision approved by Council under section 50 of the *Land Title Act 1994* (Qld);
- (b) in its intended ultimate form for use in accordance with the Change Approval as:
 - (i) multiple dwelling;
 - (ii) short-term accommodation;
 - (iii) food and drink outlet;
 - (iv) bar; or
 - (v) shop;
- (c) not intended to be used as part of the Proposed Accommodation Hotel;
- (d) not intended to be the subject of a further development application for a material change of use of premises; and
- (e) not intended to remain in the ownership of the Developer, or the Landowner as at the Commencement Date.

Developer

The person described in **Item 2**.

Developer Obligations

The obligations of the Developer under this document.

Development	The proposed development of the Land generally in accordance with the Change Approval.
Development Approval	The development permit originally approved by the Council on 13 September 2019 and subsequently changed by way of minor change dated 20 June 2022, described as being for material change of use of premises to establish a resort complex (151 units and ancillary facilities), multiple dwelling and short-term accommodation (46 units), food and drink outlet, bar and shop, and assigned reference number MCU19/0081.01.
Dispute Notice	A Notice given by one party to the other under clause 10.2 .
Excluded Period	means any day which falls within the two calendar weeks in which Christmas day and new years day fall.
Financial Contribution	The payment of a monetary amount for infrastructure.
Force Majeure	<p>Any of the following:</p> <ul style="list-style-type: none">(a) act of war declared or undeclared;(b) accident, fire or explosion;(c) riot, civil disturbance, insurrection, sabotage or act of terrorism;(d) flood, earthquake, or other extreme weather event, but not including inclement weather, storms or rainfall (whether seasonal or unseasonal);(e) a nation or state-wide labour disturbance, strike, stoppage, go-slow, lock-out, blockade, picketing or industrial dispute by persons other than the Contractor or its Personnel; or(f) an epidemic, pandemic or quarantine (including any measures, shutdown or restrictions imposed by an Authority as a result of the occurrence of an epidemic, pandemic or quarantine). <p>to the extent that the effects of the event directly impact the performance of a party's obligation under this document, and which:</p> <ul style="list-style-type: none">(a) is beyond the control of the affected party;(b) could not have been reasonably foreseen by the affected party; and



Hotel Management Agreement	(c) was not directly or indirectly caused or contributed to by the affected party of its personnel.
Hotel Operator	The operator of the Proposed Accommodation Hotel.
Hotel Requirements	The requirements set out in Schedule 5 .
ICS	The infrastructure contribution schedule in Schedule 3 .
Infrastructure Contribution	A contribution for infrastructure, including: (a) a Financial Contribution; (b) a Land Contribution; and (c) a Works Contribution.
Infrastructure Standard	A standard, policy or procedure for infrastructure specified by the following: (a) Austroads; (b) Australian Standards Limited; (c) a manufacturer; (d) an Approval Authority; (e) AUS-SPEC; (f) the Department of Transport and Main Roads; (g) ISO International Standards; (h) the National Building Specification (NATSPEC); (i) the Building Code Australia which applies in the State of Queensland, for building work; (j) an Approval; and (k) this document.
Indemnity and Release Period	The period between the completion of the Defects Liability Period and the Maintenance Period (whichever is the later) to the date when the warranties under the Works Contract expire, but not exceeding a period of 7 years.

Item	An item in Schedule 1 .
Land	The land described in Item 5 .
Land Contribution	The provision of land (including any interest in, or licence over, land) for infrastructure.
Landowner	The Owner of the Land as at the Commencement Date as described in Item 3 , and any successors in title for the Land or any part of the Land.
Law	Any statute, regulation or subordinate legislation of the Commonwealth, the State of Queensland, or any local or other government in force in the State of Queensland, irrespective of where enacted.
Lot	The meaning given in the <i>Land Title Act 1994</i> (Qld).
Maintenance Period	The period during which the Developer is required to maintain a Works Contribution for a Stage in accordance with the clause 4.6 , which: <ul style="list-style-type: none"> (a) commences when the Council has given Notice that it is satisfied the Works Contribution for a Stage has reached Completion; and (b) ends at the expiry of the following: <ul style="list-style-type: none"> (i) 12 months; or (ii) such shorter period as agreed by the Council. <p>For the avoidance of doubt, the Maintenance Period only applies to the applicable Stage of the Works Contribution.</p>
Notice	Any certificate, demand or notice to be given by a party under this document.
Owner	The meaning given in the Planning Act, for an owner of land.
Plan	A map or plan in Schedule 2 .
Planning Act	The <i>Planning Act 2016</i> (Qld).
Plan of Subdivision	The meaning given in the <i>Land Title Act 1994</i> (Qld).
PPI	The producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge Construction Index for Queensland published by the Australian Bureau of Statistics or if that index is no longer published then an index which in the Council’s reasonable opinion is a similar index.

Proposed Accommodation Hotel	The component of the use of the Land as a consequence of the Development that is for an Accommodation Hotel pursuant to the Change Approval.
Relevant Hotel Period	means a period of 20 calendar years after the date that the use of the Land for the Proposed Accommodation Hotel commences.
Security	An unconditional, irrevocable bank guarantee obtained by the Developer in favour of the Council from an authorised deposit-taking institution within the meaning of the <i>Banking Act 1959</i> (Cth), or another form of security that is accepted in writing by Council.
Special Conditions	Those special conditions contained in: (a) Schedule 4 ; or (b) a Notice issued by the Council to the Developer under clause 4.2(d)(iii) .
Stage	Any of Stage 1, Stage 2 or Stage 3.
Stage 1	Stage 1 of the Works Contribution in item 1.2 of the ICS as indicated on Plan 2 of Schedule 2 .
Stage 2	Stage 2 of the Works Contribution in item 2.1 of the ICS as indicated on Plan 2 of Schedule 2 .
Stage 3	Stage 3 of the Works Contribution in item 3.1 of the ICS as indicated on Plan 2 of Schedule 2 .
Substantial Disruption	A disruption to the continuation of the construction of a Stage of Works Contribution which precludes construction from occurring and exceeds a continuous period of 4 weeks but: (a) excluding any period of Force Majeure; and (b) the calculation of the period under this definition excludes the Excluded Period.
WHS Legislation	All Laws in connection with workplace health and safety including the <i>Work Health and Safety Act 2011</i> (Qld) and the WHS Regulation.
WHS Regulation	The <i>Work Health and Safety Regulation 2011</i> (Qld).
Work Contract	A contract for the provision of a Works Contribution.
Work Contractor	A contractor under a Work Contract.
Works Contribution	The undertaking of works for infrastructure, including any materials or services required for that infrastructure.

14.2 Construction

Unless expressed to the contrary, in this document:

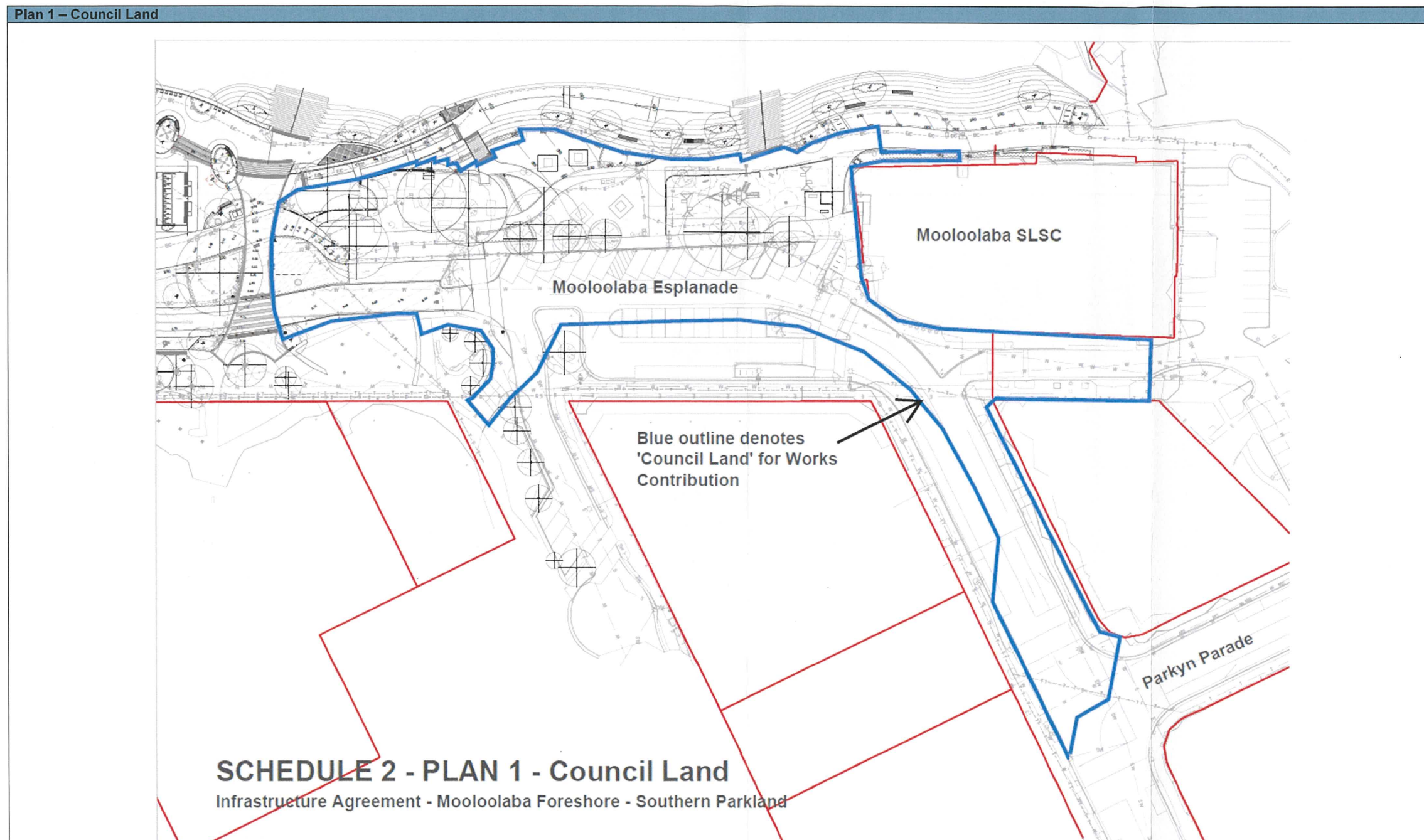
- (a) words in the singular include the plural and vice versa;
- (b) any gender includes the other genders;
- (c) if a word or phrase is defined, its other grammatical forms have corresponding meanings;
- (d) "includes" means includes without limitation;
- (e) no rule of construction will apply to the disadvantage of a party because that party drafted, put forward or would benefit from any term;
- (f) a reference to:
 - (i) a person includes a partnership, joint venture, unincorporated association, corporation, entity and a government agency;
 - (ii) a person includes the person's legal personal representatives, successors, assigns and persons substituted by novation;
 - (iii) any legislation includes subordinate legislation under it and includes that legislation and subordinate legislation as modified or replaced;
 - (iv) an obligation includes a warranty or representation and a reference to a failure to comply with an obligation includes a breach of warranty or representation;
 - (v) a right includes a benefit, remedy, discretion or power;
 - (vi) time is to local time in the Council's local government area;
 - (vii) "\$" or "dollars" is a reference to Australian currency;
 - (viii) this or any other document includes the document as novated, varied or replaced and despite any change in the identity of the parties;
 - (ix) writing includes:
 - (A) any mode of representing or reproducing words in tangible and permanently visible form, including fax transmission; and
 - (B) words created or stored in any electronic medium and retrievable in perceivable form.
 - (x) this document includes all schedules and annexures to it;
 - (xi) a clause, schedule or annexure is a reference to a clause, schedule or annexure, as the case may be, of this document; and
 - (xii) in the ICS, an "item" is to an item in the ICS;
- (g) a term that is used, but not defined in, this document will, unless the context otherwise requires, have the meaning given to it by (in the following descending order):
 - (i) the Planning Act; or
 - (ii) its ordinary meaning;

Schedule 1 Agreement Details

Item	Description	Details
1	Commencement Date	
	Date	<i>[to be inserted above by the last party to execute this document]</i>
2	Developer	
	Name	Aria Property Development Clubhouse Pty Ltd ACN 630 155 752
	Address	Level 2, 56 Boundary Street, South Brisbane Qld 4101
	Postal address	PO Box 3088, South Brisbane Qld 4101
	Phone	(07) 3226 0111
	Email	info@ariaproperty.com.au
3	Landowner	
	Name	Mooloolah Drive Pty Ltd ACN 105 293 883 as trustee
	Address	2/56 Boundary Street, South Brisbane Qld 410
	Postal address	PO Box 3088, South Brisbane Qld 4101
	Phone	(07) 3226 0111
	Email	info@ariaproperty.com.au
4	Council	
	Name	Sunshine Coast Regional Council
	Address	54 First Avenue, Maroochydore Qld 4558
	Postal address	Locked Bag 72 Sunshine Coast Mail Centre Qld 4560
	Phone	07 5475 7272
	Email	mail@sunshinecoast.qld.gov.au
5	Land	
	Address	1 Mooloolaba Esplanade, Mooloolaba Qld 4557
	Description	Lot 100 on SP257414

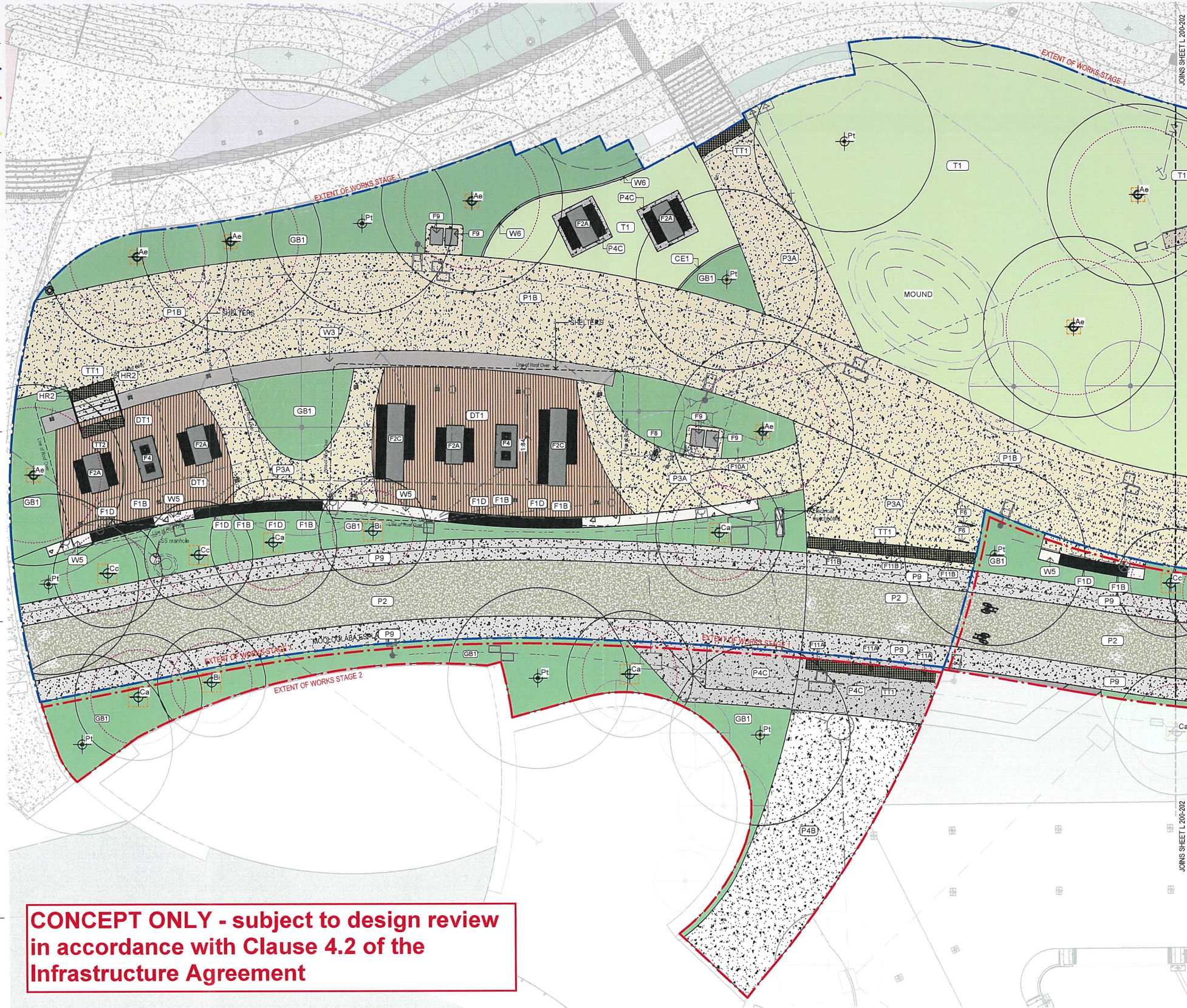
Schedule 2
Plans

No.	Description
1	Council Land
2	Staging Plan for Works Contribution
3	Works Contribution Concept Documentation



Plan 3— Works Contribution Concept Documentation

- LEGEND**
- STAGING**
- STAGE 1 SOUTHERN PARKLAND
 - STAGE 2 CYCLE STREET
 - STAGE 3 SCOPE AROUND SANDCASTLE RIVER ESPLANADE INTEGRATION
- PAVEMENT & SURFACING**
- PAVEMENT TYPE 1B Refer detail - / -
 - VEHICULAR PAVEMENT TYPE 2 Refer detail - / -
 - PAVEMENT TYPE 9 Refer detail - / -
 - PAVEMENT TYPE 3A Refer detail - / -
 - PAVEMENT TYPE 4B Refer detail - / -
 - PAVEMENT TYPE 4C Refer detail - / -
 - PAVEMENT TYPE 4D Refer detail - / -
 - PAVEMENT TYPE 6A Refer detail - / -
 - PAVEMENT TYPE 10 Refer detail - / -
 - TIMBER DECK Refer detail - / -
 - TACTILES Cautional
 - TACTILES Cautional
- HARDSCAPE**
- ST1 STAIRS TYPE 1 Refer detail - / -
 - HR2 HANDRAIL TYPE 2 Refer detail - / -
 - HR3 HANDRAIL TYPE 3 Refer detail - / -
 - W3 WALL TYPE 3 Refer detail - / -
 - W4A WALL TYPE 4A Refer detail - / -
 - W5 WALL TYPE 5 Refer detail - / -
 - W6 WALL TYPE 6 Refer detail - / -
 - CE1 EDGE TYPE 1 Refer detail - / -
- FURNITURES**
- F1B FURNITURE TYPE 1B Refer detail - / -
 - F1D FURNITURE TYPE 1D Refer detail - / -
 - F2A FURNITURE TYPE 2A Refer detail - / -
 - F2C FURNITURE TYPE 2C Refer detail - / -
 - F3B FURNITURE TYPE 3B Refer detail - / -
 - F4 FURNITURE TYPE 4 Refer detail - / -
 - F6 FURNITURE TYPE 6 Refer detail - / -
 - F8 FURNITURE TYPE 8 Refer detail - / -
 - F9 FURNITURE TYPE 9 Refer detail - / -
 - P10A FURNITURE TYPE 10A Refer detail - / -
 - F11A FURNITURE TYPE 11A Refer detail - / -
 - F11B FURNITURE TYPE 11B Refer detail - / -
 - F16 FURNITURE TYPE 16 Refer detail - / -
- SOFTSCAPE**
- GB1 PLANTING AREA TYPE 1 Refer detail - / -
 - T1 TURF TYPE 1 Refer detail - / -
 - TREES Refer Planting Plans



CONCEPT ONLY - subject to design review in accordance with Clause 4.2 of the Infrastructure Agreement

place design group.

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PROJECT
MOOLOOLABA FORESHORE - SOUTHERN PARKLANDS

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ARIA

NOTES
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ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK.	DATE
PRELIMINARY	PRELIMINARY FOR DISCUSSION		POD		18.01.24
PRELIMINARY	PRELIMINARY QUOTE/ESTIMATE		POD		02.01.24
PRELIMINARY	PRELIMINARY QUOTE/ESTIMATE		POD		18.01.24
PRELIMINARY	TENDER ISSUE		POD		19.05.24

DRAWING TITLE
SURFACE FINISHES PLAN - SHEET 01

DESIGN : FV
 DOCUMENT : PA
 PROJECT : 2021013

SCALE: 1:100 @ A1
 DRAWING NUMBER: 2021013-L-200-201
 REVISION: D

LEGEND

STAGING

- STAGE 1 SOUTHERN PARKLAND
- STAGE 2 CYCLE STREET
- STAGE 3 SCOPE AROUND SANDCASTLE RIVER ESPLANADE INTEGRATION

PAVEMENT & SURFACING

- PAVEMENT TYPE 1B Refer detail - / -
- VEHICULAR PAVEMENT TYPE 2 Refer detail - / -
- PAVEMENT TYPE 3 Refer detail - / -
- PAVEMENT TYPE 3A Refer detail - / -
- PAVEMENT TYPE 4B Refer detail - / -
- PAVEMENT TYPE 4C Refer detail - / -
- PAVEMENT TYPE 4D Refer detail - / -
- PAVEMENT TYPE 5A Refer detail - / -
- PAVEMENT TYPE 10 Refer detail - / -
- TIMBER DECK Refer detail - / -
- TACTILES Cautional
- TACTILES Cautional

HARDSCAPE

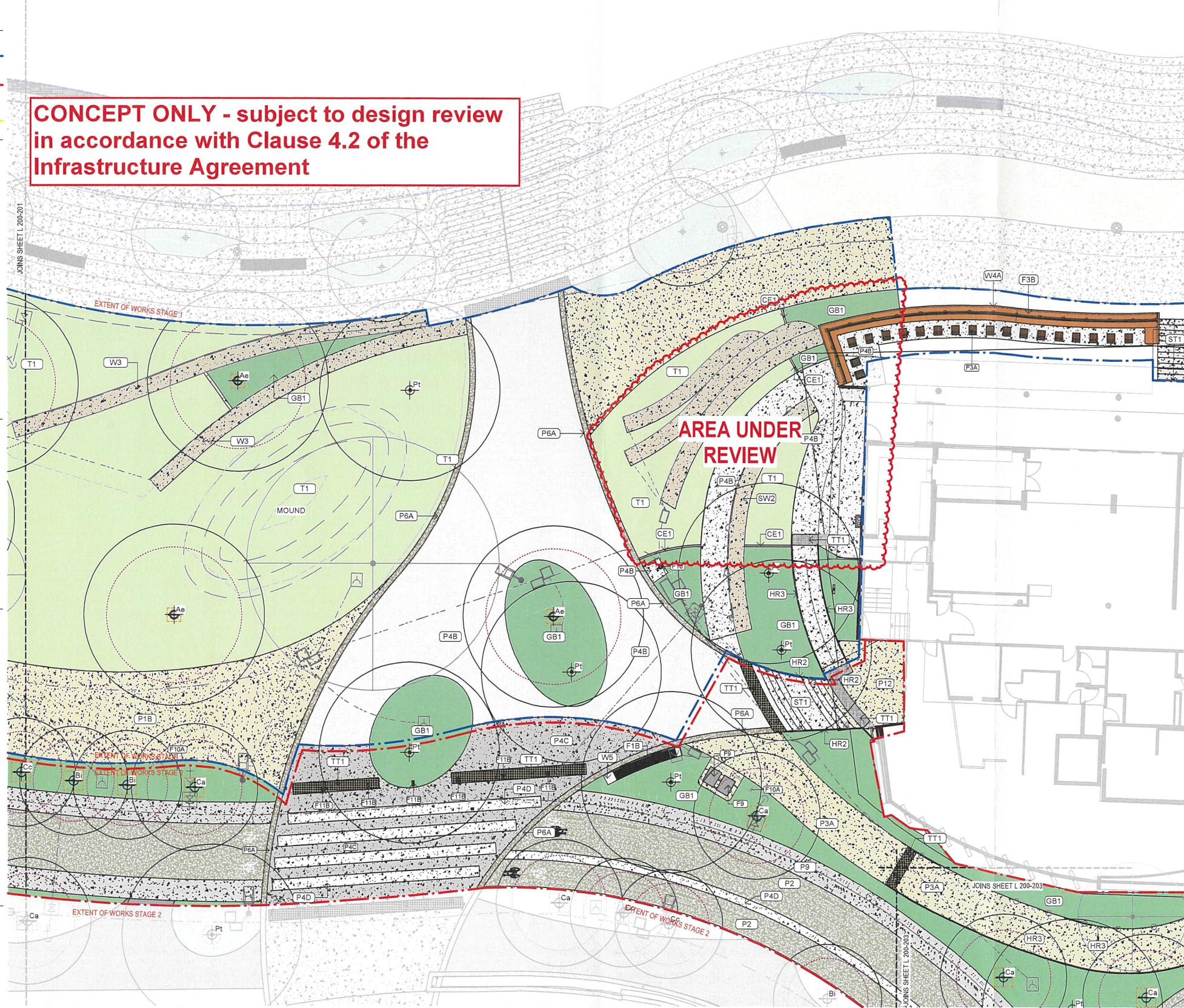
- ST1 STAIRS TYPE 1 Refer detail - / -
- HR2 HANDRAIL TYPE 2 Refer detail - / -
- HR3 HANDRAIL TYPE 3 Refer detail - / -
- W3 WALL TYPE 3 Refer detail - / -
- W4A WALL TYPE 4A Refer detail - / -
- W5 WALL TYPE 5 Refer detail - / -
- W6 WALL TYPE 6 Refer detail - / -
- CE1 EDGE TYPE 1 Refer detail - / -

FURNITURES

- F1B FURNITURE TYPE 1B Refer detail - / -
- F1D FURNITURE TYPE 1D Refer detail - / -
- F2A FURNITURE TYPE 2A Refer detail - / -
- F2C FURNITURE TYPE 2C Refer detail - / -
- F3B FURNITURE TYPE 3B Refer detail - / -
- F4 FURNITURE TYPE 4 Refer detail - / -
- F6 FURNITURE TYPE 6 Refer detail - / -
- F8 FURNITURE TYPE 8 Refer detail - / -
- F9 FURNITURE TYPE 9 Refer detail - / -
- F10A FURNITURE TYPE 10A Refer detail - / -
- F11A FURNITURE TYPE 11A Refer detail - / -
- F11B FURNITURE TYPE 11B Refer detail - / -
- F16 FURNITURE TYPE 16 Refer detail - / -

SOFTSCAPE

- CA1 PLANTING AREA TYPE 1 Refer detail - / -
- T1 TURF TYPE 1 Refer detail - / -
- TREES Refer Planting Plans



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AREA UNDER REVIEW

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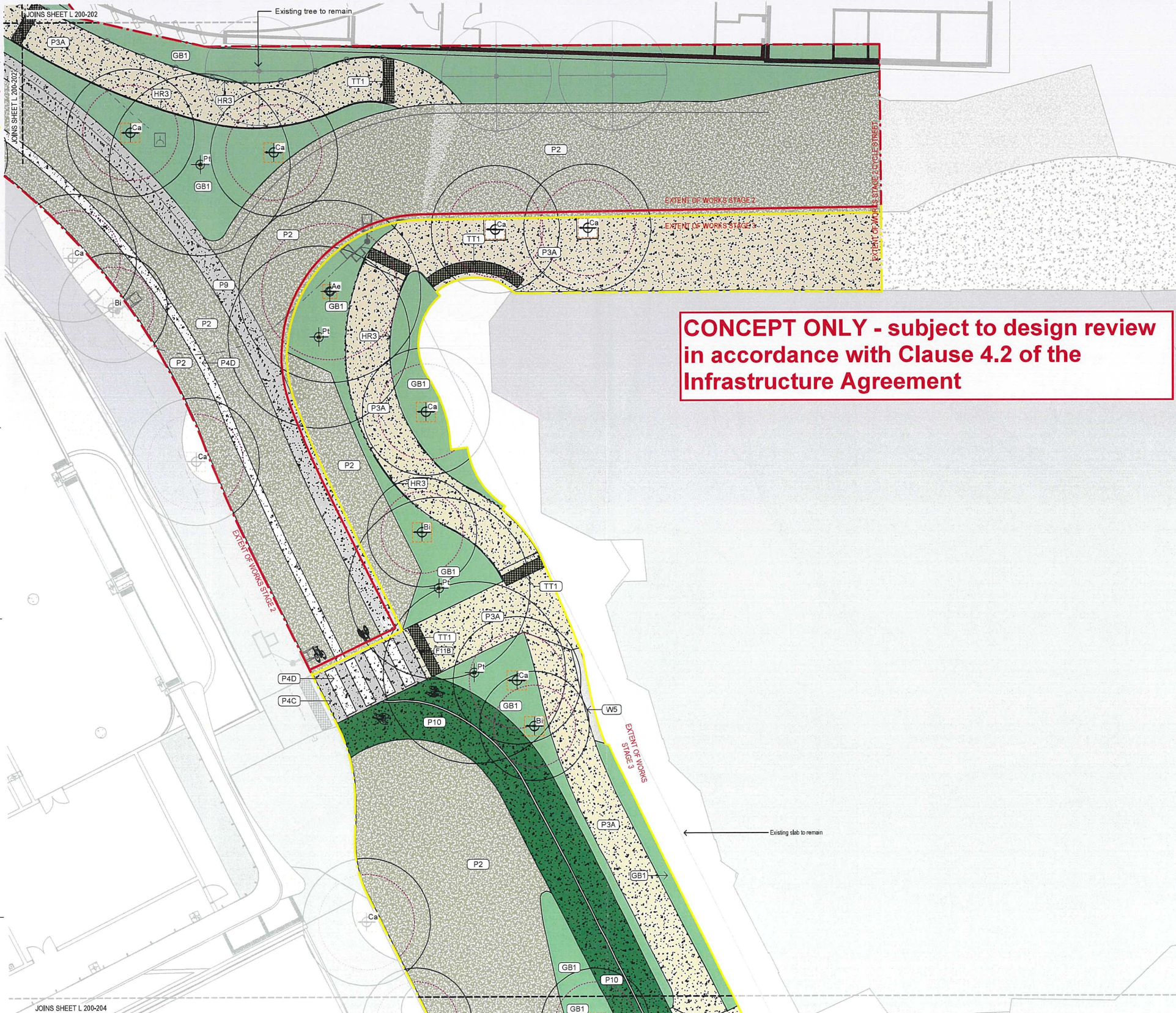
PROJECT
MOOLOOLABA FORESHORE - SOUTHERN PARKLANDS
 CLIENT
ARIA

NOTES
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REV	DATE	DESCRIPTION	BY	CHK	DATE
A	PRELIMINARY FOR DISCUSSION				16.06.24
B	PRELIMINARY FOR ESTIMATE				16.06.24
C	FOR INFORMATION				16.06.24
D	TENDER ISSUE				16.06.24

DRAWING TITLE
SURFACE FINISHES PLAN - SHEET 02
 DESIGN : FV
 DOCUMENT : PA
 PROJECT : 2021013
 SCALE : 1:100 @ A1
 DRAWING NUMBER : 2021013-L-200-202
 REVISION : D

- LEGEND**
- STAGING**
- STAGE 1 SOUTHERN PARKLAND
 - STAGE 2 CYCLE STREET
 - STAGE 3 SCOPE AROUND SANDCASTLE RIVER ESPLANADE INTEGRATION
- PAVEMENT & SURFACING**
- PAVEMENT TYPE 1B Refer detail - /-
 - VEHICULAR PAVEMENT TYPE 2 Refer detail - /-
 - PAVEMENT TYPE 9 Refer detail - /-
 - PAVEMENT TYPE 3A Refer detail - /-
 - PAVEMENT TYPE 4B Refer detail - /-
 - PAVEMENT TYPE 4C Refer detail - /-
 - PAVEMENT TYPE 4D Refer detail - /-
 - PAVEMENT TYPE 5A Refer detail - /-
 - PAVEMENT TYPE 10 Refer detail - /-
 - TIMBER DECK Refer detail - /-
 - TACTILES Cautional
 - TACTILES Cautional
- HARDSCAPE**
- ST1 STAIRS TYPE 1 Refer detail - /-
 - HR2 HANDRAIL TYPE 2 Refer detail - /-
 - HR3 HANDRAIL TYPE 3 Refer detail - /-
 - W3 WALL TYPE 3 Refer detail - /-
 - W4A WALL TYPE 4A Refer detail - /-
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 - W6 WALL TYPE 6 Refer detail - /-
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- FURNITURES**
- F1B FURNITURE TYPE 1B Refer detail - /-
 - F1D FURNITURE TYPE 1D Refer detail - /-
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 - F4 FURNITURE TYPE 4 Refer detail - /-
 - F6 FURNITURE TYPE 6 Refer detail - /-
 - F8 FURNITURE TYPE 8 Refer detail - /-
 - F9 FURNITURE TYPE 9 Refer detail - /-
 - F10A FURNITURE TYPE 10A Refer detail - /-
 - F11A FURNITURE TYPE 11A Refer detail - /-
 - F11B FURNITURE TYPE 11B Refer detail - /-
 - F16 FURNITURE TYPE 16 Refer detail - /-
- SOFTSCAPE**
- GB1 PLANTING AREA TYPE 1 Refer detail - /-
 - TT1 TURF TYPE 1 Refer detail - /-
 - TREES Refer Planting Plans



CONCEPT ONLY - subject to design review in accordance with Clause 4.2 of the Infrastructure Agreement

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PROJECT
 MOOLOOLABA FORESHORE - SOUTHERN PARKLANDS

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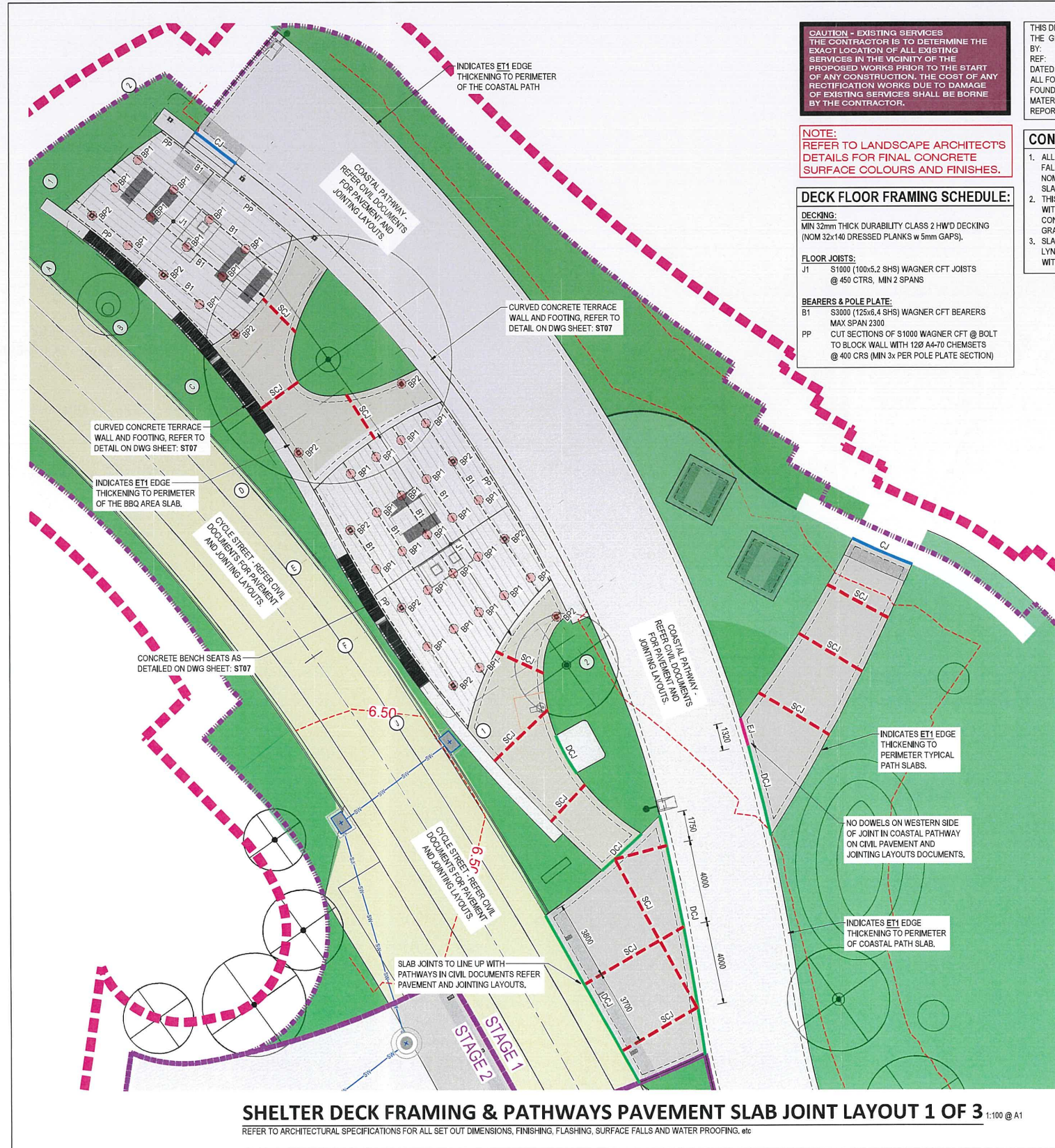


ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK.	DATE
PRELIMINARY	PRELIMINARY	PRELIMINARY	PRELIMINARY	PRELIMINARY	18.01.24
PRELIMINARY	PRELIMINARY	PRELIMINARY	PRELIMINARY	PRELIMINARY	18.01.24
TENDER	TENDER	TENDER	TENDER	TENDER	18.01.24

DRAWING TITLE
 SURFACE FINISHES PLAN - SHEET 03

DESIGN : FV NORTH
 DOCUMENT : PA
 PROJECT : 2021013

SCALE: 1:100 @ A1
 DRAWING NUMBER: 2021013-L-200-203 REVISION: D



CAUTION - EXISTING SERVICES
 THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION OF ALL EXISTING SERVICES IN THE VICINITY OF THE PROPOSED WORKS PRIOR TO THE START OF ANY CONSTRUCTION. THE COST OF ANY RECTIFICATION WORKS DUE TO DAMAGE OF EXISTING SERVICES SHALL BE BORNE BY THE CONTRACTOR.

NOTE:
 REFER TO LANDSCAPE ARCHITECTS DETAILS FOR FINAL CONCRETE SURFACE COLOURS AND FINISHES.

DECK FLOOR FRAMING SCHEDULE:
DECKING:
 MIN 32mm THICK DURABILITY CLASS 2 HWD DECKING (NOM 32x140 DRESSED PLANKS w 5mm GAPS).
FLOOR JOISTS:
 J1 S1000 (100x5.2 SHS) WAGNER CFT JOISTS @ 450 CTRS, MIN 2 SPANS
BEARERS & POLE PLATE:
 B1 S3000 (125x6.4 SHS) WAGNER CFT BEARERS MAX SPAN 2300
 PP CUT SECTIONS OF S1000 WAGNER CFT @ BOLT TO BLOCK WALL WITH 12Ø A4-70 CHEMSETS @ 400 CRS (MIN 3x PER POLE PLATE SECTION)

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE GEOTECHNICAL REPORT REFERENCE:
 BY: TECTONIC GEOTECHNICAL
 REF: 20259-001-Rev0
 DATED: 17-09-2020
 ALL FOOTINGS TO BE FOUND INTO SIMILAR FOUNDATION MATERIAL. SHOULD THE FOUNDATION MATERIAL VARY FROM THE SITE INVESTIGATION REPORT, CONSULT ENGINEER.

CONCRETE NOTES:
 1. ALL SLAB THICKNESSES ARE NOMINAL ONLY. ALL FALLS ARE IN ADDITION TO THE THICKNESS NOMINATED. SLAB TOP REINFORCEMENT TO MATCH SLAB FALLS.
 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECTS, HYDRAULIC AND CIVIL CONSULTANTS DRAWINGS FOR ALL LEVELS, FALLS, GRADES, DRAINAGE ETC.
 3. SLAB SURFACE IS TO BE CURED UTILISING LYNDON'S MULTICURE 'R' APPLIED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

SLAB NOTES:
TRAFFICABLE SLABS
 (COASTAL PATH):
 N32 CONCRETE GRADE
 150mm THICK MIN. (U.N.O)
 SL82 MESH, 65mm TOP COVER
 150mm CBR15 SUB-BASE UNDER CONCRETE PAVEMENT
OTHER PATHWAY SLABS:
 N32 CONCRETE GRADE
 135mm THICK MIN. (U.N.O)
 SL82 MESH, PLACED CENTRAL.

TYPICAL BAR LAPS

BAR	LAP LENGTHS
N12	600mm
N16	800mm

FOOTING SCHEDULE:

MARK	DESCRIPTION
BP1	Ø350 MASS CONC. BORED PIER, 6000 MIN INTO NATURAL GROUND WITH AN ALLOWABLE BEARING CAPACITY OF MIN. 100kPa. WHERE GREATER THAN 1500 LONG. REINFORCE WITH 4N12 VERT
BP2	Ø600 REIN. CONC. BORED PIER, 12000 MIN INTO NATURAL GROUND WITH AN ALLOWABLE BEARING CAPACITY OF MIN. 100kPa (NOM. 18000), REINFORCE WITH 6N16 & R6 HELIX, 300 PITCH, 75 COVER ALL ROUND
ET1	MIN. 3000 x 300W R.C. EDGE THICKENING, 3x11 TRENCH MESH, 50 COVER, WHERE ADJ. TO BBQ AREA DECK, TURN DOWN 500D TOTAL FOR FRAME CLEARANCE
SCJ	SAW-CUT CONTROL JOINT.
DCJ	DOWELLED CONTROL JOINT.
EJ	SLAB EXPANSION JOINT.
CJ	SLAB CONSTRUCTION JOINT.

REINFORCEMENT NOTES:
 SYMBOLS IN DRAWINGS FOR GRADE AND STRENGTH OF REINFORCEMENT ARE:
 1.1. SL OR RL - DENOTES WELDED WIRE REINFORCING MESH TO AS/NZS 4671:2001
 1.2. L - DENOTES STEEL REINFORCING BAR TO AS/NZS 4671:2001
 1.3. N - DENOTES HOT-ROLLED DEFORMED REINFORCING BAR TO AS/NZS 4671:2001
 1. RAFT OR SLAB MESH IS TO BE LAPPED BY ONE FULL PANEL OF MESH SO THAT THE TWO OUTERMOST TRANSVERSE WIRES OF EACH PANEL LAP AS SHOWN BELOW.
 2. WELDING OF REINFORCEMENT INCLUDING TACK WELDING FOR FIXING PURPOSES SHALL COMPLY WITH AS3600:2009 AND AS1554.3:2008. WELDING IS PERMITTED ONLY WHERE SHOWN IN THE DRAWINGS OR WHERE OTHERWISE APPROVED BY THE ENGINEER.
 3. TRENCH MESH SHALL HAVE ALL WIRES CUT FLUSH WITH THE OUTER MAIN WIRES. TRENCH MESH IN BEAMS SHALL BE OVERLAPPED BY THE WIDTH OF THE FABRIC AT T- AND L- INTERSECTIONS. TRENCH MESH SHALL BE SPLICED, WHERE NECESSARY, BY A LAP OF 600mm.
 4. LAP ALL REINFORCEMENT A DISTANCE OF 40 x THE NOMINAL BAR DIAMETER, BUT NO LESS THAN 500mm.
 5. LAP ALL REINFORCEMENT AROUND CORNERS 40 x THE NOMINAL BAR DIAMETER, BUT NO LESS THAN 500mm.
 6. BAR CHAIRS SUPPORTING SLAB FABRIC ARE TO BE NO MORE THAN 800mm APART IN GENERAL, AND 400mm APART AT LAPS.
 7. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

REINFC. CONCRETE NOTES:
 1. ALL FOOTINGS TO BE FOUND INTO MED-DENS TO DENSE YELLOW / GREY SANDS.
 2. ALL BEAMS TO HAVE N12 CORNER BARS (600x600) TO MATCH REINF. AS SPECIFIED. PROVIDE 3-N12 SPLICE BARS (600mm LAP) AT ALL BEAM JUNCTIONS.
 3. BASES OF ALL EXCAVATIONS TO BE FINISHED SOUND AND FREE OF ANY LOOSE MATERIAL PRIOR TO PLACEMENT OF CONCRETE.
 4. TERRACE PROTECTION TO BE PROVIDED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND OTHER RELEVANT CODES.
 5. ALL SURFACE RUNOFF TO BE DIRECTED AWAY FROM STRUCTURES. PROVIDE SURFACE FALLS TO SUIT.
 6. IF LARGE TREES ARE REMOVED DURING SITE PREPARATION THE VOIDS ARE TO BE EXCAVATED, BACKFILLED & COMPACTED WITH SUITABLE MATERIAL SIMILAR TO THE EXCAVATED MATERIAL.

CONCEPT ONLY - subject to design review in accordance with Clause 4.2 of the Infrastructure Agreement



FOR APPROVAL

No.	REVISION DESCRIPTION	DATE	BY	CHK
2	ADD STAGING EXTENTS	18-05-26	CL	CL
1	FOR APPROVAL	18-05-26	NN	CL

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CLIENT:
ARIA PROPERTY GROUP

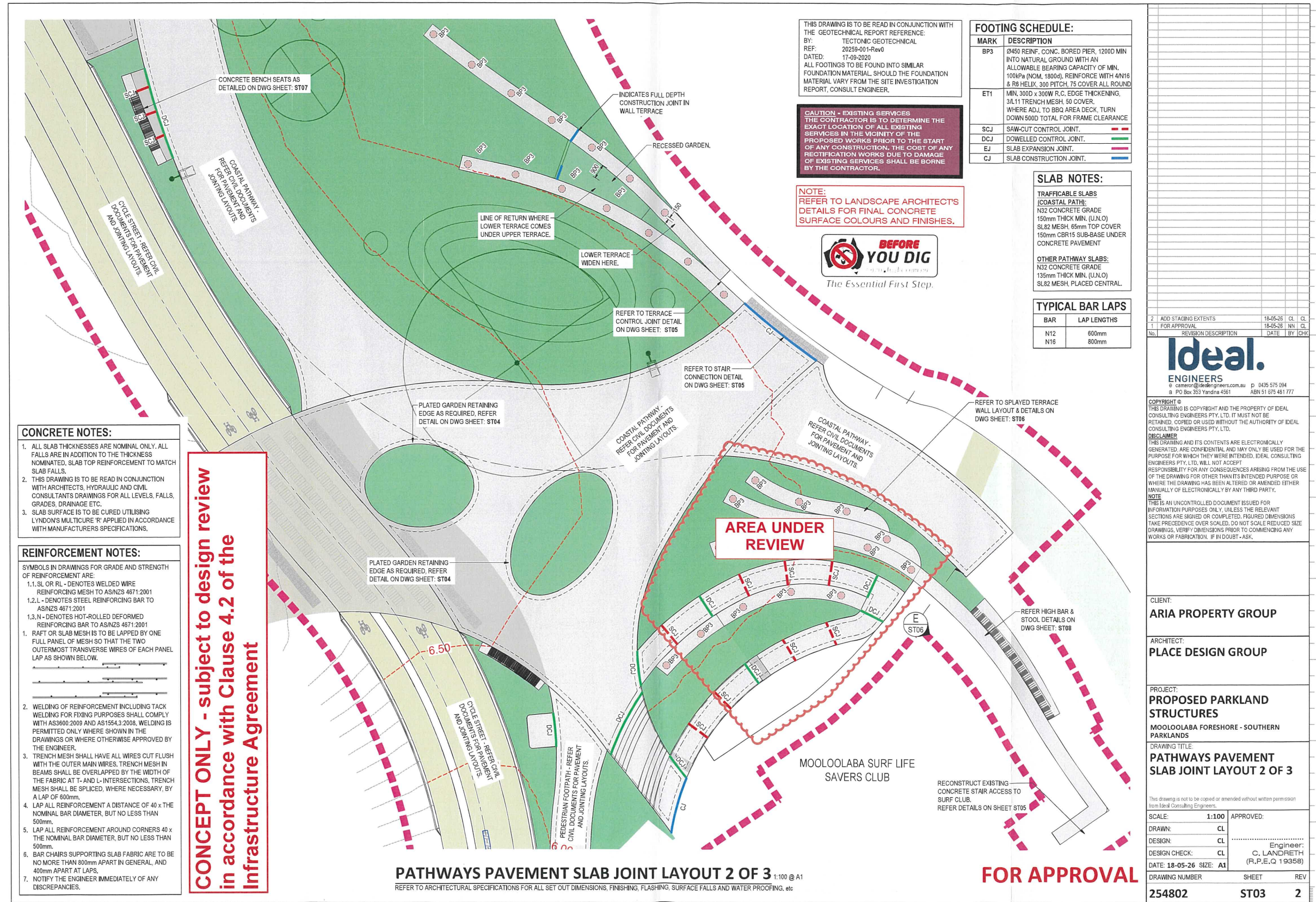
ARCHITECT:
PLACE DESIGN GROUP

PROJECT:
PROPOSED PARKLAND STRUCTURES
 MOOLOOLABA FORESHORE - SOUTHERN PARKLANDS

DRAWING TITLE:
SHELTER DECK FRAMING & PATHWAYS PAVEMENT SLAB JOINT LAYOUT 1 OF 3

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SCALE: **1:100** APPROVED:
 DRAWN: **CL**
 DESIGN: **CL**
 DESIGN CHECK: **CL** Engineer: **C. LANDRETH (R.P.E.Q 19358)**
 DATE: **18-05-26** SIZE: **A1**
 DRAWING NUMBER: **254802** SHEET: **ST02** REV: **2**



CONCRETE NOTES:

- ALL SLAB THICKNESSES ARE NOMINAL ONLY. ALL FALLS ARE IN ADDITION TO THE THICKNESS NOMINATED. SLAB TOP REINFORCEMENT TO MATCH SLAB FALLS.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECTS, HYDRAULIC AND CIVIL CONSULTANTS DRAWINGS FOR ALL LEVELS, FALLS, GRADES, DRAINAGE ETC.
- SLAB SURFACE IS TO BE CURED UTILISING LYNDON'S MULTICURE 'R' APPLIED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

REINFORCEMENT NOTES:

SYMBOLS IN DRAWINGS FOR GRADE AND STRENGTH OF REINFORCEMENT ARE:

- 1.1, SL OR RL - DENOTES WELDED WIRE REINFORCING MESH TO AS/NZS 4671:2001
- 1.2, L - DENOTES STEEL REINFORCING BAR TO AS/NZS 4671:2001
- 1.3, N - DENOTES HOT-ROLLED DEFORMED REINFORCING BAR TO AS/NZS 4671:2001

- RAFT OR SLAB MESH IS TO BE LAPPED BY ONE FULL PANEL OF MESH SO THAT THE TWO OUTERMOST TRANSVERSE WIRES OF EACH PANEL LAP AS SHOWN BELOW.

- WELDING OF REINFORCEMENT INCLUDING TACK WELDING FOR FIXING PURPOSES SHALL COMPLY WITH AS3600:2009 AND AS1554.3:2008. WELDING IS PERMITTED ONLY WHERE SHOWN IN THE DRAWINGS OR WHERE OTHERWISE APPROVED BY THE ENGINEER.
- TRENCH MESH SHALL HAVE ALL WIRES CUT FLUSH WITH THE OUTER MAIN WIRES. TRENCH MESH IN BEAMS SHALL BE OVERLAPPED BY THE WIDTH OF THE FABRIC AT T- AND L- INTERSECTIONS. TRENCH MESH SHALL BE SPLICED, WHERE NECESSARY, BY A LAP OF 600mm.
- LAP ALL REINFORCEMENT A DISTANCE OF 40 x THE NOMINAL BAR DIAMETER, BUT NO LESS THAN 500mm.
- LAP ALL REINFORCEMENT AROUND CORNERS 40 x THE NOMINAL BAR DIAMETER, BUT NO LESS THAN 500mm.
- BAR CHAIRS SUPPORTING SLAB FABRIC ARE TO BE NO MORE THAN 800mm APART IN GENERAL, AND 400mm APART AT LAPS.
- NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

CONCEPT ONLY - subject to design review in accordance with Clause 4.2 of the Infrastructure Agreement

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE GEOTECHNICAL REPORT REFERENCE:
 BY: TECTONIC GEOTECHNICAL
 REF: 20259-001-Rev0
 DATED: 17-09-2020
 ALL FOOTINGS TO BE FOUND INTO SIMILAR FOUNDATION MATERIAL. SHOULD THE FOUNDATION MATERIAL VARY FROM THE SITE INVESTIGATION REPORT, CONSULT ENGINEER.

CAUTION - EXISTING SERVICES
 THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION OF ALL EXISTING SERVICES IN THE VICINITY OF THE PROPOSED WORKS PRIOR TO THE START OF ANY CONSTRUCTION. THE COST OF ANY RECTIFICATION WORKS DUE TO DAMAGE OF EXISTING SERVICES SHALL BE BORNE BY THE CONTRACTOR.

NOTE:
 REFER TO LANDSCAPE ARCHITECT'S DETAILS FOR FINAL CONCRETE SURFACE COLOURS AND FINISHES.



FOOTING SCHEDULE:

MARK	DESCRIPTION
BP3	Ø450 REIN. CONC. BORED PIER, 12000 MIN INTO NATURAL GROUND WITH AN ALLOWABLE BEARING CAPACITY OF MIN. 100kPa (NOM. 1800d). REINFORCE WITH 4N16 & R6 HELIX, 300 PITCH, 75 COVER ALL ROUND
ET1	MIN. 300D x 300W R.C. EDGE THICKENING, 3L11 TRENCH MESH, 50 COVER, WHERE ADJ. TO BBQ AREA DECK, TURN DOWN 500D TOTAL FOR FRAME CLEARANCE
SCJ	SAW-CUT CONTROL JOINT.
DCJ	DOWELED CONTROL JOINT.
EJ	SLAB EXPANSION JOINT.
CJ	SLAB CONSTRUCTION JOINT.

SLAB NOTES:

TRAFFICABLE SLABS (COASTAL PATH):
 N32 CONCRETE GRADE
 150mm THICK MIN. (U.N.O)
 SL82 MESH, 85mm TOP COVER
 150mm CBR15 SUB-BASE UNDER CONCRETE PAVEMENT

OTHER PATHWAY SLABS:
 N32 CONCRETE GRADE
 135mm THICK MIN. (U.N.O)
 SL82 MESH, PLACED CENTRAL.

TYPICAL BAR LAPS

BAR	LAP LENGTHS
N12	600mm
N16	800mm

No.	REVISION DESCRIPTION	DATE	BY	CHK
2	ADD STAGING EXTENTS	18-05-26	CL	CL
1	FOR APPROVAL	18-05-26	NN	CL

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CLIENT:
ARIA PROPERTY GROUP

ARCHITECT:
PLACE DESIGN GROUP

PROJECT:
PROPOSED PARKLAND STRUCTURES
 MOOLOOLABA FORESHORE - SOUTHERN PARKLANDS

DRAWING TITLE:
PATHWAYS PAVEMENT SLAB JOINT LAYOUT 2 OF 3

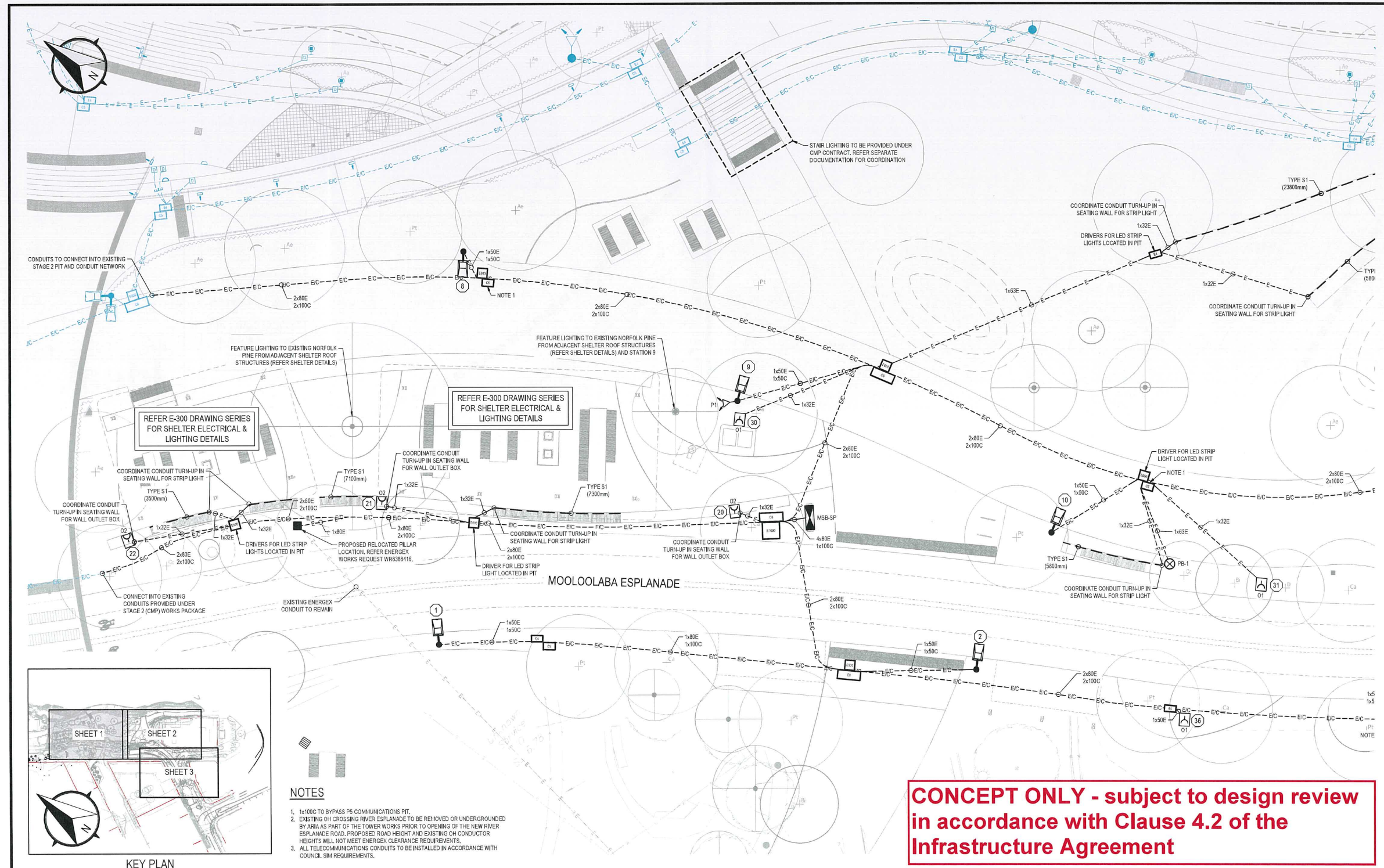
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SCALE: **1:100** APPROVED:

DRAWN: CL
 DESIGN: CL
 DESIGN CHECK: CL
 DATE: 18-05-26 SIZE: A1

Engineer:
C. LANDRETH (R.P.E.Q 19358)

DRAWING NUMBER SHEET REV
254802 ST03 2



ALL DRAWINGS TO BE PRINTED IN COLOUR!
 FILE: G:\M683D - MOOLOOLABA FORESHORE SOUTHERN PARKLANDS\01 WEBBRIE-202_E-204.dwg DATE: 15/May/2026 BY: lsdauh

Rv	DATE	REVISIONS	DWN.	APP.
B	15.05.2026	TENDER ISSUE	B.D	C.L
A	17.03.2026	DETAILED DESIGN	B.D	C.L

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 CONSULTING ENGINEERS AND ARCHITECTS
 10/1100 Mooloolaba Esplanade, Mooloolaba QLD 4657
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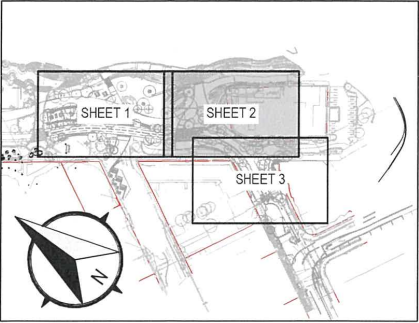
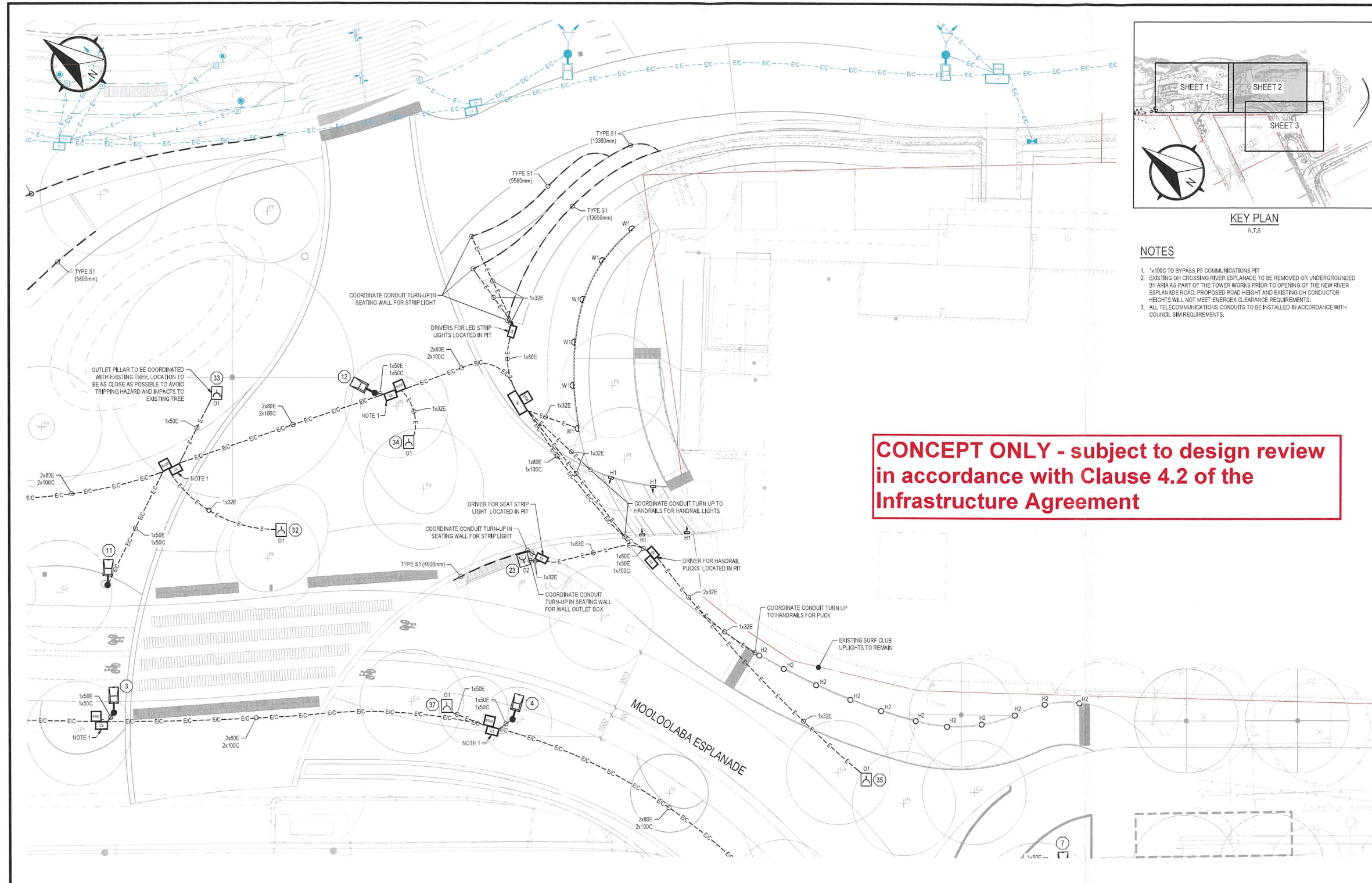
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MOOLOOLABA FORESHORE REVITALISATION
 SOUTHERN PARKLANDS
 LAYOUT PLAN - ELECTRICAL SERVICES
 SHEET 1 OF 3

Drawing Number	M683D
Sheet No. - Revision No.	E-202 B



KEY PLAN
N.T.S

NOTES

- 1x100C TO BYPASS PS COMMUNICATIONS PIT
- EXISTING OH CROSSING RIVER ESPLANADE TO BE REMOVED OR UNDERGROUNDED BY ARIA AS PART OF THE TOWER WORKS PRIOR TO OPENING OF THE NEW RIVER ESPLANADE ROAD. PROPOSED ROAD HEIGHT AND EXISTING OH CONDUCTOR HEIGHTS WILL NOT MEET ENERGEK CLEARANCE REQUIREMENTS.
- ALL TELECOMMUNICATIONS CONDUITS TO BE INSTALLED IN ACCORDANCE WITH COUNCIL SIM REQUIREMENTS.

**CONCEPT ONLY - subject to design review
 in accordance with Clause 4.2 of the
 Infrastructure Agreement**

ALL DRAWINGS TO BE PRINTED IN COLOUR!

FILE: G:\M683D - MOOLOOLABA FORESHORE SOUTHERN PARKLANDS\01 WEBBIE-202_E-204.dwg DATE: 15/May/2026 BY: bdauth

Rv	DATE	DETAILS	REVISIONS	DWN.	APP.
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A	17.03.2026	DETAILED DESIGN		B.D	C.L

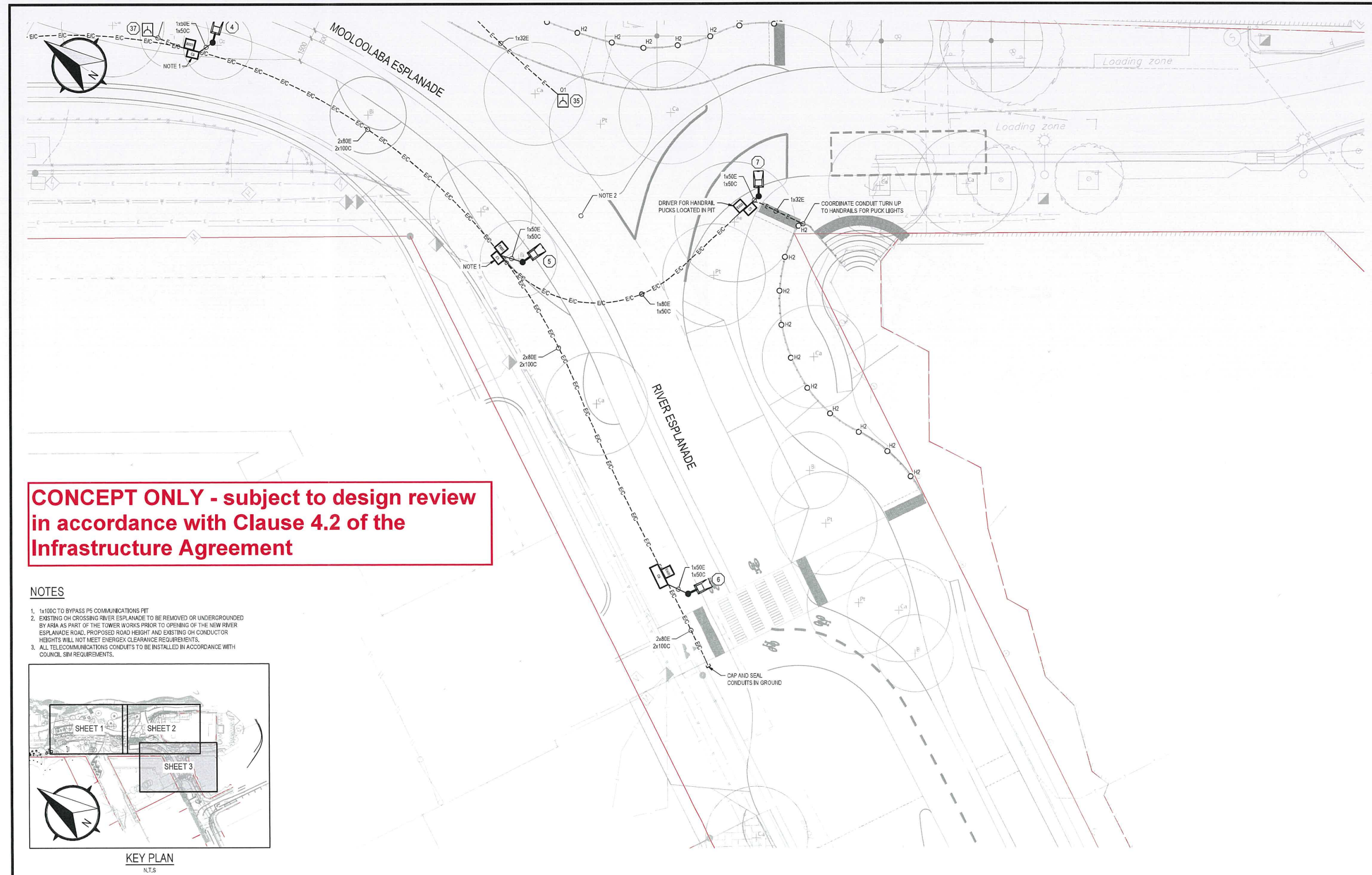
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WEBB AUSTRALIAN GROUP (Pty) Ltd
 WEBS JOB # M683D

Sunshine Coast
COUNCIL

MOOLOOLABA FORESHORE REVITALISATION
 SOUTHERN PARKLANDS
 LAYOUT PLAN - ELECTRICAL SERVICES
 SHEET 2 OF 3

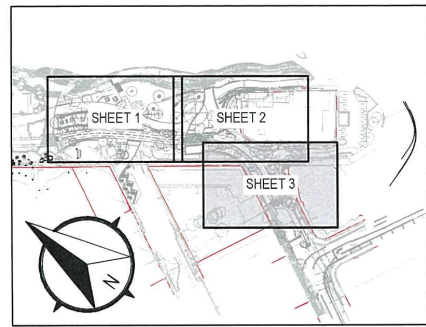
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Sheet No. - Revision No.	E-203 B



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 Infrastructure Agreement**

NOTES

1. 1x150C TO BYPASS PS COMMUNICATIONS PIT
2. EXISTING OH CROSSING RIVER ESPLANADE TO BE REMOVED OR UNDERGROUNDED BY ARIA AS PART OF THE TOWER WORKS PRIOR TO OPENING OF THE NEW RIVER ESPLANADE ROAD. PROPOSED ROAD HEIGHT AND EXISTING OH CONDUCTOR HEIGHTS WILL NOT MEET ENERGEX CLEARANCE REQUIREMENTS.
3. ALL TELECOMMUNICATIONS CONDUITS TO BE INSTALLED IN ACCORDANCE WITH COUNCIL SIM REQUIREMENTS.



KEY PLAN
 N.T.S

Rv	DATE	REVISIONS	DWN.	APP.
B	15.05.2026	TENDER ISSUE	B.D	C.L
A	17.03.2026	DETAILED DESIGN	B.D	C.L

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 CONSULTING ENGINEERS, ARCHITECTS & CIVIL ENGINEERS
 11/111 RIVERVIEW DRIVE, SUITE 101, RIVERVIEW, VIC 3091
 TEL: 03 9490 8800
 WWW.WEBBENGINEERS.COM.AU

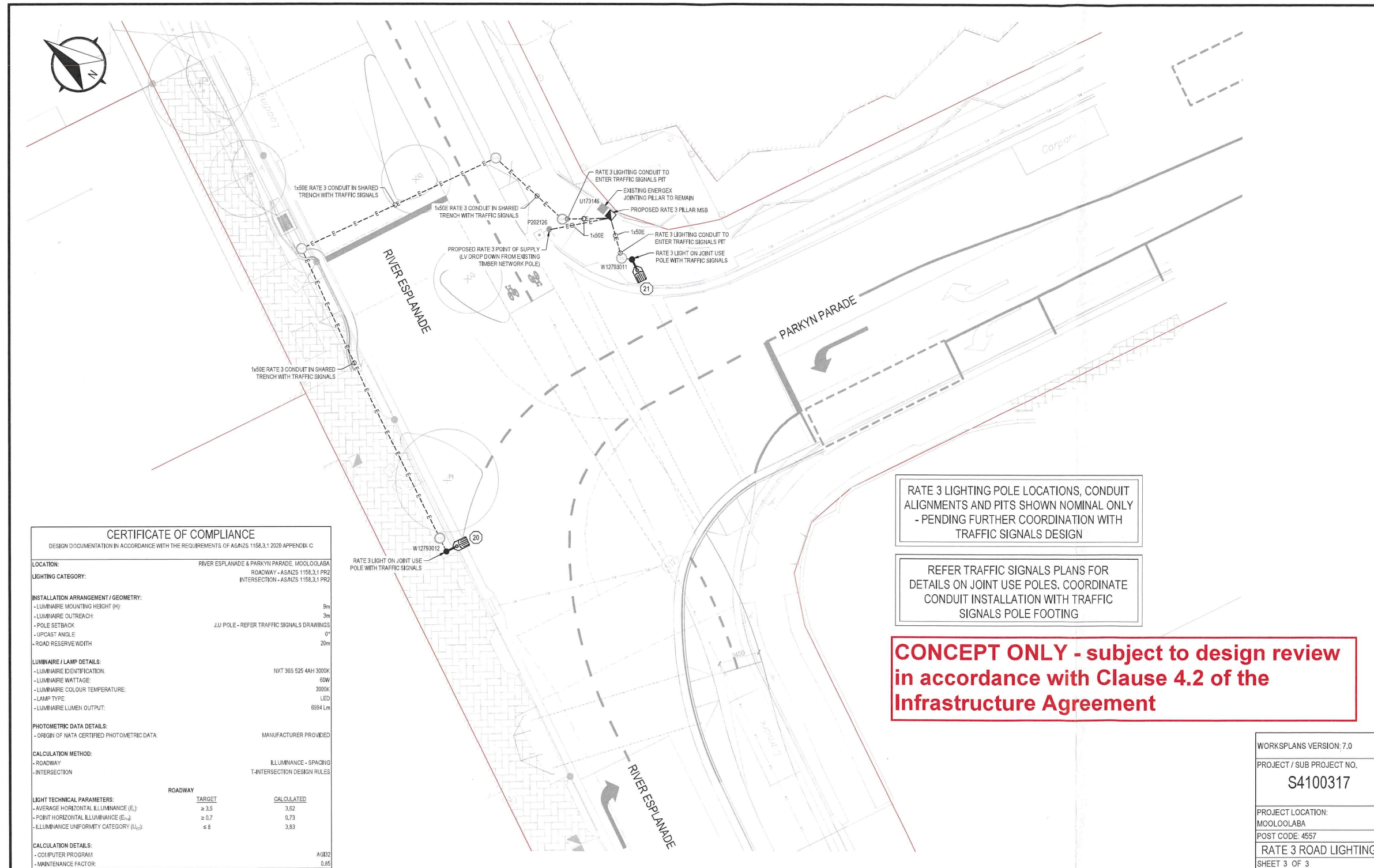
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MOOLOOLABA FORESHORE REVITALISATION
 SOUTHERN PARKLANDS
 LAYOUT PLAN - ELECTRICAL SERVICES
 SHEET 3 OF 3

Drawing Number	M683D
Sheet No. - Revision No.	E-204 B

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 FILE: G:\M683D - MOOLOOLABA FORESHORE SOUTHERN PARKLANDS\01 WEBBIE-2024_E-204.dwg DATE: 15/May/2026 BY: bdauth



CERTIFICATE OF COMPLIANCE	
DESIGN DOCUMENTATION IN ACCORDANCE WITH THE REQUIREMENTS OF AS/NZS 1158.3.1:2020 APPENDIX C	
LOCATION:	RIVER ESPLANADE & PARKYN PARADE, MOOLOOLABA
LIGHTING CATEGORY:	ROADWAY - AS/NZS 1158.3.1 PR2 INTERSECTION - AS/NZS 1158.3.1 PR2
INSTALLATION ARRANGEMENT / GEOMETRY:	
- LUMINAIRE MOUNTING HEIGHT (H):	9m
- LUMINAIRE OUTREACH:	3m
- POLE SETBACK:	J.U. POLE - REFER TRAFFIC SIGNALS DRAWINGS
- UPCAST ANGLE:	0°
- ROAD RESERVE WIDTH:	20m
LUMINAIRE / LAMP DETAILS:	
- LUMINAIRE IDENTIFICATION:	NXT 365 525 4AH 3000K
- LUMINAIRE WATTAGE:	50W
- LUMINAIRE COLOUR TEMPERATURE:	3000K
- LAMP TYPE:	LED
- LUMINAIRE LUMEN OUTPUT:	6694 Lm
PHOTOMETRIC DATA DETAILS:	
- ORIGIN OF NATA CERTIFIED PHOTOMETRIC DATA:	MANUFACTURER PROVIDED
CALCULATION METHOD:	
- ROADWAY:	ILLUMINANCE - SPACING
- INTERSECTION:	T-INTERSECTION DESIGN RULES
LIGHT TECHNICAL PARAMETERS:	
- AVERAGE HORIZONTAL ILLUMINANCE (E _h):	TARGET: ≥ 3.5 CALCULATED: 3.62
- POINT HORIZONTAL ILLUMINANCE (E _p):	TARGET: ≥ 0.7 CALCULATED: 0.73
- ILLUMINANCE UNIFORMITY CATEGORY (U ₀):	TARGET: ≤ 8 CALCULATED: 3.83
CALCULATION DETAILS:	
- COMPUTER PROGRAM:	AIGS2
- MAINTENANCE FACTOR:	0.85

RATE 3 LIGHTING POLE LOCATIONS, CONDUIT ALIGNMENTS AND PITS SHOWN NOMINAL ONLY - PENDING FURTHER COORDINATION WITH TRAFFIC SIGNALS DESIGN

REFER TRAFFIC SIGNALS PLANS FOR DETAILS ON JOINT USE POLES. COORDINATE CONDUIT INSTALLATION WITH TRAFFIC SIGNALS POLE FOOTING

CONCEPT ONLY - subject to design review in accordance with Clause 4.2 of the Infrastructure Agreement

WORKSPANS VERSION: 7.0
PROJECT / SUB PROJECT NO. S4100317
PROJECT LOCATION: MOOLOOLABA POST CODE: 4557 RATE 3 ROAD LIGHTING SHEET 3 OF 3

REV	DATE	REVISIONS	DWN.	APP.
B	15.05.2026	TENDER ISSUE	B.D	C.L
A	17.03.2026	DETAILED DESIGN	B.D	C.L

0 2 4 8m
1:100 @ A1

WEBB AUSTRALIAN GROUP (ASD) PTY LTD
 45/46 WILSON ROAD, SUITE 101, MOOLOOLABA, QLD 4557
 TEL: 07 5522 1111
 WWW.WEBBGROUP.COM.AU

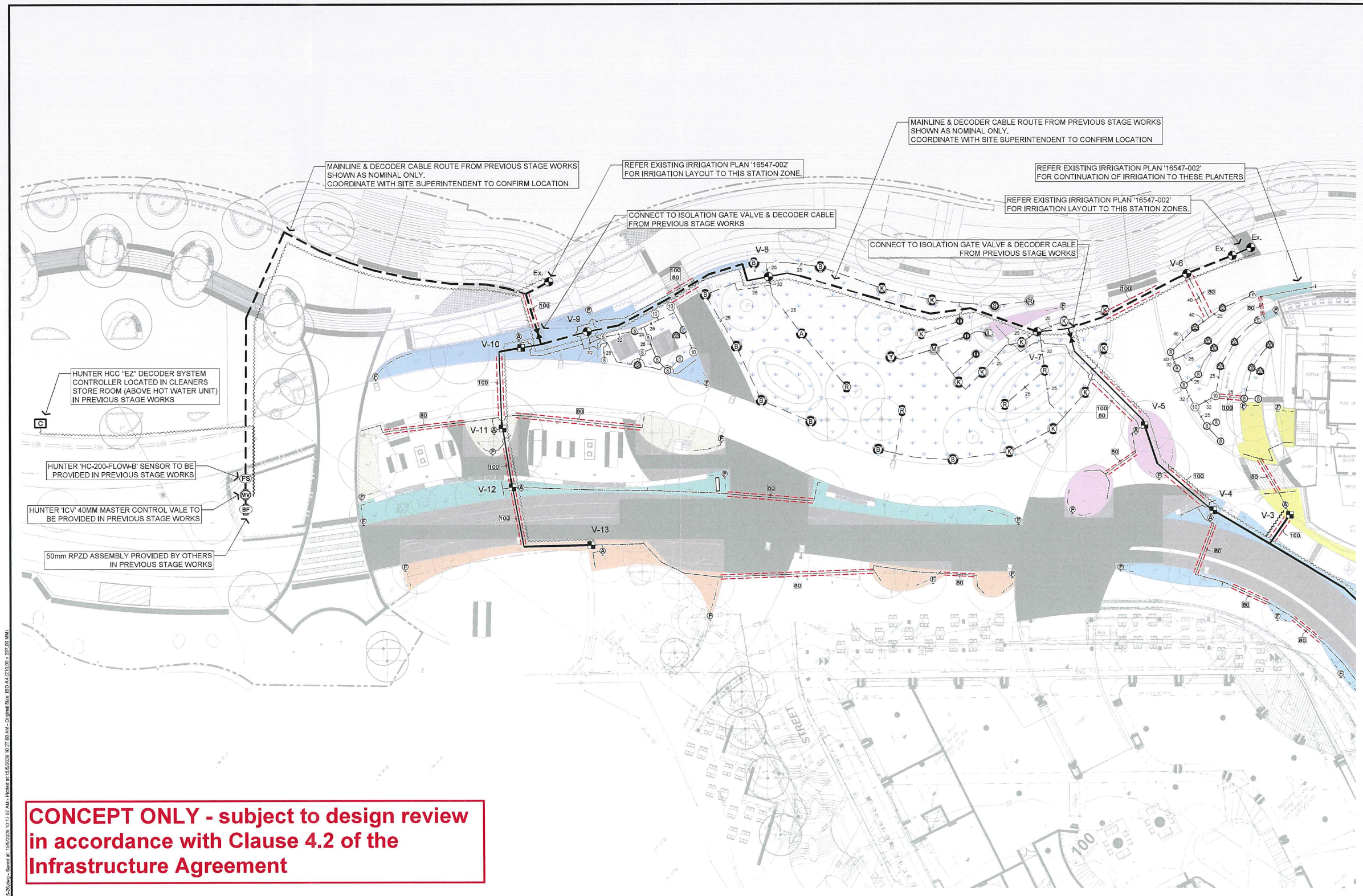
WEBB JOB # M683D

Sunshine Coast COUNCIL

MOOLOOLABA FORESHORE REVITALISATION
 SOUTHERN PARKLANDS
 RATE 3 LIGHTING LAYOUT PLAN

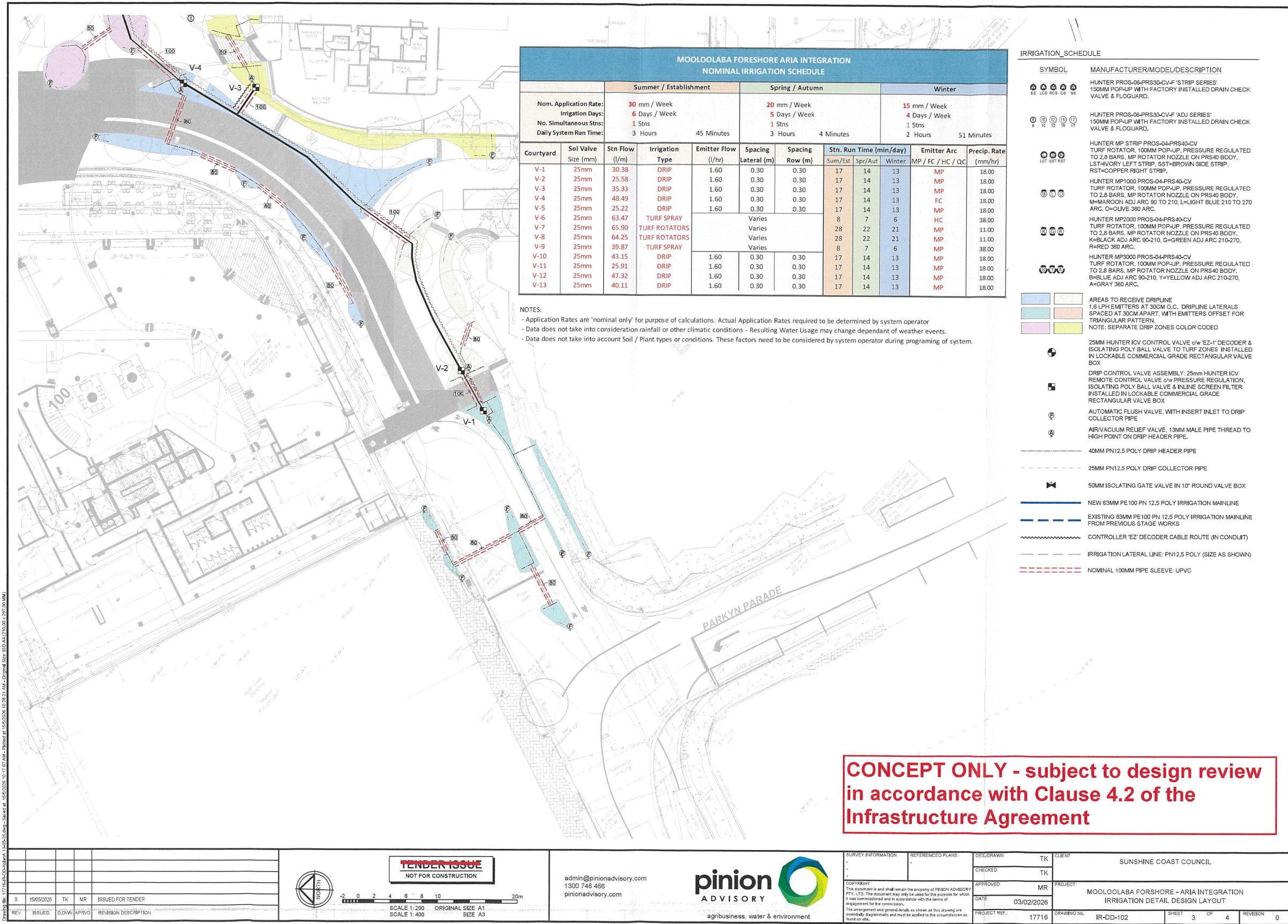
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Sheet No. - Revision No. E-410 B

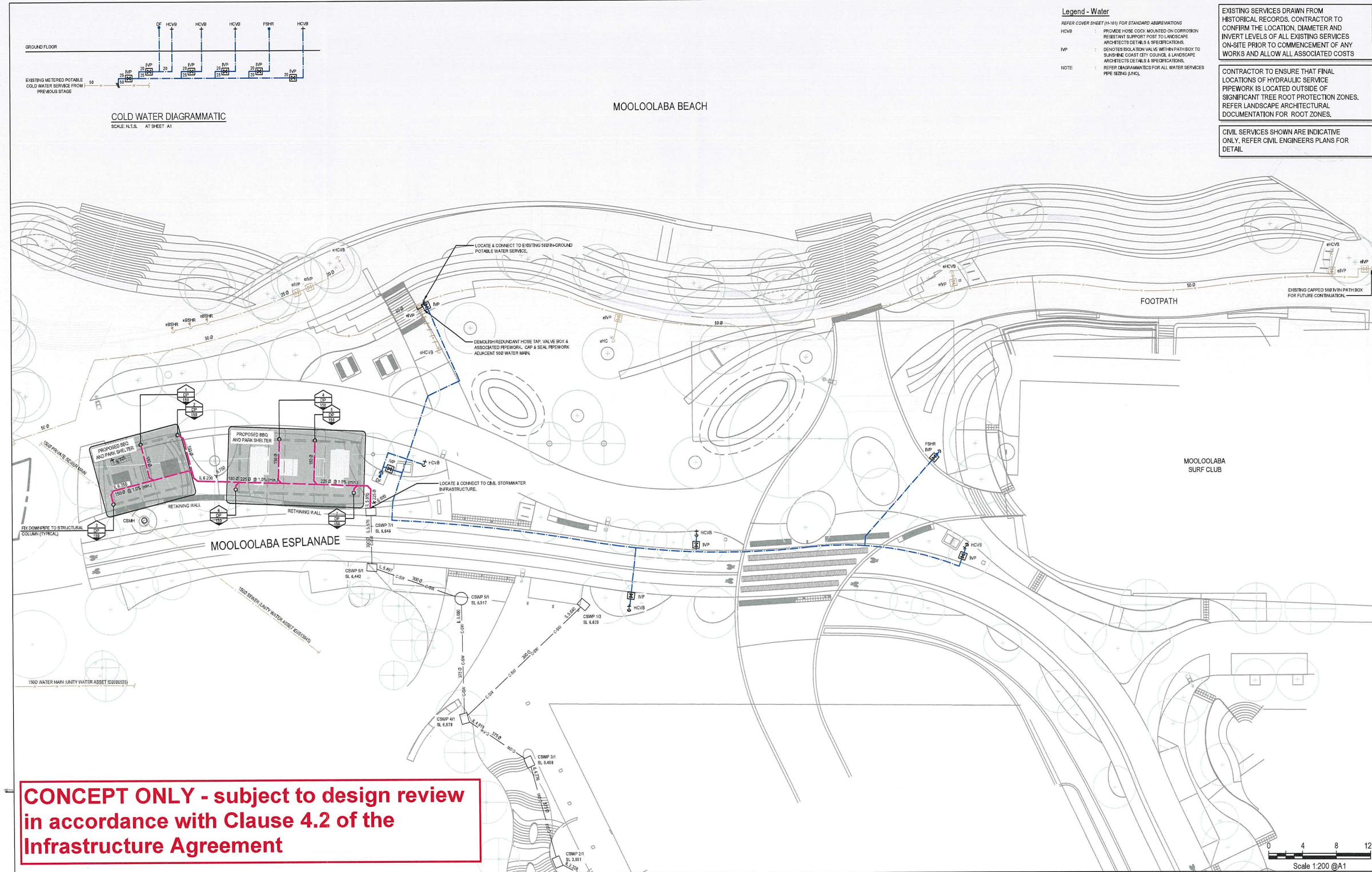
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<p>0 15/05/2023 TK MR ISSUED FOR TENDER</p>		<p>TENDER ISSUE NOT FOR CONSTRUCTION</p>		<p>admin@pinionadvisory.com 1300 746 466 pinionadvisory.com</p>		<p>pinion ADVISORY</p>		<p>SUNSHINE COAST COUNCIL</p>	
<p>SCALE 1:200 ORIGINAL SIZE A1 SCALE 1:400 SIZE A3</p>		<p>agribusiness, water & environment</p>		<p>PROJECT: MOOLOOLABA FORSHORE - ARIA INTEGRATION IRRIGATION DETAIL DESIGN LAYOUT</p>		<p>DATE: 03/02/2026</p>		<p>DRAWING NO. IR-DD-101 SHEET 2 OF 4 REVISION 0</p>	





Legend - Water
 REFER COVER SHEET (S-101) FOR STANDARD ABBREVIATIONS
 HCVB : PROVIDE HOSE COCK MOUNTED ON CORROSION RESISTANT SUPPORT POST TO LANDSCAPE ARCHITECTS DETAIL & SPECIFICATIONS.
 IVP : DENOTES ISOLATION VALVE WITH IN-PATH BOX TO SUNSHINE COAST CITY COUNCIL & LANDSCAPE ARCHITECTS DETAIL & SPECIFICATIONS.
 NOTE : REFER DIAGRAMMATICS FOR ALL WATER SERVICES PIPE SIZING (DN/IN).

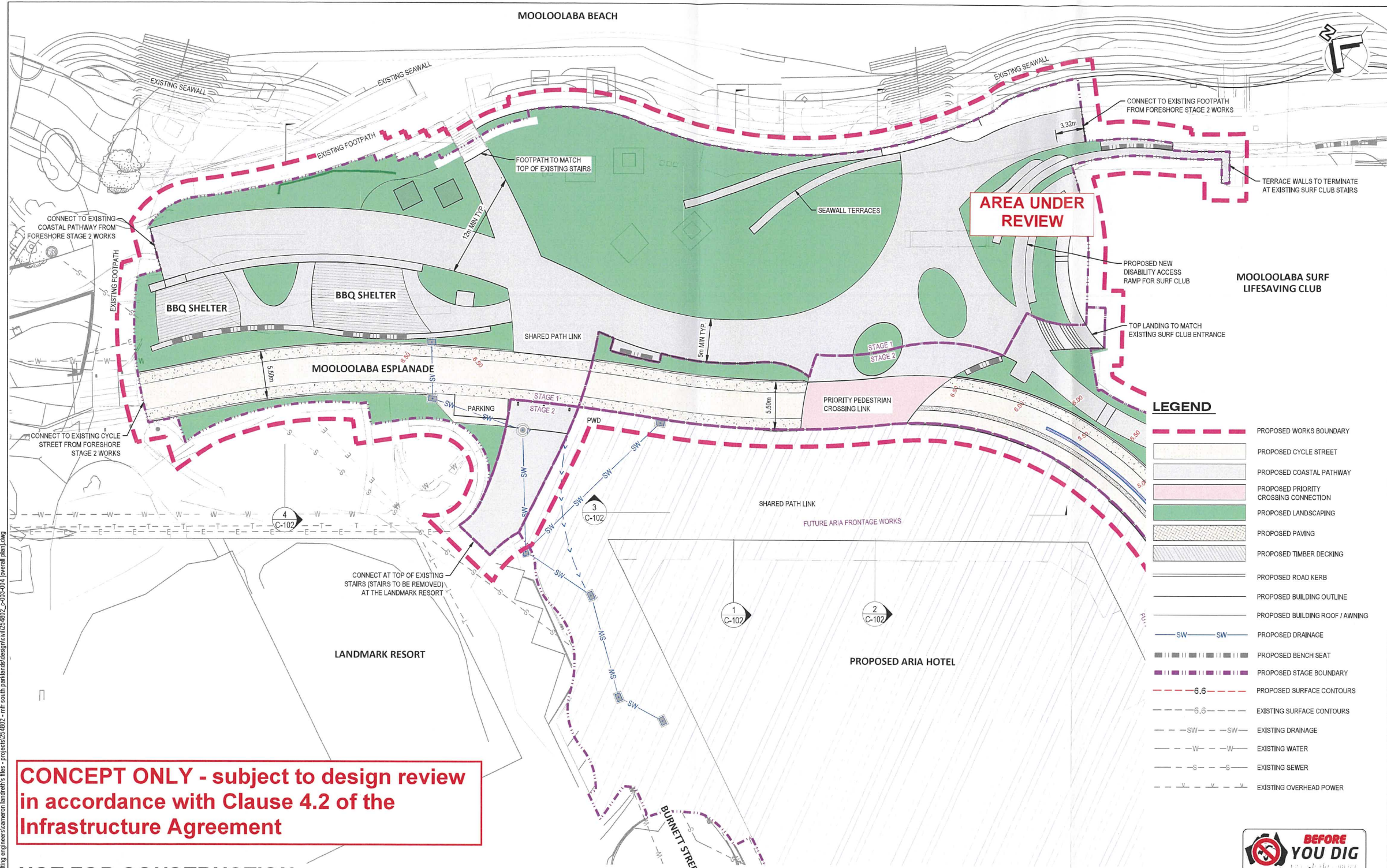
EXISTING SERVICES DRAWN FROM HISTORICAL RECORDS. CONTRACTOR TO CONFIRM THE LOCATION, DIAMETER AND INVERT LEVELS OF ALL EXISTING SERVICES ON-SITE PRIOR TO COMMENCEMENT OF ANY WORKS AND ALLOW ALL ASSOCIATED COSTS

CONTRACTOR TO ENSURE THAT FINAL LOCATIONS OF HYDRAULIC SERVICE PIPEWORK IS LOCATED OUTSIDE OF SIGNIFICANT TREE ROOT PROTECTION ZONES. REFER LANDSCAPE ARCHITECTURAL DOCUMENTATION FOR ROOT ZONES.

CIVIL SERVICES SHOWN ARE INDICATIVE ONLY. REFER CIVIL ENGINEERS PLANS FOR DETAIL.


CONCEPT ONLY - subject to design review in accordance with Clause 4.2 of the Infrastructure Agreement

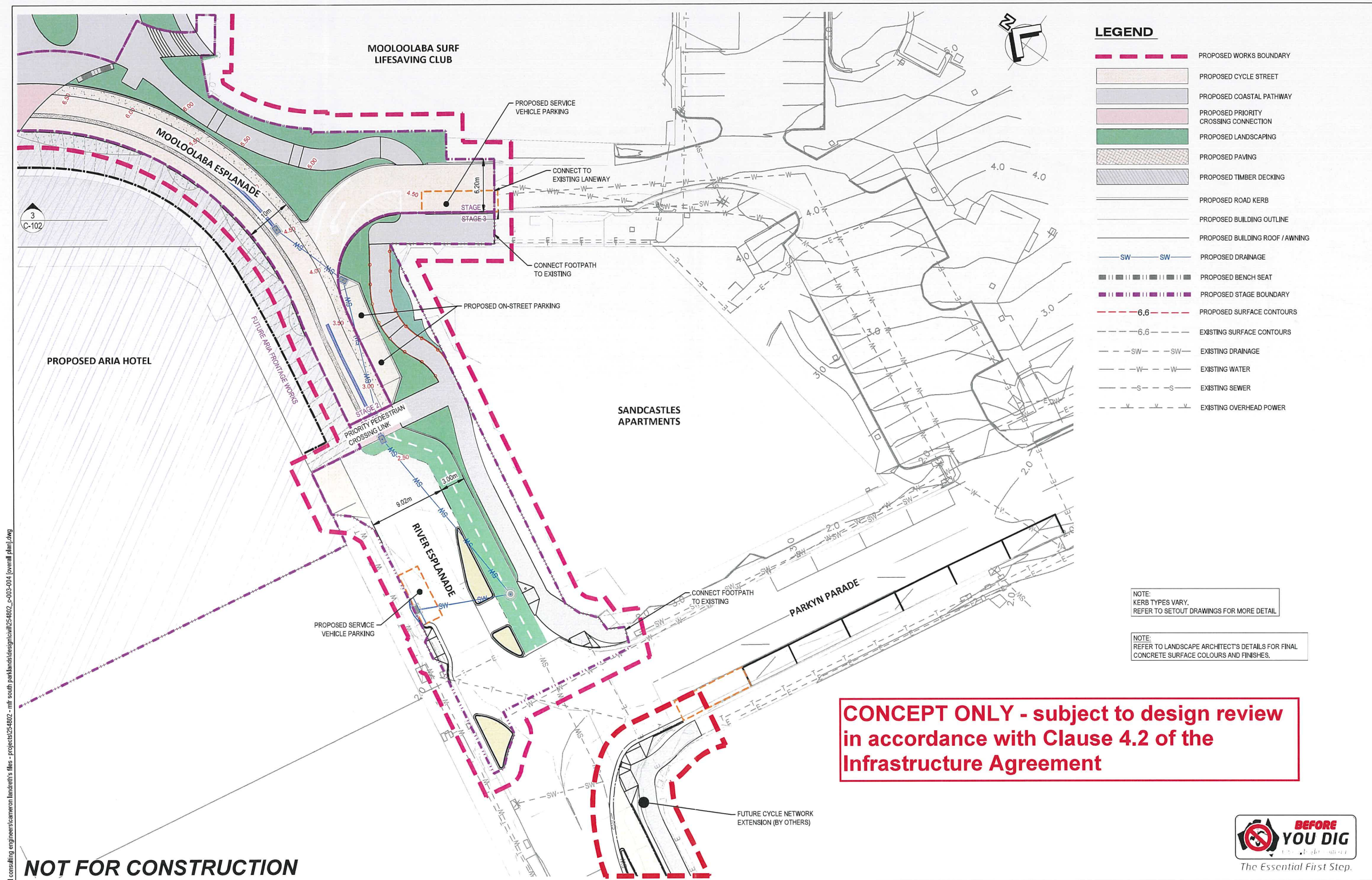
<p>15.04.23 PCD PLUMBING COMPLIANCE DOCUMENTATION ISSUE 01 JM</p> <p>24.02.23 DD DESIGN DEVELOPMENT ISSUE 01 JM</p>	<p>ARCHITECT: SIA CIVIL SERVICES</p> <p>place design group.</p> <p>Bark</p>	<p>ARIA</p> <p>PROPERTY GROUP</p>	<p>HYDRAULIC CONSULTANT:</p> <p>MRP HYDRAULIC & FIRE SERVICES CONSULTANTS PTY LTD</p> <p>12 BRISBANE SUNSHINE COAST</p> <p>A: Unit 1/47 Owen Creek Rd, Forest Glen, QLD, PO Box 548, Cotton Tree, QLD, 4558.</p> <p>P: (07) 3443 1900</p> <p>E: aspin@mp.com.au</p> <p>P: mp.com.au</p>	<p>PROJECT DEVELOPER:</p> <p>SOUTHERN PARKLANDS</p> <p>MOOLOOLABA FORESHORE</p> <p>106 MOOLOOLABA ESPLANADE, QLD 4557</p> <p>LOT 1 ON SP160679</p> <p>DESIGNER:</p> <p>SIMON LYNCH</p> <p>JAKE MULLER</p> <p>DATE: MARCH 2026</p> <p>DATE: MARCH 2026</p>	<p>HYDRAULIC ENGINEER:</p> <p>SOUTHERN PARKLANDS HYDRAULIC SERVICES</p> <p>NOTE: DRAWING SHOULD BE PRINTED IN COLOUR</p> <p>ISSUED FOR APPROVALS</p> <p>PROJECT NUMBER: 25-0875 SCALE: 1:200 SHEET NO: A1</p> <p>SHEET NUMBER: H-102 DRAWING NUMBER: 02</p>
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**CONCEPT ONLY - subject to design review
 in accordance with Clause 4.2 of the
 Infrastructure Agreement**

NOT FOR CONSTRUCTION

<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHKD</th> <th>DETAILS</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>15-05-26</td> <td>ISSUED FOR TENDER</td> <td>JW</td> <td>CL</td> <td></td> </tr> </tbody> </table>		REV	DATE	DESCRIPTION	BY	CHKD	DETAILS	A	15-05-26	ISSUED FOR TENDER	JW	CL		<p>SCALE</p> <p>0 4 8 12 16 20m</p> <p>SCALE 1:200 A1</p>		<p>APPROVED</p>  <p>Director: CAMERON LANDRETH (RPEQ 19358)</p> <p>DRAWING STATUS FOR TENDER</p>		<p>Ideal. ENGINEERS</p> <p>e cameron@idealengineers.com.au p 0435 575 094 a PO Box 353 Yandina 4581 ABN 51 675 481 777</p>		<p>PROJECT MOOLOOLABA FORESHORE REVITALISATION - STAGE 4 AT MOOLOOLABA ESPLANADE, MOOLOOLABA FOR PLACE DESIGN GROUP</p> <p>DRAWING TITLE OVERALL LAYOUT PLAN SHEET 1 OF 2</p>		<p>JOB NUMBER 254802</p> <p>SHEET 3 OF 99</p> <p>DRAWING NUMBER C-003</p> <p>REV A</p>	
REV	DATE	DESCRIPTION	BY	CHKD	DETAILS																		
A	15-05-26	ISSUED FOR TENDER	JW	CL																			



c:\users\jerry\mydocuments\ideal consulting engineers\cameron landreth's files - projects\254802 - nrif south parklands\design\254802_c-004-001 overall plan.dwg

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY	CHKD	DETAILS
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SCALE 1:200 A1	

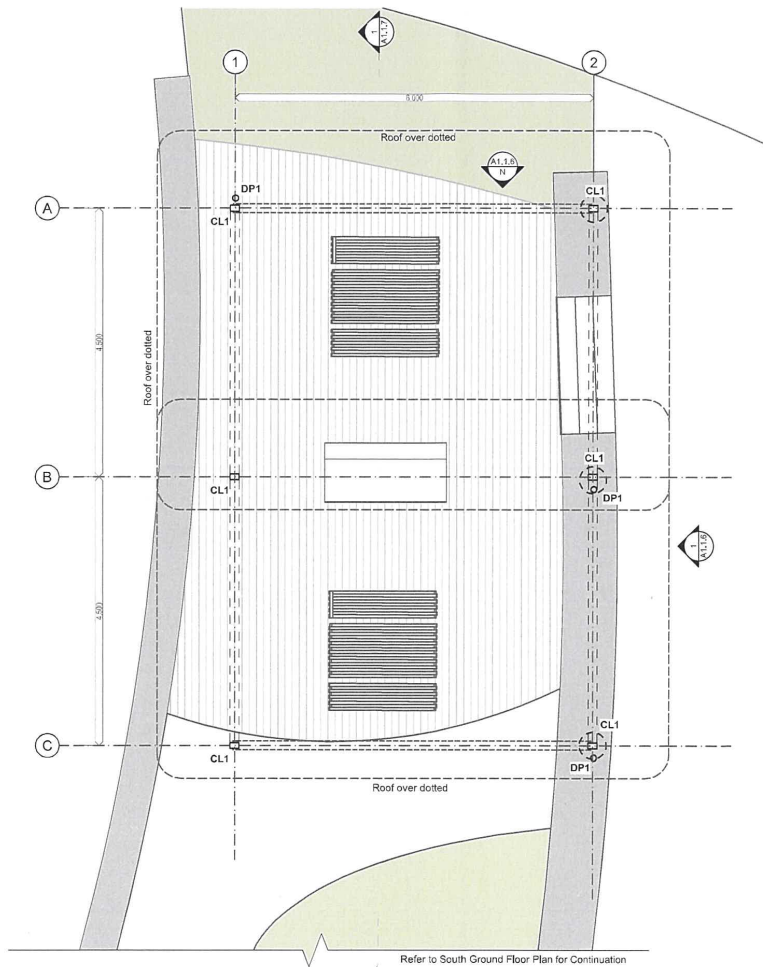
APPROVED

 Director: CAMERON LANDRETH
 (RPEQ 19358)
 DRAWING STATUS
FOR TENDER

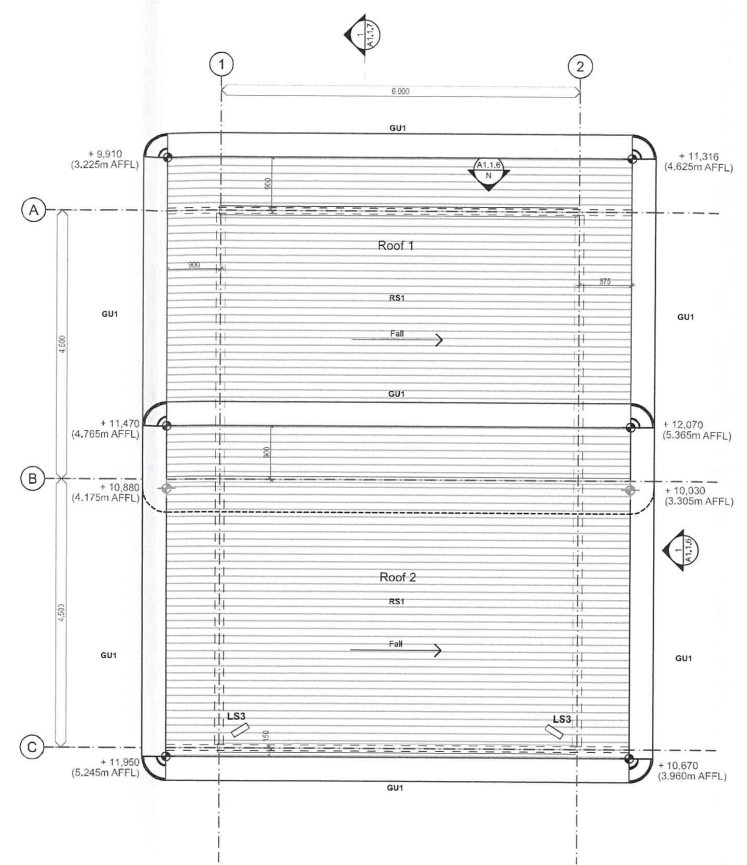
Ideal.
ENGINEERS
 e cameron@idealengineers.com.au p 0435 575 094
 a PO Box 353 Yandina 4561 ABN 51 675 481 777

PROJECT:
**MOOLOOLABA FORESHORE REVITALISATION - STAGE 4
 AT MOOLOOLABA ESPLANADE, MOOLOOLABA
 FOR PLACE DESIGN GROUP**
 DRAWING TITLE:
**OVERALL LAYOUT PLAN
 SHEET 2 OF 2**

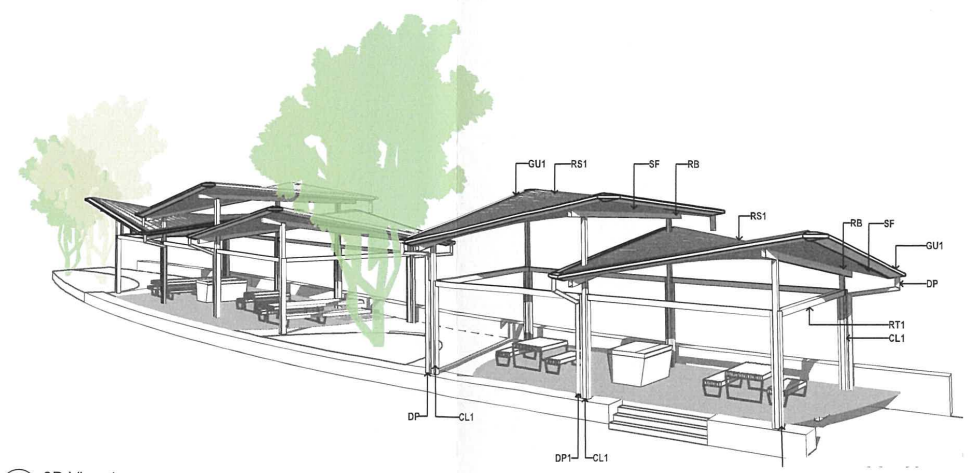
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SHEET 4 OF 99
DRAWING NUMBER C-004
REV A



1 North BBQ and Park Shelter Floor Plan
 Scale 1:50



2 North BBQ and Park Shelter Roof Plan
 Scale 1:50

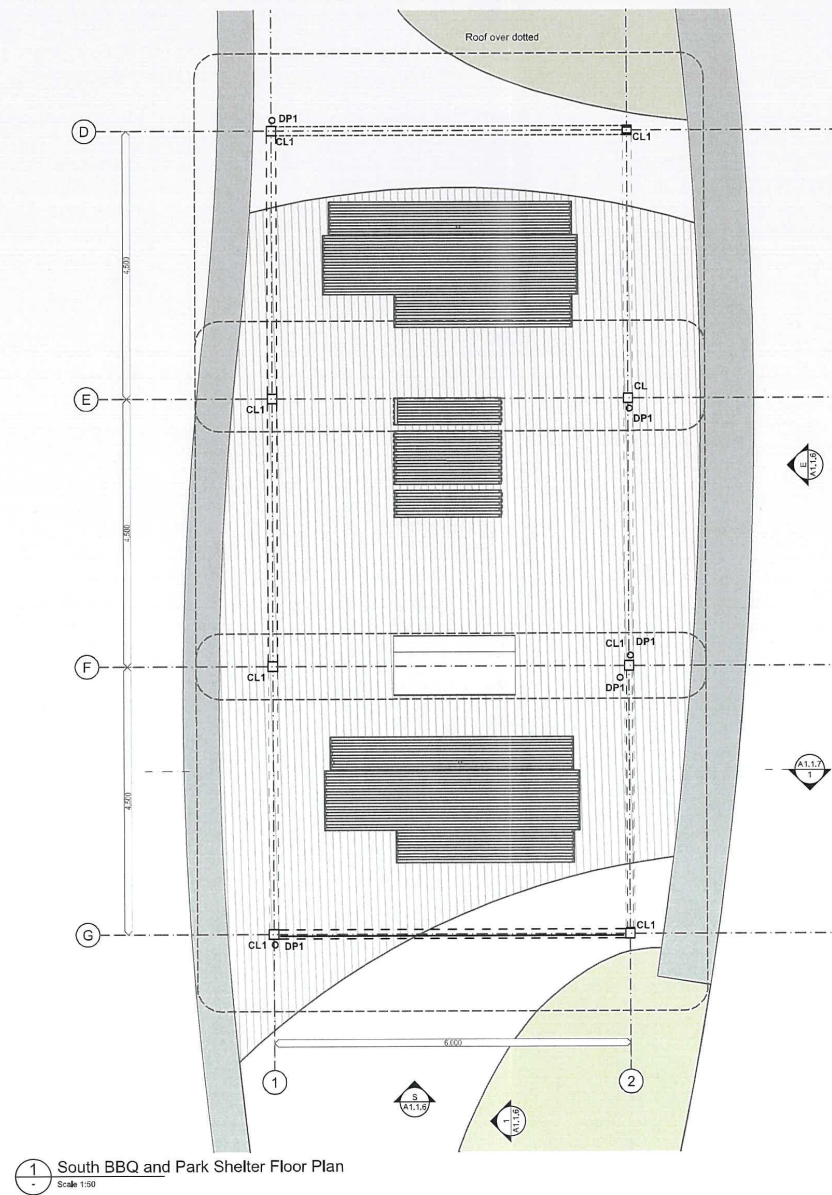


3 3D View 1
 Scale 1:100

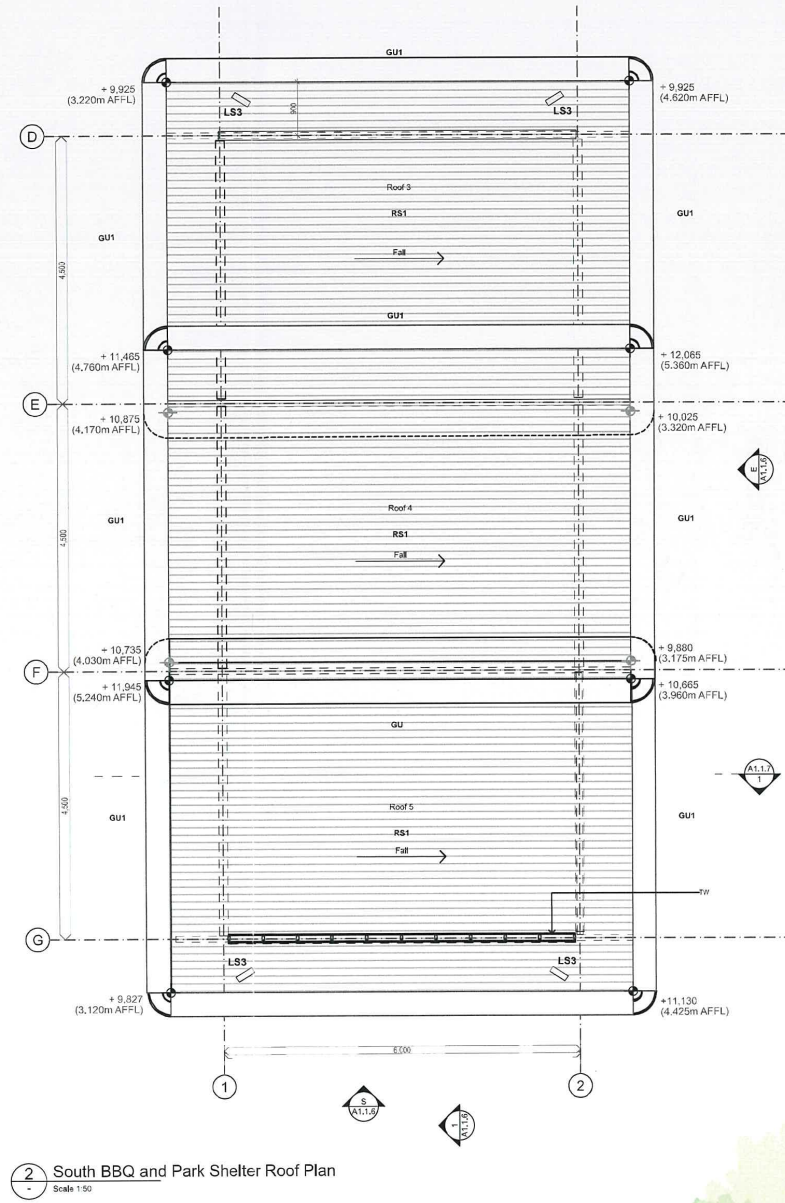
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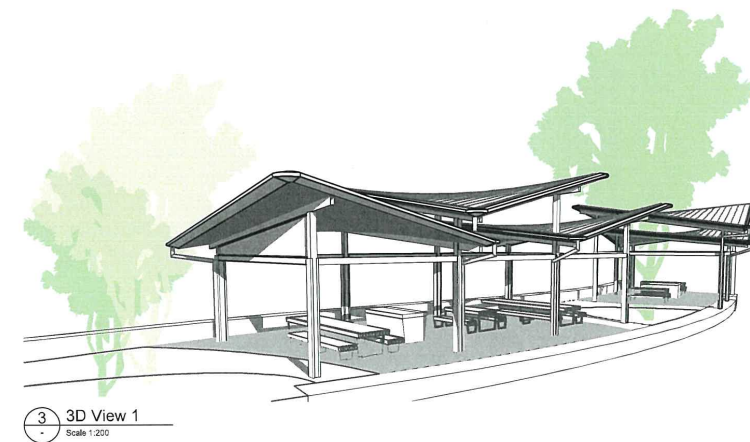
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REV	DATE	REVISION	DWN.	APP.				



1 South BBQ and Park Shelter Floor Plan
 Scale 1:50



2 South BBQ and Park Shelter Roof Plan
 Scale 1:50



3 3D View 1
 Scale 1:200

**CONCEPT ONLY - subject to design review
 in accordance with Clause 4.2 of the
 Infrastructure Agreement**

NOT FOR CONSTRUCTION

A	15/05/2026	IFT	C.G	LA, S.G
REV	DATE	REVISION	DWN.	APP.

1:50, 1:200 @ A1

Bark Design Architects



MOOLOOLABA FORESHORE -
 SOUTHERN PARKLAND - BBQ & PARK SHELTERS
 106 MOOLOOLABA ESPLANADE, QLD 4557
South BBQ Shelter - Plans & View

Drawing Number	A1.1.3
Revision No.	A

Schedule 3 Infrastructure Contribution Schedule (ICS)

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Description of Infrastructure Contribution	Column 4 Timing of provision of Infrastructure Contribution	Column 5 Provider of Infrastructure Contribution	Column 6 Recipient of Infrastructure Contribution
1	Stage 1 - Mooloolaba Foreshore				
1.1	Financial Contribution for central playground	Provision of a Financial Contribution: (a) in an amount of \$500,000; and (b) for the purpose of the design and construction of a playground, and associated infrastructure, to be constructed in Mooloolaba Foreshore (northern end of Central Meeting Place Stage 2).	The Financial Contribution must be provided: (a) prior to the earlier of (i) or (ii): (i) prior to the grant of the building development approval for the part of the Development that is above ground level; or (ii) 20 Business Days after receipt of a Notice from the Council that it requires the payment of the Financial Contribution to facilitate the design and construction of the playground for the northern end of Central Meeting Place Stage 2; or (b) as agreed in writing between the parties.	Developer	Council
1.2	Works Contribution for the Southern Parkland	Provision of a Works Contribution: (a) at no cost to the Council; (b) comprising the provision of public park being the construction of the Mooloolaba Foreshore - Southern Parkland including bbqs, shelters, footpaths, street furniture, drainage, underground services, lighting and electrical, landscaping and wayfinding; (c) in the area shown as Stage 1 on Plan 2 ; (d) in accordance with: (i) Plan 3 and (ii) Clause 4 of this document.	The Works Contribution: (a) must reach Completion: (i) prior to the grant of the building development approval for the part of the Development that is above ground level; and (ii) before the commencement of the Stage 2 Works Contribution; and (iii) in accordance with the agreed program with the Work Contractor under a Work Contract, but by no later than 12 months after the commencement of construction of the Stage 1 Works Contribution; or (iv) as agreed in writing between the parties.	Developer	Council

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Description of Infrastructure Contribution	Column 4 Timing of provision of Infrastructure Contribution	Column 5 Provider of Infrastructure Contribution	Column 6 Recipient of Infrastructure Contribution
2	Stage 2 - Mooloolaba Esplanade & Club Lane				
2.1	Works Contribution for road infrastructure for Mooloolaba Esplanade & Club Lane	Provision of a Works Contribution: (a) at no cost to the Council; (b) comprising the provision of road infrastructure, including roadway/cycle street, lighting, stormwater, underground utilities, linemarking, signage and landscaping. (c) in the area shown as Stage 2 on Plan 2 ; (d) in accordance with: (i) Plan 3 and (ii) Clause 4 of this document.	The Works Contribution: (a) must reach Completion: (i) prior to the grant of the building development approval for the part of the Development that is above ground level; and (ii) before the commencement of the Stage 3 Works Contribution; and (iii) in accordance with the agreed program with the Work Contractor under a Work Contract, but by no later than 12 months after the commencement of construction of the Stage 2 Works Contribution; or (iv) as agreed in writing between the parties.	Developer	Council
3	Stage 3 - River Esplanade and Sandcastles				
3.1	Works Contribution for road infrastructure for River Esplanade and Sandcastles	Provision of a Works Contribution: (a) at no cost to the Council; (b) comprising the provision of road infrastructure, including roadway/cycle street, cycle pathway, lighting, stormwater, underground utilities, undergrounding of overhead electricity along Sandcastles Building frontage (as per Energex approval), linemarking, signage and landscaping. (c) in the area shown as Stage 3 on Plan 2 ; (d) in accordance with: (i) Plan 3 and (ii) Clause 4 of this document.	The Works Contribution must reach Completion: (i) prior to the earlier of the commencement of use of the Development or the giving of the first Plan of Subdivision for the Change Approval to the Council; and (ii) in accordance with the agreed program with the Work Contractor under a Work Contract, but by no later than 12 months after the commencement of construction of the Stage 3 Works Contribution; or (iii) as agreed in writing between the parties.	Developer	Council

Schedule 4 Special Conditions

No.	Special Condition
1	Car Parking Infrastructure Agreement
1.1	The parties agree that the infrastructure agreement called <i>Infrastructure deed in respect of car parking for Development Approval No. MCU19/0081</i> entered into by the parties on 13 September 2019, is terminated at the Commencement Date.
2	Developer's Works Contributions
2.1	<p>The Developer is to provide the Works Contributions in the ICS in accordance with the following:</p> <p>(a) Where construction of a Works Contribution for a Stage has commenced but has not been completed prior to the Excluded Period, during the Excluded Period:</p> <ul style="list-style-type: none"> (i) construction works must be suspended; and (ii) the construction works footprint must be reduced where practical and safe to do so. <p>(b) During the construction of Stage 1, the Developer is to:</p> <ul style="list-style-type: none"> (i) ensure 2-3 metre wide public pedestrian access outside of the construction zone, away from shop fronts, along Mooloolaba Esplanade through to Club Lane, Mooloolaba Surf Club ("Surf Club") frontage, and River Esplanade; (ii) maintain compliant PWD access into the Surf Club from nearby PWD parking; (iii) maintain vehicle access along Club Lane and River Esplanade; (iv) maintain access to the seawall from the beach for both the public and maintenance; (v) where reasonably practicable, maintain public access along the coastal pathway between the Surf Club and the seawall. Where construction activities, safety requirements or approved traffic/pedestrian management arrangements prevent continuous access along that pathway, the Developer may temporarily close or divert that section, provided that a safe and clearly signed alternative pedestrian route is maintained where reasonably practicable; (vi) ensure vehicle and safe pedestrian access (minimum 2 metres wide) is provided to the Surf Club and to Sandcastles Mooloolaba

- to allow for normal operations to occur. This includes loading and driveway accesses.
- (c) During the construction of Stage 2, the Developer is to:
 - (i) ensure vehicle and safe pedestrian access (minimum 2 metres wide) is provided to the Surf Club and to Sandcastles Mooloolaba to allow for normal operations to occur. This includes loading and driveway accesses;
 - (ii) provide safe pedestrian access (minimum of 2 metres wide) between Mooloolaba Esplanade, River Esplanade and Club Lane.
 - (d) During the construction of Stage 3, the Developer is to:
 - (i) maintain safe pedestrian access to all adjacent businesses during the hours of operation specific to those affected businesses;
 - (ii) prioritise the shopfront and footpath works adjacent Sandcastles Mooloolaba and the Aegean Mooloolaba before the road works;
 - (iii) provide safe pedestrian access (minimum of 2 metres wide) between Mooloolaba Esplanade, River Esplanade and Club Lane;
 - (iv) allow vehicle access from Mooloolaba Esplanade and Club Lane through to River Esplanade.
 - (e) 20 Business Days prior to commencement of each Stage, the Developer is to provide the following Contractor Management Plans:
 - (i) Detailed Contractor Program for the construction of the Works which contains and clearly shows a critical path for the construction activities required for the Works
 - (ii) Work Health and Safety Management Plan
 - (iii) Environmental Management Plan
 - (iv) Vibration Management Plan
 - (v) Dilapidation Report
 - (vi) Site Establishment and Staging Plan
 - (vii) Traffic and Pedestrian Management Plan
 - (viii) Quality Control and Quality Assurance Plan
 - (ix) Inspection and Testing Plan
 - (x) Waste Management Plan
 - (xi) Risk Assessment and Asbestos Control Plan (as required).
 - (f) At all times during construction of a Works Contribution:
 - (i) where possible, micro staging within Stage 1, Stage 2 and Stage 3 will need to be undertaken to ensure visibility and access to surrounding businesses;
 - (ii) the Developer is to work with surrounding businesses in regard to access, signage, and promotion to limit disruption and encourage visitation to surrounding businesses;

	(iii) access is to be provided to service and delivery vehicles to service all surrounding business, including waste services, with ease.
2.2	If the Developer is experiencing a significant delay in providing the Works Contributions in accordance with the timeframes in the ICS, the Developer is to: <ul style="list-style-type: none"> (a) give to the Council a Notice which states the reasons for the delay; and (b) take all reasonable practical steps to minimise any delay.
2.3	For the avoidance of doubt, the Developer may elect to provide the Works Contribution in the ICS before acting upon the Change Approval.
3	Restriction on construction of the Development Without limiting any other rights of the Council, including under clause 9 , if the Developer fails to complete the Works Contribution for Stage 1 or Stage 2, the Developer must not commence construction of the part of the Development which is above ground level until such time as the Works Contribution for Stage 1 and Stage 2 is completed.
4	Notice of building development approval for above ground work Within two (2) Business Days of its receipt, the Developer is to provide written Notice to Council's Development Services Manager that the Developer has received its building development approval for any part of the Development that is above ground level.
5	Fees waived for permit for temporary work within a road/verge
5.1	The Developer acknowledges and agrees that: <ul style="list-style-type: none"> (a) Clause 6 does not provide the Developer with access to Council owned or controlled land for the purpose of constructing the building the subject of the Change Approval; and (b) for the temporary closure of any roads or footpaths to allow the Developer to construct the building the subject of the Change Approval, the Developer will need to apply for approval pursuant to the Council's <i>Local Law No. 1 (Administration) 2011</i> to undertake a prescribed activity (for undertaking regulated activities on local government controlled areas and roads) ("Temporary Works Permit").
5.2	Subject to the Developer's compliance with Special Condition 6.1 , the Council agrees to waive the prescribed fee for any Temporary Works Permit.
6	Public access during Developer's construction of Development
6.1	During construction of the Development, the Developer must comply with the following: <ul style="list-style-type: none"> (a) The areas circled in blue in the following diagram are not permitted to form part of the Development's construction site:



- (b) Vehicle access to Landmark Mooloolaba via Area A in the below diagram is to be maintained at all times.
- (c) Pedestrian access along Burnett Street to the stairs adjoining Landmark Mooloolaba must be maintained at all times.
- (d) Pedestrian access from the top of Landmark Mooloolaba to the foreshore (Area B in below diagram) must be maintained at all times (other than when works in this zone are occurring).



7	Council's Obligations with respect to Financial Contribution
7.1	The Council must use the Financial Contribution paid by the Developer pursuant to item 1.1 of the ICS for the purpose of designing and constructing the playground and associated infrastructure in Mooloolaba Foreshore (northern end of Central Meeting Place Stage 2) and must substantially commence construction of such works by no later than 2 years from the date the Financial Contribution is made to the Council, unless the Council complies with Special Condition 7.2 .
7.2	If the Council does not substantially commence construction of the playground, and associated infrastructure in Mooloolaba Foreshore (northern end of Central Meeting Place Stage 2) within 2 years from the date the Financial Contribution is paid to the Council, the Council must: <ul style="list-style-type: none">(a) substantially commence construction by a later date agreed between the parties in writing; or(b) refund the Financial Contribution paid by the Developer to the Council pursuant to item 1.1 of the ICS to the Developer within 30 Business Days of the 2 year anniversary of the payment of the Financial Contribution to the Council.

Schedule 5 Hotel Requirements

1. At all times following commencement of use of the Proposed Accommodation Hotel and until the expiry of the Relevant Hotel Period:
 - (a) the use of the Land must be:
 - (i) a use that is a natural and ordinary consequence of the Development; and
 - (ii) in accordance with the Change Approval; and
 - (b) the Proposed Accommodation Hotel must fully comply with the definition of "Accommodation Hotel" in this document.

2. Within six (6) months following commencement of use of the Proposed Accommodation Hotel or such other time as agreed with the Council, and until the expiry of the Relevant Hotel Period, the Proposed Accommodation Hotel must be a 5-Star Hotel.

3. At all times following commencement of use of the Proposed Accommodation Hotel, the Proposed Accommodation Hotel must have:
 - (a) a number of hotel rooming units that amounts to at least 50% of the total combined number of hotel rooming units and dwelling units in the overall development; and
 - (b) the following facilities:
 - (i) lobby;
 - (ii) multiple restaurants;
 - (iii) conference facilities;
 - (iv) passageways wider than minimum standard;
 - (v) high ceiling heights;
 - (vi) dedicated service lift;
 - (vii) housekeeping and linen store on every floor;
 - (viii) covered porte cochere capable of bus set down; and,
 - (ix) publicly accessible rooftop amenities and facilities.

4. Prior to any works for the Development commencing on the Land, the Developer must:
 - (a) have entered into a Hotel Management Agreement with the Hotel Operator; and

- (b) provide evidence to Council to demonstrate that the agreement so entered into complies with the definition of "Hotel Management Agreement" in this document.

5. If, at any time, the Hotel Management Agreement with the Hotel Operator is terminated, the Developer must:

- (a) as soon as practicable, give the Council a written notice advising of the termination;
- (b) within 6 months of the termination, commence a new process seeking expressions of interest for a new Hotel Operator; and
- (c) within 12 months of the termination, or such other time as agreed with the Council:
 - (i) enter into a Hotel Management Agreement with a new Hotel Operator; and
 - (ii) provide evidence to Council to demonstrate that the agreement so entered into complies with the definition of "Hotel Management Agreement" in this document.

Execution

Executed as a deed


Executed by Aria Property
Development Clubhouse Pty Ltd)
ACN 630 155 752)

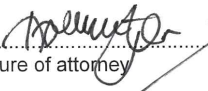

.....
Company Secretary/Director
David Gareth Marsland
.....
Name of Company Secretary/Director
(print)

28 MAY 2026
.....
Date


.....
Director
Timothy Denham Forrester
.....
Name of Director (print)

Executed for and on behalf of)
Mooloolah Drive Pty Ltd ACN 105)
293 883 as trustee by its attorney)
Timothy Denham Forrester under)
power of attorney dated 1 November)
2012, registered number 714761708,)
in the presence of:

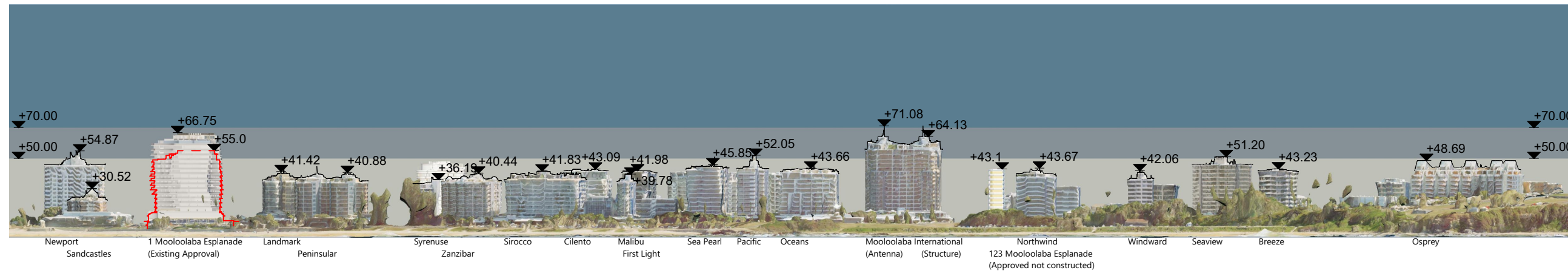

.....
Signature of witness
28/05/2026
.....
Date


.....
Signature of attorney

Executed for and on behalf of the)
Sunshine Coast Regional Council in)
the presence of:)

.....
Authorised officer
.....
Name of authorised officer (print)
.....
Date

.....
Witness
.....
Name of witness (print)



1 Mooloolaba Esplanade

Elevation



1 Mooloolaba Esplanade

Key Map



1 Mooloolaba Esplanade

VP01 - Approved MCU19/0081.01



1 Mooloolaba Esplanade

VP01 - Model of Response to Information Request



1 Mooloolaba Esplanade

VP01 - Model of Revised Proposal



1 Mooloolaba Esplanade

VP02 - Approved MCU19/0081.01



1 Mooloolaba Esplanade

VP02 - Model of Response to Information Request



1 Mooloolaba Esplanade

VP02 - Model of Revised Proposal



1 Mooloolaba Esplanade

VP03 - Approved MCU19/0081.01



1 Mooloolaba Esplanade

VP03 - Model of Response to Information Request



1 Mooloolaba Esplanade

VP03 - Model of Revised Proposal



1 Mooloolaba Esplanade

VP04 - Approved MCU19/0081.01



1 Mooloolaba Esplanade

VP04 - Model of Response to Information Request



1 Mooloolaba Esplanade

VP04 - Model of Revised Proposal



1 Mooloolaba Esplanade

VP05 - Approved MCU19/0081.01



1 Mooloolaba Esplanade

VP05 - Model of Response to Information Request



1 Mooloolaba Esplanade

VP05 - Model of Revised Proposal



1 Mooloolaba Esplanade

VP06 - Approved MCU19/0081.01



1 Mooloolaba Esplanade

VP06 - Model of Response to Information Request



1 Mooloolaba Esplanade

VP06 - Model of Revised Proposal



1 Mooloolaba Esplanade

VP07 - Approved MCU19/0081.01



1 Mooloolaba Esplanade

VP07 - Model of Response to Information Request



1 Mooloolaba Esplanade

VP07 - Model of Revised Proposal



1 Mooloolaba Esplanade

VP08 - Approved MCU19/0081.01



1 Mooloolaba Esplanade

VP08 - Model of Response to Information Request



1 Mooloolaba Esplanade

VP08 - Model of Revised Proposal



1 Mooloolaba Esplanade

VP09 - Approved MCU19/0081.01



1 Mooloolaba Esplanade

VP09 - Model of Response to Information Request



1 Mooloolaba Esplanade

VP09 - Model of Revised Proposal



1 Mooloolaba Esplanade

VP10 - Approved MCU19/0081.01



1 Mooloolaba Esplanade

VP10 - Model of Response to Information Request



1 Mooloolaba Esplanade

VP10 - Model of Revised Proposal



1 Mooloolaba Esplanade

Jun 21 9am - Approved MCU19/0081.01



1 Mooloolaba Esplanade

Jun 21 9am - Model of Response to Information Request



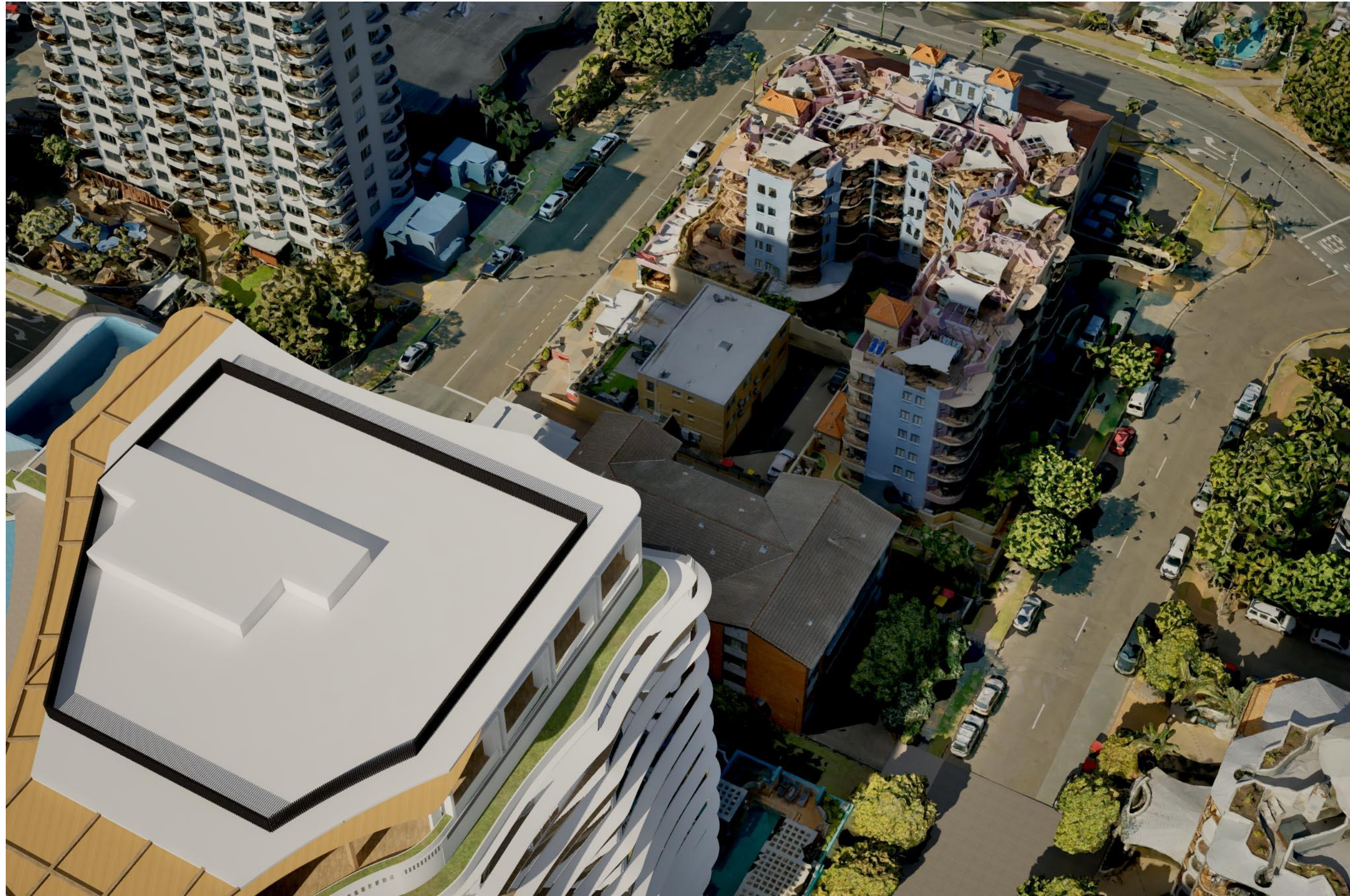
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Jun 21 9am - Model of Revised Proposal



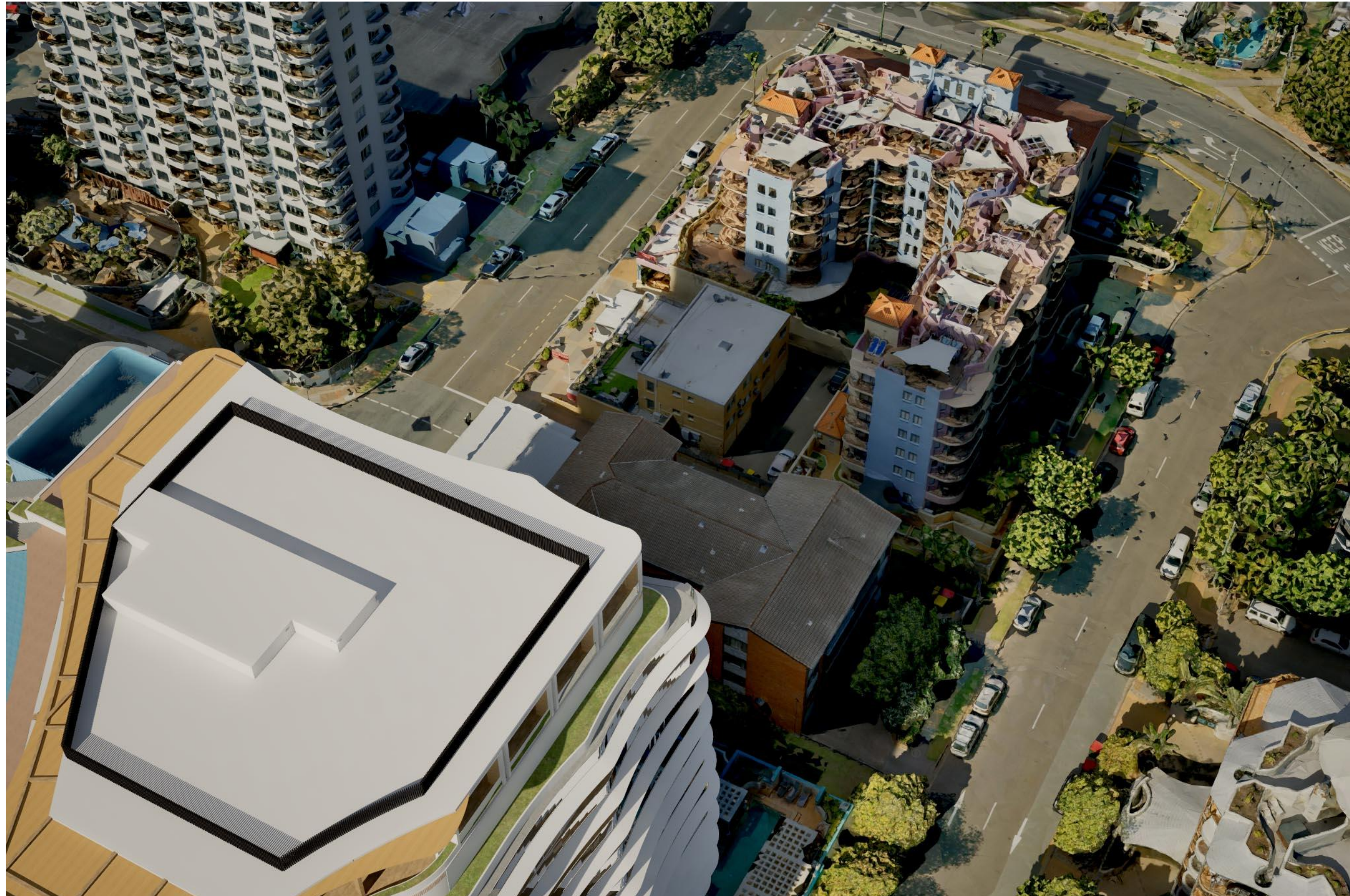
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Jun 21 10am - Approved MCU19/0081.01



1 Mooloolaba Esplanade

Jun 21 10am - Model of Response to Information Request



1 Mooloolaba Esplanade

Jun 21 10am - Model of Revised Proposal



1 Mooloolaba Esplanade

Jun 21 12pm - Approved MCU19/0081.01



1 Mooloolaba Esplanade

Jun 21 12pm - Model of Response to Information Request



1 Mooloolaba Esplanade

Jun 21 12pm - Model of Revised Proposal



1 Mooloolaba Esplanade

Jun 21 3pm - Approved MCU19/0081.01



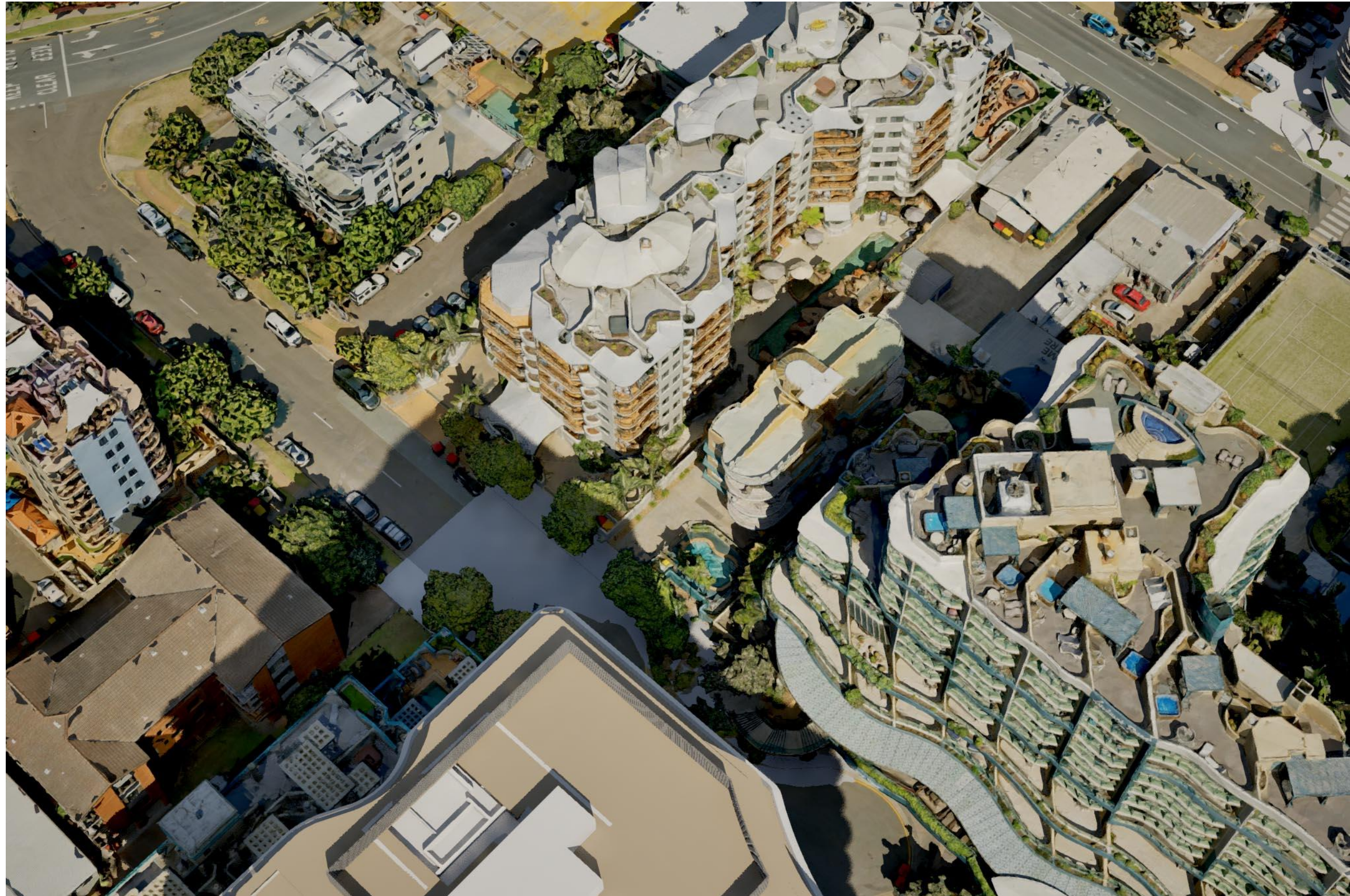
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Jun 21 3pm - Model of Response to Information Request



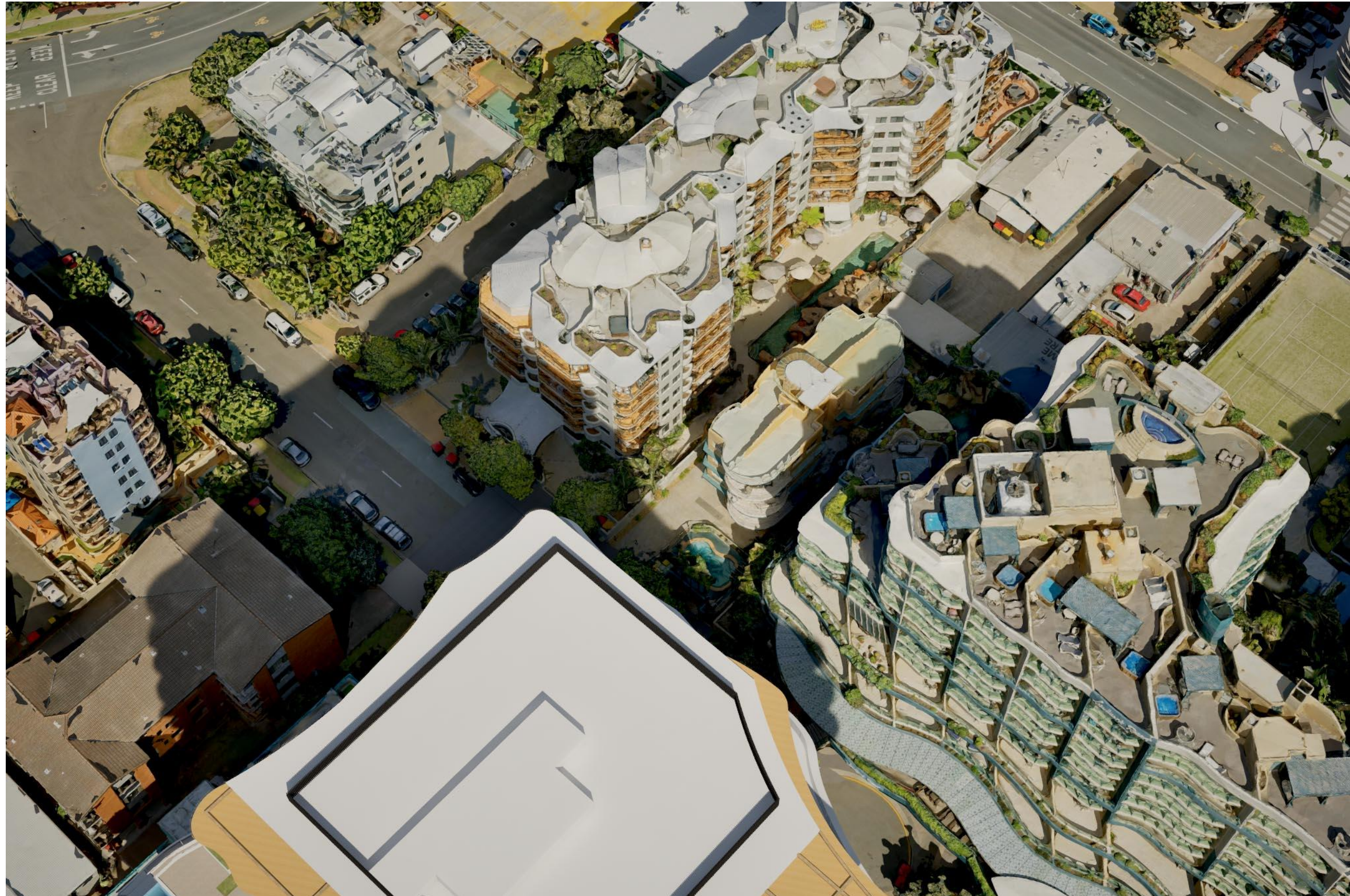
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Jun 21 3pm - Model of Revised Proposal



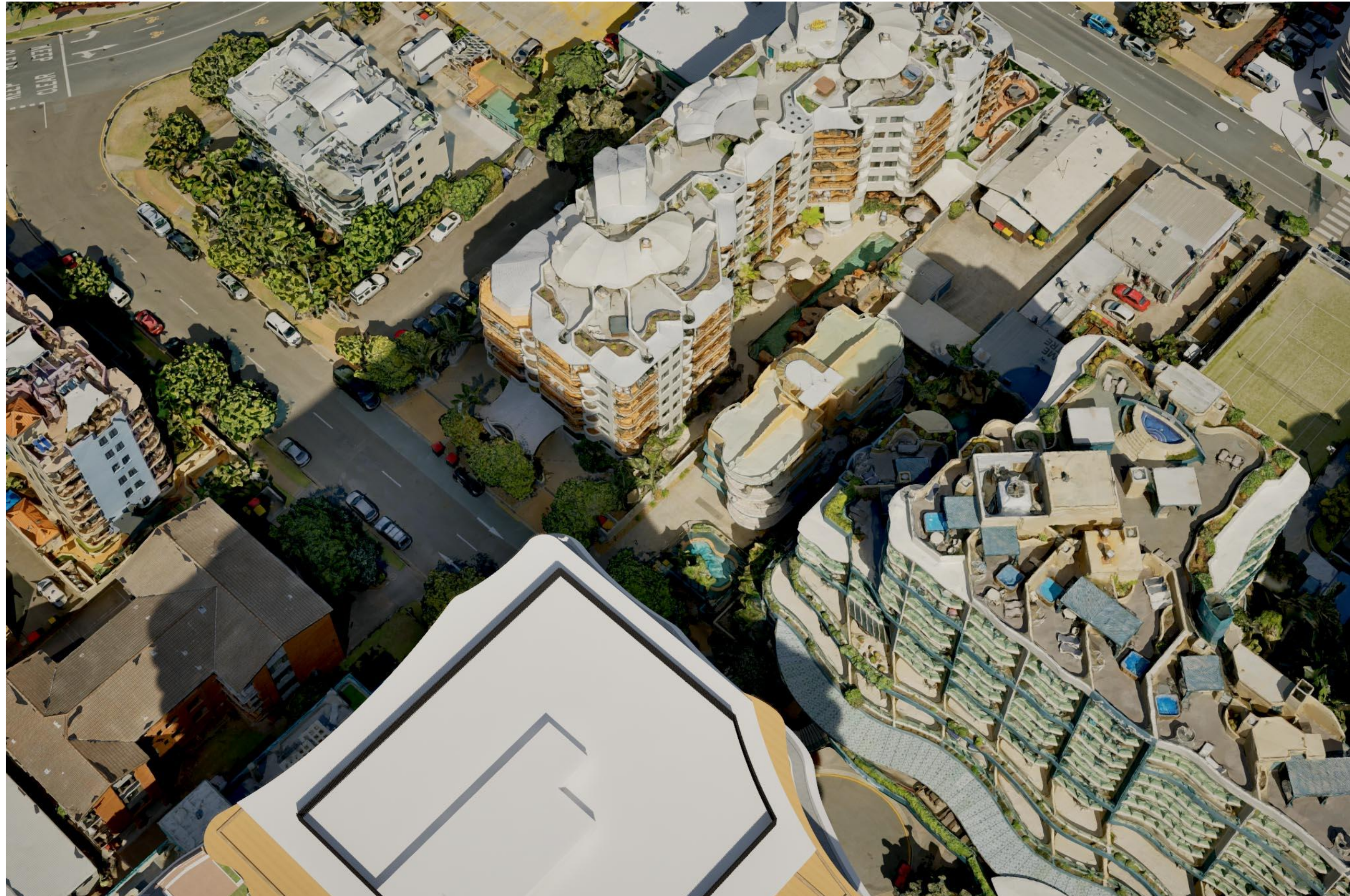
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Sep 21 9am - Approved MCU19/0081.01



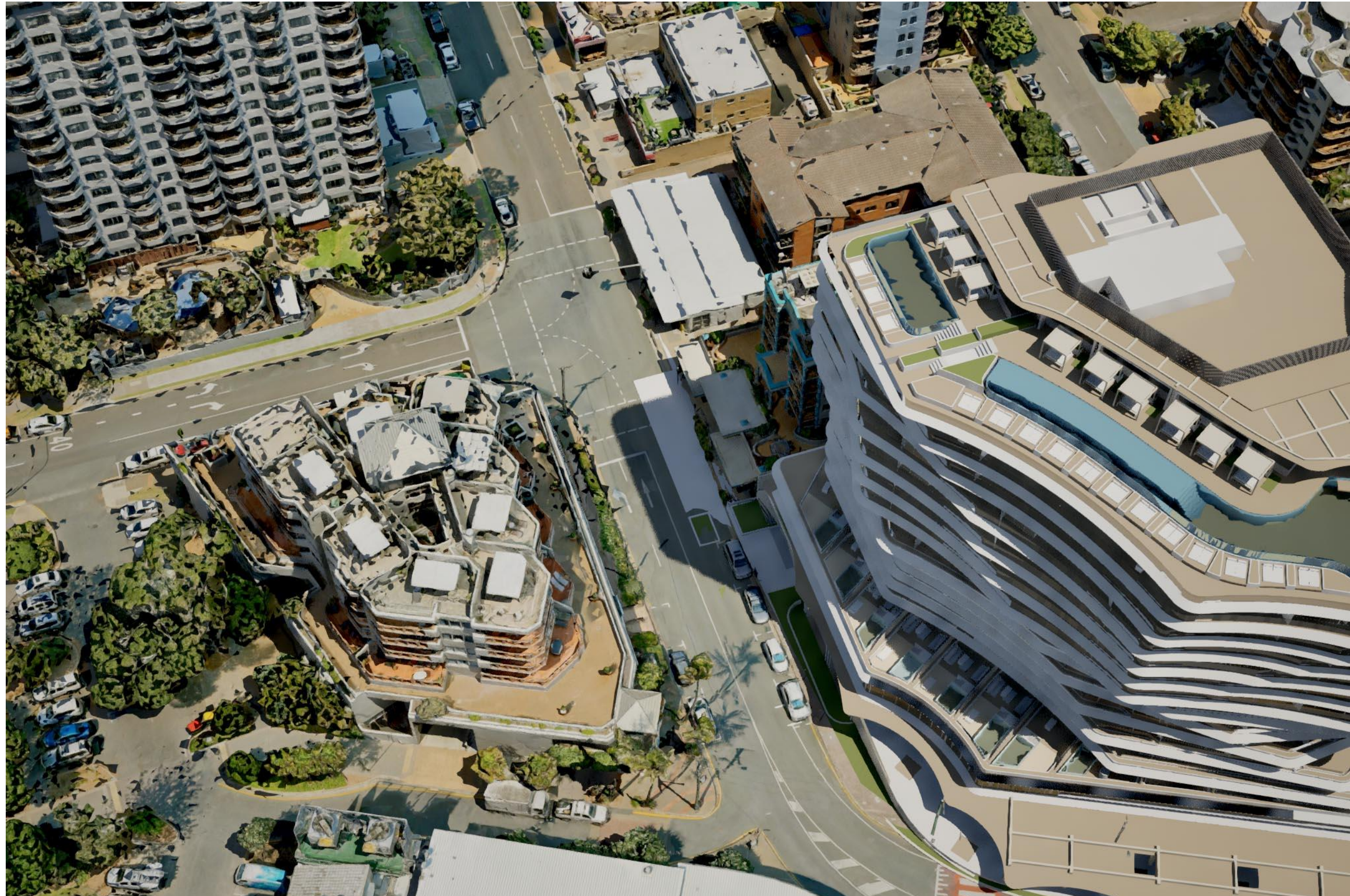
1 Mooloolaba Esplanade

Sep 21 9am - Model of Response to Information Request



1 Mooloolaba Esplanade

Sep 21 9am - Model of Revised Proposal



1 Mooloolaba Esplanade

Sep 21 12pm - Approved MCU19/0081.01



1 Mooloolaba Esplanade

Sep 21 12pm - Model of Response to Information Request



1 Mooloolaba Esplanade

Sep 21 12pm - Model of Revised Proposal



1 Mooloolaba Esplanade

Sep 21 3pm - Approved MCU19/0081.01



1 Mooloolaba Esplanade

Sep 21 3pm - Model of Response to Information Request



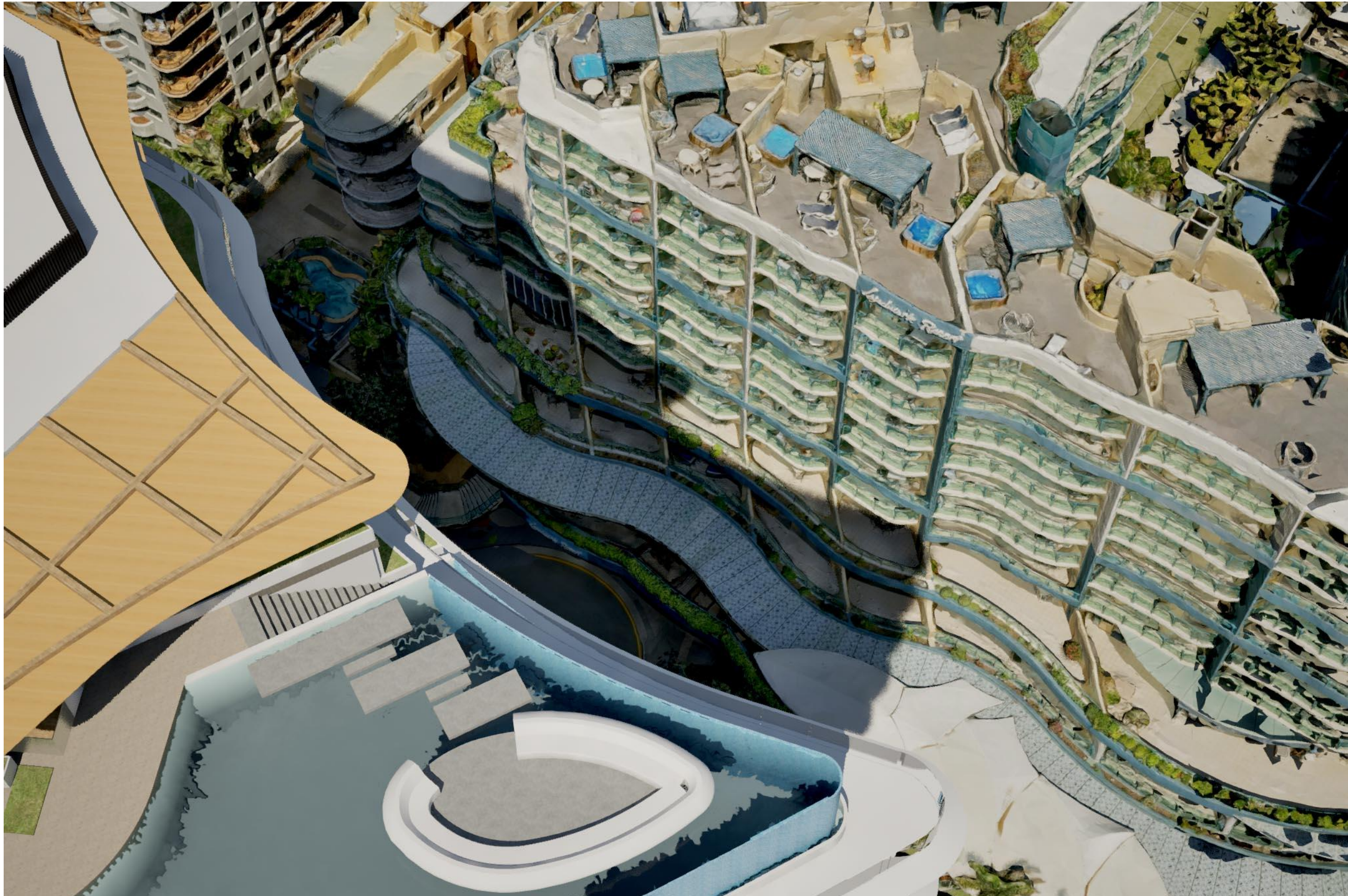
1 Mooloolaba Esplanade

Sep 21 3pm - Model of Revised Proposal



1 Mooloolaba Esplanade

Dec 21 9am - Approved MCU19/0081.01



1 Mooloolaba Esplanade

Dec 21 9am - Model of Response to Information Request



1 Mooloolaba Esplanade

Dec 21 9am - Model of Revised Proposal



1 Mooloolaba Esplanade

Dec 21 12pm - Approved MCU19/0081.01



1 Mooloolaba Esplanade

Dec 21 12pm - Model of Response to Information Request



1 Mooloolaba Esplanade

Dec 21 12pm - Model of Revised Proposal



1 Mooloolaba Esplanade

Dec 21 3pm - Approved MCU19/0081.01



1 Mooloolaba Esplanade

Dec 21 3pm - Model of Response to Information Request



1 Mooloolaba Esplanade

Dec 21 3pm - Model of Revised Proposal



1 Mooloolaba Esplanade

Dec 21 4pm - Approved MCU19/0081.01



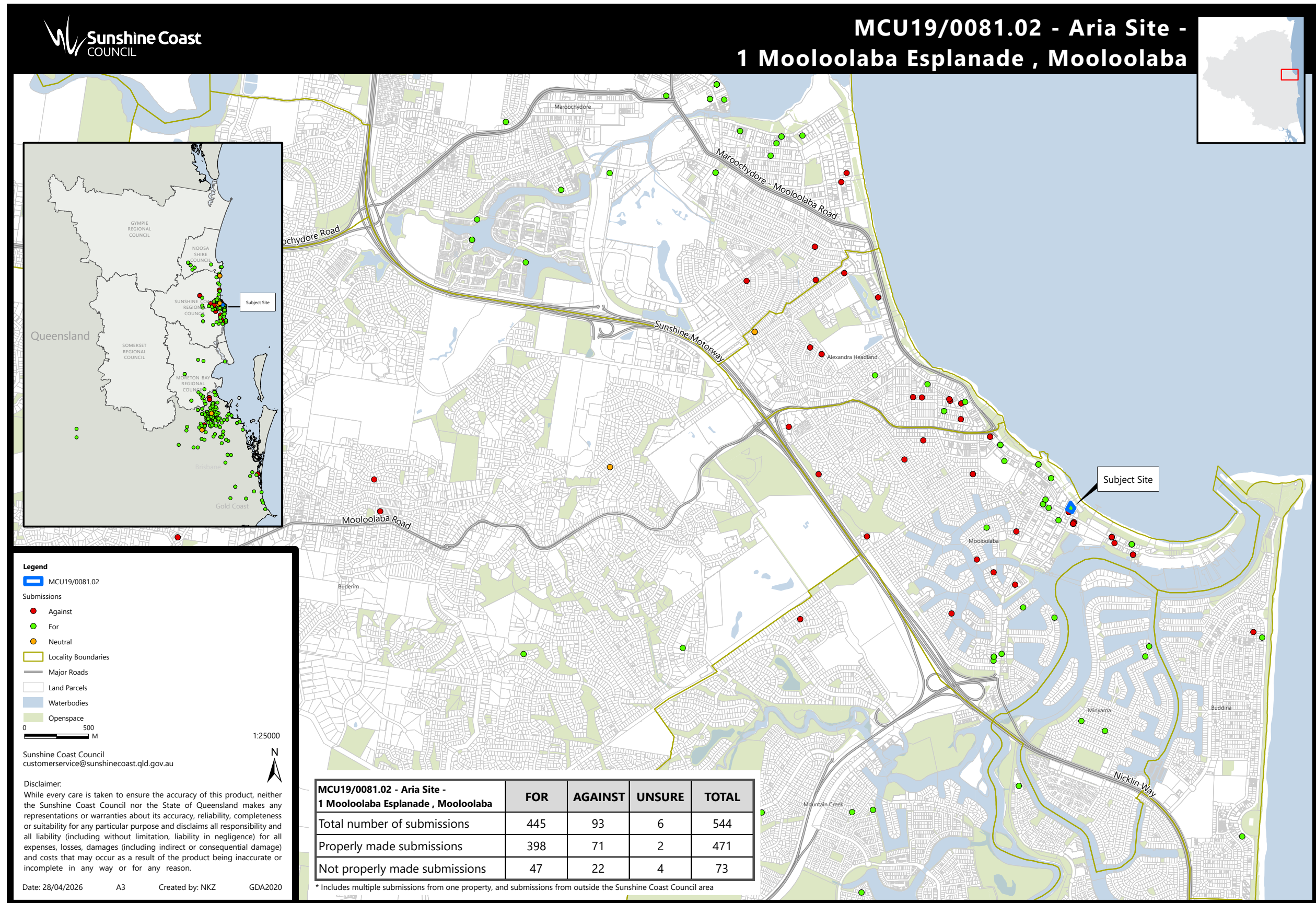
1 Mooloolaba Esplanade

Dec 21 4pm - Model of Response to Information Request



1 Mooloolaba Esplanade

Dec 21 4pm - Model of Revised Proposal



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