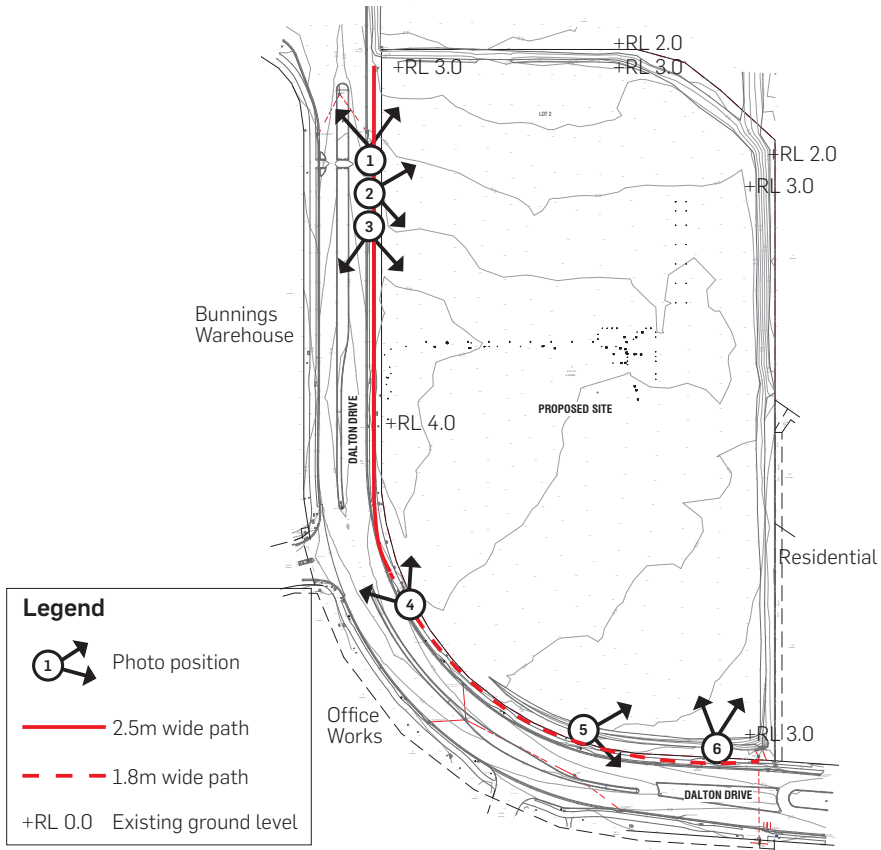


SITE ANALYSIS

The development site is bounded by Dalton Drive on the west and south boundaries, and a new Maroochydore Central Business District, currently being delivered by Sun Central Maroochydore Pty Ltd on behalf of the landowner, Sunshine Coast Council, on the north and east. The majority of the site is generally plateaued except batters along the north and east boundaries. The highest area of the site, approx RL 4.000, is around the middle of the western boundary and fall towards the lower areas, approx. RL 3.000, at the south-east corner and the north boundary. Survey plan shows approx. 5m wide batters along the north and east boundaries. The top and bottom of the batter levels are approx. RL3.000 and RL 2.000.

The site is grassed and appeared mowed regularly. It is also appeared there is no significant vegetation, trees and shrubs, within the site. Refer to the photos on this page.

The adjoining Dalton Drive verge on the west and south boundaries contains an approx. 2.5m wide concrete path along the majority of the western boundary. The concrete path becomes narrower approx. 1.8m wide along the south boundary. The 2.5m wide concrete path was set back approx. 900mm from back of the kerb, and the 1.8m wide concrete path was set back approx. 500mm. These areas, currently turfed, will be planted trees as a part of streetscape.



① Viewing the north-west corner. Existing trees at the back are beyond the boundary



② Viewing the eastern boundary. Existing trees and buildings are beyond the boundary



③ Approx. 2.5m wide concrete path and 900mm wide grass area between the kerb and the path



④ Approx. 1.8m wide concrete path and 500mm wide grass area between the kerb and the path



⑤ Viewing the south-east corner



⑥ Viewing the eastern boundary. Trees and buildings on the adjoining property

LANDSCAPE INTENT

The development site contains 11 key landscaping areas as below;

1. Dalton Drive verge (Streetscape)
2. Tree planting in car park
3. Six feature palms along the vehicle ramp for basement access
4. Artificial turfs at the ends of car park aisles
5. Dalton Drive frontage (on-site landscape areas along the south-west boundary)
6. Raised planters at Farmer's Market
7. Planters along the pedestrian entry area
8. Screen planting against loading dock
9. Row of trees along the southern pedestrian and vehicle access
10. Dense screen planting along the eastern boundary
11. Bio-retention basins

Majority of planting areas are on-grade landscaping areas, except the raised planters on the Level 1 carpark.

Each planting area has been designed as per the following;

- 1. Dalton Drive verge - The verge has currently provided with a 1.8/2.5m wide concrete path and turf on the remaining areas. Thus, only street tree planting is required. The trees will be planted between the kerb and foot path where possible and positioned away from light poles and signs required by the local authority's guidelines. The tree species is also to be in accordance with local authority's guideline.
 - 2. Tree planting in car park - A raised planter with a tree planting is provided to each row of the car park. The planter will be approximately 5m long x 2m wide x 1m deep (size subject to structural engineer's detail)
 - 3. Six feature palms - Six 7~8m high large palms are planted along the vehicle ramp. The palms are planted at grade on the basement level. Appropriate drainage and imported soil are to be provided.
 - 4. Artificial turfs at the ends of car park aisles - Artificial turfs are provided to the car park islands instead of concrete pavement.
 - 5. Dalton Drive frontage - The interface between the boundary and car park/building will be planted with maximum 1m high shrubs and groundcovers for maintain sightlines and visibility of all signage. Parts of the planting areas are on batters which was provided for ventilation of the basement car park.
 - 6. Raised planters at Farmer's Market - Raised planters are provided to eastern side of the Farmer's Market. The planter will be provided with a tree and low groundcover planting. Seating bench is also incorporated.
 - 7. Planters along the pedestrian entry area - Planter with seat, low shrub and groundcovers are provided. This will also function similar to bollards, which helps further define the pedestrian area and stop car driving into the area/building.
 - 8. Screen planting against loading dock - The loading dock in the south corner will be screened with 2m high shrubs.
 - 9. Row of trees along the southern pedestrian and vehicle access - trees with groundcover plantings provided along the secondary entry for pedestrian and vehicles.
 - 10. Dense screen planting along the eastern boundary - a series of 4~5m high small trees, shrubs and groundcovers will be densely planted for proving an effective buffer to the adjoining residential.
 - 11. 3 Bio-retention basins are provided on the southern side of the building and in the south-east corner of the site.
- All new planting areas are to be irrigated with automatic irrigation system.
A selection of robust and low maintenance plant species is proposed.



MAROOCHYDORE STAGE ONE, DALTON DRIVE, MAROOCHYDORE LANDSCAPE CONCEPT - PLAN

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018/960

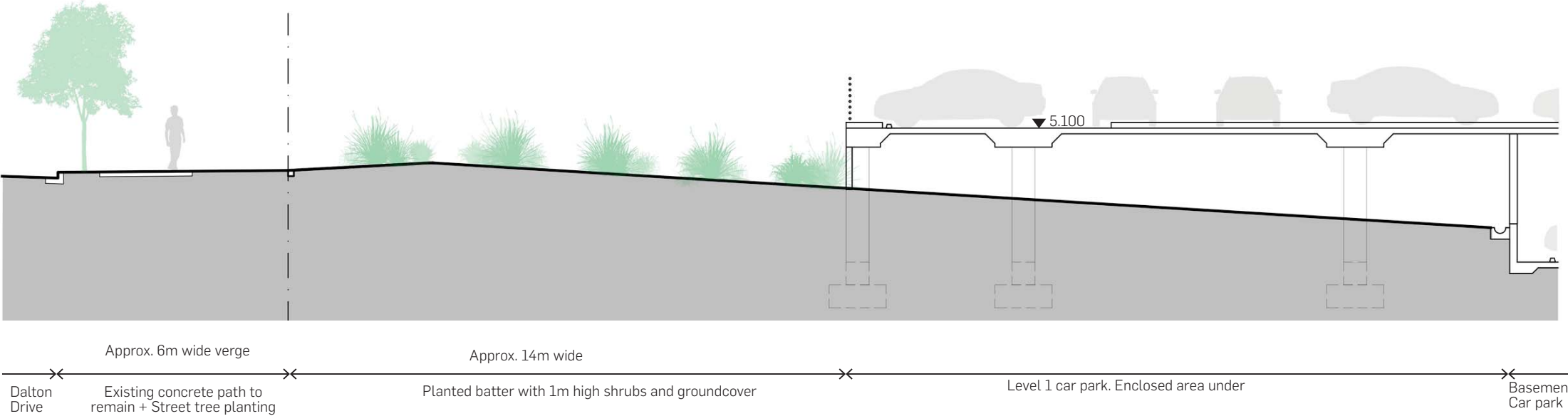
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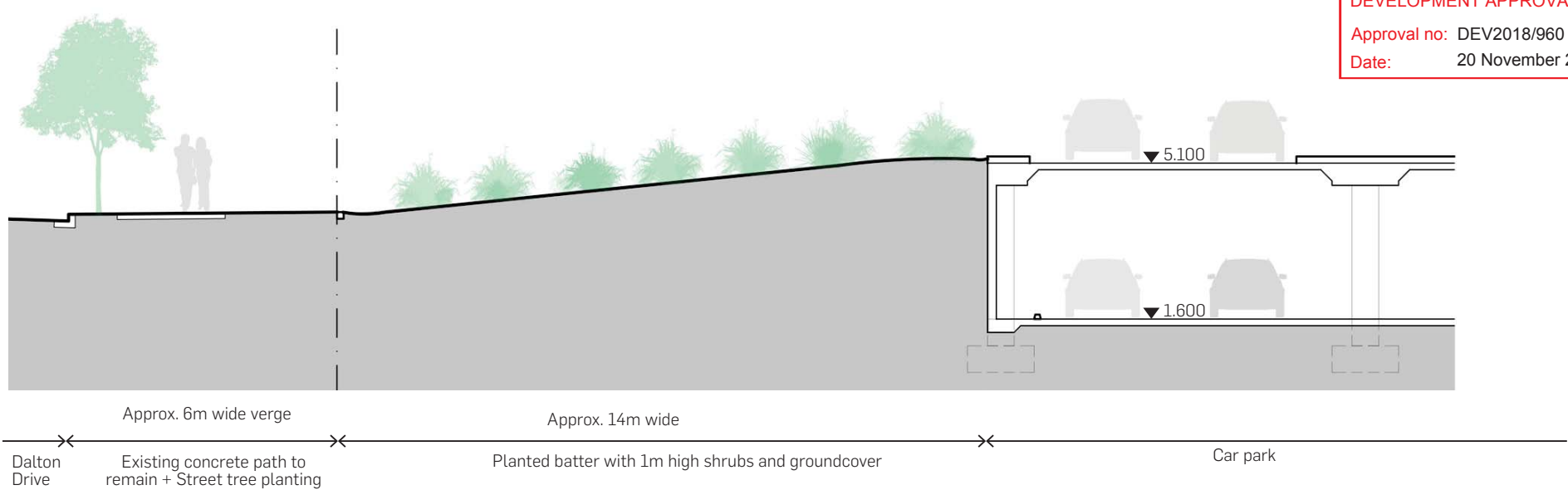
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JOB NO: ND2027-1
DWG NO: LC-02
REV: D

SECTION 1



SECTION 2



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018/960

Date: 20 November 2018



MAROOCHYDORE STAGE ONE, DALTON DRIVE, MAROOCHYDORE
LANDSCAPE CONCEPT - SECTIONS

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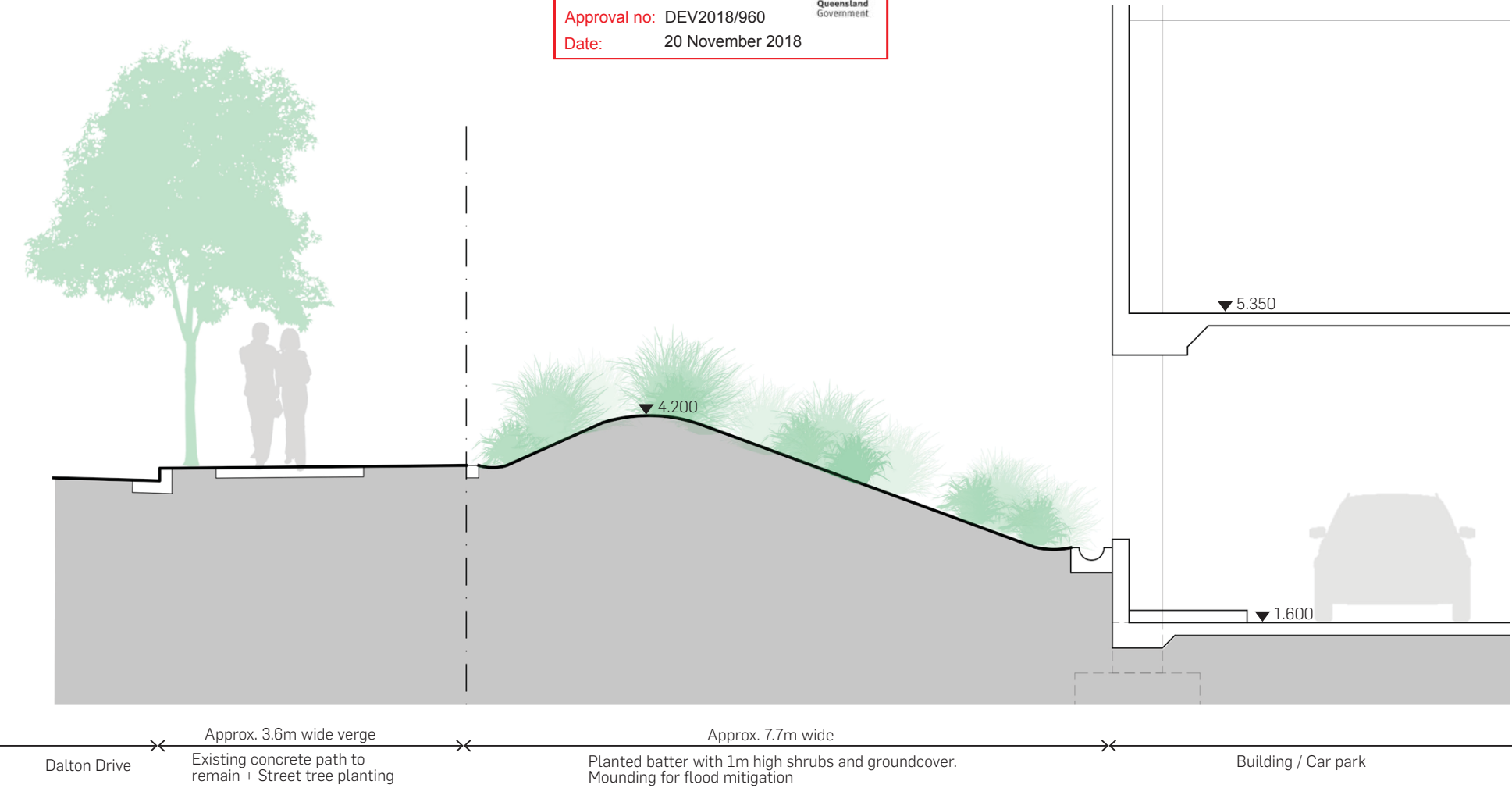
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REV: B

SECTION 3

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018/960
Date: 20 November 2018


Queensland
Government



SECTION 4

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018/960

Date: 20 November 2018



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SECTION 5

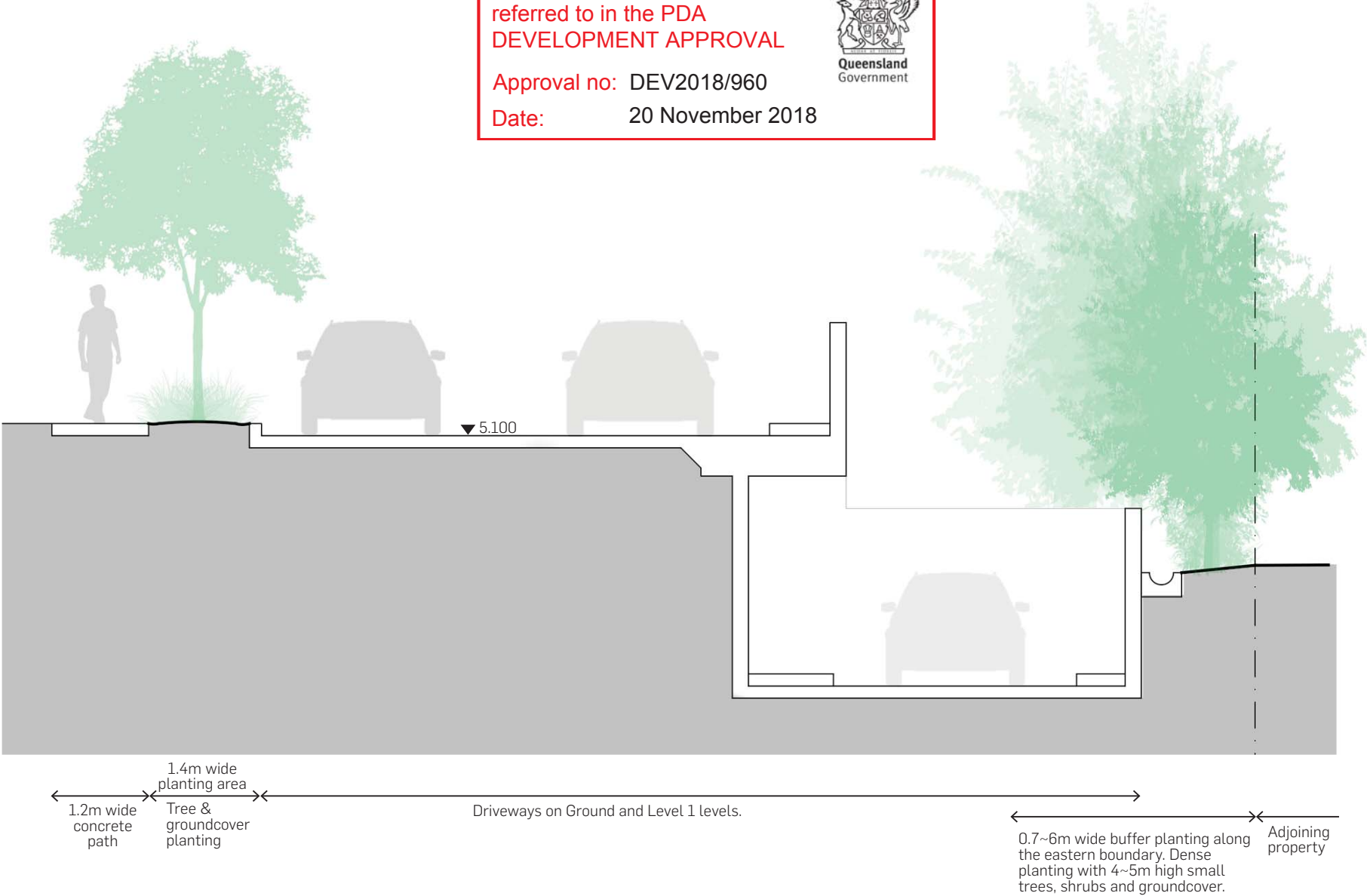
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018/960

Date: 20 November 2018



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MAROOCHYDORE STAGE ONE, DALTON DRIVE, MAROOCHYDORE

LANDSCAPE CONCEPT - SECTIONS



DATE: 27.08.20118

JOB NO: ND2027-1

DWG NO: LC-06

REV: A

SECTION 6

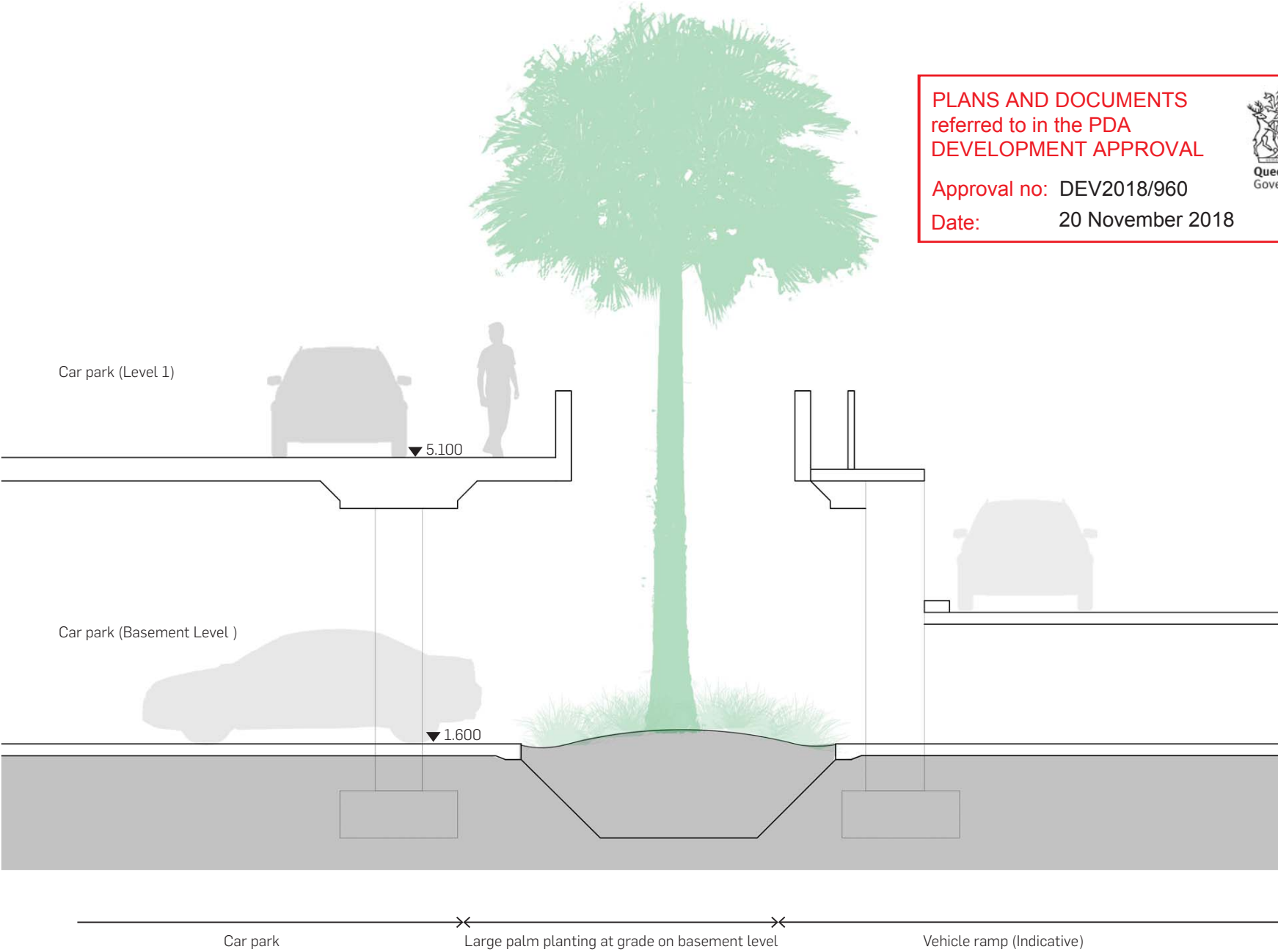
PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2018/960

Date: 20 November 2018



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MAROOCHYDORE STAGE ONE, DALTON DRIVE, MAROOCHYDORE
LANDSCAPE CONCEPT - SECTIONS

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DATE: 27.08.20118
JOB NO: ND2027-1
DWG NO: LC-07
REV: A

TREE



Cupaniopsis anacardioides



Livistona australis



Lophostemon suaveolens

SHRUB (SCREEN PLANTING)



Rhaps excelsa



Strelitzia nicolai



Waterhousea floribunda
"Sweeper"

SHRUB (2M HIGH)



Alpinia zerumbet



Cordyline stricta



Dracaena reflexa



Heliconia stricta



Philodendron selloum

SHRUB (1M HIGH)



Lomandra longifolia



Philodendron xanadu



Phyllanthus multiflorus



Strelitzia reginae

GROUNDCOVER



Casuarina glauca 'Cousin It'



Dietes bicolor



Heliconia psittacorum



Hymenocallis littoralis



Liriope Evergreen giant

BIO-RETENTION



Carex appressa



Isolepis nodosa



Juncus usitatus



Poa labillardieri

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