

SITE ANALYSIS

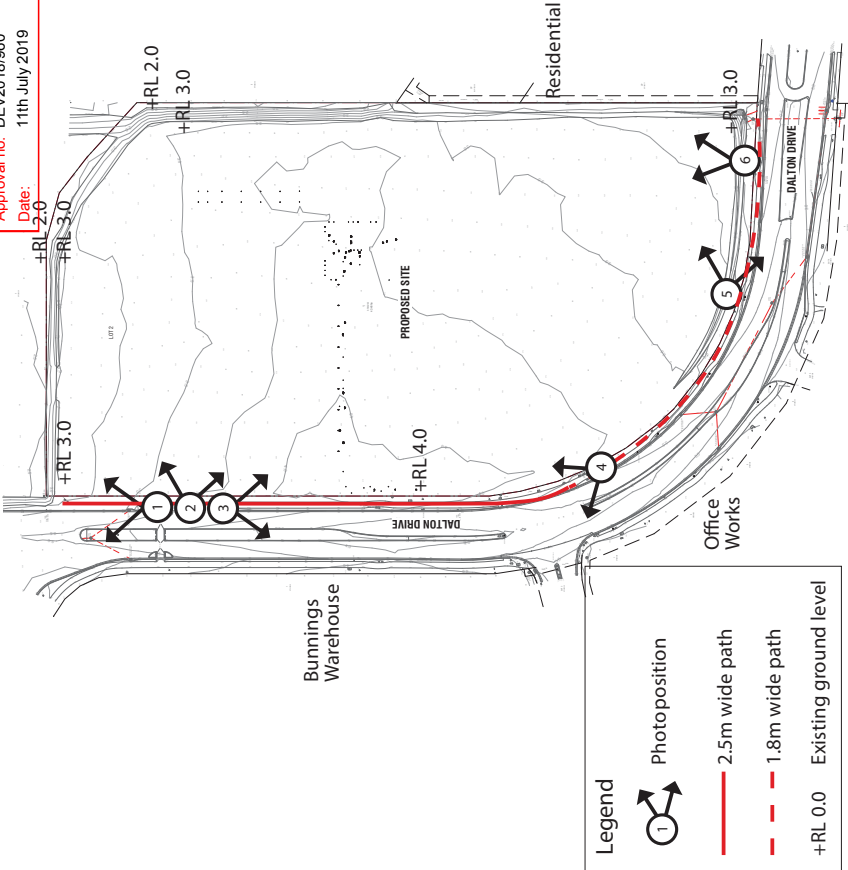
The development site is bounded by Dalton Drive on the west and south boundaries, and a new Maroochydore Central Business District, currently being delivered by Sun Central Maroochydore Pty Ltd on behalf of the landowner, Sunshine Coast Council, on the north and east. The majority of the site is generally 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. RL 3,000 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.



PLANS AND DOCUMENTS
referred to in the **PDA**
DEVELOPMENT APPROVAL
Approval no: DEV2018/060
Date: 11th July 2019



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



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



5 Viewing the south-east corner



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



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



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. Bio-retention basins
4. Artificial turf at the ends of car park aisles
5. Dalton Drive frontage (on-site landscaping areas along the south-west boundary)
6. Planters at Farmer's Market
7. Planters along the pedestrian entry area (Northern facade)
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

Majority of planting areas are on-grade landscaping areas, except the raised planters on the northern facade of the building.

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 - On grade planters with a tree planting is provided to each row of the car park.
3. 3 x Bio-retention basins are provided on the western and southern sides of the building and in the south-east corner of the site.
4. Artificial turf at the ends of car park aisles - Artificial turf is 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 - 1.5m high shrubs and groundcovers to maintain sightlines and visibility of signage. Trees to be incorporated in these areas, generally in accordance with sections 1 and 2 - location, spacing and sizing to be determined at the compliance assessment stage.
6. Raised planters at Farmer's Market - Planting areas are provided on the north and south sides of the Farmer's Market. The planters will be provided with trees and low groundcover planting. Seating bench is also incorporated.
7. Planters along the pedestrian entry area (northern facade) - Groundcover planting with seats 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 providing an effective buffer to the adjoining residential.
- All new planting areas are to be irrigated with automatic irrigation system.
- A selection of robust and low maintenance plant species is proposed.

AMENDED IN RED

By: Leila Torrens

Date: 11 July 2019



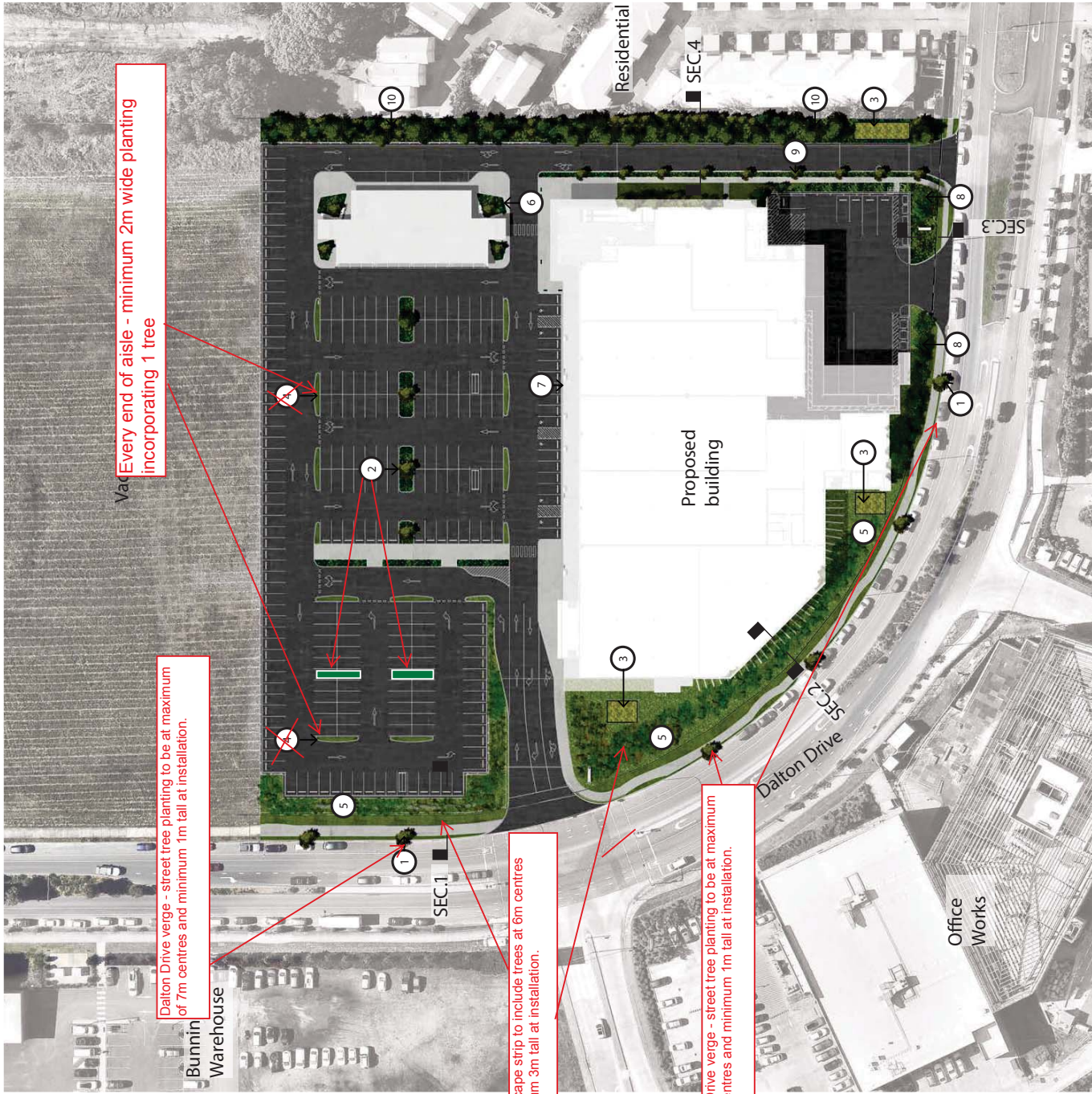
MAROOCHYDORE STAGE ONE, DALTON DRIVE, MAROOCHYDORE

LANDSCAPE CONCEPT - PLAN



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
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Date: 11th July 2019

DATE: 25.06.2019
JOB NO: ND2027
DWG NO: LC-02
REV: G

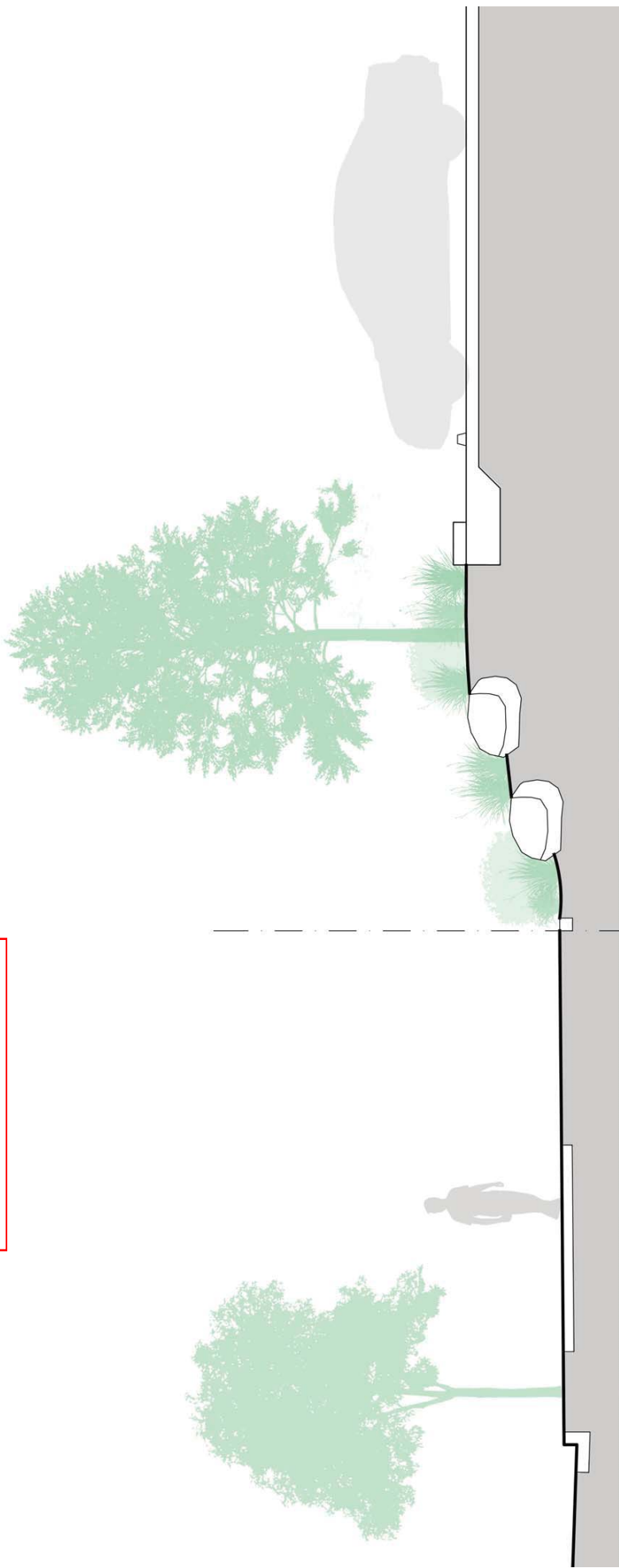


SECTION 1



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Approx. 6m wide verge

Existing concrete path to remain + Street tree planting

Max. 1.5m high shrubs & groundcovers with informal boulder retaining.
Tree spacing and size to be determined at compliance assessment stage.

4.3m

Car park

Dalton Drive

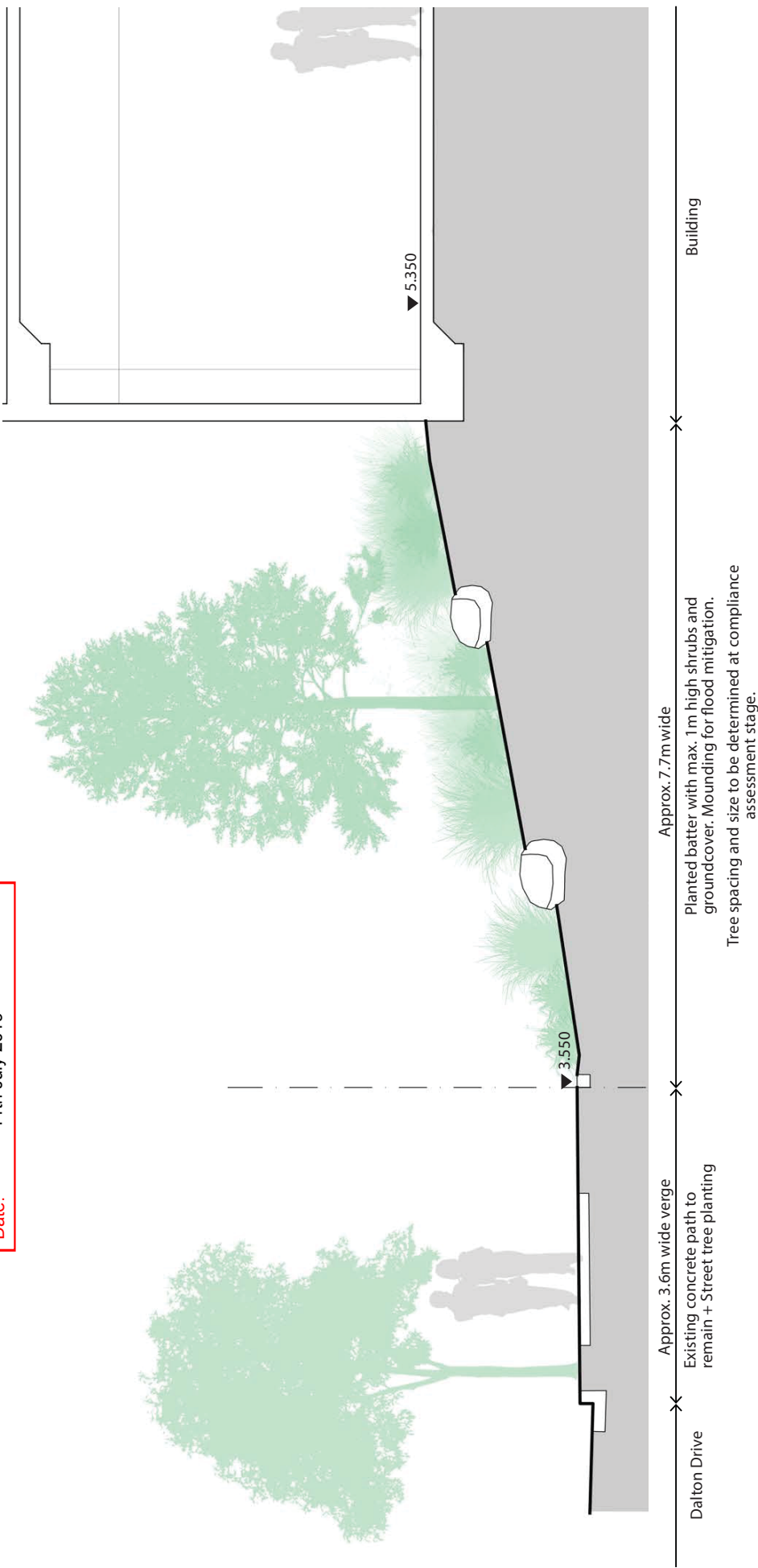
SECTION 2



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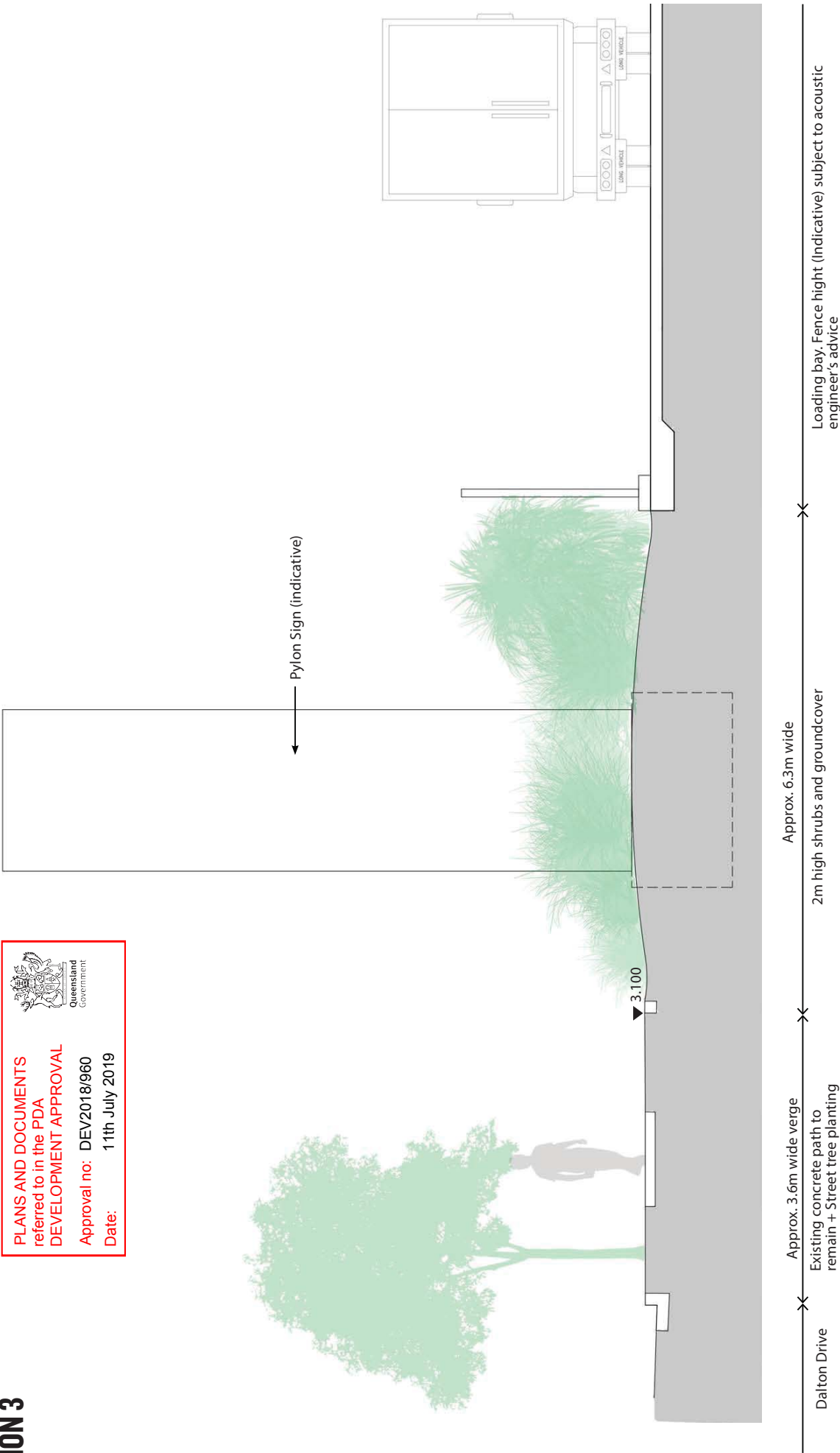
SECTION 3

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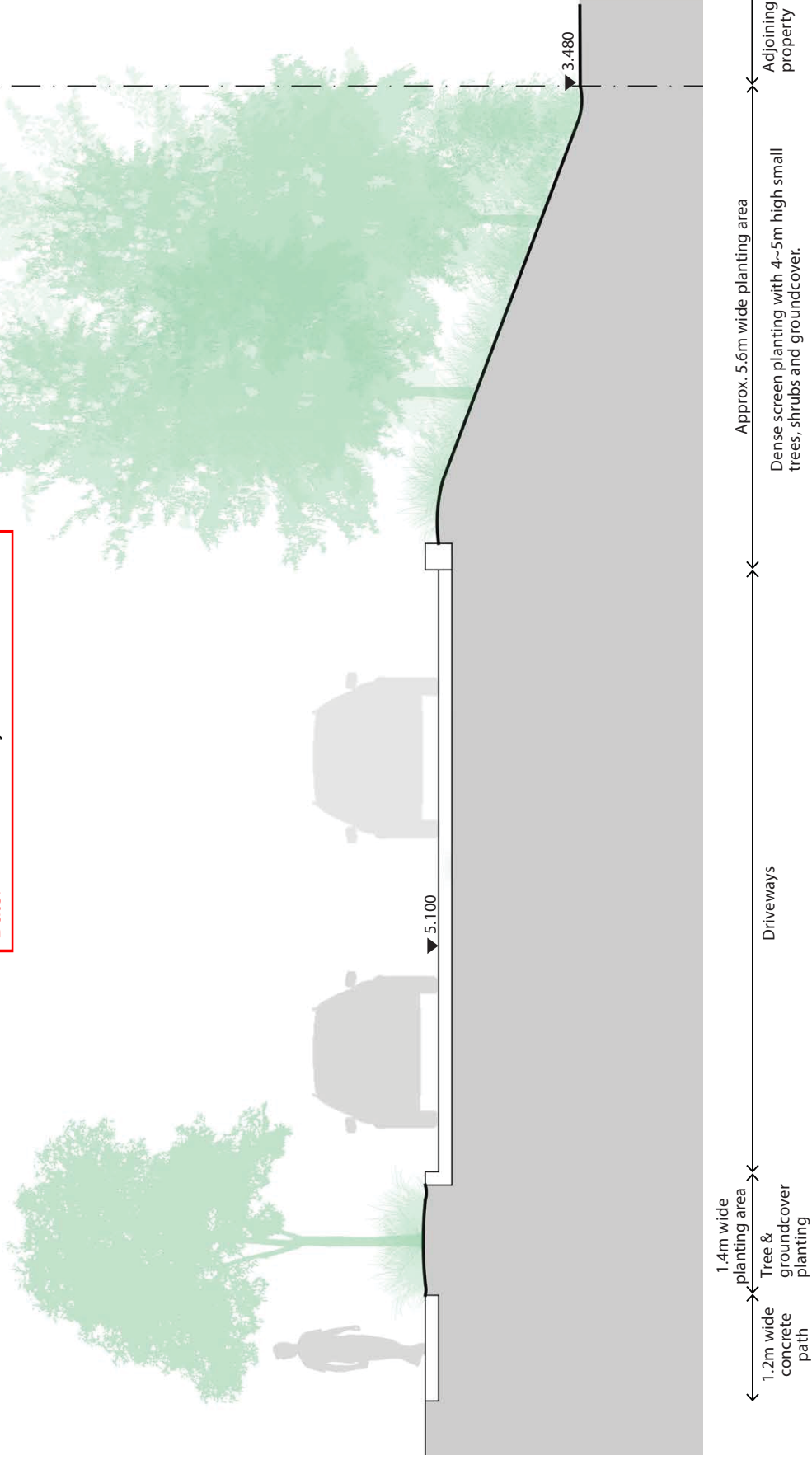
SECTION 4



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TREE



Cupaniopsis anacardioides



Brachychiton acerifolius



Waterhousea floribunda
"Sweeper"

SHRUB (2M HIGH)



Alpinia zerumbet



Cordyline stricta



Dracaena reflexa



Heliconia stricta



Philodendron selloum



Rhapis excelsa



Strelitzia nicolai

SHRUB (1M HIGH)



Lomandra longifolia



Philodendron xanadu



Phyllanthus multiflorus



Strelitzia reginae



Strelitzia reginae



Casuarina glauca 'Cousin It'



Dietses bicolor



Heliconia psittacorum



Hymenocallis littoralis



Liriope Evergreen giant

GROUNDCOVER

BIO-RETENTION



Carex appressa



Isolepis nodosa



Juncus usitatus



Poa labillardieri

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MAROOCHYDORE STAGE ONE, DALTON DRIVE, MAROOCHYDORE

LANDSCAPE CONCEPT - PLANTING PALETTE