

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.

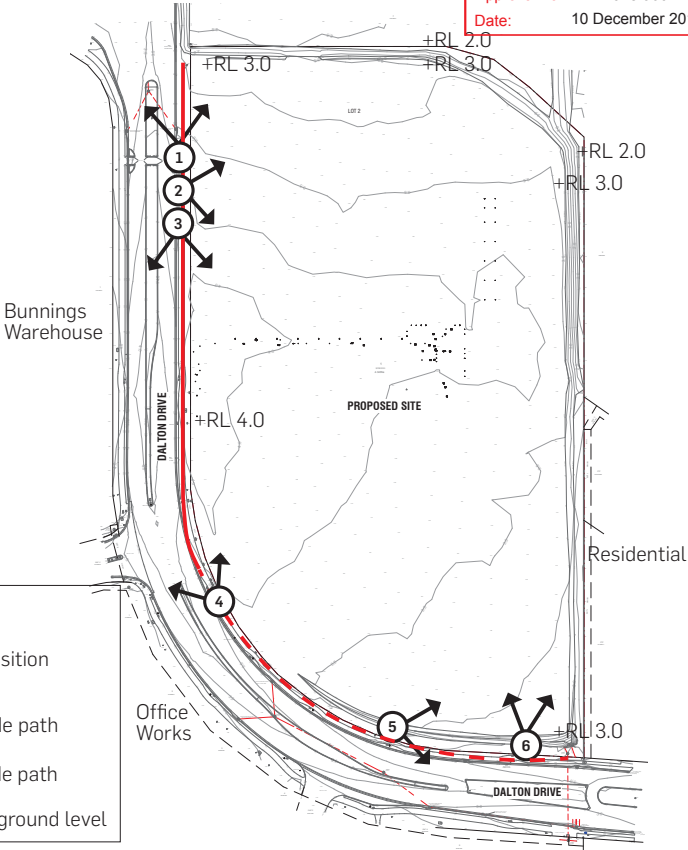
The site is grassed and appeared mowed regularly. It is also appeared there is no significant vegetation, trees and shrubs, within the site. Refer to the photos on this page.

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.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018/960
Date: 10 December 2019





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



MAROOCHYDORE STAGE ONE, DALTON DRIVE, MAROOCHYDORE
LANDSCAPE CONCEPT - SITE ANALYSIS

LANDSCAPE INTENT

The development site contains 9 key landscaping areas as below;

1. Dalton Drive verge (Streetscape)
2. Tree planting in car park
3. Bio-retention basins
4. Dalton Drive frontage (on-site landscape areas along the south-west boundary)
5. Planters at Farmer's Market
6. Planters along the pedestrian entry area (Northern facade)
7. Screen planting against loading dock
8. Row of trees along the southern pedestrian and vehicle access
9. 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 is 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 as required by the local authority's guidelines. The tree species is also to be in accordance with the local authority's guidelines. Street tree planting to be at maximum of 7m centres and minimum 1m tall at installation. Exact location of street trees will respond to site circumstances and be confirmed at detail design phase.
- 2. Tree planting in car park - On grade planters with a tree planting is provided to each row of the car park.
- 3. Bio-retention basins are provided on the western and southern sides of the building and in the south-east corner of the site.
- 4. 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 this area, generally in accordance with sections 1 and 2 - and include trees at 6m centres minimum 3m tall at installation. Exact location of internal landscape trees will respond to site circumstances and be confirmed at detail design phase.
- 5. 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.
- 6. 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.
- 7. Screen planting against loading dock & pumproom/tanks - The loading dock in the south corner will be screened with 2m high shrubs.
- 8. Row of trees along the southern pedestrian and vehicle access - trees with groundcover plantings provided along the secondary entry for pedestrian and vehicles.
- 9. 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.
- All new planting areas are to be irrigated with automatic irrigation system.
- A selection of robust and low maintenance plant species is proposed.

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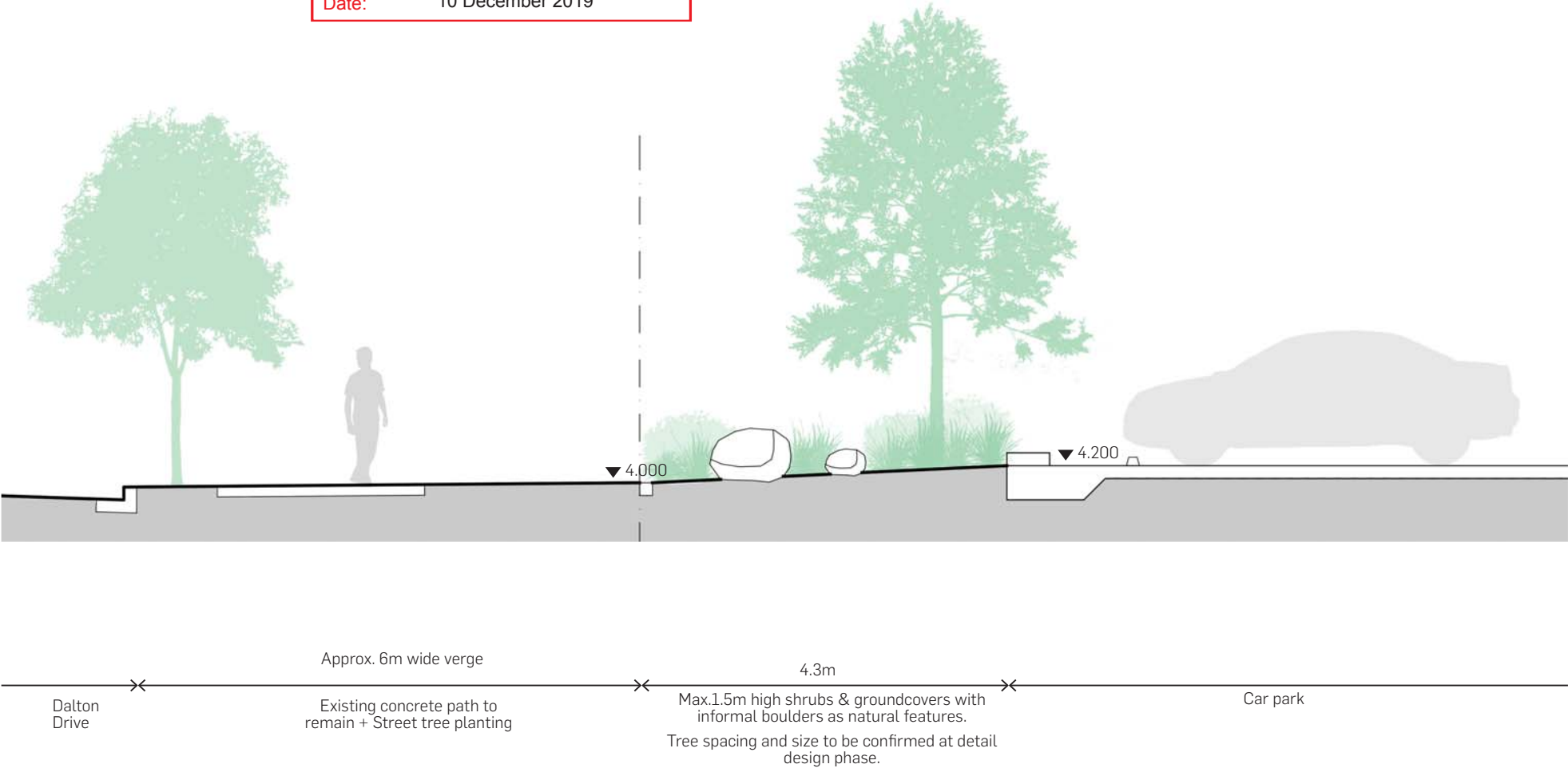
SECTION 1

PLANS AND DOCUMENTS
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MAROOCHYDORE STAGE ONE, DALTON DRIVE, MAROOCHYDORE
LANDSCAPE CONCEPT - SECTIONS

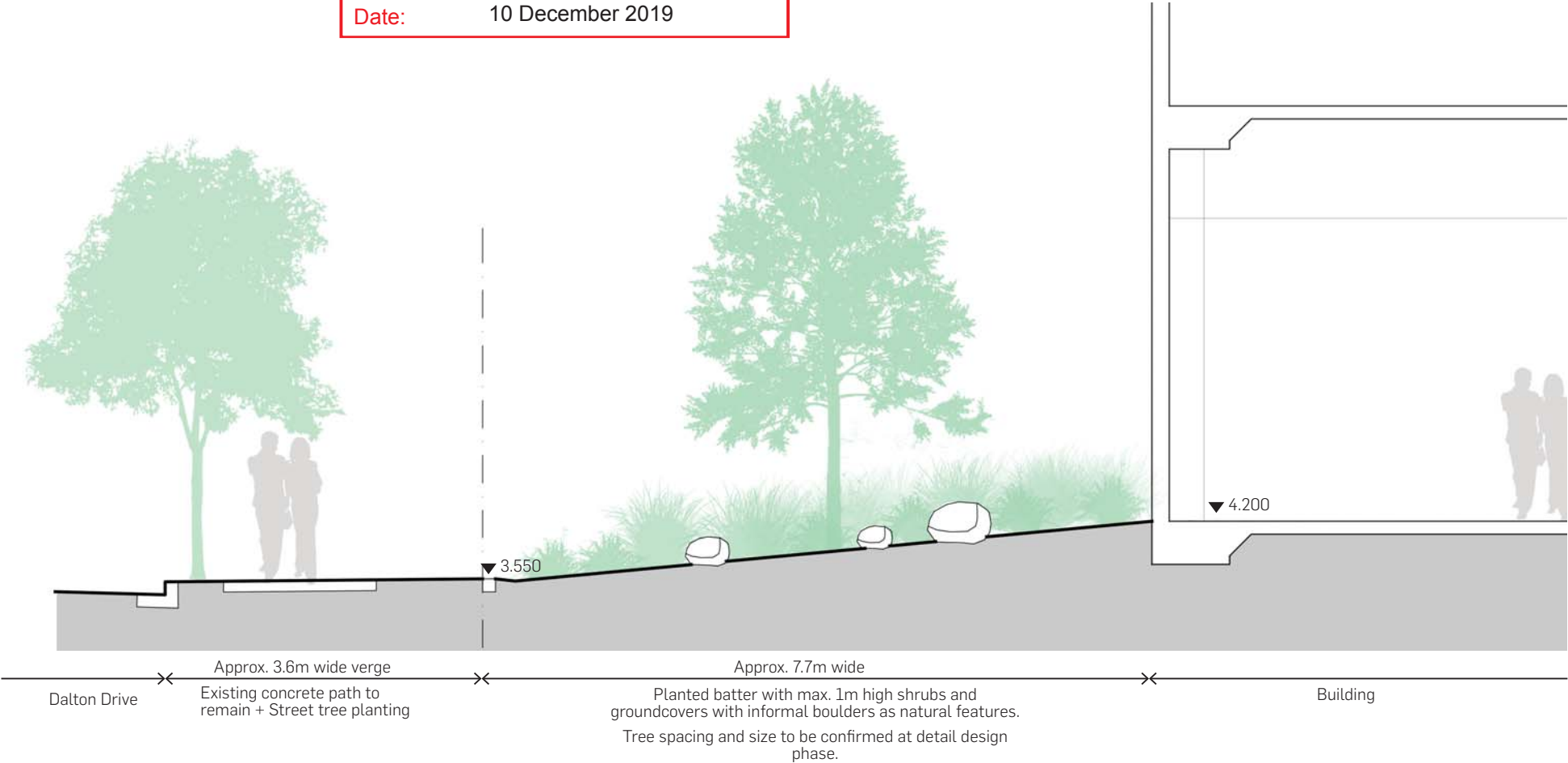
SECTION 2

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SECTION 3

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

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DATE: 06.11.2019
JOB NO: ND2027
DWG NO: LC-08
REV: J

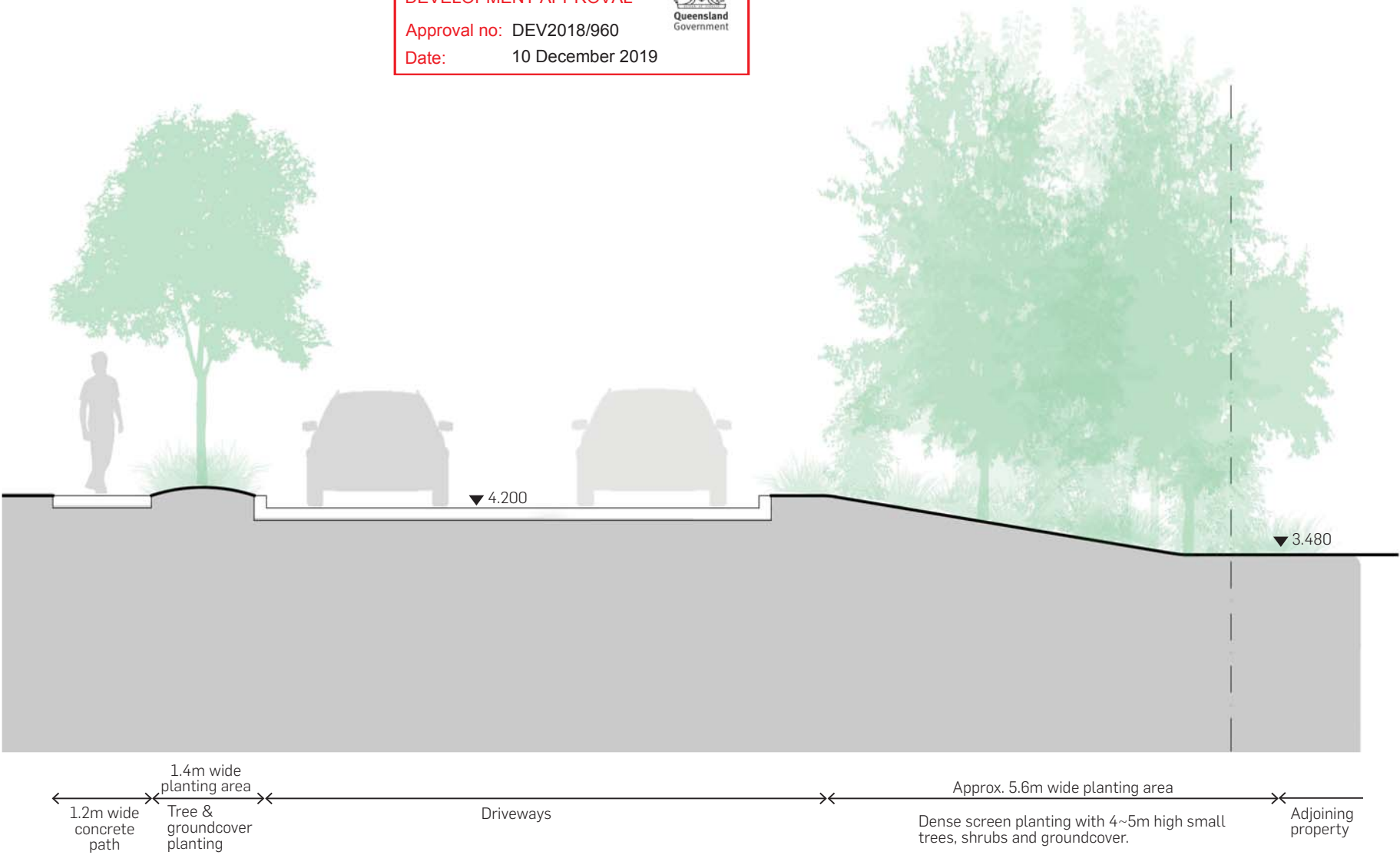
SECTION 4

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



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TREE



Cupaniopsis anacardioides



Lophostemon suaveolens



elaecarpus eumundii

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

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GROUNDCOVER



Casuarina glauca 'Cousin It'



Dietes bicolor



Heliconia psittacorum



Hymenocallis littoralis



Liriope Evergreen giant

BIO-RETENTION



Carex appressa



Isolepis nodosa



Juncus usitatus



Poa labillardieri



MAROOCHYDORE STAGE ONE, DALTON DRIVE, MAROOCHYDORE
LANDSCAPE CONCEPT - PLANTING PALETTE

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REV: J