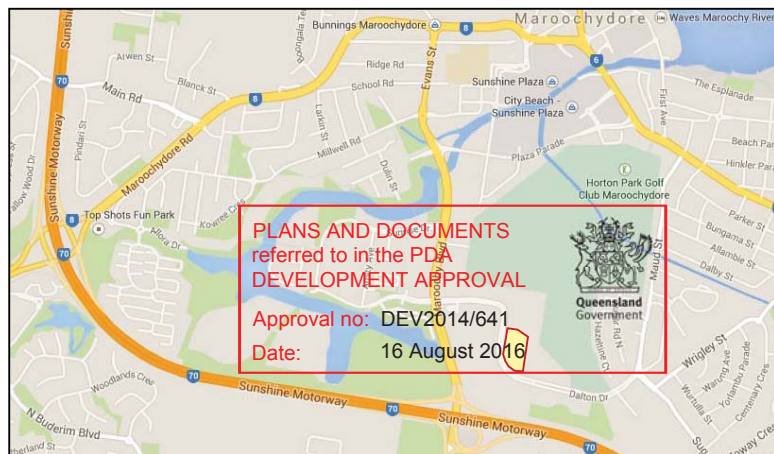


1. SITE LOCATION



2. LANDSCAPE DESIGN INTENT

The landscape design intent for the Masters Home Hardware Store located in Maroochydore, Qld, is to increase the site's environmental amenity and enhance the visual appearance of the development in complement with the proposed building, while making a positive contribution on the surrounding community.

This will be achieved through the implementation of the following landscape strategies:

- The installation of feature garden beds (including sculptural statement planting, earth mounding, ground covers, boulders etc.) in high visibility locations and pedestrian circulation routes.
- Mitigation of site stormwater.
- The careful selection and placement of appropriate, advanced endemic trees, floral shrubs and groundcovers, to create a positive environment which maximises user comfort levels while ensuring a high level of pedestrian safety (e.g. the use of clear trunked canopy trees to the carpark to maintain safety sight lines) with reference to **CPTED principles**.
- Car park and amenity planting addresses the provision of natural shade provision. The selection of shrubs and trees are to complement the scale of the proposed building.
- Plant species were selected with reference to **"Take Another Look ...Our Locals are Beauties - Fourth Coastal Edition"** and **Sunshine Coast Biodiversity Strategy 2010-20**.
- Shrub, groundcover and tree planting beds between Dalton Drive and car parking are to be a minimum 3m width to provide landscape screening and this is to occupy a minimum of 50% of the proposed building elevation as viewed from the street in approximately 5 years time. Gentle mounding is to be incorporated into the design of these areas (**Priority Development Area (PDA) Guideline 10: Industry & Business**).
- Inclusion of a mix of two street tree species along Dalton Drive to provide variation in the Streetscape.
- **VEGETATED BUFFER:** Refer to drawing **LC-05** for specific treatment and compliance with relevant codes. Drawing **LC-06** details the proposed creation of a dense landscape buffer to the eastern boundary.
- The landscape design also addresses the following Government Guidelines (as well as those mentioned above);
 - **PDA Guideline 9: Centres**
 - **Subtropical Design in SEQ - a Handbook for Planners, Developers and Decision Makers.**

DRAWING LIST

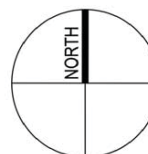
Drg no.	Drawing Title	Scale @ A3
LC-01	SITE LOCATION & DESIGN INTENT	nts
LC-02	LANDSCAPE CONCEPT PLAN	1:1,000
LC-03	LANDSCAPE CONCEPT - WEST ELEVATION	1:500
LC-04	LANDSCAPE CONCEPT - SOUTH ELEVATION	1:250
LC-05	LANDSCAPE CONCEPT - VEGETATED BUFFER SECTION ELEVATION	1:100
LC-06	LANDSCAPE CONCEPT - EAST ELEVATION: PROPOSED 10m VEGETATED BUFFER	1:200
LC-07	LANDSCAPE CONCEPT - EAST ELEVATION: COMPARISON 20m VEGETATED BUFFER	1:200
LC-08	LANDSCAPE CONCEPT - PROPOSED PLANT SPECIES: VEGETATED BUFFER	nts
LC-09	LANDSCAPE CONCEPT - PROPOSED PLANT SPECIES	nts

RARLA
Richard Anderson AILA
Registered Landscape Architect
 Registration Number 588
 38 Marriott Street
 Coorparoo QLD 4151
 m: 0412 626211
 e: richard@rarla.com.au



GENERAL NOTES:

1. This document was prepared for the use of the nominated Client only and is not to be copied, distributed or reproduced by any process without the specific written permission of Richard Anderson, Registered Landscape Architect.
2. Dimensions indicated on drawing take precedence over scaling from printed drawings.
3. This is a Concept design only and the implementation of any landscape works indicated on the Concept design may require the modification of the design and/or site features.



PROJECT NAME: Masters, Dalton Drive East, Maroochydore QLD
 CLIENT: Hydrox Nominees
 DRAWING TITLE: **LANDSCAPE CONCEPT - SITE LOCATION & DESIGN INTENT**
 DRAWING NUMBER: **LA102 LC-01**

SCALE: nts
 SHEET: 1/9
 DRAWN: SC/RA
 DATE: 09/10/2015
 ISSUE: **K**



LEGEND

- Site Boundary
- Shade Sails
- 10m wide Landscape Buffer Planting
- Car park/amenity street trees & shrub & groundcover beds - varied species, refer drg LC-09
- Feature Tree Avenue
- Planted bioretention areas
- Large boulders /decorative pebble at the site entrance
- Existing 1.8m high timber fence
- New 1.8m high fence to match existing (as above)
- New 2m high acoustic fence
- New 4m high acoustic fence
- Sprinkler / Rainwater Tank Main Switch Room
- Hydrant Booster*
- Electrical Transformer*
*include screen planting to obscure services structure

PLANS AND DOCUMENTS
referred to in the RTIA
DEVELOPMENT APPROVAL

Approval no: DEV2014/641
Date: 16 August 2016

NUMERICAL KEY:

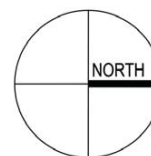
- High canopy & low shrub /groundcover planting to maintain sight lines and passive surveillance opportunities from street to building, as per standard CPTED principles. Refer to drg LC-09 Proposed Plant Species for species details & images.
- Clear trunked native canopy, shade trees to feature entrance avenue to be, minimum 100L container stock with non invasive roots.
- Pylon entry sign within feature boulder & ornamental pebble area with planting to enhance site entrance.
- Planted bioretention areas, refer to species selection on drg LC-09.
- Advanced trees (min. 45L) to carpark (1 per 4 car bays) and traffic islands to increase pedestrian comfort through increased shade levels and reduced visual impact of car park hardstand. Planted areas adjacent to Dalton Drive to include gentle mounding.
- A mix of tree species planted as advanced in size to provide visual continuity to street & provide shade to footpath for increased user comfort.
- Proposed 10m wide Landscape Buffer, fence & batter, refer to drawings LC-05, LC-06 & LC-07.

RARLA
Richard Anderson AILA
Registered Landscape Architect
Registration Number 588
38 Marriott Street
Coorparoo QLD 4151
m: 0412 626211
e: richard@rarla.com.au



GENERAL NOTES:

- This document was prepared for the use of the nominated Client only and is not to be copied, distributed or reproduced by any process without the specific written permission of Richard Anderson, Registered Landscape Architect.
- Dimensions indicated on drawing take precedence over scaling from printed drawings.
- This is a Concept design only and the implementation of any landscape works indicated on the Concept design may require the modification of the design and/or site features.



PROJECT NAME: Masters, Dalton Drive East, Maroochydore QLD
CLIENT: Hydrox Nominees
DRAWING TITLE: LANDSCAPE CONCEPT PLAN
DRAWING NUMBER: LA102 LC-02

SCALE: 1:1,000 @ A3
SHEET: 2/9
DRAWN: SC/RA
DATE: 09/10/2015
ISSUE: K

LANDSCAPE CONCEPT PLAN FOR DA



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2014/641

Date: 16 August 2016



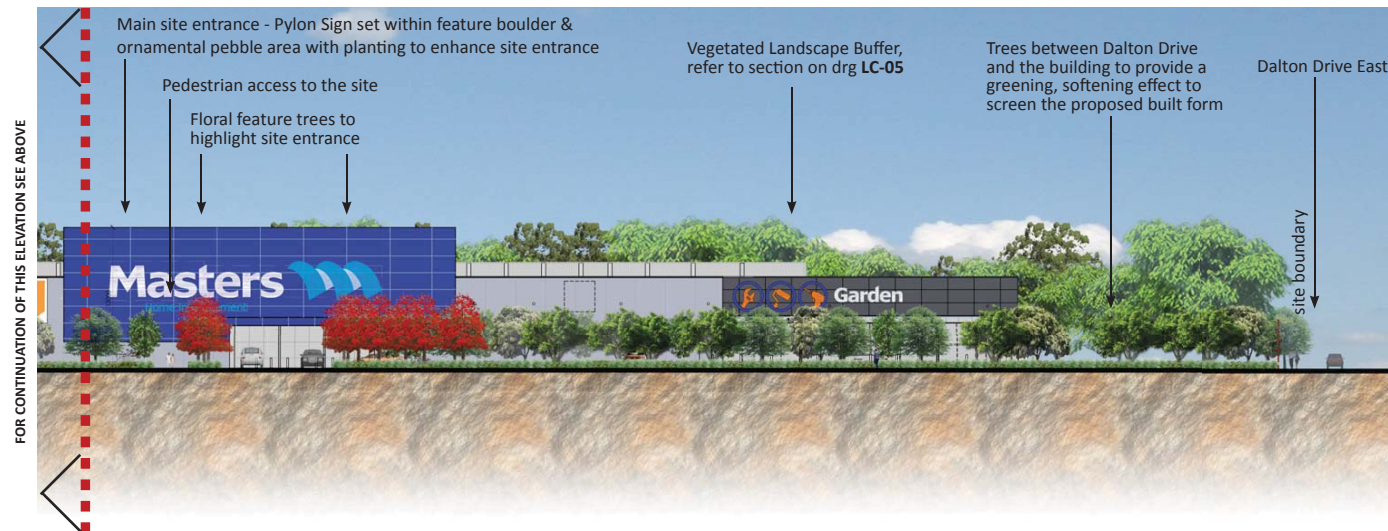
FOR CONTINUATION OF THIS ELEVATION SEE BELOW

1

LC-02

ELEVATION 1: PROPOSED WESTERN ELEVATION

SCALE 1:500 @ A3



FOR CONTINUATION OF THIS ELEVATION SEE ABOVE

RARLA
Richard Anderson AILA
Registered Landscape Architect
Registration Number 588
38 Marriott Street
Coorparoo QLD 4151
m: 0412 626211
e: richard@rarla.com.au

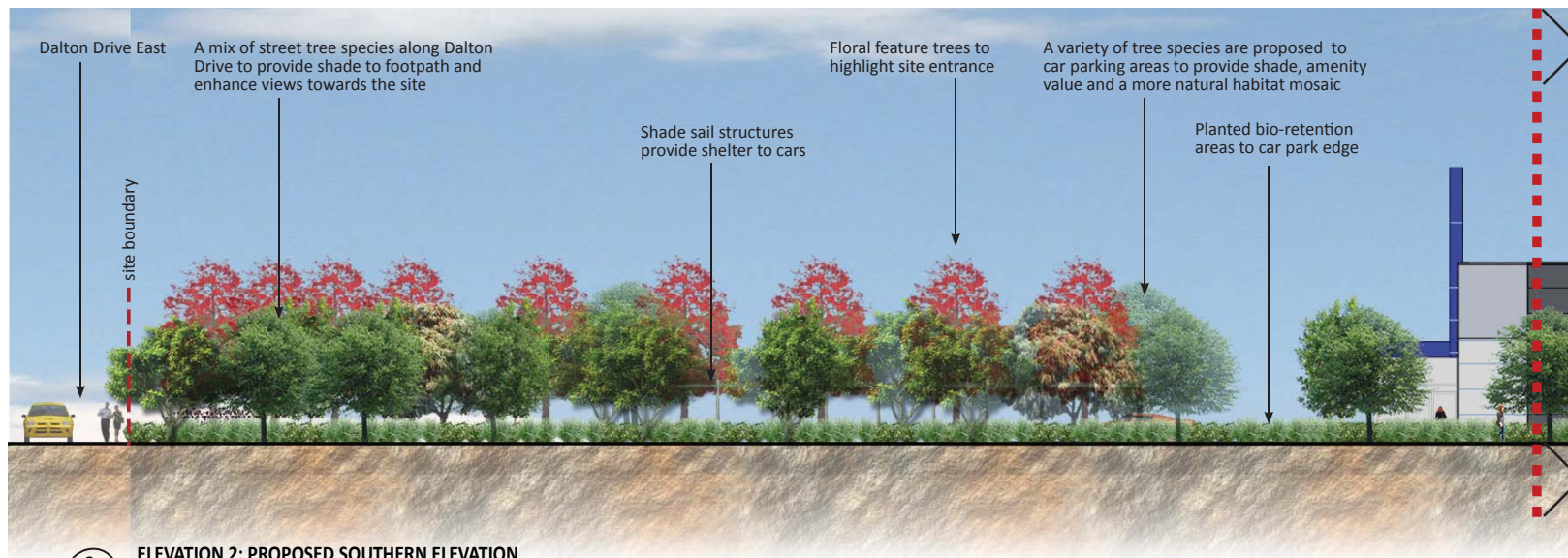


GENERAL NOTES:

1. This document was prepared for the use of the nominated Client only and is not to be copied, distributed or reproduced by any process without the specific written permission of Richard Anderson, Registered Landscape Architect.
2. Dimensions indicated on drawing take precedence over scaling from printed drawings.
3. This is a Concept design only and the implementation of any landscape works indicated on the Concept design may require the modification of the design and/or site features.

PROJECT NAME: Masters, Dalton Drive East, Maroochydore QLD
CLIENT: Hydrox Nominees
DRAWING TITLE: **LANDSCAPE CONCEPT - WEST ELEVATION**
DRAWING NUMBER: **LA102 LC-03**

SCALE: 1:500@A3
SHEET: 3/9
DRAWN: SC/RA
DATE: 09/10/2015
ISSUE: **K**



FOR CONTINUATION OF THIS ELEVATION SEE BELOW

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2014/641
Date: 16 August 2016



2
LC-02
ELEVATION 2: PROPOSED SOUTHERN ELEVATION
SCALE 1:250 @ A3



FOR CONTINUATION OF THIS ELEVATION SEE ABOVE

LANDSCAPE CONCEPT PLAN FOR DA

RARLA
Richard Anderson AILA
Registered Landscape Architect
Registration Number 588
38 Marriott Street
Coorparoo QLD 4151
m: 0412 626211
e: richard@rarla.com.au

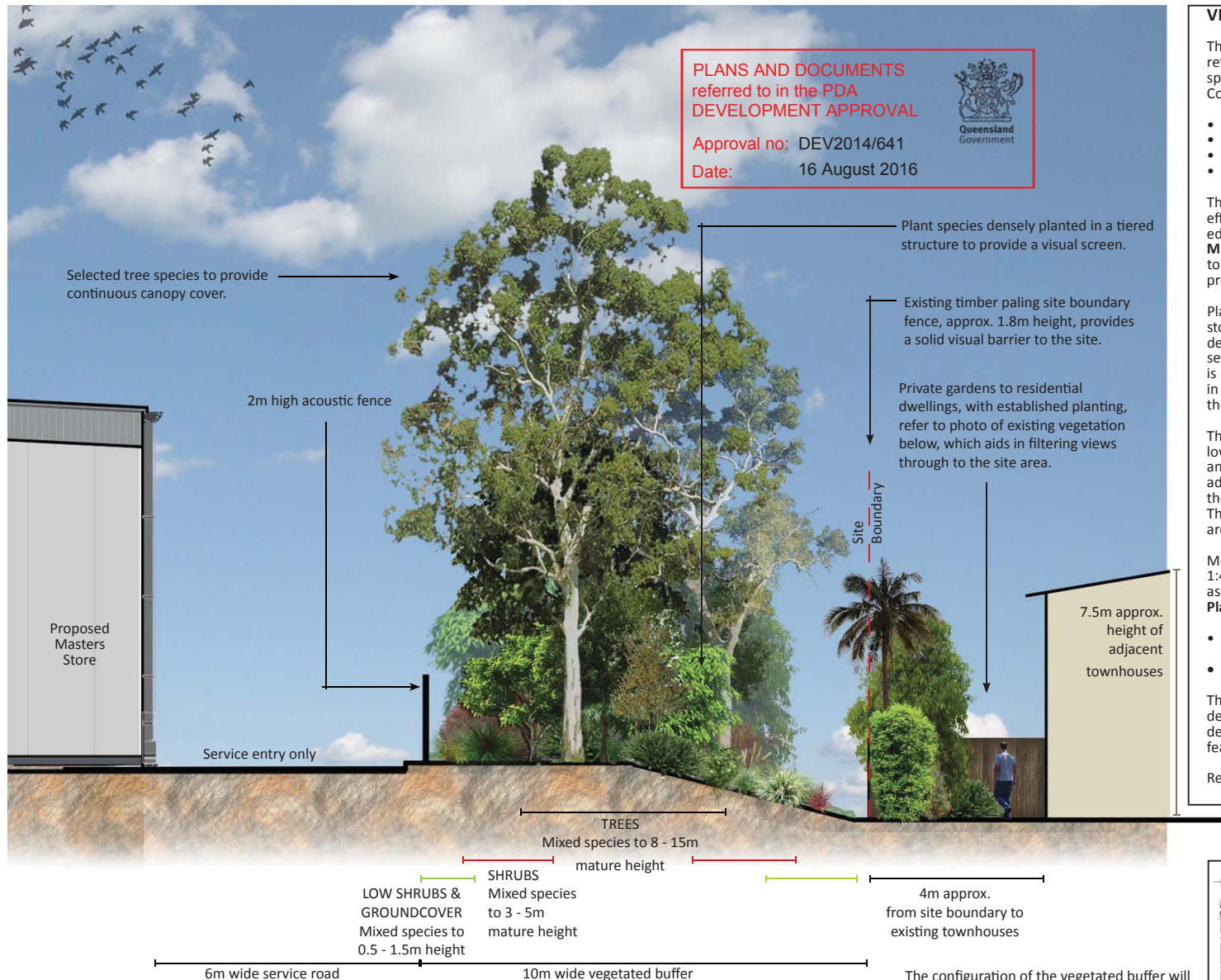


GENERAL NOTES:

1. This document was prepared for the use of the nominated Client only and is not to be copied, distributed or reproduced by any process without the specific written permission of Richard Anderson, Registered Landscape Architect.
2. Dimensions indicated on drawing take precedence over scaling from printed drawings.
3. This is a Concept design only and the implementation of any landscape works indicated on the Concept design may require the modification of the design and/or site features.

PROJECT NAME: Masters, Dalton Drive East, Maroochydore QLD
CLIENT: Hydrox Nominees
DRAWING TITLE: **LANDSCAPE CONCEPT - SOUTH ELEVATION**
DRAWING NUMBER: **LA102 LC-04**

SCALE: 1:250@A3
SHEET: 4/9
DRAWN: SC/RA
DATE: 09/10/2015
ISSUE: **K**



**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2014/641
Date: 16 August 2016



VEGETATED LANDSCAPE BUFFER:

The planted buffer is to provide an effective visual screen within 3 to 5 years, refer to drg LC-06 for predicted growth rate and to drg LC-08 for proposed plant species. Planting will be set out in line with recommendations in the Sunshine Coast Planning Scheme, with:

- large trees at 6m centres;
- small trees at 2m centres;
- shrubs at 1m centres; and
- tufting plants, vines and groundcovers at 0.5m to 1m centres.

The creation of a dense Landscape Buffer to the eastern site boundary. This will effectively protect the edge of the existing native vegetation to the north-eastern edge of the site, this is in line with local ecological values and the **Vegetation Management Act (QLD)**. The Buffer will also provide a substantial visual screen to the proposed acoustic attenuation fencing and the proposed builtform, providing separation between the Site and existing residential dwellings.

Plant species have been selected that are robust and hardy, with some advanced stock (up to 200L) in order to create an instant visual impact. Broad canopy trees, dense foliage shrubs and plants that display vigorous growth habits have been selected so as to create an effective natural foil to the development. The buffer is to consist of native and locally endemic species, selected to provide variation in colour, texture and form. A priority of the buffer is to appear natural, through the creation of upper, mid and understory strata and create a transition corridor.

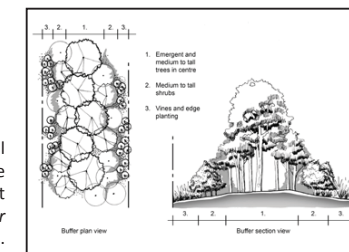
The use of closely planted endemic screening species, with dense foliage and low growing canopies, to buffer undesirable views to building service areas and car park hardstands from adjacent properties and screen the building from adjacent residential dwellings and Dalton Drive to the east. The visual depth of the Landscape Buffer varies to provide interest and convey a natural appearance. This is in accordance with **PDA Guideline 18: Interfaces**. Vigorous pioneer species are selected in order to create a filtered visual screen in a relatively short time.

Mounding of the Buffer is to a maximum height of 1.2m height, with a batter of 1:4, which assists in screening of proposed builtform and service area to the store, as well as aiding acoustic attenuation. The above strategies satisfy **Sunshine Coast Planning Scheme 2014**, in particular;

- The **Landscape Code (Part 9)** with reference to plant selection and stock size, Landscape Buffers and Screening.
- **Planning Scheme policies (Schedule 6)** referring to vegetative buffer densities.

The proposed 2m high coloured acoustic fencing is to be of an attractive textural design that will integrate with the landscape and proposed vegetation. Colour and design selections will be based on the intended creation of a visually recessive feature in the landscape.

Refer to drg LC-07 for comparison over time of a 20m vegetated buffer.



Existing established vegetation along the site's eastern boundary.



The configuration of the vegetated buffer will be as set out with reference to the Sunshine Coast Planning Scheme 2014, as the adjacent extract displays (Figure 9.4.2 Landscape buffer design from the Landscape Code).

GENERAL NOTES:

1. This document was prepared for the use of the nominated Client only and is not to be copied, distributed or reproduced by any process without the specific written permission of Richard Anderson, Registered Landscape Architect.
2. Dimensions indicated on drawing take precedence over scaling from printed drawings.
3. This is a Concept design only and the implementation of any landscape works indicated on the Concept design may require the modification of the design and/or site features.

SECTION A: PROPOSED VEGETATED BUFFER

SCALE 1:100 @ A3

RARLA
Richard Anderson AILA
Registered Landscape Architect
Registration Number 588
38 Marriott Street
Coorparoo QLD 4151
m: 0412 626211
e: richard@rarla.com.au



PROJECT NAME: Masters, Dalton Drive East, Maroochydore QLD
CLIENT: Hydrox Nominees
DRAWING TITLE: **LANDSCAPE CONCEPT - SECTION: VEGETATED BUFFER**
DRAWING NUMBER: LA102 LC-05

SCALE: 1:100 @ A3
SHEET: 5/9
DRAWN: SC/RA
DATE: 09/10/2015
ISSUE: **K**

LANDSCAPE CONCEPT PLAN FOR DA

TREES



Eucalyptus microcorys



Callitris columellaris



Lophostemon confertus



Buckinghamia celsissima

MIDDLE STOREY



Leptospermum polygalifolium



Melaleuca pachyphylla



Banksia "Giant Candles"



Gre. "Orange Marmalade"

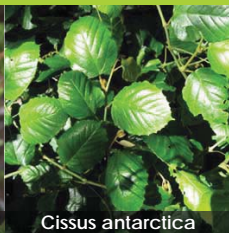
UNDERSTOREY & GROUND COVER



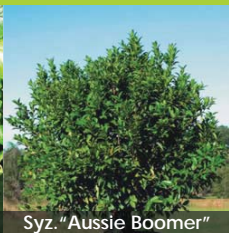
Dianella "Breeze"



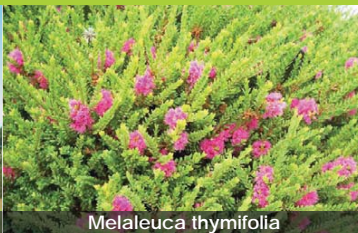
Hardenbergia violacea



Cissus antarctica



Syz. "Aussie Boomer"



Melaleuca thymifolia

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2014/641
Date: 16 August 2016

Queensland
Government

PLANT SCHEDULE

Code	Botanical Name	Common Name	Pot Size	Min. Height x Width (mm)	Stake	Density (plants /m2)
TREES						
ACA mel	Acacia melanoxylon	Blackwood	45L	1600 x 700	1	n/a
BAC myr	Backhousia myrtifolia	Grey Myrtle	45L	1600 x 700	1	n/a
BAN int	Banksia integrifolia	Swamp Banksia	300mm	1200 x 400	1	n/a
BUC cel	Buckinghamia celsissima	Ivory Curl Tree	200L	3300x1600	2	n/a
CAL col	Callitris columellaris	Coastal Pine	45L	1600 x 800	1	n/a
CAS equ	Casuarina equisetifolia	Horse-tail She Oak	45L	1200 x 400	1	n/a
COR ter	Corymbia tereticornis	Queensland Blue Gum	45L	2000 x 700	2	n/a
ELA ret	Elaeocarpus reticulatus	Blueberry Ash	200L	3300x1600	2	n/a
EUC mic	Eucalyptus microcorys	Tallow Wood	45L	2000 x 700	2	n/a
GRE rob	Grevillea robusta	Silky Oak	200L	3300x1600	2	n/a
LOP con	Lophostemon confertus	Brush Box	300mm	1800 x 800	1	n/a
MEL qui	Melaleuca quinquenervia	Swamp Paperbark	45L	1200 x 500	1	n/a
XAN chr	Xanthostemon chrysanthus	Golden Penda	45L	1600 x 500	1	n/a
MIDDLE STOREY						
ACA hub	Acacia hubbardiana	Prickly Moses	300mm	1200 x 500	n/a	3
ACM smi	Acmena smithii "Minor"	Creek Lily Pilly	300mm	1400 x 600	n/a	2
BAE vir	Baekea virgata	Twiggy Heath Myrtle	200mm	400 x 300	n/a	3
BAN spi	Banksia spinulosa "Giant Candles"	Giant Candles	200mm	600 x 300	n/a	2
GRE OM	Grevillea "Orange Marmalade"	Orange Marmalade	300mm	900 x 400	n/a	2
HAK aci	Hakea acites	Wallum Hakea	200mm	400 x 300	n/a	3
HOV acu	Hovea acutifolia	Purple Pea Bush	200mm	500 x 200	n/a	3
LEP pol	Leptospermum polygalifolium	Wild May	300mm	500 x 300	n/a	2
MEL nod	Melaleuca nodosa	Prickly leaved Paperbark	200mm	400 x 300	n/a	2
MEL pac	Melaleuca pachyphylla	Wallum Bottlebrush	45L	1200 x 900	n/a	1
MEL aff	Melastoma affine	Blue Tongue	300mm	400 x 300	n/a	3
PHE woo	Phebalium woombye	Woombye Bush	200mm	400 x 200	n/a	3
SYZ ole	Syzygium oleosum	Blue Lilly Pilly	100L	1200 x 800	n/a	2
UNDERSTOREY						
SYZ AB	Syzygium "Aussie Boomer"	Lily Pilly	200mm	400 x 300	n/a	3
SYZ wil	Syzygium wilsonii	Powder puff Lily Pilly	200mm	400 x 300	n/a	3
WES fru	Westringia fruticosa	Native Rosemary	140mm	300 x 200	n/a	3
GROUND COVER						
CIS ant	Cissus antarctica	Kangaroo vine	140mm	300 x 200	n/a	3
DIA cae	Dianella caerulea "Breeze"	Common Flax Lily	140mm	300 x 200	n/a	3
HAR vio	Hardenbergia violacea	Native Sarsaparilla	140mm	300 x 200	n/a	3
MEL thy	Melaleuca thymifolia	Thyme Honey Myrtle	140mm	300 x 300	n/a	3
VIO hed	Viola hederacea	Native Viola	140mm	300 x 200	n/a	3

RARLA
Richard Anderson AILA
Registered Landscape Architect
Registration Number 588
38 Marriott Street
Coorparoo QLD 4151
m: 0412 626211
e: richard@rarla.com.au

Australian Institute
of Landscape Architects

GENERAL NOTES:

- This document was prepared for the use of the nominated Client only and is not to be copied, distributed or reproduced by any process without the specific written permission of Richard Anderson, Registered Landscape Architect.
- Dimensions indicated on drawing take precedence over scaling from printed drawings.
- This is a Concept design only and the implementation of any landscape works indicated on the Concept design may require the modification of the design and/or site features.

PROJECT NAME: Masters, Dalton Drive East, Maroochydore QLD
CLIENT: Hydrox Nominees
DRAWING TITLE: LANDSCAPE CONCEPT - PROPOSED PLANT SPECIES: VEGETATED BUFFER
DRAWING NUMBER: LA102 LC-08

SCALE: nts
SHEET: 8/9
DRAWN: SC/RA
DATE: 09/10/2015
ISSUE: K

TREES



Harpullia pendula



Waterhousia floribunda



Brachychiton acerifolius



Brachychiton rupestris

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2014/641
16 August 2016



MIDDLE STOREY & FEATURE PLANTS



Grevillea 'Moonlight'



Curculigo capitulata



Doryanthus excelsa



Lepidozamia peroffskyana

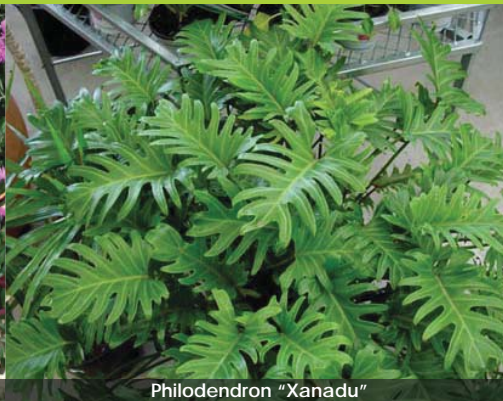
UNDERSTOREY & GROUND COVER



Strelitzia reginae



Carpobrotus "Aussie Rambler"



Philodendron "Xanadu"

PLANT SCHEDULE			Dependent on pot size			
Code	Botanical Name	Common Name	Pot Size	Min. Height Width (mm)	Stake (plants / m2)	Density (plants / m2)
TREES						
BRA ace ^	Brachychiton acerifolius	Flame Tree	100L	1500 x 500	2	n/a
BRA rup ^	Brachychiton rupestris	Queensland Bottle Tree	45L	1500 x 500	2	n/a
BUC cel ^	Buckinghamia celsissima	Ivory Curl Tree	100L	2000x800	2	n/a
CUP ana ^	Cupaniopsis anacardioides	Tuckeroo	45L	1600x600	2	n/a
ELA obv* ^	Elaeocarpus obvatius	Hard Quandong	45L	1200 x 500	2	n/a
HAR pen + ^	Harpullia pendula	Tulipwood	100L	1800 x 800	2	n/a
WAT flo +	Waterhousia floribunda	Weeping Lilly Pilly	100L	1200 x 600	2	n/a
FEATURE PLANTS						
COR nig	Cordyline nigra	Black Cordyline	200mm	600 x 300	n/a	n/a
CUR cap	Curculigo capitulata	Palm Grass	300mm	800 x 400	n/a	n/a
DOR exc	Doryanthus excelsa	Gymea Lily	200mm	500 x 400	n/a	n/a
LEP per	Lepidozamia peroffskyana	Scaly Zamia	300mm	500 x 500	n/a	n/a
LIR SW	Liriope "Stripe White"	Stripey White	140mm	300 x 200	n/a	n/a
TRA jas	Trachelospermum jasminoides	Chinese Star Jasmine	140mm	300 x 250	n/a	n/a
MIDDLE STOREY						
BAE fru	Baeckea frutescens	Sweet Baeckea	200mm	400 x 200	n/a	n/a
ELA PD	Elaeocarpus reticulatus "Prima Donna"	Prima Donna	45L	1600 x 500	2	n/a
GRE ML	Grevillea "Moonlight"	Moonlight Grevillea	200mm	800 x 300	n/a	n/a
UNDERSTOREY						
MEL CT	Melaleuca "Claret Tops"	Dwarf Red Paperbark	200mm	400 x 300	n/a	2
STR reg	Strelitzia reginae	Bird of Paradise	140mm	500 x 300	n/a	2
WES fru	Westringia fruticosa	Native Rosemary	140mm	300 x 200	n/a	3
GROUND COVERS						
CAR gla	Carpobrotus "Aussie Rambler"	Pig Face	140mm	300 x 200	n/a	3
MYO eli	Myoporum ellipticum	Coastal Boobialla	140mm	400 x 300	n/a	3
PHI Xan	Philodendron "Xanadu"	Xanadu	140mm	300 x 200	n/a	3
BIO-RETENTION AREAS						
CAR app	Carex appressa	Tall Sedge	tube	n/a	n/a	3
ISO nod	Isolepis nodosa	Knobby Club Rush	tube	n/a	n/a	3
JUN usi	Juncus usitatus	Common Rush	tube	n/a	n/a	3
LOM hys	Lomandra hystrix	Mat Rush	tube	n/a	n/a	3

^ Denotes Car Park Tree Species

+ Denotes Street Tree

* Denotes that this tree is to be planted adjacent to bio-retention areas, not within.

BIORETENTION PLANTING



Juncus usitatus

Isolepis nodosa

Carex appressa

RARLA

Richard Anderson AILA

Registered Landscape Architect

Registration Number 588

38 Marriott Street

Coorparoo QLD 4151

m: 0412 626211

e: richard@rarla.com.au



GENERAL NOTES:

- This document was prepared for the use of the nominated Client only and is not to be copied, distributed or reproduced by any process without the specific written permission of Richard Anderson, Registered Landscape Architect.
- Dimensions indicated on drawing take precedence over scaling from printed drawings.
- This is a Concept design only and the implementation of any landscape works indicated on the Concept design may require the modification of the design and/or site features.

PROJECT NAME: Masters, Dalton Drive East, Maroochydore QLD

CLIENT: Hydrox Nominees

DRAWING TITLE: LANDSCAPE CONCEPT - PROPOSED PLANT SPECIES

DRAWING NUMBER: LA102 LC-09

SCALE: nts

SHEET: 9/9

DRAWN: SC/RA

DATE: 09/10/2015

ISSUE: K