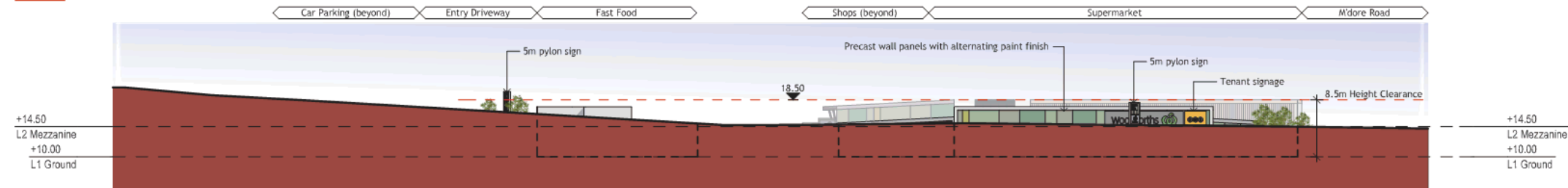


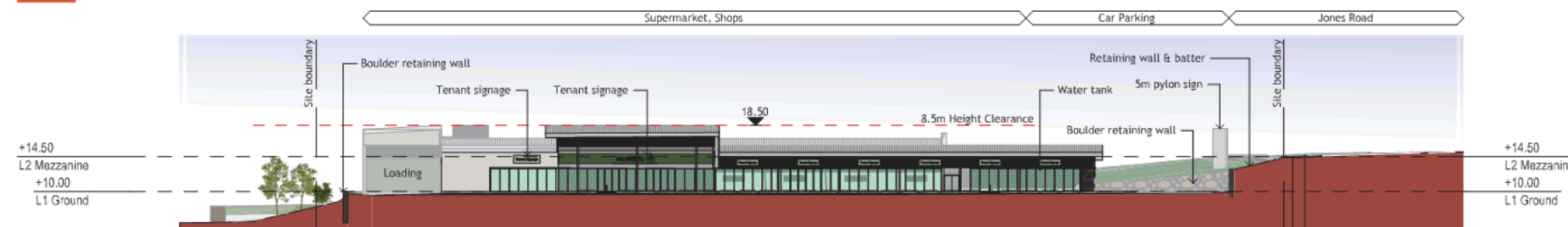
E1 Northern Elevation - Maroochydore Road

1:500



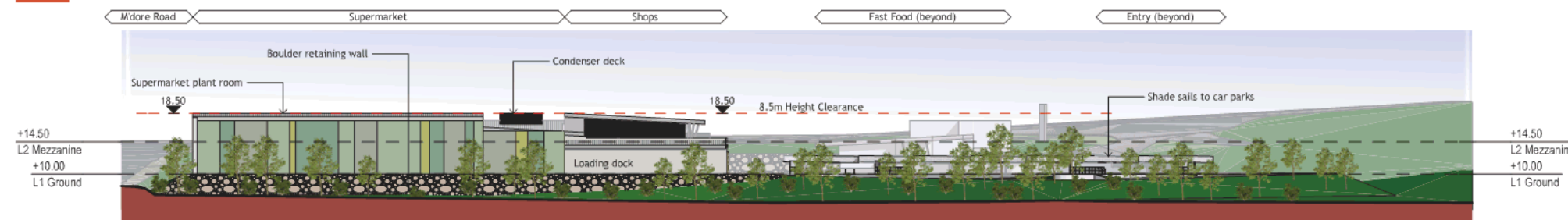
E2 Eastern Elevation - Jones Road

1:500



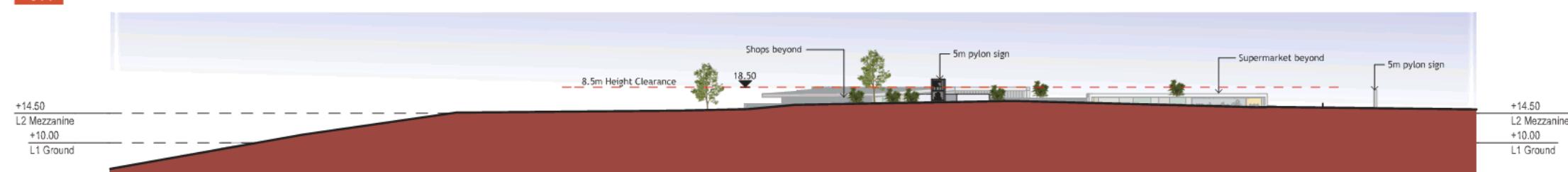
E3 Southern Elevation - Retail Centre Facade

1:500



E4 Western Elevation - Martins Creek

1:500



E5 South Eastern Elevation - Pittards Road

1:500

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10	ISSUED FOR PERMIT	14/04/2016

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**Buderim Retail Centre**  
Taylor Bridge Capital  
A.T  
141 Jones Road Buderim QLD  
P.P.  
Lot 1 on SP 105435  
County of Canning  
Parish of Mooloolah

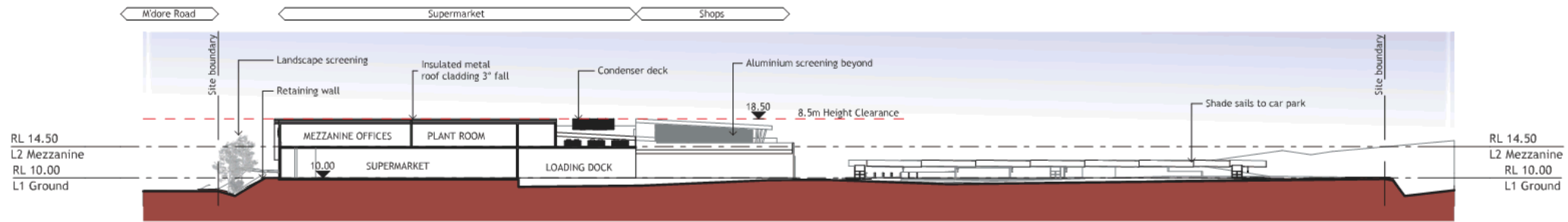
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**Elevations**

DESIGN	CHECKED	APPROVED
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1:500	A2	21/04/2016
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274-06	SD-3-001	£

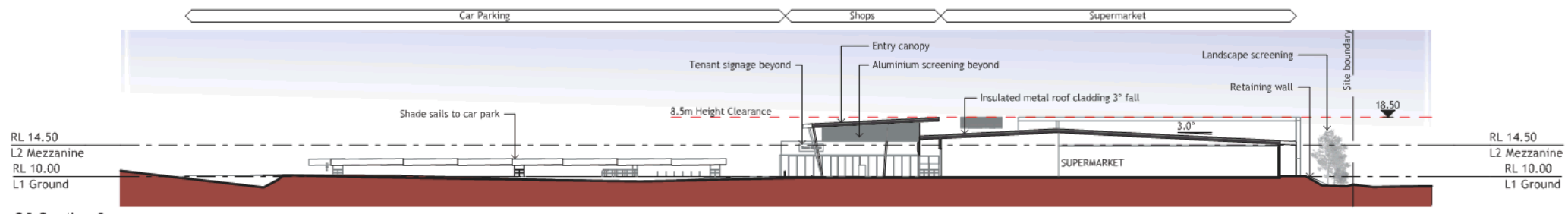
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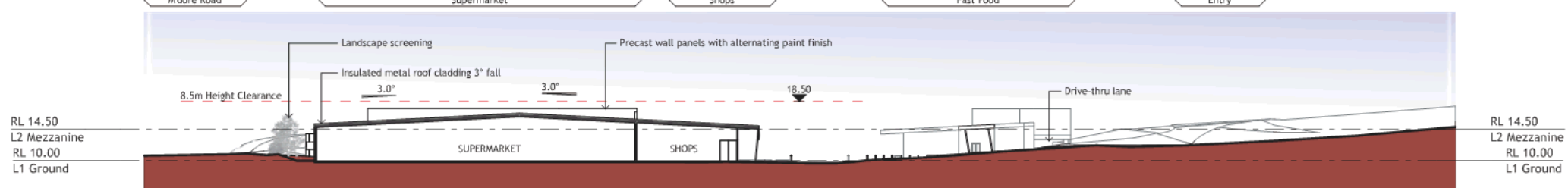
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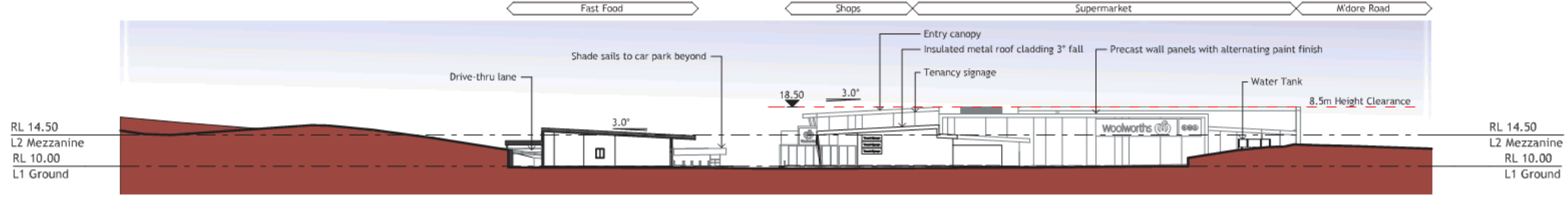
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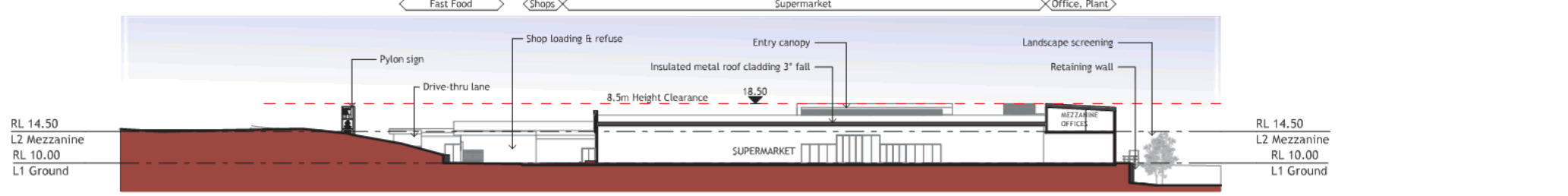
S2 Section 2  
1:500



S3 Section 3  
1:500



S4 Section 4  
1:500



S5 Section 5  
1:500

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**Buderim Retail Centre**  
For  
Taylor Bridge Capital  
A.T  
141 Jones Road Buderim QLD  
P.P  
Lot 1 on SP 105435  
County of Canning  
Parish of Mooloolah

**Sections**

DESIGN	CHECKED	APPROVED
MS	LP	ME
SCALE	SHEET	PUBLISH DATE
1:500	A2	21/04/2014
FILE #	DRAWING #	REVISED
274-06	SD-3-101	£







Attachment One

Additional Tree

Planting Areas

JAMES  
 BIRRELL  
 DESIGN  
 LAB

- KEY
1. Proposed feature trees
  2. Proposed small - medium sized shade and screening trees
  3. Proposed shade sails to carparking
  4. Proposed gardenbeds with native shrubs and groundcovers
  5. Proposed boulder retaining walls to 1:3 cut /fill batters
  6. Proposed block retaining wall to carparking softened with planting
  7. 1.1m Aluminium boundary fencing to top of walls and batters along Jones Road frontage. To be softened with shrub and groundcover planting.
  8. Turf to streetscape
  9. Martins Creek Buffer - existing vegetation to be retained and protected. NOTE: Buffer Revegetation Works to retain existing endemic species while removing all declared weed species except for key creek bank stabilisation trees ( CINNAMOMUM camphora ) which are to be identified on site by Landscape Architect and a qualified arborist.
  10. Martins Creek Buffer - Rehabilitation is subject to approval of the offset of bioretention basin, carpark, fill and retaining walls that intrude into the buffer.
  11. Line of existing vegetation
  12. Possible future bush track connection - indicative only.
  13. Bio-filtration Area - to be planted with macrophytes.
  14. Jones Road intersection upgrade - refer to Architect's and Engineer's drawings.
  15. Indicative pedestrian link to existing footpath network - to future detail.
  16. Proposed planting to base of retaining walls.
  17. Coloured, exposed aggregate pavement treatment to building entry.
  18. Proposed Bicycle parking
  19. Existing bike path
  20. Proposed screen planting to Maroochydoore Road median based on receipt of a Road Corridor Permit from Department of Main Roads and in accordance with Main Roads landscape design guidelines. Extent of planting to consider overland flow path to existing drain.
  21. Proposed Motorcycle parking

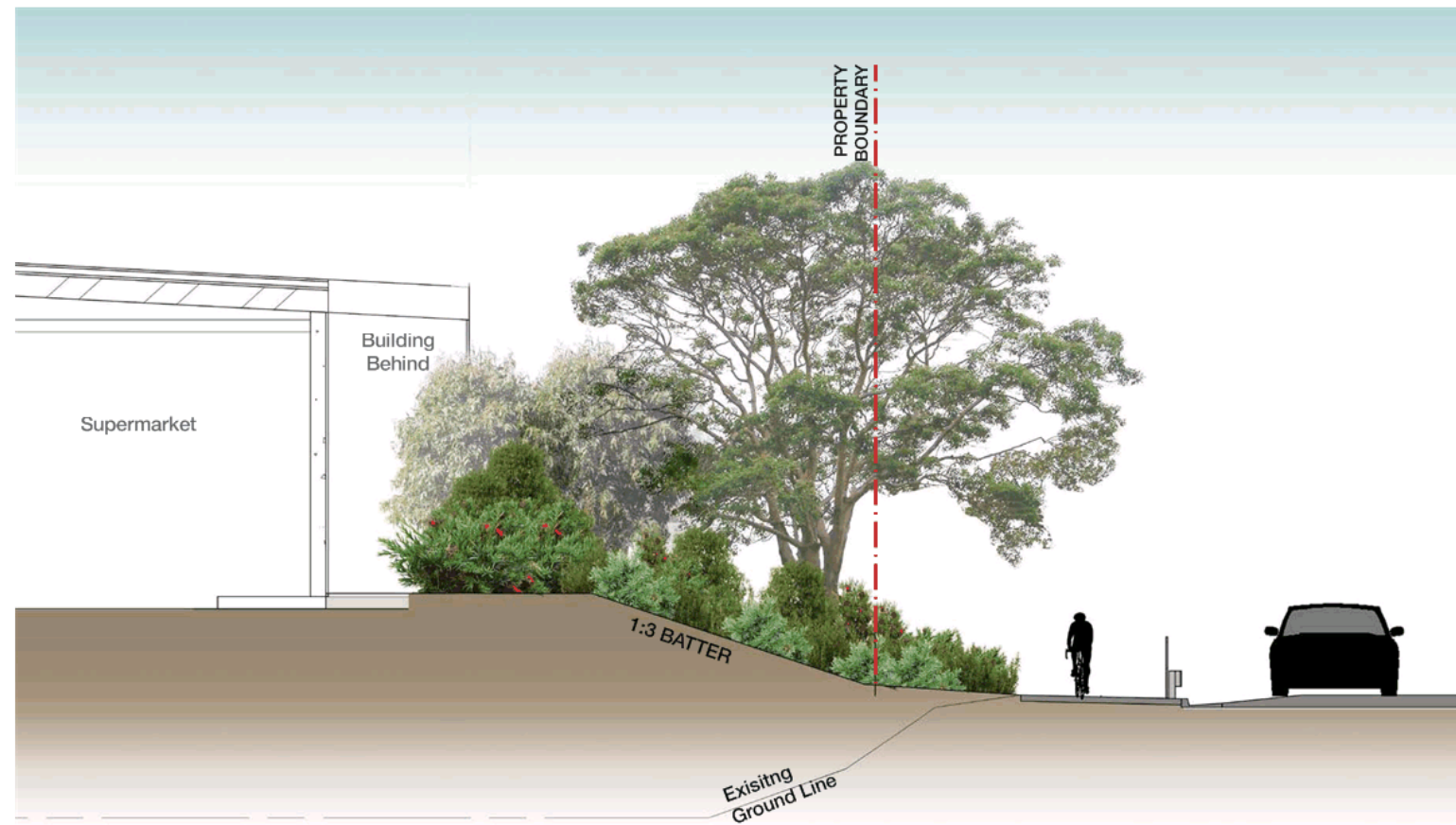
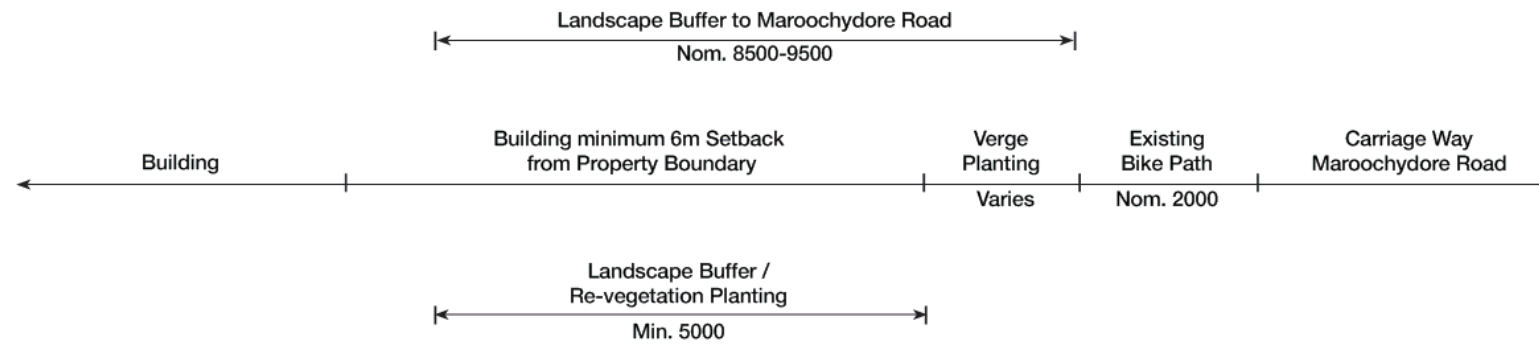
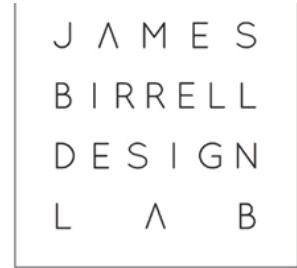
scale 1:800 @ A3

Landscape Concept Plan

Date : 29.04.2016

Proposed Retail Centre - Jones Road, Buderim | H





NOTE: Landscape Buffer / Screen Planting (minimum 5m) consisting of native trees, shrubs and groundcovers. Provide a mixed specification of pot sizes to ensure dense and mature buffer planting upon centre opening. (For example, mix to consist of 45-100Ltr tree stock, 300mm - 45Ltr shrubs as well as tubestock, 140mm and 200mm)

SECTION 1 - THROUGH MAROOCHYDORE ROAD VERGE  
(1:100 @ A3)

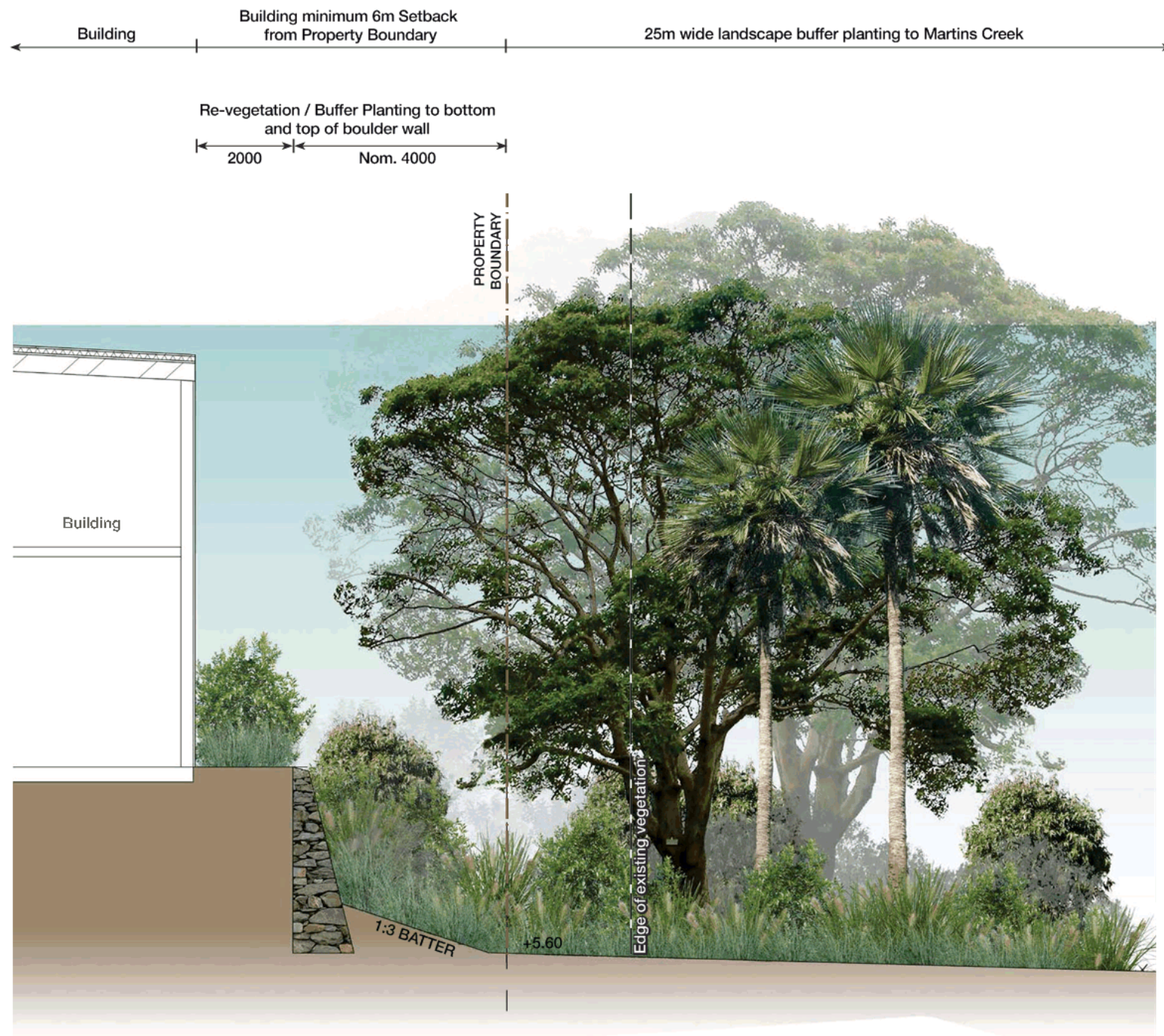
Section 1

Date : 27.10.2016

Proposed Retail Centre - Jones Road, Buderim | K



JAMES  
BIRRELL  
DESIGN  
LAB



NOTE: Buffer Re-vegetation Works to retain existing endemic species while removing all declared weed species except for key creek bank stabilisation trees (CINNAMOMUM camphora ) which are to be identified on site by Landscape Architect and a qualified arborist.

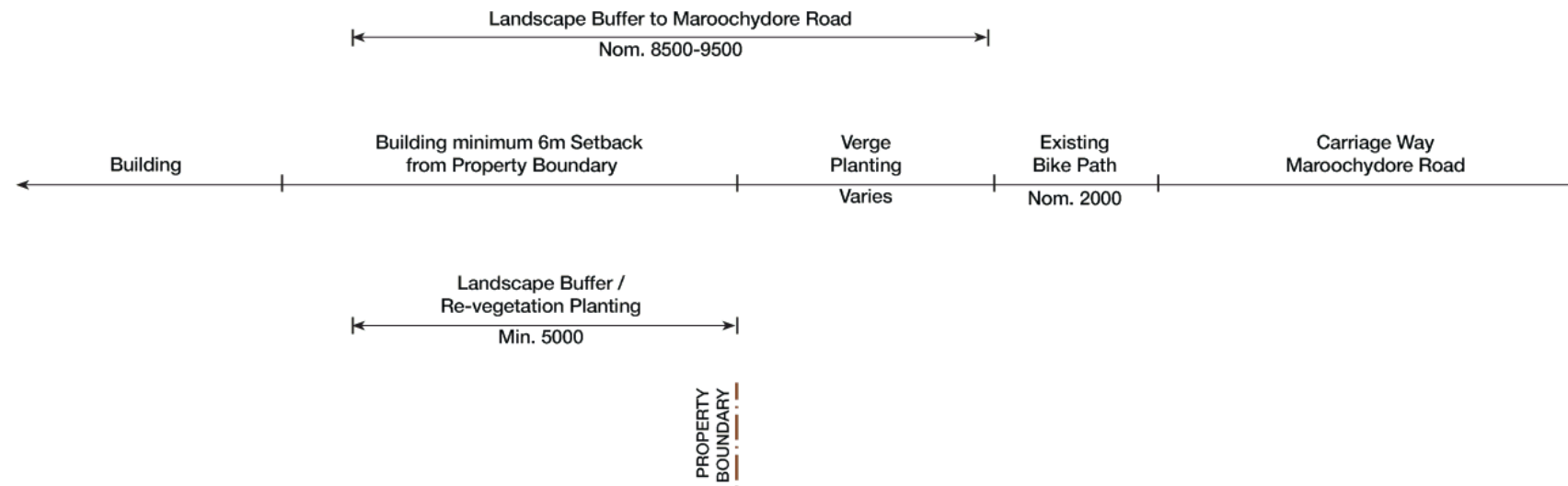
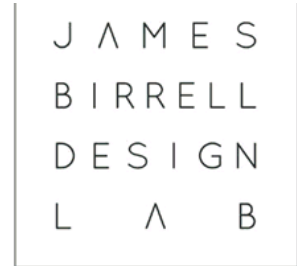
SECTION 2 - THROUGH SUPERMARKET AND 25M BUFFER  
(1:100 @ A3)

Section 2

Date : 27.10.2016

Proposed Retail Centre - Jones Road, Buderim | K





SECTION 3 - THROUGH MAROOCHYDORE ROAD VERGE  
 (1:100 @ A3)

NOTE: Landscape Buffer / Screen Planting (minimum 5m) consisting of native trees, shrubs and groundcovers. Provide a mixed specification of pot sizes to ensure dense and mature buffer planting upon centre opening. (For example, mix to consist of 45-100Ltr tree stock, 300mm - 45Ltr shrubs as well as tubestock, 140mm and 200mm)

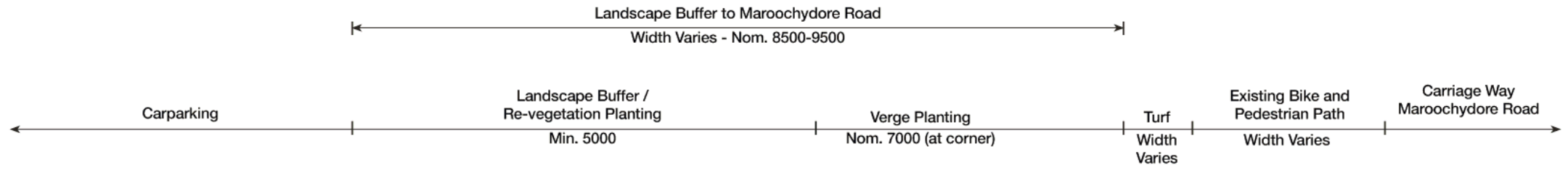
**Section 3**

Date : 27.10.2016

Proposed Retail Centre - Jones Road, Buderim | K



JAMES  
BIRRELL  
DESIGN  
LAB



NOTE: Landscape Buffer / Screen Planting (minimum 5m) consisting of native trees, shrubs and groundcovers. Provide a mixed specification of pot sizes to ensure dense and mature buffer planting upon centre opening. (For example, mix to consist of 45-100Ltr tree stock, 300mm - 45Ltr shrubs as well as tubestock, 140mm and 200mm)

SECTION 4 - THROUGH MAROOCHYDORE ROAD VERGE  
(1:100 @ A3)

**Section 4**

Date : 27.10.2016

Proposed Retail Centre - Jones Road, Buderim | K



JAMES  
BIRRELL  
DESIGN  
LAB

NOTE: All signage indicative only.  
Refer to Architect's drawings / separate approval.



NORTH ELEVATION - MAROOCHYDORE ROAD (PART A)  
(1:250 @ A3)



NORTH ELEVATION - MAROOCHYDORE ROAD (PART B)  
(1:250 @ A3)

**Elevation North and South**

Date : 27.10.2016

Proposed Retail Centre - Jones Road, Buderim | K



JAMES  
BIRRELL  
DESIGN  
LAB



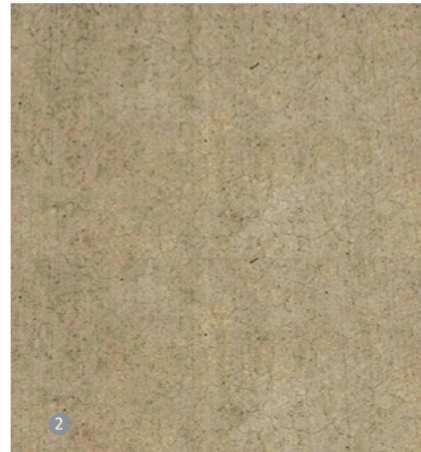
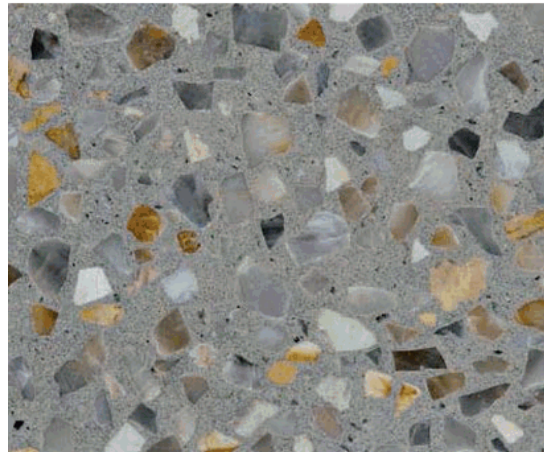
SOUTH EAST ELEVATION - JONES ROAD  
(250 @ A3)

Date : 27.10.2016

Proposed Retail Centre - Jones Road, Buderim | K



JAMES  
BIRRELL  
DESIGN  
LAB



LEGEND

- 1. Exposed aggregate feature pavement areas to building entry
- 2. Integrally coloured concrete pavement
- 3. Local rock boulder retaining walls
- 4. Bio-retention basin macrophyte planting
- 5. Bike rack SFA - BST02
- 6. 1100mm high Aluminium boundary fencing where fall height exceeds 900mm
- 7. 25m buffer vegetation character to reflect endemic species along Martins Creek

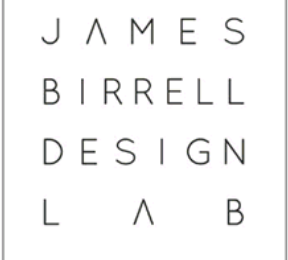


Character / Material Palette

Date : 27.10.2016

Proposed Retail Centre - Jones Road, Buderim | K



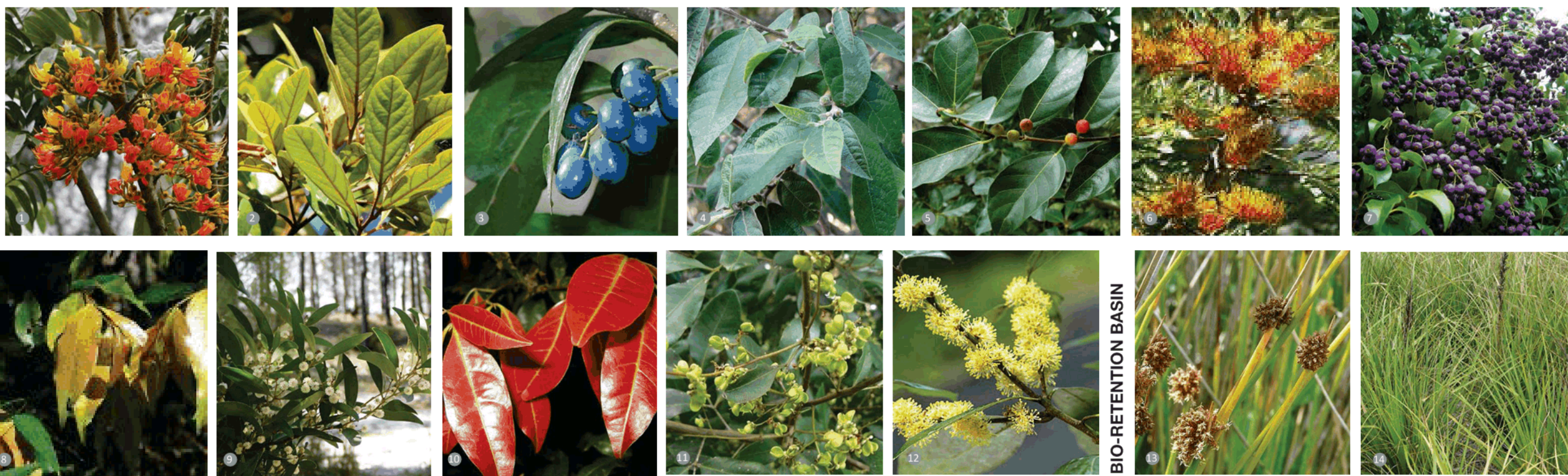


NOTE: Landscape Buffer / Screen Planting (minimum 5m) consisting of native trees, shrubs and groundcovers. Provide a mixed specification of pot sizes to ensure dense and mature buffer planting upon centre opening. (For example, mix to consist of 45-100Ltr tree stock, 300mm - 45Ltr shrubs as well as tubestock, 140mm and 200mm)

NOTE: Buffer Revegetation Works to retain existing endemic species while removing all declared weed species except for key creek bank stabilisation trees (CINNAMOMUM camphora) which are to be identified on site by Landscape Architect and a qualified arborist.

NOTE: This is not an exhaustive list of species that can be used within the planting palette. Further investigation into appropriate native and endemic species should be carried out upon final planting specifications.

BUFFER PLANTING



BIO-RETENTION BASIN



**25M BUFFER - Species as per Duke Environmental Reporting and RE 12.3.1**

- |                            |  |
|----------------------------|--|
| 1. CASTANOSPERMUM australe | 7. SYZYGIUM FRANCISII                  |
| 2. CRYPTOCARYA obovata     | 8. WATERHOUSIA floribunda              |
| 3. ELAEOCARPUS grandis     | - endemic 'wet sclerophyll' understory |
| 4. FICUS coronata          | 9. ACACIA melanoxylon                  |
| 5. FICUS fraseri           | 10. ARYTERA distylis                   |
|                            | 11. GUIOA semiglauca                   |
|                            | 12. NEOLITSEA dealbata                 |

**BIO-RETENTION BASIN**

- |                       |
|-----------------------|
| 13. FICINIA nodosa    |
| 14. GAHNIA sieberiana |
| 15. LOMANDRA hystrix  |
| 16. JUNCUS species    |

**Indicative Plant Palette - Typical Buffer and Bio Basin**

Date : 27.10.2016

Proposed Retail Centre - Jones Road, Buderim | K



JAMES  
 BIRRELL  
 DESIGN  
 LAB



**TREES**

- 1. ARCHONTOPHOENIX cunninghamiana
- 2. BACKHOUSIA myrtifolia
- 3. CASTANOSPERMUM australe
- 4. ELAEOCARPUS grandis
- 5. MACARANGA tanarius
- 6. WATERHOUSIA floribunda

**SHRUBS / GROUNDCOVERS**

- 7. ALPINIA caerulea
- 8. CORDYLINE rubra (Green)
- 9. LOMANDRA hystrix
- 10. DIANELLA caerulea
- 11. PANDOREA jasminoides

**Indicative Plant Character - Typical Site Planting**

Date : 27.10.2016

Proposed Retail Centre - Jones Road, Buderim | K





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17	REVISED	10/10/16
18	REVISED	10/10/16
19	REVISED	10/10/16
20	REVISED	10/10/16

GFA Schedule	
Supermarket	3,688
Shops	999
Fast Food	250
<b>Total</b>	<b>4,937 m²</b>
*Excludes plantroom, amenities & seating areas	
GLAR Schedule	
Supermarket	3,600
Shops	956
Fast Food	230
<b>Total</b>	<b>4,786 m²</b>
*Excludes plantroom & seating areas	
Parking Schedule	
Type	Quantity
Bicycle park	32
Car park	261
Motorcycle	6
<b>Total</b>	<b>299</b>

"Gross floor area" means the sum of the plans areas (inclusive of all walls, columns and balconies whether roofed or not) of all storeys of a building or buildings, except for:

- the areas at any topmost storey of lift motor rooms or air conditioning or other mechanical or electrical plant and equipment rooms;
- the area of any part of any private balcony whether roofed or not and accessible only from one dwelling or rooming unit, where the combined area of such balconies does not exceed 25% of the maximum allowable gross floor area of the building;
- the area of any public lobby at ground storey level;
- the area of any public mall, covered public walkways, or public toilets in a shopping complex;
- the areas at any ground storey level or any level below ground storey level of all space used or intended for the use for the parking and manoeuvring of motor vehicles where the parking is incidental to and necessarily associated with the use of the premises;

Areas have been measured in accordance with the Property Council of Australia's 'Method of Measurement for Lettable area' 2008. The methods referenced include:

**GLAR - Gross Lettable Area- Retail.**

- Amenities and Plant Room are shown for information only and are not included as part of the lettable area.
- Areas are indicative only and subject to building construction methodology. No responsibility is held by POWE Architects for the accuracy or currency of these scheduled areas and a professional survey should be sought to ensure accurate measurements and areas.

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Taylor Bridge Capital  
141 Jones Road Buderim QLD  
Lot 1 on SP 105435  
County of Canning  
Parish of Mooloolah

**Site Layout**

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9	25/10/2014	ME		
10	25/10/2014	ME		
11	25/10/2014	ME		
12	25/10/2014	ME		
13	25/10/2014	ME		
14	25/10/2014	ME		
15	25/10/2014	ME		
16	25/10/2014	ME		
17	25/10/2014	ME		
18	25/10/2014	ME		
19	25/10/2014	ME		
20	25/10/2014	ME		



JAMES  
 BIRRELL  
 DESIGN  
 LAB



**LEGEND**  
 • Possible future bush track connection: (Indicative Only)

- KEY**
1. Proposed feature trees
  2. Proposed small - medium sized shade and screening trees
  3. Proposed shade sails to carparking
  4. Proposed gardenbeds with native shrubs and groundcovers
  5. Proposed boulder retaining walls to 1:3 cut /fill batters
  6. Proposed block retaining wall to carparking softened with planting
  7. 1.1m Aluminium boundary fencing to top of walls and batters along Jones Road frontage. To be softened with shrub and groundcover planting.
  8. Turf to streetscape
  9. Martins Creek Buffer - existing vegetation to be retained and protected. NOTE: Buffer Revegetation Works to retain existing endemic species while removing all declared weed species except for key creek bank stabilisation trees ( CINNAMOMUM camphora ) which are to be identified on site by Landscape Architect and a qualified arborist.
  10. Martins Creek Buffer - Rehabilitation is subject to approval of the offset of bioretention basin, carpark, fill and retaining walls that intrude into the buffer.
  11. Line of existing vegetation
  12. Landscape Buffer / Screen Planting (minimum 5m) consisting of native trees, shrubs and groundcovers. Provide a mixed specification of pot sizes to ensure dense and mature buffer planting upon centre opening. (For example, mix to consist of 45-100Ltr tree stock, 300mm - 45Ltr shrubs as well as tubestock, 140mm and 200mm)
  13. Bio-filtration Area - to be planted with macrophytes.
  14. Jones Road intersection upgrade - refer to Architect's and Engineer's drawings.
  15. Indicative pedestrian link to existing footpath network - to future detail.
  16. Proposed planting to base of retaining walls.
  17. Coloured, exposed aggregate pavement treatment to building entry.
  18. Proposed Bicycle parking
  19. Existing bike path
  20. Proposed screen planting to Maroochydore Road median based on receipt of a Road Corridor Permit from Department of Main Roads and in accordance with Main Roads landscape design guidelines. Extent of planting to consider overland flow path to existing drain.
  21. Proposed Motorcycle parking

scale 1:800 @ A3

**Landscape Concept Plan**

Date : 27.10.2016

Proposed Retail Centre - Jones Road, Buderim | K



