



ATTACHMENT B

AMENDED LANDSCAPE INTENT PLANS



gasman
development
perspectives

VantageYatala[®]

Lot 303 Coastlink Court, Staplyton

LANDSCAPE INTENT PACKAGE

FPI Queensland Pty Ltd

DEVELOPMENT PERMIT FOR MATERIAL CHANGE
OF USE – Warehouse (WITH ANCILLARY OFFICE),
AND OPERATIONAL WORK FOR CHANGE TO
GROUND LEVEL

Lot 303 Coastlink Court Staplyton 4207
VANTAGE INDUSTRIAL ESTATE
STAGE 3

Lot 505 on SP316171

FEBRUARY 2025

Issue D - For Approval
Revision - D

Prepared By
Gassman Development Perspectives
Job No. 6338



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SITE CHARACTERISTICS

The subject site 19,410m² in size, consists of a single freehold allotment owned by Australand Industrial No. 89 Pty Limited. In terms of locational context, the subject site is located within Stage 3 of Vantage Industrial Estate at Stapylton, Gold Coast.

The subject site on Lot 303 Coastlink Court, Stapylton (Lot 505 on SP316171). The overall subject site is irregularly in shape, the site abuts new road 'Coastlink Court', as well as common property area that has been approved as a health and well being precinct and neighboring industrial Amgrow tenancy, within the newly created Vantage Industrial Estate. The subject land is vacant and resembles a civil construction site as it has been provisionally prepared to accommodate the Vantage industrial subdivision, through the undertaking of bulk earthworks and vegetation clearing.

DEVELOPMENT PROPOSAL

The proposed development seeks to establish an industrial warehouse with ancillary office space on the subject site. The development will provide a storage and logistical hub for various goods.

The proposed development will include the following development aspects:

- Material change of use – Warehouse (with ancillary office);
- Operational Work – Change to ground level.

Supporting documentation to be read in conjunction with this landscape intent package, is as follows;

- Preliminary Approval, Current Decision Notice - MIN/2023/64 Gassman Development Perspectives
- Proposal Plans - Frasers Property Australia
- Code Assessment - Gassman Development Perspectives
- Traffic Impact Assessment - Rytenskild Traffic Engineering
- Noise Impact Assessment - Acoustic Impact Assessment
- Change to Ground Level and Engineering Design Plans - Gassman Development Perspectives
- Civil Services Letter - Gassman Development Perspectives



SITE LOCALITY

In terms of locational context, the subject site is located within Stage 3 of Vantage Industrial Estate at Stapylton, Gold Coast. Lot 303 is located along Coastlink Court.

The site is situated;

- 0.5 kilometers from the Pacific Motorway, Yatala north interchange,
- 5.5 kilometers from the Beenleigh CBD
- 5 kilometres from Beenleigh Transit Centre
- 36.5 kilometers from Southport CBD
- 38.2 kilometres from Brisbane CBD



LANDSCAPE STRATEGY

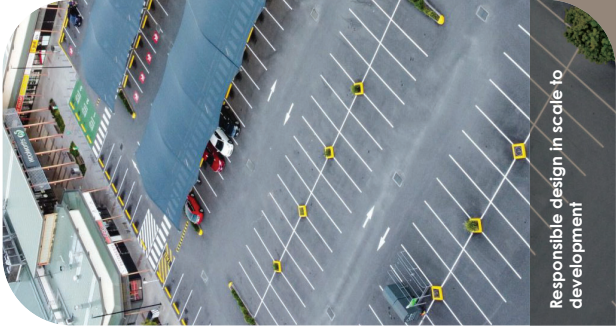
The landscape design intent for lot 303 Coastlink Court is to establish an industrial warehouse with ancillary office.

The design will respect the environmental aspects of responsible design, planning and construction which will respond to issues of biodiversity.

The scale and nature of landscaping materials and selected plant species will be appropriately selected to complement the size of proposed warehouse and office structure nominated for the site, whilst being sensitive to available space.

Way finding will be promoted by using nominated hardscape and planting palettes, that will be reflected through the site's entirety. Clear view lines will further promote legibility.

Planting will be selected for suitability and tolerance to the varying site conditions. The planting scheme used is predominantly native species which has been nominated to soften the built form, compliment the surrounding natural ecosystems, minimize water usage and limit maintenance.



Responsible design in scale to development

To facilitate the development of functional, well-serviced, amenable, and attractive warehouse. To create a sense of spaciousness defined by wide roads and buildings, and a flow of landscape between.



Integrated design

To promote a development that integrates with the surrounding environment through the use of compatible landscaping, materials, colours and building forms.



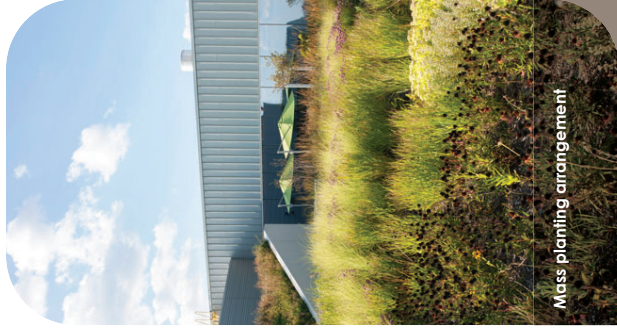
CEPTED principles

To reduce the potential for conflict between vehicle and pedestrian traffic there will be an appropriate level of separation and/or way finding throughout the site.



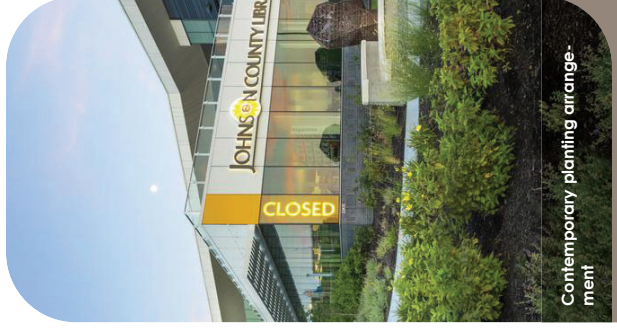
Way finding

Way finding will be promoted by using nominated hardscape, furnishing and planting and palettes, that will be reflected through the site's entirety. Clear view lines will further promote legibility.



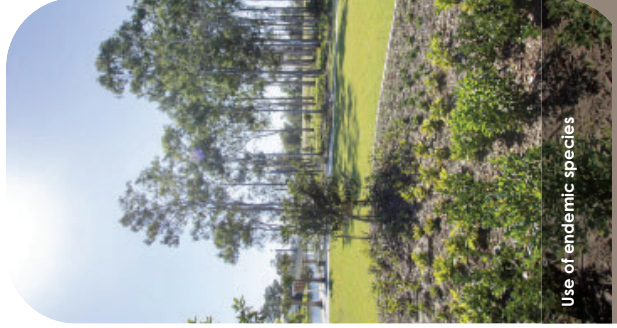
Mass planting arrangement

The planting arrangement has been designed in a contemporary arrangement with mass planting of individual species. The arrangement will be laid in a three tier arrangement of trees, shrubs and groundcovers with accent feature planting as well as cascading species to fall over retaining wall structures.



Contemporary planting arrangement

A contemporary planting arrangement consisting of groupings of endemic species will be used to screen and frame the built form, whilst highlighting entry areas, providing shade to car parking and pedestrian paths.



Use of endemic species

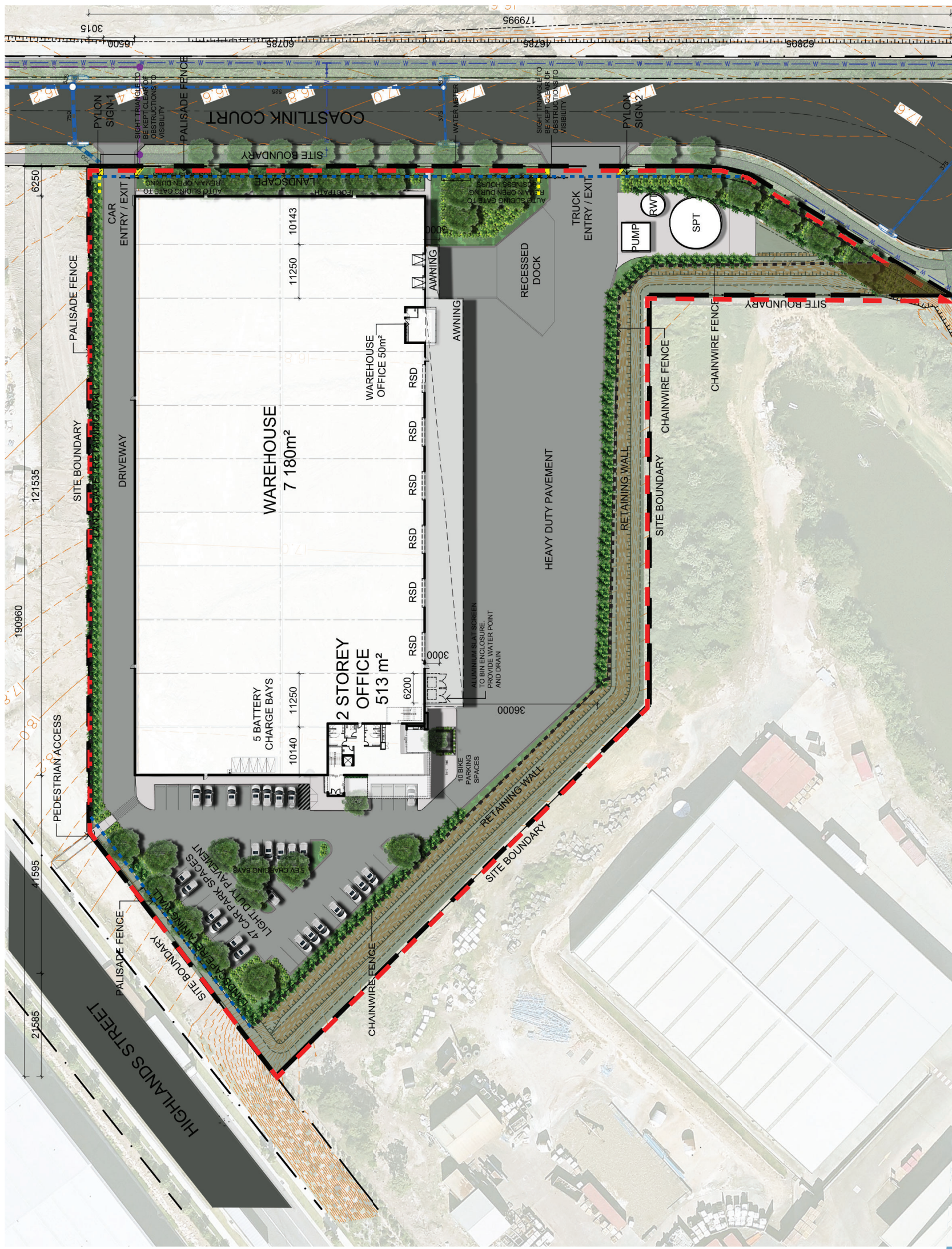
The proposed planting arrangement will consist of mainly Australian native species suitable for growth within South-east Queensland. The nature of such plants are more drought tolerant and most suitable for the site.



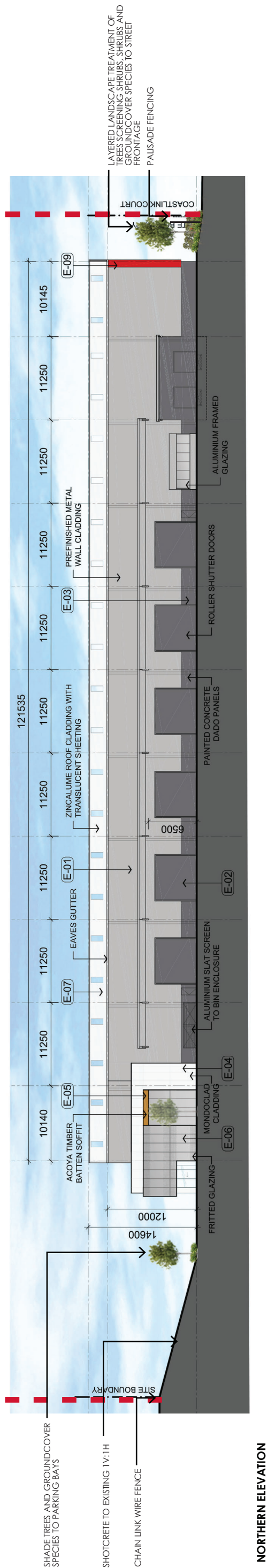
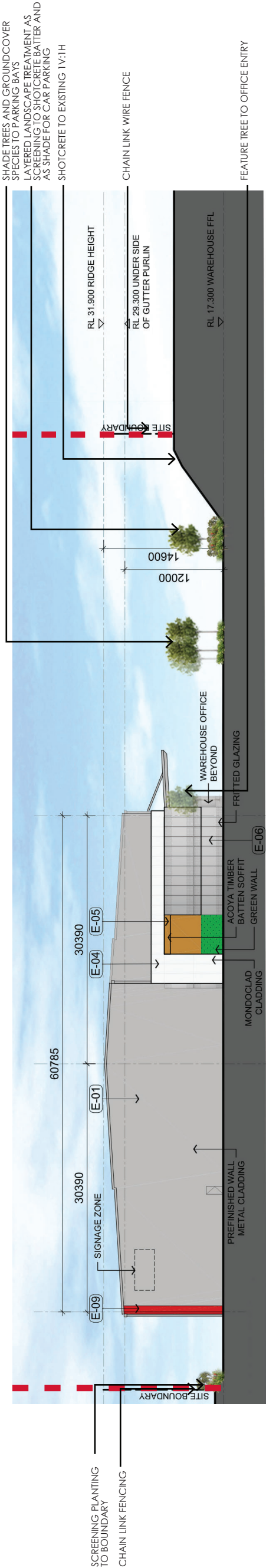
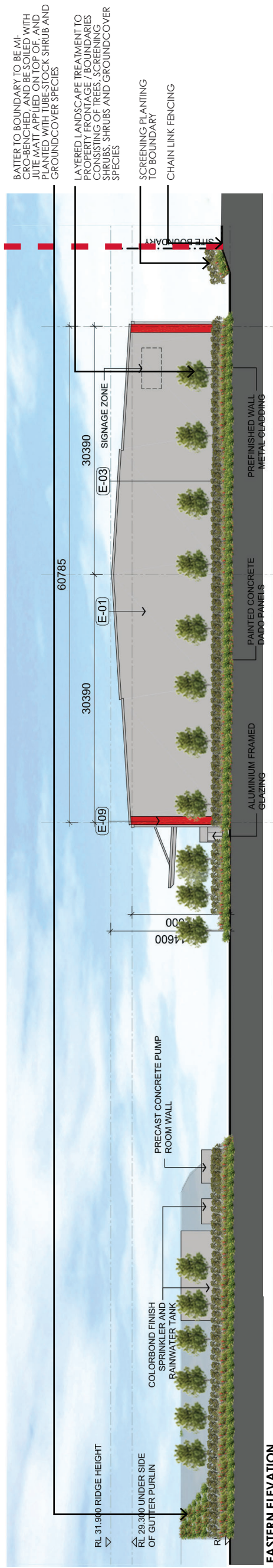
LANDSCAPE INTENT PLAN

LEGEND

-  Site Boundary
-  Proposed Fencing 1
1.8m chain wire fencing
-  Proposed Fencing 2
1.8m black palisade fencing to boundary
-  Proposed Pylon Signage
-  Site Triangles
Planting within this zone to remain low growing (max. 500mm in height). Ground-cover species nominated, refer to planting palette on page 8 for further detail.
-  Streetscape
Existing approved streetscape under OPW/2023/1494 and COM/2023/82. Should damage occur to turf, pavement, or street trees due to construction of this proposed development replacement will be required.
-  Proposed Tree Species
Refer to planting palette on page 9 for further detail.
-  Proposed Shrub Species
Refer to planting palette on pages 8 and 9 for further detail.
-  Proposed Groundcover Species
Refer to planting palette on page 8 for further detail.
-  Proposed Shotcrete Retaining Wall
-  Proposed Micro-benched Area
In preparation for planting of shrub and groundcover in tubestock. Area to have 500mm soil applied with jute matt pinned.



SECTION ELEVATION DRAWINGS



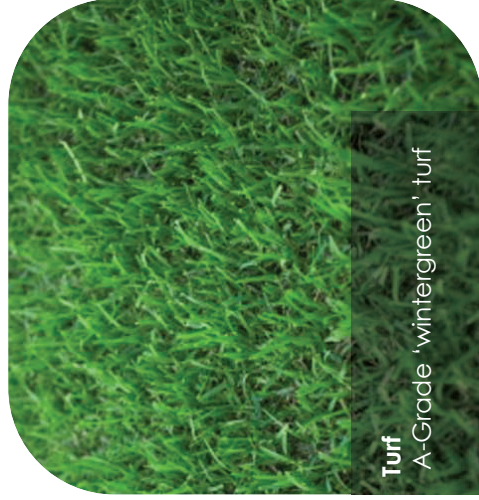
MATERIALS AND SOFTSCAPE GUIDE



Organic Mulch
To comply with AS4454-2012



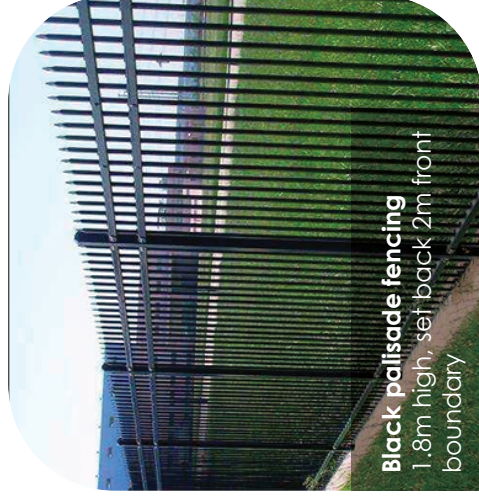
Feature Mulch
75 - 125mm basalt spalls
(grey)



Turf
A-Grade 'wintergreen' turf



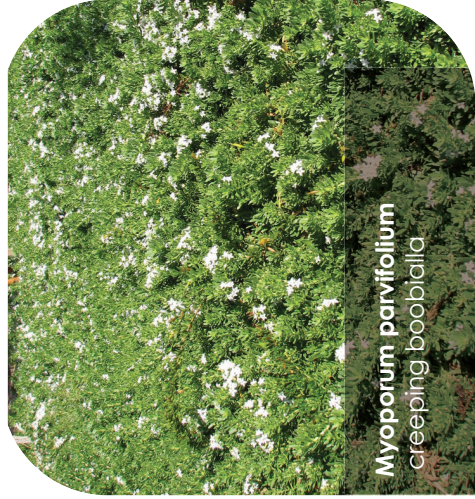
Irrigation
Back to base irrigation system with drippers



Black palisade fencing
1.8m high, set back 2m front boundary

PLANTING PALETTE

GROUND COVER, TUFTING GRASS AND CLIMBING SPECIES



Myoporum parvifolium
creeping boobialla



Trachelospermum jasminoides
star jasmine



Liriope evergreen giant
turf lily



Lomandra 'lime tough'
mat rush



Dianella 'little jess'
little jess



Carpobrotus glaucescens
pigface



Calistemon 'little john'
little john

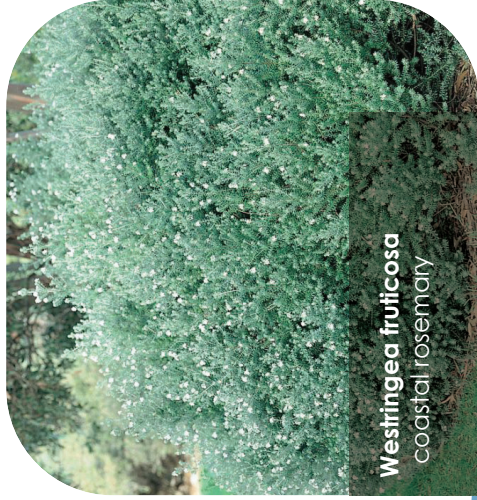


Banksia spinulosa
hairpin banksia

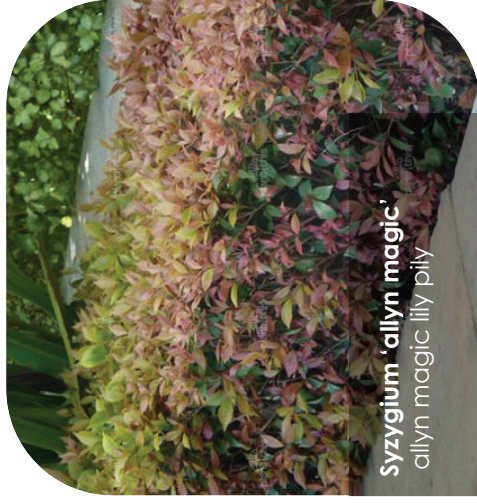
SHRUB SPECIES



Westringia 'zena'
zena coastal rosemary



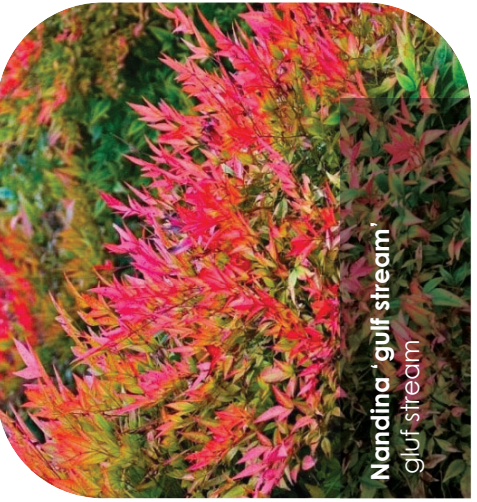
Westringia fruticosa
coastal rosemary



Syzygium 'allyn magic'
allyn magic lily pily



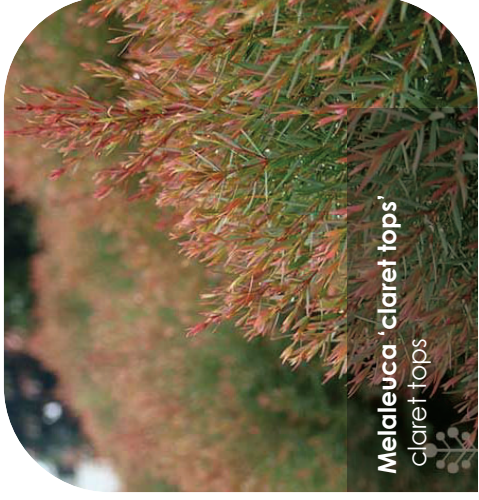
Syzygium resilience
lily pily



Nandina 'gulf stream'
gulf stream

PLANTING PALETTE

SHRUB SPECIES



SCREENING SHRUB SPECIES



TREE SPECIES



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PLANTING PALETTE

Date: 28.02.25
Project no: 6338
Rev: D Dwn: JLS

PLANTING PALETTE

TREE SPECIES



Elaeocarpus eumundii
eumundii quondong



Elaeocarpus reticulatus
quondong



Eucalyptus tereticornis
forest red gum



Flindersia australis
crows ash



Harpulea pendula
tulip wood