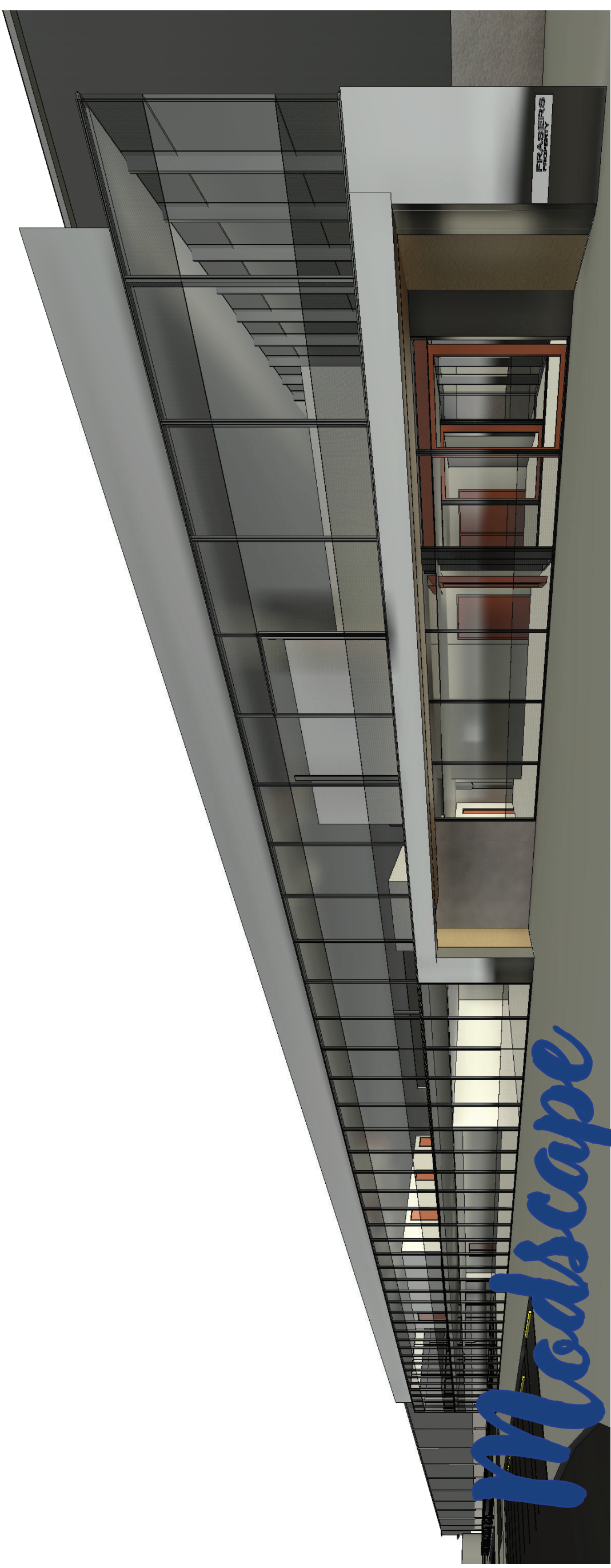




Lot 212 & 213 Coastlink Court, Staplyton

LANDSCAPE INTENT PACKAGE

FPI Queensland Pty Ltd

DEVELOPMENT PERMIT FOR MATERIAL
CHANGE OF USE – INDUSTRY (MODULAR
BUILDING ASSEMBLY, WITH ANCILLARY
OFFICE), AND RECONFIGURING A LOT
(BOUNDARY REALIGNMENT) AND OPER-
ATIONAL WORKS (CHANGE TO GROUND
LEVEL)

2 and 10 Coastlink Court Staplyton 4207
VANTAGE INDUSTRIAL ESTATE
STAGE 2

Lot 212 and 213 on SP329487

FEBRUARY 2026
Issue B

Prepared By
Gasman Development Perspectives

MODSCAPE.



FRASERS
PROPERTY



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SITE CHARACTERISTICS

The subject sites (Lot 212 and 213 on SP329487) are a combined 8.47ha in size, and consist 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 2 of Vantage Industrial Estate at Stapylton, Gold Coast in the Gold Coast suburb of Stapylton (4207).

The proposed development site (Lots 212 and 213) are generally rectangular in shape, however, Lot 213 follows the road frontage and features a more rounded western/southern boundary. Both lots are located mostly centrally within the wider side, however Lot 212 is adjacent to the eastern boundary of the estate.

DEVELOPMENT PROPOSAL

The proposed development seeks to establish an industrial use on site seeking to a undertake modular building assembly use. Modscape design and deliver architecturally crafted modular buildings across Australia – combining creative design, advanced offsite manufacturing, and a deep commitment to sustainability. Modscape work across residential and commercial sectors, creating spaces that are not only delivered faster but also designed to work smarter.

A 'topcoat' of earthworks is also proposed to further grade the site and prepare it for the specifically user development. The boundary realignment aspect of the proposed development seeks to increase the size of Lot 212 to accommodate the user, resulting in a small reduction of Lot 213.

The proposed development will include the following development aspects:

- Development Permit for Material Change of Use – Industry (with ancillary office)
- Reconfiguring a Lot – Boundary Realignment
- 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/2023/142 - Gassman Development Perspectives
- Reconfiguration of a Lot Plan - Gassman Development Perspectives
- Proposal Plans - Frasers Property Australia
- Code Assessment - Gassman Development Perspectives
- Traffic Impact Assessment - Rydenskild Traffic Engineering
- Acoustic Reporting - Acoustic Works
- Change to Ground Level and Engineering Design Plans - Gassman Development Perspectives
- Civil Services Report - Gassman Development Perspectives

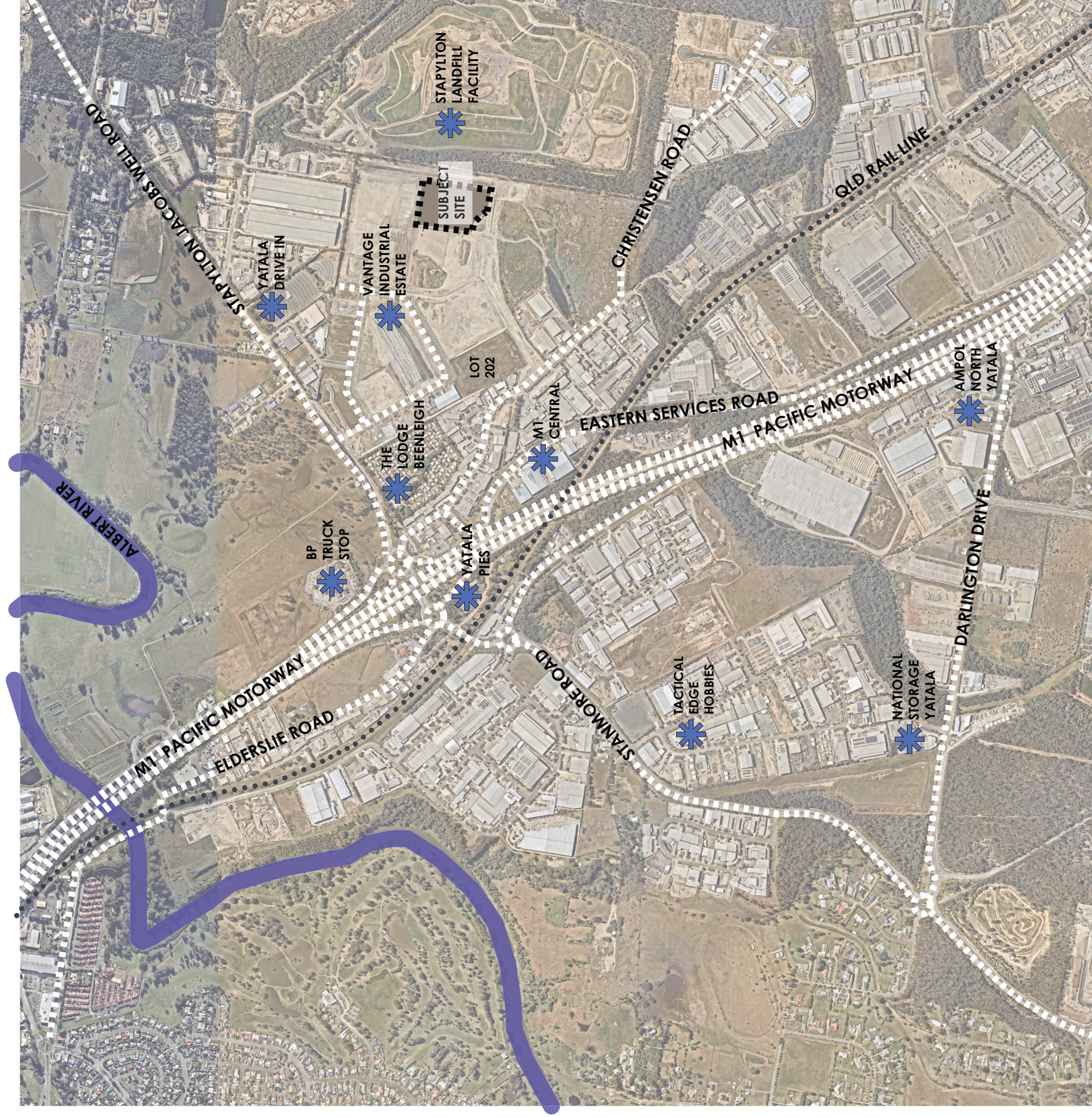


SITE LOCALITY

In terms of locational context, the subject site is located within Stage 2 of Vantage Industrial Estate at Stapylton, Gold Coast. Lot 212 and 213 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 kilometers from Beenleigh Transit Centre
- 36.5 kilometers from Southport CBD
- 38.2 kilometres from Brisbane CBD



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SITE LOCALITY PLAN



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03

LANDSCAPE STRATEGY

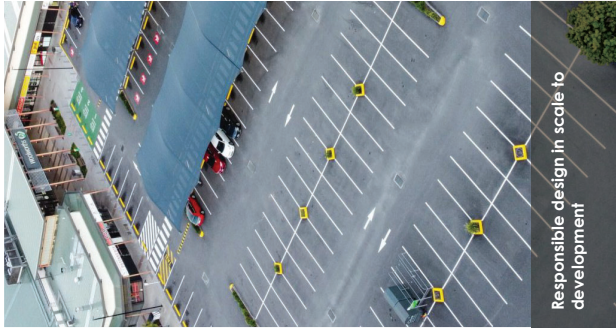
The landscape design intent for lot 301 Coastlink Court is to complement the industrial modular building assembly warehouse and ancillary office proposed.

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.



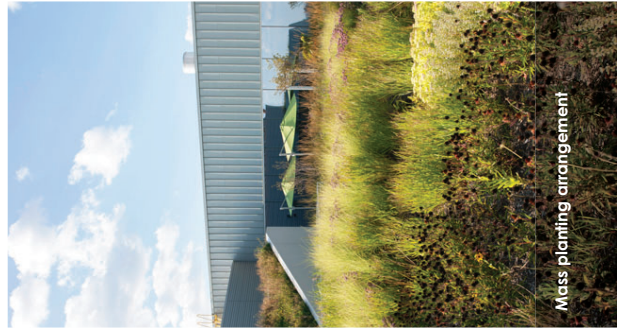
CEPT principals

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.



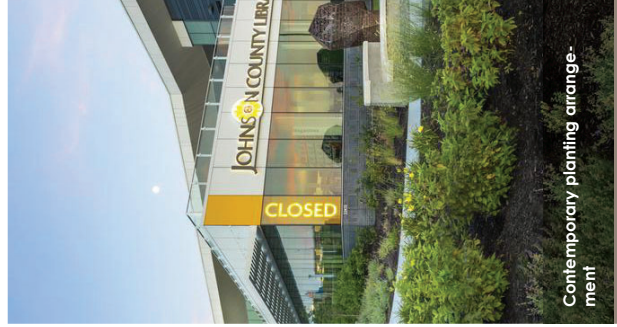
Way finding

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



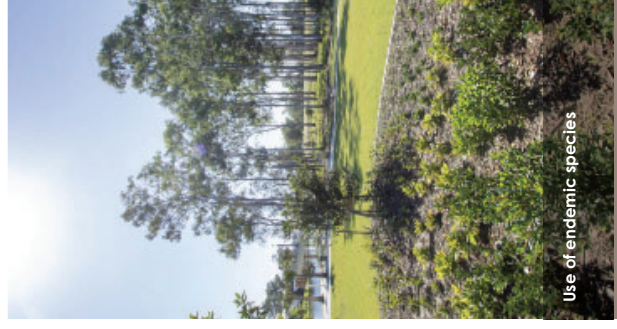
Mass planting arrangement

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.



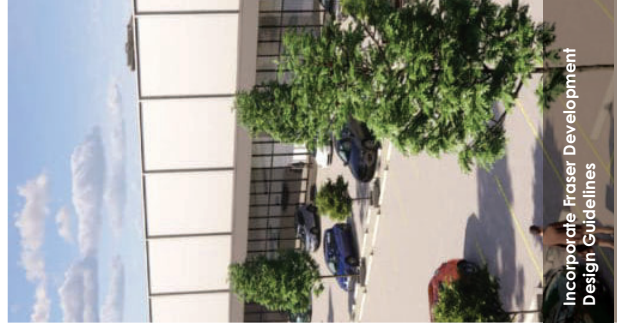
Contemporary planting arrangement

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.



Incorporate Fraser Development Design Guidelines

The proposed built form and landscape arrangement will follow Frasers Property Investments design development guidelines for Village Estate, with the intent that all lots within the estate are finished to the same quality, standard and look.



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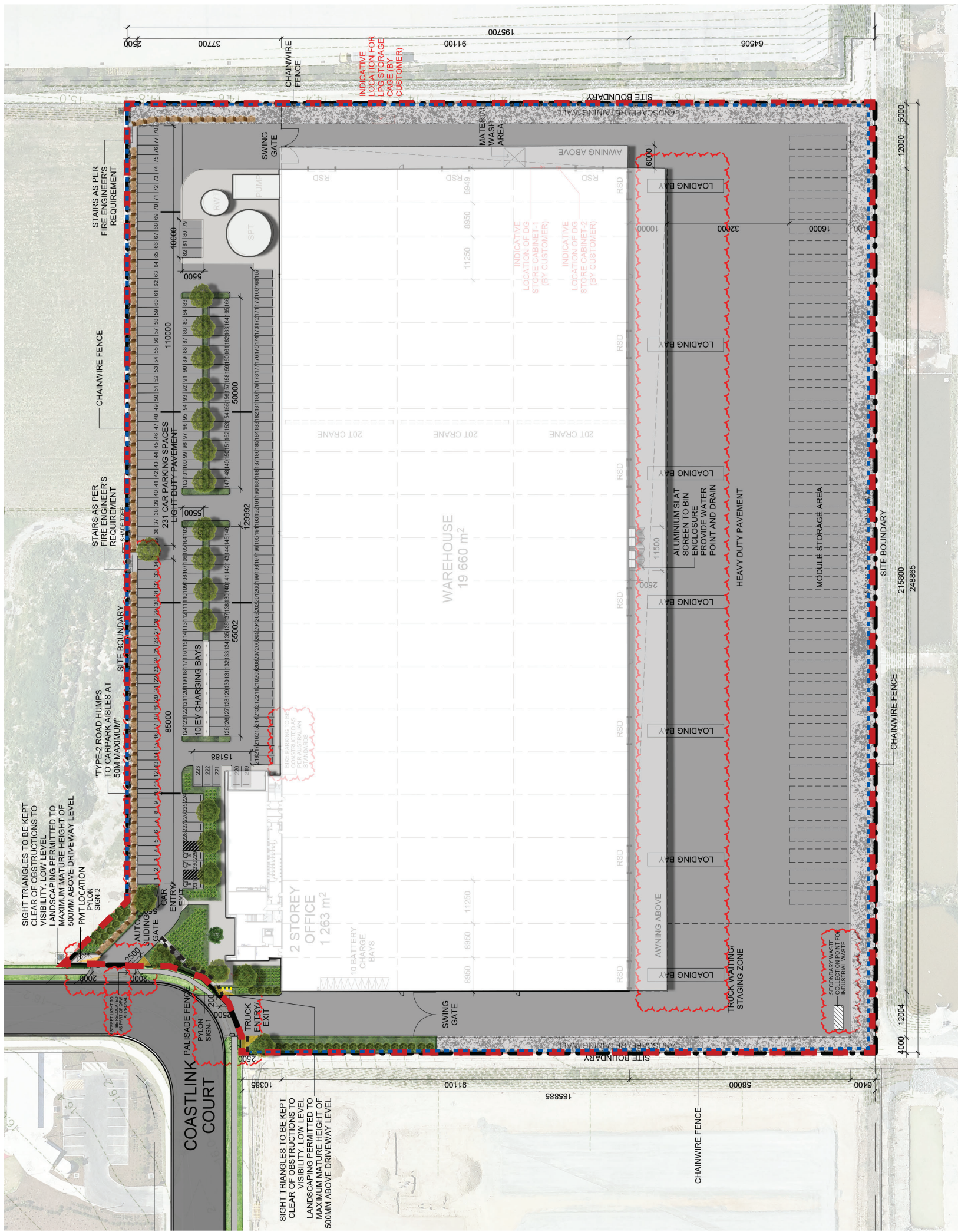
LANDSCAPE STRATEGY

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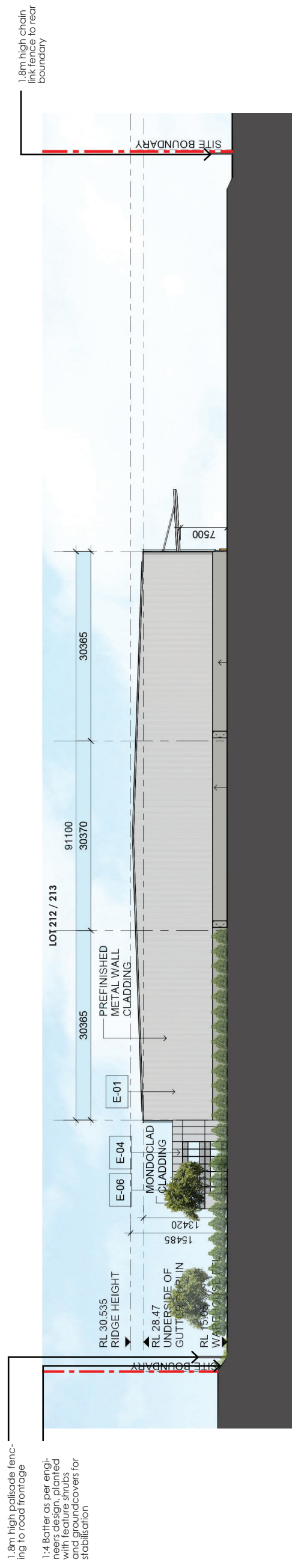
LANDSCAPE INTENT PLAN

LEGEND

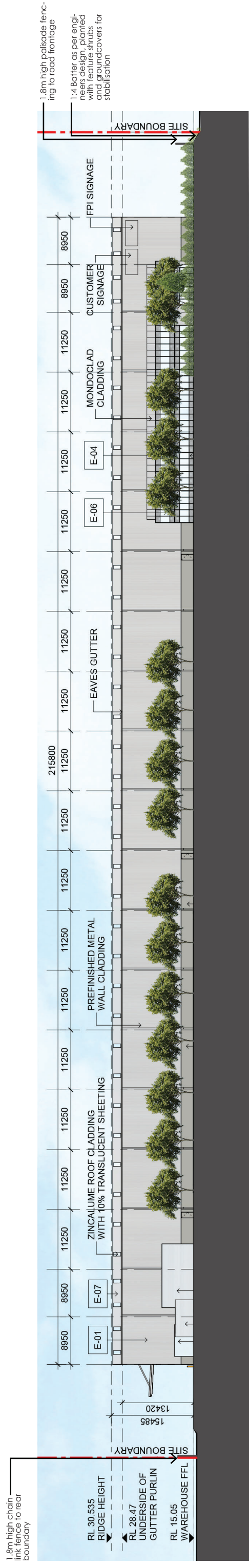
-  Site Boundary
-  Proposed Fencing 1
1.8m black palisade fencing
-  Proposed Fencing 2
1.8 chain wire fencing
-  Proposed Pylon Signage
-  Site Triangles
Planting within this zone to remain low growing (max. 500mm in height). Groundcover species nominated. Refer to planting palette on page 8 for further detail.
-  Streetscape
Existing approved streetscape under OPW/2021/1370 and COM/2023/82. Should damage occur to turf, pavement, street trees or signage to construction or this proposed development replacement will be required.
-  Proposed Feature Tree Species
1000lt *Triplaris lucida*
-  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 Retaining Wall
Refer to civil plans for further detail
-  Gravel Batter
1:4 batter to have civil rock treatment applied, weed mat / treatment is proposed.



SECTION ELEVATION DRAWINGS



ELEVATION A



ELEVATION B

MATERIALS AND SOFTSCAPE GUIDE



Organic Mulch
To comply with AS4454-2012



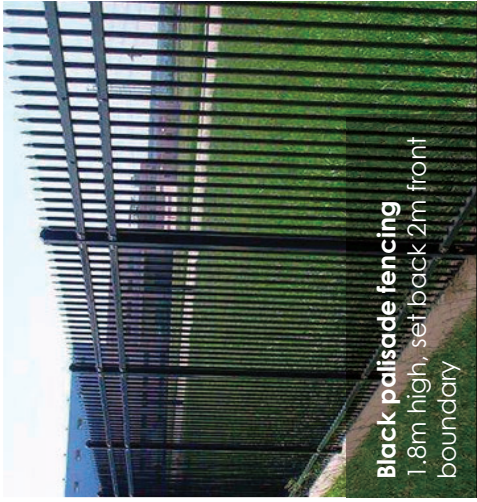
Feature Mulch
75 - 125mm basalt spalls
(grey)



Turf
A-Grade 'wintergreen' turf



Irrigation
Back to base irrigation system with drippers



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



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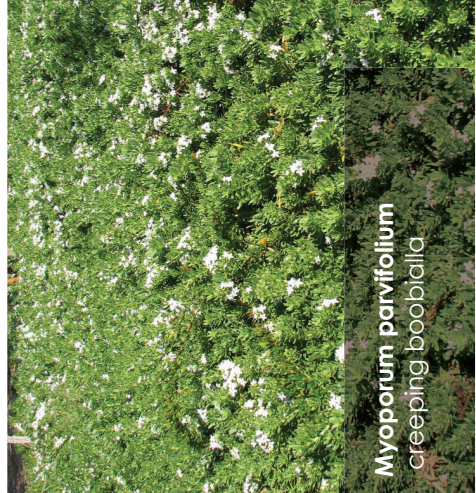
MATERIALS PALETTE

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07

PLANTING PALETTE

GROUND COVER, TUFTING GRASS AND CLIMBING SPECIES



Myoporum parvifolium
creeping boobialla



Trachelospermum jasminoides
star jasmine



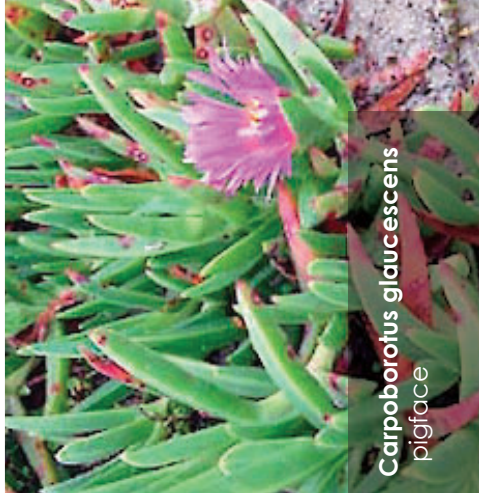
Liriope evergreen giant
turf lily



Lomandra 'lime tough'
mat rush



Dianella 'little jess'
little jess



Carpobrotus glaucescens
pigface

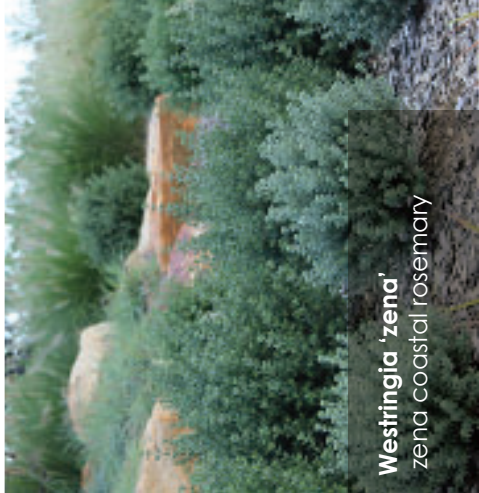


Callistemon 'little john'
little john

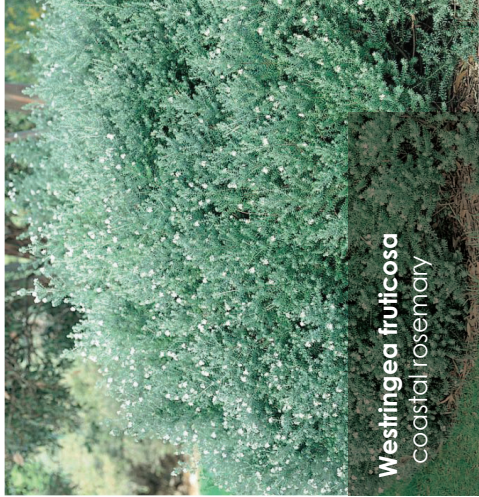


Banksia spinulosa
hairpin banksia

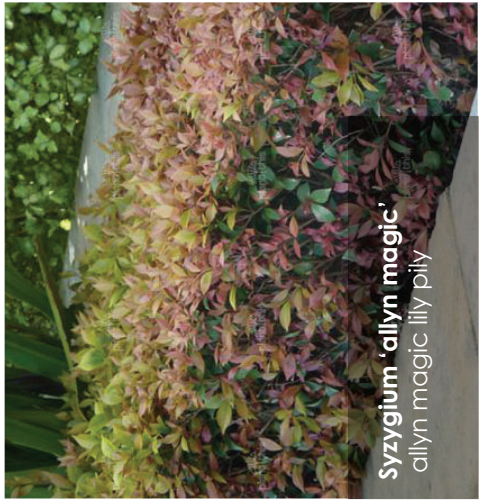
SHRUB SPECIES



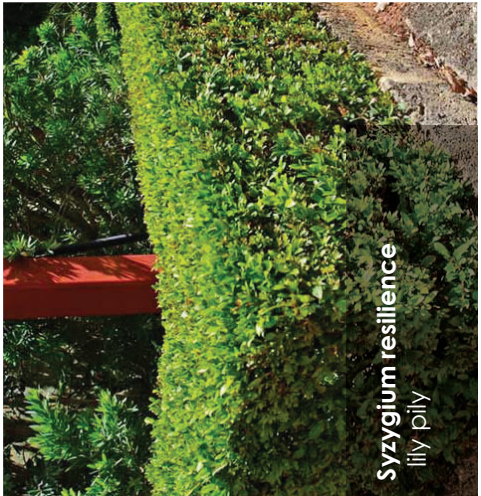
Westringia 'zena'
zena coastal rosemary



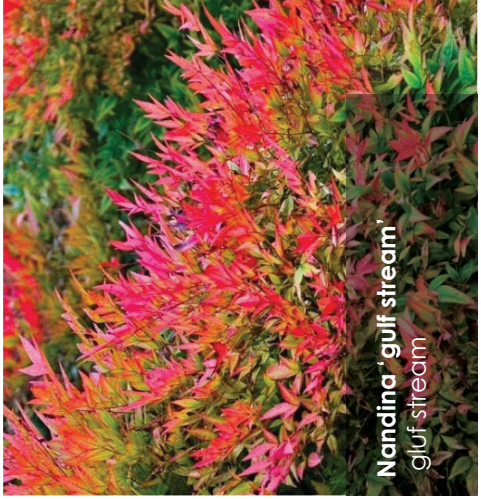
Westringea fruticosa
coastal rosemary



Syzygium 'allyn magic'
allyn magic lily pily



Syzygium resilience
lily pily



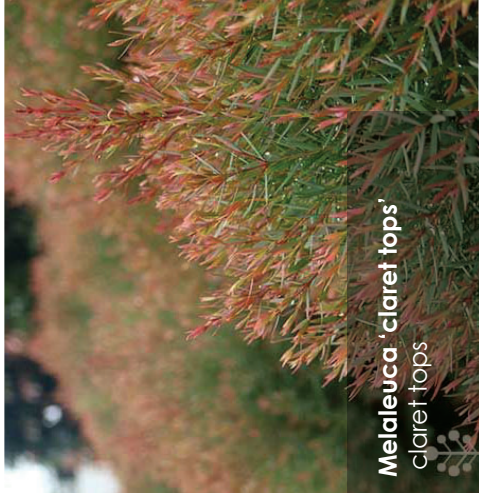
Nandina 'gulf stream'
gulf stream

PLANTING PALETTE

SHRUB SPECIES



Acmena smithii
lily pilly



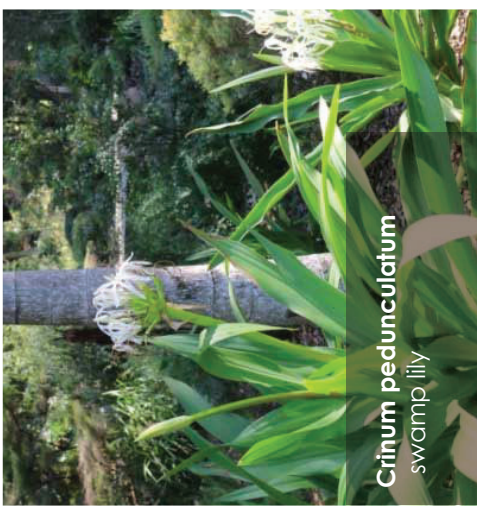
Melaleuca 'claret tops'
claret tops



Philodendron 'rojo congo'
rojo congo

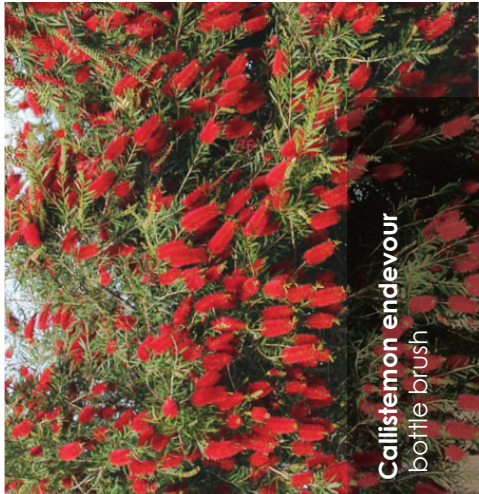


Philodendron xanadu
xanadu



Crinum pedunculatum
swamp lily

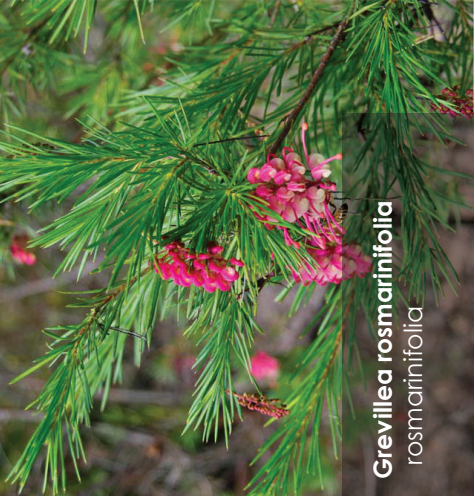
SCREENING SHRUB SPECIES



Callistemon endevour
bottle brush



Grevillea moonlight
moonlight grevillea



Grevillea rosmarinifolia
rosmarinifolia



Michelia figo
port wine magnolia



Photinia 'red robin'
red robin

TREE SPECIES



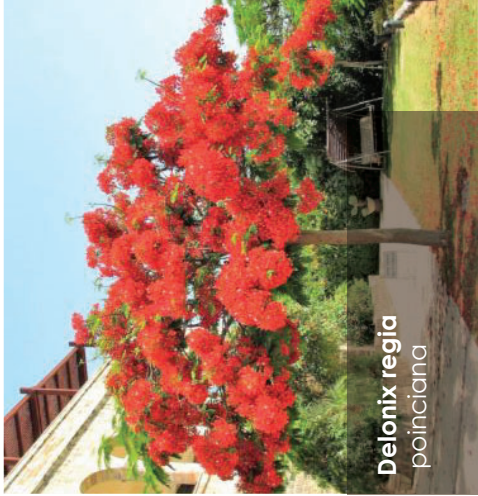
Brachychiton acerifolius
illawarra flame tree



Waterhouisia floribunda
weeping lilly pilly



Cupaniopsis anacardioides
tuckeroo



Delonix regia
poinciana



Corymbia citriodora
lemon scented gum



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TREE SPECIES



Elaeocarpus eumundii
eumundii quondong



Elaeocarpus reticulatus
quondong



Eucalyptus tereticornis
forest red gum



Flindersia australis
crows ash



Harpulea pendula
tulip wood



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