



ATTACHMENT B

AMENDED LANDSCAPE INTENT PLAN



gassman
development
perspectives

VantageYatala[®]



Lot 213 Coastlink Court, Stapylton

LANDSCAPE INTENT PACKAGE

FPI Queensland Pty Ltd

DEVELOPMENT PERMIT FOR MATERIAL
CHANGE OF USE (WITH ANCILLARY OFFICE)
AND OPERATIONAL WORKS (CHANGE TO
GROUND LEVEL)

213 Coastlink Court Stapylton 4207
VANTAGE INDUSTRIAL ESTATE
STAGE 2B

Lot 213 on SP329487

SEPTEMBER 2026
Issue C

Prepared By
Gassman Development Perspectives
Job No. 6470



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SITE CHARACTERISTICS

The subject site (lot 213 on SP329487) is 3.752ha 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 213) is irregular in shape, generally following the road frontage and features a more rounded western/southern boundary. The lot is located centrally within Vantage Industrial Estate.

DEVELOPMENT PROPOSAL

The proposed development seeks to establish a dual tenancy warehouse for two future users each equipped with ancillary offices. Operational Work for change to ground level is also proposed providing a topcoat of earthworks to appropriately grade the site and enable a flat and usable industrial pad.

The proposed development will include the following development aspects:

- Development Permit for Material Change of use for 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/2023/142 - Gassman Development Perspectives
- Proposal Plans - Frasers Property Australia
- Code Assessment - Gassman Development Perspectives
- Traffic Impact Assessment - Rytenskiid Traffic Engineering
- Acoustic Reporting - Acoustic Works
- Change to Ground Level and Engineering Design Plans - Gassman Development Perspectives
- Civil Services Report - Gassman Development Perspectives

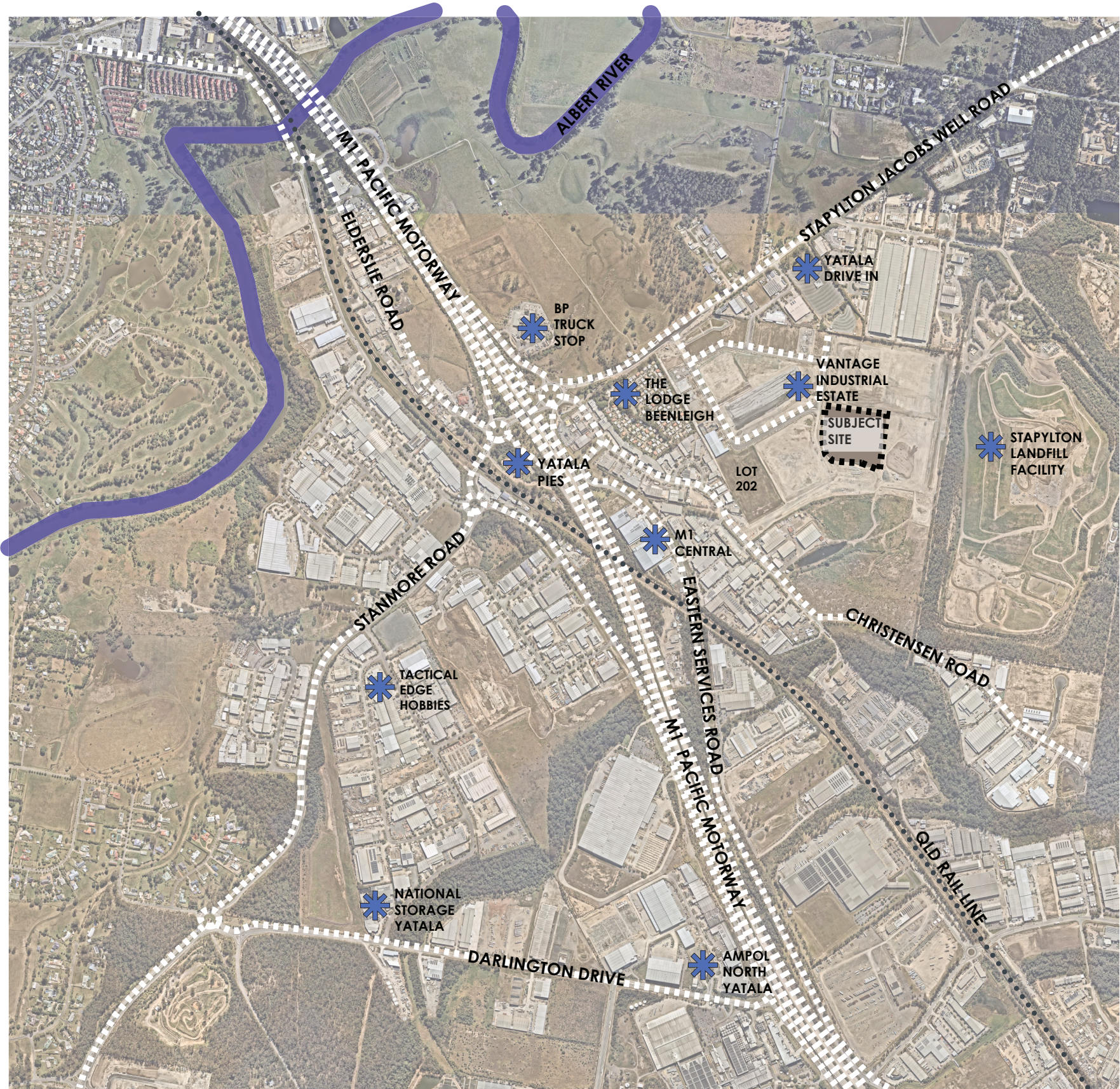


SITE LOCALITY

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



LANDSCAPE STRATEGY

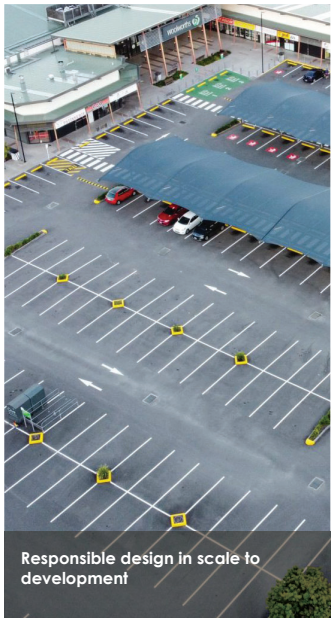
The landscape design intent for lot 213 Coastlink Court is to compliment the dual warehouses and ancillary offices that are proposed.

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 compliment 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.



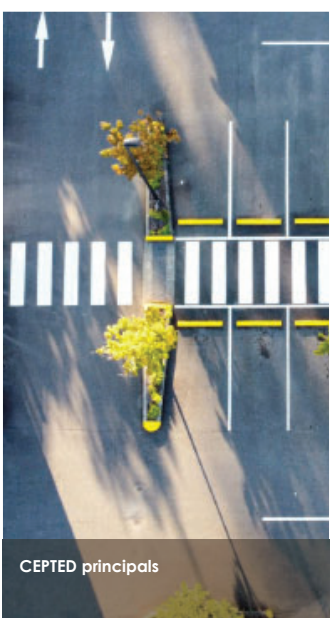
Responsible design in scale to development

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 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, 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.



Incorporate Fraser Development Design Guidelines

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

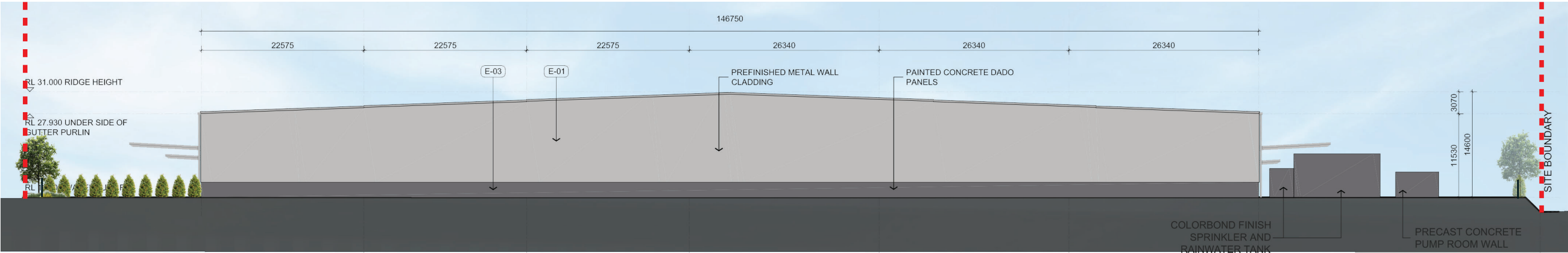
LANDSCAPE INTENT PLAN

LEGEND

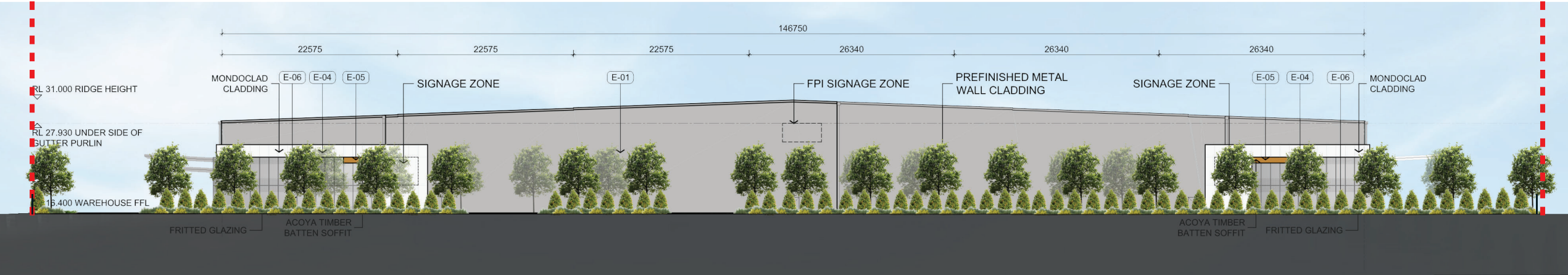
- Site Boundary
- Proposed Fencing 1
1.8m black palisade fencing
- Proposed Fencing 2
1.8 chain wire fencing
- Proposed Pylon Signage
- Site Triangles
Planting within this zone to remain low growing (max. 500mm in height). Groundcover species nominated, refer to planting palette on page 8 for further detail.
- Streetscape
Existing approved streetscape under OPW/2021/1370 and COM/2023/82. Should damage occur to turf, pavement, or street trees due to construction of this proposed development replacement will be required.
- Street Tree to be Removed
Existing street tree under OPW/2021/1370 and COM/2023/82 to be removed to facilitate driveway location
- Street Tree Replacement
Proposed position for new 200lt street tree to match OPW/2021/1370 and COM/2023/82
- 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
Gravel / rock treatment applied, weed mat / treatment is proposed.



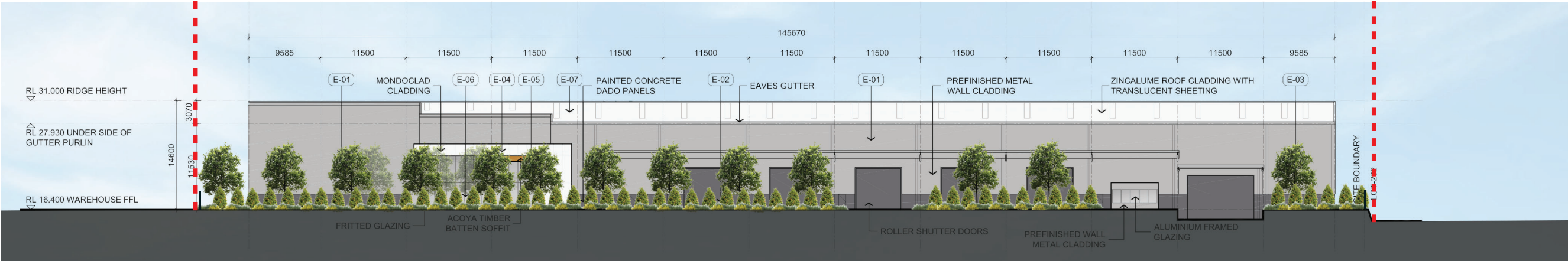
SECTION ELEVATION DRAWINGS



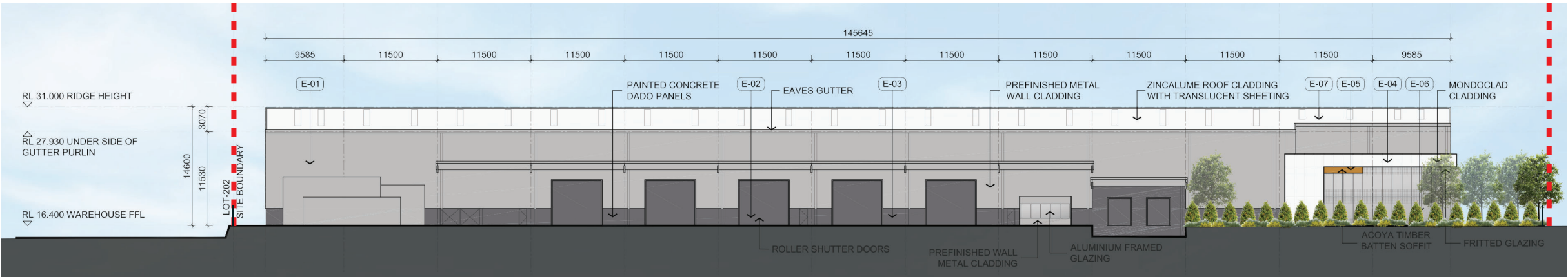
EAST ELEVATION DRAWING



WEST ELEVATION DRAWING



SOUTH ELEVATION DRAWING



NORTH ELEVATION DRAWING

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

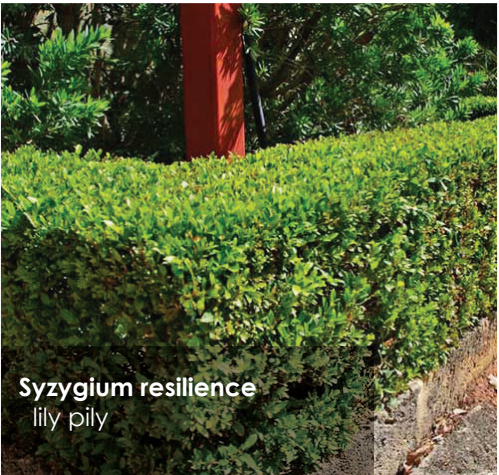


PLANTING PALETTE

GROUND COVER, TUFTING GRASS AND CLIMBING SPECIES



SHRUB SPECIES



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engineering
survey

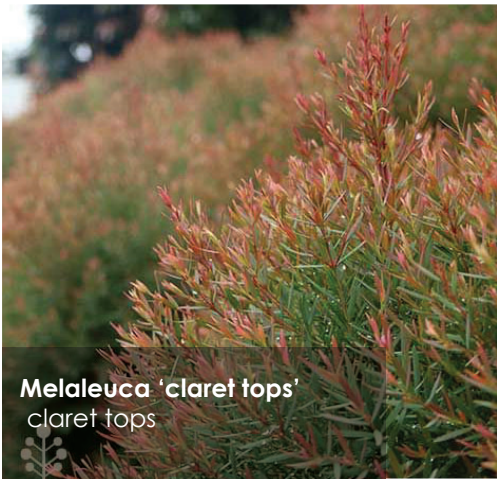
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PLANTING PALETTE

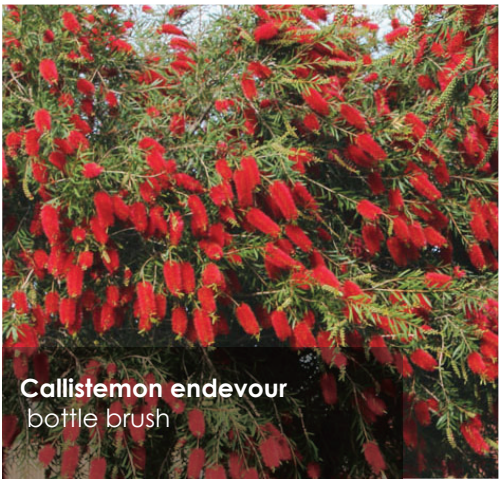
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Project no: 6470
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PLANTING PALETTE

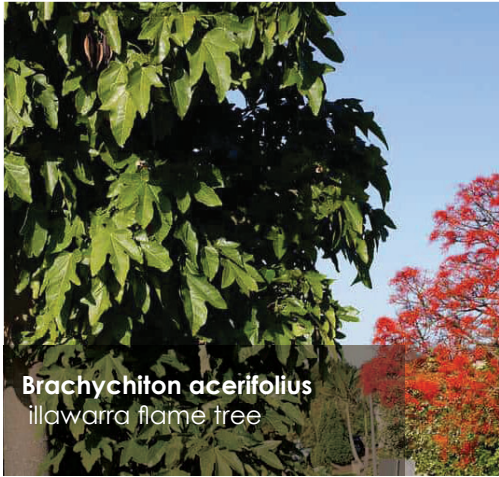
SHRUB SPECIES



SCREENING SHRUB SPECIES



TREE SPECIES



PLANTING PALETTE

TREE SPECIES

