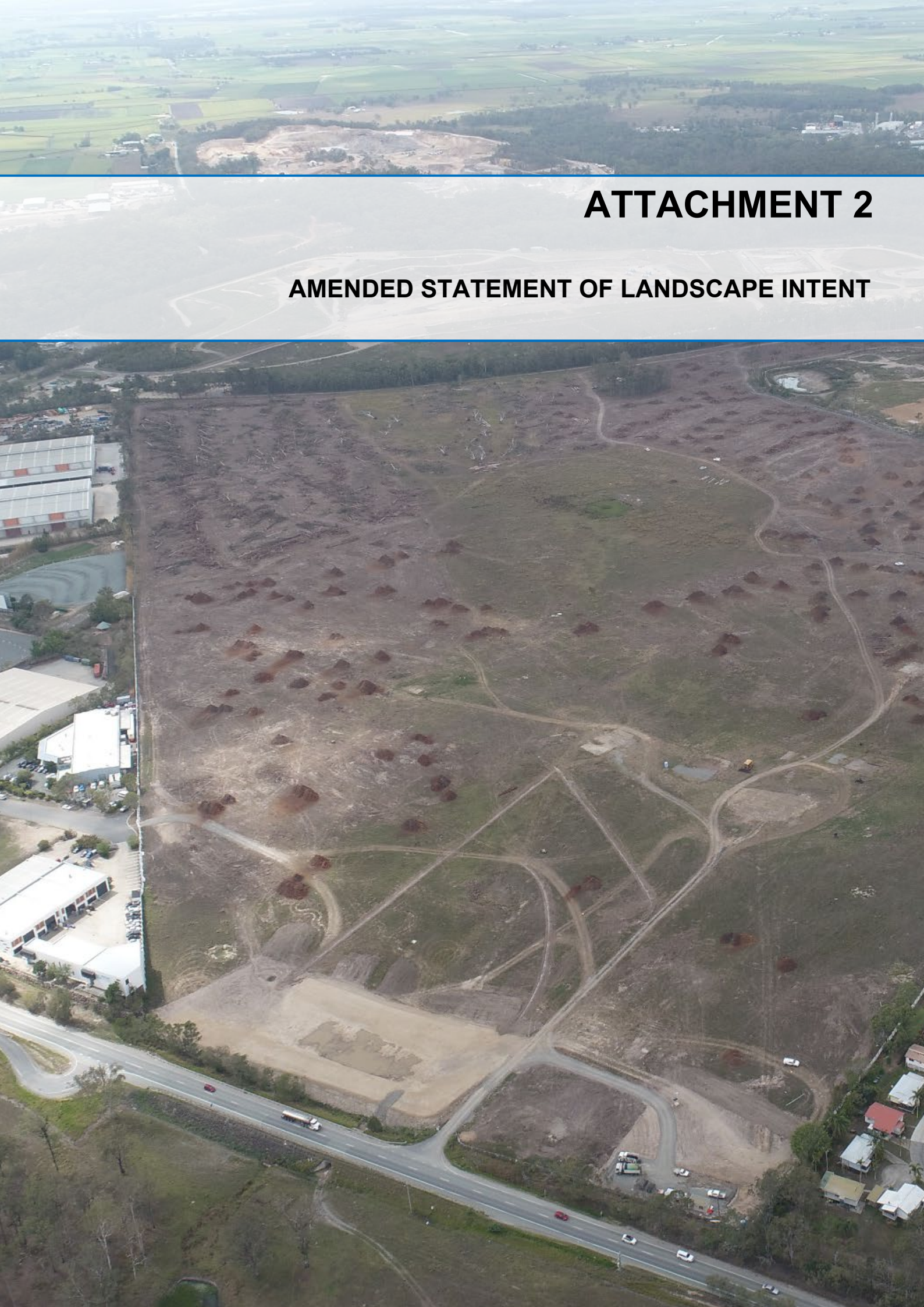


An aerial photograph showing a large, cleared land area with numerous mounds of dark brown soil and dirt tracks crisscrossing the terrain. To the left, there are industrial buildings with white roofs and a parking lot. A road with several vehicles is visible at the bottom. The background shows a mix of green fields and some distant structures.

ATTACHMENT 2

AMENDED STATEMENT OF LANDSCAPE INTENT

Landscape Intent

The landscape design intent for the industrial estate is underpinned by a number of overriding design principles that will promote legibility, create site scale and setting and respond to the environmentally values of the site.

Design details, finishes and materials will be complimentary to provide visual consistency throughout the estate. The softscape palette has been selected in response to the location of the site. Accompanied by an appropriate species list, the result will be a variety of landscape forms that meet both the needs of the estate and the local fauna.

The planting hierarchy throughout the development will reflect Crime Prevention through Environmental Design principles. By utilising plants with low heights and trees with thin trunks, this will allow for passive surveillance as well as recognition of traffic and pedestrian movements. By increasing the planting areas and providing a shared network, the overall aesthetics of the estate will be greatly enhanced.

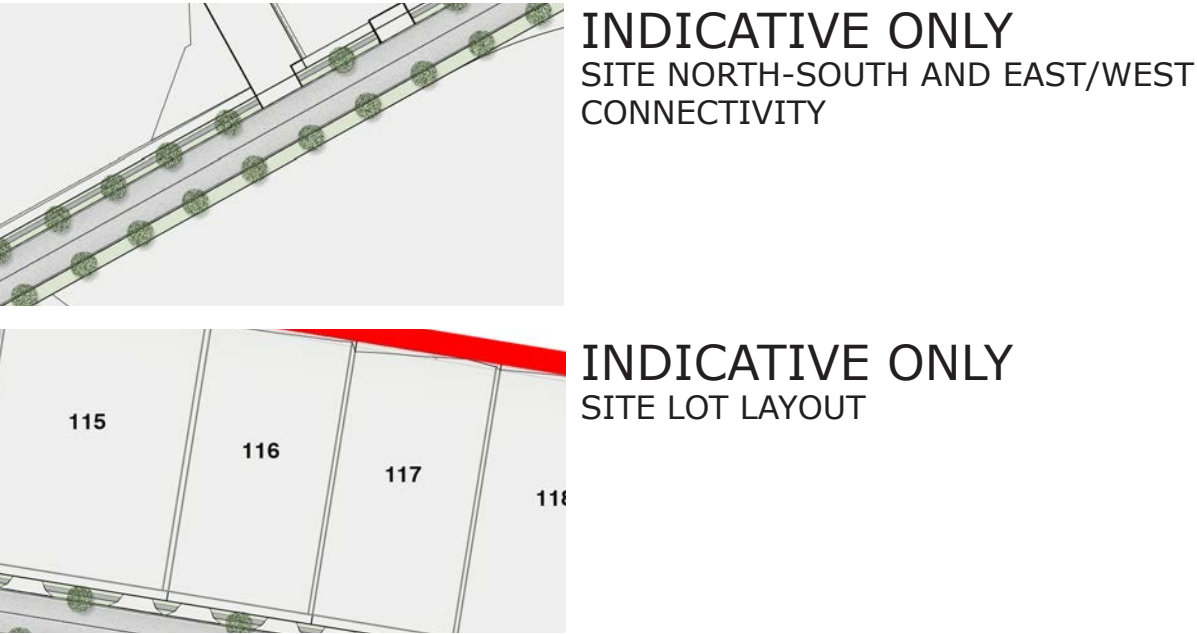
Water Sensitive Urban Design principles will be applied to the industrial estate where space allows. The principles will be incorporated into openspace areas, allowing for water filtering and harvesting and other landscape purposes.

The scale and nature of the landscaping materials shall be appropriate to the size of the structures and the available space.

Planting has been selected for ease of maintenance as well as the suitability and tolerance to the varying conditions of the site.

The planting scheme used is predominately native which softens the built form, improves natural ecosystems and minimised water usage.

The design will respect the environmental aspects of responsible design, planning, and construction, which will respond to issues of bio diversity, natural processes and impacts on local waterways.



Landscape Intent

Plant Selection

The intent for the streetscape treatments of the estate is to create a road hierarchy that provides visual amenity and legibility. The main street will be treated at a boulevard scale with large shade trees, while medium trees will be planted on the feeder roads, thus creating legibility through the industrial development. The use of mature tree species will reinforce the streetscape and provide a sense of enclosure, shade and visual softening to the public and private interfaces.

The design will incorporate local and native plants throughout the development. Due to the location, the reconstruction of habitat is a priority and will allow fauna species to continue to survive and prosper within the urban environment.

STREET TREES



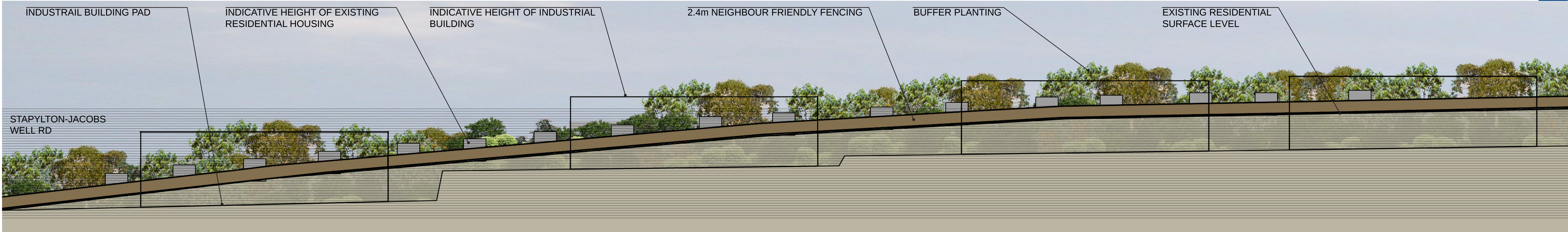
DETENTION BASIN



Code	Botanical Name	Common name	Size	Density
CAR bre	Carex breviculmis	Short-stem sedge	tube	8
CAR pol	Carex polyacantha	Creek Sedge	tube	8
JUN fla	Juncus flaccidus	Yellow Rush	tube	8
DIA len	Dianella longifolia	Pale Flax-lily	tube	8
LOM fl	Lomandra filiformis ssp. filiformis	Wallie Mat-rush	tube	8
LOM lnn	Lomandra longifolia	Spiny-headed Mat Rush	tube	8
LEP lw	Lepidospermum livesidgei	Lemon-scented Olive Tea-tree	tube	4
MEL eri	Melaleuca ericifolia	Swamp Paperbark	tube	1
MEL lin	Melaleuca linifolia	Flax-leaf Paperbark	tube	1
JUN fla	Juncus flaccidus	Yellow Rush	tube	8
LOM fl	Lomandra filiformis ssp. filiformis	Wallie Mat-rush	tube	8
LOM con	Lomandra confertifolia	Mat Rush	tube	8
EUC rae	Eucalyptus racemosa	Scribbly gum	tube	1/5m2
EUC rob	Eucalyptus robusta	Swamp Mahogany	tube	1/5m2
EUC ter	Eucalyptus tereticornis	Queensland Blue Gum	tube	1/5m2
MEL qui	Melaleuca quinquenervia	Broad-leaf Paperbark	tube	1/5m2
GYM ref	Gymnoschoenus sphaerocephalus	Barbed Wire Grass	tube	8
DIA bre	Dianella brevipedunculata	Flax Lily	tube	4
DIA cas	Dianella caerulea cv 'Breeze'	Pale Flax-lily	tube	8
LOM con	Lomandra confertifolia	Mat Rush	tube	4
THE aus	Themeda australis	Kangaroo Grass	tube	8



Landscape Intent



INDICATIVE ELEVATION OF THE INTERFACE BETWEEN THE PROPOSED INDUSTRIAL ESTATE AND EXISTING RESIDENTIAL VILLAGE (A-A)



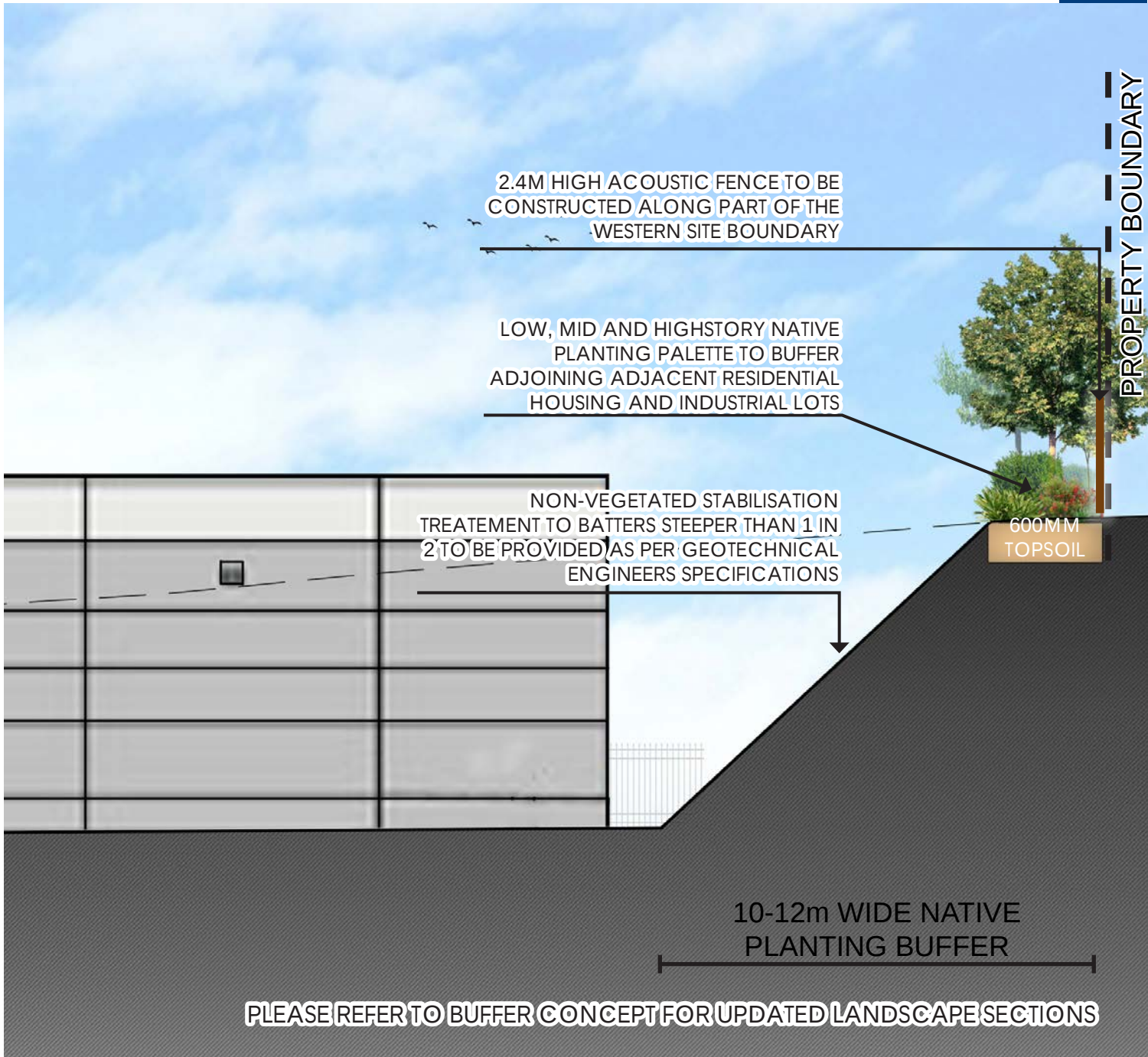
OVERALL SITE PLAN



INDICATIVE DETENTION BASIN PROFILE (C-C)



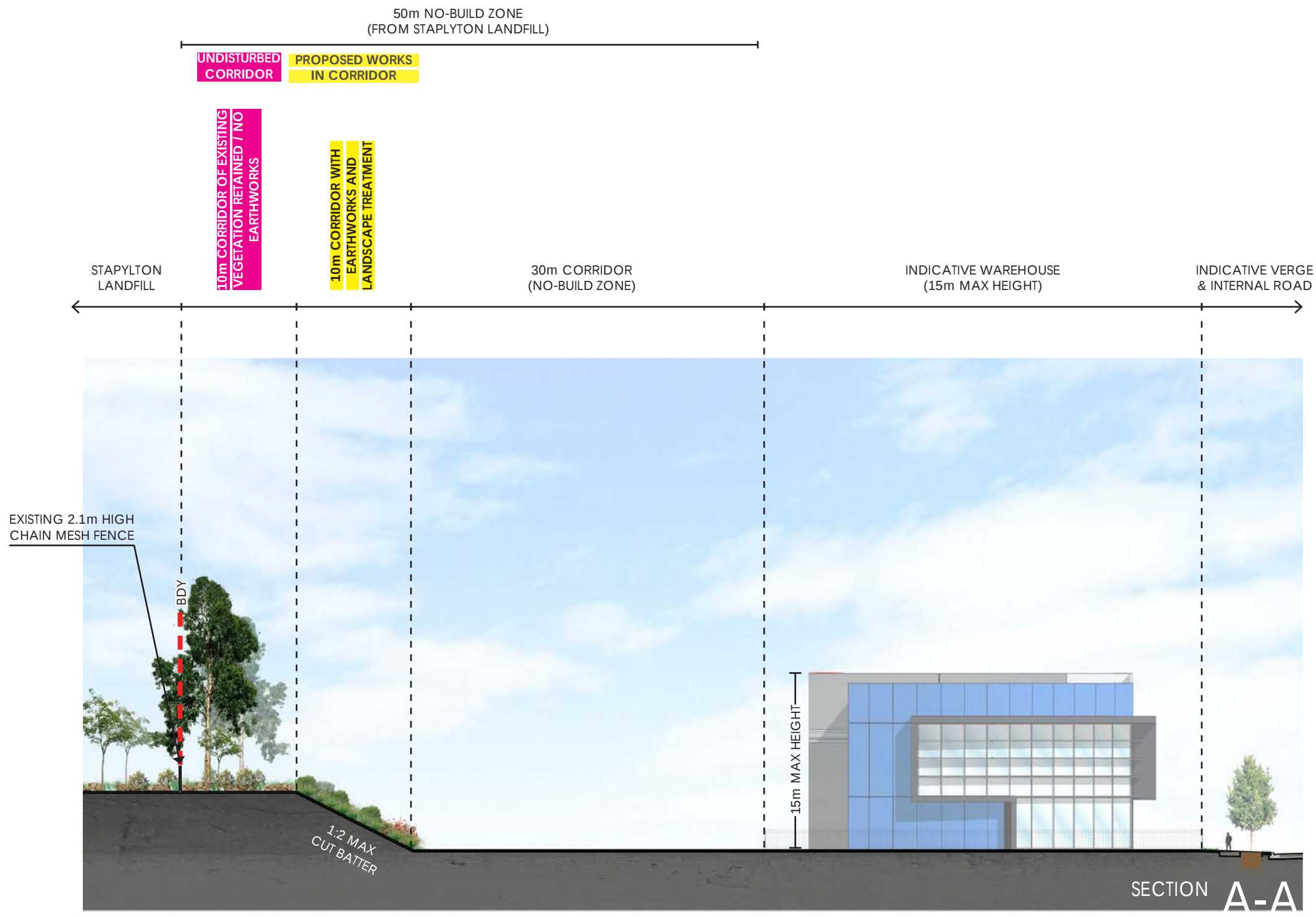
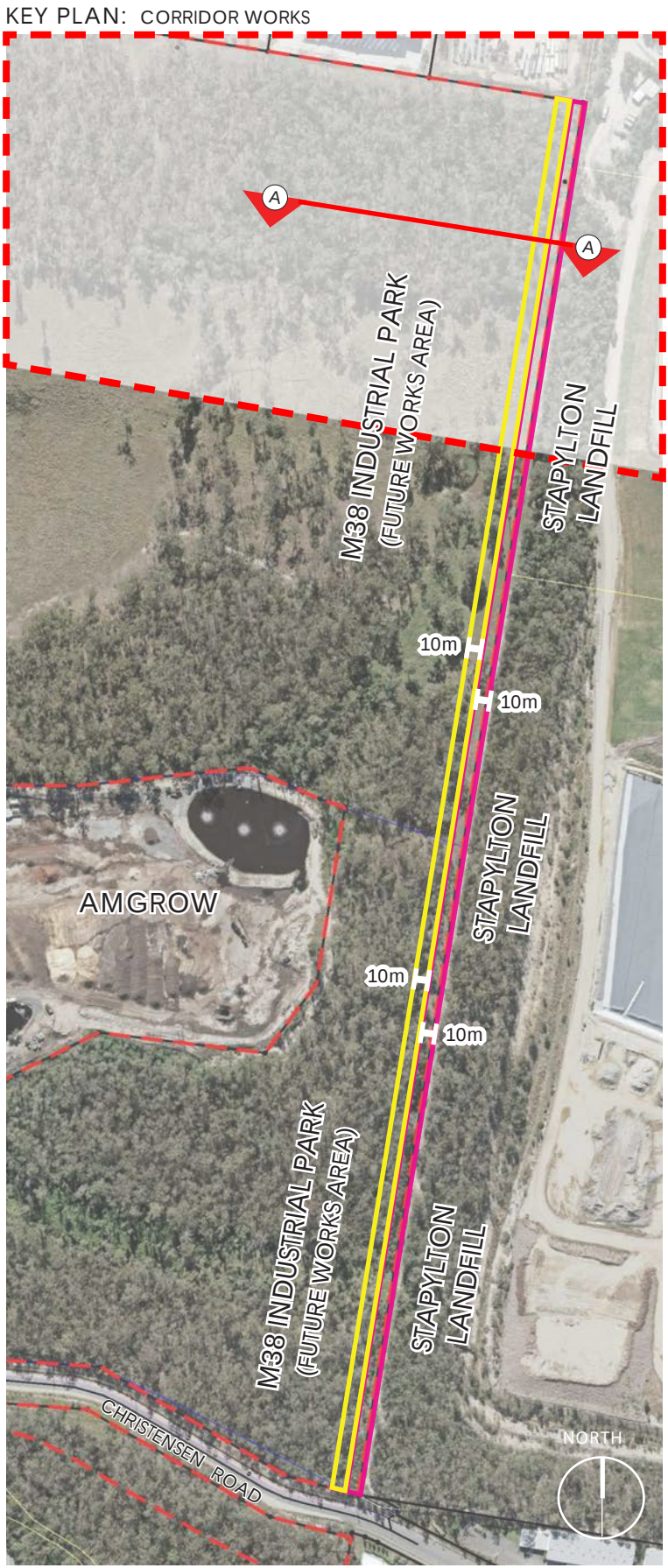
ENTRY STATEMENT OPTIONS (E)



INDICATIVE BATTER PROFILE (D-D)



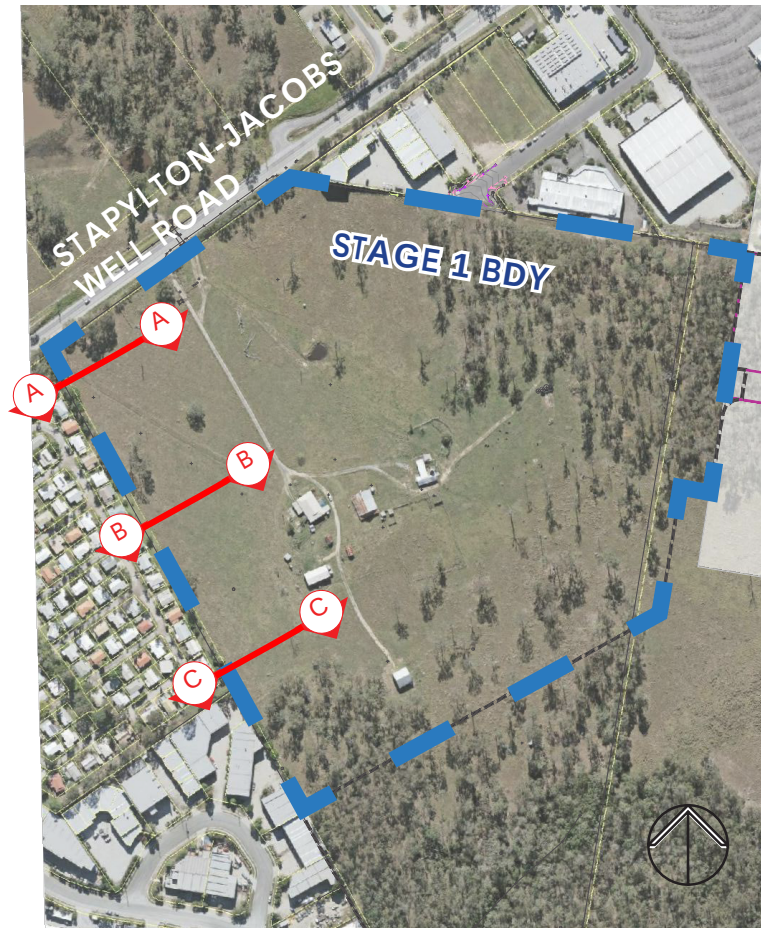
INDICATIVE ELEVATION OF THE DEVELOPMENT FROM STAPYLTON JACOBS WELL ROAD (B-B)



M38 INDUSTRIAL PARK

FRASERS PROPERTY GROUP

CONCEPT BUFFER PLAN



KEY PLAN: NTS

