



ATTACHMENT 2

STATEMENT OF LANDSCAPE INTENT



M38 INDUSTRIAL PARK

Landscape Intent Plan Stage 1

Frasers Property (Australia) Pty. Ltd.

Lot 501 on SP295994

Stapylton-Jacobs Well Road,
Stapylton

February 2020
Revision - B

Prepared By -
Gassman Development Perspectives

GDP Ref: 5941





Landscape Master Plan

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M38 INDUSTRIAL PARK

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01 SITE LOCALITY PLAN



Yatala BP



Stapyton Landfill Facility



Eastern Service Road Industries



Yatala Drive-In

LANDSCAPE KEY PLAN



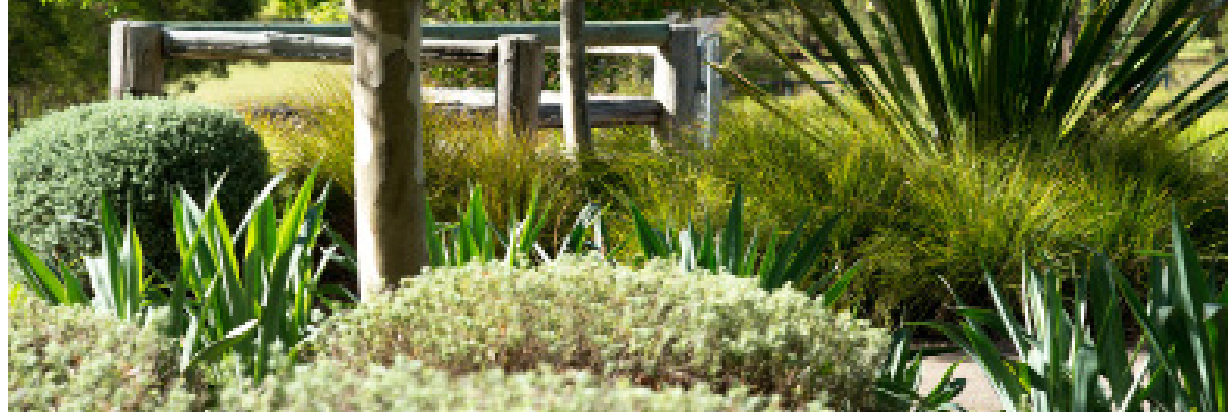
02 LANDSCAPE PLANS

LANDSCAPE DETAIL PLAN

LEGEND



01 DENSE AND AESTHETICALLY PLEASING 6000MM BUFFER PLANTING PALETTE TO DEVELOPMENT FRONTAGE



02 ACOUSTIC FENCE AND RICH 3000MM MINIMUM PLANTED BUFFER BETWEEN THE DEVELOPMENT AND ADJACENT PROPERTIES

03 1:3 BATTER TO BE TREATED WITH COMPOST BLANKET CONTAINING SOIL AMELIORATION ADDITIVES AND A NATIVE GROUND COVER AND GRASS SEED MIX. AS DETERMINED NECESSARY ON SITE A SUPPLEMENTARY STABILISATION TECHNIQUE OF AN OPEN WEAVE ORGANIC BLANKET IS TO BE USED IN CONJUNCTION WITH THE COMPOST BLANKET

04 NON-VEGETATED STABILISATION TREATMENT TO BATTERS STEEPER THAN 1 IN 2 TO BE PROVIDED AS PER GEOTECHNICAL ENGINEERS SPECIFICATION

05 CLUSTERS OF BRACHYCHITON ACERIFOLIUS TO ESTATE ENTRANCE TO FRAME THE DEVELOPMENT

06 BUCKINGHAMIA CELSISSIMA STREET TREE

07 XANTHOSTEMON CHRYSANTHUS STREET TREE

08 ELAEOCARPUS EUMUNDII STREET TREE

09 BIO-RETENTION BASIN PLANTED WITH WATER SENSITIVE SPECIES TO SUPPORT LOCAL WILDLIFE

10 DRIVEWAY LOCATIONS INDICATIVE ONLY

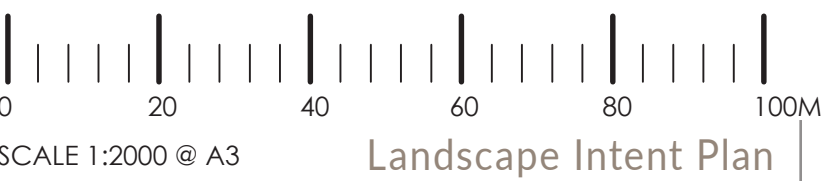
11 ROAD GARDEN TREATMENTS TO SOFTEN THE BUILT FORM AND IMPROVE THE VISUAL AMENITIES

PROPOSED INDUSTRIAL ALLOTMENTS

ENTRY STATEMENT FOR INDUSTRIAL DEVELOPMENT

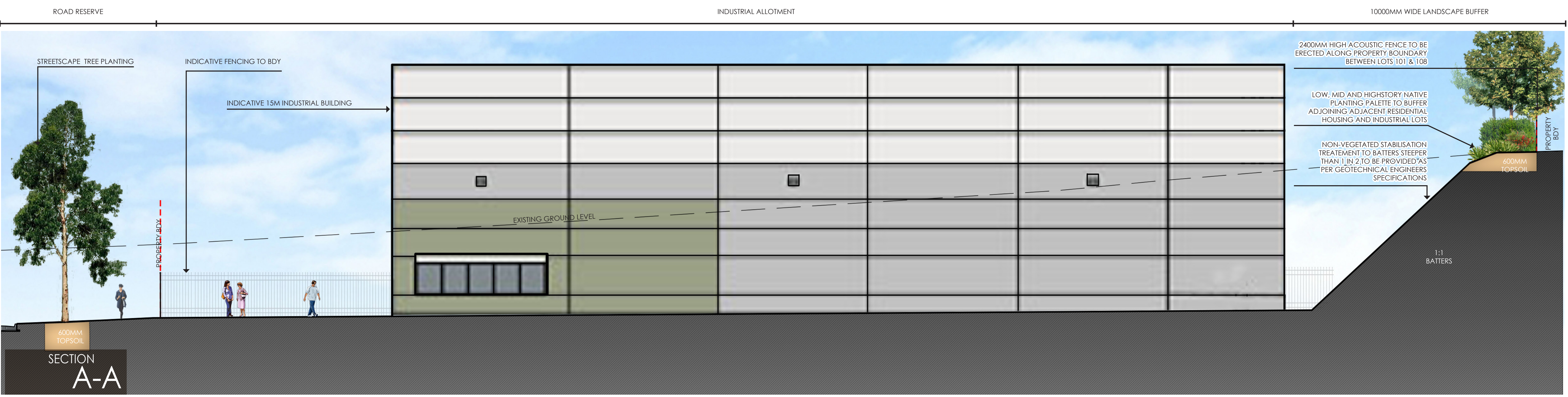
2400MM HIGH ACOUSTIC FENCE

BOUNDER RETAINING WALL (TO ENGINEERS SPECIFICATIONS)



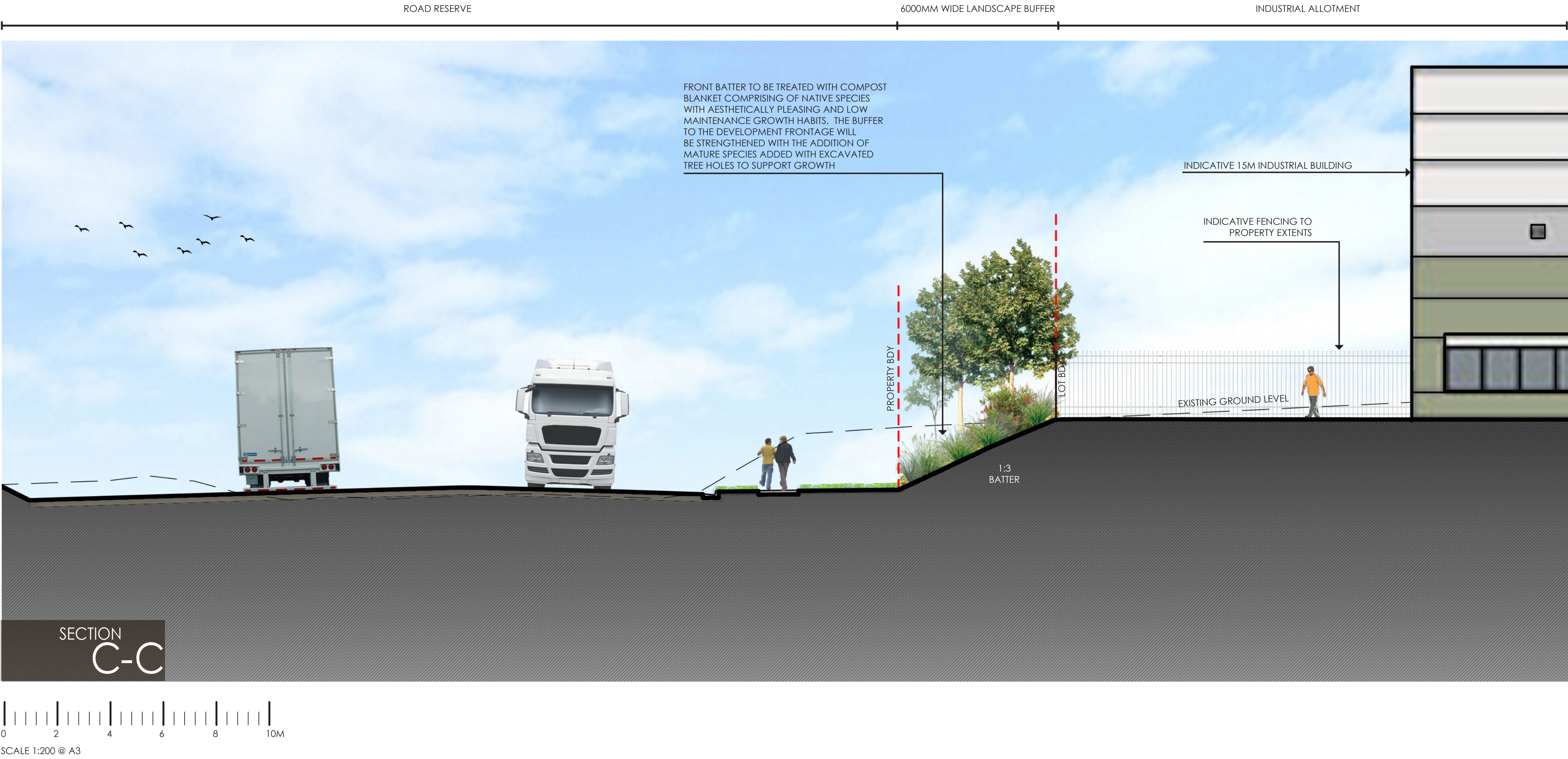
03

TYPICAL SECTIONS



03

TYPICAL
SECTIONS



M38 INDUSTRIAL PARK DESIGN PALETTE

04

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 environmental 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 open space 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.



COHESIVE STREETSCAPE DESIGN
AND PLANT PALETTE



DISTINCTIVE ENTRY STATEMENT TO
DEVELOPMENT ENTRANCE



DENSE PLANTING BUFFERS TO
ESTATE FRONTAGE



2.4M HIGH ACOUSTIC FENCING TO REAR OF
INDUSTRIAL LOTS TO PROVIDE PRIVACY TO
ADJACENT RESIDENTIAL HOUSING



AUSTRALIAN NATIVE PLANTING
PALETTE



WATER SENSITIVE URBAN DESIGN
PLANTING PALETTE TO
BIO-RETENTION BASIN



GRASS SEED COMPOST BLANKET TO PRIVATE
BATTERS FOR LOW MAINTENANCE AND
DROUGHT TOLERANCE



TIMBER PRIVACY FENCING TO REAR
OF INDUSTRIAL LOTS TO PROVIDE
PRIVACY TO ADJACENT INDUSTRY

M38 INDUSTRIAL PARK

PLANTING
PALETTE 05



M38 INDUSTRIAL PARK

PLANTING
PALETTE 06



* BIO SPECIES

M38 INDUSTRIAL PARK

PLANTING
PALETTE 07



* BIO SPECIES