

VANTAGE YATALA

Landscape Intent Plan Stage 1

Frasers Property (Australia) Pty. Ltd.

Lot 501 on SP295994

Stapylton Jacobs Well Road,
Stapylton

February 2021
Revision - D

Prepared By -
Gassman Development Perspectives

GDP Ref: 5941



VantageYatala ♦





Landscape Master Plan

CONTENT

VANTAGE YATALA

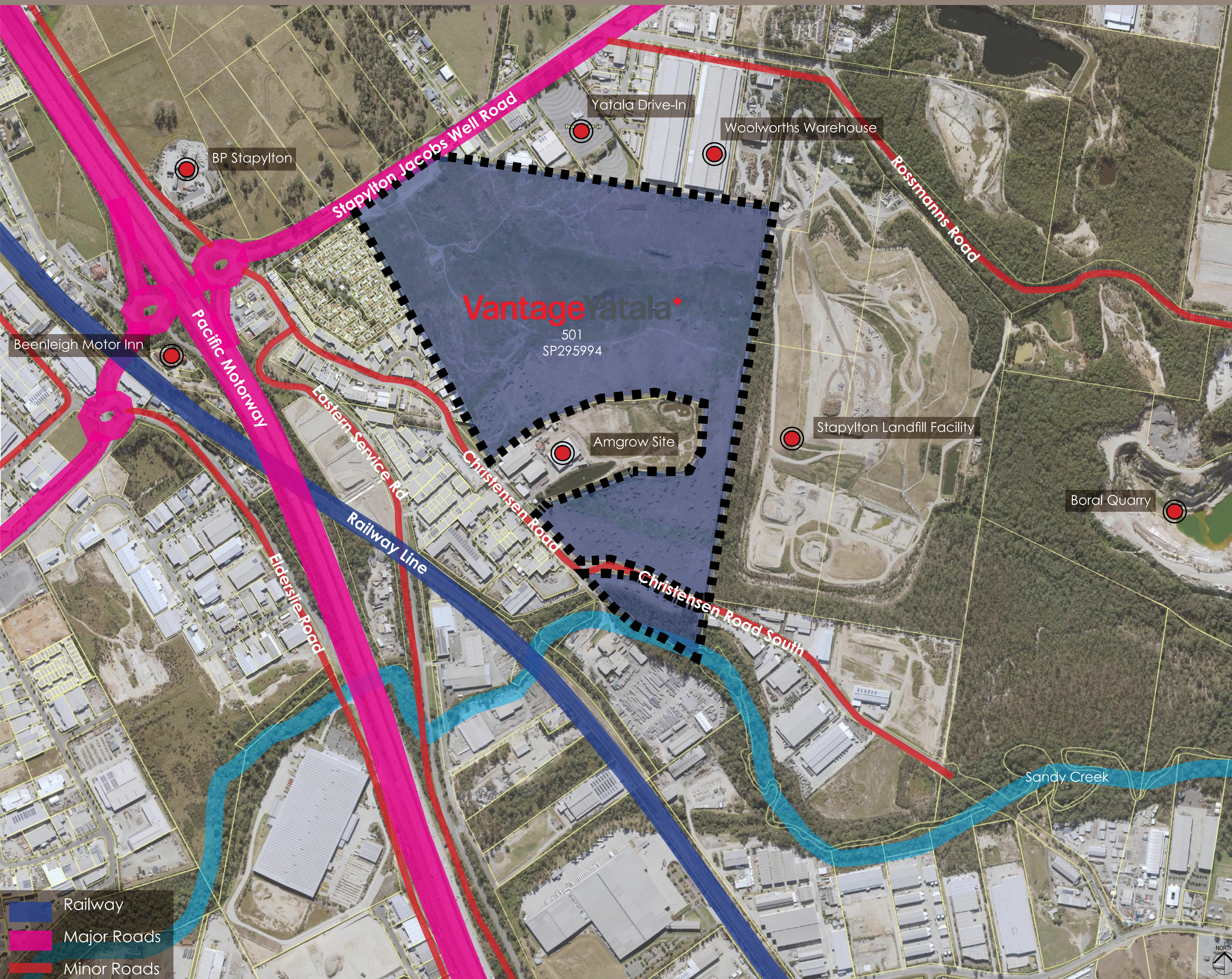
Cover Page.....01

Content Page.....02

01	SITE LOCALITY PLAN.....03
02	LANDSCAPE PLANS.....04-06
03	TYPICAL SECTIONS.....07-08
04	DESIGN PALETTE.....09
05	PLANTING PALETTE.....10-12



01 SITE LOCALITY PLAN



BP Stapylton



Stapylton Landfill Facility



Eastern Service Road Industries



Yatala Drive-In

02 LANDSCAPE PLANS



LANDSCAPE COMMUNITY TITLE SCHEME (CTS) PLAN

LEGEND

THE PROPOSED 6000MM LANDSCAPE BUFFER WILL PROVIDE AMENITY TO THE STAPYLTON JACOBS WELL ROAD WIDENING

PROPOSED ENTRY STATEMENT PLACED AT DEVELOPMENT ENTRY TO IDENTIFY THE CHARACTER OF THE INDUSTRIAL ESTATE

6000MM TO 10000MM BATTER AT 1:3 TO THE SITE FRONTAGE AND SIDE IS UTILISED TO REDUCE THE VISUAL IMPACT OF THE ESTATE WITH A PLANTED AND MULCHED TREATMENT WITH EXCAVATED TREE HOLES TO INCORPORATE MATURE SPECIES



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

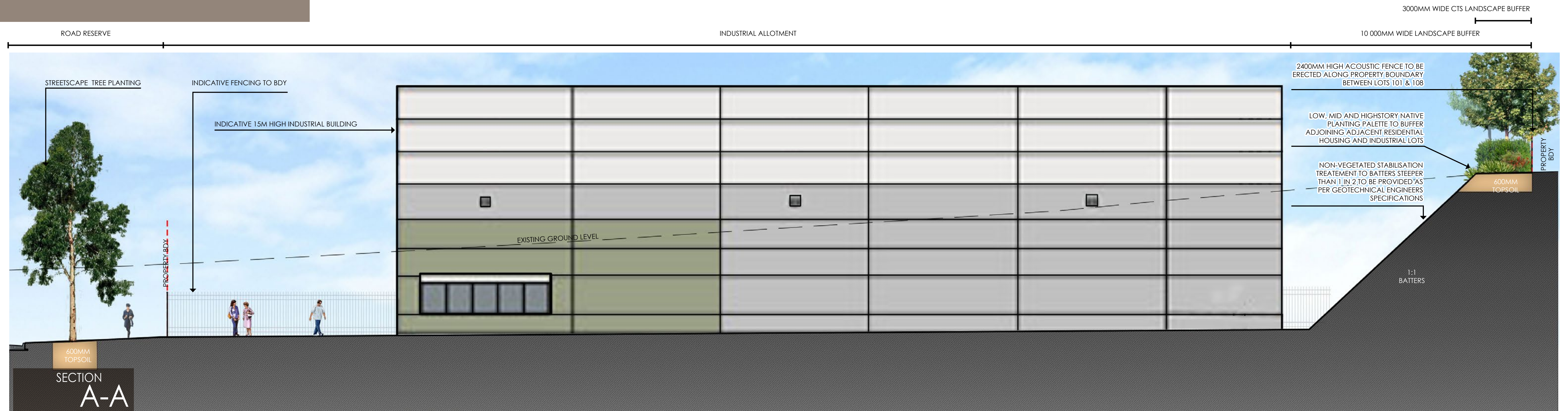


02 ACOUSTIC FENCE AND RICH 3000MM MINIMUM PLANTED BUFFER BETWEEN THE DEVELOPMENT AND ADJACENT PROPERTIES

- PROPOSED INDUSTRIAL ALLOTMENTS
- ENTRY STATEMENT FOR INDUSTRIAL ESTATE
- 2400MM HIGH ACOUSTIC FENCE
- BOUNDER RETAINING WALL (TO ENGINEERS SPECIFICATIONS)
- COMMUNITY TITLE SCHEME (CTS) BOUNDARIES

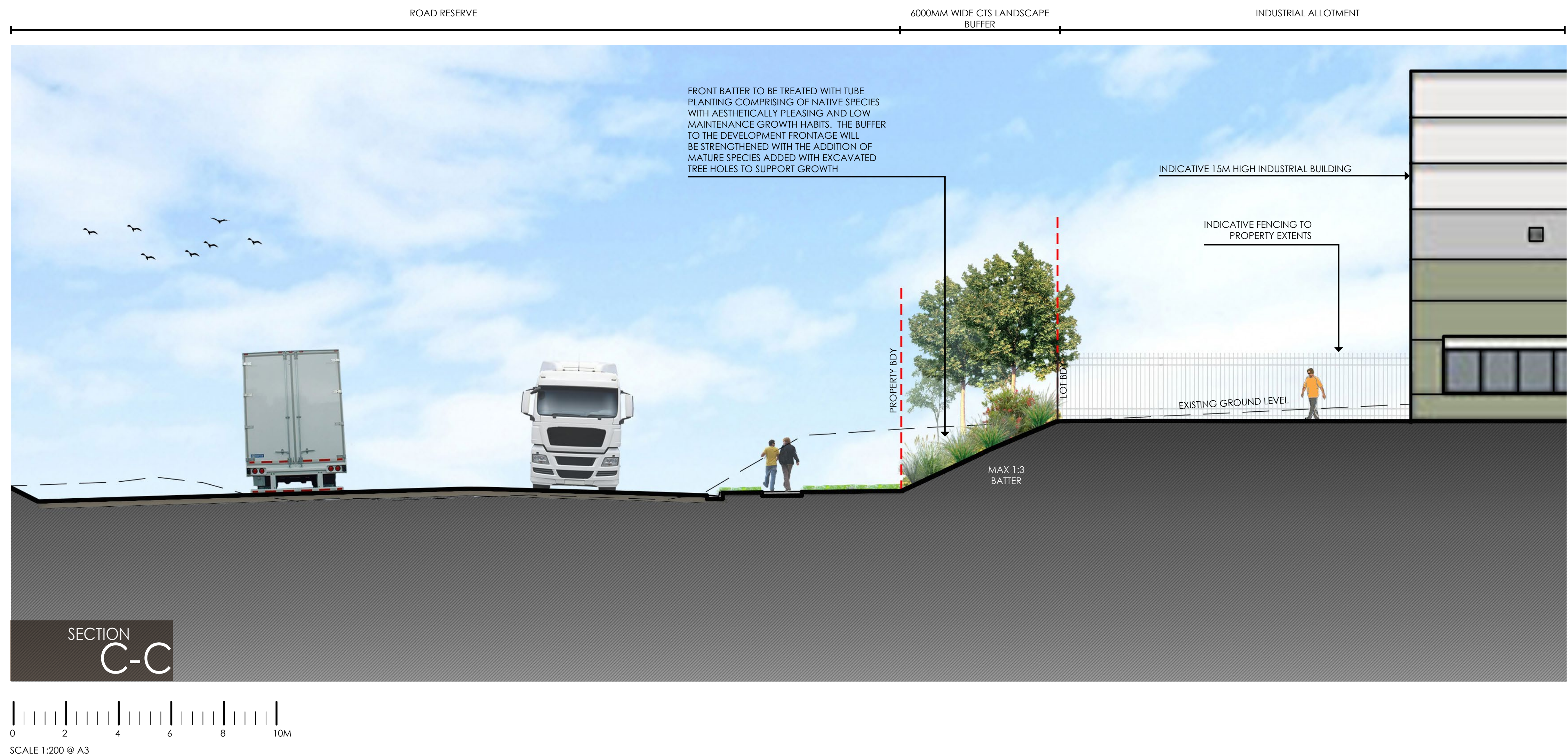
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TYPICAL SECTIONS



03

TYPICAL SECTIONS



VANTAGE YATALA 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 biodiversity, 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



ACOUSTIC FENCING TO REAR OF
INDUSTRIAL LOTS TO PROVIDE PRIVACY &
ACOUSTIC BARRIER TO ADJACENT
RESIDENTIAL HOUSING



AUSTRALIAN NATIVE PLANTING
PALETTE



WATER SENSITIVE URBAN DESIGN
PLANTING PALETTE TO
BIO-RETENTION BASIN



PLANTED PRIVATE BATTERS FOR LOW
MAINTENANCE AND DROUGHT TOLERANCE



BLACK CHAIN WIRE FENCING TO
REAR OF INDUSTRIAL LOTS

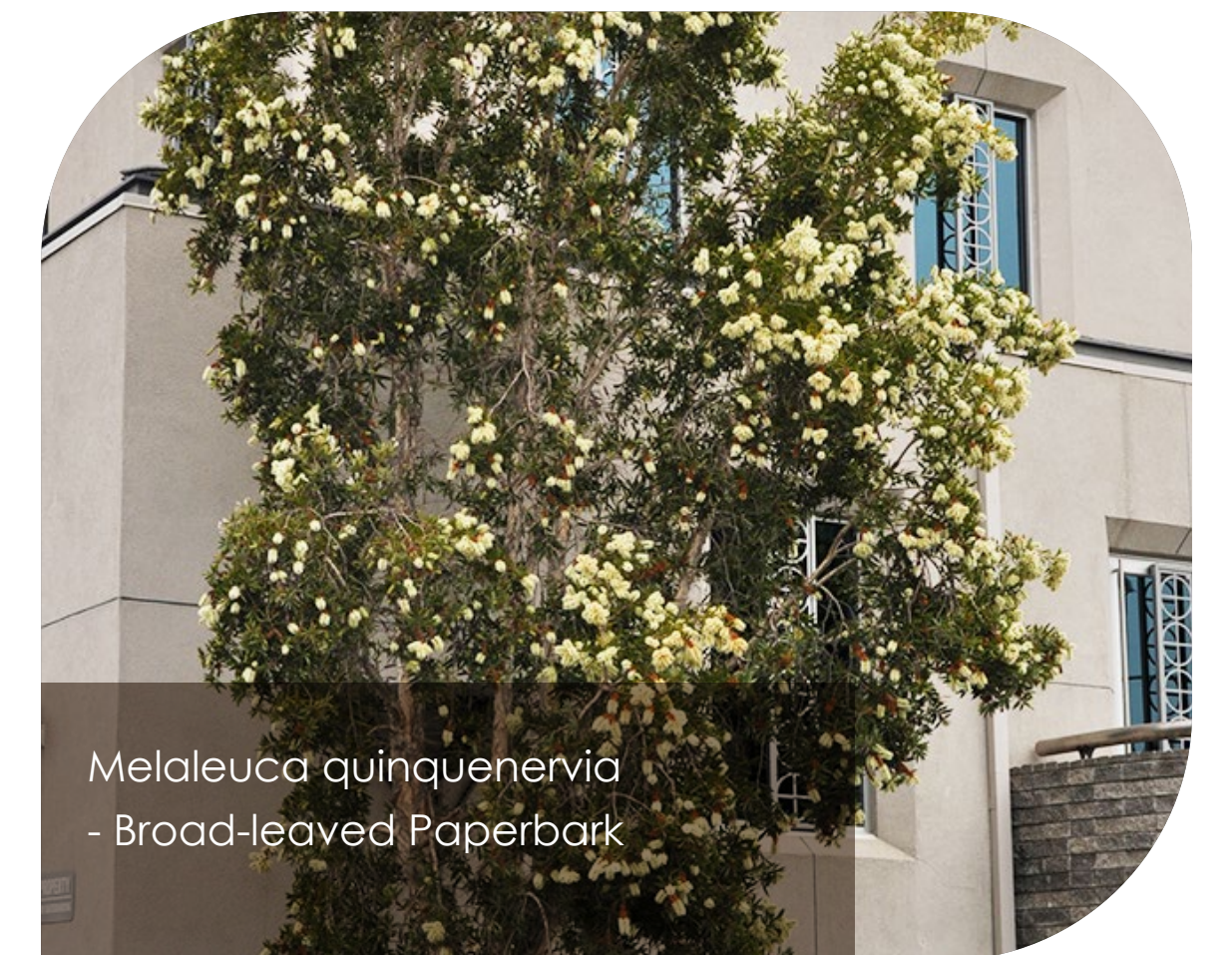
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PLANTING PALETTE 05



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PLANTING PALETTE 06



* BIO SPECIES

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PLANTING PALETTE 07



* BIO SPECIES