



APPENDIX H

LANDSCAPE INTENT PLAN



VantageYatala



gassman
development
perspectives

VANTAGE YATALA

Landscape Intent Plan Stage 2

Frasers Property (Australia) Pty. Ltd.

Lot 501 on SP295994

Stapylton Jacobs Well Road,
Stapylton

November 2020
Revision - A

Prepared By -
Gassman Development Perspectives

GDP Ref: 5941



VantageYatala ♦





Landscape Master Plan

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VANTAGE YATALA

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01 SITE LOCALITY PLAN



BP Stapylton



Stapylton Landfill Facility



Eastern Service Road Industries



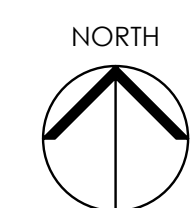
Yatala Drive-In



02 LANDSCAPE PLANS



LEGEND



0 20 40 60 80 100M
SCALE 1:2000 @ A3

LANDSCAPE COMMUNITY TITLE SCHEME (CTS) PLAN

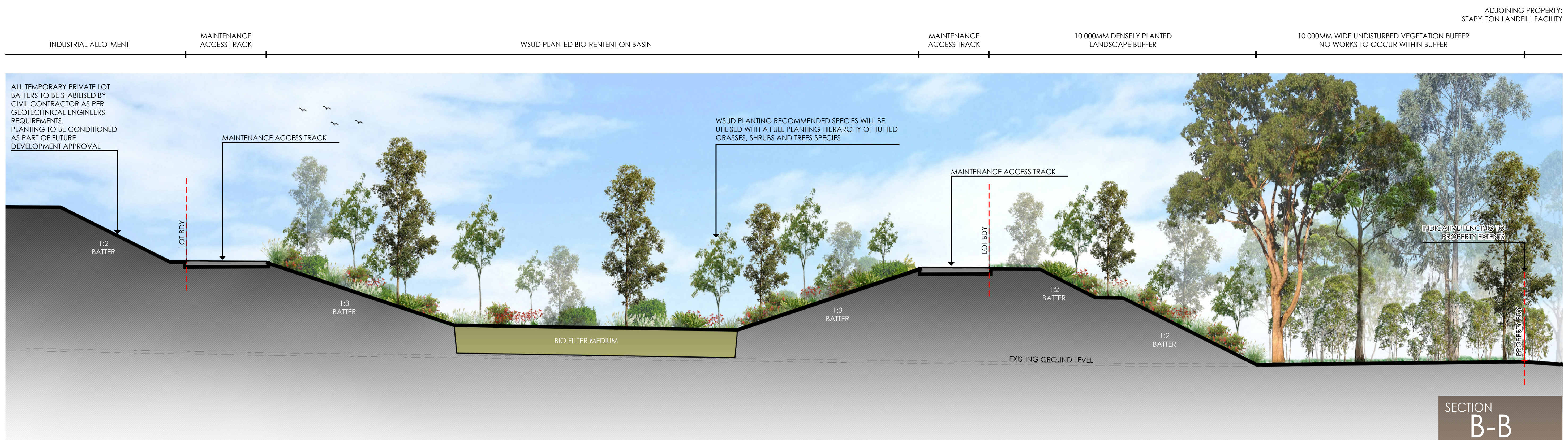
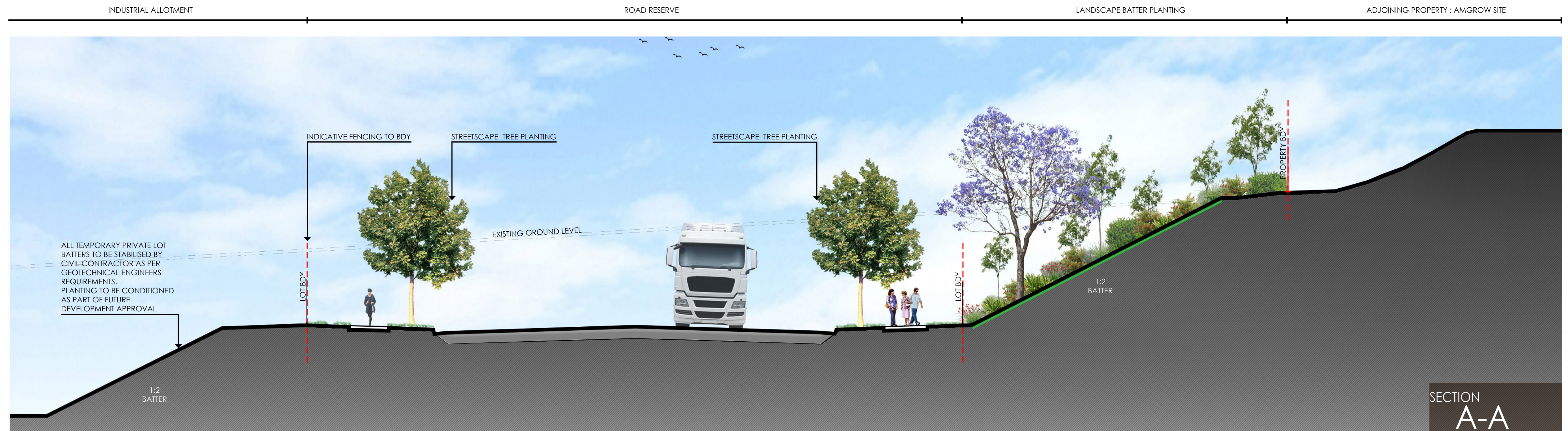
LEGEND

- PROPOSED INDUSTRIAL ALLOTMENTS
- ENTRY STATEMENT FOR INDUSTRIAL DEVELOPMENT
- STAGE 2 BOUNDARY
- COMMUNITY TITLE SCHEME (CTS) BOUNDARIES



03

TYPICAL SECTIONS



0 1 2 3 5 10M
SCALE 1:150 @ A3

03

TYPICAL SECTIONS



0 1 2 3 5 10M
SCALE 1:150 @ A3

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 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



BLACK CHAIN WIRE FENCING TO
REAR OF INDUSTRIAL LOTS



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

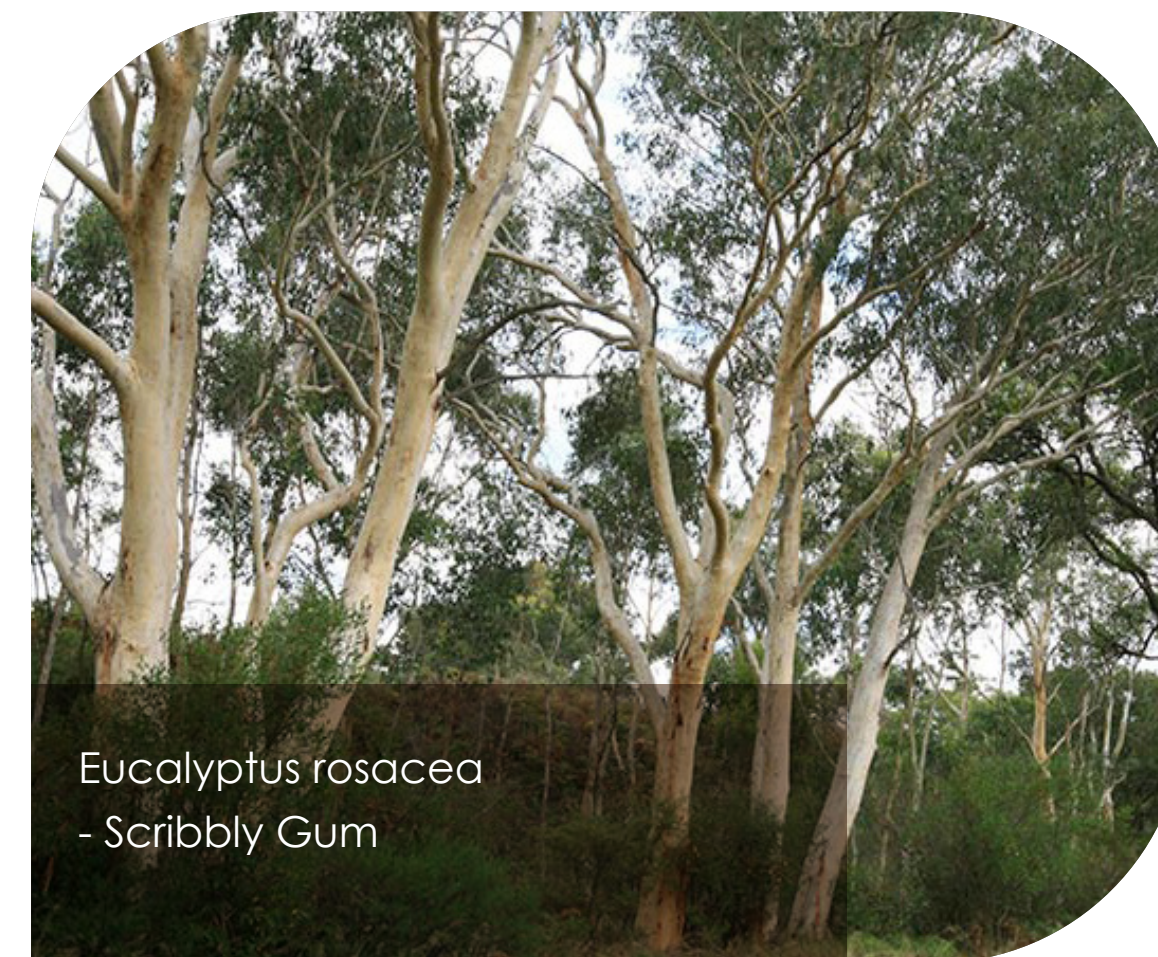
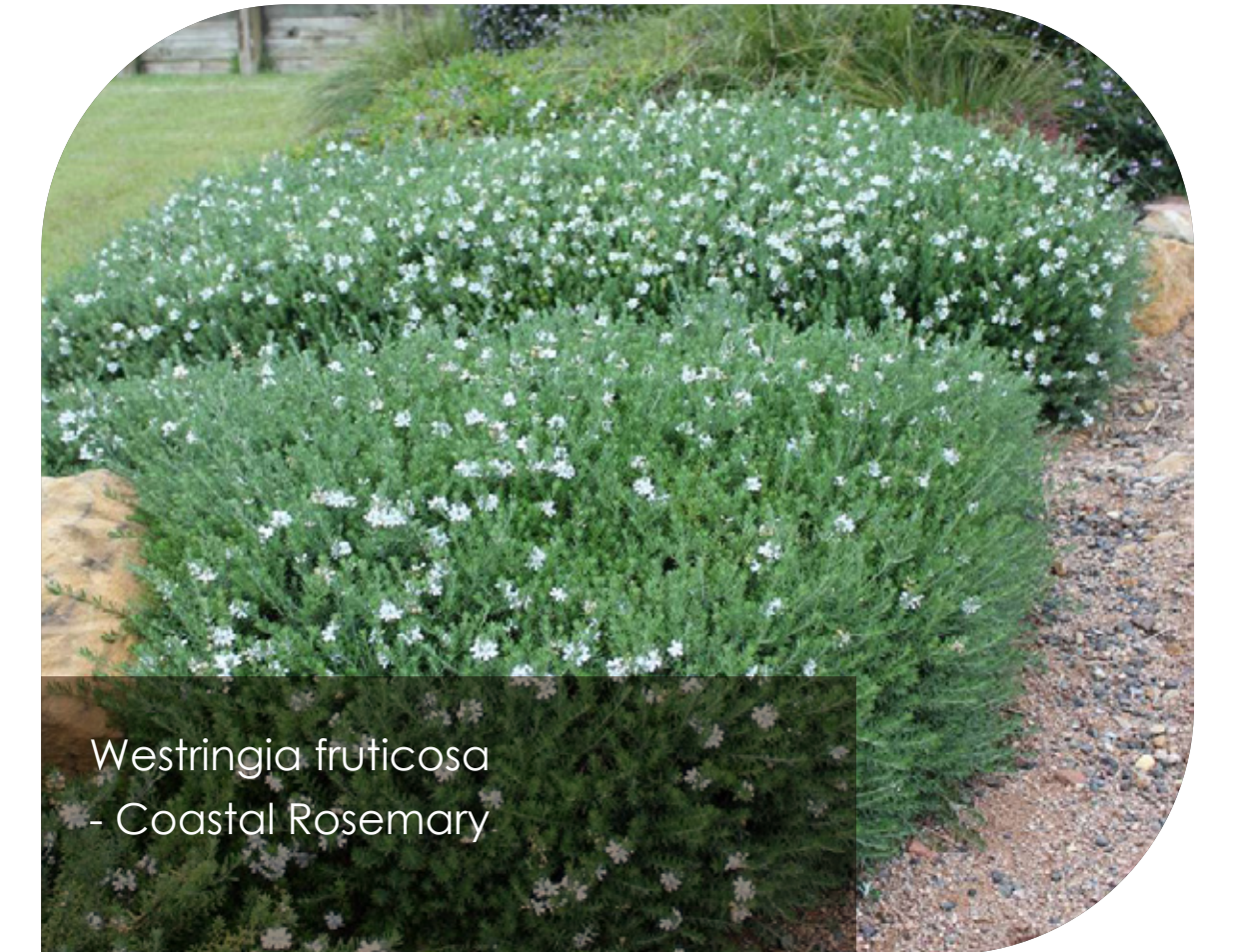
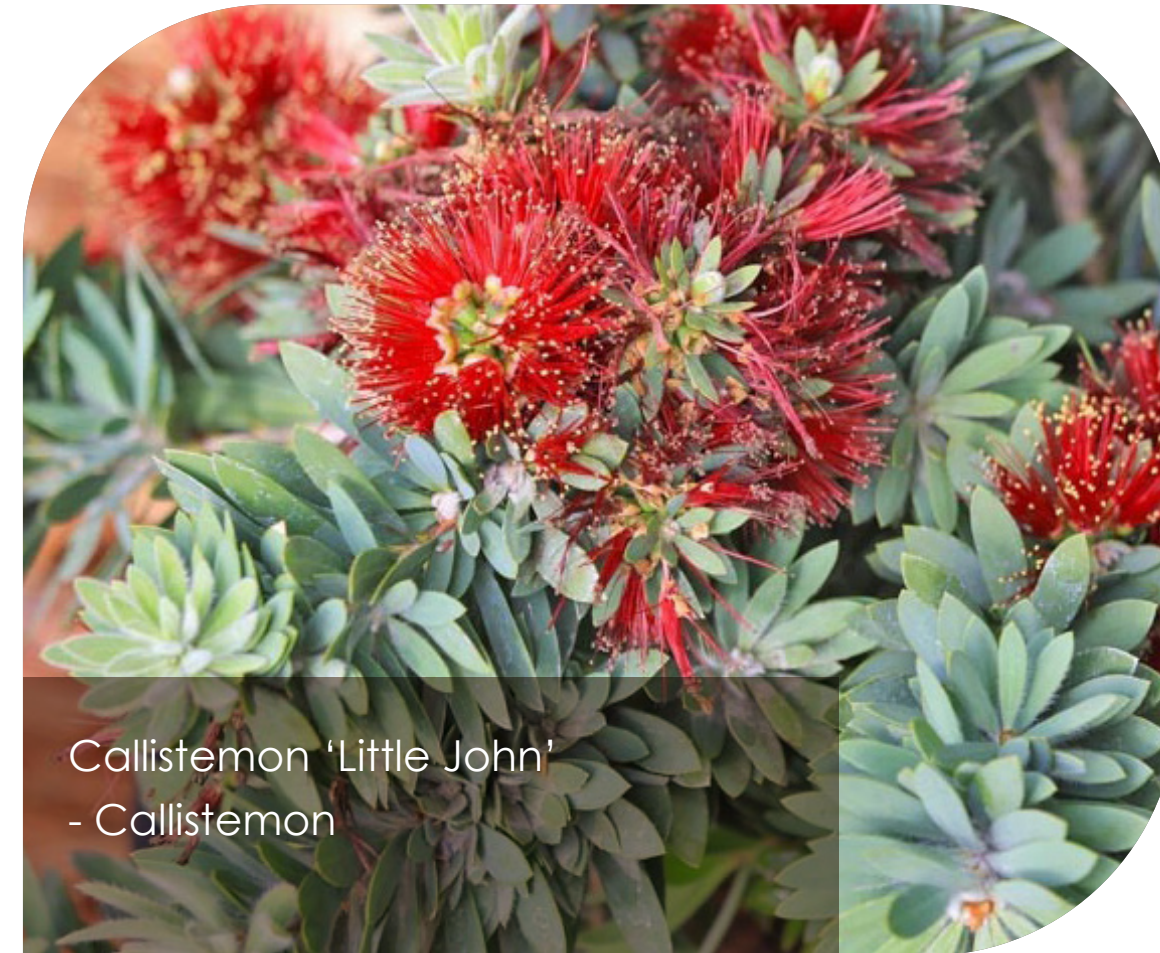
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PLANTING PALETTE 05



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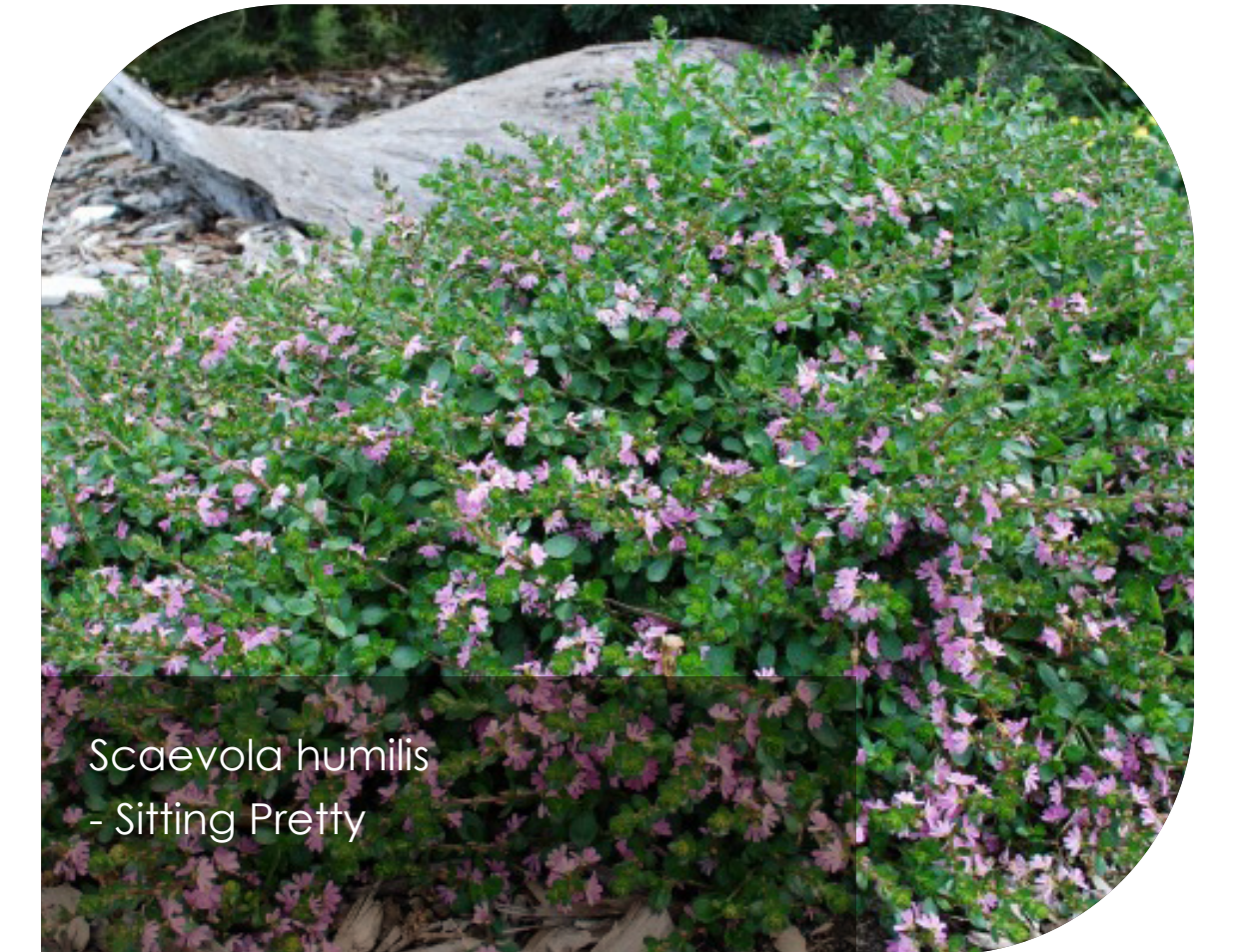
PLANTING PALETTE 06



* BIO SPECIES

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PLANTING PALETTE 07



* BIO SPECIES