

APPENDIX E

LANDSCAPE INTENT PLAN



28 Eastridge Street, Stapylton

Eastridge 117 Pty Ltd

LANDSCAPE INTENT PACKAGE

Eastridge 117 Pty Ltd

Material Change of Use for
Warehouse

LOT 117 on SP316137

VANTAGE INDUSTRIAL ESATE
STAGE 1, LOT 117.
28 EASTRIDGE STREET, STAPYLTON

OCTOBER 2022
Issue - For Approval
Revision - A

Prepared By
Gassman Development Perspectives
Job No. 6053

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- 02** Site Characteristics & Development Proposal
- 03** Site Locality Plan
- 04** Landscape Strategy
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- 06** Section Elevation Drawings
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- 09** Planting Palette
- 10** Planting Palette

SITE CHARACTERISTICS

The subject site 4,094m² in size, consists of a single freehold allotment owned by Eastridge 117 Pty Ltd. In terms of locational context, the subject site is located within Stage 1 of Vantage Industrial Estate at Stapylton, Gold Coast.

The subject site at 28 Eastridge Street, Stapylton (Lot 117 on SP316137) is a rectangular shaped allotment, situated along the northern side of Eastridge Street within the industrial estate. The subject land is vacant and resembles a civil construction site as it has been provisionally prepared to accommodate the Vantage industrial subdivision, through the undertaking of bulk earthworks and vegetation clearing.

DEVELOPMENT PROPOSAL

The proposed development seeks to establish an industrial warehouse within Vantage Industrial Estate.

The proposed development will include the following development aspects:

- Code Assessable Development

Supporting documentation to be read in conjunction with this landscape intent package, is as follows;

- Infrastructure Services Letter (regarding essential services), Gassman Development Perspectives
- Architectural Plans, Two Clicks Design

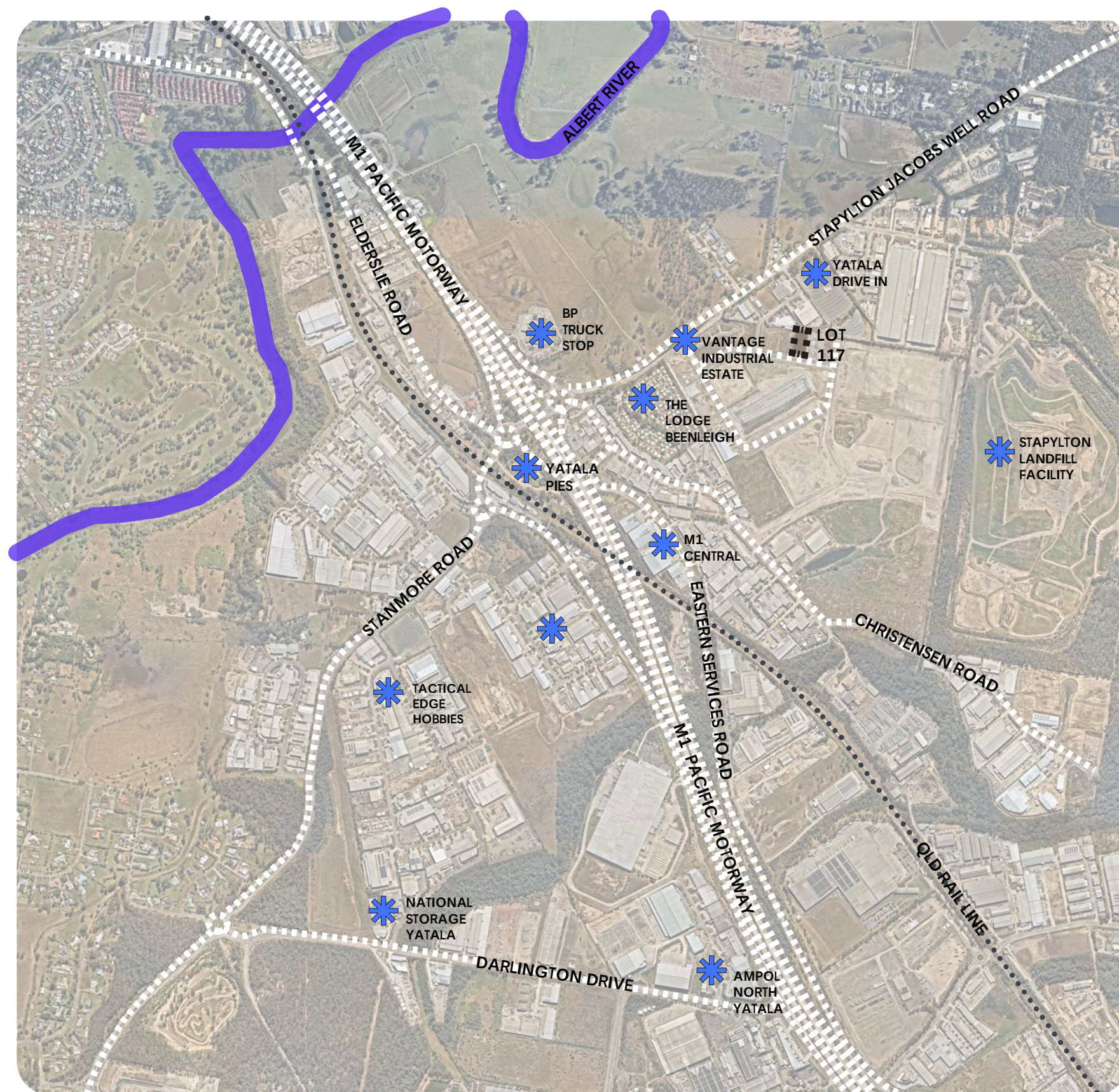


SITE LOCALITY

The subject site at 28 Eastridge Street, Stapylton (Lot 117 on SP316137) is a rectangular shaped allotment, situated along the northern side of Eastridge Street within an industrial estate.

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 Eastridge 117 Pty Ltd is to establish an industrial warehouse and ancillary office space, providing storage and logistical operations.

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.



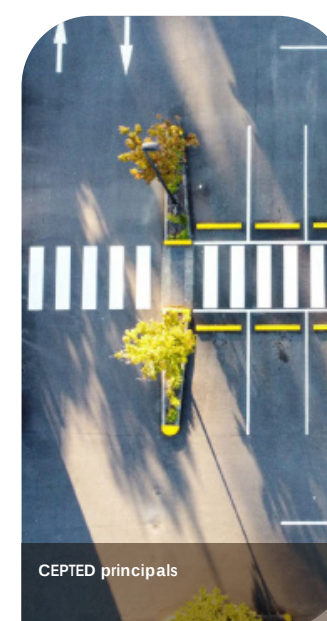
Responsible design in scale to development

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 wayfinding 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.



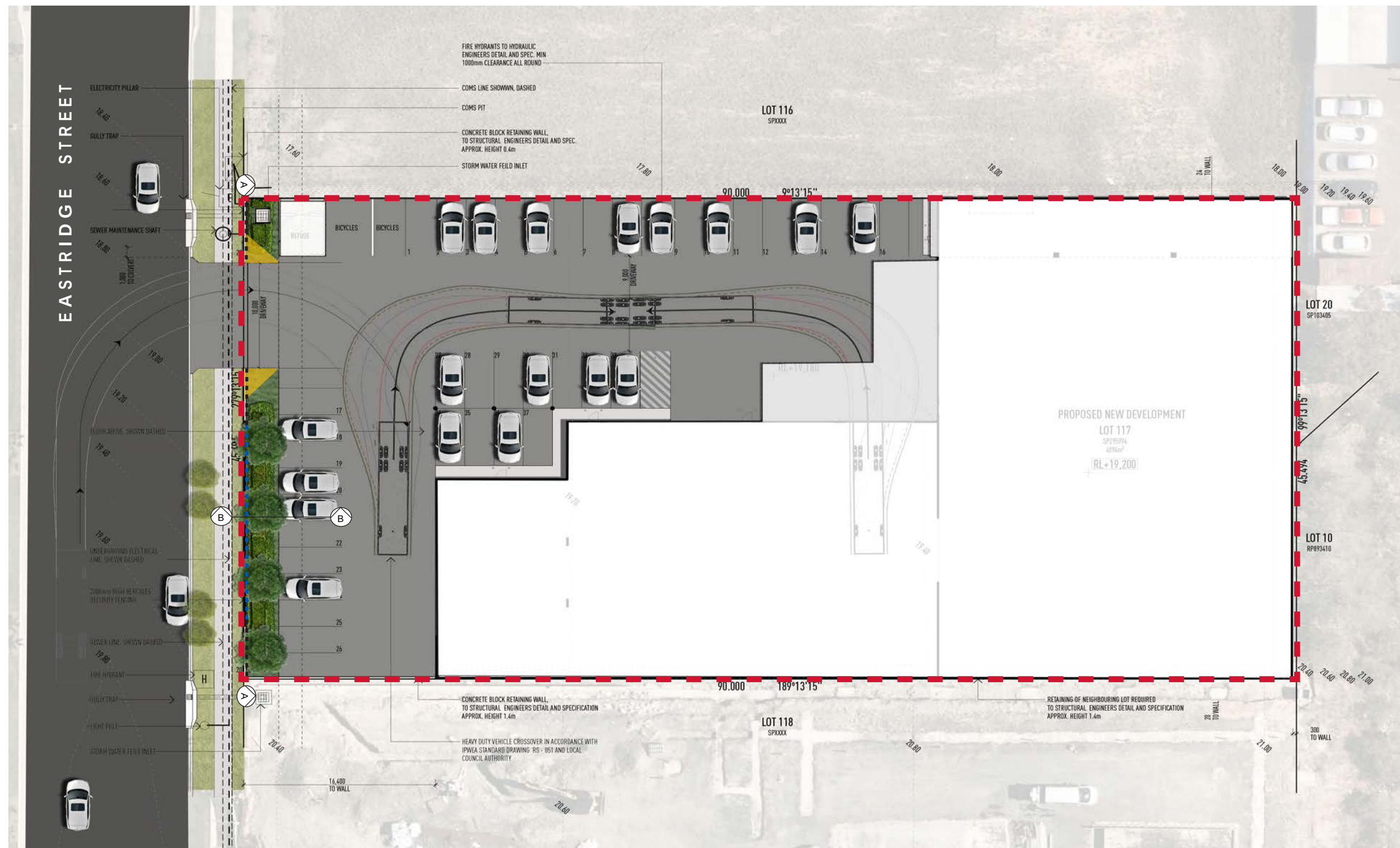
Use of endemic species

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.

LANDSCAPE INTENT PLAN

LEGEND

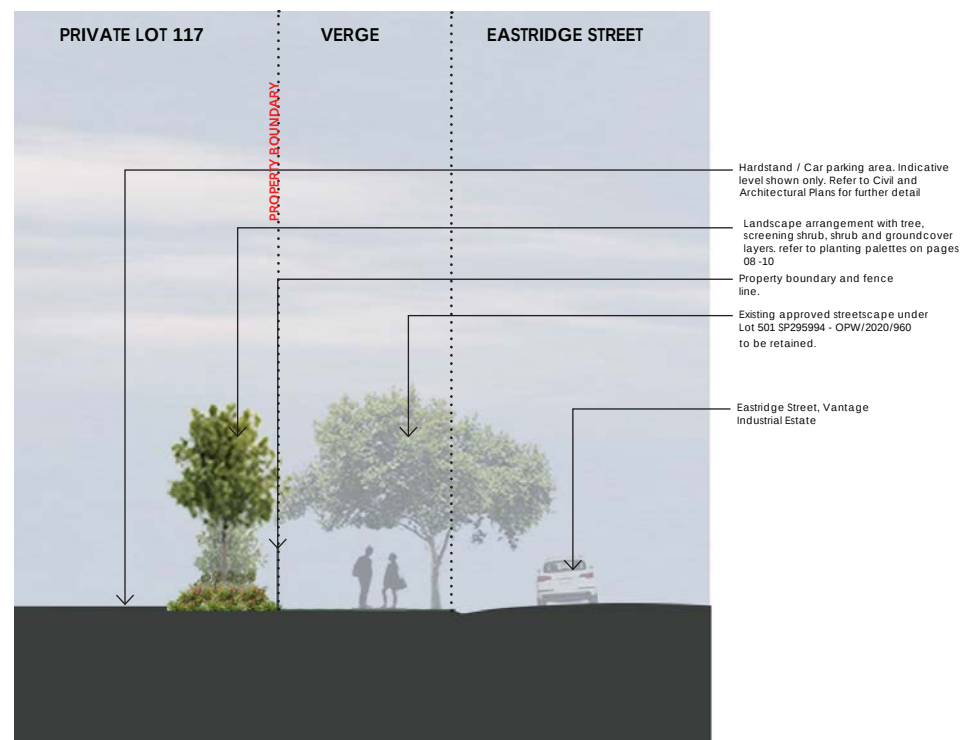
- Site Boundary
Lot 117 on SP316137
- - - - - Proposed Fencing 1
1.8m concrete block wall, rendered and painted. Engineered by others.
- - - - - Proposed Fencing 2
1.8m black palisade fencing to boundary
- ▲ Site Triangles
Planting within this zone to remain low growing (max. 500mm in height). Groundcover species nominated, refer to planting palette on page 8 for further detail.
-  Streetscape
Existing approved streetscape under Lot 501 SP295994 - OPW/2020/960 to be retained. Should damage occur to turf, pavement, or street trees due to construction of this proposed development replacement will be required.
-  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.



SECTION ELEVATION DRAWINGS



SECTION AA: Office / Warehouse with fencing and planting to Front Boundary



SECTION BB: Tiered planting arrangement to Front Boundary

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



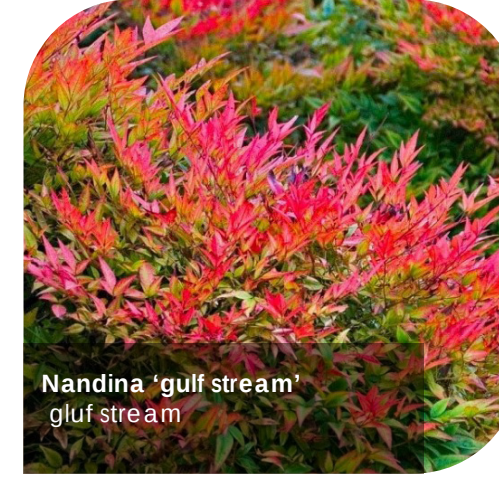
Black palisade fencing
1.8m high, set back 2m front
boundary

PLANTING PALETTE

GROUND COVER, TUFTING GRASS AND CLIMBING SPECIES



SHRUB SPECIES



PLANTING PALETTE

SHRUB SPECIES



SCREENING SHRUB SPECIES



TREE SPECIES



PLANTING PALETTE

TREE SPECIES



A low-angle photograph of a modern building's exterior. The building features large glass windows reflecting the sky and clouds, and a prominent red vertical panel on the right side. A small tree with green and yellowing leaves is in the foreground. The text 'APPENDIX F' is overlaid in the top right corner.

APPENDIX F

ENGINEERING SERVICES REPORT

OUR REF: 6132

21 October 2022

Eastridge 117 Pty Ltd

Via Email: fraser@gassman.com.au

To whom it may concern,

**RE: ENGINEERING SERVICES ADVICE LETTER
LOT 117 ON SP316137 - EASTRIDGE STREET, STAPYLTON**

This advice letter has been prepared for submission to Gold Coast City Council as part of a Development Permit for Material Change of Use – Warehouse (with Ancillary Office).

Earthworks

The subject lot has been earthworked to a generally flat condition as part of a bulk earthworks package previously completed over the subject lot associated with the larger Stage 1 OPW works (Council ref: ROL/2020/123) associated with the Vantage Yatala industrial development. The lot is free draining to its front boundary with Eastridge Street as a result of a 1 in 150 grade running from east to west across the subject lot as per the requirements of Gold Coast City Council's Land Development Guidelines.

Roadworks and Access

The subject lot will have legal points of access for vehicular and pedestrian movements via Eastridge Street constructed and gazette along the subject lot's frontages as part of Stage 1 of the Vantage Yatala industrial development. The vehicular crossovers required for the proposed development will be constructed in accordance with Gold Coast City Council's standard drawings IPWEA RS-051.

Civil Services

A lawful point of connection to Council's stormwater drainage, gravity sewer and potable water networks has been provided for the subject lot as part of the civil works associated with Stage 1 of the Vantage Yatala industrial development in accordance with Council's Civil Operational Works Approval (Council ref: MIN/2020/541). A copy of the Council stamp-approved Operational Works plans are included within **Attachment 1** which demonstrates the servicing of the subject lot and services that are adequately sized to cater for the development proposed.

Stormwater Management

The development proposed over the subject lot is consistent with the catchment attributes assumed within the approved Stormwater Management Plan (Revision 4, dated 5 February 2021) associated with the Stage 1 Reconfiguration of Lot (Council ref: ROL/2020/123) prepared by Gassman Development Perspectives. As per the approved SWMP the stormwater runoff from the subject lot is conveyed downstream to an estate-based basin that caters for the attenuation and treatment of the subject lot's stormwater runoff to meet the necessary quantity and quality measures to comply with Gold Coast City Council's Water Sensitive Urban Design (WSUD) requirements, Queensland Urban Drainage Manual (QUDM) and the performance objectives of the Queensland State Planning Policy (SPP). As such no additional lot-based stormwater quantity or quality improvement measures are required to be constructed as part of the proposed development.

The above advice demonstrates that the proposed development can be accommodated through the approved civil engineering infrastructure and services that is currently under construction and meets the requirements of Gold Coast City Council's Land Development Guidelines and associated Australian Standards.

Yours faithfully,

GASSMAN DEVELOPMENT PERSPECTIVES PTY LTD



MITCHELL GASSMAN
CIVIL PROJECT ENGINEER
R.P.E.Q 16939

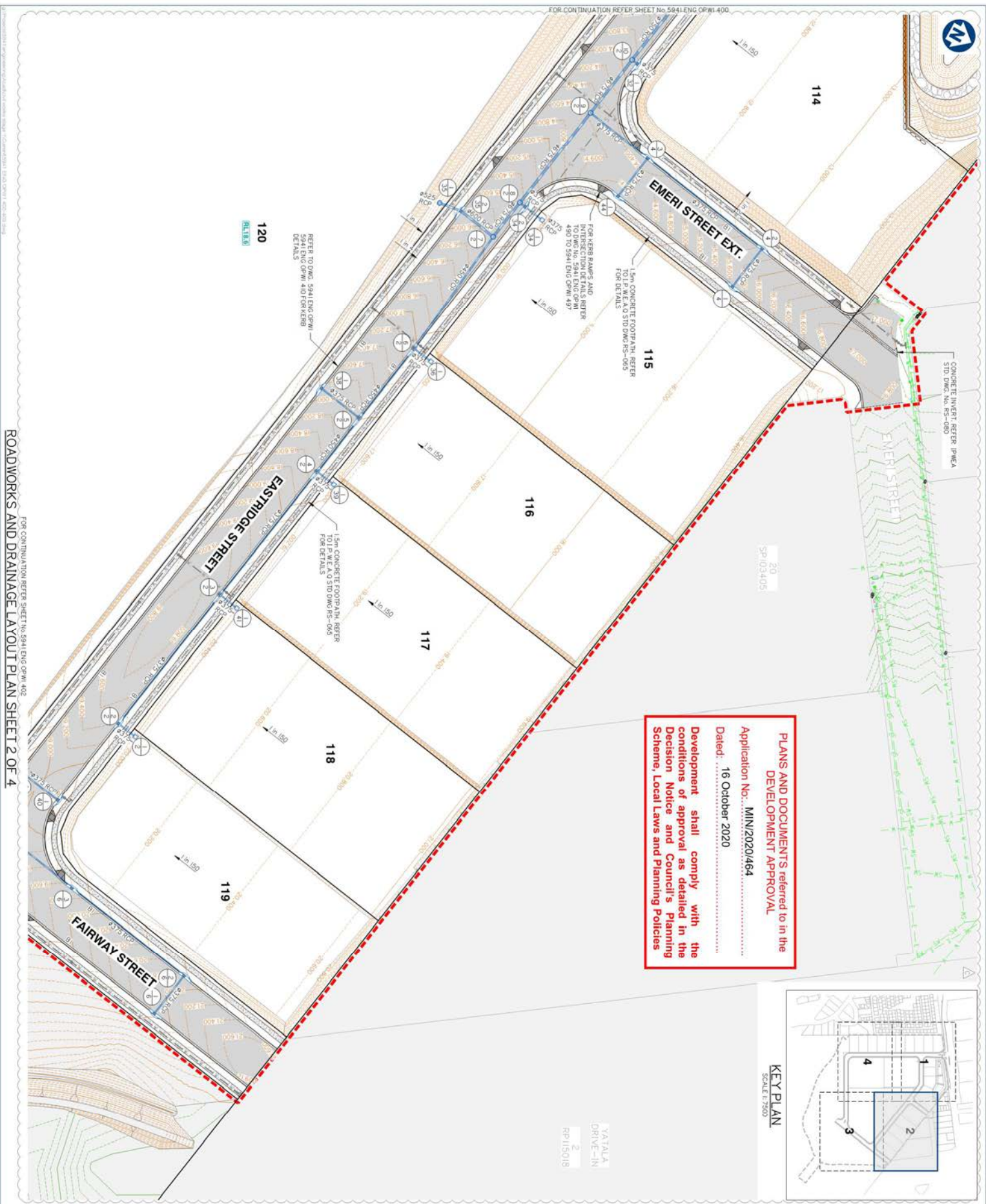
Enc:

1. Attachment 1 – Council's stamp approved Civil OPW plans

Attachment 1 – Council stamp-approved OPW plans



FOR CONTINUATION REFER SHEET No 5941-ENG-OPW1-400



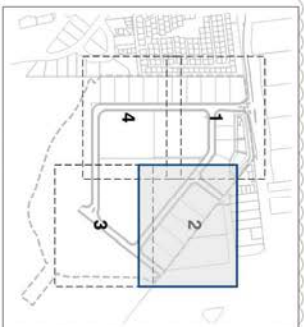
ROADWORKS AND DRAINAGE LAYOUT PLAN SHEET 2 OF 4

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No.: MIN/2020/464

Dated: 16 October 2020

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



VANTALA DRIVE-IN
RPI15018

gasman development perspectives

Client: FRASERS PROPERTY (AUSTRALIA) PTY. LTD.

Project: VANTAGE VANTALA STAGE 1

Site Address: 60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOUR

ISSUED FOR APPROVAL NOT FOR CONSTRUCTION

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ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE
ROADWORKS AND DRAINAGE LAYOUT PLAN
SHEET 2 OF 4

Scale in METRES
0 10 20 30 40 50
1:500 (FULL SIZE A1)
1:1000 (HALF SIZE A3)

Rev. No.	Date	By	Check	Appr.
5941-ENG-OPW1-401	02-09-2020			

Design	Drawn	Checked	Appr.
IG	BA	M/G	16939

Client:



Project:
VANTAGE YATALA
STAGE 1

Site Address:
60 STAPLTON JACOBS WELL
ROAD, STAPLTON QLD 4207

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:
Lot: 501
Sub: 501
City of: GOLD COAST

Local Authority:
City of Gold Coast
Level Datum:
AND
Marsden
Contour Interval:
PSM
FL

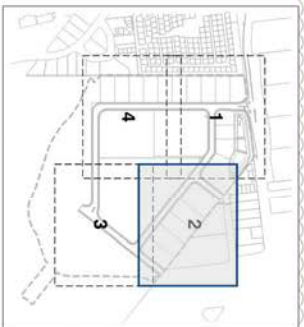
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DRAWING TITLE
SEWER RETICULATION
LAYOUT PLAN SHEET 2 OF 4

Scale at A1:
1:500

Design:	IG
Drafted:	BA
Approved:	M/G
FRPC:	16939
Signed:	
Date:	02-09-2020
Drawing No:	5941 ENG OPW1 601
Rev. No:	C



KEY PLAN
SCALE 1:7500

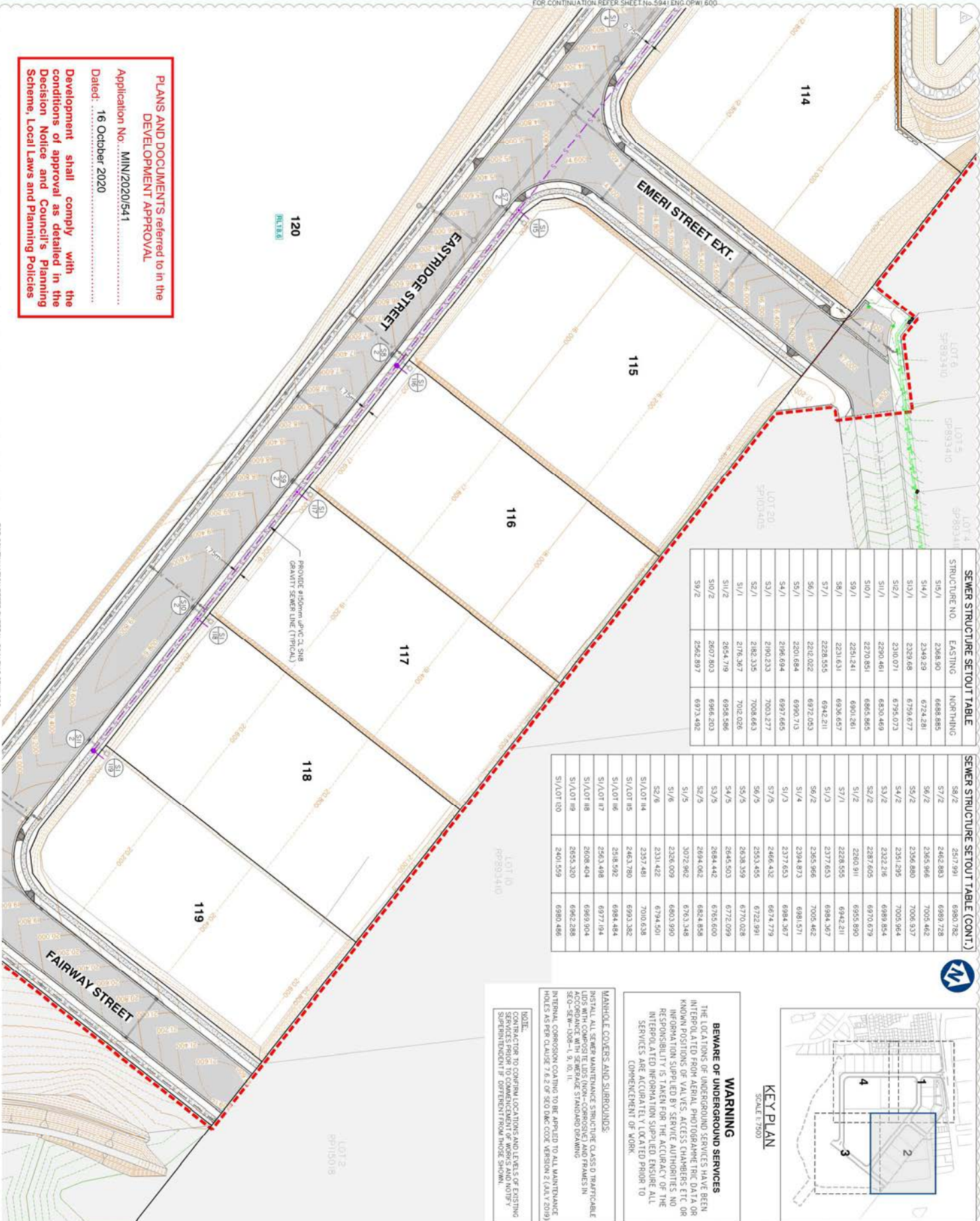
WARNING

BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES HAVE BEEN
INTERPOLATED FROM AERIAL PHOTOGRAMMETRIC DATA OR
KNOWN POSITIONS OF VALVES, ACCESS CHAMBERS ETC. OR
INFORMATION SUPPLIED BY SERVICE AUTHORITIES. NO
RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF THE
INTERPOLATED INFORMATION SUPPLIED. ENSURE ALL
SERVICES ARE ACCURATELY LOCATED PRIOR TO
COMMENCEMENT OF WORK.

MANHOLE COVERS AND SURROUNDS
INSTALL ALL SEWER MAINTENANCE STRUCTURE CLASS B TRAFFICABLE
MANHOLE COVERS AND SURROUNDS TO THE STANDARD SPECIFICATION
IN ACCORDANCE WITH SEWERAGE STANDARD DRAWING
S20-SEW-1008-1, 9, 10, 11.
INTERNAL CORROSION COATING TO BE APPLIED TO ALL MAINTENANCE
HOLES AS PER CLAUSE 7.6.2 OF S20 DMC CODE VERSION 2 (JULY 2019)

NOTE:
CONTRACTOR TO CONFIRM LOCATIONS AND LEVELS OF EXISTING
SERVICES PRIOR TO COMMENCEMENT OF WORKS AND NOTIFY
SUPERINTENDENT IF DIFFERENT FROM THOSE SHOWN.

SEWER STRUCTURE SETOUT TABLE			SEWER STRUCTURE SETOUT TABLE (CONT.)		
STRUCTURE NO.	EASTING	NORTHING	58/2	2517.991	6990.782
55/1	2268.50	6688.885	57/2	2462.883	6989.728
54/1	2249.29	6724.281	56/2	2365.966	7005.462
53/1	2229.68	6759.677	55/2	2258.880	7026.537
52/1	2210.071	6795.073	54/2	2235.295	7005.964
51/1	2229.461	6830.469	53/2	2232.296	6989.954
50/1	2270.851	6865.865	52/2	2287.655	6970.679
49/1	2251.241	6901.261	51/2	2260.811	6955.990
48/1	2231.631	6936.657	50/2	2228.555	6942.211
47/1	2228.555	6942.211	49/2	2237.653	6984.367
46/1	2210.071	6972.053	48/2	2205.966	7005.462
45/1	2201.684	6990.713	47/2	2237.653	6984.367
44/1	2196.694	6997.665	46/2	2245.432	6972.099
43/1	2190.233	7003.277	45/2	2638.359	6770.028
42/1	2182.335	7008.663	44/2	2645.503	6755.600
41/1	2176.367	7012.026	43/2	2684.442	6755.600
40/2	2654.719	6958.586	42/5	2684.062	6684.858
39/2	2607.803	6986.203	41/5	3072.982	6753.346
	2662.897	6973.492	40/6	2326.009	6603.990
			39/6	2331.422	6794.501
			38/10	2357.481	7010.638
			37/10	2463.780	6993.382
			36/10	2516.592	6984.484
			35/10	2563.498	6977.194
			34/10	2608.404	6969.904
			33/10	2655.320	6962.288
			32/10	2702.236	6954.672



PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No.: MIN/2020/541

Dated: 16 October 2020

Development shall comply with the
conditions of approval as detailed in the
Decision Notice and Council's Planning
Scheme, Local Laws and Planning Policies



Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VANTAGE YATALA
STAGE 1

Site Address:

60 STAPLTON JACOBS WELL
ROAD, STAPLTON QLD 4207

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot: 501
Part: SP255554
Local Authority: CITY OF GOLD COAST
Level Datum: AHD
Maiden: AHD
Contour Interval: 1m
PSM: 1:500

ISSUED FOR APPROVAL
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DRAWING TITLE

WATER RETICULATION
LAYOUT PLAN SHEET 2 OF 4

SCALE IN METRES



Scale at A1: 1:500

Designed: IG

Drafted: BA

Approved: MG

FRPC: 16939

Signed: [Signature]

Date: 02-09-2020

Drawing No: 5941 ENG OPWT 701

Rev. No: C

WARNING

BEWARE OF UNDERGROUND SERVICES
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INTERPOLATED FROM AERIAL PHOTOGRAPHIC DATA OR
KNOWN POSITIONS OF VALVES, ACCESS CHAMBERS ETC. NO
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COMMENCEMENT OF WORK.

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

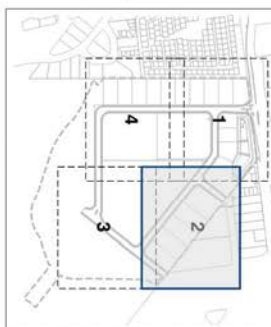
Application No: MIN/2020/541

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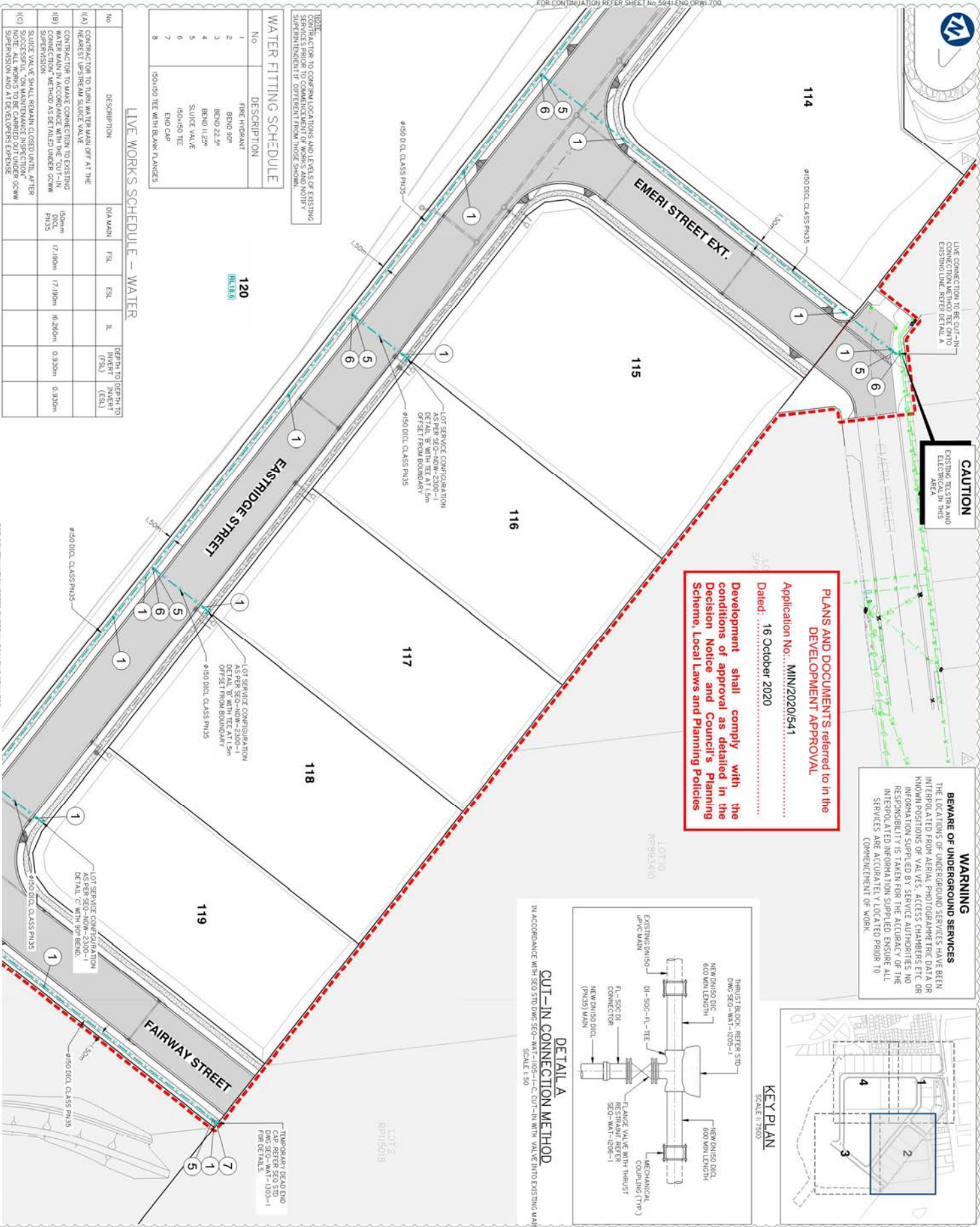
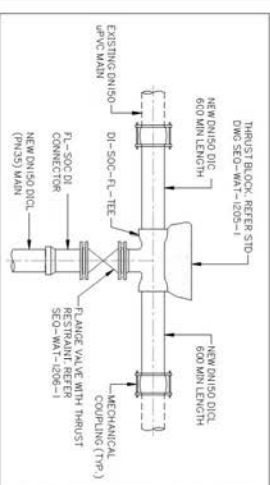
KEY PLAN

SCALE 1:2500



DETAIL A CUT-IN CONNECTION METHOD

IN ACCORDANCE WITH SEQ STD DWG SEQ-WAT-1-1002-C CUT-IN WITH VALVE INTO EXISTING MAIN
SCALE 1:50



WATER FITTING SCHEDULE

No	DESCRIPTION
1	FIRE HYDRANT
2	BEND 90°
3	BEND 22.5°
4	BEND 11.25°
5	SLUICE VALVE
6	ISO 150 TEE
7	END CAP
8	ISO 150 TEE WITH BLANK FLANGES

LIVE WORKS SCHEDULE – WATER

No	DESCRIPTION	DIA MAIN	FSL	ESL	IL	DEPTH TO INVERT (FSL)	DEPTH TO INVERT (ESL)
(A)	CONNECTION TO TOWN WATER MAIN OFF AT THE NEAREST TYPICAL SOURCE VALVE						
(B)	CONNECTION TO MAKE CONNECTION TO EXISTING 150mm DI, 17.190m	150mm	17.190m	17.190m	16.200m	0.930m	0.930m
(C)	CONNECTION METHOD AS DETAILED UNDER GCWM SUPERVISION						
(D)	SLUICE VALVE SHALL REMAIN CLOSED UNTIL AFTER SUCCESSFUL ON MAINTENANCE INSPECTION GCWM SUPERVISION AND AT THE CLOSURE EXPENSE						
(E)	SLUICE VALVE SHALL REMAIN CLOSED UNTIL AFTER SUCCESSFUL ON MAINTENANCE INSPECTION GCWM SUPERVISION AND AT THE CLOSURE EXPENSE						