

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

FEBRUARY 2023
Issue - For Approval
Revision - C

Prepared By
Gassman Development Perspectives
Job No. 6132

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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

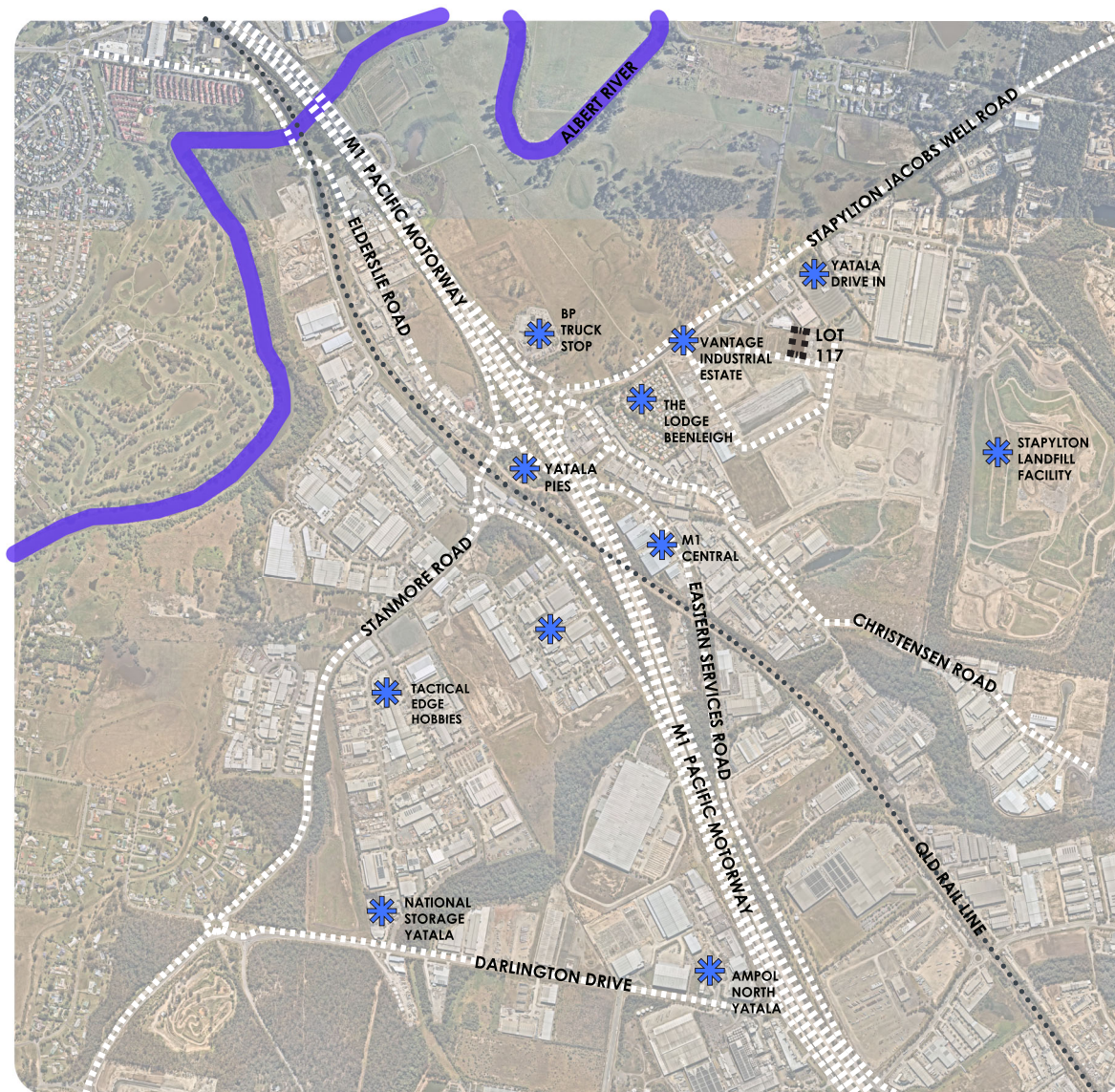


SITE LOCALITY

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



SITE LOCALITY PLAN

scale nts



NORTH

Date: 24.02.23
Project no: 6132
Rev: C Dwn: JLS

LANDSCAPE STRATEGY

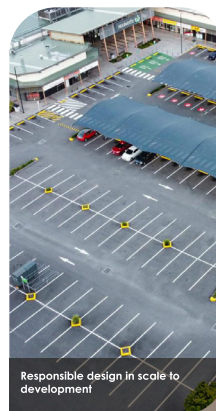
The landscape design intent for Eastridge 117 Pty Ltd is to establish an industrial warehouse and ancillary office space, providing storage and logistical operations.

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 principles

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 groundcover, 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.



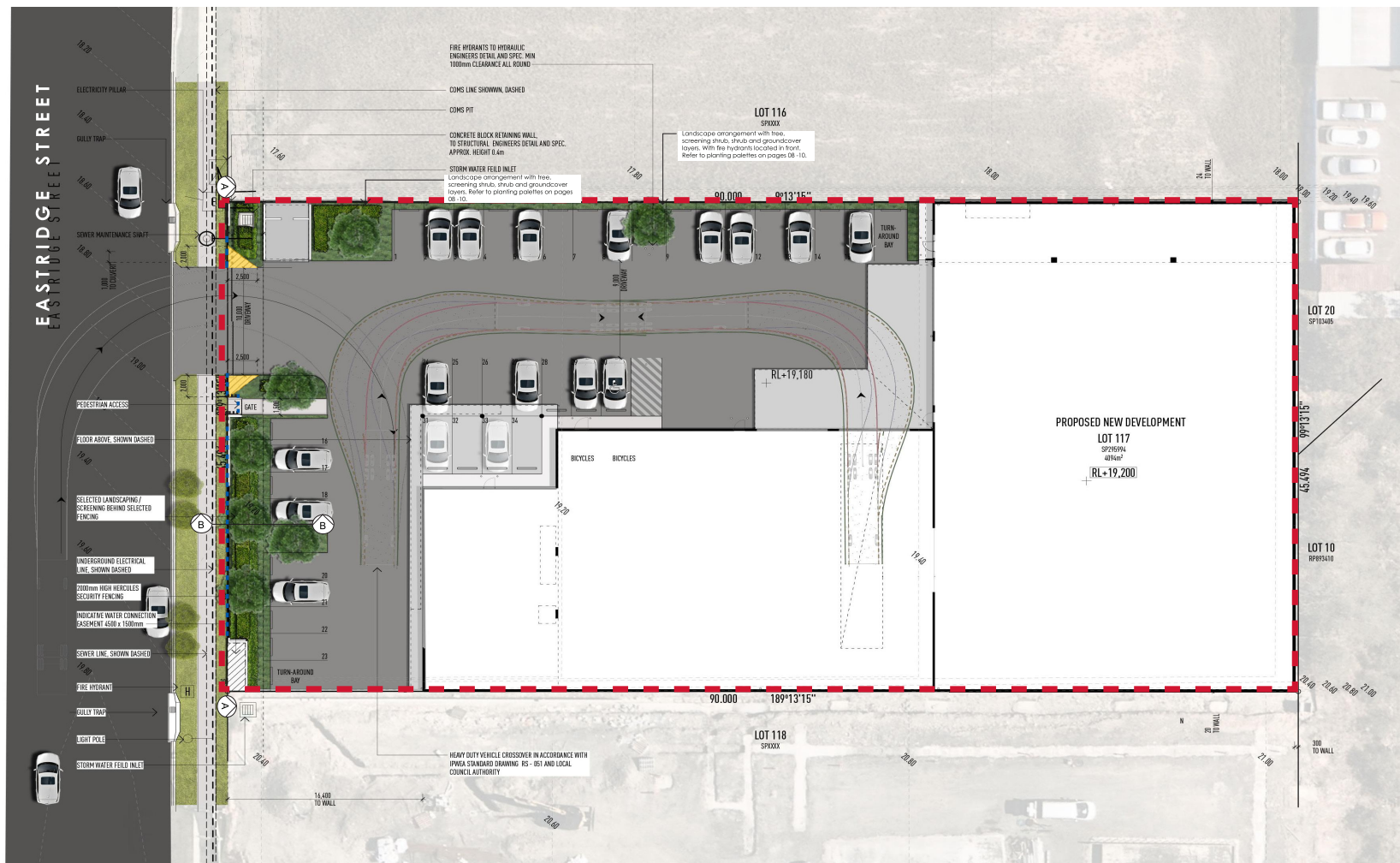
Use of endemic species

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.

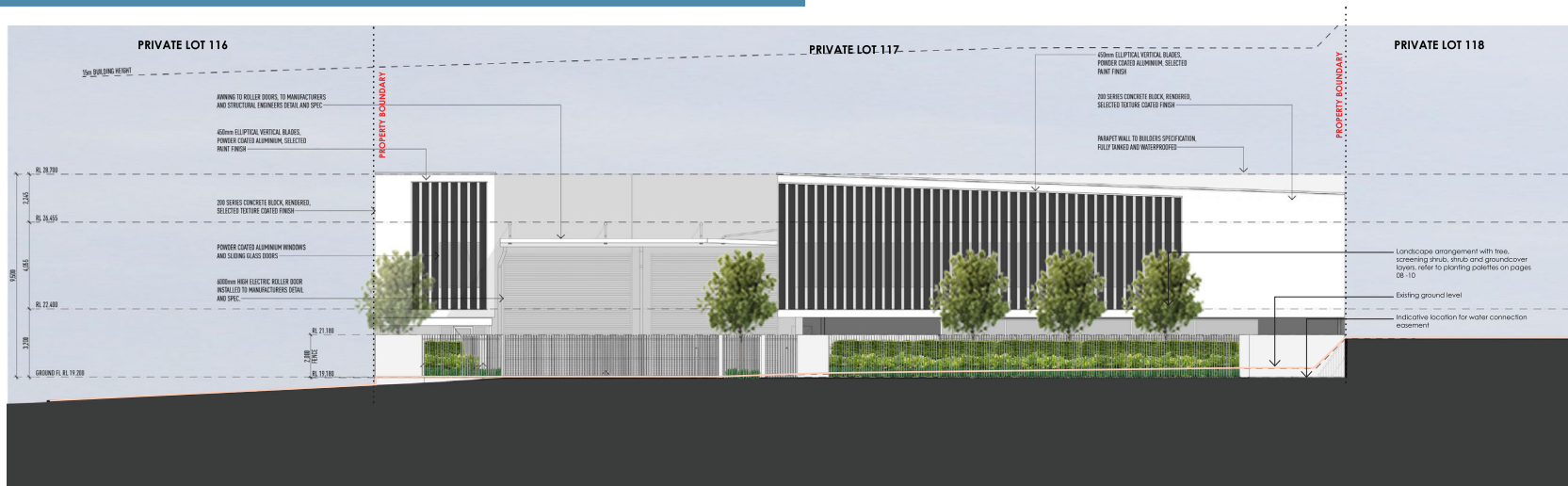
LANDSCAPE INTENT PLAN

LEGEND

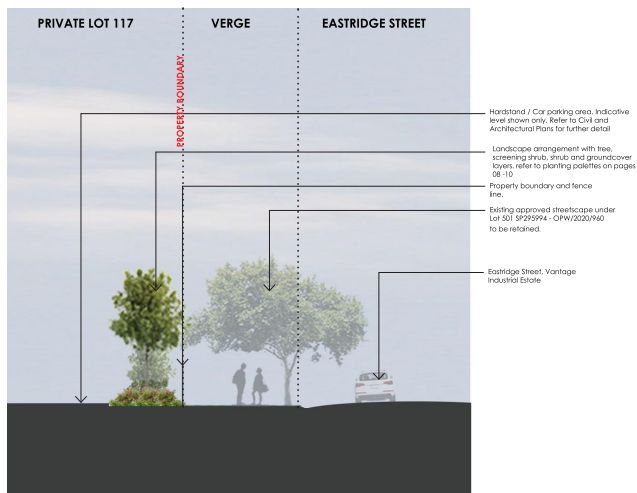
- Site Boundary
Lot 117 on SP316137
- - - - - Proposed Fencing 1
1.8m concrete block wall, rendered and painted. Engineered by others.
- - - - - Proposed Fencing 2
1.8m black palisade fencing to boundary
- ▲ Site Triangles
Planting within this zone to remain low growing (max. 500mm in height). Groundcover 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



Myoporum parvifolium
creeping boobialla



Trachelospermum jasminoides
star jasmine



Liriope evergreen giant
turf lily



Lomandra 'lime tough'
mat rush



Dianella 'little jess'
little jess



Carpobrotus glaucescens
pigface



Calistemon 'little john'
little john



Banksia spinulosa
hairpin banksia

SHRUB SPECIES



Westringia 'zena'
zena coastal rosemary



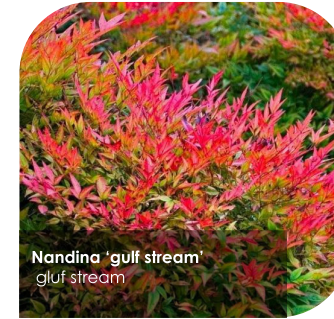
Westringia fruticosa
coastal rosemary



Syzygium 'alyn magic'
alyn magic lily pill



Syzygium resilience
lily pill



Nandina 'gulf stream'
gluf stream

PLANTING PALETTE

SHRUB SPECIES



Acmena smithii
lily pilly



Melaleuca 'claret tops'
claret tops



Philodendron 'rojo congo'
rojo congo



Philodendron xanadu
xanadu



Crinum pedunculatum
swamp lily

SCREENING SHRUB SPECIES



Callistemon endeavour
bottle brush



Grevillea moonlight
moonlight grevillea



Grevillea rosmarinifolia
rosmarinifolia



Michelia figo
port wine magnolia



Photinia 'red robin'
red robin

TREE SPECIES



Brachychiton acerifolius
illawarra flame tree



Waterhousia floribunda
weeping lily pilly



Cupaniopsis anacardioides
tuckeroo



Delonix regia
poinciana



Corymbia citriodora
lemon scented gum

PLANTING PALETTE

TREE SPECIES



Elaeocarpus eumundii
eumundii quondong



Elaeocarpus reticulatus
quondong



Eucalyptus tereticornis
forest red gum



Flindersia australis
crows ash



Harpalea pendula
tulip wood