

IRR - ATTACHMENT D

AMENDED LANDSCAPE INTENT PLAN



VANTAGE YATALA

LANDSCAPE INTENT PACKAGE (STAGE 3)

FPI Queensland

Lot 504 on SP329485
504 Homestead Drive, Stapylton

June 2023
Issue - Information Request Response
Revision - B

Prepared By -
Gassman Development Perspectives
Job No. 5941



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SITE CHARACTERISTICS

The site is located within the Gold Coast suburb of Stapylton (4207). The subject has only recently been registered and sealed, and was formerly known as Lot 502 Homestead Drive, Stapylton - Lot 502 on SP316137.

The overall subject site is irregular in shape and is situated on the southern side of Homestead Drive and Fairway Street and on the eastern side of Christensen Road. The subject land is vacant; predominantly cleared; and resembles a civil construction site as it has been provisionally prepared to accommodate this industrial subdivision (and adjoining Stage 1 and 2 areas) through the undertaking of bulk earthworks and vegetation clearing.

DEVELOPMENT PROPOSAL

The proposal is to develop the subject land as Stage 3 of the approved industrial estate over the subject site (commonly referred to as 'Vantage'). The proposed industrial lots will range in allotment areas from 2,352m² to 95,930m², with landscaped buffers provided along new road frontages. The proposal is unique in that it proposes a Community Title Scheme over the industrial lots, specifically to deliver small scale park and amenity facilities for the immediate workforce. All core infrastructure, such as roads and stormwater basins are still to be designed to Council specifications and dedicated as public assets.

The proposed development will include the following development aspects:

- Development Permit for Reconfiguring a Lot for Community Title Subdivision and Common Property
- Development Permit for Operational Work – Change to Ground Level and Vegetation Clearing.

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

- Preliminary Approval Current Decision Notice MIN/2020/659- authored by GDP
- Proposed ROL Plan - authored by GDP
- Code Assessment - authored by GDP
- Change to Ground Level Drawings c
- Stormwater Management Plan - authored by GDP
- Engineering Services Report - authored by GDP
- Traffic Impact Assessment - authored by Rytenkild Traffic Group
- Community Management Statement - authored by Frasers Property Australia

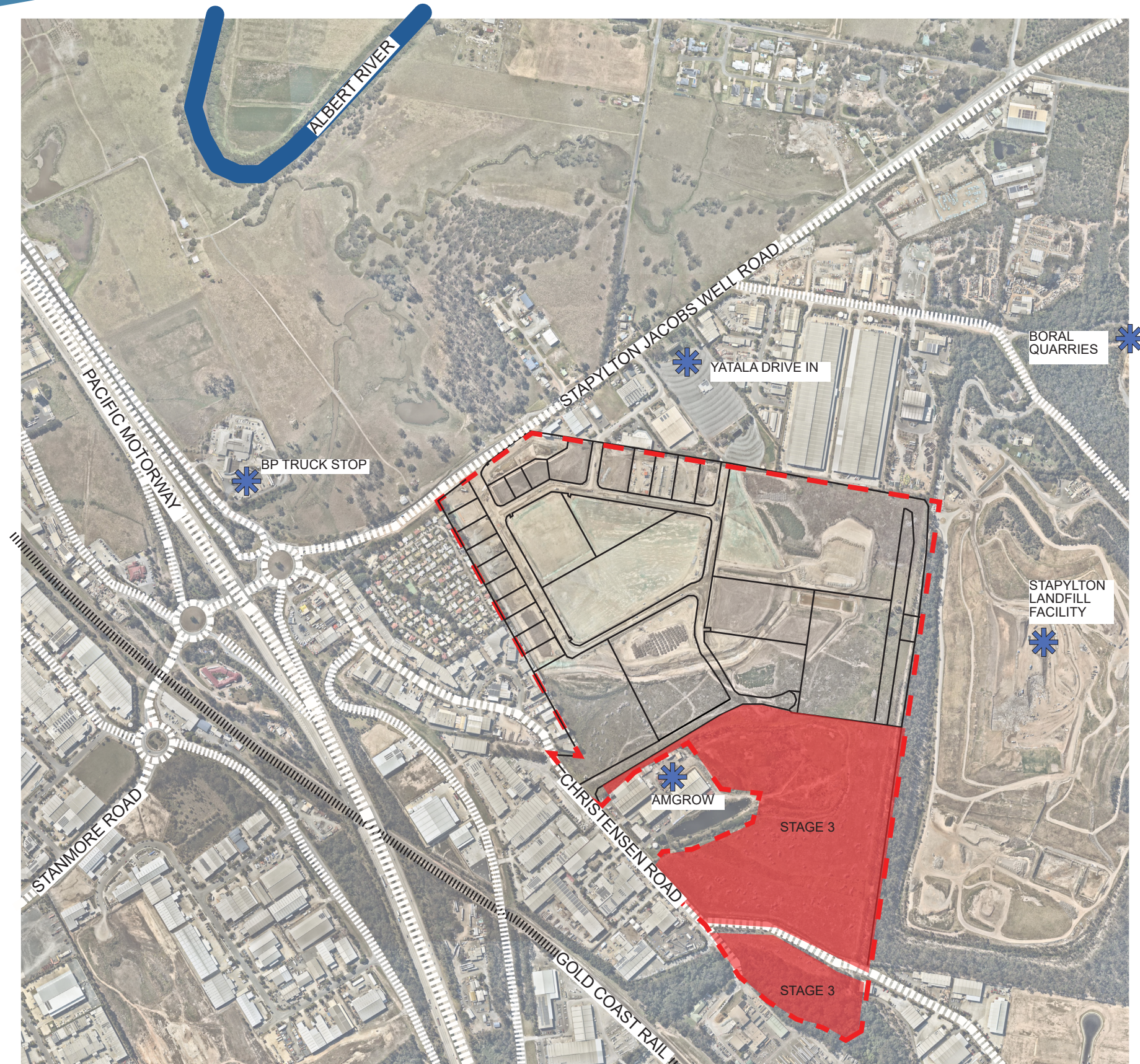


SITE LOCALITY PLAN

The site is located within the Gold Coast suburb of Stapylton (4207). The subject has only recently been registered and sealed, and was formerly known Lot 504 on SP329485 504 Homestead Drive, Stapylton.

In terms of location context, the overall subject site is located approximately:

- 500 metres from the Pacific Motorway, Yatala north interchange
- 5.5 kilometers from the Beenleigh CBD
- Five kilometers from Beenleigh Transit Centre
- 30 minutes from Southport CBD
- 30 minutes from Brisbane CBD



LANDSCAPE STRATEGY

The landscape design intent for Vantage Estate Yatala is underpinned by a number of overriding design principles that will promote legibility, create site scale and setting and respond to the environmentally values of the site.

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.

The scale and nature of landscaping materials and selected plant species will be appropriately selected to compliment the size of proposed buildings and structures nominated for the site, whilst being sensitive to available space.

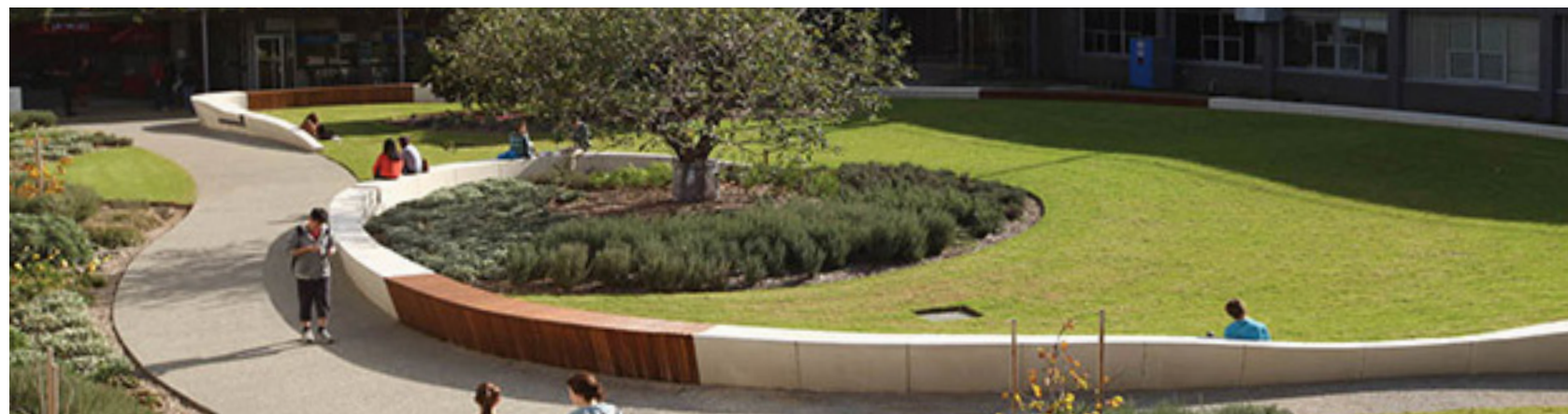
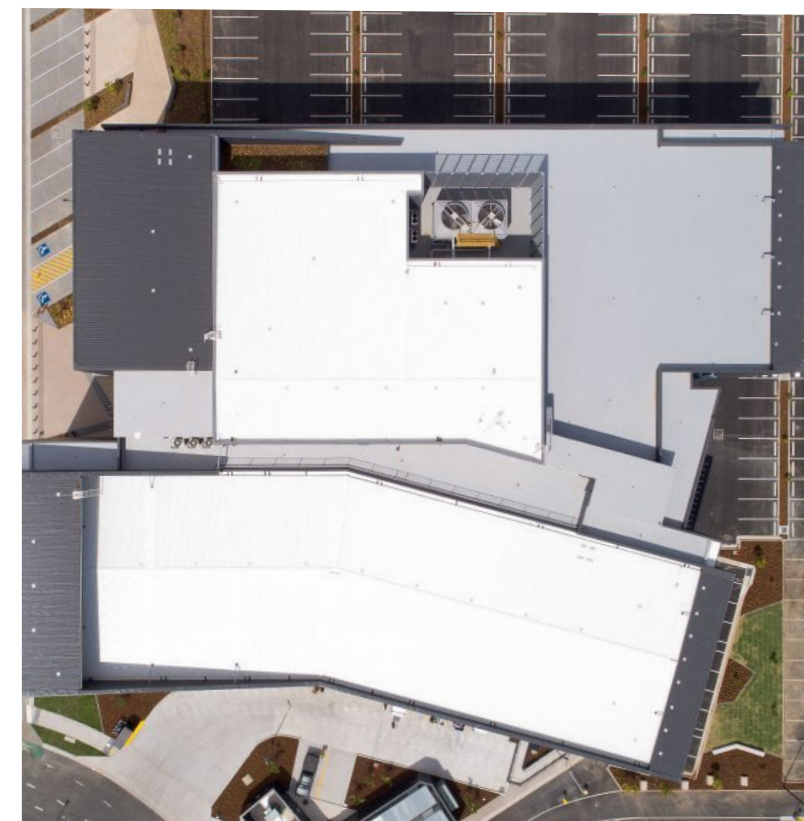
Principals of Crime Prevention Through Environmental Design (CPTED) will be adapted via the use of planting hierarchy throughout the development. The use of plant species with low heights and trees with clear trunk to base of tree canopy will allow for passive surveillance as well as recognition of traffic and pedestrian movements.

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 and signage will further promote legibility. Whilst open spaces and furniture nominated in areas to create hold points at resting / passive use areas.

Water Sensitive Urban Design (WSUD) principals will be incorporated into open space areas allowing for water filtering and harvesting for the site. Local endemic flora will be used within these zones with the intention of filtering and cleaning collected water whilst also enhancing the sites natural features.

Community Title Scheme over the industrial lots has allowed for the facilitation of a recreational health precinct within the estate. The health precinct aims to promote health and well being, stainability and the environment, for the immediate workforce and visitors to the estate. The recreational health precinct, the first of its kind implemented within an industrial estate in Queensland, will contain park shelters, gym equipment and a basketball court, and is aimed to cater for the staff that work within the estate.

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.



LANDSCAPE INTENT PLAN

LEGEND

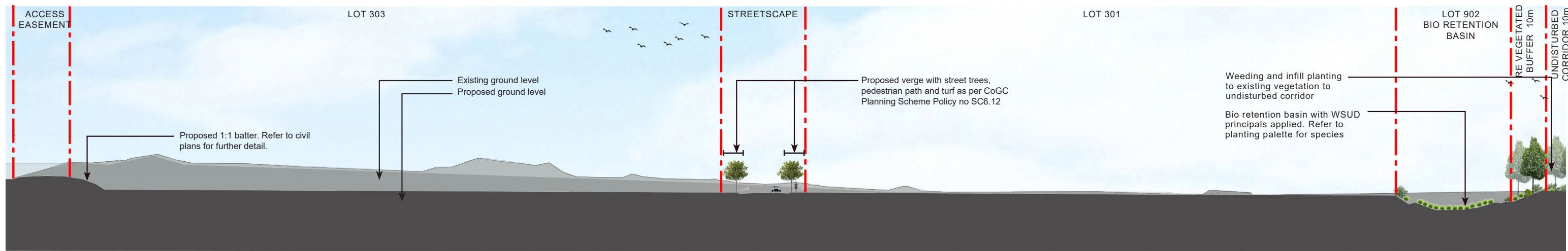
- 01  **Road Corridor**
Road Corridor and Existing Internal Road as per approval MIN/2022/245
- 02  **Proposed Road**
Refer to civil documents for further detail
- 03  **Existing Common Property Landscape Treatment**
Landscape treatment newly constructed as per approval OPW2021/1370
- 04  **Proposed Industrial Allotments**
- 05  **Common Property Planting**
To have landscape treatment of tree, shrub, and groundcover species planted. refer to planting palette within this package for further detail.
- 06  **Common Property Health Precinct**
Basketball court and outdoor gym equipment.
- 07  **Common Property Shelter & Facilities**
Shelter, picnic tables, bbq, water bubblers and open areas for office functions.
- 08  **Common Property Car Park**
Carparking area with shade trees.
- 09  **Streetscape Treatment**
In accordance with Gold Coast City Plan 9.4.6 and SC.6.12. Street tree species to include Waterhousea floribunda, Lophostemon confertus, and Flindersia australis as to tie into previous stages.
- 10  **Open Space / Reserve**
Refer to open space management plan authored by GDP for further information
- 11  **Bio Retention Basin**
To be planted in accordance with WSUD principals. Lower batter and basin floor to be planted at 80% of construction completion
- 12  **Revegetated Buffer Strip**
To create linkage between the north and south of the site. 1:2 batters are to be over excavated, micro benched and have 400mm topsoil over batter. Refer to planting palette for further detail.
- 13  **Maintenance Access Gate to Revegetated Buffer Strip**
Maintenance access gate to be incorporated on Christensen Road boundary and within private lots.
-  **Fencing**
1.8m high chain wire fence as per
-  **Fencing**
1.8m high black powder coated palisade fencing
-  **Bollards**
HDW Timber 'bushland bollard' type 1. Installed as per CoGC drawing no 05-716
-  **Section Marker**
refer to page 05 and 06



STREETSCAPE & INDUSTRY LOTS



SECTION 1: COMMON PROPERTY, STREETSCAPE, PROPOSED INDUSTRY LOT

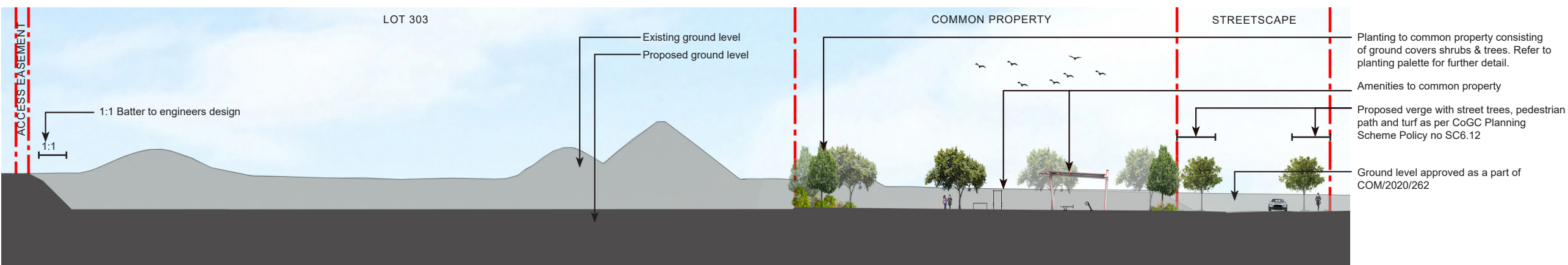


SECTION 2: PROPOSED INDUSTRY LOT, STREETSCAPE AND BIO RETENTION BASIN

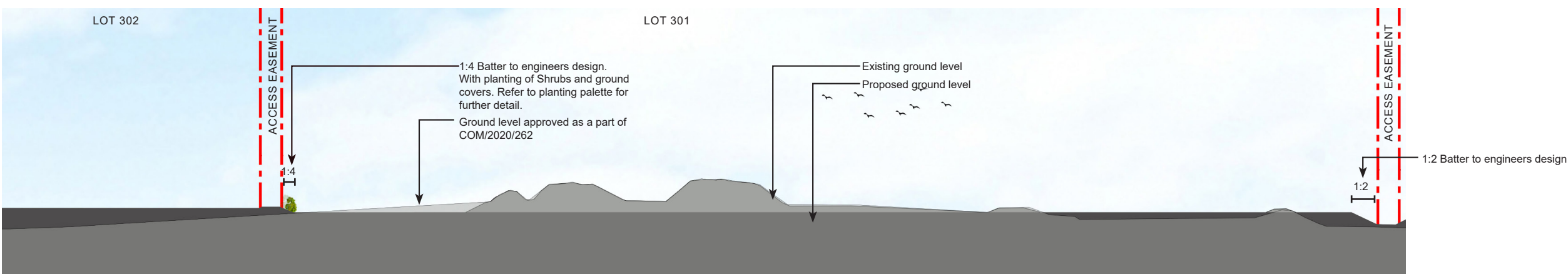
STREETSCAPE & INDUSTRY LOTS



SECTION 3 : PROPOSED INDUSTRY LOT, BIO RETENTION BASIN AND REHABILITATED BUFFER STRIP



SECTION 4 : PROPOSED INDUSTRY LOT, COMMON PROPERTY, STREETSCAPE



SECTION 5 : PROPOSED INDUSTRY LOTS AND ACCESS EASEMENT



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VANTAGE INDUSTRIAL ESTATE

Date: 08.06.23
Project no: 5941
Rev: B Dwn: JLS

WAY FINDING

The scale and nature of landscaping materials and selected plant species will be appropriately selected to compliment the size of proposed buildings and structures nominated for the site, whilst being sensitive to available space.

Way finding statement signage and totem poles will be implemented within the common property of Stage 3. The signage wall will be constructed from rendered block, crazy pave, whilst the totems will be made from powder coated steel. Both items will match previously approved signage and totems within Stage 1 and Stage 2 of the development (OPW/2020/960 and OPW/2021/1370) .

Way finding will be further promoted by using nominated hardscape, furnishing and planting and palettes, that will be reflected through the site's entirety. The use of "Fraser's Red" the Fraser Industrial Properties logo colour along with the use of stone and similar landscape planting palette, within the estate will create an adhesive bond between all areas.



OPEN SPACE & REHABILITATION

Management and protection of lot 904 within Stage 3 of the Vantage Yatala development is to be dedicated to Council as an Open Space Lot for the purposes of conservation.

Lot 904 approximately 60m wide, lies adjacent to Sandy Creek, and consists of riparian corridor of remnant vegetation.

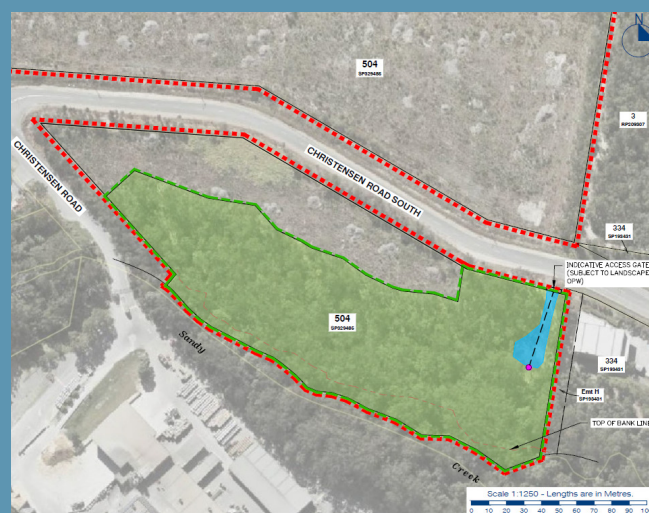
An Ecological Assessment Report (EAR) prepared by GDP recorded details of ecological features and values within the subject area, including vegetation communities, the likelihood or presence of significant fauna and flora. The EAR identified two vegetation communities described as low open forest (consisting of *Melaleuca nodosa*, *E. crebra*, *C. citriodora*) and tall open forest (consisting of *Eucalyptus grandis*, *C. intermedia*, *E. major*).

Prior to council dedication Lot 904 will be rehabilitated in accordance with the Rehabilitation Management Plan (RPM) provided by GDP. The area is intended to act a functioning ecological community of core habitat for a range of native flora and fauna. Rehabilitation in the form of natural and assisted regeneration and small areas of reconstruction planting, ensuring the native vegetation communities have the capacity to thrive, maintain high levels of ecological function and ensure natural biodiversity values are protected.

Tree species: *Flindersia australis*, *Euroschinus falcatus*, *Diospyros fasciculosa*, *Hymenospermum flavum*, *Glochidion ferdinandi* and *Cupaniopsis anarcardioides* (at approximately 40 trees every 100m²).

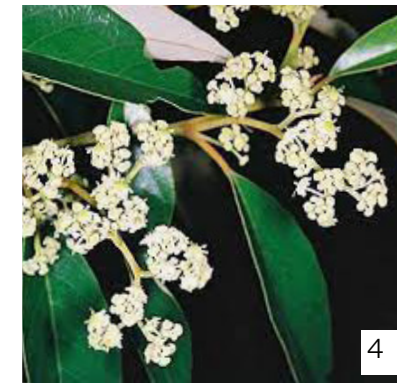
Shrub species; *Acmena smithii*, *Melaleuca bracteata*, *Melaleuca viminalis*, *Breynia oblongifolia*, *Alphitonia excelsa*, *Leptospermum polygalifolium*, *Macaranga tanarius*, *Sannantha similis*, *Hibiscus heterophyllus* (at approximately 30 shrubs every 100m²).

Groundcovers and tufting grasses: *Lomandra longifolia*, *Dianella caerulea*, *Carex apressa*, *Gahnia aspera*, *Juncus usitatus*, *Lepidosperma laterale* and *Lomandra hystrix* (at approximately 30 groundcovers per 100m²).



Above: Proposed Rehabilitation

- IMAGES RIGHT:
1. *Corymbia citriodora*, spotted gum
 2. *Lomandra longifolia*, mat rush
 3. *Lomandra hystrix*, creek matrush
 4. *Alphitonia excelsa*, red ash
 5. *Calistemon viminalis*, red bottlebrush
 6. *Gahnia aspera*, rough saw sedge
 7. *Themeda triandra*, kangaroo grass
 8. *Melaleuca linariifolia*, snow in summer
 9. Site photograph depicting existing nest box
 10. Site photograph depicting existing condition of Lot 904
 11. Typical treatment of a Rehabilitation area



COMMON PROPERTY

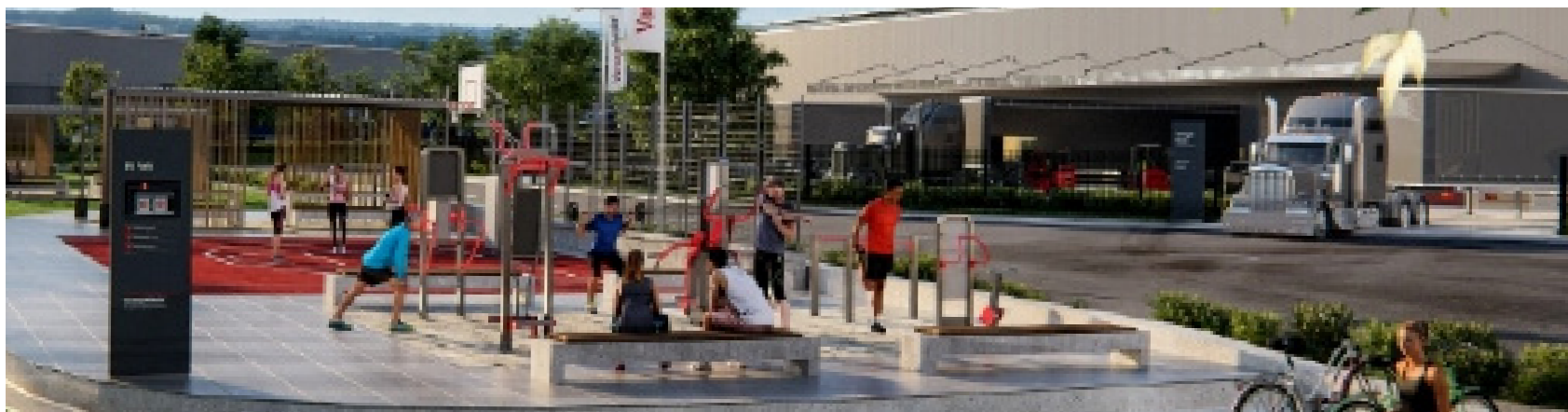
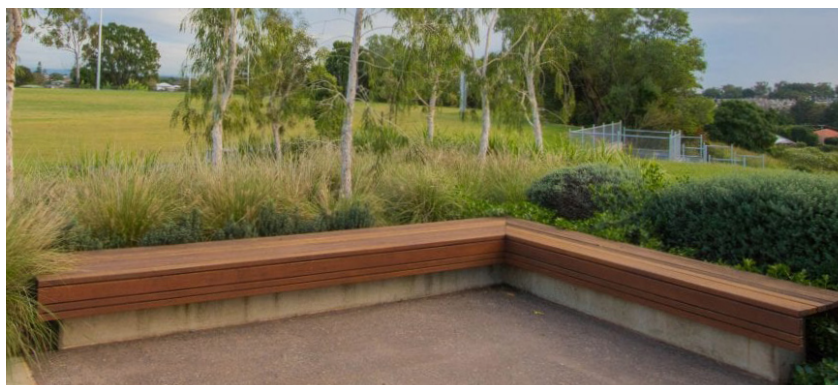
The proposed development includes a park and amenities lot to the north of Lot 303. The park lot and all park embellishments are to remain under the ownership and management of the future Body Corporate of the industrial estate, as per the approved Community Management Statement.

The recreational health precinct, the first of its kind implemented within an industrial estate in Queensland, will include embellishments and facilities to service the immediate industrial work force. Provision of such facilities are lacking in many industrial estates across the Yatala Enterprise Area (YEA), which do not allow workers to leave their workplace and disconnect during a break in an outdoor, well landscaped setting.

Furnishing and planting and palettes used within the common property park will continue a common theme of the use of "Fraser's Red" from the Fraser Industrial Properties logo colour, along with the use of stone and similar landscape planting palette, within the estate will create an adhesive bond between all areas.



Above: Common Property (park)



WATER SENSITIVE URBAN DESIGN

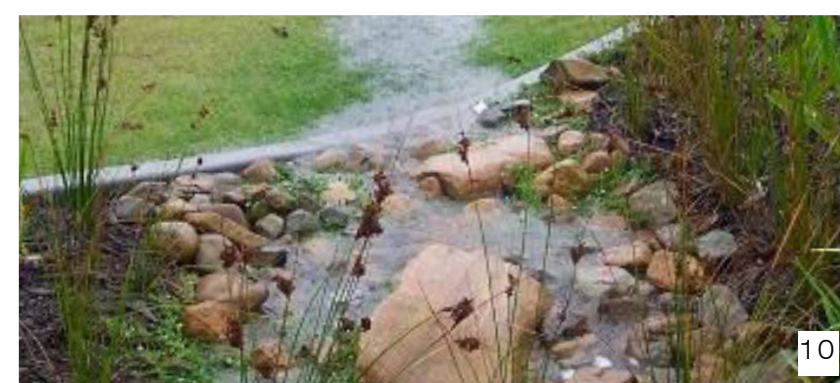
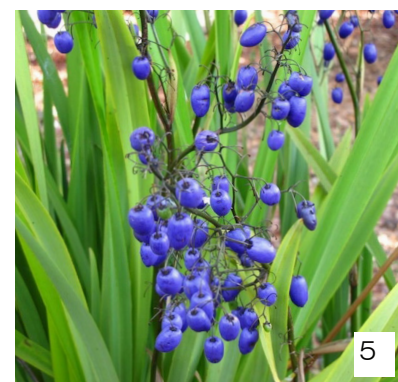
Water Sensitive Urban Design (WSUD) principles will be applied throughout the site to manage water in a sustainable way, and provide opportunities for the development industry to achieve a healthy outcome for the surrounding environment. The outcome will benefit water bodies located within the local catchment.

The principals followed, use the site's natural features and topography, integrate storm water, water supply and sewage management.

The Vantage industrial development Stage 3 proposes two bio retention basins. The bio retention basins will be planted with native water sensitive species ,that have qualities to draw out toxins from storm water, and help catch litter before it reaches storm water drains.

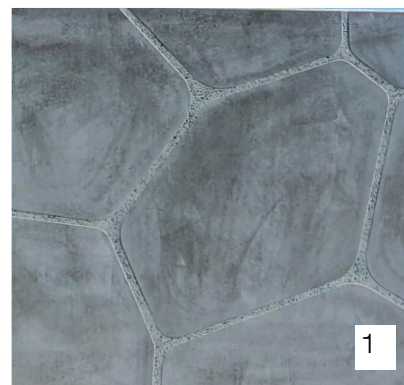
A number of native aquatic grass species and native shrub and tree species will be planted within the proposed bio retention basins and swales ,enhancing the area and attracting fauna and bird life.

Referral to GDP's water mapping and civil design, is suggested for further information with relation to catchment, bio retention treatments.

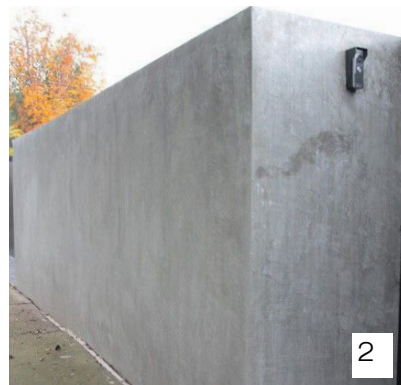


1. Poa labillarderie, tussock grass
2. Callistemon sieberi, river bottlebrush
3. Carex appressa, tall sedge
4. Cyperus reflectus, tall flat sedge
5. Dianella caerulea, blue flax lily
6. Lomandra hystrix, spiny mat rush
7. Melaleuca quinquenervia, broadleaved paperbark
8. Myoporum parvifolium, creeping boobialla
9. Example of a storm water drainage point
10. Example of a grassed swale to dry creek swale
11. Example of a bio retention basin

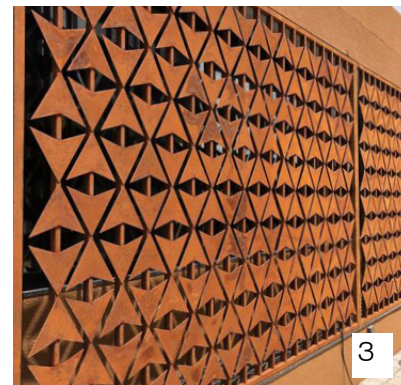
HARDSCAPE AND FURNISHINGS



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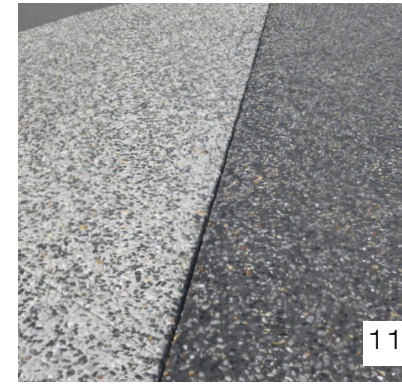
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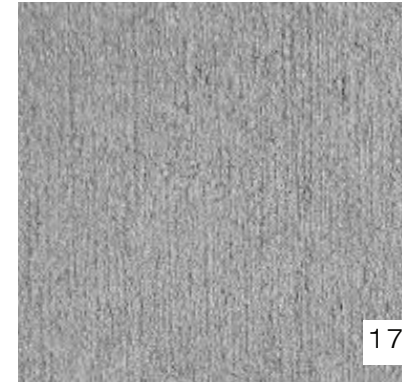
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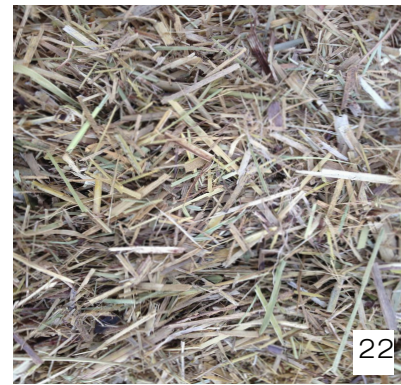
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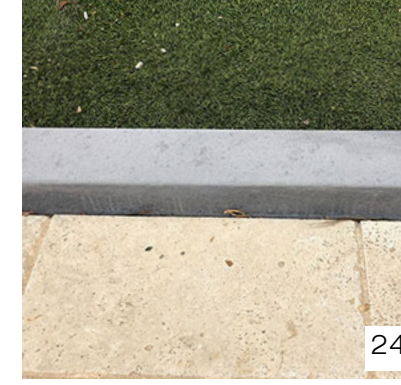
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24

1. Plain grey concrete with stencil
2. Rendered block work
3. Coreten sheet with laser cut stencil
4. Gabion wall
5. Bench Seating
6. LED strip lighting
7. A Park Shelter
8. Single BBQ meeting GCC regulations
9. Drinking Fountain with dog bowl
10. Gossi Park Picnic table range
11. Exposed aggregate concrete band
12. Gym equipment T8C
13. Basketball half court
14. Low Gabion wall as seating
15. Signage
16. Timber bollards as per GCCC guidelines
17. Broom finished plain grey concrete
18. Black powder coated palisade fence
19. Chain wire mesh fencing
20. Steel-rail fencing
21. Forest mulch
22. Sugarcane mulch
23. River rock gravel
24. Timber edge
25. Concrete edge



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MATERIALS PALETTE

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12

PLANTING PALETTE



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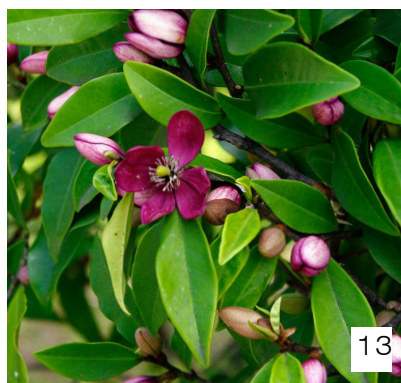
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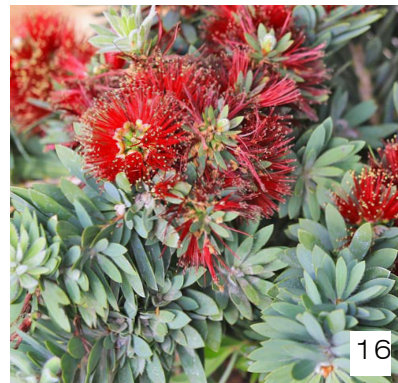
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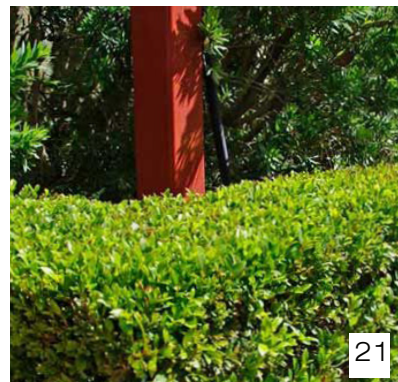
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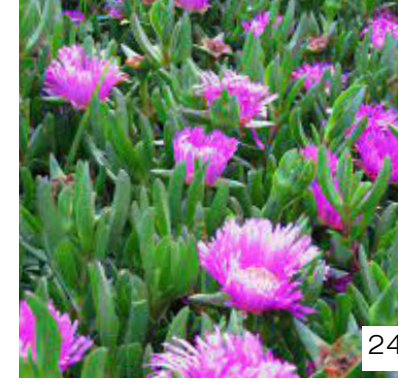
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STREET TREES

1. *Flindersia australis*, crows ash
2. *Harpalea pendula*
3. *Eucalyptus tereticornis*, forest red gum
4. *Lophostemon confertus*, brush box

FEATURE SPECIES

5. *Brachychiton acerifolius*, flame tree
6. *Grevillea 'moonlight'*
7. *Photinia 'red robyn'*

SCREENING SHRUBS

8. *Syzygium resilience*
9. *Elaeocarpus eumundii*, eumundii
10. *Elaeocarpus reticulatus*, blueberry ash

SCREENING SHRUBS & FEATURE SHRUBS

11. *Syzygium australis*, lily pily
12. *Photinia robusta*, photinia
13. *Michelia figo*, port wint magnolia
14. *Grevillea 'firecracker'*
15. *Westringia fruticosa*, coastal rosemary
16. *Callistemon little john*, little john
17. *Melaleuca 'claret tops'*
18. *Westringia zena*

GROUNDCOVERS & TUFTING GRASSES

19. *Myoporum parvifolium*, boobialla
20. *Philodendron 'rojo congo'*
21. *Syzygium 'tiny trev'*
22. *Lomandra 'lime tough'*
23. *Trachelospermum jasminoides*, star jasmine
24. *Carpobrotus glaucescens*, pig face



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VANTAGE INDUSTRIAL ESTATE

PLANTING PALETTE (general)

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