

10 Homestead Drive, Stapylton

LANDSCAPE INTENT PACKAGE

FPI Queensland Pty Ltd

DEVELOPMENT PERMIT FOR MATERIAL CHANGE
USE WAREHOUSE (WITH ANCILLARY OFFICE)

Lot 122 on SP329476

VANTAGE INDUSTRIAL ESTATE
STAGE 1, LOT 122.
10 HOMESTEAD DRIVE, STAPYLTON

SEPTEMBER 2023

Issue - For Approval
Revision - D

Prepared By
Gassman Development Perspectives



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SITE CHARACTERISTICS

The subject site 20,895m² in size, consists of a single freehold allotment owned by FPI Queensland 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 10 Homestead Drive, Stapylton (Lot 122 on SP329476) is a rectangular shaped allotment, situated on the corner of Homestead Drive and Eastridge Street within the northern aspect of 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 with an ancillary office space on the subject site. The development will provide a storage and logistical hub for various goods.

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;

- Preliminary Approval, Current Decision Notice MIN/2023/64 - Gassman Development Perspectives
- Proposal Plans - Frasers Property Investments
- Code Assessment - Gassman Development Perspectives
- Traffic Impact Assessment - PPT
- Noise Impact Assessment - Acoustic Works
- Change to Ground Level and Engineering Design Plans - Gassman Development Perspectives

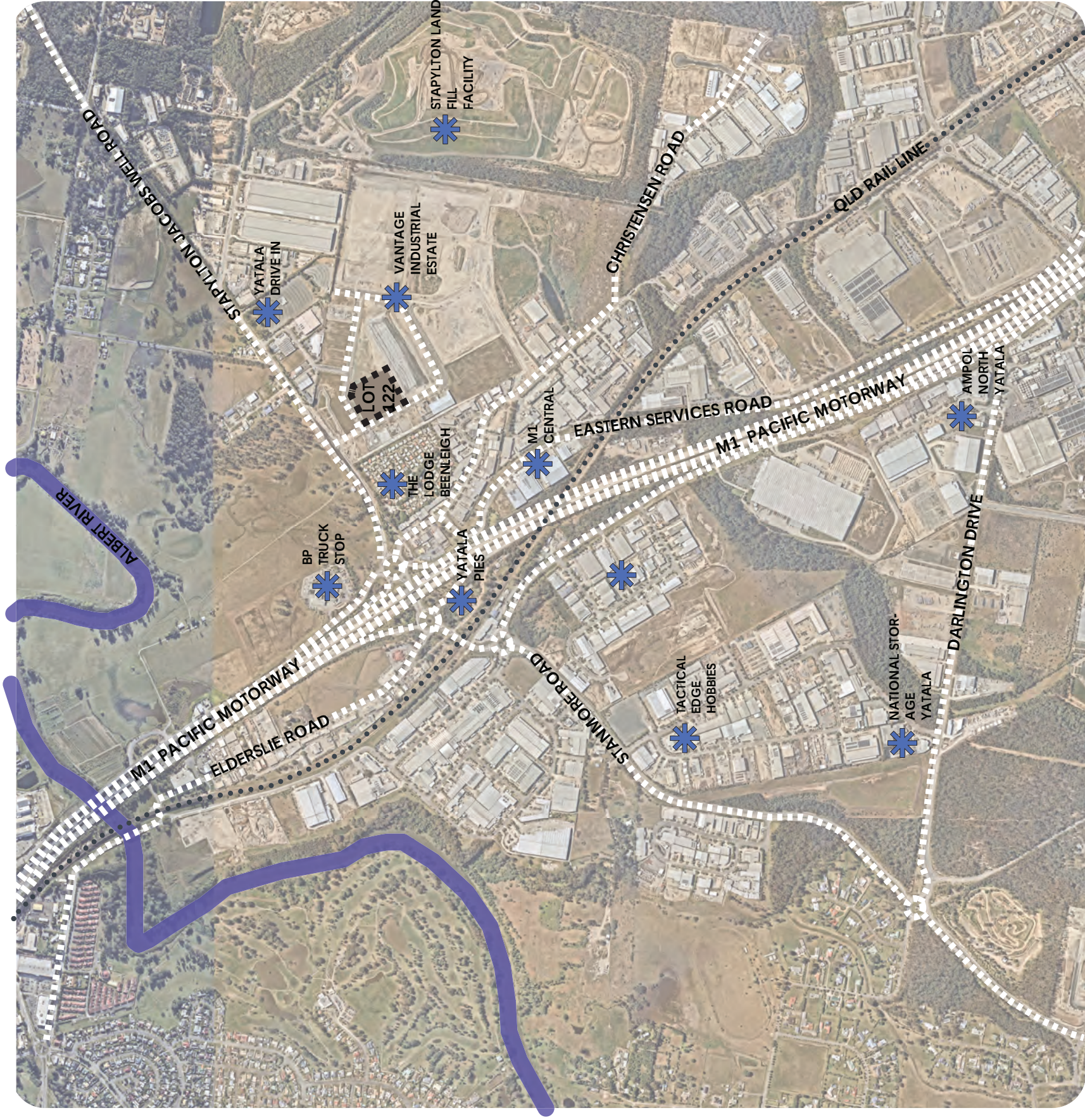


SITE LOCALITY

In terms of locational context, the subject site is located within Stage 1 of Vantage Industrial Estate at Staplyton, Gold Coast at 10 Homestead Drive Staplyton (Lot 122 on SP316137).

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



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LANDSCAPE STRATEGY

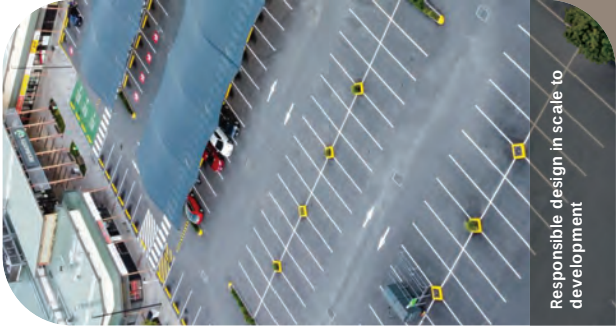
The landscape design intent for 10 Homestead Drive Stpylton is to establish an industrial warehouse and ancillary office space, providing storage and logistical operations.

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.



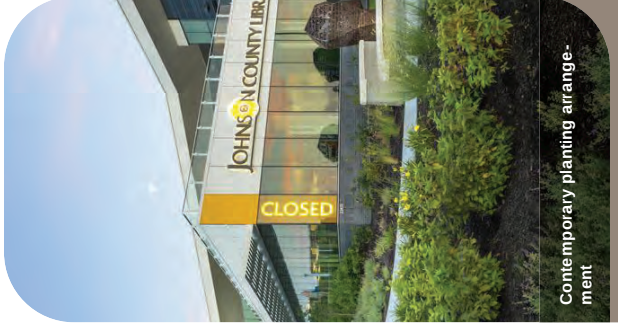
Way finding

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.



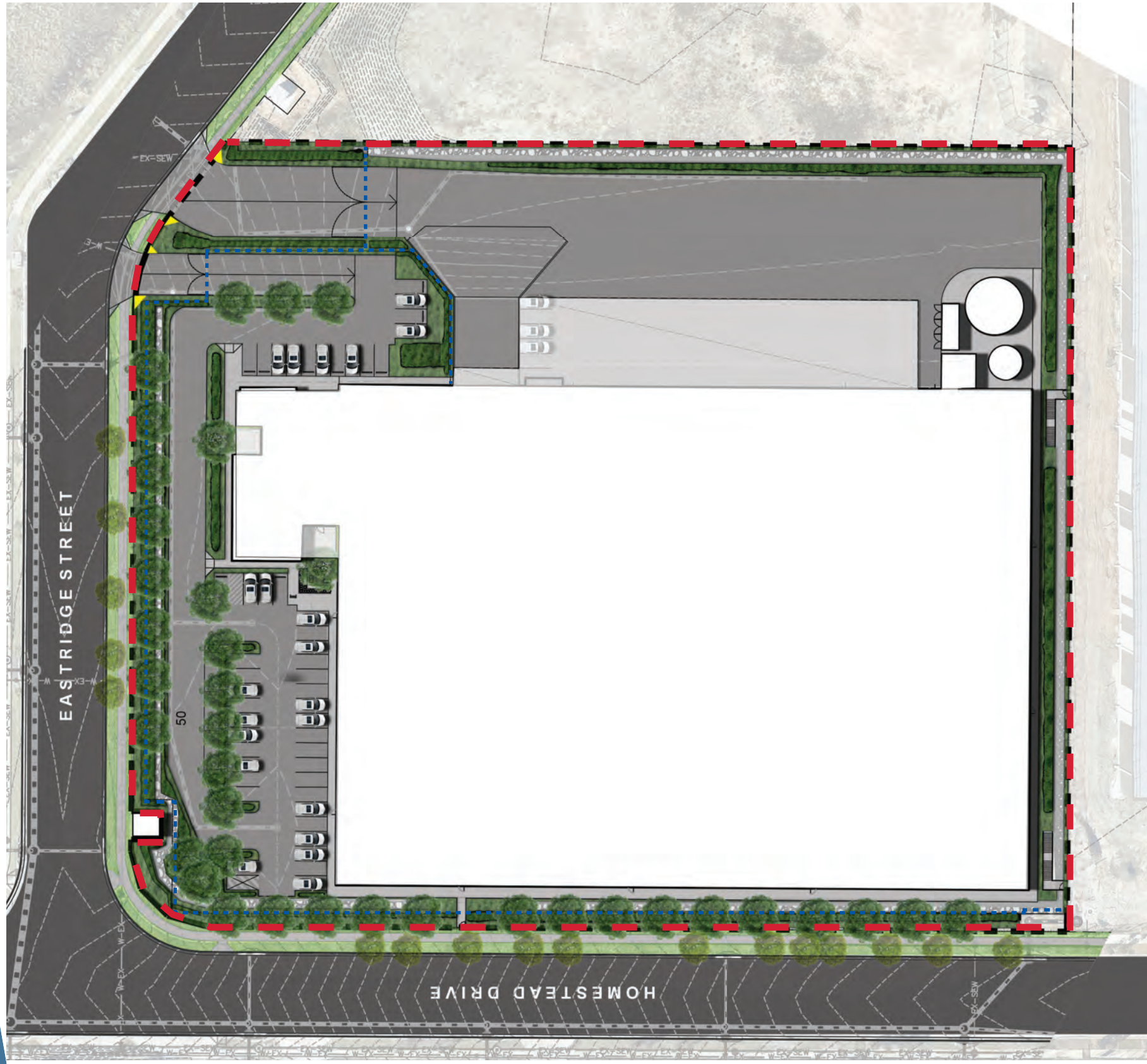
Use of endemic species

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.

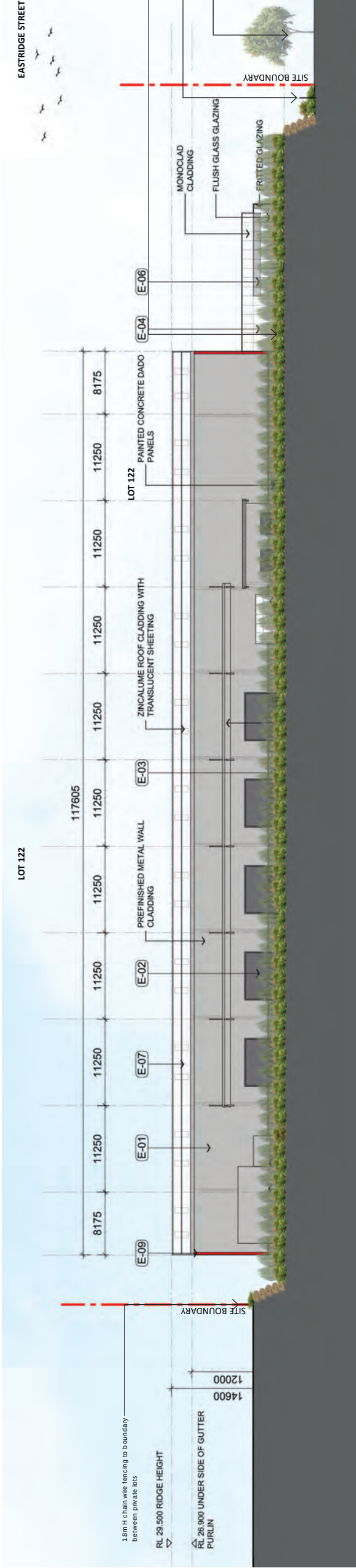
LANDSCAPE INTENT PLAN

LEGEND

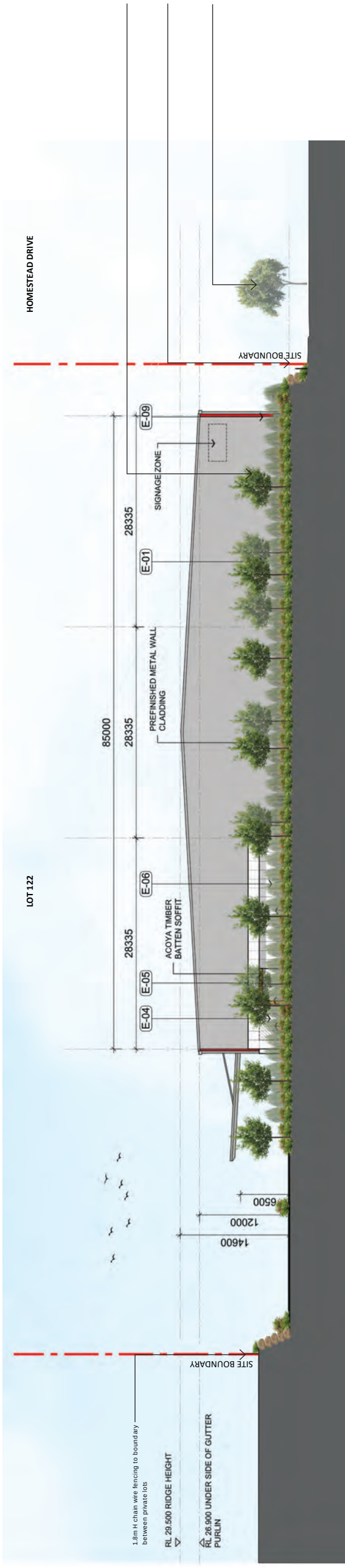
-  Site Boundary
-  Proposed Fencing 1
1.8m chainwire fencing
-  Proposed Fencing 2
1.8m black palisade fencing to boundary
-  Site Triangles
Planting within this zone to remain low growing (max 1.50m in height). Groundcover species nominated. Refer to planting palette on page 8 for further detail.
-  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.
-  Proposed Boulder Retaining Wall
Refer to civil drawing series for further information.



ELEVATION DRAWINGS

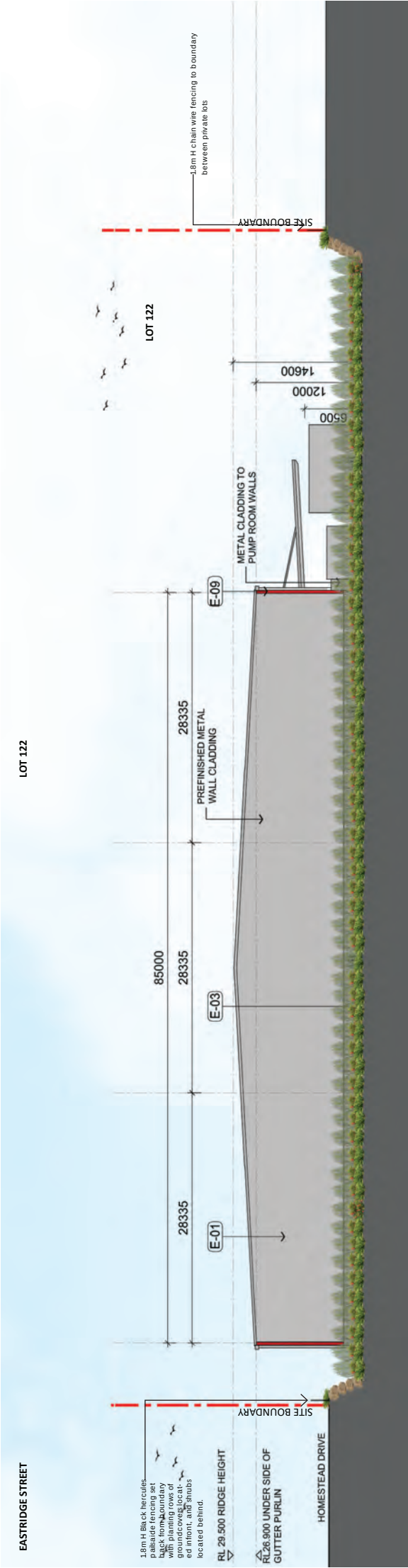


EASTERN ELEVATION

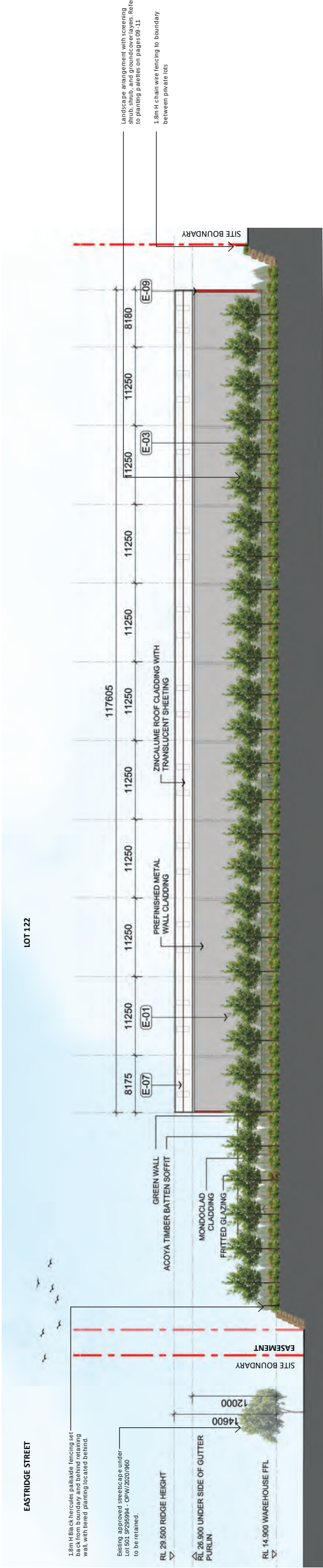


NORTHERN ELEVATION

ELEVATION DRAWINGS



SOUTHERN ELEVATION



WESTERN ELEVATION

MATERIALS AND SOFTSCAPE GUIDE



Organic Mulch
To comply with AS4454-2012



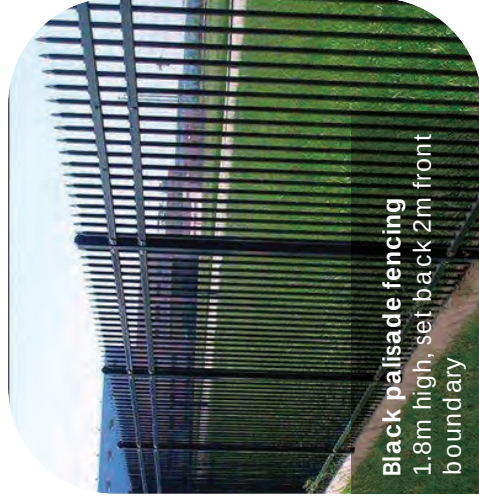
Feature Mulch
75 - 125mm basalt spalls
(grey)



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 lilly



Lomandra 'lime tough'
mat rush



Dianella 'little jess'
little jess



Carpobrotus glaucescens
pigface



Calistemon 'little john'
little john



Banksia spinulosa
hairpin banksia

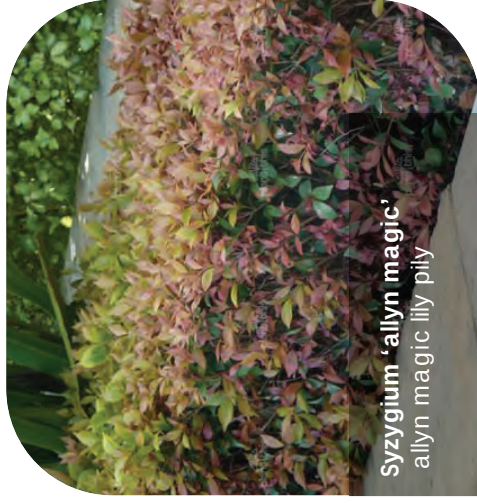
SHRUB SPECIES



Westringia 'zena'
zena coastal rosemary



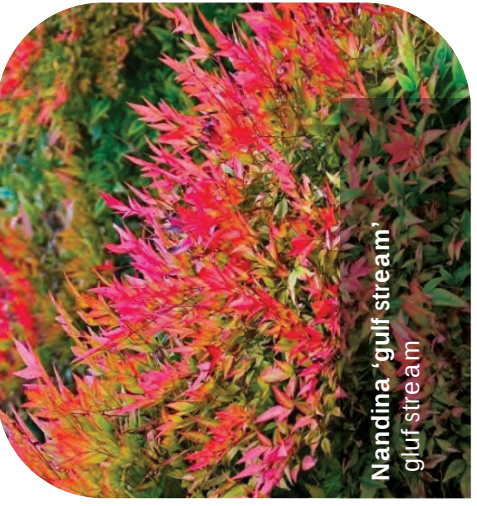
Westringia fruticosa
coastal rosemary



Syzygium 'allyn magic'
allyn magic lilly pilly



Syzygium resilience
lilly pilly



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 endevour
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 lilly pilly



Cupaniopsis anacardioides
tuckeroo



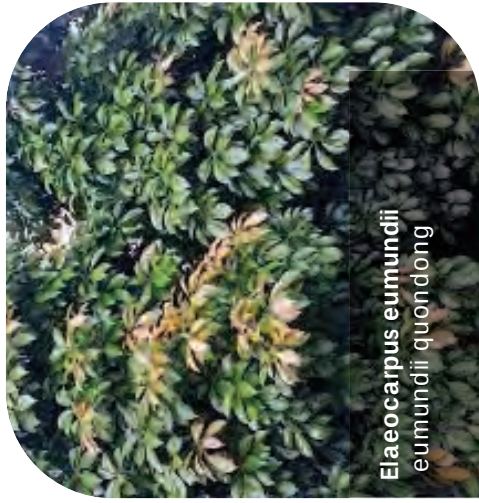
Delonix regia
poinciana



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



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PLANTING PALETTE

Date: 23.09.23
Project no: 6182
Rev: D Dwn: JLS