

1 & 5 Homestead Drive, Stapylton

LANDSCAPE INTENT PACKAGE

DEVMCOZ PROPERTIES PTY LTD

DEVELOPMENT PERMIT FOR MATERIAL
CHANGE OF USE
(LOW IMPACT INDUSTRY AND WAREHOUSE)

Lot 101 and 102 on SP316137

VANTAGE INDUSTRIAL ESTATE
STAGE 1, LOT 101 and 102
1 AND 5 HOMESTEAD DRIVE, STAPYLTON

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Issue - Information Request Response
Revision - B

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Job No. 6228



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SITE CHARACTERISTICS

The subject site 5,548m² in size, consists of a single freehold allotment owned by Devmco Properties Pty Ltd. In terms of locational context, the subject site is located within Stage 1 of Vantage Industrial Estate at 60 Stapylton-Jacobs Well Road in Stapylton, Gold Coast.

The subject site at 1 and 5 Homestead Drive, Stapylton (Lot 101 and 102 on SP316137) and is a rectangular shaped allotment, situated on the corner adjacent to the Stapylton Jacobs Well Road entry point of the estate, with singular access via Homestead Drive 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 a combination of low impact industry and warehouse land uses, featuring multiple warehouse tenancies within the site.

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 - Gassman Development Perspectives
- Code Assessment - Gassman Development Perspectives
- Traffic Impact Assessment - Rytenskild Traffic Engineering
- Noise Impact Assessment - Acoustic Works
- Civil Engineering Services Letter - Gassman Development Perspectives

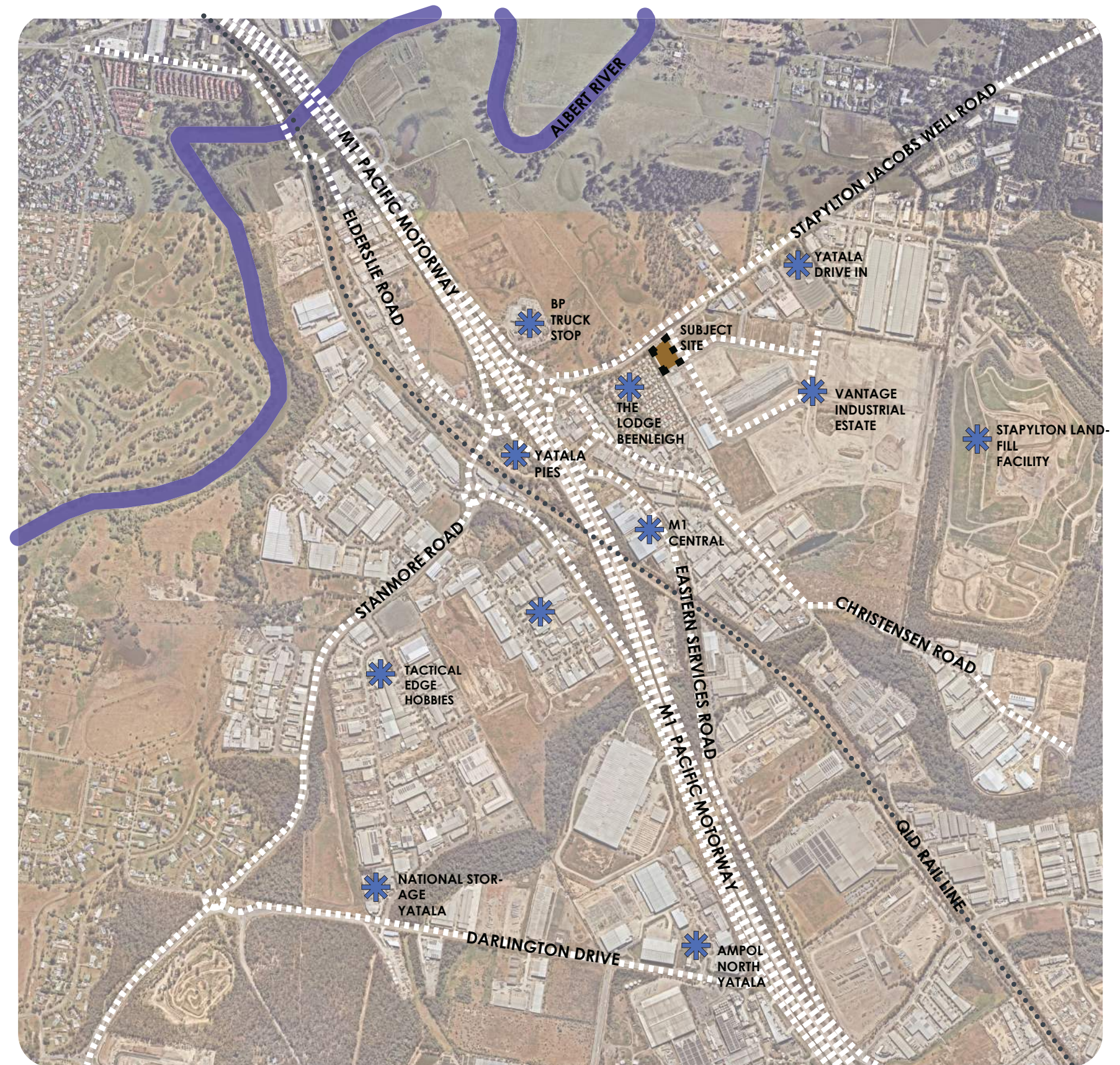


SITE LOCALITY

In terms of locational context, the subject site is located within Stage 1 of Vantage Industrial Estate at Stapylton, Gold Coast at 10 Homestead Drive Stapylton (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



LANDSCAPE STRATEGY

The landscape design intent for 1 - 5 Homestead Drive Stpylton is to establish an industrial warehouse, providing tenencies to companies that host low imacpt industry.

The landscape design will respect the environmental aspects of responsible design, planing 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. Clear view lines will further promote legibility and safety in design.

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 soft-en 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 2
1.8m black palisade fencing to boundary
- Site Triangles
Planting within this zone to remain low growing (max. 500mm in height). Ground-cover 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.
- Common Property Landscape
Existing approved private landscape managed by body corporate under Lot 501 SP295994 - OPW/2020/960, managed by body corporate.
Landscape includes planting of tree, shrub and groundcover species as well as pylon signage to the estate and decorative art features (totem poles)
- Common Property Shotcrete Retaining Wall
- Streetscape (DERM)
Existing streetscape buffer managed by Department of Main Roads.
Landscape includes planting of tree, shrub and groundcover species on top of shotcrete retaining wall system.
- Streetscape
Existing approved public landscape under Lot 501 SP295994 - OPW/2020/960 to be retained.
Street trees are to remain in place - where removal or damage occurs tree is to be replaced as 200lt stock, in positioned by Landscape architect. Turf to be reinstated in A Grade Wintergreen and to council standard.
- Proposed Tree Species
Refer to planting palette on page 9 for further detail.
- Proposed Screening Shrub Species
Refer to planting palette on page 8 for further detail.
- Proposed Low Shubs and Ground-cover Species
Refer to planting palette on page 7 and 8 for further detail.

MATERIALS AND SOFTSCAPE GUIDE



Organic Mulch
To comply with AS4454-2012



Gravel Infill (only if required)
75 - 125mm basalt spalls (grey)



Turf
A-Grade 'wintergreen' turf



Irrigation
Back to base irrigation system with drippers



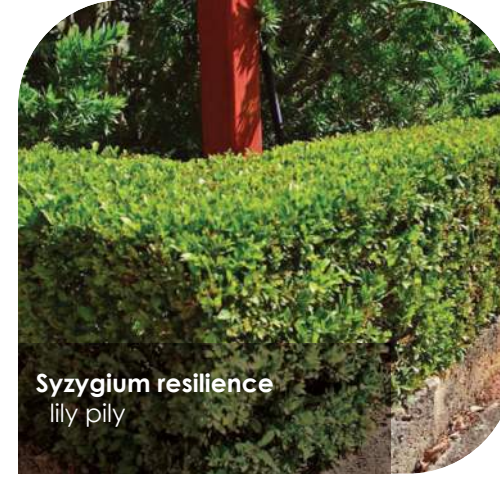
Black palisade fencing
1.8m high, set back 2m front boundary

PLANTING PALETTE

GROUND COVER, TUFTING GRASS AND CLIMBING SPECIES



SHRUB SPECIES



PLANTING PALETTE

SHRUB SPECIES



SCREENING SHRUB SPECIES



PLANTING PALETTE

TREE SPECIES

