

OUR REF: 6182
YOUR REF: OPW/2024/734

08th July 2024

Chief Executive Officer
Council of the City of Gold Coast
PO Box 5042
GCMC QLD 9729

Via email: mail@goldcoast.qld.gov.au
dellison@goldcoast.qld.gov.au

Attention: Mr. David Ellison

Dear Sir,

RE: RESPONSE TO COUNCIL INFORMATION REQUEST – OPW/2024/734
AT: LOT 122 SP329476, 10 HOMESTEAD DRIVE STAPYLTON QLD 4207

Gassman Development Perspectives Pty Ltd acts on behalf of the applicant McNab Development Pty Ltd, and provides the following response to Council's Information Request dated 4th July 2024. The Applicant considers this a completed response to the information requested, and requests Council to proceed with their assessment of the development application.

A detailed response to each of the items raised within Council's Information Request is provided below.

LANDSCAPE ASSESSMENT
Green Wall Maintenance Management Plan

Pursuant to Condition 13(a) of the signed decision notice for the parent approval application the applicant is requested to provide a maintenance management plan for the proposed green wall systems.

The maintenance management plan must:

- Provide detailed information on how these vegetative systems will be safely accessed for maintenance.*
- Stipulate a maintenance schedule for these systems.*
- Provide details on the minimum standards to which these systems must be maintained.*
- Describe actions to be taken if the system does not function as intended*

Applicant response:

The proposed green wall for the development has been nominated as a design and construction package by Vertikal. Please find attached Verikals maintenance manual with this package for councils review.

As reflected within the manual, the higher area of the wall is to be accessed via boom lift. Planned maintenance will allow the pedestrian movement at the entrance of the building to be redirected when the maintenance is to occur.

The scheduled maintenance regime is set at six weekly intervals and includes pruning, removal and replacement of any dead plants, and checking of the irrigation and fertilisation systems.

The wall is to be kept in a living state for the lifetime of the development.

Should the green walls plants fail in any way, replacement will be made (click in potted system).

Summary

The above information satisfactorily responds and addresses all the matters raised as part of the Information Request dated 4th July 2024 pursuant to section 13.2 and 13.3 of the Development Assessment Rules under the *Planning Act 2016*.

We look forward to a timely and favourable determination of the application.

If you require any further information or have any queries, please contact the undersigned.

Yours faithfully,

GASSMAN DEVELOPMENT PERSPECTIVES



JENNIFER STEVENS

SENIOR LANDSCAPE ARCHITECT

Enclosed: Attachment A – Green Wall Operations and Maintenance Manual, Vertikal Gardens

VERTIKAL

OPERATIONS AND MAINTENANCE MANUAL

- VERTICAL GARDENS –

GENERAL INFORMATION

Vertikal Design Team - Contact Details

Vertikal Sales

Sam Collins

Email: sam@vertikal.com.au

Ph: 0406 922 958

Vertikal Installation

Antoine Criniere

Email: antoine@vertikal.com.au

Ph: 0406 462 466

Vertikal Maintenance

Bill Bennett

Email: admin@vertikal.com.au

Ph: 0477 092 740

Scope of Works:

Vertikal Design Pty Ltd (Vertikal) was engaged to undertake the design, supply and installation of the 2 x vertical gardens

Ongoing Maintenance Regime:

The green wall will be maintained every 6 weeks by the Vertikal's proprietary maintenance team in the first 12 months post installation.

We have supplied, installed and arranged the vertical garden plants as agreed.

The following species have been recommended:

- Rojo Congo
- Philodendron hope
- Syngonium
- Neomaricas
- Chlorophytum
- Peperomia – variegated and green
- Ficus teneke
- Microsorium
- Spathyphyllum
- Pothos
- Cordatum neon

SYSTEM MAINTENANCE INSTRUCTIONS

2 x Ez Flo Probox 600 irrigation system's for both vertical gardens will be installed to ensure all plants receive the necessary water and nutrients. The irrigation schedule to both walls will be confirmed post installation.

The irrigation schedule for all parts of the scope will be adjusted seasonally as required by Vertikal's proprietary maintenance team.

Should maintenance be required outside normal business hours (0600-1700 Monday to Friday), penalty rates will apply.

Please note – tampering of any Vertikal irrigation equipment post installation by any third party, will render the plant warranty null and void

The **Irrigation equipment** Includes:

- Thompson 500kpa PLV (Pressure Reducer)
- Hunter PGV 25mm solenoid
- Hunter HC Controller

Drainage of the excess water from the vertical garden is managed by a trough (installed by McNab) running along the base length of each green wall.

The **backing structure** of the vertical garden includes:

- Waterproofing of the host wall carried out by the Head Contractor McNab (QLD)
- 25mm polymer battens fixed with 8mm wall plugs to existing concrete wall. 10g 24 x 65mm Macsim 410 stainless steel screws (6 screws/batten)
- Polymer sheets fixed to polymer battens with 10g x 30mm Macsim 410 stainless steel screws (24 screw/sheet)
- Specs and installation have previously been issued, and are again attached

MANUFACTURERS LITERATURE AND WARRANTIES

We do not offer any warranties on vertical gardens not directly maintained by Vertikal Design, other than the attached manufacturers parts warranties.

All plants come with a nominal replacement warranty by Vertikal Design at \$18 + GST each. Following on from this, the cost of any and all replacement plants required, not covered by an ongoing Monthly Maintenance Contract, will be at your expense.

Vertikal's plant warranty excludes the following:

- Any pest infestations of the plants that go un-notified by the client.
- Power outages, disconnected water supplies or extreme weather events, causing damage to all or any part of the vertical garden, fall outside our warranties.
- Vandalism
- Acts of God

All of the structural parts of our patented 'Skale' system come with a 5 Year warranty. Included in this are the following:

- Polymer
- Pods
- Troughs
- Drip Lines
- Screws, Bolts and Fixings

All irrigation equipment is as per the manufacture's warranties sent by email.

Final payment of our invoices will be taken as an implied acceptance of our terms and conditions.