

OUR REF: 6182 - L
YOUR REF: MIN/2024/662

20th February 2025
Chief Executive Officer
Council of the City of Gold Coast
PO Box 5042
GCMC QLD 9729

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

Attention: Ms. Sarah Paige

Dear Sarah,

RE: RESPONSE TO COUNCIL INFORMATION REQUEST – MIN/2024/662
AT: LOT 120 SP329476, 11 EASTRIDGE STREET, SATPLYTON QLD 4207

Gassman Development Perspectives Pty Ltd acts on behalf of the applicant Mc Nab development QLD Pty Ltd and provides the following response to Council's Information Request dated 13th January 2025. 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

1. BATTER TREATMENT

Officers note that there is no indicative treatment to the batters proposed along both the Southern and Eastern boundary property lines. Landscape assessment request further information showing cross sections and the like that identify the treatment to this area.

2. PLANTING TO CARPARK AREAS

Planting to the eastern side of car parking has been removed and is now proposed as 'compacted blue rock / road base to retaining wall (or similar approved)'. To protect the amenity, officers request to reinstate planting to this area as per the original application (Council ref. OPW/2024/734) or alternatively, request reasoning for the removal of the planting to this area.

Applicant response:

Item 1:

Adjacent to the sites boundaries a sandstone boulder retaining wall was built as apart of engineering operational works approval COM/2024/125. The boundary retaining wall ranges from 2.5m to 5m in height, with the lower finished level on Lot 120.

Please refer to attachments A and B , reflecting pages from the approved engineering drawing series that show set out plans as well as long sections of the retaining wall.

An additional detail of the retaining wall has been provided (attachment C) that shows the walls thickness, drainage requirements and surface treatments behind the wall.

With backfill the retaining wall, and boundary fencing footings there is a gap ranging 150mm-300mm, which is not desirable for the nomination of successful of planting.

Further to this, the maintenance of garden areas in such a position would need to be accessed in a safe manner. There is not enough room to place a safety static line, or an additional safety fence (in front of existing previously built fence line to the boundary) with associated footing network. For these reasons the garden has been deleted, as it is not suitable.

Item 2:

The development of lot 120 SP329476 is in construction phase.

Throughout development the builder has uncovered areas where the combination of bedrock, where gardens were to be installed. A portion of the entry garden (east to the carparking area) has been deleted as it is not possible, to get the required fall for required drainage, install of correct depth of soils and mulch, and keep plants alive long term.

To support the builders claims the following has been supplied.

- Approved bulk earthworks plan (Cut and Fill Plan) (Attachment D)
- Indicative imagery reflecting proposed outcome and view from street (below)



ABOVE: ARTISTIC RENDER REFLECTING PROPOSED OUTCOME

Summary

The above information satisfactorily responds and addresses all the matters raised as part of the information request dated 13th January 2025 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 PERSPECTIVESA handwritten signature in black ink, appearing to read 'J Stevens', written in a cursive style.

JENNIFER STEVENS

SENIOR LANDSCAPE ARCHITECT

Enclosed:

Attachment A 6182 ENG BE 800-801 - RETAINING WALL LAYOUT PLANS

Attachment B 6182 ENG BE 802 -804 RETAINING WALL LONGITUDINAL SECTIONS AND SETOUT TABLE

Attachment C 6182 ENG BE 800 810 - RETAINING WALL DETAIL

Attachment D 6182 ENG BE 500-501 – BULK EARTHWORKS CUT AND FILL PLANS