

OUR REF: 6181
YOUR REF: OPW/2025/403

11th July 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 – OPW/2025/403
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 15th May 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. MRV Standing / Pump Room Locations

The provided materials show the locations of the MRV standing and Pump Room to be located in the northeastern corner of the site. Condition 7 a) xvii), of the Decision notice associated with the Minor change application (Council ref. MIN/2025/72), stipulates that these areas were to be removed in alignment with the stamped approved plans. The applicant is therefore requested to remove these elements from the provided material and replace with additional landscaped area. Updates to the planting schedule and quantities is also requested in order to effectively assess the application.

2. Additional planting

To align with the Statement of Landscape Intent (SLI) submitted with the Minor change application, the applicant is requested to provide additional garden beds to the frontage carpark locations including the below areas:

- a. Electric vehicle car charging point to northwestern edge of the site (between retaining wall and carparks). The previous application did not stipulate that '*Compacted Blue Rock to Retaining Wall*' would be the outcome to this area.
- b. The two areas to the frontage of the building currently earmarked as '*Proposed A Grade Wintergreen Turf*'. The previous application contemplated a landscaped outcome including tree / shrub planting.
- c. The garden bed located to the eastern boundary should extend to the beginning of the hardstand area south of this area as per the Statement of Landscape Intent.

Applicant response:

Item 1:

The relocation of the MRV standing and water tanks was recently approved by council under MIN/2025/72. This has been updated on the landscape operational works plans and now includes planting of screening shrubs, shrubs and groundcover species. Planting has been selected to match planting on the opposing side of the driveway.

Item 2:

a. The surface treatment placed in the vicinity of the electrical vehicle parking bays has been reflected as gravel so that access can be gained to and around the charging points for use, as well as maintenance where the connection points and mechanisms are positioned. This area is positioned on the top side of a retaining wall not in view of the public streetscape and does not affect visual amenity.

b. The lawn areas have been adopted as a part of Fraser Property Landscape Design Guidelines 2.0. The updated design intent is to include lawn at the site's front entry and lunch break out areas, serving as a larger recreational spill out area, as well as create higher surveillance from carpark to office entry points as a safety in design feature. This feature will be adopted on all industrial estate properties owned by Frasers Properties Industrial, Australia wide.

c. This area has been changed on site as a part of the MRV standing and water tanks reconfiguration as a part of MIN/2025/72. A minimum of 3m buffer of planting has been provided to the site's front boundary with trees, screening shrubs, shrubs and groundcovers to create a dense screen from the public streetscape areas, alongside an additional 96m² triangle of garden area with the same tiered landscape applied.

The area adjacent to the garden area is nominated as freight loading areas, that have little requirement for amenity, the area is bound by retaining wall and not in view of the neighbouring property. The plans have been updated to reflect a new garden configuration for assessment (with the new hardstand arrangement as per MIN/2025/72).

Summary

The above information satisfactorily responds and addresses all the matters raised as part of the information request dated 15th May 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 PERSPECTIVES

A handwritten signature in black ink, appearing to read 'J Stevens', with a stylized, cursive script.

JENNIFER STEVENS

SENIOR LANDSCAPE ARCHITECT

Enclosed:

Attachment A - 6181-L-PRI-E-IR : Updated Landscape Operational Works Plans