



**development
perspectives**

planning
design
environment
surveying

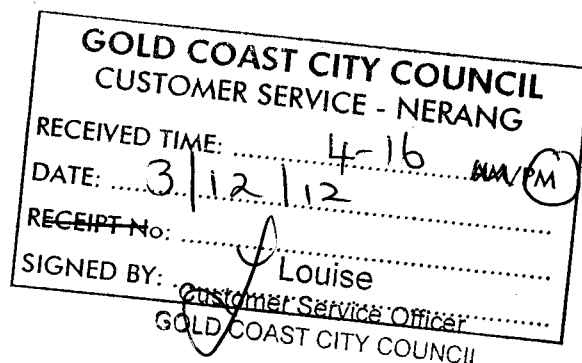
OUR REF: 1292 PC

December 2012

The Chief Executive Officer
Planning, Environment & Transport Directorate,
Gold Coast City Council
PO Box 5042
GCMC QLD. 9729

Attention: Kevin Travers

X 8919



Dear Adam,

**RE: COMPLIANCE WITH COUNCIL CONDITION 1 OF DECISION NOTICE -
DEVELOPMENT PERMIT FOR MAKING A MATERIAL CHANGE OF USE
FOR EXTENSIONS TO EXISTING INDUSTRY AND WAREHOUSE.**

PROPERTY: 82 CHRISTENSEN ROAD, STAPYLTON (LOT 240 ON W31320)

APPLICATION NO.: MCU 201200283

Further to the Decision Notice issued by Council on the 29/11/2012 this correspondence has been issued to Council in response to Condition 1: Approved Plan. The relevant condition specified the requirement to amend the plan 1292 L LA 01D to 'remove the internal footpath/crossing connection that links existing warehouse B and the proposed warehouse E'. In this regard please find attached revised landscape plan illustrating compliance with Councils intent.

We now look forward to receipt of the stamped and approved drawing package by Council.

Should any further information be required as part of this application, please don't hesitate to contact myself on the details provided below.

Yours faithfully,

GASSMAN DEVELOPMENT PERSPECTIVES

Paul Creighton
Urban Designer

Enclosed
Attachment A – Landscape Intent



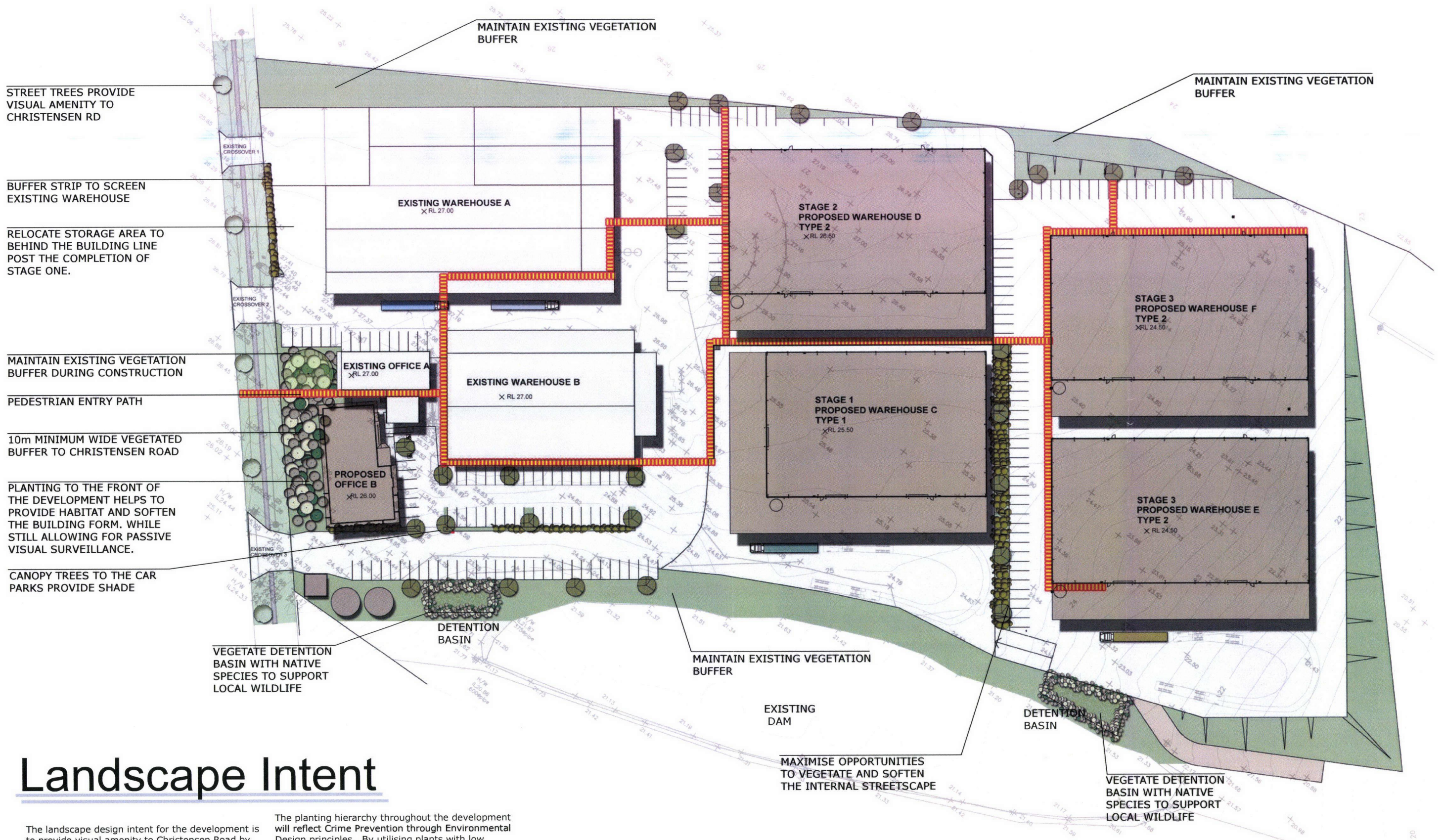
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Landscape Intent

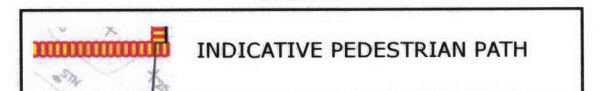
The landscape design intent for the development is to provide visual amenity to Christensen Road by softening the building form and adding to the street appeal.

The softscape palette has been selected in response to the location of the site. The majority of plants that will be used will be native, while being relatively low maintenance once established they will form quality habitat for local fauna.

The planting hierarchy throughout the development will reflect Crime Prevention through Environmental Design principles. By utilising plants with low heights and thin trunks, this will allow for passive surveillance as well as recognition of traffic and pedestrian movements.

Water Sensitive Urban Design principles will be applied to the development where space allows to ensure that all water is processed before leaving the site.

LEGEND



Plant Selection

The main intent of the planting selection for the development is to create quality habitat and visual amenity by softening the building form. The design will incorporate native plants throughout the development which will be able to cope with the conditions of the site and have low maintenance requirements once established.



LOW MAINTENANCE GARDENS



DETENTION BASIN



Detention Basin Planting Schedule			
Code	Botanical Name	Common name	Zone
BAU jun	Baumea juncea	Bare Twig-rush	SM
CAR fas	Carex fascicularis	Tassel Sedge	SM
FIC nod	Ficinia nodosa (syn. Isolepis nodosa)	Knobby Club-rush	SM
JUN usi	Juncus usitatus	Common Rush	SM
CAR app	Carex appressa	Tall Sedge	EM
CAR pol	Carex polyantha	Creek Sedge	EM
JUN fla	Juncus flavidus	Yellow Rush	EM
CAR bre	Carex breviculmis	Short-stem sedge	B
LOM fil	Lomandra filiformis spp. filiformis	Wattle Mat-rush	B
LOM hys	Lomandra hystrix	Creek Matt Rush	B
POA lab	Poa labillardieri	Tussock Grass	B
LEP liv	Leptospermum liversidgei	Lemon-scented Olive Tea-tree	B
MEL eri	Melaleuca ericifolia	Swamp Paperbark	B
MEL lin	Melaleuca linariifolia	Flax-leaf Paperbark	B
SM	Shallow Marsh		
EM	Ephemeral Marsh		
B	Batters		

