

OUR REF: 1292 – IS OPW
Gold Coast & Logan Office

30th October, 2014

The Chief Executive Officer
Gold Coast City Council
Attention: Planning Assessment
PO Box 5042
Gold Coast MC QLD 9729

To Whom It May Concern:

Dear Sir / Madam,

RE: Response to Information Request – 82 Christensen Road, Stapylton
Council Ref – OPW201401758 (PN- 184540/03/DA8)

Property: BAL L240 on W31320

We refer to Council's Information Request dated 1st October, 2014 and provide a response to the following items contained in the Information Request:

- a) *Condition 35 requires the applicant to submit a detailed landscape plan that complies with Policy 13- Landscape Works Documentation Manual. The currently submitted plans do not appear to have identified tree species specific location as required by Policy 13. Accordingly, the applicant is requested to identify and label on plan the tree species location to comply with this condition;*

Applicants Response:

The location of each tree species has been specified on the amended landscape plan.

- b) *Condition 35ii requires the applicant to submit a detailed landscape plan that complies with the referenced Statement of Landscape Intent. The currently submitted plans do not appear to have identified planting in the car park garden beds as identified in the Statement of Landscape Intent. Accordingly, the applicant is requested to identify detailed planting in these garden beds that complies with this*

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Quality
ISO 9001

condition;

Applicants Response:

The landscape plans have been amended to show a staging boundary around the works associated with this application. Within this staging area there are no car park garden beds to be planted. It is acknowledged that there is still a substantial amount of work to be completed on site under the current approval and this will be completed in the future stages of the development. At this time a separate application will be submitted for approval that will identify the car park planting.

- c) *Condition 36a requires the applicant to clearly identify on plan existing vegetation. The currently submitted plans do not appear to have identified these areas. Accordingly, the applicant is requested to identify all existing vegetation on plan to comply with this condition;*

Applicants Response:

The landscape plans have been amended to show a staging boundary around the works associated with this application. Within this staging area there is no existing vegetation to be identified. It is acknowledged that there is still a substantial amount of work to be completed on site under the current approval and this will be completed in the future stages of the development. At this time a separate application will be submitted for approval that will identify all existing vegetation on the site.

- d) *Condition 36b requires the applicant to locate and provide detailed design drawings of the bio-retention systems with a list of appropriate species specified in the councils Water Sensitive Urban Design Guidelines. The current submitted plans do not identify these issues. Accordingly, the applicant is requested to provide detailed drawings of the proposed bio-retention basin and a list of species to be included in the plant schedule; and*

Applicants Response:

The landscape plans have been amended to show a staging boundary around the works associated with this application. Within this staging area there are no bio-retention basins that require to be planted. It is acknowledged that there is still a substantial amount of work to be completed on site under the current approval and this will be completed in the future stages of the development. At this time a separate application will be submitted for approval that will specify the details of the basins and planting setout.

- e) *Condition 37 requires the applicant to re-instate the frontage landscaping of existing Warehouse A, as it was converted to hardstand. The current submitted plans do not appear to identify detailed planting for this reinstatement. Accordingly, the applicant is requested to identify on plan a detailed design of this frontage landscaping that complies with this condition.*

Applicants Response:

The landscape plans have been amended to show a staging boundary around the works associated with this application. It is acknowledged that there is still a substantial amount of work to be completed on site under the current approval and this will be completed in the future stages of the development. At this time a separate application will be submitted for approval that will details the planting within the hardstand cut out.

Please be advised that this correspondence should be considered a response in full to the Information Requested issued by Gold Coast City Council on the 1st October 20, 2014. All information requested has been has been responded to in full throughout the Information Response. Should you have any questions relating to any of the abovementioned information, please don't hesitate to contact the undersigned or Mr Brian Gassman of this office.

Yours faithfully,

GASSMAN DEVELOPMENT PERSPECTIVES

A handwritten signature in black ink, appearing to be 'Ian Stewart', with a stylized flourish extending to the right.

Ian Stewart