

Date: 10 June 2024
Contact: Ruwangi Samarasekera
Location: City Development
Telephone: 07 5582 8866
Your reference:
Our reference: COM/2024/133

Devmcoz Properties Pty Ltd
C/ Gassman Development Perspectives
PO BOX 392
BEENLEIGH QLD 4207

Dear Sir/Madam

Information Request

I refer to the development application lodged by:
Devmcoz Properties Pty Ltd

in relation to development of land/premises described as:
Lot 101 SP316137, Lot 102 SP316137 – 1 Homestead Drive, Stapylton Qld 4207

Council of the City of Gold Coast (Council) officers have reviewed the development application and supporting information and determined that further information is required to properly assess the application.

Pursuant to sections 13.2 and 13.3 of the Development Assessment Rules under the *Planning Act 2016*, the applicant may respond to this information request by giving to the assessing authority:

- 1 all of the information requested below; or
- 2 part of the information requested below; or
- 3 part of the information requested below together with a notice advising the assessing authority that it must proceed with the assessment of the application; or
- 4 a notice stating that none of the information requested below will be provided; or
- 5 a notice stating that none of the information requested below will be provided together with a notice advising the assessing authority that it must proceed with the assessment of the application.

You are advised that pursuant to section 13.1 of the Development Assessment Rules, the period for the applicant to respond to this information request is three (3) months of the date of this letter.

If no response is provided or only part of the information is provided to this request within the three (3) month period, Council will continue its assessment of the application based on the information submitted.

It would be in the applicant's best interest to address all of the information requested.
Please note that the provision of sufficient information to properly assess an application is a requirement for a favourable decision.

INFORMATION REQUEST

1. Portable Long Service Levy payment

In accordance with section 77(2) of the **Building and Construction Industry (Portable Long Service Leave) Act 1991**, Council cannot issue a development permit for Operational Works unless it has sighted -

- a) An approved form issued by the Authority that clearly shows –
 - i) That the levy or the first instalment of the levy has been paid; or
 - ii) That an exemption from payment of the levy exists in relation to the work; or
 - iii) That an exemption from immediate payment of the levy exists in relation to the work; or
- b) Written advice from the Authority stating something mentioned in paragraph (a).

Please provide evidence that section 75 of the Act with respect to payment of the levy has been complied with.

2. Water and Waste assessment

Drawing 6228 ENG WM001 REV B (WATER METER PLAN AND DETAILS)

1. Remove reference to ready tap fittings from the plans noting as per the SEQ Civil IPAM list CoGC does not accept the use of pretapped connectors.
2. As per note 8 on CoGC std dwg 11-151-B, the pipework and bends between the tapping ferrule and the meter assembly is to be amended from DN50 DICL to DN50 Copper pipe with brazed joints.
3. Remove references to 'FIRE' on both sections A and B noting the proposed meter is for domestic potable water supply only and will be required to be fitted with a mechanical water meter

Advice Note:

As of March 1st 2024, the City of Gold Coast Council has adopted a new set of water meter standard drawings which are available on both the SEQ and Council websites. Consider amending drawing '6228 ENG WM001' to reflect Council's latest requirements.

Advice Note

The applicant is advised that should Council give further advice about the application (in accordance with s35 of the DA Rules) to resolve outstanding items not adequately addressed within the information request response, the applicant will be requested to complete a 'Notice to Stop the Current Period' for the above mentioned application until the items within the further advice are adequately addressed. Alternatively, the applicant may choose to provide a reasonable extension to the Decision period, as advised by the Assessment manager. If the applicant does not stop the Current Period or provide a reasonable extension to the Decision period, Council officers will proceed with assessing and deciding the application based on the information provided in the information request response, which could result in an unfavourable recommendation by Council officers.

Notice to Stop the Current Period Form:

<https://dsdmipprd.blob.core.windows.net/general/Applicanttemplate9.0-Noticeaboutstoppingthecurrentperiod.doc>

DA Rules extract:

s35.1 An assessment manager or concurrence agency for the application may, at any time before the application is decided, give further advice about the application to the applicant.

s35.2 Further advice may include advice about how the applicant may change the application.

Response format

As this application was lodged electronically, please direct all future correspondence regarding this application in the required PDF format i.e.:

- **Supporting documents** (separate the supporting documents into individual PDF appendices)
- **Plans** (combine as one single PDF)
- **Specialist reports** (separate each specialist report into individual PDF appendices)

Do not password protect the PDF.

The electronic response should be forwarded to mail@goldcoast.qld.gov.au with the Assessment Manager Ruwangi Samarasekera copied into the email rsamarasekera@goldcoast.qld.gov.au

Please note, all development applications are publicly viewable on the Council's City of Gold Coast's PD Online: cityofgoldcoast.com.au/pdonline

Contacting us

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Planning Assessment on 07 5582 8866.

AUTHORISED BY



Nathan Seiler
Senior Specialist Civil Engineer - Operational Works
For the Chief Executive Officer
Council of the City of Gold Coast