

04/12/2025
Our Ref: BP24/0383

Multi Span Australia Group Pty Ltd
Attention: Ross Gonano
32 Precision Street
SalisburyQld4107

**RE: Compliance with Gold Coast City Council MCU/2023/418 – Fire Loading Requirements
15 Proximity Place, Stapylton QLD 4207
Lot 15 on SP342459**

Dear Ross,

We refer to the fire loading assessment undertaken for the above development and confirm that compliance with the requirements of Gold Coast City Council Development Permit MCU/2023/418 has been demonstrated on the basis of the technical certifications provided by Platinum Fire Systems and Platinum Hydraulic Design.

Platinum Fire Systems Pty Ltd has confirmed that the building at 15 Proximity Place, Stapylton is designed with a fully compliant automatic fire sprinkler system installed in accordance with AS 2118.1-2017 and the NCC 2022, supplied by a dedicated on-site fire water storage tank and diesel fire pumps. Importantly, the certification confirms that post-fire refilling of the fire sprinkler tank does not exceed 30 L/s for a 4-hour duration, satisfying Condition 18 of the development approval.

In addition, the supplementary certification provided by Platinum Hydraulic Design confirms that the development's maximum fire loading demand is 20 L/s, and therefore does not exceed the allowable limit of 30 L/s for 4 hours, in accordance with the requirements of AS 2419.1-2021 and the conditions of the development permit.

Based on the above referenced professional certifications, we confirm that the development complies with the fire loading requirements of Gold Coast City Council Development Permit MCU/2023/418.

Should you require any further clarification, please do not hesitate to contact our office.

Yours faithfully,



Toby Spencer
Joint Managing Director
Bartley Burns Pty Ltd



Platinum Fire Systems Pty Ltd.

ABN. 82 135 479 551

Office Address

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8 Santa Barbara Road
HOPE ISLAND QLD 4212

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DP251126.1

The Manager
Multi Span Australia Group Pty Ltd
PO Box 294
SALISBURY QLD 4107

Attention: - Mr. Ross Gonano

Dear Sir,

**RE: MCU/2023/418 – LOT 16 SP342459, 15 PROXIMITY PLACE, STAPYLTON
CERTIFICATION OF FIRE LOADING – CONDITION 18**

I refer to the Decision Notice dated 10 April 2024 for the above development approval and specifically to Condition 18 (Fire loading) which states: "Ensure the fire loading does not exceed 30 L/s for 4 hour duration.

I confirm that I am a Queensland Building and Construction Commission - Hydraulic Design licence holder with experience in fire sprinkler protection design.

After reviewing the approved fire sprinkler services design at 15 Proximity Place, Stapylton., I certify as follows:

1. The building has been designed to be provided with a fully compliant automatic fire sprinkler system designed and installed in accordance with AS 2118.1-2017 and the National Construction Code 2022.
2. The automatic fire sprinkler system is supplied exclusively from 100% capacity on-site fire water storage tank with a dedicated effective capacity exceeding the demand required by the relevant standards.
3. On-site diesel fire pumps (with automatic changeover) provide 100 % of the required pressure and flow for the sprinkler system.
4. Under normal operating conditions the fire sprinkler tank is non-reliant on automatic in-fill from the authority water supply network.
5. Post fire event refilling of the fire sprinkler tank does not exceed 30 l/s for 4-hour duration.

This certification is provided for the purposes of satisfying Condition 18 of Development Approval MCU/2023/418.

Yours faithfully,
PLATINUM FIRE SYSTEMS PTY LTD

A handwritten signature in black ink, appearing to read "David Patrick", is written over a horizontal line.

David Patrick
Managing Director
QBCC Licence No. 744936

27th November 2025

Our Ref: PHD24-0131

MULTISPAN AUSTRALIA
PO BOX 294
SALISBURY, QLD, 4107

Attention: Ross Gonana

RE – 5135 – Lot 16 “Arco” – Compliance with DA Conditions.

Dear Ross,

In relation to Certification for Fire Loading for Multispan project 5135 – Lot 16 “Arco” at 15 Proximity Place, Stayplton, Queensland, 4207 (Lot 16 on SP320479), to close out DA Condition #18 & #19 PHD note the below:

AS2419.1-2021 Table 2.2.5 (B)

Sprinkler Protected Buildings

All Classes with the largest fire compartment area $>1,000\text{m}^2 <10,000\text{m}^2$

Minimum number of fire hydrants to operate simultaneously = 2 @ 10L/sec

Lot 16 “Arco” has a maximum demand of 20L/sec and does not exceed 30L/sec for a 4 hour duration.

Yours faithfully,

Platinum Hydraulic Design,



Adam Williams

Managing Director

Mobile: 0487 706 969

Office: (07) 3848 5370

Email: adam@platinumhd.net.au