

Date: 20 March 2024
Contact: Ruwangi Samarasekera
Location: City Development
Telephone: 07 5582 8866
Your reference:
Our reference: COM/2024/32

Multi Span Australia Group Pty Ltd
C/- Adg Engineers (Aust) Pty Ltd
PO BOX 208
SOUTHPORT QLD 4215

Dear Sir/Madam

Information Request

I refer to the development application lodged by:
Multi Span Australia Group Pty Ltd

in relation to development of land/premises described as:
Lot 334 SP193431 – 84-160 Christensen Road South, 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
General

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.

Water and Waste Assessment

Drawing C32-Revision A (Driveway Crossover Details)

Proposed heavy duty VXO's for commercial/industrial premises over existing PVC water mains

Council note that the Applicant has proposed 2 x heavy duty VXO's which are located over Council's existing PVC water mains.

As per Section 5.4.2 of the SEQ Code, trafficable driveways into commercial and industrial premises are classed as road "carriageways" and as per Section 4.1 of the SEQ Code, CoGC requires ductile iron or class PN20 PVC-M pipes to be used for water mains in "carriageways".

To ensure compliance with the SEQ Code, the Applicant is requested to amend the provided plans as per the following:

1. Show replacing the existing water mains in an approved material under the proposed heavy duty VXO's, including a cross section showing the proposed cover to each water main under each proposed VXO. Noting the new pipework is required to extend a minimum 1m either side of the proposed VXO.

Drawing C50-Revision A (Water Property Connection Layout Plan and Details)

1. Change all pipe work to DI/CL in 'Cut in Connection Detail'. No new uPVC to be installed for cut in works.
2. Label and identify the DN100 flange plate (located immediately to the right of the upstream 40mm valve) on the 'Dual Stack Meter Assembly Detail'.
3. Water and Waste note the proposal to remove an existing hydrant, applicant to confirm reasoning behind hydrant removal/relocation. Furthermore, the applicant is requested to refer to Section 8.8.8 Hydrant Spacing of the SEQ Code and provide RPEQ certification that the fire hydrant can be removed, relocated and still comply with the SEQ Code.

4. If the hydrant removal/relocation can be reasonably justified, Water and Waste require RPEQ certified confirmation the affected properties will have no loss of fire coverage by the proposed relocation of the existing fire hydrant.
5. Water and waste will also require the existing section of watermain be replaced in the location of the proposed redundant fire hydrant if it is to be removed and does not support the blank plating of the existing hydrant tee.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Nathan Seiler', with a long horizontal line extending to the right.

Nathan Seiler
A/Supervisor Operational Works
For the Chief Executive Officer
Council of the City of Gold Coast