

Date: 11 February 2026  
Contact: Nicola Auret  
Location: City Development  
Telephone: (07) 5582 9683  
Your reference: 3544  
Our reference: MCU/2025/562

Baharr Pty Ltd  
C/- Urban Planning Services Pty Ltd  
PO BOX 2091  
SURFERS PARADISE QLD 4217

Dear Sir/Madam

### **Information Request**

I refer to the development application lodged by:  
Baharr Pty Ltd

in relation to development of land/premises described as:  
Lot 2 RP48704, Lot 205 RP21845, Lot 6 SP243229 – 27 Vista Street, SURFERS PARADISE QLD 4217

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.

### Council's Project Team

*The assessment of this application will be undertaken by the following Council project team.*

|                                                                                                                   |                                                                                                                                              |                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| <b>Assessment Manager</b><br>Nicola Auret<br>A/ Senior Planner<br>(07) 5582 9683<br>nauret@goldcoast.qld.gov.au   | <b>Planning Coordinator</b><br>Eli Steveson<br>A/ Coordinator Development<br>Assessment<br>(07) 5582 9142<br>estevesson@goldcoast.qld.gov.au | <b>Architecture</b><br>Meagan York<br>Principal Architect<br>(07) 5581 7799<br>myork@goldcoast.qld.gov.au              |
| <b>Transport Planning</b><br>Eslam Hassan<br>Transport Engineer<br>(07) 5581 1735<br>ehassan@goldcoast.qld.gov.au | <b>Arbiculture Assessment</b><br>Jay Wagner<br>Senior Arbiculture Planning<br>Officers<br>(07) 5582 8308<br>jawagner@goldcoast.qld.gov.au    | <b>Landscape and Open Space</b><br>Ben Doughty<br>Landscape Planner<br>(07) 5582 8105<br>dboughty@goldcoast.qld.gov.au |

### PREAMBLE

The proposal consists of a residential tower development located on three lots with a gross area of 1231m<sup>2</sup> in Surfers Paradise, within the Light Rail Urban Renewal Overlay (frame area), High density residential zone and HX mapped building height area.

The proposal seeks a Material change of use for Multiple accommodation (25 units), Short-term accommodation (75 units), Food and drink outlet and Shop (neighbourhood store). The development proposes a podium which incorporates an approximate 48.5m long and 4 storey (13.6m) high podium and a 30 storey (102.4m) tower.

Further information is required to assess the proposed development as identified below.

The applicant is invited to contact Council's project team for a pre-response meeting.

### INFORMATION REQUEST

#### Planning Assessment and Architecture Assessment

##### 1. Podium built form and appearance

The proposed podium seeks reduced setbacks and a high site cover for the total height of 4 storeys (13.6m). Officers consider the proposed reduced setbacks, particularly the 200mm setback to the north, to adversely impact adjacent amenity. The overall building bulk, sheerness of the building façade, minimal articulation and potential for overlooking are of serious concern. The reduced setbacks have potential for detrimental cumulative streetscape impacts should similar outcomes be replicated elsewhere.

The current podium form results in a dominant and overbearing interface to both street frontages. The western interface has minimal articulation and a reduced road frontage setback, resulting in a sheer appearance to Surfers Paradise Boulevard. Whilst the Vista Street frontage is improved in terms of setbacks, landscape provision and articulation, officers have concerns about the retention of the Norfolk Island Pine trees with the podium in such close proximity to the tree canopy. These trees are an important contribution to neighbourhood character and are to be retained.

The proposed podium is not considered to meet OO(a)(iii), (b)(i),(ii) & (iv), (c), (d)(iii) & (e)(ix) of the Light rail urban renewal area overlay code, OO(b)(v),(vi),(vii), OO(d)(ii),(iii),(iv), PO1 & PO2 of the High density residential zone code and OO(2)(a),(c),(d) & PO1 & PO2 of the High rise accommodation design code.

To achieve a podium which respects the established built form in the area and achieves a high-quality appearance, City officers request the following:

- a. Increase the podium setbacks to all boundaries (noting that the south boundary setbacks will be partly determined by the clearance required to the Norfolk Pines).
- b. Tier the upper level of the podium to appear more recessive and closer to 12.5m in height.
- c. Include greater movement and recesses to reduce the extent of sheer wall facades, particularly to the north and east.

*Note from Assessment Manager: This item is to be considered in conjunction with Item 11.*

*Note from Assessment Manager: This item may require a major redesign of the development to resolve and may impact upon other aspects of development such as the car parking arrangement. The applicant is invited to contact Officers of the City of Gold Coast to arrange a pre-response meeting to discuss any major redesign.*

## **2. Built form within road reserve**

The current site plan demonstrates an architectural protrusion at the street corner within the road verge. This portion of built form is labelled within drawings as an 'awning'. However, it does not provide weather protection for the purpose of reasonable ordinary access and is embellished by private landscaping on top.

Private structures and aspects of built form are not permitted to extend beyond lot boundaries into the road verge. The applicant is requested to remove all aspects of built form, other than genuine awnings, from the public road reserve.

## **3. Tower built form**

Officers are concerned with the setbacks of 2m to Vista Street, 3.5m to balcony OMP to the east and west and 2.5m to 3.6m for the services areas and balconies to the north. The overall tower height and elongated form exacerbate the impacts of the setbacks. Resultingly, the proposed tower parameters present as an overbearing, dominant and bulky to the street and adjoining developments, encroaching visually on the east west corridor and open sky views towards the ocean. In addition, there is insufficient information to demonstrate that the Norfolk Island Pine trees can be retained with the tower within 2m of the tree canopy.

To demonstrate compliance with and OO(2)(d)(iii) and PO1 of the High density residential zone and OO(2)(c) and PO5 of the High rise accommodation design code the applicant is requested to:

- a. Provide increased setbacks to the tower (noting that the south boundary setbacks may be influenced by necessary clearance required to the Norfolk Pines). Consolidation of the two tower cores may lead to floor plate efficiency to allow increased setbacks.

*Note from Assessment Manager: This item is to be considered in conjunction with Item 11.*

*Note from Assessment Manager: The applicant may consider reducing the overall tower height to ensure appropriate setbacks are provided.*

## **4. MPR's within Multiple dwellings**

The proposed Multiple dwelling units are identified within common material to include two (2) bedrooms, an open multi-purpose room, kitchen, living, dining and terrace area. Officers consider

these MPR's are of sufficient size and can be easily retrofitted to function as a bedroom. Should these rooms be enclosed they will be considered bedrooms and may have flow on impacts to density, car parking and infrastructure charges.

The applicant is requested to unenclosed the MPR's. Alternatively, amend the development application to include these as bedrooms.

## **5. Pedestrian wind impact report**

To demonstrate compliance with PO5, PO11 and PO12 of the High rise accommodation design code and PO1 and PO2 of the General development provision code, the applicant is requested to submit a wind impact report which has been prepared by a suitably qualified wind engineering consultant.

The wind impact report must identify the following:

- a. Compare and analyse the existing wind conditions and the future wind conditions created by the proposed development.
- b. There are no significant adverse wind impacts to pedestrians around the building within the surrounding public realm such as footpaths, open space or plaza areas.
- c. There are no significant adverse wind impacts to occupants of the proposal, particularly at ground level entrances, communal areas and private open spaces.
- d. Mitigation strategies and recommendations that are to be incorporated into the proposed architecture and landscape set of plans.

*Officers recommend wind modelling reports in lieu of a desktop report as accurate wind speeds at designated locations within the development can be identified, allowing the final architectural and landscape design to accurately incorporate the necessary wind mitigation measures such as balcony treatments, podium rooftop pergolas, low height walls, screens, fencing and landscaping.*

*Note from Assessment Manager: Officers will accept a desktop wind assessment. However, note this review will only provide general information and recommendations based on assumptions and conditions. All wind desktop assessments typically recommend the need for a wind model test to accurately identify wind speeds at the locations that require additional design mitigation measures for the safety and amenity of occupants and pedestrians. Therefore, where a wind desktop assessment incorporates recommendations for further wind testing to achieve accurate mitigation measures, a condition of approval to undertake additional wind modelling will be included as a condition of approval.*

## **6. Additional drawing information**

Insufficient information has been submitted to enable proper assessment of the application. The applicant is requested to:

- a. Provide details of all colours, materials and finishes including the lift and stair core and include the size type and spacing of any louvres or batten screens.
- b. The current drawings to not demonstrate how the services areas on the north side of the tower are accessed. Please provide this information on the drawings.

## **Transport Assessment**

## **7. Servicing**

To comply with PO3 of the Transport code, the development must cater for a Medium Rigid Vehicle and a Small Rigid Vehicle to service the development. Council officers acknowledge the provision of an MRV loading bay/standing area. However, officers are concerned that the location of the bay would block the pedestrian path/ sliding access door located near Lift 4 to visitor car parking spaces.

To demonstrate compliance with PO3, the applicant is requested to:

- a. Demonstrate that the MRV loading bay/standing area allows for unobstructed access to off-street parking areas and ensures that the MRV standing area is not blocking pedestrian paths.

## **8. Public transport network**

To comply with PO6 of the Transport code, the development must provide attractive, safe and convenient linkages to the Northcliff tram station.

Therefore, the applicant is requested to upgrade the footpath along the site's full frontage to Vista Street. Current standards would require a 2 metre wide pedestrian path be provided along this frontage, particularly due to the high pedestrian activity predicted near the Northcliffe Light rail station, however due to proximity to the Norfolk Island Pines, an alternative outcome is required.

To retain the Norfolk Island Pines and provide attractive, safe and convenient linkage the applicant is requested to:

- a. Provide a 1.5 m minimum width footpath along Vista Street, utilising alternative outcomes such as relocating the footpath closer to the site boundary or constructing an overpass footpath to ensure retention and protection of the existing Norfolk Island Pines.

## **9. Active transport networks**

To demonstrate compliance with AO7.4 of the Transport code, the applicant is requested to:

- a. Relocate visitor bicycle spaces away from the "Neighbourhood Store" frontage. Visitor bicycle spaces must be clear form pedestrian movements and visible from the street.
- b. Submit updated plans showing visitor bicycle spaces dimensions in accordance with AS2890.3.

## **10. Integrated transport and land use**

To comply with PO16 of the Transport code, the development must not compromise the function and capacity of the existing and planned road network and appropriately mitigates impacts on the safety and operation of the existing and planned road network.

Therefore, to demonstrate compliance with PO16, the applicant is requested to submit updated plans showing on-street parking restrictions (i.e., no parking yellow line) on both sides of the vehicular crossing as per PTT recommendations.

## **11. Off street car parking**

To comply with AO19.1 of the Transport code, off-street car parking spaces must be designed in accordance with AS2890.

To demonstrate compliance with AO19.1, the applicant is requested to address the following:

- a. Submit a swept path assessment showing a B99 full podium circulation undertaken from the southern hold point.
- b. Annotate staff car parking space 09 as a "Small car only".
- c. PTT recommended that visitor car parking spaces 1-4 to be annotated as "reverse in only", however, the submitted swept path assessment show a forward in into the bay. The applicant is therefore requested to submit updated swept path assessment showing reverse in manoeuvres into these bays and annotate bays on plans as "Reverse in only".
- d. Provide a "no parking" restrictions (e.g., line marking, signage) opposite to the bicycle storage at ground floor.

*Note from Assessment Manager: Off street car parking and circulation of the podium may be impacted by Item 1 and Item 11 of this report. The applicant is invited to contact Officers of the City of Gold Coast to discuss the development prior to a response being submitted.*

### **Arborist Assessment**

#### **12. Impact to Norfolk Island Pines**

The submitted drawings demonstrate that the development impact upon the existing 4 x *Araucaria heterophylla* (Norfolk Island Pine) trees located within the front road verge of Vista Street.

To comply with PO1 (a) PO2 (b) of the High density residential zone code, the development should assist in the protection of adjacent amenity and contribute to neighbourhood character and amenity. Officers are unsupportive of any removal or damage to the existing Norfolk Island Pines.

In accordance with PO1 of the Vegetation management code requirements, the applicant is requested to prepare and submit:

- a. A preliminary Arborist report and Vegetation construction management plan prepared by a minimum AQF Level 5 Arborist to identify, manage and minimise impacts to the trees in accordance with Australian Standard AS4970 - 2025 Protection of trees on development sites. All tree management procedures within the report must contain the following information:
  - i. An appraisal of the health and vigour of the 4 x *Araucaria heterophylla* (Norfolk Island Pine) including stage of growth, predicted gross morphology, crown framework and extent of root system.
  - ii. Tree site plan of suitable scale to proposed development layout plans indicating all required Tree Protection Zones (TPZ) / Notional Root Zone (NRZ) and Structural Root Zones (SRZ) for the protected size vegetation immediately adjacent to the proposed area of works.
  - iii. Details of all proposed vegetation works (including retention works) to ensure the survival, ongoing health and vigour of retained vegetation (given proximity to buildings, VXO and areas where works are to be undertaken) including any necessary reductions (crown pruning, root pruning) to accommodate footings and foundations, built form, scaffolding, crane access and protective devices (protective fences, root curtains/barriers) to minimise construction impacts etc.
- b. The intent of the Vegetation Construction Management Plan (CMP) will be to proactively identify the stages in the construction process that may have or have the potential to cause harm to the trees and thereby affords the opportunity to undertake the necessary actions to avoid such conflict. Where any construction activities are proposed either near

or within any designated tree protection area, a VCMP will be required and is to include the following areas of concern:

- i. Water mains connections within TPZ/NRZ.
- ii. Storm water service installation.
- iii. Construction of boundary fencing.
- iv. Driveway construction methods such as installation of cell loading devices.
- v. Construction of footpaths and design methods to minimise impacts to subject tree root systems such as permeable materials or suspended walkways.
- vi. Podium design impacting on tree canopy.
- vii. Erection of Scaffolding within TPZ/NRZ.
- viii. Installation of underground services within TPZ/NRZ and SRZ.
- ix. Installation of the Tree and Root Protection fencing and materials, i.e. how it is to be installed without causing harm to the trees and any other vegetation that is to be retained.
- x. Details on how the site is to be set up e.g. storage areas, access points and temporary services, stockpiles etc.
- xi. Details of how any construction (including any finishing and landscape) activity will be undertaken to avoid harm to the trees.
- xii. Details of how works are to precede with regards to excavation works (Hydro vac) within the area of the 4 x *Araucaria heterophylla* (Norfolk Island Pine) trees TPZ/NRZ for the replacement of built form like foot paths and underground services.
- xiii. After construction tree care to ensure longevity of the subject vegetation.

*Note from Assessment Manager: This item is to be read in conjunction with Item 1 and Item 3. Proposed podium and tower built form is to be adequately setback from Tree protection zones (TPZ) and Notational root zone (NRZ).*

## **Landscape / Open Space Assessment**

### **13. Streetscape seating**

The proposed development includes seating areas directly adjacent to the street frontages. Officers note these are disconnected with the surrounding pedestrian footpaths and limit the landscaping behinds contribution and visibility to the streetscape.

The applicant is requested to remove these seating areas and provide additional landscaping in their place.

### **14. Planting within road reserve**

Submitted plans identify a small portion of turf between the frontage boundary and the pedestrian footpath located within Vista Street. Council would agree to replacing this turf with planting extending frontage planting across to the footpath location.

*Note from Assessment Manager: This item is to be read in conjunction with Item 7 and Item 11 regarding footpath requirements and protection of root systems of adjacent Araucaria heterophylla (Norfolk Island Pines).*

#### **15. Water meter connection**

Common material currently shows the water meter connection is located on the activated frontage directly over a proposed concrete seating bench fronting Surfers Paradise Boulevard.

The applicant is requested to clarify the water meter connection location.

#### **16. Soil Depth Plan**

Insufficient information has been provided to demonstrate that soil depth to the first-floor awning will achieve demonstrated levels of vegetation depicted within perspectives. Currently, the first floor awning soil depth measures 200mm, this awning has cascading species across the Vista Street VXO which is too shallow to support species indicated on the Level 1 Statement of Landscape Intent.

The applicant is requested to provide soil depth plans for all planters and awnings located across the development.

*Note from Assessment Manager: This item is to be read in conjunction with Item 2.*

#### **17. Tree planting**

Tree planting located at the truncated corner of the development does not have sufficient space to establish below the awning and against the building.

The applicant is requested to revise this planting and propose a more suitable mid-sized feature planting to be positioned at this location.

#### **18. Species selection**

Proposed Acer palmatum is not suitable for coastal conditions and requires specific, sheltered microclimates to thrive, as they are generally sensitive to high winds, salt spray, and intense, direct sun. The applicant is therefore requested to review species nominated within statement of landscape intent to ensure species are suited to the sub-tropical climate of Southeast Queensland.

#### **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](mailto:mail@goldcoast.qld.gov.au) with the Assessment Manager Nicola Auret copied into the email [nauret@goldcoast.qld.gov.au](mailto:nauret@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](http://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



Eli Stevenson  
**A/Coordinator Development Assessment (Central)**  
*For the Chief Executive Officer*  
Council of the City of Gold Coast