

Date: 19 June 2026
Contact: Elizabeth Belmont
Location: City Development
Telephone: 07 5582 8866
Your reference:
Our reference: MCU/2026/201

101 Old Burleigh Road Pty Ltd
C/- Zone Planning QLD
PO BOX 3805
BURLEIGH TOWN QLD 4220

Dear Sir/Madam

Information Request

I refer to the development application lodged by:
101 Old Burleigh Road Pty Ltd

in relation to development of land/premises described as:
Lot 0 - 5 BUP104138 and Lot 70 B8383 – 99 - 101 Old Burleigh Road, BROADBEACH QLD 4218

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.

Assessment Manager Elizabeth Belmont Senior Planner (07) 5582 8249 ebelmont@goldcoast.qld.gov.au	Planning Coordinator Eli Stevenson A/Coordinator Planning Assessment – Central (07) 5582 9142 Estevenson@goldcoast.qld.gov.au
Architecture Tim Davoren Principal Architect (07) 5582 9581 tdavoren@goldcoast.qld.gov.au	Transport Assessment Joel Burnett Transport Engineer (07) 5582 8214 jburnett@goldcoast.qld.gov.au
Landscape and Open Space Matthew McNeill Landscape Planner (07) 5582 8281 mmcneill@goldcoast.qld.gov.au	

INFORMATION REQUEST

The development proposes a Multiple dwelling with 81 units on the corner of Armrick Avenue and Old Burleigh Road in Broadbeach. Modifications and treatments to the development are requested to further enhance the built form and achieve the applicable assessment benchmarks. These items are listed below.

Planning and Architecture Assessment

1. Podium appearance

The podium appearance is repetitive to the northern and western boundaries for the full height of the podium. The screening elements do not sufficiently soften the built form, screen the car parking areas or contribute to the streetscape. Given the podium will directly interface with habitable rooms of adjacent properties, officers consider some visual relief is warranted.

Therefore, it is suggested that the applicant:

- Explore opportunities to provide further movement to the side elevations of the podium (north and west) to improve the interface.
- Provide improved screening design which may include a more dynamic composition which reduces visibility into car parking areas and prevents light spill from vehicles and overhead lighting. Include details of all screening, size, type and spacing of battens.
- Provide high quality sections that provide details of drop-down aprons or similar to screen overhead lighting within the podium. Officers recommend a minimum 300mm drop to ensure overhead lighting is appropriately screened from external property boundaries.

2. Streetscape appearance

Officers consider that the podium landscaping has appropriately softened the upper levels and provided visual interest. The ground floor however requires improvement. Specifically, the immediate interface to the Broadbeach Bowls Club to the south generates high pedestrian activity from locals and tourists and therefore needs to provide an appropriate interface. Moreover, the current streetscape presents with extents of blank rendered walls to both street frontages. Officers consider that modifications are required to assist in achieving a high quality streetscape outcome.

Therefore, it is suggested that the applicant:

- a. Provide increased landscaping to the street frontage to soften extents of ground level hardstand areas. On the southeastern corner, officers recommend extending the planter boxes into a single consolidated area as pedestrians are more likely to use the entrances coming from the sides in lieu of the corner. The consolidation of the planters will provide additional greenery to the streetscape.
- b. Improve the materiality and appearance of the ground level walls facing the streetscape to both street frontages (i.e. the walls adjacent to the lobby). Officers suggest the introduction of additional texture, patterns or movement to improve visual amenity.

3. Tower appearance and privacy

Officers acknowledge that the tower presents a varied floorplate and overall form, incorporating undulating balconies to the upper levels. However, officers are of the view that improvements could be made in relation to the extensive glazing on the tower, combined with large extents of standard detailing and painted render finishes.

While the proposal references tapered slab edges on architectural drawing DA-5.08, this treatment is not consistently reflected across the broader architectural documentation, where a standard slab edge profile is predominantly shown. This would assist in achieving a more resolved and integrated appearance while also support improved privacy outcomes for façades oriented towards adjoining development.

Therefore, it is suggested that the applicant:

- a. Incorporate additional architectural articulation and visual refinement to the tower such as a higher quality slab edge treatment along with and the inclusion of spandrel or screening elements, designed to be visually cohesive with the podium.

4. Wind impacts

To ensure the proposed development maintains comfortable conditions for pedestrians and building occupants and achieves Performance outcome PO5, PO11 and PO12 of the High-rise accommodation code and PO1 and PO2 of the General development provision code, the applicant is requested to submit a wind impact report prepared by a suitably qualified professional. The report is to:

- a. Compare and analyse the current wind conditions and the wind conditions created by the proposed development.
- b. Report on the wind impacts to pedestrians around the building within the surrounding proposed public realm and private domain. (i.e.: footpaths and public beaches etc)

- c. Report on the wind impacts for occupants within the proposed development, particularly at ground level and elevated within the development such as communal recreational areas and private open spaces including balconies.
- d. Provide design mitigation strategies and recommendations that are to be incorporated into the architecture and landscape set of plans.

5. Solar reflectivity

The proposal provides a unique tower floorplate which includes concave and convex curved glazing forms which may result in solar glare impacts to the street and broader neighbourhood.

To achieve Performance outcomes PO1 and PO2 of the General development provision code, the applicant is requested to submit a Solar Light Reflectivity Analysis prepared by a suitably qualified consultant to demonstrate compliance.

The study is requested to identify any potential adverse solar glare arising from the curvilinear form of the tower and balustrade detailing that may impact residents of adjoining or nearby development or at street level. The report must also nominate appropriate mitigation measures, and these must be incorporated into the final design to ensure pedestrian comfort levels and safety is achieved.

6. Additional information

The following additional information is requested to be submitted to assist with providing sufficient details for Officers' assessment:

- a. Provide large scale elevations of the podium.
- b. Provide size, spacing and finish of all screening proposed.
- c. Submit additional coloured 3D perspectives of the podium appearance from the rear.
- d. Submit perspectives which show the building within its context. Officers recommend adjoining development should be shown
- e. Provide further information as to proposed colours. Officers note general identification such as natural warm colour tones is not sufficient information to enable officers to properly assess the proposed appearance.

Landscape Assessment

7. Amended Architectural Drawings and Statement of Landscape Intent

City Officers have identified inconsistencies between the Architectural Drawings and the Statement of Landscape Intent regarding the proposed planters to the street interface. The Statement of Landscape identifies all planters at street level to facilitate deep planting (1.1m depth) incorporating small feature trees. However, the deep planters are not consistently demonstrated across the Architectural Drawings, including cross-section elevations, and therefore creating uncertainty if the proposed level of landscape outcomes can be achieved.

The applicant is requested to amend the Architectural Drawings and Statement of Landscape to demonstrate the following:

- a. The Architectural Drawings are to include the deep planters (1.1m deep) to the street interface consistent with the Statement of Landscape Intent.

- b. Include additional cross-section elevations within the Architectural Drawings demonstrating the deep planters to the street interface and additional planters up the north and west interface of the building.
- c. Clearly demonstrate if the existing palm trees within the road verge can be retained (as proposed) without compromising or obstructing the footpath alignment.

Transport Assessment

8. Servicing

The proposed development includes a total of 81 units with a high proportion (approximately 80%) of 3 and 4 bed units. The submitted drawings show standing area for a Small Rigid Vehicle (SRV) on the access driveway extending from Old Burleigh Road. The applicant acknowledges the need for MRV servicing, proposing use of the existing on-street 'Loading Zone Commercial Veh 20 Mins Max' to conduct servicing. Loading zones are only permitted to be used for a maximum of 30 minutes, which is not considered sufficient time for removalist vehicles in which MRV servicing is intended to capture. As such, officers are not supportive of the use of the on-street loading zone to service the development.

To achieve Performance outcome PO3 of the Transport code, the applicant is therefore requested to submit amended drawings making provision for MRV standing onsite.

9. Active transport network

No internal pedestrian connection is provided between visitor bays V01 to V05 at ground level and the main lobby. The applicant is therefore requested to submit amended drawings providing an internal pedestrian connection to the lift lobby avoiding conflict with vehicles entering and exiting the site from Old Burleigh Road.

10. Ingress and egress

While Bitzios Consulting has demonstrated by swept path diagram that a B99 vehicle can turnaround in the aisle of the visitor car parking area in basement level 1. Given this access serves three basement levels officers request provision of a dedicated turnaround bay. If all visitor spaces are occupied, this will enable a visitor to stand clear of all entering and exiting traffic.

As only 9 visitor spaces are required to satisfy Acceptable outcome AO1 of the Transport code and 10 are proposed, it is recommended that the applicant convert visitor car parking bay V07 in basement level 1 to provide a dedicated turnaround bay to achieve Performance outcome PO14 of the Transport code. This is considered the ideal location noting it is directly opposite the entry lane.

11. Traffic Impact Assessment

The submitted Traffic Impact Assessment (TIA) prepared by Bitzios Consulting undertakes capacity assessment of the Surf Parade/Armrick Avenue and Old Burleigh Road/Armrick Avenue intersections. However, the assessment does not incorporate the development traffic from the approved and under construction development at 9-15 Armrick Avenue (Council reference: OTH/2022/64). The applicant is therefore requested to update the assessment to include this traffic, confirming whether if measures are required to mitigate the impact of additional traffic from the proposed development to Achieve Performance outcome PO16 of the Transport code.

12. Transport code

Based on review of the submitted ground, basement and podium car park drawings, officers have identified several minor issues amendment as follows:

General:

- a. Remove all internal kerb within the basement and podium parking levels to increase the trafficable vehicle circulation area.
- b. The swept paths prepared by Bitzios Consulting show the B85 vehicle circulating on the inside loop and the B99 vehicle on the outer loop. Considering a B99 vehicle has a larger turning circle, officers request the inverse assessment (i.e. B99 on the inside loop and B85 on the outer loop) ensuring 300mm clearance on the inside, 600mm between vehicles and 600mm on the outside of any path. Where changes are required to the walls around the building core as indicated by Bitzios Consulting, these are to be incorporated in response to this item.
- c. Despite the two-lane two-way width of ramps and parking aisles, due to the tight looping arrangement, officers are not convinced that the proposed development can operate safely without hold points and signals. The applicant is therefore requested investigate and propose ramp signal management design including designated hold points on each level, prioritising entering vehicles.

Ground level:

- d. Include annotations at both vehicle access points requiring that "Pedestrian sight triangles must be kept clear of obstructions to visibility. Low level landscaping permitted to a maximum mature height of 500mm above driveway level".

Podium levels:

- e. Demonstrate by way of swept path diagram including 300mm manoeuvring clearances access to P26 on podium level 2, P52 on podium level 3, P61 and P72 on podium level 4 and P81 and P94 on podium level 5.
- f. The swept paths prepared by Bitzios Consulting show the B85 vehicle circulating on the inside loop and the B99 vehicle on the outer loop. Considering a B99 vehicle has a larger turning circle, officers request the inverse assessment (i.e. B99 on the inside loop and B85 on the outer loop) ensuring 300mm clearance on the inside, 600mm between vehicles and 600mm on the outside of any path. Where changes are required to the walls around the building core as indicated by Bitzios Consulting, these are to be incorporated in response to this item.
- g. Despite the two-lane two-way width of ramps and parking aisles, due to the tight looping arrangement, officers are not convinced that the proposed development can operate safely without hold points and signals. The applicant is therefore requested investigate and propose ramp signal management design including designated hold points on each level, prioritising entering vehicles.

Basement levels:

- h. The swept paths prepared by Bitzios Consulting show the B85 vehicle circulating on the inside loop and the B99 vehicle on the outer loop. Considering a B99 vehicle has a larger turning circle, officers request the inverse assessment (i.e. B99 on the inside

loop and B85 on the outer loop) ensuring 300mm clearance on the inside, 600mm between vehicles and 600mm on the outside of any path. Where changes are required to the walls around the building core as indicated by Bitzios Consulting, these are to be incorporated in response to this item.

- i. Despite the two-lane two-way width of ramps and parking aisles, due to the tight looping arrangement, officers are not convinced that the proposed development can operate safely without hold points and signals. The applicant is therefore requested investigate and propose ramp signal management design including designated hold points on each level, prioritising entering vehicles.

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 Elizabeth Belmont copied into the email ebelmont@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 'Eli Stevenson', with a long horizontal flourish extending to the right.

Eli Stevenson

A/Coordinator Development Assessment (Central)

For the Chief Executive Officer

Council of the City of Gold Coast