Our ref: 51117-LT01-A
Your ref: MCU/2026/222
Contact: Alex Williams

17 August 2026

A/Coordinator Development Assessment Central
Council of the City of Gold Coast
PO Box 5042
Gold Coast MC QLD 9726
mail@goldcoast.qld.gov.au
Attention: Nicole Johnson

Dear Nicole,

Response to Council Information Request – Application Number MCU/2026/222
Proposed Mixed Use Development – 60 Kortum Drive, Burleigh Heads

Reference is made to an Information Request dated 1 July 2026 from City of Gold Coast (Council) in relation to the abovementioned development application. The purpose of this letter is to provide a response to 'Transport Assessment' items 1-5 of the information request. This response has been prepared following email correspondence received from Council's Transport Assessment Officer on Friday 31 July 2026 (**Attachment A**).

1 Response to transport assessment items

1. Car parking provision and demand

The applicant's calculation of car parking has not been undertaken in strict accordance with the requirements of AO1 of the Transport code, in that parking for each land use has not been calculated separately.

To comply with AO1 of the Transport code, the development is required to provide a total of 17 car parking spaces, comprising 8 spaces for the Low Impact Industry component (294 m² TUA) and 9 spaces for the Showroom component (350 m² TUA).

The submitted plans show a total of 14 car parking spaces; however, 3 of these spaces (identified as customer spaces 12–14) are currently unusable. As such, the development effectively provides only 11 usable spaces, resulting in a shortfall of 6 spaces.

Accordingly, the applicant is requested to either:

a. Submit amended plans demonstrating compliance with AO1 of the Transport code by providing 17 car parking spaces;

OR

b. Provide justification demonstrating that the proposed parking provision is sufficient to accommodate the anticipated demand from both staff and visitors of the Low impact industry and Showroom uses, in accordance with PO1 of the Transport code.

Response to Item 1 (a) and (b)

The car parking requirements for the development have been calculated in accordance with the land use requirements stipulated in Council's *City Plan – Transport Code (V13)*. Following liaison with Council's Transport Assessment Officer, the car parking requirement for the low impact industry and showroom land uses has been calculated as a single tenancy. This is based on both components of the development operating under a single operator as a small-scale car dealership and service centre.

Therefore, given the integrated nature of the proposed operation, it is considered appropriate that the "two spaces per tenancy" component of the parking rate be applied only once.

Based on the above and the correspondence received from Council shown in **Attachment A**, the car parking requirement for the development is summarised in **Table 1**.

Table 1 Car parking requirement

Land use	TUA	Car parking rate	Minimum car parking requirement
Showroom	350m²	1 per 50m² TUA up to and including 500m², 1 per 100m² TUA over 500m²	7
Low impact industry	294m²	1 per 50m² TUA up to and including 500m², 1 per 100m² TUA over 500m²	6
		2 per tenancy or lot	2
		Total	**15**

The development provides a total of 15 equivalent parking spaces, comprising 12 standard car parking spaces (inclusive of two car parks provided in tandem), one small car parking bay and four motorcycle parking spaces and therefore complies with Council requirements. Council's *City Plan – Transport Code (V13)* permits every two motorcycle parking spaces to replace one car parking space, up to a maximum of 15% of the minimum parking requirement.

Car parking design for the proposed development has been undertaken generally in accordance with Australian Standard *AS2890.1 – Parking Facilities*. **Table 2** shows design parameters for each user class in accordance with *AS2890.1*.

Table 2 Car parking design requirements

User class	Parking bay width (m)	Parking bay length (m)	Aisle width (m)	Use
1	2.4	5.4	6.2	Staff
3	2.6	5.4	5.8	Visitor
4	2.4 [1]	5.4 [1]	5.8	PWD
N/A	2.3	5.0	5.8	Small car bay
N/A	2.1	5.4	3.6	Unobstructed parallel park
N/A	2.1	6.2	3.6	Obstructed parallel park

Notes

1. *In addition to these parameters, a shared area is also provided adjacent to the parking space.*

Updated plans of development, included in **Attachment B**, illustrate the proposed on-site parking provision. Swept path analysis using AutoTURN software has been completed demonstrating the functionality of proposed parallel parking bay 8 and is included in **Attachment C**.

c. In both of the above cases, the applicant is requested to include 1 space for Persons With Disabilities (PWD), noting that this includes a dedicated parking space and a shared area of the same dimension. Refer to section 2.5.1 of AS2890.6:2022.

Response to Item 1 (c)

In accordance with National Construction Code (**NCC**) requirements, PWD parking will be provided at a rate of 1 space per 50 car parks, or part thereof. The development provides one PWD parking space and shared area located adjacent to the southern vehicle crossing. The proposed PWD parking space and shared area have been designed in accordance with *AS2890.6* requirements.

Updated plans of development, included in **Attachment B**, illustrate the proposed PWD parking provisions.

2. Functional area plan

The submitted 'Functional Area Plan' drawing identifies the car parking and vehicle circulation/manoeuvring area for the purpose of 'Outdoor Showroom'. Noting this area is required to accommodate the developments car parking, the applicant is therefore requested to remove reference to 'Outdoor Showroom' from the drawing.

Response to Item 2

The plans of development have been updated to remove the reference to the Outdoor Showroom land use. Updated plans of development are included in **Attachment B**.

3. Service arrangements

There is insufficient space on site for large service vehicles to safely manoeuvre. The submitted plans do not demonstrate how service vehicles will be accommodated within the site. Officers consider that vehicles may be delivered to the proposed Showroom by 20m Articulated Vehicle (AV) car carriers.

To demonstrate compliance with PO3 of the Transport code, including Tables 9.4.13-8 (Service vehicle requirements) and 9.4.13-9 (Minimum class of service vehicle), the applicant is requested to submit amended plans showing the following:

For sites with an area between 1000-2000m² (*actual site area is 1512m²*).

i. A service bay capable of accommodating a 20m AV. The service bay must be located wholly within the site and must not obstruct access to car parking spaces.

ii. Heavy Rigid Vehicles (HRV) and AV's may reverse or manoeuvre from the roadway.

iii. All other service vehicles (i.e. Van, Small Rigid Vehicle (SRV) and Medium Rigid Vehicle (MRV)) must be able to enter, manoeuvre and exit the site entirely within the site.

Response to Item 3

Advice provided by the Applicant confirms that the proposed development will operate as a small-scale vehicle sales and servicing facility. Vehicles associated with the business are predominantly stored at an off-site holding facility, with vehicles transferred to and from the subject site as required. The Applicant has advised that these transfers are generally undertaken using a tow truck consistent with the dimensions of an 8.8m Medium Rigid Vehicle (**MRV**).

While Council's information request identifies a 20m Articulated Vehicle (**AV**) as the applicable service vehicle, it is not anticipated that vehicle deliveries to the site will occur using AV car carriers due to the nature and scale of the proposed operation. The proposed development is not intended to operate as a large format vehicle distribution facility, wholesale vehicle storage yard or dealership requiring regular AV servicing movements. Rather, the development comprises a relatively small-scale showroom and vehicle servicing operation with low-frequency vehicle deliveries.

Accordingly, the site layout and servicing arrangements have been designed in accordance with *AS2890.2* and Council's *City Plan – Transport Code (V13)* for vehicle sizes up to an MRV. A dedicated loading area is provided within the site that can accommodate vehicles up to an MRV without impacting the operation of the site or external road network (**Attachment B**).

The proposed servicing arrangement is considered to satisfy PO3 and Overall Outcome (2)(a)(i)(A)-(D) of the Transport Code based on the following:

- servicing requirements are appropriate to the scale and operational characteristics of the development
- service vehicles can enter, manoeuvre within and exit the site safely
- loading and unloading activities can occur wholly within the site
- servicing activities will not adversely affect the safe operation of the surrounding road network
- service vehicle movements will not obstruct access to on-site parking areas or the primary customer and staff circulation routes, and
- the proposed arrangement provides a practical and efficient servicing outcome that is proportionate with the anticipated operational demands of the development.

Requiring the site to accommodate a 20m AV would result in a disproportionate allocation of land for an infrequent servicing activity and would significantly compromise the efficient provision of parking, building functionality and circulation areas. Given the nature of the proposed use and the Applicant's confirmed operational model, accommodation of an MRV represents an appropriate and reasonable servicing solution for the development.

A swept path assessment has been undertaken using AutoTURN, demonstrating that vehicles up to an MRV can enter the site in a forward gear, access the designated loading area and depart the site in a forward gear. Swept path analysis has also been completed for a 10.2m front loading refuse collection vehicle (**RCV**), confirming that waste collection vehicles can safely access and service the development. The swept path assessments are included in **Attachment C**.

4. Pedestrian access

The submitted plans do not provide a dedicated pedestrian access to the site, with access only available via the vehicle crossing/access driveway points. To comply with AO8.1, AO8.2 and AO8.3 of the Transport code, the applicant is requested to provide a clearly defined, accessible pedestrian pathway from Ramly Drive to the Showroom entrance, separated from vehicle access.

Response to Item 4

The plans of development have been updated to clearly define the pedestrian access point separately from the vehicle crossings. The pedestrian access point provides a direct and unobstructed route to the showroom entrance, without requiring pedestrians to navigate through the car park.

The updated plans of development, depicting the pedestrian access point, are included in **Attachment B**.

5. Pedestrian access

Based on review of the submitted drawings, officers have identified that the aisle width behind car parking bays 12-14 is insufficient. To comply with AO19.1 of the Transport code, the applicant is requested to submit amended drawings providing an alternative outcome which can achieve compliant aisle width. Note that this may require the applicant to consider an alternative layout.

Response to Item 5

The plans of development have been updated to rearrange car parking bays 11-14 as one set of staff tandem parking spaces. These have been designed in accordance with Council's *City Plan – Transport Code (V13)* and *AS2890.1*. Updated plans of development are included in **Attachment B**.

2 Conclusion

As a result of the responses provided to the matters raised, we conclude that the proposed development addresses the 'Transport Assessment' items raised by Council in relation to the proposed development.

Should you have any questions or need anything clarified, please contact our office.

Yours sincerely



James Goodman, RPEQ 29448
Senior Traffic Engineer

Attach.

Attachment A Council correspondence

Alex Williams

From: BURNETT Joel <JBURNETT@goldcoast.qld.gov.au>
Sent: Friday, 31 July 2026 11:45 AM
To: James Goodman
Subject: Transport Assessment Comments Re: Information Request Item 1- Car Parking Supply BYD (Low Impact Industry and Showroom) 60 Kortum Drive, Burleigh Heads

Hi James,

MCU/2026/222

Please find my comments below as requested.

Provided the Showroom and Low impact industry uses operate as a single tenancy, I'm happy to accept AO1 of the Transport code being calculated as 2 spaces (for the entire tenancy) plus 1 per 50m² of TUA up to and including 500m², and 1 per 100m² of TUA over 500m².With respect to the car parking spaces which were identified as being non-compliant with AS2890.1, if you have any difficulty demonstrating compliance, please provide video evidence to demonstrate the ability for vehicles to practically enter, exit and turnaround to drive out in a forward gear when adjoining obstructing spaces are occupied.

Happy to discuss if you have any questions.

Thanks,

Joel Burnett
Transport Engineer
City Development
Planning, Regulation and Service Gold Coast

P: 07 5582 8214
cityofgoldcoast.com.au

CITY OF
GOLDCOAST.

From: James Goodman <james.goodman@geleon.com.au>
Sent: Wednesday, 29 July 2026 2:31 PM
To: BURNETT Joel <JBURNETT@goldcoast.qld.gov.au>
Cc: Transport DA <transportda@goldcoast.qld.gov.au>; Alex Williams <alex.williams@geleon.com.au>
Subject: IR Item 1 - 60 Kortum Drive, Burleigh Heads (MCU/2026/222) [51117]

Hi Joel,

Thank you for your time on the phone earlier.

As discussed, we wanted to seek Council's consideration regarding the application of the car parking rates for the two proposed land uses.

We acknowledge that the Transport Code requires two parking spaces per tenancy for both the showroom and low impact industry land uses. However, both components of the development will operate under a single operator as a small-scale car dealership and service centre.

Given the integrated nature of the proposed operation, we consider there is an opportunity for the "two spaces per tenancy" component of the parking rate to be applied only once, as outlined in the table below.

To ensure this arrangement is maintained, we would be comfortable with Council imposing a condition requiring the showroom and low impact industry tenancies to operate under a single tenant.

Land Use	m^2 TUA	Car Parking rate	Minimum car parking requirement
Showroom	350	1 per 50m^2 of TUA up to and including 500m^2, and 1 per 100m^2 of TUA over 500m^2	7
Low impact industry	294	1 per 50m^2 of TUA up to and including 500m^2, and 1 per 100m^2 of TUA over 500m^2	5.88
		2 per tenancy or lot	2
		Total	15

Regards,

GELEON

JAMES GOODMAN

Senior Traffic Engineer | RPEQ

tel 07 5594 4473

Suite 12, Level 1, 3029 The Boulevard, Emerald Lakes, Carrara
PO Box 454, Nerang Qld 4211

geleon.com.au Email Disclaimer

Council of the City of Gold Coast - confidential communication

This email and any files transmitted with it are confidential and are intended solely for the use of the addressee. If you are not the intended recipient be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email and any file attachments is strictly prohibited. If you have received this email in error, please immediately notify us. You must destroy the original transmission and its contents. Before opening or using attachments, check them for viruses and defects. The contents of this email and its attachments may become scrambled, truncated or altered in transmission. Please notify us of any anomalies. Our liability is limited to resupplying the email and attached files or the cost of having them resupplied.

Attachment B Updated plans of development

BYD SERVICE BURLEIGH HEADS

60 KORTUM DRIVE BURLEIGH HEADS, QLD 4220



PROPOSED BLOCK WALL ON PROPERTY BOUNDARY TO RUN EXTENT OF CONCRETE DRIVE C.O.S.

PROPERTY POLE

DUAL DC CHARGING STATION SUBJECT TO MAINS POWER AVAILABILITY

PROPOSED FIXED BOLLARDS TO FOLLOW PROPERTY BOUNDARY LINE. REMOVABLE BOLLARDS TO BE INSTALLED ON CROSSOVERS

PROPOSED PYLON SIGN

PROPOSED LANDSCAPING

PROPOSED PARKING BAYS TO BE LINEMARKED TO SUIT BYD CI STANDARDS

DIRECTIONAL SIGNAGE

BIN STORES TO HOUSE CARDBOARD BIN (1200mm x 1200mm x 1000mm) & GENERAL WASTE BIN (1900mm x 1000mm x 1200mm)

PROPOSED 1.2M WIDE PEDESTRIAN PATHWAY TO SECONDARY ENTRANCE

EXISTING DRIVEWAY CROSSOVER WIDENED PER IPWEA STANDARD DRAWING RSD-102 - VEHICLE CROSSINGS, HEAVY FOR A 'GENERAL WIDE FLARED' VEHICLE CROSSING

1 SITE PLAN

1 : 200

FILE PATH: P:\PROJECTS\PRESTIGE AUTO GROUP\BYD BURLEIGH HEADS\DWG\BYD BURLEIGH HEADS AH.rvt

COPYRIGHT

W.I.M Architects Pty. Ltd. All rights reserved. This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic, mechanical, photocopying or photographic) without the written permission of W.I.M Architects Pty. Ltd. Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between W.I.M Architects Pty. Ltd. and the instructing party.

ABN: 25613329016

GENERAL NOTES

1. Confirm details of setouts, levels, setbacks and critical dimensions on site prior to and during the works.
2. All construction to comply with the Building Code of Australia (BCA) and applicable Australian Standards (AS).
3. A signed original of this drawing is retained in the W.I.M Architects' office for verification purposes.
4. These drawings are the copyright of W.I.M Architects Pty. Ltd. and may not be used, retained or copied without written authority.
5. Do not scale from this drawing - use figured dimensions. Dimensions taken from structure (face of blockwork/stud) unless otherwise noted.

CONCEPT

ISSUE	DESCRIPTION	DATE
13	REVISED PARKING LAYOUT	2026-08-07
12	PARKING LAYOUT	2026-07-30
11	DWG ISSUE TO TRAFFIC	2026-07-29
10	BYD APPROVAL SET	2026-01-05
9	BUILDERS SET ISSUE	2025-11-14
8	REVISED BUILDERS SET	2025-10-30
7	REVISED BUILDERS ISSUE	2025-10-22
6	REVISED BUILDERS SET	2025-10-21
5	UPDATED PACKAGE	2025-09-03
4	REVISED SIGNAGE	2025-08-22
3	REVISED SET	2025-07-09
2	BYD APPROVAL SET	2025-07-03
1	CONCEPT SET	2025-06-20

WIM ARCHITECTS

Tel: 07 3857 8215
Email: enquiries@wimarchitects.com
Web: www.wimarchitects.com

CLIENT: PRESTIGE AUTO

PROJECT: BYD SERVICE BURLEIGH HEADS

60 KORTUM DRIVE BURLEIGH HEADS, QLD 4220

DRAWING TITLE: **SITE PLAN**

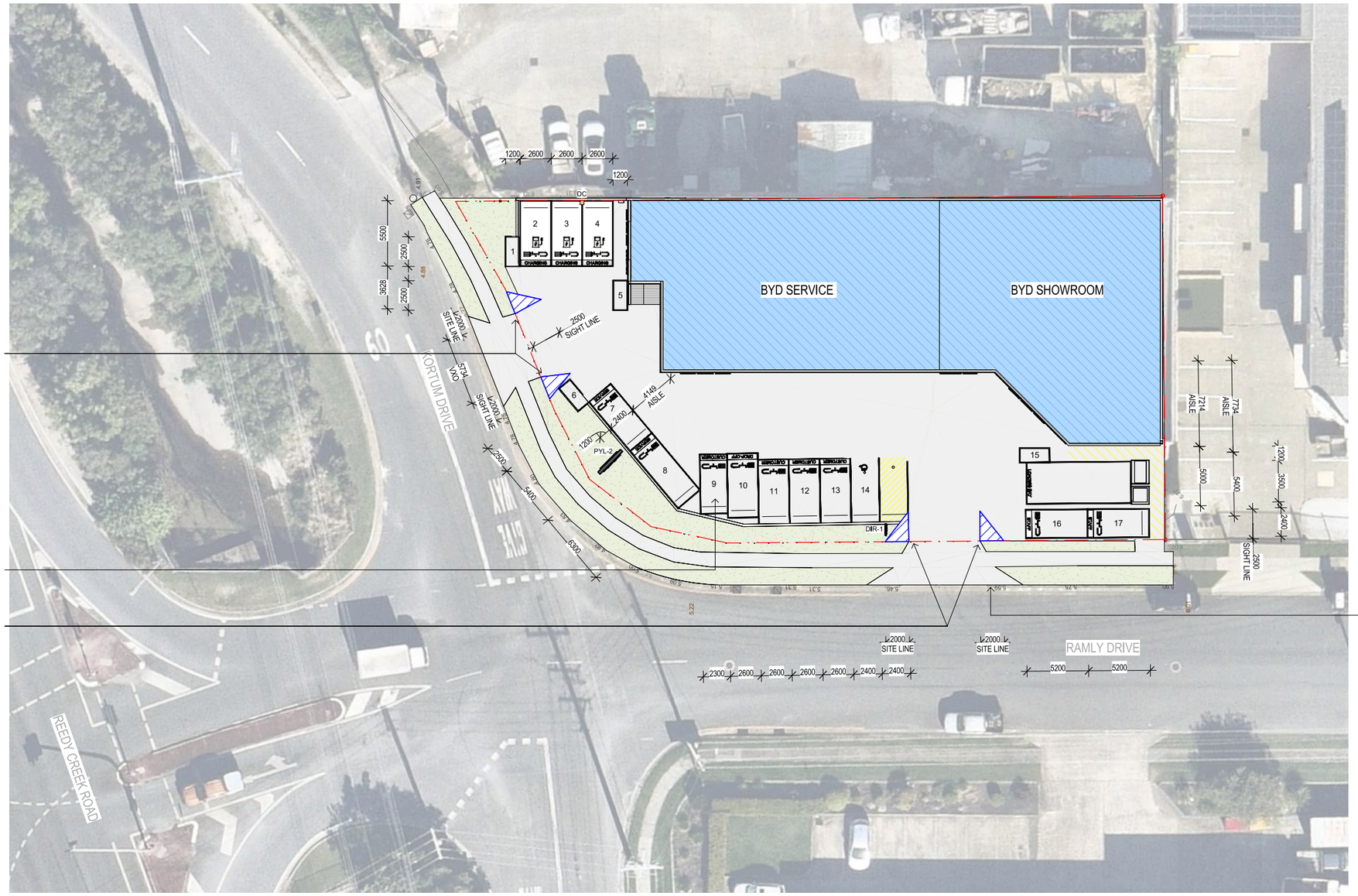
DRAWN	CHECKED
MN	MY

SCALE	DATE
1 : 200@A1	17/08/2026 2:15:53 PM

PROJECT NO.	DRAWING NO.	ISSUE
BYD-BUR-225	SD-100	13

BYD SERVICE BURLEIGH HEADS

60 KORTUM DRIVE BURLEIGH HEADS, QLD 4220



PEDESTRIAN SIGHT TRIANGLES TO BE KEPT CLEAR OF OBSTRUCTIONS TO VISIBILITY. LOW LEVEL LANDSCAPING PERMITTED TO A MAXIMUM MATURE HEIGHT OF 500mm ABOVE DRIVEWAY LEVEL

SMALL CAR BAY

PEDESTRIAN SIGHT TRIANGLES TO BE KEPT CLEAR OF OBSTRUCTIONS TO VISIBILITY. LOW LEVEL LANDSCAPING PERMITTED TO A MAXIMUM MATURE HEIGHT OF 500mm ABOVE DRIVEWAY LEVEL

EXISTING DRIVEWAY CROSSOVER WIDENED PER IPWEA STANDARD DRAWING RSD-102 FOR 'GENERAL WIDE FLAIRED'

1 SITE PLAN - PARKING PLAN

1 : 200

FILE PATH: P:\PROJECTS\PRESTIGE AUTO GROUP\BYD BURLEIGH HEADS\DWG\BYD BURLEIGH HEADS AH.rvt

COPYRIGHT

W.I.M Architects Pty. Ltd. All rights reserved. This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic, mechanical, photocopying or photographic) without the written permission of W.I.M Architects Pty. Ltd. Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between W.I.M Architects Pty. Ltd. and the instructing party.

ABN: 25613329016

GENERAL NOTES

1. Confirm details of setouts, levels, setbacks and critical dimensions on site prior to and during the works.
2. All construction to comply with the Building Code of Australia (BCA) and applicable Australian Standards (AS).
3. A signed original of this drawing is retained in the W.I.M Architects' office for verification purposes.
4. These drawings are the copyright of W.I.M Architects Pty. Ltd. and may not be used, retained or copied without written authority.
5. Do not scale from this drawing - use figured dimensions. Dimensions taken from structure (face of blockwork/stud) unless otherwise noted.

CONCEPT

PARKING

TYPE	SIZE	QTY.
PWD + CLEARANCE	5.4m X 2.4m	1
STANDARD	5.5m X 2.6m	3
STANDARD	5.4m X 2.6m	4
STANDARD	5.4m X 2.4m	1
STANDARD	5.2m X 2.4m	2
SMALL CAR	5.0m X 2.3m	1
LONG	6.3m X 2.4m	1
TOTAL		**13**
MOTORCYCLE	2.5m X 1.2m	4

ISSUE	DESCRIPTION	DATE
13	REVISED PARKING LAYOUT	2026-08-07
12	PARKING LAYOUT	2026-07-30
11	DWG ISSUE TO TRAFFIC	2026-07-29
10	BYD APPROVAL SET	2026-01-05
9	BUILDERS SET ISSUE	2025-11-14
8	REVISED BUILDERS SET	2025-10-30
7	REVISED BUILDERS ISSUE	2025-10-22
6	REVISED BUILDERS SET	2025-10-21
5	UPDATED PACKAGE	2025-09-03
4	REVISED SIGNAGE	2025-08-22
3	REVISED SET	2025-07-09
2	BYD APPROVAL SET	2025-07-03
1	CONCEPT SET	2025-06-20

WIM ARCHITECTS

Tel: 07 3857 8215
Email: enquiries@wimarchitects.com
Web: www.wimarchitects.com

CLIENT: PRESTIGE AUTO

PROJECT: BYD SERVICE BURLEIGH HEADS

60 KORTUM DRIVE BURLEIGH HEADS, QLD 4220

DRAWING TITLE: **SITE PLAN - PARKING PLAN**

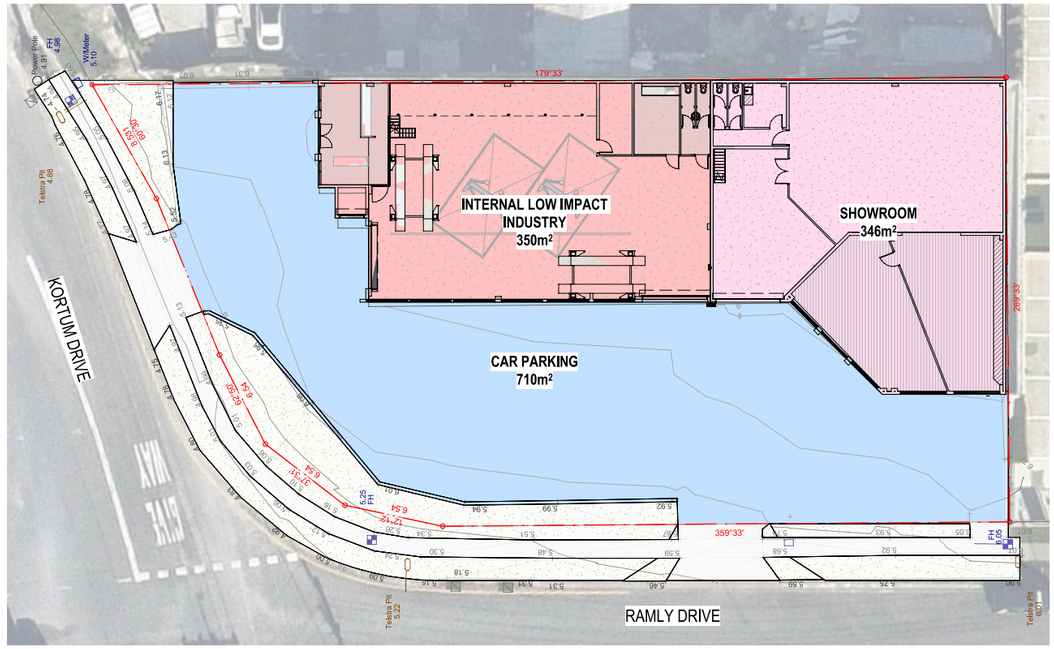
DRAWN	CHECKED
MN	MY

SCALE	DATE
1 : 200@A1	17/08/2026 2:15:54 PM

PROJECT NO.	DRAWING NO.	ISSUE
BYD-BUR-225	SD-101	13

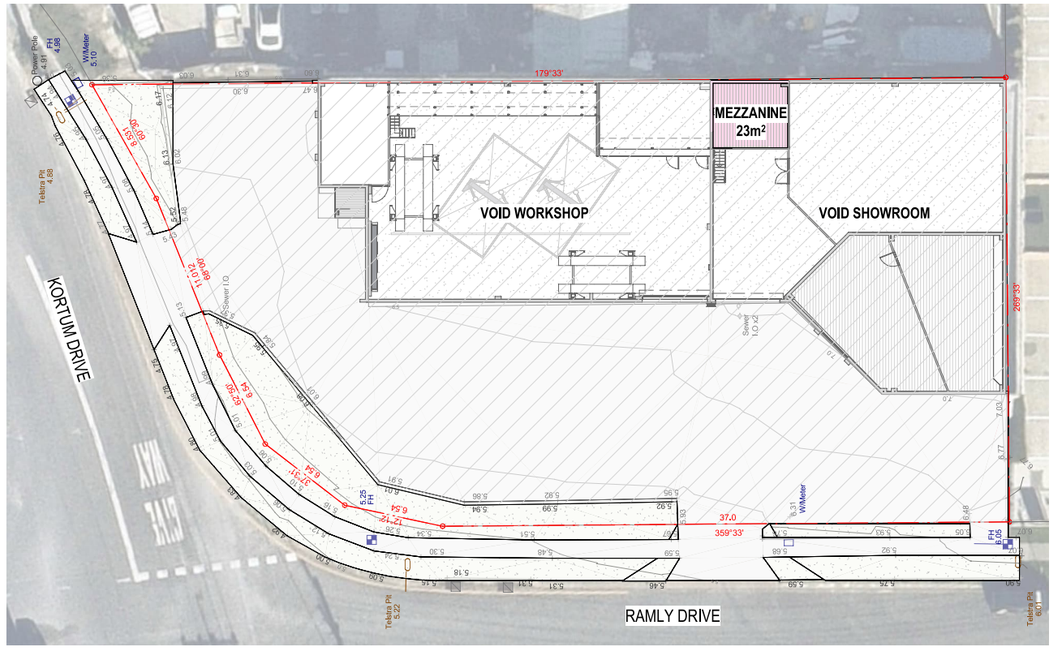
BYD SERVICE BURLEIGH HEADS

60 KORTUM DRIVE BURLEIGH HEADS, QLD 4220



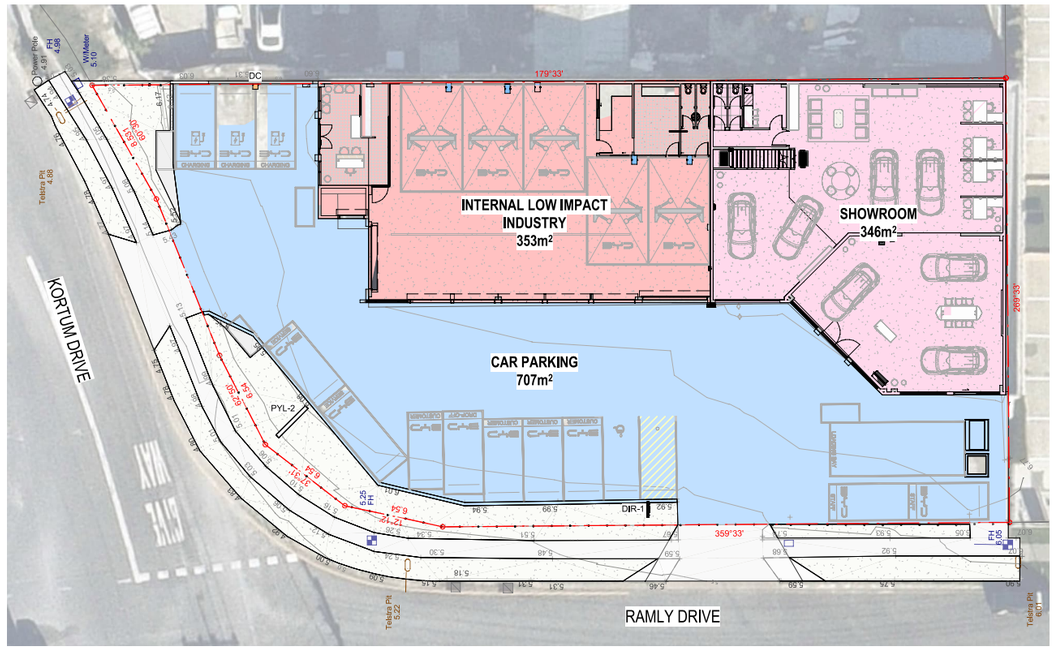
1 FUNCTIONAL AREA PLAN - GROUND - EXISTING

1 : 200



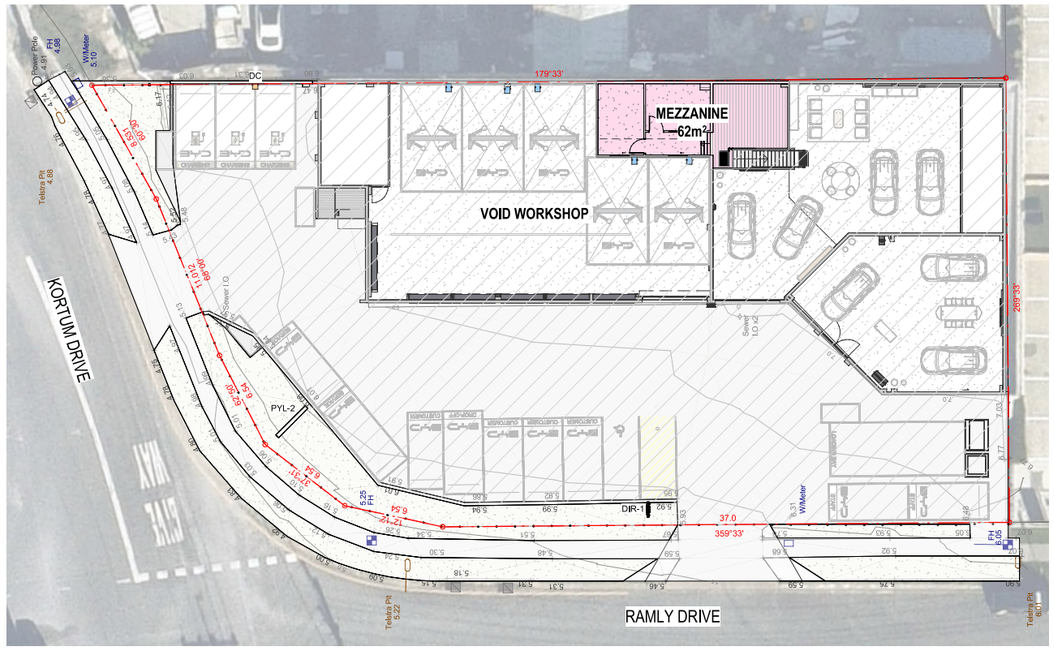
2 FUNCTIONAL AREA PLAN - MEZZANINE - EXISTING

1 : 200



3 FUNCTIONAL AREA PLAN - GROUND - PROPOSED

1 : 200



4 FUNCTIONAL AREA PLAN - MEZZANINE - PROPOSED

1 : 200

FILE PATH: P:\PROJECTS\PRESTIGE AUTO GROUP\BYD BURLEIGH HEADS\DWG\BYD BURLEIGH HEADS AH.rvt

COPYRIGHT

W.I.M Architects Pty. Ltd. All rights reserved. This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic, mechanical, photocopying or photographic) without the written permission of W.I.M Architects Pty. Ltd. Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between W.I.M Architects Pty. Ltd. and the instructing party.

ABN: 25613329016

GENERAL NOTES

1. Confirm details of setouts, levels, setbacks and critical dimensions on site prior to and during the works.
2. All construction to comply with the Building Code of Australia (BCA) and applicable Australian Standards (AS).
3. A signed original of this drawing is retained in the W.I.M Architects' office for verification purposes.
4. These drawings are the copyright of W.I.M Architects Pty. Ltd. and may not be used, retained or copied without written authority.
5. Do not scale from this drawing - use figured dimensions. Dimensions taken from structure (face of blockwork/stud) unless otherwise noted.

CONCEPT

FUNCTIONAL AREA LEGEND

EXISTING:

GROUND

SHOWROOM:	346m²
INTERNAL LOW IMPACT INDUSTRY:	350m²
CAR PARKING:	710m²

MEZZANINE

MEZZANINE:	23m²

PROPOSED TOTAL FUNCTIONAL AREA:

GROUND

SHOWROOM:	346m²
INTERNAL LOW IMPACT INDUSTRY:	353m²
CARPARKING:	707m²

MEZZANINE

MEZZANINE:	62m²

DIFFERENCE

GROUND

SHOWROOM:	EQUAL TO EX.
INTERNAL LOW IMPACT INDUSTRY:	3m² INCREASE
CAR PARKING:	3m² DECREASE

MEZZANINE

MEZZANINE:	39m² INCREASE

ISSUE	DESCRIPTION	DATE
12	REVISED TOWN PLANNER ISSUE	2026-08-12
11	REVISED PARKING LAYOUT	2026-08-07
10	BYD APPROVAL SET	2026-01-05
9	BUILDERS SET ISSUE	2025-11-14
8	REVISED BUILDERS SET	2025-10-30
7	REVISED BUILDERS ISSUE	2025-10-22
6	REVISED BUILDERS SET	2025-10-21
5	UPDATED PACKAGE	2025-09-03
4	REVISED SIGNAGE	2025-08-22
3	REVISED SET	2025-07-09
2	BYD APPROVAL SET	2025-07-03
1	CONCEPT SET	2025-06-20

WIM ARCHITECTS

Tel: 07 3857 8215
Email: enquiries@wimarchitects.com
Web: www.wimarchitects.com

CLIENT: PRESTIGE AUTO

PROJECT: BYD SERVICE BURLEIGH HEADS

60 KORTUM DRIVE BURLEIGH HEADS, QLD 4220

DRAWING TITLE: **FUNCTIONAL AREA PLAN**

DRAWN	CHECKED
MN	MY

SCALE	DATE
As indicated@A1	17/08/2026 2:16:04 PM

PROJECT NO.	DRAWING NO.	ISSUE
BYD-BUR-225	SD-103	12

Attachment C Swept path assessment

F:7330 A (05.01.2015

RAMLY DRIVE

KORTUM DRIVE

STAFF

STAFF

LOADING BAY

MRV

CUSTOMER

CUSTOMER

CUSTOMER

DROP-OFF

CUSTOMER

SERVICE

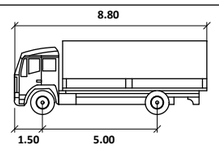
SERVICE

CHARGING

CHARGING

CHARGING

DEVELOPMENT SITE



8.8m MEDIUM RIGID VEHICLE

Width	: 2.50m
Track	: 2.50m
Lock to Lock Time	: 6.0s
Steering Angle	: 38.7°

LEGEND

- Vehicle Swept Path Forward Envelope
- Vehicle Swept Path Reverse Envelope
- Vehicle Body Clearance (300mm)

0 1 2 3 4m

GELEON
ABN 58 668 001 303
Suite 12, Level 1, 3029 The Boulevard
Emerald Lakes, Carrara
PO Box 454 Nerang Qld 4211
tel +61 7 5594 4473

60 KORTUM DRIVE, BURLEIGH HEADS
PROPOSED MIXED USE DEVELOPMENT

SWEPT PATH ASSESSMENT
8.8m MEDIUM RIGID VEHICLE (MRV)
ENTRY INTO LOADING BAY

Project No. 51117

Issue Date 17/08/26

Drawing No. 51117-SP001-A

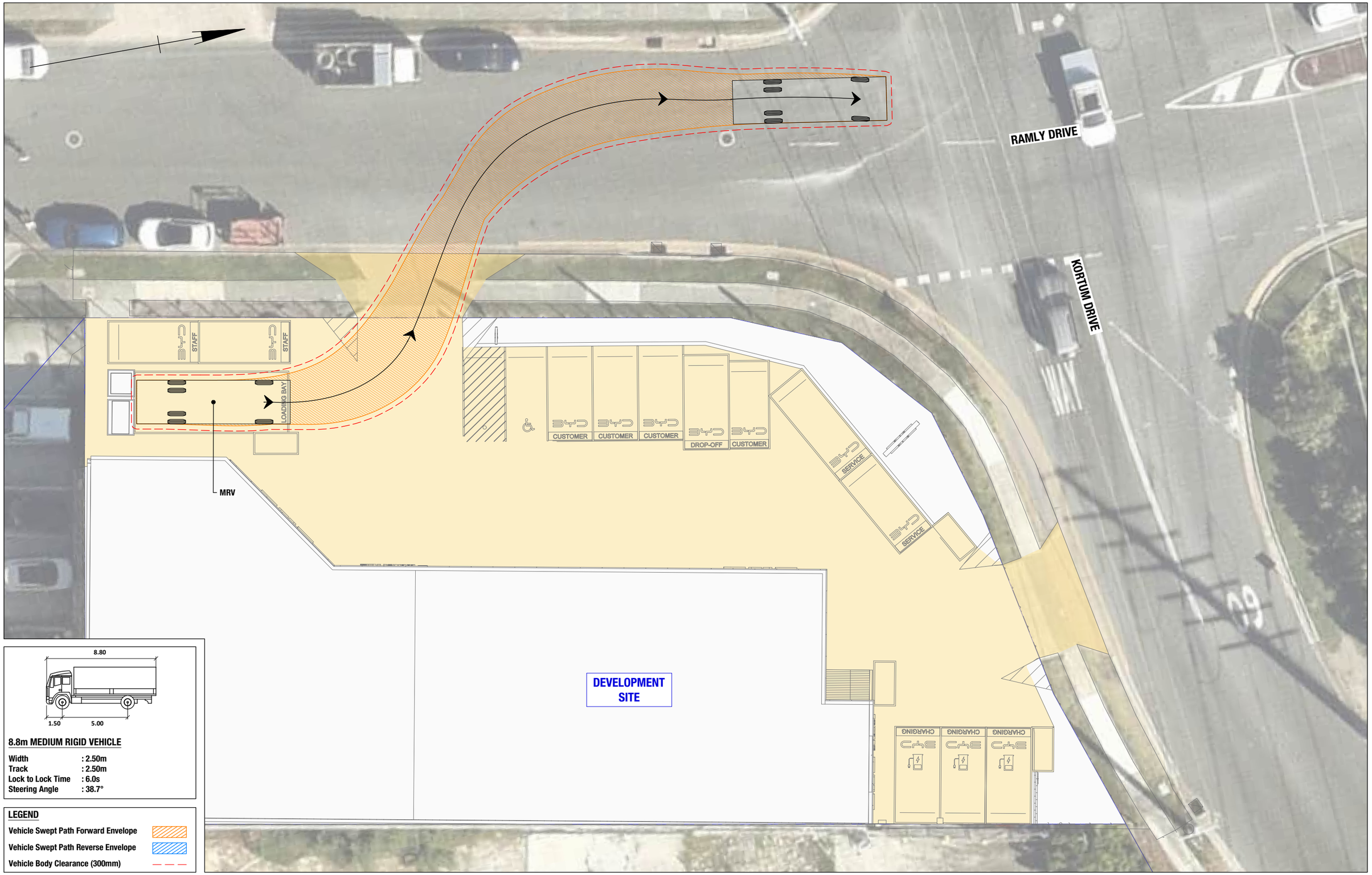
Series No. 1 of 16

P:\51117 DLT (60 Kortum Drive, Burleigh Hds)\02. D&D\00. CAD\Working\51117-SP001-16-A.dwg
17 August 2026
15:36:10

F:7330 A (05.01.2015

P:\51117 ULT (60 Kortum Drive, Burleigh Hds)\02. DA\01b. CAD\Working\51117-SP001-16-A.dwg

15:36:10 17 August 2026



8.8m MEDIUM RIGID VEHICLE

Width	: 2.50m
Track	: 2.50m
Lock to Lock Time	: 6.0s
Steering Angle	: 38.7°

LEGEND

- Vehicle Swept Path Forward Envelope
- Vehicle Swept Path Reverse Envelope
- Vehicle Body Clearance (300mm)

GELEON

ABN 58 668 001 303
Suite 12, Level 1, 3029 The Boulevard
Emerald Lakes, Carrara
PO Box 454 Nerang Qld 4211
tel +61 7 5594 4473

0 1 2 3 4m

60 KORTUM DRIVE, BURLEIGH HEADS
PROPOSED MIXED USE DEVELOPMENT

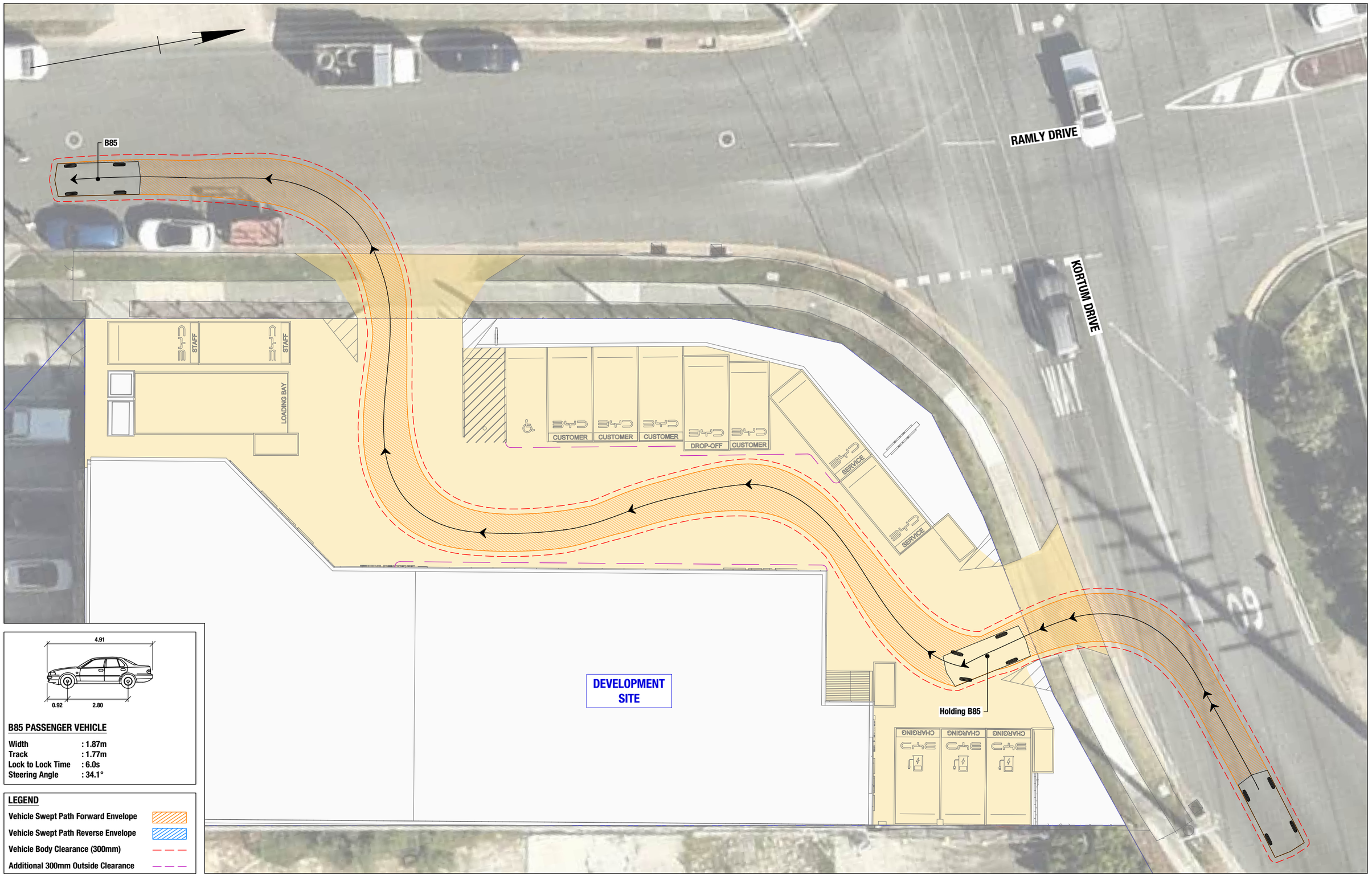
SWEPT PATH ASSESSMENT
8.8m MEDIUM RIGID VEHICLE (MRV)
EXIT FROM DEVELOPMENT SITE

Project No.	Issue Date
51117	17/08/26

Drawing No.
51117-SP002-A

Series No. 2 of 16

F:7330 A (05.01.2015



B85 PASSENGER VEHICLE

Width	: 1.87m
Track	: 1.77m
Lock to Lock Time	: 6.0s
Steering Angle	: 34.1°

LEGEND

- Vehicle Swept Path Forward Envelope
- Vehicle Swept Path Reverse Envelope
- Vehicle Body Clearance (300mm)
- Additional 300mm Outside Clearance

P:\51117 L&T (60 Kortum Drive, Burleigh Hds)\02. DA\00. CAD\Working\51117-SP003-16-A.dwg
17 August 2026
15:36:10

GELEON
ABN 58 668 001 303
Suite 12, Level 1, 3029 The Boulevard
Emerald Lakes, Carrara
PO Box 454 Nerang Qld 4211
tel +61 7 5594 4473

0 1 2 3 4m

60 KORTUM DRIVE, BURLEIGH HEADS
PROPOSED MIXED USE DEVELOPMENT

Project No. 51117

Issue Date 17/08/26

SWEPT PATH ASSESSMENT
B85 PASSENGER VEHICLE
HOLDING B85 CIRCULATION

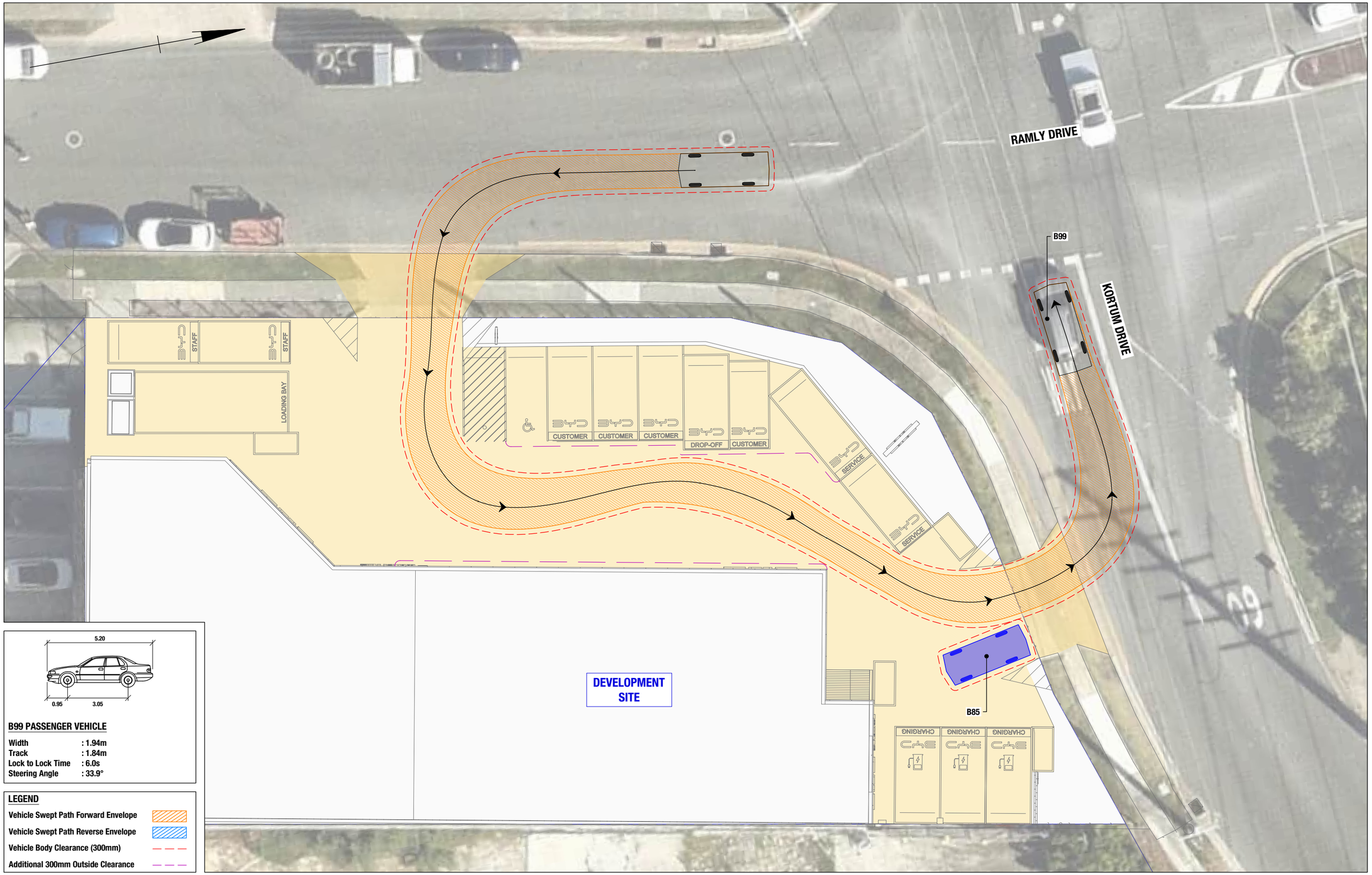
Drawing No. 51117-SP003-A

Series No. 3 of 16

F:7330 A (05.01.2015

P:\51117 ULT (60 Kortum Drive, Burleigh Hds)\02. DA\01. CAD\Working\51117-SP001-16-A.dwg

15:36:10 17 August 2026



B99 PASSENGER VEHICLE

Width	: 1.94m
Track	: 1.84m
Lock to Lock Time	: 6.0s
Steering Angle	: 33.9°

LEGEND

- Vehicle Swept Path Forward Envelope
- Vehicle Swept Path Reverse Envelope
- Vehicle Body Clearance (300mm)
- Additional 300mm Outside Clearance

GELEON
ABN 58 668 001 303
Suite 12, Level 1, 3029 The Boulevard
Emerald Lakes, Carrara
PO Box 454 Nerang Qld 4211
tel +61 7 5594 4473

0 1 2 3 4m

60 KORTUM DRIVE, BURLEIGH HEADS
PROPOSED MIXED USE DEVELOPMENT

SWEPT PATH ASSESSMENT
B99 PASSENGER VEHICLE
DEVELOPMENT SITE CIRCULATION

Project No.	Issue Date
51117	17/08/26

Drawing No.
51117-SP004-A

Series No. 4 of 16

F:7330 A (05.01.2015

RAMLY DRIVE

KORTUM DRIVE

B99

STAFF

STAFF

LOADING BAY

CUSTOMER

CUSTOMER

CUSTOMER

DROP-OFF

CUSTOMER

SERVICE

SERVICE

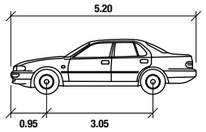
CHARGING

CHARGING

CHARGING

Holding B99

DEVELOPMENT SITE



B99 PASSENGER VEHICLE

Width	: 1.94m
Track	: 1.84m
Lock to Lock Time	: 6.0s
Steering Angle	: 33.9°

LEGEND

- Vehicle Swept Path Forward Envelope
- Vehicle Swept Path Reverse Envelope
- Vehicle Body Clearance (300mm)
- Additional 300mm Outside Clearance

P:\51117 L&LT (60 Kortum Drive, Burleigh Hds)\02. D&D\0. CAD\Working\51117-SP001-16-A.dwg

15:36:11 17 August 2026

GELEON
ABN 58 668 001 303
Suite 12, Level 1, 3029 The Boulevard
Emerald Lakes, Carrara
PO Box 454 Nerang Qld 4211
tel +61 7 5594 4473

0 1 2 3 4m

60 KORTUM DRIVE, BURLEIGH HEADS
PROPOSED MIXED USE DEVELOPMENT

Project No. 51117

Issue Date 17/08/26

SWEPT PATH ASSESSMENT
B99 PASSENGER VEHICLE
HOLDING B99 CIRCULATION

Drawing No. 51117-SP005-A

Series No. 5 of 16

F:7330 A (05.01.2015

P:\51117 L&T (60 Kortum Drive, Burleigh Hds)\02. DA\700. CAD\Working\51117-SP001-16-A.dwg

15:36:11 17 August 2026

RAMLY DRIVE

KORTUM DRIVE

STAFF

STAFF

LOADING BAY

CUSTOMER

CUSTOMER

CUSTOMER

DROP-OFF

CUSTOMER

B99

SERVICE

SERVICE

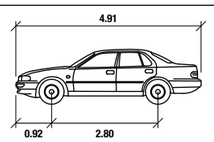
CHARGING

CHARGING

CHARGING

DEVELOPMENT SITE

B85



B85 PASSENGER VEHICLE

Width	: 1.87m
Track	: 1.77m
Lock to Lock Time	: 6.0s
Steering Angle	: 34.1°

LEGEND

- Vehicle Swept Path Forward Envelope
- Vehicle Swept Path Reverse Envelope
- Vehicle Body Clearance (300mm)
- Additional 300mm Outside Clearance

GELEON

ABN 58 668 001 303
Suite 12, Level 1, 3029 The Boulevard
Emerald Lakes, Carrara
PO Box 454 Nerang Qld 4211
tel +61 7 5594 4473

0 1 2 3 4m

60 KORTUM DRIVE, BURLEIGH HEADS
PROPOSED MIXED USE DEVELOPMENT

Project No. 51117

Issue Date 17/08/26

SWEPT PATH ASSESSMENT
B85 PASSENGER VEHICLE
DEVELOPMENT SITE CIRCULATION

Drawing No. 51117-SP006-A

Series No. 6 of 16

F:7330 A (05.01.2015

P:\51117 L&T (60 Kortum Drive, Burleigh Hds)\02. D&D\03. CAD\Working\51117-SP001-16-A.dwg

17 August 2026

15:36:11

RAMLY DRIVE

KORTUM DRIVE

STAFF

STAFF

LOADING BAY

CUSTOMER

CUSTOMER

CUSTOMER

DROP-OFF

CUSTOMER

SERVICE

CHARGING

CHARGING

CHARGING

DEVELOPMENT SITE

Holding B99

B99

5.20

0.95

3.05

B99 PASSENGER VEHICLE

Width	: 1.94m
Track	: 1.84m
Lock to Lock Time	: 6.0s
Steering Angle	: 33.9°

LEGEND

- Vehicle Swept Path Forward Envelope
- Vehicle Swept Path Reverse Envelope
- Vehicle Body Clearance (300mm)
- Additional 300mm Outside Clearance

0 1 2 3 4m

GELEON

ABN 58 668 001 303
Suite 12, Level 1, 3029 The Boulevard
Emerald Lakes, Carrara
PO Box 454 Nerang Qld 4211
tel +61 7 5594 4473

60 KORTUM DRIVE, BURLEIGH HEADS
PROPOSED MIXED USE DEVELOPMENT

SWEPT PATH ASSESSMENT
B99 PASSENGER VEHICLE
HOLDING B99 CIRCULATION

Project No. 51117

Issue Date 17/08/26

Drawing No. 51117-SP007-A

Series No. 7 of 16

F:7330 A (05.01.2015

P:\51117 DLT (60 Kortum Drive, Burleigh Hds)\02. DA\DWG\ CAD\Working\51117-SP001-16-A.dwg

15:36:11 17 August 2026

RAMLY DRIVE

KORTUM DRIVE

B85

B99

STAFF

STAFF

LOADING BAY

CUSTOMER

CUSTOMER

CUSTOMER

DROP-OFF

CUSTOMER

SERVICE

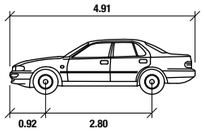
SERVICE

CHARGING

CHARGING

CHARGING

DEVELOPMENT SITE



B85 PASSENGER VEHICLE

Width	: 1.87m
Track	: 1.77m
Lock to Lock Time	: 6.0s
Steering Angle	: 34.1°

LEGEND

- Vehicle Swept Path Forward Envelope
- Vehicle Swept Path Reverse Envelope
- Vehicle Body Clearance (300mm)
- Additional 300mm Outside Clearance

GELEON

ABN 58 668 001 303
Suite 12, Level 1, 3029 The Boulevard
Emerald Lakes, Carrara
PO Box 454 Nerang Qld 4211
tel +61 7 5594 4473

0 1 2 3 4m

60 KORTUM DRIVE, BURLEIGH HEADS
PROPOSED MIXED USE DEVELOPMENT

SWEPT PATH ASSESSMENT
B85 PASSENGER VEHICLE
DEVELOPMENT SITE CIRCULATION

Project No.	Issue Date
51117	17/08/26

Drawing No.
51117-SP008-A

Series No. 8 of 16

F:7330 A (05.01.2015

P:\51117 ULT (60 Kortum Drive, Burleigh Hds)\02. D&D\03. CAD\Working\51117-SP001-16-A.dwg

15:36:12 17 August 2026

RAMLY DRIVE

KORTUM DRIVE

B85

Holding B85

DEVELOPMENT SITE

STAFF

STAFF

LOADING BAY

CUSTOMER

CUSTOMER

CUSTOMER

DROP-OFF

CUSTOMER

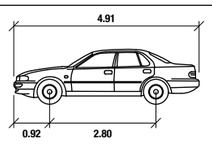
SERVICE

SERVICE

CHARGING

CHARGING

CHARGING



B85 PASSENGER VEHICLE

Width	: 1.87m
Track	: 1.77m
Lock to Lock Time	: 6.0s
Steering Angle	: 34.1°

LEGEND

- Vehicle Swept Path Forward Envelope
- Vehicle Swept Path Reverse Envelope
- Vehicle Body Clearance (300mm)
- Additional 300mm Outside Clearance

0 1 2 3 4m

GELEON
ABN 58 668 001 303
Suite 12, Level 1, 3029 The Boulevard
Emerald Lakes, Carrara
PO Box 454 Nerang Qld 4211
tel +61 7 5594 4473

60 KORTUM DRIVE, BURLEIGH HEADS
PROPOSED MIXED USE DEVELOPMENT

SWEPT PATH ASSESSMENT
B85 PASSENGER VEHICLE
HOLDING B85 CIRCULATION

Project No. 51117

Issue Date 17/08/26

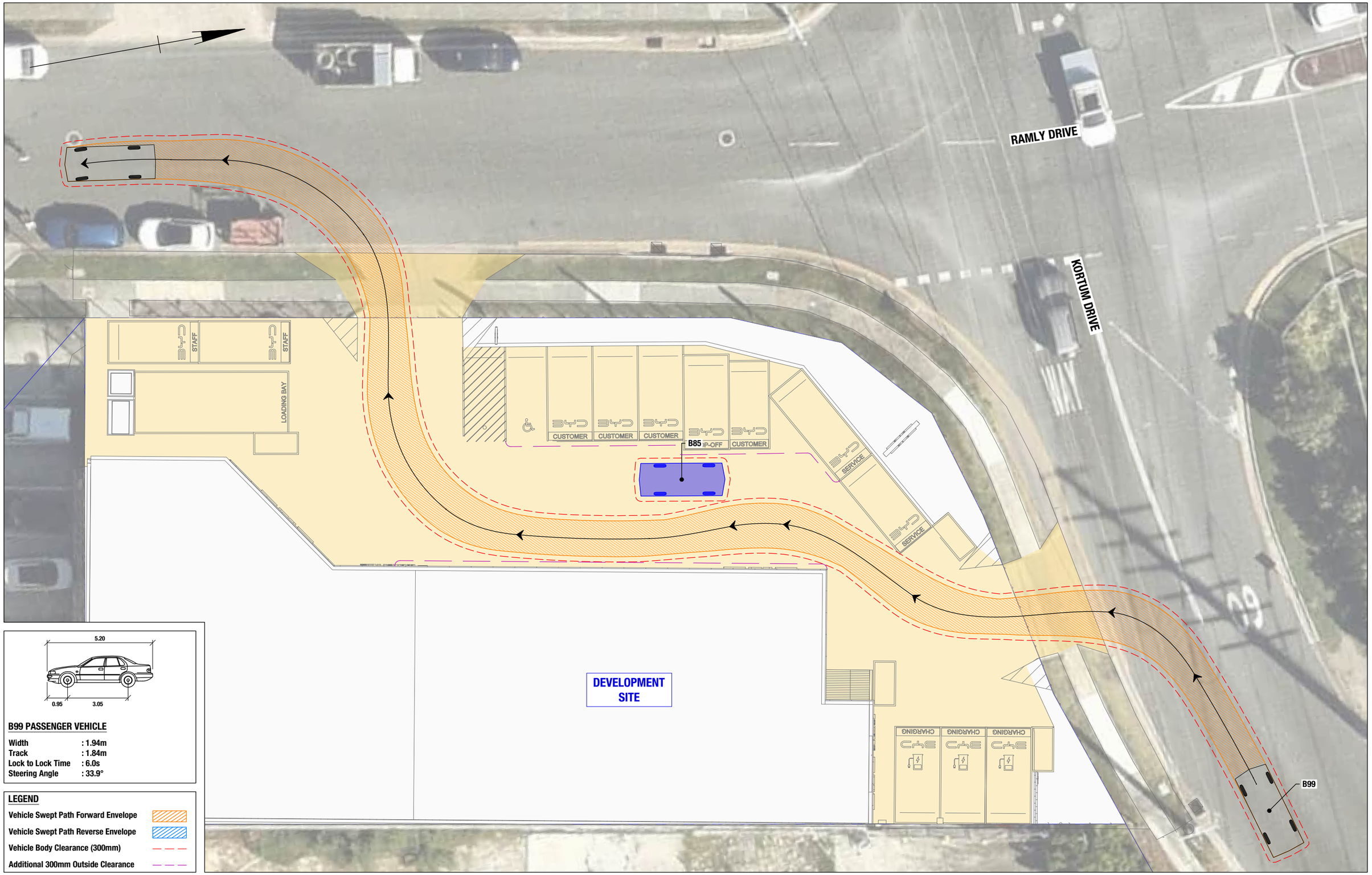
Drawing No. 51117-SP009-A

Series No. 9 of 16

F:7330 A (05.01.2015

P:\51117 ULT (60 Kortum Drive, Burleigh Hds)\02. DA\700. CAD\Working\51117-SP001-16-A.dwg

15:36:12 17 August 2026



5.20

0.95 3.05

B99 PASSENGER VEHICLE

Width	: 1.94m
Track	: 1.84m
Lock to Lock Time	: 6.0s
Steering Angle	: 33.9°

LEGEND

- Vehicle Swept Path Forward Envelope
- Vehicle Swept Path Reverse Envelope
- Vehicle Body Clearance (300mm)
- Additional 300mm Outside Clearance

GELEON
ABN 58 668 001 303
Suite 12, Level 1, 3029 The Boulevard
Emerald Lakes, Carrara
PO Box 454 Nerang Qld 4211
tel +61 7 5594 4473

0 1 2 3 4m

60 KORTUM DRIVE, BURLEIGH HEADS
PROPOSED MIXED USE DEVELOPMENT

Project No. 51117

Issue Date 17/08/26

SWEPT PATH ASSESSMENT
B99 PASSENGER VEHICLE
DEVELOPMENT SITE CIRCULATION

Drawing No. 51117-SP010-A

Series No. 10 of 16

F:7330 A (05.01.2015

P:\51117 L&T (60 Kortum Drive, Burleigh Hds)\02. DA\DWG\ CAD\Working\51117-SP001-15-A.dwg

15:36:12 17 August 2026

RAMLY DRIVE

KORTUM DRIVE

B85

B85

STAFF

STAFF

LOADING BAY

CUSTOMER

CUSTOMER

CUSTOMER

DROP-OFF

CUSTOMER

SERVICE

CHARGING

CHARGING

CHARGING

DEVELOPMENT SITE

4.91

0.92

2.80

B85 PASSENGER VEHICLE

Width	: 1.87m
Track	: 1.77m
Lock to Lock Time	: 6.0s
Steering Angle	: 34.1°

LEGEND

- Vehicle Swept Path Forward Envelope
- Vehicle Swept Path Reverse Envelope
- Vehicle Body Clearance (300mm)
- Additional 300mm Outside Clearance

0 1 2 3 4m

GELEON

ABN 58 668 001 303
Suite 12, Level 1, 3029 The Boulevard
Emerald Lakes, Carrara
PO Box 454 Nerang Qld 4211
tel +61 7 5594 4473

60 KORTUM DRIVE, BURLEIGH HEADS
PROPOSED MIXED USE DEVELOPMENT

SWEPT PATH ASSESSMENT
B85 PASSENGER VEHICLE
ENTRY INTO PARKING BAY

Project No. 51117

Issue Date 17/08/26

Drawing No. 51117-SP011-A

Series No. 11 of 16

F:7330 A (05.01.2015

P:\51117 L&T (60 Kortum Drive, Burleigh Hds)\02. DA2\00. CAD\Working\51117-SP001-16-A.dwg

17 August 2026

15:36:12

RAMLY DRIVE

KORTUM DRIVE

STAFF

STAFF

LOADING BAY

CUSTOMER

CUSTOMER

CUSTOMER

DROP-OFF

CUSTOMER

B85

B85

SERVICE

SERVICE

CHARGING

CHARGING

CHARGING

DEVELOPMENT SITE

4.91

0.92

2.80

B85 PASSENGER VEHICLE

Width	: 1.87m
Track	: 1.77m
Lock to Lock Time	: 6.0s
Steering Angle	: 34.1°

LEGEND

- Vehicle Swept Path Forward Envelope
- Vehicle Swept Path Reverse Envelope
- Vehicle Body Clearance (300mm)

0 1 2 3 4m

GELEON

ABN 58 668 001 303
Suite 12, Level 1, 3029 The Boulevard
Emerald Lakes, Carrara
PO Box 454 Nerang Qld 4211
tel +61 7 5594 4473

60 KORTUM DRIVE, BURLEIGH HEADS
PROPOSED MIXED USE DEVELOPMENT

SWEPT PATH ASSESSMENT
B85 PASSENGER VEHICLE
EXIT FROM DEVELOPMENT SITE

Project No. 51117

Issue Date 17/08/26

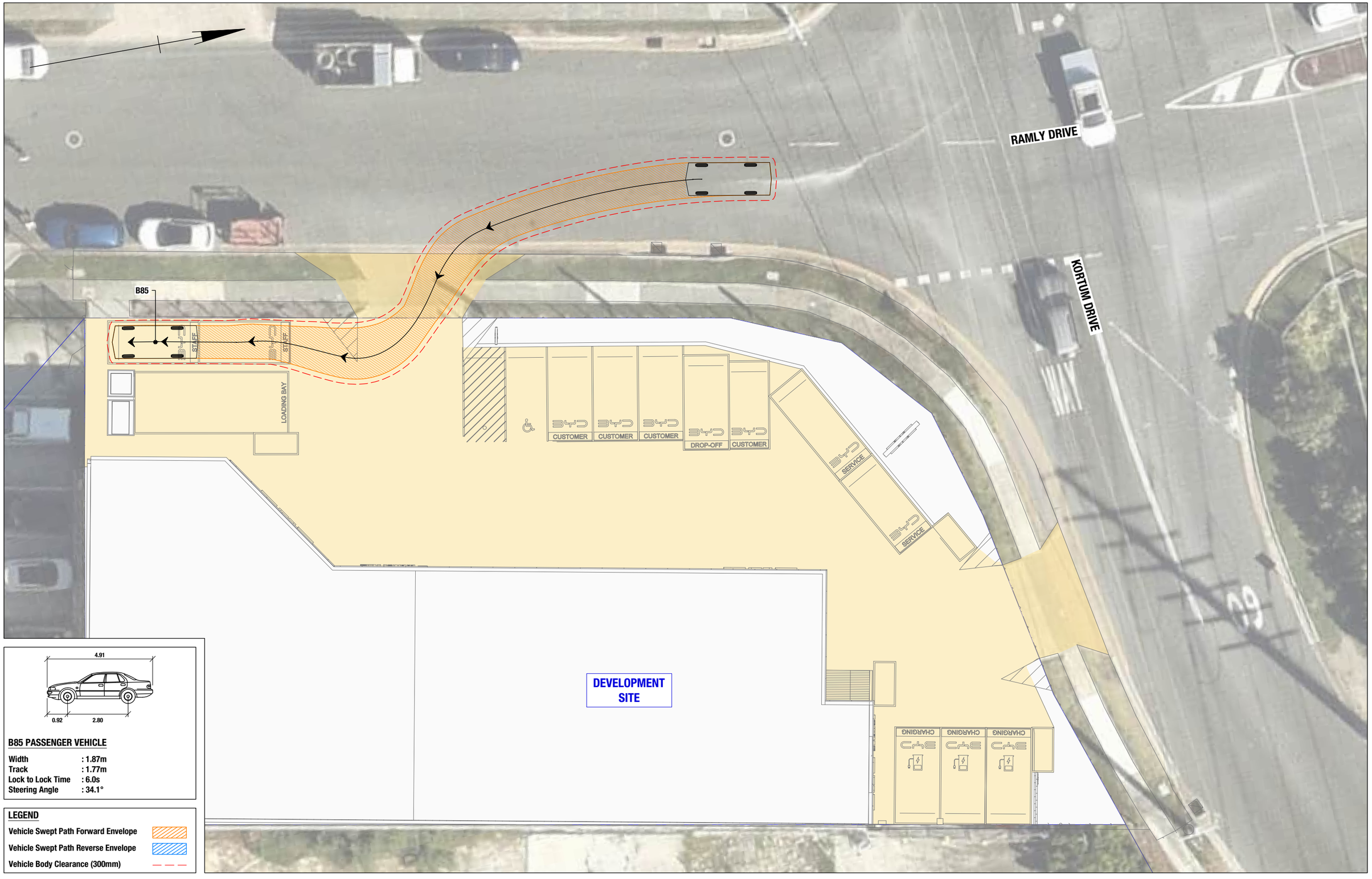
Drawing No. 51117-SP012-A

Series No. 12 of 16

F-7330 A (05.01.2015

P:\51117 L&T (60 Kortum Drive, Burleigh Hds)\02. D&D\03. CAD\Working\51117-SP001-16-A.dwg

15:36:13 17 August 2026



B85 PASSENGER VEHICLE

Width	: 1.87m
Track	: 1.77m
Lock to Lock Time	: 6.0s
Steering Angle	: 34.1°

LEGEND

- Vehicle Swept Path Forward Envelope
- Vehicle Swept Path Reverse Envelope
- Vehicle Body Clearance (300mm)

GELEON
ABN 58 668 001 303
Suite 12, Level 1, 3029 The Boulevard
Emerald Lakes, Carrara
PO Box 454 Nerang Qld 4211
tel +61 7 5594 4473

0 1 2 3 4m

60 KORTUM DRIVE, BURLEIGH HEADS
PROPOSED MIXED USE DEVELOPMENT

SWEPT PATH ASSESSMENT
B85 PASSENGER VEHICLE
ENTRY INTO PARKING BAY

Project No.	Issue Date
51117	17/08/26

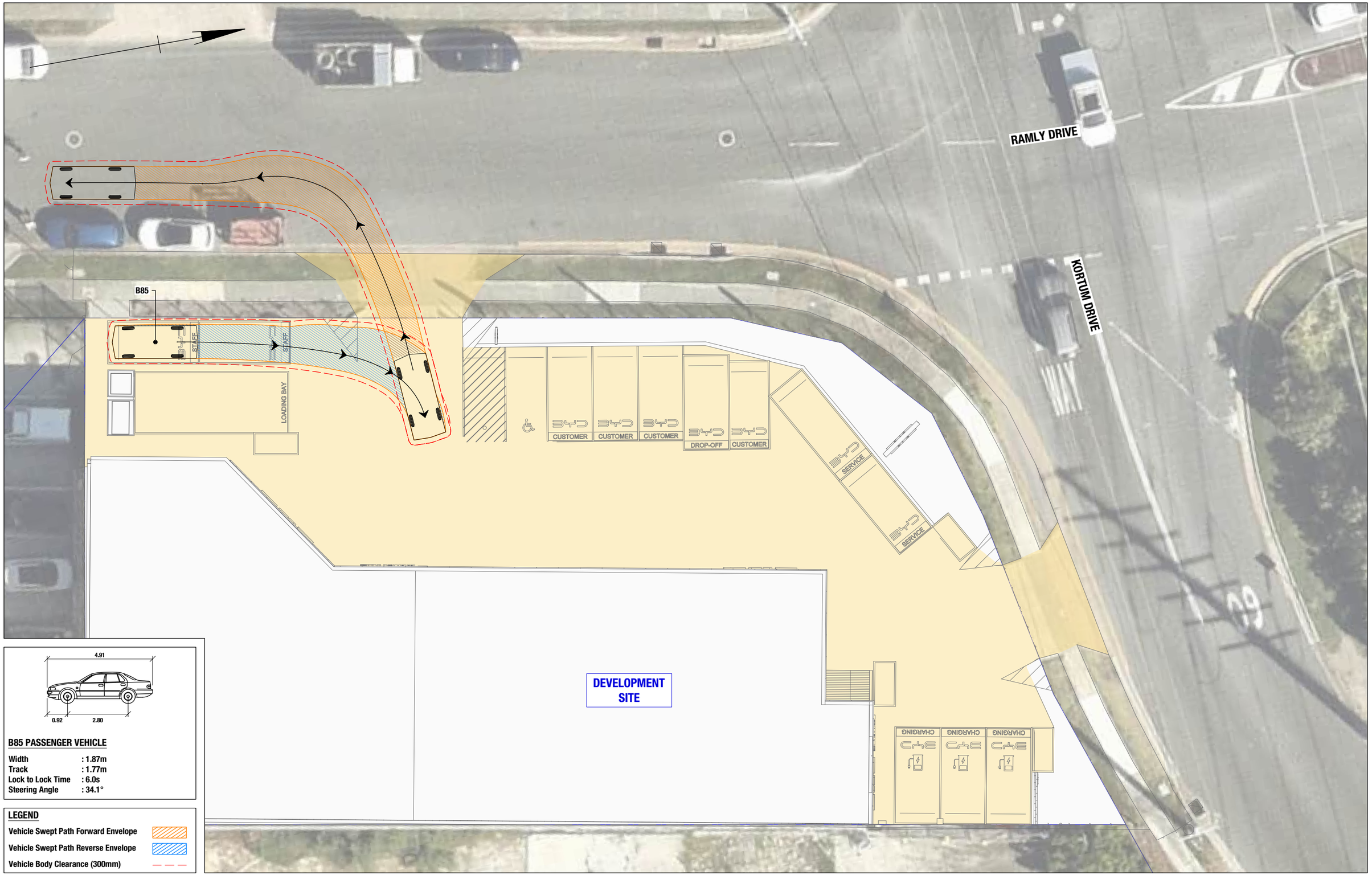
Drawing No.
51117-SP013-A

Series No. 13 of 16

F:7330 A (05.01.2015

P:\51117 L&T (60 Kortum Drive, Burleigh Hds)\02. D&D\03. CAD\Working\51117-SP001-16-A.dwg

15:36:13 17 August 2026



B85 PASSENGER VEHICLE

Width	: 1.87m
Track	: 1.77m
Lock to Lock Time	: 6.0s
Steering Angle	: 34.1°

LEGEND

- Vehicle Swept Path Forward Envelope
- Vehicle Swept Path Reverse Envelope
- Vehicle Body Clearance (300mm)

GELEON
ABN 58 668 001 303
Suite 12, Level 1, 3029 The Boulevard
Emerald Lakes, Carrara
PO Box 454 Nerang Qld 4211
tel +61 7 5594 4473

0 1 2 3 4m

60 KORTUM DRIVE, BURLEIGH HEADS
PROPOSED MIXED USE DEVELOPMENT

SWEPT PATH ASSESSMENT
B85 PASSENGER VEHICLE
EXIT FROM DEVELOPMENT SITE

Project No.	Issue Date
51117	17/08/26

Drawing No.
51117-SP014-A

Series No. 14 of 16

F:7330 A (05.01.2015

RAMLY DRIVE

KORTUM DRIVE

STAFF

STAFF

LOADING BAY

RCV

CUSTOMER

CUSTOMER

CUSTOMER

DROP-OFF

CUSTOMER

SERVICE

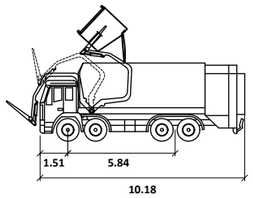
SERVICE

CHARGING

CHARGING

CHARGING

DEVELOPMENT SITE



10.2m REFUSE TRUCK FRONT LOADER (CoGC)

Width	: 2.50m
Track	: 2.50m
Lock to Lock Time	: 6.0s
Steering Angle	: 27.7°
Turning Radius	: 12.3m (kerb to kerb)

LEGEND

- Vehicle Swept Path Forward Envelope
- Vehicle Swept Path Reverse Envelope
- Vehicle Body Clearance (300mm)

0 1 2 3 4m

P:\51117 L&T (60 Kortum Drive, Burleigh Hds)\02. D&D\03. CAD\Working\51117-SP001-16-A.dwg

15:36:13 17 August 2026

GELEON

ABN 58 668 001 303
Suite 12, Level 1, 3029 The Boulevard
Emerald Lakes, Carrara
PO Box 454 Nerang Qld 4211
tel +61 7 5594 4473

60 KORTUM DRIVE, BURLEIGH HEADS
PROPOSED MIXED USE DEVELOPMENT

Project No. 51117

Issue Date 17/08/26

SWEPT PATH ASSESSMENT
10.2m FRONT LOADER REFUSE COLLECTION VEHICLE (RCV) ENTRY INTO REFUSE COLLECTION AREA

Drawing No. 51117-SP015-A

Series No. 15 of 16

F:7330 A (05.01.2015

P:\51117 GLT (60 Kortum Drive, Burleigh Hds)\02. DA\DWGs. CAD\Working\51117-SP001-16-A.Dwg

15:56:13 17 August 2026

RAMLY DRIVE

KORTUM DRIVE

STAFF

STAFF

LOADING BAY

RCV

CUSTOMER

CUSTOMER

CUSTOMER

DROP-OFF

CUSTOMER

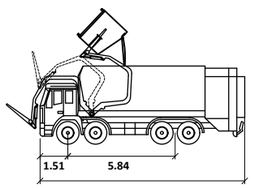
SERVICE

CHARGING

CHARGING

CHARGING

DEVELOPMENT SITE



10.2m REFUSE TRUCK FRONT LOADER (CoGC)

Width	: 2.50m
Track	: 2.50m
Lock to Lock Time	: 6.0s
Steering Angle	: 27.7°
Turning Radius	: 12.3m (kerb to kerb)

LEGEND

- Vehicle Swept Path Forward Envelope
- Vehicle Swept Path Reverse Envelope
- Vehicle Body Clearance (300mm)

0 1 2 3 4m

GELEON
ABN 58 668 001 303
Suite 12, Level 1, 3029 The Boulevard
Emerald Lakes, Carrara
PO Box 454 Nerang Qld 4211
tel +61 7 5594 4473

60 KORTUM DRIVE, BURLEIGH HEADS
PROPOSED MIXED USE DEVELOPMENT

Project No. 51117

Issue Date 17/08/26

SWEPT PATH ASSESSMENT
10.2m FRONT LOADER REFUSE COLLECTION VEHICLE (RCV) EXIT FROM DEVELOPMENT SITE

Drawing No. 51117-SP016-A

Series No. 16 of 16