

3 September 2026

Urban Planning Services
Suite 4, Level 1, Le Boulevard
Surfers Paradise Qld 4217

Attention: Jack Collings

Dear Jack,

**RE: 27 VISTA STREET, SURFERS PARADISE
REVIEW OF REVISED PODIUM PARKING LAYOUT**

INTRODUCTION

This letter has been prepared by PTT, as requested by Urban Planning Services, to review the updated podium parking layout for a proposed mixed-use development at 27 Vista Street, Surfers Paradise (DA reference: MCU/2025/5620). The proposed development comprises 25 residential apartments, 75 short-term accommodation apartments and small-scale ground floor food and drink tenancies. A traffic engineering report, dated 17 December 2025, and subsequent information request response, dated 9 June 2026, was prepared by PTT and submitted with the development application.

The podium parking levels have been revised to ensure that a 1.0m setback is achieved between each podium level and the northern property boundary, as requested by City of Gold Coast Council (Council). No changes to the access arrangements on Vista Street and ground floor parking layout (including the on-site servicing standing areas) are proposed, nor are any changes considered necessary.

This letter therefore assesses the revised podium parking layout with respect to Council's Planning Scheme (Version 10) and Australian Standards AS2890.1 Parking Facilities Part 1: Off-Street Car Parking. Revised architectural plans are attached.

REVISED PARKING LAYOUT

PROVISION

The revised layout includes two car share spaces on the ground floor and five motorcycle parking spaces on the podium levels. Council's Transport Code would require a minimum of 37 parking spaces, in addition to the car share and motorcycle spaces, as outlined in Table 1.

Table 1: CAR PARKING REQUIREMENT

LAND USE	SCALE	RATE	REQUIREMENT
Long-Term Resident Parking			
Multiple Dwelling	25 units	1.0 space per unit	25.0 spaces
Short-term Accom.	75 units	1.0 spaces per 4 units	19.0 spaces
		<i>less 5 spaces per car share space</i>	-10.0 spaces
		<i>Less 1 space per two M/C spaces</i>	-2.5 spaces
Total Resident Parking			31.5 spaces
Short-term Parking			
Resident Visitors	25 units	1 space per 10 multiple dwelling units	3.0 spaces
Food and Drink	120m ² TUA	1.0 space / 100m ² TUA	2.0 spaces
Total Short-Term Parking			5.0 spaces

The revised layout comprises a total of 44 car parking spaces, excluding the car share and motorcycle spaces. Thus, the total on-site parking provision accords with Council's minimum requirements.

DESIGN

The revised parking design is generally consistent with the previously submitted layout. No changes to the two-way single lane ramps are proposed, nor are any changes considered necessary.

A small car bay is proposed to the west of the lift core on each podium level. This parking bay is accessed via a reduced parking aisle (ie 4.9m wide). A swept path of a small car (ie B50) accessing and egressing this bay is attached.

An additional small car bay is located at the north-eastern corner of the lower podium level. A swept path of a B50 small car accessing and egressing this bay is attached.

Additional swept paths of a B85 car accessing and egressing all parking bays in the north-eastern corner of the upper podium level are attached. A corrective manoeuvre is required for a car egressing bay 40. It is understood that this bay would be allocated to a resident (ie long term parking). This arrangement is considered appropriate for User Class 1A parking (long term residential parking), which allows for a corrective manoeuvre for 90-degree parking spaces.

A hold point is located in each direction on the eastern side of the lower podium level. Traffic signals and signage would also be co-located with parking bays located on the western side of the lower podium and all parking bays located on the upper podium to inform drivers to 'Wait in Parking Bay on Red

Signal'. Thus, no hold points would be required on the upper podium to manage two-way traffic flow on the proposed single lane ramp / circulation aisle.

Swept paths of a B99 car circulating in each direction on podium level 1 are attached. As demonstrated, sufficient clearances would be maintained around the car in accordance with AS2890.1 when (a) accessing / egressing the single lanes ramps and aisles and (b) passing an opposing car waiting at the hold point).

CONCLUSION

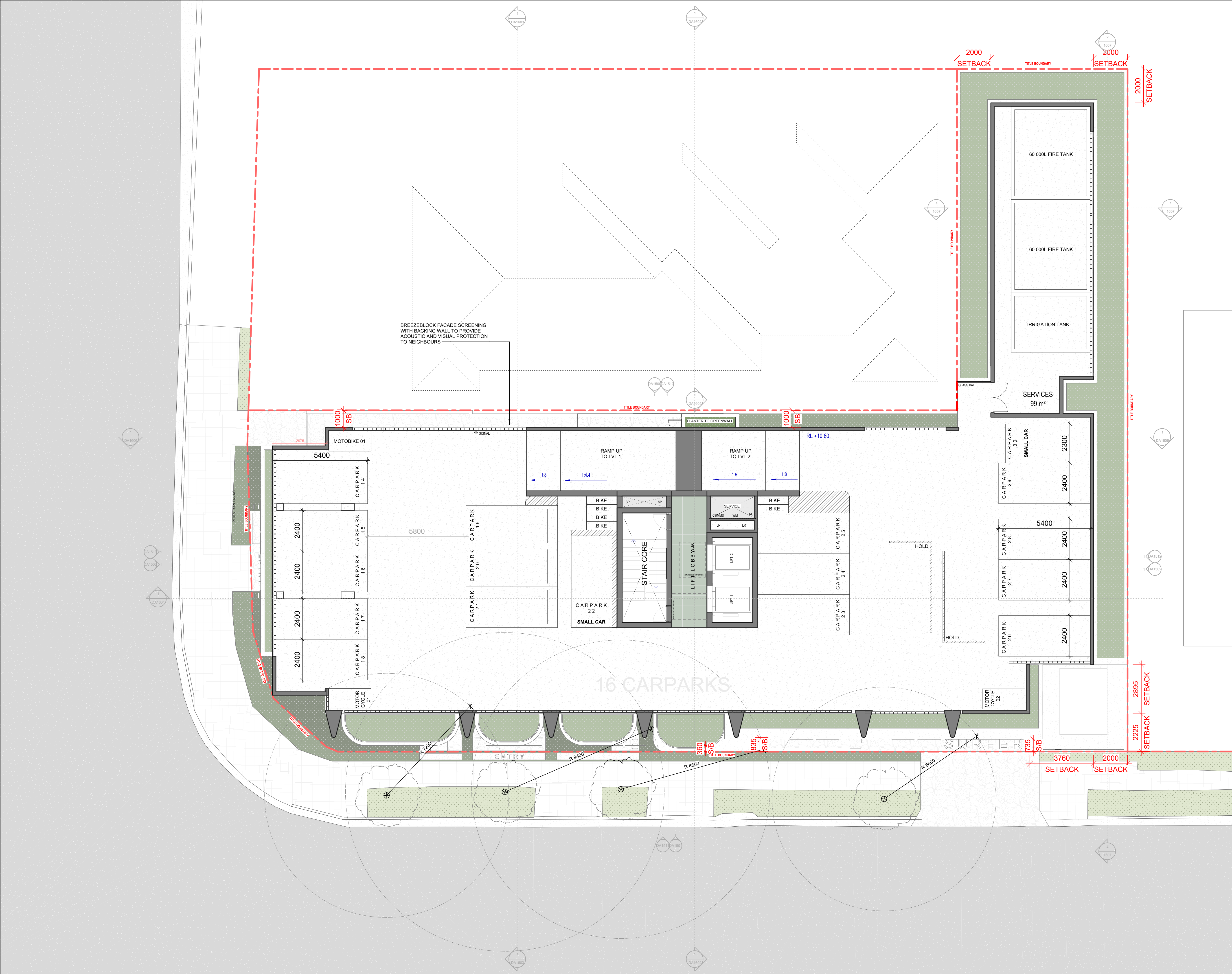
Based on the above, the revised podium parking layout has been designed in accordance with Council's Transport Code and AS2890.1. No additional changes to the parking layout are considered necessary.

If you have any questions regarding the issues discussed above, please do not hesitate to contact us.

Yours sincerely,



Casey Glover
Principal Engineer (RPEQ 34450)



THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

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REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B
10-12-2025	For Information	C
12-12-2025	DEVELOPMENT APPLICATION	D
18-12-2025	DEVELOPMENT APPLICATION UPDATED SET	E
02-04-2026	DEVELOPMENT APPLICATION UPDATES	G
22-04-2026	DEVELOPMENT APPLICATION UPDATES	H
18-05-2026	DEVELOPMENT APPLICATION UPDATES	I
20-05-2026	DEVELOPMENT APPLICATION UPDATES	J
2-07-2026	DA DOCUMENTATION TO PROCEED	K
04-08-2026	UPDATED DA SET WITH INCREASED SETBACK	L

NORTH POINT

NOTES

1.

ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE SHOWN. WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALING FROM DRAWING.

2.

ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.

3.

ANY DISCREPANCIES TO BE REPORTED TO PRIMARY CONSULTANT PRIOR TO PROCEEDING WITH THE WORK.

4.

READ DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.

AUSTRALIAN STANDARDS

ALL WORKS TO COMPLY WITH, BUT NOT LIMITED TO THE FOLLOWING STANDARDS:

BALUSTRADE LOADING:

AS 1170

GLAZING:

AS 1288

LIGHT TIMBER FRAMING:

AS 1684 - 1999

SWIMMING POOL SAFETY:

AS 1926.1 - 2012

TERMITE PROTECTION:

AS 3660.1 - 2000

WATERPROOFING WET AREAS:

AS 3740

SUB-FLOOR VENTILATION:

AS 3786

SUB-FLOOR VENTILATION:

BCA PART 3.4.1

ENERGY EFFICIENCY NOTES

UNLESS OTHERWISE NOTED, ALL RESIDENTIAL PROJECTS SHALL INCORPORATE THE FOLLOWING:

1.

PROVIDE MINIMUM R=3.0 INSULATION TO CEILING AND REFLECTIVE FOIL TO UNDERSIDE OF ROOF.

2.

PROVIDE MINIMUM R=1.5 INSULATION FOR TIMBER FRAMED WALLS INCLUDING BRICK VENEER.

3.

PROVIDE SEALS FOR ALL EXTERNAL WINDOWS & DOORS.

4.

NEW HOTWATER HEATERS SHALL BE A MINIMUM OF 3.5 STAR ENERGY RATING.

GENERAL NOTES

UNLESS OTHERWISE NOTED OR DIRECTED, FLOOR TILES SHALL BE NON-SLIP WITH A MINIMUM READING OF 0.41 ON THE TORTUS TEST AND 0.4 ON THE SIGLER TEST FOR BOTH DRY AND WET SLIP RESISTANCE.

FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

GA - LVL 1

PROJECT

SURFER APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
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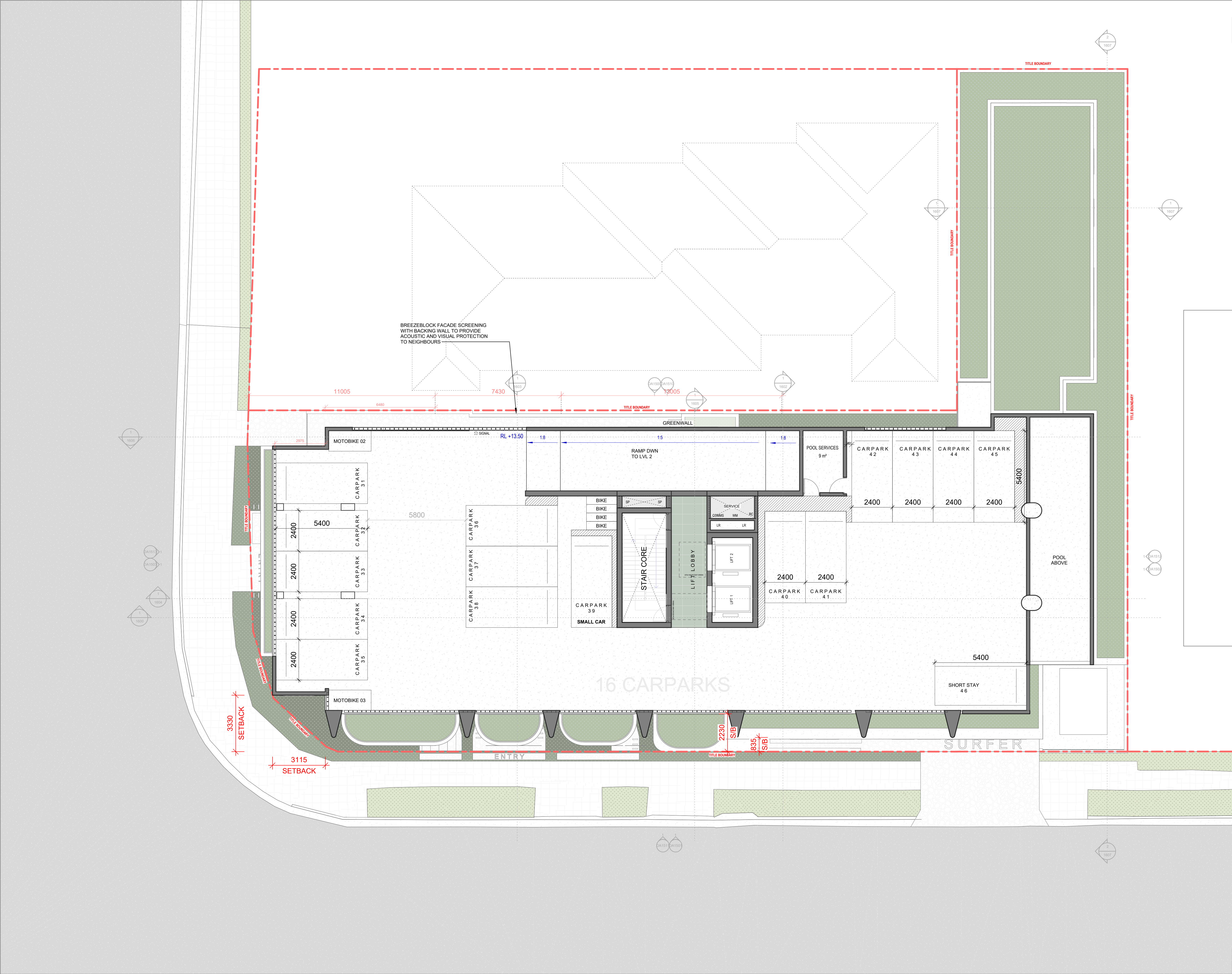
Studio Snell

STUDIO SNELL
SNELL GAARD FAMILY PTY LTD 89 709 189
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JOE SNELL ARCHITECT REGISTRATION
NSW 9659 & QLD 5717

37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 212 9925

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LIGHT TIMBER FRAMING:

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SWIMMING POOL SAFETY:

AS 1926.1 - 2012

TERMITE PROTECTION:

AS 3692.1 - 2000

WATERPROOFING WET AREAS:

AS 3740

SMOKE DETECTORS:

AS 3786

SUB-FLOOR VENTILATION:

BCA PART 3.4.1

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FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

GA - LVL 2

PROJECT

SURFER APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

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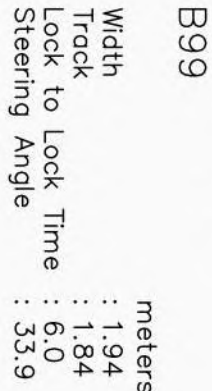
Studio Snell

STUDIO SNELL
SNELL GUARD FAMILY PTY LTD 89 709 189
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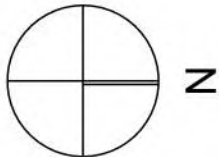
-  VEHICLE BODY PATH
-  FRONT TYRE PATH
-  REAR TYRE PATH
-  CLEARANCE ENVELOPE (0.3m)
-  CLEARANCE ENVELOPE (0.6m)

VEHICLE SPEED: 7KM/H

PTT
ABN 96 067 593 962
P 07 3839 6771 www.PTT.COM.AU
Level 2, 62 Astor Tce, Spring Hill QLD 4000

DRAWING TITLE: PODIUM INGRESS CIRCULATION	DRAWING NO.: 26-241-006		REV: C	SCALE: 1:150 @ A3	APPROVED BY: CG (RPEQ 34450) 
	PROJECT TITLE: 27 VISTA STREET, SURFERS PARADISE			CLIENT: UPS	

WITH BACKING WALL TO PROVIDE
ACOUSTIC AND VISUAL PROTECTION
TO NEIGHBOURS



SERVICES
99 m²

TITLE BOUNDARY

MOTOBIKE 01

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CARPARK 15

CARPARK 16

CARPARK 17

CARPARK 18

MOTOR CYCLE 01

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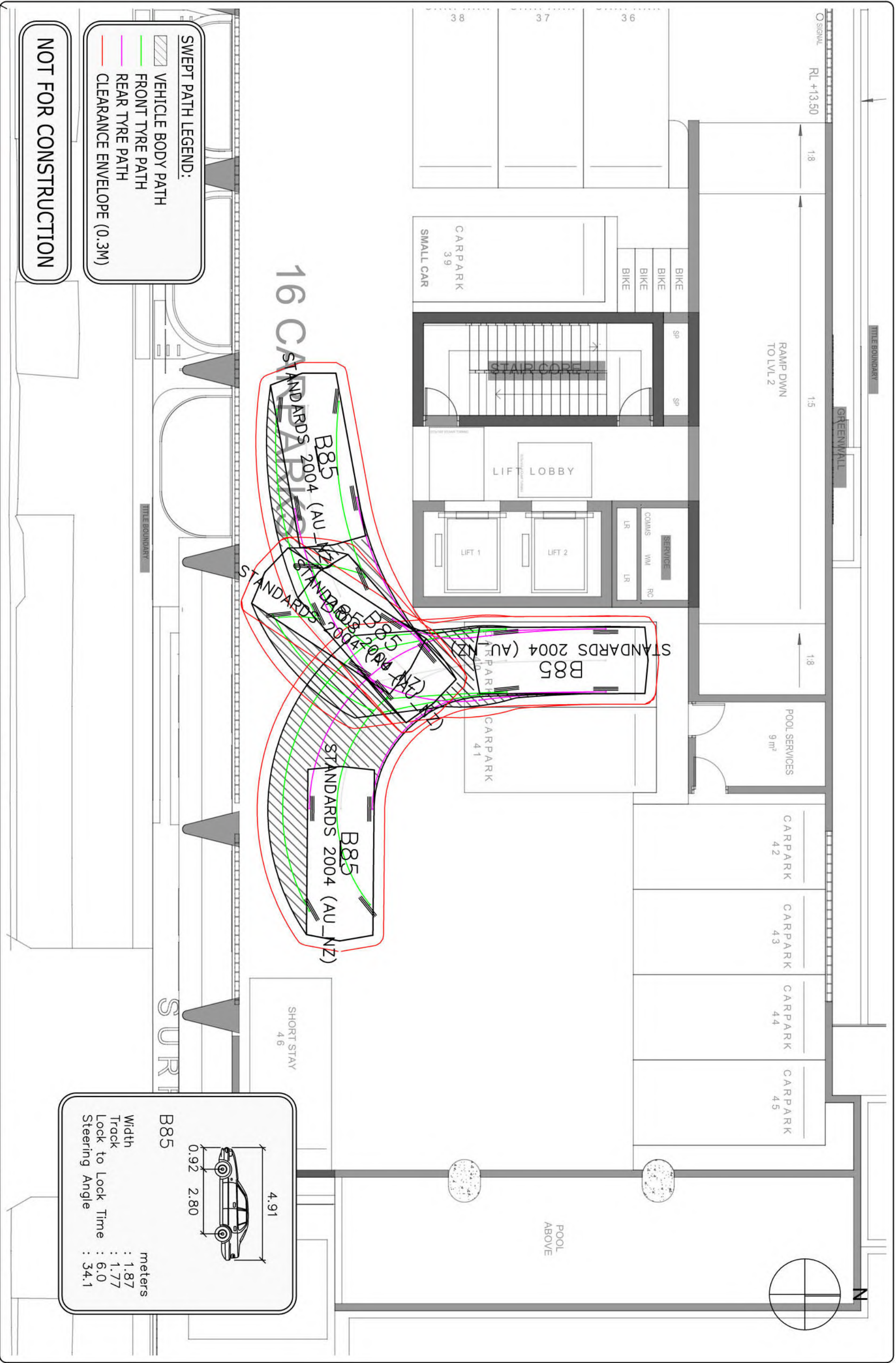
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CARPARK 256



SWEPT PATH LEGEND:

- VEHICLE BODY PATH
- FRONT TYRE PATH
- REAR TYRE PATH
- CLEARANCE ENVELOPE (0.3M)

NOT FOR CONSTRUCTION

B85

Width : 4.91 meters
Track : 2.80
Lock to Lock Time : 0.92
Steering Angle : 34.1

PTT
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ABN 96 067 593 962
P 07 3839 6771 WWW.PTT.COM.AU
Level 2, 62 Astor Tce, Spring Hill QLD 4000

B	REVISED PODIUM LAYOUT	CG	02/09/26
A	COUNCIL IR RESPONSE	CG	03/06/26
REV	DESCRIPTION	DRN	DATE

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B85 40 MANOEUVRING

PROJECT TITLE:
27 VISTA STREET, SURFERS PARADISE

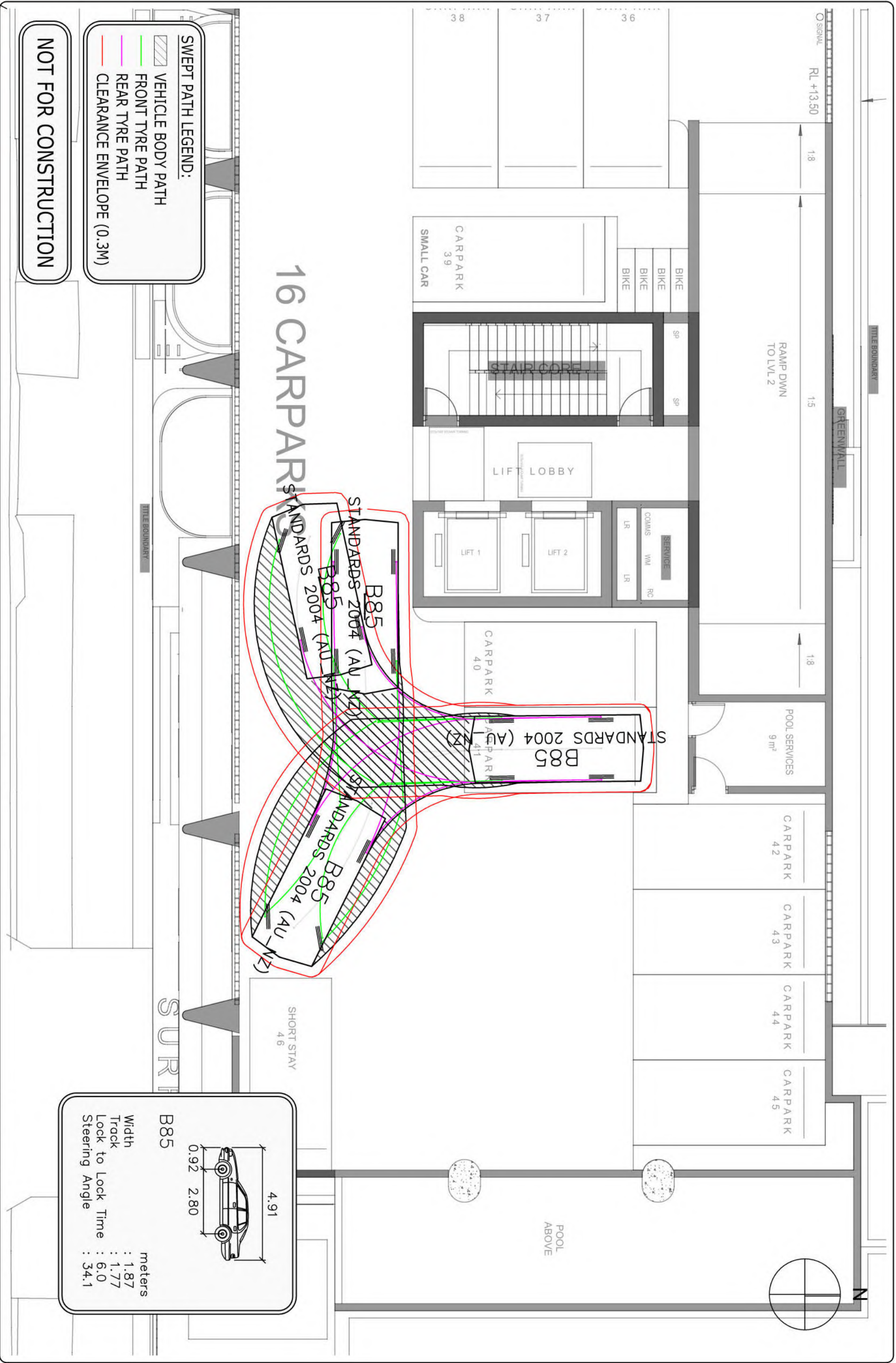
DRAWING NO:
26-241-016

CLIENT:
UPS

RE:
B

SCALE:
1:100 @ A3

APPROVED BY:
CG (RPEQ 34450)
C. Glover



SWEPT PATH LEGEND:

- VEHICLE BODY PATH
- FRONT TYRE PATH
- REAR TYRE PATH
- CLEARANCE ENVELOPE (0.3M)

NOT FOR CONSTRUCTION



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REV	DESCRIPTION	CG	CG	DRN	DATE
B	REVISED PODIUM LAYOUT	CG	02/09/26		
A	COUNCIL IR RESPONSE	CG	03/06/26		

DRAWING TITLE:
B85 BAY 41 MANOEUVRING

PROJECT TITLE:
27 VISTA STREET, SURFERS PARADISE

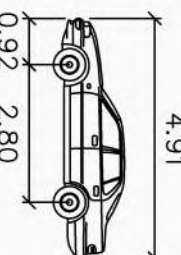
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26-241-017

CLIENT:
UPS

RE:
B

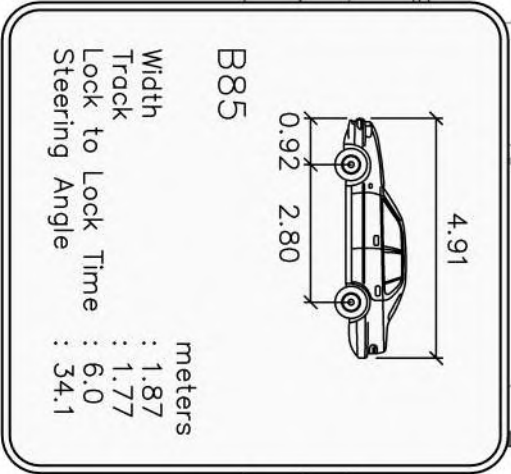
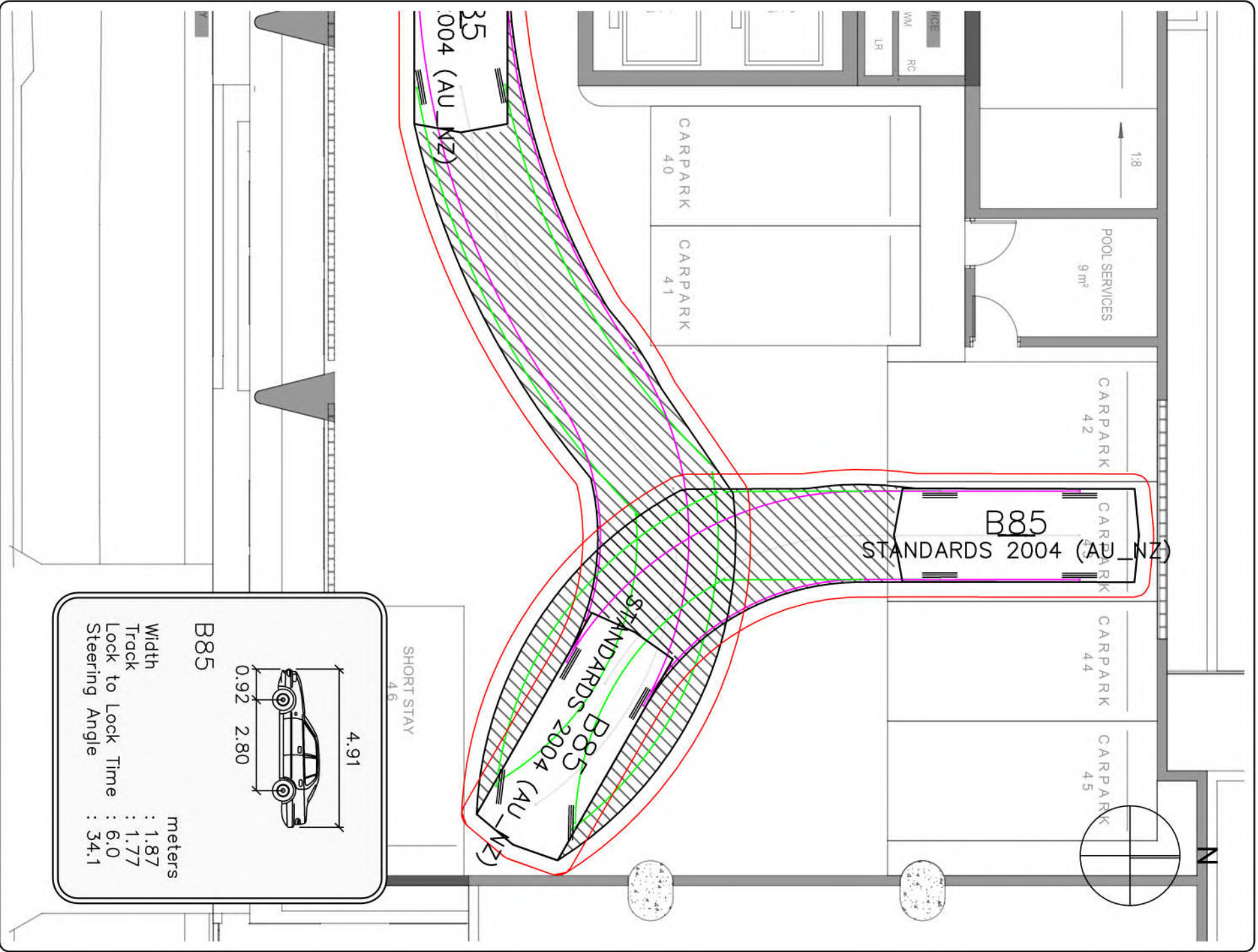
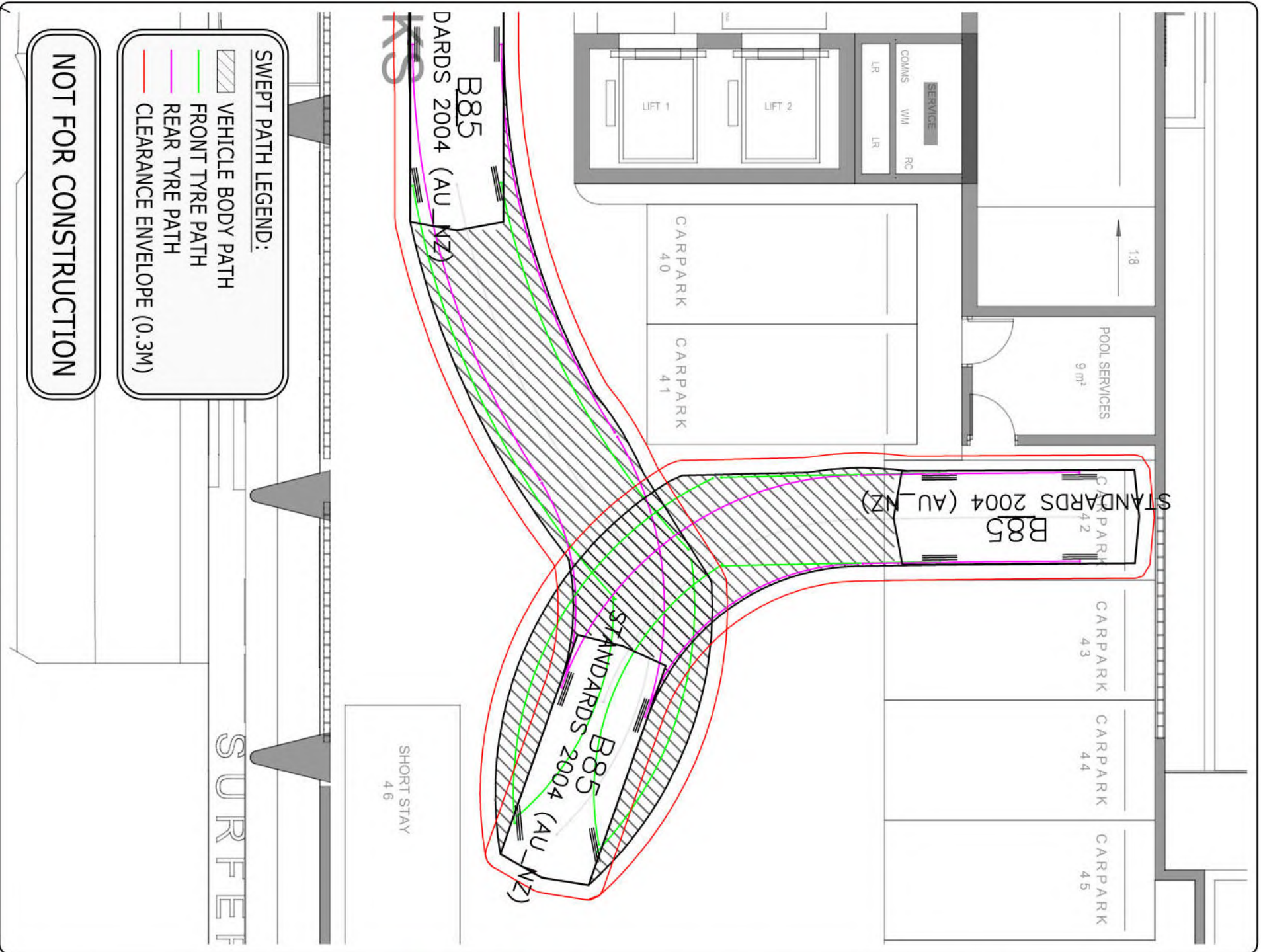
SCALE:
1:100 @ A3

APPROVED BY:
CG (RPEQ 34450)
C. Glover



B85

Width : 4.91 meters
Track : 2.80
Lock to Lock Time : 0.92
Steering Angle : 34.1



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REV	DESCRIPTION	CG	DATE
B	REVISED PODIUM LAYOUT	CG	02/09/26
A	COUNCIL IR RESPONSE	CG	03/06/26

DRAWING TITLE:
B85 BAY 42 & 43 MANOEUVRING (ENTRY)

DRAWING NO:
26-241-018

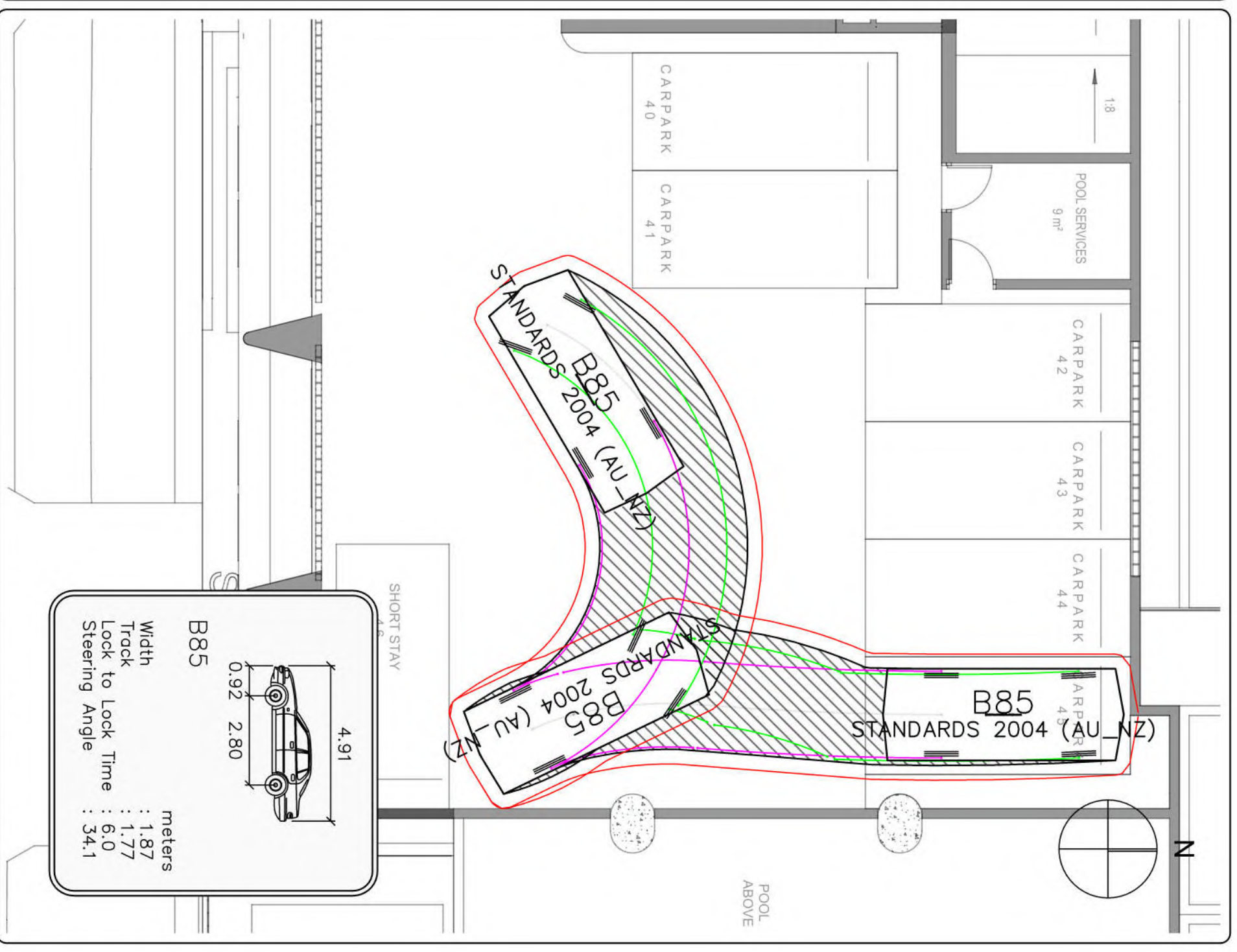
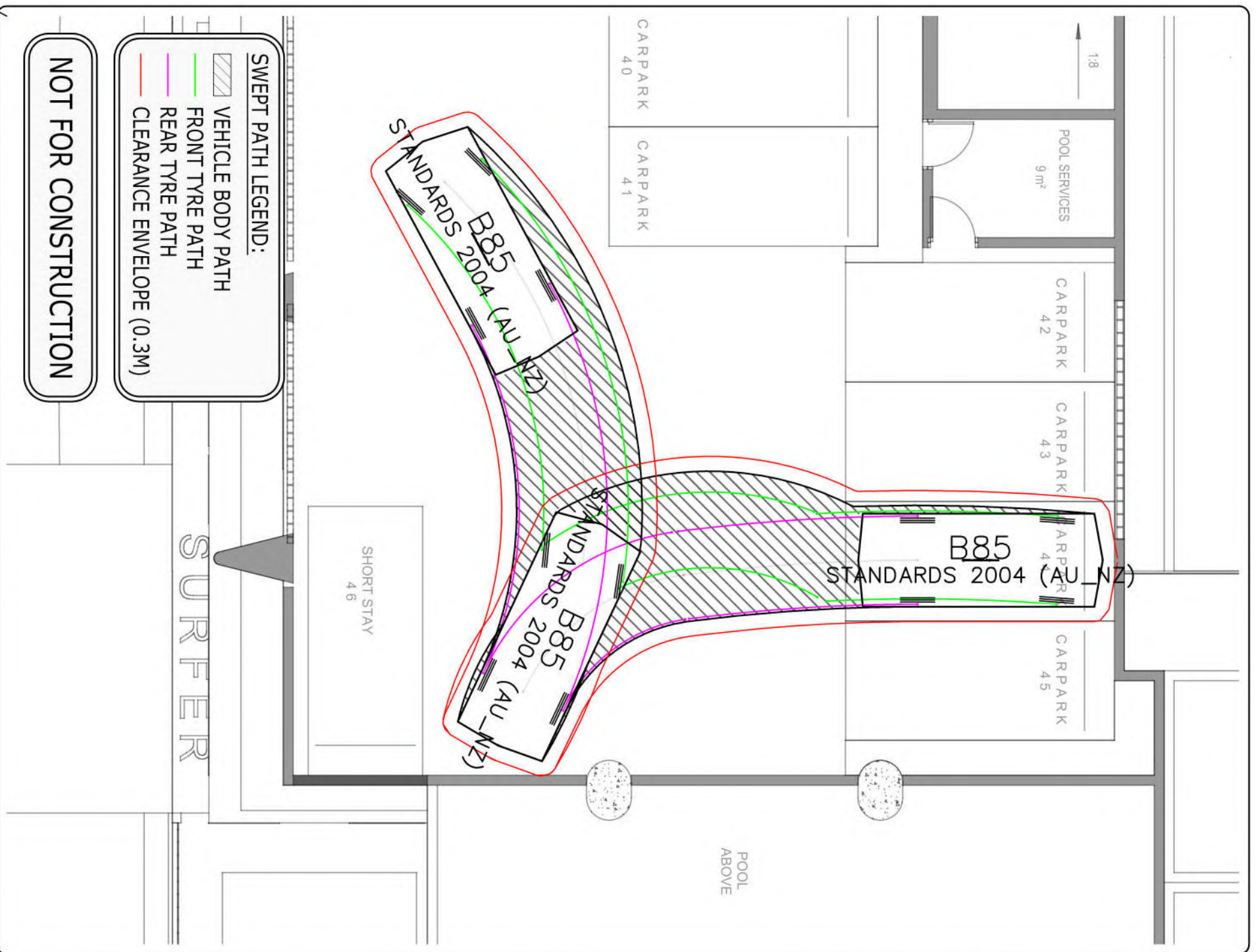
RE:
B

SCALE:
1:100 @ A3

APPROVED BY:
CG
(REQ 34450)

PROJECT TITLE:
27 VISTA STREET, SURFERS PARADISE

CLIENT:
UPS



A	REVISED PODIUM LAYOUT	
REV	DESCRIPTION	CG DRN DATE
		02/09/26

DRAWING TITLE: B85 BAY 44 & 45 MANOEUVRING (EXIT)		DRAWING NO.: 26-241-019	REV.: A	SCALE: 1:100 @ A3	APPROVED BY: CG (RPEQ 34450) <i>C. Givner</i>
PROJECT TITLE: 27 VISTA STREET, SURFERS PARADISE		CLIENT: UPS			

TITLE BOUNDARY

GREENWALL

N

1:5
RAMP DWN
TO LVL 2

1:8

POOL SERVICES
9 m²

CARPARK
42

CARPARK
43

CARPARK
44

CARPARK
45

BIKE
BIKE
BIKE
BIKE

SP

SP

SERVICE
COMMS
VM
RC

LR

LR

LIFT LOBBY

LIFT 1

LIFT 2

CARPARK
40

CARPARK
41

CARPARK
39
SMALL CAR

STAIR CORE

STAIR CORE STAIRS

POOL
ABOVE

TITLE BOUNDARY

16 CARPARKS

B85
STANDARDS 2004 (AU_NZ)

B85
STANDARDS 2004 (AU_NZ)

B85
SHORT STANDARDS 2004 (AU_NZ)

SWEPT PATH LEGEND:

VEHICLE BODY PATH

FRONT TYRE PATH

REAR TYRE PATH

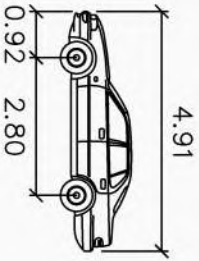
CLEARANCE ENVELOPE (0.3M)

NOT FOR CONSTRUCTION

TITLE BOUNDARY

SURFER

B85
Width : 1.87 meters
Track : 1.77
Lock to Lock Time : 6.0
Steering Angle : 34.1

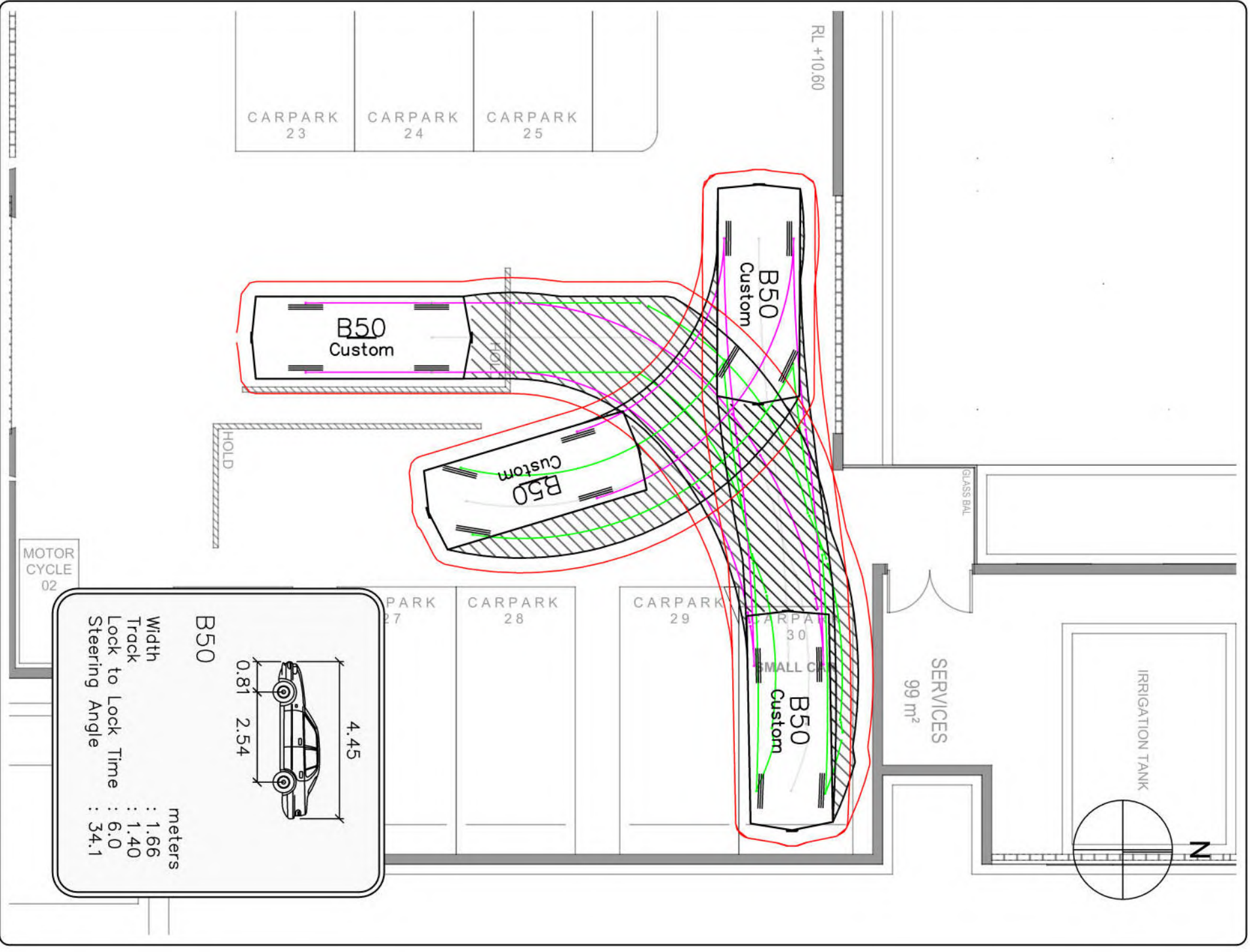
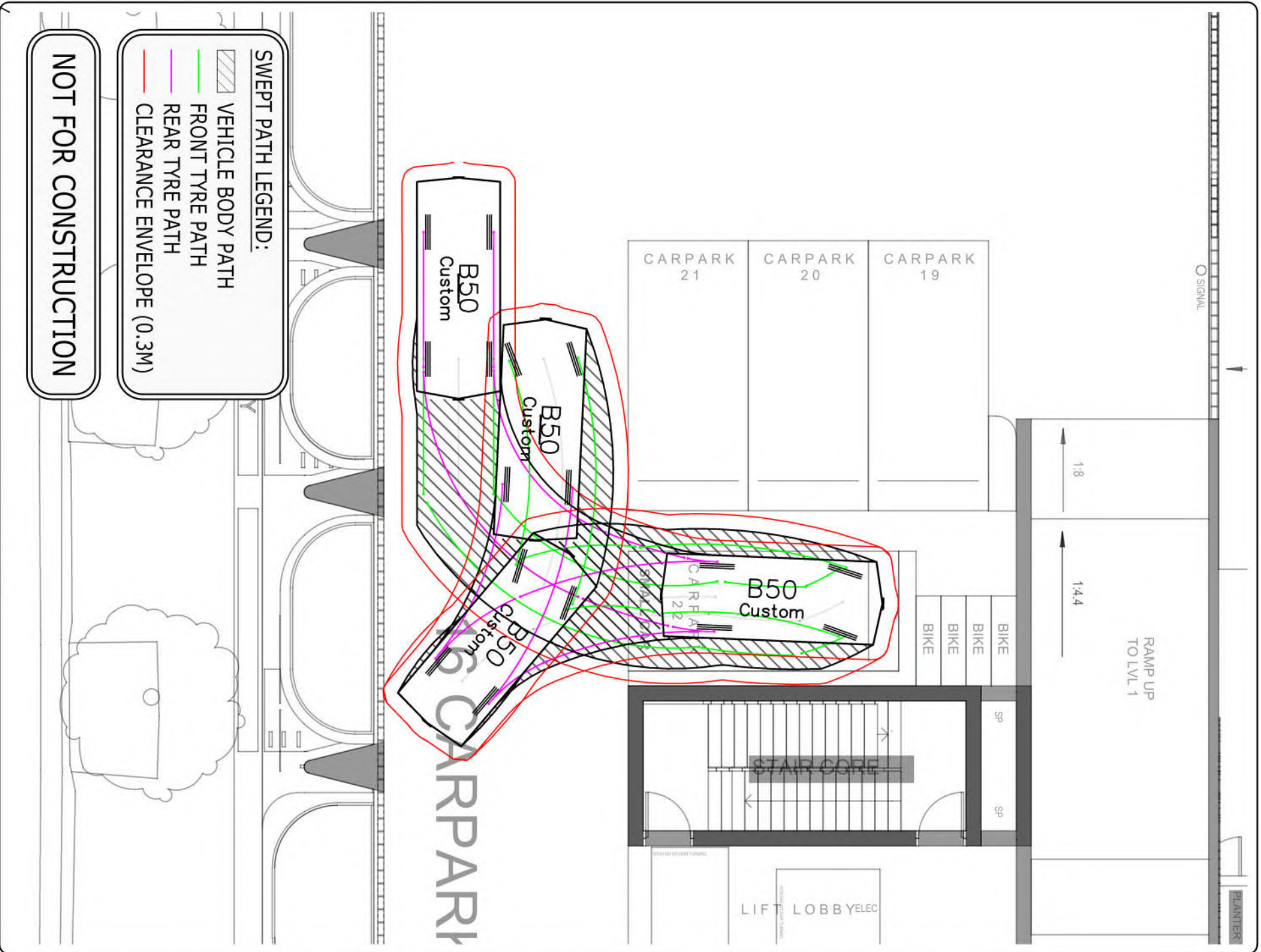


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PROJECT TITLE: 27 VISTA STREET, SURFERS PARADISE		CLIENT: UPS		APPROVED BY: C. Glover		



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