

From: [Peter Janssen](#)
To: AKBROWN@goldcoast.QLD.gov.au
Subject: Re: OTH/2025/12 776 Pacific Pde
Date: Thursday, 27 March 2025 4:38:00 PM

Dear Adam,

We refer to the above **Other Change Application**.

As you know, we act for Mrs Janssen, owner of 65 Woodgee Street Currumbin, the property adjoining the Application Location from the West.

We are nonplussed, given the several **written representations the developer made to Council in ROL /2024/30** that there was no intention to build on the newly amalgamated escarpment land, that this Other Change Application does just that.

What is your view of the representations made in the light of the application where the great bulk of the development has been proposed atop the escarpment and what will be the ramifications?

It appears to us that given the scale (7 storeys visually from the beach with a large pillar like structure protruding from the roof and a solar farm on top of the 7th level), 23 metre height, enormous bulk of this new proposed building structure spanning 7 levels East to West of approximately 20 metres wide engulfing Currumbin Hill, this building plan is not an acceptable outcome.

Accordingly, it **ought to be Impact Assessable** and ask you to urgently consider that before taking other steps in the review/approval process.

We respectfully submit that not least in your considerations ought be the categorization of the two storeys of voids as “storeys” within the meaning of the Planning Scheme especially as the developer appears to be leveraging off what ought be a protected escarpment under the relevant overlays to achieve that unreasonable and excessive height and bulk that obliterates the vegetated ribbon line of the escarpment.

Also given that the intent of the **Ridges and Significant Hills overlay** was to protect the unique vegetated escarpment and its public amenity from the beach (**see Nick McGowan’s Expert community amenity report** we sent to you previously), a proper consideration of that requires this application be Impact Assessable, especially as almost 20 meters width of the natural vegetated escarpment is being obliterated from view from the beach and so Currumbin will lose its sense of place and essential character that made it so unique.

We have, as you know from what we sent to you previously, several reports from our own geo technical engineers Butler Partners (Mike Neighbour) that also need to be carefully considered, especially as there appears to be no soil testing or recent geo tech reports done on the area where the bulk of this new building is planned to be built into and atop the escarpment. The last Geo tech report appears to have been done by the Applicant was back in 2022 and is almost irrelevant to this new siting of the great bulk and weight of this building- all now pushed West onto what is mapped as at a HIGH risk of landslide under the **Landslide Hazard Overlay Code**. The area the developer wants now to build on is a steep cliff and ravine and is classified as at a HIGH risk of landslide and ought not be built on.

Not only is the risk to Woodgee Street properties patent from Council allowing someone to dig up

the escarpment and build such a **tall massive concrete and steel building whose weight and its affects on the structural integrity of the escarpment has never been assessed** that could destabilize the whole hill, the risk of landslide and its attendant damage to adjoining structures West and the catastrophic sudden flow of soil and debris SE over the public walkway at 774 is foreseeable and that means a huge litigation risk for council.

This 7 level development in a three level zone needs to be constrained in bulk, height and kept off the escarpment as much as possible due to public safety as the council will be exposed to material litigation risk unless the highest standards are maintained so close to public pedestrian areas and private homes along Woodgee Street. The developer has also told our client he intended to plant gum trees in the rear setback area which is completely inappropriate and dangerous given the propensity of those trees to fall over and lose limbs .

That risk associated with these issues can only be properly assessed under an Impact Assessment process.

There is evidence of soil creep SE on and near the escarpment that is likely to be exacerbated by this development. With the incredibly heavy rainfall experienced in the area recently, the escarpment (especially in front of our client's neighbour to the North- 65A Woodgee Street) seems to be experiencing even greater rates of soil slippage.

If the vegetation were removed as a prelude to construction and we experience a major rain event over 50 mm, there is a real risk of landslide SE onto the public walkway at 774.

This also is a reason to have a more rigorous process of assessment that only impact assessment will yield.

The **car parking also appears to be manifestly insufficient** for 5 large residential units plus a shop- with only one visitor's car park allotted for this enormous complex. . There is not enough car parking in Currumbin already. This development will just put further pressure on car parking, which is already at breaking point. There is no acknowledgment in the old traffic engineering report that the public proceeding South use the area in front of 776 to do a U-turn back North and this will cause a dangerous bottleneck in front of the driveway entry for the proposed building. Again all matters best dealt with under Impact Assessment and note Code Assessment. Given that it is also adjacent to a heavily trafficked public walking path at 774, it is a matter that needs to be factored into the assessment- again best done on an Impact basis not a code basis.

We have only just seen this Other Change Application and so need time to brief our experts such as **Greg Ovenden** and **Jakke Storey** to advise on its implications and get their response, but we shall pass these on to your team as they are received. We understand that there is an overwhelming anxiety and concern amongst the Currumbin community over this development proposal and that others will also want time to put submissions to you.

Accordingly, we would appreciate this assessment being done carefully in the public interest and having the benefit of further detailed submissions by us (whether as Code or Impact Assessable) and our panel of experts as to a more appropriate development outcomes for this iconic and irreplaceable part of the Gold Coast.

Kind Regards,

Peter Janssen

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Principal/Director/Solicitor

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