

Letter of Objection

Adam Brown Coordinator Planning Assessment (South)

City Development

City of Gold Coast

AKBROWN@goldcoast.QLD.gov.au

CC: Scott Arnott Planner GCCC

sarnott@goldcoast.qld.gov.au

CC: Mark Hammel Chair Planning & Regulation Committee

division1@goldcoast.qld.gov.au

Dear Adam Scott and Mark,

Re: Other Change Application OTH/2025/12) (the Application) over Lot 1 SP348547 located at 776 Pacific Parade, Currumbin on the Gold Coast (Land).

We oppose the Application and ask that it be rejected.

We attach the following expert evidence that the building proposed on the Land by OTH/2025/12 is **at least 5 storeys** in more than one plane:

1. Legal advice from **Damien O'Brien KC** dated 28 March 2025 (again- having handed Adam Bron a hard copy at the well-attended public meeting at Currumbin Nippers on 3 April 2025), and
2. Town Planning advice and detailed drawings and diagrams from **Greg Ovenden of Real Planning** dated 7 April 2025.

As the storeys exceed 3 in the Height Overlay Map for the Land, the Application is **impact assessable** and not code assessable. OTH/2025/12 is therefore **not 'properly made'** and ought to be rejected.

To quote the KC:

“The Application should have been publicly notified and submitters allowed to make submissions to the Council in relation to the development generally, and more particularly, the serious non-compliance with the height restrictions in City Plan.”

Further, the Geotechnical risks of this developpment to and effect on neighbouring properties and the people who use them (including the popular beach stairs on Council land at 774 Pacific Parade between Woodgee Street and Pacific Parade) is most serious and ought to be at the forefront of your deliberations now and moving forward.

In that regard we attach the expert opinion of:

3. **Mike Neighbour from Butler Partners** Geotech engineers dated 7 April 2025 for your careful attention.

For all the above reasons, this application is not properly made and must be recommenced as impact assessable when proper public scrutiny can be applied and people like us be given an opportunity and more time to make proper and detailed submissions to Council.

Thank you

Yours faithfully,
