



**FRIENDS OF CURRUMBIN** Assoc Inc.

c/- Gecko House 139 Duringan Street Currumbin 4223

14 July 2025

Chief Executive Officer  
City of Gold Coast  
Email: [ceo@goldcoast.qld.gov.au](mailto:ceo@goldcoast.qld.gov.au)

**Urgent attention:** Adam Brown Supervising Planner (South)

**Re: Objection to Development Application OTH/2025/12 - 776 Pacific Parade, Currumbin**

Dear Mr Baker,

Friends of Currumbin Inc. writes to reaffirm its strong opposition to the proposed development at 776 Pacific Parade, Currumbin (Application OTH/2025/12). We refer to our earlier objection dated 8 May 2023 regarding the original Material Change of Use (MCU/2022/588), where we outlined serious concerns about the building height, site coverage, inadequate car parking, vegetation loss, landslip risk, and the visual and environmental impact on the Currumbin escarpment.

Despite community objections and expert advice, the current revised application still seeks to progress under a code assessable pathway. This is entirely inappropriate for a proposal that clearly exceeds both the 3-storey limit and 15-metre height limit prescribed in the City Plan for this zone. As confirmed by independent town planning and legal experts, including Jake Storey, Greg Ovenden, and Damien O'Brien KC, the amended plans misapply the definition of "storey" and "basement" under the City Plan, resulting in a building of five or more storeys.

Friends of Currumbin fully supports Save Currumbin Ltd and other concerned community members concerns regarding this proposed development.

We agree that:

- The current application is not properly made as a code assessable development

- The car park level fails the test of a "basement" and therefore constitutes a storey
- The building's scale, height and massing are grossly out of character with the Currumbin escarpment and coastal village desired outcome
- The application should rightly be subject to impact assessment.

We also remain seriously concerned about the slope stability risks. The site is within a mapped Landslide Hazard Overlay, and the proposed excavation into the hillside could compromise the structural stability of properties behind the development. The retained vegetation, which provides essential root mass and soil cohesion, will be significantly disturbed. This increases the risk of slippage, particularly under increasingly frequent extreme rainfall events.

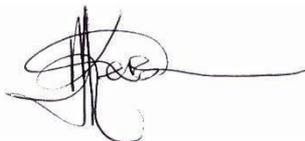
Friends of Currumbin consistently supports planning proposals that comply with the City Plan, enhance neighbourhood character, and contribute positively to the amenity of Currumbin. We do not oppose thoughtful development. However, where a proposal deviates from planning scheme provisions, especially those relating to building height and number of storeys, it must be impact assessable, allowing for public scrutiny and community input.

This application highlights the urgent need for Council to apply the City Plan consistently and transparently in order to maintain public confidence in the planning process. We respectfully urge Council to:

- Reject the assertion that this is a properly made code assessable application
- Require the developer to lodge a new impact assessable application, subject to full public notification
- Apply the City Plan consistently and lawfully, to protect the unique environmental, scenic and social character of Currumbin

We would welcome formal confirmation that these concerns have been considered in Council's assessment of this application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Peter Kershaw', with a long horizontal flourish extending to the right.

**Peter Kershaw**  
**President Friends of Currumbin Inc.**

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**Cc:**

Councillor Gail O'Neill – Division 14 [Division14@goldcoast.qld.gov.au](mailto:Division14@goldcoast.qld.gov.au)

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