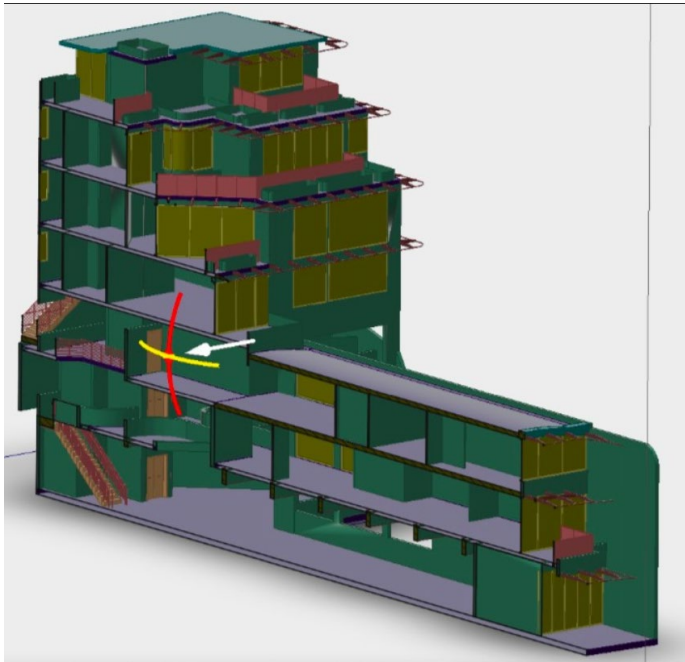
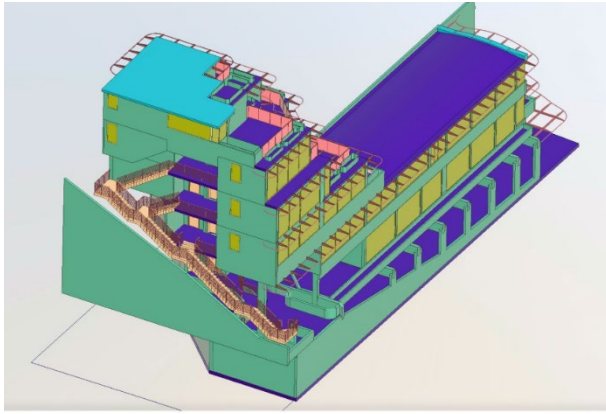
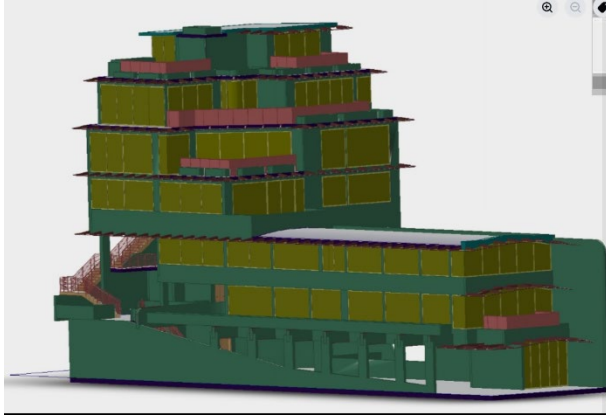
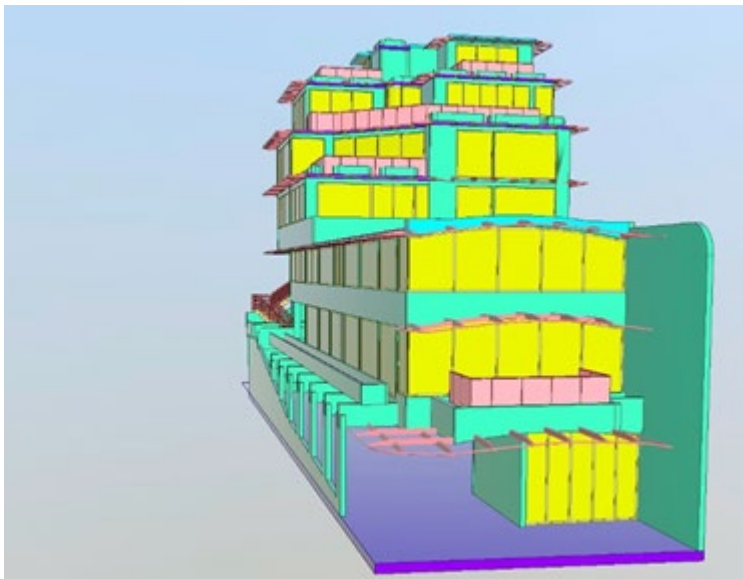


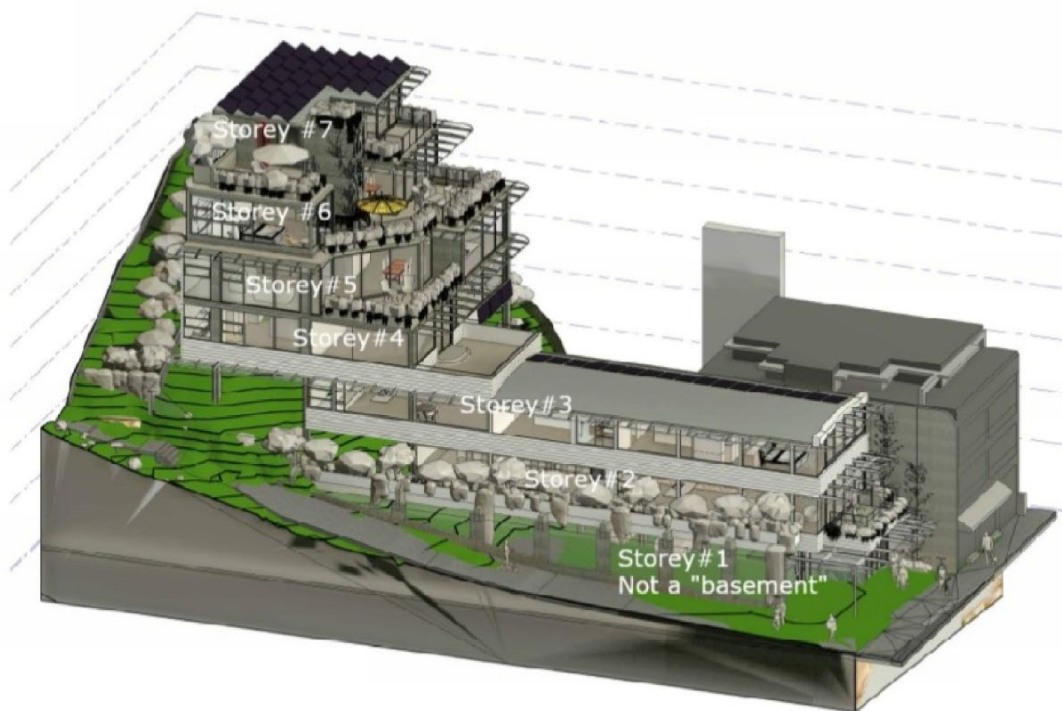
776 Pacific Parade Currumbin DA

CAD screenshots and Photomontages:









It presents as a high-density high-rise building of 7 storeys, which is not only contrary to code assessment but is inconsistent with the amenity and character of the locality or the community expectations.

It is unattractive (some say 'monstrous'), dominant from not only the West but also from the public path to the South, the beach from the East and from the North.

It offends the Ridges and Significant Hills Overlay Code.



It is virtually as high as Nioka (an aberration in the planning scheme) but rather than sitting proud of the escarpment like Nioka, this development will be excavated into the

Currumbin Hill escarpment by approximately 8 m and as such is contrary to the whole intent and purpose of the **Ridges and Significant Hills Overlay Code** that is meant to protect these rare significant ridges not be used as leverage to gain excessive height and bulk.

Click here for **links** to the damage it will do to the public amenity ([Dr Nick McGowan](#)) and the environment along the ridges and hills of Currumbin ([Dr. Victoria Baker](#)).

Click here to [read Gold Coast Bulletin Article](#) about public outrage at the approvals for this development.

Click the link below to read the numerous other community groups like

Friends of Currumbin,

Gecko,

Community Alliance and the

Tugun Progress Association ([the community objections are on our website](#)) who equally object as much as Save Currumbin does to such overdevelopment in a sensitive zone On that page you will also find the numerous independent expert reports (town planners, geo tech engineers) to show just how badly the Council got it wrong and why the community needs to go to the trouble of getting the court to clean it up.

SCHEDULE 4 – Administrative terms for local planning instruments

building height	"building height" , of a building, means—	
		(a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or
		(b) the number of storeys in the building above ground level.

ground level	"ground level" see the Planning Regulation 2017 , schedule 24 .
storey	"storey" see the Planning Regulation 2017 , schedule 24 .

“Storey” — Planning Regulation 2017 (Qld), Schedule 24

storey—

(a) means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, **other than—**

1. a space containing only a lift shaft, stairway or meter room; or
2. a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or
3. a space containing only a combination of the things stated in subparagraph (1) or (2); or
4. a basement with a ceiling that is not more than 1 m above ground level; and

(b) includes—

1. a mezzanine; and
2. a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.

This definition is central in disputes around:

- code vs impact assessment thresholds
- building height compliance
- “hidden” or disputed additional storeys (as seen in *Robertson v BCC QCA* litigation) <https://www5.austlii.edu.au/au/cases/qld/QCA/2022/45.html>

Download and circulate the flyer- <https://savecurrumbin.com/savecurrumbin-how-can-you-help/>