

DA Submission - 940 Currumbin Creek Road, Currumbin Valley, QLD

Submission

Property Details

Property Address: 940 Currumbin Creek Road, Currumbin Valley, QLD

Application Number: COM/2025/271

Submitter Details

Name: [object Object]

Email: troy@reveille.org.au

Grounds for Submission

Objection to Development Application

To: Gold Coast City Council

Email: mail@goldcoast.qld.gov.au

Application details

Property address: 940 Currumbin Creek Road, Currumbin Valley, QLD

Application number: COM/2025/271

Lot number: 1

Plan number: RP1 42226

Submitter details

First name: TROY

Surname: BURTON

Residential address: 943 Currumbin Creek Road

Suburb: Currumbin Valley

State: QLD

Postcode: 4223

Email address: troy@reveille.org.au

Postal address (same as above): Yes & No &

Postal address: 943 Currumbin Creek Road

Suburb: Currumbin Valley

State: QLD

Postcode: 4223

Email address: troy@reveille.org.au

Submission details

What is your position on the development application?

Supporting ~~8~~Objecting &

Grounds of submission:

To:

Mr Tim Baker

Chief Executive Officer

Gold Coast City Council

Subject: Objection to Development Application COM/2025/271

940 Currumbin Creek Road, Currumbin Valley, QLD

From: TROY BURTON

Date: 1 October 2025

To: Council Assessment Team Subject: Submission regarding Development Application COM/2025/271 Applicant: TROY BURTON Application Number: COM/2025/271 Site Address: 940 Currumbin Creek Road, Currumbin Valley, QLD This submission concerns the Development Application for the site at 940 Currumbin Creek Road, Currumbin Valley. It focuses on planning matters and public interest considerations relevant to the council's planning controls. Non-Compliance with Planning Framework The intensity and scale of the proposed development are inconsistent with the intended land use in the Rural Zone. This urban-scale development is inappropriate for the rural landscape. It violates key sections of the City Plan aimed at protecting natural landscapes and greenspace networks. The development site is within the Regional Landscape and Rural Production Area. This designation aims to protect rural values from urban encroachment. The proposed educational facility is incompatible with the rural character and undermines the purpose of maintaining the rural landscape. Furthermore, the proposal does not align with the Gold Coast City Plan's designation of the area as a Natural Landscape Area. The development intrudes on the rural landscape. It threatens greenspace and habitat areas critical for local wildlife, including birds and koalas. Bulk Excavation and Earthworks The extensive earthworks required for the development will lead to significant construction impacts. They will also cause long-term visual scarring of the rural landscape. The proposal includes large-scale excavation, steep batters, and retaining walls that are inappropriate for the area. Amenity and Environmental Concerns The development will create noise pollution and visual intrusion. This will disrupt the tranquillity of the rural area. The proposal also presents a risk of ecological disruption and increased runoff, which threaten local

biodiversity and water quality. The risk of bushfires is heightened by the development. Traffic and Infrastructure The current road infrastructure cannot support the additional traffic generated by the development. The proposed parking arrangements are inadequate. The lack of sufficient bus and bicycle facilities will exacerbate traffic congestion and safety concerns on narrow rural roads. Community Need and Impact The applicant has not demonstrated a legitimate need for a school in this rural setting. Most prospective students are expected to come from urban areas. This contradicts the intent to preserve rural land for appropriate uses. The extended hours of operation and the lack of detailed lighting and security plans will further disturb the local community. For these reasons, the development is unsuitable for the site and the application should be refused.

The above grounds focus on planning issues and demonstrate how the proposed development is inconsistent with the Gold Coast City Plan, specifically addressing:

- Compliance with applicable zones and overlays
- Consistency with strategic framework and local government infrastructure plan
- Assessment against relevant planning scheme codes
- Consideration of State Planning Policy requirements
- Impact on community values and local character as outlined in the City Plan

Declaration

I understand and acknowledge that:

' The information provided in this submission is true and correct

' This submission is NOT confidential and will be displayed through PD Online on the City of Gold Coast's website

' I acknowledge Queensland State Laws will accept this communication as containing my signature within the meaning of the Electronic Transactions (Queensland) Act 2001 which can be found on the Queensland Legislation website

By submitting this form electronically, I agree with the declaration above.

Electronic Signature: TROY BURTON

Date: 1 October 2025

Name: TROY BURTON

Submitted via DA Submission Manager - 1 October 2025