From: David Zavattaro
To: City of Gold-Coast-MAIL
Subject: Objection to Development Application OTH/2025/18 at 37 Arthur Street Mermaid Beach
Date: Saturday, 6 June 2026 11:49:27 AM

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RE: Objection to Proposed Development at 37 Arthur Street, Mermaid Beach
Application Reference OTH/2025/18

To Whom It May Concern,

I write to formally object to the proposed development at 37 Arthur Street, Mermaid Beach, comprising a four-storey apartment building containing seven residential units with a proposed maximum height of 13.9 metres.

My objection is based on the following planning grounds:

1. Excessive Building Height

The proposal significantly exceeds the applicable planning controls for the area. The current zoning provisions permit a maximum building height of 9 metres and a maximum of three storeys. The proposed development seeks approval for a building height of 13.9 metres and four storeys, representing a substantial departure from the established planning framework.

These height limits exist to preserve the intended character, scale, and amenity of the neighbourhood. Approving a development that exceeds the prescribed height by almost 5 metres and adds an additional storey would undermine the integrity of the planning scheme and set an undesirable precedent for future developments.

2. Incompatibility with Neighbourhood Character

Arthur Street is characterised by low-rise residential development that generally complies with the intended three-storey, 9-metre height limit. The proposed building would appear visually dominant and out of scale with surrounding properties.

The development would introduce a built form that is inconsistent with the established and planned character of the locality, reducing the cohesive residential character that residents and property owners reasonably expect to be maintained.

3. Visual Bulk and Overdevelopment

The combination of four storeys, seven apartments, and a height of 13.9 metres represents an overdevelopment of the site. The proposal introduces excessive bulk and massing that is disproportionate to the surrounding urban context.

The scale of the building is likely to create a canyon effect within the streetscape, reducing openness and adversely affecting the visual amenity of neighbouring properties and the broader community.

4. Overshadowing and Loss of Amenity

The increased height and bulk of the development are likely to result in additional overshadowing of adjoining properties and private open spaces. Residents may experience reduced access to sunlight, diminished outdoor amenity, and adverse impacts on the

enjoyment of their homes.
The proposal may also increase the perception of overlooking and reduce privacy for neighbouring residents due to elevated balconies and windows positioned above the prevailing building heights in the area.

5. Precedent for Future Non-Compliant Development

Approval of a development that substantially exceeds the prescribed height limits would create an undesirable planning precedent. It may encourage similar applications seeking departures from the planning scheme, gradually eroding the effectiveness of established development controls.
Residents and property owners have a legitimate expectation that development will generally comply with the planning framework that governs the area.

6. Insufficient Planning Justification

Given the magnitude of the proposed variation, there must be a compelling planning need or community benefit that outweighs the impacts of the development and justifies non-compliance with the applicable height controls. In the absence of such justification, the proposal should not be supported.

Conclusion

For the reasons outlined above, I respectfully request that the assessment authority refuse the proposed development application at 37 Arthur Street, Mermaid Beach. The proposal is inconsistent with the intended scale and character of the area, exceeds the applicable building height and story limits, and is likely to result in adverse impacts on neighboring properties and community amenity.
Thank you for considering this submission.
Yours faithfully,
Noel Bowman
14 Arthur Street Mermaid Beach, Gold Coast, Qld 4218