

Submission to Development application:

Application number:	OTH/2025/18
Application type:	Other Change
Location:	Lot 23 RP41194, Lot 1 RP85529

Submission date:	6/06/2026
Response type:	Submission - Objection
Response summary:	--- OBJECT --- Refer attachment for reasons for objection Surname: Lenac Given Names: Jason Address Line 1: 2/19 Address Line 2: Arthur Street Suburb: Mermaid Beach State Code: QLD Postcode: 4218 Email Address: Switchfoot.jl@oska.net.au

1. Inconsistency with the Intent of the Relevant Zone

The proposed changes are inconsistent with the overall outcomes and performance outcomes of the applicable zone code. The development exceeds the scale and intensity anticipated for the locality and would result in a built form that is not compatible with the established character of Mermaid Beach.

2. Excessive Building Bulk and Scale

The proposal introduces an unacceptable increase in building bulk, scale and visual dominance.

The development would adversely affect the streetscape and surrounding residential environment and would create a built form outcome that is inconsistent with the scale anticipated by the City Plan.

3. Adverse Impacts on Residential Amenity

The proposed development would result in unreasonable impacts on adjoining and nearby properties, including:

- Loss of privacy;
- Increased overlooking;
- Increased overshadowing;
- Reduced access to sunlight and natural ventilation; and
- Increased noise and activity levels.

4. Incompatibility with Local Character

The proposal does not appropriately respond to the existing urban form, streetscape rhythm, building separation, landscaping character or coastal village atmosphere that contributes to the identity of the area.

5. Traffic and Parking Impacts

The application has not adequately demonstrated that the development can operate without causing adverse impacts on local traffic conditions, parking availability, pedestrian safety and residential amenity.

7. Undesirable Precedent

Approval of the application would establish an undesirable planning precedent that could encourage further departures from the planning framework for Mermaid Beach.

9. Reliance on Future Light Rail Infrastructure Does Not Justify the Proposal

To the extent that the application seeks to rely upon the Gold Coast Light Rail project or future public transport improvements along the Gold Coast Highway as justification for increased development intensity, reduced parking provision, increased density, or departures from City Plan requirements, such reliance is misplaced.