

**Submission to Development application:**

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| Application number: | OTH/2025/18  |
| Application type:   | Other Change |

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| Submission date:  | 12/06/2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Response type:    | Submission - Objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Response summary: | <p>As residents of Mermaid Beach we object to this over-development on the following grounds:</p> <p><b>Building height:</b><br/>The application proposes a building height of 13.19 m, significantly higher than the 9m maximum within the area. The current City Plan allows for consideration of an “uplift” of 50% further, but this is not a right, and must be justifiable. The proposal fails to satisfy the relevant performance-based assessment benchmarks. Currently the highest buildings on that side of the street are 10 and 10.2m only, and as such, a building like this would tower over the remainder of the Street.</p> <p><b>Storeys:</b><br/>The application proposes a four storey building within a two storey area. Within the entirety of Arthur St, there is one 3 storey building, two 2 ½ storey buildings and an equal mix of one and two storey buildings, out of approximately fifty dwellings. This is significantly in excess of the current City Plan and not in keeping the surrounds.</p> <p><b>Car-parks:</b><br/>The proposal has provision for only eleven car-parks, and two of these are for visitors. This means seven units will have to manage with only nine car-parks, placing even more pressure on street parking, already a limited resource in this neighbourhood.</p> <p><b>Summary:</b><br/>The application is excessive in virtually every respect and should be refused.</p> <p>Signed: [REDACTED]</p> <p>*****</p> |