

From: [City of Gold-Coast-MAIL](#)
To: [City Information Operations](#)
Subject: Fwd: Submissions & Objection Notice || 37 Arthur St, Mermaid Beach (OTH/2025/18)
Date: Monday, 15 June 2026 10:47:26 AM
Attachments: [37 Arthur St Mermaid Beach Objection Noitce \(RAD\)-F4259697.pdf](#)

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From: rdawson@omb.com.au
Sent: Friday, June 12, 2026 10:19 AM
To: mail@goldcoast.qld.gov.au
Subject: Submissions & Objection Notice || 37 Arthur St, Mermaid Beach (OTH/2025/18)

Dear Sir,

Please find **enclosed** my submissions and objection notice for the proposed development application, which close on 16 June 2026.

Yours Sincerely,

Richard Dawson

14 Seaside Avenue, Mermaid Beach Q 4218

rdawson@omb.com.au

0414 302 322

12 June 2026

The Chief Executive Officer
City of Gold Coast
PO Box 5042
Gold Coast MC Qld 9729

Via email: mail@goldcoast.qld.gov.au

Dear Sir,

Re: Submission for 37 Arthur St, Mermaid Beach (OTH/2025/18).

I write to formally object to the proposed application seeking the construction of a 4 storey apartment building within the residential zone of Mermaid Beach.

I have resided in Seaside Avenue, Mermaid Beach (4 streets north of Arthur Street) for 16 years, and before that in Nobby Beach for 4 years, so I am very familiar with the local area and the subject property in question.

Basis of Objection

The application proposes a building height of 13.19 m, significantly higher than the 9m maximum within the area, consisting of 7 apartments, across 4 storeys, with only 9 car parks, 2 of which are for visitors.

The increase of course will lead to traffic, waste management, and general amenity impacts in the street.

The proposed increase in height to 4 storeys exceeds the 50% uplift that is specified in the Strategic Framework which otherwise allows increase up to 3 storeys and 13.5 metres subject to satisfying rigorous requirements, including that the increase in height is consistent with the 'expectations of residential amenity' and 'streetscape character'. In my view, this proposal, which clearly appears as 4 levels is not consistent with streetscape character irrespective of otherwise meeting the 50% uplift in physical height (13.5m).

Any increase must satisfy the strategic framework 'tests'. An increase above the 50% must demonstrate exceptional 'relevant matters' why departure from the City Plan intent (with respect to height) ought to be accepted. There appears to be no site specific or broader planning matters that warrant an increase in height in this instance - the increase is simply sought for commercial reasons.

This is unacceptable and would open the door to a significant change in character from 'low rise' to 'mid-rise' (4 storey) and, correspondingly, facilitate potential for developments to squeeze in higher density. This outcome ought to be considered in the upcoming City Plan review, not through erosion of current City Plan requirements. Council should reject the application on this basis alone.

Oppose Application

I strongly oppose the development on the grounds that 4 storeys does not satisfy the City Plan Strategic Framework and will result in unacceptable overdevelopment and an inappropriate built form outcome.

I welcome Council's decision to refuse the application because it is simply not a development that meets with the local community expectations nor does it comply with the current City Plan requirements.

I can be contacted for further comment if required.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'RD' followed by a large, sweeping loop.

Richard Dawson

14 Seaside Avenue, Mermaid Beach Q 4218

rdawson@omb.com.au

0414 302 322