

Application Information

Application Number	OTH/2025/18
Property Address	37 Arthur Street MERMAID BEACH QLD 4218
Application Description	Other Change Application Impact Assessment Other Change to MIN/2024/478 - 37 Arthur Street, MERMAID BEACH QLD 4218
Application Type	Other Change
Lodgement Date	17/04/2025
Status	In Progress - On Public Notification
Appeal rights	Submitters who lodge a properly made submission have appeal rights against Council's decision for this application. The dates in which a submission is considered properly made for this development application are published on the public notification material (property sign, letter notification and newspaper advertisement) for this application. If you require any further information about this application, you can visit Development.i and enter in the property address or application reference number.

Contact Details

Contact details are not displayed as requested.

Submitter Acknowledgements

Time of Lodgement	15/06/2026 16:54
Submitter agrees to the terms and conditions	Accepted
Submitters contact details displayed during assessment phase?	No
Customer declaration	Accepted
Number of attachments	1
Michael Perkins_Objection_OTH:2025:18.pdf	2279.19 KB

Submission Details

Support or Oppose or Other	Oppose
Grounds	I wish to strongly oppose this development proposal. Details of the grounds for my objection are included in the attached document.

Submission / Objection – OTH/2025/18

14 June 2026

Michael V Perkins
mike.perkins@flinders.edu.au

The Chief Executive Officer
Council of the City of Gold Coast
PO Box 5042
GOLD COAST MC QLD 9729
Via email mail@goldcoast.qld.gov.au
ATTENTION: The Assessment Manager, Gold Coast

Dear Sir/Madam,

Re: Submission for Address: 37–37A Arthur Street, Mermaid Beach (OTH/2025/18)

Introduction and Summary

I write to lodge a formal submission objecting to Development Application OTH/2025/18.

My brother (David Perkins) and I are co-owners of the direct neighbouring property (35 Arthur Street).

The 4 storey proposal is in clear conflict with the City Plan Strategic Framework and will result in unacceptable overdevelopment and an incongruous built form outcome. It will result in significant, unreasonable and unacceptable impacts on the amenity of adjoining properties, including my property at 35 Arthur Street, as well as the established character of the locality. The Mermaid Beach side-street dwellings range from one to two storeys, with occasional three storey buildings, and this proposal is out of character with the local area.

A development proposal was originally submitted for the site in 2017 (MCU/2017/982) which, after amendment, was approved with 3 x Apartments. A minor change in 2024 (MIN/2024/478) was approved for 4 x Apartments with a roof top deck but remaining 3 stories. Construction on this approval was never commenced.

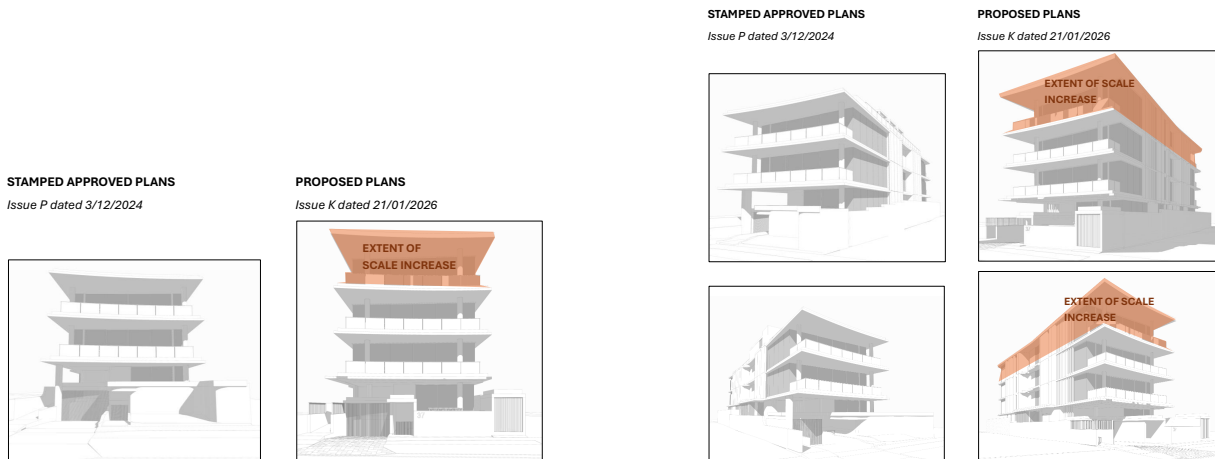
The initial version of the current proposal's (**OTH/2025/18**) was for a structure with a basement, **six stories** with an overall height of 17.95 meters (double the permitted 9 meter height limit) with **6 Apartments**. This initial proposal was rejected by council and modified to the current state of the application.

BUILDING HEIGHT

- Pursuant to the City Plan (v13), the site is accommodated a maximum building height of 2 storeys/9m, subject to the Building Height Overlay Map.
- The application proposes a building height of 13.19 m, significantly higher than the 9m maximum within the area. An increase of up to 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 – any additional height erodes the existing built form character of this area of Mermaid Beach.

Number of Levels (Storeys)

- The application proposes **four full stories, two storeys above** that allowed in the Building Height Overlay Map again this is being sort simply for commercial reasons. The extent of the increase is shown in the pictures below.



Approved Elevation (MIN/2024/478) – vs Proposed Elevation (OTH/2025/18) (extra story)

The full discussion of the grounds for rejection of this application follow.

Key Grounds of Objection

1. Non-compliance with the Medium Density Residential Zone Code

The subject site is located within the Medium density residential zone, which anticipates development that maintains a low-to-medium rise-built form and protects the amenity and character of surrounding properties.

The proposed 4 storey development (13.19 metres) significantly exceeds the intended built form scale and results in a structure that is visually dominant and incompatible with the surrounding urban form. The proposal fails to appropriately respond to the existing character and amenity context.

2. Conflict with Building Height Overlay Map and Strategic Framework

The Building Height Overlay Map specifies an intended maximum building height of approximately 9 metres (2 storeys) for this locality. The proposed development seeks to increase this to approximately 13.19 metres (4 storeys), representing a substantial exceedance in both height and scale.

The Strategic Framework Section 3.3.2.1(9), which only permits increases in building height up to a maximum of 50% above that specified in the “building height overlay map” where strict criteria are met, including: Protection of residential amenity, consistency with local character and demonstration of a high-quality design outcome.

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 – any additional height erodes the existing built form character of this area of Mermaid Beach.

Given the clear amenity impacts and excessive scale, there should be no grounds to disregard Strategic Framework Section 3.3.2.1(10).

3. Amenity impacts – Residential Amenity Code

The proposal conflicts with the Residential Amenity Code, including: protection of residential amenity, privacy and overlooking and building separation and visual impacts.

The increased height and density will result in overlooking and loss of privacy. Increased noise and disturbance and reduced residential amenity.

These impacts exceed what is reasonably expected within a medium density residential environment and cannot be effectively mitigated.

4. Bulk, scale and streetscape – Design Code

The proposal conflicts with Performance Outcomes of the Design Code. The development introduces excessive bulk, height and building mass.

This results in a structure that dominates the streetscape, disrupts the existing scale and rhythm of development and is inconsistent with the intended low-to-medium rise character.

5. Traffic, access and parking impacts

Under the Transport Code, the development must not adversely impact the transport network. The provision of only 11 carparks for 7 units.

The increased density will result in increased vehicle movements, greater demand for on-street parking and additional congestion

Arthur Street is a local residential street not designed to accommodate this level of development intensity, resulting in negative impacts on safety and residential amenity.

6. Undesirable planning precedent

Approval of this proposal would establish an undesirable planning precedent.

It would undermine the Building Height Overlay Map, encourage further height exceedances and lead to cumulative overdevelopment. Over time, this would erode the planned character of the locality and weaken the integrity of the City Plan framework.

Approval 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.

7. Direct impacts on adjoining properties and local residents

I am the co-owner of **35 Arthur Street**, located directly to the **east** of the subject site. As an immediately adjoining property, I will experience direct and substantial impacts.

(a) Privacy and overlooking

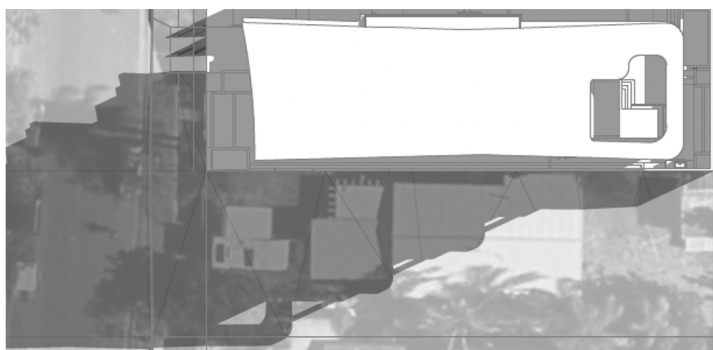
The increased building height introduces elevated viewing platforms that will directly overlook my living areas and Private open space.

This results in a significant and unreasonable loss of privacy that cannot be effectively mitigated.

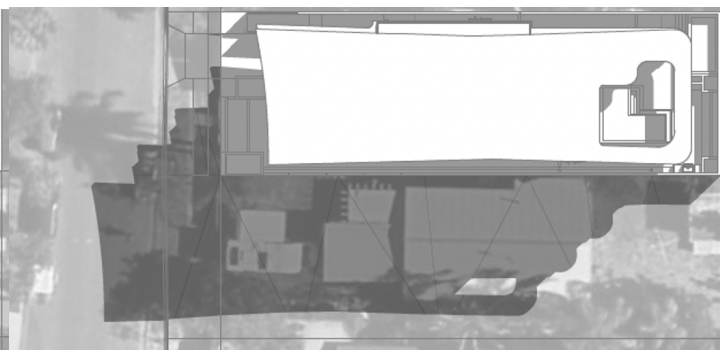
(b) Overshadowing and solar access

Given my property is located to the **east**, the proposal will result in increased **afternoon overshadowing**.

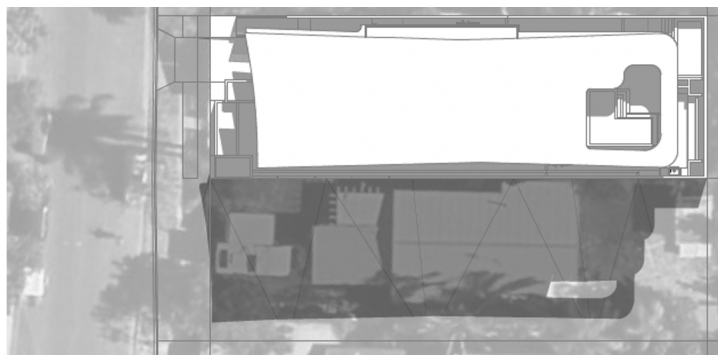
This will reduce natural light to indoor areas, diminish usability of outdoor spaces, critically reduce **winter solar access**, when sunlight is most important. The shadow profiles for my property are shown below (extracted from the proposal; Issue K dated 21/01/2026). From these diagrams it shows that my property would be in full shadow for almost all of the year from 3.00 pm (even in mid summer).



Shadow Analysis - Winter Solstice (21 June) 3.00 pm



Shadow Analysis - Equinox (21 March / 23 September) 3.00 pm



Shadow Analysis - Summer Solstice (21 December) 3.00 pm

Shadow profile from proposal (Issue K dated 21/01/2026)

(c) Visual bulk and dominance

The 4-storey development will appear overbearing and visually dominant.

This will Significantly alter my outlook, create a sense of enclosure and reduce openness and visual amenity

(d) Noise and disturbance

The increased density and building height will result in more occupants, increased activity and noise from elevated balconies. Due to elevation, noise will travel further and become more intrusive.

(e) Traffic and parking impacts

Additional traffic and parking demand will directly affect my daily amenity, increase congestion on Arthur Street and Reduce safety for residents.

(f) Cumulative impact

When considered together, these impacts represent a significant, ongoing and unacceptable degradation of residential amenity. These impacts clearly demonstrate why the proposed height increase is inappropriate.

Conclusion

For the reasons outlined above, the proposal is in clear conflict with the Gold Coast City Plan and results in unacceptable impacts on surrounding properties, including my property at 35 Arthur Street.

Accordingly, I respectfully request that Council refuse the application.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'M Perkins', is written on the page.

Dr Michael V Perkins