

From: [City of Gold-Coast-MAIL](#)
To: [City Information Operations](#)
Subject: Fwd: OBJECTION - OTH/2025/18 - Other Change Application Impact Assessment Other Change to MIN/2024/478
Date: Wednesday, 17 June 2026 2:47:08 PM
Attachments: [OBJECTION OTH202518_160626.pdf](#)

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From: eloisekharrison@gmail.com
Sent: Tuesday, June 16, 2026 10:46 AM
To: mail@goldcoast.qld.gov.au
Cc: division12@goldcoast.qld.gov.au
Subject: OBJECTION - OTH/2025/18 - Other Change Application Impact Assessment Other Change to MIN/2024/478

Council of City of Gold Coast

PO Box 5042,

Gold Coast MC QLD 9726

mail@goldcoast.qld.gov.au

CC. Nick Marshall – Division 12 Councillor – division12@goldcoast.qld.gov.au

RE: OBJECTION - OTH/2025/18 - Other Change Application Impact Assessment Other Change to MIN/2024/478

Lot 23 RP41194, 37 Arthur Street, MERMAID BEACH QLD 4218

To whom it may concern,

Please accept this letter as a formal objection to the proposed 4 storey apartment building with a building height of 13.1m at 37 Arthur Street, Mermaid Beach (OTH/2025/18)

The site and proposed building are located within a RD4 zone within the Gold Coast city plan. The proposed development excessively exceeds the current planning code requirements, namely:

- The proposed development is 13.1m – this exceeds the maximum height of 9m by 4.1m. While this is less than the current approval on the site, the excessive building height does not integrate into the character of the street with the neighbouring properties being single and double height.
- The proposed development is 4 storeys – this exceeds the maximum storey of 2 storeys by 2 storeys which is double the maximum storey limit.
- The proposed development has a dwelling density of 1 dwelling/75.35qm – this exceeds the maximum density limit of 1 dwelling/200sqm which is over double the maximum density requirement.
- The proposed development has no allowance for increasing boundary set back as the building height increases, as per the Gold Coast City Plan requirements. This creates a bulky structure that encroaches on neighbouring properties resulting in a loss of amenity.
- The proposed development will result in excessive shading for the neighbouring properties which is a loss of amenity for those properties.

I ask Council to refuse the application on the grounds that the proposed 7 unit, 4 storey development would present over bulky development inconsistent with the existing and planned character of the street.

Regards,

Eloise Harrison

7 Arthur Street, Mermaid Beach