

From: [City of Gold-Coast-MAIL](#)
To: [City Information Operations](#)
Subject: Fwd: OTH/2025/18 37 & 37A Arthur Street, Mermaid Beach (Lot 23 RP41194, Lot RP85529) - Objection to proposed development
Date: Wednesday, 17 June 2026 4:17:07 PM

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From: deans@salesreps.com.au
Sent: Tuesday, June 16, 2026 2:37 PM
To: mail@goldcoast.qld.gov.au
Cc: deans@salesreps.com.au
Subject: OTH/2025/18 37 & 37A Arthur Street, Mermaid Beach (Lot 23 RP41194, Lot RP85529) - Objection to proposed development

To: The Assessment Manager,
RE: Objection to Development Application [OTH/2025/18]
Property: Lot 23 RP41194, Lot RP85529

I wish to lodge a formal objection to the above development application. Council's planning framework exists to ensure that development occurs in a manner that is fair, balanced and in the long-term interests of the community. Residents, homeowners, investors and developers alike are expected to comply with these planning controls, which provide certainty regarding how neighbourhoods will evolve over time.

The planning system relies on consistent application and enforcement of these controls. Where developments are approved despite significant departures from established planning expectations, community confidence in the integrity and effectiveness of the planning framework is diminished.

My primary concerns regarding this proposal are as follows:

1. Neighbourhood Character and Planning Intent

The proposed development appears inconsistent with the established character, scale and expectations for the surrounding area. Existing residents have made significant personal and financial commitments based on the reasonable expectation that Council's planning controls would guide future development outcomes.

Approval of this proposal may encourage similar developments within surrounding streets, resulting in a gradual but substantial transformation of the area's character beyond what current residents reasonably anticipated when choosing to live in this community.

1. Parking and Traffic Impacts

The surrounding streets already experience limited availability of on-street parking. Based on the scale of the proposed development, it is reasonable to expect vehicle ownership and visitor demand to exceed the approximately 10 parking spaces proposed on-site.

This is likely to result in substantial overflow parking within surrounding streets,

creating inconvenience and conflict for existing residents. Increased vehicle movements and parking demand will place additional pressure on local infrastructure and reduce residential amenity.

1. Overshadowing and Amenity Impacts

The proposed building height and scale are likely to create significant overshadowing impacts on neighbouring properties.

Reduced access to sunlight can adversely affect private open space, outdoor living areas, gardens and the overall enjoyment of adjoining properties. These impacts should be carefully considered when assessing whether the proposal achieves an appropriate balance between development outcomes and the protection of neighbouring amenity.

1. Lack of Demonstrated Community Benefit

While the proposal may provide a commercial benefit to the developer, it is not apparent that it delivers sufficient public or community benefit to justify the impacts identified above or any departures from established planning expectations.

For these reasons, I respectfully request that Council refuse the application or require substantial amendments to address the concerns relating to neighbourhood character, parking demand, traffic impacts, overshadowing and residential amenity.

Thank you for considering this submission.

Yours faithfully,

Dean Smallman

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