

From: [bernard_mcguiness](#)
To: [City of Gold-Coast-MAIL](#)
Cc: [Division 1 - Cr Mark Hammel](#); [Division 14 - Cr Gail O'Neill](#)
Subject: OBJECTION to MCU/2023/15 Material Change of Use Impact Assessment Multiple Dwelling 239-241
Boundary St Coolangatta
Date: Monday, 8 April 2024 10:59:56 AM
Attachments: [8th April 2024.pdf](#)

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Please find my Objection to the above Development Application. Regards Bernie McGuiness

8th April 2024

Chief Executive Officer

City of Gold Coast

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

Cc: Councillor Gail O'Neill
division14@goldcoast.qld.gov.au

Cc: Councillor Mark Hammell
division1@goldcoast.qld.gov.au

Dear Sir,

OBJECTION to MCU/2023/15

Material Change of Use Impact Assessment Multiple Dwelling

239-241 Boundary St Coolangatta

I write in respect to the development application which seeks a development permit for a Material Change of use for a Multiple Dwelling development at 239-241 Boundary St Coolangatta.

This objection relates to the proposed height and site coverage; inadequate setbacks; excessive bulk at podium and tower level; inadequate landscaping; compromised vehicular and pedestrian access and unacceptable overshadowing and loss of privacy of adjacent properties.

This is a gross overdevelopment of the site which does not provide an exemplary standard as required for a 59.1metre build. The ground floor coverage of 57% provides inadequate landscaping (mainly vehicle pedestrian and service crossovers) and no deep planting. Tower site coverage of 49% at level 2 and 48% at level 15 gives the building the appearance of a tarted up box. Setbacks at level 15 of 3.5 metres to neighbours to the north and east and even less to the two street frontages cannot be accepted.

Not surprisingly the developer has not tried to justify these gross deviations from the town plan, instead they contend that the council has allowed similar relaxations on other sites so they should be allowed here. Firstly, this is not a valid reason and secondly no other impact assessable multiple dwelling of anywhere near this height and bulk has ever been approved in the Rainbow Bay area.

This building is a dog, a fat ugly dog, it has no place in Rainbow Bay.

Regards

Bernie McGuinness 206 Marine Parade, Rainbow Bay 4225.