

From: [Gary Shiels](#)
To: [City of Gold-Coast-MAIL](#)
Subject: OBJECTION to MCU/2023/15 Nos 239-241 Boundary St Coolangatta
Date: Saturday, 13 April 2024 5:33:41 PM
Attachments: [image001.png](#)
[Rainbow Bay Objection.docx](#)

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Dear Mr Baker
Chief Executive Officer
Gold Coast Council

Please find attached my objection to the development at the above address.

Thanking you in anticipation

Regards

Gary

Dr. Gary A Shiels AM JP

Director

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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/Madam,

OBJECTION to MCU/2023/15 Nos 239-241 Boundary St Coolangatta

I hereby object to the development application seeking a permit for a Material Change of Use for a Multiple Dwelling Development at 239-241 Boundary St Coolangatta. The Proposal is totally out of scale, character, and context with the development in the locality and it will have an adverse effect on the surrounding residential development.

My wife and I were attracted to purchase a property in Rainbow Bay over 20 years ago because it was not Surfers Paradise, Burleigh Heads, or Coolangatta, development was generally 4-8 storeys, away from the beach, and it was a community. As a town planner with over 50-years experience, may I respectfully submit that this development (if approved) will undermine the integrity of your planning controls and credibility of council as a responsible authority. People will be asking if we have returned to the bad old days when anything and everything was approved regardless of merit.

The Impact Assessable application is to increase the building height from 38 to 59 m, which simply cannot be justified. In my submission, the site is too small, it is inappropriately located, and the setbacks from neighbours are totally inadequate. Also, the proposal has three basement levels, which will be below the water table. Council would be aware of the problems resulting from the development on the opposite corner, which is also three levels below ground. The stalled construction of that development has caused considerable damage to adjoining properties requiring a number to be demolished and others structurally remediated.

I have reviewed the relevant planning controls and in my opinion this proposal fails all the planning parameters. In my opinion the Proposal is inconsistent with the City Plan, it is out of character of development in the area, and it will not meet the desired outcomes for the locality. I could write pages of the proposal's non-compliance with the planning controls; however, I am certain these will be dealt with in detail in councils' assessment of the application.

In my 50 years + experience, I have worked for local councils, been a planning consultant, chair of a number of local planning panels and determined development applications in the Land and

Environment Court. In my opinion, in all of these forums this application would fail a reasonable scrutiny of the controls and the acceptability of the Proposal in the locality. If you look at the level of objection from the Rainbow Bay community, it will also fail the pub test. For all of the above reasons the proposed development should be refused.

Yours sincerely

Dr Gary A Shiels AM JP

180 Marine Parade Rainbow Bay