

We The People  
Program 299 June 18, 2018  
We the People 299 Power and Arrogance



**Good Day to you.** The enclave of Main Beach on the Gold Coast is a long established and lovely area for silver service and fine dining. Its Tedder avenue was for many years the place to be and a pleasant Sunday morning could be spent watching the Beemers and Rollers jostling for a park at the local cafes. Even though I generally don't warm to high rise there is a legitimate place for it, if well planned. I know quite a number of good folk in Main Beach and they are happy, peaceful and friendly people who want their life style preserved, as we all do. Recently Tom Tate wanted to put the tram through the place and the residents fought that and won, along with a number of other issues which would have dealt a blow to this unique area.

Now on the beach front at 3547 Main Beach parade a proposal was made by a developer named Hapsberg Pty Ltd for a high rise containing 363 bedrooms which is a tad over the zone limit of 38. At first glance it astounds me that such an audacious application would be made and yet credit to the Council for knocking it back. The applicant lodged an appeal with the Land and Environment Court and resubmitted a new proposal this time for 130 bedrooms again well over the zone limit of 38. Notably the developer made an extraordinary statement in their original documentation filed on the 17th June 2017 on page 4 which says "*The proposal is therefore within the reasonable expectations of the community*". So what are we to make of this extraordinary all encompassing statement and my interpretation suggests they are proposing to speak on behalf of all of us which they are not. In my view it appears arrogant. The other option is that the people of the Gold Coast and Main Beach have such a low expectation of Council and developers and indeed one's quality of life, that they don't choose to care. One has to question whether the statement is actually true in so much as the apparently unbridled development on the Gold Coast means developers expect every application to be approved. There is ample evidence to suggest this does in fact mean just that and Cr Cameron Caldwell Chairman of the Economy Planning and Environment Committee might like to make a statement about that.

The application for this development in Main beach conflicts with the purpose of the medium residential zoning. It conflicts with the intent of the city plan to reduce the scale and intensity for the site and adjoining properties to the east of Main Beach Parade. The medium density zoning allows 1 bedroom per 33 square meters of land and with this plot at just 1261 square meters it should not exceed 38 bedrooms. The revised proposal calls for nearly three and a half times the permitted site limit. Further, this development clashes with the established neighbourhood character of this locality in Main Beach and is clearly out of sync with the City Plan. Importantly the proposed development fails to contribute to the life style expected by the community and in the end isn't this what the Council should be all about as developers have no role to play in deciding what the people want. I believe if this development is allowed to proceed it will have a devastating effect on the Main Beach community as a whole and the people must demand Council stands up to developers and properly represent the people. Of course this may well be a whole new concept for this current Council. Put simply such a large building and associated traffic would destroy the transition of density change just as the Komune development would in Coolangatta yet it was approved by Council. Again Cr Caldwell may wish to comment.

So to all the residents of the Gold Coast I say please take an interest in what's happening in your area because we can't always trust the Council to represent us although on this occasion they will defend the matter using our money and just as with the case of the sale of the Bruce Bishop carpark complex they don't always spend it wisely.

**Until next time this is Kent Bayley**