

MNMCA COMMUNITY NEWS



ISSUE NO 1 | OCTOBER | 2022

President's Message

With COVID restrictions now behind us, the MNM Community Association can get up and running again. Importantly, the MNMCA is a forum to discuss issues affecting our community and respond as necessary. With issues such as the Light Rail extension, the changes being considered to building heights and development under the Planning Scheme, there is no more pressing time for us to come together.

The MNMCA has been a strong advocate for Gold Coast City Council to prepare a Neighbourhood Plan for our area. A Neighbourhood Plan embedded in the Planning Scheme would provide greater certainty in the planning process and identify and preserve those elements in our suburbs which define our unique character.

At our next meeting we will discuss some of the aspects of change - past and future. The meeting will also provide you with the opportunity to flag issues for further discussion and actions. I look forward to seeing you there.

Boyd Sargeant

Next Meeting

Monday 24 October 2022

6.30pm – 7.30pm

**Club Mermaid - Home of Mermaid
Beach Bowls Club**

2428 Gold Coast Hwy, Mermaid Beach

I would like to thank the Club for hosting our meeting and encourage you all to support the club.

Come along early and enjoy the Club's great food and cold drinks. Or book a game of Barefoot Bowls for some fun.

Agenda

TOPIC 01 - More People / More Units / More Cars

Change has been occurring in our suburb and here is a quick look at Post Code 4218. See Census data below

TOPIC 02 - MNM and the Town Plan

Planning and Our Community – An overview of the Planning Scheme

TOPIC 03 - MNM Neighbourhood Plan

A Neighbourhood Plan – What is this and how does it work?

TOPIC 04 - GCCC Neighbourhood Framework – Do we want Palm Beach or Mermaid Beach?

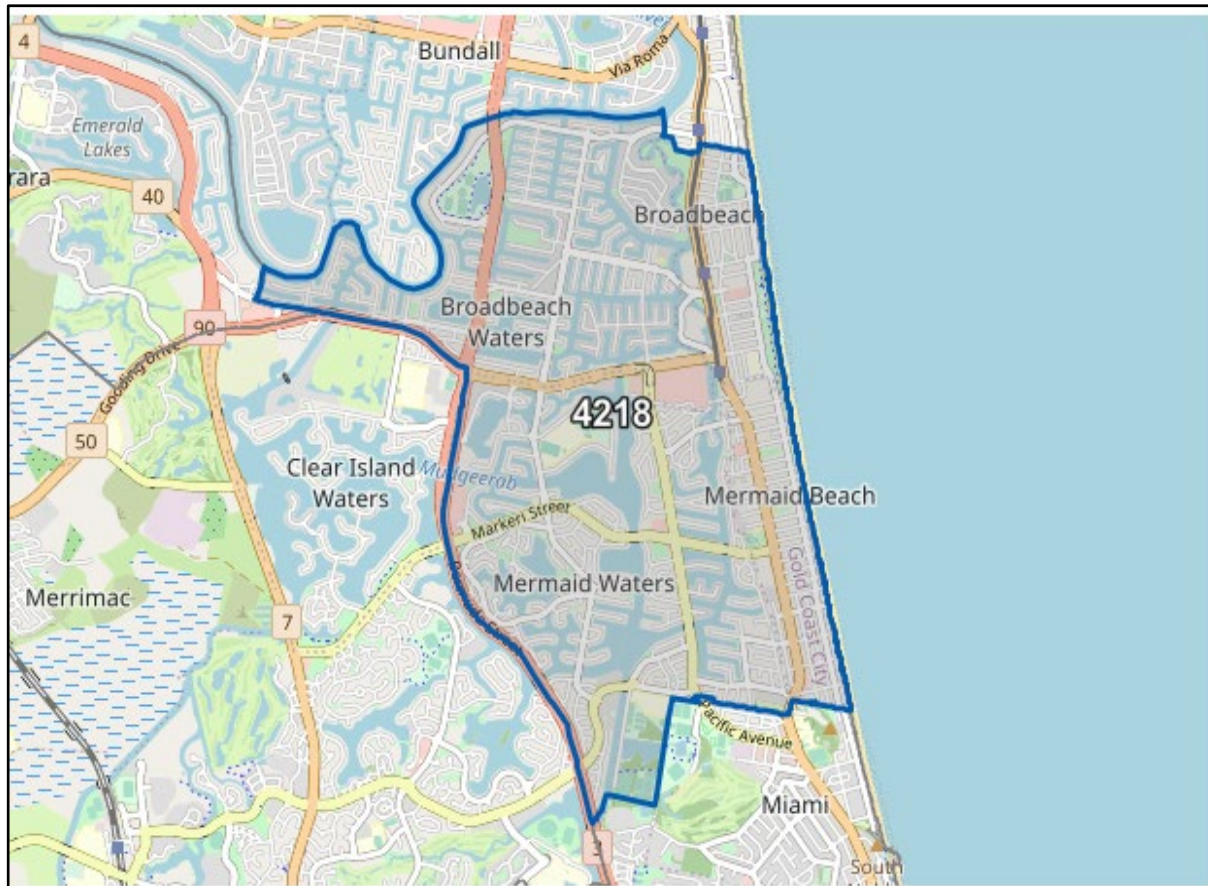
New Light Rail Neighbourhood Concept plans for Nobby Village and Miami have been endorsed by Council. These include new building heights up to 33m/10 storey. The full details and concept plans can be viewed and downloaded at:

<https://www.goldcoast.qld.gov.au/Services/Projects-works/Neighbourhood-Framework>

TOPIC 05 - MNM Community General Discussion

TOPIC 01 - More People / More Units / More Cars

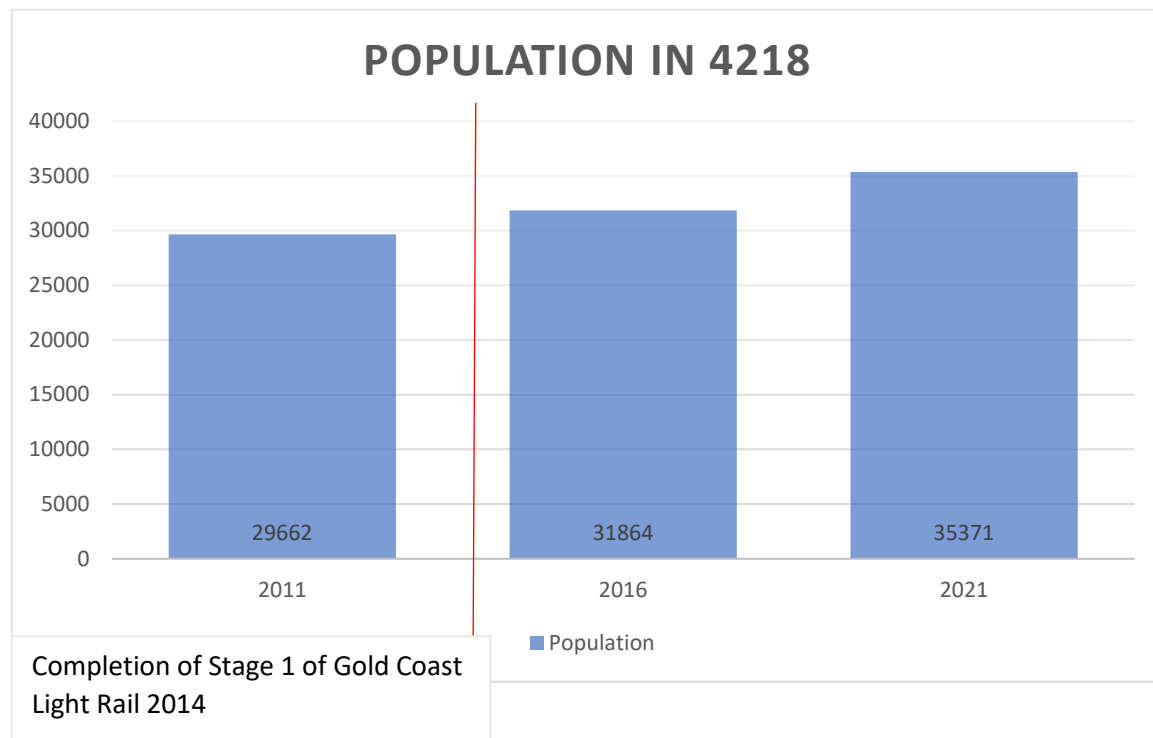
The following information is sourced from the Australian Bureau of Statistics for the Post Code of 4218. This information does as is illustrated below include the suburbs of Broadbeach, Broadbeach Waters, Mermaid Beach and Mermaid Waters. Whilst the data is not specifically Mermaid Beach focused it is relevant to inform discussions on growth, parking and development.



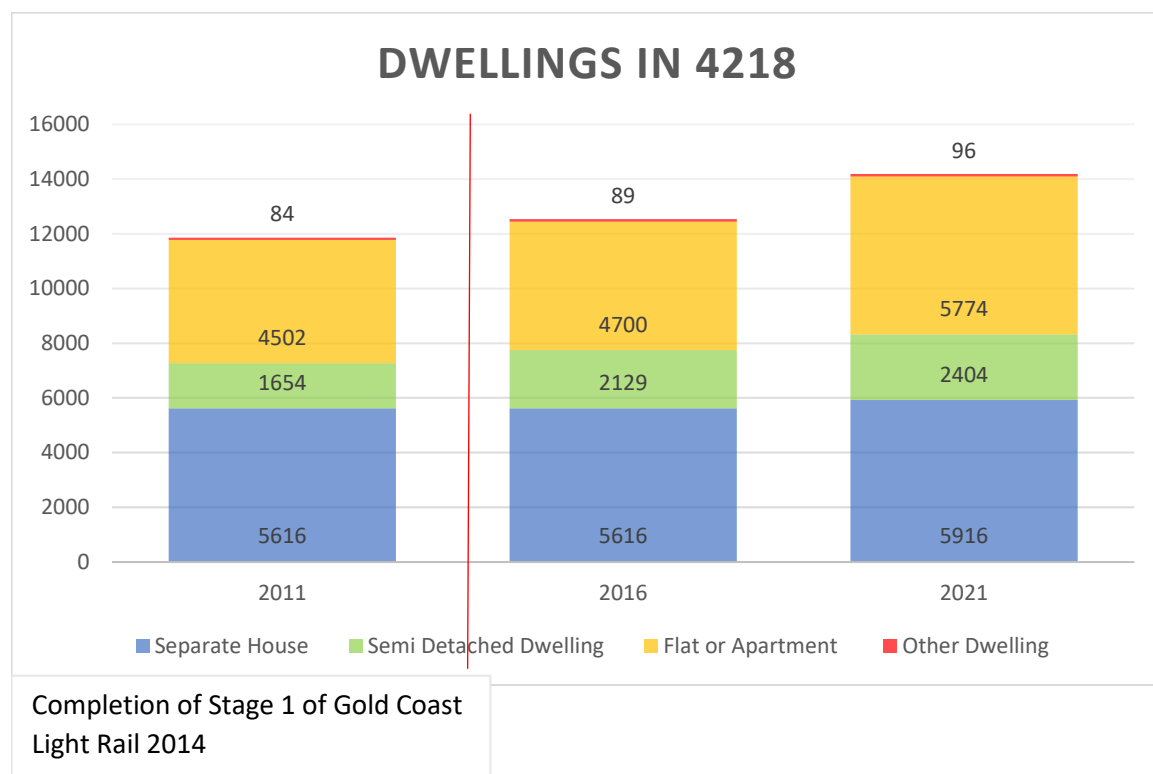
Mermaid Beach Dwelling Structure Breakdowns

Below is a chart outlining the dwelling structure in the Mermaid Beach (4218) locality. The charts utilise census data from the most recent 2021 census as well as historic data from 2016 and 2011. The introduction of the light rail is also shown on the table. (Data sourced from the Australian Bureau of Statistics, <https://www.abs.gov.au/census/find-census-data/quickstats/2021/POA4218>)

Significantly the Census data when viewed over the past 10 years identifies the significant growth in population and dwellings which the locality has experienced. Something that may be of interest I noted was that, since the light rail has commenced, the total number of cars has increased at a faster rate than either population or dwellings.

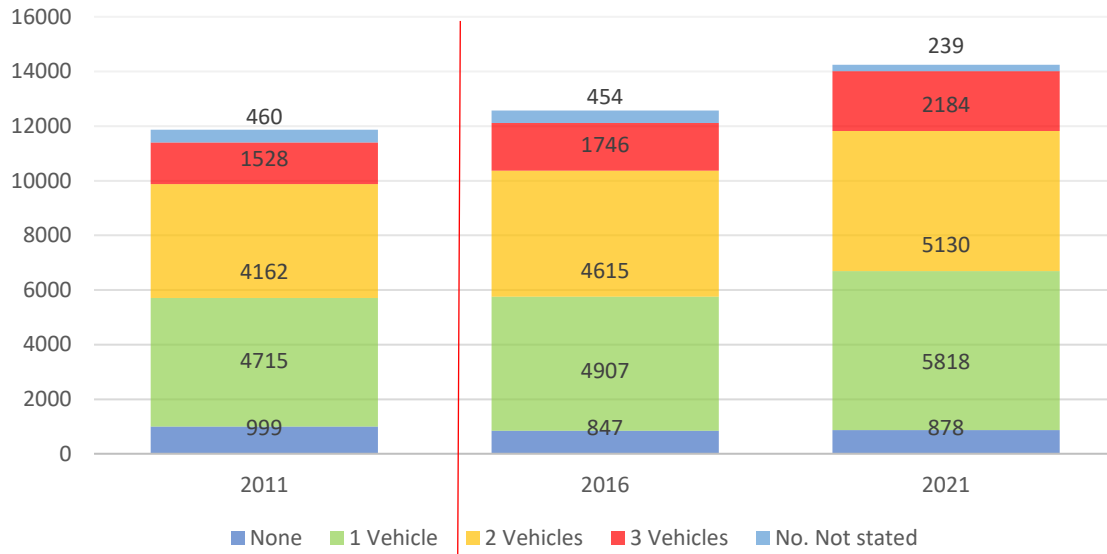


29662	+7.4%	31864	+11%	35371
-------	-------	-------	------	-------



11856	+5.7%	12534	+13.2%	14190
-------	-------	-------	--------	-------

MOTOR VEHICLES IN 4218



Completion of Stage 1 of Gold Coast Light Rail 2014

11864	+5.9%	12569	+13.3%	14249
-------	-------	-------	--------	-------

TOPIC 02 - MNM and the Town Plan

The MNM area is largely zoned as Medium Density with a height of 3 storey (15m) and a density of RD 5 – upto 200 bedrooms per net hectare (1 bed/50m²). These heights and densities have been generally consistent for over 20 years and enable houses, duplexes and low rise apartment buildings.



Extract CoG City Plan

TOPIC 03 - MNM Neighbourhood Plan

Neighbourhood Plans guide development in local communities, to ensure each area retains and enhances its own special character and qualities. They provide you with an opportunity to have your say on how your communities will develop in the future.

Neighbourhood planning helps to:

- manage a growing, dynamic city
- achieve the Queensland Governments South East Queensland Regional Plan targets
- give communities an opportunity to have a say in planning at a local level to guide future development
- facilitate economic growth
- outline a landscape and building character to be retained
- set out levels of assessment for new development
- plan for new infrastructure networks
- provide for local area improvements and open space
- consider other environmental, social and economic factors in each community.

Neighbourhood planning follows a clear process set by Queensland Government legislation

TOPIC 04 - GCCC Neighbourhood Framework – Do we want Palm Beach or Mermaid Beach?

Below is an extract from the Council report on the Nobby Beach and Miami North Station Neighbourhoods Concept plan developed as part of the Councils Neighbourhood Framework (Broadbeach to Burleigh Heads Corridor). The extract is of the building height plan. You will note this plan increases building heights to 33m.

820 Meeting of the Planning and Environment Committee
Agenda

Page 383

