CITY OF GOLDCOAST.

Application Information	
Application Number	ROL/2026/37
Property Address	98 Glenmore Drive BONOGIN QLD 4213
Application Description	Reconfiguring a Lot Impact Assessment 1 into 18 Lot Subdivision - 98 Glenmore Drive, BONOGIN QLD 4213
Application Type	Reconfiguring a lot
Lodgement Date	01/04/2026
Status	In Progress - On Public Notification
Appeal rights	Submitters who lodge a properly made submission have appeal rights against Council's decision for this application. The dates in which a submission is considered properly made for this development application are published on the public notification material (property sign, letter notification and newspaper advertisement) for this application. If you require any further information about this application, you can visit Development.i and enter in the property address or application reference number.

Contact Details	
Submitter	Watson Samuel
Email Address	sam@build-dev.com.au
Residential or Business Address Details	13A Baron Court, Tallai, QLD, 4213, Australia

Submitter Acknowledgements	
Time of Lodgement	31/08/2026 18:31
Submitter agrees to the terms and conditions	Accepted
Submitters contact details displayed during assessment phase?	Yes
Customer declaration	Accepted
Number of attachments	0

Submission Details	
Support or Oppose or Other	Support
Grounds	Public Submission in Support – ROL/2026/37 98 Glenmore Drive, Bonogin – Proposed 17-Lot Rural Residential Subdivision To Gold Coast City Council, I am writing to express my support for Development Application ROL/2026/37 for 98 Glenmore Drive, Bonogin, involving the reconfiguration of the existing property into 17 rural residential lots. In my view, this proposal represents a reasonable and appropriate use of a substantial parcel of land within an established and highly desirable rural-residential area. While I acknowledge that development must appropriately address environmental, traffic, infrastructure and amenity considerations, these matters should be assessed objectively through Council's established planning and technical assessment processes. They should not, in themselves, be treated as a reason to prevent sensible residential development where impacts can be appropriately managed or conditioned. I support the application for the following reasons: • Appropriate rural-residential development: The proposal retains a low-density residential outcome rather than introducing high-density urban development. Lots of approximately 5,900 m² on average still provide substantial land areas capable of maintaining a spacious semi-rural character. • Housing supply and choice: The Gold Coast continues to require additional housing opportunities. Larger rural-residential lots provide an important alternative to increasingly dense suburban development and allow families to establish homes on larger properties. • Efficient use of suitable land: Large landholdings in established residential areas should be capable of sensible subdivision where appropriate infrastructure, access, environmental management and planning outcomes can be achieved. • Environmental impacts can be managed: Vegetation removal, wildlife habitat, rehabilitation areas and environmental buffers are legitimate considerations, but these matters can be addressed through detailed assessment, environmental management plans, rehabilitation requirements, covenants and appropriate development conditions. • Traffic and construction impacts are manageable: Temporary construction impacts should not be confused with the long-term impact of the completed development. Traffic, access, road safety, dust and construction management can all be appropriately assessed and controlled through Council requirements and conditions. • Property owners should have a reasonable opportunity to develop their land: Provided a proposal can demonstrate acceptable planning outcomes and satisfy relevant technical requirements, responsible development and subdivision should be supported rather than opposed simply because it changes an existing large landholding. Bonogin and the surrounding hinterland are attractive precisely because they provide larger residential properties, greenery and space. In my view, the creation of 17 substantial rural-residential lots does not inherently undermine that character. With appropriate landscaping, environmental rehabilitation and development controls, the project has the potential to accommodate additional families while maintaining a high-quality rural-residential environment. I therefore respectfully request that Council assess ROL/2026/37 on its planning and technical merits and approve the application, subject to reasonable

	conditions necessary to manage any demonstrated impacts. I support the proposed development at 98 Glenmore Drive, Bonogin and believe it can make a positive contribution to housing choice and the continued responsible evolution of the area. Yours sincerely, Sam watson