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	Jay Luckie
Email Address	jay@smartland.com.au
Residential or Business Address Details	40 Marine Parade, suite 2 / level 11, Southport, QLD, 4215, Australia

Submitter Acknowledgements	
Time of Lodgement	01/09/2026 06:50
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	SUBMISSION IN SUPPORT OF DEVELOPMENT APPLICATION Application Reference: ROL/2026/37 Site Address: 98 Glenmore Drive, Bonogin QLD 4213 (Lot 1 on RP218875) Proposal: Reconfiguration of 1 Lot into 17 Rural Residential Lots SUBMITTER DETAILS Full Name: Jay Luckie Residential / Business Address: 40 Marine Parade, Southport QLD 4215 Address for Service: 40 Marine Parade, Southport QLD 4215 TO: Chief Executive Officer, City of Gold Coast STATEMENT OF SUPPORT I am writing to formally lodge my submission in support of Development Application ROL/2026/37 for the proposed 17-lot rural residential subdivision at 98 Glenmore Drive, Bonogin. The key planning grounds and facts supporting this submission include: Critical Contribution to Housing Supply During a Housing Crisis The City of Gold Coast is experiencing an unprecedented housing shortage. Approving the reconfiguration of 1 lot into 17 well-proportioned rural residential lots delivers much-needed, diverse housing options to meet growing regional demand. It optimizes land use within a designated residential area, allowing more families to secure housing without compromising urban boundaries. Well-Thought-Out and High-Quality Planning Design The proposed site layout has been carefully designed to integrate seamlessly into the surrounding neighborhood. With an average lot size of approximately 5,928 m^2 and generous frontages (37–43 m), the development maintains a spacious, low-density rural residential feel. The master plan balances infrastructure efficiency with residential privacy, ensuring a balanced, sustainable community layout. Minimal and Managed Impact on Surrounding Properties The development has been planned to prevent adverse impacts on neighboring homes: Traffic and Access: The additional traffic generated by 17 rural residential lots is minor and well within local road network capacity. Amenity: Large lot sizes ensure substantial setbacks, preserving visual privacy, quiet enjoyment, and sunlight access for existing adjacent landholders. Environmental Integration: Planned street trees, buffer integration, and environmental management plans ensure the subdivision integrates responsibly with the surrounding natural setting. CONCLUSION Development Application ROL/2026/37 represents a responsible, well-designed response to the current housing crisis while respecting the spatial quality of the Bonogin locality. I encourage Council to approve the application subject to standard reasonable conditions. Yours faithfully, Jay Luckie Date: September 1, 2026