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
Contact details are not displayed as requested.

Submitter Acknowledgements	
Time of Lodgement	06/09/2026 16:33
Submitter agrees to the terms and conditions	Accepted
Submitters contact details displayed during assessment phase?	No
Customer declaration	Accepted
Number of attachments	0

Submission Details	
Support or Oppose or Other	Oppose
Grounds	We are residents of Bonogin and wish to object to the proposed reconfiguration of one lot at 98 Glenmore Drive into 17 Rural Residential lots. Our primary concern is the proposed loss of existing vegetation, particularly along Glenmore Drive. The information provided indicates that the proposal would clear all existing vegetation along the Glenmore Drive frontage and remove approximately 340 native trees across 0.997 hectares of Medium Priority Vegetation. Replacing established vegetation with only eight street trees cannot replicate the habitat, ecological connectivity, shade, landscape character or maturity of what would be lost. This matters enormously in Bonogin. One of the primary reasons we chose to make our home here was the opportunity to live in greater peace and harmony with the natural environment. On and around our property we regularly see a remarkable diversity of birdlife, wallabies and other native wildlife, including koalas. Mature vegetation, wildlife corridors and connected habitat make these encounters possible. They also enable wildlife to move, feed and survive across a landscape already experiencing increasing development pressure. Habitat does not operate according to property boundaries. Clearing vegetation from one site affects the ecological environment beyond that site. Every removal of mature vegetation and every interruption to a wildlife corridor reduces the connected habitat available to species already under pressure. We therefore ask Council to consider not only the vegetation proposed for removal, but the cumulative environmental effect of successive clearing and development throughout Glenmore Drive and the surrounding hinterland. We are particularly concerned about the implications for koala habitat and Glossy Black Cockatoo forage resources. The information provided also indicates a discrepancy regarding the Glossy Black Cockatoo buffer: Council requested 30 metres, the consultant prefers 15 metres, and the plan shows 10 metres. Where development potentially affects significant wildlife habitat, we believe the precautionary approach should be to provide the greater protection unless compelling environmental evidence supports otherwise. Similarly, we support Council's requested four-year environmental covenant rehabilitation period rather than the proposed two years. Rehabilitation should be determined by what is required to establish and sustain a healthy ecological outcome, particularly where mapping identifies extensive weed-treatment areas, rather than by the shortest convenient timeframe. We are also concerned about the proposed scale and density of the subdivision. The 17 proposed lots have an average area of approximately 5,928 m², compared with the approximately 8,000 m² average identified for the Rural Residential Zone. Seven proposed frontages are reportedly only 37–43 metres wide, compared with an average of approximately 61 metres for existing properties. Combined with the removal of established frontage vegetation, this risks progressively changing Glenmore Drive from a spacious and heavily vegetated rural environment into something much more closely resembling suburban development. These issues need to be considered cumulatively. This proposal does not exist in isolation from other construction and development occurring along Glenmore Drive. Additional lots potentially mean further

	vegetation disturbance, buildings, driveways, fencing, vehicles, traffic, noise, domestic animals and other pressures on wildlife and habitat over time. We recognise that communities evolve and that appropriate development is necessary. Our objection is not to development itself. It is to development that risks incrementally eroding the very environmental and rural characteristics that distinguish Bonogin and the Gold Coast hinterland. If we had wanted to live within a more densely developed suburban environment, communities such as Robina and Varsity Lakes provide excellent opportunities to do so. We deliberately chose Bonogin because it offers something fundamentally different: space, mature trees and vegetation, wildlife habitat and corridors, and the opportunity for people to live alongside the natural world rather than progressively displacing it. We therefore respectfully ask Council to give particular weight to: retaining existing mature vegetation, especially along the Glenmore Drive frontage; protecting wildlife habitat and ecological connectivity, including habitat used by koalas and Glossy Black Cockatoos; requiring an appropriately precautionary habitat buffer; retaining the four-year environmental covenant rehabilitation period requested by Council; considering whether the proposed density and lot configuration are consistent with the rural character of Bonogin; and assessing the cumulative environmental and amenity impacts of this proposal alongside existing and proposed development in the surrounding area. Once mature habitat is cleared, its ecological value cannot simply be recreated by planting a small number of replacement street trees. What is lost affects not only the appearance of Glenmore Drive, but the interconnected natural environment that makes it possible for wildlife and people to continue sharing this special part of the Gold Coast hinterland. We respectfully ask Council to protect the rural, green and ecologically connected character of Bonogin for its current and future residents — including the wildlife with whom we share it.