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	07/09/2026 11:31
Submitter agrees to the terms and conditions	Accepted
Submitters contact details displayed during assessment phase?	No
Customer declaration	Accepted
Number of attachments	1
Oppose development ROL202637- Divide lot 1 into 17 Lots (Rural residential - 98 Glenmore Drive^J Bonogin QLD 4213.pdf	78.67 KB

Submission Details	
Support or Oppose or Other	Oppose
Grounds	Oppose Application reference ROL/2026/37 – Divide 1 Lot into 17 Lots (rural residential) 04 September 2026 Proposed 17-Lot Subdivision – 98 Glenmore Drive, Bonogin Formal Objection / Submission I wish to lodge my concerns regarding the proposed 17-lot subdivision at 98 Glenmore Drive, Bonogin. I would like to make it clear that I am not opposed to the development of the site in principle. However, as a neighbouring resident, I have a number of significant concerns regarding the potential impact of the development on the health, amenity and homes of existing residents in Leyshon Court. I believe these matters need to be properly addressed, with appropriate conditions imposed on the development, before any approval is granted. 1. Health, Dust and Construction Noise One of my primary concerns is the potential impact of dust generated during the clearing, earthworks and construction phases. I am asthmatic and therefore particularly concerned about airborne dust. During the winter months, when conditions are generally drier, and the prevailing winds are predominantly from the south and south-west, there is a genuine risk that dust generated from the development site could be carried directly towards our homes in Leyshon Court. The clearing of vegetation and subsequent exposure of large areas of bare soil could potentially create a significant and prolonged dust problem. This is not simply an inconvenience; it has the potential to affect my health and the amenity of our home. If the development is approved, I believe the developer should be required to prepare and implement a comprehensive dust-management and environmental management plan addressing, as a minimum: • How dust will be controlled during site clearing and earthworks; • How exposed soil and stockpiled material will be stabilised; • The frequency and method of watering or other dust-suppression measures; • Measures to prevent dust being carried onto neighbouring properties and roads; • How the site will be managed during periods of strong winds or particularly dry conditions; • Immediate procedures for responding to complaints from neighbouring residents; and • Who will be responsible for monitoring and enforcing these measures. I would also like Council to consider what long-term guarantees, compliance mechanisms and financial remedies will be available to neighbouring homeowners should the developer fail to adequately control dust or other impacts arising from the development. 2. Construction Noise and Hours of Work Construction noise is another significant concern. There needs to be a clearly defined construction management plan establishing reasonable and enforceable hours of work. Construction activities should not be permitted outside approved hours, and construction work should not be permitted on Sundays, except in genuinely exceptional circumstances approved by Council. Particular consideration should be given to high-impact activities such as earthmoving, excavation, rock breaking, heavy machinery and truck movements. Residents should not be expected to endure excessive or unreasonable noise over an extended construction period simply because the development has been approved. 3. Natural Vegetation, Wildlife and Environmental Protection The existing natural vegetation on this property is also of considerable importance. We are approximately 9–12 km, in a straight line, from the Springbrook area and regularly experience visits from Black Cockatoos, Wedge-tailed Eagles and various species of parrots and other native wildlife. The existing vegetation forms an important part of the character of this area and provides habitat and a natural buffer between properties. I therefore believe it would be inappropriate for the development to simply result in the wholesale clearing of the site and replacement with 17 residential lots. If the development proceeds, I believe the design should be required to work around and retain significant existing vegetation wherever reasonably possible, rather than treating vegetation retention as an afterthought. I would also request that: • Significant vegetation to be retained is clearly identified and demarcated on the development plans; • Areas proposed for retention are clearly shown on plans made available for public inspection; • Appropriate protection measures are put in place before clearing commences; • Wildlife considerations and any required fauna management measures are properly addressed; and • The final subdivision design incorporates the existing landscape and vegetation wherever practicable. The objective should be to ensure that the development fits into the existing environment and character of Bonogin, rather than unnecessarily removing the natural features that make this area attractive in the first place. 4. Cumulative Traffic and Road Infrastructure I also have concerns regarding the additional traffic that will be generated by a 17-lot subdivision. The existing road infrastructure in the immediate area already has limitations, and I question whether it is adequate to accommodate the additional permanent residential traffic, together with the substantial volume of traffic that will be generated during construction. I would therefore like clarification regarding: • The expected increase in traffic resulting from the subdivision; • Whether the existing roads and intersections are considered adequate; • What road or infrastructure improvements will be required as a consequence of the development; • How construction vehicles and heavy machinery will access the site; and • Where construction workers and contractors will park their vehicles. In particular, construction vehicles, contractor vehicles, machinery and equipment should not be permitted to obstruct local roads, verges or the grassed footpaths adjoining residents' properties. The grassed verges and footpaths are maintained by local homeowners and should not be treated as construction parking areas. A specific traffic and construction-vehicle management plan should therefore be required as a condition of approval. 5. Protection of Existing Residents My wife and I chose to live in this area because we wanted to be closer to our daughter and family, but also because we believed Bonogin offered a quieter suburban environment with clean air, natural surroundings and a degree of tranquillity away from the congestion and pollution associated with more heavily urbanised areas. We appreciate that development is a normal part of a growing community and that landowners have legitimate rights to develop their properties. However, those rights should be balanced against the legitimate expectations and rights of existing residents who have chosen to live in the area based on its existing environmental qualities and residential amenity. I am therefore not asking Council to prevent development simply because it may change the area. Rather, I am asking that, if this development is to proceed, it does so in a manner that is properly planned and that protects neighbouring residents from unreasonable impacts. 6. Conditions I Believe Should Apply Before Approval If Council is minded to approve the proposed subdivision, I respectfully request that approval be conditional upon the developer providing and implementing appropriate plans and enforceable conditions covering: 1. Dust and air-quality management during clearing, earthworks and construction; 2. Strict construction hours, including no routine construction work on Sundays; 3. Noise management and monitoring, particularly for high-impact construction activities; 4. Protection and retention of significant natural vegetation; 5. Wildlife and fauna protection measures; 6. Traffic and construction-vehicle management; 7. Adequate arrangements for contractor and construction-worker parking; 8. Appropriate protection of neighbouring roads, verges, footpaths and properties; 9. Clear processes for residents to raise complaints and have them acted upon promptly; and 10. Appropriate compliance mechanisms and financial responsibility resting with the developer should required environmental, dust, noise or infrastructure measures not be maintained. Conclusion I respectfully ask Council to carefully consider the impact this development may

	have on existing residents before granting approval. If the development is to proceed, I believe the developer should be required to demonstrate that it can be delivered in a way that fits into the existing environment, protects natural vegetation and wildlife, minimises dust, noise and traffic impacts, and respects the health, homes and amenity of neighbouring residents. We are not opposed to responsible development. However, we do believe that responsible development should not come at the unreasonable expense of the people who already live in the area. I would appreciate the Council taking these concerns into consideration and ensuring that appropriate and enforceable conditions are imposed on the developer before any approval is granted. Yours faithfully, Peter and Wynne Rose 8 Leyshon Court Bonogin, QLD 4213 Copy: Glenn Tozer, Local councillor (division9@goldcoast.qld.gov.au)

Oppose Application reference ROL/2026/37 – Divide 1 Lot into 17 Lots (rural residential)

04 September 2026

Proposed 17-Lot Subdivision – 98 Glenmore Drive, Bonogin

Formal Objection / Submission

I wish to lodge my concerns regarding the proposed 17-lot subdivision at **98 Glenmore Drive, Bonogin**.

I would like to make it clear that I am **not opposed to the development of the site in principle**. However, as a neighbouring resident, I have a number of significant concerns regarding the potential impact of the development on the health, amenity and homes of existing residents in Leyshon Court.

I believe these matters need to be properly addressed, with appropriate conditions imposed on the development, **before any approval is granted**.

1. Health, Dust and Construction Noise

One of my primary concerns is the potential impact of dust generated during the clearing, earthworks and construction phases.

I am asthmatic and therefore particularly concerned about airborne dust. During the winter months, when conditions are generally drier, and the prevailing winds are predominantly from the south and south-west, there is a genuine risk that dust generated from the development site could be carried directly towards our homes in Leyshon Court.

The clearing of vegetation and subsequent exposure of large areas of bare soil could potentially create a significant and prolonged dust problem. This is not simply an inconvenience; it has the potential to affect my health and the amenity of our home.

If the development is approved, I believe the developer should be required to prepare and implement a **comprehensive dust-management and environmental management plan** addressing, as a minimum:

- How dust will be controlled during site clearing and earthworks;
- How exposed soil and stockpiled material will be stabilised;
- The frequency and method of watering or other dust-suppression measures;
- Measures to prevent dust being carried onto neighbouring properties and roads;
- How the site will be managed during periods of strong winds or particularly dry conditions;
- Immediate procedures for responding to complaints from neighbouring residents; and

- Who will be responsible for monitoring and enforcing these measures.

I would also like Council to consider what **long-term guarantees, compliance mechanisms and financial remedies** will be available to neighbouring homeowners should the developer fail to adequately control dust or other impacts arising from the development.

2. Construction Noise and Hours of Work

Construction noise is another significant concern.

There needs to be a clearly defined construction management plan establishing reasonable and enforceable hours of work. Construction activities should not be permitted outside approved hours, and **construction work should not be permitted on Sundays**, except in genuinely exceptional circumstances approved by Council.

Particular consideration should be given to high-impact activities such as earthmoving, excavation, rock breaking, heavy machinery and truck movements.

Residents should not be expected to endure excessive or unreasonable noise over an extended construction period simply because the development has been approved.

3. Natural Vegetation, Wildlife and Environmental Protection

The existing natural vegetation on this property is also of considerable importance.

We are approximately 9–12 km, in a straight line, from the Springbrook area and regularly experience visits from **Black Cockatoos, Wedge-tailed Eagles and various species of parrots and other native wildlife**.

The existing vegetation forms an important part of the character of this area and provides habitat and a natural buffer between properties.

I therefore believe it would be inappropriate for the development to simply result in the wholesale clearing of the site and replacement with 17 residential lots.

If the development proceeds, I believe the design should be required to **work around and retain significant existing vegetation wherever reasonably possible**, rather than treating vegetation retention as an afterthought.

I would also request that:

- Significant vegetation to be retained is clearly identified and demarcated on the development plans;
- Areas proposed for retention are clearly shown on plans made available for public inspection;
- Appropriate protection measures are put in place before clearing commences;

- Wildlife considerations and any required fauna management measures are properly addressed; and
- The final subdivision design incorporates the existing landscape and vegetation wherever practicable.

The objective should be to ensure that the development **fits into the existing environment and character of Bonogin**, rather than unnecessarily removing the natural features that make this area attractive in the first place.

4. Cumulative Traffic and Road Infrastructure

I also have concerns regarding the additional traffic that will be generated by a 17-lot subdivision.

The existing road infrastructure in the immediate area already has limitations, and I question whether it is adequate to accommodate the additional permanent residential traffic, together with the substantial volume of traffic that will be generated during construction.

I would therefore like clarification regarding:

- The expected increase in traffic resulting from the subdivision;
- Whether the existing roads and intersections are considered adequate;
- What road or infrastructure improvements will be required as a consequence of the development;
- How construction vehicles and heavy machinery will access the site; and
- Where construction workers and contractors will park their vehicles.

In particular, **construction vehicles, contractor vehicles, machinery and equipment should not be permitted to obstruct local roads, verges or the grassed footpaths adjoining residents' properties**.

The grassed verges and footpaths are maintained by local homeowners and should not be treated as construction parking areas.

A specific traffic and construction-vehicle management plan should therefore be required as a condition of approval.

5. Protection of Existing Residents

My wife and I chose to live in this area because we wanted to be closer to our daughter and family, but also because we believed Bonogin offered a quieter suburban environment with clean air, natural surroundings and a degree of tranquillity away from the congestion and pollution associated with more heavily urbanised areas.

We appreciate that development is a normal part of a growing community and that landowners have legitimate rights to develop their properties.

However, those rights should be balanced against the legitimate expectations and rights of existing residents who have chosen to live in the area based on its existing environmental qualities and residential amenity.

I am therefore **not asking Council to prevent development simply because it may change the area**. Rather, I am asking that, if this development is to proceed, it does so in a manner that is properly planned and that protects neighbouring residents from unreasonable impacts.

6. Conditions I Believe Should Apply Before Approval

If Council is minded to approve the proposed subdivision, I respectfully request that approval be conditional upon the developer providing and implementing appropriate plans and enforceable conditions covering:

1. **Dust and air-quality management** during clearing, earthworks and construction;
2. **Strict construction hours**, including no routine construction work on Sundays;
3. **Noise management and monitoring**, particularly for high-impact construction activities;
4. **Protection and retention of significant natural vegetation**;
5. **Wildlife and fauna protection measures**;
6. **Traffic and construction-vehicle management**;
7. Adequate arrangements for **contractor and construction-worker parking**;
8. Appropriate protection of neighbouring roads, verges, footpaths and properties;
9. Clear processes for residents to raise complaints and have them acted upon promptly; and
10. Appropriate **compliance mechanisms and financial responsibility resting with the developer** should required environmental, dust, noise or infrastructure measures not be maintained.

Conclusion

I respectfully ask Council to carefully consider the impact this development may have on existing residents before granting approval.

If the development is to proceed, I believe the developer should be required to demonstrate that it can be delivered in a way that **fits into the existing environment, protects natural vegetation and wildlife, minimises dust, noise and traffic impacts, and respects the health, homes and amenity of neighbouring residents**.

We are not opposed to responsible development. However, we do believe that responsible development should not come at the unreasonable expense of the people who already live in the area.

I would appreciate the Council taking these concerns into consideration and ensuring that appropriate and enforceable conditions are imposed on the developer before any approval is granted.

Yours faithfully,

Peter and Wynne Rose
8 Leyshon Court
Bonogin, QLD 4213

Copy: Glenn Tozer, Local councillor (division9@goldcoast.qld.gov.au)