From:
To:
Subject:
Date:
Attachments:

From: Peter Rose <peter.rose@bmoceania.com>
Sent: Friday, 4 September 2026 4:40 PM
To: Division 9 - Cr Glenn Tozer <Division9@goldcoast.qld.gov.au>
Subject: Development ROL202637 -Divide lot 1 into 17 Lots - 98 Glenmore Drive, Bonogin QLD 4213

This Email is From an External Sender
Stay alert and check for anything unusual before acting.
Report Suspicious

Hi Glenn,

Thank you for the information.

Please find attached the submission we would like to make to the council by Monday.

Thanks

Peter & Wynne

Ask R U OK? any day. 1–18 September.

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**.

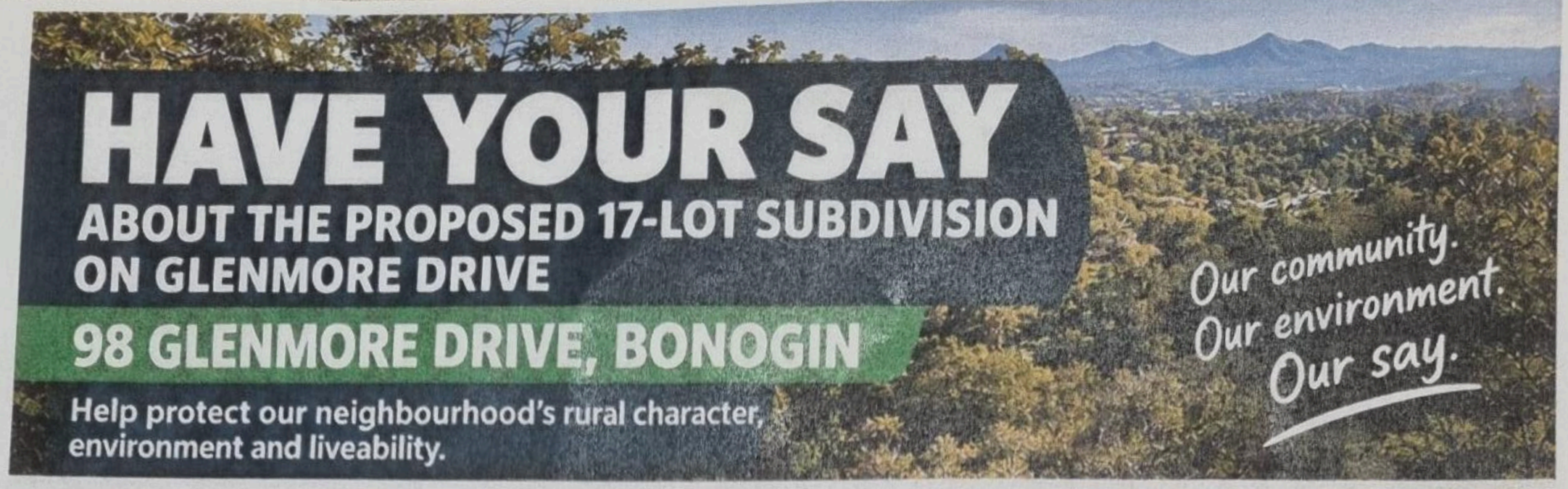
We are not opposed to responsible development. However, we do believe that responsible development should not come at the unreasonable expense of the people who already live in the area.

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)



HAVE YOUR SAY

ABOUT THE PROPOSED 17-LOT SUBDIVISION ON GLENMORE DRIVE

98 GLENMORE DRIVE, BONOGIN

Help protect our neighbourhood's rural character, environment and liveability.

Our community. Our environment. Our say.

APPLICATION
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

SUBMISSIONS CLOSE
MONDAY 7 SEPTEMBER 2026

WHY ARE PEOPLE CONCERNED?

This proposal would increase density, change the rural character of Glenmore Drive, impact vegetation and wildlife, and add to the cumulative effects of existing construction.

1 TOO MANY LOTS & SMALLER AVERAGE LOT SIZE

The 17 proposed lots have an average area of approximately 5,928 m², well below the 8,000 m² average required in the Rural Residential Zone.

2 LOSS OF ALL EXISTING VEGETATION ON GLENMORE DRIVE

The proposal will clear ALL existing vegetation along the Glenmore Drive frontage and replace it with only 8 street trees. Do you want this area to look like cleared suburbia?

3 NARROWER LOT FRONTAGES

The seven proposed frontages are 37-43 m wide, compared to an average of 61 m for existing properties. This, combined with loss of all the trees will look like a suburban development.

4 ENVIRONMENTAL & WILDLIFE IMPACTS

Approximately 340 native trees across 0.997 ha of Medium Priority Vegetation are proposed for removal. There are also concerns about koala habitat and Glossy Black Cockatoo forage resources.

5 GLOSSY BLACK COCKATOO BUFFER DISCREPANCY

Council requested a 30 m buffer, the applicant's response refers to 15 m, and the plan shows 10 m. This needs to be resolved before a decision is made.

6 ENVIRONMENTAL COVENANT REHABILITATION PERIOD

Council requested a four-year period. The applicant proposes two years, despite its own mapping showing extensive weed treatment areas.

7 CUMULATIVE TRAFFIC & CONSTRUCTION IMPACTS

This development is occurring alongside the Glenmore Heights Estate at 29–71 Glenmore Drive, already under construction. The combined impact on traffic, roads, dust, noise and construction activity needs to be properly assessed.

TOGETHER, THESE ISSUES THREATEN THE RURAL, GREEN AND SPACIOUS CHARACTER OF GLENMORE DRIVE.

MAKE YOUR SUBMISSION

You can lodge your objection online through Council's Development.i website.

Go to:
https://developmenti.goldcoast.qld.gov.au/Home/FilterDirect?filters=DANumber=ROL/2026/37

1. Search for ROL/2026/37
2. Choose 'Lodge a submission', select 'Oppose' and enter your reasons (or attach a document).
3. Include your:
   - full name
   - residential/business address
   - address for service
   - and the planning grounds and facts supporting your submission.
4. Lodge before 7 September 2026.

REMEMBER:
You can request that your personal details are not displayed on Development.i during assessment (but will appear in the decision notice as required by the Planning Act).

PLEASE DON'T ASSUME SOMEONE ELSE WILL OBJECT.

Every individual submission matters.
Let Council know what's important to you.

KEEP THIS SECTION FOR QUICK REFERENCE

1 GO TO DEVELOPMENT.I	2 LODGE A SUBMISSION	3 INCLUDE YOUR DETAILS	4 LODGE BEFORE
Search for **ROL/2026/37** or scan the QR code above.	Choose **Oppose** and enter your reasons (or attach a document).	• Full name • Residential/business address • Address for service • Planning grounds and facts	**MONDAY 7 SEPTEMBER 2026**

Protect our neighbourhood – have your say!