From:
To:
Subject:
Date:

From: Aden Waitzer <aden@plink.com.au>
Sent: Tuesday, 8 September 2026 5:27 PM
To: Division 9 - Cr Glenn Tozer <Division9@goldcoast.qld.gov.au>
Subject: ROL/2026/37

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

Dear Council Member,

Glenn Tozer -

My name is Aden Waitzer and I live at 13 Verdure Place Bonogin 4213, my wife and I have just noticed a submission for a significant development across from us (ROL/2026/37). We are writing to put our concerns across about this attempt in development.

1. Too many lots & Smaller Average Lot size homes - The proposed lots have an average area of approximately 5,928m2 well below the 8000m2 average required in the (Rural Residential Zone)
2. Environmental & wildlife impacts - Approximately 340 Australia trees across the 0.997 ha of medium priority vegetation are proposed for removal. There are concerns about Koala habitat and Black Cockatoo forage resources - Please consider all other wildlife species.
3. Significant traffic and construction impacts - This development is occurring alongside the Glenmore Heights Estate at 29-71 Glenmore Drive, is already under construction. The combined noise and construction is already causing major problems for all residents in the area.
4. Major Health concerns with the amount of dust and smoke that will be produced from this development.

- Aggravated asthma, breathing difficulty
- Chronic eye, nose, and throat irritation

If the proposed development gets approved can the council raise some vital points.

1. Retention of existing vegetation Buffers along Glenmore Drive, Moondance Court and Verdure Place frontages to the maximum practicable extent, rather than clearing and replanting

2. Imposing conditions addressing dust management for any lots that remain cleared and vacant beyond the completion of civil works, having regard to the precedent set by the neighbouring Glenmore Heights Estate
3. Requiring the applicant to demonstrate how dust from cleared, unsold lots will be managed in the period between subdivision registration and individual lot development, given this period may extend for several years base on the experience of the adjoining estate.

Due to being away we missed the deadline for a documented complaint for the ROL but we just wanted to express our concerns with what is being suggested as it will be a real threat to our beautiful community. Please take the points into account.

Regards,
Aden

Ask R U OK? any day. 1–18 September.