

Date: 7 August 2025  
Contact: Kyra Reid  
Location: City Development  
Telephone: 07 5582 8866  
Your reference: 11694  
Our reference: ROL/2024/116

Norfolk Estates Pty Ltd ATF The Solander Investments Unit Trust  
C/- Saunders Havill Group  
9 Thomas St  
BOWEN HILLS QLD 4006

Dear Sir/Madam

**Confirmation Notice – Assessment Manager**

*(Given under section of the Development Assessment Rules)*

The development application described below was properly made to the City of Gold Coast (City) on 20 December 2024. On 11 June 2025, Council received a Notice about a Change to Development Application under Section 52 of the *Planning Act 2016* and Section 27.1 of the Development Assessment Rules.

This confirmation notice is issued in accordance with Section 27.1 of the Development Assessment Rules as a result of the inclusion of a new parcel (Lot 184 RP173727). The development assessment process restarted on the first day of the assessment managers confirmation period (24 July 2025). I refer to the development application lodged by:

|                            |                                                                  |
|----------------------------|------------------------------------------------------------------|
| Applicant name:            | Norfolk Estates Pty Ltd ATF The Solander Investments Unit Trust  |
| Applicant contact details: | C/- Saunders Havill Group<br>9 Thomas St<br>BOWEN HILLS QLD 4006 |

in relation to development of land/premises described as:

|                            |                                                                                                                                                                                                                                                                           |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street address:            | 176 Baileys Mountain Road, Upper Coomera<br>41 Courtney Drive, Upper Coomera<br>53 Courtney Drive, Upper Coomera<br>288 Reserve Road, Upper Coomera<br>Lot 57 Reserve Road, Upper Coomera<br>202 Baileys Mountain Road, Upper Coomera<br>31 Courtney Drive, Upper Coomera |
| Real property description: | Lot 183 RP156422, Lot 185 RP173727, Lot 186 RP173728,<br>Lot 56 RP162858, Lot 57 SP214370, Lot 58 SP191940, Lot<br>184 RP173727                                                                                                                                           |

|                                 |                                                                                                                                                                                                    |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application number:             | ROL/2024/116                                                                                                                                                                                       |
| Approval(s) sought:             | Development permit for Reconfiguring a lot (Impact assessment)<br><br>This development application is not a development application to carry out a development under a superseded planning scheme. |
| Nature of development proposed: | 7 into 188 freehold lot subdivision, including new public road, drainage reserves and open space allotments.                                                                                       |

### **Referral Agencies**

There are no referral agencies identified for this development application.

### **Information Request**

You have stated on the approved form that you agree to accept an information request in accordance with Part 3 of the Development Assessment Rules.

Should the City as assessment manager decide to make an information request, this will be provided in separate correspondence.

### **Public Notification**

Public notification is required for this development application and is to be carried out in accordance with Part 4 of the Development Assessment Rules.

The public notification period for this development application must be a period of at least 15 business days, in accordance with section 53(4)(b) of the *Planning Act 2016*.

In addition to the *Planning Act 2016* and Development Assessment Rules for public notification requirements, the City requests that any related notice of the application also state the following:

*Please note - All submissions made in relation to the development application are publicly viewable on the City of Gold Coast's PD Online: [cityofgoldcoast.com.au/pdonline](https://cityofgoldcoast.com.au/pdonline).*

The City's reference for public notification and viewing through PD Online is ROL/2024/116.

### **Development Infrastructure**

#### **Trunk development infrastructure**

This development application has identified proposed trunk infrastructure. the City will assess and determine whether to require the provision of these items as trunk infrastructure for the networks listed below; through any conditions of approval should the proposal be supported.

- Transport
- Recreation Facilities
- Stormwater
- Water Supply
- Wastewater

Please note all development applications are publicly viewable on the City of Gold Coast's PD Online: [cityofgoldcoast.com.au/pdonline](https://cityofgoldcoast.com.au/pdonline).

**Contacting us**

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Planning Assessment on 07 5582 8866.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Adam Morris', written in a cursive style.

Adam Morris  
**Coordinator Planning Assessment (North)**  
*For the Chief Executive Officer*  
Council of the City of Gold Coast