

8th December 2025

Ms Kyra Reid
Assessment Manager
Gold Coast City Council
PO Box 5042
GCMC QLD 9729

Dear Kyra,

re: **PROOF OF PUBLIC NOTICE ADVERTISING : PLANNING ACT 2016 – SECTION 18.1 OF DEVELOPMENT ASSESSMENT RULES**

APPLICATION #: ROL/2024/116
APPLICANT: Norfolk Estates Pty Ltd ATF The Solander Investments Unit Trust c/- Saunders Havill Group
CONTACT DETAILS: Andrew McLean / andrewmclean@saundershavill.com / 9 Thompson Street, Bowen Hills Qld 4006
CONTACT NUMBER: (07) 3251 9482
NOTICE DATE: Thursday, 13th November 2025
PLANNER: Ms Kyra Reid
ASSESSMENT MANAGER: Gold Coast City Council, PO Box 5042, GCMC Q 9729
EMAIL: kreid@goldcoast.qld.gov.au / mail@goldcoast.qld.gov.au
RE: Development Permit for Reconfiguring a Lot
STREET ADDRESS: Lot 57 & 288 Reserve Road, 31-53 Courtney Drive and 176-202 Baileys Mountain Road, Upper Coomera Qld 4209
RP DESCRIPTION: Lot 183 on RP156422, Lot 185 on RP173727, Lot 186 on RP173728, Lot 56 on RP162858, Lot 57 on SP214370, Lot 58 on SP191940 & Lot 184 on RP173727

Pursuant to the provisions of the Planning Act 2016 please find enclosed the following documents:-

- (a) **Notice of Compliance;**
- (b) **Appendix I** - photographs of the public notice signs at the land and copy of the public notice given on the signs on the land;
- (c) **Appendix II** - list of adjoining owners served notice by registered mail, and copy of the public notice served by mail;
- (d) **Appendix III** - newspaper advertisement.

Yours sincerely,



Frith Brophy.
Director

Notice of compliance with public notification requirements

Section 18.1 of the Development Assessment Rules

In accordance with section 18.1 of the Development Assessment Rules, I, Frith Amelia BROPHY, of Advertising Contractors, of 36 Idolwood Street, Eastern Heights in the State of Queensland as the Agent for the Applicant wish to advise that public notification for this development application was undertaken from **Friday, 14th November 2025 to Friday, 5th December 2025** in compliance with the requirements of section 17 and Schedule 3 of the Development Assessment Rules:-

I confirm the following public notification actions were undertaken for the above application:

- (a) a notice in the prescribed form was posted on the relevant land between 2.03pm and 2.27pm on **Thursday, 13th November 2025** on the frontages to Richardson Crescent, Wright Court, Reserve Road, Old Coach Road, Baileys Mountain Road and Courtney Drive, Upper Coomera; the signs were maintained for sixteen (16) business days until Saturday, 6th December 2025, when they were removed; closing date for receipt of objections being **Friday, 5th December 2025**; photographs of the public notice signs erected at the site and a copy of the wording of the public notice erected on the land are attached hereto as **Appendix I**;
- (b) notice was served by registered mail on the owners of all lots adjoining the premises the subject of the application on **Thursday, 13th November 2025**, copy of list of adjoining landowners served notice and copy of the public notice served by mail are attached hereto as **Appendix II**; and
- (c) the application was advertised in the "**Gold Coast Bulletin**" newspaper on **Thursday, 13th November 2025**, the page from the newspaper containing the public notice is attached hereto as **Appendix III**;

Signed.....

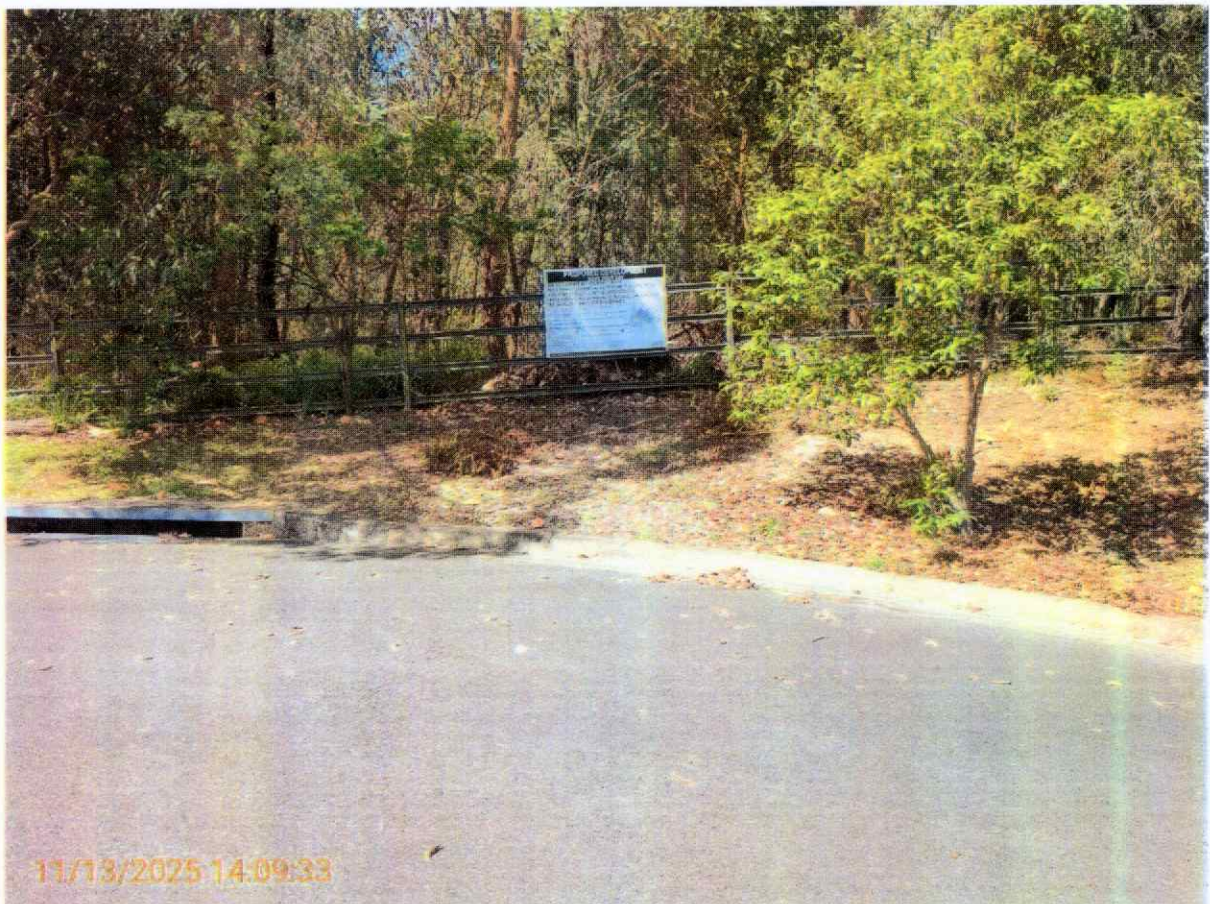

F A Brophy

Dated.....

08.12.25



Richardson Crescent, Upper Coomera (Sign 1)
[Sign Erected: 2.03pm, Thursday, 13th November 2025]



Wright Court, Upper Coomera (Sign 2)
[Sign Erected: 2.09pm, Thursday, 13th November 2025]



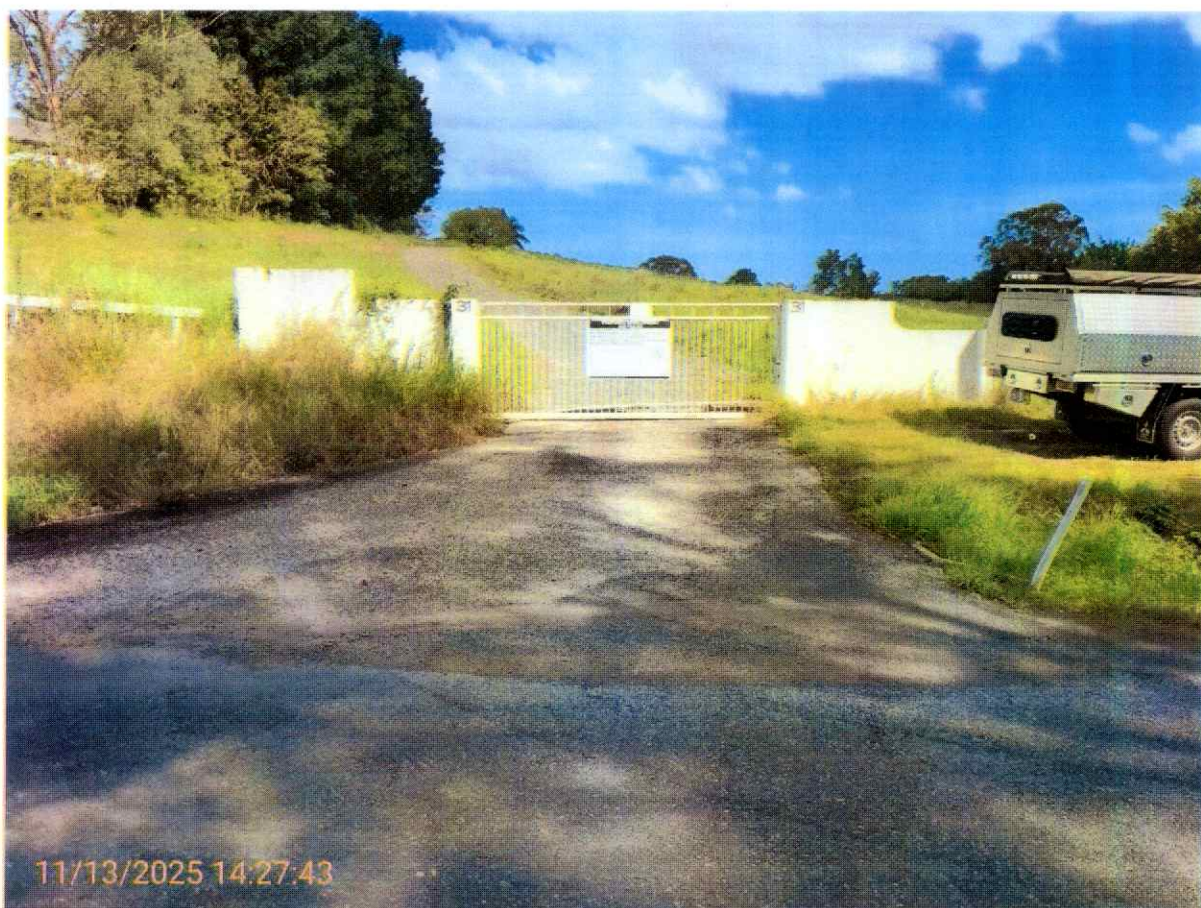
Lot 57 & 288 Reserve Road, Upper Coomera (Sign 3)
 [Sign Erected: 2.14pm, Thursday, 13th November 2025]



Old Coach Road, Upper Coomera (Sign 4)
 [Sign Erected: 2.22pm, Thursday, 13th November 2025]



176-202 Baileys Mountain Road, Upper Coomera (Sign 5)
[Sign Erected: 2.25pm, Thursday, 13th November 2025]



31-53 Courtney Drive, Upper Coomera (Sign 6)
[Sign Erected: 2.27pm, Thursday, 13th November 2025]

PROPOSED DEVELOPMENT HAVE YOUR SAY

DEVELOPMENT PERMIT FOR RECONFIGURING A LOT FOR 7 LOTS INTO 188 FREEHOLD LOT SUBDIVISION, INCLUDING NEW PUBLIC ROAD, DRAINAGE RESERVES AND OPEN SPACE



Lot 57 & 288 Reserve Road, 31-53 Courtney Drive and 176-202 Baileys Mountain Road, Upper Coomera Qld 4209



Lot 183 on RP156422, Lot 185 on RP173727, Lot 186 on RP173728, Lot 56 on RP162858, Lot 57 on SP214370, Lot 58 on SP191940 & Lot 184 on RP173727



Approval sought: Development Permit for Reconfiguring a Lot (Impact Assessment)



Application reference: ROL/2024/116



Make a submission: 14 November to 5 December 2025



Lot size and frontage
> 300sqm
> 10.5m



Building height
> N/A



Setbacks
> N/A



Site cover
> N/A



For further information and to view a copy of the application, contact:

- Council of the City of Gold Coast
- 1300 465 326
- www.cityofgoldcoast.com.au

Submissions can be made to:

- Council of the City of Gold Coast
- PO Box 5042, GCMC Qld 9726
- mail@goldcoast.qld.gov.au

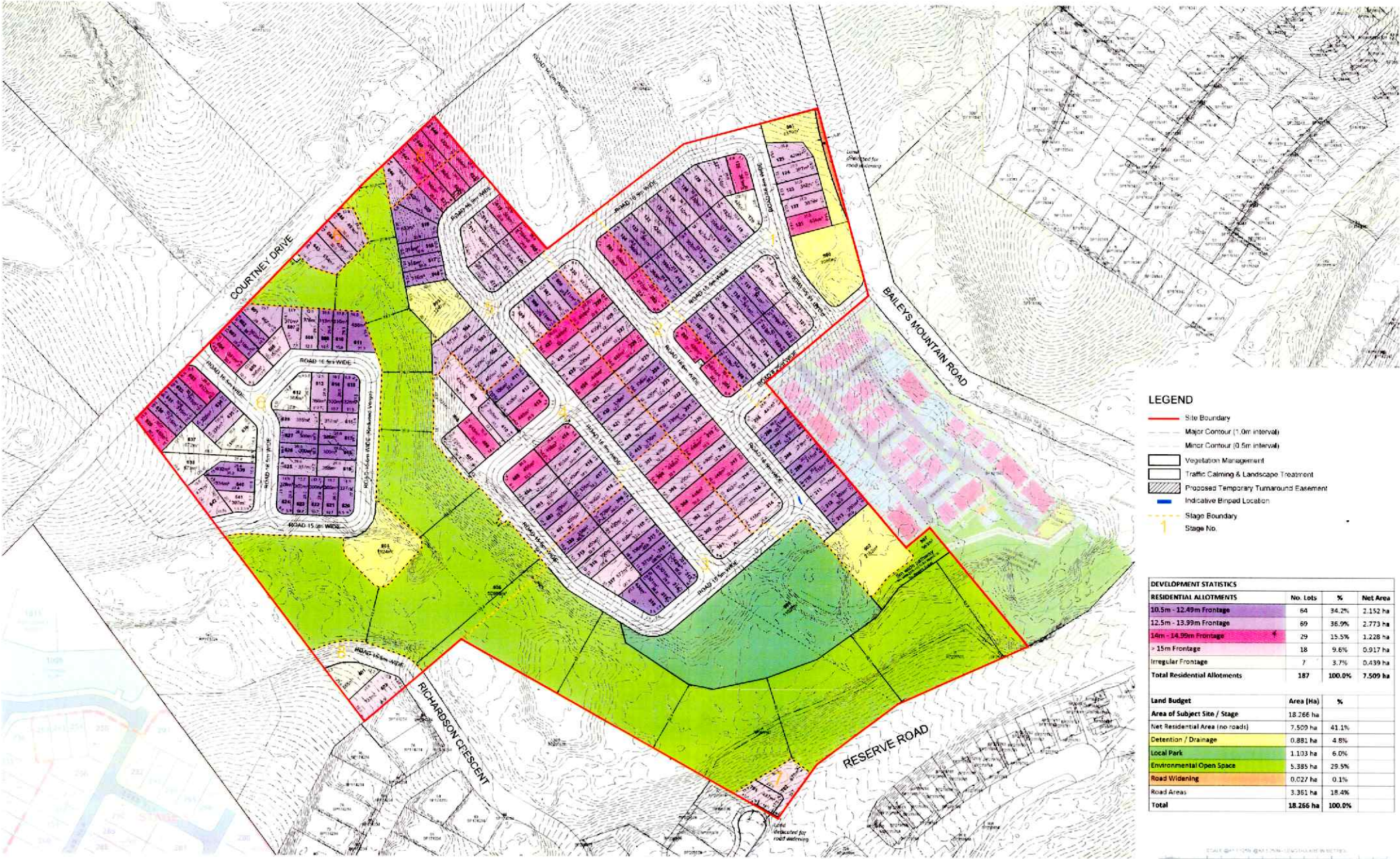
Please note – All submissions made in relation to the development application are publicly viewable on the City of Gold Coast's PD Online: cityofgoldcoast.com.au/pdonline. The City's reference for public notification and viewing through PD Online is: ROL/2024/116

To be eligible for appeal rights under the Planning Act 2016 submissions must be received within the period to make a submission stated above.

Public notification requirements are in accordance with the *Planning Act 2016*

AD
CONTRACTORS
PUBLIC NOTIFICATION SPECIALISTS
0412 765 680

PROPOSAL PLAN



- LEGEND**
- Site Boundary
 - Major Contour (1.0m interval)
 - Minor Contour (0.5m interval)
 - Vegetation Management
 - Traffic Calming & Landscape Treatment
 - Proposed Temporary Turnaround Easement
 - Indicative Blind Location
 - Stage Boundary
 - Stage No.

DEVELOPMENT STATISTICS			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
10.5m - 12.49m Frontage	64	36.2%	2.152 ha
12.5m - 13.99m Frontage	69	36.9%	2.773 ha
14m - 14.99m Frontage	29	15.5%	1.228 ha
> 15m Frontage	18	9.6%	0.917 ha
Irregular Frontage	7	3.7%	0.439 ha
Total Residential Allotments	187	100.0%	7.509 ha
Land Budget			
Area of Subject Site / Stage	Area (Ha)	%	
Net Residential Area (no roads)	7.509 ha	41.1%	
Detention / Drainage	0.881 ha	4.8%	
Local Park	1.103 ha	6.0%	
Environmental Open Space	5.385 ha	29.5%	
Road Widening	0.027 ha	0.1%	
Road Areas	3.361 ha	18.4%	
Total	18.266 ha	100.0%	

NAMES & ADDRESSES OF ADJOINING LAND OWNERS
(Mailed on Thursday, 13th November 2025 by Registered Post)

[REDACTED]

Registered Post Sender to keep
[REDACTED]

[REDACTED]

Registered Post Sender to keep
[REDACTED]

[REDACTED]

Registered Post Sender to keep
[REDACTED]

[REDACTED]

Registered Post Sender to keep
[REDACTED]

[REDACTED]

Registered Post Sender to keep
[REDACTED]



13th November 2025

TO:

AS: Adjoining Land Owner to LOT 57 & 288 RESERVE ROAD, 31-53 COURTNEY DRIVE AND 176-202 BAILEYS MOUNTAIN ROAD, UPPER COOMERA QLD 4209

Dear Sir or Madam,

Pursuant to the requirements of the *Planning Act 2016* a Development Application over land that adjoins your property, has been lodged with the Gold Coast City Council.

In accordance with the provisions of the above named Act, we are required to provide you with the attached notice.

Yours sincerely,

Frith Brophy

Frith Brophy
Director

Incl. A4 Copy of Sign on Land

PROPOSED DEVELOPMENT HAVE YOUR SAY

DEVELOPMENT PERMIT FOR RECONFIGURING A LOT FOR 7 LOTS INTO 188 FREEHOLD LOT SUBDIVISION, INCLUDING NEW PUBLIC ROAD, DRAINAGE RESERVES AND OPEN SPACE



Lot 57 & 288 Reserve Road, 31-53 Courtney Drive and 176-202 Baileys Mountain Road,
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Public notification requirements are in accordance with the *Planning Act 2016*

Melham's hefty ban

Cup heroine outed for careless riding after Shinn fall

Gilbert Gardiner

Melbourne Cup winner Jamie Melham has been suspended for a month after pleading guilty to careless riding at Flemington last week.

Racing Victoria stewards on Wednesday completed their adjourned inquiry into the Cup Day incident that resulted in champion jockey Blake Shinn being unseated from She's Got Pizzazz in race 9.

Shinn broke his leg in the race fall.

Shinn has since had surgery on the injured limb and will be sidelined for an extended period.

Thankfully, She's Got Pizzazz stayed on her feet and galloped on.

Stewards adjourned the inquiry out of the Group 3 Hong Kong Jockey Club Stakes (1400m) incident until Shinn could be interviewed.

Melham pleaded guilty to careless riding under AR 131 (a) in that she allowed her mount Fancify to shift out

when not sufficiently clear of She's Got Pizzazz.

South Australian raider Fancify, trained by Michael Hickmott, looked a winning chance in the Group 3 race but became wayward late under fatigue.

She's Got Pizzazz stumbled after being tightened for room between horses and bumped.

Melham has eight rides at Caulfield on Saturday to complete before starting a 30-meeting suspension.

Melham will not be eligible

to ride again until December 18.

In assessing the penalty, stewards took into account Melham's guilty plea and good record, along with the Group 3 status of the race.

Sanctions for riding offences that result in falls typically start at 30 meetings.

Melham has the rare opportunity to win the Group 1 CF Orr Stakes twice in a calendar year on Saturday. She won the CF Orr last February aboard Another Wil.

Melham, who on Tuesday of last week became the first female jockey to complete the Caulfield-Melbourne Cup double, is riding third favourite Evaporate in this Saturday's CF Orr Stakes.

Jimmysstar (\$210) and Angel Capital (\$340) dominate the early CF Orr Stakes market.

Melbourne Racing Club, with Racing Victoria approval, moved the CF Orr back from autumn to spring as part of its feature races reshuffle.



Jamie Melham

Yesterday's race dividends

EAGLE FARM

Race 1: 5 Dohilabour \$10.10 \$3.50 2 The Pool Boy \$2.10 4 Mehru NTD Q: \$16.80, E: \$57.70, T: \$268.40, FIRST 4: (5 2 4 3) \$780.50, All Started.
Race 2: 3 Heesen \$3.60 \$2.50 4 Lone Artist \$1.70 5 Anarita NTD Q: \$7.50, E: \$15.30, T: \$26.90, FIRST 4: (1 4 5 7) \$95.40, Scr: 1.
Race 3: 7 In Society \$3.70 \$1.20 2 Bon Vader \$1.30 4 Loan \$2.30, Q: \$4.60, E: \$10.10, T: \$81.70, A2: 7-4 \$2.10, 7-4 \$2.10, 2-4 \$7.90, FIRST 4: (7 2 4 1) \$258.30, Scr: 6 \$1.10.

Race 4: 17 State Opera \$8.70 \$2.00 13 Paradise As Usual \$16.00 1 Nottingham Prince \$2.20, Q: \$56.70, E: \$79.40, T: \$10.35, A2: 12-13: \$47.60, 12-1 \$9.10, 13-1 \$103.70, FIRST 4: (12 13 11) \$6.60, Scr: 4 7.
EARLY QUADDIE: 5 Dohilabour 3 Heesen 7 In Society 12 State Opera \$3176.80, SUB: 7 4 2 6.

CAULFIELD HEATH

Race 1: 8 Sketch \$1.50 \$1.30 1 Kairo \$2.50 5 Sky Deal NTD Q: \$7.20, E: \$7.90, T: \$41.00, A2: F-F: Not won pool jackpots, FIRST 4: (8 1 5 7) \$67.40, Scr: 6 20.
Race 2: 9 Espana \$7.90 \$1.50 7 Giant \$3.00 6 Royal Honour NTD Q: \$14.50, E: \$20.00, T: \$46.70, A2: F-F: Not won pool jackpots, FIRST 4: (8 2 6 7) \$105.40, Scr: 4 5.
Race 3: 5 Mr Magnus \$8.30 \$2.40 4 Furoshi \$2.30 2 Bine \$3.80, Q: \$34.20, E: \$62.60, T: \$497.30, A2: 5-4 \$10.30, 5-2 \$17.20, 4-2 \$16.20, FIRST 4: (5 4 2 8) \$160.40, Scr: 1 6.

Race 4: 3 Blaze Away \$9.10 \$2.20 5 Frutierrez \$310 4 Chicago Blues \$4.20 Q: \$58.00, E: \$100.00, T: \$782.30, A2: 3-5 \$10.30, 3-4 \$12.10, 5-4 \$13.60, FIRST 4: (3 5 4 1) \$324.90, Scr: 7 8.
Race 5: 13 Touchdown \$2.90 \$1.30 9 Chokuta \$2.00 4 Florent \$1.50, Q: \$10.00, E: \$17.70, T: \$53.70, A2: 13-9: \$3.50, 13-4: \$2.70, 9-4: \$5.50, FIRST 4: (13 9 4 8) \$241.20, Scr: 3 5 8 12 4 11.

Race 6: 12 Wollies \$7.80 \$2.90 6 Winston \$2.00 9 Farewell To Eve \$2.00, Q: \$22.80, E: \$49.50, T: \$249.20, A2: 12-6: \$9.70, 12-9: \$7.80, 6-9: \$5.10, FIRST 4: (12 6 9 8) \$48.10, Scr: 2 5.
EARLY QUADDIE: 8 Sketch 8 Espana 5 Mr Magnus 3 Blaze Away \$520.20, SUB: 8 6 3 1.

ROSEHILL

Race 1: 8 Casserousse \$2.90 \$1.60 2 Sanchoff \$3.80 1 Nitro NTD Q: \$11.40, E: \$20.40, T: \$54.10, A2: F-F: Not won pool jackpots, FIRST 4: (8 2 1 6) \$196.70, Scr: 7 9.
Race 2: 1 Big Tiger \$1.70 \$1.20 5 Rier Solvent \$2.70 10 Iute \$4.50, Q: \$8.90, E: \$8.40, T: \$102.40, A2: 1-5 \$3.60, 1-10: \$9.30, 5-10: \$24.40, FIRST 4: (1 5 10 6) \$270.90, Scr: 11 12 13.

Race 3: 11 Plaintiff \$2.50 \$1.20 8 Jeagers \$1.80 5 Balmoral Castle \$1.60, Q: \$11.10, E: \$2.70, T: \$71.50, A2: 11-8: \$4.00, 11-6: \$3.50, 8-6: \$6.80, FIRST 4: (11 8 6 4) \$172.10, Scr: 15 9 10 12 13 5 4 11 7 11.
Race 4: 8 The Mona Lisa \$21.00 \$3.40 16 Virgil's Gift \$1.10 14 Beverly Hills \$1.90, Q: \$15.10, E: \$39.70, T: \$90.50, A2: 8-16: \$5.70, 8-14: \$7.70, 16-14: \$2.80, FIRST 4: (8 16 14 6) \$1292.80, Scr: 2 4 5 7 9 11 13 15.

Race 5: 12 Ivan's Hero \$10.30 \$3.70 11 Mortal Halo \$3.00 6 Climb The Ladder \$2.10, Q: \$22.30, E: \$67.30, T: \$255.50, A2: 12-11: \$7.80, 12-6: \$8.80, 11-6: \$3.70, FIRST 4: (12 11 6 8) \$833.00, Scr: 1 4 9.
EARLY QUADDIE: 8 Casserousse 1 Big Tiger 11 Plaintiff 8 The Mona Lisa \$507.40, SUB: 8 11 11 6.

BALAKLAVA

Race 1: 9 Jovial \$50.00 \$17.80 8 Dirty Old Town \$3.50 2 Simply Sid \$1.50, Q: \$320.70, E: \$1,159.30, T: \$1,091.60, A2: 9-8: \$156.20, 9-2: \$55.10, 8-2: \$99.10, FIRST 4: (9 8 2 5) \$2,889.10, All Started.

Race 2: 1 Madelon Legend \$10.90 \$2.50 10 Luckra \$1.50 6 Flaming Eyes \$1.90, Q: \$24.30, E: \$94.60, T: \$351.70, A2: 4-10: \$8.10, 4-8: \$11.60, 10-6: \$4.30, FIRST 4: (4 10 6 3) \$846.70, All Started.
Race 3: 7 Broadway Dancer \$4.00 \$1.70 11 Splash Of White \$1.70 13 Cyrene \$3.10, Q: \$10.20, E: \$19.70, T: \$54.50, A2: 7-11: \$4.00, 7-13: \$9.30, 11-13: \$17.50, FIRST 4: (7 11 13 3) \$561.10, Scr: 9 10.

Race 4: 3 Oke \$2.90 \$1.90 and 6 Panchin \$2.80 \$1.90 7 By The Book \$1.60, Q: (3 6): \$18.90, E: (3 6): \$20.00, (6 3): \$18.40, T: (3 6 7): \$67.70, (6 3 7): \$68.80, A2: 3-6: \$6.20, 3-7: \$4.40, 6-7: \$4.50, FIRST 4: (3 6 7 2) \$181.70, (3 7 2) \$186.20, Scr: 5.

Race 5: 6 Greatest Release \$21.60 \$5.40 2 The Tank \$1.50 8 Charin \$1.90, Q: \$41.20, E: \$100.00, T: \$441.00, A2: 6-2: \$12.70, 6-8: \$12.10, 2-8: \$5.20, FIRST 4: (6 2 8 1) \$3,139.00, Scr: 11.

Race 6: 5 Philib's Choice \$7.50 \$2.50 3 See Ya Later Baby \$1.60 8 Hokabye Winner \$1.80, Q: \$16.00, E: \$36.50, T: \$56.50, A2: 5-3: \$5.10, 5-8: \$7.10, 3-8: \$3.60, FIRST 4: (5 3 8 1) \$1,688.10, Scr: 2.
EARLY QUADDIE: 9 Jovial 4 Madelon Legend 7 Broadway Dancer 3 Oke. Not won pool jackpots. 9 Jovial 4 Madelon Legend 7 Broadway Dancer 6 Panchin. Not won pool jackpots. SUB: 2 3 2 2.

BELMONT PARK

Race 1: 6 Hot And High \$1.20 \$1.30 7 Intoxicating \$1.40 1 Long Service \$1.60, Q: \$4.10, E: \$2.80, T: \$10.20, A2: 6-7: \$1.50, 6-11: \$2.10, 7-11: \$2.50, FIRST 4: (6 7 12) \$28.50, Scr: 1.
Race 2: 11 Miss Defies Me \$3.50 \$1.50 7 Xebinus \$5.50 5 Western Jet \$1.10, Q: \$53.00, E: \$80.60, T: \$217.80, A2: 11-7: \$17.20, 11-5: \$17.10, 7-5: \$14.30, FIRST 4: (11 7 5 6) \$1,942.50, All Started.

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Tributes

Deaths

HOLLINDALE
Ian Michael KSJ

of Gold Coast
Passed away on Monday
10th November 2025.
Aged 79 years.
Funeral details to be
advised

J. G. LORRICH
Funeral & Cremation Services
(07) 3287 3030

When it is
time to let
people know

13 11 35

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Celebrate, remember,
honour

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Notices

Proposed Development Notices

Proposed Development

Make a submission from
14 November 2025 to 5 December 2025

- Development Permit for Reconfiguring a Lot for 7 Lots into 188 Freehold Lot Subdivision, including New Public Road, Drainage Reserves and Open Space Allotments

Where: Lot 57 & 288 Reserve Road, 31-53 Courtney Drive and 170-202 Baileys Mountain Road, Upper Coomera, Qld 4209

On: Lot 183 on RP156422, Lot 185 on RP173727, Lot 186 on RP173728, Lot 56 on RP162858, Lot 57 on RP214370, Lot 58 on SP191940 & Lot 184 on RP173727

Approval sought: Development Permit for Reconfiguring a Lot (Impact Assessment)
Application ref: ROL/2024/116
You may obtain a copy of the application and make a submission to:
Council of the City of Gold Coast
PO Box 5042, Gold Coast MC QLD 9729
mail@goldcoast.qld.gov.au
1300 465 326

Please note - All submissions made in relation to the development application are publicly viewable on the Council's City of Gold Coast's PD Online: cityofgoldcoast.com.au/pdonline
Council's reference for public notification and viewing through PD Online is: ROL/2024/116

Public notification requirements are in accordance with the Planning Act 2016
Advertising Contractors: (07) 3143 0665

Buy & Sell

Pets

Adorable dog! What breed?

It is a breach of the law in Queensland to give away, supply, sell or advertise a dog or puppy born on or after 26 May 2017 without a supply number that identifies the origin of the dog or puppy.

Advertising will not be accepted without this supply number.

For more info from the experts visit
buysearchsell.com.au/staysafe

buy search sell
.com.au

Adults

Adult & Escort Services

Fraud is the real deal

If someone is requesting money to be transferred to an address or account prior to receiving the goods it may be fraudulent.

Don't be a wally, exercise caution before you respond to a request. Always verify the authenticity of persons requesting your credit card or bank details prior to making any transfers. For more info from the experts visit buysearchsell.com.au/staysafe

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What a find!
Find what you're looking
for at Buy Search Sell.



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