

Application Information

Application Number	ROL/2026/54
Property Address	17 Courtney Drive UPPER COOMERA QLD 4209
Application Description	Reconfiguring a lot Impact Assessment 1 into 63 Lot Subdivision & Access and Stormwater Easements - 17 Courtney Drive, UPPER COOMERA QLD 4209
Application Type	Reconfiguring a lot
Lodgement Date	08/05/2026
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	11/10/2026 12:07
Submitter agrees to the terms and conditions	Accepted
Submitters contact details displayed during assessment phase?	No
Customer declaration	Accepted
Number of attachments	0

Submission Details

Support or Oppose or Other

Other

Grounds

To: City of Gold Coast – Planning and Development Services
Re: Submission regarding Development Application ROL/2026/54 – 17 Courtney Drive, Upper Coomera I am the owner of 22 Courtney Drive, Upper Coomera, situated directly opposite the proposed development. I am not opposed to the orderly development of the Emerging Community precinct. However, I believe the proposed subdivision should be accompanied by appropriate infrastructure upgrades to accommodate the increased residential density and ensure the long-term functionality and amenity of Courtney Drive. I request that Council consider the following matters as part of its assessment: 1. Courtney Drive Road Upgrades Courtney Drive should be upgraded to an appropriate urban road standard, including widening and reconstruction of the existing bitumen pavement where required, improved drainage and street lighting. These works should consider the cumulative traffic generated by this development and other approved or proposed subdivisions in the surrounding precinct. 2. Pedestrian Pathways and Landscaping Continuous pedestrian pathways should be provided along both sides of Courtney Drive, together with appropriate street trees and landscaping. These improvements would provide safe pedestrian access, improve neighbourhood connectivity and establish a consistent streetscape as the area transitions into a residential community. 3. Old Baileys Mountain Road Intersection The existing T-intersection connecting Courtney Drive to Old Baileys Mountain Road should be assessed and upgraded where necessary to accommodate the additional traffic generated by future residential development. Consideration should be given to intersection geometry, turning movements, sight distances and overall road safety. 4. Essential Services and Infrastructure The development should contribute to the coordinated delivery and upgrading of essential infrastructure throughout Courtney Drive, including: - Reticulated sewerage and water supply. - Stormwater drainage infrastructure. - Electricity and telecommunications infrastructure. - Appropriate infrastructure capacity for future development within the Emerging Community precinct. Infrastructure should be planned and delivered in a coordinated manner rather than through isolated upgrades associated with individual subdivisions. 5. Coordinated Precinct Planning With multiple developments progressing along Courtney Drive, including the proposed subdivision and the nearby approved development under ROL/2024/116, Council should consider the cumulative impacts on the existing road network and infrastructure. A coordinated approach is necessary to avoid fragmented infrastructure delivery, repeated roadworks and inadequate provision for future development. Conclusion I request that Council ensure appropriate conditions are imposed on the development approval requiring the delivery of road, pedestrian, landscaping, intersection and essential service upgrades proportionate to the development's impacts. These improvements are important to ensure Courtney Drive develops into a safe, functional and well-served residential precinct.