

13th October 2026

Ms Alexa Brown
Assessment Manager
Gold Coast City Council
PO Box 5042
GCMC QLD 9729

Dear Alexa,

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

APPLICATION #: ROL/2026/54
APPLICANT: Courtney Upper Coomera Developments Pty Ltd c/- Saunders Havill Group
CONTACT DETAILS: Anna Havill / annahavill@saundershavill.com / 9 Thompson Street, Bowen Hills Qld 4006
CONTACT NUMBER: (07) 3251 9423
NOTICE DATE: Thursday, 17th September 2026
PLANNER: Ms Alexa Brown
ASSESSMENT MANAGER: Gold Coast City Council, PO Box 5042, GCMC Q 9729
EMAIL: abrown@goldcoast.qld.gov.au / mail@goldcoast.qld.gov.au
RE: Development Permit for Reconfiguring a Lot
STREET ADDRESS: 17 Courtney Drive and 176 Baileys Mountain Road, Upper Coomera Qld 4209
RP DESCRIPTION: Lots 182 & 183 on RP156422

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

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, 18th September 2026 to Monday, 12th October 2026** 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 1.37pm and 1.44pm on **Thursday, 17th September 2026** on the frontages to Baileys Mountain Road and Courtney Drive, Upper Coomera; the signs were maintained for sixteen (16) business days until Tuesday, 13th October 2026, when they were removed; closing date for receipt of objections being **Monday, 12th October 2026**; 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, 17th September 2026**, 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, 17th September 2026**, the page from the newspaper containing the public notice is attached hereto as **Appendix III**;

Signed.....


F A Brophy

Dated.....

13.10.26



176 Baileys Mountain Road, Upper Coomera
 [Sign Erected: 1.37pm, Thursday, 17th September 2026]



17 Courtney Drive, Upper Coomera
 [Sign Erected: 1.44pm, Thursday, 17th September 2026]

PROPOSED DEVELOPMENT HAVE YOUR SAY

DEVELOPMENT PERMIT FOR RECONFIGURING A LOT FOR 1 INTO 63 LOT FREEHOLD SUBDIVISION, NEW PUBLIC ROAD, OPEN SPACE PEDEDSTRIAN LINKAGES AND OPEN SPACE DRAINAGE LOT (OVER THREE STAGES)



17 Courtney Drive and 176 Baileys Mountain Road, Upper Coomera Qld 4209



Lots 182 & 183 on RP156422



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



Application reference: ROL/2026/54



Make a submission: 18 September to 12 October 2026



Lot size and frontage

- > Min. Lot Size: 300m²
- > Min. Frontage: (where not a rear lot) 6.3m/typically ≥ 11 m



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

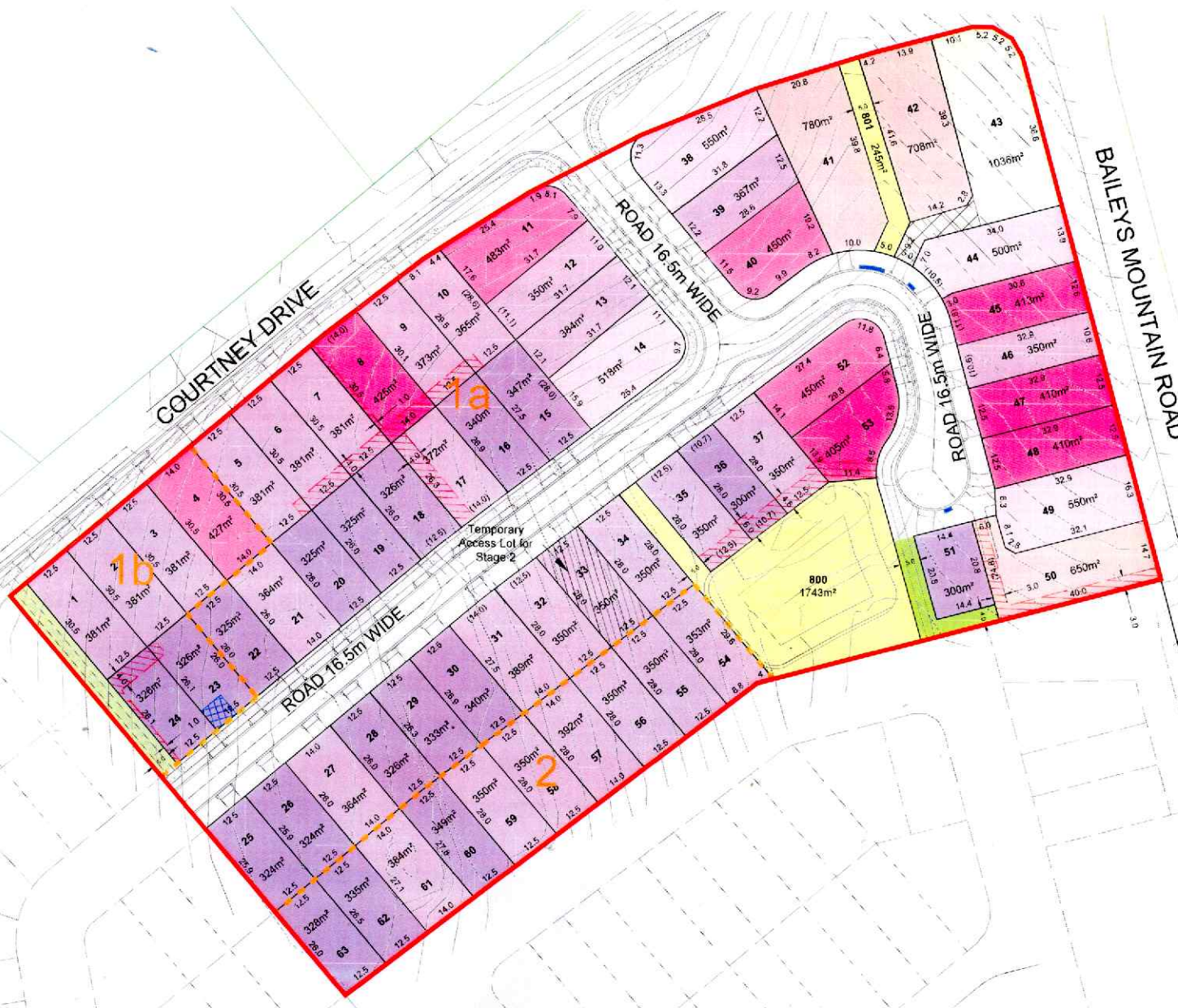
Please note – All submissions made in relation to the development application are publicly viewable on the City of Gold Coast's PD Online: cityofgoldcoast.com.au/pdonline. The City's reference for public notification and viewing through PD Online is: ROL/2026/54

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



NOTES:
General

1. Stage 1b will proceed once sewerage is available via the adjacent development.
2. Stage 2 will proceed only after roadworks and sewerage from the adjacent development has been delivered.
3. Lot 23 - the proposed temporary turnaround easement can be extinguished once the new road connects with the new road in the adjacent development.
4. Lot 30 - is intended to provide the interim access arrangement for the short-term, basic maintenance track, and will only be released as a house lot once Stage 2 (and the all-terrain maintenance track) is available.

LEGEND

-  Silt Boundary
 Contour (1.0m interval)
 Proposed Temporary Turnaround
 Proposed Temporary Easement
 Proposed Access Easement
 Proposed Easement for Drainage & Services purposes
 Stage Boundary
 Stage Number
 Rin Pad Location
 Proposed 2.0m Footpath

DEVELOPMENT STATISTICS - Overall

RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
300m ² - < 350m ²	18	24.6%	0.589 ha
350m ² - < 400m ²	28	44.4%	1.024 ha
400m ² - < 450m ²	5	9.5%	0.424 ha
450m ² - < 500m ²	3	4.8%	0.138 ha
500m ² - < 600m ²	4	6.3%	0.212 ha
600m ² - < 1000m ²	3	4.8%	0.213 ha
> 1000m ²	1	1.6%	0.104 ha
Total Residential Allotments	63	100.0%	2.704 ha

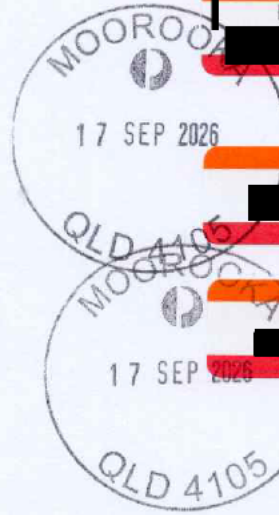
Land Budget

Area of Subject Site / Stage	Area (ha)	%
Net Residential Area (no roads)	2,704 ha	80.9%
Detention / Drainage	0.199 ha	6.0%
Open Space	0.018 ha	0.5%
Open Space Linkage	0.029 ha	0.9%
Road Areas	0.391 ha	11.7%
Total	3,341 ha	100.0%

100% 90% 80% 70% 60% 50% 40% 30% 20% 10% 0%

APPENDIX II

NAMES & ADDRESSES OF ADJOINING LANDOWNERS (Mailed on Thursday, 17th September 2026 by Registered Post)



Registered Post Sender to keep
[Redacted]

Registered Post Sender to keep
[Redacted]

Registered Post Sender to keep
[Redacted]

17th September 2026

TO:

AS: Adjoining Landowner to 17 COURTNEY DRIVE AND 176 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 1 INTO 63 LOT FREEHOLD SUBDIVISION, NEW PUBLIC ROAD, OPEN SPACE PEDEDSTRIAN LINKAGES AND OPEN SPACE DRAINAGE LOT (OVER THREE STAGES)



17 Courtney Drive and 176 Baileys Mountain Road, Upper Coomera Qld 4209



Lots 182 & 183 on RP156422



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



Application reference: ROL/2026/54



Make a submission: 18 September to 12 October 2026



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Building height

> N/A



Setbacks

> N/A



Site cover

> N/A

RECONFIG PLAN



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:

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- PO Box 5042, GCMC Qld 9726
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0412 765 680

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A Choice new beginning

Gilbert Gardiner

Melbourne Cup winner Knight's Choice is set to launch the new era for rejuvenated trainers John Symons and Sheila Laxon in a Caulfield Cup qualifier on Saturday.

The "110 per cent" support of loyal clients and Ballarat-based dual Cup-winning trainer Rob Hickmott helped the Symons-Laxon stable move from the Macedon Lodge facility.

Knight's Choice - who has champion jockey Blake Shinn aboard in the Group 3 Naturalism Stakes (2000m) on Saturday - has settled "really, really well" into the couple's new Ballarat stables.

Cup winner to launch fresh chapter for Symons-Laxon

"We couldn't be happier the way he's come on," Symons said. "His coat is starting to clean up, even though it's a bit chilly in Ballarat. It was 25C when I pulled here this morning, but the horse is in really good order. In fact I'd say he's in as good order as what he has been for two years."

Knight's Choice must qualify for the Melbourne Cup again this year, after being ruled out with illness last year.

Wet tracks derailed a homecoming Brisbane winter campaign.

"It's the big one (Melbourne

Cup target). Otherwise I suppose we'll look at an alternative there and probably take him up to the Magic Millions," Symons said.

"We were going to go up there last year and it just didn't work out, he can go up there to that 2200m (Subzero) quality handicap, he'd only get 60kg and you're running around for \$1m."

"We'll forge ahead (towards the Cup) and see where we end up, see the weights (Thursday). We're back in charge of our own destiny."

Symons tempered expecta-

tions on Saturday, second-up 2000m, but the good track is ideal.

"I can't say I'm going in confident he can win," Symons said.

"But I'm going in confident he'll run a good race."

Knight's Choice emerged as a spring candidate through the 2024 Brisbane winter carnival with multiple stakes placings.

He mixed form in Melbourne after that but produced a fairytale Melbourne Cup victory with popular jockey Robbie Dolan in the saddle.

Knight's Choice placed sixth

in his only run last spring at The Valley before being quarantined with strangles after a breakout at Macedon Lodge.

Symons and Laxon trained out of Sunshine Coast previously but officially returned to Victoria full-time in late January. The Symons-Laxon partnership walked out of Macedon with about 30 horses. 17 currently in work at Ballarat.

"We're loving it (in Ballarat)," Symons said. "We haven't missed a beat, to be honest, and a lot of that is thanks to Rob ... he's shown us the ropes here and we've

picked it up pretty quickly ourselves. There's a lot more ways to work here. We actually think we've come forward rather than backwards. It's an amazing set up here."

Robbie Dolan on Knight's Choice after winning the 2024 Melbourne Cup.



Yesterday's race dividends

DOOMBEN

Race 1: 4 Koolability \$10.80 \$2.20 5 Zephyr: Song \$1.50 6 Baccetti \$1.40, Q: \$34.20, E: \$77.70, T: \$336.80, A2: 4-5: \$6.40, 4-6: \$1.740, 5-6: \$4.40, FIRST 4: (4) 1181 \$5.098.10 All Started.

Race 2: 5 Indigo Star \$9.50 \$1.60 3 Falcato \$1.80 7 Prospect Of Destiny \$2.70, Q: \$18.50, E: \$41.90, T: \$214.00, A2: 5-3: \$6.00, 5-7: \$6.30, 3-7: \$6.60, FIRST 4: (5) 937.50 All Started.

Race 3: 4 Watchman \$2.90 \$1.50 9 Flaresense \$1.50 6 Avarna \$5.30, Q: \$48.00, E: \$81.00, T: \$81.00, A2: 4-6: \$2.20, 4-6: \$10.70, 4-6: \$10.90, FIRST 4: (4) 617 \$9.502.70, 5-6: \$10.10, 5-6: \$10.20.

Race 4: 12 Super Fair \$18.60 \$4.30 9 Jemmy \$9.50 13 Woodner \$1.20, Q: \$46.20, E: \$37.70, T: \$268.70, A2: 11-8: \$9.40, 11-10: \$5.70, 9-13: \$26.20, FIRST 4: (2) 913 \$3.607.20, 5-6: \$2.14.

Race 5: 1 Gamba-Eclipse \$2.80 \$1.30 5 Tony Strike \$2.10 10 Topya Midge \$1.70, Q: \$2.60, E: \$1.50, T: \$18.40, A2: 1-5: \$1.50, 1-10: \$30.00, 5-10: \$29.40, FIRST 4: (1) 10 R \$1.022.00, 5-6: \$4.62.

Race 6: 4 Ladye: \$2.70 \$1.30 2 Embraceable \$1.70 8 Ventur Queen \$1.30, Q: \$5.20, E: \$17.20, T: \$19.90, A2: 4-5: \$2.50, 4-6: \$7.20, 3-8: \$15.80, FIRST 4: (4) 2181 \$6.65.50, 5-6: \$7.

EARLY QUADDIE: 4 Koolability 5 Indigo Star 4 Watchman 12 Super Fair \$2.214.20, 5-6: \$7.94 13.

CAULFIELD HEATH

Race 1: 7 Sorale \$4.10 \$1.60 1 Corvella \$2.50 5 Melbourne Bay \$4.40, Q: \$18.20, E: \$28.40, T: \$164.20, A2: 7-4: \$5.30, 7-5: \$4.60, 1-5: \$8.80, FIRST 4: (1) 180 \$57.00, 5-6: \$9.

Race 2: 4 All Blue-west \$5.20 \$2.40 1 Nana \$1.80 8 Nova Jem NTD, Q: \$6.60, E: \$18.40, T: \$92.30, A2:

3-8: Not won post-jockeys, FIRST 4: (4) 1851 \$201.70, 5-6: \$2.

Race 3: 3 Inner Gold \$3.50 \$1.40 9 Valeriano \$1.40 4 Lomi \$1.50, Q: \$4.50, E: \$11.50, T: \$52.00, A2: 3-9: \$2.20, 3-4: \$4.90, 9-4: \$4.10, FIRST 4: (3) 948 \$15.200, 5-6: \$2.

Race 4: 5 Handee \$5.00 \$2.50 12 Swift Star \$2.30 15 Jon Dazler \$2.50, Q: \$2.70, E: \$18.70, T: \$18.80, A2: 5-12: \$5.60, 5-15: \$10.30, 12-15: \$10.60, FIRST 4: (5) 12 \$2.256.70, 5-6: \$2.1034.

Race 5: 3 Best Time \$1.00 \$1.80 8 Killenale \$1.20 10 Callamander \$4.30, Q: \$5.10, E: \$21.20, T: \$168.30, A2: 3-8: \$2.50, 3-10: \$15.60, 8-10: \$2.00, FIRST 4: (1) 10 \$13.012.50, 5-6: \$1.9.

Race 6: 11 Canbelle \$2.10 \$1.30 5 Esomah \$3.30 12 Sun Setting \$1.60, Q: \$12.80, E: \$21.50, T: \$72.00, A2: 11-5: \$5.70, 11-12: \$2.30, 5-12: \$8.50, FIRST 4: (1) 5126 \$181.00, 5-6: \$3.7.

EARLY QUADDIE: 7 Sorale 4 All Blue-west 3 Inner Gold 5 Handee \$1128.30, 5-6: \$1.94.

CANTERBURY

Race 1: 1 Crescent King \$2.50 \$1.20 8 Better By Far \$1.50 7 Vorian \$1.60, Q: \$7.00, E: \$12.60, T: \$52.20, A2: 1-8: \$3.10, 1-7: \$3.50, 8-7: \$6.20, FIRST 4: (1) 8713 \$150.10, 5-6: \$3.1031.12.

Race 2: 3 Saffron Veil \$1.90 \$1.00 9 Affair \$1.50 12 Calocan Beauty \$1.20, Q: \$6.00, E: \$10.10, T: \$34.00, A2: 6-9: \$2.60, 6-12: \$2.00, 9-12: \$1.50, FIRST 4: (6) 9 12 \$10.30, 5-6: \$1.00, 10-12: \$1.50.

Race 3: 2 Dorados \$2.10 \$1.06 Mille De Lune \$3.20 7 Fingerprint \$1.80, Q: \$1.50, E: \$17.20, T: \$11.90, A2: 1-6: \$5.40, 1-2: \$4.80, 6-2: \$22.80, FIRST 4: (1) 62 31 \$181.30, 5-6: \$1.

Race 4: 3 Unstopabil \$3.20 \$1.30 5 Magical Moments \$3.50 11 Mogul \$9.50, Q: \$8.30, E: \$34.40, T: \$295.60, A2: 3-5: \$1.50, 3-11: \$5.80, 5-11: \$42.80, FIRST 4: (3) 5120 \$133.20, 5-6: \$7.810.00.

Race 5: 6 Whatagey \$2.00 \$1.00 2 Force \$1.30 4 Albany Road \$2.20, Q: \$2.10, E: \$2.90, T: \$15.30, A2: 8-2: \$1.40, 8-4: \$3.80, 2-4: \$4.30, FIRST 4: (8) 2471 \$108.40, 5-6: \$1.113.14.

EARLY QUADDIE: 1 Crescent King 6 Saffron Veil 1 Dorados 3 Unstopabil \$43.20, 5-6: \$1.13.

BALAKLAVA

Race 1: 2 Tikamos \$1.90 \$1.30 6 Churchill Rose \$3.20 5 Leading Role NTD, Q: \$5.00, E: \$8.80, T: \$25.80, FIRST 4: (2) 8511 \$55.50, 5-6: \$3.

Race 2: 4 Laps Lapsy \$2.20 \$1.50 1 Empire Ruler \$2.30 5 Pretty Moral NTD, Q: \$3.90, E: \$5.80, T: \$24.60, FIRST 4: (4) 16 21 \$161.60, 5-6: \$7.

Race 3: 3 Strong Minded \$4.50 \$1.40 7 Glacial Fire \$2.10 5 Whitede \$1.50, Q: \$16.80, E: \$45.60, T: \$129.80, A2: 3-7: \$5.50, 3-5: \$2.00, 7-5: \$7.50, FIRST 4: (3) 541 \$50.00, 5-6: \$3.

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Notices

Proposed Development Notices

Public Notices

Proposed Development

Make a submission from
18 September 2026 to 12 October 2026
Development Permit for Reconfiguring a Lot for 1 into 63 Lot Freehold Subdivision, New Public Road, Open Space Pedestrian Linkages and Open Space Drainage Lot (Over Three Stages)
Where: 17 Courtney Drive and 176 Ballisys Mountain Road, Upper Coomera Qld 4209
On: Lots 182 & 183 on RP156422
Approval sought: Development Permit for Reconfiguring a Lot (Impact Assessment)
Application ref: RCL/2026/54
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
www.cityofgoldcoast.com.au
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: RCL/2026/54
Public notification requirements are in accordance with the Planning Act 2016
Advertising Contractors: (07) 3143 0665

Proposed Development

Make a submission from
Fri 18 Sep to Fri 9 Oct 2026
Proposed Manufacturing Facility (Cleaning and Hygiene Products)
Where: 20 Thomas Hanlon Court, Yatala
On: Lot 58 on SP280852
Approval sought: Development Permit for a Material Change of Use for Medium Impact Industry
Application ref: MCU/2026/284
You may obtain a copy of the application and make a submission to:
City of Gold Coast
PO Box 5042, GCMC QLD 9729
mail@goldcoast.qld.gov.au
07 5582 8866
development@goldcoast.qld.gov.au
Public notification requirements are in accordance with the Planning Act 2016

Proposed Development

Make a submission from
18 September to 12 October 2026
Retirement Facility (218 x Independent Living Units)
Where: 74 & 100 Usher Avenue, LABRADOR QLD 4215
On: Lot 1 RP117286 & Lot 160 RP7396
Approval sought: Development Permit for a Material Change of Use
Application ref: MCU/2026/164
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 9726
mail@goldcoast.qld.gov.au
1300 465 326
www.cityofgoldcoast.com.au
Please note - All submissions made in relation to the development application are publicly viewable on the City of Gold Coast's Development PD Online: www.cityofgoldcoast.com.au/pdonline. The City's reference for public notification and viewing through Development PD Online is: MCU/2026/164
Public notification requirements are in accordance with the Planning Act 2016
www.zoneplanning.com.au
www.developmentplanning.com.au

Peter Cockroft Disposal Of Stored Goods

Peter Cockroft be advised Grace Removals Australia Pty Ltd will be disposing of household goods/furniture stored at 23 Alex Fisher Drive Burleigh Heads Qld 4220 unless overdue amounts are paid by 21/09/2026. Please contact Grace Removals 07 55934088

Trevor Smith Disposal Of Stored Goods

Trevor Smith be advised Grace Removals Australia Pty Ltd will be disposing of household goods/furniture stored at 23 Alex Fisher Drive Burleigh Heads Qld 4220 unless overdue amounts are paid by 21/09/2026. Please contact Grace Removals 07 55934088

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search
sell
.com.au

Call 13 11 13

Mum, I'm boored Find games, movies and more at Buy Search Sell.

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