



10 March 2026
Our Ref: 24BRT0559
Your Ref: ROL/2024/116

Attention: John Warlow

Norfolk Estates Pty Ltd ATF The Solander Investments Unit Trust
C/- QM Properties
10 / 345 Ann Street
Brisbane QLD 4000

Dear John,

Re: 41 - 53 Courtney Drive, Upper Coomera – Residential Sub-division

Review of Draft Condition (1. Traffic Signals - Reserve Road / Rangeview Road)

Colliers International Engineering and Design (TTMC) Pty Ltd ('Colliers') have been engaged by QM Properties to provide a response to Item 1 of the 'Recommended conditions (non-trunk)' (Appendix A) raised in Gold Coast City Council's ('Council') Further Issues ('FI') letter dated 21 August 2025.

Item 1 of the 'Recommended conditions' (Appendix A) of Council's FI letter (dated 21 August 2025) reads as follows:

Traffic Signals – Rangeview Road and Reserve Road

- a. Design and construct traffic signals at the intersection of Rangeview Road and Reserve Road at cost to council.*
- b. All works must be in accordance with Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections, Manual of Uniform Traffic Control Devices (MUTCD), City Planning Policy – Land Development Guidelines and Australian standards.*
- c. Construct and maintain the intersection identified above at no cost to Council until the asset is accepted "off maintenance" in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 2 – Transport network standards, section 7 – Procedures, section 8.5 – As-constructed requirements, section 9 – Specifications and section 10 – Standard drawings.*

Colliers have reviewed transport-related items in the IR letter pertaining to Item 1 of the 'Recommended conditions' (Appendix A) being 'Traffic Signals – Rangeview Road and Reserve Road' and provide following response and comments:

- Traffic volume surveys at the Reserve Road / Rangeview Road intersection were undertaken on Tuesday 10th February 2026
- Volumes along Reserve Road were noted as:
 - 700 vehicles per hour (vph) in each direction during the weekday AM peak hour;
 - 900 vph southbound and 500 vph northbound during the weekday PM peak hour;
 - Traffic from Rangeview Road is ~50 vph exiting and 30 vph - 40 vph entering during weekday AM / PM peak hours.
- Movements to / from Rangeview via Reserve is 70% - 80% to the north and 20% - 30% to the south;
- A cursory review / initial SIDRA assessment of the subject intersection operations indicates:
 - Significant available capacity for all movements;
 - Minimal queuing for any turn movements; and
 - While right-turn from Rangeview Road onto Reserve Road may currently experience some delay (~60 seconds average), it is noted that the ~6m median in Reserve Road allows for a stage crossing for right-turn vehicles which mitigates delay for this movement.

It is not expected that traffic from the proposed development, even considering Stage 6 facing Courtney Drive, will utilise Rangeview Road and, further, any potential development-related traffic is unlikely to turn right onto Reserve Road. Therefore, as there is not expected to be any significant development-related traffic using Rangeview Road and specifically turning right onto Reserve Road, any potential traffic impact from the proposed development (particularly in relation to intersection movement delay) on the Rangeview / Reserve intersection will be negligible.

Overall, the identified potential external infrastructure works condition of signalising the Reserve Road / Rangeview Road intersection is not considered to be relevant or reasonably attributable to the subject proposed residential sub-division development.



If there are any queries in relation to the above, please contact the undersigned.

Yours sincerely,

A handwritten signature in black ink that reads "D.S. Watkins". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Darryl Watkins

Associate Director | RPEQ #23854

[Colliers International Engineering and Design \(TTMC\) Pty Ltd](#)

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