



1 October 2026

Our Ref: 23BRT0507_LT04_1

Your Ref: COM/2024/317

Attention: Max Evans

MG Land

3 Stanley Street

Burleigh Heads, QLD 4220

Dear Max,

Re: 202 Baileys Mountain Road, Upper Coomera

Review of Development Approval Conditions (Reserve Road / Rangeview Road)

Colliers International Engineering and Design (TTMC) Pty Ltd ('Colliers') have been engaged by MG Land to provide review and advice in regard to the Development Approval Conditions for the subject development (202 Baileys Mountain Road, Upper Coomera – subject site), Gold Coast City Council's ('Council's') reference COM/2024/317.

Within the Development Approval, Condition 9 – Necessary Trunk Infrastructure (Not LGIP identified) Reserve Road and Rangeview Road Intersection outlines delivery of an upgrade at the intersection of Reserve Road / Rangeview Road from a priority intersection to a signalised intersection – noting the Council-provided Reserve Road/Rangeview Road, Coomera Traffic Signal Concept Plan (Ref: 27243, SKE001).

Colliers have reviewed Condition 9, also in consideration of the relevant items in Council's email (dated 27 January 2026), which included Item 1 of the '*Further information required /update on transport infrastructure requirements*' which . The following commentary is provided:

- 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.

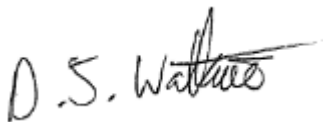
- Movements to / from Rangeview via Reserve is 70% - 80% to the north and 20% - 30% to the south;
- A cursory review / initial SIDRA assessment of the subject intersection operations indicates:
 - Significant available capacity for all movements;
 - Minimal queuing for any turn movements; and
 - While 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 any significant level of traffic from the proposed development, 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 Development Approval Condition 9 of signalling the Reserve Road / Rangeview Road intersection is not considered to be relevant or reasonably attributable to the subject approved residential development.

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

Yours sincerely,

A handwritten signature in black ink, appearing to read "D.S. Watkins", with a stylized flourish extending from the end.

Darryl Watkins

Associate Director | RPEQ #23854

Colliers International Engineering and Design (TTMC) Pty Ltd

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