

25 January 2018

RTEref: 17450

Chief Executive Officer
Gold Coast City Council
PO Box 5042
GCMC QLD 9726

Dear Sir / Madam,

PROPOSED RECONFIGURATION OF A LOT (BOUNDARY REALIGNMENT)
60 STAPYLTON JACOBS WELL ROAD, YATALA
LOT 1 ON RP6882 & LOT 240 ON W31320

Reference is made to the above Development Application for a Reconfiguration of a Lot (RoL). Rytenskild Traffic Engineering (RTE) has been engaged to review the implications with respect to traffic impact on the surrounding road network.

As shown as Attachment A, the application is for a simple boundary realignment which seeks to convert an existing leased area to a freehold lot (proposed Lot 1). The balance lot (proposed Lot 2) will be subject to a future Development Application to reconfigure the land.

As shown in Table 1, the proposed RoL will not result in any change in the existing developable area, and therefore will not result in any change in traffic generation or impact upon the surrounding road network.

Table 1 – Comparison of Existing and Proposed Site Areas

Existing Lot / Site Area:		Proposed Lot / Site Area:	
Lot 1 on RP6882	526,091m ²	Lot 1	94,300m ²
Lot 240 on W31329	205,050m ²	Lot 2	636,841m ²

Please contact the undersigned regarding and queries in relation to this matter.

Yours faithfully



LUKE RYTENSKILD
DIRECTOR, B.ENG (Civil), RPEQ 6293

