

Proposed Warehouse / Industrial Development, 816 Boundary Road, Richlands

Traffic Report

Revision A
16 June 2026

Our Ref: 2237_AME10

Prepared for: Amelior Development Services

Prepared by: Richard Quinn
Director, Q Traffic
BE Civil, MIEAust, RPEQ



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Q Traffic has prepared this report solely for the benefit and use of our Client for the sole purpose of lodging a development application. This report takes into account the particular instructions and requirements of the client. In preparing this report we assume that all information and documents provided to us by the client or their consultants were complete, accurate and current. Q Traffic will not be liable for any conclusion drawn resulting from omission or lack of full disclosure by the client or their consultants.

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1.0 Introduction

Q Traffic was engaged to undertake a Traffic Impact Assessment of a proposed warehouse / low impact industry / medium impact industry development to be located on the site at 816 Boundary Road, Darra.

An approval was granted in 2016 for an industrial / warehouse development on the subject site, however this development did not proceed.

The development now proposed is a two (2) storey self-storage facility comprising 28 tenancies and a total of approximately 11,456m² GFA. It is to be delivered under two (2) stages, with the northern portion of the development forming Stage 1 and the southern portion forming Stage 2.

The site is located in the Brisbane City Local Government Area, and the proposal has been assessed considering the relevant Council controls.

This report provides relevant background information regarding the proposal, and documents the findings of our investigations addressing the following key traffic design issues:

- Vehicular site access arrangements;
- On-site car parking provision and design;
- Servicing / refuse collection requirements; and
- The traffic impacts anticipated as a result of the development.

2.0 Context

2.1 Subject Site and Previous Use

The site is located at 816 Boundary Road in Darra, on the southeastern corner of the Kelliher Road intersection. **Figure 2.1a** and **Figure 2.1b** below show the location of the subject site and the road network in the vicinity of the site.

The subject site is described as Lot 1 and Lot 2 on RP 83710 and has an overall area of approximately 10,660m². It is burdened by a power line easement (ARP113460) which is 20m wide and extends along the eastern site boundary, as shown in **Figure 2.1b** below.

It is understood that the subject site was previously a tree farm, however most trees have now been legally removed. Vehicular Access to the site is provided onto Boundary Road adjacent to the eastern site boundary.

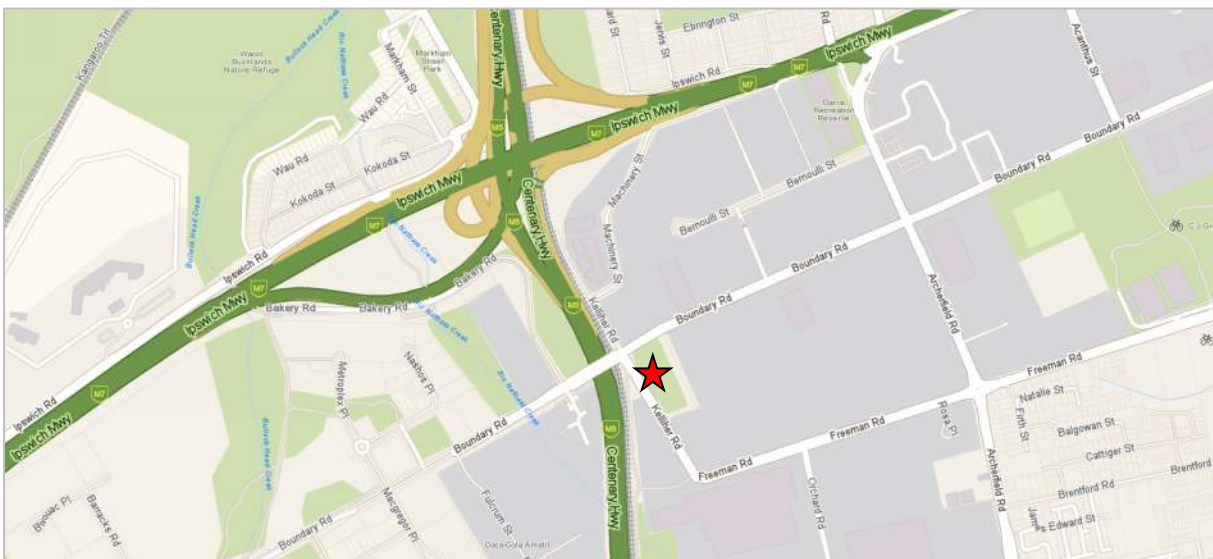


Figure 2.1a: Site Location

Source: Whereis Maps

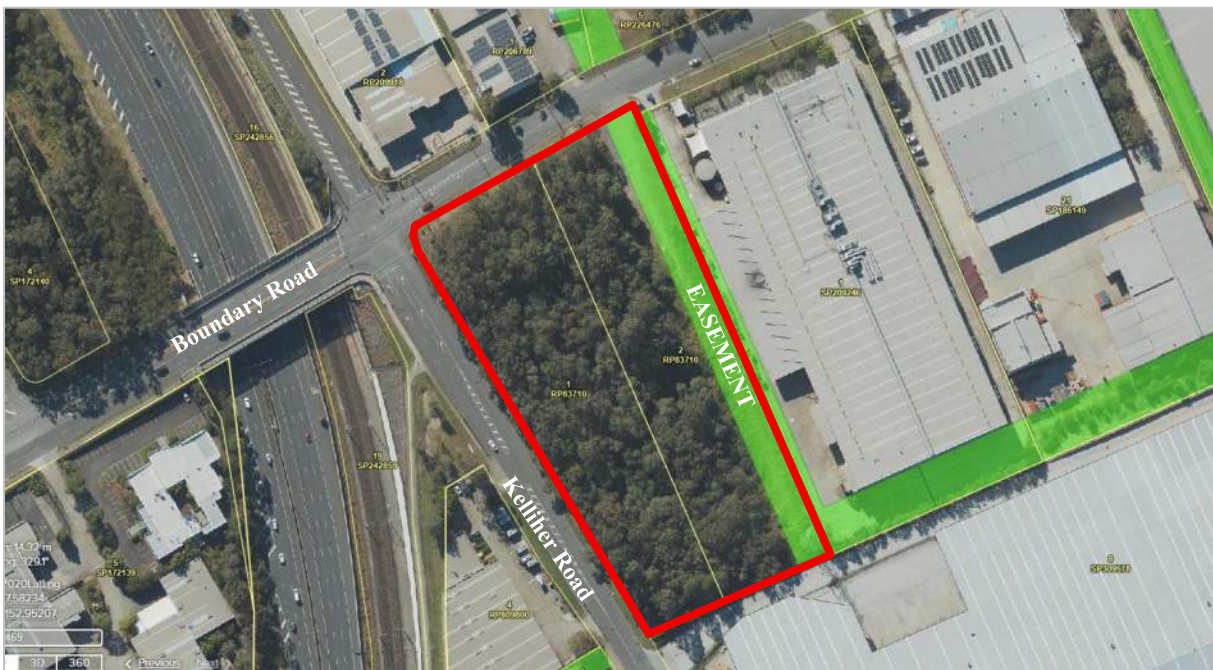


Figure 2.1b: Subject Site

Source: Queensland Globe

2.1 Existing Road Network

The subject site has frontages to Boundary Road to the north and Kelliher Road to the west.

Boundary Road is designated as a Suburban Road under Council’s Road Hierarchy in the Brisbane City Plan and generally runs in a northeast to southwest direction from Ashover Road to the northeast to Cobalt Street to the southwest. As shown in **Figure 2.2a** and **Figure 2.2b**, it accommodates one marked lane of traffic in each direction within the vicinity of the site, with auxiliary lanes including a right turn lane into Kelliher Road.

The carriageway width of Boundary Road varies between approximately 12.0m - 14.5m along the subject site frontage, with kerbside parking permitted along the eastern portion of the site frontage within marked parking bays.

Boundary Road is posted at 60km/hr in proximity to the site.



Figure 2.2a: Looking west on Boundary Road

Source: Google Maps



Figure 2.2b: Looking east on Boundary Road

Source: Google Maps

Kelliher Road is designated as a Neighbourhood Road under Council’s Road Hierarchy in the Brisbane City Plan. It extends north from Freeman Road and terminates north of Machinery Street.

Kelliher Road has one marked lane of traffic in each direction, as shown in **Figure 2.2e** below, with auxiliary lanes at the Boundary Road intersection. Parking is generally permitted on both sides of Kelliher Road in proximity to the subject site clear of intersections and property access driveways, in accordance with Queensland Road Rules.

As a local road in a built-up area, a speed limit of 50km/hr applies on Kelliher Road.



Figure 2.2c: Looking south on Kelliher Street

Source: Google Maps



Figure 2.2d: Looking north on Kelliher Street

Source: Google Maps

2.2 Future Road Network

Council’s Local Government Infrastructure Plan (LGIP) identifies a road upgrade project on Boundary Road terminating to the west of the site prior to the Centenary Motorway, as shown in **Figure 2.2** below. No upgrades are identified for the roads fronting the subject site. Notwithstanding this, Council has stipulated a land requirement for the site, as shown in the plan provided as **Appendix A**. This land requirement has been taken into consideration in developing the design of the proposed development, as discussed in the following sections.



Figure 2.2: LGIP – Future Road Projects

Source: BCC City Plan 2014 Interactive Mapping

2.3 Planning Context

Under the Brisbane City Plan 2014 and as shown in **Figure 2.3** below, the subject site is identified within the General industry C zone precinct of the Industry zone and the Richlands central precinct of the Richlands-Wacol corridor neighbourhood plan. The surrounding locality is identified as predominately within the Industry zone.



Figure 2.3: Zoning

Source: BCC City Plan 2014 Interactive Mapping

2.4 Existing Approval

An approval was granted in 2016 through the Planning and Environment Court for an industrial / warehouse development on the subject site (A003895319).

On 13 November 2019, the Planning and Environment Court adjudged that a 4 year extension to the currency period be approved by Brisbane City Council under A005208806. The extension brought the currency period to 26 February 2024.

On 13 March 2026, Brisbane City Council granted an extension to the currency period under A006939151. The currency period of the current development approval is 26 February 2028.

The approved plans of development are included for reference as **Appendix A** with an extract from the approved site plan provided as **Figure 2.4** below. These plans show an industrial warehouse building of approximately 8,762m² with car parking for 101 cars.

The approved development included a vehicular site access driveway onto Boundary Road adjacent to the eastern site boundary, and a second access onto Kelliher Road adjacent to the southern site boundary.

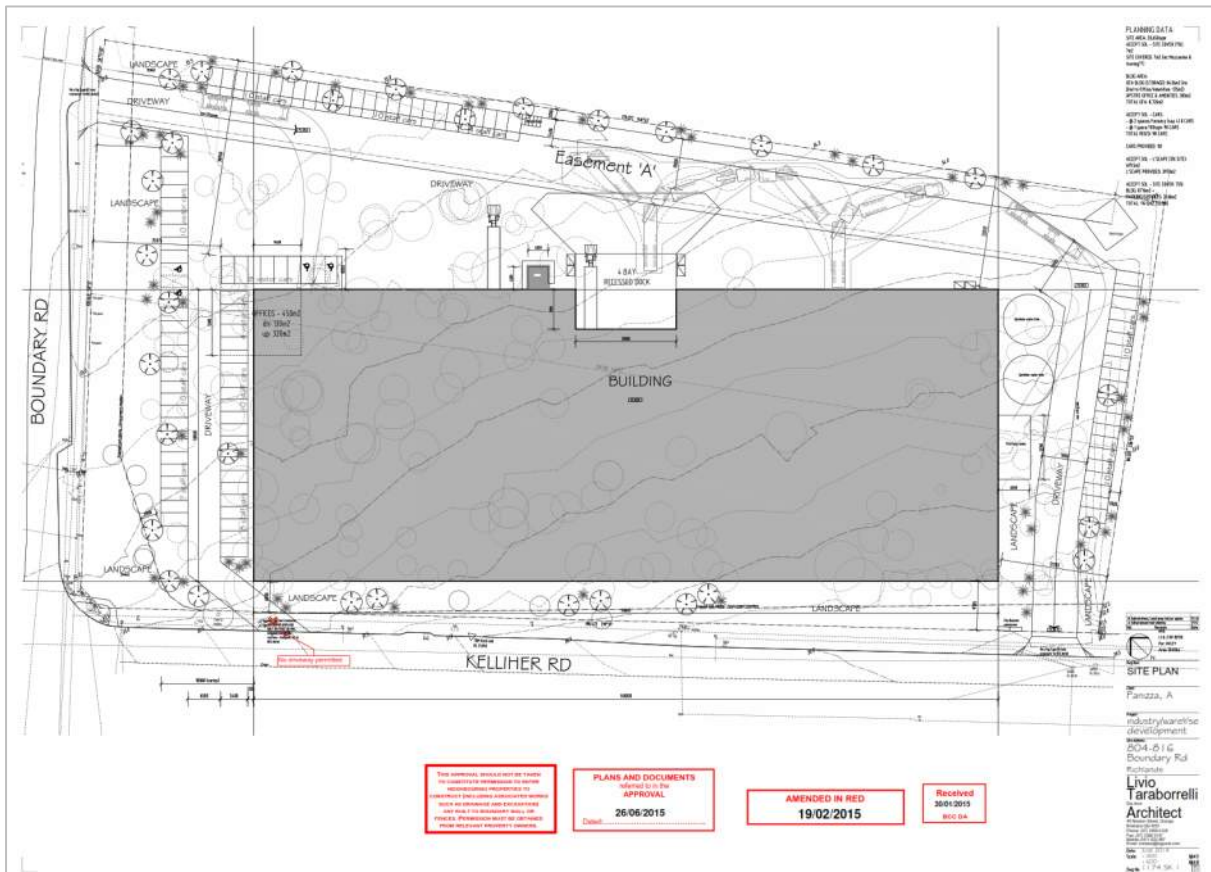


Figure 2.4: Approved Site Plan (A003895319)

3.0 Proposal

The development application seeks approval for a warehouse development as shown in the plans included as **Appendix B** and the extract from the ground floor plan provided as **Figure 3** below.

The proposed development is for a two (2) storey self-storage facility to be constructed in stages as follows:

- Stage 1: Northern component of development, approximately 6874m² total GFA over 17 units
- Stage 2: Southern component of development, approximately 4582m² total GFA over 11 units

The ultimate development will accommodate 28 individual warehouse units of between 320m² and 500m² GFA which are designed to be used for self-storage or as storage facilities for small scale businesses such as electricians, plumbers, and painters, for example.

Provision is made for the future road widening along Boundary Road, as required by Council (refer **Appendix A**).

Vehicular access to the subject site will be maintained onto Boundary Road in a location generally consistent with the existing site access driveway. Two (2) additional driveways will ultimately be provided onto Kelliher Road. All three (3) access driveways will cater for all entry and exit movements.

Formal on-site parking for staff and visitors will be provided, with a loading bay within each unit capable of accommodating up to an 8.8m long Medium Rigid Vehicle, and two (2) communal Heavy Rigid Vehicle bays proposed in the common areas of the complex. The development would also accommodate a 20m long Articulated Vehicle if required with loading/unloading in the aisle, however it is anticipated that access by a vehicle of this size would be very infrequent.

The traffic elements of the proposed site layout are discussed further in the following sections, considering the requirements of the relevant standards and guidelines, including the Brisbane City Plan.

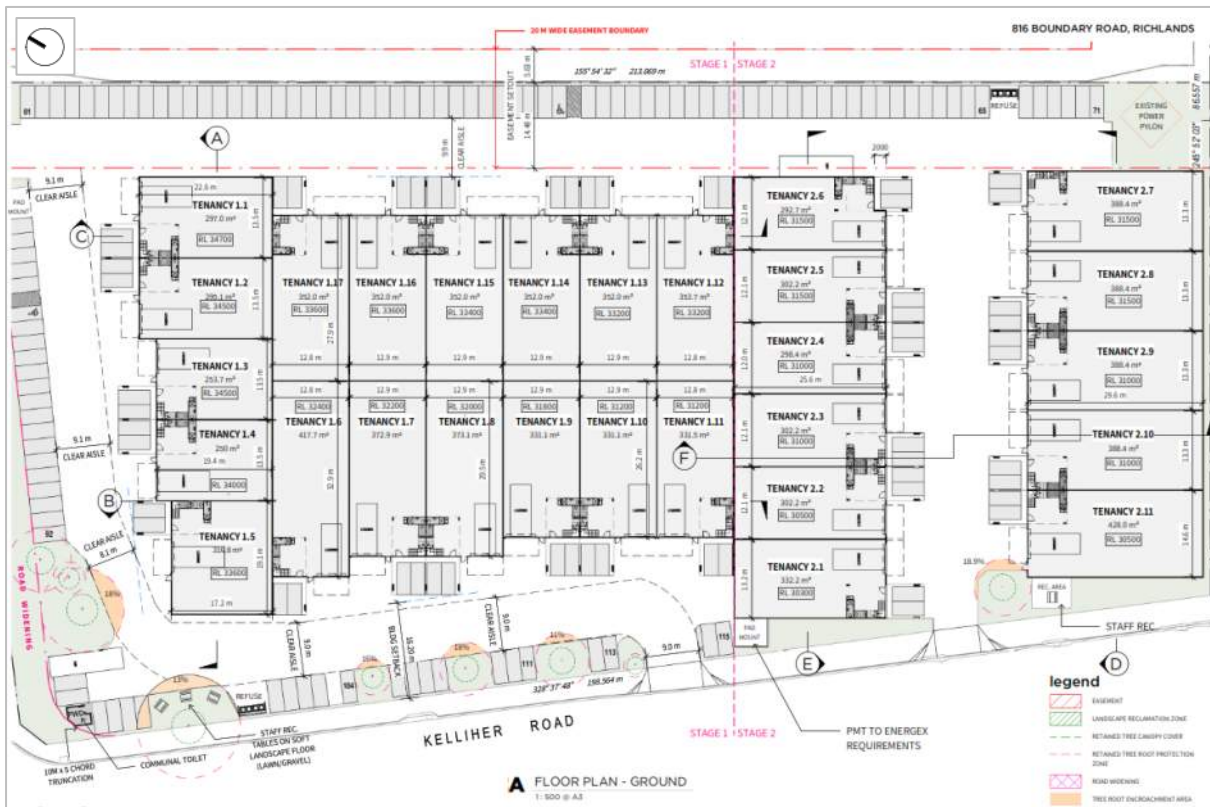


Figure 3: Extract from Ground Floor Plan

3.1 Vehicle Access

As previously noted, access to the subject site will be maintained onto Boundary Road in a location generally consistent with the existing site access driveway. Two (2) additional driveways will ultimately be provided onto Kelliher Road. All three (3) access driveways will cater for all entry and exit movements.

Under Stage 1 of the development, the Boundary Road and the northern Kelliher Road access driveways would be provided. The proposed Boundary Road driveway is 9m wide at the property boundary with Type B2 splays, and would be capable of accommodating the entry and exit manoeuvres of up to a 20m long articulated vehicle (AV), as shown in the vehicle tracking diagrams included in **Appendix C**.

The northern Kelliher Road driveway is 9m wide at the property boundary with Type B2 splays, and would be capable of accommodating the entry and exit manoeuvres of up to a 20m long articulated vehicle (AV), as shown in the vehicle tracking diagram included in **Appendix C**.

Under Stage 2 of the development an additional (southern) driveway onto Kelliher Road will be provided. This driveway is 7.5m wide at the property boundary with Type B2 splays, and would be capable of accommodating the entry and exit manoeuvres of up to a 20m long articulated vehicle (AV), as shown in the vehicle tracking diagrams included in **Appendix C**.

The design of the development generally makes provision for the required 2.0m (wide) x 2.5m (deep) pedestrian sight triangles adjacent to the exit side of the driveways for visibility between vehicles exiting the site, and pedestrians approaching the driveways along the frontage road footpath areas (subject to the removal or relocation of the car parking space immediately to the south of the northern driveway on Kelliher Road, and avoiding landscaping or other obstructions from encroaching into these areas). This requirement could reasonably be enforced by way of a condition of the approval.

In summary, the proposed site access arrangements are supportable from a traffic engineering perspective, and generally in accordance with the relevant design requirements subject to refinement at detailed design stage.

3.2 Car Parking Provision

The City Plan suggests a car parking requirement of 2 spaces + 1 space per 100m² GFA for warehouse and industrial uses. The application of this parking rate to the proposed development leads to the following requirements:

- Stage 1 (approximately 6874m² total GFA over 17 units): 103 car parking spaces
- Stage 2 (approximately 4582m² total GFA over 11 units): 68 car parking spaces
- TOTAL (approximately 11,456m² GFA over 28 units): 171 car parking spaces

As shown in the proposed development plans included as **Appendix B**, the proposed development provides the following car parking provisions:

- Stage 1: 125 car parking spaces (including one (1) accessible parking space)
- Stage 1 + 2: 171 car parking spaces (including two (2) accessible parking spaces)

The proposal therefore achieves Council's recommended level of on-site car parking under both the interim (Stage 1) and ultimate (Stage 1 + Stage 2) development scenarios.

3.3 Car Parking Layout

The parking layout has been designed in accordance with the requirements of Council's Transport, Access, Parking and Servicing (TAPS) Planning Scheme Policy and the relevant Australian Standards, as summarised following:

- Parking spaces are 2.4m wide x 5.4m long minimum with 7.5m minimum parking aisles which meet or exceeds the requirements of AS2890.1 and Council's TAPS PSP for low turnover car parking;
- Two (2) accessible parking spaces are proposed, and these spaces are 2.4m wide x 5.4m long with 2.4m wide adjacent shared areas, as required under Council's TAPS PSP and AS2890.6;

- The required clearances (300mm) are generally provided for car parking spaces adjacent to vertical obstructions, in accordance with Council's TAPS PSP and AS2890.1 requirements; and
- The gradient across the width of car parking spaces does not exceed 1:16 in any location, in accordance with AS2890.1 requirements.

In summary, the car parking arrangements are efficient and legible, and generally in accordance with the requirements of the relevant standards and guidelines. Any minor refinements considered necessary could reasonably be addressed at detailed design stage, in response to a condition of the approval.

3.4 Servicing

Given the nature of the proposed development, servicing requirements will typically be limited to regular refuse collection and access by passenger vehicles and service vehicles (i.e. up to Medium Rigid Vehicles), with the occasional larger service vehicle (i.e. Heavy Rigid Vehicle or Articulated Vehicle) expected.

As shown in the plans of the proposed development included as **Appendix B**, two (2) designated bays are proposed to accommodate up to Heavy Rigid Vehicles. The vehicle tracking diagrams included as **Appendix D** demonstrate access to/from these bays.

The design of the individual units makes provision for Medium Rigid Vehicle (MRV) access to/from the units, as shown in the vehicle tracking diagrams included as **Appendix E**.

Furthermore, the vehicle tracking diagrams included as **Appendix F** demonstrate that an Articulated Vehicle (AV) would be able to circulate through the site and load/unload within the aisles, notwithstanding the fact that the frequency with which a vehicle of this size would be on-site is expected to be extremely limited.

Overall, the proposed servicing / refuse collection arrangements are considered to be appropriate given the nature and scale of the development, and are in fact superior to those often provided at similar developments.

4.0 Traffic Impact Assessment

The RTA Guide to Traffic Engineering Developments suggests a traffic generation rate of 0.5 vehicle trips per 100m² GFA during the critical peak hour for warehouses. The application of this rate to the proposed overall GFA of 11,456m² provides an estimated trip generation of 58 vehicle trips (entry and exit) during the peak hour. This level of traffic generation (i.e. approximately one (1) additional vehicle trip per minute, on average, during the critical peak hours) is low, and once distributed onto the surrounding road network (via three (3) driveways), is not expected to have any notable detrimental impact upon its performance from a capacity perspective.

Furthermore, this does not take into consideration the traffic generated by the previous use occupying the subject site. Taking this into consideration, the net impact of the proposal is expected to be lower than that described above.

Finally, it is not expected that the traffic generation of the development now proposed would be significantly greater than the development currently approved on the site, which is an industrial warehouse building of approximately 8,762m² with car parking for 101 cars,

In light of the above, no external roadworks are considered to be required to support the proposed development from a capacity perspective. Any impacts (however minor) would be mitigated by way of infrastructure charges payable as part of the development of the site.

5.0 Recommendation

In light of the information contained within this report, we consider that the proposal is satisfactory from a traffic operations perspective and recommend that the development application be approved.

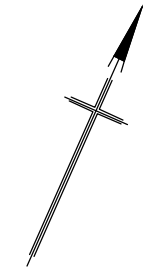
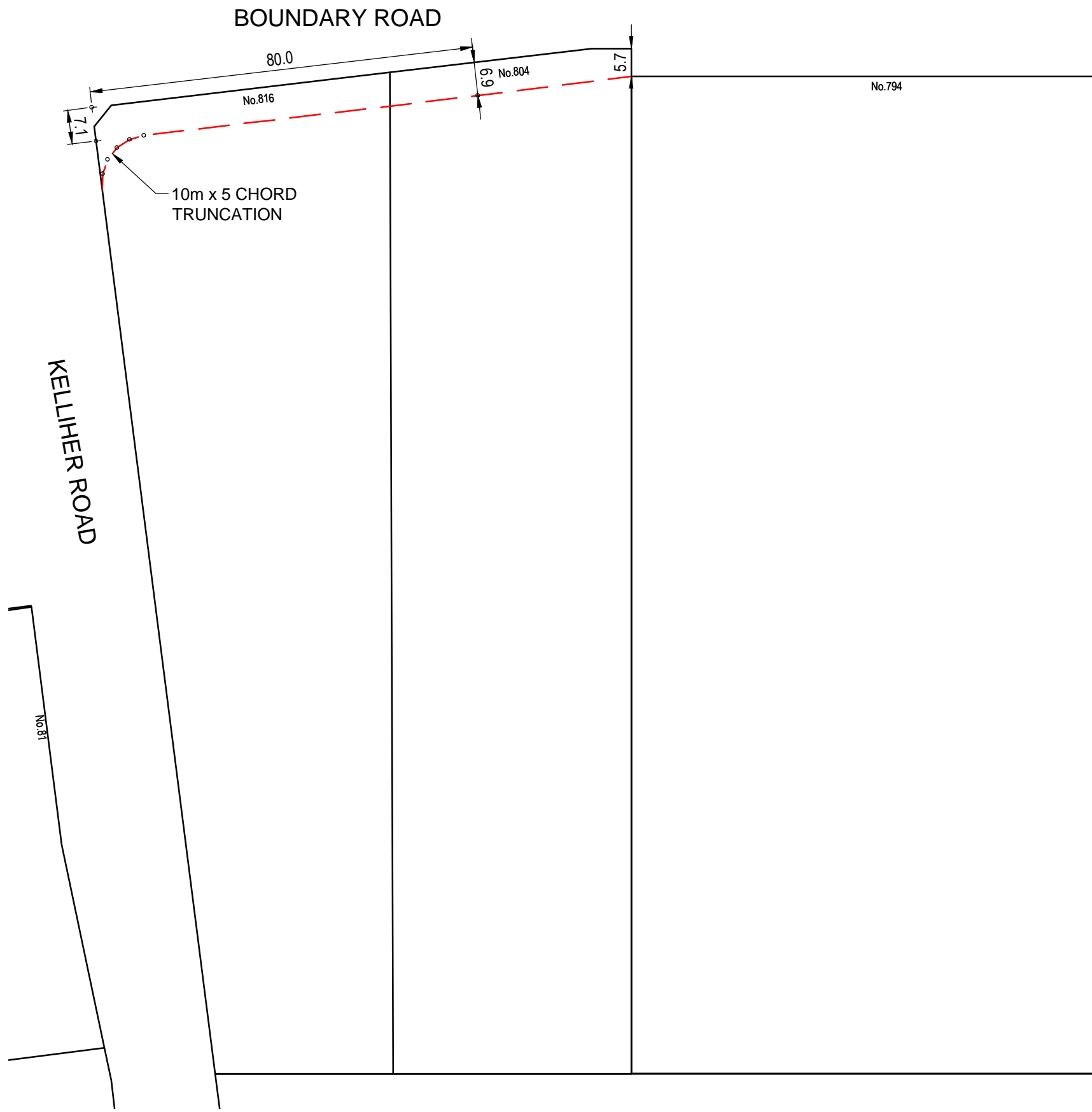
5.1 Qualifications

This report has been approved by Richard Quinn | Director | RPEQ 08565

APPENDIX A

Land Requirement Plan

Jun 18, 2025 - 3:39pm C:\BTP\TPS\188 TRAFFIC_TRANSPORT\Road Corridor Preservation\Projects\RC16046 - Boundary Road\Design\TPS - Design - Boundary Road.dwg



GENERAL NOTES

- G1 THE PROPOSED PROPERTY BOUNDARY SHOWN IS TYPICALLY FOR EDGE OF VERGE. IN SOME CASES, ADDITIONAL WIDENING MAY BE REQUIRED IF BATTERS NEED TO BE ACCOMMODATED IN ROAD RESERVE.
- G2 THE CITY PLAN STREETSCAPE HIERARCHY OVERLAY MAY REQUIRE VERGES TO BE WIDER THAN THOSE PROVIDED FOR IN THIS DRAWING.

LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY REQUIREMENT

Transport Planning & Operations
Brisbane City Council

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 GPO Box 1434
 Brisbane Qld 4001

Brisbane Square
 266 George Street
 Brisbane, Q 4000

Telephone: 07-3403 8888

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Based on Data provided with permission of the Department of Environment and Resource Management (DERM): Cadastral Data".

-10 0 10 20 30 40

ORIGINAL SCALE 1:1000

EXISTING CADASTRE AND ROAD RESERVE INFORMATION:
 GIS DATA / SURVEY / FIELD MEASUREMENT / AERIAL PHOTOGRAPHY / DEPARTMENT OF NATURAL RESOURCES AND MINES

ROAD CORRIDOR
 BOUNDARY ROAD

SUBURB(S)
 ELLEN GROVE / WACOL / RICHLANDS /
 DARRA / OXLEY / CAROLE PARK /
 ARCHERFIELD / OXLEY / BARDON / INALA /
 ROCKLEA / COOPERS PLAINS / ACACIA
 RIDGE

TITLE

ROAD WIDENING PLAN
 804-816 BOUNDARY ROAD

ROAD WIDENING PLAN AUTHORISED FOR ISSUE D.G. DATE: 18.06.25	ORIG. SIZE A3
ROAD PLANNING NOTE REFERENCE RPN 1593, 1085/21, 1571, 1575, 1599/2, 6201, 6357, 6451, 1502, 1500, 2167/8, 1588, 1528, 410, 1463, 1481, 1489/2, 1457/1, 1489/3, 6590.	SCALE 1:1000
BRAMS CODE KB180, JB080, LE095, KA086, KC090, PE060, JM110, MC157, RJ065, NF130, QE165	SHEET NO. 1 OF 1
CONCEPT DESIGN NUMBER RC 16046	ISSUE 1

APPENDIX B

Plans of Proposed Developemnt

816 BOUNDARY ROAD

Richlands, QLD

part b

contents

Sheet	Sheet Name
DA-010	Development Data
DA-090	Site Plan
DA-100	Floor Plan - Ground Floor
DA-101	Floor Plan - Level 1
DA-110	Roof Plan
DA-120	Typical Office Plan
DA-300	Elevations
DA-301	Building Elevations
DA-302	Building Elevations
DA-350	Facade Office Type A
DA-400	Sections
DA-401	Sections

Development Data

LOT 1 & 2 ON RP83710

SITE AREA	20,659.61 m ²
SITE COVER	11401.08m ² (55%)
GFA	11,315.10m ² (54%)
PERMEABLE SURFACE	2,116.61m ² (10%)
DEEP PLANTING	1413.59m ² (6.8%)

BRISBANE CITY COUNCIL GFA DEFINITION

Gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for—

- building services, plant or equipment; or
- access between levels; or
- a ground floor public lobby; or
- a mall; or
- parking, loading or manoeuvring vehicles; or
- unenclosed private balconies, whether roofed or not.

GFA APPROACH

1. Gross floor area has been taken to the external face of external wall as noted above
2. First 2m from entry door back to stairs has been taken as public lobby space
3. Stair Foot print has been removed for vertical access as per definition
4. MRV Service Bay has been removed as per definition

parking data

CAR PARKING RATIO REQUIRED

TENANCY CAR PARK MIN.	56 (2 PER TENANCY)
GENERAL CAR PARK MIN.	114 (1 PER 100m ²)

TOTAL PARKS 170

AS1428.1 COMPLIANT CAR PARKS 4 (1 PER 50 CAR PARKS)

CAR PARKING RATION PROVIDED

TENANCY CAR PARK MIN.	56 (2 PER TENANCY)
GENERAL CAR PARK MIN.	114 (1 PER 100m ²)

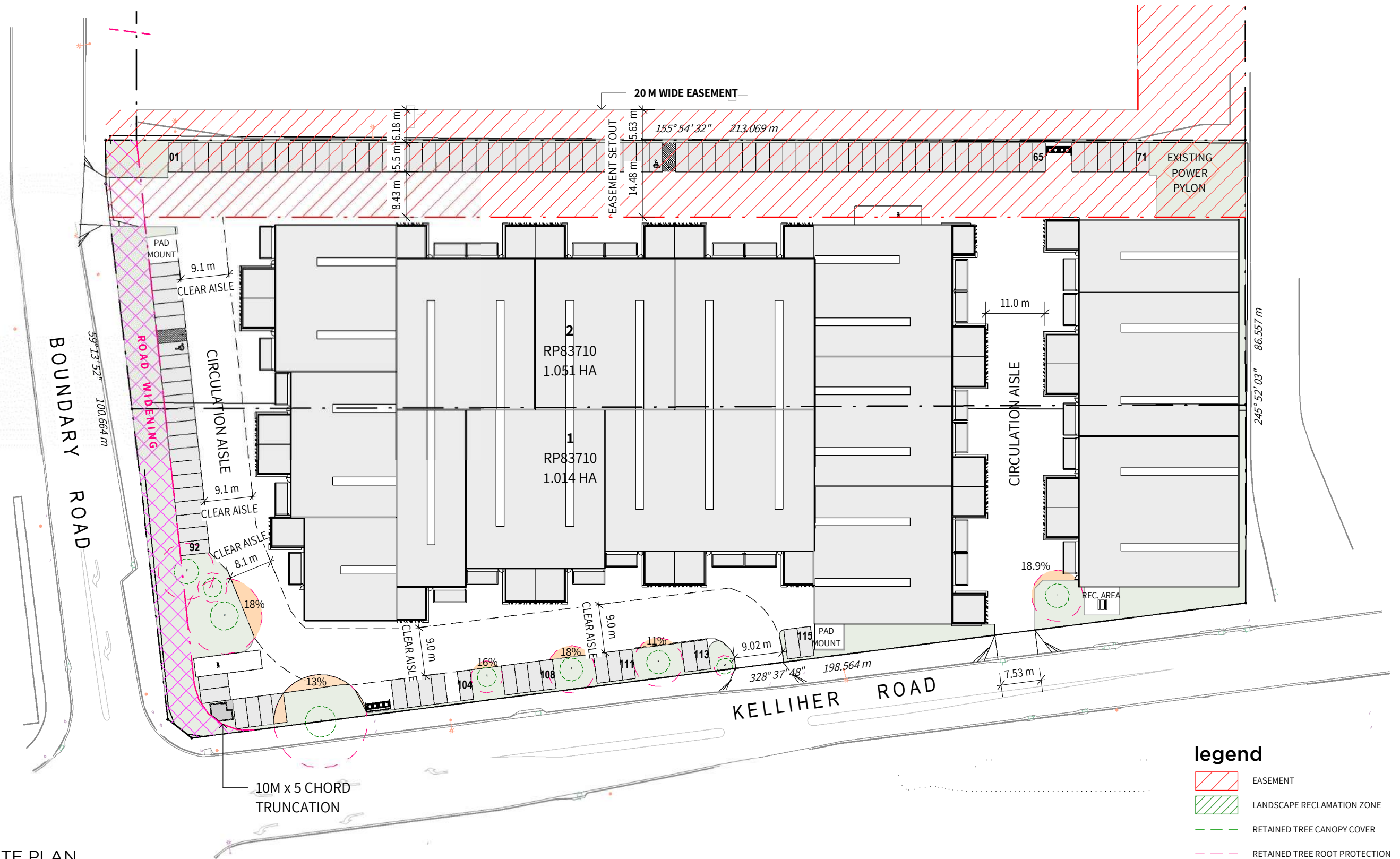
TOTAL PARKS 171

AS1428.1 COMPLIANT CAR PARKS 2







SERVICE VEHICLES PROVIDED

MRV SERVICE BAYS	26 (1 PER TENANCY)
HRV SERVICE BAYS	2 (1 PER 15 TENANCY)

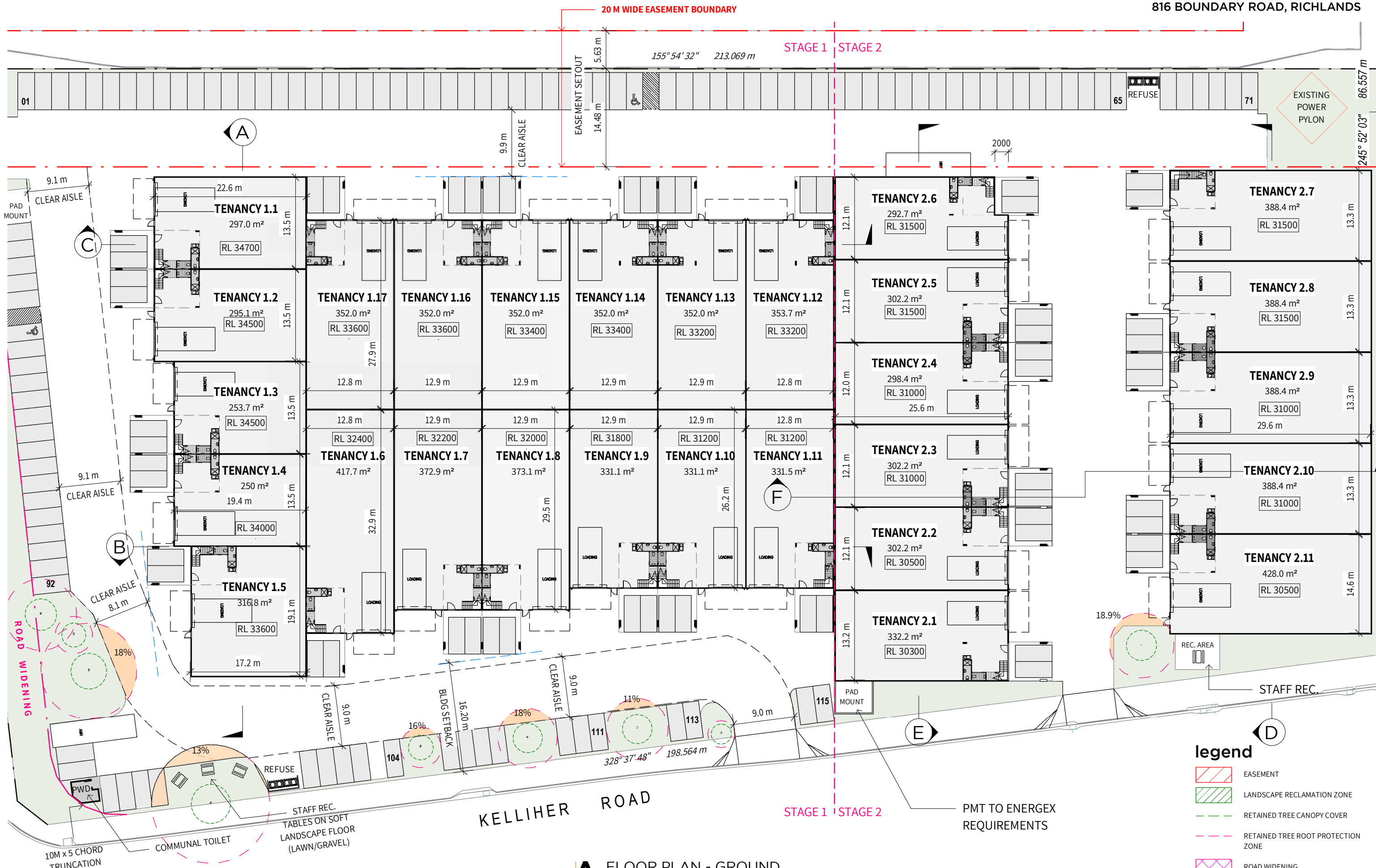




A SITE PLAN
1: 750 @ A3

- legend**
-  EASEMENT
 -  LANDSCAPE RECLAMATION ZONE
 -  RETAINED TREE CANOPY COVER
 -  RETAINED TREE ROOT PROTECTION ZONE
 -  ROAD WIDENING
 -  TREE ROOT ENCROACHMENT AREA





A FLOOR PLAN - GROUND
1: 500 @ A3

- Legend**
- EASEMENT
 - LANDSCAPE RECLAMATION ZONE
 - RETAINED TREE CANOPY COVER
 - RETAINED TREE ROOT PROTECTION ZONE
 - ROAD WIDENING
 - TREE ROOT ENCROACHMENT AREA

dwg no. DA-100
job no. 20260006
revision **6**

20 M WIDE EASEMENT BOUNDARY

155° 54' 32" 213.069 m

STAGE 1 STAGE 2

86.557 m
245° 52' 03"

EXISTING POWER PYLON

B
DA-120

A

C

ROAD WIDENING

B

A
DA-120

F

E

D

KELLIHER ROAD

STAGE 1 STAGE 2

PMT TO ENERGEX REQUIREMENTS

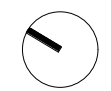
STAFF REC.

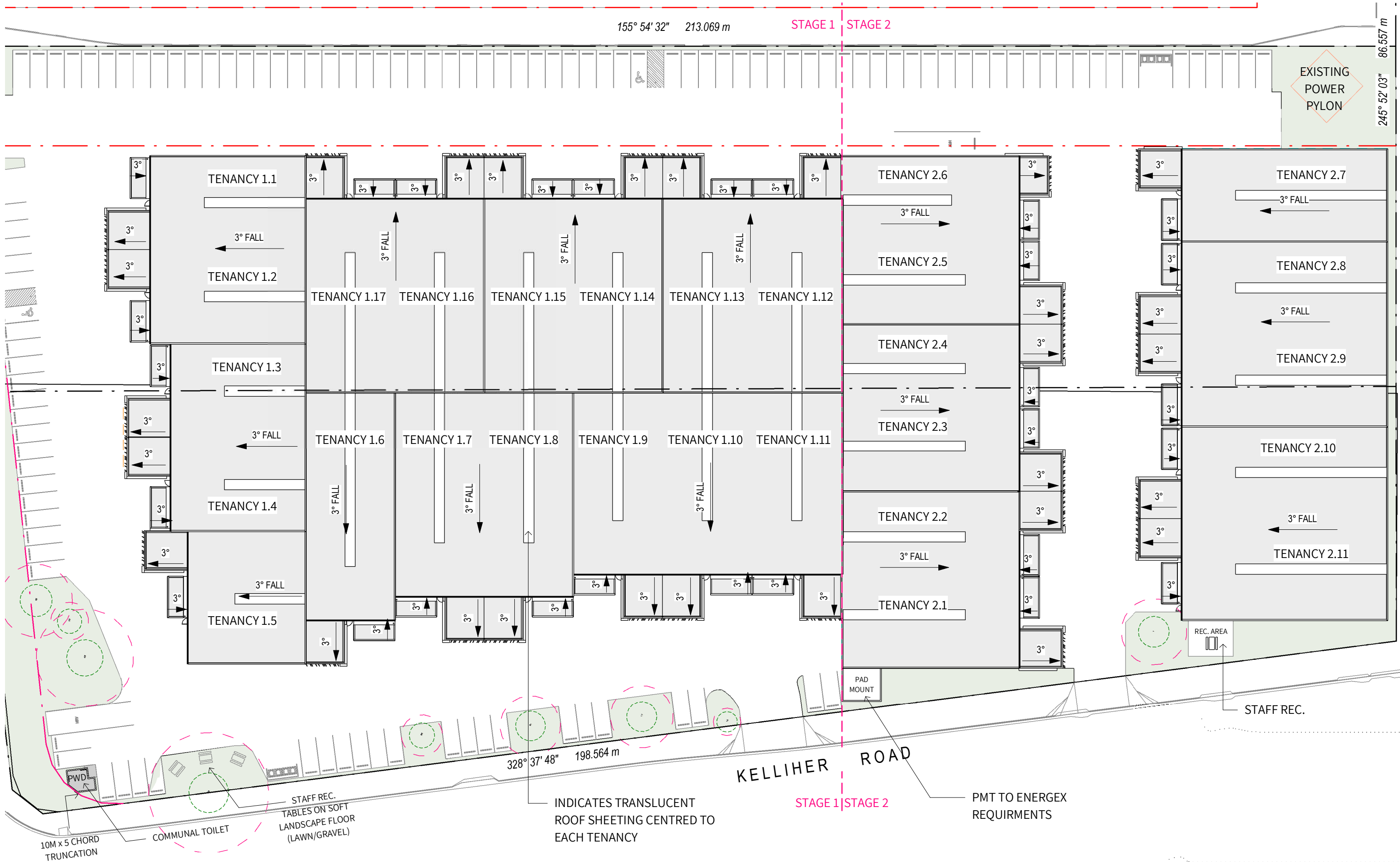
10M x 5 CHORD TRUNCATION

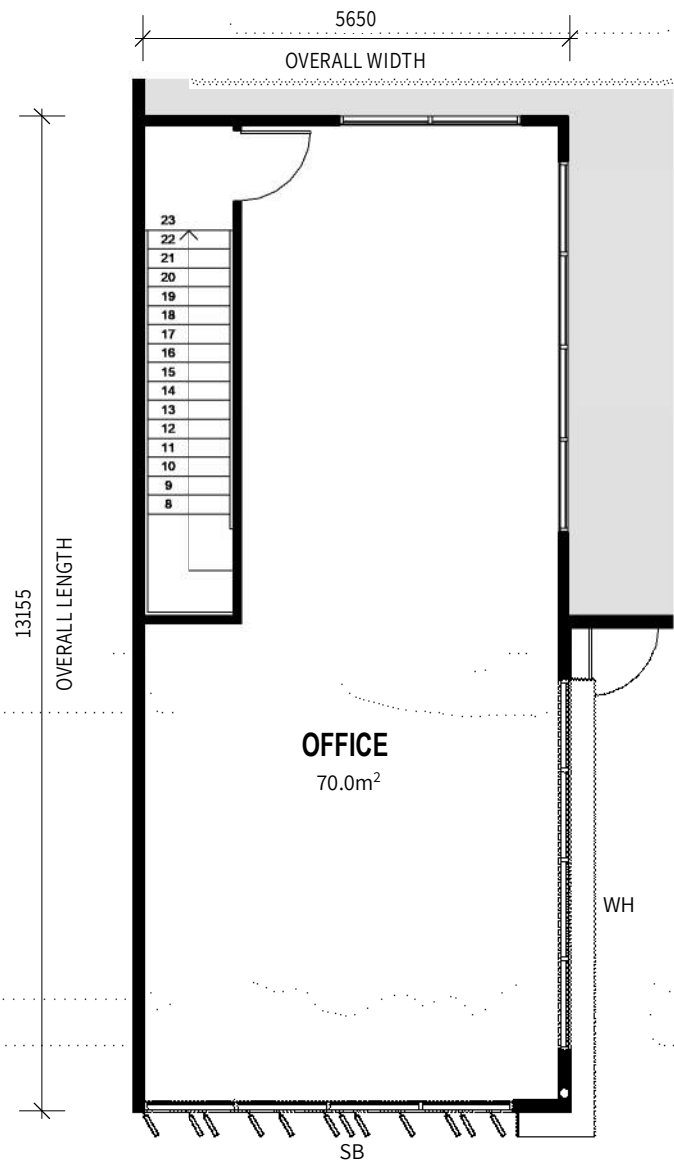
COMMUNAL TOILET

STAFF REC. TABLES ON SOFT LANDSCAPE FLOOR (LAWN/GRAVEL)

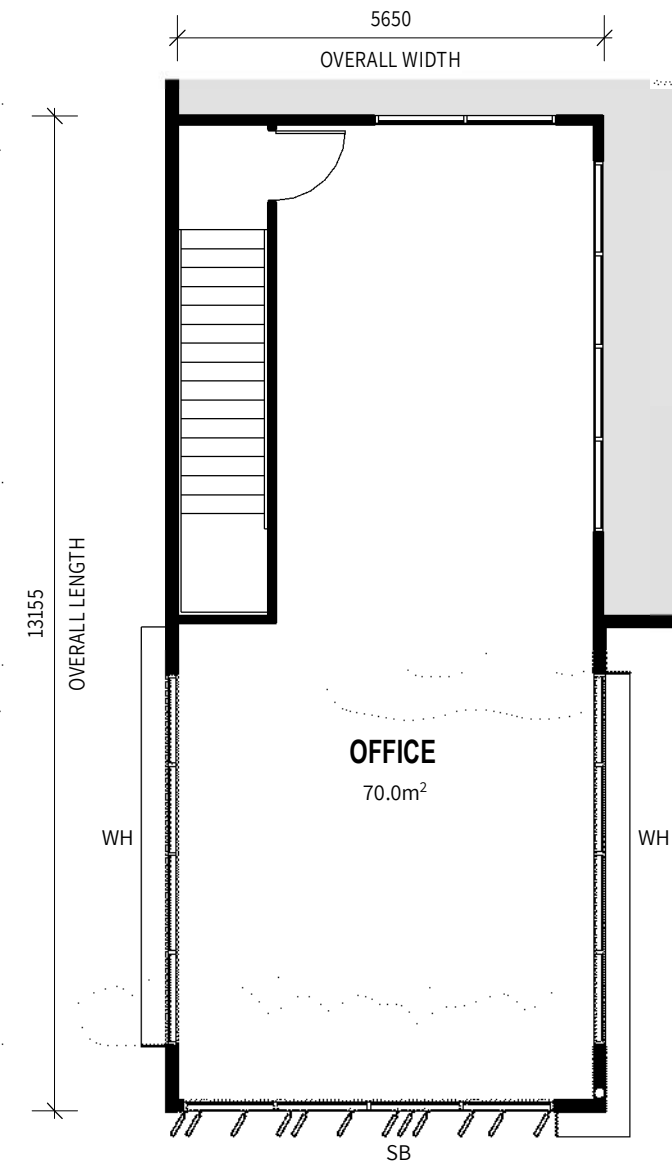
A FLOOR PLAN - LEVEL 1
1: 500 @ A3



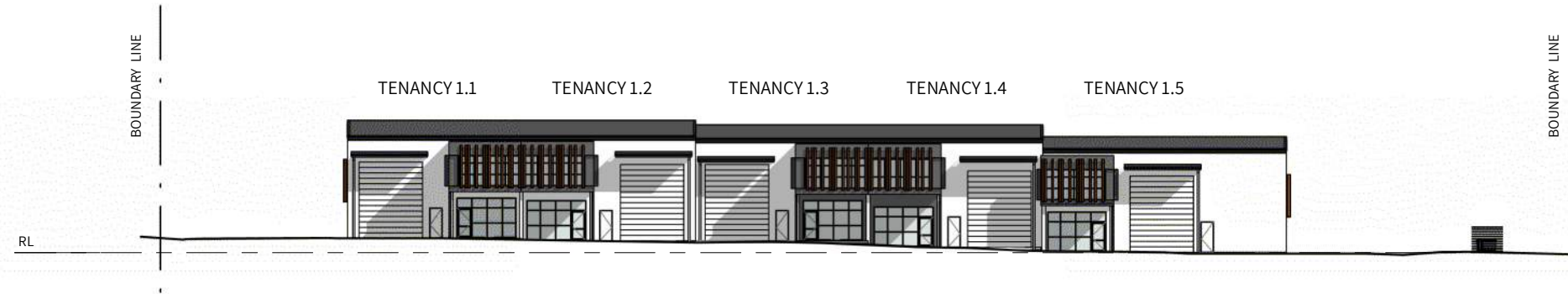




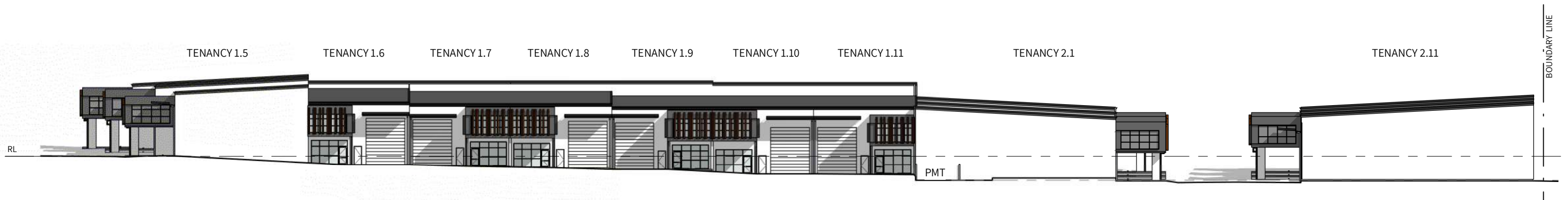
A TYPICAL OFFICE LAYOUT TYPE 1
1:100 @ A3
STANDARD OFFICE WINDOW 2 SIDED EXT



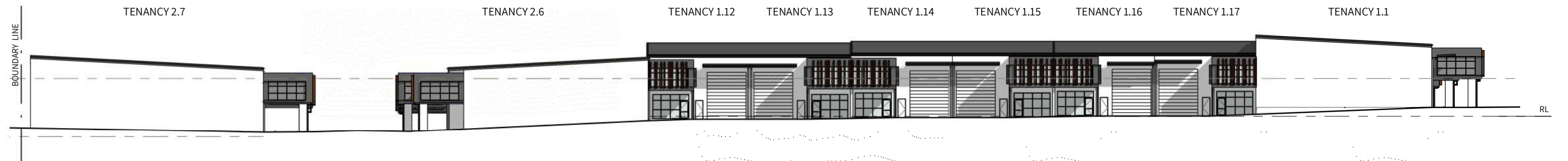
B TYPICAL OFFICE LAYOUT TYPE 2
1:100 @ A3
STANDARD OFFICE WINDOW 3 SIDED EXT



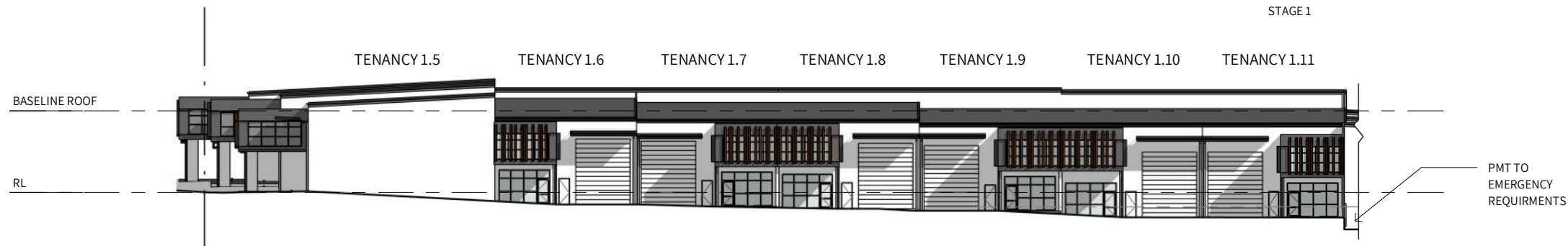
1 OVERALL ELEVATION - BOUNDARY ROAD
1: 500 @ A3



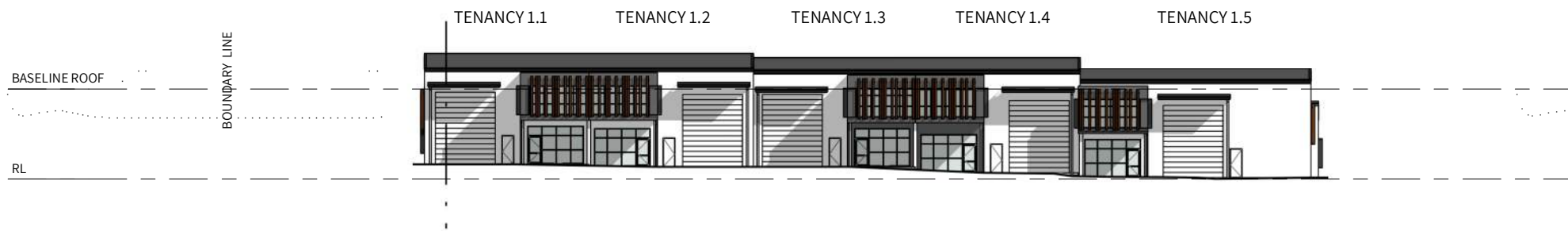
2 OVERALL ELEVATION - KELLIHER ROAD
1: 500 @ A3



3 OVERALL ELEVATION - REAR
1: 500 @ A3



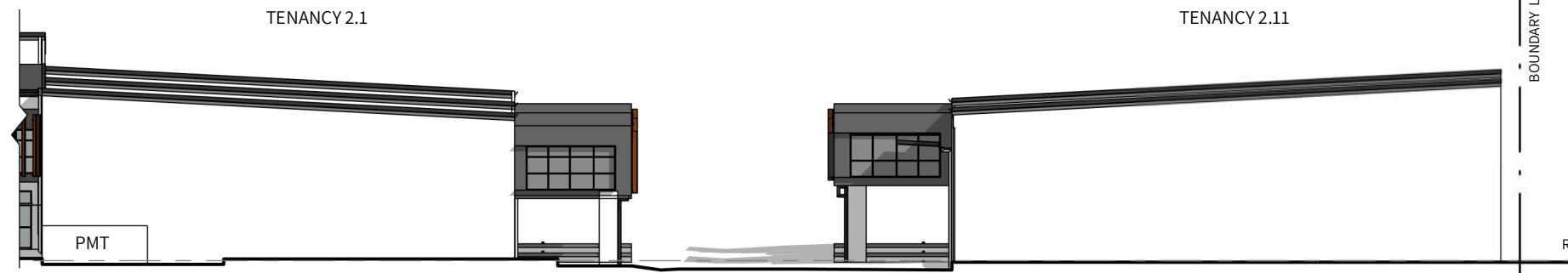
1 Stage 01 - Elevation A - Street (Kelliher)
1: 500 @ A3



2 Stage 01 - Elevation B - Street (Boundary)
1: 500 @ A3



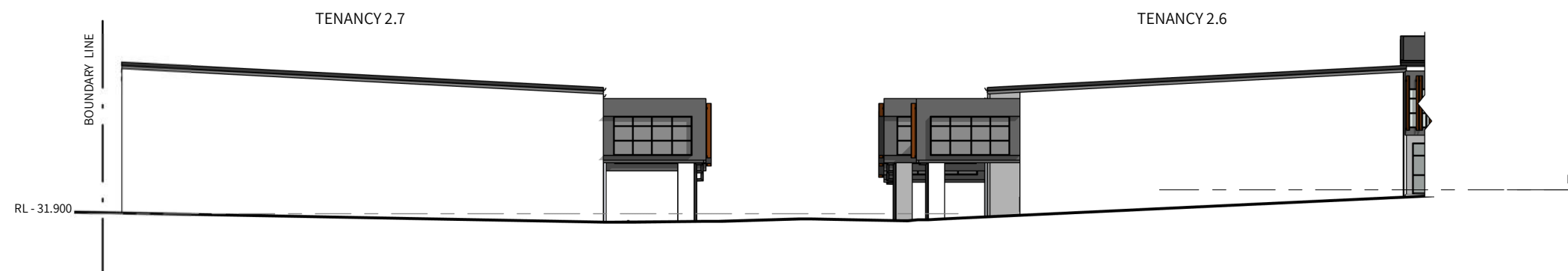
3 Stage 01 - Elevation C
1: 500 @ A3



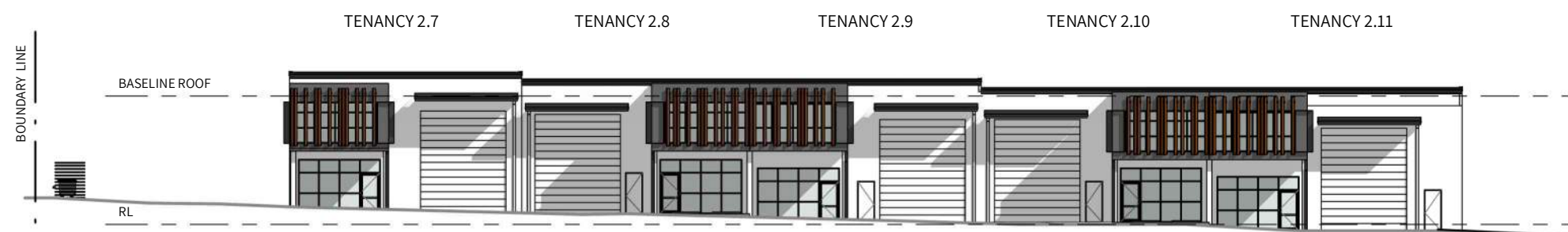
1 Stage 02 - Elevation A - Street
1: 350 @ A3



2 Stage 02 - Elevation B - North
1: 350 @ A3



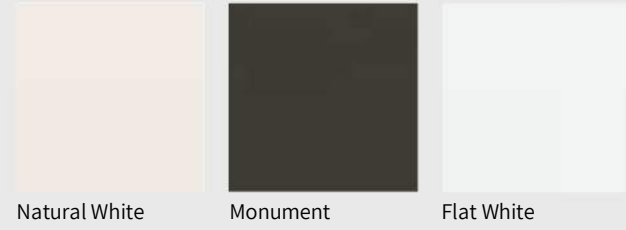
3 Stage 02 - Elevation C - East
1: 350 @ A3



4 Stage 02 - Elevation D - South Facade
1: 350 @ A3

External Finishes Proposal

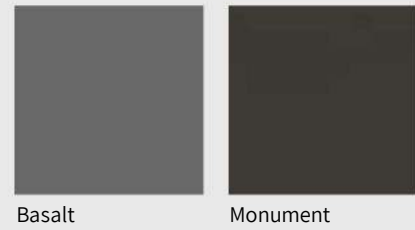
paint finish (PF)



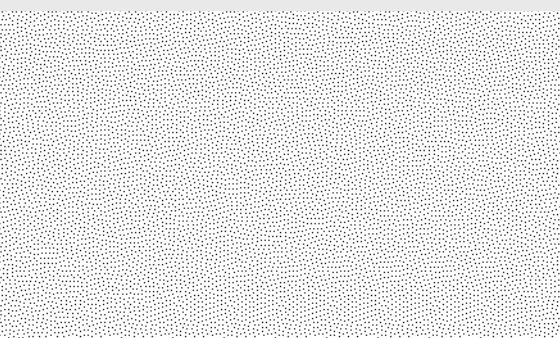
concrete walls & egress doors (CW)



roof flashings / gutters (RF)



sunblades (SB)



External Finishes Proposal



Glazing Unit

glazing frames (GF)



Black Sky

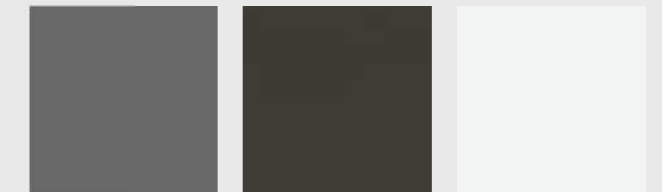
glazing panels (GP)



Grey

Clear

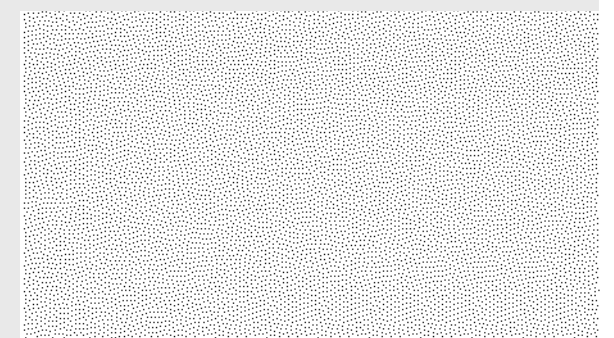
roller shutter (RS)

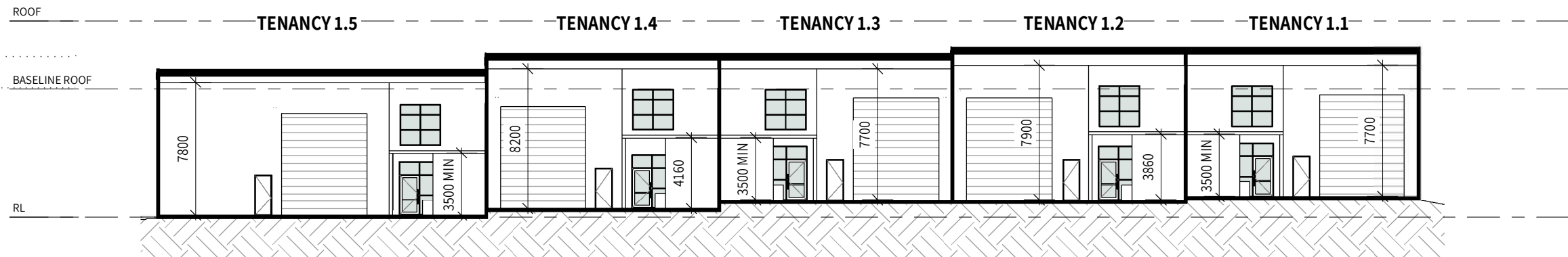


Basalt

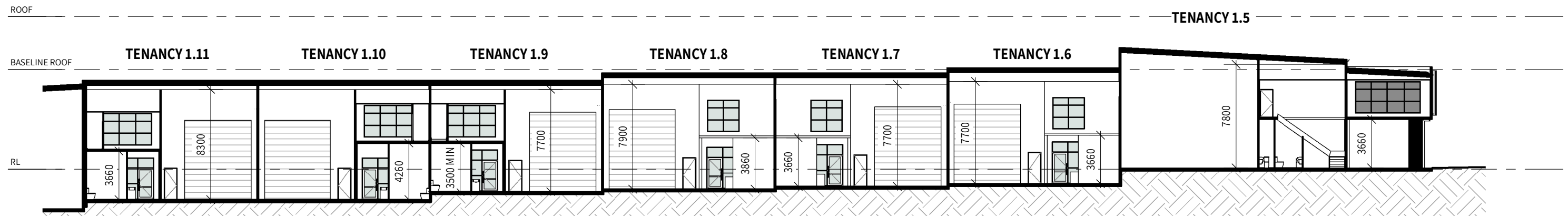
Monument

Flat White

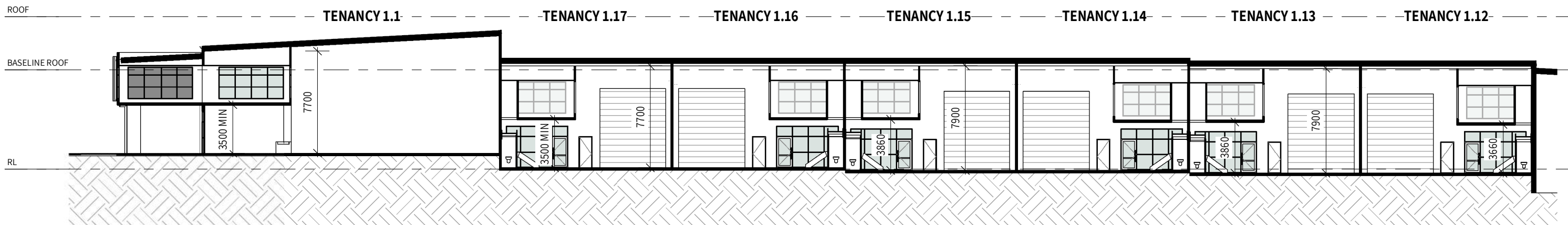




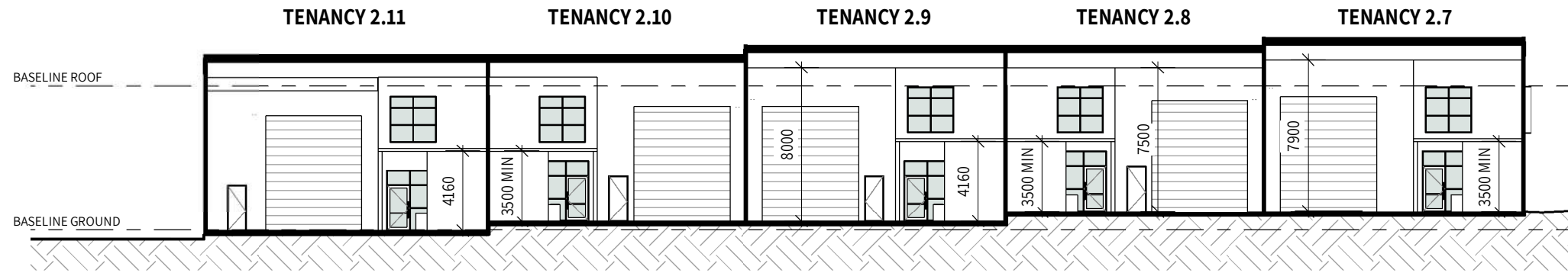
A Stage 01 - Section A
1: 300 @ A3



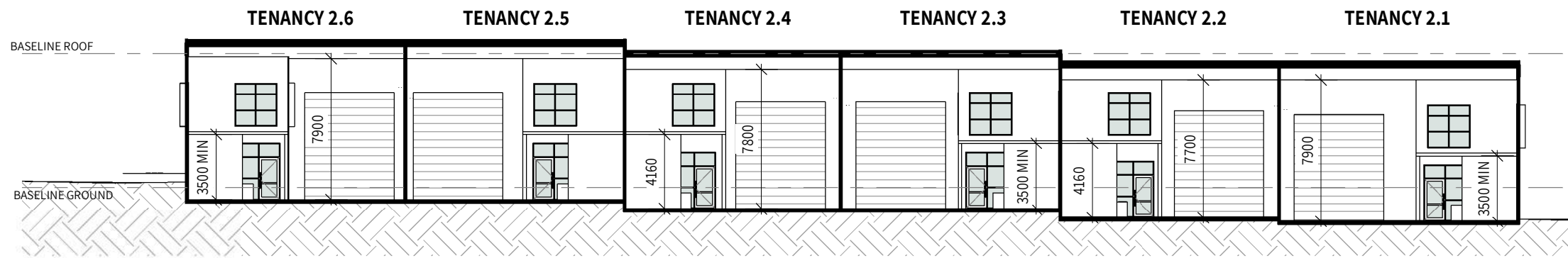
B Stage 01 - Section B
1: 300 @ A3



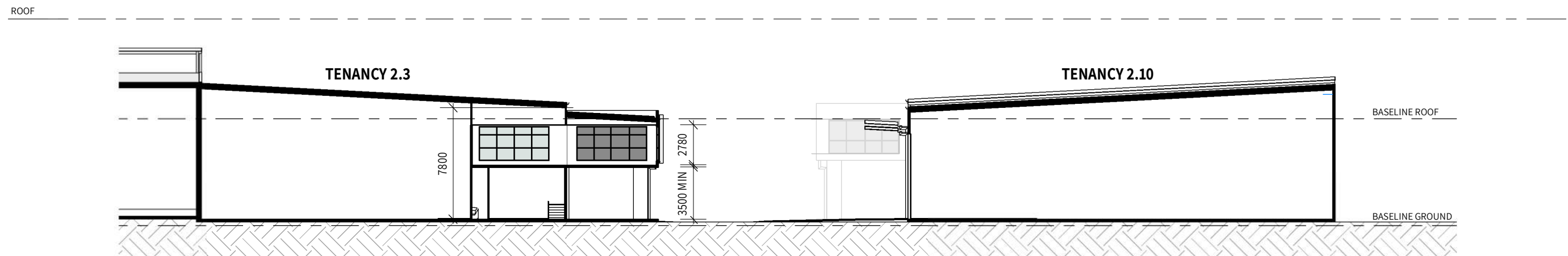
C Stage 01 - Section C
1: 300 @ A3



D Stage 02 - Section A
1: 300 @ A3



E Stage 02 - Section B
1: 300 @ A3



F Stage 02 - Section C
1: 300 @ A3

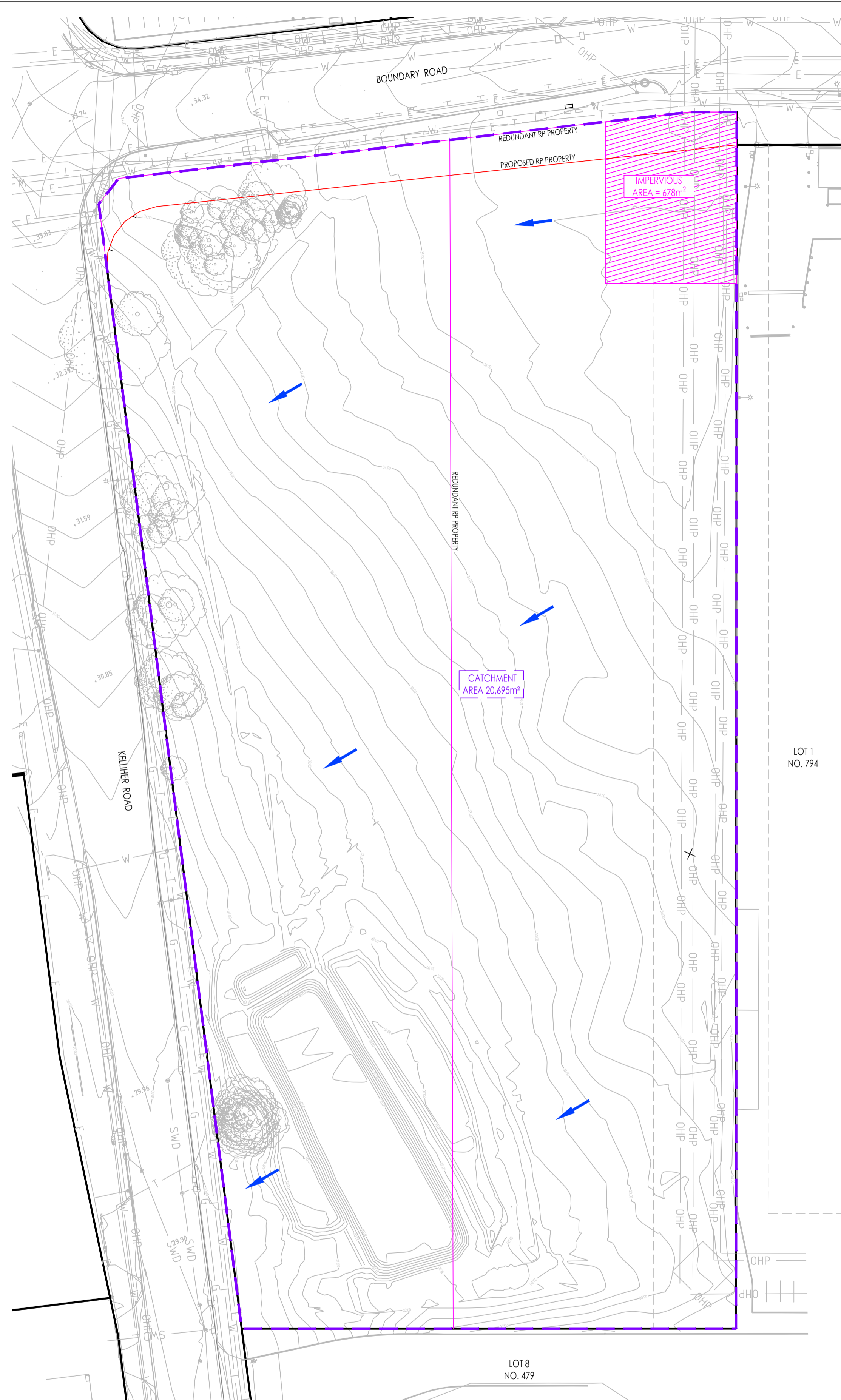


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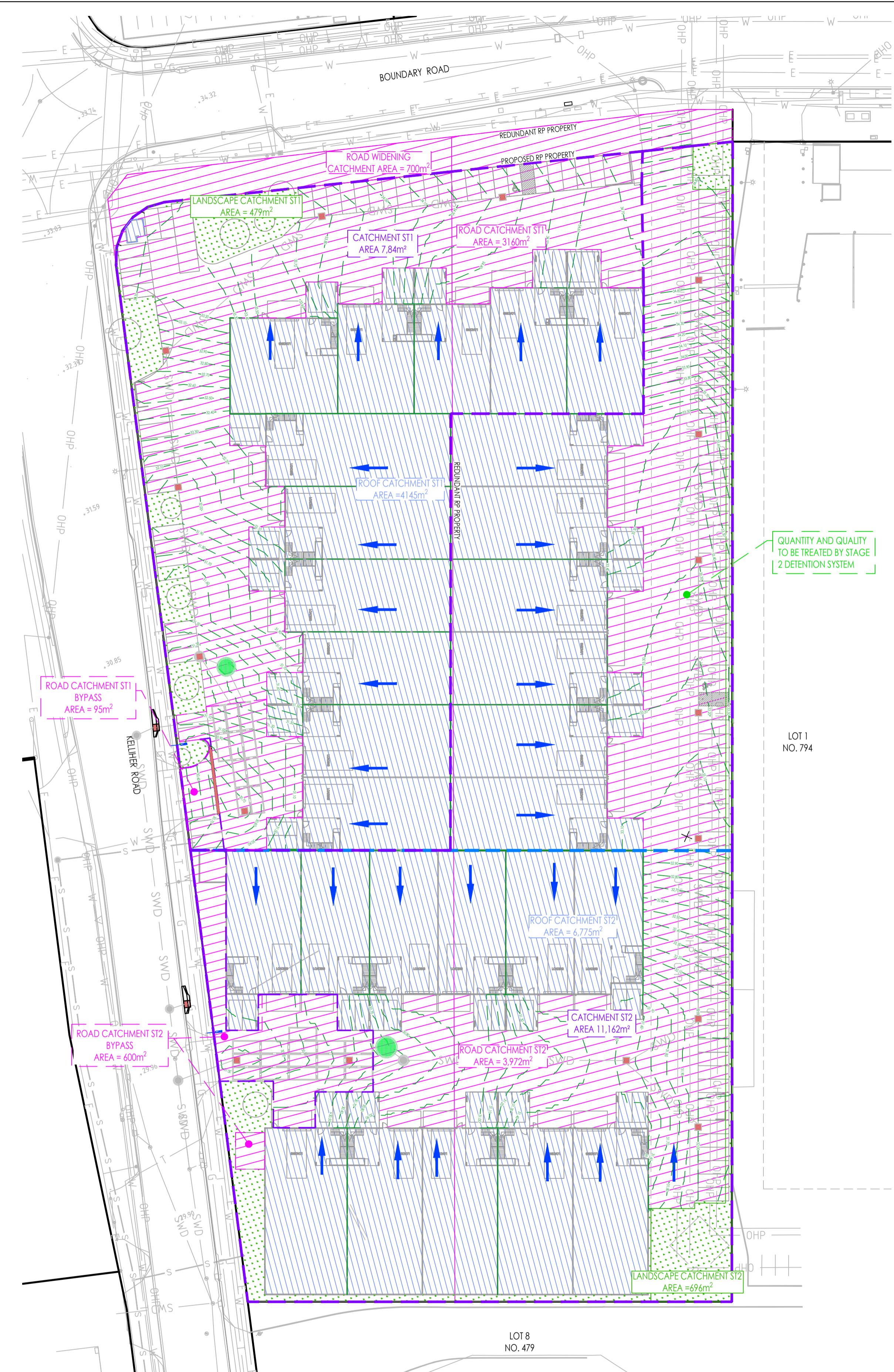
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SCALE 1:500 (A1) 1:1000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.



SCALE 1:500 (A1) 1:1000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

- LEGEND**
- 5.50--- EXISTING SURFACE CONTOURS
 - 5.50--- FINISHED SURFACE CONTOURS
 - PROPOSED LOT BOUNDARY
 - REDUNDANT LOT BOUNDARY
 - EXISTING LOT BOUNDARY
 - SWD --- EXISTING STORMWATER DRAINAGE
 - S --- EXISTING SEWER RETICULATION
 - W --- EXISTING WATER RETICULATION
 - E --- EXISTING UNDERGROUND POWER
 - OHP --- EXISTING OVERHEAD POWER
 - T --- EXISTING TELSTRA LINE
 - NBN --- NBN --- EXISTING NBN LINE
 - G --- EXISTING GAS LINE
 - STORMWATER CATCHMENT AREA
 - STAGING BOUNDARY
 - IMPERVIOUS CATCHMENT AREA
 - ROAD CATCHMENT AREA
 - LANDSCAPING CATCHMENT AREA
 - ROOF CATCHMENT AREA
 - STORMWATER FLOW ARROWS

AMENDMENTS				
NO.	DATE	DESCRIPTION	DRAWN	
A	11.05.2026	PRELIMINARY ISSUE	KN	



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NORTH:

RP DESCRIPTION:
LOT 1 & 2 ON RP83710

CLIENT:
ALSAPCE PROPERTY GROUP UNIT TRUST

SCALE: 1 : 500
ORIG. DRG. SIZE A1

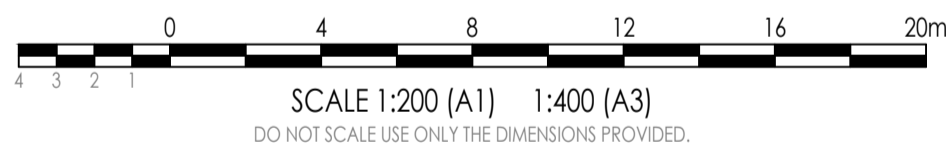
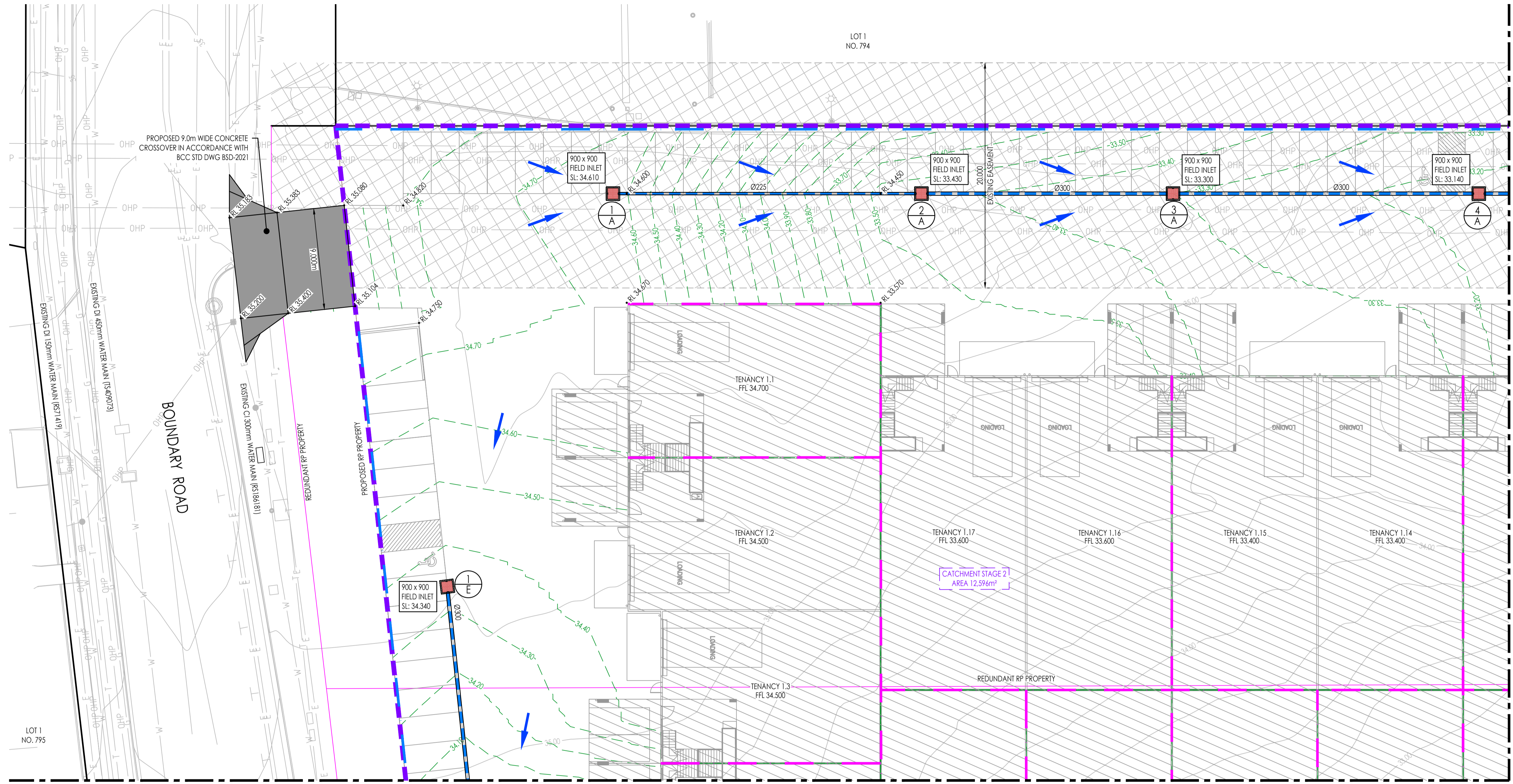
APPROVED: On behalf of Rodgers Consulting Services
RPEQ. DATE:

DRAWN: KN
DESIGN: AR
CHECKED: TS
SUPERVISOR: AR

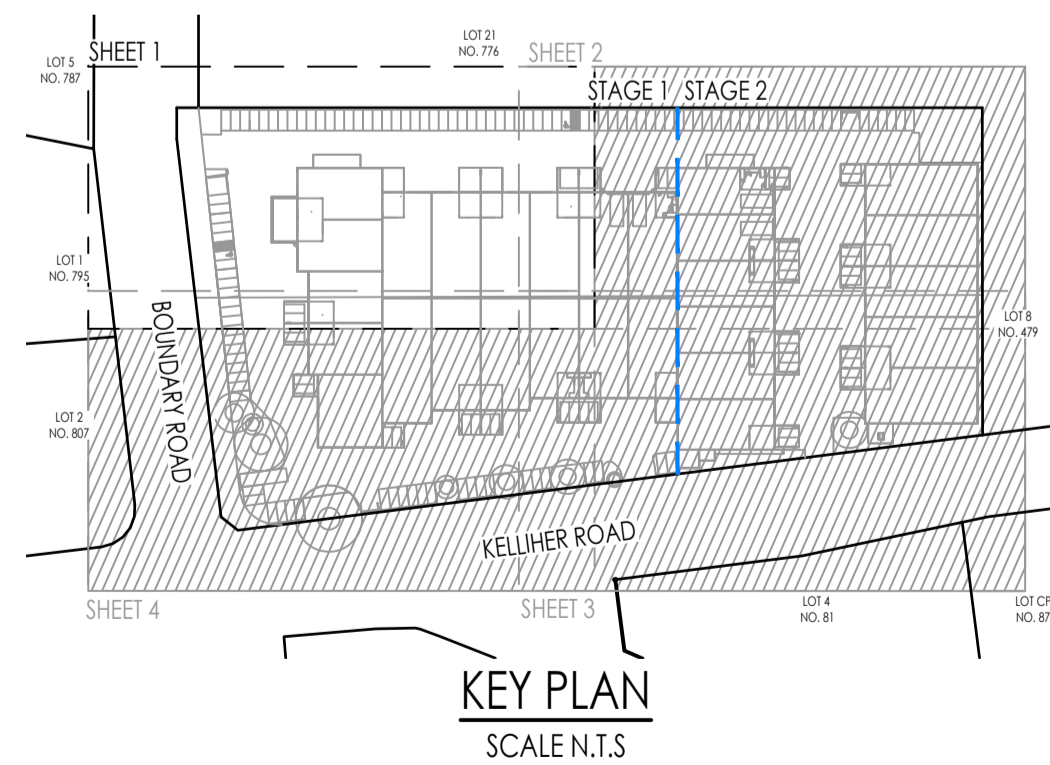
PROJECT:
804 - 816 BOUNDARY ROAD, RICHLANDS QLD 4077

TITLE:
PRE & POST STORMWATER CATCHMENT LAYOUT PLAN

APPROVAL	
JOB NO.	C26011
DRAWING NO.	SK01
REVISION:	A



CONCEPT STORMWATER DRAINAGE LAYOUT PLAN SHEET 1 OF 4
SCALE 1:200



LEGEND

- 5.50- - - - - EXISTING SURFACE CONTOURS
- 5.50- - - - - FINISHED SURFACE CONTOURS
- — — — — PROPOSED LOT BOUNDARY
- — — — — REDUNDANT LOT BOUNDARY
- — — — — EXISTING LOT BOUNDARY
- SWD — — — — EXISTING STORMWATER DRAINAGE
- S — — — — EXISTING SEWER RETICULATION
- W — — — — EXISTING WATER RETICULATION
- E — — — — EXISTING UNDERGROUND POWER
- OHP — — — — EXISTING OVERHEAD POWER
- T — — — — EXISTING TELSTRA LINE
- NBN — — — — EXISTING NBN LINE
- G — — — — EXISTING GAS LINE
- — — — — PROPOSED STORMWATER DRAINAGE
- ⊙ 1 AE ⊙ STORMWATER STRUCTURE NUMBER
- — — — — STORMWATER CATCHMENT AREA
- — — — — STAGING BOUNDARY
- STORMWATER FIELD INLET
- STORMWATER MANHOLE
- ▭ STORMWATER CATCHPITS
- STORMWATER FLOW ARROWS
- — — — — RETAINING WALL
- — — — — BUILDING RETAINING WALL
- ▭ DRIVEWAY CROSSOVER HATCH
- ▭ EASEMENT

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AMENDMENTS				
NO.	DATE	DESCRIPTION	DRAWN	
A	11.05.2026	PRELIMINARY ISSUE	KN	



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NORTH:

RP DESCRIPTION:
LOT 1 & 2 ON RP83710

CLIENT:
ALSAPCE PROPERTY GROUP UNIT TRUST

SCALE: 1 : 200

ORIG. DRG. SIZE
A1

APPROVED:
On behalf of Rodgers Consulting Services

DRAWN: KN
DESIGN: AR

CHECKED: TS
SUPERVISOR: AR

RPEQ. DATE:

PROJECT:
804 - 816 BOUNDARY ROAD, RICHLANDS QLD 4077

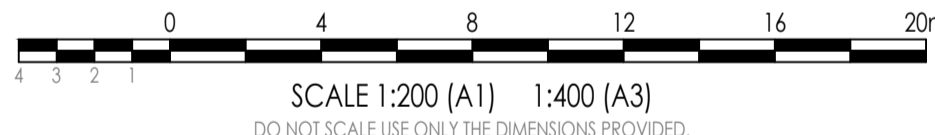
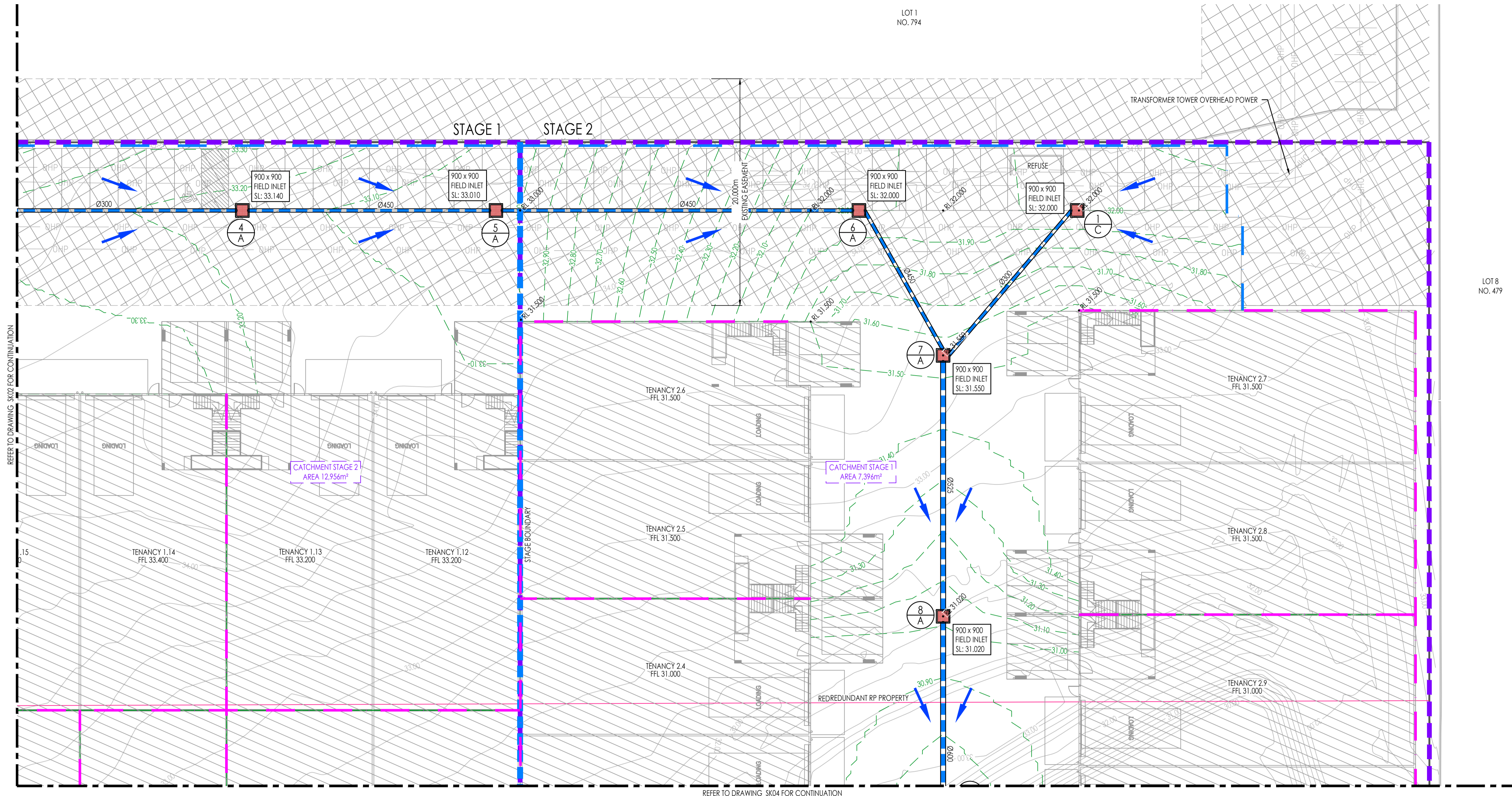
TITLE:
CONCEPT STORMWATER DRAINAGE LAYOUT PLAN SHEET 1 OF 4

APPROVAL

JOB NO.
C26011

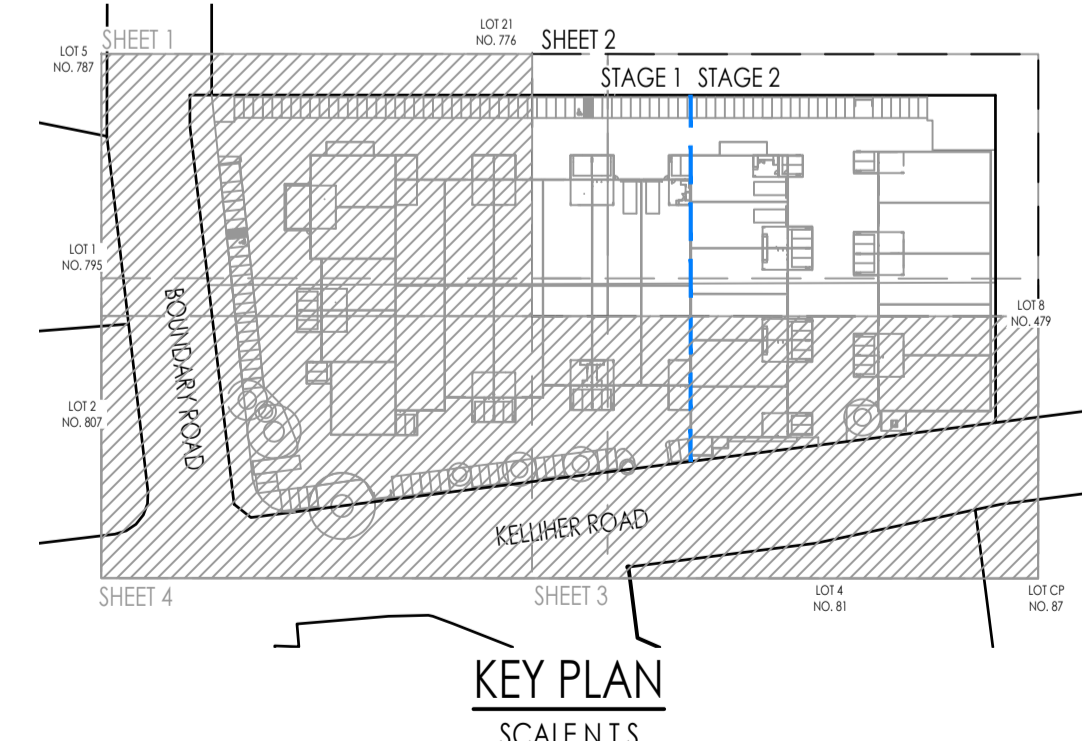
DRAWING NO.
SK02

REVISION:
A



CONCEPT STORMWATER DRAINAGE LAYOUT PLAN SHEET 2 OF 4
SCALE 1:200

LEGEND	
---	EXISTING SURFACE CONTOURS
---	FINISHED SURFACE CONTOURS
---	PROPOSED LOT BOUNDARY
---	REDUNDANT LOT BOUNDARY
---	EXISTING LOT BOUNDARY
---	SWD
---	S
---	W
---	E
---	EXISTING UNDERGROUND POWER
---	OHP
---	T
---	EXISTING NBN LINE
---	G
---	EXISTING GAS LINE
---	PROPOSED STORMWATER DRAINAGE
1 AE	STORMWATER STRUCTURE NUMBER
---	STORMWATER CATCHMENT AREA
---	STAGING BOUNDARY
---	STORMWATER FIELD INLET
---	STORMWATER MANHOLE
---	STORMWATER CATCHPITS
---	STORMWATER FLOW ARROWS
---	RETAINING WALL
---	BUILDING RETAINING WALL
---	DRIVEWAY CROSSOVER HATCH
---	EASEMENT



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A	11.05.2026	PRELIMINARY ISSUE	KN	



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APPROVED:
On behalf of Rodgers Consulting Services
RPEQ. DATE:

SCALE: 1:100

ORIG. DRG. SIZE: A1

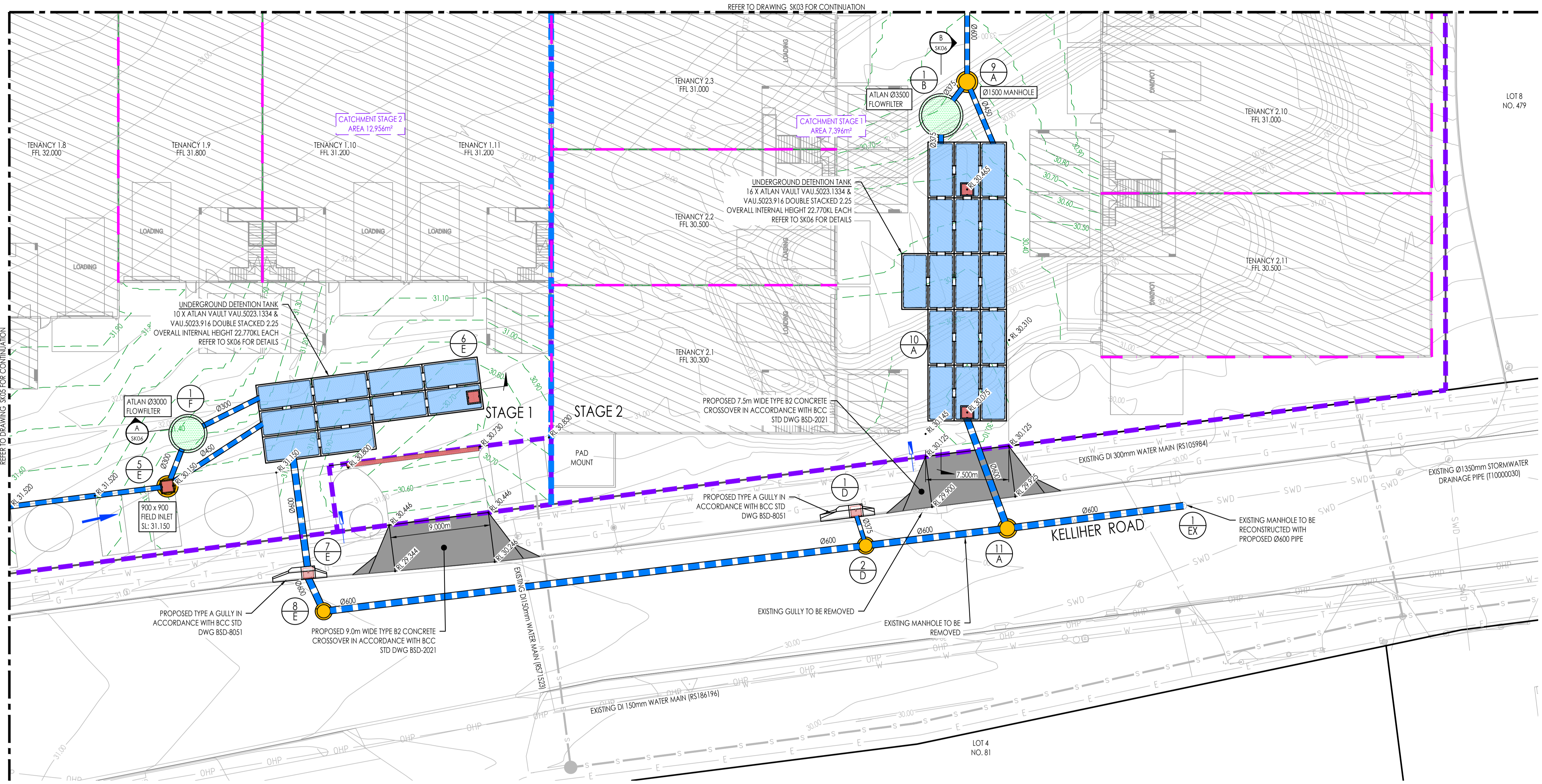
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SUPERVISOR: AR

CLIENT: ALSPACE PROPERTY GROUP UNIT TRUST

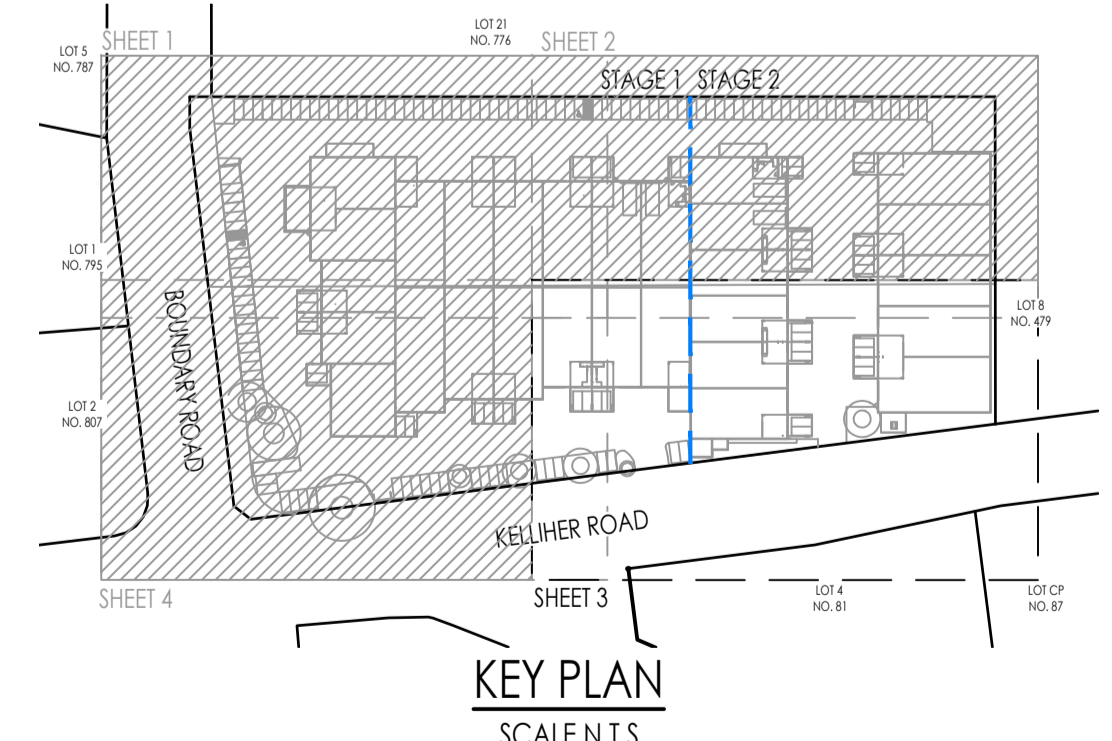
PROJECT: 804 - 816 BOUNDARY ROAD, RICHLANDS QLD 4077

TITLE: CONCEPT STORMWATER DRAINAGE LAYOUT PLAN SHEET 2 OF 4

APPROVAL	
JOB NO.	C26011
DRAWING NO.	SK03
REVISION:	A



CONCEPT STORMWATER DRAINAGE LAYOUT PLAN SHEET 3 OF 4
SCALE 1:200



LEGEND

	EXISTING SURFACE CONTOURS		PROPOSED STORMWATER DRAINAGE
	FINISHED SURFACE CONTOURS		STORMWATER STRUCTURE NUMBER
	PROPOSED LOT BOUNDARY		STORMWATER CATCHMENT AREA
	REDUNDANT LOT BOUNDARY		STAGING BOUNDARY
	EXISTING LOT BOUNDARY		STORMWATER FIELD INLET
	EXISTING STORMWATER DRAINAGE		STORMWATER MANHOLE
	EXISTING SEWER RETICULATION		STORMWATER CATCHPITS
	EXISTING WATER RETICULATION		STORMWATER FLOW ARROWS
	EXISTING UNDERGROUND POWER		RETAINING WALL
	EXISTING OVERHEAD POWER		BUILDING RETAINING WALL
	EXISTING TELSTRA LINE		DRIVEWAY CROSSOVER HATCH
	EXISTING NBN LINE		EASEMENT
	EXISTING GAS LINE		

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AMENDMENTS				
NO.	DATE	DESCRIPTION	DRAWN	
A	11.05.2026	PRELIMINARY ISSUE	KN	



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APPROVED:
On behalf of Rodgers Consulting Services
RPEQ. DATE:

RP DESCRIPTION:
LOT 1 & 2 ON RP83710
SCALE: 1 : 100

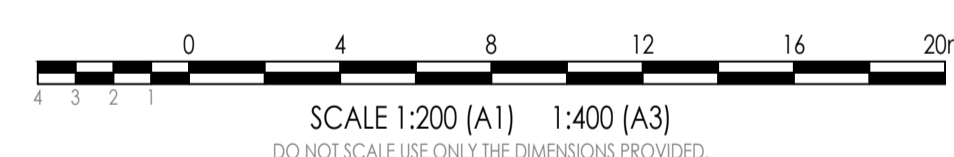
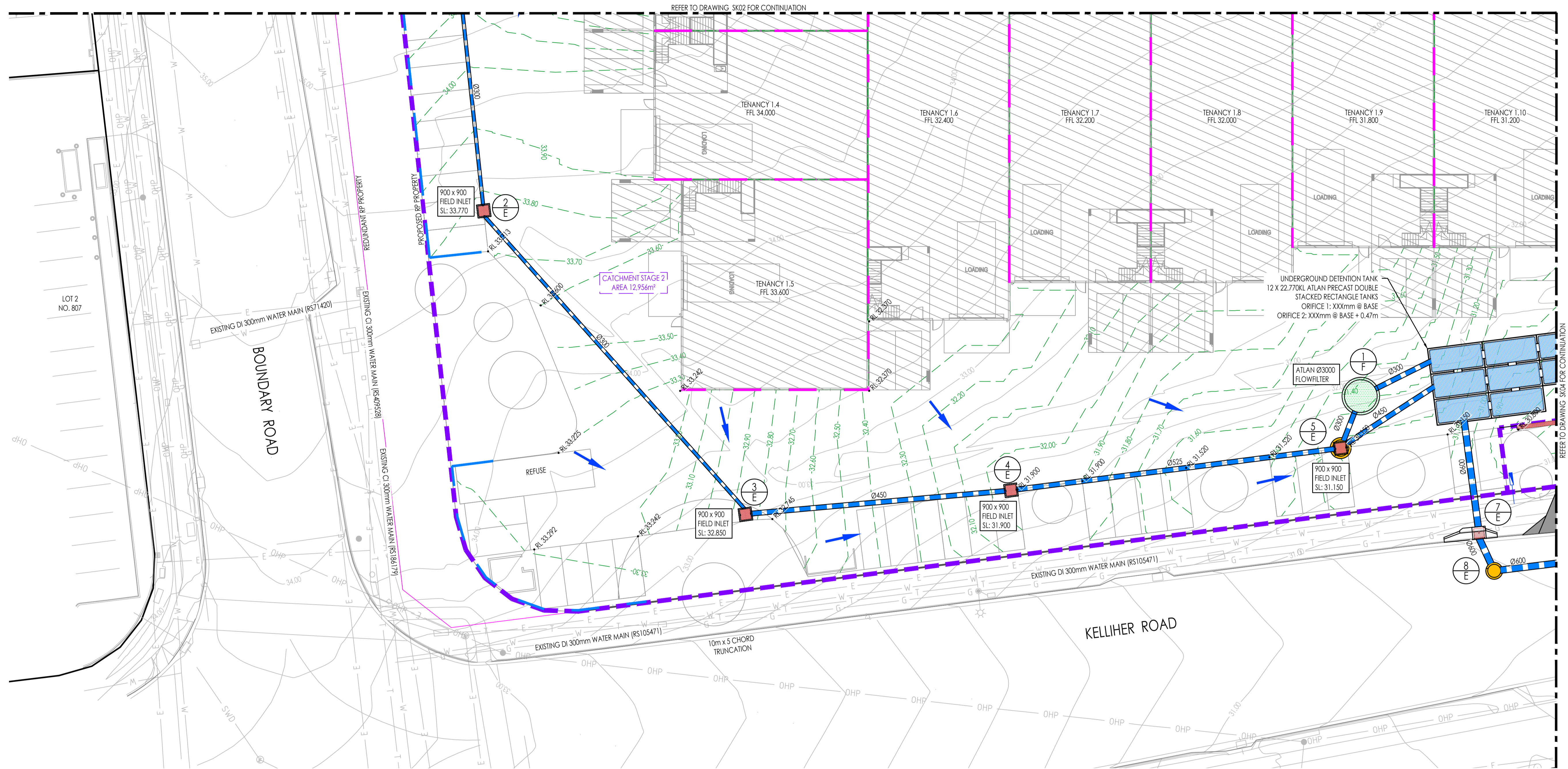
CLIENT:
ALSFACE PROPERTY GROUP UNIT TRUST

DRAWN: KN
DESIGN: AR
CHECKED: TS
SUPERVISOR: AR

PROJECT:
804 - 816 BOUNDARY ROAD, RICHLANDS QLD 4077

TITLE:
CONCEPT STORMWATER DRAINAGE LAYOUT PLAN SHEET 3 OF 4

APPROVAL
JOB NO. C26011
DRAWING NO. SK04
REVISION: A



CONCEPT STORMWATER DRAINAGE LAYOUT PLAN SHEET 4 OF 4
SCALE 1:200

LEGEND	
	EXISTING SURFACE CONTOURS
	FINISHED SURFACE CONTOURS
	PROPOSED LOT BOUNDARY
	REDUNDANT LOT BOUNDARY
	EXISTING LOT BOUNDARY
	EXISTING STORMWATER DRAINAGE
	EXISTING SEWER RETICULATION
	EXISTING WATER RETICULATION
	EXISTING UNDERGROUND POWER
	EXISTING OVERHEAD POWER
	EXISTING TELSTRA LINE
	EXISTING NBN LINE
	EXISTING GAS LINE
	PROPOSED STORMWATER DRAINAGE
	STORMWATER STRUCTURE NUMBER
	STORMWATER CATCHMENT AREA
	STAGING BOUNDARY
	STORMWATER FIELD INLET
	STORMWATER MANHOLE
	STORMWATER CATCHPITS
	STORMWATER FLOW ARROWS
	RETAINING WALL
	BUILDING RETAINING WALL
	DRIVEWAY CROSSOVER HATCH
	EASEMENT

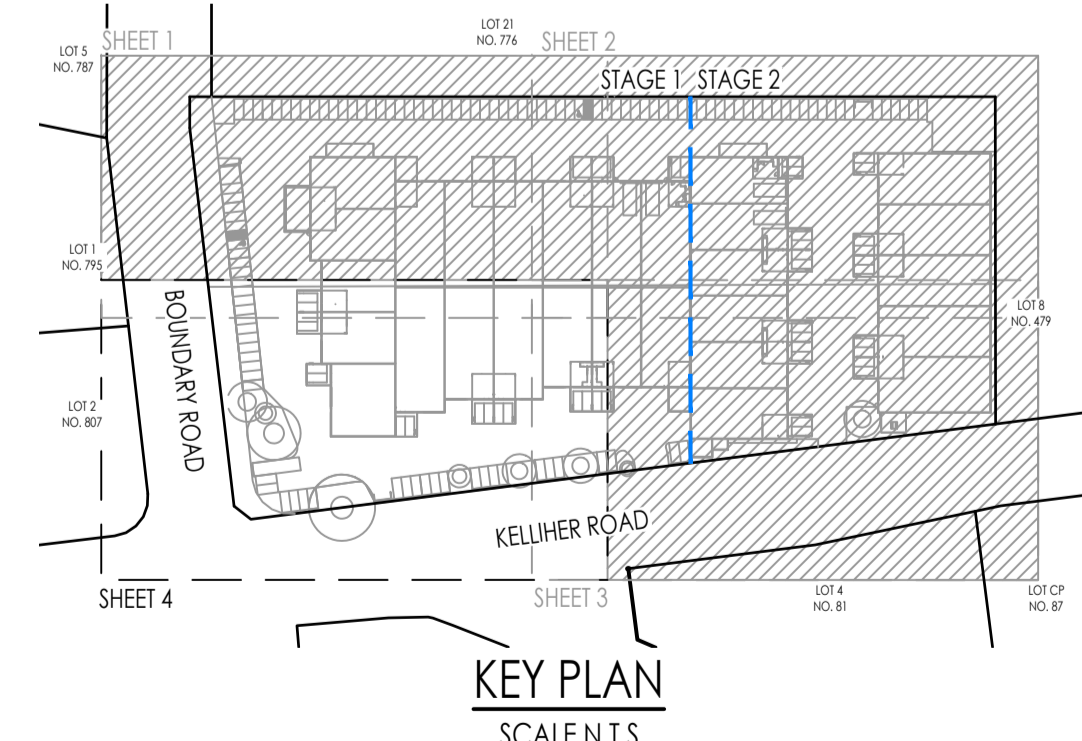
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AMENDMENTS				
NO.	DATE	DESCRIPTION	DRAWN	
A	11.05.2026	PRELIMINARY ISSUE	KN	



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NORTH:

RP DESCRIPTION:
LOT 1 & 2 ON RP83710

CLIENT:
ALSAPCE PROPERTY GROUP UNIT TRUST

SCALE: 1 : 200

ORIG. DRG. SIZE
A1

APPROVED:
On behalf of Rodgers Consulting Services

DRAWN:
KN

DESIGN:
AR

CHECKED:
TS

SUPERVISOR:
AR

RPEQ. DATE:

PROJECT:
804 - 816 BOUNDARY ROAD, RICHLANDS QLD 4077

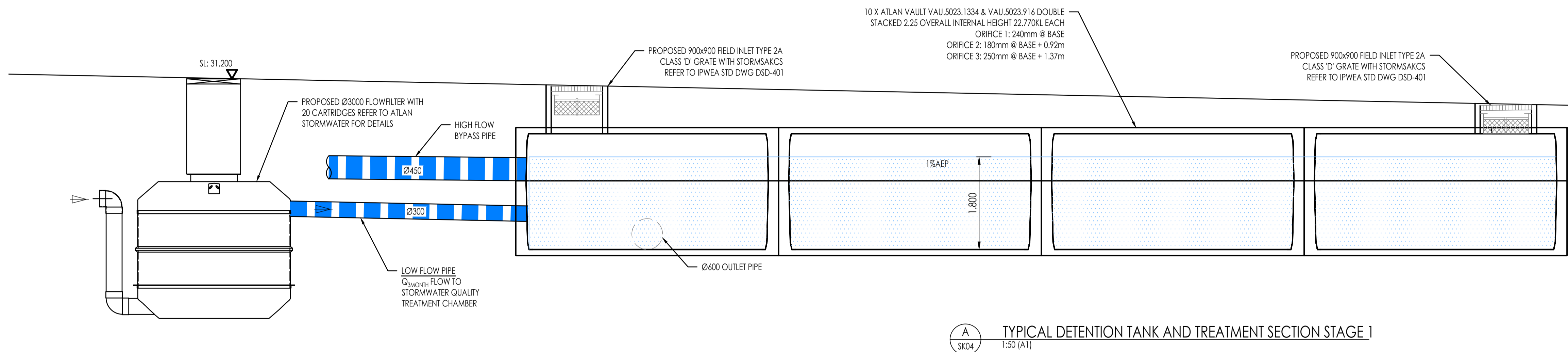
TITLE:
CONCEPT STORMWATER DRAINAGE LAYOUT PLAN SHEET 4 OF 4

APPROVAL

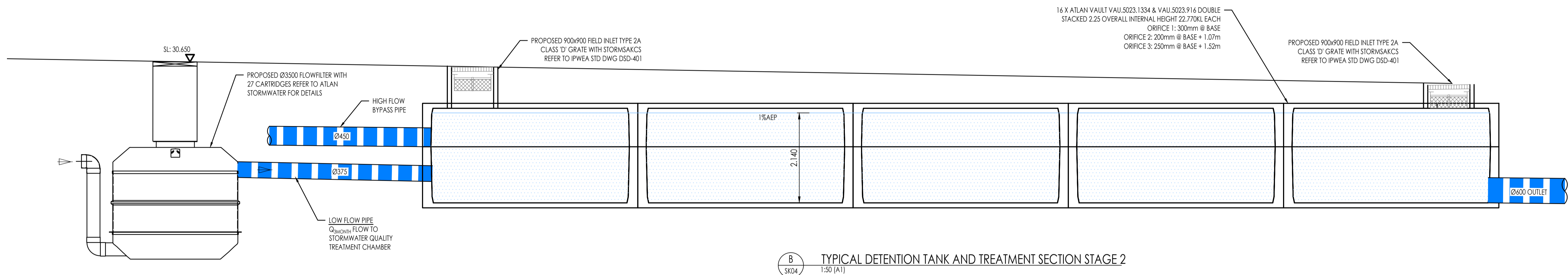
JOB NO.
C26011

DRAWING NO.
SK05

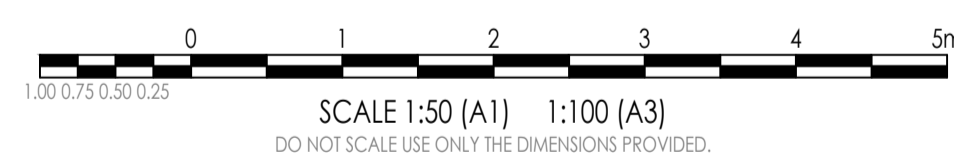
REVISION:
A



A TYPICAL DETENTION TANK AND TREATMENT SECTION STAGE 1
SK04 1:50 (A1)



B TYPICAL DETENTION TANK AND TREATMENT SECTION STAGE 2
SK04 1:50 (A1)



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AMENDMENTS				
NO.	DATE	DESCRIPTION	DRAWN	ML
A	11.05.2026	PRELIMINARY ISSUE		



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NORTH: [Symbol]

RP DESCRIPTION: LOT 1 & 2 ON RP83710

CLIENT: ALSPACE PROPERTY GROUP UNIT TRUST

SCALE: 1 : 50

ORIG. DRG. SIZE: A1

APPROVED: On behalf of Rodgers Consulting Services

DATE: [Blank]

DRAWN: KN

DESIGN: AR

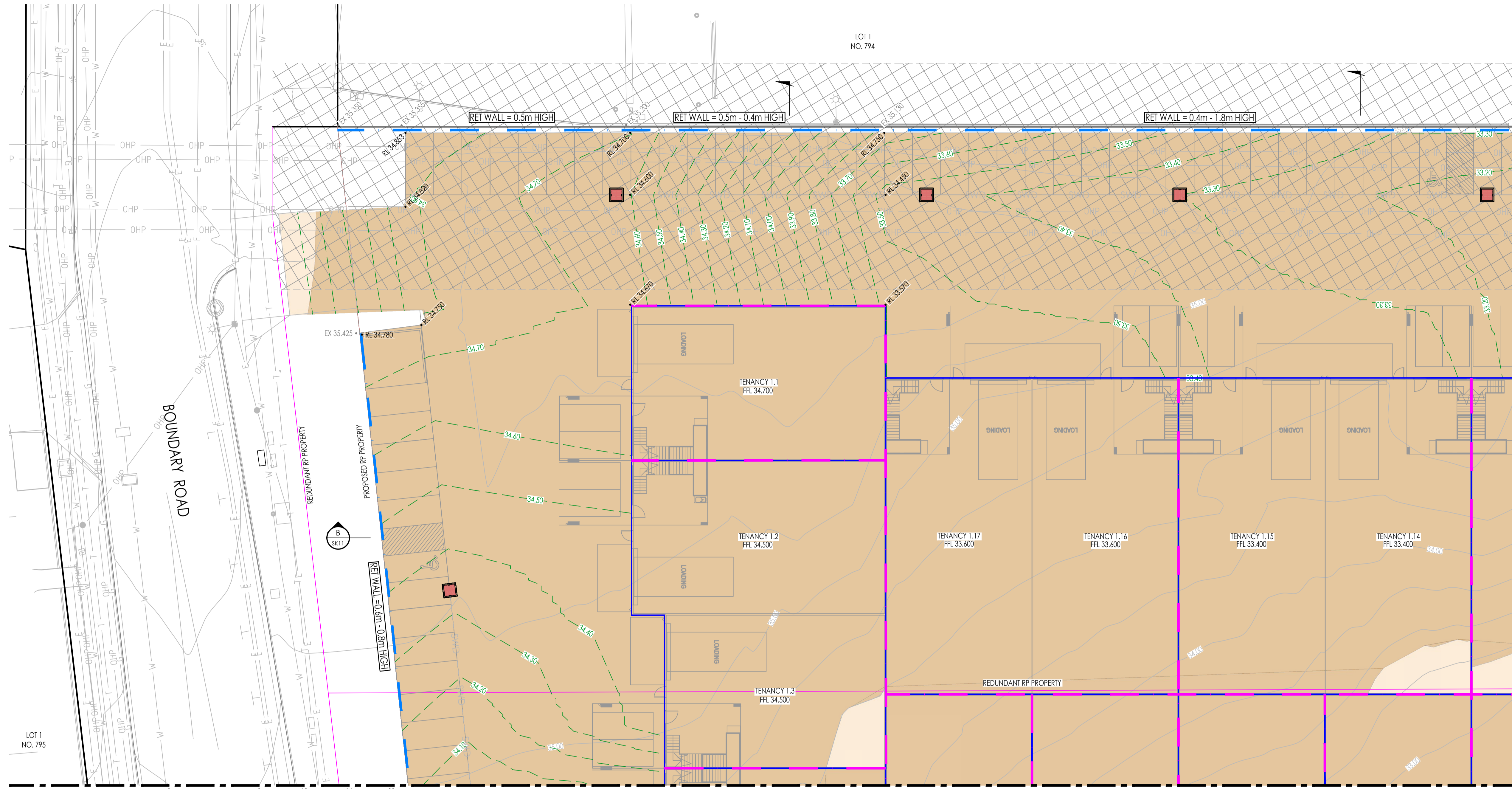
CHECKED: TS

SUPERVISOR: AR

PROJECT: 804 - 816 BOUNDARY ROAD, RICHLANDS QLD 4077

TITLE: CONCEPT STORMWATER DRAINAGE DETAILS PLAN

APPROVAL	
JOB NO.	C26011
DRAWING NO.	SK06
REVISION:	A



SCALE 1:200 (A1) 1:400 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

CONCEPT BULK EARTHWORKS LAYOUT PLAN SHEET 1 OF 4
SCALE 1:200

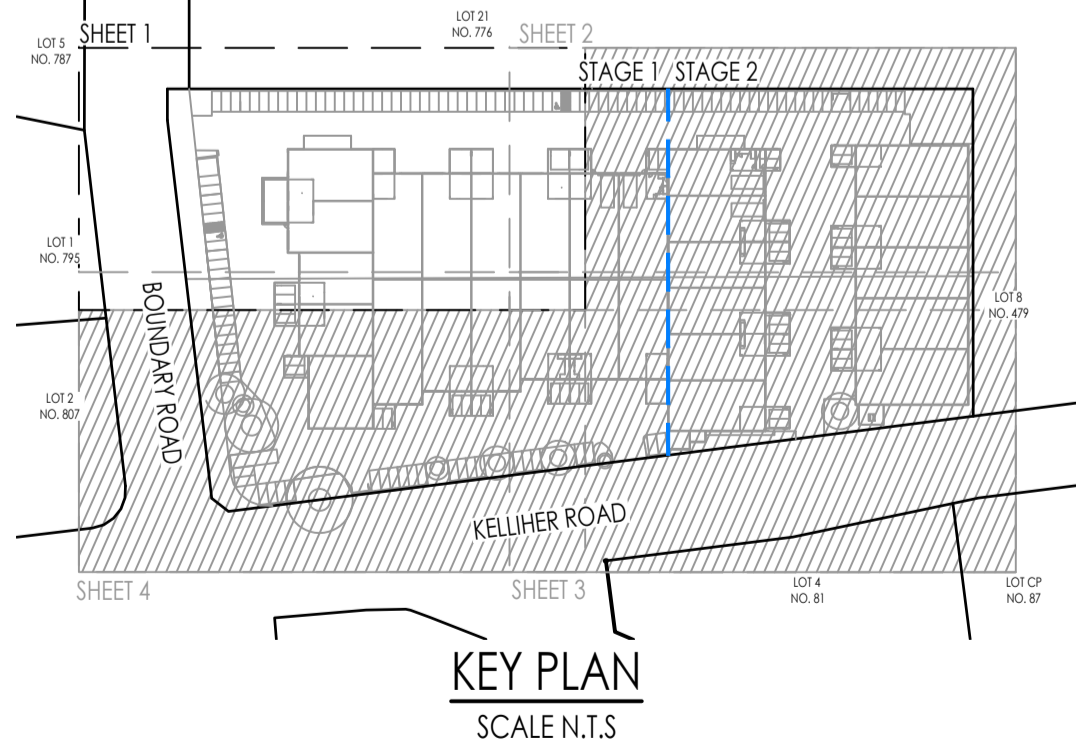


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EARTHWORKS TABLE

SITE PREPARATION	CUT (m³)	FILL (m³)	NET (m³)
SITE STRIPPING (50mm CLEARING + 50mm STRIP)	- 1,868,299	0.000	- 1,868,299 m³
SITE EXCAVATION			
BULK EARTHWORKS (FROM STRIPPED)	- 22,835,114	435,930	-22,399,184 m³
GRAND TOTAL	- 22,835,114 m³	435,930 m³	-22,399,184 m³

NOTE: EARTHWORKS VOLUMES ARE TAKEN FROM EXISTING SURFACE STRIPPED 100mm.
CONTRACTOR IS TO CONFIRM VOLUMES PRIOR TO TENDER OR COMMENCEMENT OF WORKS ON SITE.

LEGEND

- 5.50--- EXISTING SURFACE CONTOURS
- 5.50--- FINISHED SURFACE CONTOURS
- PROPOSED LOT BOUNDARY
- REDUNDANT LOT BOUNDARY
- EXISTING LOT BOUNDARY
- SWD EXISTING STORMWATER DRAINAGE
- S EXISTING SEWER RETICULATION
- W EXISTING WATER RETICULATION
- E EXISTING UNDERGROUND POWER
- OHP EXISTING OVERHEAD POWER
- T EXISTING TELSTRA LINE
- EXISTING NBN LINE
- EXISTING GAS LINE
- RETAINING WALL
- BUILDING RETAINING WALL
- SWD PROPOSED STORMWATER DRAINAGE
- DENOTES AREA OF CUT
- DENOTES AREA OF FILL
- DENOTES EASEMENT AREA

AMENDMENTS				
NO.	DATE	DESCRIPTION	DRAWN	
A	11.05.2026	PRELIMINARY ISSUE	KN	



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NORTH:

RP DESCRIPTION: LOT 1 & 2 ON RP83710

CLIENT: ALSPACE PROPERTY GROUP UNIT TRUST

SCALE: 1 : 200

ORIG. DRG. SIZE: A1

APPROVED: On behalf of Rodgers Consulting Services

DRAWN: KN

DESIGN: AR

CHECKED: TS

SUPERVISOR: AR

DATE:

PROJECT: 804 - 816 BOUNDARY ROAD, RICHLANDS QLD 4077

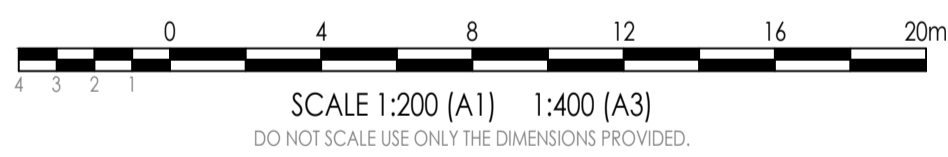
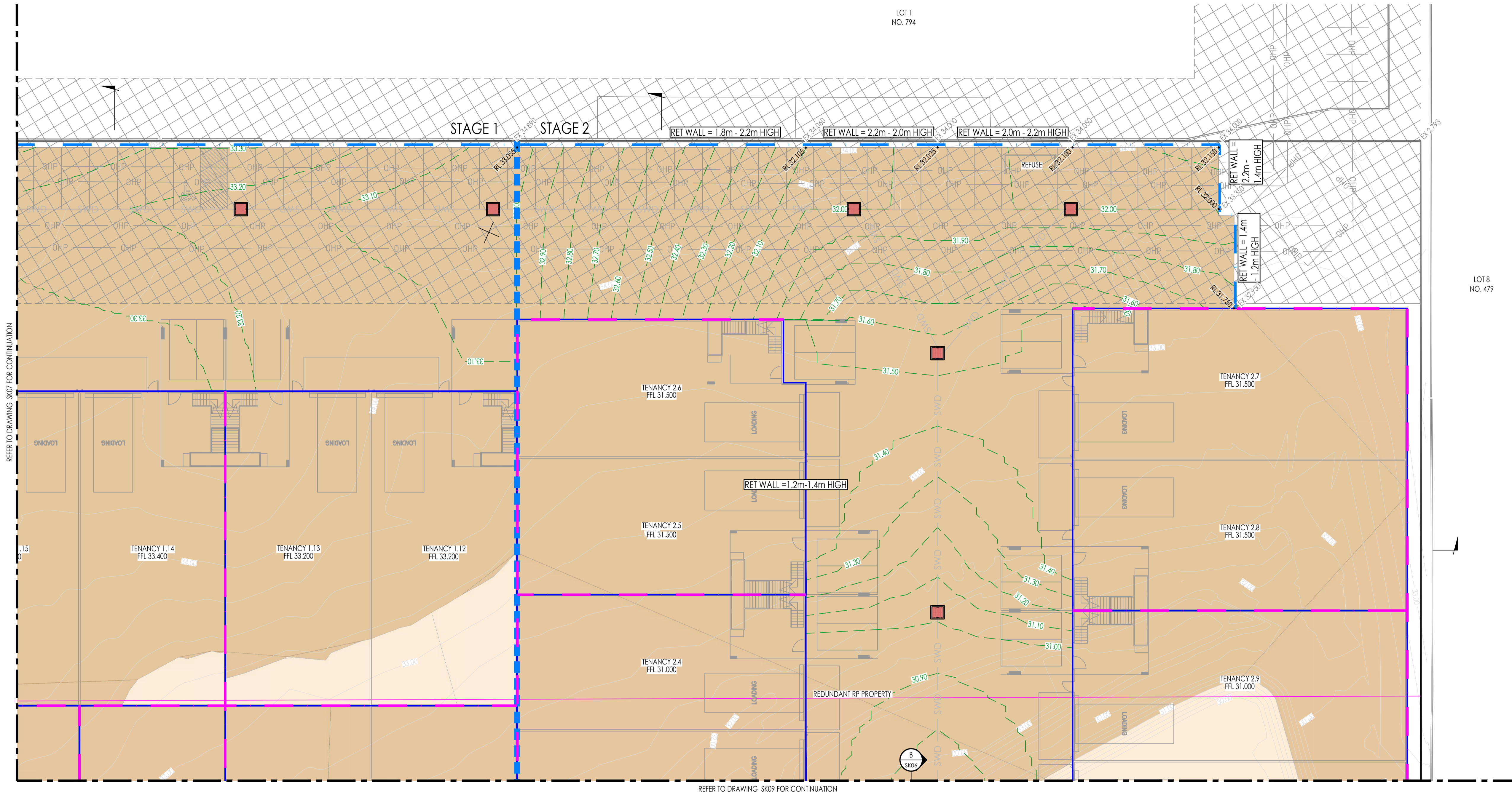
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APPROVAL

JOB NO. C26011

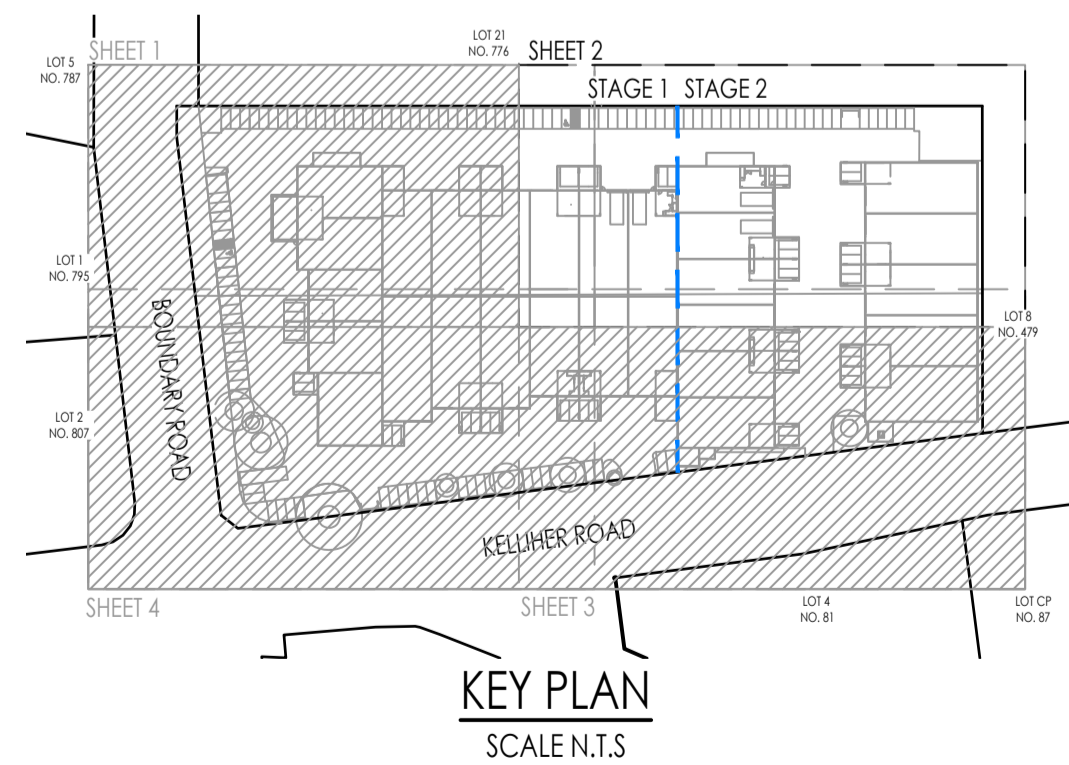
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REVISION: A



CONCEPT BULK EARTHWORKS LAYOUT PLAN SHEET 2 OF 4

SCALE 1:200



LEGEND

- - - -5.50- - - EXISTING SURFACE CONTOURS
- - - -5.50- - - FINISHED SURFACE CONTOURS
- PROPOSED LOT BOUNDARY
- REDUNDANT LOT BOUNDARY
- EXISTING LOT BOUNDARY
- SWD — EXISTING STORMWATER DRAINAGE
- S — EXISTING SEWER RETICULATION
- W — EXISTING WATER RETICULATION
- E — EXISTING UNDERGROUND POWER
- OHP — EXISTING OVERHEAD POWER
- T — EXISTING TELSTRA LINE
- EXISTING NBN LINE
- EXISTING GAS LINE
- RETAINING WALL
- BUILDING RETAINING WALL
- STAGING BOUNDARY
- EX = EXISTING SURFACE LEVEL
- RL = PROPOSED DESIGN LEVEL
- SWD — PROPOSED STORMWATER DRAINAGE
- DENOTES AREA OF CUT
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NORTH:

RP DESCRIPTION:
LOT 1 & 2 ON RP83710

CLIENT:
ALSAPCE PROPERTY GROUP UNIT TRUST

SCALE: 1 : 200

ORIG. DRG. SIZE
A1

APPROVED:
On behalf of Rodgers Consulting Services

DRAWN:
KN

DESIGN:
AR

CHECKED:
TS

SUPERVISOR:
AR

RPEQ. DATE:

PROJECT:
804 - 816 BOUNDARY ROAD, RICHLANDS QLD 4077

TITLE:
CONCEPT BULK EARTHWORKS LAYOUT PLAN SHEET 2 OF 4

APPROVAL

JOB NO.
C26011

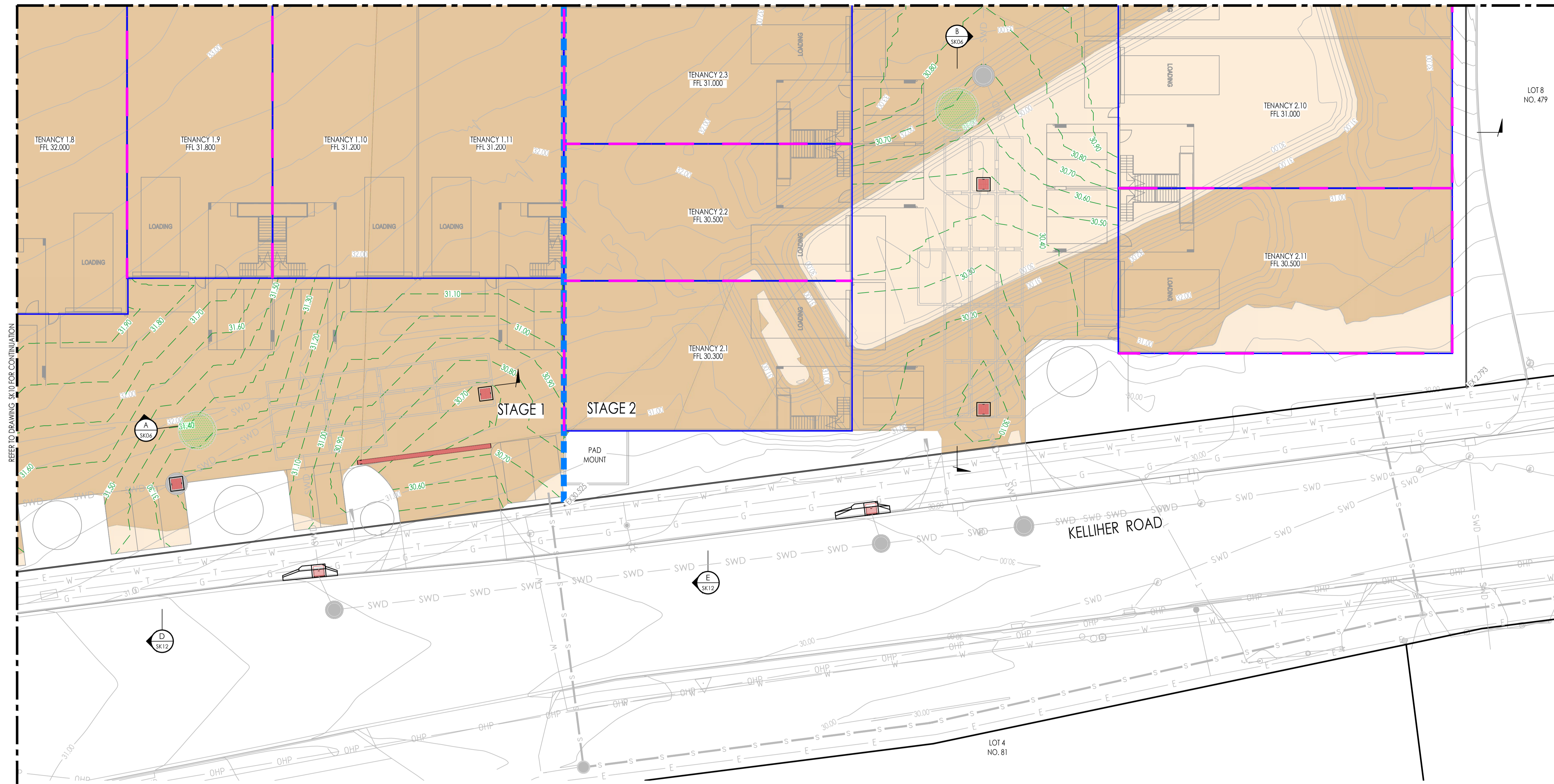
DRAWING NO.
SK08

REVISION:
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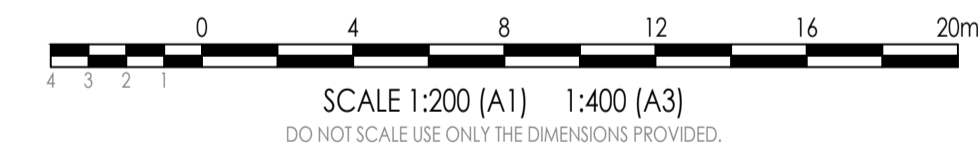
AMENDMENTS				
NO.	DATE	DESCRIPTION	DRAWN	
A	11.05.2026	PRELIMINARY ISSUE	KN	



REFER TO DRAWING SK08 FOR CONTINUATION



CONCEPT BULK EARTHWORKS LAYOUT PLAN SHEET 3 OF 4
SCALE 1:200



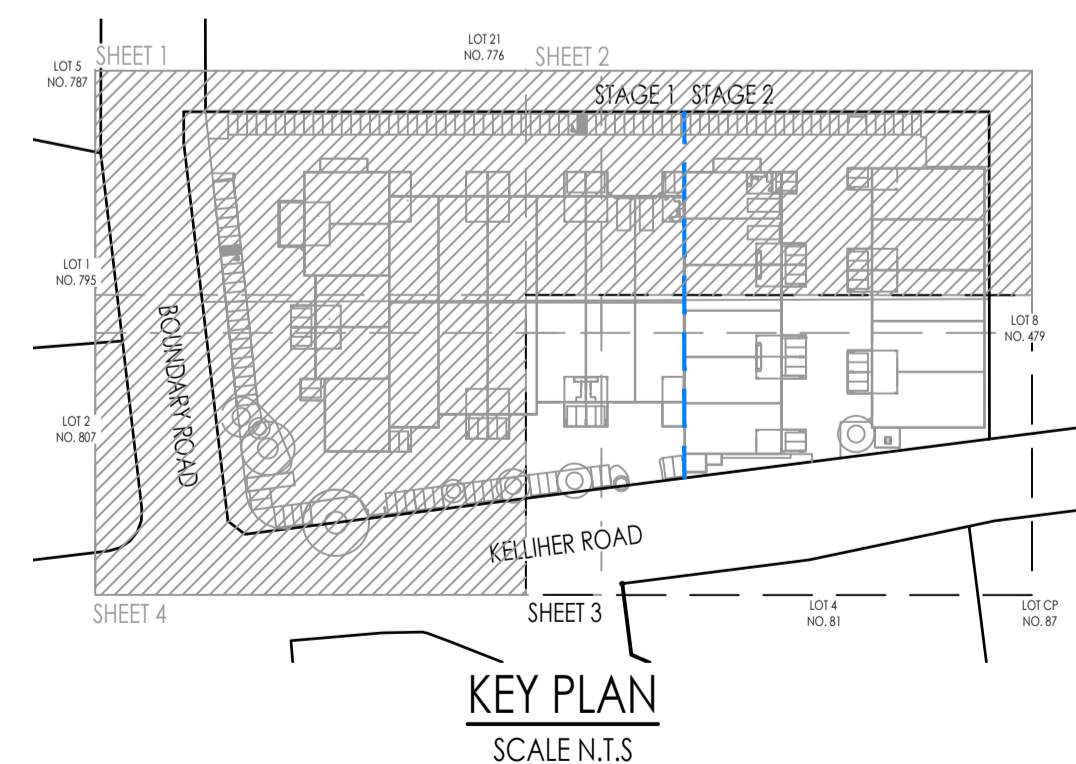
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LEGEND

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- - - -5.50- - - - FINISHED SURFACE CONTOURS
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- REDUNDANT LOT BOUNDARY
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- SWD — EXISTING STORMWATER DRAINAGE
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- DENOTES AREA OF CUT
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AMENDMENTS				
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APPROVED:
On behalf of Rodgers Consulting Services
RPEQ. DATE:

SCALE: 1 : 200

ORIG. DRG. SIZE: A1

DRAWN: KN
DESIGN: AR
CHECKED: TS
SUPERVISOR: AR

CLIENT: ALSPACE PROPERTY GROUP UNIT TRUST

RP DESCRIPTION: LOT 1 & 2 ON RP83710

PROJECT: 804 - 816 BOUNDARY ROAD, RICHLANDS QLD 4077

TITLE: CONCEPT BULK EARTHWORKS LAYOUT PLAN SHEET 3 OF 4

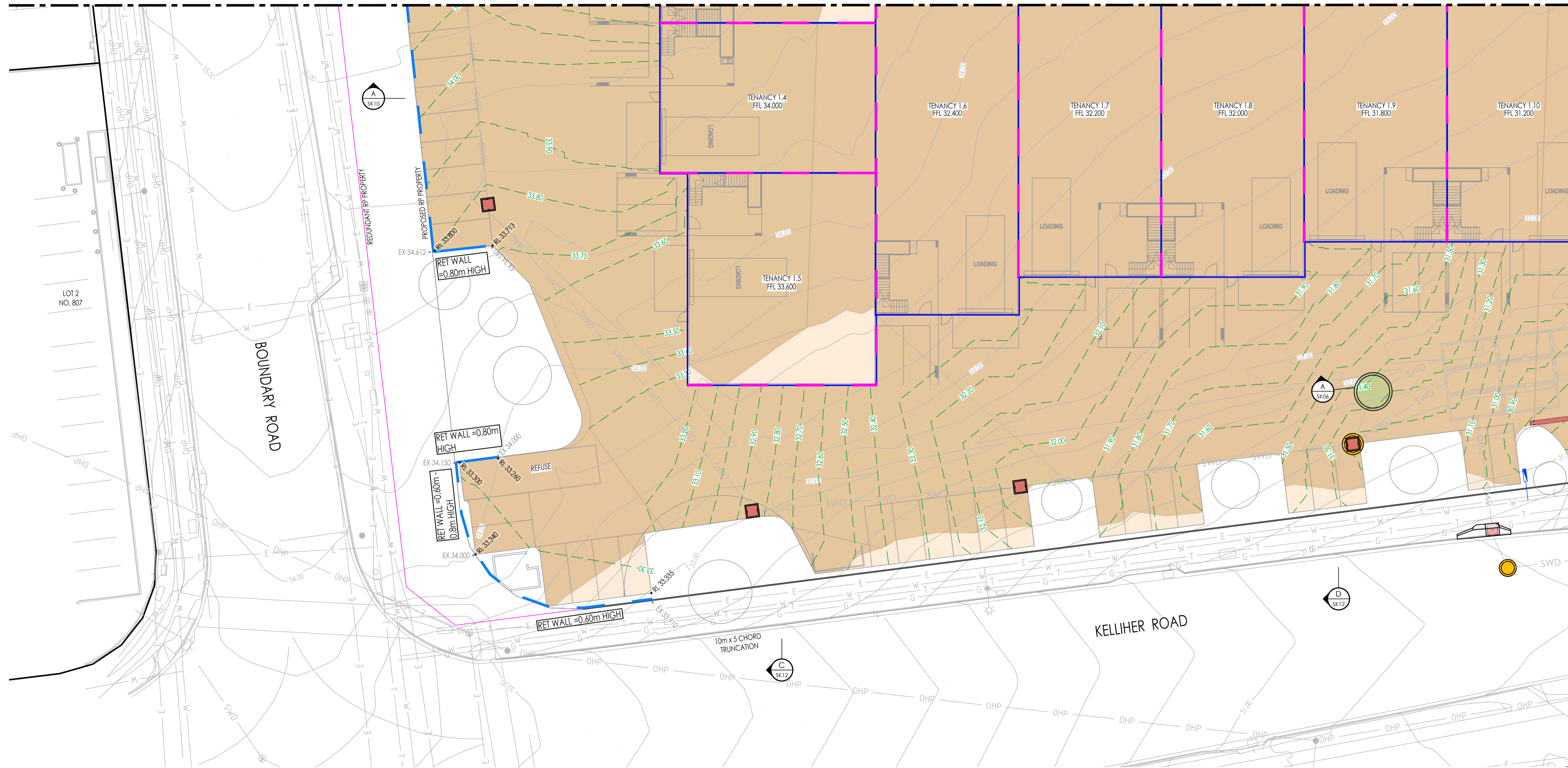
APPROVAL

JOB NO.: C26011

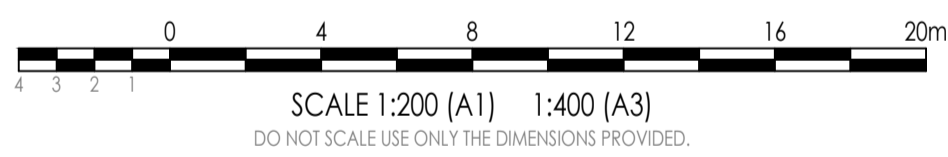
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REVISION: A

REFER TO DRAWING SK07 FOR CONTINUATION



REFER TO DRAWING SK07 FOR CONTINUATION



CONCEPT BULK EARTHWORKS LAYOUT PLAN SHEET 4 OF 4
SCALE 1:200

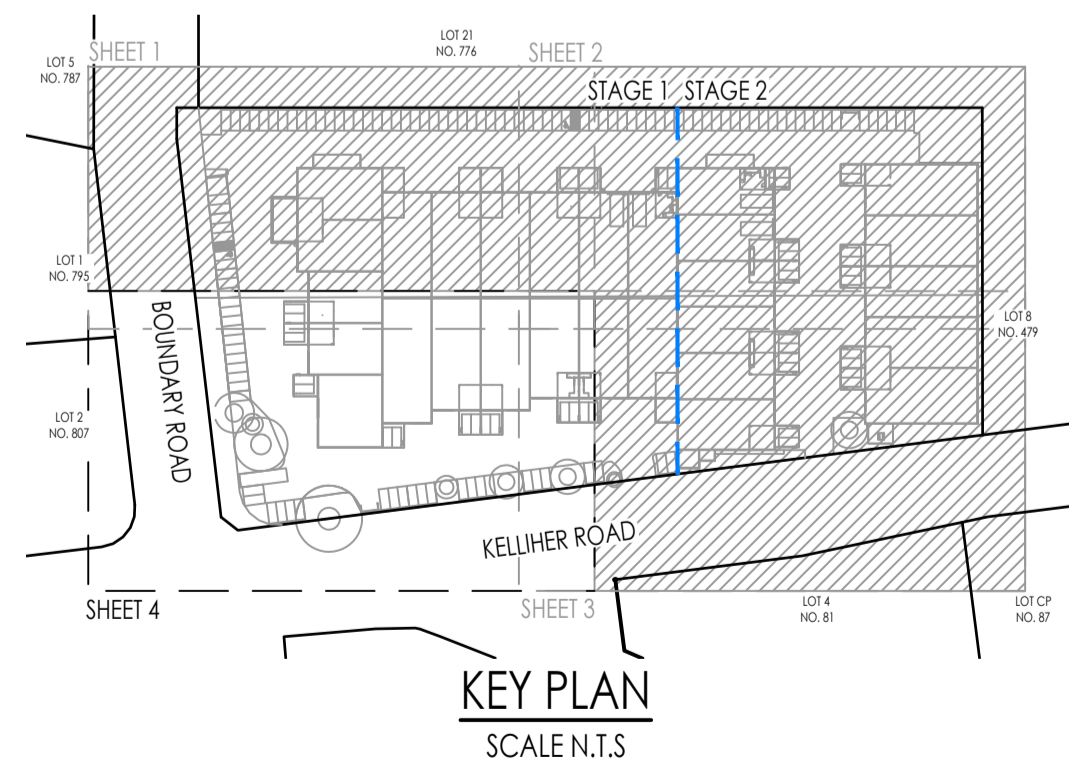
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LEGEND

---5.50---	EXISTING SURFACE CONTOURS	— NBN —	EXISTING NBN LINE
---5.50---	FINISHED SURFACE CONTOURS	— G —	EXISTING GAS LINE
---	PROPOSED LOT BOUNDARY	---	RETAINING WALL
---	REDUNDANT LOT BOUNDARY	---	BUILDING RETAINING WALL
---	EXISTING LOT BOUNDARY	EX 40.022	EX = EXISTING SURFACE LEVEL
---	EXISTING LOT BOUNDARY	RL 41.399	RL = PROPOSED DESIGN LEVEL
---	EXISTING STORMWATER DRAINAGE	---	PROPOSED STORMWATER DRAINAGE
---	EXISTING SEWER RETICULATION	---	DENOTES AREA OF CUT
---	EXISTING WATER RETICULATION	---	DENOTES AREA OF FILL
---	EXISTING UNDERGROUND POWER	---	DENOTES EASEMENT AREA
---	EXISTING OVERHEAD POWER	---	
---	EXISTING TELSTRA LINE	---	

AMENDMENTS				
NO.	DATE	DESCRIPTION	DRAWN	
A	11.05.2026	PRELIMINARY ISSUE	KN	



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NORTH:

RP DESCRIPTION:
LOT 1 & 2 ON RP83710

CLIENT:
ALSAPCE PROPERTY GROUP UNIT TRUST

SCALE: 1 : 200

ORIG. DRG. SIZE
A1

APPROVED:
On behalf of Rodgers Consulting Services

CHECKED:
TS

DATE:

DRAWN:
KN

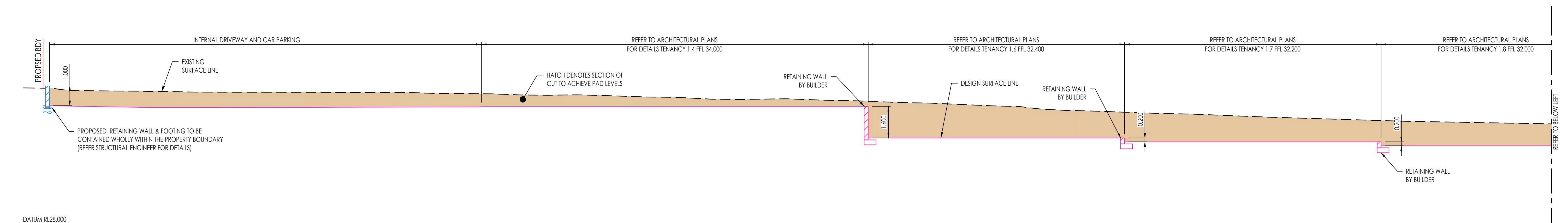
DESIGN:
AR

SUPERVISOR:
AR

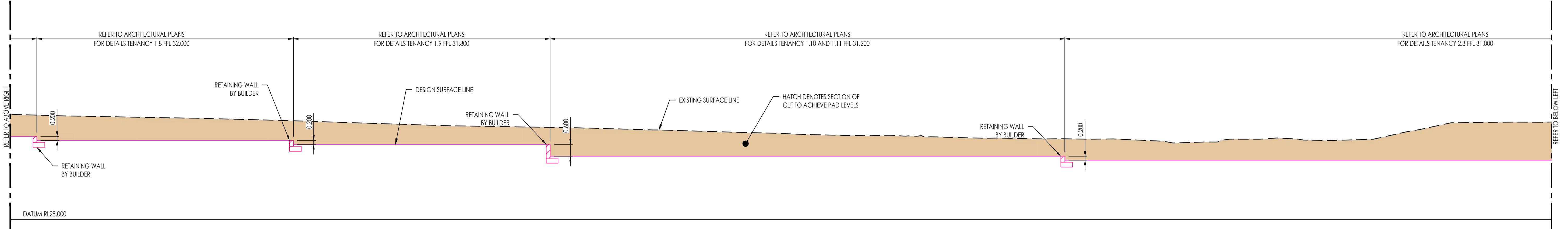
PROJECT:
804 - 816 BOUNDARY ROAD, RICHLANDS QLD 4077

TITLE:
CONCEPT BULK EARTHWORKS LAYOUT PLAN SHEET 4 OF 4

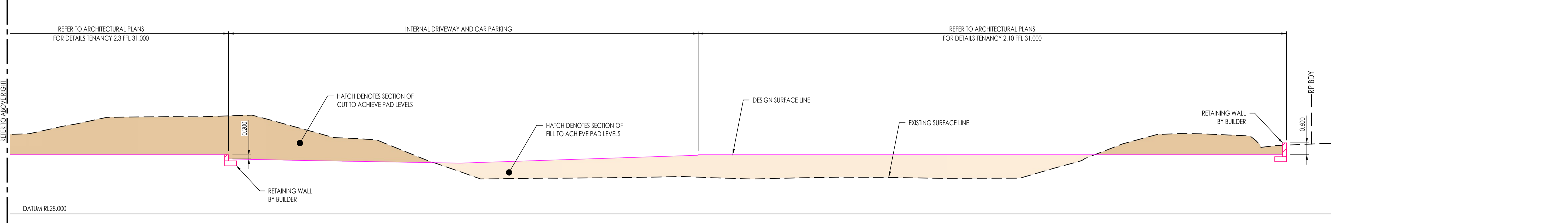
APPROVAL	
JOB NO.	C26011
DRAWING NO.	SK10
REVISION:	A



SECTION A SK10
1:100 (A1)



SECTION A SK10
1:100 (A1)



SECTION A SK10
1:100 (A1)

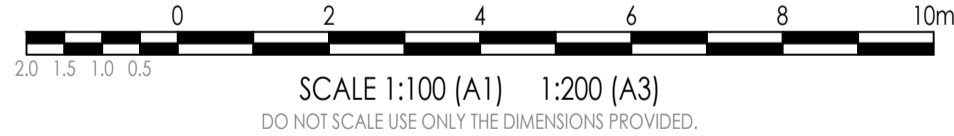
LEGEND

	PROPOSED AREAS OF FILL
	PROPOSED AREAS OF CUT

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CONCEPT BULK EARTHWORKS SECTION PLAN SHEET 1 OF 4
SCALE 1:100

AMENDMENTS				
NO.	DATE	DESCRIPTION	DRAWN	
A	11.05.2026	PRELIMINARY ISSUE	KN	



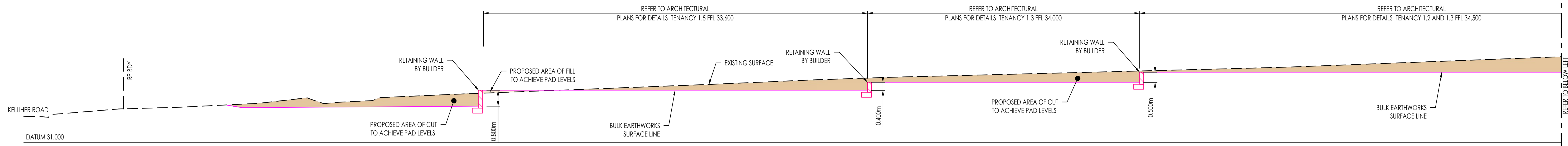
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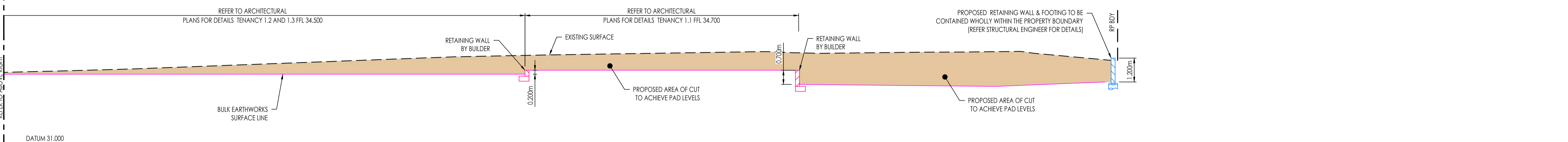
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APPROVED: On behalf of Rodgers Consulting Services	SCALE: 1 : 100	ORIG. DRG. SIZE A1
DRAWN: KN	DESIGN: AR	
CHECKED: TS	SUPERVISOR: AR	

PROJECT: 804 - 816 BOUNDARY ROAD, RICHLANDS QLD 4077
TITLE: CONCEPT BULK EARTHWORKS SECTION PLAN SHEET 1 OF 4

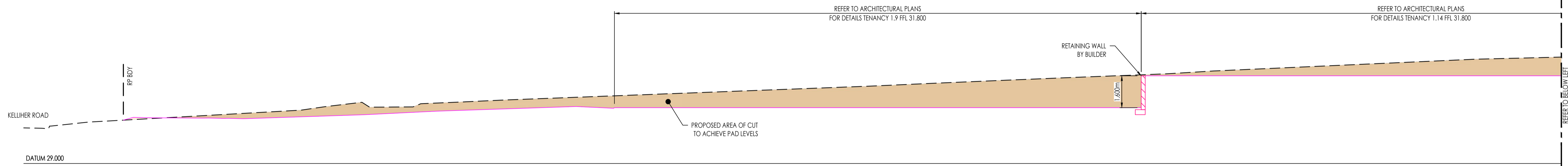
APPROVAL	
JOB NO. C26011	DRAWING NO. SK11
REVISION: A	



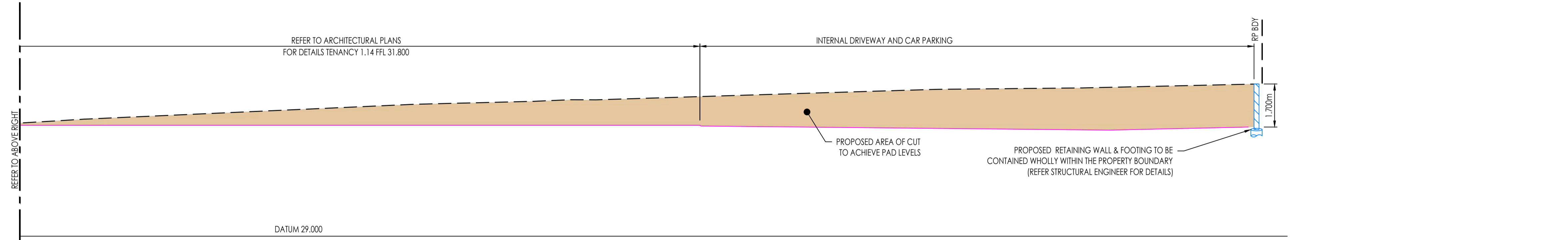
SECTION C
1:100 (A1) SK10



SECTION C
1:100 (A1) SK10



SECTION D
1:100 (A1) SK10



SECTION D
1:100 (A1) SK10

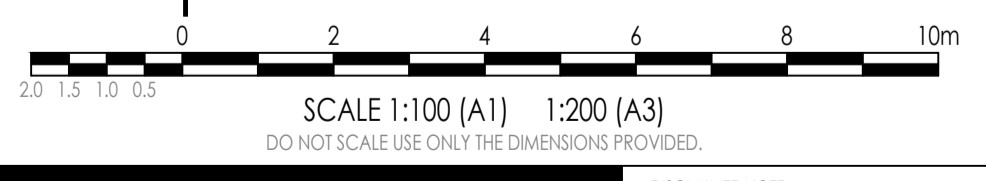
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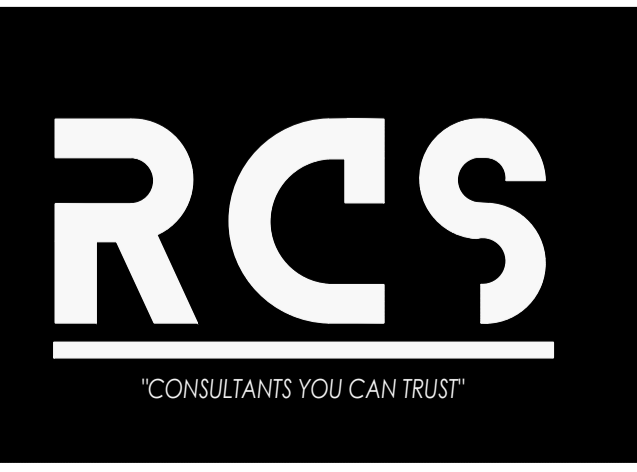


CONCEPT BULK EARTHWORKS SECTION PLAN SHEET 3 OF 4
SCALE 1:100

LEGEND

	PROPOSED AREAS OF FILL
	PROPOSED AREAS OF CUT

AMENDMENTS				
NO.	DATE	DESCRIPTION	DRAWN	
A	11.05.2026	PRELIMINARY ISSUE	KN	



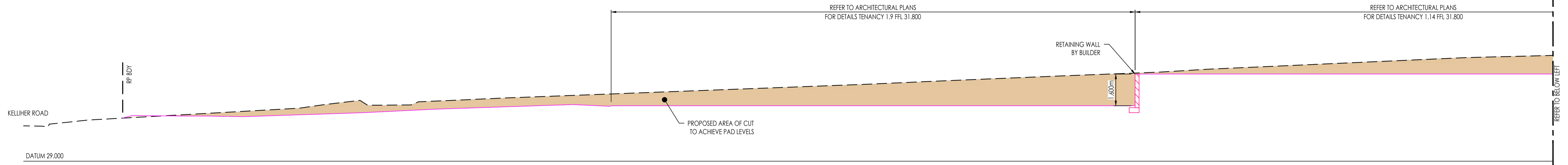
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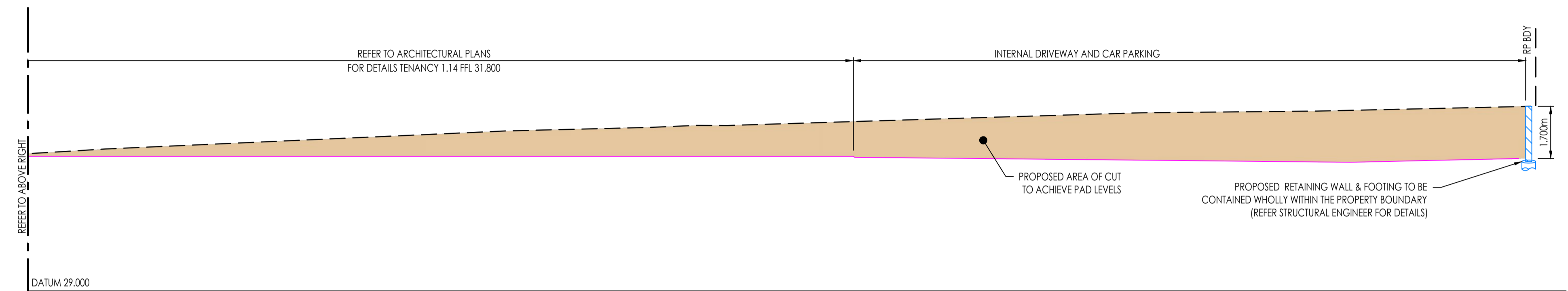
NORTH:	RP DESCRIPTION: LOT 1 & 2 ON RP83710	CLIENT: ALSSPACE PROPERTY GROUP UNIT TRUST
APPROVED: On behalf of Rodgers Consulting Services RPEQ. DATE:	SCALE: 1:100	ORIG. DRG. SIZE A1
DRAWN: KN	DESIGN: AR	
CHECKED: TS	SUPERVISOR: AR	

PROJECT: 804 - 816 BOUNDARY ROAD, RICHLANDS QLD 4077
TITLE: CONCEPT BULK EARTHWORKS SECTION PLAN SHEET 3 OF 4

APPROVAL	
JOB NO. C26011	DRAWING NO. SK13
REVISION: A	

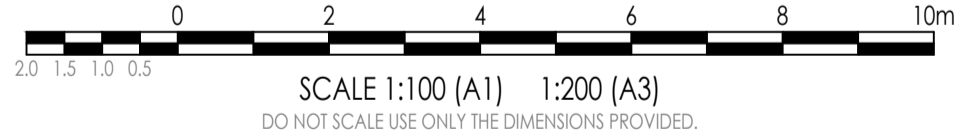


SECTION E SK09 1:100 (A1)



SECTION E SK09 1:100 (A1)

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CONCEPT BULK EARTHWORKS SECTION PLAN SHEET 4 OF 4
 SCALE 1:100

LEGEND

- PROPOSED AREAS OF FILL
- PROPOSED AREAS OF CUT

AMENDMENTS				
NO.	DATE	DESCRIPTION	DRAWN	
A	11.05.2026	PRELIMINARY ISSUE	KN	



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NORTH:

RP DESCRIPTION:
 LOT 1 & 2 ON RP83710

CLIENT:
 ALSPACE PROPERTY GROUP UNIT TRUST

PROJECT:
 804 - 816 BOUNDARY ROAD, RICHLANDS QLD 4077

SCALE: 1 : 100 **ORIG. DRG. SIZE:** A1

APPROVED:
 On behalf of Rodgers Consulting Services

DRAWN: KN **DESIGN:** AR

CHECKED: TS **SUPERVISOR:** AR

RPEQ. DATE:

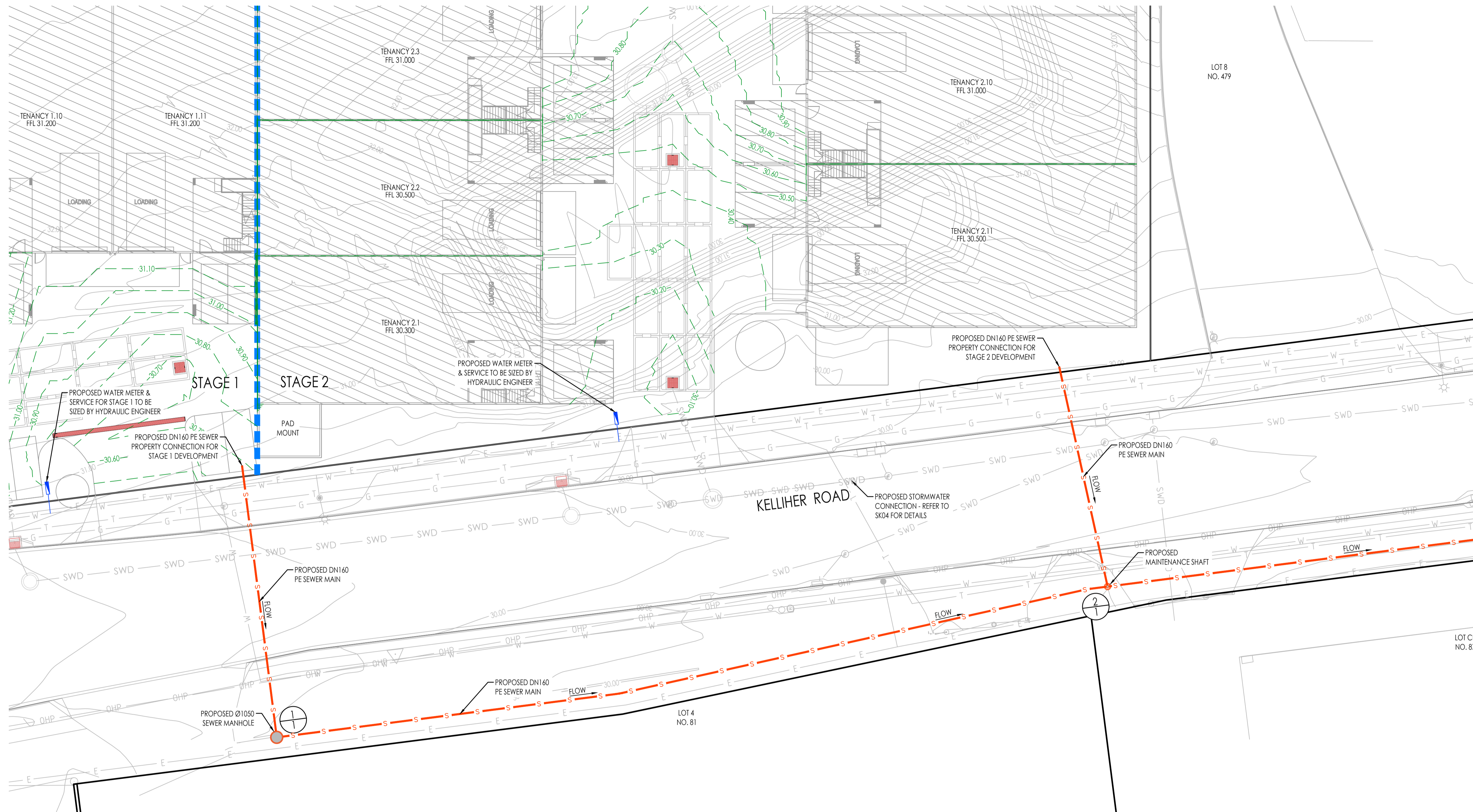
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JOB NO.: C26011

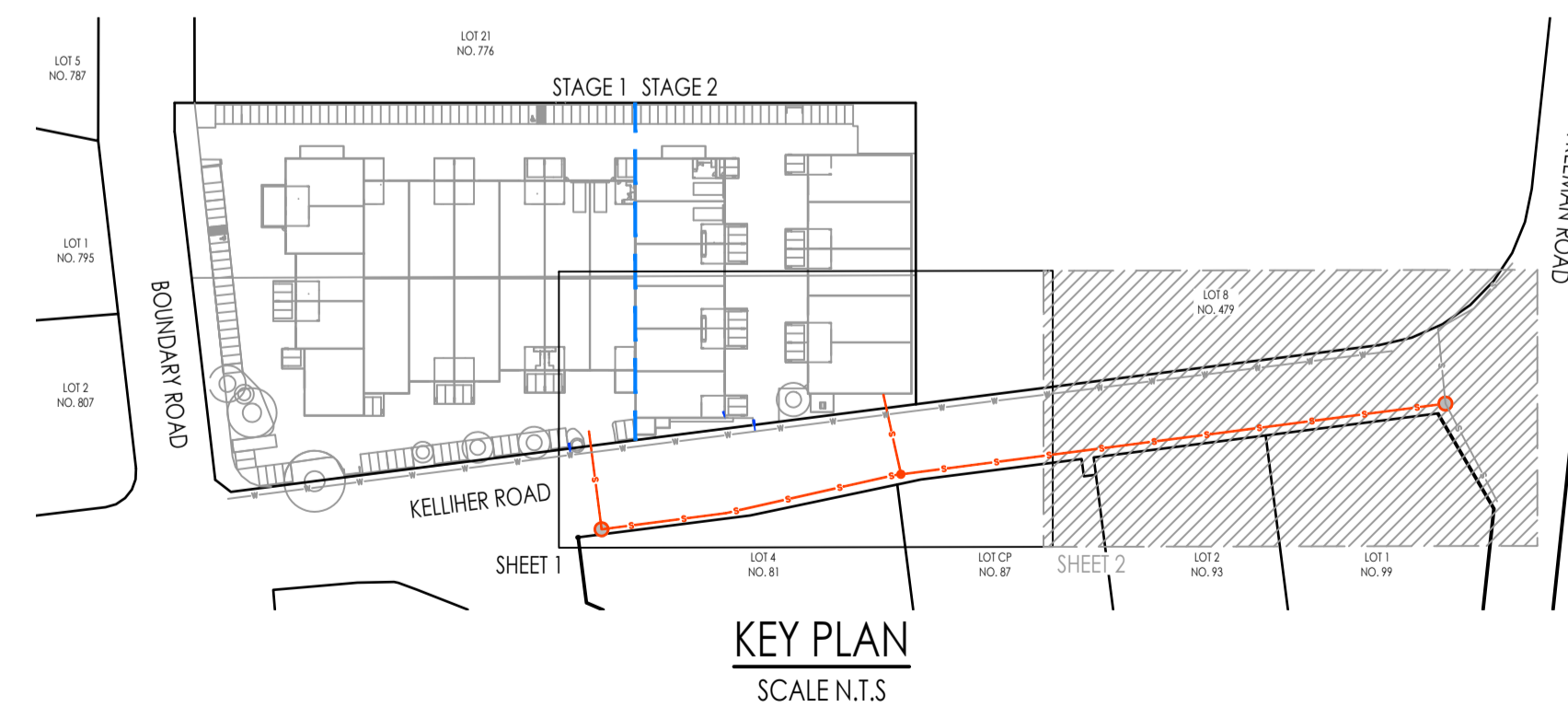
DRAWING NO.: SK14

REVISION: A

TITLE:
 CONCEPT BULK EARTHWORKS SECTION PLAN SHEET 4 OF 4



CONCEPT SEWER & WATER RETICULATION LAYOUT PLAN SHEET 1 OF 2
SCALE 1:200



LEGEND

- 5.50--- EXISTING SURFACE CONTOURS
- 5.50--- FINISHED SURFACE CONTOURS
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- SWD EXISTING STORMWATER DRAINAGE
- S EXISTING SEWER RETICULATION
- W EXISTING WATER RETICULATION
- E EXISTING UNDERGROUND POWER
- OHP EXISTING OVERHEAD POWER
- T EXISTING TELSTRA LINE
- NBN EXISTING NBN LINE
- G EXISTING GAS LINE
- STAGING BOUNDARY
- S --- PROPOSED SEWER RETICULATION
- W --- PROPOSED WATER RETICULATION
- MAINTENANCE HOLE/ SHAFT
- B1 UPRIGHT KERB AND CHANNEL
- SEWER STRUCTURE NUMBER
- DRIVEWAY CROSSOVER HATCH
- DRIVEWAY HATCH
- STORMWATER FIELD INLET
- STORMWATER MANHOLE
- EASEMENT

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NO.	DATE	DESCRIPTION	DRAWN	
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NORTH:

RP DESCRIPTION: LOT 1 & 2 ON RP83710

CLIENT: ALSPACE PROPERTY GROUP UNIT TRUST

SCALE: 1 : 200 ORIG. DRG. SIZE A1

APPROVED: On behalf of Rodgers Consulting Services RPEQ. DATE:

DRAWN: KN DESIGN: AR CHECKED: TS SUPERVISOR: AR

PROJECT: 804 - 816 BOUNDARY ROAD, RICHLANDS QLD 4077

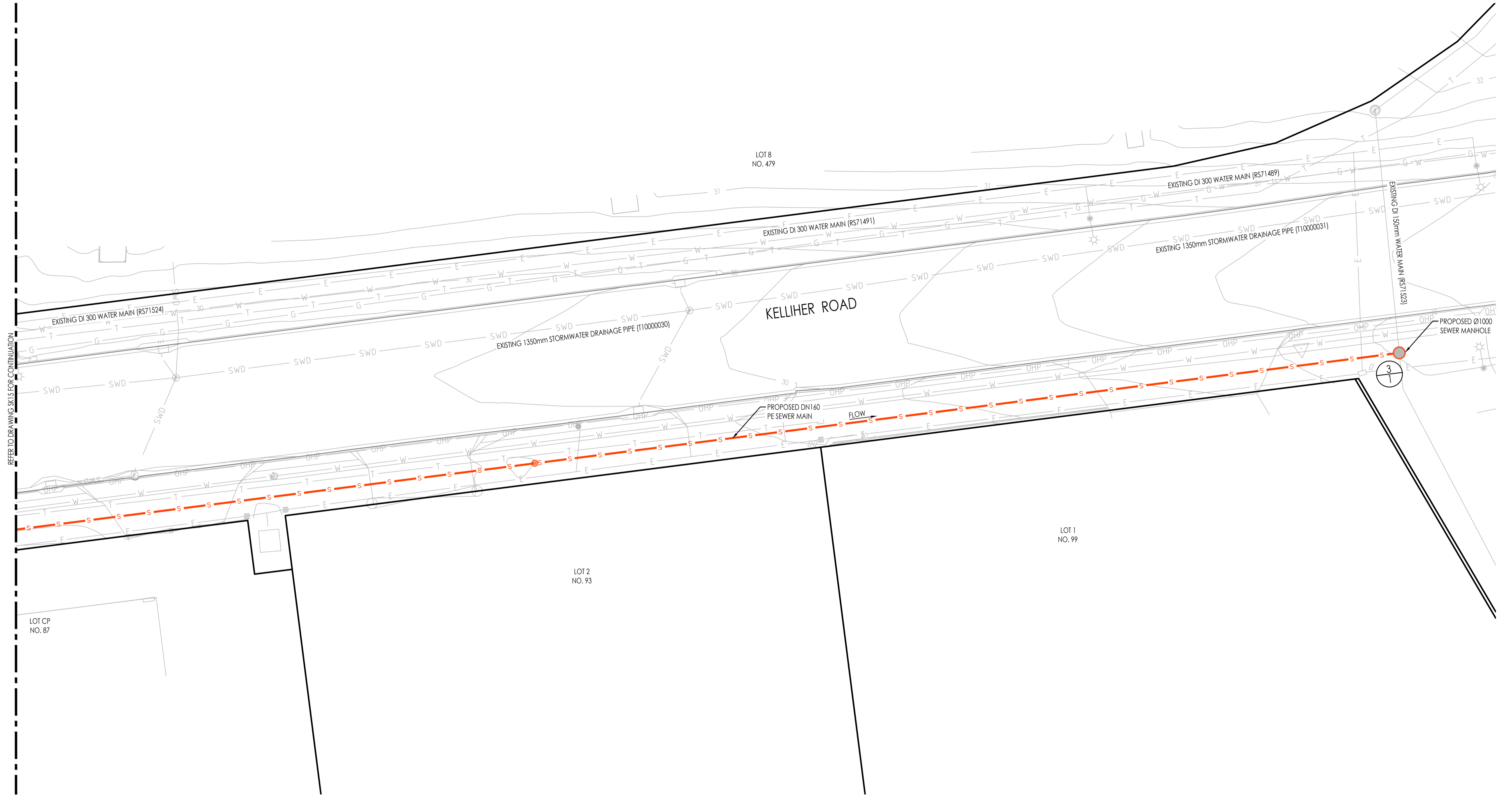
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APPROVAL

JOB NO. C26011

DRAWING NO. SK15

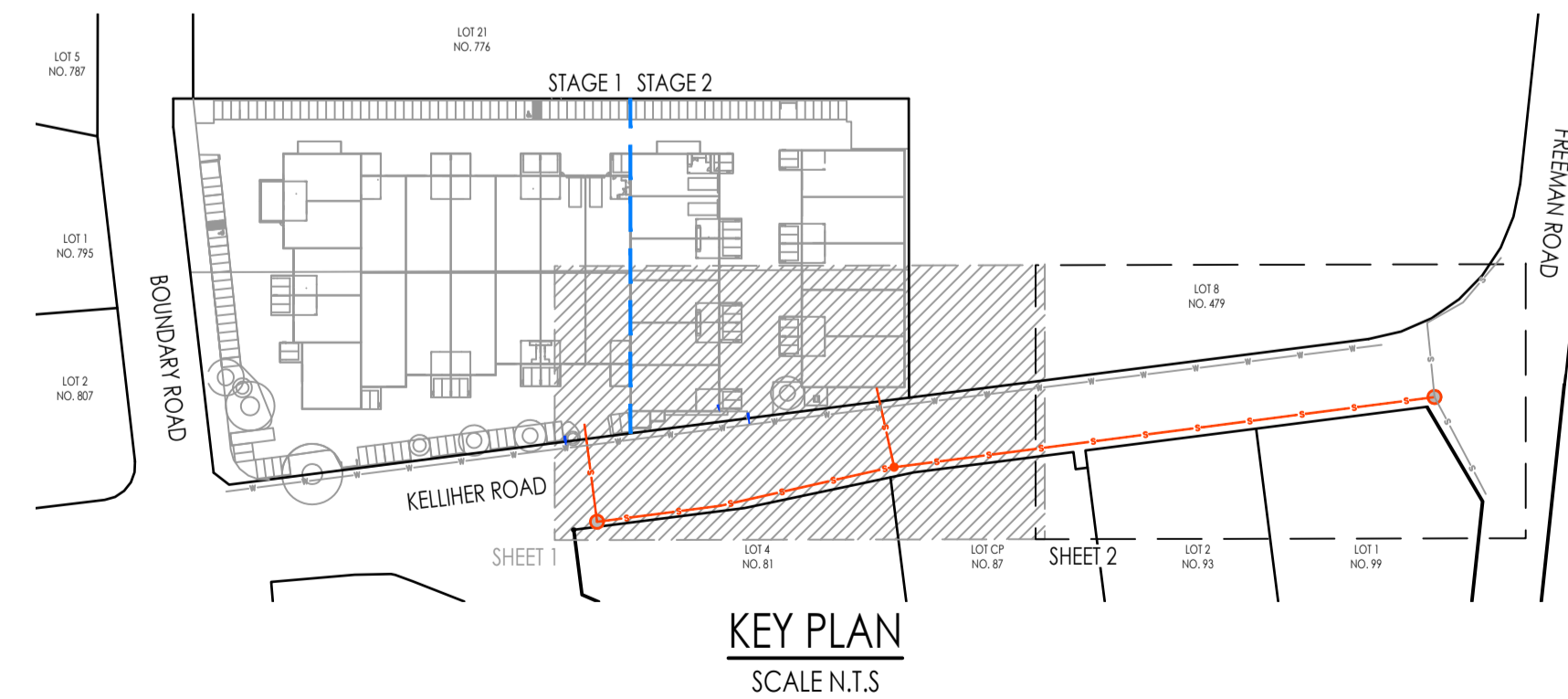
REVISION: A



CONCEPT SEWER & WATER RETICULATION LAYOUT PLAN SHEET 2 OF 2
SCALE 1:200

SCALE 1:200 (A1) 1:400 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

LEGEND	
---	EXISTING SURFACE CONTOURS
---	FINISHED SURFACE CONTOURS
---	PROPOSED LOT BOUNDARY
---	EXISTING LOT BOUNDARY
---	EXISTING STORMWATER DRAINAGE
---	EXISTING SEWER RETICULATION
---	EXISTING WATER RETICULATION
---	EXISTING UNDERGROUND POWER
---	EXISTING OVERHEAD POWER
---	EXISTING TELSTRA LINE
---	EXISTING NBN LINE
---	EXISTING GAS LINE
---	PROPOSED SEWER RETICULATION
---	PROPOSED WATER RETICULATION
---	MAINTENANCE HOLE/ SHAFT
---	B1 UPRIGHT KERB AND CHANNEL
---	SEWER STRUCTURE NUMBER
---	DRIVEWAY CROSSOVER HATCH
---	DRIVEWAY HATCH
---	STORMWATER FIELD INLET
---	STORMWATER MANHOLE
---	EASEMENT

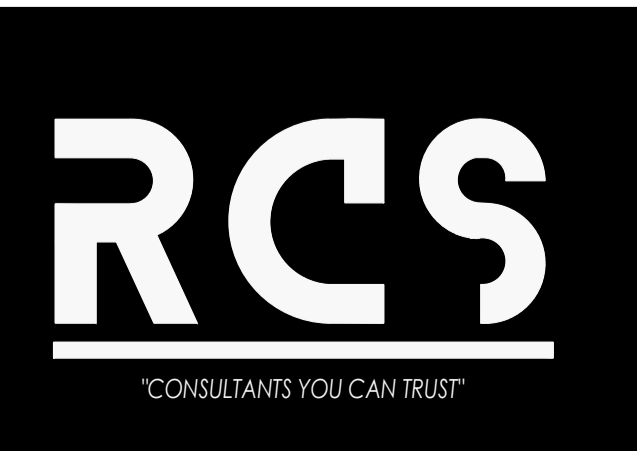


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AMENDMENTS				
NO.	DATE	DESCRIPTION	DRAWN	
A	11.05.2026	PRELIMINARY ISSUE	KN	



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APPROVED:
On behalf of Rodgers Consulting Services
RPEQ. DATE:

DRAWN: KN
DESIGN: AR
CHECKED: TS
SUPERVISOR: AR

RP DESCRIPTION:
LOT 1 & 2 ON RP83710
SCALE: 1 : 200

CLIENT:
ALSAPCE PROPERTY GROUP UNIT TRUST

PROJECT:
804 - 816 BOUNDARY ROAD, RICHLANDS QLD 4077

TITLE:
CONCEPT SEWER & WATER RETICULATION LAYOUT PLAN SHEET 2 OF 2

APPROVAL

JOB NO.: C26011

DRAWING NO.: SK16

REVISION: A

APPENDIX C

Vehicle Tracking Diagrams – Access Driveways



I, Richard Quinn (RPEQ 08565), certify that the swept paths have been carried out in accordance with AS2890.1 and/or AS2890.2

Richard Quinn

LEGEND

- Vehicle Wheelpath
- Body of Vehicle
- 300mm Clearance Envelope from Body of Vehicle

drawing title			
816 Boundary Road, Richlands Vehicle Tracking Analyses			
drawn: RQ	Scale: 1:500 @ A3	date: 16/06/2026	
The base drawing is provided to Q Traffic by others. This drawing is draft for discussion purposes only.			
2237_AME10	SK.01	A	
project no.	drawing no.	rev	



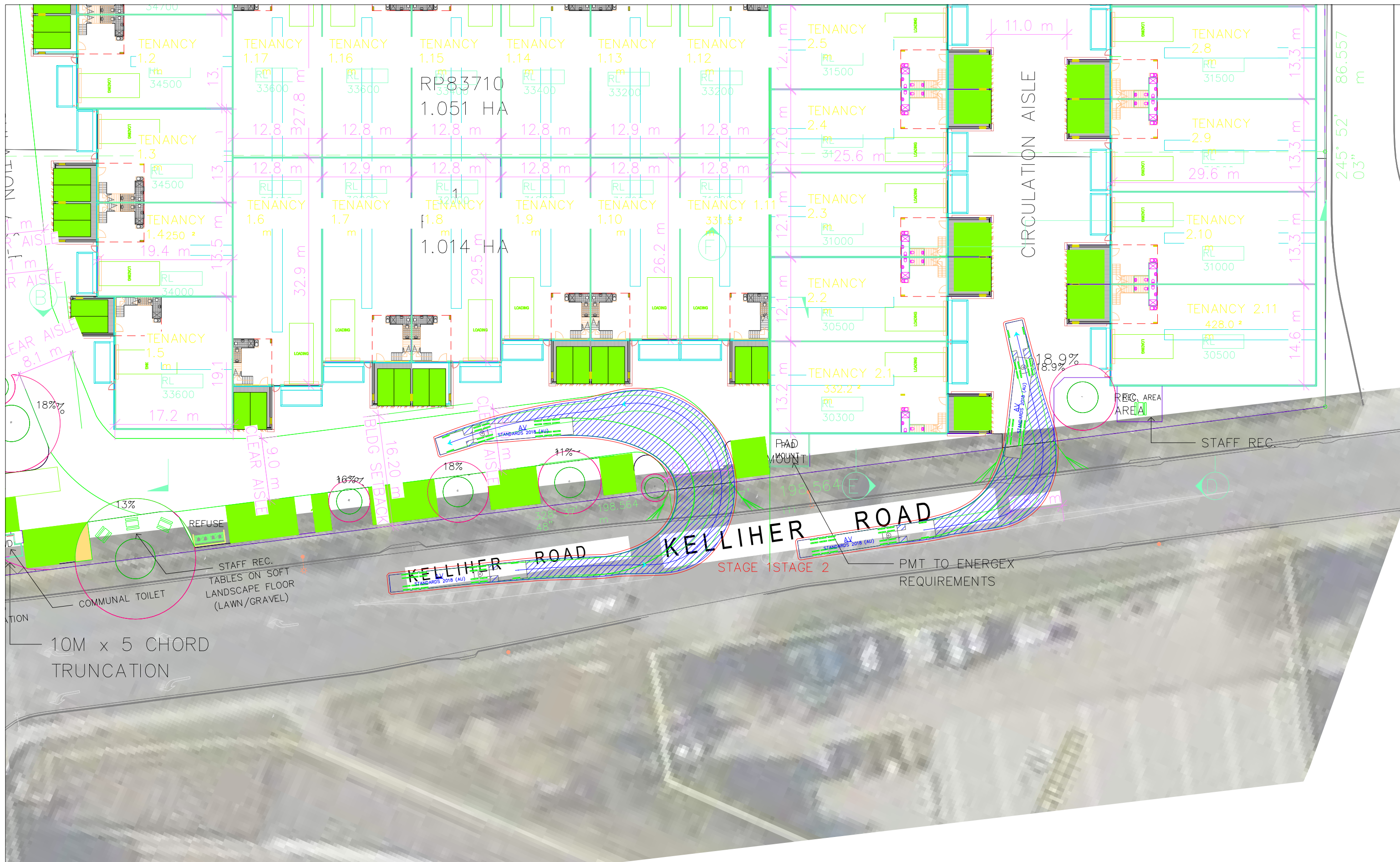
I, Richard Quinn (RPEQ 08565), certify that the swept paths have been carried out in accordance with AS2890.1 and/or AS2890.2

Richard Quinn

LEGEND

- Vehicle Wheelpath
- Body of Vehicle
- 300mm Clearance Envelope from Body of Vehicle

drawing title		
816 Boundary Road, Richlands Vehicle Tracking Analyses		
drawn: RQ	Scale: 1:500 @ A3	date: 16/06/2026
The base drawing is provided to Q Traffic by others. This drawing is draft for discussion purposes only.		
2237_AME10 project no.	SK.02 drawing no.	A rev



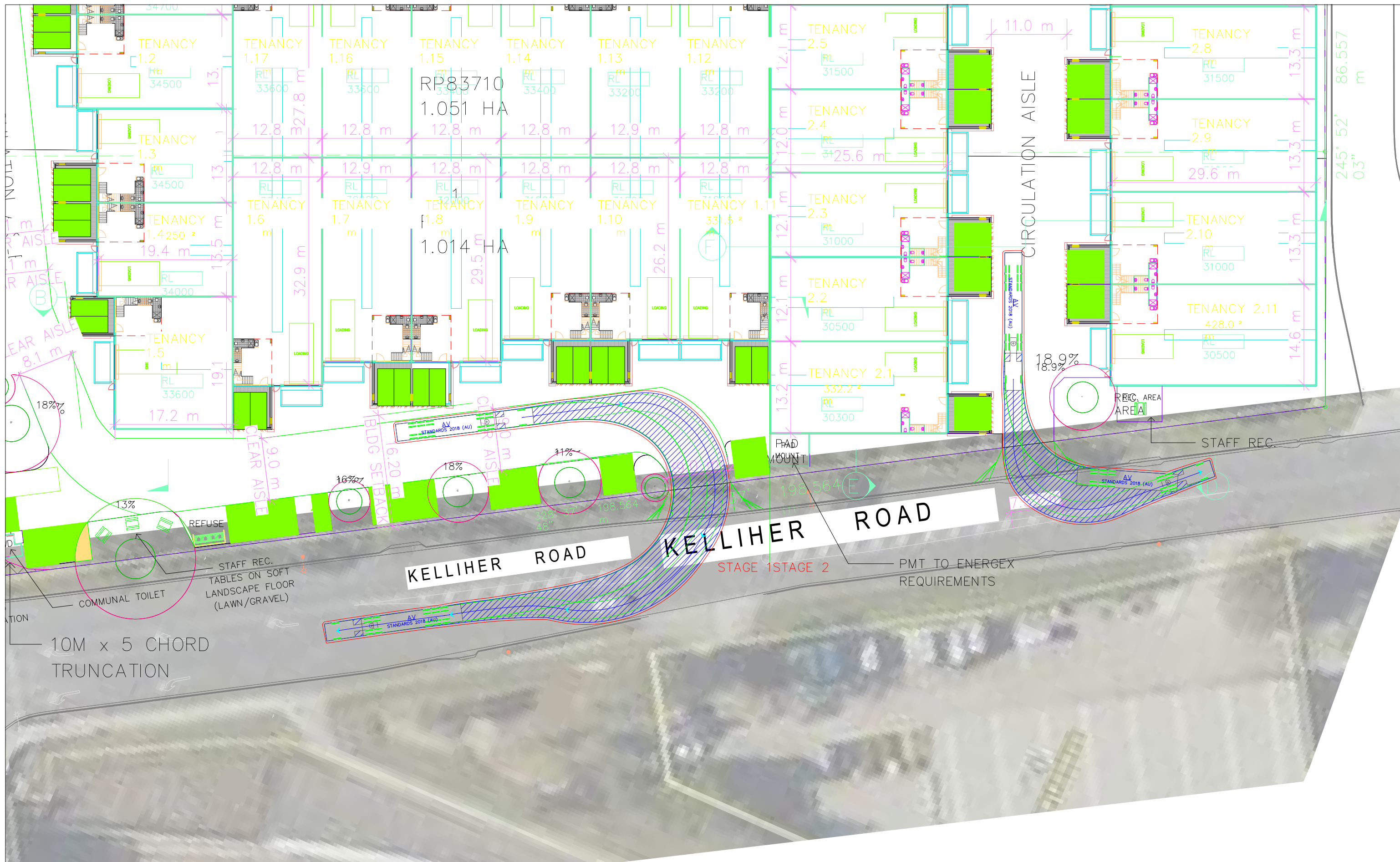
I, Richard Quinn (RPEQ 08565), certify that the swept paths have been carried out in accordance with AS2890.1 and/or AS2890.2

Richard Quinn

LEGEND

- Vehicle Wheelpath
- Body of Vehicle
- 300mm Clearance Envelope from Body of Vehicle

QTraffic Engineering Consultants		
drawing title		
816 Boundary Road, Richlands Vehicle Tracking Analyses		
drawn: RQ	Scale: 1:500 @ A3	date: 16/06/2026
<small>The base drawing is provided to Q Traffic by others. This drawing is draft for discussion purposes only.</small>		
2237_AME10	SK.03	A
<small>project no.</small>	<small>drawing no.</small>	<small>rev</small>



I, Richard Quinn (RPEQ 08565), certify that the swept paths have been carried out in accordance with AS2890.1 and/or AS2890.2

Richard Quinn

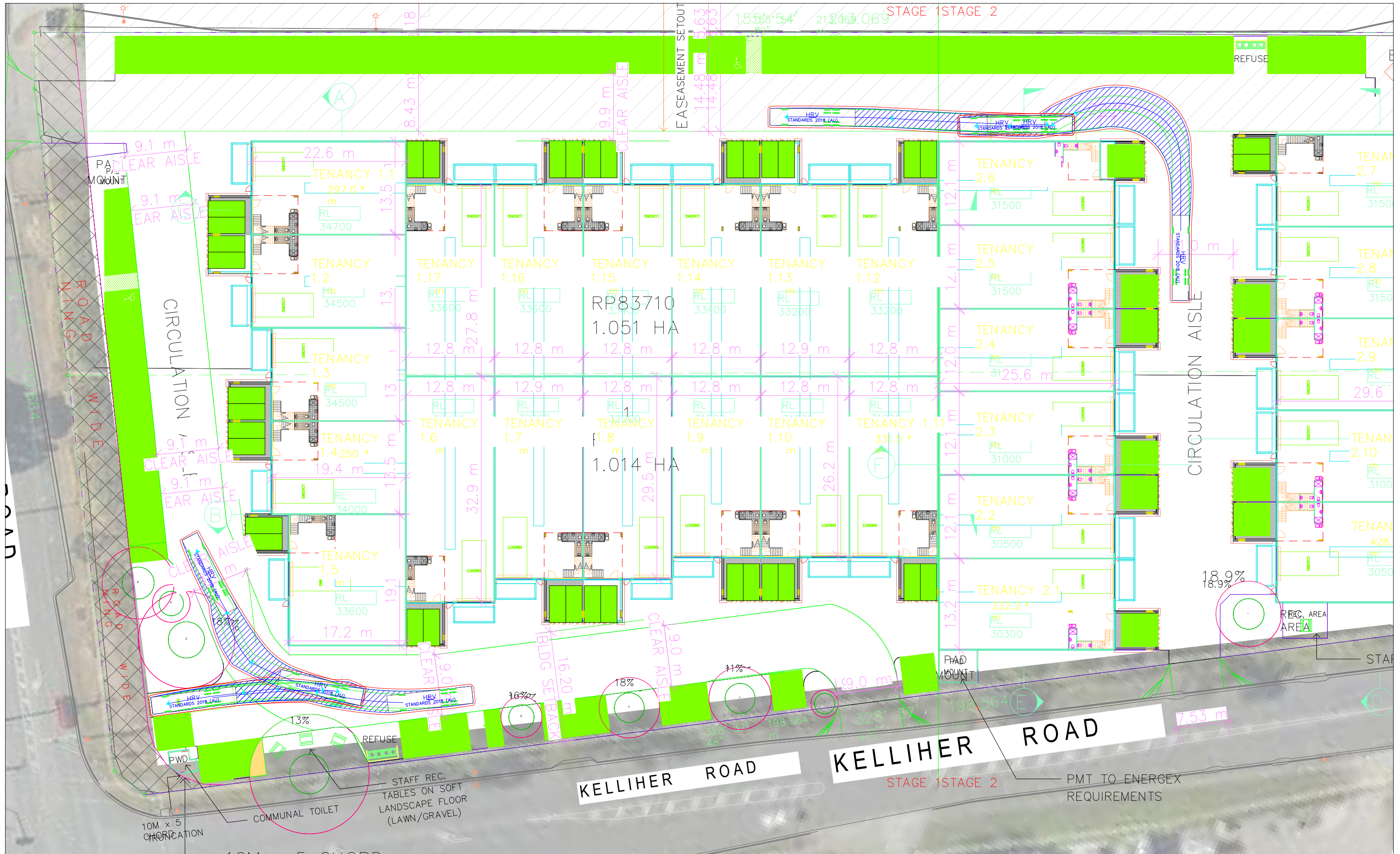
LEGEND

- Vehicle Wheelpath
- Body of Vehicle
- 300mm Clearance Envelope from Body of Vehicle

QTraffic <small>Engineering Consultants</small>		
816 Boundary Road, Richlands Vehicle Tracking Analyses		
drawn: RQ	Scale: 1:500 @ A3	date: 16/06/2026
The base drawing is provided to Q Traffic by others. This drawing is draft for discussion purposes only.		
2237_AME10	SK.04	A
project no.	drawing no.	rev

APPENDIX D

Vehicle Tracking Diagrams – Loading Bays



I, Richard Quinn (RPEQ 08565), certify that the swept paths have been carried out in accordance with AS2890.1 and/or AS2890.2

Richard Quinn

LEGEND

- Vehicle Wheelpath
- Body of Vehicle
- 300mm Clearance Envelope from Body of Vehicle

drawing title		
816 Boundary Road, Richlands Vehicle Tracking Analyses		
drawn: RQ	Scale: 1:500 @ A3	date: 16/06/2026
The base drawing is provided to Q Traffic by others. This drawing is draft for discussion purposes only.		
2237_AME10	SK.05	A
project no.	drawing no.	rev

APPENDIX E

Vehicle Tracking Diagrams – Unit Access (Medium
Rigid Vehicle)



I, Richard Quinn (RPEQ 08565), certify that the swept paths have been carried out in accordance with AS2890.1 and/or AS2890.2

Richard Quinn

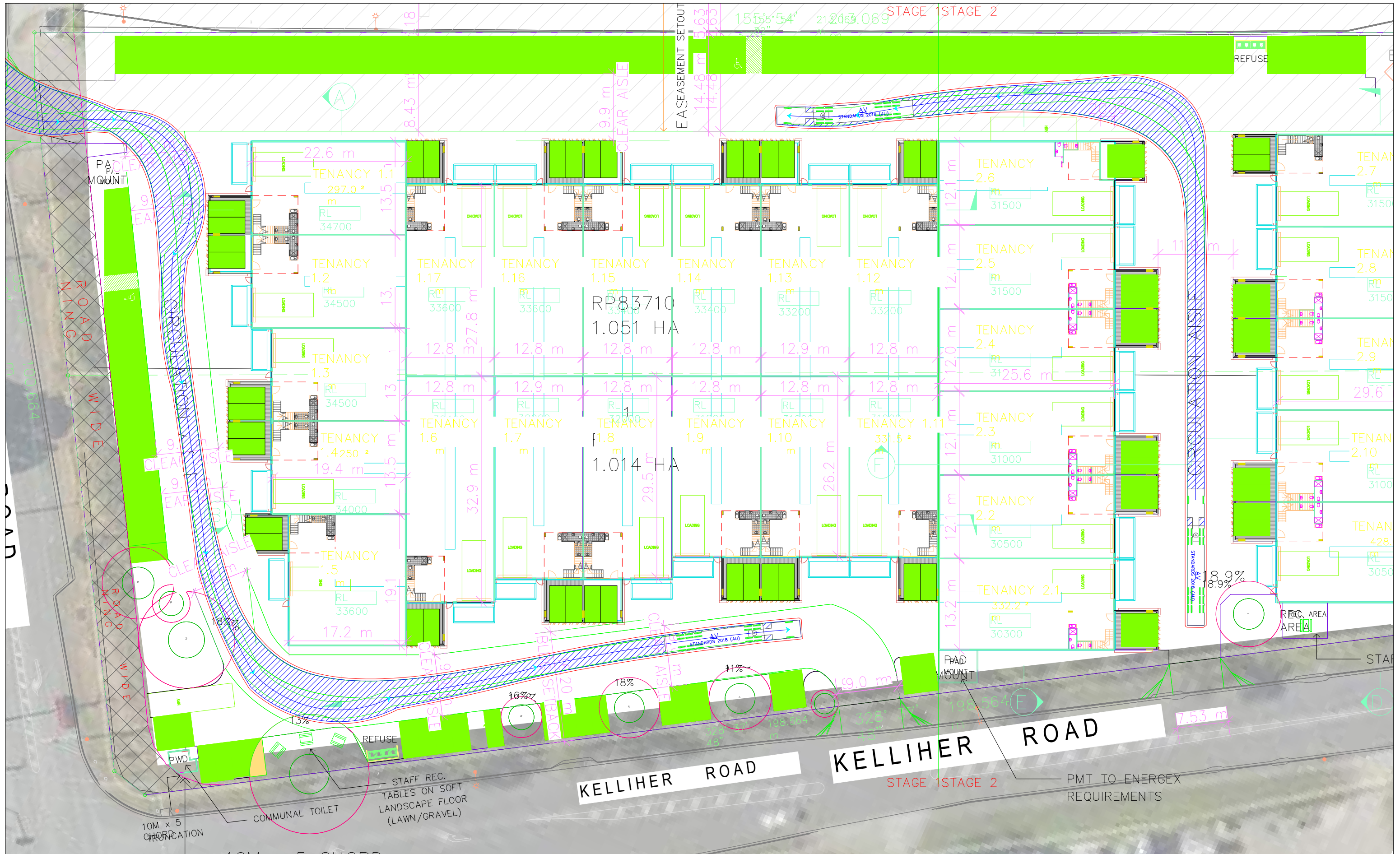
LEGEND

- Vehicle Wheelpath
- Body of Vehicle
- 300mm Clearance Envelope from Body of Vehicle

drawing title		
816 Boundary Road, Richlands Vehicle Tracking Analyses		
drawn: RQ	Scale: 1:500 @ A3	date: 16/06/2026
The base drawing is provided to Q Traffic by others. This drawing is draft for discussion purposes only.		
2237_AME10	SK.06	A
project no.	drawing no.	rev

APPENDIX F

Vehicle Tracking Diagrams – Articulated Vehicle Circulation



I, Richard Quinn (RPEQ 08565), certify that the swept paths have been carried out in accordance with AS2890.1 and/or AS2890.2

Richard Quinn

LEGEND

- Vehicle Wheelpath
- Body of Vehicle
- 300mm Clearance Envelope from Body of Vehicle

drawing title		
816 Boundary Road, Richlands Vehicle Tracking Analyses		
drawn: RQ	Scale: 1:500 @ A3	date: 16/06/2026
The base drawing is provided to Q Traffic by others. This drawing is draft for discussion purposes only.		
2237_AME10 project no.	SK.07 drawing no.	A rev

