

WASTE MANAGEMENT PLAN

**FLAGSTONE DISTRICT COMMUNITY CENTRE
PARKLANDS DRIVE
FLAGSTONE QLD 4285**



**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2024/1523

Date: 25 September 2024



Queensland
Government

CLIENT

Logan City Council
c/- Fulton Trotter Architects

June 2024

DOCUMENT INFORMATION

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Waste Management Plan
Lot 30013 Parklands Dr
Flagstone QLD 4285

Project Number: MRA23-034

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Destination	Draft	Final
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MRA Environmental	V.1	V.1

LIMITATIONS

Mark Rigby & Associates Pty Ltd (MRA Environmental) has prepared this Waste Management Plan for the sole use of Logan City Council c/- Fulton Trotter Architects to support a Development Application for the proposed Flagstone District Community Centre development located at Lot 30013 Parklands Drive, Flagstone QLD.

Specifically, this report supports the Development Application and relates to the waste storage and collection activities for the operational phase of the planned development generally in accordance with the Logan City Council *Planning Scheme Policy 9 - SC6.2.9 - Waste Management*. This WMP will be submitted to Economic Development Queensland (EDQ) as a component of the Development Application.

This report is for the sole use of Logan City Council c/- Fulton Trotter Architects and in relation to the Development Application to be submitted to EDQ. It may not contain sufficient information for the purposes of other parties, for other uses or at other locations.

We have performed our services for this project in accordance with our current professional standards. No other warranty, expressed or implied, is made as to the professional advice included in this submission.

Opinions and judgements expressed herein, which are based on our understanding and interpretation of current regulatory standards, should not be construed as legal opinions. The report also contains comments and information provided by others. MRA Environmental cannot take responsibility for advice provided by any third party.

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1.0 GLOSSARY OF TERMS

The Logan City Council *Planning Scheme 2015: v9 – SC6.2.60 Planning Scheme Policy – Waste Management* utilises the following terminology unless the context of the subject matter otherwise indicates:

Bulk bin: a receptacle that is greater than 360L in capacity generally ranging from 1m³ to 3m³ that provides for the temporary storage of refuse and which is used for on-site collection.

Collection point: the identified position where refuse bins are presented for collection and emptying.

General waste: waste (anything left over, surplus or an unwanted by-product that cannot be reused or recycled) other than regulated waste. For the purpose of this policy, this does not include construction and demolition waste, liquid waste or other hazardous materials.

General waste chute: a tubular chute penetrating each floor of a building to dispose of general waste material into a bulk bin or refuse compactor unit at a level to be determined at design phase.

Green waste: grass cuttings, trees, bushes, shrubs, loppings of trees, bushes or shrubs, or similar material matter produced as a result of the ordinary use or occupation of premises.

Mobile refuse bin: includes all wheeled bins and 1,100L bulk bins.

Recyclable waste: includes clean or inoffensive waste that is declared by Council to be recyclable waste and which can therefore be re-used or recycled.

Refuse: includes general waste (including bulky items), recyclables and green waste.

Refuse bin: a receptacle (wheeled bin or bulk bin) used for the temporary storage of refuse.

Refuse collection vehicle: a heavy rigid vehicle (HRV) that is specifically designed for collecting and emptying refuse bins and refuse compactors

Refuse compactor: a receptacle that provides for the mechanical compaction and temporary storage of refuse, to reduce bin numbers and collection frequency

Regulated waste: has the meaning given in the *Environmental Protection Regulation 2008*.

Waste and recycling storage area: an area designated for storing refuse bins or a refuse compactor within the premises.

Waste management plan: a plan showing details of how general waste and recyclable waste collections are to be managed for the development.

Wheeled bin: an approved waste or recyclable waste container as supplied by Council for the purpose of storage and collection of general waste or recyclable waste. A wheeled waste bin has a capacity of up to 240L and wheeled recyclable waste bin has a capacity of up to 360L.

2.0 INTRODUCTION

2.1 BACKGROUND

MRA Environmental (MRA) has been commissioned by Logan City Council c/- Fulton Trotter Architects to prepare a Waste Management Plan (WMP) for the proposed Flagstone District Community Centre located at Parklands Drive, Flagstone QLD.

A Plan of Development Approval (“**Approval**”) for the community centre was granted by Economic Development Queensland (EDQ) on 5th November 2021 and we understand that Logan City Council (LCC) consider some Approval conditions (DEV2021/1186) are not consistent with LCC specific design requirements. We further understand that any variation to the Approval requires a Material Change of Use application be made to EDQ for approval.

Therefore, this WMP is to be submitted to EDQ to support the Preliminary Concept Design and MCU Application prepared for the site and ensures that the waste storage and collection activities for the operational phase of the development are generally in accordance with *Planning Scheme Policy - SC6.2.9 - Waste Management*.

2.2 SITE DETAILS

The subject site is located on Lot 30013 on SP332140 situated at Lot 30013 Parklands Drive, Flagstone QLD within the future Town Centre Precinct of the Flagstone Priority Development Area (Refer to **Figure 1**). The development is intended to function as a district scale community centre within Flagstone Town Centre.

The community centre will incorporate a reception and foyer area including a small kitchen and dining area, meeting rooms, maker room, community service consultation rooms plus administrative and storage spaces for staff. Carparking is also provided on-site and incorporates a combined waste storage & servicing point. Refer to **Figure 2** which provides the proposed site plan.

The site is generally surrounded by undeveloped land, with residential development approx. 150m to the north and the Flagstone Regional Recreational Park approx. 80m to the east.

Vehicular access to the community centre will be from Parklands Drive which is connected to Flagstonian Drive. Parklands Dr is currently partially formed, with road extensions proposed in the future. For this reason, the WMP provides a proposed carpark layout including waste storage & servicing for the initial stage of Parklands Dr construction and a future carpark layout after additional road construction has occurred and access to the site is relocated.

2.3 PURPOSE & SCOPE OF REPORT

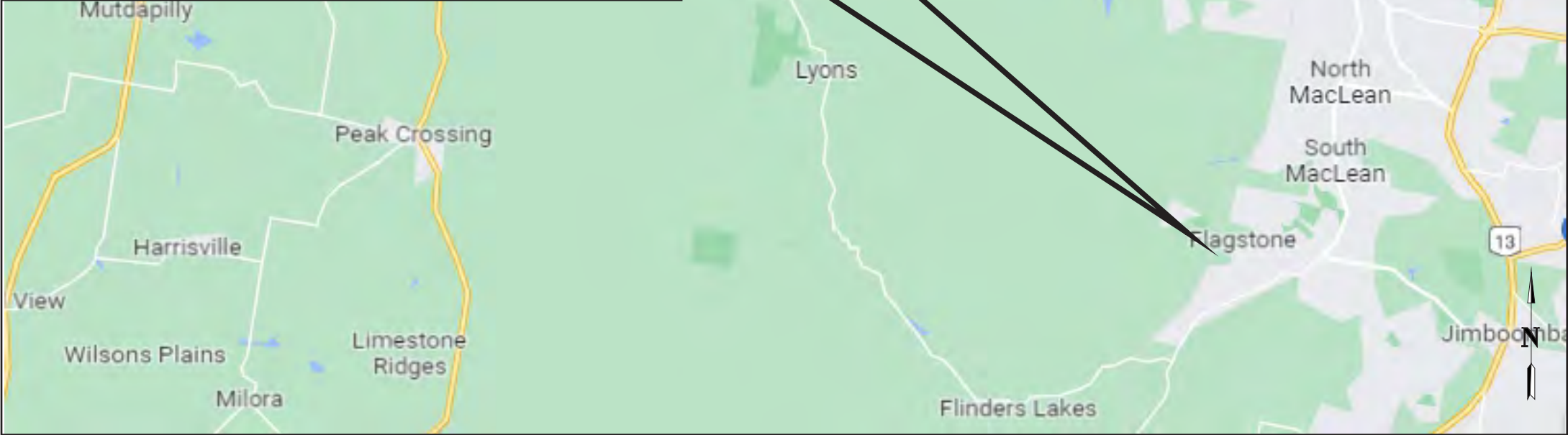
This report represents a Waste Management Plan for the operational phase of the development, which includes:

- Details on the anticipated type and quantity of waste (**Section 3.0**);
- Details of the waste storage room requirements and waste storage bins (**Section 4.0**); and
- Details of the proposed waste collection arrangements (**Section 5.0**).

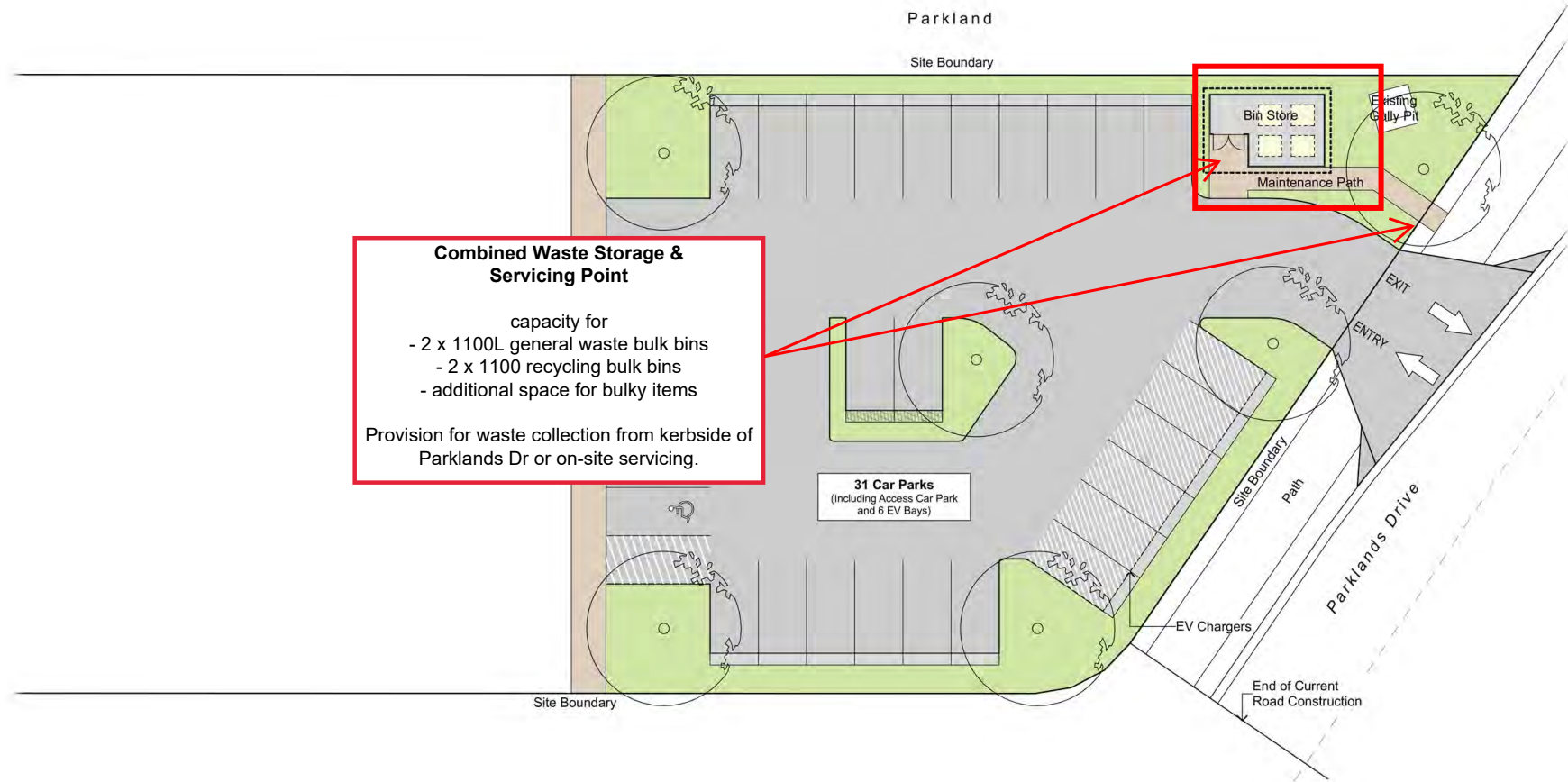
2.4 WMP OBJECTIVES & STRUCTURE

The structure of this report will be as follows:

- An introduction including the site details, summary, purpose and scope of the report along with the objectives and structure;
- Development figures including the site location and outlining the waste storage and servicing infrastructure and locations;
- Waste quantities including the type of waste, quantities of waste and the proposed development tenancies;
- Proposed waste storage and servicing areas including waste storage infrastructure and locations within the development; and
- Details of the waste collection including servicing frequencies, the waste servicing area and collection vehicle access.



 YOUR TRUSTED ENVIRONMENTAL PARTNER	DESIGNED	RP	SCALE	NTS	CLIENT	FLAGSTONE DISTRICT COMMUNITY CENTRE - LOGAN CITY COUNCIL		JOB NUMBER	MRA23-034
	DRAWN	RP	LEVEL DATUM	-	PROJECT	WASTE MANAGEMENT PLAN LOT 30013 PARKLANDS DR, FLAGSTONE		DRAWING	Figure 1
	CHECKED	AR	SHEET SIZE	A4	TITLE			REV	FINAL
	APPROVED	AR	CAD FILE			SITE LOCATION			
	DATE	JUNE 2024	ISSUE	FINAL					



PROPOSED CARPARK

DA202 Date: 27/06/2024

0 1 2 4 6 Scale 1:200 @ A3 10m



fulton trotter
ARCHITECTS



**YOUR
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DESIGNED	RP	SCALE	NTS
DRAWN	RP	LEVEL DATUM	-
CHECKED	AR	SHEET SIZE	A4
APPROVED	AR	CAD FILE	TITLE
DATE	JUNE 2024	ISSUE	FINAL

CLIENT **FLAGSTONE DISTRICT COMMUNITY CENTRE - LOGAN CITY COUNCIL**

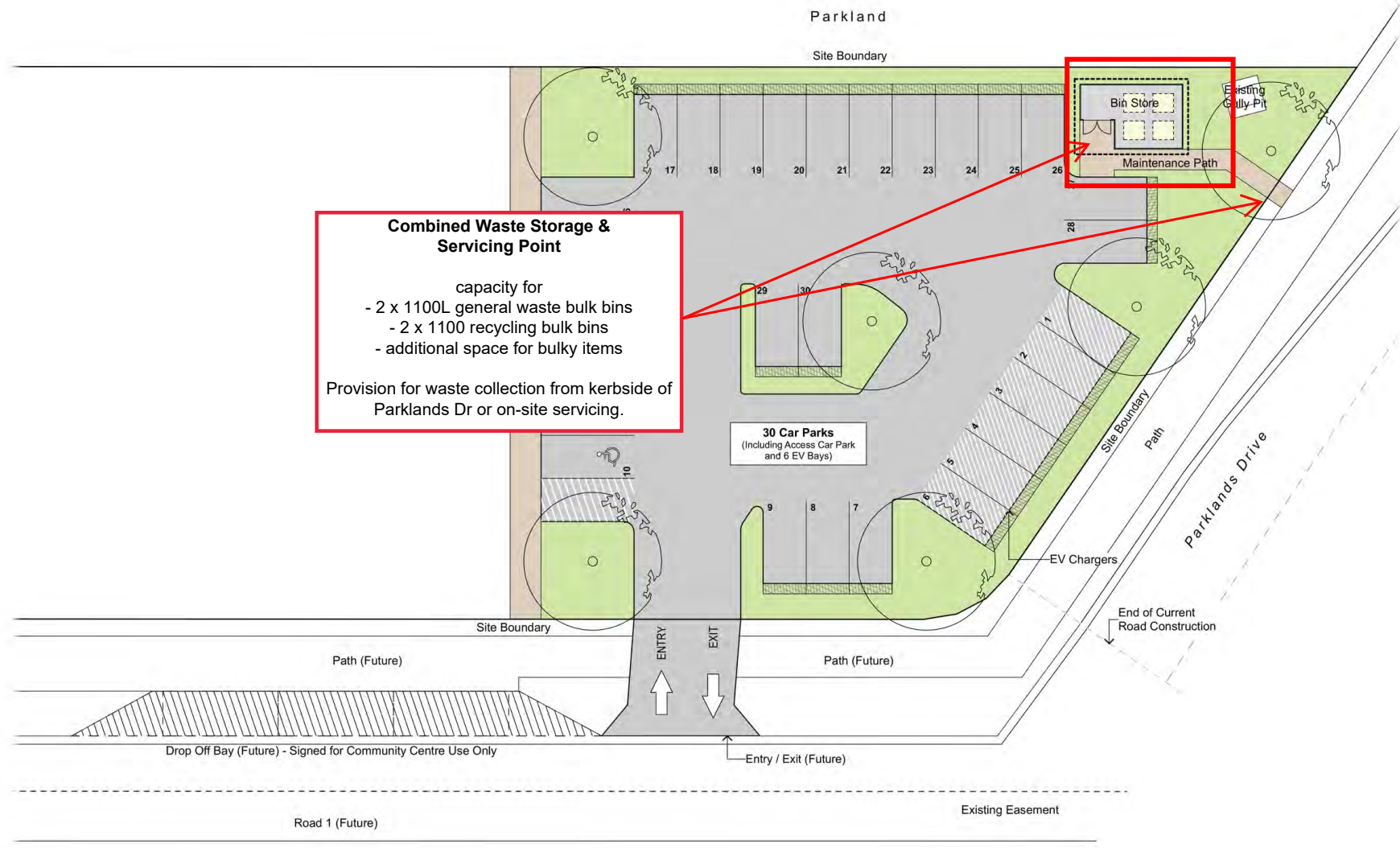
PROJECT **WASTE MANAGEMENT PLAN
LOT 30013 PARKLANDS DR, FLAGSTONE**

COMBINED WASTE STORAGE & SERVICING POINT PROPOSED CARPARK

JOB NUMBER
MRA23-034

DRAWING
Figure 3

REV
A



FUTURE CARPARK - AFTER ROAD 1 CONSTRUCTION

DA203 Date: 27/06/2024

0 1 2 4 6 Scale 1:250 @ A3 10m

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DRAWN	RP	LEVEL DATUM	-
CHECKED	AR	SHEET SIZE	A4
APPROVED	AR	CAD FILE	
DATE	JUNE 2024	ISSUE	FINAL

CLIENT	FLAGSTONE DISTRICT COMMUNITY CENTRE - LOGAN CITY COUNCIL
PROJECT	WASTE MANAGEMENT PLAN LOT 30013 PARKLANDS DR, FLAGSTONE
TITLE	COMBINED WASTE STORAGE & SERVICING POINT FUTURE CARPARK

JOB NUMBER	MRA23-034
DRAWING	Figure 4
REV	A

3.0 WASTE QUANTITIES

3.1 TYPE OF WASTE

Based on the proposed land use, **Table 1** below outlines the predicted types of waste that is expected to be generated from the proposed development.

Table 1: Predicted waste types to be generated

Tenancy Type	Predicted Waste Types
Community Centre including reception & administrative areas, meeting rooms, maker room, small kitchen and dining area, community service consultation rooms	General waste & recycling

3.2 WASTE QUANTITIES

Calculations of the anticipated waste quantities are separated into the general waste and recycling components. LCC's *SC6.2.9 - Waste Management* policy does not contain waste generation rate estimates; therefore, it is not uncommon to utilise waste generation rates applied in other local government areas. For this development, the waste calculations were performed using typical waste generation rates as provided in Brisbane City Council's *SC6.26 Refuse Planning Scheme Policy*.

3.3 COMMUNITY CENTRE TENANCIES

Table 2 displays the general waste quantities and **Table 3** displays the recycling quantities that are anticipated for various use areas within the community centre. To be conservative, waste calculations have been based on utilisation seven (7) days per week to ensure sufficient waste storage capacity is available.

Table 2: Anticipated general waste quantities

Tenancy Type	Approximate Floor Space (m ²)	Estimated Waste Generation Rate (L/100m ² /day)	Total Required Waste Capacity (L/day)	Estimated Waste Generation (m ³ /week)	Estimated Daily Waste Generation (m ³ /day)
Administration Areas – Reception, Centre Manager Office, Staff Workstations	62	10	6.2	0.04	0.01
Meeting Rooms	362	10	36.2	0.25	0.04
Kitchen/Dining/Staff Kitchen	72	250	180	1.26	0.18
Consult Rooms	46	10	4.6	0.03	0.005
TOTAL	542		227	1.58	0.23

Table 3: Anticipated recycling quantities

Tenancy Type	Approximate Floor Space (m ²)	Estimated Waste Generation Rate (L/100m ² /day)	Total Required Waste Capacity (L/day)	Estimated Waste Generation (m ³ /week)	Estimated Daily Waste Generation (m ³ /day)
Administration Areas – Reception, Centre Manager Office, Staff Workstations	62	20	12.4	0.09	0.01
Meeting Rooms	362	20	72.4	0.51	0.07
Kitchen/Dining/Staff Kitchen	72	120	86.4	0.60	0.09
Consult Rooms	46	20	9.2	0.06	0.01
TOTAL	542		180.40	1.26	0.18

3.4 TOTAL WASTE CAPACITY

In summary, the proposed development is estimated to generate approximately **0.23m³/day** of general waste and **0.18m³/day** of recycling waste.

4.0 WASTE & RECYCLING STORAGE

This section outlines the general design criteria for the combined waste storage & servicing point, as required by *SC6.2.9 Planning Scheme Policy - Waste Management*, along with a description of the proposed bins to be used.

4.1 COMBINED WASTE STORAGE & SERVICING POINT

It is proposed that the community centre will utilise 1100L bulk bins which will be serviced from a combined waste storage & servicing point.

General waste & recycling will be manually transferred to the appropriate bulk bins by site management or engaged cleaning contractors. Additional space is available in the combined waste storage & servicing point to accommodate bulky waste generated by the development.

As outlined in **Section 2.2**, Parklands Dr is currently partially formed, with road extensions proposed in the future. For this reason, the WMP provides a proposed carpark layout including waste storage & servicing for the initial stage of Parklands Dr construction and a future carpark layout after additional road construction has occurred and access to the site is relocated.

The combined waste storage & servicing point will remain in the same location, however access to the site will change as the road network is developed. Provision has been made for the bulk bins to be serviced kerbside from the southern frontage of Parklands Drive and bulk bins may also be serviced on-site. This provides flexibility for waste collection to occur based on operational preference and in response to the status of the road network when the community centre is operational.

The combined waste storage & servicing point will be designed and constructed to meet the requirements listed below:

1. Contained in a room or enclosure of sufficient size to accommodate the required number of bulk bins, allowing sufficient clearance around each bin for easy movement. If storage is in an enclosed room, natural or temperature-controlled ventilation is to be provided;
2. Easily accessible for community centre staff and for the required servicing of bins;
3. Designed to allow the bins to be easily transported for servicing (no steps or lips on bin carting route);
4. Will be a constructed hardstand area with a solid concrete base or acceptable equivalent with impervious flooring;
5. Screened to minimise the view from bins from public places, roofed and designed to prevent the entry of rainwater;

6. Kept clear of obstructions, such as fixed bay separators, that impede the ability to change from existing bin sizes or which otherwise limit future refuse collection options;
7. Kept clear of other building infrastructure such as air-condition units, hot water systems or electrical hubs where located in a bin room;
8. Located in accordance with crime prevention through environmental design principles so as not to create a natural ladder; and
9. Provided with artificial lighting for night-time use.

4.2 PROPOSED WASTE BINS

To ensure that the design of combined waste storage & servicing point is sufficient, the details of the type and quantity of waste and number of general waste and recycling wheelie bins provided to this development is outlined in **Table 4**.

Table 4: Details of proposed bins & servicing frequency

Waste Type	Bins Proposed	Collection Frequency
General Waste	2 x 1100L bulk bins	Once per week
Recycling	2 x 1100L bulk bins	Once per week

4.3 DIMENSIONS OF WASTE CONTAINERS

Table 5 below provides dimensions of the bulk bins to be used on-site. The bulk bins will be composed of heavy-duty plastic with lightweight plastic lids.

Table 5: Dimensions of bulk bins

Bin Type	Volume	Depth (mm)	Width (mm)	Height (mm)	Collection Vehicle Type
Bulk Bin	1100L	1,088	1,196	1,320	Rear Lift Truck

4.4 DRAINAGE AND BIN WASH

Bin wash facilities (including hose-cock) will be provided in the services yard on the southern side of the community centre building which can be accessed from the carpark. The services yard will be graded to a central drainage point that is connected to sewer in accordance with trade waste requirements.

This area will be utilised as the bin washing facility for all general waste and recycling bulk bins. It will be the responsibility of community centre management to wash bins and to maintain the cleanliness of the combined waste storage & servicing point.

5.0 DETAILS OF COLLECTION

5.1 FREQUENCY

Waste servicing frequencies for general waste and recycling bulk bins for the development have been outlined in **Table 4**. Both the general waste and recycling bulk bins are anticipated to be serviced once per week.

5.2 BULK BIN SERVICING POINT

A combined waste storage & servicing point is provided on the southern side of the site in the community centre carpark area in proximity to Parklands Dr (Refer to **Figure 2**).

As outlined in **Section 2.2**, Parklands Dr is currently partially formed, with road extensions proposed in the future. For this reason, the WMP provides a proposed carpark layout including waste storage & servicing for the initial stage of Parklands Dr construction and a future carpark layout after additional road construction has occurred and access to the site is relocated.

The combined waste storage & servicing point will remain in the same location, however access to it the site will change as the road network is developed. Therefore, provision has been made for the bulk bins to be serviced kerbside from the southern frontage of Parklands Drive and bulk bins may also be serviced on-site. This provides flexibility for waste collection to occur based on operational preference and in response to the status of the road network when the community centre is operational.

Please refer to **Figure 3 & Figure 4** which show the proposed carpark layout and future carpark layout including the combined waste storage & servicing point.

There is a maintenance path provided adjacent to the combined waste storage & servicing point which will allow movement of the bins either to Parklands Dr for servicing or to the carpark for on-site servicing. When servicing from Parklands Dr occurs, there is adequate space provided at the frontage for the waste collection vehicle to park without obstructing driveways and other infrastructure.

The project traffic consultant has prepared a swept path assessment (refer to **Attachment A**) demonstrating that a rear-lift waste collection vehicle can enter and exit the site in a forward motion based on both the proposed carpark layout and future carpark layout.

The servicing point will be designed and constructed to meet the requirements listed below:

1. Sufficient access and clearance for the waste and recycling collection vehicles to service the bins, including adequate unobstructed overhead space for the swinging arm action of the waste collection vehicle;
2. Clearly separate from car parking bays, footpaths and pedestrian access, and any other similar areas;
3. Clear of speed control devices or similar provisions which inhibit direct access to the bins for servicing;
4. Allow the bins to be easily transported from the waste storage point for servicing (no steps or lips on bin carting route). Paths for movement of bins will be free from gutters, steps or other impediments and have a grade of no more than 1:30;
5. A flat solid pathway for bin-carting and a mountable kerb is to be provided;
6. For servicing from Parklands Dr, signage to reserve the area for refuse collection on the nominated service days is to be erected; and
7. Bin carting distance to Parklands Dr for servicing will be approx. 10m and for on-site servicing will be approx. 3m.

5.3 COLLECTION VEHICLE ACCESS

Table 6 details the dimensions of the Rear Lift truck waste collection vehicles that will be used to service the development.

Table 6: Rear Lift truck dimensions

Parameter	Small Rear Lift truck	Rear Lift truck
Length (m)	7.615	9.691
Travel Height (m)	2.374	3.201
Working Height (m)	3.8*	3.5*
Total Tonnage (max)	8.5	23
Min Turning Circle (m ²)	8 (wall-wall)	9.7 (wall-wall)
Min Turning Circle (m ³)	7.3 (kerb-kerb)	9 (kerb-kerb)

*Note that the waste collection vehicle clearance height (working height) is to be calculated according to the following formula as a minimum:

$$\boxed{\text{SUITABLE CLEARANCE}} = \boxed{\text{VEHICLE OPERATING DIMENSION}} + \boxed{300\text{mm}} + \boxed{\text{CLEARANCE FOR SERVICES}} + \boxed{\text{CALCULATION FOR ROADWAY GRADIENT}}$$

6.0 SUMMARY

Details of this Waste Management Plan are summarised below:

- The Logan City Council propose to develop the Flagstone District Community Centre located on Lot 30013 on SP332140 situated at Lot 30013 Parklands Drive, Flagstone QLD within the future Town Centre Precinct of the Flagstone Priority Development Area (Refer to **Figure 1**). The development is intended to function as a district scale community centre within Flagstone Town Centre.
- The community centre will incorporate a reception and foyer area including a small kitchen and dining area, meeting rooms, maker room, community service consultation rooms plus administrative and storage spaces for staff. Carparking is also provided on-site and incorporates a combined waste storage & servicing point. Refer to **Figure 2** which provides the proposed site plan.
- The proposed development is estimated to generate approximately **0.23m³/day** of general waste and **0.18m³/day** of recycling waste;
- A combined waste storage & servicing point is provided on the south-eastern side of the site in the community centre carpark area in proximity Parklands Dr;
- In total, four (4) x 1100L bulk bins, consisting of two (2) x 1100L general waste bulk bins and two (2) x 1100L recycling bulk bins will be provided for the development;
- As outlined in **Section 2.2**, Parklands Dr is currently partially formed, with road extensions proposed in the future. For this reason, the WMP provides a proposed carpark layout including waste storage & servicing for the initial stage of Parklands Dr construction and a future carpark layout after additional road construction has occurred and access to the site is relocated;
- The combined waste storage & servicing point will remain in the same location, however access to the site will change as the road network is developed. Provision has been made for the bulk bins to be serviced from Parklands Drive and may also be serviced on-site. This provides flexibility for waste collection to occur based on operational preference and in response to the status of the road network when the community centre is operational;
- There is a maintenance path provided adjacent to the combined waste storage & servicing point which will allow movement of the bins either to Parklands Dr for servicing or to the carpark for on-site servicing. When servicing from Parklands Dr occurs, there is adequate space provided at the frontage for the waste collection vehicle to park without obstructing driveways and other infrastructure;
- The project traffic consultant has prepared a swept path assessment (refer to **Attachment A**) demonstrating that a rear-lift waste collection vehicle can enter and exit the site in a forward motion based on both the proposed carpark layout and future carpark layout.

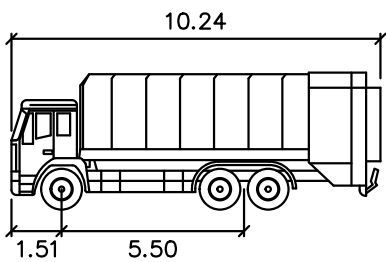
ATTACHMENT A

Swept Path Analysis prepared by the project traffic consultant

DRAWING: SK-001
PROJECT: 23-460
SCALE: 1:250@A3
DATE: 19/06/2024
DRAWN BY: NH

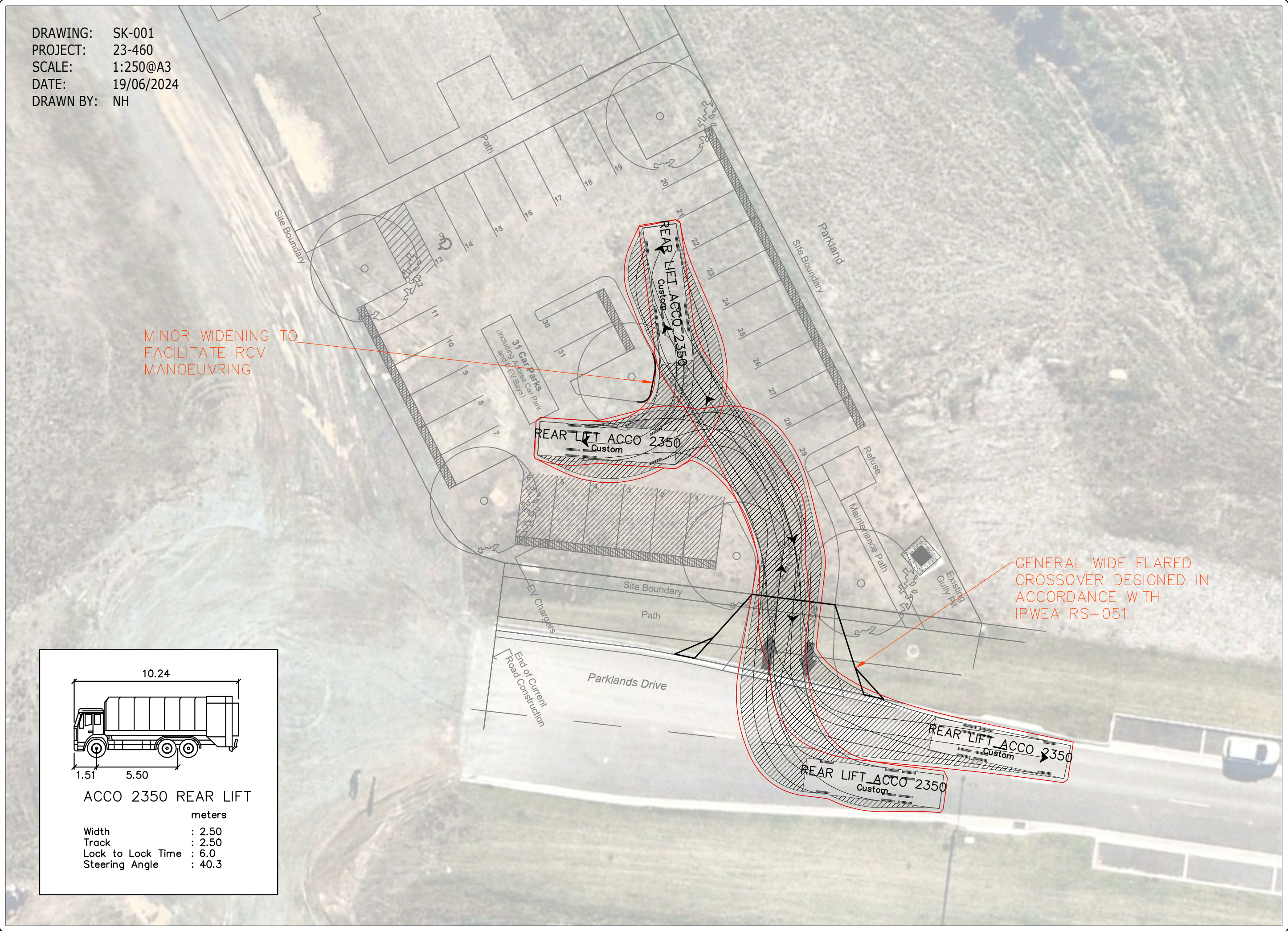
MINOR WIDENING TO
FACILITATE RCV
MANOEUVRING

GENERAL WIDE FLARED
CROSSOVER DESIGNED IN
ACCORDANCE WITH
IPWEA RS-051



ACCO 2350 REAR LIFT

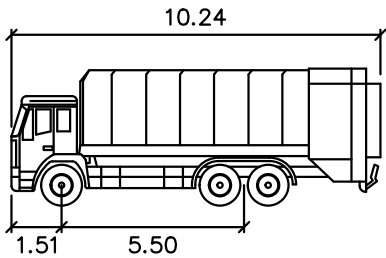
	ACCO 2350 REAR LIFT	units
Width	2.50	meters
Track	2.50	meters
Lock to Lock Time	6.0	seconds
Steering Angle	40.3	degrees



DRAWING: SK-002
PROJECT: 23-460
SCALE: 1:250@A3
DATE: 19/06/2024
DRAWN BY: NH

GENERAL WIDE
CROSSOVER DESIGNED
IN ACCORDANCE WITH
IPWEA RS-051

MINOR WIDENING TO
FACILITATE RCV
MANOEUVRING



ACCO 2350 REAR LIFT

	meters
Width	: 2.50
Track	: 2.50
Lock to Lock Time	: 6.0
Steering Angle	: 40.3