

Traffic Engineering Letter

To	Redcape Hotel Group	Date	8 July 2025
Prepared by	Bradley Fuller, Modus Traffic Engineer	Approved by	Harj Singh, Modus Executive Director (RPEQ 22364)
Location	242 Homestead Drive, Flagstone		
Subject	Proposed Drive Thru Facility - Supercellars Flagstone Tavern		
Status	Final	Attachments	Appendix A: Development Plans Appendix B: Swept Path Assessment

1 Introduction

1.1 Overview

Modus has been commissioned by Redcape Hotel Group to provide traffic and transport advice in relation to the proposed Drive Thru Facility for the existing Supercellars Flagstone Tavern use.

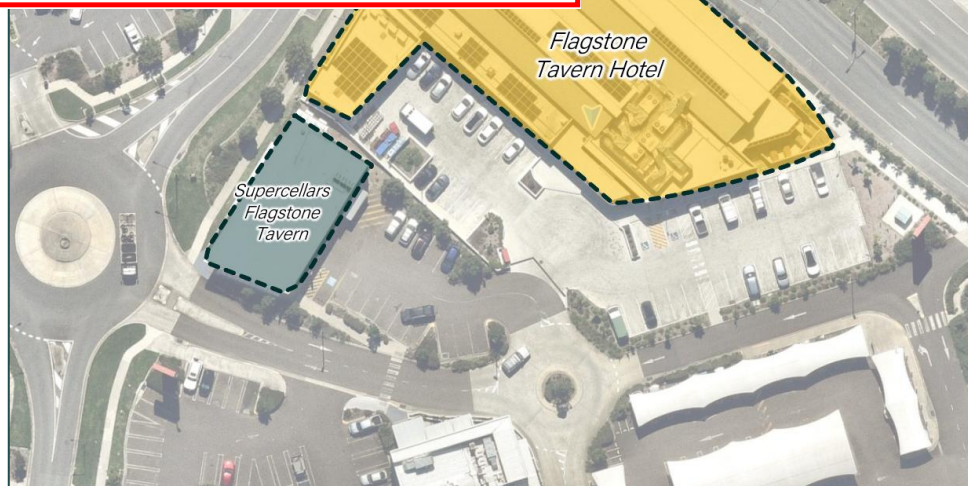
1.2 Site Overview

The development site is located at the Flagstone Tavern Hotel, situated at 242 Homestead Drive, Flagstone. The existing Supercellars Flagstone Tavern use is accessed via an internal roundabout, and accommodates an independent parking area comprising 15 car parking spaces (inclusive of one PWD parking space) and a service bay of length 6.5m and width 5.0m.

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

Approval no: DEV2025/1666

Date: 14/11/2025



2 Proposed Development

2.1 Overview

The proposed development will comprise a new Drive Thru Facility located off the existing Supercellars Flagstone Tavern use. As part of the proposed development, it is noted that no increases in floor area associated with the existing building are proposed.

Figure 2-1 illustrates the proposed development plans. A copy of the plans are also provided at Appendix A.

Figure 2-1 Development Plans



2.2 Proposed Traffic Operations

The proposed Drive Thru Facility will operate on a one-way basis in which vehicles enter from the southern end of the Drive Thru Facility and egress on the northern end of the Drive Thru Facility.

The proposed Drive Thru Facility will result in a parking reduction of one (1) space on-site to accommodate the Drive Thru Facility, where the outbound lane of the Drive Thru Facility will also require the removal of one (1) vegetation bay.

Additionally, the location of the Drive Thru Facility will remove the existing service bay on-site, where servicing is proposed to occur within the Drive Thru Facility. As informed by the client, the largest service vehicle required will be a Small Rigid Vehicle (SRV).

3 Traffic Engineering Review

3.1 Access Arrangements

As part of the proposed development, no amendments will be made regarding the access arrangements to and from the development site.

3.2 Car Parking Provisions

The proposed development will result in a reduction of one (1) car parking space on-site.

While it is noted that the development will result in a shortfall of one (1) car parking space, it is noted that the proposed Drive Thru Facility will have the capability to accommodate two (2) simultaneous vehicles within the Drive Thru Facility, and hence practically corresponds to two (2) parking spaces.

As such, the proposed car parking arrangements are considered acceptable.

3.3 Parking Layout

3.3.1 Existing Parking Layout

The proposed development will not result in any amendments to the design of the existing car parking layout, with the exception of additional columns in close proximity to parking spaces.

However, the proposed column locations ensure the car parking design envelope requirements in line with Figure 5.2 of Australian Standards AS2890.1 can be accommodated.

Therefore, the proposed development impact on the existing parking layout is considered acceptable.

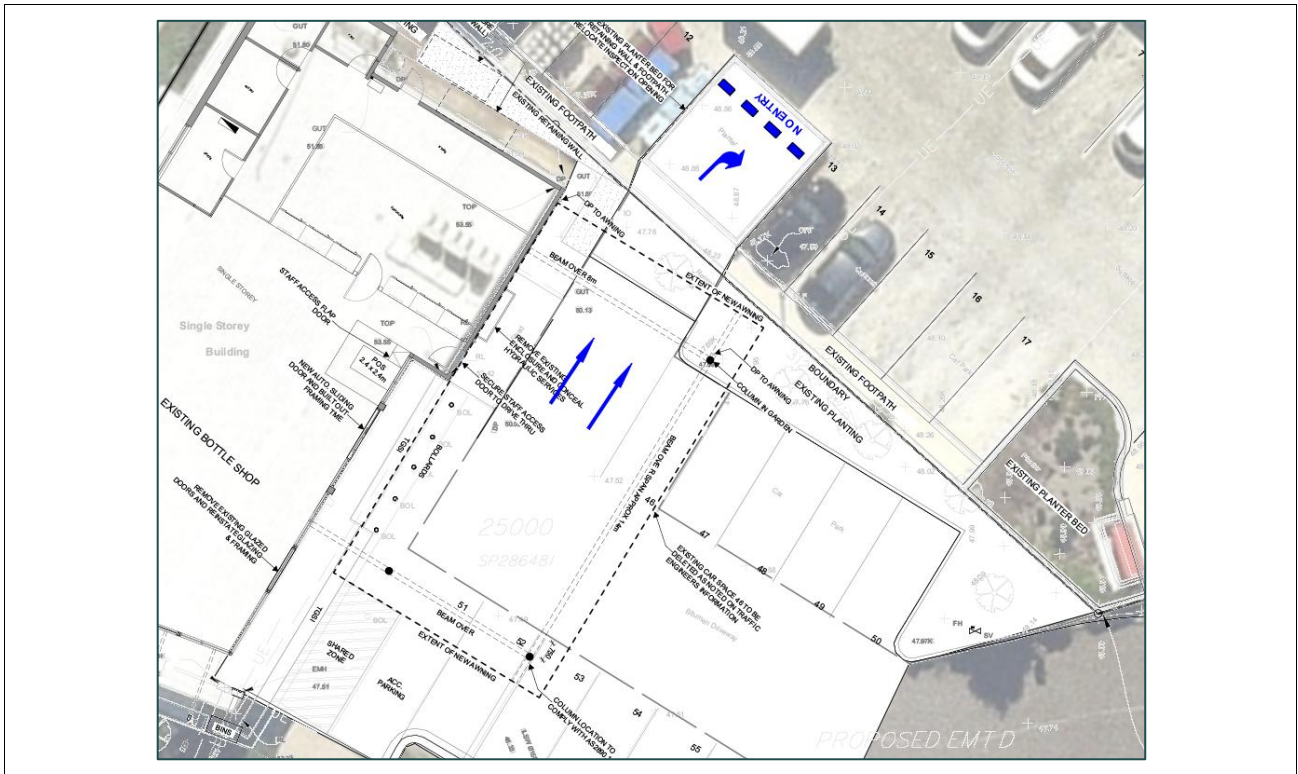
3.3.2 Drive Thru Facility

The proposed Drive Thru Facility accommodates a carriageway width of 4.5m to 5.0m along the extent, in which the proposed Drive Thru Facility will allow the capability to accommodate two (2) vehicles at once.

This is demonstrated on the swept path assessment (provided at **Appendix B**) which confirms that two (2) vehicles can utilise the Drive Thru Facility at the same time.

Furthermore, Modus recommends the line marking as illustrated on Figure 3-1 be implemented to manage traffic movements to and from the Drive Thru Facility.

Figure 3-1 Modus Recommended Line Marking



3.4 Servicing

As informed by the client, the largest service vehicle required for the development will be an SRV.

Modus has undertaken a swept path assessment (provided at **Appendix B**) confirming that a SRV can safely and efficiently manoeuvre to, within and from the proposed Drive Thru Facility. Additionally, the proposed Drive Thru Facility will ensure a minimum height clearance of 4.5m in accordance with Australian Standards AS2890.2

To ensure conflicts with private vehicles and service vehicles are reduced, it is recommended that all SRV servicing occurs outside peak operational periods when the Drive Thru Facility is vacant.

On this basis, the proposed servicing arrangements are considered acceptable.

3.5 Traffic Generation

As part of the proposed development, it is noted that no increases in floor area associated with the existing building is proposed. On this basis, it is envisioned that the proposed Drive Thru Facility will not generate any considerable increase in traffic volumes compared to those associated with the existing Supercellars Flagstone Tavern use.

4 Summary

Therefore, Modus is of the opinion that the proposed development is acceptable from a traffic engineering perspective and will not have a substantial impact on the safety or efficiency of the external road network.

Should there be any issue with the above, please contact the undersigned.

Yours sincerely,



MODUS TRANSPORT AND TRAFFIC ENGINEERING

Harj Singh
Executive Director (RPEQ 22364)

APPENDIX A

Development Plans

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1666

Date: 14/11/2025



Approval no: DEV2025/1666
Date: 14/11/2025

[illegible]

CHECKED	SB	No. IN SET	3
---------	----	------------	---

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1666
Date: 14/11/2025



AMENDED IN RED

By: Carly Prenzler
Date: 14/11/2025



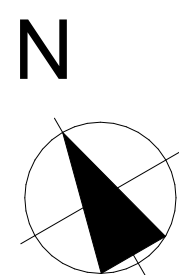
COPYRIGHT OF ALCHEMY CONSULTING PTY LTD
(ABN 32 637 668 467)

THIS DRAWING ALWAYS REMAINS THE COPYRIGHT OF ALCHEMY CONSULTING AND SHALL NOT BE USED OTHER THAN FOR THE PROJECT INTENDED WITHOUT WRITTEN AUTHORITY.
LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY AND SHALL BE VERIFIED ON SITE BEFORE CONSTRUCTION COMMENCES.
USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE.
VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION COMMENCES.

LEGEND

NOTE

ALSO REFER TO MODUS ENGINEERING (TRAFFIC) AND BARTLEY BURNS (PLANNING) INFORMATION RELATING TO THIS PROPOSAL



REV	DESCRIPTION	DATE
P1	PRELIMINARY ISSUE	10/06/25
P2	ISSUE FOR COMMENT	23/06/25
	ISSUE FOR OWNER APPROVAL	26/06/25
	ISSUE FOR EDD APPROVAL	
A	REVISED FOR EDD SUBMISSION	07/07/25

ALCHEMY
CONSULTING PTY LTD

ARCHITECTURE • ACCESSIBILITY
T 0402125203
E stevenbayer@alchemyptyltd.com
W www.alchemyptyltd.com

PROJECT
Proposed Awning

CLIENT
Redcape Hospitality

SITE
Lots 25010 & 25000 on SP 286481
Corner Gates Rd & Homestead Dr.
Flagstone

DRAWING
PART SITE / FLOOR PLAN

JOB NO
25-07

SCALES 1:100 @ A1

DATE 5/07/2025

DRAWN BC

CHECKED SB

SHEET NO

EDQ02

REV

A

No. IN SET

3

Approval no: DEV2025/1666
Date: 14/11/2025



ALSO REFER TO MODUS ENGINEERING
(TRAFFIC) AND BARTLEY BURNS (PLANNING)
INFORMATION RELATING TO THIS PROPOSAL

ALCHEMY
CONSULTING PTY LTD

ARCHITECTURE • ACCESSIBILITY

T 0402125203
E stevenbayer@alchemyptyltd.com
W www.alchemyptyltd.com

--	--

APPENDIX B

Swept Path Assessment

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1666

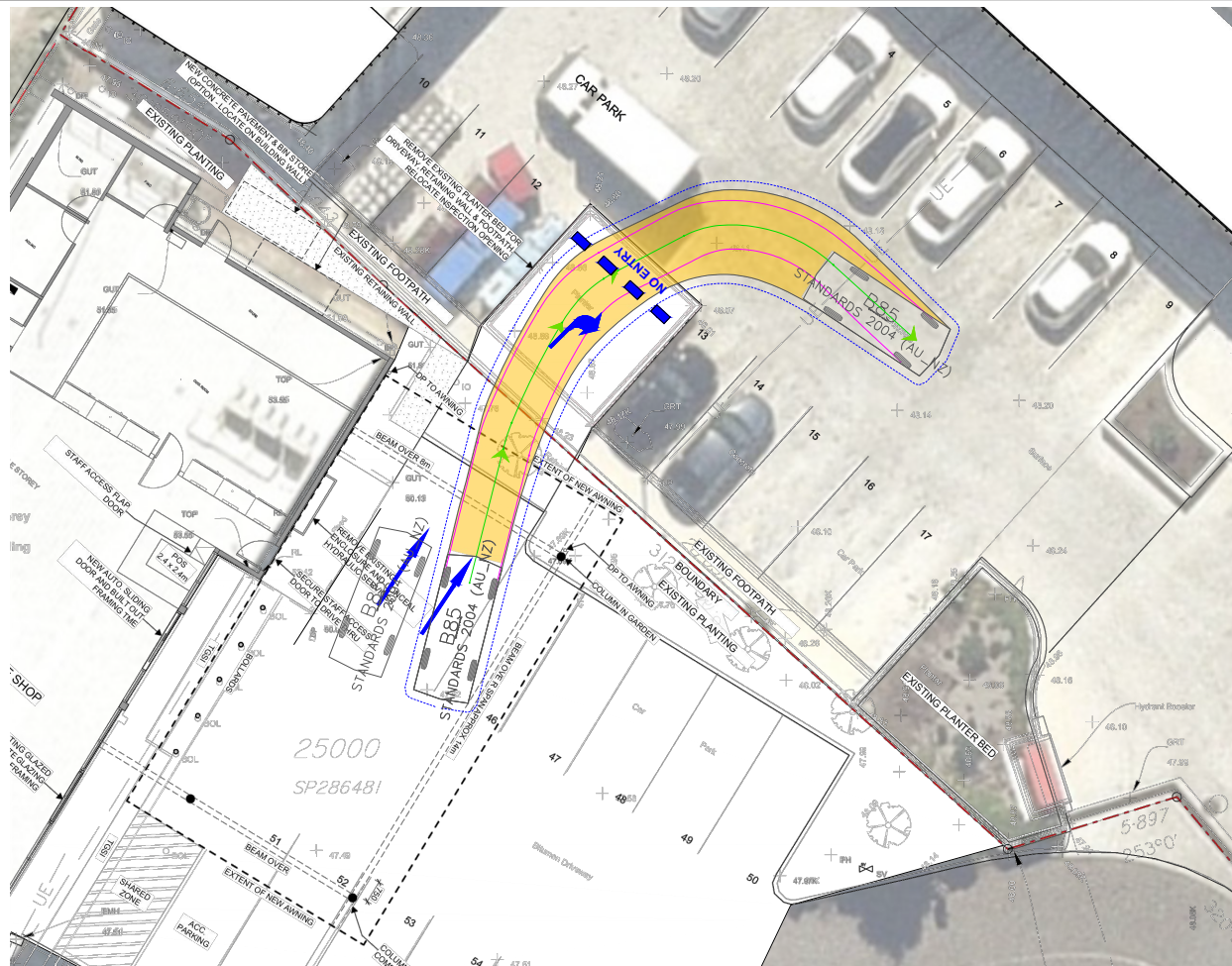
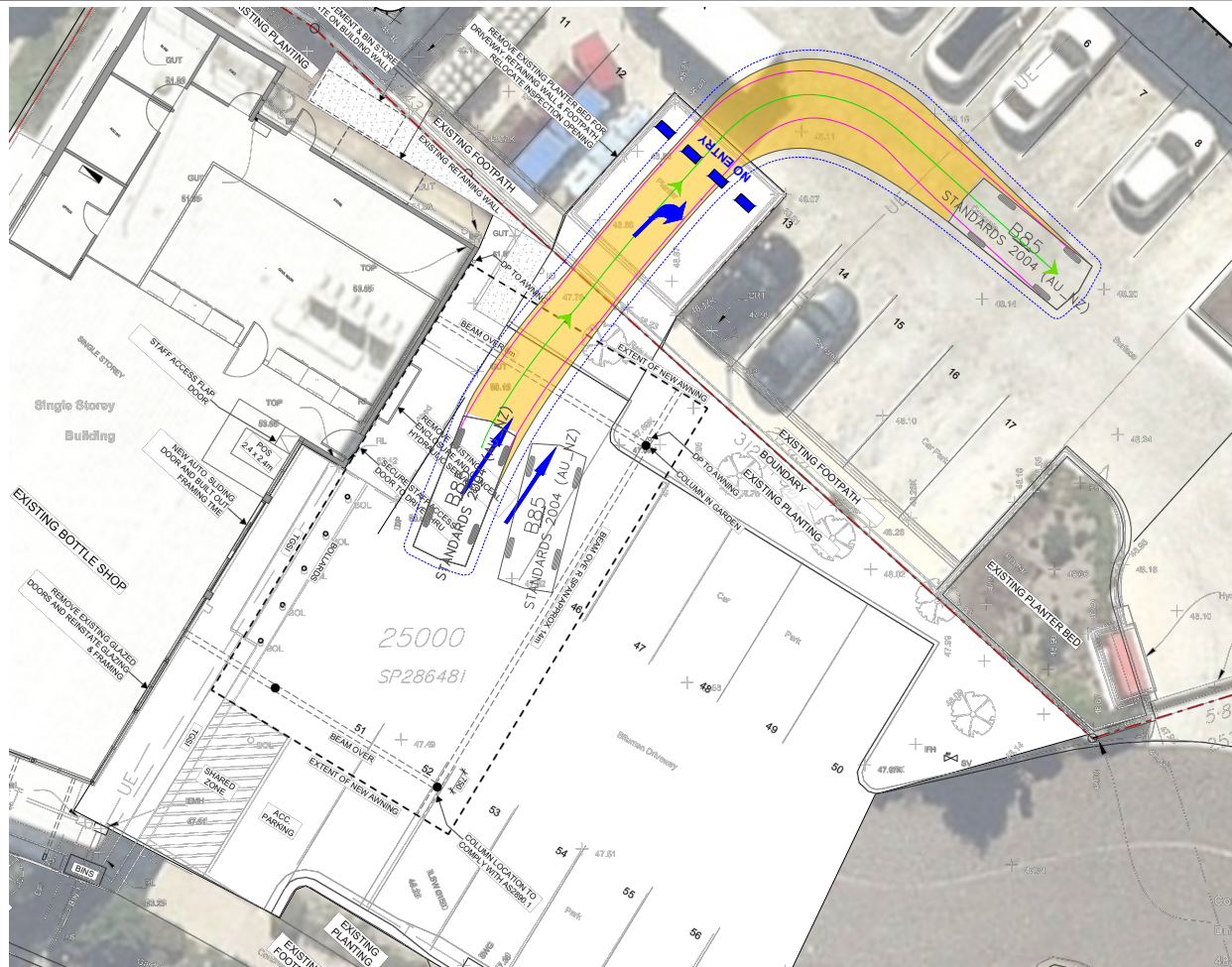
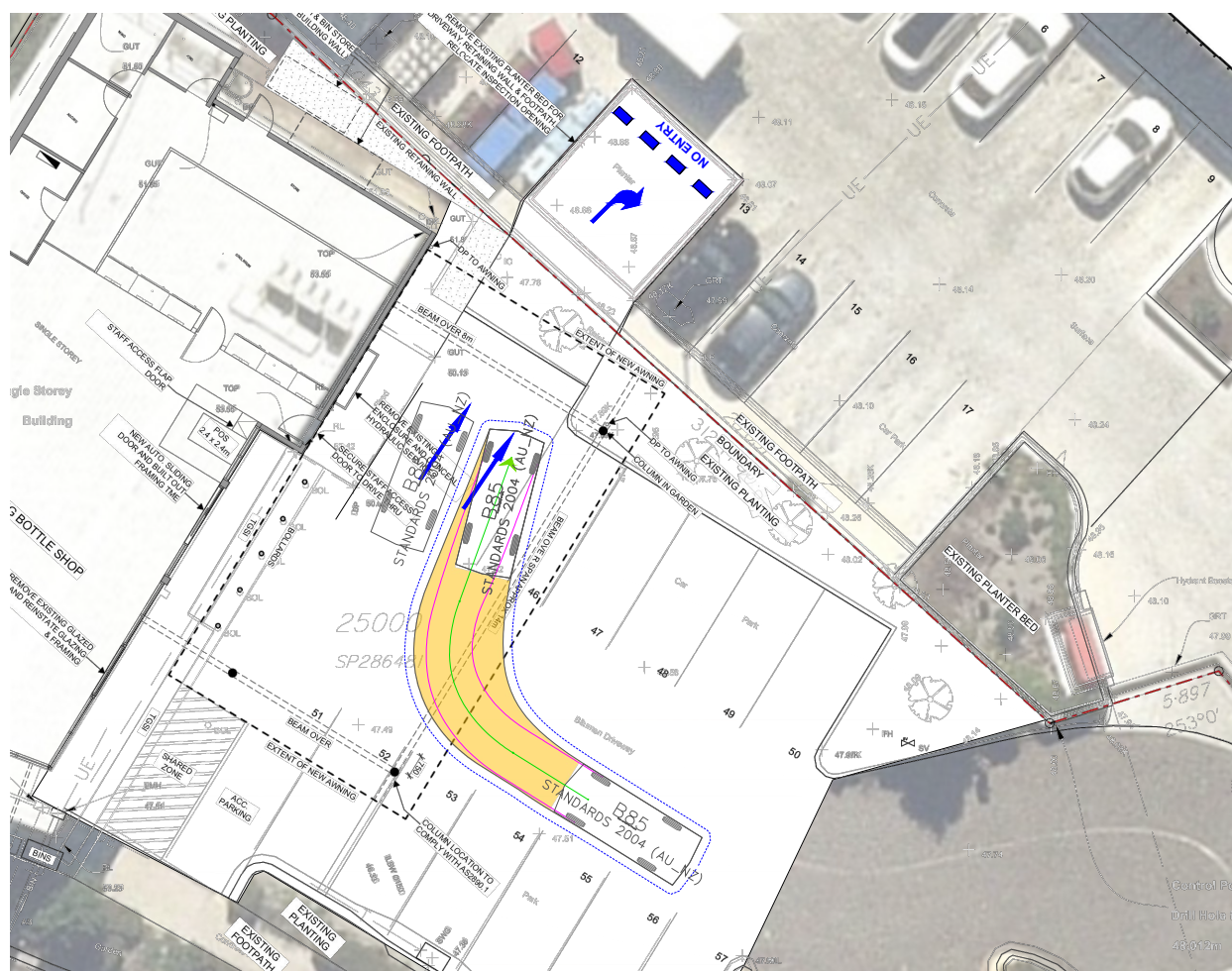
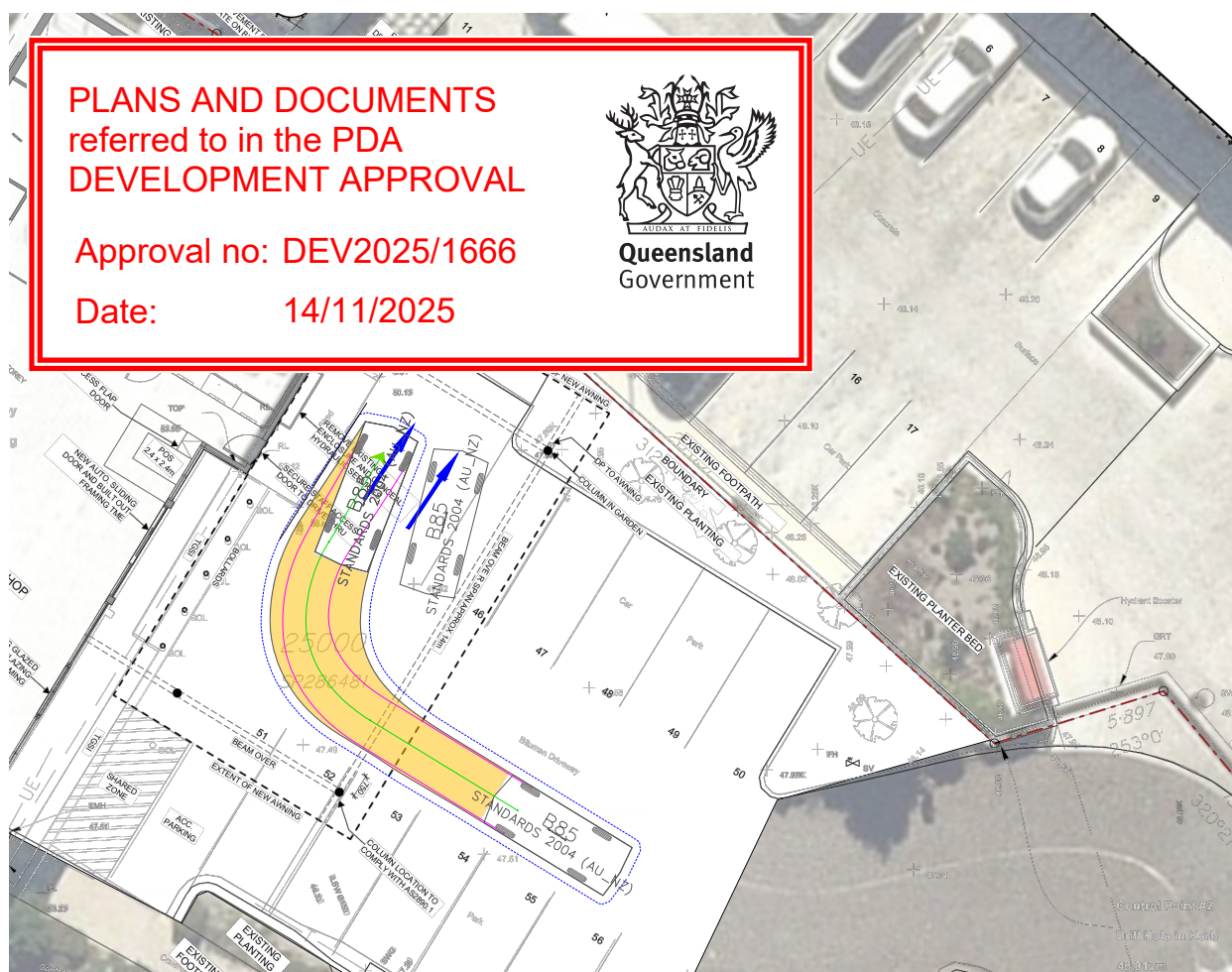
Date: 14/11/2025



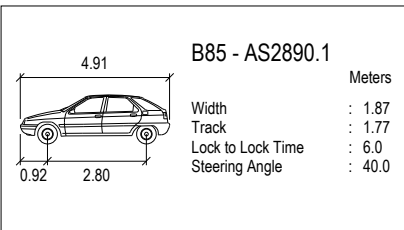
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1666

Date: 14/11/2025

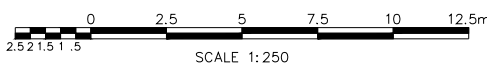


VEHICLE USED IN SIMULATION



SWEPT PATH LEGEND

- VEHICLE BODY
- FRONT TIRES
- VEHICLE PATH
- VEHICLE CLEARANCE (300mm)
- VEHICLE CLEARANCE (600mm)
- VEHICLE
- 5KM/H DESIGN SPEED



PROJECT

242 HOMESTEAD DRIVE

CLIENT

REDCAPE HOTEL GROUP

DRAWING TITLE

B85 SWEPT PATH
ASSESSMENT

DRAWING NUMBER

MOD24774QLD - SK01

DATE

8 JULY 2025

REVISION

C

REV	DRAWN BY	APPROVED	DATE	AMENDMENT DETAILS

MODUS
Transport and Traffic Engineering

ABN 49 668 863 269
310 Edward Street, BRISBANE CITY QLD 4000
T: 1300 606 408 E: marketing@moduseng.com.au
W: www.modusengineering.com.au

PRELIMINARY ADVICE ONLY

NOT TO BE USED FOR CONSTRUCTION

MODUS ENGINEERING ALL RIGHTS RESERVED. THIS DOCUMENT IS PRODUCED BY MODUS ENGINEERING SOLELY FOR THE BENEFIT OF AND USE BY THE CLIENT IN ACCORDANCE WITH THE TERMS OF THE RETAINER. MODUS ENGINEERING DOES NOT AND SHALL NOT ASSUME ANY RESPONSIBILITY OR LIABILITY WHATSOEVER TO ANY THIRD PARTY ARISING OUT OF ANY USE OR RELIANCE BY THIRD PARTY ON THE CONTENT OF THIS DOCUMENT.

GENERAL NOTES:

- PRELIMINARY DESIGN ISSUED FOR COMMENT ONLY.
- ALL DIMENSIONS ARE PROVIDED IN METERS UNLESS NOTED OTHERWISE.

Harj Singh
Director
RPEQ 22364

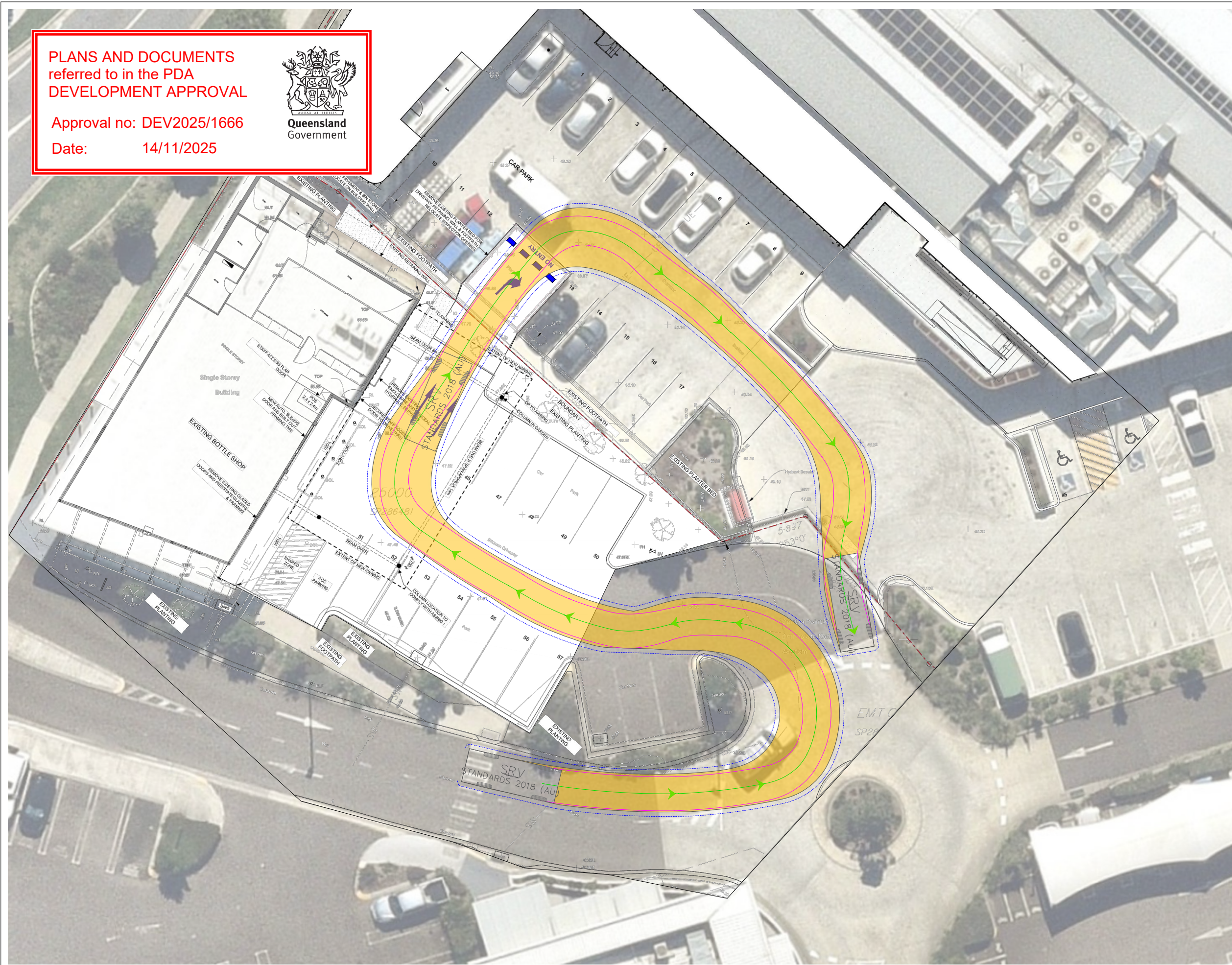
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1666

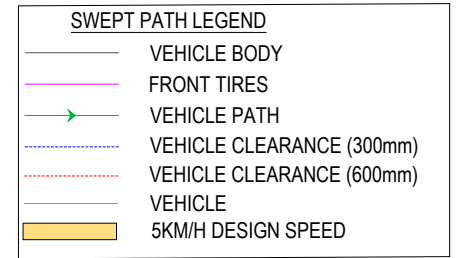
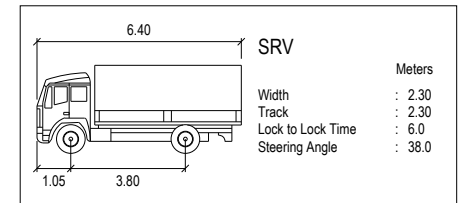
Date: 14/11/2025



Date: 14/11/2025



VEHICLE USED IN SIMULATION



PROJECT

242 HOMESTEAD DRIVE

CLIENT

REDCAPE HOTEL GROUP

DRAWING TITLE

SRV SWEEP PATH ASSESSMENT

DRAWING NUMBER

MOD24774QLD - SK02

[illegible]

MODUS
Transport and Traffic Engineering

ABN 49 668 863 269
310 Edward Street, BRISBANE CITY QLD 4000
T: 1300 606 408 E: marketing@moduseng.com.au
W: www.modusengineering.com.au

PRELIMINARY ADVICE ONLY
NOT TO BE USED FOR CONSTRUCTION

MODUS ENGINEERING ALL RIGHTS RESERVED. THIS DOCUMENT IS PRODUCED BY MODUS ENGINEERING SOLELY FOR THE BENEFIT OF AND USE BY THE CLIENT IN ACCORDANCE WITH THE TERMS OF THE RETAINER. MODUS ENGINEERING DOES NOT AND SHALL NOT ASSUME ANY RESPONSIBILITY OR LIABILITY WHATSOEVER TO ANY THIRD PARTY ARISING OUT OF ANY USE OR RELIANCE BY THIRD PARTY ON THE CONTENT OF THIS DOCUMENT.

GENERAL NOTES:

- 1.PRELIMINARY DESIGN ISSUED FOR COMMENT ONLY.
2.ALL DIMENSIONS ARE PROVIDED IN METERS UNLESS NOTED OTHERWISE.

Harj Singh
Director
RPEQ 22364

ABN 49 668 863 269
310 Edward Street, BRISBANE CITY QLD 4000
T: 1300 606 408 E: marketing@moduseng.com.au
W: www.modusengineering.com.au