

Leila Torrens
Manager
Development Services
Economic Development Queensland

Ref: 1624
10 June 2026

Issued via email: ricardo@projectsanddesigns.com.au

Dear Leila

Mixed Industry and Business Development – 101 Wongawallan Drive, Yarrabilba RFI Response

Amber Organisation was previously engaged by Projects and Designs Engineers to prepare a Traffic Impact Assessment (TIA) dated 28 April 2026 in support of the Development Application (DA) for the Material Change of Use for Medium Impact Industry located at 101 Wongawallan Drive, Yarrabilba (the site).

Economic Development Queensland (EDQ) has subsequently issued an Information Request (RFI) dated 3 June 2026, with item 1 stated as follows:

“Amend Appendix 3 – Traffic Assessment to ensure compliance with LCC Schedule 6 Planning scheme policies SC6.2.5 Infrastructure Part 3 Standards, figure 3.4.5.1.1. This notes a minimum 6m clearance between intersection Tangent point and edge of driveway. Alternatively an amendment in red can be included in the report to address this matter.”

This was addressed in Section 5.1 of the TIA with the relevant excerpt copied in as follows:

It is noted that the proposed entry-only crossover is located along the continuing leg of a T-intersection (Jobs Circuit) which is designated as a prohibited zone for vehicular access based on the ‘Yarrabilba MIBA Precinct 2A & Part of Precinct 5 Plan of Development’ (dated 19 December 2023) as well as Figure 3.1 of AS/NZS 2890.1:2004. The location of the proposed entry-only crossover is considered acceptable in this case for the following reasons:

- The crossover is limited to entry-only movements, which is considered a low-risk addition to the intersection for the following reasons:
 - Vehicles approaching the site from the south would turn left without any additional potential vehicle conflict points.
 - Vehicles approaching the site from the north would turn right, giving way only to vehicles traveling in the opposite direction, which would function the same outside of a T-intersection arrangement.
 - A clear hold line is line-marked for vehicles exiting Jobs Circuit which would give way to vehicles traveling along Wongawallan Drive, including vehicles entering the site.
 - Clear priority-control is provided on all approaches.



- The minor road opposite the entry-only crossover, Jobs Circuit, would have comparatively minimal traffic volumes as it serves as a local access for the relatively small number of lots within the vicinity and does not provide for through movements to other catchments.
- It is considered impractical to provide both accessways (entry and exit) at the southeast corner of the site as they would conflict with the constructed pedestrian crossing outstand. There is sufficient frontage within this section only for a single one-way crossover.

Accordingly, the access arrangements for the site are considered acceptable.

If you have any questions, please feel free to contact the undersigned.

Yours sincerely

Amber Organisation

Rico Kobelt
Traffic Engineer

Oliver Mihaila
Associate

[illegible]

WONGAWALLAN

DRIVE

Suggest adding right arrows as well, as this aisle can accommodate two-way vehicle movement.

EXIT
~~ENTRY~~

ENTRANCE
~~EXIT~~

- Suggest cutting back landscaping to allow for HRV movements. Minimum extent required indicated in red.

SEE DIAGRAM

DIAGRAM B

Can add more landscaping here (refer Sheet 13)

6 PARKING SPACES
(22 REQUIRED)

17 PARKING SPACES (22 REQUIRED)

STANDING BAY

- Mirror HRV standing bay and staff allocated spaces

Note: Assumes Entry and Exit crossovers are swapped

Mixed Industry And Business Development

Lot 27 Wongawallan Drive, Yarrabilba
Swept Path Assessment



DRAWN: RK

DATE: 02/07/2026

DWG NO: 1624 S04/

SCALE at A3: 1:200

SCALE at A3: 1:200

Amber 00

Amber 00

00

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

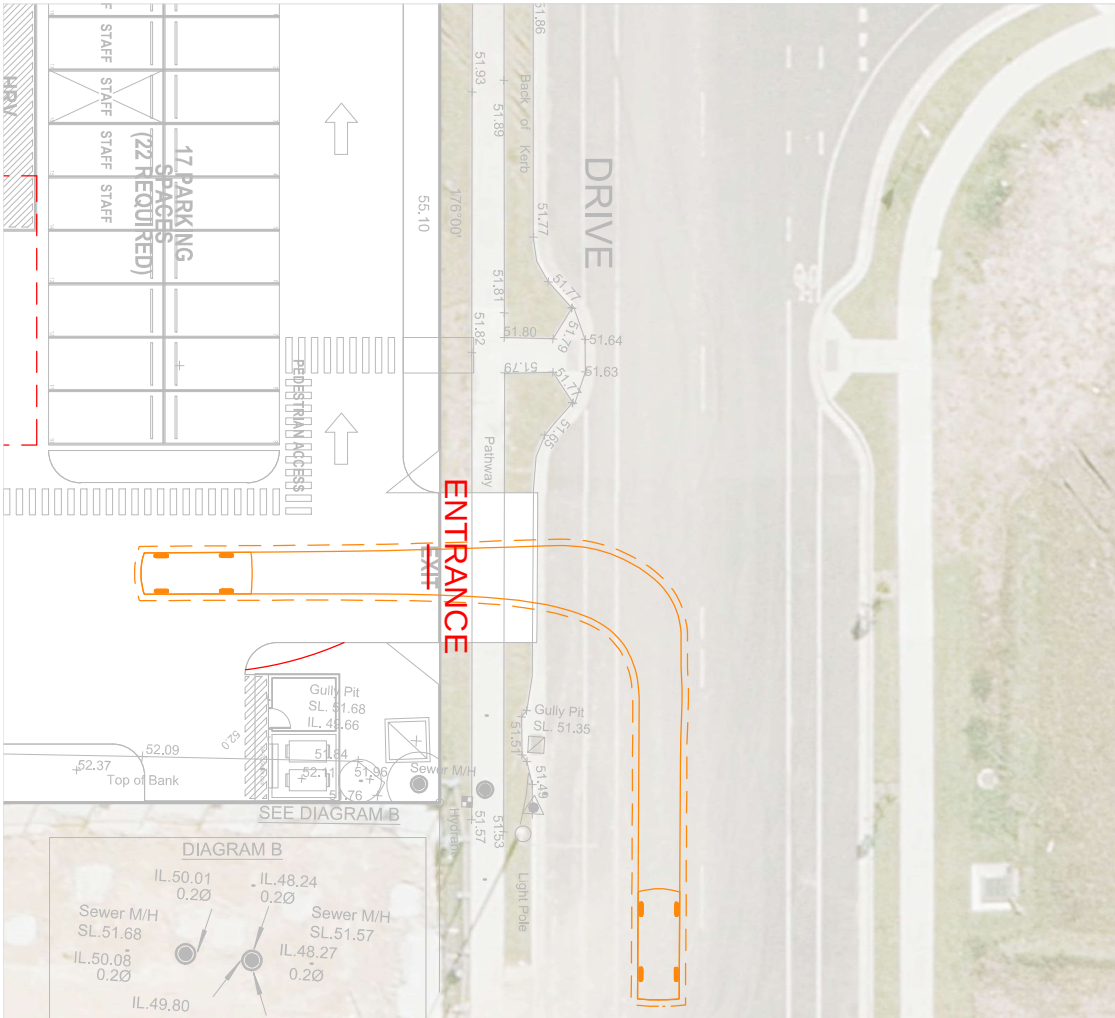
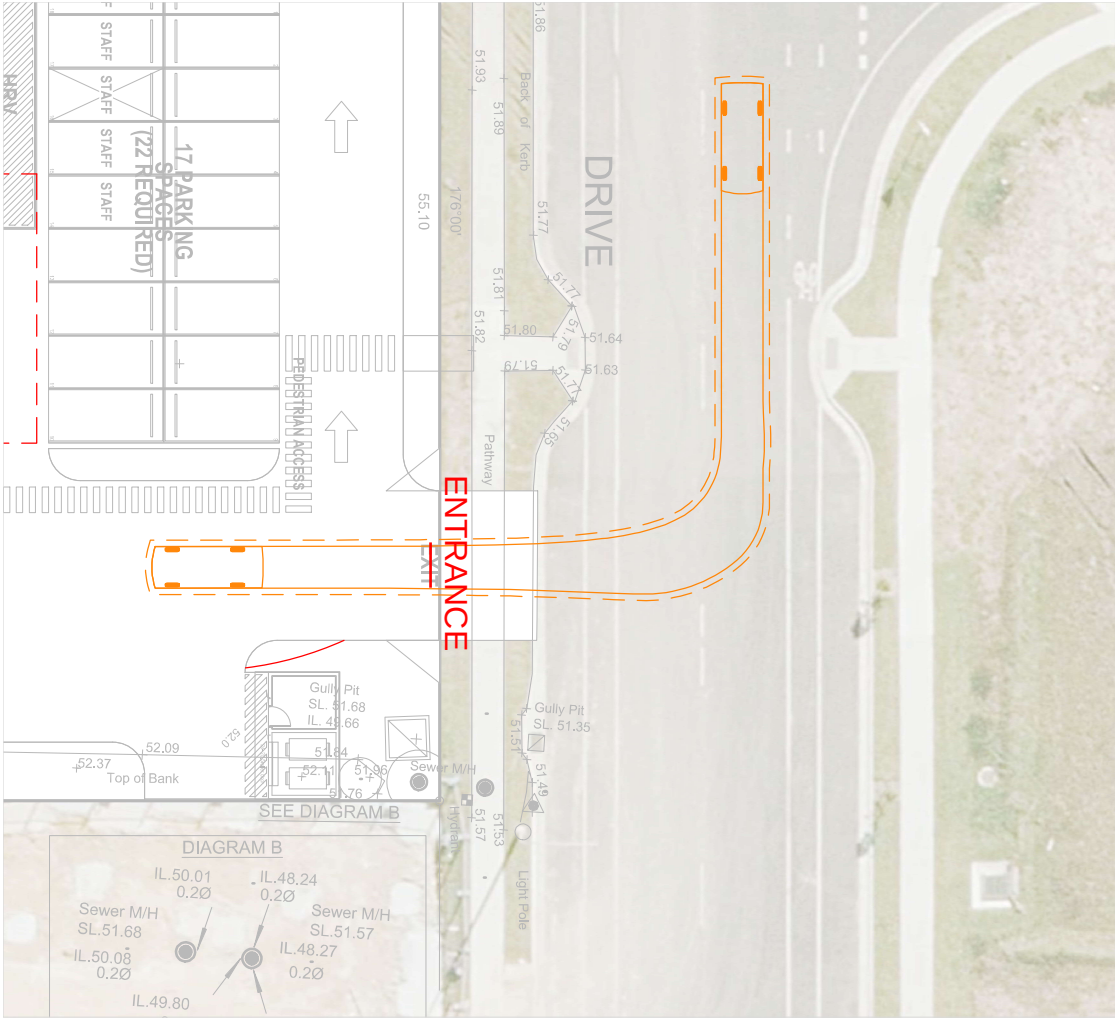
Approval no: DEV-2026-FLA-4774
Date: 13 August 2026

AMENDED IN RED

By: Ali Rizayee
Date: 5 August 2026

Queensland
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Entry and exit crossovers to be swapped

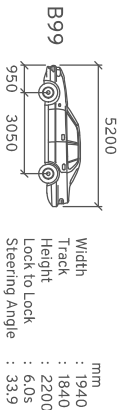


Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h



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Mixed Industry And Business Development

Lot 27 Wongawallan Drive, Yarrabilba

Swept Path Assessment

DRAWN: RK

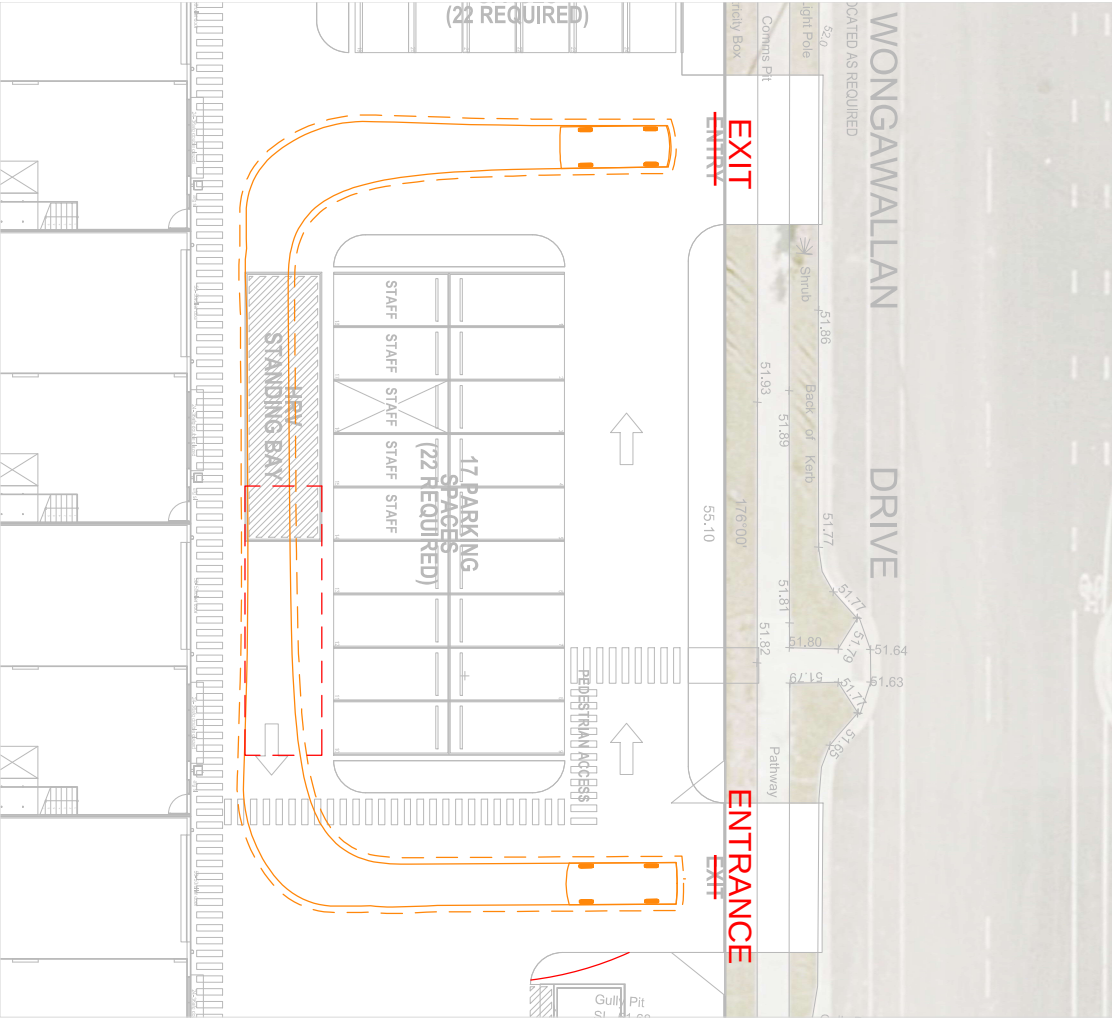
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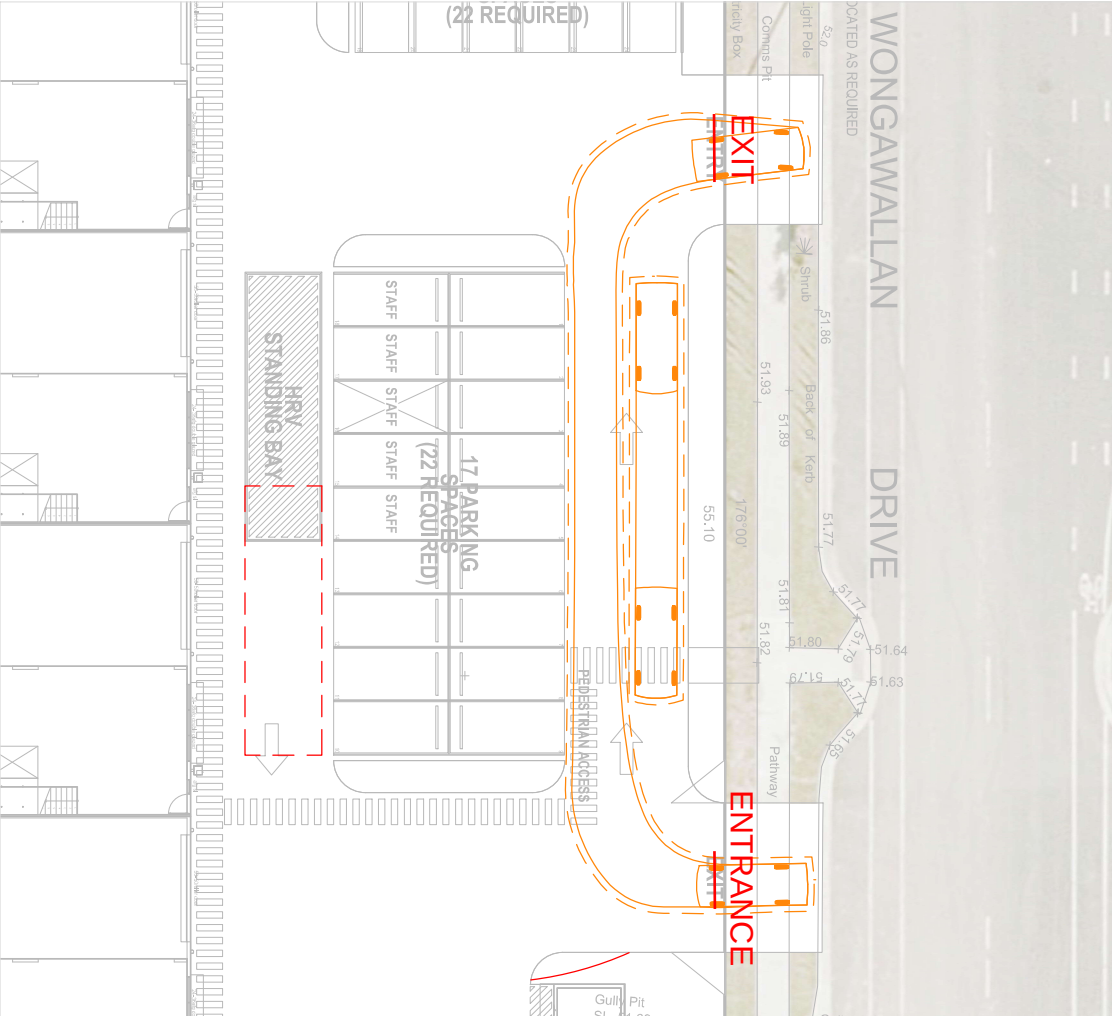
SCALE at A3: 1:250

Amber 01

Entry and exit crossovers to be swapped



B99 Internal Turning Manoeuvre



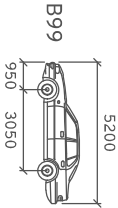
B99 Internal Turning Manoeuvre

Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h



Width	: 1940	mm
Track	: 1840	
Height	: 2200	
Lock to Lock	: 6.05	
Steering Angle	: 33.39	

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Mixed Industry And Business Development

Lot 27 Wongawallan Drive, Yarrabilba

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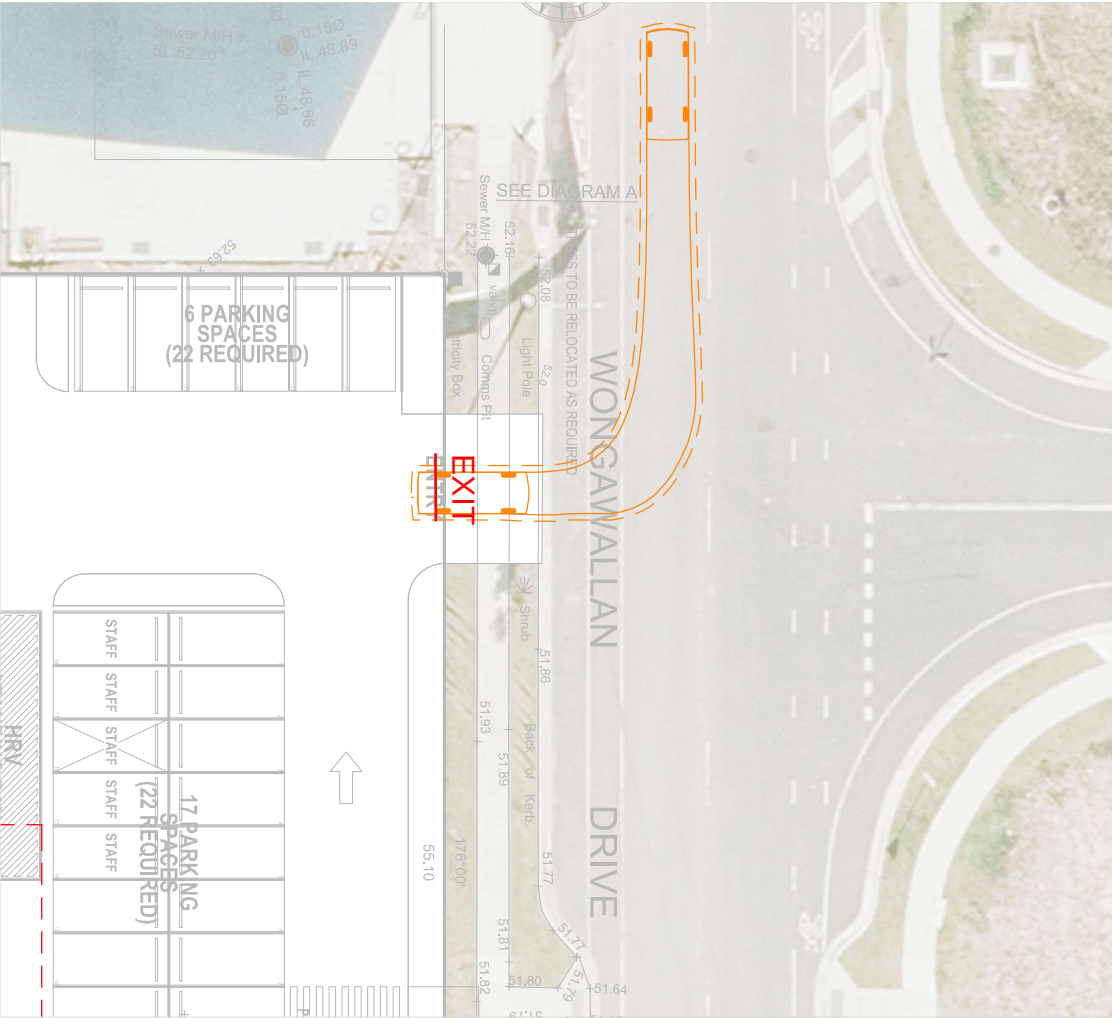
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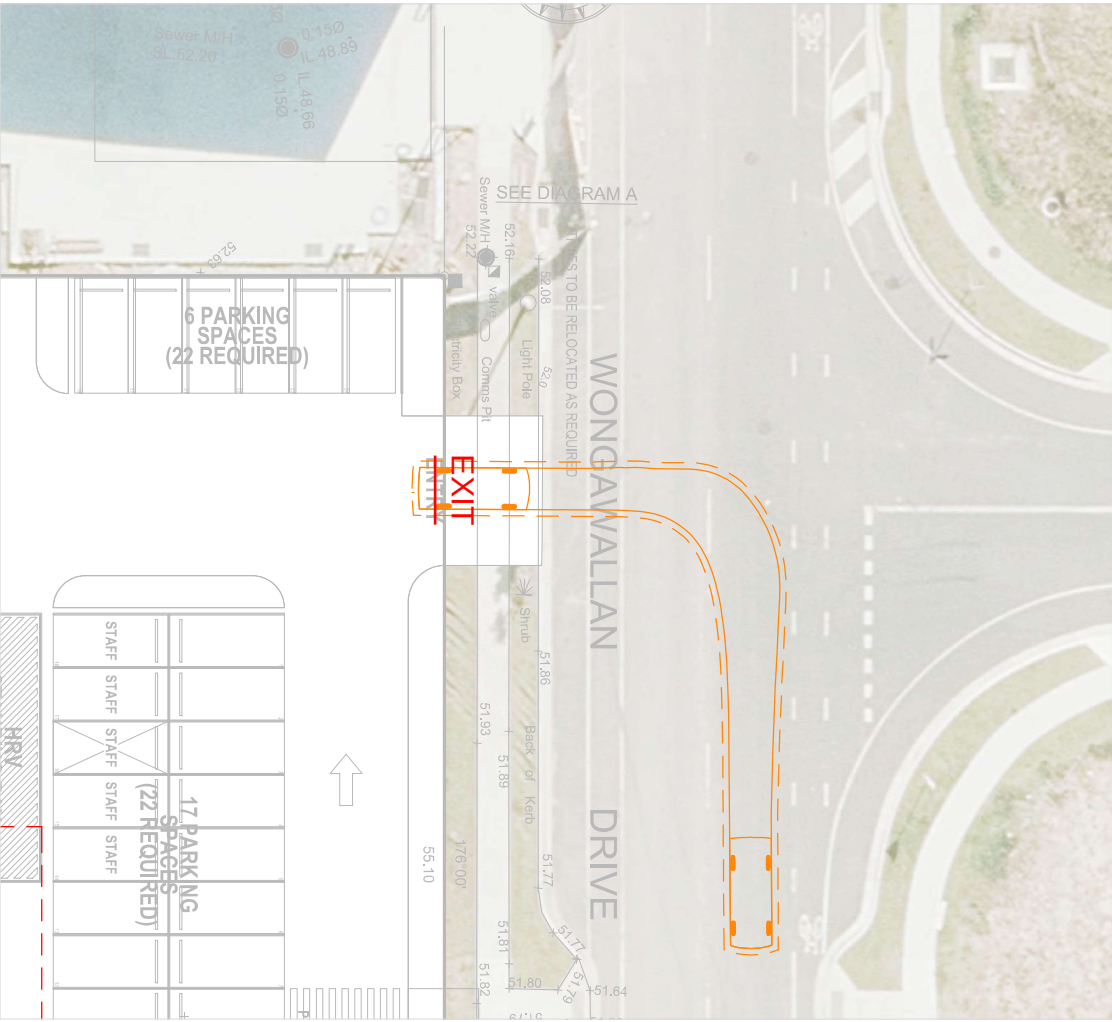
SCALE at A3: 1:250

Amber 02

Entry and exit crossovers to be swapped



Exit Manoeuvre



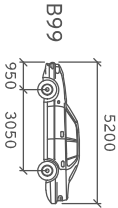
Exit Manoeuvre

Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h



Width	: 1940	mm
Track	: 1840	
Height	: 2200	
Lock to Lock	: 603	
Steering Angle	: 33.9	

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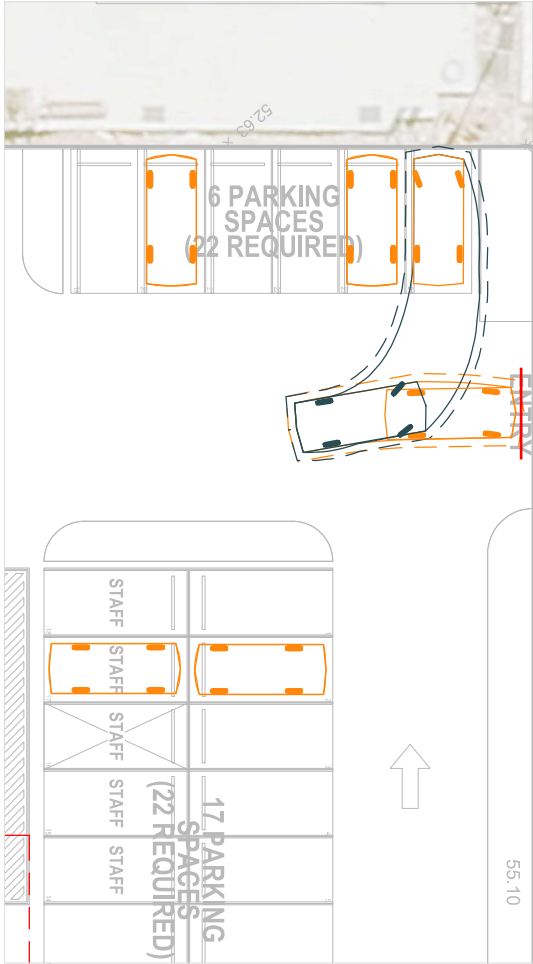
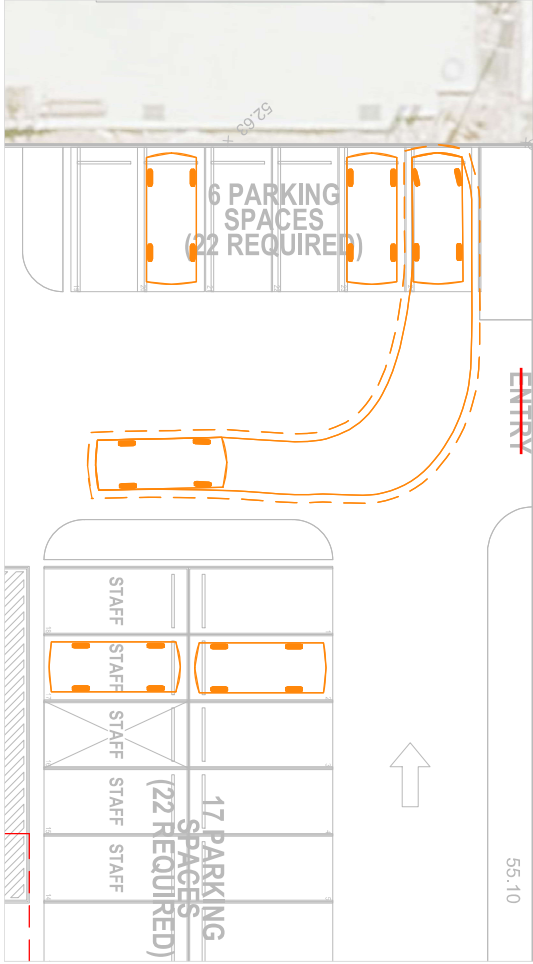
Mixed Industry And Business Development
Lot 27 Wongawallan Drive, Yarrabilba
Swept Path Assessment

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DATE: 02/07/2026
DWG NO: 1624 S04A
SCALE at A3: 1:250

EXIT

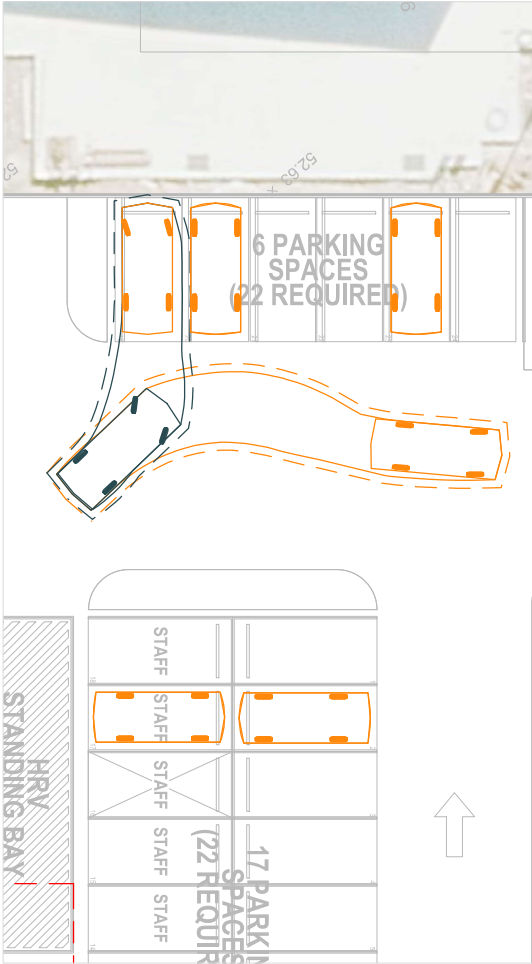
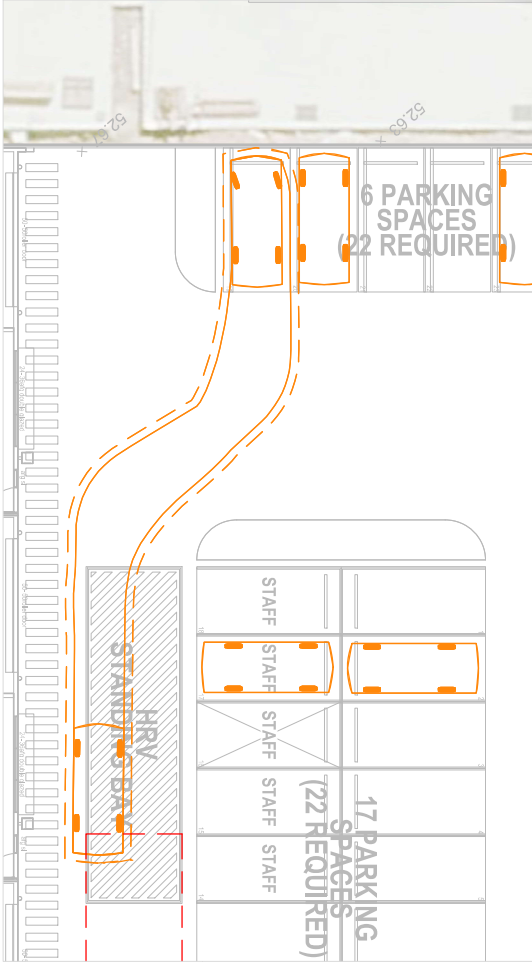
Entry and exit crossovers to be swapped

EXIT



Entry Manoeuvre

Exit Manoeuvre



Entry Manoeuvre

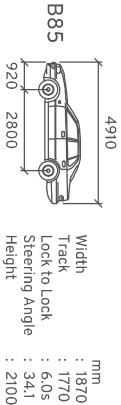
Exit Manoeuvre

Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h



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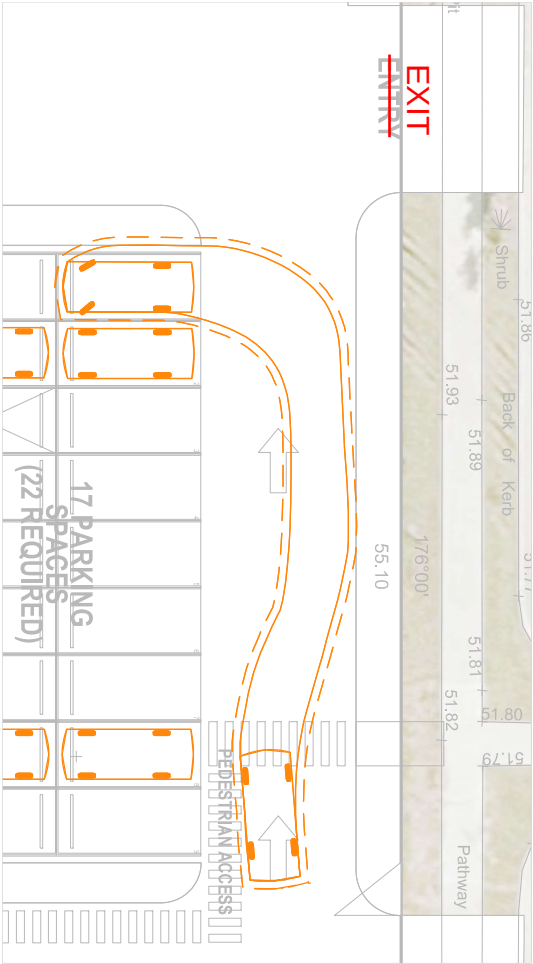


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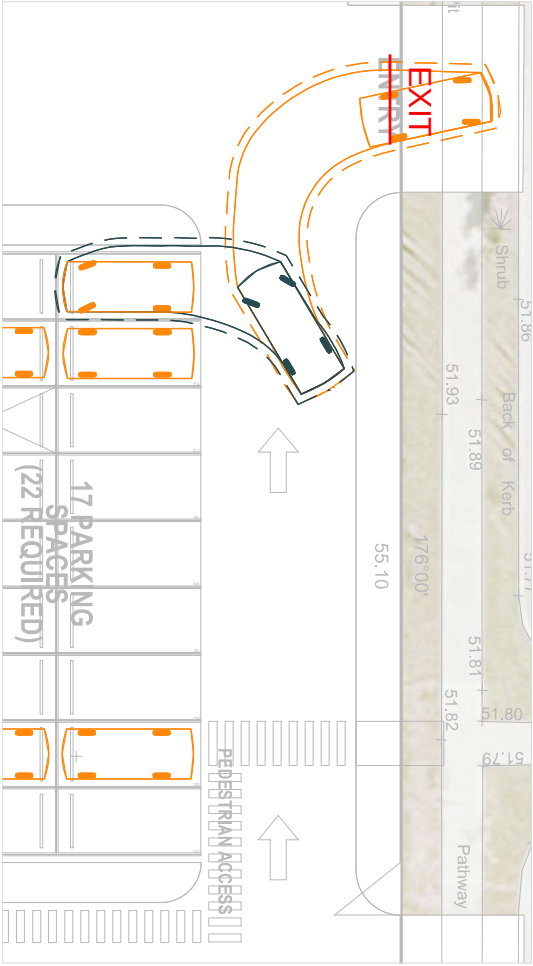
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DATE: 02/07/2026
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SCALE at A3: 1:200

Amber 04

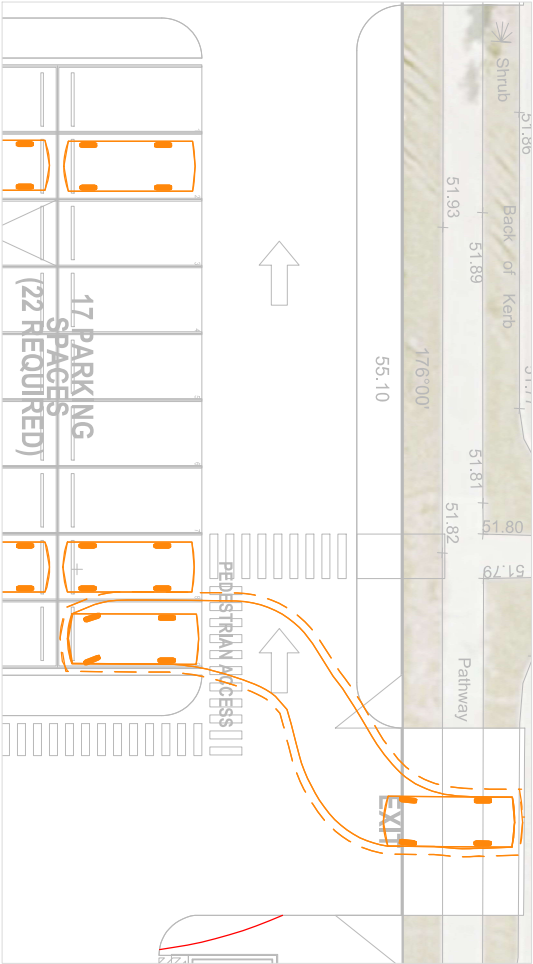
Entry and exit crossovers to be swapped



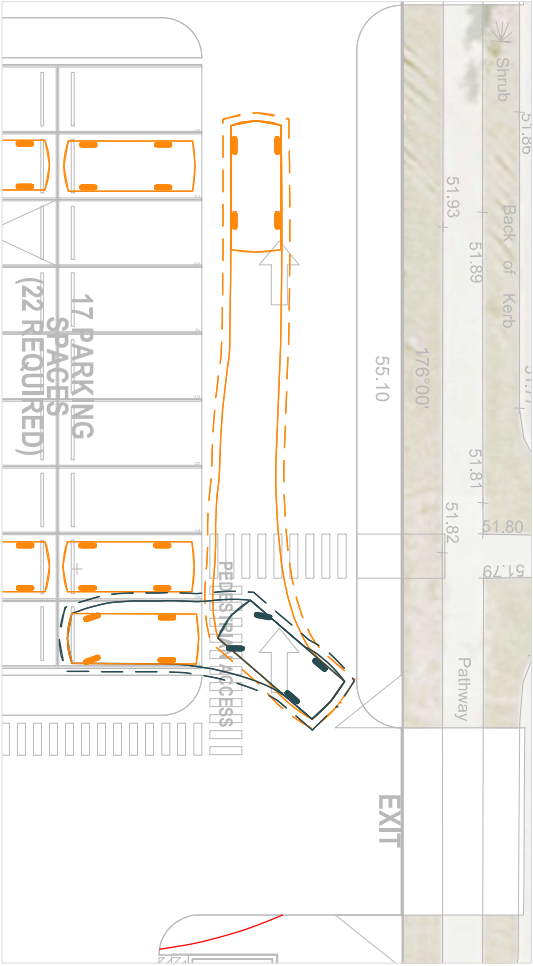
Entry Manoeuvre



Exit Manoeuvre



Entry Manoeuvre



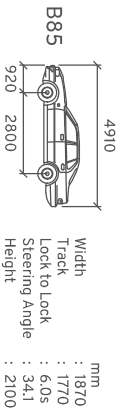
Exit Manoeuvre

Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h



PLANS AND DOCUMENTS referred to in the POA DEVELOPMENT APPROVAL

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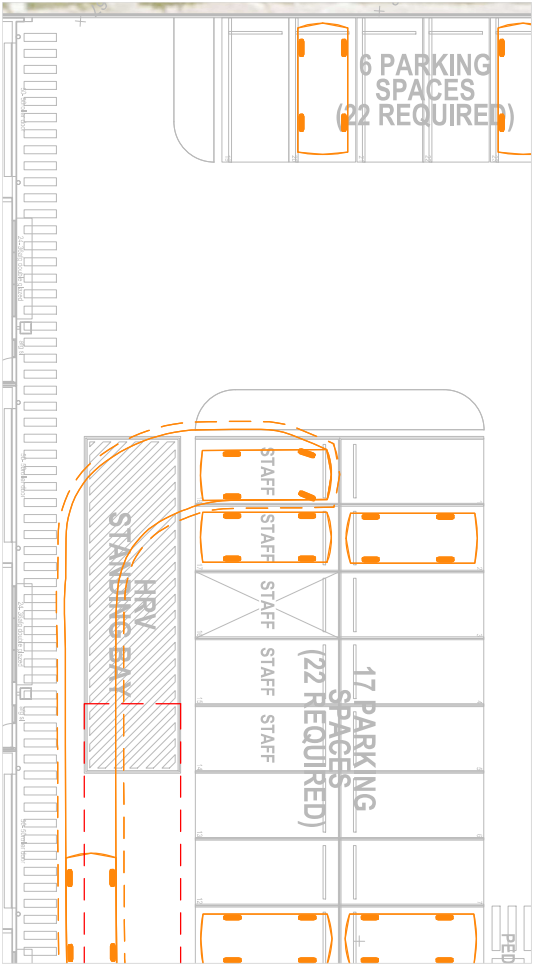


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Lot 27 Wongawallan Drive, Yarrabilba
Swept Path Assessment

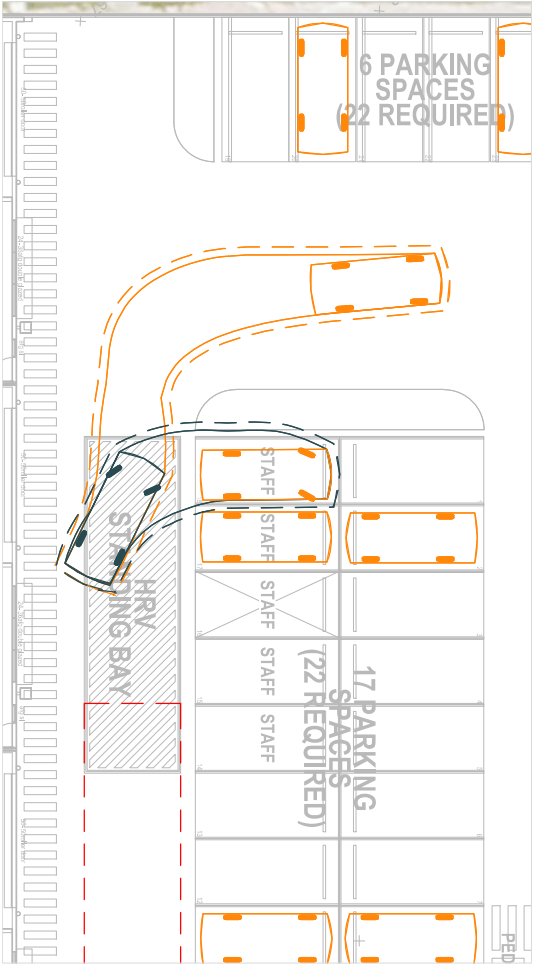
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SCALE at A3: 1:200

Amber 05

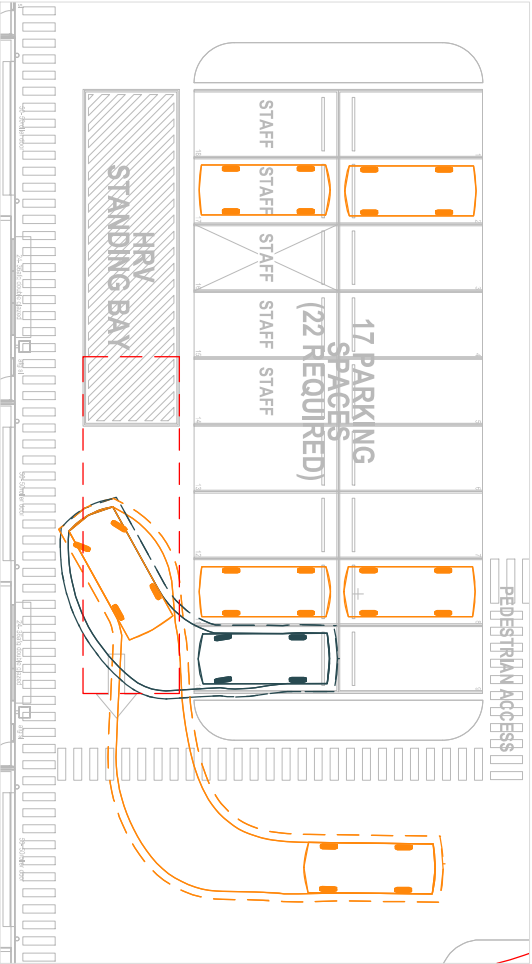
Entry and exit crossovers to be swapped



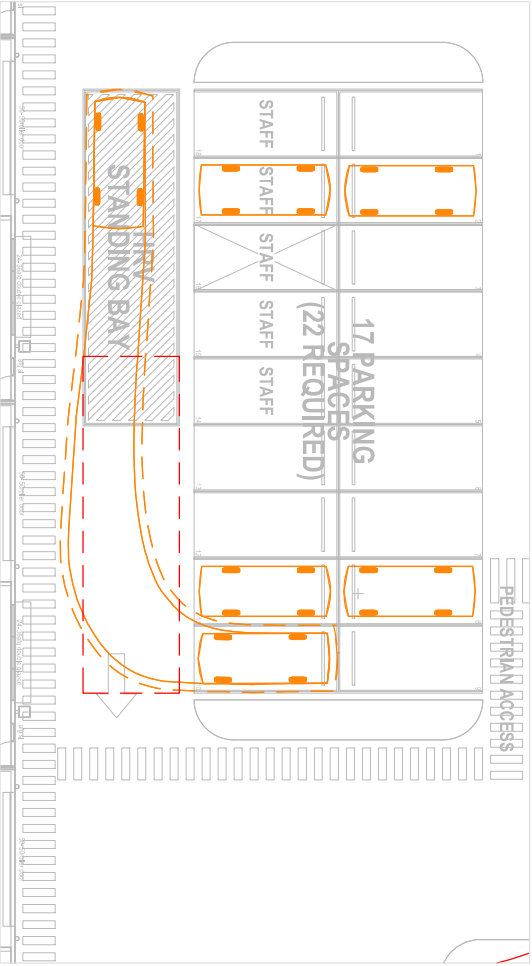
Entry Manoeuvre



Exit Manoeuvre



Entry Manoeuvre



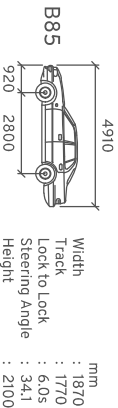
Exit Manoeuvre

Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h



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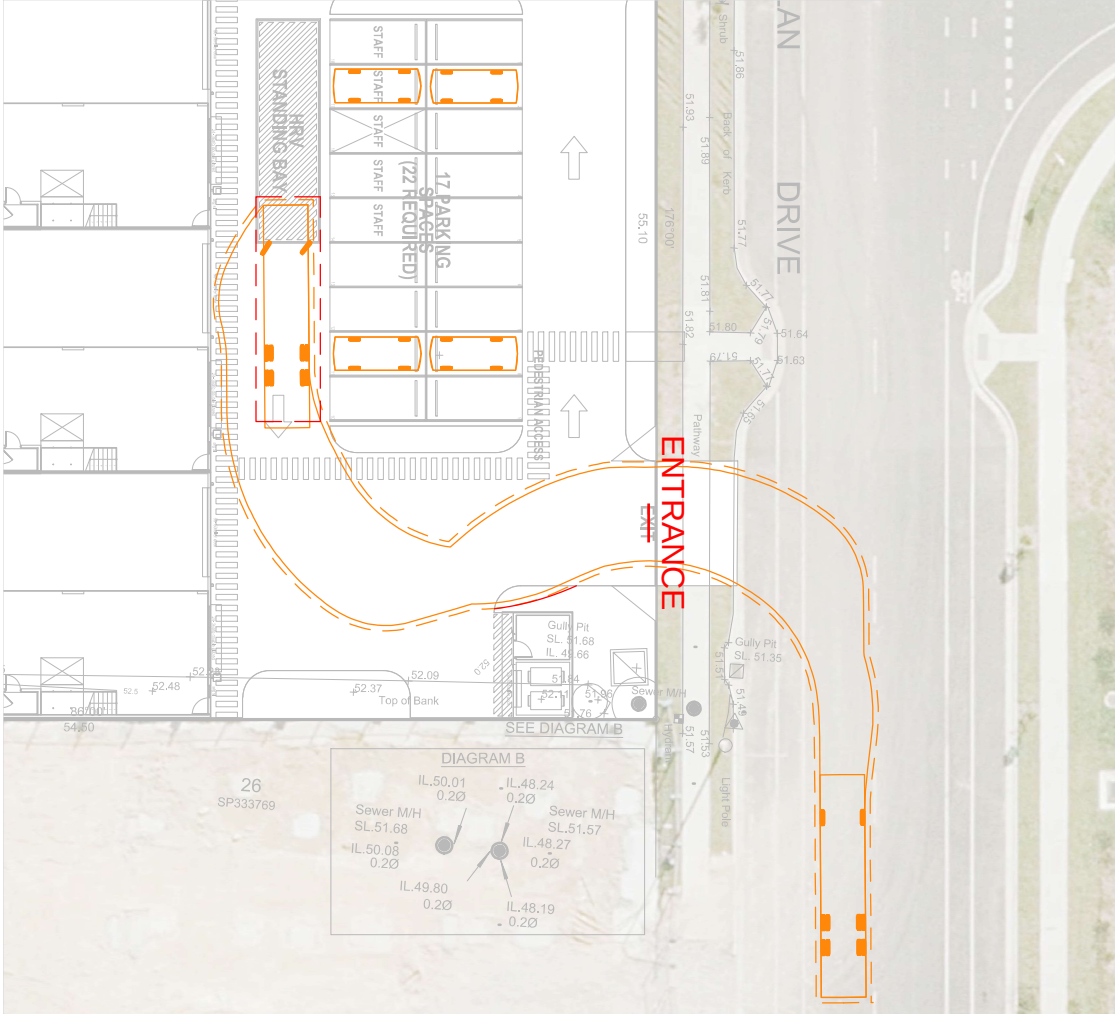
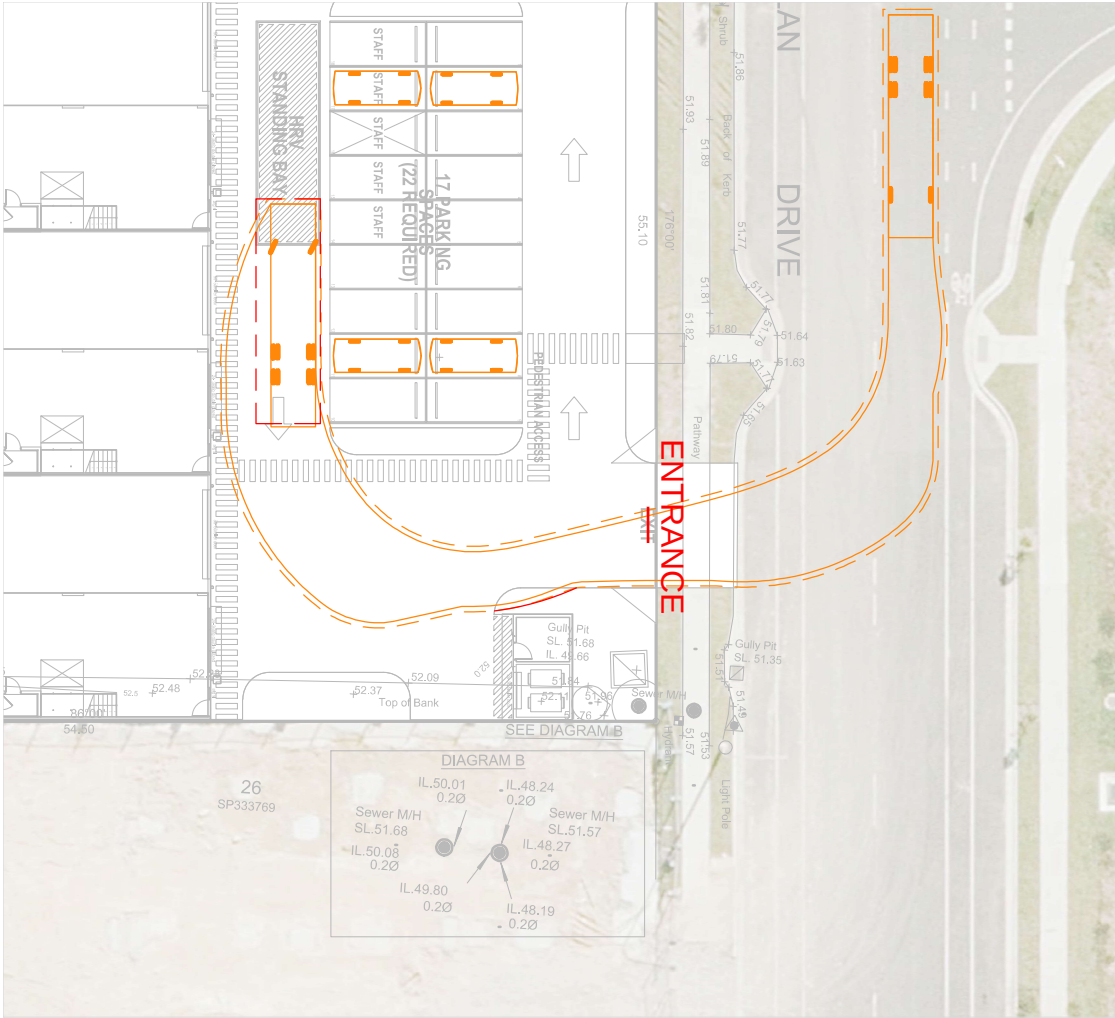
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SCALE at A3: 1:200

Entry and exit crossovers to be swapped



Entry Manoeuvre

Entry Manoeuvre

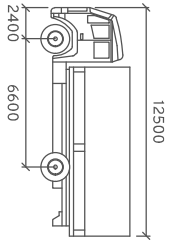
Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h

HRV



Width : 2500
Track : 2500
Lock to Lock : 6.05
Steering Angle : 35.2

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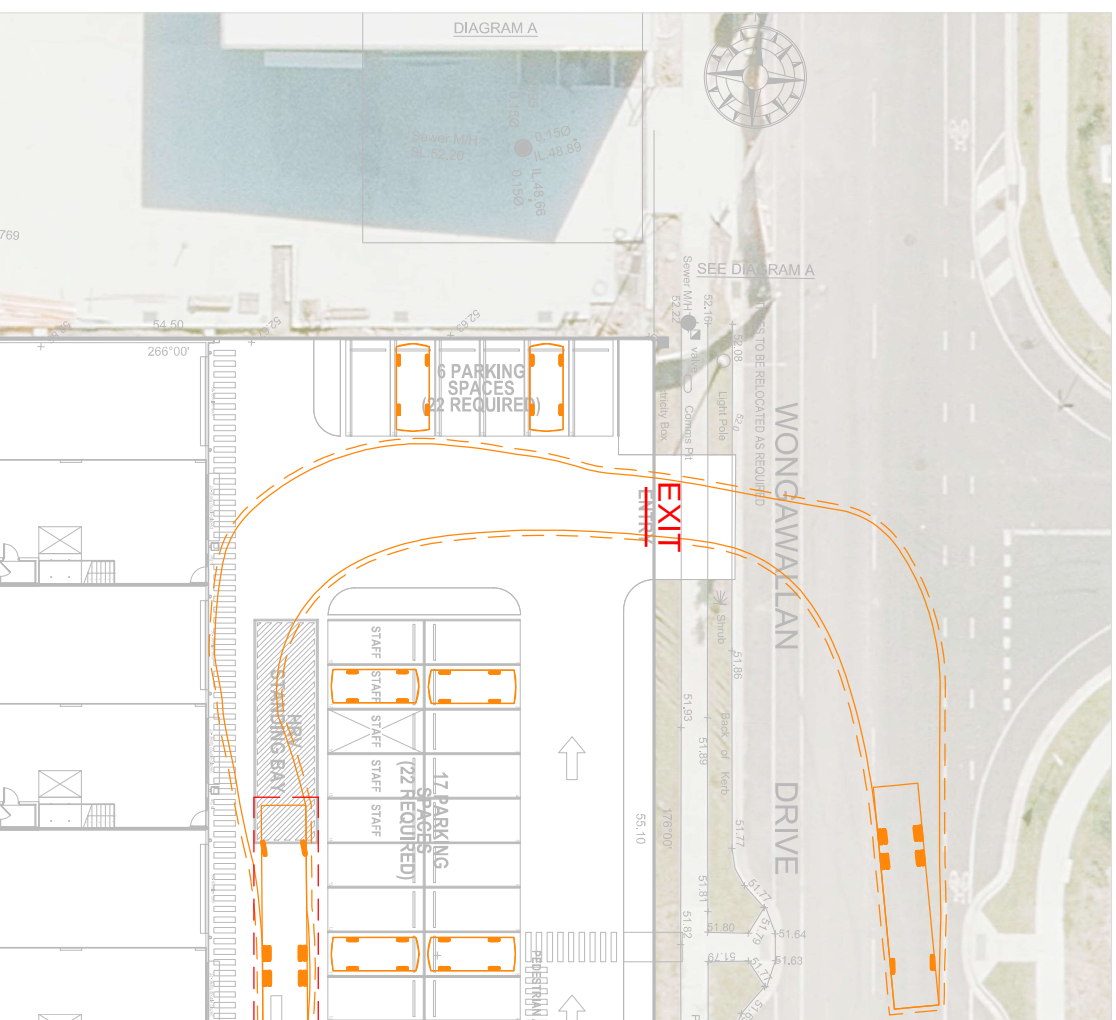
Mixed Industry And Business Development

Lot 27 Wongawallan Drive, Yarrabilba

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DATE: 02/07/2026
DWG NO: 1624 S04A
SCALE at A3: 1:300

Amber 07



Exit Manoeuvre

mm
: 2500
: 2500
: 6.0s
: 35.2

Date: 13 August 2026



Date: 5 August 2026



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Lot 27 Wongawallan Drive, Yarrabilba
Swept Path Assessment

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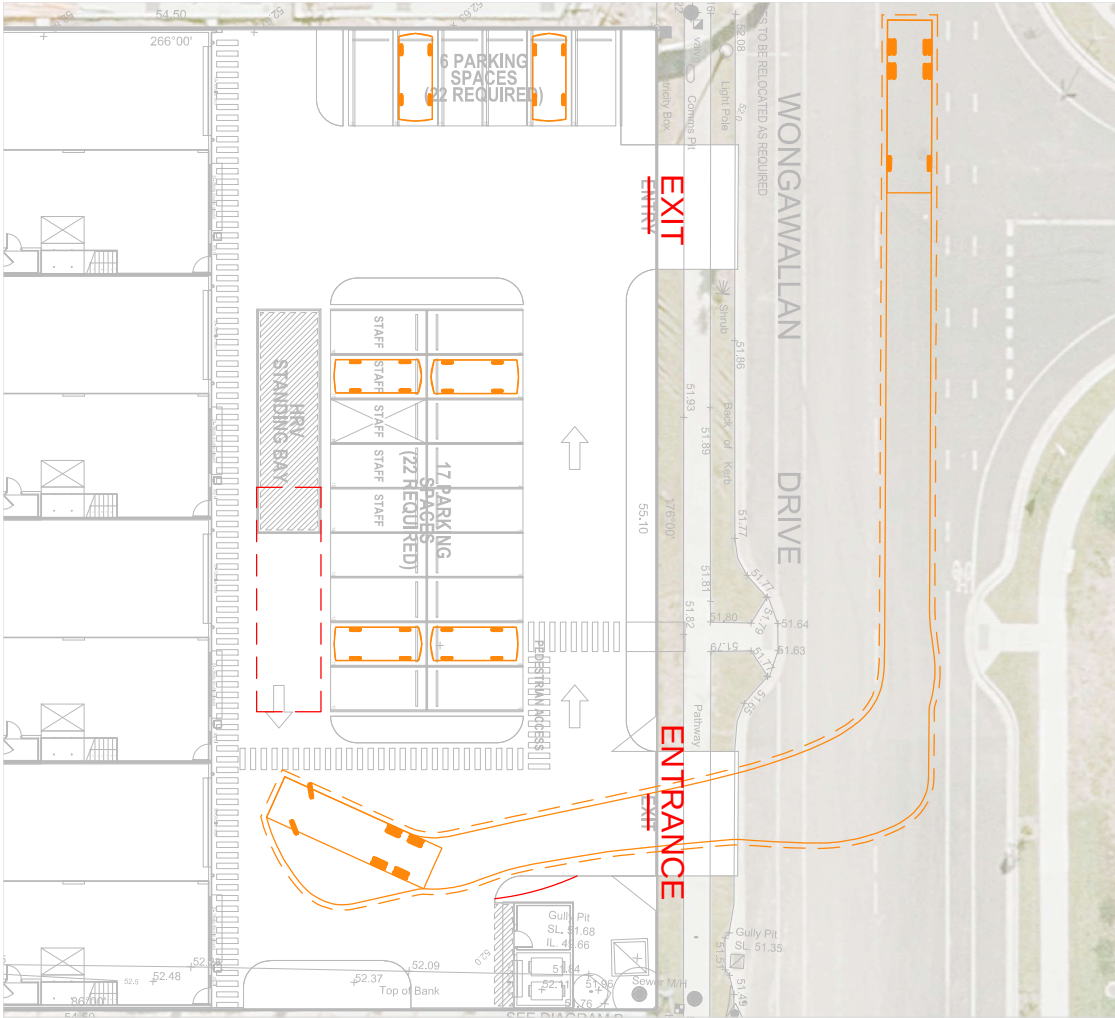
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DATE: 02/07/2020

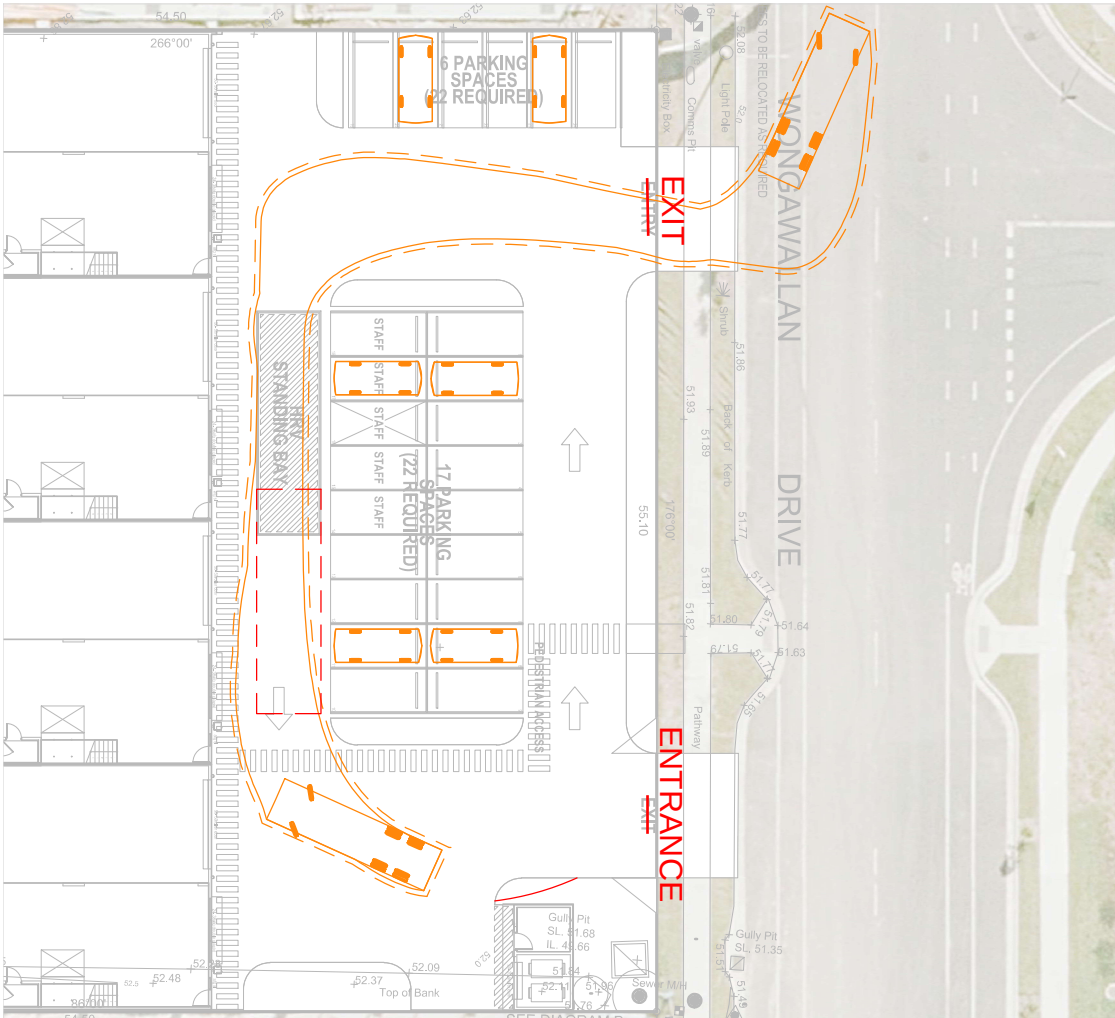
SCALE at A3: 1:300

Amber 08

Entry and exit crossovers to be swapped



Entry Manoeuvre



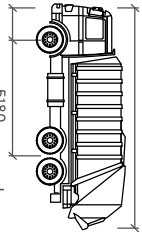
Exit Manoeuvre

Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h



Length : 9691 mm
Width : 2500 mm
Wheel base : 5180 mm
Wall-Wall Radius : 9700 mm

Logan City Waste Vehicle

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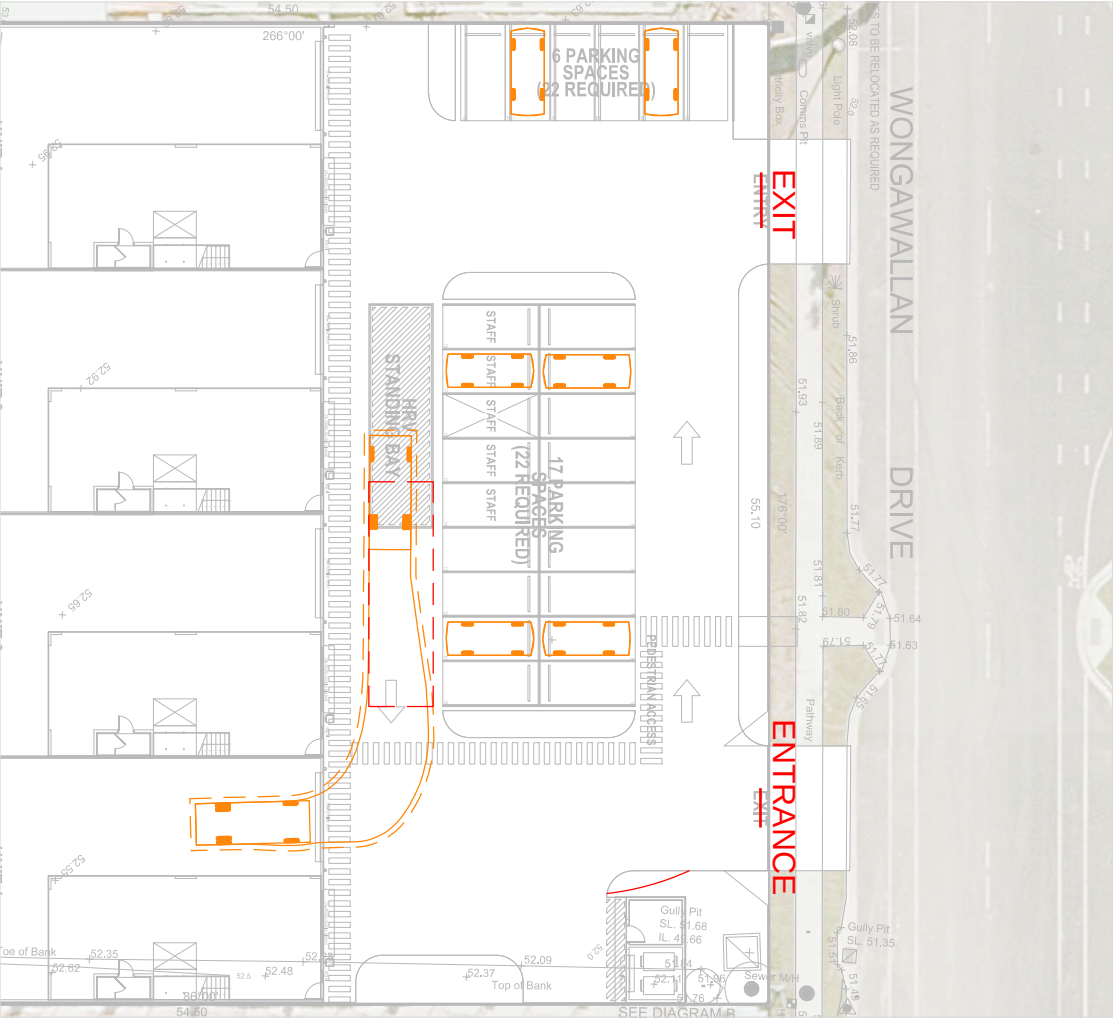
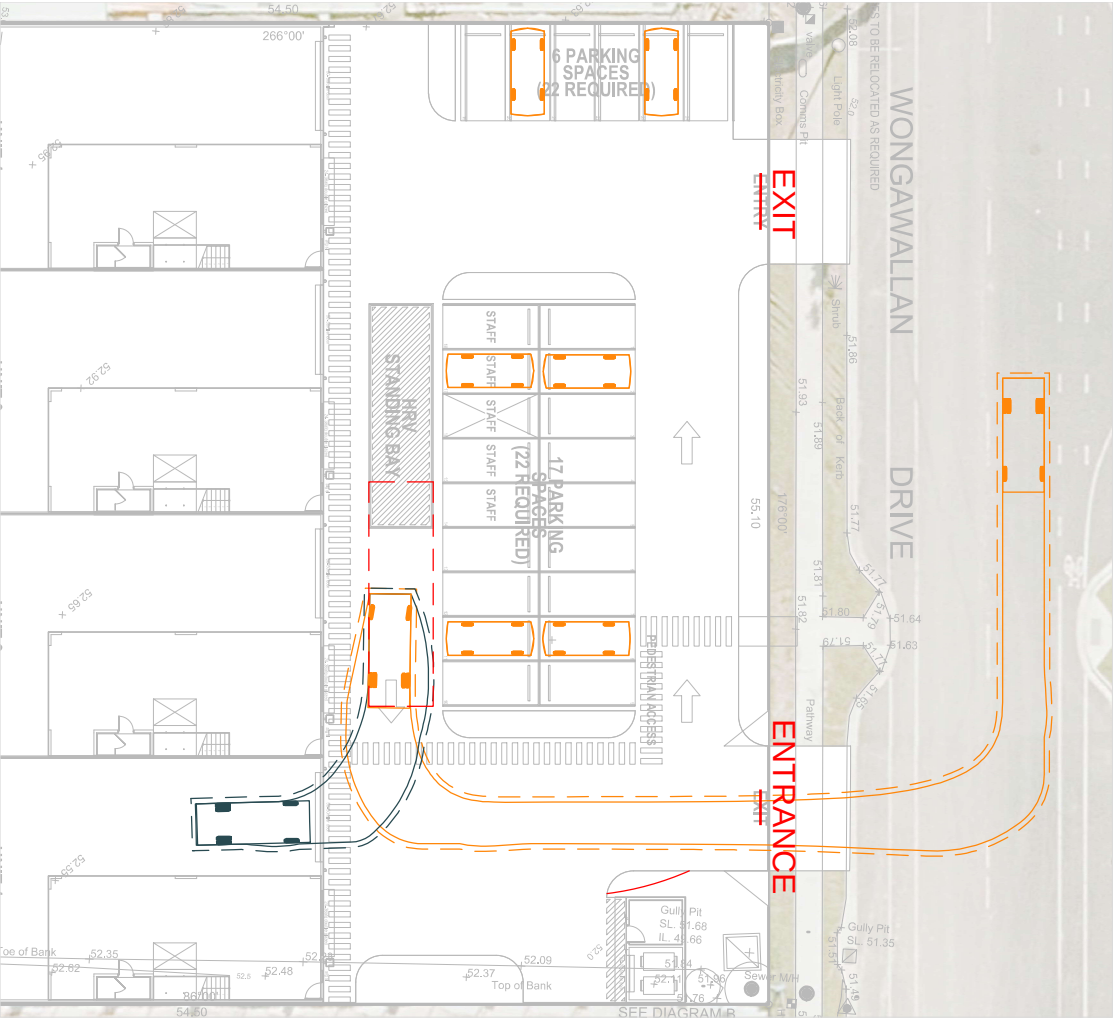
Lot 27 Wongawallan Drive, Yarrabilba

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SCALE at A3: 1:300

Amber 09

Entry and exit crossovers to be swapped



Entry Manoeuvre

Exit Manoeuvre

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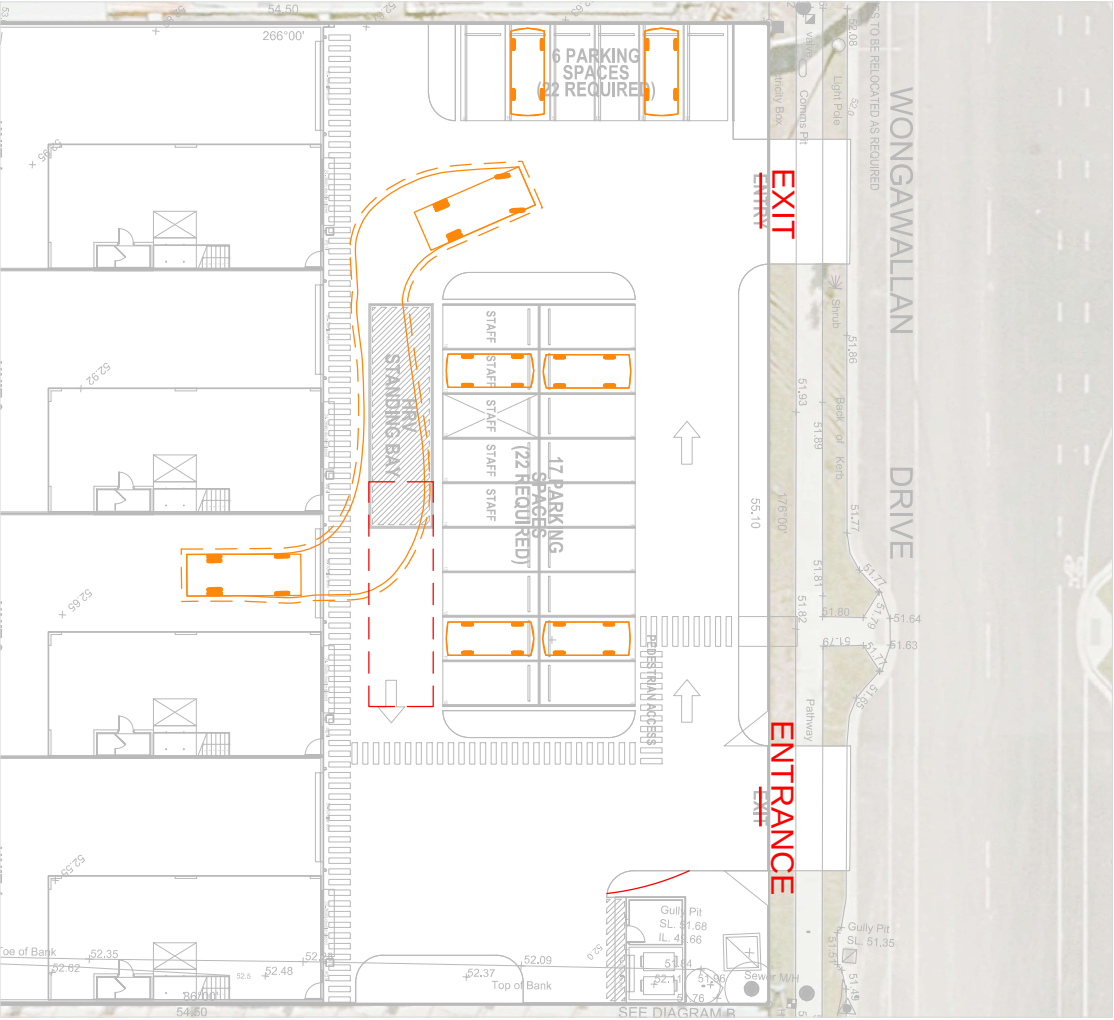
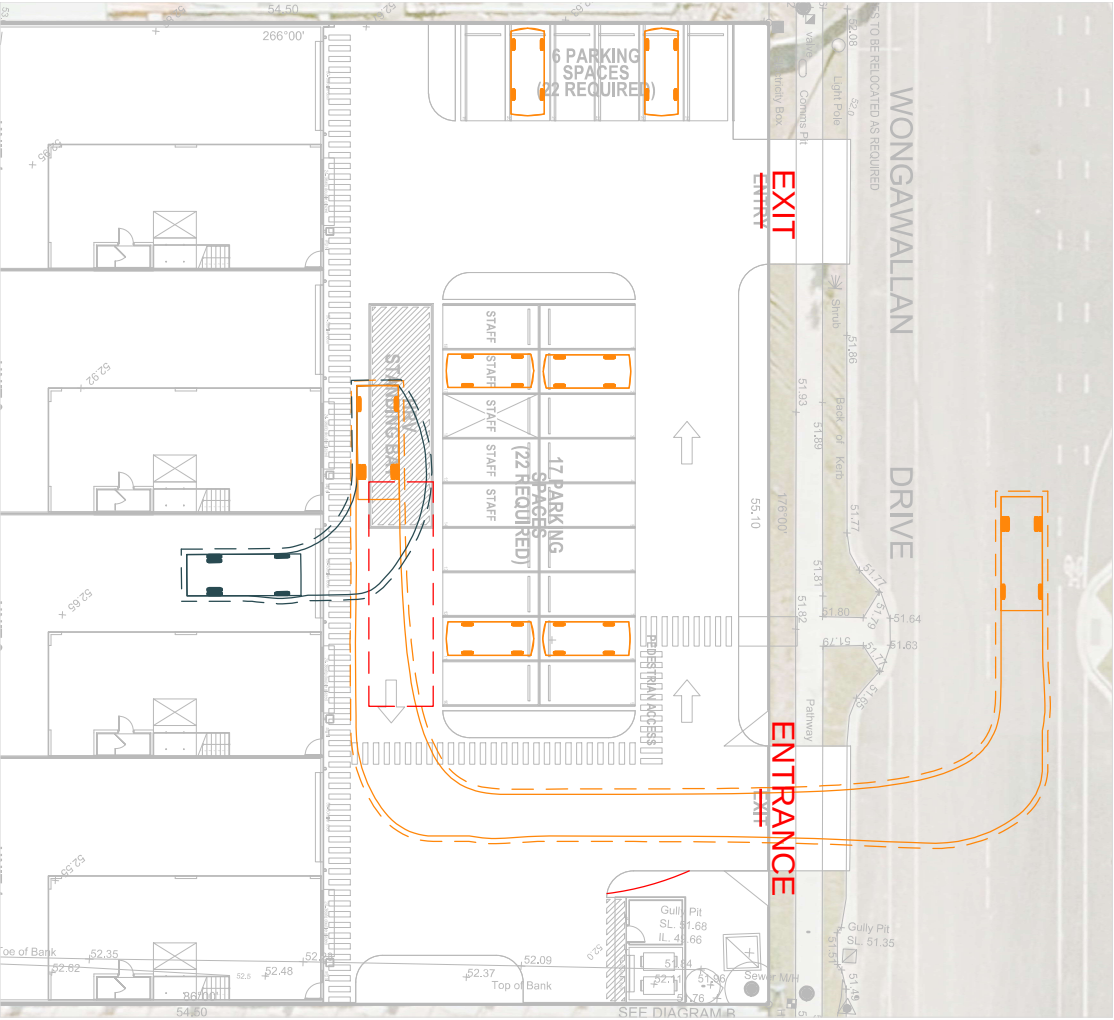
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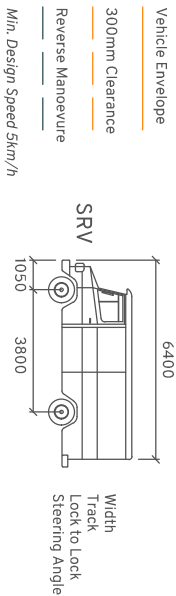
Amber 10

Entry and exit crossovers to be swapped



Entry Manoeuvre

Exit Manoeuvre



mm
Width : 2300
Track : 2300
Lock to Lock : 6.05
Steering Angle : 38.0

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SCALE at A3: 1:300



[illegible][illegible]

Exit Manoeuvre



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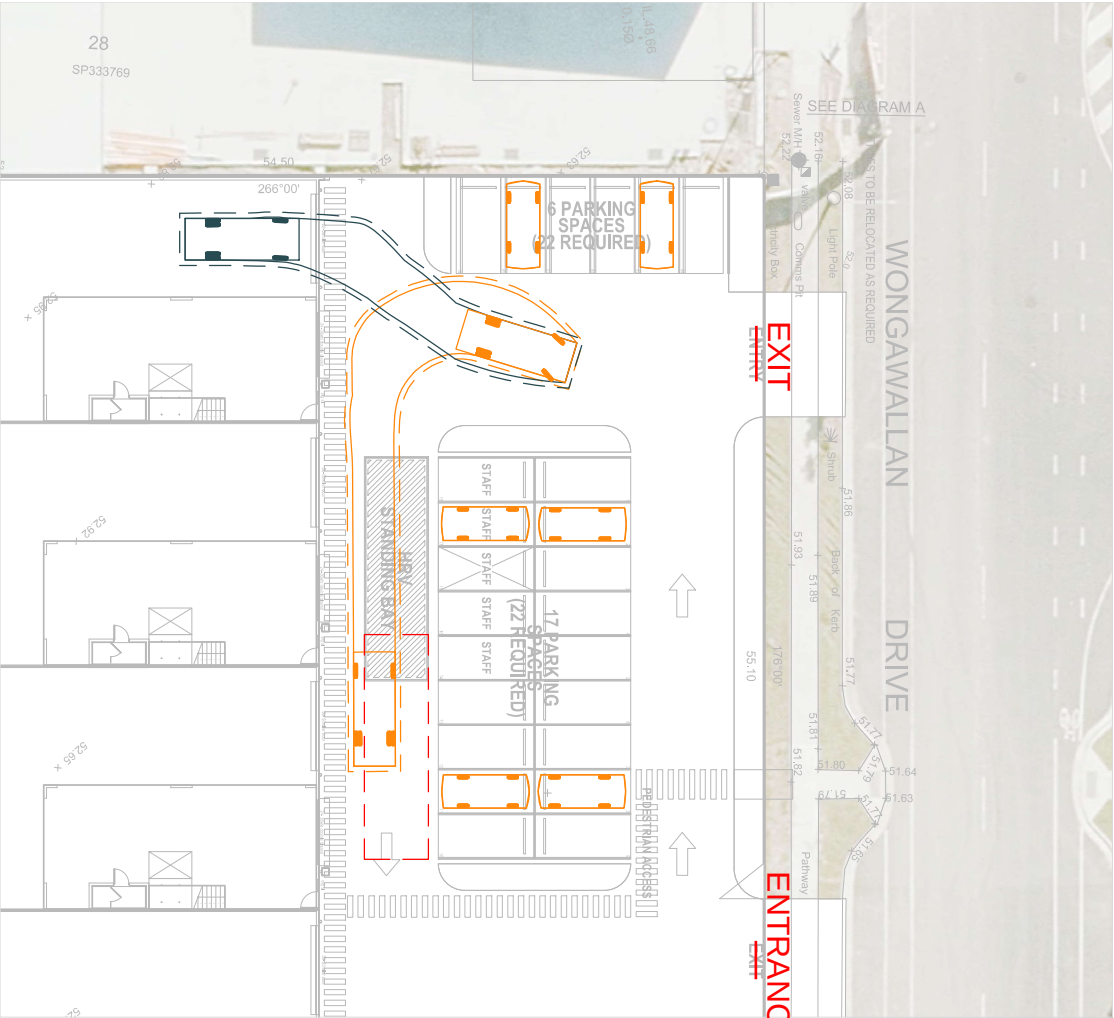


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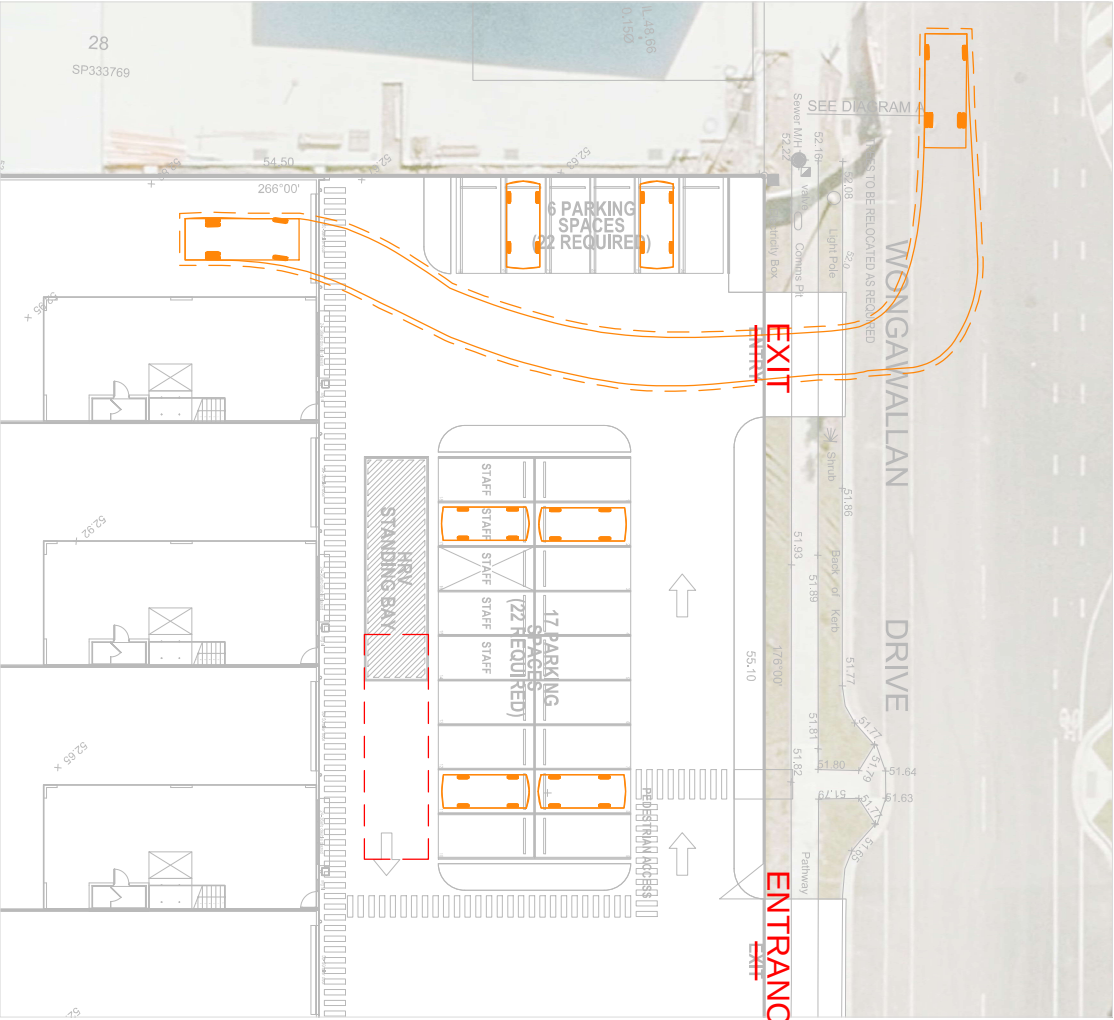
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Amber 12

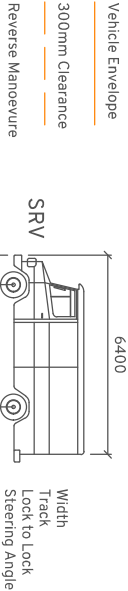
Entry and exit crossovers to be swapped



Entry Manoeuvre



Exit Manoeuvre



Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h

mm

Width

Track

Lock to Lock

Steering Angle

2300

2300

6.05

38.0

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Amber 13