



13 July 2020  
Ref 18818

Campbelltown City Council  
P.O. Box 57  
CAMPBELLTOWN NSW 2560

Attn: Ms Emma Page  
E: [council@campbelltown.nsw.gov.au](mailto:council@campbelltown.nsw.gov.au)

**DEVELOPMENT APPLICATION NO. 1227/2019/DA-M**  
**121 MINTO ROAD, MINTO**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
**RESPONSE TO TRAFFIC MATTERS**

I refer to your request for information dated 9 June 2020 in respect of the abovementioned development proposal.

Please find attached timetables for the route 870, 871 and 872 buses which service the bi-directional bus stops located in Minto Road at or near Ohlfsen Road approximately 300m from the subject site. The timetables confirm that bus services are provided at least every hour between 06:00 and 21:00 each day from Monday to Friday and between 08:00 and 18:00 on each Saturday and Sunday in accordance with the requirements of Clause 10(2) of *SEPP (Affordable Rental Housing) 2009*.

An analysis of the pedestrian route between the subject site and the subject bus stops in accordance with the locality sketch provided at paragraph 17 of Council's letter indicates that new or additional pedestrian footpaths should be provided as indicated in blue on Council's locality sketch to enable pedestrians to safely walk to the nominated bus stops.

An analysis has also been undertaken of the nearby Minto Road intersections with Burford Street and with Ohlfsen Road. It is acknowledged that Council has requested an intersection performance analysis be undertaken at those intersections to determine whether the intersections can be upgraded to traffic signals. As Council would appreciate, such analysis would require peak hour traffic counts to be undertaken however it is doubtful that any reliable results could be obtained from such traffic counts due to the current Covid-19 situation.

However, it is unlikely that the level of traffic activity at those intersections would meet the RMS warrants for traffic signals in any event, and it is therefore proposed that pedestrian refuge islands be provided in both Burford Street and in Ohlfsen Road to assist pedestrians when crossing the road.

The provision of pedestrian refuge islands in both side streets would enable pedestrians to safely cross both roads, with only a single traffic lane to be crossed at a time, without the need to wait for a gap in traffic flows in both directions.

Please do not hesitate to contact me on telephone 9904 3224 should you have any enquiries.

Yours sincerely

Robert Varga  
Director/Varga Traffic Planning Pty Ltd



11 November 2020  
Ref 18818

Campbelltown City Council  
P.O. Box 57  
CAMPBELLTOWN NSW 2560

Attn: Ms Emma Page  
E: [council@campbelltown.nsw.gov.au](mailto:council@campbelltown.nsw.gov.au)

Dear Emma,

**DEVELOPMENT APPLICATION NO. 1227/2019/DA-M**  
**121 MINTO ROAD, MINTO**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
**RESPONSE TO TRAFFIC MATTERS**

I refer to Council's recent request for additional information in respect of the abovementioned development proposal.

Please find attached revised plans which have been prepared part in response to Council's request.

Also attached are a number of swept turning path diagrams for typical parking spaces. The swept turning path diagrams have been prepared using the *Autodesk Vehicle Tracking 2020* program in accordance with the requirements of *AS2890.1 – 2004* and confirm that all parking spaces can be accessed without difficulty. Please note in this regard that the width of a B85 vehicle with clearance lines added exceeds the width of a standard parking space, and it is therefore not feasible for those clearance lines to be contained "within the relevant parking space".

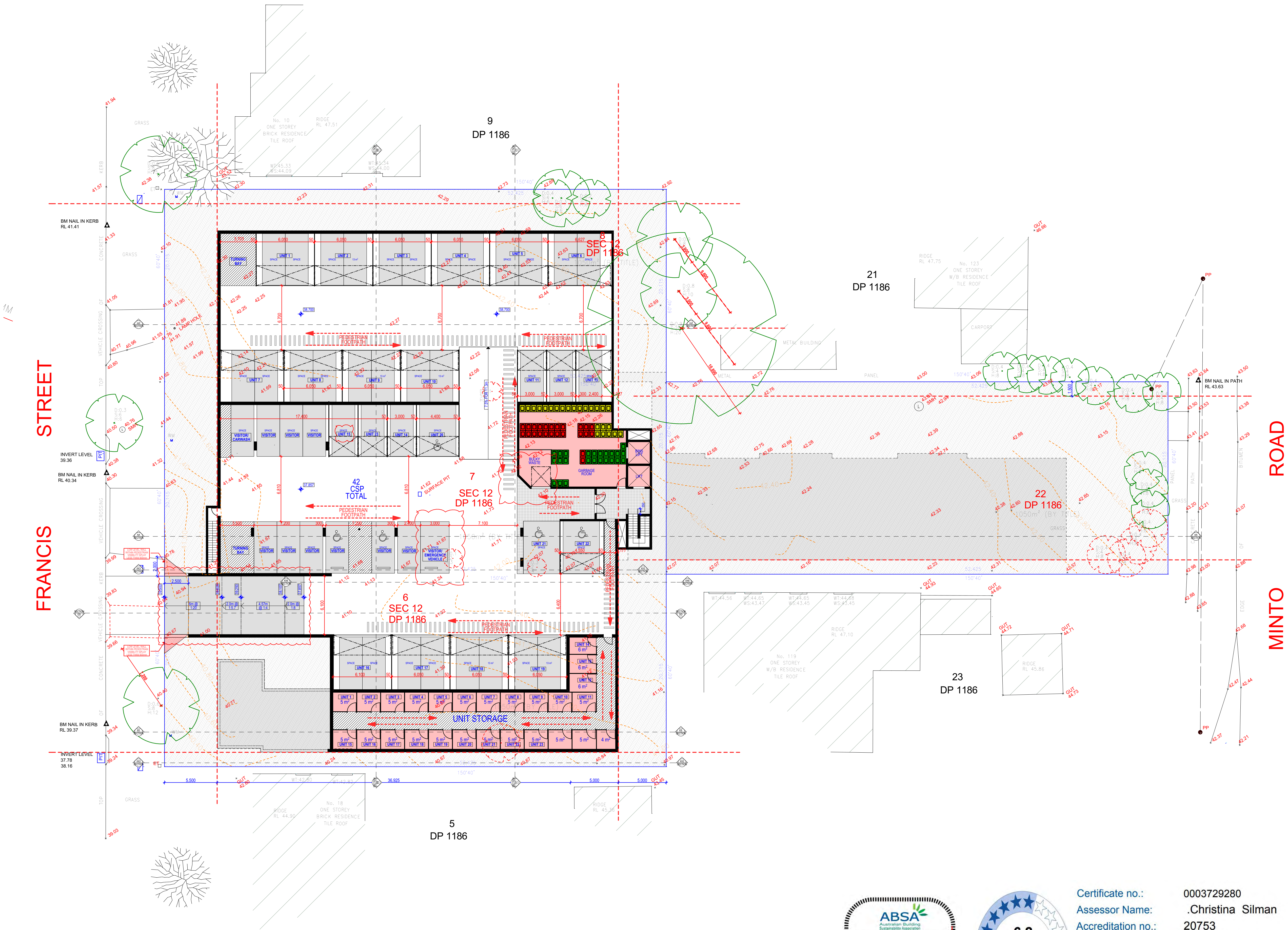
In reference to the bus timetable information and proposed pedestrian footpaths to the nearest bus stops the proposed footpath shall be provided by the applicant as part of the development proposal.

Please do not hesitate to contact me on telephone 9904 3224 should you have any enquiries.

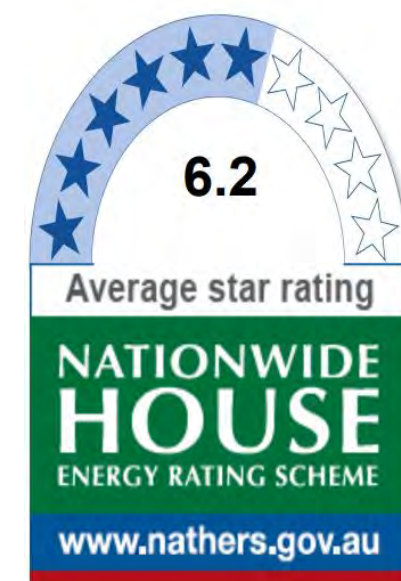
Yours sincerely

Robert Varga  
Director  
Varga Traffic Planning Pty Ltd





BASEMENT FLOOR PLAN  
@ A1 1:200



Certificate no.: 0003729280  
Assessor Name: Christina Silman  
Accreditation no.: 20753  
Certificate date: 28 March 2019  
Dwelling Address: 12-16 Francis Street  
MINTO, NSW  
2566

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|       |                 |            |
|-------|-----------------|------------|
| D     | AS PER COMMENTS | 14/08/2020 |
| C     | AMENDED PLANS   | 04/10/2019 |
| B     | DA Submission   | 28/03/2019 |
| A     | Client Sketch   | 11/04/2018 |
| Issue | Amendment       | Date       |

Project  
12 - 16 FRANCIS STREET, MINTO

**URBAN LINK** PTY LTD  
LEVEL 10, 11-15 DEANE ST,  
BURWOOD NSW 2134  
P.O.BOX 2223, BURWOOD NORTH  
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p 02-9745 2014 f 02-9745 0984  
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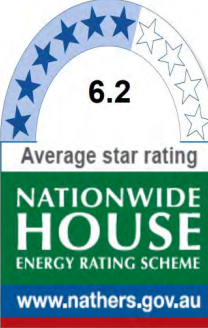
Nominated Architects:  
Ziad Boumelhem  
Youssef El Khawaja  
Nicolas Toubia  
Reg:8008  
Reg:8933  
Reg:9336

Drawing title

BASEMENT  
Date generated 10/11/2020 M.P. Checked Z.B.  
Scale 1:100  
@ A1 sheet size 50mm on original  
Project number 18-19 Drawing number 2001 Revision D  
Status

DA APPLICATION





Certificate no.: 0003729280  
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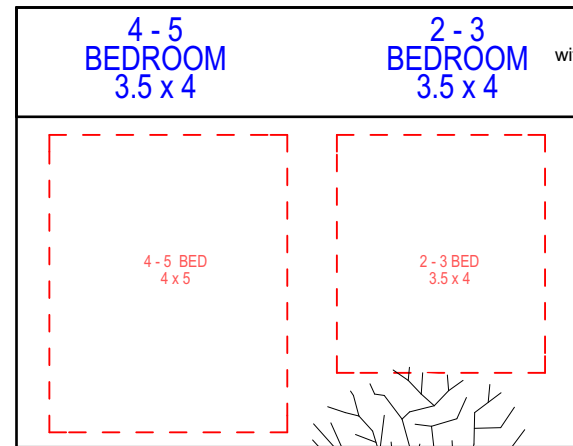
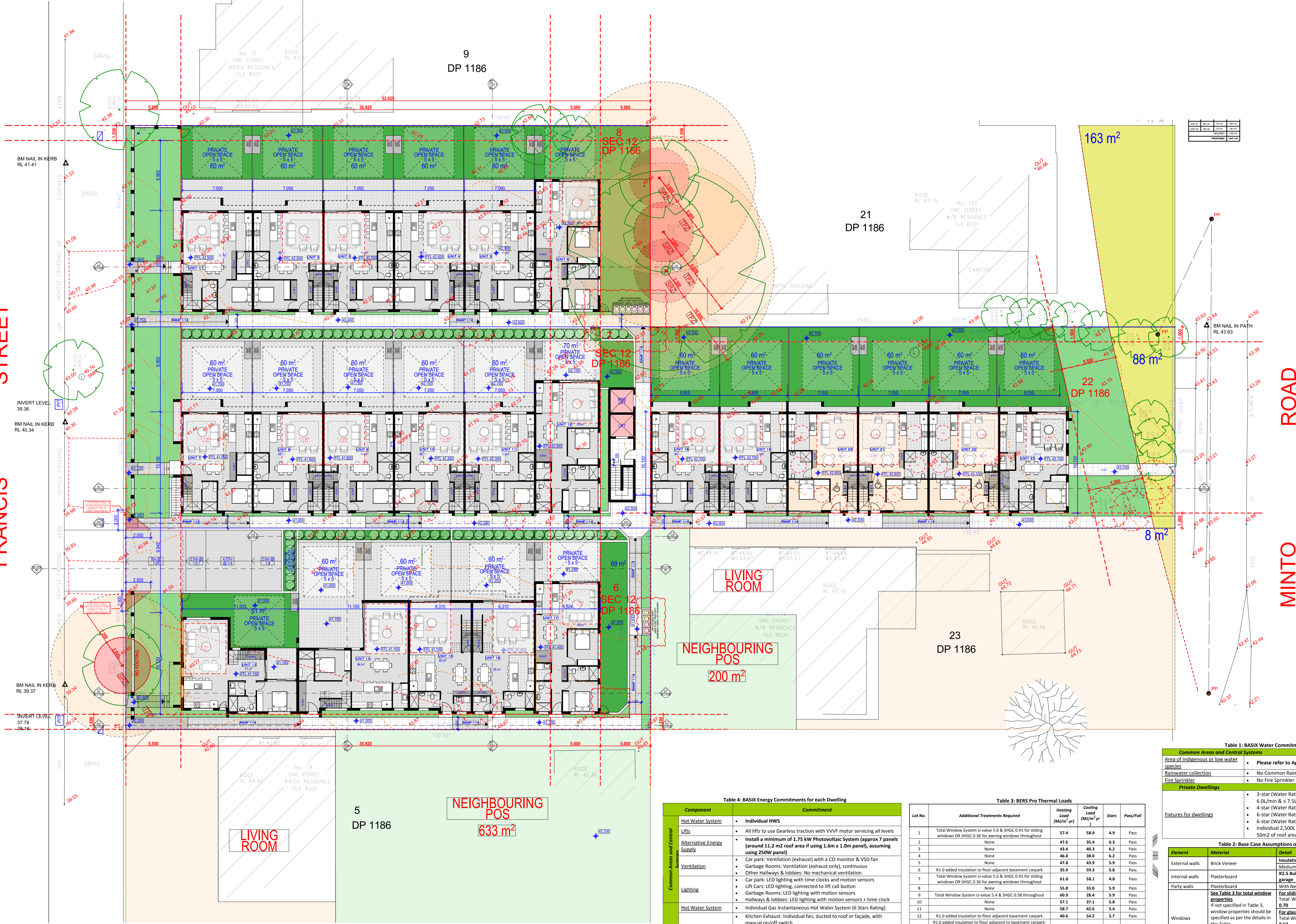


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STREET

FRANCIS

GROUND FLOOR PLAN  
@ A1 1:200



| LEVEL   | BLOCK A | BLOCK B | BLOCK C | BLOCK D | TOTAL  |
|---------|---------|---------|---------|---------|--------|
| GROUND  | 418m²   | 418m²   | 418m²   | 418m²   | 1682m² |
| LEVEL 1 | 358m²   | 358m²   | 358m²   | 358m²   | 1432m² |
| TOTAL   | 776m²   | 776m²   | 776m²   | 776m²   | 3114m² |

| GFA CALCULATION                |                | SITE AREA 4106m² |                |
|--------------------------------|----------------|------------------|----------------|
| FSR                            | ALLOWED        | PROPOSED         | COMPLIES       |
| FSR                            | 0.461          | 0.731            | NO             |
| GFA                            | 1847.4m²       | 3005m²           | NO             |
| AFFORDABLE RENTAL HOUSING      |                | TOTAL 3005m²     |                |
| FSR                            | 0.861          | 0.731            | YES            |
| GFA                            | 3531.16m²      | 3005m²           | YES            |
| APRIL ALLOCATION TOTAL 3 UNITS |                |                  |                |
| UNIT 15 - 14m²                 | UNIT 19 - 13m² | UNIT 21 - 13m²   | UNIT 23 - 13m² |
| UNIT 16 - 17m²                 | UNIT 20 - 14m² | UNIT 22 - 14m²   | UNIT 24 - 14m² |
| UNIT 17 - 13m²                 | UNIT 21 - 13m² | UNIT 23 - 13m²   | UNIT 25 - 13m² |
| UNIT 18 - 13m²                 | UNIT 22 - 14m² | UNIT 24 - 14m²   | UNIT 26 - 14m² |
| UNIT 19 - 13m²                 | UNIT 23 - 13m² | UNIT 25 - 13m²   | UNIT 27 - 13m² |
| TOTAL = 1247m²                 |                |                  |                |

| TABLE OF COMPLIANCE |                | SITE AREA 4106m²         |        |
|---------------------|----------------|--------------------------|--------|
| DOP ITEMS           | REQUIREMENT    | PROPOSED                 | COMPLY |
| FSR                 | 3200 m2        | 3005m2                   | YES    |
| BUILDING HEIGHT     | 8.5m           | <8.5m                    | YES    |
| COURTYARDS          | 60 m2          | 60 m2                    | YES    |
| LANDSCAPED AREA     | MIN 20%        | 33.3%                    | YES    |
| DEEP SOIL           | 1112.65m²      | 1369m²                   | YES    |
| DISABLED            | MIN 10% OR 2.3 | 3 PROVIDED UNIT 20,21,22 | YES    |

| UNIT BREAKDOWN  |       |       |       |       |       |         |
|-----------------|-------|-------|-------|-------|-------|---------|
| UNIT            | 1 BED | 2 BED | 3 BED | 4 BED | 5 BED | STORAGE |
| UNIT 1          | 0     | 0     | 0     | 0     | 1     | 10      |
| UNIT 2          | 0     | 0     | 0     | 0     | 1     | 11      |
| UNIT 3          | 0     | 0     | 0     | 0     | 1     | 11      |
| UNIT 4          | 0     | 0     | 0     | 0     | 1     | 11      |
| UNIT 5          | 0     | 0     | 0     | 0     | 1     | 11      |
| UNIT 6          | 0     | 1     | 0     | 0     | 0     | 8.5     |
| UNIT 7          | 0     | 0     | 0     | 0     | 1     | 10      |
| UNIT 8          | 0     | 0     | 0     | 0     | 1     | 10      |
| UNIT 9          | 0     | 0     | 0     | 0     | 1     | 10      |
| UNIT 10         | 0     | 0     | 0     | 0     | 1     | 10      |
| UNIT 11         | 0     | 0     | 0     | 0     | 1     | 11      |
| UNIT 12         | 0     | 1     | 0     | 0     | 0     | 8.5     |
| UNIT 13         | 0     | 0     | 0     | 0     | 1     | 10      |
| UNIT 14         | 0     | 0     | 0     | 0     | 1     | 10      |
| UNIT 15         | 0     | 0     | 0     | 0     | 1     | 10      |
| UNIT 16         | 5     | 0     | 0     | 0     | 1     | 10      |
| UNIT 17         | 5     | 0     | 0     | 0     | 1     | 8.5     |
| UNIT 18         | 5     | 0     | 0     | 0     | 1     | 11      |
| UNIT 19         | 0     | 0     | 0     | 0     | 1     | 11      |
| UNIT 20 (Kiosk) | 0     | 0     | 0     | 0     | 1     | 11      |
| UNIT 21 (Kiosk) | 0     | 0     | 0     | 0     | 1     | 11      |
| UNIT 22 (Kiosk) | 0     | 0     | 0     | 0     | 1     | 10      |
| TOTAL           | 0     | 2     | 0     | 0     | 16    |         |

| PARKING         |             |          |
|-----------------|-------------|----------|
|                 | REQUIREMENT | PROPOSED |
| 3 X (2 BED) 1   | 3           | 3        |
| 4 X (4 BED) 1   | 2           | 2        |
| 16 X (5 BED) 1  | 18          | 21       |
| VISITOR 1 PER 2 | 11          | 11       |
| CAR WASH 1      | 1           | 1        |
| TOTAL           | 34          | 48       |

AS - ITS  
C - AMENDED PLANS  
B - DA Submission  
A - Client Sketch  
Issue Amendment  
Date

Project  
12 - 16 FRANCIS STREET, MINTO

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Nominated Architects:  
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Youssef El Khawaja  
Nicolas Toubia  
Reg:8008  
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Reg:9336

Drawing title

GROUND FLOOR PLAN

Date generated 11/11/2020  
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Checked Z.B.  
Scale 1:100  
@ A1 sheet size  
50mm on original

Project number 18-19  
Status  
Drawing number 2002  
Revision D

DA APPLICATION

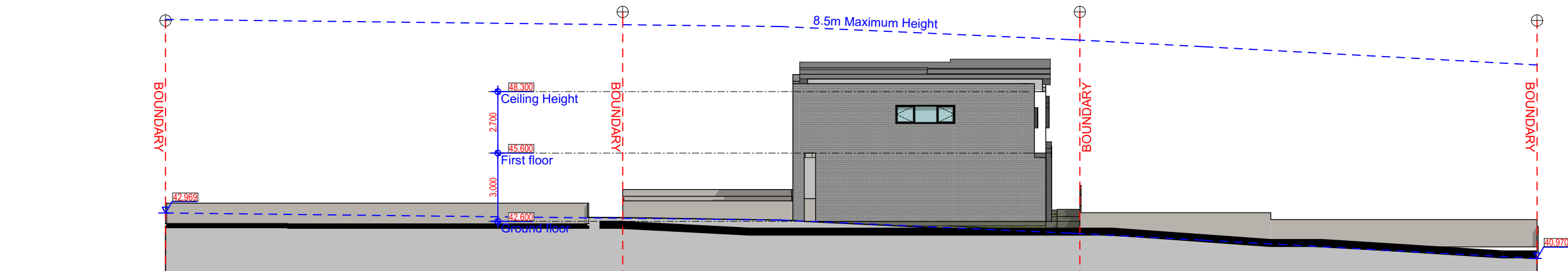
| Table 4: BASIX Energy Commitments for each Dwelling |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Component                                           | Commitment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Hot Water System                                    | Individual HWS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Lifts                                               | All lifts to use Gearless traction with VVVF motor servicing all levels                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Alternative Energy Supply                           | Install a minimum of 1.75 kW Photovoltaic System (approx 7 panels (around 11.2 m2 roof area if using 1.6m x 1.0m panel), assuming using 250W panel)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Ventilation                                         | Car park: Ventilation (exhaust) with a CO monitor & VSD fan<br>Garage Rooms: Ventilation (exhaust only), continuous<br>Other Hallways & lobbies: No mechanical ventilation<br>Car park: LED lighting with time clocks and motion sensors<br>Lift Cars: LED lighting, connected to lift call button<br>Garage Rooms: LED lighting with motion sensors<br>Hallways & lobbies: LED lighting with motion sensors + time clock                                                                                                                                                                                                                          |
| Lighting                                            | Individual Gas Instantaneous Hot Water System (6 Stars Rating)<br>Kitchen Exhaust: Individual fan, ducted to roof or façade, with manual on/off switch<br>Bathroom Exhaust: Individual fan, ducted to roof or façade, with manual on/off switch<br>Laundry Exhaust: Individual fan, ducted to roof or façade, with manual on/off switch<br>Heating & Cooling<br>At least 80% of light fittings (including the main light fitting) in all hallways, laundries, bathrooms, bedrooms, kitchens and 1 of the living rooms to use LED lights with dedicated fittings¹<br>Gas cook top and electric oven<br>Install Private Outdoor Clothes Drying Lines |
| Other                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

| Table 3: BERS Pro Thermal Loads |                                                                                                                                                                                                                                                                                     |                                      |                                      |       |           |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------------------------|-------|-----------|
| Lot No.                         | Additional Treatments Required                                                                                                                                                                                                                                                      | Heating Load (MJ/m <sup>2</sup> /yr) | Cooling Load (MJ/m <sup>2</sup> /yr) | Stars | Pass/Fail |
| 1                               | Total Window System U-value 5.6 & SHGC 0.41 for sliding windows OR SHGC 0.36 for awning windows throughout                                                                                                                                                                          | 57.4                                 | 58.9                                 | 4.9   | Pass      |
| 2                               | None                                                                                                                                                                                                                                                                                | 47.6                                 | 35.4                                 | 6.3   | Pass      |
| 3                               | None                                                                                                                                                                                                                                                                                | 43.4                                 | 40.3                                 | 6.2   | Pass      |
| 4                               | None                                                                                                                                                                                                                                                                                | 46.0                                 | 38.0                                 | 6.2   | Pass      |
| 5                               | None                                                                                                                                                                                                                                                                                | 47.8                                 | 43.9                                 | 5.9   | Pass      |
| 6                               | R1.0 added insulation to floor adjacent basement carpark                                                                                                                                                                                                                            | 35.9                                 | 59.3                                 | 5.8   | Pass      |
| 7                               | Total Window System U-value 5.6 & SHGC 0.41 for sliding windows OR SHGC 0.36 for awning windows throughout                                                                                                                                                                          | 61.0                                 | 58.1                                 | 4.8   | Pass      |
| 8                               | None                                                                                                                                                                                                                                                                                | 55.8                                 | 33.0                                 | 5.9   | Pass      |
| 9                               | Total Window System U-value 5.4 & SHGC 0.58 throughout                                                                                                                                                                                                                              | 60.9                                 | 28.4                                 | 5.9   | Pass      |
| 10                              | None                                                                                                                                                                                                                                                                                | 57.1                                 | 37.1                                 | 5.8   | Pass      |
| 11                              | None                                                                                                                                                                                                                                                                                | 58.7                                 | 42.6                                 | 5.4   | Pass      |
| 12                              | R1.0 added insulation to floor adjacent basement carpark                                                                                                                                                                                                                            | 40.6                                 | 54.2                                 | 5.7   | Pass      |
| 13                              | R1.0 added insulation to floor adjacent to basement carpark<br>Total Window System U-value 5.6 & SHGC 0.41 for sliding windows OR SHGC 0.36 for awning windows EXCEPT to bathroom, all glazing to star, stair/alfrresco glazing, bed/alfrresco glazing can use normal clear windows | 53.9                                 | 57.0                                 | 5.1   | Pass      |
| 14                              | None                                                                                                                                                                                                                                                                                | 54.7                                 | 49.2                                 | 5.4   | Pass      |
| 15                              | R1.0 added insulation to floor adjacent basement carpark                                                                                                                                                                                                                            | 43.6                                 | 20.1                                 | 7.2   | Pass      |
| 16                              | R1.0 added insulation to floor adjacent basement carpark                                                                                                                                                                                                                            | 40.4                                 | 23.3                                 | 7.2   | Pass      |
| 17                              | R1.0 added insulation to floor adjacent basement carpark                                                                                                                                                                                                                            | 41.2                                 | 37.8                                 | 6.4   | Pass      |
| 18                              | None                                                                                                                                                                                                                                                                                | 36.1                                 | 36.7                                 | 6.7   | Pass      |
| 19                              | None                                                                                                                                                                                                                                                                                | 23.6                                 | 34.2                                 | 7.4   | Pass      |
| 20                              | None                                                                                                                                                                                                                                                                                | 27.9                                 | 29.2                                 | 7.4   | Pass      |
| 21                              | None                                                                                                                                                                                                                                                                                | 22.2                                 | 39.3                                 | 7.3   | Pass      |
| 22                              | None                                                                                                                                                                                                                                                                                | 28.0                                 | 29.3                                 | 7.4   | Pass      |
| 23                              | Total Window System U-value 5.6 & SHGC 0.41 for sliding windows OR SHGC 0.36 for awning windows throughout                                                                                                                                                                          | 50.2                                 | 45.8                                 | 5.7   | Pass      |

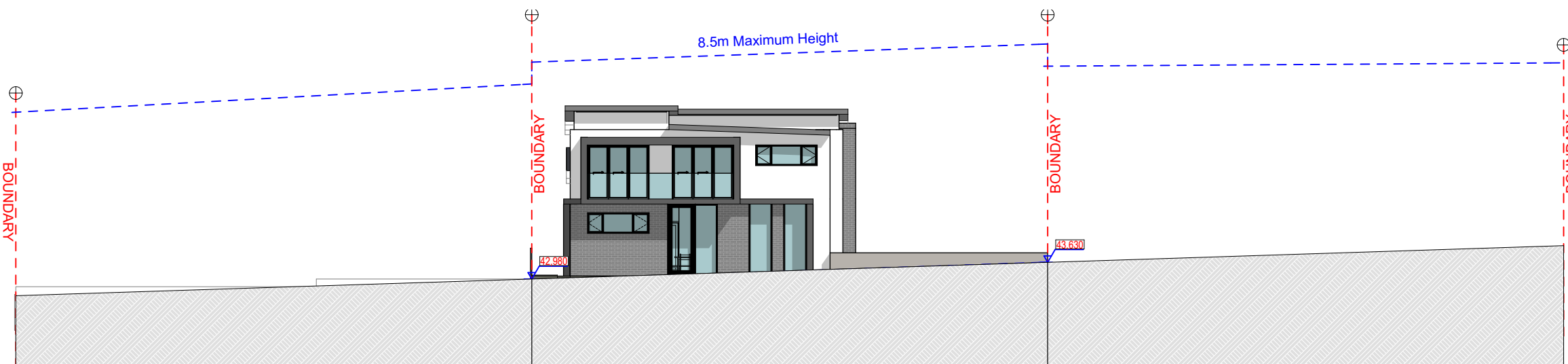
| Table 1: BASIX Water Commitments for each Dwelling |                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Common Areas and Central Systems                   | Private Dwellings                                                                                                                                                                                                                                                                                                    |
| Area of Indigenous or low water species            | Please refer to Appendix B                                                                                                                                                                                                                                                                                           |
| Rainwater collection                               | No Common Rain Water Tank                                                                                                                                                                                                                                                                                            |
| Fire Sprinkler                                     | No Fire Sprinkler                                                                                                                                                                                                                                                                                                    |
| Fixtures for dwellings                             | 3-star (Water Rating) showerheads with a flow rate > 6.0L/min & ≤ 7.5L/min<br>4-star (Water Rating) toilets<br>6-star (Water Rating) kitchen taps<br>6-star (Water Rating) bathroom taps<br>Individual 2,500L Rain Water Tank, collecting from minimum 50m2 of roof area. RWT will be used for landscape irrigation. |

| Table 2: Base Case Assumptions on Construction and Fabric |                                             |                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Element                                                   | Material                                    | Detail                                                                                                                                                                                                                                                                                    |
| External walls                                            | Brick Veneer                                | Insulation: R2.0 Bulk Insulation<br>Medium colour                                                                                                                                                                                                                                         |
| Internal walls                                            | Plasterboard                                | R2.5 Bulk Insulation to internal wall areas adjacent to garage                                                                                                                                                                                                                            |
| Party walls                                               | Plasterboard                                | With Neighbour<br>For sliding doors, sliding & fixed windows:<br>Total Window System Properties U-value 6.7 & SHGC 0.70<br>For glass doors & awning windows:<br>Total Window System Properties U-value 6.7 & SHGC 0.57<br>Bedroom windows: 10% (RCA 3.9.2.5)<br>As per plans & elevations |
| Windows                                                   | Window Operability                          | As per plans & elevations                                                                                                                                                                                                                                                                 |
| Skylight                                                  | Shading device                              | As per plans & elevations                                                                                                                                                                                                                                                                 |
| Roof                                                      | None                                        | Insulation: R1.3 Anticon for Metal Roof & Sarking under Roofing Tiles<br>Medium colour                                                                                                                                                                                                    |
| Ceilings                                                  | Plasterboard                                | Insulation: R2.5 Bulk Insulation to all exposed areas                                                                                                                                                                                                                                     |
| Floors                                                    | Concrete & Timber (Upper)                   | Insulation: See Table 3<br>Wet areas only: Tiles<br>Bedrooms: Carpet<br>Living/Dining/Kitchen: Tiles                                                                                                                                                                                      |
| Recessed downlights assessed                              | Exhaust fans (kitchens, bathrooms, laundry) | YES<br>All assumed to be sealed                                                                                                                                                                                                                                                           |





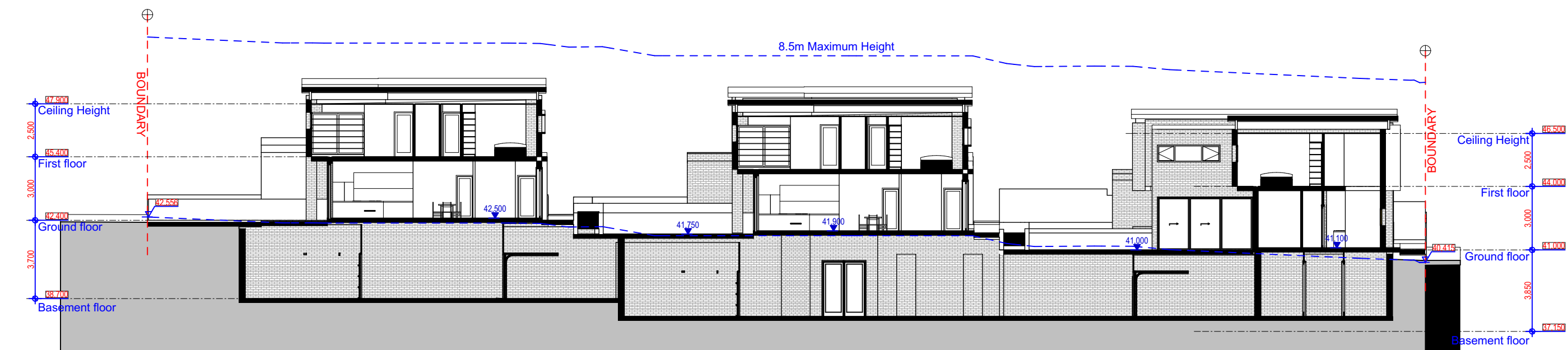
NORTH ELEVATION (BUILD D)  
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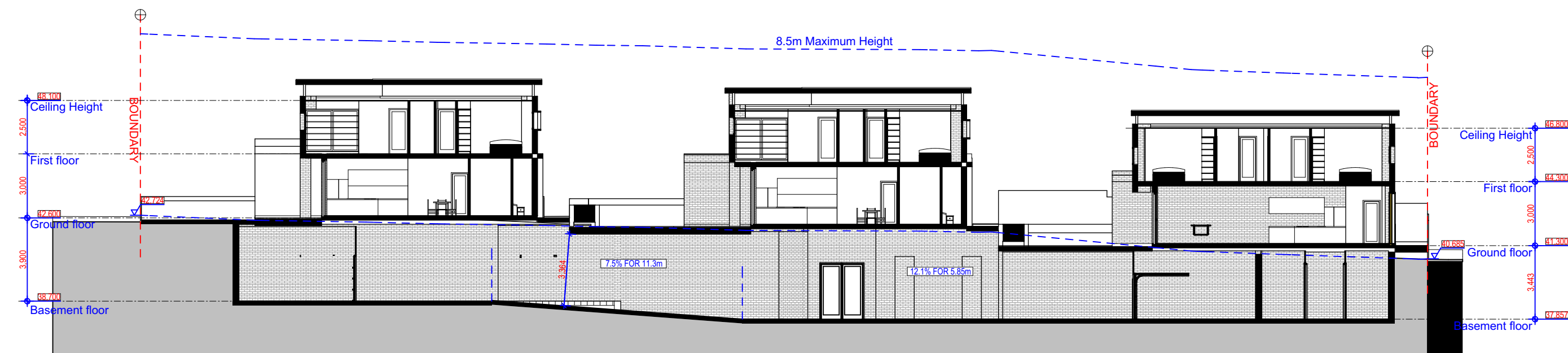
SOUTH ELEVATION (BUILD D)  
@ A1 1:200



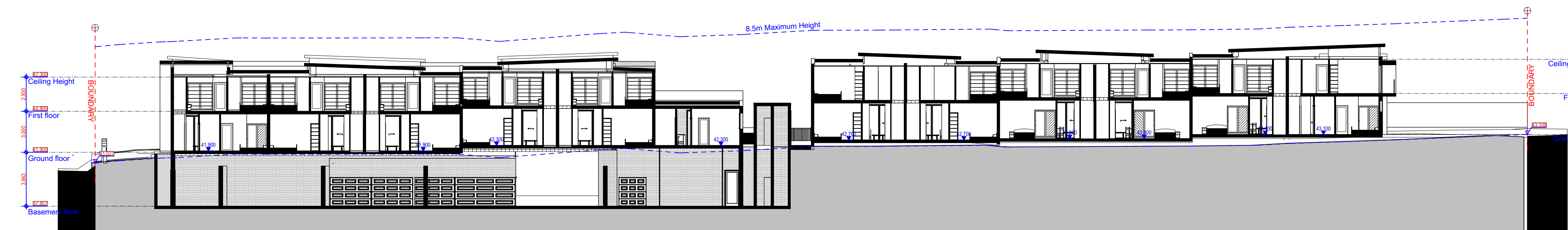
NORTH ELEVATION  
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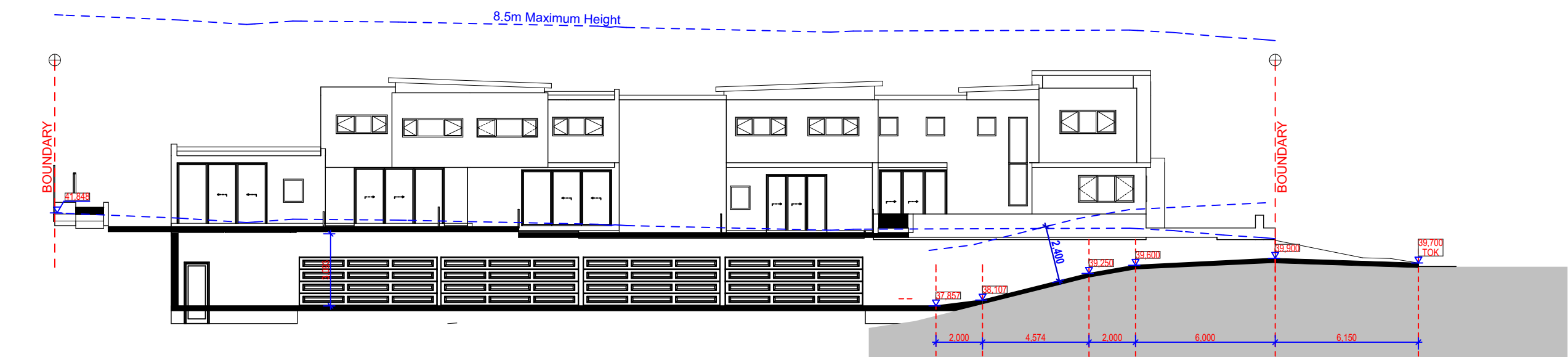
SECTION B - B  
@ A1 1:100



SECTION C - C  
@ A1 1:100



SECTION A - A  
@ A1 1:100



SECTION D - D  
@ A1 1:100

|       |                 |            |
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Nominated Architects:  
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Youssef El Khawaja Reg:8933  
Nicolas Toubia Reg:9336

Drawing title

SECTIONS

Date generated  
11/11/2020

Drawn  
M.P

Checked  
Z.B



Scale  
1:100  
@ A1 sheet size

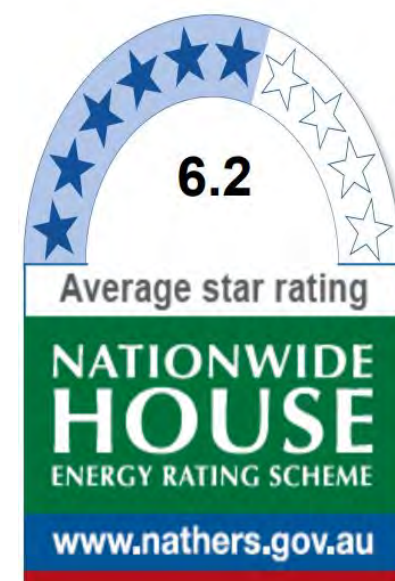
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Project number  
18- 19  
Status

Drawing number  
4001

Revision  
D

DA APPLICATION



Certificate no.: 0003729280  
Assessor Name: .Christina Silman  
Accreditation no.: 20753  
Certificate date: 28 March 2019  
Dwelling Address: 12-16 Francis Street  
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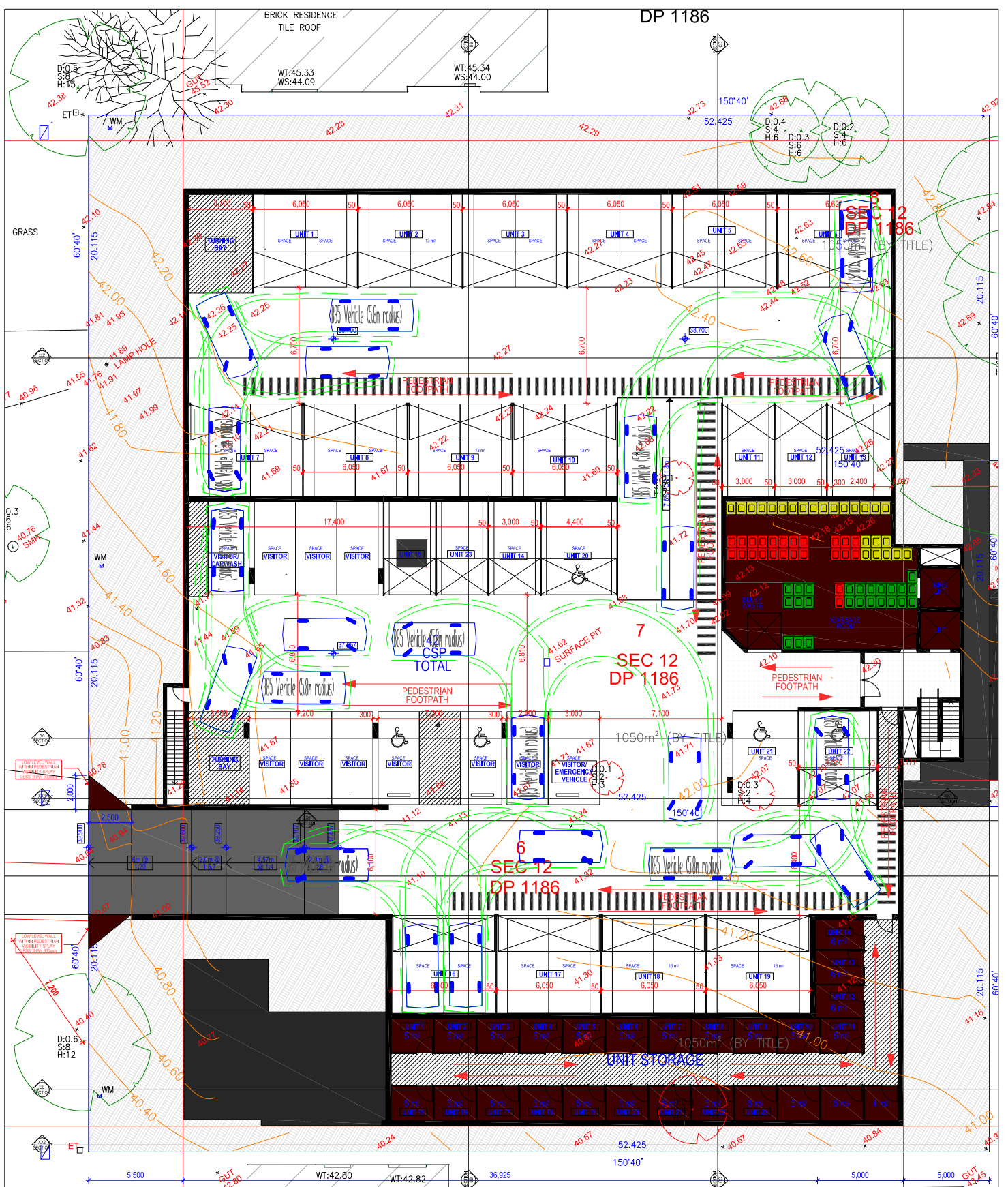
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PROPOSED FOOTPATH

|                 |                |          |
|-----------------|----------------|----------|
| Date generated  | Drawn          | Checked  |
| 11/11/2020      | M.P            | Z.B      |
| Scale           |                |          |
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| @ A1 sheet size |                |          |
| Project number  | Drawing number | Revision |
| 18- 19          | 9001           | D        |
| Status          |                |          |

DA APPLICATION

- SUBJECT SITE
- EXISTING FOOT PATH
- PROPOSED FOOT PATH

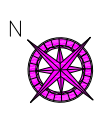


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DP 1186

VARGA TRAFFIC PLANNING Pty Ltd  
ABN 88 071 702 537  
Suite 6, Level 1  
20 Young Street  
Neutral Bay, NSW 2089

Phone +61 2 9904 3224  
PO Box 1868  
Neutral Bay, NSW 2089  
www.vargatraffic.com.au  
Sydney, Australia

PROJECT  
RESIDENTIAL DEVELOPMENT



DRAWING TITLE  
B85 VEHICLE TURNING PATHS  
Entering / Exiting Sample Car Spaces

1:300 @ A4

DATE DRAWN  
2020-11-10

PREPARED  
DONALD LEE

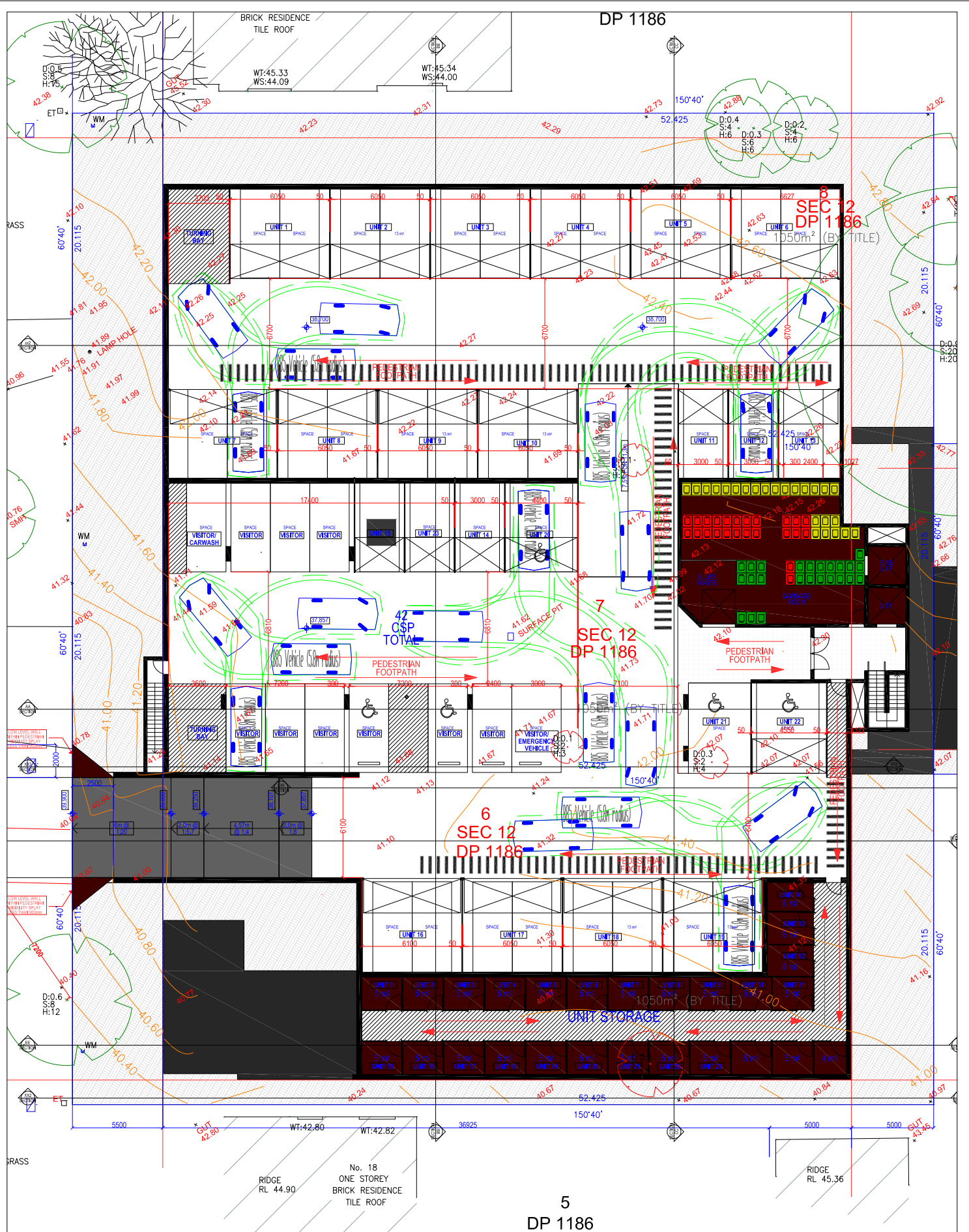
PROJECT NO.  
18818

REVIEWED  
ROBERT VARGA

ADDRESS  
12-16 Francis Street &  
121 Minto Road, Minto

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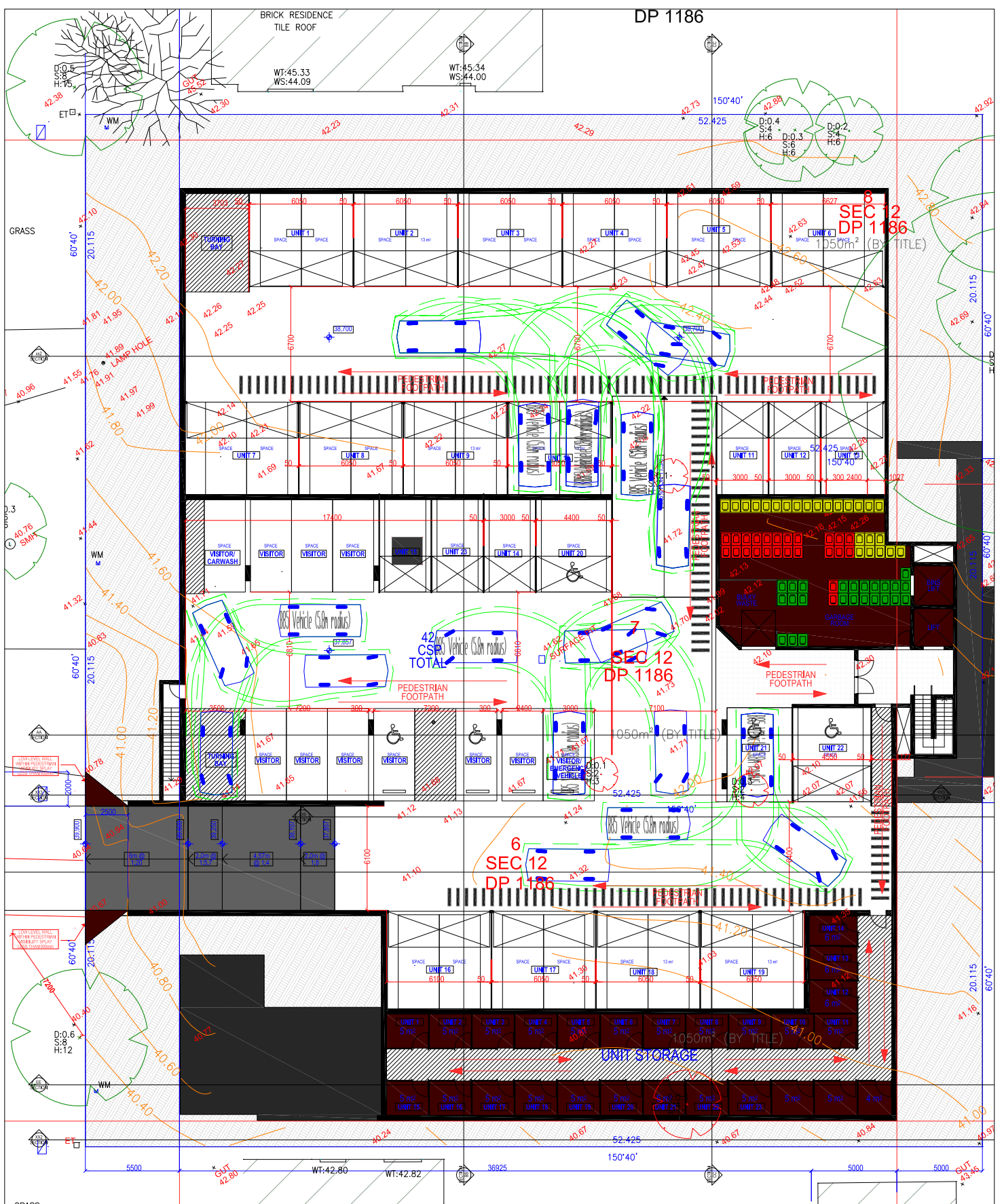
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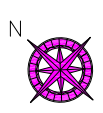


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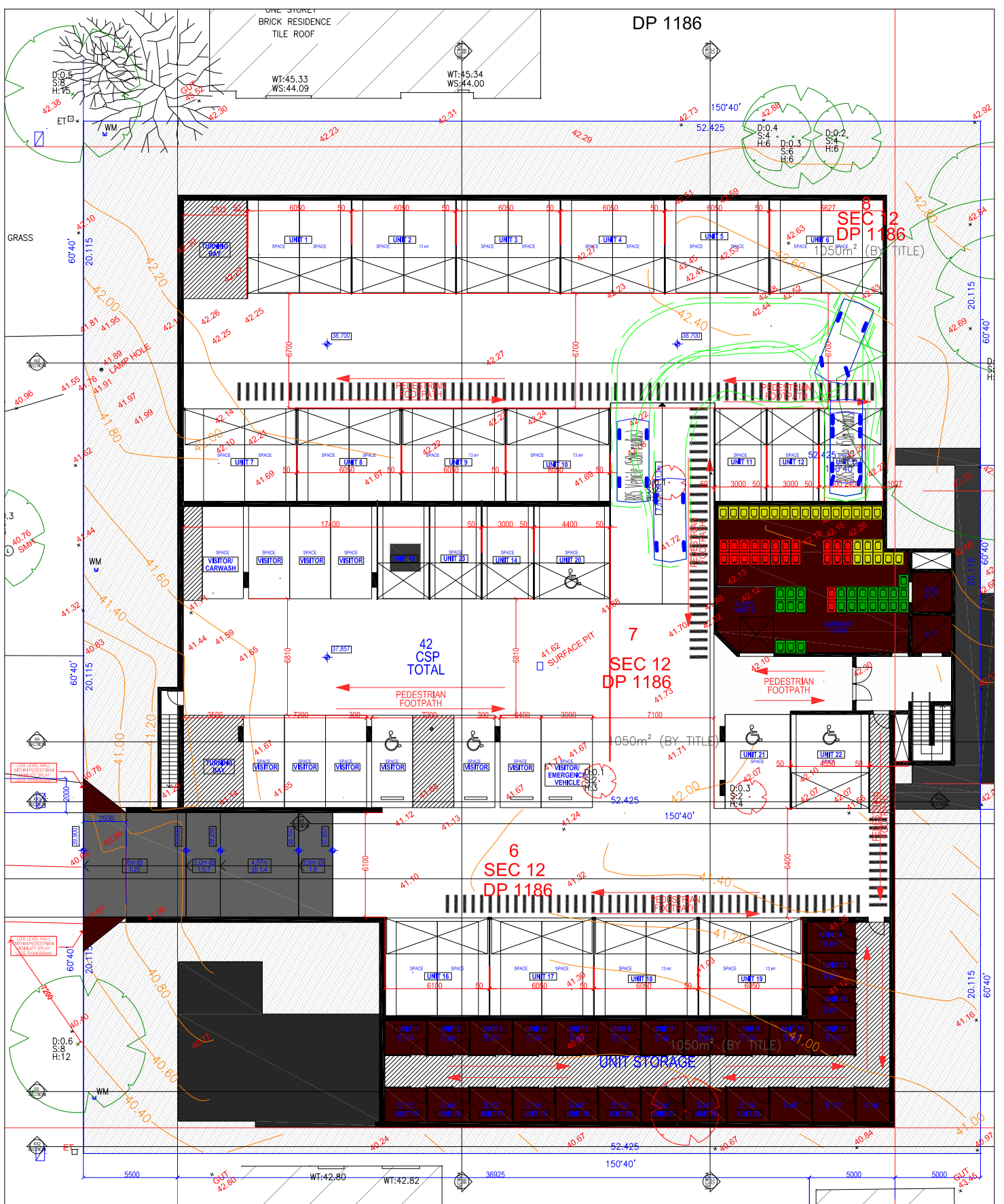
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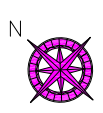


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