

7 April 2020
Ref 18771

Fairfield Council
86 Avoca Road
WAKELEY NSW 2176

Attn: Ms Geraldine Pham
gpham@fairfieldcity.nsw.gov.au

Dear Geraldine,

DA300.1/2019
PROPOSED WASTE TRANSFER STATION & RESOURCE RECOVERY FACILITY
74-76 SEVILLE STREET, FAIRFIELD EAST
TRAFFIC AND PARKING MATTERS

I refer to Council's letter dated 19 December 2019 requesting additional information in respect of the abovementioned development proposal (DA300.1/2019). Please find attached amended plans addressing Council's comments. The following advice is also provided in respect of the comments contained within the "Traffic Matters" section in your letter.

Item 1 – the primary service bay that will accommodate the larger trucks on site (noted as "delivery and loading zone" on the proposed site layout plan) measures 19m x 10m and can accommodate two large trucks.

Item 2 – a site-specific Loading Management Plan has been prepared and is attached. Additional relevant advice received from the business operator is as follows:

- the business will have a maximum of 100 cars stored on site at any given time
- whilst the facility will be open to the public, it represents a small portion of the business, such that there will be no more than 3 customers per day
- on average the facility will receive approximately 20 deliveries per day, typically by way of a flat-bed rigid truck
- on average there will be 3 semi-trailer movements per week, relating to the transfer of shipping containers

Item 3 – the entry gate of the proposed development has been setback off the property boundary by 6m in order to minimise vehicle queuing and impacting through traffic on Seville Street.

Item 4 – the vast majority of truck movements will consist of 8.8m MRV trucks and 12.5m HRV trucks. As noted above, there will also be on average, 3 semi-trailer movements per week, relating to the transfer of shipping containers. The semi-trailer will be approximately 17m in length.

Item 5 – as noted in the Loading Management Plan, “Entry Only” and “Exit Only” signs must be installed at the respective entry and exit driveways off Seville Street, clearly visible from the street. In addition, directional arrows should also be linemarked on the pavement to clarify the direction of travel for the development. This includes the on-site car park.

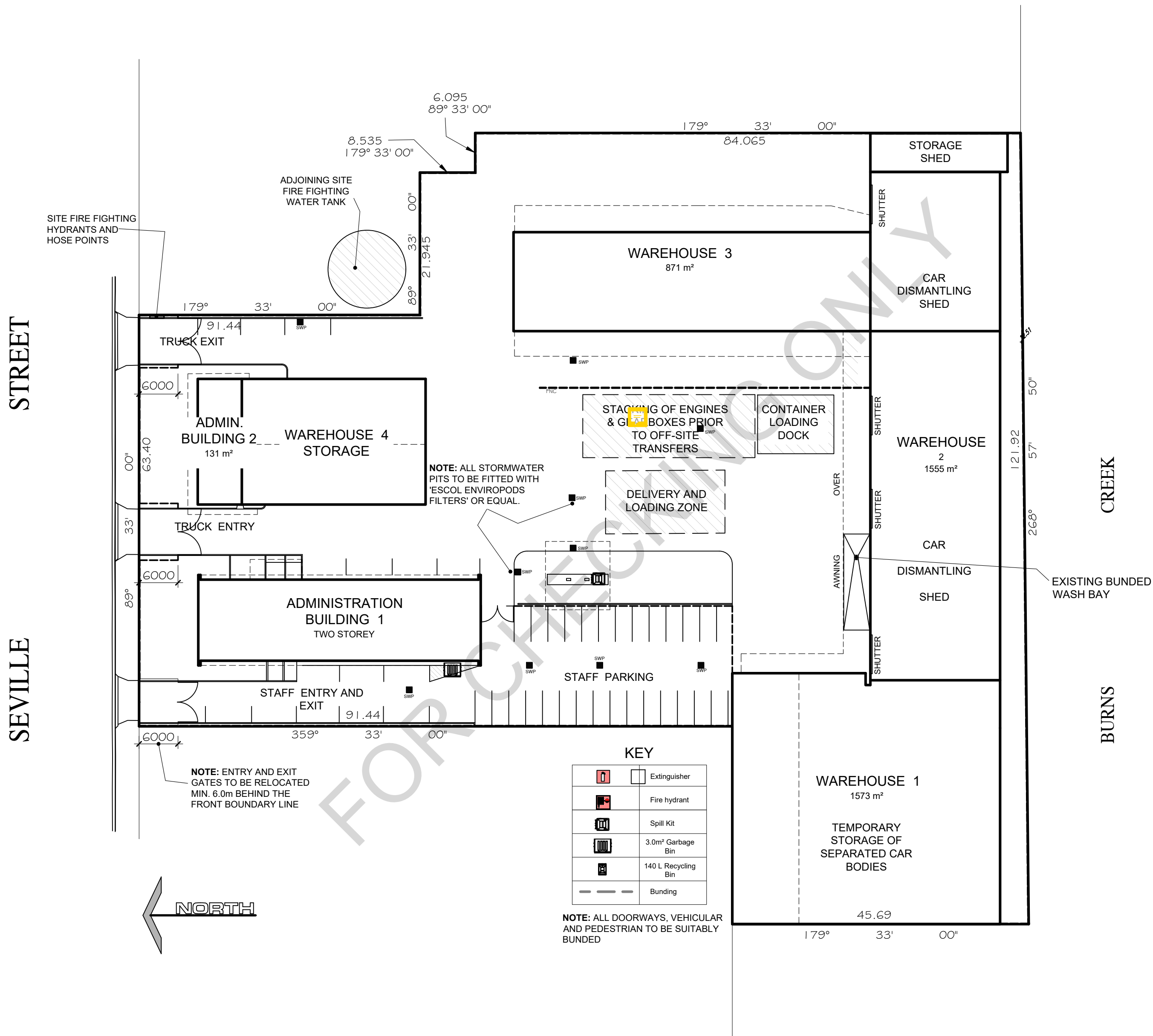
Item 6 – the existing front fence is a chainwire fence which provides excellent inter-visibility for drivers exiting the site and potential pedestrians walking along the Council verge. Furthermore, Seville Street has a flat, straight alignment, thereby providing suitable sight distance in both directions. It is also pertinent to note that the site has been used for industrial purposes for many years, including the existing site access driveways. The proposed development *retains* the existing driveways in their present location and configuration which have operated without issue for many years.

I trust the above is satisfactory. Please do not hesitate to contact me on telephone 9904 3224 should you have any enquiries.

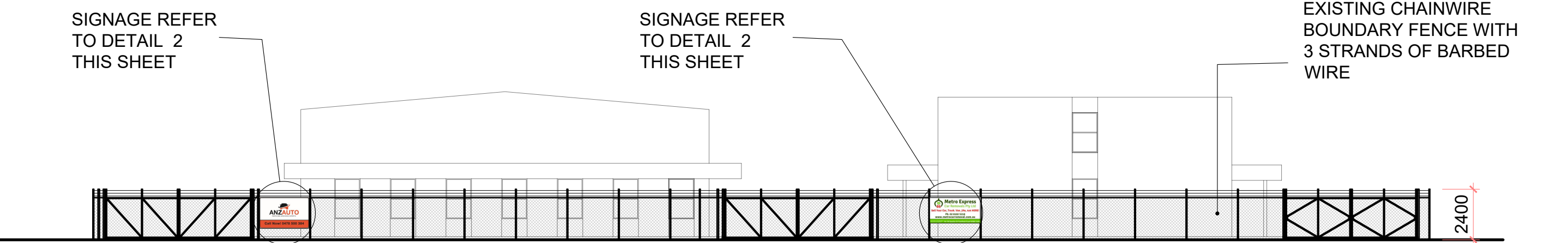
Yours sincerely

A handwritten signature in black ink, appearing to read 'CPalmer', with a long horizontal flourish extending to the right.

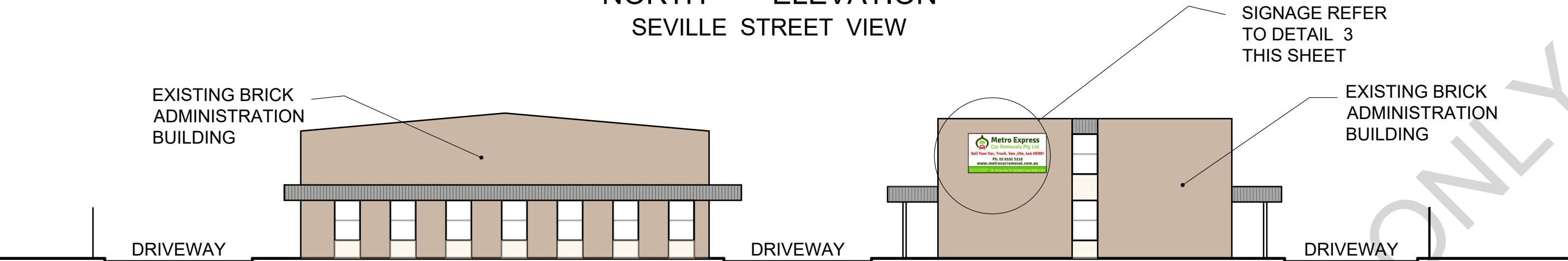
Chris Palmer
Executive Engineer B.Eng (Civil)
Varga Traffic Planning Pty Ltd



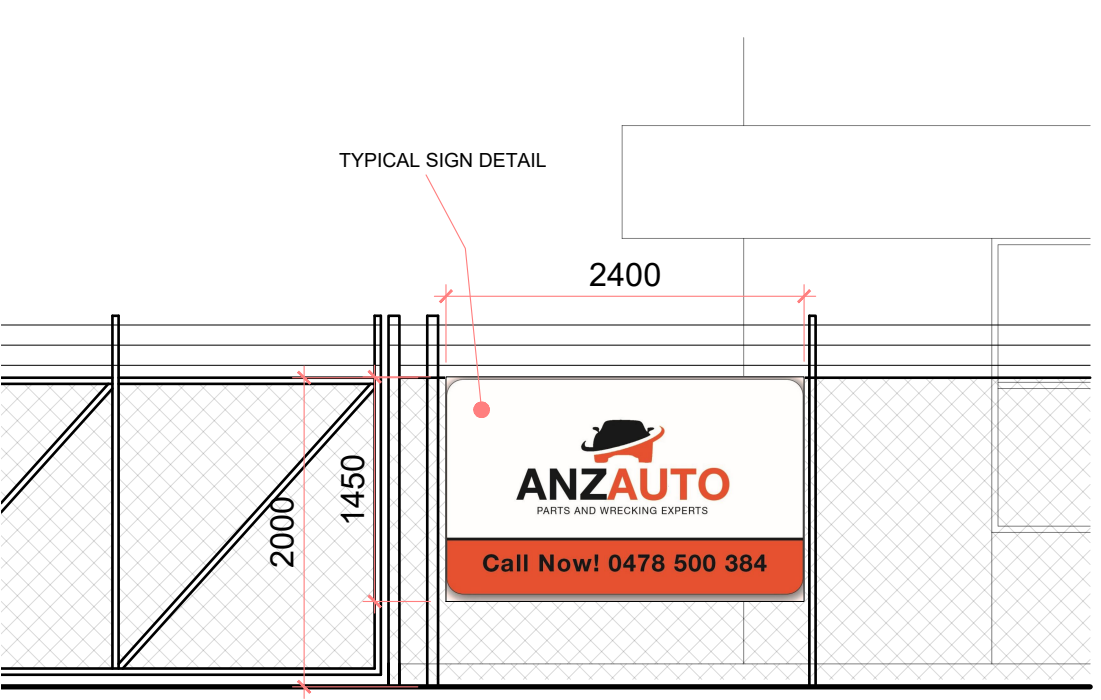
				Wayne Wilson ABN 20 214 071 779 Architectural Drafting Lic Bldg Supervisor 18779S South Penrith NSW 2750 Ph: 0400 224 193 Email: wayne.w51@bigpond.com	CLIENT: Hassani Investments Pty Ltd and Hussain Group Investments Pty Ltd PROJECT SITE: Lot 10, DP 1090834 74 - 76 Seville Street, FAIRFIELD EAST NSW 2165	DRAWING TITLE PROPOSED SITE LAYOUT				PROJECT: PROPOSED RESOURCE RECOVERY FACILITY
2	10.2.20	Amended for council Issue for Approval	W.W.			Reproduction of the whole or part of this document constitutes an infringement of copyright. The information, ideas and concepts contained in this document are confidential. The recipient (s) of this document is/are PROHIBITED from disclosing such information, ideas and concepts to any person without prior written consent of the COPYRIGHT holder.	Drg. No. 18-127-02	Revision No. 2		
Rev. No.	Date		Comments					Drn.	Drawn: W.Wilson	Approved:



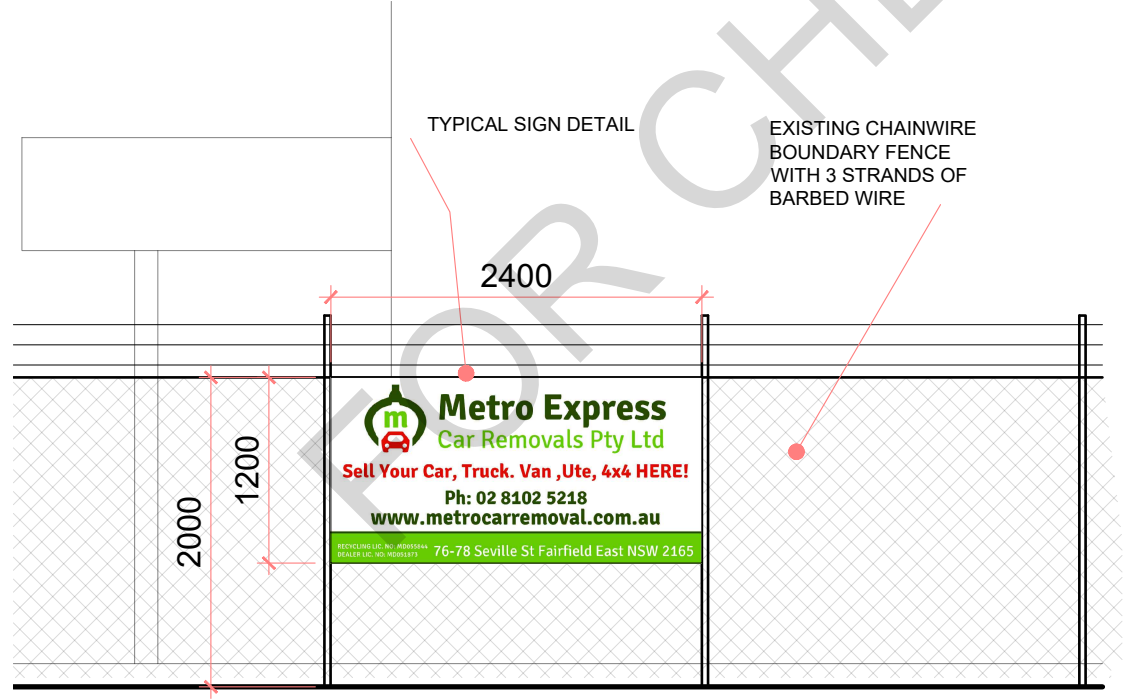
NORTH ELEVATION
SEVILLE STREET VIEW



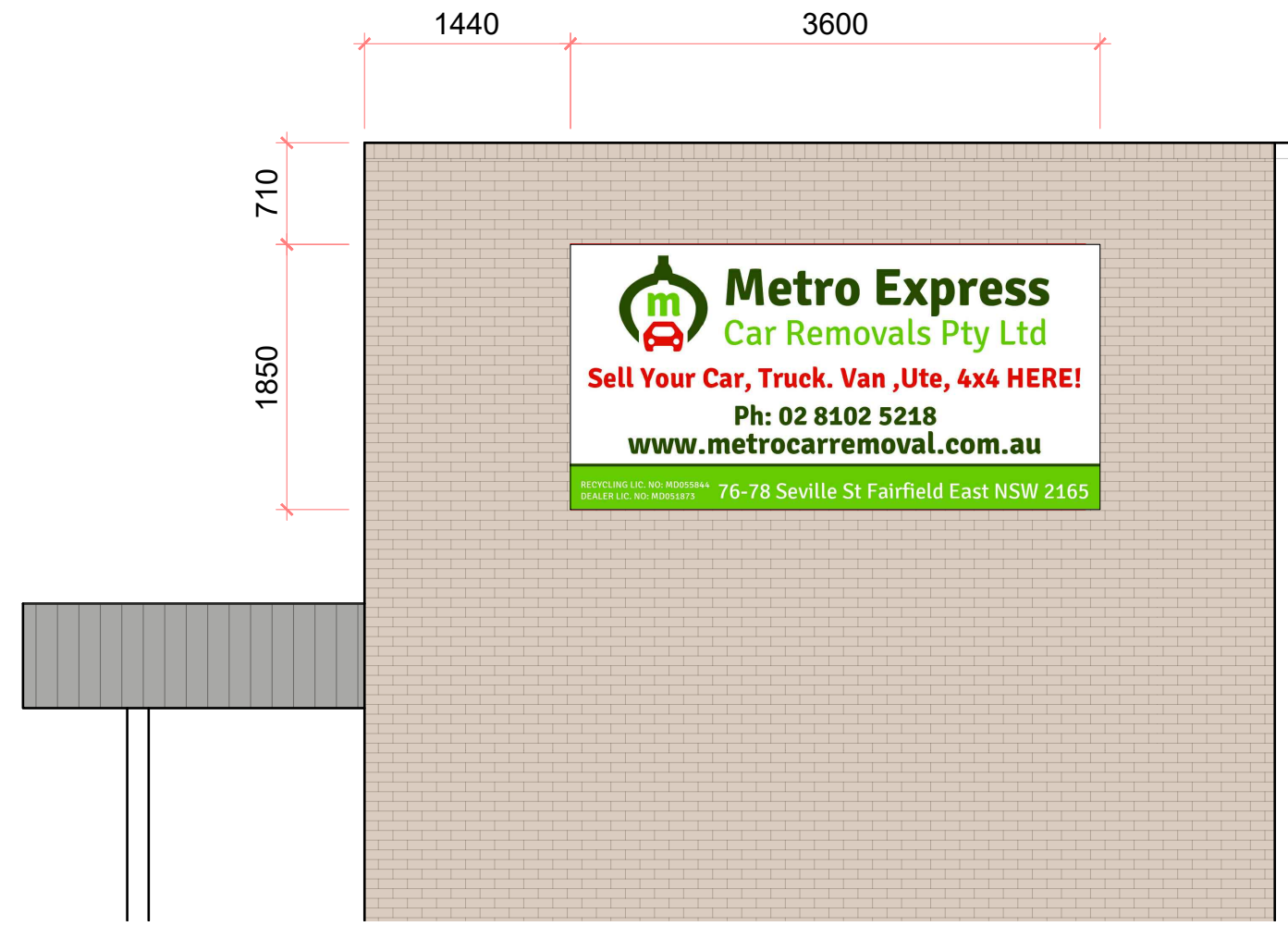
NORTH ELEVATION
BUILDING ALIGNMENT



SIGNAGE DETAIL 1
SEVILLE STREET VIEW
EASTERN END

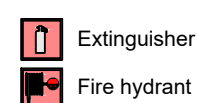


SIGNAGE DETAIL 2
SEVILLE STREET VIEW
WESTERN END

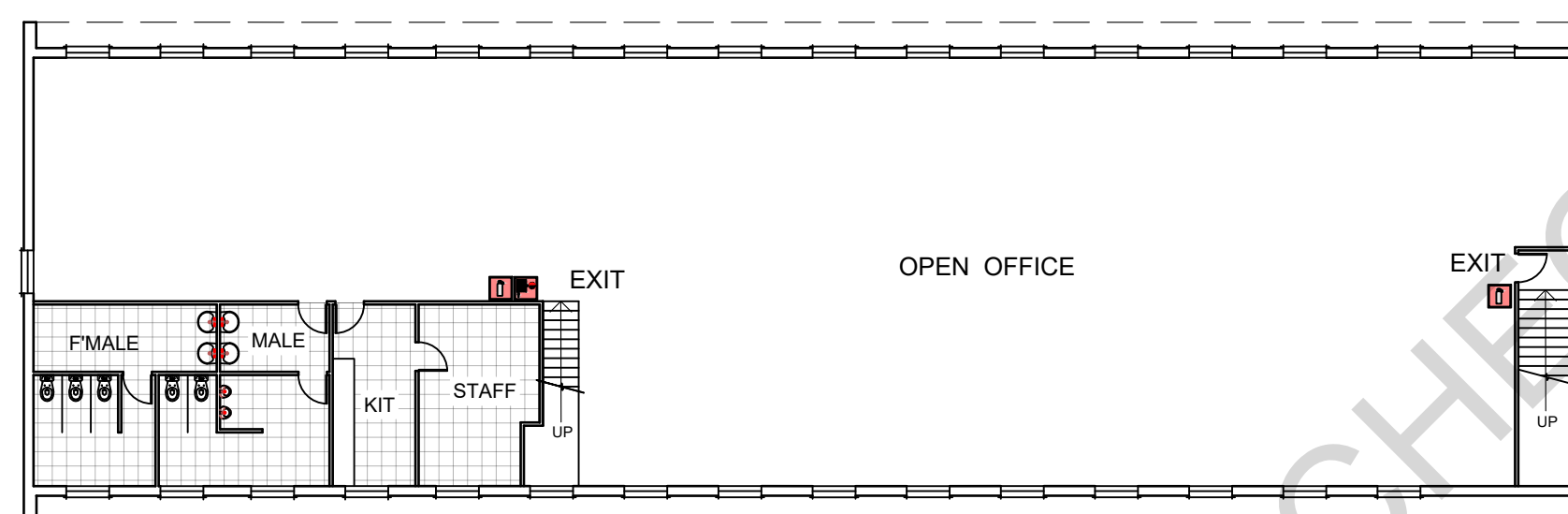


BUILDING SIGNAGE
DETAIL 3
SEVILLE STREET VIEW

			Wayne Wilson ABN 20 214 071 779 Architectural Drafting Lic Bldg Supervisor 18779S		South Penrith NSW 2750 Ph: 0400 224 193 Email: wayne.w51@bigpond.com	CLIENT: Hassani Investments Pty Ltd and Hussain Group Investments Pty Ltd	DRAWING TITLE ELEVATIONS & SIGNAGE		PROJECT: PROPOSED RESOURCE RECOVERY FACILITY
2	10.2.20	Amended for council	W.W.	Reproduction of the whole or part of this document constitutes an infringement of copyright. The information, ideas and concepts contained in this document are confidential. The recipient(s) of this document are PROHIBITED from disclosing such information, ideas and concepts to any person without prior written consent of the COPYRIGHT holder.		PROJECT SITE: Lot 10, DP 1090834 74 - 76 Seville Street, FAIRFIELD EAST NSW 2165	Orig. No. 18-127-03		Revision No. 2
1	7.6.19	Issue for Approval	W.W.				Drawn: W. Wilson	Approved: Date: NOV 2018	Scale: 1:200 @ A2
Rev. No.	Date	Comments	Drn.						



ADMINISTRATION BUILDING 2 AND WAREHOUSE 4

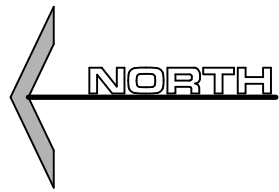


	Extinguisher
	Fire hydrant
	Spill Kit
	3.0m² Garbage Bin
	140 L Recycling Bin
	Bundling

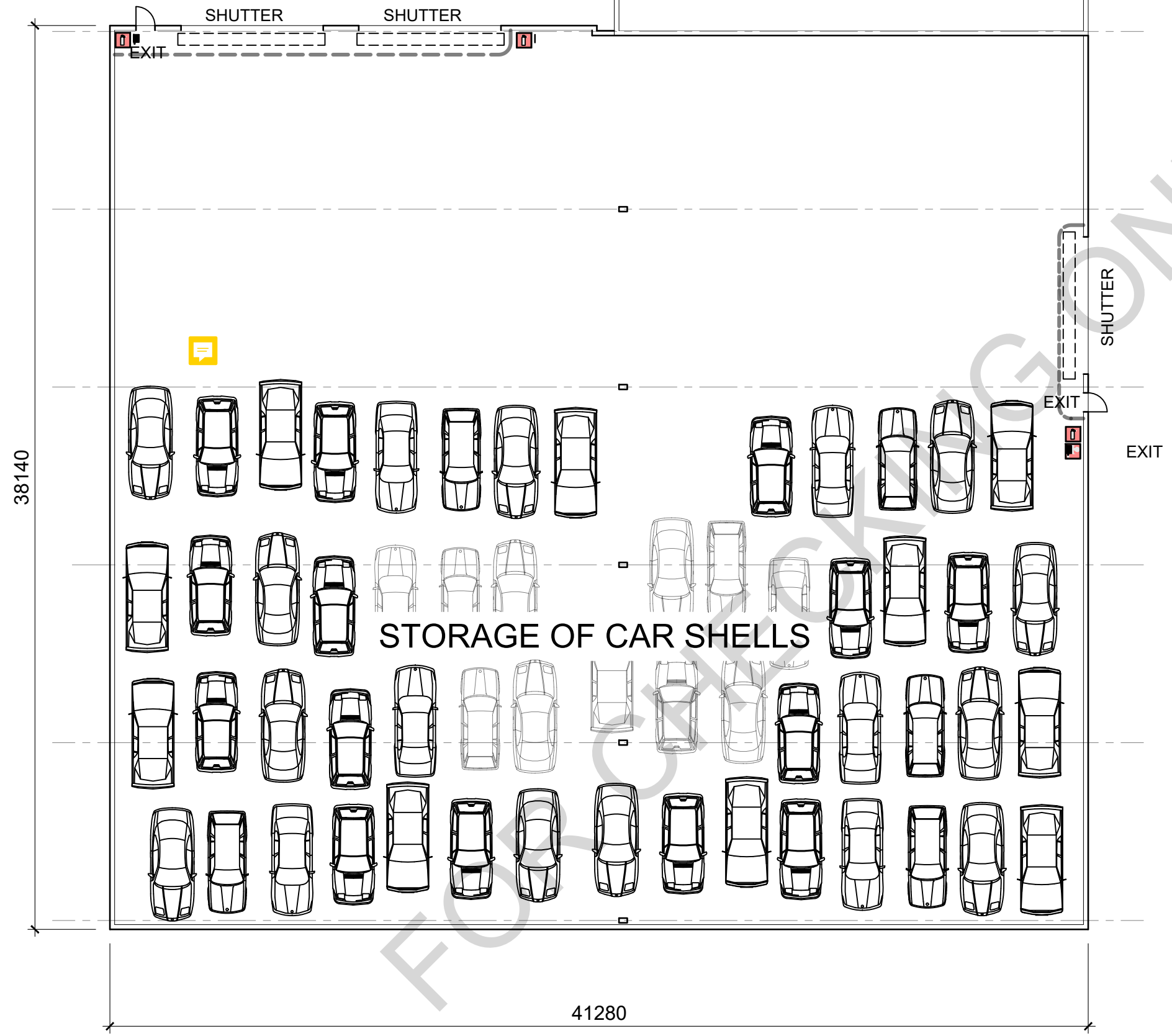
NOTE: ALL DOORWAYS,
VEHICULAR AND
PEDESTRIAN TO BE
SUITABLY BUNDED

ADMINISTRATION BUILDING 1

[illegible]



WAREHOUSE 2



KEY

	Extinguisher
	Fire hydrant
	Spill Kit
	3.0m² Garbage Bin
	140 L Recycling Bin
	Bunding

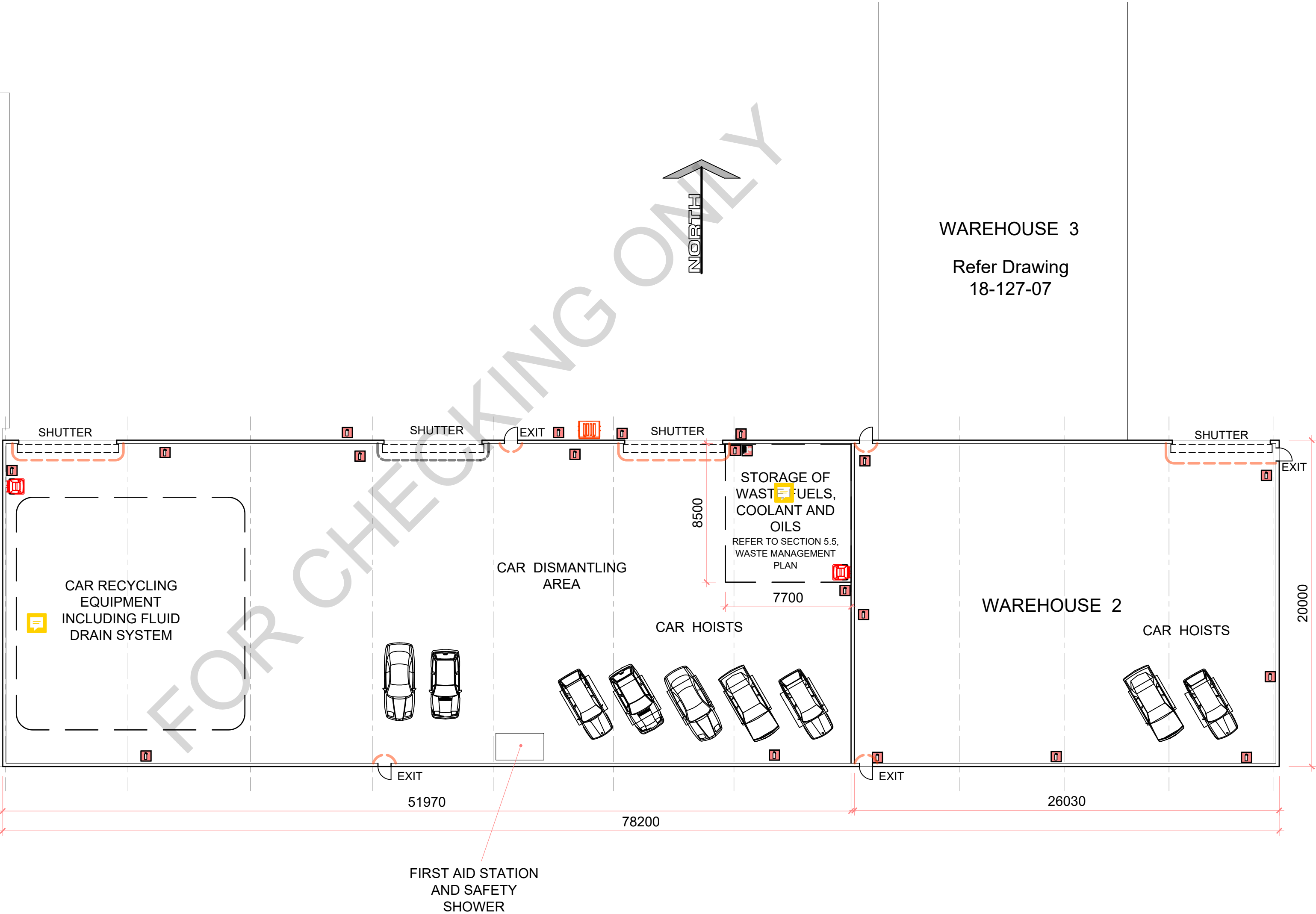
NOTE: ALL DOORWAYS,
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PEDESTRIAN TO BE
SUITABLY BUNDED

2 1	10.2.20 7.6.19	Amended for council Issue for Approval	Wayne Wilson ABN 20 214 071 779 Architectural Drafting Lic Bldg Supervisor 18779S South Penrith NSW 2750 Ph: 0400 224 193 Email: wayne.w51@bigpond.com	W.W. W.W. Drm.	Reproduction of the whole or part of this document constitutes an infringement of copyright. The recipient (s) of this document is/are PROHIBITED from disclosing such information, ideas and concepts to any person without prior written consent of the COPYRIGHT holder.	CLIENT: Hassani Investments Pty Ltd and Hussain Group Investments Pty Ltd PROJECT SITE: Lot 10, DP 1090834 74 - 76 Seville Street, FAIRFIELD EAST NSW 2165	DRAWING TITLE WAREHOUSE 1 LAYOUT				PROJECT: PROPOSED RESOURCE RECOVERY FACILITY	
							Org. No. 18-127-05	Revision No. 2	Drawn: W.Wilson	Approved:	Date: NOV 2018	Scale: 1:200 @ A2

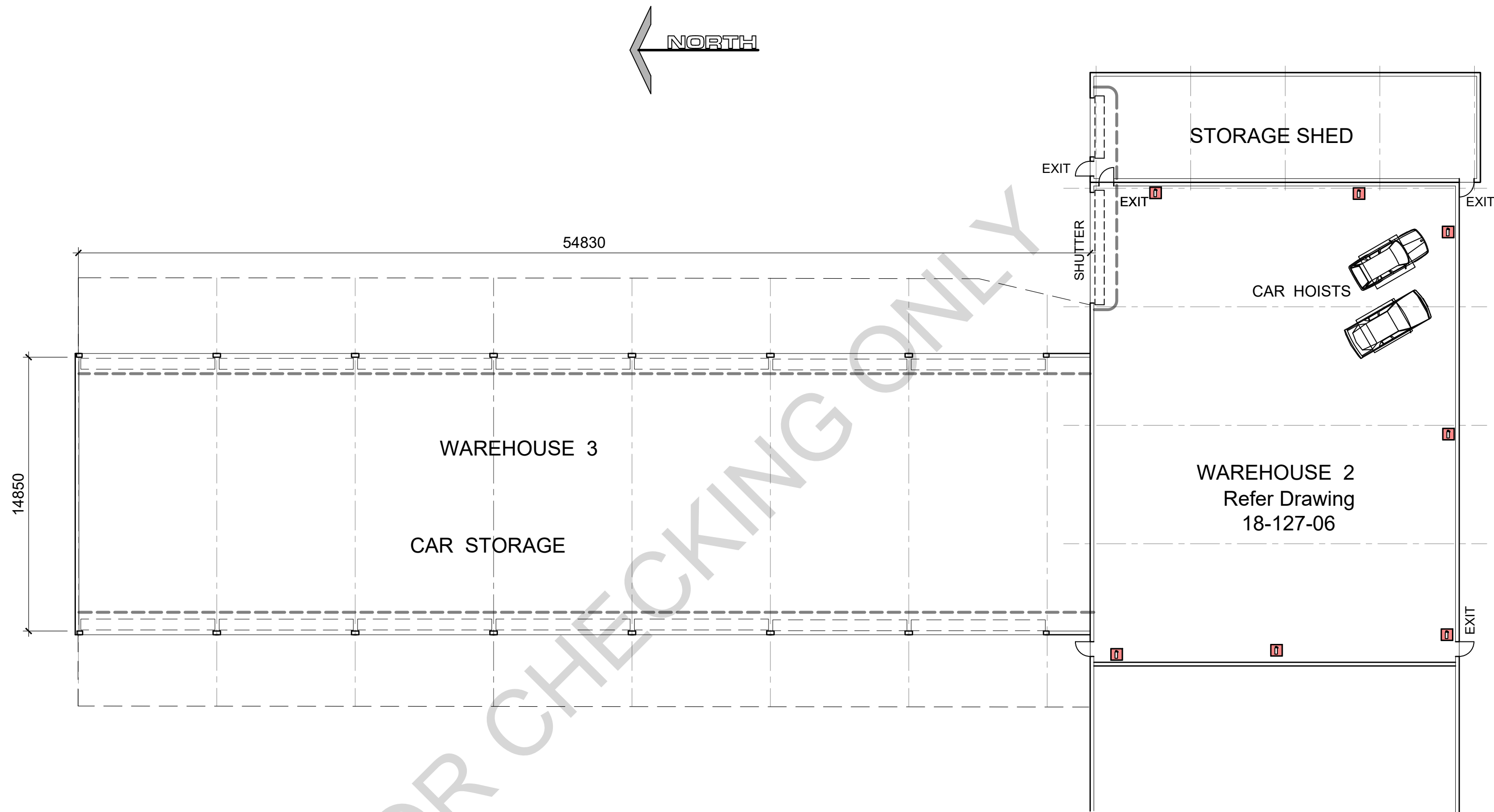
WAREHOUSE 1
Refer Drawing
18-127-05

KEY	
	Extinguisher
	Fire hydrant
	Spill Kit
	3.0m² Garbage Bin
	140 L Recycling Bin
	Bunding

NOTE: ALL DOORWAYS,
VEHICULAR AND
PEDESTRIAN TO BE
SUITABLY BUNDED



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2 1		10.2.20 7.6.19		Amended for council Issue for Approval		W.W. W.W.		PROJECT SITE: Lot 10, DP 1090834 74 - 76 Seville Street, FAIRFIELD EAST NSW 2165		Orig. No. 18-127-06		Revision No. 2			
Rev. No.		Date		Comments		Dm.				Drawn: W. Wilson		Approved:		Date: NOV 2018	
												Scale: 1:200 @ A2			



KEY	
	Extinguisher
	Fire hydrant
	Spill Kit
	3.0m² Garbage Bin
	140 L Recycling Bin
	Bunding

NOTE: ALL DOORWAYS, VEHICULAR AND PEDESTRIAN TO BE SUITABLY BUNDED

2 1	10.2.20 7.6.19	Amended for council Issue for Approval	W.W. W.W.	Wayne Wilson ABN 20 214 071 779 Architectural Drafting Lic Bldg Supervisor 18779S South Penrith NSW 2750 Ph: 0400 224 193 Email: wayne.w51@bigpond.com	CLIENT: Hassani Investments Pty Ltd and Hussain Group Investments Pty Ltd PROJECT SITE: Lot 10, DP 1090834 74 - 76 Seville Street, FAIRFIELD EAST NSW 2165	DRAWING TITLE WAREHOUSE 3 LAYOUT		PROJECT: PROPOSED RESOURCE RECOVERY FACILITY				
						Orig. No. 18-127-07	Revision No. 2					
Rev. No.	Date	Comments	Drm.	Reproduction of the whole or part of this document constitutes an infringement of copyright. The information, ideas and concepts contained in this document are confidential. The recipient (s) of this document is/are PROHIBITED from disclosing such information, ideas and concepts to any person without prior written consent of the COPYRIGHT holder.					Drawn: W.Wilson	Approved:	Date: NOV 2018	Scale: 1:200 @ A2

74-76 SEVILLE STREET, FAIRFIELD EAST
LOADING MANAGEMENT PLAN

This Loading Management Plan (the Plan) has been prepared to guide and manage the efficient and safe operation of the loading bays at the abovementioned address and is applicable to all users of the site. The Plan shall be issued by the primary business manager to all staff, contractors and subcontractors so they understand the procedures and limitations of the use of the loading bays. The Plan should be reviewed by management, as necessary, to adapt to any changes in circumstances. Contact details of the manager or delegated person should be displayed within the various buildings.

The loading/delivery facilities comprise:

- a primary “delivery and loading zone” centrally located between Warehouse 2, Warehouse 3, Warehouse 4 and the staff parking area, measuring 19m x 10m. The marked loading area will comfortably accommodate 2-3 trucks
- a “container loading dock” outside Warehouse 2, measuring 12m x 9m, which will be used to store shipping containers
- roller shutter doors into the various warehouse buildings
- a large hardstand manoeuvring area located in front of the “delivery and loading zone”

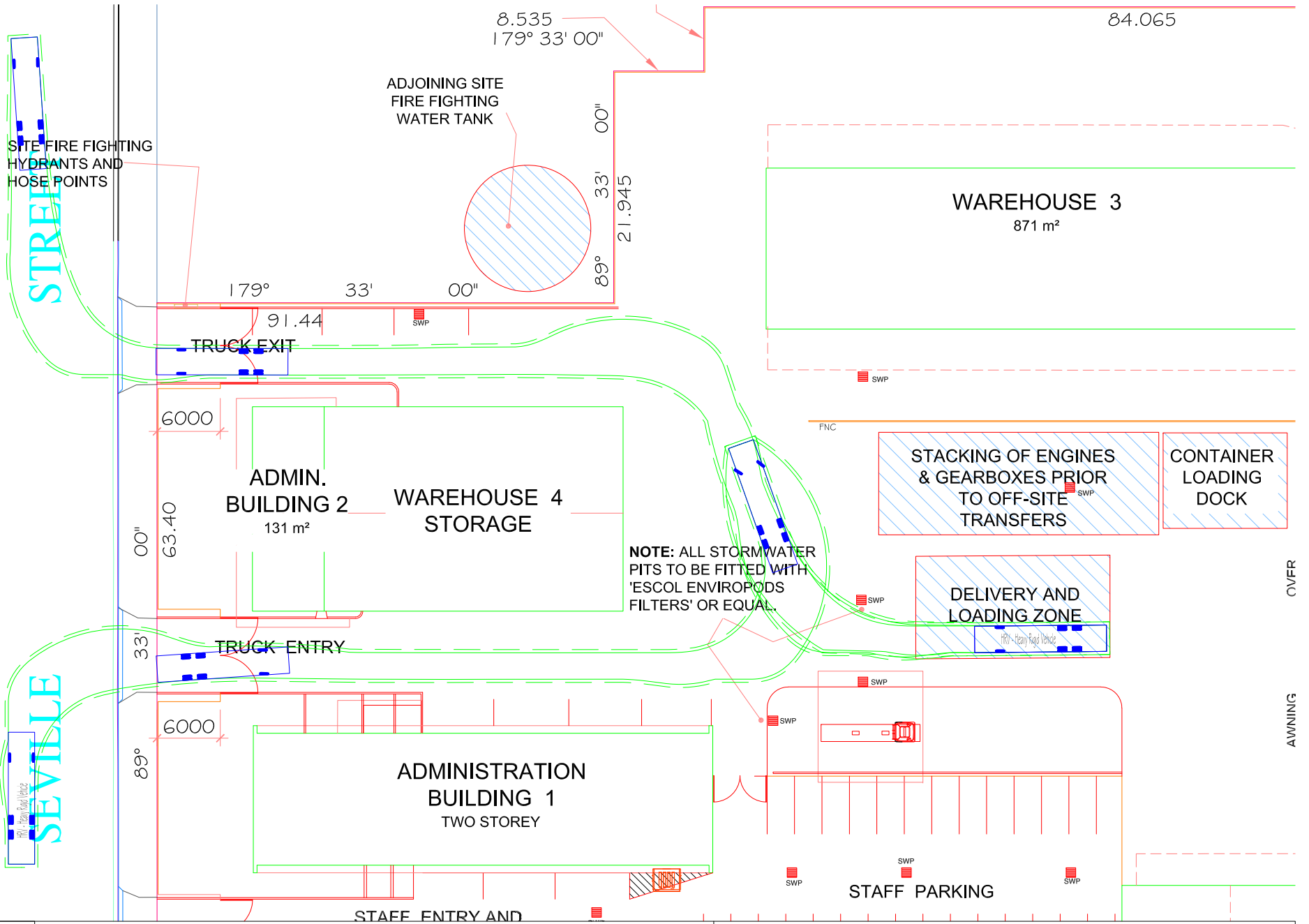
The following procedures are to be adopted for the use of the proposed loading/delivery facilities:

- all delivery vehicles must enter and exit the site in a forward direction at all times. Signage is to be installed at suitable locations prior to building occupation
- all delivery vehicles are to reverse into the “delivery and loading zone”, thereby allowing them to exit the loading area and the site whilst travelling in a forward direction
- service vehicle engines are to be switched off when not in use
- the largest service vehicle to access the site must not exceed 19m in length - i.e. a standard articulated semi-trailer
- all loading bays and vehicular/pedestrian circulation areas must be kept clear of goods and must not be used for storage purposes at any time. Loading/unloading of trucks within the vehicular/pedestrian circulation areas is not permitted
- the business will operate a forklift which will assist in the transfer of wrecked cars and also shipping containers
- the business manager shall implement an incident system utilising an on-site diary to ensure the efficient, coordinated and equitable use of the loading area by all authorised users

- the arrival of service vehicles and the operation of the loading area shall be managed by the business manager to ensure that no loading bay users are required to wait on the street or look for alternative off-site loading spaces if the loading bays are occupied. In this regard, there is sufficient queuing area *within* the site to accommodate several waiting trucks in the unlikely event multiple trucks arrive at the same time
- the business manager must ensure that trucks do not arrive at the site outside of the approved operating hours
- the loading bays, service areas and pedestrian circulation areas are to be kept clean at all times
- garbage is to be collected by private contractor *within* the site

Suitable signage is to be installed prior to occupation, including, but not limited to:

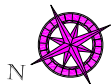
- “Entry Only” and “Exit Only” signs at the respective entry and exit driveways off Seville Street, clearly visible from the street
- a “Staff and Visitor Parking” sign installed at the entrance to the car park off Seville Street, clearly visible from the street
- “Watch Out For Pedestrians”, “Watch Out For Trucks” and “Watch Out For Forklifts” signs to be installed at regular intervals throughout the vehicular circulation areas within the site
- suitable wayfinding signage installed throughout the car park for both vehicles and pedestrians.



VARGA TRAFFIC PLANNING Pty Ltd
 ABN 88 071 762 537
 Suite 6, Level 1
 20 Young Street
 Neutral Bay, NSW 2089

Phone +61 2 9904 3224
 PO Box 1888
 Neutral Bay, NSW 2089
 www.vargatraffic.com.au
 Sydney, Australia

PROJECT
 RESIDENTIAL DEVELOPMENT



DRAWING TITLE
 12.5M HRV TRUCK TURNING PATH
 Entering / Exiting Site

ADDRESS
 74-76 Seville Street, Fairfield

PROJECT NO.
 18771

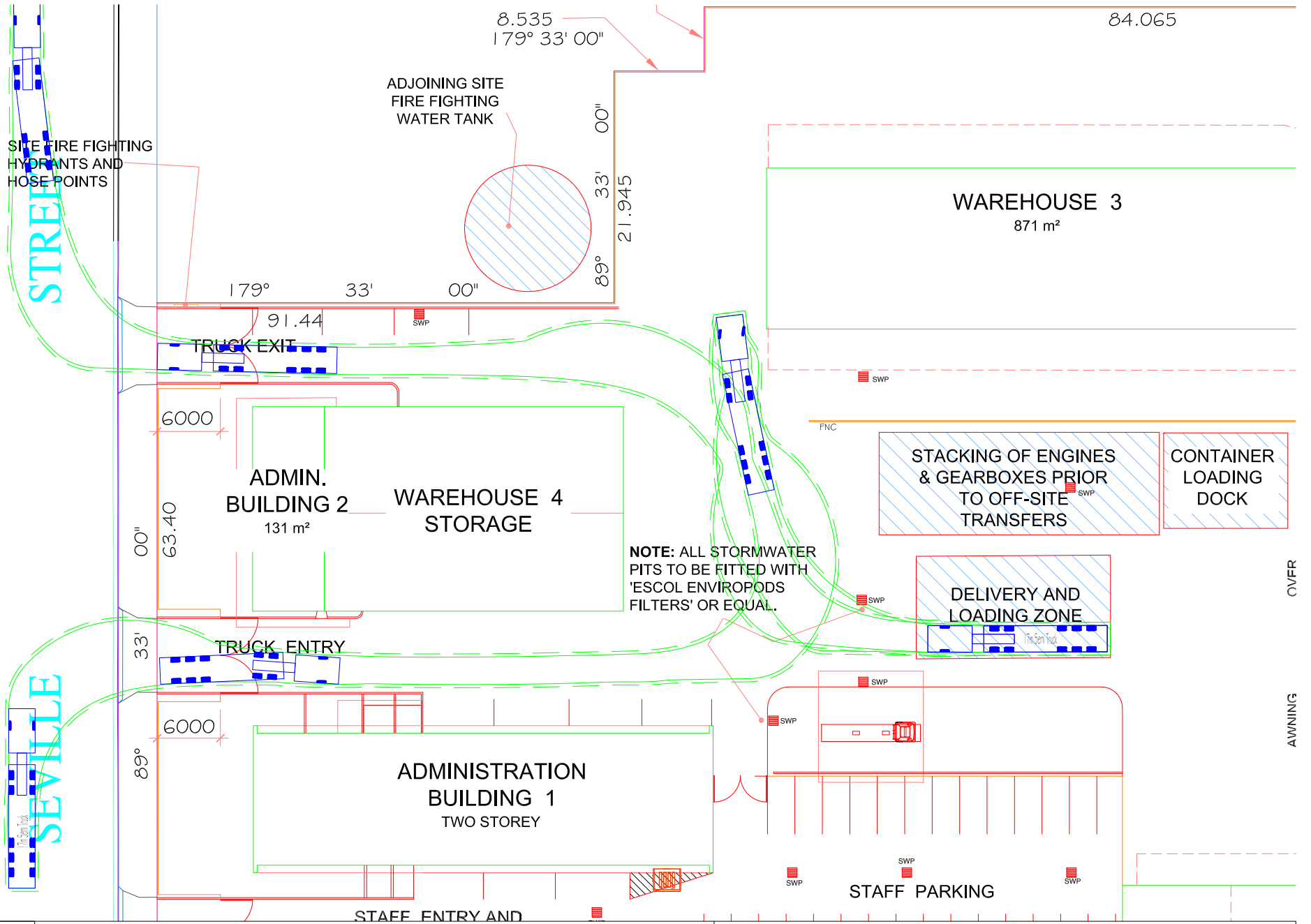
REVIEWED
 CHRIS PALMER

1:500 @ A4

DATE DRAWN
 2020-4-7

PREPARED
 DONALD LEE

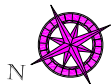
VARGA TRAFFIC PLANNING Pty Ltd
 Transport, Traffic and Parking Consultants



VARGA TRAFFIC PLANNING Pty Ltd
 ABN 88 071 762 537
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 20 Young Street
 Neutral Bay, NSW 2089

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 PO Box 1888
 Neutral Bay, NSW 2089
 www.vargatrafic.com.au
 Sydney, Australia

PROJECT
 RESIDENTIAL DEVELOPMENT



DRAWING TITLE
 17M LONG SEMI-TRAILER TURNING PATH
 Entering / Exiting Site

ADDRESS
 74-76 Seville Street, Fairfield

PROJECT NO.
 18771

REVIEWED
 CHRIS PALMER

1:500 @ A4

DATE DRAWN
 2020-4-7

PREPARED
 DONALD LEE

VARGA TRAFFIC PLANNING Pty Ltd
 Transport, Traffic and Parking Consultants

11 September 2020
Ref 18771

Fairfield Council
86 Avoca Road
WAKELEY NSW 2176

Attn: Ms Geraldine Pham
gpham@fairfieldcity.nsw.gov.au

Dear Geraldine,

DA300.1/2019
PROPOSED WASTE TRANSFER STATION & RESOURCE RECOVERY FACILITY
74-76 SEVILLE STREET, FAIRFIELD EAST
TRAFFIC AND PARKING MATTERS

I refer to Council's email to Ms Vidhya Ramesh of *Hamptons Property Services*, dated 27 August 2020, requesting additional information in respect of the abovementioned development proposal (DA300.1/2019). Please find attached amended plans addressing Council's comments. The following advice is also provided in respect of the comments raised by Council's traffic engineers in your email.

The proposed development will be serviced by a variety of trucks, including small, medium and large rigid trucks, up to and including 17m long semi-trailers. The amended architectural plans now depict a 20m x 15m delivery and loading zone outside Warehouse 2.

Due to the swept turn path requirements of the 17m long semi-trailer, it is proposed to restrict its turning movements into/out of the site to right-in/right-out only. Notwithstanding, small, medium and large rigid trucks up to and including 12.5m HRVs will be able to turn left *and* right, into *and* out of the site without difficulty. As such, it is proposed to signpost the truck entry driveway *and* the inside fence at the truck exit driveway with a "No Left Turn – Vehicles under 12.5m Excepted".

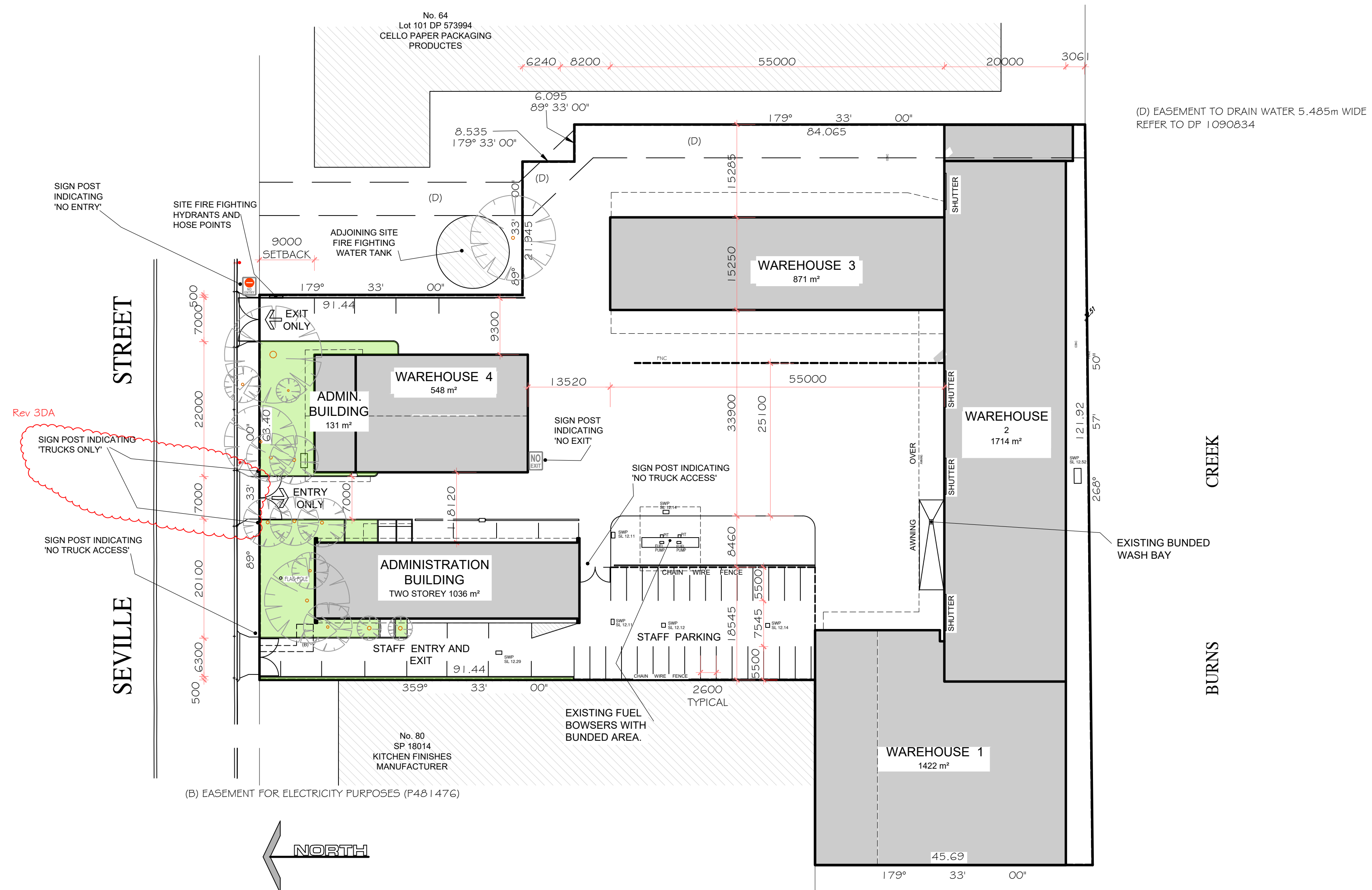
Revised swept turn path diagrams have also been prepared which illustrate the trucks entering the site in a forward direction, driving through the site and manoeuvring into the delivery and loading zone, and then exiting the site in a forward direction. The revised turn paths also include the vehicle profile and the dashed clearance offsets.

I trust the above is satisfactory. Please do not hesitate to contact me on telephone 9904 3224 should you have any enquiries.

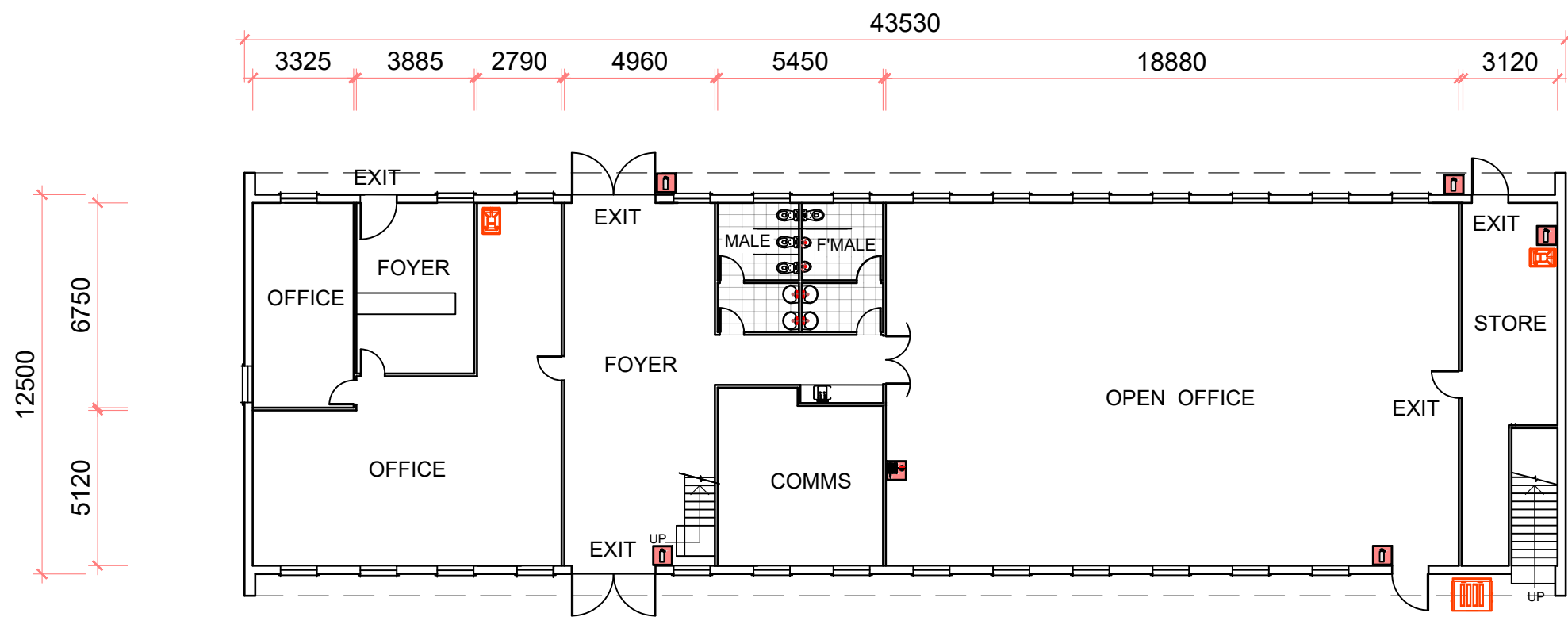
Yours sincerely



Chris Palmer
Executive Engineer B.Eng (Civil)
Varga Traffic Planning Pty Ltd



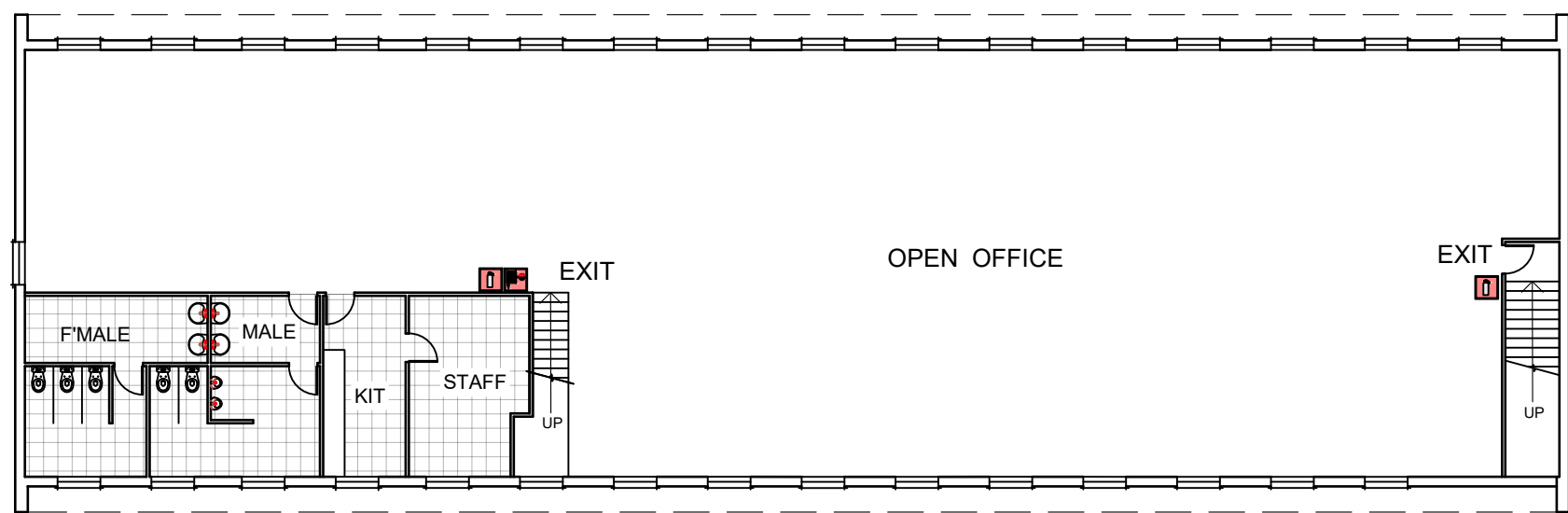
			Wayne Wilson ABN 20 214 071 779 South Penrith NSW 2750 Architectural Drafting Ph: 0400 224 193 Lic Bldg Supervisor 18779S Email: wayne.w51@bigpond.com		CLIENT: Hassani Investments Pty Ltd and Hussain Group Investments Pty Ltd		DRAWING TITLE EXISTING SITE PLAN		PROJECT: PROPOSED RESOURCE RECOVERY FACILITY	
3DA 2DA 1DA	10.9.20 18.8.20 28.4.19	Amended for Council Amended for Council DA Issue	W.W. W.W. W.W.	Reproduction of the whole or part of this document constitutes an infringement of copyright. The information, ideas and concepts contained in this document are confidential. The recipient (s) of this document is/are PROHIBITED from disclosing this information, ideas and concepts to any person without prior written consent of the COPYRIGHT holder.		PROJECT SITE: Lot 10, DP 1090834 74 - 76 Seville Street, FAIRFIELD EAST NSW 2165		Drg. No. 18-127-01		Revision No. 3DA
Rev. No.	Date	Comments	Dm.			Drawn: W. Wilson	Approved:	Date: NOV 2018	Scale: 1:500 @ A2	



GROUND FLOOR



ADMINISTRATION
BUILDING 2 AND
WAREHOUSE 4



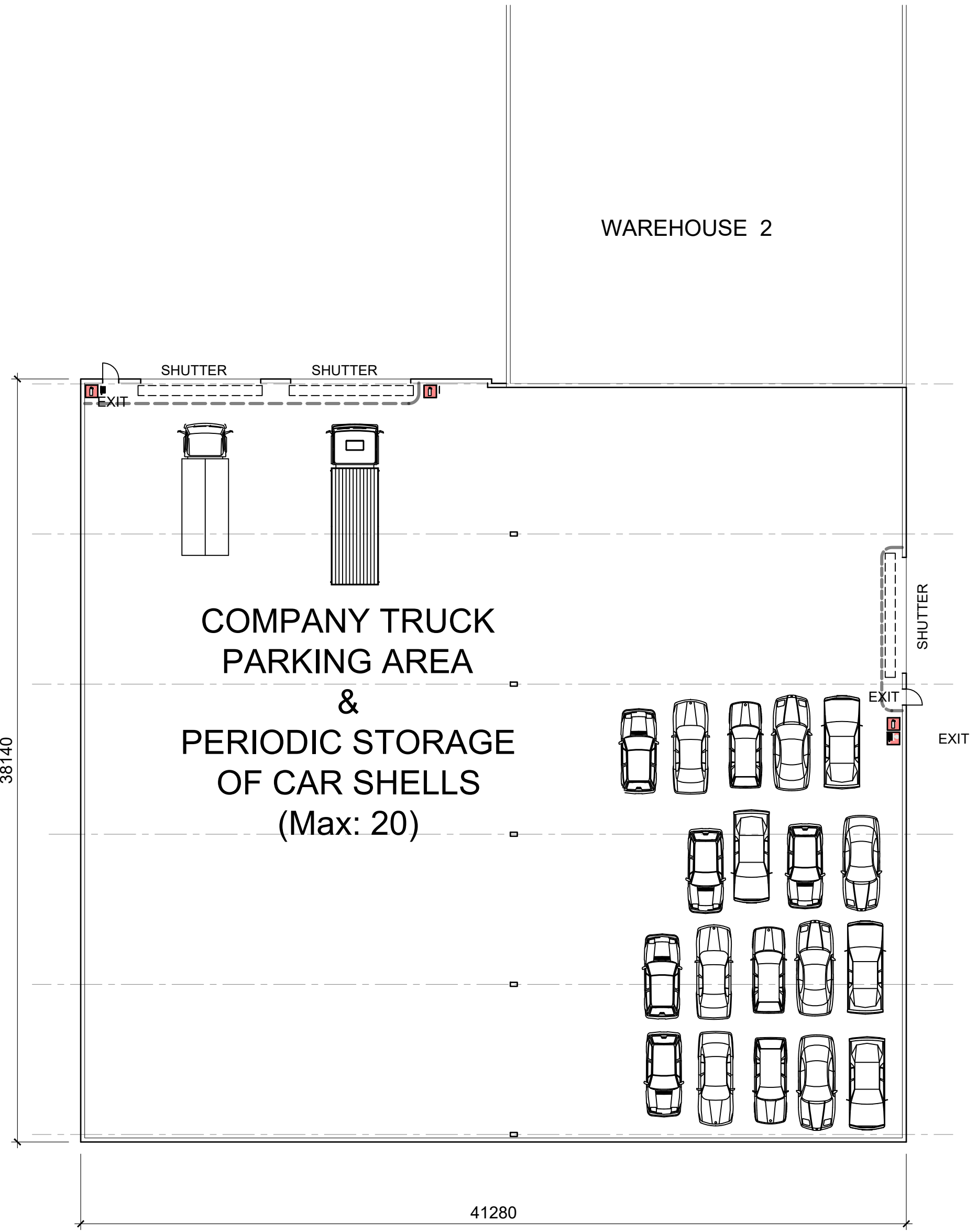
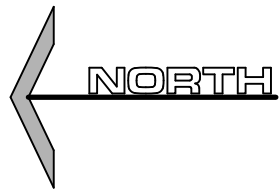
FIRST FLOOR

ADMINISTRATION
BUILDING 1

KEY	
	Extinguisher
	Fire hydrant
	Spill Kit
	3.0m² Garbage Bin
	140 L Recycling Bin
	Bunding

NOTE: ALL DOORWAYS,
VEHICULAR AND
PEDESTRIAN TO BE
SUITABLY BUNDED

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Rev. No.	Date	Comments	Drn.					Drawn: W.Wilson	Approved:	Date: NOV 2018	Scale: 1:100 @ A2



KEY

	Extinguisher
	Fire hydrant
	Spill Kit
	3.0m² Garbage Bin
	140 L Recycling Bin
	Bunding

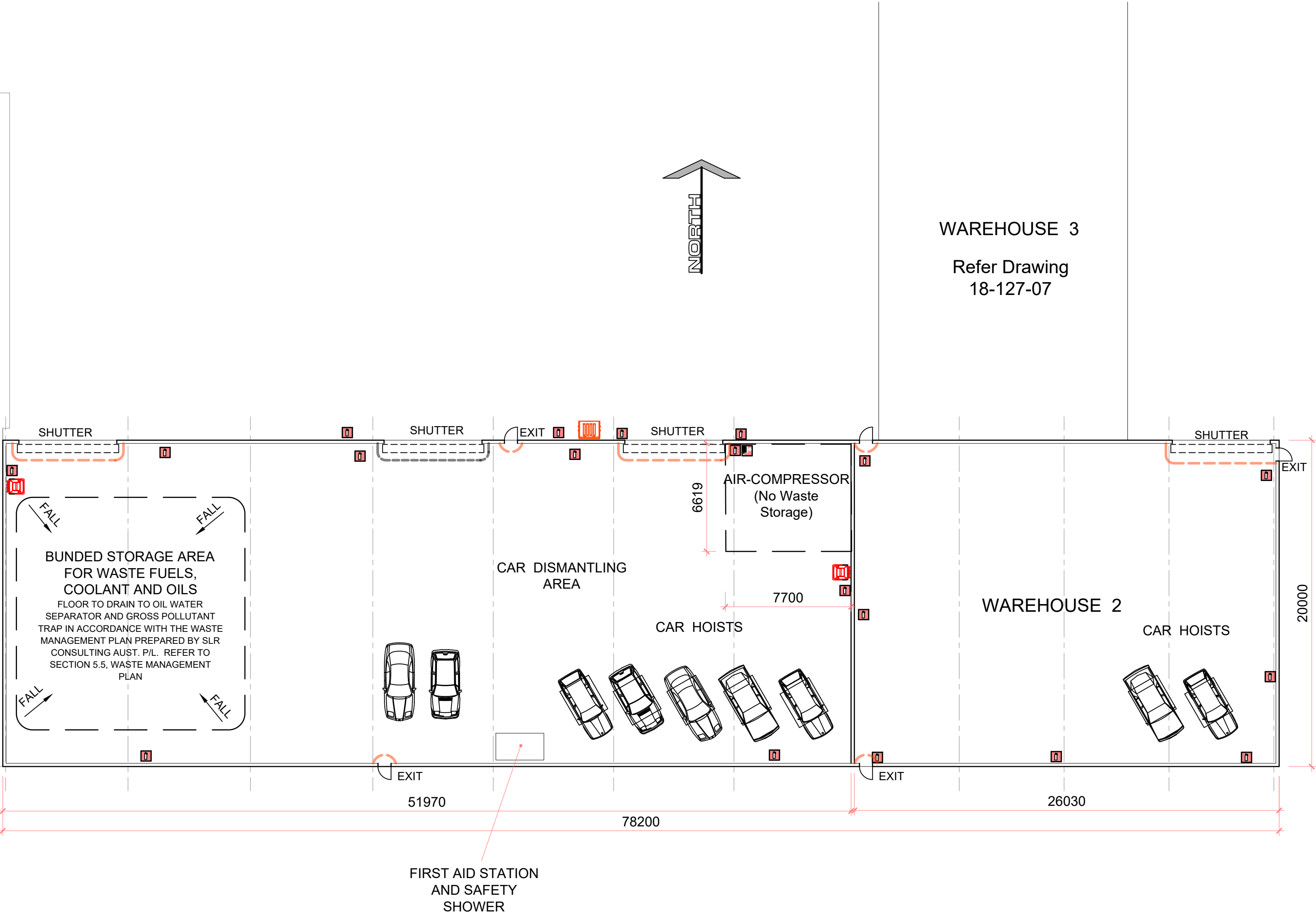
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2DA 1DA	18.8.20 28.4.19	Amended for Council DA Issue	W.W. W.W.	PROJECT SITE: Lot 10, DP 1090834 74 - 76 Seville Street, FAIRFIELD EAST NSW 2165			Org. No. 18-127-05	Revision No. 2DA		
Rev. No.	Date	Comments	Drn.				Drawn: W.Wilson	Approved:	Date: NOV 2018	Scale: 1:200 @ A2

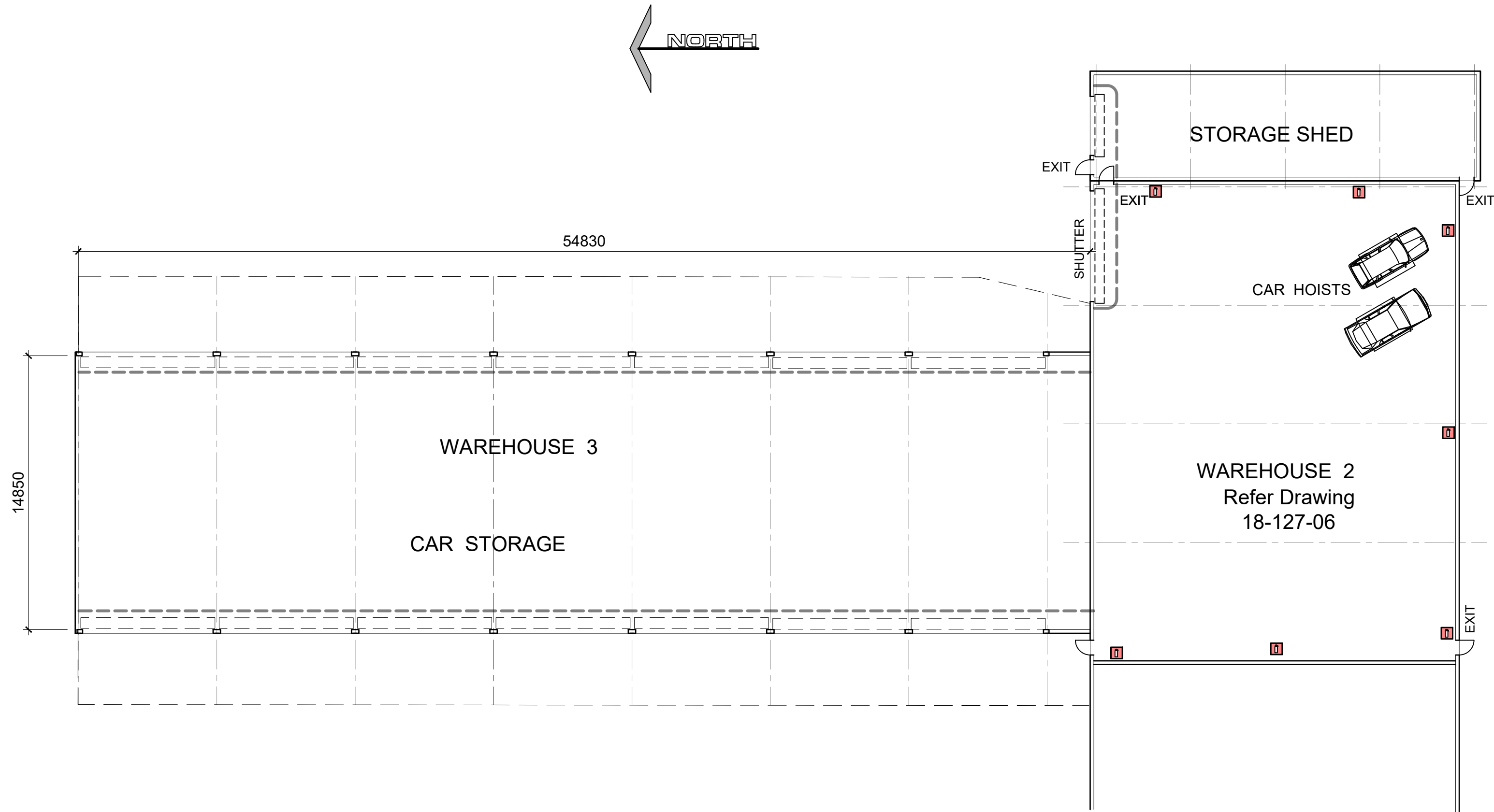
WAREHOUSE 1
Refer Drawing
18-127-05

KEY	
	Extinguisher
	Fire hydrant
	Spill Kit
	3.0m² Garbage Bin
	140 L Recycling Bin
	Bunding

NOTE: ALL DOORWAYS,
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2DA 1DA	18.8.20 28.4.19	Amended for Council DA Issue	W.W. W.W.	Wayne Wilson ABN 20 214 071 779 South Penrith NSW 2750 Ph: 0400 224 193 Architectural Drafting Lic Bldg Supervisor 18779S Email: wayne.w51@bigpond.com	CLIENT: Hassani Investments Pty Ltd and Hussain Group Investments Pty Ltd PROJECT SITE: Lot 10, DP 1090834 74 - 76 Seville Street, FAIRFIELD EAST NSW 2165	DRAWING TITLE WAREHOUSE 2 LAYOUT				PROJECT: PROPOSED RESOURCE RECOVERY FACILITY
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KEY		
		Extinguisher
		Fire hydrant
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2DA 1DA		18.8.20 28.4.19		Amended for Council DA Issue		W.W. W.W.		PROJECT SITE: Lot 10, DP 1090834 74 - 76 Seville Street, FAIRFIELD EAST NSW 2165		Drg. No. 18-127-07			Revision No. 2DA				
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SITE FIRE FIGHTING
HYDRANTS AND
HOSE POINTS

STREET

VILLAGE

ADJOINING SITE
FIRE FIGHTING
WATER TANK

WAREHOUSE 3

871 m²
STORAGE OF
VEHICLES
AWAITING
DISMANTLING

ADMIN.
BUILDING 2
131 m²

WAREHOUSE 4
STORAGE

NOTE: ALL STORMWATER
PITS TO BE FITTED WITH
'ESCOL ENVIROPODS
FILTERS' OR EQUAL.

DELINEATED
DELIVERY AND
LOADING ZONE
20.0m x 15.0m

ADMINISTRATION
BUILDING 1
TWO STOREY

STAFF PARKING

STAFF ENTRY AND
EXIT

VARGA TRAFFIC PLANNING Pty Ltd
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PROJECT
RESIDENTIAL DEVELOPMENT



DRAWING TITLE
12.5M HRV TRUCK TURNING PATHS
Entering / Exiting Site

ADDRESS
74-76 Seville Street, Fairfield

PROJECT NO.
18771
REVIEWED
CHRIS PALMER

1:500 @ A4

DATE DRAWN
2020-9-11
PREPARED
DONALD LEE

VARGA TRAFFIC PLANNING Pty Ltd
Transport, Traffic and Parking Consultants

