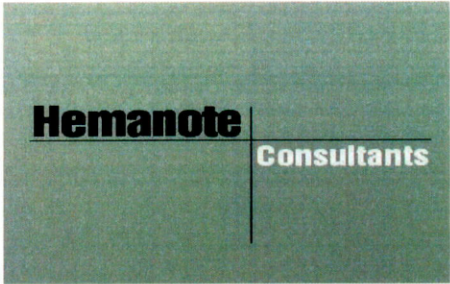


"D"



28 February 2020

Mr Anthony Boskovitz
Boskovitz Lawyers
Suite 110, 203-233 New South Head Road
EDGECLIFF NSW 2027



**TRAFFIC, PARKING & VEHICULAR ACCESS
RAISED IN THE STATEMENT OF FACTS AND CONTENTIONS
LEC CASE NUMBER 2019/00400470
PROPOSED BOARDING HOUSE WITH BASEMENT PARKING
6 EDITH STREET, KINGSWOOD**

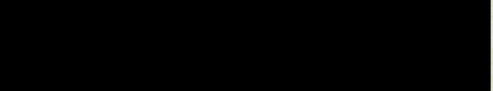
Hemanote Consultants have reviewed the traffic, parking and vehicular access matters raised in the Statement of Facts and Contentions filed on 31 January 2020 for LEC case number 2019/00400470, in relation to the proposed boarding house development at 6 Edith Street, Kingswood and provide the following additional information, assessment and justification.

Amended proposed development plans

The proposed development has been amended to address the issues raised in the Statement of Facts and Contentions, where the proposed boarding house will have a total of thirteen (13) boarding rooms, over a basement parking level accommodating a total of seven (7) car parking spaces, including two accessible car parking spaces and adjacent shared areas, in addition to three (3) motorcycle parking spaces and a storage facility for three (3) bicycles. Vehicular access to and from the proposed basement level will be provided from Edith Street.

Refer to the amended architectural plans prepared by Designcorp Architects (Drawings No. A3, A4 and A9, Issue A, dated 27/02/2020) and attached in Appendix 'A' of this report

This and the following 33 pages is
the annexure marked "D" referred to in the
Affidavit of Anthony Boskovitz
sworn / affirmed
at Edgecliff this 31st day of July 2020
before me



Solicitor / Katherine Boskovitz Tiffany Stolar

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Contention – Traffic

- The Affordable Rental Housing SEPP 2009 requires car parking to be provided at a rate of 0.5 parking spaces for each boarding room for a development in an accessible area. The ARHSEPP also requires parking for motorcycles and bicycles to be provided at a rate of 1 per 5 boarding rooms. Therefore, according to the ARHSEPP, the proposed boarding house for 13 rooms is to provide seven (7) car parking spaces, three (3) motorcycle spaces and three (3) bicycle storage spaces.
- The proposed basement level provides for a total of seven (7) car parking spaces, including two (2) accessible parking spaces with adjacent shared areas, in addition to three (3) motorcycle spaces. Three (3) bicycle storage spaces are also provided on ground level near the lift.
- Therefore, the proposed off-street parking provision is considered to be adequate for the proposed development and in compliance with the ARHSEPP requirements.
- The proposed User Class 1 development requires a Category 1 access driveway crossing, in accordance with Table 3.1 of AS2890.1:2004, where a 3 to 5.5 metres combined entry and exit is required. The proposed vehicular access to and from the proposed off-street parking basement level will be via a new driveway crossing to be located in Edith Street with a clear width of 5.5 metres, which is adequate.
- The proposed internal driveway/ramp will provide for two-way traffic (one-way movement at any one time), where a traffic control signal system (red and green lights) with associated sensors will be installed at either end of the ramp, to manage traffic flow of vehicles into and out of the basement level, with green priority given to vehicles entering the site from Edith Street, in order to reduce delays or congestion to traffic on the street. The first 6 metres within the site provide an internal driveway clear width of 5.5 metres with a waiting bay/space provided.

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- A traffic convex mirror will also be installed in the basement at the bottom of the ramp, in order to provide further assistance with sight lines of approaching traffic within the parking area and along the vehicular ramp, as shown on the basement floor plan attached in Appendix 'A' of this report.
- The proposed access driveway crossing provides for the clear splay on the exit side of the driveway (2.5m x 2m to and from the drivers' point of view) at the front boundary for exiting vehicles, in order to provide sight lines to pedestrians in accordance with Figure 3.3 of AS2890.1:2004 (shown below), and as shown on the ground floor plan attached in Appendix 'A' of this report.

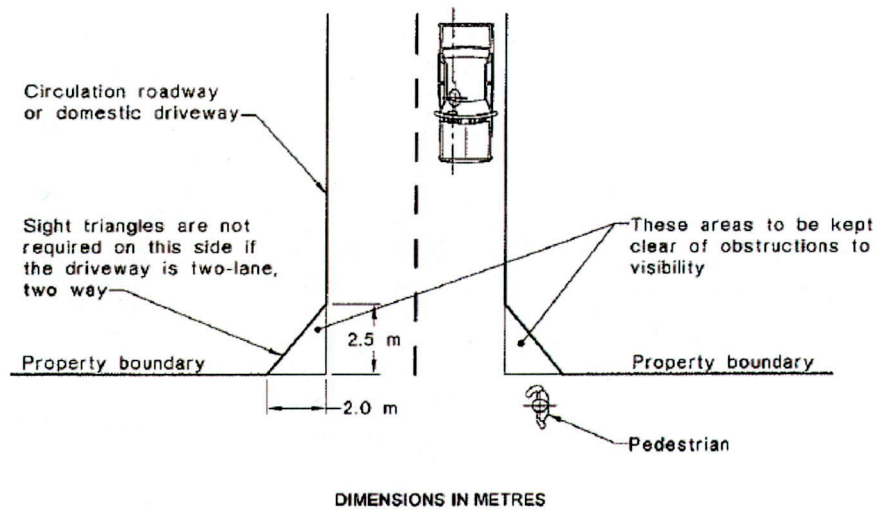


FIGURE 3.3 MINIMUM SIGHT LINES FOR PEDESTRIAN SAFETY

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- The proposed location of the access driveway in Edith Street complies with the requirements of Figure 3.1 of AS2890.1:2004.
- The revised layout of the on-site basement parking area and manoeuvring arrangements has been designed to enhance vehicular access, where vehicles can enter and exit the site in a forward direction at all times without the need to make more than a 3-point turn, through the provision of adequate internal aisle width and turning space, as demonstrated in the vehicle swept paths diagrams attached in Appendix 'B' of this report. It should be noted that the swept paths shown in Appendix 'B' are for the B99 vehicle, which is the worst case and the swept path for the standard B85 vehicle would be even easier to achieve.
- AS2890.1:2004 Parking facilities Part 1: Off-street car parking requires a minimum parking space width of 2.4 meters (for class 1 parking) and a minimum length of 5.4 meters. The off-street car parking spaces for have a width of 2.4 metres and a length of 5.4 meters each, which is adequate.
- The accessible car parking spaces have a width of 2.4 metres each, in addition to an adjacent 2.4 metres wide shared/no parking area with a bollard, which is adequate in accordance with AS2890.6:2009.
- Car parking spaces adjacent to walls or obstructions have been made wider than the minimum width, to accommodate full door opening in accordance with Clause 2.4.2 (d) of AS2890.1:2004.
- Clause 2.4.2 of AS2890.1-2004 requires a minimum aisle width of 5.8 metres for two-way aisles, adjacent to 90° angle parking. The proposed aisle within the basement level has a width of 8.57 metres, which is adequate for two-way traffic flow and for manoeuvring into & out of parking spaces.
- The proposed internal vehicular ramp has a clear width of 3.4 metres, in addition to a 300mm kerb on either side, which is adequate in accordance with Clause 2.5.2 of

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AS2890.1:2004. The ramp grades are within the maximum grade of 1 in 4 (25%) and a change in grade of 1:6.7 (15%) to prevent vehicle scrapping, with the first 6 metres within the site having a maximum grade of 1 in 20 (5%), which is adequate and in compliance with AS2890.1:2004.

- A minimum 2.2 metres headroom clearance to be provided from the car park level to the underside of all services conduits and suspended stormwater pipelines, in accordance with Clause 5.3.1 of AS2890.1:2004. The proposed basement layout complies with this headroom clearance. A “Maximum headroom clearance 2.2m” sign is to be erected at the entrance to the car parking area and is to be clearly visible to all drivers. A minimum 2.5 meters headroom clearance is provided above the accessible parking spaces and adjacent shares zones in accordance with Clause 2.4 of AS2890.6:2009.
- All vehicular manoeuvring within the basement level has been designed and checked using the B99 and B85 design car turning path from AS2890.1:2004 and Austroads. All vehicles are able to enter and exit the site in a forward direction at all times without the need to make more than a 3-point turn. Refer to the reduced copies of the vehicle swept paths diagrams attached in Appendix ‘B’ of this report. Another copy of the swept paths in scale are also provided separately to this report.
- Therefore, the parking layout and vehicular circulation are considered to be adequate for the proposed development and in accordance with AS2890.1:2004 and AS2890.6:2009, where vehicles are to enter and exit the site in a forward direction at all times.

Conclusion

Given the above additional information and assessment, it is concluded that the proposed amended vehicular access and basement parking layout for the subject development is considered to be adequate and in compliance with AS2890.1:2004 and AS2890.6:2009; and addresses the issues raised in the Traffic Contention of the Statement of Facts and Contentions and is worthy of being supported in its revised form.

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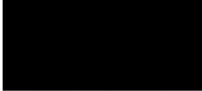
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If you would like to discuss any of the above information, please do not hesitate to contact us.

Yours sincerely

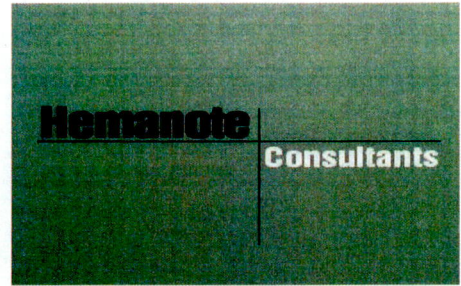


Ramy Selim
Senior Traffic Engineer
Hemanote Consultants Pty Ltd

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APPENDIX A – AMENDED DEVELOPMENT PLANS

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Project: PROPOSED BOARDING HOUSE DEVELOPMENT
@ 6 EDITH STREET KINGSWOOD

Drawn: E.K. Scale: AS SHOWN
Checked: J.E. Date: FEB 20
Title: LIQUID GOLD 888

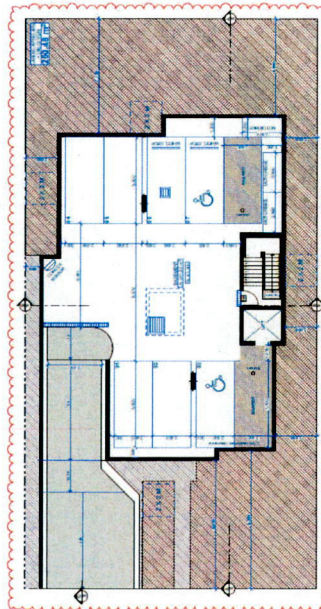
Client: HCC
Date: 2020-10
Project: LIQUID GOLD 888

27/02/2020

LEVEL	ROOM	3.1.10.1 (m ²)	3.1.10.2 (m ²)	3.1.10.3 (m ²)	TOTAL NUMBER OF LOCATIONS
GARD	1	15.73	18.29	22.67	7
	2	15.35	18.29	22.67	
	3	15.35	18.29	22.67	
	4	15.35	18.29	22.67	
FIRST	5	14.11	17.63	21.74	3
	6	13.91	17.63	21.54	
	7	13.91	17.63	21.54	

CONTROL	REQUIRED	PROPOSED	COMPLIANCE
Site Area (m ²)	400	444.00	YES
Lot Width	15m	18.29	YES
Street Frontage Setback	Average of immediate neighbours or 6.5m	6m	YES
Side Setback	2m	2m (0.2m gap to garage)	YES
Rear Setback	4m for single storey (6m for two storey building component)	6m	YES
Landscaping	40%	40%	YES
Soil Access to Contaminated Area	1.5m from 1.5m	1.5m	YES
Soil Access to Contaminated Area	1.5m from 1.5m	1.5m	YES

CONTROL	REQUIRED	PROPOSED	COMPLIANCE
Min. Lot Location	1.5m from 1.5m	1.5m from 1.5m	YES
Min. Lot Location	1.5m from 1.5m	1.5m from 1.5m	YES
Min. Lot Location	1.5m from 1.5m	1.5m from 1.5m	YES
Min. Lot Location	1.5m from 1.5m	1.5m from 1.5m	YES
Min. Lot Location	1.5m from 1.5m	1.5m from 1.5m	YES
Min. Lot Location	1.5m from 1.5m	1.5m from 1.5m	YES
Min. Lot Location	1.5m from 1.5m	1.5m from 1.5m	YES
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Min. Lot Location	1.5m from 1.5m	1.5m from 1.5m	YES

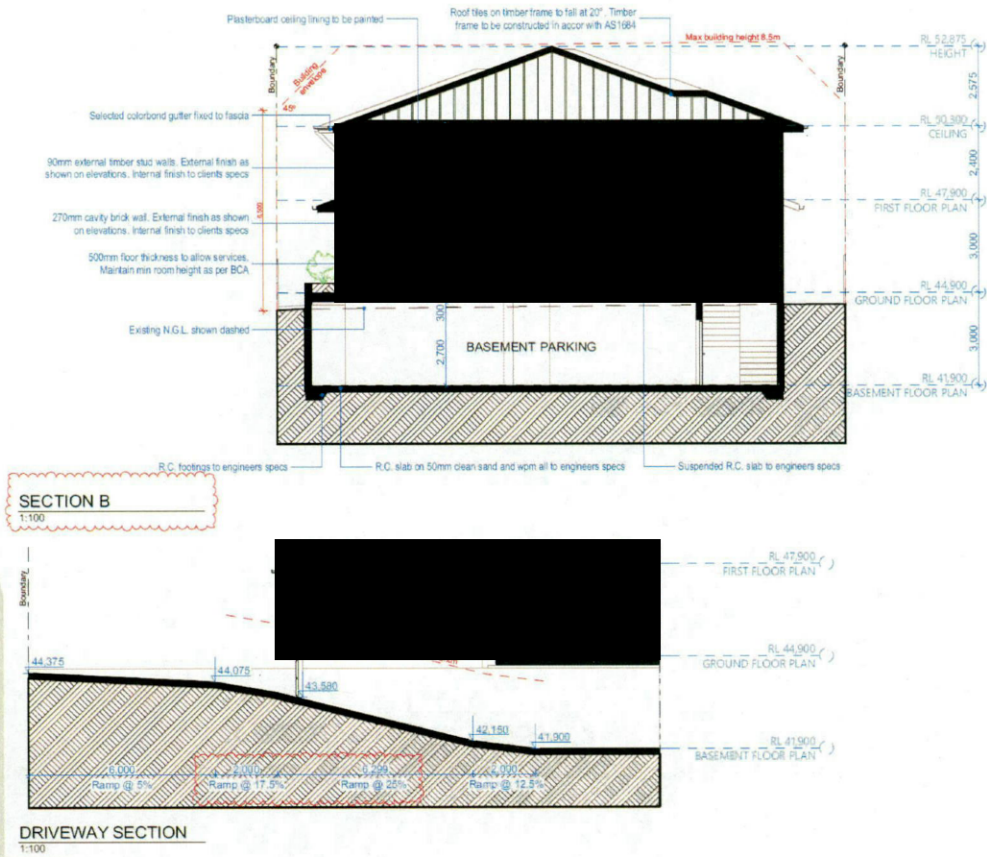


BASEMENT FLOOR PLAN
1:200

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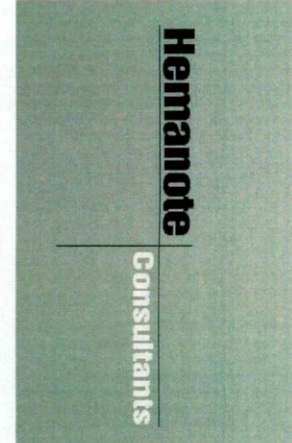
SECTION B & C
 PROPOSED BARRING HOUSE DEVELOPMENT
 @ 6 EDITH STREET, KINGSWOOD
 LIQUID GOLD 888

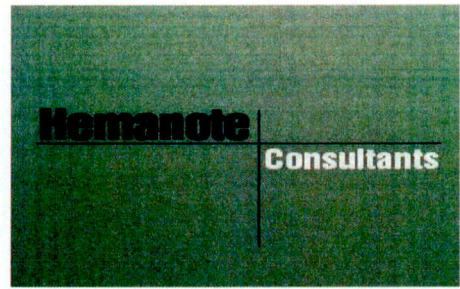
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 designer: SHELEEN A.J. Coupl
 checked: J.E. DENY FEB 20
 DATE: FEB 20
 SHEET: A9
 NO: 2020/110
 R/C

27/02/2020
 SHEET NO: 27/02/2020

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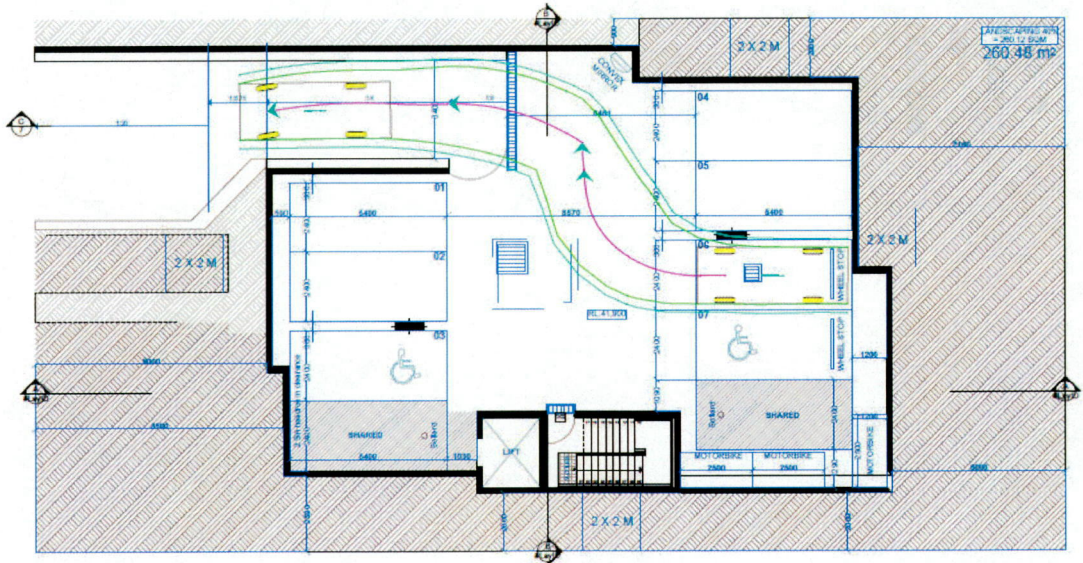
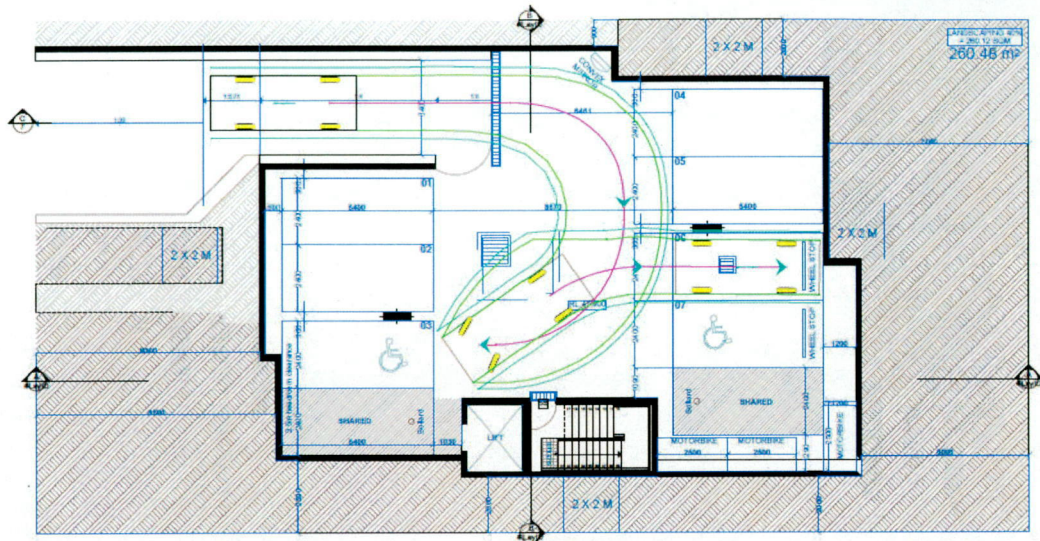


APPENDIX B – VEHICLE SWEEP PATHS

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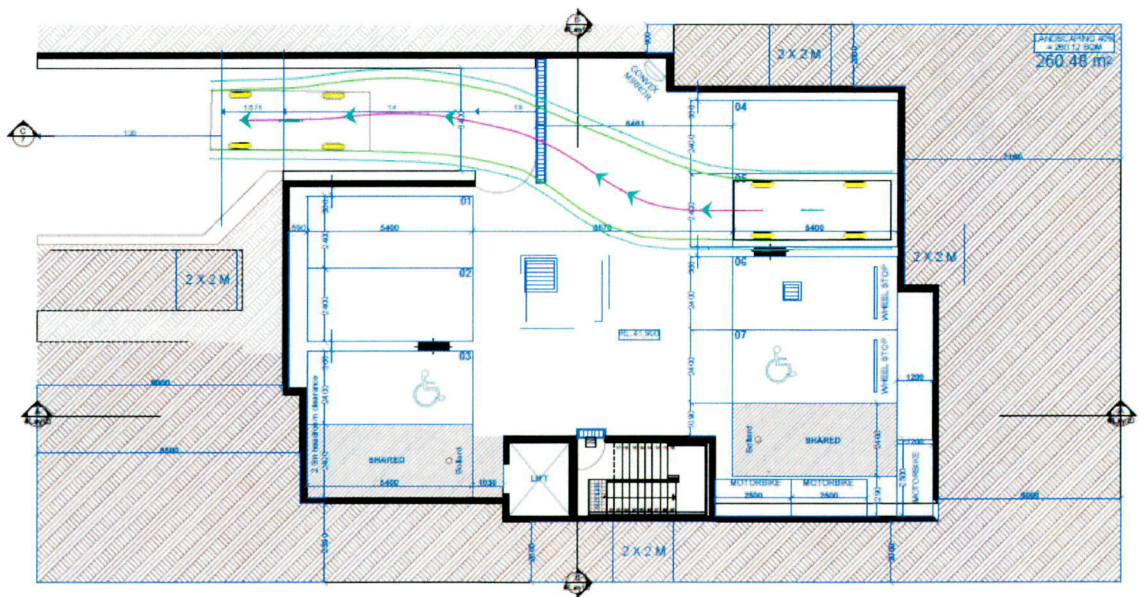
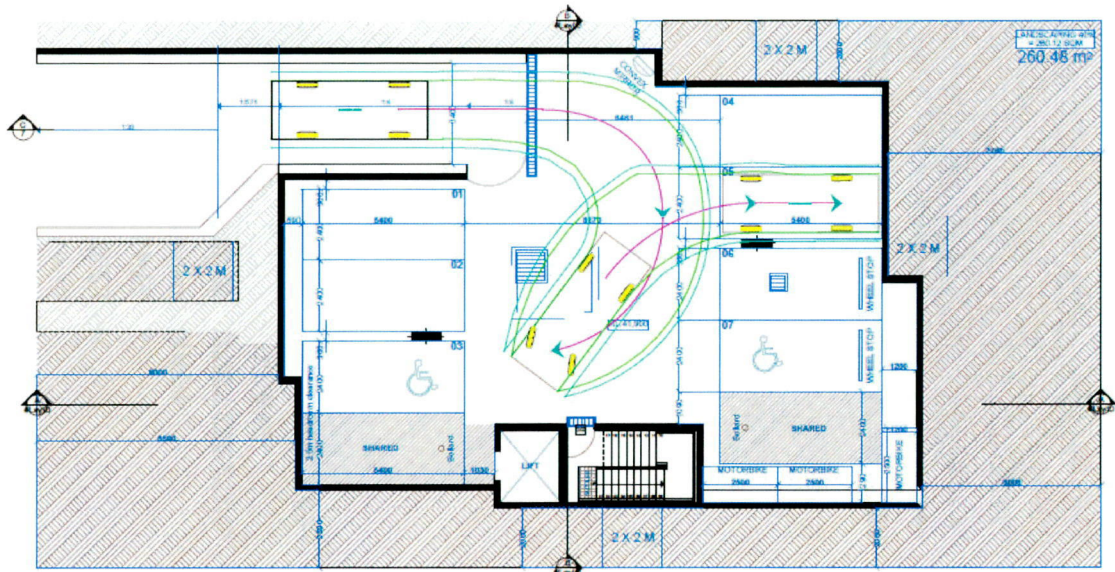
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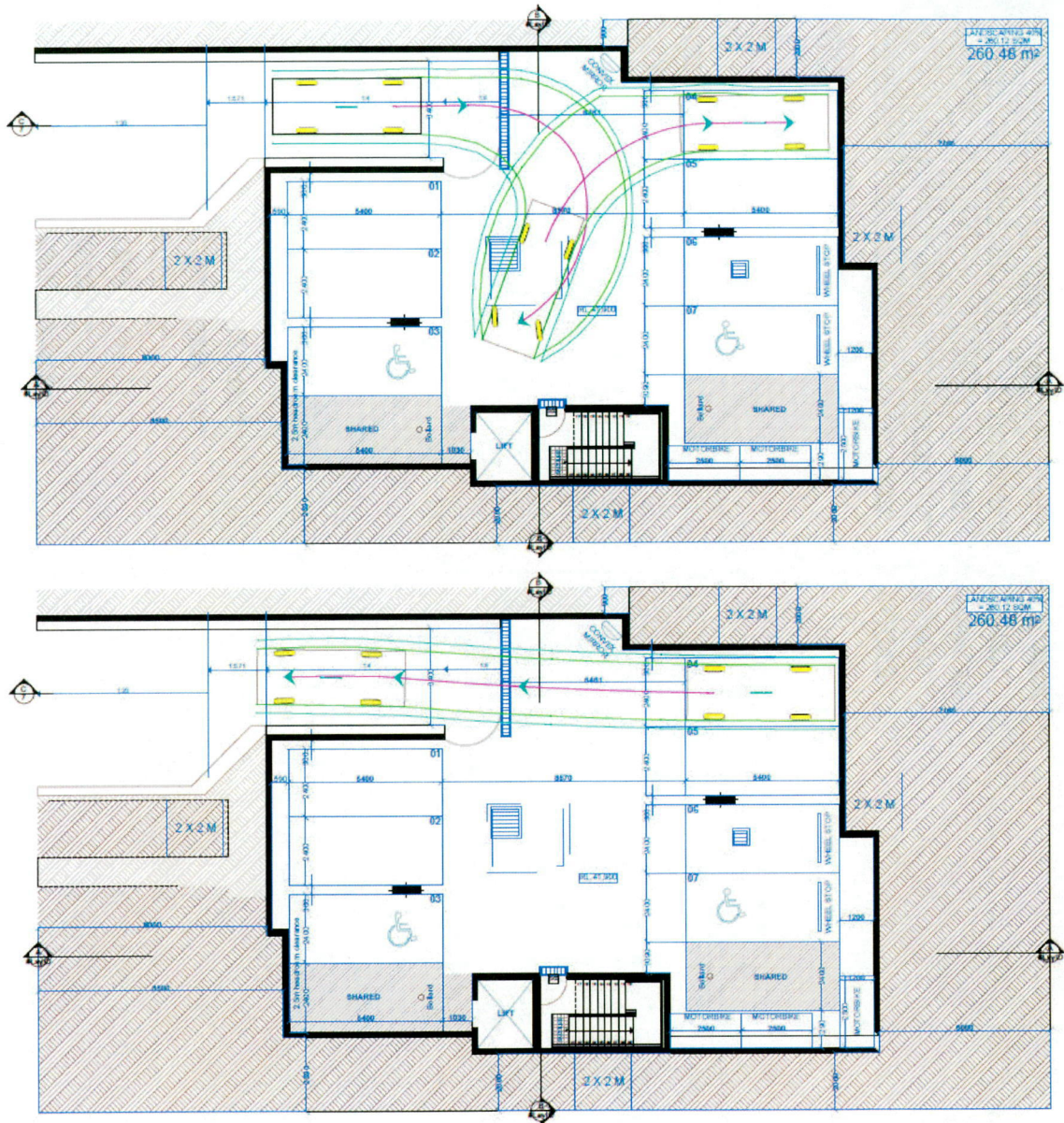
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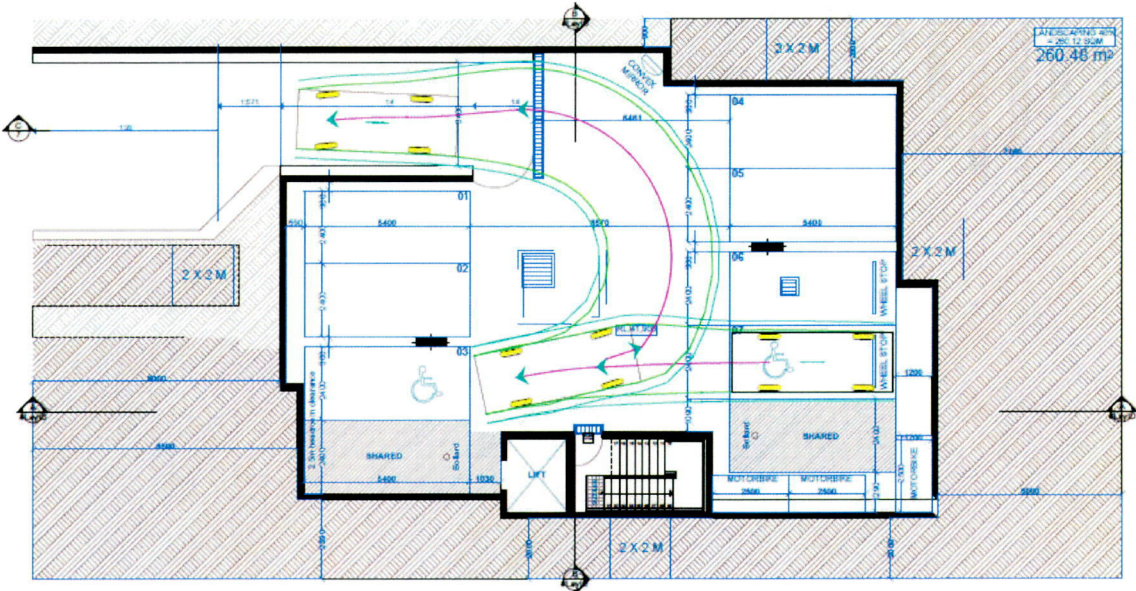
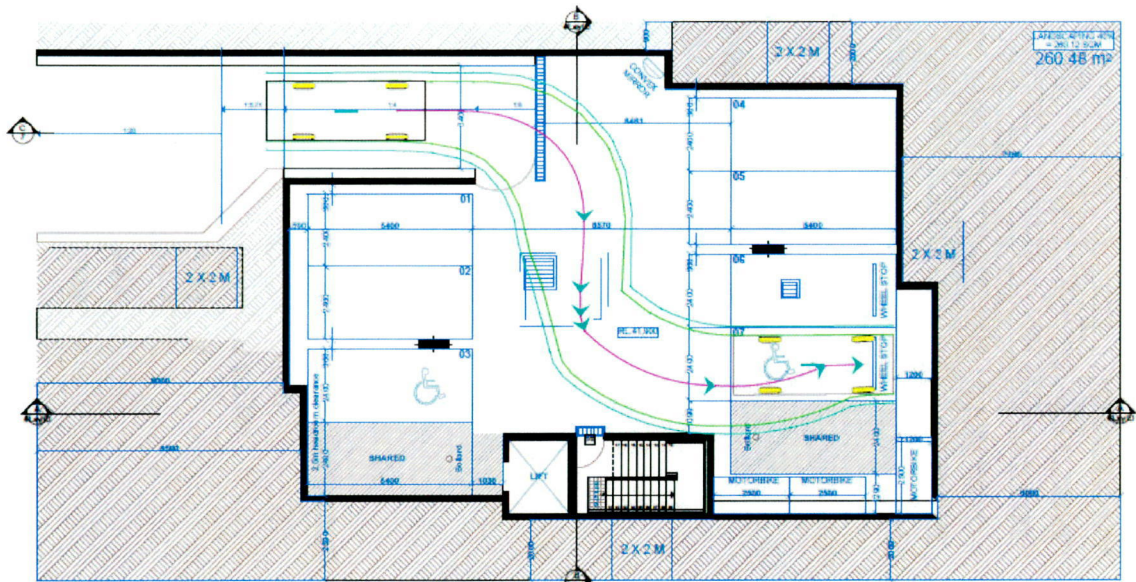
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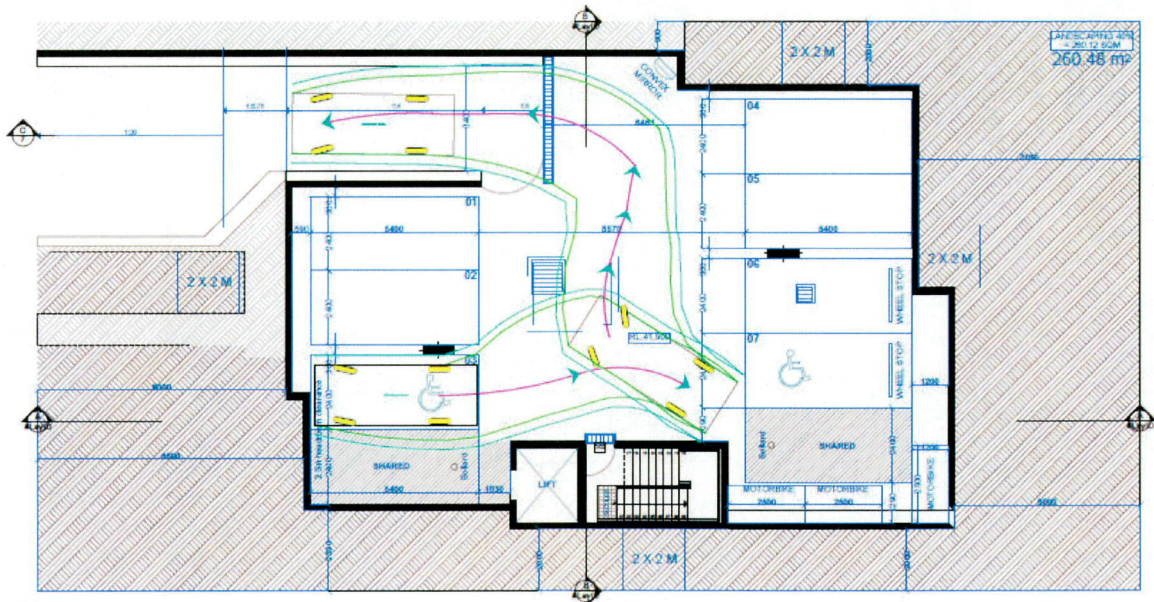
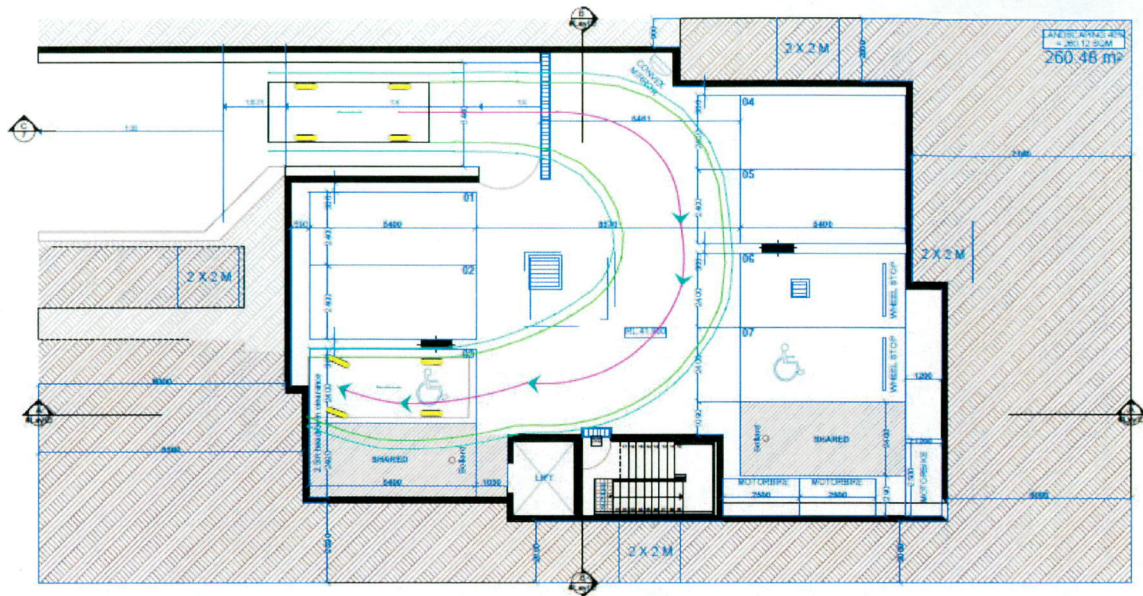
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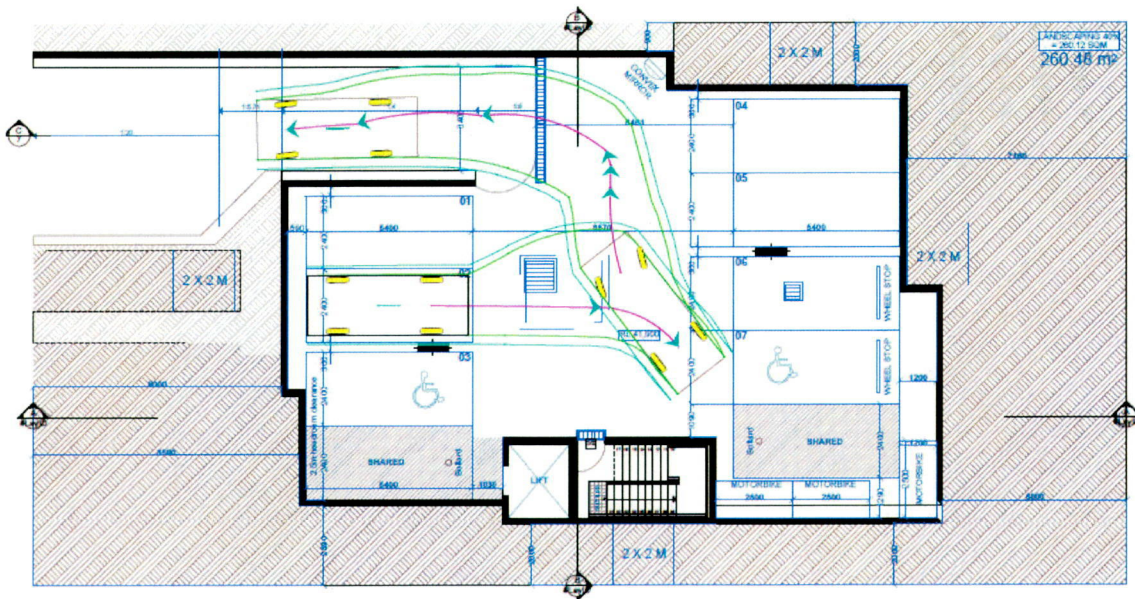
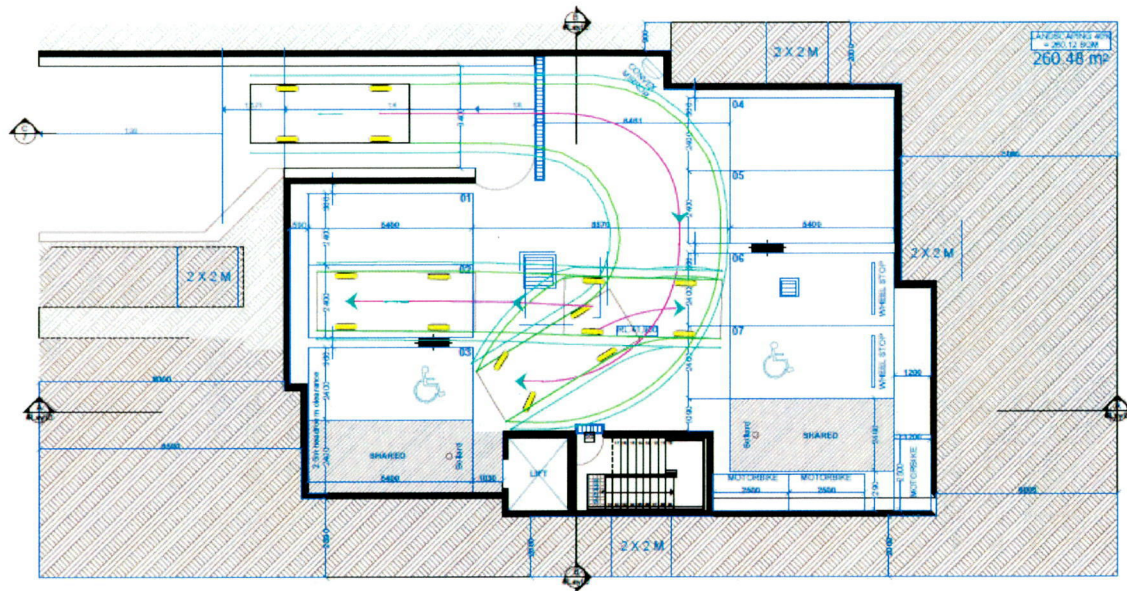
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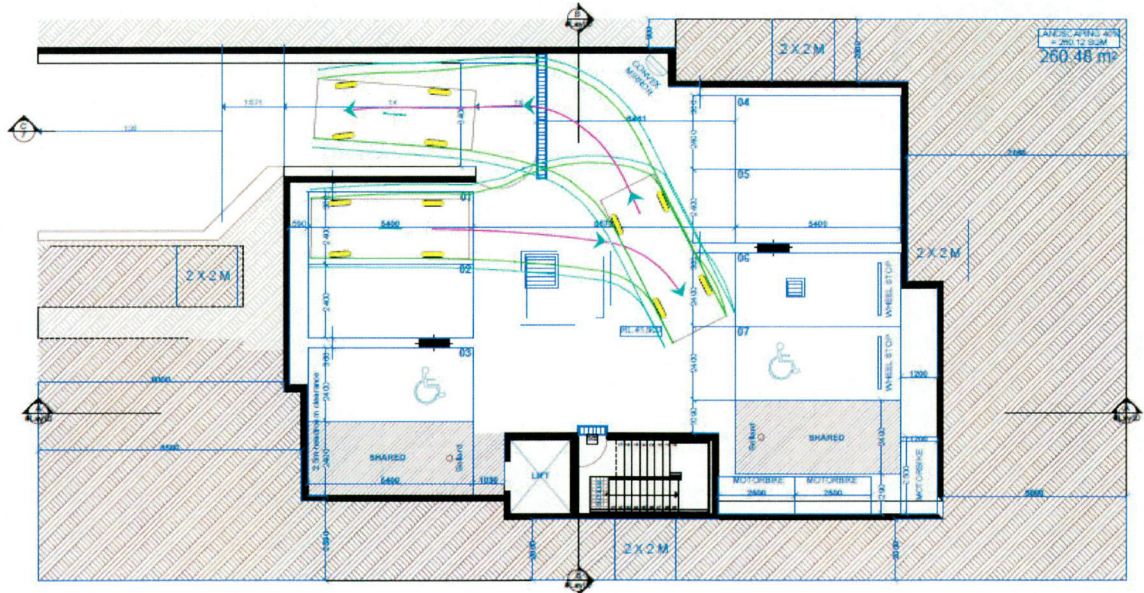
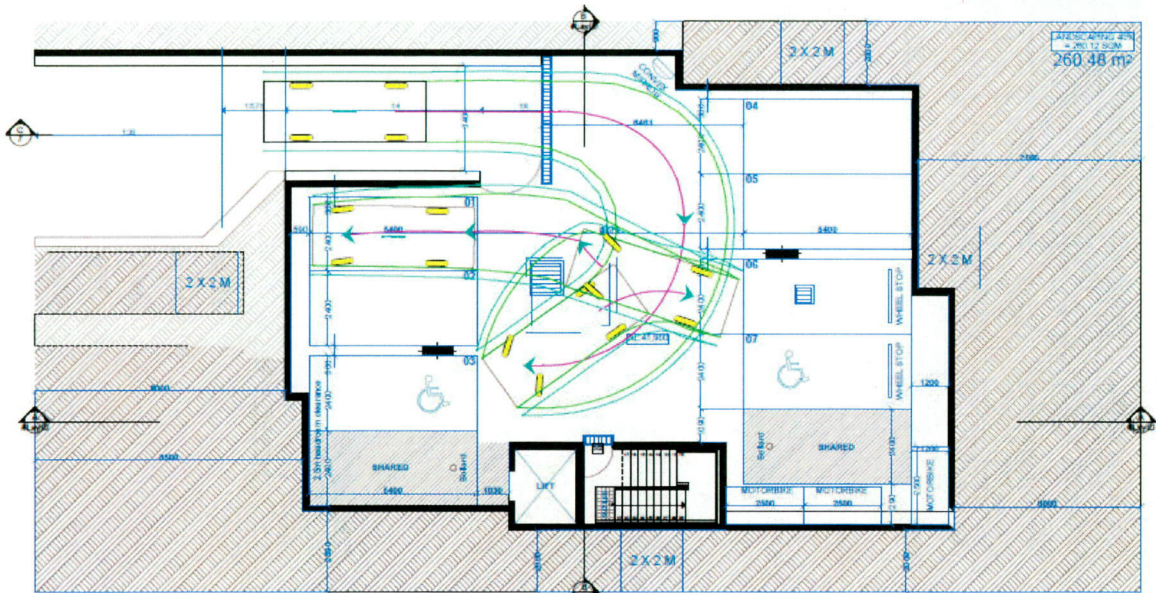
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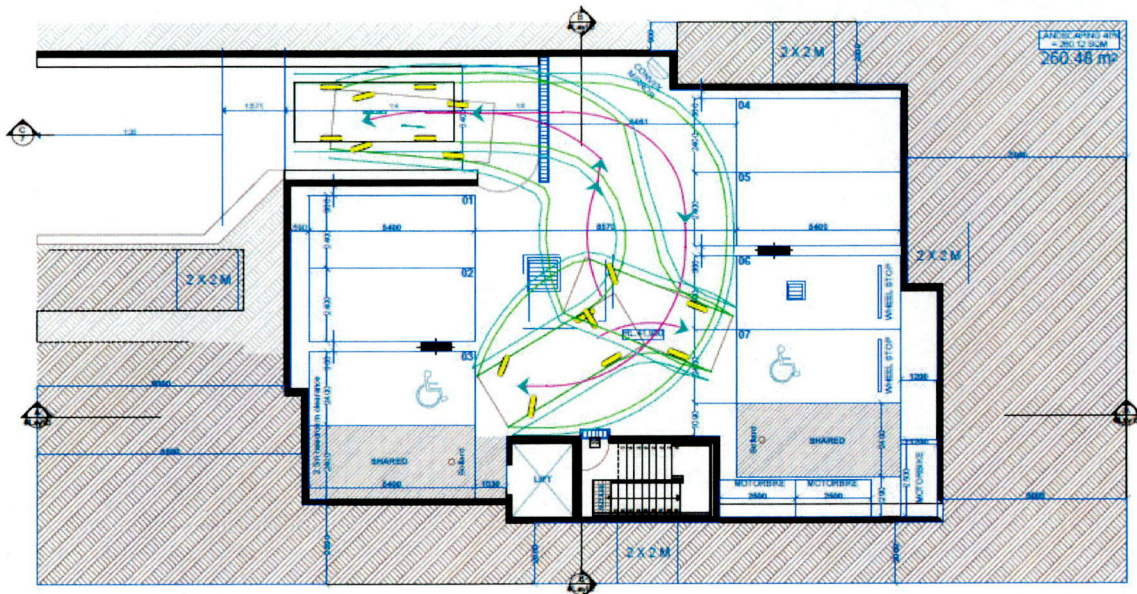
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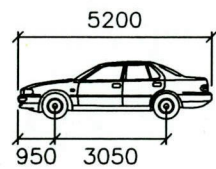
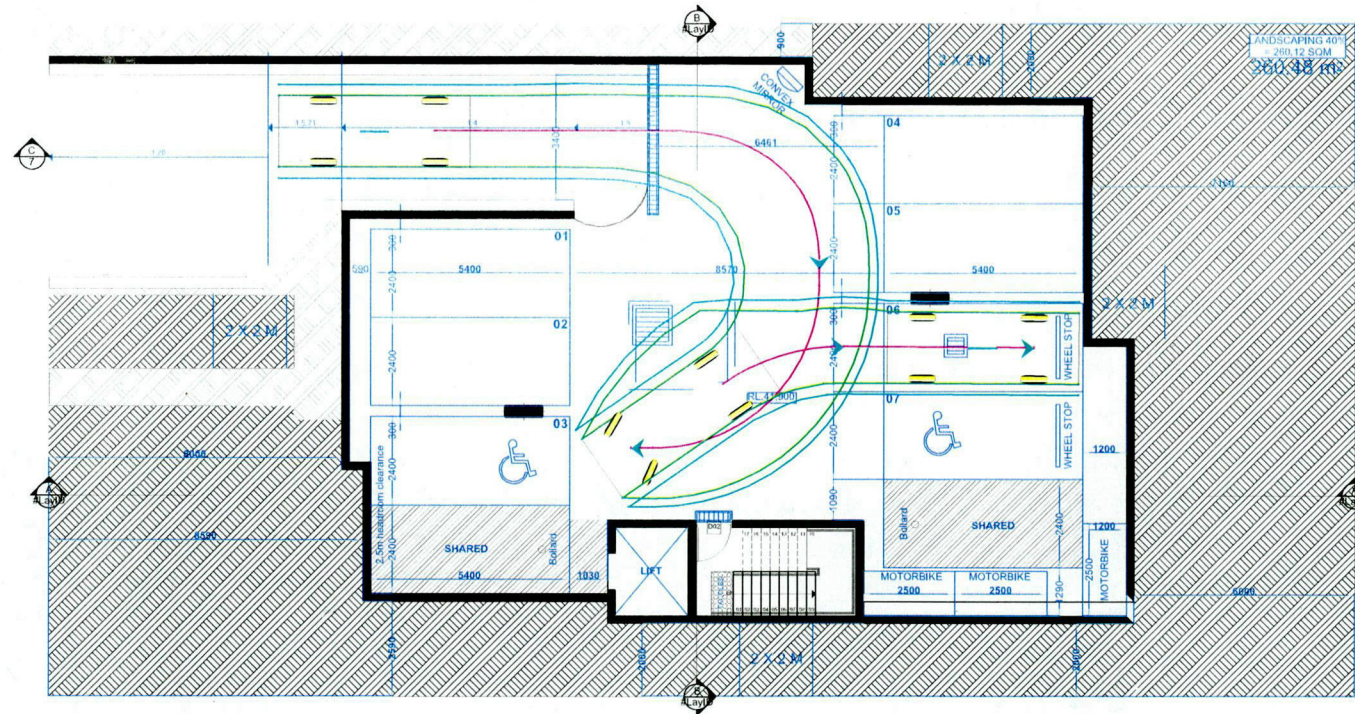
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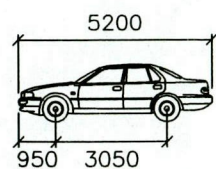
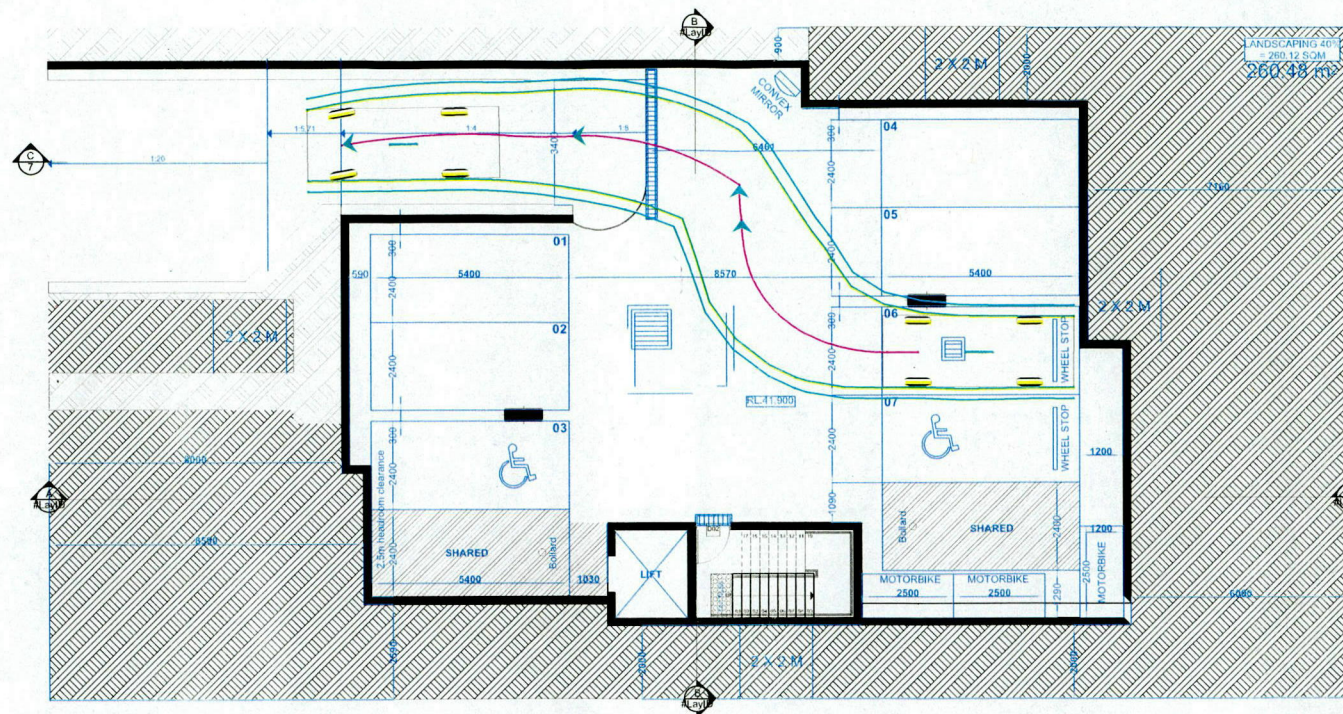
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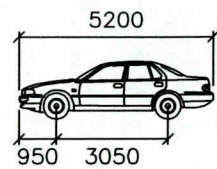
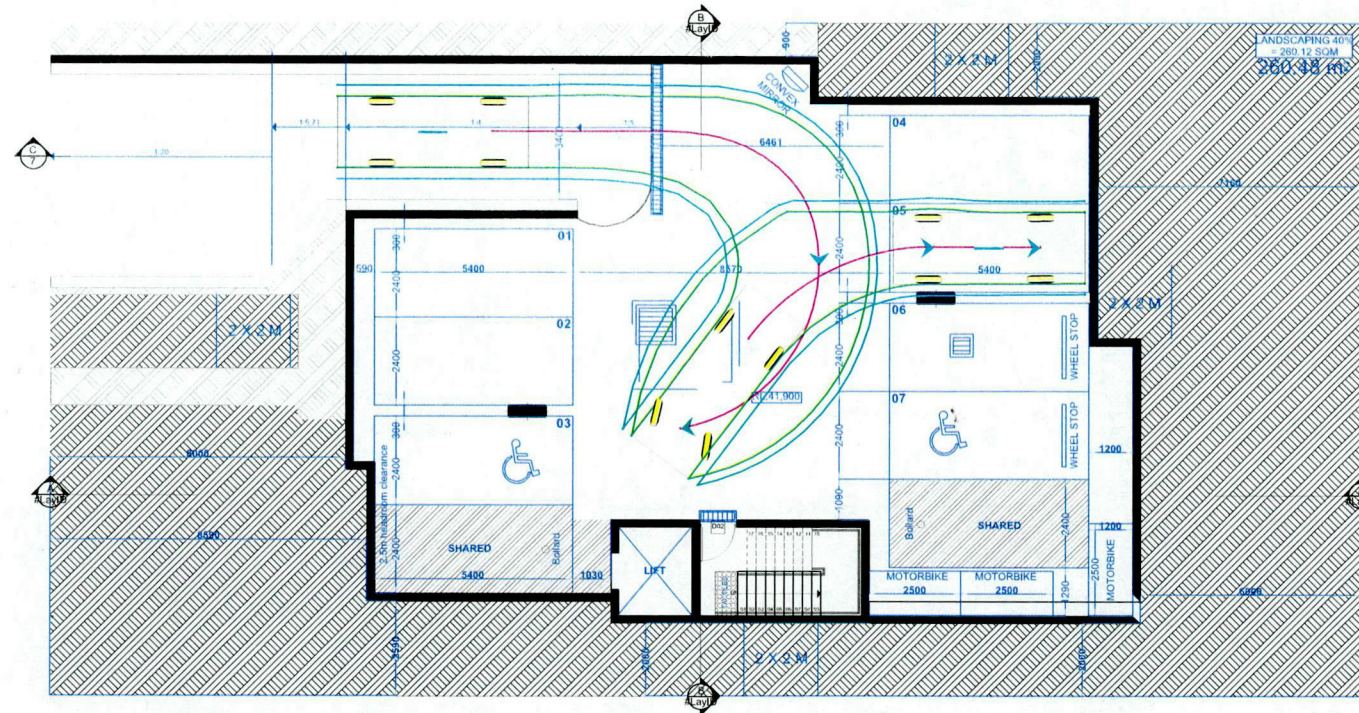
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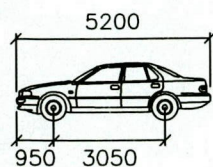
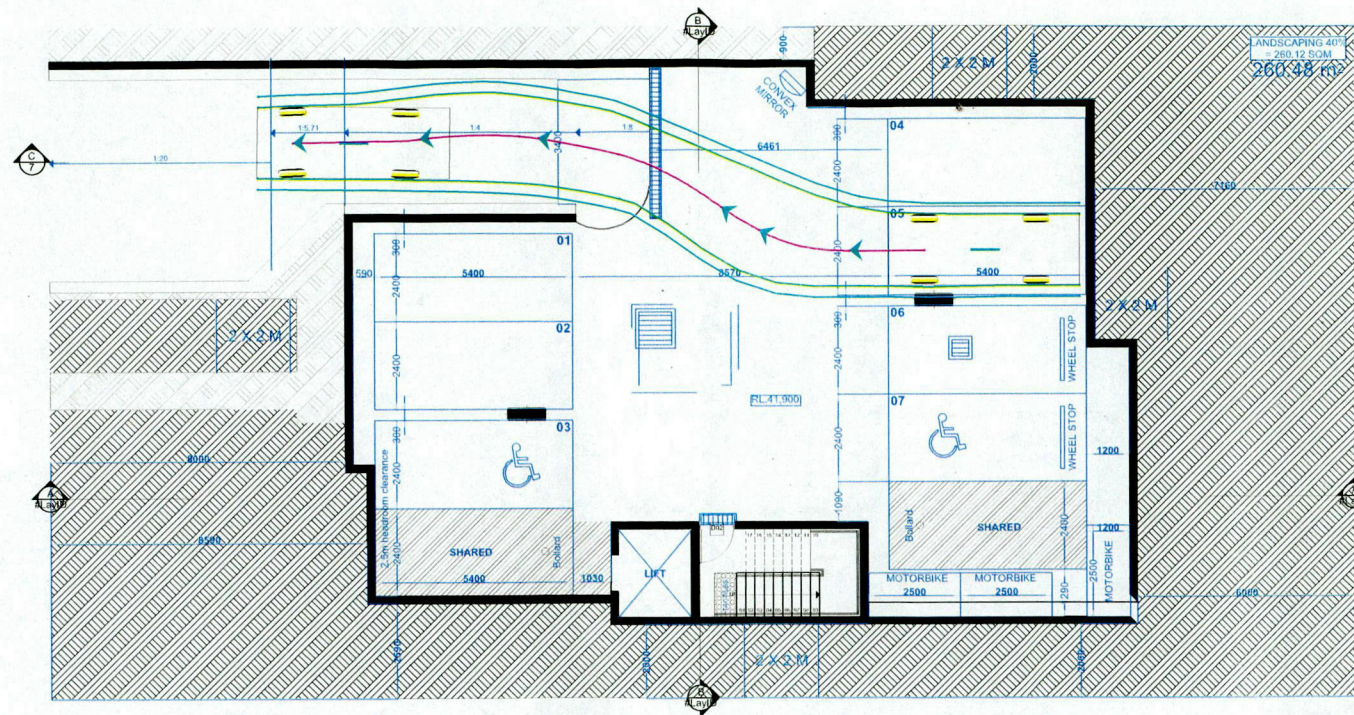
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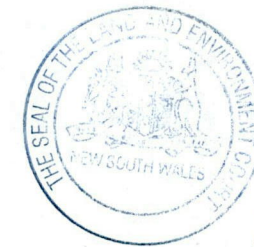
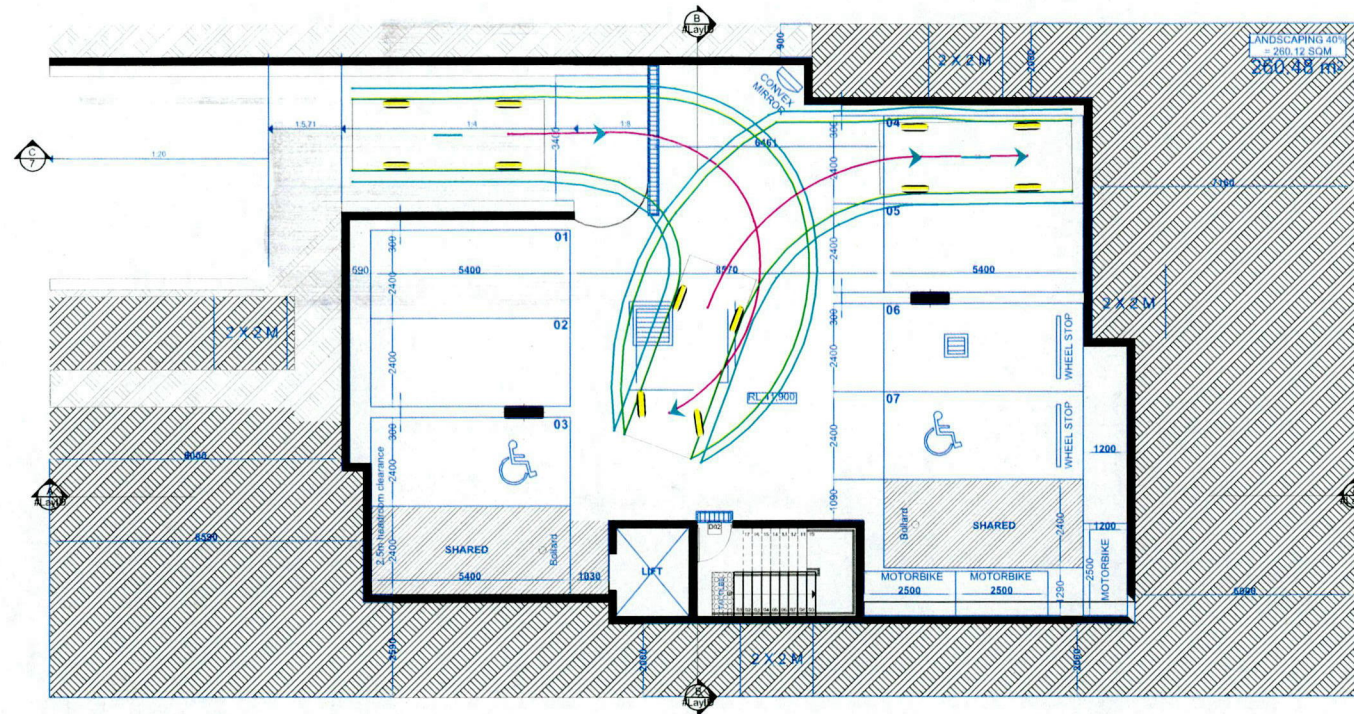
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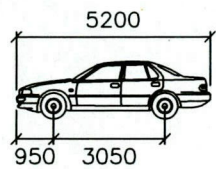
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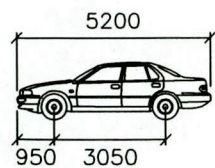
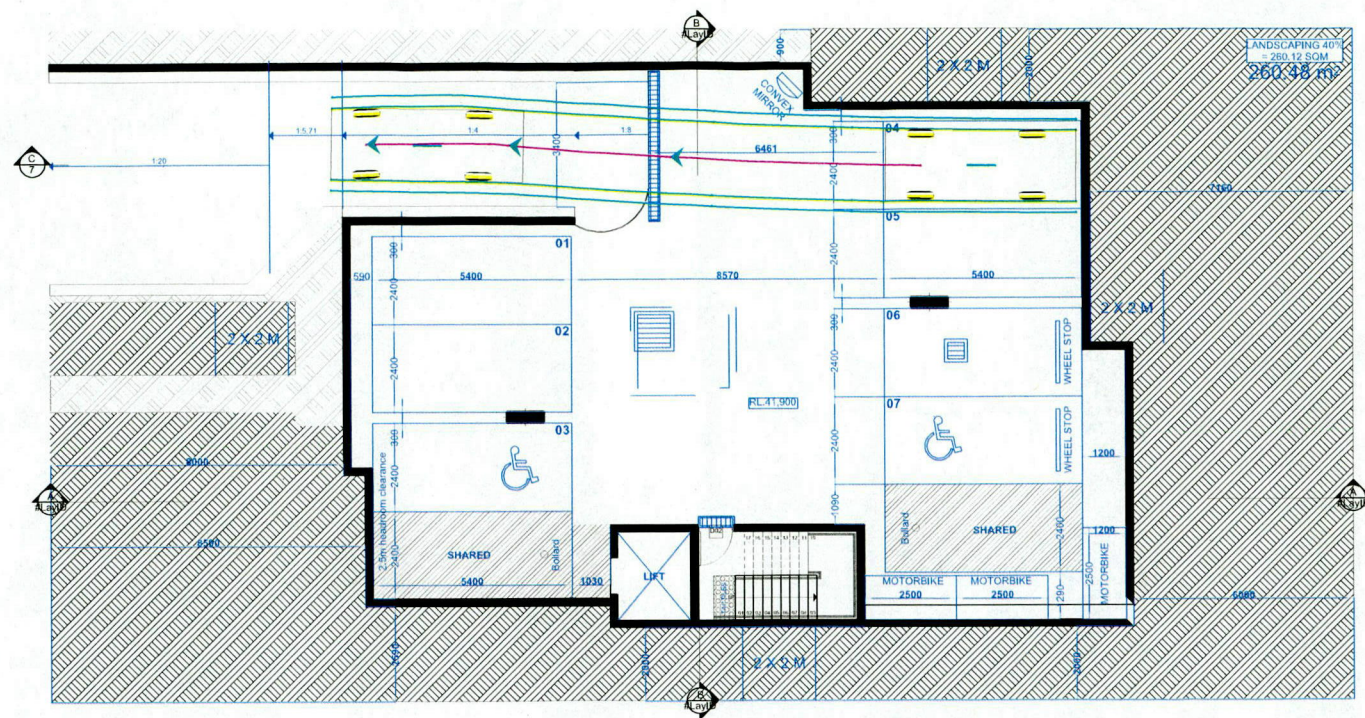
LAND AND ENVIRONMENT
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- 5 AUG 2020



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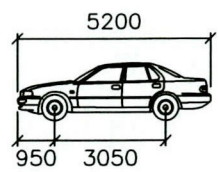
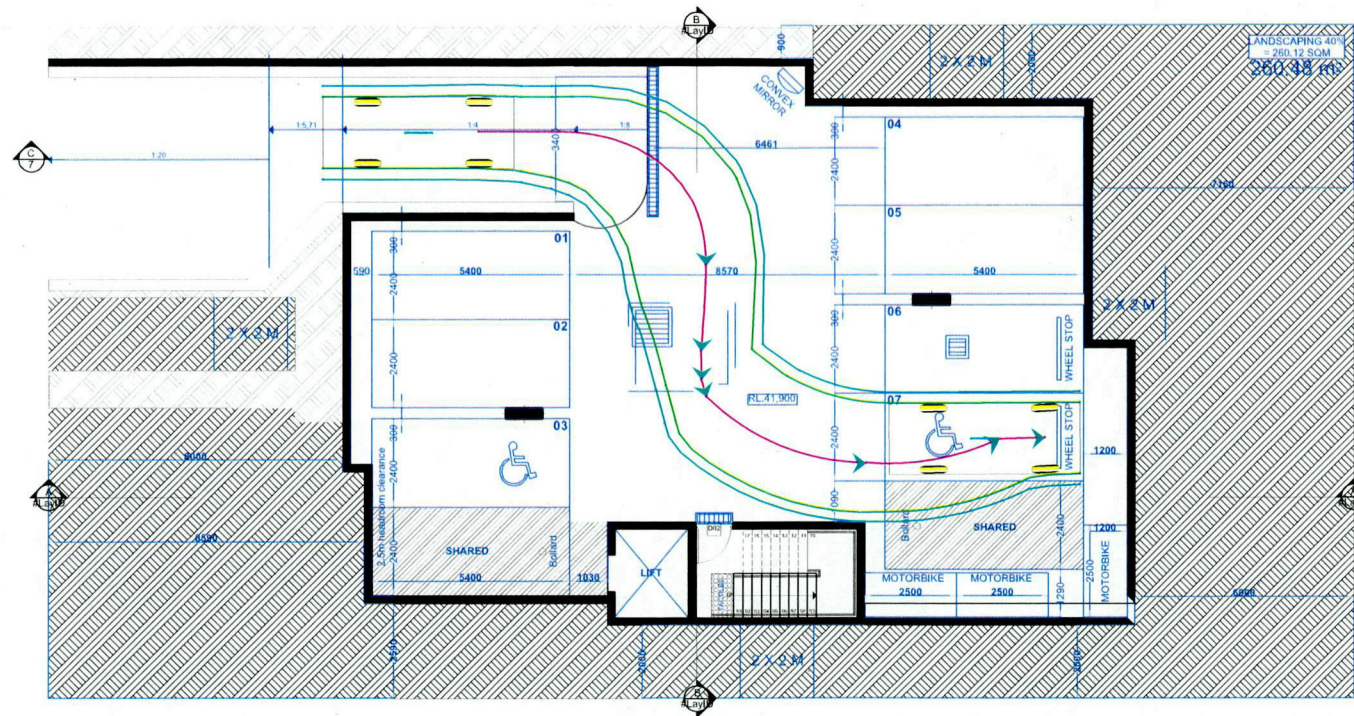
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PROPOSED BOARDING HOUSE DEVELOPMENT 6 EDITH STREET KINGSWOOD NSW		
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21 FEB 2020		
HT RS	5/15	



B99

Width : 1940 mm
 Track : 1840 mm
 Lock to Lock Time : 6.0
 Steering Angle : 33.9

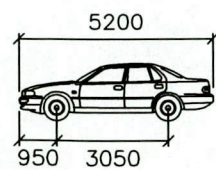
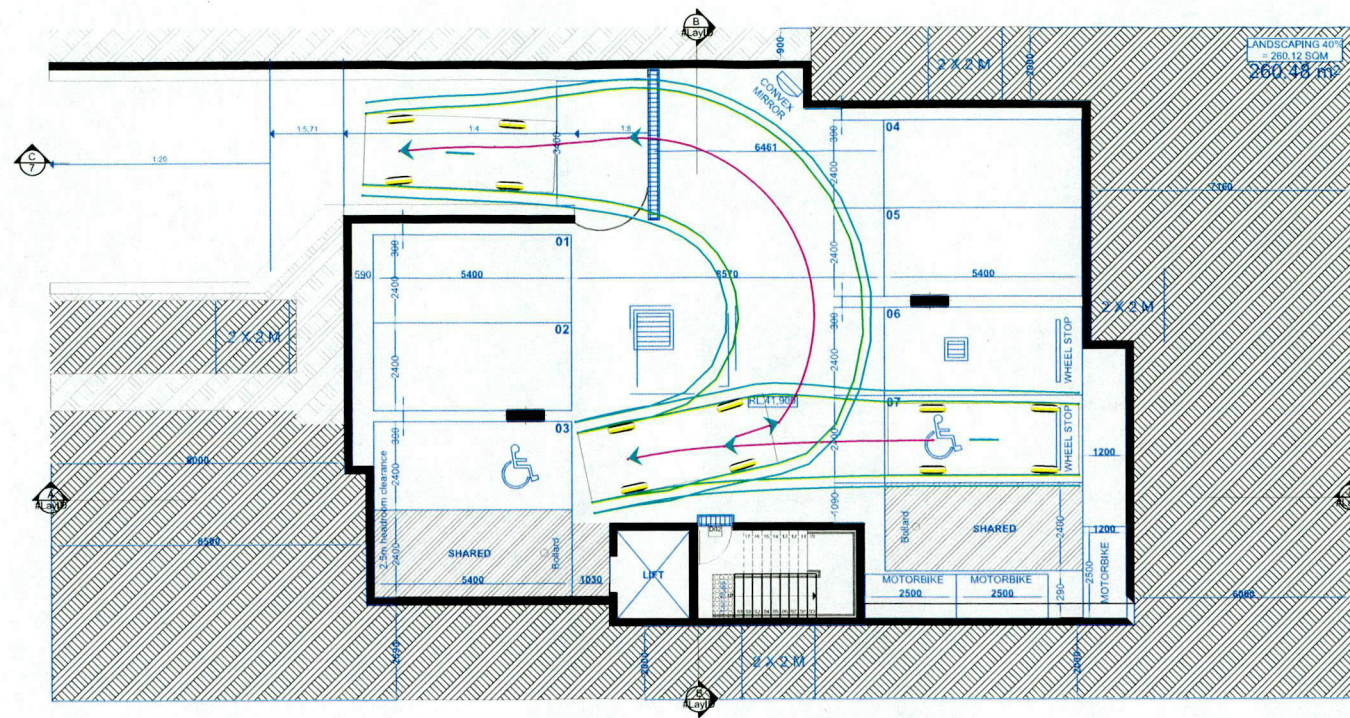
VEHICLE SWEEP PATHS		
PROPOSED BOARDING HOUSE DEVELOPMENT 6 EDITH STREET KINGSWOOD NSW		
1 : 200 (A3)	HC7841920	HEMANOTE CONSULTANTS ABN 94 606 345 117
21 FEB 2020		PO BOX 743 MOOREBANK NSW 1875
HT	RS	CONTACTS: 0414 251 845 & 0414 445 497 EMAIL: hemanote@optusnet.com.au
		6/15



B99

Width : 1940 mm
 Track : 1840 mm
 Lock to Lock Time : 6.0
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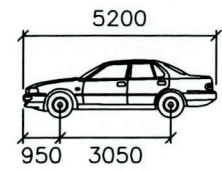
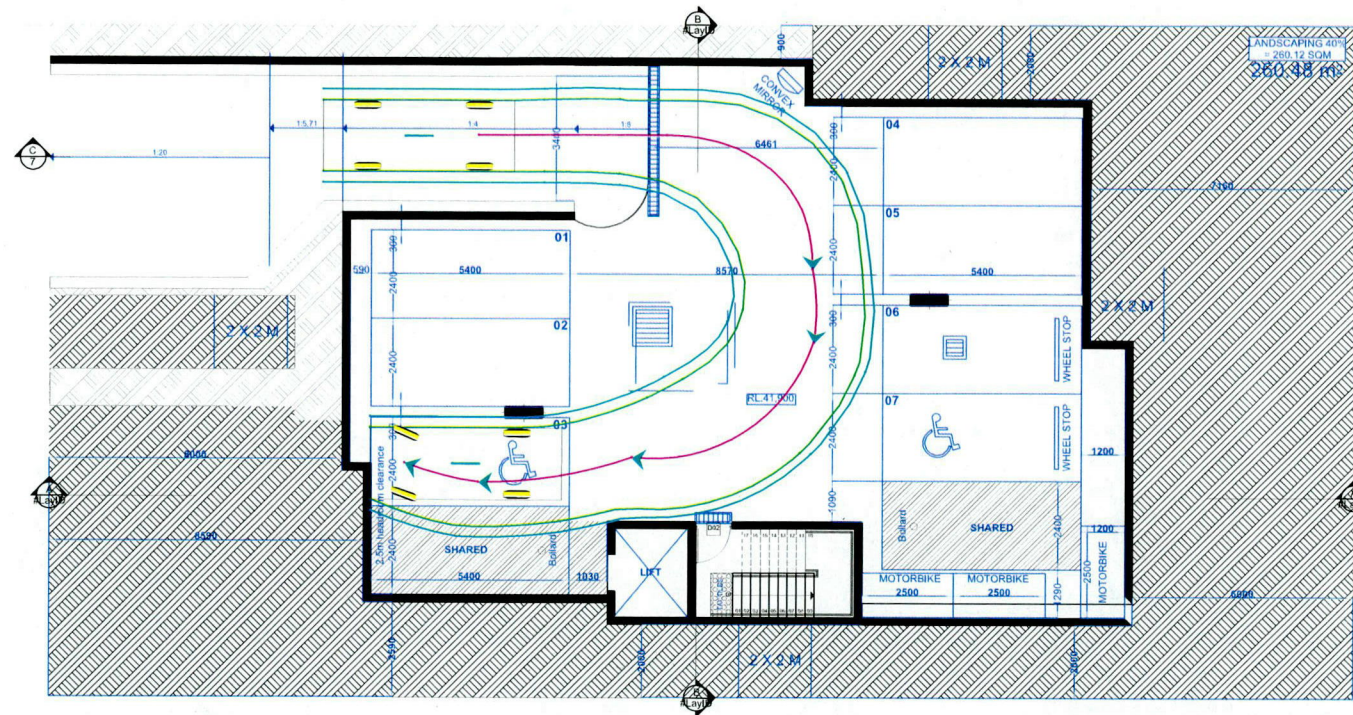
VEHICLE SWEEP PATHS		
PROPOSED BOARDING HOUSE DEVELOPMENT 6 EDITH STREET KINGSWOOD NSW		
1 : 200 (A3)	HC7841920	HEMANOTE CONSULTANTS ABN 94 606 345 117 PO BOX 743 MOOREBANK NSW 1875 CONTACTS: 0414 251 845 & 0414 445 497 EMAIL: hemanote@optusnet.com.au
21 FEB 2020		
	7/15	



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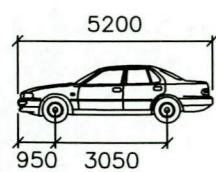
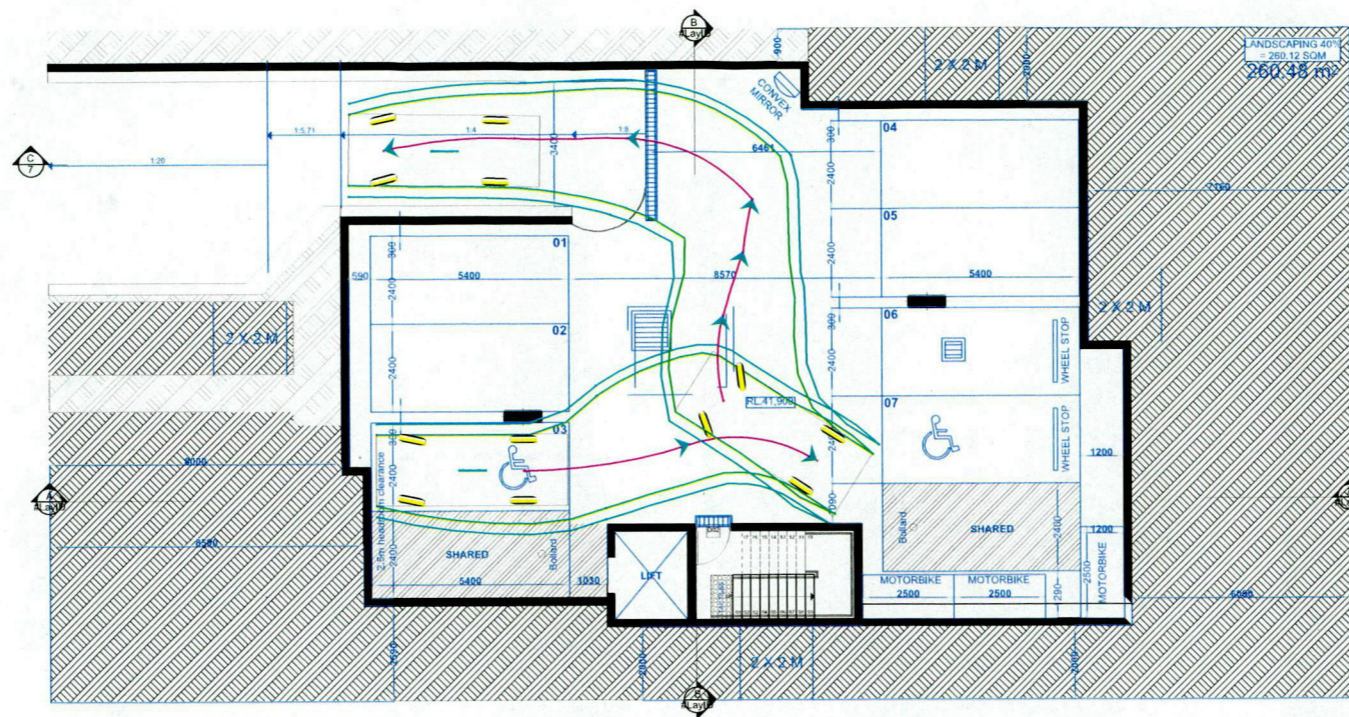
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VEHICLE SWEEP PATHS		
PROPOSED BOARDING HOUSE DEVELOPMENT 6 EDITH STREET KINGSWOOD NSW		
1 : 200 (A3)	HC7841920	HEMANOTE CONSULTANTS ABN 94 606 345 117 PO BOX 743 MOOREBANK NSW 1875 CONTACTS: 0414 251 845 & 0414 445 497 EMAIL: hemanote@optusnet.com.au
21 FEB 2020		
HT	RS	
	8/15	



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 Lock to Lock Time : 6.0
 Steering Angle : 33.9

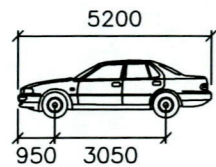
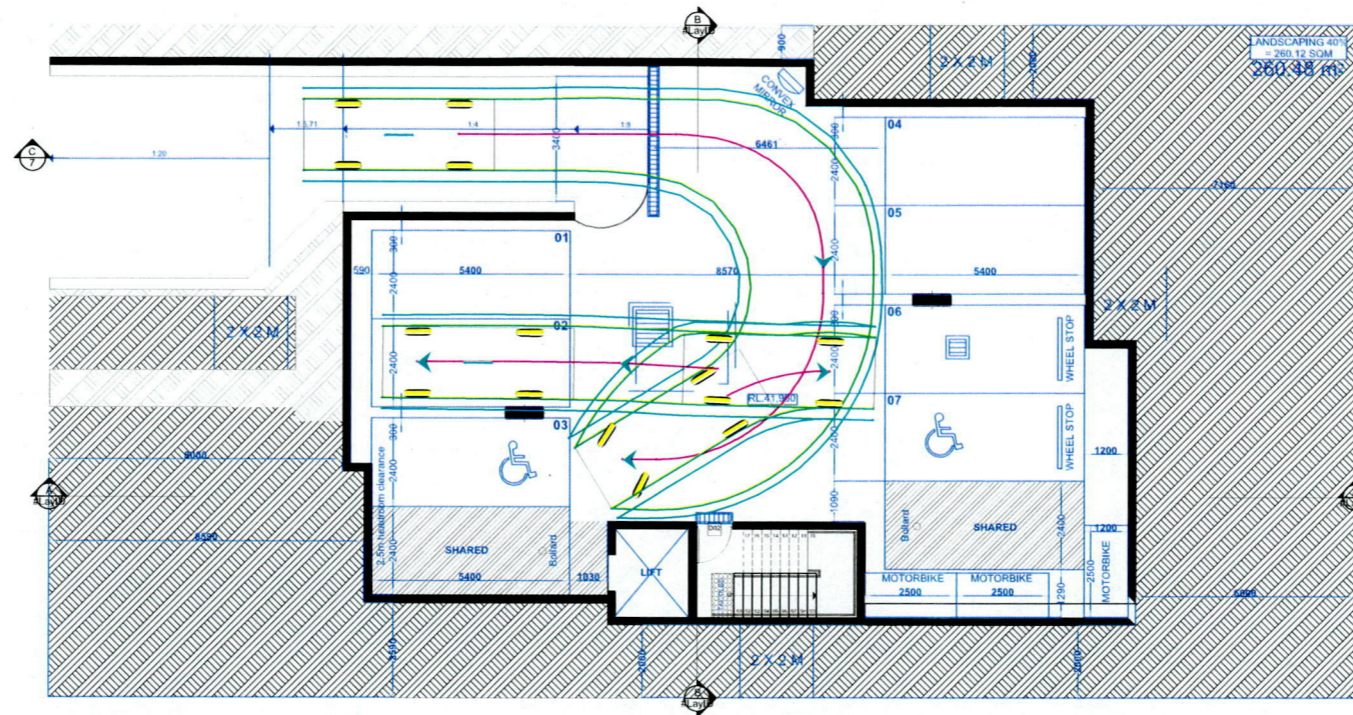
VEHICLE SWEEP PATHS		
PROPOSED BOARDING HOUSE DEVELOPMENT 6 EDITH STREET KINGSWOOD NSW		
1 : 200 (A3)	HC7841920	HEMANOTE CONSULTANTS ABN 94 606 345 117 PO BOX 743 MOOREBANK NSW 1875 CONTACTS: 0414 251 845 & 0414 445 497 EMAIL: hemanote@oplusnet.com.au
21 FEB 2020		
HT	RS	9/15



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 Steering Angle : 33.9

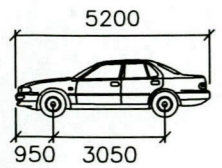
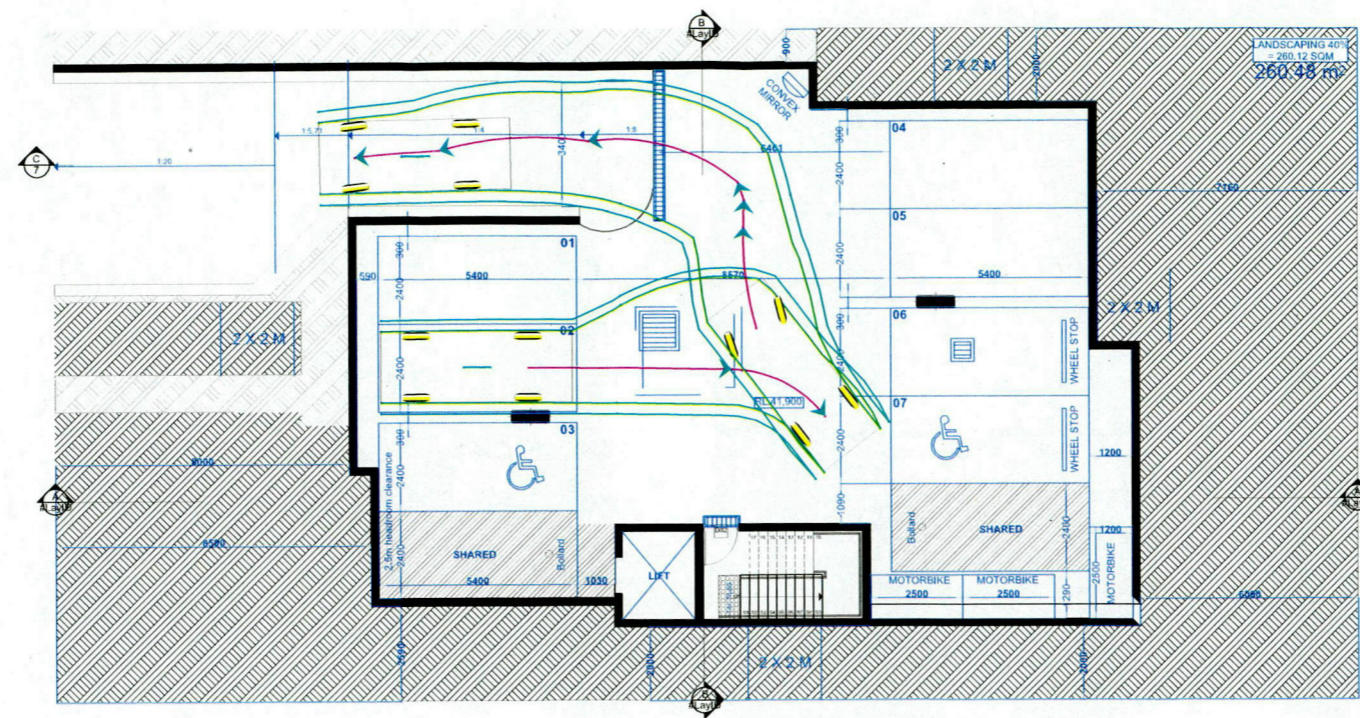
VEHICLE SWEEP PATHS		
PROPOSED BOARDING HOUSE DEVELOPMENT 6 EDITH STREET KINGSWOOD NSW		
1 : 200 (A3)	HC7841920	HEMANOTE CONSULTANTS ABN 94 606 345 117 PO BOX 743 MOOREBANK NSW 1875 CONTACTS: 0414 251 845 & 0414 445 497 EMAIL: hemanote@optusnet.com.au
21 FEB 2020		
HT	RS	
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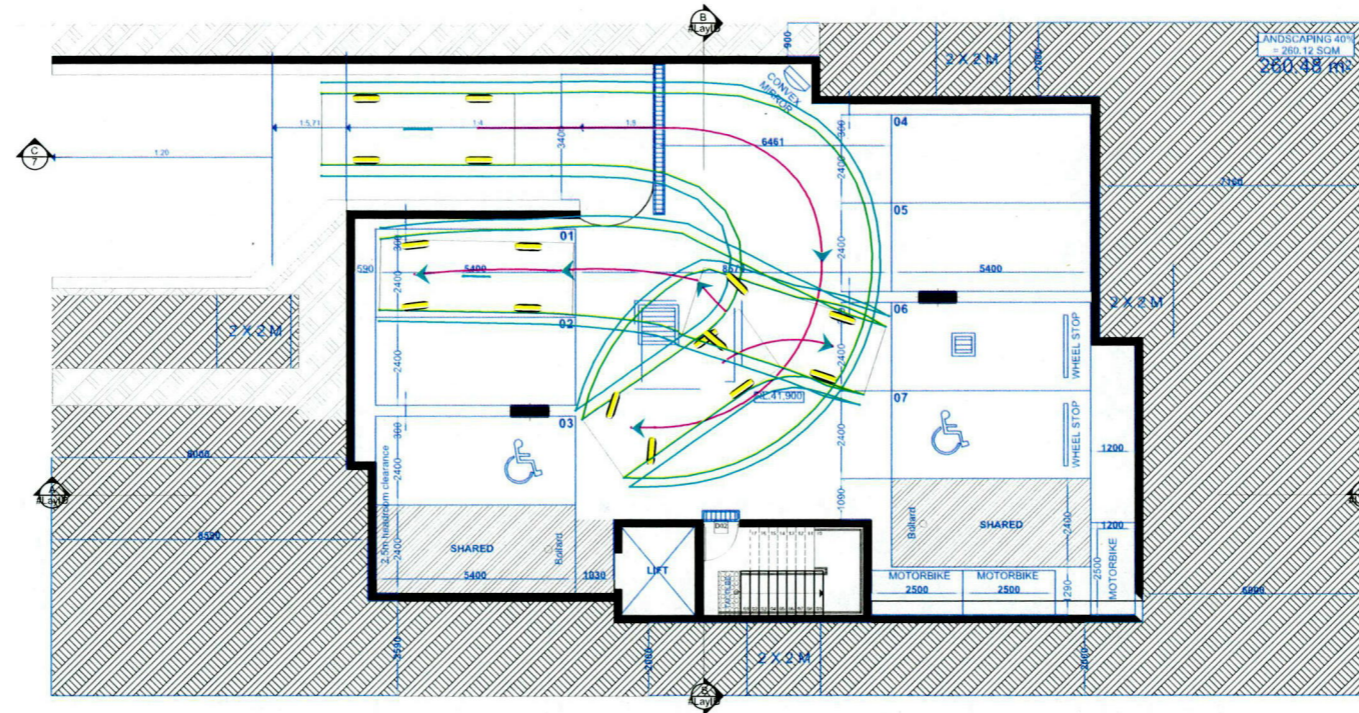
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 Lock to Lock Time : 6.0
 Steering Angle : 33.9

TITLE VEHICLE SWEEP PATHS		
PROJECT NAME AND ADDRESS PROPOSED BOARDING HOUSE DEVELOPMENT 6 EDITH STREET KINGSWOOD NSW		
SCALE 1 : 200 (A3)	PROJECT NUMBER HC7841920	HEMANOTE CONSULTANTS ABN 94 606 345 117 PO BOX 743 MOOREBANK NSW 1875 CONTACTS: 0414 251 845 & 0414 445 497 EMAIL: hemanote@oplusnet.com.au
DATE 21 FEB 2020	DRAWING NUMBER HT RS	
SHEET NUMBER 11/15		

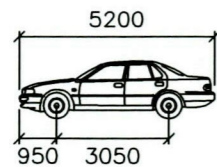


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 Width : 1940 mm
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VEHICLE SWEEP PATHS		
PROPOSED BOARDING HOUSE DEVELOPMENT 6 EDITH STREET KINGSWOOD NSW		
1 : 200 (A3)	HC7841920	HEMANOTE CONSULTANTS ABN 94 606 345 117 PO BOX 743 MOOREBANK NSW 1875 CONTACTS: 0414 251 845 & 0414 445 497 EMAIL: hemanote@optusnet.com.au
21 FEB 2020		
HT	RS	
	12/15	



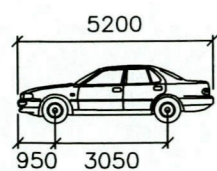
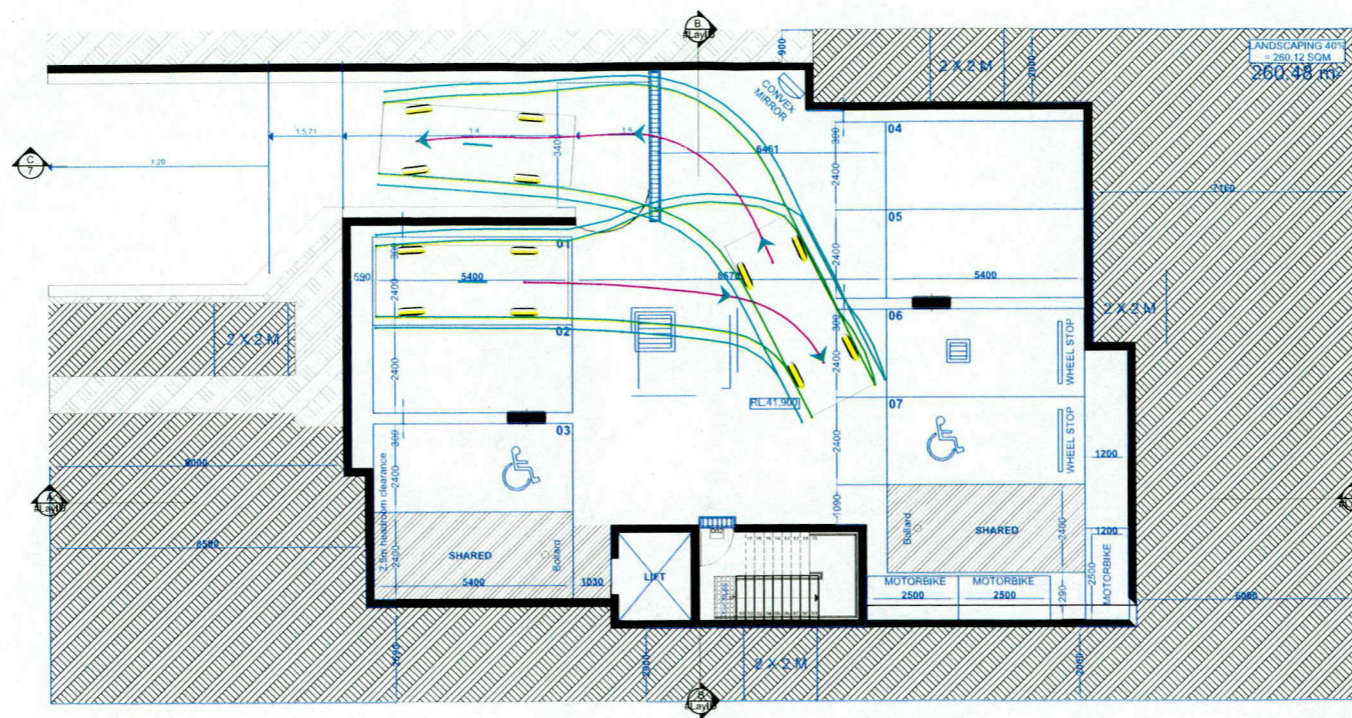
LAND AND ENVIRONMENT
COURT OF NSW
FILED ON
- 3 AUG 2020



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mm
Width : 1940
Track : 1840
Lock to Lock Time : 6.0
Steering Angle : 33.9

VEHICLE SWEEP PATHS PROPOSED BOARDING HOUSE DEVELOPMENT 6 EDITH STREET KINGSWOOD NSW		Hemanote Consultants
1 : 200 (A3) 21 FEB 2020 HT RS	HC7841920 13/15	
HEMANOTE CONSULTANTS ABN 94 606 345 117 PO BOX 743 MOOREBANK NSW 1875 CONTACTS: 0414 251 845 & 0414 445 497 EMAIL: hemanote@optusnet.com.au		



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VEHICLE SWEEP PATHS		
PROPOSED BOARDING HOUSE DEVELOPMENT 6 EDITH STREET KINGSWOOD NSW		
1 : 200 (A3)	HC7841920	HEMANOTE CONSULTANTS ABN 94 606 345 117 PO BOX 743 MOOREBANK NSW 1875 CONTACTS: 0414 251 845 & 0414 445 497 EMAIL: hemanote@optusnet.com.au
21 FEB 2020		
HT	RS	
	14/15	

