

JD PROPERTY GROUP PTY LTD

119-123 JONSON ST
BYRON BAY, NSW

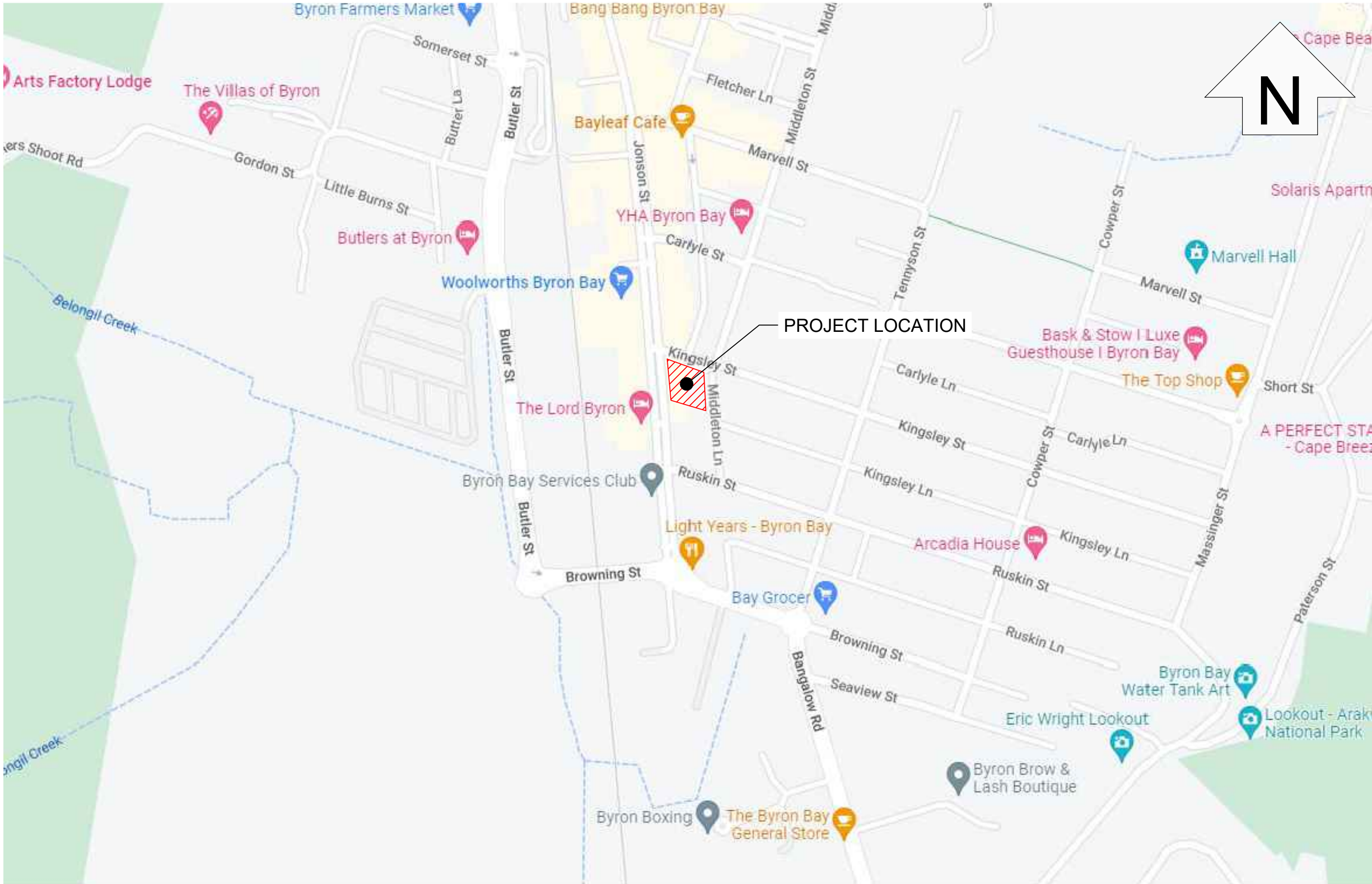
CONCEPT CIVIL DESIGN PLANS



DRAWING REGISTER		
DRAWING NUMBER	DRAWING TITLE	DRAWING REVISION
0001	COVER PAGE	B
0100	EROSION AND SEDIMENT CONTROL PLAN	A
0110	EROSION AND SEDIMENT CONTROL DETAILS	A
0200	BULK EARTHWORKS CUT & FILL PLAN	B
0210	BULK EARTHWORKS SECTIONS	A
0300	CIVIL WORKS PLAN	B
0310	TYPICAL SECTIONS	B
0320	ROAD LONGSECTIONS	A
0330	SWEPT PATH PLAN SHEET 1 OF 2	B
0331	SWEPT PATH PLAN SHEET 2 OF 2	B
0400	STORMWATER CATCHMENT PLAN	B
0410	STORMWATER LAYOUT PLAN	B
0450	STORMWATER SYSTEM DETAILS	A

NOTES:

1. THIS DRAWING SET SHOULD BE READ IN CONJUNCTION WITH PLANIT'S ENGINEERING ASSESSMENT (J7453-119-123-JONSON_ST-EA01), PLANIT'S STORMWATER MANAGEMENT PLAN (J7453-119-123-JONSON_ST-SWMP01), AND PLANIT'S TRAFFIC IMPACT ASSESSMENT (J7453-119-123-JONSON_ST-TIA01).
2. THIS DESIGN IS CONCEPT ONLY AND SUBJECT TO CHANGE UPON DETAILED DESIGN.
3. ALL MEASUREMENTS ARE IN METRES UNO.
4. THIS PLAN HAS BEEN BASED ON SURVEY PROVIDED TO PLANIT BY BENNET AND BENNET AND ARCHITECTURAL PLANS PROVIDED TO PLANIT BY BAILEYWARD ARCHITECTURE.

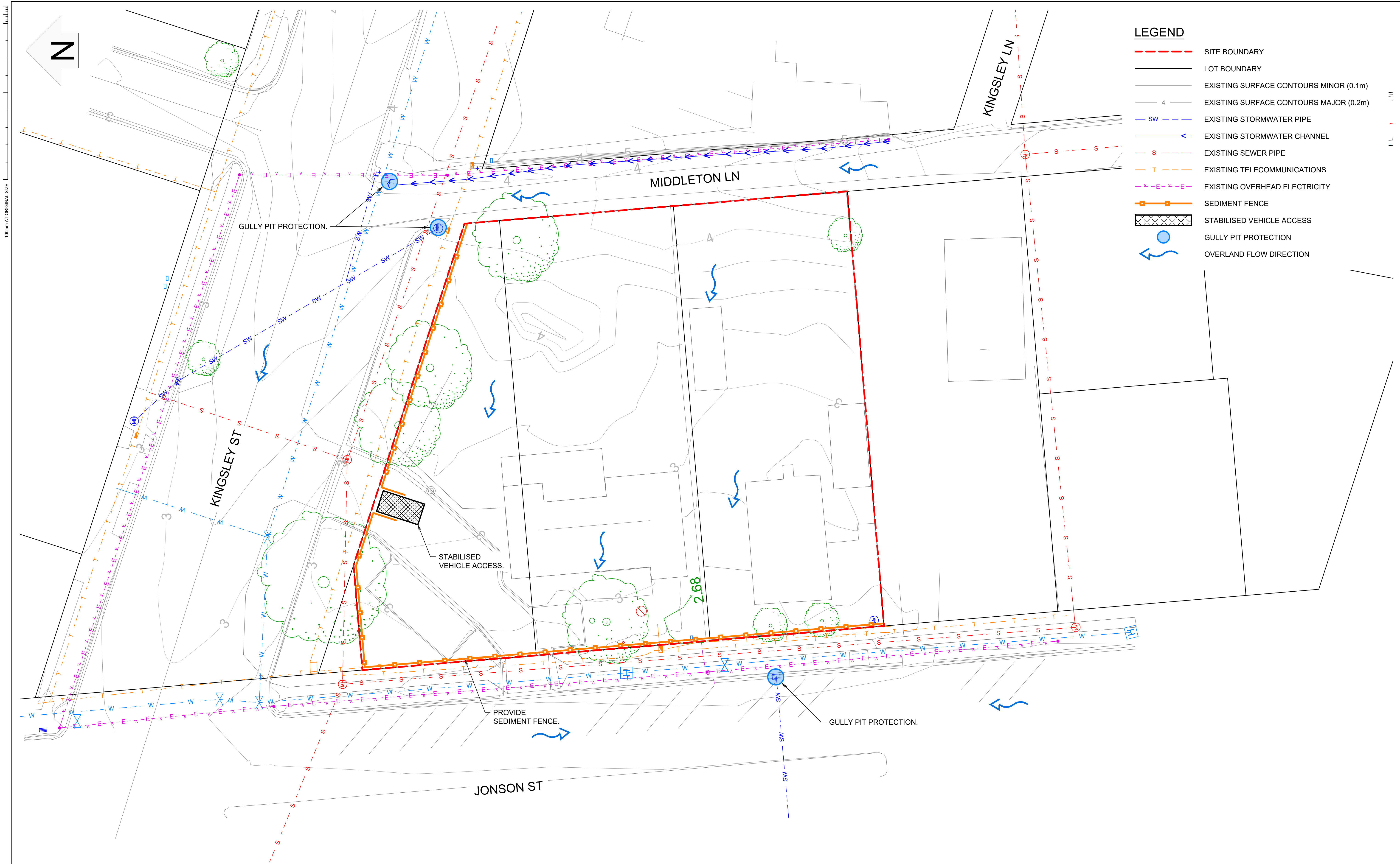


LOCALITY PLAN
NOT TO SCALE

IMAGE SOURCE: GOOGLE MAPS 2022

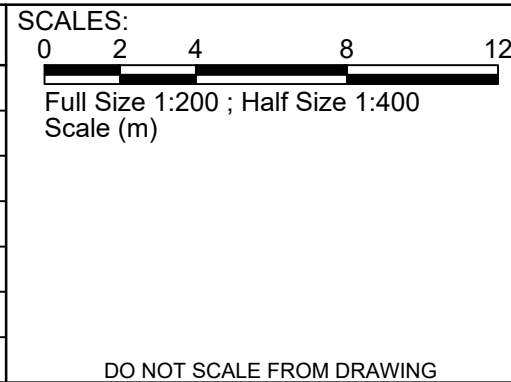
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B	ISSUED FOR APPROVAL	01.11.23	CW	JB	JB	JB						DRAWING TITLE: COVER PAGE
											LOCAL GOVERNMENT AUTHORITY:	ORIGINAL SIZE: A1
											BYRON SHIRE COUNCIL	PLANIT JOB No.: J7453
												DRAWING No.: 0001
												REV: B



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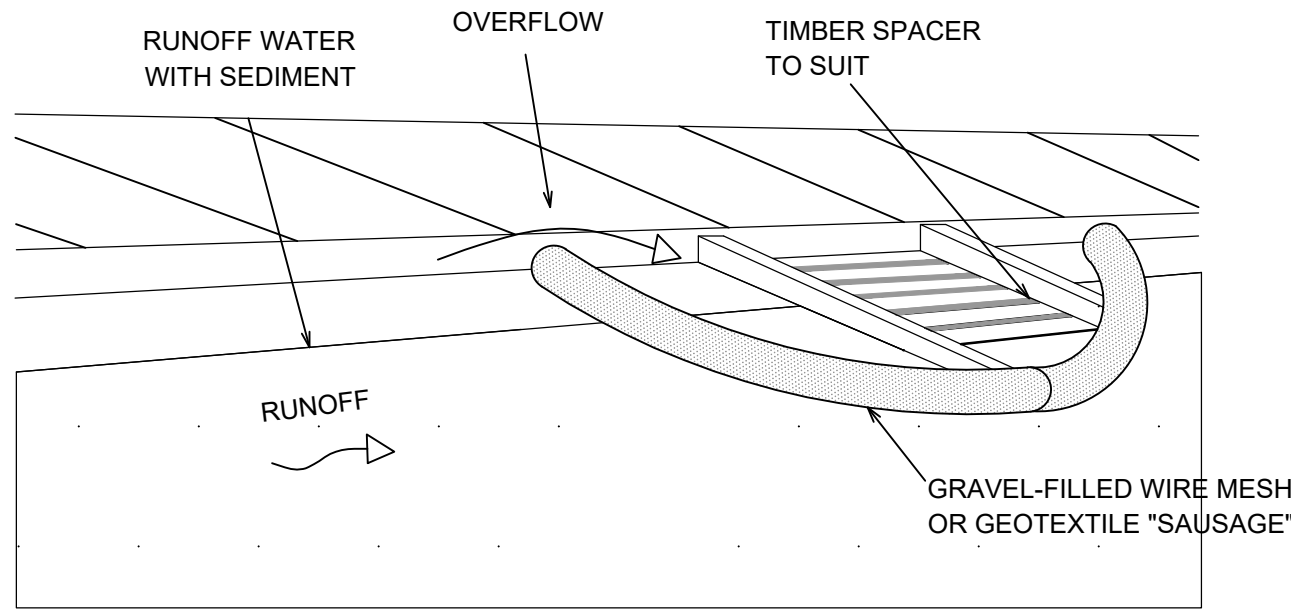
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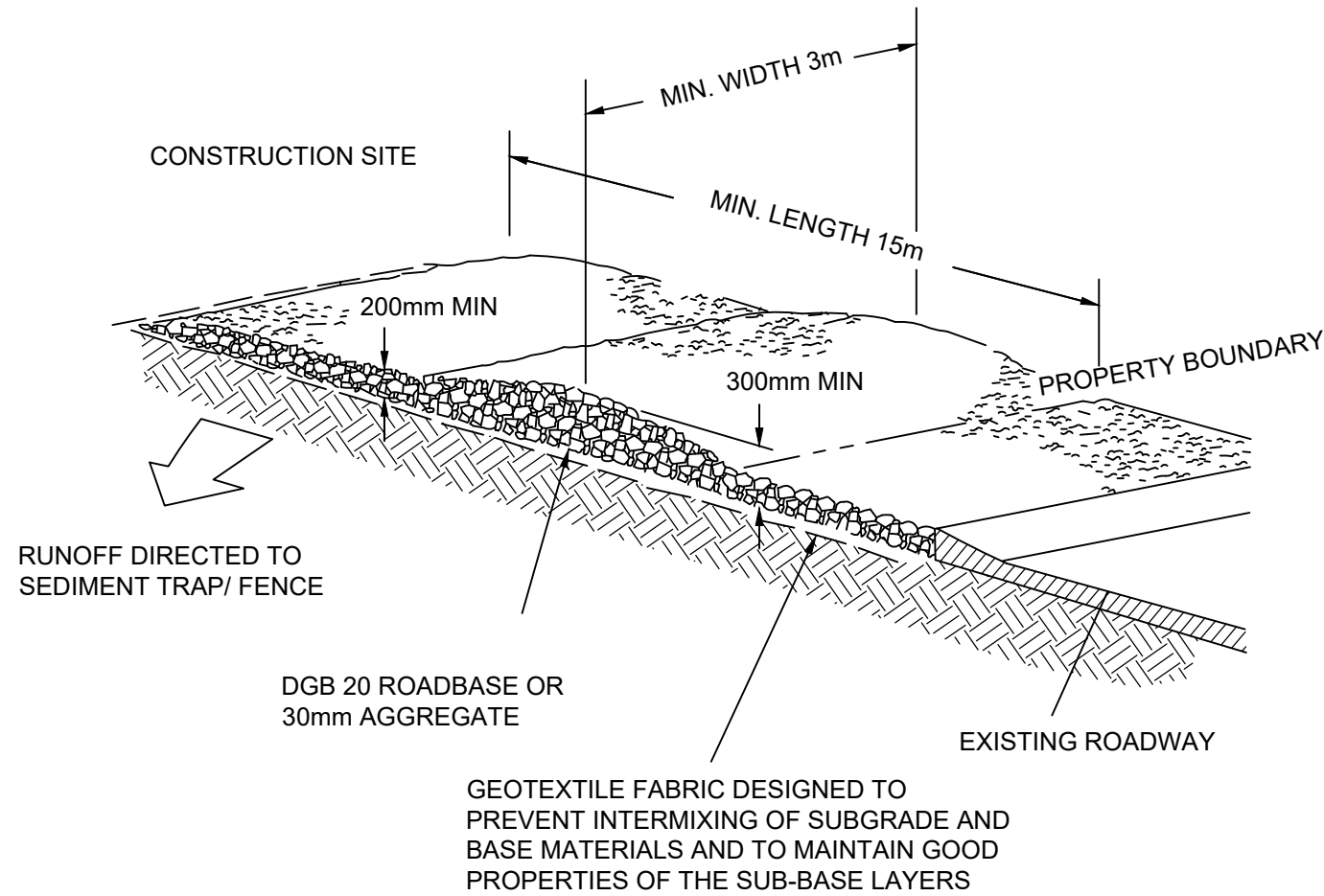
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PROJECT:			
119-123 JONSON STREET			
DRAWING TITLE:			
EROSION AND SEDIMENT CONTROL PLAN			
ORIGINAL SIZE:	PLANIT JOB No.:	DRAWING No.:	REV:
A1	J7453	0100	A

100mm AT ORIGINAL SIZE



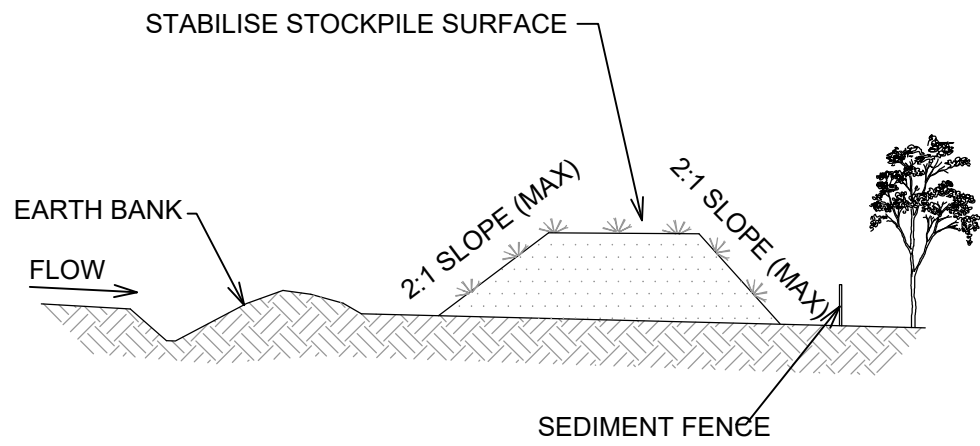
FILTER BAG TO DROP INLET PIT
NOT TO SCALE



STABILISED SITE ACCESS
NOT TO SCALE

CONSTRUCTION NOTES

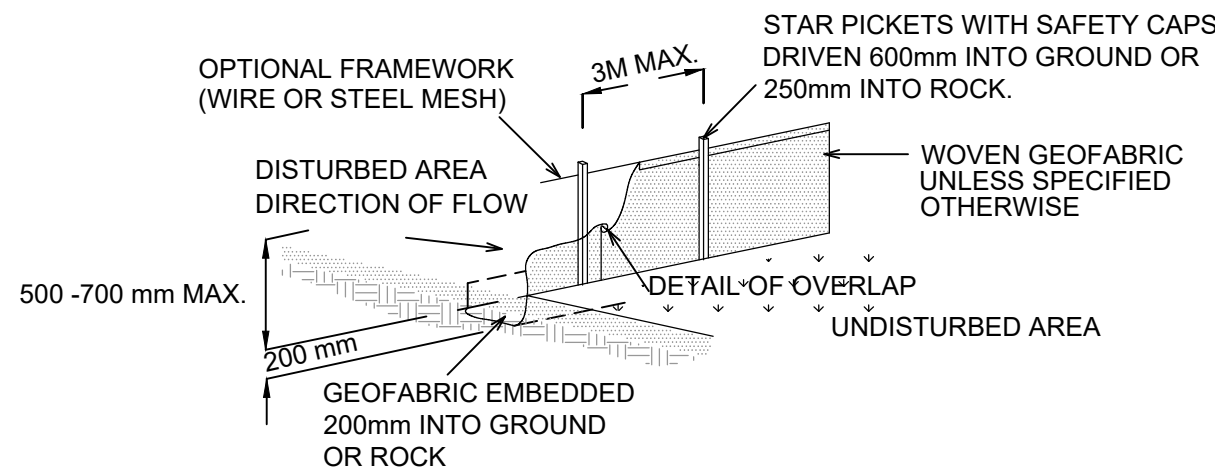
1. STRIP TOPSOIL AND LEVEL SITE.
2. COMPACT SUBGRADE.
3. COVER AREA WITH NEEDLE PUNCHED GEOTEXTILE.
4. CONSTRUCT 200mm THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30mm AGGREGATE. MINIMUM LENGTH 15m OR BUILDING ALIGNMENT. MINIMUM WIDTH 3m.
5. CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE/TRAP.



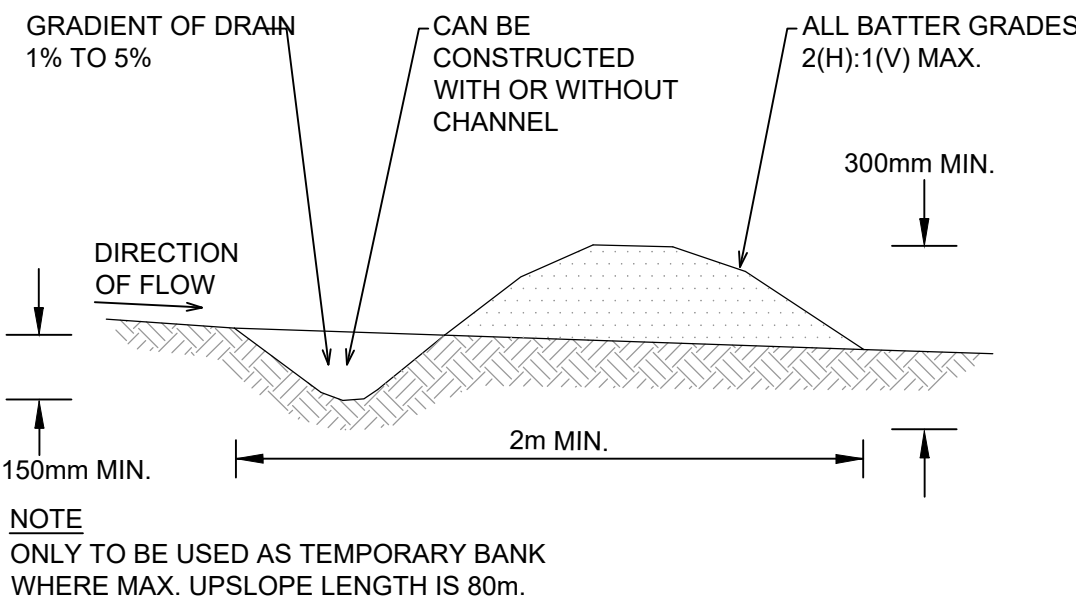
TOPSOIL STOCKPILE
NOT TO SCALE

CONSTRUCTION NOTES

1. WHERE POSSIBLE LOCATE STOCKPILE AT LEAST 5m FROM EXISTING VEGETATION, CONCENTRATED WATER FLOWS, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS A LOW, FLAT, ELONGATED MOUND.
3. WHERE THERE IS SUFFICIENT AREA TOPSOIL STOCKPILE SHALL BE LESS THAN 2m IN HEIGHT.
4. REHABILITATE IN ACCORDANCE WITH THE SWMP/ESCP.
5. CONSTRUCT EARTH BANK (STANDARD DRAWING 5-5) ON THE UPSLOPE SIDE TO DIVERT RUNOFF AROUND THE STOCKPILE AND A SEDIMENT FENCE (STANDARD DRAWING 6-8) 1 TO 2m DOWNSLOPE OF STOCKPILE.



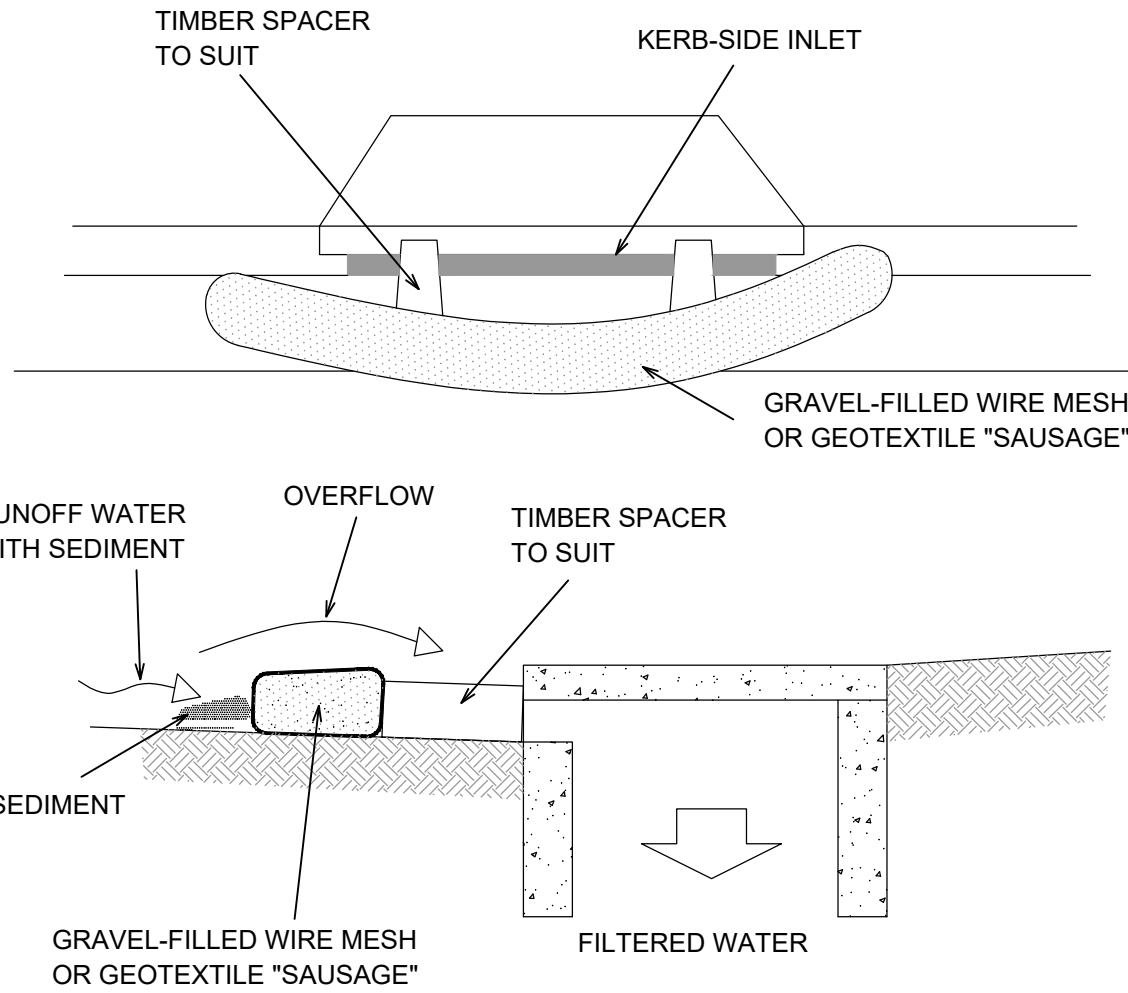
SEDIMENT FENCE
NOT TO SCALE



EARTH BANK (LOW FLOW)
NOT TO SCALE

CONSTRUCTION NOTES

1. CONSTRUCT WITH GRADIENT OF 1% TO 5%.
2. AVOID REMOVING TREES AND SHRUBS IF POSSIBLE.
3. DRAINS TO BE CIRCULAR, PARABOLIC OR TRAPEZOIDAL CROSS SECTION NOT V-SHAPED.
4. EARTH BANKS TO BE ADEQUATELY COMPACTED IN ORDER TO PREVENT FAILURE.
5. PERMANENT OR TEMPORARY STABILISATION OF THE EARTH BANK TO BE COMPLETED WITHIN 10 DAYS OF CONSTRUCTION.
6. ALL OUTLETS FROM DISTURBED LANDS ARE TO FEED INTO A SEDIMENT BASIN OR SIMILAR.
7. DISCHARGE RUNOFF COLLECTED FROM UNDISTURBED LANDS ONTO EITHER A STABILISED OR AN UNDISTURBED DISPOSAL SITE WITHIN THE SAME SUBCATCHMENT AREA FROM WHICH THE WATER ORIGINATED.
8. COMPACT BANK WITH A SUITABLE IMPLEMENT IN SITUATIONS WHERE THEY ARE REQUIRED TO FUNCTION FOR MORE THAN FIVE DAYS.
9. EARTH BANKS TO BE FREE OF PROJECTIONS OR OTHER IRREGULARITIES THAT WILL IMPEDE NORMAL FLOW.



FILTER BAG TO SAG SIDE ENTRY PIT
NOT TO SCALE

CONSTRUCTION NOTES

1. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT.
2. FILL THE SLEEVE WITH 25mm TO 50mm GRAVEL.
3. FROM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH x 400mm WIDE.
4. PLACE THE FILTER AT THE OPENING OF THE KERB INLET OR FIELD INLET LEAVING A 100mm GAP AT THE TOP TO ACT AS AN EMERGENCY SPILLWAY.
5. MAINTAIN THE OPENING WITH SPACER BLOCKS.
6. FORM A SEAL WITH THE KERBING AND PREVENT SEDIMENT BYPASSING THE FILTER.
7. FIT TO ALL KERB INLETS AND FIELD INLET PITS AT SAG POINTS.

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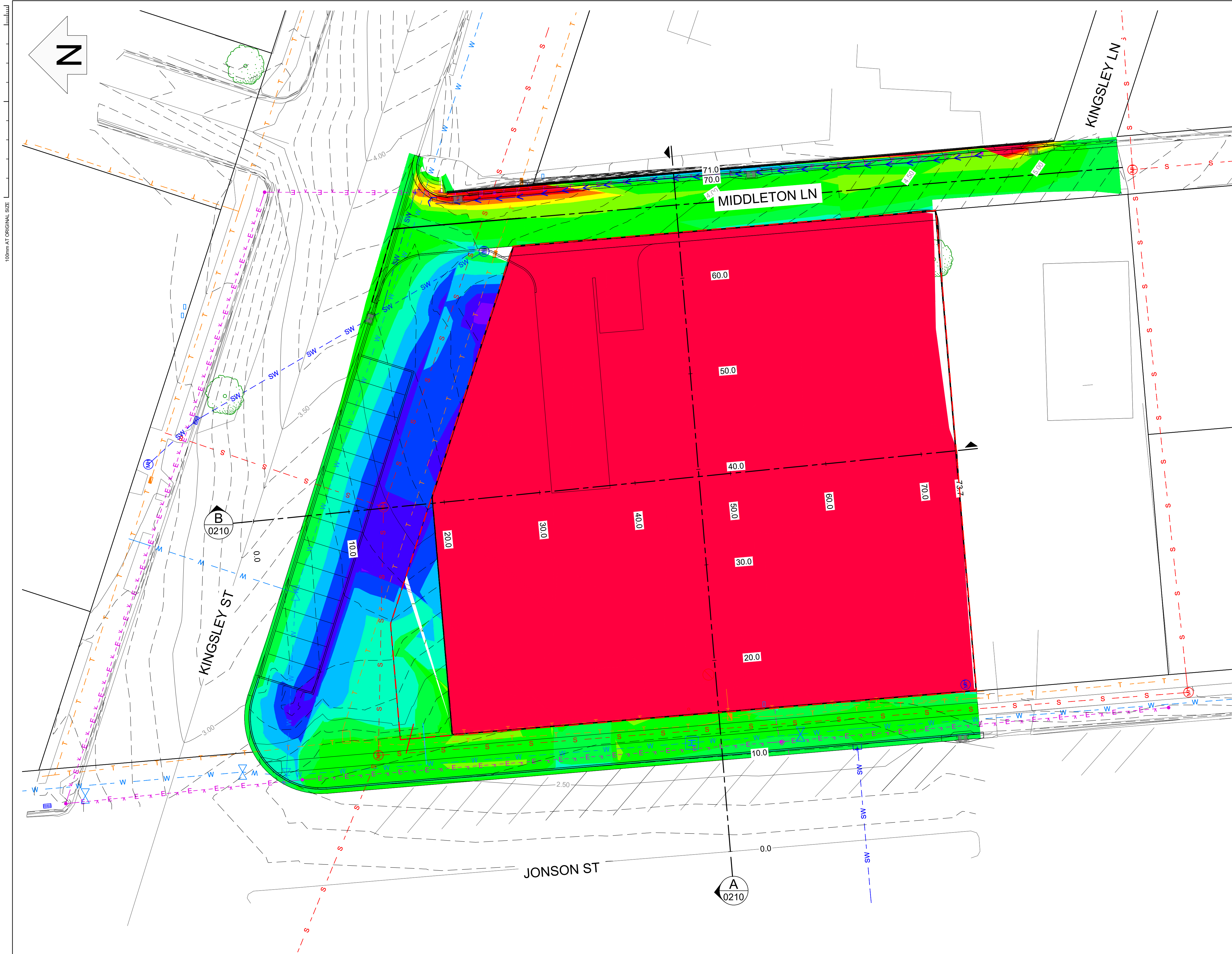
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LOCAL GOVERNMENT AUTHORITY:
BYRON SHIRE COUNCIL

PROJECT:
119-123 JONSON STREET
DRAWING TITLE:
EROSION AND SEDIMENT CONTROL DETAILS
ORIGINAL SIZE:
A1
PLANIT JOB No.:
J7453
DRAWING No.:
0110
REV:
A



LEGEND	
	SITE BOUNDARY
	LOT BOUNDARY
	EXISTING SURFACE CONTOURS MINOR (0.1m)
	EXISTING SURFACE CONTOURS MAJOR (0.2m)
	EXISTING STORMWATER PIPE
	EXISTING STORMWATER CHANNEL
	EXISTING SEWER PIPE
	EXISTING TELECOMMUNICATIONS
	EXISTING OVERHEAD ELECTRICITY

EARTHWORKS CUT/FILL TABLE			
Number	COLOUR	MINIMUM ELEVATION (m)	MAXIMUM ELEVATION (m)
1		-5.000	-0.500
2		-0.500	-0.400
3		-0.400	-0.300
4		-0.300	-0.200
5		-0.200	-0.100
6		-0.100	0.000
7		0.000	0.100
8		0.100	0.200
9		0.200	0.300
10		0.300	0.400
11		0.400	0.500
12		0.500	5.000

- NOTES:
- THE CUT AND FILL EXTENTS SHOWN ARE CALCULATED FROM THE SURVEYED EXISTING SURFACE TO THE BULK EARTHWORK SURFACE WITH NO ALLOWANCE FOR TOPSOIL STRIP OR ROAD AND BUILDING BOX OUT.
 - EARTHWORKS CUT AND FILL VOLUMES ARE ESTIMATED AS:
 - CUT VOLUME = 9,674m³
 - FILL VOLUME = 197m³
 - BALANCE = 9,477m³ (EXPORT)

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B	ISSUED FOR APPROVAL	01.11.23	CW	JB	JB	JB

SCALES:
0 2 4 8 12
Full Size 1:200 ; Half Size 1:400
Scale (m)

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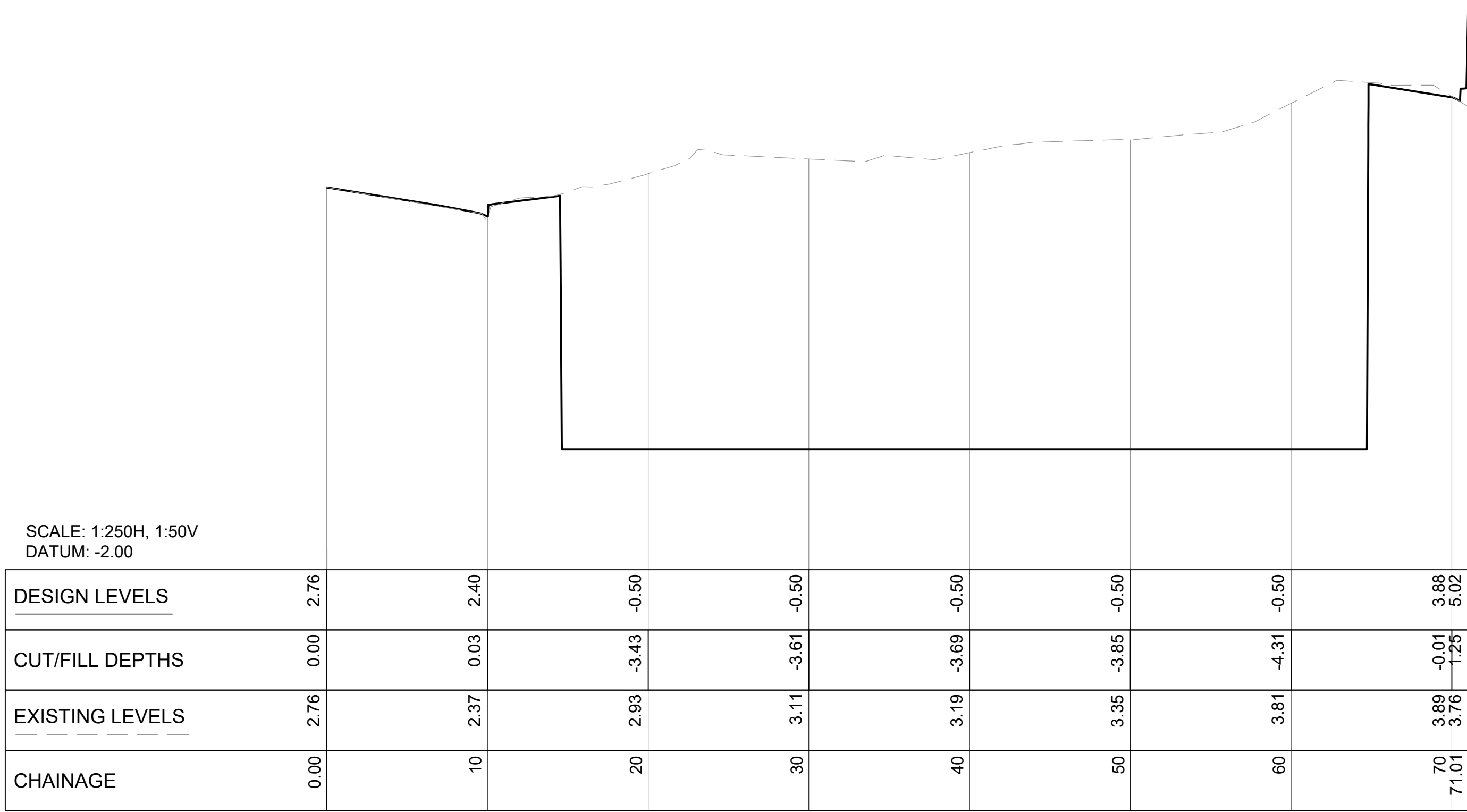
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BYRON SHIRE COUNCIL

PROJECT:
119-123 JONSON STREET

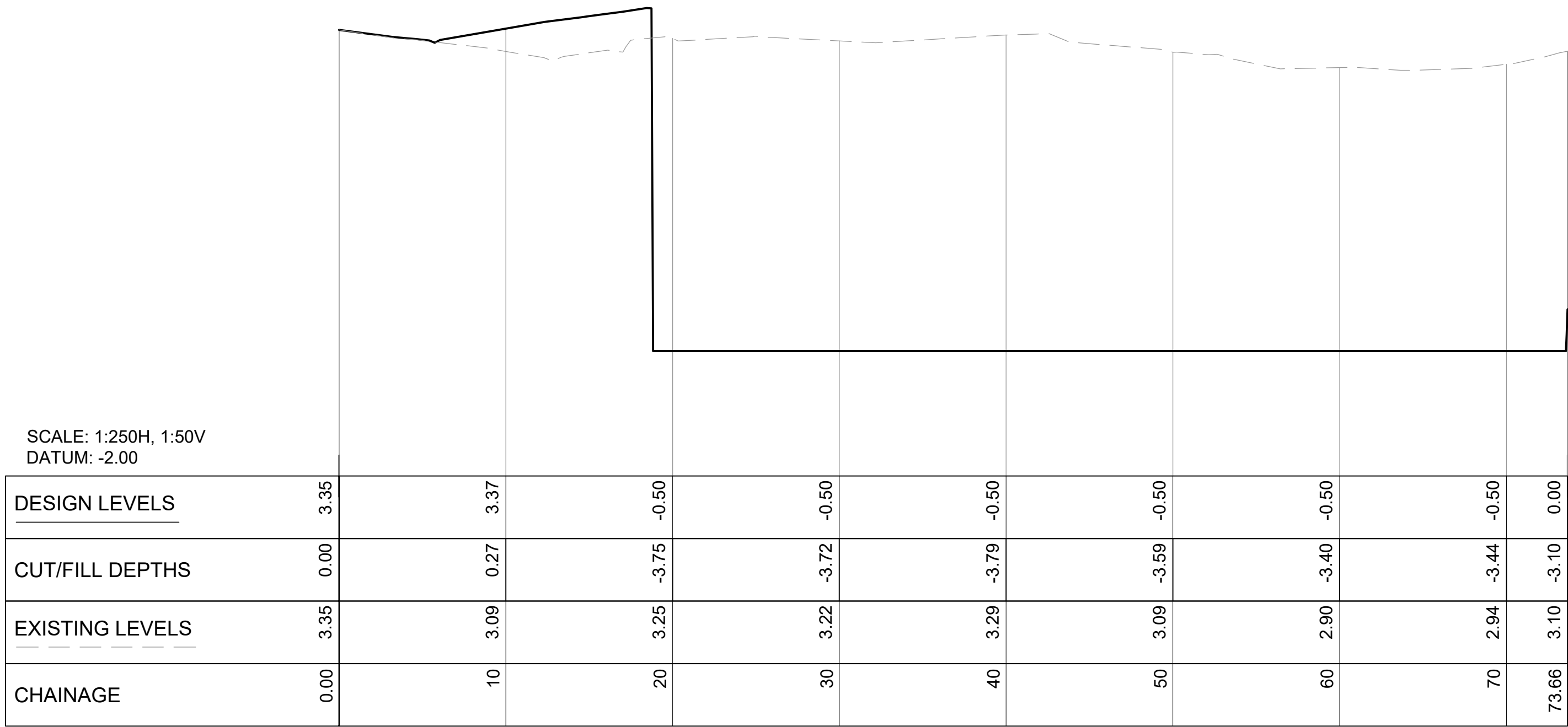
DRAWING TITLE:
BULK EARTHWORKS CUT & FILL PLAN

ORIGINAL SIZE: A1	PLANIT JOB No.: J7453	DRAWING No.: 0200	REV: B
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100mm AT ORIGINAL SIZE



EARTHWORKS SECTION A LONG SECTION



EARTHWORKS SECTION B LONG SECTION

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REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED	SCALES: 0 2.5 5 10 15 Full Size 1:250 ; Half Size 1:500 Scale (m) 0 0.5 1 2 3 Full Size 1:50 ; Half Size 1:100 Scale (m) DO NOT SCALE FROM DRAWING	Copyright in the drawings, information and data recorded in this document ("the information") is the property of Planit Consulting. This document and the information are solely for the use of the authorised recipient and this document may not be used, copied or reproduced in whole or part for any purpose other than that for which it was supplied by Planit Consulting. Planit Consulting makes no representation, undertakes no duty and accepts no responsibility to any third party who may use or rely upon this document or the information.	APPROVED BY:	PLANIT CONSULTING SUITE 9A, 80-84 BALLINA STREET PO BOX 161 LENNOX HEAD NSW 2478 TELEPHONE: 02 6687 4666 ABN: 20 099 261 711 EMAIL: administration@planitconsulting.com.au 	CLIENT:	PROJECT: 119-123 JONSON STREET DRAWING TITLE: BULK EARTHWORKS SECTIONS							
A	ISSUED FOR APPROVAL	12.05.23	CW	JB	JB	JB												JD PROPERTY GROUP PTY LTD	
															LOCAL GOVERNMENT AUTHORITY:	ORIGINAL SIZE:	PLANIT JOB No.:	DRAWING No.:	REV:
															BYRON SHIRE COUNCIL	A1	J7453	0210	A

CAD FILE: C:\12DS\DATA\PLANITSYN\J7453 - 119-123 JONSON ST, BYRON BAY_56317 - ENGINEERING\7.4 DRAFTING\0210 BULK EARTHWORKS SECTIONS.DWG PLOTTED BY: PE_JAKE PLOT DATE: 12/05/2023 7:02:14 PM

The diagram illustrates the cross-section of a footpath layout. Key features include:

- EXISTING SURFACE:** Indicated by a dashed line on the left.
- UPRIGHT KERB (NRLG B1 KERB TYPE):** A vertical curb structure separating the existing surface from the footpath.
- FOOTPATH:** The main walking area, shown with a 2.5% slope.
- Dimensions:**
 - 1.90m: Distance from the kerb line to the first footpath boundary.
 - 1.20m: Distance between the two footpath boundaries.
 - 1.40m: Distance from the second footpath boundary to the property boundary.
- Property Boundary:** A dashed line on the right, labeled "PROPERTY BOUNDARY".
- Footpath (NRLG STANDARD DRAWING R-07):** A label pointing to the footpath area.

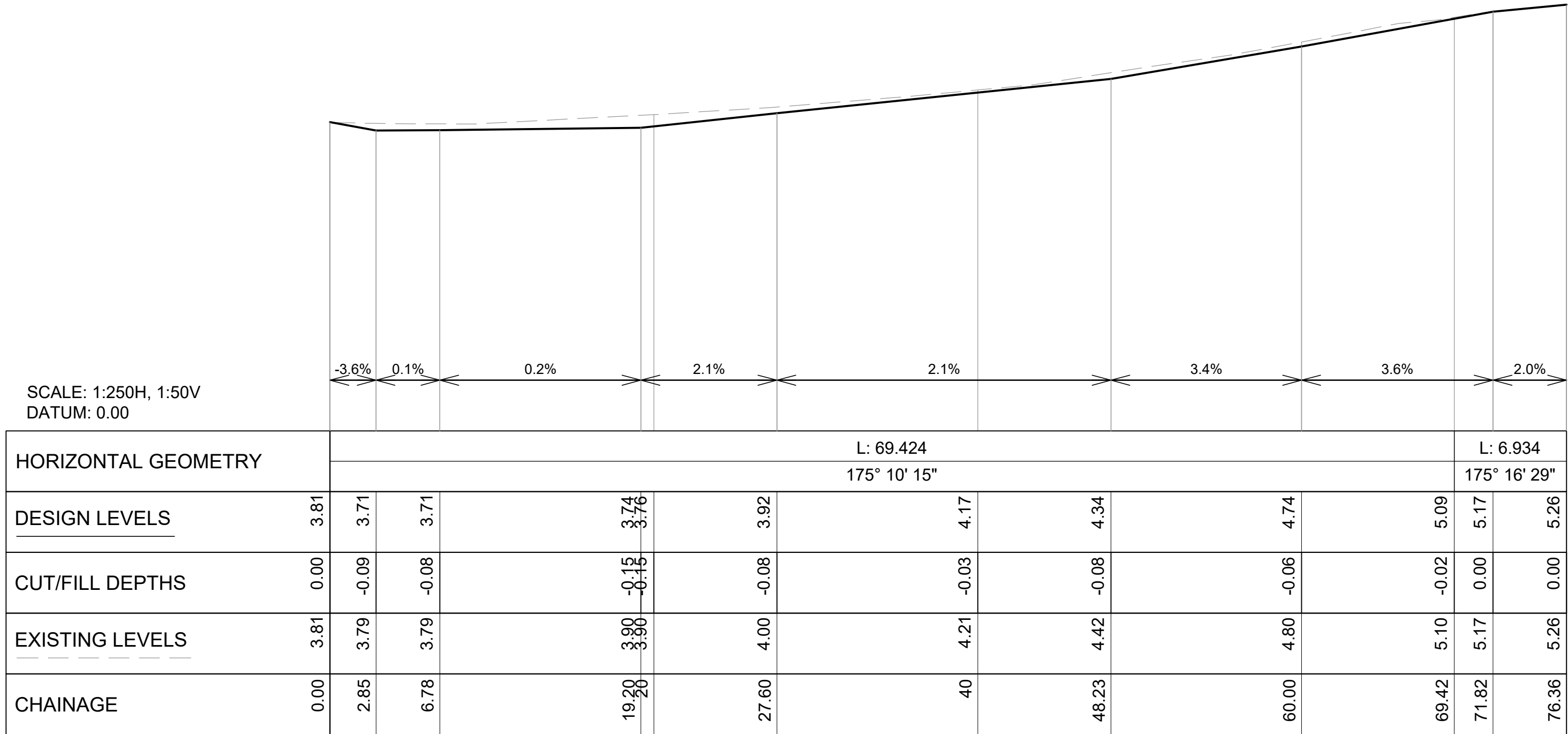
Plan view of the proposed carpark layout. The layout shows a 'DISH GUTTER (NRLG STANDARD DRAWING R-03)' at the left end, followed by a 'FORMALISED CARPARK' area. Key dimensions and features include:

- EXISTING SURFACE**: Indicated by a dashed line on the left.
- KERB LINE**: A vertical dashed blue line.
- CARPARK EXTENT**: A vertical dashed grey line.
- PROPERTY BOUNDARY**: A vertical dashed red line on the right.
- Dimensions**:
 - 0.30m: Distance from the Kerb Line to the start of the Dish Gutter.
 - 5.60m: Length of the Formalised Carpark area.
 - 5.60m: Distance from the Carpark Extent to the Property Boundary.
- Gradients**:
 - 3%: Gradient of the Dish Gutter area.
 - 2.5%: Gradient of the Formalised Carpark area.

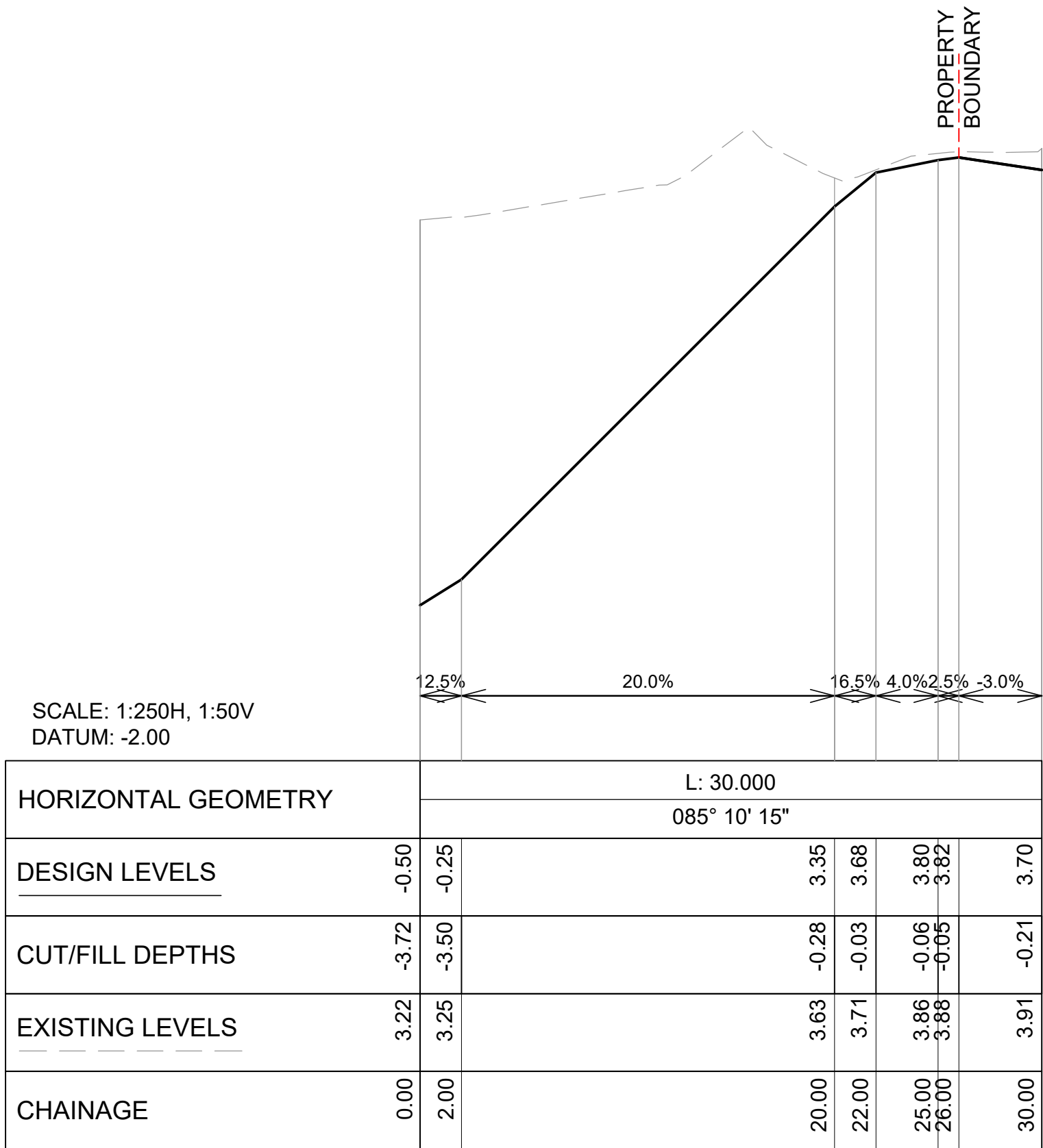
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CAD FILE: C:\12DS\DATA\PLANITSYN\17453 - 119-123 JONSON ST. BYRON BAY 58317 - ENGINEERING\7.4 DRAFTING\0310 TYPICAL SECTIONS.DWG PLOTTED BY: PE JAKE PLOT DATE: 2/11/2023 3:29:03 PM

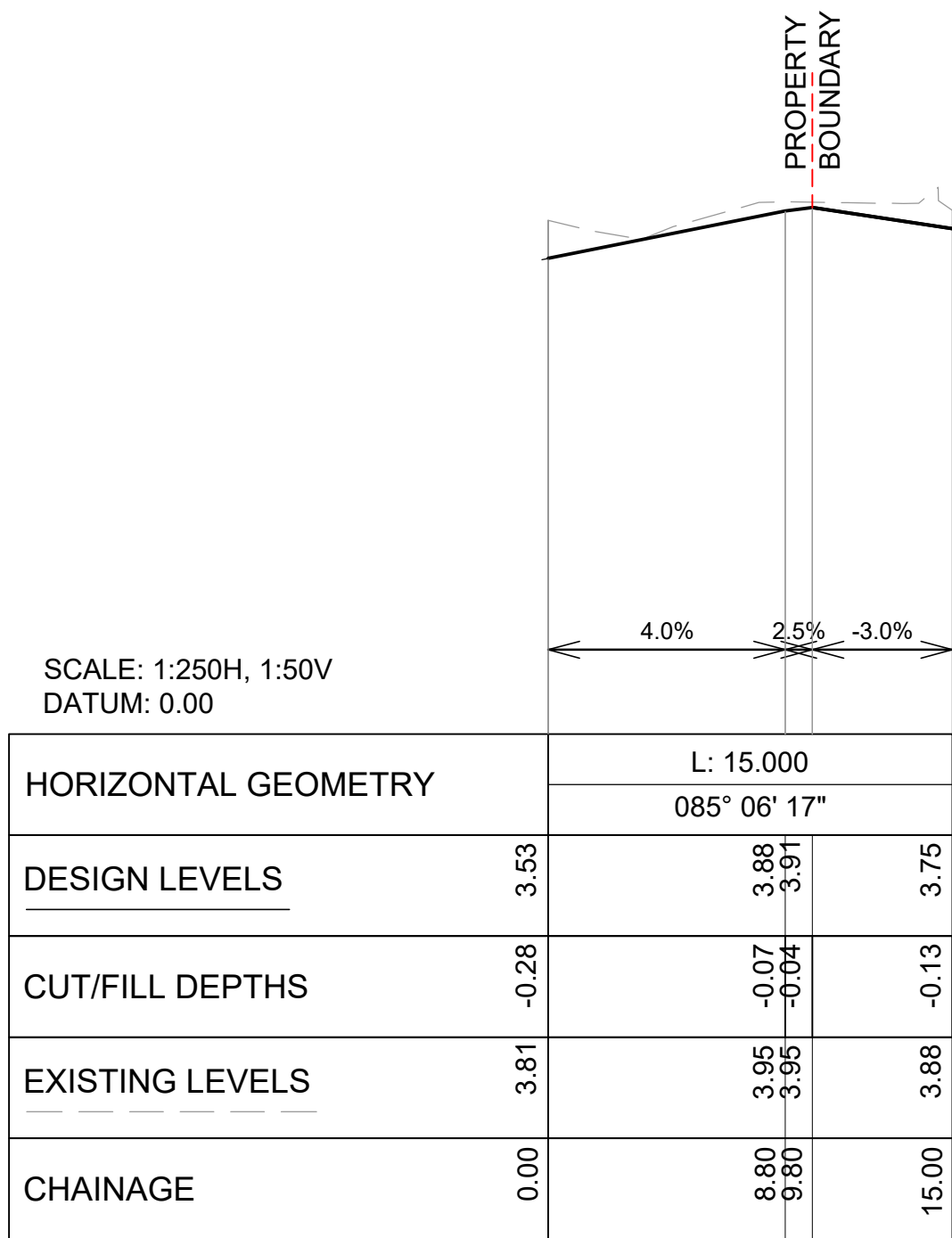
100mm AT ORIGINAL SIZE



MIDDLETON LN LONG SECTION



BASEMENT RAMP LONG SECTION

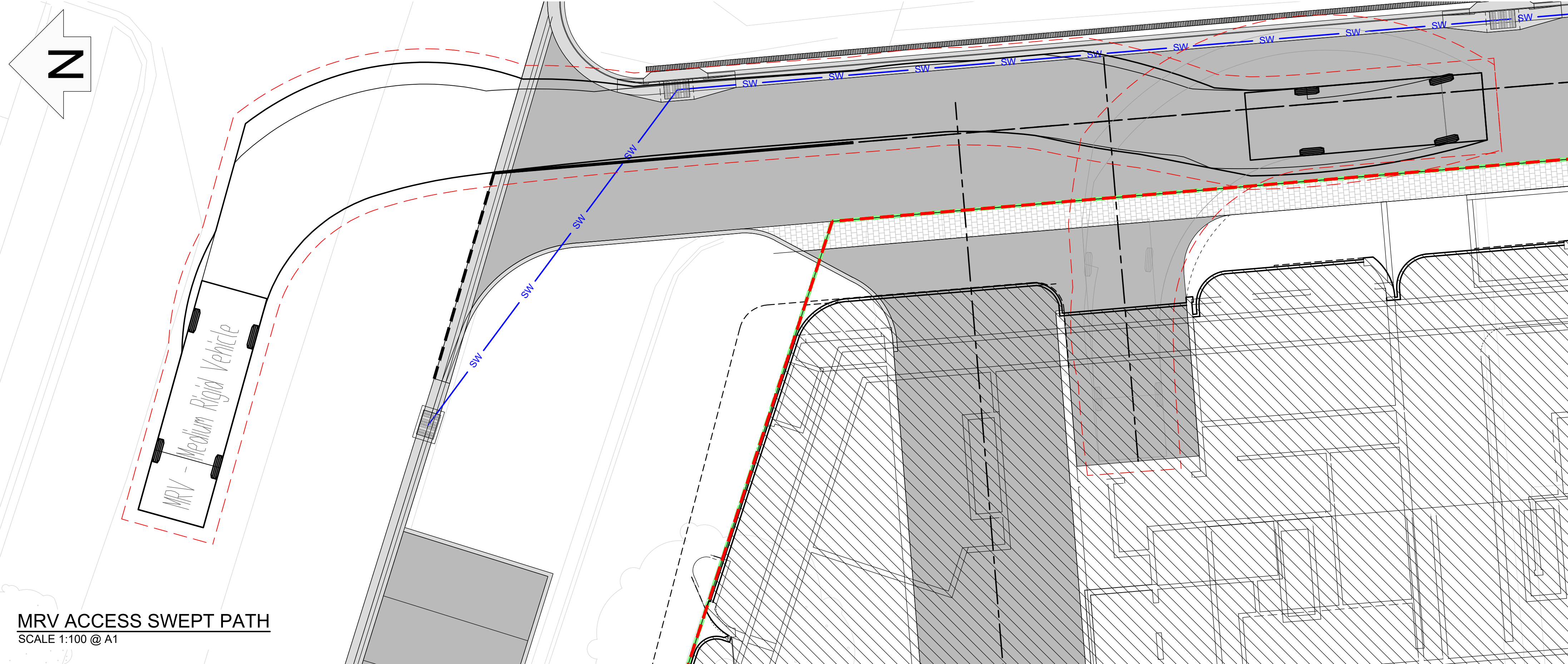


LOADING BAY LONG SECTION

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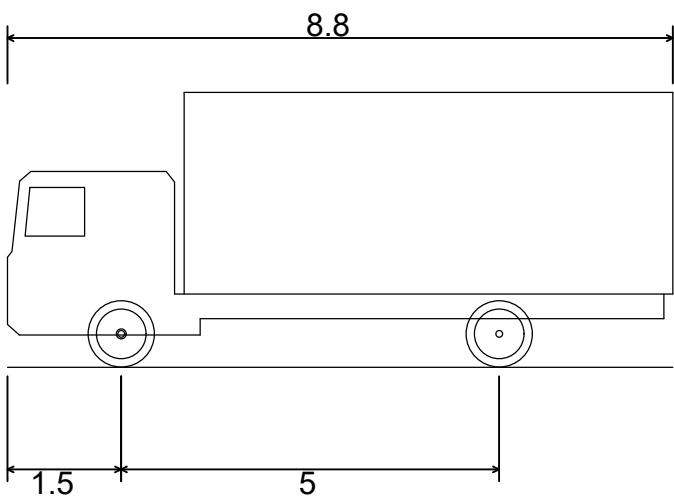
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A	ISSUED FOR APPROVAL	12.05.23	CW	JB	JB	JB			DATE: THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED		LOCAL GOVERNMENT AUTHORITY: BYRON SHIRE COUNCIL	ORIGINAL SIZE: A1	PLANIT JOB No.: J7453	DRAWING No.: 0320	REV: A

100mm AT ORIGINAL SIZE



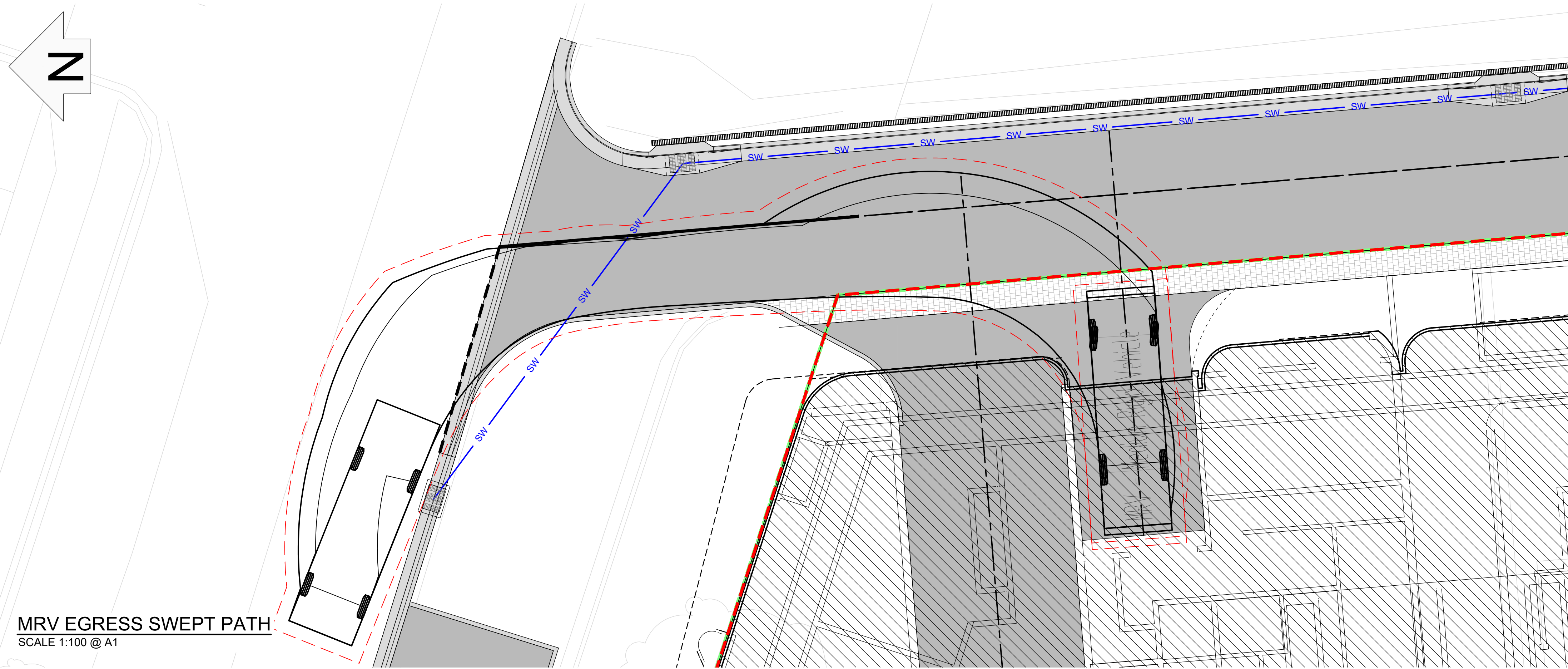
LEGEND

- VEHICLE WHEEL SWEEP PATH
- VEHICLE BODY SWEEP PATH
- 500mm CLEARANCE OFF BODY SWEEP PATH



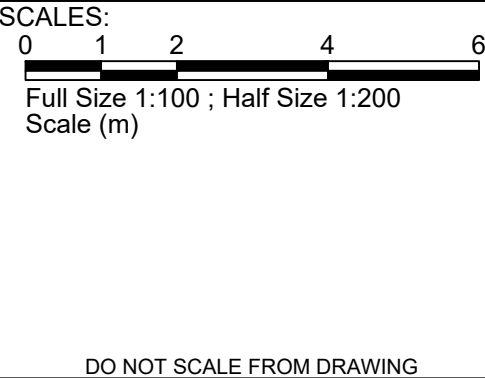
MRV - Medium Rigid Vehicle	
Overall Length	8.800m
Overall Width	2.500m
Overall Body Height	3.633m
Min Body Ground Clearance	0.428m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	10.000m

MRV SWEEP PATH TEMPLATE DIMENSIONS
SCALE 1:100 @ A1



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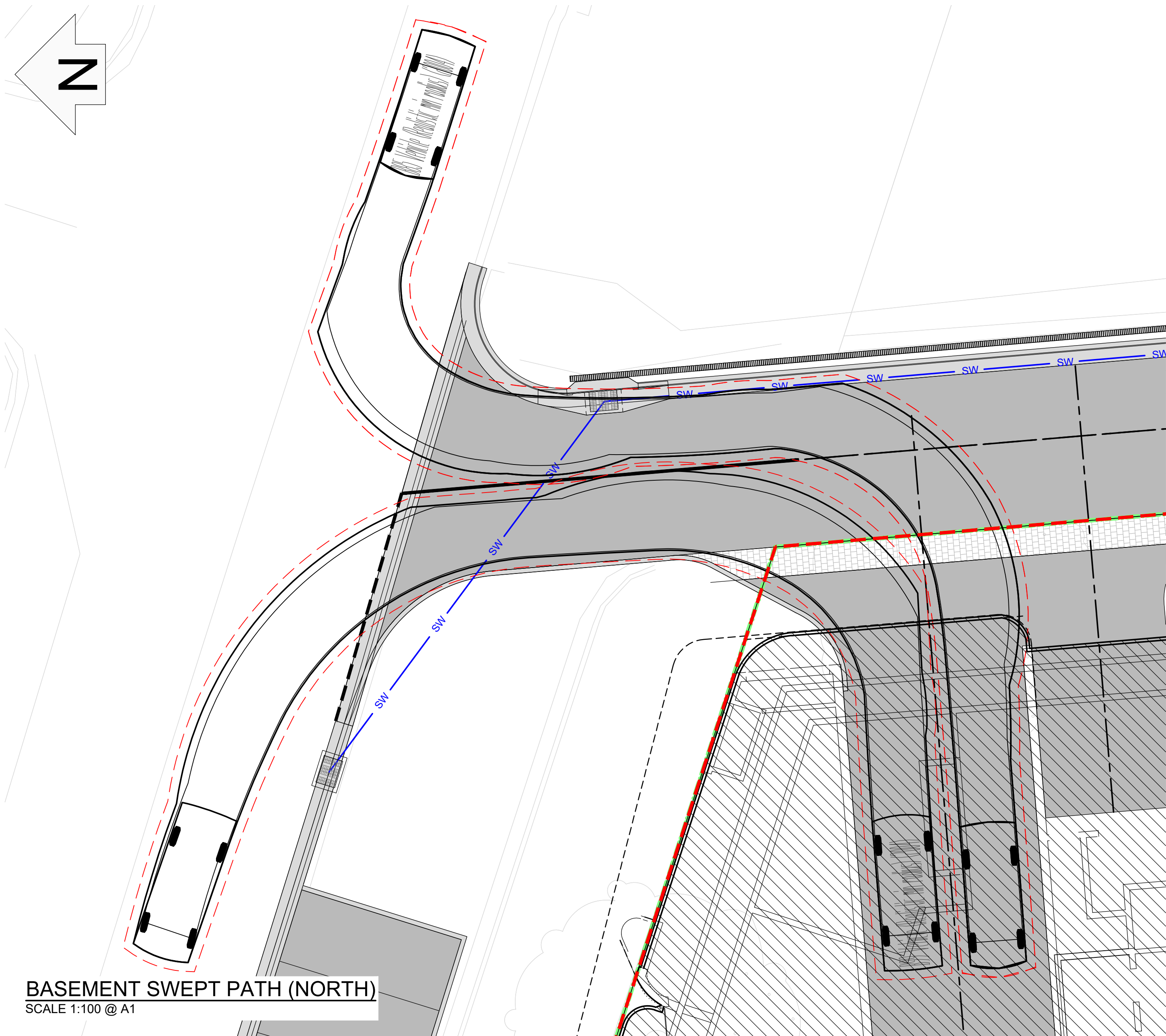
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LOCAL GOVERNMENT AUTHORITY:
BYRON SHIRE COUNCIL

PROJECT: 119-123 JONSON STREET	ORIGINAL SIZE: A1	PLANIT JOB No.: J7453	DRAWING No.: 0330	REV: B
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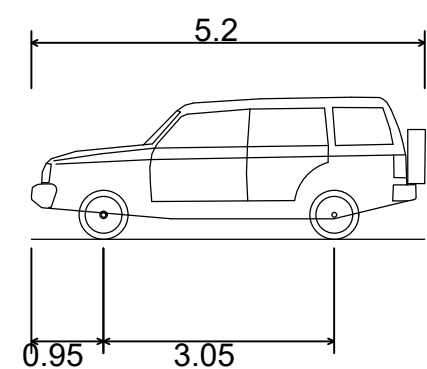
100mm AT ORIGINAL SIZE



BASEMENT SWEEP PATH (NORTH)
SCALE 1:100 @ A1

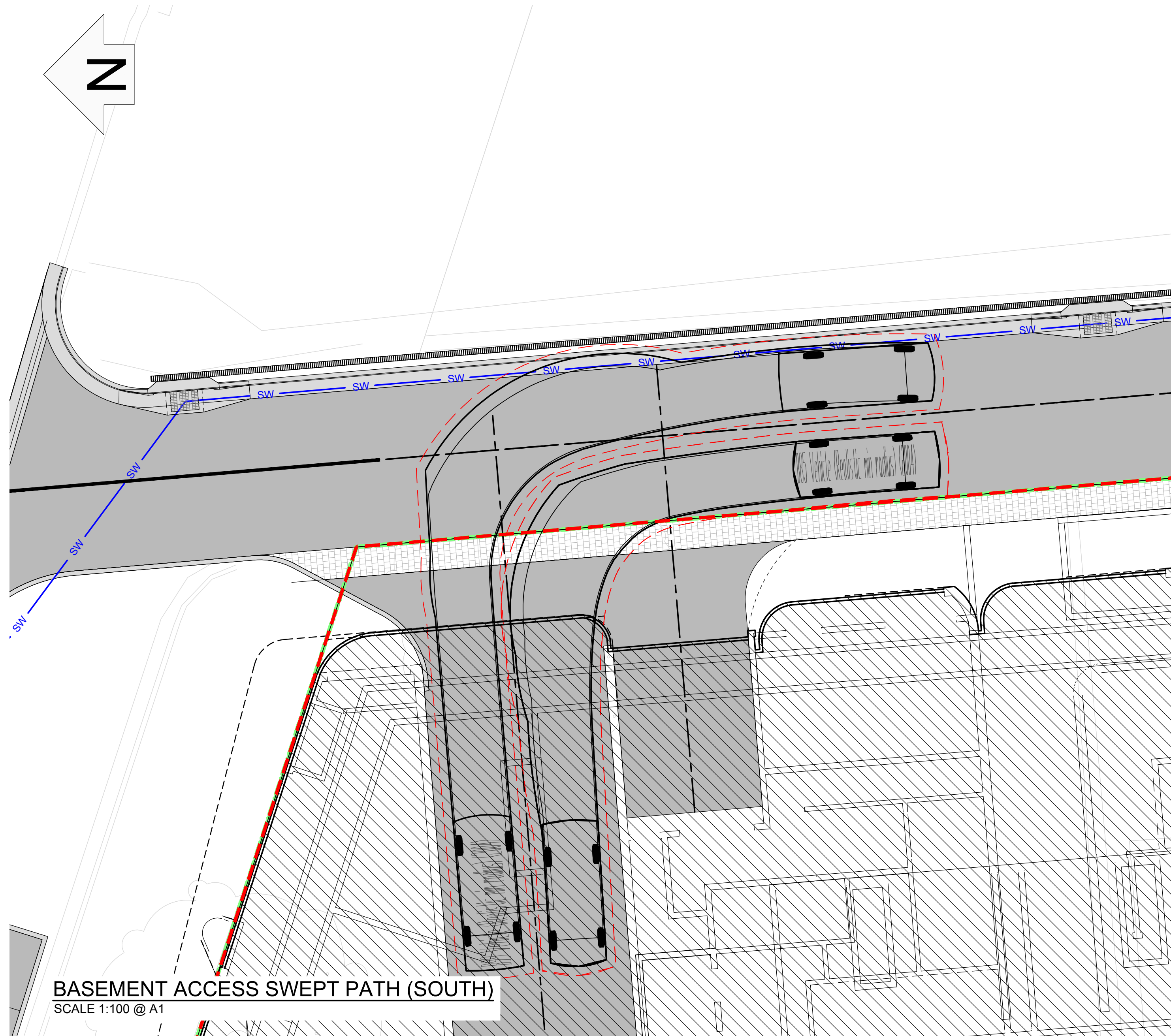
LEGEND

- VEHICLE WHEEL SWEEP PATH
- VEHICLE BODY SWEEP PATH
- - - 300mm CLEARANCE OFF BODY SWEEP PATH

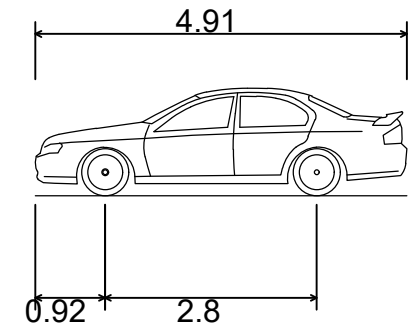


B99 Vehicle (2004)
Overall Length 5.200m
Overall Width 1.940m
Overall Body Height 1.878m
Min Body Ground Clearance 0.272m
Track Width 1.840m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 6.250m

B99 SWEEP PATH TEMPLATE DIMENSIONS
SCALE 1:100 @ A1



BASEMENT ACCESS SWEEP PATH (SOUTH)
SCALE 1:100 @ A1

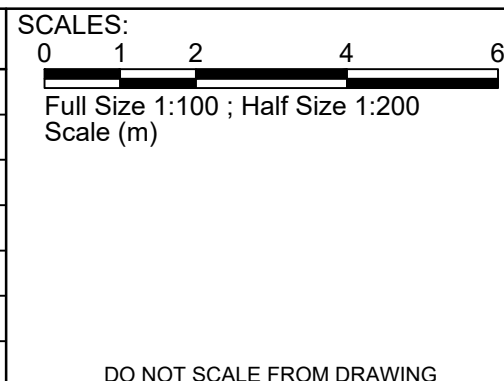


B85 Vehicle (2004)
Overall Length 4.910m
Overall Width 1.870m
Overall Body Height 1.421m
Min Body Ground Clearance 0.159m
Track Width 1.770m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 5.750m

B85 SWEEP PATH TEMPLATE DIMENSIONS
SCALE 1:100 @ A1

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B	ISSUED FOR APPROVAL	01.11.23	CW	JB	JB	JB



CAD FILE: C:\12DS\DATA\PLANITSYN\J7453 - 119-123 JONSON ST, BYRON BAY_56317 - ENGINEERING\7.4 DRAFTING\0331 SWEEP PATH PLAN.DWG PLOTTED BY: PE.JAKE PLOT DATE: 1/11/2023 3:53:37 PM

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CLIENT:

JD PROPERTY GROUP PTY LTD

LOCAL GOVERNMENT AUTHORITY:

BYRON SHIRE COUNCIL

PROJECT:

119-123 JONSON STREET

DRAWING TITLE:

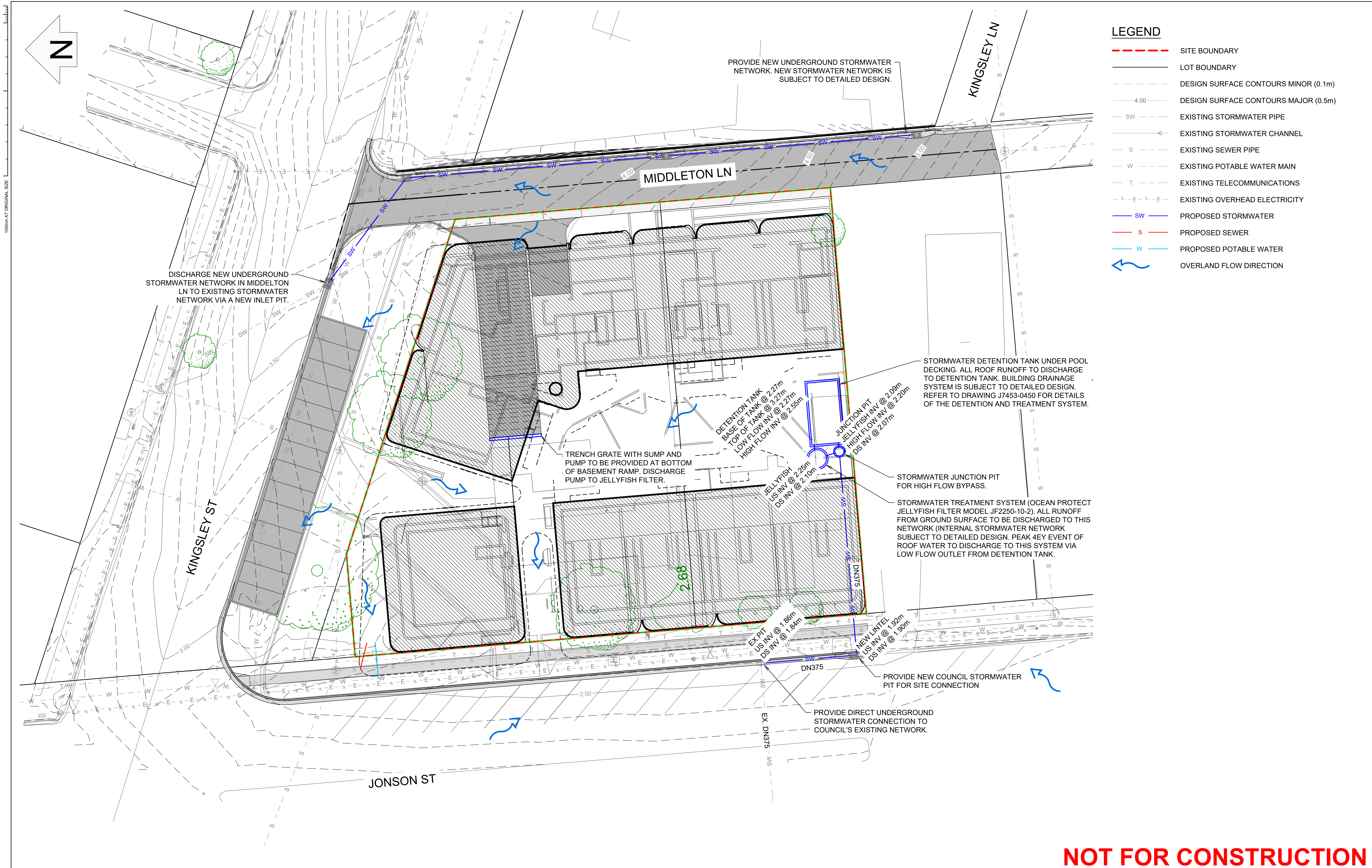
SWEEP PATH PLAN SHEET 2 OF 2
BASEMENT ACCESS

ORIGINAL SIZE:
A1

PLANIT JOB No.:
J7453

DRAWING No.:
0331

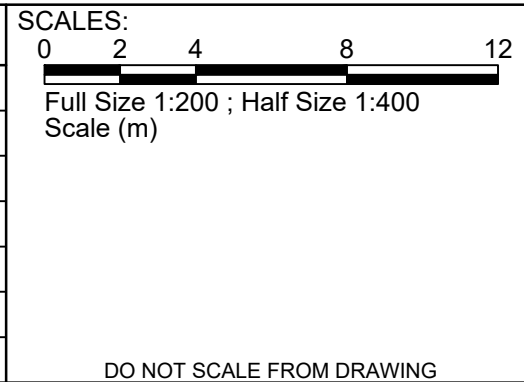
REV:
B



- LEGEND**
- SITE BOUNDARY
 - LOT BOUNDARY
 - DESIGN SURFACE CONTOURS MINOR (0.1m)
 - 4.00 --- DESIGN SURFACE CONTOURS MAJOR (0.5m)
 - SW --- EXISTING STORMWATER PIPE
 - EXISTING STORMWATER CHANNEL
 - S --- EXISTING SEWER PIPE
 - W --- EXISTING POTABLE WATER MAIN
 - T --- EXISTING TELECOMMUNICATIONS
 - x-E-x-E- EXISTING OVERHEAD ELECTRICITY
 - SW --- PROPOSED STORMWATER
 - S --- PROPOSED SEWER
 - W --- PROPOSED POTABLE WATER
 - OVERLAND FLOW DIRECTION

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
A	ISSUED FOR APPROVAL	12.05.23	CW	JB	JB	JB
B	ISSUED FOR APPROVAL	01.11.23	CW	JB	JB	JB



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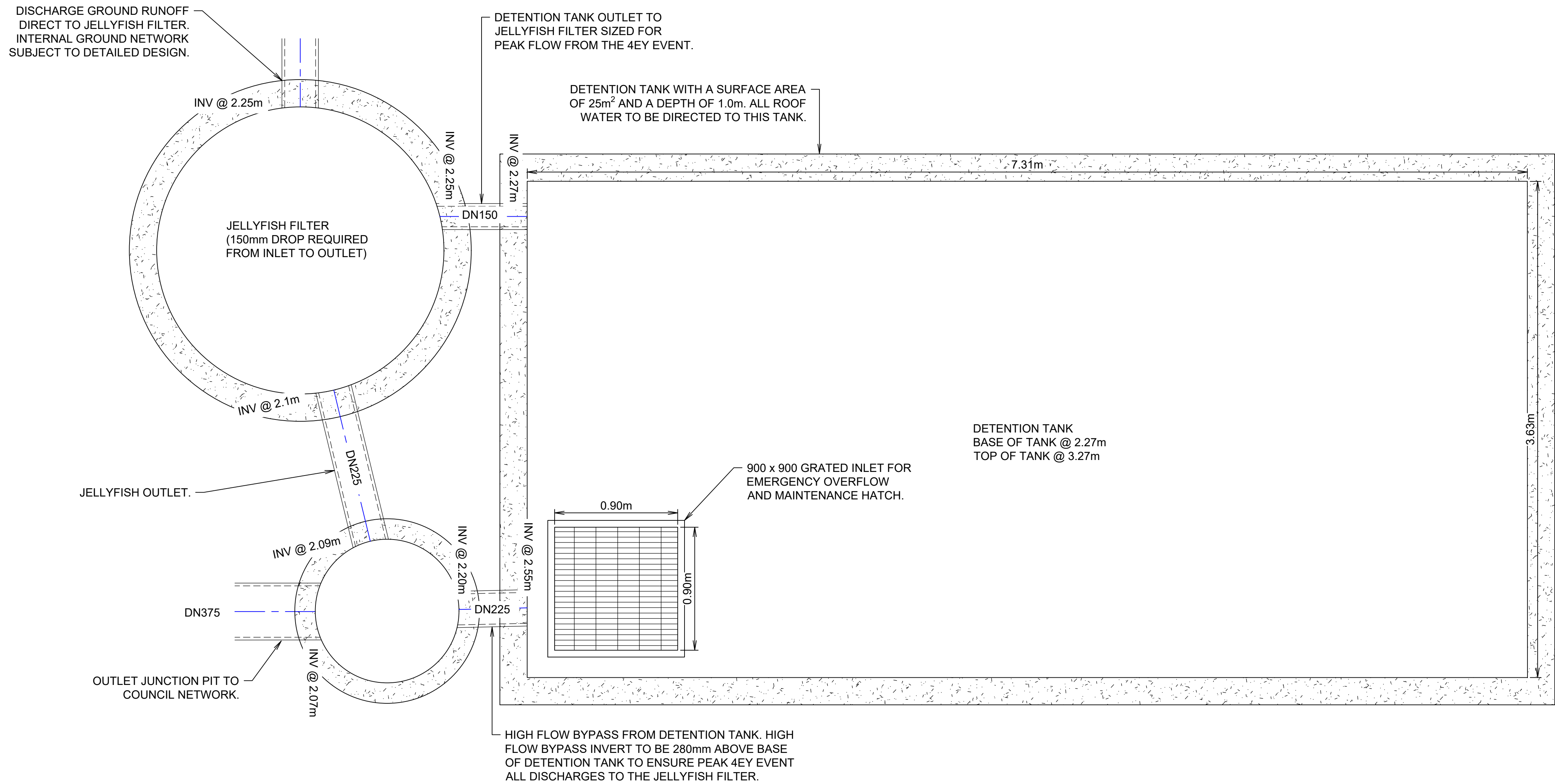


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PROJECT: 119-123 JONSON STREET	ORIGINAL SIZE: A1	PLANIT JOB No.: J7453	DRAWING No.: 0410	REV: B
DRAWING TITLE: STORMWATER LAYOUT PLAN				

100mm AT ORIGINAL SIZE



STORMWATER DETENTION TANK AND JELLYFISH FILTER ARRANGEMENT
SCALE 1:20 @ A1

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REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED	SCALES: 0 0.2 0.4 0.8 1.2 Full Size 1:20 ; Half Size 1:40 Scale (m)	Copyright in the drawings, information and data recorded in this document ("the information") is the property of Planit Consulting. This document and the information are solely for the use of the authorised recipient and this document may not be used, copied or reproduced in whole or part for any purpose other than that for which it was supplied by Planit Consulting. Planit Consulting makes no representation, undertakes no duty and accepts no responsibility to any third party who may use or rely upon this document or the information.	APPROVED BY:	PLANIT CONSULTING SUITE 9A, 80-84 BALLINA STREET PO BOX 161 LENNOX HEAD NSW 2478 TELEPHONE: 02 6687 4666 ABN: 20 099 261 711 EMAIL: administration@planitconsulting.com.au	CLIENT:	PROJECT:
A	ISSUED FOR APPROVAL	12.05.23	CW	JB	JB	JB					JD PROPERTY GROUP PTY LTD	119-123 JONSON STREET
												DRAWING TITLE: STORMWATER SYSTEM DETAILS
											LOCAL GOVERNMENT AUTHORITY: BYRON SHIRE COUNCIL	ORIGINAL SIZE: A1
												PLANIT JOB No.: J7453
												DRAWING No.: 0450
												REV: A