



North Coast Financial Solutions

Statement of Environmental Effects

Alterations and Additions to Industrial Units including a Caretaker's
Residence

15 Grevillea Street, Byron Bay

December 2023

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SYDNEY
P (02) 9659 0005
E sydney@brs.com.au

CENTRAL COAST
P (02) 4325 5255
E coast@brs.com.au

HUNTER
P (02) 4966 8388
E hunter@brs.com.au

COFFS HARBOUR
P (02) 5642 4222
E coffs@brs.com.au

NORTHERN RIVERS
P (02) 6681 6696
E northernrivers@brs.com.au

SOUTH EAST QUEENSLAND
P (07) 5582 6555
E seqld@brs.com.au

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1 Introduction

This report has been prepared on behalf of North Coast Financial Solutions.

This application seeks development consent for an alterations and additions to industrial units and construction of a residential dwelling (caretaker's residence) at 15 Grevillea Street, Byron Bay.

A detailed description of the proposal is provided at Section 3.

The architectural plans and supporting reports and documentation are included in the appendices to this report.

Consideration has been given to the following:

- *Environmental Planning and Assessment Act 1979* (EP&A Act);
- *Environmental Planning and Assessment Regulation 2021* (The Regulations);
- *Biodiversity Conservation Act 2016*;
- *Roads Act 1993* (Roads Act);
- *Rural Fires Act 1997* and Planning for Bushfire Protection;
- *Water Management Act 2000*;
- State Environmental Planning Policies;
- Byron Local Environmental Plan 2014 (BLEP 2014); and
- Byron Shire Development Control Plan 2014 (DCP).

This report has determined that the proposal is consistent with relevant State and the Byron Shire Council Planning Instruments.

2 Site Analysis

2.1 Site Description

The real property description is Lot 19 DP 249401, located at 15 Grevillea Street, Byron Bay (the 'Site').

The Site is approximately 1339.6m² in area, is a semi-triangular allotment on the northern side of the Grevillea Street (refer **Error! Reference source not found.**). The topography of the site is comparatively flat and slopes from the southern corner (3.73m AHD) upward to the northern boundary (4.29m AHD). There are some trees and vegetation within and overhanging the southwest corner of the Site.



Figure 1: Aerial Photo of the Site (Source: NearMap, 16/09/2023)

Development on the Site includes a combination of single and double-storey buildings with the ground level primarily constructed from brick with the first level clad with metal or wood (refer Figures 2 and 3).



Figure 2: View of Site from Grevillea Street (Source: Googlemaps, July 2023)

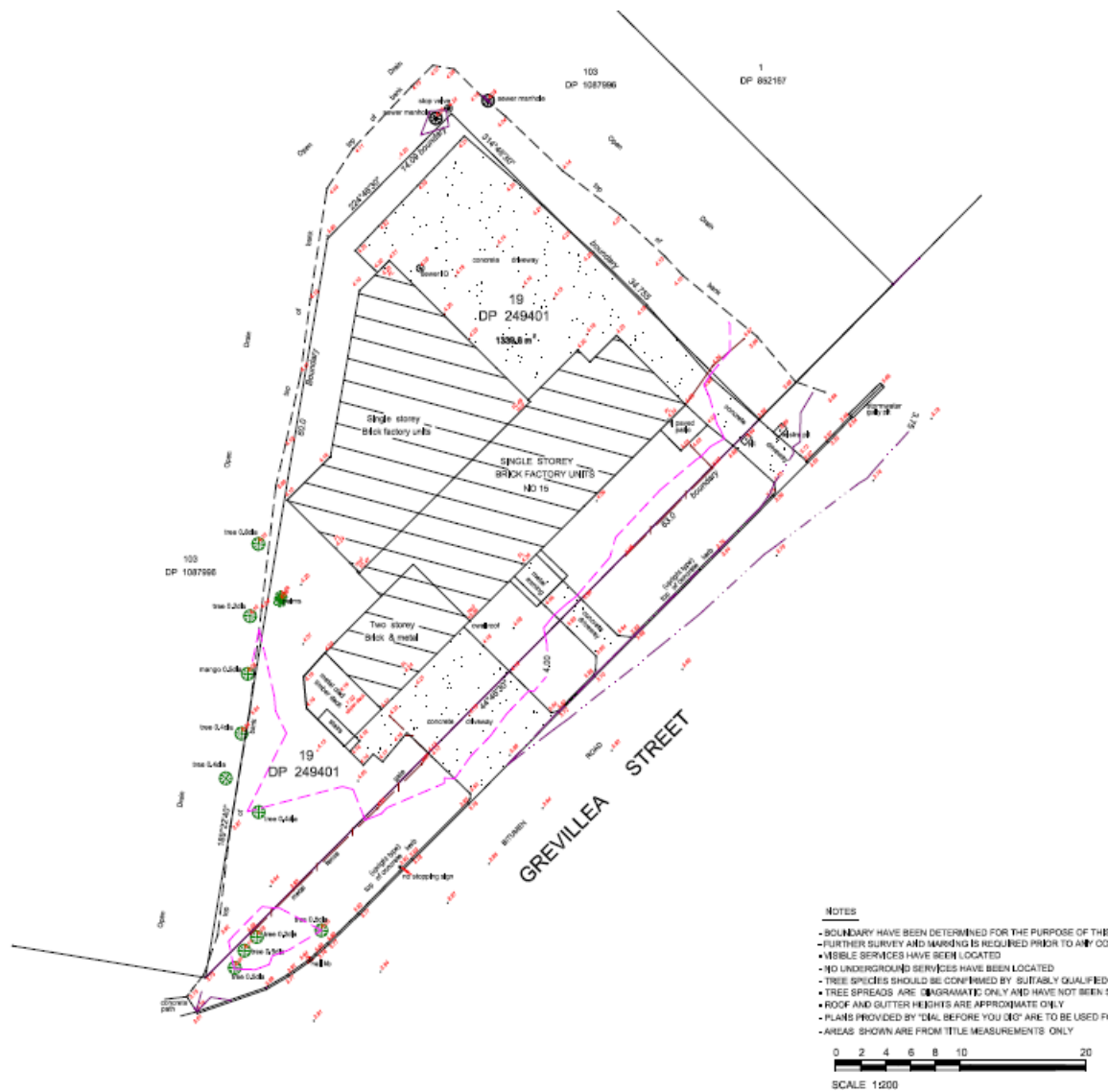


Figure 3: Extract of survey of Site (Source: Robert A. Harries, 24/11/2022)

Currently the Site contains four (4) industrial units on the ground level, one (1) industrial unit on the first level and approximately six (6) car parking spaces to the north and behind the street façade of the building (refer Figure 4).

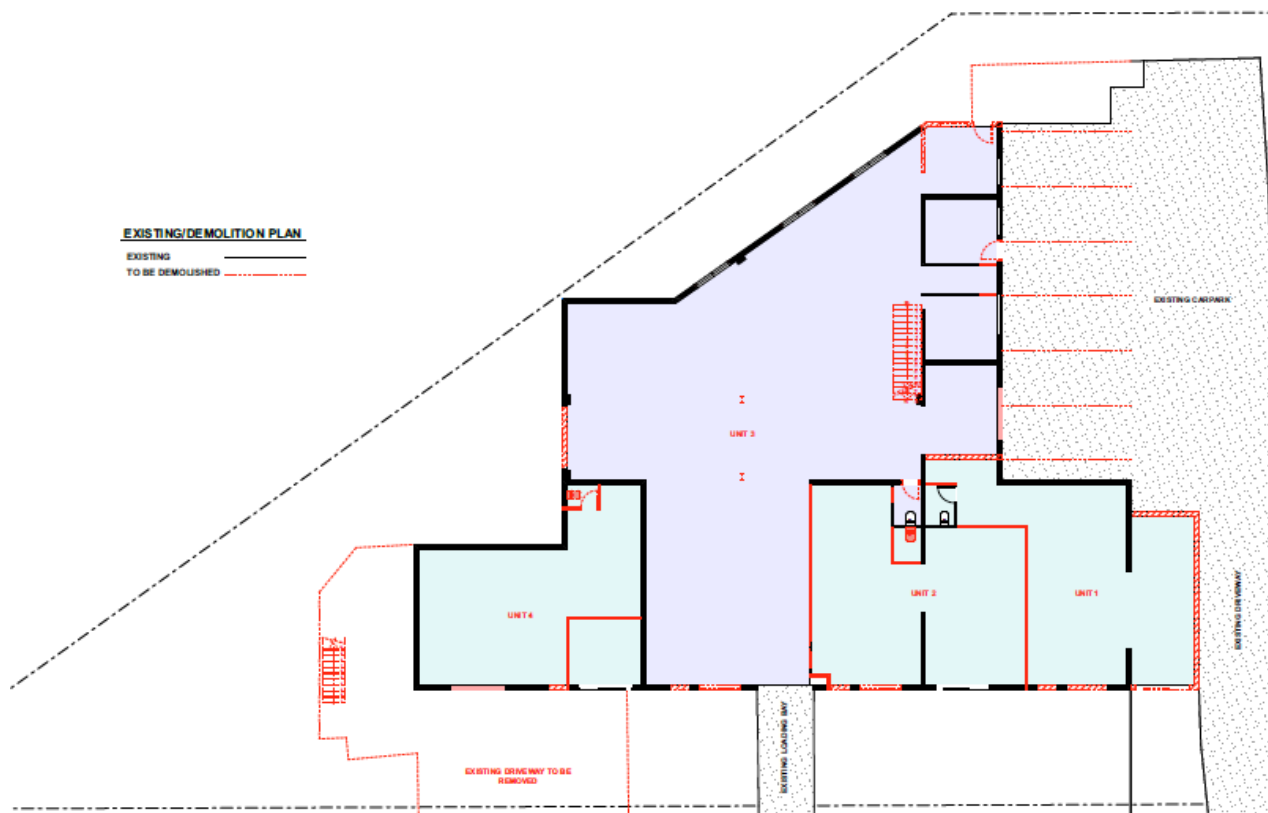


Figure 4: Extract of Existing/Demolition Plan (Source: Story Design Collective, , 24/2/2023)

The Byron Shire Council DA tracker shows the below development consents for the Site –

- **DA 2014/524:** Temporary placement of above ground display swimming pool and fencing

2.2 Locality

The Site is located in the Byron Arts and Industry Estate within the Byron Local Government Area (LGA). The Site is approximately 2.6km west of the Byron Bay town centre. **Error! Reference source not found.**Figure 5 illustrates the location of the Site relative to Byron Bay to the indy=ustrail esetate and Byron Bay township.



Figure 5: Aerial Photo of Locality (Source: maps.six.nsw.gov.au)

2.3 Infrastructure

The Site has access to all essential services including grid electricity, telecommunications, reticulated water and sewer. A Council stormwater gully pit is located on the northeast of the site and on Grevillea Street. The site frontage to Grevillea Street is approximately 63m and currently includes three (3) driveways each servicing different industrial units on the Site.

3 Proposal in Detail

3.1 Proposed Development

The Development Application to Byron Shire Council seeks consent for partial demolition, alterations and additions to the industrial units and construction of a residential dwelling (caretaker's residence). The full extent of proposed works are detailed in the demolition and development design plans in Appendix A.

3.1.1 Partial demolition

To facilitate the proposed alterations and additions to the industrial units, partial demolition is required which will include -

- The southernmost driveway, stairs and associated structures for units 4 and 5.
- Several internal walls, sections of internal walls, external walls and sections of external walls.
- Several windows and doors.
- The stairs located within unit 3 and the mezzanine.
- The toilet/bathroom within units 2 and 4.

3.1.2 Alterations and additions to industrial units

The proposed alterations and additions to the industrial units include -

- Several new internal walls, sections of internal walls, external walls and sections of external walls.
- Several new windows and doors.
- Mezzanine areas units 1, 2 and 4 and new stairs to provide access to provide access to mezzanine areas.
- New toilet/bathroom within proposed units 3 and 4 and on the unit 4 mezzanine.
- Basic kitchenette/lunch facilities in each industrial unit.
- New stairs to unit 5.
- New and formalised car parking spaces including six (6) covered car parking spaces.

The proposed floor areas for each industrial unit that will result from the proposed alterations and additions are summarised in Table 1 below. The total increase in the floor area proposed for the industrial units is estimated to be 464.63m².

Table 1: Proposed floor area for Industrial Units

Proposed Unit	Proposed Area (m ²)	Key Alterations and Additions
Unit 1	Lower: 80.80 Upper: 93.77 Total: 167.57	Area at the north removed, ground floor area from unit 2 added and a mezzanine added.
Unit 2	Lower: 112.1 Upper: 122.01 Total: 234.11	Area at the north removed (added to unit 1), ground floor area from east of unit 3 added and a mezzanine added.
Unit 3 (previously unit 4)	Lower: 74.24	Nil
Unit 4 (previously unit 3)	Lower: 243.51 Upper: 340.02 Total: 583.53	Area at the east removed (added to unit 2), entry foyer added, mezzanine area over car parking area added.

The proposed alterations and additions include increasing the number of car parking spaces on the Site. A total of fifteen (15) car parking spaces are proposed which includes additional car parking spaces at the southern end of the Site. Proposed car parking spaces and vehicle turning arrangements are included in the design plans. A new driveway and crossover is proposed for the southern end of the site and it is proposed to increase the width of the northern driveway and crossover (refer Appendix A).

3.1.3 Residential Dwelling (Caretaker's Residence)

The proposed development includes conversion of industrial unit 5 into a dwelling house which will be operated as a caretaker's residence for the industrial unit complex. The caretaker's residence will comprise two (2) bedrooms, a bathroom and open-plan lounge, dining and kitchen area. The total floor area of the caretaker's residence will be approximately 60m². The caretaker's residence will include an alfresco area to the west with a slatted timber balustrade. New stairs will be provided at the southern end of the building which will provide access to the caretaker's residence via an external walkway. The external walkway will be screened for privacy purposes by vertical timber battens. The finished floor level (FFL) of the caretaker's residence will be 7.19m AHD (Australian Height Datum).

4 Statutory Matters

4.1 Environmental Planning & Assessment Act 1979

The proposed alterations and additions to the industrial units including construction of a residential dwelling comprise works that can be classified as local development under Part 4 of the EP&A Act. This Statement of Environmental Effects (SEE) considers the relevant provisions of the Act as part of the assessment.

4.2 State Environmental Planning Policies

A review of the State Environmental Planning policies (SEPPs) has revealed that most SEPPs are not applicable to the proposed development. Relevant SEPPs are discussed in Table 2.

Table 2: State Environmental Planning Policies

State Environmental Planning Policy	Relevant	Comment
SEPP (Biodiversity and Conservation) 2021	No	
Chapter 2 Vegetation in non-rural areas	No	This chapter does not apply to the Byron LGAs (Clause 2.3).
Chapter 3 Koala habitat protection 2020	No	Not applicable.
Chapter 4 Koala habitat protection 2021	No	The site is located within the koala planning area of the Byron Coast Comprehensive Koala Plan of Management (BCCKPoM). No assessment is required as the Site does not contain mapped koala habitat and is less than 1ha in area (refer BCCKPoM Figure 10 Development Assessment Flowchart).
SEPP (Industry and Employment) 2021	No	
Chapter 3 Advertising and Signage	No	The proposal does not include any advertising or signage.
SEPP (Housing) 2021	No	
SEPP (Resilience and Hazards) 2021	No	
Chapter 2 Coastal management	No	The Site is not within any of the mapped coastal management areas.
Chapter 4 Remediation of land	Yes	Please refer to section 4.2.1 below.
SEPP (Transport and Infrastructure) 2021	No	
Chapter 2 Infrastructure	No	The development is not within 5m of an exposed overhead electricity power line (Clause 2.48).
SEPP (Sustainable Buildings) 2022	Yes	The proposed dwelling is a BASIX building and requires a BASIX Certificate.

4.2.1 SEPP (Resilience and Hazards) 2021 – Chapter 4 Remediation of Land

The consent authority must consider whether the land is contaminated during the development application process (Clause 4.6 of *State Environmental Planning Policy (Resilience and Hazards) 2021*). The proposed development will not alter the use of the ground floor of the site and will require minimal earthworks being alterations and additions to an existing building. The caretaker's dwelling will be located in the existing building on the first level and has not private open space at ground level. As such, investigation of the Site in relation to contamination is not warranted and the Site is suitable for the proposed development.

4.3 Local Environmental Plans

4.3.1 Byron Local Environmental Plan 2014 (BLEP 2014)

The proposal is permissible on the Site and is consistent with the objectives of the zone and the relevant provisions of BLEP 2014 as detailed below.

The Site is zoned E4: General Industrial under the provisions of the BLEP 2014, as illustrated in Figure 6.



Figure 6: Extract of LEP Map showing land zoning (Source: ePlanning Spatial Viewer)

The objectives of zone E4 are:

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.

- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To provide for creative industrial uses such as artisan and cultural industries.

The proposed development is consistent with the zone objectives as:

- The Site will continue to provide for a range industrial and related land uses, and associated employment, by maintaining and enhancing the existing industrial units.
- The proposed alterations and additions will increase the floor area of the industrial units which allows for a more efficient use of the Site.
- The industrial units may also be suitable for artisan and cultural industries.
- The location of the industrial units will remain largely unchanged therefore minimising the likelihood of adverse effects on other land uses.
- The proposed dwelling house is a relatively small component of the development and Site and will be occupied by a caretaker for the complex.

It is envisaged that the industrial units will be suitable for several uses such as 'general industry', 'light industry', 'goods repair and reuse premises' and/or 'industrial retail outlets' all of which are permitted with consent in Zone E4 (clause 2.3 and the Land Use Table). The proposed *alterations and additions to the industrial units*, are therefore permitted with consent on the Site.

The proposed caretaker's residence is a type of 'residential accommodation' which is prohibited in the E4 zone. However, the proposed caretaker's residence is an ancillary use to the dominant, industrial use of the site and it is therefore appropriate to categorise the entire development (i.e., including the caretaker's residence) as general industry and/or light industry. The caretaker's residence is ancillary to the industrial use of the site as (refer Planning Circular 21-008 'How to characterise development'):

- The caretaker's residence will be occupied by a full-time caretaker to manage and maintain the premises.
- At 60m² in floor area, the caretaker's residence occupies less than 5% of the Site area and less than 6% of the gross floor area of the proposed building.
- The caretaker's residence is part of the industrial building and is not a 'stand-alone' building.
- The caretaker's residence shares vehicular access with the industrial building.
- Only one (1) dwelling is proposed for the Site/industrial unit complex.

There are many examples of a caretaker's residence being approved by Byron Shire Council within the Byron Arts and Industry Estate as ancillary to similar industrial developments (e.g., DA 10.2021.207.1 for 3/68 Centennial Circuit Byron Bay).

Other Relevant Clauses:

Clause 4.3 Height of Buildings

The proposed development will result in the building having a maximum height of 8.055m which is below the applicable building height limit for the Site of 9m.

Clause 4.4 Floor Space Ratio

The proposed development (including the caretaker's residence) will result in the building having a gross floor area of approximately 1,021m² which results in a the floor space ratio (FSR) of 0.76:1 which is below the applicable FSR for the Site of 0.9:1. The alfresco area and walkway of the caretaker's residence were not included in the gross floor area as these areas do not have a roof and/or outer walls.

Clause 5.21 Flood Planning

The Site is within the mapped flood planning area. The proposed development is compatible with flood risk and floor planning requirements as:

- The alterations and additions will result in a minimal change to the building footprint.

- The building will largely be occupied by workers and three of the four units have street frontage allowing for efficient evacuation of people in the event of a flood.
- The FFL for the proposed caretaker's residence is 7.19m AHD which is well above Council's Flood Planning Level of 4.29m AHD (refer Appendix C).
- The alterations and additions will provide mezzanine areas for three of the four units which will be above the flood planning level enabling relatively safe area for people, equipment and stock in the event of a flood.

Clause 6.1 Acid Sulfate Soils

The Site is mapped as Class 3 land on the Acid Sulfate Soils Map. The proposed development will largely remain within the current building footprint. Only minor earthworks will be required for items such as driveway extension and car parking construction. These works are not expected to require excavation below 1m in depth and therefore development consent and an acid sulfate soils management plan is not required for the proposed development.

Clause 6.2 Earthworks

The earthworks required for the proposed development are expected to be minor in area and depth and largely limited to construction of the driveway extensions and car parking spaces. Impacts on drainage, amenity of neighbouring properties and environmentally sensitive areas or the risk of disturbing relics are unlikely due to the minor scale of earthworks required and the location of the Site in an established industrial area. Erosion and sediment control measures will be installed and maintained during earthworks if required, and any excess soil will be disposed off at an appropriate facility.

Clause 6.6 Essential Services

The Site is serviced by reticulated electricity, water, sewer and telecommunications services. The arrangement for these industrial units will not change as a result of the proposed alterations and additions. Essential services will be extended to supply the proposed caretaker's residence. Stormwater from the development will primarily be discharged via a stormwater outlet and headwall into the open channel located along the north-eastern boundary of the Site (see Appendix B).

4.4 Development Control Plan

4.4.1 Byron Shire Development Control Plan 2014 (DCP)

The proposal is consistent with the development controls and/or objectives in Council's DCP that are applicable to the Site and development, as detailed in Table 3 below.

Table 3: Development Control Matrix

DCP Requirement	Comment
Chapter B3 Services	
<u>B3.2.1 Provision of Services</u>	
Prescriptive Measures	
1. Water Supply a) Development shall be provided with an adequate water supply connection or have suitable arrangements in place for the provision of an adequate water supply service.	The Site and current development is connected to the reticulated water supply. The proposed development will maintain this arrangement.

<p>b) Development requiring a water supply from off-site is to be connected to a reticulated water system where such a connection is practically available to the site. Alternate water sources may be provided in conjunction with reticulated services.</p>	<p>Not applicable</p>
<p>c) For Reticulated Water, the following applies:</p> <p>i) The water supply system must be located and designed to optimise the effective building envelope of each parcel of land designed for occupation, having regard to site constraints.</p> <p>ii) All water mains within private property must be located within easements designed in accordance with Council's requirements.</p> <p>iii) Pump Stations, Hydrants, Metering and other ancillary works must be located with due consideration to the amenity of the subdivision, adjacent developments, and the environment; and provide for the access and maintenance requirements of the Council.</p> <p>iv) Subdivisions and residential development must demonstrate with compliance with relevant NSW Fire and Rescue Guidelines for provisions of hydrants.</p>	<p>Not applicable - The water supply system is in place for the existing industrial units and the proposal will not change this arrangement.</p>
<p>d) Businesses or facilities (e.g. caravan parks, camping grounds, farm stay accommodation, educational establishments, restaurants or cafes) that supply people with drinking water from an independent water supply shall comply with the Private Water Supply Guidelines, published by NSW Health. This includes water pumped from rivers, creeks, bores, dams and rainwater tanks. It does not include supplies provided by water utilities or individual household supplies.</p>	<p>Not applicable</p>
<p>e) A business involved in the preparation or manufacture of food must use potable water for all activities associated with these activities. Non potable water may be used only where it can be demonstrated that it will not adversely affect the safety of the food handled by the business.</p>	<p>Not applicable</p>
<p>f) Rural dwellings without reticulated water are to have a minimum domestic tank capacity of 40,000 litres. Secondary dwellings must have a minimum 20,000 litres in addition to the primary dwelling requirements. For applicants who seek to be better prepared for extended periods of little or no rain, please refer to Section 8.4 of the Byron Rural Settlement Strategy 1998. In bushfire prone areas additional water dedicated for fire fighting purposes is to be provided. For specific bushfire requirements please refer to the current version of the NSW Rural Fire Service (RFS) Planning for Bushfire Protection and any additional design</p>	<p>Not applicable</p>

information included in the Practice Notes or Fast Facts Sheets provided by the RFS.	
<p>2. Electricity Supply</p> <p>a) Development shall be provided with an adequate connection to grid supplied electricity services or its equivalent. Transformers and associated infrastructure is to be contained within the development.</p>	The Site and current development is connected to the grid electricity supply. The proposed development will maintain this arrangement.
<p>b) Alternative electricity sources for development other than urban and rural residential subdivision may be considered where the applicant can demonstrate the provision of reticulated services is prohibitive due to cost of connection or there is a clear environmental benefit in not connecting to mains infrastructure (e.g. enables supply from renewable sources, avoids the need to remove areas of high environmental value vegetation and habitats). Details are to be provided with the development application.</p>	Not applicable
<p>3. Telecommunications Infrastructure</p> <p>a) Development shall be provided with access to the telecommunications network for fixed line telephone services.</p>	The Site and current development is connected to the telecommunication services. The proposed development will maintain this arrangement.
<p>b) Developers are required to install fibre ready facilities for all developments unless exempted by Planning Circular No. PS 17-005. Arrangements are to be made for the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.</p>	Not applicable – The proposed development does not change the existing telecommunications arrangements.
<p>c) Alternative means of telecommunications access for rural subdivision may be considered where the applicant can demonstrate that an NBN Fixed Wireless service is available and is supported by a letter from NBN Co Limited confirming that each allotment can be serviced by such a system. Approvals for rural subdivisions utilising alternative means of telecommunications access will require restrictions on the title of all new allotments consistent with the concept sought by the developer (e.g. fixed line telephone services not provided).</p>	Not applicable
<p>5. Sewage Management</p> <p>a) Development shall be provided with an adequate reticulated sewer connection or have suitable arrangements in place for such a connection to be made where access to reticulated sewer is available.</p>	The Site and current development is connected to the reticulated sewer system. The proposed development will maintain this arrangement.
<p>b) For reticulated sewer the following applies:</p>	

- i) The system must be sized and designed in accordance with the Northern Rivers Development and Design Manual;
- ii) Sewer reticulation for the proposed development must be constructed at the proponent's cost by an approved contractor;
- iii) A sewer connection point must be provided to each parcel of land designed for separate occupation. The system must be designed to optimise the effective building envelope of each lot;
- iv) All sewer mains and rising mains must be located within easements designed in accordance with Council's requirements;
- v) Pump Stations, Wells, Access Chambers, Vents and other ancillary works must be located with due consideration to the amenity of the subdivision, of adjacent developments and the environment. Consideration must be given to noise, odours and the aesthetic impact of the system, and to access and maintenance requirements of the Council.

6. Stormwater and Drainage

Refer below to B3.2.3 and B3.2.4.

7. Road Access – General (Including Driveways)

- a) Development must comply with road access requirements contained in Chapter B4 Traffic Planning, Vehicle Parking, Circulation and Access, and the Northern Rivers Development & Design Manual.

Refer below to Chapter B4.

- 8. On bushfire prone land, road access may need to be improved to facilitate access by the NSW Rural Fire Service. For specific requirements please refer to the current version of the NSW RFS Planning for Bushfire Protection and any additional design information included in "Practice Notes or Fast Facts Sheets".

Not applicable

9. Road Access - Council controlled roads

- a) Construction or upgrading of the adjoining road to Council's adopted engineering standards, currently the Northern Rivers Development Design & Construction Manuals, for the full frontage of the property. In cases where the development is staged or does not utilise the full property frontage a reduced length of frontage construction may be applied — applicants should discuss those cases with Council's development engineer before lodging a Development Application. Council may require upgrading for the full frontage or more, for safety, dust, noise, amenity, or environmental reasons. Laneway construction or upgrading should be in accordance with Chapter D6 Subdivision (D6.4.3).

The Site has frontage to Grevillea Street which is expected to meet Council's adopted engineering standards.

<p>b) Where road(s) providing access to the immediate site frontage do not meet Council's construction standards to accommodate the additional traffic volume predicted to be generated by the proposed development, Council will require partial or full construction or upgrading of those road(s) to Council's adopted engineering standards, currently the Northern Rivers Development Design & Construction Manuals. The proportional quantum of the construction required will be based on the proportion of the volume of traffic predicted to be generated by the proposed development relative to the total traffic predicted on the access road. If in Council's opinion the proportional works or equivalent contribution will not be sufficient to provide a safe and practical standard of road access Council may refuse consent to the development application.</p>	<p>See sub a) above.</p>
<p>c) In cases where the above requirements are not appropriate to the proposed development developers may seek to enter into a Voluntary Planning Agreement with Council pursuant to Section 93F of the Environmental Planning and Assessment Act 1979 to address access road requirements.</p>	<p>Not applicable</p>
<p>d) Where the construction or upgrade works are specifically identified in an adopted contributions plan and the works are not required to provide a safe and practical standard of road access, the works can be provided for by payment of the relevant contributions. If the works are required, the Council may accept an offer by the applicant to provide the works as an "in-kind" contribution (i.e. the applicant completes part or all of the work identified in the Plan) in lieu of the payment of the monetary contribution. The applicant should make any request for an "in-kind" contribution at the time of lodging a Development application.</p>	<p>Not applicable</p>
<p>10. Road Access – Crown Roads</p>	<p>Not applicable</p>
<p><u>B3.2.3 Stormwater Management</u></p>	
<p><u>1. Development Applications</u> Development applications must contain sufficient information to assess whether the proposed stormwater system is effective and feasible, both within the site and in its connection to the public drainage system. An approval of the stormwater management system may be required under Section 68 of the</p>	<p>A Stormwater Management Plan has been prepared by Edge Consulting Engineers Pty Ltd and is provided as part of the DA documentation (refer to Appendix B). Stormwater from the development will primarily be discharged via a stormwater outlet and headwall into the open channel located along the north-eastern boundary of the Site as per the current arrangement.</p>

Local Government Act 1993 or Section 138 of the Roads Act 1993.

An applicant may lodge detailed stormwater management plans with the development application for concurrent approval under Section 68 of the Local Government Act 1993 and Section 138 of the Roads Act 1993, as necessary. Alternatively stormwater management concept plans must be lodged with the development application and a condition of consent will require the relevant approvals prior to issue of the Construction Certificate.

Plans showing the method of draining the land are to be in accordance with the Northern Rivers Local Government Development Design and Construction Manuals, Byron Shire Council Comprehensive Guidelines for Stormwater Management and relevant Australian Standards. Sample drawings developed as part of the Northern Rivers Local Government Development Design and Construction Manuals provide guidance on the type of information that should be included in stormwater management plans for subdivision works. AS/NZS 3500.3:2003 Plumbing and drainage - Stormwater drainage is the relevant Australian Standard at the time of writing this document. Appendices C and K of AS/NZS 3500.3:2003 provide guidance on the type of information that should be included in stormwater management plans for building works.

B3.2.4 Sedimentation and Erosion Control Measures

Perspective Measures

1. An erosion and sediment control plan is required where the area of soil surface disturbance is in the range 250m² – 2 500m², or where the area of soil surface disturbance is less than 250m² but the site has either a slope exceeding 20% or immediately adjoins a waterway.

Not applicable – The proposed alterations and additions are largely within the footprint of the existing building. Minimal soil disturbance is expected associated with driveway and parking additions. It is proposed to submit an erosion and sediment control plan with the construction certificate application if required.

2. A soil and water management plan is required where the area of soil surface disturbance exceeds 2 500m². Sites of this scale typically require sediment retention basins to minimise sediment pollution.

Not applicable

3. Plans must be prepared in accordance with Northern Rivers Local Government Development Design and Construction Manuals, Byron Shire Council Comprehensive Guidelines for Stormwater Management and 'Managing Urban Stormwater: Soils and Construction' (Landcom, Sydney, 2003). An approval must be obtained for the plan from

Not applicable

Council, under Section 68 of the Local Government Act, 1993, prior to issue of a Construction Certificate.

Chapter B4 Traffic Planning, Vehicle Parking, Circulation and Access

B4.2.1 Traffic Impact

2. The Need for Traffic Impact Assessment

Not applicable – The proposed alterations and additions will not increase the number of industrial units and will replace one industrial units with a small dwelling. Changes to traffic from the development will be minimal and a traffic impact assessment is not required.

3. Traffic Impact Statement

Not applicable – A traffic impact statement is not required due to minimal changes in traffic impacts.

4. Traffic Impact Study

Not applicable – A traffic impact study is not required due to minimal changes in traffic impacts.

B4.2.2 Parking Layout Standards

1. Car parking requirements, parking layout, driveway widths and vehicle manoeuvring areas are to be in accordance with the relevant sections of the current editions of Australian Standard 2890.

Noted – Car parking spaces, including dimensions, are shown on the Lower Floor Plan, and swept paths have been prepared for the southern car parking area, as shown on the Vehicle Turning Plan.

2. All parking spaces in commercial and industrial developments must be available for unrestricted public access and employee use. There shall be no restriction on public parking in the required car park, other than car spaces set aside for any residential units approved on the site.

The car parking spaces are available for unrestricted public access and employee use but for one car parking space which will be set aside for the caretaker (occupant of the dwelling onsite).

3. Access for the disabled and parking facilities are to be provided in accordance with the current editions of AS 2890 and the Building Code of Australia and the requirements of the Disability Discrimination Act, 1992 (Commonwealth).

Noted - Access for the disabled and parking facilities can be provided in accordance with relevant requirements.

4. Tandem or stacked parking is not generally favoured. However, in certain cases, the provision of a limited number of employee parking spaces may be provided in this way in circumstances where no inconvenience arises from its use and subject to the following guidelines:

- a) The applicant must be able to demonstrate that there is a real need for stacked parking and that the provision of stacked parking will not adversely affect the use of the site.
- b) No more than two (2) cars are parked in a stacked arrangement, so that no more than one (1) vehicle has to move to allow egress of another.

Only two (2) of the car parking spaces are tandem parking. The tandem parking will be used by the employees only. The caretaker's residence has its own allocated parking which is not stacked (no.15).

c) Stacked parking is only to be used to provide parking for people employed on the premises and likely to park all day or a major part of the day.
 d) Stacked parking spaces are to be used by the occupants of the site in one tenancy.
 e) Stacked parking for customer/public and for separate dwellings on the same property will not be supported.

B4.2.3 Vehicle Access and Manoeuvring Areas

1. Driveways and manoeuvring areas are to be designed and constructed in accordance with the requirements of the current editions of Australian Standard 2890, Austroads and the Northern Rivers Local Government Development & Design Manual.

Noted.

2. All parking and service areas shall be provided with sufficient manoeuvring areas to allow vehicles to enter and leave the site in a forward direction. Dwelling houses and dual occupancy developments may seek a variation this requirement on roads with low traffic volumes by demonstrating there are no traffic safety issues on the frontage roadway or within the site.

Complies – The driveway areas, including dimensions, are shown on the Lower Floor Plan, and swept paths have been prepared for the southern car parking area, as shown on the Vehicle Turning Plan. Sufficient manoeuvring areas are provided to allow vehicles to enter and leave the site in a forward direction.

3. Designs for manoeuvring areas are to be in accordance with the current editions of Australian Standard 2890 and must include a swept path analysis for the relevant design vehicle.

Noted.

4. Driveways, manoeuvring areas and parking areas, including loading & unloading areas, should be sealed with an all weather surface, such as asphalt, bitumen seal, concrete, pavers or other similar treatment. Porous paving should be provided, where soils are capable of high infiltration rates, for parking spaces (other than those for people with disabilities) and domestic driveways. Gravel surfaces are generally not acceptable in urban locations and some rural situations (issues such as noise, dust, and erosion need to be considered).

Noted - Driveways, manoeuvring areas and parking areas, including loading & unloading areas, will be sealed with an all weather surface.

5. Internal driveways for more than three dwellings should have a minimum driveway width of 5.5 metres to facilitate two way access. The driveway width may be reduced to a minimum width of 3.5m where there are no potential internal driveway conflicts or traffic safety issues having regard to the following:

- a) a minimum driveway width of 5.5m is provided for at least the first 6 m from the property boundary;
- b) adequate passing opportunities are provided;
- c) good sight distance is available;

Not applicable.

d) slope of driveway is not excessive; e) frontage roadway has less than 3000 vehicle trips per day; and f) traffic and pedestrian volumes on the driveway.	
6. Where driveways are to be negotiated by a waste collection vehicle, they must have a maximum gradient of 16% at any one point.	Not applicable.
7. Internal driveways for three dwellings or less are to have a minimum width of 3m with a 4m wide X 2.7m high access corridor to facilitate landscaping, services, retaining walls etc.	The driveway to service the dwelling has a proposed width of 6m.
8. Driveways for hatchet shaped lots should be fenced and landscaped on either side in order to minimise any potential noise or light pollution for adjoining lots with different ownership.	Not applicable
9. The design of access to a development from a high speed (> 50km/hr) or high volume road (> 3000 vehicles per day), should not allow hazardous diverging or merging manoeuvres to occur on the through traffic lanes. The construction of turn lanes for vehicle movement for proposed developments are to be provided on major roads where the conflict between the turning traffic and any opposing major road traffic, may cause a substantial traffic delay or risk. Development applications must be supported with turn warrant assessments and preliminary engineering plans of the necessary treatment/s - refer to Austroads publications.	Not applicable
<u>B4.2.4 Structures adjacent to Driveways</u>	
Boundary fencing, garages, carports, landscaping, vegetation, signs, letterboxes or any other structures adjacent to a driveway that exceed 1.15 metres in height are to demonstrate compliance with the current editions of Australian Standard 2890 in relation to the provision of sight lines for vehicles and pedestrians. No permanent sight obstruction exceeding 1.15 metre in height shall be located within the identified clearance area for sight distances. The following diagram is provided from Australian Standard 2890.1:2004 for guidance:	Not applicable
<u>B4.2.5 Car Parking Requirements</u>	
1. Unless otherwise specified elsewhere in this DCP, car parking is to be provided in accordance with the schedule contained in Table B4.1	The proposed caretaker's residence will be provided with 1 covered parking space (no. 15) as required by the DCP for a 2 bedroom unit. The industrial unit complex, will have a total gross floor area of 995.3m ² ; for which 10 car parking spaces are required according to Table B4.1. A total of 15 car parking spaces are proposed which is greater

	than the number required for the proposed development by the DCP for the proposed development.
2. Where a proposed use is not represented in Table B4.1 or elsewhere in this DCP, the rates under the RMS Guide to Traffic Generating Developments (as amended from time to time by a superseding document prepared by RMS) will apply.	Not applicable
3. If a rate is not provided by the RMS Guide to Traffic Generating Developments (as amended from time to time by a superseding document prepared by RMS) a merit based assessment will apply. In such circumstances applicants are encouraged to review car parking rates for adjoining or surrounding Councils and to contact Council's Development Engineers as to what an appropriate rate may be	Not applicable
<u>B4.2.6 Underground/Basement Car Parks</u>	Not applicable
<u>B4.2.7 Car Parking Credits and Street Parking</u>	Not applicable
<u>B4.2.8 Bicycle, Motorcycles and Coach Parking</u>	
1. Bicycle Parking Development Proposals must make provision for bicycle parking in accordance with Table B4.1. The Bicycle parking is also to be designed in accordance with the current editions of AS 2890 Parking Facilities, Austroads and the NSW RTA Bicycle Guideline 2005 as appropriate and as nominated under Chapter B5 Providing for Cycling.	Not applicable – Provision of bicycle parking is not required for industry or a dwelling house.
2. Coach Parking Large developments, such as shopping centres, sporting facilities and hotels require on-site parking for regular passenger buses (and taxis), shopper-coaches, tourist coaches, etc. Parking for sufficient numbers of vehicles at convenient places (usually at main entrance points) should be provided on-site. Adequate provision must be made for access, safe manoeuvring and parking of coaches in proposals for tourist, commercial and recreational developments. Where applicants submit alternate proposals for a lesser number of car parking spaces based on bus/coach transport, then bus parking will be required on the site. A reduction in car parking may be approved if adequate demonstrated arrangements are made for bus/coach or other transport to the development. Any reduction shall be validated by a Traffic Impact Study & Survey.	Not applicable

3. Motorcycles

To encourage alternative forms of motor transport and to enable applicants to utilise areas within a car park that are undersized for the standard vehicle space, the following motorcycle parking provisions are to apply:

- a) Large commercial developments with a gross floor area exceeding 1000m² shall make provision for the parking of motorcycles. Two percent of car parking spaces shall be converted to Motorcycle spaces at a general rate of 4 motor cycle spaces for every space converted. (e.g. a development generating 50 car parking spaces will have 49 car parking spaces and 4 motorcycle spaces).
- b) For smaller developments where motorcycle spaces are proposed in lieu of car parking, these will be considered on merit, provided a minimum of 90% of parking is for cars, and 4 bike spaces are provided for every vehicle space not provided (eg a development generating 10 car parking spaces, could propose 9 spaces and 4 motorcycle spaces).

Not applicable

B4.2.9 Loading Bays

1. All developments have a need for a safe loading and unloading area (service area) which does not obstruct the passage of vehicles or pedestrians. Unless designed specifically for a nominated vehicle type or types appropriate to the use of the proposed development, loading bays should be provided in accordance with the schedule contained in Table B4.2.

A loading bay, suitable for a medium rigid and heavy rigid vehicle, is required for the proposal. It is proposed to increase the width of the northern driveway which will provide an improved service area for the development (service area) which will allow for the passage of vehicles or pedestrians. Carpark no. 16 can also be used as a service area if required. The proposed service areas are an improvement on the current situation and are reasonable as this proposal is only for alterations and additions to the industrial complex with no increase in the number of units.

2. Where a proposed use is not represented in Table B4.2, the rates under the RMS Guide to Traffic Generating Developments (as amended from time to time by a superseding document prepared by RMS) will apply.

Not applicable

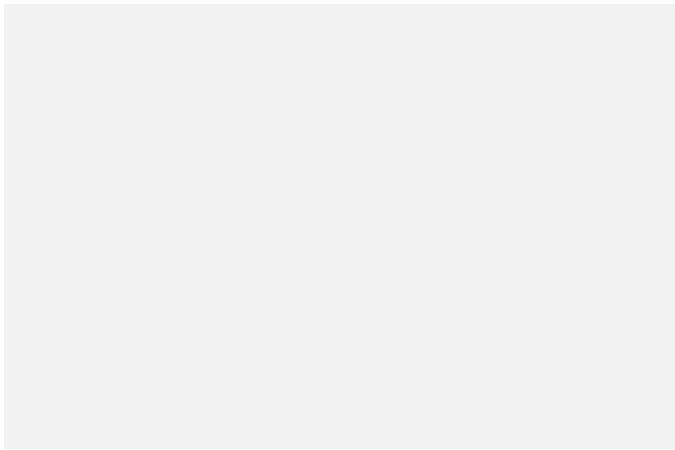
3. Access, loading bays and manoeuvring for a service area must be designed in accordance with the current editions of AS 2890 Parking Facilities.

Noted.

4. In general, service areas should satisfy the following requirements:
 a) The service area must be a physically defined location, screened from public view, and not used for purposes other than servicing, loading and unloading.

Noted. The service areas can be delineated by line marking and signage if required.

b) Service area layout must facilitate its efficient use and must effectively discourage onstreet loading and unloading.
 c) Requirements for storage and collection of waste must be taken into account in service area design.
 d) All service vehicles must be able to enter and leave the site in a forward direction, i.e. adequate manoeuvring space is required on site.
 e) Internal roadways must be of a size adequate for the largest vehicle anticipated to use the site.
 f) Service vehicle movements should be separated from car movements.



B4.2.10 Monetary Contributions

Not applicable

B4.2.11 Landscaping

As an integral and important component of outdoor parking area design, suitable landscaping must be provided in accordance with the requirements of Chapter B9 Landscaping. In particular shade trees can assist with cooling the car parking area and the vehicles parked therein, and assist with managing the microclimate of urban areas.
 Specifically outdoor car parks comprising 10 or more vehicle spaces are to incorporate a landscape bay of a suitable dimension to support the healthy growth of shade trees with a minimum height of 8 metres (at maturity) to shade every 2-5 parking spaces. The bay can also incorporate water sensitive urban design principles to facilitate stormwater disposal and also irrigation of the trees. Figure B4.1 below illustrates various car park landscaping configurations.

The Landscaping Plan (refer Appendix A) details landscaping of the southern carparking area. The northern car parking area will be covered.

Chapter B5 Providing for Cycling

B5.1.2 This Chapter applies to development applications that are subject to the provisions of Byron LEP 2014 and are intended for:
 1. Residential accommodation for 3 or more dwellings in any zone; or
 2. Subdivision to create 3 or more residential, large lot residential, industrial or commercial lots in any zone; or
 3. Tourist and visitor accommodation (more than 5 beds) in any zone; or
 4. Commercial premises (more than 100 m2 of GFA) in any zone; or
 5. Any other traffic generating land use in any zone where there is a nexus with cycling or cycling facilities.

Not applicable. There is ample space within the industrial units to securely store bicycles and each unit will have a bathroom that will provided 'end-of-trip' facilities.

Chapter B6 Buffers and Minimising Land Use Conflict

B6.1.3 Aims of this Chapter

The Aims of this Chapter are:

1. To ensure that potential land use conflicts are identified early in the development process.
2. To provide planning principles aimed at avoiding or minimising land use conflicts.
3. To ensure that development proposals are designed to minimise land use conflicts.
4. To provide standards for various types of buffers that aim to avoid conflicts or reduce them to acceptable levels.
5. To encourage a diversity of small agricultural enterprises by providing opportunities to vary the recommended buffer distances through the site assessment process where best practice is being utilised.

No land use conflict is expected beyond the Site. The only potential land use conflict that may arise from the proposal is within the Site between the industrial uses and the dwelling. As the dwelling will be occupied by the caretaker of the complex any potential complicts can be managed internally. The proposed caretaker's residence is has separate access, and shares only the floor and one wall with the industrial units which will assit minisation of the risk of land use conflict.

Chapter B7 Mosquitoes and Biting Midges

B7.2.2 Prescriptive Measures

The following measures apply to all development incorporating a residential dwelling(s), educational establishment, recreation area or tourist and visitor accommodation located within a mosquito risk zone identified in Map B7.1:

a) All development must provide effective insect screening to all windows, doors and other openings to all parts of the development used for residential purposes.

Effective insect screening will be provided for the windows, doors and openings of the proposed caretaker's residence.

b) All development must incorporate an effectively screened outdoor area of a size commensurate with the number of people who are likely to use it, to enable an outdoor lifestyle to continue to be enjoyed during periods of high mosquito and biting midge activity. This may be a communal area for development incorporating more than one dwelling or more than one tourist accommodation unit.

Whilst not screened, the alfresco area for the caretaker's residence is located on the upper floor minimising the likelihood of mosquito interactions.

c) Measures arising from the entomologist's recommendations to minimise the potential impact on residents from mosquitoes and biting midges must be based on a demonstrated investigation strategy and sound knowledge of all the nearby habitats that could be expected to significantly affect the breeding and harborage of mosquitoes and biting midges.

Not applicable

d) Establishment of any buffers required must be within the development site and not reliant upon neighbouring or adjoining land, public reserves, Crown Land and Nature Reserves. Buffers must be on land of low biodiversity significance.

Not applicable – No buffer is required

Chapter B8 Waste Minimisation and Management

B8.2.1 A Site Waste Minimisation and Management Plan will be provided with the application.

Chapter B9 Landscaping

B9.8.1 Industrial Landscaping

The following design criteria apply to industrial developments:

1. For effective landscaping a minimum garden bed width of 2 metres is required for the front boundary. The garden bed must contain low shrubs and ground covers and clear trunked canopy shade trees with a minimum spacing of 6m between each tree;

Garden beds are proposed for the majority of the street frontage of the building. The Landscape Plan (refer Appendix A) shows that these garden beds are over 4m in width. The garden beds will contain low shrubs and ground covers and clear trunked canopy shade trees.

2. At least 80% of the planting of industrial sites is to be at the front of the site.

The garden beds along the street front of the Site have a combined area of 99.45m². Further landscaping is proposed for the southern corner of the Site. Due to the irregular shape of the Site, landscaping is also proposed along the north and northwestern boundary (refer Appendix A). The Site also has two driveways. As such, planting of the front of the Site will be less than 80% of total planting. Nevertheless, the proposed landscaping is considered to be reasonable and appropriate for the Site and development.

B9.9.1 Landscaping of Car Parking and Open Storage Areas

1. In commercial and industrial parking areas and in open storage areas, shade trees shall:

- a) be provided at the rate of 1 tree to shade every 2-5 parking spaces and aim to provide adequate shade cover after five (5) years or less;
- b) have high spreading branches;
- c) have a low attraction to bird species;
- d) be provided in garden beds of minimum width 2m.

Landscaping, including shade trees (identified as 'medium trees' on the Landscaping Plan), are proposed for the southern car parking area. The northern car parking area will be covered.

2. Use smooth-barked trees, shrubs to 1m and ground covers for maximum visibility and surveillance

Noted – The proposed landscaping includes shrubs up to 1m in height and ground covers.

3. The following design guidelines apply to car parks:

- a) retention of suitable existing vegetation;
- b) screen planting to street frontages and around the boundaries of the site;
- c) buffer planting to adjacent land uses;
- d) planting of shade trees throughout the car park (landscape works in the car park should aim to provide adequate shade cover after 5 years);

The proposed car parking is generally consistent with the design guidelines for car parks. Where practicable, existing vegetation will be retained, screen and buffer planting and shade trees will be provided. The proposed street front gardens beds will be over 4m in width.

- e) Shade trees are to be selected on the basis of those species which are not prone to limb drop or other risks that may cause damage to cars;
- f) separation and definition of pedestrian and vehicular circulation routes;
- g) for effective landscaping, a minimum garden bed width of 2 metres is required for the front boundary;
- h) use of porous paving for parking bays and driveways where appropriate.

Chapter B11 Planning for Crime Prevention

B11.2.1 Not applicable – A formal crime risk assessment is not required for the proposal.

Chapter B14 Excavation and Fill

B14.2 The earthworks required for the proposed development will be minor in area and depth (<1m) and largely limited to construction of the driveway extensions and car parking spaces. Impacts on drainage, amenity of neighbouring properties and environmentally sensitive areas or the risk of disturbing relics are unlikely due to the minor scale of earthworks required and the location of the Site in an established industrial area. Erosion and sediment control measures will be installed and maintained during earthworks if required, and any excess soil will be disposed off at an appropriate facility.

Chapter C2 Areas Affected by Flood

C2.3.2 The FFL for the proposed caretaker's residence is 7.19m AHD which is well above Council's Flood Planning Level of 4.29m AHD (refer Appendix C). The alterations and additions will provide mezzanine areas for three of the four units which will be above the flood planning level enabling relatively safe area for people, equipment and stock in the event of a flood.

C2.3.4 The proposed development is compatible with relevant flood proofing requirements as:

- Flood compatible materials will be used for additions to the lower floor.
- The Site and building has established service connections.

Chapter D1 Residential Accommodation in Urban, Village and Special Purpose Zones

Note: Consideration of Chapter D1 is required for the proposed caretaker's dwelling by Section D5.2.11 of Chapter D5: Industrial Development.

D1.2 General Provisions

D1.2.1 Building Height Plane

Prescriptive Measures

1. The building height plane in combination with boundary setbacks prescribed in this DCP, and building height prescribed in the Byron LEP 2014, form the maximum building envelope for all residential development other than for shop top housing and ancillary dwellings in Zones IN1, IN2 and B7.

Based on the generous setback to the southwest boundary, the dwelling is expected to comply with the building height plane. This control is not strictly relevant to the proposal as the proposed dwelling is the re-purposing of an existing building and the adjoining land is a drainage reserve.

D1.2.2 Setbacks from Boundaries

1. Minimum Street Frontage Setbacks

a) Local Roads - A minimum setback of 4.5 metres must be maintained from the primary front boundary

The proposed dwelling (and associated car parking space) complies with the minimum street front boundary setbacks. This control is not strictly relevant to the proposal as the proposed dwelling

b) Classified roads- A minimum setback of 9 metres applies to these roads from the primary front boundary. A variation to 6.5 metres may be sought for single storey dwellings or single storey elements of two storey dwellings. (NB. The provisions under SEPP Infrastructure 2007 apply to such developments)

c) Garages and carports are to be set back 5.5m from the front boundary except from classified roads where the setbacks under (b) are to apply.

d) Corner allotments on local or secondary roads - setbacks may be reduced to 3m on one frontage.

e) Rear Lane or unformed roads - 3 metres, unless it is the primary frontage to the development (eg. Shirley Lane, Byron Bay) in which case a setback of 4.5 metres applies including to garages and carports. Consideration may be given to setback variations in Heritage Conservation Areas where strict compliance with these provisions would result in conflict with the Chapter and Section Objectives specified in Chapter C1 Non-Indigenous Heritage.

is the re-purposing of an existing building and the adjoining land is a drainage reserve.

2. Minimum Side and Rear Boundary Setbacks

a) Side and rear setbacks are to be a minimum 900mm, with all dwellings also complying with the requirements of the building height plane.

b) In urban residential areas, Council may consent to the construction of one or more building walls set back less than 900mm from a side or rear boundary, such that the building/s cannot comply with the building height plane, where:

i) such wall or walls contain no openings; and

ii) it is demonstrated to Council's satisfaction that the development, if carried out, would improve the siting or orientation of the dwelling/s or the provision of private open space; and would not significantly:

- increase the overshadowing of adjoining properties; or
- reduce the level of privacy enjoyed by adjoining properties.

c) Applications for zero lot line development will only be considered where the relevant lot or lots are part of an integrated design, and where all buildings set to a zero lot line are constructed prior to issue of a Subdivision Certificate.

The proposed dwelling complies with the minimum side/rear boundary setbacks. This control is not strictly relevant to the proposal as the proposed dwelling is the re-purposing of an existing building and the adjoining land is a drainage reserve.

D1.2.3 Privacy

Prescriptive Measures

1. Where a direct view exists into the private open space of an adjoining dwelling, the outlook from windows, landing stairs, terraces, decks and balconies must be screened by privacy screens

Not applicable – The caretaker's residence will not have any direct view to the private open space of adjoining dwellings.

<p>which achieve at maximum 50% transparency, or obscured by landscaping.</p>	
<p>2. Decks, terraces, balconies and other external living areas within 4 metres from a side or rear boundary and with a floor level greater than 1.0m above ground level (existing) will require a privacy screen unless it can be demonstrated that there will be negligible overlooking and/or privacy impacts.</p>	<p>The proposed alfresco is setback less than 4m from the side/rear boundary but is provided with a timber, batted balustrade. There will be no privacy impacts as the side/rear boundary adjoins a drainage reserve.</p>
<p><u>D1.2.4 Solar Access</u></p>	
<p>1. Except where there is no possibility of overshadowing, proposed development comprising two storeys or greater must be accompanied by shadow diagrams over the subject and adjoining sites for the summer solstice (21st December) and winter solstice (21 June) at the times of 9am, 12pm and 3pm. Shadow cast by fences, roof overhangs and changes in level are to be considered and should be indicated on shadow diagrams submitted. Plans must clearly differentiate the existing situation with the proposed situation to fully demonstrate the extent of the proposed overshadowing.</p>	<p>Solar diagrams demonstrate that there will be no shading of adjoining residential properties (refer Appendix A).</p>
<p>2. Shadow diagrams must demonstrate that proposed dwellings are to achieve a minimum of: a) two hours sunlight between 9am and 3pm on June 21 for private open spaces; and b) three hours of sunlight between 9am and 3pm on June 21 over a portion of their north-facing living areas (decks, living rooms, bedrooms, kitchens etc.).</p>	<p>Whilst the caretaker's residence is located on the southern side of the building, it will receive morning and afternoon sun via the alferesco area and walkway.</p>
<p>3. Shadow diagrams must demonstrate that neighbouring dwellings are to achieve a minimum of: a) two hours of sunlight to at least 50% of private open spaces between 9am and 3pm on June 21; and b) three hours of sunlight between 9am and 3pm on June 21 over a portion of northfacing living areas (decks, living rooms, bedrooms, kitchens etc.). c) where overshadowing by existing buildings is greater than the abovementioned, sunlight is not to be further restricted.</p>	<p>Not applicable – There are no neighbouring dwellings.</p>
<p>4. New dwelling design should minimise overshadowing on existing adjacent solar panels where other reasonable design alternatives are possible.</p>	<p>Solar diagrams demonstrate that there will be no shading of adjoining buildings (refer Appendix A).</p>
<p><u>D1.2.5 Screening the Underfloor Space of Buildings</u></p>	
	<p>Not applicable</p>

<p><u>D1.2.6 Character & Visual Impact</u></p>	<p>This control is not strictly relevant to the proposal as the proposed dwelling is the re-purposing of an existing building. Nevertheless, the proposed alterations will improve the character of the dwelling through the addition of timber batten screening and larger windows.</p>
<p><u>D1.2.7 Fences</u></p>	<p>Not applicable – No fence is proposed as part of the application.</p>
<p><u>D1.2.8 Balconies</u> Balconies must not dominate the visual character of buildings or development. The design of balconies must be consistent in character with the building and development in terms of materials, colours, dimensions, bulk, scale and proportion.</p>	<p>The balcony (i.e., alfresco area) will not dominate the visual character as it is located behind the building line and hidden from view from Grevillea Street.</p>
<p><u>D1.2.9 Pedestrian and Cycle Access</u> 1. Development applications for residential accommodation of more than 3 dwellings must demonstrate that the pedestrian/cycleway network detailed in Council's adopted Byron Shire Bike Strategy and Action Plan will be incorporated into new development.</p>	<p>Not applicable</p>
<p><u>D1.2.10 Garage to Habitable Space Conversions</u></p>	<p>Not applicable</p>
<p><u>D1.11 Ancillary Dwellings in Business Park and Industrial Zones</u></p>	
<p><u>D1.11.1 Ancillary Dwellings in Zones IN1, IN2 and B7</u></p>	
<p>1. Applications seeking consent for establishment of an ancillary dwelling in Zones IN1, IN2 and B7 must demonstrate that the dwelling will be used in conjunction with other development that is permissible in those zones on the same site, and that the dwelling will be ancillary to that other development.</p>	<p>The Site is zoned E4: General Industrial. Nevertheless, the caretaker's residence will be ancillary to the industrial complex and will be occupied by a site manager/caretaker. The site manager will be responsible for cleaning shared areas, maintenance of landscaping, security, noise and amenity impacts for the industrial unit complex.</p>
<p>2. The ancillary dwelling component of a development is limited to one dwelling per Torrens Title Lot.</p>	<p>Complies – Only one dwelling is proposed.</p>
<p>3. The total floor area of an ancillary dwelling must not exceed 60m²</p>	<p>The total floor area of the proposed caretaker's residence is 59.96m². The caretaker's residence also includes an alfresco with an area of 28.64m² and a walkway with an area of 12.99m² (see Note). Note: The external walkway located on the southwest of the proposed caretaker's residence will be screened by vertical timber panels and battens. The vertical timber batten screen is not considered as a wall and it is not a solid surface; thus, it is not included in the gross floor area of the caretaker's residence.</p>

<p>4. An ancillary dwelling must not have street frontage when located at ground level.</p>	<p>The ancillary dwelling is located on the upper floor and does not have street frontage at ground level.</p>
<p>5. Ancillary dwellings must be designed to minimise external noise, dust, fumes and odour impacts on residents. A specialist acoustic report may be required to demonstrate that the development adequately achieves acceptable sound proofing for residential amenity.</p>	<p>Apart from the alfresco area, the proposed dwelling can be sealed to reduce potential impacts from the industrial activities on-site. A specialist acoustic report is not considered to be necessary but can be provided if required by Council.</p>
<p>6. The ancillary dwelling is to accommodate a full time caretaker to live on, and manage and maintain the site.</p>	<p>The ancillary dwelling will be occupied by a full-time caretaker to live on and manage and maintain the site.</p>
<p>7. The ownership of ancillary dwellings should be collectively owned and managed through either the body corporate if the development is subsequently strata subdivided or the Association Property if subdivided under Community Title. Where the unit is located on an individual strata or community title lot, arrangements are to be made for the ongoing management of the remainder of the development. Details to be submitted with the development application.</p>	<p>The ownership of the caretaker's residence will remain with the property owner or the body corporate should the units within the complex be subdivided in the future.</p>

Chapter D5 Industrial Development

D5.2.1 Building Lines

<p>1. For the purposes of this Section: a) "Primary Building Line" is defined as 10 metres from the front boundary of the allotment. b) "Secondary Building Line" is defined as 6 metres from the front boundary of the allotment.</p>	<p>Noted</p>
<p>2. All buildings must be set back to the primary building line. However, buildings may encroach forward of the primary building line to the secondary building line to achieve a "stepped" front elevation. This encroachment must not exceed more than half of the width of the building at the primary building line.</p>	<p>The lower floor of the current building is set back approximately 5m from the street front boundary. The proposed alterations and additions will not reduce this setback.</p>
<p>3. Sites with dual frontage or with frontage to a road and a service lane must have a minimum setback of 2 metres from the second road frontage.</p>	<p>Not applicable</p>

D5.2.2 Building Criteria

<p>Prescriptive Measures 1. Front elevations of industrial buildings may be constructed of glass or brick, or clad in concrete block masonry (including tilt-up slabs), which must be coloured in a manner compatible with development in the locality. Frontage materials must extend a minimum of 3 metres along the</p>	<p>Details of the front elevations following the proposed alterations and additions are detailed in the design plans (refer Appendix A).</p>
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side elevations adjoining the front elevation. Details of proposed materials, colours, textures and treatments must be submitted with the development application.	
2. White pebblecrete or similar finishes for walls are not suitable because of their propensity to discolour through the effects of rain and algal/mould growth.	The finishes include painted cladding, timber panel and colorbond roof sheeting.
3. Development and floor levels must be constructed in accordance with the requirements of Chapter C2 Areas Affected by Flood.	Refer to consideration of Chapter C2 above.
4. Industrial Developments must include provision for a weatherproof employee luncheon area on site.	There is ample space within the industrial units for employee luncheon areas.
D5.2.3 Water and Sewer Services	
1. All development must be serviced by reticulated water supply	The development is serviced by reticulated water.
2. All development must discharge wastewater to mains sewer.	The development discharges wastewater to the mains sewer.
3. A Trade Waste Agreement is required prior to industrial users connecting to sewer. The agreement must detail the necessary pre-treatment of waste.	A trade Waste Agreement can be sought if not already in place for the Site/development.
D5.2.4 Energy Efficient Industrial Development	The proposed alterations and additions to the industrial unit complex incorporate energy efficient design elements including flexible spaces and improved ventilation.
D5.2.5 Water Sensitive Urban Design and Industrial Development	Stormwater management for the Site will remain as per the current arrangement.
D5.2.6 Car Parking and Access	Refer to consideration of Chapter B4 above.
D5.2.7 Landscaping and Screening	Refer to consideration of Chapter B9 above.
D5.2.8 Signage	Not applicable – No signage is proposed as part of this application.
D5.2.9 Fencing	Not applicable
D5.2.10 Outdoor Storage Areas	Not applicable
D5.2.11 Dwellings in Association with Industry Prescriptive Measures Dwellings provided in association with industry or on land within Industrial zones must comply with the requirements of Chapter D1 Residential Development in Urban and Special Purpose Zones.	Refer to consideration of Chapter D1 above.

The proposal is generally consistent with the relevant development controls of the DCP as outlined above. Where non-compliances have been identified, these have been assessed against the objectives of the control.

4.5 Water Management Act 2000

A controlled activity approval is required before undertaking any work or development on waterfront land if an exemption does not apply. Controlled activities refer to work, or action done on waterfront land, as defined by the *Water Management Act 2000*. The Site does not contain a watercourse or waterfront land and a controlled activity approval is not required for the proposed development.

4.6 Rural Fires Act 1997 & Planning for Bushfire Protection

The Site is not within a designated bushfire prone area or buffer area. Council does not need to be satisfied that the development conforms to the specifications and requirements of *Planning for Bush Fire Protection* (NSW Rural Fire Service, 2019) and a bush fire safety authority is not required for the development.

4.7 Biodiversity Conservation Act 2016

The Biodiversity Offsets Scheme (BOS) does not apply to this development as:

- The Site is not identified on the Biodiversity Values (BV) Map as land with high biodiversity value; and
- The proposed development does not require the removal or clearing of any native vegetation.

In accordance with Part 7 of the *Biodiversity Conservation Act 2016*, the proposal does not require a supporting biodiversity development assessment report because:

- (a) the development is not likely to significantly affect threatened species or ecological communities, or their habitats;
- (b) the development does not trigger any biodiversity offsets schemes; and
- (c) the development is not proposed in a declared area of outstanding biodiversity value.

4.8 Roads Act 1993

Grevillea Street is a local road managed by Council. Approval under the *Roads Act 1993* will be required for the proposed driveway works. An application for approval under the *Roads Act 1993* can be made following determination of the development application and may be required, prior to the issue of the construction certificate, by a condition of the development consent.

5 Section 4.15 Assessment

5.1 (a)(i) The provisions of any Environmental Planning Instrument

As outlined in Section 4 the proposal has been prepared in light of the relevant environmental planning instruments.

5.2 (a)(iii) The Provisions of any Development Control Plan

The proposal has been prepared having regard for relevant DCP requirements, refer Section 4.

5.3 (b) The Likely Impacts of that Development

Environmental Responsibility and Land Capability

The proposal will not result in adverse impacts on ecological values being located in an established industrial area, being limited to alterations and additions to an existing building and being on a Site with no identified biodiversity values or significant vegetation.

The proposed development has been designed to be consistent with, and enhance, the local character and will utilise materials and finishes that are compatible with the established streetscape. The street façade of the building will be 'softened' by landscaping

Social Impact & Economic Impact

The proposed development is not expected to have a significant social or economic impact being largely limited to alterations and additions to an existing industrial unity complex. It is expected that the dwelling will have a positive social and economic impact by being occupied by a caretaker who will ensure cleanliness, landscape maintenance and security for the industrial complex.

Heritage

The Site is not heritage listed and is not located in a heritage conservation area. Adverse impacts on heritage are not expected.

Infrastructure and On-site Services

The Site is serviced by power, telecommunication, sewer and water. Current stormwater management systems will be maintained.

Transport, Access, Parking and Servicing

The building will continue to have vehicular and pedestrian access from Grevillea Street. The dwelling will have a single covered car parking space. A further 14 car parking spaces and associated manoeuvring and service areas will be provided within the Site. The proposal will not change the intensity the dominant use of the Site and will therefore not cause any adverse impacts on traffic or parking issues.

Amenity

The proposal will not cause any adverse impacts on the amenity of neighbours. The development is consistent in character, scale and use of properties in the surrounding industrial area. Potential amenity impacts are further reduced by enhanced design and landscaping which will result in a positive contribution to the streetscape.

5.4 (c) The Suitability of the Site for the Development

The Statement of Environmental Effects has determined that there are no constraints that would restrict the development proposed. The site is therefore suitable for the development proposed.

5.5 (e) Public Interest

The public interest is best served by promoting sustainable development that is rational, orderly and economic. The social, environmental and economic impact of the development will be minimal.

Accordingly, the proposal is considered to be in the public interest.

6 Conclusion

The Statement of Environmental Effects has been prepared addressing relevant matters outlined in section 4.15 of the Environmental Planning and Assessment Act 1979 and satisfies all relevant planning legislative requirements.

Our assessment of the proposal confirms:

- The proposed alterations and additions to the industrial units and conversion of unit 5 to a caretaker's residence is consistent with applicable legislation and environmental planning instruments;
- The development will not result in adverse impacts on ecological values being located in an established industrial area, being limited to alterations and additions to an existing building and being on a Site with no identified biodiversity values or significant vegetation;
- Potential adverse impacts are limited to overshadowing and privacy of neighbouring dwellings;
- The proposed alterations and additions are a sustainable and efficient use of the existing building on the Site; and
- The alterations and additions are relatively low-scale, and are consistent with, and will enhance, the streetscape and local character.

The proposal represents rational, orderly, economic and sustainable use of the land and should therefore be supported.

Appendix A – Site and Architectural Plans

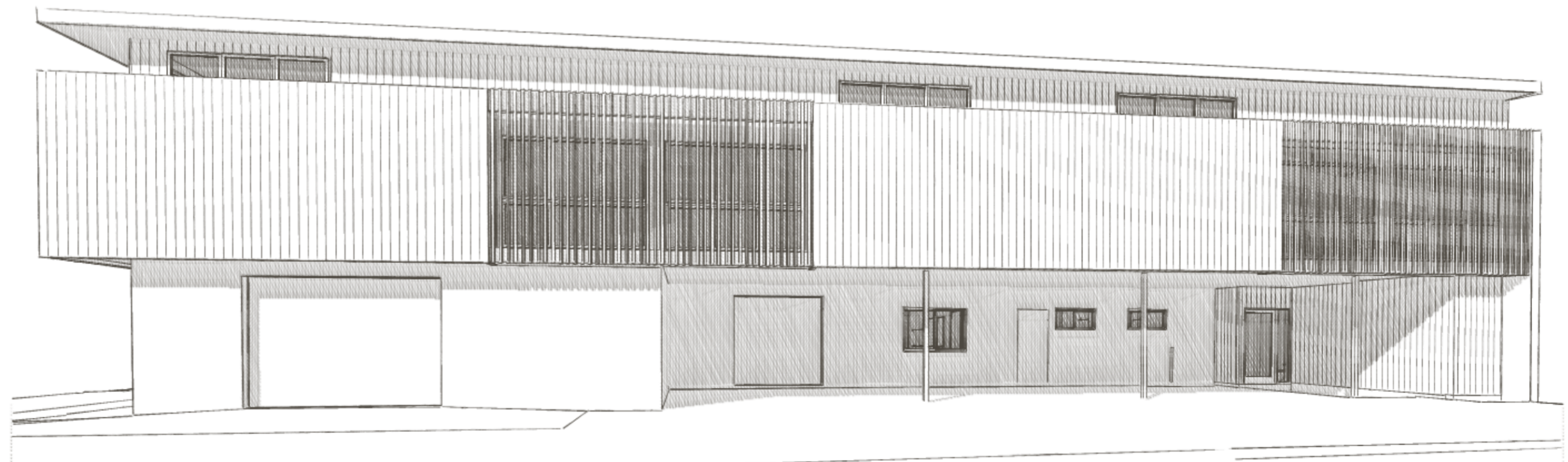
client: **North Coast Investments Solutions**

project: **Proposed Commercial Development**

**15 Grevillea Street
Byron Bay, NSW**

Page No: Page Name

100	COVER SHEET
101	SURVEY
102	MATERIALS & COLOUR IMAGES
103	JUNE 21 st - SHADOW IMAGES
200	LOWER EXISTING/DEMOLITION PLAN
201	UPPER EXISTING/DEMOLITION PLAN
202	PROPOSED SITE PLAN
204	LOWER FLOOR PLAN
204	UPPER FLOOR PLAN
205	ELEVATIONS 1 & 2
206	ELEVATIONS 3 & 4
207	SECTION A & B
208	LANDSCAPING PLAN
209	VEHICLE TURNING
210	AREA SUMMARY



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D	24/02/23	PRELIM LAYOUT COMPLETION	SR								
E	17/11/23	DA APPLICATION	SR								

client	project number	drawing number	drawing print date
North Coast Investments Solutions	22024	100	17/11/2023
project	scale	issue	drawing name
Proposed Commercial Development 15 Grevillea Street, Byron Bay, NSW		E	COVER SHEET
	drawn	checked	
	PB	Sam Ray	



ROOFING
TRIMDEK - SURFMIST COLOUR

POSTS & SCREENING STRUCTURE
POWDERCOATED STEEL PAINTED MOUNMENT
SCREENING
VERTICAL TIMBER BATTENS - NATURAL

WINDOWS & DOORS
POWDERCOATED ALUMINIUM
MONUMENT COLOUR

WALL CLADDING
COLORBOND CLADDING PROFILE
MONUMENT COLOUR

POSTS
POWDERCOATED SHS
PAINTED MONUMENT

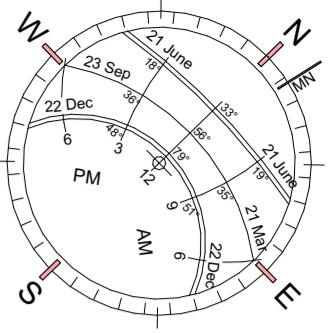
EXTERIOR WALLS
RENDERED CONCRETE
PAINTED SURFMIST



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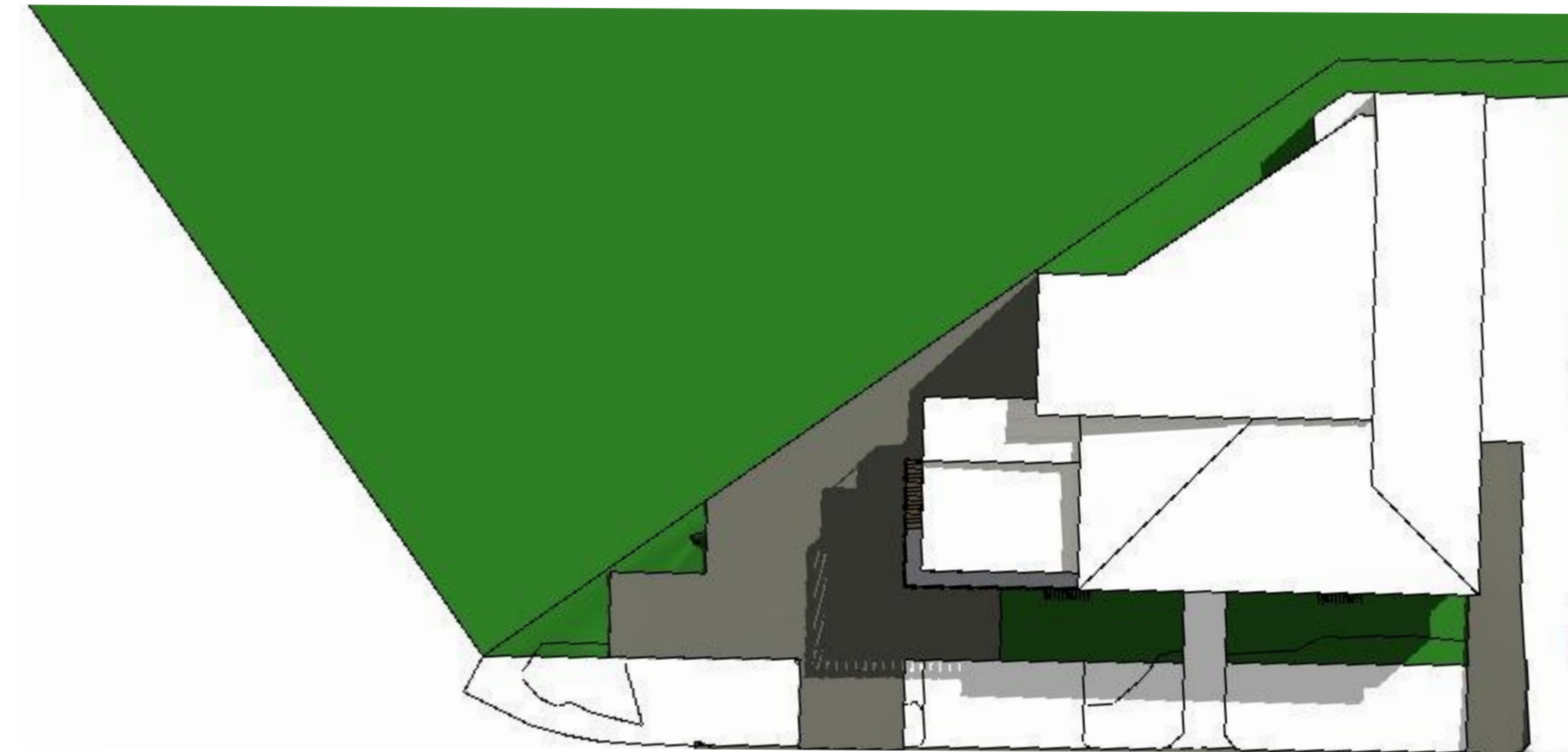
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project	scale	issue	drawing name
Proposed Commercial Development 15 Grevillea Street, Byron Bay, NSW		E	MATERIALS & COLOUR IMAGES
	drawn	checked	
	PB	Sam Ray	



JUNE 21 st - 9 am



JUNE 21 st - Noon



JUNE 21 st - 3 pm

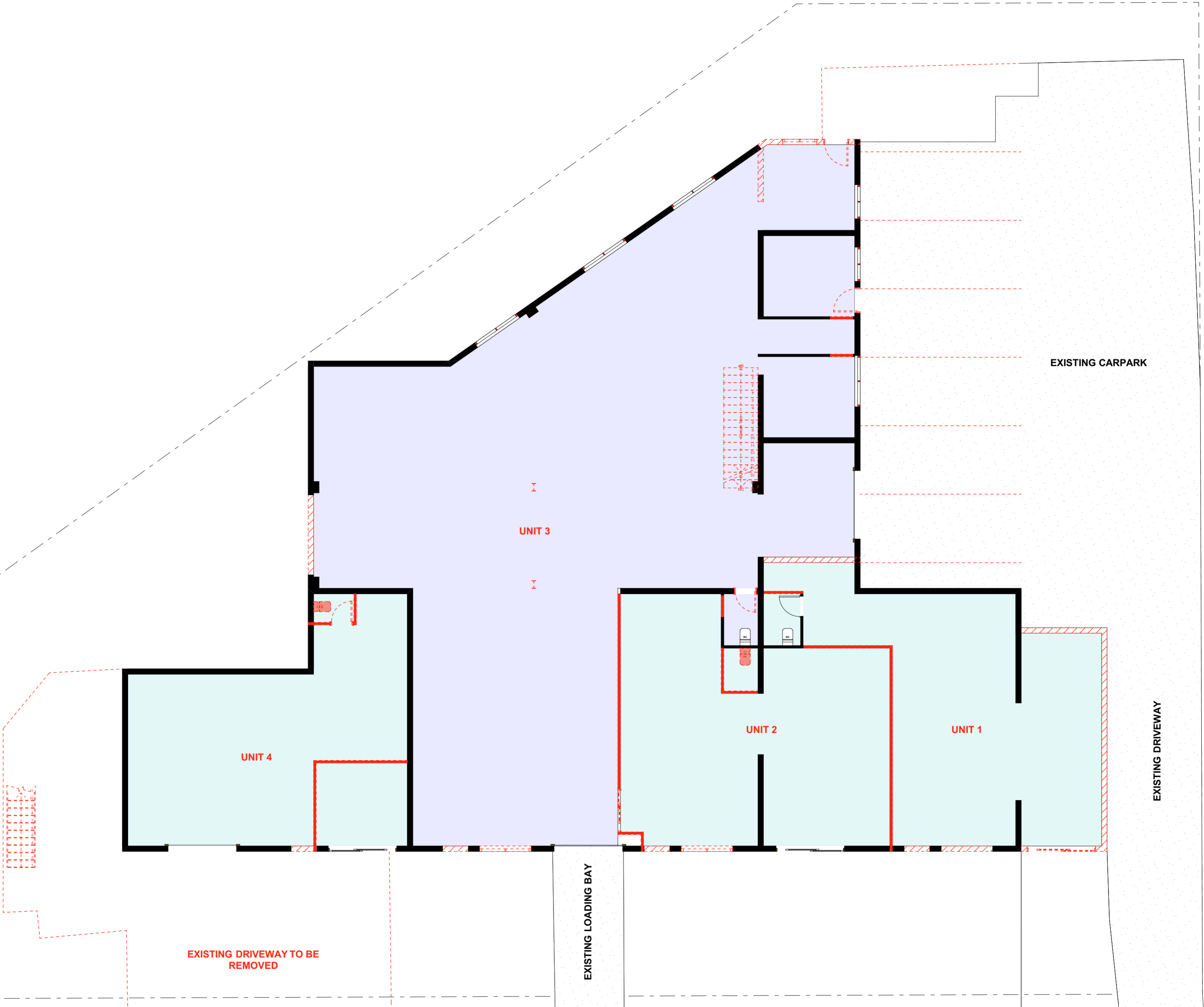


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EXISTING/DEMOLITION PLAN

EXISTING _____
 TO BE DEMOLISHED - - - - -



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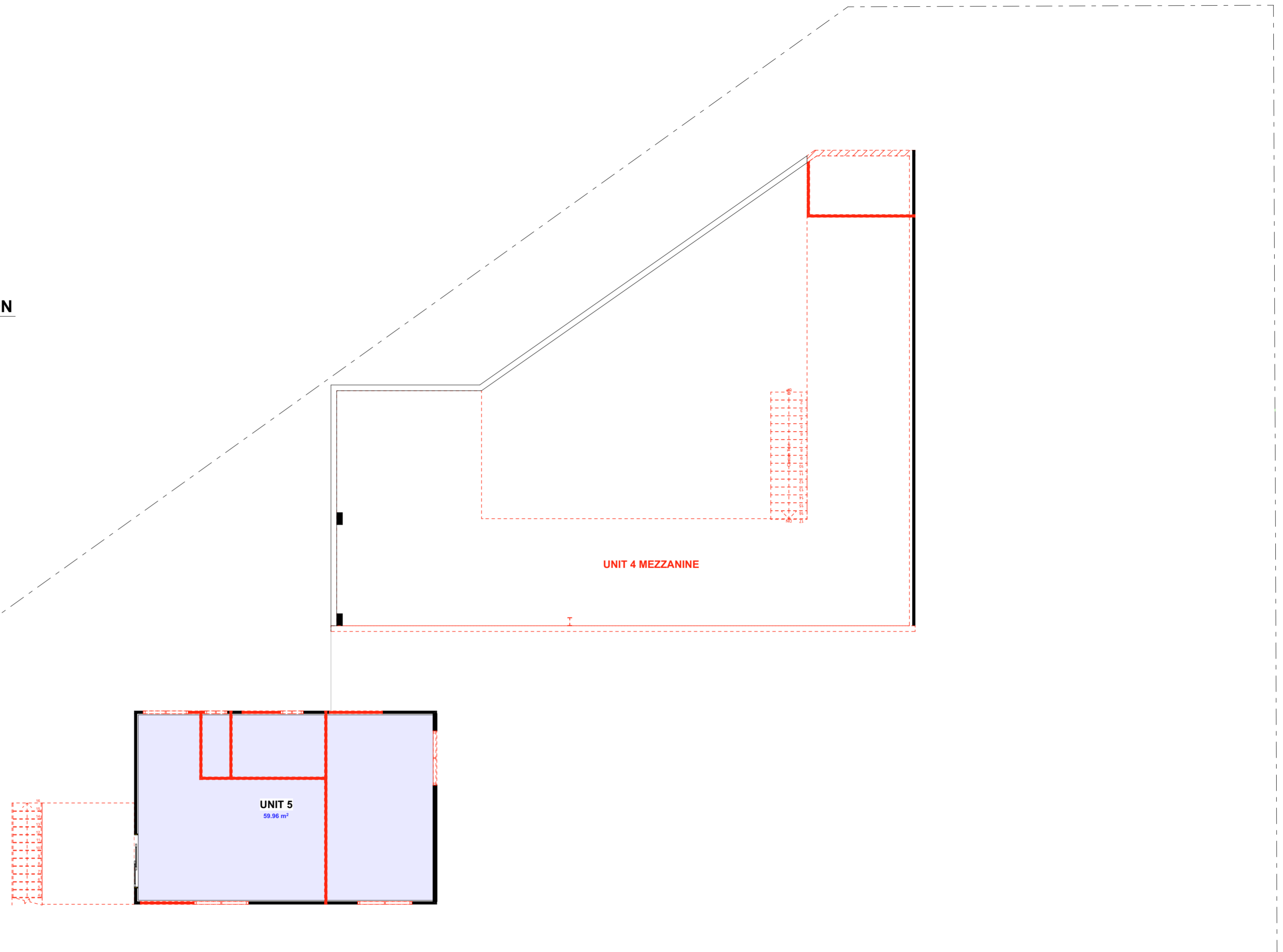
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E	17/11/23	DA APPLICATION	SR								

client **North Coast Investments Solutions** project number **22024** drawing number **200** drawing print date **17/11/2023**
 project **Proposed Commercial Development** scale _____ issue **E**
15 Grevillea Street, Byron Bay, NSW drawn **PB** checked **Sam Ray**



UPPER FLOOR EXISTING/DEMOLITION

EXISTING —————
 TO BE DEMOLISHED - - - - -

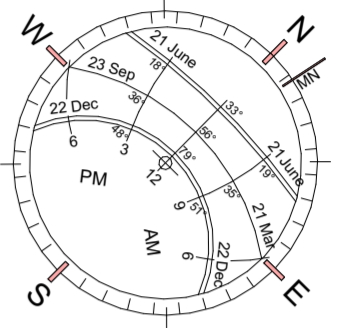
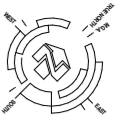


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North Coast Investments Solutions	22024	201	17/11/2023
project	scale	issue	drawing name
Proposed Commercial Development 15 Grevillea Street, Byron Bay, NSW		E	
	drawn	checked	
	PB	Sam Ray	

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DOWNPIPES

MIN. SIZE 90mm DIAMETER

MAX. SPACING OF DOWNPIPES IS 12m

DOWNPIPES TO BE FIXED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS & IF MORE THAN 1.2m FROM THE VALLEY PROVISION FOR AN OVERFLOW IS REQUIRED.

STORMWATER

STORMWATER TO LEGAL POINT OF DISCHARGE

STORMWATER LINES FOR 2 OR MORE DOWNPIPES TO BE 100mm DIA. WITH ALL BRANCHES TO BE 90mm DIA.

STORMWATER LINES SHALL BE TO A MIN. FALL OF 1:60 & WHERE POSSIBLE PLACED AS SHOWN.

100mm COVER TO STORMWATER DRAINAGE. STORMWATER & SEWER TO HYDRAULIC CONSULTANT'S INSTRUCTIONS.

SITE NOTES

GROUND SURFACE WATER

FALL GROUND 50mm MIN IN FIRST 1000mm FROM BUILDING

THE HEIGHT OF SLAB ABOVE EXTERNAL FINISHED SURFACE TO BE NOT LESS THAN:

- (A) 150mm ABOVE FINISHED GROUND LEVEL
- (B) 100mm ABOVE SANDY WELL DRAINED AREAS
- (C) 50mm ABOVE PAVED OR CONCRETE AREAS WITH FALL AWAY FROM BUILDING

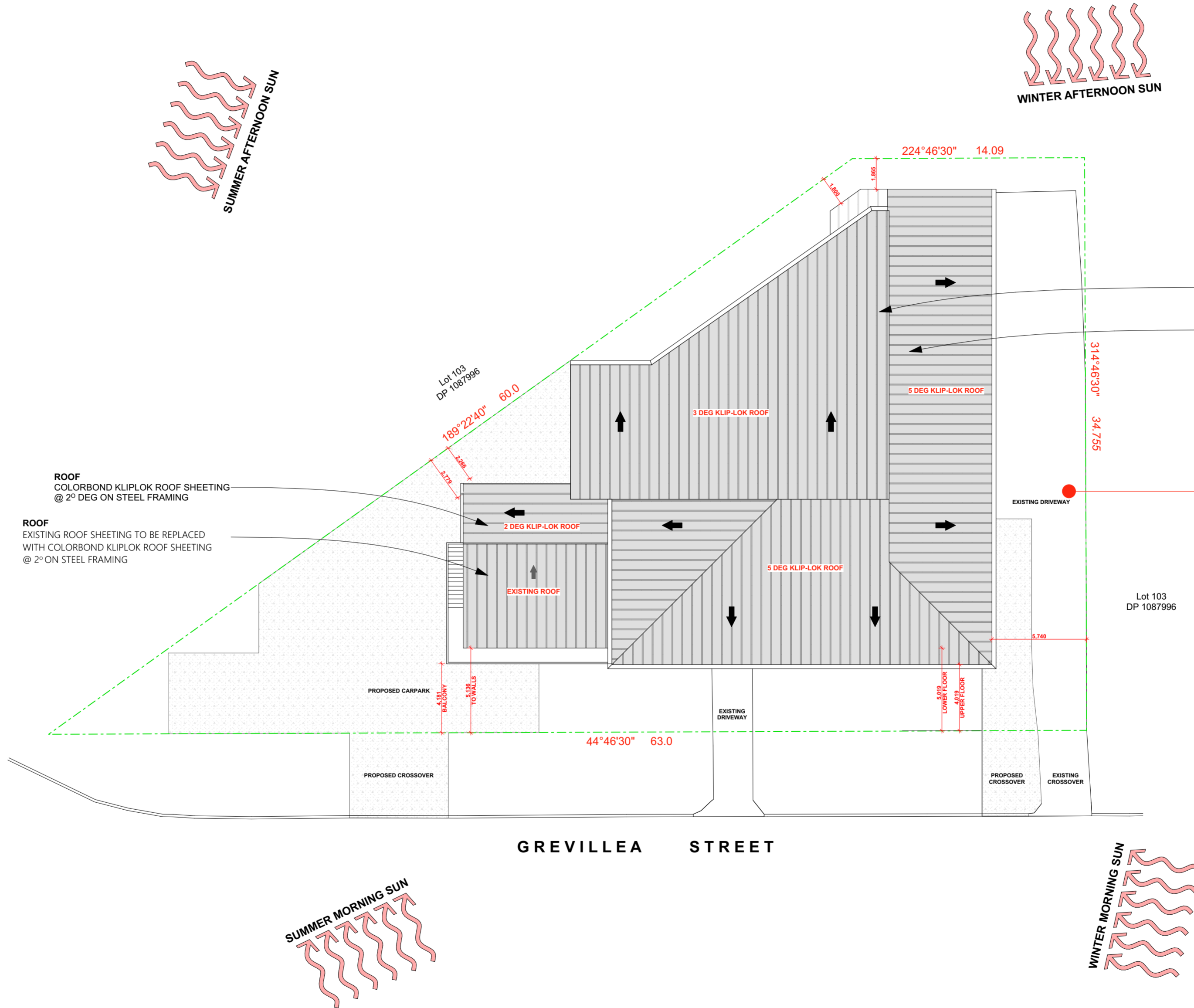
ROOF DRAINAGE

FACE GUTTERS TO HAVE A MIN. FALL OF 1:500 BOX GUTTERS TO HAVE A MIN. FALL OF 1:100

CATCHMENT AREA	GUTTER
30m ²	115mm D GUTTER
40m ²	125mm D GUTTER
50m ²	150mm D GUTTER
60m ²	150mm D GUTTER

UNIT AREAS GFA

UNIT 1	
LOWER -	74.69 m ²
UPPER -	86.58 m ²
TOTAL -	161.27 m ²
UNIT 2	
LOWER -	103.47 m ²
UPPER -	114.33 m ²
TOTAL -	217.80 m ²
UNIT 3	
LOWER -	68.23 m ²
UNIT 4	
LOWER -	224.73 m ²
STAFF -	108.07 m ²
UPPER -	180.74 m ²
TOTAL -	513.54 m ²
UNIT 5	
UPPER -	60.00 m ²
TOTAL GFA =	1,020.84 m²



ROOF
EXISTING ROOF SHEETING TO BE REPLACED WITH COLORBOND KLIPLOK ROOF SHEETING @ 3° ON STEEL FRAMING
ROOF
COLORBOND KLIPLOK ROOF SHEETING @ 5° DEG ON STEEL FRAMING

PROPERTY DESCRIPTION
PROPOSED COMMERCIAL DEVELOPMENT
Lot 19, DP 249401
15 GREVILLEA ST,
BYRON BAY, NSW.
SHIRE OF BYRON
SITE AREA = 1339.60 m²

GREVILLEA STREET



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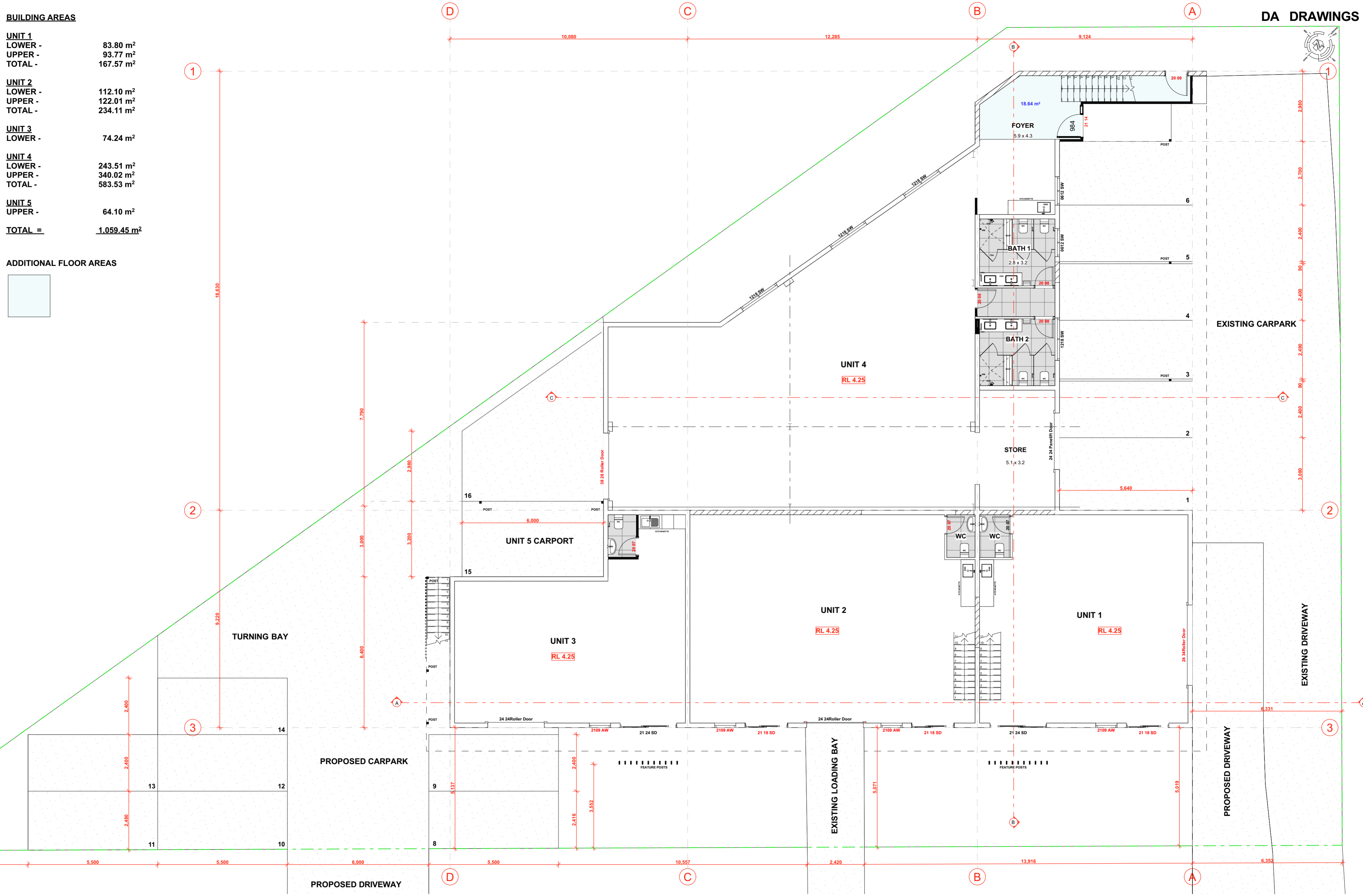
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E	17/11/23	DA APPLICATION	SR								

client	North Coast Investments Solutions	project number	22024	drawing number	202	drawing print date	17/11/2023
project	Proposed Commercial Development 15 Grevillea Street, Byron Bay, NSW	scale	1:200 on A2	issue	E	drawing name	PROPOSED SITE PLAN
		drawn	PB	checked	Sam Ray		

BUILDING AREAS

UNIT 1	
LOWER -	83.80 m ²
UPPER -	93.77 m ²
TOTAL -	167.57 m ²
UNIT 2	
LOWER -	112.10 m ²
UPPER -	122.01 m ²
TOTAL -	234.11 m ²
UNIT 3	
LOWER -	74.24 m ²
UNIT 4	
LOWER -	243.51 m ²
UPPER -	340.02 m ²
TOTAL -	583.53 m ²
UNIT 5	
UPPER -	64.10 m ²
TOTAL =	1,059.45 m²

ADDITIONAL FLOOR AREAS



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E	17/11/23	DA APPLICATION	SR								

client: North Coast Investments Solutions
 project: Proposed Commercial Development 15 Grevillea Street, Byron Bay, NSW
 project number: 22024
 drawing number: 204
 drawing print date: 17/11/2023
 scale: 1:100 on A2
 issue: E
 drawing name: LOWER FLOOR PLAN
 drawn: PB
 checked: Sam Ray



**ADDITION FLOOR AREAS
UPPER FLOOR**

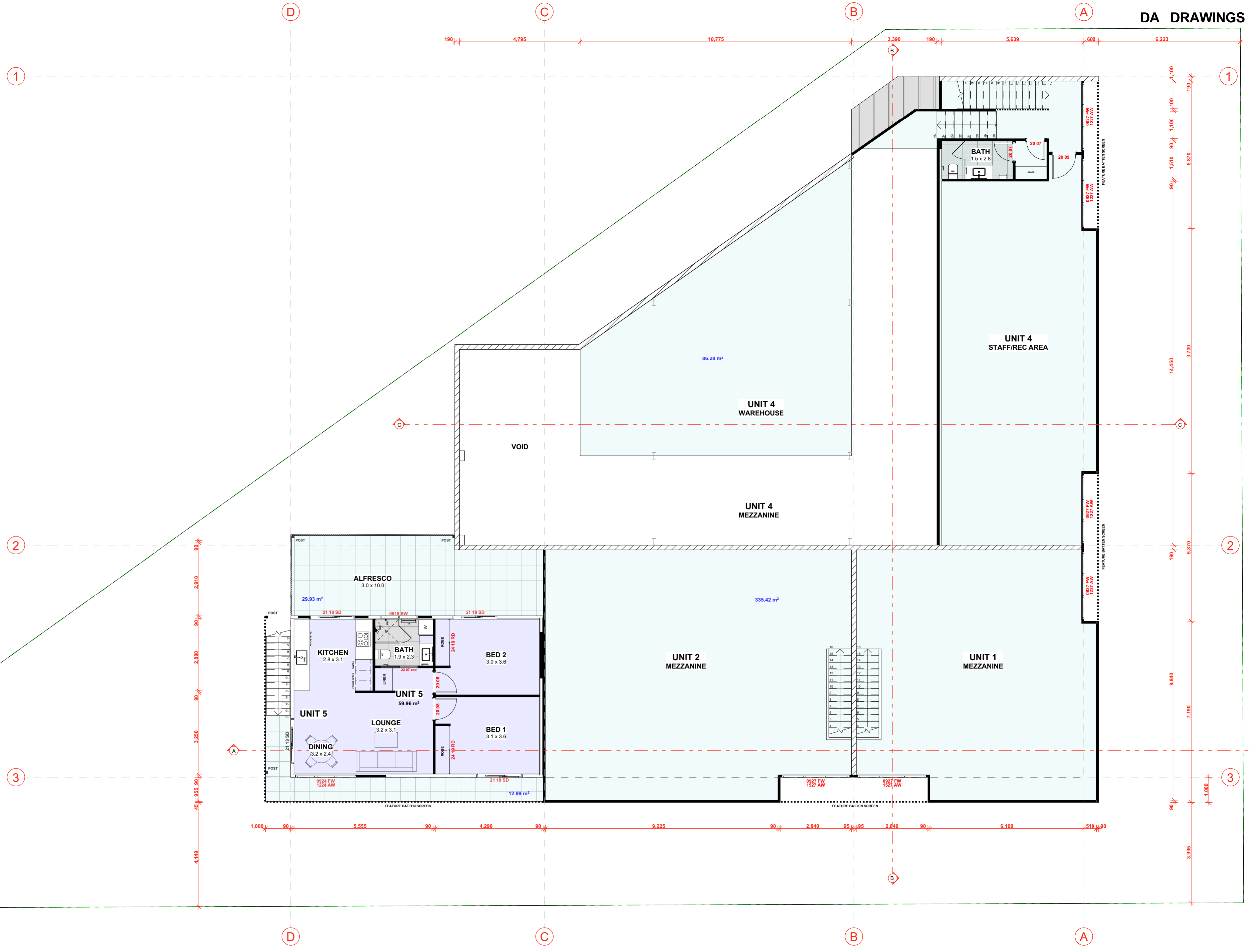
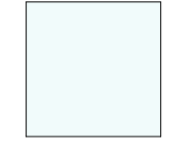
**UNIT 1 & 2
MEZZANINE** 217.82m²

**UNIT 4
STAFF AREA
MEZZANINE** 86.28m²

**UNIT 5
ALFRESCO** 29.93m²
EXTERNAL WALKWAY 13.00m²

TOTAL = 464.63 m²

ADDITIONAL FLOOR AREAS



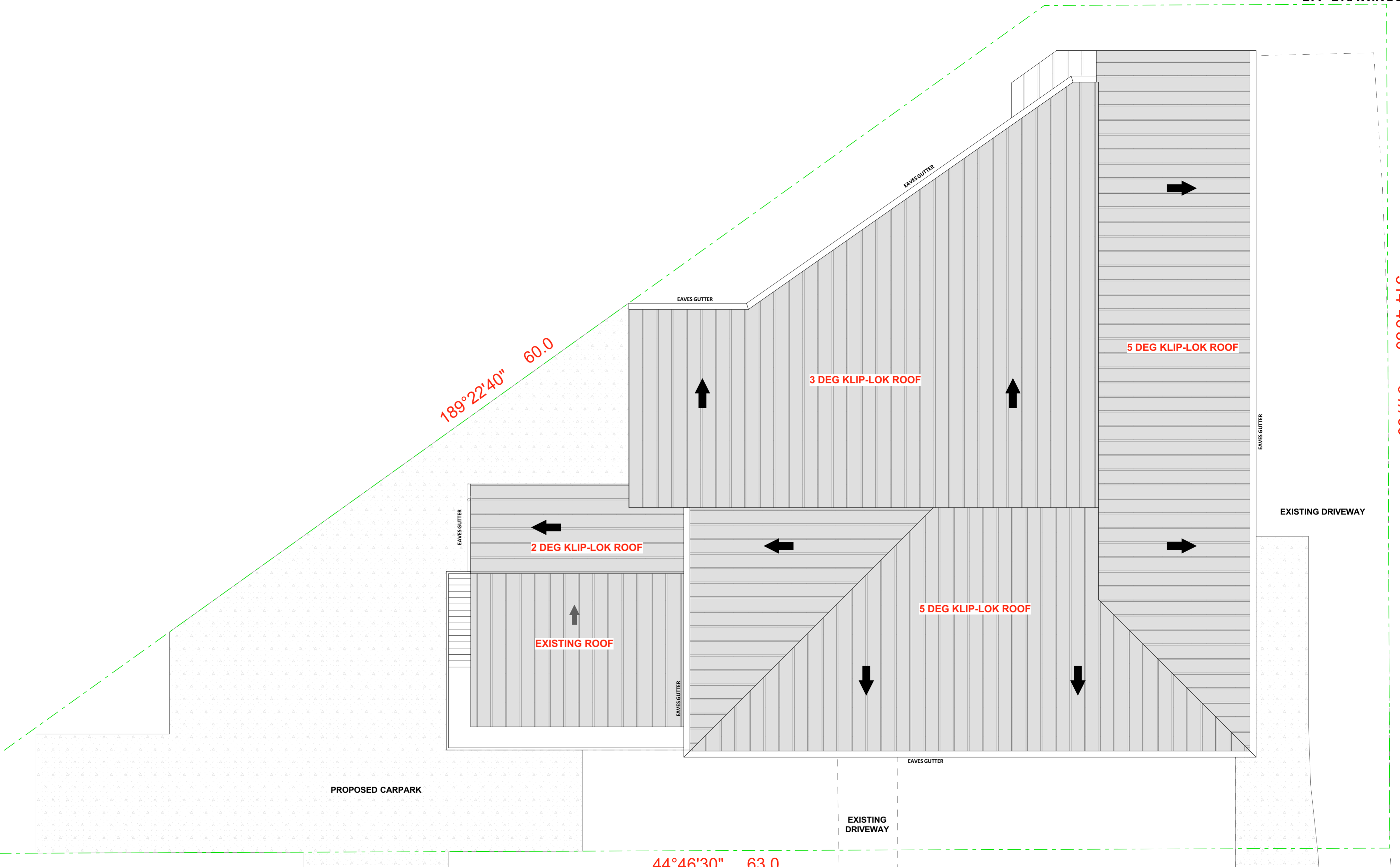
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E	17/11/23	DA APPLICATION	SR								

client: North Coast Investments Solutions
 project: Proposed Commercial Development 15 Grevillea Street, Byron Bay, NSW
 scale: 1:120 on A2
 issue: E
 drawn: PB
 checked: Sam Ray

project number: 22024
 drawing number: 204
 drawing print date: 17/11/2023

drawing name: UPPER FLOOR PLAN



REFER TO ENGINEER'S DRAWINGS & MANUFACTURERS DETAILS & SPECIFICATIONS



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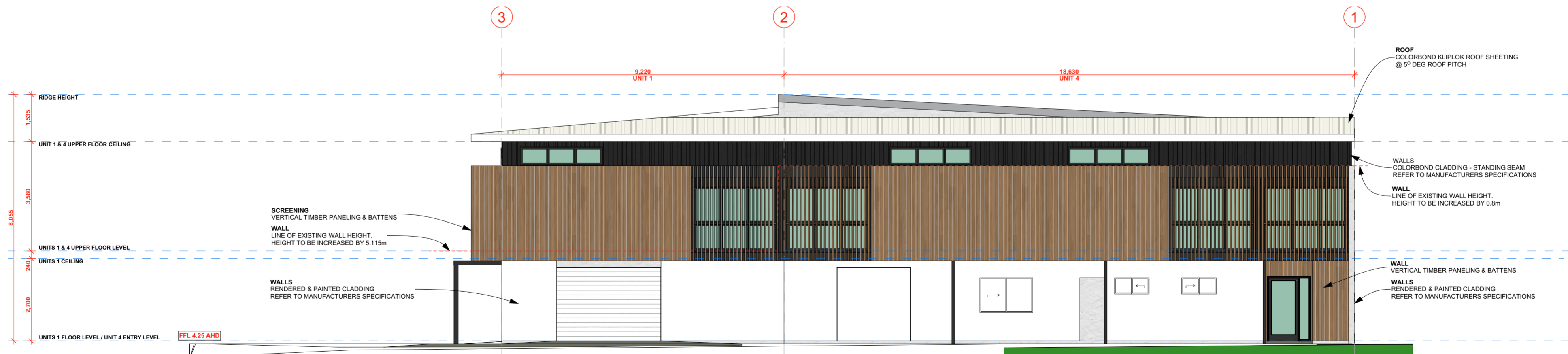
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ROOF PLAN

client	project number	drawing number	drawing print date
North Coast Investments Solutions	22024	2100	17/11/2023
project	scale	issue	drawing name
Proposed Commercial Development 15 Grevillea Street, Byron Bay, NSW		E	
	drawn	checked	
	PB	Sam Ray	



SOUTH ELEVATION



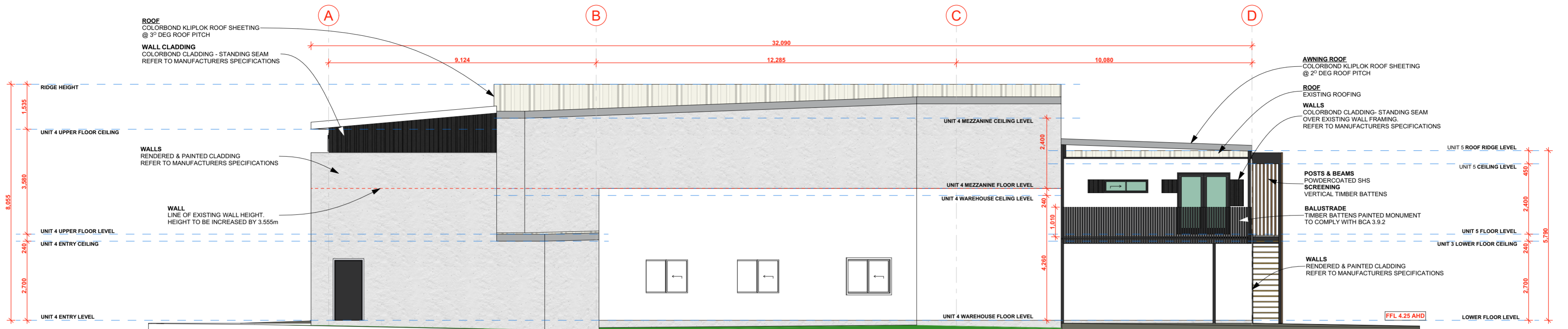
EAST ELEVATION



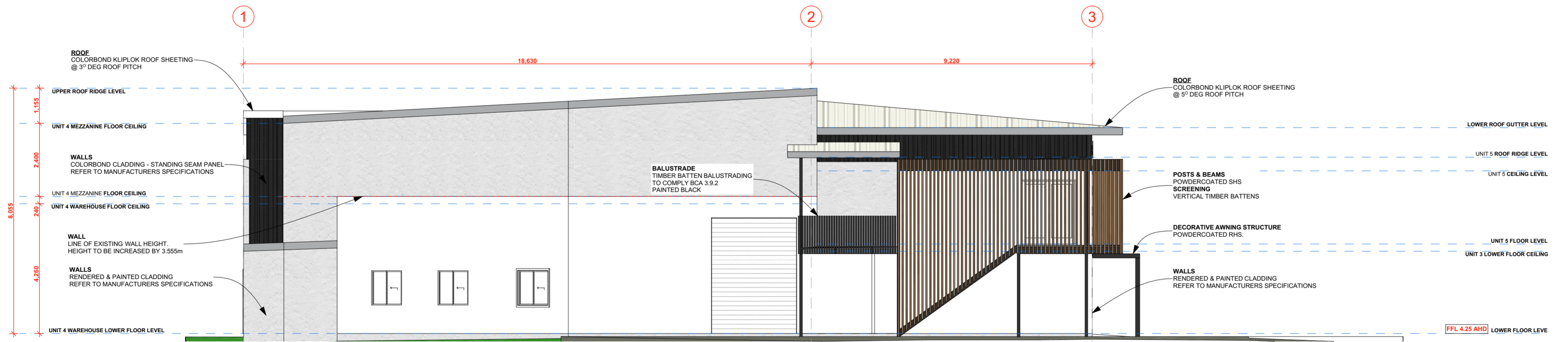
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client	project number	drawing number	drawing print date
North Coast Investments Solutions	22024	205	17/11/2023
project	scale	issue	drawing name
Proposed Commercial Development 15 Grevillea Street, Byron Bay, NSW	1:100 on A2	E	ELEVATIONS 1 & 2
	drawn	checked	
	PB	Sam Ray	



NORTH ELEVATION



WEST ELEVATION

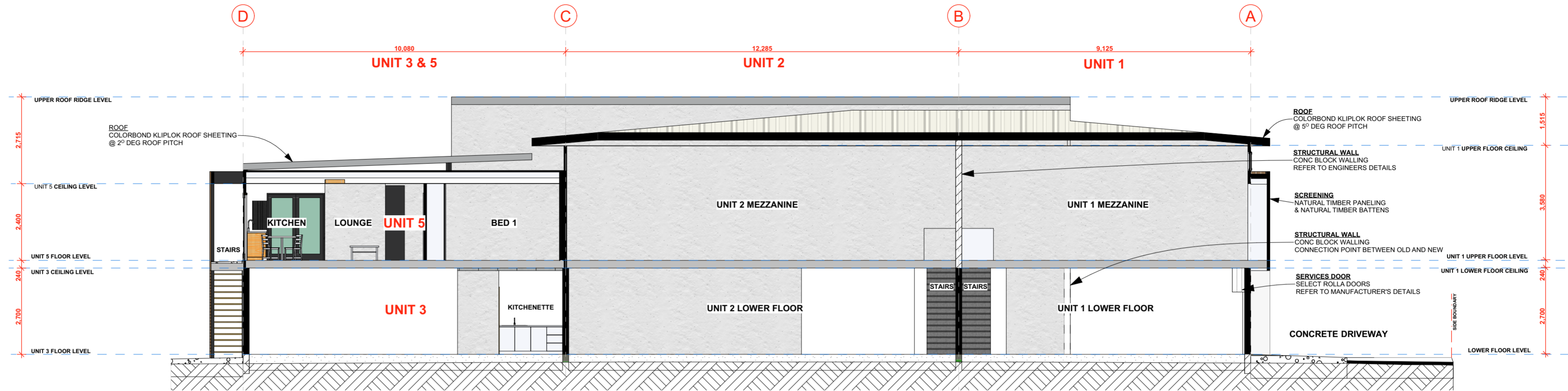


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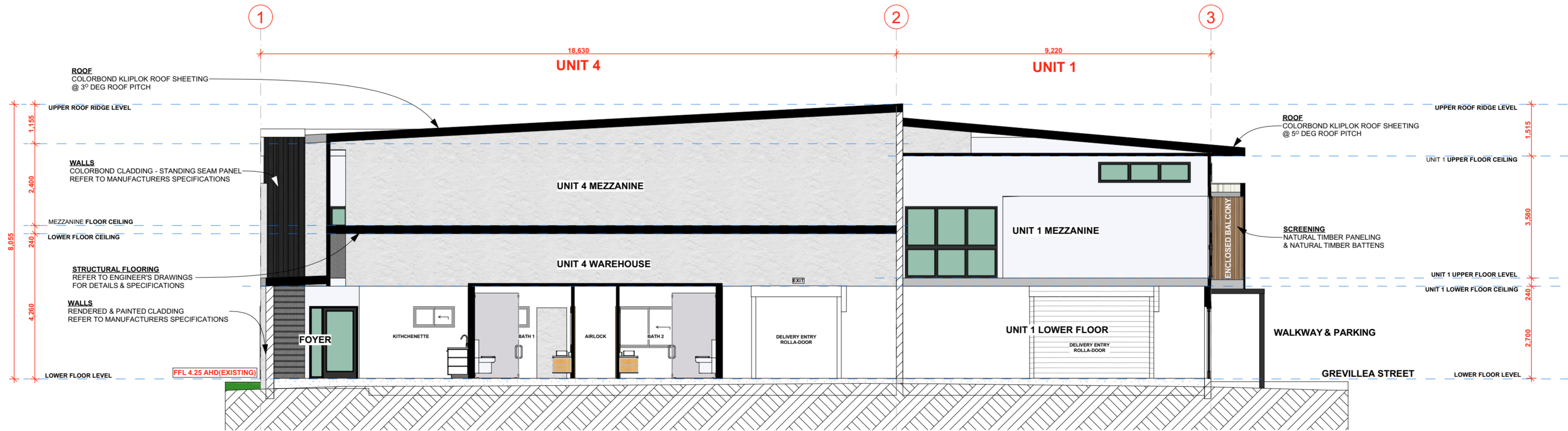
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E	17/11/23	DA APPLICATION	SR								

client: North Coast Investments Solutions
 project: Proposed Commercial Development 15 Grevillea Street, Byron Bay, NSW
 project number: 22024
 drawing number: 206
 drawing print date: 17/11/2023
 scale: 1:100 on A2
 issue: E
 drawn: PB
 checked: Sam Ray
 drawing name: ELEVATIONS 3 & 4

SECTION A



SECTION B



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E	17/11/23	DA APPLICATION	SR								

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 project: Proposed Commercial Development 15 Grevillea Street, Byron Bay, NSW
 scale: 1:100 on A2
 issue: E
 drawn: PB
 checked: Sam Ray




project number: 22024
 drawing number: 207
 drawing print date: 17/11/2023

SECTION A & B

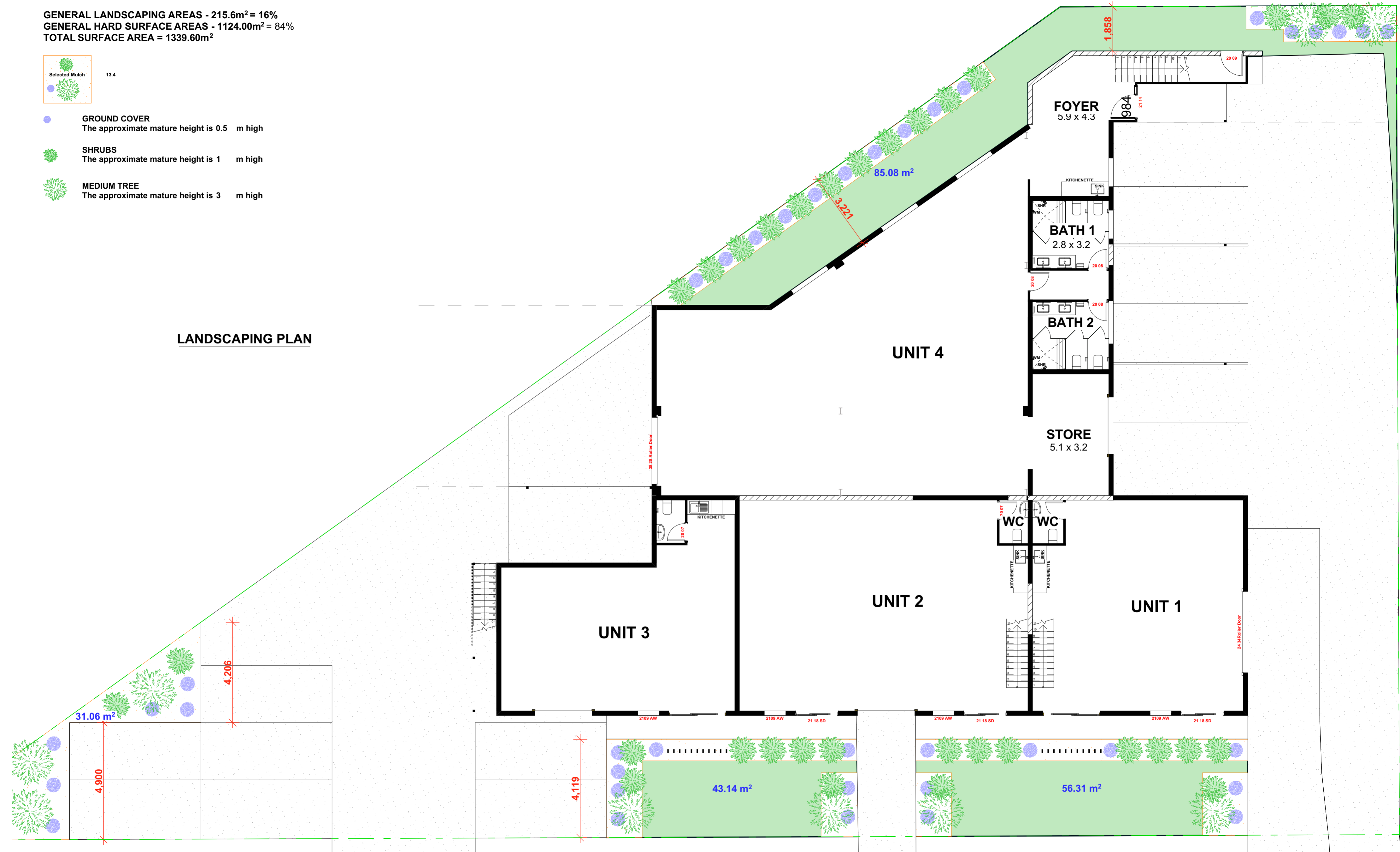
GENERAL LANDSCAPING AREAS - 215.6m² = 16%
 GENERAL HARD SURFACE AREAS - 1124.00m² = 84%
 TOTAL SURFACE AREA = 1339.60m²



13.4

-  **GROUND COVER**
The approximate mature height is 0.5 m high
-  **SHRUBS**
The approximate mature height is 1 m high
-  **MEDIUM TREE**
The approximate mature height is 3 m high

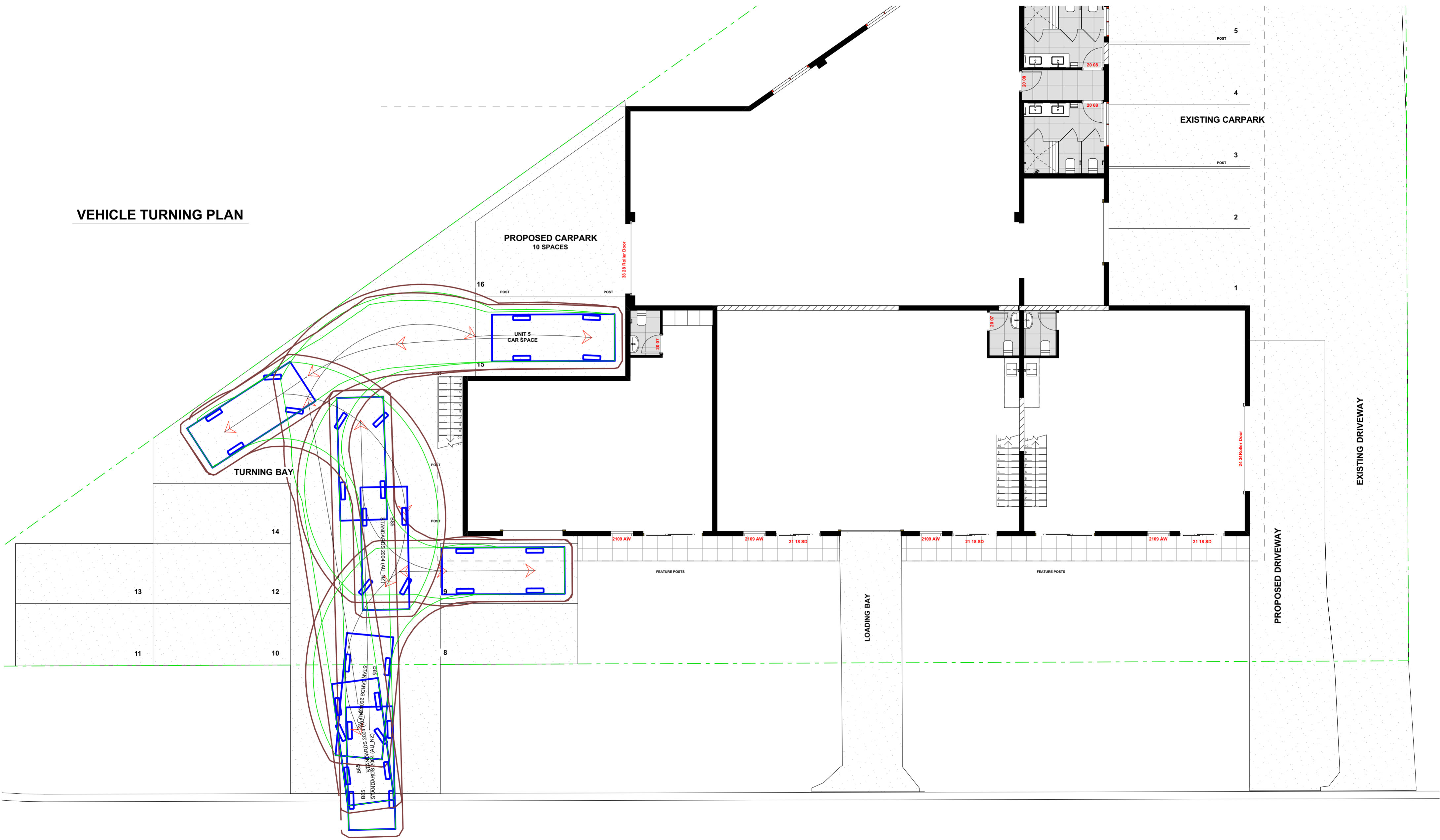
LANDSCAPING PLAN



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E	17/11/23	DA APPLICATION	SR								



VEHICLE TURNING PLAN



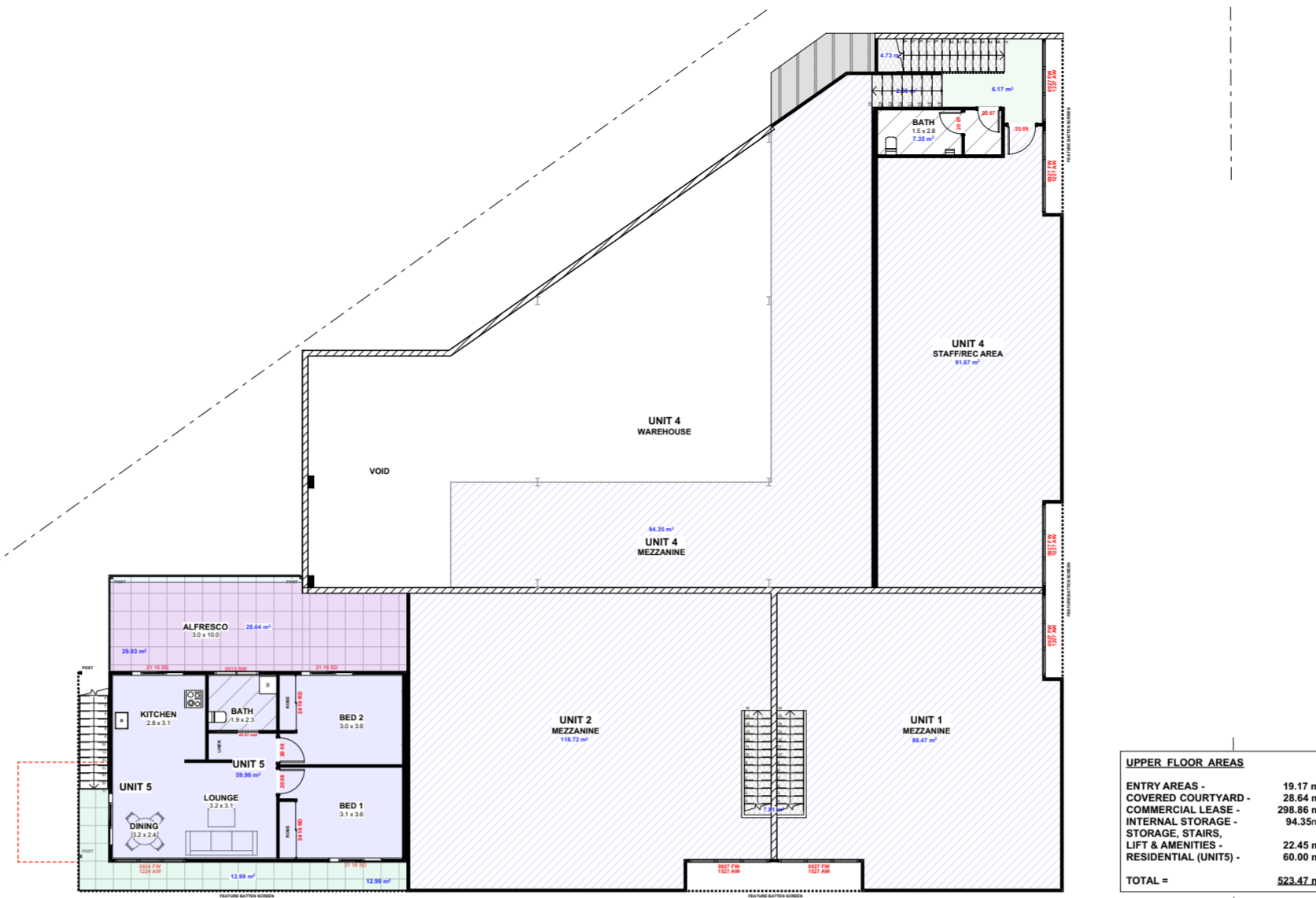
STORY DESIGN COLLECTIVE
 www.storydesign.com.au info@storydesign.com.au
 0415 484 738 QBCC Lic # 1135254
 SURFERS PARADISE BANORA POINT

rev.	date	description	int.	rev.	date	description	int.	rev.	date	description	int.
A	19/12/23	PRELIM LAYOUT	SR								
B	07/02/23	PRELIM LAYOUT REVISIONS	SR								
C	22/02/23	PRELIM LAYOUT REVISIONS	SR								
D	24/02/23	PRELIM LAYOUT COMPLETION	SR								
E	17/11/23	DA APPLICATION	SR								

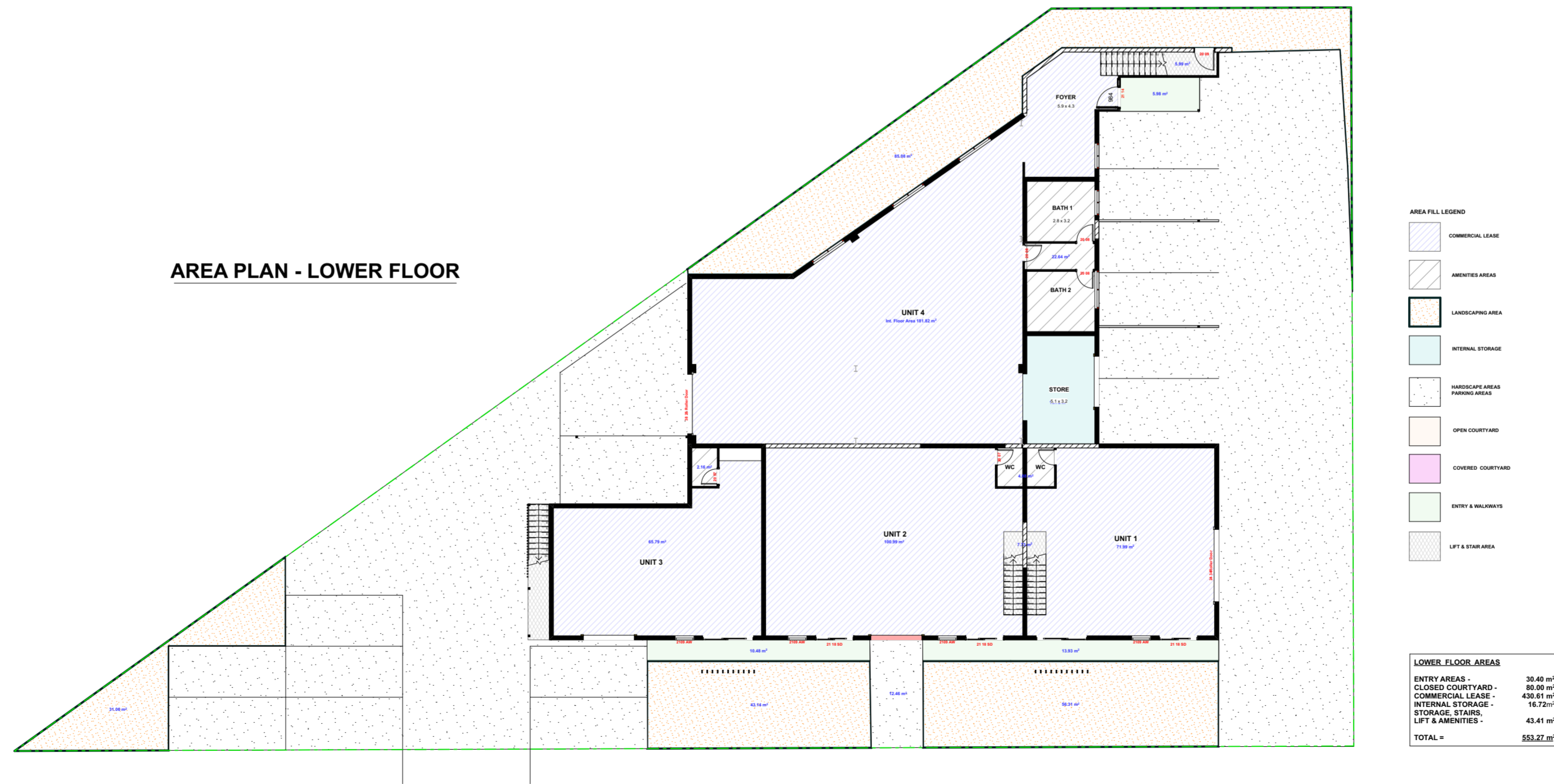
client	project number	drawing number	drawing print date
North Coast Investments Solutions	22024	209	17/11/2023
project	scale	issue	drawing name
Proposed Commercial Development 15 Grevillea Street, Byron Bay, NSW	1:100 on A2	E	VEHICLE TURNING
	drawn	checked	
	PB	Sam Ray	



AREA PLAN - UPPER FLOOR



AREA PLAN - LOWER FLOOR



rev.	date	description	int.	rev.	date	description	int.	rev.	date	description	int.
A	19/01/23	PRELIM LAYOUT	SR								
B	07/02/23	PRELIM LAYOUT REVISIONS	SR								
C	22/02/23	PRELIM LAYOUT REVISIONS	SR								
D	24/02/23	PRELIM LAYOUT COMPLETION	SR								
E	17/11/23	DA APPLICATION	SR								

Appendix B – Stormwater Management Plan



Stormwater Management Plan

15 Grevillea, Byron Bay NSW 2481

Prepared for:

JWG Australia Developments

Prepared by:

Anurag Khandagale

Approved by:

Erin Hogan, RPEQ (21,411)

EDGE CONSULTING
58 KINGSTON DRIVE
HELENSVALE, QLD, 4212, AUSTRALIA

26/10/2023

Ref: AU231359

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The information contained in this report has been prepared based on the information made available to EDGE Consulting Engineers at the time of preparation. This document, design parameters, and conclusions rely on external data sources, and the accuracy of this document is correct to the extent of the information provided to us.

This report has been prepared solely for the benefit of our client. We do not accept any liability for damage or loss resulting from reliance on this report, or any part of it, by any party other than the client (named on the front page of this report).

Document Control

Author:	Anurag Khandagale		
Reviewer	Kostas Oikonomou		
Approver RPEQ	Erin Hogan 21,411		
Report Title	Stormwater Management Plan		
Revision	02	Date	26/10/23

Revision History

Revision	Date	Author	Reviewer	Approver	Description
01	18/10/23	AK	KO		Draft issue - for coordination
02	26/10/23	AK	KO	EH	For Approval

Company Contact Details

- Address: 58 KINGSTON DRIVE HELENSVALE, QLD, 4212, AUSTRALIA
- Phone: +61 7 5561 8699
- Email: goldcoast@edgece.com

Client Details

- Client: JWG Australia Developments

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1. Introduction

This report has been prepared to support the lodgement of an alternations and additions development application to an existing two (2) storey commercial development. The development is proposed to take place over the following parcel of land:

Property Address: 15 Grevillea Street, Byron Bay NSW 2481
Property Description: Lot 19 on DP249401
Council: Byron Bay Shire Council
Registered Site Area: 1,340m²

The purpose of this report is to address the management of stormwater quantity and quality to ensure that the proposed development complies with all necessary state and local government policies.

1.1 Revision History

This version of the report is the first version and has been prepared for coordination and feedback from the project team.

2. Property Description

2.1 Site Locality

The proposed development is situated on the existing lot located at 15 Grevillea Street, described as Lot 19 on DP249401. The property is located within the Byron Bay Shire Council Local Government Area.

The site is situated in Byron Bay local government area and is near local commercial and retail centers.

The proposed development site is bounded by existing commercial and industrial developments to the northeast and northwest and west, and Grevillea Street to the southeast. The combined registered area of the existing allotments contained within this proposal is 1,340 m².

A general locality plan is presented in Figure 2.1 below:



Figure 2.1 - Site Locality

2.2 Land Usage

15 Grevillea Street is currently occupied by an existing commercial development. For the purposes of this report, we have adopted a survey conducted by Robert A. Harries for 15 Grevillea Street to represent the pre-developed conditions of the development site. The existing developments contain impervious land uses, including roof, driveway, and other hardstand areas. The existing impervious areas have been estimated from the survey and historical data to cover approximately 76% of the site area, as displayed on the pre-developed catchment plan attached as Appendix B of this report.

The existing site are currently assessable via existing VXO's from Grevillea Street.

2.3 Topography and Drainage

The detailed survey obtained for the project site indicates that the site surface grades to the south and discharges flows towards the open drain along the eastern boundary of the site. Approximate levels on the site vary from 4.29m (AHD) to 3.88m (AHD) along the eastern boundary and from 4.00m (AHD) to 3.88m (AHD) along the southern boundary. The average grade of the site has been calculated to be approximately 1% to the south-east.

A copy of the detailed survey by Robert. A. Harries has been attached to Appendix A of this report.

2.4 Upstream Catchment

The site survey indicates that the development site is not expected to be impacted by an upstream catchment and no allowance for upstream catchment flows have been considered in this report.

3. Proposed Development

3.1 Development Description

The proposed development consists of:

- Alterations and additions to an existing two (2) story commercial site
- The construction of associated, crossover, driveways, carparking areas associated with the proposed development.
- Roof sheeting replacement by others

The impervious areas of the proposed development have been measured to cover approximately 84% of the development site.

Construction works for the site will consist of, minor controlled excavation works and general lot shaping.

No further external works are proposed as part of this development.

4. Lawful Point of Discharge

In the existing case, flows generated from the developed site discharge via overland sheet flow towards the council open drain located on the eastern boundary of the site.

In the developed case, it is proposed that the development site maintains the legal point of discharge as seen in the existing case. The flows generated from the site are to be discharged via a Ø225 stormwater outlet and headwall to the open channel located on the north-eastern boundary of the site.

The proposed discharge arrangement is considered to comply with the requirements of a lawful point of discharge and will be maintained following the development of the site. It is not anticipated that any stormwater will be directed towards any adjacent properties.

This compliance is further demonstrated in the following pages where it is shown that the proposed development will result in no worsening of peak flows from the development site.

5. Stormwater detention and treatment

5.1 Introduction

This section will cover the requirements for detention and quality for management of stormwater under the Byron Bay shire city council policies.

5.2 Onsite Stormwater Detention (OSD)

As per the Byron Shire council DCP and comprehensive guidelines for stormwater management policy, section 6.1 part 2 highlights when OSD is not required. The following policies apply to this development:

- a) Where the total net increase in impervious area is less than 150 m²
- d) Where the site drains directly to a trunk drainage system within the tidal reach of a river or stream

The new carpark is being built over an area that has been assessed as semi pervious (i.e., 50% impervious). Therefore, as can be seen in the pre-developed and post-developed area plans attached in appendix B, the increase in impervious area is less than 150m². This satisfies point “a” above.

Furthermore, as can be seen in the stormwater & site grading plan attached in appendix B, minor flows are on the eastern boundary of the site to the council stormwater open drain surrounding the site. Similarly, major flows from the development will also discharge to council drainage channel to Northwest via overland sheet flow. Therefore, in both minor and major storms, the site discharges to an existing trunk drainage with tidal reach. The proposed stormwater outlet is to maintain this arrangement and therefore, in accordance with item d), OSD is not required.

As can be seen, the above points satisfy the requirements of section 6.1 part 2, therefore onsite stormwater detention is not recommended for this development.

5.3 Stormwater quality treatment

Byron Shire development control plan 2014 Chapter B3 services describes general requirements for stormwater quality treatment and management. Section 7 part b on page 16 is as below:

- b) Applications for subdivisions and developments involving an area of land greater than 2,500m² must provide measures to address the “key” pollutants in accordance with Table B3.2 for all stormwater flows up to 25% of the 1 year ARI peak flow from the development site.

As can be seen in the post and pre-developed plans attached in appendix B, the total site area is 1340 m² which is less than 2500 m² as required in part b above. Therefore, this satisfies section 7 part b is satisfied and stormwater quality treatment and management is not required for this development.

6. Conclusion

This report has been prepared to support the lodgement of an alternations and additions development application to an existing two (2) storey commercial development. The development is proposed to take place over the following parcel of land:

Property Address: 15 Grevillea Street, Byron Bay NSW 2481
Property Description: Lot 19 on DP249401
Council: Byron Bay Shire Council
Registered Site Area: 1,340m²

The purpose of this report is to address the management of stormwater quantity and quality to ensure that the proposed development complies with all necessary state and local government policies.

This report has addressed the management of stormwater quantity and quality and demonstrated that no additional works are required to ensure that the proposed development complies with all necessary state and local government policies.

It is the opinion of this report that the proposed stormwater quantity and quality management systems are suitable for a development of this scale and potential impacts.

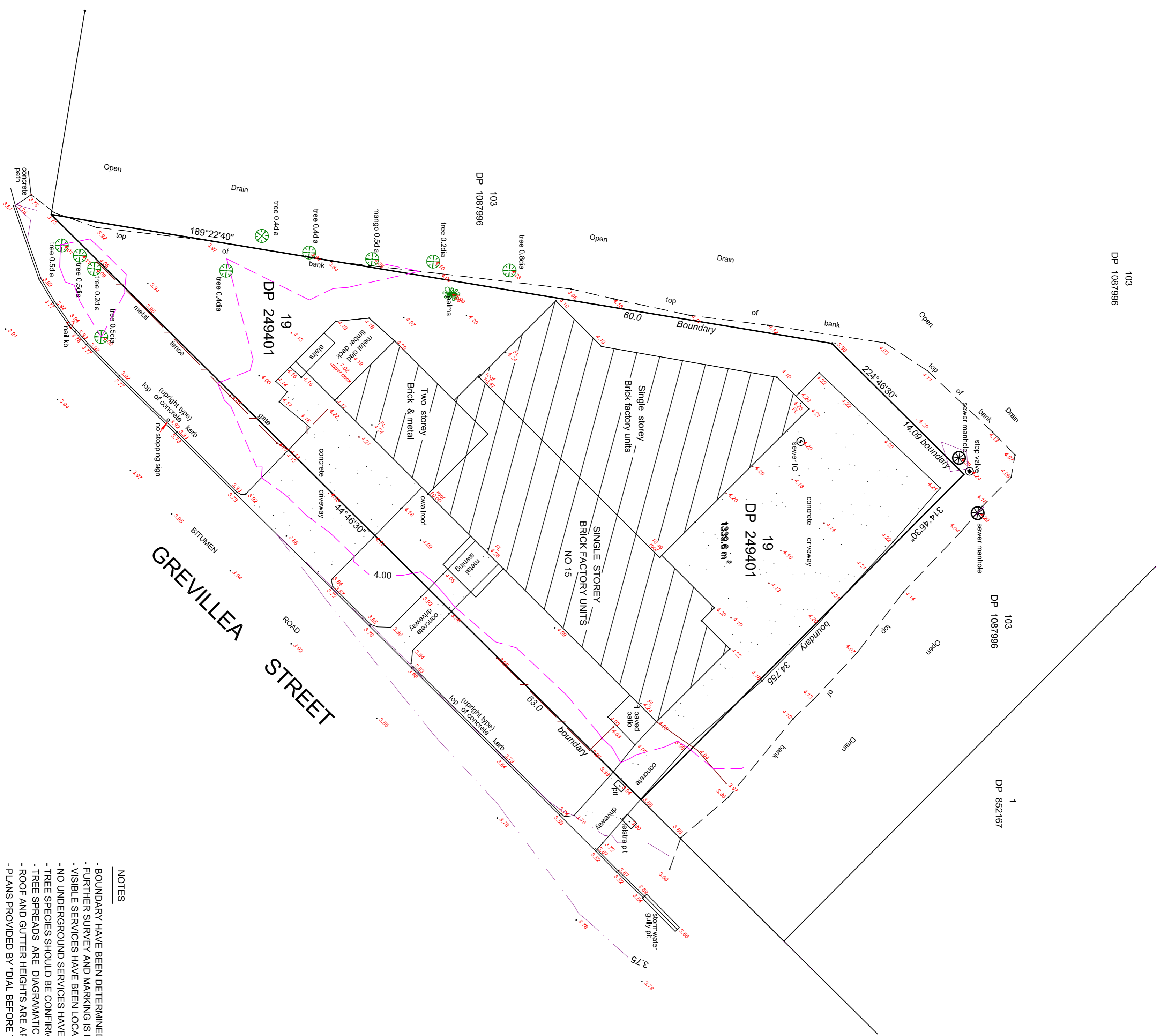
7. Appendices

7.1 Appendix A – Survey and Architectural Plans

103
DP 1087996

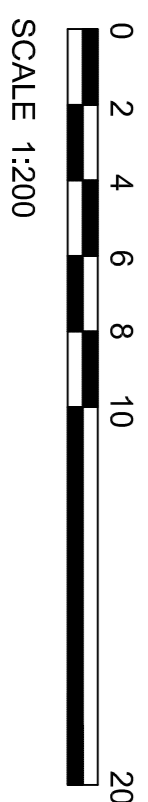
103
DP 1087996

1
DP 852167



NOTES

- BOUNDARY HAVE BEEN DETERMINED FOR THE PURPOSE OF THIS SURVEY ONLY.
- FURTHER SURVEY AND MARKING IS REQUIRED PRIOR TO ANY CONSTRUCTION NEAR BOUNDARIES
- VISIBLE SERVICES HAVE BEEN LOCATED
- NO UNDERGROUND SERVICES HAVE BEEN LOCATED
- TREE SPECIES SHOULD BE CONFIRMED BY SUITABLY QUALIFIED PROFESSIONAL
- TREE SPREADS ARE DIAGRAMATIC ONLY AND HAVE NOT BEEN SHOWN ACCURATELY
- ROOF AND GUTTER HEIGHTS ARE APPROXIMATE ONLY
- PLANS PROVIDED BY 'DIAL BEFORE YOU DIG' ARE TO BE USED FOR SERVICES LOCATIONS
- AREAS SHOWN ARE FROM TITLE MEASUREMENTS ONLY






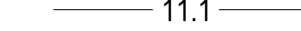







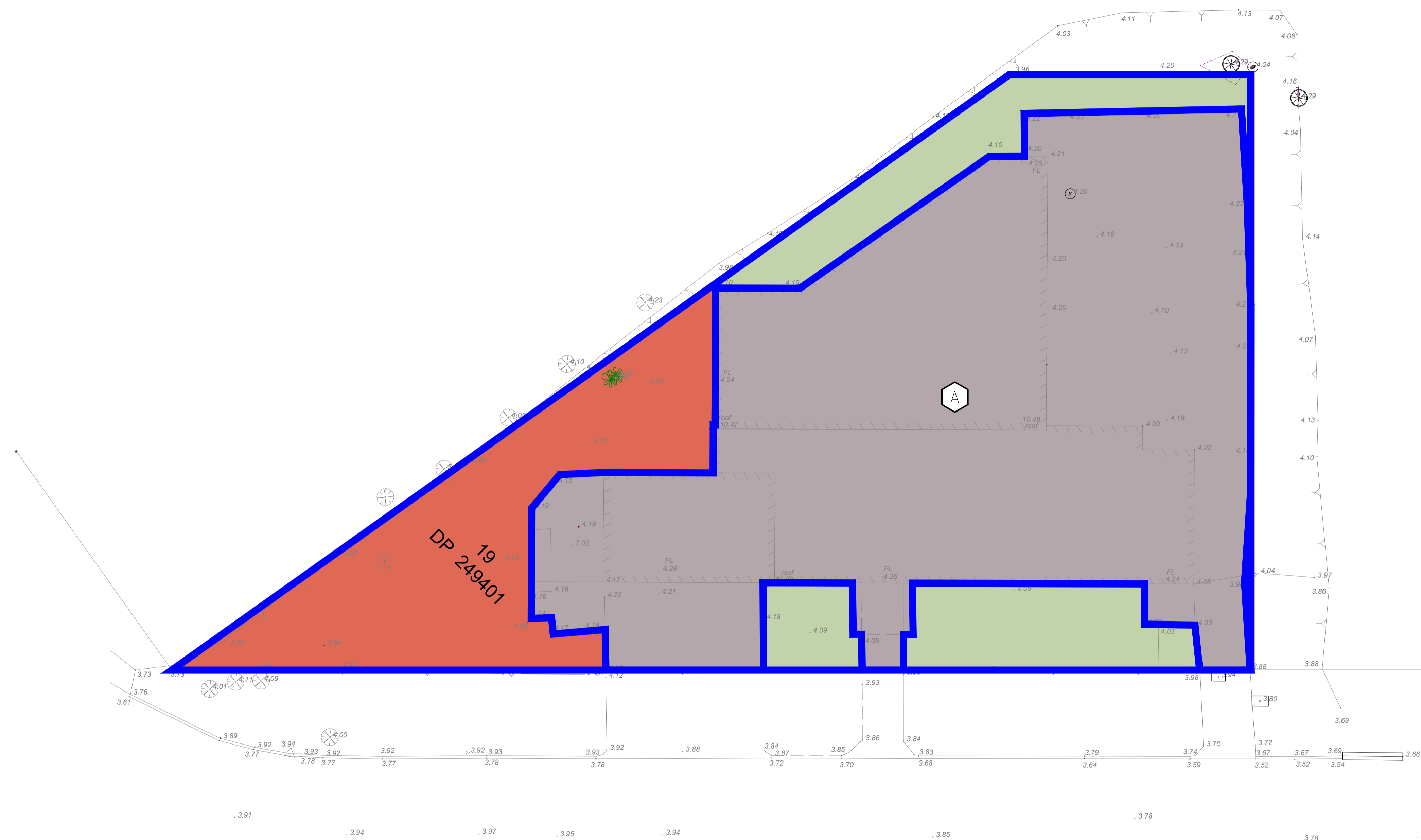
CONTOUR LEVEL AND DETAIL PLAN OF			
LOT 19 DP 249401			
15 GREVILLEA STREET BYRON BAY			
DATE	SCALE	CONTOUR INTERVAL	DATUM
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			ORIGIN
			SMM 195038
			REF
			GREVILLEA15


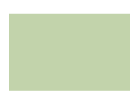

ROBERT A. HARRIS
 REGISTERED SURVEYOR - QLD & NSW
 P.O. BOX 170, CABARITA BEACH, NSW, 2488
 Ph: 0407266231
 email: robert@dpplus.com.au

7.2 Appendix B – Engineering Drawings

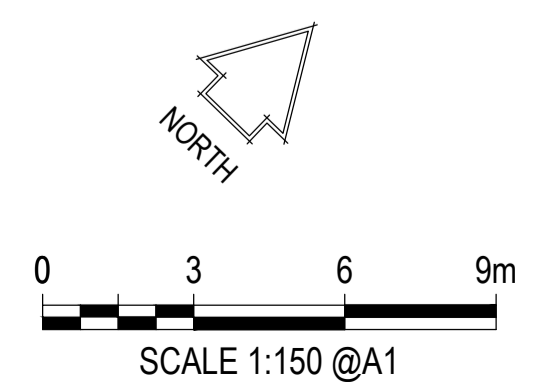
LEGEND

-  PROPERTY BOUNDARY
-  EXISTING MINOR & MAJOR CONTOUR (0.100m)
-  EXISTING STORMWATER
-  PROPOSED MINOR & MAJOR CONTOUR (0.100m)
-  PROPOSED SWALE
-  PROPOSED STORMWATER
-  PROPOSED CATCHMENT
-  EXISTING IMPERVIOUS AREA
-  SEMI PREVIOUS AREA (ASSUME 50% PREVIOUS AREA)
-  EXISTING IMPERVIOUS AREA
-  CATCHMENT LABEL



PREDEVELOPED CATCHMENT AREAS					
LEGEND	NAME	AREA (M ²)	DESCRIPTION	IMP AREA (M ²)	PERCENT IMPERVIOUS
	A	893	CATCHMENT A - IMPERVIOUS	1015	100%
		203	CATCHMENT A - PERVIOUS	0	0%
		243	CATCHMENT A - PERMIABLE	121	50%
TOTAL SITE AREA				1339	85%

WARNING
 THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING SERVICES ON AND EXTERIOR TO THE SITE INCLUDING WATER MAINS, SEWER MAINS, GAS MAINS, TELECOMMUNICATIONS CABLES, ELECTRICAL CABLES, AND STORMWATER PIPES. ANY DAMAGE TO EXISTING SERVICES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.



RPEQ NAME:	
RPEQ No:	
DATE:	
SIGN:	

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 CONSULTING ENGINEERS
 www.edgece.com

Brisbane - Australia
 2 Maynard Street,
 Woolloongabba,
 Queensland, 4102,
 Australia

T: +61 7 3392 3671
 E: brisbane@edgece.com

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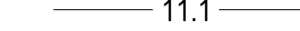





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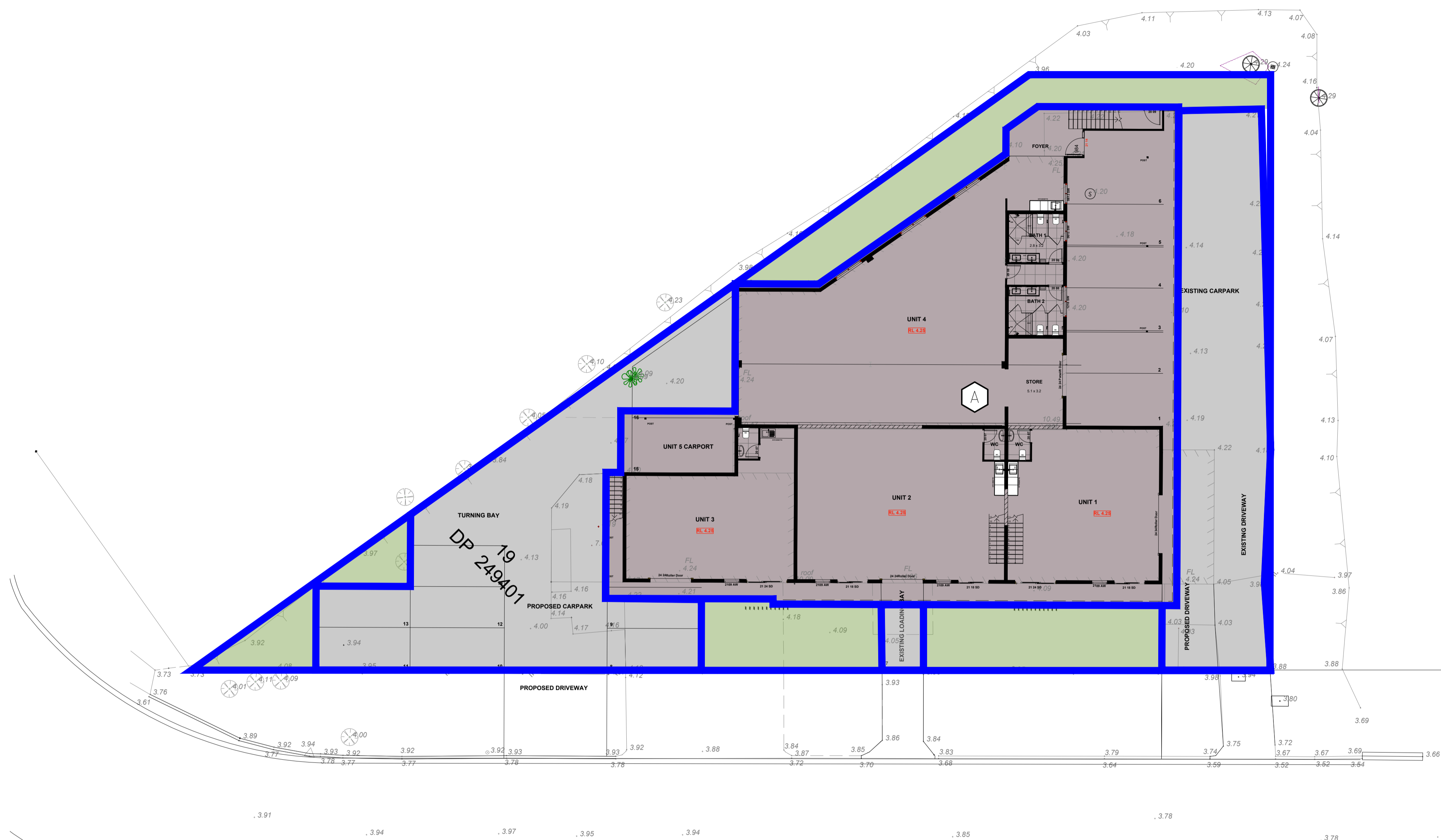
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Client	JWG AUSTRALIA DEVELOPMENTS
Designed	Drawn
FZ	FZ
Checked	AK
Scale @ A1	1:150




Drawing Title	PRE-DEVELOPMENT CATCHMENT PLAN
Project No.	AU231359
Drawing No.	CDA051
Revision	P1

FILENAME: "J:\338666\AU231359\15 GREVILLEA STREET BYRON BAY\GRAFF\CD\051\338666 PRE-DEVELOPMENT CATCHMENT PLAN.DWG"
 PLOT DATE: 18.10.2023

LEGEND

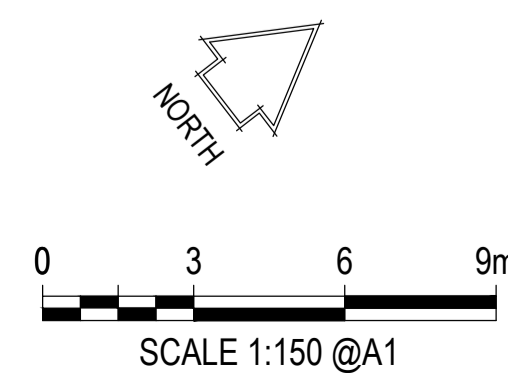
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-  EXISTING MINOR & MAJOR CONTOUR (0.100m)
-  EXISTING STORMWATER
-  PROPOSED MINOR & MAJOR CONTOUR (0.100m)
-  PROPOSED SWALE
-  PROPOSED STORMWATER
-  PROPOSED CATCHMENT
-  PROPOSED ROOF CATCHMENT
-  PROPOSED DRIVEWAY CATCHMENT
-  PROPOSED LANDSCAPE CATCHMENT
-  CATCHMENT LABEL



MUSIC CATCHMENT PLAN					
LEGEND	NAME	AREA (M ²)	DESCRIPTION	TOTAL AREA (M ²)	PERCENT IMPERVIOUS
	A	707	CATCHMENT A - ROOF	1339	84%
		422	CATCHMENT A - DRIVEWAY		
		210	CATCHMENT A - LANDSCAPE		
TOTAL SITE AREA				1339	84%

WARNING

THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING SERVICES ON AND EXTERIOR TO THE SITE INCLUDING WATER MAINS, SEWER MAINS, GAS MAINS, TELECOMMUNICATIONS CABLES, ELECTRICAL CABLES, AND STORMWATER PIPES. ANY DAMAGE TO EXISTING SERVICES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.



RPEQ NAME:

RPEQ No:

DATE:

SIGN:

Rev	Date	Description	By	Chk
P1	18.10.23	PRELIMINARY	FZ	KO

EDGE
CONSULTING ENGINEERS
www.edgece.com

Brisbane - Australia
2 Maynard Street,
Woolloongabba,
Queensland, 4102,
Australia

T: +61 7 3392 3671
E: brisbane@edgece.com

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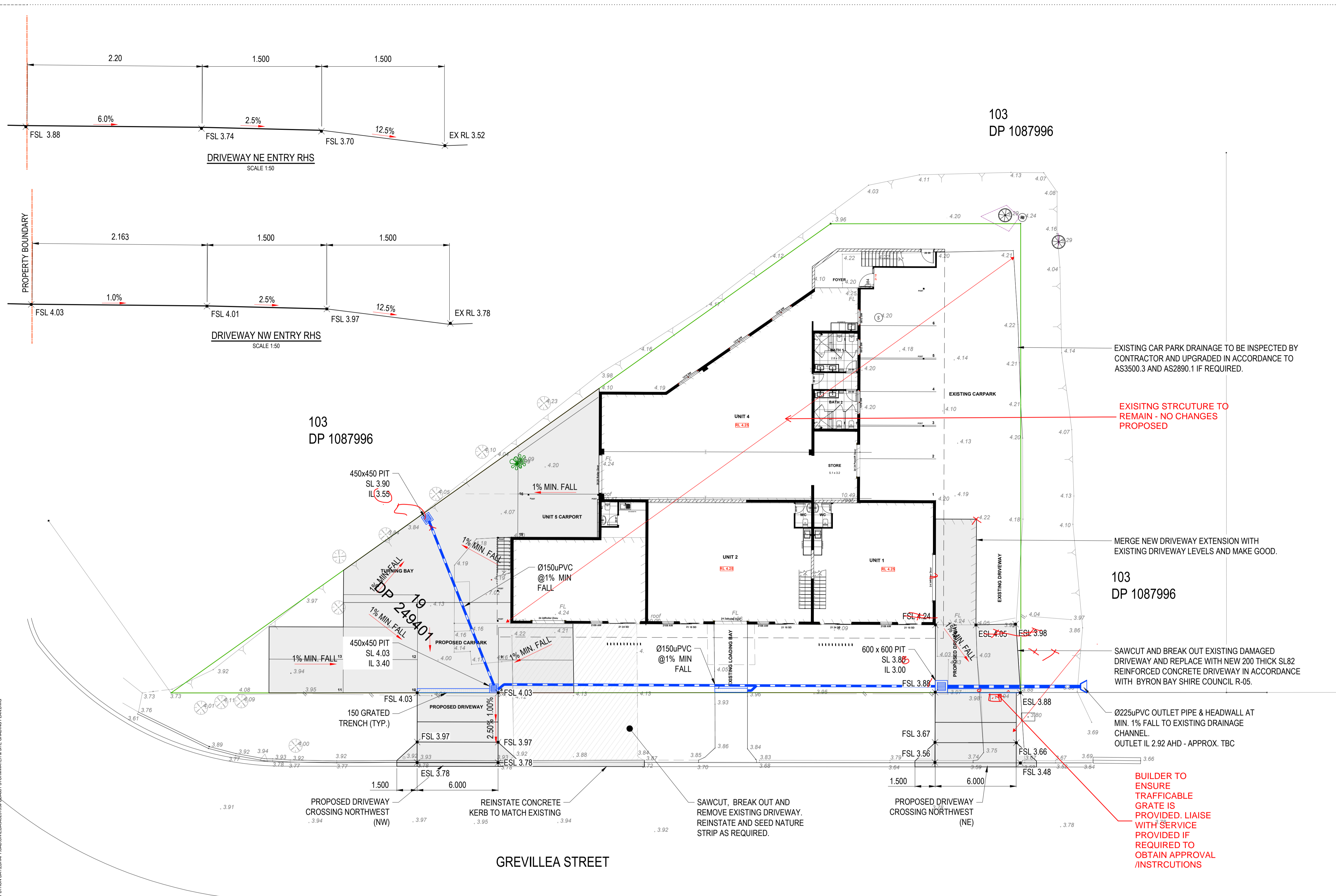
DO NOT SCALE DRAWINGS. IF IN DOUBT, ASK!

Project Name	PROPOSED DEV. FOR MIXED USE 15 GREVILLEA STREET, BYRON BAY, NSW 2481
Client	JWG AUSTRALIA DEVELOPMENTS
Designed	FZ
Drawn	FZ
Checked	AK
Scale @ A1	1:150

Drawing Title	POST - DEVELOPMENT CATCHMENT PLAN
Project No.	AU231359
Drawing No.	CDA061
Revision	P1

PRELIMINARY

FILENAME: "J:\336666\AU231359\15 GREVILLEA STREET BYRON BAY\BAYVIEW\CD\061\CDA061\1359 CD\POST DEVELOPMENT CATCHMENT PLAN.DWG" PLOT DATE: 18.10.2023



LEGEND

- PROPERTY BOUNDARY
- EXISTING MINOR & MAJOR CONTOUR (0.100m)
- EXISTING BUILDING
- EXISTING BATTER TOP
- EXISTING BATTER TOE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED STORMWATER
- EXISTING DRIVEWAY TO BE REMOVED

NOTES

1. CONTRACTOR TO READ DRAWING IN CONJUNCTION WITH ARCHITECTS, LANDSCAPE, STRUCTURAL AND HYDRAULIC ENGINEER'S PLANS.
2. CONTRACTOR TO CONFIRM LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS AND NOTIFY ENGINEER IF ANY DISCREPANCY OR POTENTIAL CLASH IS NOTED.
3. ALL EXISTING SERVICE PITS AND LIDS WITHIN EXTENT OF WORKS TO BE MODIFIED TO SUIT NEW FINISHED SURFACE LEVELS.
4. FOR CLARITY SUBSOIL DRAINS BEHIND KERBS HAVE NOT BEEN SHOWN ALLOW FOR ALL SUBSOIL DRAINAGE AS REQUIRED AND CONNECTION TO NEAREST DOWN STREAM PIT IF REQUIRED.
5. EXISTING STORMWATER DRAINAGE TO BE UTILIZED WHERE ADEQUATE. CONTRACTOR TO INSPECT AND UPGRADE IN ACCORDANCE TO AS3500.3 IF REQUIRED.
6. ROOF DRAINING IF REQUIRED BY OTHERS.

NOTE:

ALL ROOF AND SURFACE RUNOFF TO BE DIRECTED TO THE BOUNDARY PIT AND DISCHARGED TO THE PROPOSED Ø225 STORMWATER OUTLET.

EXISTING CAR PARK DRAINAGE TO BE INSPECTED BY CONTRACTOR AND UPGRADED IN ACCORDANCE TO AS3500.3 AND AS2890.1 IF REQUIRED.

EXISTING STRUCTURE TO REMAIN - NO CHANGES PROPOSED

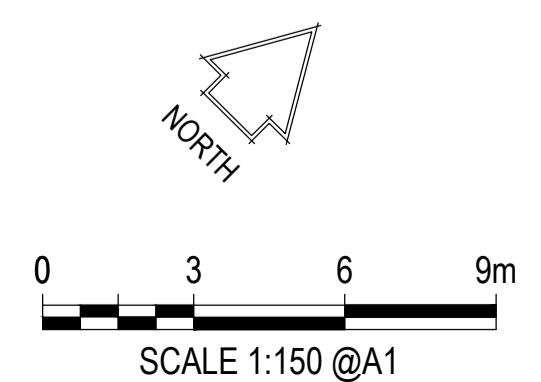
MERGE NEW DRIVEWAY EXTENSION WITH EXISTING DRIVEWAY LEVELS AND MAKE GOOD.

SAWCUT AND BREAK OUT EXISTING DAMAGED DRIVEWAY AND REPLACE WITH NEW 200 THICK SL82 REINFORCED CONCRETE DRIVEWAY IN ACCORDANCE WITH BYRON BAY SHIRE COUNCIL R-05.

Ø225uPVC OUTLET PIPE & HEADWALL AT MIN. 1% FALL TO EXISTING DRAINAGE CHANNEL. OUTLET IL 2.92 AHD - APPROX. TBC

BUILDER TO ENSURE TRAFFICABLE GRATE IS PROVIDED. LIAISE WITH SERVICE PROVIDED IF REQUIRED TO OBTAIN APPROVAL /INSTRUCTIONS

WARNING
 THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING SERVICES ON AND EXTERIOR TO THE SITE INCLUDING WATER MAINS, SEWER MAINS, GAS MAINS, TELECOMMUNICATIONS CABLES, ELECTRICAL CABLES, AND STORMWATER PIPES. ANY DAMAGE TO EXISTING SERVICES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.



RPEQ NAME:		<p>EDGE CONSULTING ENGINEERS Brisbane - Australia 2 Maynard Street, Woolloongabba, Queensland, 4102, Australia T: +61 7 3392 3671 E: brisbane@edgece.com</p>
RPEQ No:		
DATE:		
SIGN:		
P1 18.10.23 PRELIMINARY Rev Date Description By Ctk		FZ KO The concepts + information contained in this document are the copyright of EDGE Consulting Engineers. Use or copying of this document in whole or in part without the written permission of EDGE Consulting Engineers constitutes an infringement of copyright. DO NOT SCALE DRAWINGS. IF IN DOUBT, ASK!

Project Name	PROPOSED DEV. FOR MIXED USE
Client	BYRON BAY, NSW 2481
Designed	FZ
Drawn	FZ
Checked	AK
Scale @ A1	1:150

Drawing Title	STORMWATER & SITE GRADING PLAN
Project No.	AU231359
Drawing No.	CDA031
Revision	P1

PRELIMINARY

Appendix C – Flood Certificate



BYRON SHIRE COUNCIL

Flood Information Certificate

Certificate No.109.2023.84.1

Date: 22/11/2023

Your Reference: 230744

Prepared by: rtrinder

BRS NORTHERN RIVERS PTY LIMITED

Attn: Ivan Holland

Email: Northernrivers@brs.com.au

Property Details

Property description: 19/249401
Property address: 15 Grevillea Street, BYRON BAY
Parcel: 31230

Flooding Information

Item	Maximum	Minimum
Ground Levels	4.37 m AHD	3.22 m AHD
100 year flood	3.79 m AHD	3.78 m AHD
10 year flood	3.71 m AHD	3.71 m AHD
100 year Flood Hazard	High	
2050 Flood Planning Level	4.29 m AHD	
2100 Flood Planning Level	4.29 m AHD	
The above flood levels have been sourced from Belongil Creek Flood Risk Management Plan (BMT WBM, March 2015).		
NOTE: This certificate does not contain any information regarding the 2022 flood events or localised flooding.		

Disclaimer:

This flood information is provided for general purposes only. Council has not prepared this information itself. The information has been supplied to Council by various third-parties at a point in time. Because this information is based on modelling, any particular flood (and the circumstances causing it) may be different to the scenarios modelled by the various studies which provided the basis for this information.

Because of the nature of this information and how it has been supplied to Council, Council does not promise that the information is free from error or omission. As a result, Council will not be responsible for any damage, however caused, by the provision of this information.

This information is subject to change as a result of updated flood modelling. Council is not responsible for updating this information. This means Council does not warrant that the information is accurate after the day of issue.

Council does not know each customer's reasons for seeking this information. Customers are encouraged to obtain professional advice specific to their requirements regarding this information.

Flood extent at property for 100 year flood

