

PROPOSED RESIDENTIAL DEVELOPMENT

LOT 4 on DP248367

49 PATERSON STREET, BYRON BAY

FOR

PAUL THOMAS

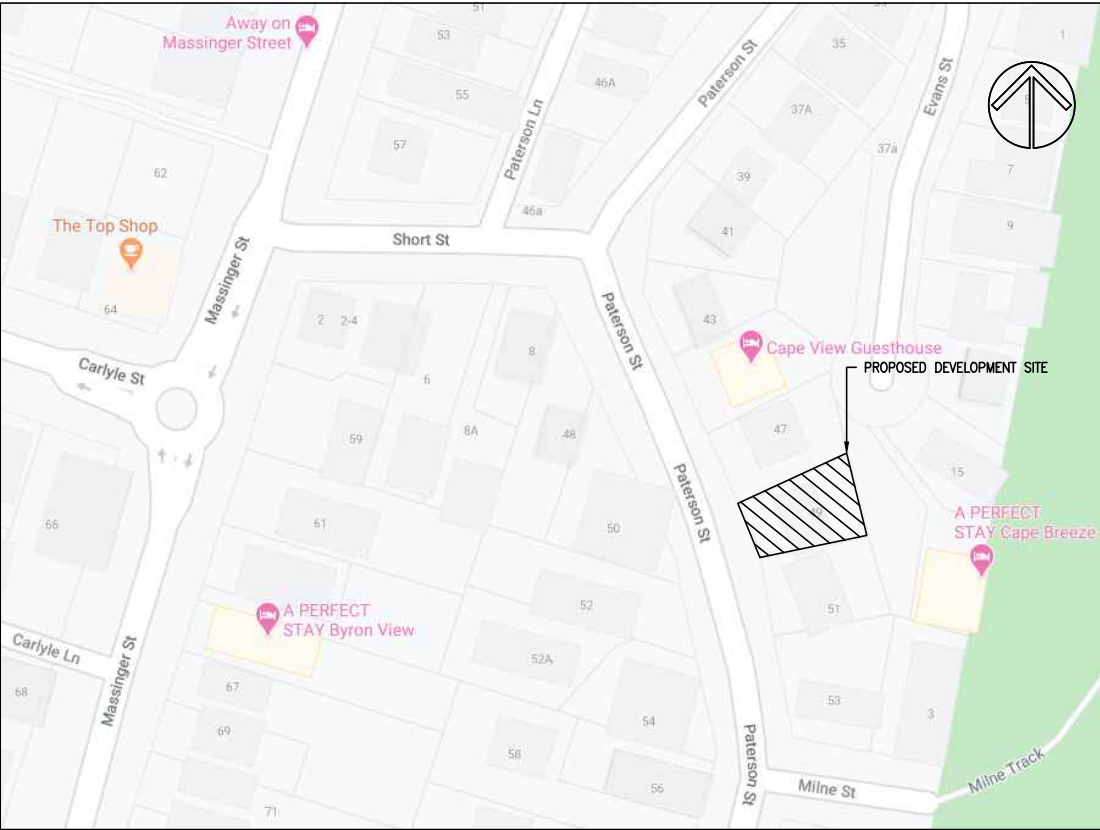
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LOCALITY PLAN

NOT TO SCALE

GENERAL NOTES

- G1 ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LOCAL AUTHORITIES STANDARD DRAWINGS & SPECIFICATIONS AND COMPLETED TO THE SATISFACTION OF THE SUPERINTENDENT AND LOCAL AUTHORITY.
- G2 UNLESS SPECIFIED OTHERWISE, ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
- G3 THE LOCATION AND LEVEL OF ALL EXISTING SERVICES SHALL BE VERIFIED BEFORE CONSTRUCTION COMMENCES AND NOTWITHSTANDING THE INFORMATION SHOWN ON THE DRAWINGS, THE DESIGN OF CONSTRUCTION MAY BE ALTERED TO SUIT BY THE SUPERINTENDENT.
- G4 ALL CONNECTIONS TO EXISTING SEWERS AND WATER MAINS ARE TO BE CONSTRUCTED BY THE LOCAL AUTHORITY OR AN APPROVED CONTRACTOR. THE CONTRACTOR IS TO ALLOW IN HIS CONTRACT SUM FOR THE COST OF ANY PROPOSED CONNECTIONS.
- G5 ALL SEWERS ARE TO BE 150MM DIA. U.P.V.C. CLASS SN8 RUBBER RING JOINTED AND PROPERTY CONNECTIONS ARE TO BE 100MM DIA. U.P.V.C CLASS SN6 UNLESS NOTED OTHERWISE.
- G6 THE PAVEMENT DEPTHS SHOWN ARE PRELIMINARY ONLY AND ARE TO VERIFIED FOLLOWING SUB-SOIL TESTS OF THE SUB-GRADE MATERIAL.
- G7 ALL ROOFWATER CONNECTIONS FROM KERB ADAPTERS ARE TO BE 100MM DIA CLASS SN10 AT A MIN GRADE OF 1.0% UNLESS SHOWN OTHERWISE. ROOFWATER CONNECTIONS FROM FIELD INLETS OR GULLY PITS ARE TO BE 150MM DIA CLASS SN8 AT A MIN GRADE OF 1.0% UNLESS NOTED OTHERWISE.
- G8 ALL U.P.V.C. STORMWATER DRAINAGE PIPES ARE TO BE CLASS SN8 AND ALL R.C. AND F.R.C. PIPES ARE TO BE CLASS 3 RUBBER RING JOINTED UP TO AND INCLUDING 600 DIA. PIPES OVER 600 DIA. ARE TO BE CLASS 3 AND ARE TO HAVE AN EXTERNAL RUBBER BAND JOINT GROUTED INTERNALLY.
- G9 WATER PIPES SHALL BE:  
- P.V.C.-M WATER PIPES ARE TO BE SERIES 2 PN16 SN10 R.R.J.  
- D.I.C.L. WATER PIPES ARE TO BE PN35 WITH ALL FITTINGS TO BE FUSION BONDED POLYMERIC COATED.  
- PE WATER PIPES ARE TO BE PN16 SDR11 PE100. DN25 AND DN32 WATER SERVICES SHALL BE PE80B.
- G10 ALL "AS CONSTRUCTED" INFORMATION IS TO BE RECORDED AS REQUIRED BY THE LOCAL AUTHORITY AND SUBMITTED TO THE SUPERINTENDENT IMMEDIATELY AFTER COMPLETION OF THE WORKS.
- G11 ALL ALLOTMENTS ARE TO BE GRADED AT A MINIMUM GRADE OF 1 IN 150.

CONCRETE NOTES

- C1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3600 CONCRETE STRUCTURES CODE AND THE REFERENCED STANDARDS THEREIN.
- C2 THE CONCRETE STRENGTH GRADE AND THE COVER TO REINFORCEMENT FOR THE VARIOUS CONCRETE ELEMENTS SHALL BE AS LISTED BELOW:

ELEMENT	SURFACES IN CONTACT WITH GROUND		INTERIOR SURFACES		EXTERIOR SURFACES	
	STRENGTH GRADE	COVER	STRENGTH GRADE	COVER	STRENGTH GRADE	COVER
MANHOLES	N32	50				
FIELD INLET PITS	N32	50				
DRIVEWAY SLAB	N32	50			N32	65
KERB/CHANNEL	N32	-				

- C3 CONCRETE TO HAVE A MAXIMUM AGGREGATE SIZE OF 20mm WITH 80mm MAXIMUM SLUMP, A WATER/CEMENT RATIO OF NOT GREATER THAN 0.65 AND A MAXIMUM FINAL BASIC DRYING SHRINKAGE STRAIN OF 800 x 10<sup>-6</sup> UNLESS APPROVED OTHERWISE.
- C4 NO ADDITIVES SHALL BE ADDED OF APPLIED TO THE CONCRETE MIX WITHOUT THE APPROVAL OF THE ENGINEER.
- C5 THE MAXIMUM PERMISSIBLE TRANSPORT TIME FOR CONCRETE BETWEEN BATCHING AND PLACEMENT ON SITE SHALL BE IN ACCORDANCE WITH THE FOLLOWING TABLE.

AMBIENT AIR TEMPERATURE	MAX. BATCHING TO PLACEMENT TIME
10° - 24°C	120 MINUTES
25° - 27°C	90 MINUTES
28° - 30°C	60 MINUTES
31° - 33°C	45 MINUTES
34° - 36°C	30 MINUTES
37°C+	NO PLACEMENT OF CONCRETE UNLESS CHILLED WATER OR ICE IN MIX

- C6 ALL CONCRETE SHALL BE MECHANICALLY VIBRATED. VIBRATORS SHALL NOT BE USED TO SPREAD CONCRETE.
- C7 ALL CONCRETE SHALL BE SAMPLED AND TESTED IN ACCORDANCE WITH AS1379 ADOPTING THE PROJECT ASSESSMENT METHOD FOR COMPRESSIVE STRENGTH AND SLUMP COMPLIANCE. THE RESULTS OF ALL TESTS SHALL BE PROMPTLY SUBMITTED TO THE ENGINEER FOR REVIEW.
- C8 WHEN THE AIR TEMPERATURE EXCEEDS 30°C, ALIPHATIC ALCOHOL SHALL BE APPLIED TO THE CONCRETE SURFACE OF SLABS IMMEDIATELY AFTER THE INITIAL SCREED AND AGAIN AFTER BULL FLOATING.
- C9 CURING OF ALL CONCRETE SURFACES SHALL COMMENCE IMMEDIATELY AFTER COMPLETING CONCRETE FINISHING AND SHALL CONTINUE FOR 7 DAYS. CONTRACTOR TO CONFIRM METHOD OF CURING WITH ENGINEER PRIOR TO USE.
- C10 SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.
- C11 BEAM DEPTHS ARE WRITTEN FIRST AND INCLUDE SLAB THICKNESS, IF ANY.
- C12 NO HOLES, CHASES OR EMBEDDED ITEMS OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT PRIOR APPROVAL OF THE ENGINEER. CONDUITS, PIPES ETC. SHALL NOT BE PLACED IN THE COVER THICKNESS OF THE CONCRETE.

- C13 WHERE SERVICE PIPES PENETRATE CONCRETE ELEMENTS, PROVISION SHOULD BE MADE TO ALLOW FOR MOVEMENT OF THE ELEMENT.
- C14 FORMWORK SHALL BE DESIGNED, CONSTRUCTED AND STRIPPED IN ACCORDANCE WITH AS3610 FORMWORK CODE, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- C15 REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND NOT NECESSARILY SHOWN IN TRUE PROJECTION OR SCALE.
- C16 ALL REINFORCEMENT SHALL BE SECURELY SUPPORTED IN ITS CORRECT POSITION ON PLASTIC BAR CHAIRS, GENERALLY AT NOT GREATER THAN 800mm CENTRES IN BOTH DIRECTIONS.
- C17 WELDING AND HEATING OF REINFORCEMENT SHALL NOT BE PERMITTED WITHOUT APPROVAL OF THE ENGINEER.
- C18 ALL STEEL REINFORCEMENT IN CONCRETE ELEMENTS SHALL BE INSPECTED BY THE ENGINEER AND PASSED PRIOR TO POURING OF ANY CONCRETE.
- C19 LAP REINFORCEMENT ONLY AT LOCATIONS SHOWN ON THE DRAWINGS OR AS APPROVED BY THE ENGINEER.
- C20 SLAB FABRIC SHALL BE LAPPED ONE FULL PANEL OF FABRIC PLUS 50mm SO THAT THE TWO OUTERMOST TRANSVERSE WIRES OF ONE SHEET OVERLAP THE TWO OUTERMOST TRANSVERSE WIRES OF THE SHEET BEING LAPPED BY 50mm.
- C21 BAR REINFORCEMENT SHALL BE LAPPED IN ACCORDANCE WITH THE FOLLOWING TABLE.

TYPICAL BAR REINFORCEMENT LAP LENGTHS		
BAR	LAP LENGTH UNO	HORIZONTAL BARS WITH GREATER THAN 300mm OF CONCRETE CAST BELOW THEM
N12	550	750
N16	800	1100
N20	1100	1400
N24	1250	1600
N28	1400	1800
N32	1600	2100
N36	2000	2500

WHERE LAPS ARE SHOWN ON THE DRAWINGS THE ABOVE LAP LENGTHS SHALL BE ADOPTED UNLESS NOTED OTHERWISE. WHERE BARS OF DIFFERENT DIAMETER ARE SHOWN LAPPED, ADOPT THE LAP LENGTH APPROPRIATE TO THE SMALLER DIAMETER BAR.

GENERAL

ASPHALTIC CONCRETE PAVEMENT	
PERMEABLE PAVEMENT	
REINFORCED CONCRETE PAVEMENT	
REINFORCED CONCRETE PATHWAY/CROSSOVER	
TURF	
STONE PITCHING	
TELECOMMUNICATION	
GAS MAIN	
ELECTRICITY OVERHEAD	
ELECTRICITY UNDERGROUND	
LIGHT POLE	
POWER POLE	
PIT (TELSTRA/ELEC)	
EDGE OF BITUMEN	
FENCE	
EXISTING SURFACE LEVEL	
FINISHED SURFACE LEVEL	

LEGEND

WATER

	NEW	EXISTING	DISUSED
WATER MAIN			
FIRE HYDRANT			
DUAL OUTLET FIRE HYDRANT			
SWABBING FIRE HYDRANT			
ISOLATION VALVE			
SCOUR VALVE			
AIR VALVE			
DEAD END			
TEST/CHLORINATION POINT			
REDUCER			
PIPE MATERIAL CHANGE			
WATER SERVICE PRE-TAPPED TEE			
WATER SERVICE PIPE & CONDUIT			
FLOW METER			
FLUSHING POINT			

SEWERAGE

	NEW	EXISTING	DISUSED
GRAVITY SEWER MAIN			
SEWER RISING MAIN			
SEWER VACUUM MAIN			
MAINTENANCE HOLE & END OF LINE			
END OF LINE			
MAINTENANCE SHAFT			
HORIZONTAL/VERTICAL BEND			
COMPOUND BEND			
STUB / TEMPORARY END			
RODDING END			
PROPERTY CONNECTION			
OVERFLOW MAINTENANCE HOLE			
ISOLATION VALVE			
SCOUR VALVE AND CHAMBER			
GAS RELEASE VALVE			
FLUSHING POINT			
DISCHARGE MAINTENANCE HOLE			
NON-RETURN/REFLUX VALVE			
VENT POLE / ODOUR CONTROL UNIT			



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**DATUM**  
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PM 30287  
R.L. 17.135

USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. IF A DISCREPANCY ARISES CHECK WITH THE PROJECT ENGINEER AND/OR SUPERVISING AUTHORITY. DO NOT WORK FROM REDUCED SCALE DRAWINGS (A1-A3 SIZE PAPER). COPYRIGHT OF ALL DRAWINGS & WORKS EXECUTED FROM THEM IS VESTED IN WESTERA PARTNERS AND USE OF THERE FORE WITHOUT PERMISSION IS STRICTLY PROHIBITED. IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL WORKS ARE CARRIED OUT WITH DUE CARE AND DILIGENCE TO COMPLY WITH THE CONTRACT DOCUMENTS.

No.	DATE	REVISIONS

**SHEET**  
**PROJECT**  
**LOCATION**  
**CLIENT**

CIVIL NOTES & LEGEND  
PROPOSED RESIDENTIAL DEVELOPMENT  
LOT 4 on DP 248367  
49 PATERSON STREET, BYRON BAY  
PAUL THOMAS

APPROVED

B. ARTHUR  
RPEQ 4384, NER 694962  
For and on behalf of  
WESTERA PARTNERS PTY. LTD.

DESIGNED M.J.W.

DRAWN M.G.B.

DATE DRAWN FEBRUARY 2020

FILE NAME Notes.dwg

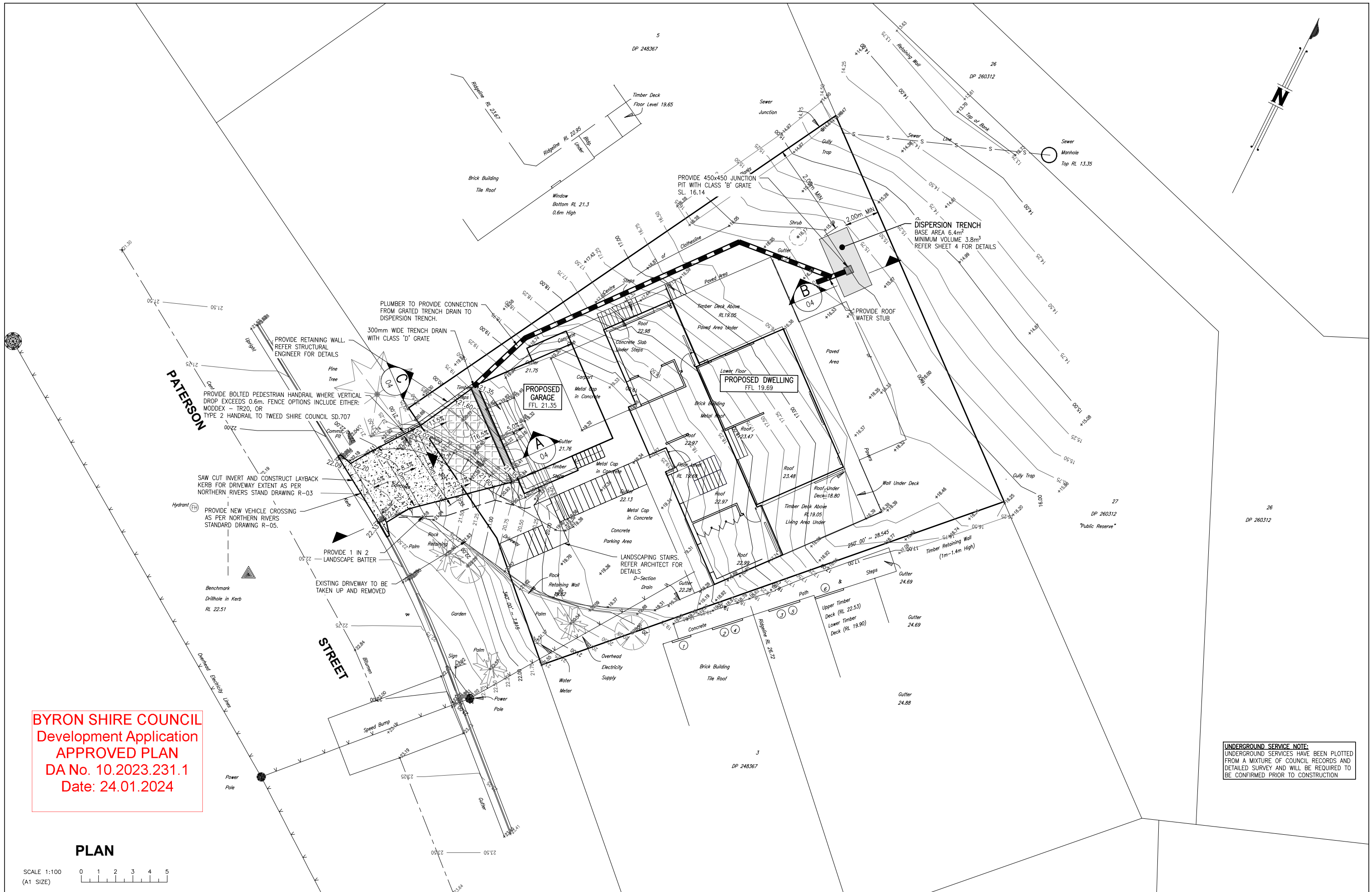
SHEET NUMBER

02 OF 04

REVISION

PROJECT NUMBER

N20/043 C



BYRON SHIRE COUNCIL  
Development Application  
APPROVED PLAN  
DA No. 10.2023.231.1  
Date: 24.01.2024

PLAN

SCALE 1:100  
(A1 SIZE)

UNDERGROUND SERVICE NOTE:  
UNDERGROUND SERVICES HAVE BEEN PLOTTED  
FROM A MIXTURE OF COUNCIL RECORDS AND  
DETAILED SURVEY AND WILL BE REQUIRED TO  
BE CONFIRMED PRIOR TO CONSTRUCTION

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No.	DATE	REVISIONS
C	16.01.2024	HANDRAIL ADDED TO EDGE OF DRIVEWAY
B	11.08.2023	DRIVEWAY AMENDMENT FOR DA
A	04.10.2022	DRIVEWAY AMENDMENT

**SHEET**  
**PROJECT**  
**LOCATION**  
**CLIENT**

CIVIL WORKS PLAN  
PROPOSED RESIDENTIAL DEVELOPMENT  
LOT 4 on DP 248367  
49 PATERSON STREET, BYRON BAY  
PAUL THOMAS

**APPROVED**  
B. ARTHUR  
RPEQ 4384, NER 694962  
For and on behalf of  
WESTERA PARTNERS PTY. LTD.

**DESIGNED** T.J.M./M.J.W.  
**DRAWN** M.G.B.  
**DATE DRAWN** FEBRUARY 2020  
**FILE NAME** Civilwks.dwg

**SHEET NUMBER**  
03 OF 04  
**REVISION** C  
**PROJECT NUMBER**  
N20/043 C



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Date: 24.01.2024