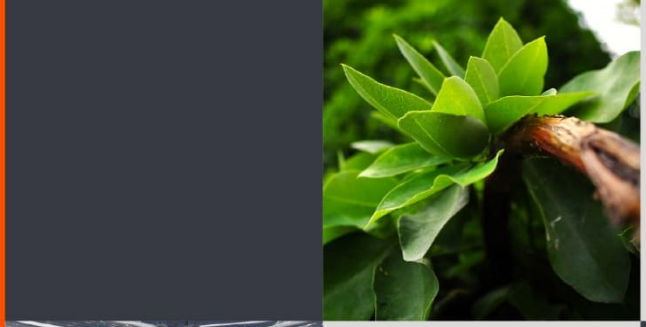



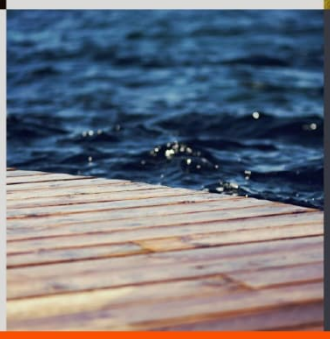

# Engineering Assessment

J7453-119-123_Jonson_St-EA01-RevB

119-123 Jonson St, Byron Bay, NSW 2481
L0t 1-3 Section 48 on DP758207

JD Property Group Pty Ltd
By Planit Consulting Pty Ltd

*November 2023*



This report has been written by

Planit Consulting Pty Ltd
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Document Control

| Version | Date | Document Type | Prepared By | Reviewed By |
|---|---|---|---|---|
| Rev A | 12.05.2023 | For Approval | CW | JB |
| Rev B | 01.11.2023 | For Approval | CW | JB |
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Project Details

| | |
|---|---|
| Project Name | 119-123 Jonson St, Byron Bay, NSW 2481 |
| Client | JD Property Group Pty Ltd |
| Authors | Chaej Wrencher, Jake Bentley |
| Planit Reference | J7453-119-123_Jonson_St-EA01-RevB |

Disclaimer

# Contents

# Figures



# Tables

# 1 Executive Summary

This Engineering Assessment (EA) has been prepared in support of the proposed mixed-se development located at 119-123 Jonson St, Byron Bay, NSW and falls within the Byron Shire Council (BSC) Local Government Area. Planit was engaged by JD Property Group to assess and report on the engineering requirements associated with this development.

The proposed development involves the demolition of the existing structures to construct a 3-storey mixed use development with the inclusion of a basement carpark. The site includes existing stormwater, potable water, sewer, power and telecommunication services within the vicinity of the subject site.

The site is located within an area whereby acid sulfate soils could be present under the surface and a portion of the site is located within the flood planning area.

The development is proposing to provide a basement level and accordingly, significant earthworks are proposed to accommodate the basement level. In addition, it is proposed to upgrade Middleton Ln. Based on preliminary earthworks design, the following cut/fill volumes have been estimated:

- Cut – 9,674m$^3$
- Fill – 197m$^3$
- Balance – 9,477m$^3$

A traffic assessment has been prepared for the site detailing traffic impacts and access requirements for the site. The assessment concluded that the basement access is proposed to be off Middleton Ln as well as service vehicle loading bay access is proposed to be off Middleton Ln. In addition, as part of this development it is proposed to upgrade Middleton Ln.

Potable water requirements for the site include the provision of a DN150 site connection and bulk water meter with the likelihood of requiring a booster station. This is to be confirmed in the detailed design by a hydraulic engineering and when pressure testing has been carried out.

Sewer servicing for the site will require a DN150 site connection to accommodate flows from the development site.

A stormwater management plan for the development has been prepared and determined that due to the increase in impervious area and site size, treatment and detention is to be provided. The proposal is to provide a detention tank and Jellyfish Filter discharging to a direct underground connection to Councils Stormwater network in Jonson St which is considered the sites LPOD.

Power supply is available in proximity to the subject site via overhead power lines, it is proposed to convert this to underground power for the extent of the subject site. No major issues are foreseen with the provision of power the development site. This is to be confirmed by Essential Energy.

Telecommunication services are available within proximity to the subject site. No major issues are foreseen with the provision of power the development site. This is to be confirmed by Telstra.

Based on the assessment it was determined that the proposed development can be appropriate serviced in accordance with relative standards.

# 2 Introduction

## 2.1 Project Background

This Engineering Assessment (EA) has been prepared in support of the proposed mixed-se development located at 119-123 Jonson St, Byron Bay, NSW and falls within the Byron Shire Council (BSC) Local Government Area. Planit was engaged by JD Property Group to assess and report on the engineering requirements associated with this development.

The proposed development involves the demolition of the existing structures to construct a 3-storey mixed use development with the inclusion of a basement carpark. Refer to Table 1 for additional detail, Figure 1 for the subject site in its existing conditions, and Appendix A for the site survey and proposed alterations.

Table 1 – Site Details Summary

| Component | Details |
|---|---|
| Applicant | JD Property Group |
| Street Address | 119- 123 Jonson St, Byron Bay |
| Local Government Area | Byron Shire Council |
| Climatic Region | Subtropical |
| Zoning | Local Centre (B2) |
| Proposed development type | Mixed Use |
| Site Area | 2727m$^2$ |
| Map Reference | Lot 1-3 Section 48 on DP758207 |


Figure 1- Subject Site

## 2.2 Project Scope

This report presents the results of an assessment of:

- The subject site including:
  - Locality.
  - Existing Services.
  - Soil characteristics.
  - Flooding.
  - Topography.
- Earthworks and roadworks including:
  - Bulk earthworks.
  - Retaining walls.
  - Service trenching.
  - Driveway and crossover design.
- Services connection strategy including:
  - Potable water.
  - Sewer.
  - Stormwater (Summary of stormwater management requirements as determined by Planit's Stormwater Management Plan).
  - Power.
  - Telecommunication.

To accompany and further detail the proposed design, a civil design set of plans has been prepared and is available within Appendix C.

# 3 Civil Site Assessment

## 3.1 Existing Site Description

The subject site is located in a area zoned as local centres (B2), and forms part of the Byron Shire Council (BSC) Local Government Area (LGA). The subject site is 2727m² in plan and is located on Lot 1-3 Section 48 on DP758207. The site currently contains:

- Lot 1-2 on DP758207 (1716m²):
  - A single storey rendered brick building with the inclusion of a concrete patio;
  - Car park/ laoding area to the north-west; and
  - Small landscaped area to the east.

- Lot 3 on DP758207 (1011m²):
  - A signle storey fibro building;
  - 2 x Granny Flat; and
  - Small landscaped area.

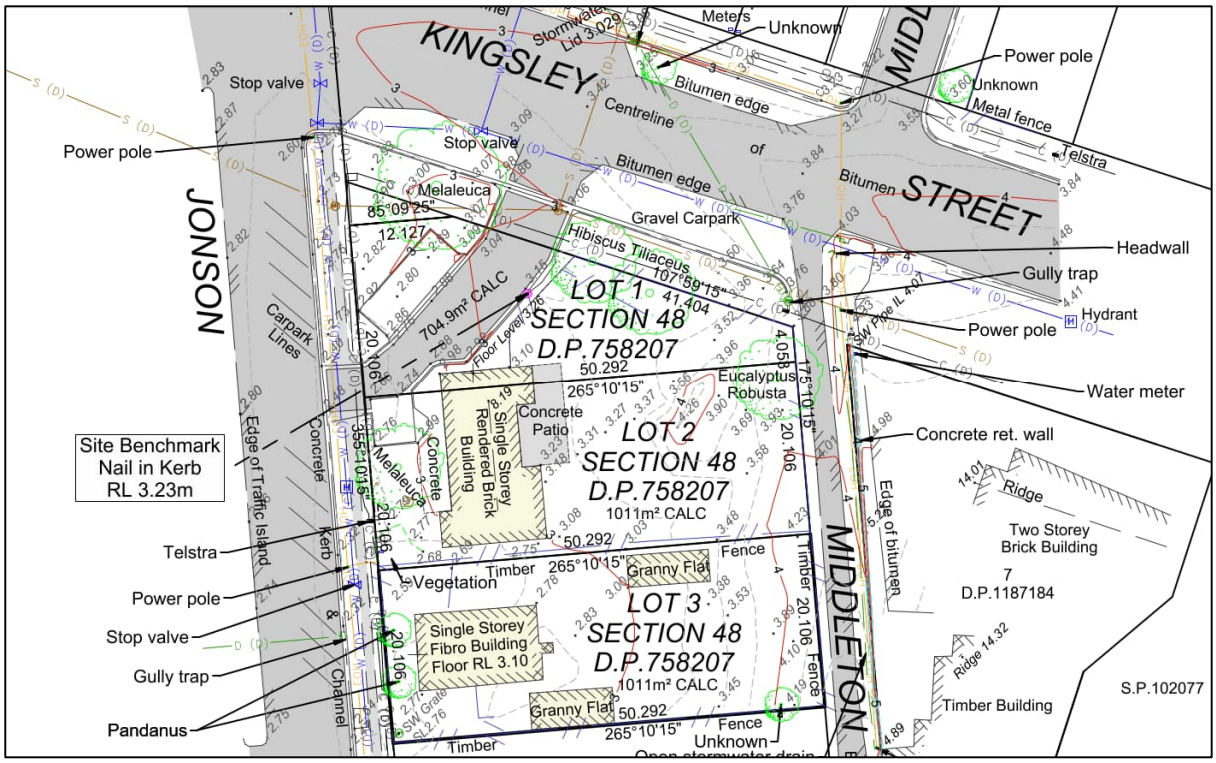



Figure 2- Existing Site

## 3.2 Proposed Site Description

The proposed development includes but not limited to the following:

- Demolition of the existing onsite buildings.
- Construction of Basement Level for carparking.
- Construction of Ground level involving a courtyard and Commercial space.
- 2x levels of Shop top housing.

Refer to Figure 3 below for a layout of the proposal. In addition, Refer to Appendix A for scaled architectural plans.


Figure 3- Proposed Site

## 3.3 Existing Services

To confirm the locations of existing services detailed survey and site visits were carried out. In addition, a 'Dial Before You Dig' (DBYD) search was requested within the vicinity of the development area, the results of which are included in Appendix B. In addition, refer to Appendix A for the site survey.

Based on the above information the following infrastructure was noted:

- Stormwater:
  - Minimum stormwater infrastructure appears to be present onsite with building drainage appearing to be connected to the kerb while remaining stormwater discharges towards Jonson St in the direction of grade.
  - Council owned stormwater infrastructure is located within Jonson St at the street frontage of the site in the form of a grated stormwater pit in sag with a DN375 connection running under Jonson St.
  - Council owned stormwater infrastructure is present within Middleton Ln. This includes an open grass channel on the eastern side of Middleton Ln that drains to a headwall and ultimately discharges under Kingsley St. In addition, a kerb inlet is present on the western side of Middleton Ln connecting to the same network and discharging under Kingsley St.
- Water:
  - A DN150 potable water main exists within Jonson St at the site's street frontage.
  - A DN100 potable water main exists within Kingsley St at the site's street frontage.
- Sewer:
  - A DN150 sewer main exists within Jonson St at the site's street frontage.
  - A DN150 sewer main exists within Kingsley St at the site's street frontage.

- Power:
  - Overhead power is located on the eastern side of Jonson St for the extent of the subject site.
  - Overhead power is located on the northern side of Kingsley St for the extent of the subject site.
  - Overhead power is located within Middleton Lane.
- Telecommunications:
  - Underground telecommunication services are present on the eastern side of Jonson St.
  - Underground telecommunication services are present on the southern side of Kingsley St.

For locations of services, refer to Appendix A for the site-specific survey and Appendix B for the DBYD records.

## 3.4 Site Constraints

### 3.4.1 Legislation

All civil works shall be in accordance with BSC DCP and Northern Rivers Local Government (NRLG) development design manuals including Standard Drawings as well as all codes and standards referenced in these documents.

### 3.4.2 Geotechnical information

A geotechnical investigation has been carried out onsite revealing silty and clayey sand soil. Borehole Logs from this geotechnical investigation have been included in Appendix D of this document.

### 3.4.3 Acid Sulfate Soils

Based on BSC Online mapping tool, the site is mapped as a Class 3 Acid Sulfate Soils. As the proposed development is located within a Class 3 area and includes basement levels, excavations will exceed 1m below the natural ground surface and therefore and acid sulfate management plan should be prepared.

### 3.4.4 Flooding

Upon review of BSC online mapping tool, the subject site is located within the 1 in 100-year flood area. According, a flood information certificate was obtained from BSC and a flood compliance letter prepared noting the flood requirements based on the flood certificate, this letter including the flood certificate is included within Appendix E.

# 4 Earthworks and Roadworks

## 4.1 Bulk Earthworks

The development is proposing to provide a basement level and accordingly, significant earthworks are proposed to accommodate the basement level. The proposed basement level is to be at -0.5m AHD and accordingly, maximum cut depths shall be in excess of 4.5m on the eastern side of the site with the western side of the site requiring cut in excess of 3.5m.

Preliminary earthworks design has been completed for the site, estimating the following cut/fill volumes:

- Cut – 9,674m$^3$
- Fill – 197m$^3$
- Balance – 9,477m$^3$

It should be noted that given the proposed elevation of the basement FFL, it is anticipated that dewatering during construction will be required. In addition, material excavated will likely need ASS treatment (treatment to be determined by an ASS management plan) and be required to be disposed of at an approved facility.

## 4.2 Site Access

In accordance with BSCs DCP Chapter B4, for basements, vehicular site access is preferred to be off rear or secondary street access to minimise amenity impacts and remove pedestrian conflicts. Accordingly, the basement access has been proposed off Middleton Ln.

In addition to general site access, an MRV service bay is proposed off Middleton Ln. In accordance with Clause 3.2.2 of AS2890.2, it is noted that service bays for occasional use can include reverse manoeuvrers at the property boundary. Accordingly, an MRV service bay is proposed to be a reverse in and forward out movement. Swept paths for this movement have been completed and are presented on Planit's concept civil Plans to demonstrate an MRV can appropriately manoeuvre into position.

For further information detailing access arrangements and traffic impacts, refer to Planit Consulting's Traffic assessment.

## 4.3 Roadworks

As part of this development, it is proposed to upgrade Middleton Ln from Kingsley St to Kingsley Ln. the upgrade of Middleton Ln includes providing one-way 3% crossfall falling away from the subject site with upright kerb and gutter and an underground stormwater network. Refer to Figure 4 below for the proposed Middleton Ln upgrade.

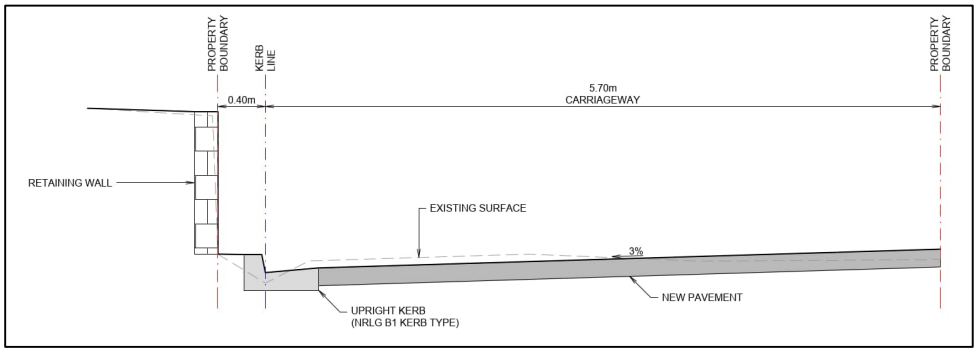



Figure 4- Proposed Middleton Ln Upgrade

It should be noted that it is proposed to reconstruct the existing retaining wall as part of this development as the existing wall appears to be deteriorating.

For further information regarding the road upgrade and drainage design, refer to Planit's Stormwater Management Plan.

# 5 Services

## 5.1 Potable Water

Byron Shire Council provides reticulated water supply to residential customers within the local area and is responsible for all reticulated water supply to the development. Currently the two dwellings on the subject site are serviced via the water main present within Jonson St. As part of the development, it is expected that a DN150 property connection and bulk water meter be provided. In addition, it is anticipated that a booster station will need to be provided, however, this would need to be confirmed by a hydraulic consultant and carrying out pressure tests in the detailed design phase.

To estimate the peak instantaneous demand water supply demand calculations have been completed. Calculations are presented in Table 2 below. These flow rates have been based on the calculated ET's peak demand of the sites with The ET rates calculated based on the Byron Shire Council's 'Water and Sewer Equivalent Tenements Policy' and the proposed development schedule provided by the architect. Peak instantaneous demand was calculated using a rate of 0.15L/s/ET as stated in the NRLG Design Specification 'D11: Water Supply'.

Table 2 – Water Demand Calculations

| Land-use | Rate | Quantity | ETs | Quantity | ETs |
|---|---|---|---|---|---|
| | | Pre-Development | | Post Development | |
| Dwelling | 1ET per dwelling | 1 | 1 | 0 | 0 |
| Function Centre | 0.01ET per $m^2$ + 0.01ET per $m^2$ (food Preparation area) | 600$m^2$ for indoor and outdoor areas + 20$m^2$ for food preparation area | 6.2 | 0 | 0 |
| 2 bed unit | 0.60ET per unit | 0 | 0 | 6 | 3.6 |
| 3-4 bed unit | 0.80ET per unit | 0 | 0 | 16 | 12.8 |
| Retail | 0.03ET per $m^2$ | 0 | 0 | 1005 | 31.15 |
| Office | 0.01 per $m^2$ | 0 | 0 | 39 | 0.39 |
| | | Total ET | 7.2 | Total ET | 47.94 |
| | | Peak Flow (L/s) | 1.08 | Peak Flow (L/s) | 7.19 |

Based on the above ET calculations and NRLG demand of 0.15L/s/tenement. The peak instantaneous demand is expected to increase by 6.11L/s.

## 5.2 Sewer

Byron Shire Council provides reticulated sewer servicing to residential customers within the local area and is responsible for servicing to the development site. Currently the two dwellings on the subject site are serviced via connections to Jonson St. As part of the development, it is expected that a DN150 property connection be provided to accommodate the sewer flows from the development.

To estimate the peak flow from the proposed development site, calculations have been completed and are presented in Table 2 below. These calculations have been based on the Byron Shire Council's 'Water and Sewer Equivalent Tenements Policy' and the proposed development schedule provided by the architect as well as standards and specifications noted within WSA and NRLG Development design manual.

Table 3 – Sewer Demand Calculations

| Land-use | Rate | Quantity | ETs | Quantity | ETs |
|---|---|---|---|---|---|
| | | Pre-Development | | Post Development | |
| Dwelling | 1ET per dwelling | 1 | 1 | 0 | 0 |
| Function Centre | 0.01ET per $m^2$ + 0.01ET per $m^2$ (food Preparation area) | 600$m^2$ for indoor and outdoor areas + 20$m^2$ for food preparation area | 6.2 | 0 | 0 |
| 2 bed unit | 0.75ET per unit | 0 | 0 | 6 | 4.5 |
| 3-4 bed unit | 1ET per unit | 0 | 0 | 16 | 16 |
| Retail | 0.03ET per $m^2$ | 0 | 0 | 1005 | 30.15 |
| Office | 0.004 per $m^2$ | 0 | 0 | 39 | 0.16 |
| | | Total ET | 7.2 | Total ET | 50.81 |
| | | Peak Flow (L/s) | 1.351 | Peak Flow (L/s) | 5.111 |

Based on the above calculations. The peak sewer flow from the site is expected to increase by 3.76L/s. a breakdown of these sewer flow calculations are presented within Appendix F

## 5.3 Stormwater

A stormwater management plan has been completed to support this development. The Stormwater Management requirements of the site are summarised below:

- Provide a detention system (minimum of 24$m^2$) and drain all roof water to this system while allow ground flow to discharge without detention.
- Provide a Jellyfish filter and discharge all site runoff to the system to treat stormwater appropriately.
- Provide a trench grate at the base of the basement ramp and provide a pump and sump to pump runoff from the small catchment that enters the basement back to the ground surface.
- Provide a direct underground connection to Council's stormwater network to discharge runoff to the sites LPOD.
- Upgrade Middleton Ln including road widening, upright kerb and gutter and an underground stormwater network.

## 5.4 Power

Essential Energy is the main service authority for power supply in the area. Based on results from the DBYD inquiry and site visits, overhead power is available in the proximity to the subject site. It is understood that as part of this development, overhead power will be converted to underground power for the extent of the subject site. However, no design has been completed currently.

## 5.5 Telecommunications

Telstra is the main service authority for telecommunications services in the area. Based on results from the DBYD inquiry and site visits, telecommunications infrastructure is available in the proximity to the subject site.

# 6 DRA Meeting Advice

Due to the nature of this development, Planit attended a Council DRA meeting with Council's technical officer to discuss civil design solutions. Table 4 below details the items discussed and Council comments.

Table 4 – DRA meeting Advice

| Item | Planit Comment | Council Response |
|---|---|---|
| | Stormwater | |
| 1 | Stormwater to be managed as per Council's DCP including stormwater detention and treatment. | Concur |
| 2 | Stormwater treatment via propriety product such as Oceans Protect Jellyfish filter or the like. | Concur |
| 3 | External catchment to be managed by providing new network in Middleton Ln and discharging to Kingsley St network. | Concur |
| 4 | Basement entrance to ensure no ingress of stormwater. | Concur |
| | Traffic | |
| 5 | Confirmation that accesses of Middleton Ln is suitable for this development. | Basement access & parking arrangement in accordance with the DCP & AS2890 noting clause B4.2.6 item 1b of DCP Chapter B4. |
| 6 | Service bay arrangement is suitable noting the infrequent use clause. | Clause 3.2.2 of AS2890.2 (Occasional Service) |
| 7 | Confirmation of Middleton Lane upgrade generally in accordance with section shown on civil plans attached*. Potential contribution offsets for this road upgrade. | Concur |
| 8 | Car parking rates/reductions provided on attached document** are appropriate ensuring to consider bicycle parking. | Concur |
| 9 | Refuse collection to use MRV service bay subject to confirmation of refuse vehicle dimensions ensuring appropriate vehicle for bin sizes to be used. | Concur |
| 10 | Formalisation of street parking to consider offset from kerbing in accordance with AS2890.5. | Concur |

*This cross section of Middleton Ln has been utilised I the civil plans lodged with this application.
**These carparking rates/reductions have been adopted for the traffic impact assessment lodged with this application.

# 7 Conclusion/Recommendations

The assessment outlines the constraints of the site and the proposed strategy to successfully complete earthworks, roadworks and service requirements including stormwater, potable water, sewer, electricity, and telecommunication connections to the proposed development.

Planit has assessed the proposed development in accordance with BSC's standards and specifications including documents reference therein. Accordingly, the following was determined:

Earthworks/Access/Road works:

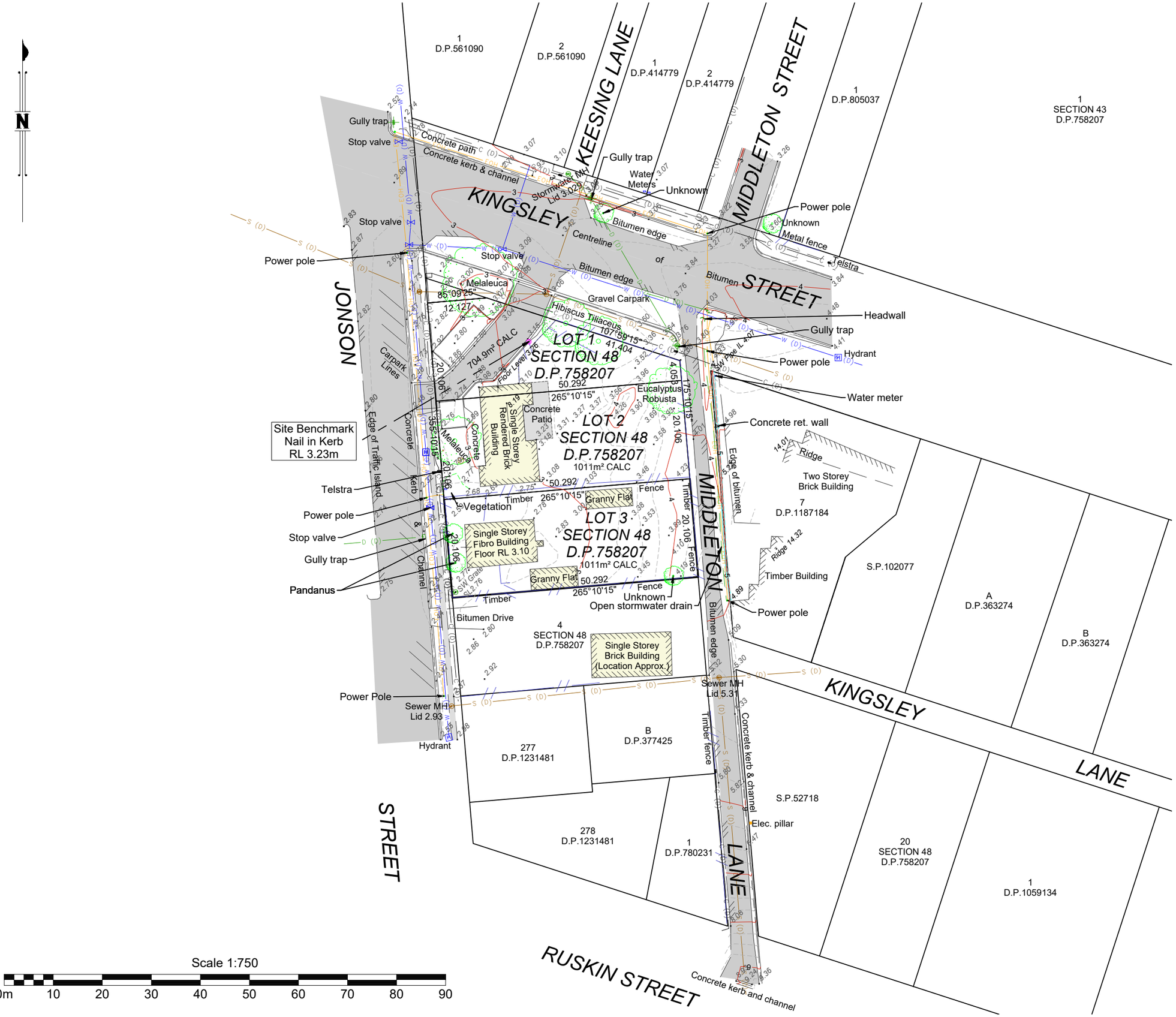
- Bulk earthworks excavation to accommodate the basement.
- Provide access off Middleton Ln to the Basement and service bays.
- Upgrade Middleton Ln.

Services:

- Upgrade existing water connection for the site and provide Bulk water meter.
- Upgrade sewer connection for the site.
- Provide stormwater management in accordance with the stormwater management plan. This includes providing detention and treatment with a direct underground connection to Council's network. In addition, provide underground stormwater network within Middleton Ln in lieu of open drain.
- Convert overhead power to underground power for the extent of the subject site. No major issues are foreseen with the provision of power the development site.
- No major issues are foreseen with the provision of telecommunication services to the development site.

# Appendix A

Site Survey and Proposed Layout

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## LEGEND:

**Road**
- Kerb Back
- Kerb Invert
- Edge of Bitumen
- Edge of Gravel
- Road Crown
- Traffic Park Meter
- Traffic Light
- Traffic Pit
- Traffic Sign
- Traffic Post Box

**Structures**
- Building Line
- Roof Ridgeline
- Fence Line
- Gate
- Hand Rail
- Cattle Grid
- Bollard

**Sewer**
- Sewer Line
- Valve
- Inspection Opening
- Manhole

**Electrical**
- Electricity Line
- Overhead Line
- Pits/Manholes
- Pole
- Street Light
- Light In-Ground

**Water**
- Water Line
- Meter
- Valve
- Fire Hydrant
- Tap
- Sprinkler

**Fuel**
- Fuel Line
- Fitting

**Terrain**
- Driveway
- Footpath
- Slab Edge
- Retaining Wall Base
- Retaining Wall Top
- Change of Grade
- Top of Bank
- Toe of Bank
- Waterline
- Garden Edge
- Creek Toe of Bank
- Creek Top of Bank
- Creek Invert
- Creek Waterline
- Tree
- Tree Canopy
- Control Point/PSM

**Drainage**
- Drainage line
- Open Drain
- Manhole
- Field Inlet
- Downpipe

**Communications**
- Communication Line
- Overhead Line
- Pits/Manholes
- Pillar

**Gas**
- Gas Line
- Valve
- Marker

**Subsurface Utility -QL**
- * Quality A (H±50mm,V±50mm)
- * Quality B (H±300mm,V±500mm)
- * Quality C (H±300mm,2D)
- * Quality D (Exist Record)

NOTES:

1. Drawn to scale on an A3 sheet.
2. Contour Interval... 0.25m
3. All levels are in metres on AHD.
4. The Location of Underground services are in accordance with AS5488:2019, the Australian Standard for classification of Subsurface Utility Information (SUI). The exact nature and location of these services should be confirmed prior to construction.
5. Field Survey Completed on 26.04.2022.
6. This Detail Survey is not a 'Survey' as defined by the Surveying Act 2002. If any construction is planned it would be advisable to carry out further survey work to determine the boundary dimensions.
7. Tree species should be verified by a suitably qualified professional. Tree spreads are diagrammatic only and may not be symmetrical. Heights and spreads are approximate only.
8. Pipe sizes to be taken from council records
9. Refer to Network Protection Specialists Professional Indemnity Insurance Extract for additional services information.

Level datum: AHD Derived (PM72198)
Horiz datum: MGA Derived PLAN (DP1231481)
Coord Origin: PLAN (PM72198)
GDA System: GDA94 Coordinate System: Plane 1:1
Meridian: DP1231481

Title:

# PLAN OF DETAIL SURVEY

## Lots 1,2 & 3 Section 48 D.P.758207

## No. 119-123 Jonson St, Byron Bay, NSW

| | | | |
|---|---|---|---|
| Client: | **JD Property Group Pty Ltd** | | |
| Locality: | Byron Bay | | |
| Local Gov: | Byron Shire Council | | |
| Surveyed By: | MB | Approved: | SAT |
| Date Created: | 28/04/22 | Scale: | 1:750 |
| File Ref: | | | 211429 |
| Plan No: | **211429_001_VER** | Rev: | **C** |

A3


## GENERAL NOTES

01. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.
02. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS.
03. ALL OMMISSIONS, AMBIGUITIES AND DISCREPENCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.



## REVISION

| REV | DESCRIPTION | DATE |
|---|---|---|
| 1 | FOR INFORMATION | 21/09/2022 |
| 2 | FOR INFORMATION | 21/09/2022 |
| 3 | FOR INFORMATION | 27/10/2022 |
| 4 | FOR DEP ISSUE | 11/11/2022 |
| 5 | FOR INFORMATION | 23/11/2022 |
| 6 | FOR COORDINATION | 15/12/2022 |
| 7 | FOR INFORMATION | 21/04/2023 |
| 8 | FOR INFORMATION | 28/04/2023 |
| 9 | FOR DEVELOPMENT APPLICATION | 15/05/2023 |
| 10 | FOR INFORMATION | 29/09/2023 |
| 11 | FOR INFORMATION | 01/11/2023 |

BAYLEY WARD

BayleyWard Architecture + Interiors

21-23 Chessell St - South Melbourne
VIC 3205

T: 03 9695 0222

E info@bayleyward.com

CLIENT
**JD Property**

PROJECT NO
**1809**

PROJECT NAME
**JONSON STREET**

**119-123 JONSON STREET, BYRON BAY**

PROJECT STAGE
**DEVELOPMENT APPLICATION**

DRAWING NAME
**GA PLAN - BASEMENT 01**

DRAWN BY: **DA** CHECKED BY: **KD**

SCALE **1 : 100** @ A1 / 50% @ A3

DRAWING NO **DA102** REVISION **11**

MIDDLETON LANE

DOWN TO CARPARK

KINGSLEY STREET

1:40
1:25
1:8
1:5
1:25

CAR EX

FFL. +3.476

FIRE BOOSTER

FFL. +3.425

FFL. +3.240

FFL. +3.060

14x ON STREET CAR SPACES

COMMERCIAL PREMISES
271 m²

FFL. +2.680

FFL. +3.700

CARPARK RAMP UNDERNEATH

MRV BAY
3500W
8800L
4500H

COMM WASTE
12 m²

FFL. +3.400

RES WASTE
42 m²

FIP

RESIDENTIAL LOBBY
16 m²

LINE OF BUILDING OVER

SUBSTATION

FFL. +3.300

CARPARK SUPPLY
2 m²

COMMS
7 m²

MALE WC
Option
Conflict

DDA
Option
Conflict

SWITCHROOM
27 m²
FFL. +3.300

EOT SHOWER
Option
Conflict

FFL. +2.680

COURTYARD
897m²

up TO L1

up TO L1

OSD TANK BELOW

125 JONSON ST

ELEC

KE

COMMS

FOOD AND DRINK PREMISES
204 m²

LANEWAY

LINE OF CANOPY OVER

LINE OF CANOPY OVER

LINE OF CANOPY OVER

JONSON STREET

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| 6 | FOR COORDINATION | 15/12/2022 |
| 7 | FOR DEP ISSUE | 30/01/2023 |
| 8 | FOR INFORMATION | 21/04/2023 |
| 9 | FOR INFORMATION | 28/04/2023 |
| 10 | FOR DEVELOPMENT APPLICATION | 15/05/2023 |
| 11 | FOR INFORMATION | 29/09/2023 |
| 12 | FOR INFORMATION | 01/11/2023 |

BAYLEY WARD

BayleyWard Architecture + Interiors

21-23 Chessell St - South Melbourne
VIC 3205

T: 03 9695 0222

E info@bayleyward.com

CLIENT
**JD Property**

PROJECT NO
**1809**

PROJECT NAME
**JONSON STREET**

**119-123 JONSON STREET, BYRON BAY**

PROJECT STAGE
**DEVELOPMENT APPLICATION**

DRAWING NAME
**GA PLAN - GROUND FL**

DRAWN BY: **DA** CHECKED BY: **KD**

SCALE **1 : 100** @ A1 / 50%@ A3

DRAWING NO **DA103** REVISION **12**

MIDDLETON LANE

KINGSLEY STREET

JONSON STREET

125 JONSON ST

MRV BAY BELOW

COURTYARD BELOW

WALKWAY

1.01 4 BED 159 m² Pre-Adapted

1.02 3 BED 118 m²

1.03 3 BED 116 m² Pre-Adapted

1.04 2 BED 97 m²

1.05 2 BED 99 m²

1.06 3 BED 110 m²

1.07 3 BED 108 m²

1.08 3 BED MEZ 64 m²

1.09 3 BED MEZ 66 m²

1.10 3 BED 116 m²

1.11 3 BED 116 m²

1.12 3 BED 114 m²

1.14 3 BED 110 m²

BALC

1700 HIGH SCREEN

1700 HIGH WIN

COMMS

ELEC

UP TO L2

3000

8800

## GENERAL NOTES

01. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.
02. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS.
03. ALL OMMISSIONS, AMBIGUITIES AND DISCREPENCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.



## REVISION

| REV | DESCRIPTION | DATE |
|---|---|---|
| 1 | FOR INFORMATION | 21/09/2022 |
| 2 | FOR INFORMATION | 21/09/2022 |
| 3 | FOR INFORMATION | 27/10/2022 |
| 4 | FOR DEP ISSUE | 11/11/2022 |
| 5 | FOR INFORMATION | 23/11/2022 |
| 6 | FOR COORDINATION | 15/12/2022 |
| 7 | FOR INFORMATION | 21/04/2023 |
| 8 | FOR INFORMATION | 28/04/2023 |
| 9 | FOR DEVELOPMENT APPLICATION | 15/05/2023 |
| 10 | FOR INFORMATION | 29/09/2023 |
| 11 | FOR INFORMATION | 01/11/2023 |

BAYLEY WARD

BayleyWard Architecture + Interiors

21-23 Chessell St - South Melbourne
VIC 3205

T: 03 9695 0222

E info@bayleyward.com

CLIENT
**JD Property**

PROJECT NO
**1809**

PROJECT NAME
**JONSON STREET**

**119-123 JONSON STREET, BYRON BAY**

PROJECT STAGE
**DEVELOPMENT APPLICATION**

DRAWING NAME
**GA PLAN - LEVEL 01**

DRAWN BY: **DA** CHECKED BY: **KD**

SCALE **1 : 100** @ A1 / 50%@ A3

DRAWING NO **DA104** REVISION **11**


## GENERAL NOTES

01. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.
02. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS.
03. ALL OMMISSIONS, AMBIGUITIES AND DISCREPENCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.



## REVISION

| REV | DESCRIPTION | DATE |
|---|---|---|
| 1 | FOR INFORMATION | 21/09/2022 |
| 2 | FOR INFORMATION | 21/09/2022 |
| 3 | FOR INFORMATION | 27/10/2022 |
| 4 | FOR DEP ISSUE | 11/11/2022 |
| 5 | FOR INFORMATION | 23/11/2022 |
| 6 | FOR COORDINATION | 15/12/2022 |
| 7 | FOR INFORMATION | 21/04/2023 |
| 8 | FOR INFORMATION | 28/04/2023 |
| 9 | FOR DEVELOPMENT APPLICATION | 15/05/2023 |
| 10 | FOR INFORMATION | 29/09/2023 |
| 11 | FOR INFORMATION | 01/11/2023 |

**BAYLEY WARD**

BayleyWard Architecture + Interiors

21-23 Chessell St - South Melbourne
VIC 3205

T: 03 9695 0222

E info@bayleyward.com

CLIENT
**JD Property**

PROJECT NO
**1809**

PROJECT NAME
**JONSON STREET**

**119-123 JONSON STREET, BYRON BAY**

PROJECT STAGE
**DEVELOPMENT APPLICATION**

DRAWING NAME
**GA PLAN - LEVEL 02**

DRAWN BY: **DA** CHECKED BY: **KD**

SCALE **1 : 100** @ A1 / 50%@ A3

DRAWING NO **DA105** REVISION **11**

# Appendix B

## Dial Before You Dig (DBYD)

# Job No 31731110

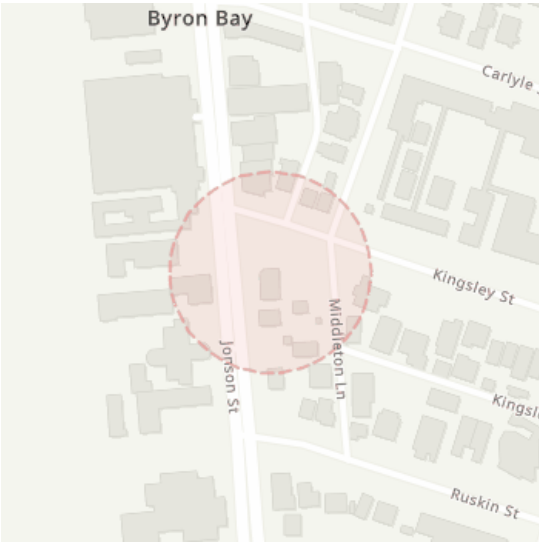
Phone: 1100
**www.1100.com.au**

## Caller Details

| | | | | | |
|---|---|---|---|---|---|
| **Contact:** | Jake Bentley | **Caller Id:** | 3045410 | **Phone:** | (02) 6687 4666 |
| **Company:** | Not supplied | | | | |
| **Address:** | Shop 9a 80-84 Ballina Street<br>Lennox Head NSW 2478 | **Email:** | jakeb@planitconsulting.com.au | | |

## Dig Site and Enquiry Details

**WARNING:**The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.




**User Reference:** 119-121 Jonson Street
**Working on Behalf of:** Private

| **Enquiry Date:** | **Start Date:** | **End Date:** |
|---|---|---|
| 07/04/2022 | 15/04/2022 | 26/04/2022 |

**Address:**
119-121 Jonson Street
Byron Bay NSW 2481

| **Job Purpose:** | **Onsite Activities:** |
|---|---|
| Excavation | Manual Excavation, Mechanical Excavation |
| **Location of Workplace:** | **Location in Road:** |
| Both | Road, Nature Strip, Footpath |

- Check that the location of the dig site is correct. If not you must submit a new enquiry.
- Should the scope of works change, or plan validity dates expire, you must submit a new enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

**Notes/Description of Works:**
Not supplied

## Your Responsibilities and Duty of Care

- The lodgement of an enquiry does not authorise the project to commence. You must obtain all necessary information from any and all likely impacted asset owners prior to excavation.
- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using this service, you agree to Privacy Policy and the terms and disclaimers set out at **www.1100.com.au**
- **For more information on safe excavation practices, visit www.1100.com.au**

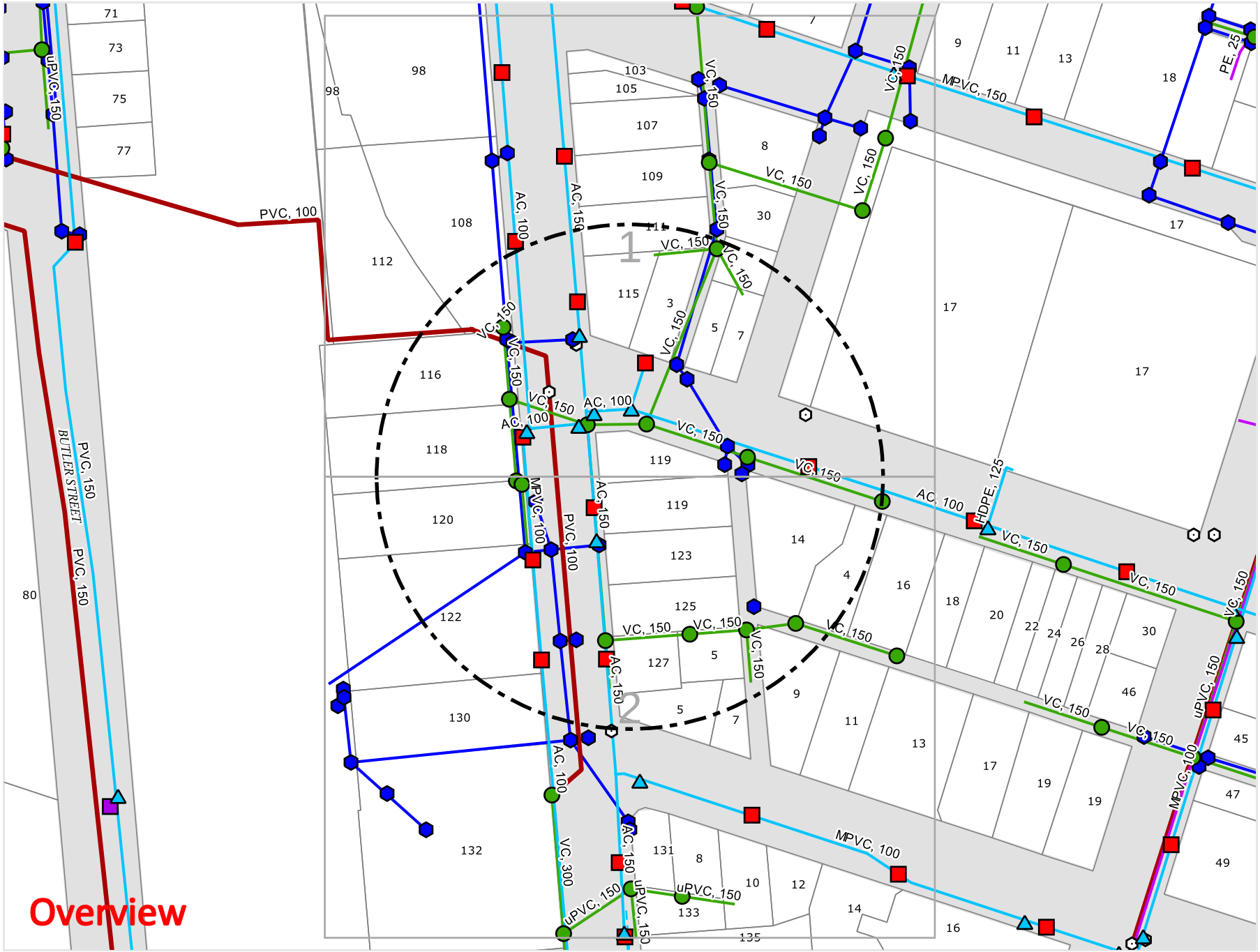
## Asset Owner Details

The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days.
Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Dial Before You Dig service, so it is **your responsibility** to identify and contact any asset owners not listed here directly.
** Asset owners highlighted by asterisks ** require that you visit their offices to collect plans.
# Asset owners highlighted with a hash # require that you call them to discuss your enquiry or to obtain plans.

| Seq. No. | Authority Name | Phone | Status |
|---|---|---|---|
| 210115024 | Byron Shire Council | (02) 6626 7000 | NOTIFIED |
| 210115023 | Essential Energy | 13 23 91 | NOTIFIED |
| 210115022 | NBN Co NswAct | 1800 687 626 | NOTIFIED |
| 210115021 | Telstra NSW North | 1800 653 935 | NOTIFIED |

END OF UTILITIES LIST

**Sequence No:** 210115024
**Job No:** 31731110
**Location:** 119-121 Jonson Street, Byron Bay, NSW 2481



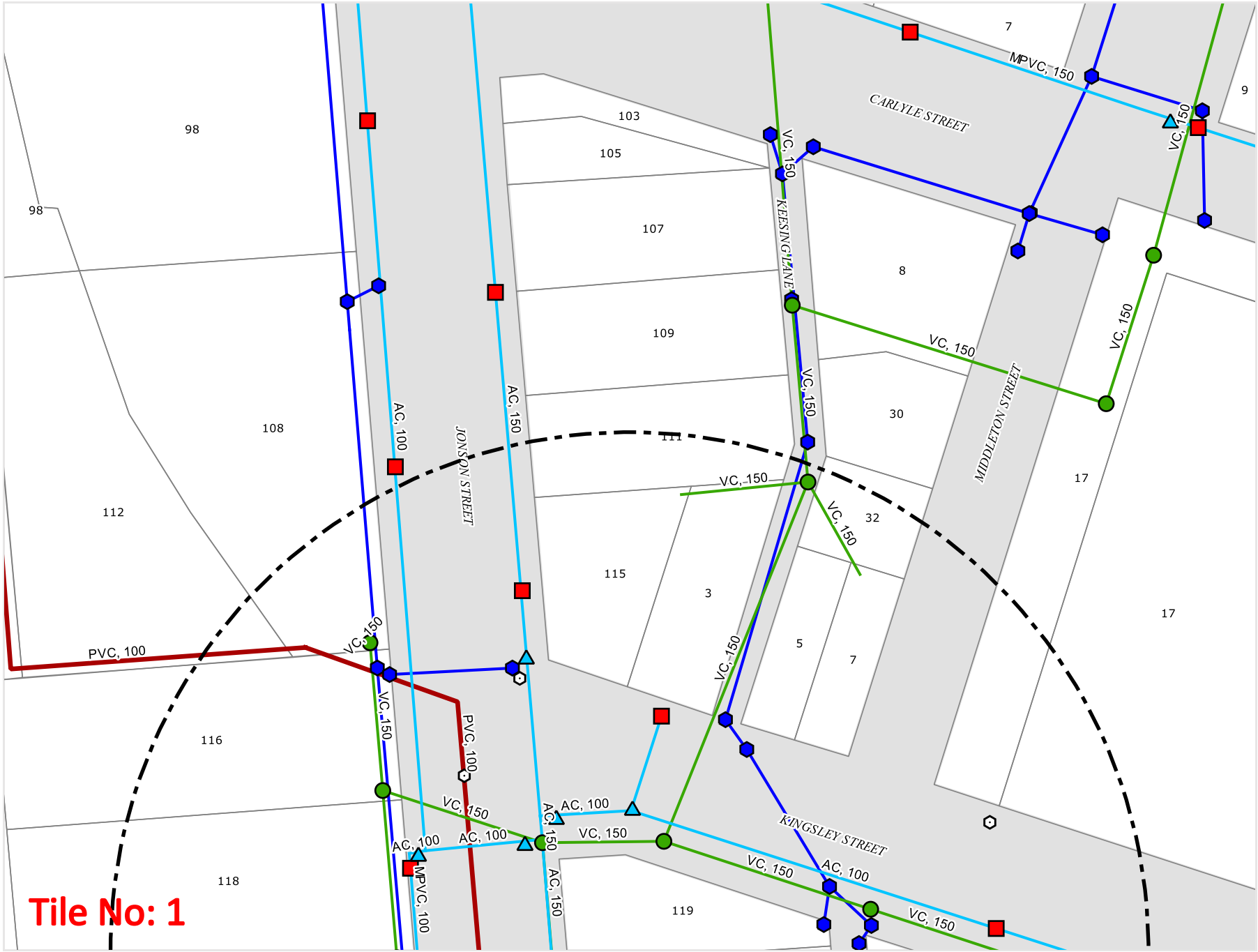

Legend

- Water Main Drinking
- Water Main Abandoned
- Water Meter Pipe
- Water Valves
- Water Hydrants
- Water Main Recycled
- Water Valves Recycled
- Wastewater Gravity Main
- Wastewater Abandoned
- Wastewater Manhole
- Wastewater Rising Main
- Wastewater Valve
- Wastewater Vacuum Main
- Wastewater Vacuum Valves
- Wastewater Vacuum Pods
- Wastewater Pressure Main
- Wastewater Pressure Valve
- Stormwater Main
- Stormwater Abandoned
- Stormwater Pit
- Stormwater Culvert
- SCIMS Survey Control Point
- Incomplete Data
- Property Boundary
- Road Reserve
- Rivers
- Contamination No Digging

N

Scale: 1:2050
Expires: 05 May 2022

**Sequence No:** 210115024
**Job No:** 31731110
**Location:** 119-121 Jonson Street, Byron Bay, NSW 2481



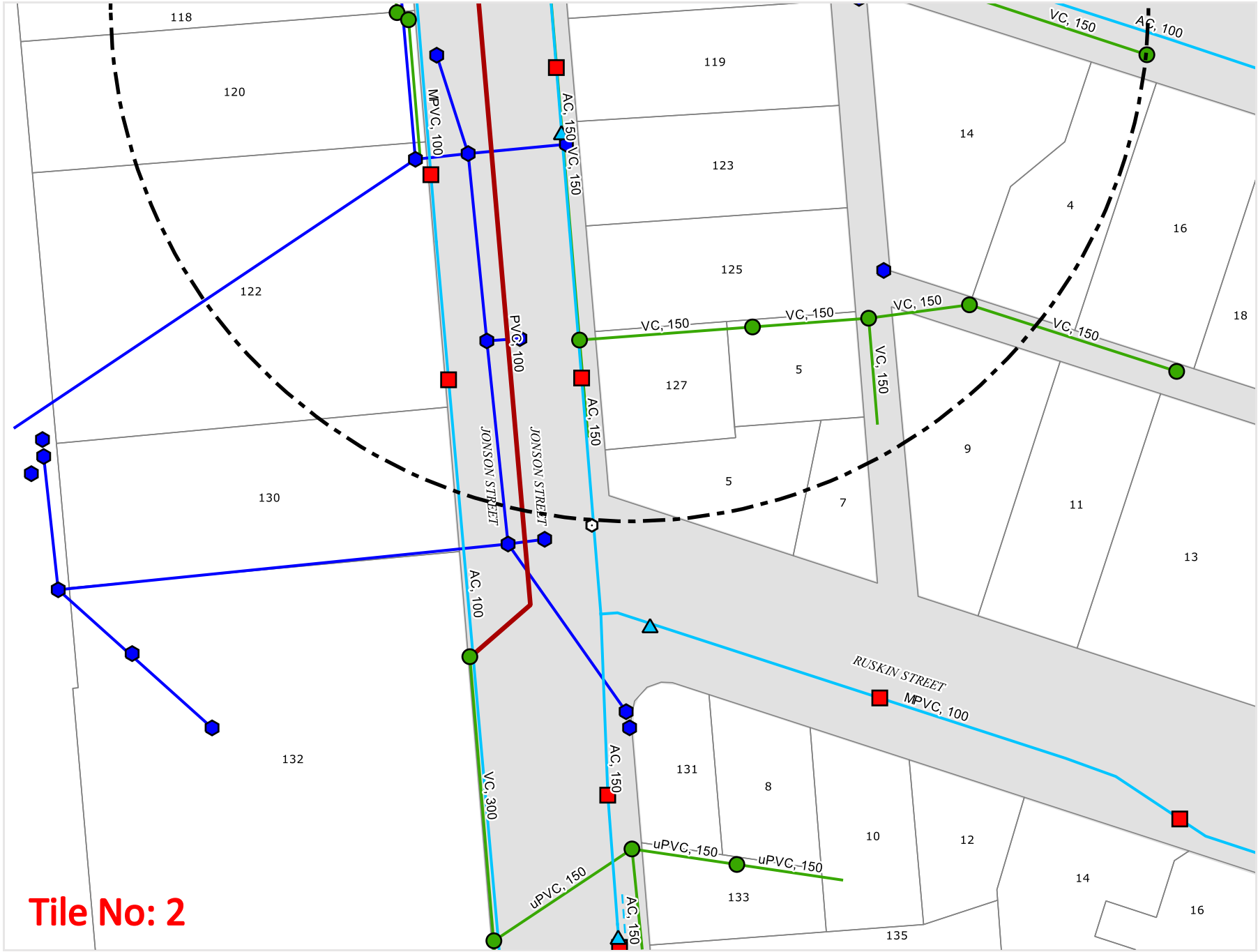

Legend

- Water Main Drinking
- Water Main Abandoned
- Water Meter Pipe
- Water Valves
- Water Hydrants
- Water Main Recycled
- Water Valves Recycled
- Wastewater Gravity Main
- Wastewater Abandoned
- Wastewater Manhole
- Wastewater Rising Main
- Wastewater Valve
- Wastewater Vacuum Main
- Wastewater Vacuum Valves
- Wastewater Vacuum Pods
- Wastewater Pressure Main
- Wastewater Pressure Valve
- Stormwater Main
- Stormwater Abandoned
- Stormwater Pit
- Stormwater Culvert
- SCIMS Survey Control Point
- Incomplete Data
- Property Boundary
- Road Reserve
- Rivers
- Contamination No Digging

N

Scale: 1:1000
Expires: 05 May 2022

**Sequence No:** 210115024
**Job No:** 31731110
**Location:** 119-121 Jonson Street, Byron Bay, NSW 2481

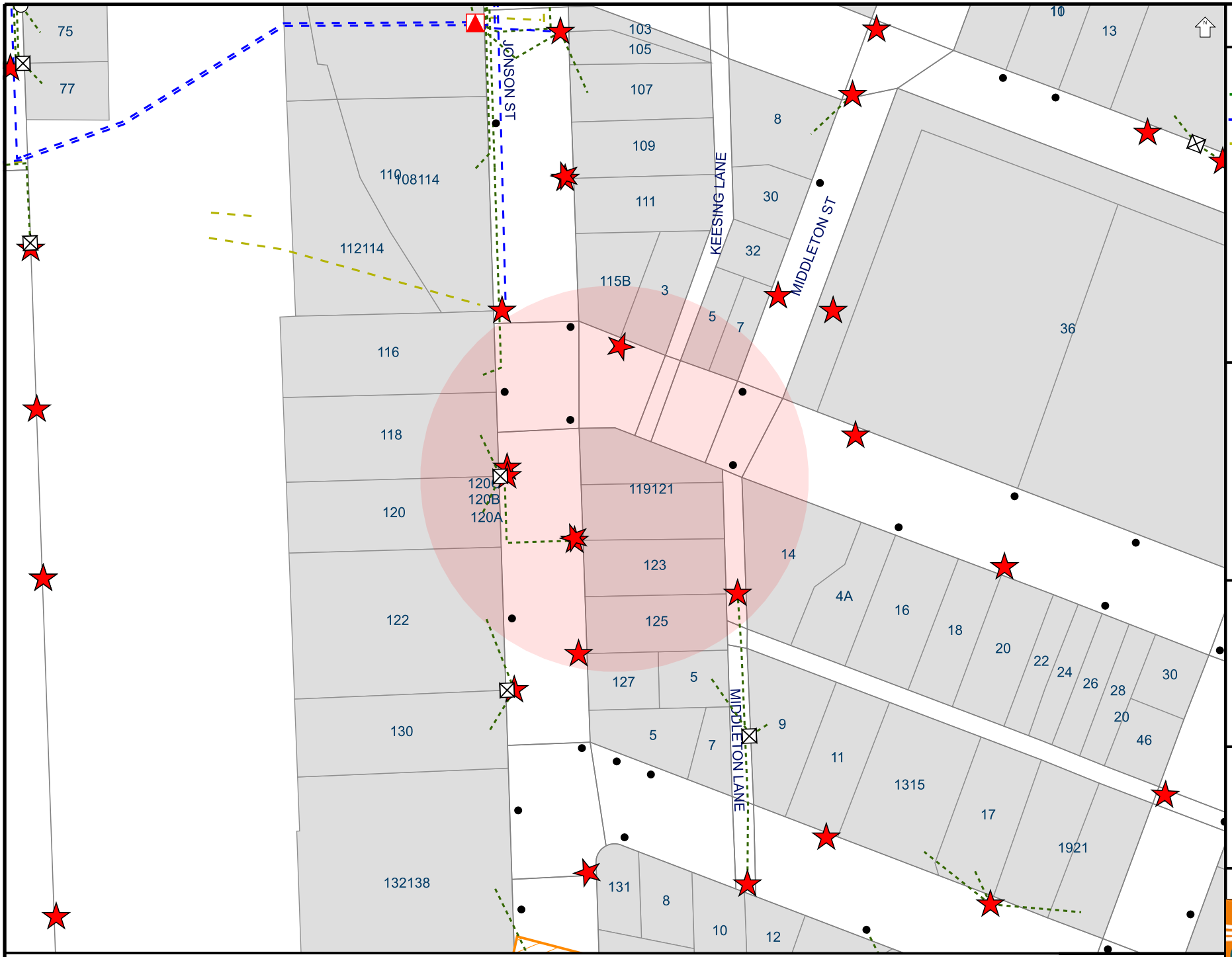



Legend

- Water Main Drinking
- Water Main Abandoned
- Water Meter Pipe
- Water Valves
- Water Hydrants
- Water Main Recycled
- Water Valves Recycled
- Wastewater Gravity Main
- Wastewater Abandoned
- Wastewater Manhole
- Wastewater Rising Main
- Wastewater Valve
- Wastewater Vacuum Main
- Wastewater Vacuum Valves
- Wastewater Vacuum Pods
- Wastewater Pressure Main
- Wastewater Pressure Valve
- Stormwater Main
- Stormwater Abandoned
- Stormwater Pit
- Stormwater Culvert
- SCIMS Survey Control Point
- Incomplete Data
- Property Boundary
- Road Reserve
- Rivers
- Contamination No Digging

N

Scale: 1:1000
Expires: 05 May 2022




Overhead wires not shown
LOOK UP & LIVE!

## LEGEND

- LV Underground Cable
- HV Underground Cable
- Underground Pipe
- Underground Earth or Wires
- Ground Substation
- Pole
- Cubicle
- Pit
- Area of Interest

**Critical Assets**

Contact Essential Energy on 13 23 91

- Zone Substation
- Underground Cable
- Underground Fibre

**Proposed Works**

- Area of proposed works

Proposed assets are shown as orange symbols

THE INFORMATION ON THIS MAP MAY NOT BE ACCURATE. If details are incorrect, please notify Essential Energy on 13 23 91 (or fax 1800 354 636)

ISSUE DATE: 07/04/2022

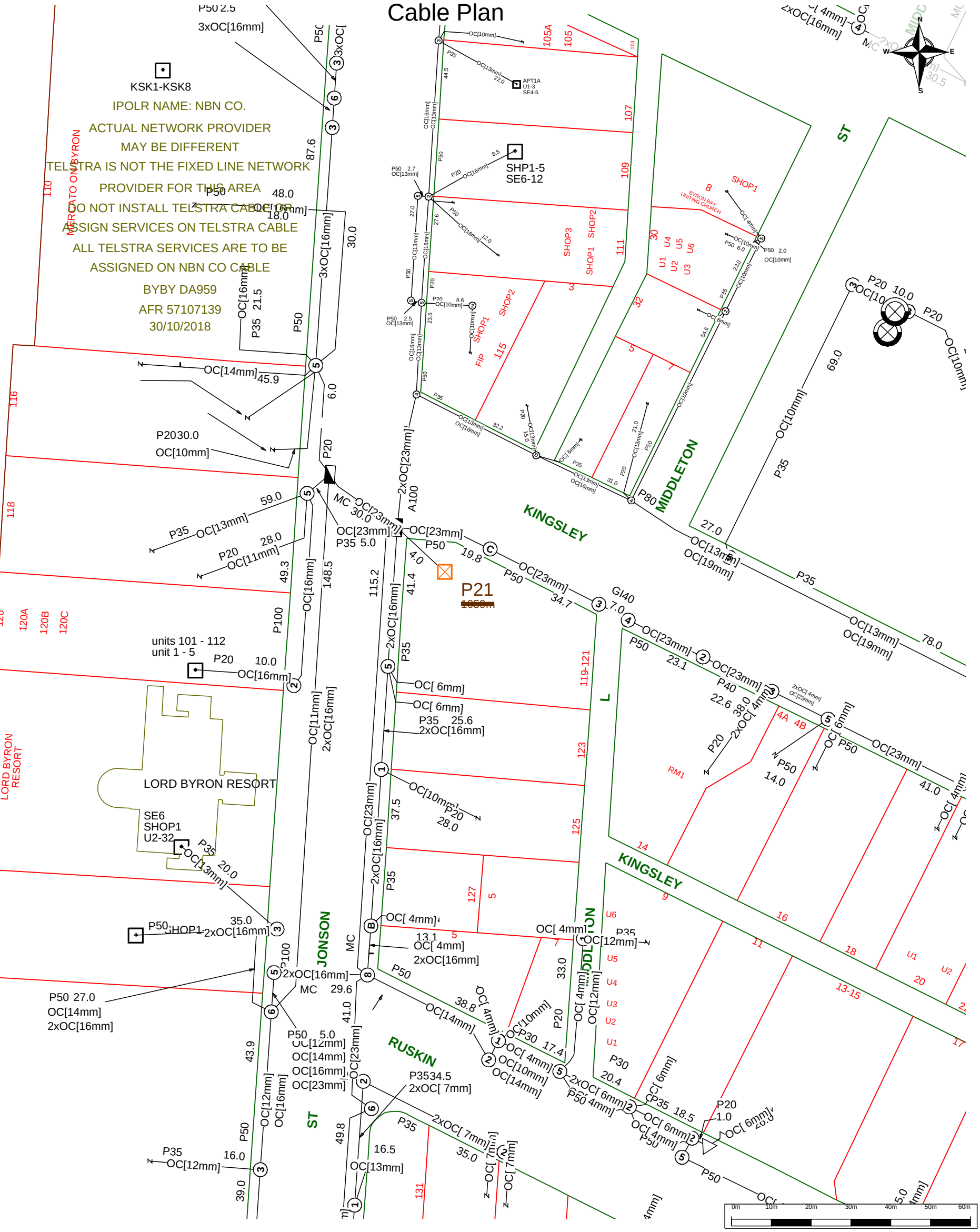
You must resubmit your request if you have not started work within 4 weeks of the 'Issue Date' above

A4 | SCALE: 1:1775

Job Number: 31731110 Sequence number: 210115023 Job location: 119-121 Jonson Street, Byron Bay Map Centre: 153° 36' 47.6", -28° 38' 52.7"

essential energy

# Cable Plan




| | |
|---|---|
| Telstra | For all Telstra DBYD plan enquiries -<br>email - Telstra.Plans@team.telstra.com<br>For urgent onsite contact only - ph 1800 653 935 (bus hrs) |
| TELSTRA CORPORATION LIMITED A.C.N. 051 775 556 | |
| Generated On 07/04/2022 14:03:25 | Sequence Number: 210115021 |
| | CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance. |

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

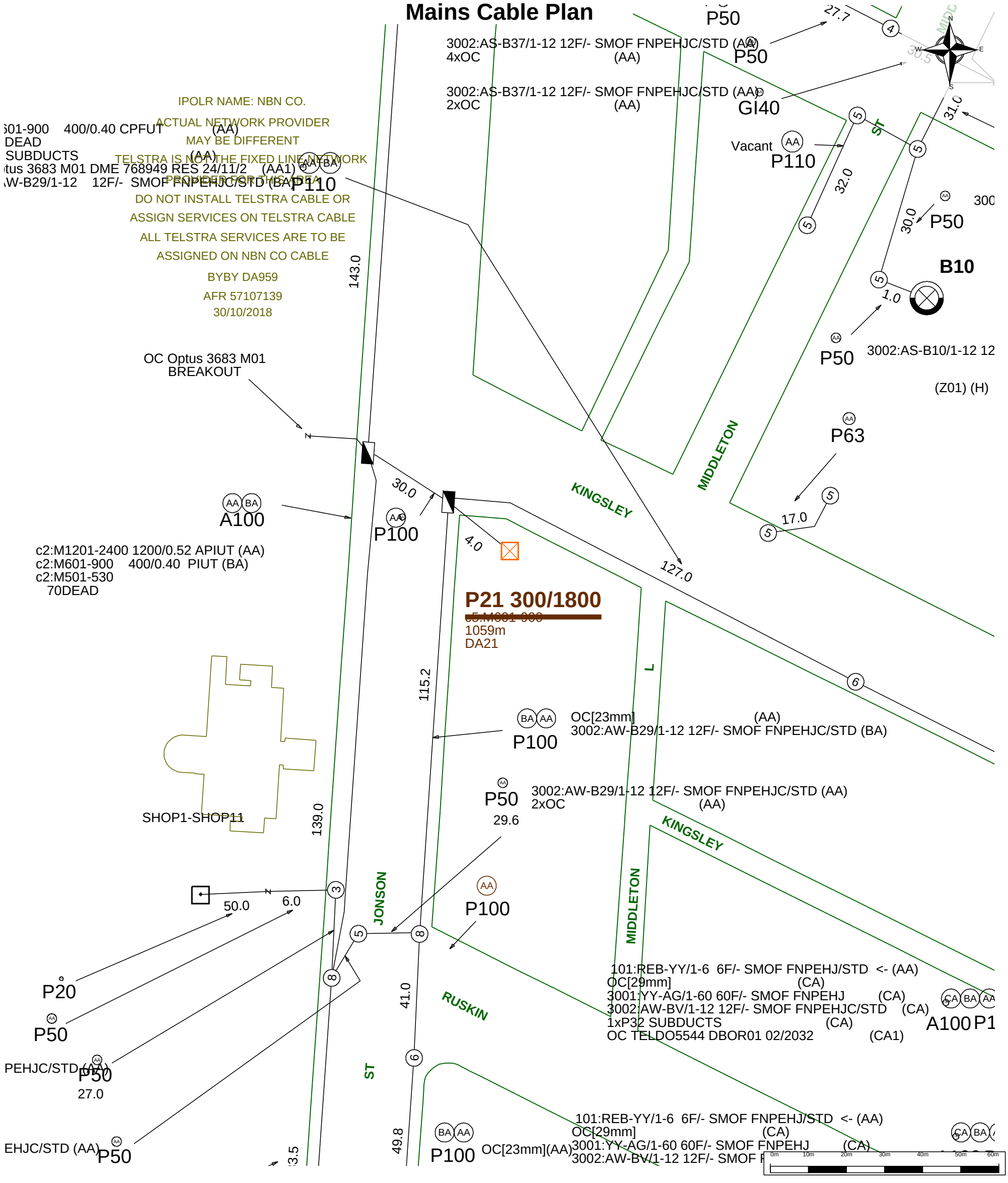
WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.

# Mains Cable Plan




Telstra

For all Telstra DBYD plan enquiries -
email - Telstra.Plans@team.telstra.com
For urgent onsite contact only - ph 1800 653 935 (bus hrs)

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

Generated On 07/04/2022 14:03:26

Sequence Number: 210115021

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

# Appendix C

Concept Civil Plans

100mm AT ORIGINAL SIZE

# JD PROPERTY GROUP PTY LTD

# 119-123 JONSON ST BYRON BAY, NSW

## CONCEPT CIVIL DESIGN PLANS

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

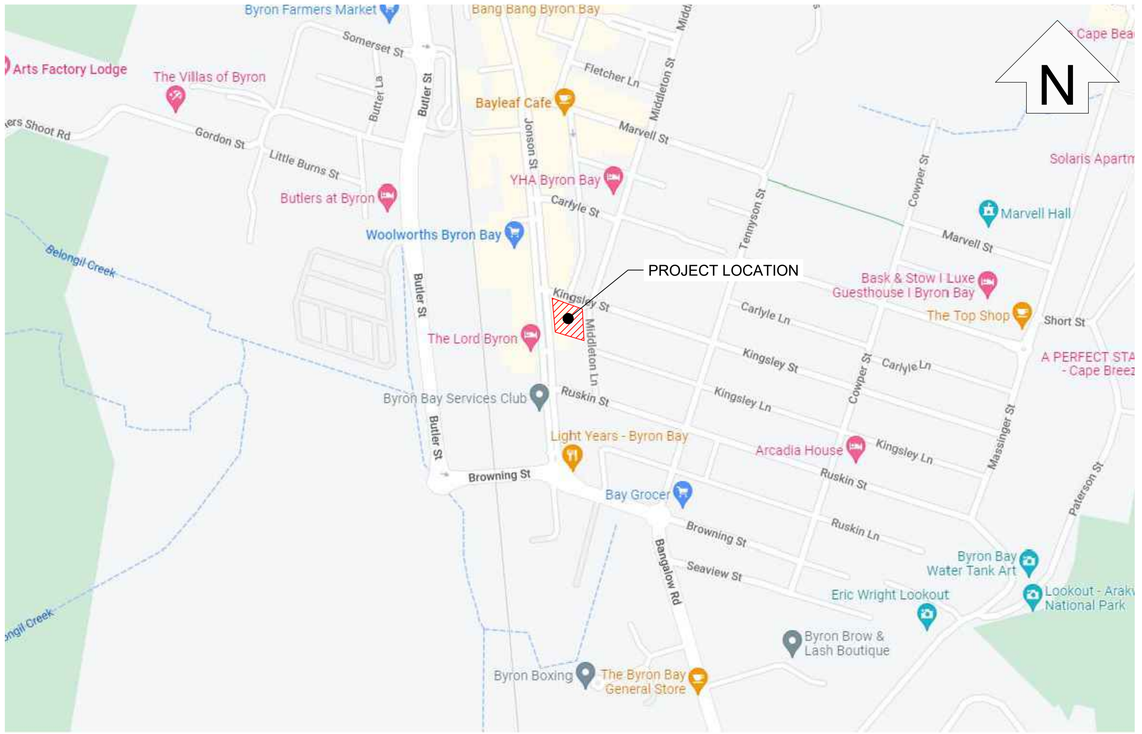



IMAGE SOURCE: GOOGLE MAPS 2022

LOCALITY PLAN
NOT TO SCALE

NOTES:

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

**NOT FOR CONSTRUCTION**

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

SCALES: NOT TO SCALE

DO NOT SCALE FROM DRAWING



APPROVED BY:

DATE:

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED

PLANIT CONSULTING
SUITE 9A, 80-84 BALLINA STREET
PO BOX 161
LENNOX HEAD NSW 2478

TELEPHONE: 02 6687 4666
ABN: 20 099 261 711
EMAIL: administration@planitconsulting.com.au

CLIENT: JD PROPERTY GROUP PTY LTD

LOCAL GOVERNMENT AUTHORITY: BYRON SHIRE COUNCIL

PROJECT: 119-123 JONSON STREET

DRAWING TITLE: COVER PAGE

| ORIGINAL SIZE: | PLANIT JOB No.: | DRAWING No.: | REV: |
|---|---|---|---|
| A1 | J7453 | 0001 | B |

CAD FILE: C:\12DS\DATA\PLANITSYNJ\7453 - 119-123 JONSON ST, BYRON BAY_583\7 - ENGINEERING\7.4 DRAFTING\0001 COVER PAGE.DWG PLOTTED BY: PE.JAKE PLOT DATE: 1/11/2023 4:13:43 PM

100mm AT ORIGINAL SIZE

N

MIDDLETON LN

KINGSLEY LN

KINGSLEY ST

JONSON ST

GULLY PIT PROTECTION.

STABILISED
VEHICLE ACCESS.

PROVIDE
SEDIMENT FENCE.

GULLY PIT PROTECTION.

2.68

## LEGEND

- SITE BOUNDARY
- LOT BOUNDARY
- EXISTING SURFACE CONTOURS MINOR (0.1m)
- EXISTING SURFACE CONTOURS MAJOR (0.2m)
- EXISTING STORMWATER PIPE
- EXISTING STORMWATER CHANNEL
- EXISTING SEWER PIPE
- EXISTING TELECOMMUNICATIONS
- EXISTING OVERHEAD ELECTRICITY
- SEDIMENT FENCE
- STABILISED VEHICLE ACCESS
- GULLY PIT PROTECTION
- OVERLAND FLOW DIRECTION

**NOT FOR CONSTRUCTION**

| REV | DESCRIPTION | DATE | DRAWN | DESIGN | CHECK | APPROVED |
|---|---|---|---|---|---|---|
| A | ISSUED FOR APPROVAL | 12.05.23 | CW | JB | JB | JB |

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

DO NOT SCALE FROM DRAWING



APPROVED BY:

DATE:

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED

PLANIT CONSULTING
SUITE 9A, 80-84 BALLINA STREET
PO BOX 161
LENNOX HEAD NSW 2478

TELEPHONE: 02 6687 4666
ABN: 20 099 261 711
EMAIL: administration@planitconsulting.com.au

CLIENT:
JD PROPERTY GROUP PTY LTD

LOCAL GOVERNMENT AUTHORITY:
BYRON SHIRE COUNCIL

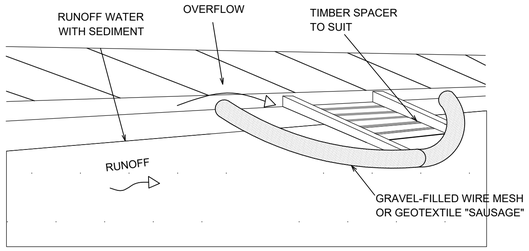
PROJECT:
119-123 JONSON STREET

DRAWING TITLE:
EROSION AND SEDIMENT CONTROL PLAN

| ORIGINAL SIZE: | PLANIT JOB No.: | DRAWING No.: | REV: |
|---|---|---|---|
| A1 | J7453 | 0100 | A |

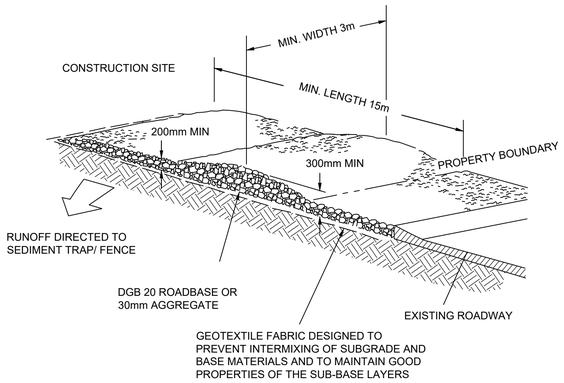
CAD FILE: C:\12DS\DATA\PLANITSYNJ7453 - 119-123 JONSON ST, BYRON BAY_583\7 - ENGINEERING\7.4 DRAFTING\0100 EROSION AND SEDIMENT CONTROL PLAN.DWG PLOTTED BY: PE.JAKE PLOT DATE: 12/05/2023 7:04:27 PM

100mm AT ORIGINAL SIZE




## FILTER BAG TO DROP INLET PIT

NOT TO SCALE

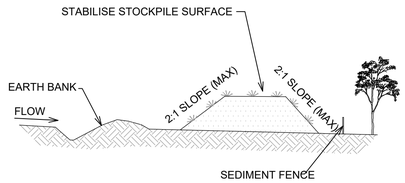



### CONSTRUCTION NOTES

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

## STABILISED SITE ACCESS

NOT TO SCALE

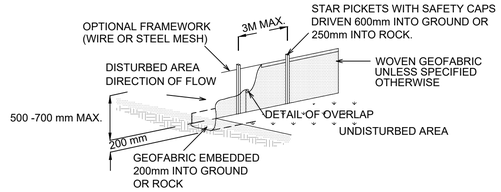



### CONSTRUCTION NOTES

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

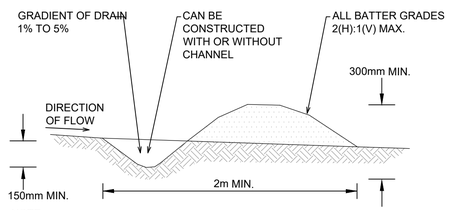
## TOPSOIL STOCKPILE

NOT TO SCALE




## SEDIMENT FENCE

NOT TO SCALE



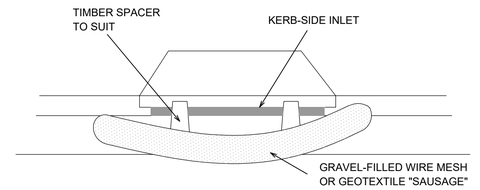

NOTE
ONLY TO BE USED AS TEMPORARY BANK
WHERE MAX. UPSLOPE LENGTH IS 80m.

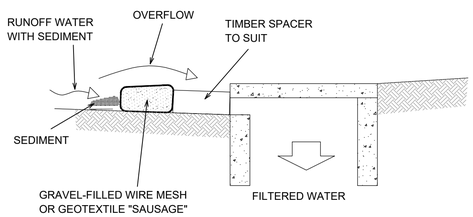
### CONSTRUCTION NOTES

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

## EARTH BANK (LOW FLOW)

NOT TO SCALE




### CONSTRUCTION NOTES

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

## FILTER BAG TO SAG SIDE ENTRY PIT

NOT TO SCALE

# NOT FOR CONSTRUCTION

| REV | DESCRIPTION | DATE | DRAWN | DESIGN | CHECK | APPROVED |
|---|---|---|---|---|---|---|
| A | ISSUED FOR APPROVAL | 12.05.23 | CW | JB | JB | JB |

SCALES: NOT TO SCALE

DO NOT SCALE FROM DRAWING



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PLANIT CONSULTING
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TELEPHONE: 02 6687 4666
ABN: 20 099 261 711
EMAIL: administration@planitconsulting.com.au

CLIENT: JD PROPERTY GROUP PTY LTD

LOCAL GOVERNMENT AUTHORITY: BYRON SHIRE COUNCIL

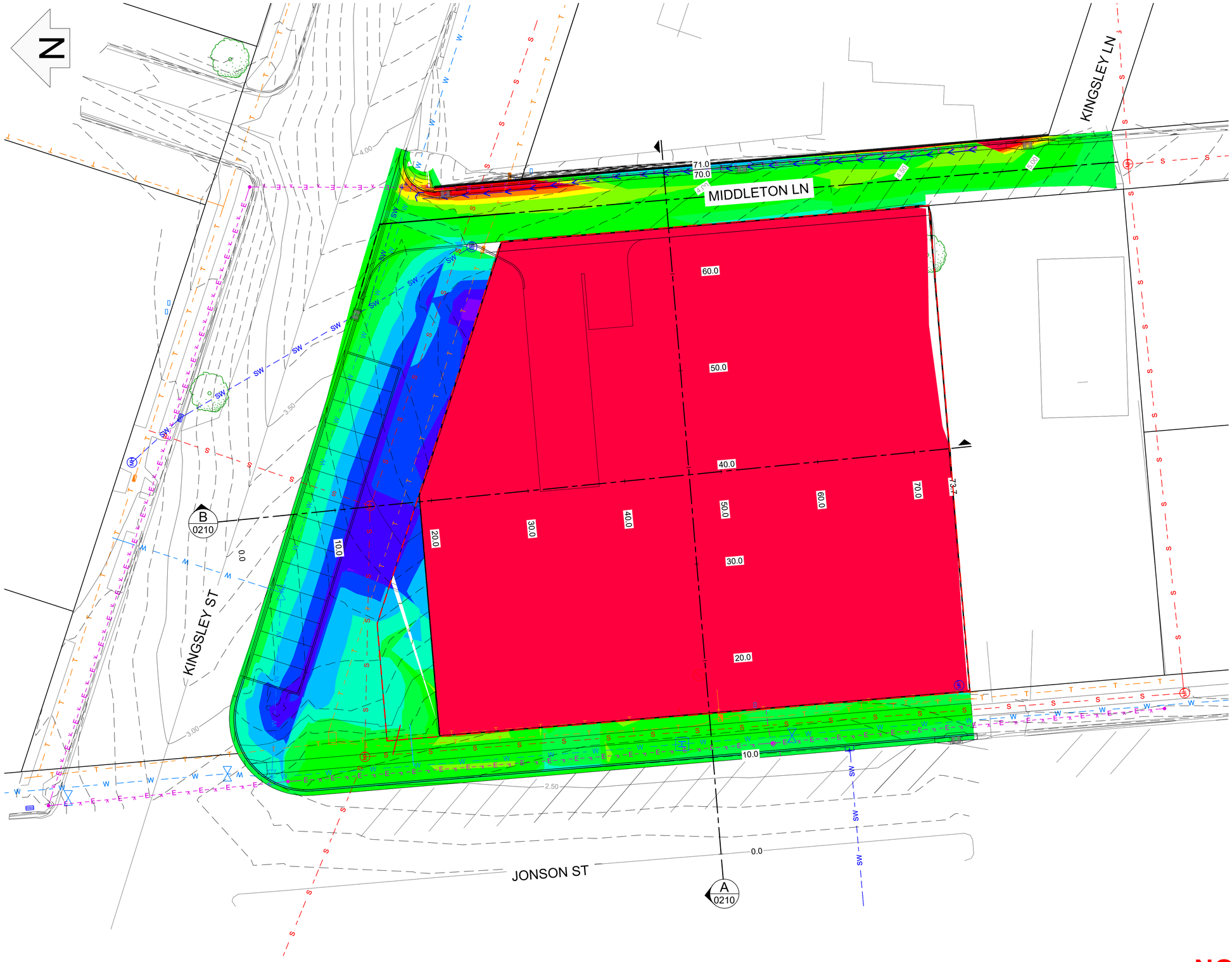
PROJECT: 119-123 JONSON STREET

DRAWING TITLE: EROSION AND SEDIMENT CONTROL DETAILS

| ORIGINAL SIZE: | PLANIT JOB No.: | DRAWING No.: | REV: |
|---|---|---|---|
| A1 | J7453 | 0110 | A |

CAD FILE: C:\12DS\DATA\PLANITSYN\J7453 - 119-123 JONSON ST, BYRON BAY_583\7 - ENGINEERING\7.4 DRAFTING\0110 EROSION AND SEDIMENT CONTROL DETAILS.DWG PLOTTED BY: PE.JAKE PLOT DATE: 12/05/2023 7:03:47 PM

100mm AT ORIGINAL SIZE




## LEGEND

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

### EARTHWORKS CUT/FILL TABLE

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

## NOTES:

1. THE CUT AND FILL EXTENTS SHOWN ARE CALCULATED FROM THE SURVEYED EXISTING SURFACE TO THE BULK EARTHWORK SURFACE WITH NO ALLOWANCE FOR TOPSOIL STRIP OR ROAD AND BUILDING BOX OUT.
2. EARTHWORKS CUT AND FILL VOLUMES ARE ESTIMATED AS:
   - CUT VOLUME = 9,674m$^3$
   - FILL VOLUME = 197m$^3$
   - BALANCE = 9,477m$^3$ (EXPORT)

**NOT FOR CONSTRUCTION**

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

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

DO NOT SCALE FROM DRAWING



APPROVED BY:

DATE:

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CLIENT: JD PROPERTY GROUP PTY LTD

PROJECT: 119-123 JONSON STREET

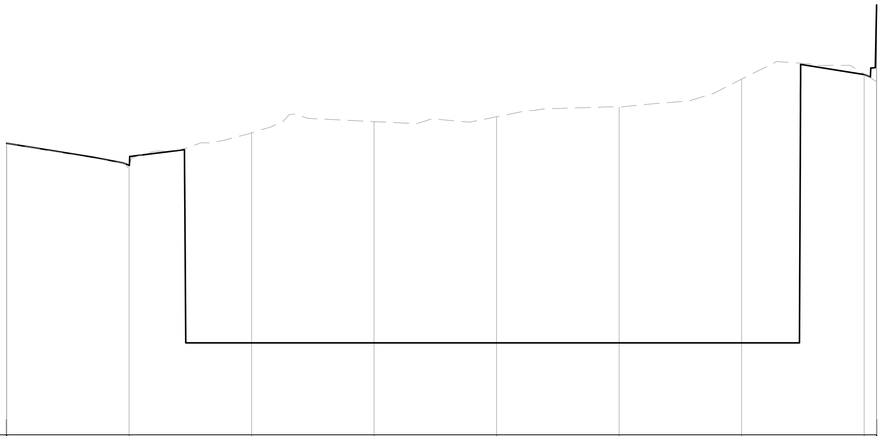
DRAWING TITLE: BULK EARTHWORKS CUT & FILL PLAN

LOCAL GOVERNMENT AUTHORITY: BYRON SHIRE COUNCIL

| ORIGINAL SIZE: | PLANIT JOB No.: | DRAWING No.: | REV: |
|---|---|---|---|
| A1 | J7453 | 0200 | B |

CAD FILE: C:\12DS\DATA\PLANITSYNJ7453 - 119-123 JONSON ST, BYRON BAY_583\7 - ENGINEERING\7.4 DRAFTING\0200 BULK EARTHWORKS CUT & FILL PLAN.DWG PLOTTED BY: PE.JAKE PLOT DATE: 1/11/2023 4:08:38 PM

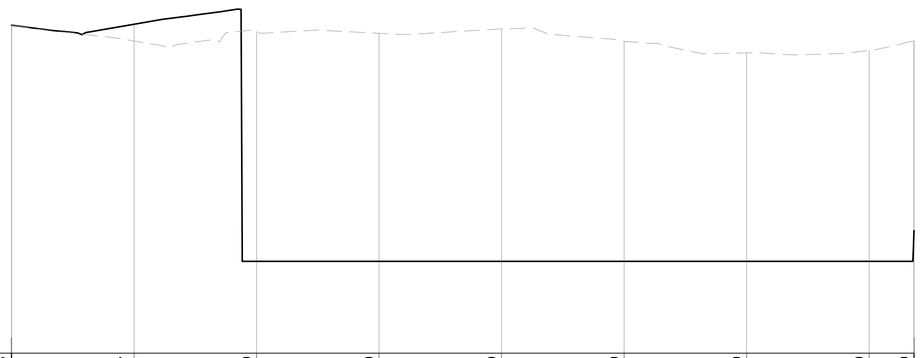
100mm AT ORIGINAL SIZE



SCALE: 1:250H, 1:50V
DATUM: -2.00

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| DESIGN LEVELS | 2.76 | 2.40 | -0.50 | -0.50 | -0.50 | -0.50 | -0.50 | 3.88 | 5.02 |
| CUT/FILL DEPTHS | 0.00 | 0.03 | -3.43 | -3.61 | -3.69 | -3.85 | -4.31 | -0.01 | 1.25 |
| EXISTING LEVELS | 2.76 | 2.37 | 2.93 | 3.11 | 3.19 | 3.35 | 3.81 | 3.89 | 3.76 |
| CHAINAGE | 0.00 | 10 | 20 | 30 | 40 | 50 | 60 | 70 | 71.01 |

## EARTHWORKS SECTION A LONG SECTION



SCALE: 1:250H, 1:50V
DATUM: -2.00

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| DESIGN LEVELS | 3.35 | 3.37 | -0.50 | -0.50 | -0.50 | -0.50 | -0.50 | -0.50 | 0.00 |
| CUT/FILL DEPTHS | 0.00 | 0.27 | -3.75 | -3.72 | -3.79 | -3.59 | -3.40 | -3.44 | -3.10 |
| EXISTING LEVELS | 3.35 | 3.09 | 3.25 | 3.22 | 3.29 | 3.09 | 2.90 | 2.94 | 3.10 |
| CHAINAGE | 0.00 | 10 | 20 | 30 | 40 | 50 | 60 | 70 | 73.66 |

## EARTHWORKS SECTION B LONG SECTION

**NOT FOR CONSTRUCTION**

| REV | DESCRIPTION | DATE | DRAWN | DESIGN | CHECK | APPROVED |
|---|---|---|---|---|---|---|
| A | ISSUED FOR APPROVAL | 12.05.23 | CW | JB | JB | JB |

SCALES:
0 2.5 5 10 15
Full Size 1:250 ; Half Size 1:500
Scale (m)
0 0.5 1 2 3
Full Size 1:50 ; Half Size 1:100
Scale (m)

DO NOT SCALE FROM DRAWING



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ABN: 20 099 261 711
EMAIL: administration@planitconsulting.com.au

CLIENT: JD PROPERTY GROUP PTY LTD

PROJECT: 119-123 JONSON STREET

DRAWING TITLE: BULK EARTHWORKS SECTIONS

LOCAL GOVERNMENT AUTHORITY: BYRON SHIRE COUNCIL

| ORIGINAL SIZE: | PLANIT JOB No.: | DRAWING No.: | REV: |
|---|---|---|---|
| A1 | J7453 | 0210 | A |

CAD FILE: C:\12DS\DATA\PLANITSYNJ7453 - 119-123 JONSON ST, BYRON BAY_583\7 - ENGINEERING\7.4 DRAFTING\0210 BULK EARTHWORKS SECTIONS.DWG PLOTTED BY: PE.JAKE PLOT DATE: 12/05/2023 7:02:14 PM

100mm AT ORIGINAL SIZE

N

UPGRADE MIDDLETON LN PROVIDING UPRIGHT KERB AND 1-WAY CROSSFALL

PROVIDE NEW UNDERGROUND STORMWATER NETWORK.

OVERHEAD POWER IN MIDDLETON LN TO BE CONVERTED TO UNDERGROUND ELECTRICITY FOR EXTENT OF SUBJECT SITE.

RETAINING WALL TO BE REBUILT

KINGSLEY LN

MIDDLETON LN

PROVIDE DISH DRAIN ACCROSS MIDDLETON LN ACCESS AND CONTINUE PAST FORMALISED CARPARK.

PROVIDE NEW STORMWATER INLET PIT AND CONNECT NEW UNDERGROUND NETWORK IN MIDDLETON LN TO THIS PIT.

EXISTING CARPARKS TO BE FORMALISED PROVIDING 14 CARPARKS.

REMOVE EXISTING DRIVEWAY CROSSOVER PROVIDING ADDITIONAL 4 STREET CARPARKS.

LOADING BAY

BASEMENT RAMP

NO STOPPING DISTANCE

STORMWATER DETENTION AND TREATMENT SYSTEM. REFER TO DRAWING J7453-0400 TO J7453-0450 FOR DETAILS OF THE SYSTEM.

TRENCH GRATE WITH SUMP AND PUMP TO BE PROVIDED AT BOTTOM OF BASEMENT RAMP.

KINGSLEY ST

DISH DRAIN TO TRANSITION TO UPRIGHT KERB.

NEW DN150 SEWER CONNECTION.

NEW DN150 WATER CONNECTION.

PROVIDE NEW KERB RETURN INCLUDING REINSTATEMENT OF PRAM RAMP.

NO STOPPING DISTANCE

JONSON ST

REMOVE EXISTING DRIVEWAY CROSSOVER AND REINSTATE KERB AND GUTTER AND FOOTPATH PROVIDING 4 NEW STREET CARPARKS.

PROVIDE NEW COUNCIL STORMWATER PIT FOR SITE CONNECTION

REMOVE EXISTING DRIVEWAY CROSSOVER AND REINSTATE KERB AND GUTTER AND FOOTPATH PROVIDING 1 NEW STREET CARPARK.

PROVIDE DIRECT UNDERGROUND STORMWATER CONNECTION TO COUNCIL'S EXISTING NETWORK.

UNDERGROUND ELECTRICITY IN JONSON ST TO BE CONVERTED TO UNDERGROUND ELECTRICITY FOR EXTENT OF SUBJECT SITE.

## LEGEND

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

**NOT FOR CONSTRUCTION**

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

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

DO NOT SCALE FROM DRAWING



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CLIENT: JD PROPERTY GROUP PTY LTD

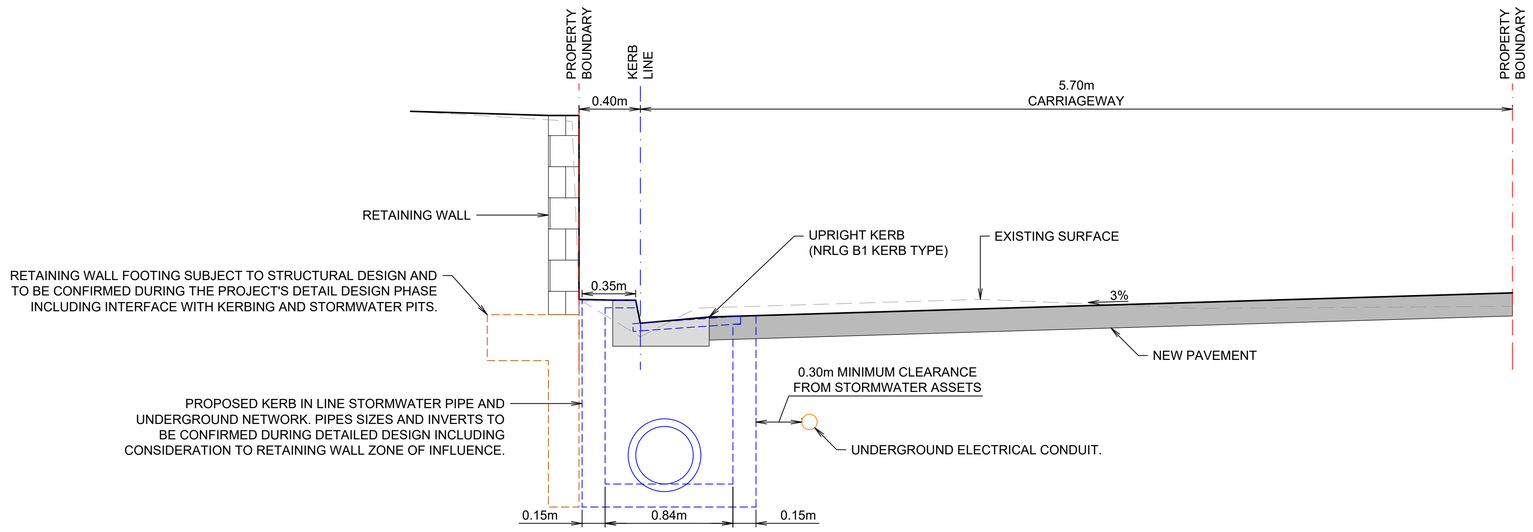
PROJECT: 119-123 JONSON STREET

DRAWING TITLE: CIVIL WORKS PLAN

LOCAL GOVERNMENT AUTHORITY: BYRON SHIRE COUNCIL

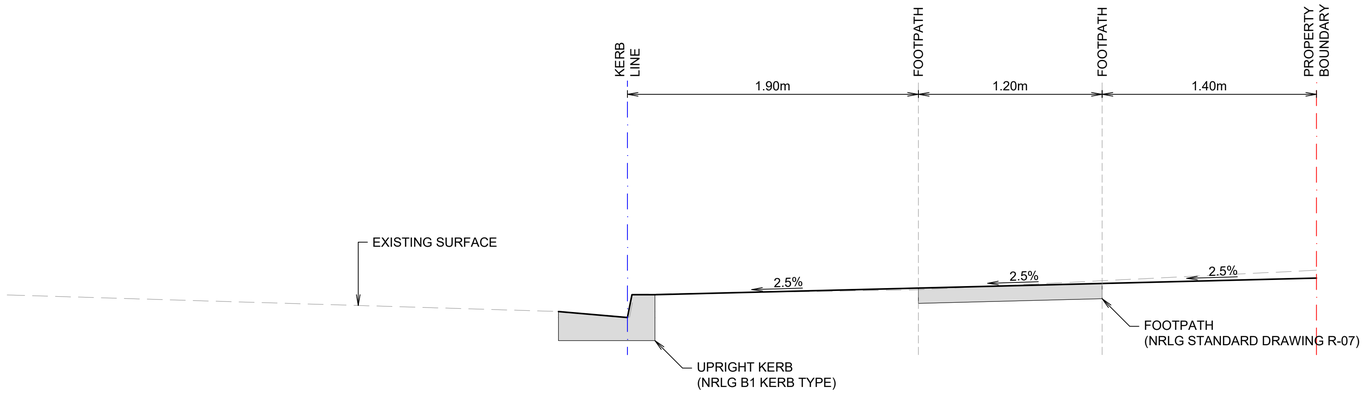
| ORIGINAL SIZE: | PLANIT JOB No.: | DRAWING No.: | REV: |
|---|---|---|---|
| A1 | J7453 | 0300 | B |

CAD FILE: C:\12DS\DATA\PLANITSYNJ7453 - 119-123 JONSON ST, BYRON BAY_583\7 - ENGINEERING\7.4 DRAFTING\0300 CIVIL WORKS PLAN.DWG PLOTTED BY: PE.JAKE PLOT DATE: 1/11/2023 4:11:42 PM



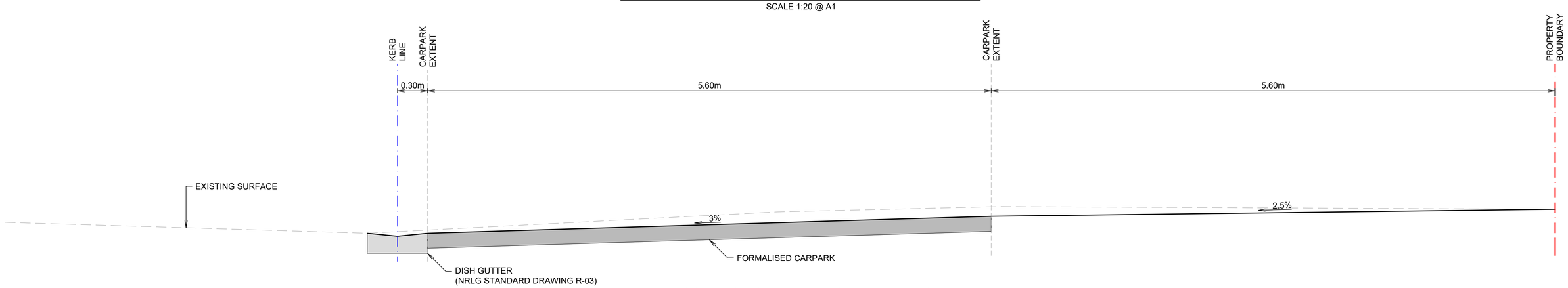

## MIDDLETON LN ROAD UPGRADE

SCALE 1:20 @ A1




## JONSON ST KERB AND FOOTPATH REINSTATEMENT

SCALE 1:20 @ A1




## KINGSLEY ST CARPARK FORMAILISATION

SCALE 1:20 @ A1

**NOT FOR CONSTRUCTION**

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

SCALES: 0 0.2 0.4 0.8 1.2
Full Size 1:20 ; Half Size 1:40
Scale (m)

DO NOT SCALE FROM DRAWING



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DATE:

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ABN: 20 099 261 711
EMAIL: administration@planitconsulting.com.au

CLIENT: JD PROPERTY GROUP PTY LTD

PROJECT: 119-123 JONSON STREET

DRAWING TITLE: TYPICAL SECTIONS

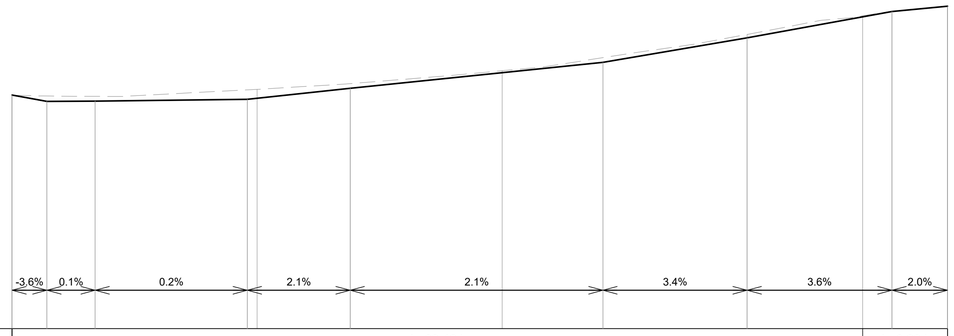
LOCAL GOVERNMENT AUTHORITY: BYRON SHIRE COUNCIL

| ORIGINAL SIZE: | PLANIT JOB No.: | DRAWING No.: | REV: |
|---|---|---|---|
| A1 | J7453 | 0310 | B |

CAD FILE: C:\12DS\DATA\PLANITSYN\J7453 - 119-123 JONSON ST, BYRON BAY_583\7 - ENGINEERING\7.4 DRAFTING\0310 TYPICAL SECTIONS.DWG PLOTTED BY: PE.JAKE PLOT DATE: 2/11/2023 3:29:03 PM

100mm AT ORIGINAL SIZE

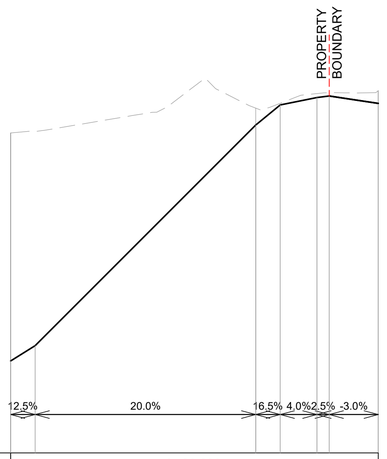
100mm AT ORIGINAL SIZE




SCALE: 1:250H, 1:50V
DATUM: 0.00

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| HORIZONTAL GEOMETRY | | L: 69.424 | | | | | | | | L: 6.934 | |
| | | 175° 10' 15" | | | | | | | | 175° 16' 29" | |
| DESIGN LEVELS | 3.81 | 3.71 | 3.71 | 3.74 3.76 | 3.92 | 4.17 | 4.34 | 4.74 | 5.09 | 5.17 | 5.26 |
| CUT/FILL DEPTHS | 0.00 | -0.09 | -0.08 | -0.15 -0.12 | -0.08 | -0.03 | -0.08 | -0.06 | -0.02 | 0.00 | 0.00 |
| EXISTING LEVELS | 3.81 | 3.79 | 3.79 | 3.90 3.88 | 4.00 | 4.21 | 4.42 | 4.80 | 5.10 | 5.17 | 5.26 |
| CHAINAGE | 0.00 | 2.85 | 6.78 | 19.20 20 | 27.60 | 40 | 48.23 | 60.00 | 69.42 | 71.82 | 76.36 |

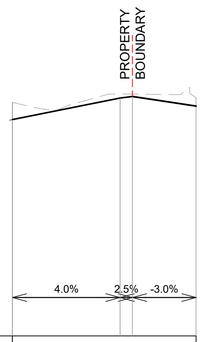
## MIDDLETON LN LONG SECTION




SCALE: 1:250H, 1:50V
DATUM: -2.00

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| HORIZONTAL GEOMETRY | | L: 30.000 | | | | | |
| | | 085° 10' 15" | | | | | |
| DESIGN LEVELS | -0.50 | -0.25 | 3.35 | 3.68 | 3.80 3.82 | 3.70 | |
| CUT/FILL DEPTHS | -3.72 | -3.50 | -0.28 | -0.03 | -0.06 -0.05 | -0.21 | |
| EXISTING LEVELS | 3.22 | 3.25 | 3.63 | 3.71 | 3.86 3.88 | 3.91 | |
| CHAINAGE | 0.00 | 2.00 | 20.00 | 22.00 | 25.00 26.00 | 30.00 | |

## BASEMENT RAMP LONG SECTION




SCALE: 1:250H, 1:50V
DATUM: 0.00

| | | | | |
|---|---|---|---|---|
| HORIZONTAL GEOMETRY | | L: 15.000 | | |
| | | 085° 06' 17" | | |
| DESIGN LEVELS | 3.53 | 3.88 3.91 | 3.75 | |
| CUT/FILL DEPTHS | -0.28 | -0.07 -0.04 | -0.13 | |
| EXISTING LEVELS | 3.81 | 3.95 3.95 | 3.88 | |
| CHAINAGE | 0.00 | 8.80 9.80 | 15.00 | |

## LOADING BAY LONG SECTION

**NOT FOR CONSTRUCTION**

| REV | DESCRIPTION | DATE | DRAWN | DESIGN | CHECK | APPROVED |
|---|---|---|---|---|---|---|
| A | ISSUED FOR APPROVAL | 12.05.23 | CW | JB | JB | JB |

SCALES:
0 2.5 5 10 15
Full Size 1:250 ; Half Size 1:500
Scale (m)
0 0.5 1 2 3
Full Size 1:50 ; Half Size 1:100
Scale (m)
DO NOT SCALE FROM DRAWING



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EMAIL: administration@planitconsulting.com.au

CLIENT:
JD PROPERTY GROUP PTY LTD

PROJECT:
119-123 JONSON STREET

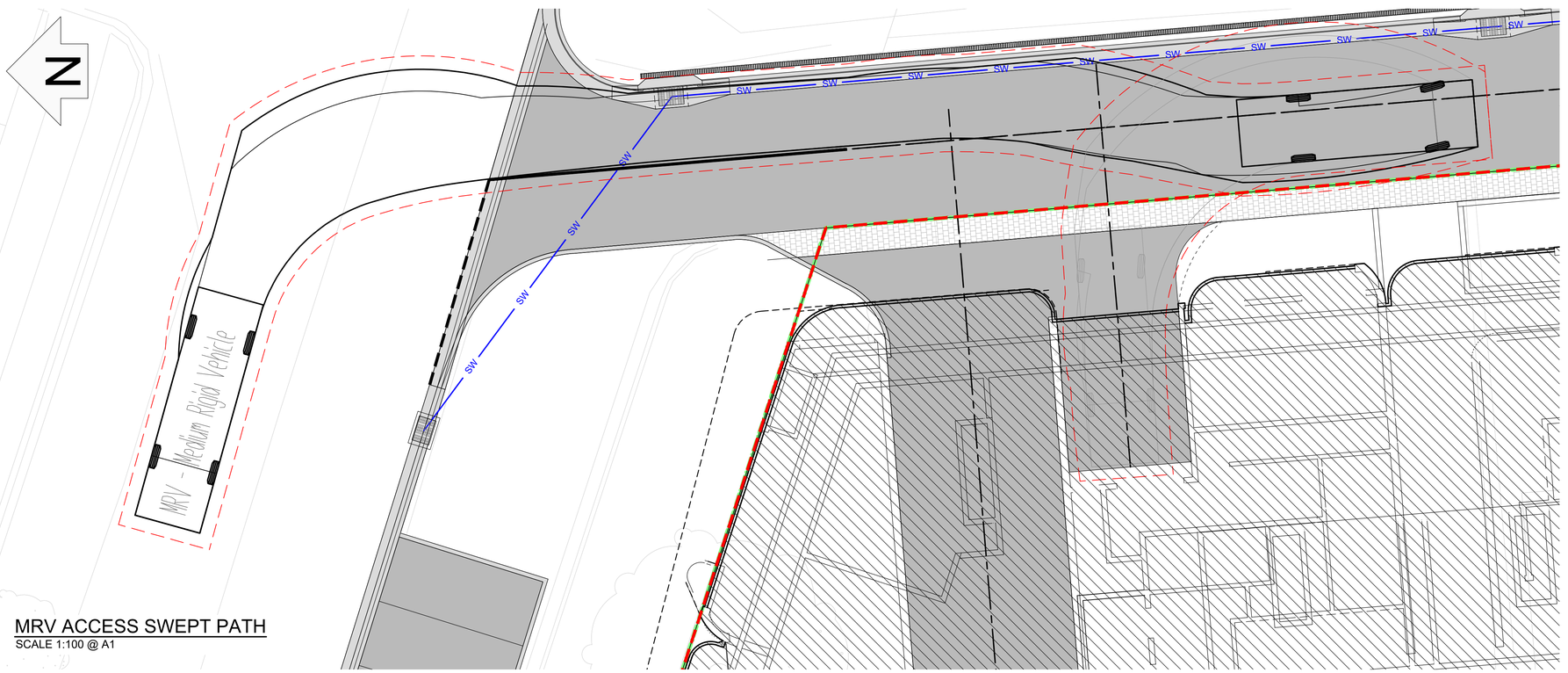
DRAWING TITLE:
ROAD LONGSECTIONS

LOCAL GOVERNMENT AUTHORITY:
BYRON SHIRE COUNCIL

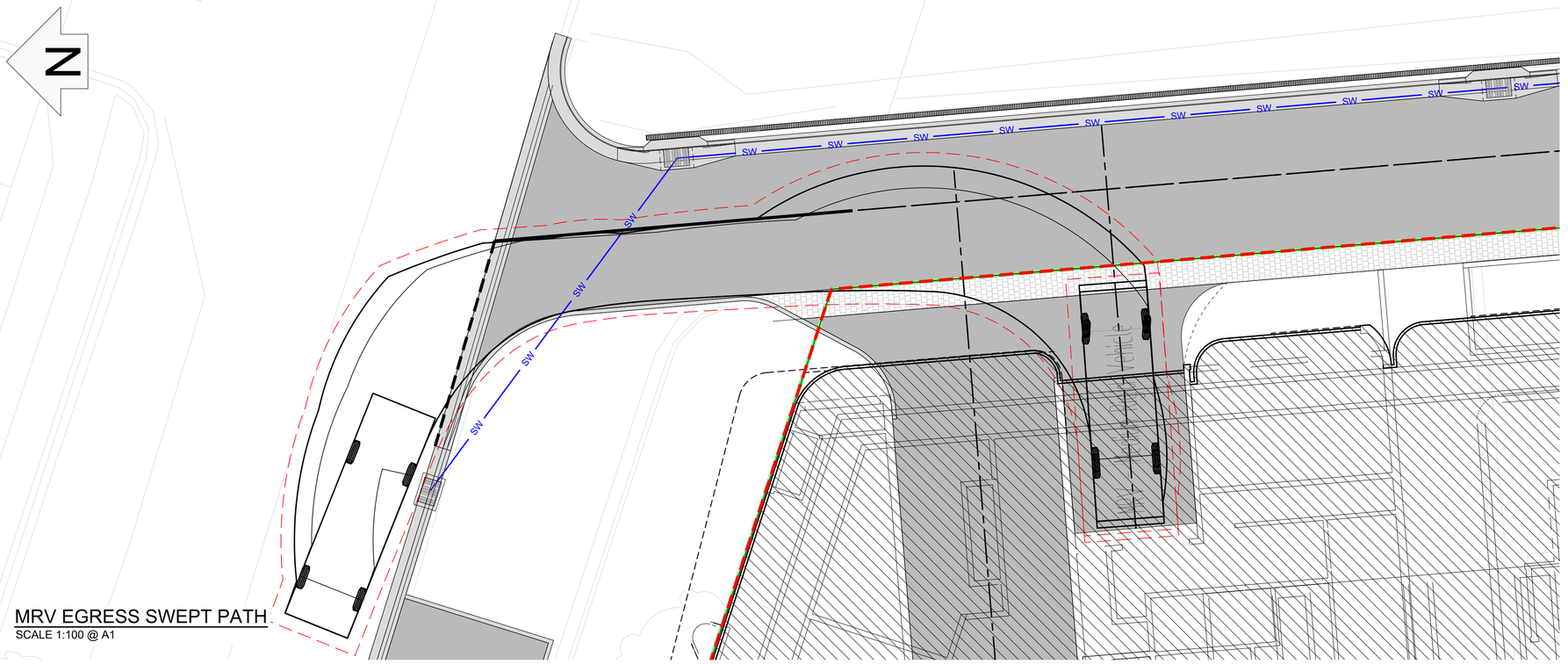
| ORIGINAL SIZE: | PLANIT JOB No.: | DRAWING No.: | REV: |
|---|---|---|---|
| A1 | J7453 | 0320 | A |

CAD FILE: C:\12DS\DATA\PLANITSYNJ7453 - 119-123 JONSON ST, BYRON BAY_583\7 - ENGINEERING\7.4 DRAFTING\0320 ROAD LONGSECTIONS.DWG PLOTTED BY: PE.JAKE PLOT DATE: 12/05/2023 6:55:52 PM

100mm AT ORIGINAL SIZE



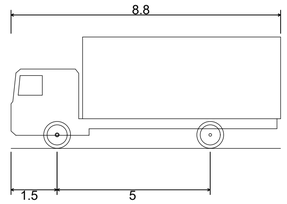

## MRV ACCESS SWEPT PATH
SCALE 1:100 @ A1




## MRV EGRESS SWEPT PATH
SCALE 1:100 @ A1

## LEGEND

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




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

## MRV SWEPT PATH TEMPLATE DIMENSIONS
SCALE 1:100 @ A1

**NOT FOR CONSTRUCTION**

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

SCALES: 0 1 2 4 6
Full Size 1:100 ; Half Size 1:200
Scale (m)

DO NOT SCALE FROM DRAWING



APPROVED BY:

DATE:

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CLIENT: JD PROPERTY GROUP PTY LTD

PROJECT: 119-123 JONSON STREET

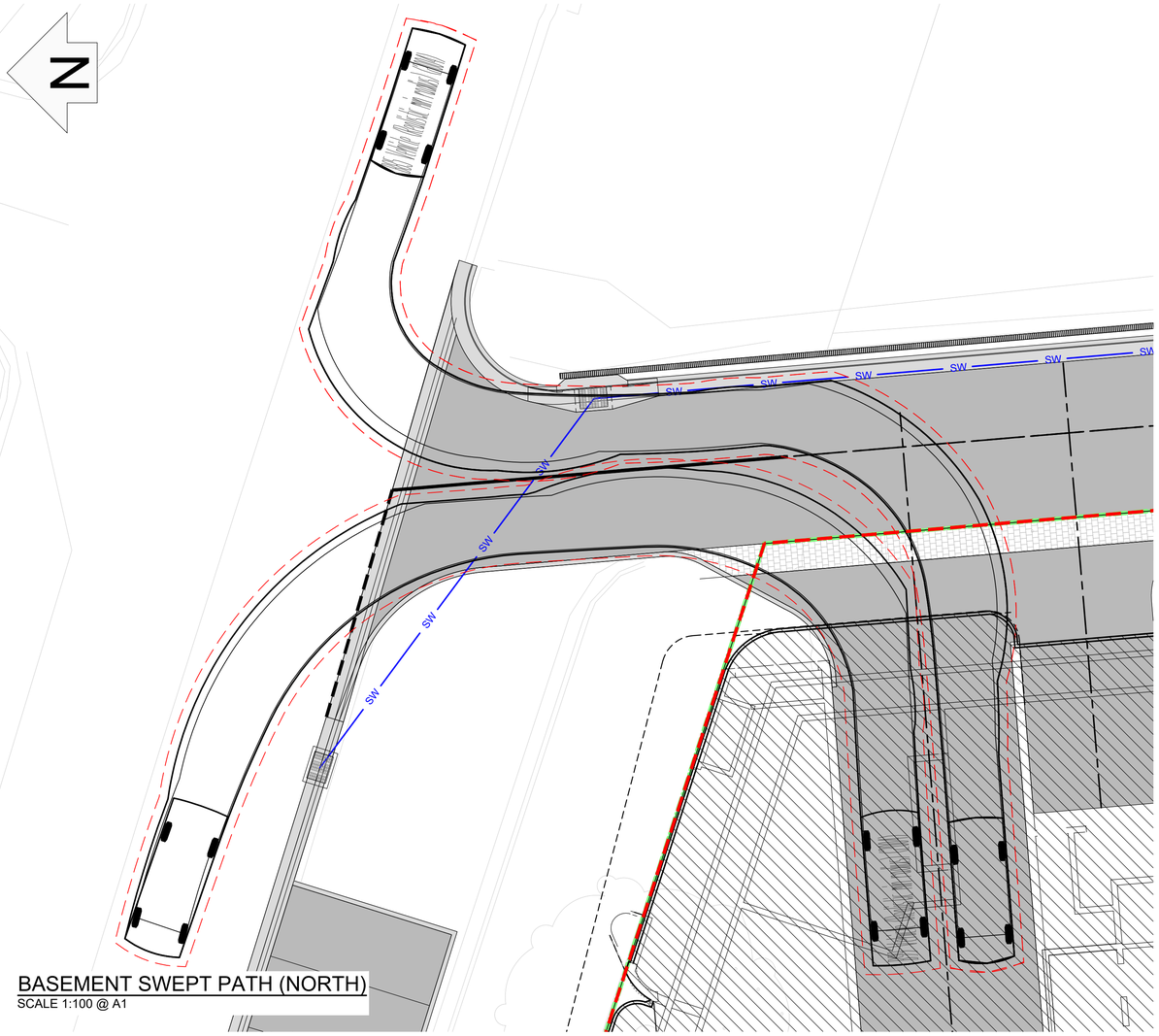
DRAWING TITLE: SWEPT PATH PLAN SHEET 1 OF 2
MRV ACCESS & EGRESS

LOCAL GOVERNMENT AUTHORITY: BYRON SHIRE COUNCIL

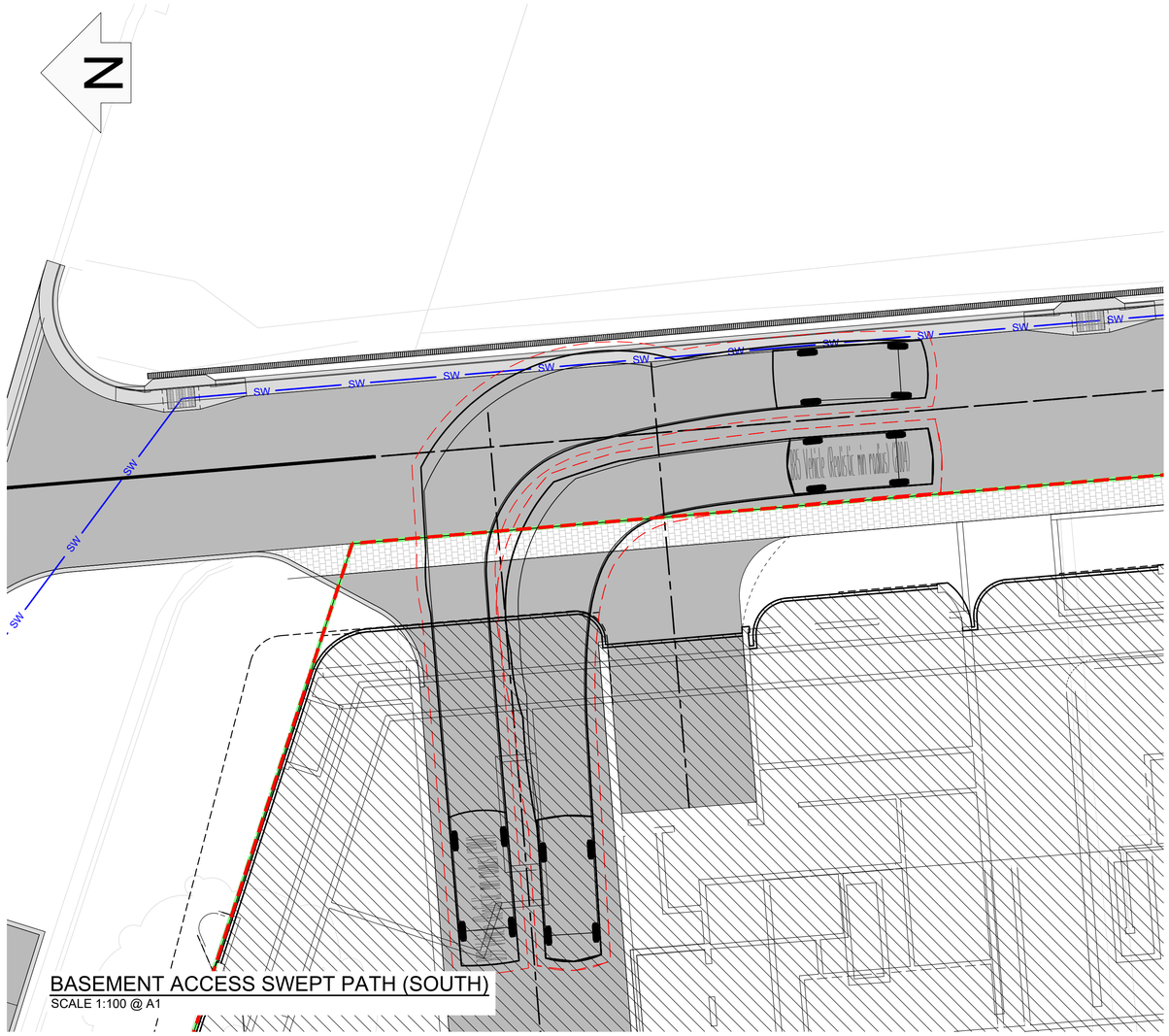
| ORIGINAL SIZE: | PLANIT JOB No.: | DRAWING No.: | REV: |
|---|---|---|---|
| A1 | J7453 | 0330 | B |

CAD FILE: C:\12DS\DATA\PLANITSYN\J7453 - 119-123 JONSON ST, BYRON BAY_583\7 - ENGINEERING\7.4 DRAFTING\0330 SWEPT PATH PLAN.DWG PLOTTED BY: PE.JAKE PLOT DATE: 1/11/2023 3:57:37 PM

100mm AT ORIGINAL SIZE



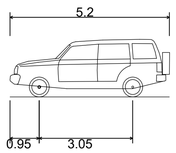

BASEMENT SWEPT PATH (NORTH)
SCALE 1:100 @ A1




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

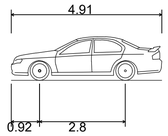
## LEGEND

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




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

B99 SWEPT PATH TEMPLATE DIMENSIONS
SCALE 1:100 @ A1




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

B85 SWEPT PATH TEMPLATE DIMENSIONS
SCALE 1:100 @ A1

**NOT FOR CONSTRUCTION**

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

SCALES:
0 1 2 4 6
Full Size 1:100 ; Half Size 1:200
Scale (m)

DO NOT SCALE FROM DRAWING



APPROVED BY:

DATE:

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PLANIT CONSULTING
SUITE 9A, 80-84 BALLINA STREET
PO BOX 161
LENNOX HEAD NSW 2478

TELEPHONE: 02 6687 4666
ABN: 20 099 261 711
EMAIL: administration@planitconsulting.com.au

CLIENT:
JD PROPERTY GROUP PTY LTD

PROJECT:
119-123 JONSON STREET

DRAWING TITLE:
SWEPT PATH PLAN SHEET 2 OF 2
BASEMENT ACCESS

LOCAL GOVERNMENT AUTHORITY:
BYRON SHIRE COUNCIL

| ORIGINAL SIZE: | PLANIT JOB No.: | DRAWING No.: | REV: |
|---|---|---|---|
| A1 | J7453 | 0331 | B |

CAD FILE: C:\12DS\DATA\PLANITSYNJ7453 - 119-123 JONSON ST, BYRON BAY_583\7 - ENGINEERING\7.4 DRAFTING\0331 SWEPT PATH PLAN.DWG PLOTTED BY: PE.JAKE PLOT DATE: 1/11/2023 3:53:37 PM

100mm AT ORIGINAL SIZE

PROVIDE NEW UNDERGROUND STORMWATER NETWORK.
REFER TO PLANIT'S STORMWATER MANAGEMENT PLAN
FOR EXTERNAL CATCHMENTS CONSIDERED.

MIDDLETON LN

KINGSLEY LN

KINGSLEY ST

JONSON ST

C1

C2

C3

## LEGEND

- SITE BOUNDARY
- LOT BOUNDARY
- DESIGN SURFACE CONTOURS MINOR (0.1m)
- DESIGN SURFACE CONTOURS MAJOR (0.5m)
- EXISTING STORMWATER PIPE
- EXISTING STORMWATER CHANNEL
- EXISTING SEWER PIPE
- EXISTING POTABLE WATER MAIN
- EXISTING TELECOMMUNICATIONS
- EXISTING OVERHEAD ELECTRICITY
- PROPOSED STORMWATER
- PROPOSED SEWER
- PROPOSED POTABLE WATER
- CATCHMENT BOUNDARY
- ROOF CATCHMENT
- GROUND CATCHMENT

## CATCHMENT BREAKDOWN

| CATCHMENT NAME | CATCHMENT DESCRIPTION | CATCHMENT AREA | CATCHMENT IMPERVIOUS % |
|---|---|---|---|
| C1 | ROOF | 0.1785 | 100 |
| C2 | GROUND | 0.0895 | 77 |
| C3 | BASEMENT | 0.0050 | 100 |
| | TOTAL | 0.2730 | 92 |

**NOT FOR CONSTRUCTION**

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

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

DO NOT SCALE FROM DRAWING



APPROVED BY:

DATE:

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EMAIL: administration@planitconsulting.com.au

CLIENT: JD PROPERTY GROUP PTY LTD

PROJECT: 119-123 JONSON STREET

DRAWING TITLE: STORMWATER CATCHMENT PLAN

LOCAL GOVERNMENT AUTHORITY: BYRON SHIRE COUNCIL

| ORIGINAL SIZE: | PLANIT JOB No.: | DRAWING No.: | REV: |
|---|---|---|---|
| A1 | J7453 | 0400 | B |

CAD FILE: C:\12DS\DATA\PLANITSYNJ7453 - 119-123 JONSON ST, BYRON BAY_583\7 - ENGINEERING\7.4 DRAFTING\0400 STORMWATER CATCHMENT PLAN.DWG PLOTTED BY: PE.JAKE PLOT DATE: 1/11/2023 3:51:10 PM

100mm AT ORIGINAL SIZE

N

MIDDLETON LN

KINGSLEY LN

KINGSLEY ST

JONSON ST

PROVIDE NEW UNDERGROUND STORMWATER NETWORK. NEW STORMWATER NETWORK IS SUBJECT TO DETAILED DESIGN.

DISCHARGE NEW UNDERGROUND STORMWATER NETWORK IN MIDDELTON LN TO EXISTING STORMWATER NETWORK VIA A NEW INLET PIT.

STORMWATER DETENTION TANK UNDER POOL DECKING. ALL ROOF RUNOFF TO DISCHARGE TO DETENTION TANK. BUILDING DRAINAGE SYSTEM IS SUBJECT TO DETAILED DESIGN. REFER TO DRAWING J7453-0450 FOR DETAILS OF THE DETENTION AND TREATMENT SYSTEM.

DETENTION TANK
BASE OF TANK @ 2.27m
TOP OF TANK @ 3.27m
LOW FLOW INV @ 2.27m
HIGH FLOW INV @ 2.55m

JUNCTION PIT
JELLYFISH INV @ 2.09m
HIGH FLOW INV @ 2.20m
DS INV @ 2.07m

TRENCH GRATE WITH SUMP AND PUMP TO BE PROVIDED AT BOTTOM OF BASEMENT RAMP. DISCHARGE PUMP TO JELLYFISH FILTER.

STORMWATER JUNCTION PIT FOR HIGH FLOW BYPASS.

JELLYFISH
US INV @ 2.25m
DS INV @ 2.10m

STORMWATER TREATMENT SYSTEM (OCEAN PROTECT JELLYFISH FILTER MODEL JF2250-10-2). ALL RUNOFF FROM GROUND SURFACE TO BE DISCHARGED TO THIS NETWORK (INTERNAL STORMWATER NETWORK SUBJECT TO DETAILED DESIGN. PEAK 4EY EVENT OF ROOF WATER TO DISCHARGE TO THIS SYSTEM VIA LOW FLOW OUTLET FROM DETENTION TANK.

DN375

EX PIT
US INV @ 1.86m
DS INV @ 1.84m

NEW LINTEL
US INV @ 1.92m
DS INV @ 1.90m

PROVIDE NEW COUNCIL STORMWATER PIT FOR SITE CONNECTION

PROVIDE DIRECT UNDERGROUND STORMWATER CONNECTION TO COUNCIL'S EXISTING NETWORK.

EX. DN375

2.98

## LEGEND

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

**NOT FOR CONSTRUCTION**

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

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

DO NOT SCALE FROM DRAWING



APPROVED BY:

DATE:

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EMAIL: administration@planitconsulting.com.au

CLIENT: JD PROPERTY GROUP PTY LTD

PROJECT: 119-123 JONSON STREET

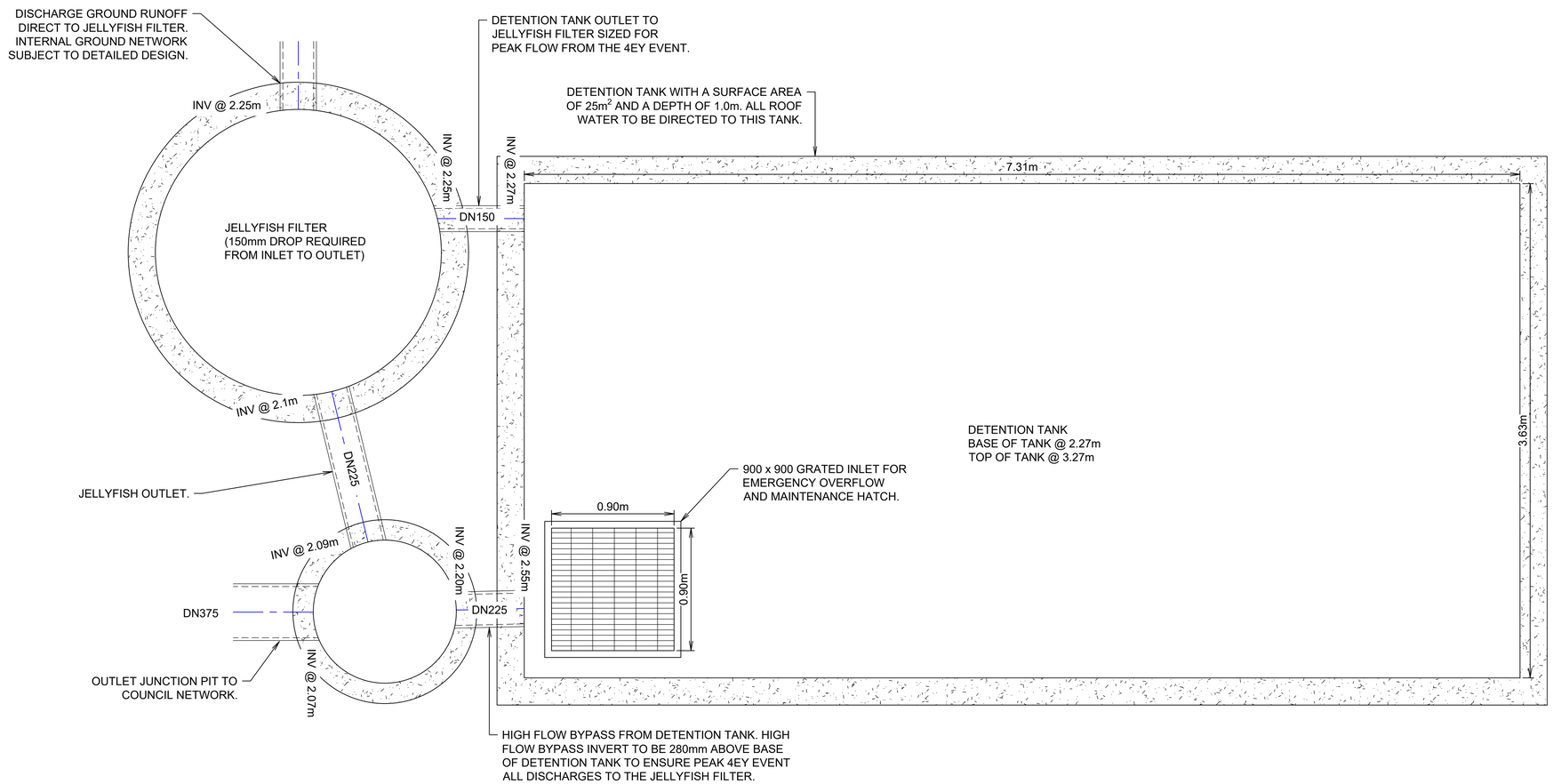
DRAWING TITLE: STORMWATER LAYOUT PLAN

LOCAL GOVERNMENT AUTHORITY: BYRON SHIRE COUNCIL

| ORIGINAL SIZE: | PLANIT JOB No.: | DRAWING No.: | REV: |
|---|---|---|---|
| A1 | J7453 | 0410 | B |

CAD FILE: C:\12DS\DATA\PLANITSYN\J7453 - 119-123 JONSON ST, BYRON BAY_583\7 - ENGINEERING\7.4 DRAFTING\0410 STORMWATER LAYOUT PLAN.DWG PLOTTED BY: PE.JAKE PLOT DATE: 1/11/2023 3:47:22 PM

100mm AT ORIGINAL SIZE




## STORMWATER DETENTION TANK AND JELLYFISH FILTER ARRANGEMENT

SCALE 1:20 @ A1

**NOT FOR CONSTRUCTION**

| REV | DESCRIPTION | DATE | DRAWN | DESIGN | CHECK | APPROVED |
|---|---|---|---|---|---|---|
| A | ISSUED FOR APPROVAL | 12.05.23 | CW | JB | JB | JB |

SCALES:
0 0.2 0.4 0.8 1.2
Full Size 1:20 ; Half Size 1:40
Scale (m)

JUNCTION PIT

DO NOT SCALE FROM DRAWING



APPROVED BY:

DATE:

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ABN: 20 099 261 711
EMAIL: administration@planitconsulting.com.au

CLIENT: JD PROPERTY GROUP PTY LTD

PROJECT: 119-123 JONSON STREET

DRAWING TITLE: STORMWATER SYSTEM DETAILS

LOCAL GOVERNMENT AUTHORITY: BYRON SHIRE COUNCIL

| ORIGINAL SIZE: | PLANIT JOB No.: | DRAWING No.: | REV: |
|---|---|---|---|
| A1 | J7453 | 0450 | A |

CAD FILE: C:\12DS\DATA\PLANITSYN\J7453 - 119-123 JONSON ST, BYRON BAY_583\7 - ENGINEERING\7.4 DRAFTING\0450 STORMWATER SYSTEM DETAILS.DWG PLOTTED BY: PE.JAKE PLOT DATE: 12/05/2023 6:40:04 PM

# Appendix D

Borehole Logs

Pacific Geotech
Consulting Geotechnical Engineers

Borehole No.
**BH 01**
Page 1 of 1

Project No.: PG-7642

| | | | |
|---|---|---|---|
| Client: | JD Kingsley Pty Ltd | Commenced: | 01/02/2022 |
| Project Name: | Proposed Mixed-Use Development | Logged By: | SR |
| Hole Location: | 119-123 Jonson Street, Byron Bay | Checked By: | |
| Hole Position: | | | |
| Drill Model and Mounting: | Compac 018 | RL Surface: | No survey |
| Hole Diameter: | | Datum: | AHD Operator: SR |

| Method | Casing | Water | Samples Tests Remarks | Recovery | RL (m) | Depth (m) | Graphic Log | Classification Symbol | Material Description Fraction, Colour, Structure, Bedding, Plasticity, Sensitivity, Additional |
|---|---|---|---|---|---|---|---|---|---|
| AD/T | | | ASS 0.00-0.50 m | | | 0.10 | | SM | FILL Silty SAND (SM) Loose, fine to medium grained, dark grey, with fine sized gravel, with organics, moist. |
| | | | | | | | | CL-CI | NATURAL Silty CLAY (CL-CI) Stiff, low to medium plasticity, pale yellow brown, with fine sized gravel, with fine to medium grained sand, w=ll. |
| | | | ASS 0.50-1.00 m | | | | | | |
| | | | ASS 1.00-1.50 m | | | 1.10 | | CI-CH | Silty CLAY (CI-CH) Firm, medium to high plasticity, dark grey, with fine to medium grained sand, w<pl. |
| | | | | | | 1.40 | | SM | Silty SAND (SM) Medium dense, fine to medium grained, dark grey, medium plasticity fines, wet. |
| | | | ASS 1.50-2.00 m | | | | | | |
| | | | ASS 2.00-2.50 m | | | | | | |
| | | | ASS 2.50-3.00 m D 2.50-3.00 m | | | | | | |
| | | | ASS 3.00-3.50 m | | | | | | |
| | | | ASS 3.50-4.00 m | | | 3.50 | | CI-CH | Silty CLAY (CI-CH) Stiff, medium to high plasticity, pale yellow brown mottled pale grey, with fine to medium grained sand, w=pl. |
| | | | | | | 4.20 | | | SILTSTONE (XW) Extremely weathered, very low strength, pale grey. |
| | | | | | | 4.70 | | | SILTSTONE (HW) Highly weathered, low strength, grey. |
| | | | | | | 6.50 | | | Hole Terminated at 6.50 m |

DCP TEST (AS 1289.6.3.2-1997) Blows per 100 mm
0 5 10 15 20 25

***Method***
AS - Auger
RR - Rock Roller
WB - Washbore

***Water***
Level (Date)
Inflow

***Samples and Tests***
U - Undisturbed Sample
D - Disturbed Sample
SPT - Standard Penetration Test
B - Bulk Sample

***Support***
C - Casing

***Classification Symbols and Soil Descriptions***
Based on Unified Soil Classification System

***Remarks***
1. Groundwater encountered at 1.1m.
2. DCP refusal met at 2.59m.
3. Maximum 'TC' bit refusal met at 6.5m.

Pacific Geotech
Consulting Geotechnical Engineers

Borehole No.
**BH 04**
Page 1 of 1

Project No.: PG-7642

| | | | |
|---|---|---|---|
| Client: | JD Kingsley Pty Ltd | Commenced: | 01/02/2022 |
| Project Name: | Proposed Mixed-Use Development | Logged By: | SR |
| Hole Location: | 119-123 Jonson Street, Byron Bay | Checked By: | |
| Hole Position: | | | |
| Drill Model and Mounting: | Compac 018 | RL Surface: | No survey |
| Hole Diameter: | | Datum: | AHD Operator: SR |

| Method | Casing | Water | Samples Tests Remarks | Recovery | RL (m) | Depth (m) | Graphic Log | Classification Symbol | Material Description Fraction, Colour, Structure, Bedding, Plasticity, Sensitivity, Additional |
|---|---|---|---|---|---|---|---|---|---|
| AD/T | | | ASS 0.00-0.50 m | | | 0.30 | | SM | FILL Silty SAND (SM) Loose, fine to medium grained, dark grey, low to medium plasticity fines, with fine to medium sized gravel, moist. |
| | | | ASS 0.50-1.00 m | | | 0.60 | | SP | FILL SAND (SP) Medium dense, fine to medium grained, pale grey, moist. |
| | | | | | | 0.70 | | CL-CI | FILL Silty CLAY (CL-CI) Stiff, low to medium plasticity, pale orange brown, with fine sized gravel, with fine to medium grained sand, w=ll. |
| | | | ASS 1.00-1.50 m D 1.00-1.50 m | | | 1.10 | | CI | FILL Sandy CLAY (CI) Stiff, medium plasticity, dark grey, medium grained sand, with fine sized gravel, trace of organics, w=pl. |
| | | | | | | 1.20 | | SP | NATURAL SAND (SP) Medium dense to dense, fine to medium grained, pale grey, medium to high plasticity fines, moist to wet. |
| | | | ASS 1.50-2.00 m | | | 1.90 | | SP | SAND (SP) Medium dense to dense, fine to medium grained, pale grey, medium to high plasticity fines, wet. |
| | | | | | | 2.20 | | | SILTSTONE (XW) Extremely weathered, very low strength, pale grey. |
| | | | | | | 4.80 | | | SILTSTONE (HW) Highly weathered, low strength, pale grey. |
| | | | | | | | | | Hole Terminated at 4.80 m |

DCP TEST (AS 1289.6.3.2-1997) Blows per 100 mm
0 5 10 15 20 25

***Method***
AS - Auger
RR - Rock Roller
WB - Washbore

***Water***
Level (Date)
Inflow

***Samples and Tests***
U - Undisturbed Sample
D - Disturbed Sample
SPT - Standard Penetration Test
B - Bulk Sample

***Remarks***
1. Groundwater encountered at 1.2m.
2. DCP refusal met at 1.86m.
3. Maximum 'TC' bit refusal met at 4.8m (borehole collapse).
4. Standpipe installed to 1.3m.

***Support***
C - Casing

***Classification Symbols and Soil Descriptions***
Based on Unified Soil Classification System

Pacific Geotech
Consulting Geotechnical Engineers

Borehole No.
**BH 05**
Page 1 of 1

Project No.: PG-7642

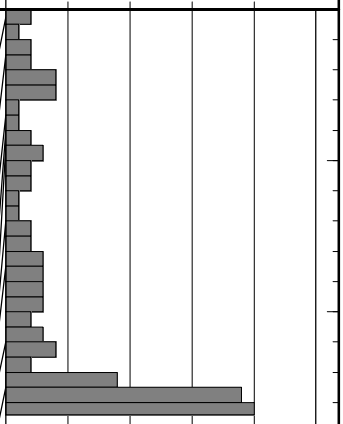
| | | | |
|---|---|---|---|
| Client: | JD Kingsley Pty Ltd | Commenced: | 26/04/2022 |
| Project Name: | Proposed Mixed-Use Development | Logged By: | EA |
| Hole Location: | 119-123 Jonson Street, Byron Bay | Checked By: | |
| Hole Position: | | | |
| Drill Model and Mounting: | Digga PDT 1 | RL Surface: | No survey |
| Hole Diameter: | | Datum: | AHD Operator: EA |

| Method | Casing | Water | Samples Tests Remarks | Recovery | RL (m) | Depth (m) | Graphic Log | Classification Symbol | Material Description Fraction, Colour, Structure, Bedding, Plasticity, Sensitivity, Additional |
|---|---|---|---|---|---|---|---|---|---|
| AD/T | | | U50 0.40-0.50 m PP=30kPa | | | 0.05 | | GM | FILL Silty Sandy GRAVEL (GM) Loose, fine to coarse sized, grey brown, fine to medium grained sand, low plasticity fines, moist. |
| | | | | | | 0.30 | | CI | |
| | | | | | | | | CI | FILL Sandy CLAY (CI) Very stiff, medium plasticity, light orange brown mottled grey, fine to medium grained sand, w>pl. (trace of fine sized fissure clay) |
| | | | | | | 0.70 | | | |
| | | | | | | 0.80 | | CI | |
| | | | D 0.90-1.00 m | | | 0.90 | | CI | FILL Sandy CLAY (CI) Hard, medium plasticity, brown mottled light grey, fine to medium grained sand, w>pl. (trace of fine to medium sized fissure clay) |
| | | | | | 1 | | | CL-CI | |
| | | | | | | | | SP | FILL Silty Sandy CLAY (CI) Very stiff, medium plasticity, light orange brown, fine grained sand, w>pl. |
| | | | | | | 1.40 | | SM | NATURAL Silty Sandy CLAY (CL-CI) Stiff, low to medium plasticity, dark grey, fine grained sand, w>pl. |
| | | | D 1.70-2.00 m | | | 1.70 | | CL-CI | SAND (SP) Loose, fine grained, light grey, wet. |
| | | | | | 2 | | | | Silty SAND (SM) Loose, fine grained, grey, low plasticity fines, wet. |
| | | | | | | 2.20 | | SM | Sandy CLAY (CL-CI) Firm, low to medium plasticity, grey, fine grained sand, w>pl. |
| | | | | | | 2.50 | | SP | Silty SAND (SM) Loose to medium dense, fine grained, grey, low plasticity fines, wet. |
| | | | | | 3 | | | | SAND (SP) Dense, fine grained, dark grey, wet. (indurated sand) |
| | | | | | | 4.00 | | CI | Silty Sandy CLAY (CI) Hard, medium plasticity, light grey brown, fine grained sand, w>pl. |
| | | | D 4.00-4.50 m | | 4 | | | | |
| | | | | | | 4.70 | | CI | Silty Sandy CLAY (CI) Very stiff, medium plasticity, grey light brown, fine grained sand, w>pl. |
| | | | | | 5 | | | | |
| | | | | | 6 | | | | |
| | | | | | 7 | 7.00 | | | SILTSTONE (HW) Highly weathered, very low strength, grey. |
| | | | | | | 7.50 | | | Hole Terminated at 7.50 m |

**DCP**

DCP TEST
(AS 1289.6.3.2-1997)
Blows per 100 mm

0 5 10 15 20 25



***Method***
AS - Auger
RR - Rock Roller
WB - Washbore

***Water***
Level (Date)
Inflow

***Samples and Tests***
U - Undisturbed Sample
D - Disturbed Sample
SPT - Standard Penetration Test
B - Bulk Sample

***Remarks***
1. Groundwater not encountered.
2. DCP refusal met at 2.68m.

***Support***
C - Casing

***Classification Symbols and Soil Descriptions***
Based on Unified Soil Classification System

Pacific Geotech
Consulting Geotechnical Engineers

Borehole No.
**BH 06**
Page 1 of 1

Project No.: PG-7642

| | | | |
|---|---|---|---|
| Client: | JD Kingsley Pty Ltd | Commenced: | 26/04/2022 |
| Project Name: | Proposed Mixed-Use Development | Logged By: | EA |
| Hole Location: | 119-123 Jonson Street, Byron Bay | Checked By: | |
| Hole Position: | | | |
| Drill Model and Mounting: | Digga PDT 1 | RL Surface: | No survey |
| Hole Diameter: | | Datum: | AHD Operator: EA |

| Method | Casing | Water | Samples Tests Remarks | Recovery | RL (m) | Depth (m) | Graphic Log | Classification Symbol | Material Description Fraction, Colour, Structure, Bedding, Plasticity, Sensitivity, Additional |
|---|---|---|---|---|---|---|---|---|---|
| AD/T | | | D 0.30-0.50 m<br>U50 0.30-0.50 m<br>PP=350kPa | | | 0.05 | | GM | FILL Silty Sandy GRAVEL (GM) Medium dense, fine to coarse sized, dark grey, fine to medium grained sand, low plasticity fines, moist. |
| | | | | | | 0.30 | | CL-CI | FILL Sandy CLAY (CL-CI) Hard, low to medium plasticity, grey brown, fine to medium grained sand, with fine to medium sized gravel, w>pl. |
| | | | | | | 0.60 | | CI | NATURAL Sandy CLAY (CI) Hard, medium plasticity, dark grey brown, fine grained sand, w>pl. |
| | | | | | | 0.80 | | CI | Sandy CLAY (CI) Very stiff, medium plasticity, grey, fine grained sand, w>pl. |
| | | | | | | 1 | | SM | Silty SAND (SM) Medium dense, fine grained, grey light orange brown mottled, low plasticity fines, moist. |
| | | | | | | 1.10 | | CI | Sandy CLAY (CI) Very stiff, medium plasticity, light orange brown mottled grey, fine grained sand, w>pl. |
| | | | D 1.60-2.00 m | | | 1.60 | | CI | Sandy CLAY (CI) Hard, medium plasticity, light grey mottled light orange brown, fine to medium grained sand, w>pl. |
| | | | | | | 2 | | | |
| | | | | | | 2.60 | | CI | Silty Sandy CLAY (CI) Hard, medium plasticity, brown mottled light grey, fine grained sand, trace of fine sized gravel, w>pl. |
| | | | | | | 3 | | | |
| | | | | | | 3.90 | | CI | Silty CLAY (CI) Very stiff, medium plasticity, light grey, w>pl. (seepage noted) |
| | | | | | | 4 | | | |
| | | | | | | 4.30 | | CI | Silty Sandy CLAY (CI) Very stiff, medium plasticity, brown mottled light grey, fine grained sand, trace of fine sized gravel, w>pl. |
| | | | | | | 4.50 | | CI | Silty CLAY (CI) Hard, medium plasticity, brown mottled light grey, w>pl. |
| | | | | | | 5 | | | |
| | | | | | | 5.20 | | CI | Silty CLAY (CI) Hard, medium plasticity, light orange brown, w>pl. |
| | | | | | | 6 | | | |
| | | | | | | 6.00 | | CI | Silty CLAY (CI) Very stiff, medium plasticity, light brown, with fine grained sand, w>pl. |
| | | | | | | 6.40 | | | SILTSTONE (HW) Highly weathered, very low strength, grey. |
| | | | | | | 7 | | | |
| | | | | | | 7.50 | | | Hole Terminated at 7.50 m |

DCP TEST (AS 1289.6.3.2-1997) Blows per 100 mm
0 5 10 15 20 25

***Method***
AS - Auger
RR - Rock Roller
WB - Washbore

***Water***
Level (Date)
Inflow

***Samples and Tests***
U - Undisturbed Sample
D - Disturbed Sample
SPT - Standard Penetration Test
B - Bulk Sample

***Remarks***
1. Groundwater not encountered.

***Support***
C - Casing

***Classification Symbols and Soil Descriptions***
Based on Unified Soil Classification System

Pacific Geotech
Consulting Geotechnical Engineers

Borehole No.
**HA 02**
Page 1 of 1

Project No.: PG-7642

| | | | |
|---|---|---|---|
| Client: | JD Kingsley Pty Ltd | Commenced: | 01/02/2022 |
| Project Name: | Proposed Mixed-Use Development | Logged By: | SR |
| Hole Location: | 119-123 Jonson Street, Byron Bay | Checked By: | |
| Hole Position: | | | |
| Drill Model and Mounting: | Hand Auger | RL Surface: | No survey |
| Hole Diameter: | | Datum: | AHD Operator: SR |

| Drilling Information | | | | | | | Soil Description | | | DCP |
|---|---|---|---|---|---|---|---|---|---|---|
| Method | Casing | Water | Samples Tests Remarks | Recovery | RL (m) | Depth (m) | Graphic Log | Classification Symbol | Material Description Fraction, Colour, Structure, Bedding, Plasticity, Sensitivity, Additional | DCP TEST (AS 1289.6.3.2-1997) Blows per 100 mm |
| AD/T | | | | | | 0.10 | | SM | FILL Silty SAND (SM) Loose, fine to medium grained, dark grey, medium plasticity fines, with fine sized gravel, with organics, moist. | 0 5 10 15 20 25 |
| | | | | | | 0.25 | | CL-CI | NATURAL Silty CLAY (CL-CI) Stiff, low to medium plasticity, pale yellow brown, with fine sized gravel, with fine to medium grained sand, w=Il. | |
| | | | | | | 0.30 | | | SILTSTONE (XW) Extremely weathered, very low strength, pale yellow brown, dry. | |
| | | | | | | | | | Hole Terminated at 0.30 m | |
| | | | | | | 1 | | | | |
| | | | | | | 2 | | | | |
| | | | | | | 3 | | | | |
| | | | | | | 4 | | | | |
| | | | | | | 5 | | | | |
| | | | | | | 6 | | | | |
| | | | | | | 7 | | | | |

***Method***
AS - Auger
RR - Rock Roller
WB - Washbore

***Water***
Level (Date)
Inflow

***Samples and Tests***
U - Undisturbed Sample
D - Disturbed Sample
SPT - Standard Penetration Test
B - Bulk Sample

***Remarks***
1. Groundwater not encountered.
2. DCP refusal met at 0.22m.
3. Hand auger refusal met at 0.3m.

***Support***
C - Casing

***Classification Symbols and Soil Descriptions***
Based on Unified Soil Classification System

Pacific Geotech
Consulting Geotechnical Engineers

Borehole No.
**HA 03**
Page 1 of 1

Project No.: PG-7642

| | | | |
|---|---|---|---|
| Client: | JD Kingsley Pty Ltd | Commenced: | 01/02/2022 |
| Project Name: | Proposed Mixed-Use Development | Logged By: | SR |
| Hole Location: | 119-123 Jonson Street, Byron Bay | Checked By: | |
| Hole Position: | | | |
| Drill Model and Mounting: | Hand Auger | RL Surface: | No survey |
| Hole Diameter: | | Datum: | AHD Operator: SR |

| Drilling Information | | | | | | | Soil Description | | | DCP |
|---|---|---|---|---|---|---|---|---|---|---|
| Method | Casing | Water | Samples Tests Remarks | Recovery | RL (m) | Depth (m) | Graphic Log | Classification Symbol | Material Description Fraction, Colour, Structure, Bedding, Plasticity, Sensitivity, Additional | DCP TEST (AS 1289.6.3.2-1997) Blows per 100 mm |
| AD/T | | | ASS 0.00-0.50 m | | | 0.10 | | GP | FILL GRAVEL (GP) Loose, fine to coarse sized, grey brown pale orange brown pale red brown, dry to moist. | 0 5 10 15 20 25 |
| | | | | | | 0.50 | | SM | FILL Silty SAND (SM) Loose, fine to medium grained, dark grey, low to medium plasticity fines, trace of organics, moist. | |
| | | | ASS 0.50-1.00 m | | | 1 | | CI | NATURAL Silty CLAY (CI) Firm to stiff, medium plasticity, pale grey, with fine to medium grained sand, w=pl. | |
| | | | | | | 1.50 | | | Hole Terminated at 1.50 m | |
| | | | | | | 2 | | | | |
| | | | | | | 3 | | | | |
| | | | | | | 4 | | | | |
| | | | | | | 5 | | | | |
| | | | | | | 6 | | | | |
| | | | | | | 7 | | | | |

***Method***
AS - Auger
RR - Rock Roller
WB - Washbore

***Water***
Level (Date)
Inflow

***Samples and Tests***
U - Undisturbed Sample
D - Disturbed Sample
SPT - Standard Penetration Test
B - Bulk Sample

***Remarks***
1. Groundwater not encountered.
2. DCP refusal met at 2.14m.

***Support***
C - Casing

***Classification Symbols and Soil Descriptions***
Based on Unified Soil Classification System

# APPENDIX C

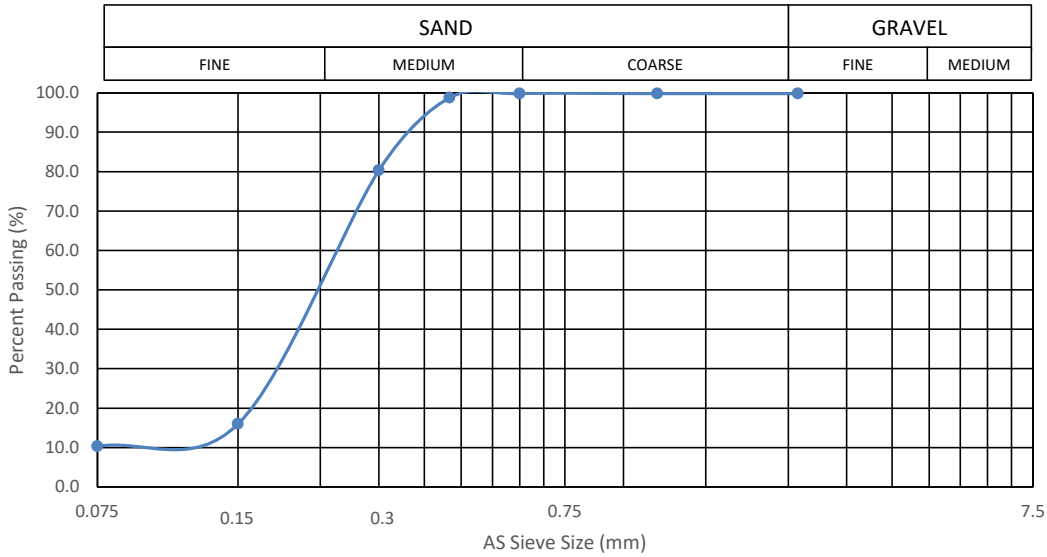
# LABORATORY TEST CERTIFICATES

Pacific Geotech
Consulting Geotechnical Engineers

| Particle Size Distribution Report | | | |
|---|---|---|---|
| Client: | JD Property Group Pty Ltd | Project Number: | PG-7642 |
| Address: | 119-121 Jonson Street, Byron Bay | Report Number: | PG-7642-PSD-01 |
| Project Name: | Proposed Mixed Use Development | Report Date: | 28/02/2022 |
| | | Test Method: | AS 1289.3.6.1 |

| **Sample Location:** | **BH04, 1.0m** |
|---|---|
| Sampling Method: | DISTURBED |
| Sampled By: | PACIFIC GEOTECH |
| Date Sampled: | 1/02/2022 |
| Date Tested: | 28/02/2022 |
| **Material Type:** | **Sand** |

| AS Sieve Size (mm): | Percent Passing (%): |
|---|---|
| 2.36 | 100 |
| 1.18 | 100 |
| 0.600 | 100 |
| 0.425 | 99 |
| 0.300 | 80 |
| 0.150 | 16 |
| 0.075 | 10 |




P: (07) 5636 4680 F: (07) 5636 0286 E: info@pacgeo.com.au
3 Jowett Street, Coomera, Qld, 4209 | PO Box 499, Paradise Point, Qld, 4216
www.pacgeo.com.au

# APPENDIX D

# SITE PLAN


Pacific Geotech
Consulting Geotechnical Engineers

| | | | | |
|---|---|---|---|---|
| Drawn AB | Project: | Proposed Mixed-Use Development | Drawing No. PG-7642-01 | A4 |
| Date Feb 2022 | Location: | 119-123 Jonson Street, Byron Bay | | |
| Checked | Client: | JD Kingsley Pty Ltd | | |

# Appendix E

Flood Information Letter

Suite 9A, 80-84 Ballina Street, Lennox Head NSW 2478
PO Box 161, Lennox Head NSW 2478
(02) 6687 4666
administration@planitconsulting.com.au
www.planitconsulting.com.au

Our Reference: J7453-119-123_Jonson_St-Flood_Compliance_Letter-RevA

13 May 2022

JD Property Group

Email: Jason@JDPropertyGroup.com.au

Flood Compliance Letter
119-123 Jonson St
Byron Bay NSW 2481

This letter has been prepared to report on the flood levels and proposed site levels at 119-123 Johnson St, Byron Bay and how the development will comply with Byron Shire Councils (BSC) Development Control Plan (DCP) 2014, Chapter C2 Areas affected by Flood.

The proposed development shall include basement below ground, commercial area at ground level, and residential buildings above the commercial space.

With regard to the above, a flood information certificate was requested and received from BSC identifying the following flood levels:

- 2050 Flood Planning Level = 3.4m AHD
- 2100 Flood Planning Level = 3.4m AHD

The retrieved Flood Information Certificate is attached to this letter.

In accordance with BSC DCP, Chapter C2, Table C2.1, the proposed development type is considered as a 'Development in all other areas…' and accordingly, Floor levels for the development control measure will be considered as FL2.

FL2 is identified as 'All floor levels to be greater than or equal to the Projected 2050 Flood Planning Level (FPL2).' Therefore, the development will require to consider a Flood Planning Level of 3.4m AHD.

However, Clause C2.3.5 of BSC DCP Chapter C2 notes that for CBD infill developments the existing floor levels can be retained given the development also complies with Clause C2.3.4. As the proposed development is considered as a CBD infill development and includes commercial space at ground floor it is proposed to generally maintain the existing site levels and design the building with flood proofing in accordance with Clause C2.3.4. To comply with Clause C2.3.4, building floor levels for the development shall be in accordance with Table 1 below.

Table 1 – Floor Level Compliance

| Component | Development Compliance |
|---|---|
| Basement access | Basement access level to be at or above the 2050 Flood Planning Level and to include facilities for pumping out water to comply with BSC DCP Chapter C2, Clause C2.3.5, item 5. |
| Ground commercial space floor level | Development is considered as a CBD infill development accordingly to comply with BSC DCP Chapter C2, ground commercial space floor level is to be generally maintained with buildings complying with Clause C2.3.4. |
| Residential unit floor level | Any residential units apart of this development will be built at or above the 2050 Flood Planning Level. |

As the ground commercial space floor levels are proposed to be below the 2050 Flood Planning Level, building components must comply with the flood matrix control measure BC1.

BC1 notes 'Buildings to have flood compatible material below the relevant flood planning level according to development/building type. Refer to Flood Proofing Section.'

Accordingly to comply with BC1, the building components located below the flood level shall be in accordance with Table 2 below.

Table 2 – Flood Proofing Compliance (Clause C2.3.4)

| Component | Development Compliance |
|---|---|
| Flood Compatible Materials | Any building materials located below the 2050 Flood Planning Level shall be capable of resisting damage, deterioration, corrosion or decay taking into account the likely time the material would be in contact with flood water and the likely time it would take for the material to subsequently dry out. |
| Services | Any services that are to be installed below the flood level will be designed to specifically cope with flood water inundation.<br><br>Electrical meter location will be stipulated by Essential Energy and all electrical switches will be placed above the 2050 Flood Planning Level with any electrical conduits waterproofed or placed in waterproof enclosures. |
| Enclosures | Any enclosure located below the 2050 Flood Planning Level will have openings to allow for automatic entry and exit of floodwater for all floods up the 2050 Flood Planning Level. |

We trust this document provides appropriate information to demonstrate compliance with BSC DCP Chapter C2, but if you have any further concerns, please feel free to contact the undersigned on JakeB@planitconsulting.com.au.

Yours sincerely

Jake Bentley
Civil Engineer

# BYRON SHIRE COUNCIL

## Flood Information Certificate

Certificate No.109.2022.50.1
Date: 05/05/2022
Your Reference: J7453
Prepared by: jbegovic

Planit Consulting Pty Ltd
Jake Bentley

jakeb@planitconsulting.com.au

### Property Details

Property description: 2/48/758207
Property address: 119 Jonson Street, Byron Bay
Parcel: 34630

### Flooding Information

| Item | Maximum | Minimum |
|---|---|---|
| Ground Levels | 4.17 m AHD | 2.61 m AHD |
| 100 year flood | N/A m AHD | N/A m AHD |
| 10 year flood | N/A m AHD | N/A m AHD |
| 100 year Flood Hazard | N/A | |
| 2050 Flood Planning Level | 3.4 m AHD | |
| 2100 Flood Planning Level | 3.4 m AHD | |
| The above flood levels have been sourced from Belongil Creek Flood Risk Management Plan (BMT WBM, March 2015). | | |

**Flood extent at property for100 year flood**

PLANIT
CONSULTING

# Appendix F

## Sewer Flow Calculations

| | | |
|---|---|---|
| Project : | 119 Jonson St, Byron Bay, NSW | |
| Job No. : | J7453 | |

## B5.1 Details of the Site

| | | |
|---|---|---|
| A (Gross Plan Area of the Development (Ha)) | 0.273 | Ha |
| No. of Units (Equivalent Tenements, ET) | 7.2 | ET |
| Equivalent Persons per ET | 3.2 | EP/ET |
| Development Density | 84.396 | EP/Ha |
| Equivalent Population | 23.04 | EP |
| $S_{aspect}$ (Soil aspect - Low Impact = 0.2, Medium = 0.5, High = 0.8) | 0.5 | |
| $N_{aspect}$ (Network defects and inflow aspect. Low Impact = 0.2, Medium = 0.5, High = 0.8) | 0.5 | |
| ARI containment standard | 5 | years |

## B5.2 Peak Dry Weather Flow (PDWF)

| | | |
|---|---|---|
| Average Dry Weather Flow (ADWF) = 0.00208 (240L/EP/day as per NRLG) * EP | 0.064 | l/s |
| "d" Factor = $0.01(\log A)^4 - 0.19(\log A)^3 + 1.4(\log A)^2 - 4.66(\log A) + 7.57$ | 10.68 | |
| PDWF = d * ADWF | 0.682 | l/s |

## B5.3 Ground Water Infiltration (GWI)

| | | |
|---|---|---|
| GWI = 0.025 * A * PortionWet l/s/ha | 0.00683 | l/s |

## B5.4 Rainwater Dependent Inflow and Infiltration (RDI)

| | | |
|---|---|---|
| Leakage Severity Coefficient (C) = $S_{aspect} + N_{aspect}$ | 1 | |
| 1 hour, 2 year rainfall intensity ($I_{1,2}$) (Tweed Shire) | 50.0 | |
| $Factor_{size} = (40/A)^{0.12}$ | 1.8 | |
| $Factor_{containment}$ | 1.3 | |
| Intensity (I) = $I_{1,2} * Factor_{Size} * Factor_{Containment}$ | 118.3 | |
| Effective Area ($A_{Eff}$) = A x (Density / 150) 0.5 (Where Density < 150 EP/Ha) | 0.2 | Ha |
| = A (Where Density >= 150 EP/Ha) | | |
| Rainwater Dependent Inflow and Infiltration (RDI) = 0.028 * $A_{Eff}$ * C * I | 0.662 | l/s |

## B5.5 Design Flow

| | | | |
|---|---|---|---|
| Design Flow | PDWF + GWI + RDI = 0.0638208 + 0.006825 + 0.66248 l/s | 1.351 | l/s |

***Coefficients have been adopted from the TSC Development Design Specification D12 and WSA 02-2014-3.1***

| | | |
|---|---|---|
| Project : | 119 Jonson St, Byron Bay, NSW | |
| Job No. : | J7453 | |

## B5.1 Details of the Proposed Developement

| | | |
|---|---|---|
| A (Gross Plan Area of the Development (Ha)) | 0.273 | Ha |
| No. of Units (Equivalent Tenements, ET) | 50.81 | ET |
| Equivalent Persons per ET | 3.2 | EP/ET |
| Development Density | 595.575 | EP/Ha |
| Equivalent Population | 162.592 | EP |
| $S_{aspect}$ (Soil aspect - Low Impact = 0.2, Medium = 0.5, High = 0.8) | 0.5 | |
| $N_{aspect}$ (Network defects and inflow aspect. Low Impact = 0.2, Medium = 0.5, High = 0.8) | 0.5 | |
| ARI containment standard | 5 | years |

## B5.2 Peak Dry Weather Flow (PDWF)

| | | |
|---|---|---|
| Average Dry Weather Flow (ADWF) = (240L/EP/day as per NRLG) | 0.450 | l/s |
| "d" Factor = $0.01(\log A)^4 - 0.19(\log A)^3 + 1.4(\log A)^2 - 4.66(\log A) + 7.57$ | 10.68 | |
| PDWF = d * ADWF | 4.810 | l/s |

## B5.3 Ground Water Infiltration (GWI)

| | | |
|---|---|---|
| GWI = 0.025 * A * $Portion_{Wet}$ l/s/ha | 0.00683 | l/s |

## B5.4 Rainwater Dependent Inflow and Infiltration (RDI)

| | | |
|---|---|---|
| Leakage Severity Coefficient (C) = $S_{aspect} + N_{aspect}$ | 1 | |
| 1 hour, 2 year rainfall intensity ($I_{1,2}$) (Byron Bay) | 50.0 | |
| $Factor_{size} = (40/A)^{0.12}$ | 1.8 | |
| $Factor_{containment}$ | 1.3 | |
| Intensity (I) = $I_{1,2}$ * $Factor_{Size}$ * $Factor_{Containment}$ | 118.3 | |
| Effective Area ($A_{Eff}$) = A x (1-0.75*$Portion_{impervious}$) | 0.088725 | Ha |
| Rainwater Dependent Inflow and Infiltration (RDI) = 0.028 * $A_{Eff}$ * C * I | 0.294 | l/s |

## B5.5 Design Flow

| | | | |
|---|---|---|---|
| Design Flow | PDWF + GWI + RDI = 0.45037984 + 0.006825 + 0.29389269 l/s | 5.111 | l/s |

***Coefficients have been adopted from the NRLG Development Design Specification D12 and WSA 02-2014-3.1***