

20 Bilin Road
Myocum
Lot 13 DP 830652

Proposed Two Lot Subdivision

Illustration 5: Subdivision Layout

Legend

- Proposed Lot
- Cadastre

VERSION	DA
DATE	April 2023
LGA	Byron Shire Council
PARISH	Brunswick
DATA SOURCE	NSW LPI 2022 Byron Shire Council Surveyor: Ken Chelsworth
IMAGERY	Nearmap: March 2023

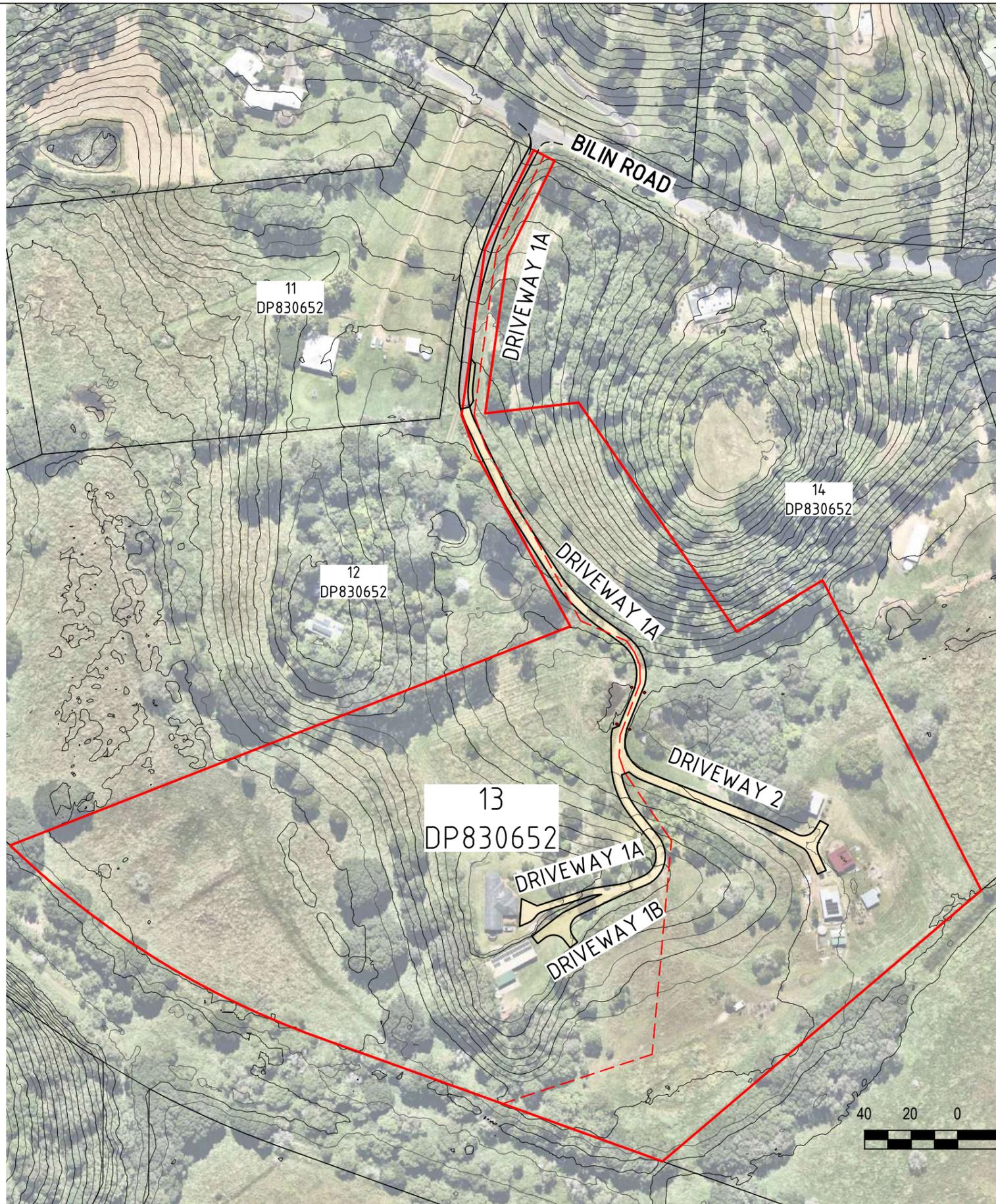
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Scale: A3
Datum: GDA2020
Projection: MGA Zone 56

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Note: areas, dimensions and measurements subject to final survey



BYRON SHIRE COUNCIL
 Development Application
APPROVED PLAN
 DA No. 10.2023.243.1
 Date: 9/11/2023



SCALE 1:2000 AT A3

Design	GC	Scale at A3	1:2000
Drawn	GC	Datum	NA
Date	26.07.2023	Filename	GC23002-DW1A.dwg
Checked	GC	Approved	<i>[Signature]</i>
Dwg. No.	GC23002-DW02	Sheet No.	2 of 8
		Issue	A

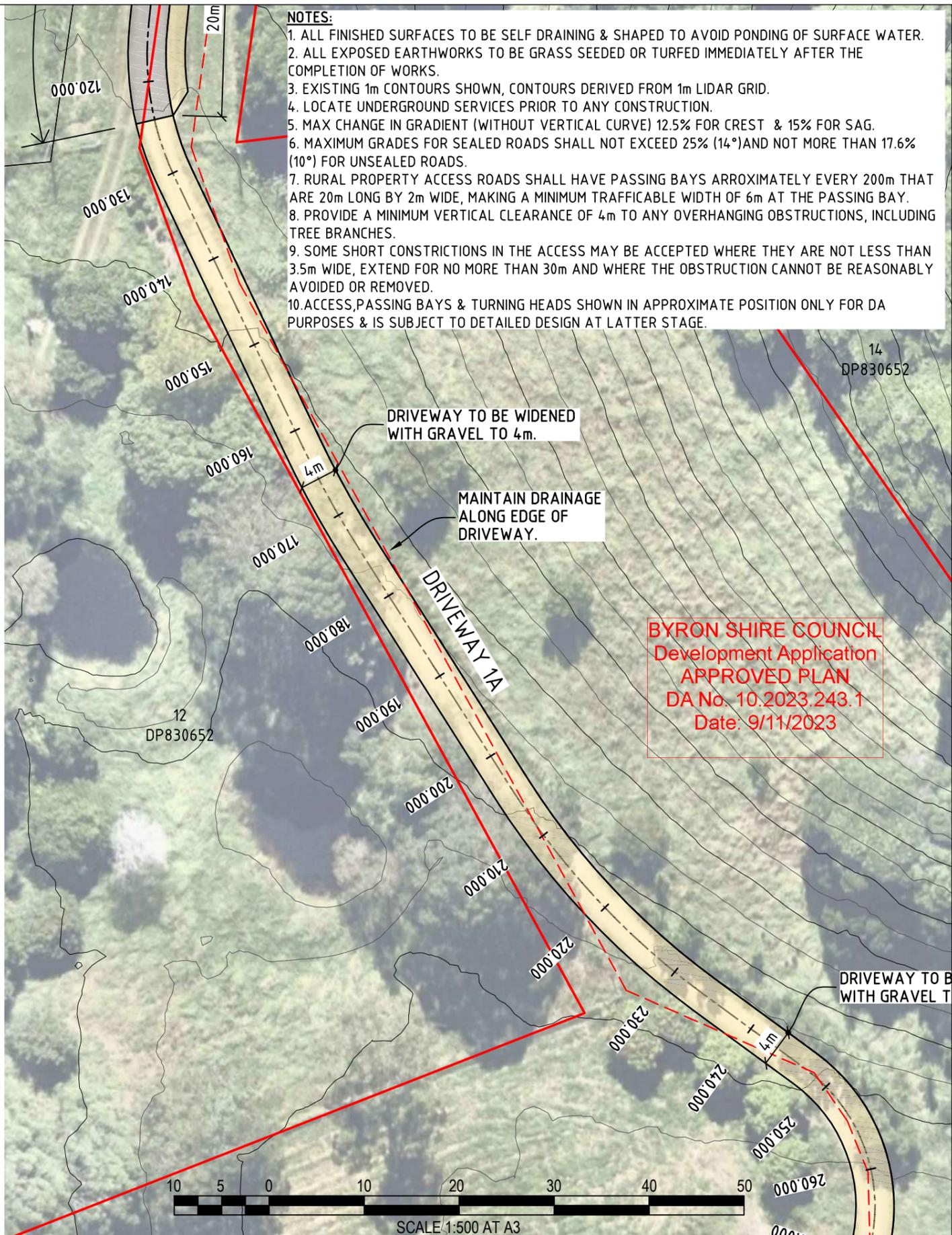
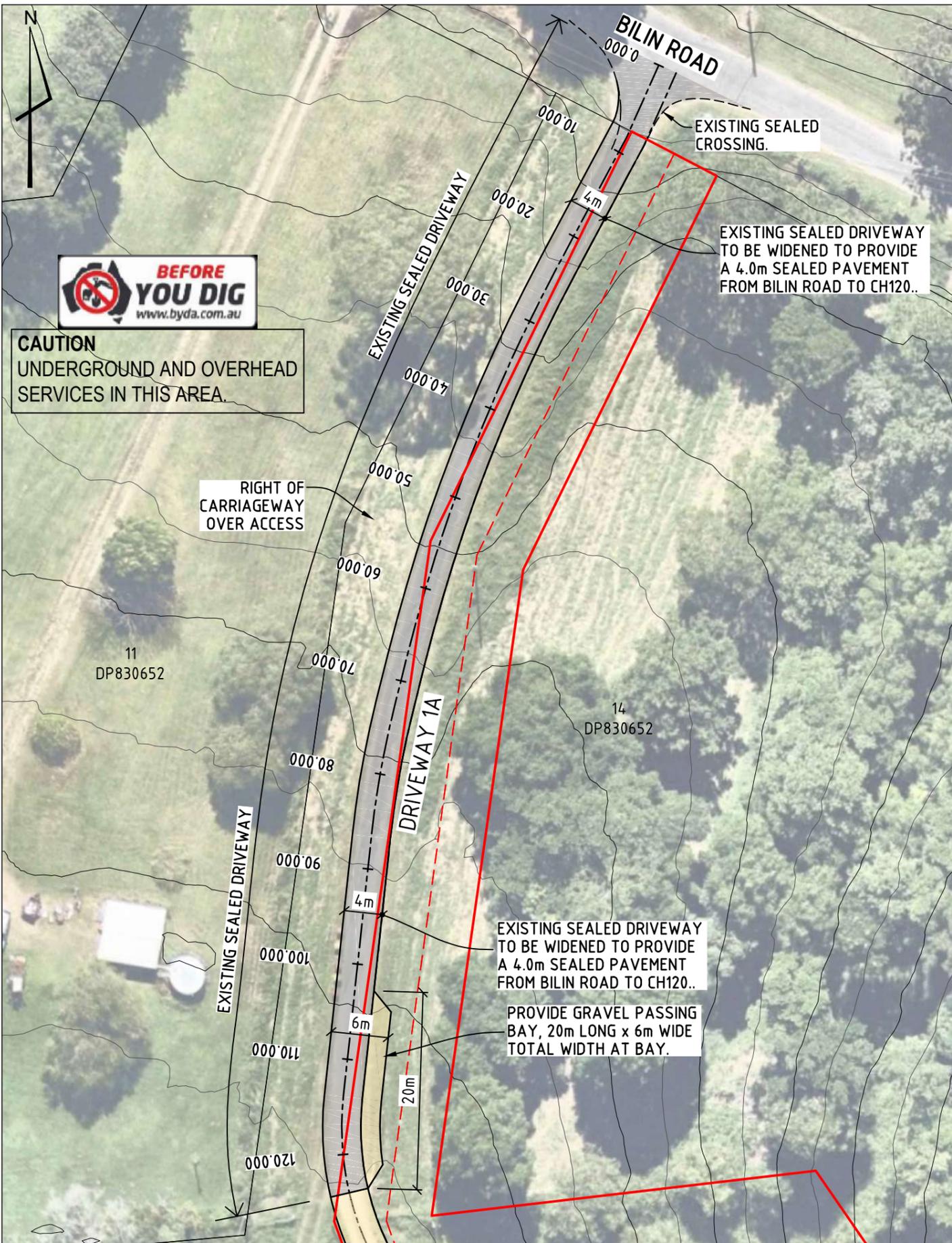
DESIGN AND DRAWINGS BY:

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 Mobile: 0413 8921 81
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NOTE: The aerial image shown is overlaid in an approximate position only. For an accurate location of existing features an additional detailed survey by a Registered Surveyor may be carried out.
SOURCE:
 Contours: <https://elevation.fsdf.org.au>. 1m LiDar.
 Aerial: NearMaps
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Project: **PROPOSED DRIVEWAY
 LOT 13 in DP 830652
 20 BILIN ROAD
 MYOCUM**

Title: **SITE PLAN
 (DA PURPOSES ONLY)**



- NOTES:**
1. ALL FINISHED SURFACES TO BE SELF DRAINING & SHAPED TO AVOID PONDING OF SURFACE WATER.
 2. ALL EXPOSED EARTHWORKS TO BE GRASS SEEDED OR TURFED IMMEDIATELY AFTER THE COMPLETION OF WORKS.
 3. EXISTING 1m CONTOURS SHOWN, CONTOURS DERIVED FROM 1m LIDAR GRID.
 4. LOCATE UNDERGROUND SERVICES PRIOR TO ANY CONSTRUCTION.
 5. MAX CHANGE IN GRADIENT (WITHOUT VERTICAL CURVE) 12.5% FOR CREST & 15% FOR SAG.
 6. MAXIMUM GRADES FOR SEALED ROADS SHALL NOT EXCEED 25% (14°) AND NOT MORE THAN 17.6% (10°) FOR UNSEALED ROADS.
 7. RURAL PROPERTY ACCESS ROADS SHALL HAVE PASSING BAYS APPROXIMATELY EVERY 200m THAT ARE 20m LONG BY 2m WIDE, MAKING A MINIMUM TRAFFICABLE WIDTH OF 6m AT THE PASSING BAY.
 8. PROVIDE A MINIMUM VERTICAL CLEARANCE OF 4m TO ANY OVERHANGING OBSTRUCTIONS, INCLUDING TREE BRANCHES.
 9. SOME SHORT CONSTRICTIONS IN THE ACCESS MAY BE ACCEPTED WHERE THEY ARE NOT LESS THAN 3.5m WIDE, EXTEND FOR NO MORE THAN 30m AND WHERE THE OBSTRUCTION CANNOT BE REASONABLY AVOIDED OR REMOVED.
 10. ACCESS, PASSING BAYS & TURNING HEADS SHOWN IN APPROXIMATE POSITION ONLY FOR DA PURPOSES & IS SUBJECT TO DETAILED DESIGN AT LATTER STAGE.

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APPROVED PLAN
 DA No. 10.2023.243.1
 Date: 9/11/2023

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Checked	GC	Approved	<i>[Signature]</i>
Dwg. No.	GC22001-DW03	Sheet No.	3 of 8
		Issue	B

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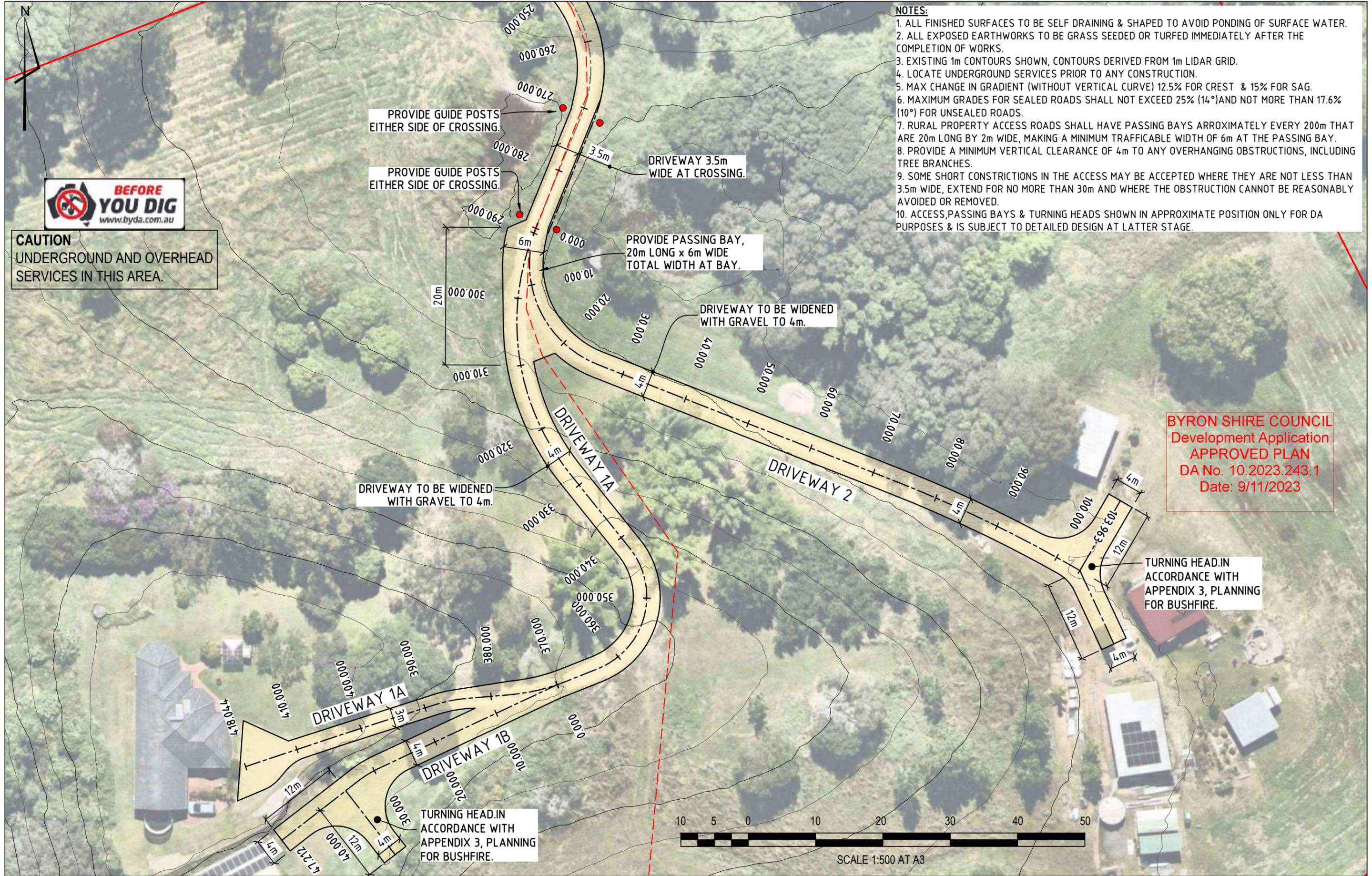
Project: **PROPOSED DRIVEWAY**
LOT 13 in DP 830652
20 BILIN ROAD
MYOCUM

Title: **DRIVEWAY PLAN 1**
(DA PURPOSES ONLY)



CAUTION
UNDERGROUND AND OVERHEAD SERVICES IN THIS AREA.

- NOTES:**
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Dwg. No.	GC22001-DW04	Sheet No.	4 of 8
		Issue	A

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Project: **PROPOSED DRIVEWAY LOT 13 in DP 830652 20 BILIN ROAD MYOCUM**

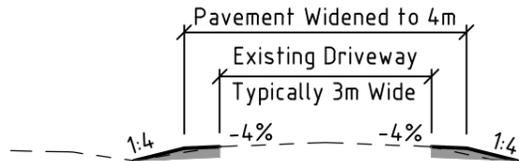
Title: **DRIVEWAY PLAN 2 (DA PURPOSES ONLY)**

BYRON SHIRE COUNCIL
 Development Application
APPROVED PLAN
 DA No. 10.2023.243.1
 Date: 9/11/2023

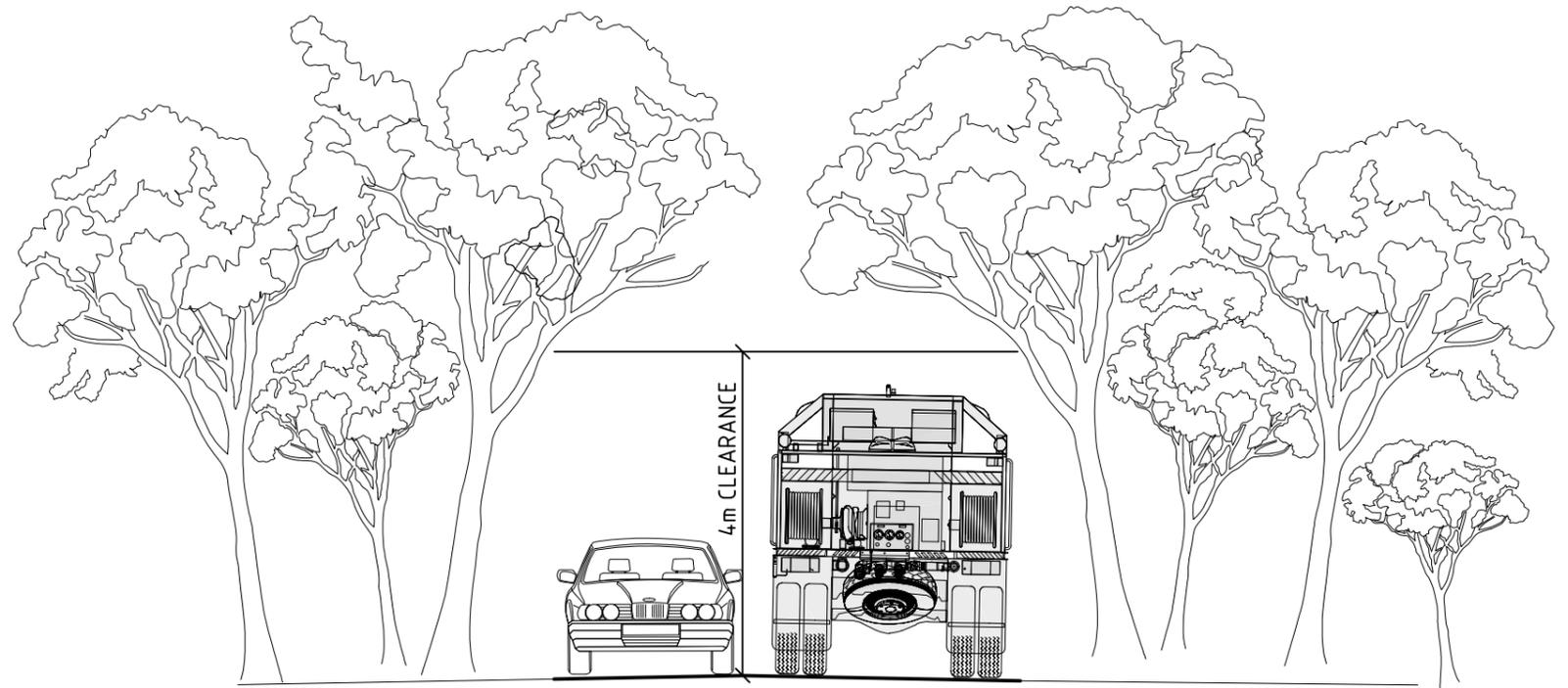
PAVEMENT DETAILS

150mm (min) THICK CONSOLIDATED GRAVEL
 BASECOURSE ON A TRIMMED & COMPACTED
 SUBGRADE. SUBGRADE TO 98% STD
 COMPACTION. (FILL TO 100% STD
 COMPACTION).

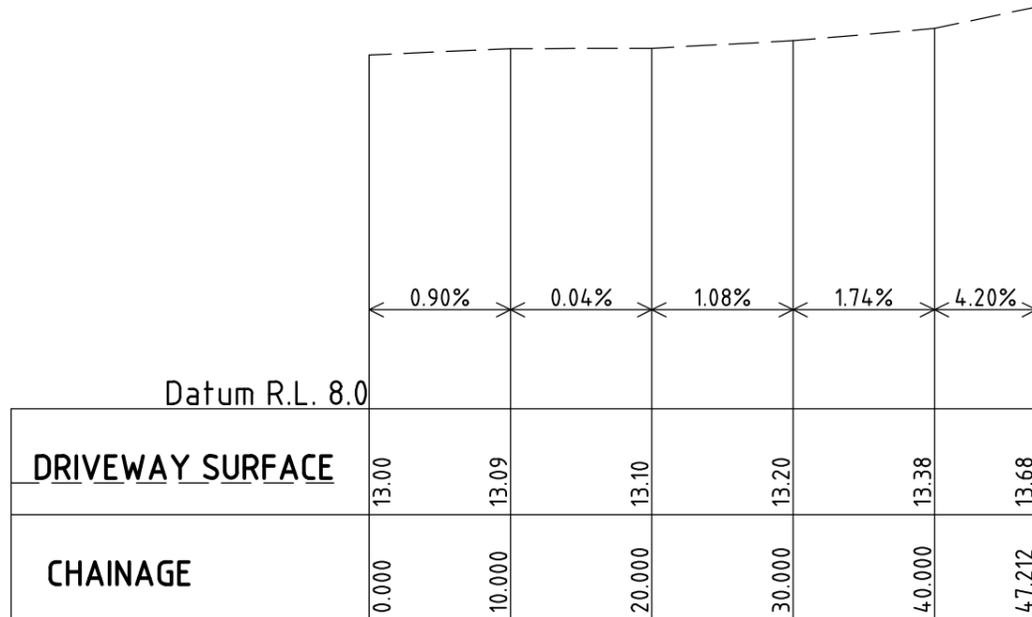
Note that driveway may be widened on both
 sides or on one side only.



TYPICAL DRIVEWAY SECTION
 NTS

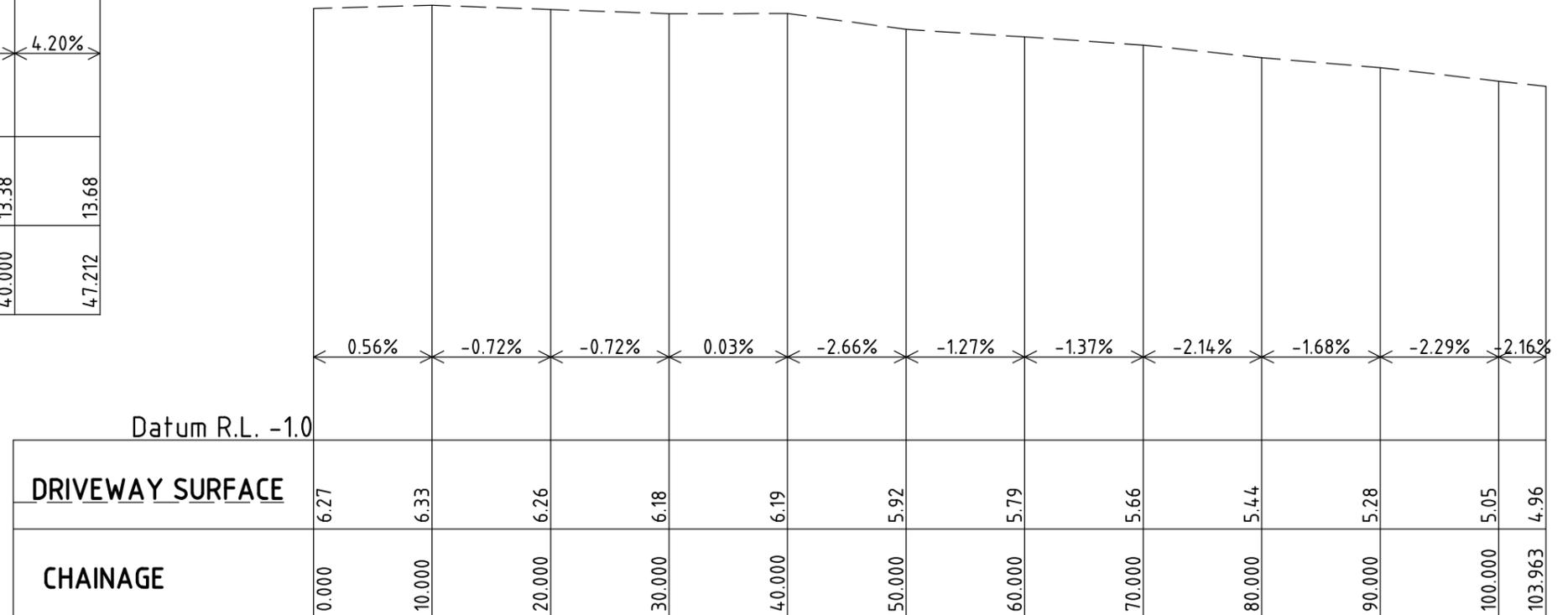


TYPICAL SECTION AT PASSING BAY
 NTS



Scale Horizontal 1:500 Vertical 1:100

DRIVEWAY 1B LONG SECTION



Scale Horizontal 1:500 Vertical 1:100

DRIVEWAY 2 LONG SECTION

NOTE

THE DRIVEWAY LEVELS HAVE BEEN DERIVED USING LIDAR DATA AND
 THE AERIAL IMAGE. FOR AN ACCURATE LOCATION OF EXISTING
 FEATURES & LEVELS IT IS RECOMMEND A DETAILED SURVEY BY A
 REGISTERED SURVEYOR SHOULD BE CARRIED OUT TO CHECK
 CONFORMITY BETWEEN WHAT IS SHOWN HERE & A DETAILED SURVEY.

Design	GC	Scale at A3	As Shown
Drawn	GC	Datum	NA
Date	26.07.2023	Filename	GC23002-DW1A.dwg
Checked	GC	Approved	<i>gcook</i>
Dwg. No.	GC23002-DW08	Sheet No.	8 of 8
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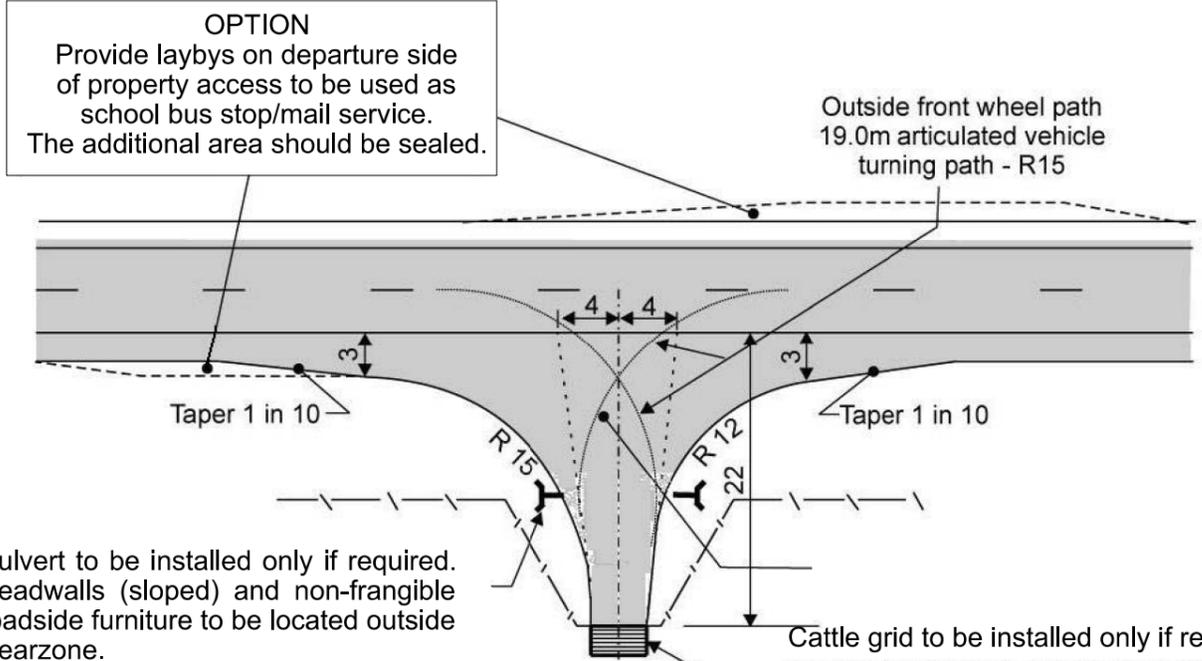
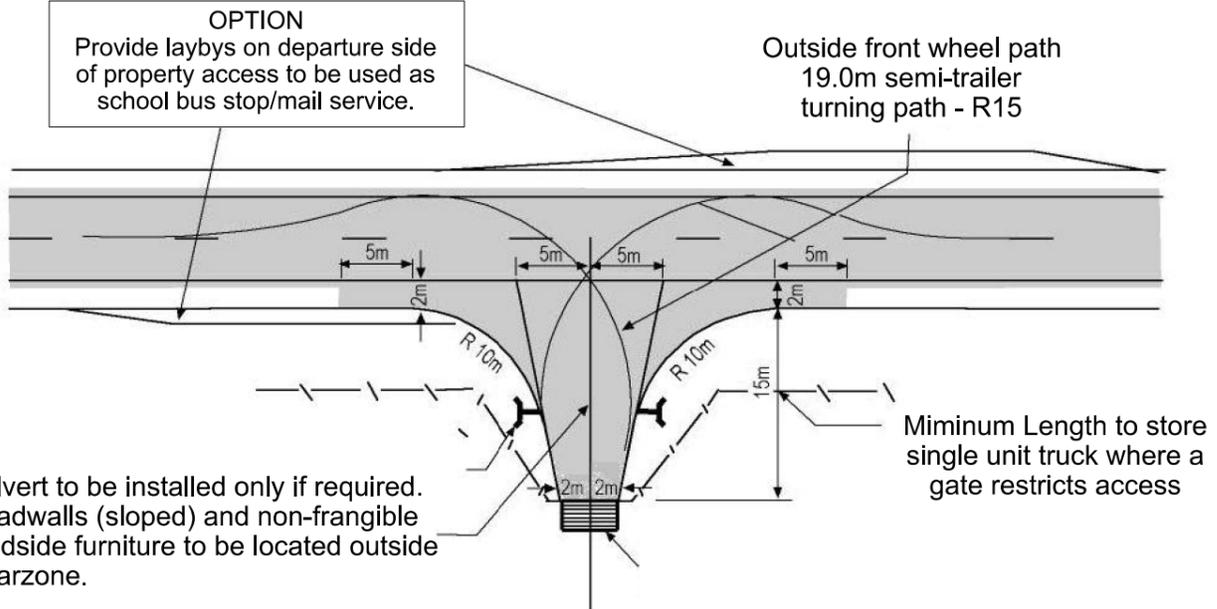
Project: **PROPOSED DRIVEWAY**
 LOT 13 in DP 830652
 20 BILIN ROAD
 MYOCUM

Title: **DRIVEWAY LONG
 SECTION PLAN 4
 & TYPICAL SECTIONS**

Typical Rural Property Access Standards

Access to be located where access driveway sight distance is available
Refer to AS2890.1 Table below

Access to be located where access driveway sight distance is available
Refer to AS2890.1 Table below



Culvert to be installed only if required. Headwalls (sloped) and non-frangible roadside furniture to be located outside clearzone.

Access to be constructed with approved compacted roadbase material and sealed as per Council specifications and requirements.

Cattle grid to be installed only if required. An inward opening 3.6m gate set back 15m from edge line is an alternative if access point is to be used by single unit vehicles 12.5m long or less.

Culvert to be installed only if required. Headwalls (sloped) and non-frangible roadside furniture to be located outside clearzone.

Access to be constructed with approved compacted roadbase material and sealed as per Council specifications and requirements.

Cattle grid to be installed only if required. 4m grid (preferable) or inward opening 3.6m gate. Where road train access is required, the desirable width of 8 m should be provided (minimum width is 6 m).

1. Single Unit Truck

Reference: Austroads Guide to Road Design Pt 4 Fig 7.2

2. Articulated Vehicles

Reference: Austroads Guide to Road Design Pt 4 Fig 7.4

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Frontage road speed (Note 4) km/h	Distance (Y) along frontage road m		
	Access driveways other than domestic (Note 5)		Domestic property access (Note 6)
	Desirable 5 s gap	Minimum SSD	
40	55	35	30
50	69	45	40
60	83	65	55
70	97	85	70
80	111	105	95
90	125	130	Use values from 2 nd and 3 rd columns
100	139	160	
110	153	190	

FIGURE 3.2 SIGHT DISTANCE REQUIREMENTS AT ACCESS DRIVEWAYS

NOTE 4: This is the posted or general speed limit unless the 85th percentile speed is more than 5km/h above the limit in which case the tabulated speed nearest the 85th percentile shall be adopted.

SOURCE: AS/NZS 2890.1 : 2004

- NOTES:
- A: Council may require work to be undertaken to Auspec standards www.natspec.com.au
 - B: All ongoing maintenance to rural property access is the responsibility of the property owner.
 - C: Additional notes to Figure 3.2 can be found in AS/NZS 2890.1:2004 (Incorporating Amendment No.1)

PRODUCED: \$DATES AT \$TIMES \$USERS
 FILE PATH: \$FILES \$PLOTDRVL\$
 PLOT DRIVER: \$PLOTDRVL\$
 PEN TABLE: \$PENTBL\$

No.	Amendment Description	Initials	Date
2	UPDATED SIGHT DISTANCE TABLE	FB	19.05.2020
1	SIGHT DISTANCE REQUIREMENT TABLE	FB	18.07.2016

SCALES
NOT TO SCALE

Co-ordinate System: MGA Zone 56
Height Datum: A.H.D.

Transport for NSW

DRAWN . . . F.BROWN
REVIEWED . . . D.JOHNSON

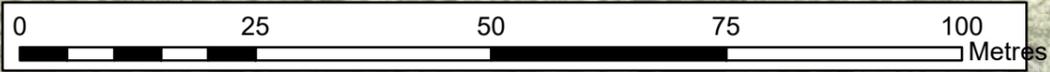
TRANSPORT FOR NSW

MODEL DRAWINGS

TYPICAL RURAL PROPERTY ACCESS

NORTHERN REGION

VERSION 2	SHEET No. 1 OF 1
REVIEWED DATE 19/05/2020	



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key	Name	dbh	height
1	Bamboo	0	8
2	Bamboo	0	8
3	Bamboo	0	7
4	Bamboo	0	7
5	Bamboo	0	8
6	Bamboo	0	6
7	Bamboo	0	6
8	Bamboo	0	12
9	Bamboo	0	6
10	Bamboo	0	6
11	Slash Pine	35	12
12	Slash Pine	0	2
13	Slash Pine	10	4
14	Sally Wattle	40	6
15	Sally Wattle	15	5
16	Sally Wattle	34	5
17	Sally Wattle	47	6
18	Slash Pine	14	8
19	Slash Pine	29	9
20	Slash Pine	0	2
21	Camphor Laurel	12	6
22	Broad-leaved Paperbark	34	9
23	Broad-leaved Paperbark	52	12
24	Broad-leaved Paperbark	11	7
25	Broad-leaved Paperbark	33	8
26	Pink Melicope	23	6
27	Broad-leaved Paperbark	24	8
28	Broad-leaved Paperbark	30	8
29	Camphor Laurel	12	7
30	Pink Melicope	15	5
31	Broad-leaved Paperbark	41	10
32	Broad-leaved Paperbark	14	6
33	Broad-leaved Paperbark	45	12
34	Broad-leaved Paperbark	62	17
35	Broad-leaved Paperbark	50	15
36	Camphor Laurel	35	12
37	Broad-leaved Paperbark	33	12
38	Pink Melicope	18	5
39	Bamboo	0	5
40	Sally Wattle	15	4
41	Coolamon	15	5
42	Camphor Laurel	37	7
43	Lemon-scented Gum	37	13
44	Brushbox	48	15
45	Jacaranda	20	5
46	African Tulip	45	6
47	Camphor Laurel	42	9
48	Mango	20	5
49	Weeping Lilly Pilly	33	7

key	Name	dbh	height
50	Mango x 7	0	10
51	Eucalyptus sp.	43	10
52	Silky Oak	16	8
53	Silky Oak	41	10
54	Lemon-scented Gum	16	7
55	Lemon-scented Gum	12	7
56	Purple Tabebuia x 3	15	5
57	Brazil Cherry x 9	12	4
58	Camphor Laurel	0	0
59	Camphor Laurel	0	0
60	Camphor Laurel	0	0
61	Camphor Laurel	0	0
62	Camphor Laurel	0	0
63	Camphor Laurel	0	0
64	Camphor Laurel	0	0
65	Camphor Laurel	0	0
66	Camphor Laurel	0	0
67	Camphor Laurel	0	0
68	Pink Melicope	10	4
69	Camphor Laurel	0	0
70	Camphor Laurel	0	0
71	Camphor Laurel x 10	10	5
72	Hard Quandong	14	7
73	Sally Wattle	10	5
74	Camphor Laurel	0	0
75	Red Ash	12	5
76	Swamp Box	12	7
77	Camphor Laurel x 2	12	7
78	Pink Bloodwood	69	20
79	Swamp Box	40	18
80	Swamp Box	17	12
81	Sally Wattle	10	4
82	Sally Wattle	15	5
83	Camphor Laurel	14	5
84	Sally Wattle	19	8
85	Camphor Laurel	11	6
86	Camphor Laurel	20	8
87	Tallowood	82	25
88	Pink Bloodwood	13	6
89	Swamp Mahogany	48	18
90	Swamp Mahogany	39	16
91	Tallowood	90	27
92	Pink Bloodwood	40	19
93	Swamp Mahogany	80	30
94	Tallowood	65	22
95	Swamp Mahogany	66	17
96	Swamp Mahogany	42	18
97	Camphor Laurel	0	0
98	River Oak	38	17

20 Bilin Road
 Myocum
 Lot 13 DP 830652
 Proposed Two Lot Subdivision
 Illustration:
 Koala Assessment Plan

Legend

- Subject Site
- Cadastre
- Mapped Watercourse
- Contour (10m)
- Contour (1m)
- Existing Dwelling
- Indicative Dwelling Envelope
- Bushfire APZ
- Tree GPS
 - remove
 - retain

Koala Habitat Survey Area

- Camphor Laurel / Grassland
- Coastal Swamp Forest / Camphor Laurel
- Coastal Swamp Forest / Camphor Laurel / Grassland
- Swamp Oak / Slash Pine / Tallowood / Grassland

VERSION	DA
DATE	October 2023
LGA	Byron Shire Council
PARISH	Brunswick
DATA SOURCE	NSW LPI 2022 Byron Shire Council Surveyor: Ken Chelsworth
IMAGERY	Nearmap: March 2023



Scale: A3
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