

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

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

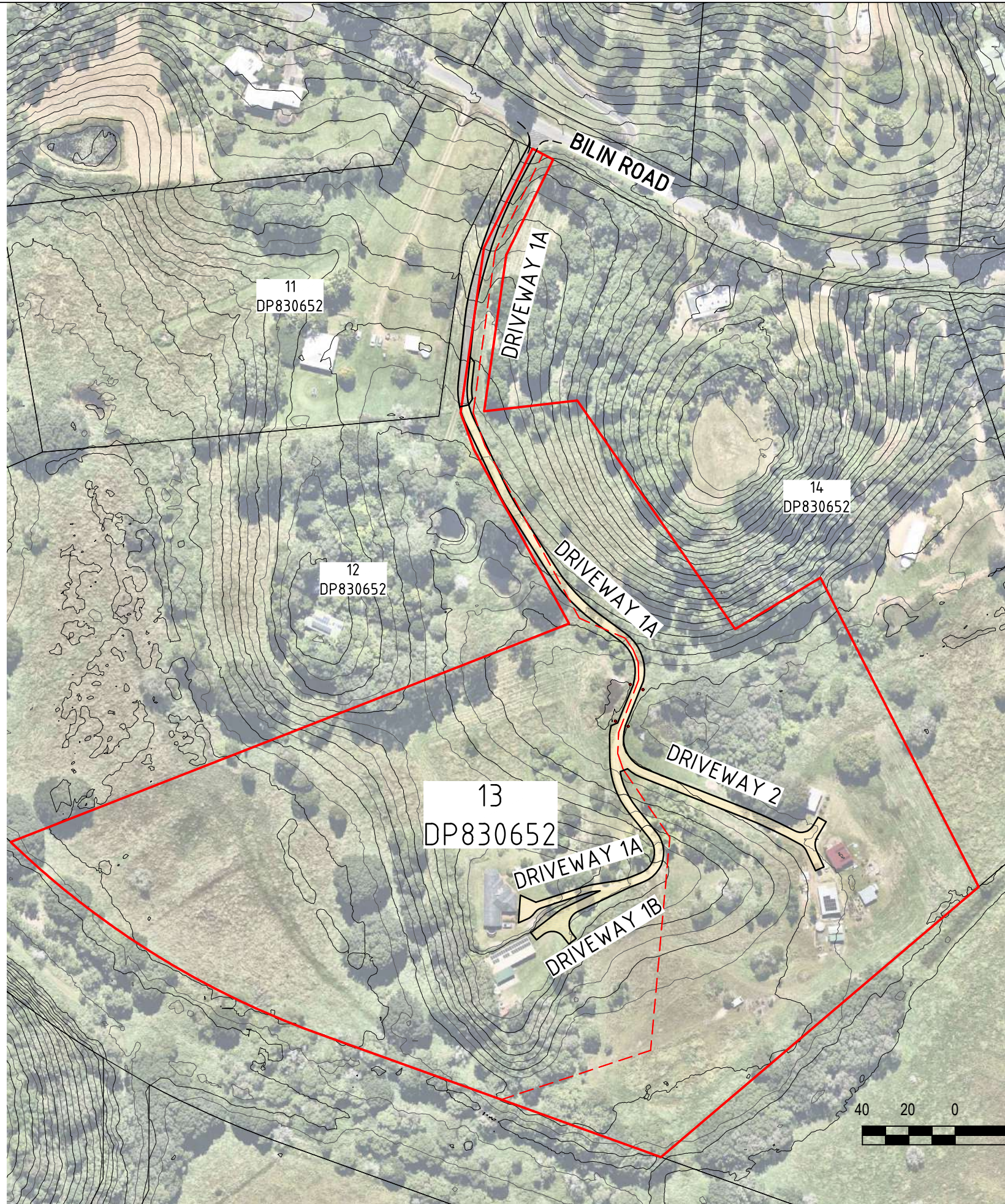
N
W E
S
1:2,000

Scale: A3
Datum: GDA2020
Projection: MGA Zone 56

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Note: areas, dimensions and measurements subject to final survey



SCALE 1:2000 AT A3

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



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& Associates

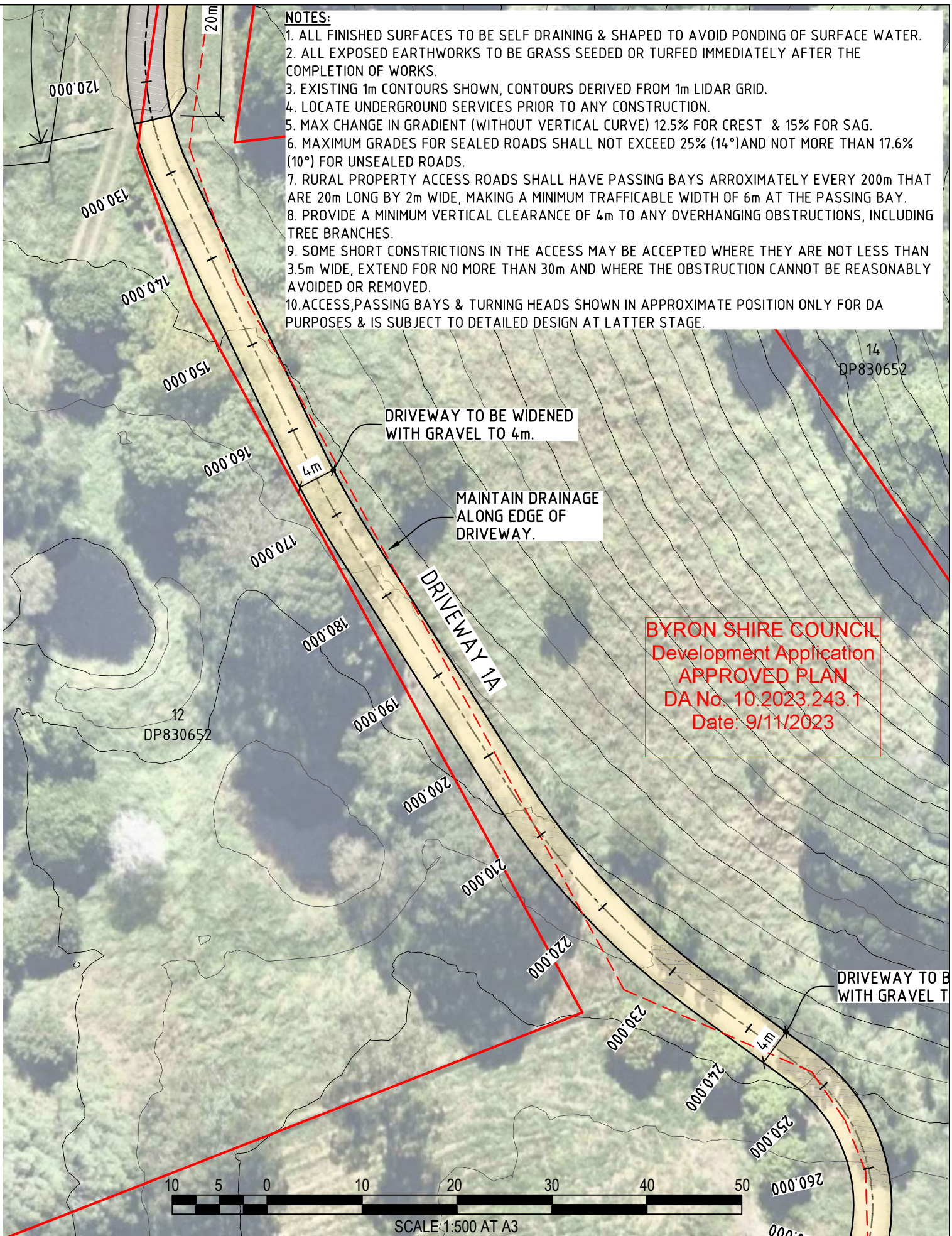
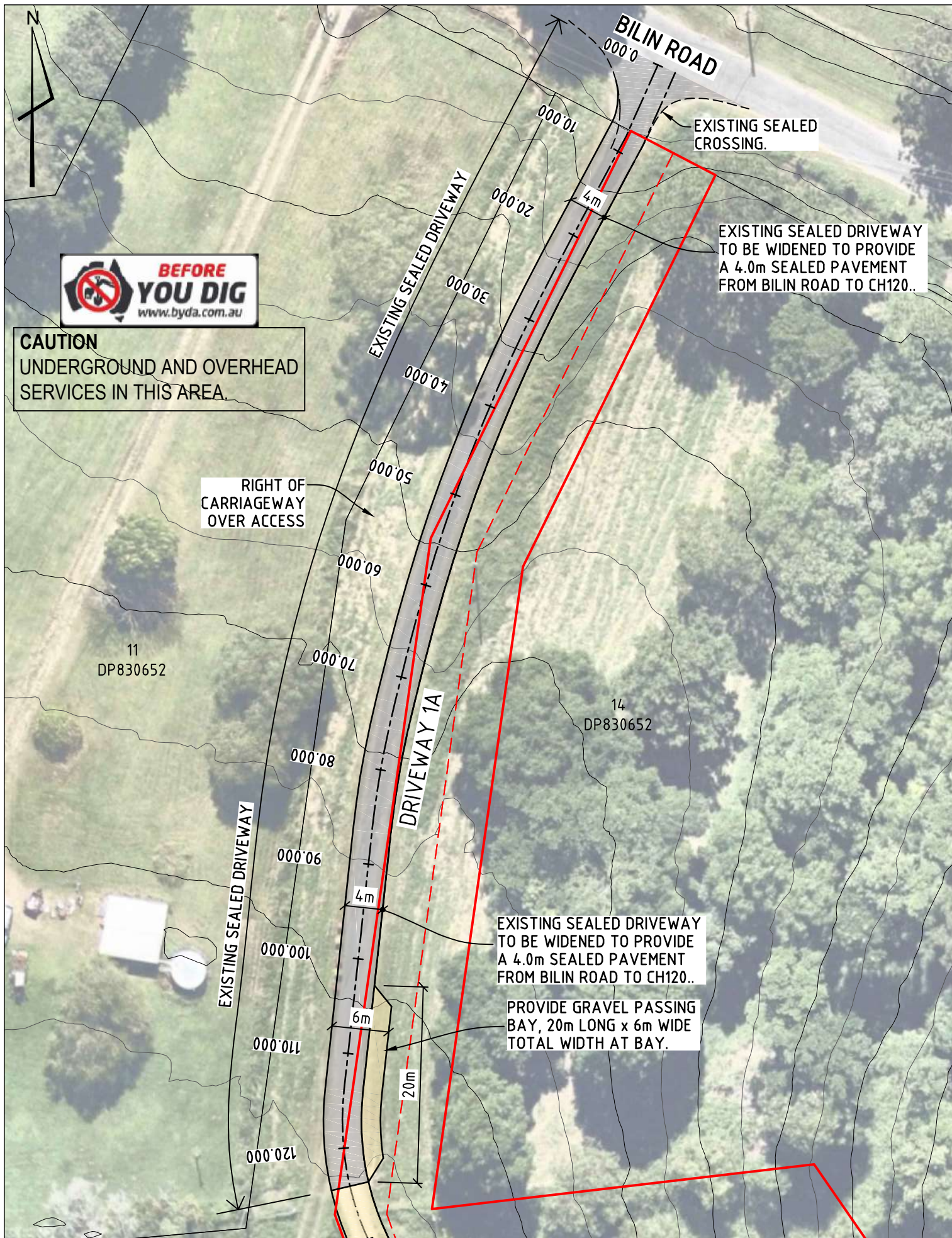
5 Paperbark Place
Bangalow
NSW 2479
Phone: 02 6687 2404
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Email: garth_cook@hotmail.com

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.

Design	GC	Scale at A3	1:500
Drawn	GC	Datum	NA
Date	18.08.2023	Filename	GC23002-DW1A.dwg
Checked	GC	Approved	<i>GC</i>
Dwg. No.	GC22001-DW03	Sheet No.	3 of 8
		Issue	B

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GARTH COOK & Associates

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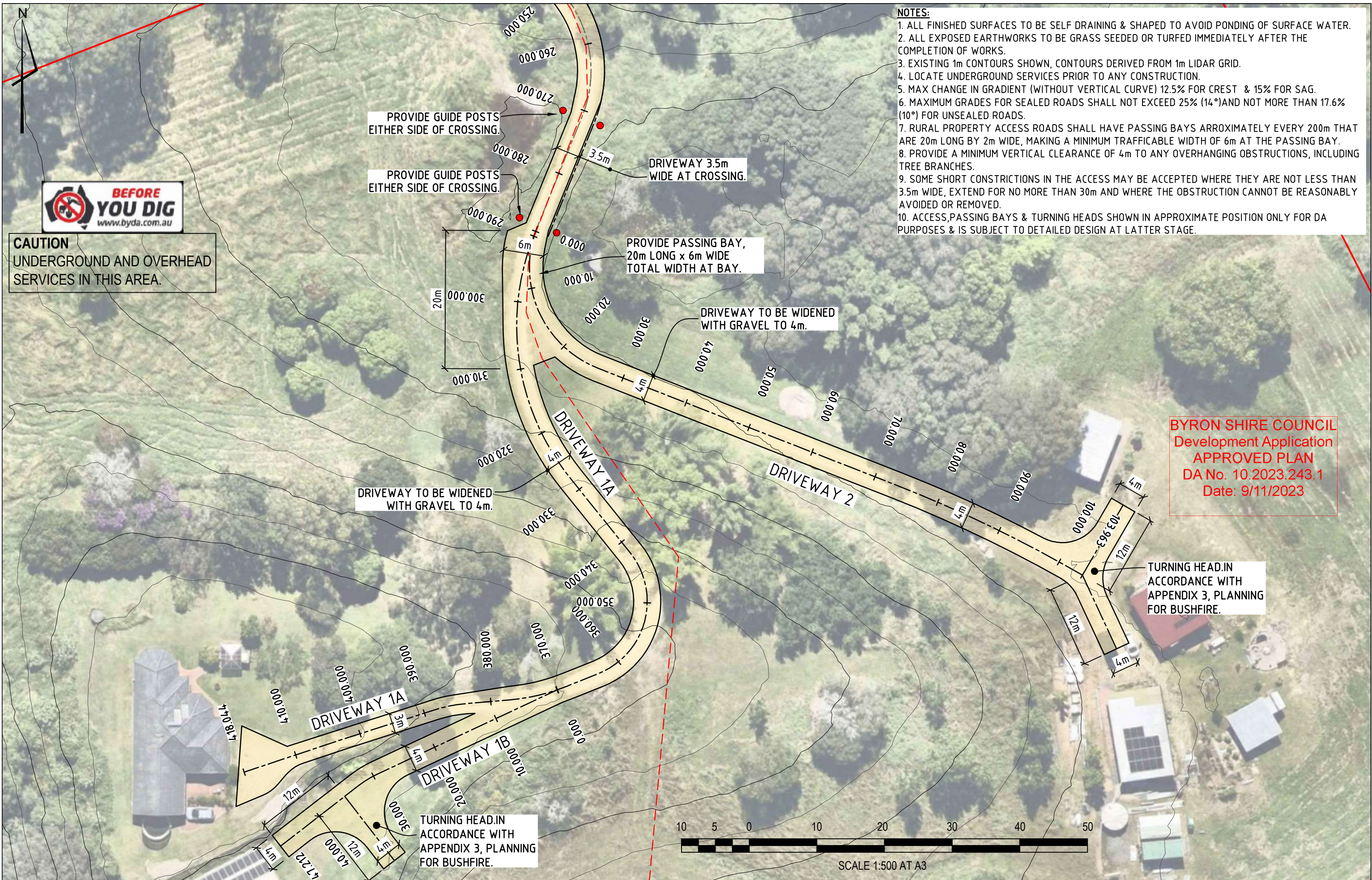
NOTE: The aerial image shown is overlaid in an approximate position only. For an accurate location of existing features an additional detailed survey by a Registered Surveyor may be carried out.

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



- NOTES:**
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 - 5. MAX CHANGE IN GRADIENT (WITHOUT VERTICAL CURVE) 12.5% FOR CREST & 15% FOR SAG.
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 - 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.
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Date: 9/11/2023

Design	GC	Scale at A3	1:500
Drawn	GC	Datum	NA
Date	26.07.2023	Filename	GC23002-DW1A.dwg
Checked	GC	Approved	<i>gcook</i>
Dwg. No.	GC22001-DW04	Sheet No.	4 of 8
		Issue	A

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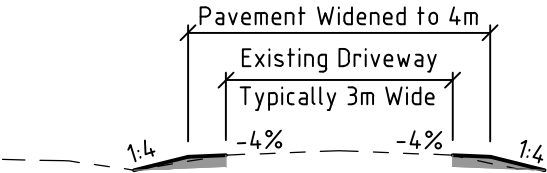
Project: **PROPOSED DRIVEWAY**
LOT 13 in DP 830652
20 BILIN ROAD
MYOCUM

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

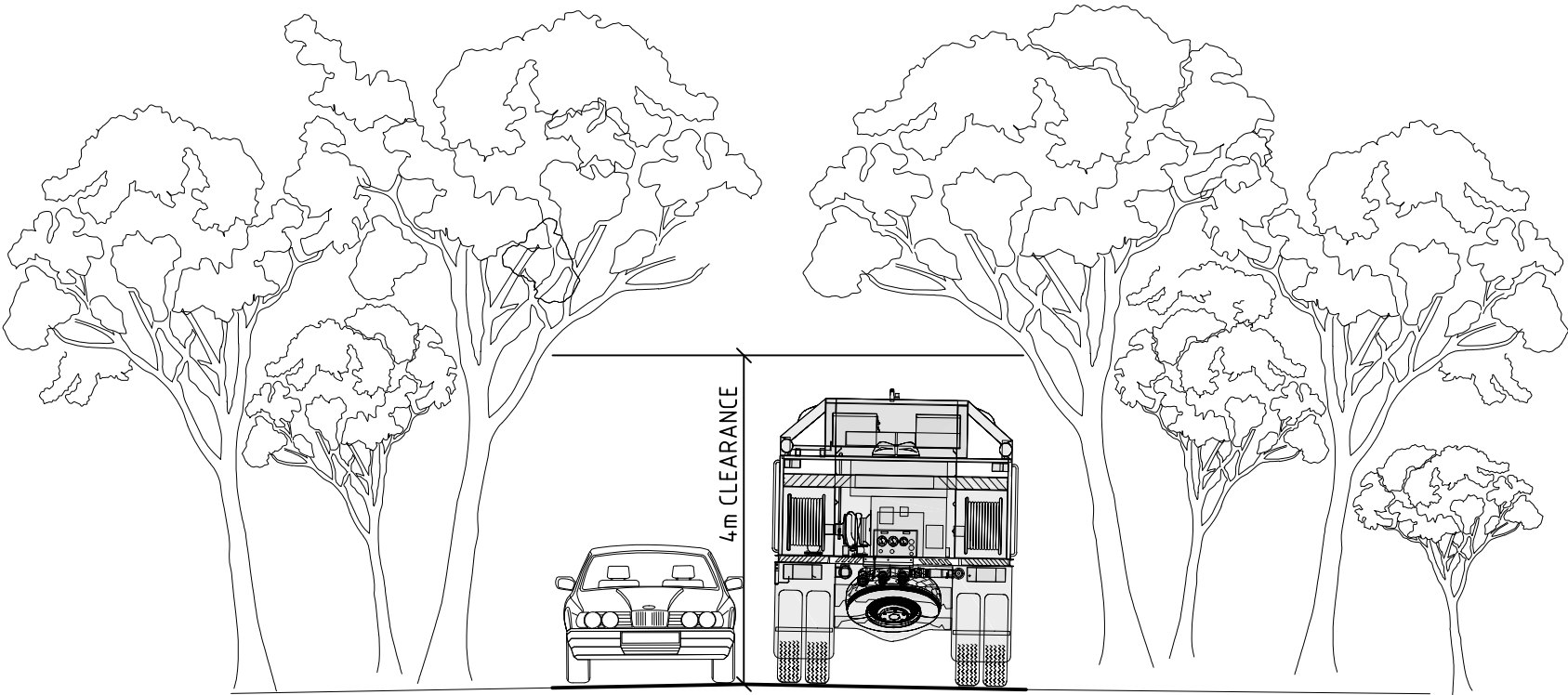
PAVEMENT DETAILS

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

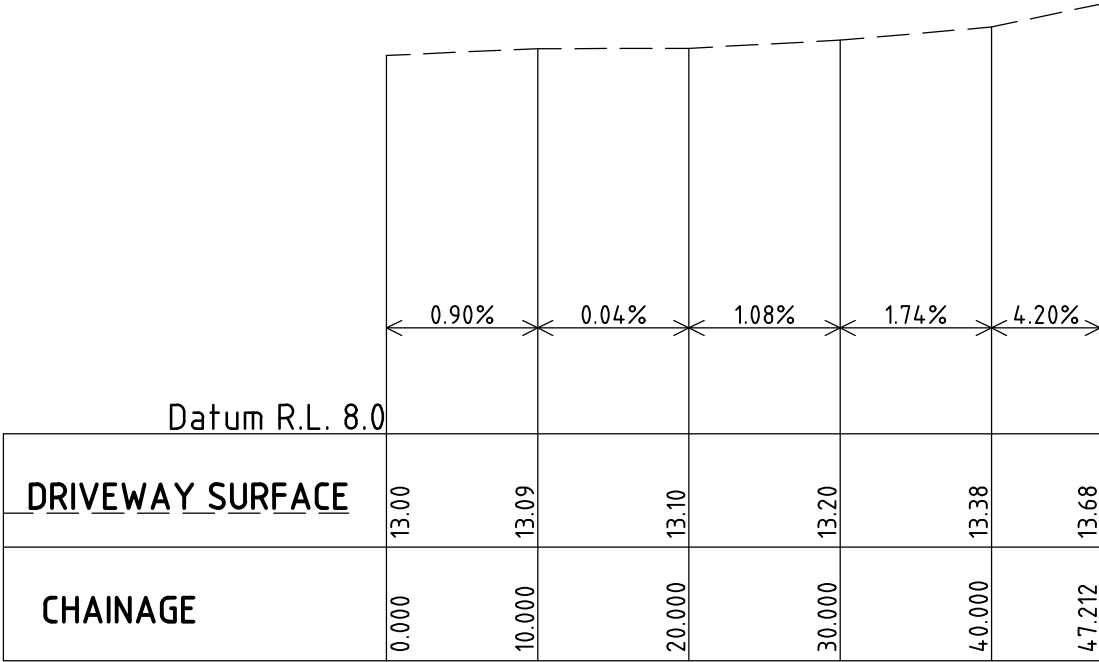
Note that driveway may be widened on both
sides or on one side only.



TYPICAL DRIVEWAY SECTION
NTS



TYPICAL SECTION AT PASSING BAY
NTS

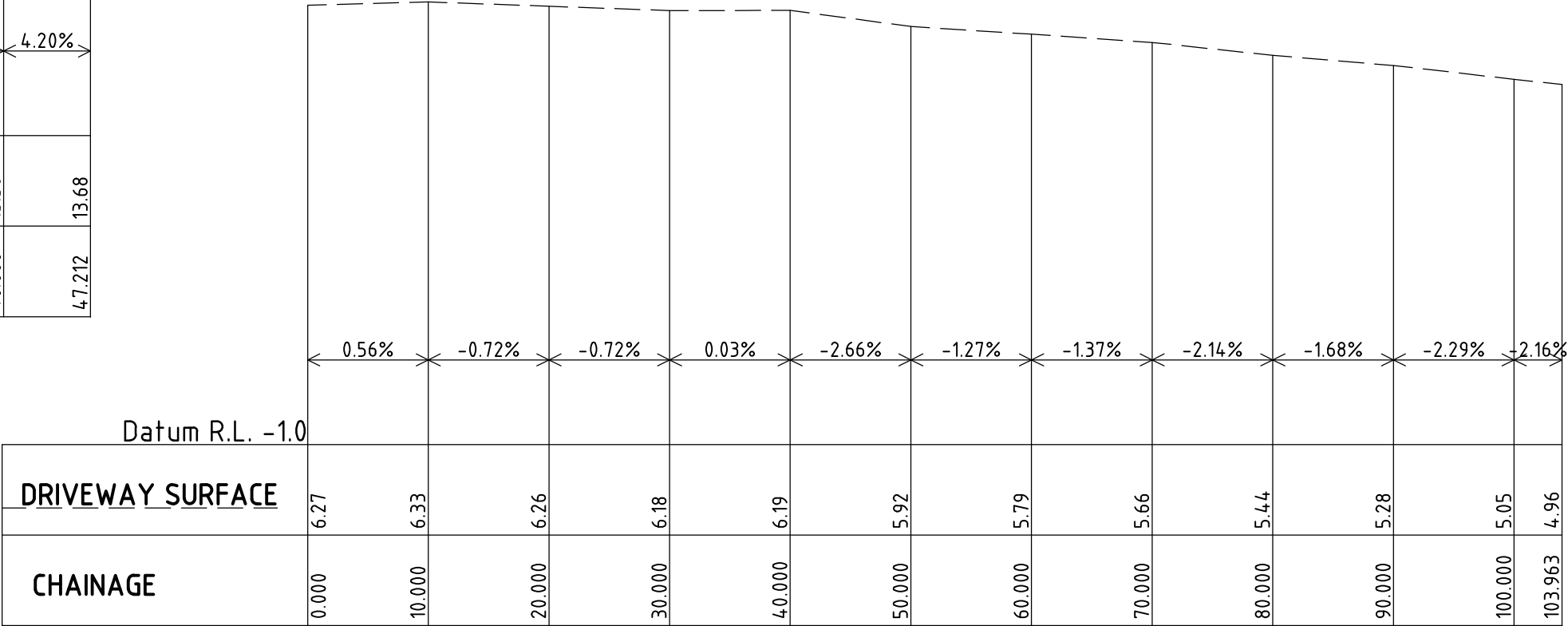


Scale Horizontal 1:500 Vertical 1:100

DRIVEWAY 1B LONG SECTION

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.



Scale Horizontal 1:500 Vertical 1:100

DRIVEWAY 2 LONG SECTION

Design	GC	Scale at A3	As Shown
Drawn	GC	Datum	NA
Date	26.07.2023	Filename	GC23002-DW1A.dwg
Checked	GC	Approved	
Dwg. No.	GC23002-DW08	Sheet No.	8 of 8
		Issue	A



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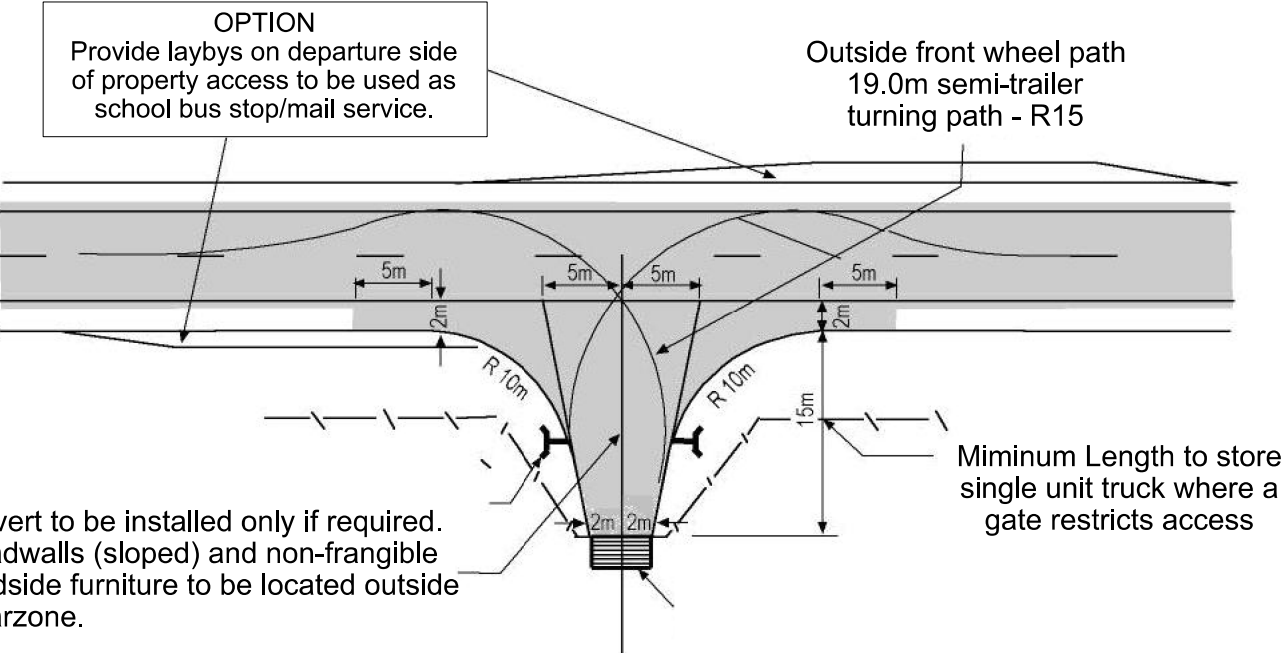
Project: **PROPOSED DRIVEWAY**
LOT 13 in DP 830652
20 BILIN ROAD
MYOCUM

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
accesss driveway sight distance
is available
Refer to AS2890.1 Table below

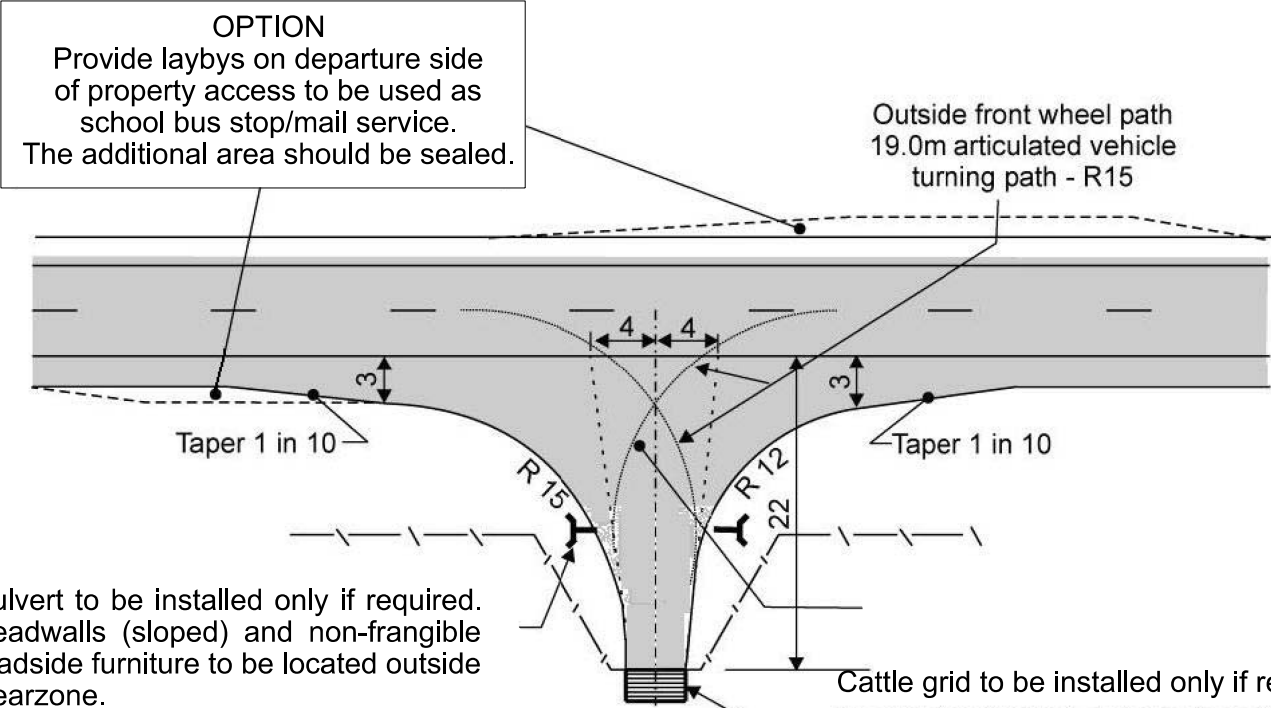


Access to be constructed with approved compacted roadbase material and sealed as per Council specifications and requirements.

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.

1. Single Unit Truck

Reference: Austroads Guide to Road Design Pt 4 Fig 7.2



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.

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.

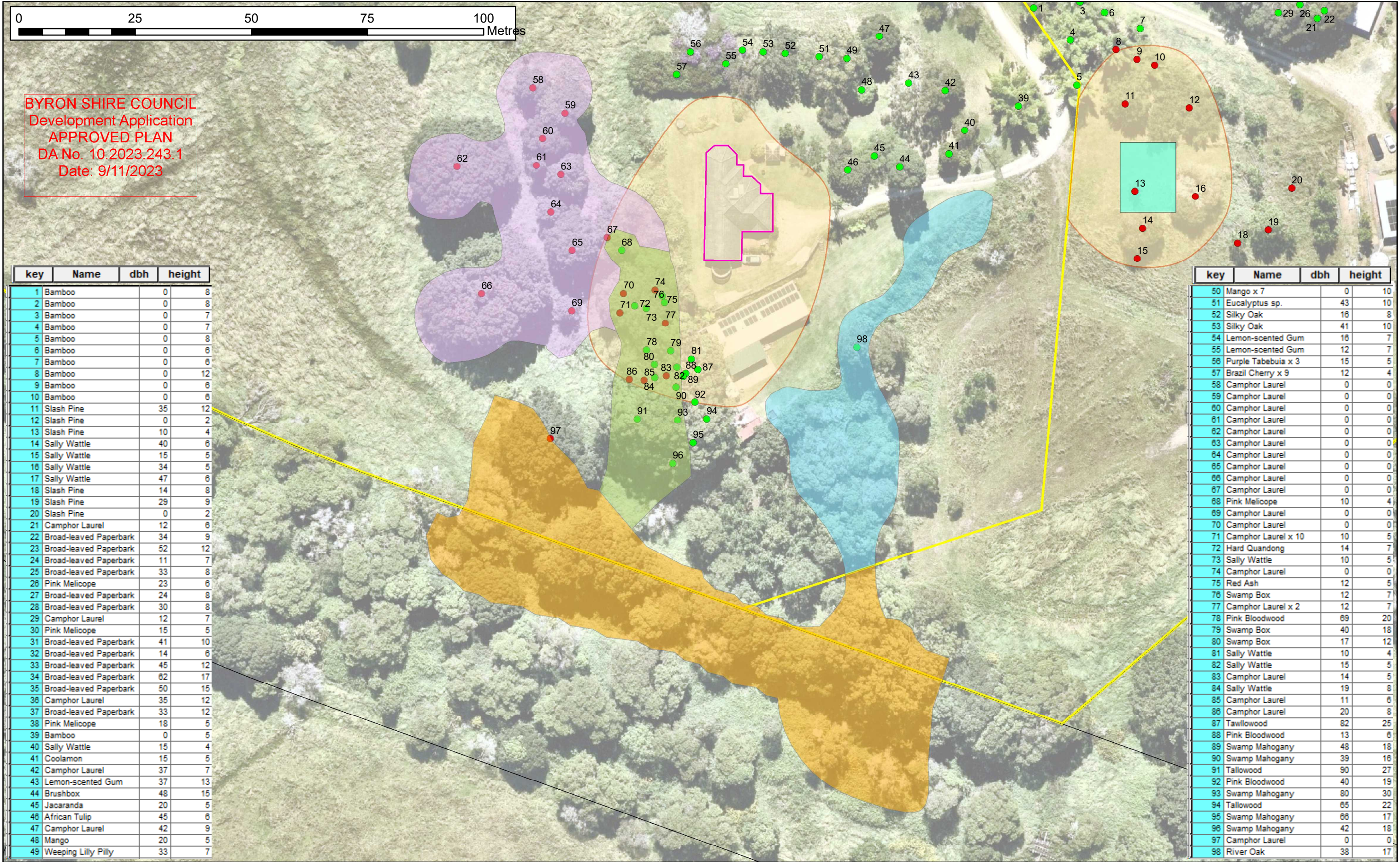
SOURCE: AS/NZS 2890.1 : 2004

NOTES:

- A: Council may require work to be undertaken to Auspec standards www.natspec.com.au
- B: All ongoing maintenance to rural propety 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\$
PLOT DRIVER: \$PLOTDRVL\$
PEN TABLE: \$PENTBL\$

<



20 Bilin Road
Myocum
Lot 13 DP 830652

Proposed Two Lot Subdivision

Illustration:
Koala Assessment Plan

Legend

Subject Site
Cadastrate
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

W N E S
1:750

Scale: A3
Datum: GDA2020
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