



12 August 2022

Ardill Payne & Partners
Attn: Mr D Roberts
PO Box 20
BALLINA NSW 2478

Email : planning@ardillpayne.onmicrosoft.com

Dear Mr Roberts

DETERMINATION GRANTED

Application Number (s):	51.2019.20.1
Activity Description:	Construct new intersection on Bangalow Road, Road Stub Upgrade and Traffic Management Plan
Parcel Number:	60550
Property Description:	LOT: 14 DP: 792128 Bangalow Road BYRON BAY

Please find **enclosed** the determination for the abovementioned application.

It is the applicant's responsibility to obtain consent for any building or subdivision works. This consent does not imply approval of any future building or subdivision works.

Note: Other development and /or construction approvals may be required for this development.

Council recommends a copy of this approval, including the conditions and stamped plans be given to your contractor(s) to ensure works are carried out in accordance with the approval.

BOOKING INSPECTIONS

Inspections with Council's Building Certifiers, Local Approval Officers and Engineers must be made using the Inspection Booking Form at www.byron.nsw.gov.au/inspectionbookings. You will need to provide:

- Date of inspection – before 12pm the day before you would like your inspection
- Type of inspection (see below)
- Name and contact phone number
- Address of property to be inspected
- Relevant application number.

Should you wish to discuss the matter further please do not hesitate to contact Byron Shire Council on 6626 7050 or email council@byron.nsw.gov.au .

Yours faithfully

Gray Blunden
Development Engineer



Sustainable Environment & Economy

TRADITIONAL HOME OF
THE BUNDJALUNG PEOPLE

PO Box 219 Mullumbimby NSW 2482 (70-90 Station Street)
DX20007 Mullumbimby E: council@byron.nsw.gov.au
P: 02 6626 7000 F: 02 6684 3018
www.byron.nsw.gov.au ABN: 14 472 131 473
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Notice of Determination of Application
Issued under the
Roads Act, 1993 Section 138

Application No. 51.2019.20.1

Ardill Payne & Partners
Attn: Mr D Roberts
PO Box 20
BALLINA NSW 2478

Road Reserve Fronting:	LOT: 14 DP: 792128, Bangalow Road BYRON BAY
Proposed Works and/or Structures:	Construct new intersection on Bangalow Road, Road Stub Upgrade and Traffic Management Plan
Related Applications:	10.2019.20.1
Determination:	APPROVED
Made on :	11 August 2022

Details of Conditions

This consent is issued by Byron Shire Council, being the road authority, for the above proposed works and/or structures subject to the following conditions:

1. All work to be in accordance with Council's adopted engineering standards.
2. The works shall be carried out in accordance with the following plans as amended in red and stamped as approved by Council.

Document Description	Job No.	Sheet No.	Rev.	Prepared by:
Site layout Plan	11126	C01	H	Ardill Payne
General Construction Details	11126	C02	H	Ardill Payne
Erosion & Sediment Control Layout Plan	11126	C04	H	Ardill Payne
Erosion & Sediment Control Details	11126	C05	H	Ardill Payne
Road 1 – Internal Road Plan & Longitudinal Section	11126	C06	H	Ardill Payne
Road 2 Plan & Longitudinal Section	11126	C07	H	Ardill Payne
Road 1 – internal Road Cross sections	11126	C08	H	Ardill Payne
Road 2 – internal Road Cross sections	11126	C09	H	Ardill Payne
BAR intersection, Arrangement & Line Marking, new access road/Bangalow Road	11126	C19	J	Ardill Payne
BAR intersection, Arrangement & Line Marking, new access road/Bangalow Road (no Aerial)	11126	C20	J	Ardill Payne
TMP	11126	-	-	Ardill Payne

In regards to the plans you are advised of the following:

- The Engineering Plans have been assessed and found to comply with Council's guidelines. All calculations, designs and details have not been thoroughly checked. This Notice of Determination does not relieve the applicant from rectifying any errors or omissions, which may become evident prior to or during construction.
 - Approval of Engineering Plans is current for a period of two (2) years from the date of this Notice of Determination, after which time Council may require alteration to Engineering Design to comply with Standards current at that date.
3. A Traffic Management Plan shall be implemented in accordance with the RTA Traffic Control at Work sites Manual by an RTA accredited person.
 4. Twenty four (24) hours' notice must be given for required inspections.
 5. Inspections required –
 - a) A pre commencement meeting, with Council, engineer and contractor;
 - b) Upon placement of signs - TMP only;
 - c) Upon compaction of sub-grade proof roll;
 - d) On completion of the placement of reinforcement and formwork prior to concrete pours;
 - e) Prior to pouring kerbs, edge restraints, kerb & gutter, medians, inverts or dish gutters;
 - f) Upon compaction of pavement sub base and base course with proof rolls at finished surface level prior to sealing at finished surface level prior to sealing;
 - g) Upon completion of all work and TMP.

Upon completion of works payment of inspection fees in accordance with Council's adopted schedule of fees and charges is required.

PRIOR TO A FINAL INSPECTION THE FOLLOWING MUST BE SUBMITTED TO COUNCIL IN ONE COMPLETE PACKAGE :

6. A Record of Infrastructure coming into Council ownership, upon registration of the final plan of subdivision, is to be submitted to Council. The information is to be submitted in the form of Council's Standard Form titled "**Asset Creation Record**". This form **enclosed** or is available from Council's website.
7. Provision of works as executed plans in accordance with Councils adopted engineering standards.
8. Provision of all quality assurance test results.
9. A Maintenance Bond of 5% (calculated from the Asset Creation Record noted above), (minimum bond amount \$1,000) of the value of **public infrastructure works** is to be lodged with Council. A copy of the contract construction cost of the works is to be submitted with the bond. The bond period is six (6) months and will commence from the date of completion of all works. The security may be provided by way of cash bond or satisfactory bank guarantee. Please see link to Council's online bond release process which must be lodged at the satisfactory completion of the maintenance period.
[Security bond payment and refund - Byron Shire Council \(nsw.gov.au\)](#)
10. All care is to be taken to ensure the safety of the public in general, road users, pedestrians and adjoining property. The public liability insurance cover, for a minimum of \$20 million, is to be maintained for the duration of the construction of the development. Council is not held responsible for any negligence caused by the undertaking of the works.
11. Works are to include the adjustment, reconstruction and/or relocation of existing infrastructure as necessary to the requirements of the appropriate authority. Covers, lids and grates to manholes, stormwater drainage pits and services are to be constructed flush with the finished surface levels.

POEO Act:

It is an offence under the provisions of the Protection of the Environment Operations Act to act in a manner causing, or likely to cause, harm to the environment. Anyone allowing material to enter a waterway or leaving material where it can be washed off-site may be subject to penalty infringement notice ("on-the-spot-fine") or prosecution.

Signed on Behalf of the Consent Authority

Yours Faithfully

A handwritten signature in black ink, appearing to be 'GB' followed by a stylized flourish.

Gray Blunden
Development Engineer

BYRON SHIRE COUNCIL - MEMORANDUM

MEMO TO: Blyth Short, GIS Officer

MEMO FROM: Development Engineer

SUBJECT: **NOTIFICATION OF PUBLIC INFRASTRUCTURE WORKS CONSTRUCTED AS PART OF THIS APPROVAL – ROAD WORKS**
Roads Act Register: 51.2019.20.1
LOT: 14 DP: 792128, Bangalow Road BYRON BAY

DATE: 12 August 2022

FILE NO(s): 60550 x 51.2019.20.1 /#

The above Subdivision Certificate has been issued. Please find **attached** the following documentation to be uploaded to Council's GIS.

- Works as works plans in hard copy;
- Document number: # for digital copy.
- Completed Asset Creation Form
- Contract Construction Cost (if applicable).

Yours faithfully

.....
Gray Blunden
Development Engineer

Sustainable Environment & Economy

LOCALITY MAP



Proposed Unit Development

Civil Design Drawings
Lot 14 Bangalow Road, Byron Bay, NSW
For: Propel Investment Management
Lot 14 - DP792128

BYRON SHIRE COUNCIL
Roads Act 1993
APPROVED PLAN
No. 51.2019.20.1
Date: 11.08.22

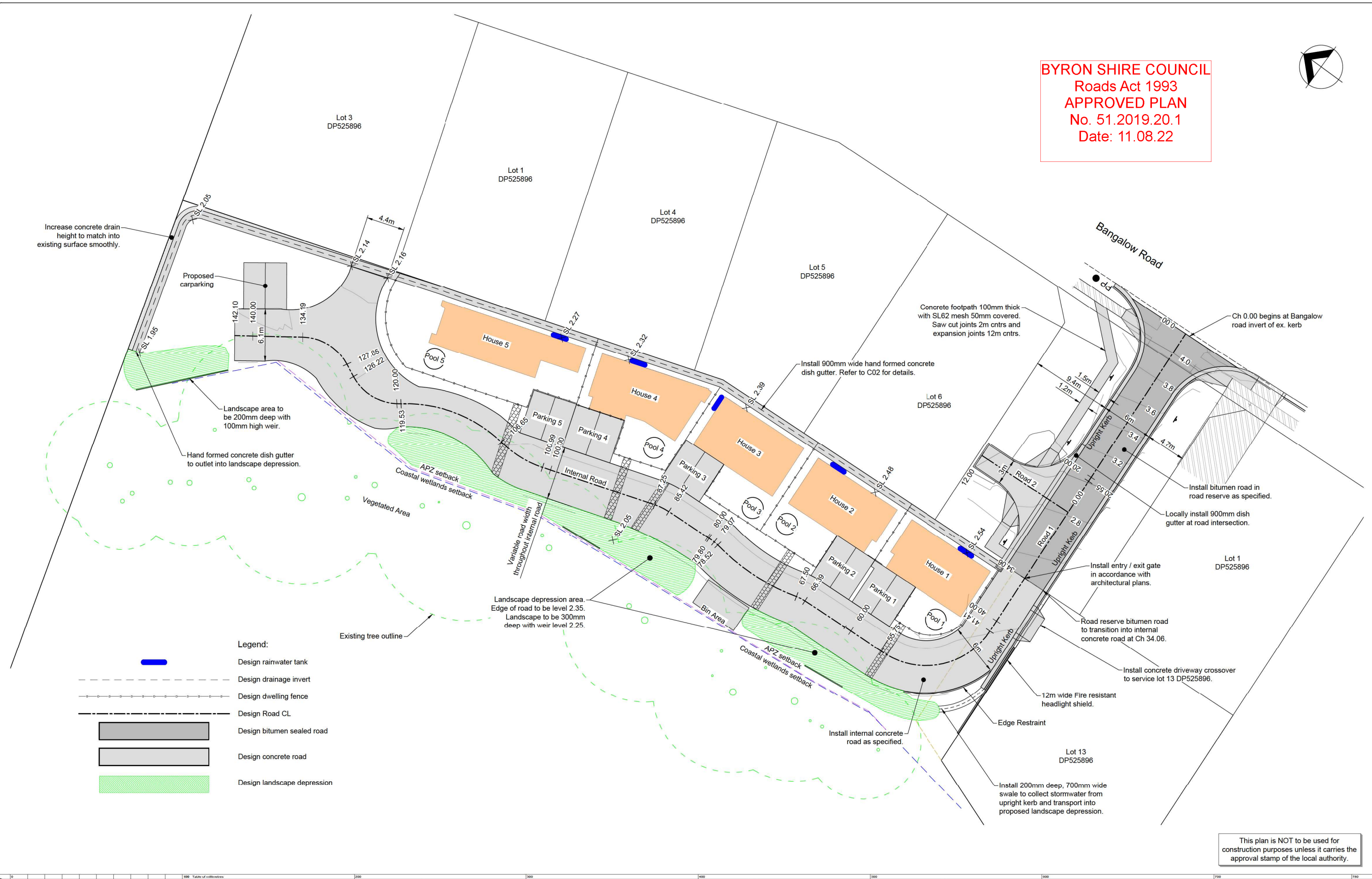
ARDILL PAYNE
& P a r t n e r s
ENGINEERS PLANNERS SURVEYORS
ENVIRONMENTAL PROJECT MANAGEMENT

BALLINA 45 River Street Ph. 02 6686 3280
GUNNEDAH 285 Conadilly Street Ph. 02 6742 9955
A.B.N. 51 808 558 977 e-mail: info@ardillpayne.com.au

Drawing Schedule

Drawing	Sheet	Description
11126 - C01	01 of 20	Site Layout Plan
11126 - C02	02 of 20	General Construction Details
11126 - C03	03 of 20	Combined Servicing Layout Plan
11126 - C04	04 of 20	Erosion & Sediment Control Layout Plan
11126 - C05	05 of 20	Erosion & Sediment Control Details
11126 - C06	06 of 20	Road 1 - Internal Road Plan & Longitudinal Section
11126 - C07	07 of 20	Road 2 Plan & Longitudinal Section
11126 - C08	08 of 20	Road 1 - Internal Road Cross Sections (Ch 0.00 - Ch 85.42)
11126 - C09	09 of 20	Internal Road (Ch 87.25 - Ch 147.49) & Road 2 (Ch 5.55 - Ch 8.06) Cross section
11126 - C10	10 of 20	Stormwater Longitudinal Section
11126 - C11	11 of 20	Stormwater Construction Details
11126 - C12	12 of 20	Sewer Layout Plan
11126 - C13	13 of 20	Sewer Longitudinal Sections 1 of 2
11126 - C14	14 of 20	Sewer Longitudinal Sections 2 of 2
11126 - C15	15 of 20	Sewer Construction Details Sheet 1
11126 - C16	16 of 20	Sewer Construction Details Sheet 2
11126 - C16.5	16.5 of 20	Sewer Construction Details Sheet 3
11126 - C17	17 of 20	Water reticulation layout plan & details sheet 1
11126 - C18	18 of 20	Water reticulation details sheet 2
11126 - C19	19 of 20	BAR Intersection Arrangement & Line Marking New Access Road / Bangalow Road
11126 - C20	20 of 20	BAR Intersection Arrangement & Line Marking New Access Road / Bangalow Road (No Aerial)

BYRON SHIRE COUNCIL
Roads Act 1993
APPROVED PLAN
No. 51.2019.20.1
Date: 11.08.22



This plan is NOT to be used for construction purposes unless it carries the approval stamp of the local authority.

Issue	Date	Description	App'd
H	05/08/2022	Markups from LTC	AH
G	01/07/2022	RFI Amendments	EMR
F	10/06/2022	Driveway Amendments	AH
E	26/05/2022	Amendments to suit Council Comments	AH
D	14/04/2022	Internal Review for CC	RB
C	04/04/2022	Internal Review for CC	RB
B	25/03/2022	100% Set CC Plan	RB

Client:
Propel Investment Management

Project:
Lot 14 Bangalow Road
Byron Bay, NSW

Title:
Site Layout Plan

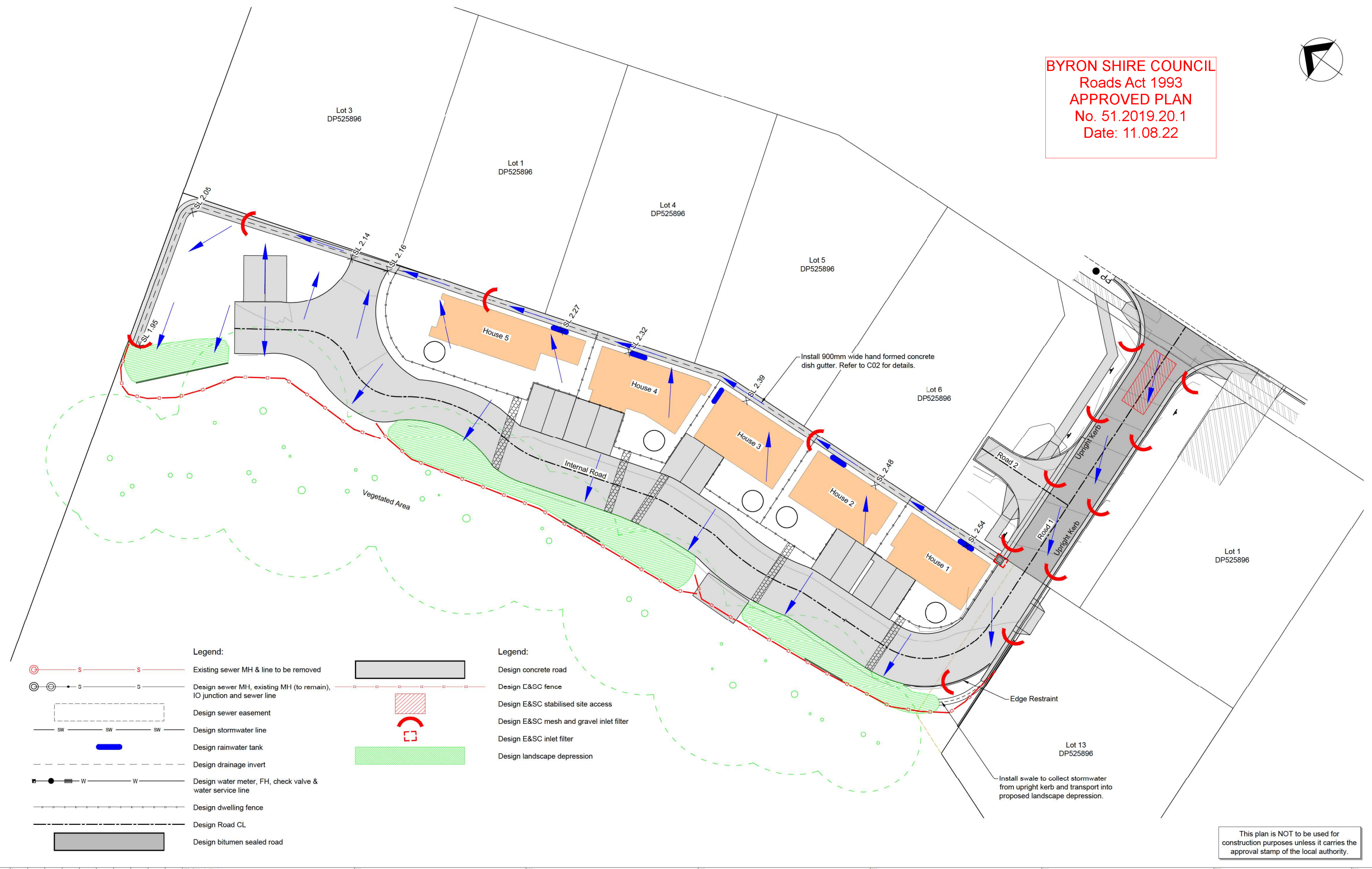
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Design	EMR	Scale	1:200 @ A1, 1:400 @ A3
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Checked	AH	Datum	
Approved	RB	Drafting File	11126_CC_Plan_ISS_H.dwg
Date	08/03/2022	Design File	
Job No.	11126	Dwg No.	C01
Issue			H



BYRON SHIRE COUNCIL
Roads Act 1993
APPROVED PLAN
No. 51.2019.20.1
Date: 11.08.22



- Legend:
- Existing sewer MH & line to be removed
 - Design sewer MH, existing MH (to remain), IO junction and sewer line
 - Design sewer easement
 - Design stormwater line
 - Design rainwater tank
 - Design drainage invert
 - Design water meter, FH, check valve & water service line
 - Design dwelling fence
 - Design Road CL
 - Design bitumen sealed road

- Legend:
- Design concrete road
 - Design E&SC fence
 - Design E&SC stabilised site access
 - Design E&SC mesh and gravel inlet filter
 - Design E&SC inlet filter
 - Design landscape depression

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Issue	Date	Description	App'd
H	05/08/2022	Markups from LTC	AH
G	01/07/2022	RFI Amendments	EMR
F	10/06/2022	Driveway Amendments	AH
E	26/05/2022	Amendments to suit Council Comments	AH
D	14/04/2022	Internal Review for CC	RB
C	04/04/2022	Internal Review for CC	RB
B	25/03/2022	100% Set CC Plan	RB

Client:
Propel Investment Management

Project:
**Lot 14 Bangalow Road
Byron Bay, NSW**

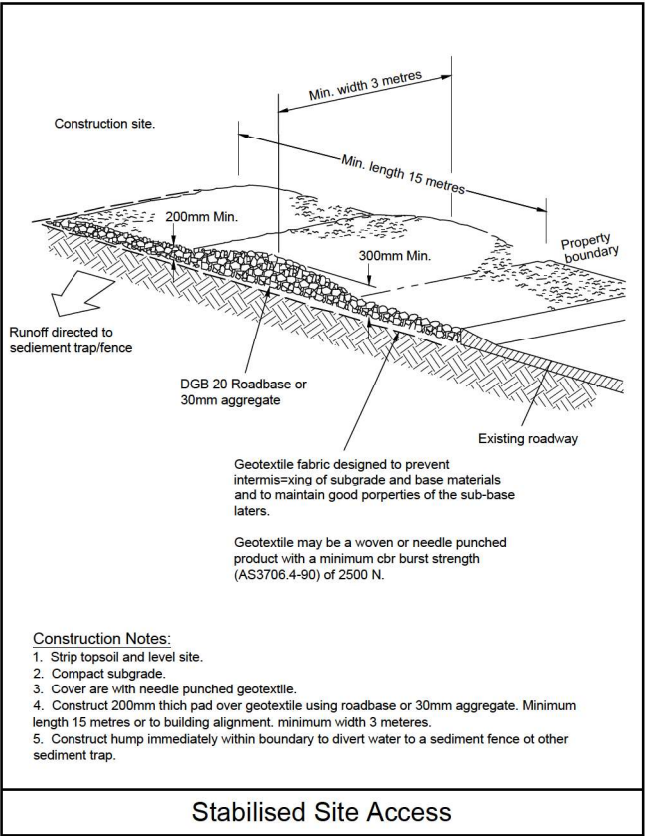
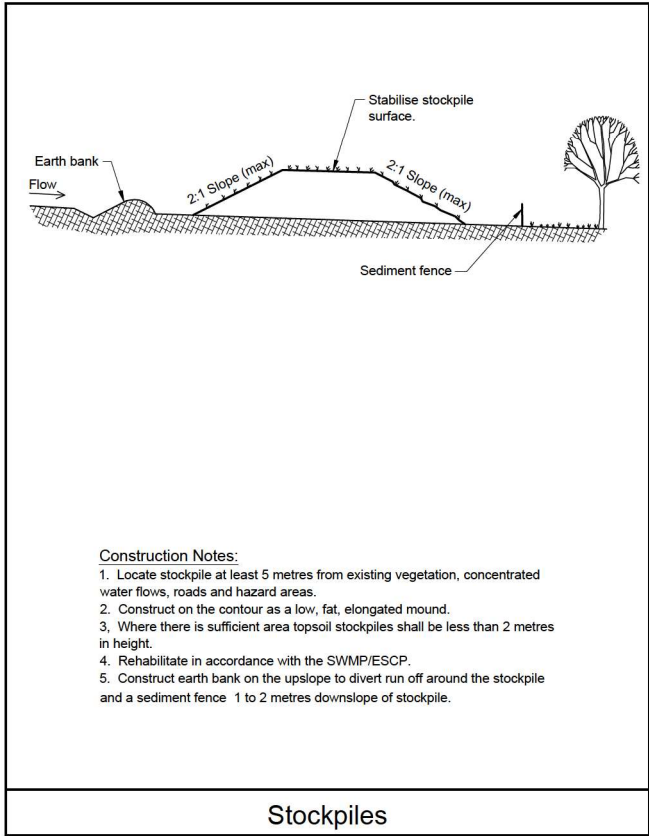
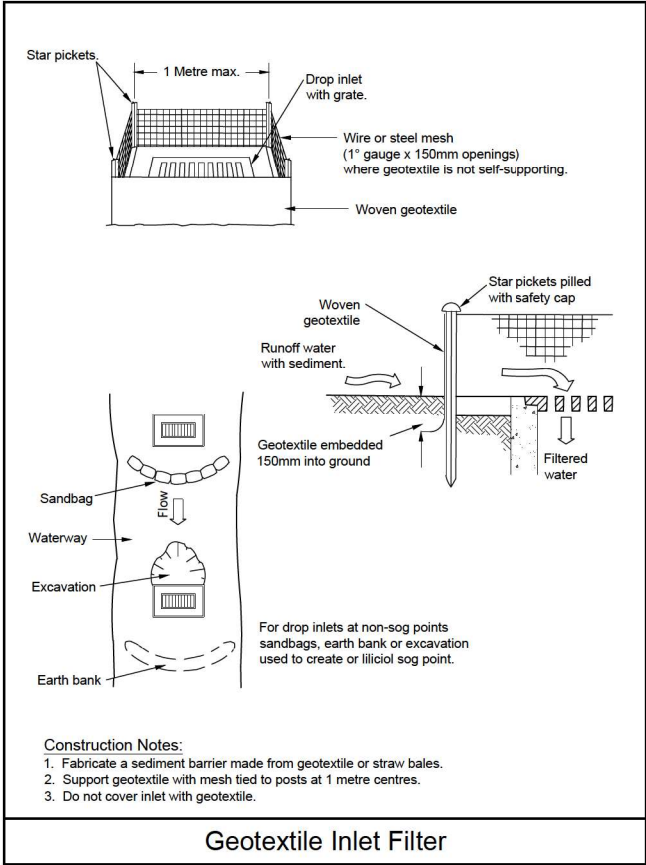
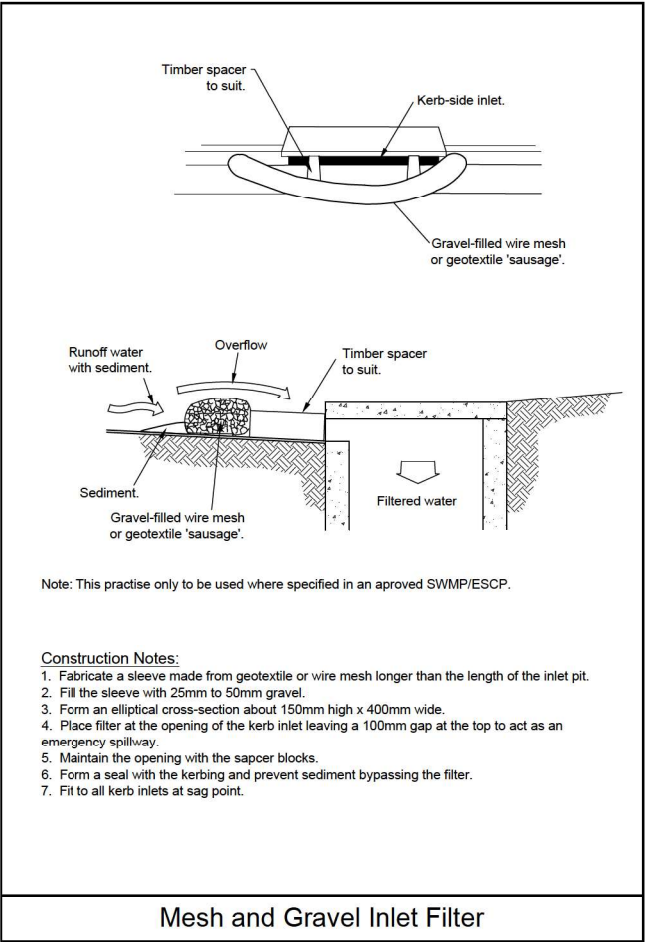
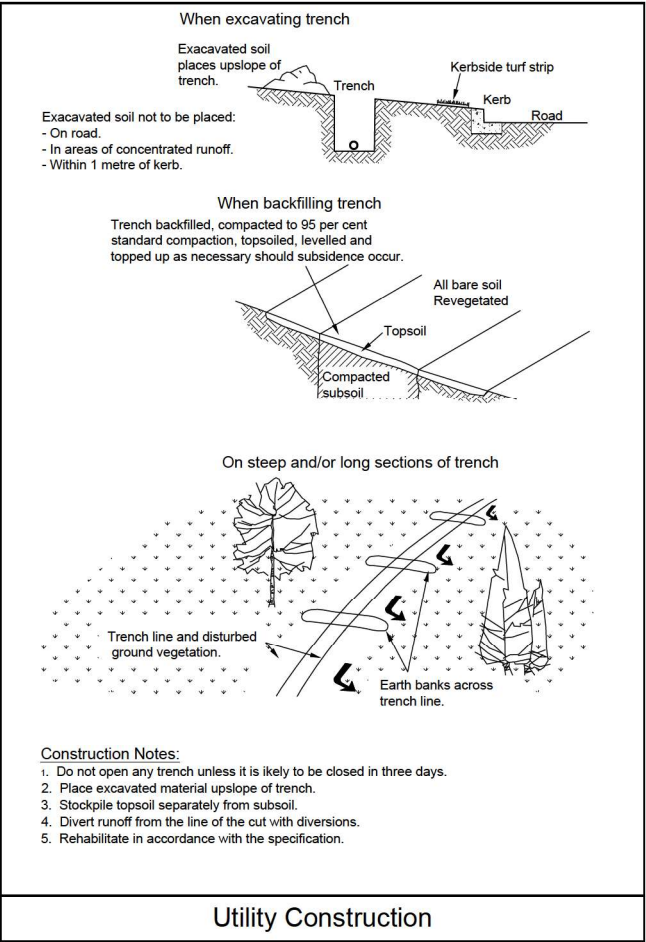
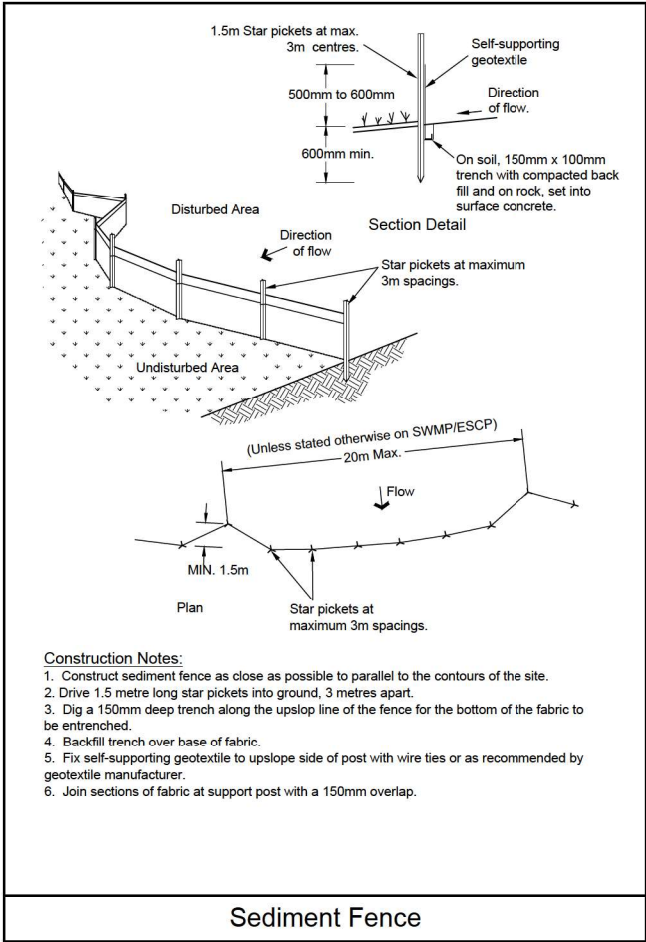
Title:
**Erosion & Sediment
Control Layout Plan**

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		Issue	H

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Roads Act 1993
APPROVED PLAN
No. 51.2019.20.1
Date: 11.08.22



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Issue	Date	Description	App'd
H	05/08/2022	Markups from LTC	AH
G	01/07/2022	RFI Amendments	EMR
F	10/06/2022	Driveway Amendments	AH
E	26/05/2022	Amendments to suit Council Comments	AH
D	14/04/2022	Internal Review for CC	RB
C	04/04/2022	Internal Review for CC	RB
B	25/03/2022	100% Set CC Plan	RB

Client:
Propel Investment Management

Project:
Lot 14 Bangalow Road
Byron Bay, NSW

Title:
Erosion & Sediment
Control Details

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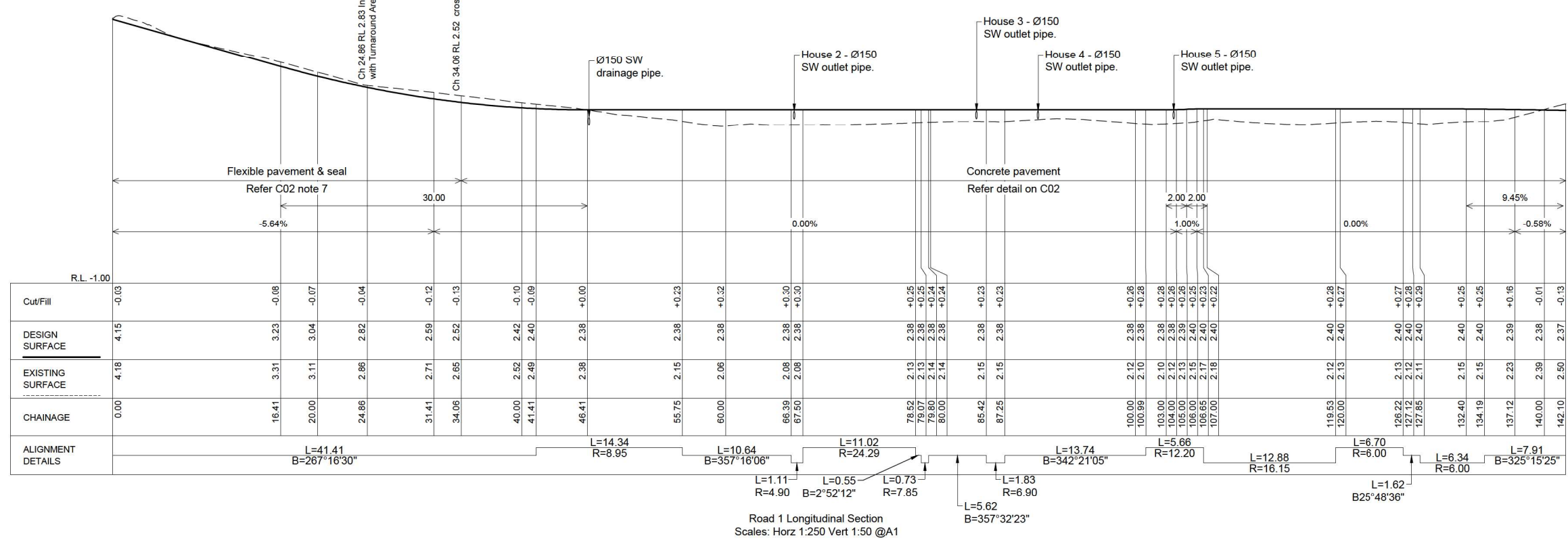
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Date	08/03/2022	Design File	
Job No.	11126	Dwg No.	C05
		Issue	H



- Legend:
- Design drainage invert
 - Design dwelling fence
 - Design Road CL
 - Design bitumen sealed road
 - Design concrete road
 - Design landscape depression

Road 1 - Internal Road Longitudinal Layout Plan
Scales: 1:250 @A1

BYRON SHIRE COUNCIL
Roads Act 1993
APPROVED PLAN
No. 51.2019.20.1
Date: 11.08.22



Road 1 Longitudinal Section
Scales: Horz 1:250 Vert 1:50 @A1

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C	04/04/2022	Internal Review for CC	RB
B	25/03/2022	100% Set CC Plan	RB

Client:
Propel Investment Management

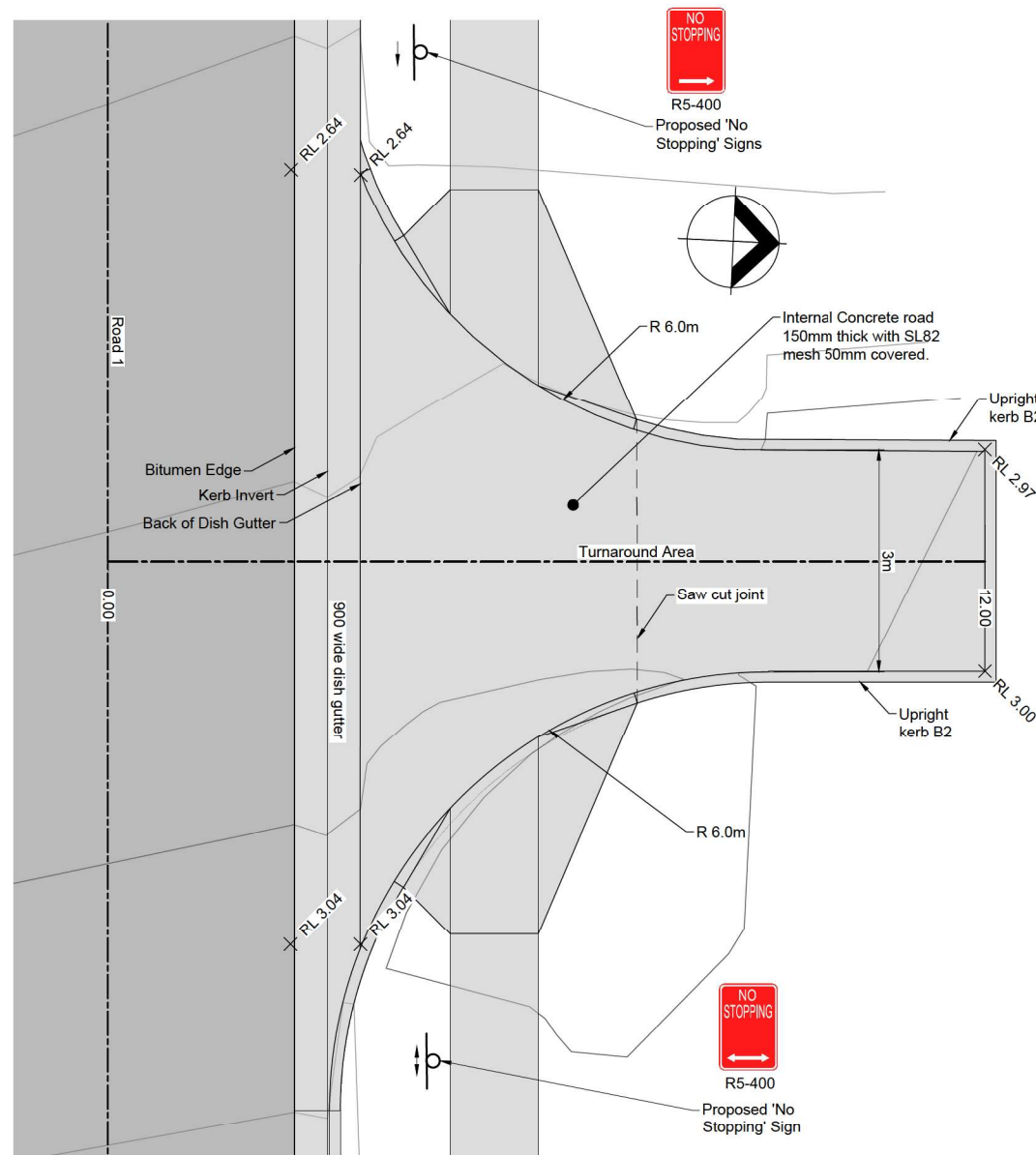
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Lot 14 Bangalow Road
Byron Bay, NSW

Title:
Road 1 - Internal Road Plan
& Longitudinal Section

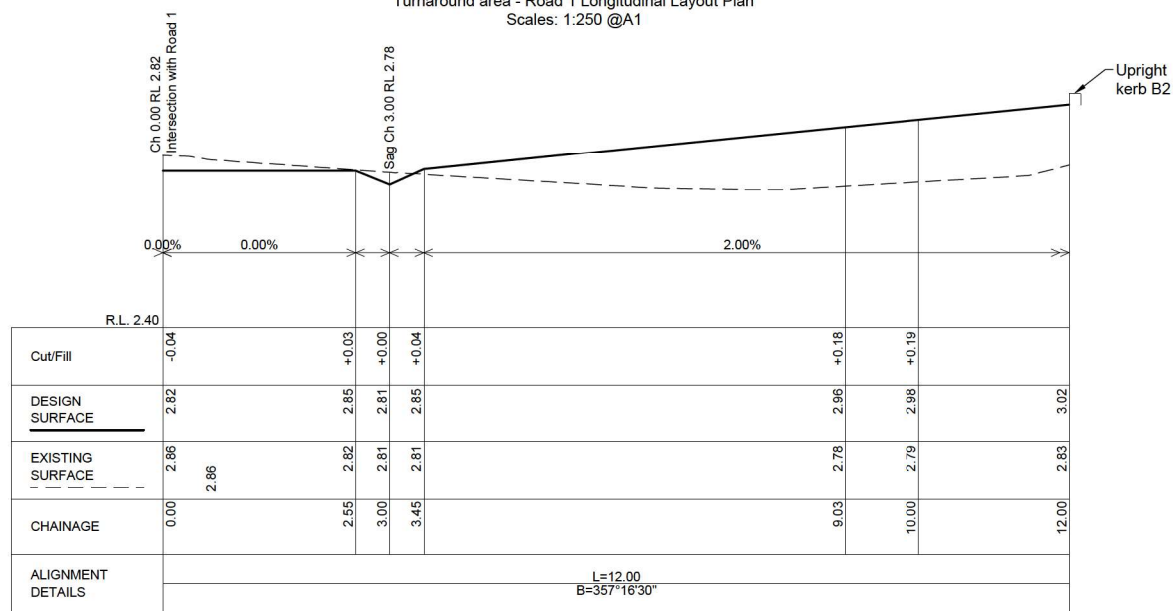
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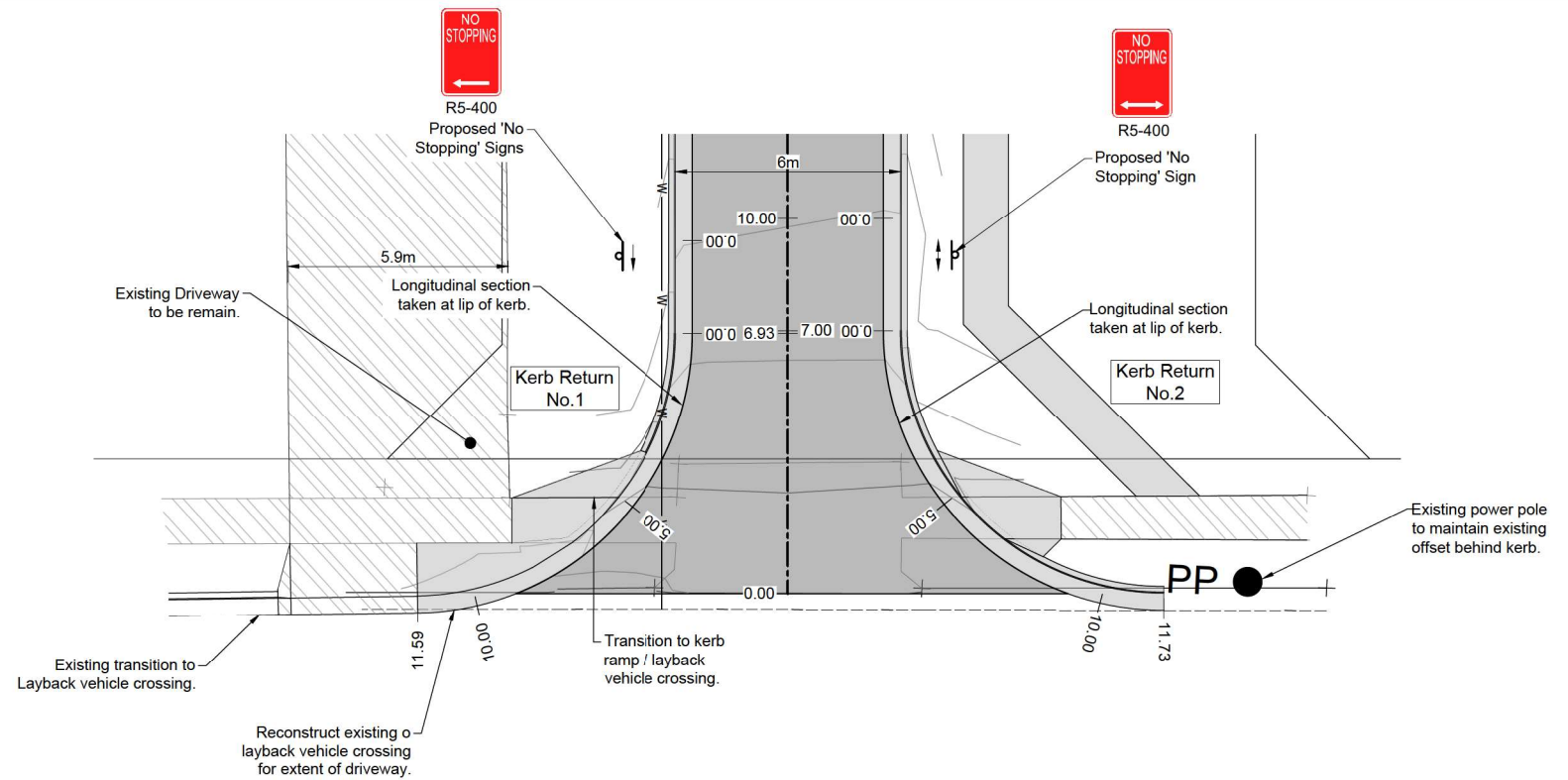
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Issue			H



Turnaround area - Road 1 Longitudinal Layout Plan
Scales: 1:250 @A1

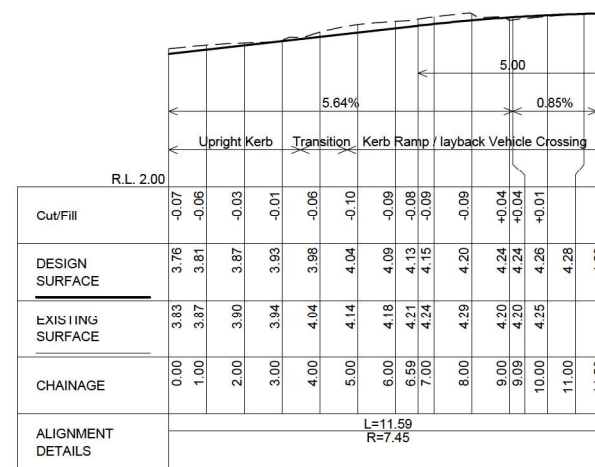


Turnaround area Longitudinal Section
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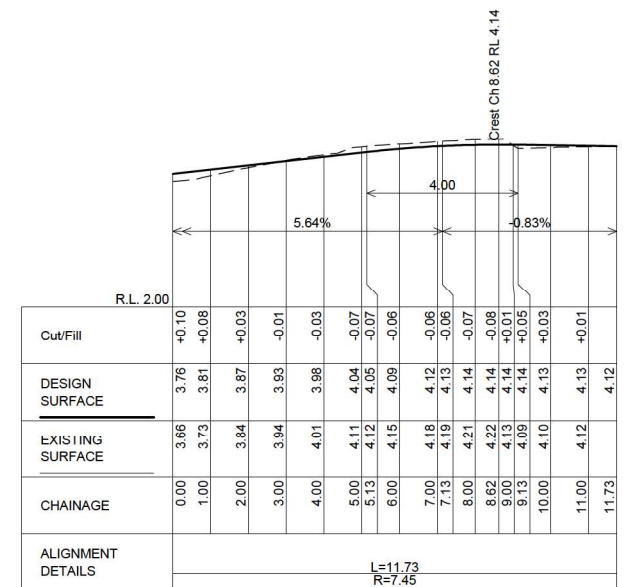


Turnaround area - Road 1 Longitudinal Layout Plan
Scales: 1:250 @A1

BYRON SHIRE COUNCIL
Roads Act 1993
APPROVED PLAN
No. 51.2019.20.1
Date: 11.08.22



Kerb Return No.1 Longitudinal Section
Scales: Horizontal 1:100 Vertical 1:50 @A1



Kerb Return No.2 Longitudinal Section
Scales: Horizontal 1:100 Vertical 1:50 @A1

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H	05/08/2022	Markups from LTC	AH
G	01/07/2022	RFI Amendments	EMR
F	10/06/2022	Driveway Amendments	AH
E	26/05/2022	Amendments to suit Council Comments	AH
D	14/04/2022	Internal Review for CC	RB
C	04/04/2022	Internal Review for CC	RB
B	25/03/2022	100% Set CC Plan	RB

Client:
Propel Investment Management

Project:
Lot 14 Bangalow Road
Byron Bay, NSW

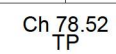
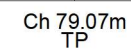
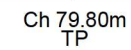
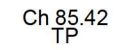
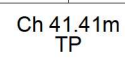
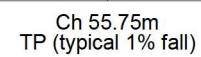
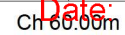
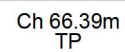
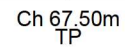
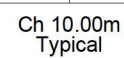
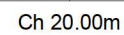
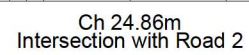
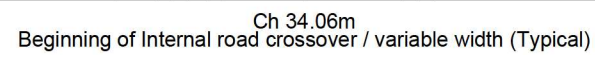
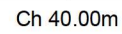
Title:
Road 2 Plan & Longitudinal Section

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Design	EMR	Scale	Various - refer plan
Drawn	EMR		
Checked	AH	Datum	
Approved	RB	Drafting File	11126_CC_Plan_ISS_H.dwg
Date	08/03/2022	Design File	
Job No.	11126	Dwg No.	C07
Issue			H



BYRON SHIRE COUNCIL
Roads Act 1993
APPROVED PLAN
No. 51.2019.20.1
Date: 11.08.22

Client:

Propel Investment Management

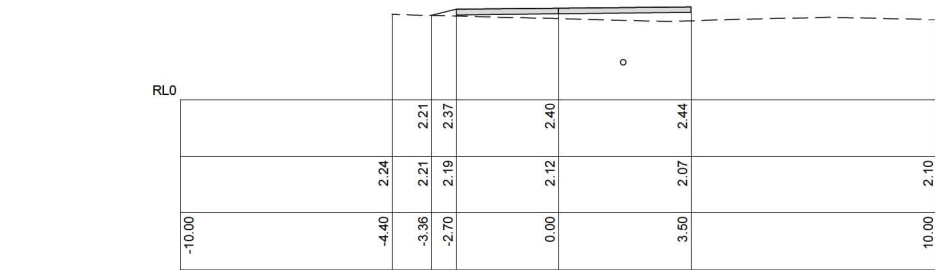
Lot 14 Bangalow Road
Byron Bay, NSW

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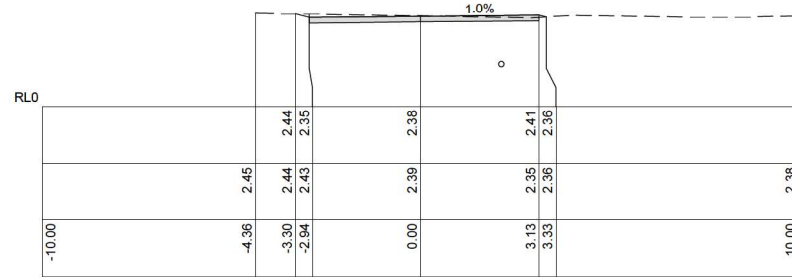


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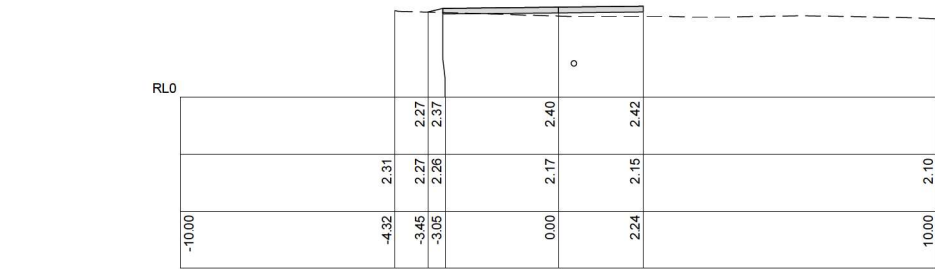
BYRON SHIRE COUNCIL
Roads Act 1993
APPROVED PLAN
No. 51.2019.20.1
Date: 11.08.22



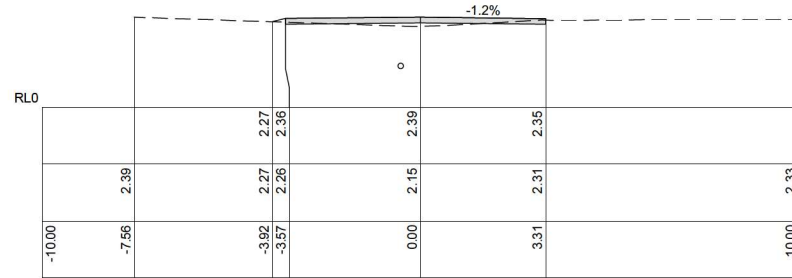
Ch 119.53
TP



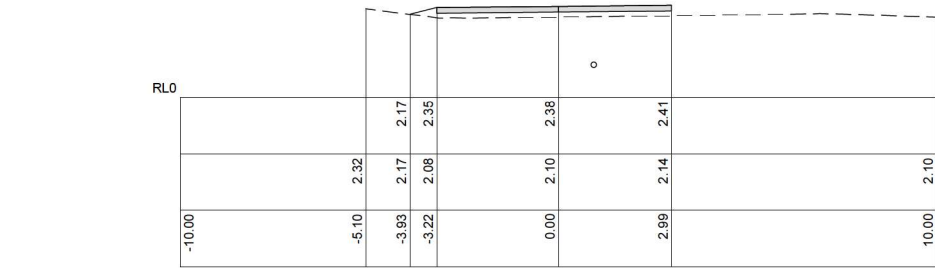
Ch 140



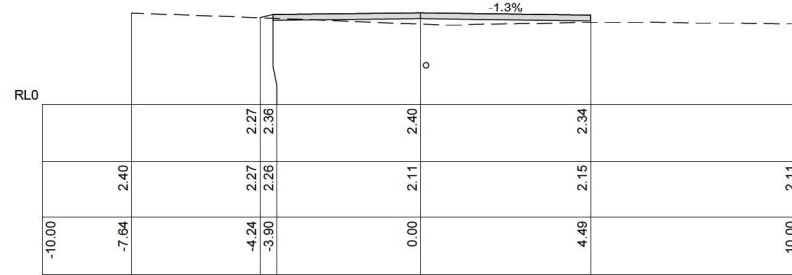
Ch 106.65
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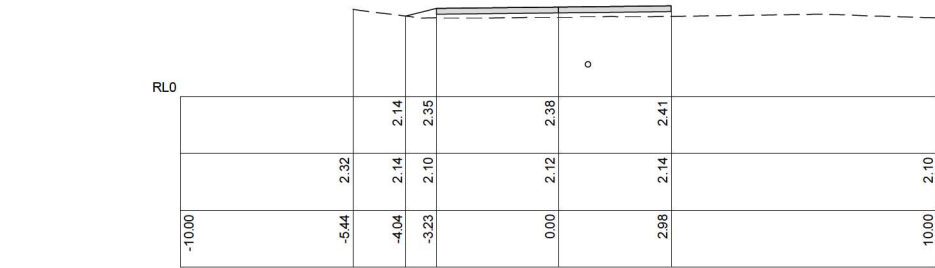
Ch 134.19
TP



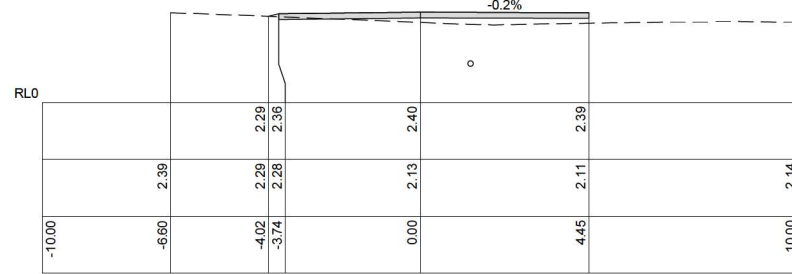
Ch 100.99
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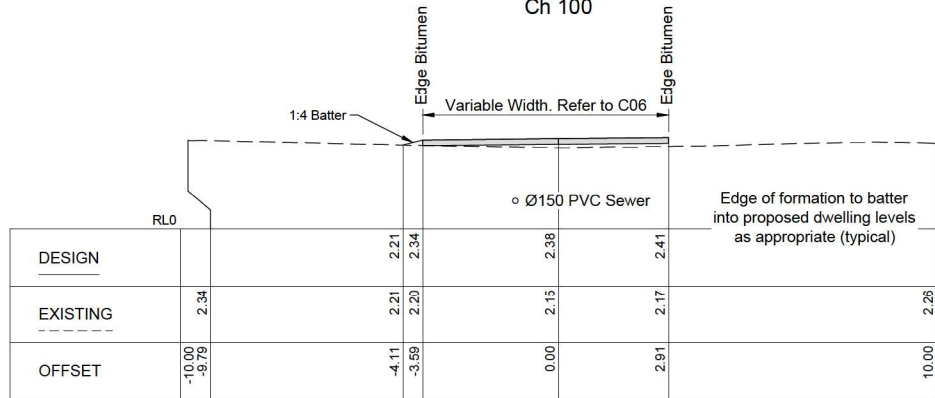
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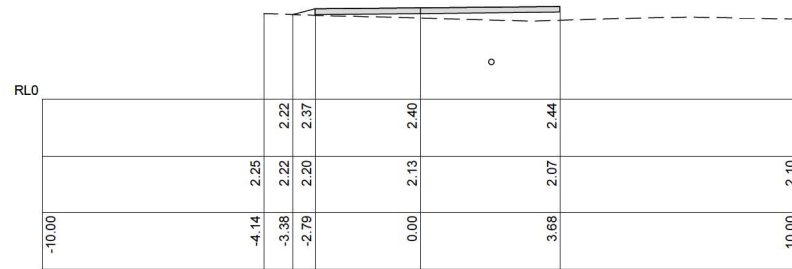
Ch 100



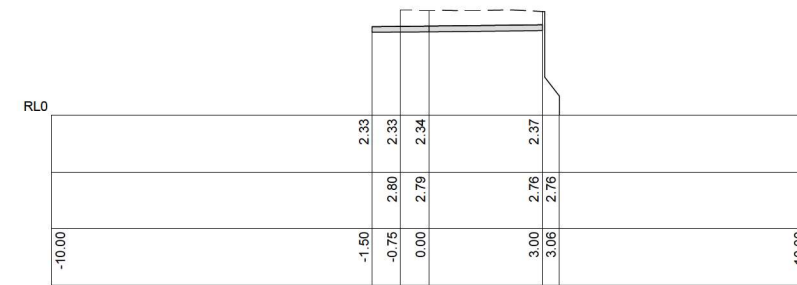
Ch 126.22
TP



Ch 87.25
TP (Typical)



Ch 120



Ch 147.49
End Internal Road

This plan is NOT to be used for construction purposes unless it carries the approval stamp of the local authority.

Issue	Date	Description	App'd
H	05/08/2022	Markups from LTC	AH
G	01/07/2022	RFI Amendments	EMR
F	10/06/2022	Driveway Amendments	AH
E	26/05/2022	Amendments to suit Council Comments	AH
D	14/04/2022	Internal Review for CC	RB
C	04/04/2022	Internal Review for CC	RB
B	25/03/2022	100% Set CC Plan	RB

Client:	Propel Investment Management
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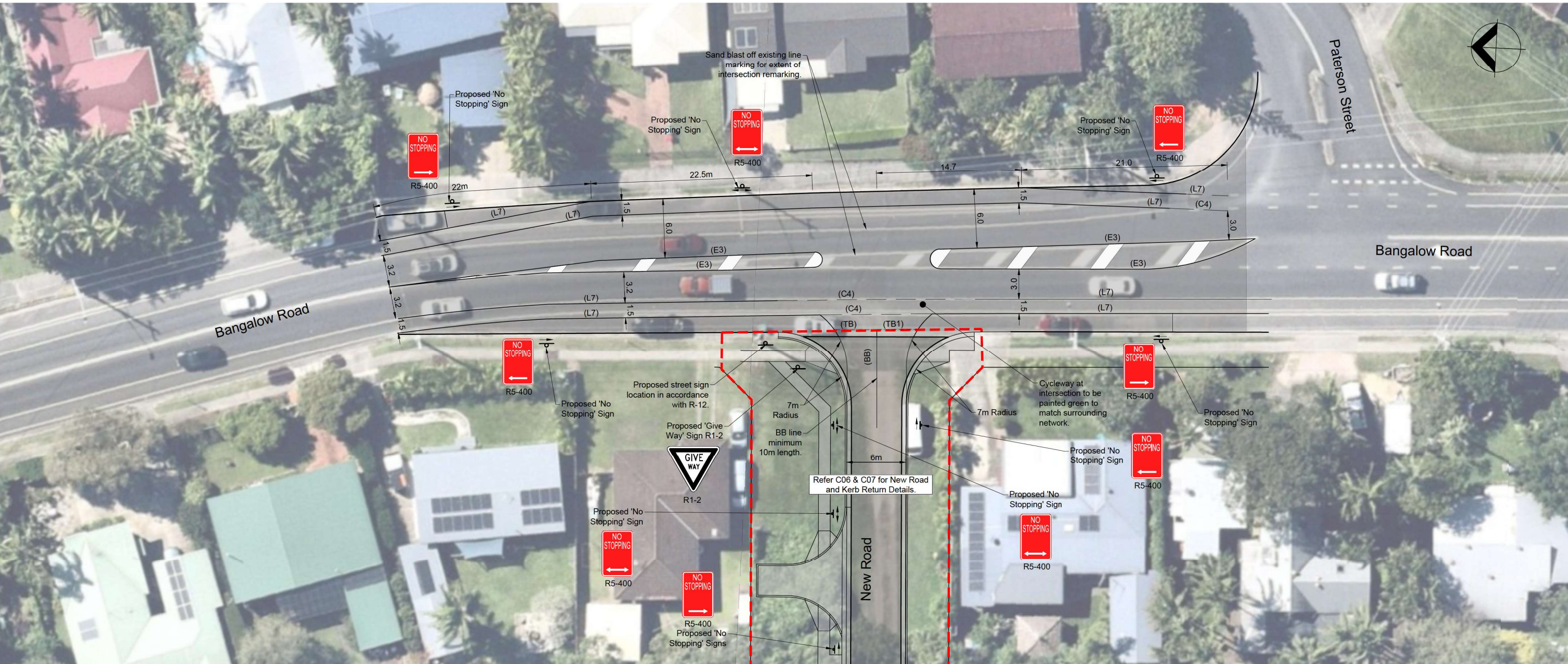
Project:	Lot 14 Bangalow Road Byron Bay, NSW
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Title:	Internal Road (Ch 87.25 - Ch 147.49) & Road 2 (Ch 5.55 - Ch 8.06) Cross sections
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ARDILL PAYNE & PARTNERS ENGINEERS PLANNERS SURVEYORS ENVIRONMENTAL PROJECT MANAGEMENT	
BALLINA	45 River Street Ph. 02 6686 3280
GUNNEDAH	285 Conadilly Street Ph. 02 6742 9955
A.B.N. 51 808 558 977	e-mail: info@ardillpayne.com.au



Design	EMR	Scale	1:100 @ A1, 1:200 @ A3
Drawn	EMR		0 1 2 3 4 5
Checked	AH	Datum	
Approved	RB	Drafting File	11126_CC_Plan_ISS_H.dwg
Date	08/03/2022	Design File	
Job No.	11126	Dwg No.	C09
		Issue	H



BYRON SHIRE COUNCIL
Roads Act 1993
APPROVED PLAN
No. 51.2019.20.1
Date: 11.08.22

- L7 - Edge of bicycle lane adjacent to traffic (100mm thick)
- C4 - Bicycle lane continuity line (100mm thick)
- E3 - Right hand edge of divided carriageway (150mm thick)
- BB - Dividing Barrier Lines (100mm thick 100mm apart)
- TB - Give Way Line (300mm thick)
- TB1 - Give Way Line (150mm thick)

LINEMARKING DETAILS
REFER TO RMS SPECS FOR ADDITIONAL DETAIL

All Line Marking to be in accordance
with AS 1742 and RMS specs

This plan is NOT to be used for
construction purposes unless it carries the
approval stamp of the local authority.

Issue	Date	Description	App'd
J	05/08/2022	Markups from LTC	AH
H	07/07/2022	No stopping signs amended	RB
G	01/07/2022	RFI amendments	EMR
C	10/06/2022	Driveway Amendments	AH
B	26/05/2022	Amended to suit Council Comments	AH
A	09/05/2022	Original Issue	AH

Client:	Mark Howard
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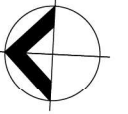
Project:	Proposed Unit Development 67 Bangalow Road Byron Bay
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Title:	BAR Intersection Arrangement & Line Marking New Access Road / Bangalow Road
Do not scale drawing. Use written dimensions only This plan is copyright © All rights reserved.	

ARDILL PAYNE ENGINEERS PLANNERS SURVEYORS ENVIRONMENTAL PROJECT MANAGEMENT	
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A.B.N. 51 808 558 977	e-mail: info@ardillpayne.com.au



Design	AH	Scale	1:200 @ A1, 1:400 @ A3
Drawn	AH		0 2 4 6 8 10
Checked	RB	Datum	AHD
Approved	RB	Drafting File	11126_C19-C20_ISSJ.dwg
Date	07/12/2021	Design File	
Job No.	11126	Dwg No.	C19
Issue	J		



Paterson Street

Bangalow Road

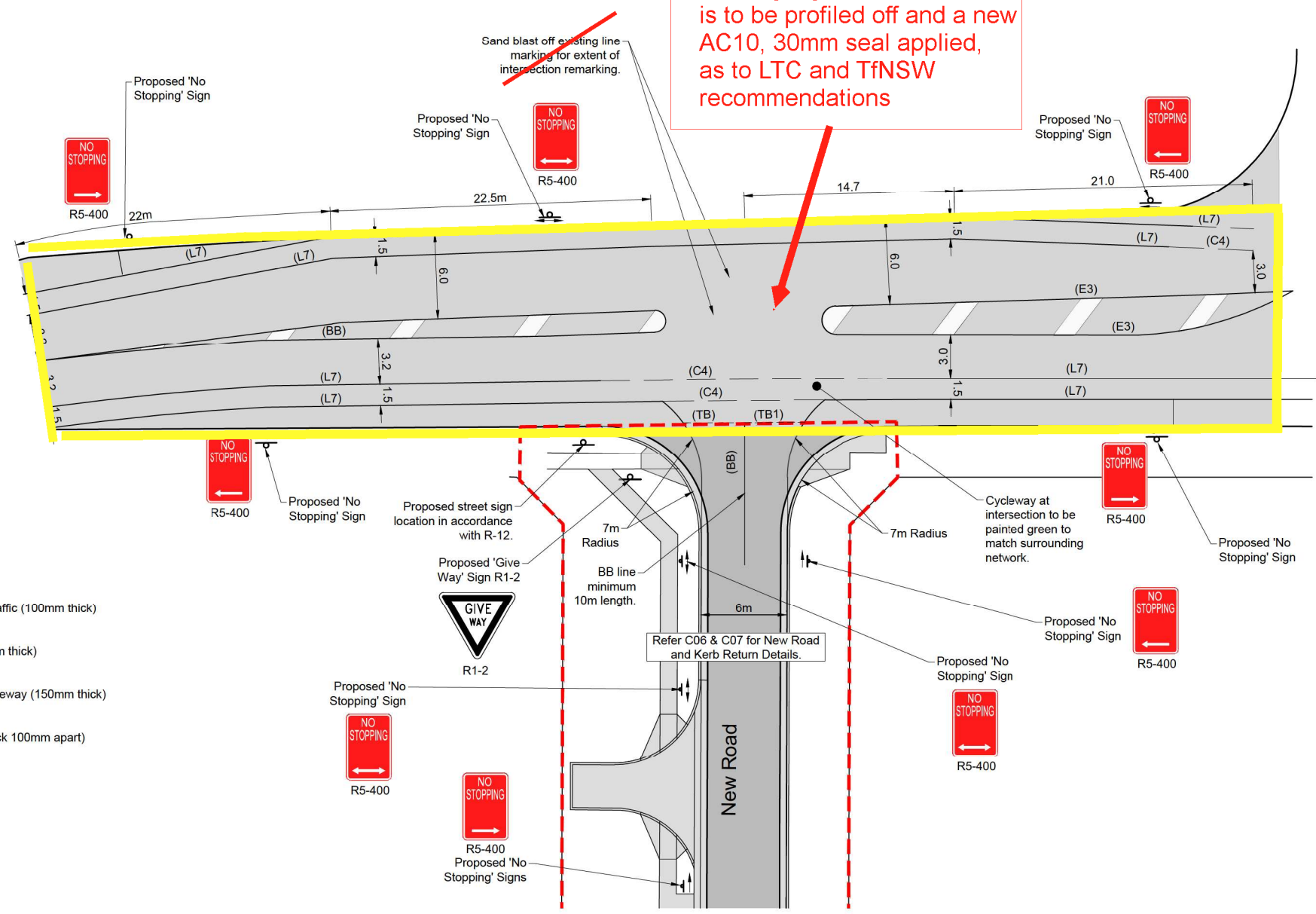
The complete Bitumenous seal highlight below is to be profiled off and a new AC10, 30mm seal applied, as to LTC and TfNSW recommendations

Bangalow Road

- L7 - Edge of bicycle lane adjacent to traffic (100mm thick)
- C4 - Bicycle lane continuity line (100mm thick)
- E3 - Right hand edge of divided carriageway (150mm thick)
- BB - Dividing Barrier Lines (100mm thick 100mm apart)
- TB - Give Way Line (300mm thick)
- TB1 - Give Way Line (150mm thick)

LINEMARKING DETAILS
REFER TO RMS SPECS FOR ADDITIONAL DETAIL

All Line Marking to be in accordance with AS 1742 and RMS specs



BYRON SHIRE COUNCIL
Roads Act 1993
APPROVED PLAN
No. 51.2019.20.1
Date: 11.08.22

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Issue	Date	Description	App'd
J	05/08/2022	Markups from LTC	AH
H	07/07/2022	No stopping signs amended	RB
G	01/07/2022	RFI amendments	EMR
C	10/06/2022	Driveway Amendments	AH
B	26/05/2022	Amended to suit Council Comments	AH
A	09/05/2022	Original Issue	AH

Client:
Mark Howard

Project:
Proposed Unit Development
67 Bangalow Road
Byron Bay

Title:
**BAR Intersection Arrangement
& Line Marking New Access Road
/ Bangalow Road (No Aerial)**

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ENVIRONMENTAL PROJECT MANAGEMENT
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Design	AH	Scale	1:200 @ A1, 1:400 @ A3
Drawn	AH		0 2 4 6 8 10
Checked	RB	Datum	AHD
Approved	RB	Drafting File	11126_C19-C20_ISSJ.dwg
Date	07/12/2021	Design File	
Job No.	11126	Dwg No.	C20
Issue	J		