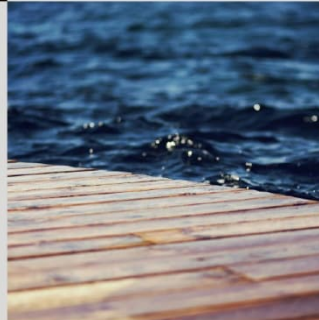




Engineering Assessment

J7453-119-123_Jonson_St-EA01-RevC

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

JD Property Group Pty Ltd
By Planit Consulting Pty Ltd

December 2023



This report has been written by

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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
Rev C	12.12.2023	For Approval	CW	JB

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-RevC

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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 – 10,080m³.
- Fill – 180m³.
- Balance – 9,900m³.

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 powerlines, 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:
 - o Locality.
 - o Existing Services.
 - o Soil characteristics.
 - o Flooding.
 - o Topography.
- Earthworks and roadworks including:
 - o Bulk earthworks.
 - o Retaining walls.
 - o Service trenching.
 - o Driveway and crossover design.
- Services connection strategy including:
 - o Potable water.
 - o Sewer.
 - o Stormwater (Summary of stormwater management requirements as determined by Planit's Stormwater Management Plan).
 - o Power.
 - o 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):
 - o A single storey rendered brick building with the inclusion of a concrete patio;
 - o Car park/ loading area to the north-west; and
 - o Small landscaped area to the east.
- Lot 3 on DP758207 (1011m²):
 - o A single storey fibro building;
 - o 2 x Granny Flat; and
 - o Small landscaped area.

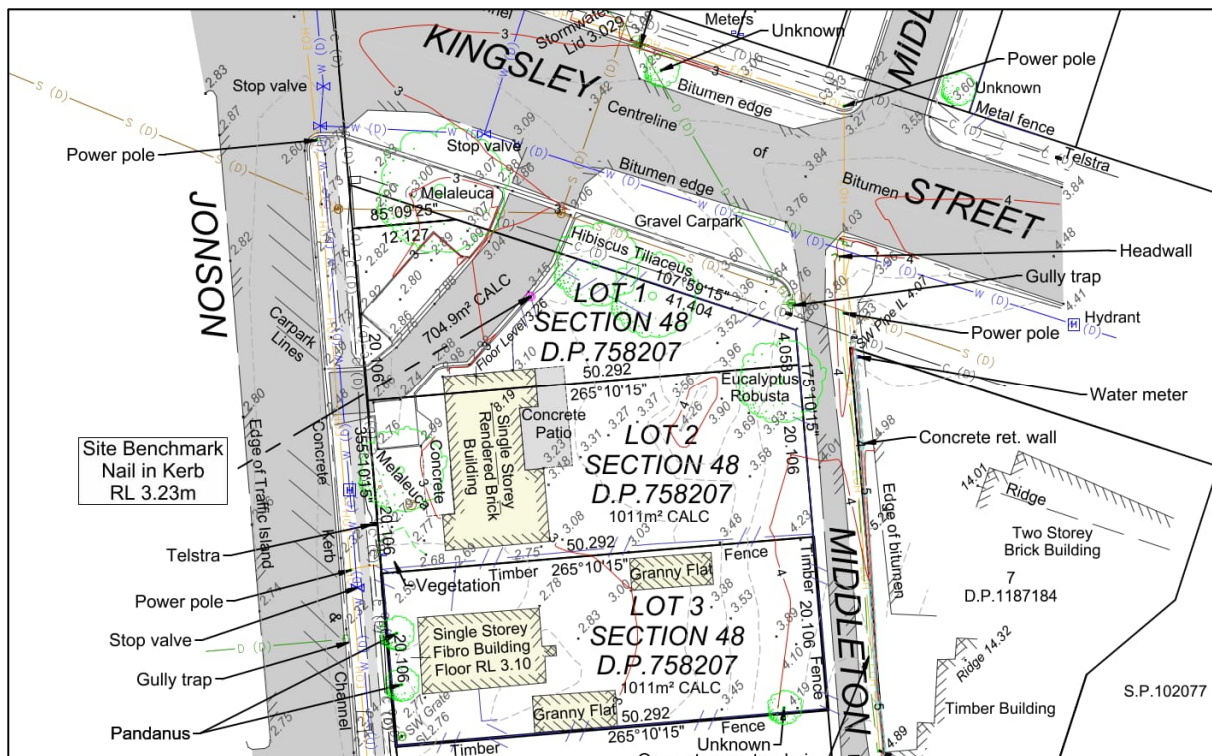


Figure 2- Existing Site

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:
 - o 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.
 - o 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.
 - o 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:
 - o A DN150 potable water main exists within Jonson St at the site's street frontage.
 - o A DN100 potable water main exists within Kingsley St at the site's street frontage.
- Sewer:
 - o A DN150 sewer main exists within Jonson St at the site's street frontage.
 - o A DN150 sewer main exists within Kingsley St at the site's street frontage.

- **Power:**
 - o Overhead power is located on the eastern side of Jonson St for the extent of the subject site.
 - o Overhead power is located on the northern side of Kingsley St for the extent of the subject site.
 - o Overhead power is located within Middleton Lane.
- **Telecommunications:**
 - o Underground telecommunication services are present on the eastern side of Jonson St.
 - o 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 an 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 – 10,080m³.
- Fill – 180m³.
- Balance – 9,900m³.

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 manoeuvres 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.

4.1 Street Upgrades

As part of the development, it is proposed to upgrade Middleton Ln from the current narrow sealed road and open drain to include upright kerbing and an underground drainage network. In addition, it is proposed to formalise the existing parking on Kingsley St and upgrade the verge on Jonson St for the extent of the subject site. The proposed street upgrade sections are shown in Figure 4-6 with the site layout shown in Figure 7.

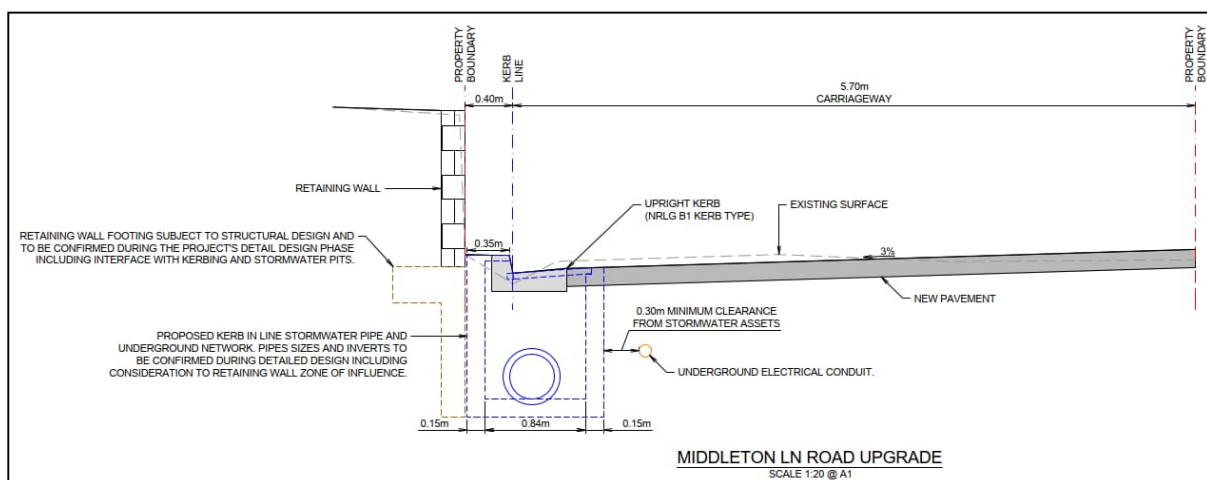


Figure 4- Middleton Ln Upgrade

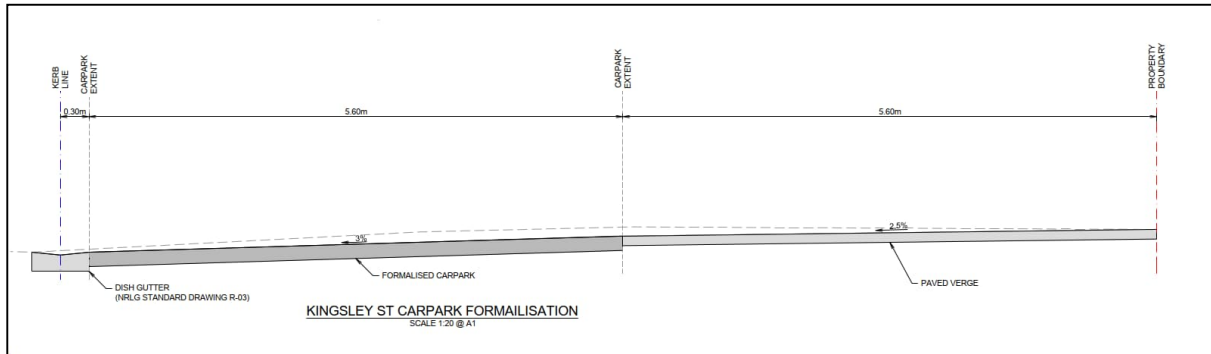


Figure 5- Kingsley St Upgrade

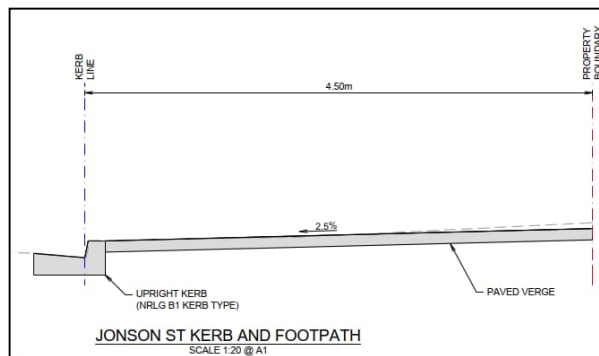


Figure 6- Jonson St Upgrade



Figure 7- Proposed Road Upgrades

Refer to Appendix B for the Concept Civil Plan set.

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)	600m ² for indoor and outdoor areas + 20m ² for food preparation area	6.2	0	0
2 bed unit	0.60ET per unit	0	0	3	1.8
3-4 bed unit	0.80ET per unit	0	0	18	14.4
Retail	0.03ET per m ²	0	0	1160	34.8
		Total ET	7.2	Total ET	51.0
		Peak Flow (L/s)	1.08	Peak Flow (L/s)	7.65

Based on the above ET calculations and NRLG demand of 0.15L/s/tenement. The peak instantaneous demand is expected to increase by 6.75L/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)	600m ² for indoor and outdoor areas + 20m ² for food preparation area	6.2	0	0
2 bed unit	0.75ET per unit	0	0	3	2.25
3-4 bed unit	1ET per unit	0	0	18	18
Retail	0.03ET per m ²	0	0	960	28.8
Food and Drink	0.05ET per m ²	0	0	200	10
		Total ET	7.2	Total ET	59.05
		Peak Flow (L/s)	1.351	Peak Flow (L/s)	5.891

Based on the above calculations. The peak sewer flow from the site is expected to increase by 4.54L/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 24m²) 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 in 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

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.

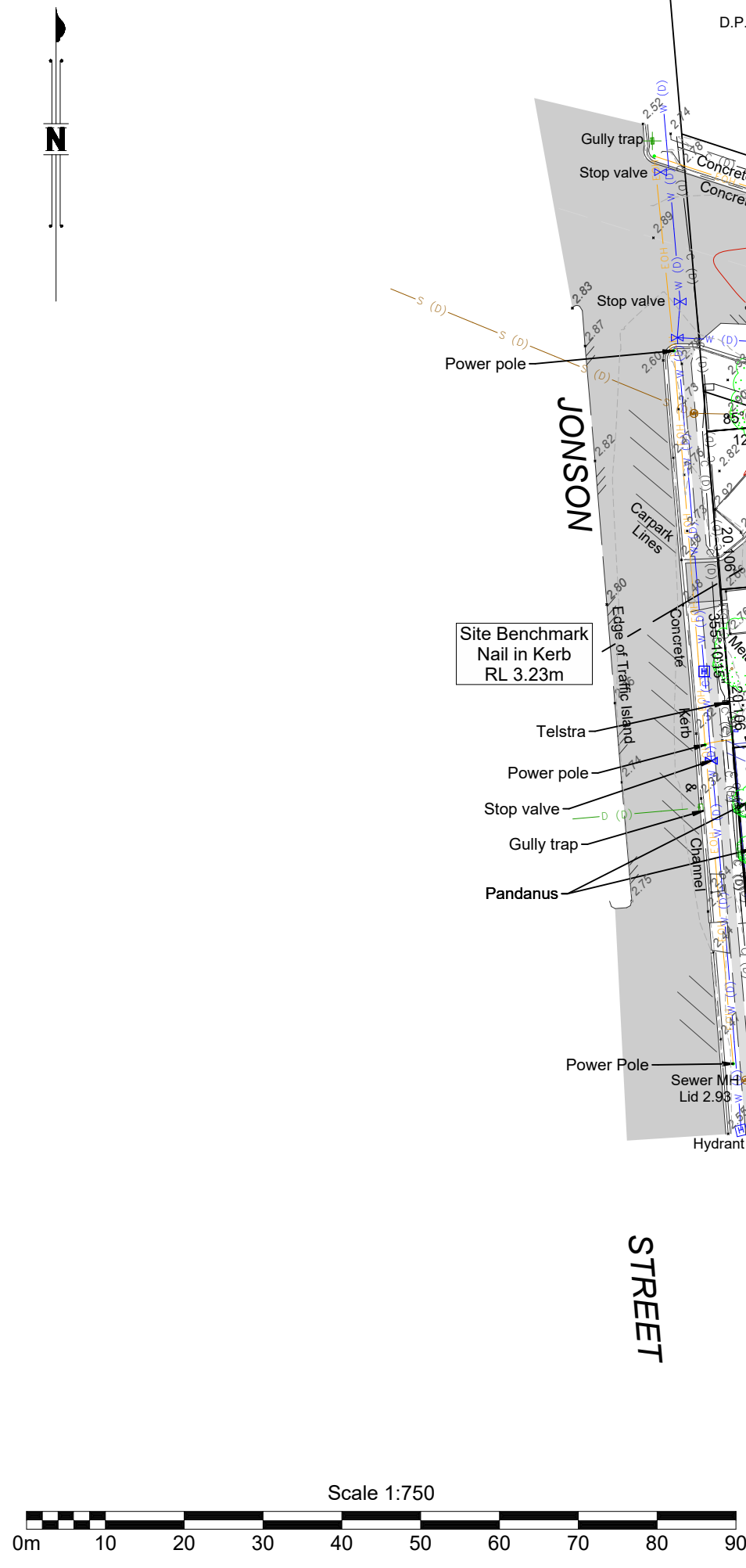
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 Horiz datum: MGA Derived PLAN (DP1231481)
 Coord Origin: PLAN (PM72198)
 GDA System: GDA94 Coordinate System: Plane 1:1
 Meridian: DP1231481

Title:

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





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CLIENT

JD Property

PROJECT NO

1809

PROJECT NAME

JONSON STREET

119-123 JONSON ST, BYRON BAY,
NSW 2481

PROJECT STAGE

DEVELOPMENT APPLICATION

DRAWING NAME

GA PLAN - BASEMENT 01

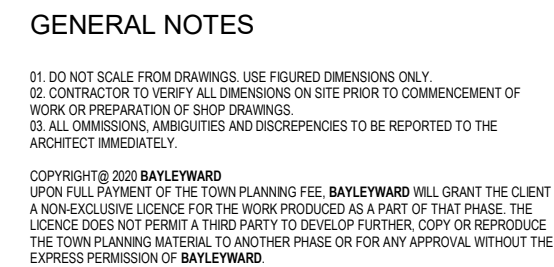
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CLIENT

JD Property

PROJECT NO

1809

PROJECT NAME

JONSON STREET

119-123 JONSON ST, BYRON BAY,
NSW 2481

PROJECT STAGE

DEVELOPMENT APPLICATION

DRAWING NAME

GA PLAN - GROUND FL

DRAWN BY: DA CHECKED BY: KD

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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 ST, BYRON BAY,
NSW 2481**

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 14



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 DIMENSIONS, MARKETINGS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

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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
12	FOR INFORMATION	20/11/2023
13	FOR INFORMATION	1/12/2023
14	FOR DEVELOPMENT APPLICATION	6/12/2023

BAYLEY WARD

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CLIENT
JD Property

PROJECT NO
1809

PROJECT NAME
JONSON STREET

119-123 JONSON ST, BYRON BAY,
NSW 2481

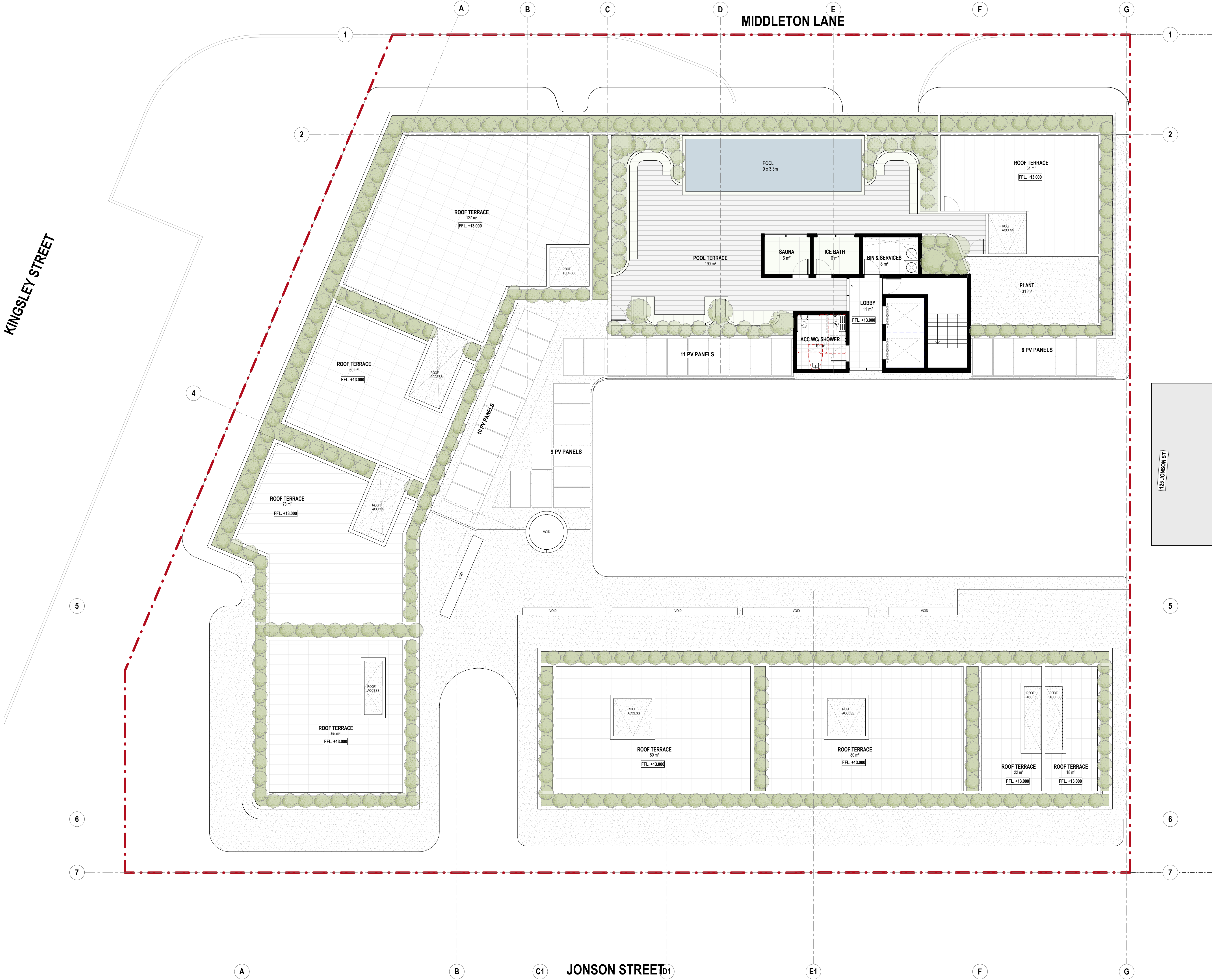
PROJECT STAGE
DEVELOPMENT APPLICATION

DRAWING NAME
GA PLAN - LEVEL 02

DRAWN BY: DA CHECKED BY: KD

SCALE 1 : 100 @ A1 / 50% @ A3

DRAWING NO DA105 REVISION 14



GENERAL NOTES

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03. ALL DIMENSIONS, AMBIGUITIES AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

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5	FOR INFORMATION	23/11/2022
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	20/11/2023
13	FOR INFORMATION	1/12/2023
14	FOR DEVELOPMENT APPLICATION	6/12/2023

BAYLEYWARD

BayleyWard Architecture + Interiors

21-23 Chessell St - South Melbourne
VIC 3205

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E info@bayleyward.com

125 JONSON ST

CLIENT

JD Property

PROJECT NO

1809

PROJECT NAME

JONSON STREET

119-123 JONSON ST, BYRON BAY,
NSW 2481

PROJECT STAGE

DEVELOPMENT APPLICATION

DRAWING NAME

GA PLAN - ROOF

DRAWN BY: DA

CHECKED BY: KD

SCALE 1 : 100 @ A1 / 50% @ A3

DRAWING NO DA106

REVISION 14

Appendix B

Dial Before You Dig (DBYD)

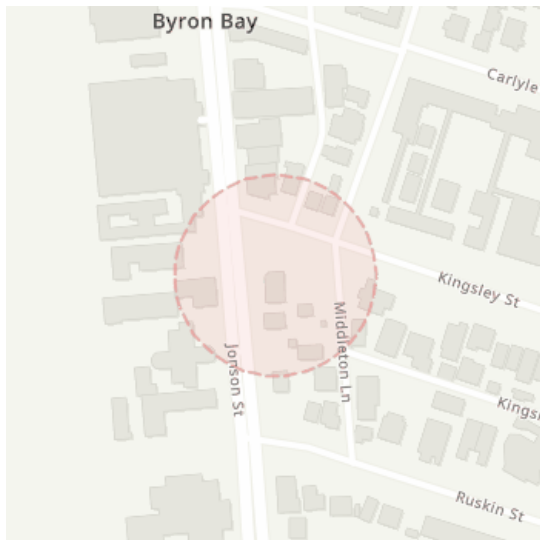
Caller Details

Contact: Jake Bentley
Company: Not supplied
Address: Shop 9a 80-84 Ballina Street
Lennox Head NSW 2478

Caller Id: 3045410
Phone: (02) 6687 4666
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: 07/04/2022
Start Date: 15/04/2022
End Date: 26/04/2022
Address: 119-121 Jonson Street
Byron Bay NSW 2481
Job Purpose: Excavation
Location of Workplace: Both
Onsite Activities: Manual Excavation, Mechanical Excavation
Location in Road: 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



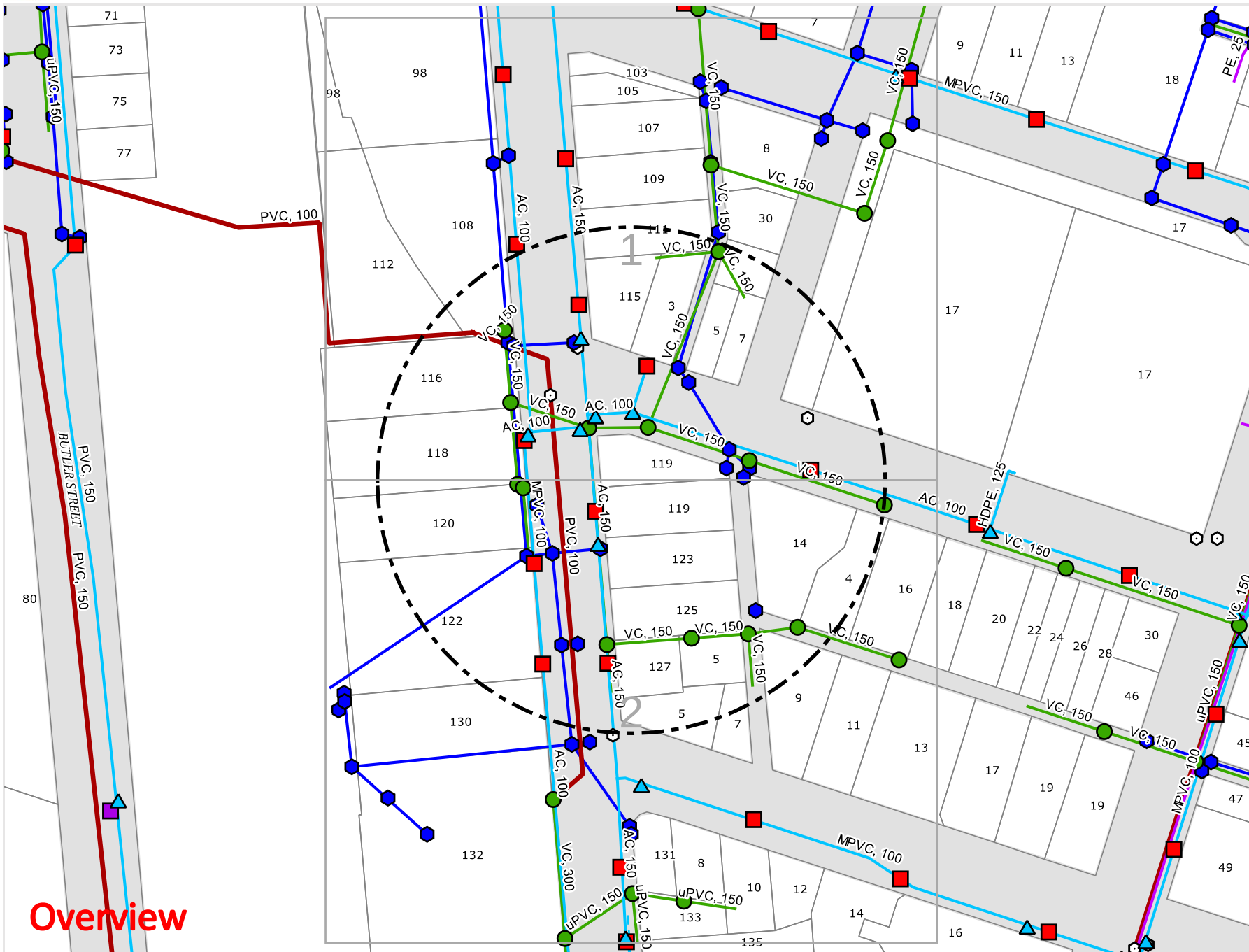
Legend

- 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



Scale: 1:2050
Expires: 05 May 2022

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Byron Shire Council nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



Overview

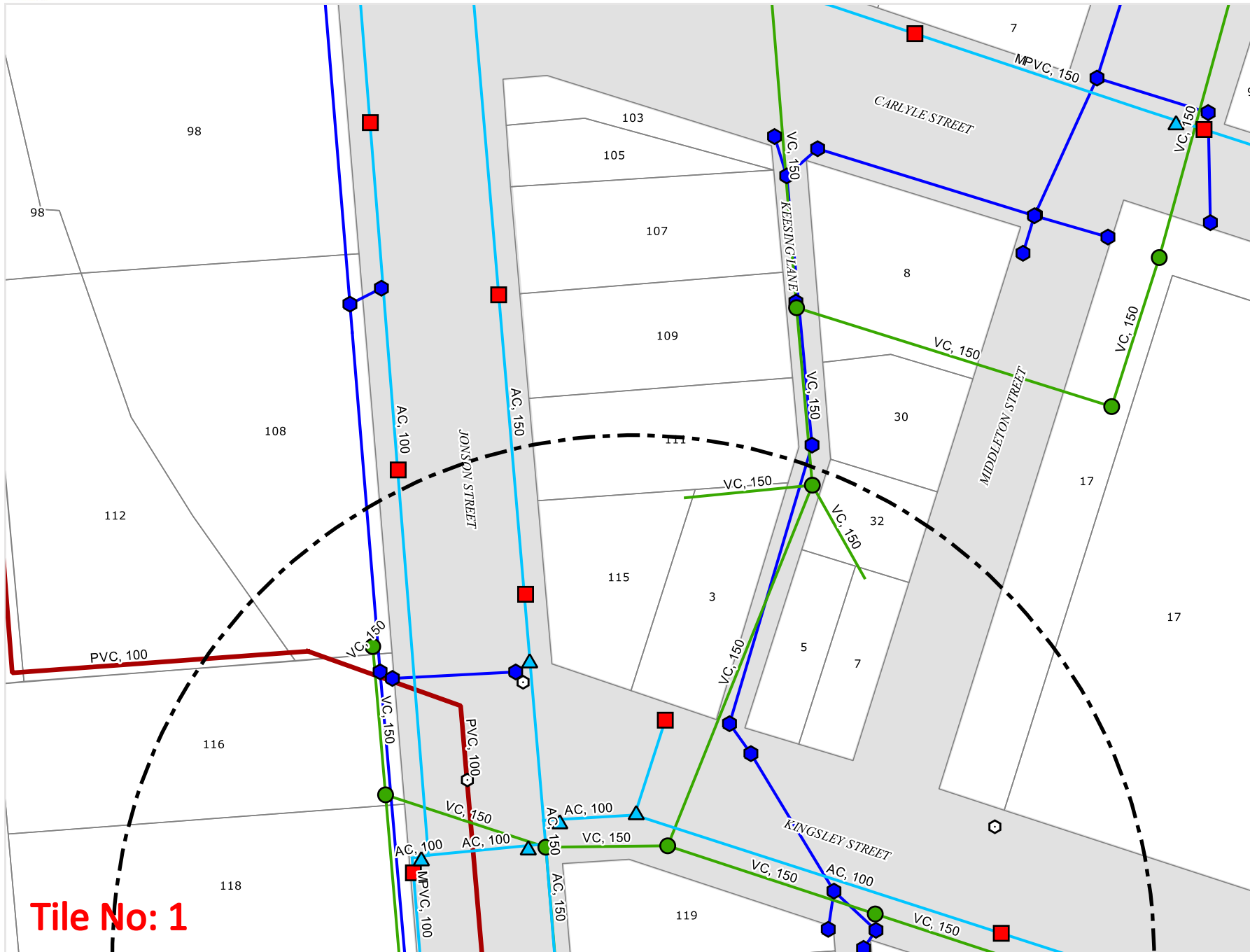
Legend

- 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



Scale: 1:1000
Expires: 05 May 2022

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



Legend

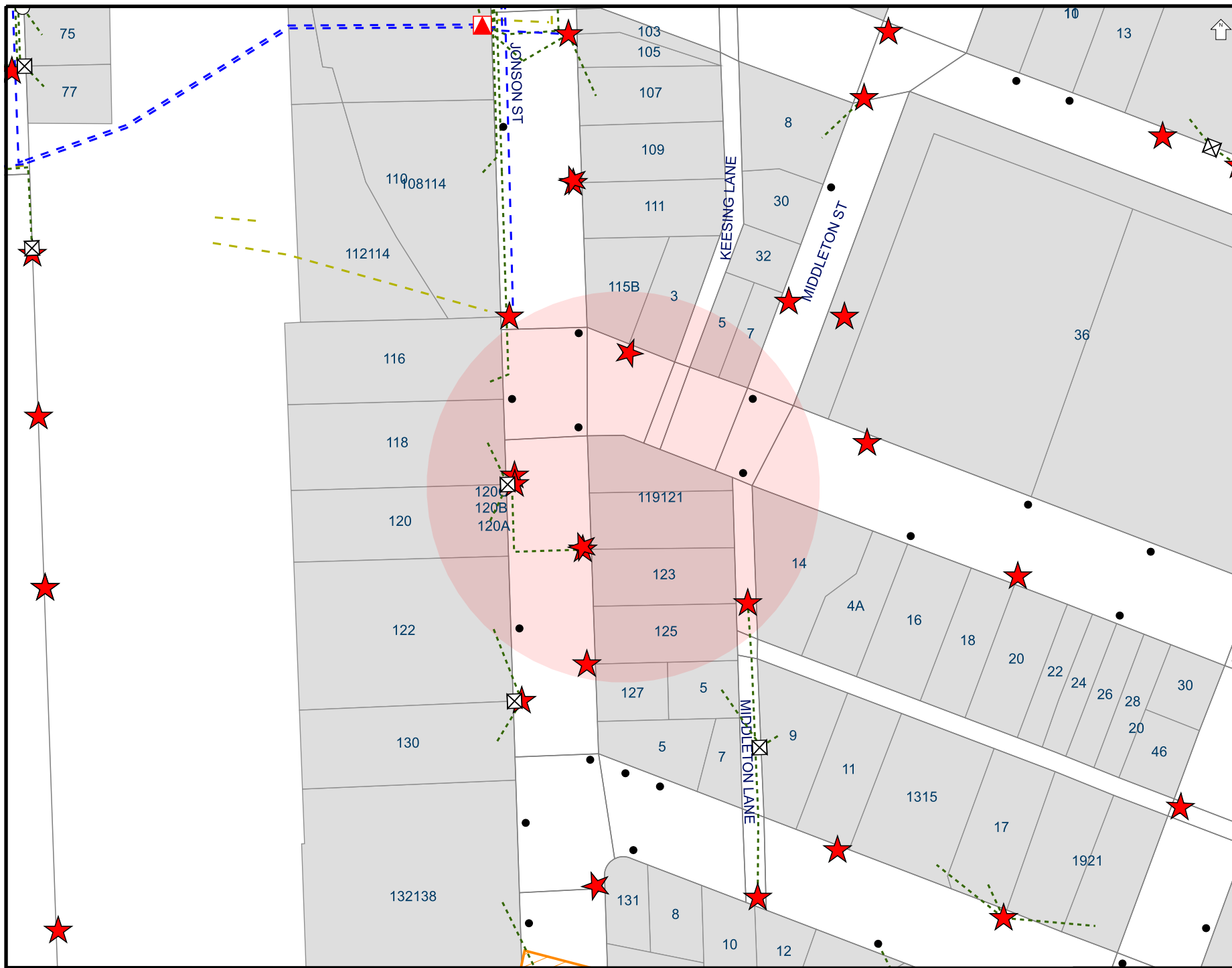
- Water Main Drinking
- Water Main Abandoned
- Water Meter Pipe
- Water Valves
- Water Hydrants
- Water Main Recycled
- Water Valves Recycled
- Wastewater Gravity Main
- Wastewater Abandoned
- Wastewater Manhole
- Wastewater Rising Main
- Wastewater Valve
- Wastewater Vacuum Main
- Wastewater Vacuum Valves
- Wastewater Vacuum Pods
- Wastewater Pressure Main
- Wastewater Pressure Valve
- Stormwater Main
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Scale: 1:1000
Expires: 05 May 2022

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Byron Shire Council nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

Tile No: 2



Overhead wires not shown
LOOK UP & LIVE!

LEGEND

- LV Underground Cable
- HV Underground Cable
- Underground Pipe
- ★ Underground Earth or Wires
- ▲ Ground Substation
- Pole
- X 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

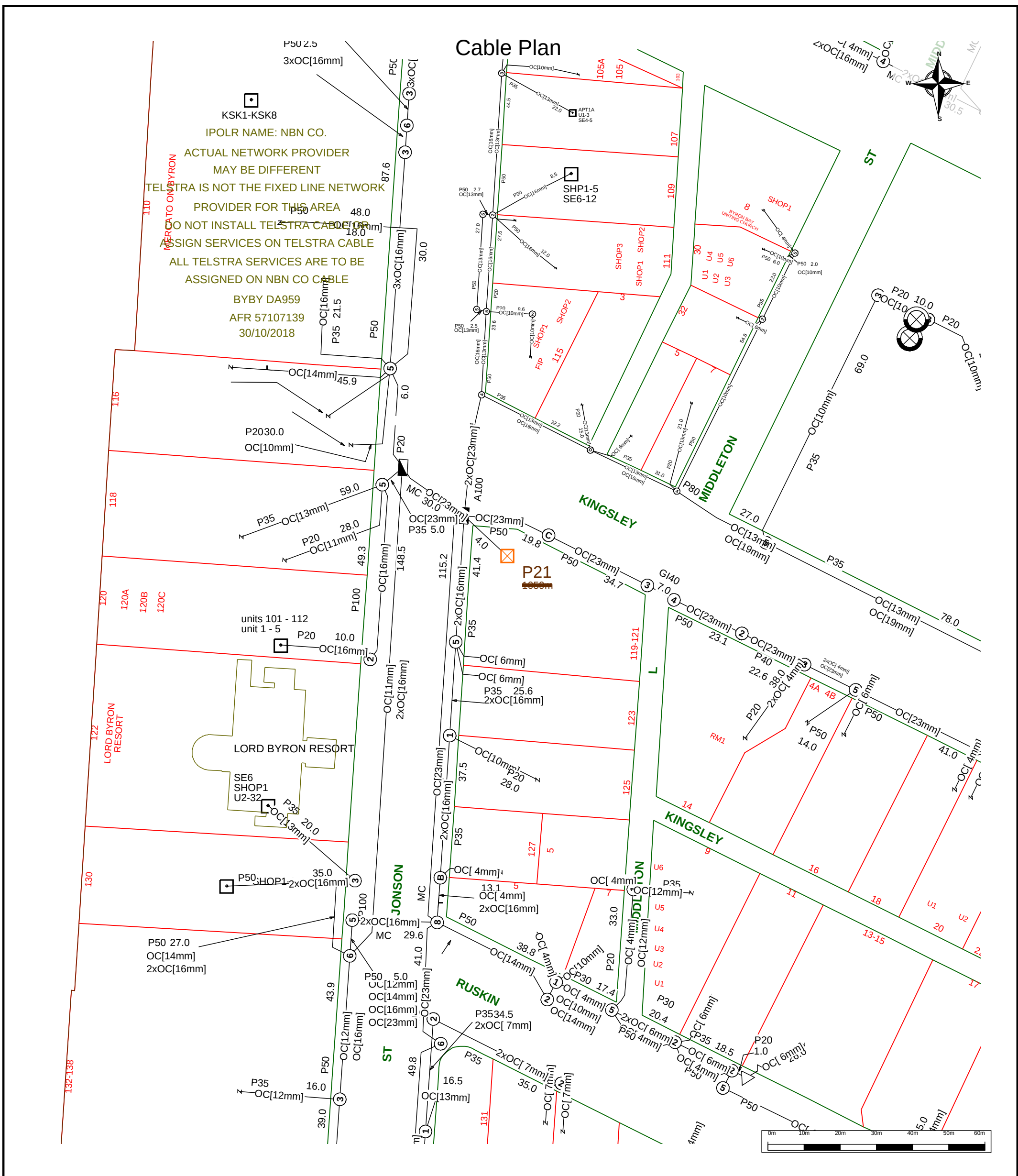
Essential Energy on
13 23 91
(or fax 1800 354 636)

ISSUE DATE: 07/04/2022

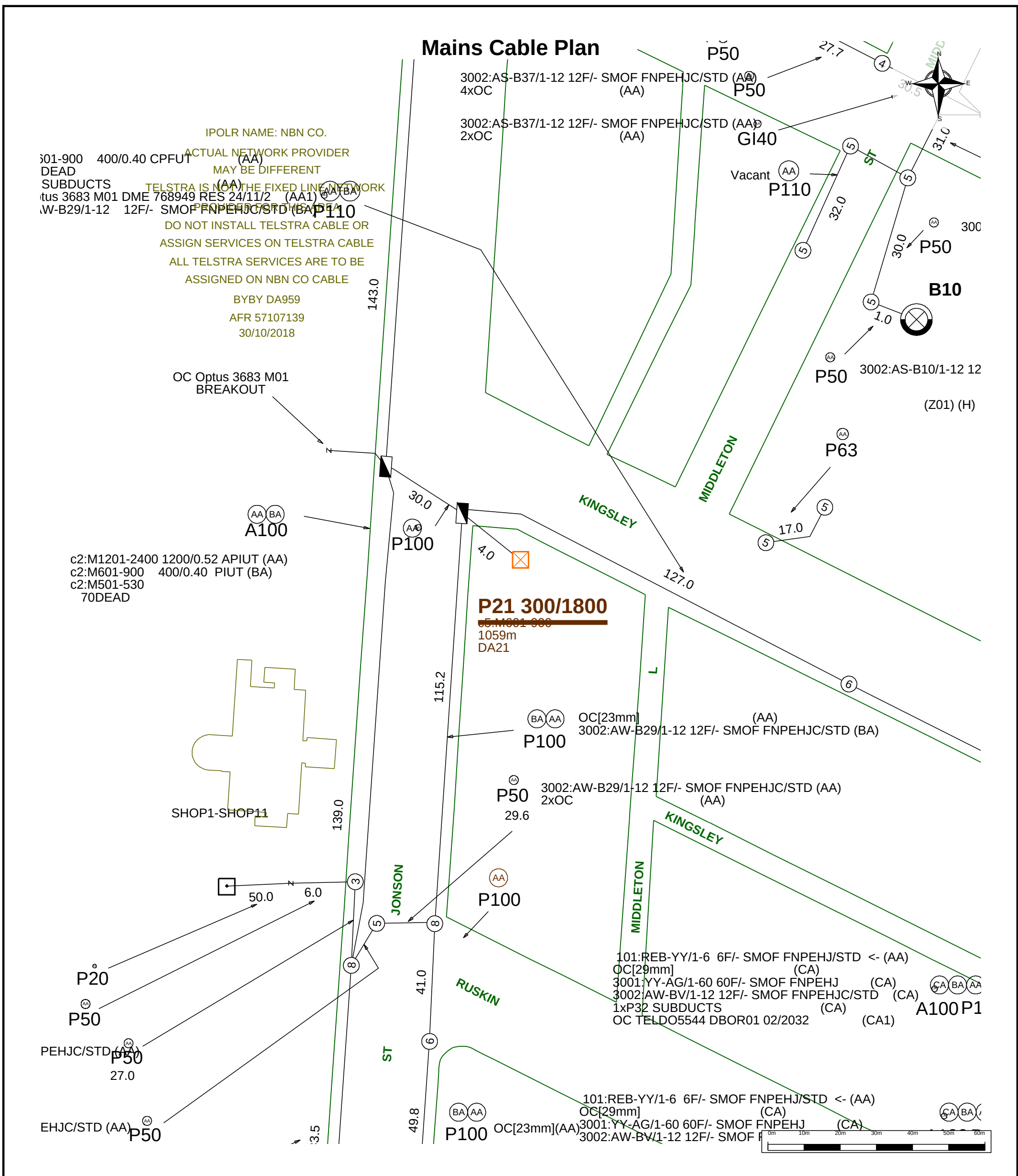
You must resubmit your
request if you have not
started work within 4 weeks
of the 'Issue Date' above

A4 SCALE: 1:1775





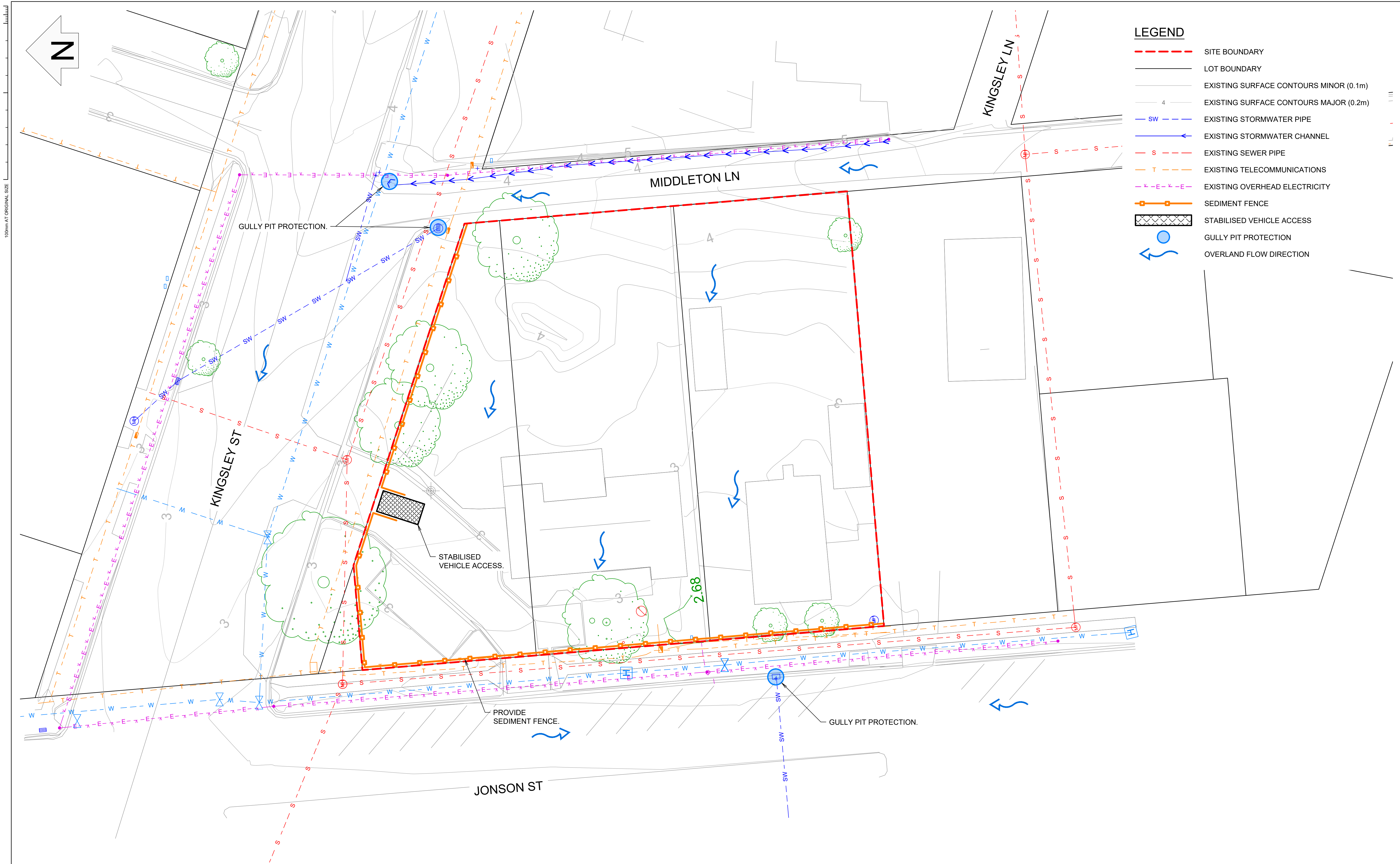
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page



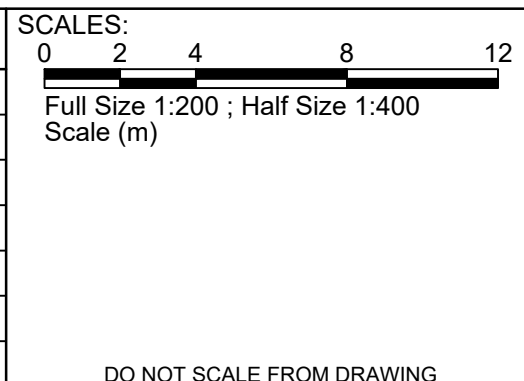
WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths 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.

Appendix C

Concept Civil Plans



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



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APPROVED BY:

DATE:

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PO BOX 161
LENNOX HEAD NSW 2478

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

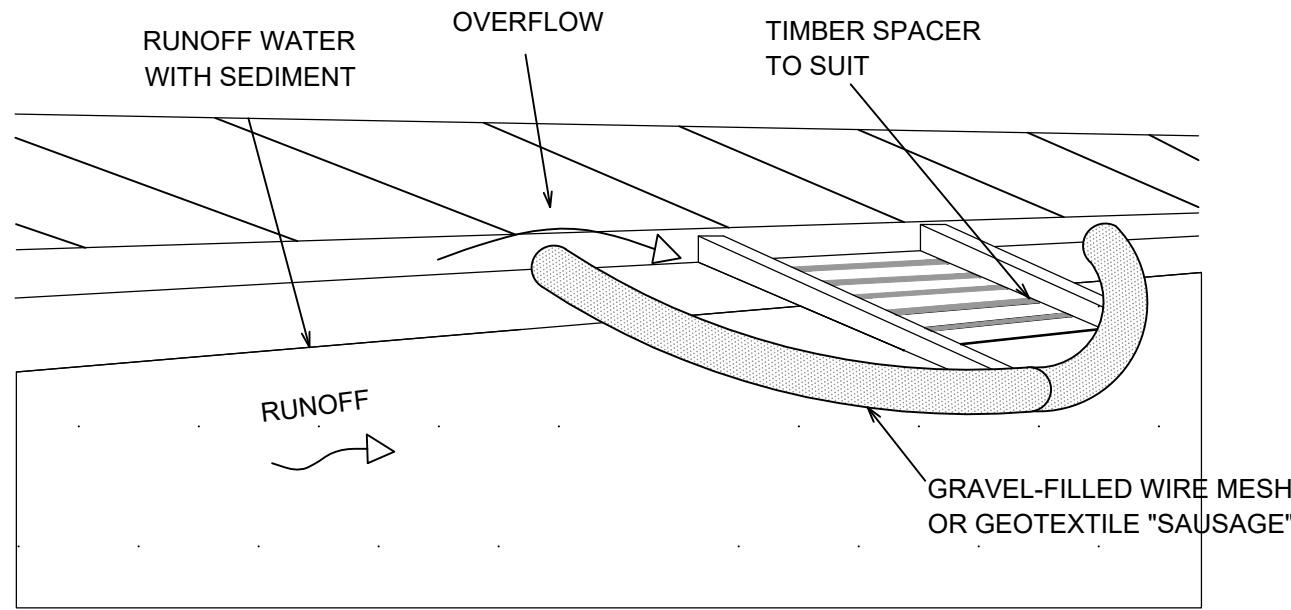


CLIENT:
JD PROPERTY GROUP PTY LTD

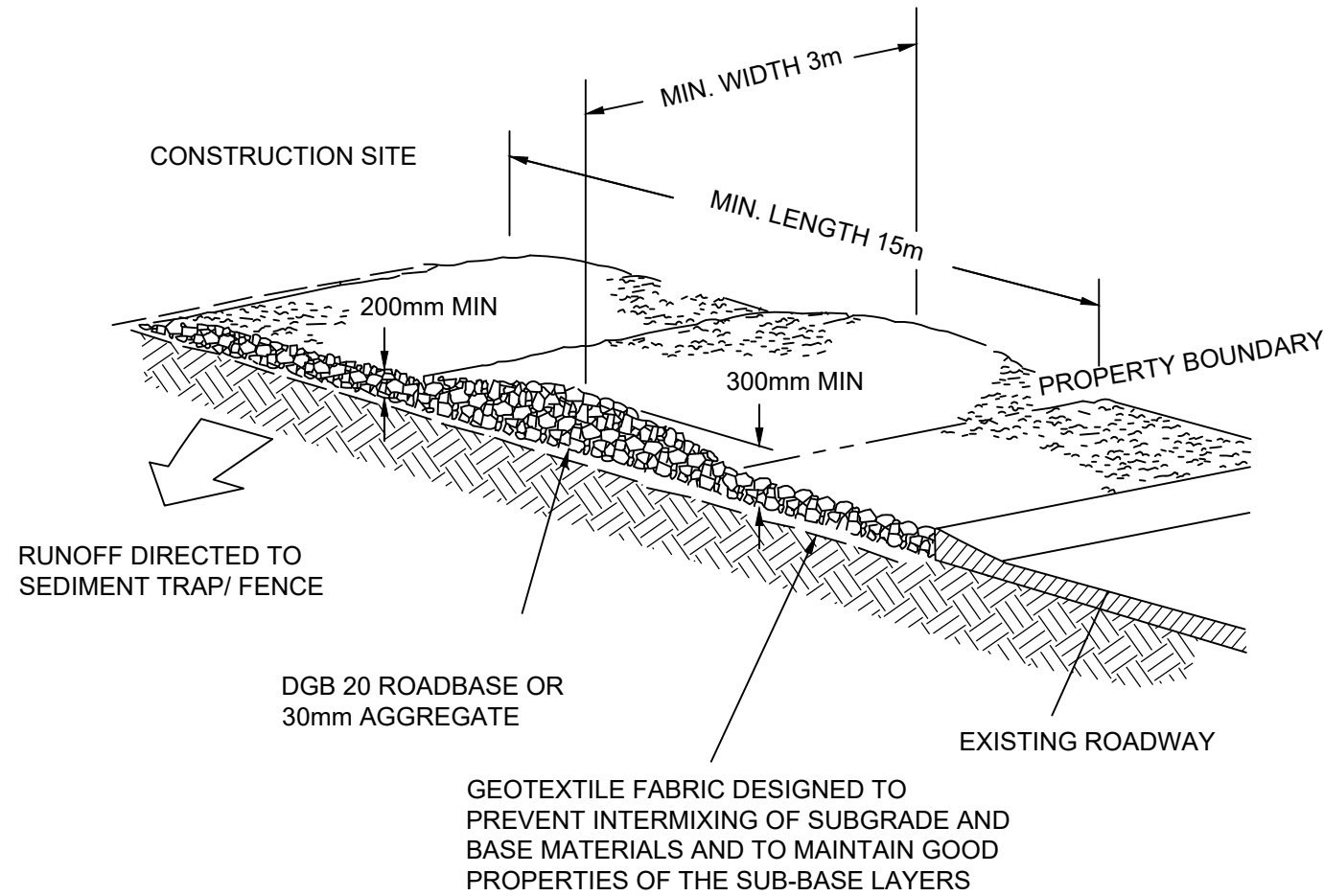
LOCAL GOVERNMENT AUTHORITY:
BYRON SHIRE COUNCIL

PROJECT: 119-123 JONSON STREET			
DRAWING TITLE: EROSION AND SEDIMENT CONTROL PLAN			
ORIGINAL SIZE: A1	PLANIT JOB No.: J7453	DRAWING No.: 0100	REV: A

100mm AT ORIGINAL SIZE



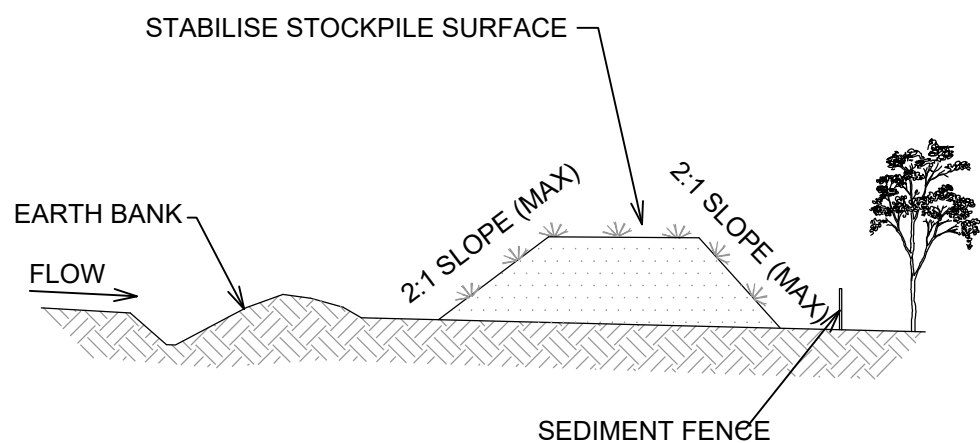
FILTER BAG TO DROP INLET PIT
NOT TO SCALE



STABILISED SITE ACCESS
NOT TO SCALE

CONSTRUCTION NOTES

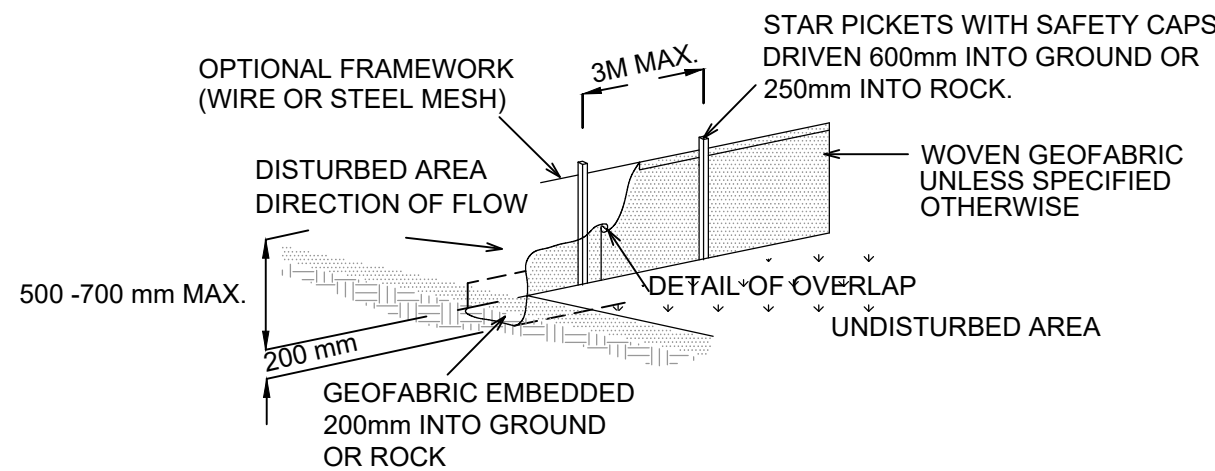
1. STRIP TOPSOIL AND LEVEL SITE.
2. COMPACT SUBGRADE.
3. COVER AREA WITH NEEDLE PUNCHED GEOTEXTILE.
4. CONSTRUCT 200mm THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30mm AGGREGATE. MINIMUM LENGTH 15m OR BUILDING ALIGNMENT. MINIMUM WIDTH 3m.
5. CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER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



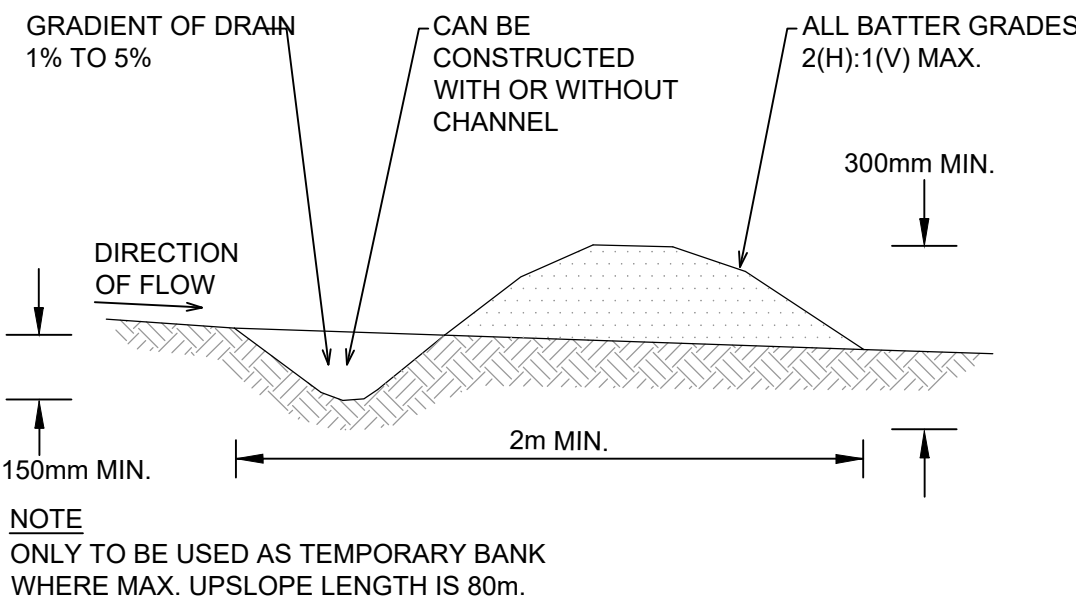
TOPSOIL STOCKPILE
NOT TO SCALE

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.



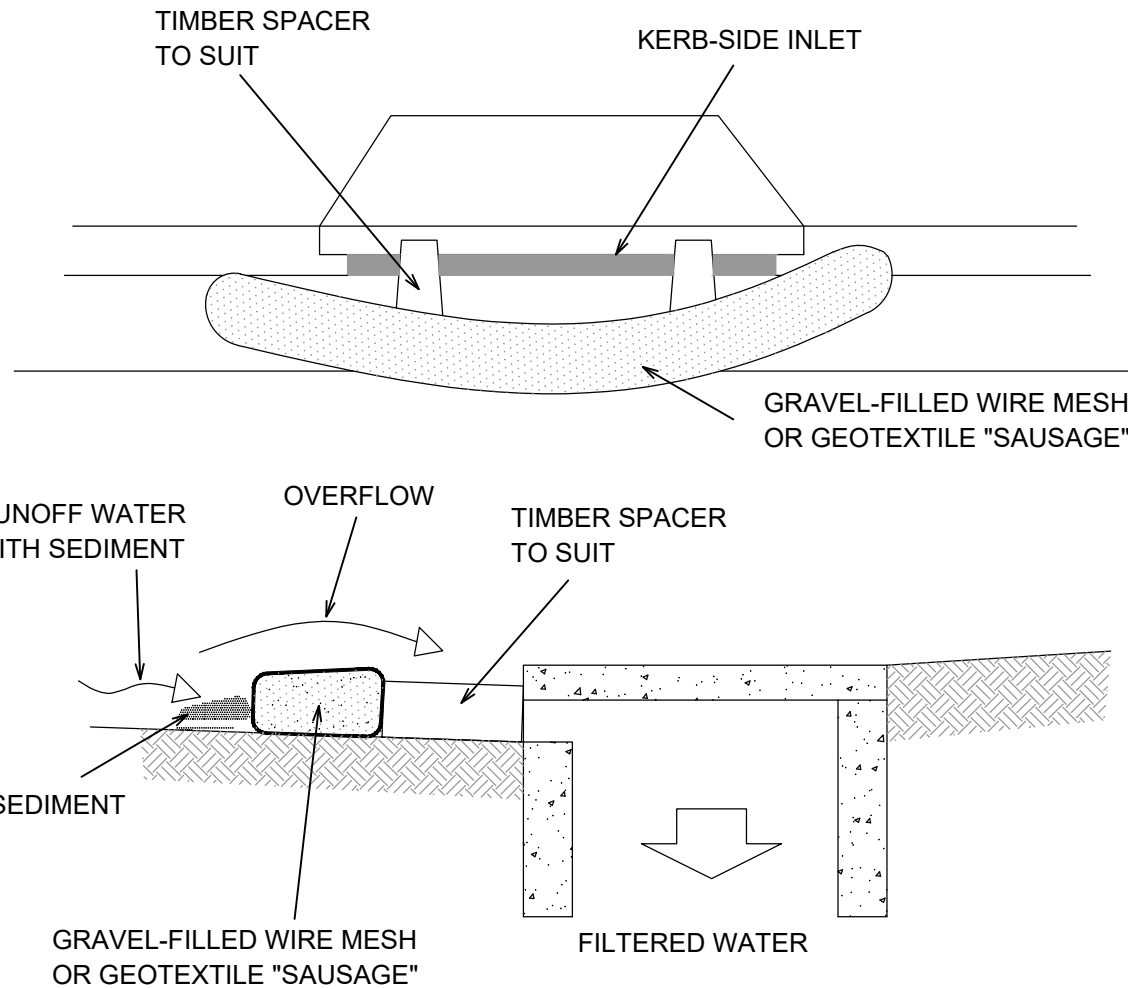
SEDIMENT FENCE
NOT TO SCALE



EARTH BANK (LOW FLOW)
NOT TO SCALE

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.



FILTER BAG TO SAG SIDE ENTRY PIT
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.

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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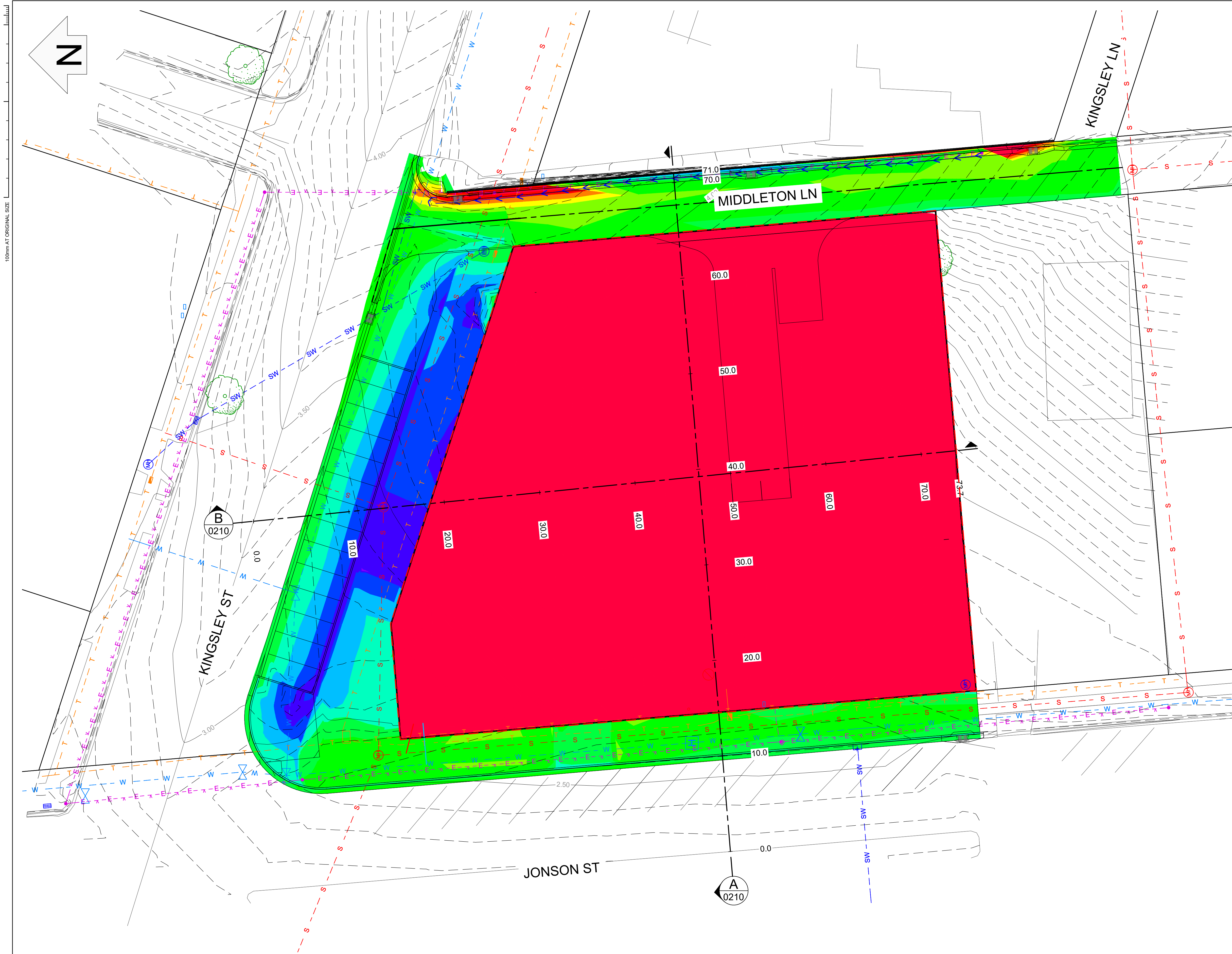
PLANIT CONSULTING
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PO BOX 161
LENNOX HEAD NSW 2478

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



LEGEND	
---	SITE BOUNDARY
---	LOT BOUNDARY
---	SURFACE CONTOURS MINOR (0.1m)
--- 4 ---	SURFACE CONTOURS MAJOR (0.2m)
--- SW ---	EXISTING STORMWATER PIPE
--- ---	EXISTING STORMWATER CHANNEL
--- S ---	EXISTING SEWER PIPE
--- T ---	EXISTING TELECOMMUNICATIONS
--- X-E-X-E ---	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:**
- 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.
 - EARTHWORKS CUT AND FILL VOLUMES ARE ESTIMATED AS:
 - CUT VOLUME = 10,080m³
 - FILL VOLUME = 180m³
 - BALANCE = 9,900m³ (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
C	ISSUED FOR APPROVAL	12.12.23	CW	JB	MP	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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LENNOX HEAD NSW 2478

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



CLIENT:

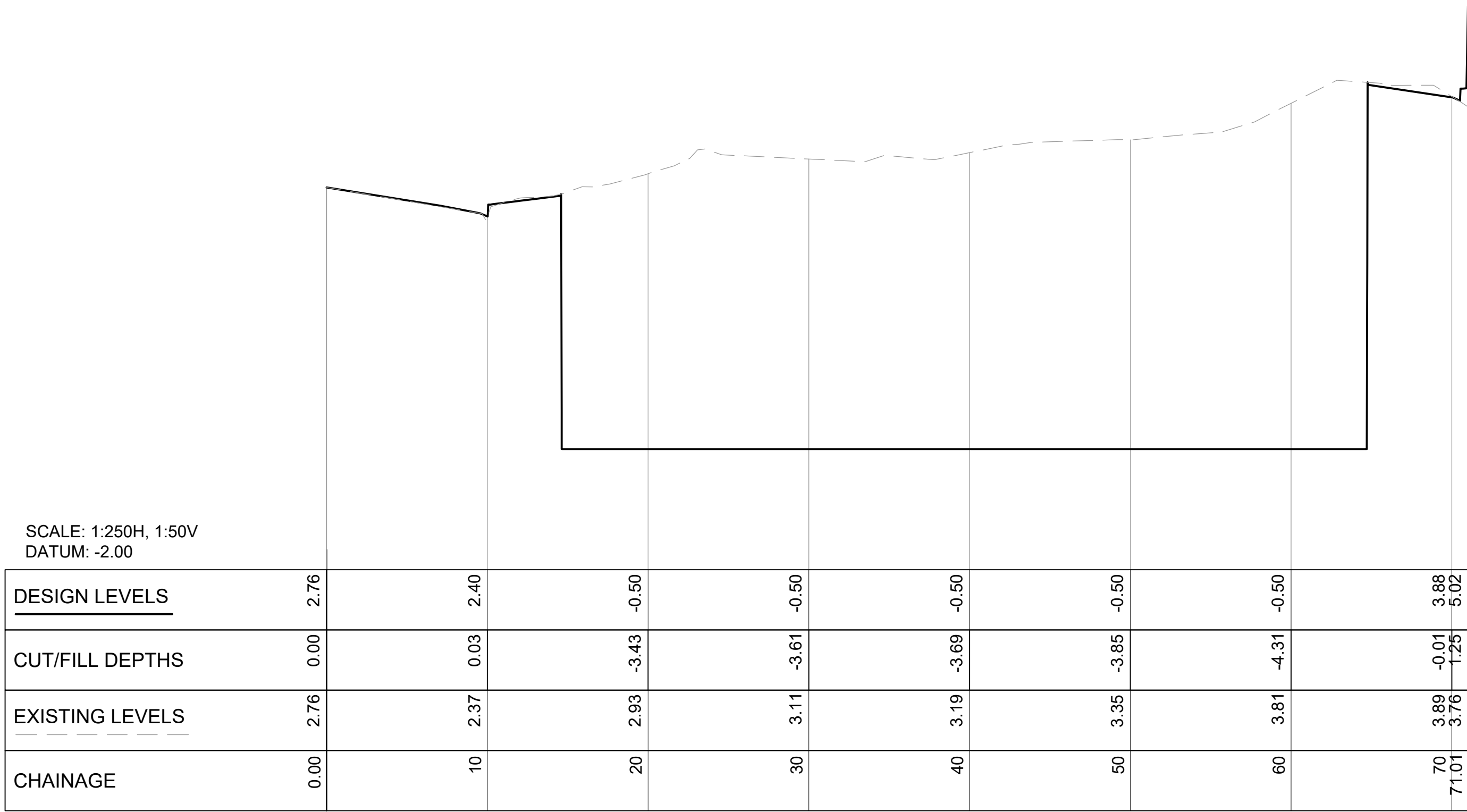
JD PROPERTY GROUP PTY LTD

LOCAL GOVERNMENT AUTHORITY:

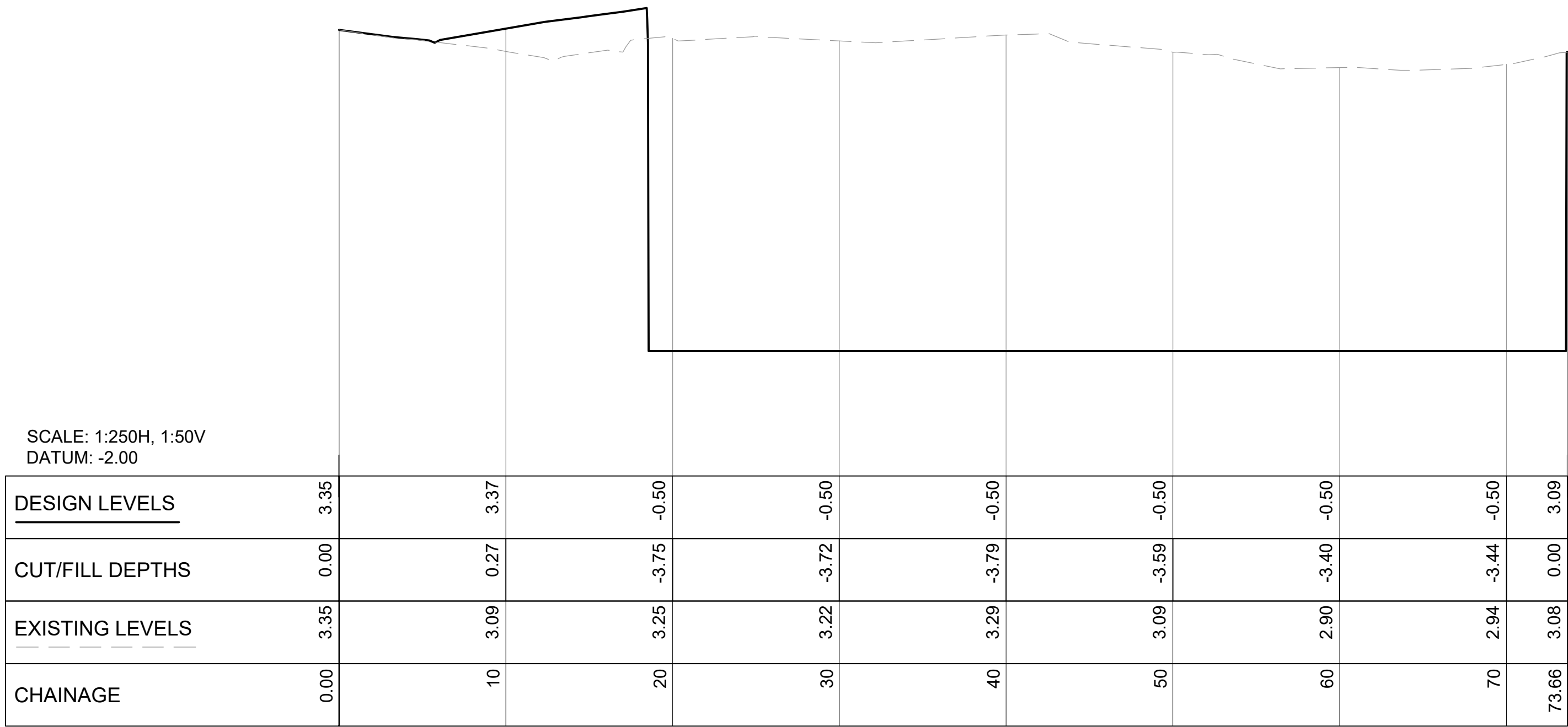
BYRON SHIRE COUNCIL

PROJECT:		119-123 JONSON STREET	
DRAWING TITLE:		BULK EARTHWORKS CUT & FILL PLAN	
ORIGINAL SIZE:	PLANIT JOB No.:	DRAWING No.:	REV:
A1	J7453	0200	C

100mm AT ORIGINAL SIZE



EARTHWORKS SECTION A LONG SECTION

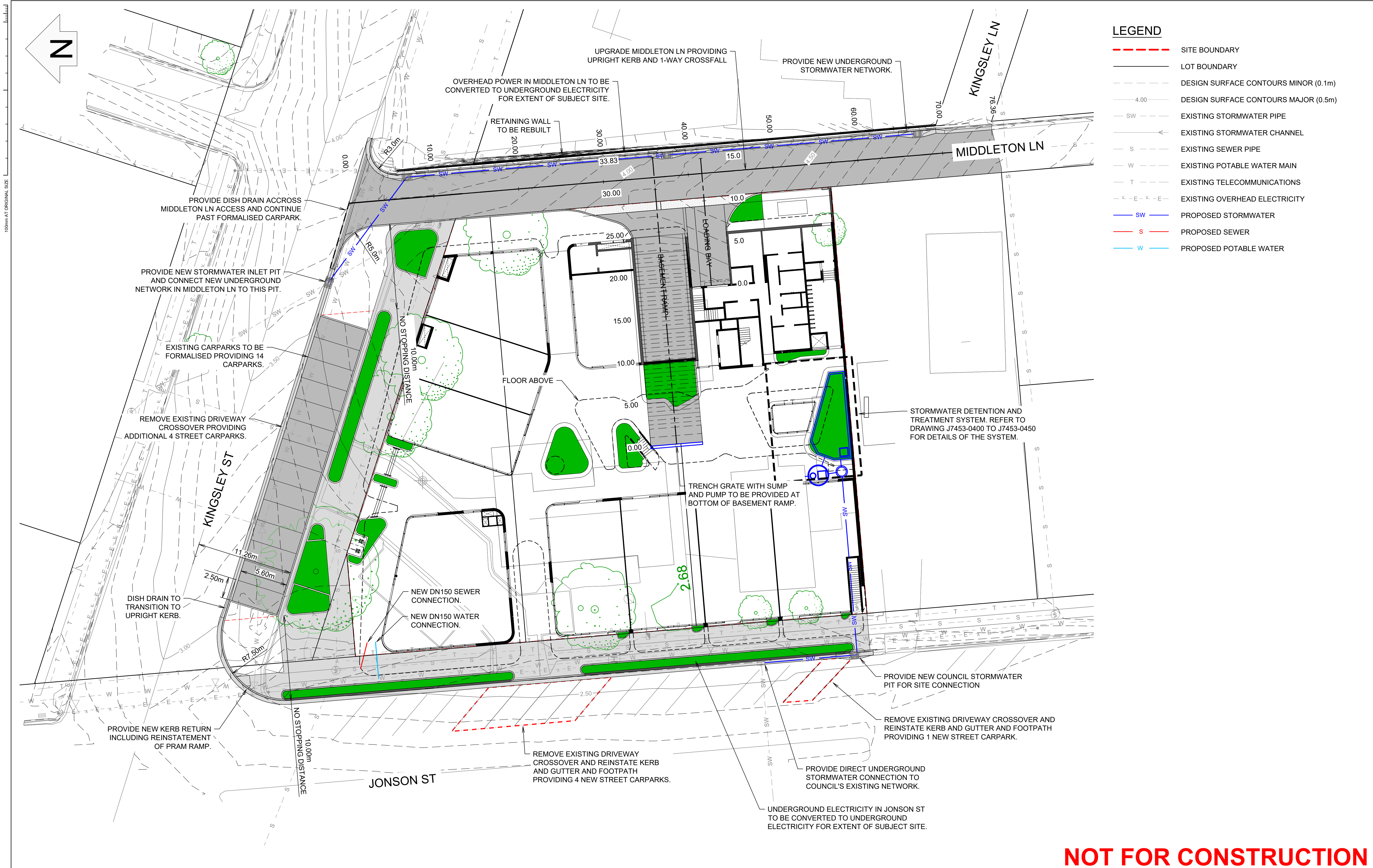


EARTHWORKS SECTION B LONG SECTION

NOT FOR CONSTRUCTION

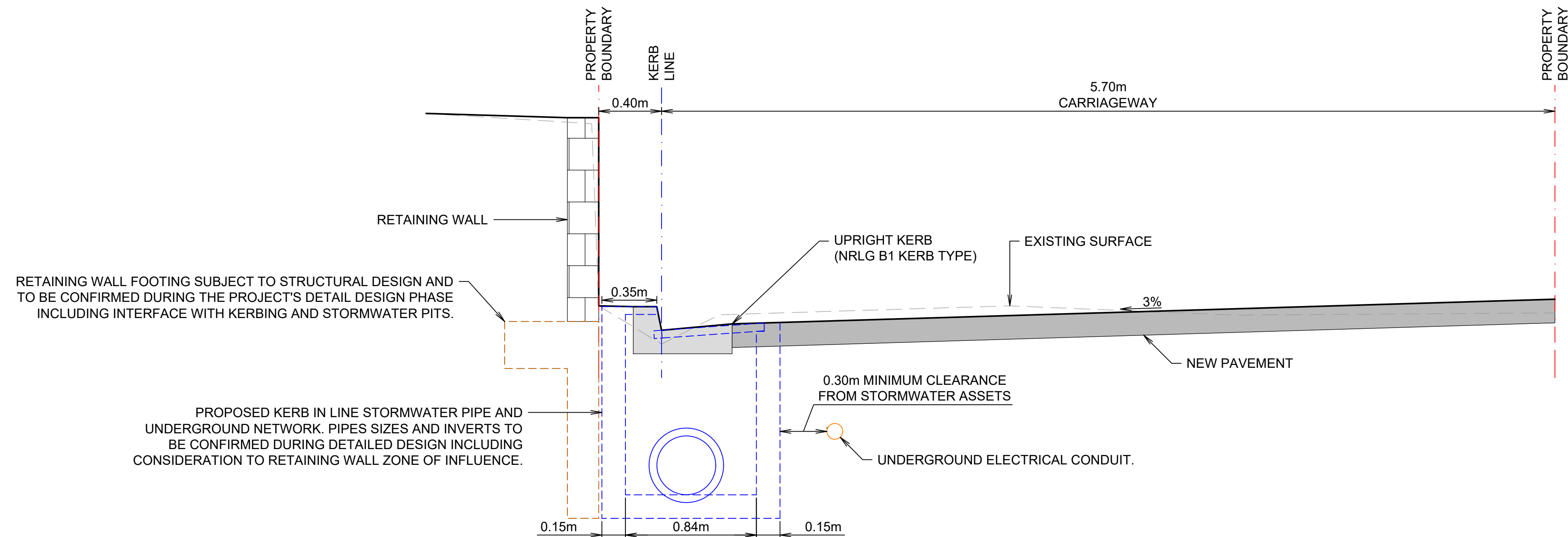
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A	ISSUED FOR APPROVAL	12.05.23	CW	JB	JB	JB					JD PROPERTY GROUP PTY LTD					
B	ISSUED FOR APPROVAL	12.12.23	CW	JB	MP	JB					DATE:	LOCAL GOVERNMENT AUTHORITY:	ORIGINAL SIZE:	PLANIT JOB No.:	DRAWING No.:	REV:
											THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED	BYRON SHIRE COUNCIL	A1	J7453	0210	B

CAD FILE: C:\12DS\DATA\PLANITSYN\J7453 - 119-123 JONSON ST, BYRON BAY_56317 - ENGINEERING\7.4 DRAFTING\0210 BULK EARTHWORKS SECTIONS.DWG PLOTTED BY: PE_JAKE PLOT DATE: 11/12/2023 5:53:00 PM

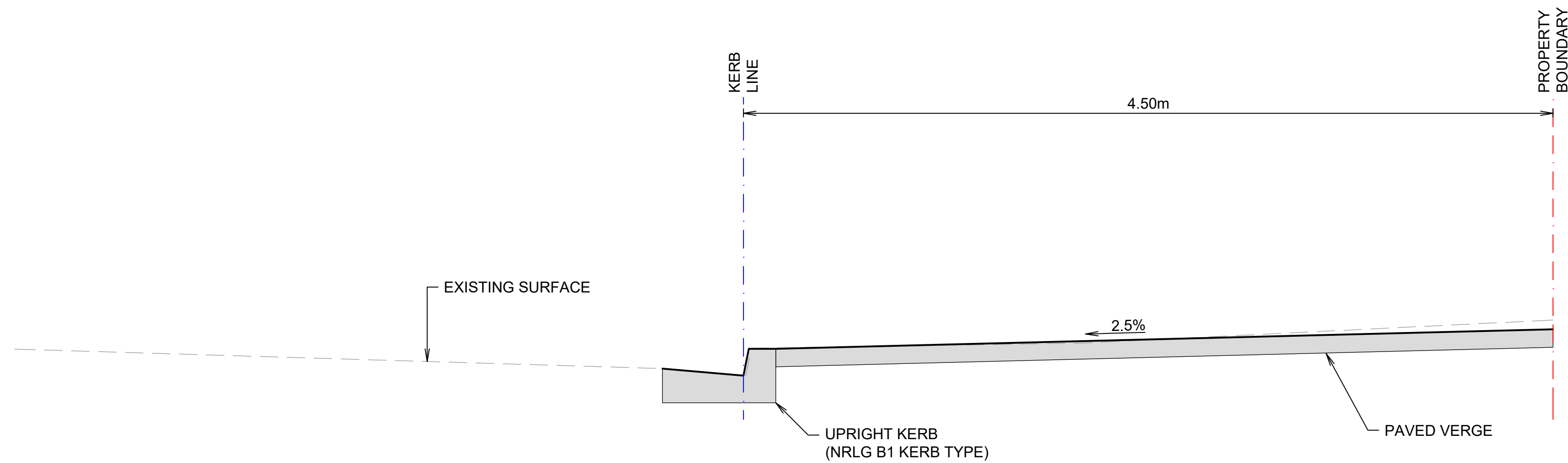


REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED	SCALES:	Copyright in the drawings, information and data recorded in this document ("the information") is the property of Planit Consulting. This document and the information are solely for the use of the authorised recipient and this document may not be used, copied or reproduced in whole or part for any purpose other than that for which it was supplied by Planit Consulting. Planit Consulting makes no representation, undertakes no duty and accepts no responsibility to any third party who may use or rely upon this document or the information.	APPROVED BY:	PLANIT CONSULTING	CLIENT:	PROJECT:
A	ISSUED FOR APPROVAL	12.05.23	CW	JB	JB	JB	0 2 4 8 12			SUITE 9A, 80-84 BALLINA STREET PO BOX 161 LENNOX HEAD NSW 2478	JD PROPERTY GROUP PTY LTD	119-123 JONSON STREET
B	ISSUED FOR APPROVAL	01.11.23	CW	JB	JB	JB	Full Size 1:200; Half Size 1:400					DRAWING TITLE:
C	ISSUED FOR APPROVAL	12.12.23	CW	JB	MP	JB	Scale (m)					CIVIL WORKS PLAN
									DATE:	TELEPHONE: 02 6687 4666 ABN: 20 099 261 711 EMAIL: administration@planitconsulting.com.au	LOCAL GOVERNMENT AUTHORITY:	ORIGINAL SIZE:
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												DRAWING No.:
												0300
												REV:
												C

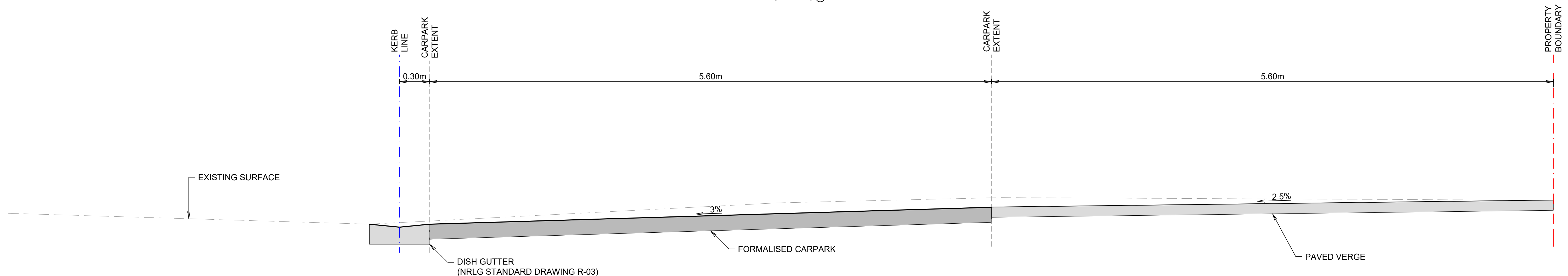
100mm AT ORIGINAL SIZE



MIDDLETON LN ROAD UPGRADE
SCALE 1:20 @ A1



JONSON ST KERB AND FOOTPATH
SCALE 1:20 @ A1



KINGSLEY ST CARPARK FORMALISATION
SCALE 1:20 @ A1

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
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B	ISSUED FOR APPROVAL	01.11.23	CW	JB	JB	JB
C	ISSUED FOR APPROVAL	12.12.23	CW	JB	MP	JB

SCALES:
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Full Size 1:20 ; Half Size 1:40
Scale (m)
DO NOT SCALE FROM DRAWING

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PO BOX 161
LENNOX HEAD NSW 2478

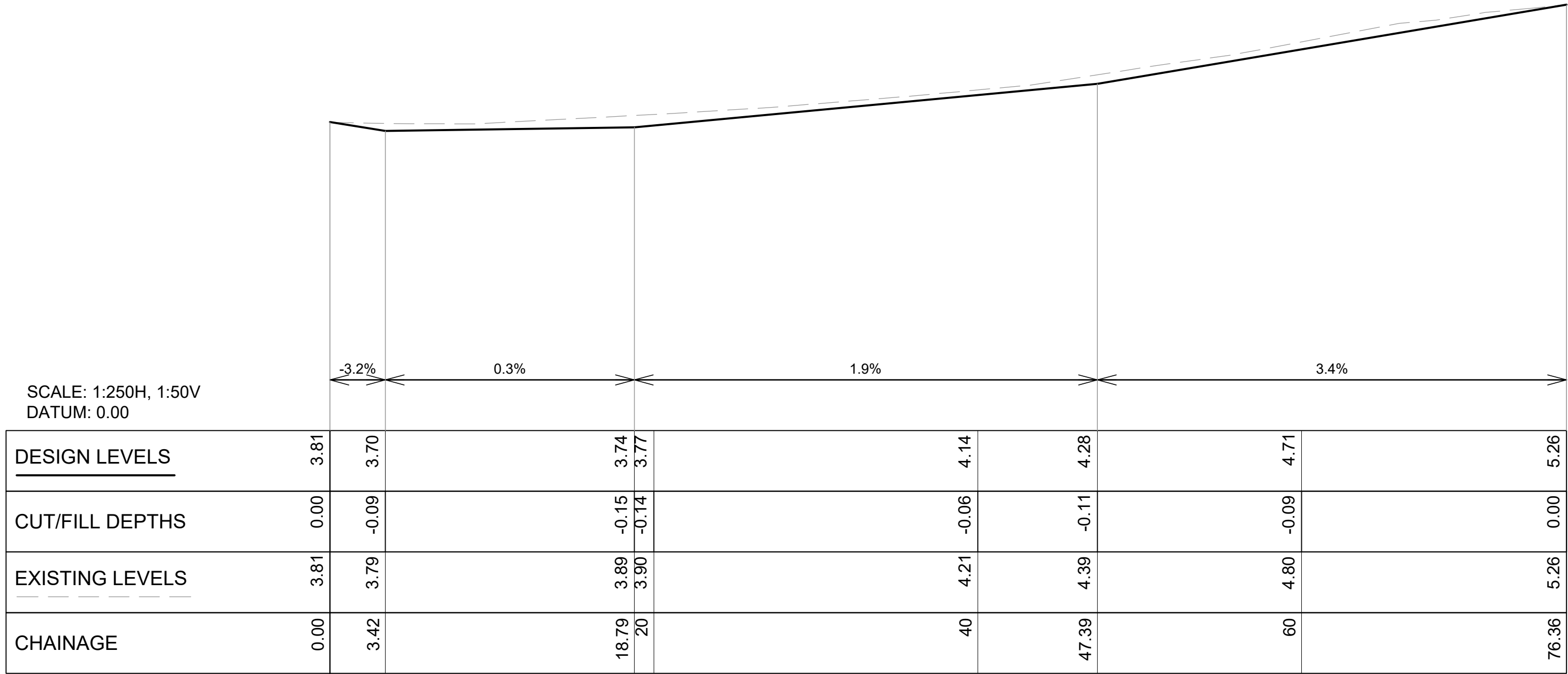
TELEPHONE: 02 6687 4666
ABN: 20 099 261 711
EMAIL: administration@planitconsulting.com.au



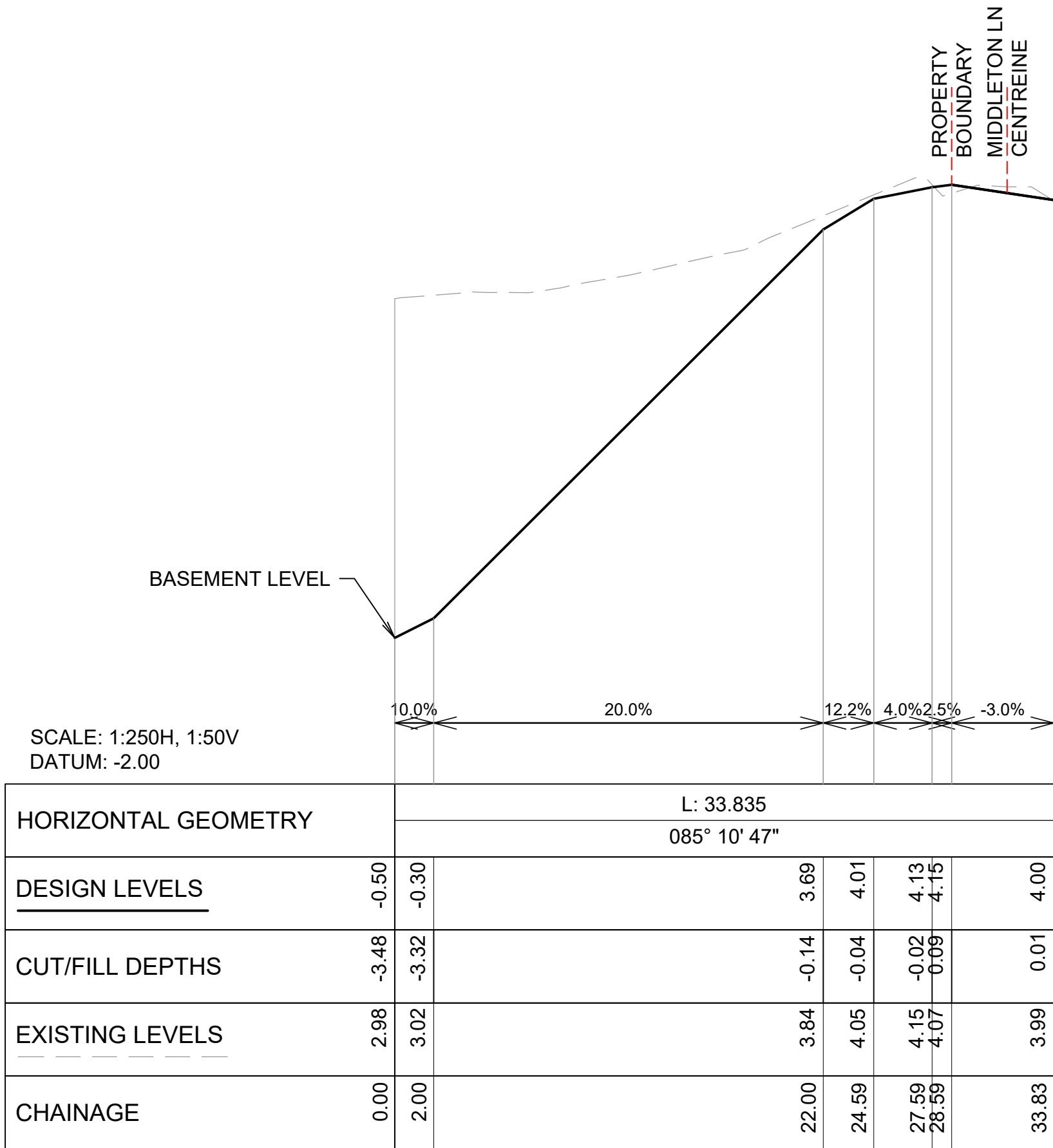
CLIENT:
JD PROPERTY GROUP PTY LTD
LOCAL GOVERNMENT AUTHORITY:
BYRON SHIRE COUNCIL

PROJECT:
119-123 JONSON STREET
DRAWING TITLE:
TYPICAL SECTIONS
ORIGINAL SIZE:
A1
PLANIT JOB No.:
J7453
DRAWING No.:
0310
REV:
C

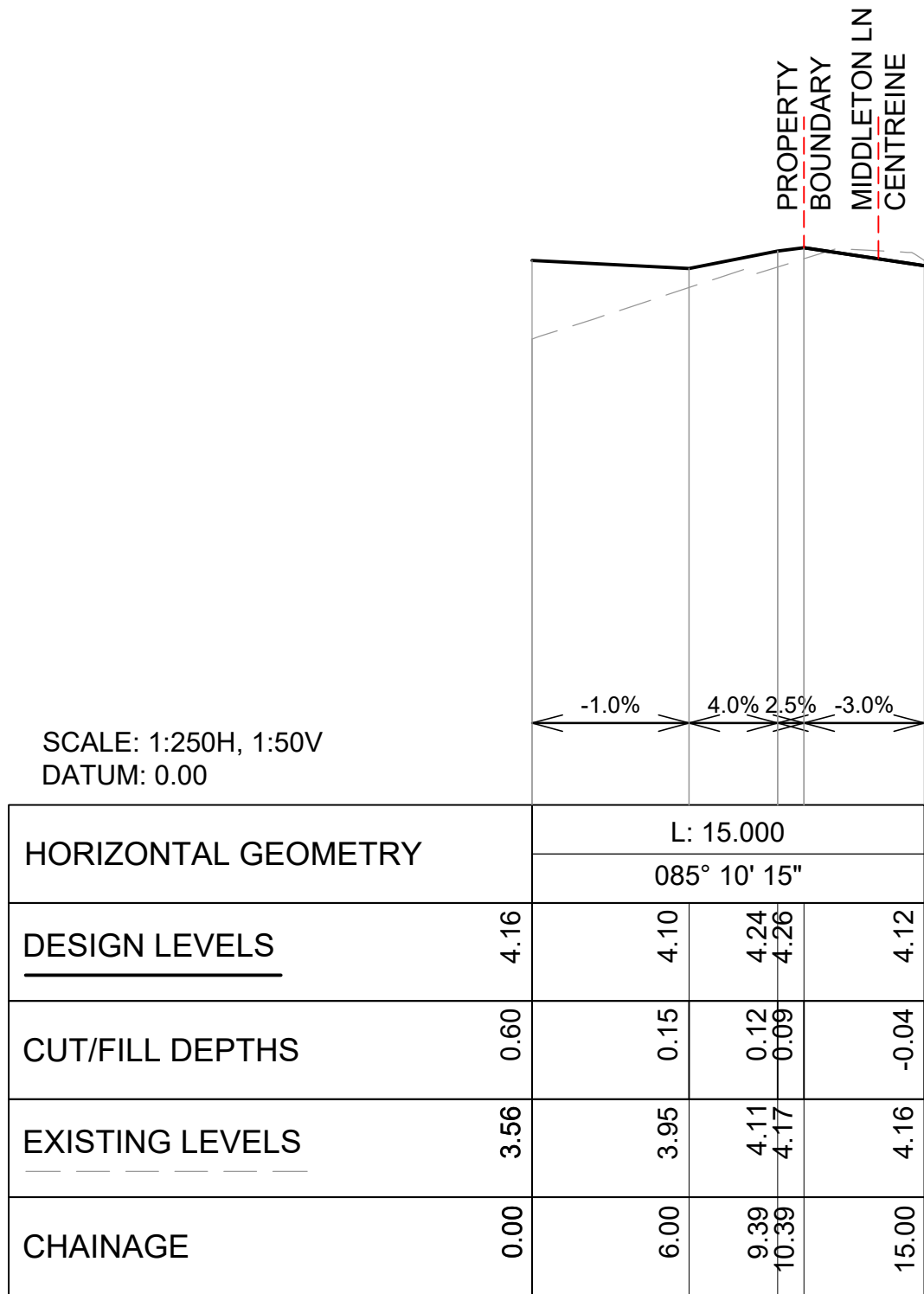
100mm AT ORIGINAL SIZE



MIDDLETON LN LONG SECTION



BASEMENT RAMP LONG SECTION

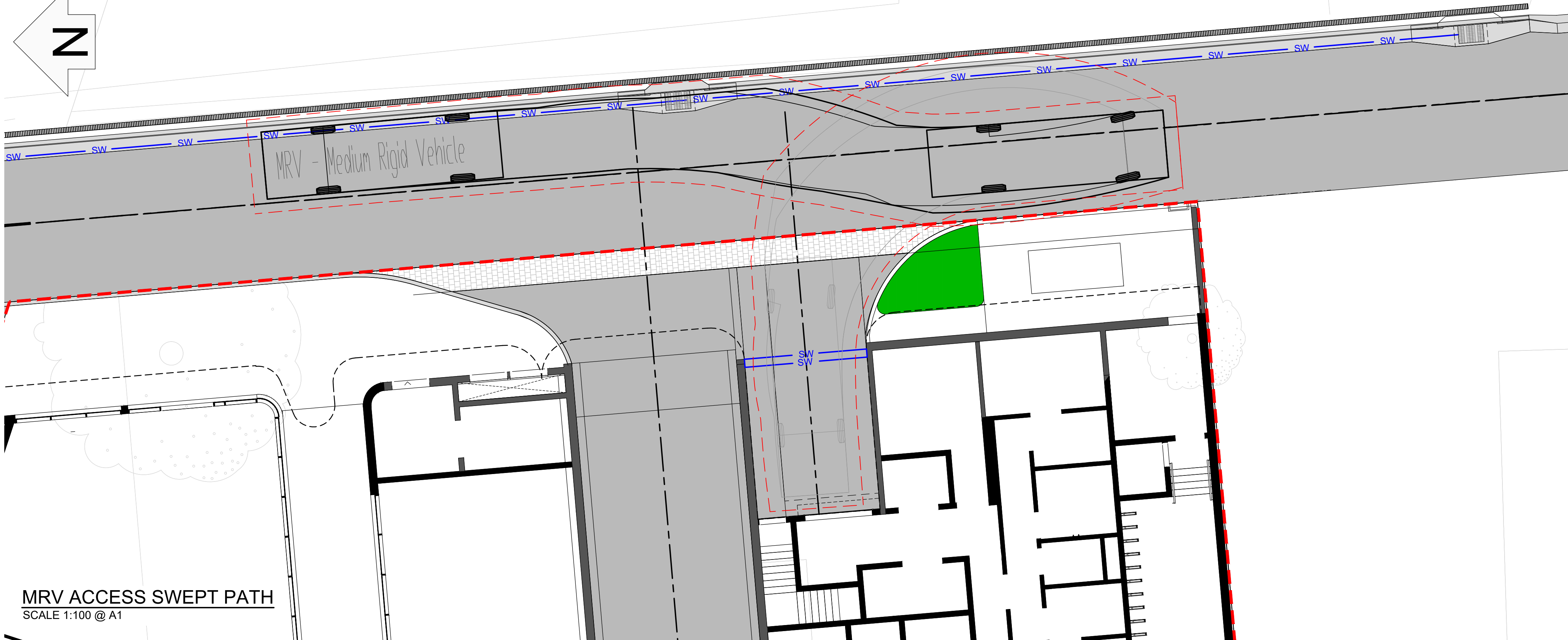
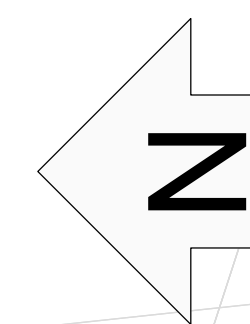


LOADING BAY LONG SECTION

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REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED	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	Copyright in the drawings, information and data recorded in this document ("the information") is the property of Planit Consulting. This document and the information are solely for the use of the authorised recipient and this document may not be used, copied or reproduced in whole or part for any purpose other than that for which it was supplied by Planit Consulting. Planit Consulting makes no representation, undertakes no duty and accepts no responsibility to any third party who may use or rely upon this document or the information.	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: ROAD LONGSECTIONS ORIGINAL SIZE: A1 PLANIT JOB No.: J7453 DRAWING No.: 0320 REV: B
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B	ISSUED FOR APPROVAL	12.12.23	CW	JB	MP	JB						

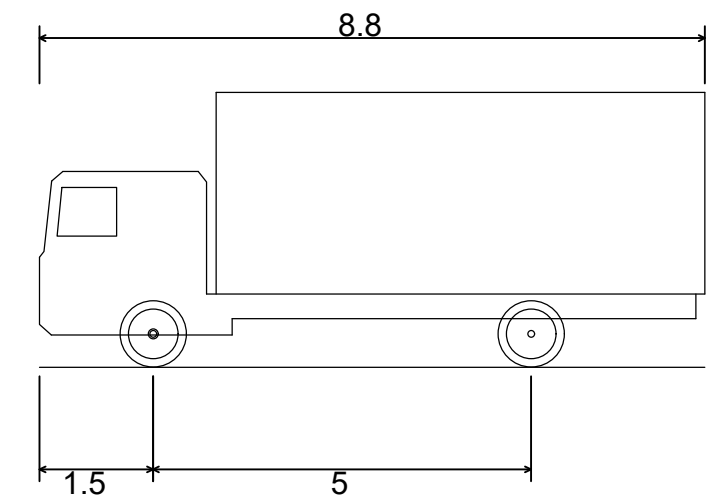
100mm AT ORIGINAL SIZE



MRV ACCESS SWEEP PATH
SCALE 1:100 @ A1

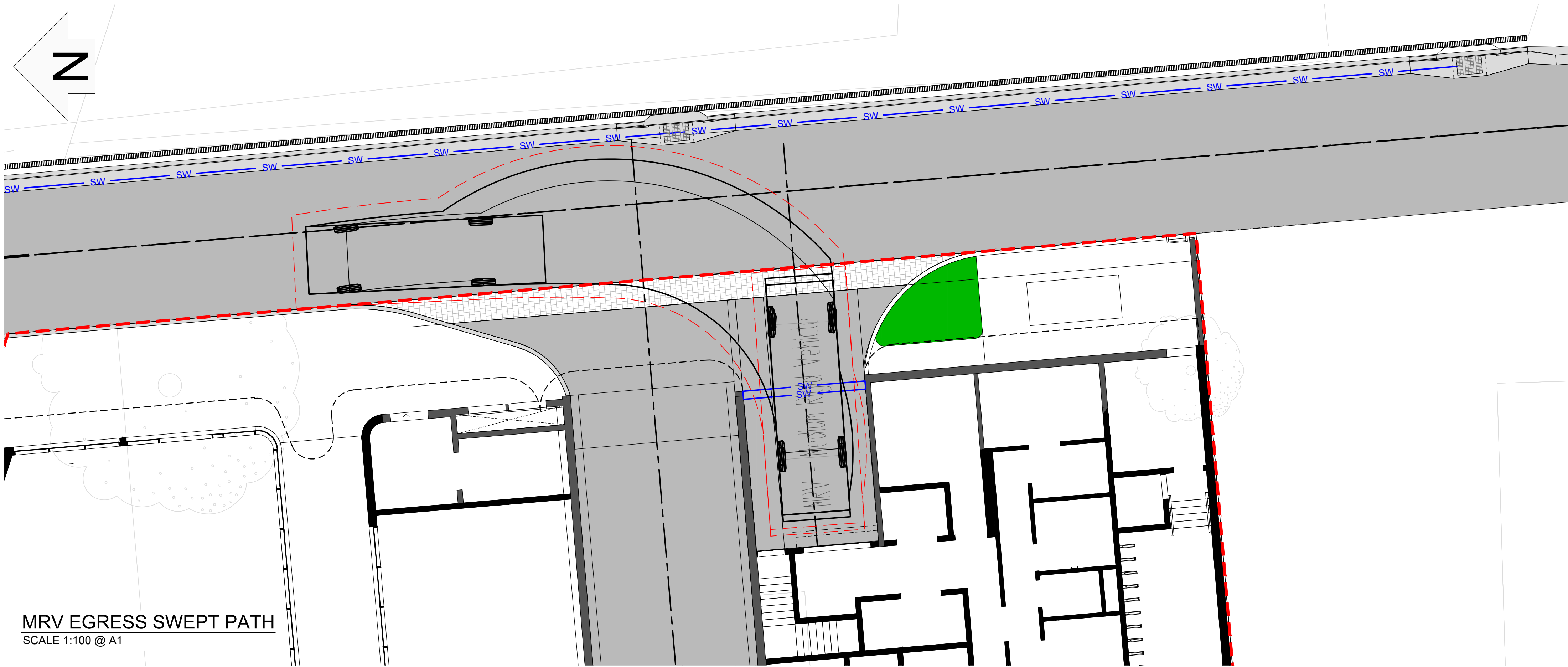
LEGEND

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

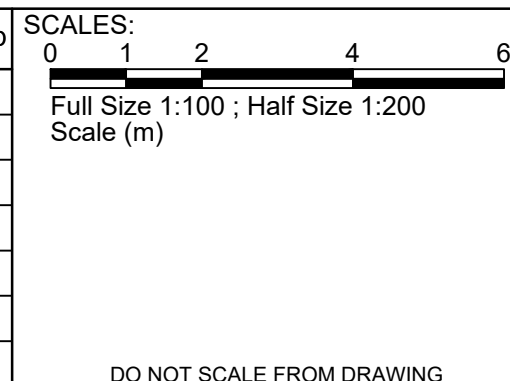
MRV SWEEP PATH TEMPLATE DIMENSIONS
SCALE 1:100 @ A1



MRV EGRESS SWEEP PATH
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
C	ISSUED FOR APPROVAL	12.12.23	CW	JB	MP	JB



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APPROVED BY:

DATE:

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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:

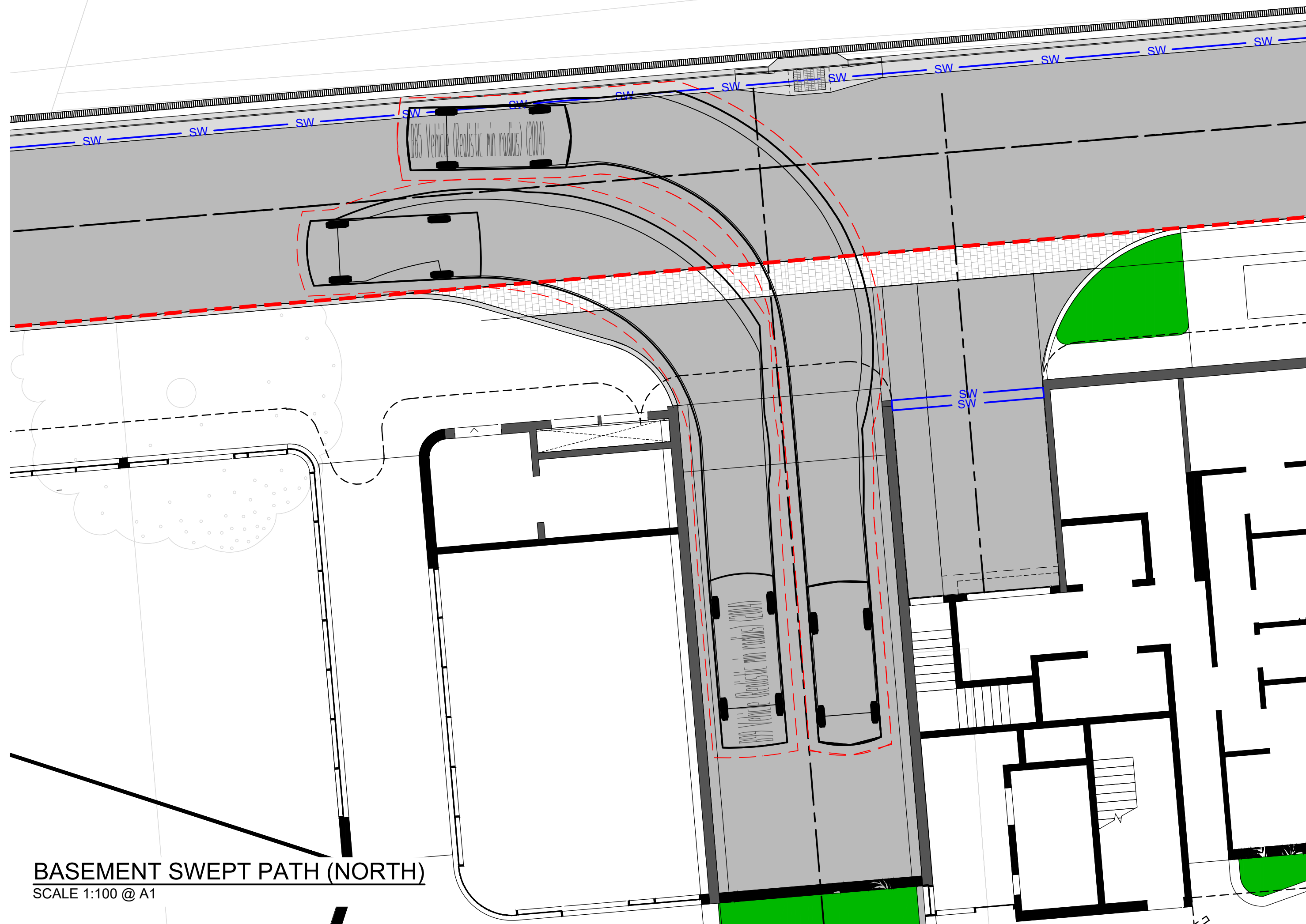
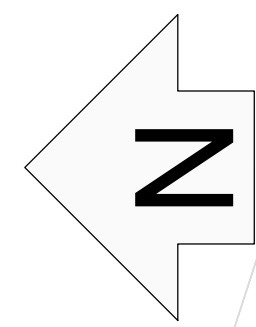
JD PROPERTY GROUP PTY LTD

LOCAL GOVERNMENT AUTHORITY:

BYRON SHIRE COUNCIL

PROJECT: 119-123 JONSON STREET			
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ORIGINAL SIZE: A1	PLANIT JOB No.: J7453	DRAWING No.: 0330	REV: C

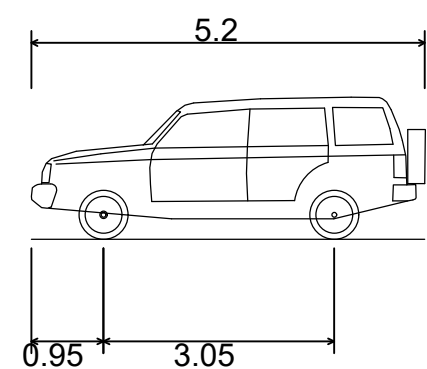
100mm AT ORIGINAL SIZE



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

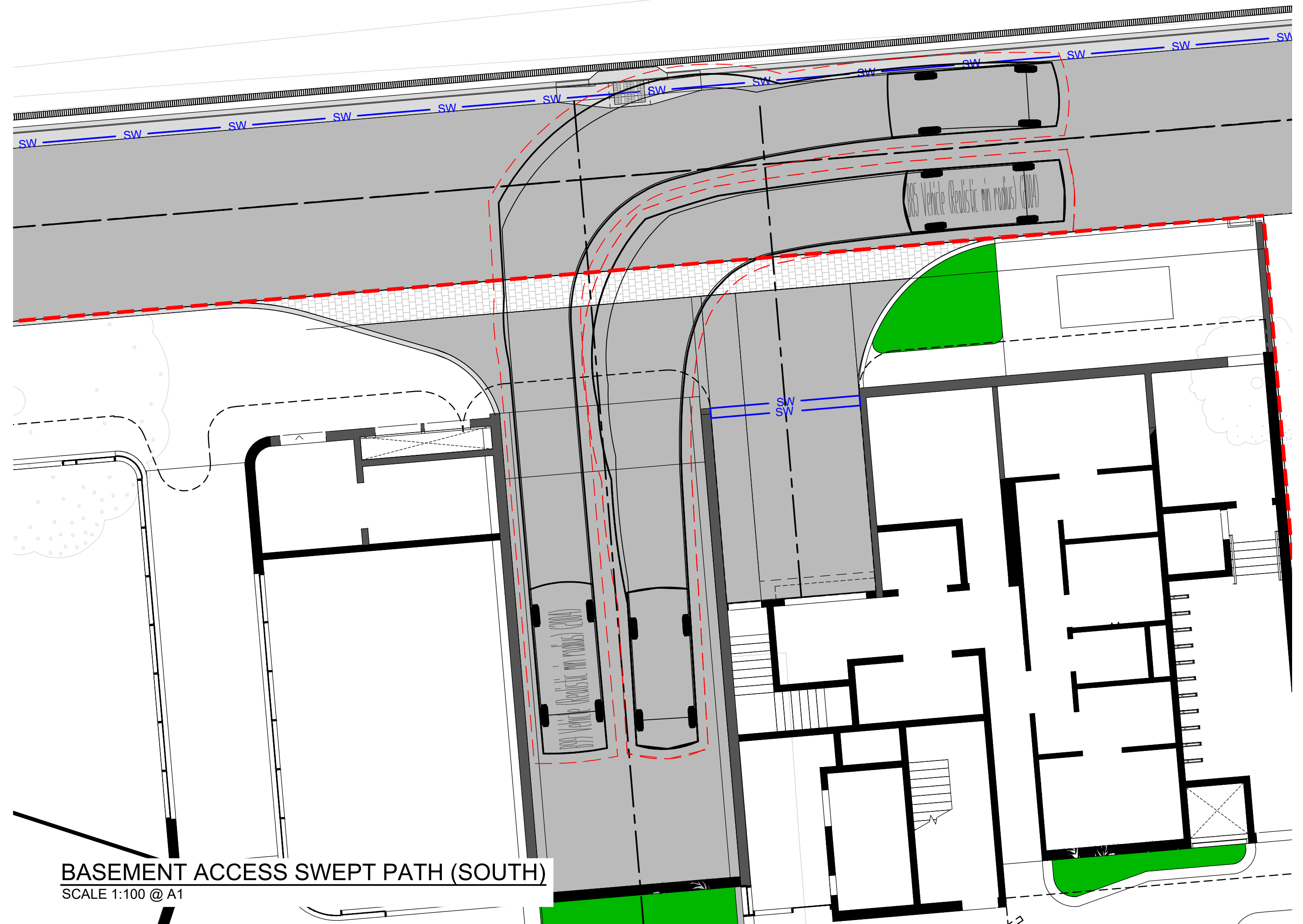
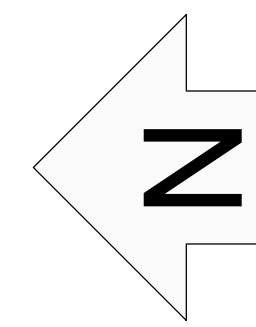
LEGEND

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

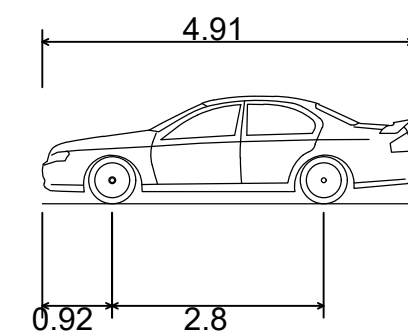


B99 Vehicle (2004)
Overall Length 5.200m
Overall Width 1.940m
Overall Body Height 1.878m
Min Body Ground Clearance 0.272m
Track Width 1.840m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 6.250m

B99 SWEEP PATH TEMPLATE DIMENSIONS
SCALE 1:100 @ A1



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

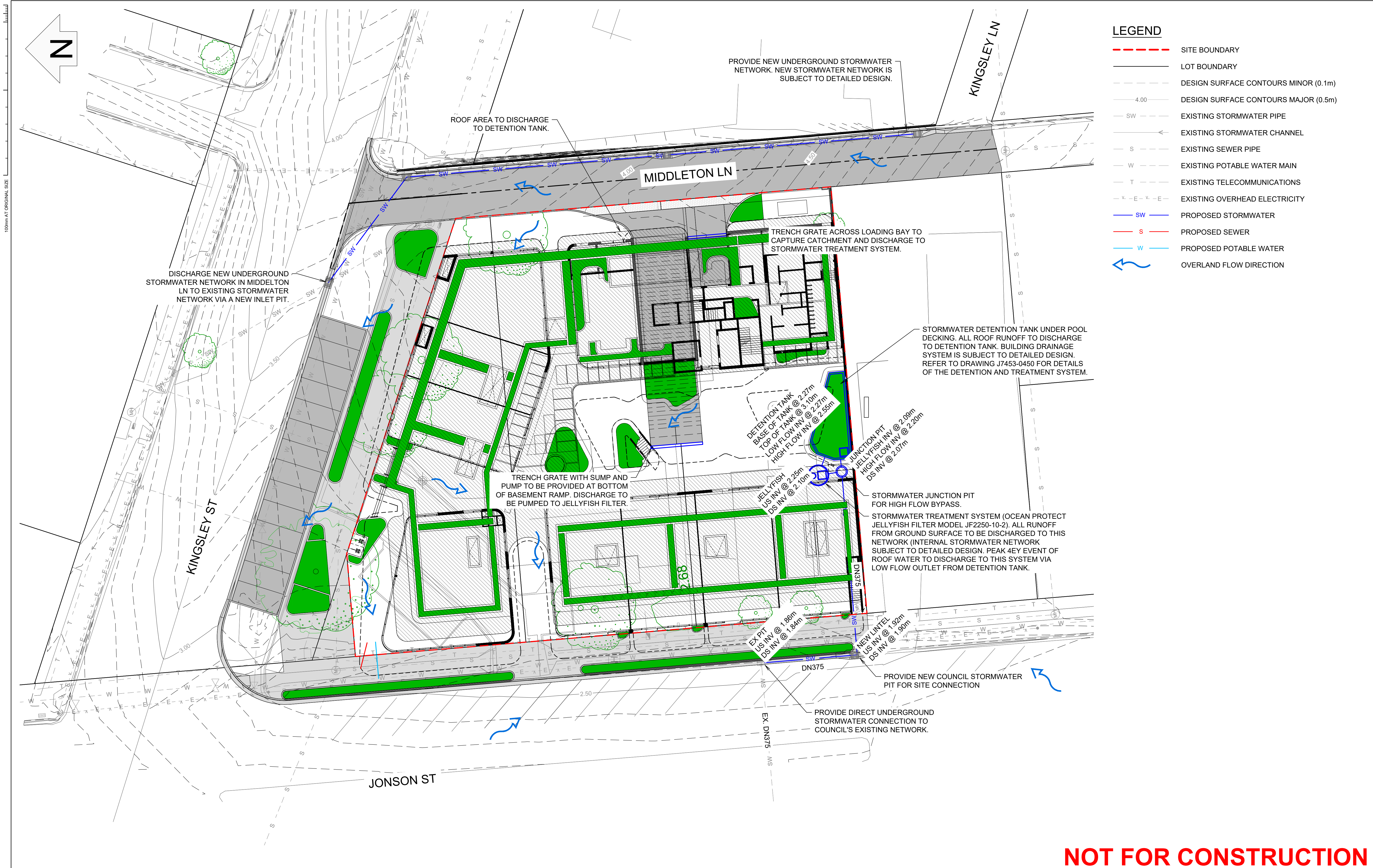


B85 Vehicle (2004)
Overall Length 4.910m
Overall Width 1.870m
Overall Body Height 1.421m
Min Body Ground Clearance 0.159m
Track Width 1.770m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 5.750m

B85 SWEEP PATH TEMPLATE DIMENSIONS
SCALE 1:100 @ A1

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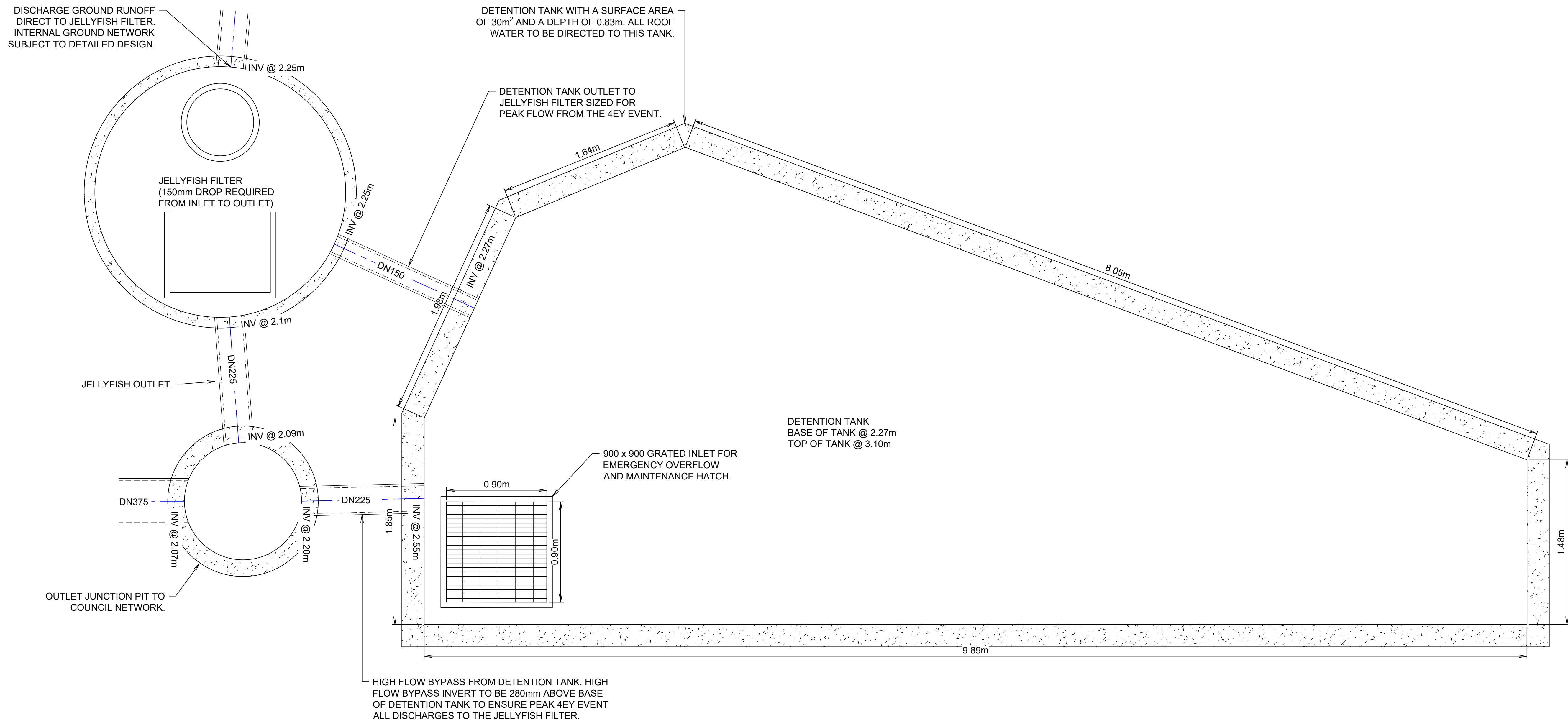
REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED	SCALES:	Copyright in the drawings, information and data recorded in this document ("the information") is the property of Plantit Consulting. This document and the information are solely for the use of the authorised recipient and this document may not be used, copied or reproduced in whole or part for any purpose other than that for which it was supplied by Plantit Consulting. Plantit Consulting makes no representation, undertakes no duty and accepts no responsibility to any third party who may use or rely upon this document or the information.	APPROVED BY:	PLANIT CONSULTING	CLIENT:	PROJECT:
A	ISSUED FOR APPROVAL	12.05.23	CW	JB	JB	JB	0 1 2 4 6			SUITE 9A, 80-84 BALLINA STREET PO BOX 161 LENNOX HEAD NSW 2478	JD PROPERTY GROUP PTY LTD	119-123 JONSON STREET
B	ISSUED FOR APPROVAL	01.11.23	CW	JB	JB	JB	Full Size 1:100; Half Size 1:200			TELEPHONE: 02 6687 4666 ABN: 20 099 261 711 EMAIL: administration@plantitconsulting.com.au		DRAWING TITLE: SWEEP PATH PLAN SHEET 2 OF 2 BASEMENT ACCESS
C	ISSUED FOR APPROVAL	12.12.23	CW	JB	MP	JB	Scale (m)				LOCAL GOVERNMENT AUTHORITY: BYRON SHIRE COUNCIL	ORIGINAL SIZE: A1
							DO NOT SCALE FROM DRAWING		DATE: THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED		PLANIT JOB No.: J7453	DRAWING No.: 0331
												REV: C



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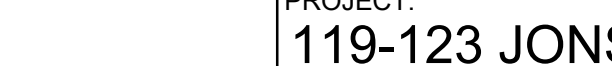
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A	ISSUED FOR APPROVAL	12.05.23	CW	JB	JB	JB	0 2 4 8 12	Copyright in the drawings, information and data recorded in this document ("the information") is the property of Planit Consulting. This document and the information are solely for the use of the authorised recipient and this document may not be used, copied or reproduced in whole or part for any purpose other than that for which it was supplied by Planit Consulting. Planit Consulting makes no representation, undertakes no duty and accepts no responsibility to any third party who may use or rely upon this document or the information.	SUITE 9A, 80-84 BALLINA STREET PO BOX 161 LENNOX HEAD NSW 2478	JD PROPERTY GROUP PTY LTD	119-123 JONSON STREET
B	ISSUED FOR APPROVAL	01.11.23	CW	JB	JB	JB	Full Size 1:200; Half Size 1:400 Scale (m)	DATE:	TELEPHONE: 02 6687 4666 ABN: 20 099 261 711 EMAIL: administration@planitconsulting.com.au		DRAWING TITLE: STORMWATER LAYOUT PLAN
C	ISSUED FOR APPROVAL	12.12.23	CW	JB	MP	JB	DO NOT SCALE FROM DRAWING	THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED		LOCAL GOVERNMENT AUTHORITY: BYRON SHIRE COUNCIL	ORIGINAL SIZE: A1
										PLANIT JOB No.: J7453	DRAWING No.: 0410
										REV: C	

100mm AT ORIGINAL SIZE



STORMWATER DETENTION TANK AND JELLYFISH FILTER ARRANGEMENT
SCALE 1:20 @ A1

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A	ISSUED FOR APPROVAL	12.05.23	CW	JB	JB	JB											
B	ISSUED FOR APPROVAL	12.12.23	CW	JB	MP	JB	Full Size 1:20 ; Half Size 1:40 Scale (m)										

Appendix D

Borehole Logs

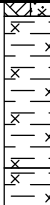
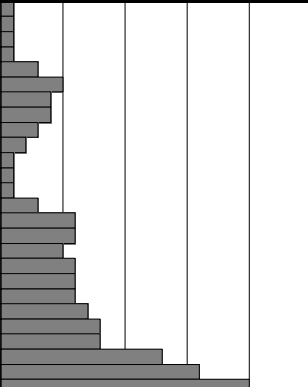
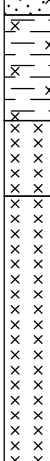
Project No.: PG-7642

Client: JD Kingsley Pty Ltd
Project Name: Proposed Mixed-Use Development
Hole Location: 119-123 Jonson Street, Byron Bay
Hole Position:

Commenced: 01/02/2022
Logged By: SR
Checked By:

Drill Model and Mounting: Compac 018
Hole Diameter:

RL Surface: No survey
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		SM	FILL Silty SAND (SM) Loose, fine to medium grained, dark grey, with fine sized gravel, with organics, moist.							
			ASS 0.50-1.00 m					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 1.00-1.50 m			1	1.10		CI-CH		Silty CLAY (CI-CH) Firm, medium to high plasticity, dark grey, with fine to medium grained sand, w<pl.					
			ASS 1.50-2.00 m			1.40	SM		Silty SAND (SM) Medium dense, fine to medium grained, dark grey, medium plasticity fines, wet.							
			ASS 2.00-2.50 m			2										
			ASS 2.50-3.00 m D 2.50-3.00 m													
			ASS 3.00-3.50 m			3										
			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										
								4.20				SILTSTONE (XW) Extremely weathered, very low strength, pale grey.				
						4.70			SILTSTONE (HW) Highly weathered, low strength, grey.							
						5										
						6										
						6.50										
									Hole Terminated at 6.50 m							
						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

Classification Symbols and Soil Descriptions
Based on Unified Soil Classification System

Support
C - Casing

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

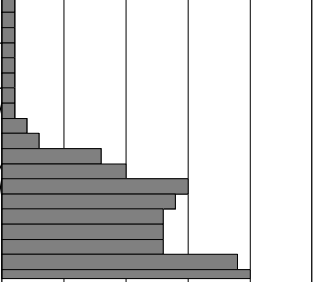
Project No.: PG-7642

Client: JD Kingsley Pty Ltd
Project Name: Proposed Mixed-Use Development
Hole Location: 119-123 Jonson Street, Byron Bay
Hole Position:

Commenced: 01/02/2022
Logged By: SR
Checked By:

Drill Model and Mounting: Compac 018
Hole Diameter:

RL Surface: No survey
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			0.30		SM	FILL Silty SAND (SM) Loose, fine to medium grained, dark grey, low to medium plasticity fines, with fine to medium sized gravel, moist.		0	5	10	15	20	25
			ASS 0.50-1.00 m		0.60		SP	FILL SAND (SP) Medium dense, fine to medium grained, pale grey, moist.								
			ASS 1.00-1.50 m		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.								
			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.								
			ASS 1.50-2.00 m		1.20		SP	NATURAL SAND (SP) Medium dense to dense, fine to medium grained, pale grey, medium to high plasticity fines, moist to wet.								
					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.								
								SILTSTONE (HW) Highly weathered, low strength, pale grey.								
																
																
						4.80			Hole Terminated at 4.80 m							
						5										
						6										
						7										
<u>Method</u> AS - Auger RR - Rock Roller WB - Washbore <u>Support</u> C - Casing <u>Water</u>  Level (Date)  Inflow <u>Samples and Tests</u> U - Undisturbed Sample D - Disturbed Sample SPT - Standard Penetration Test B - Bulk Sample <u>Classification Symbols and Soil Descriptions</u> Based on Unified Soil Classification System <u>Remarks</u> 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.																

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

Project No.: PG-7642

Client: JD Kingsley Pty Ltd
Project Name: Proposed Mixed-Use Development
Hole Location: 119-123 Jonson Street, Byron Bay
Hole Position:

Commenced: 26/04/2022
Logged By: EA
Checked By:

Drill Model and Mounting: Digga PDT 1
Hole Diameter:

RL Surface: No survey
Datum: AHD Operator: EA

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			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	5	10	15	20	25										
						0.30		CI																	
						0.70		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)																
			D 0.90-1.00 m			0.80		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)																
						0.90		CL-CI																	
						1.40		SP																	
						1.70		SM	FILL Silty Sandy CLAY (CI) Very stiff, medium plasticity, light orange brown, fine grained sand, w>pl.																
			D 1.70-2.00 m			2.20		CL-CI	NATURAL Silty Sandy CLAY (CL-CI) Stiff, low to medium plasticity, dark grey, fine grained sand, w>pl.																
						2.50		SP	SAND (SP) Loose, fine grained, light grey, wet.																
						2.68		SM	Silty SAND (SM) Loose, fine grained, grey, low plasticity fines, wet.																
						2.80		CL-CI	Sandy CLAY (CL-CI) Firm, low to medium plasticity, grey, fine grained sand, w>pl.																
						3.00		SP	Silty SAND (SM) Loose to medium dense, fine grained, grey, low plasticity fines, wet.																
						3.20		SP	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			4.70		CI	Silty Sandy CLAY (CI) Very stiff, medium plasticity, grey light brown, fine grained sand, w>pl.																
						7.00			SILTSTONE (HW) Highly weathered, very low strength, grey.																
						7.50																			
	Hole Terminated at 7.50 m																								
Method AS - Auger RR - Rock Roller WB - Washbore Support C - Casing										Water Level (Date) Inflow Samples and Tests U - Undisturbed Sample D - Disturbed Sample SPT - Standard Penetration Test B - Bulk Sample Classification Symbols and Soil Descriptions Based on Unified Soil Classification System										Remarks 1. Groundwater not encountered. 2. DCP refusal met at 2.68m.					

Project No.: PG-7642

Client: JD Kingsley Pty Ltd
Project Name: Proposed Mixed-Use Development
Hole Location: 119-123 Jonson Street, Byron Bay
Hole Position:

Commenced: 26/04/2022
Logged By: EA
Checked By:

Drill Model and Mounting: Digga PDT 1
Hole Diameter:

RL Surface: No survey
Datum: AHD Operator: EA

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			D 0.30-0.50 m U50 0.30-0.50 m 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	5	10	15	20	25
						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		SM	Sandy CLAY (CI) Very stiff, medium plasticity, grey, fine grained sand, w>pl.						
						1.10		CI	Silty SAND (SM) Medium dense, fine grained, grey light orange brown mottled, low plasticity fines, moist.						
						1.60		CI	Sandy CLAY (CI) Very stiff, medium plasticity, light orange brown mottled grey, fine grained sand, w>pl.						
			D 1.60-2.00 m			2.00		CI	Sandy CLAY (CI) Hard, medium plasticity, light grey mottled light orange brown, fine to medium grained sand, w>pl.						
						2.60		CI	Silty Sandy CLAY (CI) Hard, medium plasticity, brown mottled light grey, fine grained sand, trace of fine sized gravel, w>pl.						
						3.00		CI	Silty CLAY (CI) Very stiff, medium plasticity, light grey, w>pl. (seepage noted)						
						3.90		CI	Silty Sandy CLAY (CI) Very stiff, medium plasticity, brown mottled light grey, fine grained sand, trace of fine sized gravel, w>pl.						
						4.30		CI	Silty CLAY (CI) Hard, medium plasticity, brown mottled light grey, w>pl.						
						4.50		CI	Silty CLAY (CI) Hard, medium plasticity, light orange brown, w>pl.						
						5.20		CI	Silty CLAY (CI) Very stiff, medium plasticity, light brown, with fine grained sand, w>pl.						
						6.00		CI	SILTSTONE (HW) Highly weathered, very low strength, grey.						
						6.40		CI							
					7.50		CI								
								Hole Terminated at 7.50 m							
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								

Project No.: PG-7642

Client: JD Kingsley Pty Ltd
Project Name: Proposed Mixed-Use Development
Hole Location: 119-123 Jonson Street, Byron Bay
Hole Position:

Commenced: 01/02/2022
Logged By: SR
Checked By:

Drill Model and Mounting: Hand Auger
Hole Diameter:

RL Surface: No survey
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 0.25 0.30		SM CL-CI	FILL Silty SAND (SM) Loose, fine to medium grained, dark grey, medium plasticity fines, with fine sized gravel, with organics, moist. 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. SILTSTONE (XW) Extremely weathered, very low strength, pale yellow brown, dry. Hole Terminated at 0.30 m	0	5	10	15	20	25
						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

Project No.: PG-7642

Client: JD Kingsley Pty Ltd
Project Name: Proposed Mixed-Use Development
Hole Location: 119-123 Jonson Street, Byron Bay
Hole Position:

Commenced: 01/02/2022
Logged By: SR
Checked By:

Drill Model and Mounting: Hand Auger
Hole Diameter:

RL Surface: No survey
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
			ASS 0.50-1.00 m			0.50		SM	FILL Silty SAND (SM) Loose, fine to medium grained, dark grey, low to medium plasticity fines, trace of organics, moist.						
						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

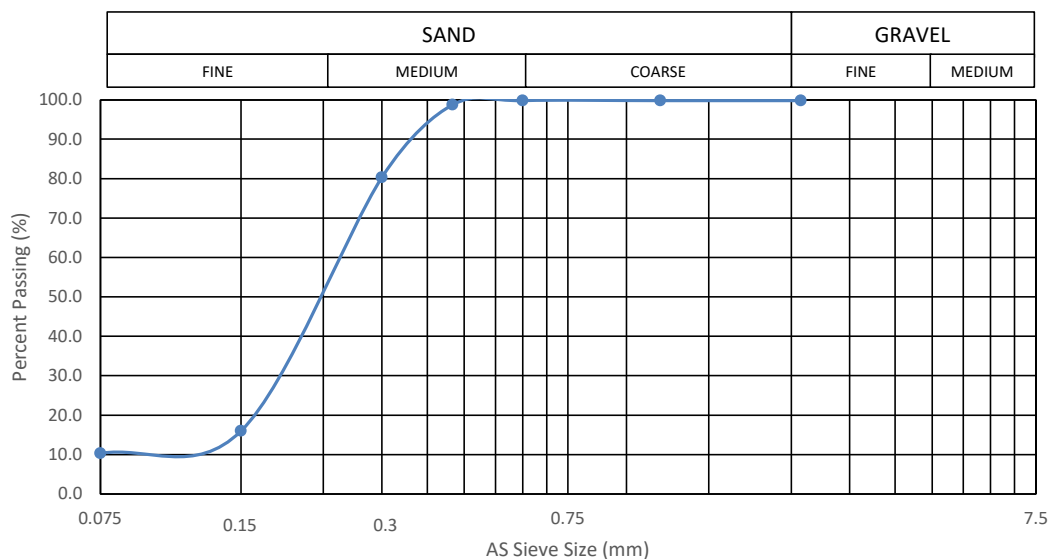
APPENDIX C

LABORATORY TEST CERTIFICATES

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



Project No. PG-7642

May 2022

Ref: PG-7642, 2022-03-10, GR VER 2

JD Kingsley Pty Ltd – Geotechnical Investigation - Proposed Mixed Use Development, 119-123 Jonson Street, Byron Bay

APPENDIX D

SITE PLAN



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

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. 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).		

Disclaimer:

This flood information is provided for general purposes only. Council has not prepared this information itself. The information has been supplied to Council by various third-parties at a point in time. Because this information is based on modelling, any particular flood (and the circumstances causing it) may be different to the scenarios modelled by the various studies which provided the basis for this information.

Because of the nature of this information and how it has been supplied to Council, Council does not promise that the information is free from error or omission. As a result, Council will not be responsible for any damage, however caused, by the provision of this information.

This information is subject to change as a result of updated flood modelling. Council is not responsible for updating this information. This means Council does not warrant that the information is accurate after the day of issue.

Council does not know each customer's reasons for seeking this information. Customers are encouraged to obtain professional advice specific to their requirements regarding this information.

Flood extent at property for 100 year flood



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
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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) = A (Where Density >= 150 EP/Ha)	0.2 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
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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 Development

A (Gross Plan Area of the Development (Ha))	0.273 Ha
No. of Units (Equivalent Tenements, ET)	59.05 ET
Equivalent Persons per ET	3.2 EP/ET
Development Density	692.161 EP/Ha
Equivalent Population	188.96 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)	0.523 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	5.590 l/s

B5.3 Ground Water Infiltration (GWI)

GWI = $0.025 * A * \text{Portion}_{\text{wet}}$ l/s/ha	0.00683 l/s
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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) = $0.028 * A_{\text{Eff}} * C * I$	0.294 l/s

B5.5 Design Flow

Design Flow	PDWF + GWI + RDI = 0.5234192 + 0.006825 + 0.29389269 l/s	5.891 l/s
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Coefficients have been adopted from the NRLG Development Design Specification D12 and WSA 02-2014-3.1