



BYRON SHIRE COUNCIL

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Office Use Only

Application No: 51-2017-1013.3

Application No.:

Application No.:

Parcel No(s): 34840, 116180, 177890, 116190

Date Received: 16.3.18

E2017/663 Updated January 2018

Activity(s) Approval Application Form Section 68 of the Local Government Act 1993 & Roads Act 1993

Description of Land you propose to Develop

Unit No.	House No. 100	Street Name JONSON	Street Type e.g. St, Rd STREET.
Suburb or Town BYRON BAY	Postcode 2481		
Lot No. 6, 7, 8 & 9	DP or SP No. 619224 & 617509	Sec No.	Owner/s Name
Owner/s Email			

Details of the Applicant/s

Anyone can submit an application but if the applicant is not the owner of the land, then the Owner(s) written consent to lodge the application is required. All correspondence will be sent to the applicant. It is important to notify Council of any change of address and/or telephone number if this occurs during the processing of the application.

Name/ Company Name HUTCHINSON BUILDERS	Contact Name (in the case of a Company) GRAHAM DOOGIE
Postal address 100 GRIFFITH STREET, QLD 4226	
Email	Fax 07 5523 9533
Mobile 0434 736 967	Alternative telephone

Type of Activity requiring approval

The Activities listed below are the most common approvals, a full list of Activities covered by this form are included overleaf)

<input type="checkbox"/> Road works / driveway (s138 RA) – Refer to ATTACHMENT A	<input type="checkbox"/> Footpath dining / Place goods on footpath (S125/126 RA)
<input checked="" type="checkbox"/> Traffic Management Plan (s138 RA)	<input type="checkbox"/> Water / Plumbing connection including Tradewaste fixtures (S68 LGA)
<input type="checkbox"/> Hoardings (Construction of footpath) (S138 RA)	Note: Tradewaste Agreements are applied for under a separate form
<input type="checkbox"/> Stormwater drainage works (S68 LGA)	<input type="checkbox"/> Other (Refer to full list of approvals overleaf and state below)

Description of development: SHOPPING CENTRE – CHANGE OF TMP FOR CONCRETE TRUCKS TO USE BUTLER STREET.

Related applications

Please indicate if consent has already been granted for your development (where applicable)

<input checked="" type="checkbox"/> Development Application approved: No. 10. 2017. 581.1	<input type="checkbox"/> Activity Application lodged with DA
<input type="checkbox"/> Complying Development Certificate approved: 16.	<input type="checkbox"/> No related application/s

Detail required	
Stormwater drainage works <i>Refer overleaf for information required to be submitted</i>	
Type of development	Type of connection
<input type="checkbox"/> Domestic	<input type="checkbox"/> Onsite detention
<input type="checkbox"/> Commercial	<input type="checkbox"/> Connection to Council infrastructure
Footpath dining / Place goods on footpath <i>Provide the following information</i>	
Type of furniture to be placed on the footpath	No of pieces of furniture
<input type="checkbox"/> Chairs	
<input type="checkbox"/> Dining tables <input type="checkbox"/> Coffee tables	
<input type="checkbox"/> Other (please specify _____)	
Other details	
Area of footpath to be used? _____ m ²	Proposed hours of operation: _____
Note: The following information is required to be submitted with your application for footpath dining	
<input type="checkbox"/> Three copies of a site plan indicating the proposed area and seating/furniture layout	
<input type="checkbox"/> Photographs / diagrams of furniture and structures	
<input type="checkbox"/> Photographs of the proposed area showing trees, ramps, etc.	
Water / Plumbing connection - Urban <i>Provide the following information</i>	
Type of connection?	
<input type="checkbox"/> Domestic connection	<input type="checkbox"/> Commercial connection
Type of works <i>Select all types of works you will be carrying out</i>	
<input type="checkbox"/> Carry out water supply work	
<input type="checkbox"/> Install, <input type="checkbox"/> Alter <input type="checkbox"/> Disconnect <input type="checkbox"/> Remove	a meter connected to a service pipework
<input type="checkbox"/> Carry out sewerage work	
<input type="checkbox"/> Carry out stormwater drainage work	
<input type="checkbox"/> Connect a private drain or sewer with a public drain or sewer under the control of a council or with a drain or sewer which connects with such a public drain or sewer	
How will your drains operate?	
<input type="checkbox"/> Gravity <input type="checkbox"/> Pump	<input type="checkbox"/> Gravity and Pump <input type="checkbox"/> Other (attach detail)
Information required for specific works	
Dwellings, dwelling additions, swimming pools	Office use – Received?
<input type="checkbox"/> House drainage plan (additions and alterations)	
<input type="checkbox"/> Sewer main location plan – Base plan	
Commercial, industrial or Trade Waste applications	
Water – Plans and Specifications for	Office use – Received?
<input type="checkbox"/> Hot water <input type="checkbox"/> Elevations	
<input type="checkbox"/> Cold water <input type="checkbox"/> Basement	
<input type="checkbox"/> Warm water <input type="checkbox"/> Landscape	
<input type="checkbox"/> Fire service	
Sewer – Plans and Specifications for	Office use – Received?
<input type="checkbox"/> Sanitary plumbing <input type="checkbox"/> Sanitary drainage	
<input type="checkbox"/> Trade waste	
Note: for works associated with subdivisions, boundary adjustments, sewer gravity or rising mains, pump stations and water mains – further information is available from Council's Water and Waste Services division. Please discuss your proposal with them before lodging an application.	
Plumbers details	
Name	
Address	
Email	

Daytime telephone	
-------------------	--

Information required for Engineering Road Works and Stormwater drainage works as required by Development Consent

The following information must accompany applications for Engineering works:

- ☐ 3 copies of detailed engineering plans in accordance with Council's adopted engineering standards, currently ['The Northern Rivers Local Government Design & Construction Manuals \(Version 3\) and Standard Drawings \(Version 1\)'](#). (detailed plans may include, but are not limited to the following: earthworks, roadworks, road pavement road furnishings stormwater drainage, landscaping works, erosion control works)
- ☐ A letter/report (with all relied upon certificates, reports and calculations) demonstrating compliance with the conditions of development consent.
- ☐ Each set of drawings shall be accompanied by a Certification report which must be signed by the Developers Engineer or Registered Surveyor. The Certification Report will comprise the certificate and checklists set out in Annexure DQS-A of Council's adopted engineering specification (as amended)
- ☐ Drawings shall be on A1 or A2 size sheets to appropriate engineering scales, suitable for black and white copying and photo reduction to A3 paper size without loss of clarity.

Note: where the proposed subdivision work involves a modification to previously approved plans, the plans must be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the modification.

Privacy Policy

The information you provide in this application will enable your application to be assessed by Council and any relevant state agency. If the information is not provided, Council can refuse the application. Council will keep the application in a Register that can be viewed by the public at any time. Please contact Council if the information in your application is incorrect or if it changes. Information collected will be used in accordance with Council's Privacy and Personal Information Management Plan.

Payment Options

Council accepts payments by cash, cheque, money order, eftpos or credit card (Visa and Master only) at Council's Administration Office. All cheques are to be made payable to **Byron Shire Council**. Should you wish to mail your application package to Council and wish to use the credit card facility, please download an Authority to Charge Credit Card form which can be found at www.byron.nsw.gov.au/forms or alternatively enclose a cheque or money order.

Lodgement Checklist

Before submitting your application, please ensure that you have attached all the information Council requires to assess your application. Failure to submit all information may result in delays in determination your application.

- ☐ Three (3) copies of any plans and reports are to be submitted with this application.
- ☐ Fully completed detail as required on the application form (page 3)
- ☐ Additional information required for Engineering road works and stormwater drainage work
- ☐ Payment of required fees (see Council's Fees & Charges)

Signature of all Owner/s**All owners of the land to be developed must sign the application**

If you are not the owner of the land, you must have all the owner/s sign the application. You can only sign on behalf of the owner/s if you have power of attorney or a letter of authority. Refer to Council's **Factsheet regarding Owners Consent** for more information.

As the owner/s of the above property, I/we consent to this application and consent to the Council, its servants or agents entering upon the property without first having given notice, for the purpose of carrying out all or any inspections which the Council may deem appropriate in connection with the processing of this application.

Signature

Signature

Name

Name

Date

Date

Signature of all Applicant/s

By signing this application,

1. I confirm that the application form is completed and the information (e.g. Number and type of plans, etc) required by Council is attached.
2. I licence Council to make all documents lodged with this application of which I am the copyright owner publicly available on Council's website both during the assessment of this application and thereafter, and further licence Council to reproduce all such documents for any purpose associated with the exercise of its functions under the Environmental Planning & Assessment Act 1979 in respect of this application, and for the purpose of complying with its obligations under the Government Information (Public Access) Act 2009.
3. I warrant that to the extent that I do not own the copyright in any documents lodged with this application, the Council is licensed by the copyright owner to use the documents lodged with this application in accordance with paragraph 2 above.
4. I indemnify the Council against all claims and actions in respect of a breach of copyright arising from any unauthorised use of any documents lodged with this application."

Note: ALL correspondence will be forwarded to the applicant, including the determination.

Signature

Signature

Name

Name

Date

Date

Office Use

Received by:

Date:

Is additional information required for lodgement of this application?

☐ Yes☐ No

see attached owner's consent -

Attachment "A"

Section 138 – Driveway Crossovers

Applicants SECTION 138 ROADS ACT Lodgement Checklist

Driveway Crossover requirements

Note: A cross over is in reference to the council land (road edge) to the property boundary, not internal driveways. For a complete design guide, refer to the "Handbook For Driveway Access to Property", found on the BSC website.

Boxes under the applicant column to be ticked to certify required information has been assessed.

IMPORTANT NOTE: Council charges for each time the application is assessed.
Therefore it is in your interest to submit the required information first time.

Applicant/designer to tick "Applicant" column boxes in order for assessor to acknowledge the corresponding details have been accounted for in the design. If the applicant/designer believes a particular detail is not applicable, "N/A" to be circled.

Development Support Officer to Check	Applicant	Council
<ul style="list-style-type: none"> 3 Sets of Plans Drawings are to Scale, PROFESSIONALLY DRAWN. (Scale shown, a scale of 1:100 on A3 paper is preferred.) The following information SHALL be supplied on the plans: <ul style="list-style-type: none"> - Applicants name, block/house/shop/flat number, street/road name, town or locality and council's reference number. - Lot Number, section number, DP number. (Noted on rate notice / land title) - Measurements in metric - The position of true north - Revision number and date - Draftsperson/Author /Architect/Designer/Engineer name & date of plan 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Does the combined total number of existing and proposed cross overs exceed the maximum allowable? See below: <ul style="list-style-type: none"> Residential Dwelling: 1 only Residential Dual occupancy or multi-dwelling: 1; or 2 if it is deemed a benefit to council Non-residential/rural land use: 1 or 2 with justification <p>Detail on the plans or provide a statement if an existing cross over is to be removed or relocated, in order to not exceed the allowable amount.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Site Plan, Showing:</p> <ul style="list-style-type: none"> Locations of existing cross overs and proposed. Existing Stormwater infrastructure (eg. Kerb, swale, piped) Showing existing and proposed RL's, Relevant dimensions 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>Long Section showing:</p> <ul style="list-style-type: none"> Existing levels Proposed levels - (from kerb to property boundary) <p>Please refer to <i>Northern Rivers Local Government Development Design and Construction Manuals and Standard Drawings</i>, on our web site http://www.byron.nsw.gov.au/development-design-manuals typically it is as follows:</p>	<input type="checkbox"/>	<input type="checkbox"/>

<p>R-06D for kerbed and residential roads R-15D for non kerbed and rural roads</p> <p>If the cross over cannot achieve the required profile. Please refer to AS2890.1, clause 3.3 Gradients and Access. Council may accept 5% gradients if there is no footpath.</p> <p>NOTE: a long section may be omitted if it is deemed flat and will comply with NRLG standard drawing R-06D, is a residential cross over, is noted on the drawings that it will comply.</p> <p>NOTE: If upon inspection the levels do not comply, removal of cross over and resubmission of amended plans will be require. This may become costly.</p>		
Detail of proposed cross over plan (may be included on site plan if appropriately scaled)		
<p>Cross Over is;</p> <ul style="list-style-type: none"> compliant with maximum (6000mm) and minimum (3000) widths . Perpendicular to the road. Not within 500mm of the property boundary Not within 6500mm of another cross over for the same allotment of land. 	<input type="checkbox"/>	<input type="checkbox"/>
<p>Plan has been designed and reflects the applicable Northern Rivers Local Government Standard drawings:</p> <ul style="list-style-type: none"> For roads with kerbs R-05C For non kerbed roads R-14C and R-16B 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Line of Sight in accordance with AS2890.1 requirements have been met. 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Is there any trees or vegetation on the council land to be removed in order for the cross over to be constructed. If yes, has a tree removal application been submitted? If yes, please provide application number. 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Plans detail construction materials. Residential: 100mm N25 concrete with SL72 mesh. From kerb to property boundary. For a road with no concrete kerb, concrete cannot be used within 1000mm of existing bitumen road. 25mm AC10 on 150mm DGB20 for the first 1000mm is to be detailed on the plans. Rural: 25mm AC10 on 150mm DGB20 Refer to R05C and AS2890.2 for commercial/industrial 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> All existing council services (such as hydrants and man holes) are detailed on the plan and are survey accurate. YES/NO IS the cross over proposed to impact an existing water meter, valve, hydrant or sewer manhole or the like. YES/NO Is the existing cover over the assets to be reduced? YES/NO 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Detail proposed restoration of impacted surfaces/services. (for example: "new drive way to be installed on east side of property, existing west side drive way to be removed and nature strip re-instated via top soil and seeding) 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> (If new concrete is abutting existing concrete) Details concrete doweling for bonding between new and existing concrete edges. Concrete doweling to all be N12 steel rods, 600mm max centers spacing and 150mm embedment in existing concrete, 450mm long. 	<input type="checkbox"/>	<input type="checkbox"/>

Wingate Byron Property
Holdings Pty Ltd & Task
Group Services Pty Ltd
Level 48/101 Collins St.,
MELBOURNE, VIC,3000.

6 February 2018

The General Manager,
Byron Shire Council,
70-90 Station St
Mullumbimby, NSW, 2482.

Dear Sir or Madam,

Mercato on Byron

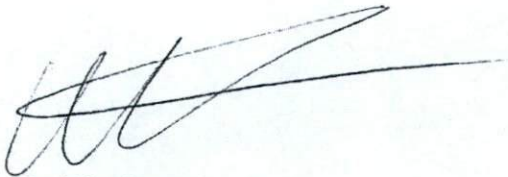
DA 10.2013.587.4

Lot 7 DP:619223, Lot :6:619224, Lot 8 DP:617509, Lot 9 DP 617509.

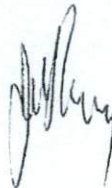
We are the registered owners of the above-mentioned property and we have contracted J Hutchinson Builders Pty Ltd to construct the Mercato on Byron shopping complex on the site.

We hereby authorise J Hutchinson Builders Pty Ltd and their representatives to lodge plans, applications for building and the like pertaining to the above-mentioned project.

Yours Faithfully,



Mark Harrison



Robert Badalotti

MERCATO ON BYRON

TRAFFIC MANAGEMENT PLAN ADDENDUM



DOCUMENT CONTROL

Revision	Date	Description	Author	Checked	Approved
A	16/03/18	Traffic Management Plan Addendum	GD	GD	GD

Team Leader	Paul Hart
Project Manager	Murray Emmerson
Administrator	Graham Dodge
Submission Date	16 th March 2018

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1. Introduction

PROJECT	Mercato on Byron
JOB NUMBER	25140
ADDRESS	100 Jonson Street Byron Bay

The project is a shopping centre development situated in Byron Bay. The development contains a level 2 below ground carpark, a new Woolworths which takes up the majority of ground floor, cinema to first floor with the remainder of the floor space taken up by, offices, restaurants and retail shops.

The major features of the project are as follows;

- 2 level basement carpark
- Woolworths on podium with loading dock to the rear of the site
- Cinemas to first floor
- High level roof over main entry

Key project dates;

- Commencement on Site: August 2017
- Practical Completion: Early 2019

CLIENT & CONSULTANTS TEAM

Client	Mercato on Byron Pty Ltd (Wingate & Azzura International)
TMP	Bitzios
Architect	Alleanza Architecture
Structural	Odyssey consulting Group
Hydraulics	Splash Design Group
Electrical	EMF
Civil	Knobel Consulting
Wet Fire	EMF
Fire Engineer	ARUP
Landscape	Deborah Carlile
Mechanical	EMF

HUTCHIES PROJECT TEAM

Project Manager	Murray Emmerson
Site Manager	Richard Ainsworth
Contract Administrator	Graham Dodge
Contract Administrator	Sam Dogan

2. BSC Application Form

3. Traffic Management Plan Addendum

MERCATO ON BYRON TRAFFIC MANAGEMENT PLAN ADDENDUM

FOR

HUTCHINSON BUILDERS

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DOCUMENT CONTROL SHEET

Issue History

Report File Name	Prepared by	Reviewed by	Issued by	Date	Issued to
P2907.001R Mercato on Byron TMP Addendum	A. Payne	A. Eke / T. Wheatley (RNS Orange Card - Design and Inspect TCP No. 0021688465)	A. Eke	16/03/2018	Graham Dodge Hutchinson Builders

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Figure 1.1: Site Locality

Figure 3.1: Construction Vehicle Route

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Appendix A: Traffic Control Plan

Appendix B: Swept Path Assessment

1. INTRODUCTION

1.1 BACKGROUND

Bitzios Consulting has been engaged by Hutchinson Builders to prepare an addendum Construction Traffic Management Plan (CTMP) to manage the traffic related impacts as a result of the construction of the proposed Mercato on Byron development at 108-110 Jonson Street, Byron Bay. It is understood that discussions between Hutchinson Builders and Byron Shire Council have been undertaken in regard to concrete trucks accessing the site via the old rail corridor accessed off Butler Street. As such, the following CTMP addendum has been prepared to address traffic related impacts of concrete trucks only using the rear Butler Street access and is to be used in combination with the "P2907.002R Mercato on Byron TMP Report" issued in January 2017 by Bitzios Consulting. The location of the subject site is shown in Figure 1.1.



Source: Nearmap

Figure 1.1: Site Locality

1.2 SCOPE

This CTMP has been prepared incorporating the following procedures in accordance with RMS (RTA) *Traffic Control at Work Sites manual* (2010):

- provide a description or detailed plan of proposed measures;
- identify and assess impacts of proposed measures;
- assess the impacts on public transport;
- provide details of provisions made for emergency vehicles, heavy vehicles, cyclists and pedestrians; and
- assess effects on existing and future developments with transport implications in the vicinity of the proposed measures.

2. EXISTING TRAFFIC CONDITIONS

2.1 ROAD NETWORK

Details of the immediate road network surrounding the site access is summarised in Table 2.1.

Table 2.1: Surrounding Road Network Summary

Road Name	Jurisdiction	Hierarchy	No. of Lanes	Median Divided	Posted Speed	Comments
Butler Street	Byron Shire Council	Local Street	2	No	50km/h	North / south local street bordering the old rail corridor south of Shirley Street
Burns Street	Byron Shire Council	Local Street	2	No	50km/h	East / east local street connecting Butler Street and Skinners Shoot Road

2.2 PARKING

A temporary sealed carpark is located on the old rail corridor primarily for use by Woolworths customers in place of the southern carpark redeveloped by the Mercato on Byron development. Further unrestricted angled parking is available on the eastern side of Butler Street, north of the rear site access. Additional 2-hour time restricted (permit holders excepted) parking is also available on Butler Street and Burns Street. Paid parking is also available at the Butler Street Reserve north of the site.

2.3 PUBLIC TRANSPORT

There are no public transport facilities in the immediate vicinity of the Butler Street access. Public transport access to the site will be via bus stop on Johnson Street fronting the Woolworths site.

2.4 WOOLWORTHS OPERATIONS

The Woolworths loading dock is located at the rear of the supermarket and, along with the rear car park, is accessible from Jonson Street. It is understood that the Woolworths delivery vehicle (19m Articulated Vehicle) is scheduled to service the supermarket outside business hours (i.e. early morning) and will therefore not conflict with the movement of concrete trucks.

3. CONSTRUCTION WORKS

3.1 HOURS AND DURATION OF WORKS

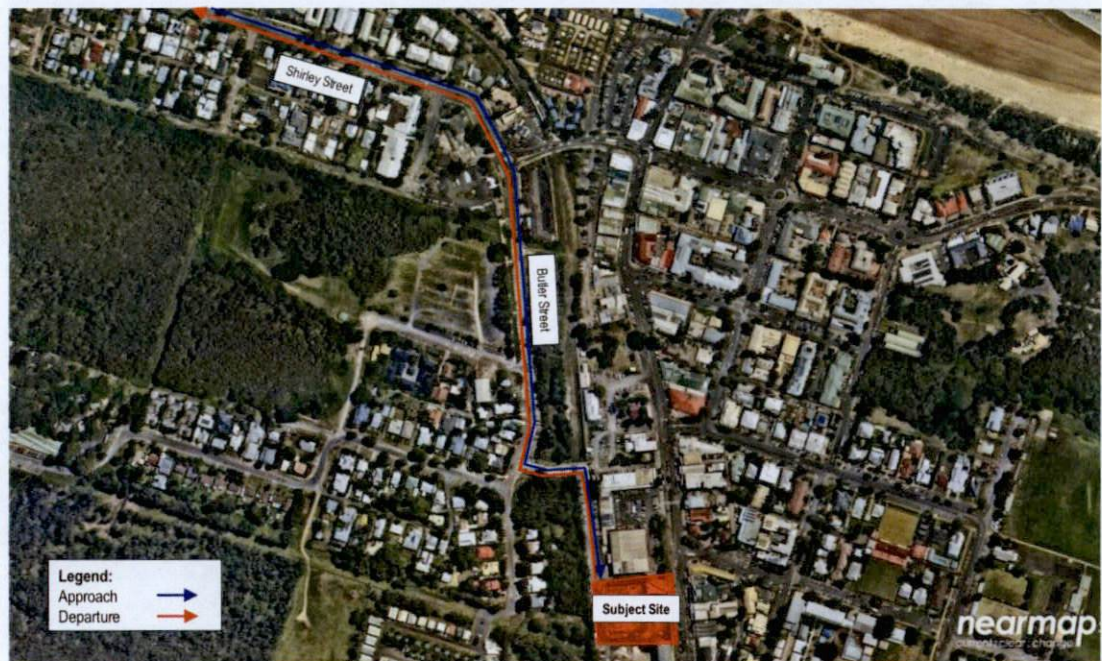
Access will be required from the Butler Street access on pour days from 7:00am until the pour is complete typically around 1:00pm. There is a total of 35 planned pour days.

No works requiring access via Butler Street shall be undertaken on weekends and / or public holidays without prior approval from Byron Shire Council. Should concrete pouring activities need to be undertaken outside of these hours, special approval should be sought from Byron Shire Council.

3.2 CONSTRUCTION VEHICLE ROUTES

It is understood that concrete materials will be delivered / sourced from the south (i.e. Lennox Head, Ballina). In order to minimise disruption to the local road network and avoid directing construction traffic through the Byron Bay town centre, both inbound and outbound concrete truck routes shall be directed west from the site to the Pacific Motorway via Shirley Street and Ewingsdale Road. It is noted that all other construction vehicles not utilising the Butler Street access will continue to be directed south via Bangalow Road as per the original TMP.

Figure 3.1 illustrates the route to be taken by concrete trucks using the Butler Street access.



Source: Nearmap

Figure 3.1: Construction Vehicle Route

4. TRAFFIC IMPACTS

4.1 IMPACTS ON ROAD NETWORK

Construction traffic accessing the site via the Butler Street access shall be limited to concrete trucks only for periodic delivery and removal of materials. Based on the quantities of materials to be delivered and removed from site, a maximum of 38 concrete trucks will access the site on a pour day. Arrival and departure of concrete trucks shall be staggered/scheduled over the pour period to minimise disruption to the local traffic network. As such, assuming trips are distributed evenly over the estimated 7:00am to 1:00pm, 6-7 concrete trucks will access the site every hour. This equates to 12-14 vehicle movements per hour or one (1) movement every 4-5 minutes. As such, when compared to the existing traffic volumes on Butler Street and the surrounding network, the overall traffic impacts arising from the proposal during construction are anticipated to be manageable and have minimal impacts on operational capacity.

It is however noted that farmers markets occur every Thursday between 8:00am and 11:00am at the Butler Street Reserve. Therefore, while construction is permitted, concrete trucks should not access the site via the Butler Street access on a Thursday without prior approval from Byron Shire Council

4.2 IMPACTS ON PARKING

A swept path assessment was conducted to ensure concrete trucks could safely and efficiently access the site via the rear Woolworths parking area without impacting parking provision. The client has indicated that the site will be accessed by 7m³ capacity, 8-wheel concrete trucks.

The swept path assessment provided in Appendix B demonstrates this concrete truck can enter and exit the site while a B99 vehicle travels in the opposite direction. It is considered unlikely that a concrete truck will be leaving the site at the same time another concrete truck is entering. Should this occur one concrete truck, likely the vehicle egressing, will stop give way to the other vehicle as it manoeuvres the access.

5. TRAFFIC MANAGEMENT

5.1 TRAFFIC MANAGEMENT MEASURES

External and internal traffic management measures will be implemented in accordance with the "P2907.002R Mercato on Byron TMP Report" issued in January 2017 by Bitzios Consulting. Additional construction signage will also be required for concrete trucks to use the Butler Street access and will be implemented as per a Traffic Control Plan (TCP) approved by Byron Shire Council.

5.2 TRAFFIC CONTROL PLANS

A TCP has been developed using the standard 'Trucks Turning TCP 195' in accordance with the RMS (RTA) *Traffic Control at Work Sites* manual for the use of the Butler Street access by concrete trucks. This TCP is to be used in addition TCP's submitted as a part of the previous TMP. The detailed TCP is included in Appendix A.

Additional, temporary site-specific TCPs are likely to be required for other elements of the construction process. If required, the extent and details of the additional TCPs are to be determined and will be prepared separate to this TMP.

APPENDIX A

TRAFFIC CONTROL PLAN

Designed In Accordance With:

- TCP 195

Notes:

1. See *Traffic Control at Work Sites*, Section 7.7, *Signs for depots, stockpiles, quarries, gravel pits etc.*
2. For short term works use T2-25.



Date:
09/03/2018

Drawing Name:

Trucks Turning TCP

Tom Wheatley
RMS Orange Card - Design and Inspect
Certification Number: 0021688465

BITZIOS
consulting

Project No:
P2907

Project Name:

Mercato on Byron TMP

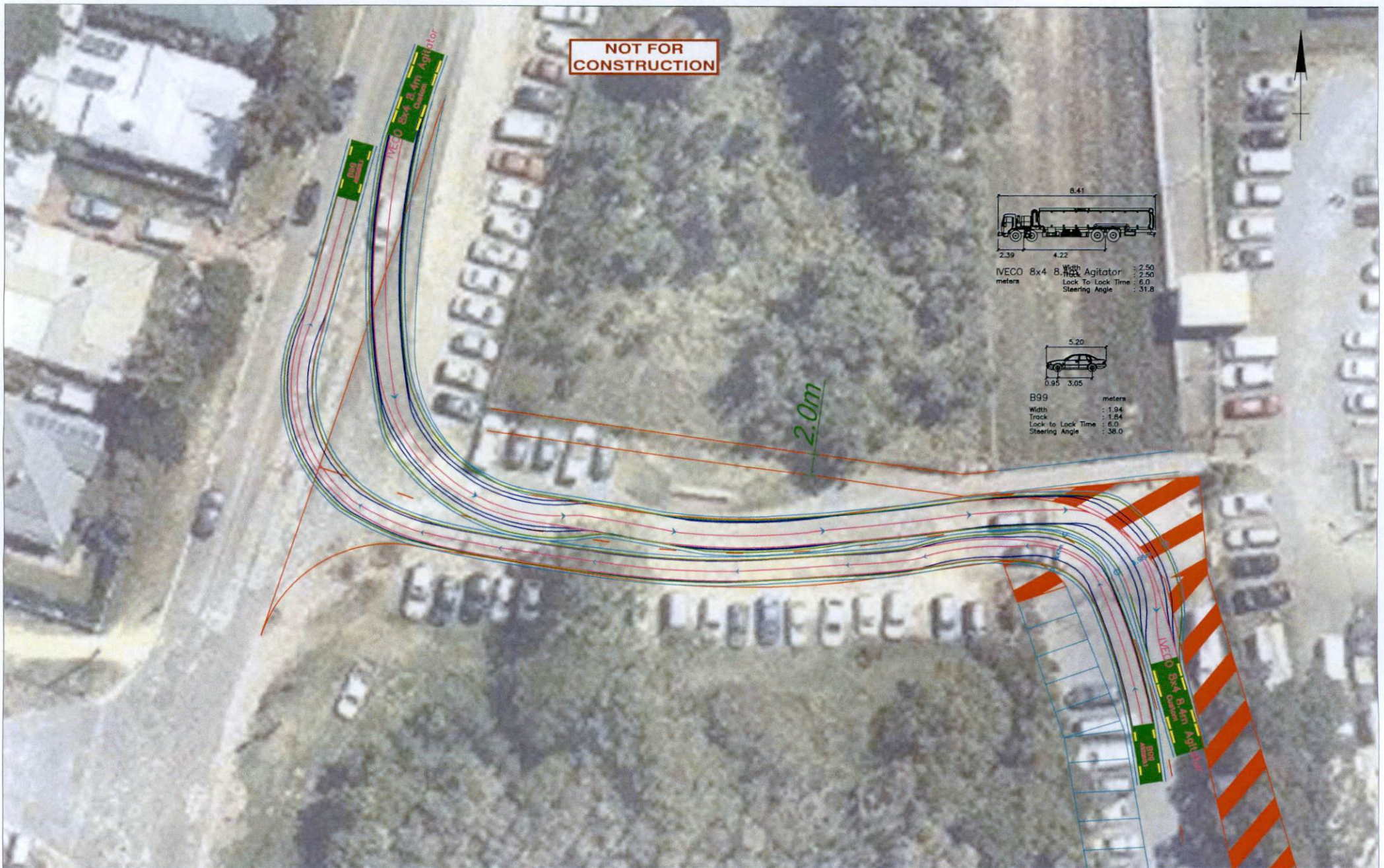
0 5 10 15 20m
Scale 1:1500 (A3)

Sheet
1

Version
A

APPENDIX B

SWEPT PATH ASSESSMENT



Date:
15/03/18

Drawing Name:

Swept Path Assessment - Concrete Truck Ingress

Project No:
P2907

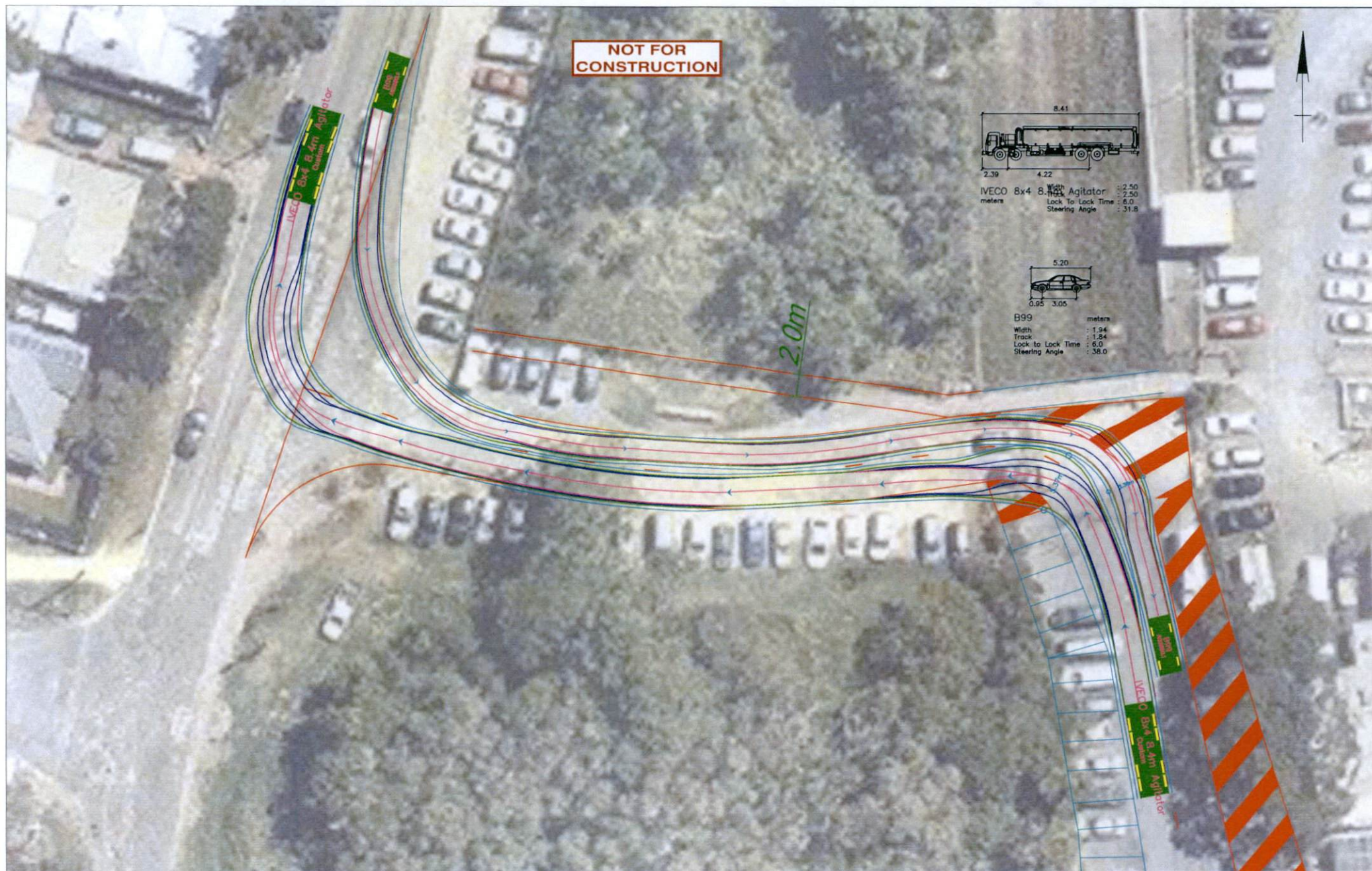
Project Name:

Mercato On Byron TMP

0 5 10 15 20m
Scale 1:300 (A3)

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Sheet	Version
1	A



Date:
15/03/18

Drawing Name:

Swept Path Assessment - Concrete Truck Ingress

Project No:
P2907

Project Name:

Mercato On Byron TMP

0 5 10 15 20m
Scale 1:300 (A3)

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Sheet	Version
2	A

4. Email Correspondence

Graham Dodge

From: Blunden, Gray <Gray.Blunden@byron.nsw.gov.au>
Sent: Monday, 12 March 2018 12:53 PM
To: Murray Emmerson; Graham Dodge
Subject: RE: Mercato - TMP changes
Attachments: Template-Form-Authorisation-for-Credit-Card-payment (3).pdf; MASTER-Activitys-Approval-Application-Form-January-2018 (1).pdf

Hi Murray, As discussed please find attached Approval activity form and a credit card authority. The fee of \$155 will be required.

Please send through a complete package of the revised/amended TMP and TCP's and any other documentation relevant

Regards,

Gray Blunden

Development Engineer

BYRON SHIRE COUNCIL | P: 02 6626 7050 | F: 02 6684 3018 | E: council@byron.nsw.gov.au



From: Murray Emmerson [mailto:murray.emmerson@hutchinsonbuilders.com.au]
Sent: Saturday, 10 March 2018 2:45 PM
To: Graham Dodge; Blunden, Gray
Subject: RE: Mercato - TMP changes

Gday Gray

Can you please advise approx. timing on approval to use butler street.

Are you able to give me a call Monday so we can clarify the butler street use.

Cheers

Murray Emmerson

HUTCHINSON BUILDERS | Established 1912

T 07 5506 1500 | F 07 5523 9533 | M 0434 604 061
E memmerson@hutchinsonbuilders.com.au
A 100 GRIFFITH STREET, COOLANGATTA QLD 4225
P PO BOX 335, COOLANGATTA QLD 4225
website | facebook | twitter | linkedin | instagram

From: Graham Dodge
Sent: Saturday, 10 March 2018 1:44 PM
To: Blunden, Gray <Gray.Blunden@byron.nsw.gov.au>
Cc: Murray Emmerson <murray.emmerson@hutchinsonbuilders.com.au>
Subject: RE: Mercato - TMP changes

Hi Gray,

In addition to below please find attached TCP for trucks entering from Butler Street.

Graham Dodge
Contracts Administrator

HUTCHINSON BUILDERS | Established 1912

T 07 5506 1500 | M 0434 736 967
E graham.dodge@hutchinsonbuilders.com.au
A 100 GRIFFITH STREET, COOLANGATTA QLD 4225
P PO BOX 355, COOLANGATTA QLD 4225

[website](#) | [facebook](#) | [twitter](#) | [linkedin](#) | [instagram](#)

From: Graham Dodge
Sent: Thursday, 8 March 2018 3:57 PM
To: 'Blunden, Gray' <Gray.Blunden@byron.nsw.gov.au>
Cc: Murray Emmerson <murray.emmerson@hutchinsonbuilders.com.au>
Subject: RE: Mercato - TMP changes

Hi Gray,

Some quick notes below in **RED**.

Also attached for your reference is the following;

- Letter from an engineer regarding the water tank on Butler street.
- Photo of water tank in question.
- Current route versus proposed route with notes.
- Close up of proposed route.
- Correspondence from our TMP consultant re timing of amended plans.

Any questions please call

Regards

Graham Dodge
Contracts Administrator

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From: Blunden, Gray [<mailto:Gray.Blunden@byron.nsw.gov.au>]
Sent: Monday, 5 March 2018 1:29 PM
To: Graham Dodge <graham.dodge@hutchinsonbuilders.com.au>
Subject: Mercato - TMP changes

Hi Graham, hope all is well....

My manager has asked me to touch base to get an understanding of the new traffic location /movements you are proposing for the concrete trucks only.

Have you managed to do up a TMP as yet for these works, to give us a debriefing prior to tomorrows meeting & submitting to L.T.C

We want to know things like,

1. proposed new route **Attached**
2. duration of works **Today until the last concrete pour being mid to late July 2018.**
3. trucks movement per hour/day **5 active concrete trucks from 7am until the pour is complete. Most likely 5 to 6 hours per pour day.**
4. that proposed route is for concrete trucks only **Yes concrete trucks only**
5. times of deliveries (outside peak hours and markets etc) **Happy to avoid Butler street on Thursday at which point we will bring trucks through Bangalow as necessary. Both the current and proposed route clash with peak times, however the new proposed route avoids schools and residential housing.**
6. TCP's Revised TMP has been requested and will be provided in due course. TCP due tomorrow and **amended TMP due the end of next week.**

Any help you can shine on us would be grateful.

Thanks

Gray

Regards,

Gray Blunden

Development Engineer

BYRON SHIRE COUNCIL | P: 02 6626 7050 | F: 02 6684 3018 | E: council@byron.nsw.gov.au



From: Graham Dodge [<mailto:graham.dodge@hutchinsonbuilders.com.au>]
Sent: Wednesday, 18 October 2017 12:45 PM
To: Blunden, Gray
Subject: FW: Mercato - TMP changes

Hi Gray,

I'm hoping you got this yesterday and are happy?

Regards

Graham Dodge

Contracts Administrator

Graham Dodge

Contracts Administrator

HUTCHINSON BUILDERS | Established 1912

T 07 5506 1500 | F 07 5523 9533 | M 0434 736 967

E graham.dodge@hutchinsonbuilders.com.au

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From: Blunden, Gray [<mailto:Gray.Blunden@byron.nsw.gov.au>]

Sent: Monday, 16 October 2017 10:45 AM

To: Graham Dodge <graham.dodge@hutchinsonbuilders.com.au>

Subject: RE: Mercato - TMP changes

Thanks Graham, the new No Entry sign is to be located at the northern exit of the northern carpark, where the bottle shop is. Please amend plans
Can you add a note that the line markings at the roundabout giveaway signs are to be in accordance with AS1742.2-2009
Otherwise everything else looks good
Ta

Regards,

Gray Blunden

Development Engineer

BYRON SHIRE COUNCIL | P: 02 6626 7050 | F: 02 6684 3018 | E: council@byron.nsw.gov.au

From: Graham Dodge [<mailto:graham.dodge@hutchinsonbuilders.com.au>]

Sent: Monday, 16 October 2017 9:00 AM

To: Blunden, Gray

Subject: FW: Mercato - TMP changes

Hi Gray,

Did you have any issues with the attached?

Regards

Graham Dodge

Contracts Administrator

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T 07 5506 1500 | F 07 5523 9533 | M 0434 736 967

E graham.dodge@hutchinsonbuilders.com.au

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From: Luke Johnston [<mailto:lukej@bitziosconsulting.com.au>]
Sent: Friday, 13 October 2017 5:12 PM
To: Graham Dodge <graham.dodge@hutchinsonbuilders.com.au>
Cc: Andrew Eke <Andrew@bitziosconsulting.com.au>; Murray Emmerson <murray.emmerson@hutchinsonbuilders.com.au>; Blunden, Gray <Gray.Blunden@byron.nsw.gov.au>; Sam Dogan <Sam.Dogan@hutchinsonbuilders.com.au>; Richard Ainsworth <richard.ainsworth@hutchinsonbuilders.com.au>
Subject: RE: Mercato - TMP changes

Hi Graham,

Please see attached for revised Stage 1 TCP. If you require any further changes let us know.

Regards,

LUKE JOHNSTON
TRAFFIC ENGINEER & TRANSPORT PLANNER



Gold Coast: Suite 26, 58 Riverwalk Avenue, Robina QLD 4226, P: (07) 5562-5377 F: (07) 5562-5733
Brisbane: Level 2, 428 Upper Edward Street, Spring Hill 4000, P: (07) 3831-4442 F: (07) 3831-4455
Sydney: Studio 203, 3 Gladstone Street, Newtown NSW 2042, P: (02) 9557 6202 F: (02) 9557 6219
Mail: PO Box 5102, Q Super Centre, Mermaid Waters QLD 4218
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Mobile: 0423 954 481



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From: Graham Dodge [<mailto:graham.dodge@hutchinsonbuilders.com.au>]
Sent: Wednesday, 11 October 2017 6:33 PM
To: Luke Johnston <lukej@bitziosconsulting.com.au>
Cc: Andrew Eke <Andrew@bitziosconsulting.com.au>; Murray Emmerson <murray.emmerson@hutchinsonbuilders.com.au>; Blunden, Gray <Gray.Blunden@byron.nsw.gov.au>; Sam Dogan <Sam.Dogan@hutchinsonbuilders.com.au>; Richard Ainsworth <richard.ainsworth@hutchinsonbuilders.com.au>
Subject: RE: Mercato - TMP changes

Thanks Luke,

Once received can you please "reply all" so it gets back to council just incase I'm not in front of my computer,

Cheers

Graham Dodge
Contracts Administrator

HUTCHINSON BUILDERS | Established 1912

T 07 5506 1500 | F 07 5523 9533 | M 0434 736 967
E graham.dodge@hutchinsonbuilders.com.au
A 100 GRIFFITH STREET, COOLANGATTA QLD 4225
P PO BOX 355, COOLANGATTA QLD 4225

From: Luke Johnston [<mailto:lukej@bitziosconsulting.com.au>]
Sent: Wednesday, 11 October 2017 5:36 PM
To: Graham Dodge <graham.dodge@hutchinsonbuilders.com.au>
Cc: Andrew Eke <Andrew@bitziosconsulting.com.au>; Murray Emmerson <murray.emmerson@hutchinsonbuilders.com.au>; Blunden, Gray <Gray.Blunden@byron.nsw.gov.au>; Sam Dogan <Sam.Dogan@hutchinsonbuilders.com.au>; Richard Ainsworth <richard.ainsworth@hutchinsonbuilders.com.au>
Subject: RE: Mercato - TMP changes

Hi Graham,

The amended plans are with our certifier so should have them over to you sometime tomorrow.

Regards,

LUKE JOHNSTON
TRAFFIC ENGINEER & TRANSPORT PLANNER



Gold Coast: Suite 26, 58 Riverwalk Avenue, Robina QLD 4226, P: (07) 5562-5377 F: (07) 5562-5733
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From: Graham Dodge [<mailto:graham.dodge@hutchinsonbuilders.com.au>]
Sent: Wednesday, 11 October 2017 4:04 PM
To: Luke Johnston <lukej@bitziosconsulting.com.au>
Cc: Andrew Eke <Andrew@bitziosconsulting.com.au>; Murray Emmerson <murray.emmerson@hutchinsonbuilders.com.au>; Blunden, Gray <Gray.Blunden@byron.nsw.gov.au>; Sam Dogan <Sam.Dogan@hutchinsonbuilders.com.au>; Richard Ainsworth <richard.ainsworth@hutchinsonbuilders.com.au>
Subject: RE: Mercato - TMP changes

Hi Luke,

How is this travelling?

Regards

Graham Dodge
Contracts Administrator

HUTCHINSON BUILDERS | Established 1912

T 07 5506 1500 | F 07 5523 9533 | M 0434 736 967
E graham.dodge@hutchinsonbuilders.com.au

From: Luke Johnston [<mailto:lukej@bitziosconsulting.com.au>]
Sent: Wednesday, 11 October 2017 10:37 AM
To: Graham Dodge <graham.dodge@hutchinsonbuilders.com.au>
Cc: Andrew Eke <Andrew@bitziosconsulting.com.au>; Murray Emmerson <murray.emmerson@hutchinsonbuilders.com.au>; Blunden, Gray <Gray.Blunden@byron.nsw.gov.au>; Sam Dogan <Sam.Dogan@hutchinsonbuilders.com.au>; Richard Ainsworth <richard.ainsworth@hutchinsonbuilders.com.au>
Subject: RE: Mercato - TMP changes

No worries Graham,

All look like minor changes. We'll amend the TCPs today and send it off to our certifier.

Regards,

LUKE JOHNSTON
TRAFFIC ENGINEER & TRANSPORT PLANNER



Gold Coast: Suite 26, 58 Riverwalk Avenue, Robina QLD 4226, P: (07) 5562-5377 F: (07) 5562-5733
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From: Graham Dodge [<mailto:graham.dodge@hutchinsonbuilders.com.au>]
Sent: Tuesday, 10 October 2017 2:56 PM
To: Luke Johnston <lukej@bitziosconsulting.com.au>
Cc: Andrew Eke <Andrew@bitziosconsulting.com.au>; Murray Emmerson <murray.emmerson@hutchinsonbuilders.com.au>; Blunden, Gray <Gray.Blunden@byron.nsw.gov.au>; Sam Dogan <Sam.Dogan@hutchinsonbuilders.com.au>; Richard Ainsworth <richard.ainsworth@hutchinsonbuilders.com.au>
Subject: Mercato - TMP changes

Hi Luke,

I just received the attached and talked through it with Gray from BSC, we need to make some changes asap please, changes as follows;

- Remove wording "not for construction"
- Push signs back 50m not 40m
- Add W3-2 signs to each of the 3 approaches
- Add "no entry" signs to the front of the bottle shop, most northern entry to the Jonson street carpark
- HB to improve line marking

- Note that we are going to make some slight changes to the length of the water filled barriers to improve line of sight.

Any dramas please call,

Thanks

Graham Dodge

Contracts Administrator

HUTCHINSON BUILDERS | Established 1912

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From: Blunden, Gray [<mailto:Gray.Blunden@byron.nsw.gov.au>]

Sent: Tuesday, 10 October 2017 3:19 PM

To: Graham Dodge <graham.dodge@hutchinsonbuilders.com.au>

Subject: FW: Attached Image

Hi Graham, RMS has got back to me today, and confirm it's a traffic management issue.

Find my mark-ups in red and black, please amend and email to me, so I can complete this amendment.

Call to discuss if required also

Ta

Gray

Regards,

Gray Blunden

Development Engineer

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5. Engineers Statement regarding the water tank



8 March 2018

Hutchinson Builders
100 Griffith Street
Coolangatta QLD 4225

Email: murray.emmerson@hutchinsonbuilders.com.au

Dear Murray

MERCATO ON BYRON SHOPPING CENTRE – BUTLER ST WATER TOWER

We understand that Hutchinson Builders propose to utilise Butler Street for site construction traffic access. At the request of Hutchinson Builders an inspection was carried out at the Butler Street Water Tower to assess the general structural condition.

A visual inspection of the structure was undertaken and noted that the structure comprised a circular clay masonry tower structure with a steel tank on top. The masonry was in generally good condition for a structure of this age and construction, exhibiting some minor stepped cracking to the masonry in locations and with the steelwork above showing corrosion.

Butler Street is a low speed suburban access road that would require construction vehicles to be travelling at a relatively low speed, less than 50kph, and the tank is located some 25m away from the sealed road carriageway. This clearance is a similar to that on the Eastern side to the now-decommissioned train line.

We do not anticipate that the activities of vehicles travelling along Butler Street, when considering the above, would directly result in structural damage to the existing structure.

We trust this provides clarity on this. Should you have any queries or wish to discuss anything, please do not hesitate to contact the undersigned on 07 5575 774.

Yours faithfully

Mark D'Arcy
Senior Structural Engineer
Odyssey Consulting Group

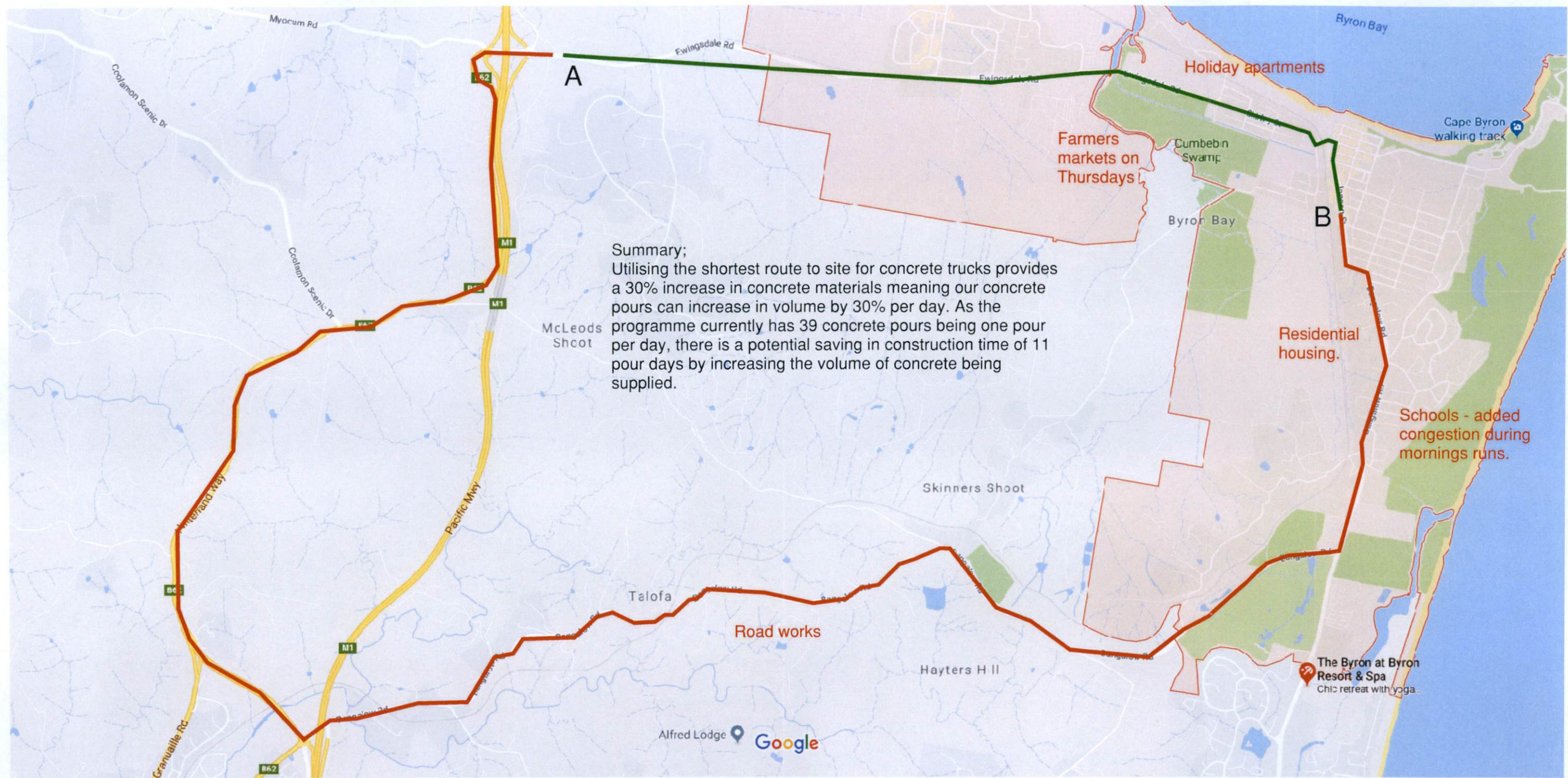
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6. Original Route v Proposed Route Plans



Map data ©2018 Google 2000 ft

A = Holcim
B = Site

Red line from A to B is
20.00km's one way = 35m³
per hour with 10 trucks on
the road

Green line A to B is
8km's one way =
50m³ per hour with
5 trucks on the road

Environmental Effects:
Red line to is a 60% longer route
meaning more fuel usage and higher
emission.

Side effects:
More pour days means additional
site labour increasing general
traffic.

Farmers Markets:
Our previous working history
in the region means pouring
on Thursday's is not
achievable and should be
avoided.

Byron Bay



Map data ©2018 Google 500 ft