

SHEET INDEX

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FLOOR SPACE RATIO:

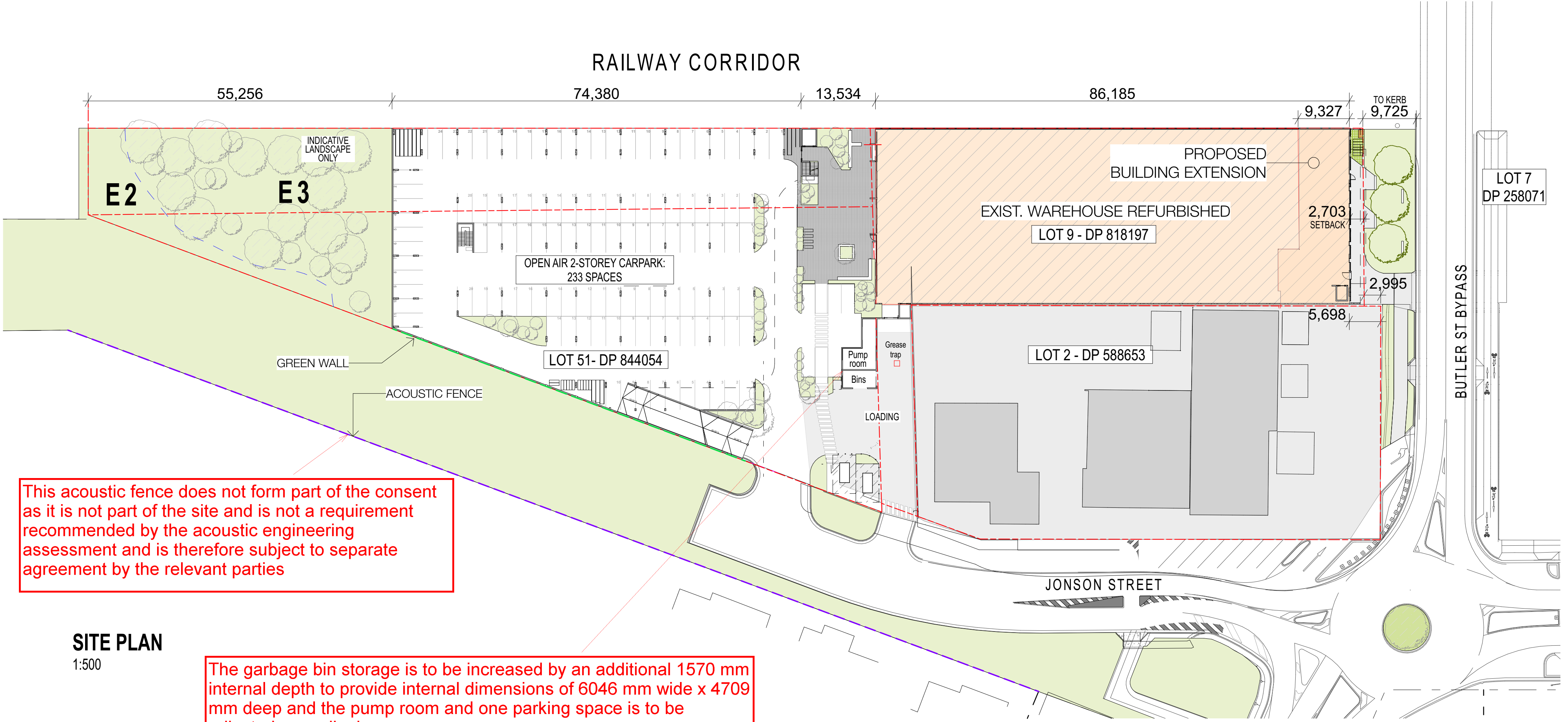
GFA GROUND FLOOR = 2,693m²
GFA FIRST FLOOR = 1,580m²
TOTAL GFA = 4,273m²

LAND SIZE= 9,241m²
FSR= 46%



CONTACTS

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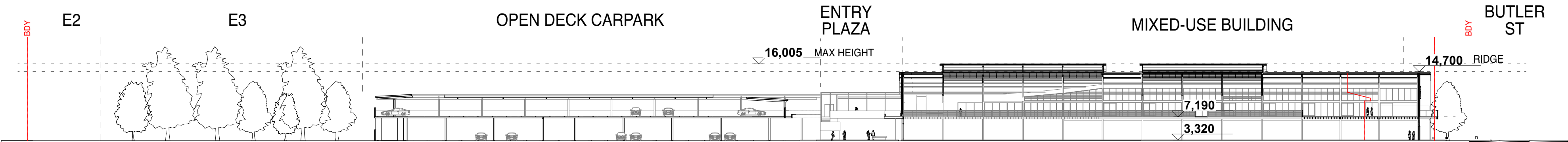


This acoustic fence does not form part of the consent as it is not part of the site and is not a requirement recommended by the acoustic engineering assessment and is therefore subject to separate agreement by the relevant parties

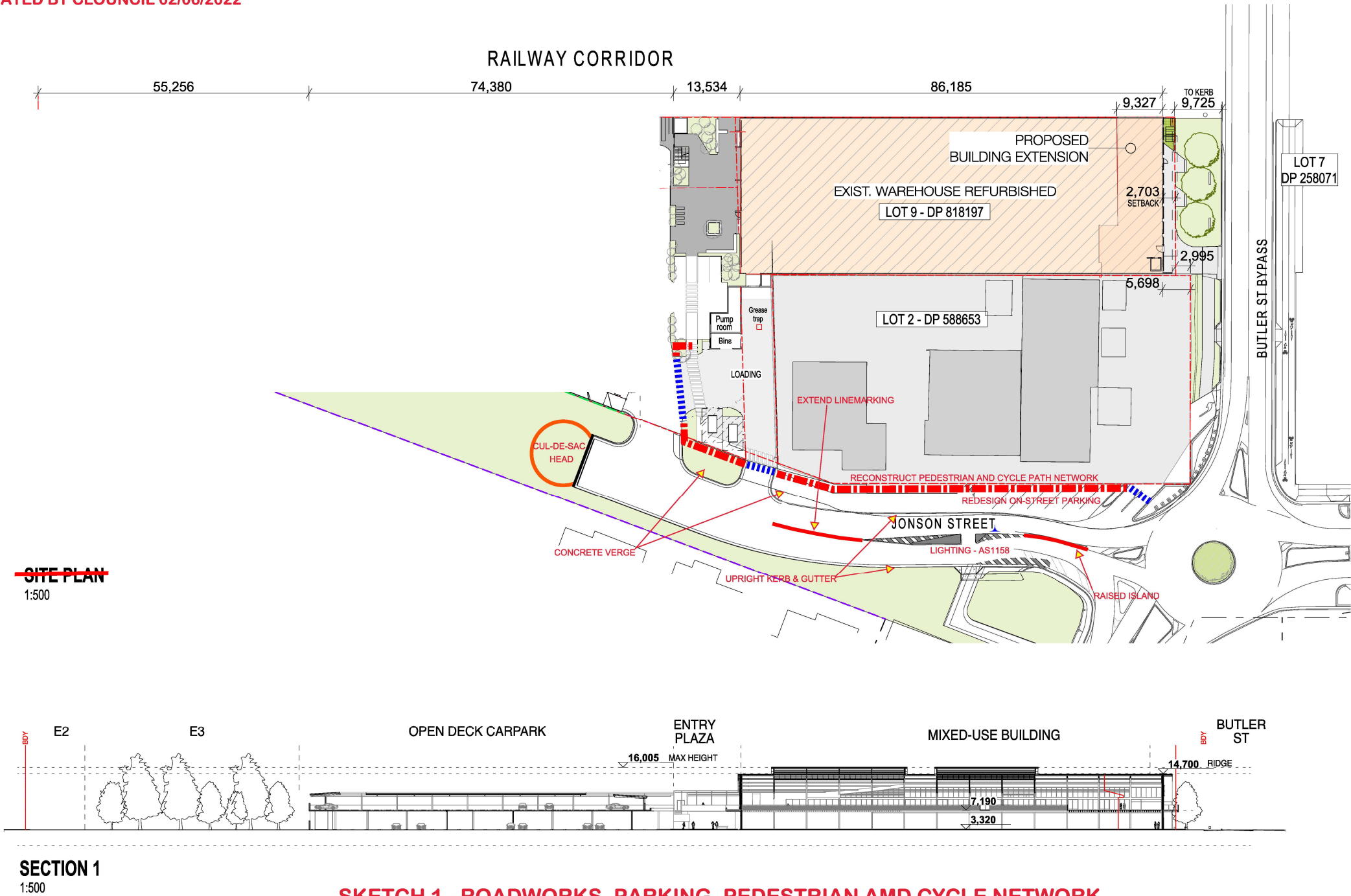
The garbage bin storage is to be increased by an additional 1570 mm internal depth to provide internal dimensions of 6046 mm wide x 4709 mm deep and the pump room and one parking space is to be adjusted accordingly.

Refer to Council Mark Ups on Drawing No. Sketch 1 for Roadworks, Pedestrian, Cycle etc.

SITE PLAN
1:500

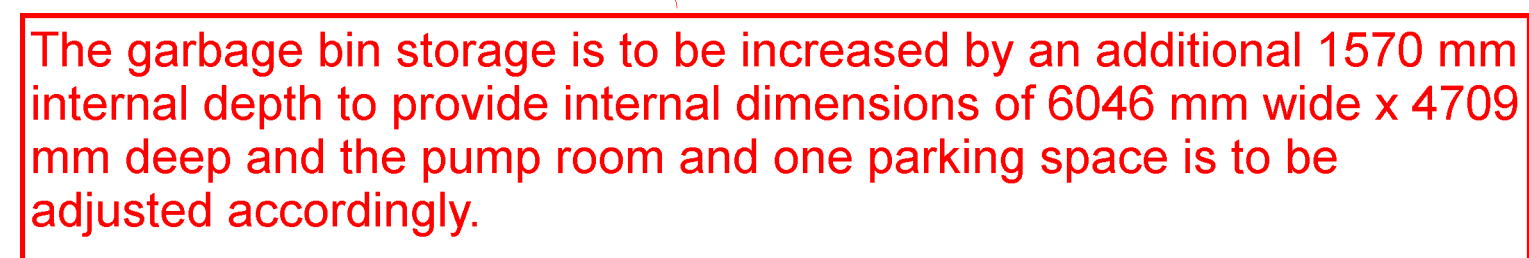


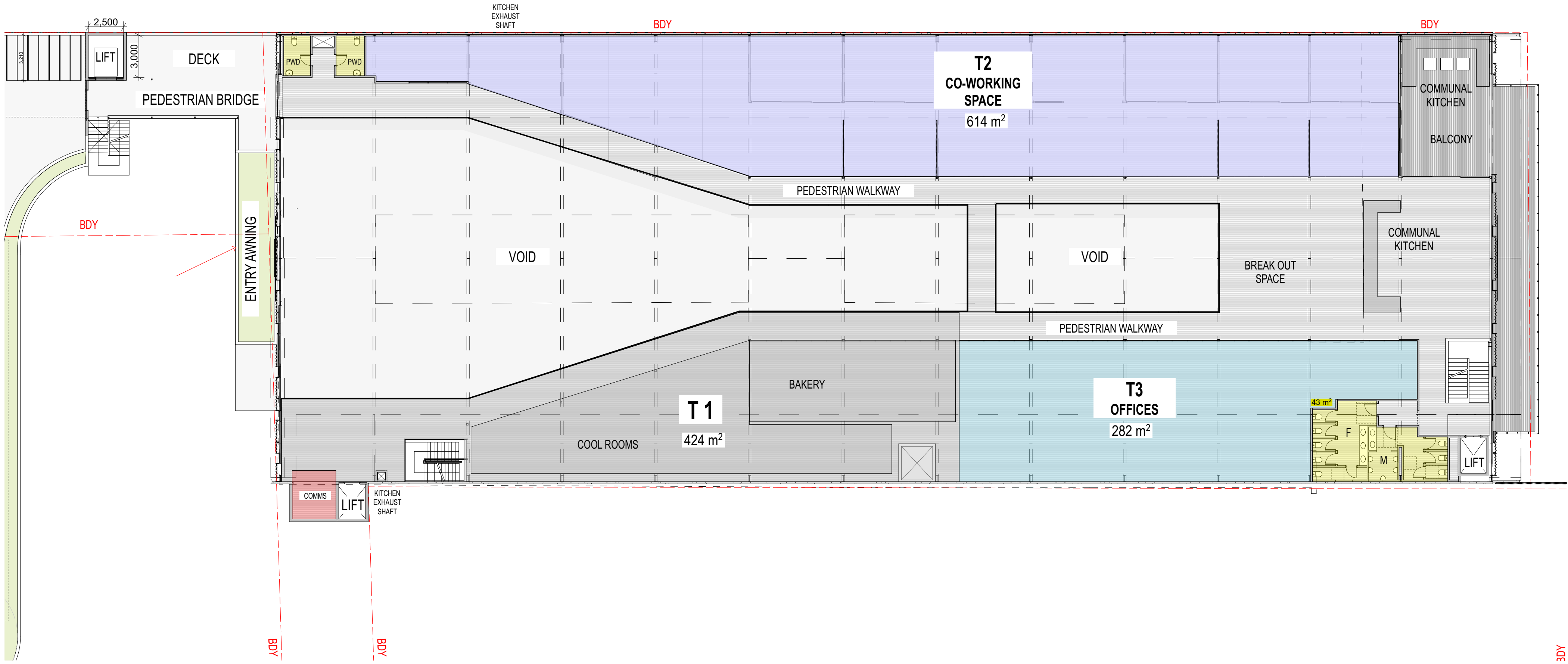
SECTION 1
1:500

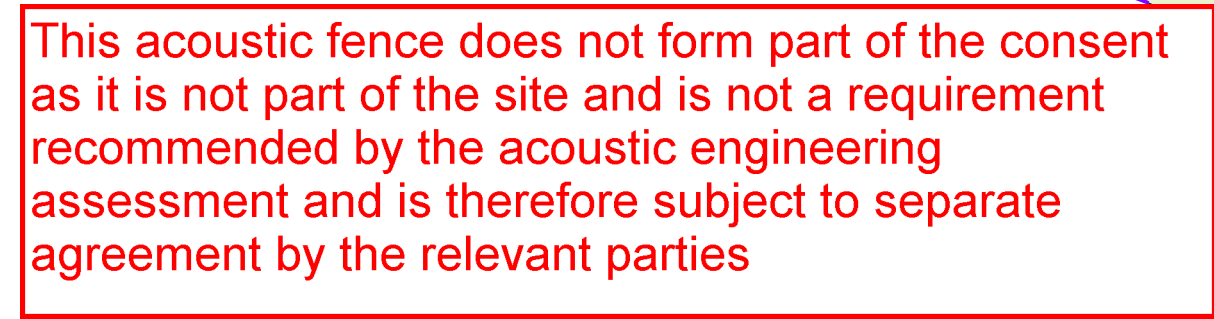


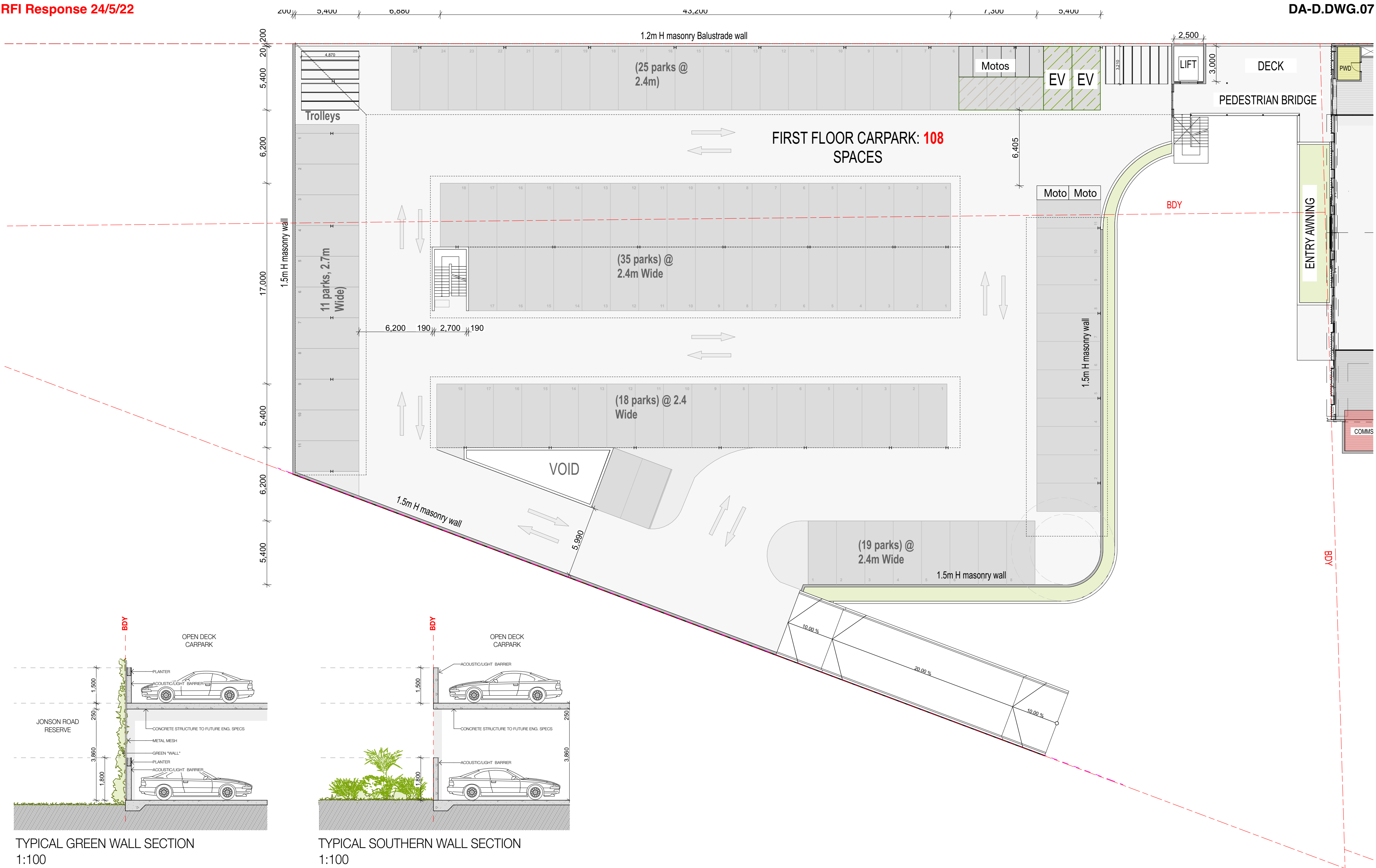
SKETCH 1 - ROADWORKS, PARKING, PEDESTRIAN AND CYCLE NETWORK

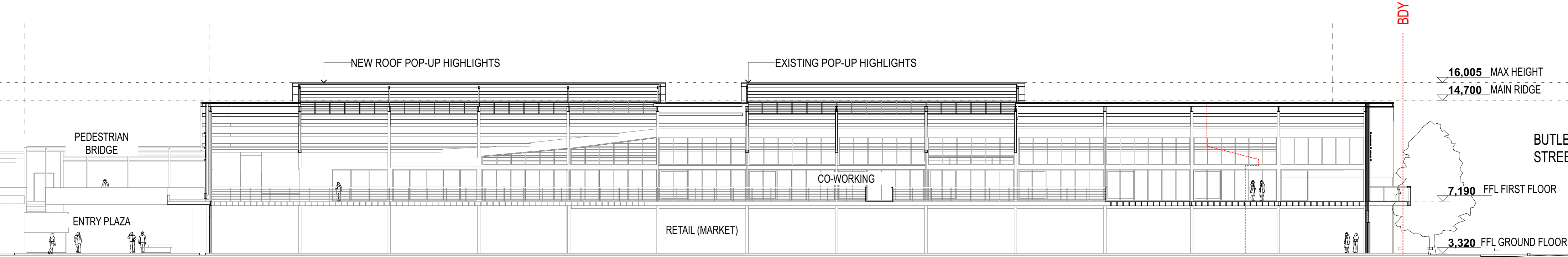
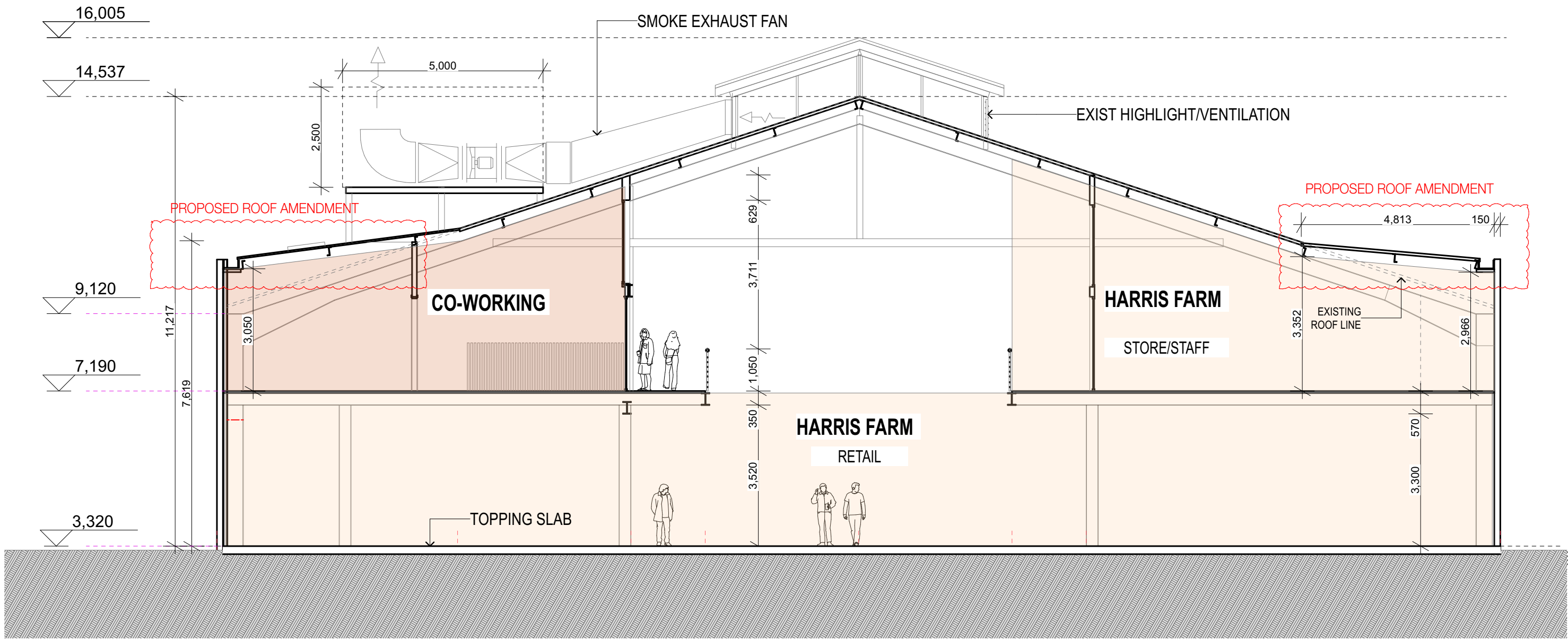


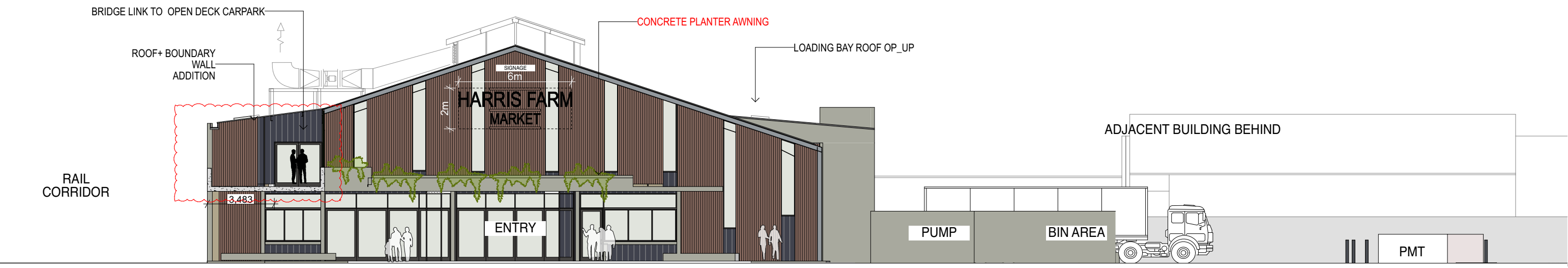
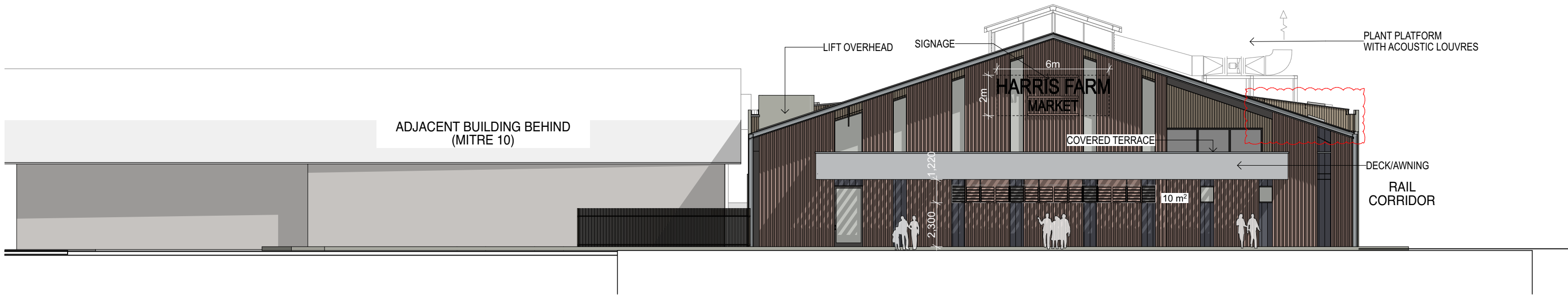


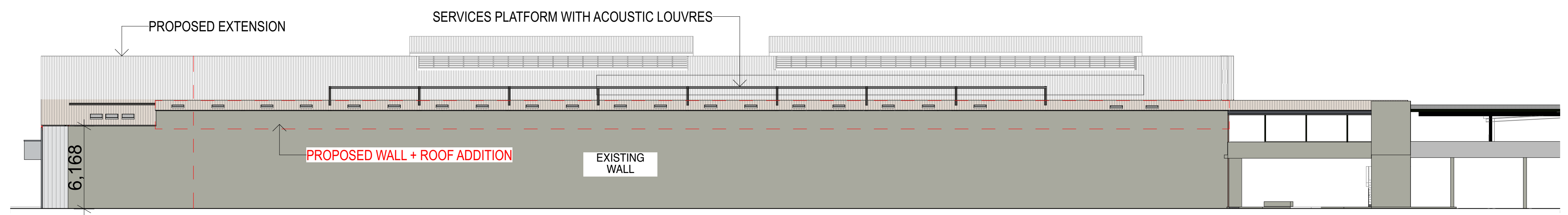
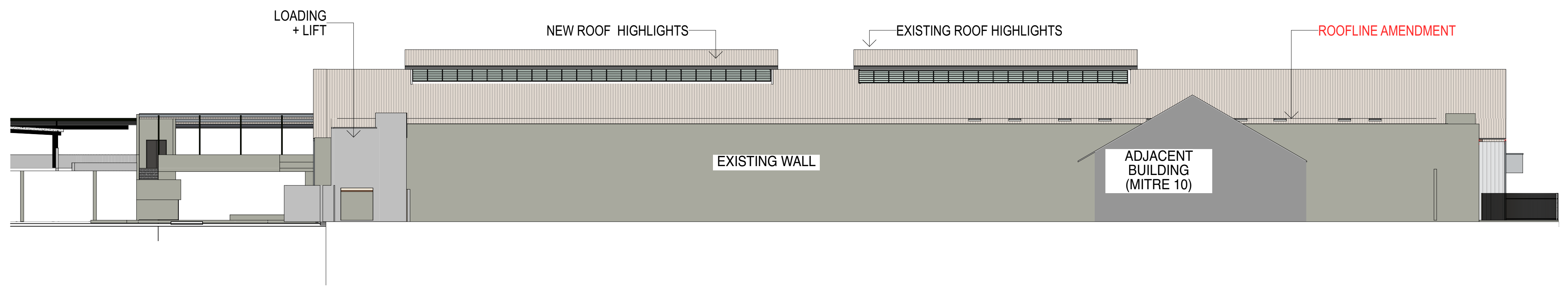


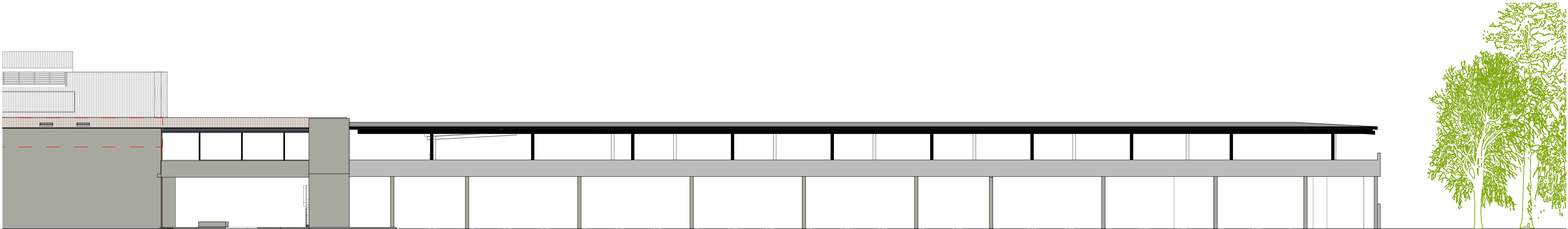
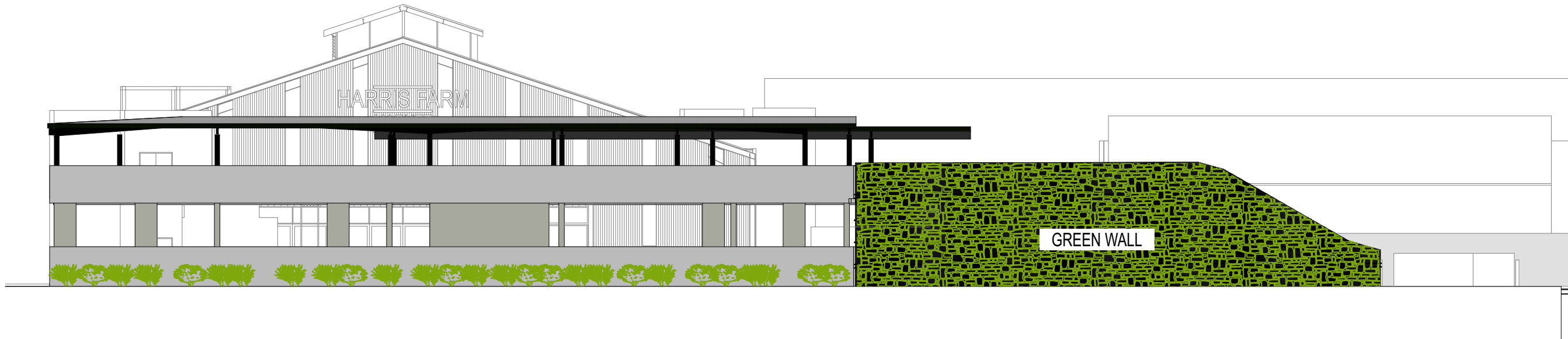




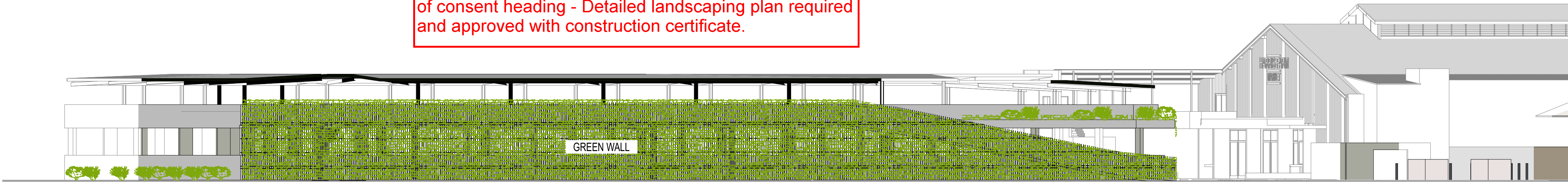


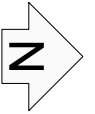






Green Wall to be amended in accordance with condition of consent heading - Detailed landscaping plan required and approved with construction certificate.





NOTES

- SERVICE LOCATIONS HAVE BEEN APPROXIMATED USING RECORDS PROVIDED BY ASSET OWNERS (DBYD) UNO. SERVICE LOCATIONS ARE TO BE CONFIRMED PRIOR TO DETAILED DESIGN.
- THE CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR CONFIRMATION OF THE LOCATION OF UNDERGROUND SERVICES PRIOR TO CARRYING OUT THE WORKS.
- PROPOSED INTERNAL SERVICES ARE INDICATIVE ONLY AND SHALL BE SUBJECT TO DETAILED DESIGN.

LOT 1 DP1267388

LEGEND

SITE BOUNDARY	---
EXISTING SEWER	S
EXISTING STORMWATER PIPE	SW
EXISTING SWALE DRAIN	D
EXISTING UNDERGROUND COMMS	T
EXISTING OVERHEAD POWER	E
EXISTING WATER SERVICE	W
PROPOSED STORMWATER PIPE	SW
PROPOSED SEWER CONNECTION	S
PROPOSED STORMWATER INLET PIT	[Symbol]
PROPOSED HEAD WALL	[Symbol]
ROOF AREA	[Symbol]
PROPOSED AC PAVEMENT	[Symbol]
NEW CONCRETE FOOTPATH/ PAVEMENT	[Symbol]
PROPOSED STORMFILTER DETENTION/TREATMENT SYSTEM ARRANGEMENT	[Symbol]

WARNING

BEWARE OF UNDERGROUND SERVICES

THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE DETERMINED BY THE CONTRACTOR ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN ON THIS PLAN.

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
A	ISSUED FOR APPROVAL	15/04/21	CW	CW	NVO	NVO
B	ISSUED FOR COUNCIL COMMENT					

SCALE: 0 2.5 5 10 15
Full Size 1:250 ; Half Size 1:500
Scale (m)

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APPROVED BY:

DATE: THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED

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EMAIL: administration@planitconsulting.com.au

CLIENT:
156 JONSON STREET PTY LTD

LOCAL GOVERNMENT AUTHORITY:
BYRON SHIRE COUNCIL

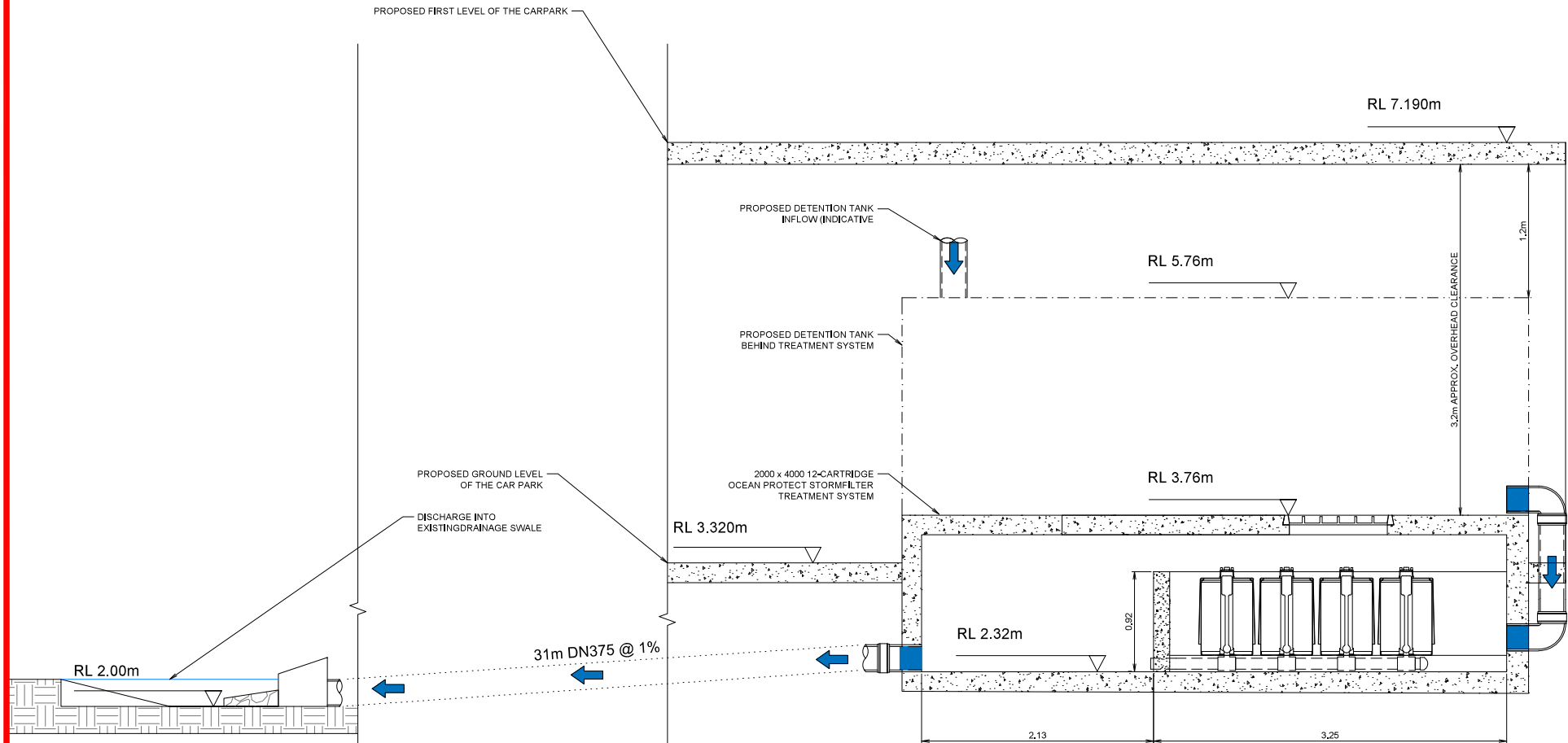
PROJECT:
156 JONSON STREET, BYRON BAY
DRAWING TITLE:
CIVIL LAYOUT PLAN

ORIGINAL SIZE: PLANIT JOB No.:
A1 J6799
DRAWING No.:
0001
REV:
B

100mm AT ORIGINAL SIZE

EASTERN BOUNDARY

WESTERN BOUNDARY



SECTION A
DETENTION/TREATMENT SYSTEM SCHEMATIC AND CROSS SECTIONAL PLAN
SCALE 1:20

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
A	ISSUED FOR APPROVAL	15.04.21	CW	CW	NVO	NVO
B	ISSUED FOR COUNCIL COMMENTS	24.02.22	CW	CW	NVO	NVO

SCALES:
0 0.2 0.4 0.8 1.2
Full Size 1:20 : Half Size 1:40
Scale (m)

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CLIENT:
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BYRON SHIRE COUNCIL

PROJECT:
156 JONSON STREET, BYRON BAY
DRAWING TITLE:
STORMWATER TREATMENT SYSTEM SECTION
ORIGINAL SIZE: A1
PLANIT JOB No.: J6799
DRAWING No.: 0003
REV: B

NOTES

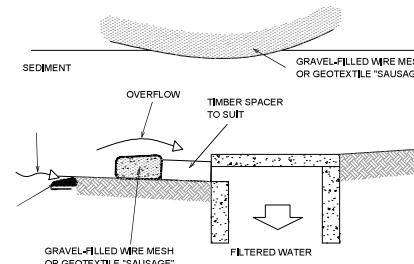
- SERVICE LOCATIONS HAVE BEEN OBTAINED FROM THE SURVEY PLAN AND ARE TO BE CONFIRMED PRIOR TO DETAILED DESIGN.
- THE INTERNAL STORMWATER NETWORK DEPICTED ON THE PLANS IS THE ASSUMED ALIGNMENT ONLY.
- THE CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR CONFIRMATION OF THE LOCATION OF UNDERGROUND SERVICES PRIOR TO CARRYING OUT THE WORKS.
- THIS PLAN IS CONCEPTUAL ONLY AND IS SUBJECT TO DETAILED DESIGN.
- LOCATIONS OF SEDIMENT AND EROSION CONTROL DEVICES ARE INDICATIVE ONLY AND ARE TO BE CONFIRMED IN THE CONTRACTOR'S CAMP PRIOR TO CONSTRUCTION.
- SEDIMENT AND EROSION CONTROL MEASURES TO BE IN ACCORDANCE WITH PLANT'S STORMWATER MANAGEMENT PLAN; LANDCOM'S 'BLUE BOOK'; AND COUNCIL'S SPECIFICATIONS
- SEDIMENT AND EROSION CONTROL DETAILS SHOWN ON THE PLAN ARE NOT TO SCALE.

LEGEND

SITE BOUNDARY	---
ROOF AREA	[Pattern]
PROPOSED AC PAVEMENT	[Pattern]
NEW CONCRETE FOOTPATH/PAVEMENT	[Pattern]
EXISTING STORMWATER PIPE	SW
PROPOSED STORMWATER PIPE	SW
EXISTING SEWER	S
PROPOSED SEWER CONNECTION	S
EXISTING SWALE	D
EXISTING WATER SERVICE	W
PROPOSED STORMWATER INLET PIT	[Symbol]
PROPOSED HEAD WALL	[Symbol]
STORMWATER FLOW DIRECTION	[Arrow]
PROPOSED STORMFILTER DETENTION/TREATMENT SYSTEM ARRANGEMENT	[Symbol]
PROPOSED VEHICLE SHAKE DOWN AREA	[Symbol]
PROPOSED FILTER BAG	[Symbol]
PROPOSED SEDIMENT FENCE	[Symbol]
PROPOSED CONCRETE AREA	[Symbol]

PROTECT EXISTING AND PROPOSED INLET PITS AND DRAINS USING FILTER BAGS (REFER TO SEDIMENT AND EROSION NOTES FOR FURTHER DETAILS)

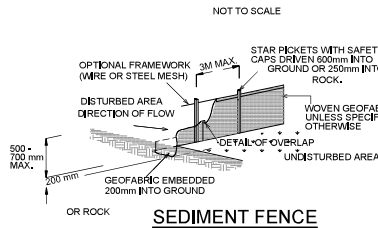
PROVIDE SHAKE DOWN BAYS AT THE SITE ENTRY/EXIT POINTS. INDICATIVE LOCATION ONLY (TO BE CONFIRMED BY CONTRACTOR).



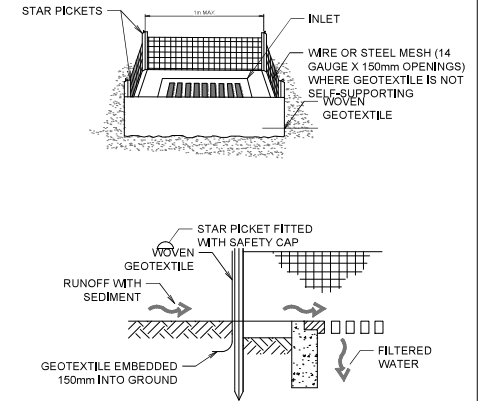
CONSTRUCTION NOTES:

- FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT
- FILL THE SLEEVE WITH 25mm TO 50mm GRAVEL
- FROM AN ELIPTICAL CROSS-SECTION ABOUT 150mm HIGH x 400mm WIDE
- 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
- MAINTAIN THE OPENING WITH SPACER BLOCKS
- FORM A SEAL WITH THE KERBING AND PREVENT SEDIMENT BYPASSING THE FILTER
- FIT TO ALL KERB INLETS AND FIELD INLET PITS AT SAG POINTS.

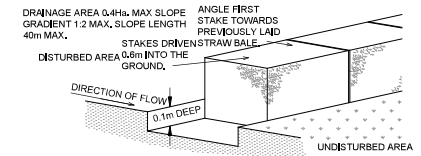
FILTER BAG TO SAG SIDE ENTRY PIT



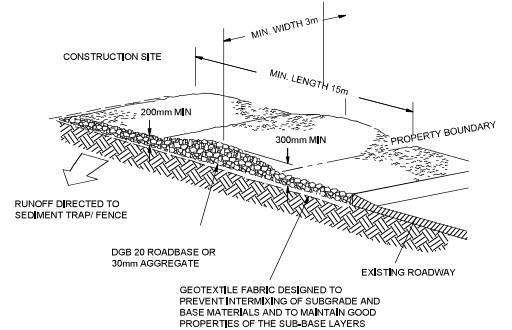
SEDIMENT FENCE



FILTER BAG TO ENTRY PIT ON GRADE



STRAW BALE SEDIMENT FILTER



CONSTRUCTION NOTES

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

STABILISED SITE ACCESS

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
A	ISSUED FOR APPROVAL	15/04/21	CW	CW	NVO	NVO

SCALE: 0 5 10 20 30
Full Size 1:500 ; Half Size 1:1000
Scale (m)

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LOCAL GOVERNMENT AUTHORITY:
BYRON SHIRE COUNCIL

PROJECT:
156 JONSON STREET, BYRON BAY
DRAWING TITLE:
SEDIMENT AND EROSION CONTROL PLAN

ORIGINAL SIZE: PLANIT JOB No.:
A1 J6799
DRAWING No.:
0005
REV:
A



PROPOSED CARPARK - AERIAL VIEW

INDICATIVE ONLY



PROPOSED CARPARK - ENTRY FROM JONSON ST

INDICATIVE ONLY



SOUTHERN FACADE

INDICATIVE ONLY



NORTHERN FACADE - BUTLER STREET

INDICATIVE ONLY