

NOTICE OF MEETING



LOCAL TRAFFIC COMMITTEE MEETING

A Local Traffic Committee Meeting of Byron Shire Council will be held as follows:

Information	This meeting is to be conducted electronically, where advice of members is sought via email, as per point 5.3.1 of the Guide to the Delegation to Councils for the Regulation of Traffic (including the operation of Traffic Committees).
Committee Members	Peter Stevens – Roads and Maritime Services Linda Makejev – Roads and Maritime Services Snr Constable David Brigg – Police Cr Basil Cameron Tamara Smith MP

A handwritten signature in black ink, appearing to read 'Phil Holloway', is located at the bottom left of the page.

Phil Holloway
Director Infrastructure Services

BYRON SHIRE COUNCIL
LOCAL TRAFFIC COMMITTEE MEETING

BUSINESS OF MEETING

1. APOLOGIES

2. DECLARATIONS OF INTEREST – PECUNIARY AND NON-PECUNIARY

3. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

3.1 Local Traffic Committee Meeting held on 15 May 2018

4. MATTERS ARISING

5. OUTSTANDING ISSUES/RESOLUTIONS

6. REGULATORY MATTERS

6.1 Byron Street Connection and Jonson Street Works, Byron Bay3

7. DEVELOPMENT APPLICATIONS

7.1 DA - Festival of the Stone 2018 - Road Closure - Saturday 9 June 20185

7.2 Mercato - Byron Bay Woolworth Site re-development request for variation to traffic
management arrangements60

REGULATORY MATTERS

Report No. 6.1 **Byron Street Connection and Jonson Street Works, Byron Bay**
File No: I2018/900

This report seeks LTC concurrence and endorsement for the proposed regulatory signs and line marking for the Byron Street Connection and Jonson Street Works, Byron Bay.

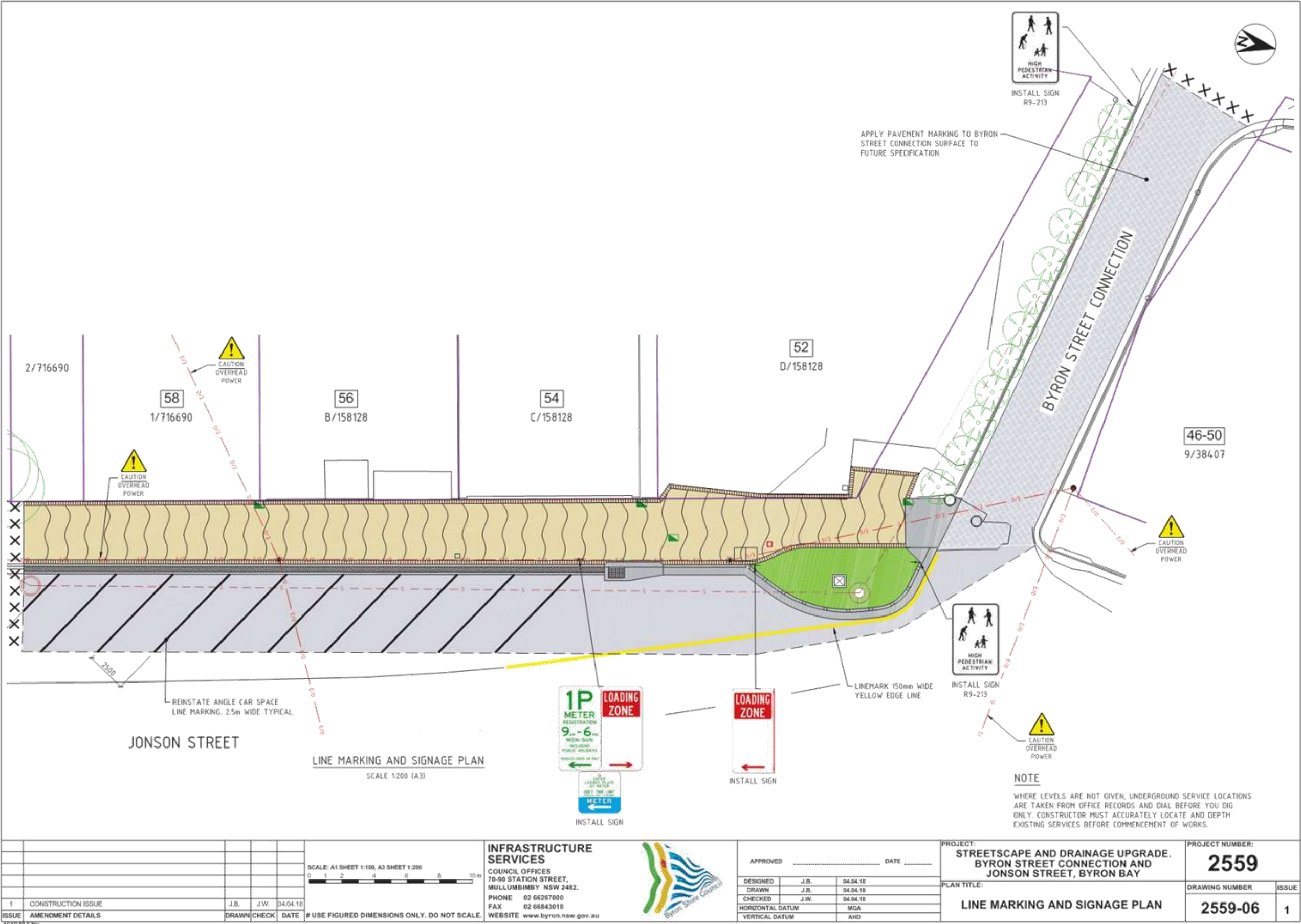
A detailed pavement marking and signage plan has been attached for the project in A3 format.

RECOMMENDATION:

That the Local Traffic Committee endorse the attached Pavement Marking and Signage Plan for the Byron Street Connection and Jonson Street Works, Byron Bay (E2018/33735).

Attachments:

- 1 24.2017.36.1 - Jonson Street Streetscape & Drainage Linemarking and Signage Plan, E2018/33735 ,
page 4 [↓](#)



DEVELOPMENT APPLICATIONS

Report No. 7.1 **DA - Festival of the Stone 2018 - Road Closure - Saturday 9 June 2018**
File No: I2018/899

SUMMARY

Council has received a Development Application from Joe Davidson Town Planning for a Temporary Festival: Festival of the Stone 2018, to be held on Saturday 9 June 2018.

The development application includes a Traffic Management Plan comprising of a Traffic Impact Assessment and Traffic Control Plan and from Greg Alderson & Associates.

OFFICER RECOMMENDATION

That Council approve the traffic control and traffic management plans for the Festival of the Stone 2018 to be held on Saturday 9 June 2018 in accordance with the Local Traffic Committee recommendations.

LINKAGE TO OUR COMMUNITY STRATEGIC PLAN

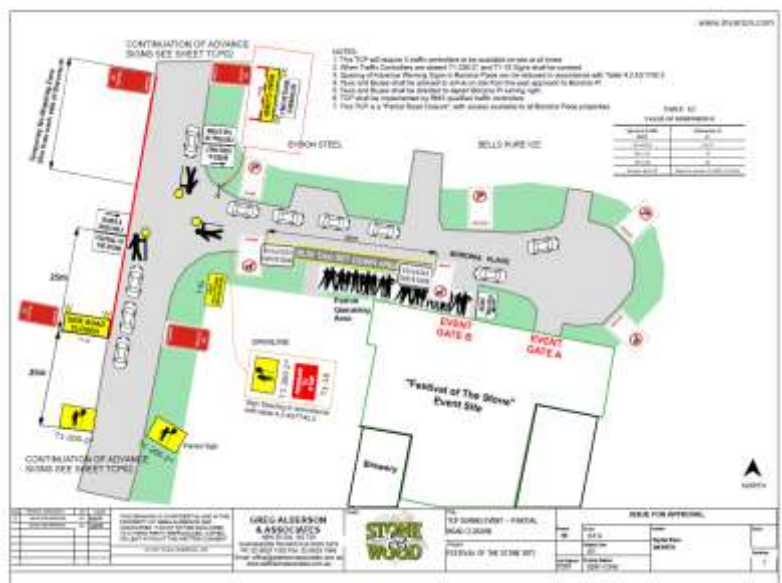
Theme	Economy	A sustainable and diverse economy which provides innovative employment and investment opportunities in harmony with our ecological and social aims.
Objective	EC1	A diverse economic base and support for local businesses.
Strategy	EC1.4	Support sporting and cultural events in Byron Shire.
Measures	EC1.B	Increase the sustainability of events in which Council is involved.

BACKGROUND

This is the 2nd year of the event, last year the festival was held on a Sunday.
 Up to 1,000 patrons are expected at the Brewery event.

KEY ISSUES

1. Safety of Pedestrians walking across Boronia Place.
2. Safety of motorists queuing to enter or leave the event precinct.



COUNCIL IMPLICATIONS**▪ Budget/Financial**

The event organisers have been invoiced \$476.00 for the relevant Approval of Road Events pursuant to s144 of the Roads Act fee as per the Fees & Charges 2016/17.

▪ Asset Management

Not applicable.

▪ Policy or Regulation

Speed Limit (as required) ROAD WORK (R4-212) - Delegated to council for authorisation in conjunction with NSW Road Rules 21 and AS 1742.4 (Speed Controls) Clause 3.1.2, AS 1742.3 (Roadworks).

▪ Consultation

A condition of the endorsement of this event is that appropriate consultation is undertaken, including:

1. Advertising the impact of the event in the local newspaper and on the Council website.
2. Informing community and business that are directly impacted.
3. Liaising with bus and taxi operators.
4. Consulting with emergency services.

▪ Legal and Risk Management

No RMS controlled assets are affected by the traffic control.

RECOMMENDATION:

1. That Council approve the Traffic Control and Traffic Management Plans for the Festival of the Stone 2018, to be held Saturday 9 June 2018.
2. That the approval provided in Part 1 is subject to:-
 - a.separate approvals by NSW Police and RMS being obtained.
 - b.implementation of the approved Traffic Management Plan and Traffic Control Plan, including the use of signed detours, as designed and implemented by those with appropriate accreditation.
 - c.that the impact of the event be advertised via a notice in the local weekly paper
 - d.the event be notified on Council's webpage.
 - e.the event organiser:
 - i. undertake consultation with community and affected businesses including adequate response/action to any raised concerns.
 - ii. undertake consultation with emergency services and any identified issues addressed.
 - iii. holding \$20m public liability insurance cover which is valid for the event.
 - iv. paying Council's Road Event Application Fee prior to the event.

Attachments:

- 1 Joe Davidson Town Planning - 51.2018.1030.1 & 70.2018.1021.1 - PR111310, PR111300, PR85560 - Application & Supporting Documentation, S2018/4960 , page 8 [↓](#)

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BYRON SHIRE COUNCIL

DEVELOPMENT APPLICATIONS

7.1 - ATTACHMENT 1



BYRON SHIRE COUNCIL

PO Box 219
Mullumbimby NSW 2482
DX 20007 MULLUMBIMBY
P: (02) 6626 7000
E: council@byron.nsw.gov.au
W: www.council.nsw.gov.au

Office Use Only

Application No: 60-2018-1058-1

Application No: 51-2018-1030-1

Application No: 70-2018-1021-1

Parcel No(s): 111310/111300/85560

Date Received: 27/03/2018

E2017/563 Updated January 2017

RECEIPT: 1829635

Activity(s) Approval Application Form

Section 68 of the Local Government Act 1993 and Roads Act 1993

Description of Land you propose to Develop			
Unit No.	House No. 4 & 6	Street Name Boronia	Street Type e.g. St, Rd Place
Suburb or Town Byron Bay			Postcode 2481
Lot No. 62 & 63	DP or SP No. 261292	Sec No.	Owner/s Name Stone & Wood
Owner/s Email sally@stoneandwood.com.au			
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		Joe Davidson Town Planning	
Contact Name (in the case of a Company)		Joe Davidson	
Postal address		PO Box 238, Brunswick Heads NSW 2483	
Email	joe@jdtownplanning.com.au	Fax	
Mobile	0402 405 555	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 checked="" type="checkbox"/> Road works / driveway (s138 RA)	<input type="checkbox"/> Footpath dining / Place goods on footpath (S125/126 RA)		
<input 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 checked="" type="checkbox"/> Other (Refer to full list of approvals overleaf and state below)		
Description of activity being carried out:			
Installation of 14 x portable WC's – Section 68 Part C5			
Traffic management in accordance with attached document prepared by Greg Alderson & Associates			
Related applications		Please indicate if consent has already been granted for your development (where applicable)	
<input type="checkbox"/> Development Application approved: No. 10.	<input checked="" type="checkbox"/> Activity Application lodged with DA		
<input type="checkbox"/> Complying Development Certificate approved: 16.	<input type="checkbox"/> No related application/s		
Description of development		If your application for Activity Approval relates to a development proposal	
Temporary event – Festival of the Stone			

Section 68 Local Government Act – What Activities require approval	
Part A	Structures or places of public entertainment
1	Install a manufactured home, moveable dwelling or associated structure on land
Part B	Water supply, sewerage and stormwater drainage work
1	Carry out water supply work
2	Draw water from a council water supply or a standpipe or sell water so drawn
3	Install, alter, disconnect or remove a meter connected to a service pipe
4	Carry out sewerage work
5	Carry out stormwater drainage work
6	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
Part C	Management of waste
1	For fee or reward, transport waste over or under a public place
2	Place waste in a public place
3	Place a waste storage container in a public place
4	Dispose of waste into a sewer of the council
5	Install, construct or alter a waste treatment device or a human waste storage facility or a drain connected to any such device or facility
6	Operate a system of sewage management (within the meaning of section 68A)
Part D	Community land
1	Engage in a trade or business
2	Direct or procure a theatrical, musical or other entertainment for the public
3	Construct a temporary enclosure for the purpose of entertainment
4	For fee or reward, play a musical instrument or sing
5	Set up, operate or use a loudspeaker or sound amplifying device
6	Deliver a public address or hold a religious service or public meeting
Part E	Public roads
1	Swing or hoist goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway
2	Expose or allow to be exposed (whether for sale or otherwise) any article in or on or so as to overhang any part of the road or outside a shop window or doorway abutting the road, or hang an article beneath an awning over the road
Part F	Other activities
1	Operate a public car park
2	Operate a caravan park or camping ground
3	Operate a manufactured home estate
4	Install a domestic oil or solid fuel heating appliance, other than a portable appliance
5	Install or operate amusement devices
7	Use a standing vehicle or any article for the purpose of selling any article in a public place
10	Carry out an activity prescribed by the regulations or an activity of a class or description prescribed by the regulations

Detail required	
Road works / Driveway <i>Please indicate type of works within the road reserve</i>	
<input type="checkbox"/> Driveway – residential	<input type="checkbox"/> Works on the footpath
<input type="checkbox"/> Driveway – Commercial / Industrial	<input checked="" type="checkbox"/> Works within the road reserve (roadworks, kerb & gutter, drainage)
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
<p>The following information must accompany applications for Engineering works:</p> <ul style="list-style-type: none"> <input type="checkbox"/> 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) <input type="checkbox"/> A letter/report (with all relied upon certificates, reports and calculations) demonstrating compliance with the conditions of development consent. <input type="checkbox"/> 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) <input type="checkbox"/> 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. <p>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.</p>

Privacy Policy
<p>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.</p>
Payment Options
<p>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.</p>
Lodgement Checklist
<p>Before submitting your application, please ensure that you have attached <u>all</u> the information Council requires to assess your application. Failure to submit all information may result in delays in determination your application.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Three (3) copies of any plans and reports are to be submitted with this application. <input type="checkbox"/> Fully completed detail as required on the application form (page 3) <input type="checkbox"/> Additional information required for Engineering road works and stormwater drainage work <input type="checkbox"/> Payment of required fees (see Council's Fees & Charges)

BYRON SHIRE COUNCIL

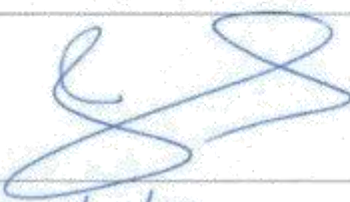
DEVELOPMENT APPLICATIONS

7.1 - ATTACHMENT 1

Signature of all Owner/s	
<p>All owners of the land to be developed must sign the application</p> <p>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.</p> <p><i>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.</i></p>	
Signature <i>SDE ATTACHED</i>	Signature
Name <i>CONSENTS</i>	Name
Date	Date
Signature of all Applicant/s	
<p>By signing this application,</p> <ol style="list-style-type: none"> I confirm that the application form is completed and the information (e.g. Number and type of plans, etc) required by Council is attached. 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. 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. 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. <p>Note: ALL correspondence will be forwarded to the applicant, including the determination.</p>	
Signature <i>Joe Davidson</i>	Signature
Name <i>14 March 2018</i>	Name
Date <i>[Signature]</i>	Date
Office Use	
Received by: <i>HONOL</i>	Date: <i>28/03/2018</i>
Is additional information required for lodgement of this application?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<i>PER CAL ACCEPT WITHOUT CORRECT OWNER'S CONSENT.</i>	

LANDOWNER'S AUTHORISATION**JOE DAVIDSON
TOWN PLANNING**

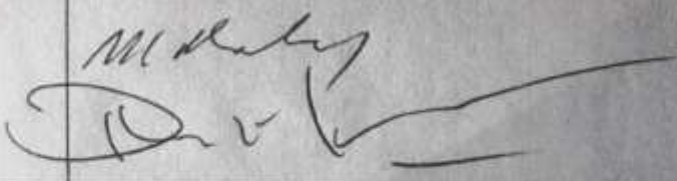
Please accept this document as provision of landowner's consent for Joe Davidson Town Planning to submit a Development Application and/or any Construction Certificate, Building Certificate, Subdivision Certificate, Roads Act or Local Government Act applications for the property outlined below:

Property Address:	6 Bolonia Place Byron Bay
Landowner/s:	JOHN HENNING
Signature/s:	
Date:	14/3/18

LANDOWNER'S AUTHORISATION

JOE DAVIDSON TOWN PLANNING

Please accept this document as provision of landowner's consent for Joe Davidson Town Planning to submit a Development Application and/or any Construction Certificate, Building Certificate, Subdivision Certificate, Roads Act or Local Government Act applications for the property outlined below:

Property Address:	No.4 Barring Place, Byron Bay, Lot 63, in Deposited Plan 261292
Landowner/s:	MICHELE MACKAY DONAL MACKAY
Signature/s:	
Date:	15.03.2018

O'Harae, Honor

From: Larkin, Chris
Sent: Tuesday, 27 March 2018 6:02 PM
To: O'Harae, Honor
Subject: RE: Owners Consent - Festival of the Stone

Yes – lodge it

Thanks

Chris

From: O'Harae, Honor
Sent: Tuesday, 27 March 2018 4:09 PM
To: Larkin, Chris
Cc: Viel, Vicki
Subject: FW: Owners Consent - Festival of the Stone

Chris
 Please advise if ok to lodge as per Joe's email below.
 Regards

Honor O'Harae | Development Support Officer | BYRON SHIRE COUNCIL
Days of work: Monday, Tuesday, Wednesday

P: 02 6626 7061 | F: 02 6684 3018 | E: council@byron.nsw.gov.au
 PO Box 219, Mullumbimby NSW 2482 | www.byron.nsw.gov.au
 Find us on Facebook www.facebook.com/byronshire.council

From: Joe Davidson [<mailto:joe@jdtownplanning.com.au>]
Sent: Tuesday, 27 March 2018 2:04 PM
To: council
Cc: O'Harae, Honor; Larkin, Chris; 'Sally Gilbert'
Subject: RE: Owners Consent - Festival of the Stone

Hi Honor,

I have copied this email to Chris Larkin to possibly help with the DA lodgement given the somewhat imminent change in land ownership.

Please note the email below from the CFO at Trip-a-Deal who have entered into a contract to purchase 18 Banksia Drive, which is to be used as a temporary car park. He has confirmed that this purchase will settle within the next 3 or so weeks.

Please note that the festival is scheduled to be held in June, which leaves little time for Council to notify and assess the DA. I understand that Council has accepted DA's in the past with a note from the purchasers solicitor to confirm that a contract has been entered into. This has been provided with this DA. I also note that the NSW Land & Environment Court allows land owners consent to be provided as late as the day of determination of a DA.

I would appreciate if you could confirm with Chris Larkin whether the landowners consent arrangements for the temporary car parking area is acceptable in this case. I will be happy to forward you confirmation that settlement has occurred in the coming weeks.

Regards
Joe Davidson

**JOE DAVIDSON
TOWN PLANNING**

e. joe@jdtownplanning.com.au
w. www.jdtownplanning.com.au
p. PO Box 238, Brunswick Heads NSW 2483
t. 0402 405 555

Regards
Joe Davidson

**JOE DAVIDSON
TOWN PLANNING**

e. joe@jdtownplanning.com.au
w. www.jdtownplanning.com.au
p. PO Box 238, Brunswick Heads NSW 2483
t. 0402 405 555

From: Chris Cowan [<mailto:chris.cowan@tripadeal.com.au>]
Sent: Tuesday, 27 March 2018 10:13 AM
To: Joe Davidson <joe@jdtownplanning.com.au>
Cc: Sally Gilbert <sally@stoneandwood.com.au>
Subject: Re: FW: Owners Consent - Festival of the Stone

Hi Joe,

I was told it is due to settle in early to mid April so before the festival.

To take a variable out, I would prefer to wait until settlement. Let me know what you think.

Regards,

Chris

Chris Cowan
Chief Financial Officer



**WE MAKE
TRAVEL DREAMS
COME TRUE**

15 Wollongbar Street, Byron Bay, NSW, Australia
t: 1300 00 TRIP (8747) | m: 0414 264 544
e: chris.cowan@tripadeal.com.au | w: www.tripadeal.com.au

[Email Disclaimer](#)

From: Development Support Officer [<mailto:dso@byron.nsw.gov.au>]
Sent: Tuesday, 27 March 2018 9:37 AM
To: Joe Davidson Town Planning <joe@jdtownplanning.com.au>
Subject: Owners Consent - Festival of the Stone

Morning Joe

On review of the Development Application it appears 18 Banksia Drive (LOT: 36 DP: 249401) is still in Council's system as being owned by a **Mr T G Cason**

The owners consent you have provided for this address is not adequate. Although the owners have entered in a contract of sale Council cannot accept applications without copies of appropriate transfer documentation, as indicated at the bottom of the **attached** fact sheet.

Prior to lodgement we would require the authority to be signed by the current owner of the property.

Kind regards

Honor O'Harae | Development Support Officer | **BYRON SHIRE COUNCIL**

Days of work: Monday, Tuesday, Wednesday


P: 02 6626 7061 | F: 02 6684 3018 | E: council@byron.nsw.gov.au

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LANDOWNER'S AUTHORISATION**JOE DAVIDSON
TOWN PLANNING**

Please accept this document as provision of landowner's consent for Joe Davidson Town Planning to submit a Development Application and/or any Construction Certificate, Building Certificate, Subdivision Certificate, Roads Act or Local Government Act applications for the property outlined below:

Property Address:	18 BONKSIA DRIVE, BYRON BAY
Landowner/s:	TRIPADAR INVESTMENTS PTY LIMITED (UNDER CONTRACT TO PURCHASE)
Signature/s:	 TRIPADAR INVESTMENTS PTY LTD
Date:	22 MARCH 2018

Joe Davidson

From: Chris Cowan <chris.cowan@tripadeal.com.au>
Sent: Thursday, 22 March 2018 3:46 PM
To: Sally Gilbert; Joe Davidson
Subject: authorisation
Attachments: DA consent 18 Banksia 220318.pdf

Hi Sally and Joe,

Please see below and attached authority in respect to the Festival of Stone taking place in June 2018.

Many thanks,

Chris

Chris Cowan
Chief Financial Officer



WE MAKE
TRAVEL DREAMS
COME TRUE

15 Wollongbar Street, Byron Bay, NSW, Australia
t: 1300 00 TRIP (8747) | m: 0414 264 544
e: chris.cowan@tripadeal.com.au | w: www.tripadeal.com.au

[Email Disclaimer](#)

----- Forwarded message -----

From: Michelle McCartney <michelle@my-lawyers.com.au>
Date: Thu, Mar 22, 2018 at 1:23 PM
Subject: Trip A Deal Investments Pty Ltd from Cason
To: "chris.cowan@tripadeal.com.au" <chris.cowan@tripadeal.com.au>

Dear Chris

I confirm that we act for Trip a Deal Investments Pty Ltd. We confirm that our client has entered into a contract to purchase a property at 18 Banksia Drive, Byron Bay.

I enclose a copy of the licence agreement and contract for sale.

Regards

Michelle McCartney

Solicitor/Director

McCartney Young Lawyers

Direct line: 02 6683 5580

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Greg Alderson & Associates

Chartered Professional Engineers and Scientists

Traffic Impact Assessment Traffic Management Plan *"Festival of the Stone"* Stone & Wood Brewery, Boronia Place, Byron Bay 2018

Author: Hayden Kress
Date: 05/03/2018

Greg Alderson & Associates

Chartered Professional Engineers and Scientists

Contact Information

43 Main Street
Clunes NSW 2480

Telephone: 02 6629 1552

office@aldersonassociates.com.au
www.aldersonassociates.com.au

Document Information

Document title	Traffic Impact Assessment for Festival of the Stone 2018 at Stone & Wood Brewery, Byron Bay NSW
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Reference	18264 TIA FOTS 2018 RevA
Job number	18264

Revision summary	A – Issued for information
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Personnel

Hayden Kress, BE Hons (Civil)
RMS Prepare a Work Zone Traffic Management Plan
Card No.: 0041737523
Expiry: 30/05/2020

18264 TIA FOTS 2018 RevA

2

Greg Alderson & Associates

Chartered Professional Engineers and Scientists

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1.0 Introduction

Greg Alderson & Associates have been engaged by Stone & Wood to undertake a Traffic Impact Assessment (TIA) and associated Traffic Control Plan (TCP) for a proposed event - 'Festival of the Stone', at the Stone & Wood Brewery, 4 Boronia Place, Byron Bay.

This traffic impact assessment forms part of an application to Byron Shire Council for the use of the brewery and adjacent carpark at 6 Boronia Place for the Event to be held on Saturday 9th June 2018 (Queens Birthday long weekend), with gates open from 3 pm to 10 pm.

In 2017 the event was held on the Sunday of the long weekend. GAA provided the TIA and TCP last year. We did not carry out traffic and parking monitoring during the 2017 event, so we are providing similar recommendations to last years documents on the basis that we understand that the event traffic and parking was a success.

The scope of this TIA includes the traffic impacts that will be generated during the event day, by event patrons and staff entering and exiting the site. The TIA does not include assessment of the minor impacts associated with setting up/ packing up the event (bump in and bump out) and implementing any traffic control measures.

1.1 Relevant standards, specifications and guidelines

This TIA will be prepared generally in accordance with the following standards, specifications and guidelines:

- Guide to Traffic and Transport Management for Special Events Version 3.4
- RMS Traffic Control at Worksites manual
- Australian Standards (in particular AS1742)
- Quality Assurance specifications
- Austroads Guide to Traffic Management

Definitions

AADT	Average Annual Daily Traffic; average traffic volume per day after application of correction factors
ADT	Average Daily Traffic; average traffic volume per day, based on a limited survey period, typically 1 week.
Peak Flow Rate	Hourly volume of vehicles during busiest part of assessment period
Background Traffic	Traffic composition as would typically exist without superposition of event traffic
Heavy Vehicle	For the purposes of this report; anything other than a pedestrian, cyclist, motorbike or car

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1.2 Site location

The event site is located in Boronia Place (a short cul-de-sac), in the Byron Bay Industrial Estate, approximately 2.8 kilometres west of Byron Bay town centre.

Land use in the immediate vicinity is the Byron Bay Industrial Estate, with the Sunrise housing estate and Sunrise Boulevard approximately 50 metres from the site. Direct vehicle and pedestrian access is not available from Sunrise Boulevard.

The vehicular entrance/s to the event site are via the existing driveways at No.4 and No.6 Boronia Place. It is proposed that service vehicles, artist and stall holders would use these existing entrances during bump-in and bump out.

During the event, patrons will enter on foot via 'Front Gate B' which will be set up at the driveway to the Stone & Wood Brewery at No.4 Boronia Place. Emergency access is proposed to be provided at both driveway gates (Gate A and Gate B – refer site plan Appendix B).

The driveways are sealed surfaces and there is an unsealed footpath area fronting the site which will be used by patrons as the entry to the event. The footpath area is a large enough area to safely provide for any minor queuing of patrons waiting to enter the site.

Figure 1 below depicts the location of the site with respect to its locality.



Figure 1 - Site locality, Source of map: Six Maps 2017

A photograph showing a paved road or driveway leading through a residential neighborhood. On the left, there are large, leafy trees and a portion of a white house. On the right, there are palm trees and a two-story house with a light-colored exterior. The road leads towards a larger building in the distance, possibly a school or community center, under a clear sky.

Figure 3 - Site entry locations

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1.3 Event description

The event is for a single day, with gates open between the hours of 3 pm and 10 pm. This Traffic Impact Assessment (TIA) estimates a capacity based on traffic impact of 1000 patrons.

Set up of the internal event site (bump in) will be carried out during the morning of the event (Saturday). Generally entry to and from the site during this time would be by normal turning movements into and out of the existing driveways on Boronia Place (nominated as Gate A and Gate B for the event).

Saturday may not be a working/trading day for many businesses in the area, hence the traffic impact of the bump in is considered minor and site movements would be managed by the events staff or contractors as required. Bump out will commence after the event on the night (subject to noise recommendations), and be completed on Sunday 10 June. Sunday would not be a normal working/trading day for most businesses in the area.

It is recommended that businesses in the immediate area are notified of the proposed event bump-in and patron arrival times as there may be an impact on their local travel times and on-street parking availability during these hours. This would include (but may not be limited to), Bells Pure Ice, Spanline, Byron Steel and premises on Banksia Drive that may be operating nearby.

In addition it is recommended that access to off-street parking is restricted to business premises that will be operating during these times (for example, parking area at Spanline).

Events staff would manage workplace safety and vehicle movements during bump-in and bump-out to reduce the risk of pedestrian and vehicle conflict. The bump-in and bump-out vehicle movements are not included in this traffic impact assessment and the traffic management plan. The traffic impact of bump-in and bump-out on Saturday and Sunday at this location is expected to be minimal, subject to undertaking notifications as indicated above.

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2.1 Existing Traffic Conditions

The development site is accessed from Boronia Place which is a short (80 metres) and low traffic cul-de-sac within the Byron Bay Industrial Estate. Boronia Place is a local road under the control of Byron Shire Council.

Boronia Place is a 2 way street with a sealed width of approximately 9 metres and a cul-de-sac turning area width of approximately 19 metres. Other connecting streets within the industrial estate, including Banksia Drive, Acacia Street and Tea Tree Place also have sealed widths of approximately 9 metres.

Parallel parking is generally permissible in the streets of the industrial estate on both sides. There are some areas however that have No Stopping zones and some time limited parking on Bayshore Drive.

We carried out a site inspection at 8:30am on Thursday April 20th 2017. Along Banksia Drive where vehicles were parked along both sides at the time of inspection, there was between 5m to 6m trafficable width between parked vehicles. This width allows for slow speed passing of vehicles, with some drivers electing to give way to oncoming vehicles over short segments. Figure 4 shows an example of the existing parking conditions during the inspection.



Figure 4 – Banksia Drive Parallel Parking

The speed limit in the industrial area is 50km/h. The actual speed of vehicles using Boronia Place is generally low due to the short length of road and cul-de-sac. It is estimated that vehicles are generally travelling at 20km/h or less. Similarly when vehicles are parked on both sides of Banksia Drive vehicle speed is estimated at less than 40 km/h.

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2.2 Traffic Flows

We have not undertaken an analysis of existing (background) traffic count data for the roads impacted by the proposed event. For the following reasons, it is anticipated that the proposed development would have minimal impact on existing levels of service:

- Peak event traffic in the industrial area will be on Saturday 9 June (after 3pm) which is non-working/trading times for most businesses in the area hence the background traffic would be low. The peak event traffic would not likely coincide with daily peak hour traffic;

2.3 Parking Supply

Parking for event patrons and staff will be available in the industrial estate both on-street and off-street. It is estimated that approximately 200 car spaces would be required.

We carried out a parking sign inspection on 31 January 2018 (east of Bayshore Drive) with the following findings:

- A majority of the industrial streets observed, including Banksia Drive, Acacia Street, Ti-Tree place and Fern Place do not have parking signs in place to restrict parking at any time;
- There are significant areas of "No Stopping" on Bayshore Drive, and along Grevillia Street;
- Normal parking rules apply at intersections and driveways;
- There is a section of Bayshore Drive near the Grevillia Street intersection that has "No Parking" from 9am to 6pm;
- There is a section of Bayshore Drive opposite Banksia Drive that has 1 hour parking from 9am to 12 noon on Saturday.

With the above parking restrictions included, there is sufficient capacity of on-street parking in the industrial area to the east of Bayshore Drive for 200 spaces. Any patrons and staff that use available off-street parking would reduce the impact to the on-street parking in the industrial area.

It is proposed to provide off-street parking for the 2018 event at the vacant area of land at 18 Banksia Drive. The land area available has a road frontage of approximately 60m and depth of approximately 70m. Although not required for this small event, this area could provide over 100 parking spaces. To minimise risk of queuing on Banksia Drive, no parking fees should be collected from vehicles at the site entry.

2.4 Public Transport

A shuttle system is being arranged with local bus operators to provide transport for patrons from Byron Bay township to the site. Patrons from other areas including Suffolk Park to the south will need to arrange transport by other means.

The shuttle buses will set-down and pick-up at a nominated location in Boronia Place.

2.5 Pedestrian Network

The main pedestrian flow in the vicinity of the subject site will be in Boronia Place itself where patrons will congregate at Event Gate B upon entry. It will be critical that event staff process the entry of patrons efficiently in order to manage the external queue length on the footpath. Event security may be required to control and manage the queueing if necessary.

It is estimated that approximately 90% of patrons would arrive between 3pm and 5:30pm, or approximately 360 persons/hour. The entry of patrons will need to be approximately 6 persons per minute to minimise the queueing at Gate B. The footpath area available for queueing of pedestrians has sufficient capacity to queue at least 100 patrons.

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Patrons parking on-street and then arriving by foot would use the existing unsealed footpath areas as do workers and customers during normal work days in the area (See Figure 6). Due to the low speed environment of the streets during the event no formal temporary pedestrian facilities or traffic controllers are proposed. A contingency TCP would be implemented if queueing of traffic is more than expected.



Footpath east side of Boronia Place
(looking north from Banksia Dr)



Footpath east side of Boronia Place
(looking south from event Gate B)



Footpath north side of Banksia Drive
(looking east from Boronia Place)

Figure 6 – Footpath Area Boronia Place

3. PROPOSED DEVELOPMENT

3.1 Description

The proposed development, 'Festival of the Stone' event, will be held on Saturday, 9 June 2018. Gates are proposed to open at 3 pm and close at 10 pm.

The maximum estimated patronage is 1000 patrons. The event staff on site, including performers and security, is estimated at 50.

The entertainment area incorporates a single performance stage.

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Event patron vehicle access to/ and from the off-street parking site at 18 Banksia Drive, will be under the management of the traffic control plan (directional signage) and parking attendants.

3.2 Access

Vehicle access to the event shuttle bus and taxi drop off area at the site will be in Boronia Place. Event security staff will be provided to assist with managing pedestrians and vehicle drop-offs. It is proposed to include temporary 'no parking' (r5-40) signs at the Boronia Place cul-de-sac to allow efficient turning and movements for drop-off vehicles.

There is a need for service vehicles, performer's vehicles, food stall operators, and officials to enter and exit the site. These movements are planned to be undertaken before and after gates are open/shut for the event and all patrons have left the site. Emergency vehicles will be able to access the site by Gate A and Gate B. Opening of these gates would be under the control of event staff.

3.3 External and Internal Circulation at the Site

No vehicles (other than in an emergency) will be permitted to enter the site during the event. Refer to the Emergency Response and Evacuation Procedure for further details.

Unlike other larger events that are generally adjacent to arterial roads, it is not proposed to implement 'no stopping' areas along roadsides to prevent drop-off and pick-up of patrons on roadsides. Due to the scale of the proposed event, its timing and the type of roads surrounding the site, it is considered that patrons can be dropped off safely in the area and make their way by foot to the gate.

The largest vehicles, which will access the site, are small trucks and towed food vans, which will be used to transport equipment for the bands performing at the Event, deliver site toilets and set up food vendors. Equipment and food vans will be set up prior to the Event and removed after the conclusion of the Event.

3.4 Parking

The event is proposed to include up to 1000 patrons and approximately 50 staff and others. There is sufficient on-street parking spaces available in the industrial estate east of Bayshore Drive. The use of any available off-street parking, and arrival of patrons by shuttle bus, taxi and other drop-off will reduce the impact of on-street parking.

It is estimated that up to 600 patrons (or approximately 200 vehicles) will arrive by car and park in the on-street parking, and any available off-street parking. This estimate is based on vehicle occupancy rates of up to 3 persons per vehicle. Staff (approximately 50 persons) would also generally arrive by car.

The remaining 400 patrons are expected to arrive by the shuttle services provided, by taxi/uber, drop-off by private vehicles and some would walk.

Parking spaces available for patrons include over 200 spaces on-street parking in the industrial area, and at least 50 spaces (and potentially more available) at the nominated off-street parking area.

It is acknowledged that patrons may try and park in Boronia Place and this will be controlled by 'no parking' signage and event security staff.

Disabled access is proposed to be provided by the shuttle bus drop-off. Disabled patrons would be set-down on the existing driveway at Gate B.

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4. Impact of proposed development**4.1 Traffic Generation of Proposed Development**

Due to the small scale of the proposed event, its location and timing the traffic impact is expected to be no greater than any normal weekday in the industrial area, including:

- Traffic impact at the intersection of Bayshore Drive and Ewingsdale Road;
- Traffic impact at the intersection of Banksia Drive and Ewingsdale Road;
- Traffic Impact at the intersection of Sunrise Boulevard and Ewingsdale Road.

It is acknowledged that there will be more than normal traffic and pedestrians in the area of Boronia Place, however due to the timing of the event and the mitigation measures recommended, the impact to surrounding properties would be minimal and traffic is expected to be self managed without formal controls required. A contingency TCP (with traffic controllers) will be provided and would be implemented as required if queuing of vehicles is greater than expected and/or if traffic flow in and out of Boronia Place is worse than expected.

Patron peak exit flows after the event would be after 9:30pm on the Saturday Night. The traffic generated by the patrons leaving the event would not coincide with any significant background traffic hence the impact would be minimal.

4.2 Impact on Traffic Safety

The main potential safety issues (and movement conflicts) are:

- Queuing of drop-off vehicles in Boronia Place;
- Vehicles turning into the Industrial area from Ewingsdale Road;
- Vehicles from the event car parking areas, set-down and pick-up areas leaving the event;
- Pedestrians crossing roads in the industrial area and queuing at Gate B;
- Service and emergency vehicles entering and leaving the Event site;

These are proposed to be addressed with the following mitigation measures:

- **Event security staff or traffic controllers** controlling the site drop-off area and Gate B pedestrian queueing in Boronia Place;
- **Temporary** no parking signage being provided in the Boronia Place cul-de-sac;
- **Directional signage** be provided on Ewingsdale Road to assist vehicles finding the event;
- Short queuing delays can be expected for non-event traffic on Banksia Drive;
- **Event parking attendants** managing the parking of vehicles at the off-street parking site;
- **Contingency TCP including traffic controllers** be available to be implemented as required.
- It is anticipated that the speed environment of the streets in the industrial area during the event would reduce the general speed of vehicles allowing pedestrians to manage crossing of roads and footpaths safely without provision of formal temporary crossing facilities;

4.3 Impact of Generated Traffic

This proposed *'Festival of the Stone'* event is of a small scale, and is unlikely to cause any significant traffic delays.

Implementation of safety mitigation measures indicated in Section 4.2 would also assist in minimising traffic delays.

No formal intersection analysis or modelling has been undertaken for this low scale event

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4.4 Recommended Works

It is recommended that the Event, while having a small impact on the traffic in the local road network surrounding the site, can proceed with the following mitigation works:

- A formal Traffic Control Plan be prepared for the temporary traffic works in accordance with the works described in this report. The Traffic Control Plan is to be complied with at all times as nominated in the plan. Due to the small scale nature of the proposed traffic controls, it is anticipated that the TCP would not require Local Traffic Committee approval (in accordance with the RTA Guide to Traffic and Transport Management for Special Events).
- That businesses in the immediate area are notified of the proposed event bump-in and patron arrival times as there may be an impact on their local travel times and on-street parking availability during these hours. This would include (but may not be limited to), Bells Pure Ice, Spanline, Byron Steel and premises on Banksia Drive that may be operating nearby.
- That access to off-street parking is restricted at businesses that will be operating during bump-in and patron arrival times to prevent nuisance event parking.

Recommended works include:

- Temporary 'no parking' signage in Boronia Place cul-de-sac;
- Event car parking to be permissible on-street in the industrial area, and off-street parking be provided at 18 Banksia Drive;
- Disabled access be provided by shuttle bus drop-off at Gate B driveway;
- Parking at 18 Banksia Drive to be controlled by event parking attendants;
- Shuttle Bus and taxi set down and pick up of patrons is to occur in Boronia Place;
- Temporary signage to be erected as shown in the Traffic Control Plan to assist traffic flows.
- Event security staff/ traffic controllers to be provided to assist in controlling the site drop-off point and queueing of pedestrians;
- A contingency Traffic Control Plan is to be developed with traffic controllers (and implemented if required) for managing excessive queueing and/or poor traffic flow at Boronia Place if the situation arises;
- Traffic and parking monitoring be undertaken during the event by a suitably qualified civil engineer to evaluate the traffic performance of the event (if future events are proposed at the site).

5.0 Risk assessment

An example risk assessment for the traffic operation of this event is described in this chapter. The risk assessment is set up such to identify potential risks to public health as a result of the event traffic operations.

It is noted that it is the combined responsibility of event management and government authorities to ensure that there is sufficient funding available and personnel in place for adequate implementation of the traffic control plans, infrastructure and risk mitigation measures.

The example risk assessment proposed in this report is provided as a guide.

We recommend that after all relevant staff, consultants and contractors have been engaged by the Event Manager, that a risk management meeting is held prior to the event. During this risk

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management meeting a final risk assessment shall be established which would be included in the event management manual.

The classification of risks for the purpose of this risk assessment is depicted in Figure 9 and associated definitions are provided in Table 1.

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Figure 9 - Risk classification matrix

		LIKELIHOOD OF OCCURRENCE			
		1. Very likely (could happen anytime)	2. Likely (could happen sometime)	3. Unlikely (could happen, but only rarely)	4. Very Unlikely (could happen but probably never will)
CONSEQUENCE	A. Death or permanent disability	1	1	2	3
	B. Long term illness or serious injury	1	2	3	4
	C. Medical attention or several days off work	2	3	4	5
	D. First aid needed	3	4	5	6

Table 1 - Risk definitions

Risk Class	Time Frame for Corrective Action	Role/Responsibility
Class 1 – Extreme risk	Immediate action required	Senior management – Executive
Class 2 – Very high risk	Immediate action required	Senior management
Class 3 – High risk	Immediate action required	Senior management
Class 4 – Medium risk	Close-of-business of current day	Management responsibility must be specified
Class 5 – Low risk	Within 24 hours	Manage by routine procedures
Class 6 – Very low risk	Within 48 hours	Manage by routine procedures

The risk assessment is provided below.



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RISK ASSESSMENT												
Activity	Hazard description	Direct consequence	Potential indirect consequence	Initial Risk Rating			Method for risk mitigation	Responsible person Investigation Implementation	Person responsible for ensuring sufficient funding to meet mitigation	Residual Risk Rating		
				S	E	Risk Class				S	E	Risk Class
Traffic control on public road	Traffic control not by law	Injury or death	Traffic congestion and queue growth	5	A	1	Ensure proper implementation of traffic control plan Ensure TC staff compliance with local regulations and other relevant legislation	Traffic control manager Supervisors and operators	Penfold General Manager	5	A	1
On-site vehicle processing	Inefficient rate at which vehicles are processed	Traffic congestion and queue growth	Collision on public road	2	A	2	Ensure sufficient staff for vehicle processing Ensure adequate equipment to enable staff to process vehicles safely and efficiently Deployment of spade or shoulder car park to create additional vehicle storage Traffic controllers on public road to control back of queue	Parking manager Parking manager Guest traffic manager	Penfold General Manager Penfold General Manager Penfold General Manager	2	A	2
Ration arrival, departure and additional festival traffic generation throughout event	Higher than anticipated arrival flow than anticipated	Traffic congestion	Collision on public road	2	A	3	Traffic management plan to allow for sufficient contingencies Contingency plans available for management if needed Queue warning vehicle implementation	Traffic Engineer Traffic Engineer and traffic control manager Traffic control manager	Penfold General Manager Penfold General Manager Penfold General Manager	2	A	3
	More concentrated arrival peak than anticipated	Traffic congestion	Collision on public road	2	A	3	Traffic management plan to allow for sufficient contingencies Contingency plans available for management if needed Queue warning vehicle implementation	Traffic Engineer Traffic Engineer and traffic control manager Traffic control manager	Penfold General Manager Penfold General Manager Penfold General Manager	2	A	3
	Crash on critical intersection at traffic lane	Injury or death	Traffic congestion and queue growth	3	A	3	Secure crash site Provide required aid to persons involved Manage traffic at crash site Manage back of queue	Police Emergency services Police Traffic control manager	NSW Ambulance Service NSW Police Force Penfold General Manager	3	A	3
	On-site crash	Injury or death	Traffic congestion and queue growth	3	A	3	Secure crash site Provide required aid to persons involved Manage traffic at crash site Manage back of queue	Police Emergency services Police Traffic control manager	NSW Ambulance Service NSW Police Force Penfold General Manager	3	A	3
	On-site vehicle breakdown	Traffic congestion and queue growth	Collision on public road	3	A	3	Remove vehicle from traffic lane Deployment of spade or shoulder car park to create additional vehicle storage Traffic Management Plan to include low speed zones in high risk areas Traffic controllers on public road to control back of queue	Guest traffic manager Guest traffic manager Traffic Engineer Traffic control manager	Penfold General Manager Penfold General Manager Penfold General Manager Penfold General Manager	3	A	3
	Queue on motorcycle, motorcycle off ramp or arterial road	Traffic congestion and queue growth	Potential back of queue crash	3	A	3	Contingency plans available for management if needed Queue warning vehicle implementation	Traffic Engineer and traffic control manager Traffic control manager	Penfold General Manager Penfold General Manager	3	A	3
	On-site fire or fault fire	Panic by drivers	Potential vehicles on site and public road	3	A	3	Fire prevention by the planning, vegetation maintenance and crowd control Fire identification and fighting Weather warnings to staff, contractors and public Queue warning vehicle implementation Staff to be trained to deal with adverse weather and traffic congestion	NSP General Manager and Event Manager BFS and Event Manager Guest manager Traffic control manager Traffic control manager	NSP shareholders and Penfold General Manager BFS and Penfold General Manager Penfold General Manager Penfold General Manager Penfold General Manager	3	A	3
	Severe wind, rain and/or hail	Sudden stop of traffic flow and uncontrolled piling of vehicles on traffic lane and road shoulder	Collision	3	A	3	Weather warnings to staff, contractors and public Queue warning vehicle implementation Staff to be trained to deal with adverse weather and traffic congestion	Guest manager Traffic control manager Traffic control manager	Penfold General Manager Penfold General Manager Penfold General Manager	3	A	3



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6.0 Copies of the traffic management plan

Copies of the Traffic Management Plan, after signature by the relevant persons nominated in the plan, shall be forwarded to the following authorities as a reference should there be any need for contact, such as in the case of an emergency.

- Byron Bay Police Force,
- The Byron Bay Ambulance Service,
- The Rural Fire Service & Fire and Rescue NSW, and
- Byron Shire Council.

7.0 Audit checklist

Any Traffic Controllers shall complete the TCP Audit Check list as included in this report, before the start of the Event and immediately prior to the closure of the Event. The aim of this audit is to ensure that all the requirements of the TCP have been in place for the full duration of the event.

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AUDIT CHECKLIST				
Date:		Time:		Auditor:
Office/Company:		Site Supervisor:		
Location:				
Nature of Activity:				
Duration of Activity:				
Road Configuration:				
1	Provision for Activity	YES	NO	N/A
1.1	Has an approved TCP been provided			
2	Implementation			
2.1	Are all signs & devices installed in accordance with TCP?			
2.2	Are there any contradictory, distracting or superfluous signs or markings?			
2.3	Are signs suitably placed with regard to:			
2.3.1	Sight distance			
2.3.2	Motorists approaching at high speed			
2.3.3	Queue lengths			
2.3.4	Visibility, shade, light glare?			
2.4	Are all signs displayed appropriate for the current conditions?			
2.5	Are there any damaged or defective signs?			
2.6	Have the needs of pedestrians been considered?			
2.7	Have the needs of cyclists been considered?			
2.8	Are safety barriers required?			
2.9	Are safety barriers installed correctly?			
2.10	Has access to the site been provided?			
3	Documentation Sighted			
3.1	TCP, including details & modifications			
3.2	Direction to Restrict (DTR)			
3.3	Traffic controllers certification			
4	Has the Signage been covered for non RTA Controllers operation as specified on the TC Plan			
Comments/Findings				
Recommendations/Corrective Action				
Auditor (signed)		Site Supervisor:		

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8.0 Responsible organisations contact persons and signatures

The following persons have read and understand this Traffic Management Plan prepared for 'Festival of the Stone' event June 2017, to be conducted at Stone and Wood Brewery, Boronia Place, Byron Bay, and will implement this plan.

Traffic Control Supervisor:

Name of responsible person who can be contacted on the following phone numbers:

Name: Signature:

Phone: Mobile Phone:

Event Site Manager:

Name of responsible person who can be contacted on the following phone numbers:

Name: Signature:

Phone: Mobile Phone:

Event Promoter:

Name of responsible person who can be contacted on the following phone numbers:

Name: Signature:

Phone: Mobile Phone:

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REFERENCES

Traffic Control at Worksites, Roads and Traffic Authority NSW, version 4.0, June 2010

Guide to Traffic and Transport Management for Special Events, RTA Transport Management Centre, August 2006

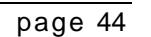
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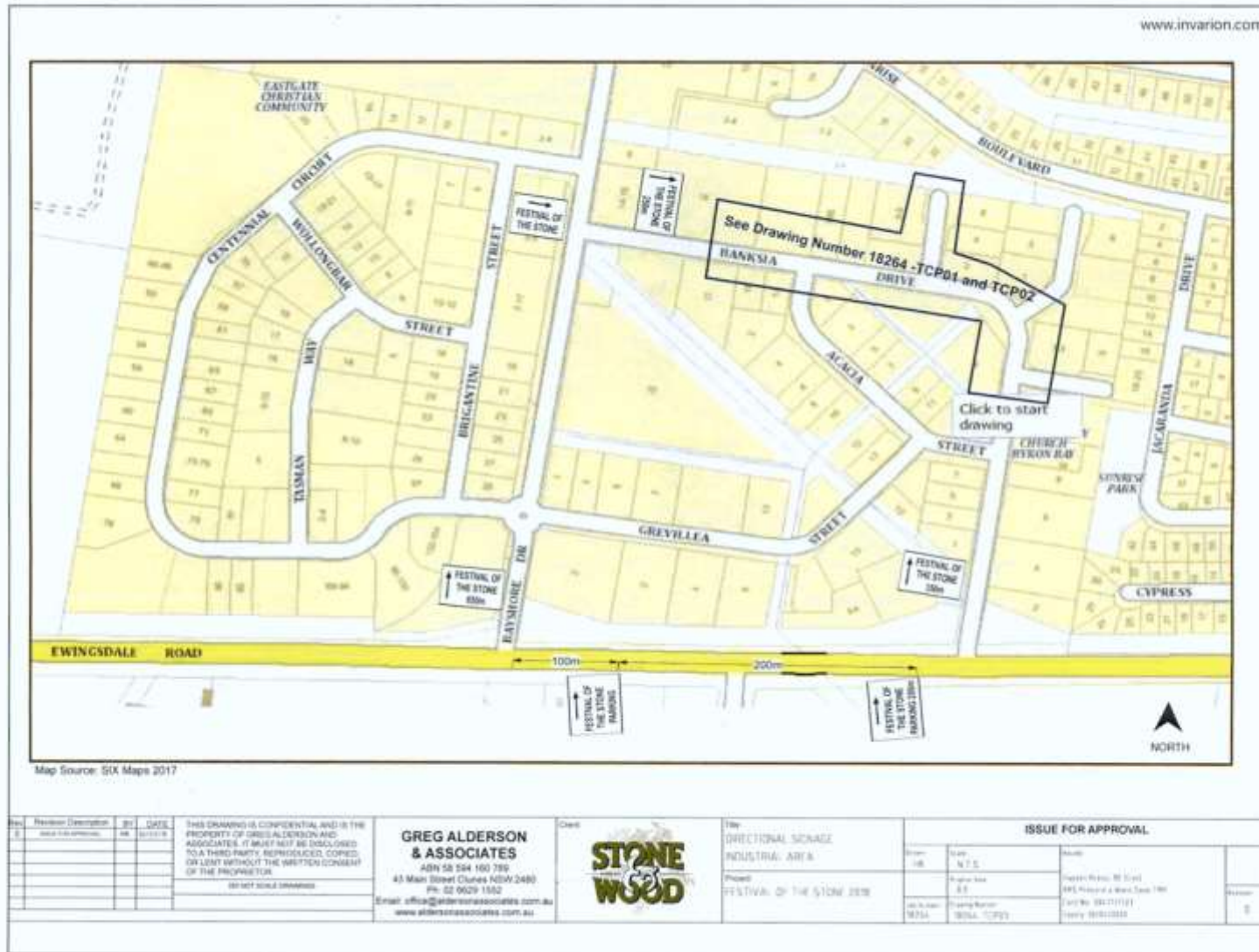
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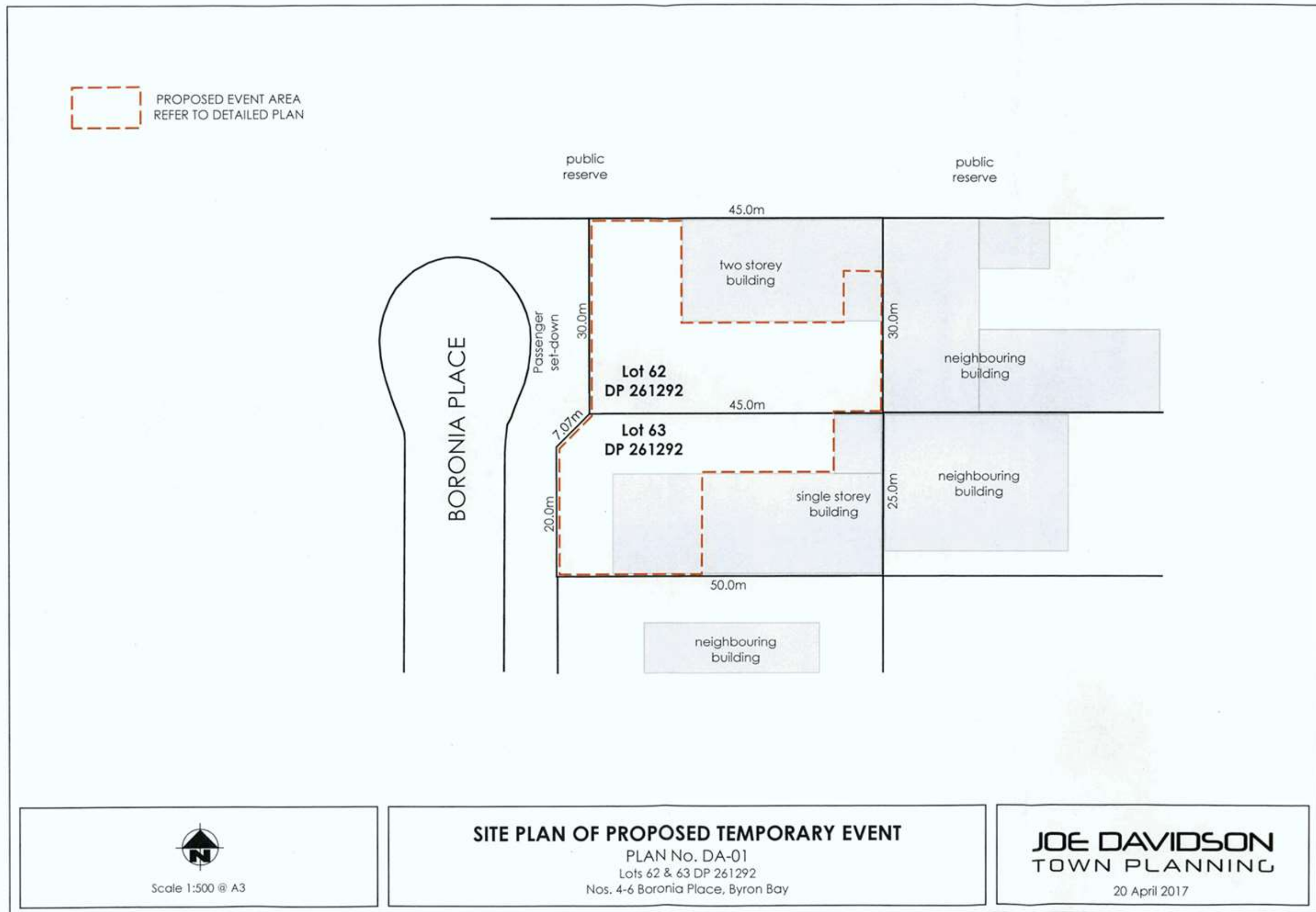
APPENDIX A – Traffic Control Plan

Traffic Control Plans to be provided by qualified person prior to event, including a contingency TCP.

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- P - Power
- SO - Staff Only
- W - Water
- DA - Disable Access
- WS - Water Service Point
- ST - Staff Toilets

- FIRE SAFETY**
- F - A:B (E) Class
 - B - Fire Blanket
 - FH - Fire Hose Reel
 - FA - Fire Alarm
 - Co2 - Carbon Dioxide

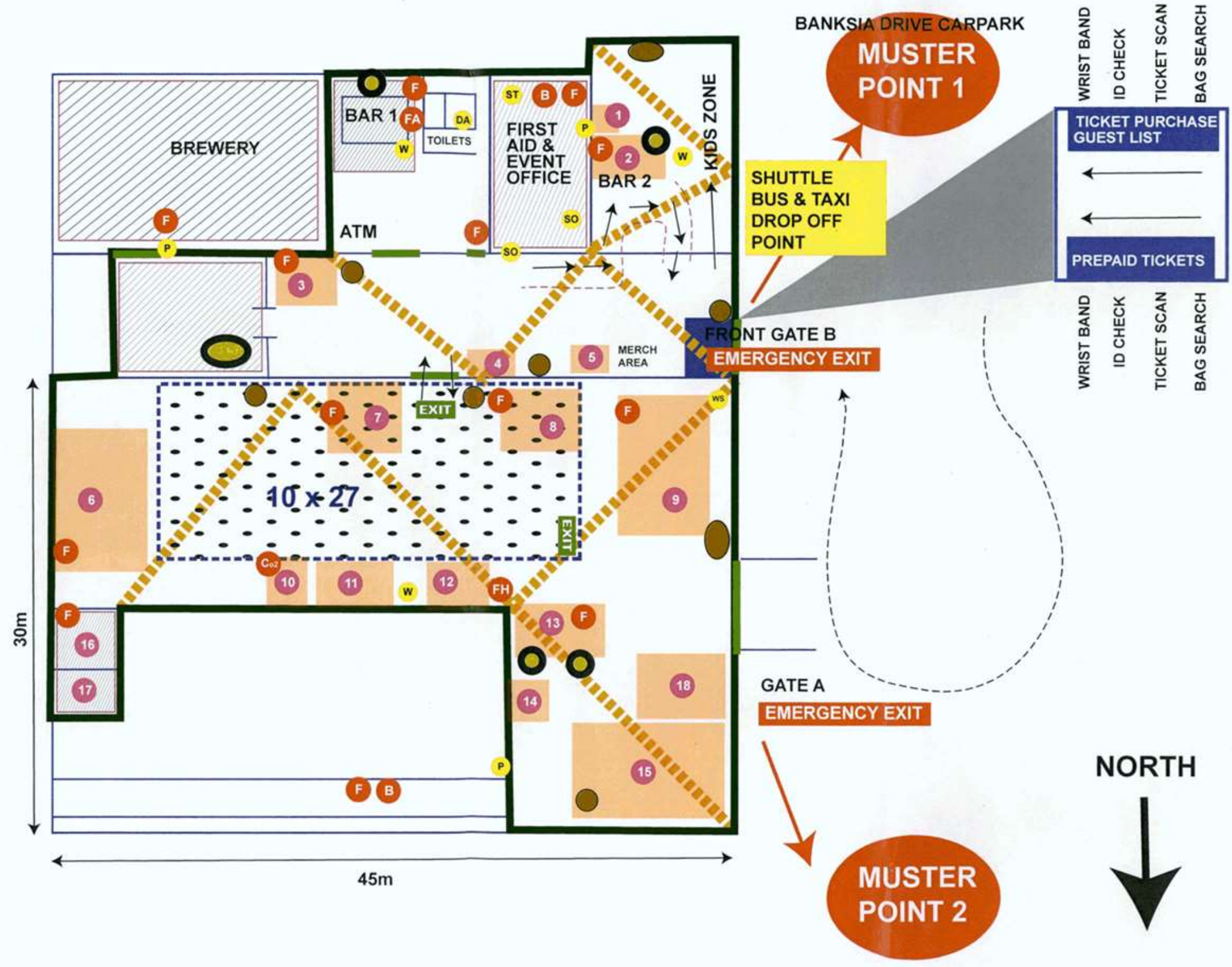
- AREA & FOOTPRINT SIZE**
- 1 - Cool Room
 - 2 - BONNIE 5m x 3m
 - 3 - Food Truck 3.5m x 3.5m
 - 4 - Non Alc Drinks 2m x 2m
 - 5 - Food Truck 2m x 3m
 - 6 - Covered Stage 8m x 6m
 - 7 - Food Truck 4m x 4m
 - 8 - Clyde 5m x 5m
 - 9 - Food Truck 9 x 6m
 - 10 - Front of House
 - 11 - BAY FM 5m x 3m
 - 12 - Pop Up 4m x 3m
 - 13 - Food Truck 6m x 4m
 - 14 - Cool Room
 - 15 - Toilets 14 stalls 10m x 6m
 - 16 - Artist Green Room
 - 17 - Production office
 - 18 - Smoking Area

- FESTOON LIGHTS
- STAFF WASTE
- BIN STATION

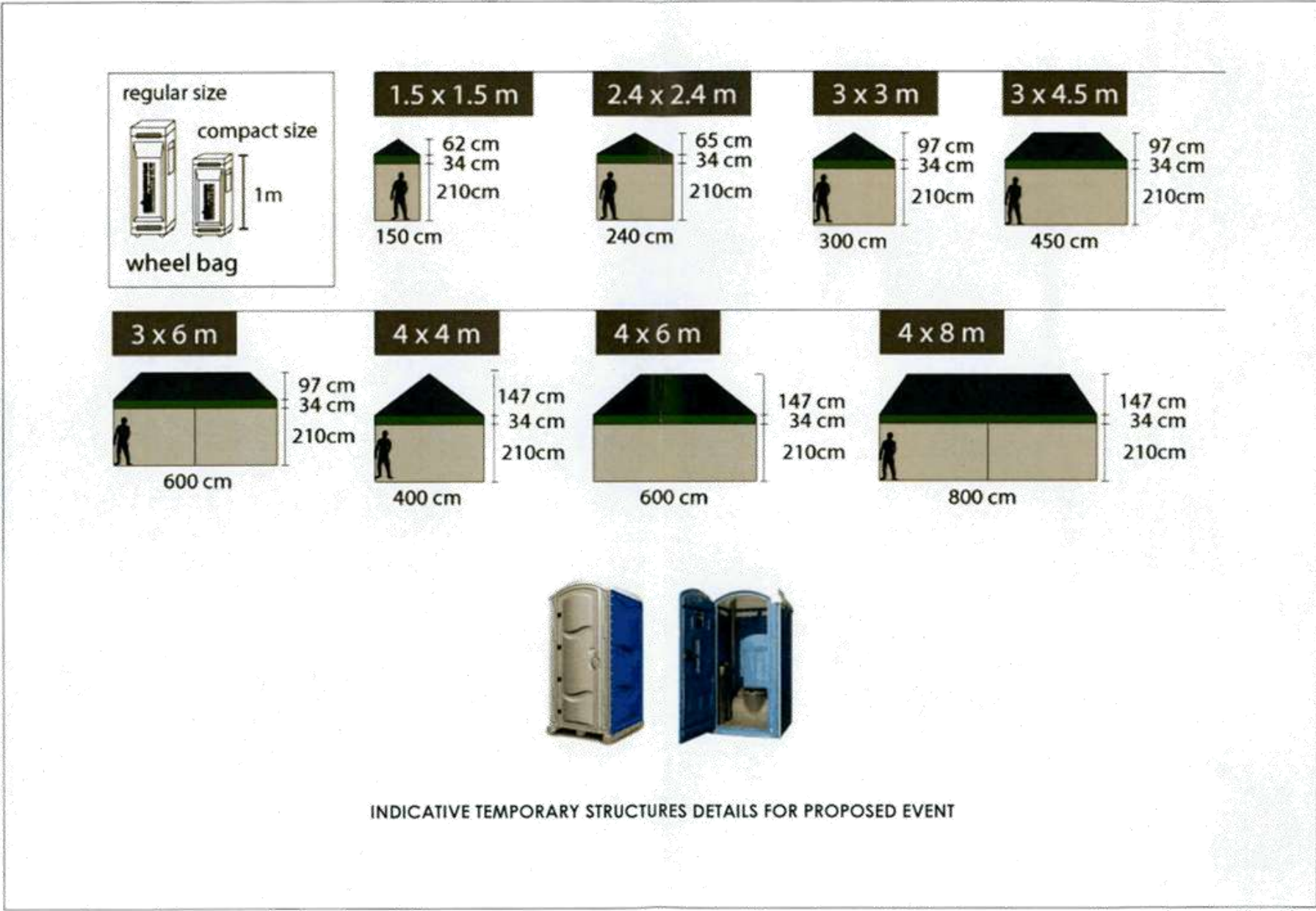


DOORS / GATES

--- TEMP FENCE



SITE PLAN PROPOSED LAYOUT





EVENT WASTE MANAGEMENT PLAN

Guidelines for event organisers

Byron Shire Council

70-90 Station Street
Mullumbimby NSW 2482
PO Box 219
Mullumbimby NSW 2482
council@byron.nsw.gov.au
02 6626 7000

INTRODUCTION

Your event waste management plan helps to identify what kinds and how much waste your event will generate and how you plan to collect and remove that waste.

Waste should be avoided and reusable materials used where possible. Where waste is unavoidable, recyclable materials should be utilised along with appropriate collection systems and waste services.

An event waste management plan is required by Council where:

- A Development Application is required for the event
- It is requested by Council
- 100 patrons or more are expected and food and/or alcohol are served.

The event waste management plan must be submitted to the Events and Grants Officer prior to an event permit or licence being issued. Council strongly encourages event organisers to contact Solo Resource Recovery on (02) 6687 0455 to aid in the development of this event waste management plan.

The waste management plan will be assessed by Council's Resource Recovery division, in conjunction with Council's collection contractor, Solo Resource Recovery. This may result in approval, recommendations to alter the plan and/or the insertion of conditions into the event permit or licence.

EVENT WASTE COLLECTION CHARGES

Council arranges provision of 240L waste, organics and recycling bins and services as set out below.

Delivery of bin, one collection service/pickup and removal of landfill (red) bin	\$35.00 per bin
Delivery of bin, one collection service/pickup and removal of recycle (yellow) bin	\$25.00 per bin
Delivery of bin, one collection service/pickup and removal of food & organics (green) bin	\$25.00 per bin
Additional service/pickup of waste, recycling or food & organics bin (per service)	\$10.00 per bin

All prices include daytime delivery, pickup and servicing. If your event requires services outside the hours of 7 a.m. to 4.30 p.m., extra charges will apply and can be quoted before the event.

Event organisers can also arrange waste and recycling services through an external provider who will invoice the event organisers directly for bins and skips. They will generally be able to provide information to assist in the completion of the event waste management plan.

HOW DO I SUBMIT THE EVENT WASTE MANAGEMENT PLAN?

Where required, an event waste management plan must be submitted to the Events and Grants Officer prior to an event permit or licence being issued.

The event waste management plan can be emailed to council@byron.nsw.gov.au or faxed to 02 6684 3018, Attention Events and Grants Officer.

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EVENT WASTE MANAGEMENT PLAN



HOW DO I CALCULATE HOW MANY BINS ARE REQUIRED?

In general, expect a minimum of one litre of waste per person per meal. However, this may vary depending on catering, alcohol availability, number of profile of attendees as well as the waste management minimisation strategies utilised.

As an example:

- 1,000 people x 2 meal times = 2,000 litres of estimated waste
- Divide 2,000 by 240 litres (a standard bin) = 8 bins = 4 bin stations of 1 waste and 1 recycle bin each
- Less bin stations may be utilised if bins are emptied often, especially those bins near food and beverages.

FOOD & ORGANICS (GREEN BIN)	RECYCLING (YELLOW BIN)	LANDFILL (RED BIN)
All food scraps including:	Aluminium foil wrap (clean)	Baby food pouches
• Bread	Aluminium foil trays (clean)	Broken toys
• Citrus	Biscuit trays	Ceramics
• Dairy	Bottles (milk)	Cigarette butts
• Fruit	Bottles (drink)	Cling wrap
• Meat	Cans (aerosol)	Coffee pods
• Seafood	Cans (food)	Drinking straws
• Vegetables	Cans (drink)	Foil food bags
Cardboard (soiled)	Cardboard boxes	Laminated paper and stickers
Coffee grounds	Cartons (milk)	Plastic bags
Compostable coffee cups	Cartons (juice)	Light bulbs
Compostable cutlery	Coffee cup lids	Nappies
Flowers	Coffee tins	Polystyrene food containers
Garden cuttings	Cups (plastic)	Polystyrene coffee and drink cups
Paper (soiled)	Cutlery (plastic)	Soft plastics
Paper towel (soiled)	Jars (with lids)	Soiled foil wrap
Pizza boxes	Magazines	Soiled foil trays
Teabags	Mirror glass	String or twine
Tissues (soiled)	Newspapers	Wipes
	Paper cups	
	Plastic milk bottles	
	Plastic wine glasses	
	Pyrex	
	Tetra packs	
	Yoghurt Containers	

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WHAT WASTE MANAGEMENT STRATEGIES MUST BE IN PLACE FOR EVENTS?

When hosting an event, these are the minimum requirements you must meet:

- Avoid packaging.
- Minimise giveaways.
- Utilise reusable or recyclable items for food and beverages.
- Provide highly visible, clearly labelled waste and recycling bins.
- Empty bins before they are full.
- Safely store, use and dispose of potentially polluting substances.
- Store used wastewater in a sealed container and remove for off-site disposal. Wastewater is not permitted to be disposed of via the stormwater drain.
- Arrange bins consistently throughout the site, with a recycling bin always next to a waste bin.
- Locate bin stations near to where food and beverages will be consumed, at entry/exit points, close to toilets/facilities and at the intersection of pathways. Consider the access needs of children, people with disabilities, service providers and contractors.
- Position bins at a maximum of 14 metres apart and make them visible.
- Identify a bin collection point and bin transfer routes to the collection point.
- Utilise bin monitors to encourage appropriate bin use.
- Provide food & organics bins for the use of food stallholders to be used back of house.
- Decide on your contamination management plan for ensuring waste is sorted into the correct bins.

HOW DO I CALCULATE HOW MANY BINS ARE REQUIRED?

In general, expect a minimum of one litre of waste per person per meal. However, this may vary depending on catering, alcohol availability, number of profile of attendees as well as the waste management minimisation strategies utilised.

As an example:

- 1,000 people x 2 meal times = 2,000 litres of estimated waste
- Divide 2,000 by 240 litres (a standard bin) = 8 bins = 4 bin stations of 1 waste and 1 recycle bin each
- Less bin stations may be utilised if bins are emptied often, especially those bins near food and beverages.

WHAT INFORMATION NEEDS TO BE INCLUDED IN THE EVENT WASTE MANAGEMENT PLAN?

To complete the event waste management plan you need to:

1. Provide the event's name, date(s), time and anticipated number of attendees.
2. Provide the names, roles/positions and phone numbers of key event contacts for waste management.
3. Note whether the event will have on-site or off-site food preparation, alcohol or other beverages available. Outline the mealtimes covered by the event.
4. List the activities that will occur at the event and any waste that will be generated, e.g. balloon giveaways.
5. List the activities or stalls onsite at the event that will generate any type of waste. Include the products they will sell and the waste materials generated; an indication of what is recyclable, how much will be generated and when.
6. Provide details of the number of bin stations (waste plus recycle bin) required for the public and for back of house, including food & organics bins for stallholders, etc.
Provide the name of the proposed waste service provider for the event and attach your agreement with the service provider; where and when the bins will be delivered, and when they will be removed off site; any other waste facilities required and provided for.
7. Attach an event site map to the waste management plan highlighting the location of bin stations and bin transfer routes to a collection point.
8. List what actions will be carried out to promote appropriate disposal of waste and recycling before and during the event, such as PA announcements that bins are available.
9. List the actions to be completed before the event, indicating who is responsible for this task.
10. List the actions to be completed during the event, indicating who is responsible for this task.
11. List items requiring action after the event with the name of the person responsible.

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EVENT WASTE MANAGEMENT PLAN

1	EVENT DETAILS
Name of event	Festival of the Stone, Byron Bay
Event Date(s) and time	Sat 9 June, 2018
Anticipated crowd size	1000 pax

2	CONTACTS FOR WASTE MANAGEMENT	
NAME	ROLE/POSITION	PHONE/MOBILE
Sally Gilbert	Events Manager, Stone & Wood	0420 719 849

3	CATERING AND MEAL TIMES	
TYPE OF CATERING	<input checked="" type="checkbox"/> ON-SITE <input type="checkbox"/> OFF-SITE	
ALCOHOL AVAILABLE	<input checked="" type="checkbox"/> ON-SITE <input type="checkbox"/> OFF-SITE	
BEVERAGES AVAILABLE	<input checked="" type="checkbox"/> ON-SITE <input type="checkbox"/> OFF-SITE	
MEAL TIMES DURING EVENT	DAY 1	<input type="checkbox"/> BREAKFAST <input type="checkbox"/> LUNCH <input type="checkbox"/> DINNER <input type="checkbox"/> MORNING TEA <input checked="" type="checkbox"/> AFTERNOON TEA <input checked="" type="checkbox"/> PRE-DINNER DRINKS
	DAY 2	<input type="checkbox"/> BREAKFAST <input type="checkbox"/> LUNCH <input type="checkbox"/> DINNER <input type="checkbox"/> MORNING TEA <input type="checkbox"/> AFTERNOON TEA <input type="checkbox"/> PRE-DINNER DRINKS
	DAY 3	<input type="checkbox"/> BREAKFAST <input type="checkbox"/> LUNCH <input type="checkbox"/> DINNER <input type="checkbox"/> MORNING TEA <input type="checkbox"/> AFTERNOON TEA <input type="checkbox"/> PRE-DINNER DRINKS

4	WASTE GENERATED BY ACTIVITIES	
e.g. novelty stores	Cardboard boxes	
Food Trucks	Cardboard boxes, napkins, bio knives & forks	
Bars	Biocups	

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EVENT WASTE MANAGEMENT PLAN

5 STALLHOLDER OR BACK OF HOUSE WASTE					
ACTIVITY/ STALL	PRODUCT: FOOD OR DRINK TYPE	MATERIALS GENERATED	RECYCLABLE?	HOW MUCH?	WHEN?
Hamburger stall	Hamburgers, hot chips	Cardboard Oil Plastic wrap	Yes No No	6m³ 60L	Before During

6 BIN STATIONS	
How many bin stations are required for the public (front of house)?	
What bins are required back of house?	
Name of event waste services provider (attach agreement)	
When bins will be delivered and where to	
Frequency of services (i.e. number of times per day/night)	
When bins will be taken away	
Other waste facilities required (liquids)	
Bin Contamination Plan	Attach plan for reducing contamination of recycling bins and food & organics bins

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EVENT WASTE MANAGEMENT PLAN

7 BIN STATION LOCATIONS

Attach map(s) of bin station locations

8 PROMOTION OF WASTE SYSTEM & HANDLING

ACTION	WHO	DONE
e.g. educate stallholders of waste system		

9 BEFORE THE EVENT

ACTION	WHO	DONE
e.g. set up bin stations at pre-determined locations	Contractor	

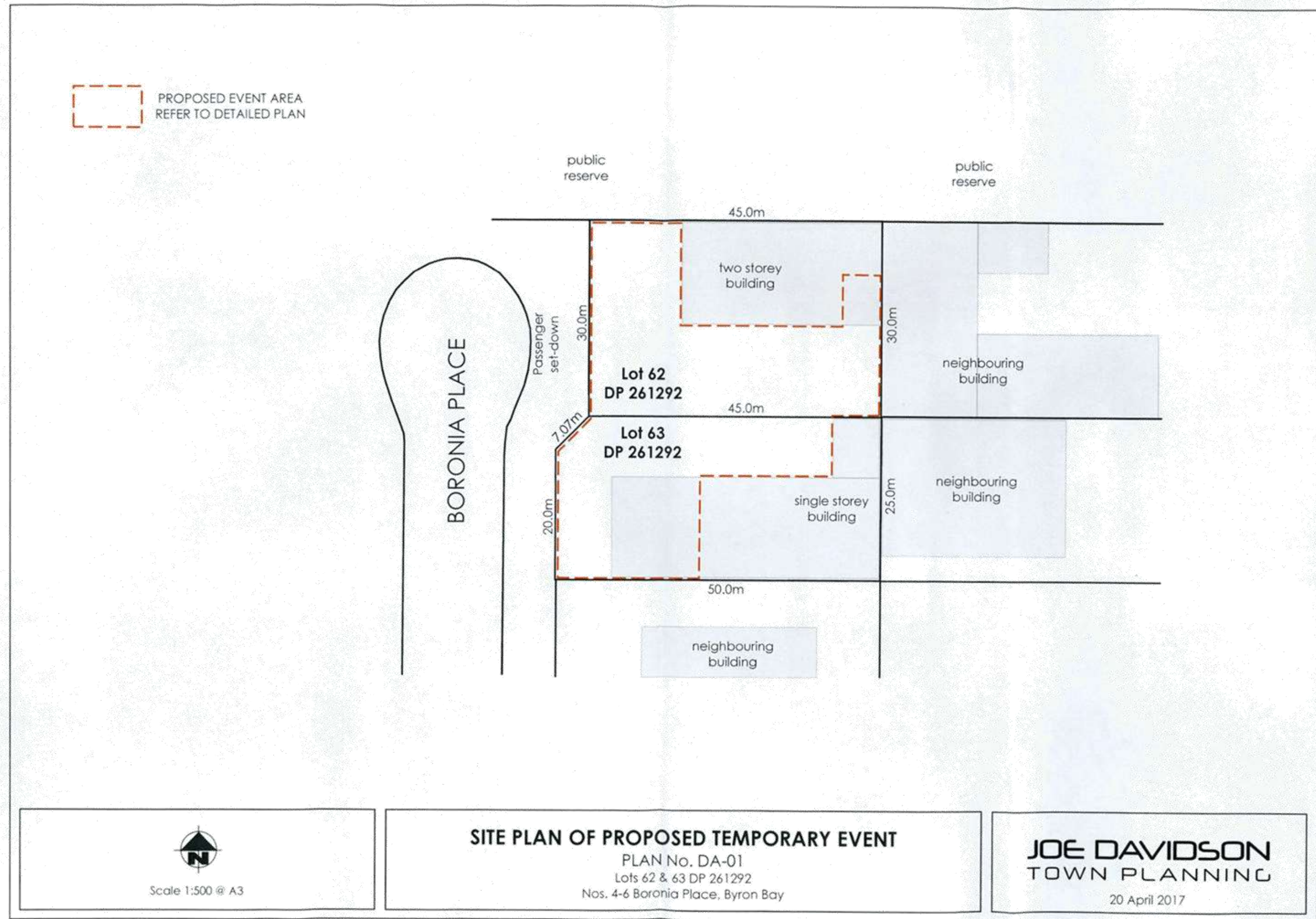
10 DURING THE EVENT

ACTION	WHO	DONE
e.g. monitor bin set up and capacity	Committee member	

11 AFTER THE EVENT

ACTION	WHO	DONE
e.g. picking up litter, cleaning up site	Event personnel	

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P - Power
SO - Staff Only
W - Water
DA - Disable Access
WS - Water Service Point
ST - Staff Toilets

FIRE SAFETY
F - A:B (E) Class
B - Fire Blanket
FH - Fire Hose Reel
FA - Fire Alarm
Co2 - Carbon Dioxide

AREA & FOOTPRINT SIZE
1 - Cool Room
2 - BONNIE 5m x 3m
3 - Food Truck 3.5m x 3.5m
4 - Non Alc Drinks 2m x 2m
5 - Food Truck 2m x 3m
6 - Covered Stage 8m x 6m
7 - Food Truck 4m x 4m
8 - Clyde 5m x 5m
9 - Food Truck 9 x 6m
10 - Front of House
11 - BAY FM 5m x 3m
12 - Pop Up 4m x 3m
13 - Food Truck 6m x 4m
14 - Cool Room
15 - Toilets 14 stalls 10m x 6m
16 - Artist Green Room
17 - Production office
18 - Smoking Area

FESTOON LIGHTS

STAFF WASTE

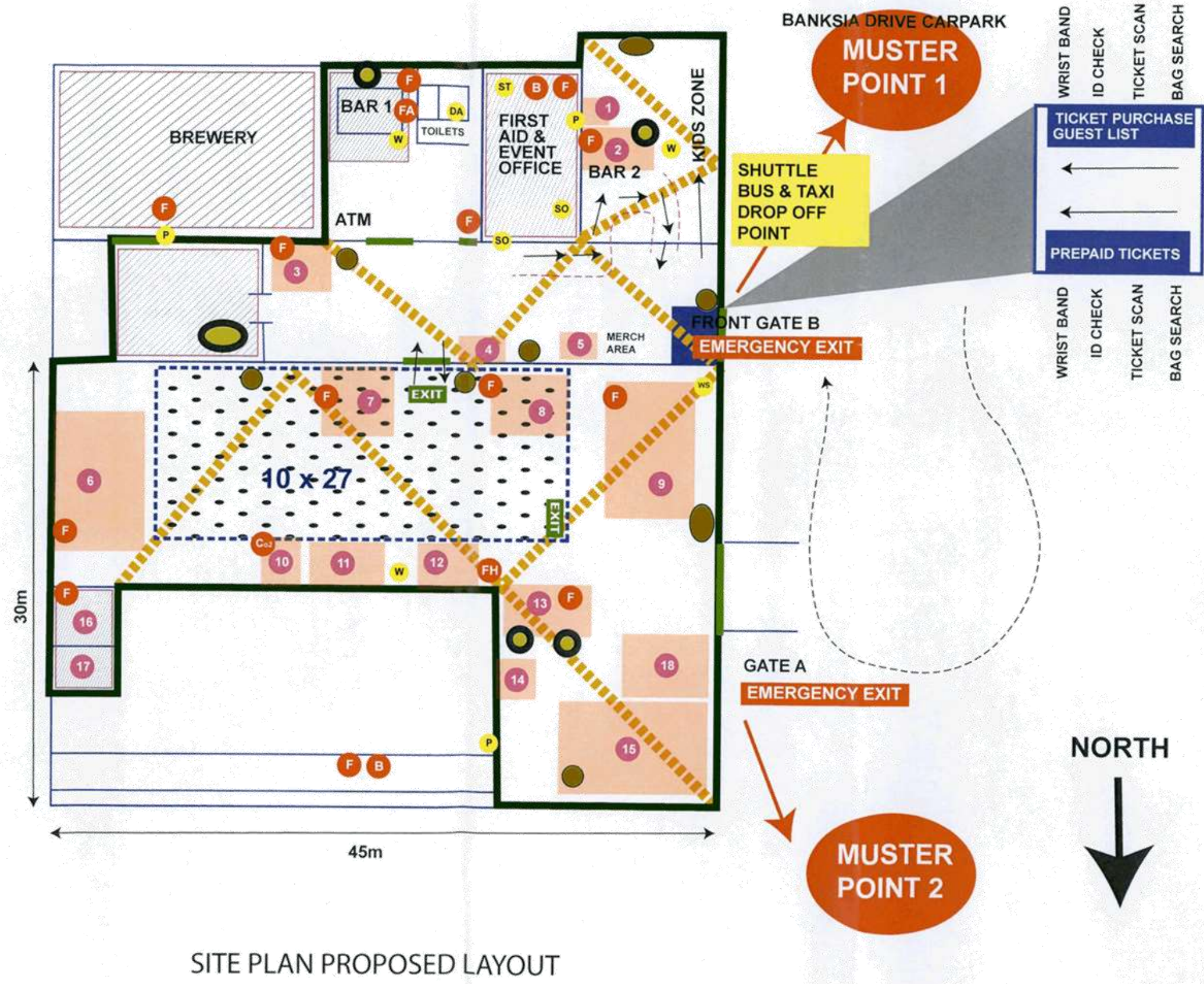
BIN STATION

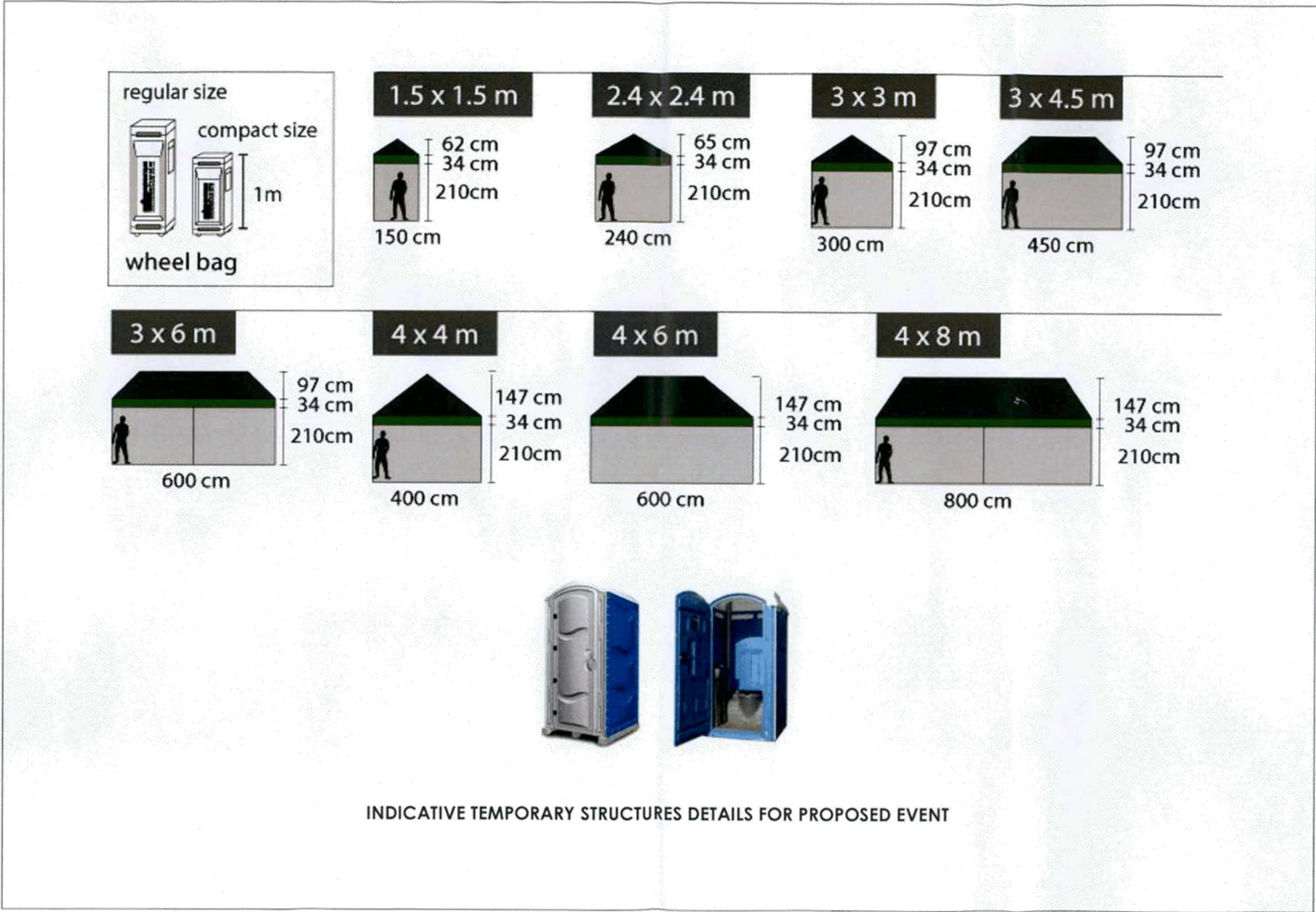
WET WEATHER MARQUEE

DOORS / GATES

TEMP FENCE

STAFF ONLY





Report No. 7.2 **Mercato - Byron Bay Woolworth Site re-development request for variation to traffic management arrangements**
File No: I2018/908

- 5 The redevelopment of the Woolworths site in Byron Bay was reported to the LTC on 14 October 2016 with the committee making the following comments and recommendation:

Committee Comments

The Committee have taken into consideration the information presented by James Vallis from Azzura and provides the following comments:

- Appropriate consideration needs to be given to the interaction between the public and the construction site during the construction period, seven days a week and 24 hours a day:
 - An appropriate Traffic Management Plan be prepared and submitted that allows for safe and efficient movements relevant to the development and the public amenity present.
 - There needs to be a clear demarcation between the construction site and the Woolworths site for operations and access by the public.
 - The driveway to Woolworths for access to the temporary rear car park of the store needs to be two-way traffic at all times.
- That appropriate public consultation be undertaken to minimise the negative effect of the development during construction.
- That any use of Butler Street by the developer not be supported.
- That planning be undertaken by the developer to minimise the conflict with traffic within the Byron Bay town centre during operations of Markets at the Butler Street site.
- It is noted that the Committee suggested to the developer that they investigate alternative options using the rail corridor for the removal of the spoil from site to minimise the impacts on the road network.

Management Comments

There were no Management comments.

Committee Recommendation:

That the Committee comments be provided to the Planning team.

(Smith/Cameron)

The recommendation was put to the vote and declared carried.

- 10 Council resolution 16-610 of 17 November 2016 **Resolved** that Council adopt the following Committee Recommendation:

Report No. 6.14 11.2013.587.2 - Mercato on Byron - 108-110 Jonson Street, Byron Bay
 File No: I2016/991

- 15 That the Committee comments be provided to the Planning team. (Hunter/Richardson)

The motion was put to the vote and declared carried.

- 20 Council has now received a request from Mercato to review the restriction placed on the use of Butler Street and approve a modified Traffic Management Plan (S2018/3965 Attached)

The application highlights the traffic and road network impact improvements by being able to use Butler St for concrete deliveries in lieu of the current approved plan requiring delivery via

Hinterland Way and Bangalow Road from the Ewingsdale Road concrete batching plant, a route being 60% greater in length than the more direct route of Ewingsdale Road and Butler St.

- 5 The application also details that by utilising this shorter route, the number of days that concrete trucks will be accessing the road network will be reduced from 39 to 28 noting that no deliveries will be scheduled on days that clash with market days on Butler St Reserve.

- 10 A key issue of consideration for the LTC in providing their original comments was the then immanent construction of the Byron Bay Bypass which would have the potential to conflict with the road corridor use by the Mercato development. The delayed commencement of the bypass construction now provides an opportunity to use Butler Street as requested and improve traffic management in Jonson St as it is likely the Mercato works will be completed well before the construction of the bypass commences.

- 15 Taking the above matters into consideration, Council staff are supportive of the application to modify the Traffic Management Plan to facilitate concrete deliveries to the development.

- 20 LTC members support for the use of Butler St as outlined in the application and the proposed recommendation is sought.

RECOMMENDATION:

That Council support the use of Butler St for construction access for concrete deliveries until the re-development works are completed or Council commences the construction of the Byron Bay Bypass, which occurs earliest.

Attachments:

- 25 1 Graham Dodge C/-Hutchinson Builders - 51.2017.1013.3 - PR34840, PR116180, PR177890, PR116190 - Application & Supporting Documentation, S2018/3965 , page 62 [↓](#)

BYRON SHIRE COUNCIL

DEVELOPMENT APPLICATIONS

7.2 - ATTACHMENT 1



BYRON SHIRE COUNCIL

PO Box 219
Mullumbimby NSW 2482
DX 20007 MULLUMBIMBY
P: (02) 6626 7000
E: council@byron.nsw.gov.au
W: www.council.nsw.gov.au

Office Use Only

Application No: 51-2017-1013-3

Application No.:

Application No.:

Parcel No(s): 37840, 116180, 197890, 116190

Date Received: 16/3/18

E2017/963 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.	Street Name	Street Type e.g. St, Rd
	100	TOWNSON	STREET
Suburb or Town			Postcode
BYRON BAY			2481
Lot No.	DP or SP No.	Sec No.	Owner/s Name
63849	61724 & 617509		
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 5503 9533
Mobile			Alternative telephone
0434 736 967			
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

Page 3

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	
<p>All owners of the land to be developed must sign the application</p> <p>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.</p> <p><i>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.</i></p>	
Signature	Signature
Name	Name
Date	Date
Signature of all Applicant/s	
<p>By signing this application,</p> <ol style="list-style-type: none"> 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." <p>Note: ALL correspondence will be forwarded to the applicant, including the determination.</p>	
Signature <i>G. Dooke</i>	Signature
Name <i>G. DOOKE</i>	Name
Date <i>16-03-2018</i>	Date
Office Use	
Received by: <i>S. Robert</i>	Date: <i>16/3/18</i>
Is additional information required for lodgement of this application?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<i>see attached owner's consent -</i>	

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"/>
Site Plan, Showing: <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"/>
Long Section showing: <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>		
<p>Detail of proposed cross over plan (may be included on site plan if appropriately scaled)</p>		
<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

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

MARCH 2018 (REVISION A)

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MERCATO ON BYRON
TRAFFIC MANAGEMENT PLAN ADDENDUM

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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



MERCATO ON BYRON
TRAFFIC MANAGEMENT PLAN ADDENDUM

2. BSC Application Form



MERCATO ON BYRON
TRAFFIC MANAGEMENT PLAN ADDENDUM

3. Traffic Management Plan Addendum

MARCH 2018 | REVISION A

5

MERCATO ON BYRON TRAFFIC MANAGEMENT PLAN ADDENDUM

FOR

HUTCHINSON BUILDERS

BITZIOS
consulting

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E: admin@bitziosconsulting.com.au

Sydney
Studio 203, 3 Gladstone Street
Newtown NSW 2042
P: (02) 9557 6202

Project No: 2207

Version No: 001

Date: 16th March 2018

Mercato on Byron
Traffic Management Plan



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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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

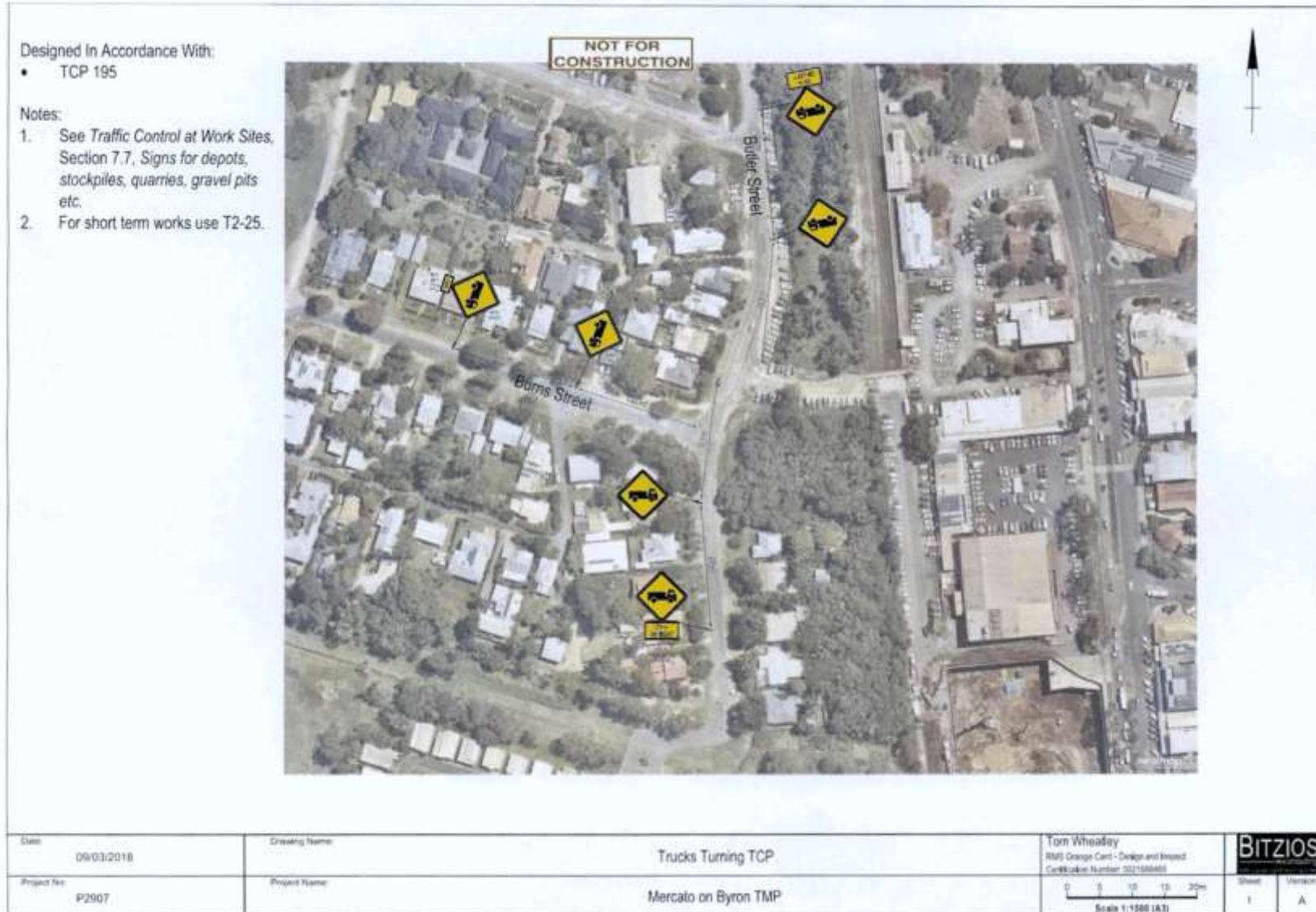
A TCP has been developed using the standard 'Trucks Turning TCP 195' in accordance with the RMS (RTA) *Traffic Control at Work Sites* manual for the use of the Butler Street access by concrete trucks. This TCP is to be used in addition TCP's submitted as a part of the previous TMP. The detailed TCP is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

BITZIOS
consulting

APPENDIX A

TRAFFIC CONTROL PLAN



APPENDIX B

SWEPT PATH ASSESSMENT





MERCATO ON BYRON
TRAFFIC MANAGEMENT PLAN ADDENDUM

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

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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

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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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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

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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

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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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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	
	Web: www.bitziosconsulting.com.au	
	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

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 P PO BOX 355, COOLANGATTA QLD 4225

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

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

 <p>BITZIOS consulting traffic engineering • transport planning</p>	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 Web: www.bitziosconsulting.com.au Mobile: 0423 954 481	 <p>Certified system Quality ISO 9001 9541-10/2014</p>

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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

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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



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

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

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

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MERCATO ON BYRON
TRAFFIC MANAGEMENT PLAN ADDENDUM

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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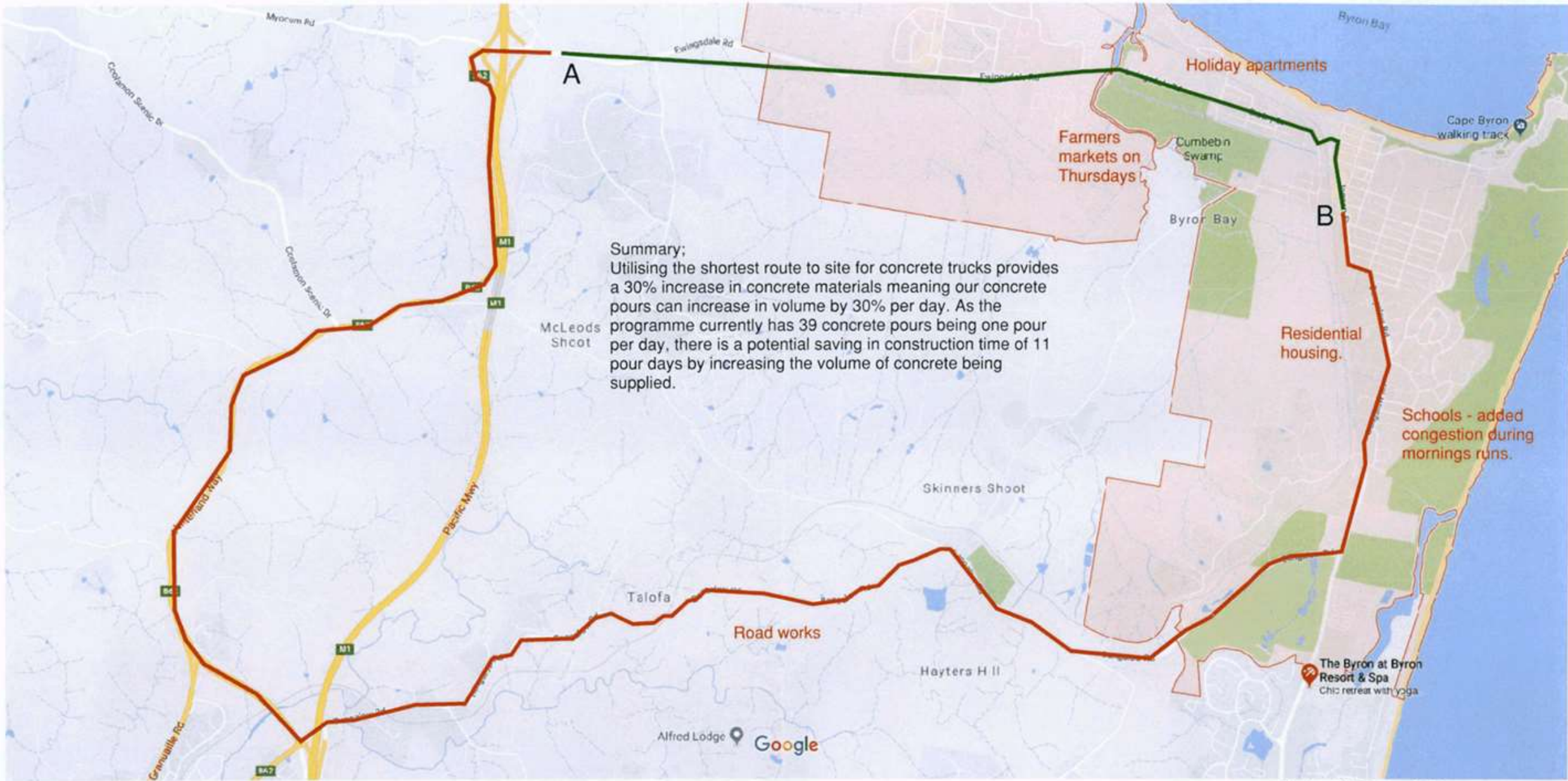
MERCATO ON BYRON
TRAFFIC MANAGEMENT PLAN ADDENDUM

6. Original Route v Proposed Route Plans

3/5/2018

Byron Bay - Google Maps

Google Maps Byron Bay



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.

<https://www.google.com.au/maps/place/Byron+Bay+NSW+2481,+Australia/@-28.6587933,153.5704592,14.3z/data=!4m5!3m4!1s0x6b9062852d3e762b:0x40609b49043f2d0!8m2!3d-28.6473671!4d153.601977>

1/1

3/6/2018

Byron Bay - Google Maps



<https://www.google.com.au/maps/place/Byron+Bay+NSW+2481,+Australia/@-28.6433529,153.6058051,16.65z/data=!4m5!3m4!1s0x6b906285d3e762b0x40609b49043f2d0!8m2!3d-28.6473671!4d153.601977>