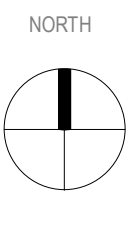




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1	11/10/2021	DEVELOPMENT APPLICATION
ISSUE	DATE	REVISION



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PROJECT	PROPOSED RURAL CABINS
CLIENT	RALPH MAMONE
ADDRESS	72, LAWLERS LANE - BANGALOW LOT 2 DP 1007622

DESIGN STAGE	DEVELOPMENT APPLICATION
TITLE	SITE PLAN 01

PROJECT	2004	DRAWING NO.	01
DRAWN	GB	ISSUE	1
CHECKED	JG	SCALE	1 : 3000

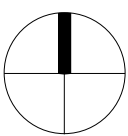


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1 ISSUE	11/10/2021 DATE	DEVELOPMENT APPLICATION REVISION
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NORTH

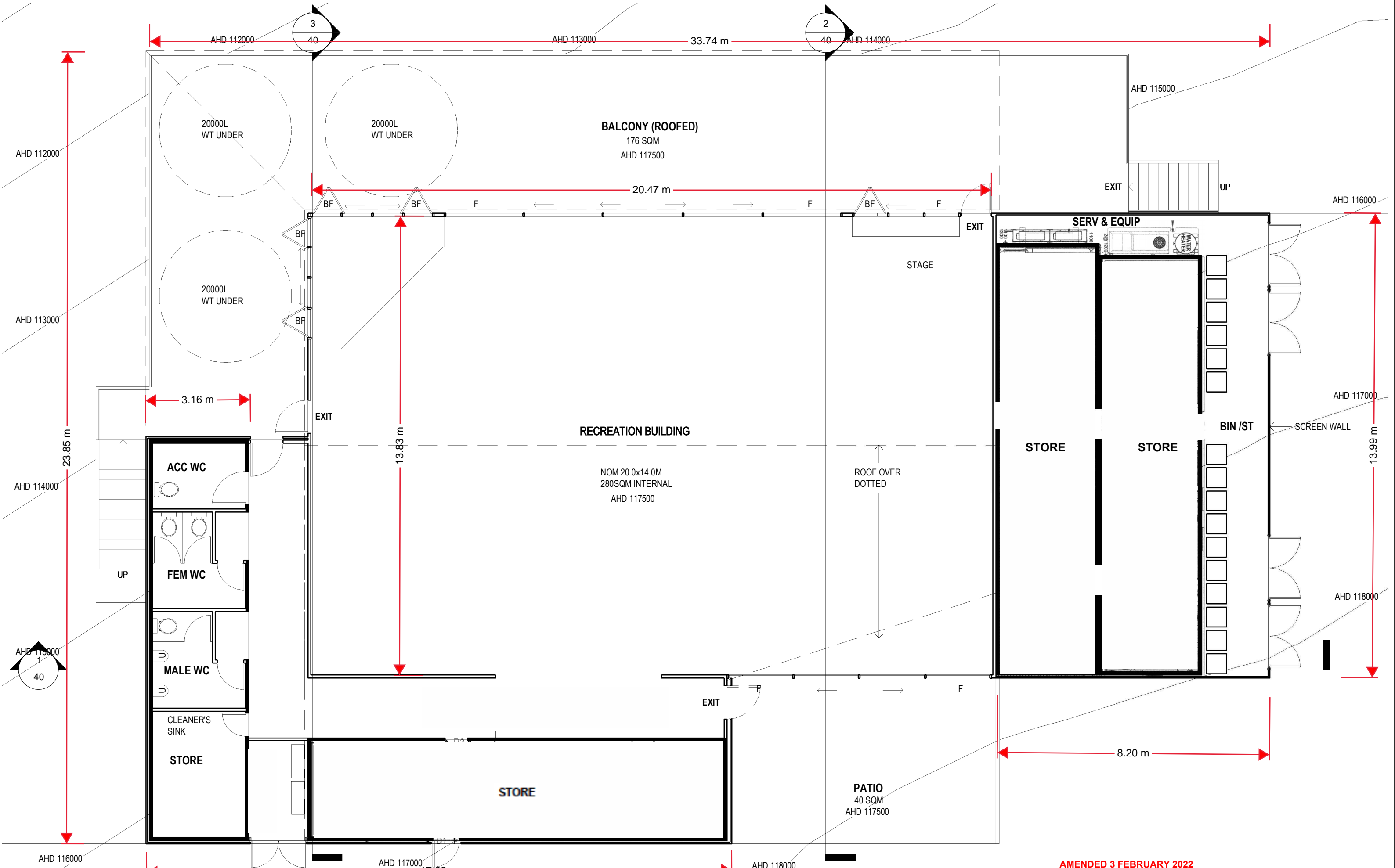


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CLIENT <b>RALPH MAMONE</b>	ADDRESS <b>72, LAWLERS LANE - BANGALOW LOT 2 DP 1007622</b>

DESIGN STAGE <b>DEVELOPMENT APPLICATION</b>	PROJECT 2004	DRAWING NO. <b>02</b>
TITLE <b>SITE PLAN 02</b>	DRAWN GB	ISSUE <b>1</b>
	CHECKED JG	
	SCALE 1 : 500	



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ISSUE	DATE	REVISION

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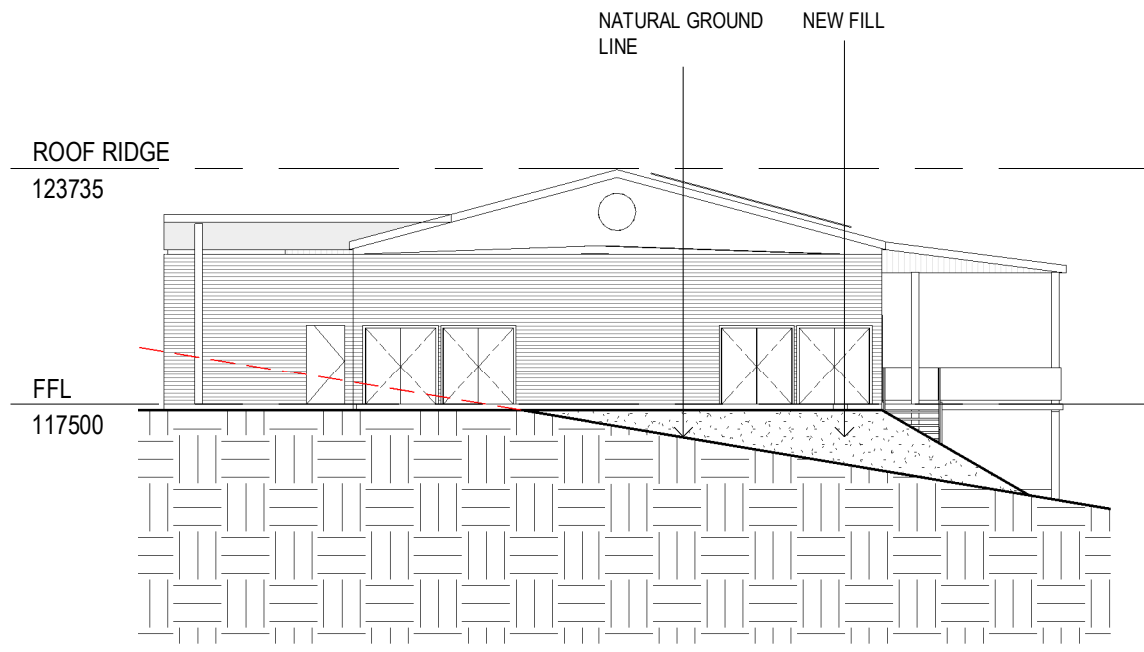
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PROJECT **PROPOSED RURAL CABINS**  
 CLIENT **RALPH MAMONE**  
 ADDRESS **72, LAWLERS LANE - BANGALOW LOT 2 DP 1007622**

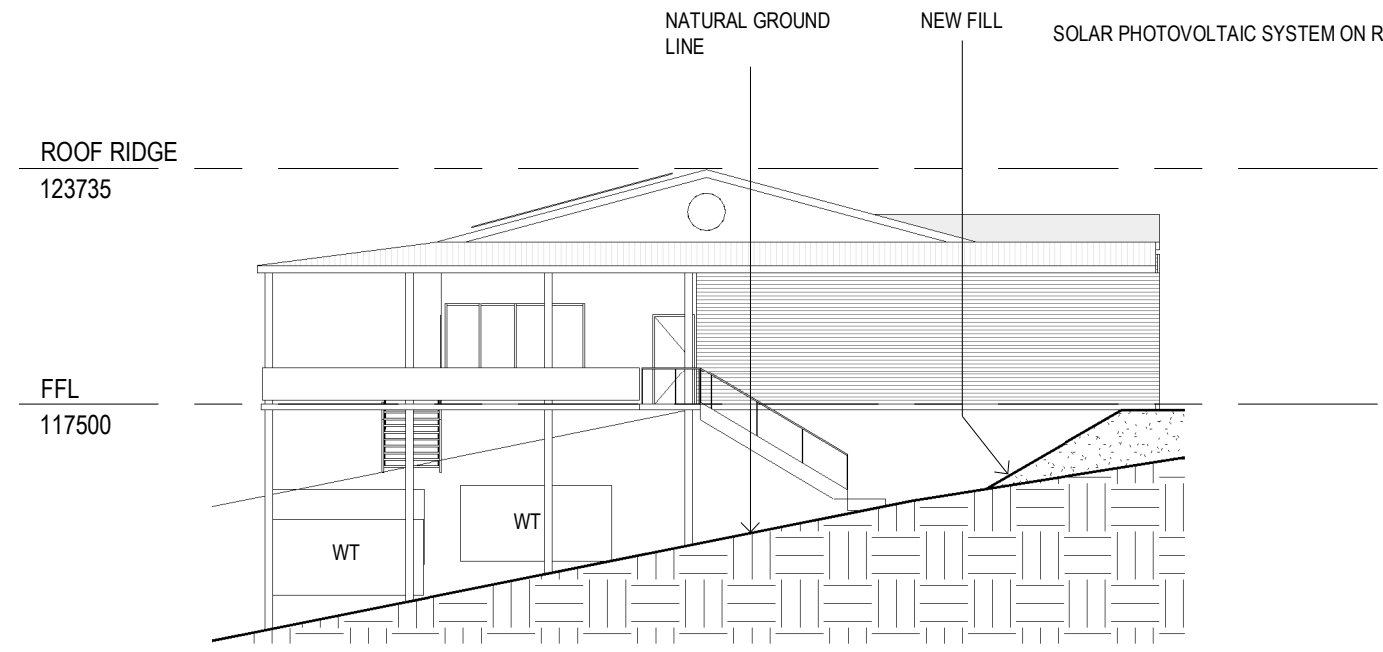
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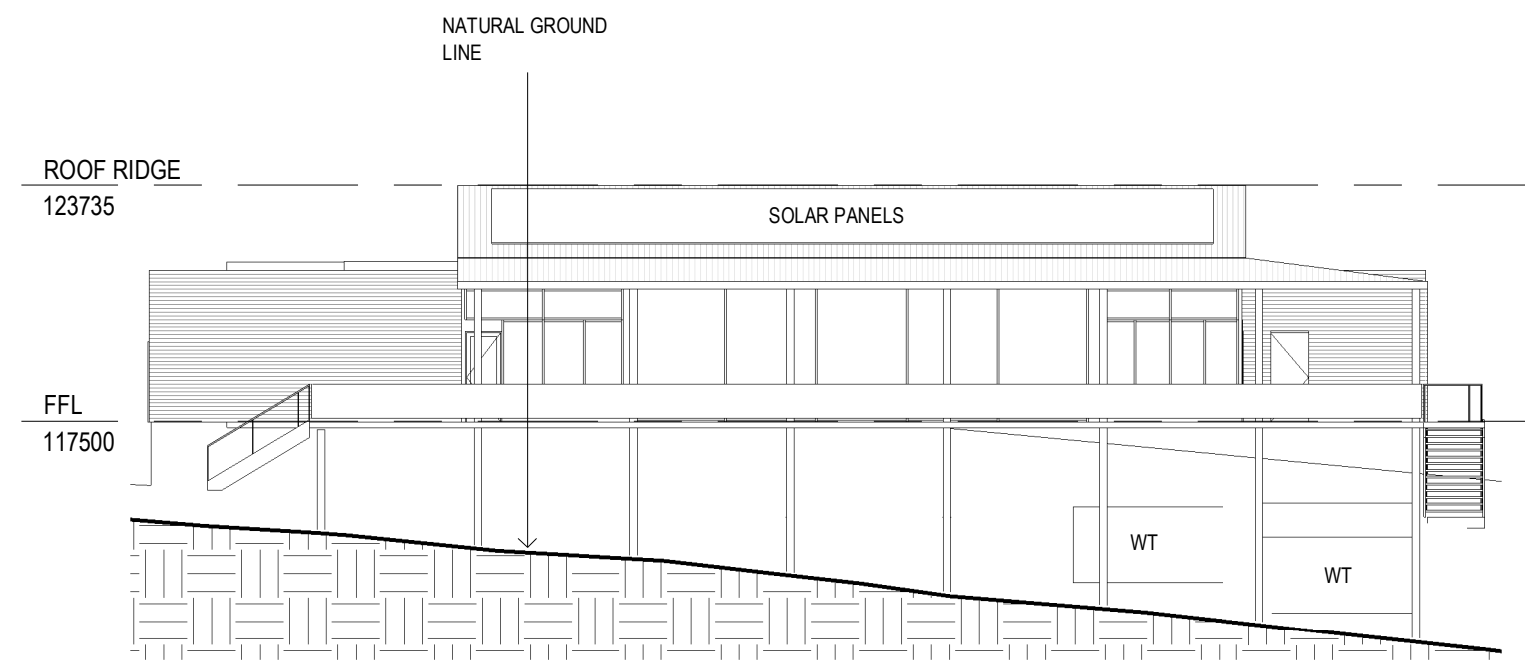
**NOTE:**  
 3x20,000L WATER TANKS UNDER NW CORNER OF BALCONY  
 SOLAR PHOTOVOLTAIC SYSTEM ON ROOF



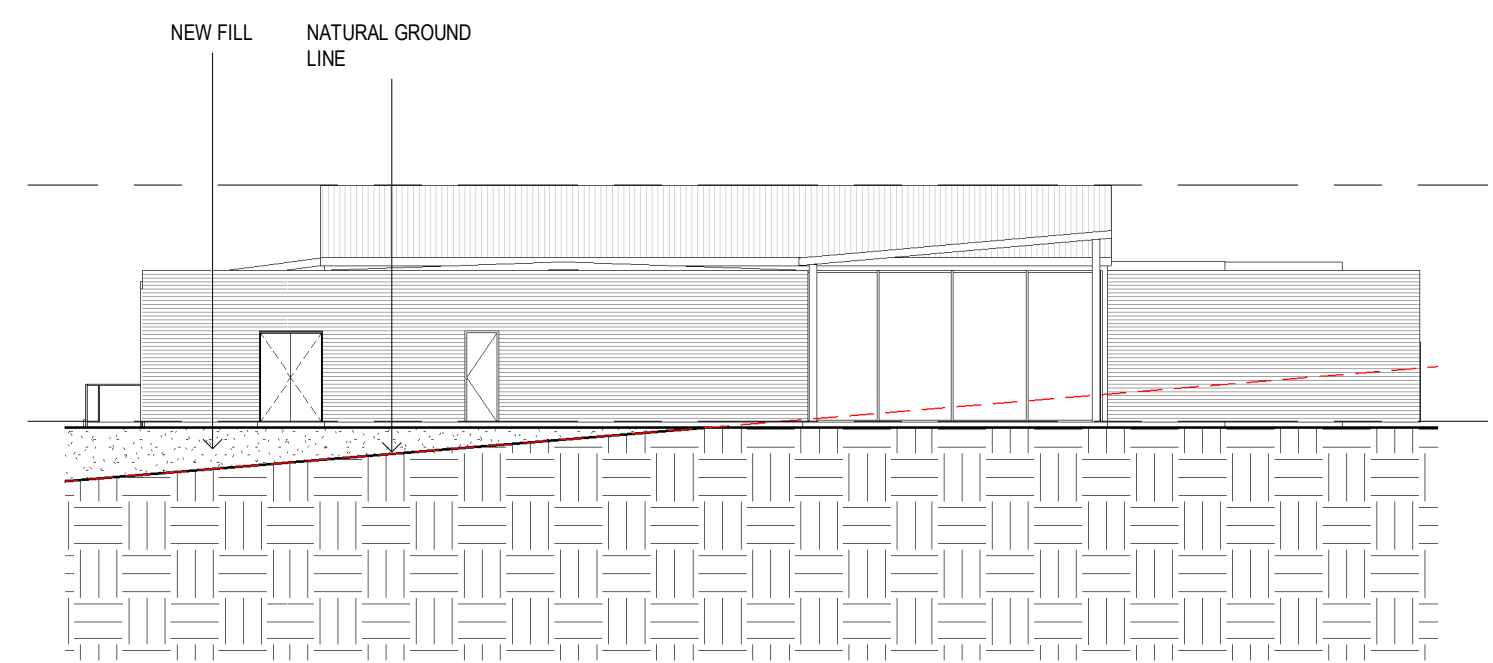
**3 EAST ELEVATION**  
 1 : 200



**4 WEST ELEVATION**  
 1 : 200



**1 NORTH ELEVATION**  
 1 : 200



**2 SOUTH ELEVATION**  
 1 : 200

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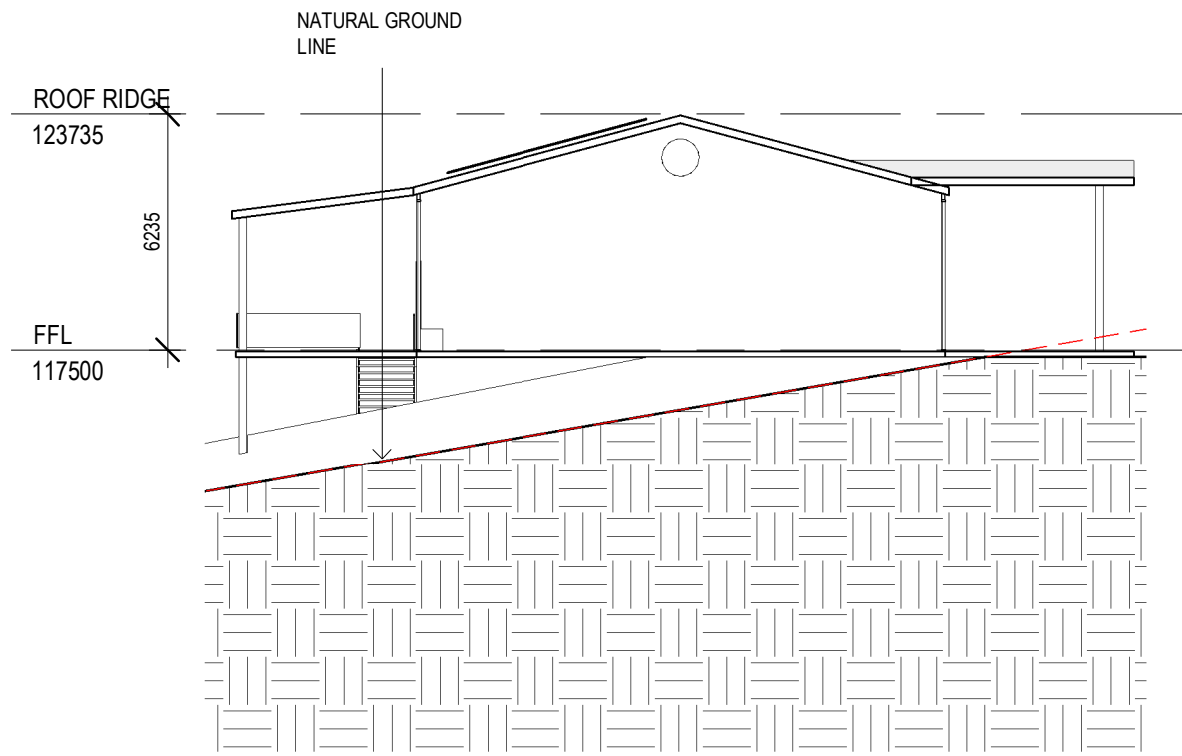
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ISSUE	DATE	REVISION



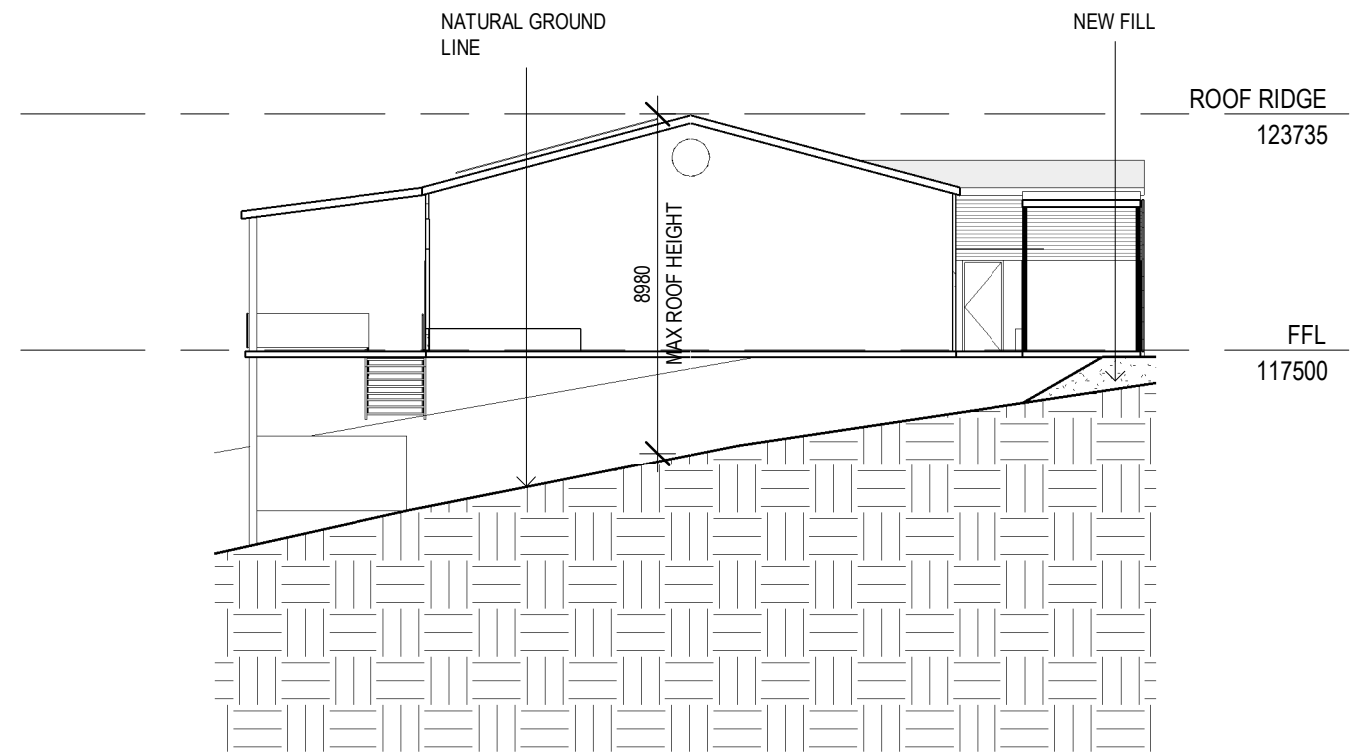
ARCHITECTURE PROJECT **PROPOSED RURAL CABINS**  
 INTERIORS  
 LANDSCAPES CLIENT **RALPH MAMONE**  
 ph - 02 6687 0535 po box 1517 byron bay nsw 2481 ADDRESS **72, LAWLERS LANE - BANGALOW LOT 2 DP 1007622**

DESIGN STAGE DEVELOPMENT APPLICATION  
 TITLE ELEVATIONS

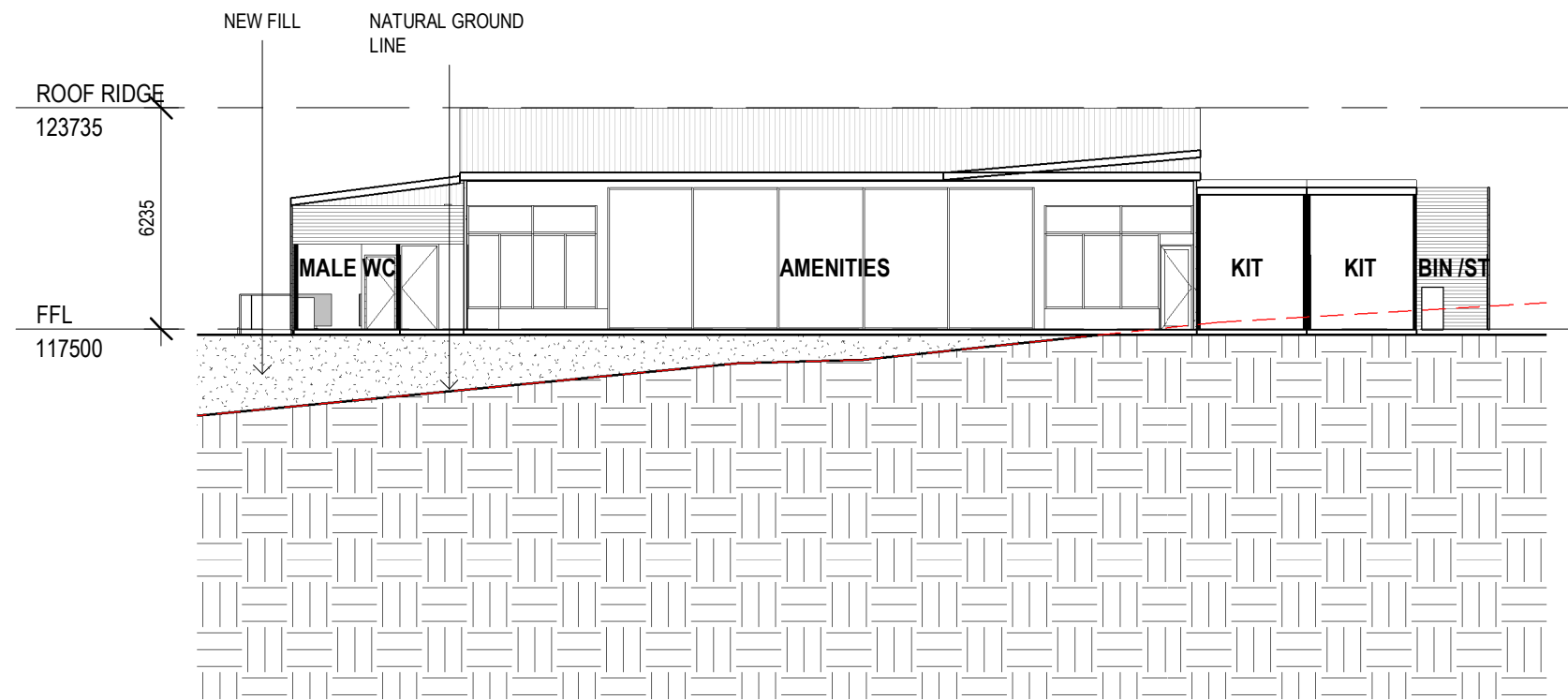
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DRAWN	GB	ISSUE	1
CHECKED	JG		
SCALE	1 : 200		



**2** SECTION 02  
1 : 200



**3** SECTION 03  
1 : 200



**1** SECTION 01  
1 : 200

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ISSUE	DATE	REVISION

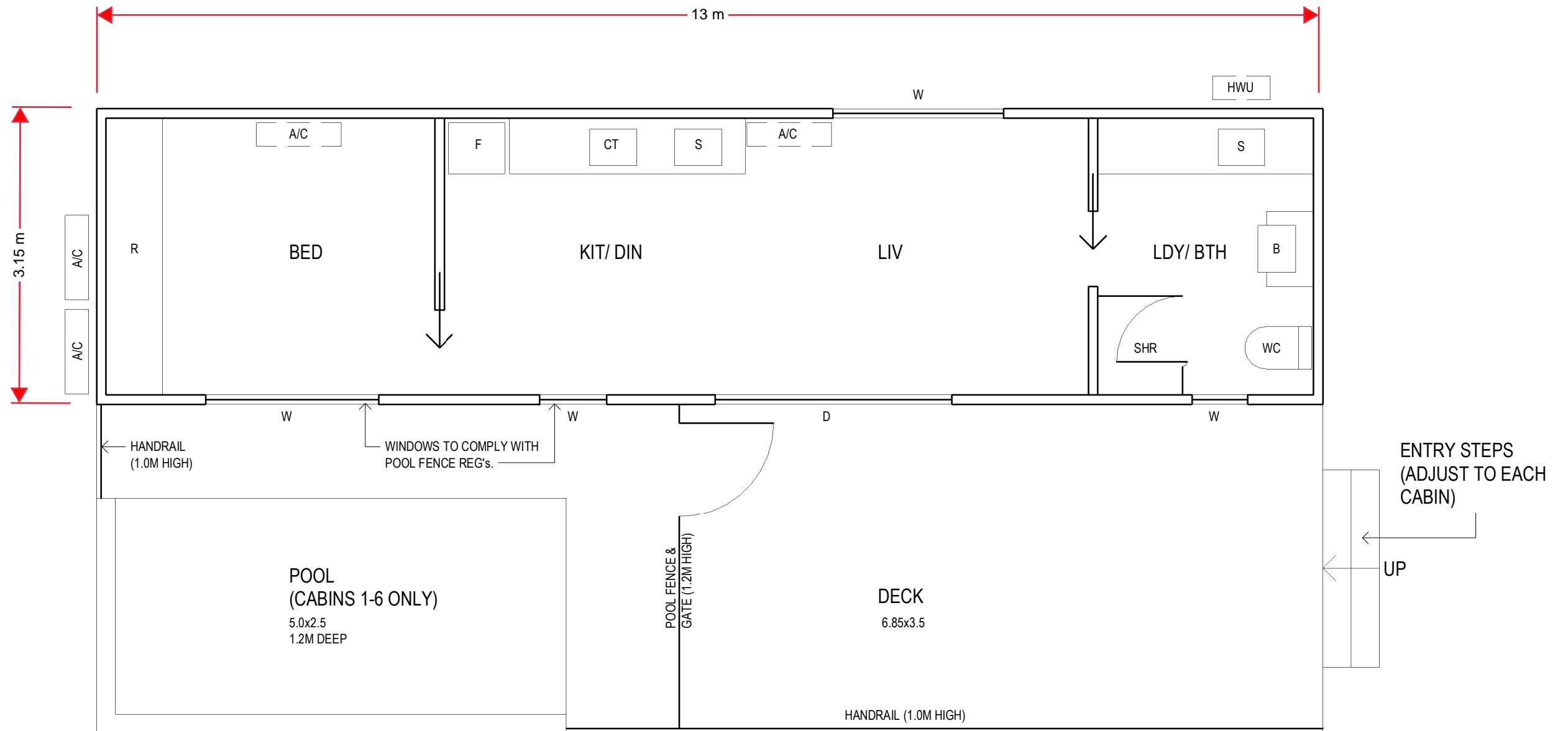
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PROJECT	PROPOSED RURAL CABINS
CLIENT	RALPH MAMONE
ADDRESS	72, LAWLERS LANE - BANGALOW LOT 2 DP 1007622

DESIGN STAGE	DEVELOPMENT APPLICATION
TITLE	SECTIONS

PROJECT	2004	DRAWING NO.	40
DRAWN	GB	ISSUE	1
CHECKED	JG		
SCALE	1 : 200		



1 TYPICAL CABIN - POOL TO CABINS 1-6 ONLY  
1 : 50

**AREAS**  
INTERNAL - 38 SQM  
DECK - 33 SQM

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ISSUE	DATE	REVISION

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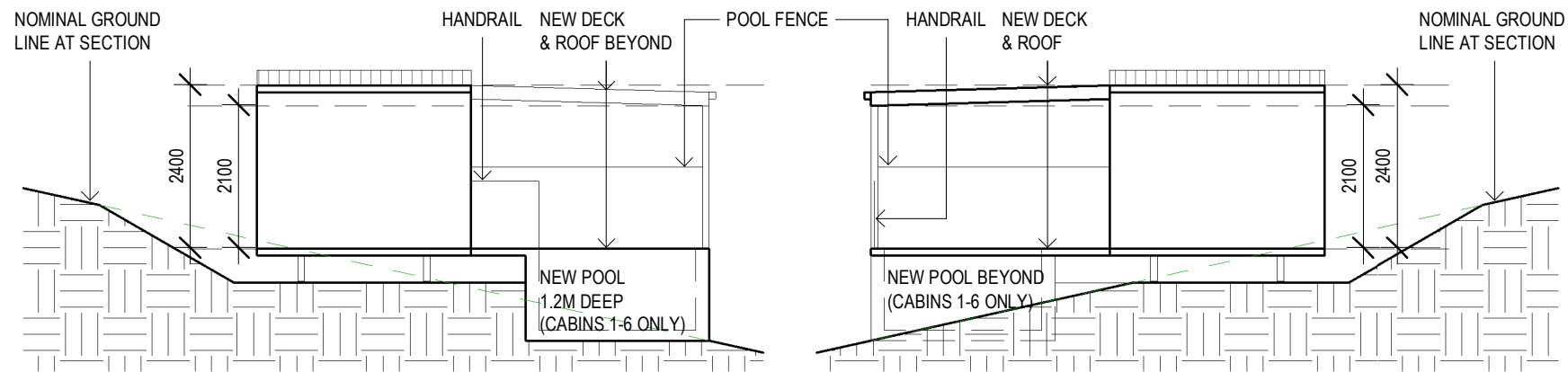
PROJECT **PROPOSED RURAL CABINS**  
CLIENT **RALPH MAMONE**  
ADDRESS **72, LAWLERS LANE - BANGALOW  
LOT 2 DP 1007622**

DESIGN STAGE  
TITLE **CABIN - PROPOSED**

DEVELOPMENT APPLICATION

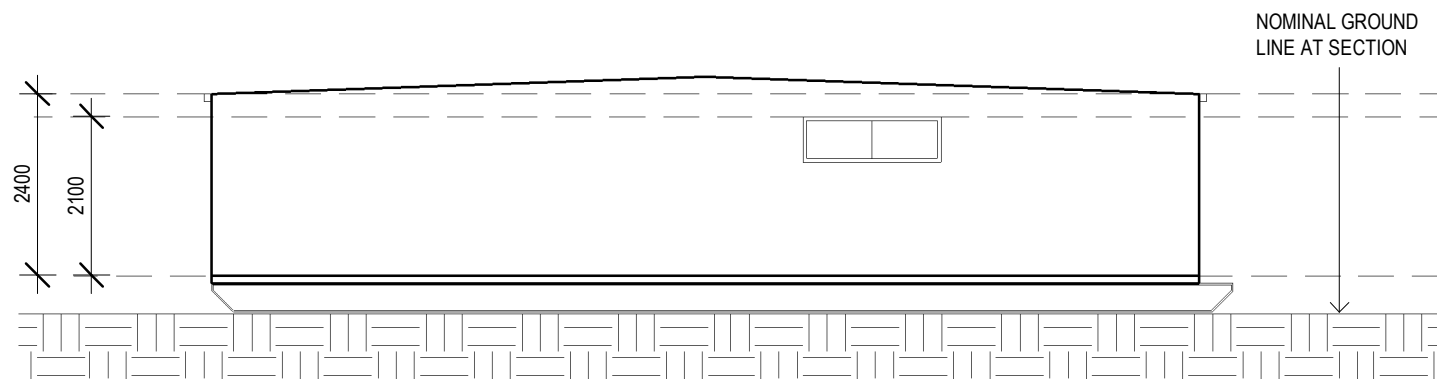
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DRAWN GB  
CHECKED JG  
SCALE 1 : 50

DRAWING NO. **C-01**  
ISSUE **1**

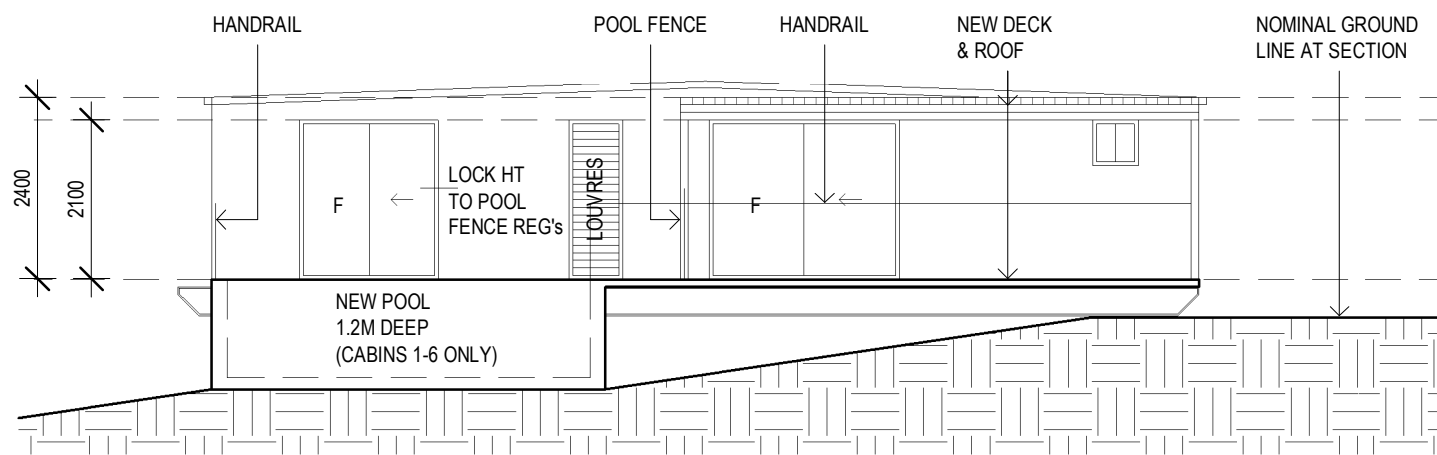


ELEVATION 03 - SIDE

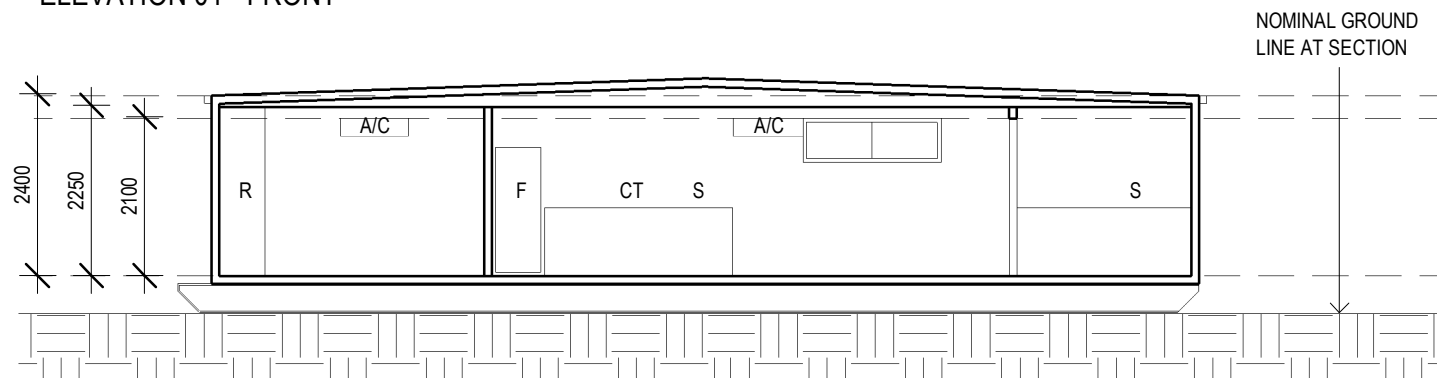
ELEVATION 04 - SIDE



ELEVATION 02 - BACK



ELEVATION 01 - FRONT



SECTION 01 - LONG

**NOTE:**

POOL TO CABINS 1 TO 6 ONLY

**TYPICAL SCHEDULE OF FINISHES**

WALLS - EARTH TONED  
COLORBOND METAL

ROOF MID TO DARK GREY/ EARTH  
TONED COLORBOND METAL

DECKS - TIMBER

POOL FENCE & HADRAILS - GLASS

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ISSUE	DATE	REVISION



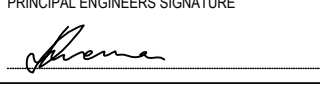
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ARCHITECTURE	PROJECT	PROPOSED RURAL CABINS
INTERIORS	CLIENT	RALPH MAMONE
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DESIGN STAGE	DEVELOPMENT APPLICATION	PROJECT	2004	DRAWING NO.	
TITLE	CABIN - ELEVATIONS - PROPOSED	DRAWN	GB		C-02
		CHECKED	JG	ISSUE	
		SCALE	1 : 100		1



REVISIONS	ISSUE	DESCRIPTION	DATE
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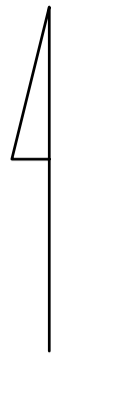
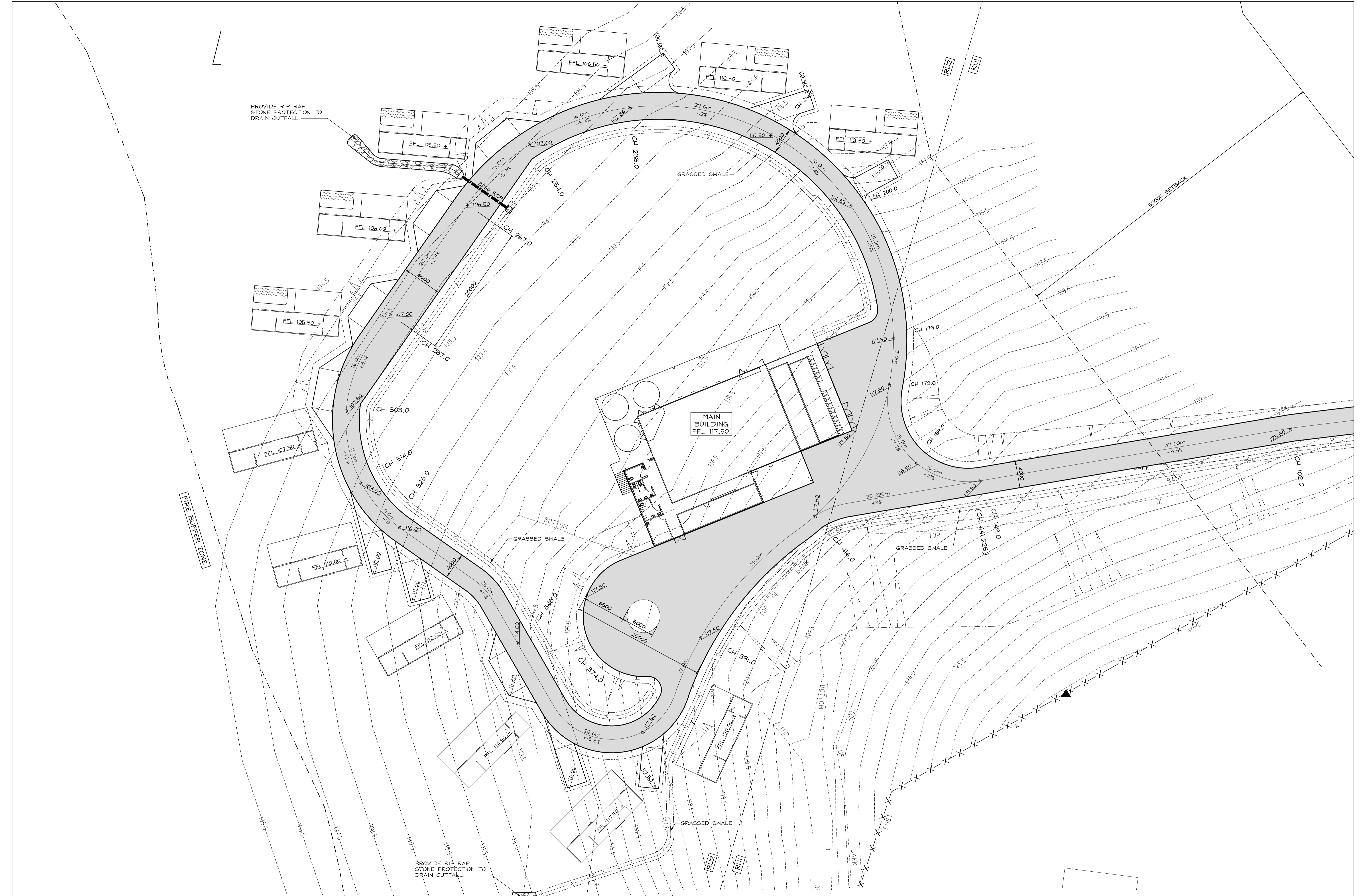
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 AT: 72 LAWLERS LANE, BANGALOW  
 FOR: ARCHIMAGES

DRAWING TITLE			
<b>LOCALITY PLAN</b>			
DESIGN	DRAWN	DRAWING SCALE	SHEET SIZE
PBL	WSA	1:500	A1
PROJECT REF No	DRAWING No	REVISION	
210739	C1	A	





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FIRE BUFFER ZONE

50000 SETBACK

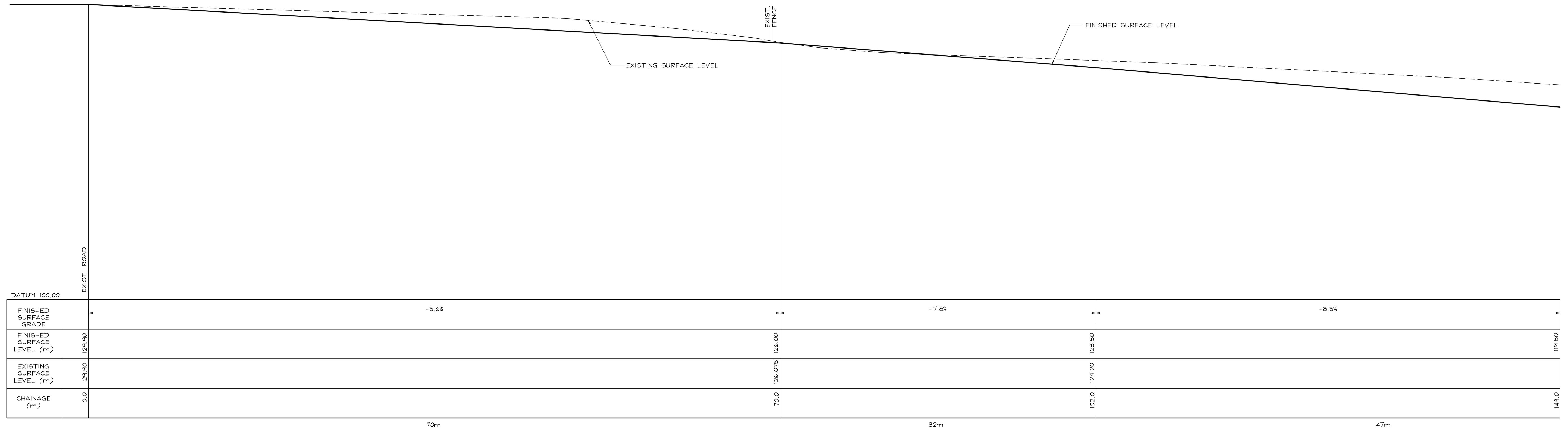
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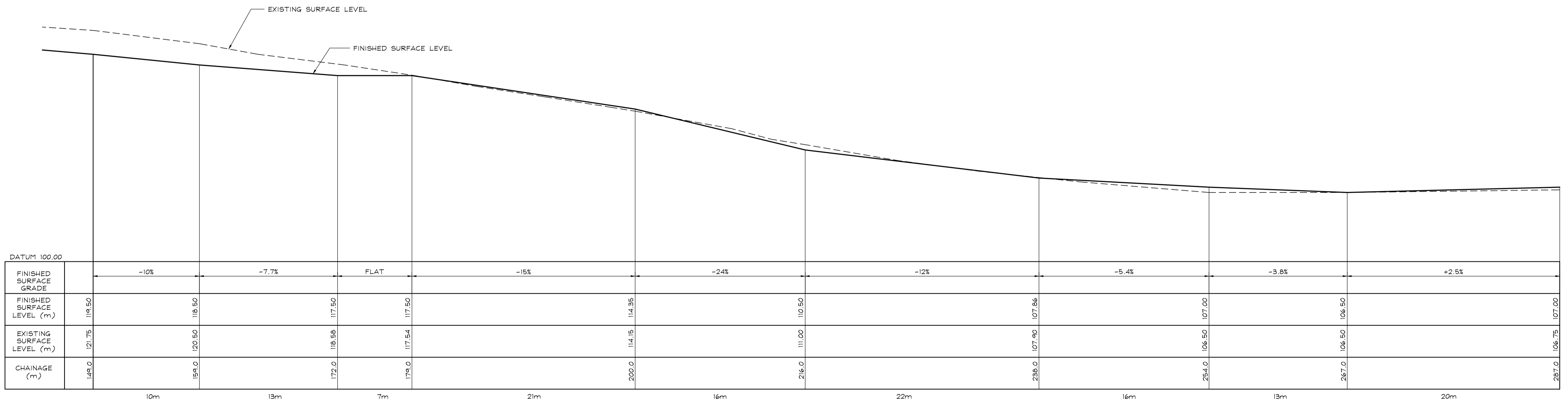
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 FOR: ARCHIMAGES

DRAWING TITLE			
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DESIGN	DRAWN	DRAWING SCALE	SHEET SIZE
PBL	WSA	1 : 250	A1
PROJECT REF No	DRAWING No	REVISION	
210739	C2	A	



**DRIVEWAY LONGITUDINAL SECTION**  
 HORIZONTAL SCALE - 1 : 200  
 VERTICAL SCALE - 1 : 200



**DRIVEWAY LONGITUDINAL SECTION**  
 HORIZONTAL SCALE - 1 : 200  
 VERTICAL SCALE - 1 : 200

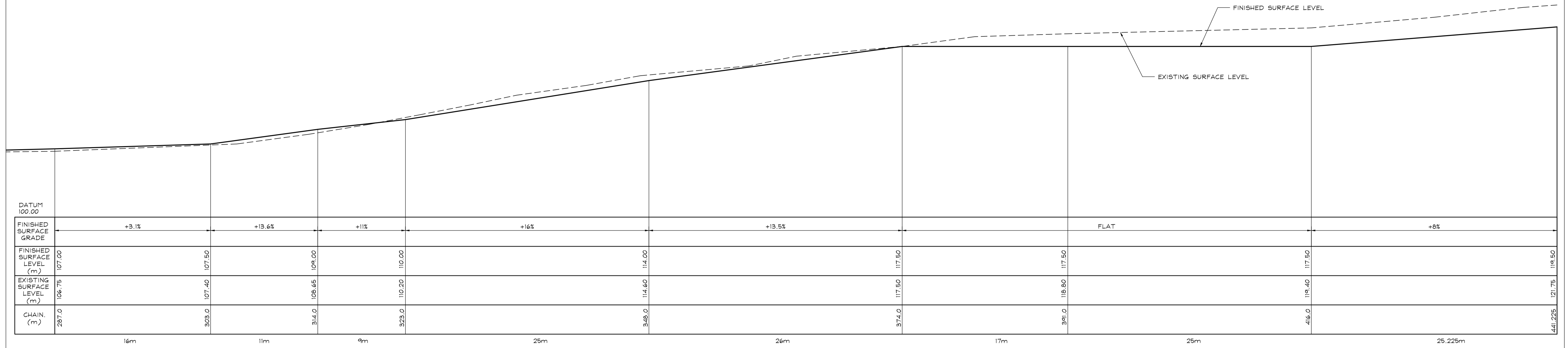
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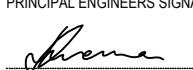

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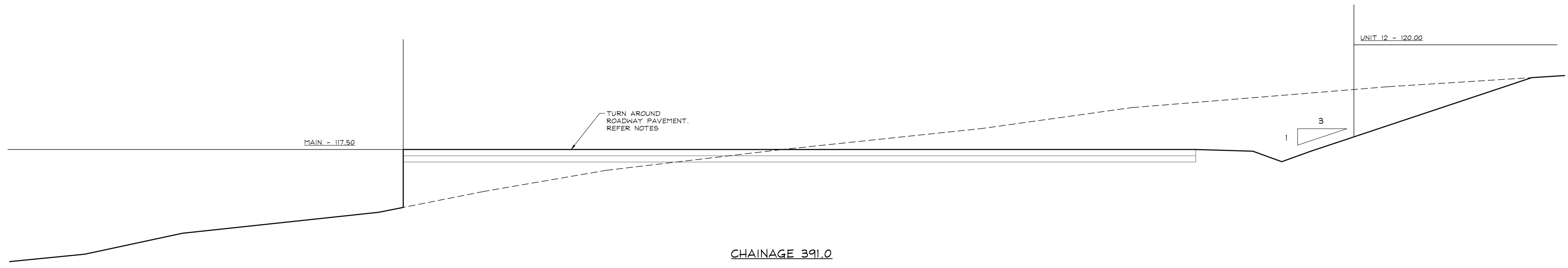
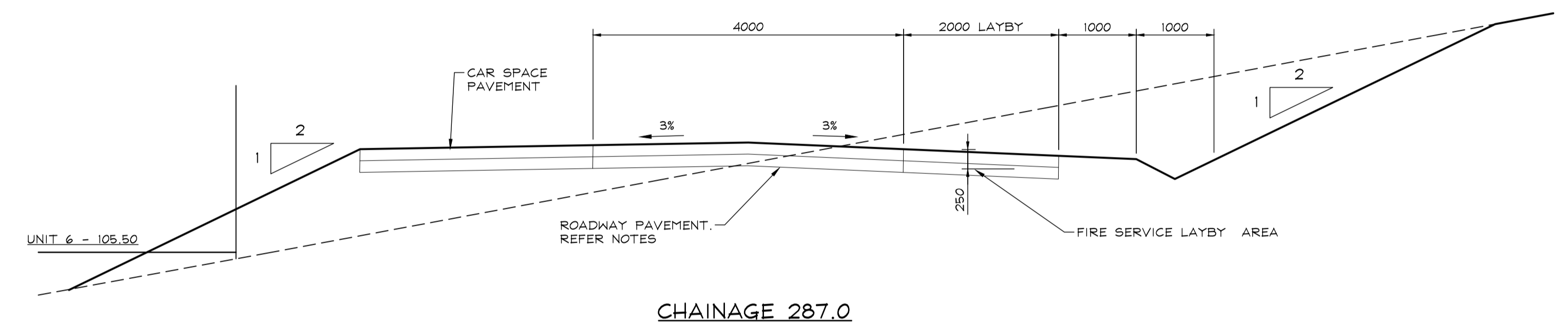
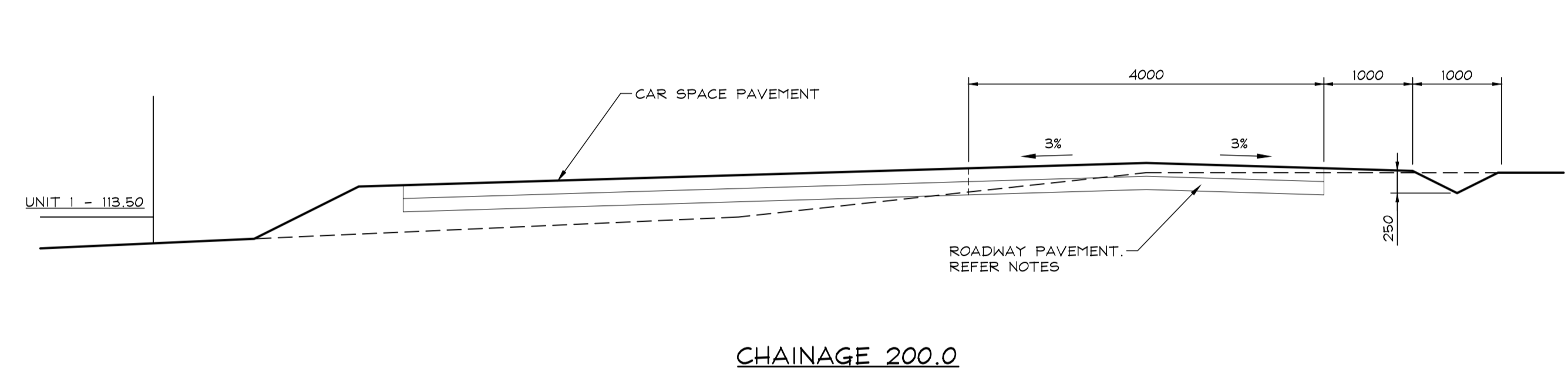
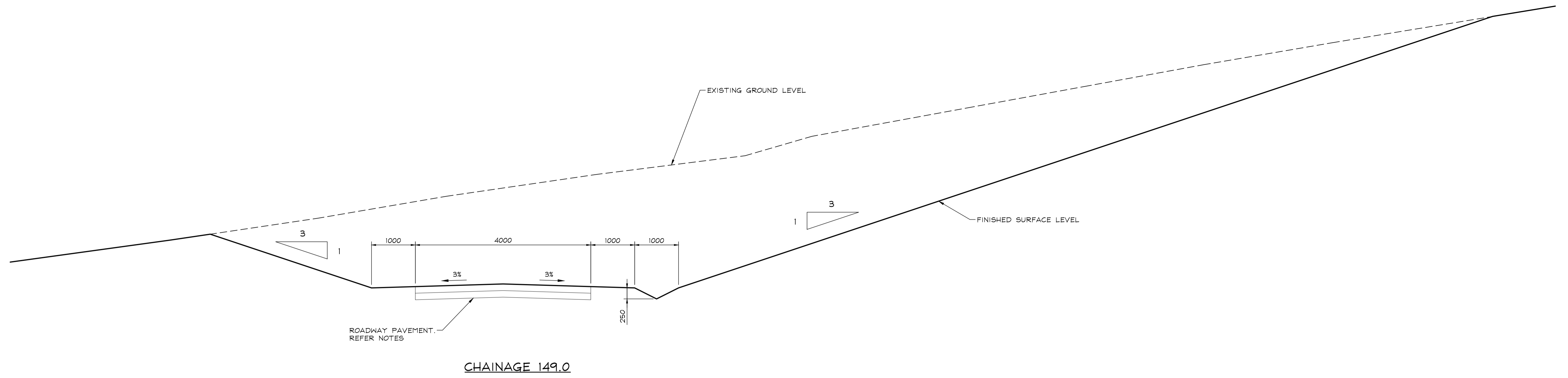
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 AT: 72 LAWLERS LANE, BANGALOW  
 FOR: ARCHIMAGES

DRAWING TITLE			
DRIVEWAY LONG SECTION			
DESIGN	DRAWN	DRAWING SCALE	SHEET SIZE
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PROJECT REF No	DRAWING No	REVISION	
210739	C3	A	

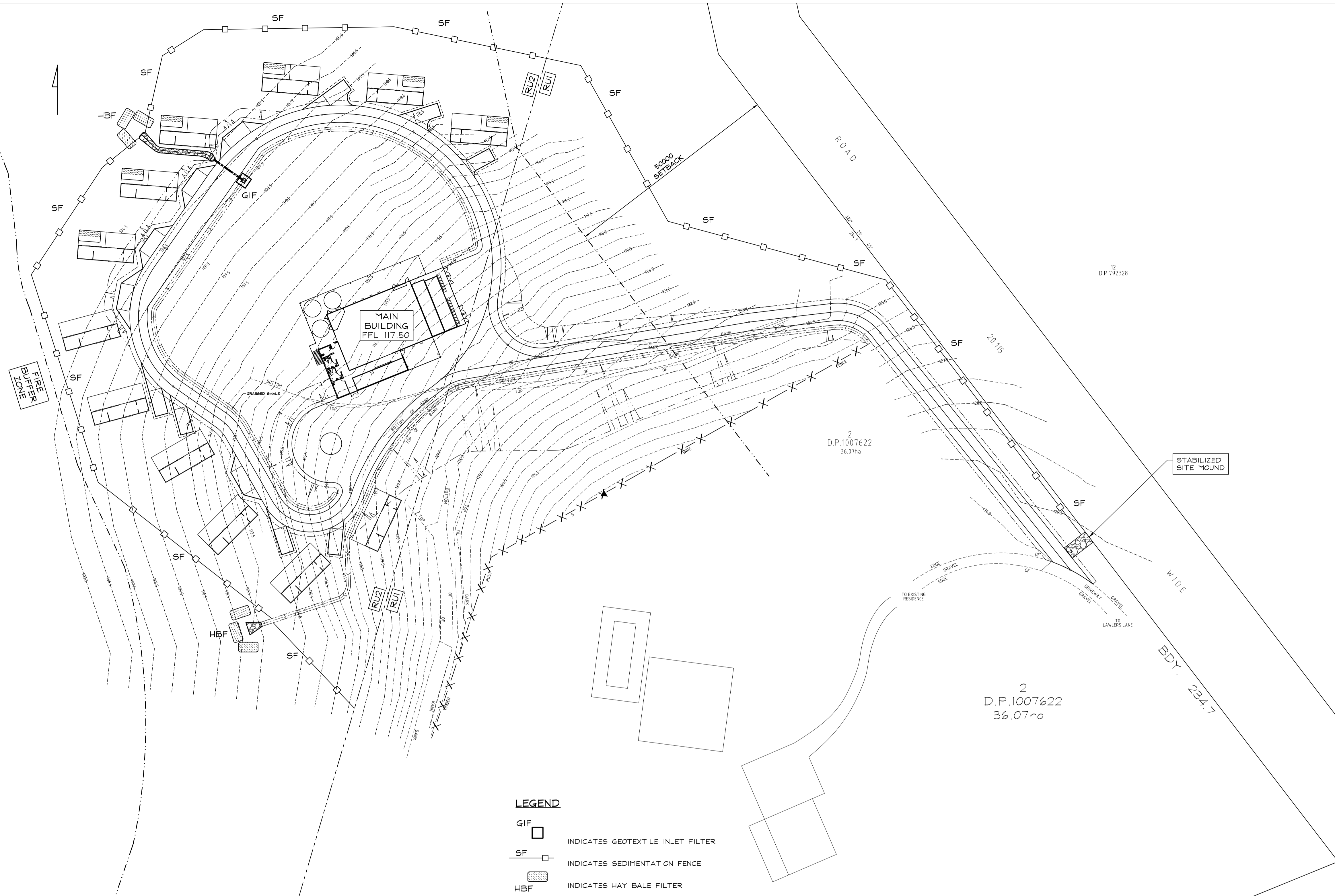


**DRIVEWAY LONGITUDINAL SECTION**  
 HORIZONTAL SCALE - 1 : 200  
 VERTICAL SCALE - 1 : 200

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<small>PROJECT REF No</small> <b>210739</b>		<small>DRAWING No</small> <b>C4</b>	<small>REVISION</small> <b>A</b>																									



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**GENERAL INSTRUCTIONS:-**

1. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ENGINEERING PLANS, AND ANY OTHER PLANS OR WRITTEN INSTRUCTIONS THAT MAY BE ISSUED AND RELATING TO DEVELOPMENT AT THE SUBJECT SITE.
2. THE SITE SUPERINTENDENT WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE LOCATED AS INSTRUCTED IN THIS SPECIFICATION.
3. ALL BUILDERS AND SUB-CONTRACTORS WILL BE INFORMED OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS.

**CONSTRUCTION SEQUENCE:-**

4. THE SOIL EROSION POTENTIAL ON THIS SITE SHALL BE MINIMISED, HENCE WORKS SHALL BE UNDERTAKEN IN THE FOLLOWING SEQUENCE:-
  - 4.1. INSTALL SEDIMENT FENCES.
  - 4.2. UNDERTAKE SITE DEVELOPMENT WORKS IN ACCORDANCE WITH THE ENGINEERING PLANS, PHASE DEVELOPMENT SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF WORKABLE SIZE.

**EROSION CONTROL:-**

5. DURING WINDY CONDITIONS, LARGE UNPROTECTED AREAS WILL BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL.
6. FINAL SITE LANDSCAPING WILL BE UNDERTAKEN AS SOON AS POSSIBLE AND WITHIN 20 WORKING DAYS FROM COMPLETION OF CONSTRUCTION ACTIVITIES.

**FENCING:-**

7. STOCKPILES WILL NOT BE LOCATED WITHIN 2 METRES OF HAZARD AREAS, INCLUDING LIKELY AREAS OF CONCENTRATED OR HIGH VELOCITY FLOWS SUCH AS WATERWAYS, WHERE THEY ARE BETWEEN 2 AND 5 METRES FROM SUCH AREAS, SPECIAL SEDIMENT CONTROL MEASURES SHOULD BE TAKEN TO MINIMISE POSSIBLE POLLUTION TO DOWNSLOPE WATERS, E.G. THROUGH INSTALLATION OF SEDIMENT FENCING.
8. ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD OVER THE SURFACE) WILL BE REMOVED AS SOON AS POSSIBLE AND WITHIN 10 WORKING DAYS FROM PLACEMENT.
9. WATER WILL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE, I.E. THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR ANY LIKELY SEDIMENT HAS BEEN FILTERED THROUGH AN APPROVED STRUCTURE.
10. TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES WILL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE REHABILITATED.

**OTHER MATTERS:-**

11. ACCEPTABLE RECEPTORS WILL BE PROVIDED FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER.
12. RECEPTORS FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER ARE TO BE EMPTIED AS NECESSARY. DISPOSAL OF WASTE SHALL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.

**SITE INSPECTION AND MAINTENANCE:-**

13. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AFTER RAINFALL EVENTS TO ENSURE THAT THEY OPERATE EFFECTIVELY. REPAIR AND OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED.

**LEGEND**

- GIF INDICATES GEOTEXTILE INLET FILTER
- SF INDICATES SEDIMENTATION FENCE
- HBF INDICATES HAY BALE FILTER
- (e) DENOTES EXISTING
- KIP DENOTES KERB INLET PIT
- SIP DENOTES SURFACE INLET PIT
- SSA DENOTES STABILISED SITE ACCESS
- SWP DENOTES STORMWATER PIT

**NOTES**

1. REFER TO DRAWINGS C5 AND C6 FOR EROSION AND SEDIMENT CONTROL DETAILS.
2. REFER TO DRAWING CG1 FOR EROSION AND SEDIMENT CONTROL GENERAL NOTES.
3. ROOF DRAINAGE DESIGN BY OTHERS.
4. ROOF DRAINAGE PIPEWORK MUST NOT BE CONNECTED TO SURFACE FIT DRAINAGE PIPEWORK UNLESS SPECIFICALLY SHOWN THIS LAYOUT.

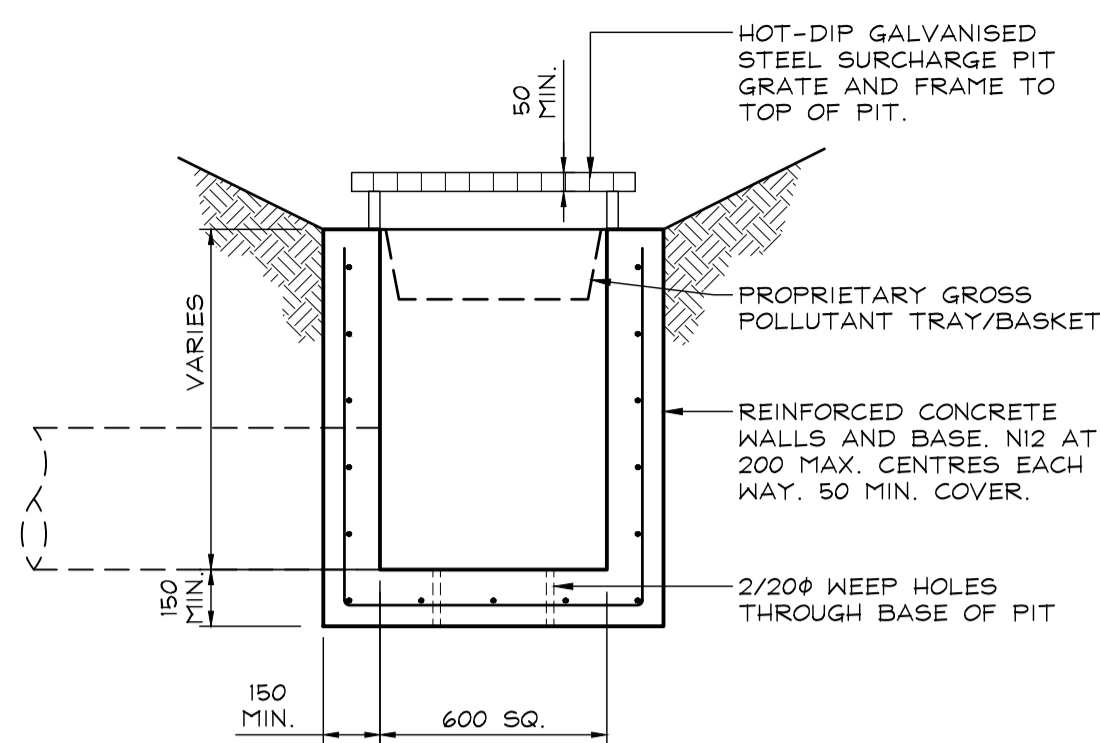
REVISIONS	ISSUE	DESCRIPTION	DATE
A	FOR ISSUE		29.09.21

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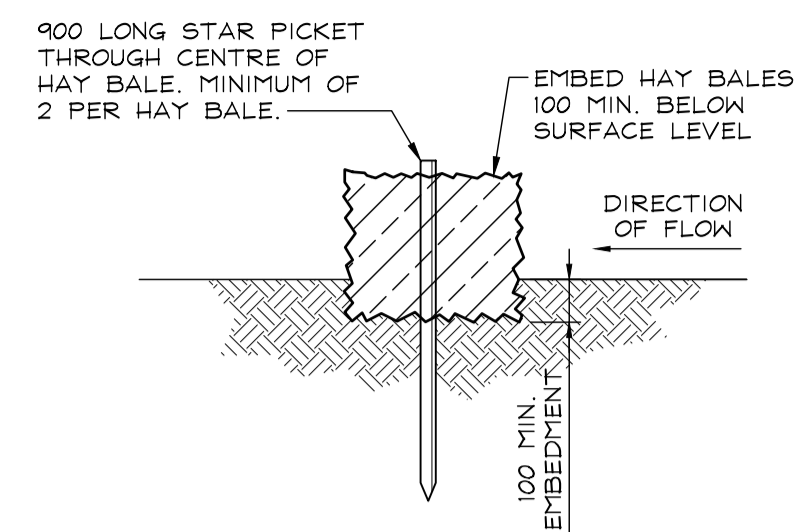
PROJECT: PROPOSED CIVIL ENGINEERING WORKS  
AT: 72 LAWLERS LANE, BANGALOW  
FOR: ARCHIMAGES

DRAWING TITLE			
SEDIMENTATION & EROSIOM PLAN			
DESIGN: PBL	DRAWN: WSA	DRAWING SCALE: 1:500	SHEET SIZE: A1
PROJECT REF No: 210739	DRAWING No: C6	REVISION: A	

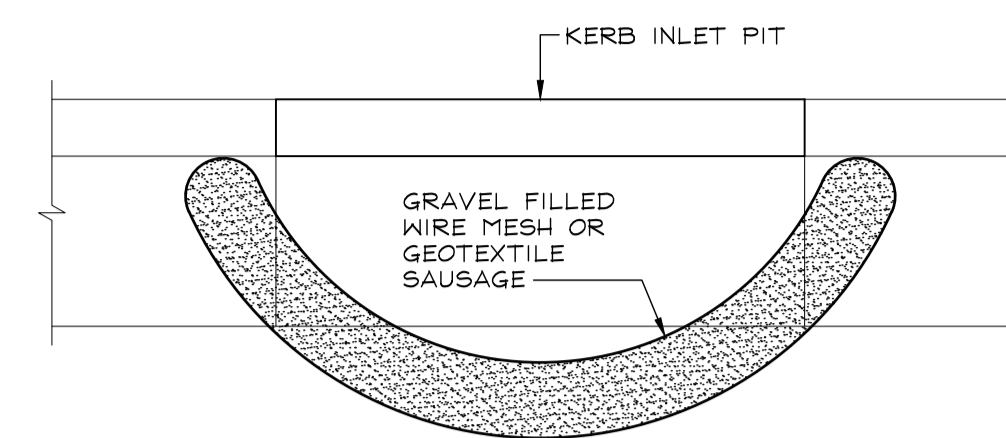


**LETTERBOX STORMWATER PIT DETAIL**

ALTERNATIVELY, USE PROPRIETARY PRE-CAST REINFORCED CONCRETE OR HDPE PIT WITH HOT-DIP GALV. STEEL GRATE

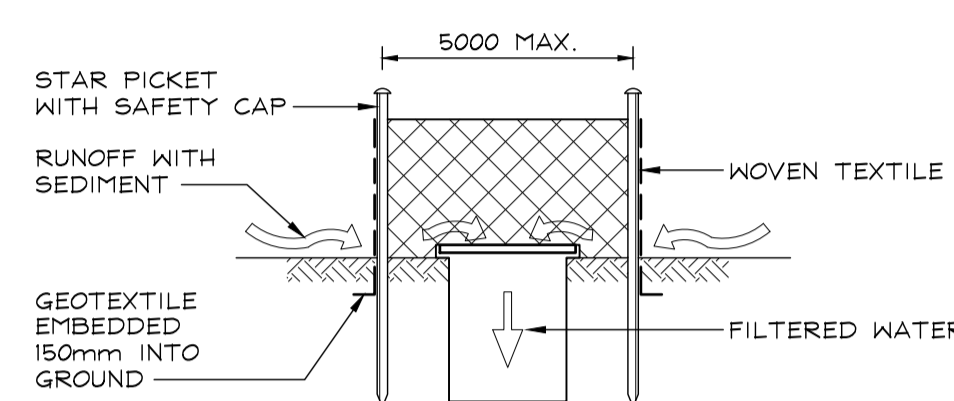


**TYPICAL HAY BALE FILTER 'HBF' DETAIL**  
SCALE - 1:20



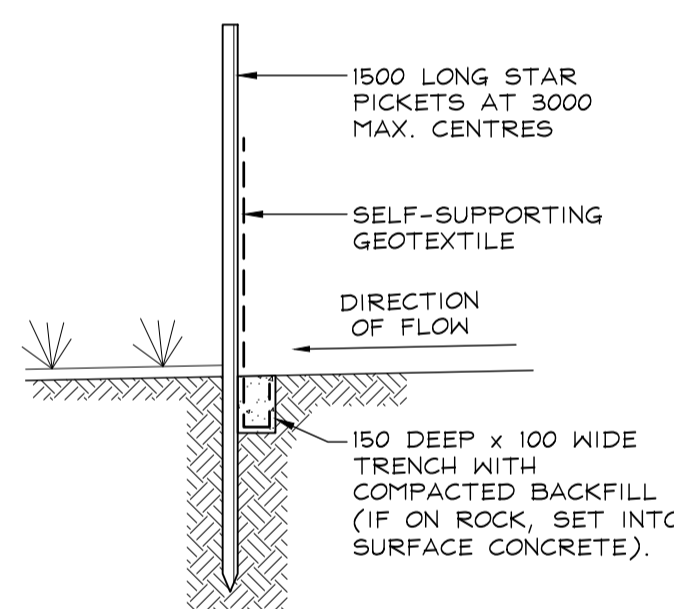
- TYPICAL CONSTRUCTION SEQUENCE:-
1. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT.
  2. FILL THE SLEEVE WITH 25mm TO 50mm GRAVEL.
  3. FORM AN ELLIPTICAL CROSS SECTION ABOUT 150mm HIGH x 400mm WIDE.
  4. PLACE THE FILTER AT THE OPENING OF THE KERB INLET LEAVING A 100mm GAP AT THE TOP TO ACT AS AN EMERGENCY SPILLWAY.
  5. MAINTAIN THE OPENING WITH SPACER BLOCKS.
  6. FORM A SEAL WITH THE KERBING AND PREVENT SEDIMENT BYPASSING THE FILTER.
  7. FIT TO ALL KERB INLETS AT SAG POINTS.

**MESH AND GRAVEL INLET FILTER 'MGIF' DETAIL**  
SCALE - 1:20



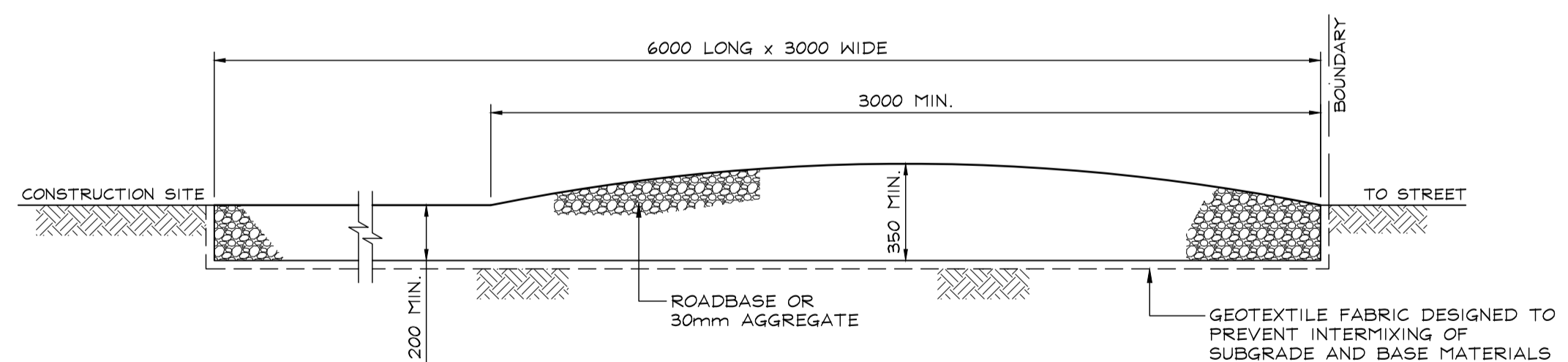
- NOTES:-
1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES. SUPPORT GEOTEXTILE WITH MESH TIED TO POSTS AT 1m CENTRES.
  2. DO NOT COVER INLET WITH GEOTEXTILE.

**GEOTEXTILE INLET FILTER 'GIF' DETAIL**  
SCALE - 1:20



- TYPICAL CONSTRUCTION SEQUENCE:-
1. CONSTRUCT SEDIMENT FENCE PARALLEL WITH CONTOURS ON SITE WHERE POSSIBLE.
  2. DRIVE 1.5m LONG STAR PICKETS INTO GROUND AT 3m MAXIMUM CENTRES.
  3. DIG A 150mm DEEP TRENCH ALONG THE UPSLOPE SIDE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
  4. BACKFILL TRENCH OVER BASE OF FABRIC.
  5. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
  6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH 150mm OVERLAP.

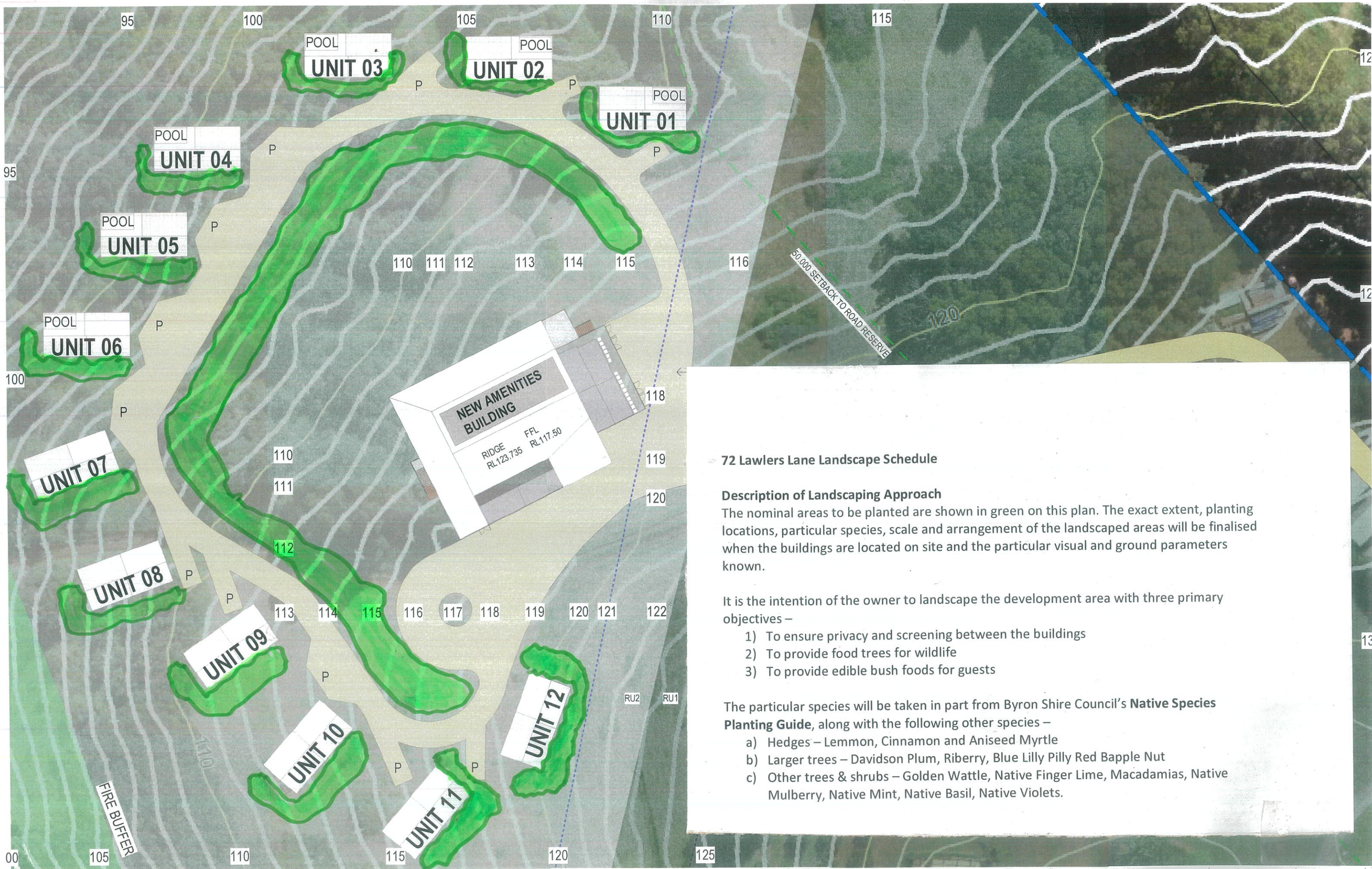
**TYPICAL SEDIMENT FENCE 'SF' DETAIL**  
SCALE - 1:20



- TYPICAL CONSTRUCTION SEQUENCE:-
1. STRIP TOPSOIL AND LEVEL SITE.
  2. COMPACT SUB-GRADE.
  3. COVER AREA WITH NEEDLE PUNCHED GEOTEXTILE.
  4. CONSTRUCT GRAVEL PAD OVER GEOTEXTILE USING ROADBASE OR 30mm AGGREGATE, MINIMUM 3m WIDE.
  5. CONSTRUCT HUMPS IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR SEDIMENT TRAP.

**STABILISED SITE ACCESS 'SSA' DETAIL**  
SCALE - 1:20

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	DESIGN	DRAWN			DRAWING SCALE	SHEET SIZE		
	PBL	WSA			1:20	A1		
	PROJECT REF No	DRAWING No			REVISION			
	210739	C7	A					



**72 Lawlers Lane Landscape Schedule**

**Description of Landscaping Approach**

The nominal areas to be planted are shown in green on this plan. The exact extent, planting locations, particular species, scale and arrangement of the landscaped areas will be finalised when the buildings are located on site and the particular visual and ground parameters known.

It is the intention of the owner to landscape the development area with three primary objectives –

- 1) To ensure privacy and screening between the buildings
- 2) To provide food trees for wildlife
- 3) To provide edible bush foods for guests

The particular species will be taken in part from Byron Shire Council's **Native Species**

**Planting Guide**, along with the following other species –

- a) Hedges – Lemmon, Cinnamon and Aniseed Myrtle
- b) Larger trees – Davidson Plum, Riberry, Blue Lilly Pilly Red Bapple Nut
- c) Other trees & shrubs – Golden Wattle, Native Finger Lime, Macadamias, Native Mulberry, Native Mint, Native Basil, Native Violets.

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 NOMINATED ARCHITECT - JOHN GRAY REGISTERED N.S.W. 5827  
**NOTES**  
 DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY. IF NO DIMENSION GIVEN REFER ARCHITECT FOR INSTRUCTION. CONFIRM DIMENSIONS ON SITE.

1	11/10/2021	DEVELOPMENT APPLICATION
ISSUE	DATE	REVISION



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PROJECT	PROPOSED RURAL CABINS
CLIENT	RALPH MAMONE
ADDRESS	72, LAWLERS LANE - BANGALOW LOT 2 DP 1007622

DESIGN STAGE	DEVELOPMENT APPLICATION	PROJECT	2004	DRAWING NO.
TITLE	SITE PLAN LANDSCAPE 220805	DRAWN	GB	ISSUE
		CHECKED	JG	1
		SCALE	1 : 500	

## Site Waste Management Plan for Building & Demo Works

**NOTE:** The level of detail required for the Site Waste Minimisation and Management Plan (SWMMP) will vary with the size and complexity of the proposed development. For example, a DA seeking consent for a dwelling house would normally require a very simple SWMMP, while a DA seeking consent for a large commercial or industrial complex is likely to require an extensive SWMMP that documents full details of proposed waste generation, management, recycling, storage and disposal measures.

### Applicant Details

Application No.	TBC
Name	Joe Davidson - Town Planning Studio
Address	72 Lawlers Lane, Bangalow

### Project Details

Existing buildings and other structures currently on the site	Dwelling
Description of proposed development	Tourist & visitor accomm and amenities

*This development achieves the waste objectives set out in the DCP. The details on this form are the provisions and intentions for minimising waste relating to this project. All records demonstrating lawful disposal of waste will be retained and kept readily accessible for inspection by regulatory authorities such as council, DECC or WorkCover NSW.*

	Reuse	Recycling	Disposal	
Type of waste generated	Estimate Volume	Estimate Volume	Estimate Volume	Specify method of on-site reuse, contractor and recycling outlet and/or waste depot to be used
Excavation material	Nil	60m <sup>3</sup>	Nil	Removal by tradesperson and used as fill off site
Timber (specify)	Nil	Nil	0.2m <sup>3</sup>	Skip bin
Concrete	Nil	Nil	0.4m <sup>3</sup>	Concrete disposal centre
Bricks	Nil	Nil	0.3m <sup>3</sup>	Skip bin
Tiles	Nil	Nil	0.2m <sup>3</sup>	Skip bin
Metal (specify)	Nil	0.3m <sup>3</sup>	Nil	Removal by tradesperson or skip
Glass	Nil	Nil	Nil	Recycling centre
Plasterboard (offcuts)	Nil	Nil	0.2m <sup>3</sup>	Skip bin
Fixtures and fittings	Nil	Nil	0.2m <sup>3</sup>	Removal by tradesperson or skip
Floor coverings	Nil	Nil	0.2m <sup>3</sup>	Skip bin
Packaging (used pallets, pallet wrap)	0.4m <sup>3</sup>	Nil	0.2m <sup>3</sup>	Skip bin
Garden organics	Nil	Nil	Nil	N/A
Containers (cans, plastic, glass)	Nil	0.2m <sup>3</sup>	0.1m <sup>3</sup>	Skip bin or recycling centre



Paper/cardboard	Nil	0.2m <sup>3</sup>	0.1m <sup>3</sup>	Skip bin or recycling centre
Residual waste	Nil	Nil	0.1m <sup>3</sup>	Skip bin
Hazardous/special waste (specify)	Nil	Nil	Nil	N/A

### **Construction Design (all types of development)**

Outline how measures for waste avoidance have been incorporated into the design, material purchasing and construction techniques of the development (refer to Section B8.3.2):

#### **Materials**

- Accurate estimates of volumes of materials.
- Reuse/recycling opportunities maximised.
- Use of recycled and/or prefabricated building components.
- Delivery of materials to be on an 'as needed' basis to prevent weathering and moisture damage.
- Cover material stockpiles with reusable plastic to prevent weathering and moisture damage.
- All waste to be transported to a lawful waste facility.

#### **Lifecycle**

- Use of durable materials as appropriate.
- Use of self maintaining materials as appropriate.
- Use of self cleaning materials as appropriate.
- Provision of a maintenance regime as opposed to a replacement regime.

Detail the arrangements that would be appropriate for the ongoing use of waste facilities as provided in the development. Identify each stage of waste transfer between residents' units/commercial tenancies and loading into the collection vehicle, detailing the responsibility for and location and frequency of, transfer and collection.

- Provide buildings within the development site with a bin storage area that can contain serviced wheelie bins.
- The occupants of tenancy will be responsible for the placement of bins at the roadside each week or fortnight in accordance with Byron Shire Council's collection service for each bin type.
- Upon removal of waste, the occupants will be responsible for returning each bin to the bin storage area.

### Plans and Drawings (All Developments)

The following checklists are designed to help ensure SWMMPs are accompanied by sufficient information to allow assessment of the application.

Drawings are to be submitted to scale, clearly indicating the location of and provisions for the storage and collection of waste and recyclables during:

1. Demolition;
2. Construction;
3. Ongoing operation.

**Demolition**

Size and location(s) of waste storage area(s)	See plans
Access for waste collection vehicles	See plans
Areas to be excavated	See plans
Types and numbers of storage bins likely to be required	Skip on demand
Signage required to facilitate correct use of storage facilities	N/A

**Construction**

Size and location(s) of waste storage area(s)	See plans
Access for waste collection vehicles	See plans
Areas to be excavated	See plans
Types and numbers of storage bins likely to be required	Skip on demand and disposal to accredited asbestos facility
Signage required to facilitate correct use of storage facilities	N/A

**Ongoing operation**

<b>Space</b>	
Size and location(s) of waste storage areas	Yes
Recycling bins placed next to residual waste bins	Yes
Space provided for access to and the manoeuvring of bins/equipment	Yes
Any additional facilities	N/A
<b>Access</b>	
Access route(s) to deposit waste in storage room/area	Yes
Access route(s) to collect waste from storage room/area	Yes
Bin carting grade	Gentle grade
Location of final collection point	Roadside
Clearance, geometric design and strength of internal access driveways and roads	Suitable
Direction of traffic flow for internal access driveways and roads	Two way
<b>Amenity</b>	
Aesthetic design of waste storage areas	Yes
Signage – type and location	N/A
Construction details of storage rooms/areas (including floor, walls, doors, ceiling design, sewer connection, lighting, ventilation, security, wash down provisions etc)	N/A