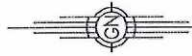


Plan of Draft Strata
Lot 21 D.P.838192
#8 Cemetery Road, Byron Bay
Shire of Byron
Parish Of Byron, County Of Rous

12
D.P.1151164



GRID NORTH

2
D.P.880389

1
D.P.880389

S.P.60661

NOTES:

1. AREAS & DIMENSIONS ARE APPROXIMATE ONLY
& ARE SUBJECT TO FINAL CADASTRAL SURVEY,
COUNCIL & RELEVANT AUTHORITY APPROVALS.
2. THE WHOLE OF THE STRUCTURES WITHIN
EACH LOT WILL FORM PART OF THAT LOT
& ARE NOT COMMON PROPERTY
EXCLUDING ANY COMMON SERVICE LINES.
3. UNIT ENTITLEMENT TO BE CERTIFIED BY
A REGISTERED VALUER.
4. DRAFT STRATA PLAN PREPARED FROM
PLANS SUPPLIED BY
CLAUDIA BERNARDAZZI DESIGN
Drawing: SUBDIVISION sk10 Date 7.08.18 Revision 4.

SCHEDULE OF UNIT ENTITLEMENT	
LOT	ENTITLEMENT
1	10
2	10
AGGREGATE	20

- (A) EASEMENT FOR WATER PIPELINE 5.03 WIDE BY H294551.
(R) PROPOSED RIGHT OF CARRIAGEWAY VARIABLE WIDTH.
(S) PROPOSED EASEMENT FOR DRAINAGE OF SEWAGE VARIABLE WIDTH.
(V) PROPOSED EASEMENT FOR SERVICES VARIABLE WIDTH.

CLIENT:-
Cate Coorey & Phil Shine
cateencoorey@gmail.com

Scale:- 1:200 at (A3 size)
Datum:- N/A
Date:- 31st August 2018
Reference:- 3553a/1
File:- Portable HD.
Drawn:- Cameron Barnett
Checked:- Scott Thompson

Scott Thompson
Surveying Pty. Ltd.
Trading As:

Canty's Surveyors

ABN 49 093 101 305

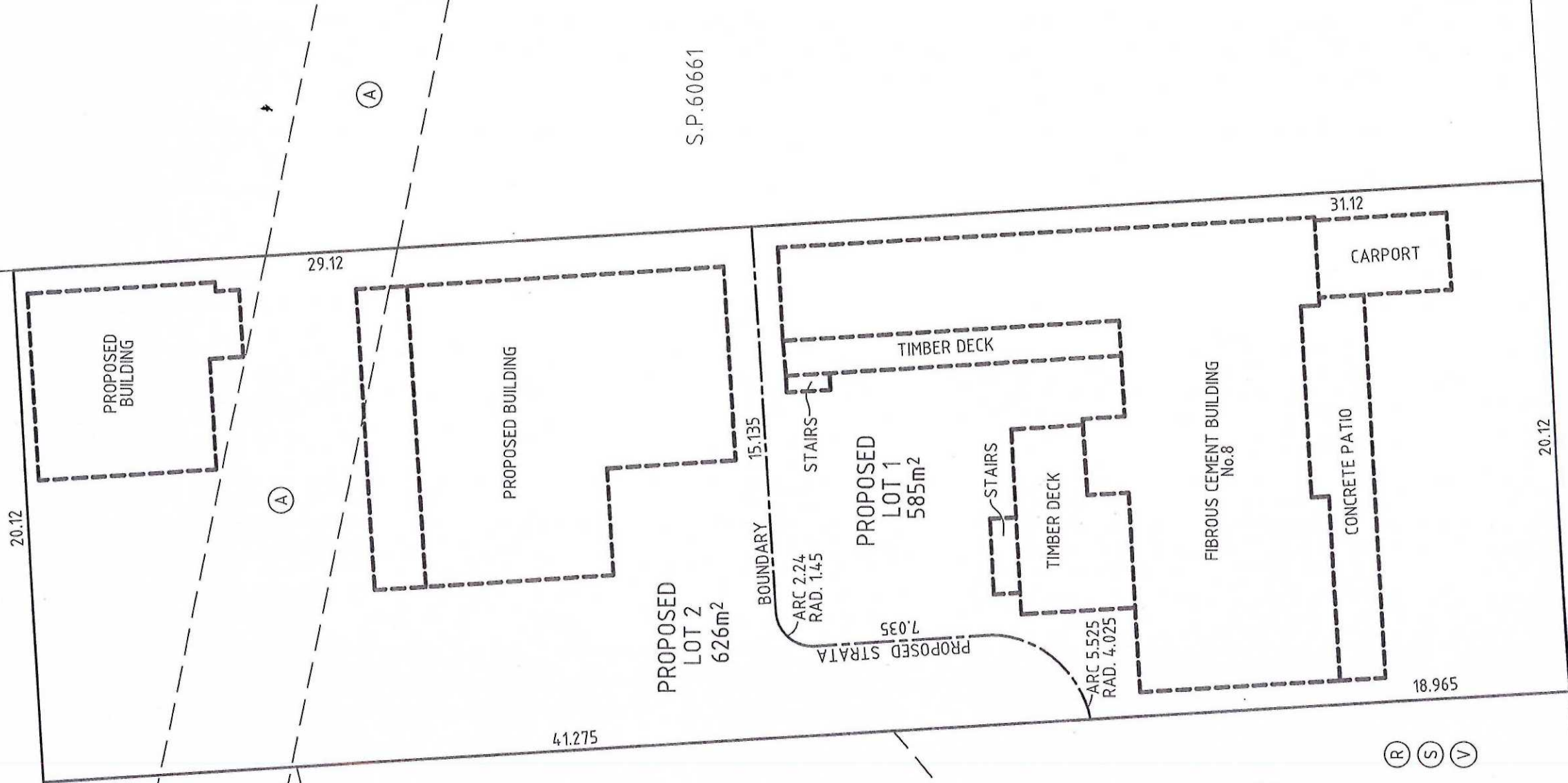
PLEASE NOTE:
In the event that this document and/or any attachment or associated document
on which any Canty's Surveyors is relying, is altered, amended, corrected, or
it was prepared then Canty's Surveyors will not be liable for such use or
any diagram, plan, or drawing, or any other document, or any other information
preliminary and subject to final cadastral survey, or any other information
will be protected in accordance with the Copyright Act 1968.

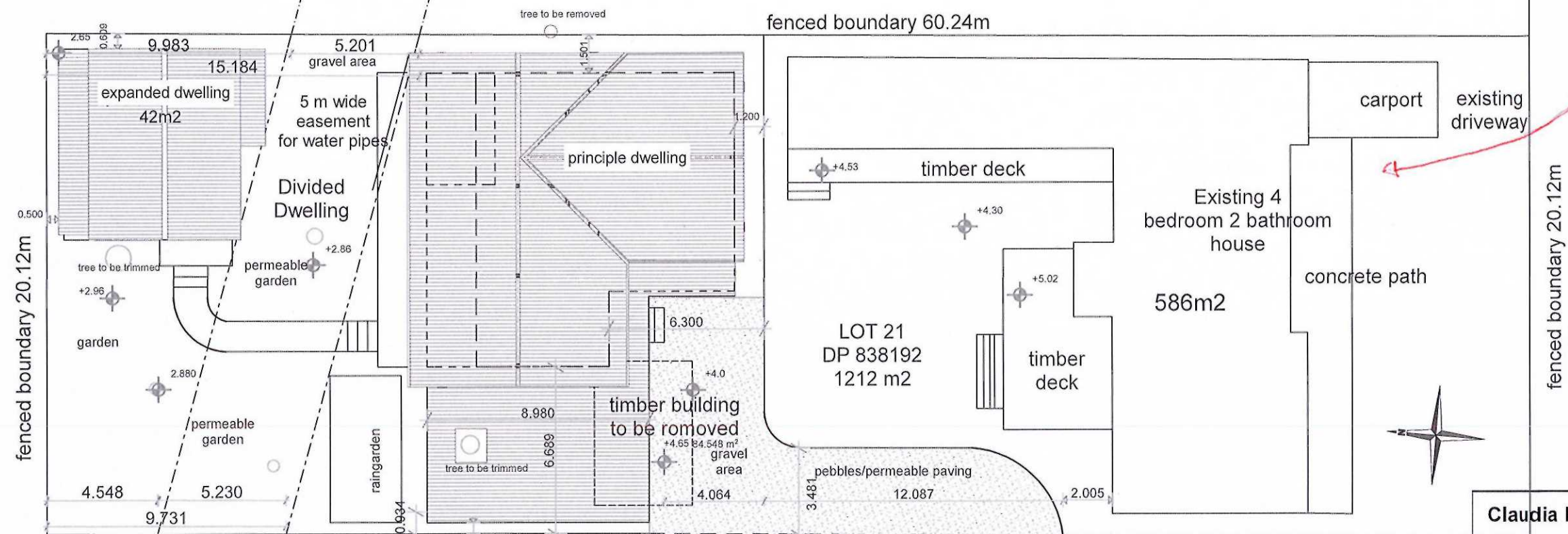
Surface:
124 Stuart Street, Mullumbidgee, NSW 2462
Postal: PO Box 100, Mullumbidgee, NSW 2462
Email: cantysurveyors@bigpond.com

SHEET No 1
of SHEETS 1
F/BOOKS No Notes
Level Origin
N/A
Coordinate Basis
Assumed

CEMETERY ROAD

STRATA PLAN IS TO PROVIDE FOR A MAIL BOX
TO LOT 2. THIS MAIL BOX IS TO BE LOCATED ON
CEMETERY ROAD FRONTAGE AND IS TO FORM PART
OF LOT 2.





ADDITIONAL PARKING SPACE
TO BE PROVIDED AS PART
OF STAGE 1

CEMETERY RD.

all sliding doors and windows to have steel frame as found on steeldesign.com.au
 SIPFORM SIP walling system 135mm OD thick Fibre Cement + Fibre Cement,
 SL EPS core panels for all external walls. R value of 3.0
 SIPFORM SIP walling system 105mm OD thick FC+FC,
 SL grade EPS core panels for all internal walls. R value of 2.30
 SIPFORM Supafloor SIP mid-flooring system on engineered timber joists
 suspended concrete ground floor on steel frame
 to eng. spec. concrete finish
 light colour colorbond roofing with aircell insulation on timber frame

Claudia Bernardazzi Design

16 Plantation drive
 Ewingsdale, 2481 NSW
 Mobile 0449056005
 bernardazzi.c@gmail.com

Job Title

Cate & Phil
 8 cemetery rd. Bangalow
 lot 21 D.P. 838192

Drawing Name

DUAL OCCUPANCY. Site plan
 1:200

Drawing Status

Site Plan

Drawing Scale

1:200

page

1

Layout ID

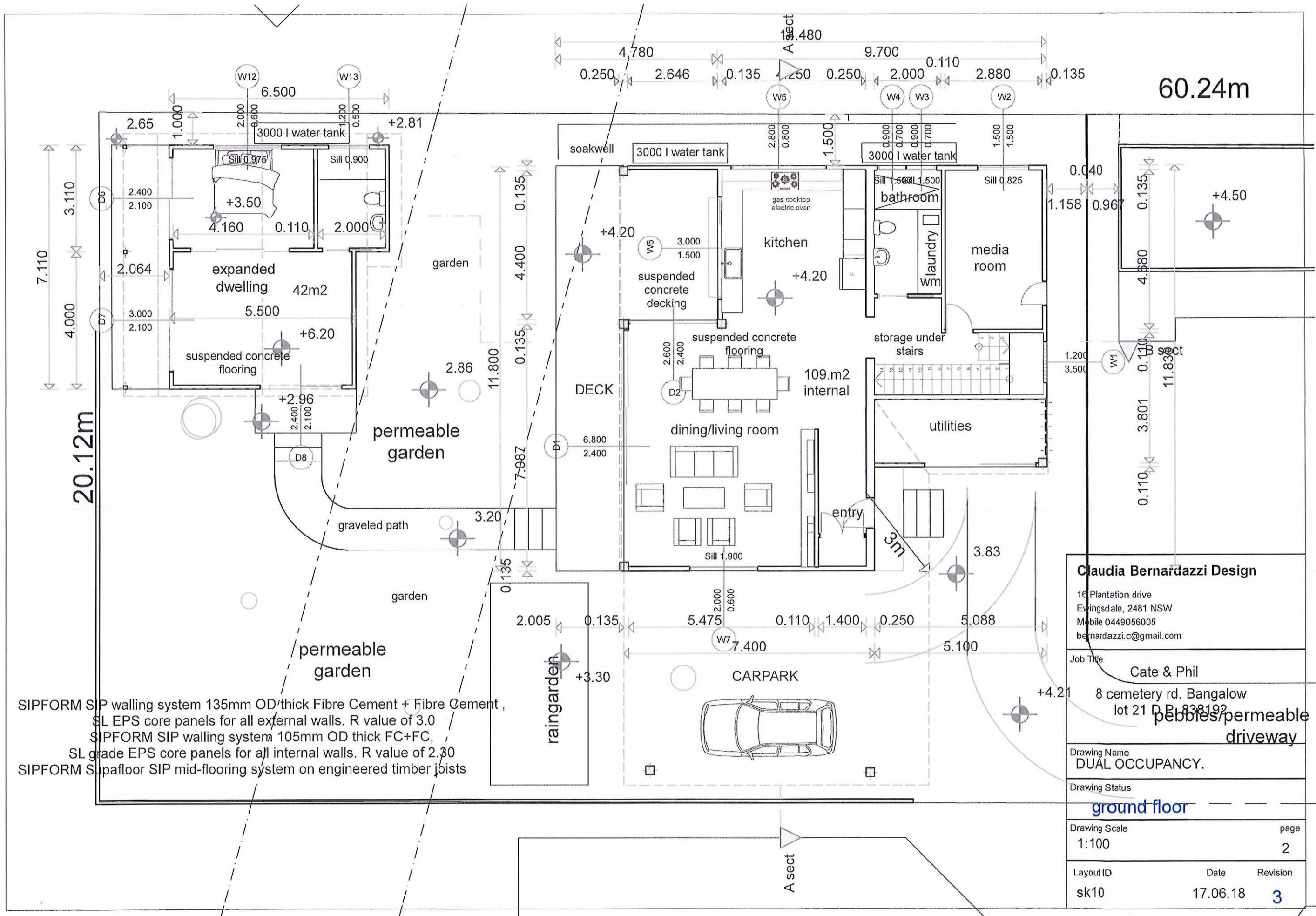
sk10

Date

17.06.18

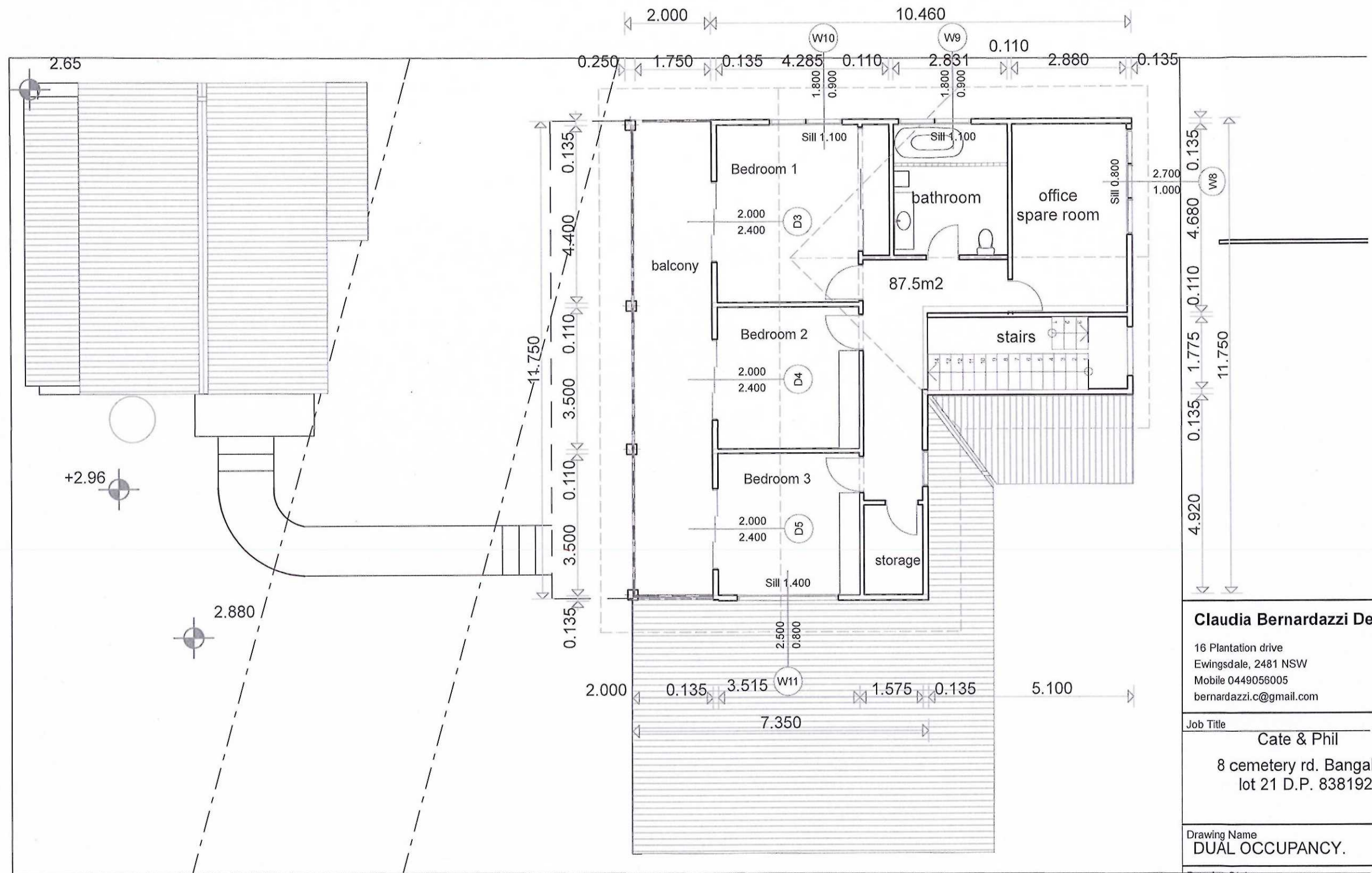
Revision

3



SIPFORM SIP walling system 135mm OD/thick Fibre Cement + Fibre Cement ,
SL EPS core panels for all external walls. R value of 3.0
SIPFORM SIP walling system 105mm OD thick FC+FC ,
SL grade EPS core panels for all internal walls. R value of 2.30
SIPFORM Supafloor SIP mid-flooring system on engineered timber joists

Claudia Bernardazzi Design		
16 Plantation drive Ewingsdale, 2481 NSW Mobile 0449056005 bernardazzi.c@gmail.com		
Job Title	Cate & Phil	
	8 cemetery rd. Bangalow lot 21 D.P. 838192	
Drawing Name	DUAL OCCUPANCY.	
Drawing Status	ground floor	
Drawing Scale	1:100	page 2
Layout ID	sk10	Date 17.06.18 Revision 3



Claudia Bernardazzi Design

16 Plantation drive
Ewingsdale, 2481 NSW
Mobile 0449056005
bernardazzi.c@gmail.com

Job Title

Cate & Phil

8 cemetery rd. Bangalow
lot 21 D.P. 838192

Drawing Name

DUAL OCCUPANCY.

Drawing Status

first floor

Drawing Scale

1:100

page

3

Layout ID

sk10

Date

17.06.18

Revision

3

SIPFORM SIP walling system 135mm OD thick Fibre Cement + Fibre Cement
SL EPS core panels for all external walls. R value of 3.0
SIPFORM SIP walling system 105mm OD thick FC+FC, SL grade
EPS core panels for all internal walls. R value of 2.30
SIPFORM Supafloor SIP mid-flooring system on engineered timber joists



east

light coloured clorbond
roof R 2 aircell foil backed
insulation, colorbond roof

sect

1:100



NORTH

sect

1:100

Claudia Bernardazzi Design

16 Plantation drive
Ewingsdale, 2481 NSW
Mobile 0449056005
bernardazzi.c@gmail.com

Job Title

Cate & Phil

8 cemetery rd. Bangalow
lot 21 D.P. 838192

Drawing Name

DUAL OCCUPANCY.

Drawing Status

East North elevations

Drawing Scale

1:100

page

4

Layout ID

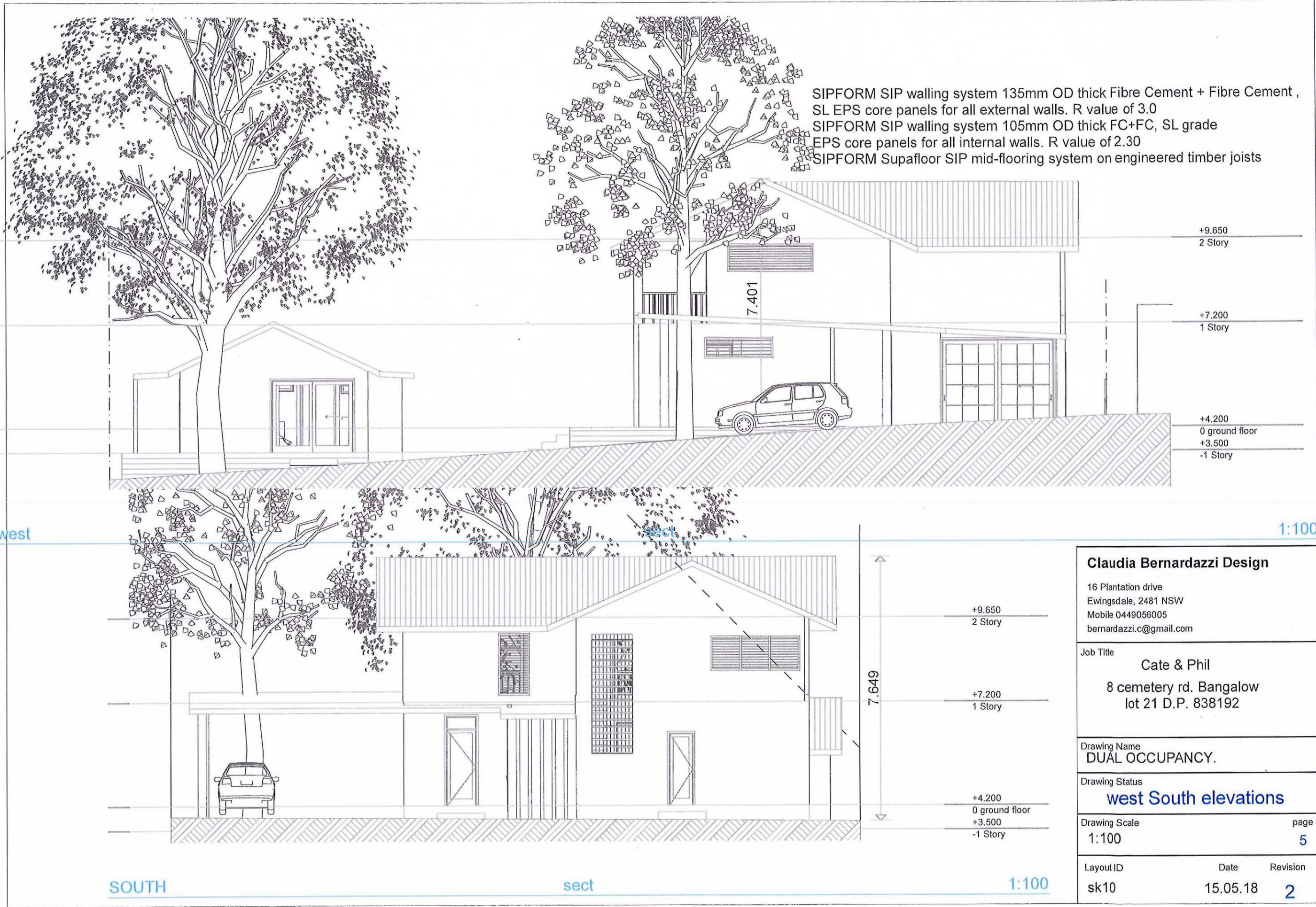
sk10

Date

17.06.18

Revision

3



Claudia Bernardazzi Design

16 Plantation drive
Ewingsdale, 2481 NSW
Mobile 0449056005
bernardazzi.c@gmail.com

Job Title

Cate & Phil

8 cemetery rd. Bangalow
lot 21 D.P. 838192

Drawing Name

DUAL OCCUPANCY.

Drawing Status

west South elevations

Drawing Scale

1:100

page

5

Layout ID

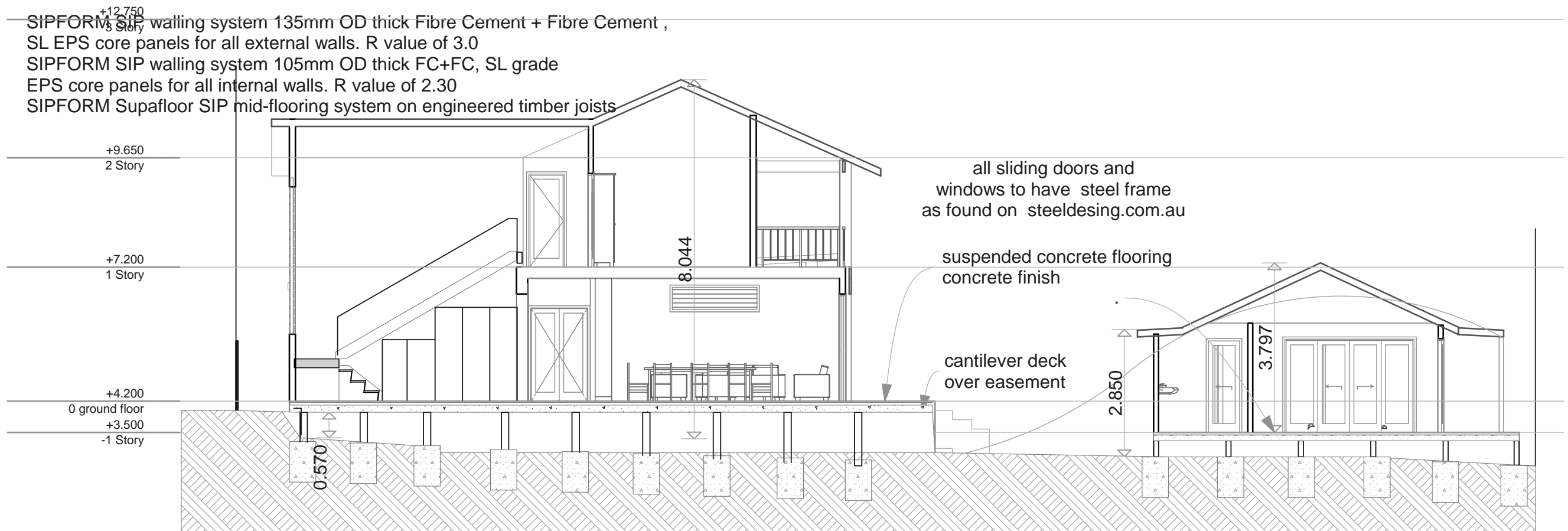
sk10

Date

15.05.18

Revision

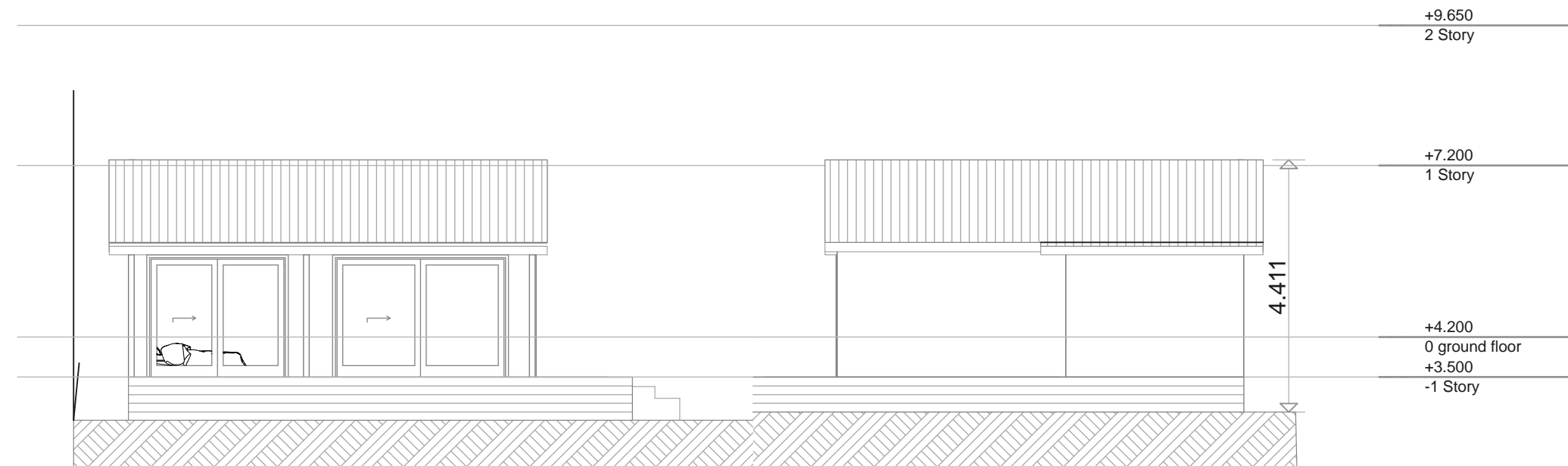
2



B

sect

1:100



parents retreat1

1:100parents retreat

1:100

Claudia Bernardazzi Design

16 Plantation drive
 Ewingsdale, 2481 NSW
 Mobile 0449056005
 bernardazzi.c@gmail.com

Job Title

Cate & Phil

8 cemetery rd. Bangalow

Drawing Name

DUAL OCCUPANCY.

Drawing Status

section A north, south
 elevation parents retreat

Drawing Scale

1:100

page

Layout ID

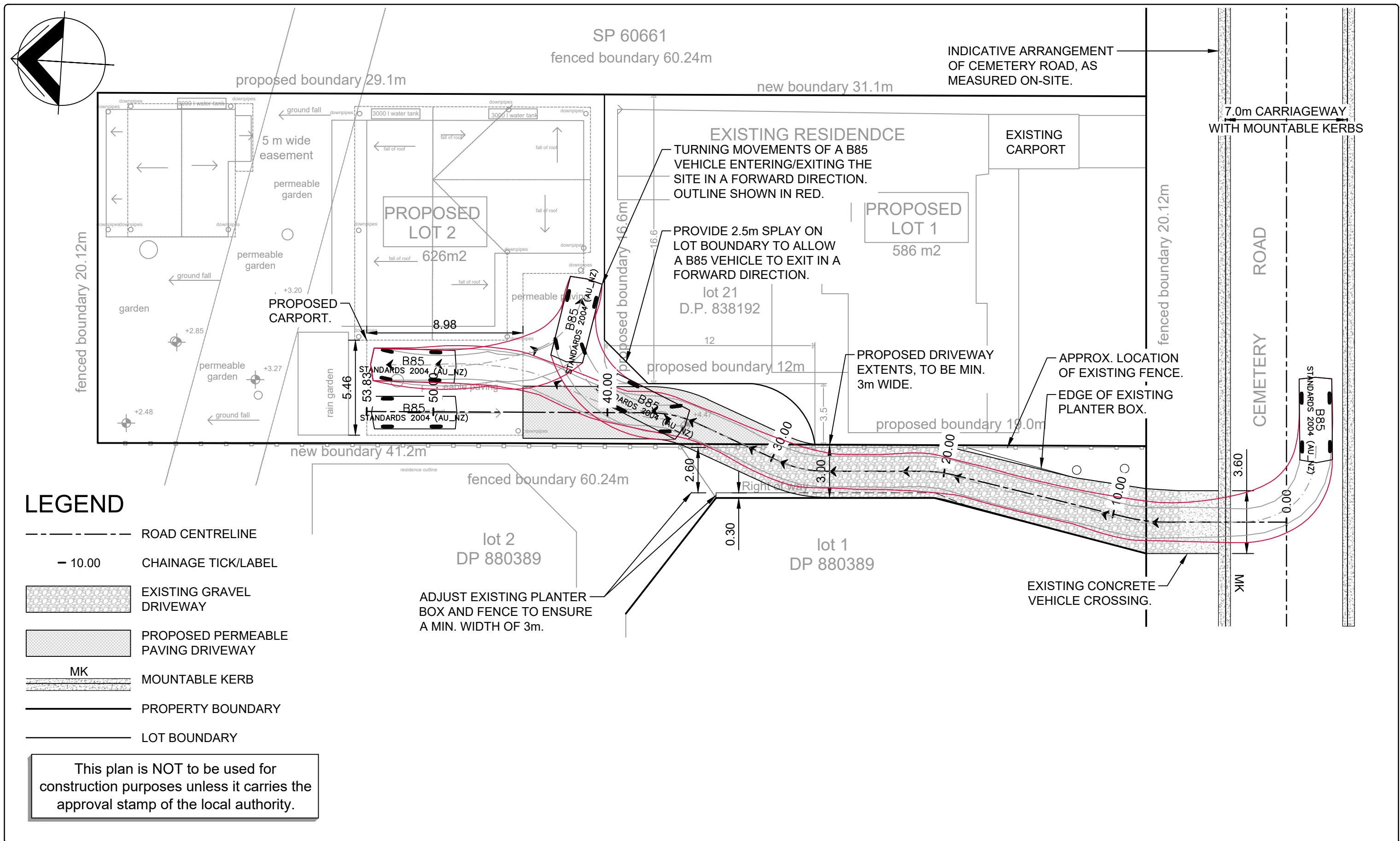
sk10.2

Date

24.03.19

Revision

2




Project:
Proposed Residential Development
8 Cemetery Road, Byron Bay
Lot 21 DP 838192

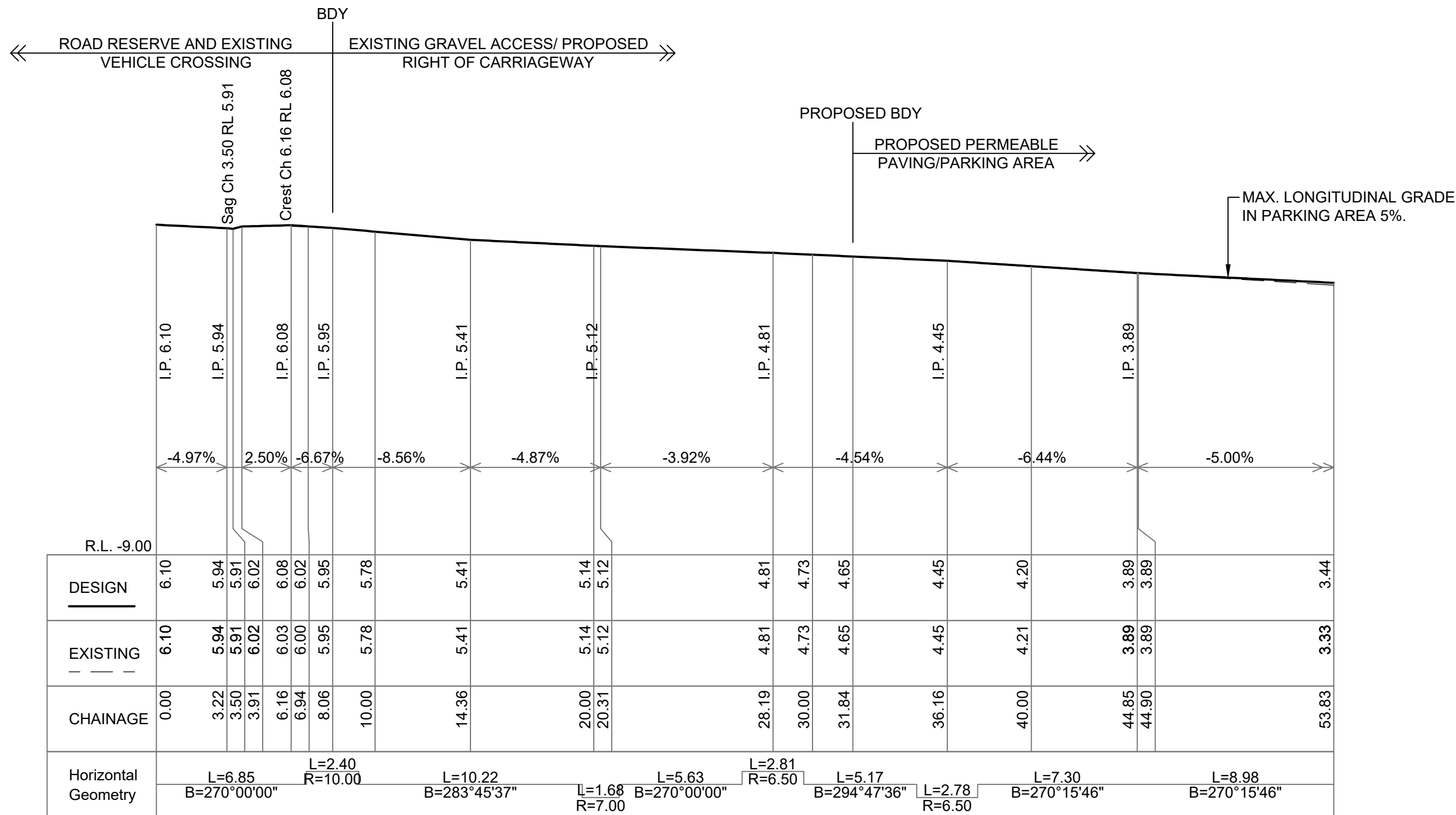
Do not scale drawing. Use written dimensions only
This plan is copyright © All rights reserved.

Client: C. Coorey

Title: Access and Parking
Layout Plan

ARDILL PAYNE
& P a r t n e r s
ENGINEERS PLANNERS SURVEYORS
ENVIRONMENTAL PROJECT MANAGEMENT
BALLINA 45 River Street Ph. 02 6686 3280
GUNNDAH 285 Conadilly Street Ph. 02 6742 9955
A.B.N. 51 808 558 977 e-mail: info@ardillpayne.com.au

Designed	TB	Scale 1:100 @ A1, 1:200 @ A3		
Drawn	TB			
Checked	BP	File Name 8741- DA01-RevA.dwg		
Approved	BP	Date 2/11/2018	Datum As Noted	
Job No.	8741	Dwg No. DA01		Issue A



LONGITUDINAL SECTION Driveway

SCALES: HORIZONTAL 1:200 VERTICAL 1:200

This plan is NOT to be used for construction purposes unless it carries the approval stamp of the local authority.

NOTE: OFFSETS AND GRADES ARE AS MEASURED ON SITE ON THE 30/10/2018. ALL CALCULATED LEVELS ARE BASED OFF A DATUM OF +4.47 IN THE LOCATION SHOWN ON THE PROPOSED ARCHITECTURAL'S.

Project:
Proposed Residential Development
8 Cemetery Road, Byron Bay
Lot 21 DP 838192

Client: C. Coorey

Title: Driveway Longsection Plan

ARDILL PAYNE
& P a r t n e r s
ENGINEERS PLANNERS SURVEYORS
ENVIRONMENTAL PROJECT MANAGEMENT
BALLINA 45 River Street Ph. 02 6686 3280
GUNNEDAH 285 Conadilly Street Ph. 02 6742 9955
A.B.N. 51 808 558 977 e-mail: info@ardillpayne.com.au



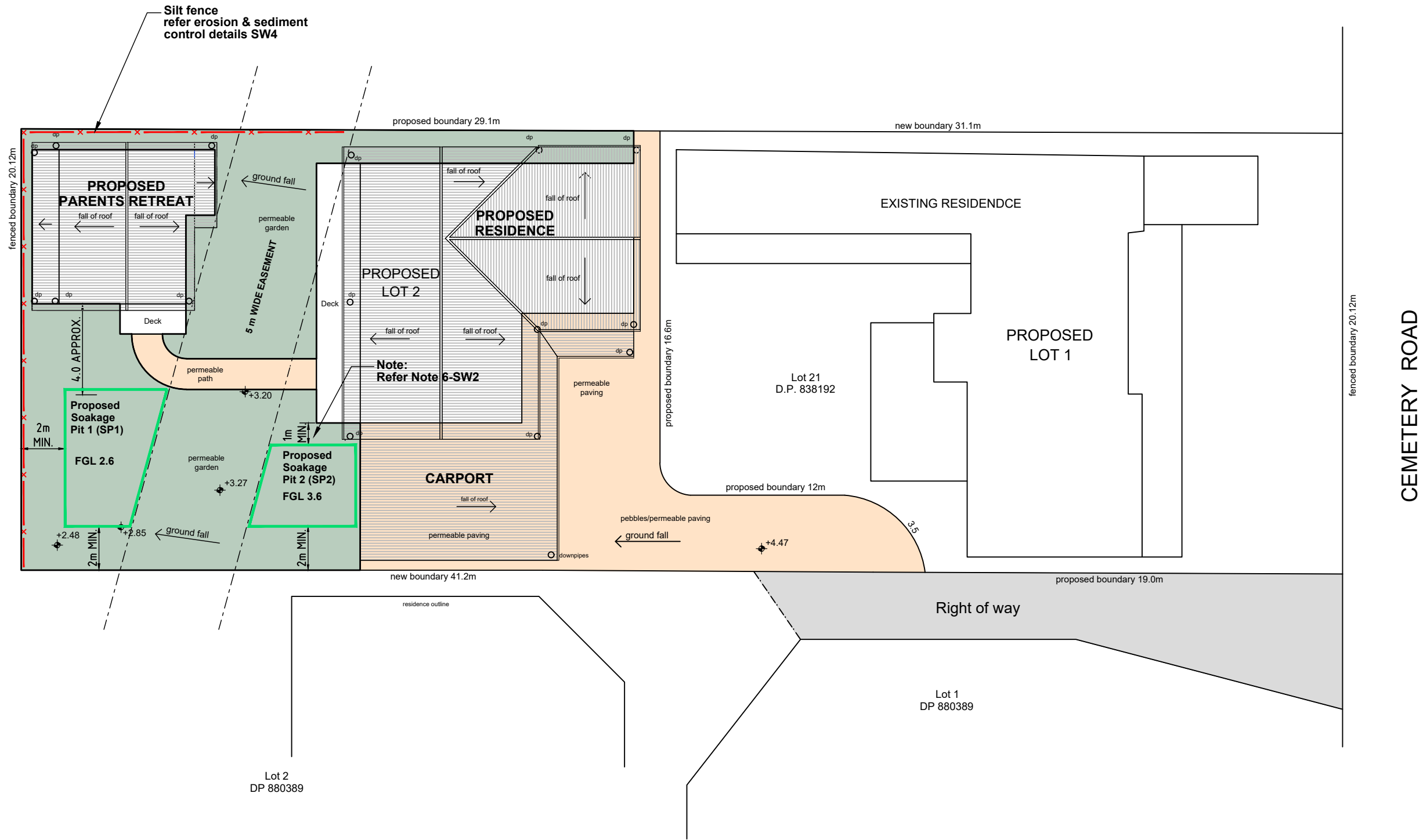
Designed	TB	Scale 1:100 @ A1, 1:200 @ A3	
Drawn	TB	0 1 2 3 4	
Checked	BP	File Name 8741-DA01-RevA.dwg	
Approved	BP	Date 2/11/2018	Datum As Noted
Job No.	8741	Dwg No. DA02	Issue A

Do not scale drawing. Use written dimensions only
This plan is copyright © All rights reserved.



LEGEND

- ROOF AREA
- PERMEABLE PAVING/GRAVEL
- PERMEABLE GARDEN/TURF
- FINISHED LEVEL



A	05-03-19	Sec. 68 Submission
Issue	Date	Amendment

Project: Proposed Residential Development
Lot 21 DP838192
8 Cemetery Road, Byron Bay

Do not scale drawing. Use written dimensions only
This plan is copyright © All rights reserved.

Client: C. Coorey

Title: Site Plan &
Erosion & Sediment Control Plan

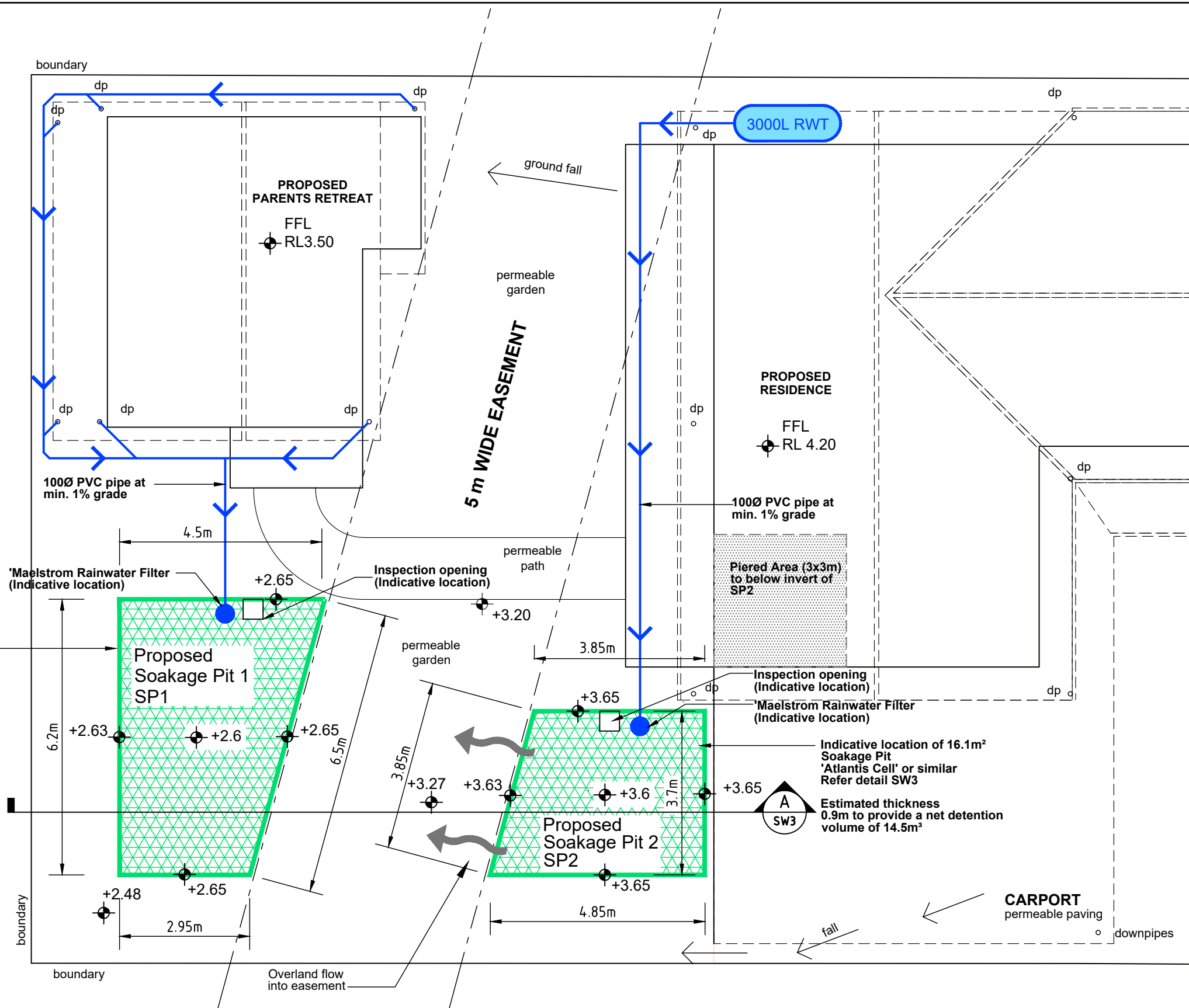
ARDILL PAYNE
& Partners
ENGINEERS PLANNERS SURVEYORS
ENVIRONMENTAL PROJECT MANAGEMENT

BALLINA 45 River Street Ph. 02 6686 3280
GUNNDAH 285 Conadilly Street Ph. 02 6742 9955
A.B.N. 51 808 558 977 e-mail: info@ardillpayne.com.au

Designed PG
Drawn SN
Checked BP
Approved
Job No. 8741

Scale 1:200 @ A3
0 2 4 6 8 10
File Name 8741-SW01-RevD.dwg
Date 04-03-19
Datum AHD
Dwg No. SW1

Issue A



General Notes:

1. Soakage pits to be located with a minimum offset distance of 2m to property boundary and 1m minimum offset to buildings if approved by structural engineer. See Note 6.
2. Soakage pit dimensions are indicative/ and can change based on the manufacturer's specifications.
3. Sand filter may be replaced by litter basket if accepted by infiltration cell supplier.
4. At least 85 % of roof runoff to be directed into infiltration cell runoff from other surface areas can be directed to infiltration cells.
5. Litter baskets required to be installed on all inlet pits connected to infiltration cells.
6. Ardill Payne & Partners certifies SP2 may be built within 1m of proposed residence to proposed residence being pierced below invert of SP2.

Underground Infiltration Trench

Inspection Maintenance Plan

Underground infiltration trench systems are designed to remove pollutants from stormwater runoff and reduce runoff volume through infiltration. Maintenance is required and is extremely important. Sediment and debris must be removed regularly.

Inspection & Maintenance Checklist:

(must be completed annually)

1. Remove sediment, debris from underground pipes, inlets and overflows (confined space entry may be required; jet/vac process likely required).
2. Evidence of standing water - must infiltrate water in 48 hours (use inspection ports of a back flush test).
3. Drainage area entering the system inspected for exposed soil, trash & debris.
4. Sumps inspected for accumulation and vector every other year and/or when 50% full.
5. Pipes jetted and vactored annually.
6. Photos taken.

Indicative location of 23.3m² Soakage Pit 'Atlantis Cell' or similar Refer detail SW3

Estimated thickness 0.45m to provide a net detention volume of 10.5m³

Piered Area (3x3m) to below invert of SP2

Indicative location of 16.1m² Soakage Pit 'Atlantis Cell' or similar Refer detail SW3

Estimated thickness 0.9m to provide a net detention volume of 14.5m³

A	05-03-19	Sec 68 Submission
Issue	Date	Amendment

Project: Proposed Residential Development
Lot 21 DP838192
8 Cemetery Road, Byron Bay

Client: C. Coorey
Title: Concept Stormwater Management Plan

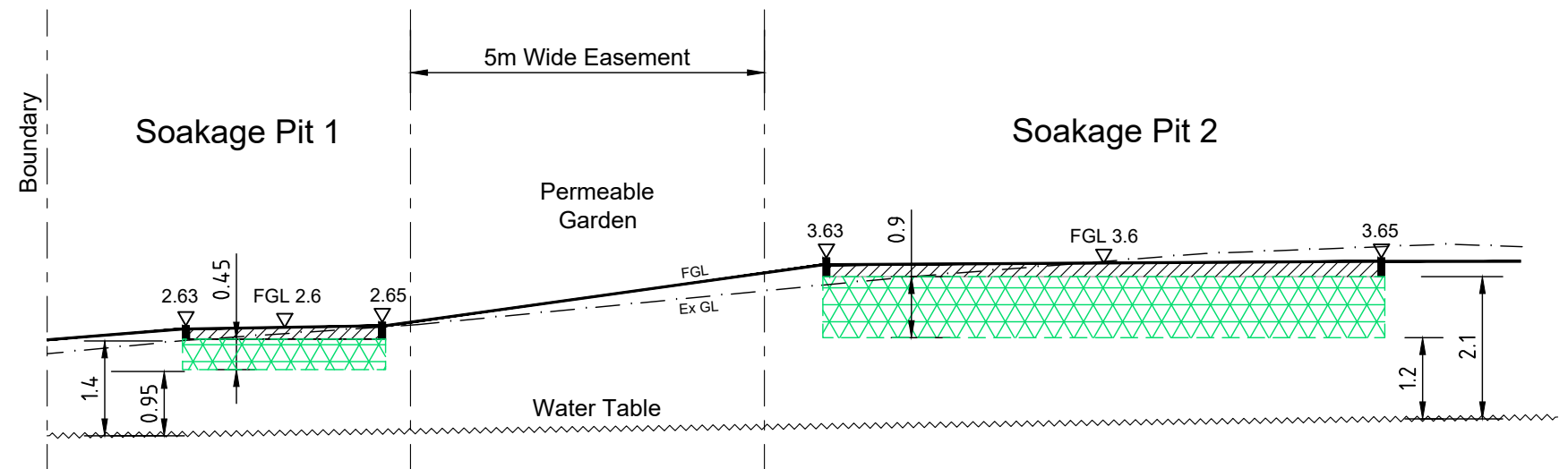
ARDILL PAYNE
& P a r t n e r s
ENGINEERS PLANNERS SURVEYORS
ENVIRONMENTAL PROJECT MANAGEMENT

BALLINA 45 River Street Ph. 02 6686 3280
GUNNEDAH 285 Conadilly Street Ph. 02 6742 9955
A.B.N. 51 808 558 977 e-mail: info@ardillpayne.com.au



Designed	PG	Scale	1:100 @ A3
Drawn	SN		0 1 2 3 4 5m
Checked	PG	File Name	8741- SW01-RevD.dwg
Approved		Date	04-03-19
		Datum	AHD
Job No.	8741	Dwg No.	SW2
		Issue	A

Do not scale drawing. Use written dimensions only.
This plan is copyright © All rights reserved.

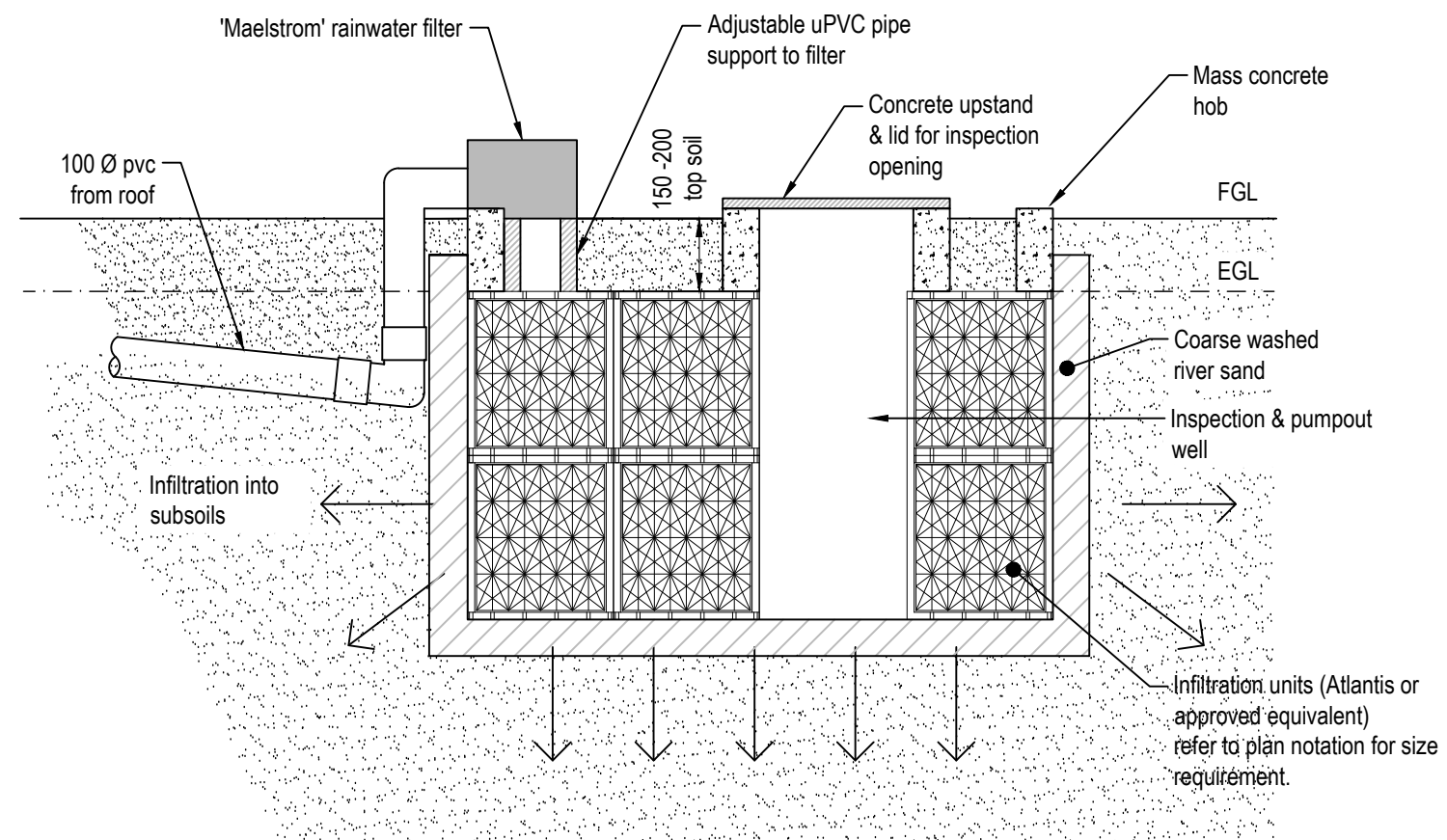


Section

Scale 1:100

A

SW2



Cellular Roofwater Infiltration System

Scale 1:20

A	05-03-19	Sec 68 Submission
---	----------	-------------------

Project: Proposed Residential Development
Lot 21 DP838192
8 Cemetery Road, Byron Bay

Client: C. Coorey
Title: Soakage Pit Details

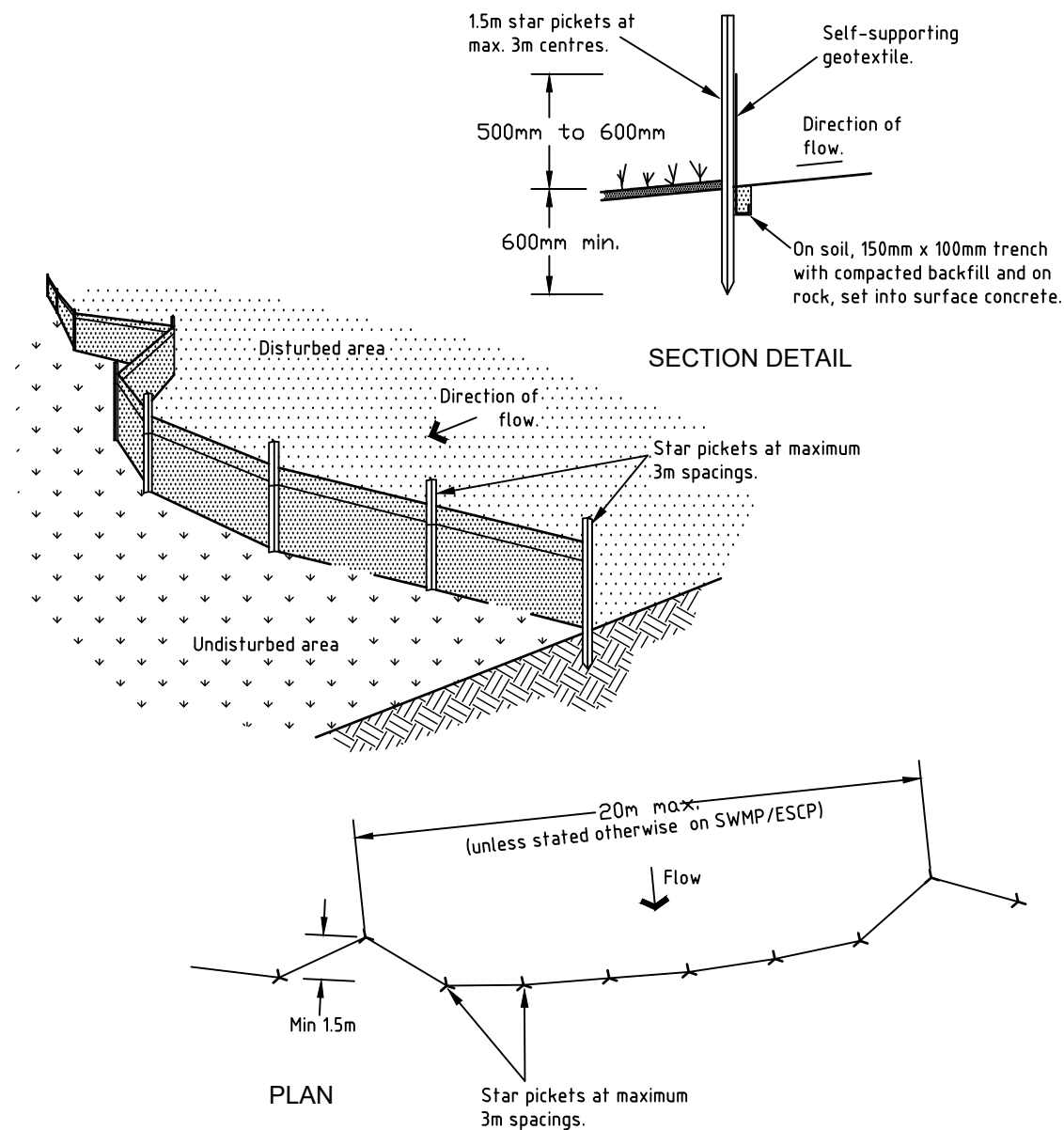
ARDILL PAYNE
& Partners
ENGINEERS PLANNERS SURVEYORS
ENVIRONMENTAL PROJECT MANAGEMENT

BALLINA 45 River Street Ph. 02 6686 3280
GUNNEDAH 285 Conadilly Street Ph. 02 6742 9955
A.B.N. 51 808 558 977 e-mail: info@ardillpayne.com.au



Designed PG	Scale Various - refer plan
Drawn SN	
Checked BP	File Name 8741-SW01-RevD.dwg
Approved	Date 04-03-19 Datum AHD
Job No. 8741	Dwg No. SW03 Issue A

Do not scale drawing. Use written dimensions only
This plan is copyright © All rights reserved.



Construction Notes

1. Construct sediment fence as close as possible to parallel to the contours of the site.
2. Drive 1.5 metre long star pickets into ground, 3 metres apart.
3. Dig a 150mm deep trench along the upslope line 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 of posts with wire ties or as recommended by geotextile manufacturer.
6. Join sections of fabric at support post with a 150mm overlap.

SEDIMENT FENCE

Notes - Erosion and Sedimentation Control

1. All erosion and sedimentation controls shall be in accordance with the guidelines and specifications as detailed in the Department of Housing's 'Managing Urban Stormwater: Soils and Construction' and the EPA's 'Managing Urban Stormwater' series.
2. Construction shall be phased so that land disturbance is confined to areas of workable size. This will limit the duration disturbed areas are exposed to erosion. Stabilisation shall be applied to the first disturbed area before the next section is opened up. Any disturbed areas that will not be stabilised within 30 days shall be revegetated and any that fail to establish shall be resown.
3. Topsoil stockpiles are to be located away from any natural drainage watercourse and are to have hay bales and/or silt stop sediment control fences placed around them to act as sedimentation controls.
4. Temporary earthen diversion drains are to be constructed to divert waters away from all disturbed areas and towards hay bale check dams located in natural drainage depressions or silt fencing. Temporary sediment detention barriers are to be placed around outlet headwalls and drainage discharge points as detailed and permanent energy dissipators are to be installed at all outlets as shown to limit velocities and thus the potential for scouring. With all drainage outlets, all waters are to be released in a non-erodible manner. Temporary sediment traps are to be constructed at all drainage inlet points as detailed.
5. Sediment and debris are to be removed from detention barriers when they are 60% full. All the sediment removed shall be disposed of as directed by the Supervising Engineer.
6. Upon completion of shaping and drainage works, batters and drainage lines shall be topsoiled to a minimum depth of 100mm with stockpiled material and any areas with insufficient grass/topsoil mix are to be seeded and mulched with any failed areas resown or revegetated as directed by the Supervising Engineer.
7. Temporary erosion and sedimentation controls are to be installed during the construction phase and shall be retained and maintained while disturbed areas remain or are contributing sediment to the stormwater system. No device shall be removed until directed by the Supervising Engineer.

A	05-03-19	Sec 68 Submission		
Designed PG		Scale Not to scale		
Drawn SN				
Checked BP		File Name 8741- SW01-RevD.dwg		
Approved		Date 04-03-19	Datum AHD	
Job No. 8741		Dwg No. SW04		Issue A

Project: Proposed Residential Development
Lot 21 DP838192
8 Cemetery Road, Byron Bay

Do not scale drawing. Use written dimensions only
This plan is copyright © All rights reserved.

Client: C. Coorey
Title: Erosion & Sediment Control Details

ARDILL PAYNE
& P a r t n e r s
ENGINEERS PLANNERS SURVEYORS
ENVIRONMENTAL PROJECT MANAGEMENT
BALLINA 45 River Street Ph. 02 6686 3280
GUNNEDAH 285 Conadilly Street Ph. 02 6742 9955
A.B.N. 51 808 558 977 e-mail: info@ardillpayne.com.au

