

LEGEND

BIORETENTION SWALE

INFILTRATION/ LEVEL SPREADER AREA

STORMWATER DRAINAGE PIT

STORMWATER DRAINAGE LINE

RAINGARDEN

BIORETENTION BASIN

HEADWALL OUTLET WITH SCOUR PROTECTION AND LEVEL SPREADER

BIORETENTION BASIN WEIR

84

RAINGARDEN NUMBER

20

NOTES

1. HARVEST ESTATE PLANS NOTED AS AMENDED DA AUGUST 2020 ARE THOSE GRANTED CONSENT BY LEC ON 8 DECEMBER 2020 REFERENCE 2019/310612

CHANGES FROM WBURA AMENDED DA 23-08-19

- 1

HARVEST ESTATE (H.E.) AMENDED DA AUGUST 2020 ROAD 01, MELALEUCA DRIVE AND ROAD 04 BASE SHOWN.
- 2

SECTION OF WBURA ROAD No.1 FROM EWINGSDALE ROAD TO ROAD No.2 DELETED.
- 3

WBURA ROAD No. 3 DELETED
- 4

WBURA ROAD No.2 MOVED SOUTH INTO LOT 2, D.P. 818403. STORMWATER INFRASTRUCTURE REVISED TO SUIT.
- 5

WBURA ROAD No.4 MOVED SOUTH TO RATIONALISE LOT SIZES. STORMWATER INFRASTRUCTURE REVISED TO SUIT.
- 6

3.0m WIDE EASEMENT FOR LANDSCAPING (LOT ACCESS TO MELALEUCA DENIED
- 7

MELALEUCA DRIVE EXTENDED FROM CH177 TO CH.237.37. RAMP DOWN TO EXISTING ROAD SURFACE LEVEL FROM CH 200 TO CH 237.37.
- 8

ROUNDAABOUT ADDED AT INTERSECTION OF MELALEUCA, WBURA ROAD No.2 AND H.E. ROAD 04. CENTRE RADIUS = 3.3m, MOUNTABLE ANNULUS RADIUS = 7.0m, DESIGN VEHICLE = 19.5m SEMI-TRAILER, DESIGN TURN SPEED 10kph.
- 9

SOUTH WEST KERB AT MELALEUCA AND H.E.ROAD 01 INCREASED TO ENABLE SEMI-TRAILER TURN WITHOUT CROSSING THE CENTRELINE OF H.E. ROAD 01. LINEMARKING AND CHEVRON ADDED TO DIRECT SMALLER VEHICLES.
- 10

H.E. SWALE CONTINUED AND DIRECTED INTO WBURA SWALE TO DISCHARGE INTO BIORETENTION BASIN B3.
- 11

H.E. KERB RADIUS INCREASED TO ALLOW SEMI- TRAILER TURN AND DEFLECTION THROUGH ROUNDAABOUT. BATTER AND FOOTWAY ADJUSTED TO SUIT NEW RADIUS
- 12

FROG ZONE SHOWN FROM H.E. AMENDED DA AUGUST 2020
- 13

RAIN GARDEN SHAPE REVISED TO SUIT REVISED LOT LAYOUT
- 14

SECONDARY FIRE ACCESS ADDED
- 15

DELETED
- 16

H.E. SWALE AND BATTER RECONSTRUCTED TO SUIT EXTENSION OF MELALEUCA DRIVE
- 17

SOUTH EAST KERB AT MELALEUCA DRIVE AND H.E.ROAD 01 INCREASE TO ENABLE SEMI-TRAILER TURN INTO MELALEUCA DRIVE WHILE CAR IS STANDING AT HOLD LINE
- 18

H.E. KERB RADIUS AT SOUTH EAST CORNER OF ROUNDAABOUT INCREASED TO ALLOW 12.5m TRUCK BUS TURN TO TURN RIGHT FROM H.E. ROAD 4 AT THE ROUNDAABOUT. BATTER AND FOOTWAY ADJUSTED TO SUIT NEW RADIIUS.
- 19

PIPE AND HEADWALLS ADDED UNDER PROPOSED SECONDARY FIRE ACCESS
- 20

STRIP DRAIN REMOVED
- 21

SOUTH EAST KERB AT MELALEUCA AND H.E. ROAD 01 REALIGNED TO ENABLE SEMI-TRAILER TURN WITHOUT CROSSING THE CENTRELINE OF MELALEUCA DRIVE

AMEND STORMWATER MANAGEMENT PLAN - REMOVE SMALLER RAINGARDENS TO CONSENT CONDITION REFERENCED IN JOINT REPORT OF WATER EXPERTS 16 OCTOBER 2020 - ISSUE 3D

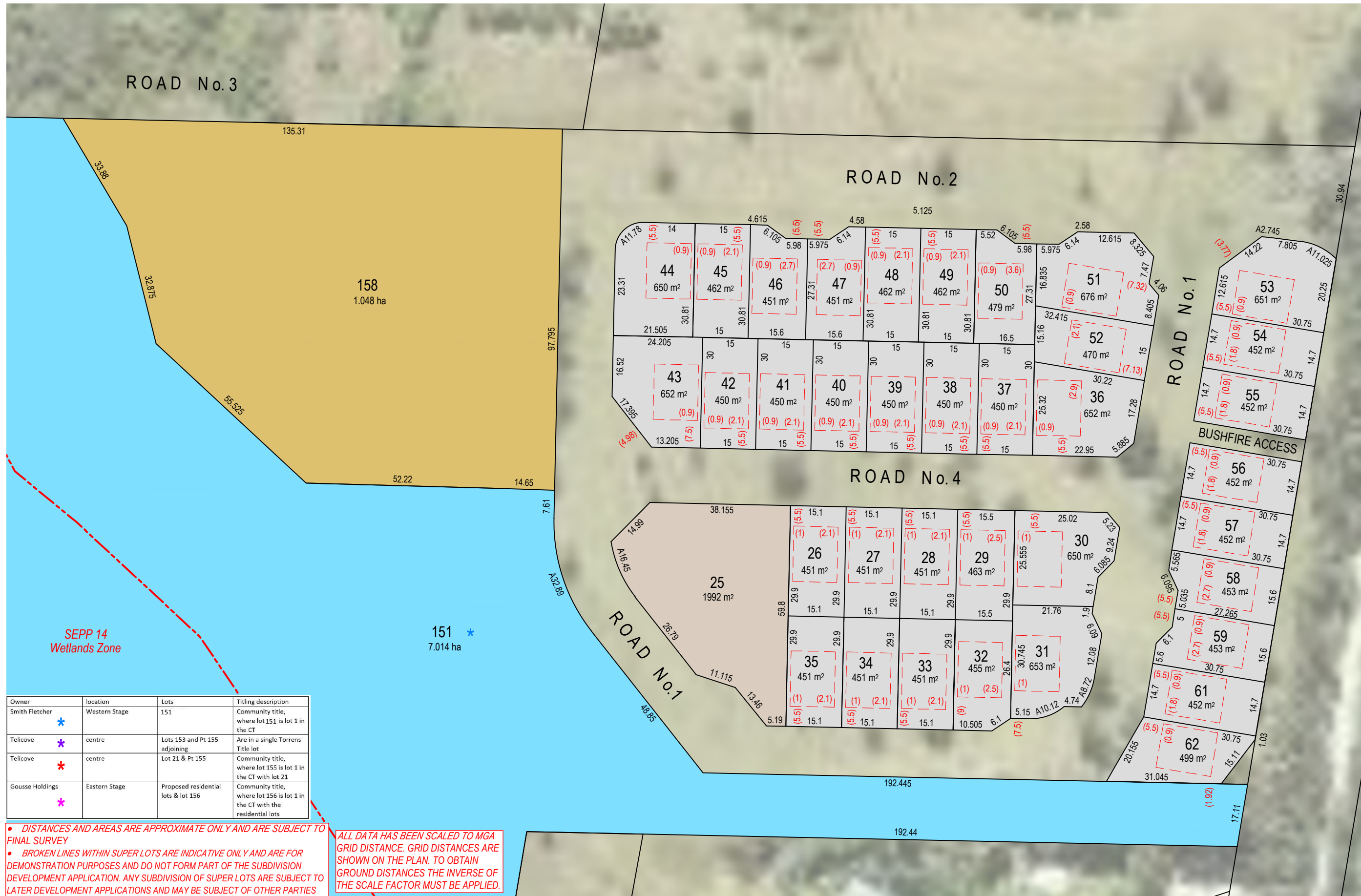
DISCHARGE VIA WEIR LEVEL SPREADER TO NATURAL SURFACE FLOW

PLAN
SCALE 1:500

PLAN BASE FROM ACOR FIG 15.1 P

NOT FOR CONSTRUCTION

© COPYRIGHT BTE CONSULTING PTY LTD					SCALES	CLIENT	DESIGNER STANHOLD Consulting Engineer <div>BTE CONSULTING</div>	PROJECT WEST BYRON URBAN RELEASE AREA DA MODIFICATION	SCALE	1:1000	REVISION	R	WBURA AND HARVEST ESTATE						
												DESIGNED	SJO	CHECKED	BS	STORMWATER INFRASTRUCTURE SHEET 1			
												DRAWN	SJO	CHECKED	BS				
												APPROVED			DATE				
R	TB	17.10.24	NOTE 15 DELETED								SIGNED				PROJECT NO	SHEET NO	STATUS		
No.	BY	DATE	DESCRIPTION						APPD					BTE-210005	FIGURE-15.1	FOR INFORMATION			



Owner	location	Lots	Titling description
Smith Fletcher	Western Stage	151	Community title, where lot 151 is lot 1 in the CT
Telicove	centre	Lots 153 and Pt 155 adjoining	Are in a single Torrens Title lot
Telicove	centre	Lot 21 & Pt 155	Community title, where lot 155 is lot 1 in the CT with lot 21
Gousse Holdings	Eastern Stage	Proposed residential lots & lot 156	Community title, where lot 156 is lot 1 in the CT with the residential lots

- DISTANCES AND AREAS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
- BROKEN LINES WITHIN SUPER LOTS ARE INDICATIVE ONLY AND ARE FOR DEMONSTRATION PURPOSES AND DO NOT FORM PART OF THE SUBDIVISION DEVELOPMENT APPLICATION. ANY SUBDIVISION OF SUPER LOTS ARE SUBJECT TO LATER DEVELOPMENT APPLICATIONS AND MAY BE SUBJECT OF OTHER PARTIES

ALL DATA HAS BEEN SCALED TO MGA GRID DISTANCE. GRID DISTANCES ARE SHOWN ON THE PLAN. TO OBTAIN GROUND DISTANCES THE INVERSE OF THE SCALE FACTOR MUST BE APPLIED.

Notes:

- LOCATION OF DUPLEX LOTS
- INDICATIVE SUPERLOTS / COMMUNITY TITLE LOTS
- STANDARD LOTS
- SEPP 14 - Coastal Wetlands Zone Boundary
- BE - Building Envelope - 12m x 15m - offsets to boundary shown in red text
- Possible future lots - these are indicative only and do not form part of the subdivision DA. Any subdivision of super lots are subject to future DAs and may be subject to other parties.

Disclaimer:

- Aerial imagery source - SIX Portal 28.09.2017.
- The location of aerial imagery is approximate only.
- Easements have been omitted for clarity
- All data has been scaled to MGA grid distance
- Distance and areas are approximate only

Locality: BYRON BAY

LGA: BYRON

Parish: BYRON

County: ROUS

FB, LB: N/A

Date: 21.10.2024

RR: 1:1000 @ A3

Datum: N/A

Origin: N/A

RL: N/A

Ref: 15024-9R

Surveyor: CAA PF

Drawn: SB

Data: N/A

Sheet: 2 of 9

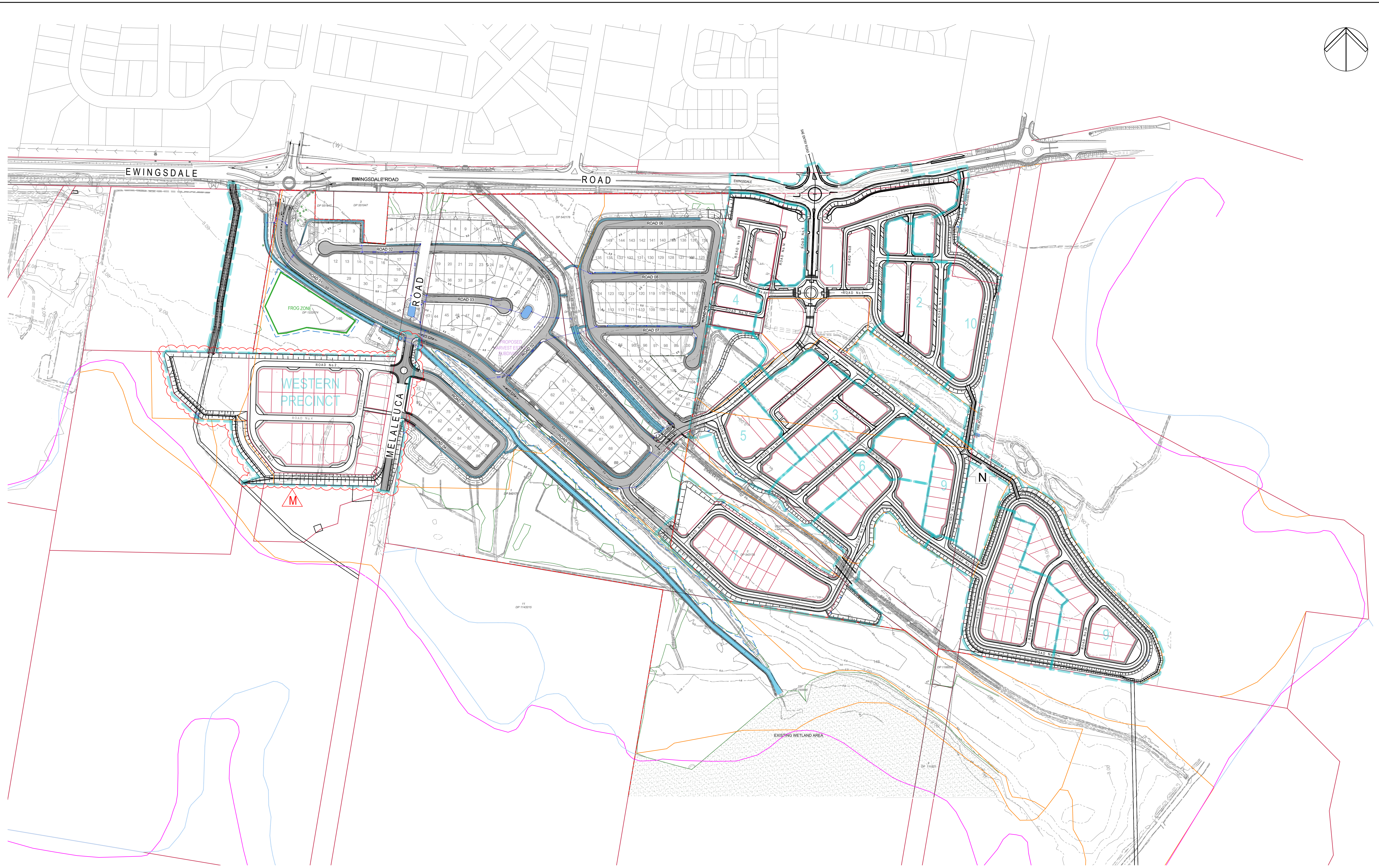
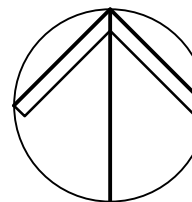
PLAN SHOWING PROPOSED SUBDIVISION OF
LAND AT WEST BYRON - Ewingsdale Road

DIMENSIONED LOT SIZE PLAN



ABBOTT & MACRO

Land and Engineering Surveyors



SCALE 1:2500 @ A1
SCALE 1:5000 @ A3

PLAN BASE FROM ACOR FIG 22.1 J

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										DESIGNED	SJO	CHECKED	BS	STAGING PLAN			
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										APPROVED			DATE				
M	TB	17.10.24	FOR WESTERN PRECINCT CONCENT MODIFICATION						BS								
No.	BY	DATE	DESCRIPTION						APPD								
								SIGNED				PROJECT NO BTE-210005	SHEET NO FIGURE-22.1	STATUS FOR INFORMATION			