

COORD SYSTEM: MGA2020 GRID DIST
ORIGIN: SSM 8797
EASTING: 557 840. 465
NORTHING: 6 831 985. 378
SCALE FACTOR: 0.999635

- DEVELOPMENT SITE BOUNDARY
- PRECINCT BOUNDARY
- STAGE 1
- STAGE 2
- STAGE 3
- STAGE 4

- 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
- AREAS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL DESIGN AND SURVEY

Notes:

- SEPP 14 - Coastal Wetlands Zone Boundary
- SEPP 14 digitised from AWC's Figure 1.2: Zoning, SEPP 14 & Cadastral plan
- 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.
- PROPOSED EASEMENT TO DRAIN WATER VARIABLE WIDTH (1A, 2A, 3A) (Created by Transfer)
- PROPOSED EASEMENT TO DRAIN WATER VARIABLE WIDTH (1B, 2B, 3B) (Created by Sec 88b)

Disclaimer:

- Easements have been omitted for clarity
- All data has been scaled to MGA GRID distance

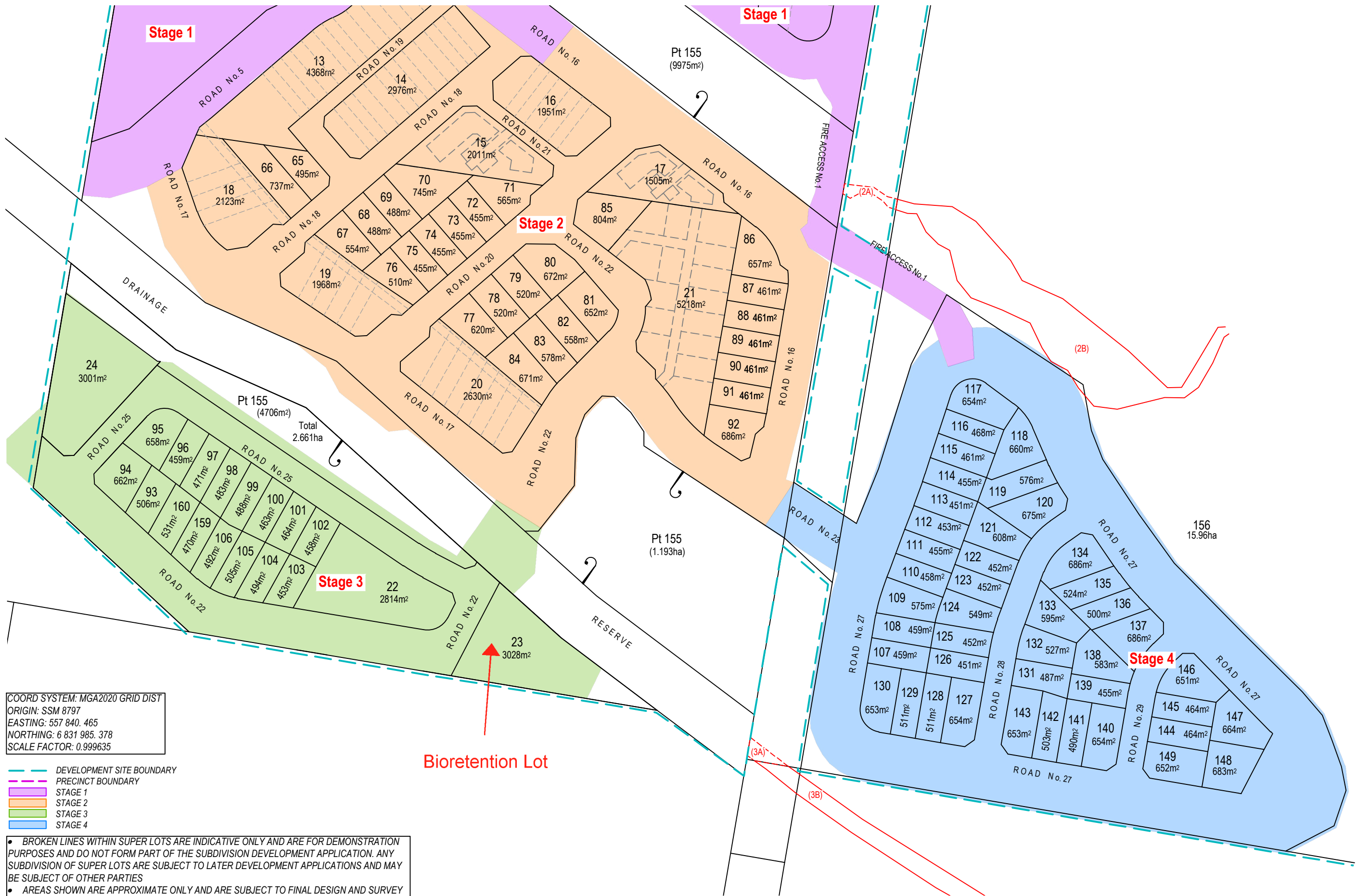
Locality: **BYRON BAY**
LGA: **BYRON**
Parish: **BYRON**
County: **ROUS**
FB, LB: **N/A**

Date: **17.04.2025**
RR: **1:2000 @ A3**
Datum: **N/A**
Origin: **N/A**
RL: **N/A**

Ref: **15024-25C**
Surveyor: **CAA PF**
Drawn: **SB**
Data: **15024-10**
Sheet: **2**

SUBDIVISION LAYOUT & STAGING - PLAN 2
AMENDED PLANS - APRIL 2025





COORD SYSTEM: MGA2020 GRID DIST
ORIGIN: SSM 8797
EASTING: 557 840. 465
NORTHING: 6 831 985. 378
SCALE FACTOR: 0.999635

- DEVELOPMENT SITE BOUNDARY
- PRECINCT BOUNDARY
- STAGE 1
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Notes:

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Disclaimer:

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- All data has been scaled to MGA GRID distance

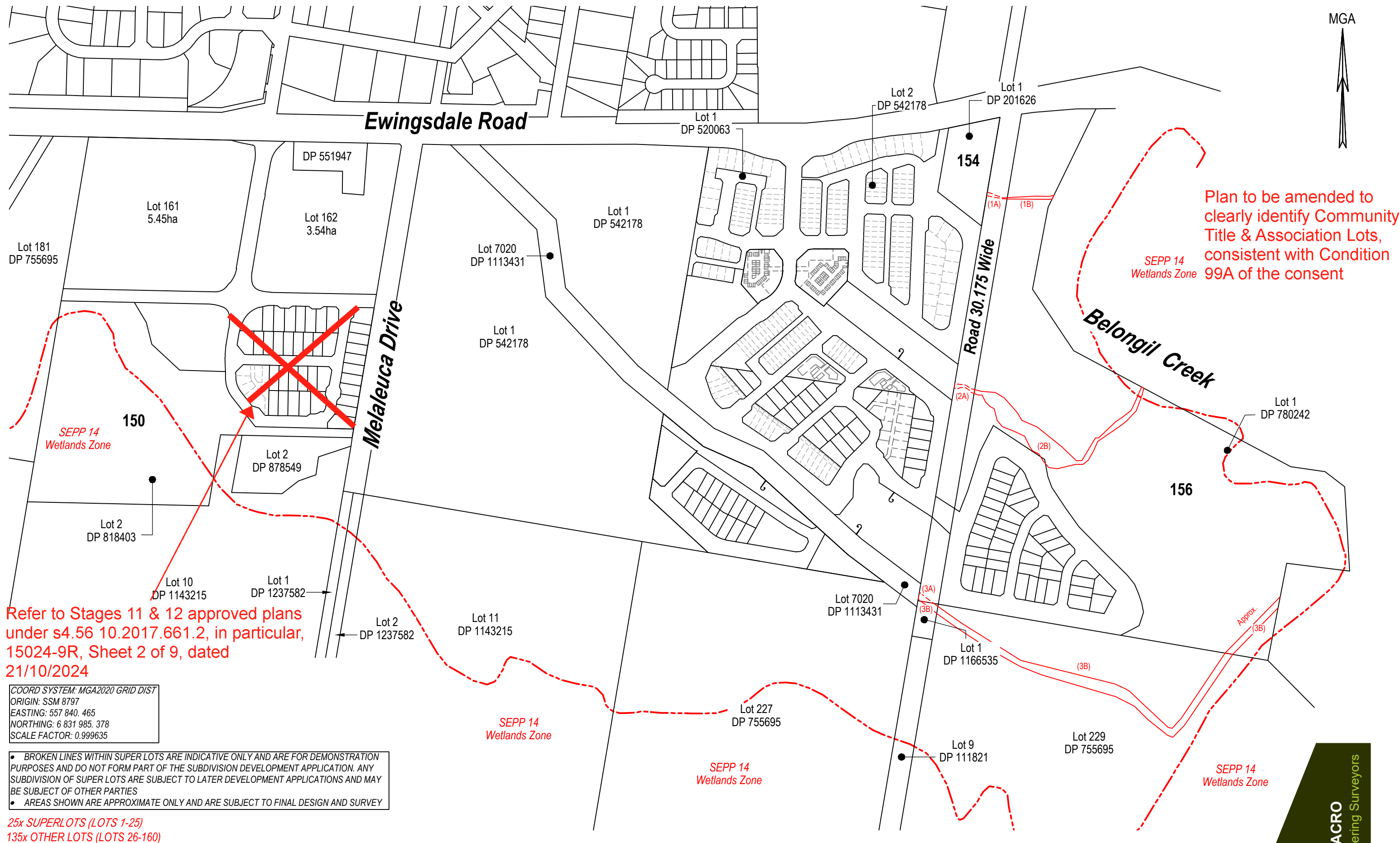
Locality: BYRON BAY
LGA: BYRON
Parish: BYRON
County: ROUS
FB, LB: N/A

Date: 17.04.2025
RR: 1:2000 @ A3
Datum: N/A
Origin: N/A
RL: N/A

Ref: 15024-25C
Surveyor: CAA PF
Drawn: SB
Data: 15024-10
Sheet: 3

SUBDIVISION LAYOUT & STAGING - PLAN 3
AMENDED PLANS - APRIL 2025





Plan to be amended to clearly identify Community Title & Association Lots, consistent with Condition 99A of the consent

SEPP 14 Wetlands Zone

Refer to Stages 11 & 12 approved plans under s4.56 10.2017.661.2, in particular, 15024-9R, Sheet 2 of 9, dated 21/10/2024

COORD SYSTEM: MGA2020 GRID DIST
ORIGIN: SSM 8797
EASTING: 557 840. 465
NORTHING: 6 831 985. 378
SCALE FACTOR: 0.999635

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- AREAS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL DESIGN AND SURVEY

25x SUPERLOTS (LOTS 1-25)
135x OTHER LOTS (LOTS 26-160)

Notes:

- SEPP 14 - Coastal Wetlands Zone Boundary
- SEPP 14 digitised from AWC's Figure 1.2: Zoning, SEPP 14 & Cadastral plan
- 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.
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- PROPOSED EASEMENT TO DRAIN WATER VARIABLE WIDTH (1B, 2B, 3B) (Created by Sec 88b)

Disclaimer:

- Easements have been omitted for clarity
- All data has been scaled to MGA GRID distance

Locality: BYRON BAY
LGA: BYRON
Parish: BYRON
County: ROUS
FB, LB: N/A

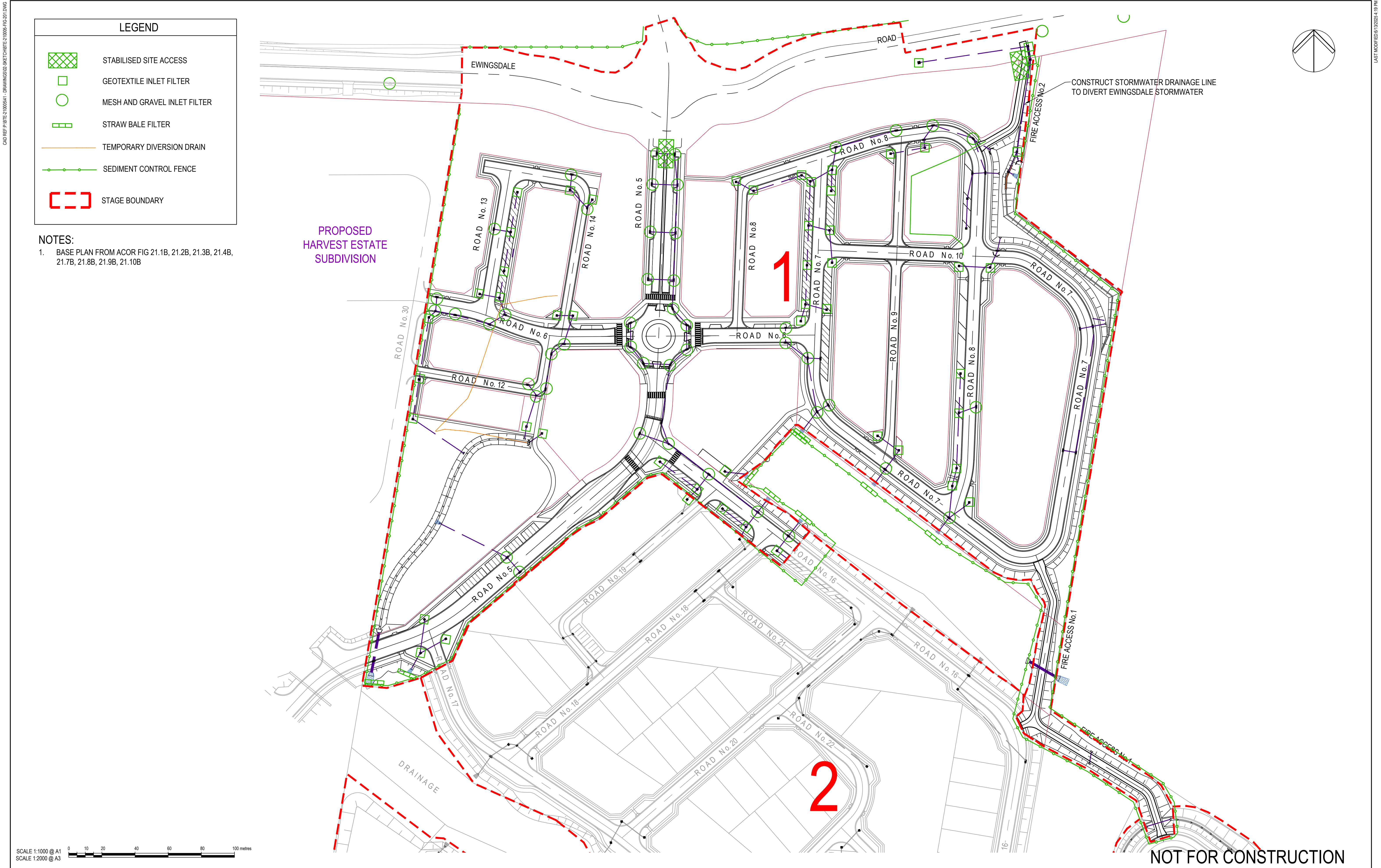
Date: 17.04.2025
RR: 1:5000 @ A3
Datum: N/A
Origin: N/A
RL: N/A

Ref: 15024-25C
Surveyor: CAA PF
Drawn: SB
Data: 15024-10
Sheet: 4

PROPOSED COMMUNITY TITLE &
ENVIRONMENTAL ASSOCIATION LOTS
- PLAN 4
AMENDED PLANS - APRIL 2025



ABBOTT & MACRO
Land and Engineering Surveyors



LEGEND

STABILISED SITE ACCESS

GEOTEXTILE INLET FILTER

MESH AND GRAVEL INLET FILTER

STRAW BALE FILTER

TEMPORARY DIVERSION DRAIN

SEDIMENT CONTROL FENCE

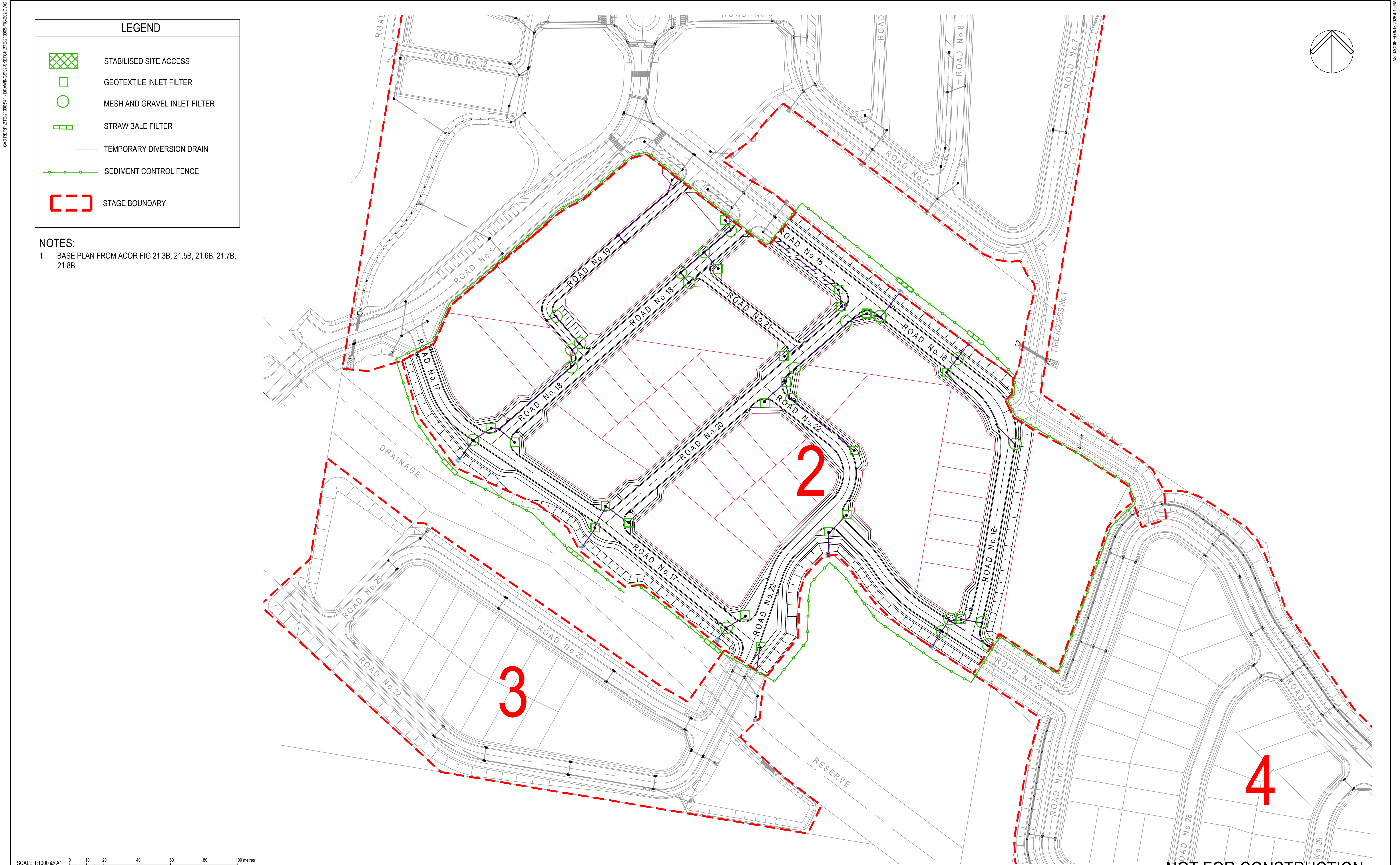
STAGE BOUNDARY

NOTES:

1. BASE PLAN FROM ACOR FIG 21.1B, 21.2B, 21.3B, 21.4B, 21.7B, 21.8B, 21.9B, 21.10B

SCALE 1:1000 @ A1
SCALE 1:2000 @ A3

© COPYRIGHT BTE CONSULTING PTY LTD					SCALES	CLIENT	DESIGNER	PROJECT	SCALE	1:1000	REVISION	A	WBURA										
																			EROSION AND SEDIMENT CONTROL PLAN MODIFIED STAGE 1				
A	TB	04.03.25	RE-ISSUED FOR DA					BS	PROJECT NO BTE-210005														
No.	BY	DATE	DESCRIPTION					APPD												SHEET NO FIG-201			
										STATUS FOR INFORMATION													



SCALE 1:1000 @ A1
SCALE 1:2000 @ A3

© COPYRIGHT BTE CONSULTING PTY LTD				
A	TB	06.03.25	RE-ISSUED FOR DA	BS
No.	BY	DATE	DESCRIPTION	APPD

SCALES

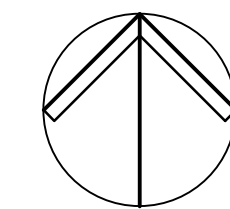
CLIENT
WEST BYRON URBAN RELEASE AREA

DESIGNER
STANHOLD Consulting Engineer
BTE CONSULTING

PROJECT
WEST BYRON URBAN RELEASE AREA DA MODIFICATION

SCALE	1:1000	REVISION	A
DESIGNED	TB	CHECKED	BS
DRAWN	TB	CHECKED	BS
APPROVED		DATE	
SIGNED			


WBURA			
EROSION AND SEDIMENT CONTROL PLAN MODIFIED STAGE 2			
PROJECT NO	SHEET NO	STATUS	
BTE-210005	FIG-202	FOR INFORMATION	




NOT FOR CONSTRUCTION

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							DESIGNED	TB	CHECKED	BS	EROSION AND SEDIMENT CONTROL PLAN MODIFIED STAGE 3		
							DRAWN	TB	CHECKED	BS			
							APPROVED		DATE				
A	TB	06.03.25	RE-ISSUED FOR DA				BS						
No.	BY	DATE	DESCRIPTION				APPD			PROJECT NO	SHEET NO	STATUS	
							BTE-210005	FIG-203	FOR INFORMATION				


LEGEND




STABILISED SITE ACCESS




GEOTEXTILE INLET FILTER




MESH AND GRAVEL INLET FILTER




STRAW BALE FILTER



TEMPORARY DIVERSION DRAIN



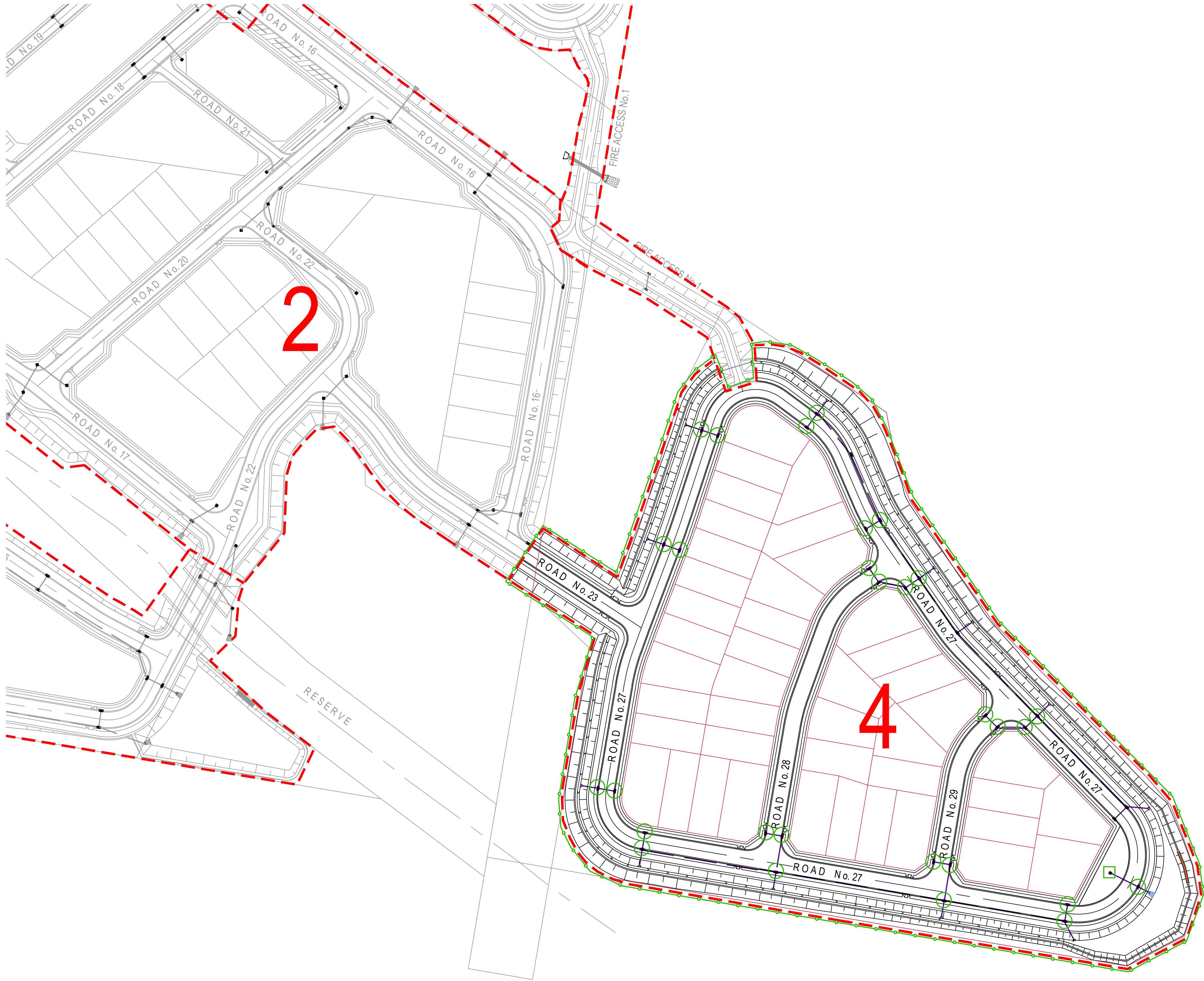
SEDIMENT CONTROL FENCE




STAGE BOUNDARY

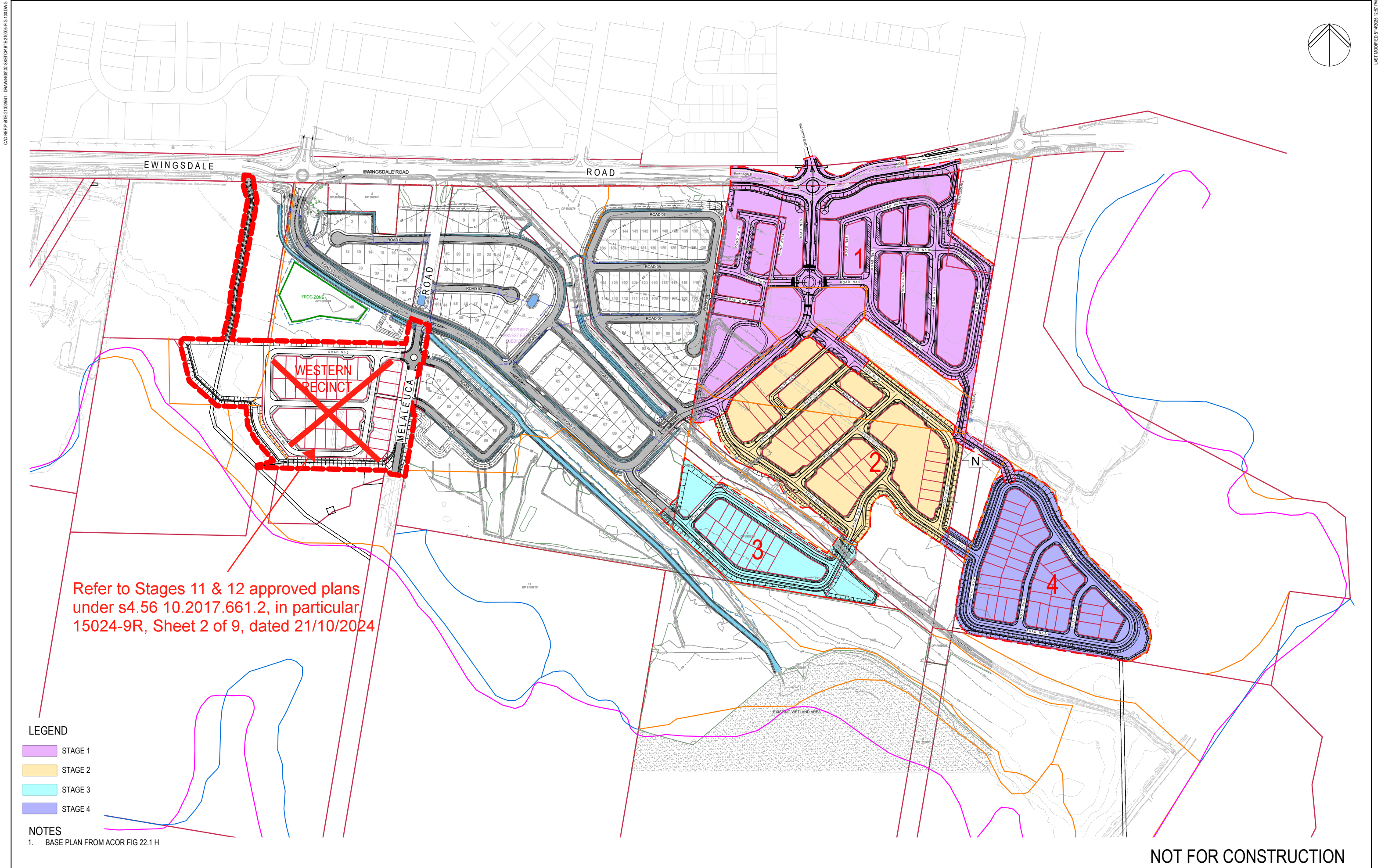
NOTES:

1. BASE PLAN FROM ACOR FIG 21.8B, 21.9B



SCALE 1:1000 @ A1
SCALE 1:2000 @ A3

© COPYRIGHT BTE CONSULTING PTY LTD					SCALES		CLIENT		DESIGNER		PROJECT		SCALE	1:1000	REVISION	A	WBURA	
							WEST BYRON URBAN RELEASE AREA		STANHOLD Consulting Engineer		WEST BYRON URBAN RELEASE AREA DA MODIFICATION		DESIGNED	TB	CHECKED	BS	EROSION AND SEDIMENT CONTROL PLAN MODIFIED STAGE 4	
													DRAWN	TB	CHECKED	BS		
A	TB	06.03.25	RE-ISSUED FOR DA										APPROVED		DATE			
No.	BY	DATE	DESCRIPTION		APPD								SIGNED				PROJECT NO BTE-210005	SHEET NO FIG-204
																	STATUS FOR INFORMATION	



Refer to Stages 11 & 12 approved plans under s4.56 10.2017.661.2, in particular, 15024-9R, Sheet 2 of 9, dated 21/10/2024


LEGEND

- STAGE 1
- STAGE 2
- STAGE 3
- STAGE 4

NOTES

1. BASE PLAN FROM ACOR FIG 22.1 H

NOT FOR CONSTRUCTION

© COPYRIGHT BTE CONSULTING PTY LTD					SCALES		CLIENT		DESIGNER		PROJECT		SCALE	1:2500	REVISION	C	WBURA		
							WEST BYRON URBAN RELEASE AREA		STANHOLD Consulting Engineer		WEST BYRON URBAN RELEASE AREA DA MODIFICATION		DESIGNED	TB	CHECKED	BS	OVERALL STAGING PLAN		
C	TB	14.05.25	DA MODIFICATION	BS	DRAWN								TB	CHECKED	BS				
B	TB	14.03.25	DA MODIFICATION	BS									APPROVED		DATE				
No.	BY	DATE	DESCRIPTION	APPD									SIGNED				PROJECT NO	SHEET NO	STATUS
																	BTE-210005	FIG-100	FOR INFORMATION

LEGEND

>>>>>>

CONSTRUCTION TRAFFIC

CONSTRUCTED STAGES

CONSTRUCT TEMPORARY HEADWALL
OUTLET WITH SCOUR PROTECTION
AND TAILOUT DRAIN TO EXISTING
SURFACE LEVEL

(A)

CAP OFF STORMWATER LINE FOR
FUTURE STAGE CONNECTION

CONSTRUCT TEMPORARY DIVERSION
DRAIN

STAGE BOUNDARY

TC

CONSTRUCT TEMPORARY TURNING
CIRCLE (10m RAD)

TT

TURNING TEE (ON ROAD)

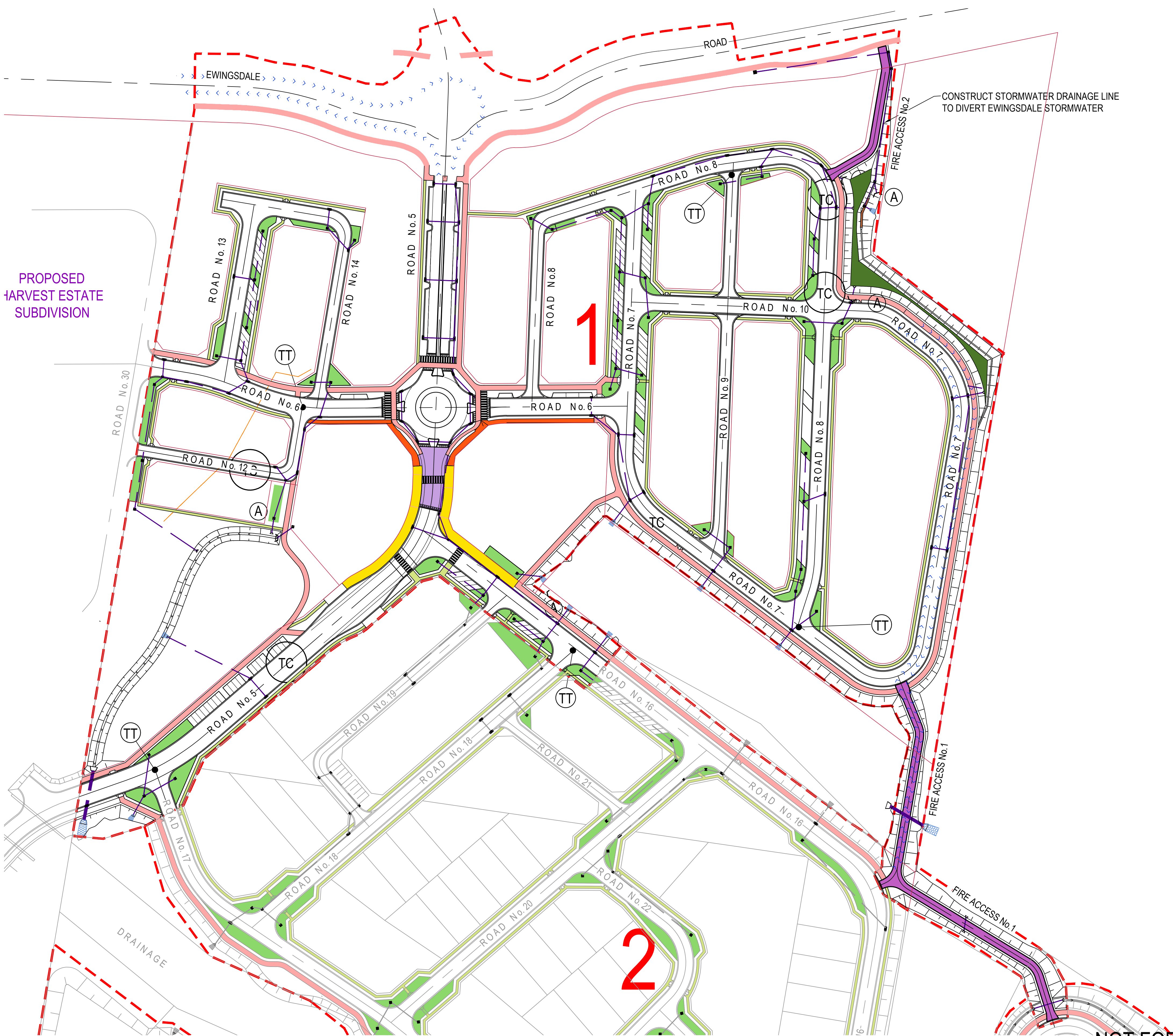
NOTE : CONSTRUCTION TRAFFIC MANAGEMENT PLAN
TO BE APPROVED PRIOR TO START OF WORK

STAGE VOLUMES

APPROX IMPORTED VOLUME = 132,000m³
APPROX DELIVERY RATE = 68 DAYS (20m³ TRUCK @ 10
TRUCKS PER HOUR)

NOTES:

1. BASE PLAN FROM ACOR FIG 22.2E, 22.3D, 22.5E, 22.6E, 22.10E



SCALE 1:1000 @ A1
SCALE 1:2000 @ A3

0 10 20 40 60 80 100 metres

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										DESIGNED	TB	CHECKED	BS	STAGING PLAN			
										DRAWN	TB	CHECKED	BS	STAGE 1			
										APPROVED			DATE				
A	TB	06.03.25	RE-ISSUED FOR DA						BS								
No.	BY	DATE	DESCRIPTION		APPD						PROJECT NO BTE-210005		SHEET NO FIG-101		STATUS FOR INFORMATION		

LEGEND

>>>>

CONSTRUCTION TRAFFIC

CONSTRUCTED STAGES

(A)

CONSTRUCT TEMPORARY HEADWALL
OUTLET WITH SCOUR PROTECTION
AND TAILOUT DRAIN TO EXISTING
SURFACE LEVEL

(B)

CAP OFF STORMWATER LINE FOR
FUTURE STAGE CONNECTION

CONSTRUCT TEMPORARY DIVERSION
DRAIN

STAGE BOUNDARY

TC

CONSTRUCT TEMPORARY TURNING
CIRCLE (10m RAD)

TT

TURNING TEE (ON ROAD)

NOTE : CONSTRUCTION TRAFFIC MANAGEMENT PLAN
TO BE APPROVED PRIOR TO START OF WORK

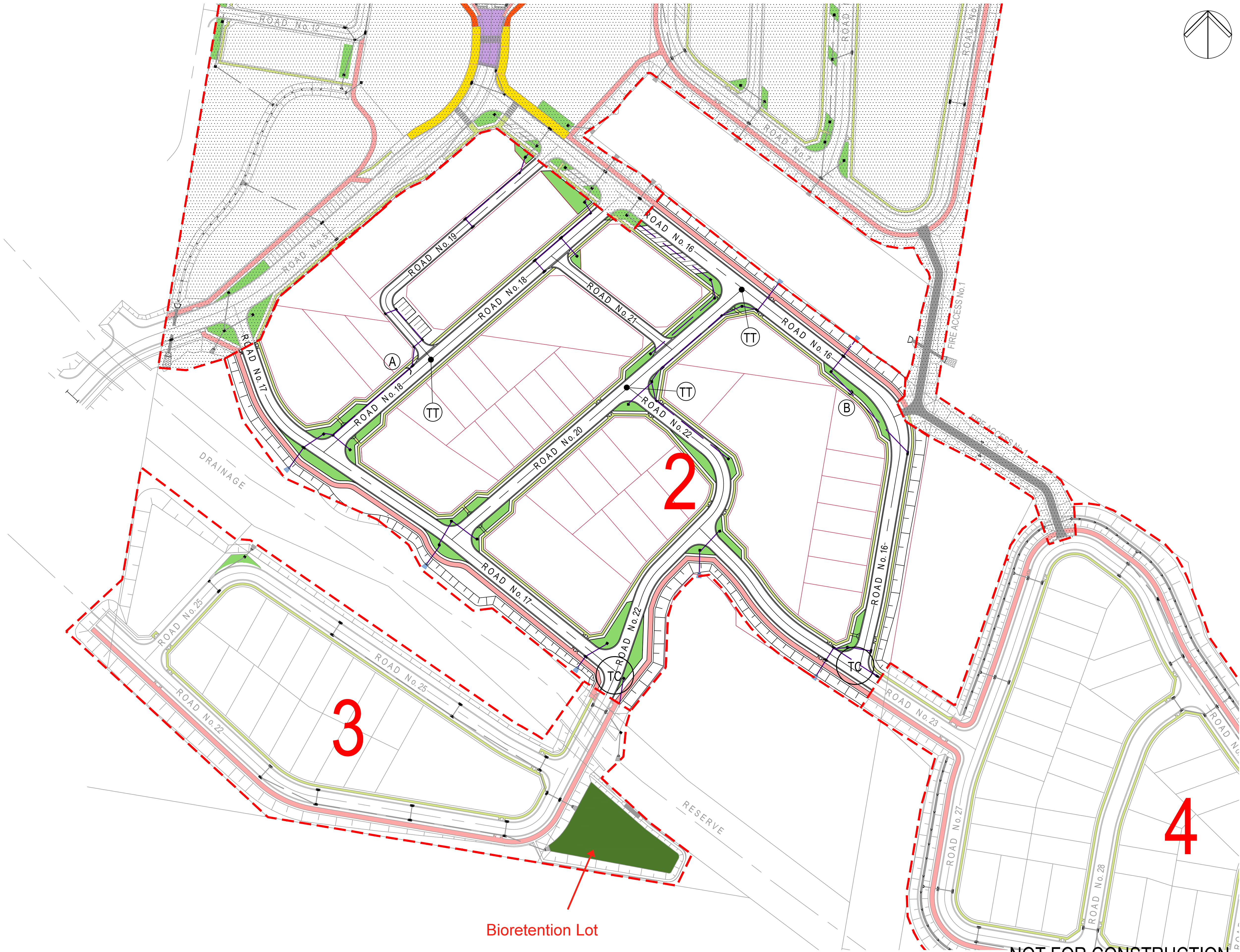
STAGE VOLUMES

APPROX IMPORTED VOLUME = 55,000m³

APPROX DELIVERY RATE = 28 DAYS (20m³ TRUCK @ 10
TRUCKS PER HOUR)

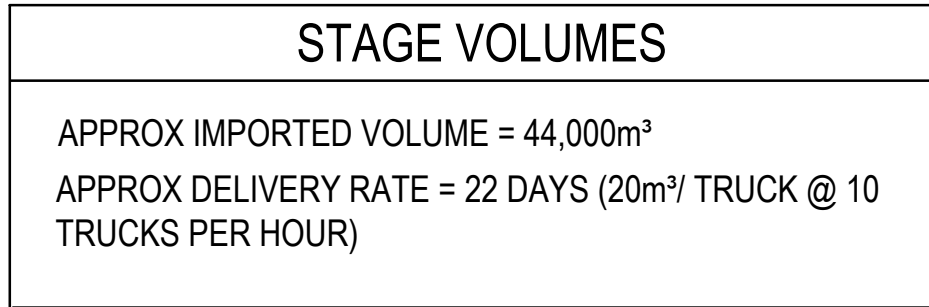
NOTES:

1. BASE PLAN FROM ACOR FIG 22.4D, 22.6E, 22.7E



SCALE 1:1000 @ A1
SCALE 1:2000 @ A3

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										DESIGNED	TB	CHECKED	BS	STAGING PLAN			
										DRAWN	TB	CHECKED	BS	STAGE 2			
										APPROVED			DATE				
A	TB	06.03.25	RE-ISSUED FOR DA						BS								
No.	BY	DATE	DESCRIPTION						APPD						PROJECT NO	SHEET NO	STATUS
															BTE-210005	FIG-102	FOR INFORMATION



1. BASE PLAN FROM ACOR FIG 22.8E



NOT FOR CONSTRUCTION

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								DESIGNED	TB	CHECKED	BS	STAGING PLAN STAGE 3				
								DRAWN	TB	CHECKED	BS					
								APPROVED		DATE						
A	TB	06.03.25	RE-ISSUED FOR DA					BS	PROJECT NO			SHEET NO			STATUS	
No.	BY	DATE	DESCRIPTION					APPD	BTE-210005			FIG-103			FOR INFORMATION	

LEGEND

>>>>>

CONSTRUCTION TRAFFIC

CONSTRUCTED STAGES

CONSTRUCT TEMPORARY HEADWALL
OUTLET WITH SCOUR PROTECTION
AND TAILOUT DRAIN TO EXISTING
SURFACE LEVEL

ⓐ

CAP OFF STORMWATER LINE FOR
FUTURE STAGE CONNECTION

CONSTRUCT TEMPORARY DIVERSION
DRAIN

STAGE BOUNDARY

TC

CONSTRUCT TEMPORARY TURNING
CIRCLE (10m RAD)

TT

TURNING TEE (ON ROAD)

NOTE : CONSTRUCTION TRAFFIC MANAGEMENT PLAN
TO BE APPROVED PRIOR TO START OF WORK

STAGE VOLUMES

APPROX IMPORTED VOLUME = 78,000m³
APPROX DELIVERY RATE = 39 DAYS (20m³ TRUCK @ 10
TRUCKS PER HOUR)

NOTES:

1. BASE PLAN FROM ACOR FIG 22.9E, 22.10E



SCALE 1:1000 @ A1
SCALE 1:2000 @ A3

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														STAGING PLAN STAGE 4		
A	TB	06.03.25	RE-ISSUED FOR DA						DESIGNED	TB	CHECKED	BS				
									DRAWN	TB	CHECKED	BS				
									APPROVED		DATE					
No.	BY	DATE	DESCRIPTION		APPD				SIGNED				PROJECT NO BTE-210005	SHEET NO FIG-104	STATUS FOR INFORMATION	