

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)

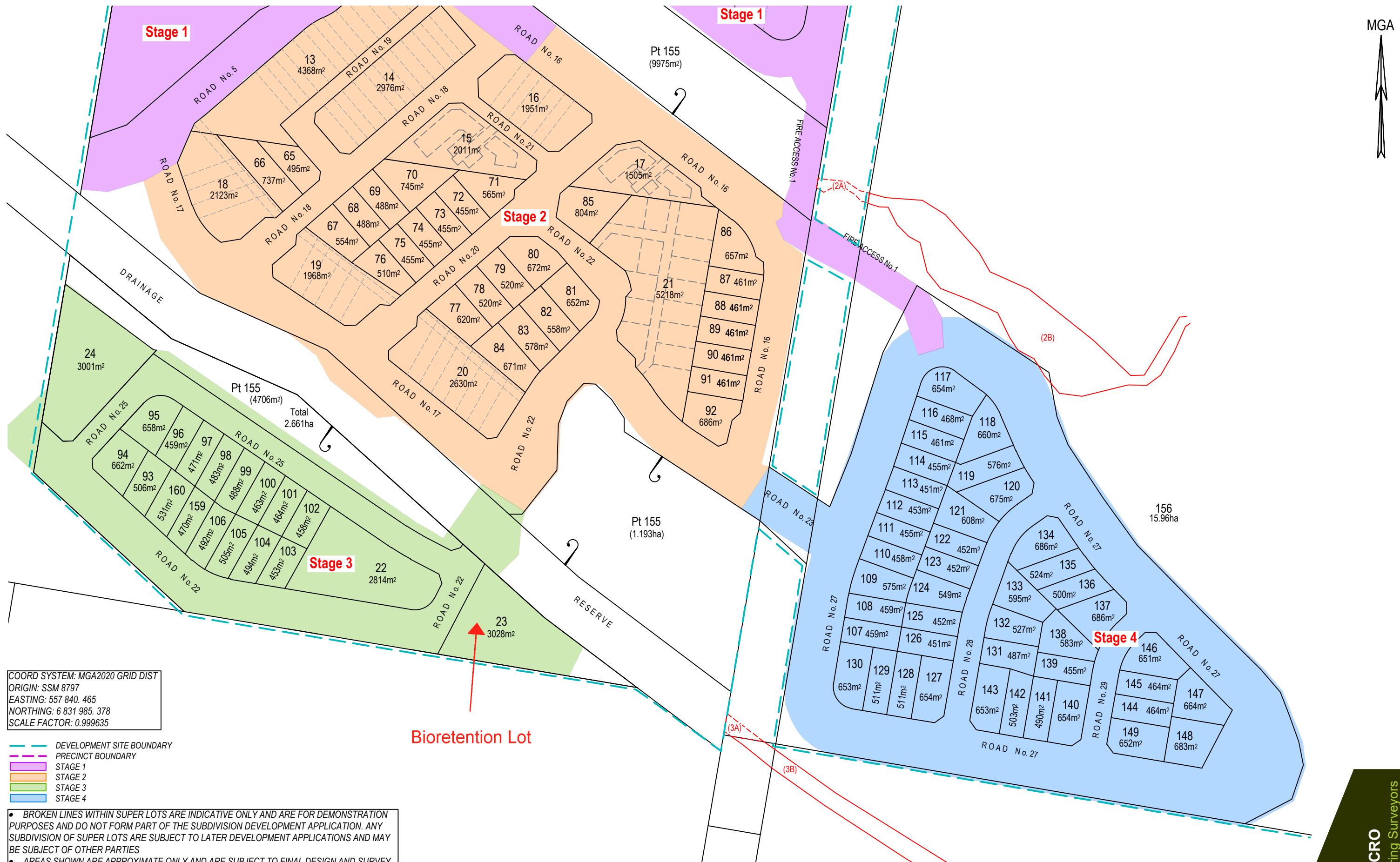
**Disclaimer:**

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

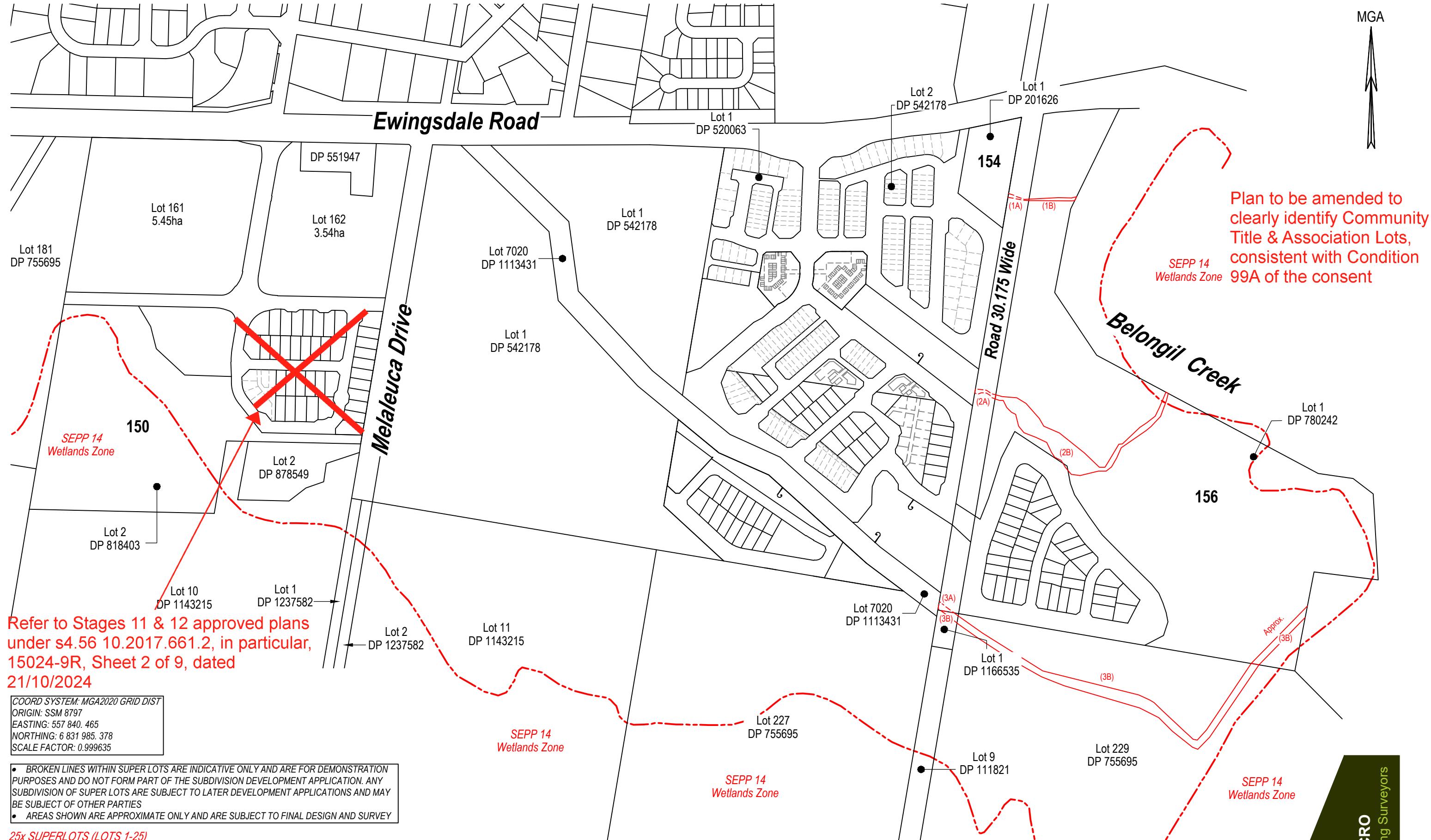
**Locality:** BYRON BAY  
**LGA:** BYRON  
**Parish:** BYRON  
**County:** ROUS  
**FB, LB:** N/A

**Date:** 17.04.2025  
**Ref:** 15024-25C  
**Surveyor:** CAA PF  
**Datum:** N/A  
**Origin:** N/A  
**RL:** N/A

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



MGA



## **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. A

SUBDIVISION OF SUPER LOTS ARE SUBJECT TO FUTURE DAS AND MAY BE SUBJECT TO

— PROPOSED EASEMENT TO DRAIN WATER VARIABLE WIDTH (1A, 2A, 3A) (Created by Trans)

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PROPOSED EASEMENT TO DRAIN WATER VARIABLE WIDTH (1B, 2B, 3B) (Created by Sec 8)

## **Disclaimer**

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

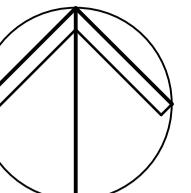
Locality: **BYRON BAY**  
LGA: **BYRON**  
Parish: **BYRON**  
County: **ROUS**  
EP. L.R.: **N/A**

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





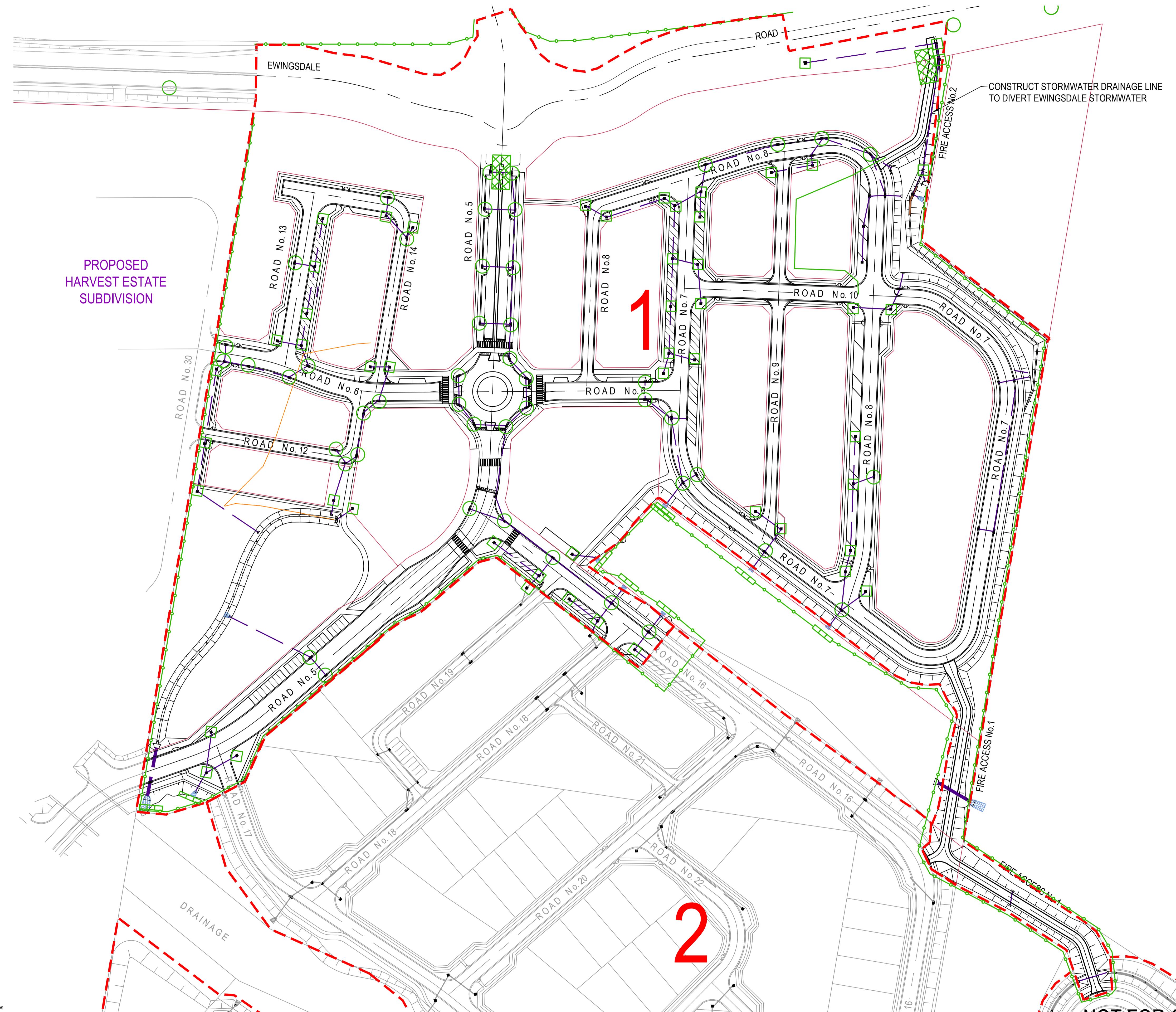
LEGEND

-  STABILISED SITE ACCESS
-  GEOTEXTILE INLET FILTER
-  MESH AND GRAVEL INLET FILTER
-  STRAW BALE FILTER
-  TEMPORARY DIVERSION DRAIN
-  SEDIMENT CONTROL FENCE
-  STAGE BOUNDARY

## NOTES

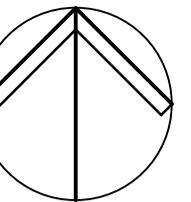
## 1. BASE PLAN FROM ACOR FIG 21.1B, 21.2B, 21.3B, 21.4B, 21.7B, 21.8B, 21.9B, 21.10B

# PROPOSED HARVEST ESTA SUBDIVISION



**NOT FOR CONSTRUCTION**

C COPYRIGHT BTE CONSULTING PTY LTD				WEST BYRON URBAN RELEASE AREA	WEST BYRON URBAN RELEASE AREA DA MODIFICATION	STANHOLD Consulting Engineer 	PROJECT WEST BYRON URBAN RELEASE AREA DA MODIFICATION MODIFIED STAGE 1	SCALE	1:100	REVISION	A	WBURA
								DESIGNED	TB	CHECKED	BS	EROSION AND SEDIMENT CONTROL PLAN
								DRAWN	TB	CHECKED	BS	MODIFIED STAGE 1
								APPROVED		DATE		
A	TB	04.03.25	RE-ISSUED FOR DA					BS		PROJECT NO		
No.	BY	DATE	DESCRIPTION					APPD		FIG-201	STATUS	FOR INFORMATION

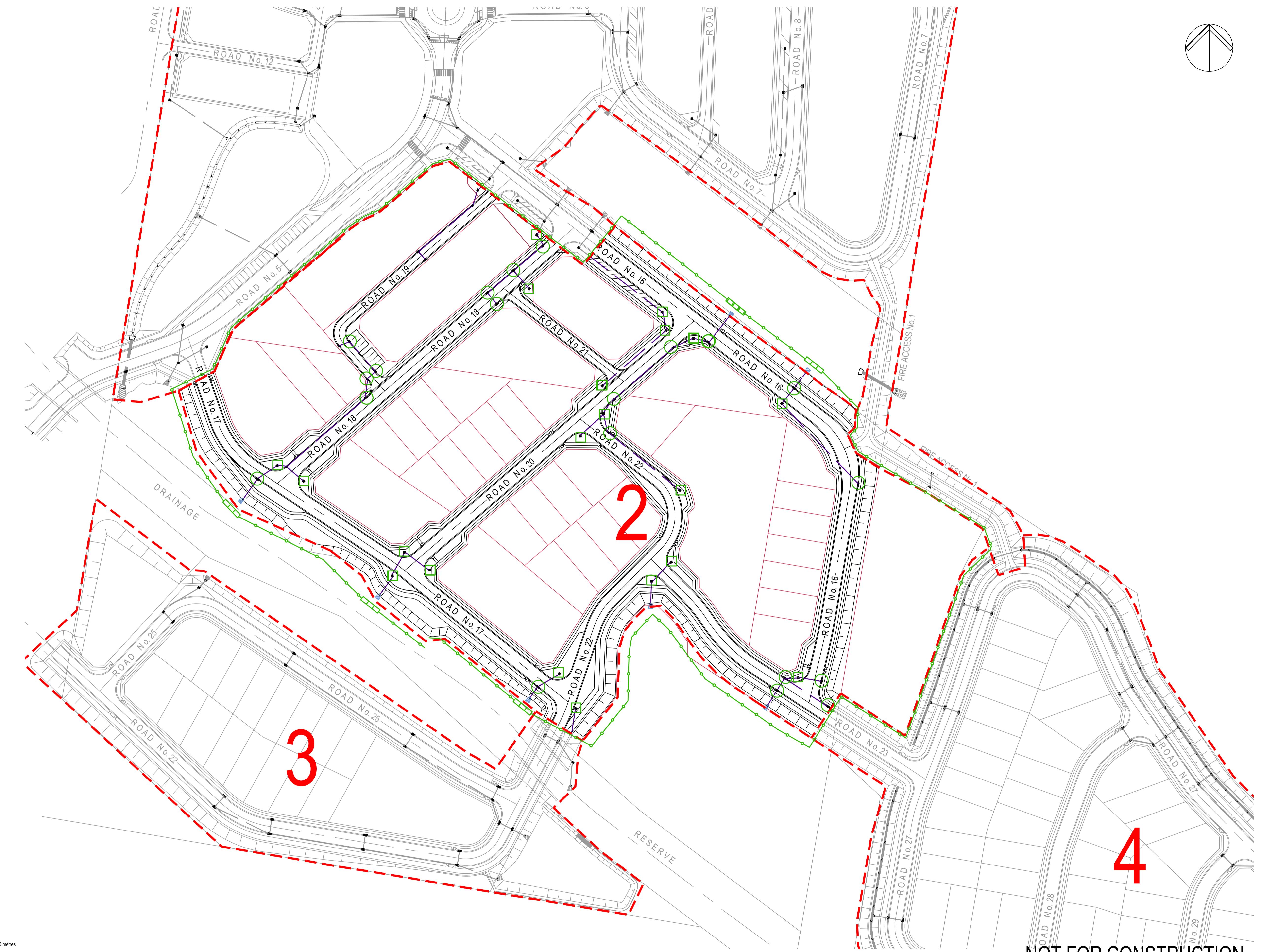


LEGEND

-  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 21.3B, 21.5B, 21.6B, 21.7B, 21.8B

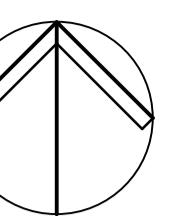


# NOT FOR CONSTRUCTION

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A	TB	06.03.25	RE-ISSUED FOR DA					BS	DESIGNED	TB	CHECKED	BS	
No.	BY	DATE	DESCRIPTION					APPD	DRAWN	TB	CHECKED	BS	
									APPROVED		DATE		
									SIGNED				
									PROJECT NO	FIG-202	SHET NO	STATUS	
						BTE-20005			FOR INFORMATION				

## LEGEND

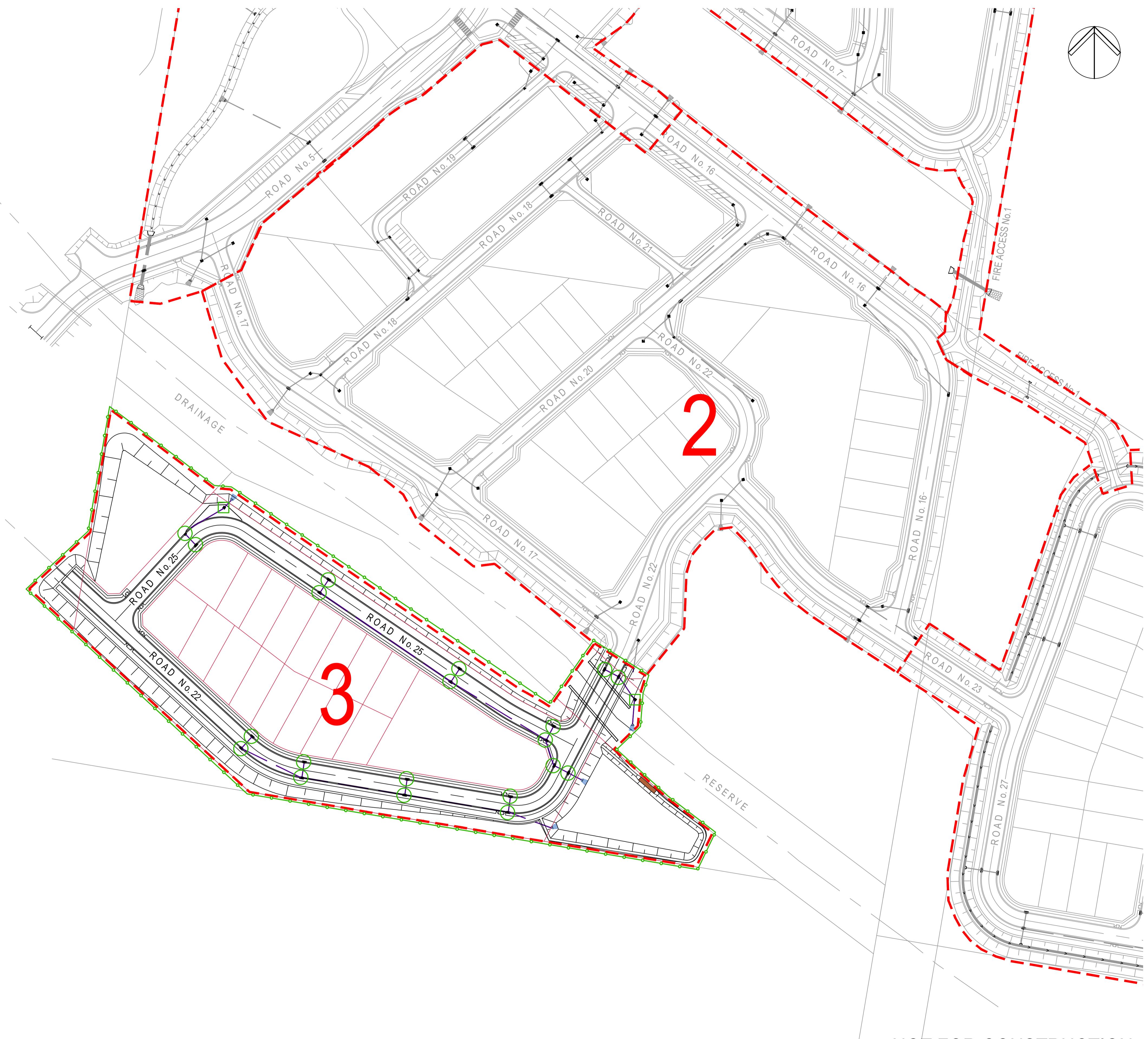
- STABILISED SITE ACCESS
- GEOTEXTILE INLET FILTER
- MESH AND GRAVEL INLET FILTER
- STRAW BALE FILTER
- TEMPORARY DIVERSION DRAIN
- SEDIMENT CONTROL FENCE
- STAGE BOUNDARY



LAST MODIFIED 06/12/2023 4:19 PM

## NOTES:

1. BASE PLAN FROM ACOR FIG 21.7B

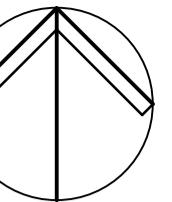


NOT FOR CONSTRUCTION

SCALE 1:1000 @ A1

SCALE 1:2000 @ A3

0 10 20 40 60 80 100 metres



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 0 10 20 40 60 80 100 metres  
SCALE 1:2000 @ A3

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SCALES

CLIENT  
WEST BYRON URBAN  
RELEASE AREA

DESIGNER

STANHOLD  
Consulting Engineer



PROJECT  
WEST BYRON URBAN RELEASE AREA  
DA MODIFICATION

SCALE

1:1000

REVISION

A

WBURA

EROSION AND SEDIMENT CONTROL PLAN  
MODIFIED STAGE 4

A TB 06.03.25 RE-ISSUED FOR DA  
No. BY DATE

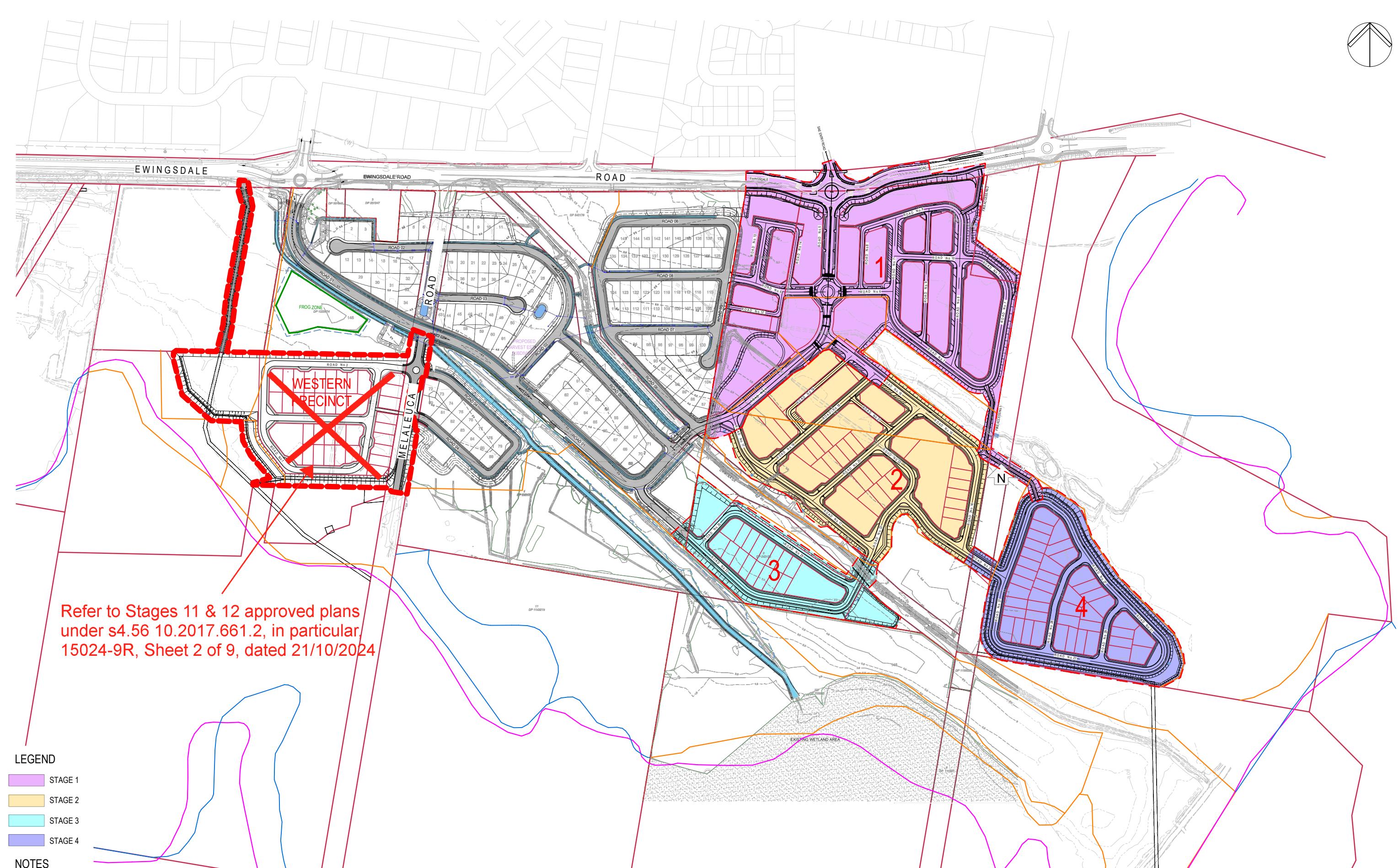
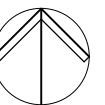
BS  
APPD

DESCRIPTION

PROJECT NO  
BTE-210005

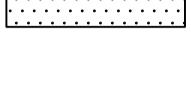
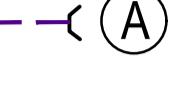
SHEET NO  
FIG-204

STATUS  
FOR INFORMATION



NOT FOR CONSTRUCTION

© COPYRIGHT BTE CONSULTING PTY LTD				SCALES	CLIENT	DESIGNER	PROJECT	WBURA
25	0	25	50	75m	1:2500 (A1)	1:5000 (A3)	STANHOLD Consulting Engineer	OVERALL STAGING PLAN
C	TB	14.05.25	DA MODIFICATION	BS	WEST BYRON URBAN RELEASE AREA DA MODIFICATION	SCALE	1:2500	REVISION
B	TB	14.03.25	DA MODIFICATION	BS	DA MODIFICATION	DESIGNED	TB	CHECKED
No.	BY	DATE	DESCRIPTION	APPD	DA MODIFICATION	DRAWN	TB	CHECKED
					APPROVED		DATE	
					SIGNED			
					PROJECT NO	BTE-210005	sheet no	FIG-100
								STATUS 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
	CONSTRUCT TEMPORARY TURNING CIRCLE (10m RAD)
	TURNING TEE (ON ROAD)
NOTE : CONSTRUCTION TRAFFIC MANAGEMENT PLAN TO BE APPROVED PRIOR TO START OF WORK	
STAGE VOLUMES	
APPROX IMPORTED VOLUME = 132,000m <sup>3</sup>	
APPROX DELIVERY RATE = 68 DAYS (20m <sup>3</sup> 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 0 10 20 40 60 80 100 metres

SCALE 1:2000 @ A3

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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

STAGING PLAN

STAGE 1

A TB 06.03.25 RE-ISSUED FOR DA

No. BY DATE APPD DESCRIPTION

PROJECT NO

BTE-210005

SHEET NO

FIG-101

STATUS FOR INFORMATION

LEGEND	
	CONSTRUCTION TRAFFIC
	CONSTRUCTED STAGES
	CONSTRUCT TEMPORARY HEADWALL OUTLET WITH SCOUR PROTECTION AND TAILOUT DRAIN TO EXISTING SURFACE LEVEL
	A
	B
	CAP OFF STORMWATER LINE FOR FUTURE STAGE CONNECTION
	CONSTRUCT TEMPORARY DIVERSION DRAIN
	STAGE BOUNDARY
	CONSTRUCT TEMPORARY TURNING CIRCLE (10m RAD)
	TURNING TEE (ON ROAD)
NOTE : CONSTRUCTION TRAFFIC MANAGEMENT PLAN TO BE APPROVED PRIOR TO START OF WORK	
STAGE VOLUMES	
APPROX IMPORTED VOLUME = 55,000m <sup>3</sup>	
APPROX DELIVERY RATE = 28 DAYS (20m <sup>3</sup> TRUCK @ 10 TRUCKS PER HOUR)	

## NOTES:

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



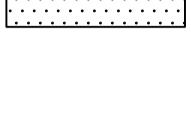
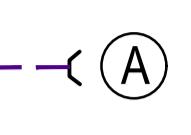
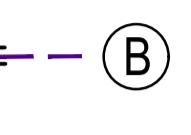
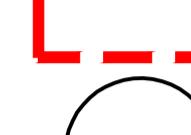
SCALE 1:1000 @ A1 0 10 20 40 60 80 100 metres  
SCALE 1:2000 @ A3

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	SCALES	
	CLIENT	DESIGNER
	WEST BYRON URBAN RELEASE AREA	STANHOLD Consulting Engineer



PROJECT  
WEST BYRON URBAN RELEASE AREA  
DA MODIFICATION

SCALE	1:1000	REVISION	A	WBURA
DESIGNED	TB	CHECKED	BS	STAGING PLAN STAGE 2
DRAWN	TB	CHECKED	BS	
APPROVED		DATE		
SIGNED				
PROJECT NO	BTE-210005	SHEET NO	FIG-102	STATUS 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)
	B (CONSTRUCT TEMPORARY DIVERSION DRAIN)
	STAGE BOUNDARY
	CONSTRUCT TEMPORARY TURNING CIRCLE (10m RAD)
	TURNING TEE (ON ROAD)
NOTE : CONSTRUCTION TRAFFIC MANAGEMENT PLAN TO BE APPROVED PRIOR TO START OF WORK	

STAGE VOLUMES	
APPROX IMPORTED VOLUME = 44,000m <sup>3</sup>	
APPROX DELIVERY RATE = 22 DAYS (20m <sup>3</sup> TRUCK @ 10 TRUCKS PER HOUR)	

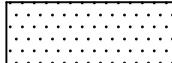
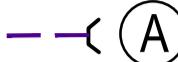
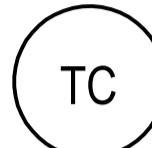
**NOTES:**

1. BASE PLAN FROM ACOR FIG 22.8E


 SCALE 1:1000 @ A1 0 10 20 40 60 80 100 metres  
 SCALE 1:2000 @ A3

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					WEST BYRON URBAN RELEASE AREA	STANHOLD Consulting Engineer	WEST BYRON URBAN RELEASE AREA DA MODIFICATION	DESIGNED	TB	CHECKED	BS	STAGING PLAN STAGE 3
A	TB	06.03.25	RE-ISSUED FOR DA	BS				DRAWN	TB	CHECKED	BS	
No.	BY	DATE		APPD	DESCRIPTION			APPROVED		DATE		
								SIGNED				PROJECT NO BTE-210005
												SHEET NO FIG-103
												STATUS 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
	CONSTRUCT TEMPORARY TURNING CIRCLE (10m RAD)
	TURNING TEE (ON ROAD)

## STAGE VOLUMES

## NOTES:

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



SCALE 1:1000 @ A1      0      10      20      40      60      80      100 m  
 SCALE 1:2000 @ A3

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C COPYRIGHT BTE CONSULTING PTY LTD				SCALES	CLIENT	DESIGNER	PROJECT			
							SCALE	1:1000	REVISION	A
				DESIGNED	TB	CHECKED	BS	STAGING PLAN		
				DRAWN	TB	CHECKED	BS	STAGE 4		
				APPROVED		DATE				
A	TB	06.03.25	RE-ISSUED FOR DA		BS			PROJECT NO	SHETNO	STATUS
No.	BY	DATE	DESCRIPTION	APPD				BTE-21005	FG-104	FOR INFORMATION