

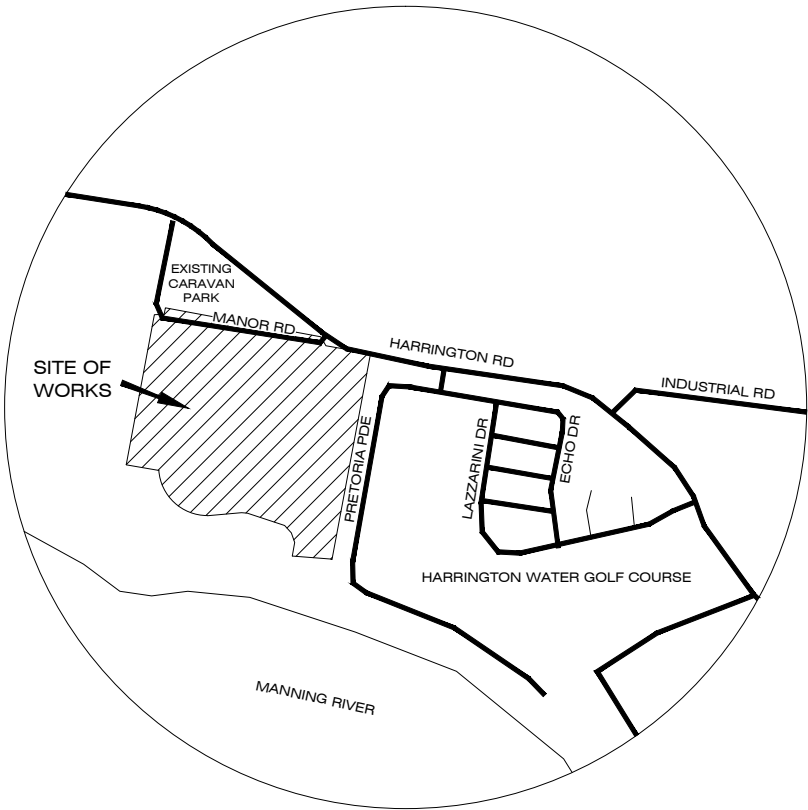
HARRINGTON WATERS LIFESTYLE VILLAGE

MANOR ROAD, HARRINGTON

DA DESIGN PLANS

ROAD, DRAINAGE & ASSOCIATED WORKS

Schedule of Drawings			
Sheet	File Number	Description	Revision
1	21800138	TITLE PAGE, DRAWING INDEX & LOCALITY SKETCH	C
2	21800139	OVERALL LAYOUT PLAN	C
3	21800140	INDICATIVE STAGING PLAN	C
4	21800141	OVERALL DETAIL PLAN	C
5	21800142	DETAIL SHEET 1	C
6	21800143	DETAIL SHEET 2	C
7	21800144	DETAIL SHEET 3	C
8	21800145	DETAIL SHEET 4	C
9	21800146	GENERAL DETAILS & ROAD TYPICAL SECTIONS	C
10	21800147	ROAD LONGITUDINAL SECTIONS	C
11	21800148	ROAD LONGITUDINAL SECTIONS - SHEET 2	C
12	21800149	ROAD LONGITUDINAL SECTIONS - SHEET 3	C
13	21800150	ROAD LONGITUDINAL SECTIONS - SHEET 4	C
14	21800151	BASIN 1 DETAIL PLAN	C
15	21800152	BASIN 2 DETAIL PLAN	C
16	21800153	BASIN SECTIONS	C
17	21800154	TYPICAL DRAINAGE LONGITUDINAL SECTION	C
18	21800155	SITE CUT-FILL PLAN	C
19	21800156	TYPICAL EROSION & SEDIMENT CONTROL PLAN	C
20	21800157	TYPICAL SOIL & WATER MANAGEMENT PLAN NOTES	C

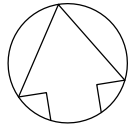


LOCALITY SKETCH

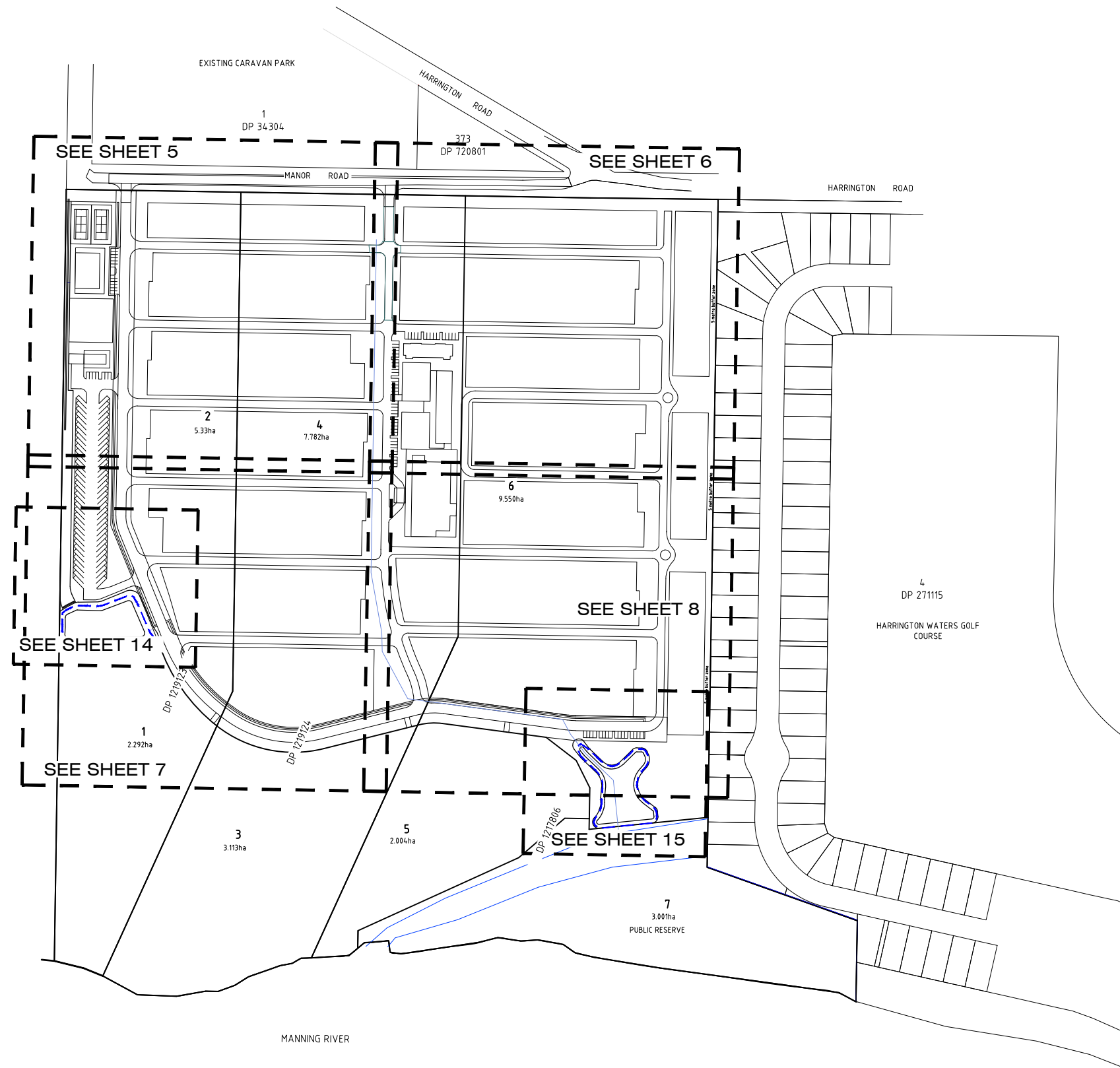
Designed By

TATTERSALL LANDER PTY LTD
DEVELOPMENT CONSULTANTS IN ENGINEERING, SURVEYING & PLANNING
PO Box 580 RAYMOND TERRACE Phone (02) 4987 1500





1
DP 34303



REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
C	Updated Drainage Easement	DS	DS	AV*	BL*	19/02/19*
B	Updated Plans for Lodgement	DS	DS	AV*	BL*	17/09/18*
A	Original Issue	DS	DS	AV*	BL*	05/09/18*

* Denote the original signature and date when revision was issued.

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LANDER** PTY LTD
DEVELOPMENT CONSULTANTS
ENGINEERING, SURVEYING & PLANNING
2 Bourke St. P.O.Box 580
RAYMOND TERRACE 2324
Fax (02) 49871733 Phone (02) 49871500

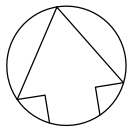


OVERALL LAYOUT PLAN
HARRINGTON WATERS LIFESTYLE VILLAGE
MANOR ROAD, HARRINGTON
LOTS 2, 4 & 6 IN DP 1219123

COUNCIL MID COAST	REFERENCE 21800139
PARISH	SHEET SIZE A3
SCALE 1:4000 on A3	SHEET No. 2
DATE :	Plotted 15/27 19/02/19

CLIENT: Bayline Developments (NSW) Pty Ltd JOB No.: 217154

COMPUTER FILE : S:\projects\Harrington\dwg\217154_Harrington DA Plans.dwg



- STAGE 1 - 29 LOTS
STAGE 2 - 25 LOTS
STAGE 3 - 22 LOTS
STAGE 4 - 21 LOTS
STAGE 5 - 22 LOTS
STAGE 6 - 22 LOTS
STAGE 7 - 40 LOTS
STAGE 8 - 22 LOTS
STAGE 9 - 20 LOTS
STAGE 10 - 45 LOTS
STAGE 11 - 24 LOTS

TOTAL = 292 LOTS

C	Updated Drainage Easement	DS	DS	AV*	BL*	19/02/19*
B	Updated Plans for Lodgement	DS	DS	AV*	BL*	17/09/18*
A	Original Issue	DS	DS	AV*	BL*	05/09/18*
REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE

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PROVISIONAL STAGING PLAN
HARRINGTON WATERS LIFESTYLE VILLAGE
MANOR ROAD, HARRINGTON
LOTS 2, 4 & 6 IN DP 1219123

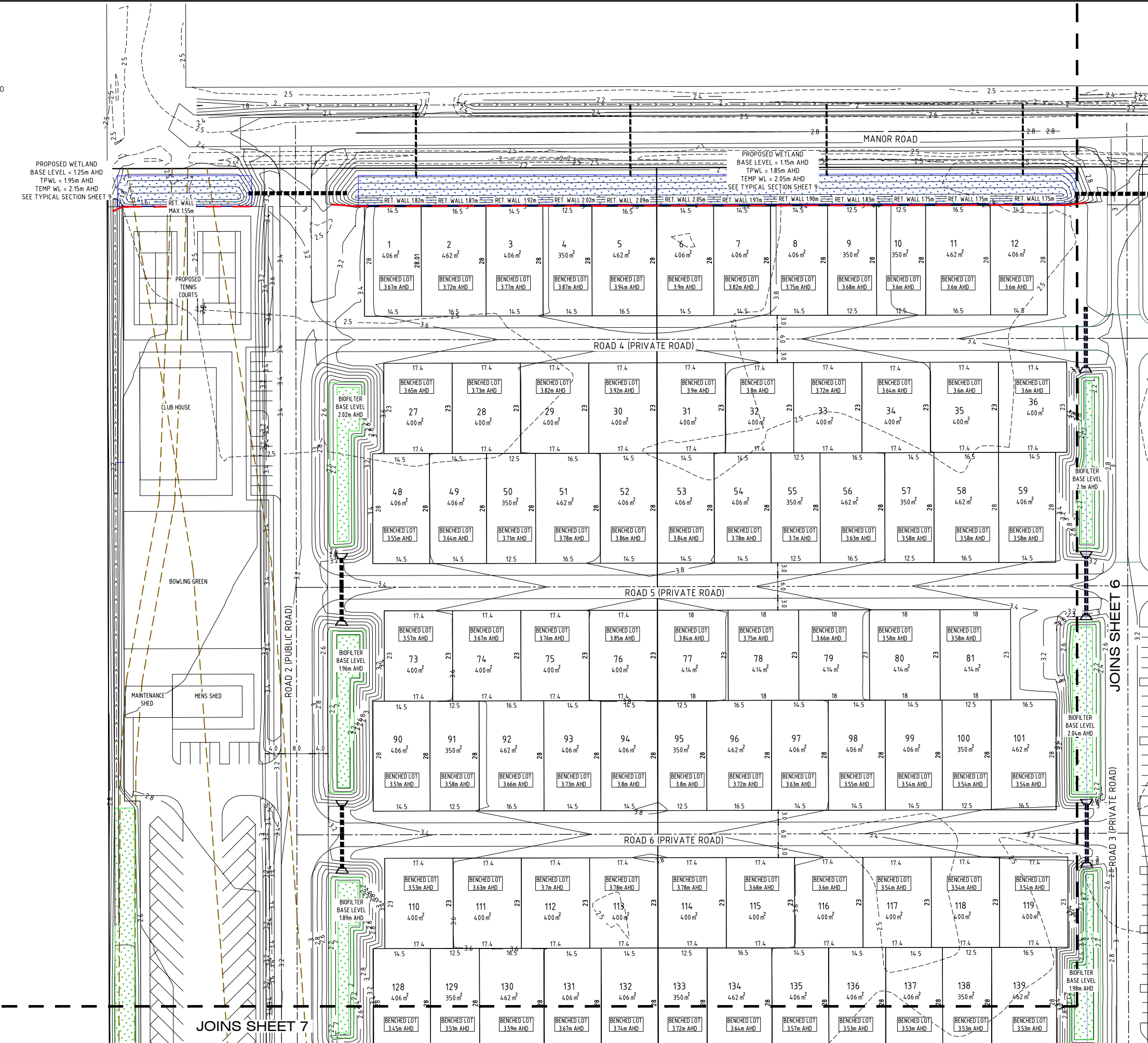
CLIENT: Bayline Developments (NSW) Pty Ltd
JOB No.: 217154
COMPUTER FILE : S:\projects\Harrington\dwg\217154_Harrington DA Plans.dwg

COUNCIL MID COAST	REFERENCE 21800140
PARISH	SHEET SIZE A3
SCALE 1:2000 on A3	SHEET No. 3
DATE :	Plotted 15/27 19/02/19

BENCHING NOTES:
1. FINISHED FLOOR LEVEL OF DWELLINGS TO
BE 170mm ABOVE BENCHED LOT LEVEL.

PROPOSED WETLAND
BASE LEVEL = 1.25m AHD
TPWL = 1.95m AHD
TEMP WL = 2.15m AHD
SEE TYPICAL SECTION SHEET 9

PROPOSED WETLAND
BASE LEVEL = 1.15m AHD
TPWL = 1.85m AHD
TEMP WL = 2.05m AHD
SEE TYPICAL SECTION SHEET 9



C	Updated Drainage Easement	DS	DS	AV*	BL*	19/02/19*
B	Updated Plans	DS	DS	AV*	BL*	17/09/18*
A	Original Issue	DS	DS	AV*	BL*	05/09/18*
REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
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SCALE : 1:1000 for A3 sized plot

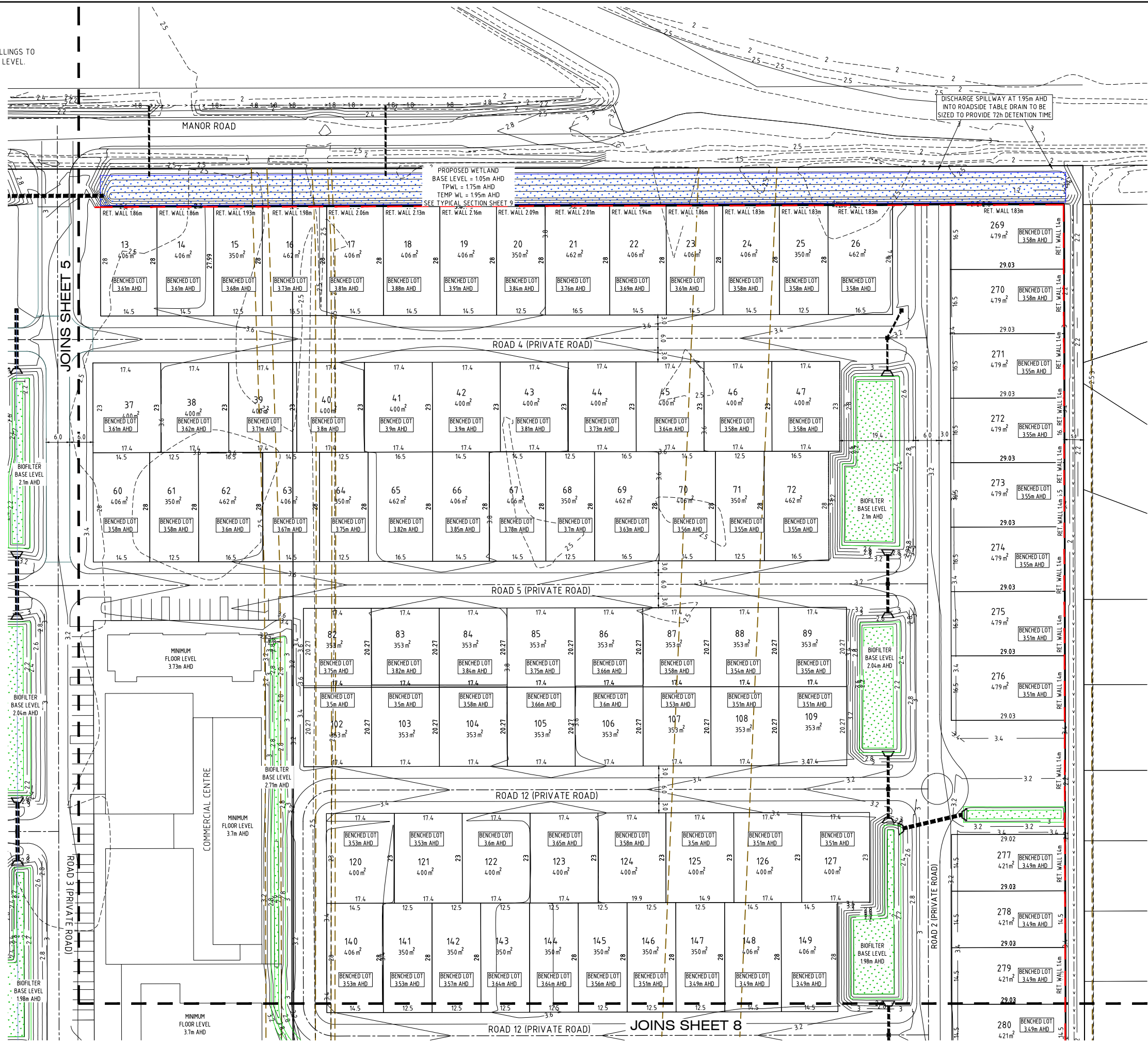
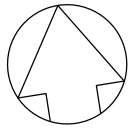
SHEET No. : 5
JOB No. : 217154

FILE : 21800142
DATE : Plotted 15/52 19/02/19

COMPUTER FILE : S:\projects\Harrington\dwg\217154 - Harrington DA Plans.dwg
A3

DETAIL PLAN SHEET 1

BENCHING NOTES:
1. FINISHED FLOOR LEVEL OF DWELLINGS TO
BE 170mm ABOVE BENCHED LOT LEVEL.



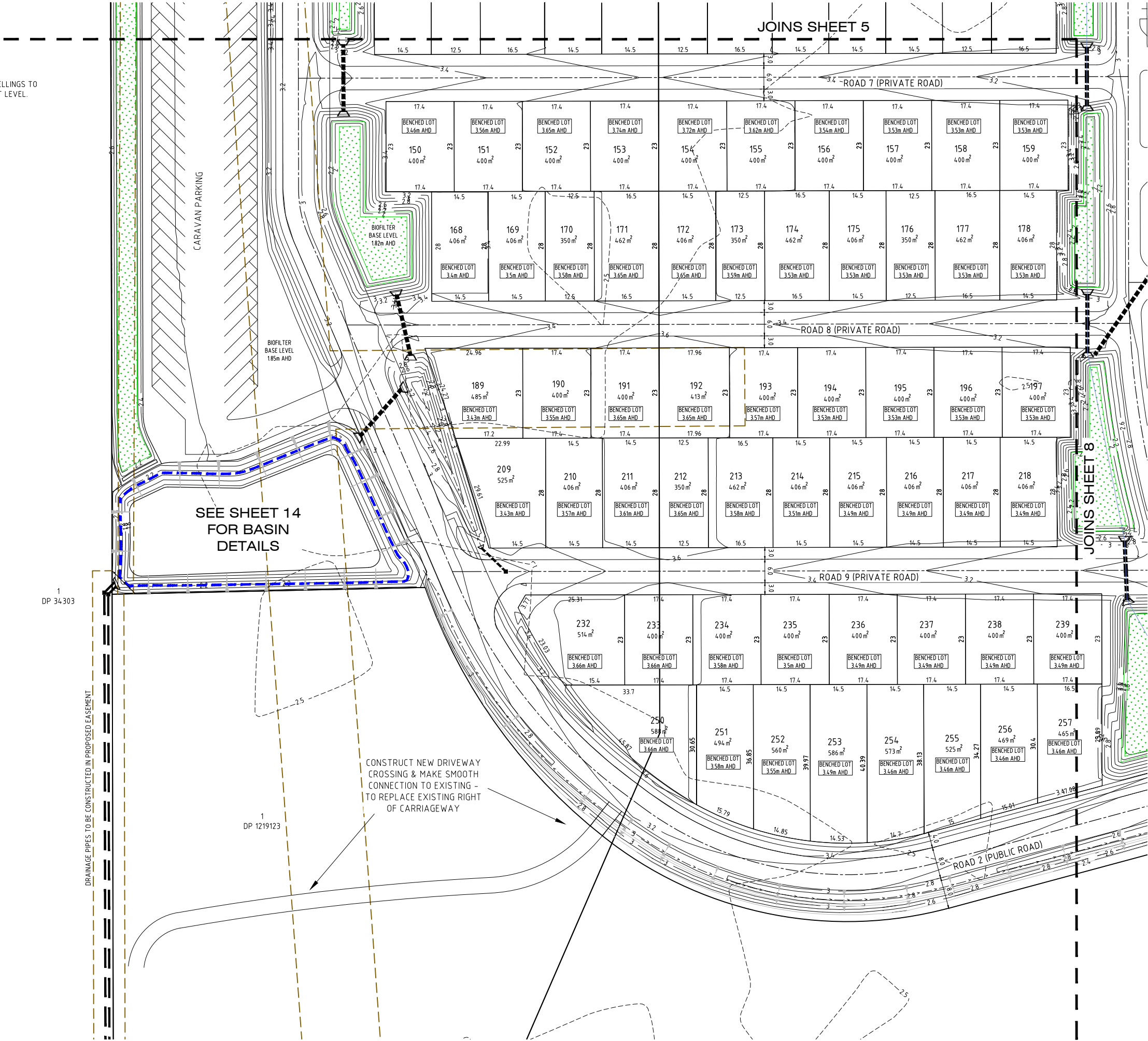
C	Updated Drainage Easement	DS	DS	AV*	BL*	19/02/19*
B	Updated Plans for Lodgement	DS	DS	AV*	BL*	17/09/18*
A	Original Issue	DS	DS	AV*	BL*	05/09/18*
REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
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DETAIL PLAN SHEET 2

SCALE : 1:2000 for A3 sized plot	SHEET No. : 6	FILE : 21800143	SHEET SIZE : A3
DATE : 15/02/19	JOB No. : 217154	DATE : 15/02/19	COMPUTER FILE : S:\projects\Harrington\dwg\217154_Harrington DA Plans.dwg

BENCHING NOTES:
1. FINISHED FLOOR LEVEL OF DWELLINGS TO
BE 170mm ABOVE BENCHED LOT LEVEL.



DRAINAGE PIPES TO BE CONSTRUCTED IN PROPOSED EASEMENT

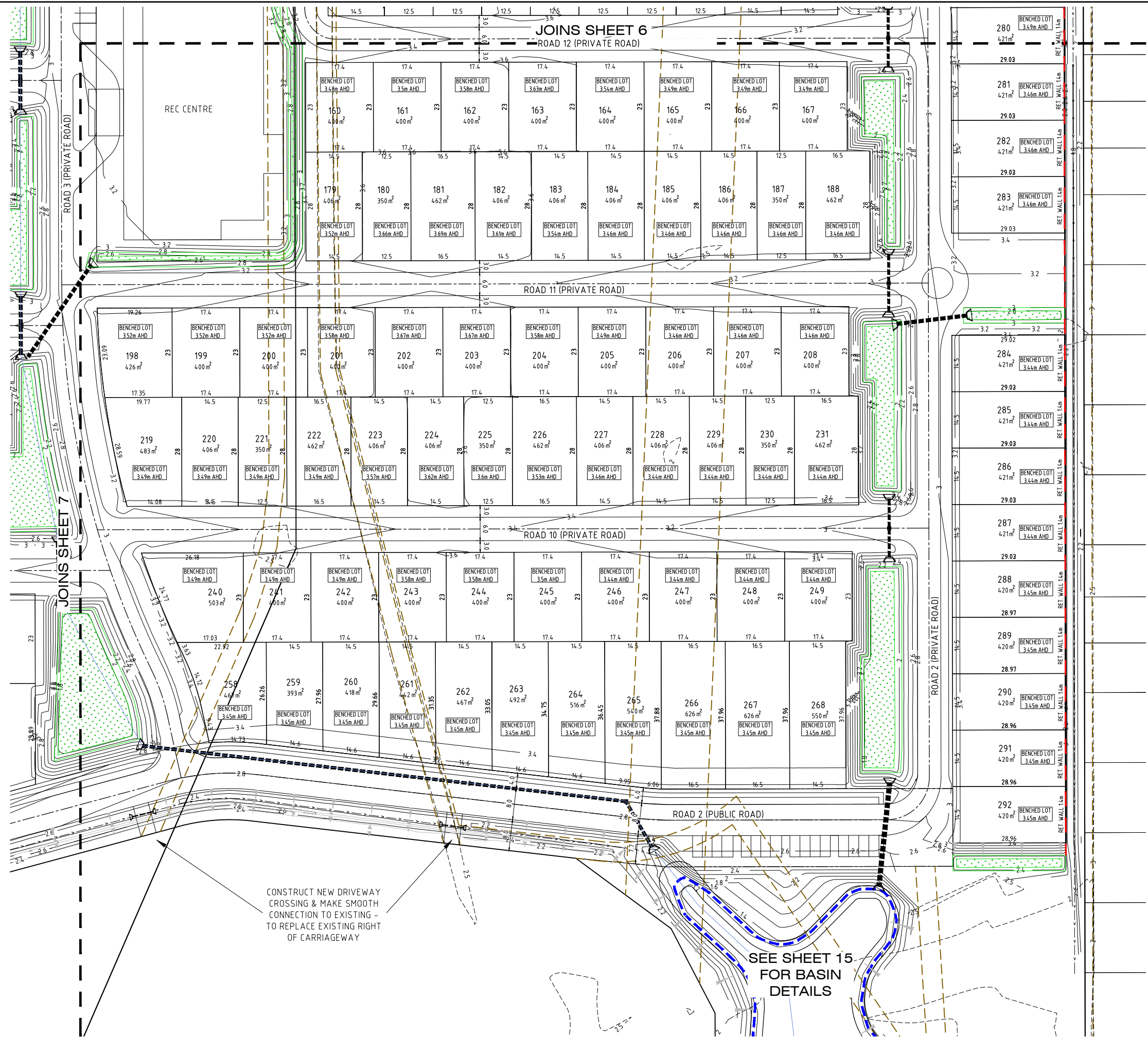
CONSTRUCT NEW DRIVEWAY
CROSSING & MAKE SMOOTH
CONNECTION TO EXISTING -
TO REPLACE EXISTING RIGHT
OF CARRIAGEWAY

C	Updated Drainage Easement	DS	DS	AV*	BL*	19/02/19*
B	Updated Plans for Lodgement	DS	DS	AV*	BL*	17/09/18*
A	Original Issue	DS	DS	AV*	BL*	05/09/18*
REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
* Denote the original signature and date when revision was issued.						

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DETAIL PLAN SHEET 3				SHEET No. : 7		FILE : 21800144	SHEET SIZE
SCALE : 1:2000 for A3 sized plot	JOB No. : 217154	DATE : Plotted 16/30/19/02/19	A3	COMPUTER FILE : S:\projects\Harrington\dwg\217154_Harrington DA Plans.dwg			

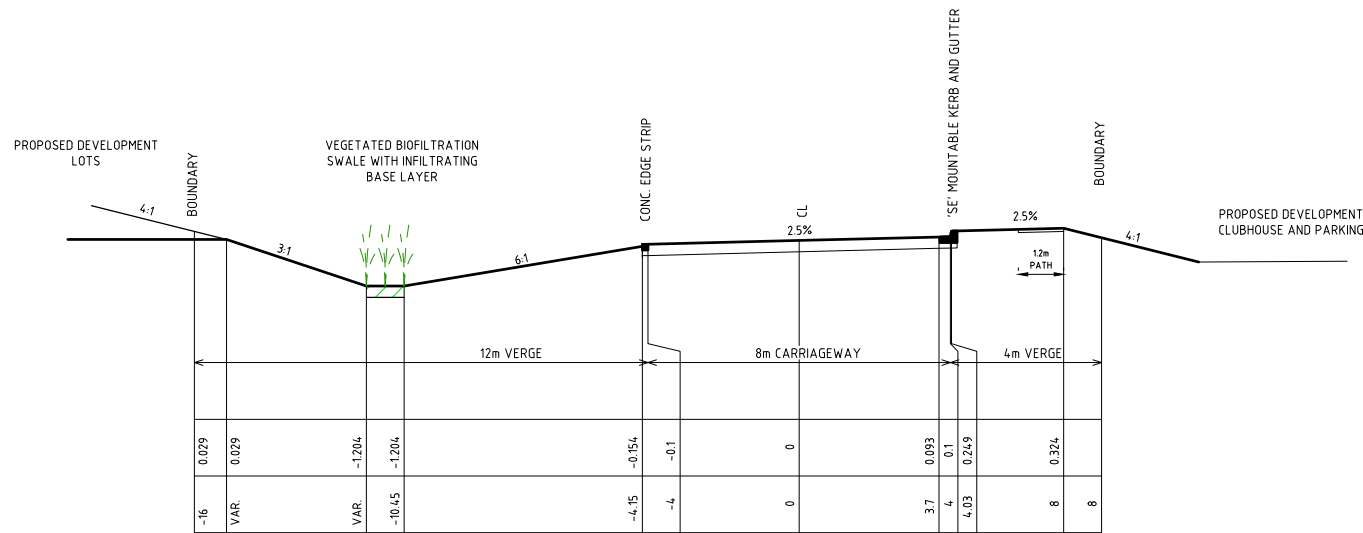
BENCHING NOTES:
1. FINISHED FLOOR LEVEL OF DWELLINGS TO
BE 170mm ABOVE BENCHED LOT LEVEL.



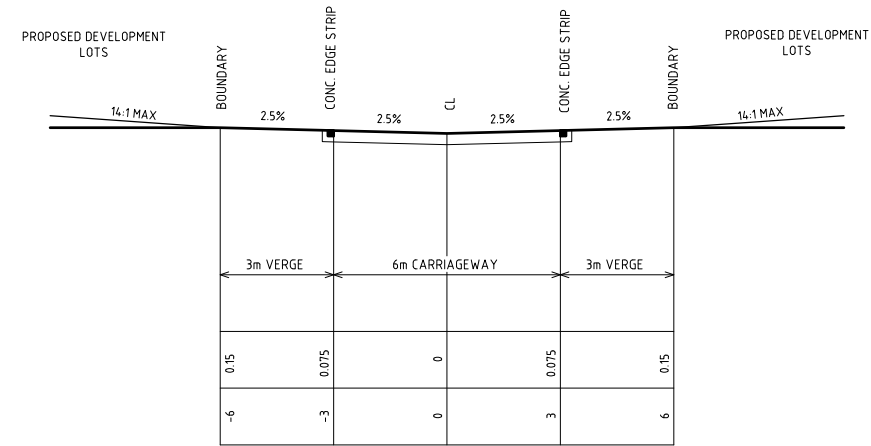
C	Updated Drainage Easement	DS	DS	AV*	BL*	19/02/19*
B	Updated Plans for Lodgement	DS	DS	AV*	BL*	17/09/18*
A	Original Issue	DS	DS	AV*	BL*	05/09/18*
REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
* Denote the original signature and date when revision was issued.						

DETAIL PLAN SHEET 4

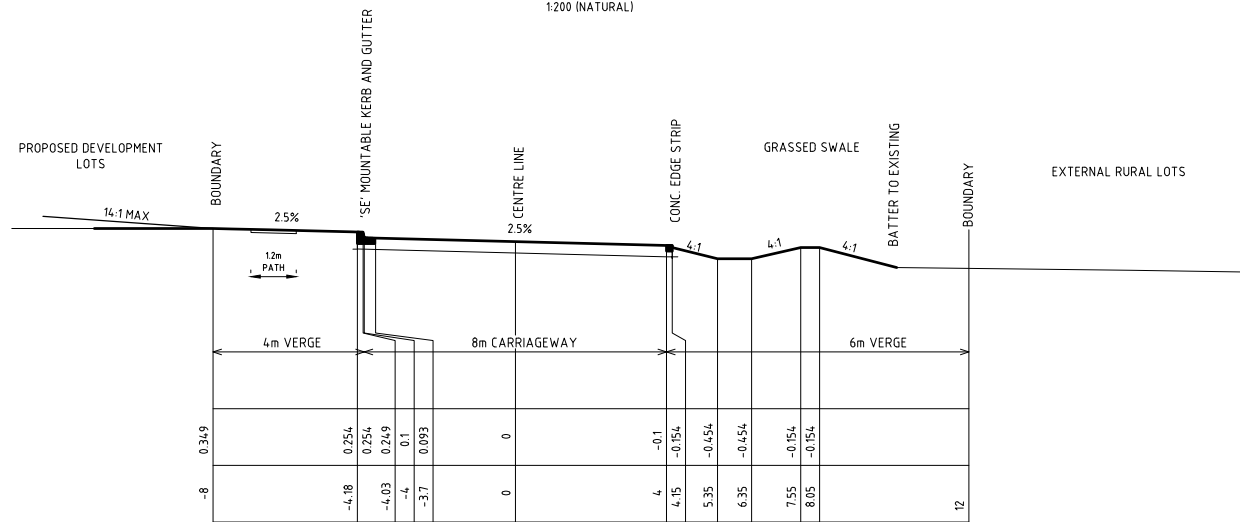
TATTERSALL LANDER DEVELOPMENT CONSULTANTS	SCALE : 1:2000 for A3 sized plot	SHEET No. : 8	FILE : 21800145	SHEET SIZE A3
		JOB No. : 217154	DATE : Plotted 15/53 19/02/19	
COMPUTER FILE : S:\projects\Harrington\dwg\217154_Harrington DA Plans.dwg				



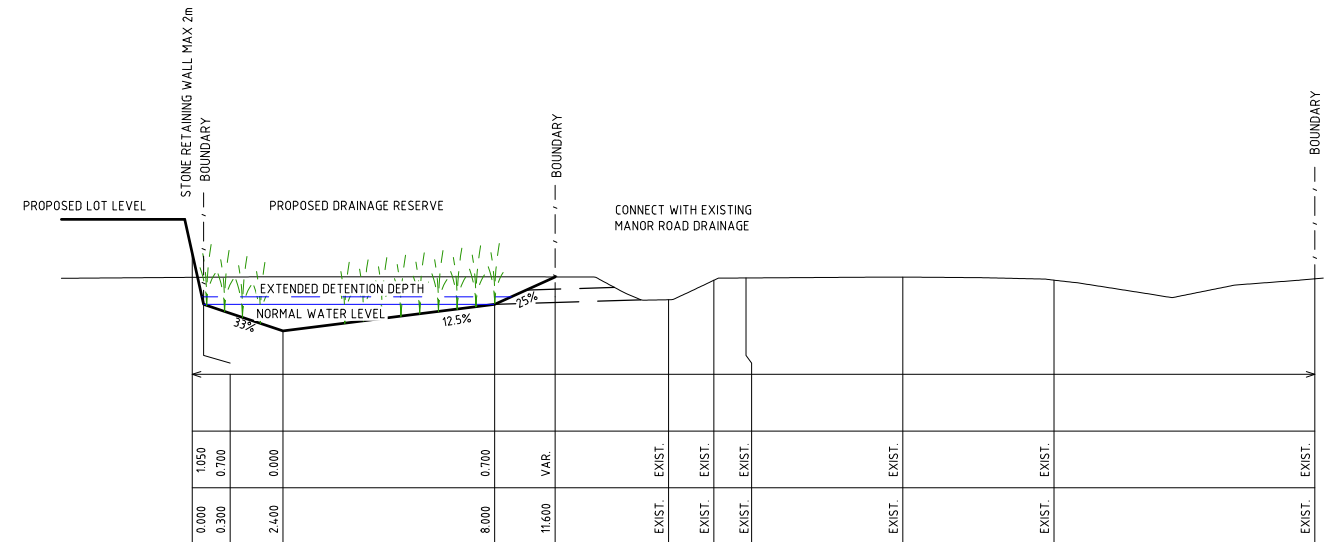
TYPICAL SECTION - ROAD 2 Ch60.0-Ch300
1:200 (NATURAL)



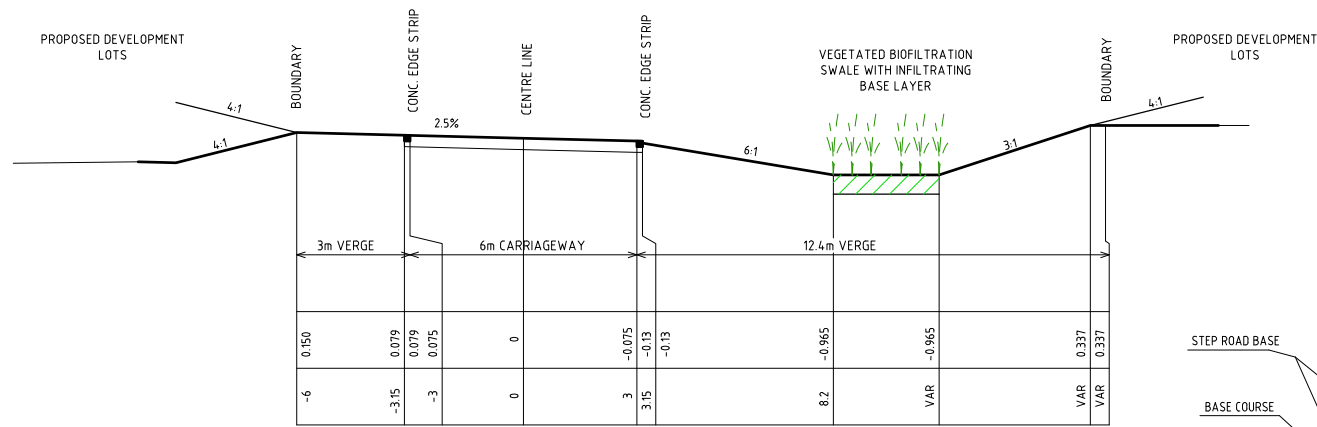
TYPICAL SECTION - ROADS 4 TO 12
1:200 (NATURAL)



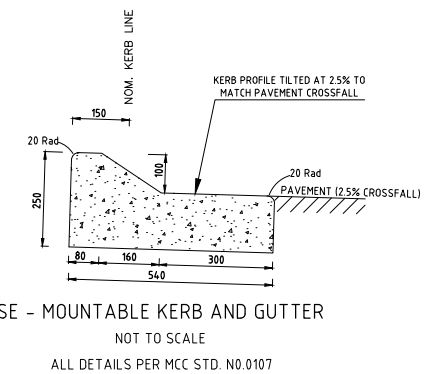
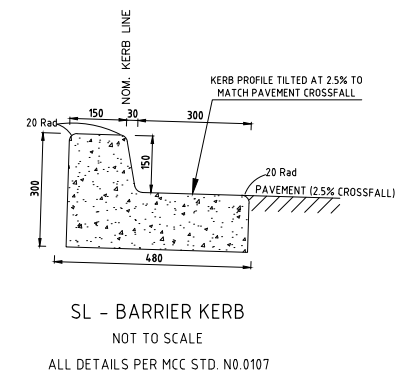
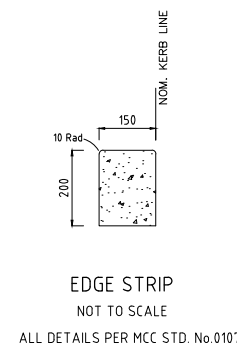
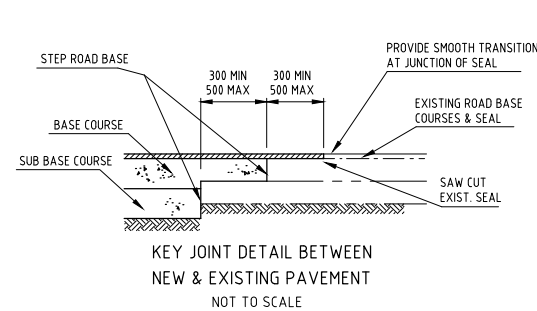
TYPICAL SECTION - ROAD 2 Ch405-Ch600
1:200 (NATURAL)



TYPICAL SECTION - MANOR ROAD
1:200 (NATURAL)



TYPICAL SECTION - ROAD 3 & ROAD 2 Ch799.6-Ch1220 (Mirrored)
1:200 (NATURAL)

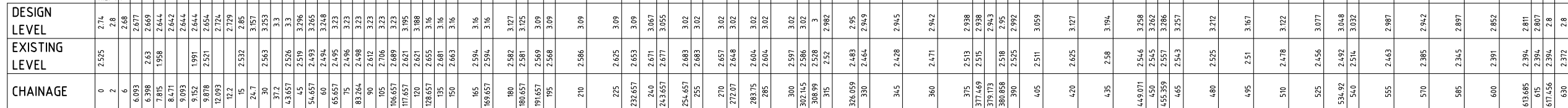


TYPICAL SECTIONS & GENERAL DETAILS

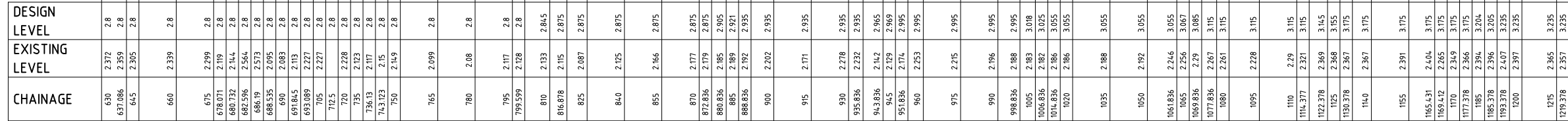
C	Updated Drainage Easement	DS	DS	AV*	BL*	19/02/19*
B	Updated Plans for Lodgement	DS	DS	AV*	BL*	17/09/18*
A	Original Issue	DS	DS	AV*	BL*	05/09/18*
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SCALE :	SHEET No. : 9	FILE : 21800146	SHEET SIZE
AS SHOWN	JOB No. : 217154	DATE : Plotted 15/53 19/02/19	A3
COMPUTER FILE : S:\projects\Harrington\dwg\217154_Harrington DA Plans.dwg			



ROAD.No.2
H=1:2000 V=1:400



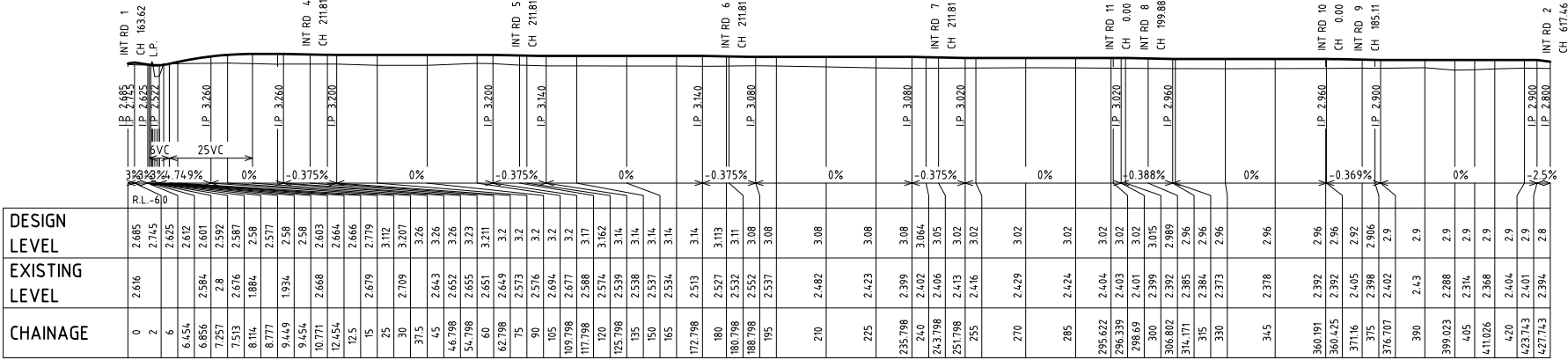
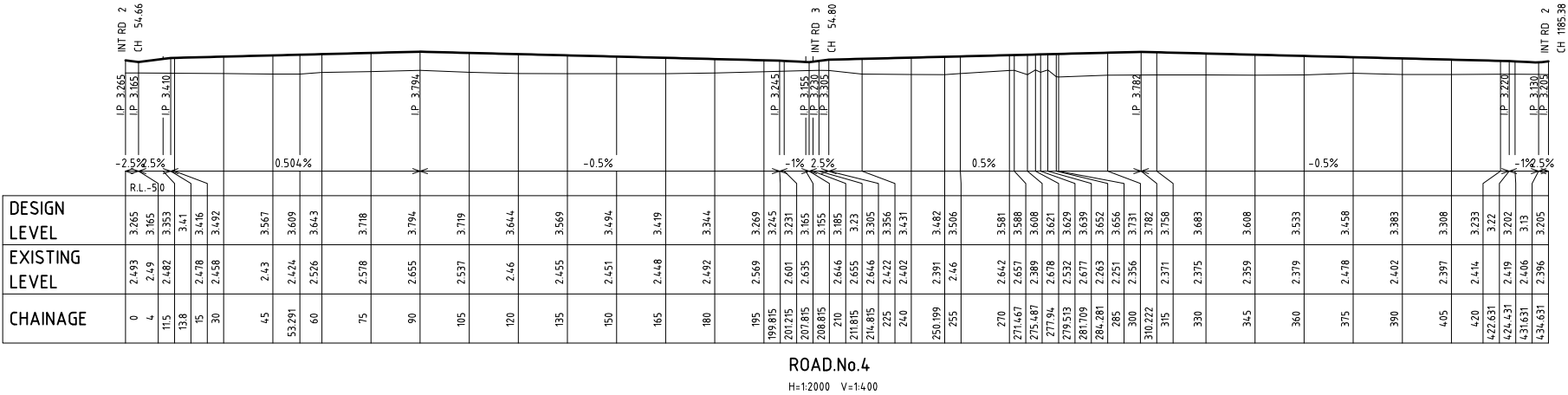
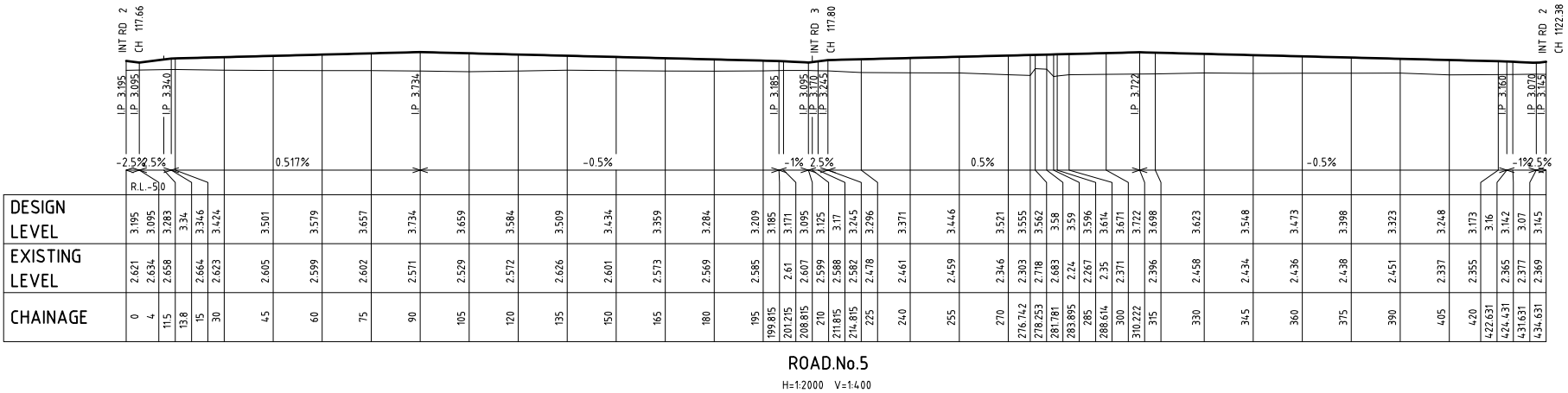
ROAD.No.2
H=1:2000 V=1:400

C	Updated Drainage Easement	DS	DS	AV*	BL*	19/02/19*
B	Updated Plans for Lodgement	DS	DS	AV*	BL*	17/09/18*
A	Original Issue	DS	DS	AV*	BL*	05/09/18*
REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE

* Denote the original signature and date when revision was issued.

ROAD LONGITUDINAL SECTIONS

SCALE :	SHEET No. :10	FILE : 21800147	SHEET SIZE
AS SHOWN	JOB No. : 217154	DATE : Plotted 15:53 19/02/19	A3
COMPUTER FILE : S:\projects\Harrington\dwg\217154_Harrington DA Plans.dwg			

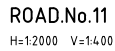
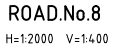
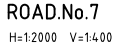
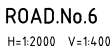


C	Updated Drainage Easement	DS	DS	AV*	BL*	19/02/19*
B	Updated Plans for Lodgement	DS	DS	AV*	BL*	17/09/18*
A	Original Issue	DS	DS	AV*	BL*	05/09/18*
REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
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ROAD LONGITUDINAL SECTIONS

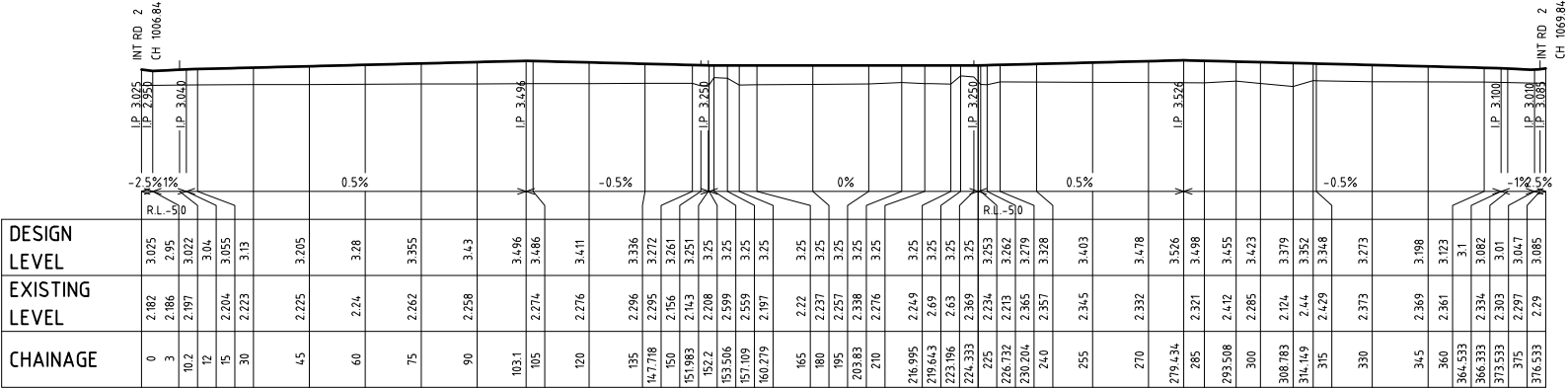
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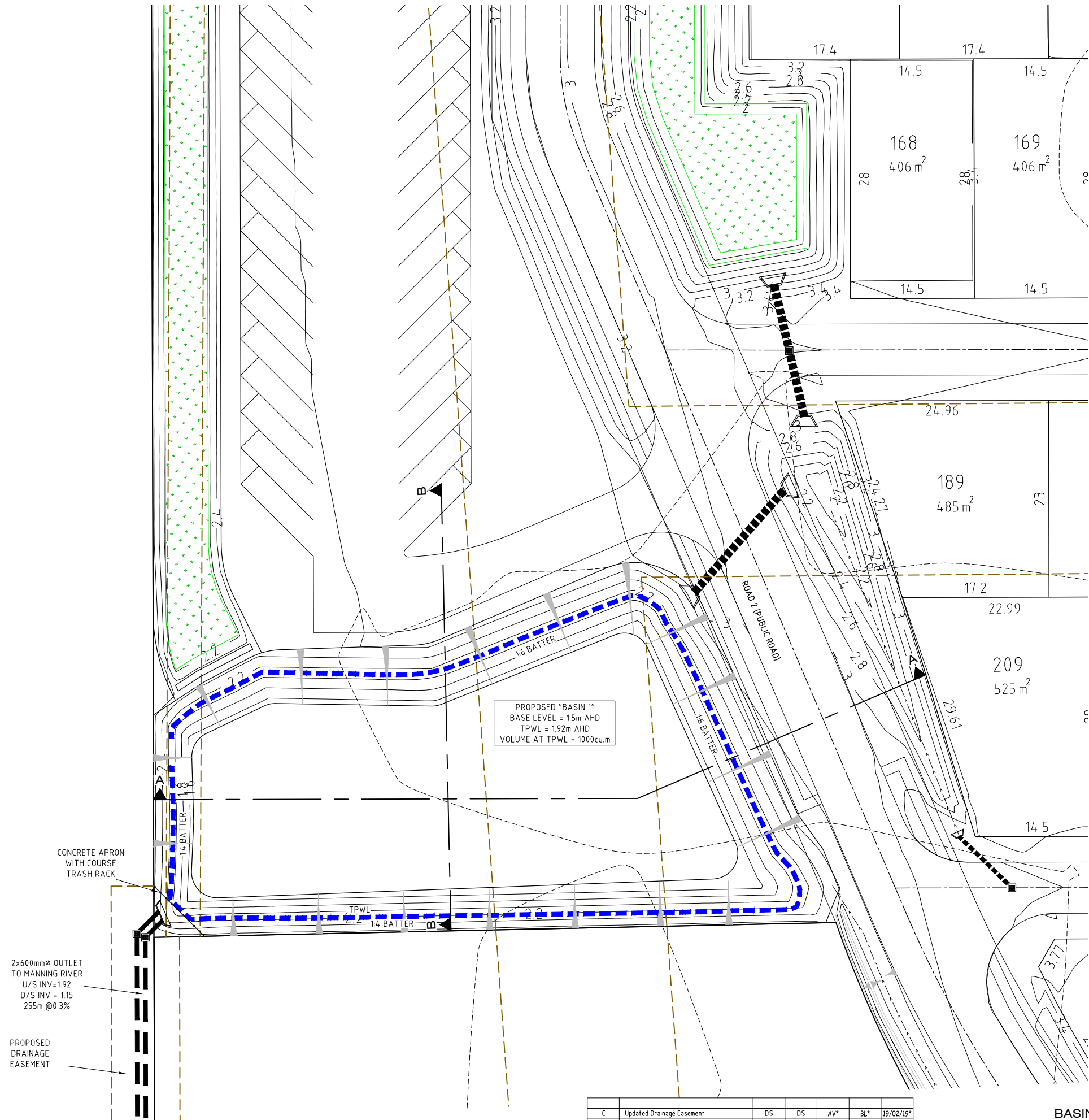
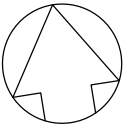
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ROAD LONGITUDINAL SECTIONS

TATTERSALL LANDER Pty Ltd DEVELOPMENT CONSULTANTS		SCALE :	SHEET No. :12	FILE : 21800149	SHEET
		AS SHOWN	JOB No. : 217154	DATE : Plotted 16:02 19/02/19	SIZE
COMPUTER FILE : S:\projects\Harrington\dwg\217154_Harrington DA Plans.dwg					





PROPOSED "BASIN 1"
BASE LEVEL = 1.5m AHD
TPWL = 1.92m AHD
VOLUME AT TPWL = 1000cu.m

CONCRETE APRON
WITH COURSE
TRASH RACK

2x600mmØ OUTLET
TO MANNING RIVER
U/S INV=1.92
D/S INV = 1.15
255m @0.3%

PROPOSED
DRAINAGE
EASEMENT

C	Updated Drainage Easement	DS	DS	AV*	BL*	19/02/19*
B	Updated Plans for Lodgement	DS	DS	AV*	BL*	17/09/18*
A	Original Issue	DS	DS	AV*	BL*	05/09/18*
REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
* Denote the original signature and date when revision was issued.						

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SCALE : 1:2000 for A3 sized plot

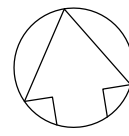
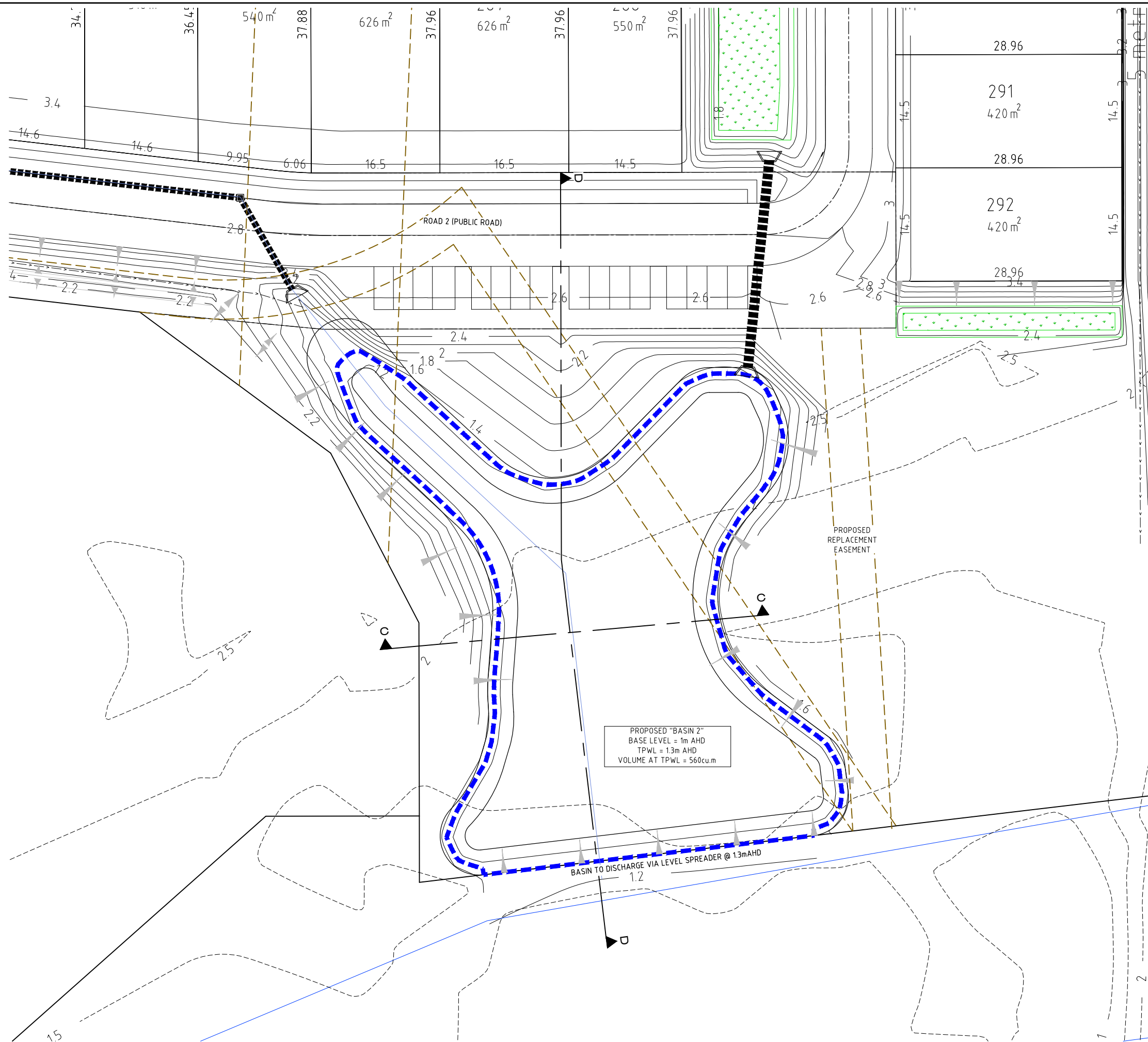
SHEET No. : 14
JOB No. : 217154

FILE : 21800151
DATE : Plotted 16/28 19/02/19

SHEET
SIZE
A3

BASIN 1 DETAIL PLAN

COMPUTER FILE : S:\projects\Harrington\dwg\217154_Harrington DA Plans.dwg



PROPOSED "BASIN 2"
BASE LEVEL = 1m AHD
TPWL = 1.3m AHD
VOLUME AT TPWL = 560cu.m

BASIN TO DISCHARGE VIA LEVEL SPREADER @ 1.3mAHD

C	Updated Drainage Easement	DS	DS	AV*	BL*	19/02/19*
B	Updated Plans for Lodgement	DS	DS	AV*	BL*	17/09/18*
A	Original Issue	DS	DS	AV*	BL*	05/09/18*
REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
* Denote the original signature and date when revision was issued.						

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SCALE : 1:2000 for A3 sized plot

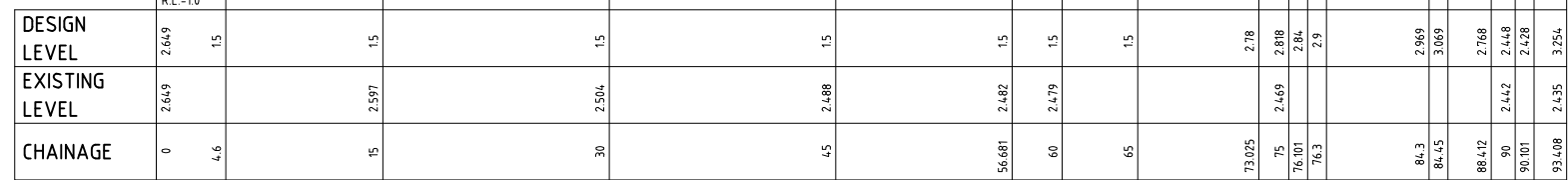
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JOB No. : 217154

FILE : 21800152
DATE : Plotted 16/03/19/02/19

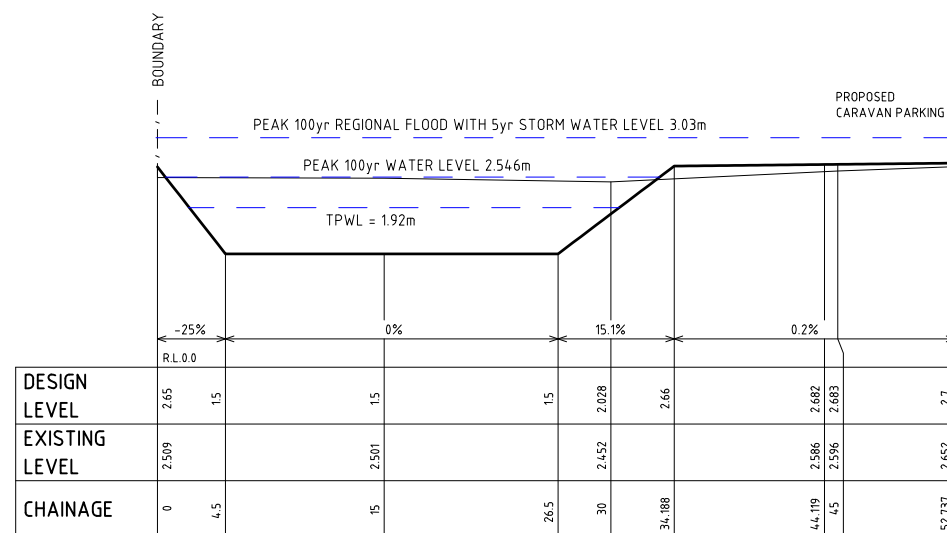
SHEET
SIZE
A3

COMPUTER FILE : S:\projects\Harrington\dwg\217154_Harrington DA Plans.dwg

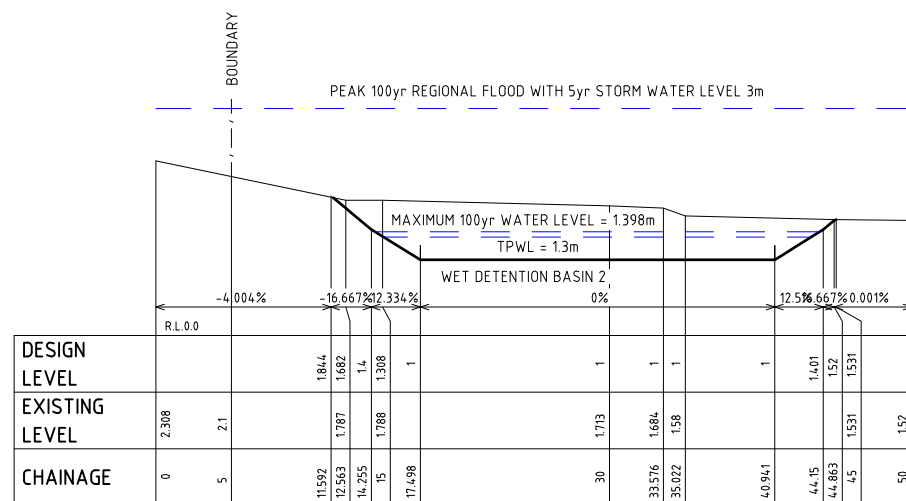
BASIN 2 DETAIL PLAN



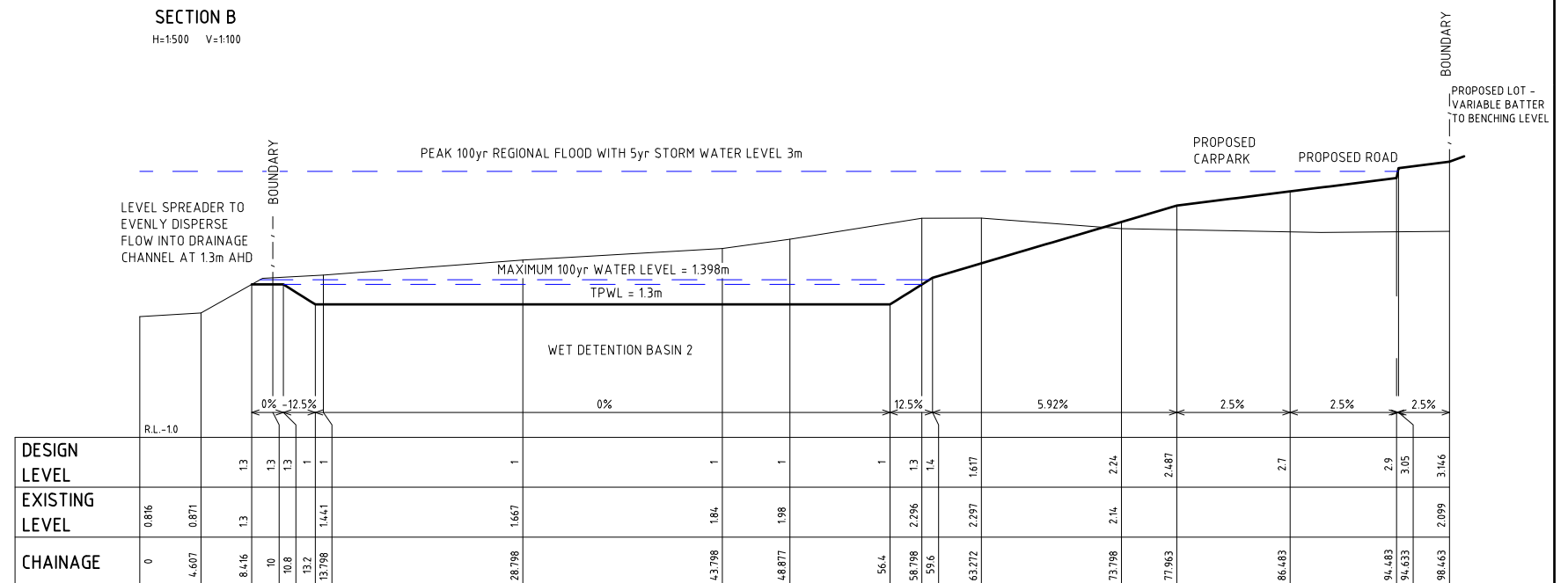
SECTION A
H=1:500 V=1:100



SECTION B
H=1:500 V=1:100



SECTION C
H=1:500 V=1:100



SECTION D
H=1:500 V=1:100

C	Updated Drainage Easement	DS	DS	AV*	BL*	19/02/19
B	Updated Plans for Lodgement	DS	DS	AV*	BL*	17/09/18
A	Original Issue	DS	DS	AV*	BL*	05/09/18
REV	DETAILS OF AMENDMENT	SIGNED	DRAWN	CHECKED	APPROVED	DATE
*	Denote the original signature and date when revision was issued.					

BASIN SECTIONS

**TATTERSALL
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SCALE	1:2000
	COMPU

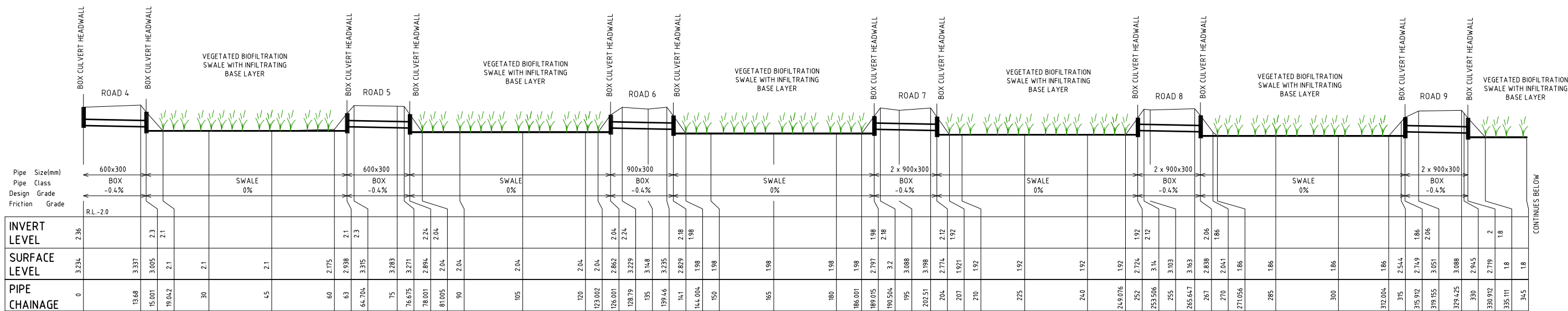
SCALE : 1:2000 for A3 sized plot
COMPUTER FILE : S:\projects

SHEET No. :16
JOB No. : 217154

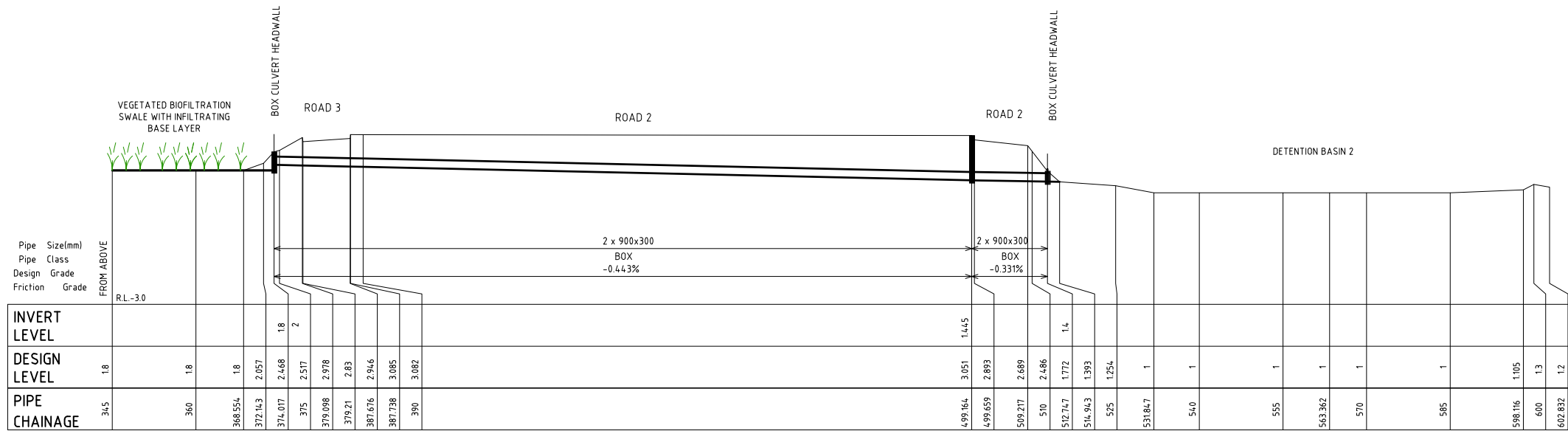
FILE : 21800153
DATE : Plotted 16:0

	SHEET SIZE
	A3

COMPUTER FILE : S:\projects\Harrington\dwg\217154_Harrington DA Plans.dwg



ROAD 3 DRAINAGE LINE
H=1:500 V=1:100



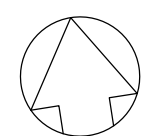
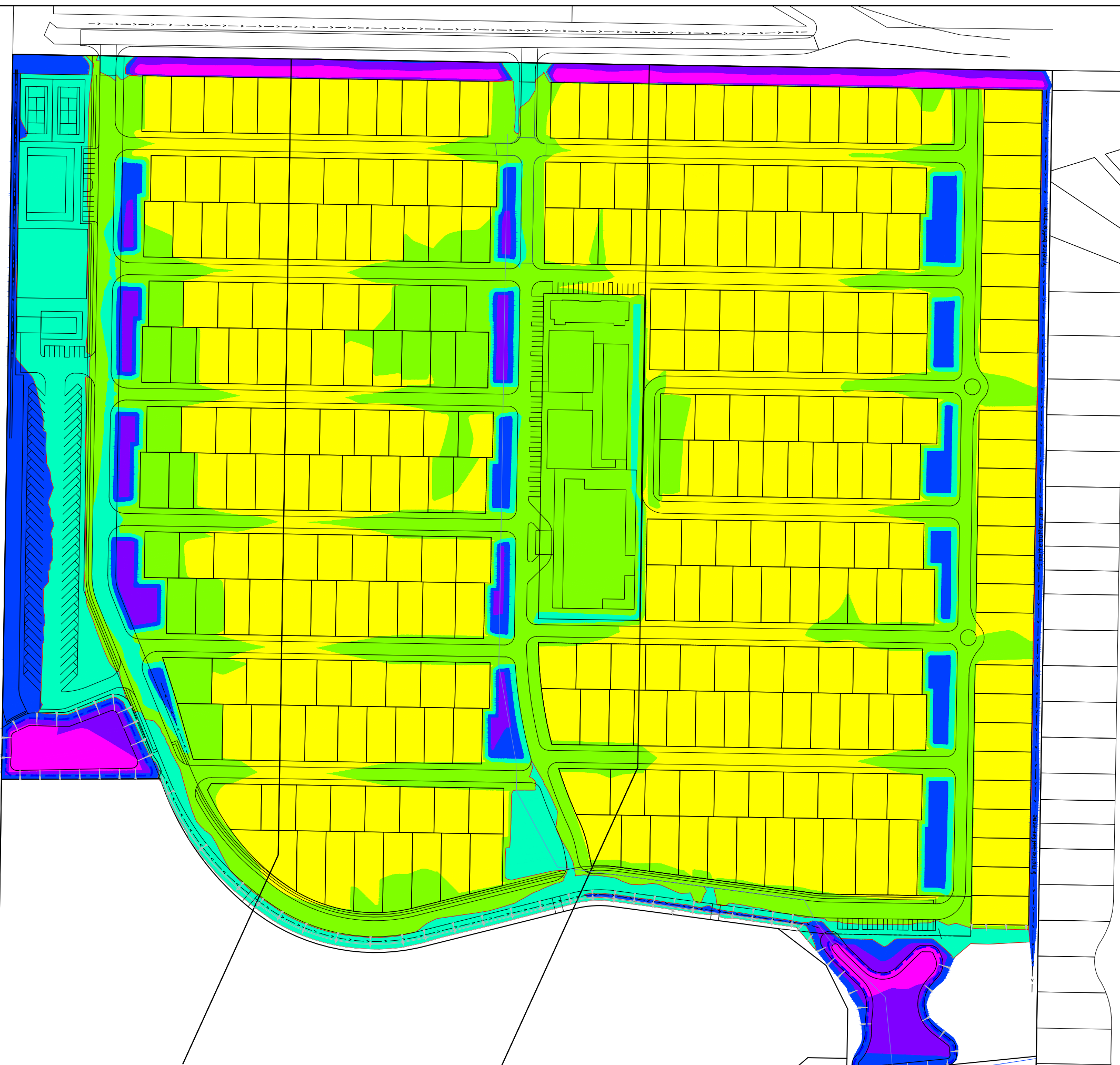
ROAD 3 DRAINAGE LINE
H=1:500 V=1:100

REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
C	Updated Drainage Easement	DS	DS	AV*	BL*	19/02/19*
B	Updated Plans for Lodgement	DS	DS	AV*	BL*	17/09/18*
A	Original Issue	DS	DS	AV*	BL*	05/09/18*

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TYPICAL DRAINAGE SECTION

SCALE :	SHEET No. :17	FILE : 21800154	SHEET SIZE
AS SHOWN	JOB No. : 217154	DATE : Plotted 16/03/19/02/19	A3
COMPUTER FILE : S:\projects\Harrington\dwg\217154_Harrington DA Plans.dwg			



- 1.5m to -1m
- 1m to -0.5m
- 0.5m to 0m
- 0m to 0.5m
- 0.5m to 1m
- 1m to 1.5m

VOLUME SUMMARY

CUT = 11,750 m³
FILL = 197,200 m³
SELECT IMPORT = 20,000 m³
NET = 165,450 m³ SHORTFALL

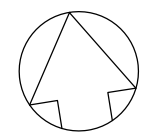
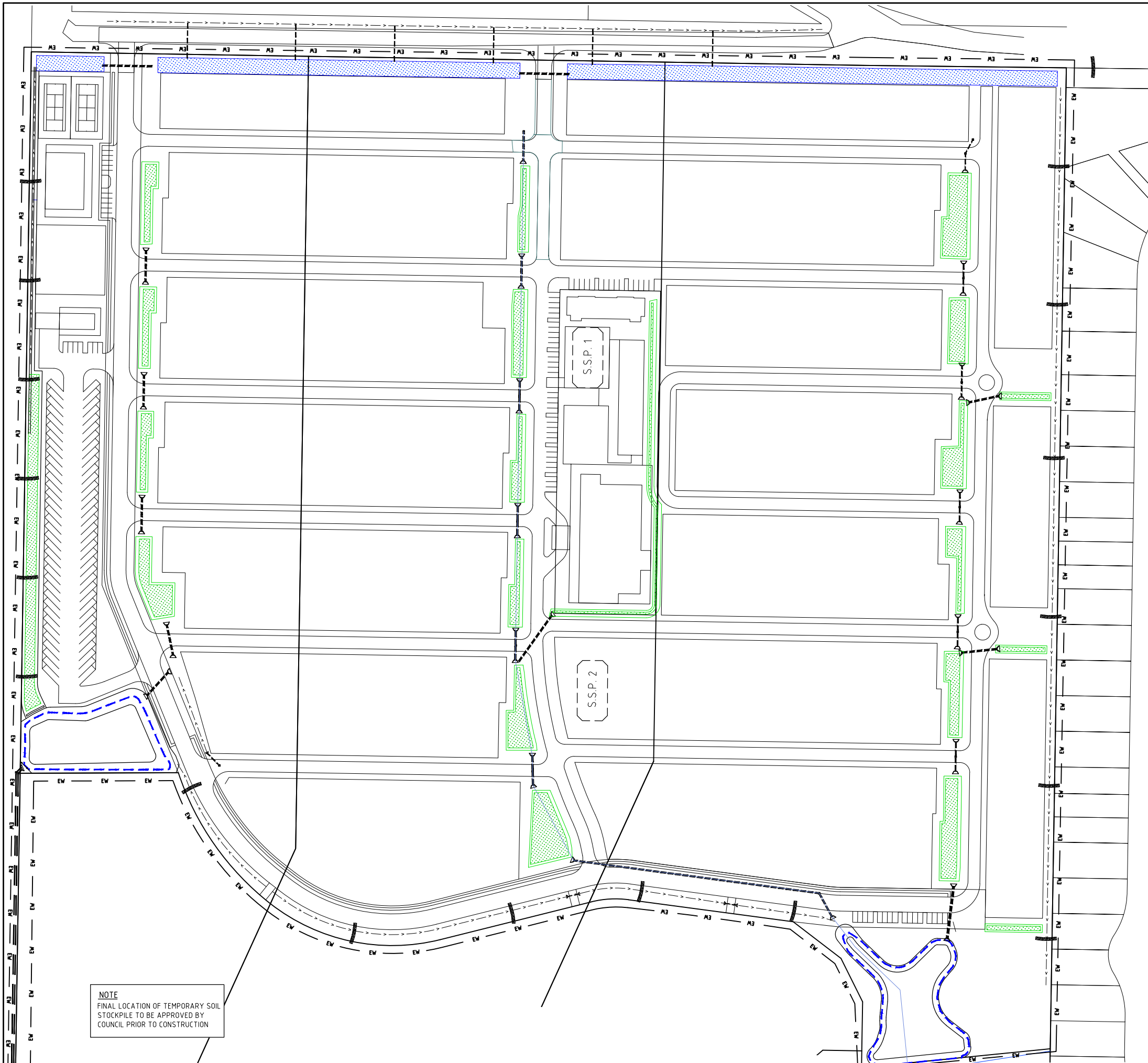
C	Updated Drainage Easement	DS	DS	AV*	BL*	19/02/19*
B	Updated Plans for Lodgement	DS	DS	AV*	BL*	17/09/18*
A	Original Issue	DS	DS	AV*	BL*	05/09/18*
REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
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SCALE : 1:2000 for A3 sized plot	SHEET No. : 18	FILE : 21800155	SHEET SIZE : A3
JOB No. : 217154	DATE : Plotted 16:04 19/02/19	COMPUTER FILE : S:\projects\Harrington\dwg\217154_Harrington DA Plans.dwg	

CUT FILL PLAN



- STANDARD SYMBOLS**
EROSION AND SEDIMENT CONTROL PLANS
- Construction Barrier Fencing — BF —
 - Sediment Fence — SF —
 - Straw Bale Sediment Filter
 - Soil Stock Pile S.S.P. 1
 - Extent Of Works — EW —

NOTE
FINAL LOCATION OF TEMPORARY SOIL
STOCKPILE TO BE APPROVED BY
COUNCIL PRIOR TO CONSTRUCTION

TYPICAL SOIL & WATER MANAGEMENT PLAN

C	Updated Drainage Easement	DS	DS	AV*	BL*	19/02/19*
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SCALE : 1:2000 for A3 sized plot

SHEET No. : 19
JOB No. : 217154

FILE : 21800156
DATE : Plotted 16/29 19/02/19

SHEET
SIZE
A3

COMPUTER FILE : S:\projects\Harrington\dwg\217154_Harrington DA Plans.dwg

SOIL & WATER MANAGEMENT NOTES

1. This plan is to be read in conjunction with other engineering plans and any written instructions that may be issued.
2. The contractor shall implement all soil erosion and sediment control measures prior to disturbance of the related catchment area and to the satisfaction of the Superintendent.
3. All positions shown are indicative only and are best determined on site in conjunction with the superintendent. Variations will be permitted to best suit the circumstances.
4. Cleared vegetation must be disposed of by :-

i) chipping or mulching for future landscaping and usage, or

ii) transport to an approved landfill facility.
5. Temporary crossbanks (bunds constructed with earth, straw bales or sandbags), shall be constructed during roadworks to limit slope length, where possible, to 80 metres. These shall be constructed immediately prior to forecast rain and during temporary closure of the site, including weekends.
6. Temporary rehabilitation should be undertaken on disturbed areas where works have stopped and soils are expected to remain exposed for two months.
7. Sediment barriers (e.g. sandbags or straw bales) should be located upstream of stormwater inlet pits prior to the road surface being paved and lands upslope being rehabilitated.
8. At the conclusion of each day sand bags are to be placed at the end of completed sections of road pavement to prevent scouring.
9. The contractor will inspect all erosion and pollution control works at least weekly and following every rainfall event greater than 5mm, providing particular attention to the following matters :

(a) Ensure drains operate effectively and initiate repair as required.

(b) Remove spilled sand (or other materials) from hazard areas, including lands closer than 5 metres from likely areas of concentrated or high velocity flows such as waterways and paved areas.

(c) Ensure rehabilitated lands have effectively reduced the erosion hazard and initiate upgrading or repair as appropriate.

(d) Construct additional erosion and/or sediment control works as might become necessary to ensure the desired protection is given to downslope lands and waterways, i.e.,make ongoing changes to the plan.

(e) Maintain erosion and sediment control measures in a functioning condition until all earthwork activities are completed and the site is rehabilitated.

(f) Remove temporary soil conservation structures as a last activity in the rehabilitation program.

10. Utilise a single access only to the stock pile sites.

11. Drop inlets which do not outlet to silt traps shall be blocked until all works are completed.

12. Limit disturbed areas on site as much as possible at any one time, and stabilise competed areas as soon as practicable. Lands where works are not to continue for more than 20 working days must be rehabilitated. Such rehabilitation shall involve the spraying of a straw-bitumen mulch to the disturbed lands or equivalent.

13. Access areas limited to a maximum width of 10 (preferably 5) metres.

14. Conformity with this plan shall in no way reduce the responsibility of the Contractor to protect against water damage during the course of the contract.

15. Topsoil and spoil shall be stockpiled in non-hazard areas and protected from surface run-off by diversion drains or similar. Stockpiles shall be surrounded on downstream sides by silt fencing. Stockpiles shall be suitably compacted to inhibit erosion. Where the stockpiling period exceeds four (4) weeks, the stockpile shall be seeded to encourage vegetation growth.

16. Topsoil shall be respread and stabilised as soon as possible. Disturbed areas shall be left with a scarified surface to encourage water infiltration and assist keying in topsoil.

17. The contractor shall provide a turf strip behind all kerb and gutter at completion of footpath formation.

18. The contractor shall maintain grass cover until all works have been completed including the maintenance period, by frequent watering and mowing where required.

19. All drainage works shall be constructed and stabilised as quickly as possible to minimise risk of erosion.

20. Vehicular traffic shall be controlled during construction confining access where possible to proposed or existing road alignments plus 3 metres. Areas to be left undisturbed shall be marked off.

21. Site access shall be restricted to a nominated point. The construction of a shake-down area will be required at the entry to the site.

22. Facilities and/or equipment must be provided for the application of water to disturbed areas to minimise the generation of airborne dust from any area disturbed by construction activities.

23. Material removed from sediment control structures must be disposed of in a way that does not pollute waters or bushland.

24. Waste disposal containers must be provided on site for the collection and disposal of all industrial and domestic type wastes generated on site.

25. Concrete wastes or washings from any concrete mixture or deliveries must not be deposited in any location where they can flow or be washed into waters.

26. Runoff from vehicle, construction plant or mobile plant maintenance and cleaning areas must be contained, collected and disposed of in a manner to prevent entry into any waters, including sediment retention ponds.

27. Fuelling of vehicles and construction plant must be carried out with an operator or driver present, and in a way that prevents any spillage occurring.

28. Prior to the controlled discharge (e.g. de-watering activities from excavations and sediment basins) of any water (groundwater or sediment laden water) from the site during construction, the following water quality objectives shall be achieved:

* not exceed Total Suspended Solids of 50mg/L

* not exceed Turbidity of 50 NTU

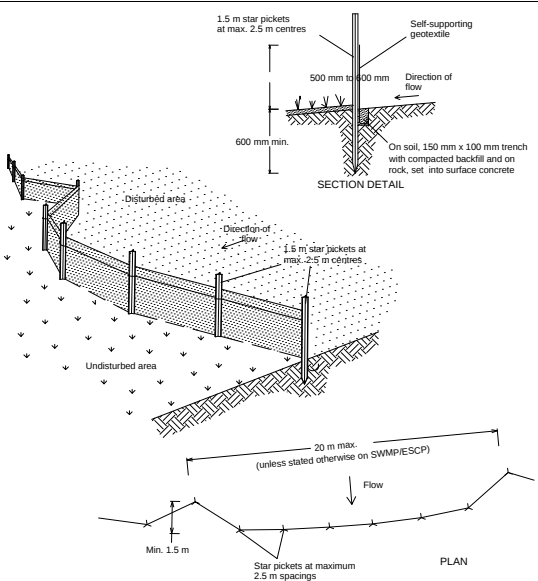
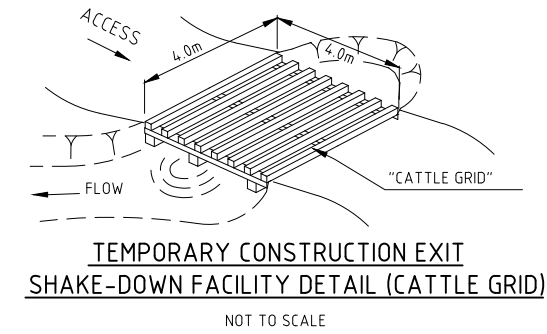
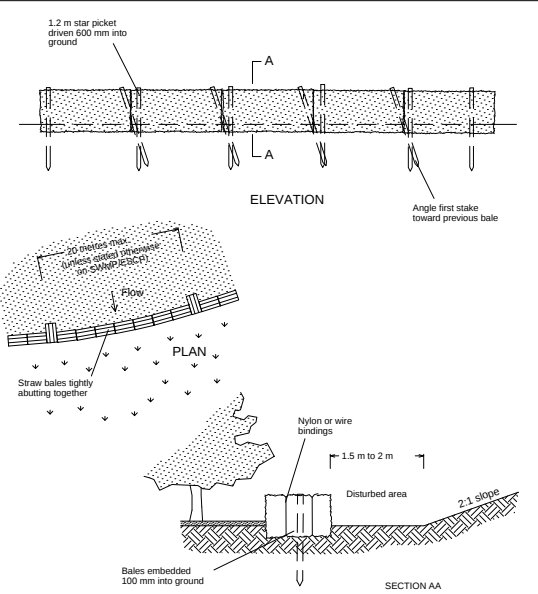
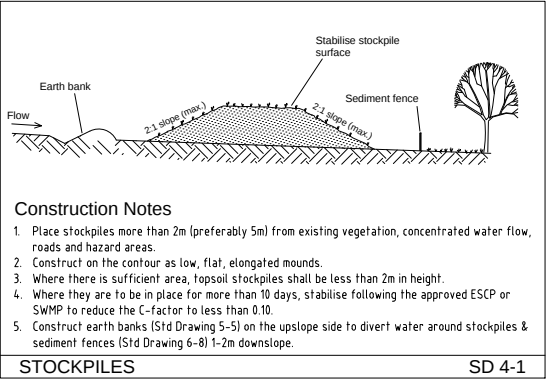
* range within pH value of 6 to 8

* be < 80% and > 20% saturation dissolved oxygen

* have no odour or visible petro-chemical sheen

* have no visible litter or waste matter

* not contain any other contaminant, chemical or biological condition which causes any measurable adverse effect



TYPICAL SOIL & WATER MANAGEMENT PLAN NOTES

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TATTERSALL LANDER Pty Ltd DEVELOPMENT CONSULTANTS		SCALE :	SHEET No. :20	FILE : 21800157	SHEET SIZE
			JOB No. : 217154	DATE : Plotted 16.04.19/02/19	A3
		COMPUTER FILE : S:\projects\Harrington\dwg\217154_Harrington DA Plans.dwg			