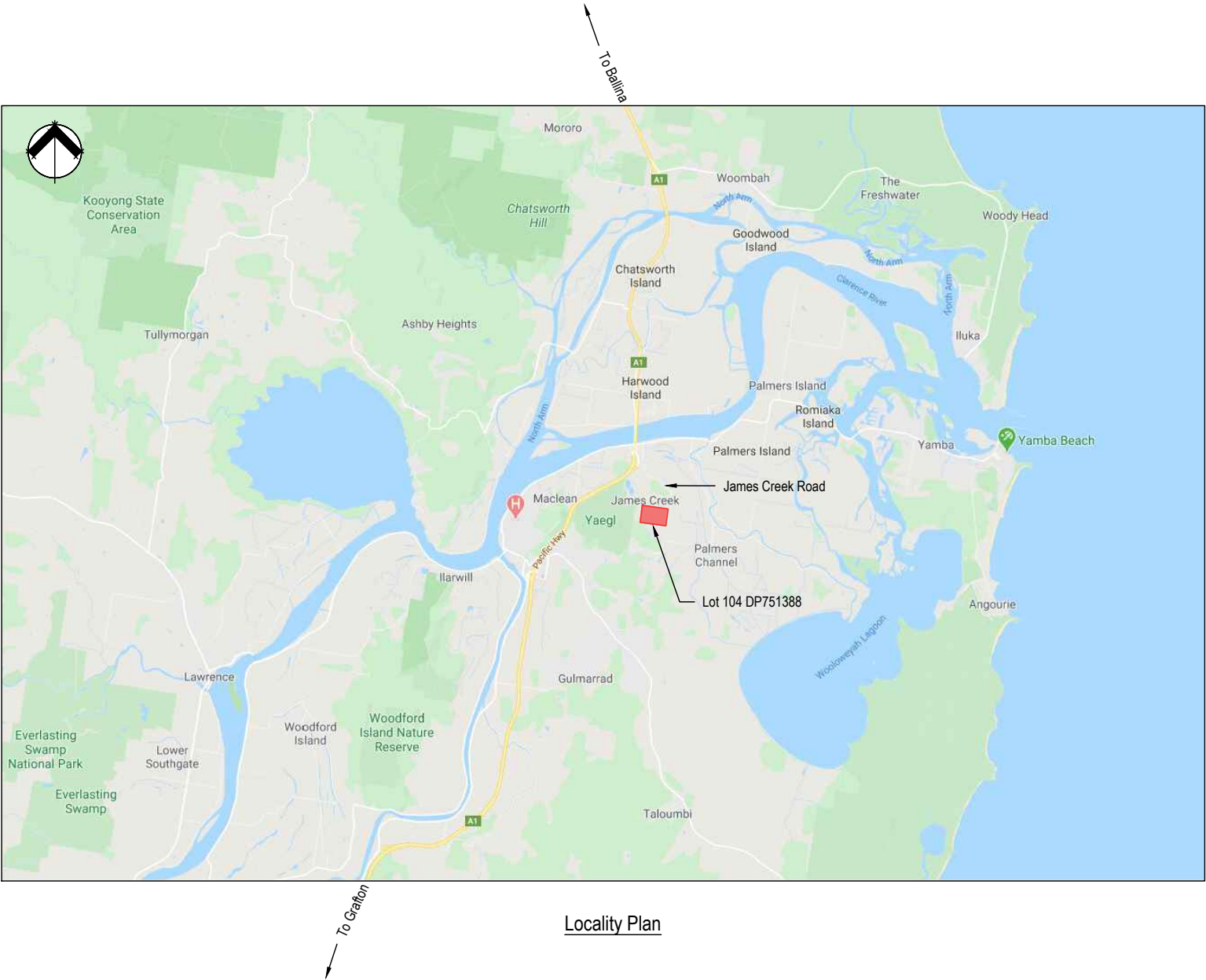


Enclosure 3

Updated package of design and engineering plans
Project no 3204, Revision B, dated 13 April 2023, prepared by Geolink

JAMES CREEK ROAD SUBDIVISION
MPD INVESTMENTS PTY LTD
Lot104 DP751388, James Creek Road, James Creek
Development Application

Drawing Schedule		
Dwg No.	Title	Revision
3204/C101	Cover Sheet, Locality Plan and Drawing Schedule	B
3204/C102	Existing Layout	B
3204/C110	Staging Plan	B
3204/C111	Lot Layout and Lot Areas	B
3204/C112	Lot Layout and Lot Dimensions	B
3204/C113	Bus Route	B
3204/C114	Bus Route Swept Path Analysis	B
3204/C120	Design Layout Key Plan	B
3204/C121	Design Layout Sheet 1 of 6	B
3204/C122	Design Layout Sheet 2 of 6	B
3204/C123	Design Layout Sheet 3 of 6	B
3204/C124	Design Layout Sheet 4 of 6	B
3204/C125	Design Layout Sheet 5 of 6	B
3204/C126	Design Layout Sheet 6 of 6	B
3204/C127	Design Layout Signage & Traffic Calming	B
3204/C128	James Creek Road Intersection Detail and Typical Road Section	B
3204/C129	Typical Road Sections Sheet 1 of 2	B
3204/C130	Typical Road Sections Sheet 2 of 2	B
3204/C131	Lot Frontage Details	B
3204/C132	External Intersection Details	B
3204/C133	External Path Network	B
3204/C135	Bulk Earthworks Layout	B
3204/C136	Site Cross Sectionsand Typical Retaining Detail	B
3204/C140	Longitudinal Section Road 1	B
3204/C141	Longitudinal Section Road 2 - Sheet 1 of 4	B
3204/C142	Longitudinal Section Road 2 - Sheet 2 of 4	B
3204/C143	Longitudinal Section Road 2 - Sheet 3 of 4	B
3204/C144	Longitudinal Section Road 2 - Sheet 4 of 4	B
3204/C145	Longitudinal Section Road 3	B
3204/C146	Longitudinal Section Road 4	B
3204/C147	Longitudinal Section Road 5	B
3204/C148	Longitudinal Section Road 6	B
3204/C149	Longitudinal Section Road 7	B
3204/C150	Longitudinal Section Road 8	B
3204/C151	Longitudinal Section Road 9 and Road 10	B
3204/C160	Existing Stormwater Catchment and Overland Flow	B
3204/C161	Stormwater Design Layout	B
3204/C162	North-West Basin (1) Layout and Details	B
3204/C163	North-East Basin (2) Layout and Details	B
3204/C164	South-East Basin (3) Layout and Details	B
3204/C165	South-West Basin (4) Layout and Details	B
3204/C166	Typical Details	B
3204/C170	Sewerage Rising Main	B
3204/C171	Sewerage Layout	B
3204/C180	Water Overall Layout	B
3204/C181	Water Reticulation Layout	B
3204/C190	Erosion and Sediment Control Layout Stage 1 & 2	B
3204/C191	Erosion and Sediment Control Layout Stage 3 & 4	B
3204/C192	Erosion and Sediment Control Layout Stage 5	B
3204/C193	Erosion and Sediment Control Details	B



Locality Plan

DEVELOPMENT
APPLICATION

B	Drawing Schedule updated	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
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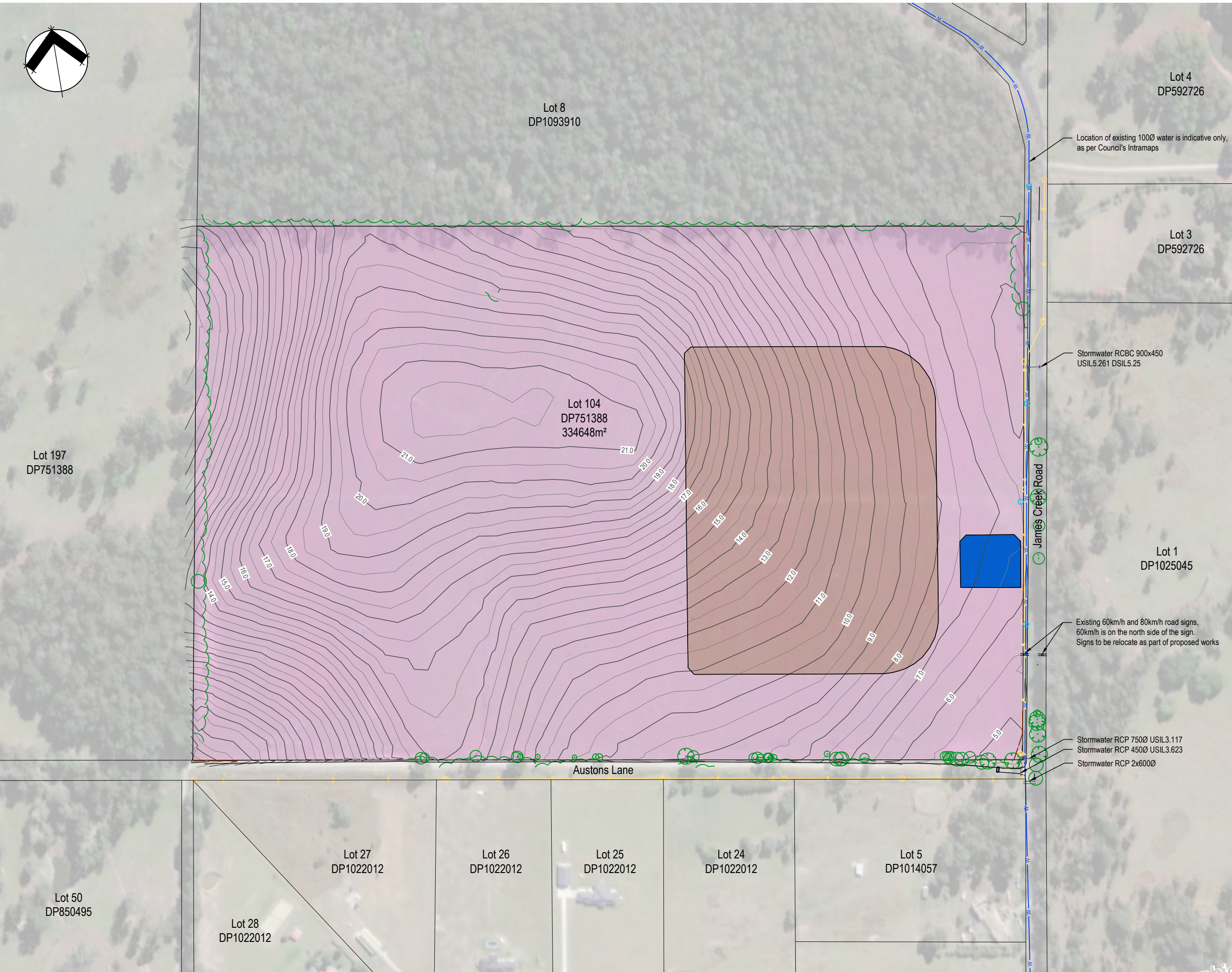
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Project Title
James Creek Road Subdivision

Client MPD Investments Pty Ltd		
Designed	JLC	Drawn
Approved	MVE	Date
XREFs		
Scale		
metres Not To Scale		

Drawing Title
Cover Sheet, Locality Plan
and Drawing Schedule

3204-1107
Drawing Number
Revision
3204/C101
B



Contours at 0.5m intervals

Electricity and power pole

Tree line

Fire hydrant

Communication pit

Watermain (approximate)

R1 - General residential

R3 - Medium density residential

B1 - Neighbourhood centre

DEVELOPMENT
APPLICATION

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Project Title

Client

MPD Investments Pty Ltd

Scale

metres 0 15 30 45 60 75

Drawing Title

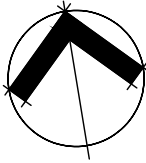
Existing Layout

3204-1107

Drawing Number Revision

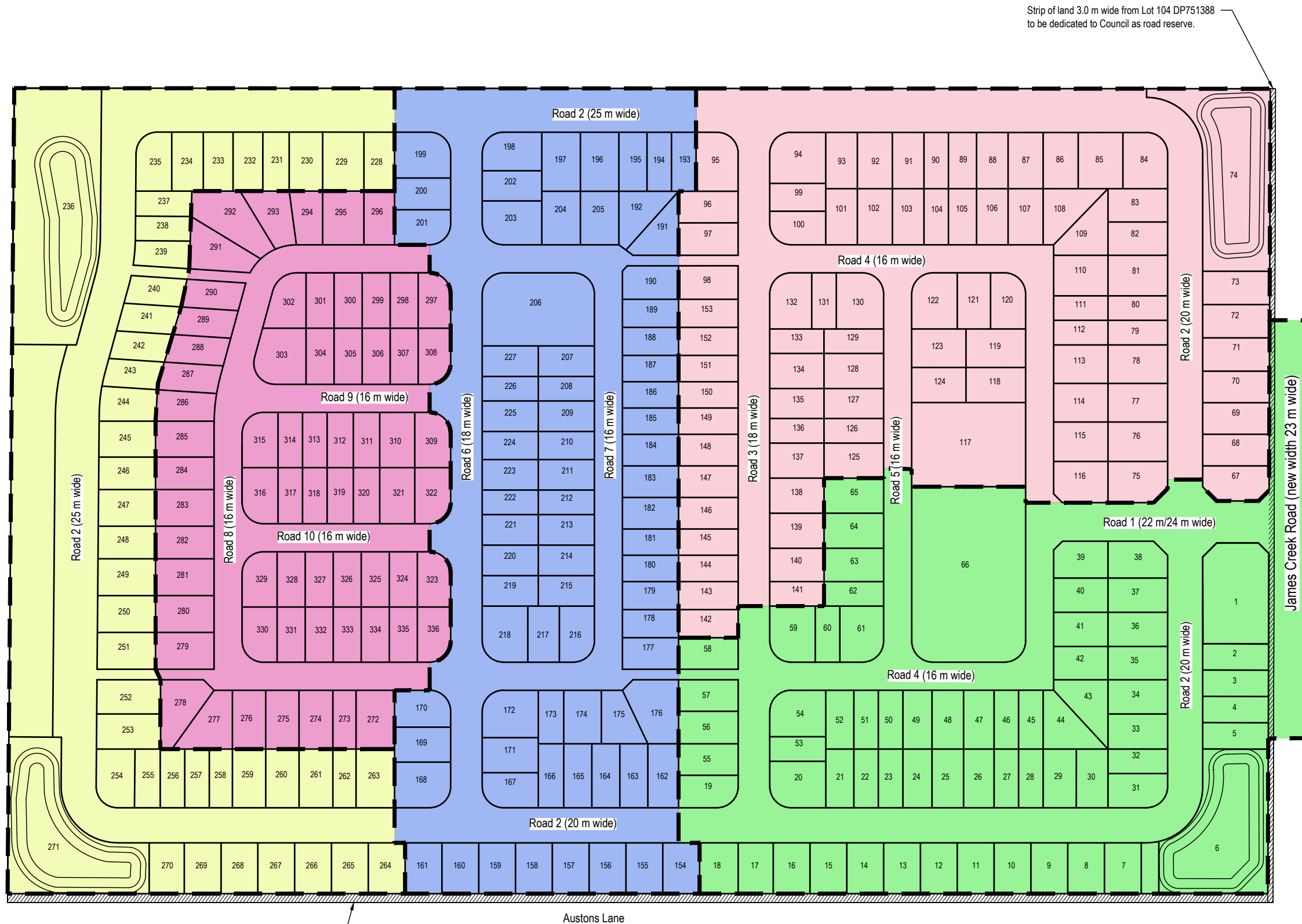
3204/C102

P



- LEGEND**
- Stage 1 - 66 lots
 - Stage 2 - 85 lots
 - Stage 3 - 71 lots
 - Stage 4 - 44 lots
 - Stage 5 - 70 lots
 - Road reserve widening (dedicated to Council)

Note: Lot count includes residential (R1 and R3), commercial (B1), open space and drainage reserves.



Note:
1. Stages shown are indicative only, and construction / release will be undertaken in sub-stages to be determined during detailed design.

DEVELOPMENT APPLICATION

B	Lot layout and staging updated	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
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Project Title

James Creek Road Subdivision

Client

MPD Investments Pty Ltd

Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021	MVE	
XREFs					

Scale
metres 0 12.5 25 37.5 50 62.5

Drawing Title

Indicative Staging Plan

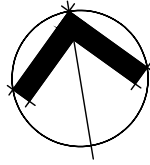
3204-1108

Drawing Number

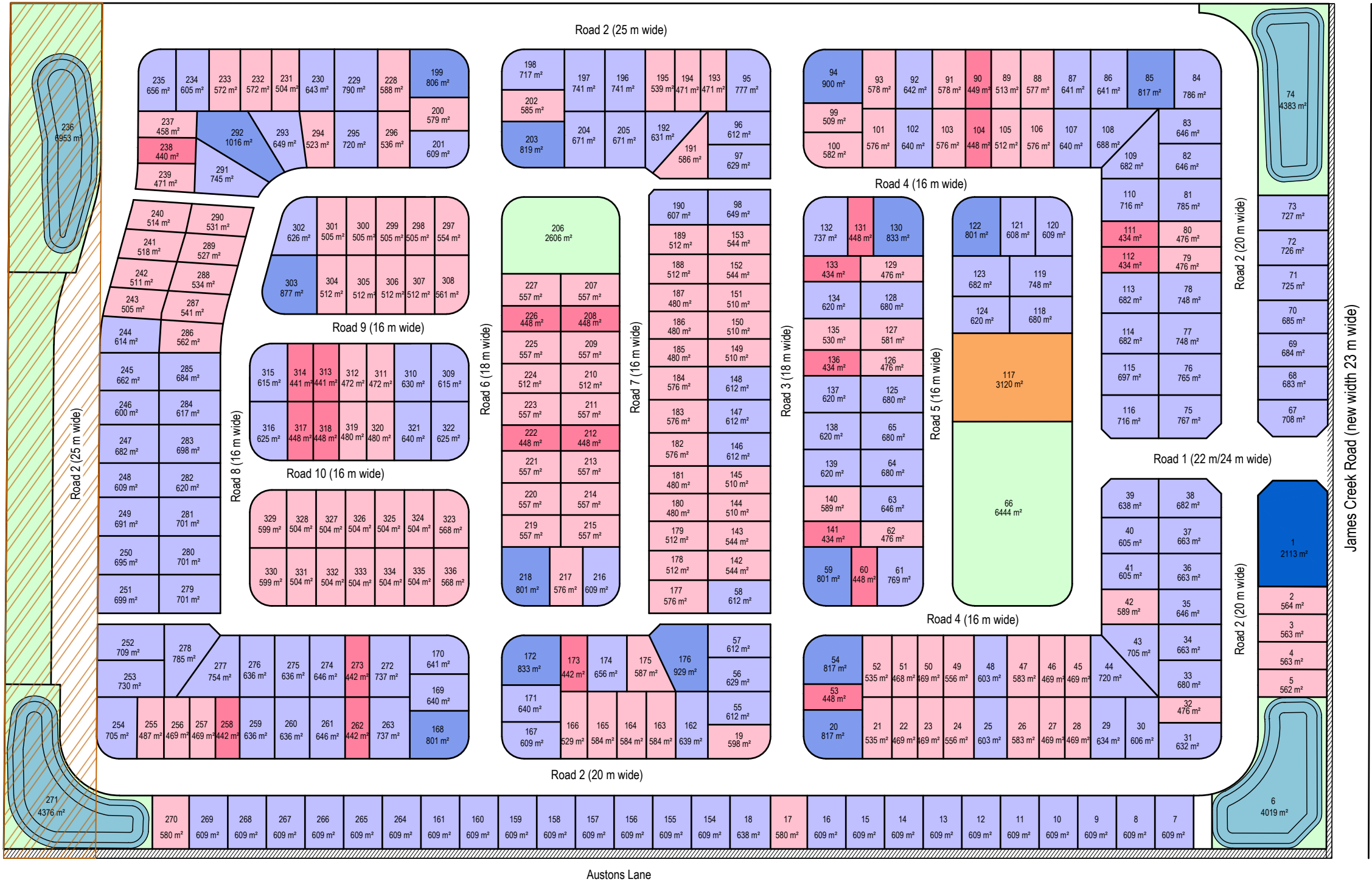
3204/C110

Revision

B



LEGEND		
	<450 m ²	23 Lots
	451-599 m ²	125 Lots
	600-799 m ²	165 Lots
	>800 m ² (duplex)	15 Lots
	R3 medium density	1 Lot
Total residential lots		329 Lots
	Basin	4 Lots
	Open space/park	2 Lots
	Neighbourhood centre	1 Lot
	50 m buffer to rural land	
	Road reserve widening (dedicated to Council)	



DEVELOPMENT APPLICATION

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Project Title
James Creek Road Subdivision

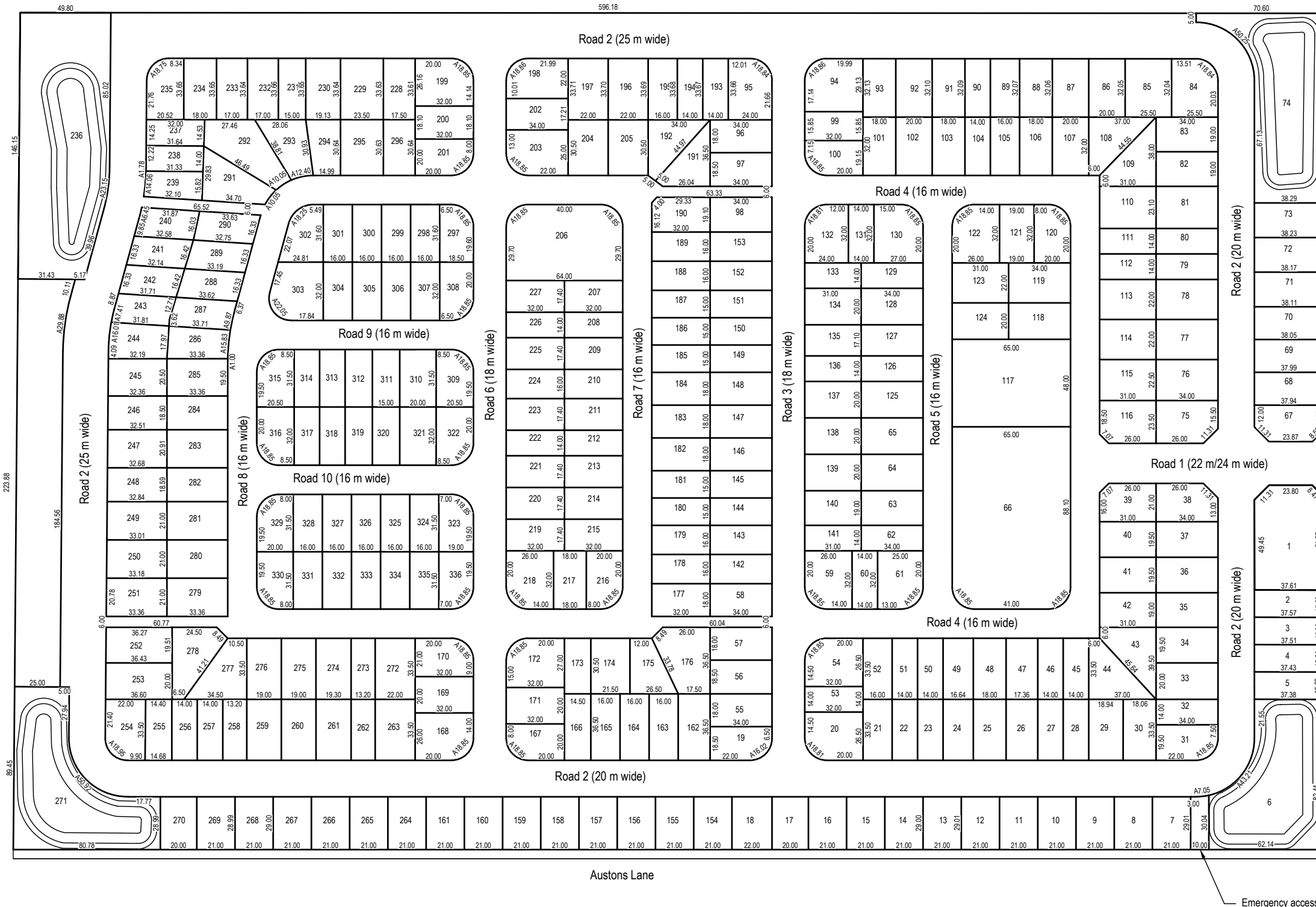
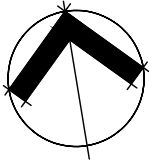
Client MPD Investments Pty Ltd		
Designed	JLC	Drawn
Approved	MVE	Date
XREFs		
Scale		
metres 0 12.5 25 37.5 50 62.5		

Drawing Title
Lot Layout and Lot Areas

3204-1108

Drawing Number
3204/C111

Revision
B



Note:
1. Duplicate dimensions are removed for clarity.

DEVELOPMENT APPLICATION

B	Lot layout updated	13/04/2023	JLC	MVE	MVE
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Rev.	Description	Date	Des.	App.	Chk.
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Project Title
James Creek Road Subdivision

Client MPD Investments Pty Ltd		
Designed JLC	Drawn JLC	Checked MVE
Approved MVE	Date 8/10/2021	
XREFs		
Scale		

metres 0 12.5 25 37.5 50 62.5

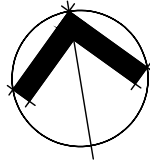
Drawing Title

**Lot Layout
and Lot Dimensions**

3204-1108

Drawing Number
3204/C112

Revision
B

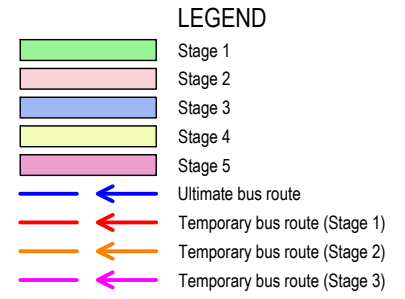


Inset 1 (Refer to sheet 3204/C114)

Bus stop to be constructed as part of Stage 4 works

Bust stop to be constructed as part of Stage 2 works

This turning corner is similar to south east turning corner of Road 2. Bus swept path analysis is shown in Inset 4 on sheet 3204/C114.



Note:
1. 95% of all lots are within a 400m walking distance of the proposed bus stops.

DEVELOPMENT APPLICATION

B	Lot layout updated	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.
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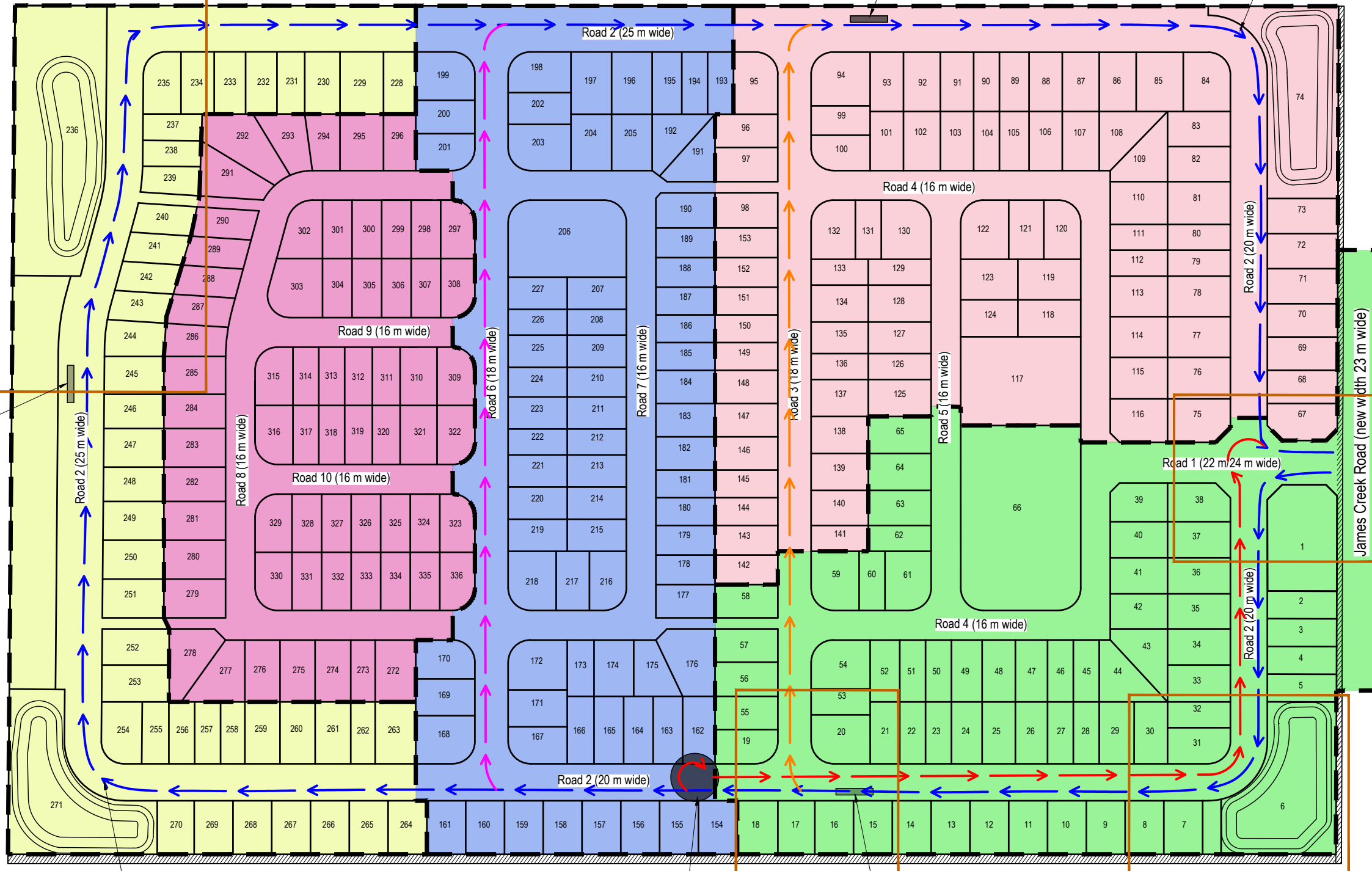
James Creek Road Subdivision

Client					
MPD Investments Pty Ltd					
Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021	MVE	
XREFs					
Scale					
metres 0 12.5 25 37.5 50 62.5					

Drawing Title

Bus Route

3204-1108
Drawing Number
3204/C113
Revision
B



This turning corner is similar to south east turning corner of Road 2. Bus swept path analysis is shown in Inset 4 on sheet 3204/C114.

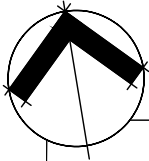
Temporary turning head sized to facilitate bus turning. To be constructed as part of Stage 1 works

Inset 3 (Refer sheet 3204/C114)

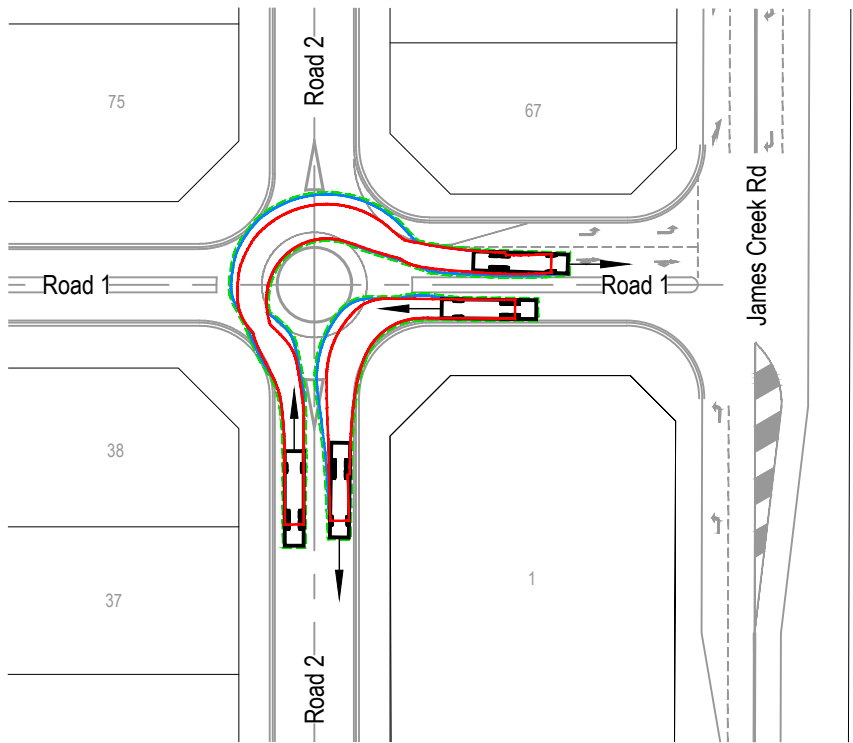
Bust stop to be constructed as part of Stage 1 works

Inset 4 (Refer sheet 3204/C114)

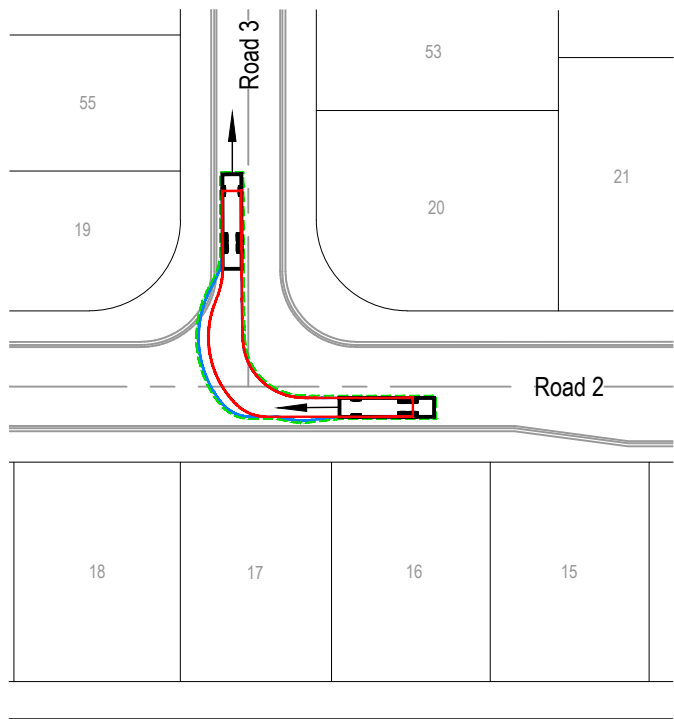
Austons Lane



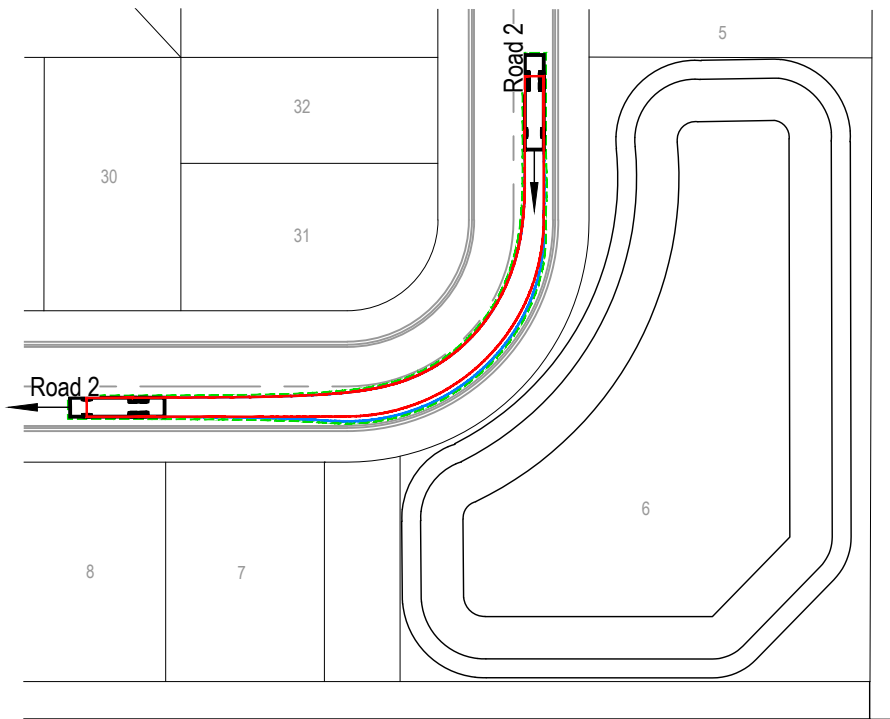
Inset 1



Inset 2



Inset 3



Inset 4

LEGEND

- Wheel track
- Overhang
- Offset envelope (300 mm)

DEVELOPMENT APPLICATION

B	Lot layout updated	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.
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Drawing Title

James Creek Road Subdivision

Client

MPD Investments Pty Ltd

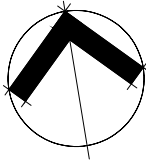
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Approved	MVE	Date	8/10/2021		MVE
XREFs					
Scale					
metres 0 5 10 15 20 25					

Drawing Title

Bus Route Swept Path Analysis

3204-1108

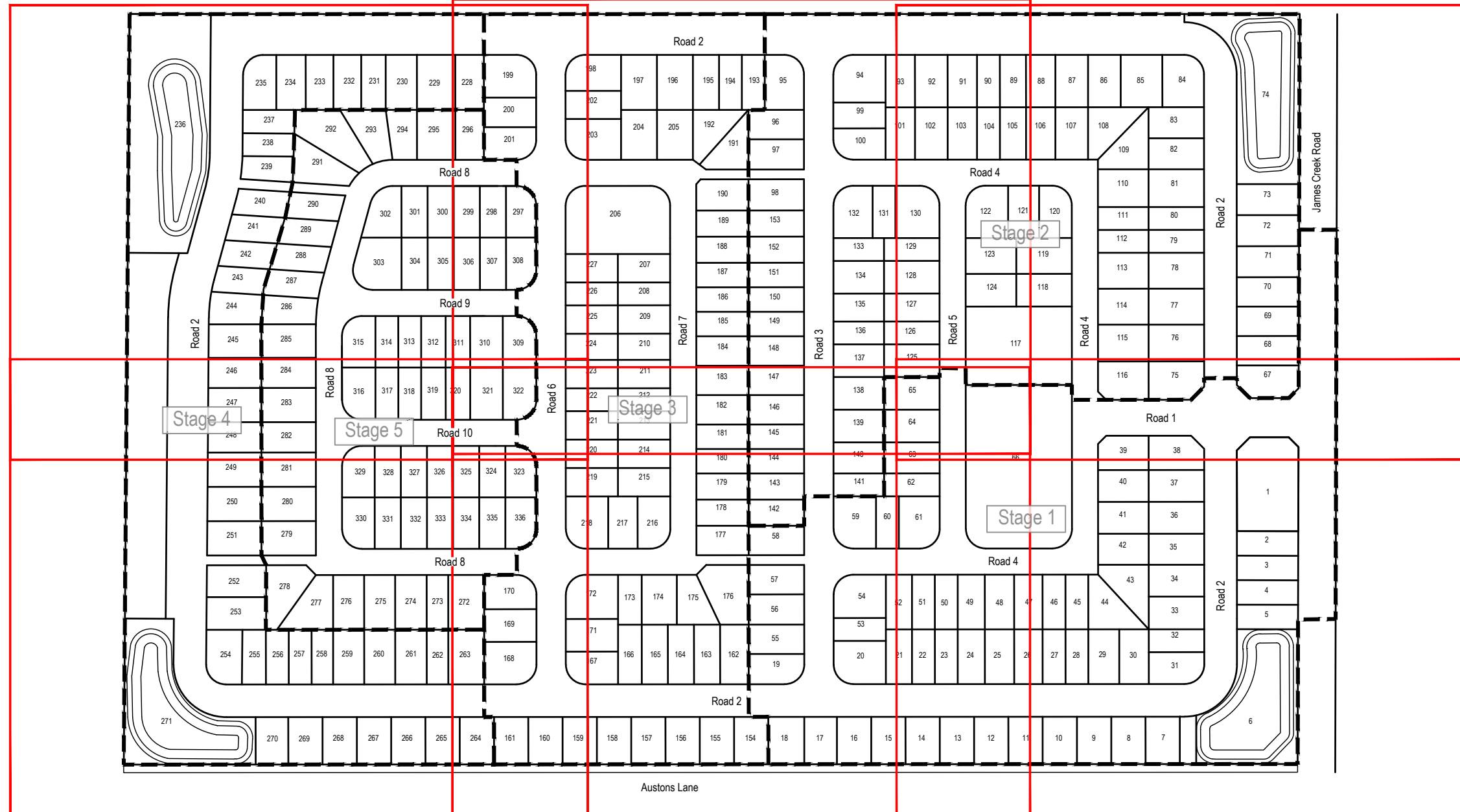
<i>Drawing Number</i>	<i>Revision</i>
3204/C114	B



Sheet 5

Sheet 3

Sheet 1



Sheet 6

Sheet 4

Sheet 2

DEVELOPMENT APPLICATION

B	Lot layout updated	13/04/2023	JLC	MVE	MVE
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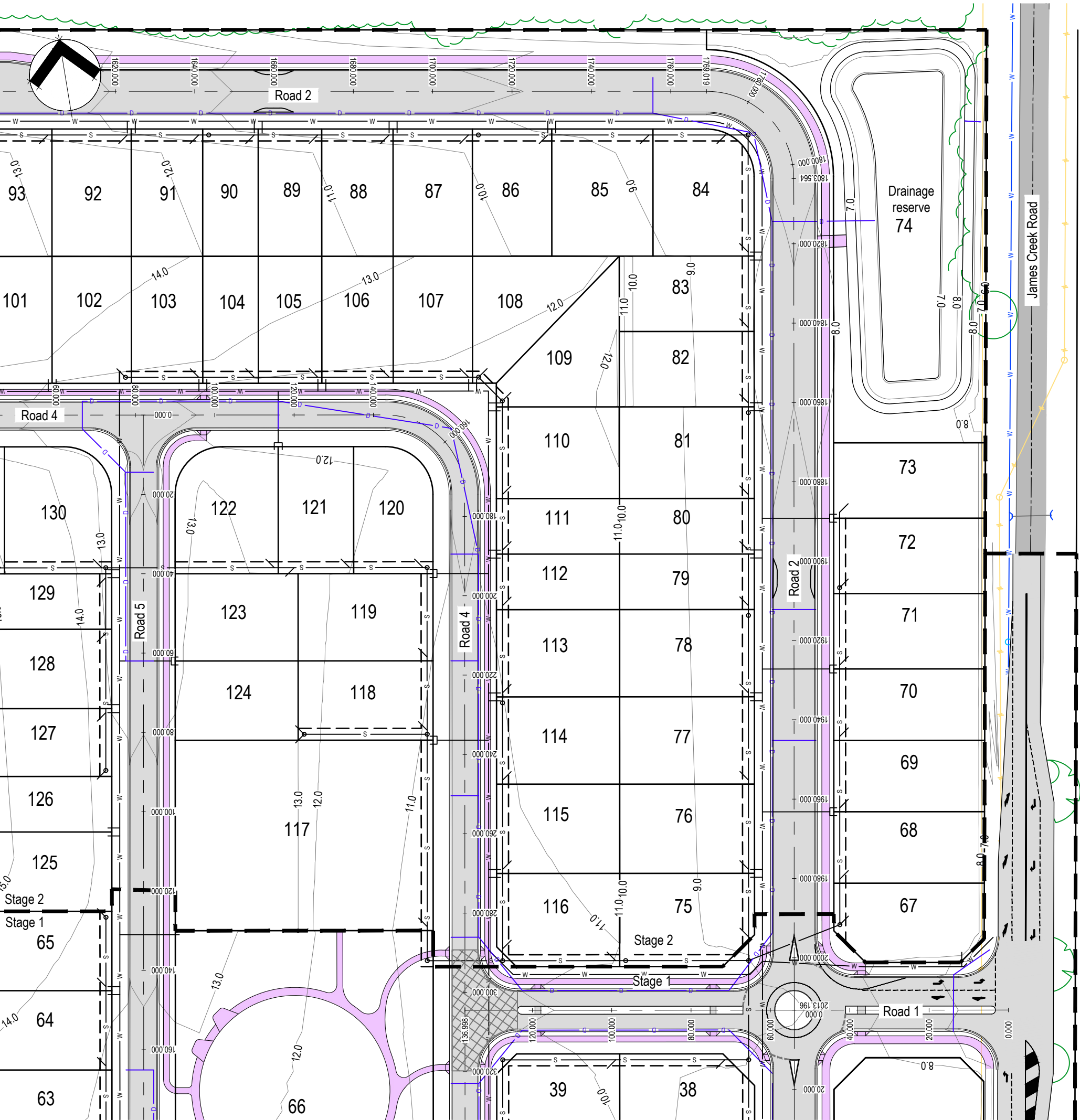
Project Title
James Creek Road Subdivision

Client MPD Investments Pty Ltd		
Designed	JLC	Drawn
Approved	MVE	Date
XREFs		
Scale		
metres 0 15 30 45 60 75		

Drawing Title
**Design Layout
Key Plan**

Drawing Number
3204/C120

Revision
B



LEGEND (Existing)

- Electricity and power pole
- Tree line
- Fire hydrant
- Communication pit
- Watermain (approximate)
- Existing Road

LEGEND (Design)

- Contours at 1.0 m intervals
- Easement
- Road pavement
- Footpath / Access
- Stormwater pipe
- Water reticulation pipe
- Proposed gravity sewer pipe
- Sewer rising main
- Proposed stage boundary

- Note:
- 'Good neighbour fencing' to be installed on the northern, western and southern boundaries, 1.8 m chain mesh or similar.
 - Stormwater pits not shown as locations will be determined as part of detailed design.

DEVELOPMENT APPLICATION

B	Lot layout updated	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.
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Project Title
James Creek Road Subdivision

Client
MPD Investments Pty Ltd

Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021	MVE	

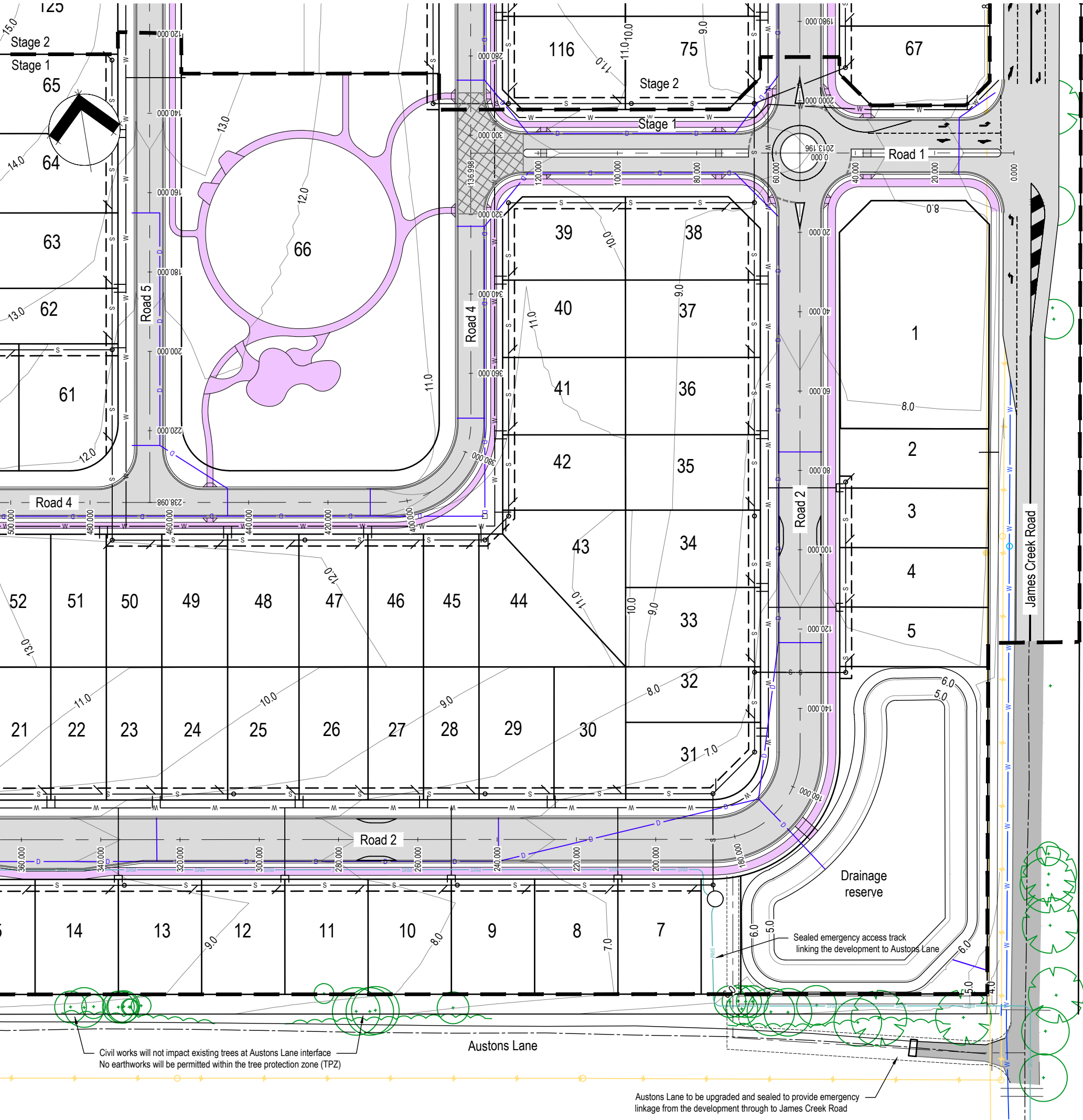
XREFs

Scale
metres 0 5 10 15 20 25

Drawing Title
Design Layout
Sheet 1 of 6

Drawing Number
3204/C121

Revision
B



LEGEND (Existing)

Electricity and power pole

Tree line

Fire hydrant

Communication pit

LEGEND (Design)

Contours at 1.0 m intervals

Note:

- 'Good neighbour fencing' to be installed on the northern, western and southern boundaries, 1.8 m chain mesh or similar.
- Stormwater pits not shown as locations will be determined as part of detailed design.

DEVELOPMENT APPLICATION

B	Lot layout updated	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.
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James Creek Road Subdivision

Client

MPD Investments Pty Ltd

Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021		MVE
XREFs					
Scale					
metres 0 5 10 15 20 25					

Drawing Title

Design Layout

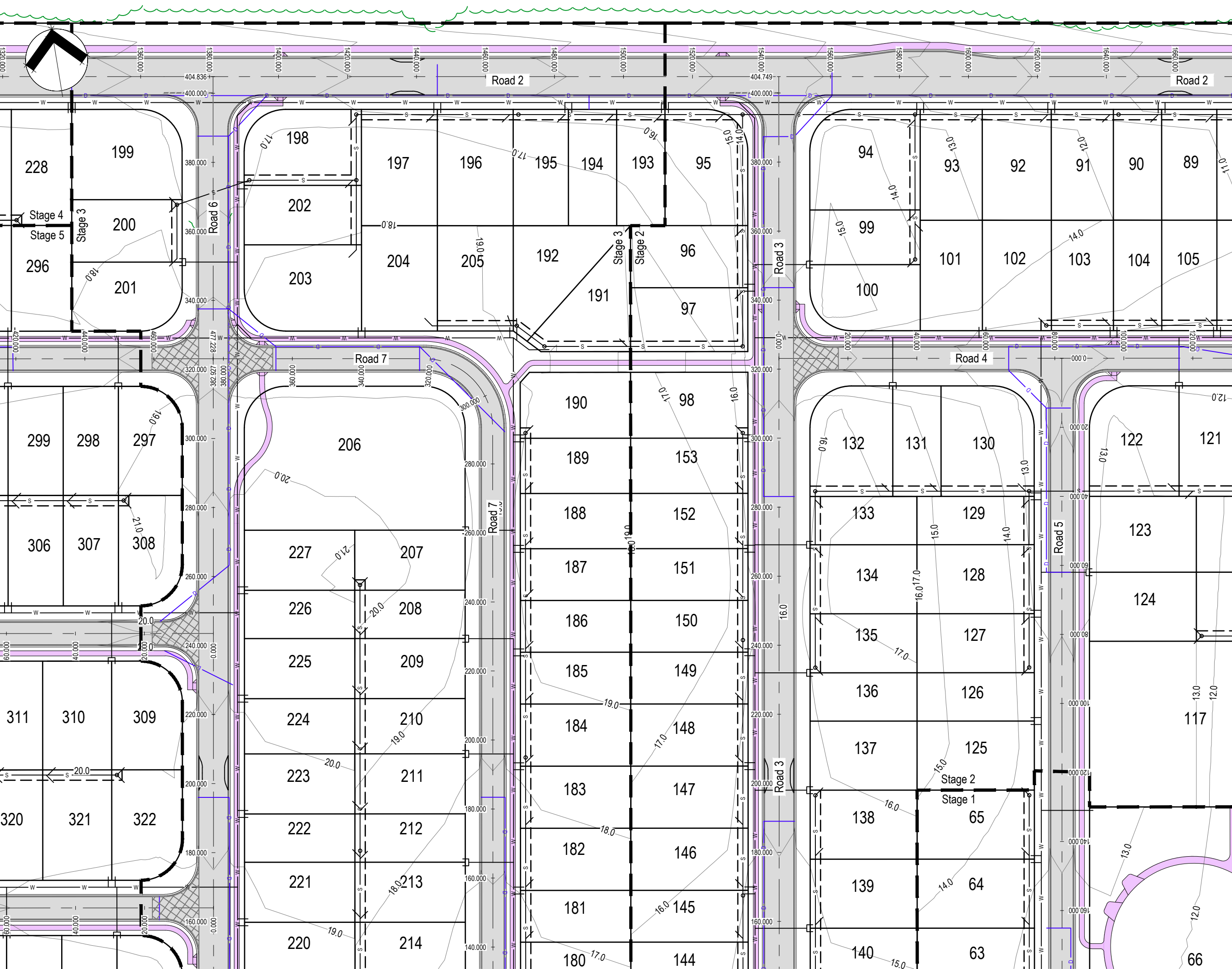
Sheet 2 of 6

Drawing Number

3204/C122

Revision

B



LEGEND (Existing)

- Electricity and power pole
- Tree line
- Fire hydrant
- Communication pit
- Watermain (approximate)
- Existing Road

LEGEND (Design)

- Contours at 1.0 m intervals
- Easement
- Road pavement
- Footpath / Access
- Stormwater pipe
- Water reticulation pipe
- Proposed gravity sewer pipe
- Sewer rising main
- Proposed stage boundary

Note:
1. 'Good neighbour fencing' to be installed on the northern, western and southern boundaries, 1.8 m chain mesh or similar.
2. Stormwater pits not shown as locations will be determined as part of detailed design.

DEVELOPMENT APPLICATION

B	Lot layout updated	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.
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Project Title

James Creek Road Subdivision

Client

MPD Investments Pty Ltd

Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021	MVE	

XREFs

Scale

metres 0 5 10 15 20 25

Drawing Title

Design Layout Sheet 3 of 6

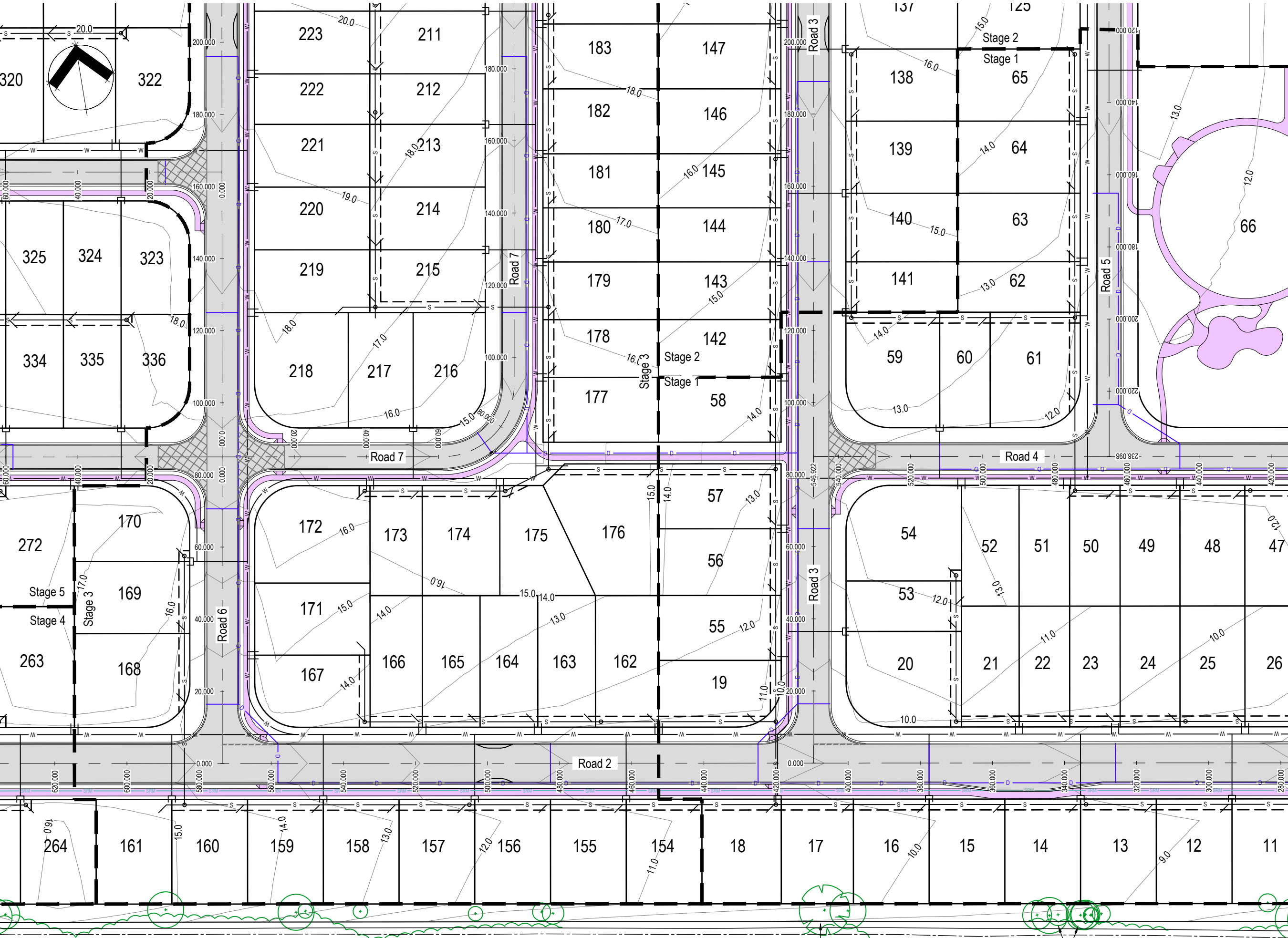
3204-1109

Drawing Number

3204/C123

Revision

B



LEGEND (Existing)

- Electricity and power pole
- Tree line
- Fire hydrant
- Communication pit
- Watermain (approximate)
- Existing Road

LEGEND (Design)

- Contours at 1.0 m intervals
- Easement
- Road pavement
- Footpath / Access
- Stormwater pipe
- Water reticulation pipe
- Proposed gravity sewer pipe
- Sewer rising main
- Proposed stage boundary

Note:

- 'Good neighbour fencing' to be installed on the northern, western and southern boundaries, 1.8 m chain mesh or similar.
- Stormwater pits not shown as locations will be determined as part of detailed design.

DEVELOPMENT APPLICATION

B	Lot layout updated	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
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Project Title

James Creek Road Subdivision

Client

MPD Investments Pty Ltd

Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021		MVE
XREFs					
Scale					
metres 0 5 10 15 20 25					

Drawing Title

Design Layout
Sheet 4 of 6

3204-1109

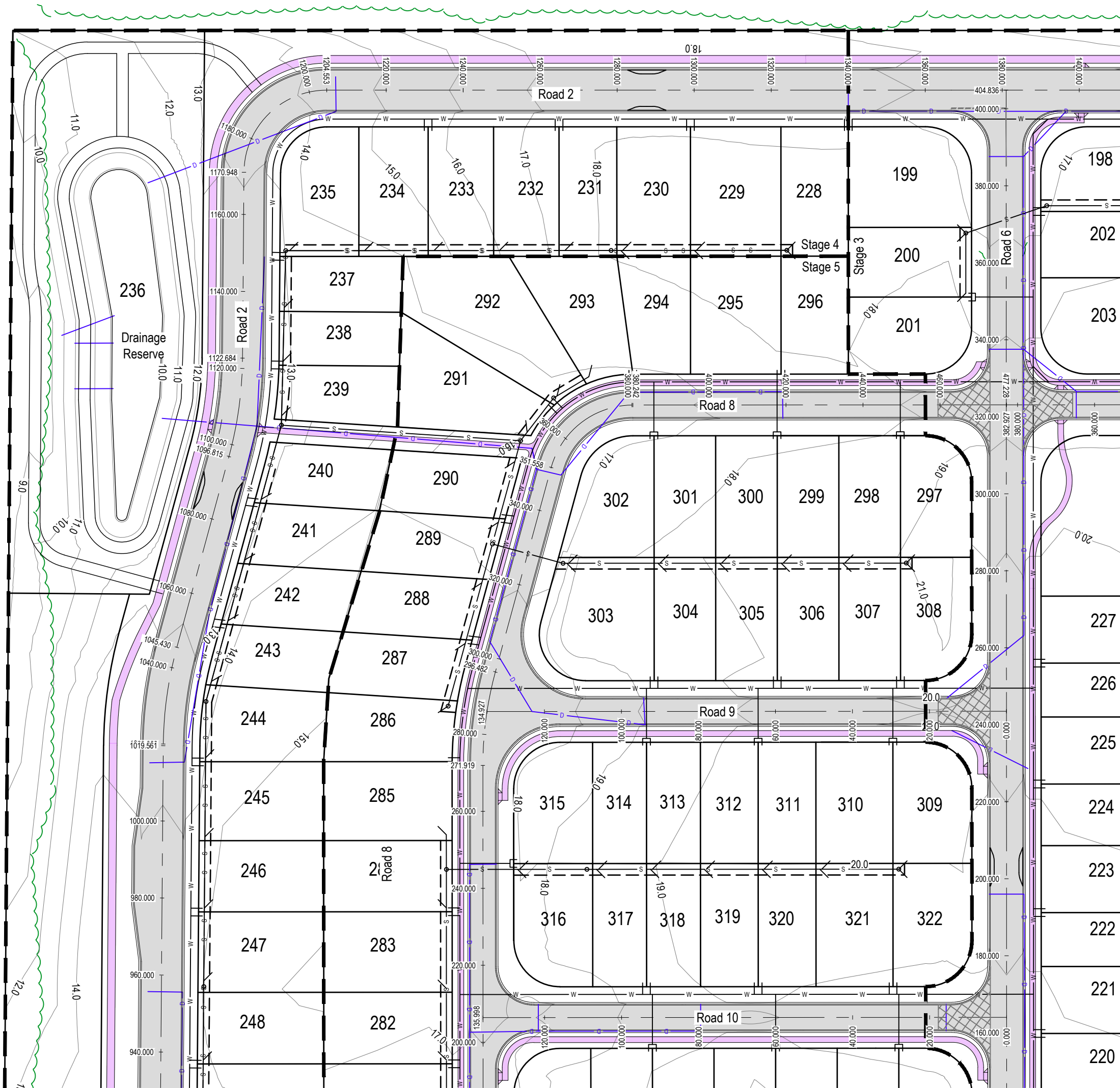
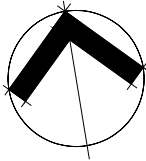
Drawing Number

3204/C124

Revision

B

Civil works will not impact existing trees at Austons Lane interface
No earthworks will be permitted within the tree protection zone (TPZ)



- LEGEND (Existing)**
- Electricity and power pole
 - Tree line
 - Fire hydrant
 - Communication pit
 - Watermain (approximate)
 - Existing Road
- LEGEND (Design)**
- Contours at 1.0 m intervals
 - Easement
 - Road pavement
 - Footpath / Access
 - Stormwater pipe
 - Water reticulation pipe
 - Proposed gravity sewer pipe
 - Sewer rising main
 - Proposed stage boundary

- Note:
- 'Good neighbour fencing' to be installed on the northern, western and southern boundaries, 1.8 m chain mesh or similar.
 - Stormwater pits not shown as locations will be determined as part of detailed design.

DEVELOPMENT APPLICATION

B	Lot layout updated	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.
Amendments					

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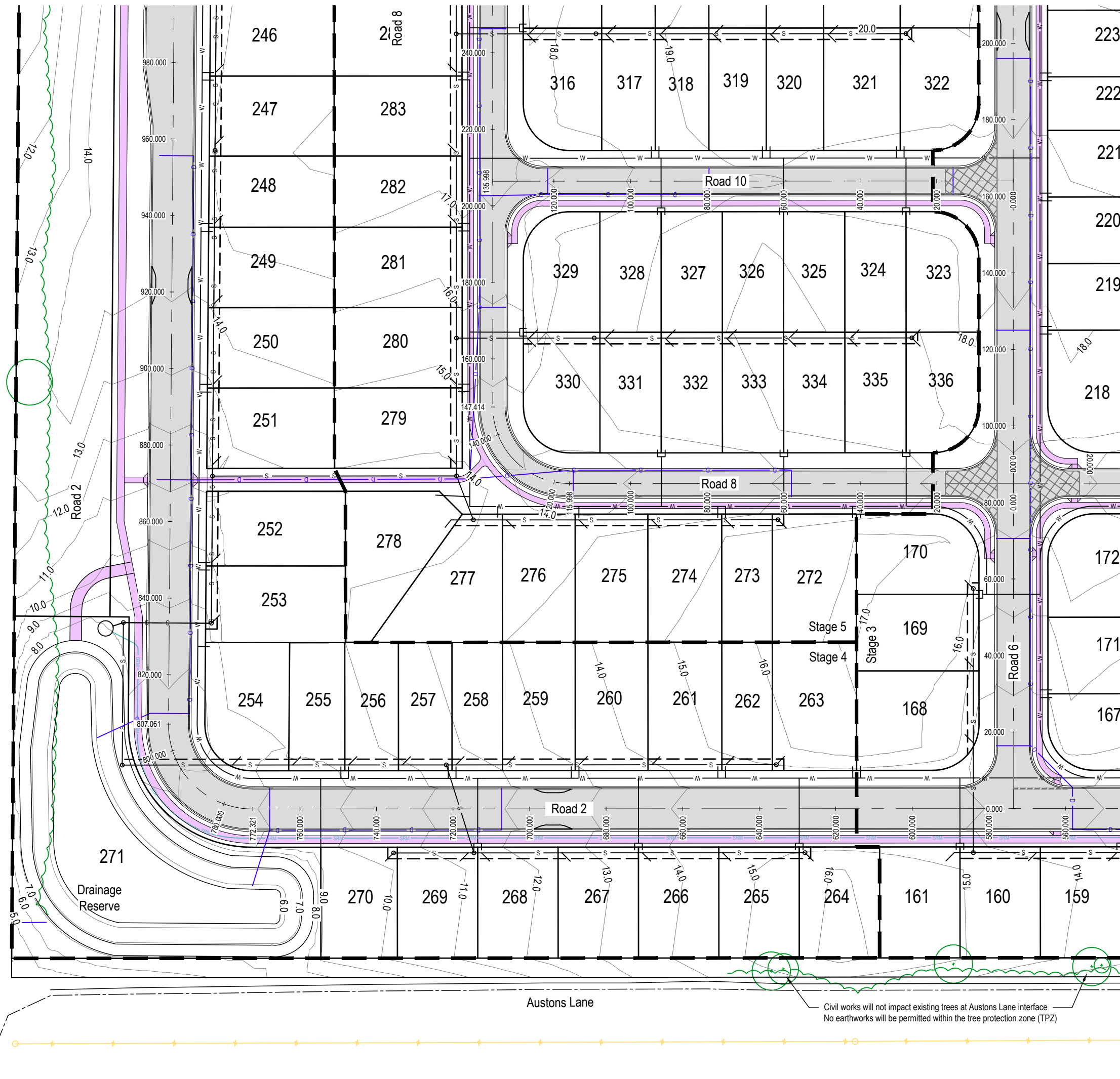
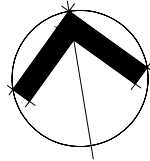
Project Title
James Creek Road Subdivision

Client MPD Investments Pty Ltd		
Designed	JLC	Drawn
Approved	MVE	Date
XREFs		
Scale		
metres 0 5 10 15 20 25		

Drawing Title
**Design Layout
Sheet 5 of 6**

Drawing Number
3204/C125

Revision
B



- LEGEND (Existing)**
- Electricity and power pole
 - Tree line
 - Fire hydrant
 - Communication pit
 - Watermain (approximate)
 - Existing Road
- LEGEND (Design)**
- Contours at 1.0 m intervals
 - Easement
 - Road pavement
 - Footpath / Access
 - Stormwater pipe
 - Water reticulation pipe
 - Proposed gravity sewer pipe
 - Sewer rising main
 - Proposed stage boundary

- Note:
- 'Good neighbour fencing' to be installed on the northern, western and southern boundaries, 1.8 m chain mesh or similar.
 - Stormwater pits not shown as locations will be determined as part of detailed design.

DEVELOPMENT APPLICATION

B	Lot layout updated	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.
Amendments					

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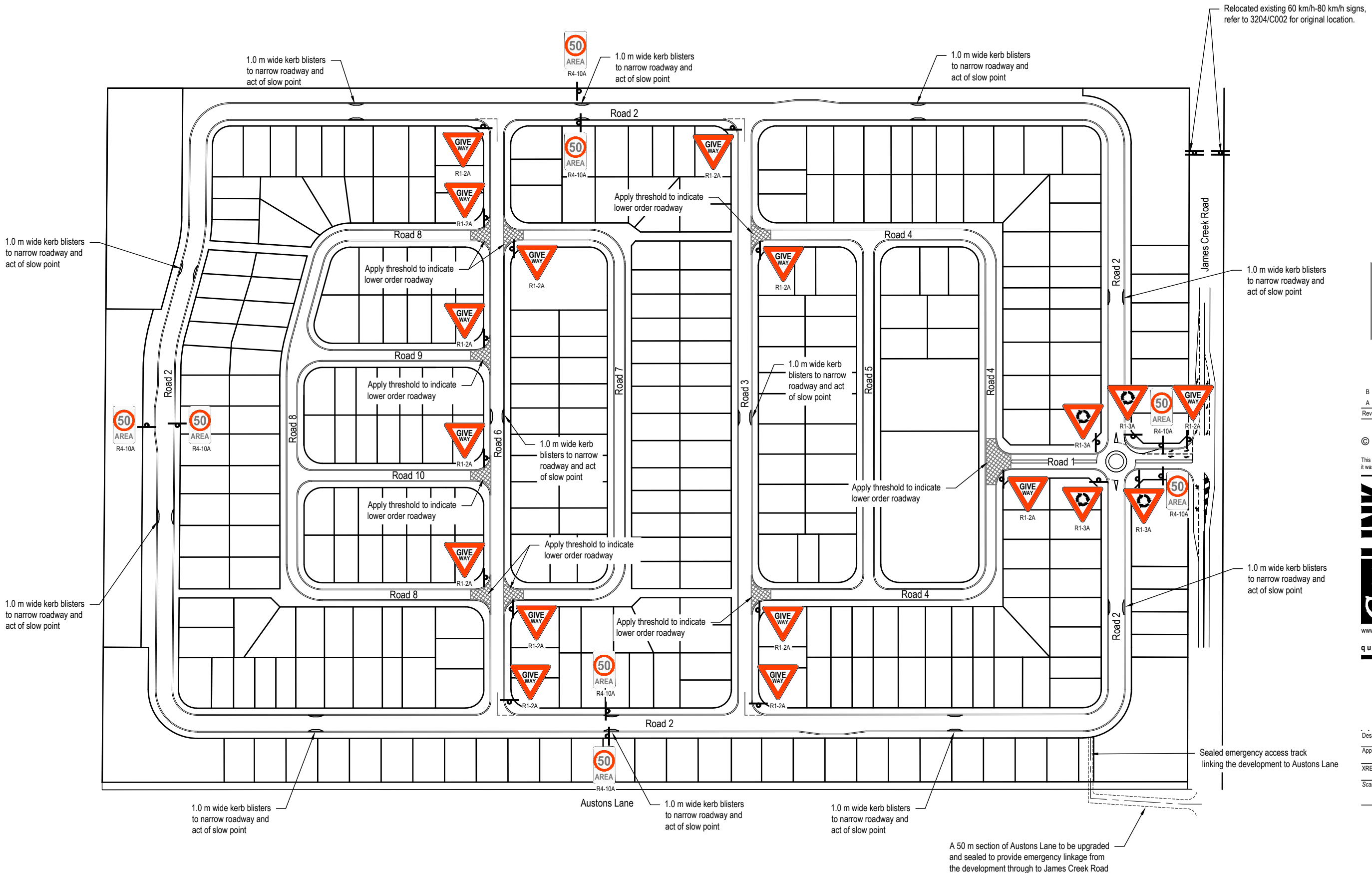
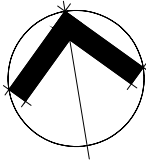
Project Title
James Creek Road Subdivision

Client MPD Investments Pty Ltd		
Designed	JLC	Drawn
Approved	MVE	Date
XREFs		
Scale		
metres 0 5 10 15 20 25		

Drawing Title
Design Layout
Sheet 6 of 6

Drawing Number
3204/C126
Revision
B

Civil works will not impact existing trees at Austons Lane interface
No earthworks will be permitted within the tree protection zone (TPZ)



DEVELOPMENT APPLICATION

B	Lot layout updated	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.
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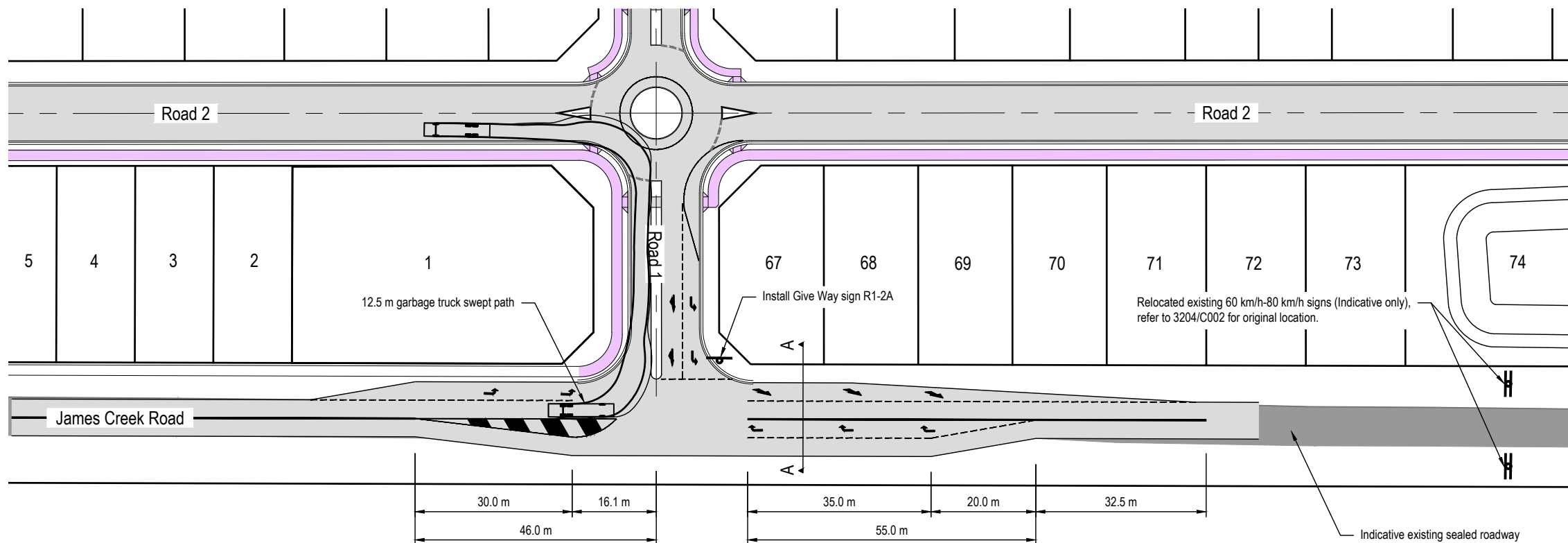
Project Title
James Creek Road Subdivision

Client MPD Investments Pty Ltd					
Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021	MVE	
XREFs					
Scale					
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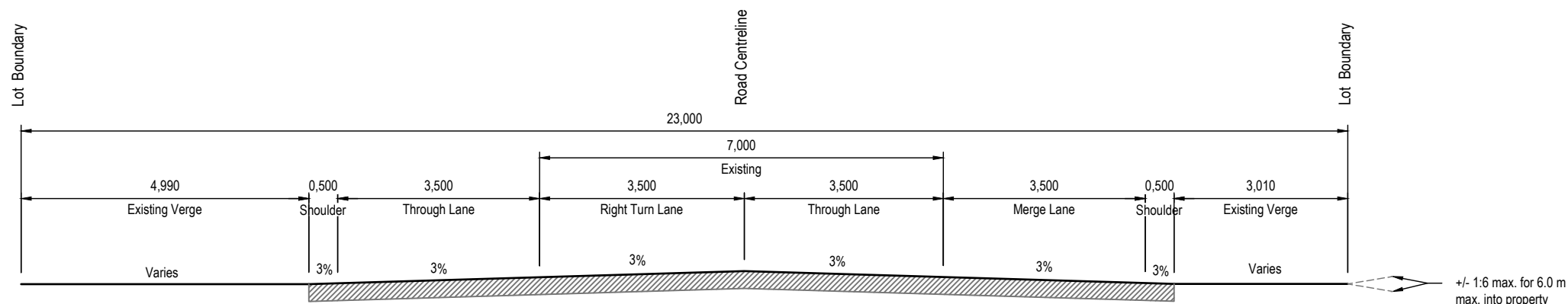
Drawing Title
**Design Layout
Signage & Traffic Calming**

Drawing Number
3204/C127

Revision
B

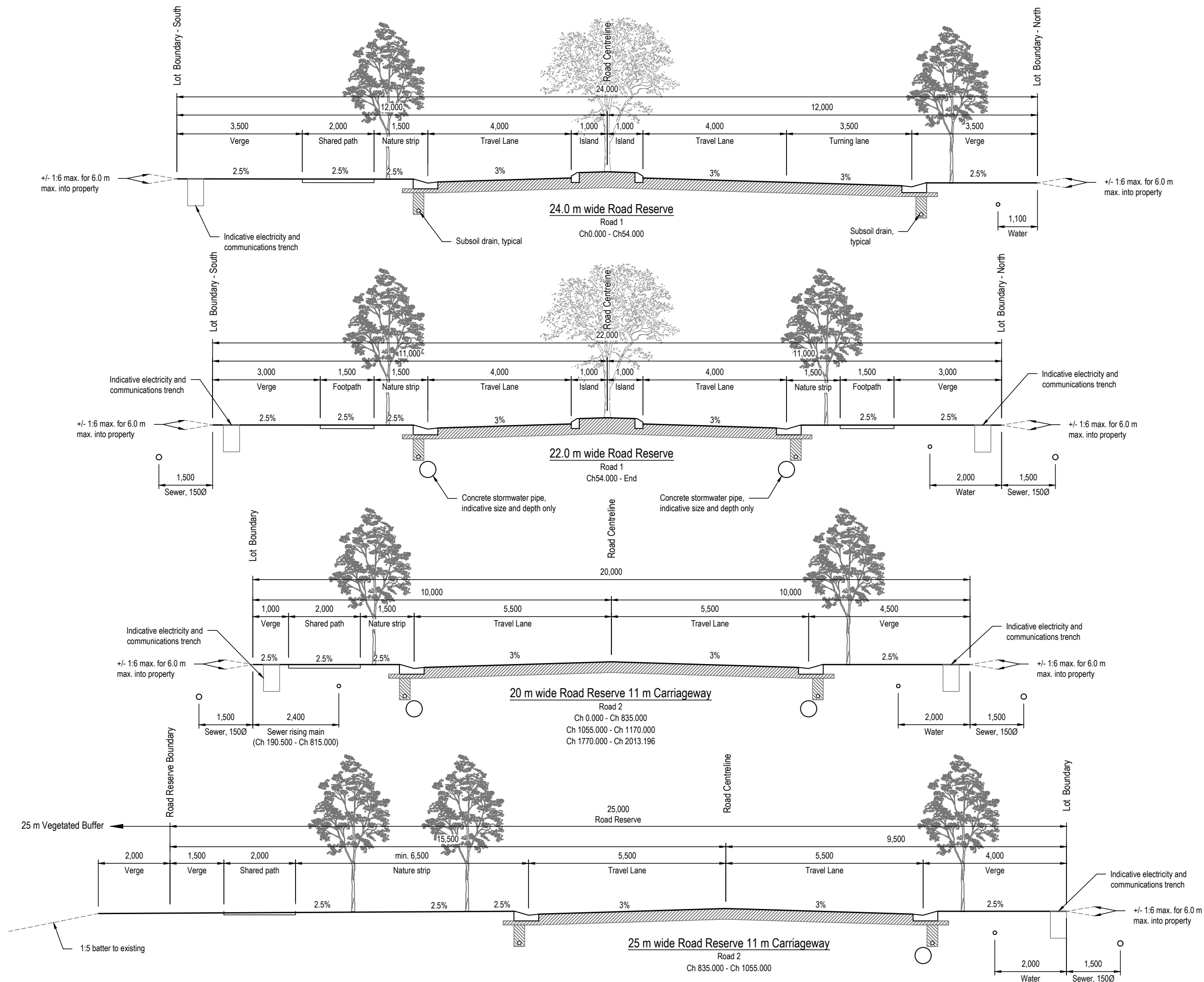


Note: All lane widths to be minimum 3.5m wide.



Road Network Characteristics					
Road	Road Reserve (m)	Carriageway Width (m)	Verge Width LHS (m)	Verge Width RHS (m)	Path Width (m)
1 (Ch0.000 - Ch54.000)	24.0	13.5	7.0	3.5	2.0
1 (Ch54.000 - Ch136.998)	22.0	10.0	6.0	6.0	1.5
2 (Ch835.000 - Ch1055.000) (Ch1170.000 - Ch1770.000)	25.0	11.0	10.0	4.0	2.0
2 (Ch0.000 - Ch835.000) (Ch1055.000 - Ch1170.000) (Ch1770.000 - Ch2013.196)	20.0	11.0	4.5	4.5	2.0
3	18.0	9.0	4.5	4.5	1.5
4	16.0	7.0	4.5	4.5	1.5
5	16.0	7.0	4.5	4.5	1.5
6	18.0	9.0	4.5	4.5	1.5
7	16.0	7.0	4.5	4.5	1.5
8	16.0	7.0	4.5	4.5	1.5
9	16.0	7.0	4.5	4.5	1.5
10	16.0	7.0	4.5	4.5	1.5

P



DEVELOPMENT APPLICATION

B	Path added to typical sections	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.
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Project Title

James Creek Road Subdivision

Client

MPD Investments Pty Ltd

Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021		MVE
XREFs					
Scale					
metres 0 0.5 1.0 1.5 2.0 2.5					

Drawing Title

Typical Road Sections
Sheet 1 of 2

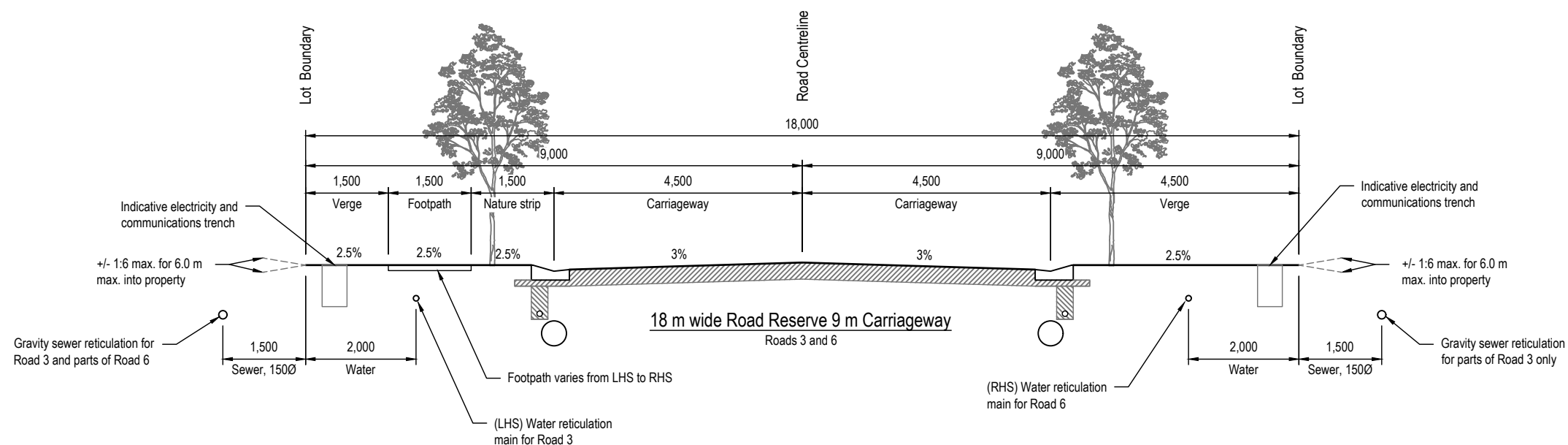
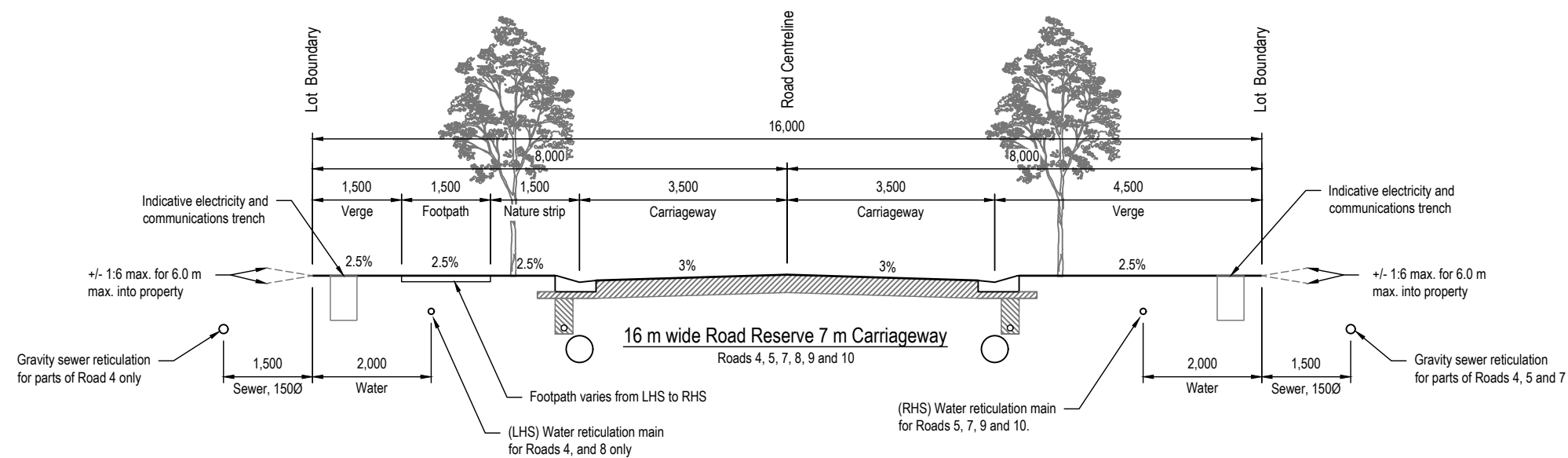
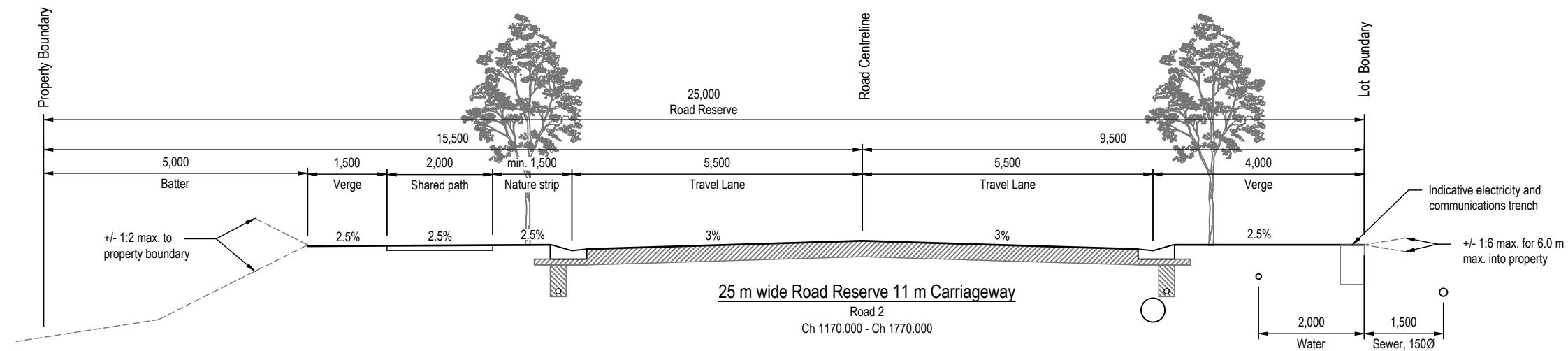
3204-1109

Drawing Number

Revision

3204/C129

B



DEVELOPMENT APPLICATION

B	Path added to typical sections	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.

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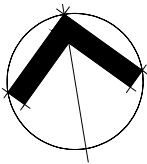
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Approved	MVE	Date	8/10/2021	MVE	
XREFs					
Scale					

metres 0 0.5 1.0 1.5 2.0 2.5

Drawing Title
Typical Road Sections
Sheet 2 of 2

Drawing Number
3204/C130

B



LEGEND

- Road pavement
- Footpath / Access
- Indicative driveway location
- Easement
- Stormwater pipe
- Water reticulation pipe
- Proposed gravity sewer pipe

Note:
1. Stormwater pits not shown as locations will be determined as part of detailed design.

DEVELOPMENT APPLICATION

B	Driveways to narrow lot frontages	13/04/2023	JLC	MVE	MVE
A	Not included with this revision	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.
Amendments					

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Project Title

James Creek Road Subdivision

Client

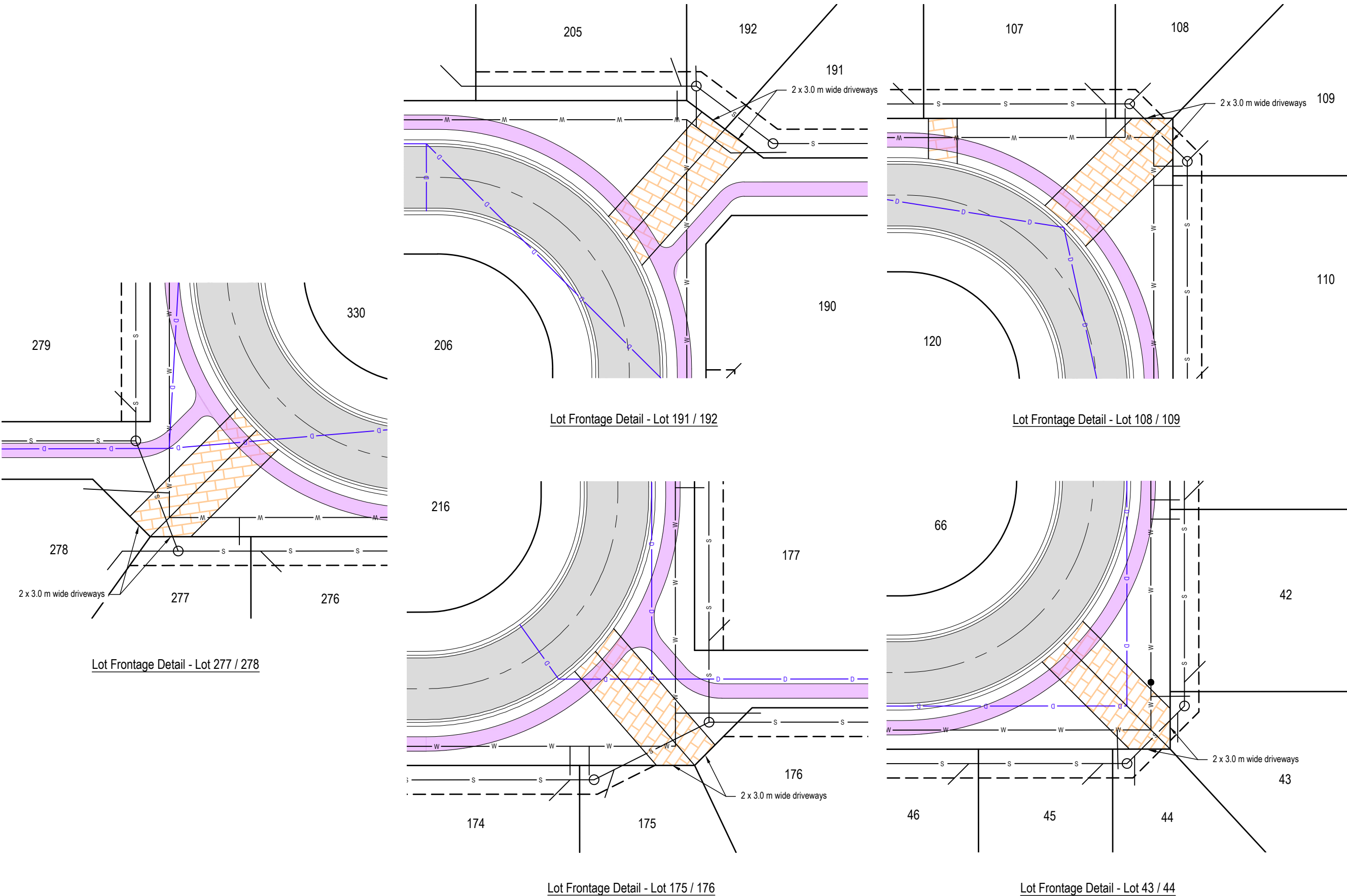
MPD Investments Pty Ltd		
Designed	JLC	Drawn
Approved	MVE	Date
XREFs		
Scale		
metres 0 2 4 6 8 10		

Drawing Title

Corner Lot Frontage Details

3204-1109

Drawing Number	Revision
3204/C131	B





Intersection Locality Plan
NTS

- Notes:
1. Intersection is to be designed in consultation with Council and is currently conceptual only.
 2. Bridge to be widened and raised under separate upgrades to be undertaken by Council.

DEVELOPMENT APPLICATION

B	External intersections added	13/04/2023	JLC	MVE	MVE
A	Not included with this revision	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.
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Project Title

James Creek Road Subdivision

Client

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Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021		MVE
XREFs					
Scale					
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Drawing Title

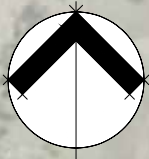
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3204-1109

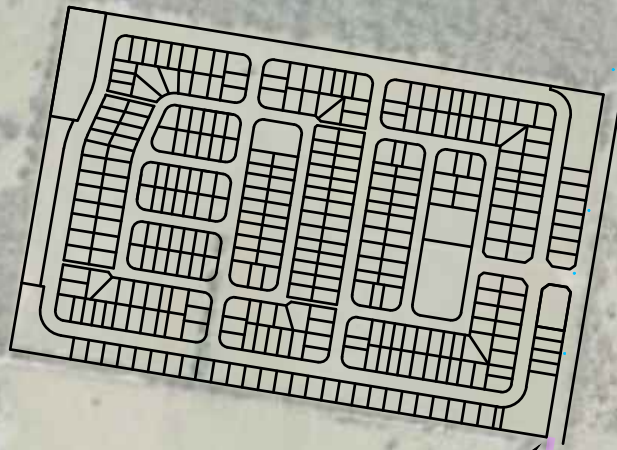
Drawing Number	Revision
3204/C132	B



Concept Yamba Rd / James Creek Rd Intersection Layout
NTS



Pacific Highway



Join to internal path network

Indicative alignment of 3800m long and 2.0m wide concrete path to Townsend township. Detailed design to occur in consultation with Council.

James Creek Road

Gardiner Road

Diamond Street
Cypress Street
Jubilee Street

DEVELOPMENT APPLICATION

B	External path added	13/04/2023	JLC	MVE	MVE
A	Not included with this revision	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.
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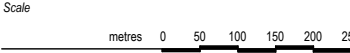
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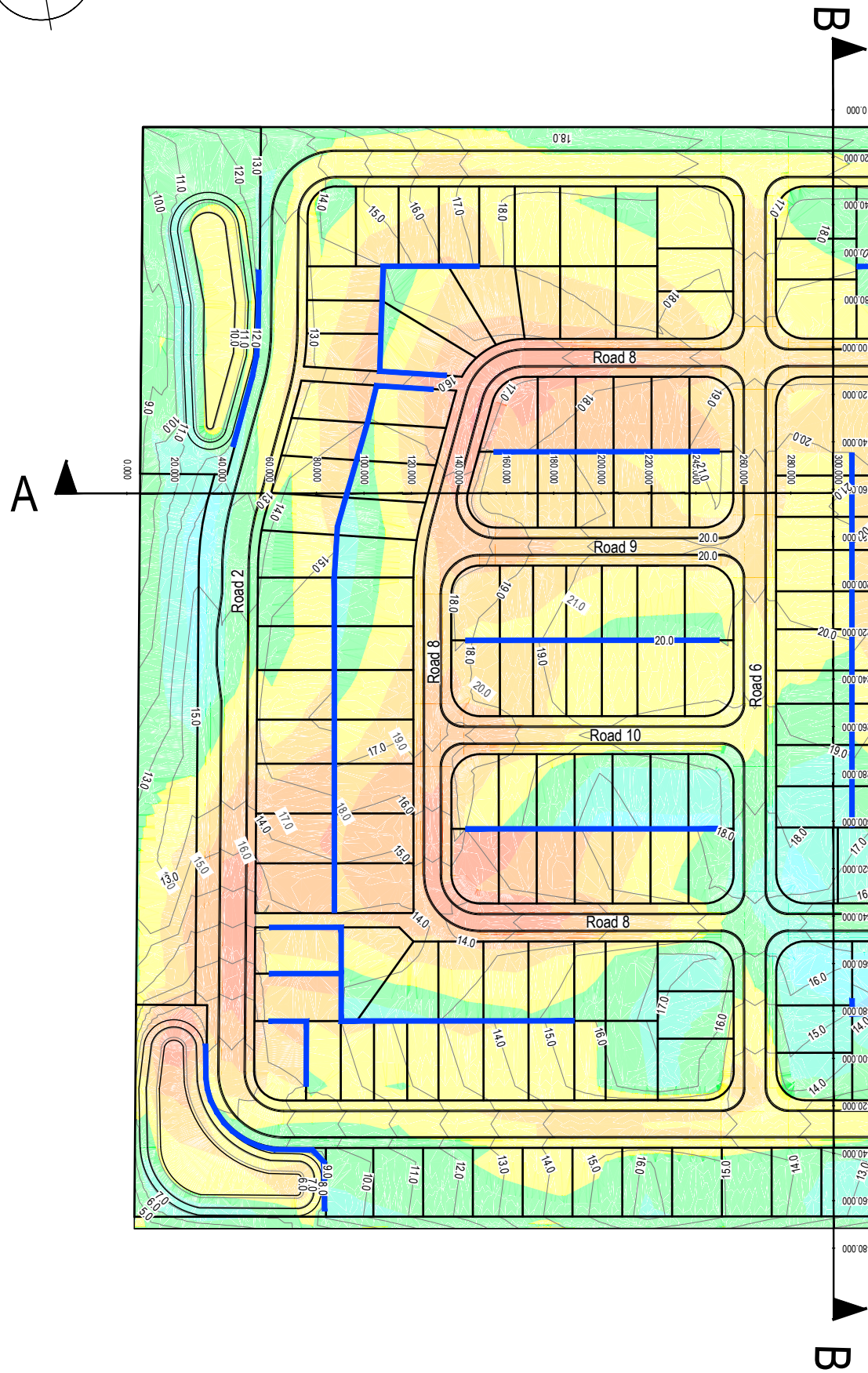
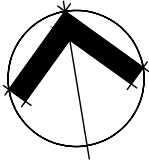
Project Title
James Creek Road Subdivision

Client MPD Investments Pty Ltd					
Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021	MVE	
XREFs					



Drawing Title
External Path Network

Drawing Number		Revision
3204/C133		B



Bulk Earthwork Layout
Scale A

LEGEND

- Proposed stage boundary
- Indicative retaining wall locations
- Cut 4.0 m to 4.2 m
- Cut 3.0 m to 4.0 m
- Cut 2.0 m to 3.0 m
- Cut 1.0 m to 2.0 m
- Cut 0.0 m to 1.0 m
- Fill 0.0 m to 1.0 m
- Fill 1.0 m to 2.0 m
- Fill 2.0 m to 3.0 m
- Fill 3.0 m to 4.0 m
- Fill 4.0 m to 5.0 m

Design contours shown at 1 m intervals

- Note:
- Bulk earthworks shown is from the stripped existing surface to the boxed out design surface.
 - Retaining wall heights to be finalised with detailed design. Maximum height of walls will be 2.0 m.

DEVELOPMENT
APPLICATION

B	Earthworks remodelled	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.
Amendments					

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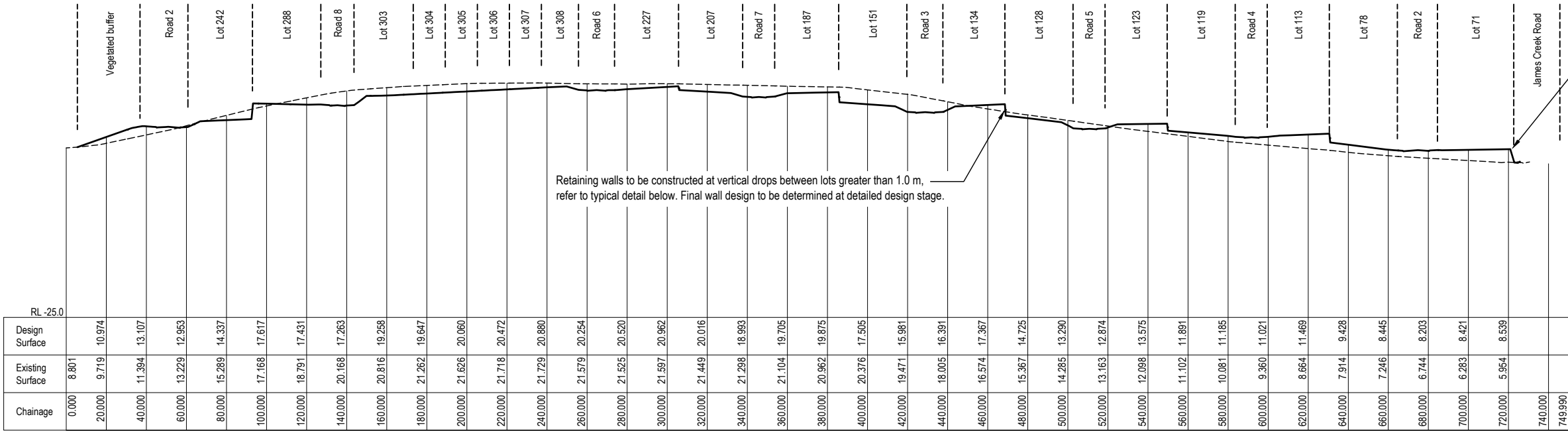
Project Title
James Creek Road Subdivision

Client MPD Investments Pty Ltd					
Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021	MVE	
XREFs					
Scale					
A	metres	0	12.5	25	37.5 50 62.5

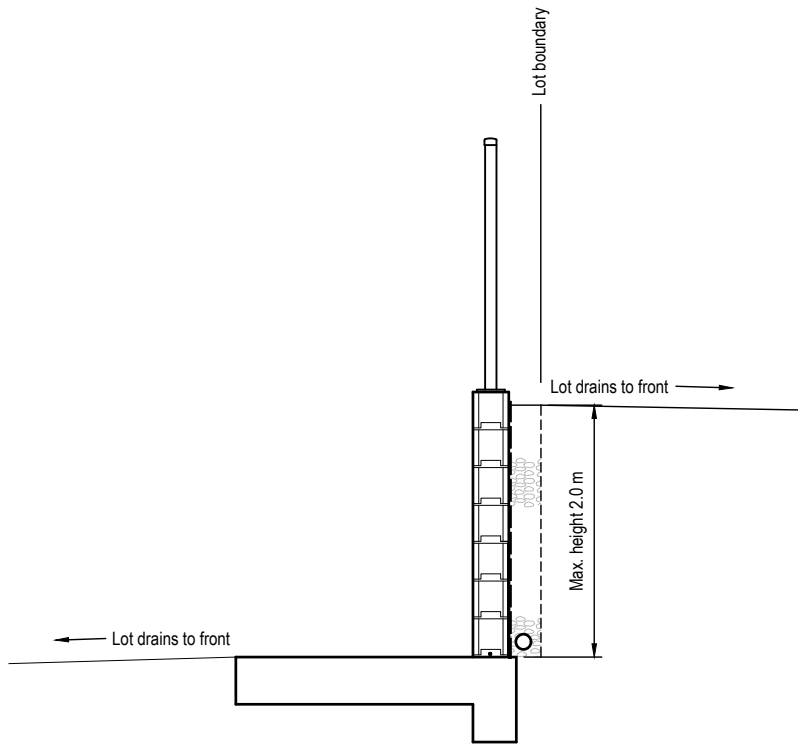
Drawing Title
Bulk Earthworks Layout

Drawing Number
3204/C135

Revision
B

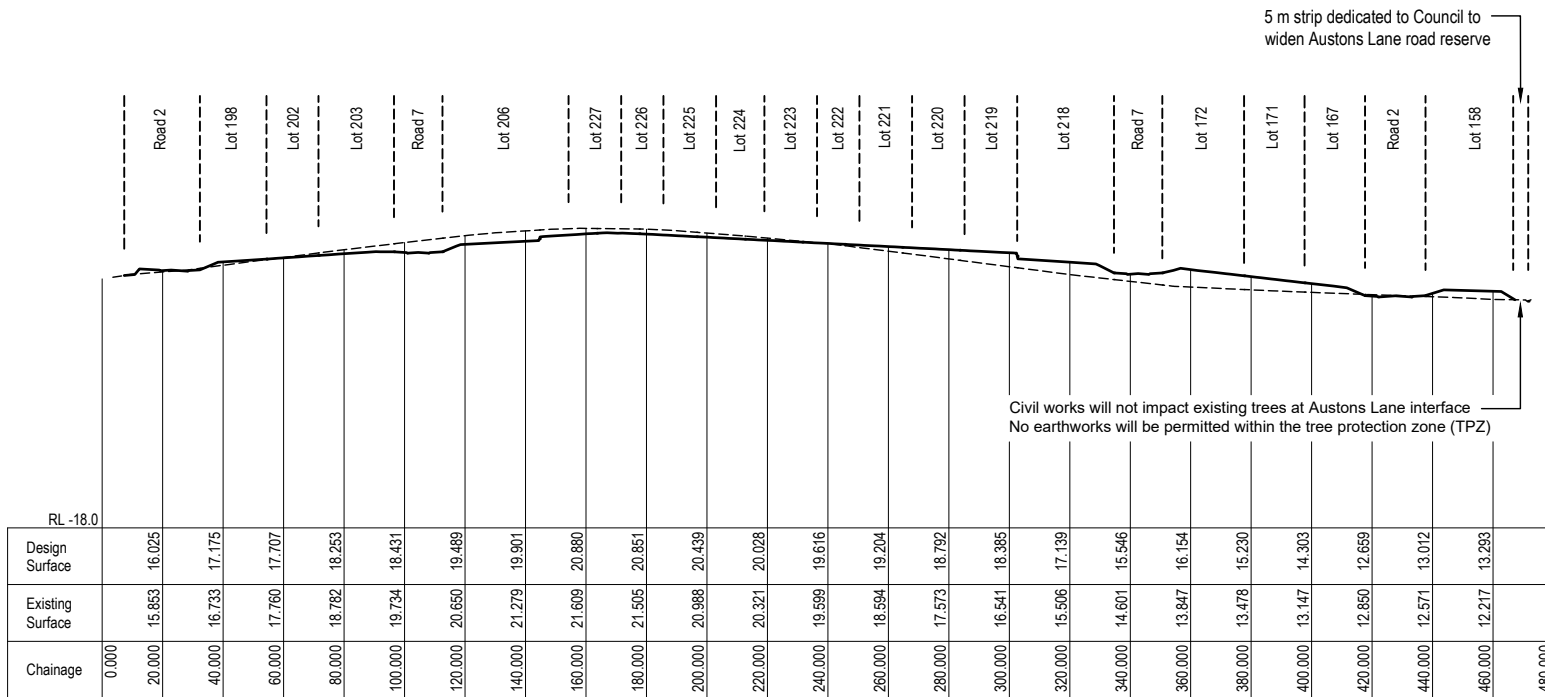


Section A-A



Typical Retaining Wall Detail
(NTS)

Note: Type and design of retaining wall to be determined at detailed design stage.



Section B-B

Bulk Earthworks Parameters							
Parameter	Base Surface	Comparison Surface	Total Cut Volume (m³)	Total Cut Area (m²)	Total Fill Volume (m³)	Total Fill Area (m²)	Balance (m³)
Stripping	Existing Surface	Stripped Surface	34,490	344,880	0	0	34,490 (cut)
Cut - Fill	Stripped Surface	Boxed Surface	183,975	155,895	196,225	178,660	12,250 (fill)

Notes:

- Boxed surface implies to the underside of the road and path subgrade.
- Figures are approximate, design will be refined at detailed design stage to include more of a balanced site.

DEVELOPMENT
APPLICATION

B	Earthworks remodelled-detail added	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.
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Project Title

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Client

MPD Investments Pty Ltd

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Approved	MVE	Date	8/10/2021	MVE	
XREFs					

Scale					
Horizontal	metres	0	12.5	25	37.5
Vertical		0	5	10	15

Drawing Title

Site Cross Sections
and Typical Retaining Detail

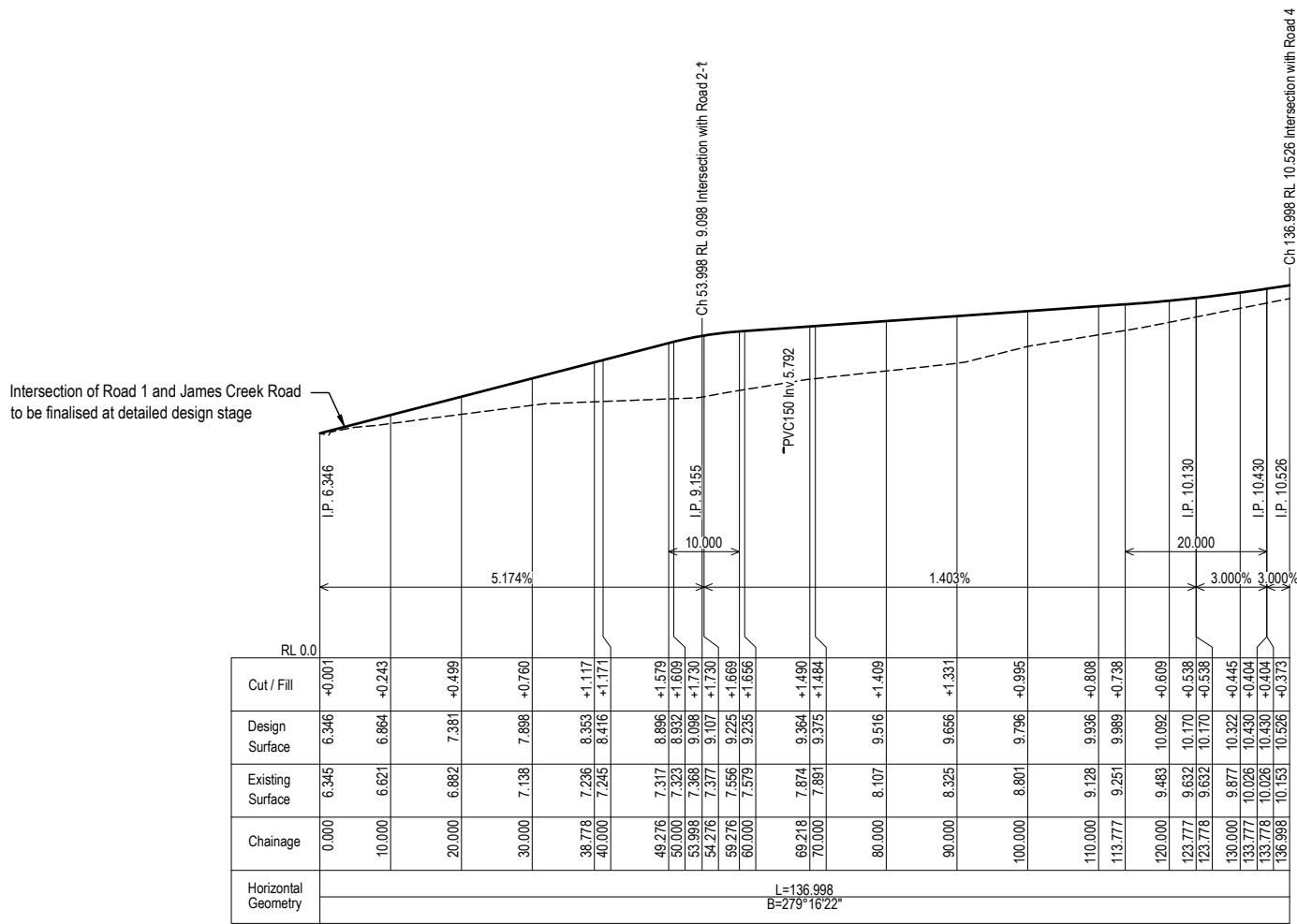
3204-1110

Drawing Number

Revision

3204/C136

B



Longitudinal Section - Road 1 Ch.0.0 - 136.998

DEVELOPMENT
APPLICATION

B	Roads remodelled to new lot layout	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.
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Project Title

James Creek Road Subdivision

Client

MPD Investments Pty Ltd

Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021		MVE
XREFs					

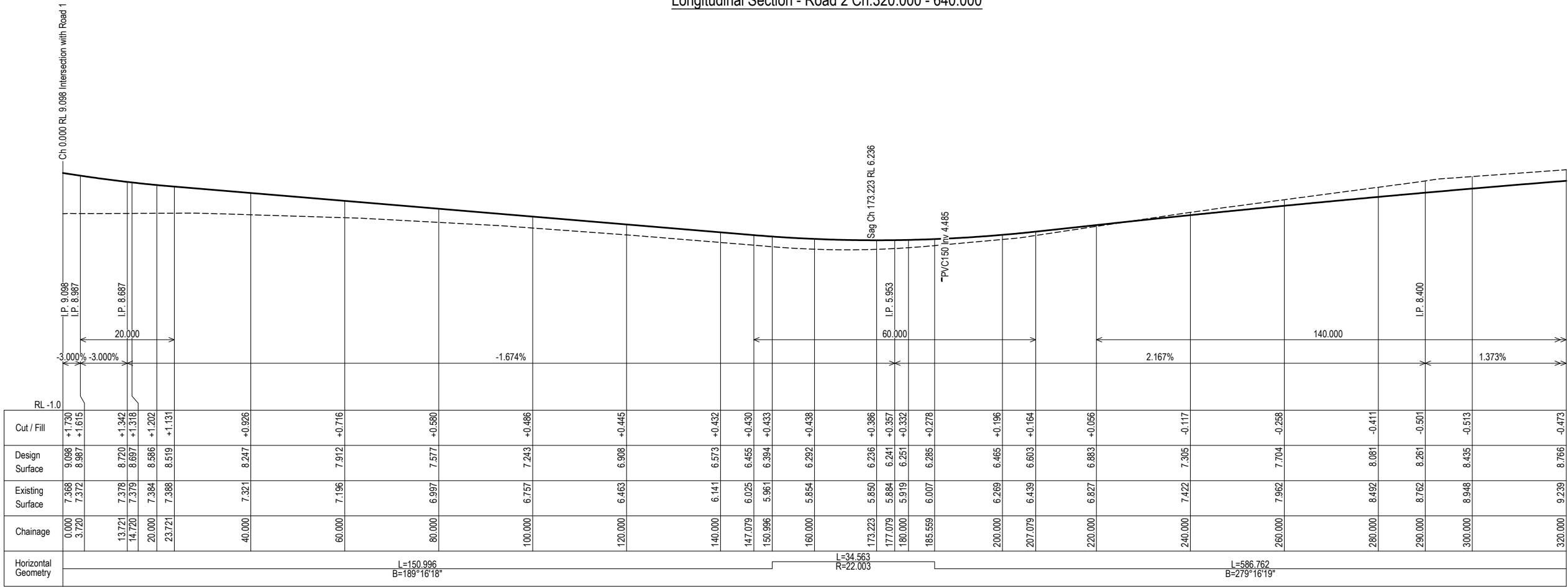
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Vertical		0	1	2	3

Drawing Title

Longitudinal Section
Road 1

3204-1111

Drawing Number	Revision
3204/C140	B



DEVELOPMENT APPLICATION

B	Roads remodelled to new lot layout	13/04/2023	JLC	MVE	MVE
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Rev.	Description	Date	Des.	App.	Chk.
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Project Title

James Creek Road Subdivision

Client

MPD Investments Pty Ltd

Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021		MVE

XREFs

Scale

Horizontal metres 0 5 10 15 20 25

Vertical 0 1 2 3 4 5

Drawing Title

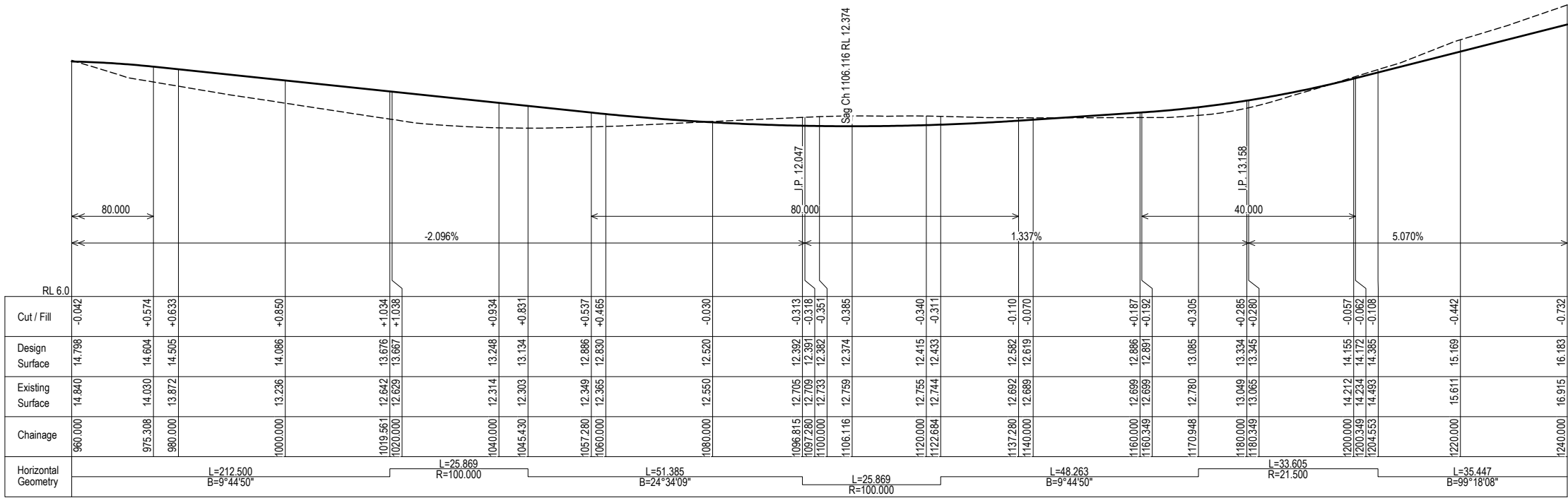
Longitudinal Section
Road 2 - Sheet 1 of 4

Drawing Number

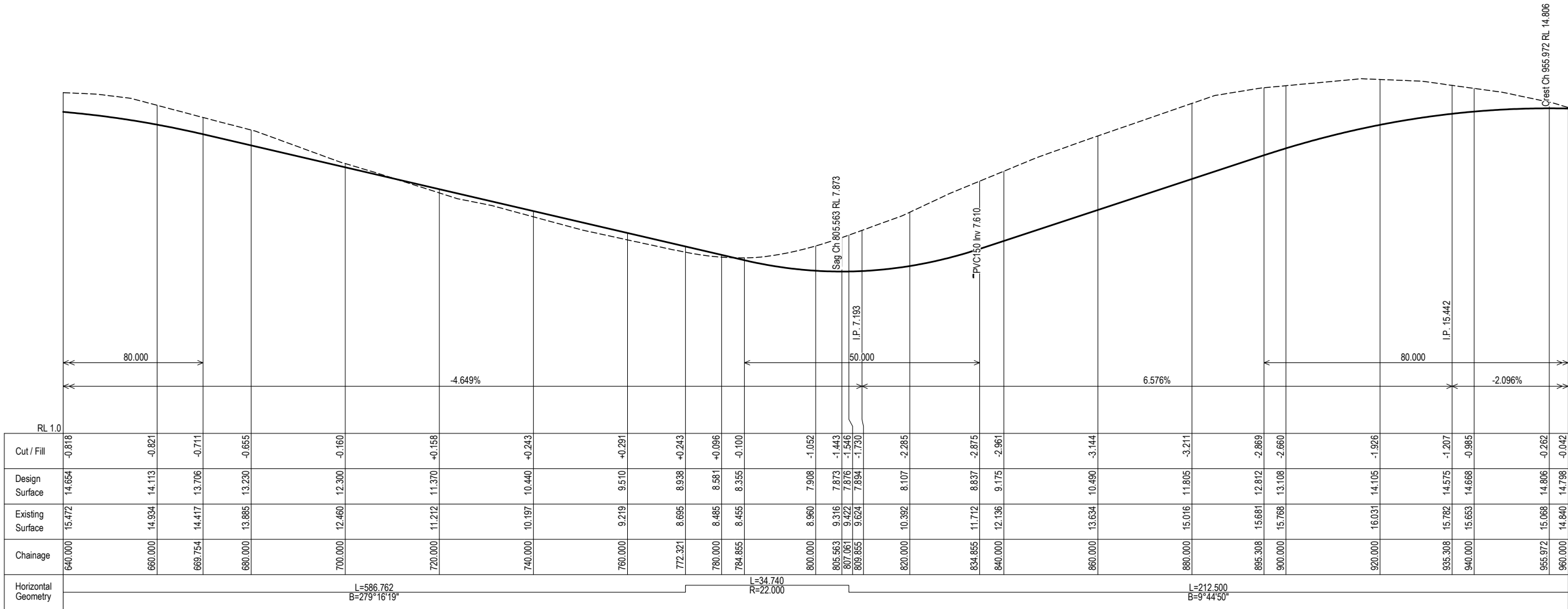
3204/C141

Revision

B



Longitudinal Section - Road 2 Ch.960.000 - 1240.000



Longitudinal Section - Road 2 Ch.640.000 - 960.000

DEVELOPMENT APPLICATION

B	Roads remodelled to new lot layout	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.

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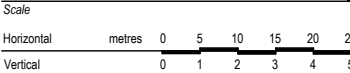
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Project Title
James Creek Road Subdivision

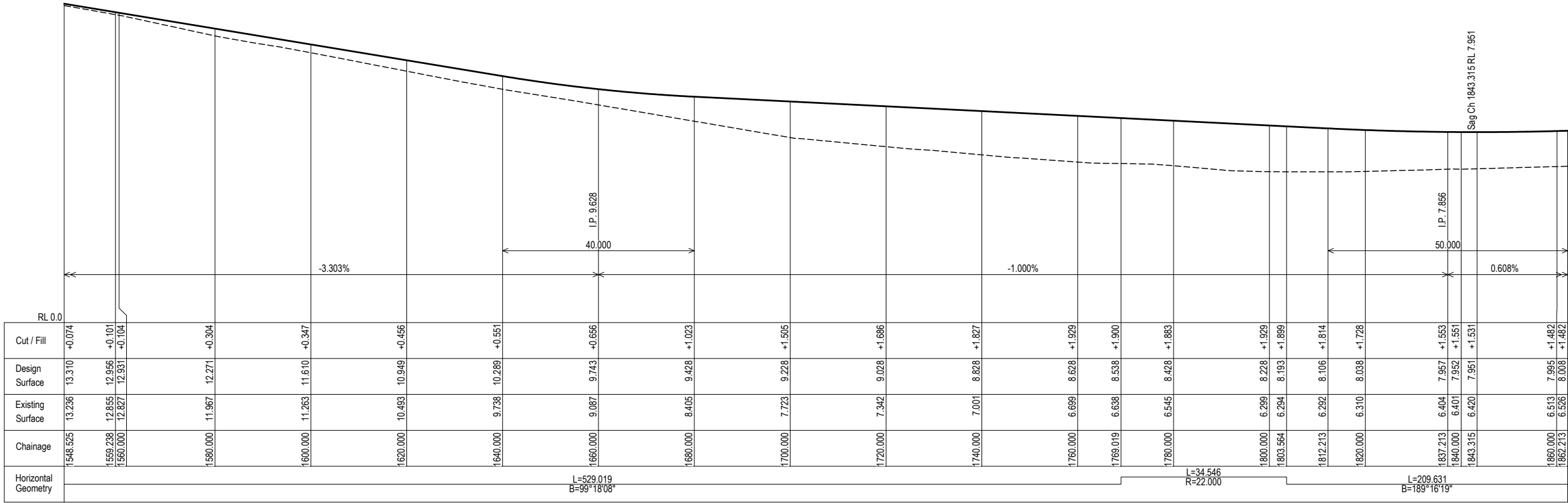
Client MPD Investments Pty Ltd		
Designed	JLC	Drawn
Approved	MVE	Date
XREFs		
Scale		
Horizontal		
Vertical		



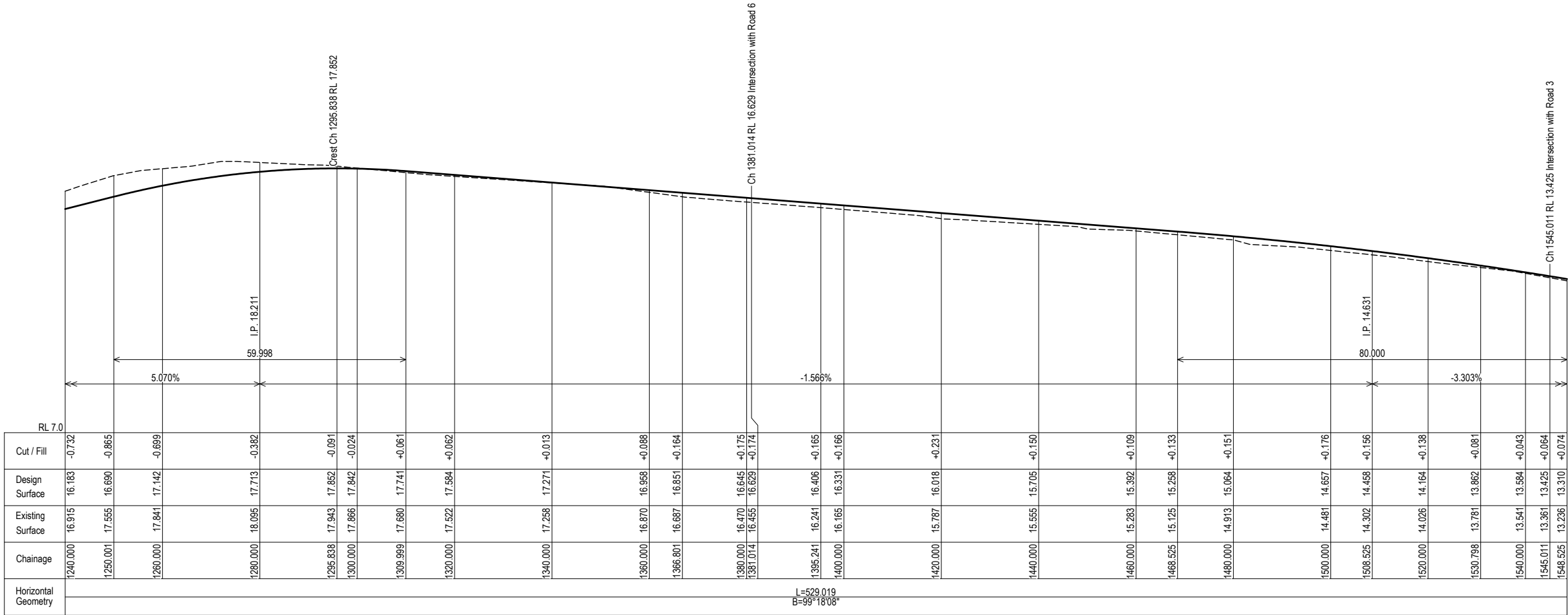
Drawing Title
Longitudinal Section
Road 2 - Sheet 2 of 4

Drawing Number
3204/C142

Revision
B



Longitudinal Section - Road 2 Ch.1548.525- 1862.213



Longitudinal Section - Road 2 Ch.1240.000 - 1548.525

DEVELOPMENT APPLICATION

B	Roads remodelled to new lot layout	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.

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Project Title
James Creek Road Subdivision

Client

MPD Investments Pty Ltd

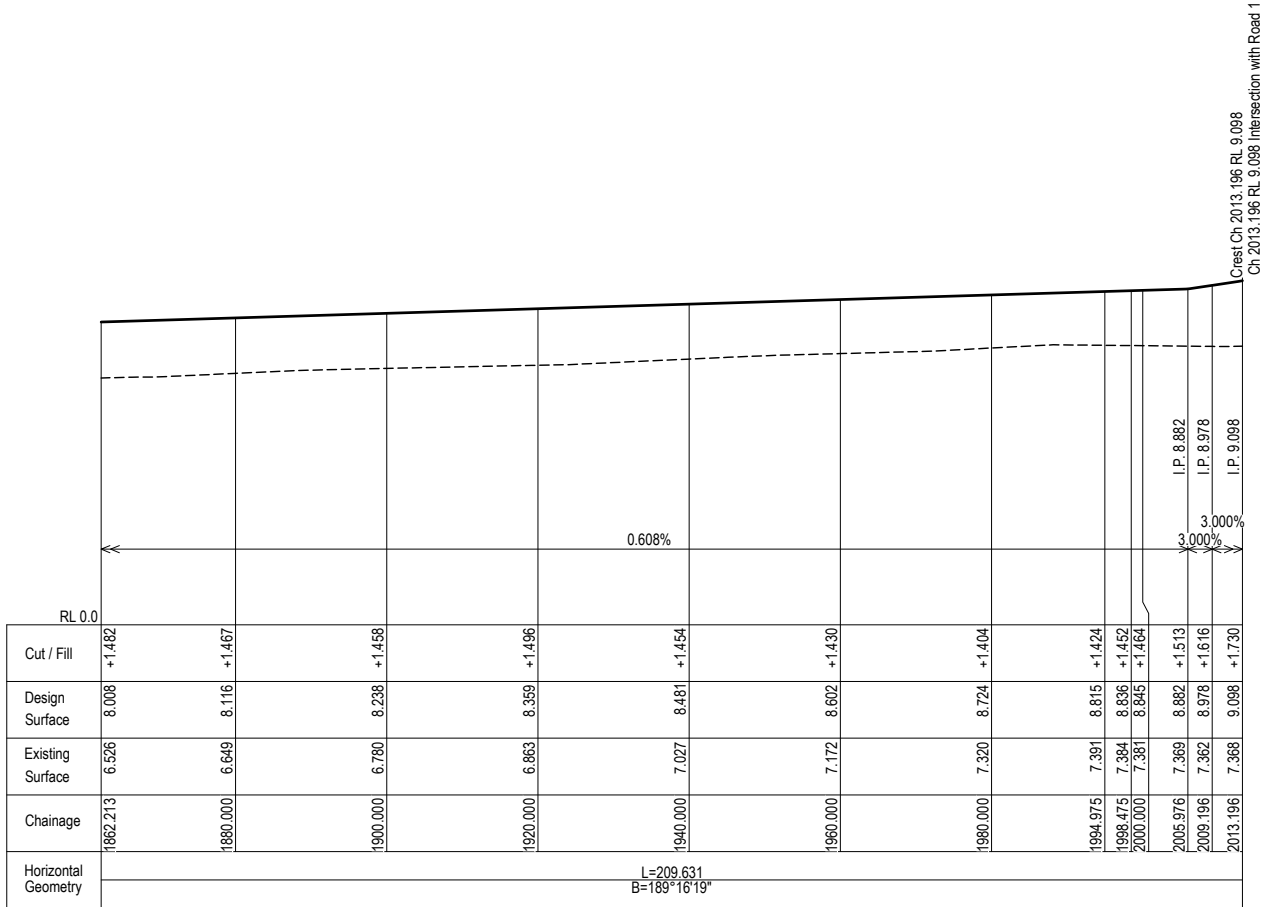
Designed	JLC	Drawn	JLC	Checked
Approved	MVE	Date	8/10/2021	MVE
XREFs				

Scale						
Horizontal	metres	0	5	10	15	20
Vertical		0	1	2	3	4

Drawing Title
Longitudinal Section
Road 2 - Sheet 3 of 4

Drawing Number
3204/C143

Revision
B



DEVELOPMENT APPLICATION

B	Roads remodelled to new lot layout	13/04/2023	JLC	MVE	MVE
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Rev.	Description	Date	Des.	App.	Chk.
Amendments					

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Project Title

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Client

MPD Investments Pty Ltd

Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021		MVE

XREFs

Scale

Horizontal metres 0 5 10 15 20 25

Vertical 0 1 2 3 4 5

Drawing Title

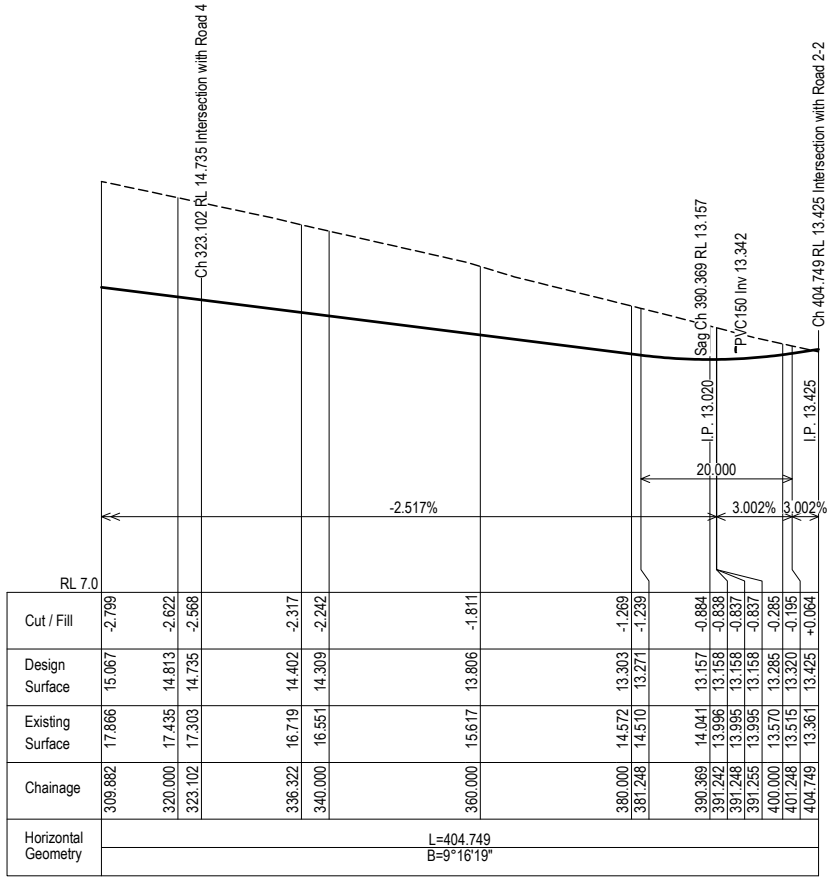
Longitudinal Section
Road 2 - Sheet 4 of 4

Drawing Number

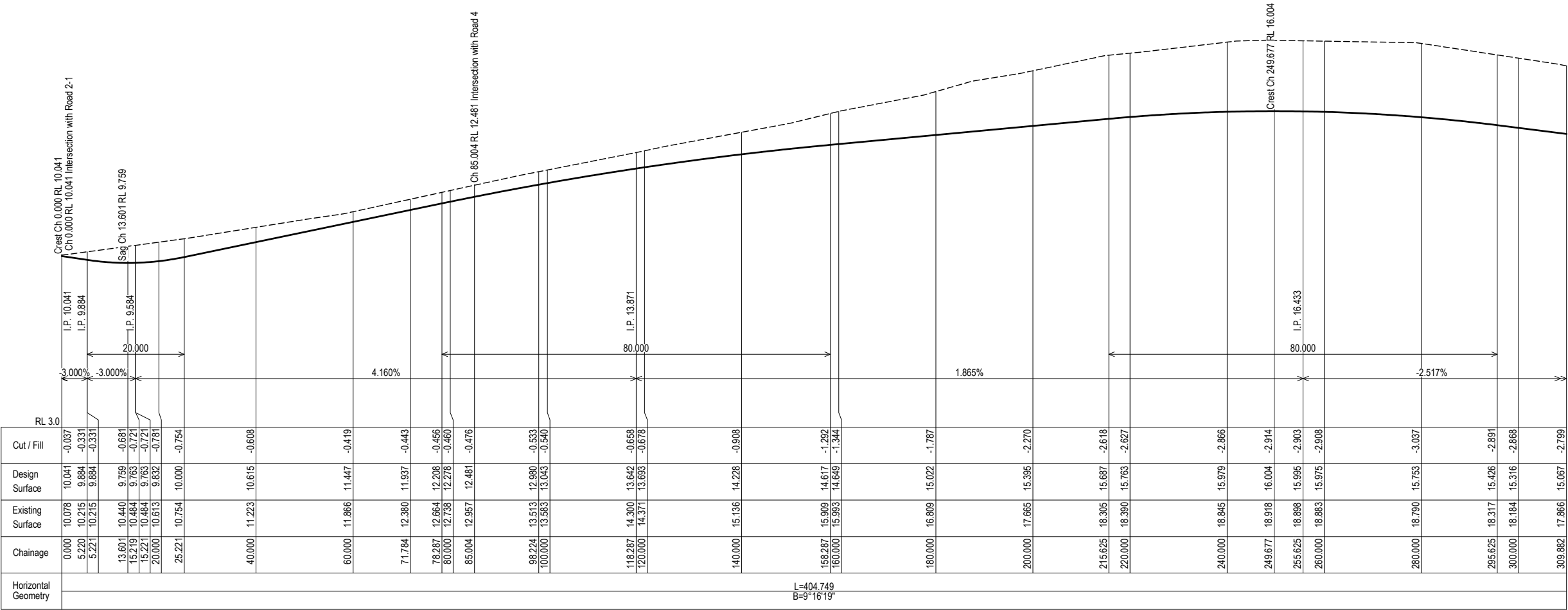
3204/C144

Revision

B



Longitudinal Section - Road 3 Ch.309.882 - 404.749



Longitudinal Section - Road 3 Ch.0.0 - 309.882

DEVELOPMENT APPLICATION

B	Roads remodelled to new lot layout	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.
Amendments					

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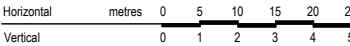
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Project Title
James Creek Road Subdivision

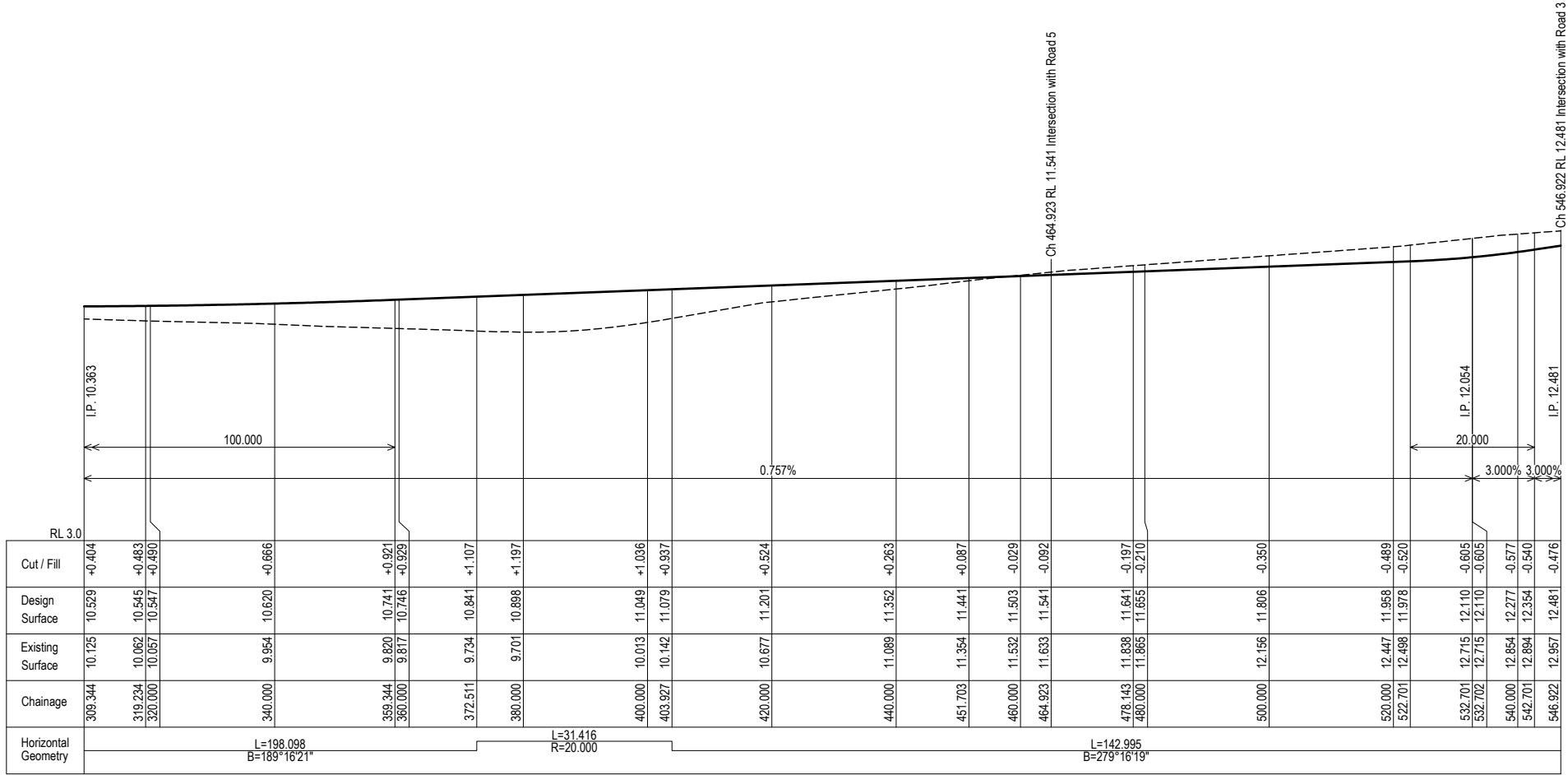
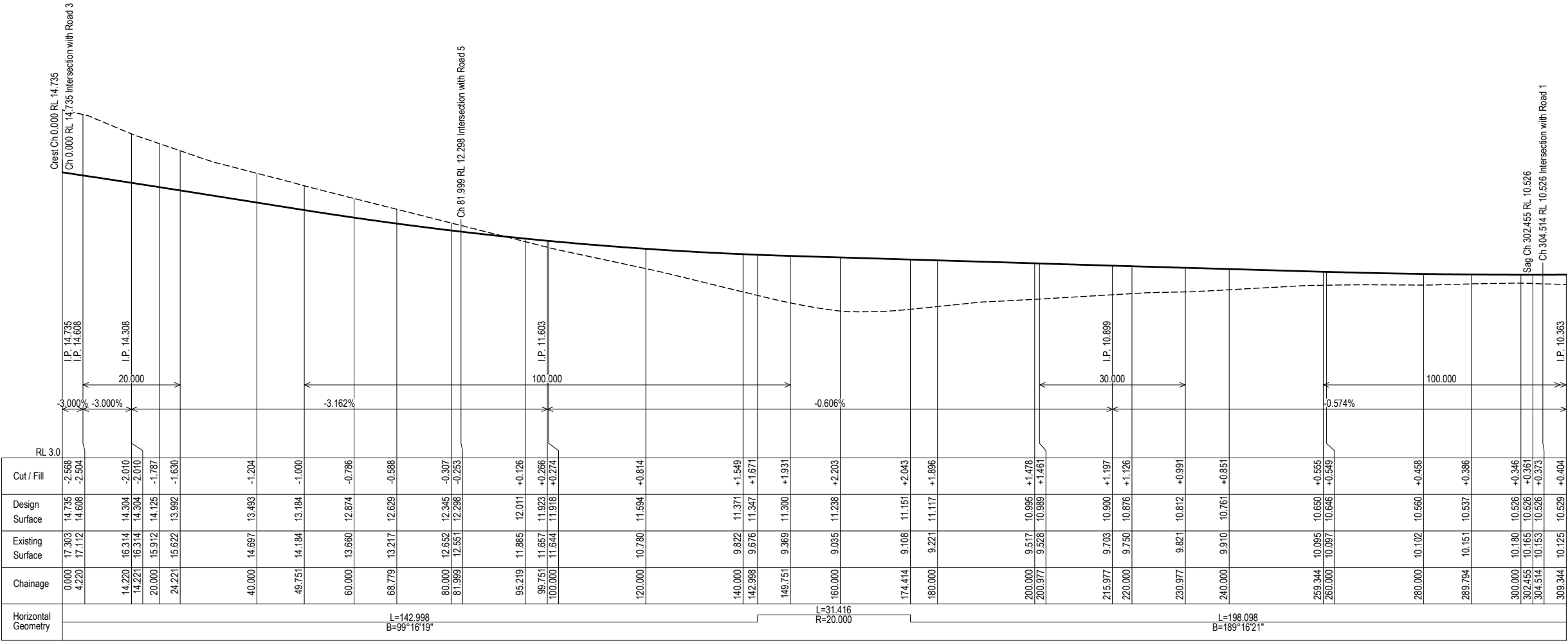
Client MPD Investments Pty Ltd		
Designed	JLC	Drawn
Approved	MVE	Date
XREFs		
Scale		
Horizontal		
Vertical		



Drawing Title
Longitudinal Section
Road 3

Drawing Number
3204/C145

Revision
B



DEVELOPMENT APPLICATION

B	Roads remodelled to new lot layout	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.
Amendments					

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Client

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Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021		MVE

XREFs

Scale

Horizontal metres 0 5 10 15 20 25

Vertical 0 1 2 3 4 5

Drawing Title

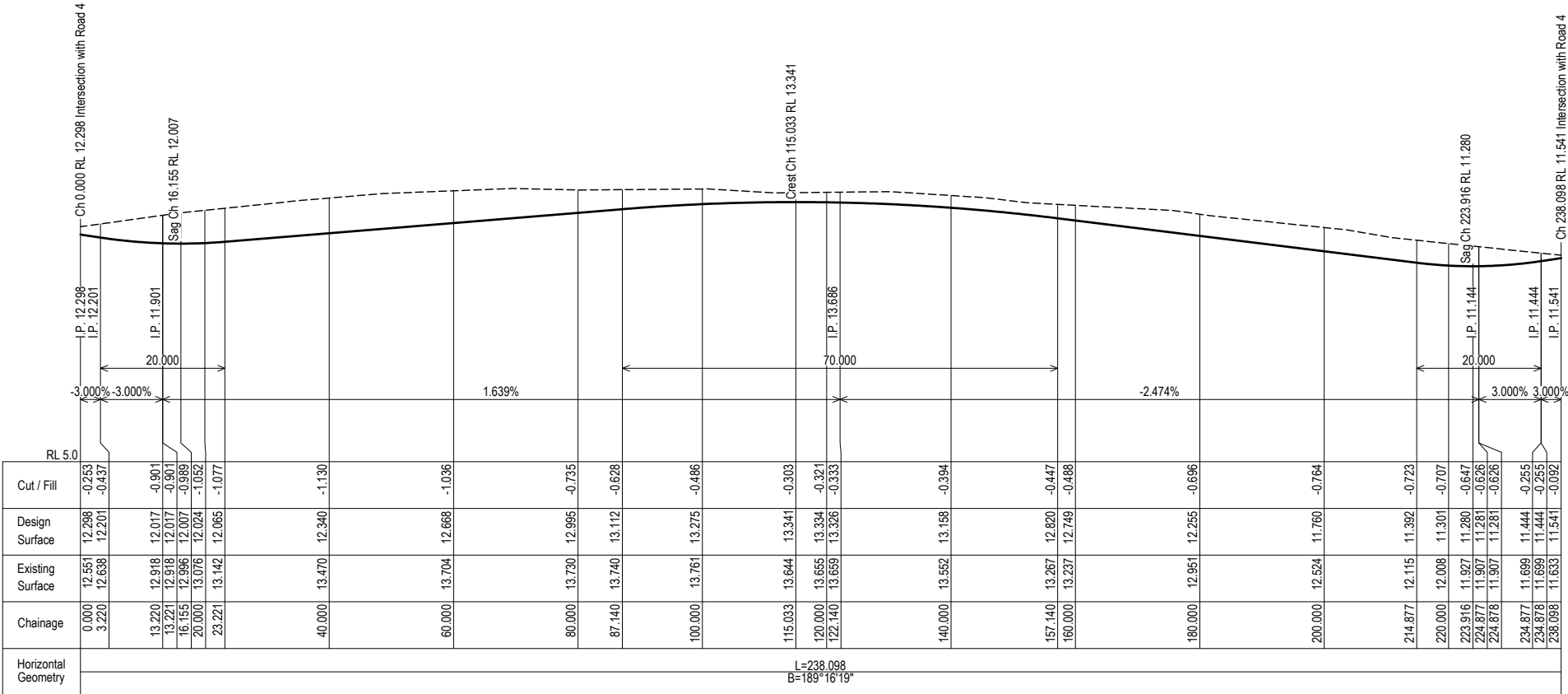
Longitudinal Section Road 4

Drawing Number

3204/C146

Revision

B



DEVELOPMENT APPLICATION

B	Roads remodelled to new lot layout	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev	Description	Date	Des.	App.	Chk.
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Project Title
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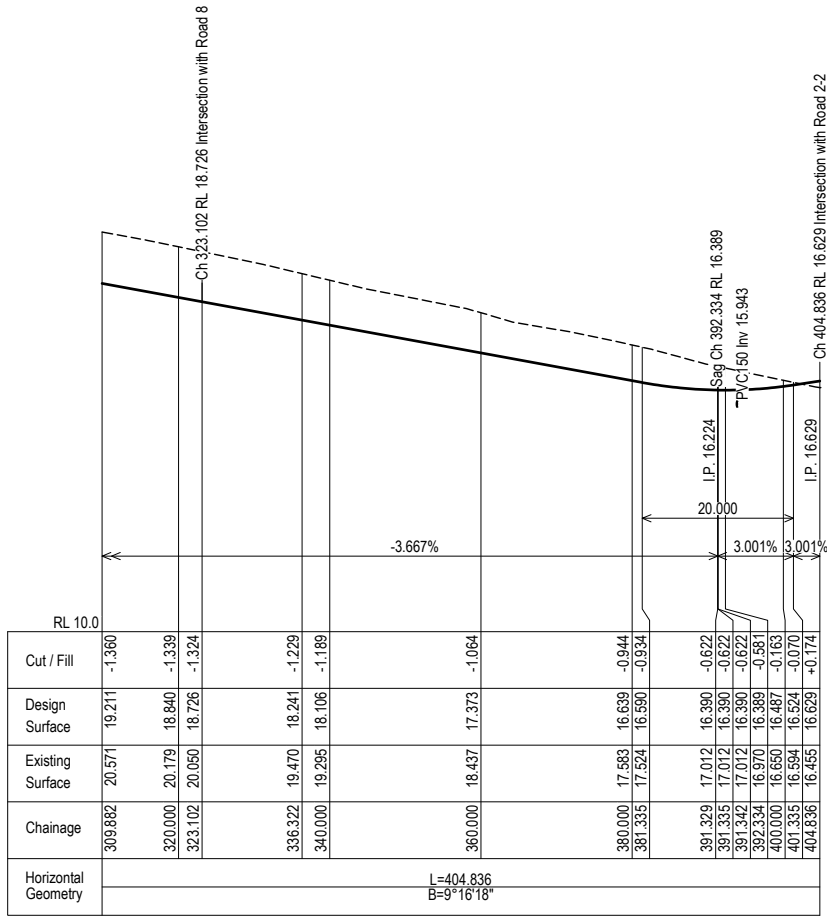
Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021		MVE

XREFs	
Scale	
Horizontal	metres 0 5 10 15 20 25
Vertical	0 1 2 3 4 5

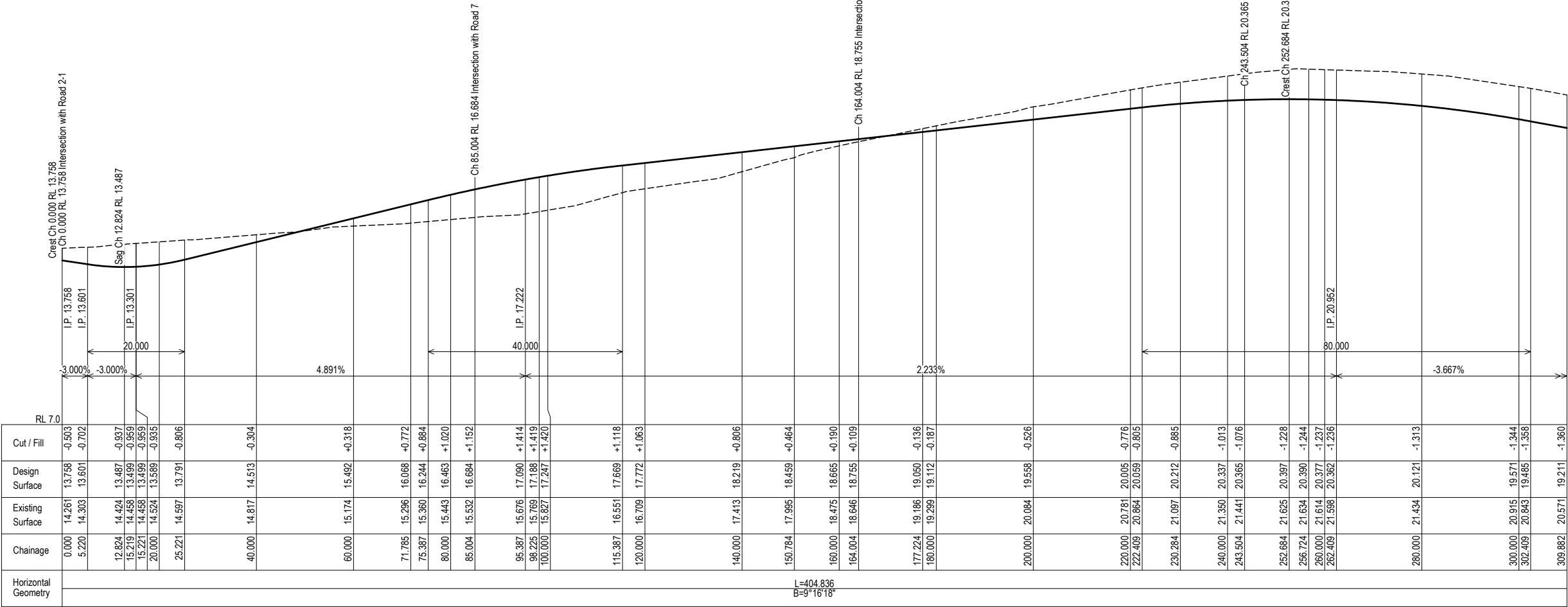
Drawing Title
**Longitudinal Section
Road 5**

Drawing Number
3204/C147

Revision
B



Longitudinal Section - Road 6 Ch.309.882 - 404.836



Longitudinal Section - Road 6 Ch.0.0 - 309.882

DEVELOPMENT APPLICATION

B	Roads remodelled to new lot layout	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.
Amendments					

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Project Title
James Creek Road Subdivision

Client
MPD Investments Pty Ltd

Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021		MVE

XREFs

Scale

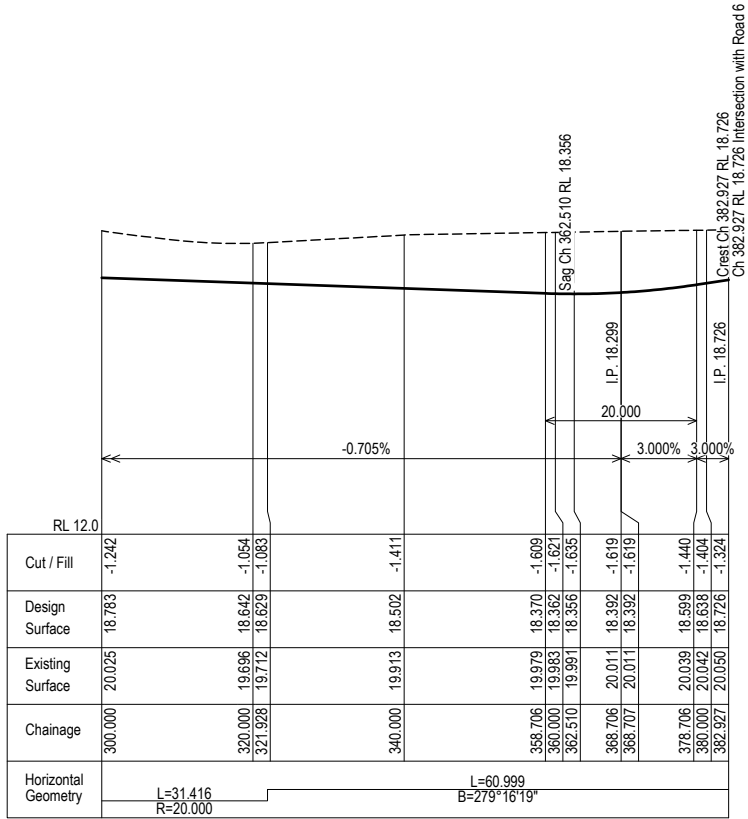
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Vertical 0 1 2 3 4 5

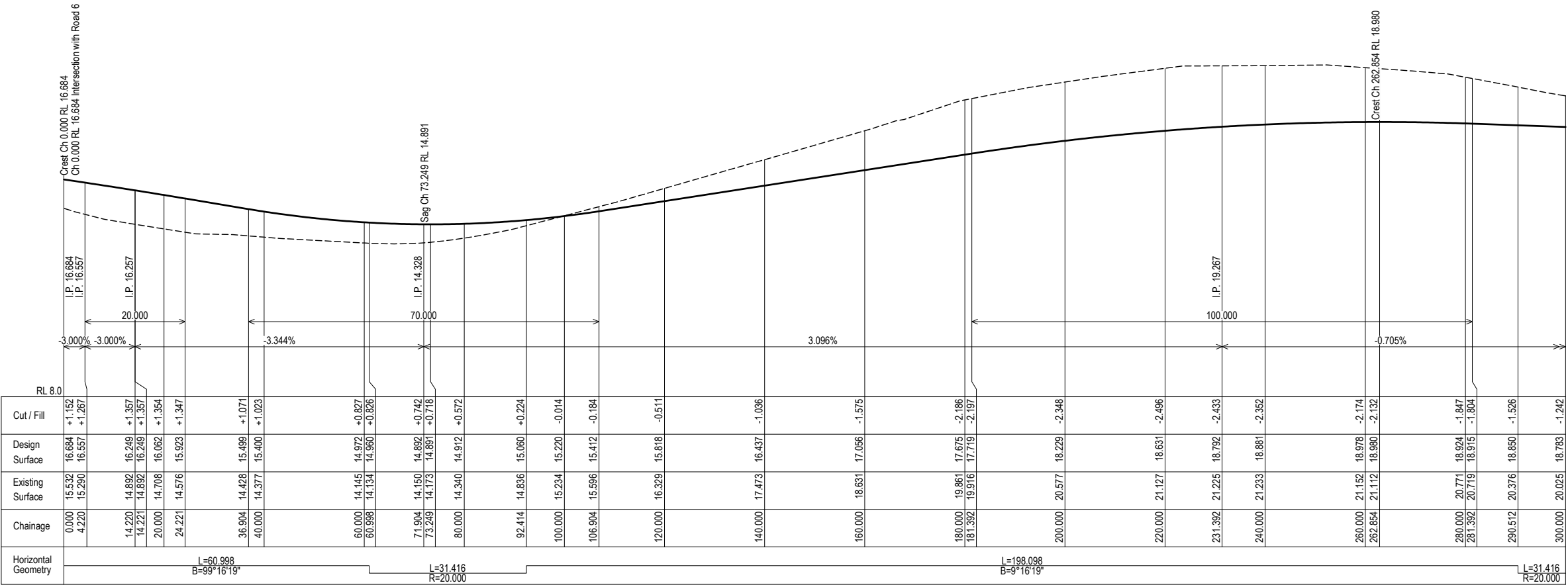
Drawing Title
Longitudinal Section Road 6

Drawing Number
3204/C148

Revision
B



Longitudinal Section - Road 7 Ch.300.000 - 382.927



Longitudinal Section - Road 7 Ch.0.0 - 300.000

DEVELOPMENT APPLICATION

B	Roads remodelled to new lot layout	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.
Amendments					

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Project Title

James Creek Road Subdivision

Client

MPD Investments Pty Ltd

Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021		MVE

XREFs

Scale

Horizontal metres 0 5 10 15 20 25

Vertical 0 1 2 3 4 5

Drawing Title

Longitudinal Section Road 7

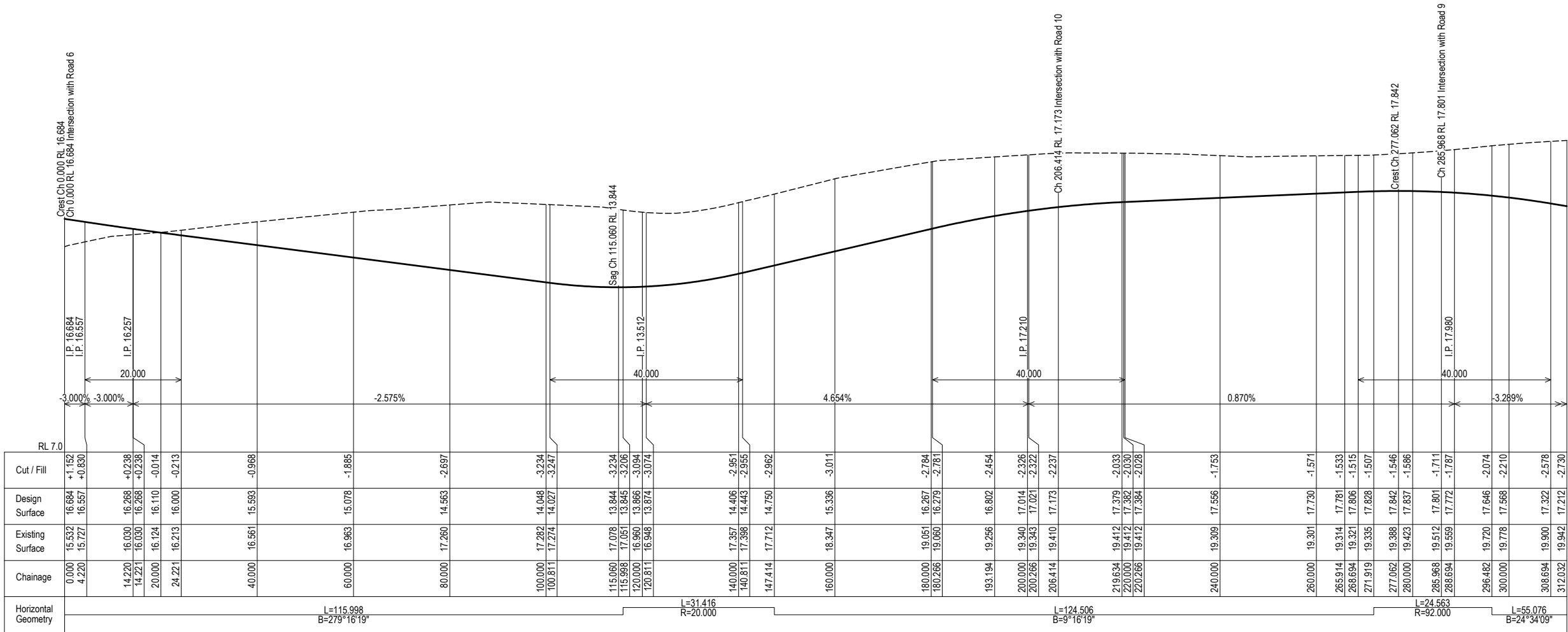
Drawing Number

3204/C149

Revision

B

3204-1111



Longitudinal Section - Road 8 Ch.0.0 - 312.032

Longitudinal Section - Road 8 Ch.312.032 - 477.228

DEVELOPMENT APPLICATION

B	Roads remodelled to new lot layout	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.
Amendments					

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Project Title
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Client
MPD Investments Pty Ltd

Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021		MVE

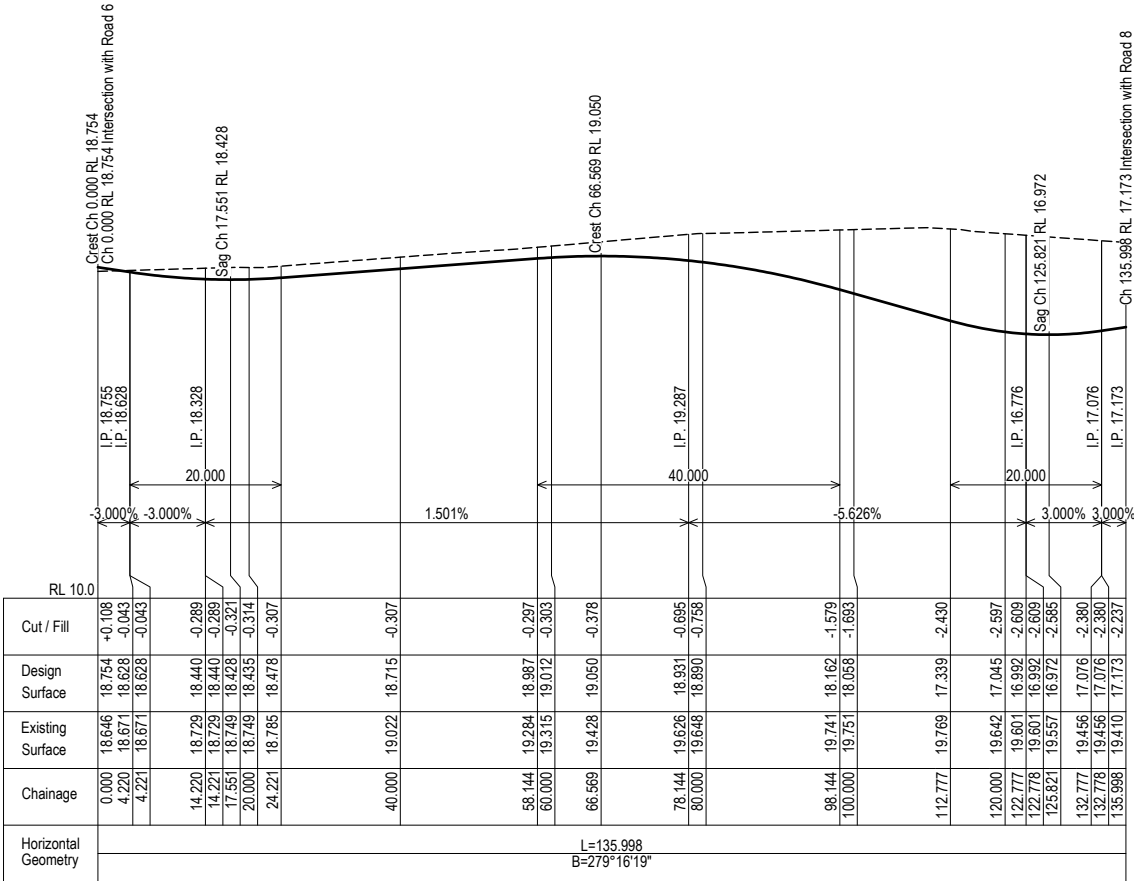
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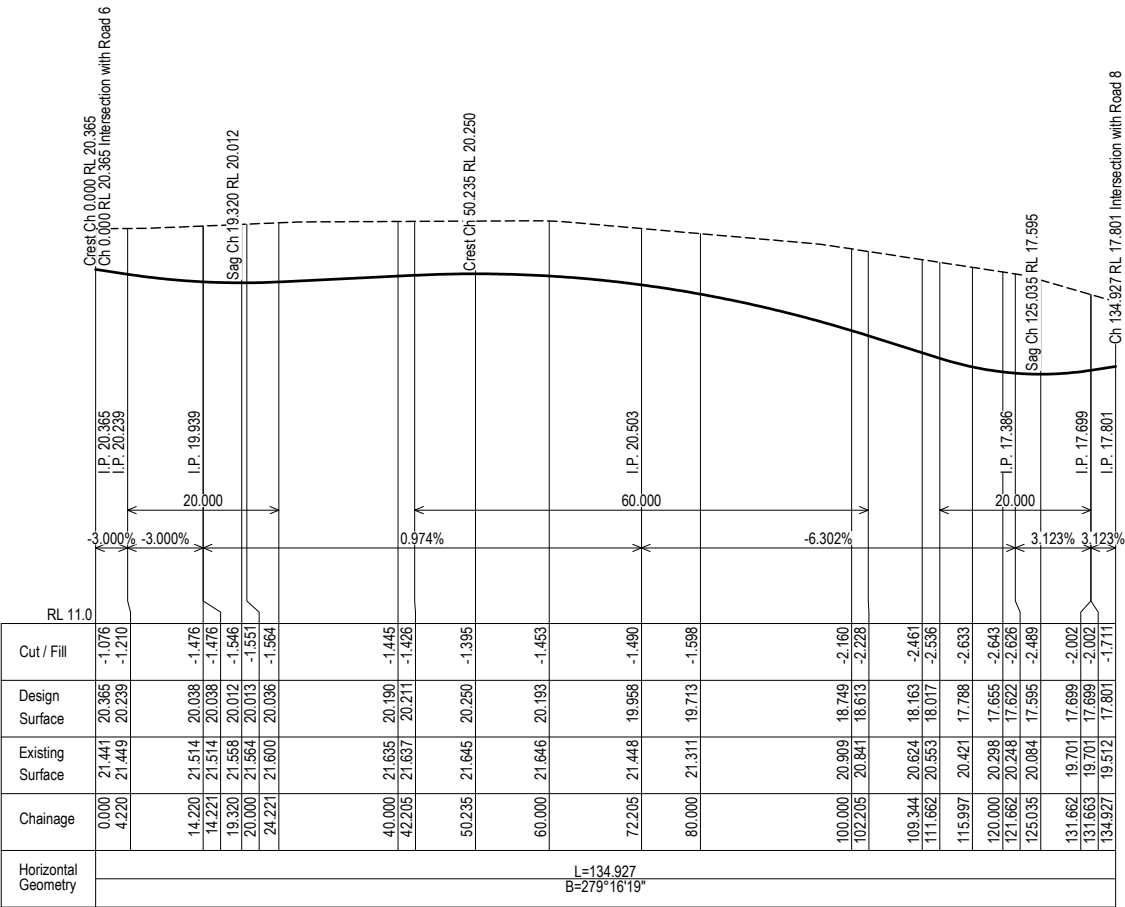
Horizontal metres 0 5 10 15 20 25
Vertical 0 1 2 3 4 5

Drawing Title
Longitudinal Section Road 8
Drawing Number
3204/C150
Revision
B

Drawing Number
3204-111
Revision
B



Longitudinal Section - Road 10 Ch.0.0 - 135.998



Longitudinal Section - Road 9 Ch.0.0 - 134.927

DEVELOPMENT APPLICATION

B	Roads remodelled to new lot layout	13/04/2023	JLC	MVE	MVE
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Rev.	Description	Date	Des.	App.	Chk.
Amendments					

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Project Title

James Creek Road Subdivision

Client

MPD Investments Pty Ltd

Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021		MVE
XREFs					

Scale					
Horizontal	metres	0	5	10	15
Vertical		0	1	2	3

Drawing Title

Longitudinal Section
Road 9 and Road 10

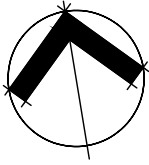
3204-1111

Drawing Number

3204/C151

Revision

B

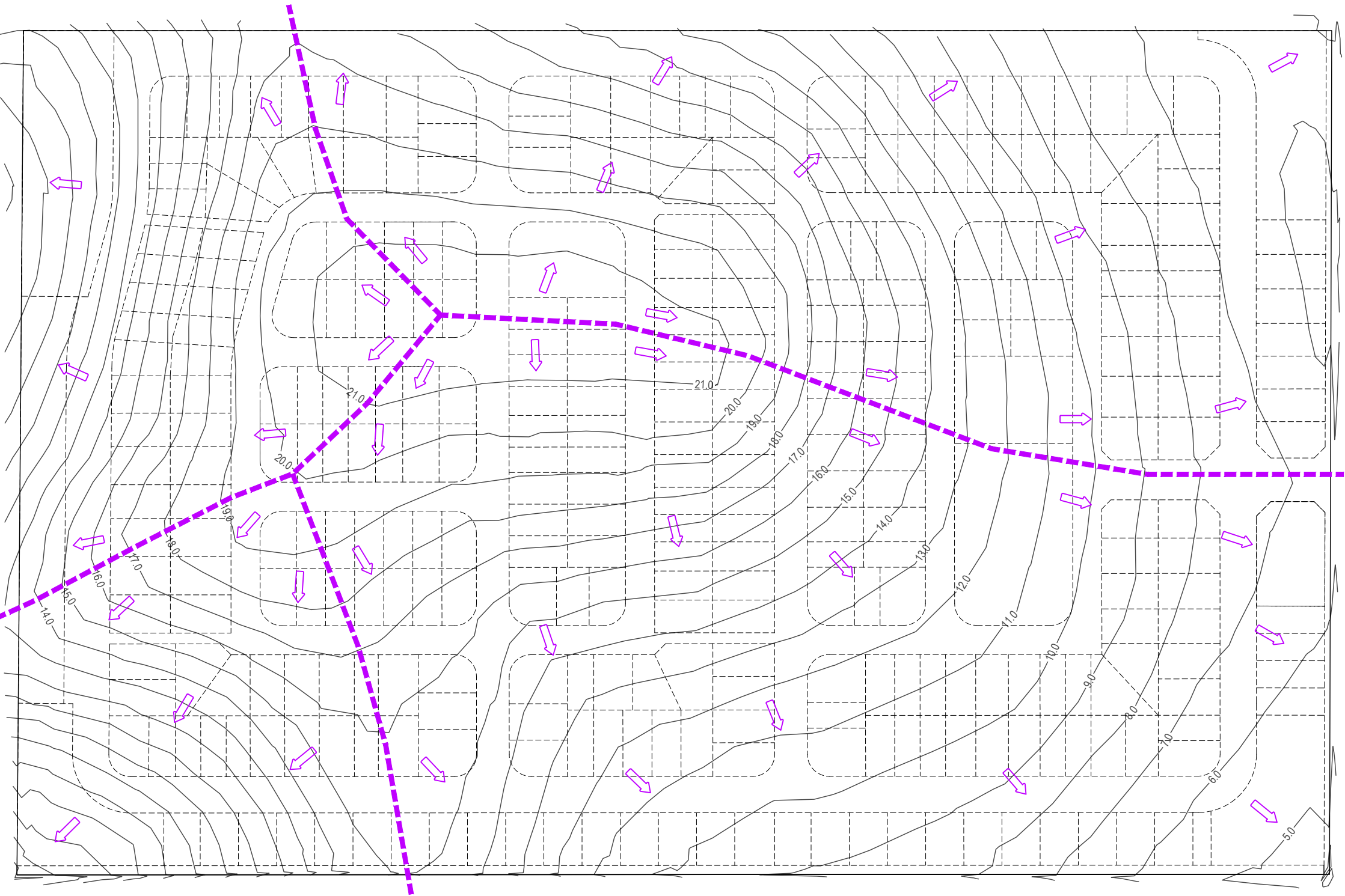


- LEGEND (Existing)
- Crest Line
 - Overland flow arrow

Existing contours are at 1.0 m intervals

Catchment Area 5.07 ha

Catchment Area 11.14 ha



Catchment Area 3.61 ha

Catchment Area 13.59 ha

- Note:
- Proposed lot layout shown for clarity.

DEVELOPMENT APPLICATION

B	Updated to address Council's RFI	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.
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Project Title

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Client

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Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021	MVE	

XREFs

Scale

metres 0 12.5 25 37.5 50 62.5

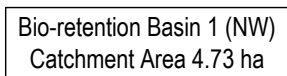
Drawing Title

Existing Stormwater Catchment
and Overland Flow

3204-1112

Drawing Number Revision

3204/C160 B



- Refer to sheet C162 for basin details and sheet C166 for typical details

Refer to sheet C163 for basin details
and sheet C166 for typical details

Bio-retention Basin 2 (NE) Catchment Area 10.45 ha

infiltration trench

Indicative location of basin outlet
into external roadside swale
including scour protection

Note:

1. Stormwater pits and pipes not shown as their location will change with the detailed design.

DEVELOPMENT
APPLICATION

B	Updated to address Council's RFI	13/04/2023	JLC	MVE	MVE
A	Not included with this revision	24/05/2022	JLC	MVE	MVE
Rev	Description	Date	Des.	App.	Chk.

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Approved	MVE	Date	8/10/2021	

XREFs

Scale

metres 0 12.5 25 37.5 50 62.5

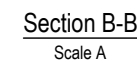
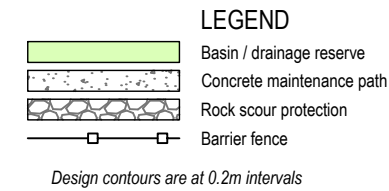
Drawing Title

Stormwater Design Layout

3204-1112

Drawing Number	Revision
3204/C161	B

Minimum Basin Areas and Volumes		
Basin No.	Surface Area at Base (m ²)	Volume at 100yr ARI peak water level (m ³)
1	1020	1615
2	1270	1885
3	1660	2310
4	1360	2040

DEVELOPMENT
APPLICATION

B	Updated to address Council's RFI	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev	Description	Date	Des.	App.	Chk.

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Project Title

James Creek Road Subdivision

Client

MPD Investments Pty Ltd

Designed	JLC	Drawn	JLC	Checked MVE
Approved	MVE	Date	8/10/2021	

XREFs

Scale

A	metres	0	5	10	15	20	25
Layout		0	2.5	5	7.5	10	12.5

Drawing Title

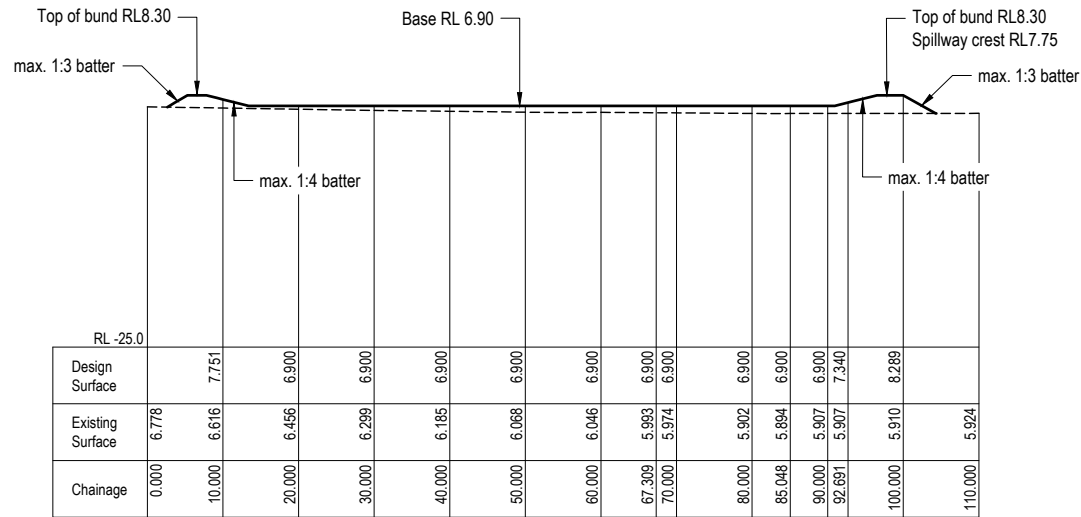
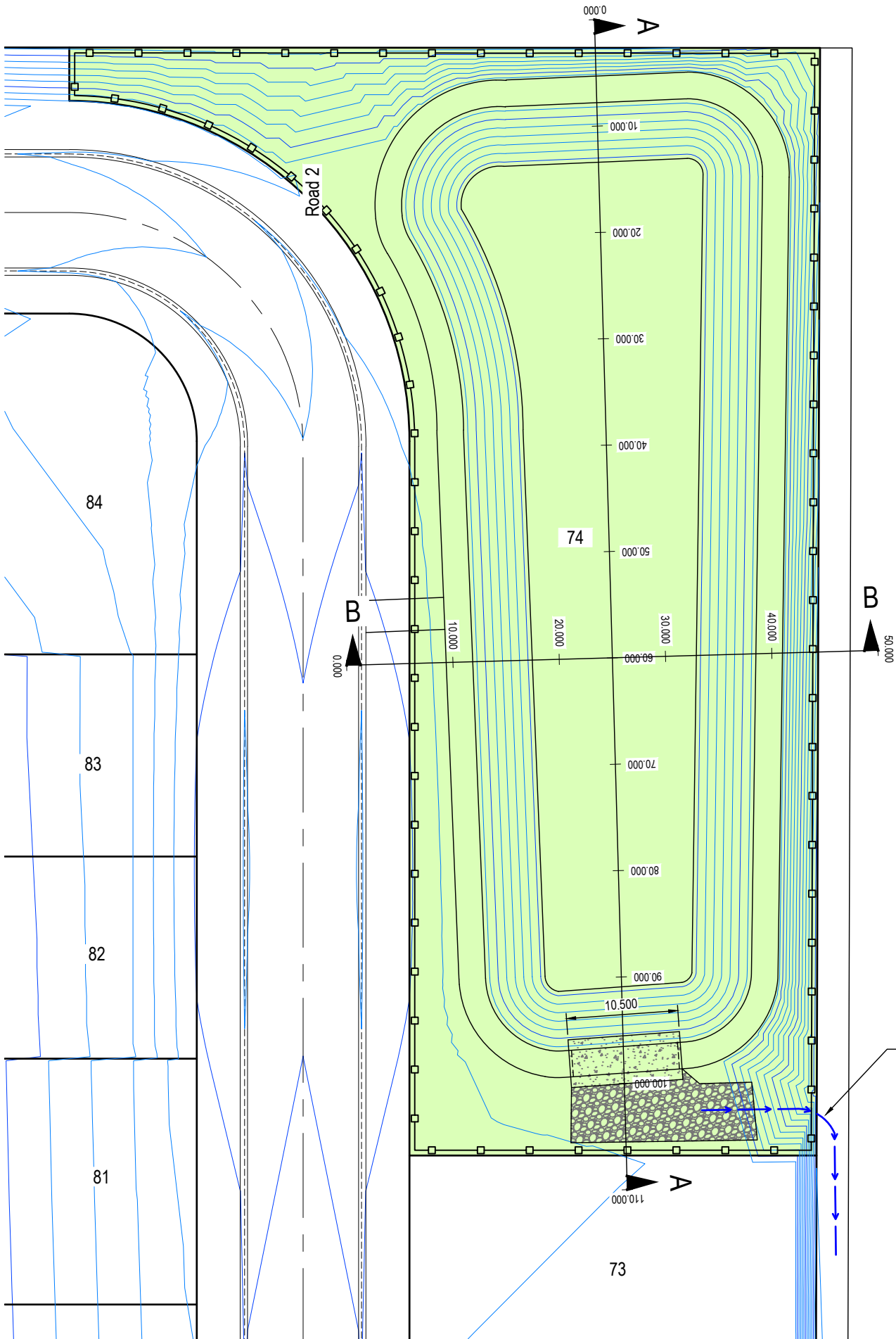
North-West Basin (1) Layout and Details

4-1112

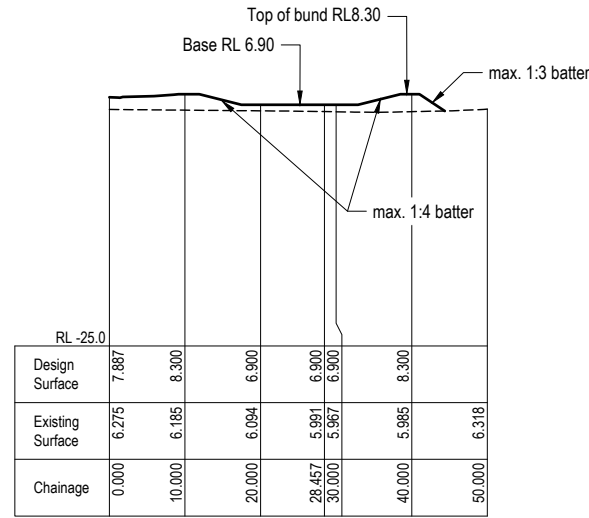
Drawing Number Revision

3204/C162

B



Section A-A
Scale A



Section B-B
Scale A

LEGEND

- Basin / drainage reserve
- Rock scour protection
- Barrier fence

Design contours are at 0.2m intervals

DEVELOPMENT APPLICATION

B	Updated to address Council's RFI	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.
Amendments					

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Project Title
James Creek Road Subdivision

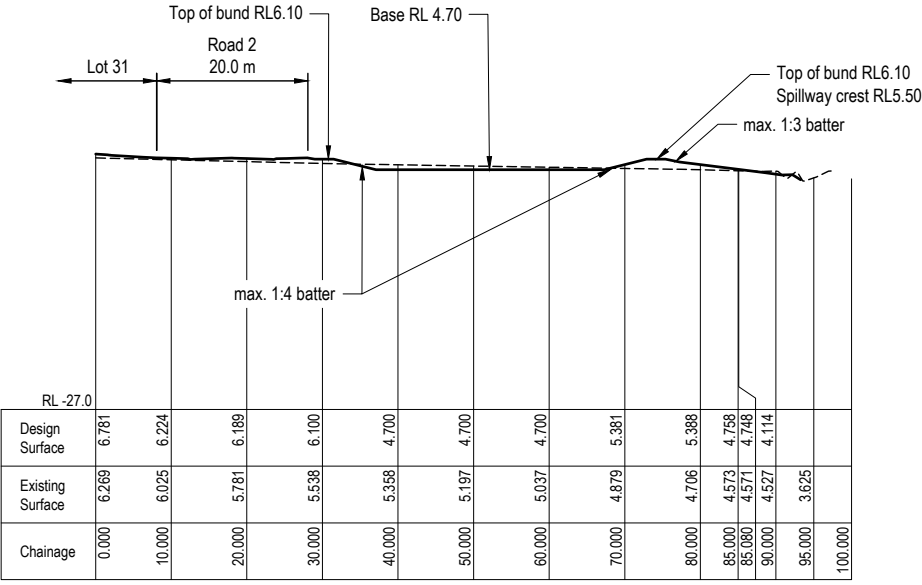
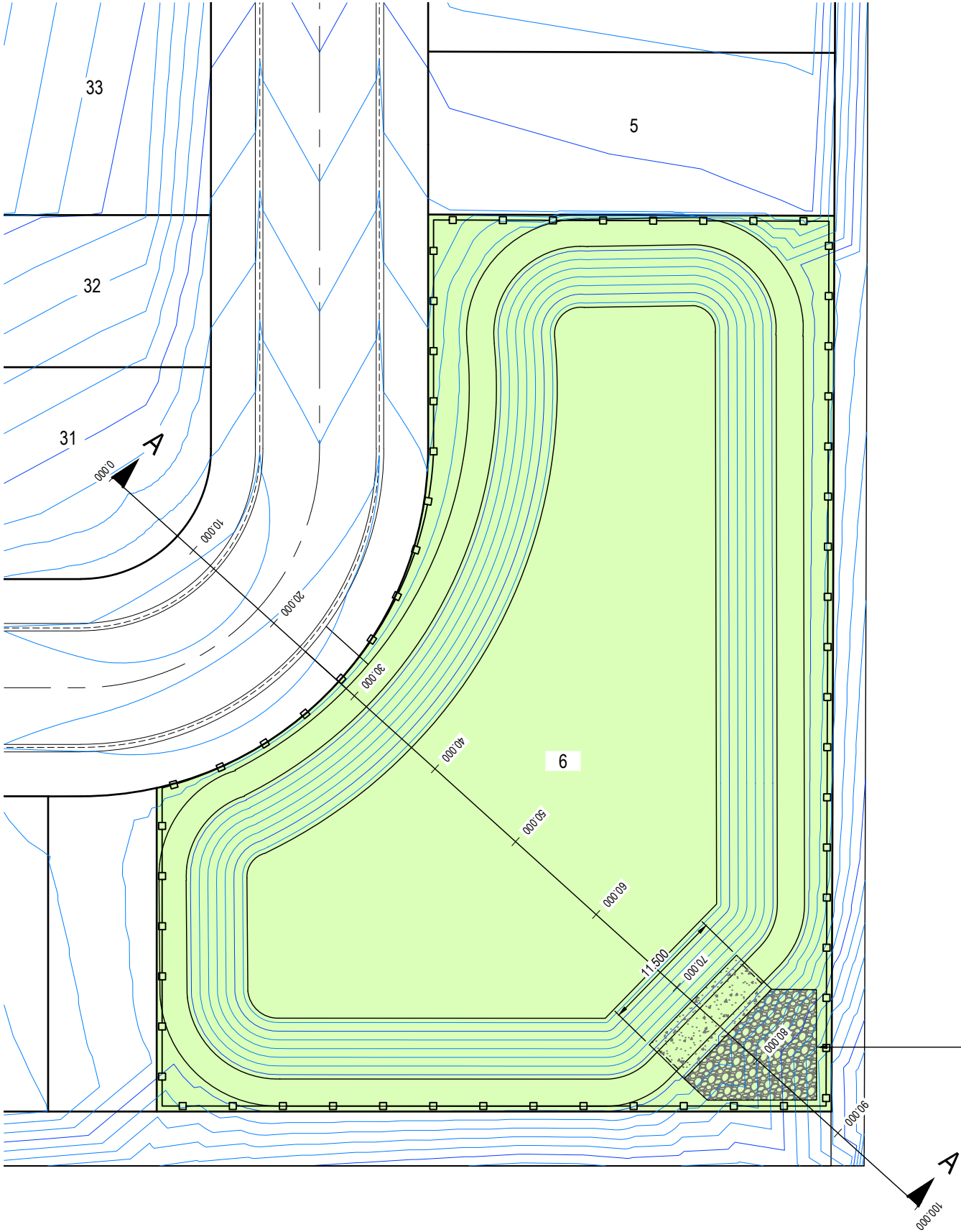
Client
MPD Investments Pty Ltd

Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021		MVE
XREFs					
Scale					
A metres 0 5 10 15 20 25					
Layout 0 2.5 5 7.5 10 12.5					

Drawing Title
**North-East Basin (2)
Layout and Details**

Drawing Number
3204/C163

Revision
B



Section A-A
Scale A

LEGEND

- Basin / drainage reserve
- Rock scour protection
- Barrier fence

Design contours are at 0.2m intervals

DEVELOPMENT APPLICATION

B	Updated to address Council's RFI	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.
Amendments					

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Project Title
James Creek Road Subdivision

Client
MPD Investments Pty Ltd

Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021		MVE

XREFs

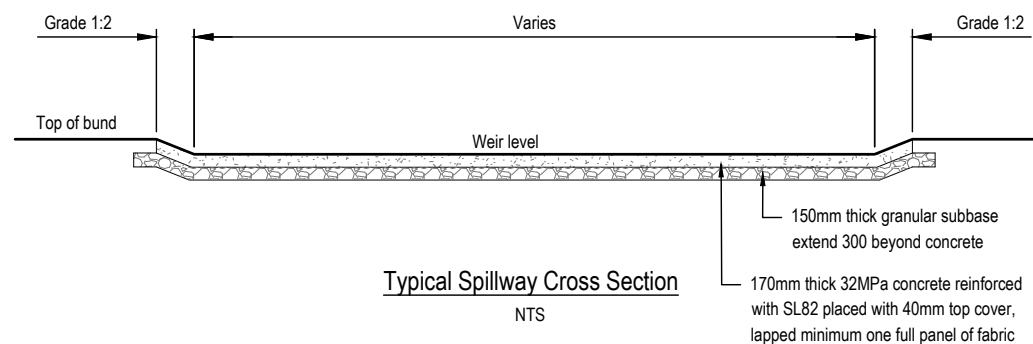
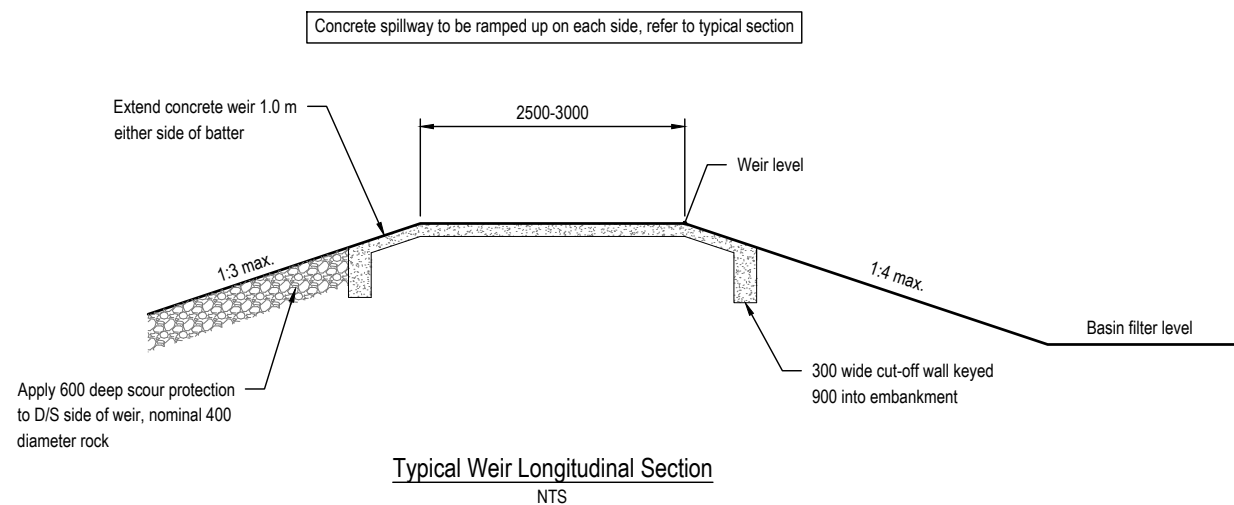
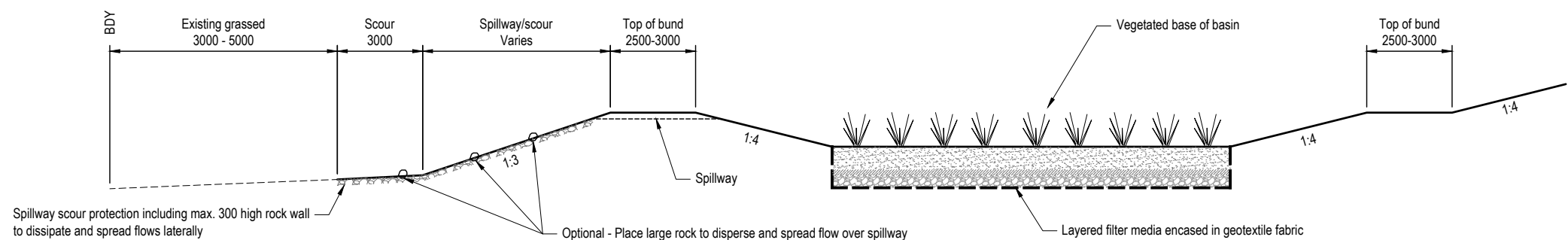
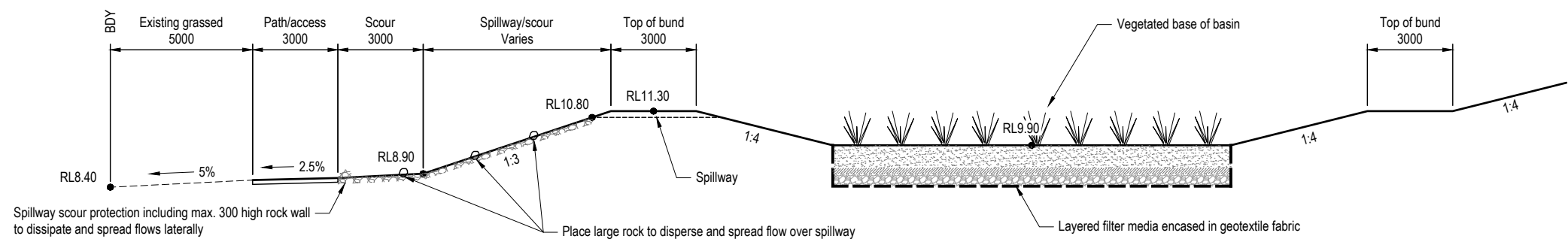
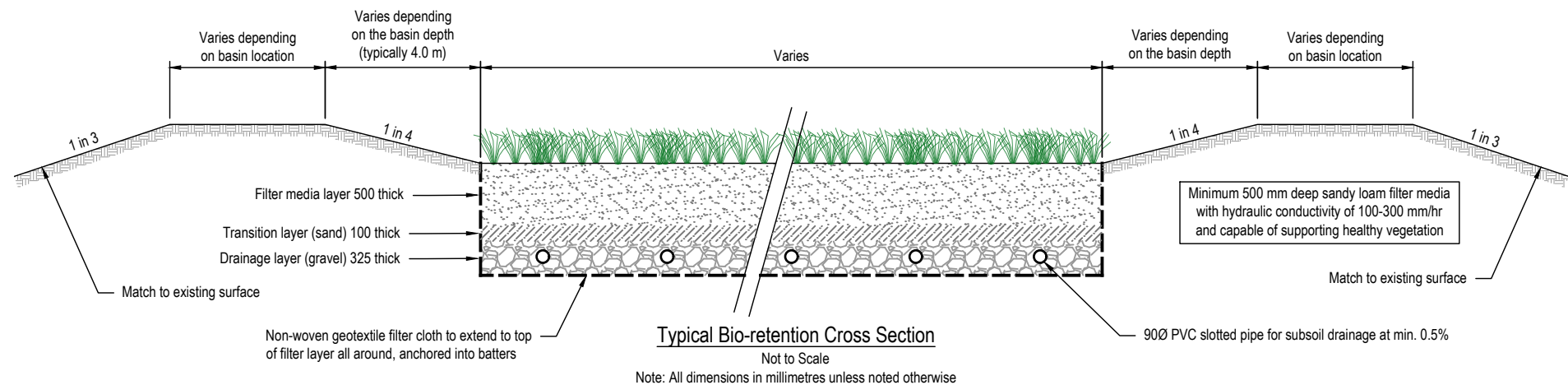
Scale

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Layout 0 2.5 5 7.5 10 12.5

Drawing Title
South-East Basin (3)
Layout and Details

Drawing Number
3204/C164

Revision
B



DEVELOPMENT APPLICATION

Rev	Description	Date	Des.	App.	Chk.
B	Updated to address Council's RFI	13/04/2023	JLC	MVE	MVE
A	Not included with this revision	24/05/2022	JLC	MVE	MVE

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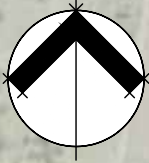
Project Title
James Creek Road Subdivision

Client				
MPD Investments Pty Ltd				
Designed	JLC	Drawn	JLC	Checked
Approved	MVE	Date	8/10/2021	MVE
XREFs				
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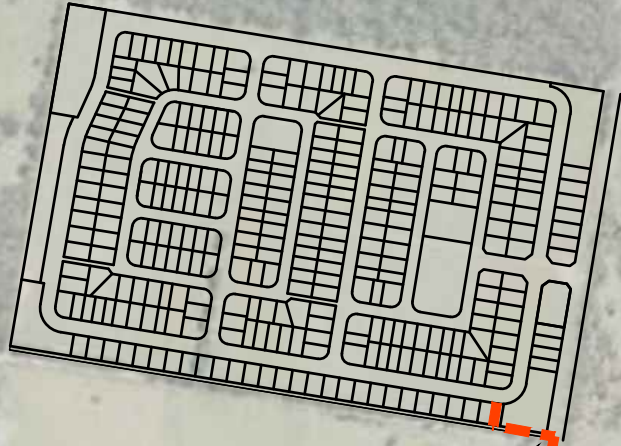
Drawing Title
Typical Details

Drawing Number
3204/C166

Revision
B



Pacific Highway



For internal sewer design details
refer to sheets 3204/C171

James Creek Road

Proposed DN180 PE100 SDR11 sewer
rising main servicing Lot 4 DP751388.
Approximately 4.90km in length.

Gardiner Road

Jubilee Street

Cypress Street

Diamond Street

Connect to existing sewer pump station in Diamond Street

DEVELOPMENT
APPLICATION

B	Updated to address Council's RF1	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.
Amendments					

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Project Title

James Creek Road Subdivision

Client

MPD Investments Pty Ltd

Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021		MVE
XREFs					

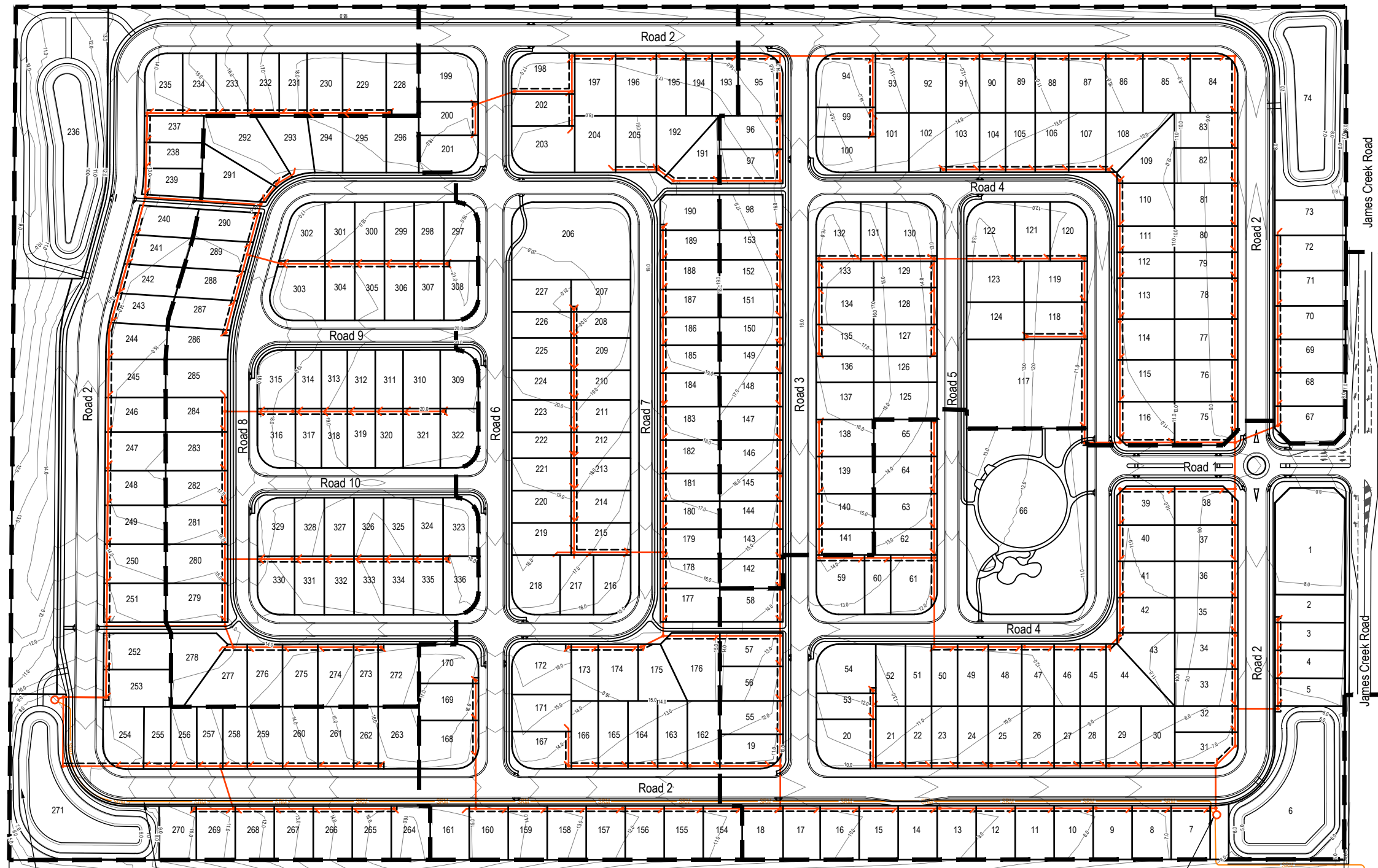
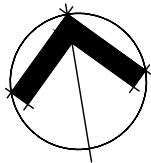
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Drawing Title

Sewerage Rising Main

3204-1113

Drawing Number	Revision
3204/C170	B



- LEGEND**
- Finished surface contours at 1.0m
 - Stage boundary
 - Sewer pipe
 - Sewer Rising Main
 - Sewer manhole
 - Sewer property connection

- Note:
- Developer to construct all sewer infrastructure from discharge point shown on sheet 3204/C170 up to and including the internal sewer network system.

DEVELOPMENT APPLICATION

B	Updated to address Council's RFI	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.
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Client MPD Investments Pty Ltd					
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XREFs					
Scale					
metres 0 12.5 25 37.5 50 62.5					

Sewerage Layout

3204/C171 B



DEVELOPMENT APPLICATION

B	Updated to address Council's RFI	13/04/2023	JLC	MVE	MVE
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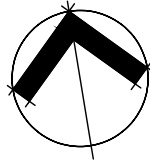
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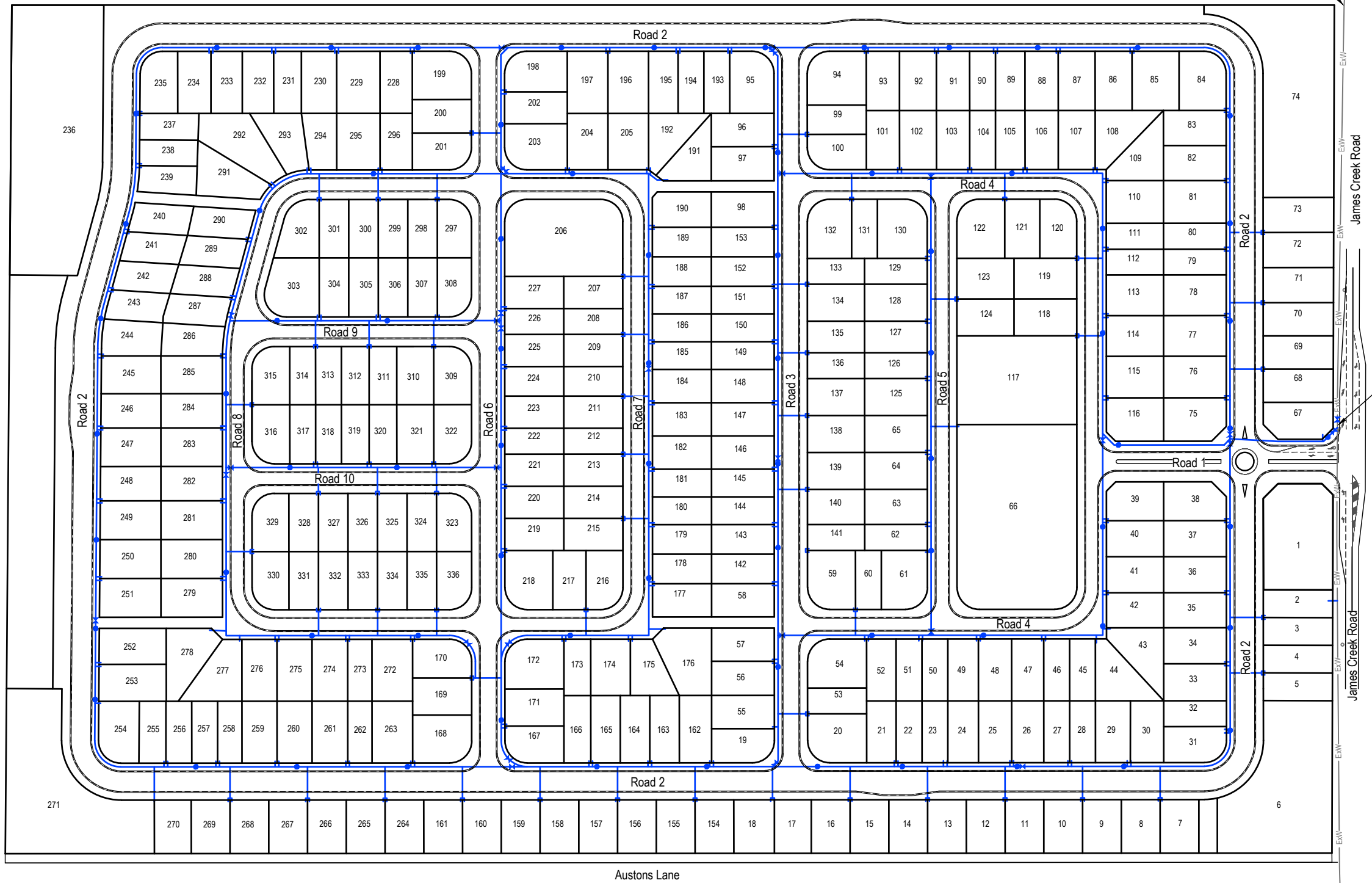
Project Title					
James Creek Road Subdivision					
Client					
MPD Investments Pty Ltd					
Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021	MVE	
XREFs					
Scale					
metres 0 20 40 60 80 100					

Drawing Title		
Water Overall Layout		
3204-1114		
Drawing Number	Revision	
3204/C180	B	



LEGEND

- Proposed water main
- Proposed water hydrant
- Proposed stop valve



DEVELOPMENT APPLICATION

B	Updated to address Council's RFI	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.
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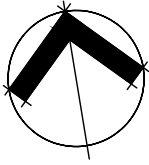
Project Title
James Creek Road Subdivision

Client MPD Investments Pty Ltd		
Designed	JLC	Drawn
Approved	MVE	Date
XREFs		
Scale		

metres 0 12.5 25 37.5 50 62.5

Drawing Title
Water Reticulation Layout

3204-1114
Drawing Number
3204/C181
Revision
B



LEGEND

Design contours at 1.0m intervals

Stage boundary

Temporary dirty water diversion

Temporary clean water diversion

Sediment fence

Rock check dam

Stabilised site access

Bio-retention Basin

Sediment Basin (construction phase only)

Stockpiles

- Notes:
- Bio-retention basin to double as a sediment basin during construction phase only.
 - All erosion and sediment controls are to be in accordance with the Soils and Construction Volume 1 - Managing Urban Stormwater 4th Ed. (the 'Blue Book').
 - Final erosion and sediment controls will vary depending of final staging and detailed design.

DEVELOPMENT APPLICATION

B	Updated to address Council's RFI	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.
Amendments					

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Project Title
James Creek Road Subdivision

Client MPD Investments Pty Ltd				
Designed	JLC	Drawn	JLC	Checked
Approved	MVE	Date	8/10/2021	MVE
XREFs				
Scale				
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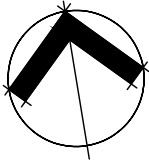
Drawing Title
Erosion and Sediment Control Layout
Stage 1 & 2

Drawing Number
3204/C190

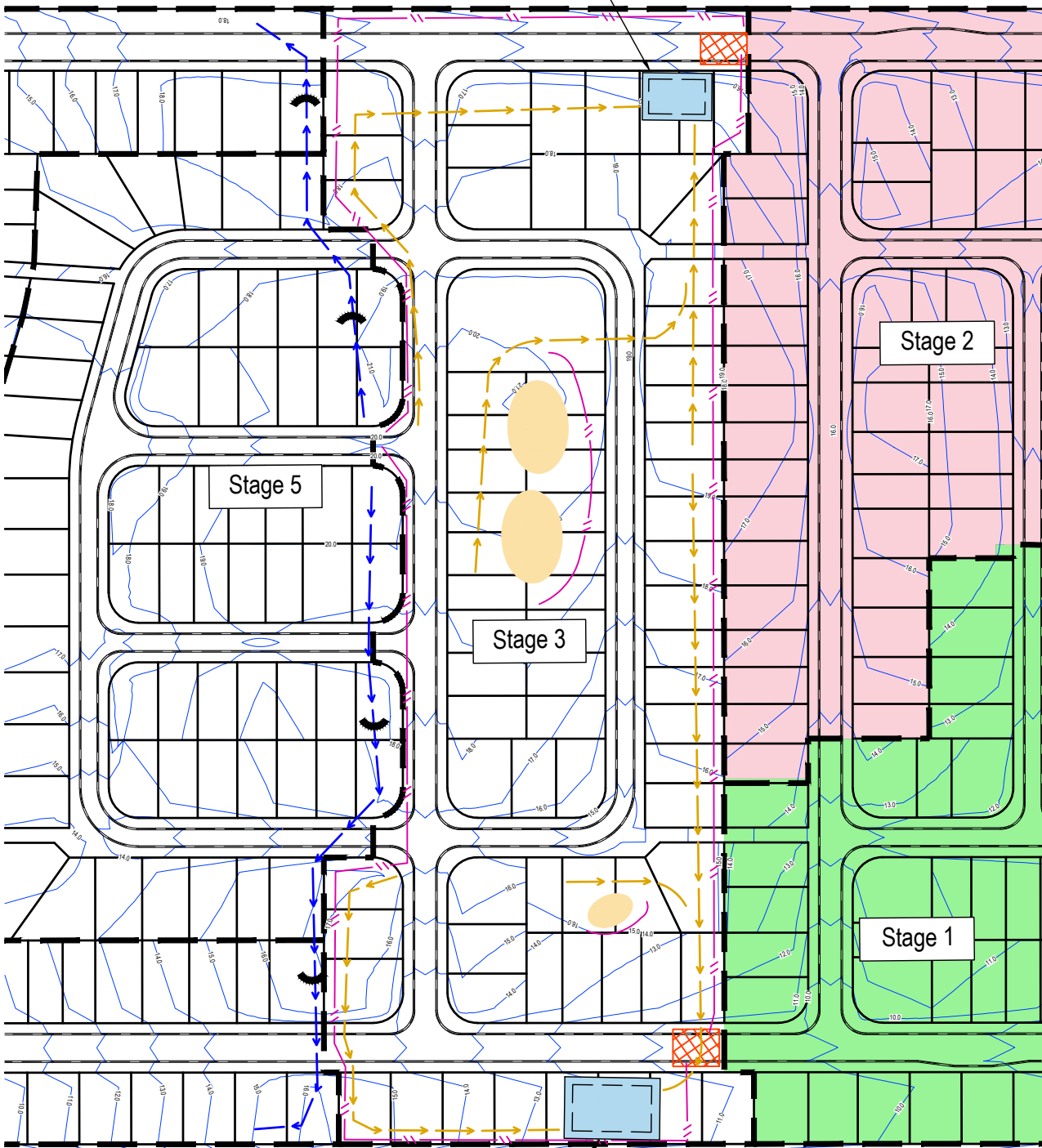
Revision
B

Stage 1 Layout

Stage 2 Layout

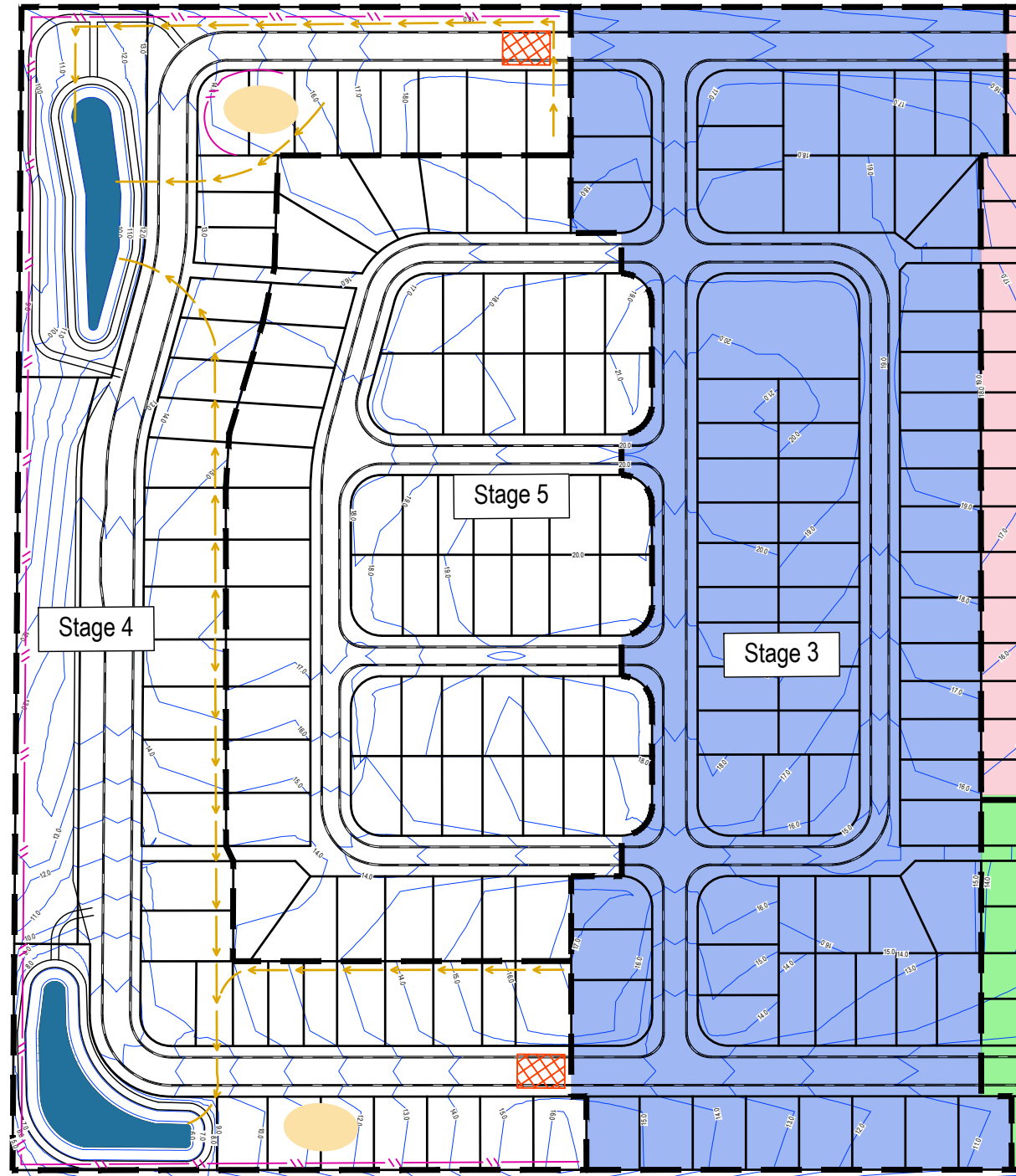


Construct temporary sediment basin



Construct temporary sediment basin

Stage 3 Layout



Stage 4 Layout

LEGEND

- Design contours at 1.0m intervals
- Stage boundary
- Temporary dirty water diversion
- Temporary clean water diversion
- Sediment fence
- Rock check dam
- Stabilised site access
- Bio-retention Basin
- Sediment Basin (construction phase only)
- Stockpiles

Notes:

- Bio-retention basin to double as a sediment basin during construction phase only.
- All erosion and sediment controls are to be in accordance with the Soils and Construction Volume 1 - Managing Urban Stormwater 4th Ed. (the 'Blue Book').
- Final erosion and sediment controls will vary depending of final staging and detailed design.

DEVELOPMENT APPLICATION

B	Updated to address Council's RFI	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.
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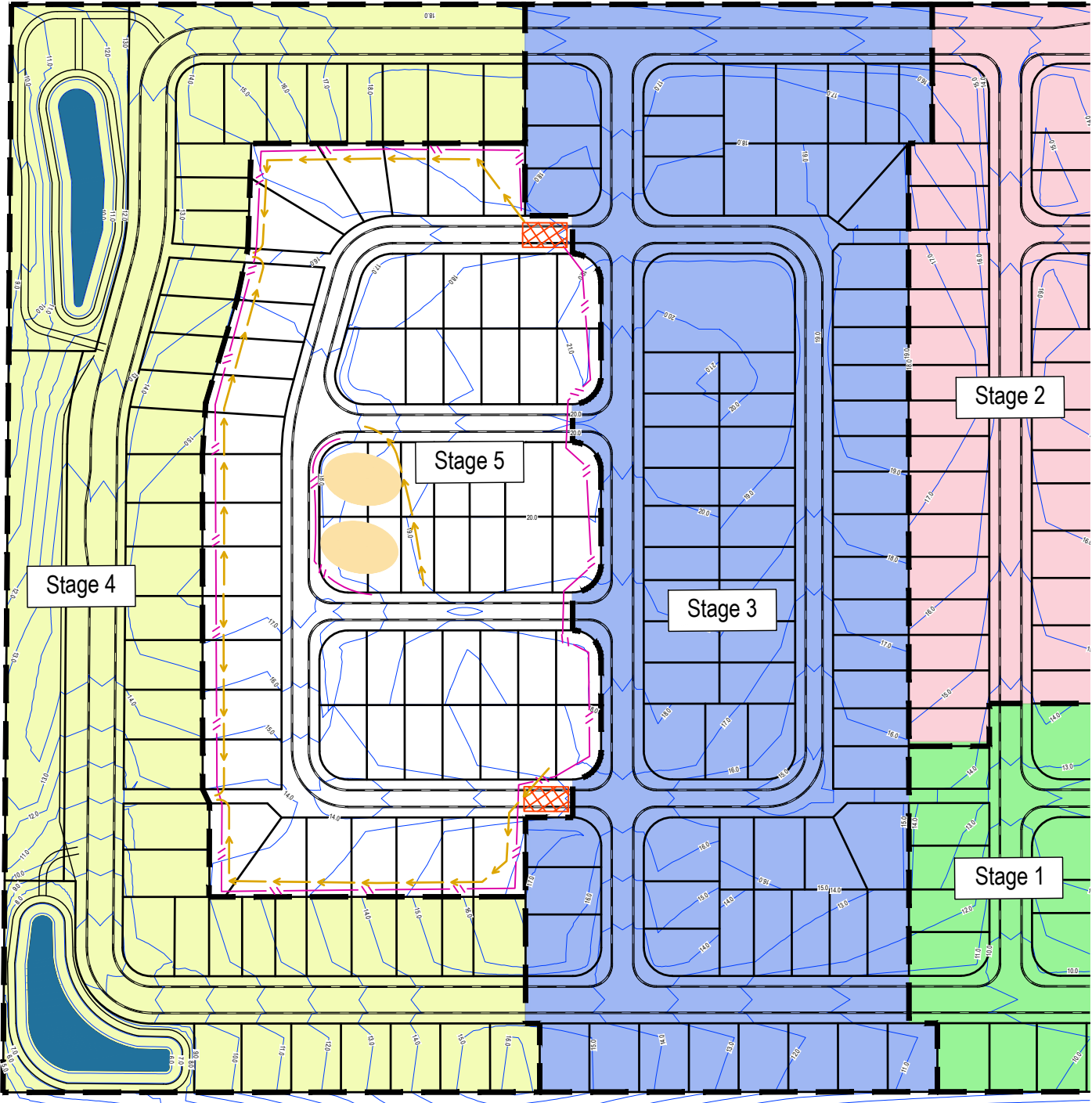
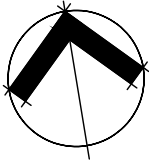
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Project Title
James Creek Road Subdivision

Client MPD Investments Pty Ltd					
Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021	MVE	
XREFs					
Scale					
metres 0 12.5 25 37.5 50 62.5					

Drawing Title
**Erosion and Sediment Control Layout
Stage 3 & 4**

3204-1115
Drawing Number
3204/C191
Revision
B



Stage 5 Layout

LEGEND

Design contours at 1.0m intervals

Stage boundary

Temporary dirty water diversion

Temporary clean water diversion

Sediment fence

Rock check dam

Stabilised site access

Bio-retention Basin

Sediment Basin (construction phase only)

Stockpiles

- Notes:
- Bio-retention basin to double as a sediment basin during construction phase only.
 - All erosion and sediment controls are to be in accordance with the Soils and Construction Volume 1 - Managing Urban Stormwater 4th Ed. (the 'Blue Book').
 - Final erosion and sediment controls will vary depending of final staging and detailed design.

DEVELOPMENT APPLICATION

B	Updated to address Council's RFI	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.
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Project Title

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Client

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Approved	MVE	Date	8/10/2021		MVE
XREFs					
Scale					
metres 0 12.5 25 37.5 50 62.5					

Drawing Title

Erosion and Sediment Control Layout

Stage 5

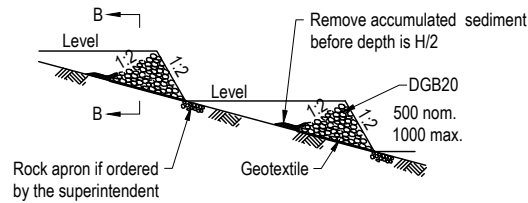
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Drawing Number

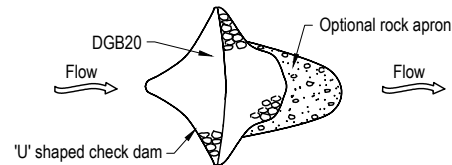
3204/C192

Revision

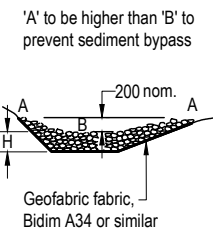
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Elevation

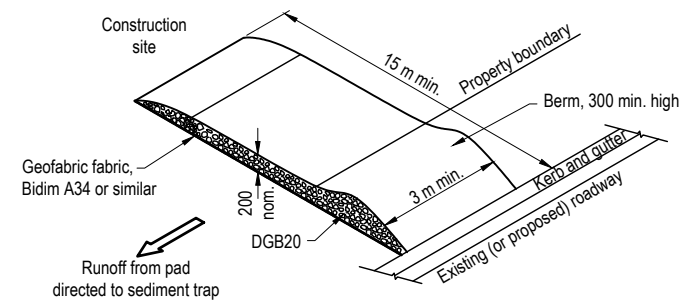


Plan

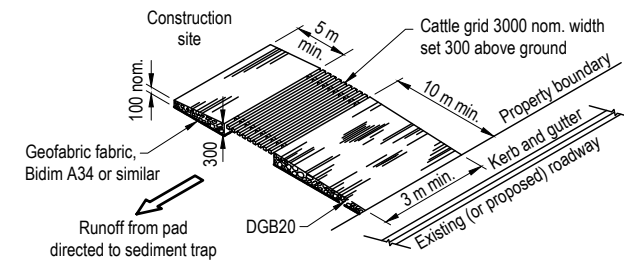


Section B-B

Check Dams - Flow Control

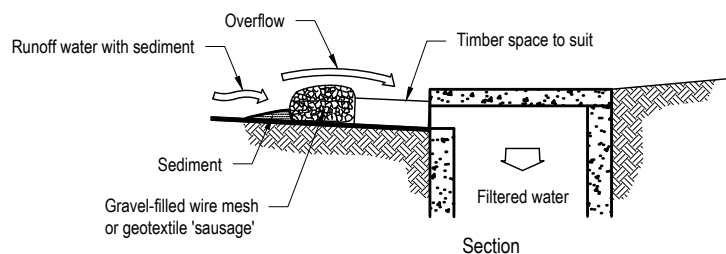
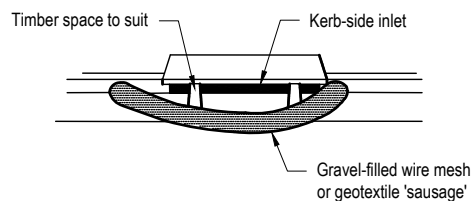


Alternative 2 Typical Detail



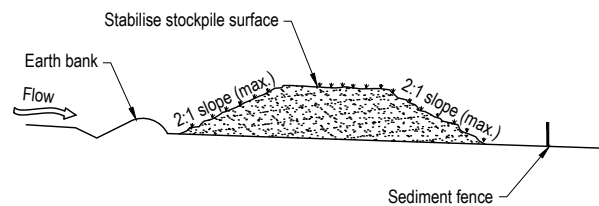
Alternative 1 Typical Detail

Entry / Exit Sediment Trap

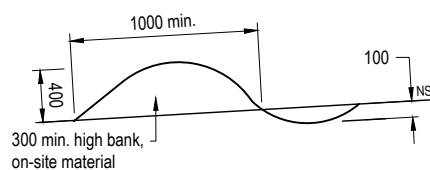


Mesh and Gravel Inlet Filter

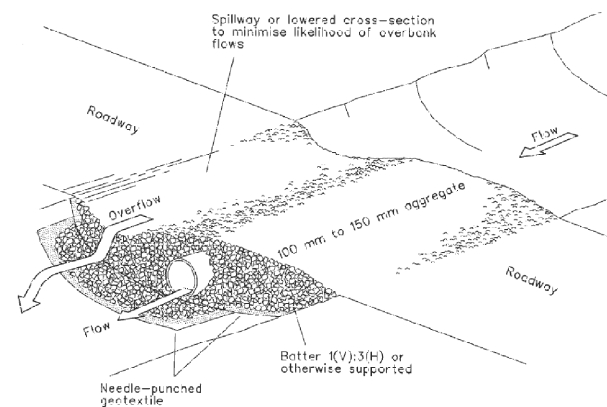
- Note:
- This practice only to be used where specified in an approved SWMP/ESCP.



Typical Stockpile Elevation



Clean Water Diversion Bank

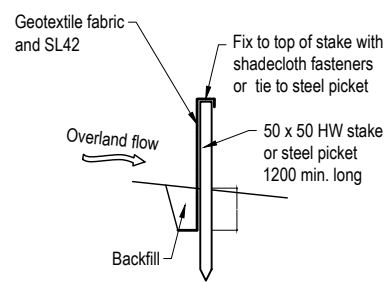
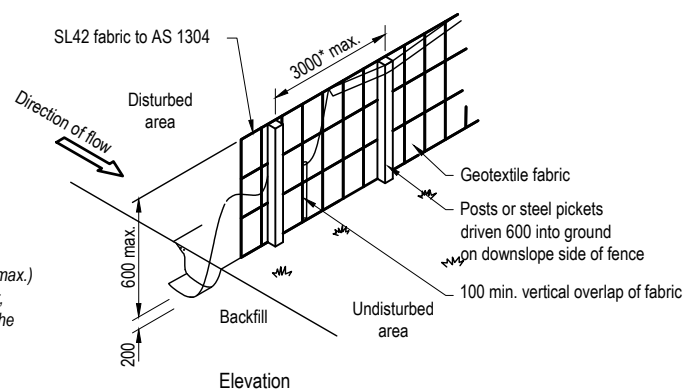


Temporary Waterway Crossing

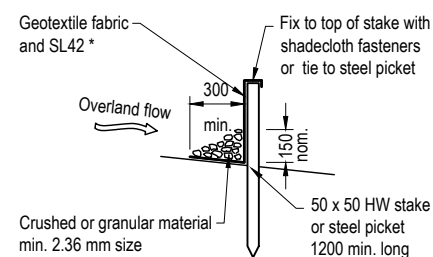
Notes:

SL42 fabric may be omitted if post spacing is less than 2000 max

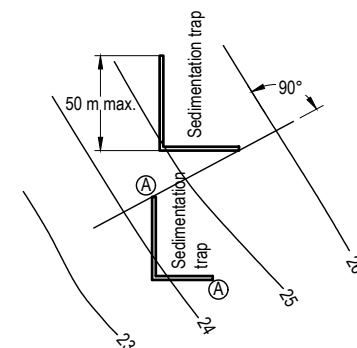
Returns are to be spaced at 20 m (max.) if fence is located along the contour, otherwise 5 to 10 m depending on the upstream slope



Alternative 1 Typical Section



Alternative 2 Typical Section



Typical Layout Across Grade

DEVELOPMENT APPLICATION

B	Updated to address Council's RFI	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	App.	Chk.

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Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021		MVE
XREFs					
Scale					

Erosion and Sediment Control Details

3204/C193

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