

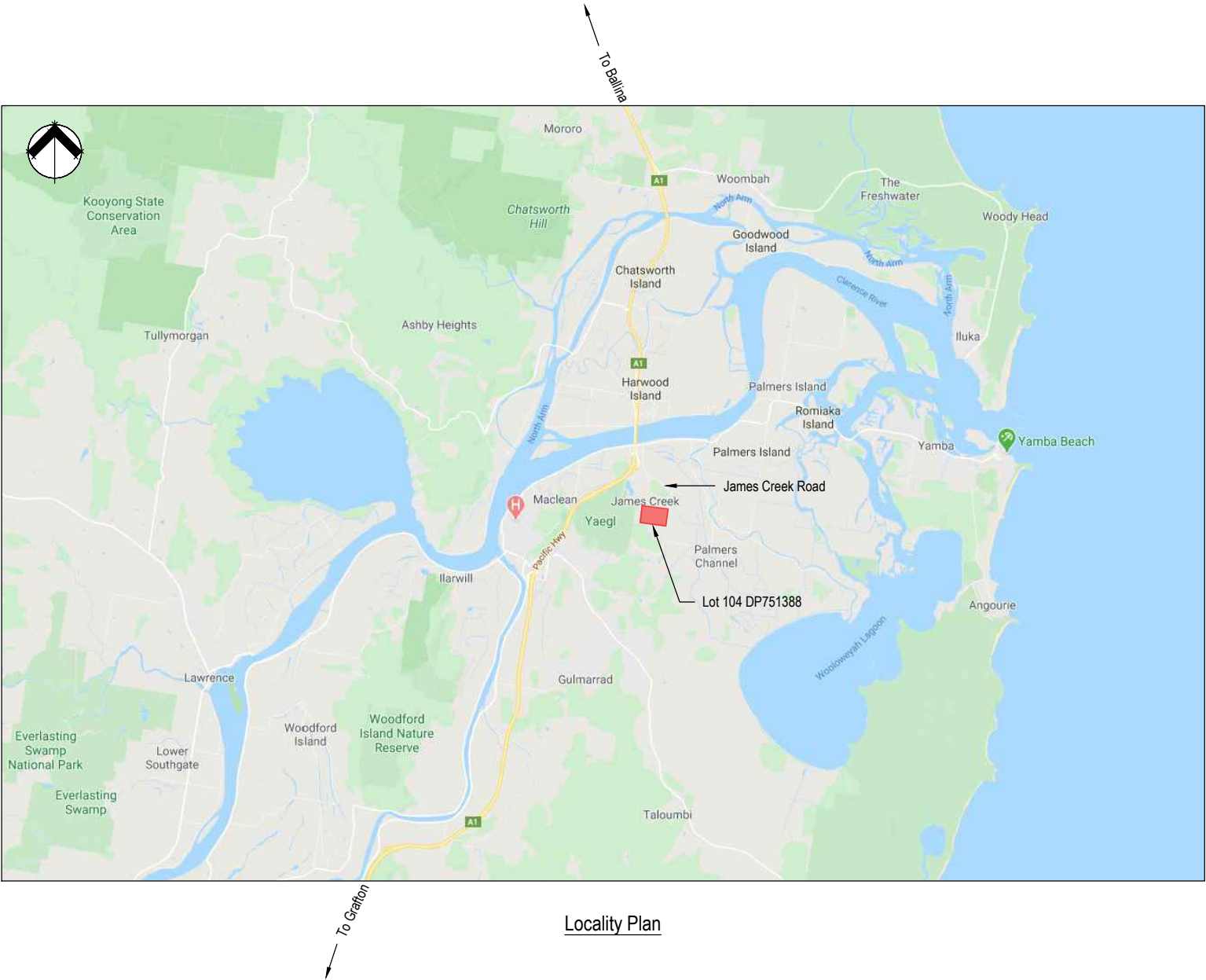
THE VILLAGE AT JAMES CREEK

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	D
3204/C102	Existing Layout	D
3204/C110	Staging Plan	D
3204/C111	Lot Layout and Lot Areas	D
3204/C112	Lot Layout and Lot Dimensions	D
3204/C113	Bus Route	D
3204/C114	Bus Route Swept Path Analysis	D
3204/C120	Design Layout Key Plan	D
3204/C121	Design Layout Sheet 1 of 5	D
3204/C122	Design Layout Sheet 2 of 5	D
3204/C123	Design Layout Sheet 3 of 5	D
3204/C124	Design Layout Sheet 4 of 5	D
3204/C125	Design Layout Sheet 5 of 5	D
3204/C126	Design Layout Signage & Traffic Calming	D
3204/C127	James Creek Road Intersection Detail and Typical Road Section	D
3204/C128	Typical Road Sections	D
3204/C129	Corner Lot Frontage Details	D
3204/C130	External Intersection Details James Creek Road / Yamba Road	D
3204/C131	External Path Network and Typical Section	D
3204/C132	Gardiners Road / Concept Upgrade for Flood Immunity	D
3204/C135	Bulk Earthworks Layout	D
3204/C136	Site Cross Sections Sheet 1 of 2	D
3204/C137	Site Cross Sections Sheet 2 of 2	D
3204/C140	Design Layout Overall Layout	D
3204/C141	Longitudinal Section Road 1	D
3204/C142	Longitudinal Section Road 2 - Sheet 1 of 2	D
3204/C143	Longitudinal Section Road 2 - Sheet 2 of 2	D
3204/C144	Longitudinal Section Road 3 and 4	D
3204/C145	Longitudinal Section Road 5 and 6	D
3204/C146	Longitudinal Section Road 7	D
3204/C147	Longitudinal Section Road 8	D
3204/C148	Longitudinal Section Road 9 - Sheet 1 of 2	D
3204/C149	Longitudinal Section Road 9 - Sheet 2 of 2	D
3204/C160	Existing Stormwater Catchment and Overland Flow	D
3204/C161	Stormwater Design Layout	D
3204/C162	North-East Basin (2) Layout and Details	D
3204/C163	South-East Basin (3) Layout and Details	D
3204/C164	South-West Basin (4) and (5) Layout and Details	D
3204/C165	Typical Details	D
3204/C170	Sewerage Rising Main	D
3204/C171	Sewerage Layout Low Pressure System	D
3204/C180	Water Overall Layout	D
3204/C181	Water Reticulation Layout	D
3204/C190	Erosion and Sediment Control Layout Stage 1A and 1B	D
3204/C191	Erosion and Sediment Control Layout Stage 2 and 3	D
3204/C192	Erosion and Sediment Control Layout Stage 4 and Notes	D
3204/C193	Erosion and Sediment Control Details Sheet 1 of 2	D
3204/C194	Erosion and Sediment Control Details Sheet 2 of 2	D



DEVELOPMENT APPLICATION

D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule 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					

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

GeoLINK
environmental management and design

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

www.geolink.net.au

Email: info@geolink.net.au

quality solutions sustainable future

Project Title

The Village at James Creek

Client

MPD Investments Pty Ltd

Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021		MVE
XREFs					
Scale					
metres Not To Scale					

Drawing Title

Cover Sheet, Locality Plan and Drawing Schedule

Drawing Number

3204-1160

Revision

3204/C101

D



LEGEND

Electricity and power pole

Tree line

Fire hydrant

Communication line and pit

Watermain (approximate)

Swale

R1 - General residential

R3 - Medium density residential

B1 - Neighbourhood centre

Existing contours shown at 0.5m intervals

DEVELOPMENT APPLICATION

D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule 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					

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

GeoLINK

environmental management and design

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

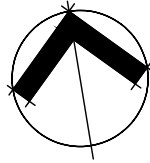
Project Title
The Village at James Creek

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

Drawing Title
Existing Layout

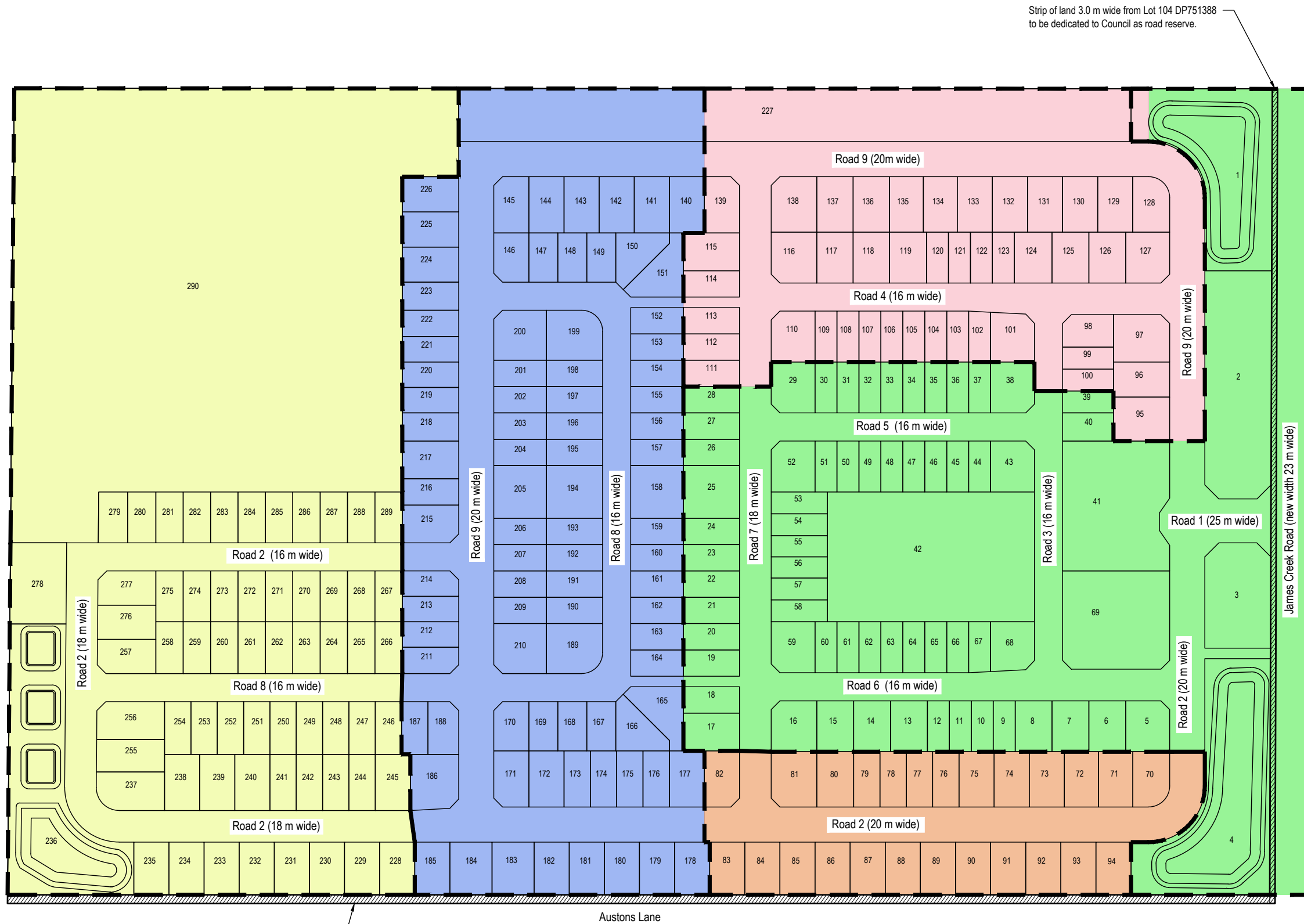
Drawing Number
3204/C102

Revision
D



- LEGEND**
- Stage 1A - 69 lots
 - Stage 1B - 25 lots
 - Stage 2 - 46 lots
 - Stage 3 - 87 lots
 - Stage 4 - 63 lots
 - Road reserve widening (dedicated to Council)

Note: Lot 227 buffer is included with Stage 2 count.
Residue lot included with Stage 4 lot count.



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

DEVELOPMENT APPLICATION

Rev.	Description	Date	Des.	App.	Chk.
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule updated	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.



www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

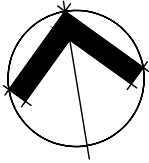
Project Title
The Village at James Creek

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

Drawing Title
Staging Plan

Drawing Number
3204/C110

Revision
D



LEGEND
Residential R1 Zone

	>450 m ²	113 Lots
	>600 m ²	78 Lots
	>800 m ²	15 Lots

Residential R3 Zone

	>350 m ²	51 Lots
	>600 m ²	22 Lots
	R3 medium density	1 Lot
Total residential lots		280 Lots

Other

	Balance Lot	1 Lot
	Drainage reserve	3 Lots
	Open space	4 Lots
	Childcare centre	1 Lot
	Commercial centre	1 Lot
	50 m offset to rural land	
	Proposed R3 Zone	
	Road reserve widening (dedicated to Council)	

DEVELOPMENT
APPLICATION

Rev.	Description	Date	Des.	App.	Chk.
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule updated	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Amendments					

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.



www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

Project Title

The Village at James Creek

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

Lot Layout
and Lot Areas

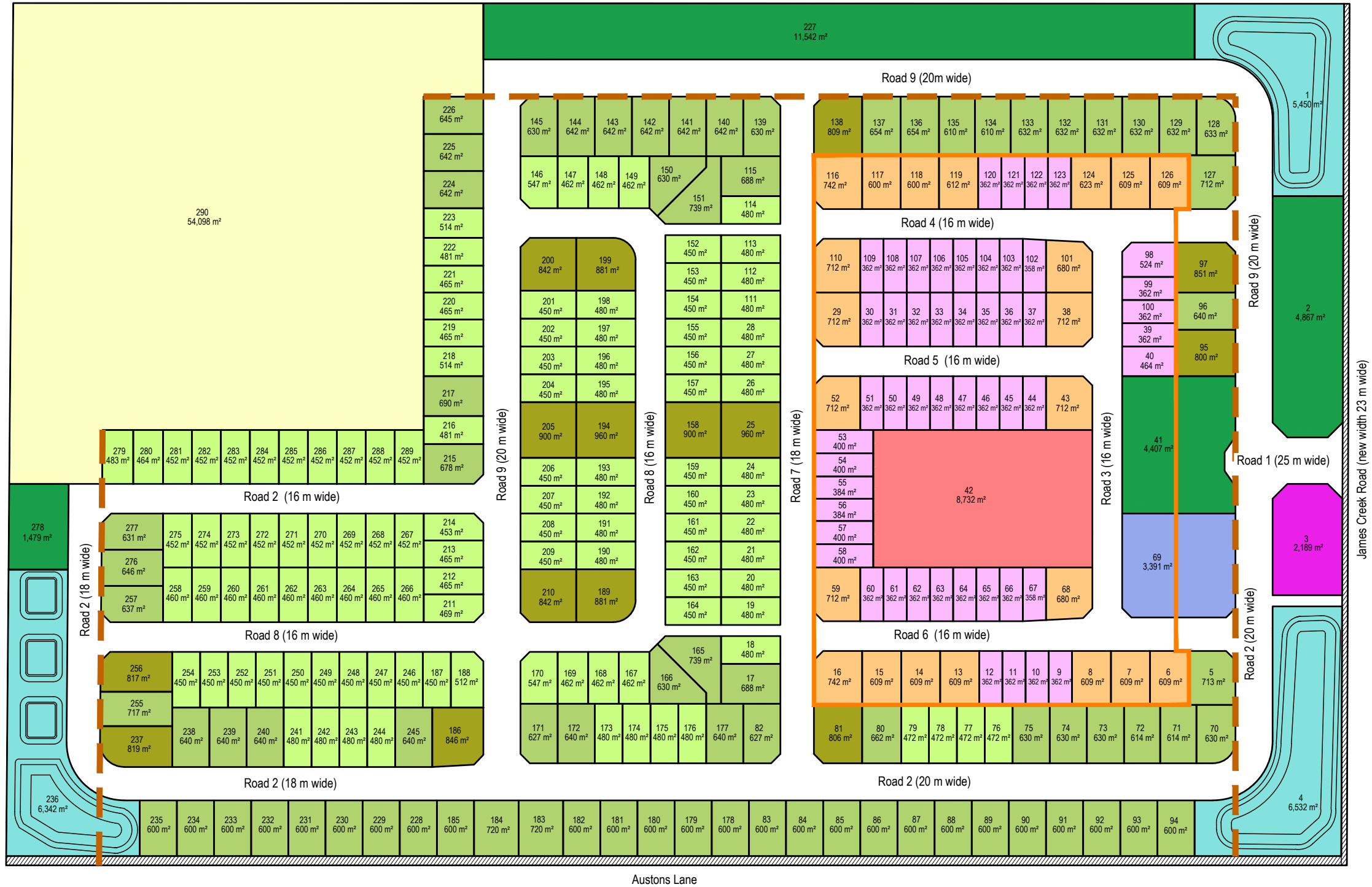
3204-1161

Drawing Number

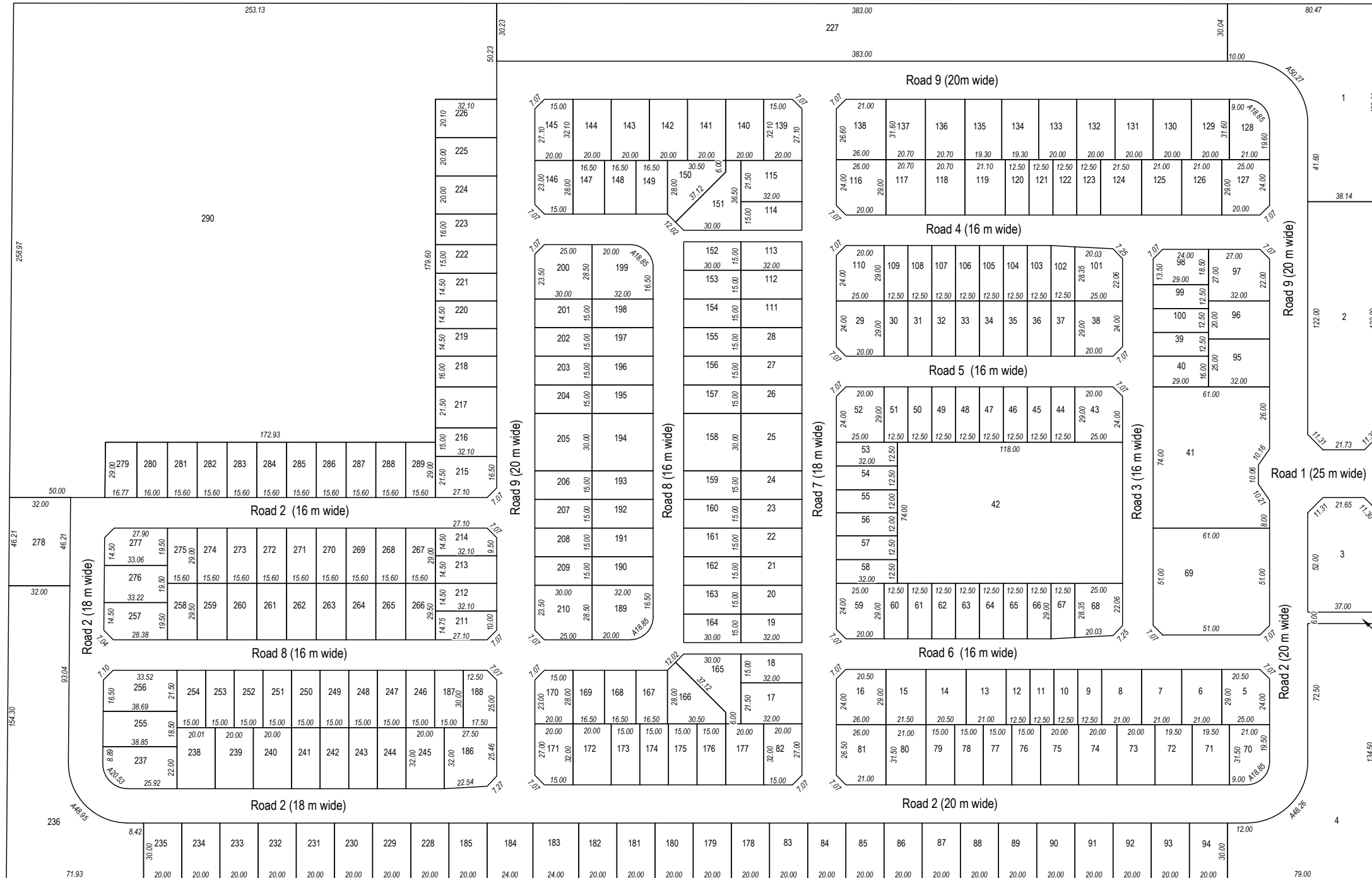
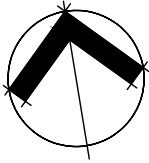
Revision

3204/C111

D



Austons Lane



Austons Lane

Emergency access

- Note:
1. Duplicate dimensions are removed for clarity.
 2. Dimensions shown are indicative only, subject to final setout by registered surveyor.

DEVELOPMENT APPLICATION

D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule 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					

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.



www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

The Village at James Creek

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

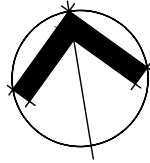
Lot Layout
and Lot Dimensions

3204-1161

Drawing Number Revision

3204/C112

D



LEGEND

- Lots within 400 m walking distance
- Lots outside 400 m walking distance
- (Stage 1B only)
- ← Ultimate bus route
- ← Temporary bus route

Note:

- 96.8% of all lots in Stage 1B are within 400 m walking distance to the nearest proposed bus stop.
- 100% of all lots within remaining stages (and within the final development) will be within 400 m walking distance to the nearest proposed bus stop.

DEVELOPMENT APPLICATION

Rev.	Description	Date	Des.	App.	Chk.
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule updated	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE

Amendments

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

GeoLINK
environmental management and design
www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

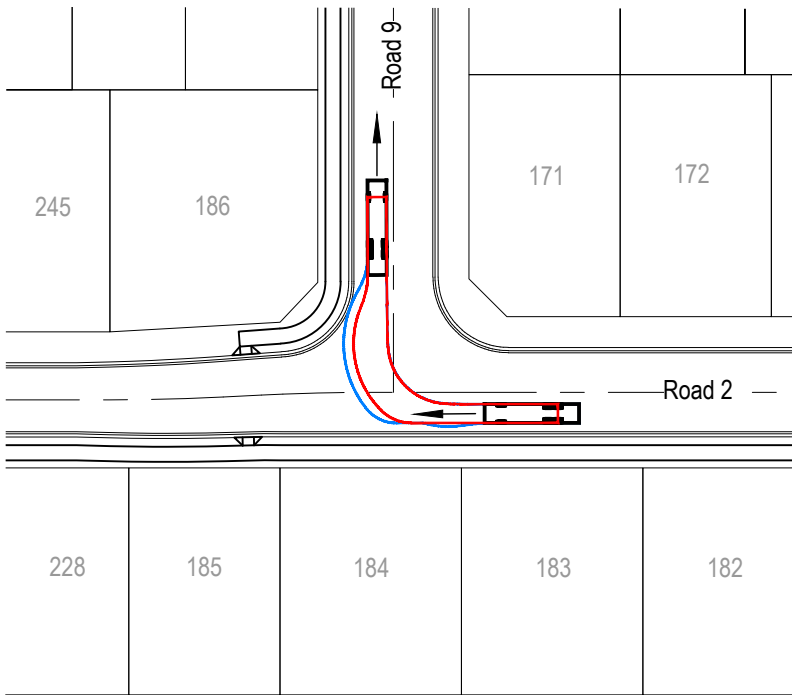
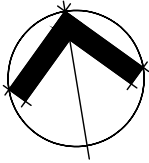
Project Title
The Village at James Creek

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

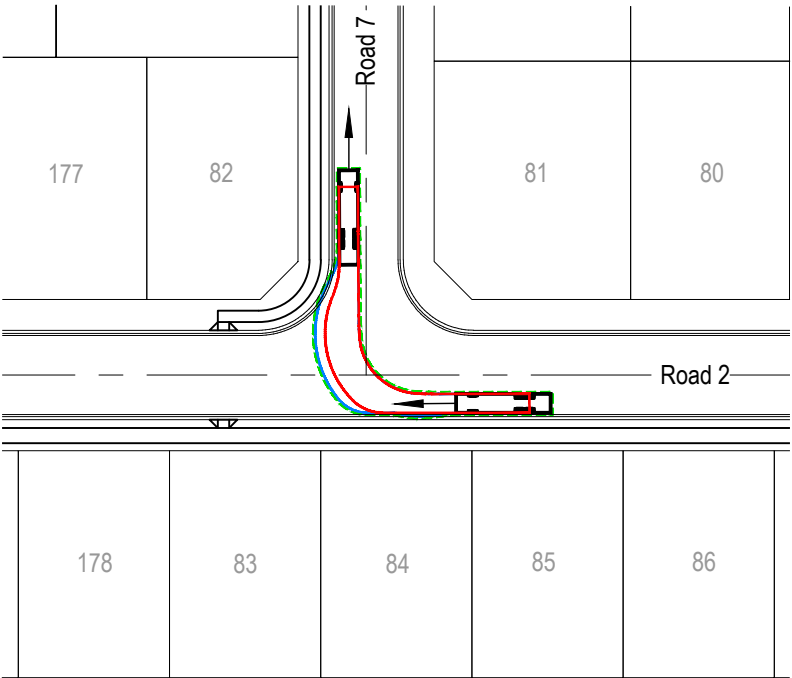
Drawing Title
Bus Route

Drawing Number
3204/C113

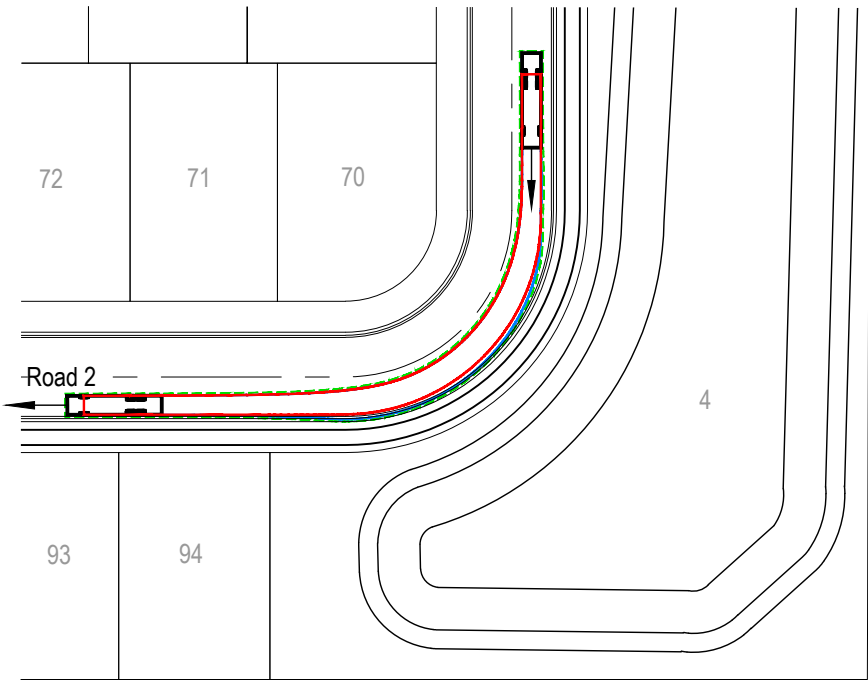
Revision
D



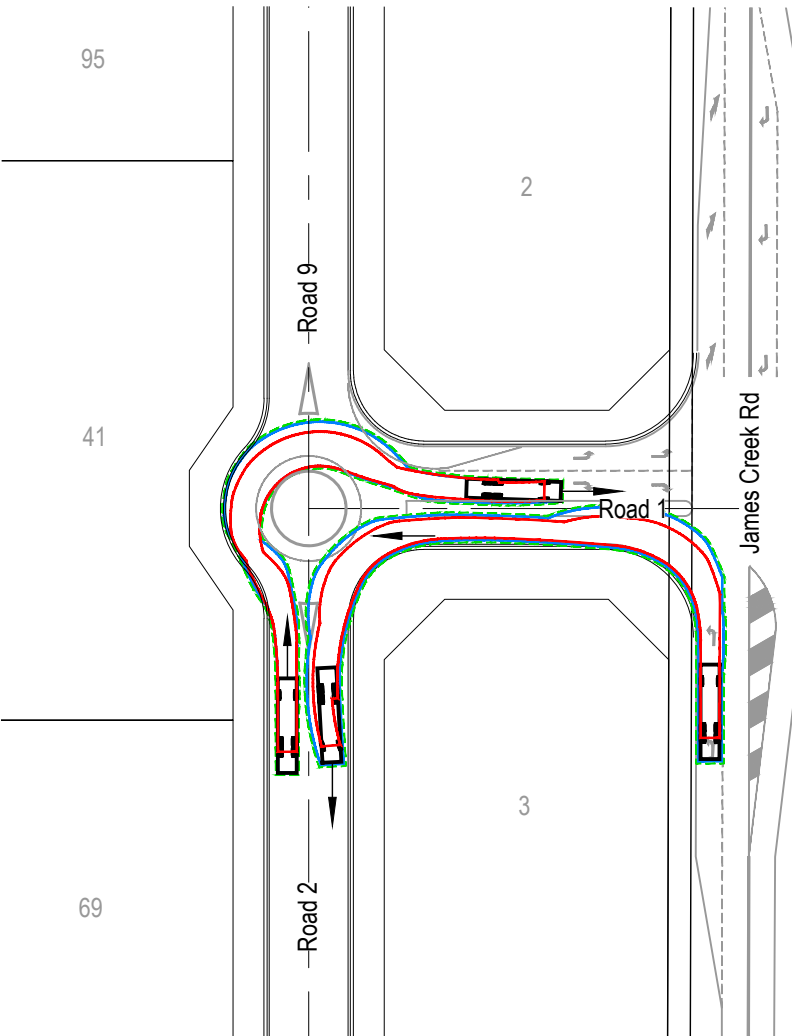
Inset 1



Inset 2



Inset 3



Inset 4

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

DEVELOPMENT APPLICATION

D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule 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.

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

GeoLINK
environmental management and design
www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666
Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666
Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454
Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677
Email: info@geolink.net.au

quality solutions sustainable future

Project Title
The Village at James Creek

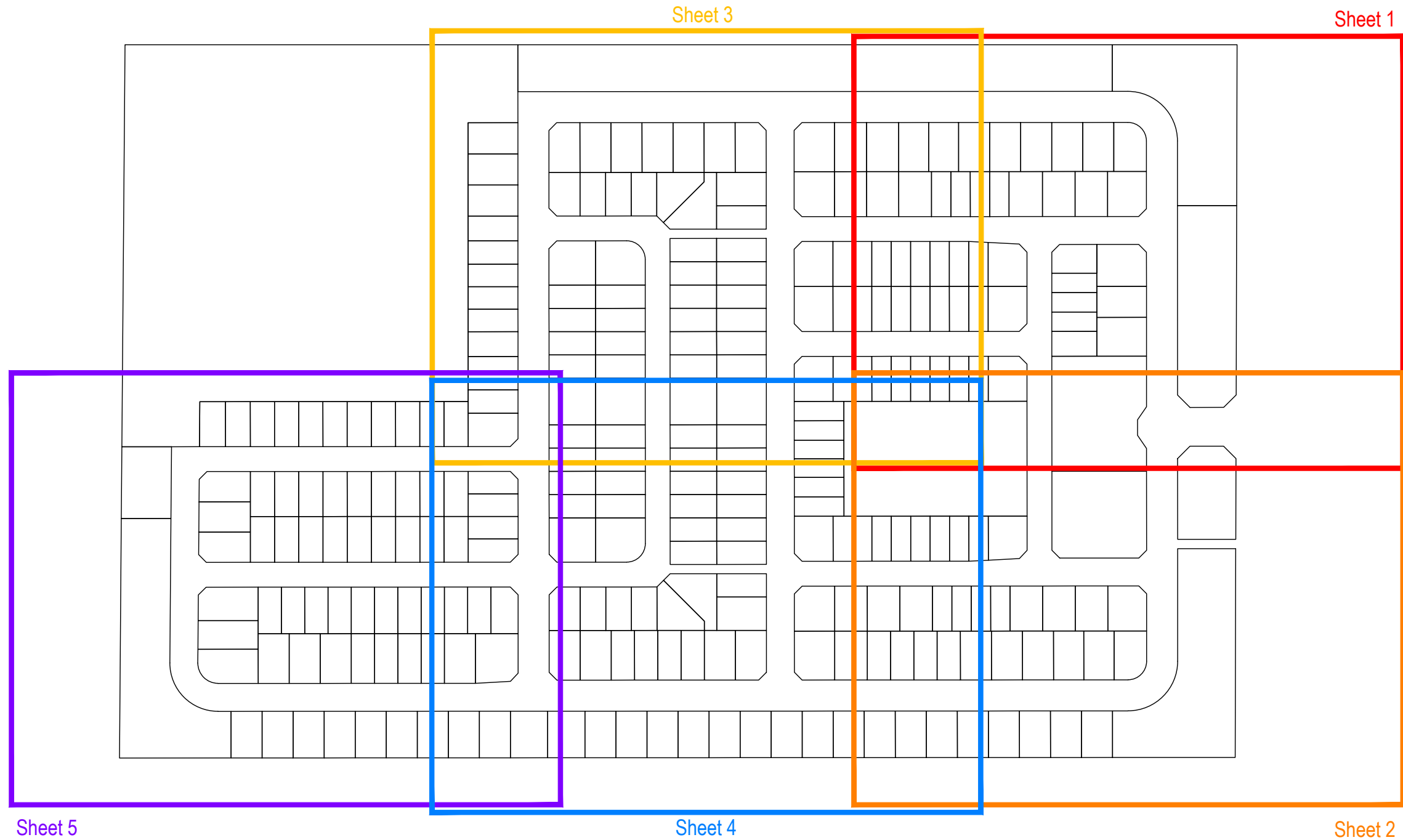
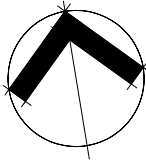
Client

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
Bus Route
Swept Path Analysis

Drawing Number
3204/C114
Revision
D



DEVELOPMENT
APPLICATION

D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule 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					

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.



www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

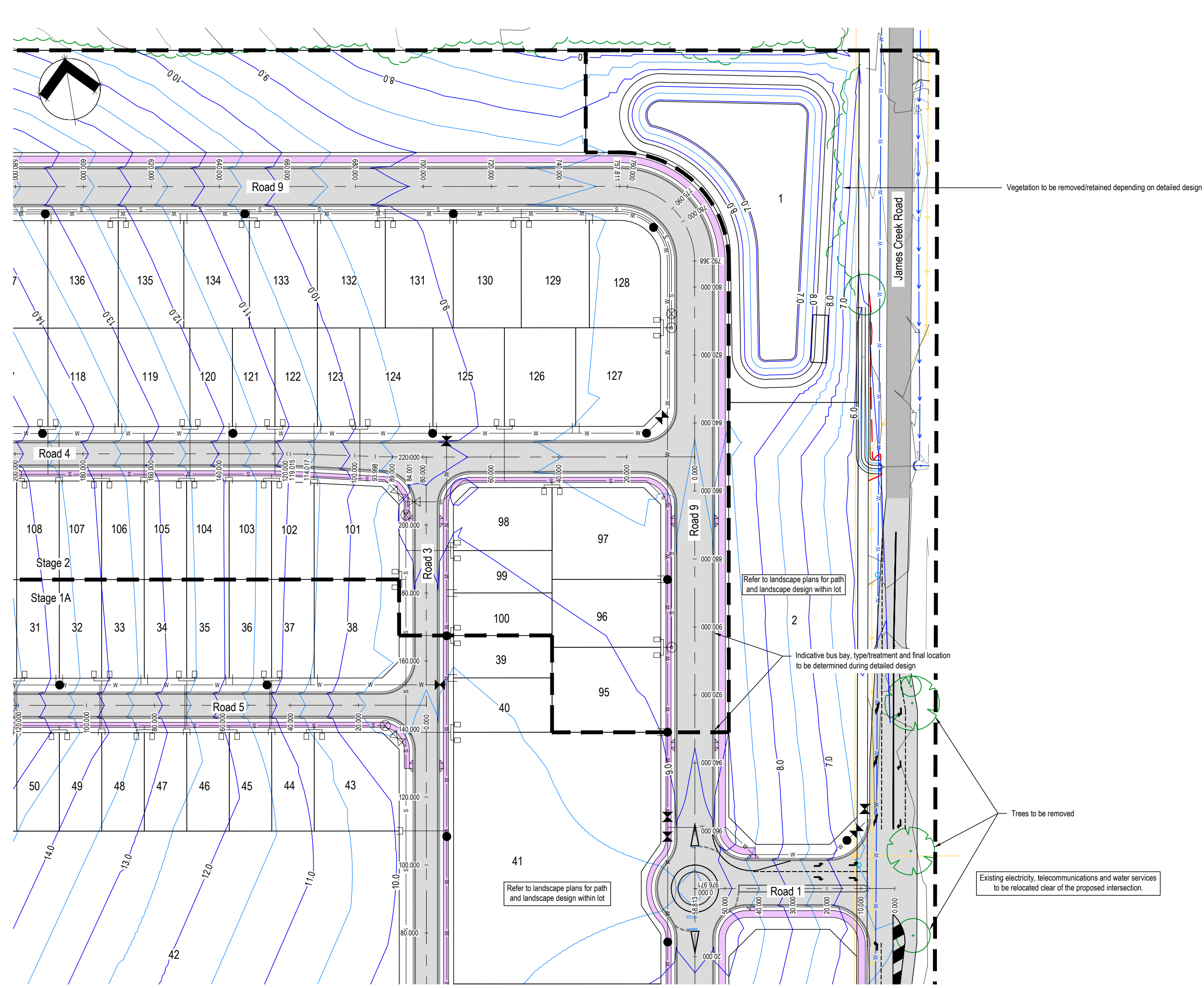
Project Title
The Village at James Creek

Client MPD Investments Pty Ltd					
Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021	MVE	
XREFs					
Scale					
metres 0 15 30 45 60 75					

Drawing Title
Design Layout
Key Plan

Drawing Number
3204/C120

Revision
D



LEGEND (Existing)

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

LEGEND (Design)

- Road
- Footpath
- Water reticulation pipe
- Low pressure sewer main
- Sewer rising main
- Stage boundary
- Extent of works

Existing and design contours shown at 0.5 m intervals

- Note:
- Fencing to be installed as per landscaping design, refer to plan set by others.
 - Stormwater pits and pipes not shown as locations will be determined as part of detailed design.
 - Stage boundaries are extent of works unless shown otherwise (refer to Legend).

DEVELOPMENT APPLICATION

D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule 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					

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.



www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

The Village at James Creek

Client

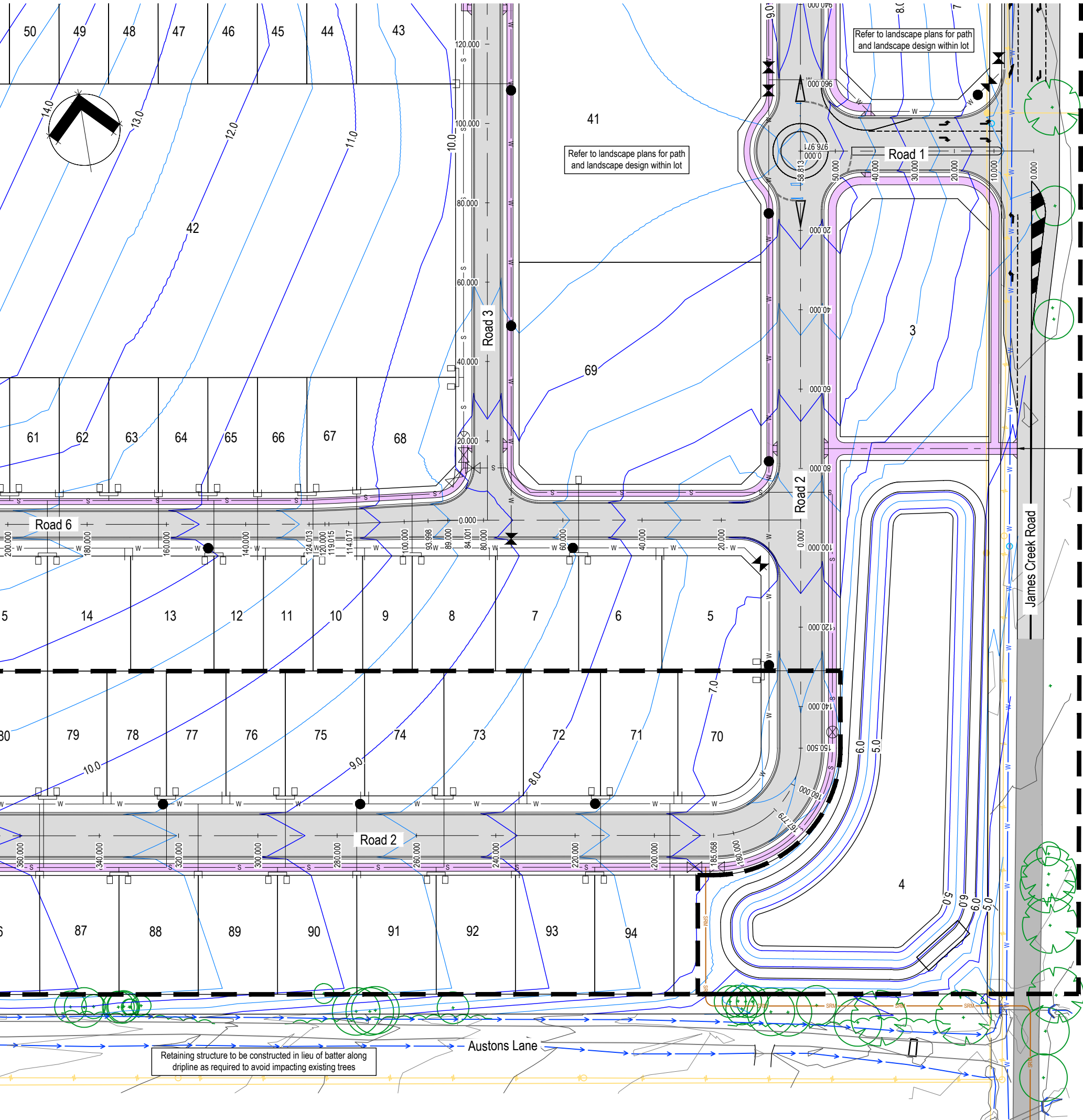
MPD Investments Pty Ltd

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

Design Layout
Sheet 1 of 5

3204/C121

D



Section of path to be widened to 3.0 m wide and to double as an emergency access. Concrete to be thickened to allow for vehicle traffic. Add control measures to allow pedestrians and cyclists to move through this area whilst restricting vehicle access to Council specifications.

LEGEND (Existing)

Electricity and power pole

Tree line

Fire hydrant

Communication line and pit

Watermain (approximate)

Swale

Road

LEGEND (Design)

Road

Footpath

Water reticulation pipe

Low pressure sewer main

Sewer rising main

Stage boundary

Extent of works

Existing and design contours shown at 0.5 m intervals

- Note:
- Fencing to be installed as per landscaping design, refer to plan set by others.
 - Stormwater pits and pipes not shown as locations will be determined as part of detailed design.
 - Stage boundaries are extent of works unless shown otherwise (refer to Legend).

DEVELOPMENT APPLICATION

D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule 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					

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

GeoLINK

environmental management and design

www.geolink.net.au

Email: info@geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

quality solutions sustainable future

Project Title

The Village at James Creek

Client

MPD Investments Pty Ltd

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

XREFs

Scale

Drawing Title

Design Layout

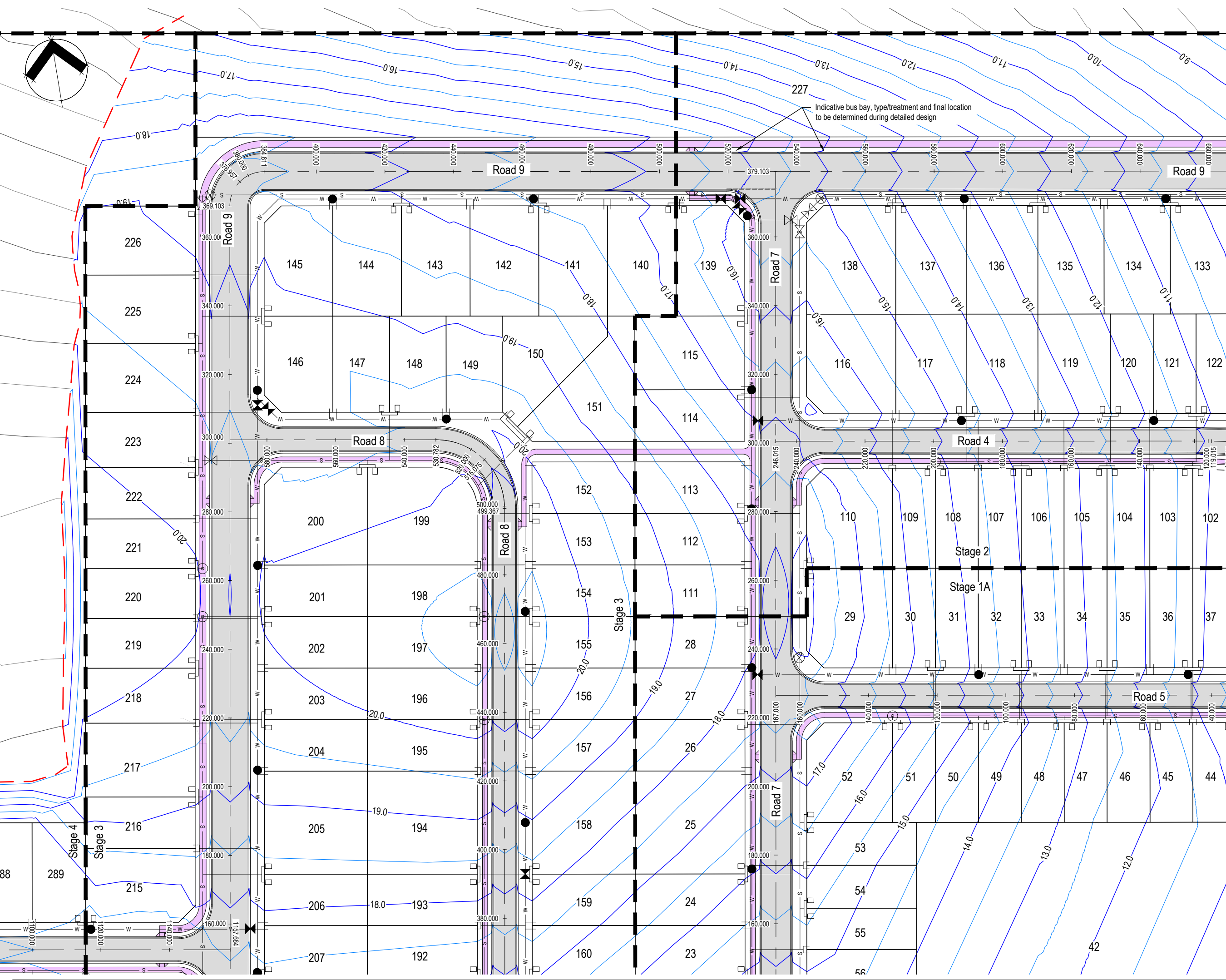
Sheet 2 of 5

Drawing Number

3204/C122

Revision

D



LEGEND (Existing)

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

LEGEND (Design)

- Road
- Footpath
- Water reticulation pipe
- Low pressure sewer main
- Sewer rising main
- Stage boundary
- Extent of works

Existing and design contours shown at 0.5 m intervals

Note:

- Fencing to be installed as per landscaping design, refer to plan set by others.
- Stormwater pits and pipes not shown as locations will be determined as part of detailed design.
- Stage boundaries are extent of works unless shown otherwise (refer to Legend).

DEVELOPMENT APPLICATION

D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule 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					

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

GeoLINK
environmental management and design

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

www.geolink.net.au

Email: info@geolink.net.au

quality solutions sustainable future

Project Title

The Village at James Creek

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 5

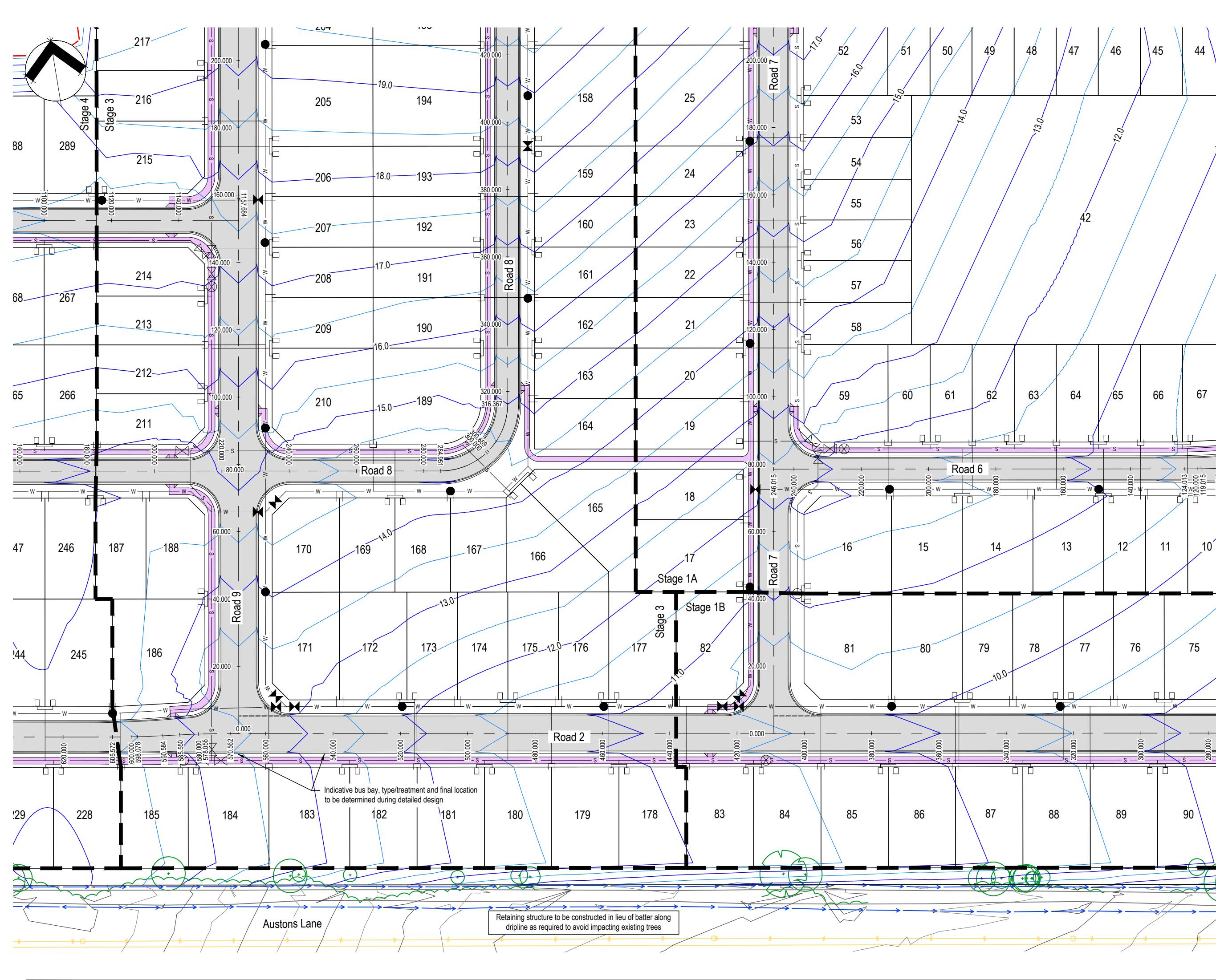
3204-1162

Drawing Number

3204/C123

Revision

D



LEGEND (Existing)

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

LEGEND (Design)

- Road
- Footpath
- Water reticulation pipe
- Low pressure sewer main
- Sewer rising main
- Stage boundary
- Extent of works

Existing and design contours shown at 0.5 m intervals

- Note:
- Fencing to be installed as per landscaping design, refer to plan set by others.
 - Stormwater pits and pipes not shown as locations will be determined as part of detailed design.
 - Stage boundaries are extent of works unless shown otherwise (refer to Legend).

DEVELOPMENT APPLICATION

D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule 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					

GeoLINK
environmental management and design
www.geolink.net.au

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

Project Title

The Village at James Creek

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 5

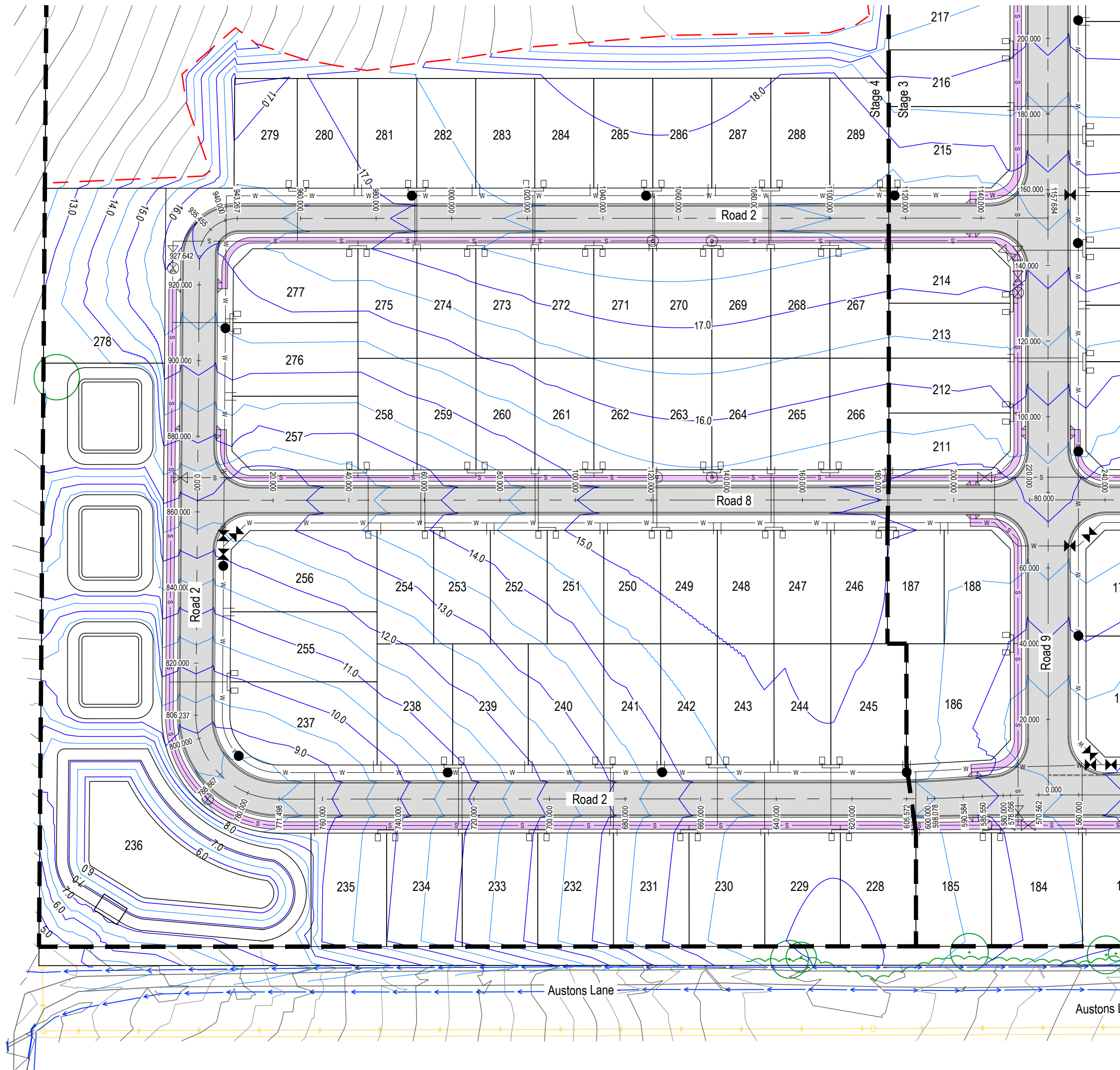
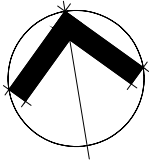
3204-1162

Drawing Number

3204/C124

Revision

D



LEGEND (Existing)

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

LEGEND (Design)

- Road
- Footpath
- Water reticulation pipe
- Low pressure sewer main
- Sewer rising main
- Stage boundary
- Extent of works

Existing and design contours shown at 0.5 m intervals

- Note:
- Fencing to be installed as per landscaping design, refer to plan set by others.
 - Stormwater pits and pipes not shown as locations will be determined as part of detailed design.
 - Stage boundaries are extent of works unless shown otherwise (refer to Legend).

DEVELOPMENT APPLICATION

D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule 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					

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

GeoLINK
environmental management and design

www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

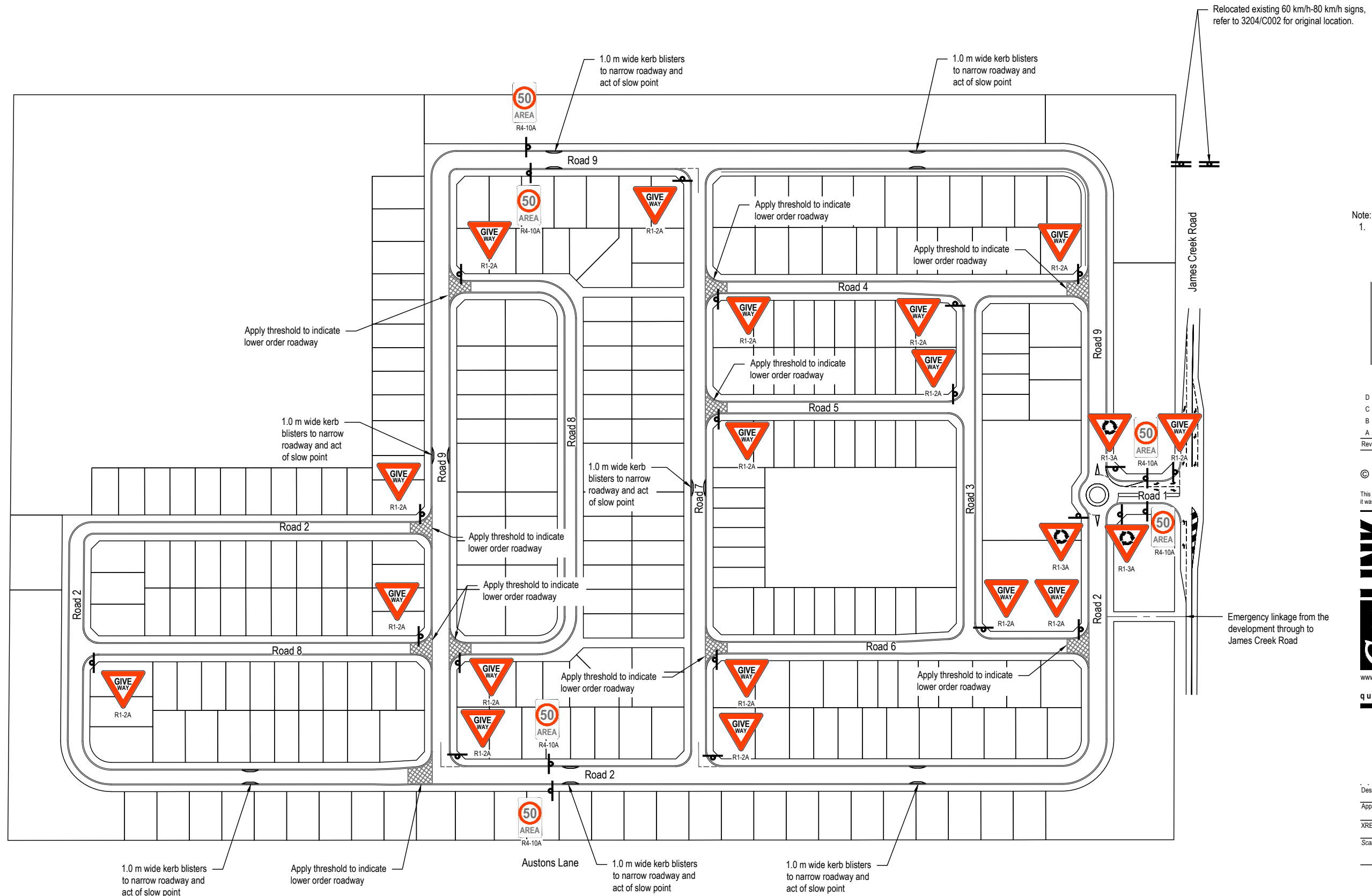
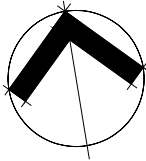
The Village at James Creek

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

Design Layout
Sheet 5 of 5

Drawing Number
3204/C125

Revision
D



Note:
1. Location of slow points and intersection thresholds shown indicatively only, to be determined during detailed design.

DEVELOPMENT APPLICATION

Rev.	Description	Date	Des.	App.	Chk.
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule updated	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE

© GeoLINK
This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

GeoLINK
environmental management and design
www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

Project Title
The Village at James Creek

Client
MPD Investments Pty Ltd

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

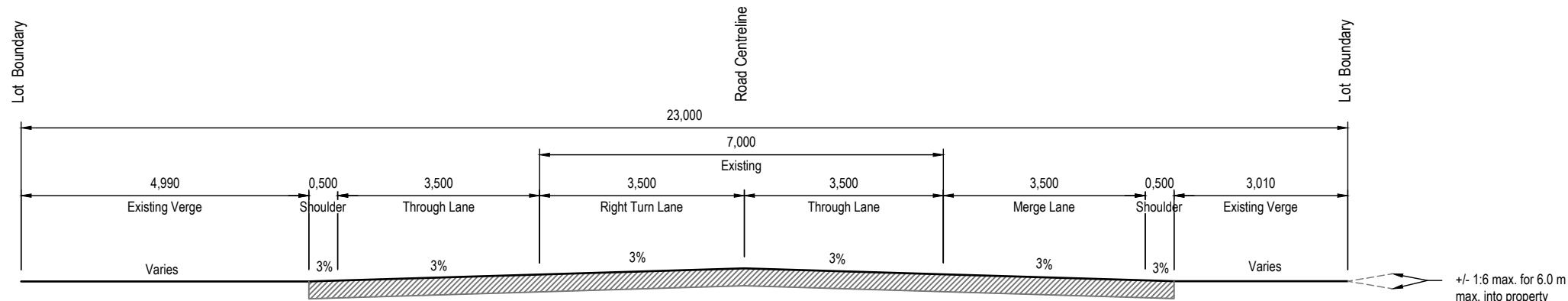
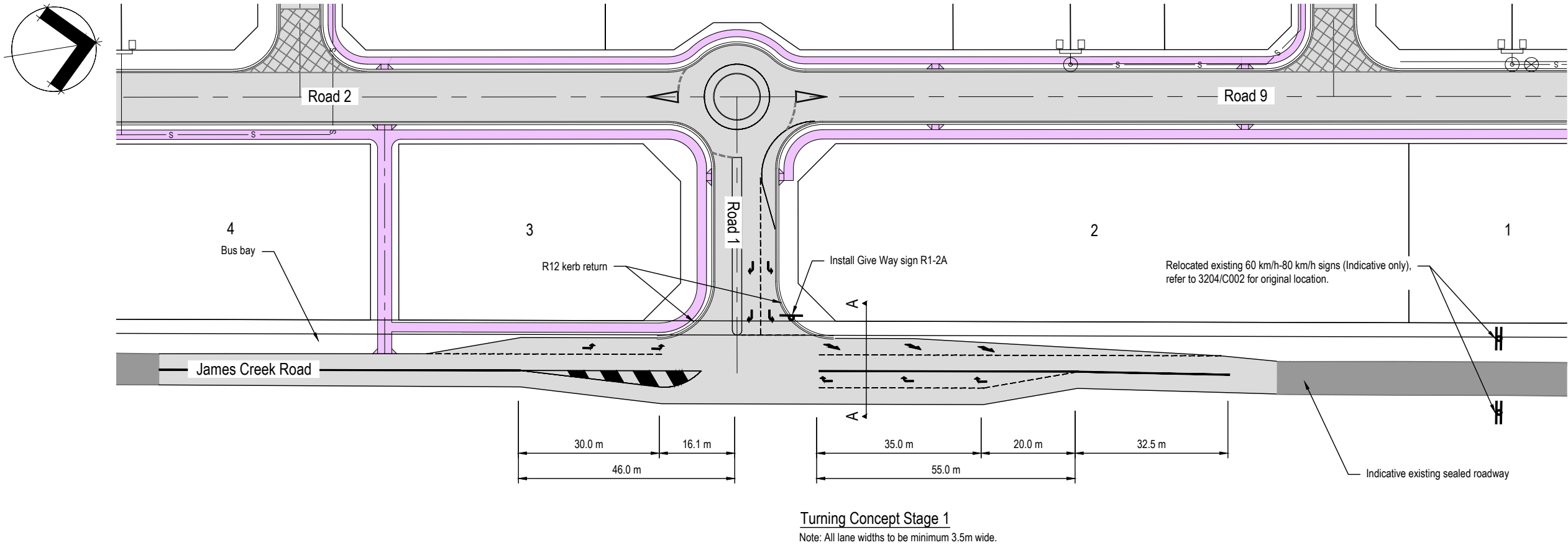
XREFs

Scale
metres 0 12.5 25 37.5 50 62.5

Drawing Title
**Design Layout
Signage & Traffic Calming**

Drawing Number
3204/C126

Revision
D



Section A-A
23.0 m wide Road Reserve
James Creek Road

Road Network Characteristics					
Road	Road Reserve (m)	Carriageway Width (m)	Verge Width LHS (m)	Verge Width RHS (m)	Path Width (m)
1	25.0	13.5	7.0	4.5	2.0
2 (Ch 0.000 - Ch 570.000)	20.0	11.0	4.5	4.5	2.0
2 (Ch 570.000 - Ch 930.000)	18.0	9.0	4.5	4.5	1.5
2 (Ch 930.000 - Ch 976.971)	16.0	7.0	4.5	4.5	1.5
3	16.0	7.0	4.5	4.5	1.5
4 (Ch 0.000 - Ch 80.000)	18.0	9.0	4.5	4.5	1.5
4 (Ch 80.000 - Ch 246.015)	16.0	7.0	4.5	4.5	1.5
5	16.0	7.0	4.5	4.5	1.5
6 (Ch 0.000 - Ch 80.000)	18.0	9.0	4.5	4.5	1.5
6 (Ch 80.000 - Ch 246.015)	16.0	7.0	4.5	4.5	1.5
7	18.0	9.0	4.5	4.5	1.5
8	16.0	7.0	4.5	4.5	1.5
9	20.0	11.0	4.5	4.5	2.0

DEVELOPMENT APPLICATION

Rev.	Description	Date	Des.	App.	Chk.
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule updated	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

GeoLINK
environmental management and design

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

www.geolink.net.au

Email: info@geolink.net.au

quality solutions sustainable future

Project Title
The Village at James Creek

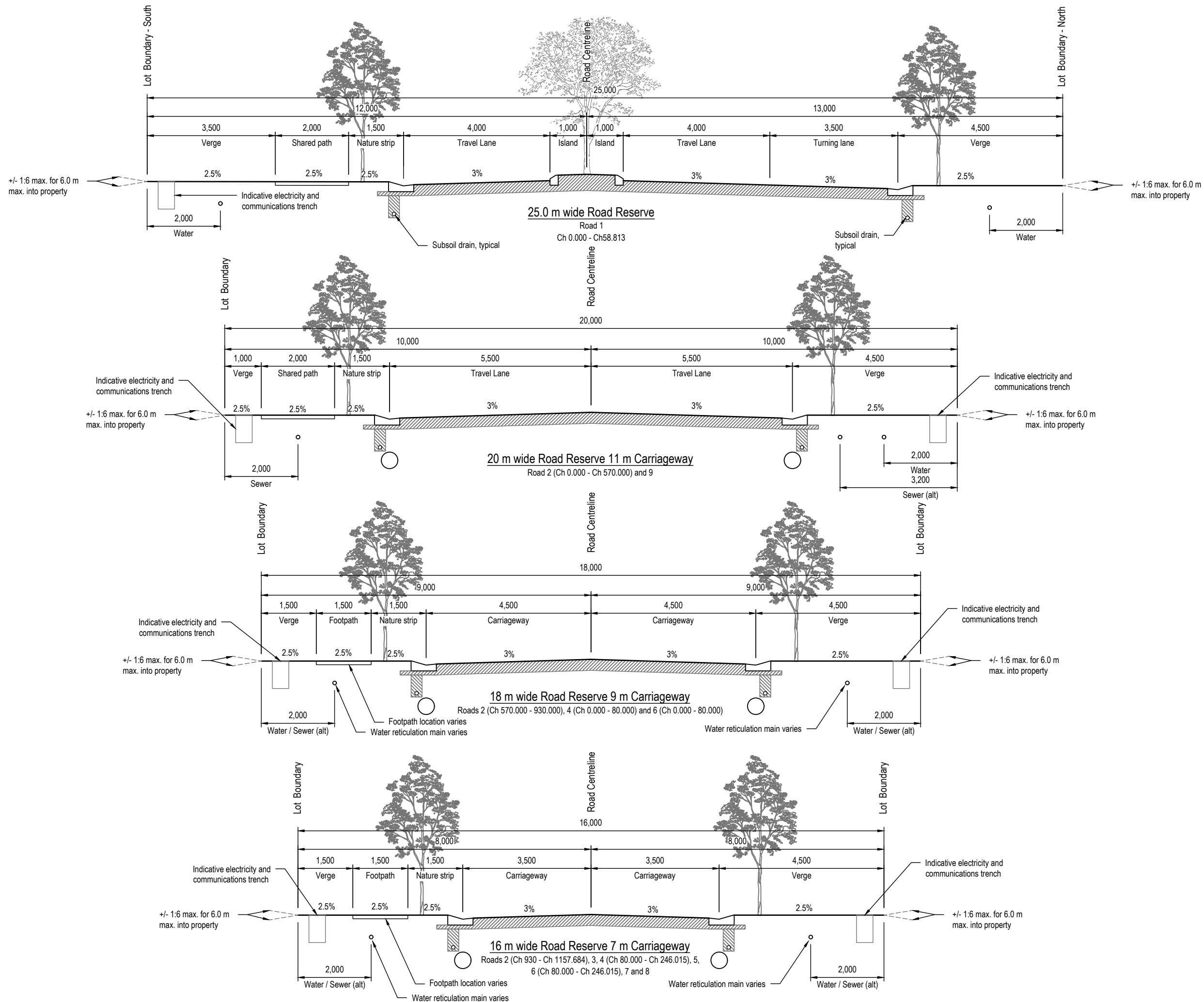
Client

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
James Creek Road Intersection Detail
and Typical Road Section

3204-1162
Drawing Number
3204/C127
Revision
D



DEVELOPMENT APPLICATION

Rev.	Description	Date	Des.	App.	Chk.
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule updated	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.



www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

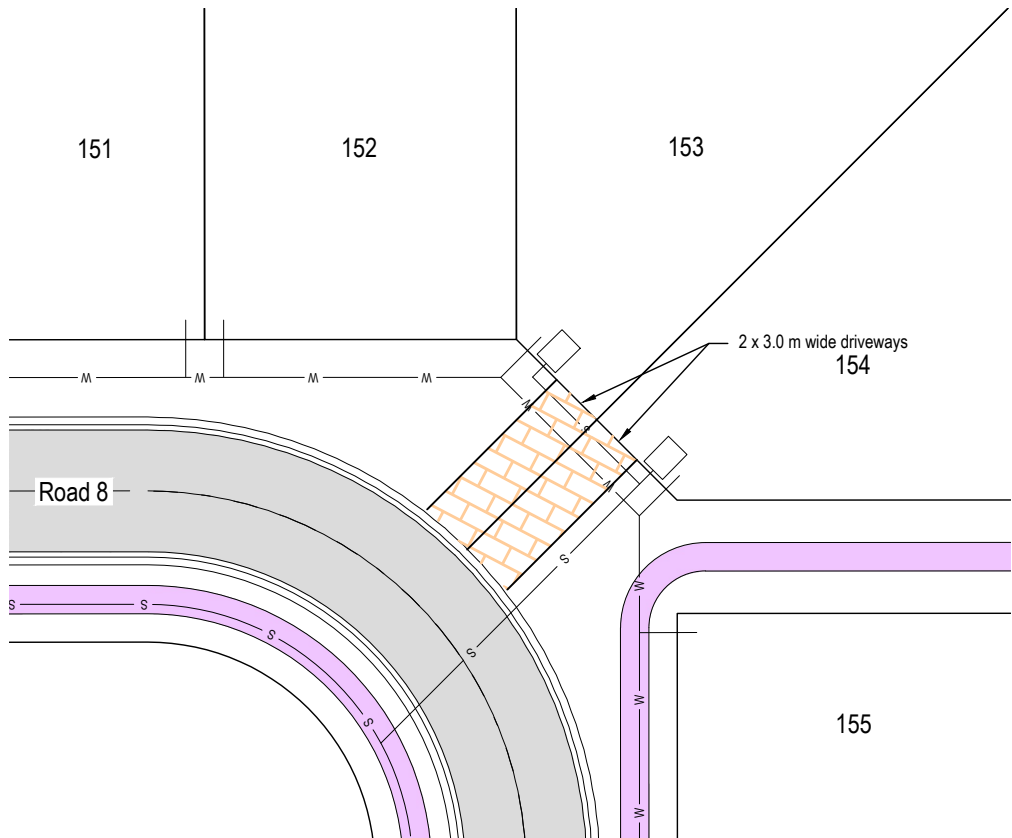
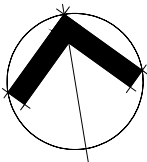
quality solutions sustainable future

The Village at James Creek

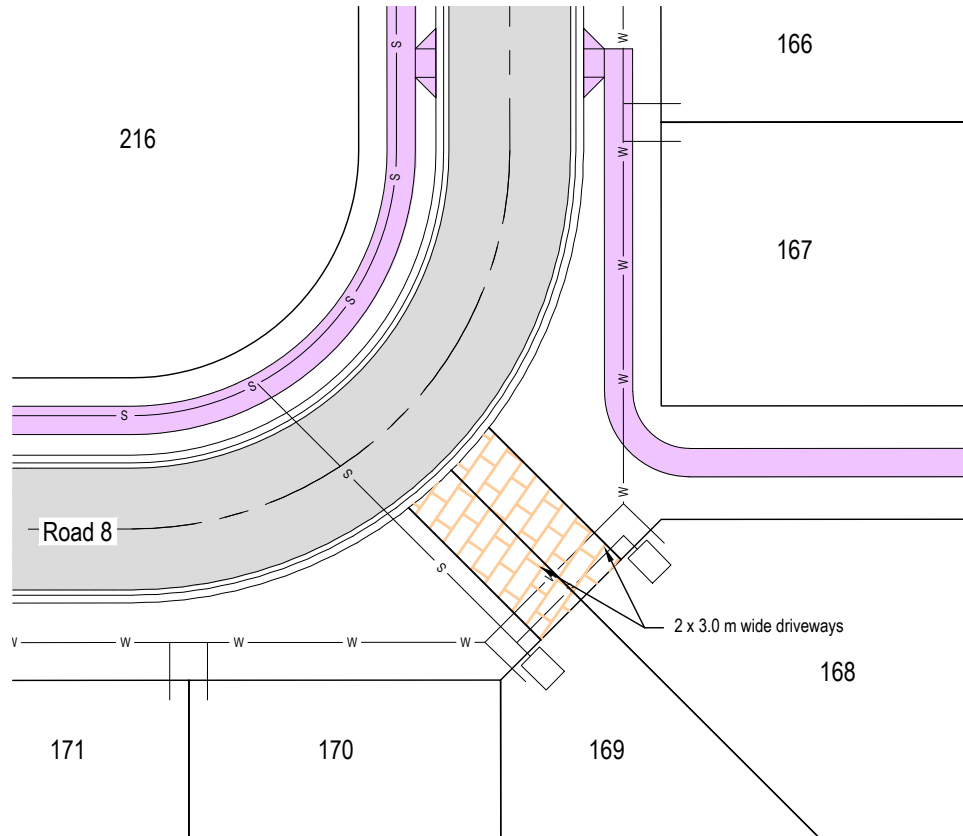
Client				
MPD Investments Pty Ltd				
Designed	JLC	Drawn	JLC	Checked
Approved	MVE	Date	8/10/2021	MVE
XREFs				
Scale				
metres 0 0.5 1.0 1.5 2.0 2.5				

Typical Road Sections

3204-1162
Drawing Number
3204/C128
Revision
D



Lot Frontage Detail - Lot 157 / 158



Lot Frontage Detail - Lot 168 / 169

LEGEND

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

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

DEVELOPMENT APPLICATION

D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule 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

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.



www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

Project Title
The Village at James Creek

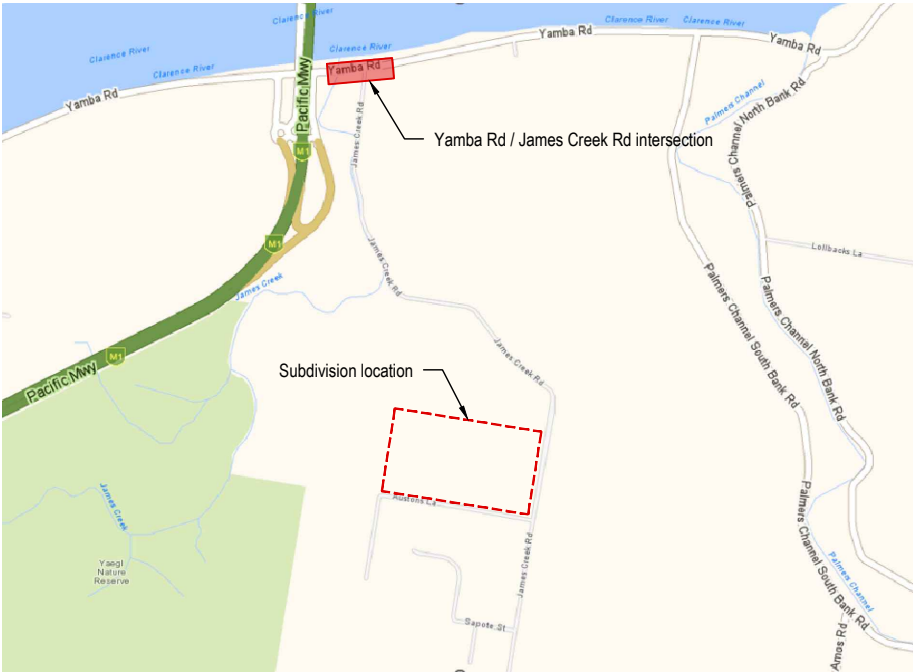
Client

MPD Investments Pty Ltd				
Designed	JLC	Drawn	JLC	Checked
Approved	MVE	Date	8/10/2021	MVE
XREFs				
Scale				
metres 0 2 4 6 8				

Drawing Title
Corner Lot Frontage Details

Drawing Number
3204/C129

Revision
D



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

Rev.	Description	Date	Des.	App.	Chk.
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule updated	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE

Amendments

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.



Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

Project Title

The Village at James Creek

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

External Intersection Details
James Creek Road / Yamba Road

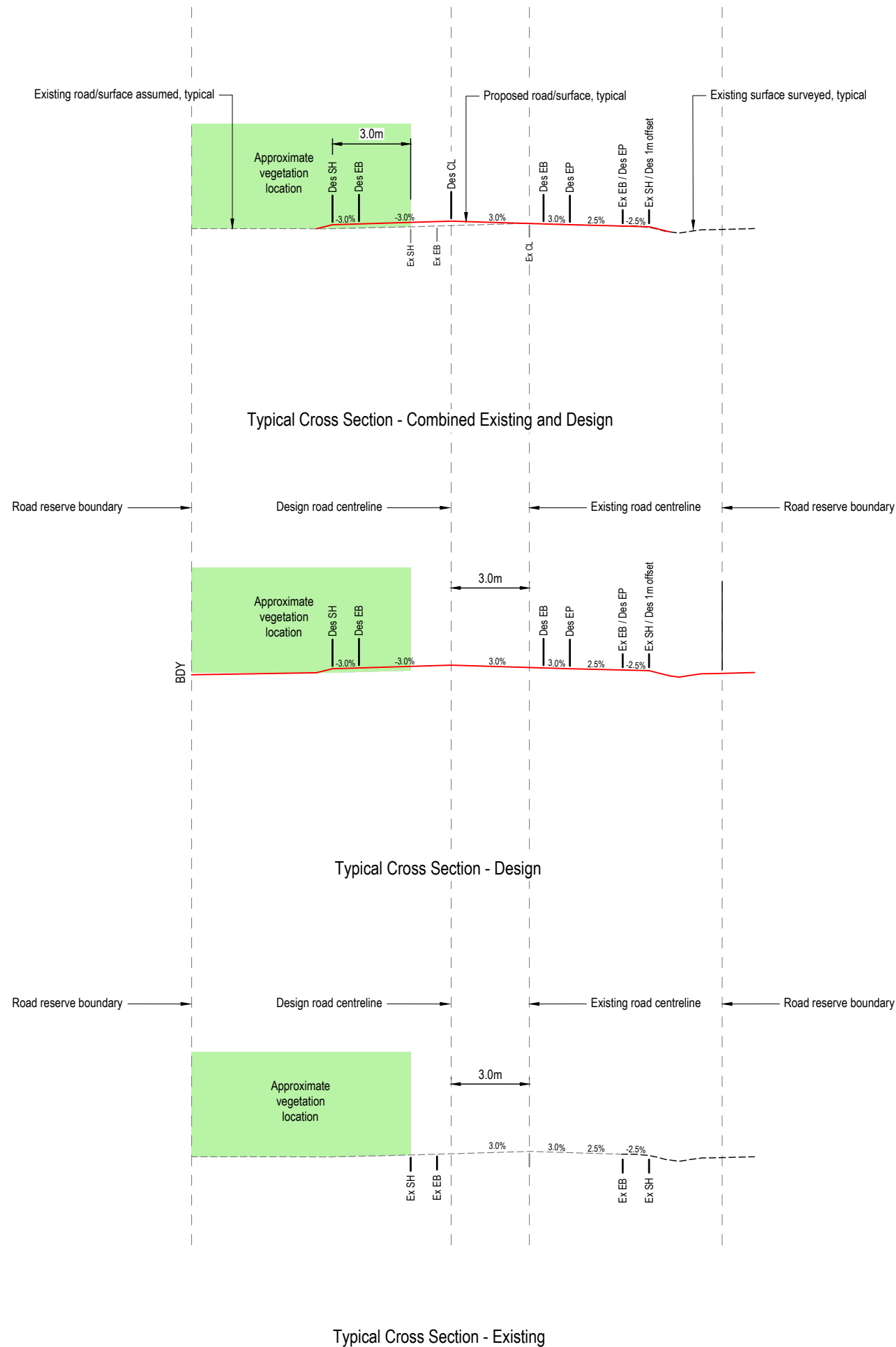
3204-1162

Drawing Number Revision

3204/C130 D



Concept Yamba Rd / James Creek Rd Intersection Layout
NTS



Join to internal path network to proposed subdivision

DEVELOPMENT APPLICATION

Rev	Description	Date	Des.	App.	Chk.
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule updated	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE

Amendments

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.



www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

Project Title
The Village at James Creek

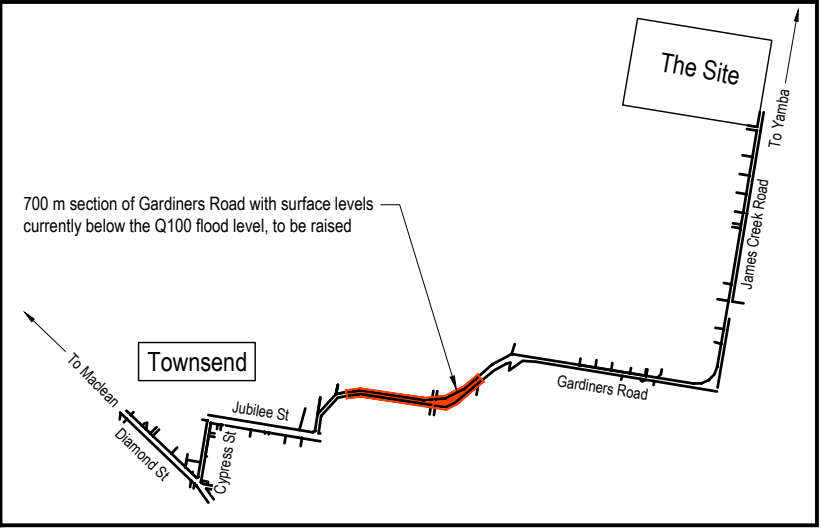
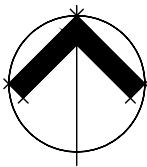
Client		
MPD Investments Pty Ltd		
Designed	JLC	Drawn
Approved	MVE	Date
XREFs		Checked
Scale		MVE

metres 0 50 100 150 200 250

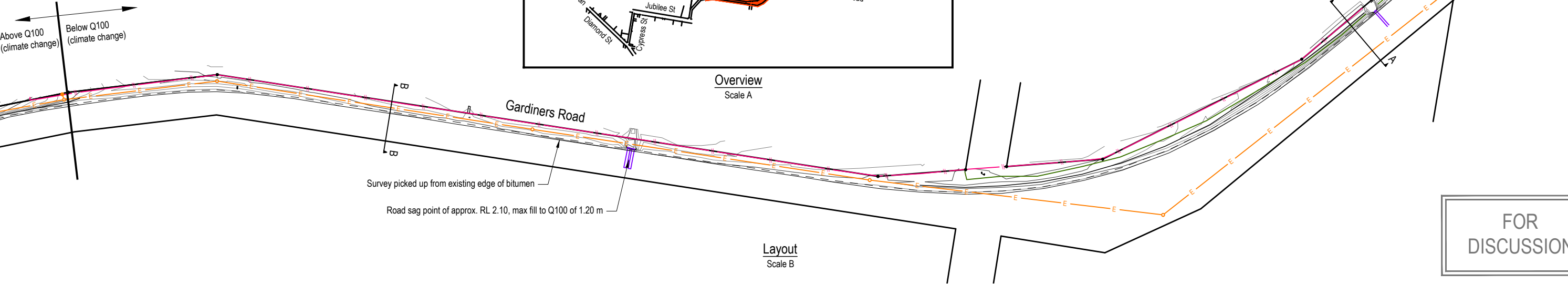
Drawing Title
External Path Network and Typical Section

Drawing Number
3204/C131

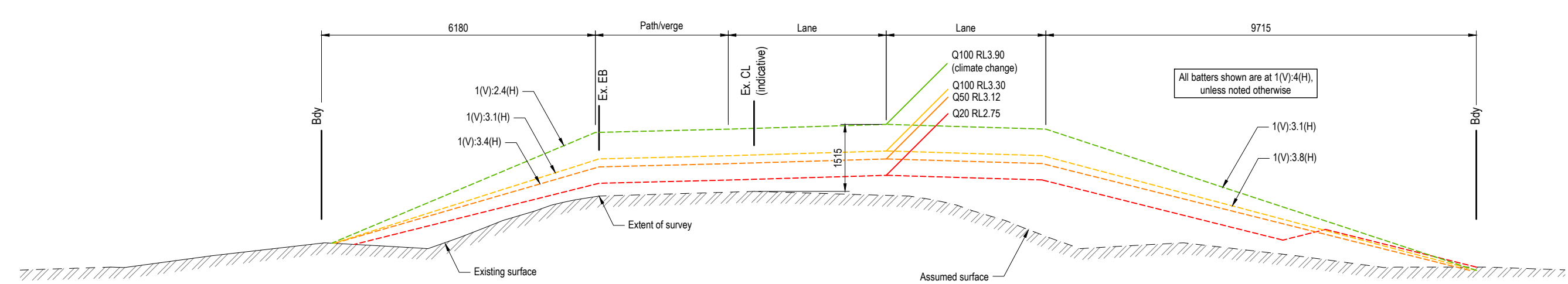
Revision
D



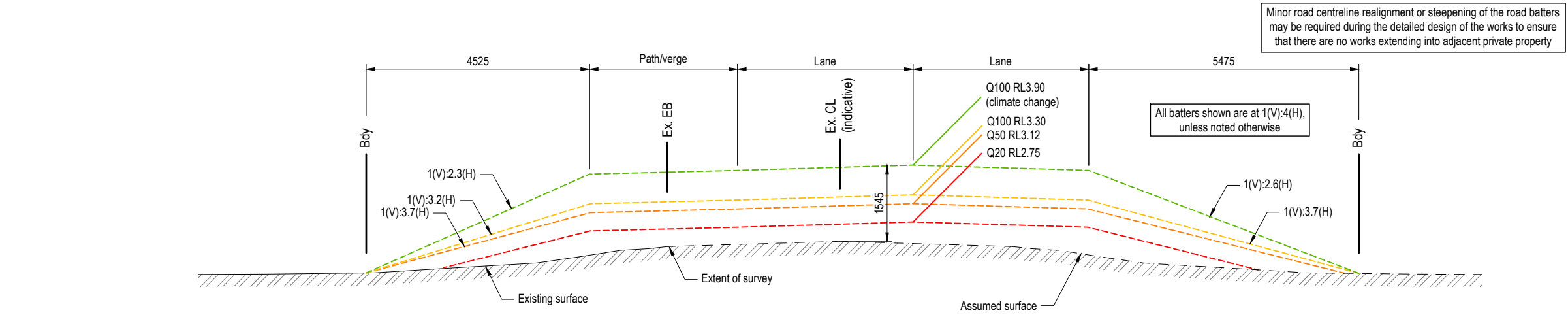
Overview
Scale A



Layout
Scale B



Section A-A
Scale C



Section B-B
Scale C

FOR
DISCUSSION

Rev	Description	Date	Des.	Dwn.	App.
D	Extent of works updated	3/05/2024	JLC		MVE
C	Not included in this revision	22/11/2023	JLC		MVE
B	Not included in this revision	13/04/2023	JLC		MVE
A	Not included in this revision	24/05/2022	JLC		MVE

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

GeoLINK
environment | engineering | planning | design
www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Email:
info@geolink.net.au

quality solutions sustainable future

Project Title

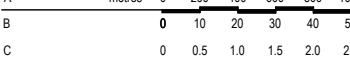
The Village at James Creek

Client

MPD Investments Pty Ltd

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

Scale



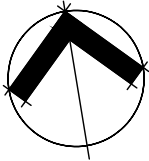
Drawing Title

Gardiners Road / Concept Upgrade
for Flood Immunity

3204-1170

Drawing Number
3204/C132

Revision
D



LEGEND

Cut 1.8 m to 2.3 m

Cut 1.2 m to 1.8 m

Cut 0.6 m to 1.2 m

Cut 0.0 m to 0.6 m

Fill 0.0 m to 0.6 m

Fill 0.6 m to 1.2 m

Fill 1.2 m to 1.8 m

Fill 1.8 m to 2.4 m

Fill 2.4 m to 2.53 m

Extent of works

Maximum retaining locations
(refer to typical detail on sheet C136)

Existing and design contours shown at 0.5 m intervals

- Note:
- Bulk earthworks shown is from the existing surface to the design surface.
 - Lot grading and retaining to be finalised with detailed design. Maximum height of walls will be 2.0 m.
 - Stage boundaries are extent of works unless shown otherwise (refer to Legend).

DEVELOPMENT
APPLICATION

D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule 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					

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

GeoLINK

environmental management and design

www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

Project Title
The Village at James Creek

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

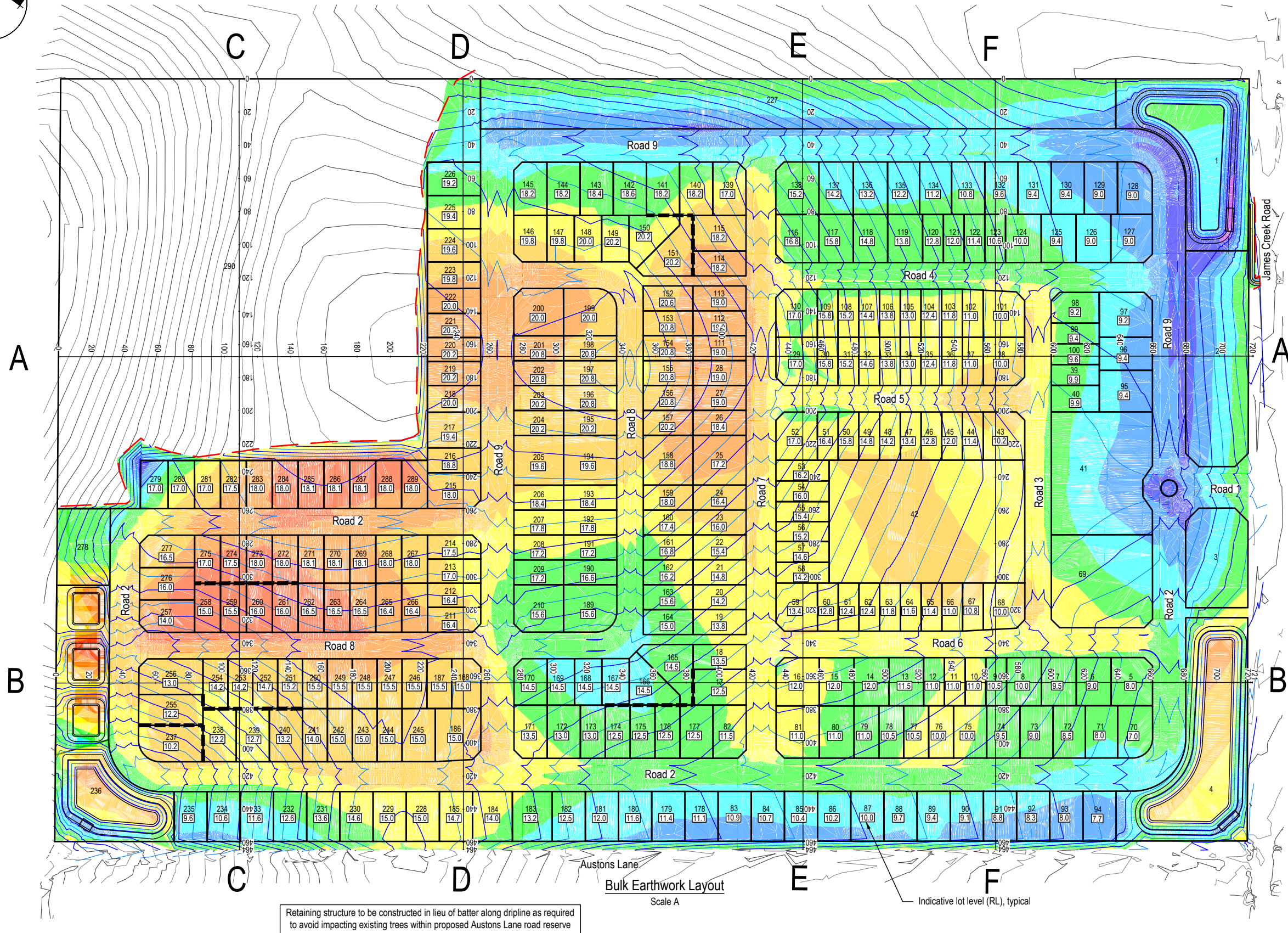
Drawing Title
Bulk Earthworks Layout

Drawing Number
3204/C135

Revision
D

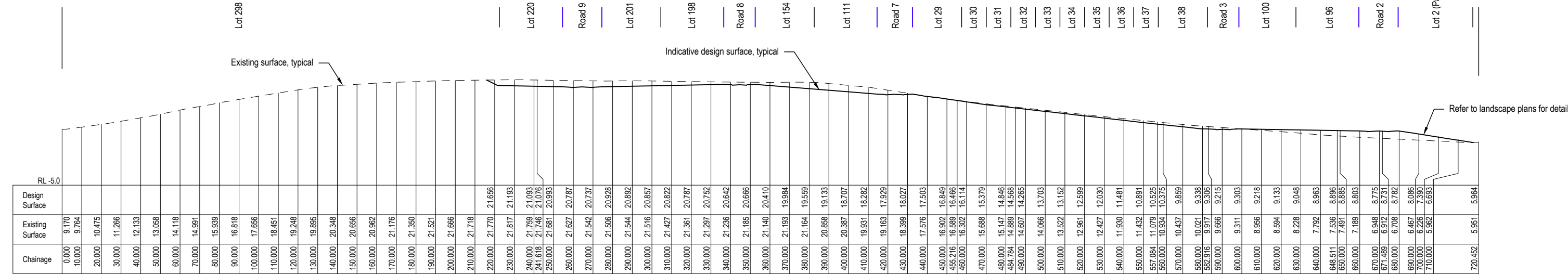
Bulk Earthworks Parameters						
Parameter	Base Surface	Comparison Surface	Total Area (m²)	Total Cut Volume (m³)	Total Fill Volume (m³)	Balance (m³)
Cut - Fill	Existing surface	Design surface	282,002	113,075	94,385	18690 (fill)

- Notes:
- Figures are approximate, design will be refined at detailed design stage to include more of a balanced earthworks.
 - Earthworks do not include material to be excavated for the pavement area.

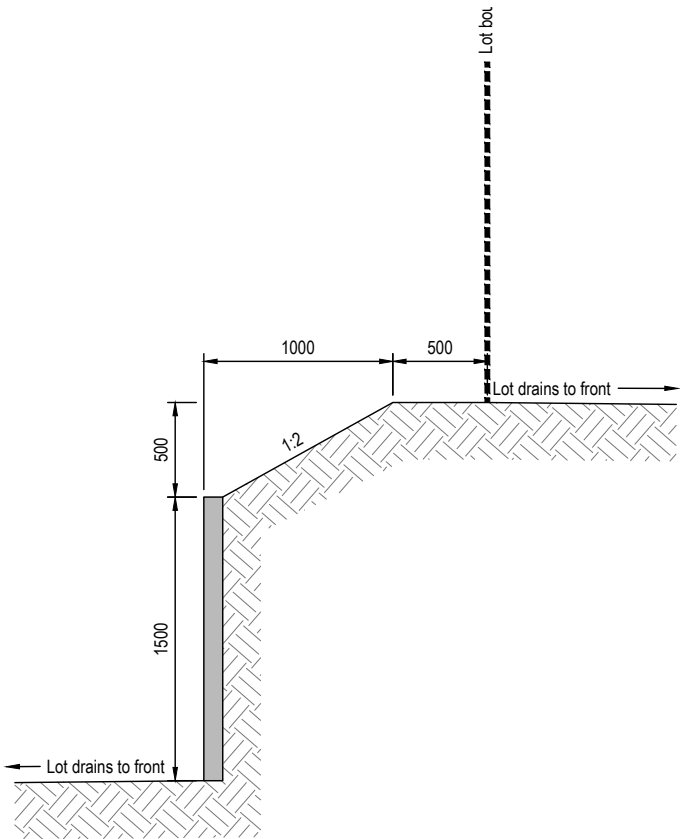


Bulk Earthwork Layout
Scale A

Indicative lot level (RL), typical



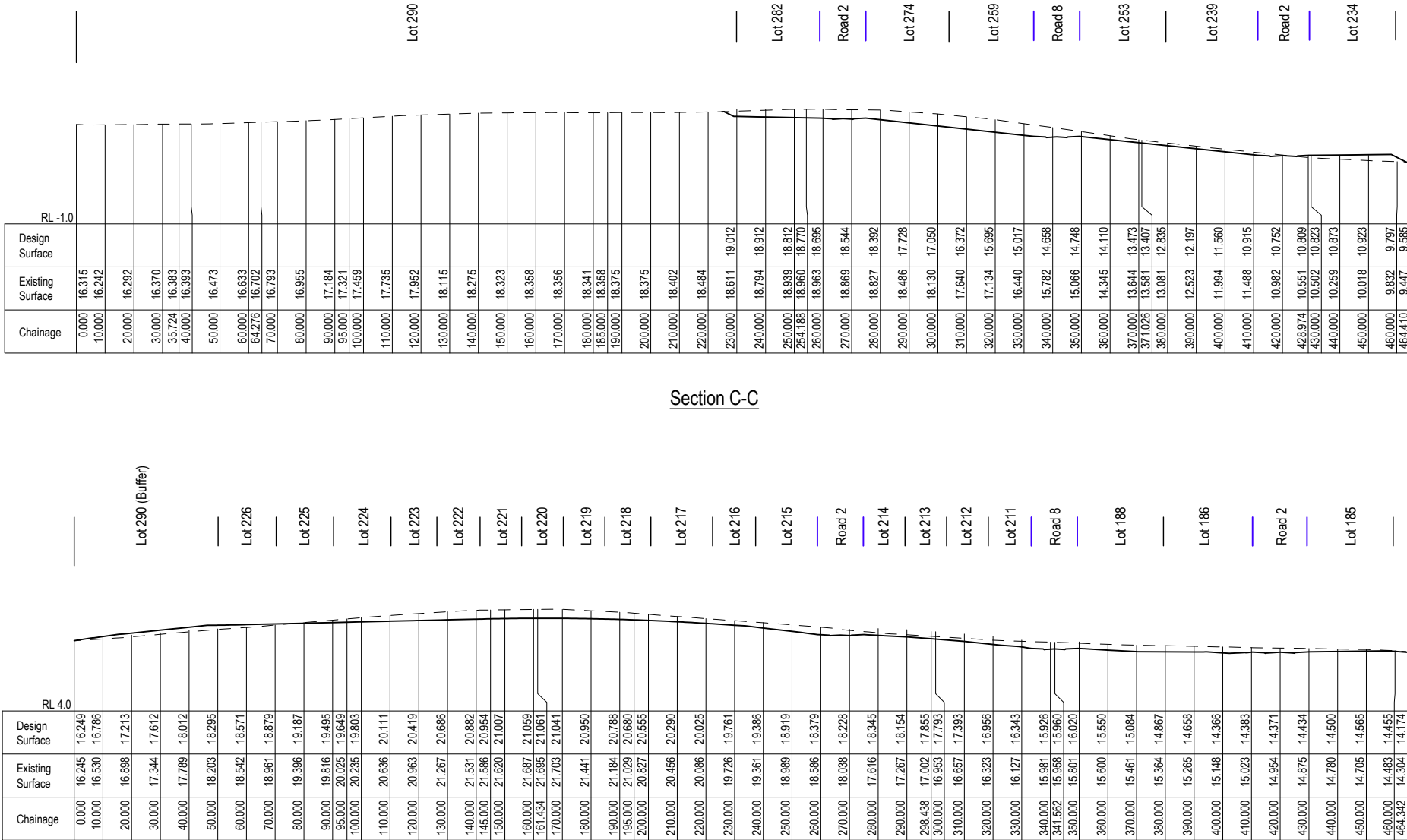
Section A-A



Retaining Wall Detail (maximum height)

(NTS)

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



Section C-C

Section D-D

DEVELOPMENT APPLICATION

Rev. Description

Date

Des.

App.

Chk.

A Updated to address Council's AIR

24/05/2022

JLC

MVE

MVE

B Drawing Schedule updated

13/04/2023

JLC

MVE

MVE

C Revised submission

22/11/2023

JLC

MVE

MVE

D Extent of works updated

3/05/2024

JLC

MVE

MVE

Amendments

© GeoLINK

environmental management and design

www.geolink.net.au

Lennox Head Office

PO Box 119

Lennox Head NSW 2478

Tel: 02 6687 7666

Coffs Harbour Office

PO Box 1446

Coffs Harbour NSW 2450

Tel: 02 6651 7666

Armidale Office

PO Box 1267

Armidale NSW 2350

Tel: 02 6772 0454

Lismore Office

PO Box 229

Lismore NSW 2480

Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

Project Title

The Village at James Creek

Client

MPD Investments Pty Ltd

Designed JLC

Approved MVE

XREFs

Scale

Drawn JLC

Date 8/10/2021

Checked MVE

Horizontal metres 0 10 20 30 40 50

Vertical 0 5 10 15 20 25

Drawing Title

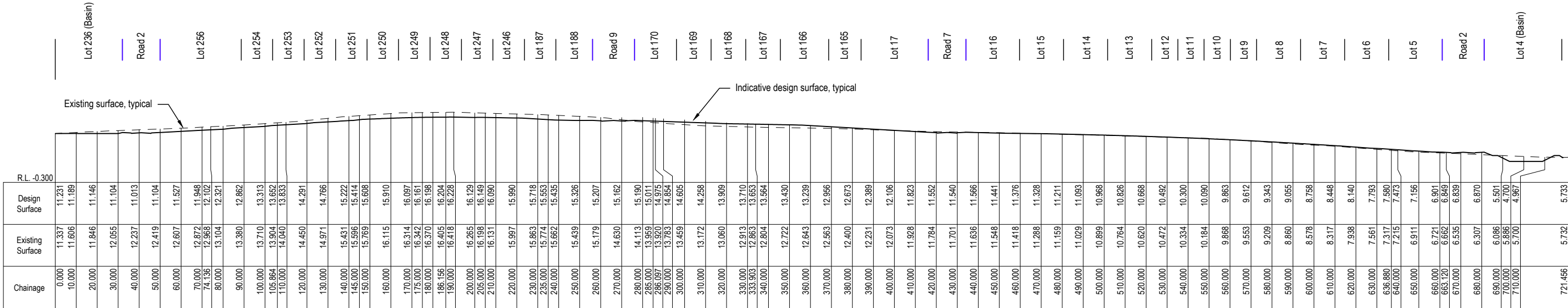
Site Cross Sections

Drawing Number

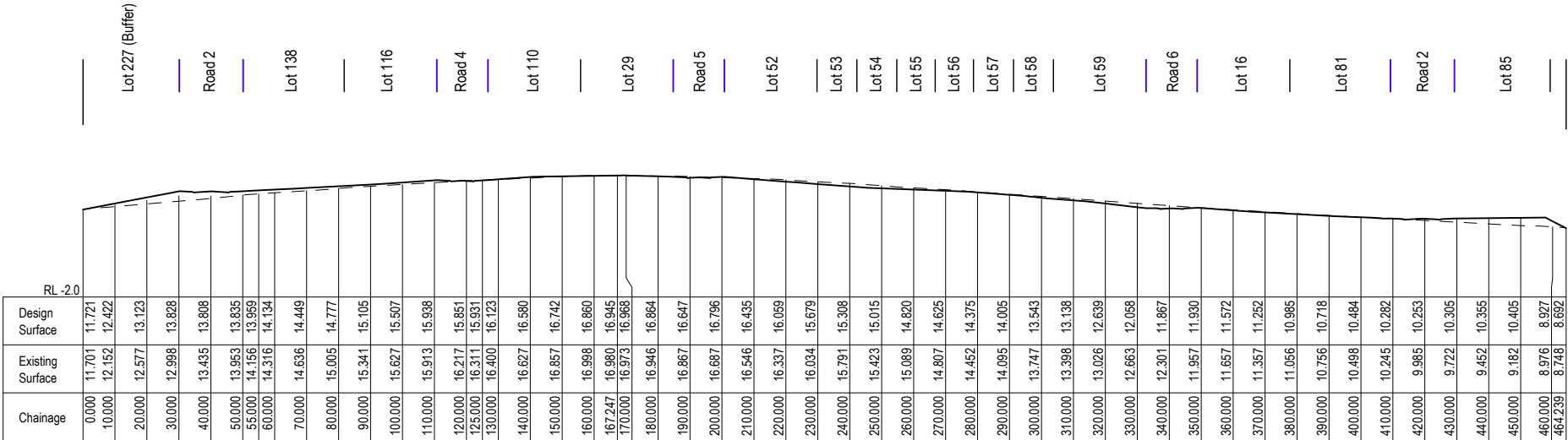
3204/C136

Revision

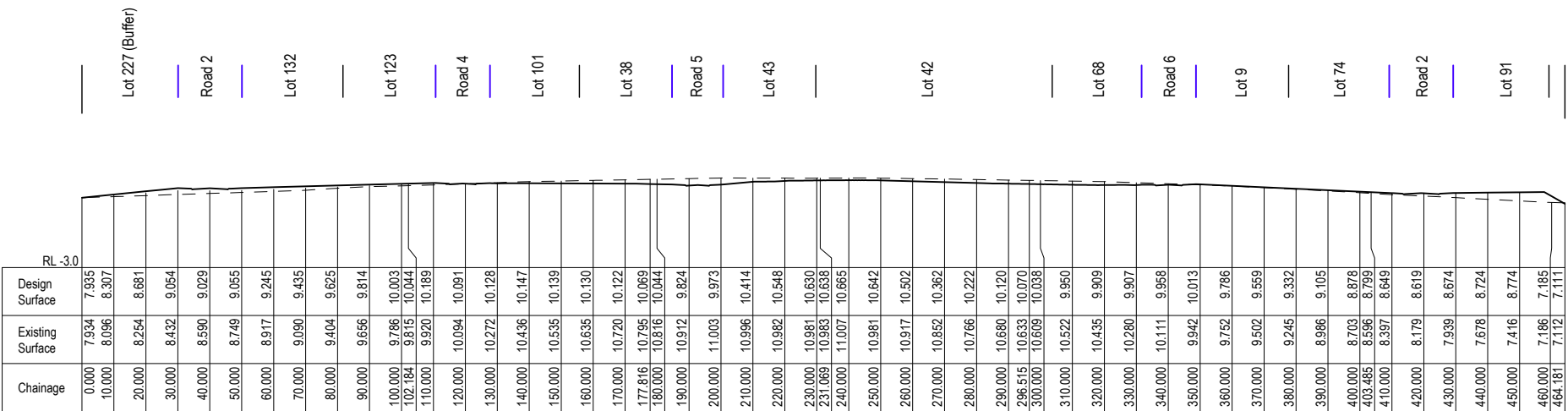
D



Section B-B



Section E-E



Section F-F

DEVELOPMENT APPLICATION

D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule 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					

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.



www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

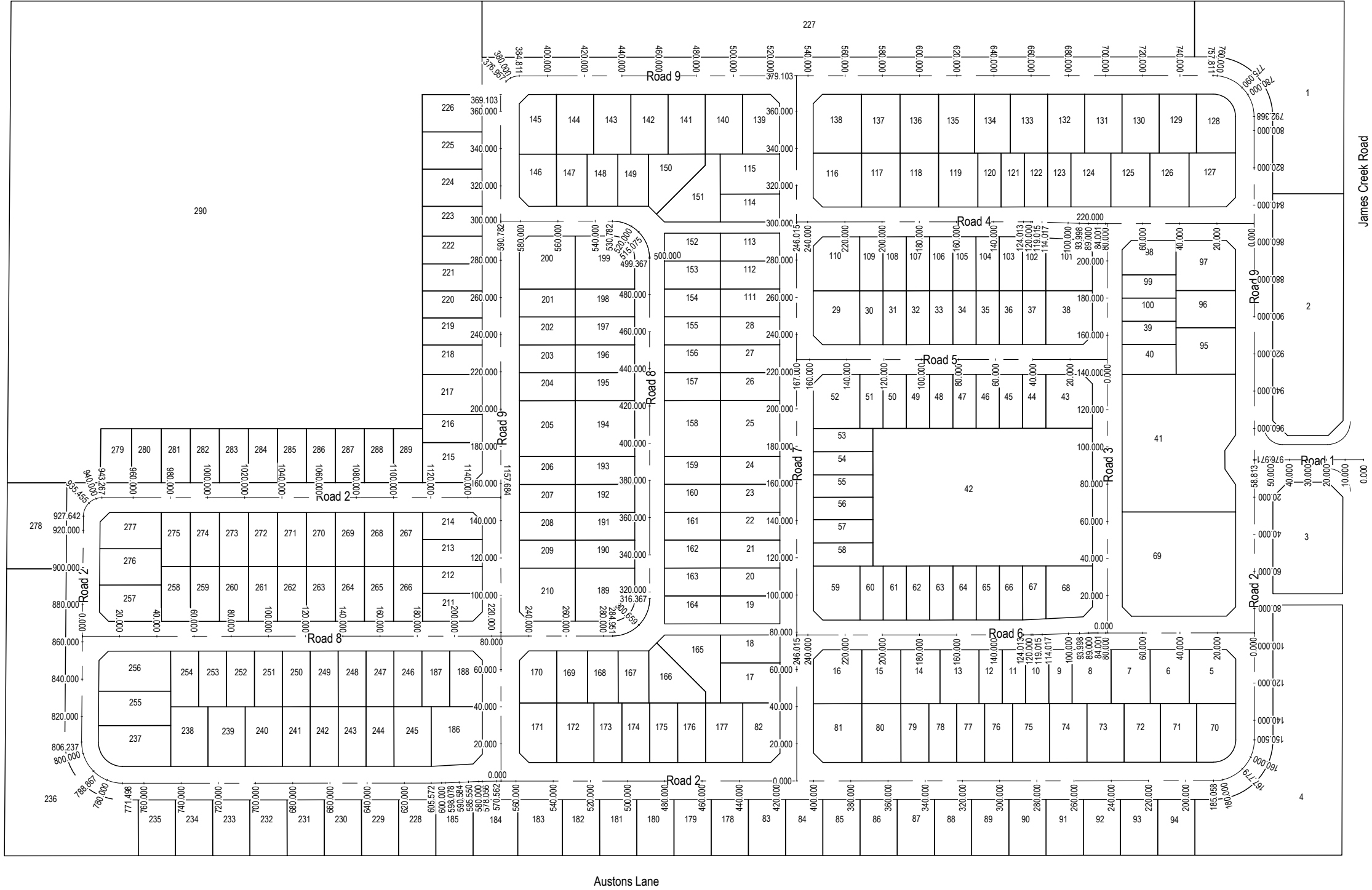
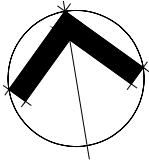
The Village at James Creek

Client MPD Investments Pty Ltd					
Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021	MVE	
XREFs					
Scale					
Horizontal metres 0 10 20 30 40 50					
Vertical 0 5 10 15 20 25					

Site Cross Sections
Sheet 2 of 2

Drawing Number
3204/C137

Revision
D



DEVELOPMENT APPLICATION

C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule 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					

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.



www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

The Village at James Creek

Client					
MPD Investments Pty Ltd					
Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021	MVE	
XREFs					
Scale					
metres 0 15 30 45 60 75					

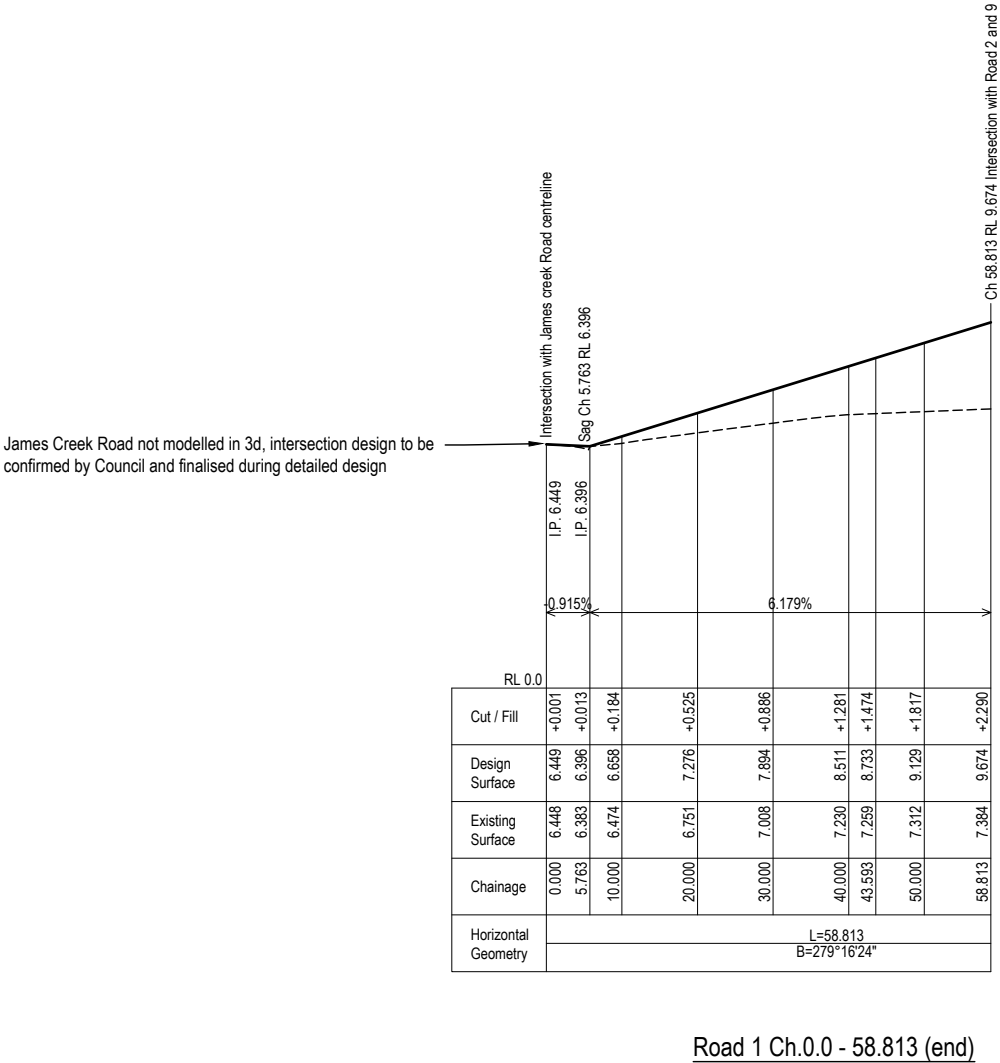
Drawing Title

Design Layout
Overall Layout

3204-1131

Drawing Number Revision

3204/C140 C



DEVELOPMENT APPLICATION

D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule 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					

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

GeoLINK

environmental management and design

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

www.geolink.net.au

Email: info@geolink.net.au

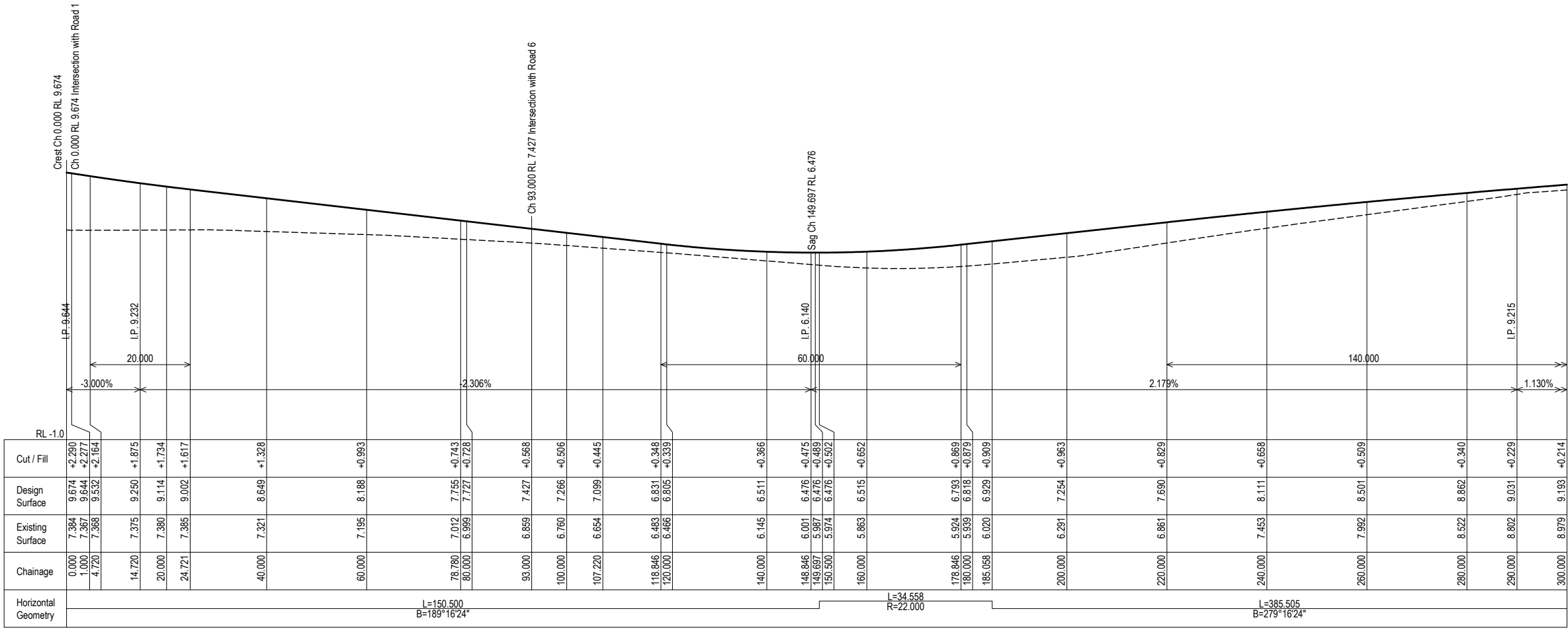
quality solutions sustainable future

The Village at James Creek

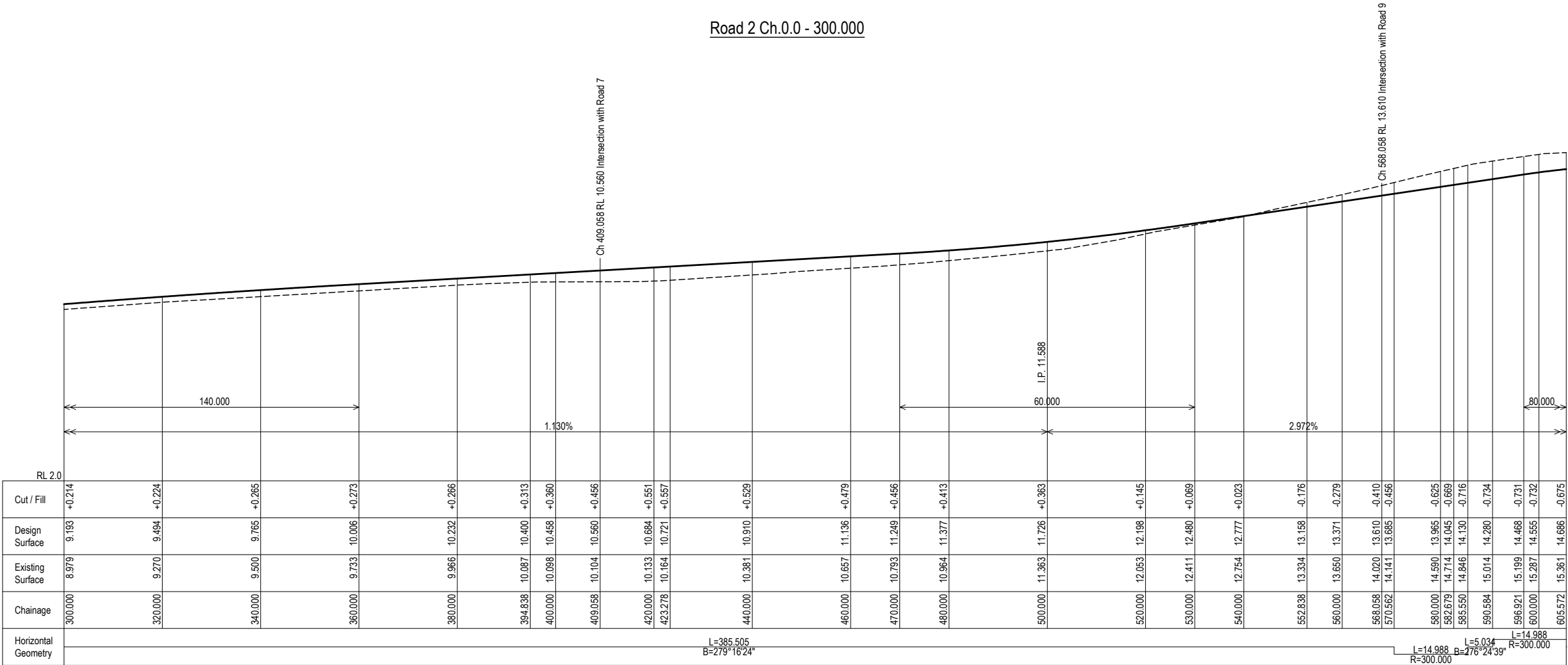
Client				
MPD Investments Pty Ltd				
Designed	JLC	Drawn	JLC	Checked
Approved	MVE	Date	8/10/2021	MVE
XREFs				
Scale				
Horizontal metres 0 5 10 15 20 25				
Vertical 0 1 2 3 4 5				

Longitudinal Section
Road 1

Drawing Number		Revision	
3204/C141		D	



Road 2 Ch.0.0 - 300.000



Road 2 Ch.300.000 - 605.572

DEVELOPMENT APPLICATION

Rev.	Description	Date	Des.	App.	Chk.
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule updated	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

GeoLINK
environmental management and design

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

www.geolink.net.au

Email: info@geolink.net.au

quality solutions sustainable future

Project Title

The Village at James Creek

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

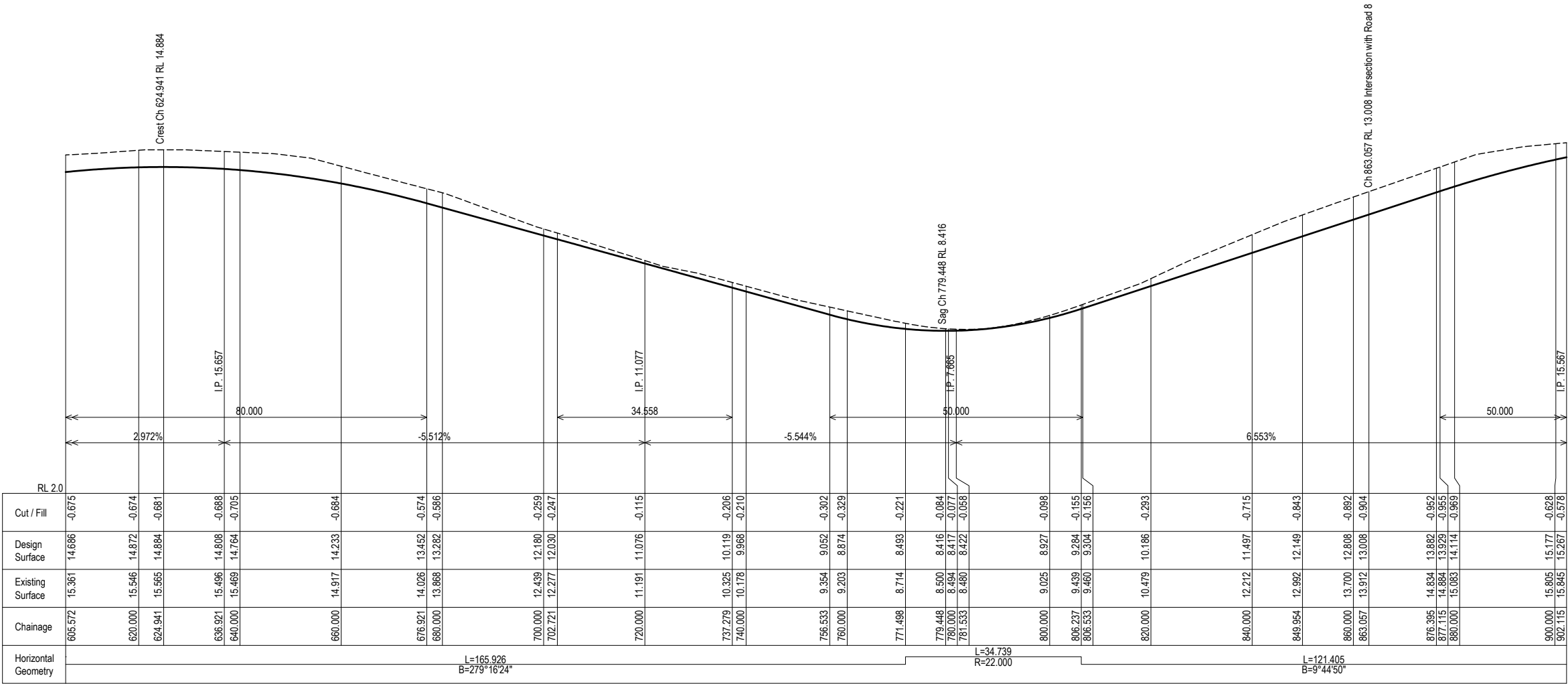
Longitudinal Section
Road 2 - Sheet 1 of 2

Drawing Number

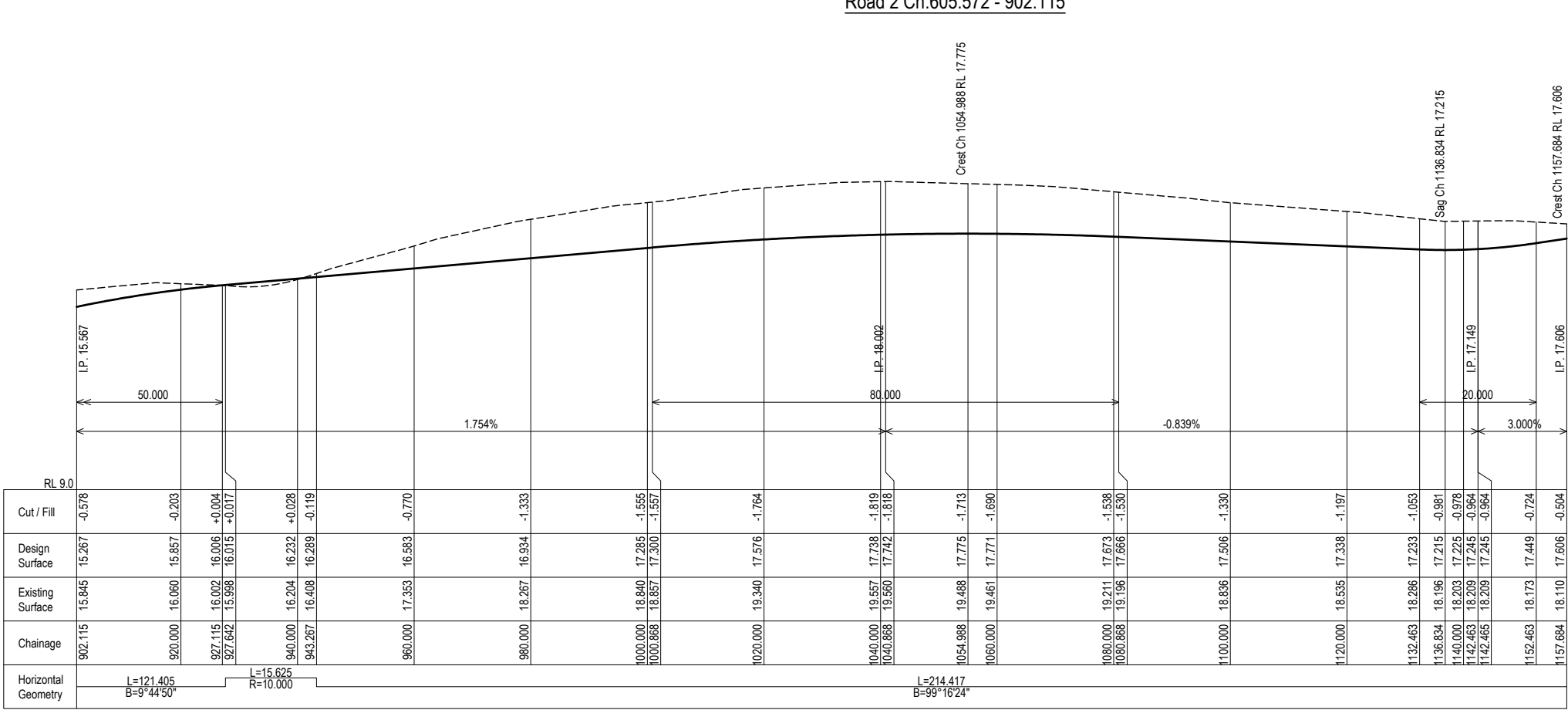
3204/C142

Revision

D



Road 2 Ch.605.572 - 902.115



Road 2 Ch.902.115 - 1157.684 (end)

DEVELOPMENT APPLICATION

D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule 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					

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

GeoLINK
environmental management and design

www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

Project Title

The Village at James Creek

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

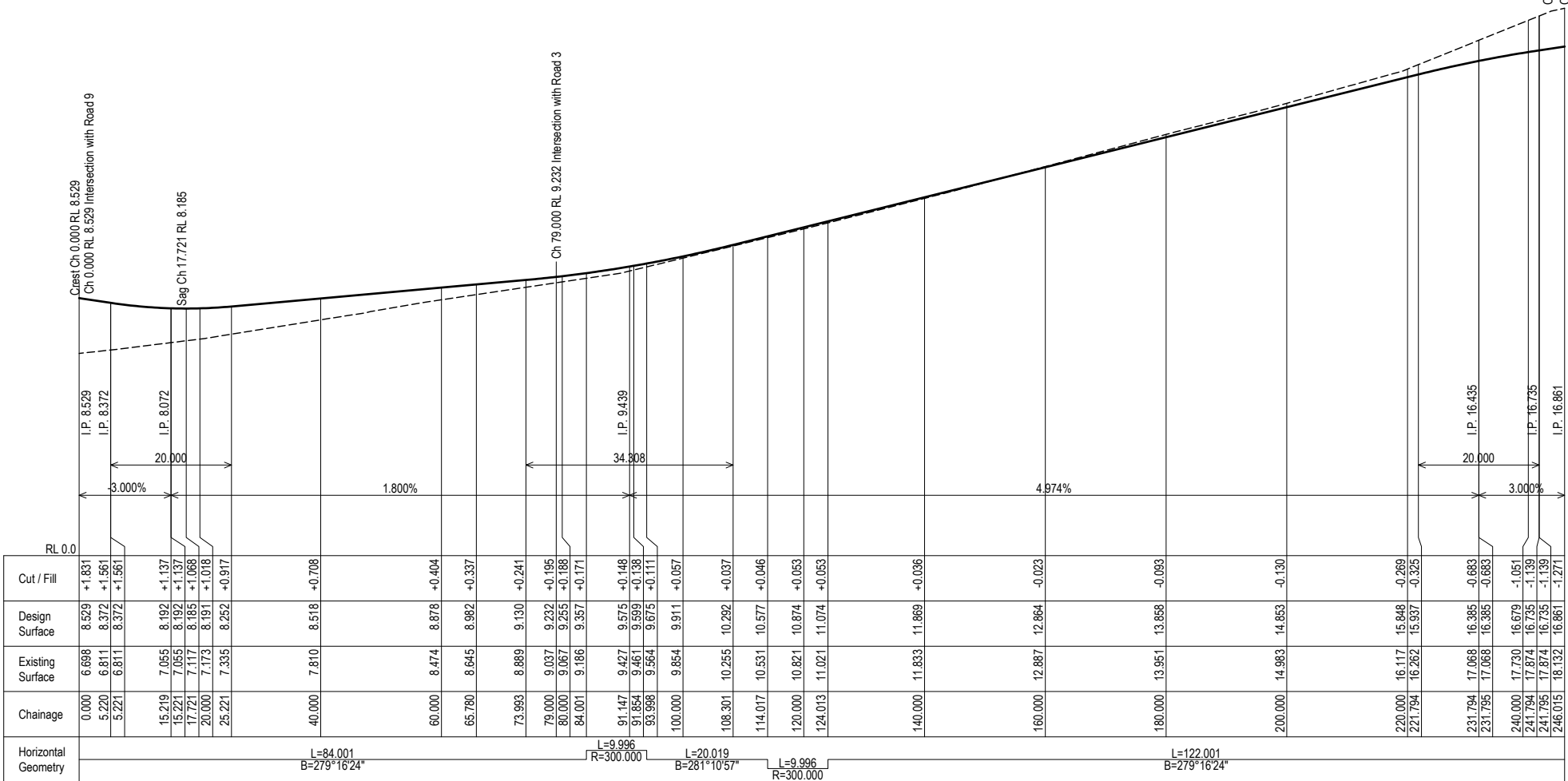
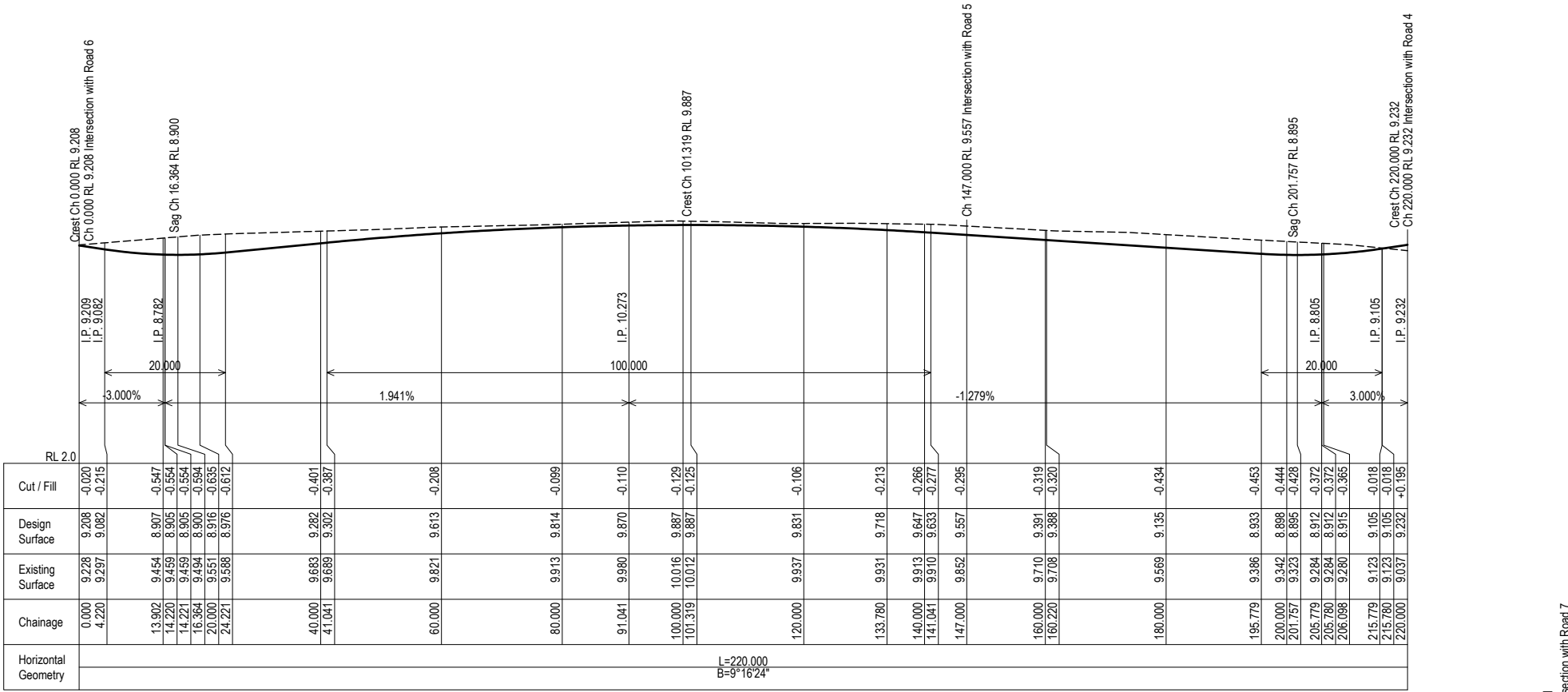
Longitudinal Section
Road 2 - Sheet 2 of 2

Drawing Number

3204/C143

Revision

D



DEVELOPMENT APPLICATION

D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule 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					

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.



www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6587 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

The Village at James Creek

Client

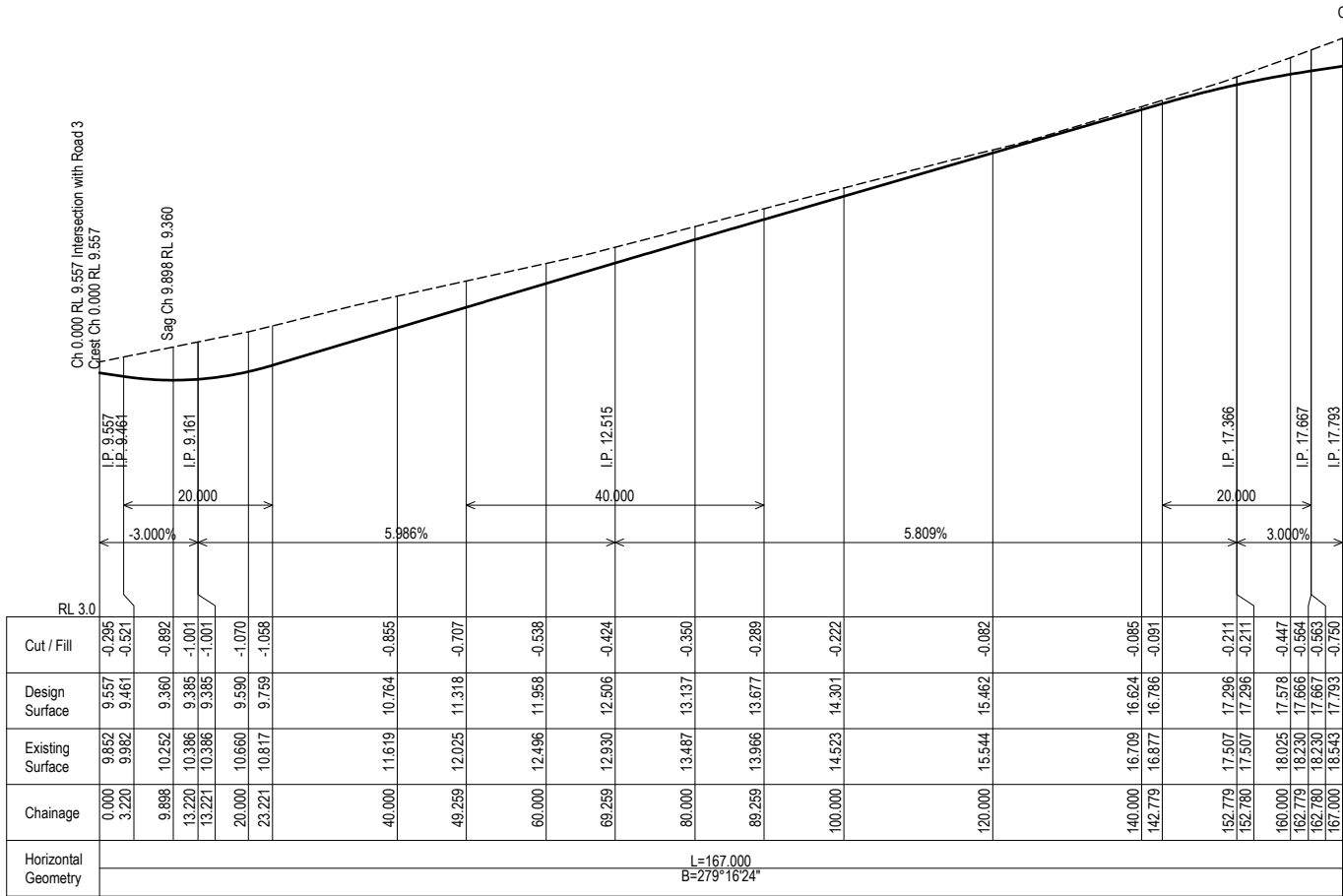
MPD Investments Pty Ltd									
Designed		JLC		Drawn		JLC		Checked	
Approved		MVE		Date		8/10/2021		MVE	
XREFs									



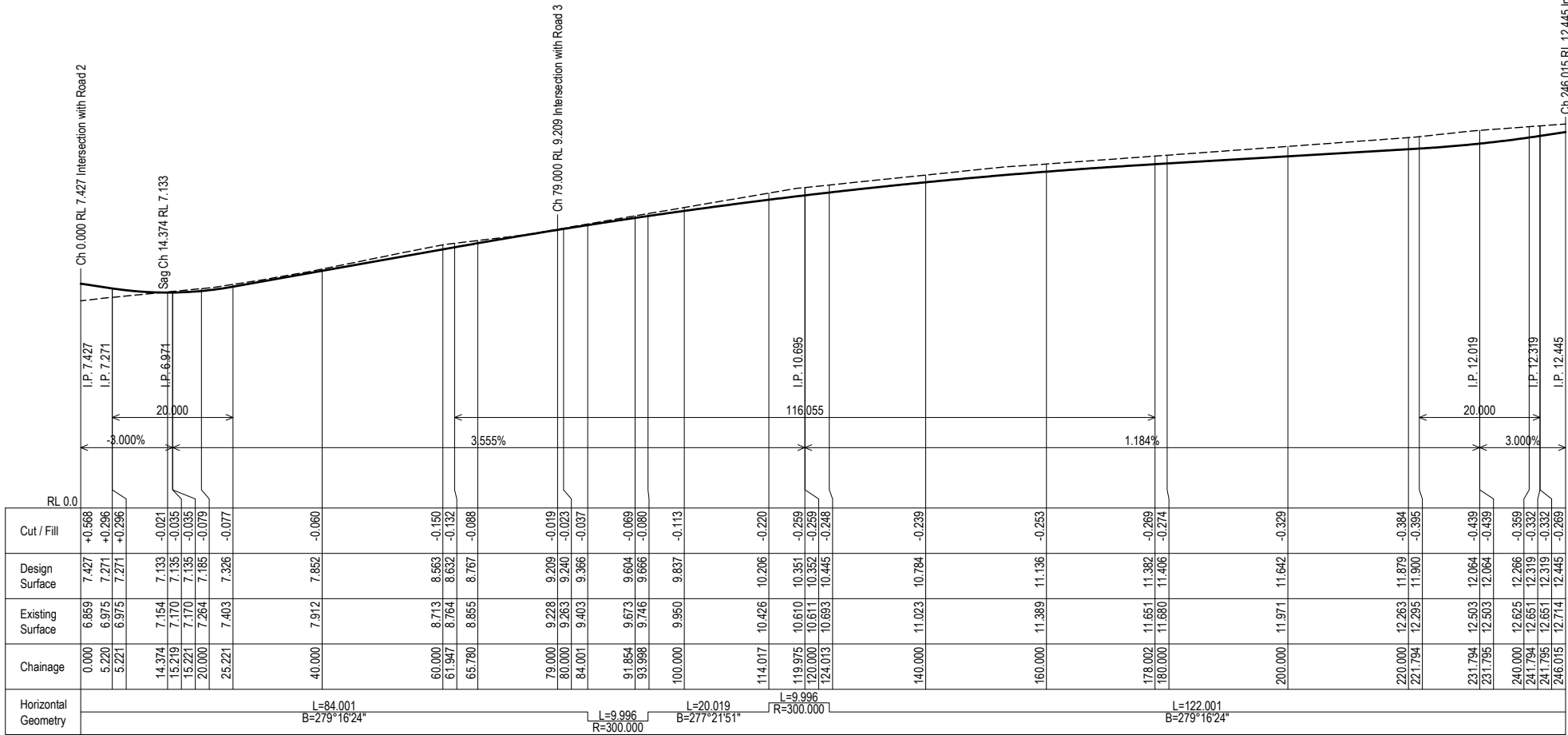
Longitudinal Section
Road 3 and 4

3204/C144

D



Road 5 Ch.0.000 - 167.000 (end)



Road 6 Ch.0.000 - 246.015 (end)

DEVELOPMENT APPLICATION

D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule 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					

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.



www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

The Village at James Creek

Client

MPD Investments Pty Ltd

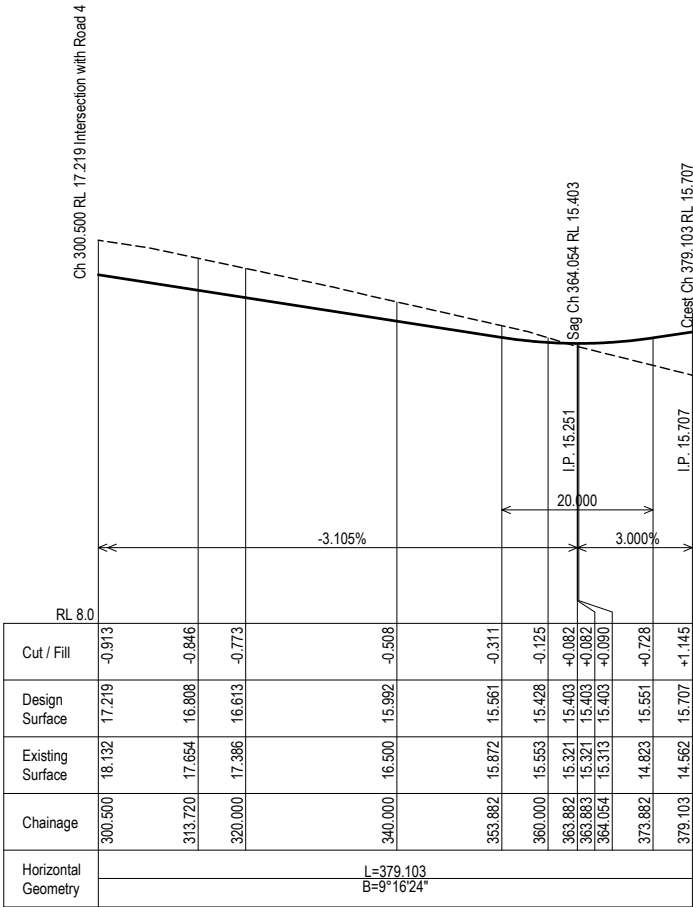
Designed	JLC	Drawn	JLC	Checked
Approved	MVE	Date	8/10/2021	MVE
XREFs				



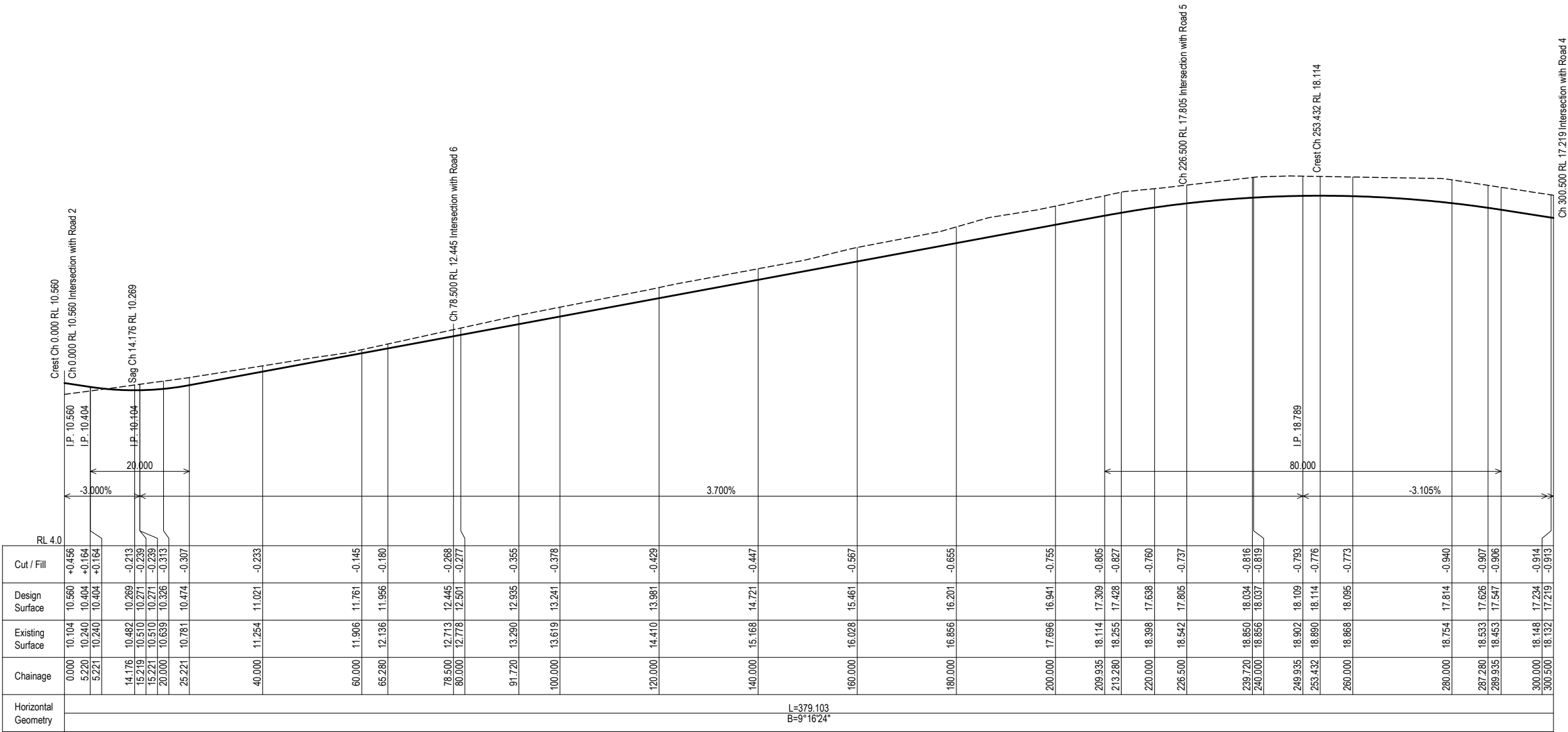
Longitudinal Section Road 5 and 6

3204/C145

D



Road 7 Ch.300.500 - 379.103 (end)



Road 7 Ch.0.000 - 300.500

DEVELOPMENT APPLICATION

D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule 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					

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

GeoLINK
environmental management and design

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

www.geolink.net.au
Email: info@geolink.net.au

quality solutions sustainable future

The Village at James Creek

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

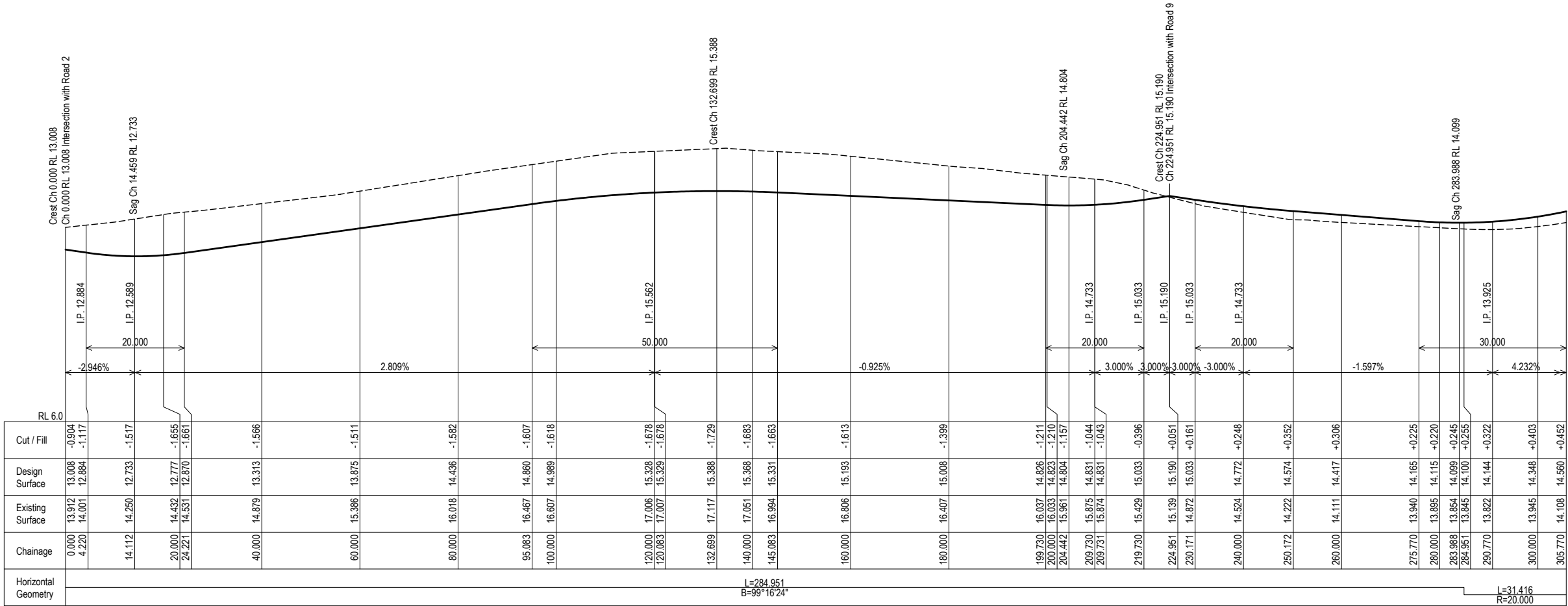
5

Longitudinal Section
Road 7

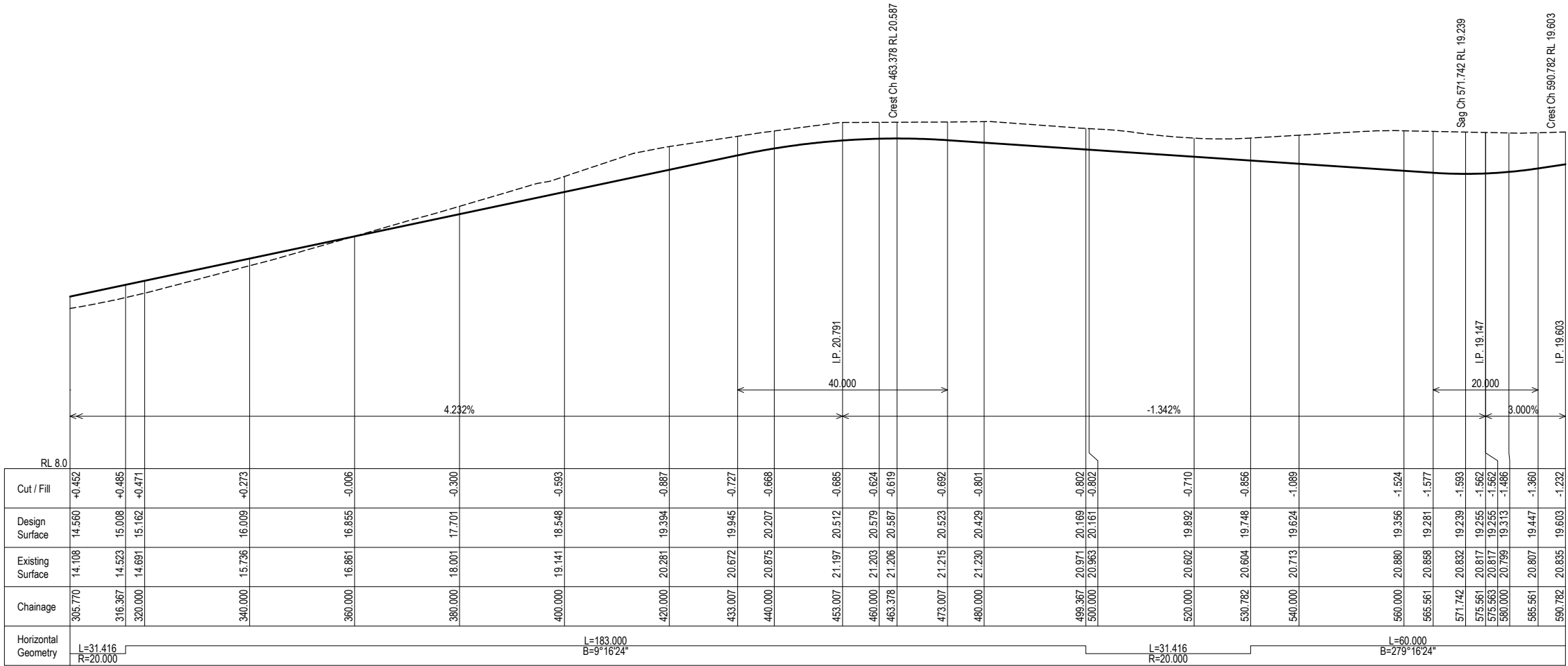
3204-1164

3204/C146

D



Road 8 Ch.0.000 - 305.770



Road 8 Ch.305.770 - 590.782 (end)

DEVELOPMENT APPLICATION

D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule 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					

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.



www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

The Village at James Creek

Client

MPD Investments Pty Ltd

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

Scale

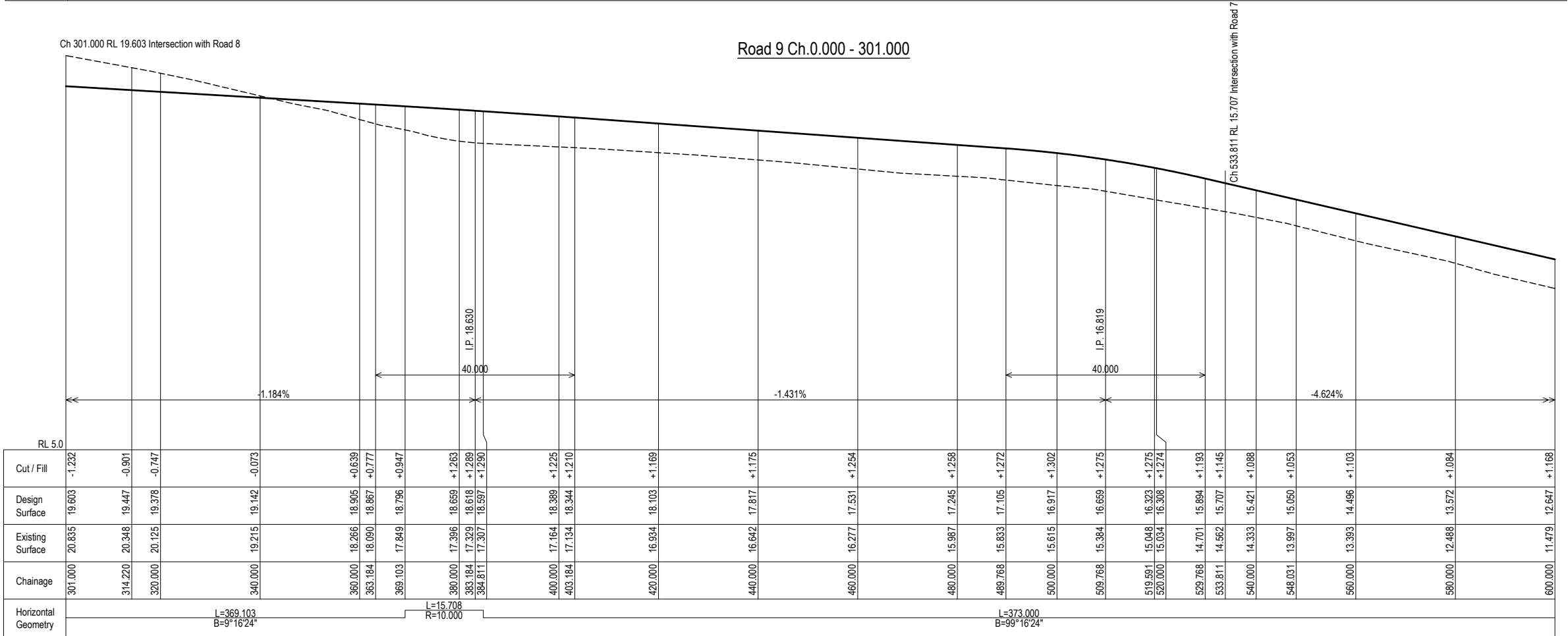
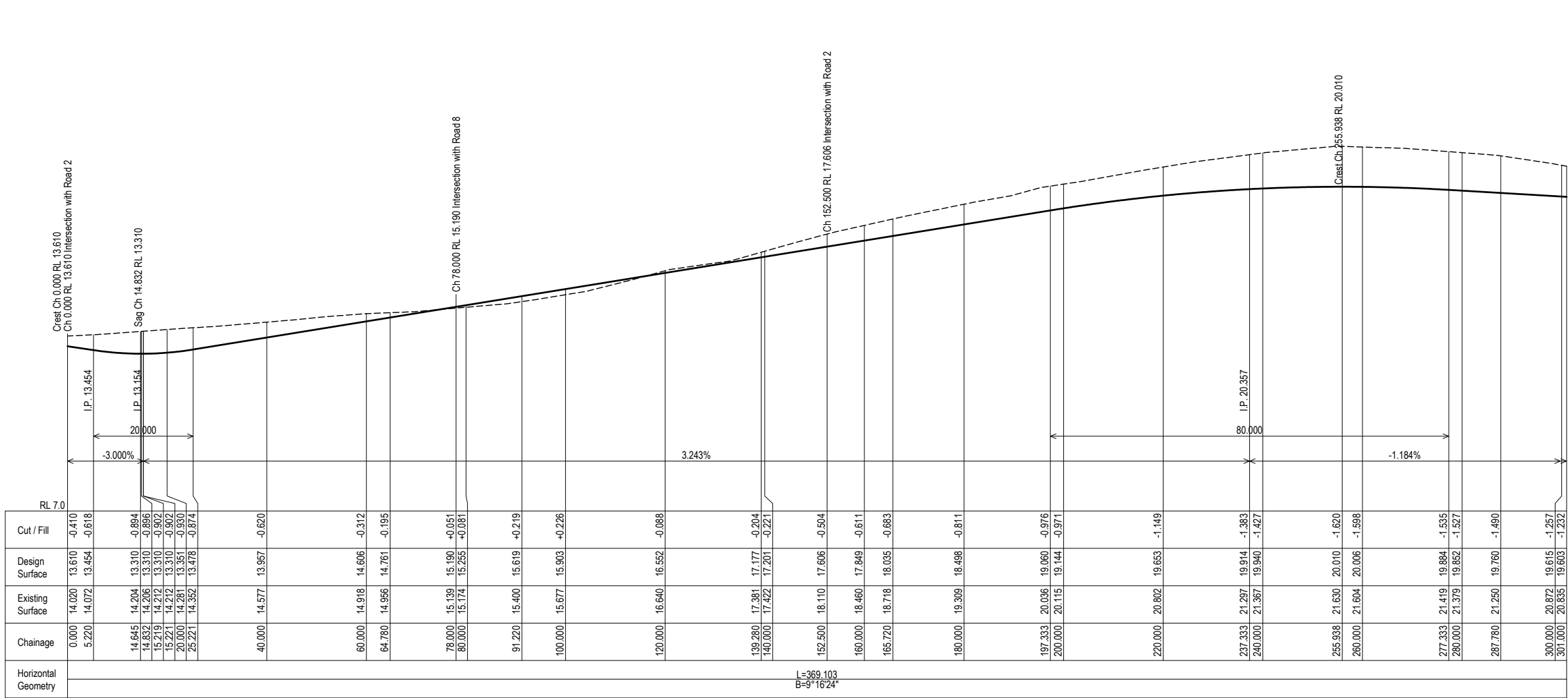
Horizontal metres 0 5 10 15 20 25

Vertical 0 1 2 3 4 5

Longitudinal Section
Road 8

3204/C147

D



DEVELOPMENT APPLICATION

D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule 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					

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.



www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

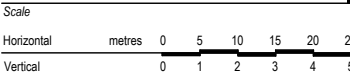
quality solutions sustainable future

The Village at James Creek

Client

MPD Investments Pty Ltd

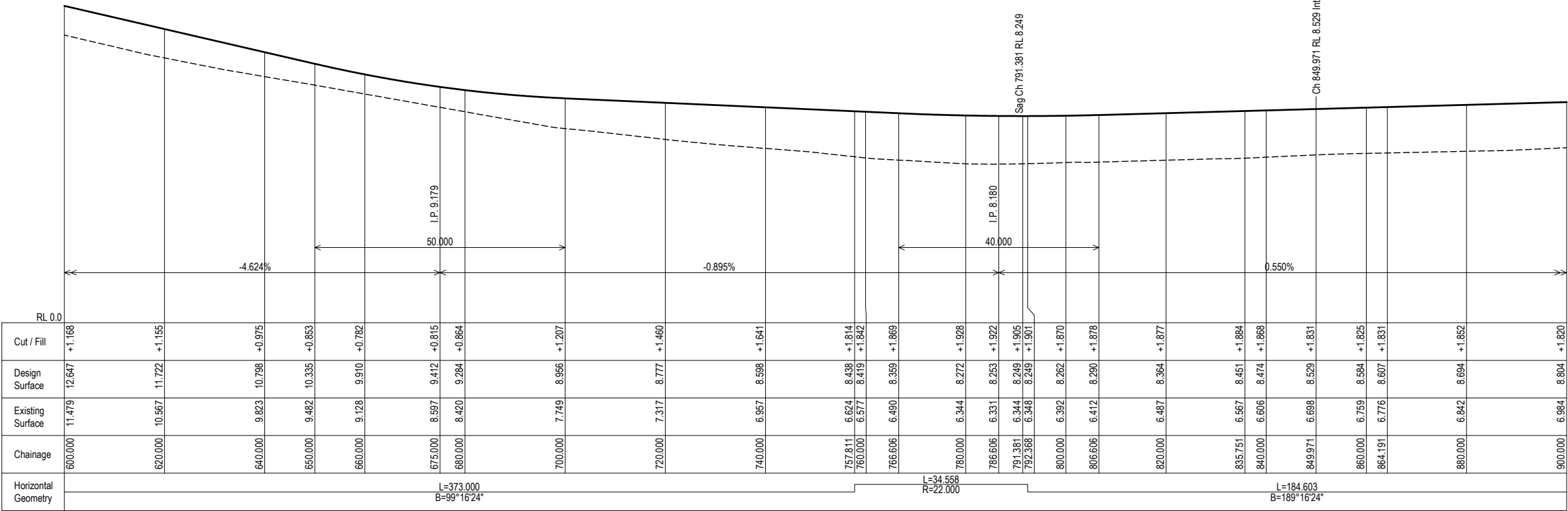
Designed	JLC	Drawn	JLC	Checked
Approved	MVE	Date	8/10/2021	MVE
XREFs				



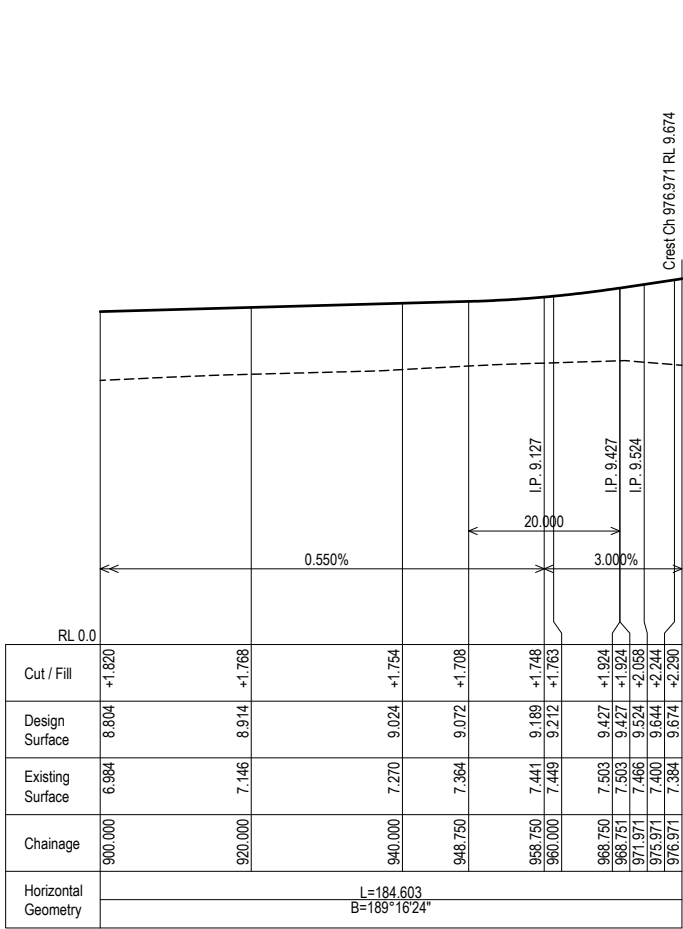
Longitudinal Section
Road 9 - Sheet 1 of 2

3204/C148

D



Road 9 Ch.600.000 - 900.000



Road 9 Ch.900.000 - 976.971 (end)

DEVELOPMENT APPLICATION

D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule 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					

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

GeoLINK
environmental management and design
www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666
Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666
Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454
Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677
Email: info@geolink.net.au

quality solutions sustainable future

The Village at James Creek
Client
MPD Investments Pty Ltd

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

XREFs

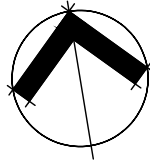
Scale

Horizontal metres 0 5 10 15 20 25

Vertical 0 1 2 3 4 5

Longitudinal Section
Road 9 - Sheet 2 of 2
Drawing Number
3204/C149
Revision
D

3204-1164



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

Existing contours shown at 1.0 m intervals

Catchment Area 4.98 ha

Catchment Area 11.37 ha

- Note:
- Proposed lot layout has been shown for comparison to the existing catchment.

DEVELOPMENT APPLICATION

D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule 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					

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.



www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

Project Title

The Village at James Creek

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

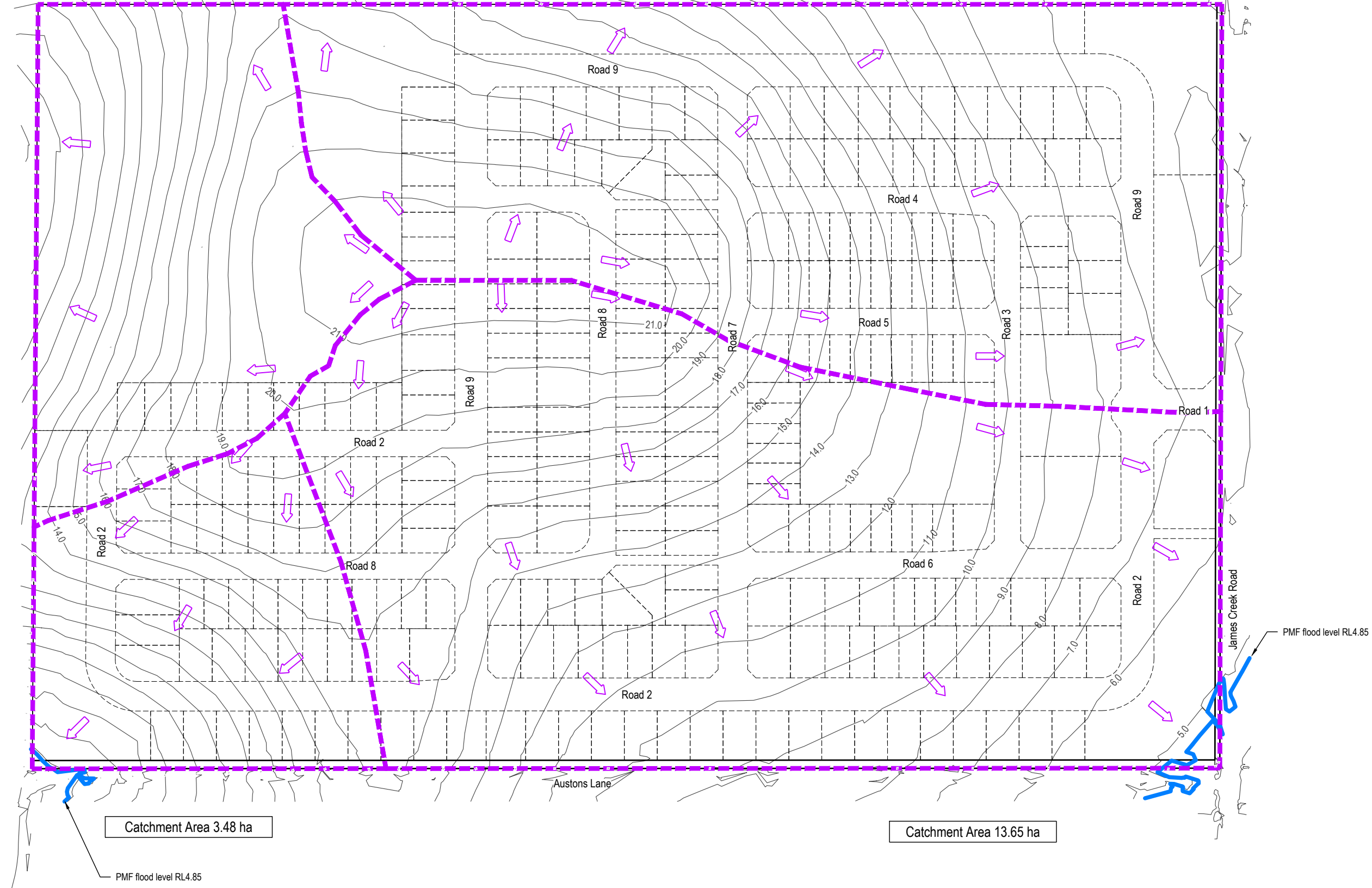
Existing Stormwater Catchment and Overland Flow

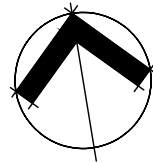
3204-1165

Drawing Number Revision

3204/C160

D





- LEGEND**
- Bio-retention basin catchment area
 - Extent of works
 - Diversion bund
 - Flow path for underground piped stormwater and overland flow
- Existing and design contours shown at 1.0m intervals

Surface runoff diversion bund to direct flows from the top part of the catchment to north-west, so that the post-development catchment area matches the pre-development catchment area

Surface runoff diversion bund to be installed just inside boundary to direct flows to bioretention Basin 2 (NE)

Refer to sheet C162 for basin details and sheet C165 for typical details

Indicative basin inlet

Bio-retention Basin 2 (NE)
Catchment Area 10.83 ha

Catchment Area 4.98 ha

- Notes:
- Stormwater pits and pipes not shown as locations will be determined as part of detailed design.
 - Stage boundaries are extent of works unless shown otherwise (refer to Legend).

DEVELOPMENT APPLICATION

Rev.	Description	Date	Des.	App.	Chk.
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule updated	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

GeoLINK
environmental management and design

www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

Project Title

The Village at James Creek

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

Stormwater Design Layout

3204-1165

Drawing Number Revision

3204/C161

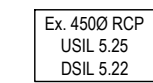
D

Refer to sheet C164 for basin details and sheet C165 for typical details

Refer to sheet C163 for basin details and sheet C165 for typical details

Bio-retention Basin 4 (SW)
Catchment Area 4.02 ha

Bio-retention Basin 3 (SE)
Catchment Area 13.63 ha



Horizontal Geometry	RL -1.0				← -8.691% →		← -0.640% →																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						</	
------------------------	---------	--	--	--	-------------	--	-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----	--

Longitudinal Section - Swale

	0.000	10.000	20.000	30.000	40.000	50.000	60.000	65.467	70.000	80.000	82.031	90.000	94.533	100.000	110.000
Design Surface	6.778	6.615	6.453	6.302	6.197	6.083	6.077	6.061	6.032	5.969	5.958	6.006	6.012	6.020	6.050
Existing Surface	6.778	6.615	6.453	6.302	6.197	6.083	6.077	6.061	6.032	5.969	5.958	6.006	6.012	6.020	6.050
Chainage	0.000	10.000	20.000	30.000	40.000	50.000	60.000	65.467	70.000	80.000	82.031	90.000	94.533	100.000	110.000

Section A-A
Scale A

Proposed swale, refer to Longitudinal Section

max. 1:3 batter

Top of bund RL 8.30

Base RL 6.90

max. 1:4 batter

	Chainage	Existing Surface	Design Surface
	0.000	6.658	8.353
	10.000	6.451	8.329
	20.000	6.267	8.356
	30.000	6.082	6.900
	32.497	6.036	6.900
	40.000	5.898	6.912
	50.000	5.806	7.843
	60.000	5.933	5.535
	63.472	6.041	

Section B-B
Scale A

- Existing and design contours are at 0.2m intervals

DEVELOPMENT APPLICATION

D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule 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

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

Geo LINK
environmental management and design

www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

Project Title

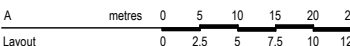
The Village at James Creek

Client

PD Investments Pty Ltd

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

Scale



Drawing Title

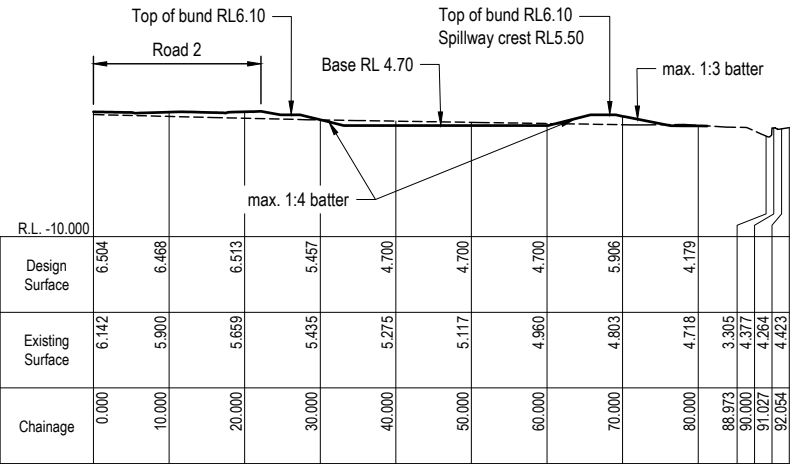
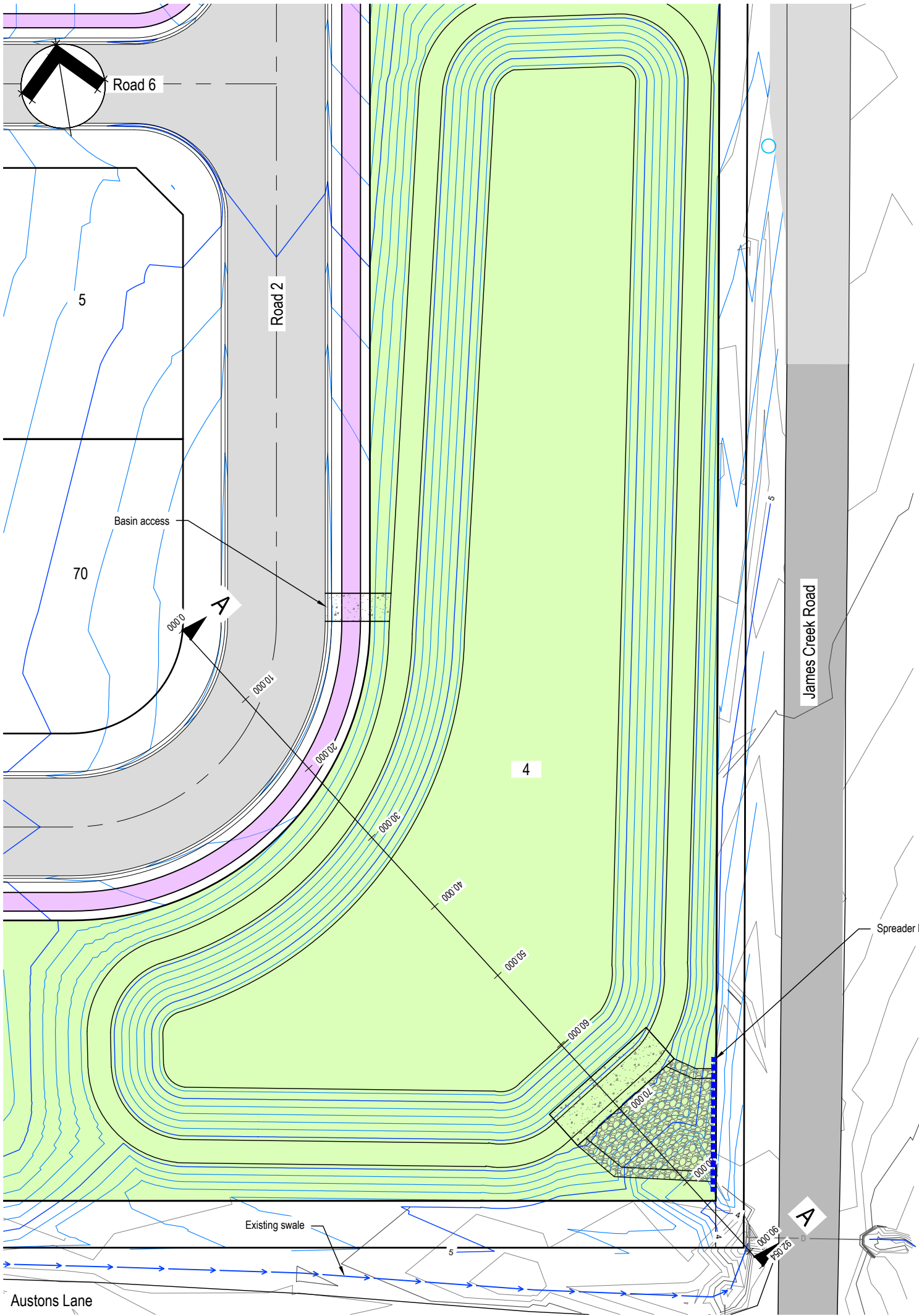
North-East Basin (2) Layout and Details

3204-1165

.....
 Drawing Number Revision

3204/C162

1



Section A-A
Scale A

LEGEND

- Existing road
- Road
- Path
- Basin / drainage reserve
- Rock scour protection
- Concrete

Existing and design contours are at 0.2m intervals

DEVELOPMENT APPLICATION

Rev.	Description	Date	Des.	App.	Chk.
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule updated	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

GeoLINK
environmental management and design

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

www.geolink.net.au Email: info@geolink.net.au

quality solutions sustainable future

The Village at James Creek

Client
MPD Investments Pty Ltd

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

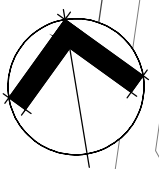
XREFs

Scale

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

**South-East Basin (3)
Layout and Details**

Drawing Number 3204/C163
Revision D



Section A-A
Scale A

Existing and design contours are at 0.2m intervals

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

Project Title

The Village at James Creek

Client

MPD Investments Pty Ltd

XREFs

Scale

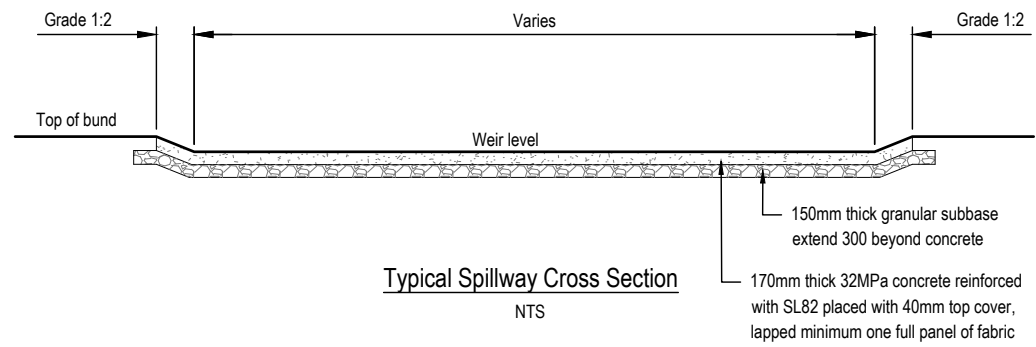
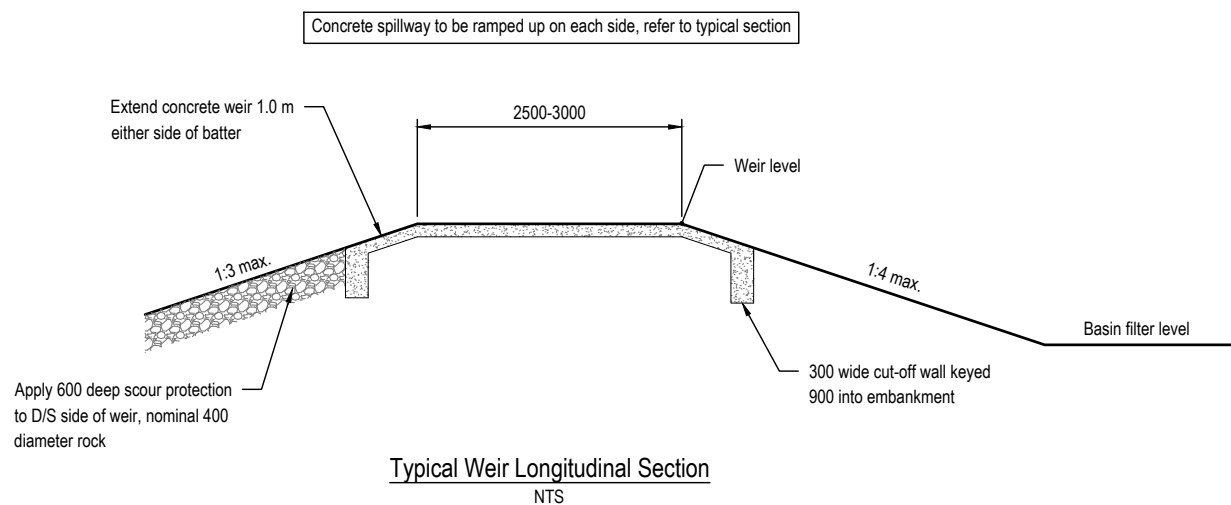
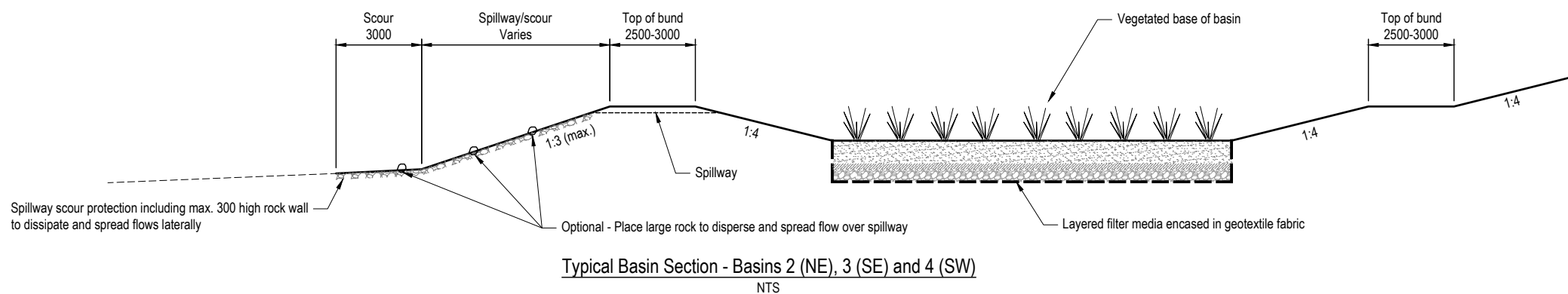
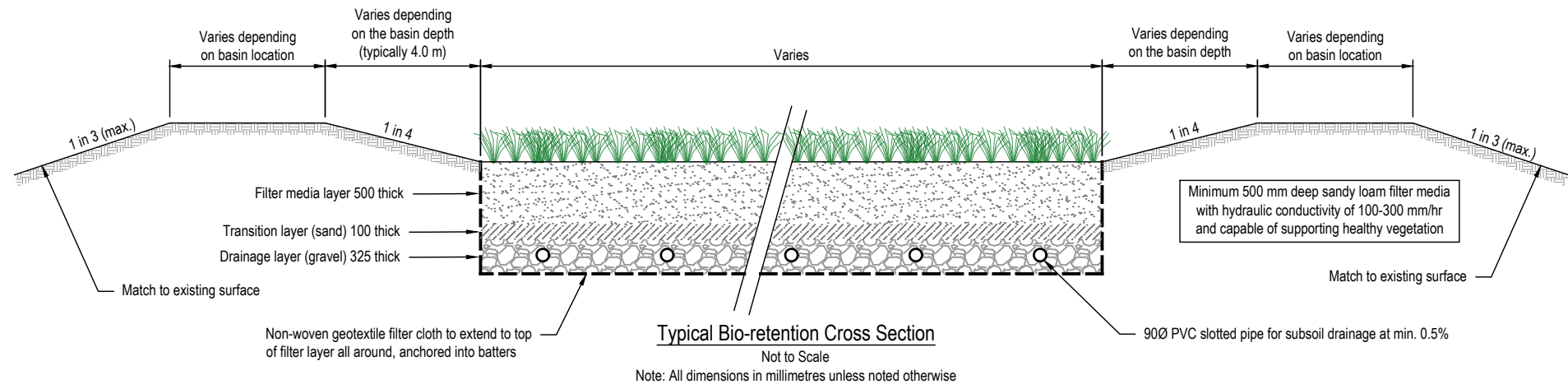
Drawing Title

South-West Basin (4) and (5) Layout and Details

3204-1165

Drawing Number
3204/C164

D



DEVELOPMENT APPLICATION					
Rev.	Description	Date	Des.	App.	Chk.
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule updated	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

GeoLINK
environmental management and design

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

www.geolink.net.au

Email: info@geolink.net.au

quality solutions sustainable future

Project Title

The Village at James Creek

Client

MPD Investments Pty Ltd

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

XREFs

Scale

metres Not To Scale

Drawing Title

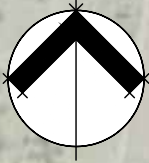
Typical Details

Drawing Number

3204/C165

Revision

D



Pacific Highway



For internal sewer design details
refer to sheets 3204/C171

James Creek Road

Proposed sewer rising main servicing Lot 4
DP751388 approximately 4.90km in length.
Main diameter and final length to be determined.

Gardiner Road

Jubilee Street

Cypress Street

Diamond Street

Connect to existing sewer pump station in Diamond Street

DEVELOPMENT APPLICATION

D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule 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					

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.



www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

Project Title

The Village at James Creek

Client

MPD Investments Pty Ltd

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

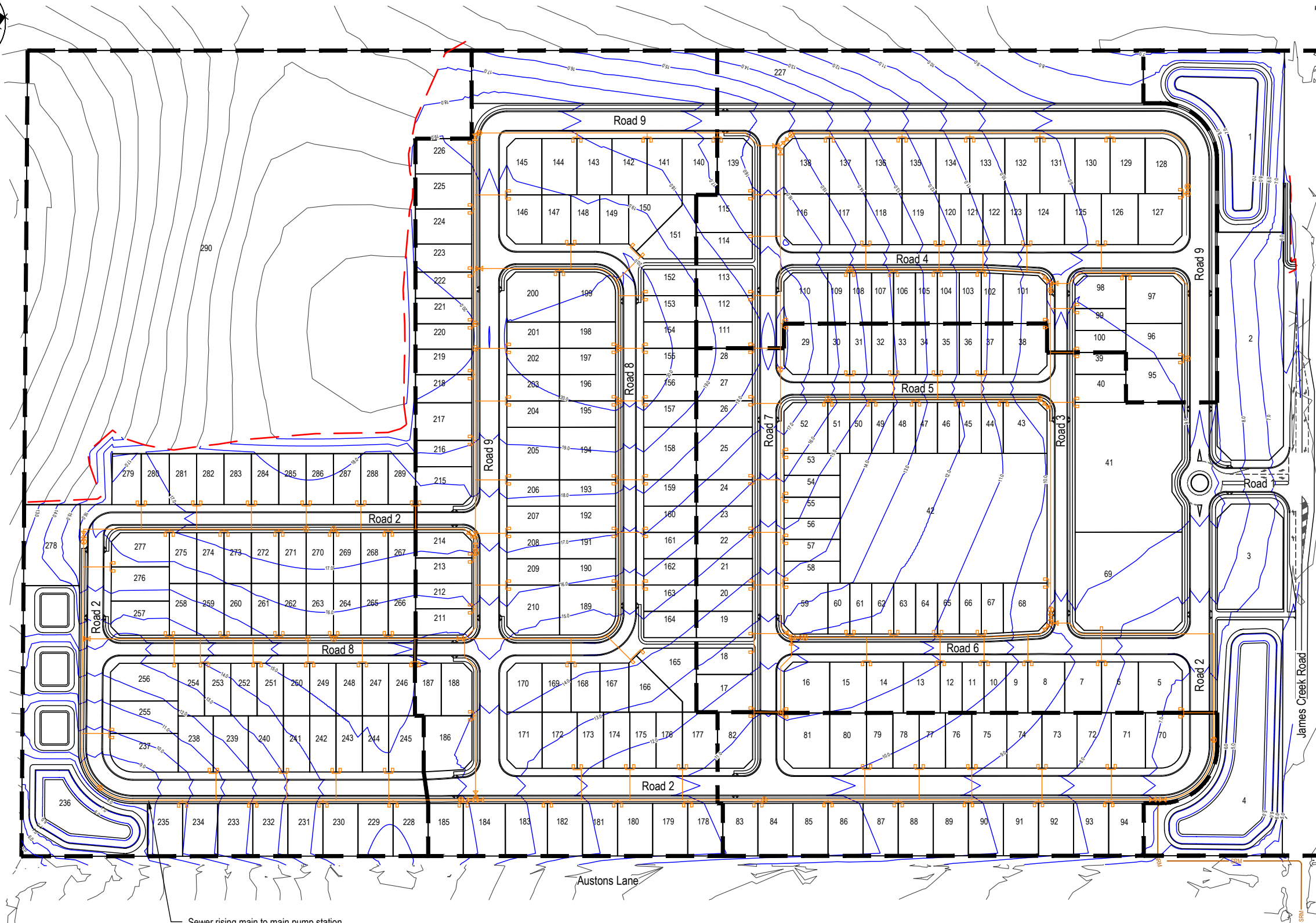
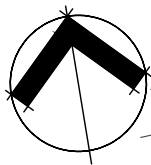
Scale	metres	0	50	100	150	200	250
-------	--------	---	----	-----	-----	-----	-----

Drawing Title

Sewerage Rising Main

3204-1166

Drawing Number	Revision
3204/C170	D



LEGEND

Stage boundary

Extent of works

S

Sewer pipe

SRM

Sewer Rising Main

X

Isolation / air relief valve

□

Boundary kit / flushing point

Existing and design contours shown at 1.0m intervals

- Note:
- Developer to construct all sewer infrastructure from discharge point shown on sheet 3204/C170 up to and including the internal sewer network system.
 - Stage boundaries are extent of works unless shown otherwise (refer to Legend).

DEVELOPMENT APPLICATION

D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule 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					

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

GeoLINK

environmental management and design

Lennox Head Office

PO Box 119

Lennox Head NSW 2478

Tel: 02 6687 7666

Coffs Harbour Office

PO Box 1446

Coffs Harbour NSW 2450

Tel: 02 6651 7666

Armidale Office

PO Box 1267

Armidale NSW 2350

Tel: 02 6772 0454

Lismore Office

PO Box 229

Lismore NSW 2480

Tel: 02 6621 6677

www.geolink.net.au

Email: info@geolink.net.au

quality solutions sustainable future

The Village at James Creek

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

Sewerage Layout

Low Pressure System

Drawing Number

3204/C171

Revision

D



DEVELOPMENT APPLICATION

D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule 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					

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.



www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

Project Title

The Village at James Creek

Client

MPD Investments Pty Ltd

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

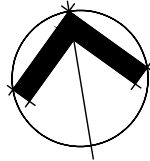


Drawing Title

Water Overall Layout

3204-1168

Drawing Number	Revision
3204/C180	D



LEGEND

W

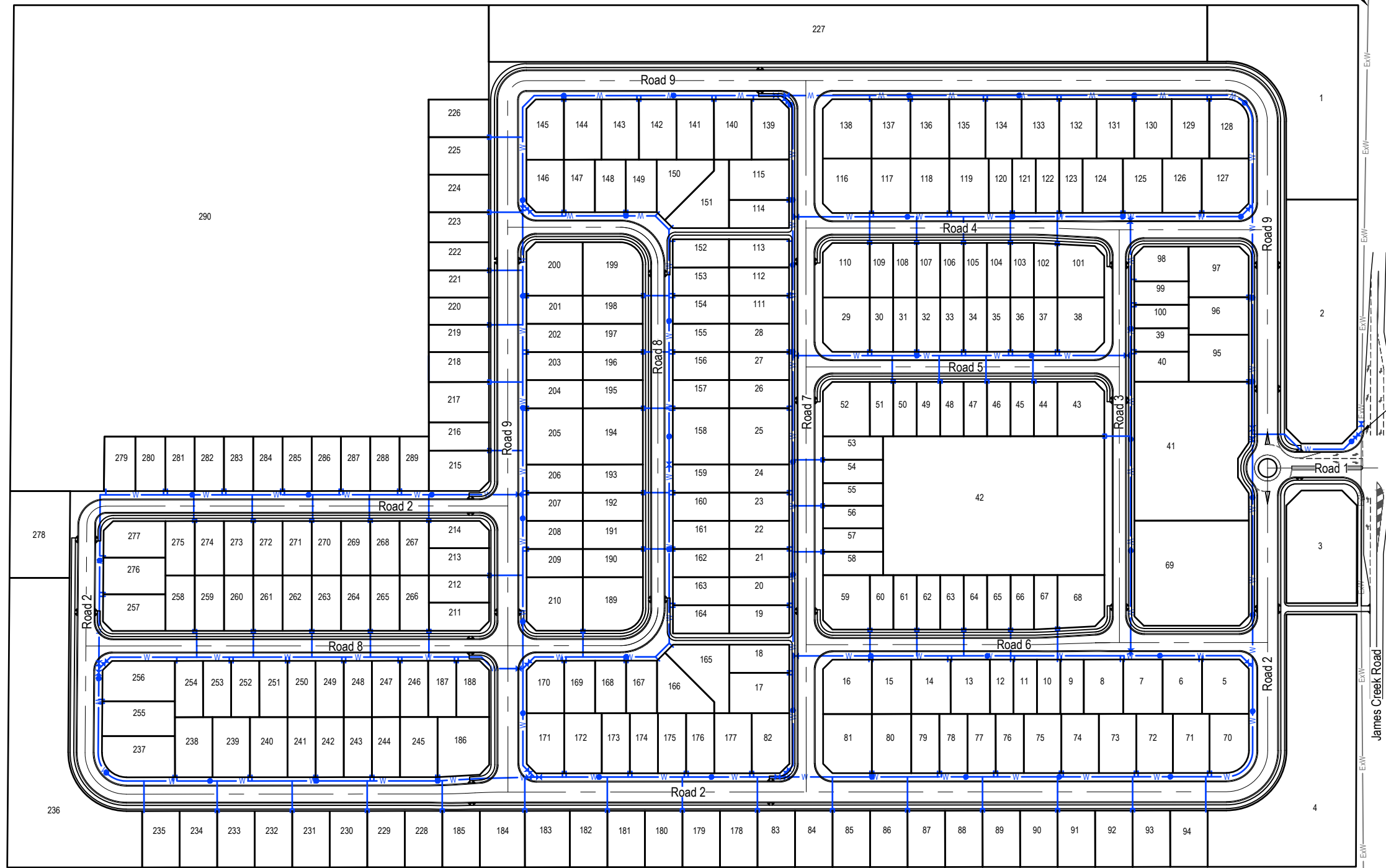
Proposed water main

•

Proposed water hydrant

X

Proposed stop valve



Existing fire hydrant

Existing water main along James Creek Road is indicative only

Connect into water main and add a stop valve as shown

DEVELOPMENT APPLICATION

D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
B	Drawing Schedule 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					

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

GeoLINK

environmental management and design

www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

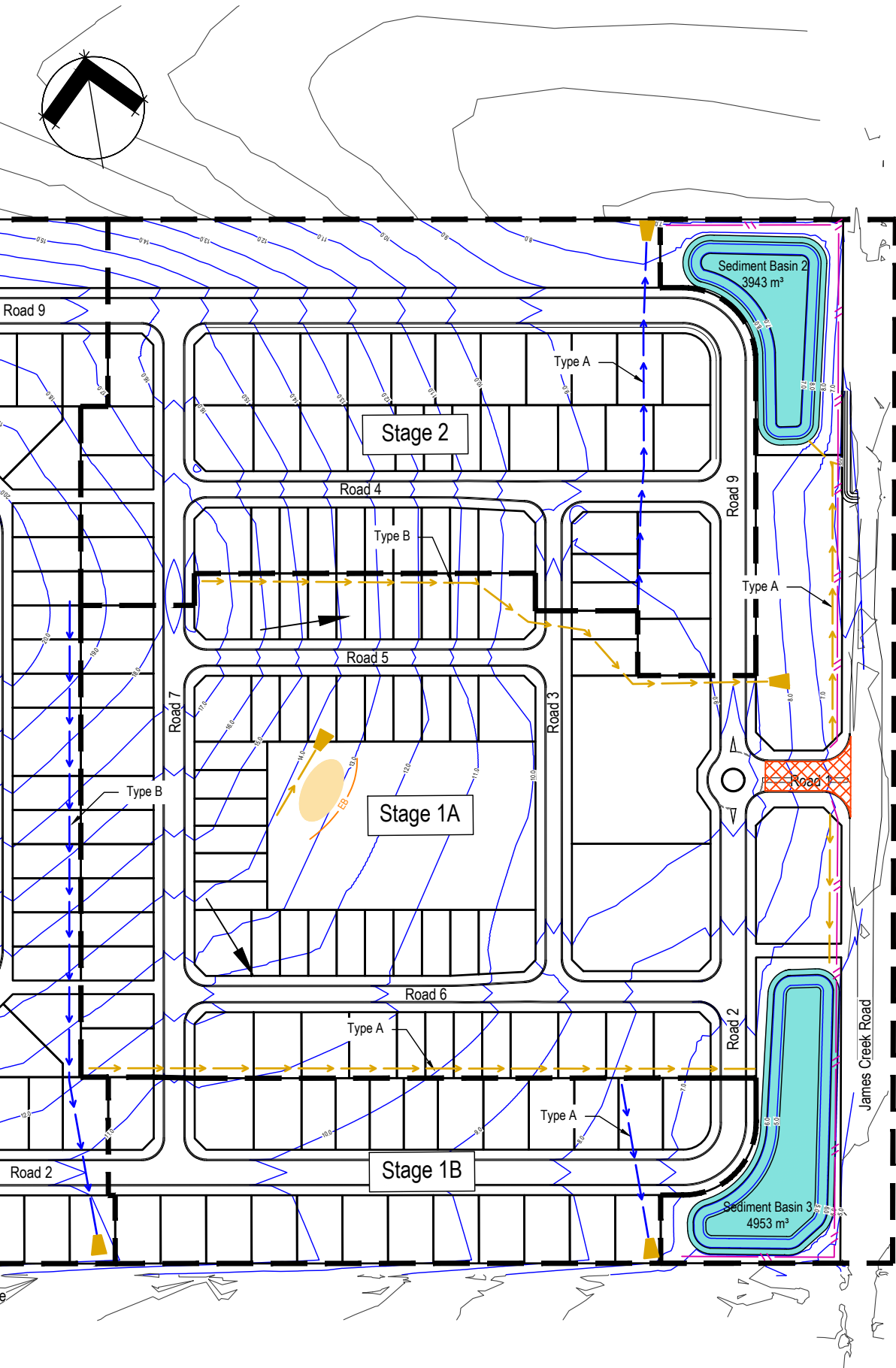
quality solutions sustainable future

The Village at James Creek

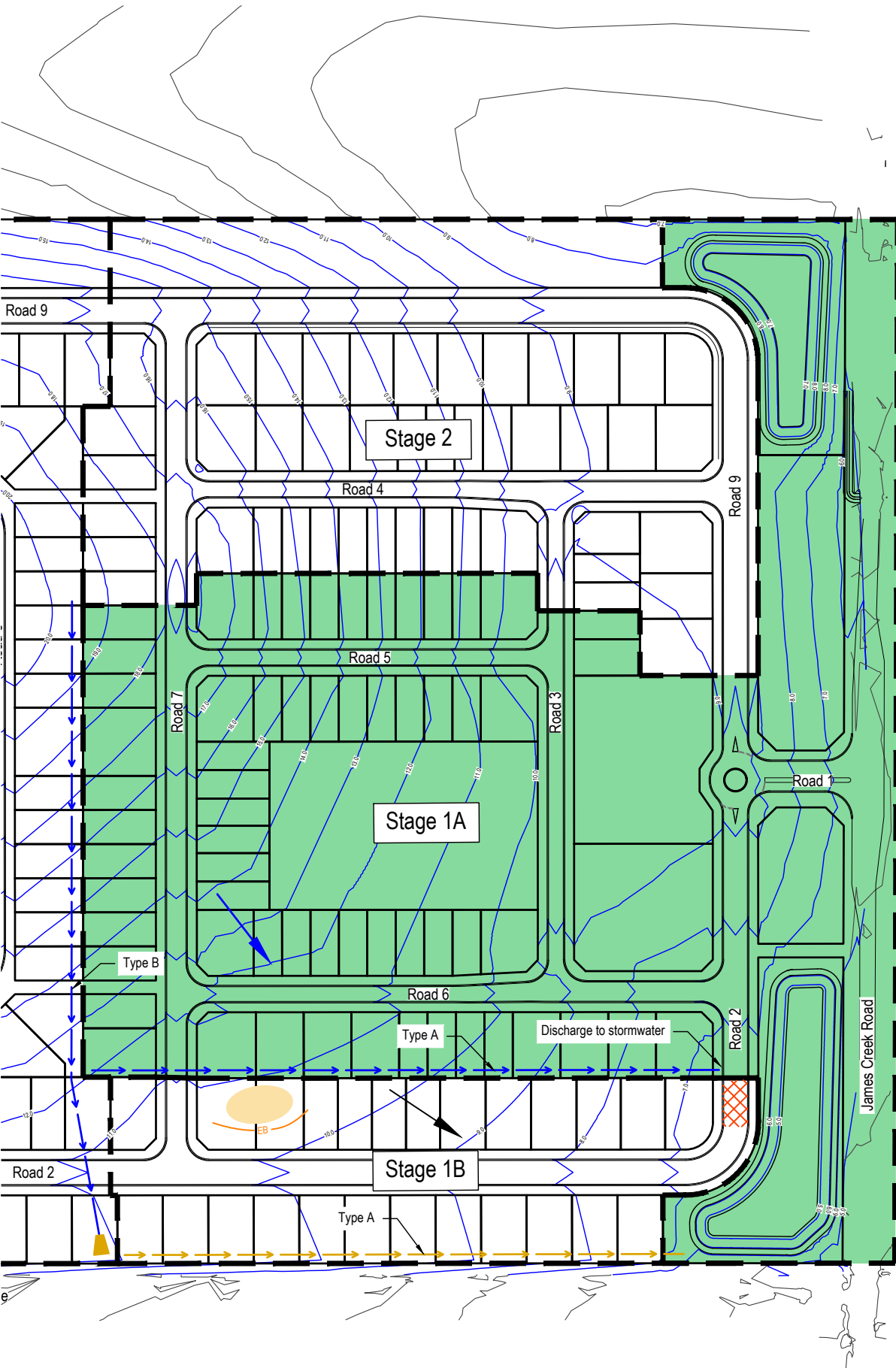
Client					
MPD Investments Pty Ltd					
Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021	MVE	
XREFs					
Scale					
metres 0 12.5 25 37.5 50 62.5					

Water Reticulation Layout

3204-1168
Drawing Number
3204/C181
Revision
D



Stage 1A Layout



Stage 1B Layout

LEGEND

- Stage boundary
- Dirty water diversion
- Dirty water flow direction
- Clean water diversion
- Clean water flow direction
- Earth bank
- Sediment fence
- Stabilised discharge point
- Stabilised site access
- Sediment Basin (construction phase only)
- Stockpiles

Existing and design contours shown at 1.0m intervals

- 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

Rev.	Description	Date	Des.	App.	Chk.
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	SMW	PJS	MVE
B	Drawing Schedule updated	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

GeoLINK
environmental management and design

www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

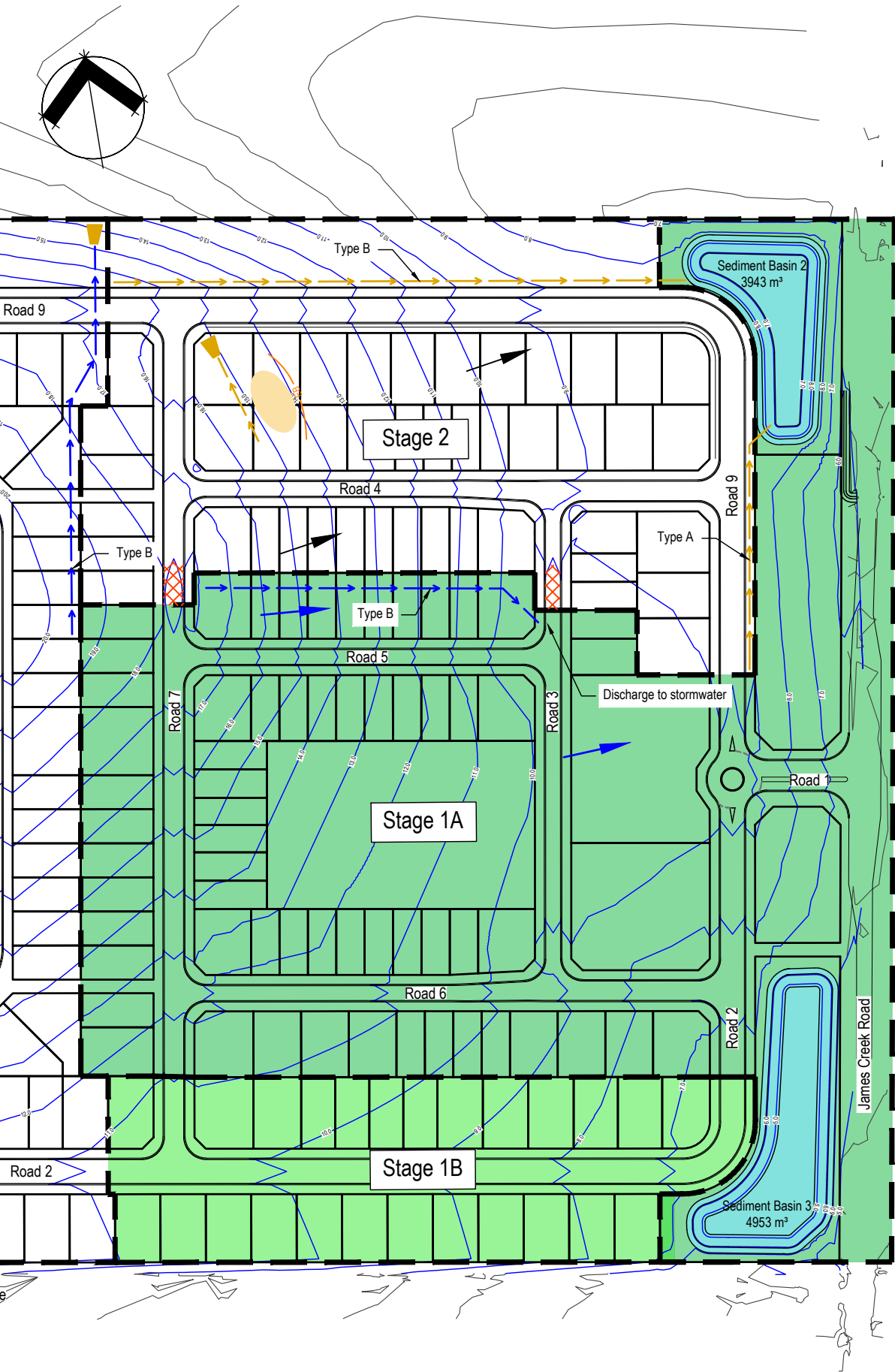
Project Title
The Village at James Creek

Client
MPD Investments Pty Ltd

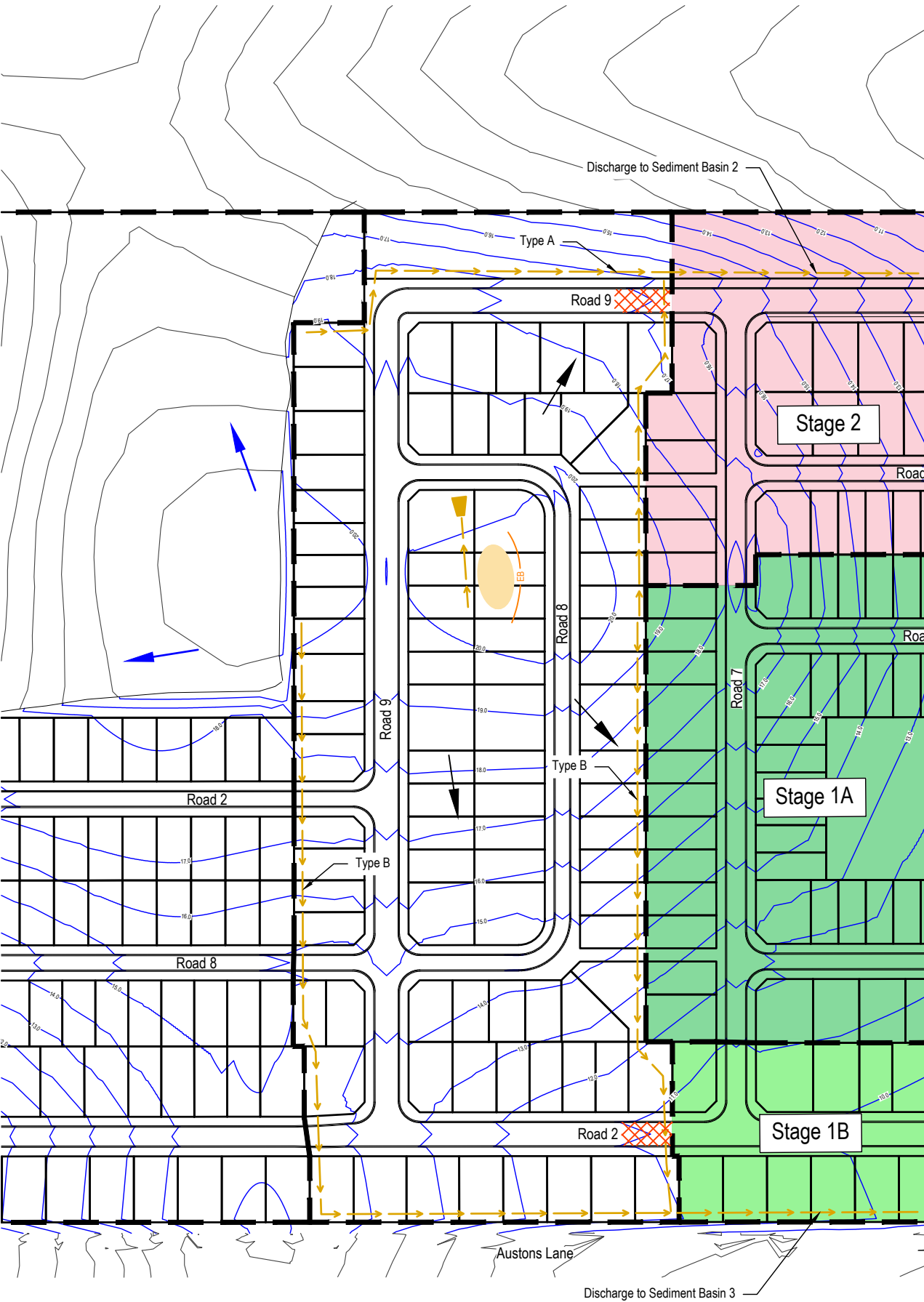
Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021		MVE

XREFs

Scale
metres 0 12.5 25 37.5 50 62.5



Stage 2 Layout



Stage 3 Layout

LEGEND

- Stage boundary
- Dirty water diversion
- Dirty water flow direction
- Clean water diversion
- Clean water flow direction
- Earth bank
- Sediment fence
- Stabilised discharge point
- Stabilised site access
- Sediment Basin (construction phase only)
- Stockpiles

Existing and design contours shown at 1.0m intervals

- 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

Rev.	Description	Date	Des.	App.	Chk.
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	SMW	PJS	MVE
B	Drawing Schedule updated	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

GeoLINK
environmental management and design

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

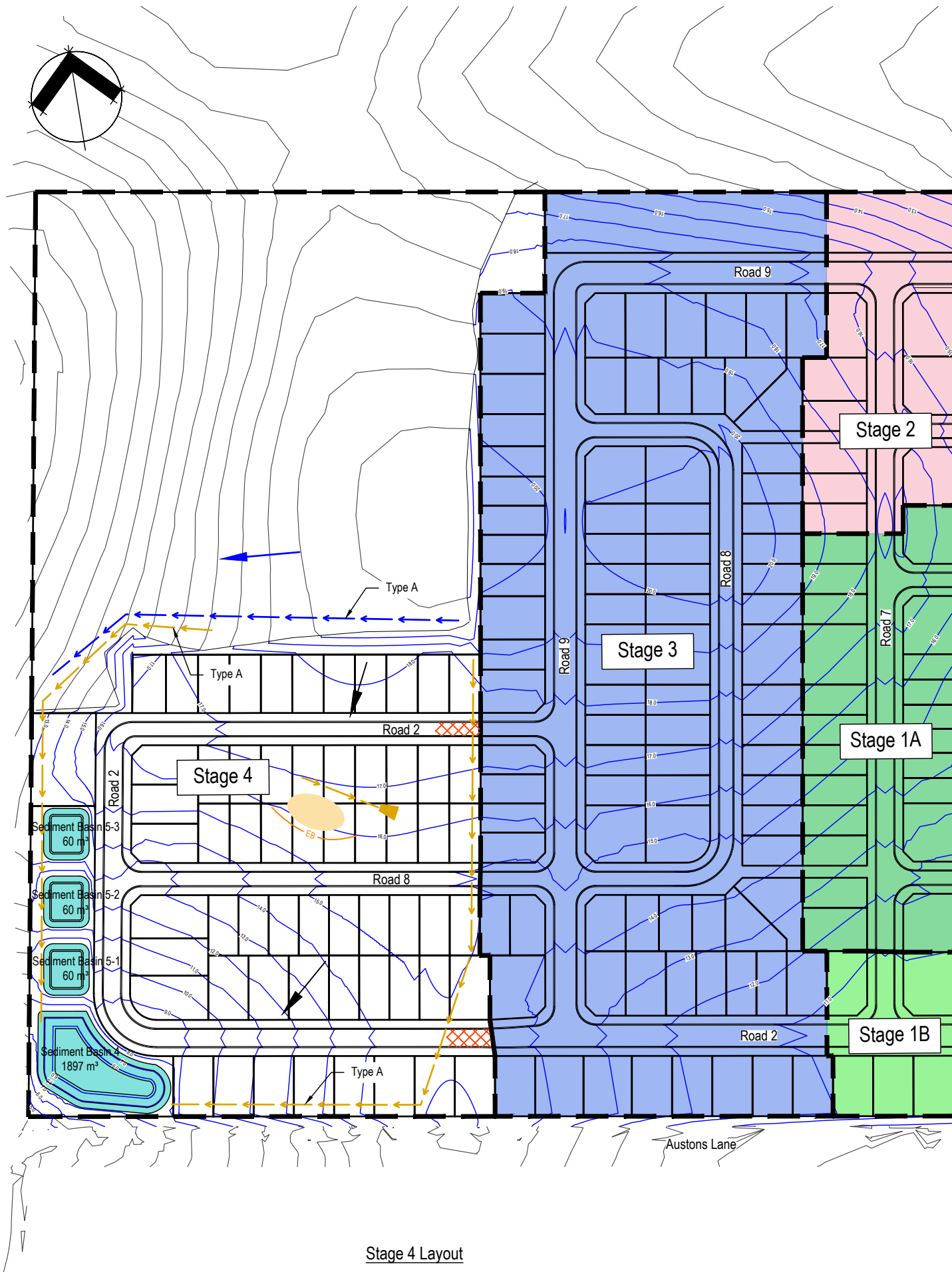
Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

www.geolink.net.au Email: info@geolink.net.au

quality solutions sustainable future

Project Title
The Village at James Creek

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					



Stage 4 Layout

LEGEND

Stage boundary

Dirty water diversion

Dirty water flow direction

Clean water diversion

Clean water flow direction

Earth bank

Sediment fence

Stabilised discharge point

Stabilised site access

Sediment Basin (construction phase only)

Stockpiles

Existing and design contours shown at 1.0m intervals

Notes:

1.

Bio-retention basin to double as a sediment basin during construction phase only.

2.

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').

3.

Final erosion and sediment controls will vary depending of final staging and detailed design.

DEVELOPMENT APPLICATION

D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	SMW	PJS	MVE
B	Drawing Schedule 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

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

GeoLINK

environmental management and design

Lennox Head Office

PO Box 119

Lennox Head NSW 2478

Tel: 02 6687 7666

Coffs Harbour Office

PO Box 1446

Coffs Harbour NSW 2450

Tel: 02 6651 7666

Armidale Office

PO Box 1267

Armidale NSW 2350

Tel: 02 6772 0454

Lismore Office

PO Box 229

Lismore NSW 2480

Tel: 02 6621 6677

www.geolink.net.au

Email: info@geolink.net.au

quality solutions sustainable future

Project Title

The Village at James Creek

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 4 and Notes

Drawing Number

3204/C192

Revision

D

3204-1168

CONSTRUCTION SEQUENCE

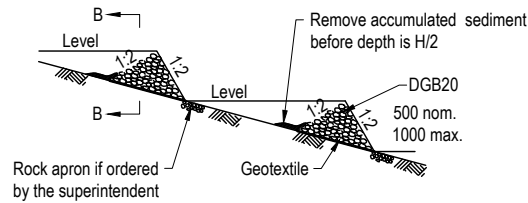
- Construct stabilised site access in the location specified within the plan as per standard drawing.
- Install sediment fence as per standard drawing in the locations specified within the plan.
- Construct sediment basins in the locations specified within the plan as per standard drawing with the volumes indicated within the design specifications.
- Stabilise land surfaces disturbed by construction of the four sediment basins as soon as final levels are established.
- Sediment basins are to remain in place until the completion of Stage Four.
- Install all diversion drains in the locations specified within the plan as per the dimensions indicated within the design specifications. All diversion drains are to be lined with coir/jute fibre mats.
- All spillways and their outlets will be constructed to be stable in at least the 50 year ARI, time of concentration storm event.
- Discharge from all drains is to outlet in a non-erosive manner, either by way of rock outlet, level spreader or similar structure.
- Check dams are to be placed in all drains as necessary in accordance with the Blue Book, or at least every 20m.
- Construct earth banks in the location specified within the plan as per standard drawing.
- Strip and stockpile topsoil in the location specified within the plan as per standard drawing.

MAINTENANCE

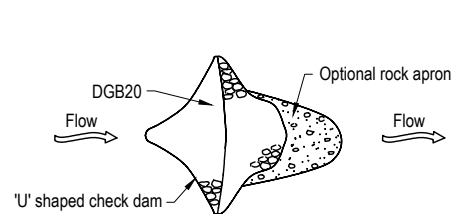
- Erosion and sediment controls are to be checked and maintained as necessary weekly and following rain.
- Sediment removed from any trapping device will be relocated where further pollution to downslope lands and waterways cannot occur.
- Where basins require pumping out, the necessary dosing with an appropriate flocculant should occur within 24 hours of the conclusion of each storm event and the basin should be fully drained once suspended solids levels are less than 50 milligrams per litre, usually 36 to 48 hours later if gypsum is used.
- Sediment basin water quality samples must be taken at a depth no greater than 200mm above the level of settled sediment.
- Any waste material not identified for beneficial reuse will not remain on site and will be transported to the nearest licenced waste management facility.
- Acceptable bins will be provided for any concrete and mortar slurries, paints, acid washings, lightweight waste materials and litter. Clearance services will be provided at least weekly.
- Recently stabilised lands will be checked to ensure that the erosion hazard has been effectively reduced. Any repairs will be initiated as appropriate.

GENERAL NOTES

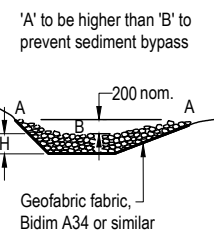
- All erosion and sediment controls must be installed and maintained in accordance with the Blue Book.
- Bio-retention basins are not to be installed until the completion of Stage Four.
- All reasonable and practicable efforts must be taken to delay the removal of, or disturbance to, existing ground cover (organic or inorganic) prior to land-disturbing activities.
- Land clearing must be limited to 5m from the edge of proposed constructed works, 2m of essential construction traffic routes, and a total of 10m width for construction access.
- Unprotected slope lengths must not exceed 80m, or an equivalent vertical fall of 3m prior to specified shutdown periods or forecast rainfall.
- Completed areas and stockpiles will achieve a C-factor of less than 0.15 (i.e. 50% groundcover) within 20 days of inactivity and set in motion a program that should ensure it will drop permanently, by vegetation, paving, armouring, etc. to less than 0.05 within a further 60 days.



Elevation

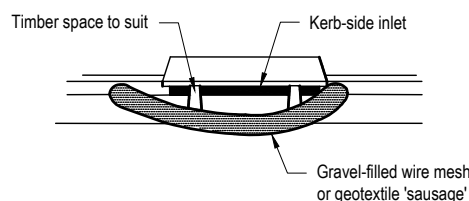


Plan

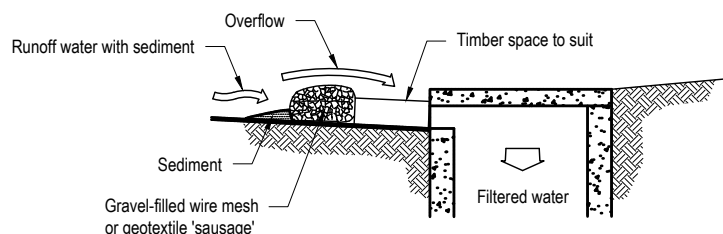


Section B-B

Check Dams - Flow Control



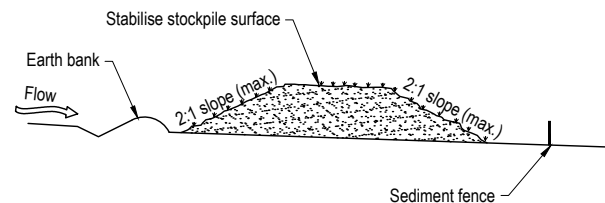
Plan



Section

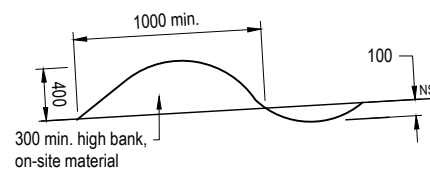
Mesh and Gravel Inlet Filter

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

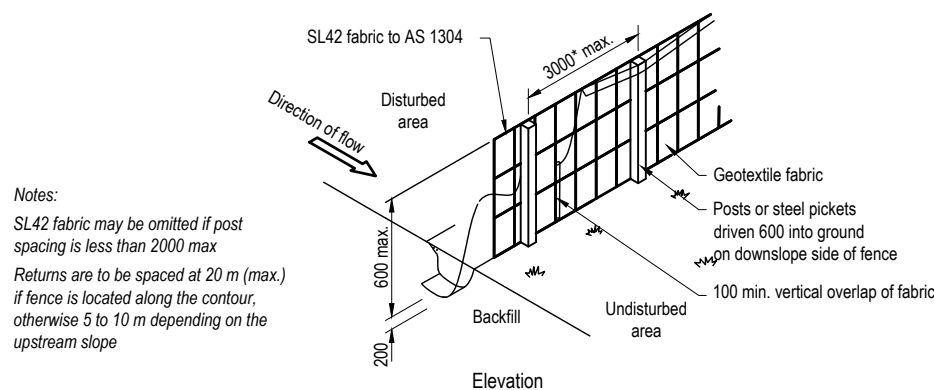


Typical Stockpile Elevation

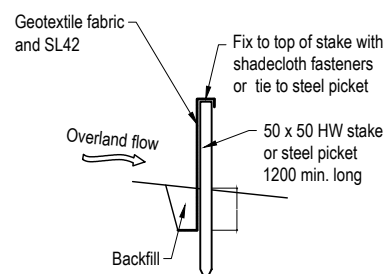
- Construction Notes
- Place stockpiles more than 2 (preferably 5) metres from existing vegetation, concentrated water flow, roads and hazard areas.
 - Construct on the contour as low, flat, elongated mounds.
 - Where there is sufficient area, topsoil stockpiles shall be less than 2 metres in height.
 - Where they are to be in place for more than 10 days, stabilise following the approved ESCP or SWMP to reduce the C-factor to less than 0.10.
 - Construct earth banks on the upslope side to divert water around stockpiles and sediment fences 1 to 2 metres downslope.



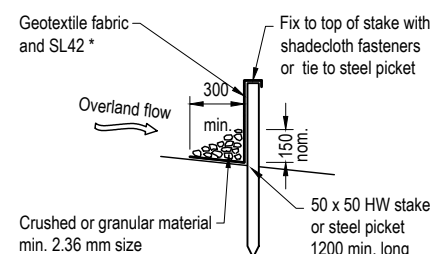
Clean Water Diversion Bank



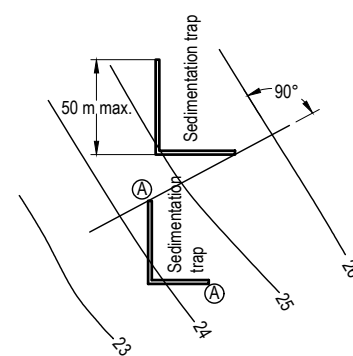
Elevation



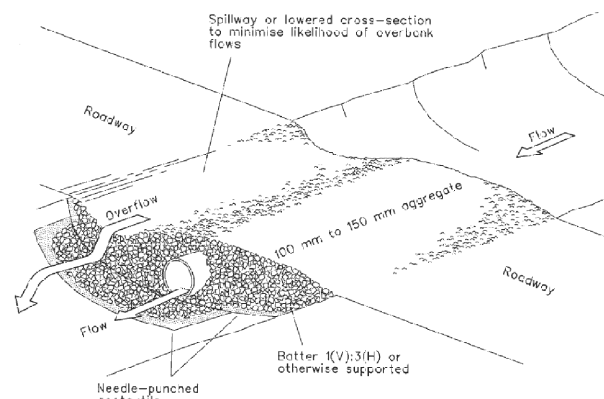
Alternative 1 Typical Section



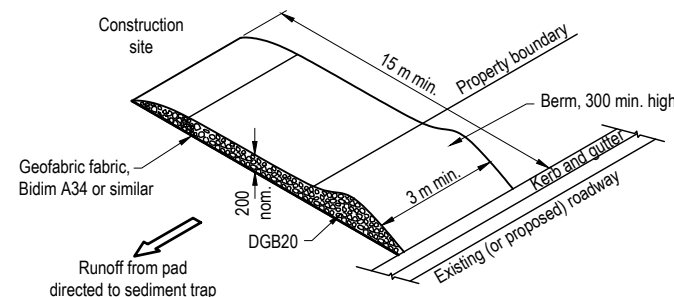
Alternative 2 Typical Section



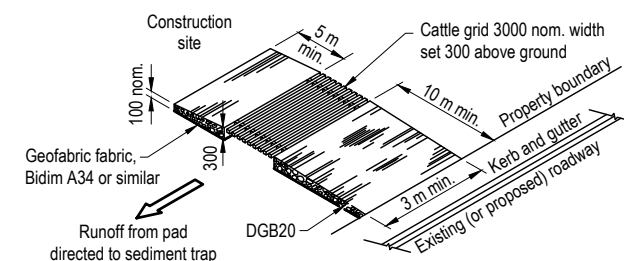
Typical Layout Across Grade
Points 'A' at same elevation



Temporary Waterway Crossing



Alternative 2 Typical Detail



Alternative 1 Typical Detail

Entry / Exit Sediment Trap

DEVELOPMENT APPLICATION

Rev.	Description	Date	Des.	App.	Chk.
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	SMW	PJS	MVE
B	Drawing Schedule updated	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

GeoLINK
environmental management and design

www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

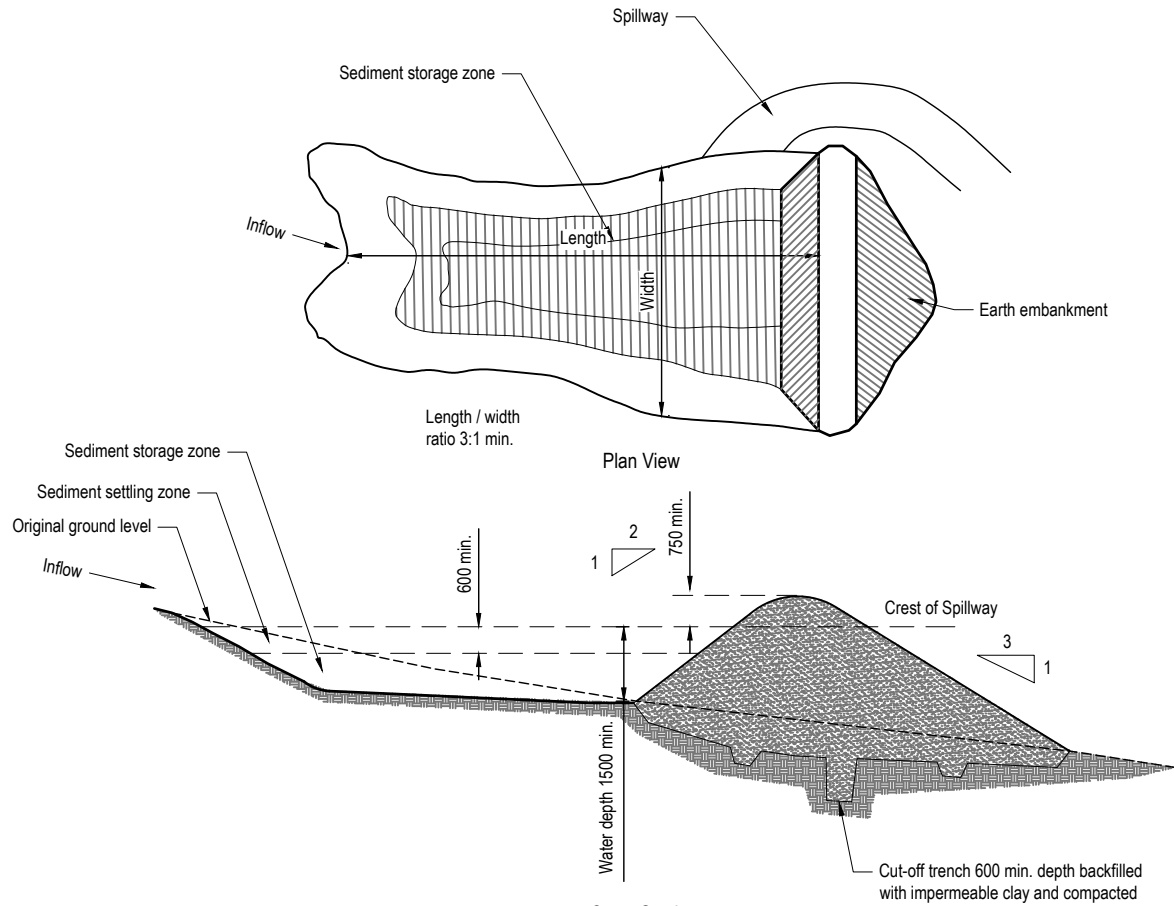
The Village at James Creek

Project Title				
Client				
MPD Investments Pty Ltd				
Designed	JLC	Drawn	JLC	Checked
Approved	MVE	Date	8/10/2021	MVE
XREFs				
Scale				
metres Not To Scale				

Erosion and Sediment Control
Details Sheet 1 of 2

3204/C193

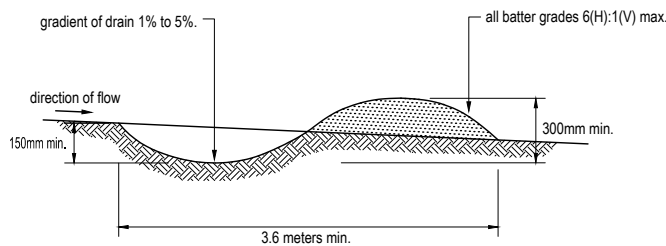
D



Earth Basin - Wet

Construction Notes

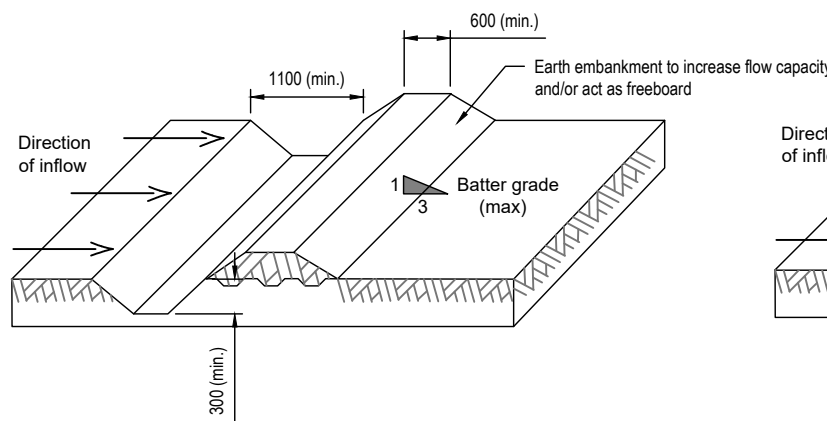
1. Remove all vegetation and topsoil from under the dam wall and from within the storage area.
2. Construct a cut-off trench 500 deep and 1200 wide along the centreline of the embankment extending to a point on the gully wall level with the riser crest.
3. Maintain the trench free of water and recompact the materials with equipment as specified in the SWMP to 95 percent Standard Proctor Density.
4. Select fill following the SWMP that is free of roots, wood, rock, large stones or foreign material.
5. Prepare the site under the embankment by ripping to at least 100 to help bond compacted fill to the existing substrate.
6. Spread the fill in 100 to 150 layers and compact it at optimum moisture content following the SWMP.
7. Construct the emergency spillway.
8. Rehabilitate the structure following the SWMP.



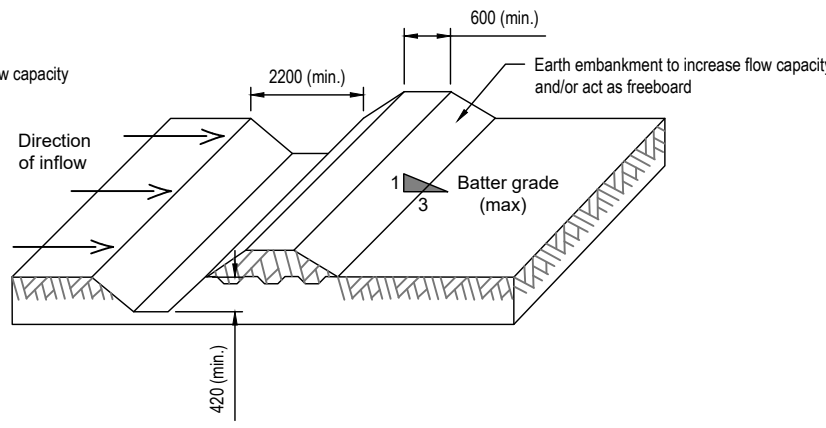
Earth Bank (Low Flow)
NTS

Construction Notes:

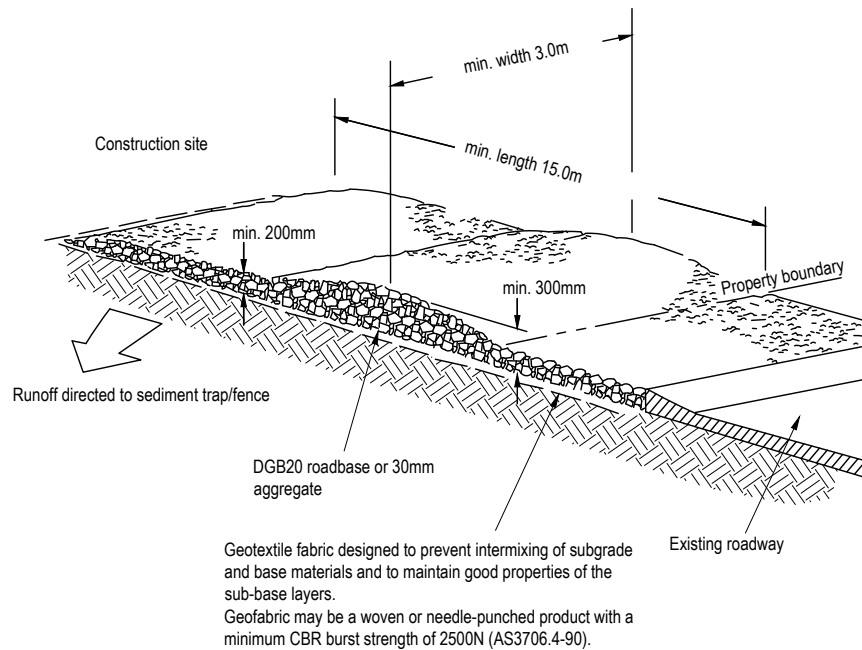
1. Construct with gradient of 1 per cent to 5 per cent.
2. Avoid removing trees and shrubs if possible - work around them.
3. Drains to be circular, parabolic or trapezoidal cross section, not v-shaped.
4. Earth banks to be adequately compacted in order to prevent failure.
5. Permanent or temporary stabilisation of the earth bank to be completed within 10 days of construction
6. All outlets from disturbed lands are to feed into sediment basin or similar.
7. Discharge runoff collected from undisturbed lands onto either a stabilised or an undisturbed disposal site within the same subcatchment area from which the water originated.
8. Compact bank with a suitable implement in situations where they are required to function for more than five days.
9. Ensure the structure are free of projections or other irregularities that will impede normal flow.



Diversion Drain - Type A
NTS



Diversion Drain - Type B
NTS



Stabilised Site Access

Construction Notes:

1. Strip topsoil and level site.
2. Compact subgrade.
3. Cover are with needle punched geotextile
4. Construct 200mm thick pad over geotextile using road base or 30mm aggregate. Minimum length - 15 metres or to building alignment. Minimum width 3 metres.
5. Construct hump immediately within boundary to divert water to a sediment fence or other sediment trap.

DEVELOPMENT
APPLICATION

Rev.	Description	Date	Des.	App.	Chk.
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	SMW	PJS	MVE
B	Drawing Schedule updated	13/04/2023	JLC	MVE	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE

© GeoLINK

This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

GeoLINK
environmental management and design

www.geolink.net.au

Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Lismore Office
PO Box 229
Lismore NSW 2480
Tel: 02 6621 6677

Email: info@geolink.net.au

quality solutions sustainable future

Project Title
The Village at James Creek

Client MPD Investments Pty Ltd					
Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021		MVE
XREFs					
Scale					
metres Not To Scale					

Drawing Title
Erosion and Sediment Control
Details Sheet 2 of 2

Drawing Number
3204/C194

Revision
D