

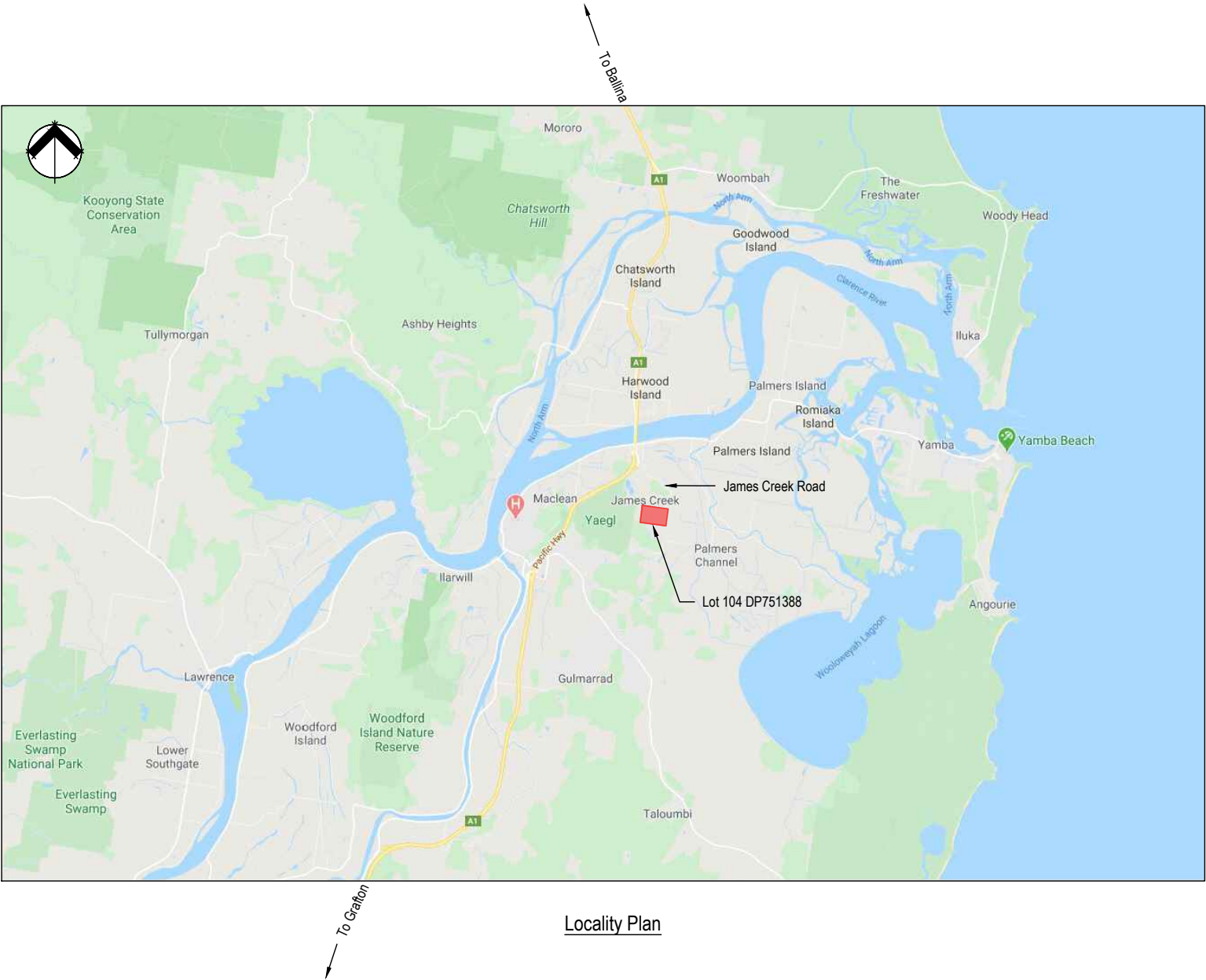
THE VILLAGE AT JAMES CREEK

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



Locality Plan

DEVELOPMENT APPLICATION

E	Lot layout updated	12/07/2024	JLC	JLC	JLC
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Rev	Description	Date	Des	Dwn	App
Amendments					

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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 metres Not To Scale					

Drawing Title
Cover Sheet, Locality Plan and Drawing Schedule

Drawing Number
3204-1173

Revision
3204/C101 E



- 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
 - Crown land corridor
- Existing contours shown at 0.5m intervals

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MPD Investments Pty Ltd					
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Approved	MVE	Date	8/10/2021		MVE
Scale					
metres 0 15 30 45 60 75					

Existing Layout

3204/C102 E

Lot 197
DP751388

Lot 8
DP1093910

Lot 4
DP592726

Lot 3
DP592726

Lot 104
DP751388
334648m²

Lot 1
DP1025045

Austons Lane

James Creek Road

Stormwater RCP 450Ø USIL3.45 DSIL3.42

Lot 50
DP850495

Lot 28
DP1022012

Lot 27
DP1022012

Lot 26
DP1022012

Lot 25
DP1022012

Lot 24
DP1022012

Lot 5
DP1014057

Location of existing 100Ø water is indicative only,
as per Council's Intramaps

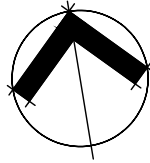
Stormwater RCP 450Ø
USIL5.25 DSIL5.22

Existing 60km/h and 80km/h road signs,
60km/h is on the north side of the sign.
Signs to be relocate as part of proposed works

Stormwater RCP 750Ø USIL3.16 DSIL3.06

Stormwater RCP 450Ø USIL3.68 DSIL3.58

Stormwater RCP 2x600Ø USIL2.69 DSIL 2.66



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 indicatively only, and construction / release will be undertaken in sub-stages to be determined during detailed design.

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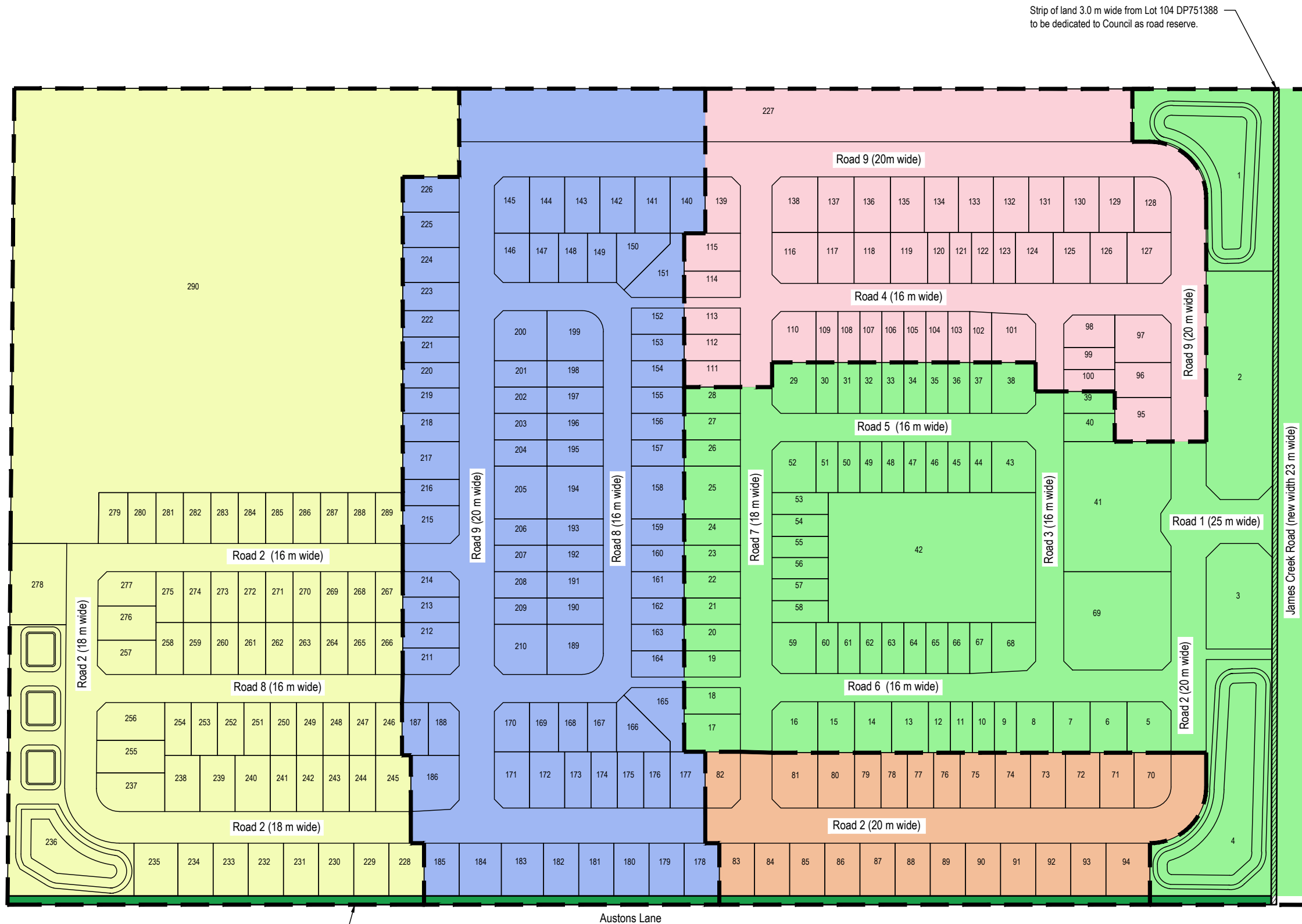
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The Village at James Creek

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

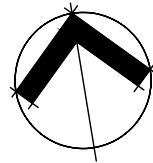
Drawing Title
Staging Plan

Drawing Number
3204/C110



Strip of land 5.0 m wide from Lot 104 DP751388 to be dedicated as vegetated buffer

Strip of land 3.0 m wide from Lot 104 DP751388 to be dedicated to Council as road reserve.



LEGEND		
Residential R1 Zone		
	>450 m ²	113 Lots
	>600 m ²	76 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		278 Lots

Other		
	Balance Lot	1 Lot
	Drainage reserve	3 Lots
	Open space	6 Lots
	Childcare centre	1 Lot
	Commercial centre	1 Lot
	50 m offset to rural land	
	Proposed R3 Zone	
	Road reserve widening (dedicated to Council)	
	Crown land corridor	

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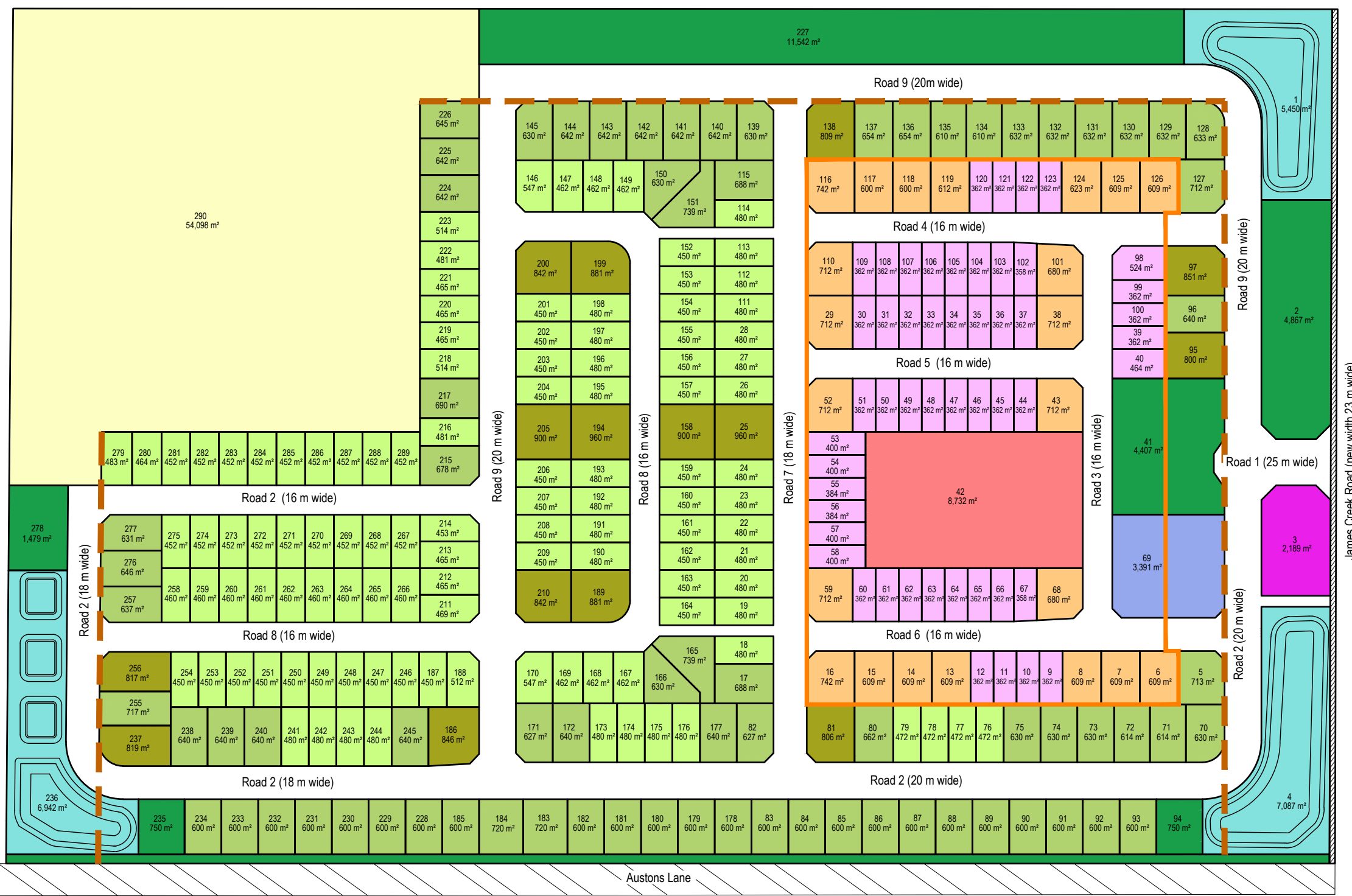
The Village at James Creek

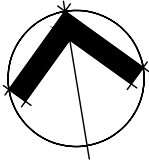
Client		
MPD Investments Pty Ltd		
Designed	JLC	Drawn
Approved	MVE	Date
Scale		Checked
metres 0 12.5 25 37.5 50 62.5		MVE

Drawing Title

Lot Layout and Lot Areas

Drawing Number		Revision
3204/C111		E





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

DEVELOPMENT APPLICATION

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The Village at James Creek

MPD Investments Pty Ltd

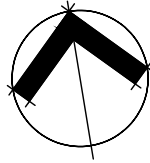
Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021		MVE

Scale	metres	0	12.5	25	37.5	50	62.5
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Lot Layout and Lot Dimensions

3204/C112

E



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.

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The Village at James Creek

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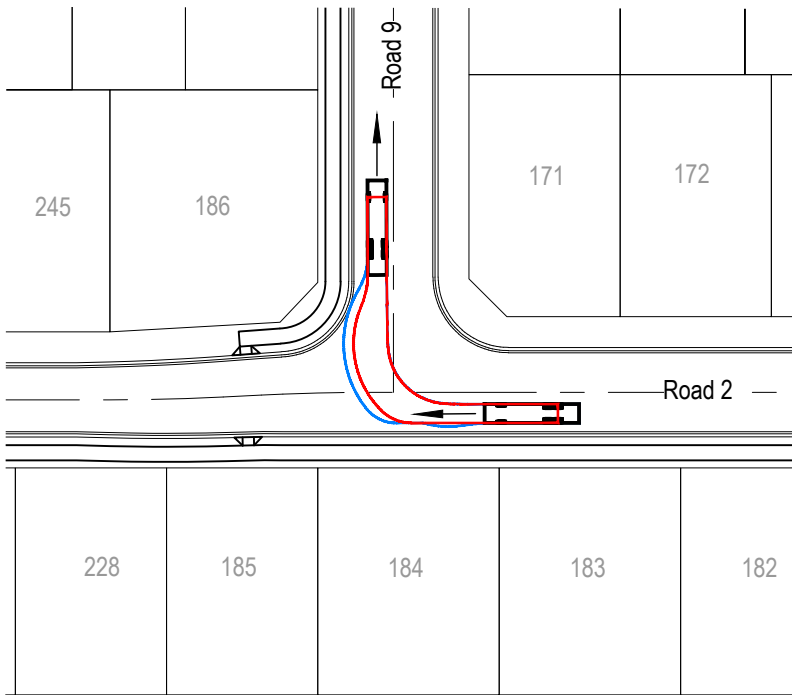
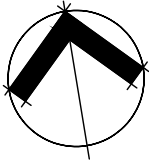
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Drawing Title
Bus Route

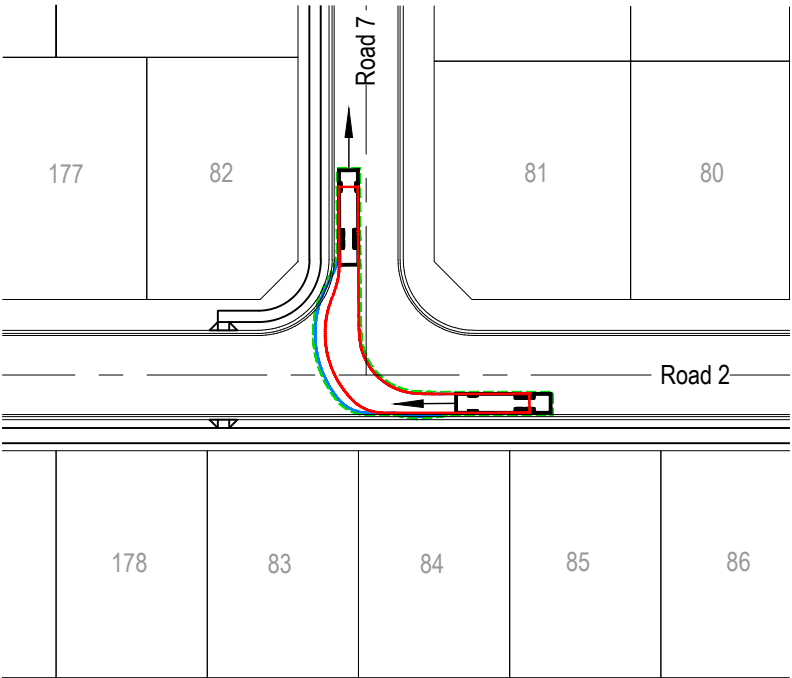
Drawing Number
3204/C113

Revision
E

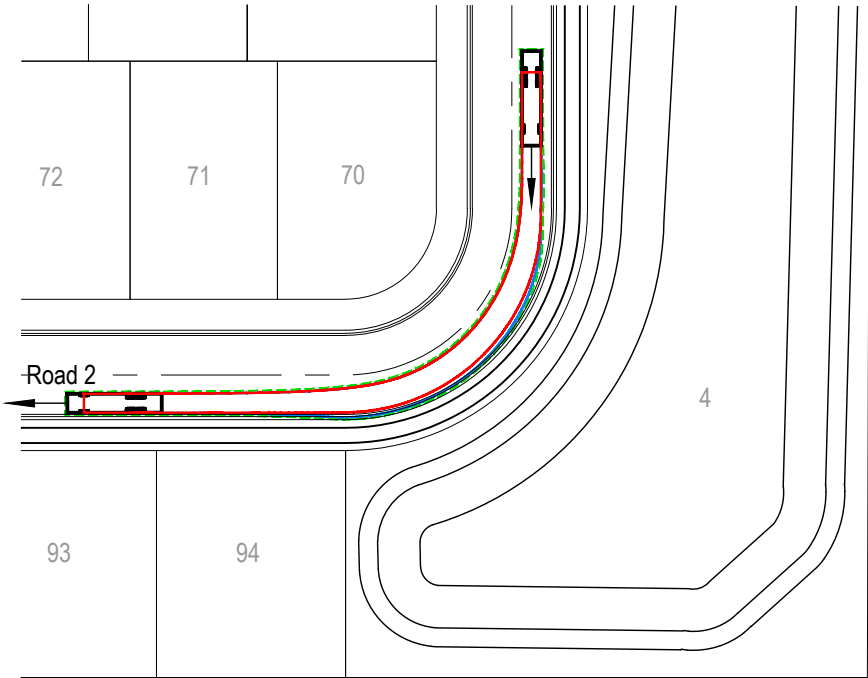
3204-1174



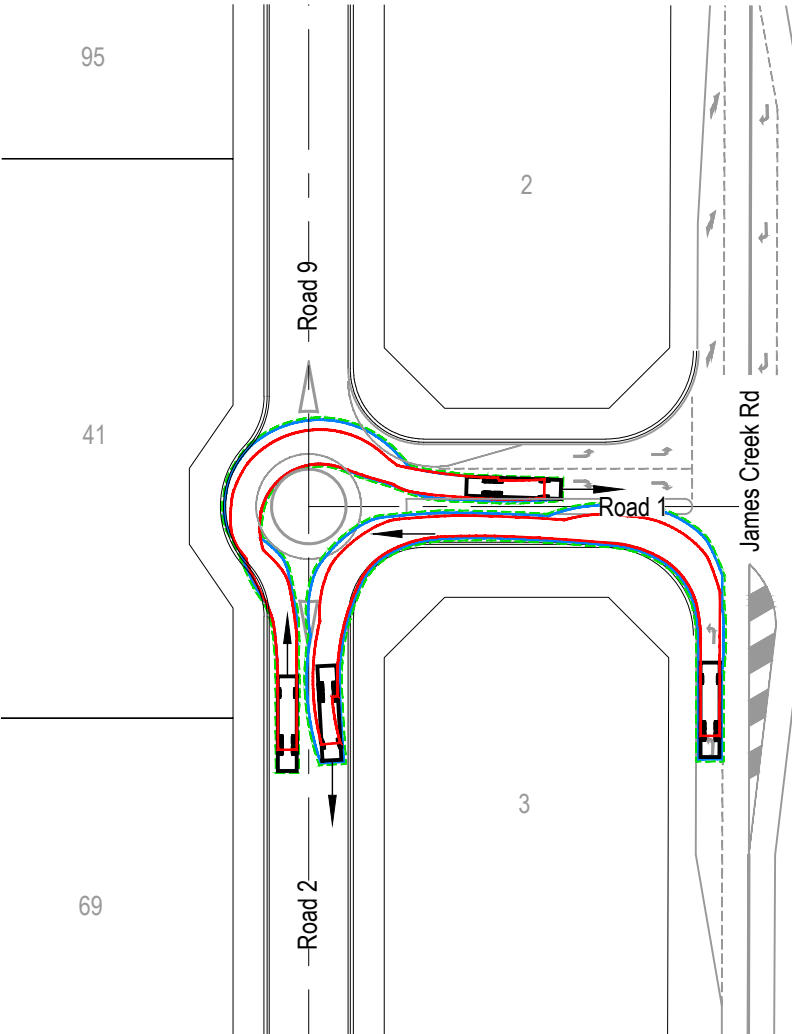
Inset 1



Inset 2



Inset 3



Inset 4

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

DEVELOPMENT
APPLICATION

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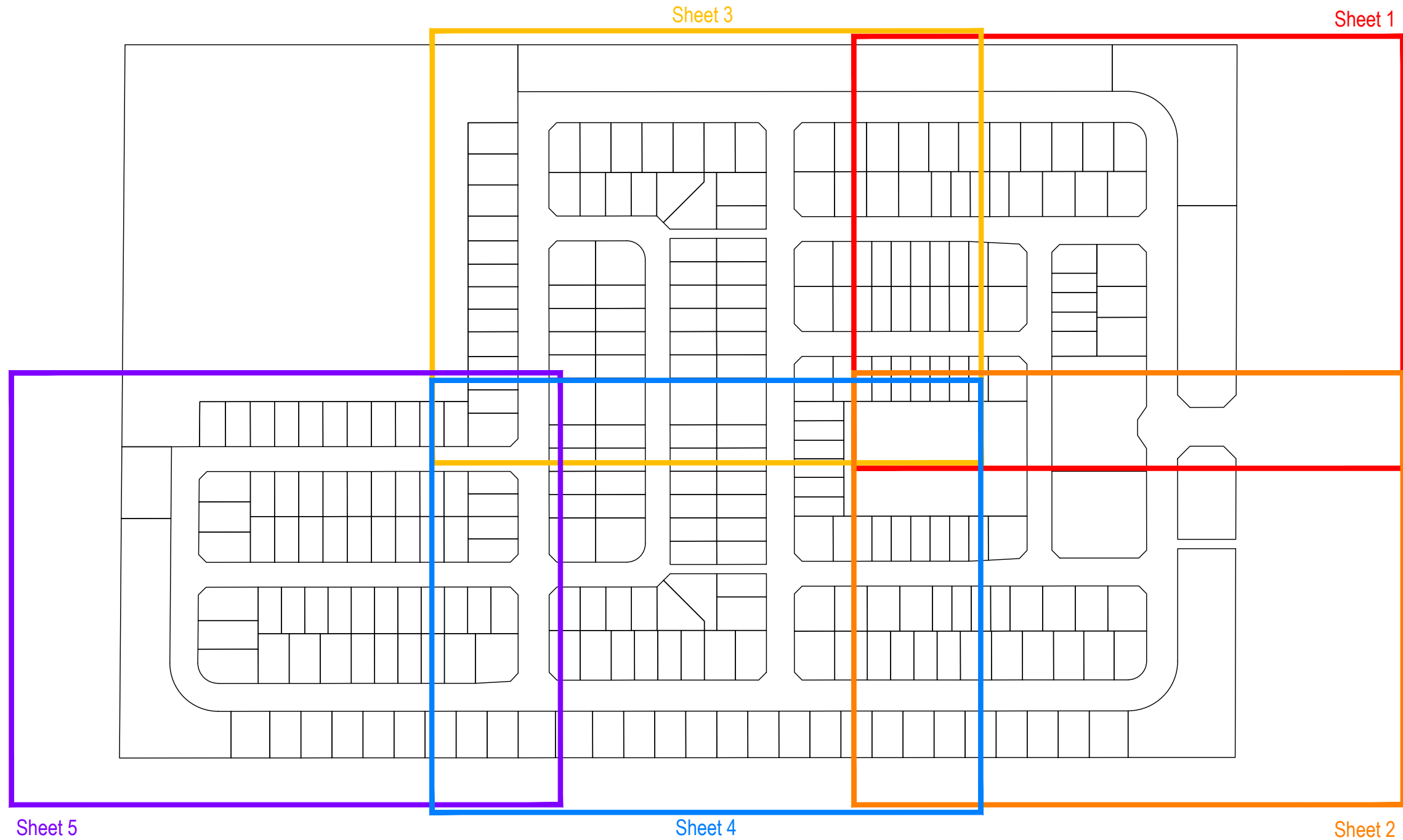
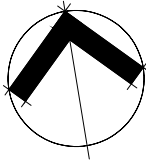
Project Title
The Village at James Creek

Client MPD Investments Pty Ltd				
Designed	JLC	Drawn	JLC	Checked
Approved	MVE	Date	8/10/2021	MVE
Scale metres 0 5 10 15 20 25				

Drawing Title
Bus Route
Swept Path Analysis

Drawing Number
3204/C114

Revision
E



DEVELOPMENT
APPLICATION

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Rev	Description	Date	Des	Dwn	App

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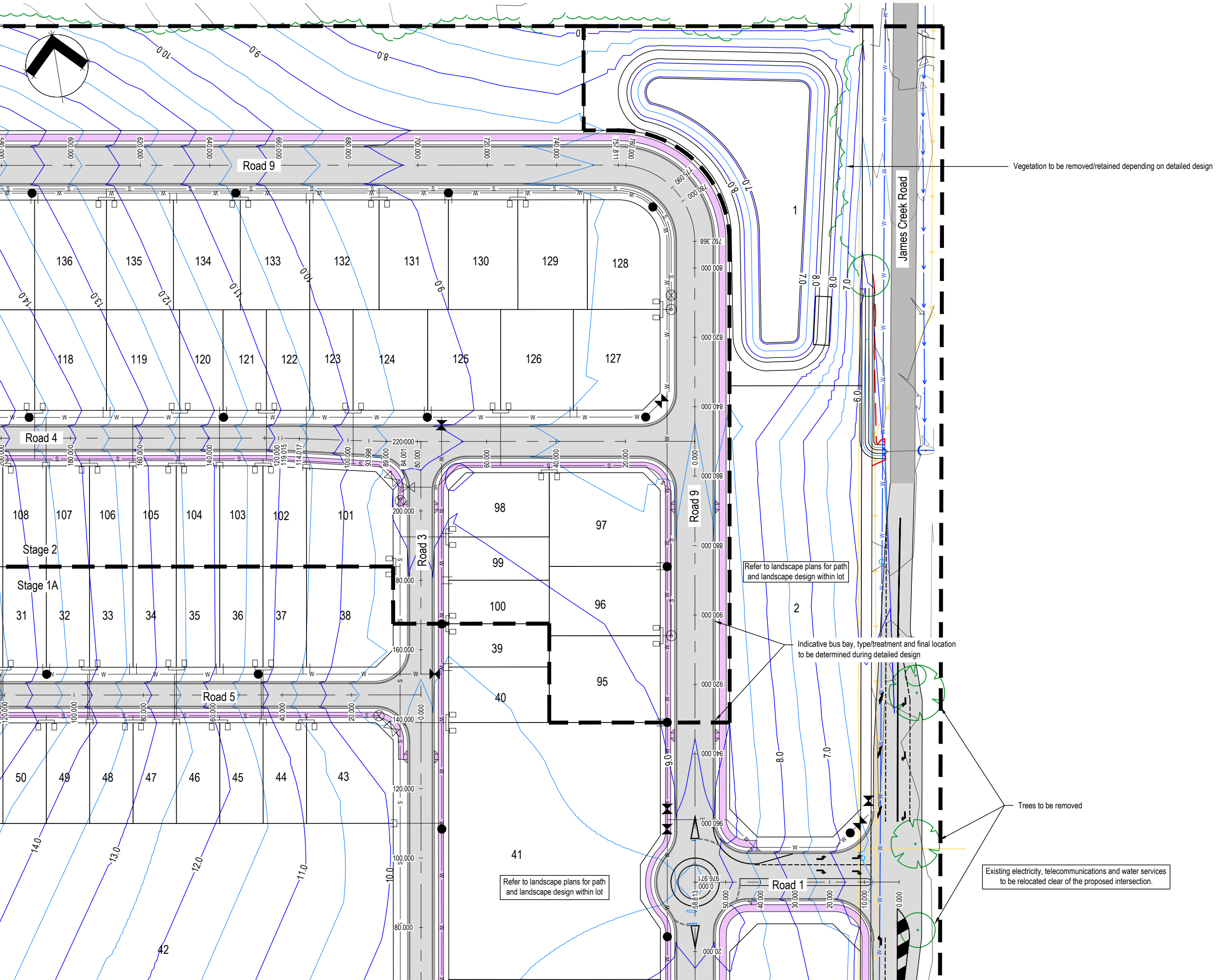
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Project Title
The Village at James Creek

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

Drawing Title
Design Layout
Key Plan

Drawing Number 3204-1175		Revision E	
3204/C120			



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

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Project Title

The Village at James Creek

Client

MPD Investments Pty Ltd

Designed	JLC	Drawn	JLC	Checked	
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Scale

metres 0 5 10 15 20 25

Drawing Title

Design Layout
Sheet 1 of 5

Drawing Number

3204/C121

Revision

E

Vegetation to be removed/retained depending on detailed design

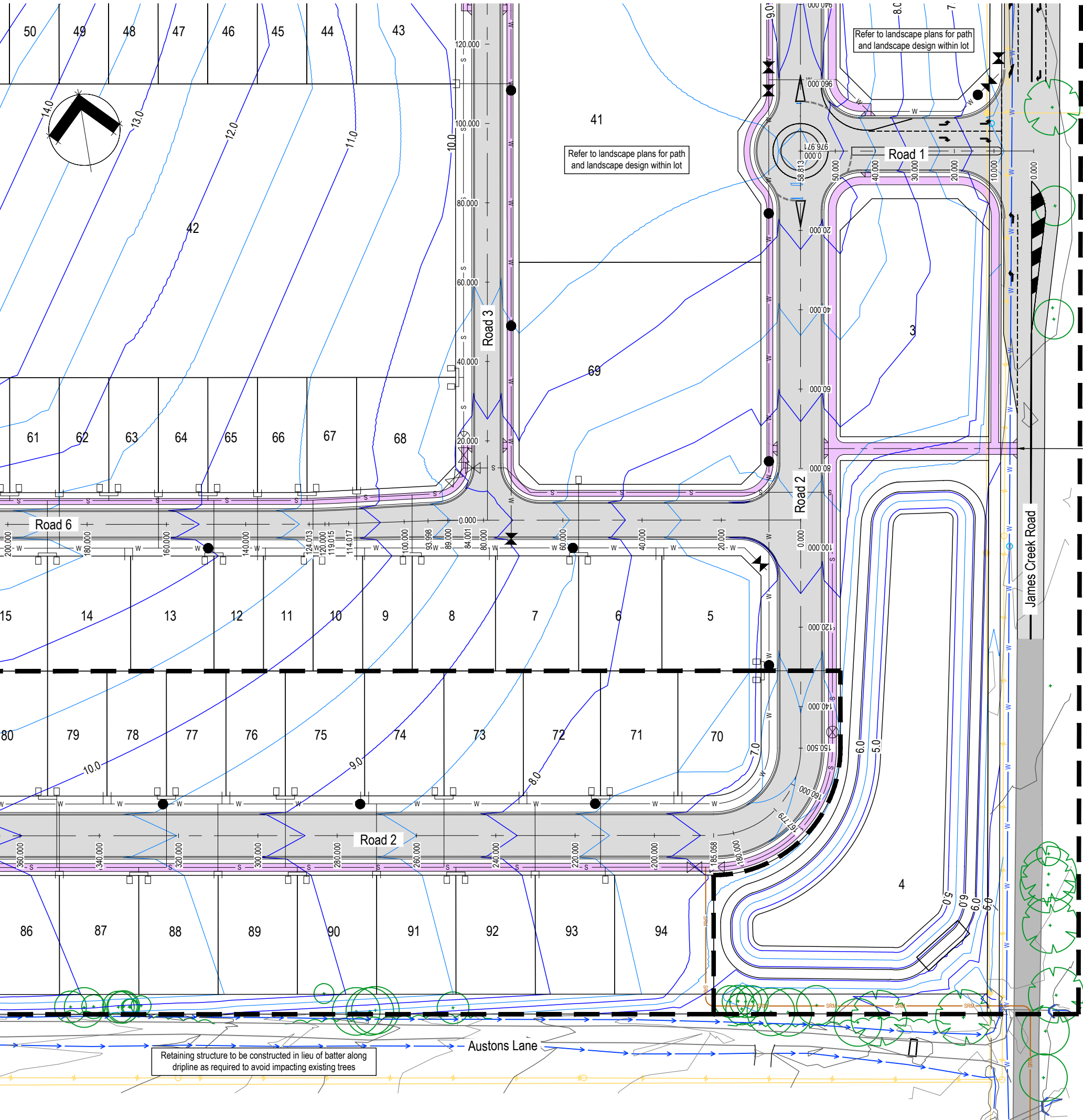
Refer to landscape plans for path and landscape design within lot

Indicative bus bay, type/treatment and final location to be determined during detailed design

Trees to be removed

Existing electricity, telecommunications and water services to be relocated clear of the proposed intersection.

Refer to landscape plans for path and landscape design within lot



Refer to landscape plans for path and landscape design within lot

Refer to landscape plans for path and landscape design within lot

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

DEVELOPMENT APPLICATION

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Scale
metres 0 5 10 15 20 25

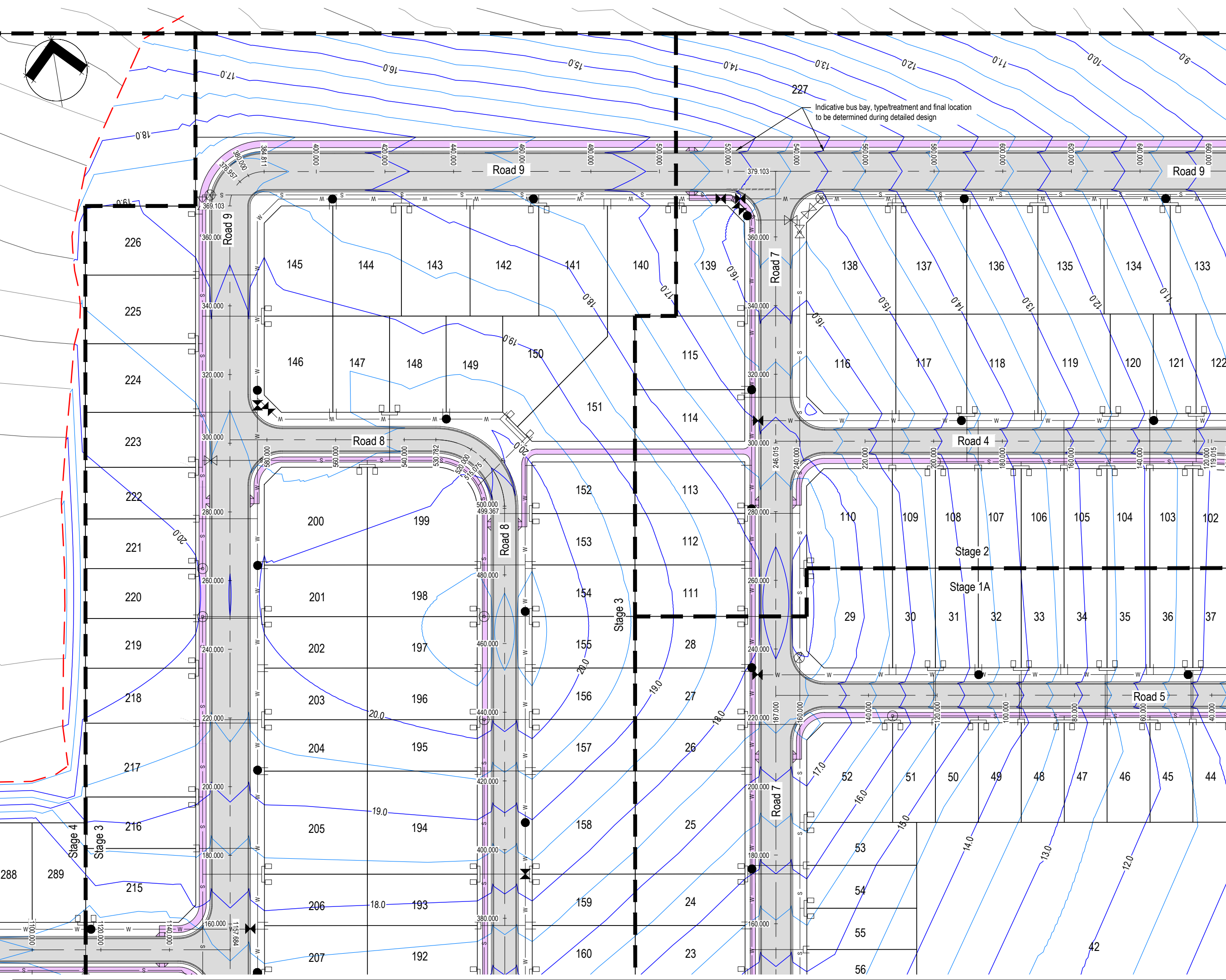
Drawing Title
Design Layout
Sheet 2 of 5

Drawing Number
3204/C122

Revision
E

- 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).

Retaining structure to be constructed in lieu of batter along dripline as required to avoid impacting existing trees



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

E	Lot layout updated	12/07/2024	JLC	JLC
D	Extent of works updated	3/05/2024	JLC	MVE
C	Revised submission	22/11/2023	JLC	MVE
B	Drawing Schedule updated	13/04/2023	JLC	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE
Rev.	Description	Date	Des.	Dwn.
				App.
				Amendments

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Email:
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quality solutions sustainable future

Project Title
The Village at James Creek

Client
MPD Investments Pty Ltd

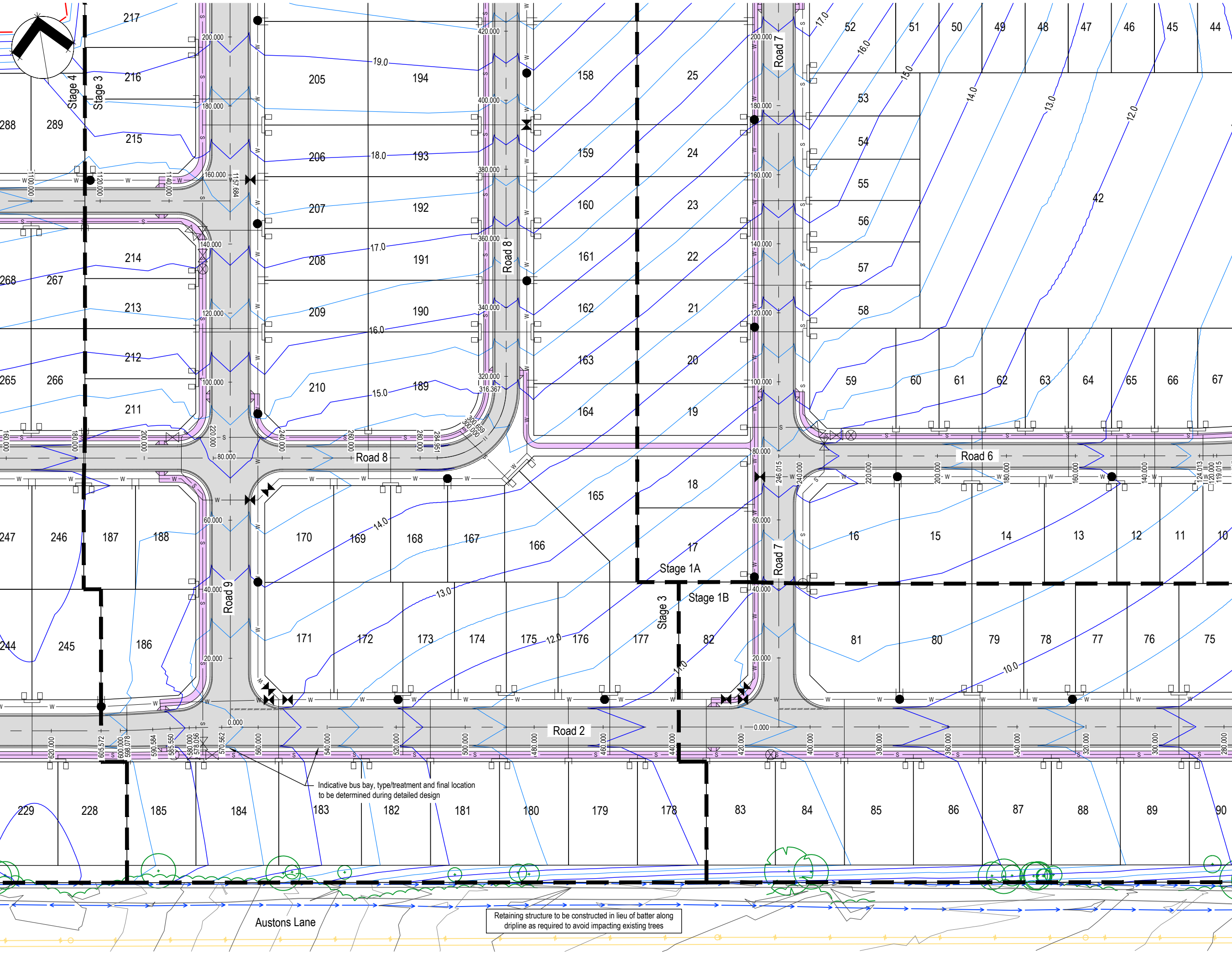
Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021		MVE

Scale
metres 0 5 10 15 20 25

Drawing Title
Design Layout Sheet 3 of 5

Drawing Number
3204/C123

Revision
E



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.
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 - Stage boundaries are extent of works unless shown otherwise (refer to Legend).

DEVELOPMENT APPLICATION

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D	Extent of works updated	3/05/2024	JLC	MVE
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A	Updated to address Council's AIR	24/05/2022	JLC	MVE
Rev	Description	Date	Des	Dwn
				App
				Amendments

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Project Title

The Village at James Creek

Client

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

Scale

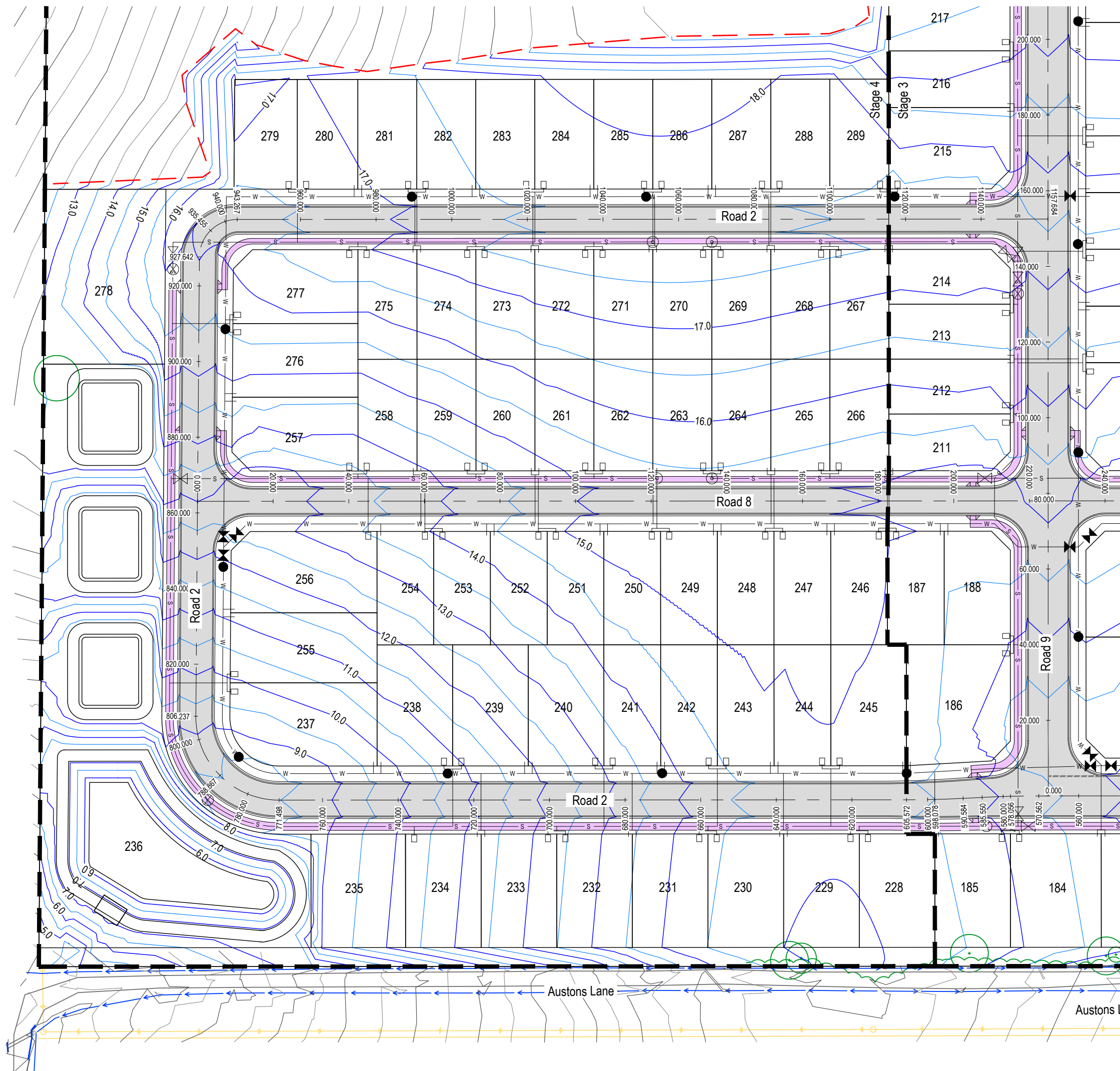
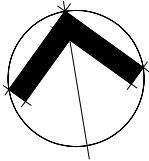
metres 0 5 10 15 20 25

Drawing Title

Design Layout Sheet 4 of 5

3204-1175

Drawing Number	Revision
3204/C124	E



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.
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DEVELOPMENT APPLICATION

E	Lot layout updated	12/07/2024	JLC	JLC
D	Extent of works updated	3/05/2024	JLC	MVE
C	Revised submission	22/11/2023	JLC	MVE
B	Drawing Schedule updated	13/04/2023	JLC	MVE
A	Updated to address Council's AIR	24/05/2022	JLC	MVE
Rev	Description	Date	Des.	Dwn.
				App.
				Amendments

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The Village at James Creek

Client
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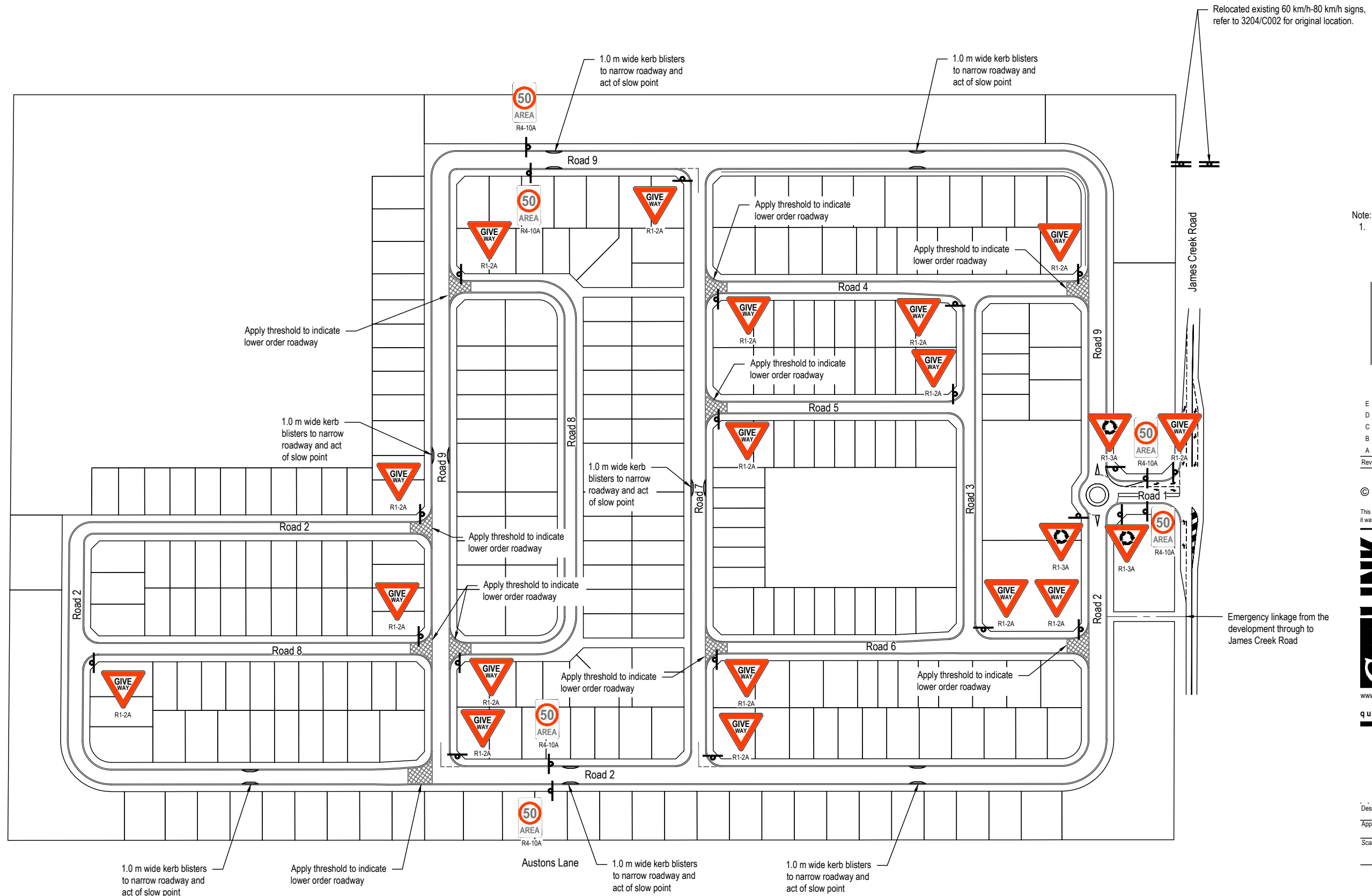
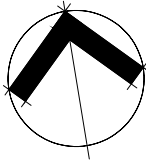
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Approved	MVE	Date	8/10/2021		MVE

Scale
metres 0 5 10 15 20 25

Drawing Title
Design Layout
Sheet 5 of 5

Drawing Number
3204/C125

Revision
E



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

DEVELOPMENT APPLICATION

E	Lot layout updated	12/07/2024	JLC	JLC	JLC
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
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Rev	Description	Date	Des	Dwn	App
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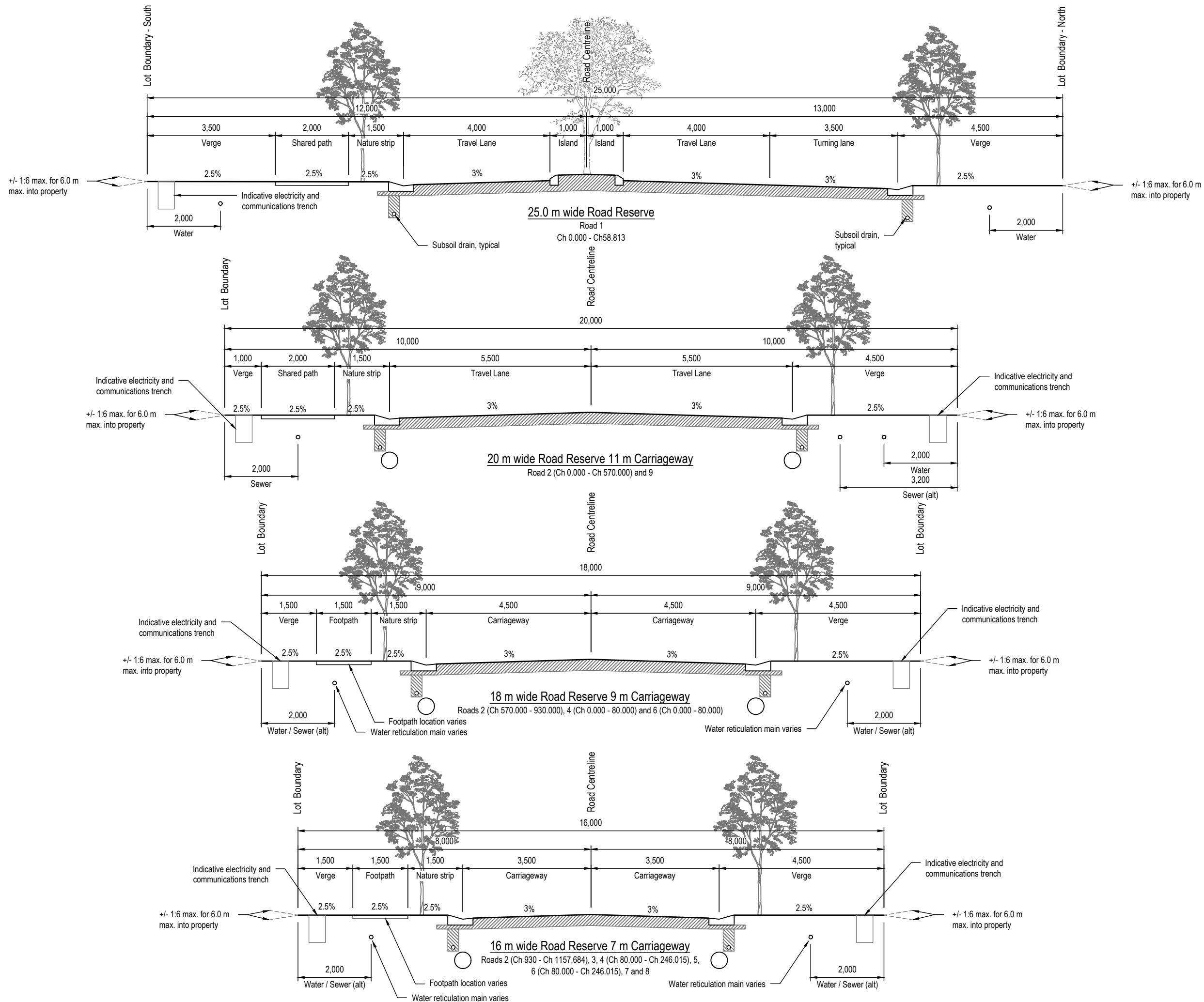
Project Title
The Village at James Creek

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

Drawing Title
Design Layout
Signage & Traffic Calming

Drawing Number
3204/C126

Revision
E



DEVELOPMENT APPLICATION

E	Lot layout updated	12/07/2024	JLC	JLC	JLC
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
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Rev	Description	Date	Des	Dwn	App

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Project Title
The Village at James Creek

Client
MPD Investments Pty Ltd

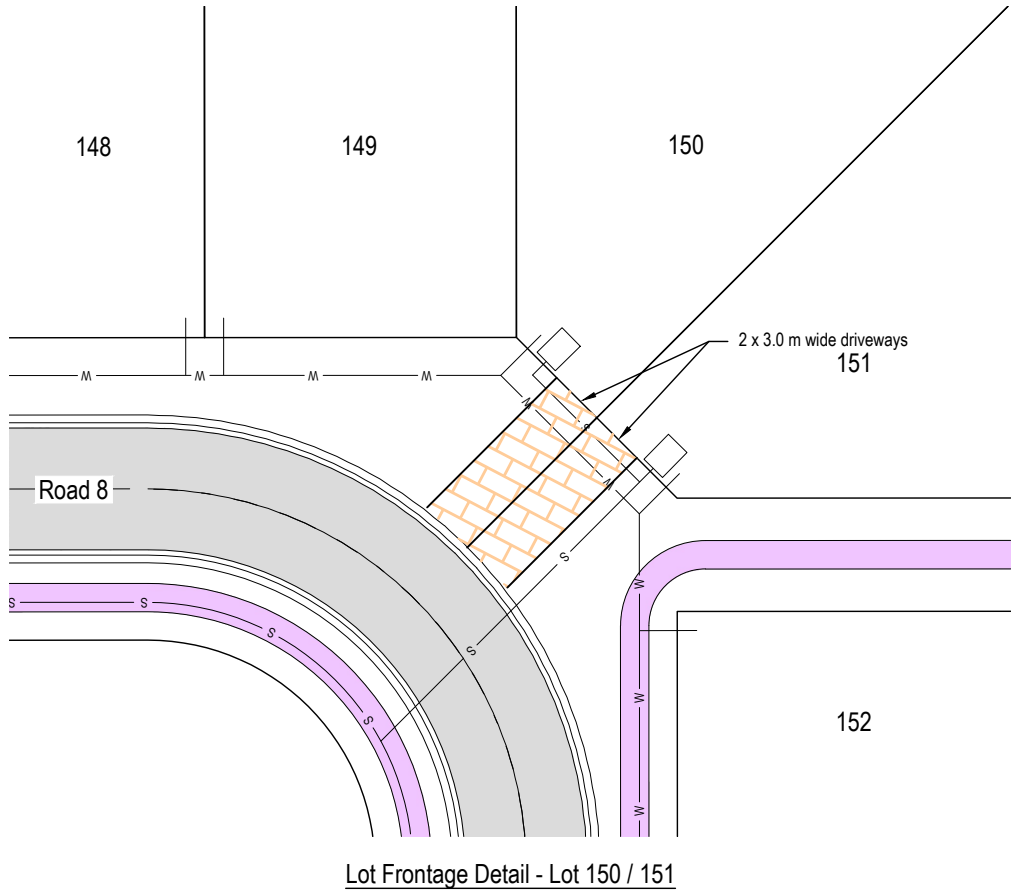
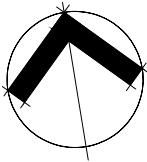
Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021		MVE

Scale
metres 0 0.5 1.0 1.5 2.0 2.5

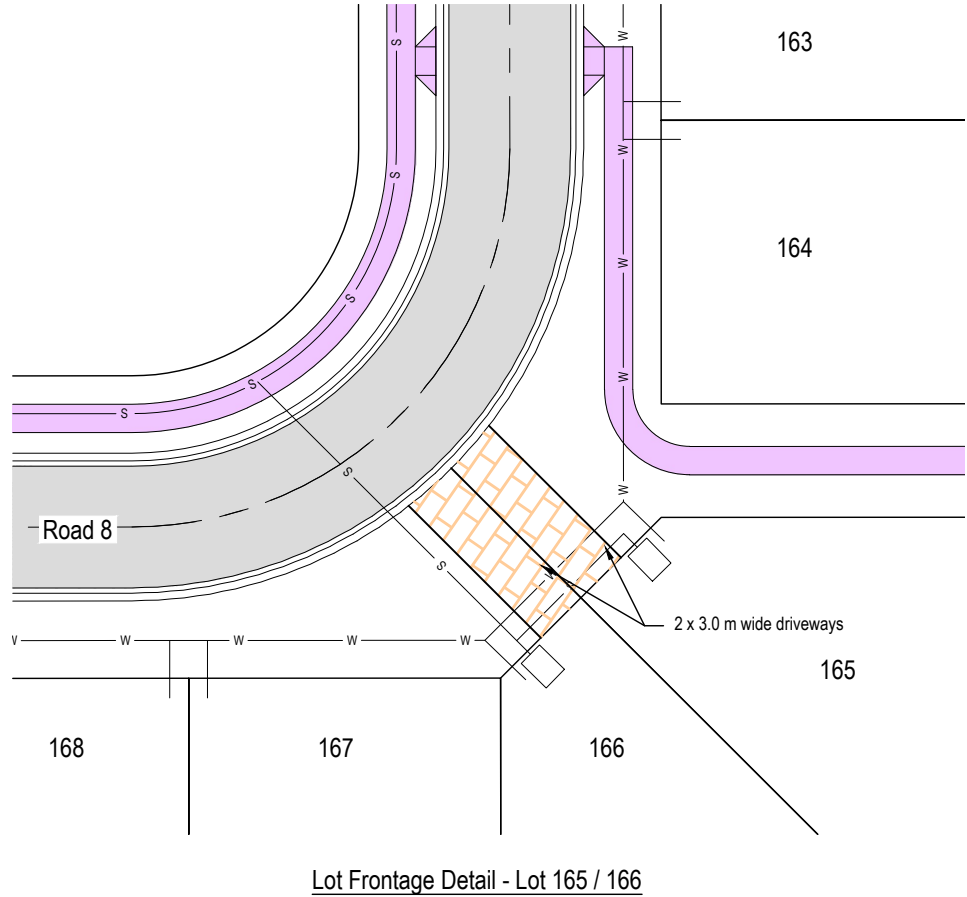
Drawing Title
Typical Road Sections

Drawing Number
3204/C128

Revision
E



Lot Frontage Detail - Lot 150 / 151



Lot Frontage Detail - Lot 165 / 166

LEGEND

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

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

DEVELOPMENT APPLICATION

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Rev	Description	Date	Des	Dwn	App

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Client

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Approved	MVE	Date	8/10/2021	MVE

Scale

metres 0 2 4 6 8

Corner Lot Frontage Details

Drawing Number		Revision
3204/C129		E



Intersection Locality Plan
NTS

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.

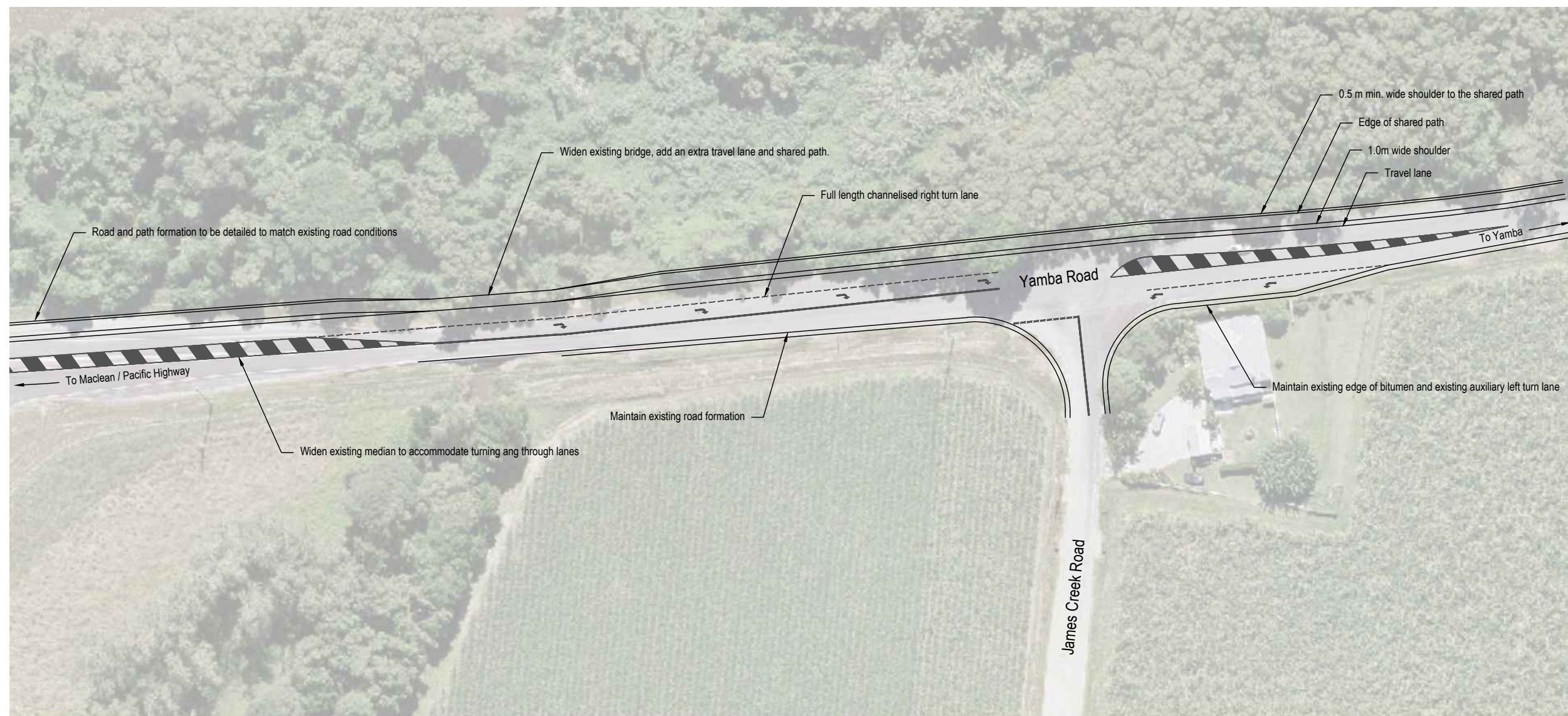
DEVELOPMENT
APPLICATION

E	Lot layout updated	12/07/2024	JLC	JLC	JLC
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
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A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev	Description	Date	Des.	Dwn	App.

Amendments

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Concept Yamba Rd / James Creek Rd Intersection Layout
NTS

NTS

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Project Title

The Village at James Creek

Client			
MPD Investments Pty Ltd			
Designed	JLC	Drawn	JLC
Approved	MVE	Date	8/10/2021
Scale		MVE	
metres 0 5 10 15 20 25			

Drawing Title

External Intersection Details
James Creek Road / Yamba Road

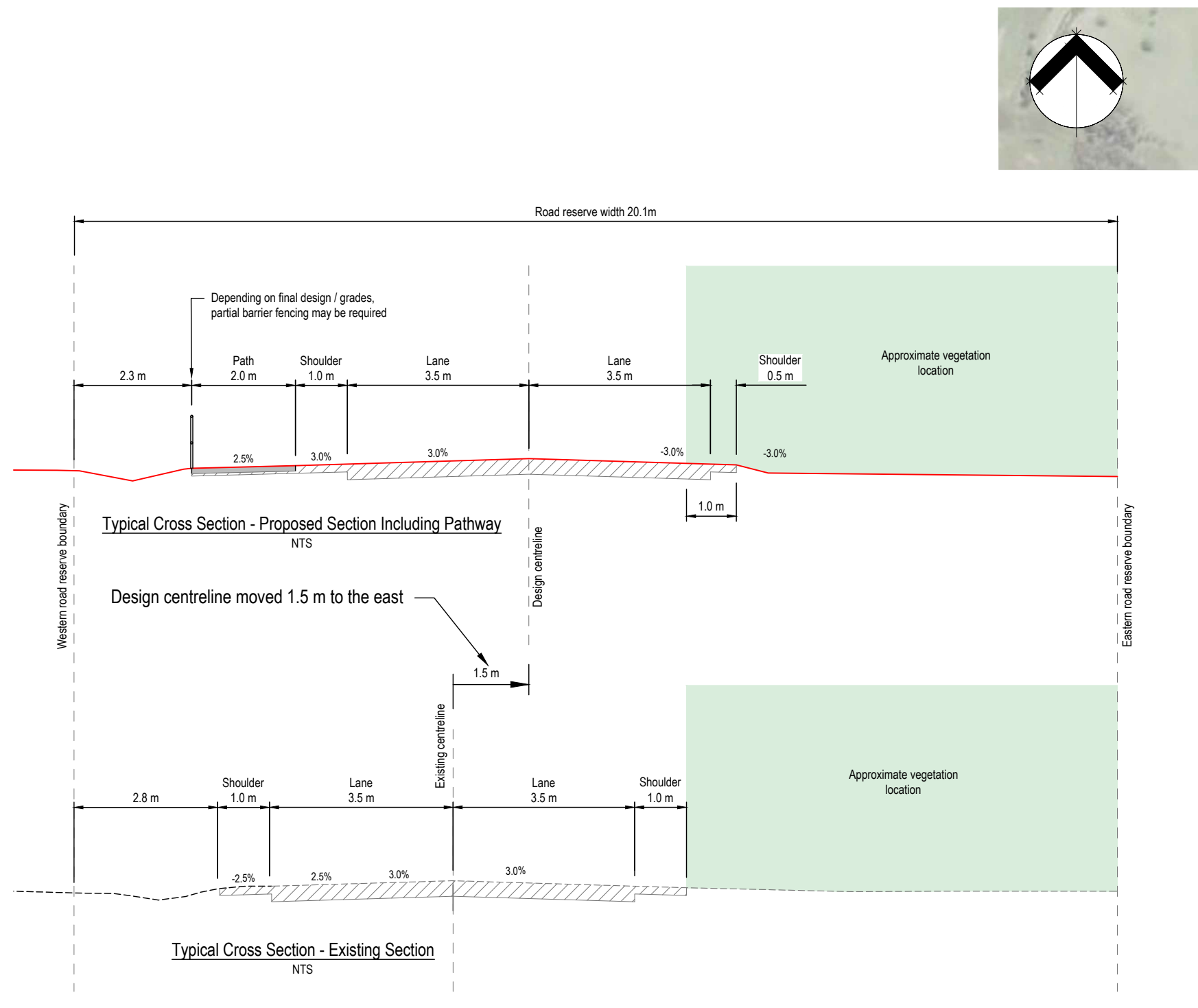
3204-1175

Drawing Number

3204/C130

Revision

E



Indicative 1.2 km alignment of 2.0 m wide shared path to intersection of James Creek Road and Gardiners Road. Detailed design to be undertaken in consultation with Council.

Join to internal path network to proposed subdivision

DEVELOPMENT APPLICATION

E	Lot layout updated	12/07/2024	JLC	JLC	JLC
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
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A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev	Description	Date	Des	Dwn	App

Amendments

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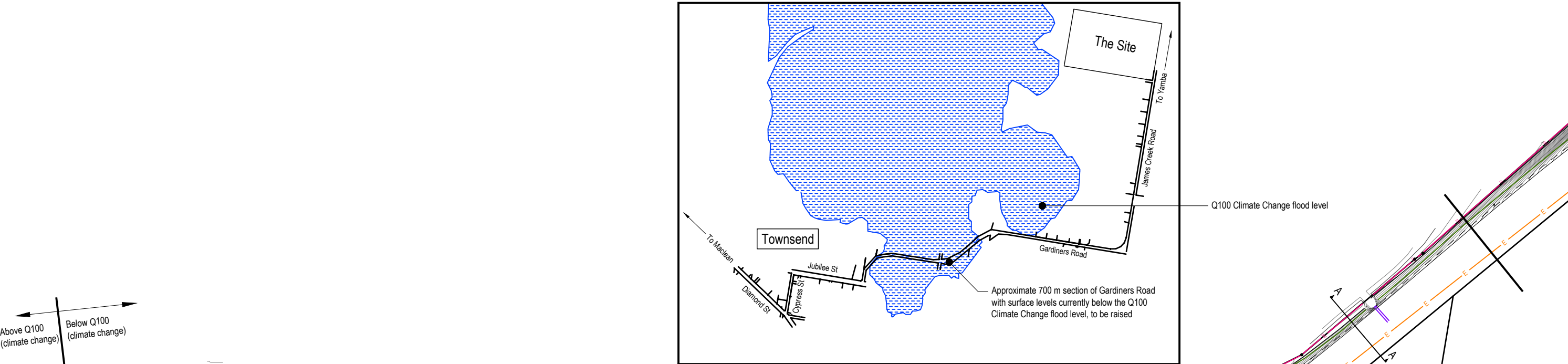
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Project Title
The Village at James Creek

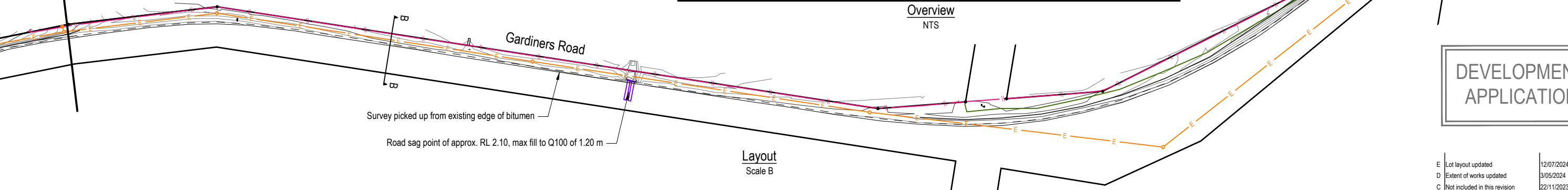
Client MPD Investments Pty Ltd					
Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021		MVE
Scale metres 0 50 100 150 200 250					

Drawing Title
External Path Network
and Typical Section

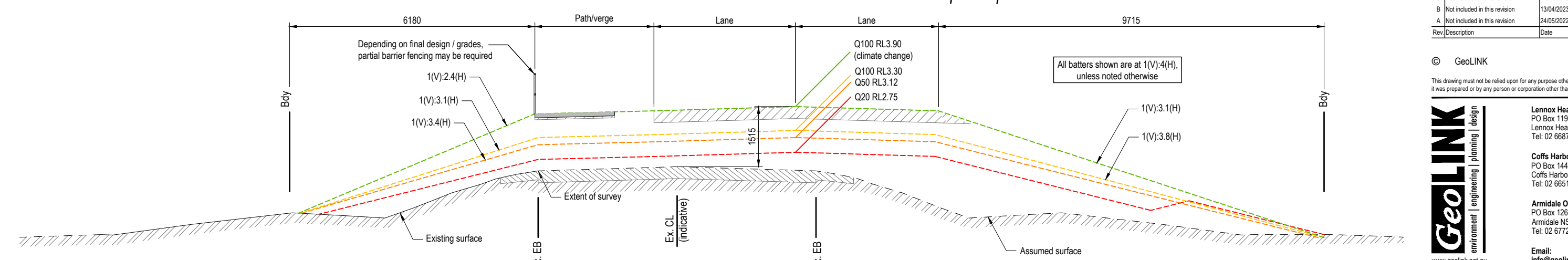
Drawing Number
3204/C131
Revision
E



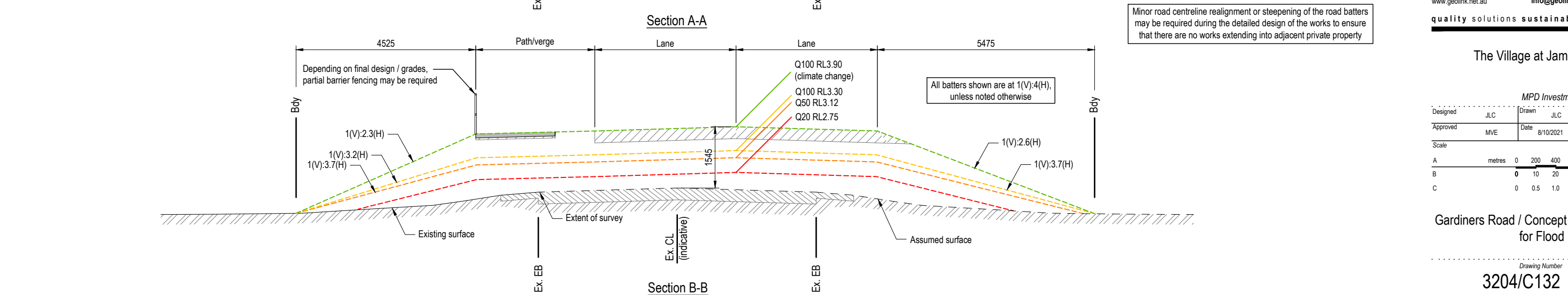
Overview
NTS



Layout
Scale B



Section A-A



Section B-B

DEVELOPMENT
APPLICATION

E	Lot layout updated	12/07/2024	JLC	JLC	JLC
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Not included in this revision	22/11/2023	JLC	MVE	MVE
B	Not included in this revision	13/04/2023	JLC	MVE	MVE
A	Not included in this revision	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	Dwn.	App.

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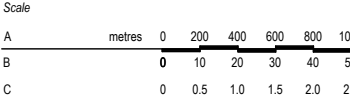
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Client
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Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021		MVE

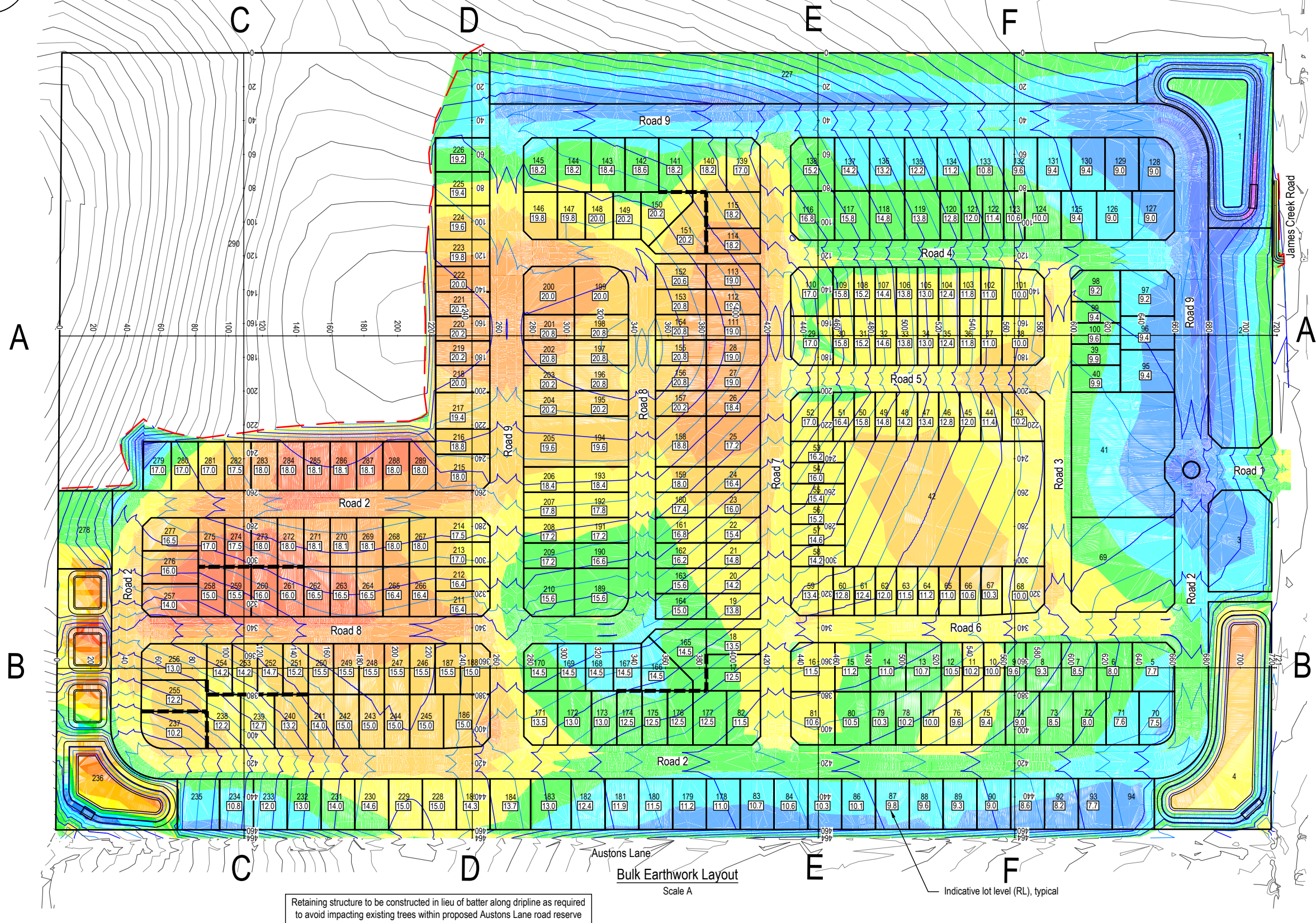
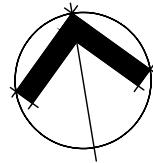


Drawing Title

Gardiners Road / Concept Upgrade
for Flood Immunity

Drawing Number
3204-1176

Revision
3204/C132 E



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).
 - All lots are above the PMF flood level, refer to C161 for contour level.

DEVELOPMENT APPLICATION

E	Lot layout updated	12/07/2024	JLC	JLC	JLC
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Rev.	Description	Date	Des.	Dwn.	App.
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Project Title
The Village at James Creek

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

Scale

metres 0 12.5 25 37.5 50 62.5

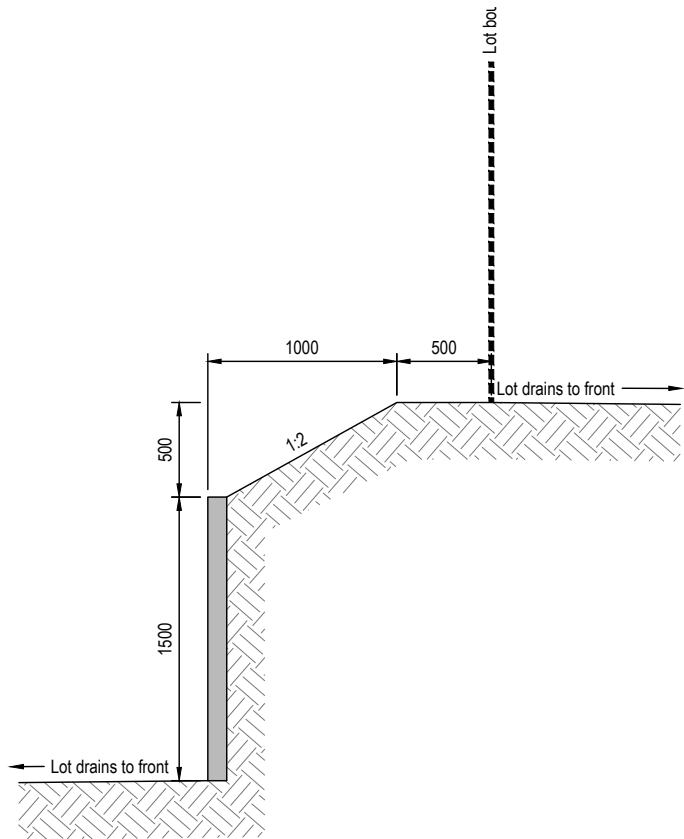
Drawing Title
Bulk Earthworks Layout

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.

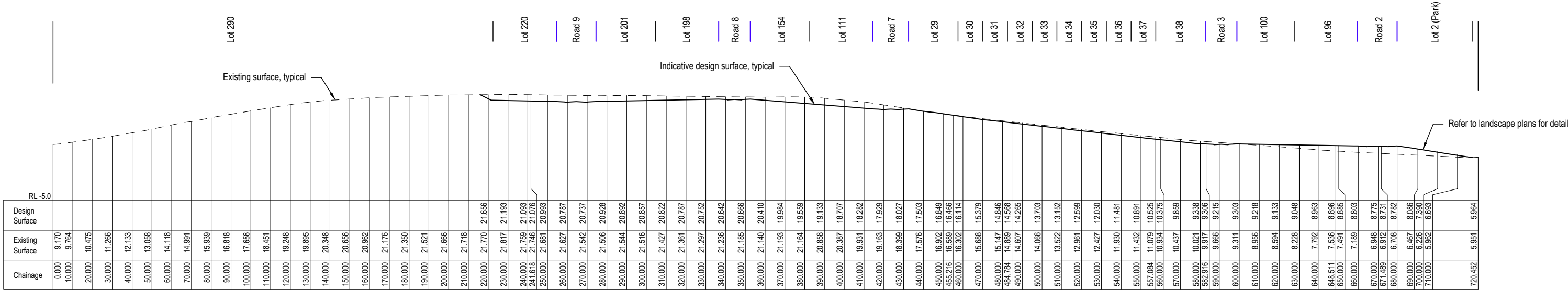
Drawing Number
3204/C135

Revision
E

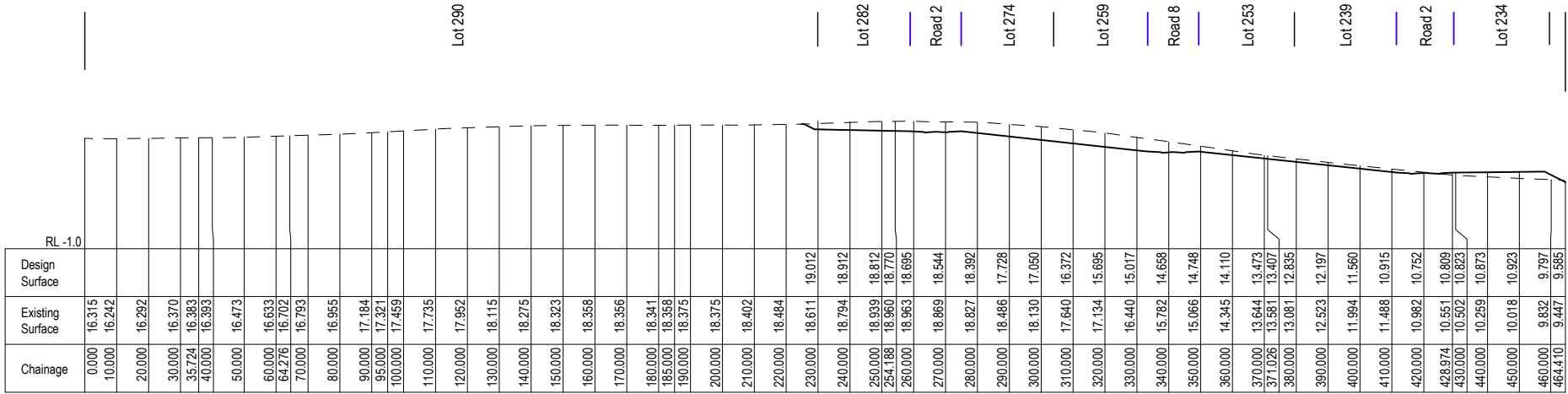


Retaining Wall Detail (maximum height)
(NTS)

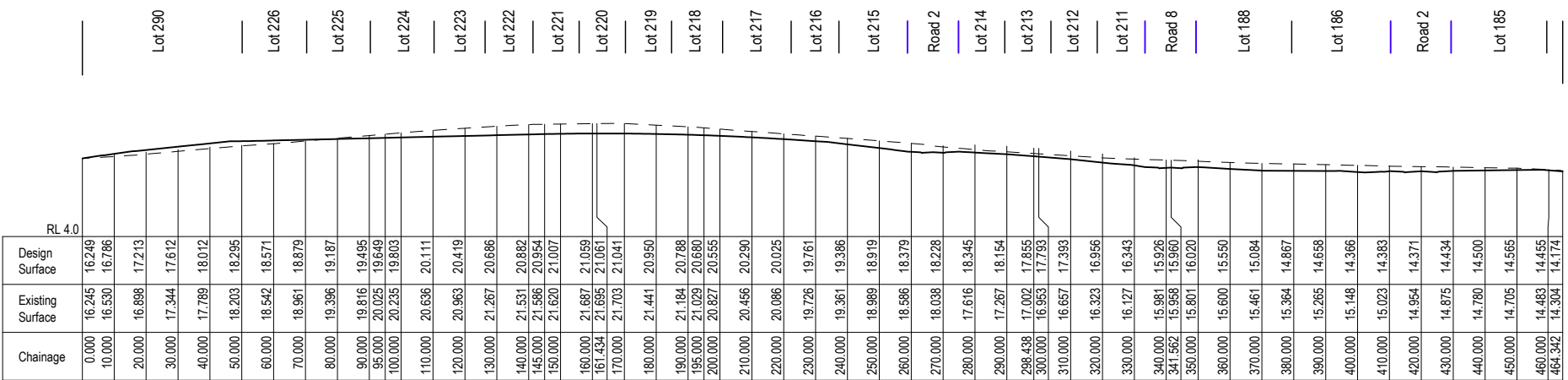
Note: Type and design of retaining wall
to be determined at detailed design stage.



Section A-A



Section C-C



Section D-D

DEVELOPMENT APPLICATION

E	Lot layout updated	12/07/2024	JLC	JLC	JLC
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
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Rev.	Description	Date	Des.	Dwn.	App.
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Client MPD Investments Pty Ltd		
Designed	JLC	Drawn
Approved	MVE	Date
Scale		
metres 0 10 20 30 40 50		
0 5 10 15 20 25		

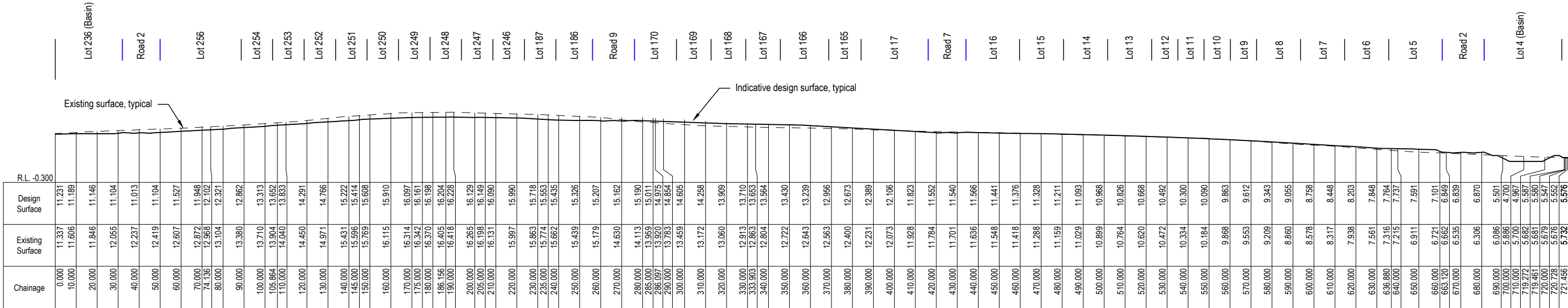
Drawing Title

Site Cross Sections
Sheet 1 of 2

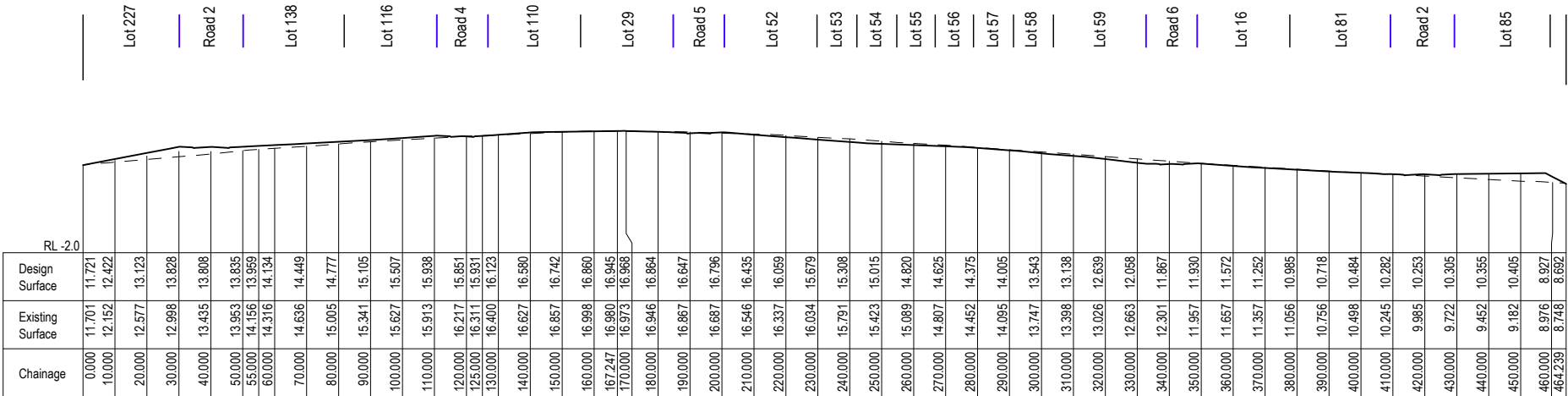
3204-1177

Drawing Number Revision

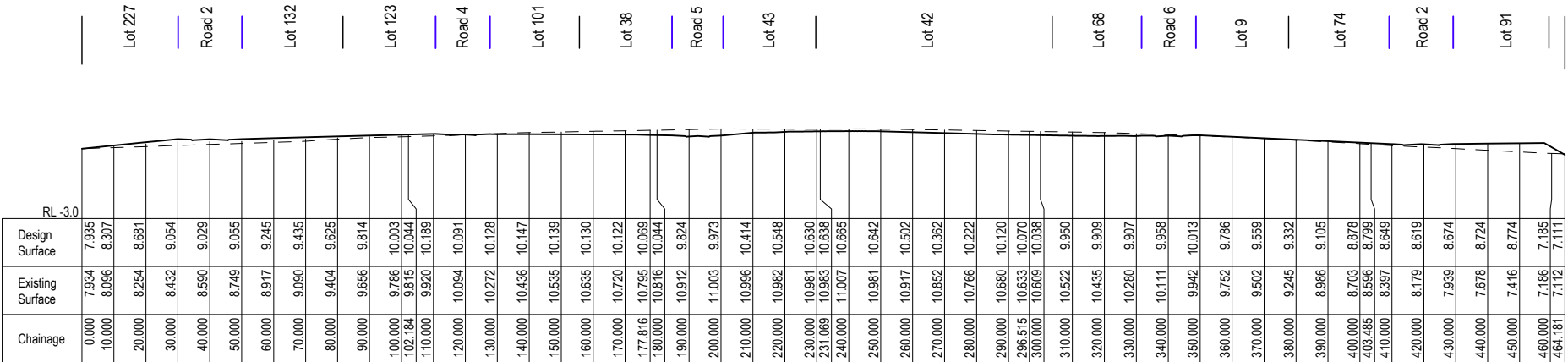
3204/C136 E



Section B-B



Section E-E



Section F-F

DEVELOPMENT APPLICATION

E	Lot layout updated	12/07/2024	JLC	JLC	JLC
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
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The Village at James Creek

Client

MPD Investments Pty Ltd

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

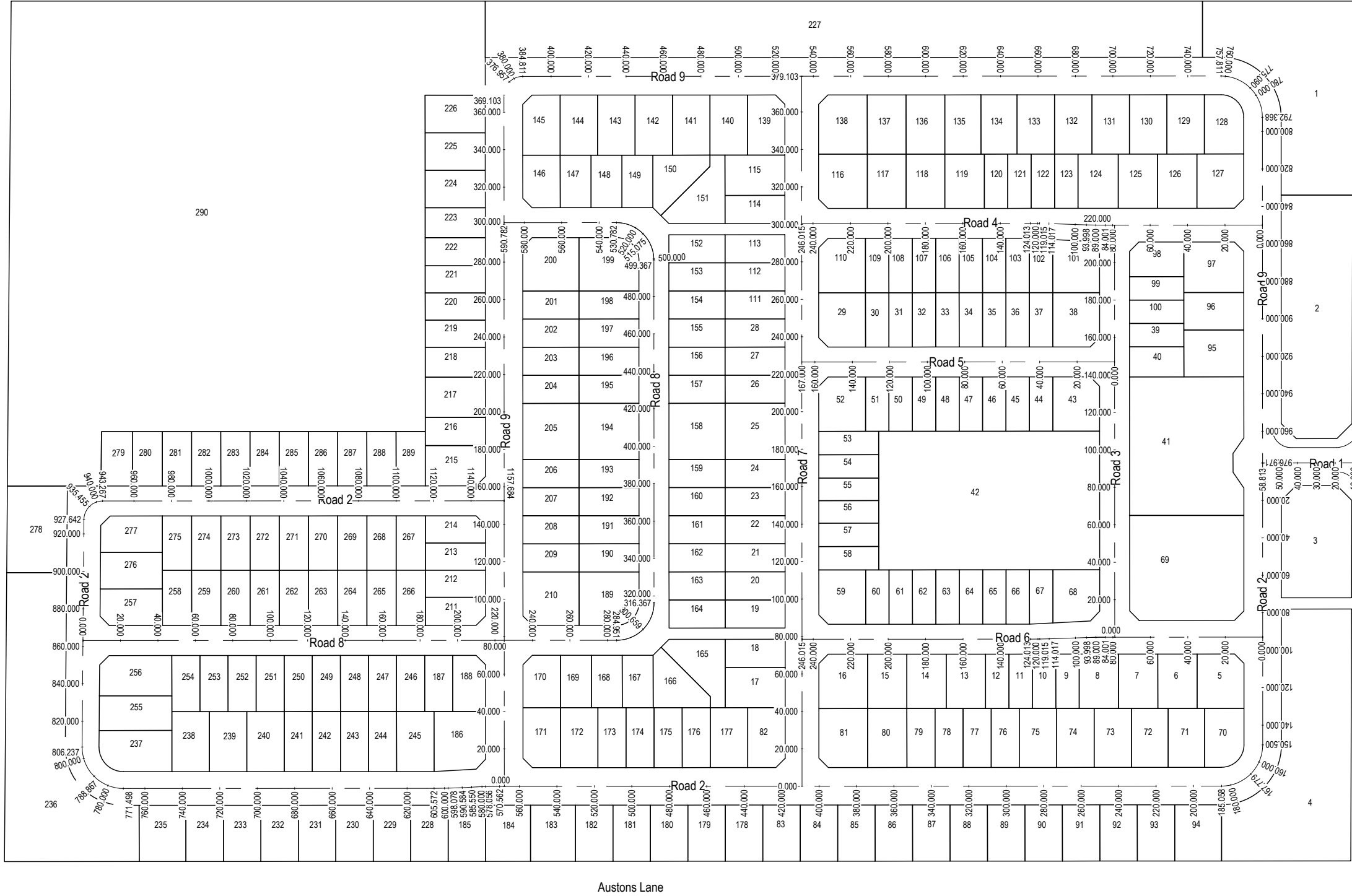
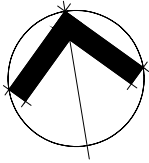
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Site Cross Sections
Sheet 2 of 2

3204/C137

E



DEVELOPMENT APPLICATION

Rev	Description	Date	Des.	Dwn.	App.
E	Lot layout updated	12/07/2024	JLC	JLC	JLC
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

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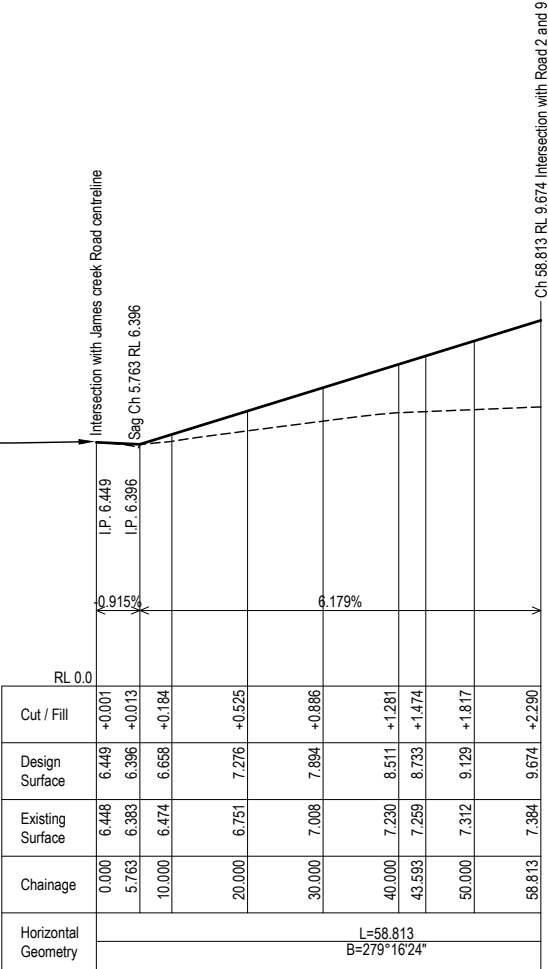
The Village at James Creek

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

Design Layout
Overall Layout

3204/C140 E

James Creek Road not modelled in 3d, intersection design to be confirmed by Council and finalised during detailed design



Road 1 Ch.0.0 - 58.813 (end)

DEVELOPMENT APPLICATION

E	Lot layout updated	12/07/2024	JLC	JLC	JLC
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
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A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev	Description	Date	Des.	Dwn.	App.

Amendments

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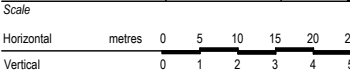
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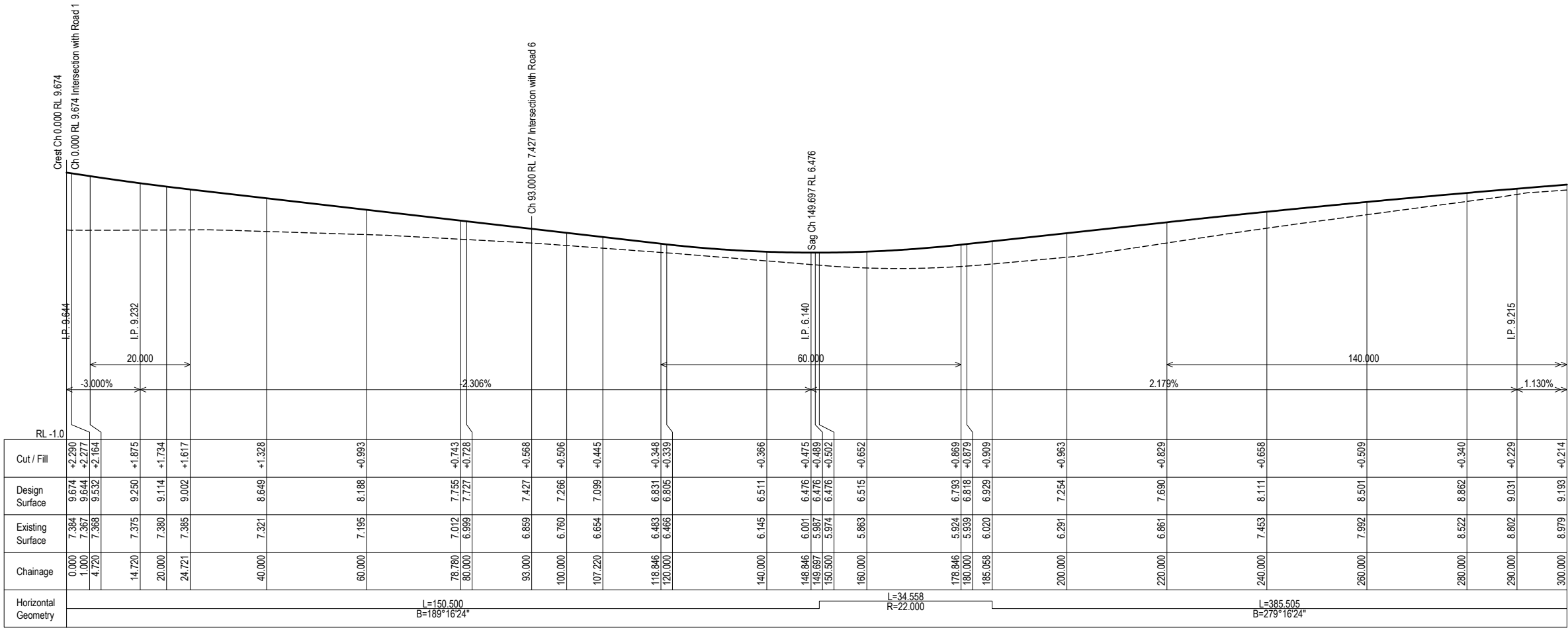
Client
MPD Investments Pty Ltd

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

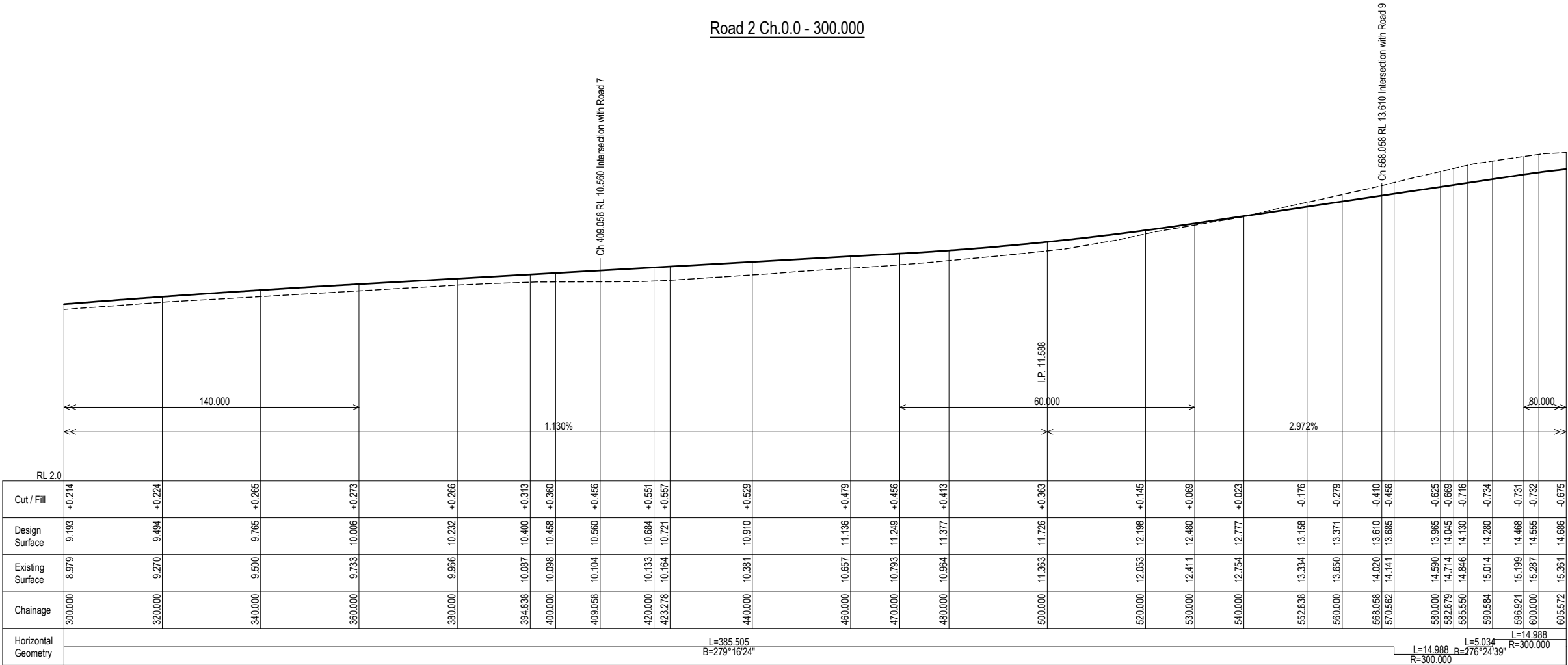


Longitudinal Section
Road 1

3204-1178	Revision	E
3204/C141	Drawing Number	



Road 2 Ch.0.0 - 300.000



Road 2 Ch.300.000 - 605.572

DEVELOPMENT APPLICATION

E	Lot layout updated	12/07/2024	JLC	JLC	JLC
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.	Dwn.	App.

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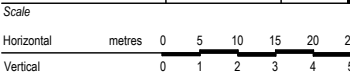
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Project Title

The Village at James Creek

Client
MPD Investments Pty Ltd

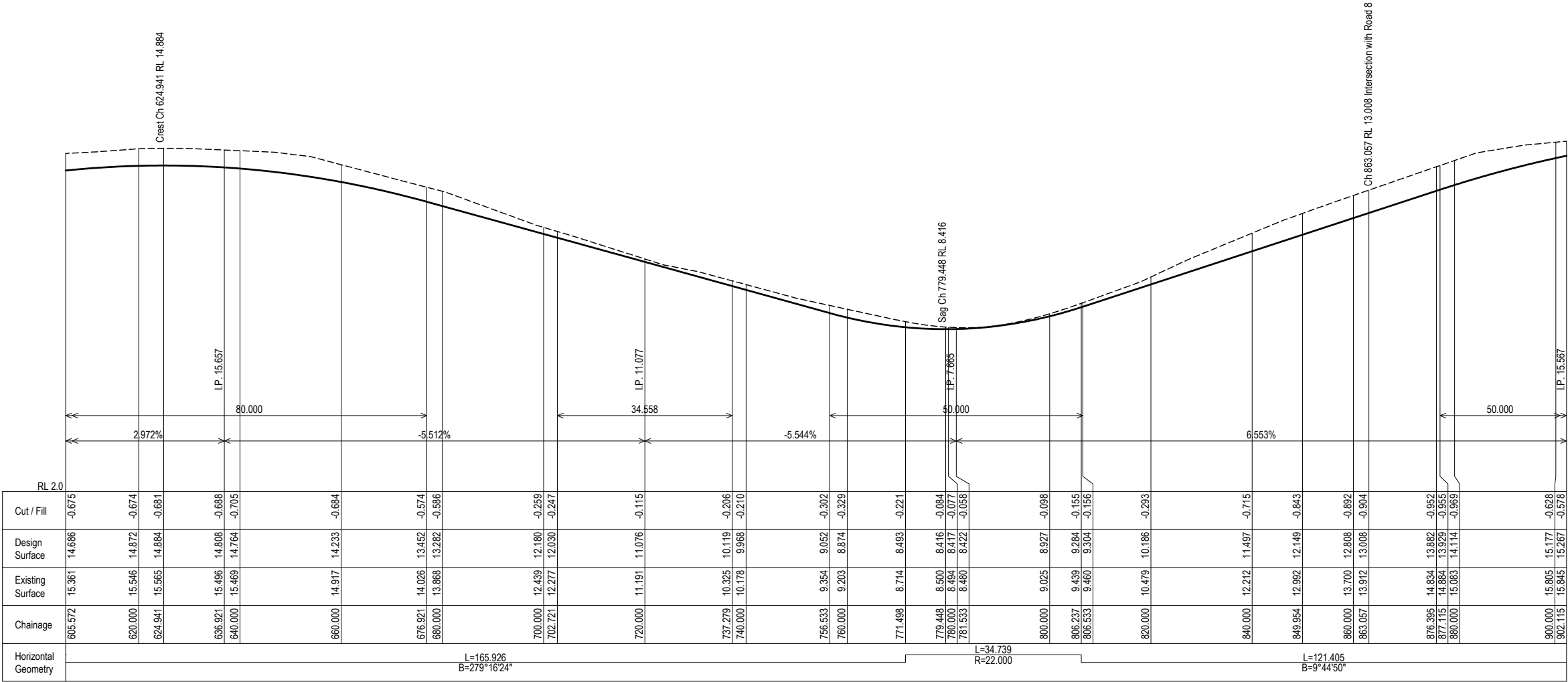
Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021		MVE



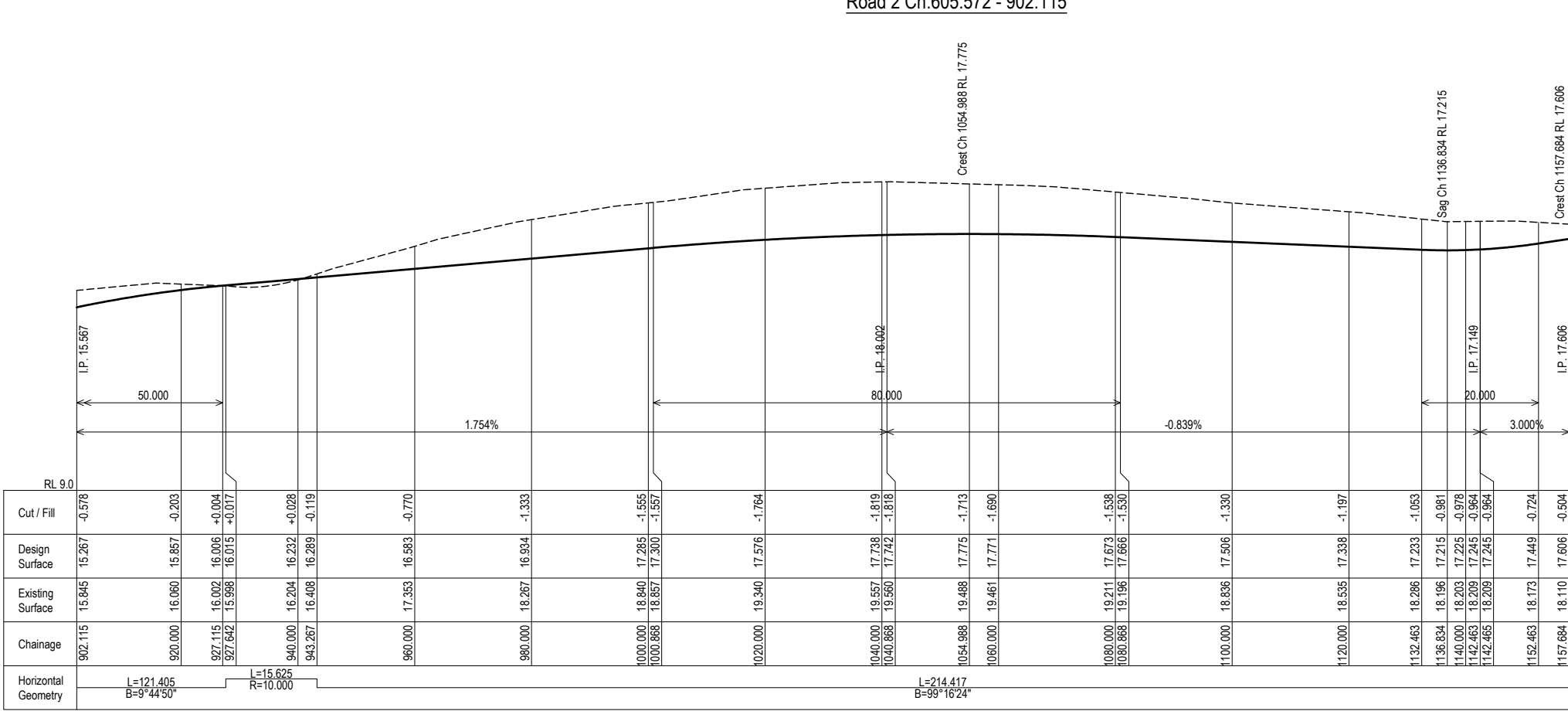
Drawing Title
Longitudinal Section
Road 2 - Sheet 1 of 2

Drawing Number
3204/C142

Revision
E



Road 2 Ch.605.572 - 902.115



Road 2 Ch.902.115 - 1157.684 (end)

DEVELOPMENT APPLICATION

E	Lot layout updated	12/07/2024	JLC	JLC	JLC
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
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Rev.	Description	Date	Des.	Dwn.	App.
Amendments					

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The Village at James Creek

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

Scale

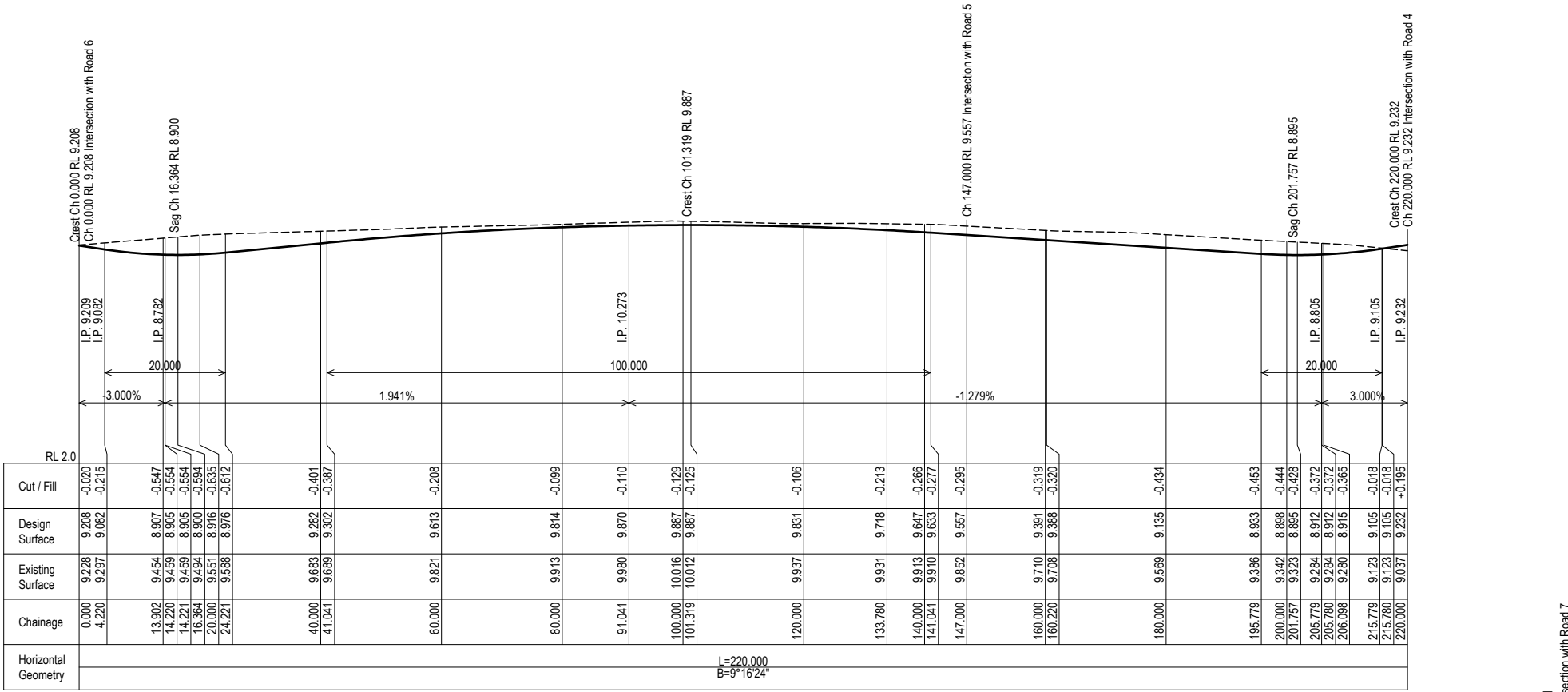
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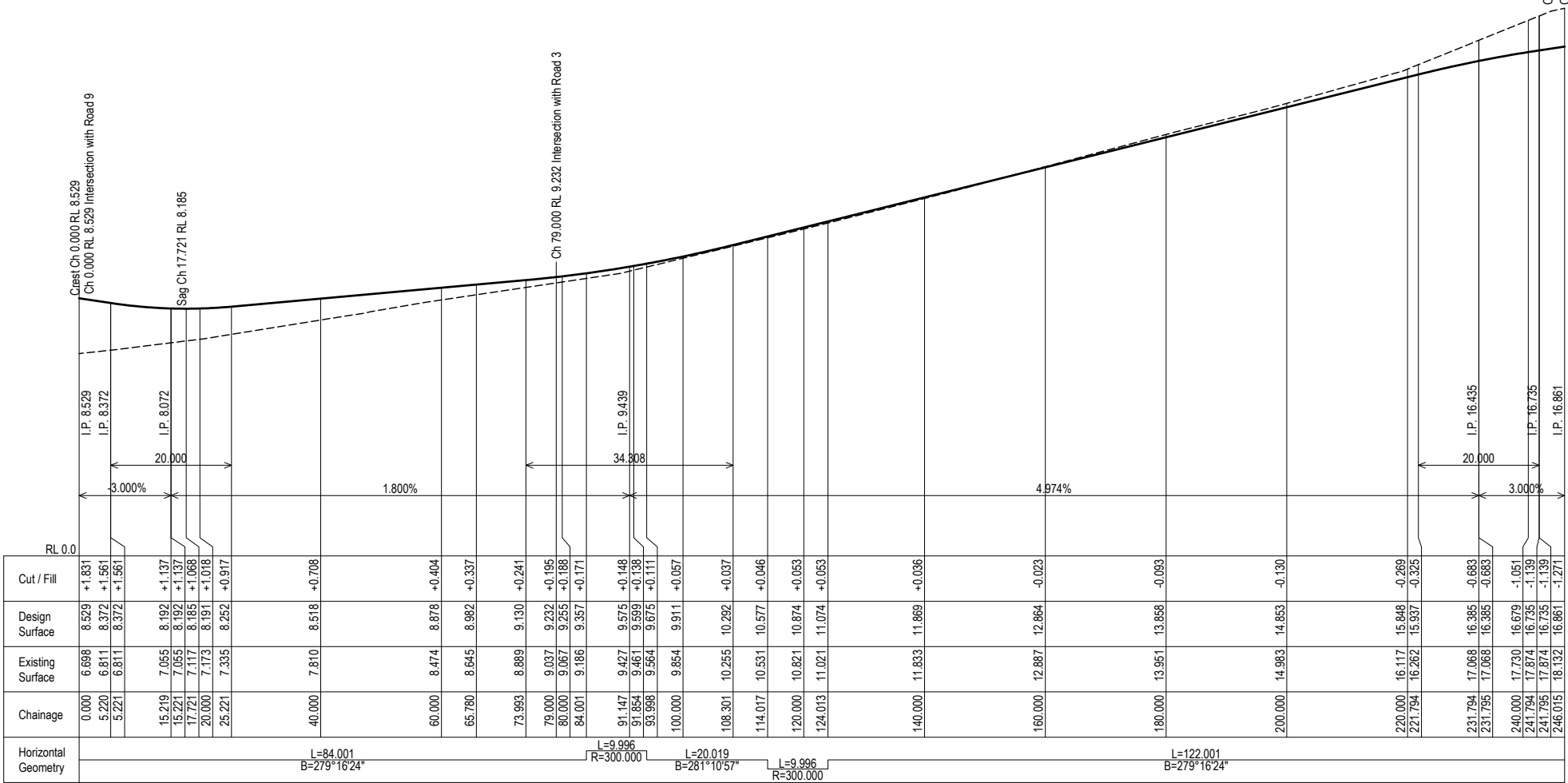
Longitudinal Section
Road 2 - Sheet 2 of 2

Drawing Number
3204/C143

Revision
E



Road 3 Ch.0.000 - 220.000 (end)



Road 4 Ch.0.000 - 246.015 (end)

DEVELOPMENT APPLICATION

E	Lot layout updated	12/07/2024	JLC	JLC	JLC
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
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Rev	Description	Date	Des	Dwn	App
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Project Title

The Village at James Creek

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



Drawing Title

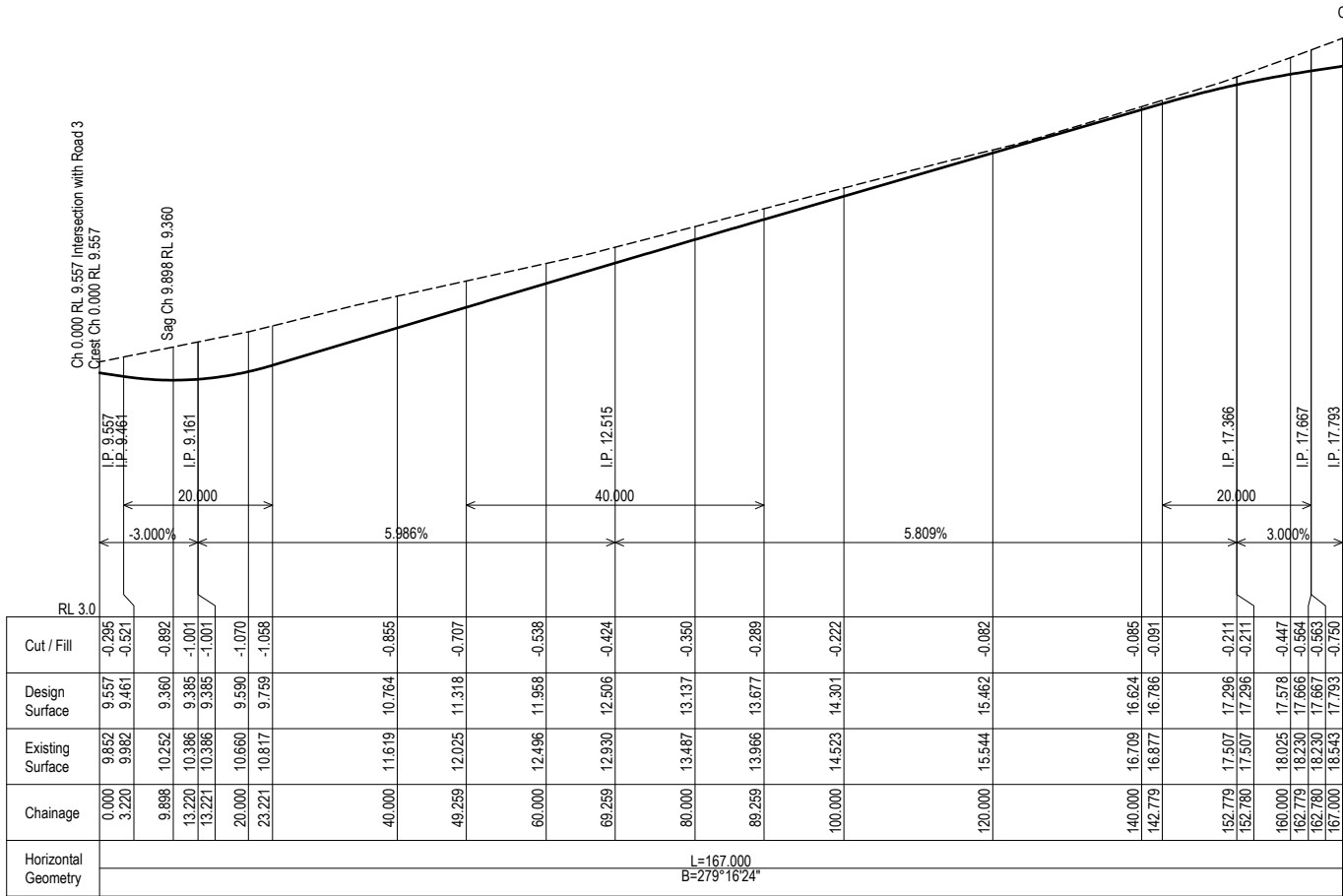
Longitudinal Section Road 3 and 4

Drawing Number

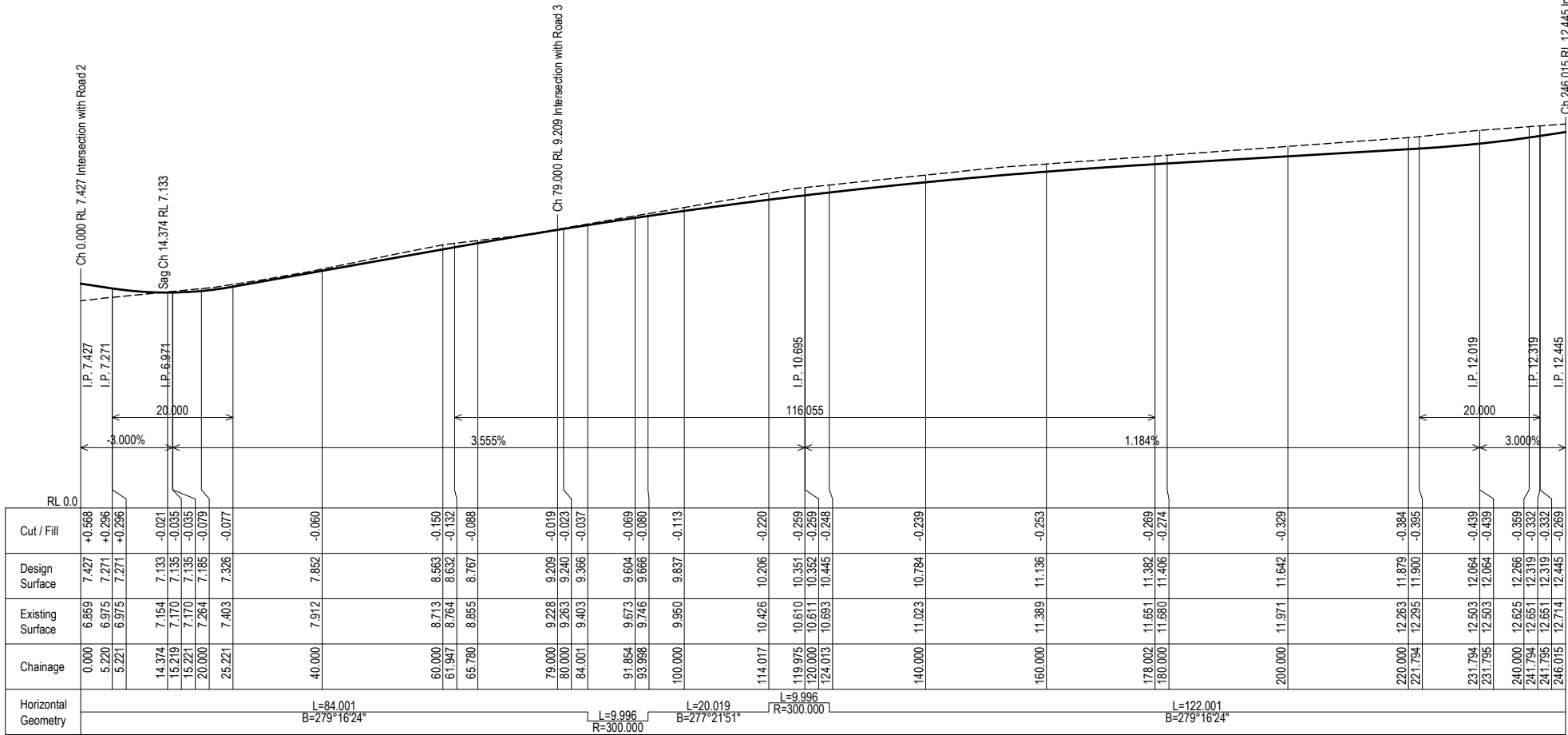
3204/C144

Revision

E



Road 5 Ch.0.000 - 167.000 (end)



Road 6 Ch.0.000 - 246.015 (end)

DEVELOPMENT
APPLICATION

E	Lot layout updated	12/07/2024	JLC	JLC	JLC
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.	Dwn.	App.

Amendments

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Project Title

The Village at James Creek

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



Drawing Title

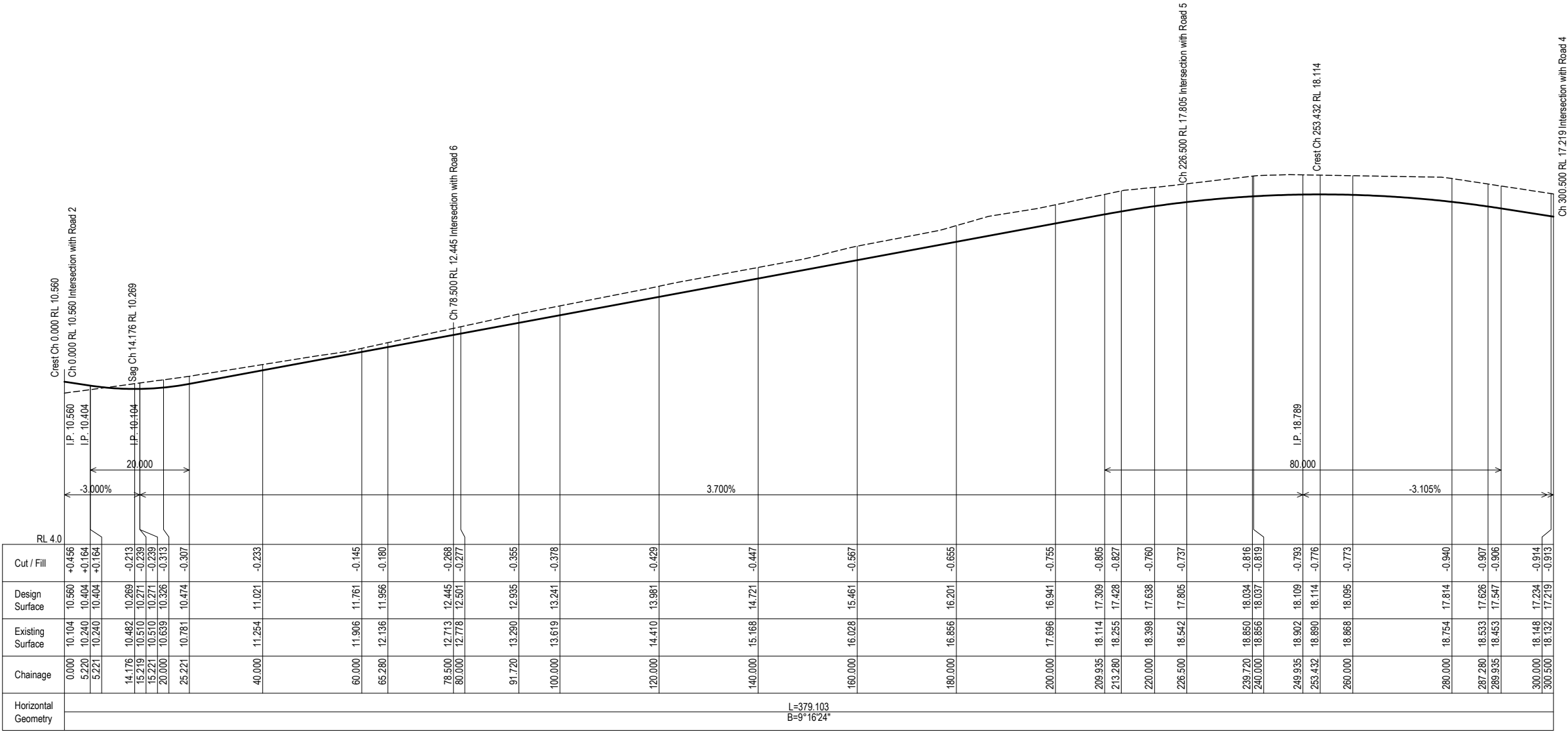
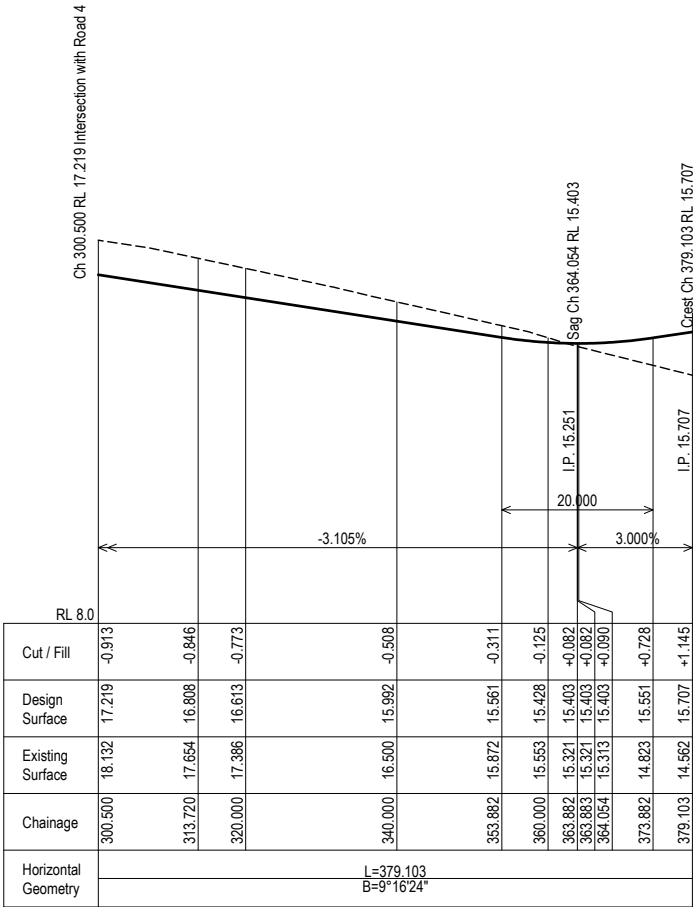
Longitudinal Section
Road 5 and 6

Drawing Number

3204/C145

Revision

E



DEVELOPMENT APPLICATION

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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
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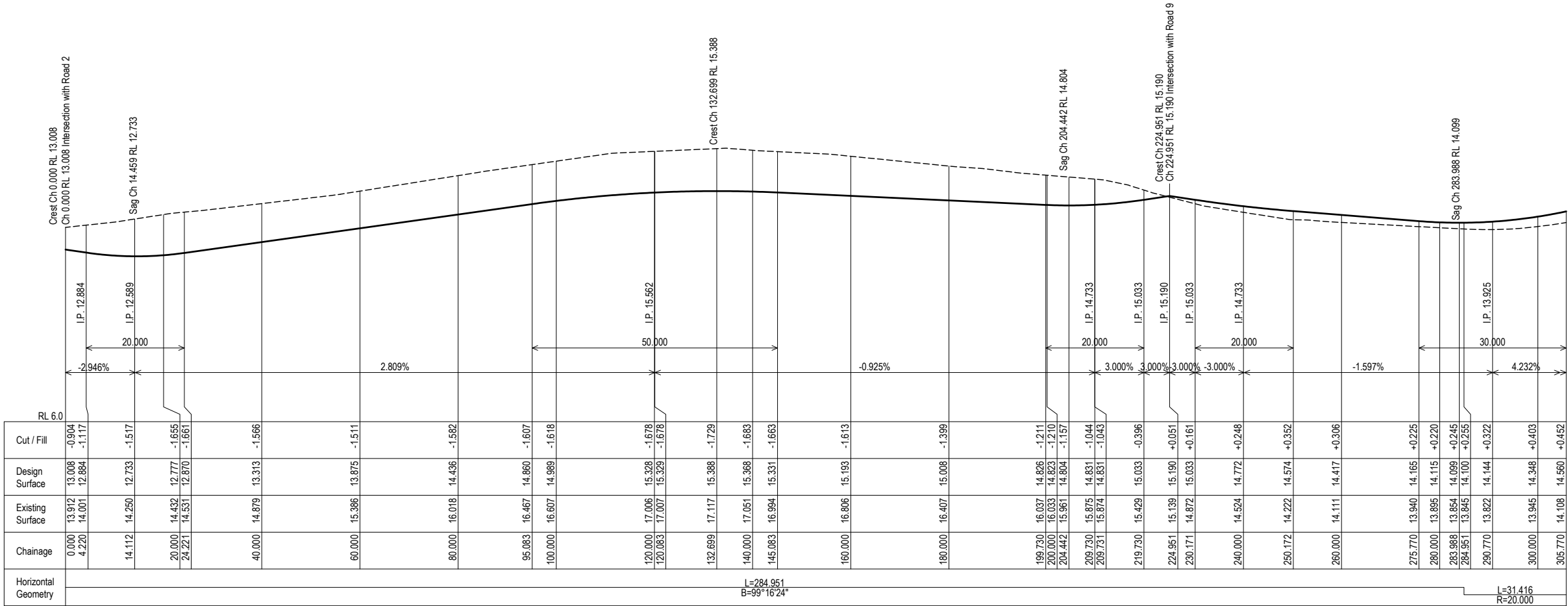
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Approved	MVE	Date	8/10/2021		MVE

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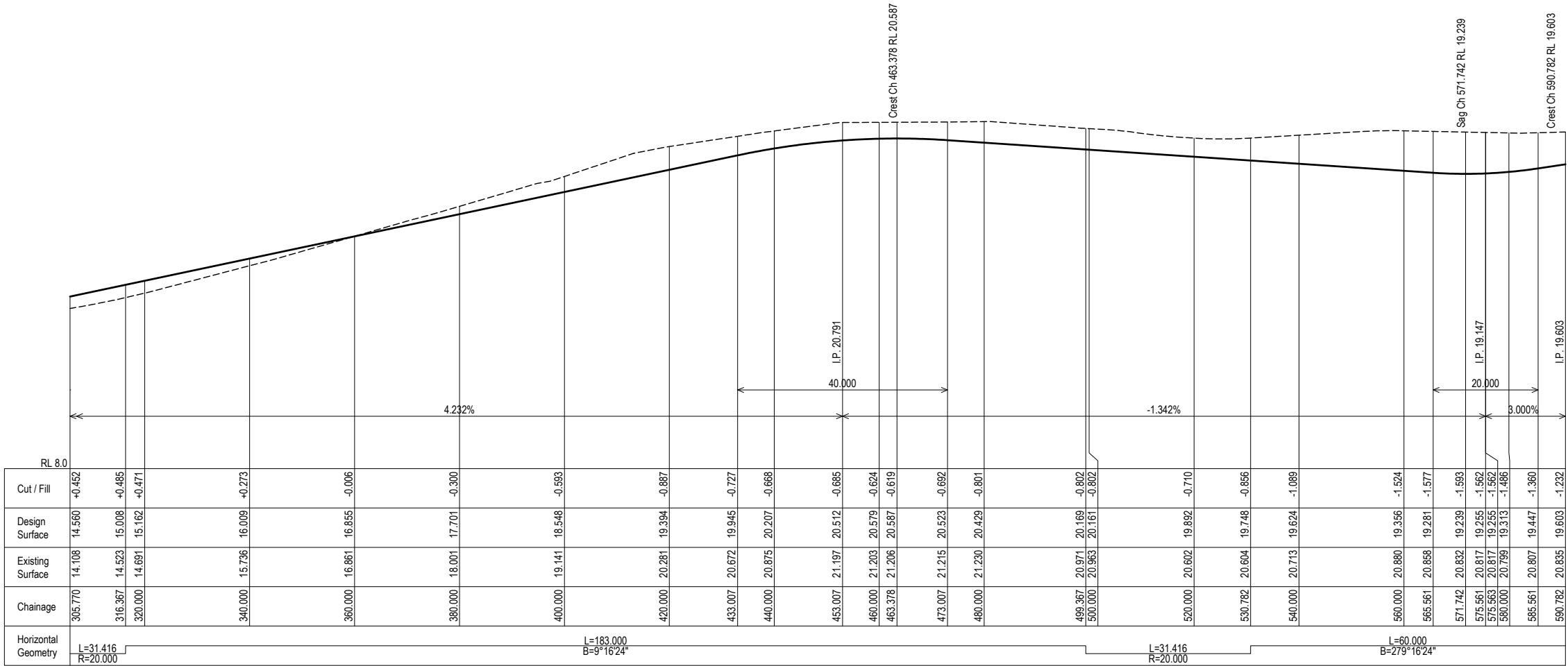
Longitudinal Section Road 7

Drawing Number
3204/C146

Revision
E



Road 8 Ch.0.000 - 305.770



Road 8 Ch.305.770 - 590.782 (end)

DEVELOPMENT APPLICATION

E	Lot layout updated	12/07/2024	JLC	JLC	JLC
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.	Dwn.	App.

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The Village at James Creek

MPD Investments Pty Ltd

Designed JLC

Drawn JLC

Checked MVE

Approved MVE

Date 8/10/2021

Scale

Horizontal metres 0 5 10 15 20 25

Vertical 0 1 2 3 4 5

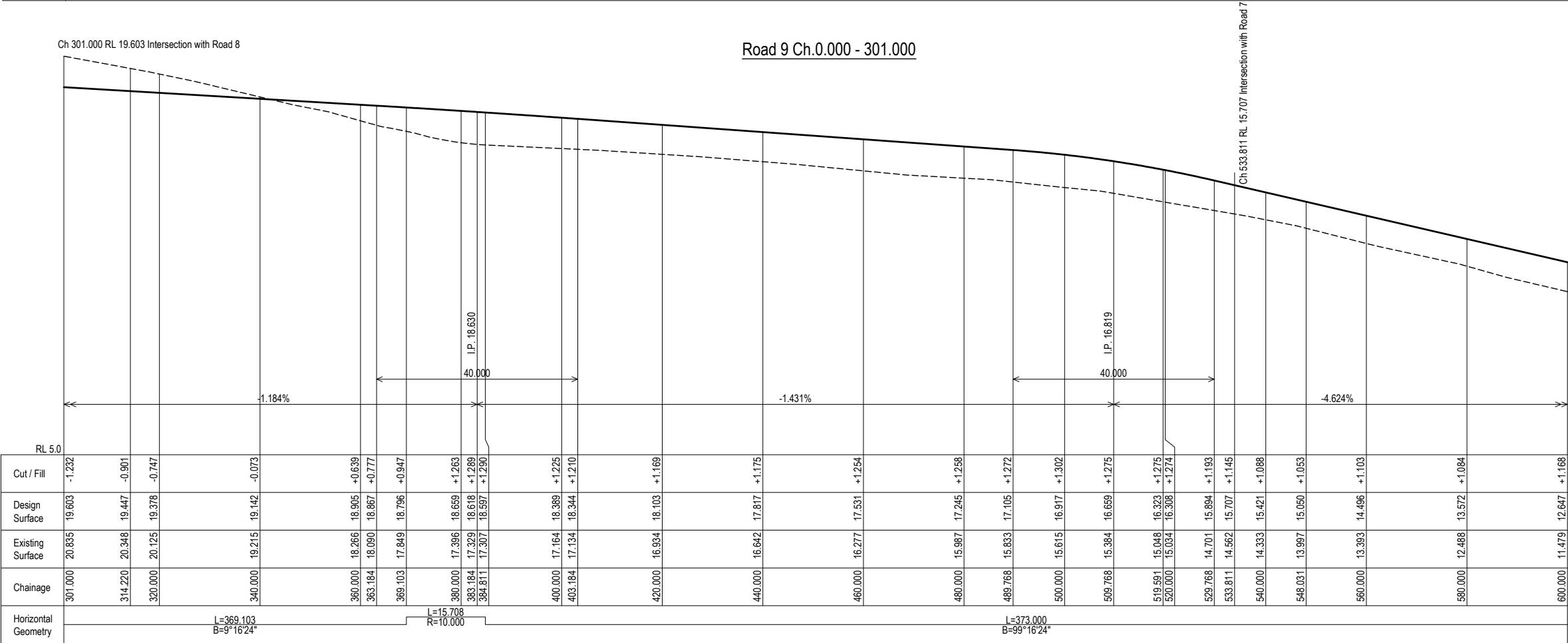
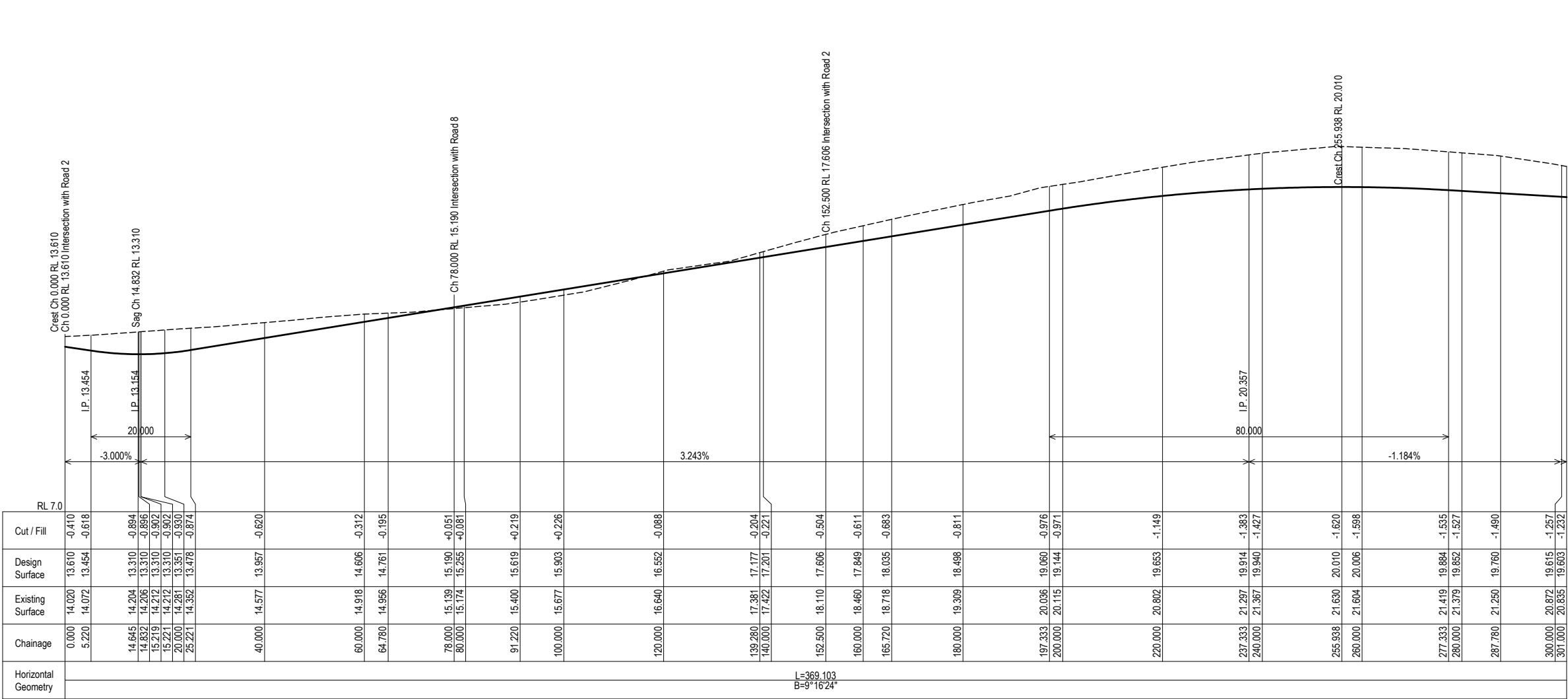
Longitudinal Section Road 8

3204/C147

Drawing Number

Revision

E



DEVELOPMENT APPLICATION

E	Lot layout updated	12/07/2024	JLC	JLC	JLC
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.	Dwn.	App.

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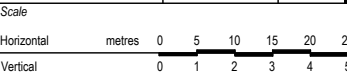
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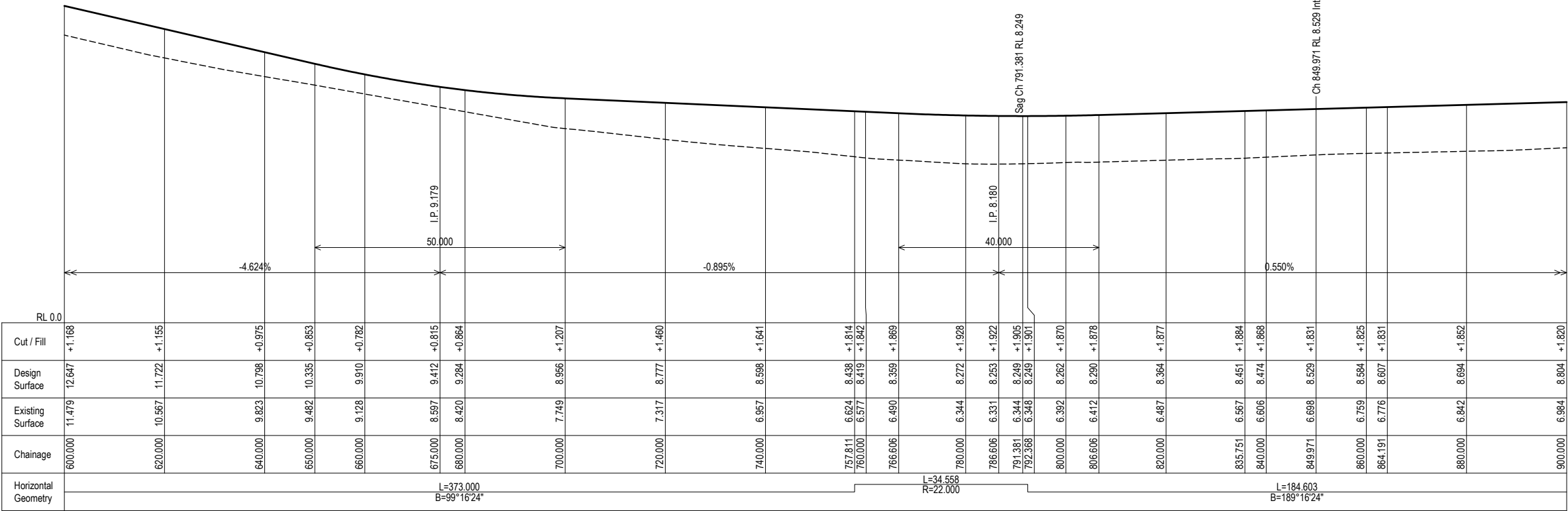
The Village at James Creek

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

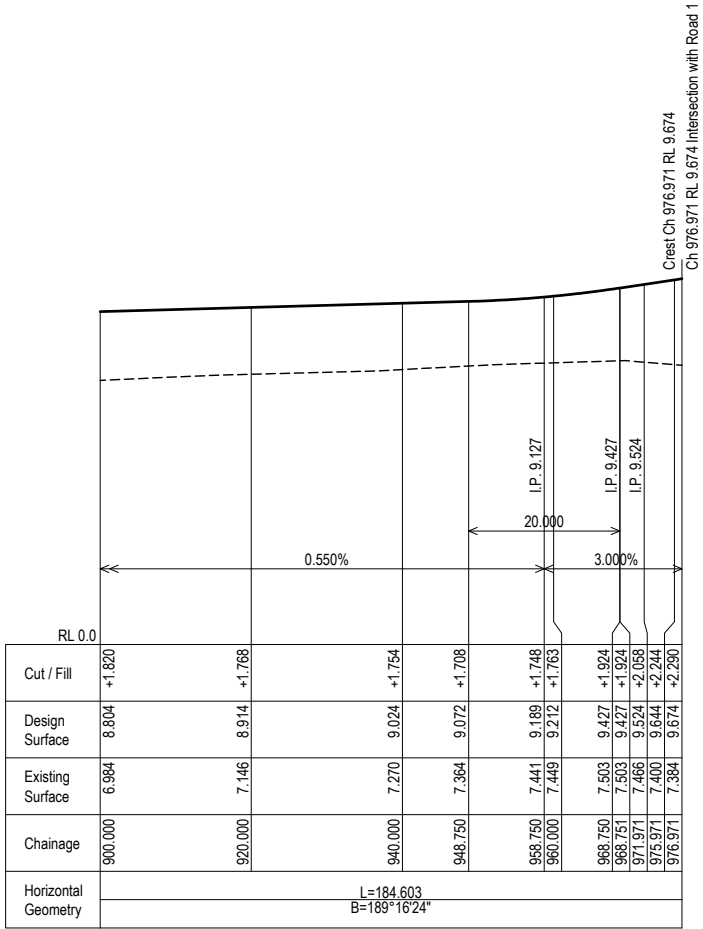


Longitudinal Section
Road 9 - Sheet 1 of 2

3204/C148 E



Road 9 Ch.600.000 - 900.000



Road 9 Ch.900.000 - 976.971 (end)

DEVELOPMENT APPLICATION

E	Lot layout updated	12/07/2024	JLC	JLC	JLC
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
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A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
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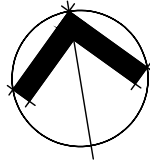
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Approved	MVE	Date	8/10/2021		MVE

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Longitudinal Section
Road 9 - Sheet 2 of 2

Drawing Number
3204/C149

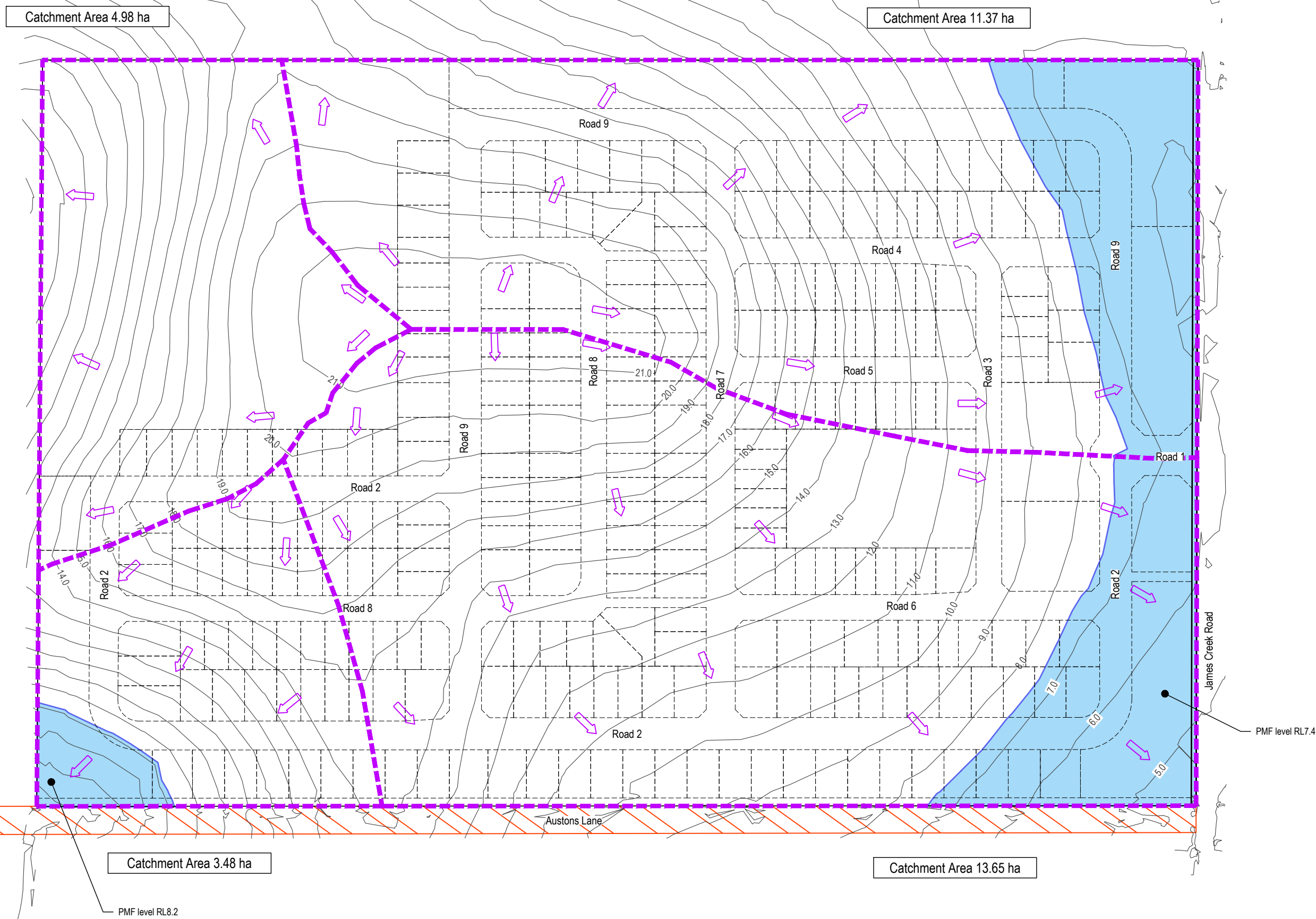
Revision
E



LEGEND (Existing)

- Crest Line
- Overland flow arrow
- Crown land corridor
- Probable Maximum Flood (PMF)

Existing contours shown at 1.0 m intervals



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

DEVELOPMENT APPLICATION

E	Lot layout updated	12/07/2024	JLC	JLC	JLC
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
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A	Updated to address Council's AIR	24/05/2022	JLC	MVE	MVE
Rev.	Description	Date	Des.	Dwn.	App.

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Project Title
The Village at James Creek

Client
MPD Investments Pty Ltd

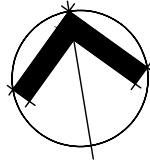
Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021		MVE

Scale
metres 0 12.5 25 37.5 50 62.5

Drawing Title
Existing Stormwater Catchment and Overland Flow

Drawing Number
3204/C160

Revision
E



- LEGEND**
- Bio-retention basin catchment area
 - Extent of works
 - Diversion bund
 - Flow path for underground piped stormwater and overland flow
 - Probable Maximum Flood (PMF)
- 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).
- All lots are above the PMF flood level, refer to C161 for contour level.

DEVELOPMENT
APPLICATION

E	Lot layout updated	12/07/2024	JLC	JLC	JLC
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.	Dwn.	App.
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Project Title

The Village at James Creek

Client

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

metres 0 12.5 25 37.5 50 62.5

Drawing Title

Stormwater Design Layout

3204-1179

Drawing Number Revision

3204/C161

E

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

PMF level RL8.2

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

PMF level RL7.4

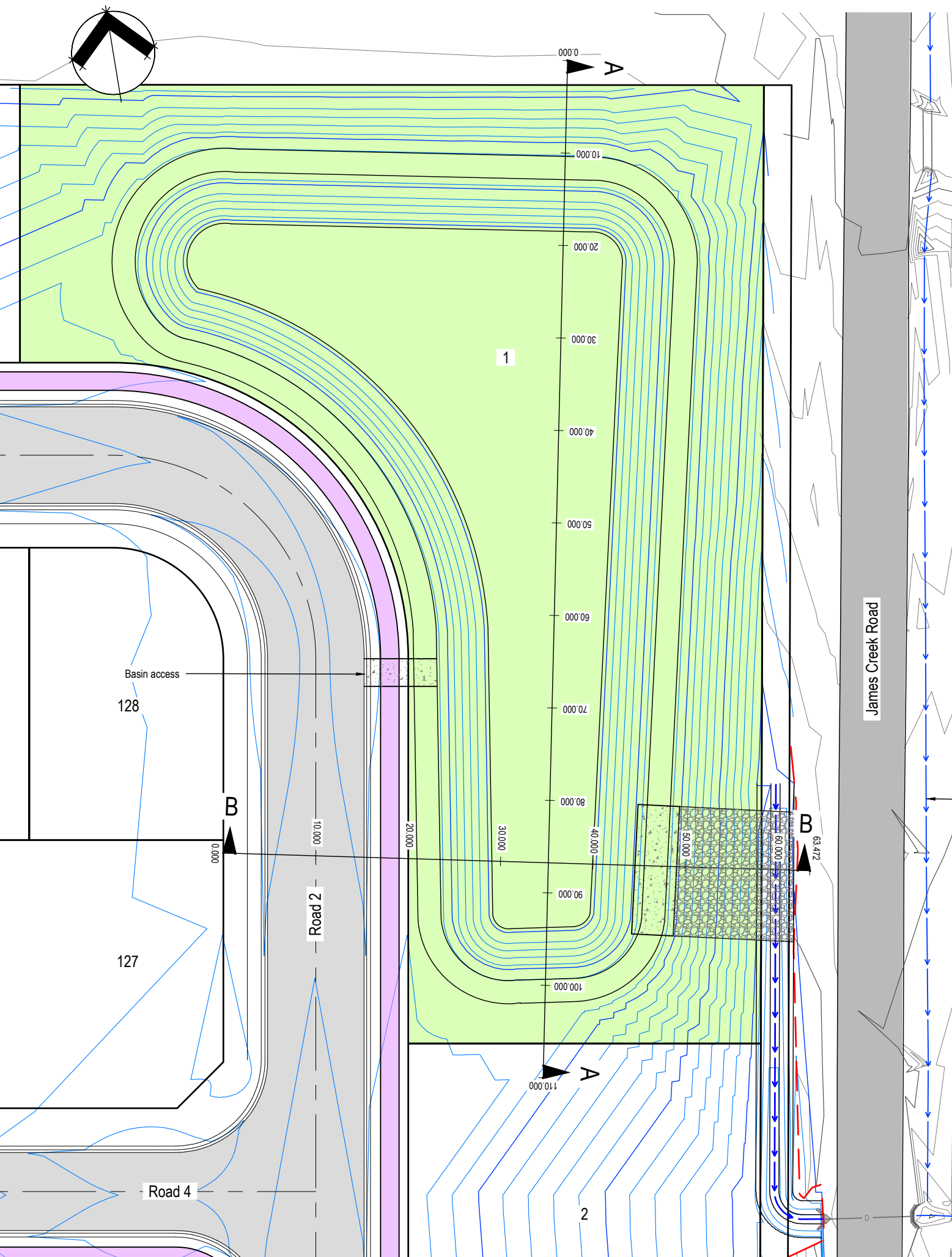
Bio-retention Basin 3 (SE)
Catchment Area 13.63 ha

Indicative basin inlet

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

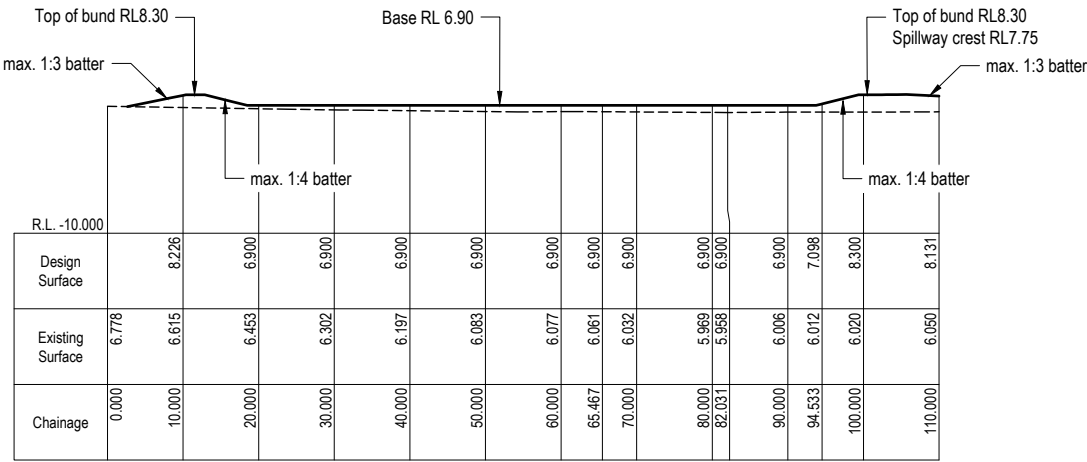
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James Creek Road

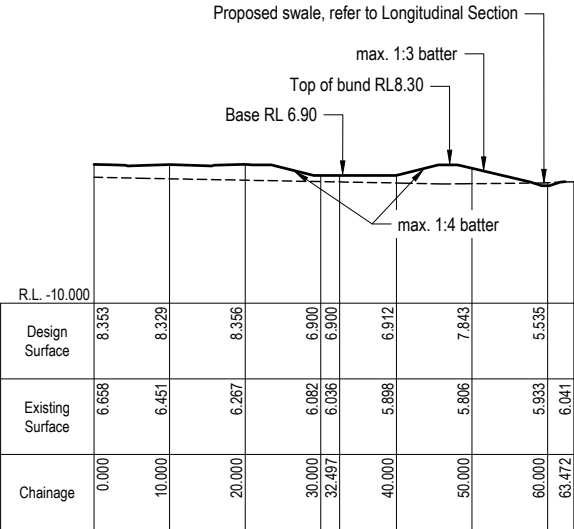


RL -1.0																		
Cut / Fill	+0.001	-0.510	-0.510	-0.523	-0.475	-0.428	-0.427	-0.394	-0.360	-0.327	-0.299	-0.293	-0.282	-0.240	-0.274	-0.274	-0.373	
Design Surface	5.997	5.562	5.562	5.530	5.498	5.466	5.434	5.402	5.370	5.338	5.312	5.306	5.282	5.274	5.274	5.268		
Existing Surface	5.996	6.072	6.072	6.053	5.973	5.894	5.861	5.796	5.730	5.665	5.611	5.599	5.572	5.598	5.561			
Chainage	0.000	5.000	10.000	15.000	20.000	25.000	30.000	35.000	40.000	44.077	48.789	50.000	50.935	50.935	50.935			
Horizontal Geometry	L=44.077 B=189°27'17"																	
	L=4.712 B=99°27'17"																	
	R=3.000																	

Longitudinal Section - Swale
Scale A



Section A-A
Scale A



Section B-B
Scale A

LEGEND

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

Existing and design contours are at 0.2m intervals

DEVELOPMENT APPLICATION

E	Lot layout updated	12/07/2024	JLC	JLC	JLC
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
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Rev.	Description	Date	Des.	Dwn.	App.
Amendments					

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Project Title
The Village at James Creek

Client
MPD Investments Pty Ltd

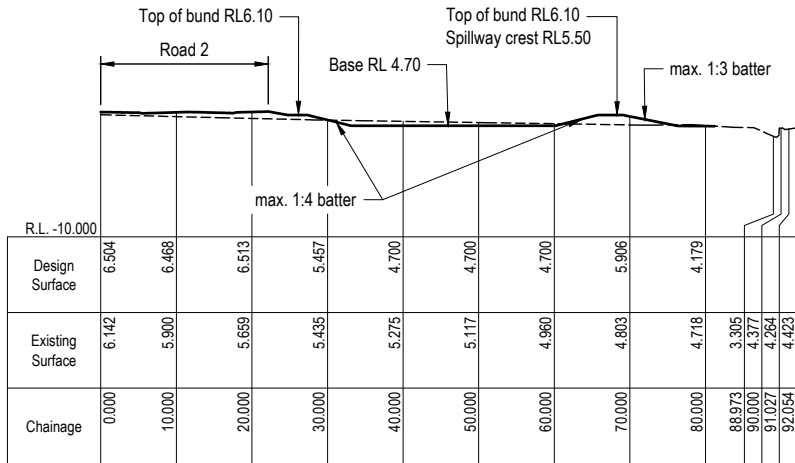
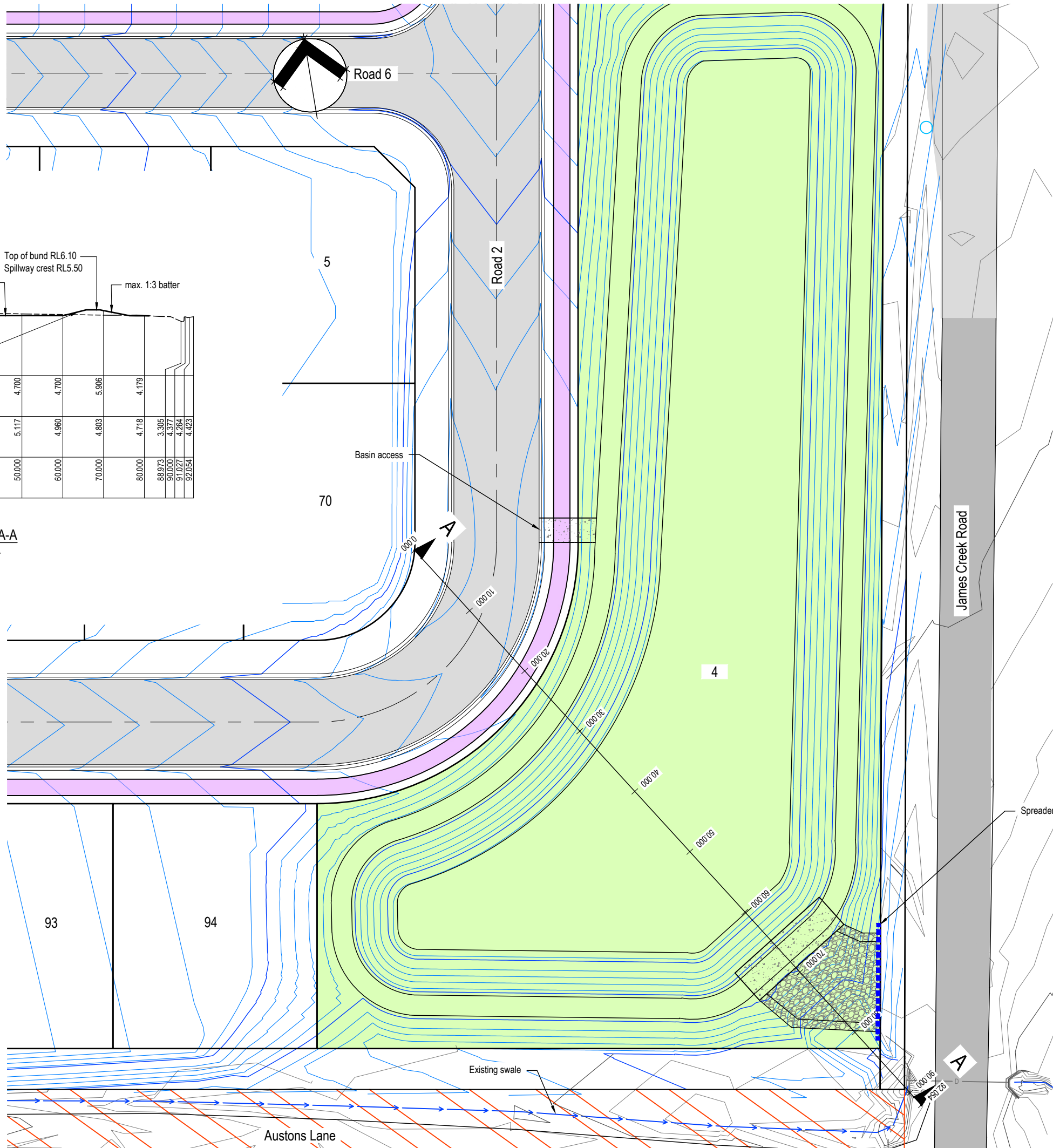
Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021		MVE

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

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

Drawing Number
3204/C162

Revision
E



Section A-A
Scale A

- LEGEND**
- Existing road
 - Road
 - Path
 - Basin / drainage reserve
 - Rock scour protection
 - Concrete
 - Crown land corridor
- Existing and design contours are at 0.2m intervals

DEVELOPMENT
APPLICATION

E	Lot layout updated	12/07/2024	JLC	JLC	JLC
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
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Rev	Description	Date	Des	Dwn	App
Amendments					

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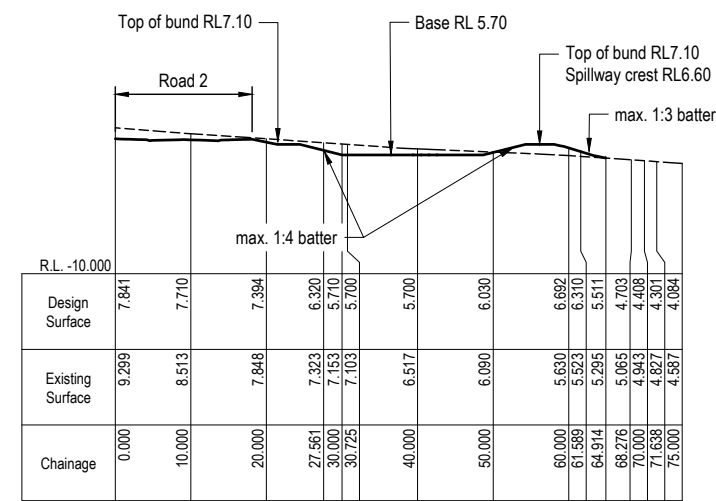
The Village at James Creek

Client MPD Investments Pty Ltd				
Designed	JLC	Drawn	JLC	Checked
Approved	MVE	Date	8/10/2021	MVE
Scale				
A	metres	0	5	10
Layout		0	2.5	7.5

South-East Basin (3)
Layout and Details

3204/C163

Ex. 7500 RCP
USIL 3.16
DSIL 3.06



Section A-A
Scale A

R.L. -10.000	
Design Surface	7.841
Existing Surface	9.239
Chainage	0.000
	10.000
	20.000
	27.561
	30.000
	30.725
	40.000
	50.000
	60.000
	61.989
	64.914
	68.776
	70.000
	71.638
	7.841
	7.710
	7.848
	7.323
	7.153
	7.103
	6.517
	6.090
	6.692
	6.310
	5.511
	4.703
	4.408
	4.301

DEVELOPMENT
APPLICATION

E	Lot layout updated	12/07/2024	JLC	JLC	JLC
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
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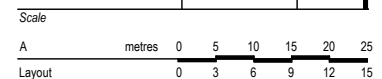
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Project Title

The Village at James Creek

Client
MPD Investments Pty Ltd

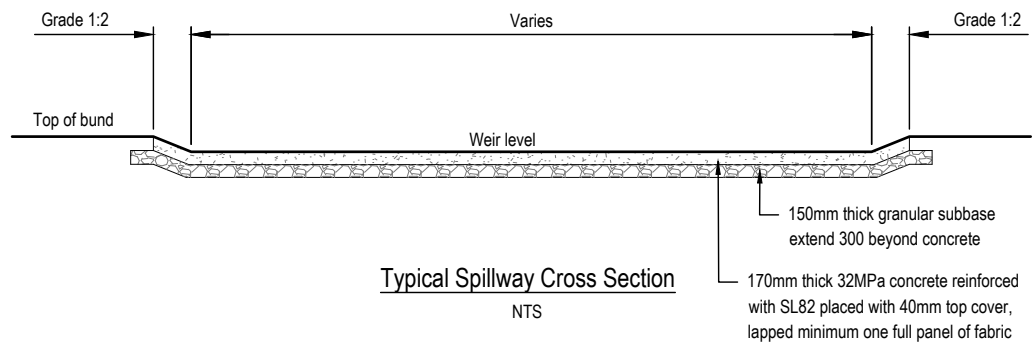
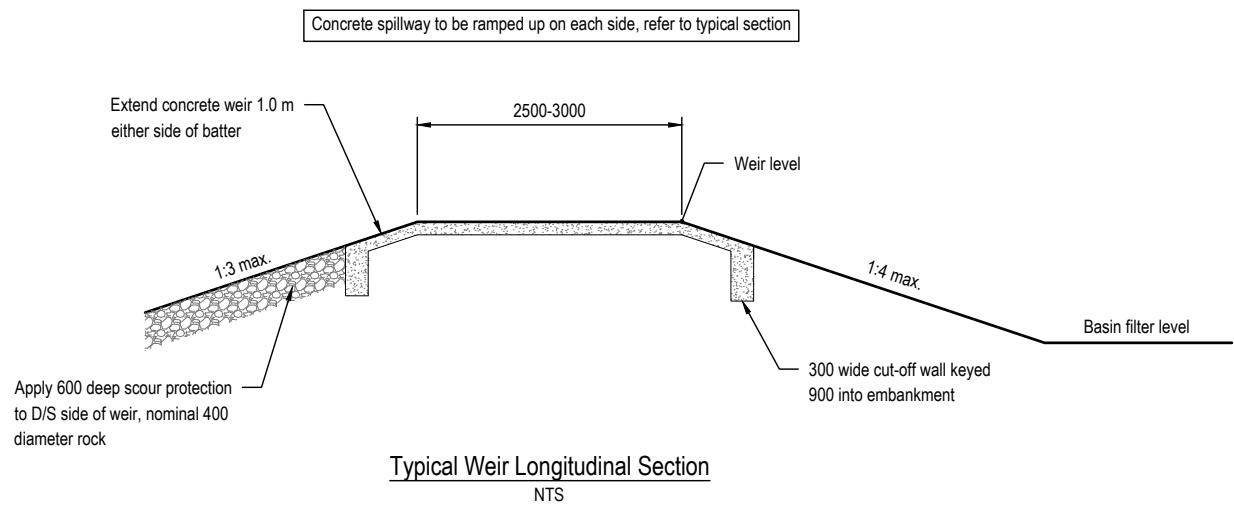
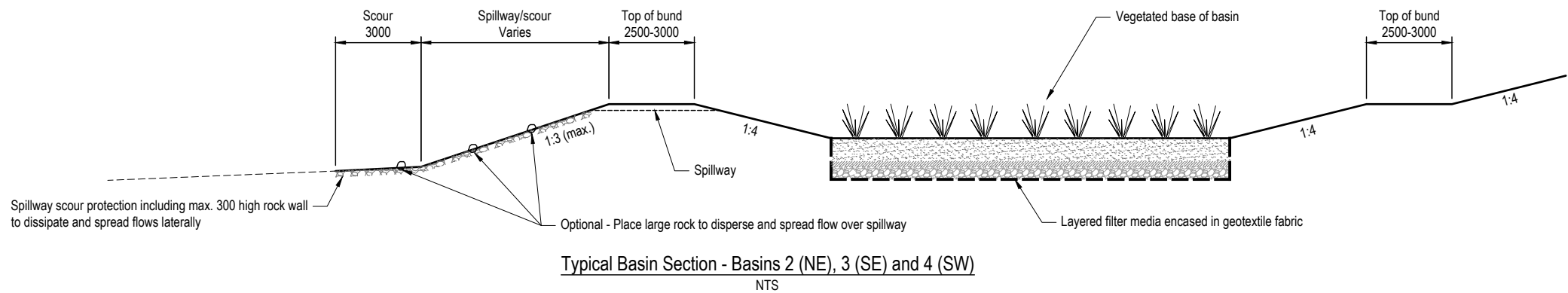
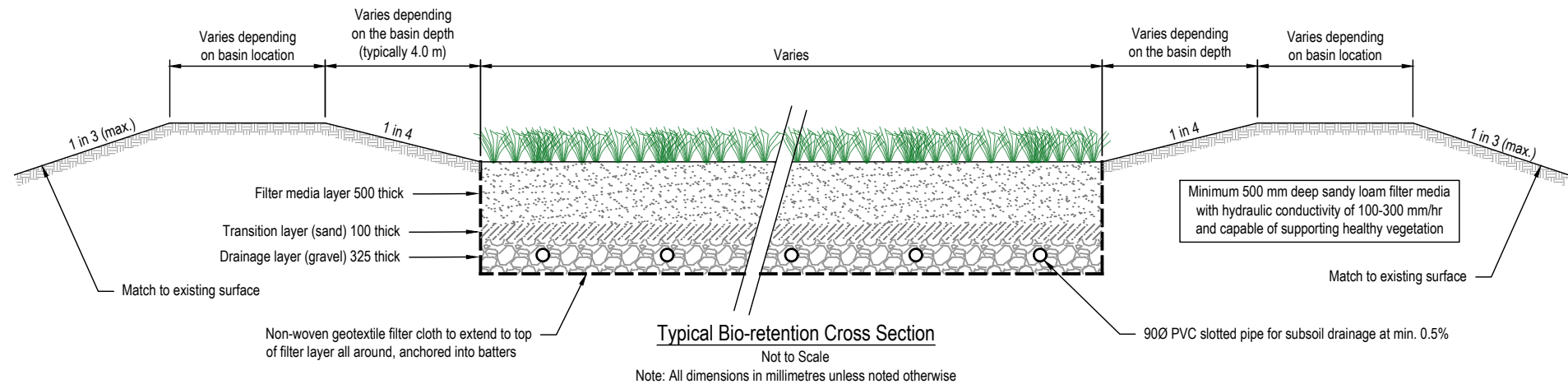
Designed	JLC	Drawn	JLC	Checked MVE
Approved	MVE	Date	8/10/2021	



Drawing Title

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

3204-1179
Drawing Number Revision
3204/C164 E



DEVELOPMENT APPLICATION

Rev	Description	Date	Des	Dwn	App
E	Lot layout updated	12/07/2024	JLC	JLC	JLC
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
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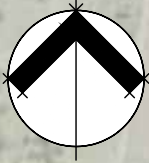
The Village at James Creek

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

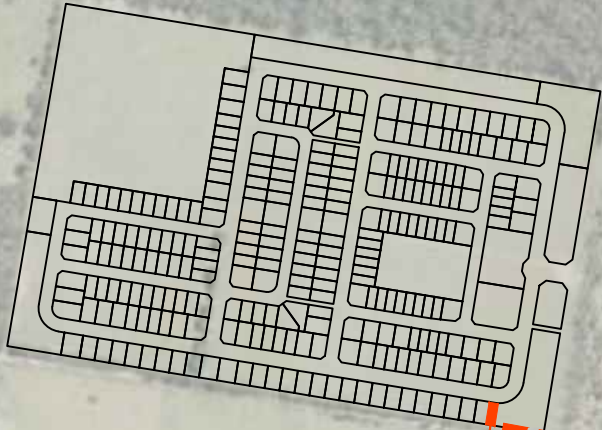
Typical Details

3204/C165

E



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

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Amendments

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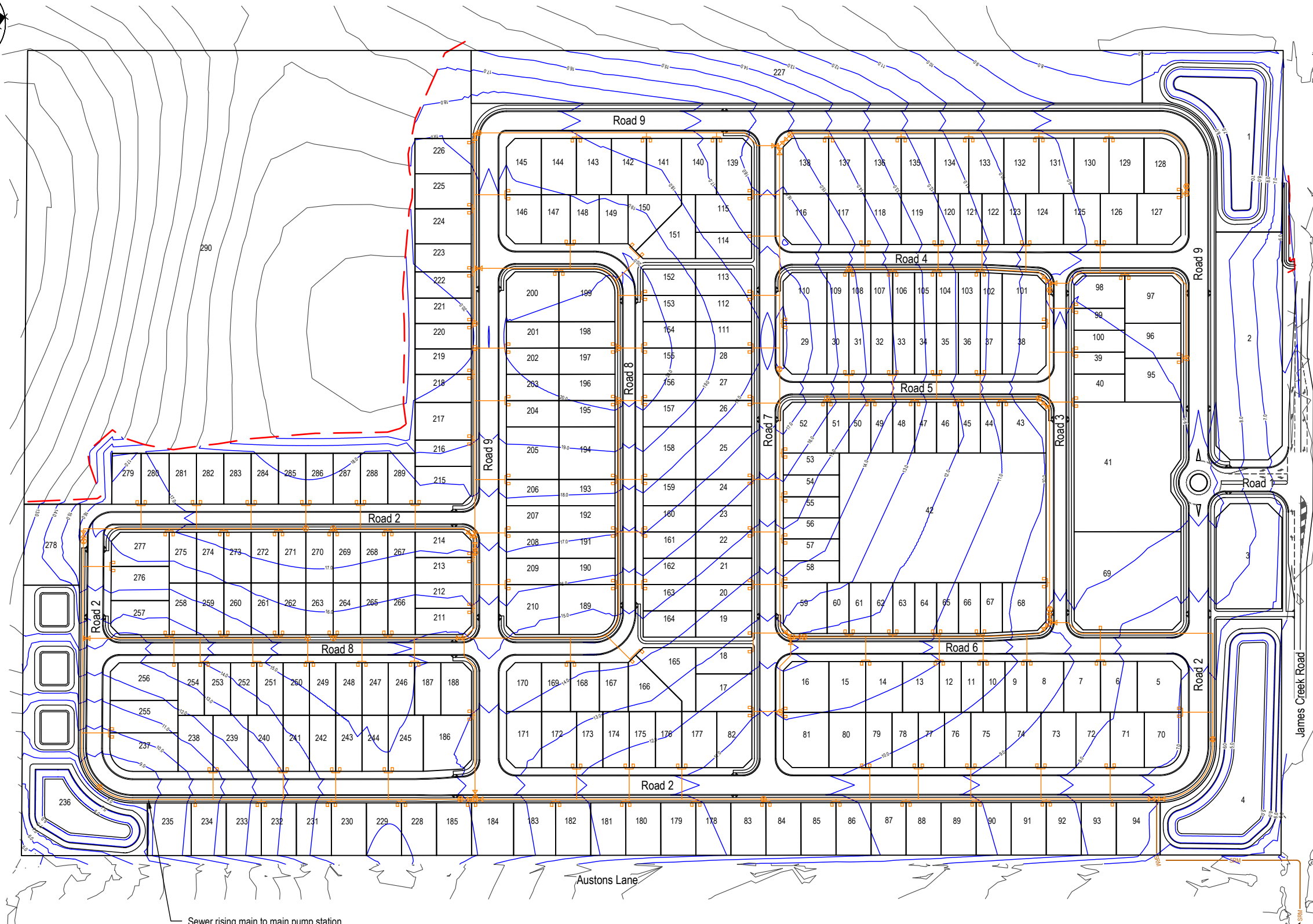
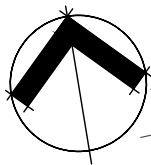
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The Village at James Creek

Designed JLC Drawn JLC Checked MVE					
Approved MVE Date 8/10/2021					
Scale metres 0 50 100 150 200 250					

Sewerage Rising Main

Drawing Number 3204/C170			Revision E		
--------------------------	--	--	------------	--	--



LEGEND

- Stage boundary
- Extent of works
- Sewer pipe
- Sewer Rising Main
- 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

E	Lot layout updated	12/07/2024	JLC	JLC	JLC
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
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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					
metres 0 12.5 25 37.5 50 62.5					

Drawing Title
**Sewerage Layout
Low Pressure System**

Drawing Number
3204/C171

Revision
E



DEVELOPMENT APPLICATION

E	Lot layout updated	12/07/2024	JLC	JLC	JLC
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
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Project Title
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Client

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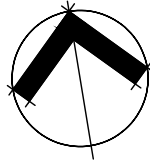
Designed	JLC	Drawn	JLC	Checked
Approved	MVE	Date	8/10/2021	MVE

Scale

metres	0	20	40	60	80	100
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Drawing Title
Water Overall Layout

<i>Drawing Number</i> 3204/C180		<i>Revision</i> E
------------------------------------	--	----------------------



LEGEND

W

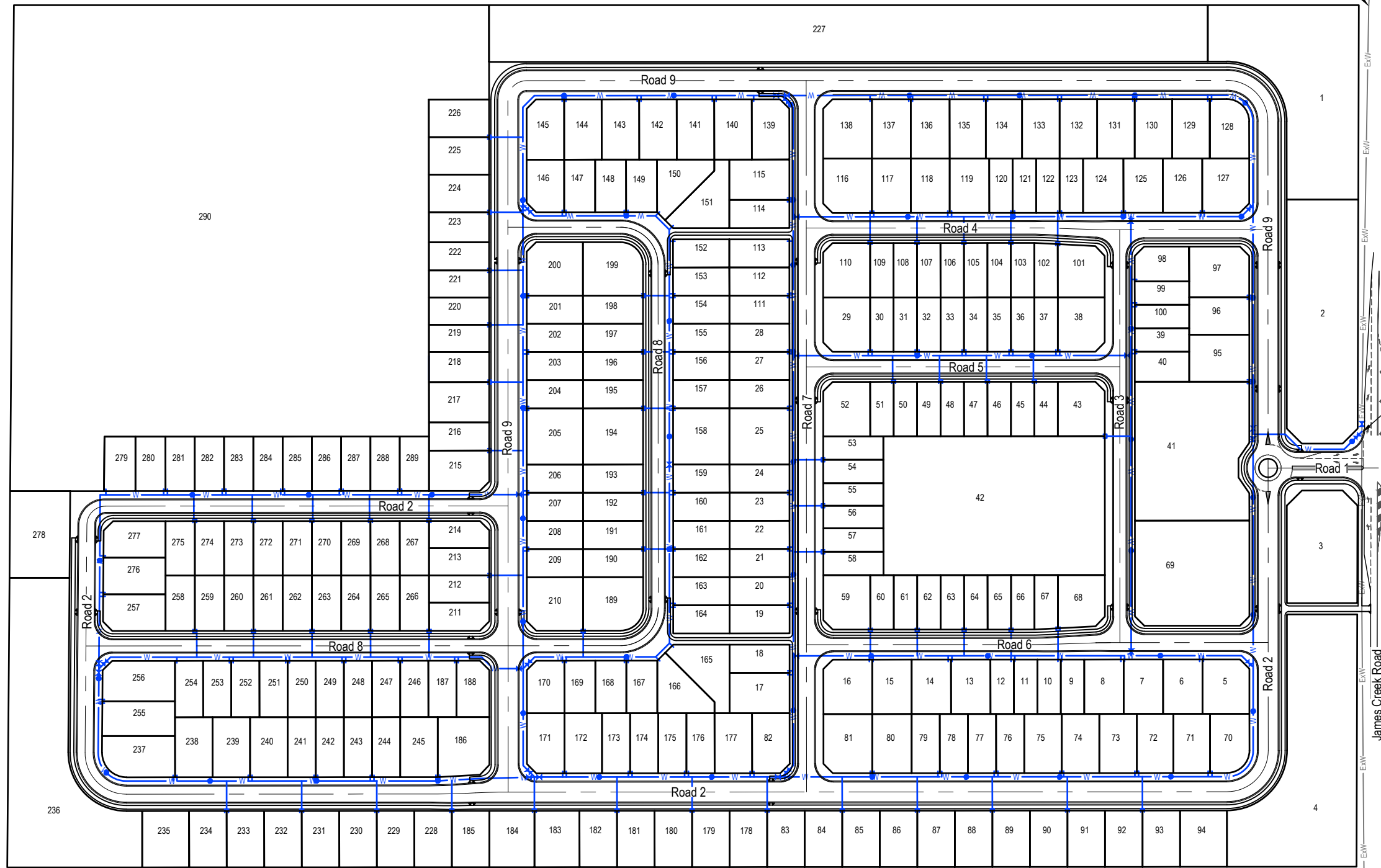
Proposed water main

•

Proposed water hydrant

✕

Proposed stop valve



DEVELOPMENT APPLICATION

E	Lot layout updated	12/07/2024	JLC	JLC	JLC
D	Extent of works updated	3/05/2024	JLC	MVE	MVE
C	Revised submission	22/11/2023	JLC	MVE	MVE
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Rev	Description	Date	Des	Dwn	App
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The Village at James Creek

Client

MPD Investments Pty Ltd

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

Scale

metres 0 12.5 25 37.5 50 62.5

Water Reticulation Layout

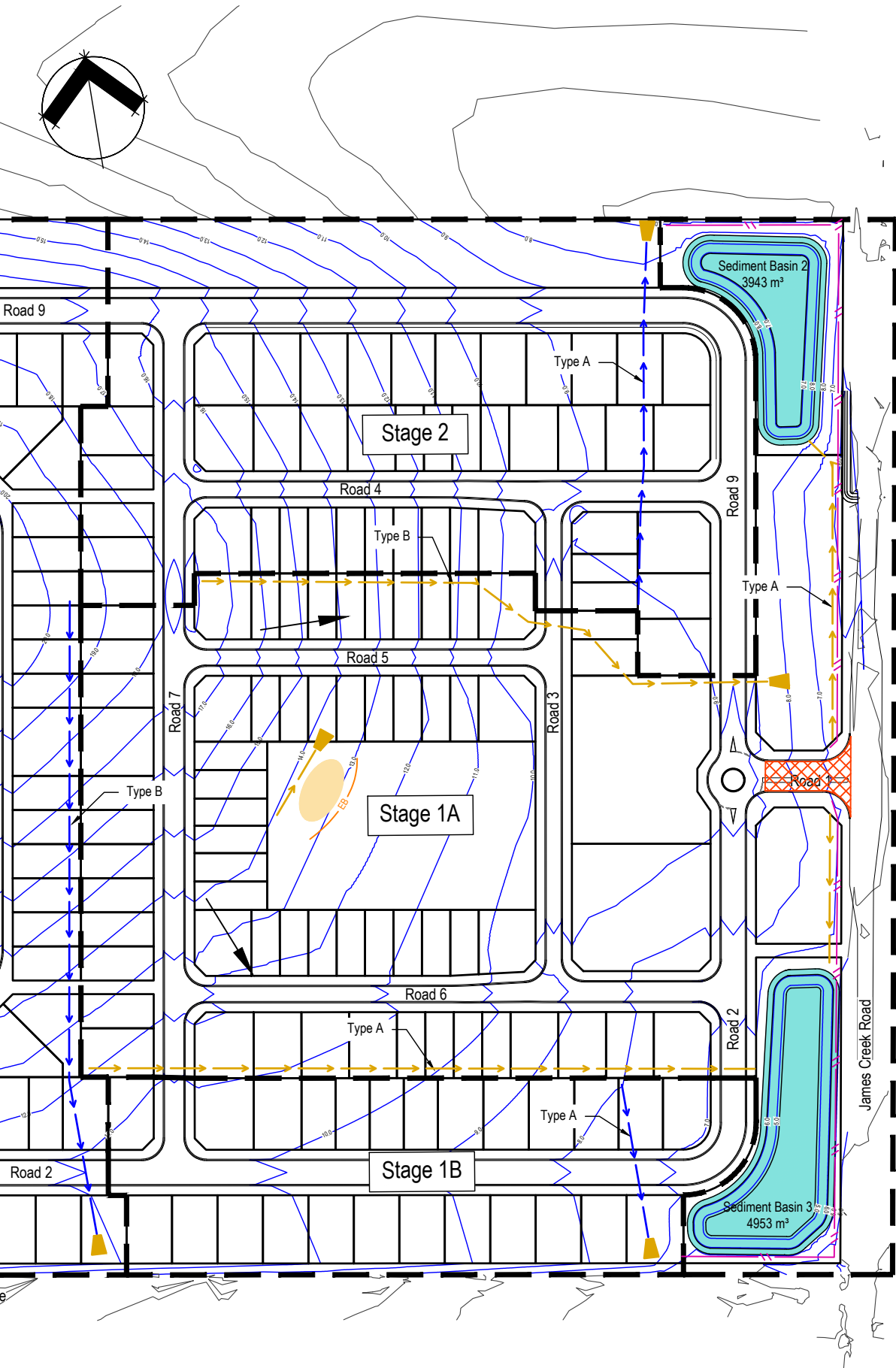
3204-1181

Drawing Number

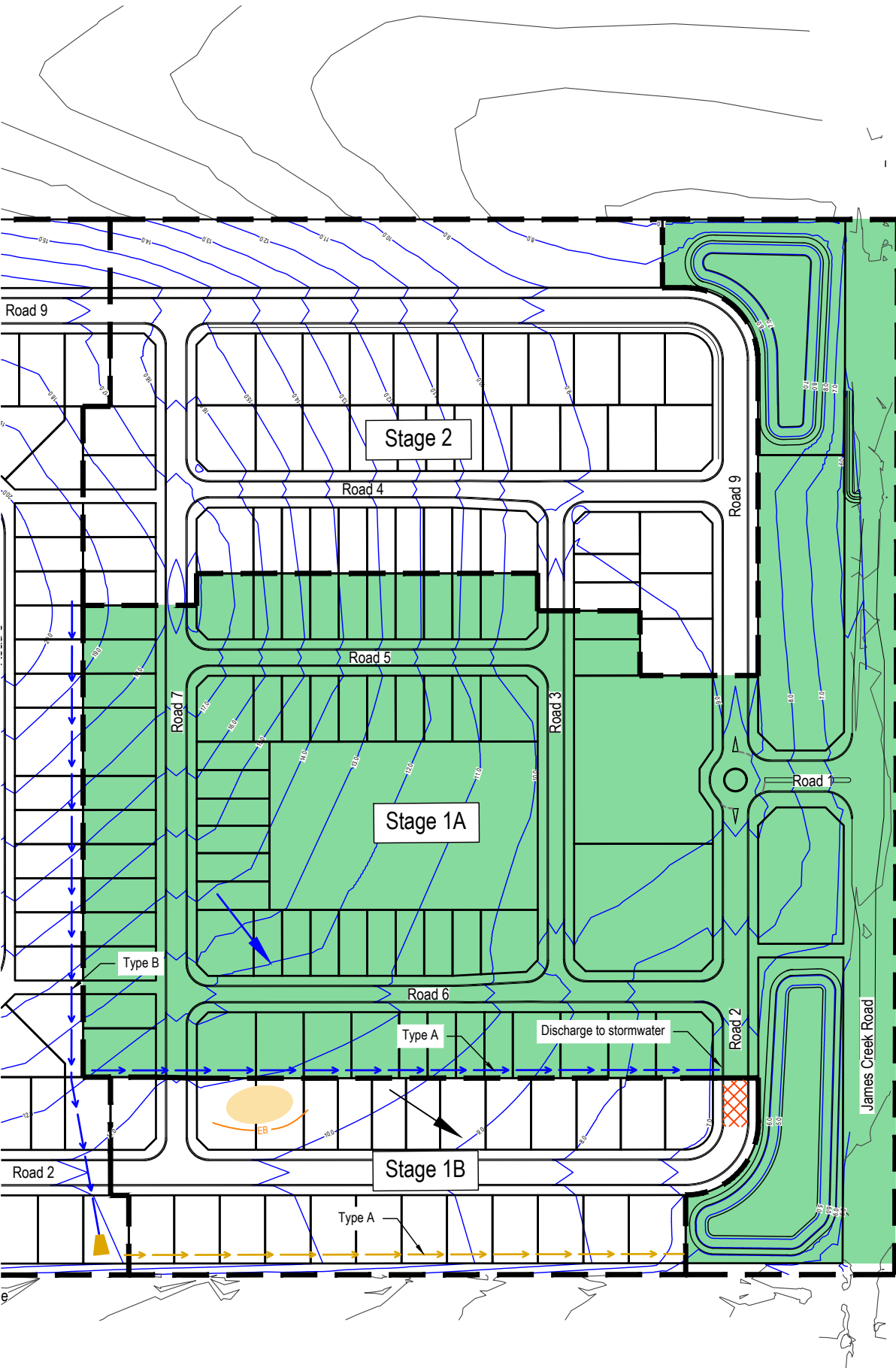
3204/C181

Revision

E



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	Dwn	App
E	Lot layout updated	12/07/2024	JLC	JLC	JLC
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

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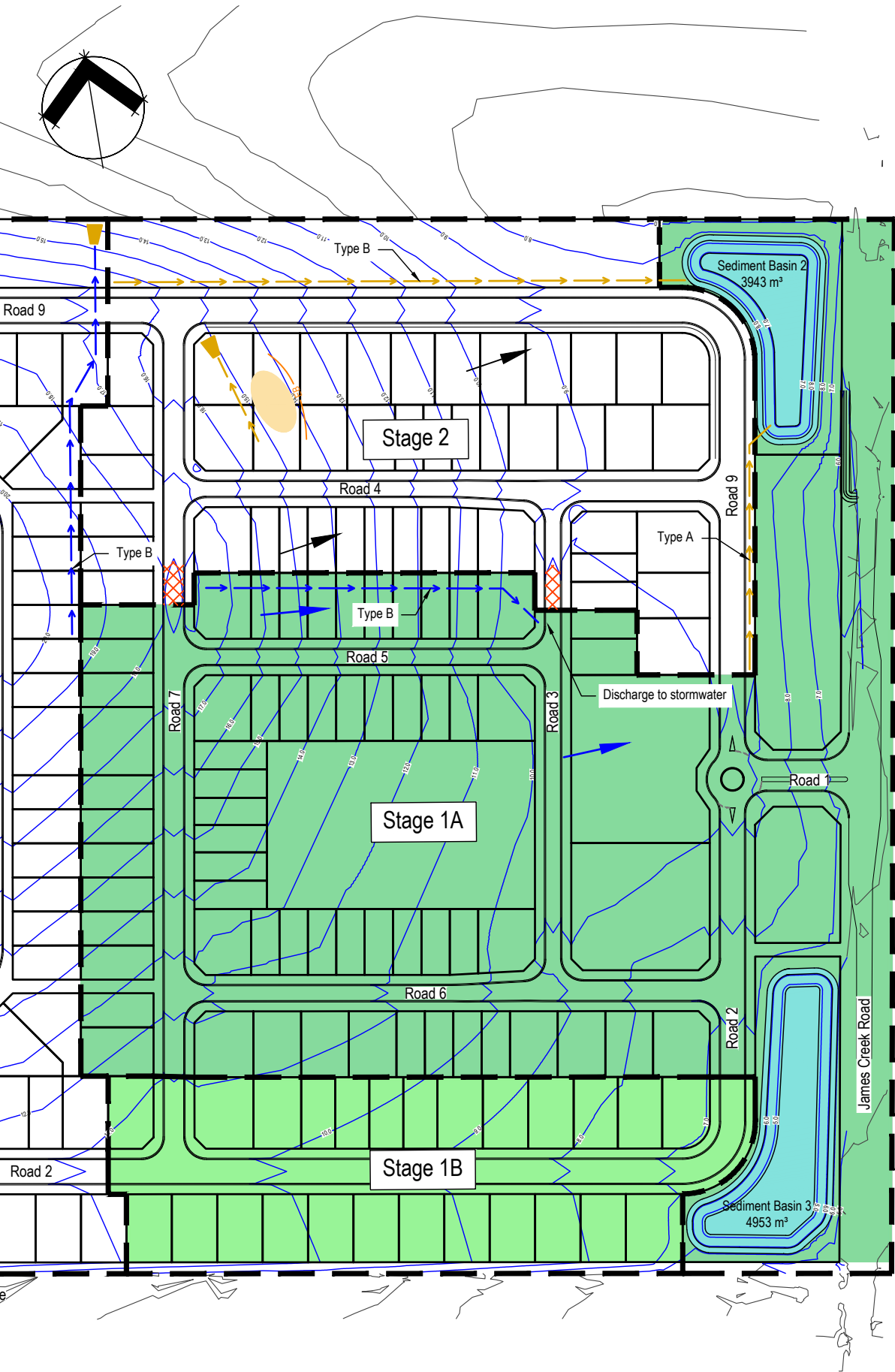
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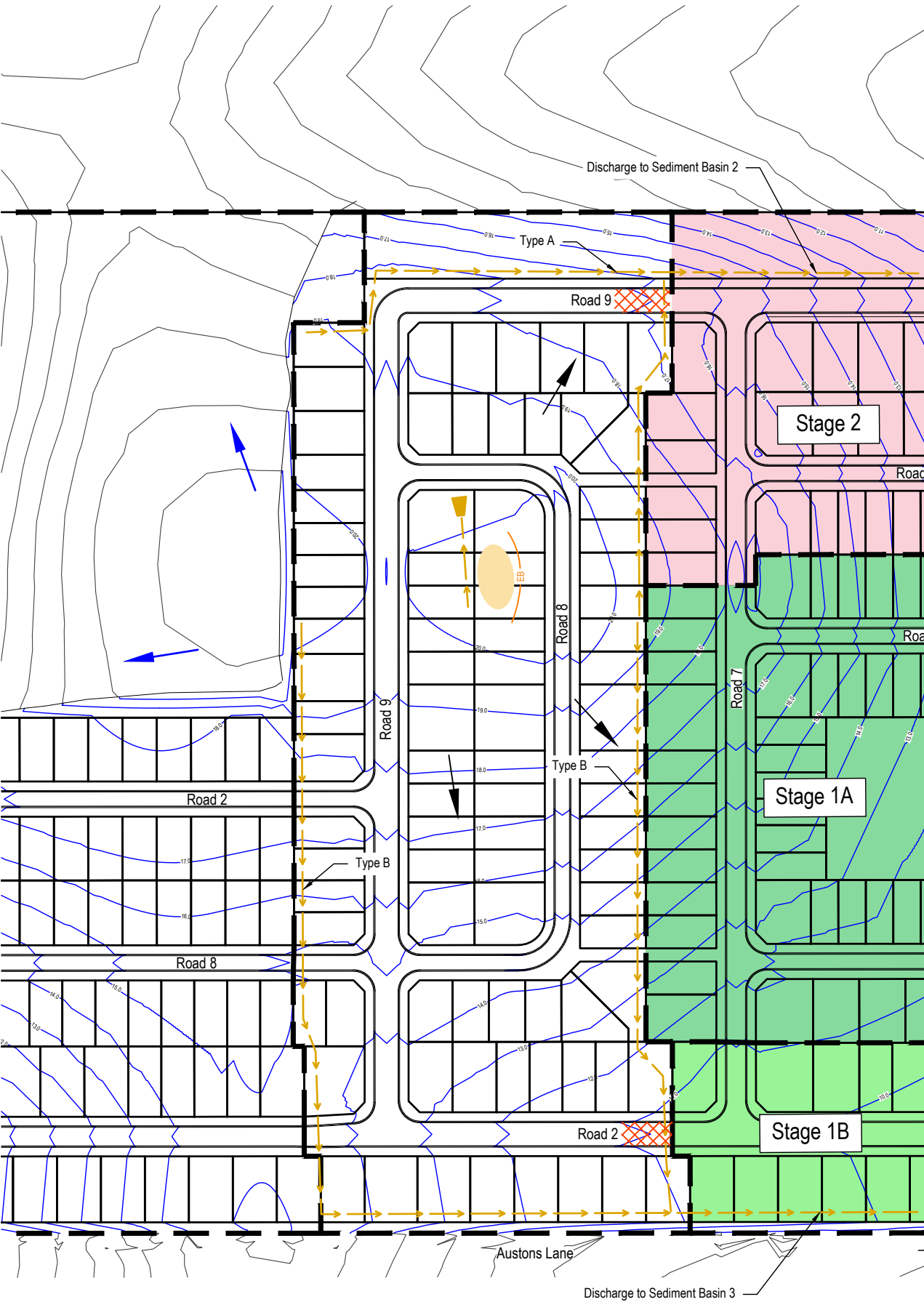
Client
MPD Investments Pty Ltd

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

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

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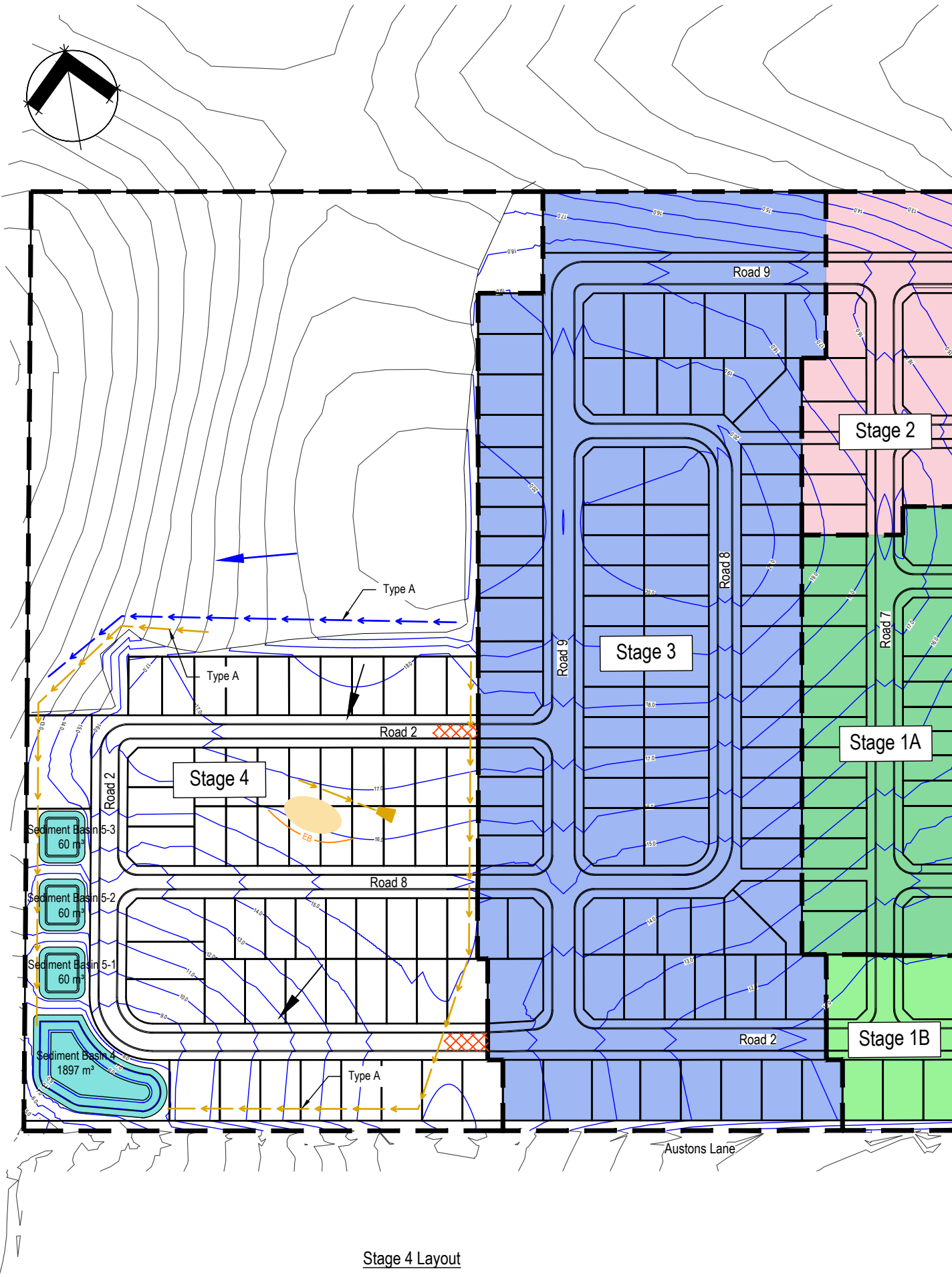
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Project Title
The Village at James Creek

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

Drawing Title
Erosion and Sediment Control Layout
Stage 2 and 3

Drawing Number 3204/C191			Revision E
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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

CONSTRUCTION SEQUENCE

1. Construct stabilised site access in the location specified within the plan as per standard drawing.
2. Install sediment fence as per standard drawing in the locations specified within the plan.
3. Construct sediment basins in the locations specified within the plan as per standard drawing with the volumes indicated within the design specifications.
4. Stabilise land surfaces disturbed by construction of the four sediment basins as soon as final levels are established.
5. Sediment basins are to remain in place until the completion of Stage Four.
6. 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.
7. All spillways and their outlets will be constructed to be stable in at least the 50 year ARI, time of concentration storm event.
8. Discharge from all drains is to outlet in a non-erosive manner, either by way of rock outlet, level spreader or similar structure.
9. Check dams are to be placed in all drains as necessary in accordance with the Blue Book, or at least every 20m.
10. Construct earth banks in the location specified within the plan as per standard drawing.
11. Strip and stockpile topsoil in the location specified within the plan as per standard drawing.

MAINTENANCE

1. Erosion and sediment controls are to be checked and maintained as necessary weekly and following rain.
2. Sediment removed from any trapping device will be relocated where further pollution to downslope lands and waterways cannot occur.
3. 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.
4. Sediment basin water quality samples must be taken at a depth no greater than 200mm above the level of settled sediment.
5. Any waste material not identified for beneficial reuse will not remain on site and will be transported to the nearest licenced waste management facility.
6. 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.
7. 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

1. All erosion and sediment controls must be installed and maintained in accordance with the Blue Book.
2. Bio-retention basins are not to be installed until the completion of Stage Four.
3. 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.
4. 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.
5. Unprotected slope lengths must not exceed 80m, or an equivalent vertical fall of 3m prior to specified shutdown periods or forecast rainfall.
6. 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.

- 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

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Rev.	Description	Date	Des.	Dwn.	App.
Amendments					

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Lennox Head NSW 2478

Tel: 02 6687 7666

Coffs Harbour Office

PO Box 1446

Coffs Harbour NSW 2450

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PO Box 1267

Armidale NSW 2350

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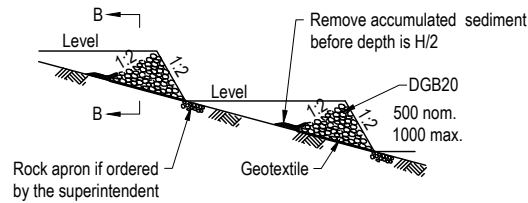
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The Village at James Creek

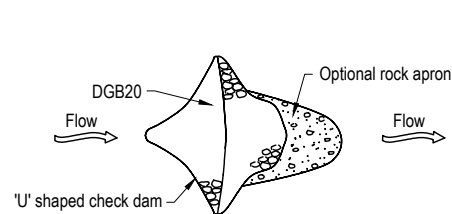
Project Title					
Client					
MPD Investments Pty Ltd					
Designed	JLC	Drawn	JLC	Checked	
Approved	MVE	Date	8/10/2021	MVE	
Scale					
metres 0 12.5 25 37.5 50 62.5					

Erosion and Sediment Control Layout
Stage 4 and Notes

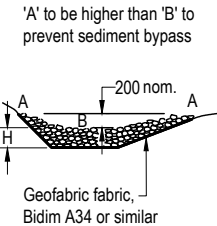
Drawing Number			Revision
3204/C192			E



Elevation

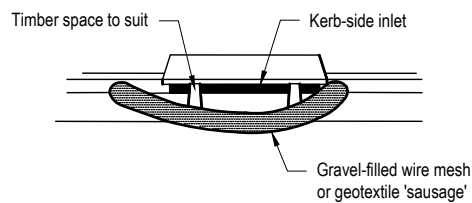


Plan

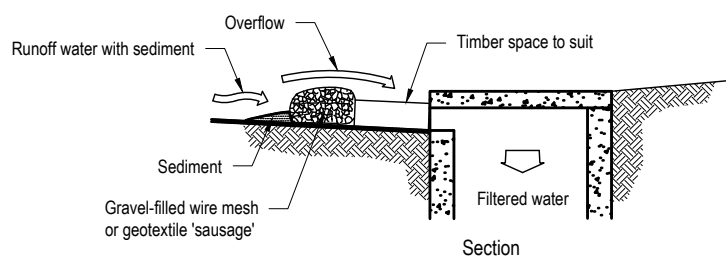


Section B-B

Check Dams - Flow Control



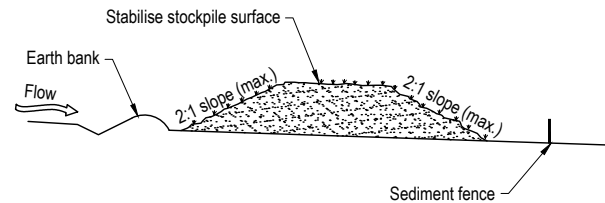
Plan



Section

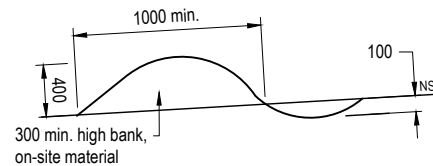
Mesh and Gravel Inlet Filter

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

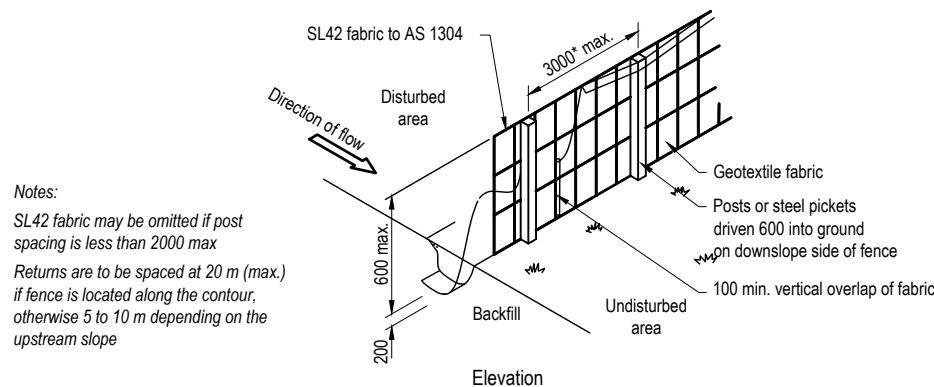


Typical Stockpile Elevation

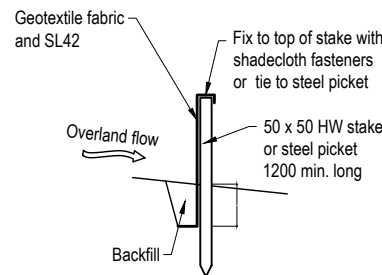
- Construction Notes
- Place stockpiles more than 2 (preferably 5) metres from existing vegetation, concentrated water flow, roads and hazard areas.
 - Construct on the contour as low, flat, elongated mounds.
 - Where there is sufficient area, topsoil stockpiles shall be less than 2 metres in height.
 - 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.



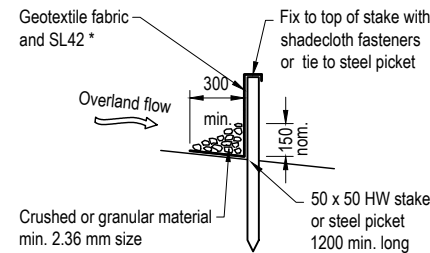
Clean Water Diversion Bank



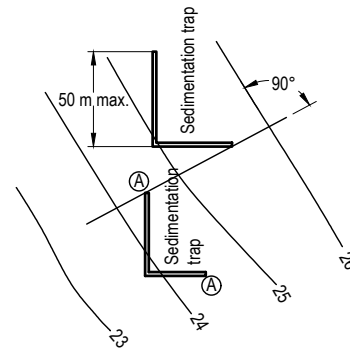
Elevation



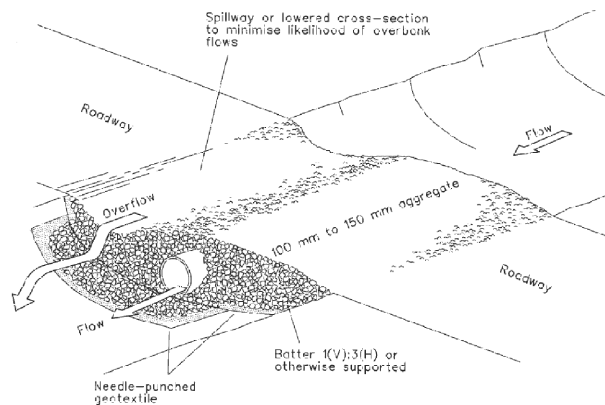
Alternative 1 Typical Section



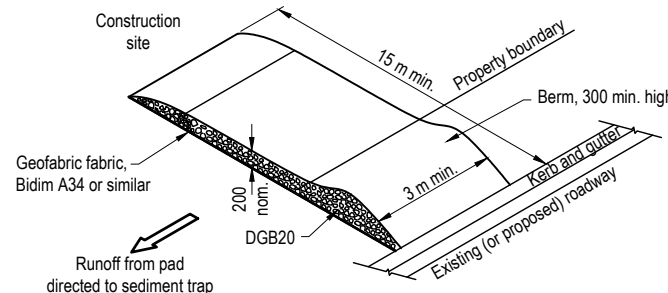
Alternative 2 Typical Section



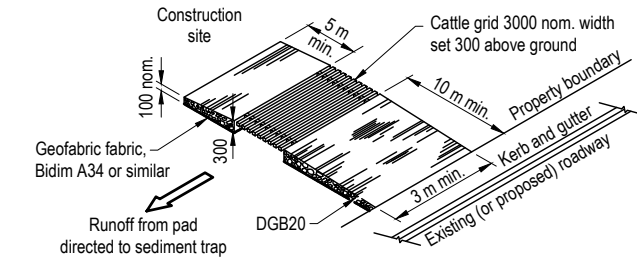
Typical Layout Across Grade
Points 'A' at same elevation



Temporary Waterway Crossing



Alternative 2 Typical Detail



Alternative 1 Typical Detail

Entry / Exit Sediment Trap

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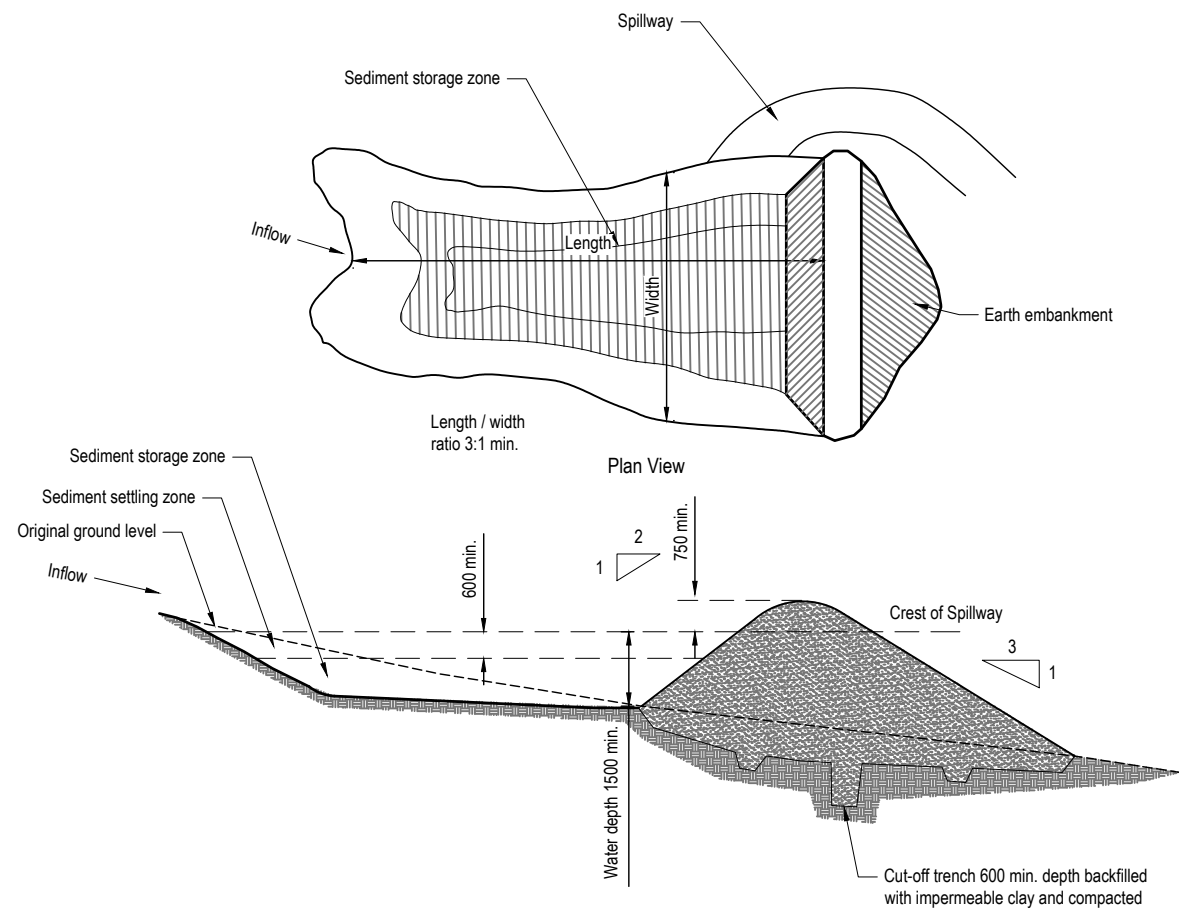
The Village at James Creek

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Scale				
metres Not To Scale				

Erosion and Sediment Control Details Sheet 1 of 2

3204/C193

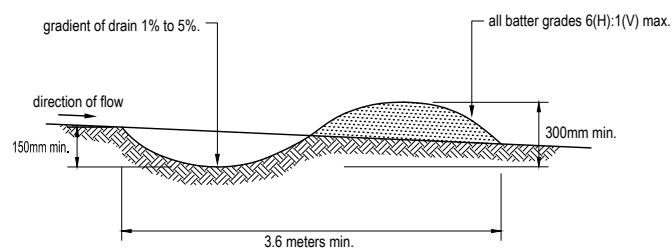
E



Earth Basin - Wet

Construction Notes

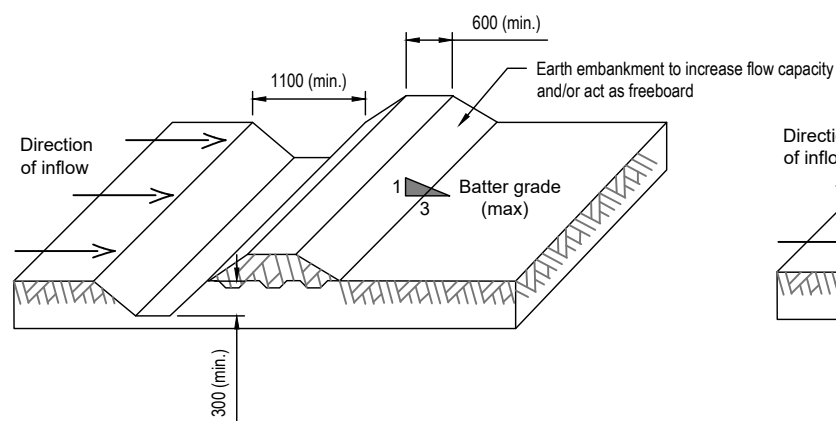
1. Remove all vegetation and topsoil from under the dam wall and from within the storage area.
2. Construct a cut-off trench 500 deep and 1200 wide along the centreline of the embankment extending to a point on the gully wall level with the riser crest.
3. Maintain the trench free of water and recompact 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.



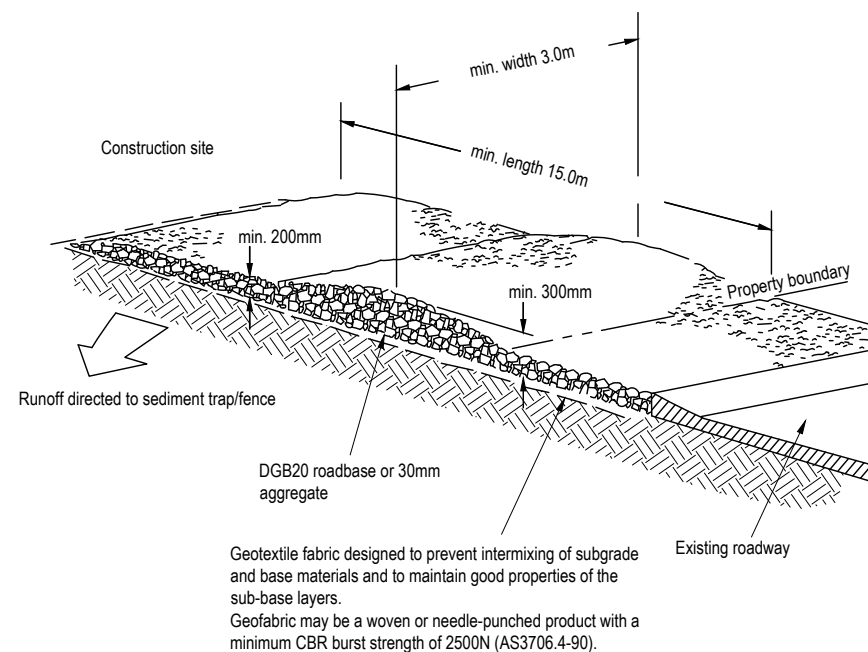
Earth Bank (Low Flow)
NTS

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.



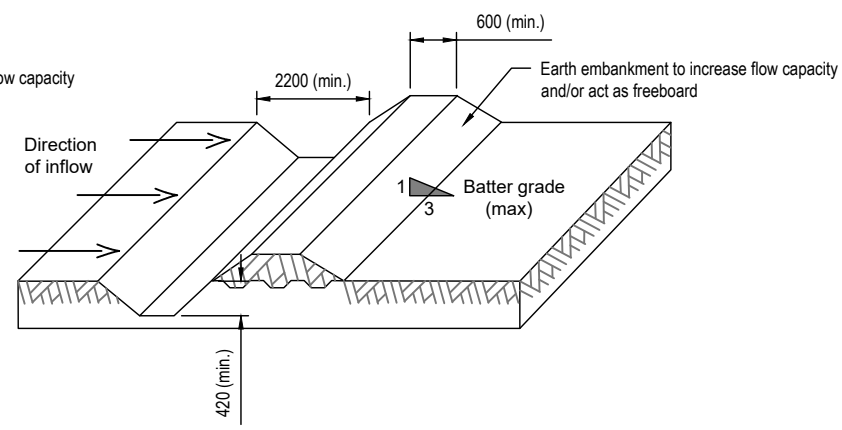
Diversion Drain - Type A
NTS



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.



Diversion Drain - Type B
NTS

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Erosion and Sediment Control
Details Sheet 2 of 2

3204/C194

E