

# APPERLY VILLAGE

NELSON BAY ROAD, FERN BAY, NSW 2259  
CIVIL ENGINEERING PACKAGE - DEVELOPMENT APPLICATION




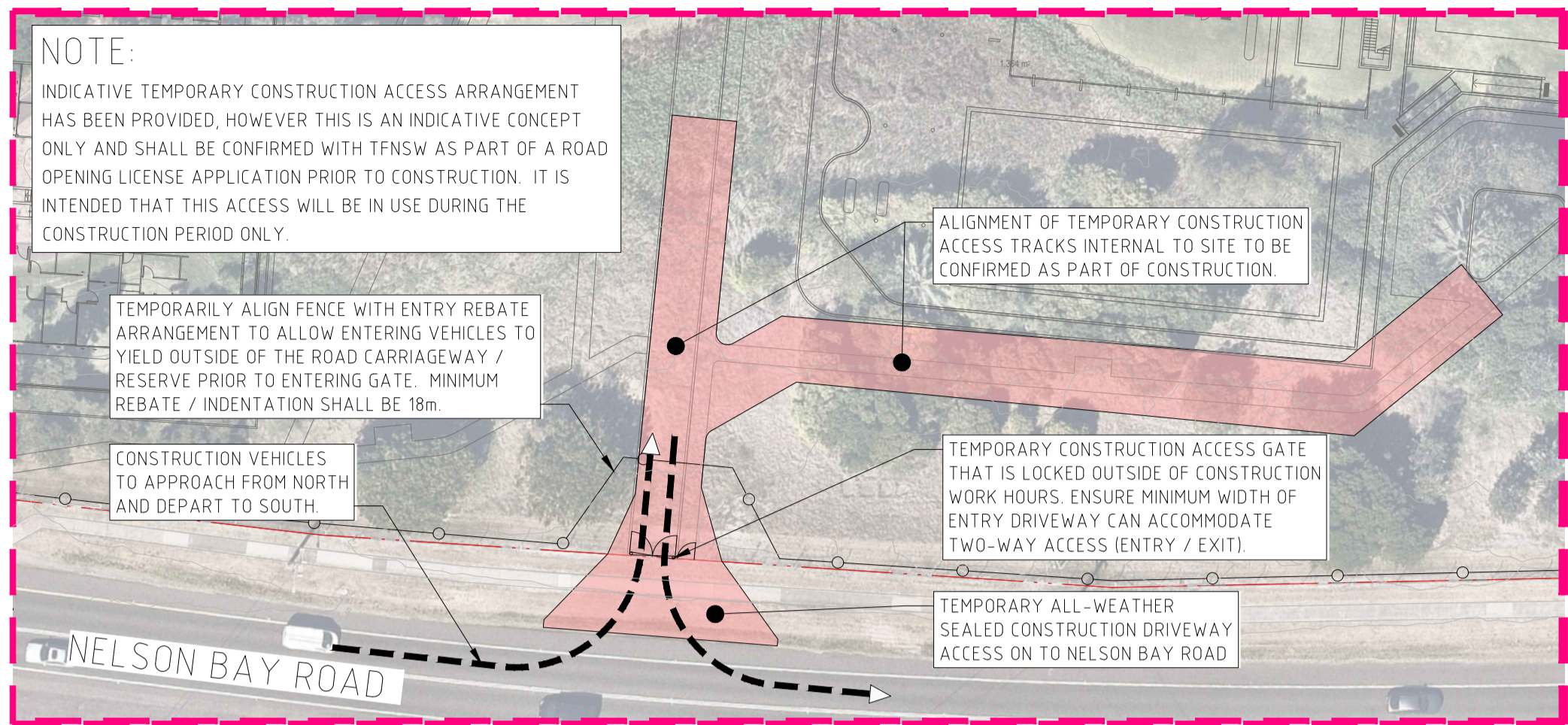
LOCALITY PLAN

DRAWING LIST

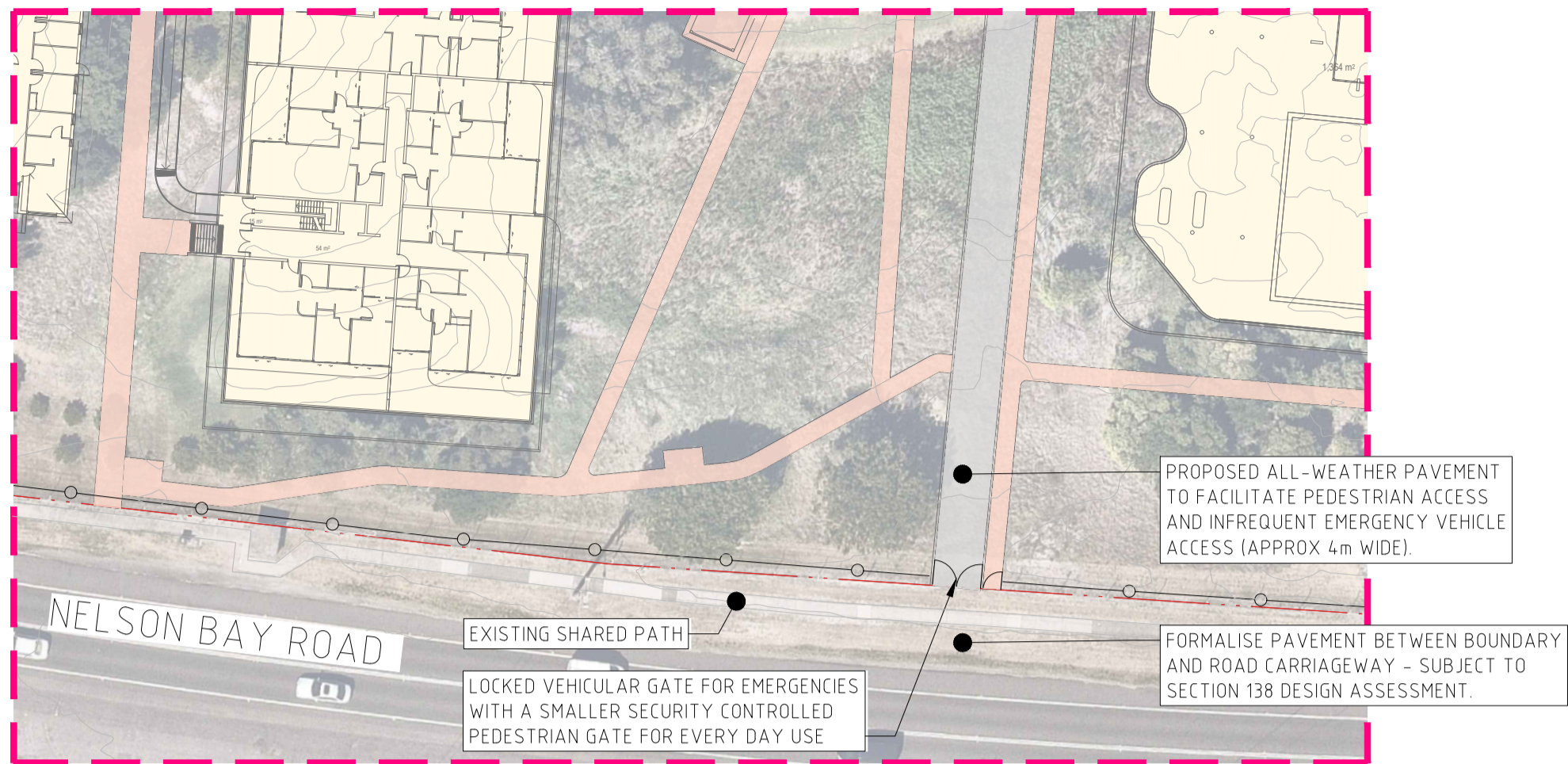
DWG No.	DRAWING TITLE
DA-C01.01	COVER SHEET, DRAWING LIST AND LOCALITY PLAN
DA-C01.21	GENERAL ARRANGEMENT PLAN
DA-C02.01	EROSION AND SEDIMENT CONTROL PLAN
DA-C02.02	EROSION AND SEDIMENT CONTROL DETAILS
DA-C03.01	STORMWATER MANAGEMENT AND LEVELS PLAN - SHEET 1
DA-C03.02	STORMWATER MANAGEMENT AND LEVELS PLAN - SHEET 2
DA-C03.03	STORMWATER MANAGEMENT AND LEVELS PLAN - SHEET 3
DA-C03.11	DRAWING REMOVED
DA-C03.12	DRAWING REMOVED
DA-C03.21	ROAD SETOUT PLAN
DA-C03.22	ROAD LONG SECTIONS - MC02 - SHEET 1
DA-C03.23	ROAD LONG SECTIONS - MC02 - SHEET 2
DA-C03.24	ROAD LONG SECTIONS - MC02 - SHEET 3
DA-C03.91	TURNING PATH PLAN - SHEET 1
DA-C03.92	TURNING PATH PLAN - SHEET 2
DA-C03.93	TURNING PATH PLAN - SHEET 3
DA-C03.94	TURNING PATH PLAN - SHEET 4
DA-C04.01	BULK EARTHWORKS PLAN
DA-C04.11	BULK EARTHWORKS SITE SECTIONS - SHEET 1
DA-C04.12	BULK EARTHWORKS SITE SECTIONS - SHEET 2
DA-C05.01	CIVIL DETAILS

VERIFIER: A.BROWN  
JOB MANAGER: A.BROWN  
DESIGNED: B.BROWN  
DRAWN: J.STAUB

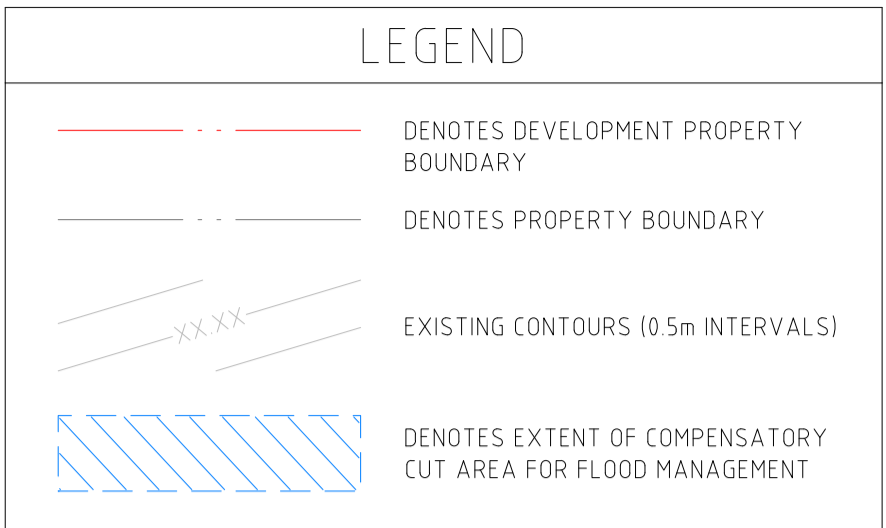
REVISION		DESCRIPTION		ISSUED	VER'D	APP'D	DATE	CLIENT	ARCHITECT		PROJECT	DRAWING TITLE	JOB NUMBER	
G	ISSUED FOR APPROVAL			JR	AB	JH	22.07.24	<div>PRINCIPLE LIVING</div>	<div>EJE architecture</div>	<div><div>ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WORK. NORTHROP ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR SCALE OF DRAWINGS TRANSFERRED ELECTRONICALLY. THIS DRAWING MAY HAVE BEEN PREPARED USING COLOUR AND MAY BE INCOMPLETE IF COPIED TO BLACK &amp; WHITE.</div></div>	APPERLY VILLAGE	COVER SHEET, DRAWING LIST AND LOCALITY PLAN	NL166557	
H	AMENDED FOR APPROVAL			RG	AB	JH	18.12.24						DRAWING NUMBER	REVISION
								DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS VERIFICATION SIGNATURE HAS BEEN ADDED	THE COPYRIGHT OF THIS DRAWING REMAINS WITH NORTHROP CONSULTING ENGINEERS PTY LTD	NOT TO SCALE	NELSON BAY ROAD, FERN BAY. NSW. 2259.		DA-C01.01	H
DRAWING SHEET SIZE = A1														



INSET - TEMPORARY CONSTRUCTION ACCESS ARRANGEMENT  
SCALE 1500



INSET - ULTIMATE PERMANENT EMERGENCY AND PEDESTRIAN ACCESS ARRANGEMENT  
SCALE 1500



APPROVAL

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
B	ISSUED FOR APPROVAL	JR	AB	JH	22.07.24
C	AMENDED FOR APPROVAL	RG	AB	JH	18.12.24

Date: 11.03.2025 4:34 PM Plotted By: JOSH KNIIGHT Folders: C:\G:\Pre-July 24 Projects\Newcastle\YEAR 2016\Job\NL166557\Drawings\CIVIL\DRAWINGS\DA - AGED CARE\NL166557\_DA-C02.01 - DA.dwg

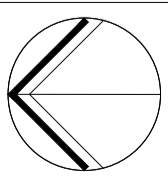
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SCALE 1:1500 @ A1

0 15 30 45 60 75m

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PROJECT

APPERLY VILLAGE  
NELSON BAY ROAD, FERN  
BAY. NSW. 2259.

DRAWING TITLE

GENERAL ARRANGEMENT PLAN

JOB NUMBER

NL166557

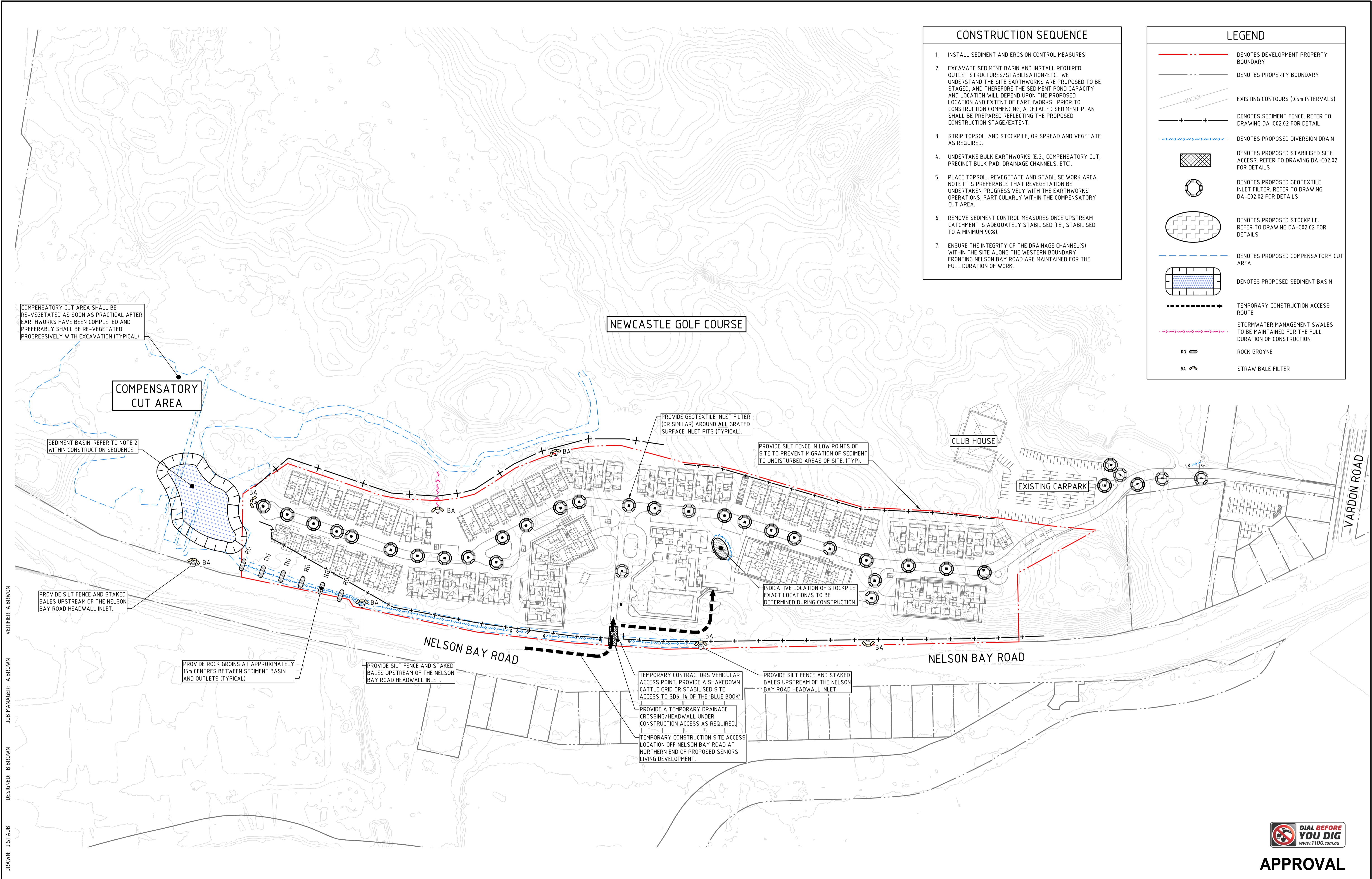
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REVISION

C

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- CONSTRUCTION SEQUENCE**
1. INSTALL SEDIMENT AND EROSION CONTROL MEASURES.
  2. EXCAVATE SEDIMENT BASIN AND INSTALL REQUIRED OUTLET STRUCTURES/STABILISATION/ETC. WE UNDERSTAND THE SITE EARTHWORKS ARE PROPOSED TO BE STAGED, AND THEREFORE THE SEDIMENT POND CAPACITY AND LOCATION WILL DEPEND UPON THE PROPOSED LOCATION AND EXTENT OF EARTHWORKS. PRIOR TO CONSTRUCTION COMMENCING, A DETAILED SEDIMENT PLAN SHALL BE PREPARED REFLECTING THE PROPOSED CONSTRUCTION STAGE/EXTENT.
  3. STRIP TOPSOIL AND STOCKPILE, OR SPREAD AND VEGETATE AS REQUIRED.
  4. UNDERTAKE BULK EARTHWORKS (E.G., COMPENSATORY CUT, PRECINCT BULK PAD, DRAINAGE CHANNELS, ETC).
  5. PLACE TOPSOIL, REVEGETATE AND STABILISE WORK AREA. NOTE IT IS PREFERABLE THAT REVEGETATION BE UNDERTAKEN PROGRESSIVELY WITH THE EARTHWORKS OPERATIONS, PARTICULARLY WITHIN THE COMPENSATORY CUT AREA.
  6. REMOVE SEDIMENT CONTROL MEASURES ONCE UPSTREAM CATCHMENT IS ADEQUATELY STABILISED (I.E., STABILISED TO A MINIMUM 90%).
  7. ENSURE THE INTEGRITY OF THE DRAINAGE CHANNEL(S) WITHIN THE SITE ALONG THE WESTERN BOUNDARY FRONTING NELSON BAY ROAD ARE MAINTAINED FOR THE FULL DURATION OF WORK.

**LEGEND**

- DENOTES DEVELOPMENT PROPERTY BOUNDARY
- - - DENOTES PROPERTY BOUNDARY
- X.X.XX--- EXISTING CONTOURS (0.5m INTERVALS)
- + + + DENOTES SEDIMENT FENCE. REFER TO DRAWING DA-C02.02 FOR DETAIL
- DENOTES PROPOSED DIVERSION DRAIN
- DENOTES PROPOSED STABILISED SITE ACCESS. REFER TO DRAWING DA-C02.02 FOR DETAILS
- DENOTES PROPOSED GEOTEXTILE INLET FILTER. REFER TO DRAWING DA-C02.02 FOR DETAILS
- DENOTES PROPOSED STOCKPILE. REFER TO DRAWING DA-C02.02 FOR DETAILS
- DENOTES PROPOSED COMPENSATORY CUT AREA
- DENOTES PROPOSED SEDIMENT BASIN
- TEMPORARY CONSTRUCTION ACCESS ROUTE
- STORMWATER MANAGEMENT SWALES TO BE MAINTAINED FOR THE FULL DURATION OF CONSTRUCTION
- RG --- ROCK GROYNES
- BA --- STRAW BALE FILTER

VERIFIER: A.BROWN  
JOB MANAGER: A.BROWN  
DESIGNED: B.BROWN  
DRAWN: J.STAUB

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G	ISSUED FOR APPROVAL	JR	AB	JH	22.07.24
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**EJE architecture**

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SCALE 1:2000 @ A1

0 20 40 60 80 100m

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PROJECT

**APPERLY VILLAGE**

**NELSON BAY ROAD, FERN BAY. NSW. 2259.**

DRAWING TITLE

**EROSION AND SEDIMENT CONTROL PLAN**

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**APPROVAL**

JOB NUMBER  
**NL166557**

DRAWING NUMBER  
**DA-C02.01**

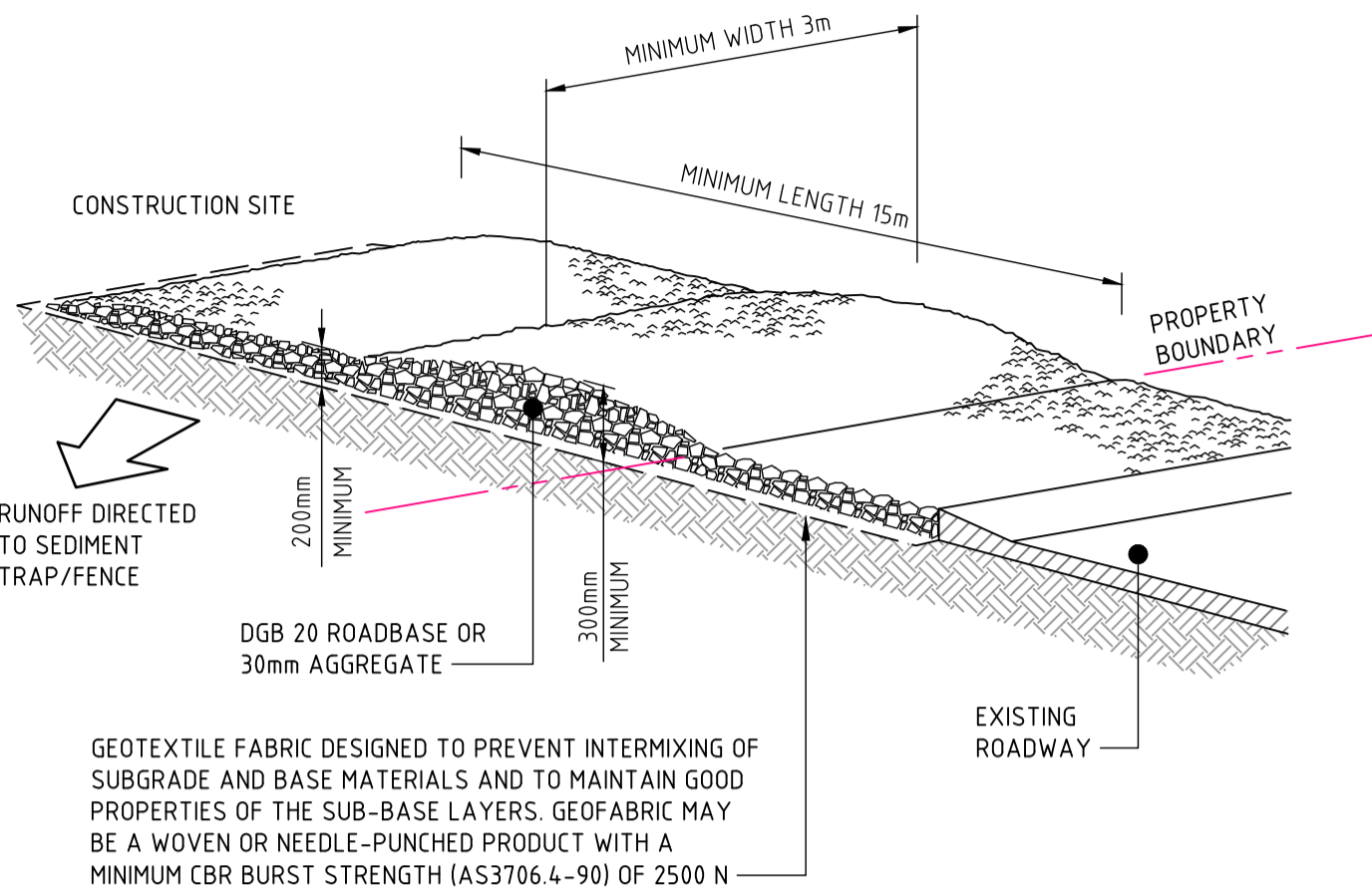
REVISION  
**H**

DRAWING SHEET SIZE = A1

VERIFIER: A.BROWN  
JOB MANAGER: A.BROWN  
DESIGNED: B.BROWN  
DRAWN: J.STAUB

EROSION AND SEDIMENTATION  
CONTROL NOTES:

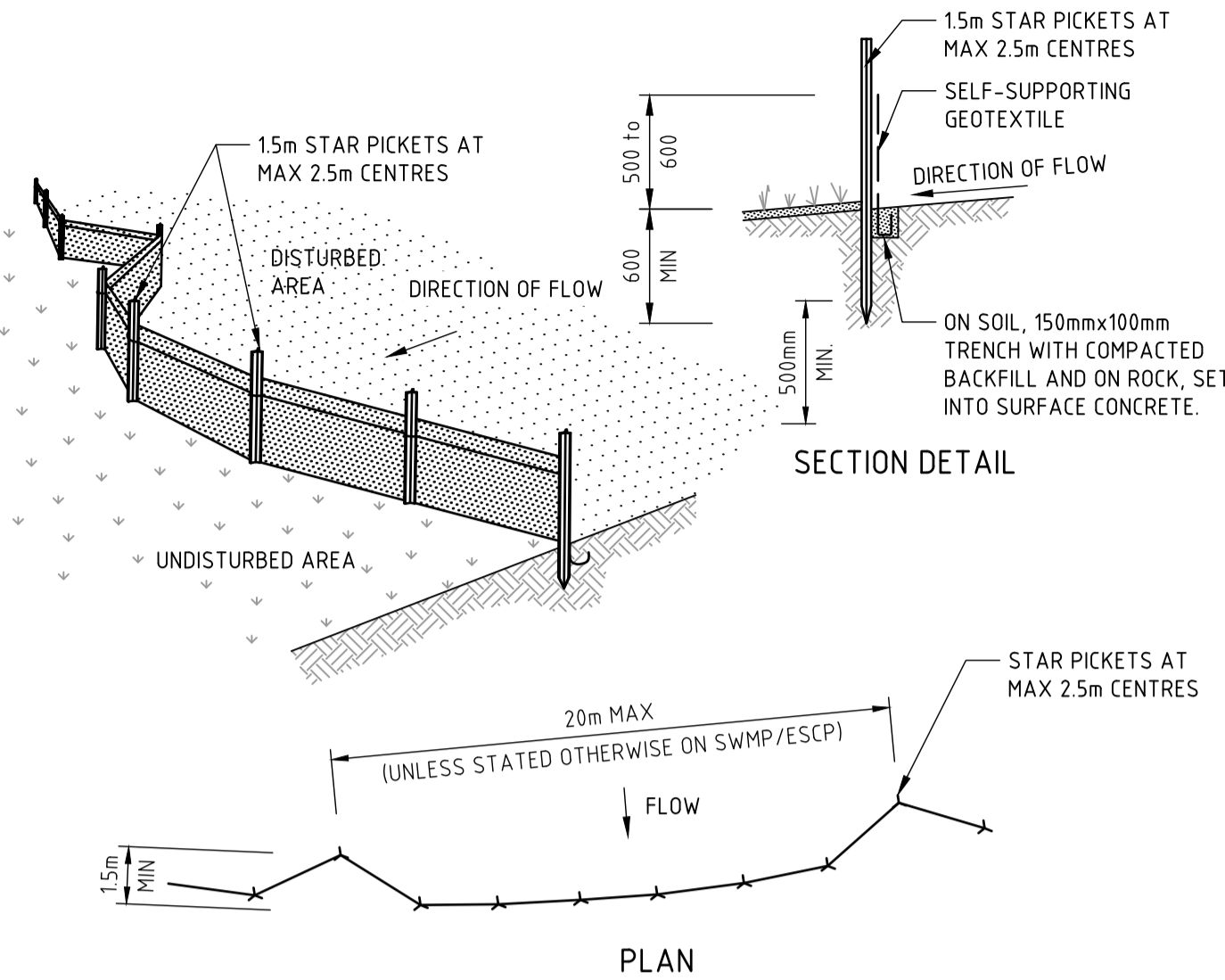
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE APPROPRIATE FOR THE SEDIMENT TYPE(S) OF THE SOILS ON-SITE, IN ACCORDANCE WITH THE 'BLUE BOOK' (MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION, LANDCOM, 2004), OR OTHER CURRENT RECOGNISED INDUSTRY STANDARDS FOR EROSION AND SEDIMENT CONTROL FOR AUSTRALIAN CONDITIONS. THIS INCLUDES SEDIMENT TRAPS AND LINING OF CHANNELS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING A DETAILED WRITTEN RECORD OF ALL EROSION AND SEDIMENT CONTROLS ON-SITE DURING THE CONSTRUCTION PERIOD. THIS RECORD SHALL BE UPDATED ON A DAILY BASIS AND SHALL CONTAIN DETAILS ON THE CONDITION OF CONTROLS AND ANY/ALL MAINTENANCE, CLEANING AND BREACHES. THIS RECORD SHALL BE KEPT ON-SITE AT ALL TIMES AND SHALL BE MADE AVAILABLE FOR INSPECTION BY THE PRINCIPAL CERTIFYING AUTHORITY AND THE SUPERINTENDENT DURING NORMAL WORKING HOURS.
- INSTALL SEDIMENT PROTECTION FILTERS ON ALL NEW AND EXISTING STORMWATER INLET PITS IN ACCORDANCE WITH EITHER THE MESH AND GRAVEL INLET FILTER DETAIL SD6-11 OR THE GEOTEXTILE INLET FILTER DETAIL SD6-12 OF THE 'BLUE BOOK'.
- ESTABLISH ALL REQUIRED SEDIMENT FENCES IN ACCORDANCE WITH DETAIL SD6-8 OF THE 'BLUE BOOK'.
- INSTALL SEDIMENT FENCING, OR OTHER SEDIMENT CONTROL DEVICES, AROUND INDIVIDUAL BUILDING ZONES/AREAS AS REQUIRED AND AS DIRECTED BY THE SUPERINTENDENT OR APPROPRIATE COUNCIL OFFICER.
- ALL TRENCHES INCLUDING ALL SERVICE TRENCHES AND SWALE EXCAVATION SHALL BE SIDE-CAST TO THE HIGH SIDE AND CLOSED AT THE END OF EACH DAYS WORK.
- THE CONTRACTOR SHALL ENSURE THAT ALL VEGETATION (TREE, SHRUB AND GROUND COVER) WHICH IS TO BE RETAINED SHALL BE PROTECTED DURING THE DURATION OF CONSTRUCTION.
- ALL VEGETATION TO BE REMOVED SHALL BE MULCHED ON-SITE AND SPREAD/STOCKPILED AS DIRECTED BY THE SUPERINTENDENT.
- STRIP TOPSOIL IN AREAS DESIGNATED FOR STRIPPING AND STOCKPILE FOR RE-USE AS REQUIRED. ANY SURPLUS MATERIAL SHALL BE SPREAD ON-SITE AS DIRECTED BY THE SUPERINTENDENT OR REMOVED FROM SITE AND DISPOSED OF IN ACCORDANCE WITH EPA GUIDELINES.
- CONSTRUCT AND MAINTAIN ALL MATERIAL STOCKPILES IN ACCORDANCE WITH DETAIL SD4-1 OF THE 'BLUE BOOK' (INCLUDING CUT-OFF SWALES TO THE HIGH SIDE AND SEDIMENT FENCES TO THE LOW SIDE).
- ENSURE STOCKPILES DO NOT EXCEED 2.0m HIGH. PROVIDE WIND AND RAIN EROSION PROTECTION AS REQUIRED IN ACCORDANCE WITH THE 'BLUE BOOK'.
- PROVIDE WATER TRUCKS OR SPRINKLER DEVICES DURING CONSTRUCTION AS REQUIRED TO SUPPRESS DUST.
- ONCE CUT/FILL OPERATIONS HAVE BEEN FINALIZED ALL DISTURBED AREAS THAT ARE NOT BEING WORKED ON SHALL BE RE-VEGETATED AS SOON AS IS PRACTICAL.



CONSTRUCTION NOTES

- STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE.
- COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
- CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30mm AGGREGATE.
- ENSURE THE STRUCTURE IS AT LEAST 15 METRES LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3 METRES WIDE.
- WHERE A SEDIMENT FENCE JOINS ONTO THE STABILISED ACCESS, CONSTRUCT A HUMP IN THE STABILISED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.

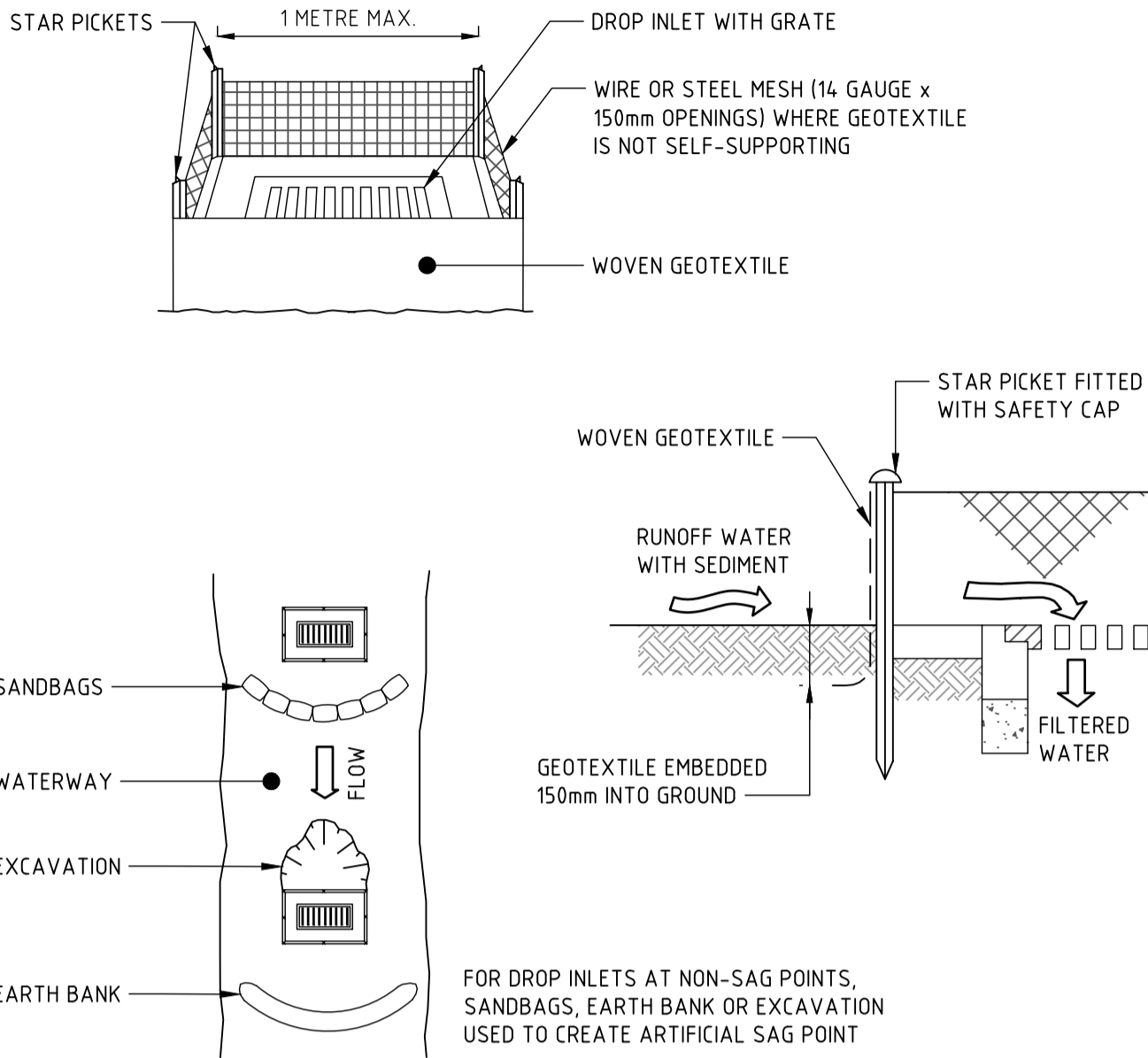
STABILISED SITE ACCESS (SD 6-14)



CONSTRUCTION NOTES

- CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
- CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
- DRIVE 15 METRE LONG STAR PICKETS INTO GROUND AT 2.5 METRE INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
- FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
- JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
- BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

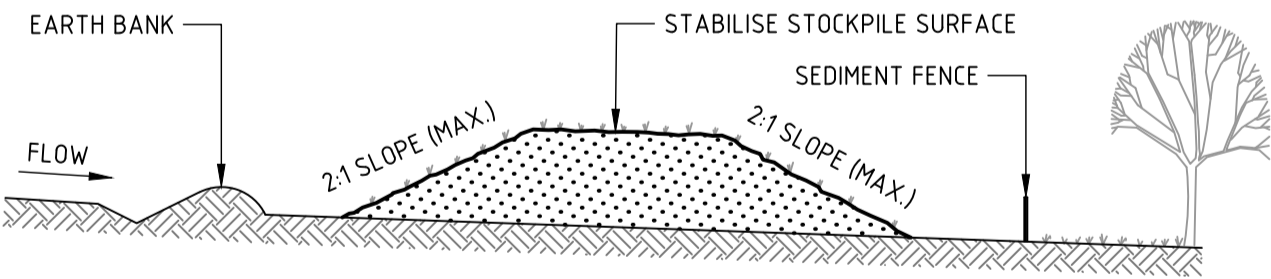
SEDIMENT FENCE (SD 6-8)



CONSTRUCTION NOTES

- FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
- FOLLOW STANDARD DRAWING 6-7 AND STANDARD DRAWING 6-8 FOR INSTALLATION PROCEDURES FOR THE STRAW BALES OR GEOTEXTILE. REDUCE THE PICKET SPACING TO 1 METRE CENTRES.
- IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBAGS OR EARTH BANKS AS SHOWN IN THE DRAWING.
- DO NOT COVER THE INLET WITH GEOTEXTILE UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.

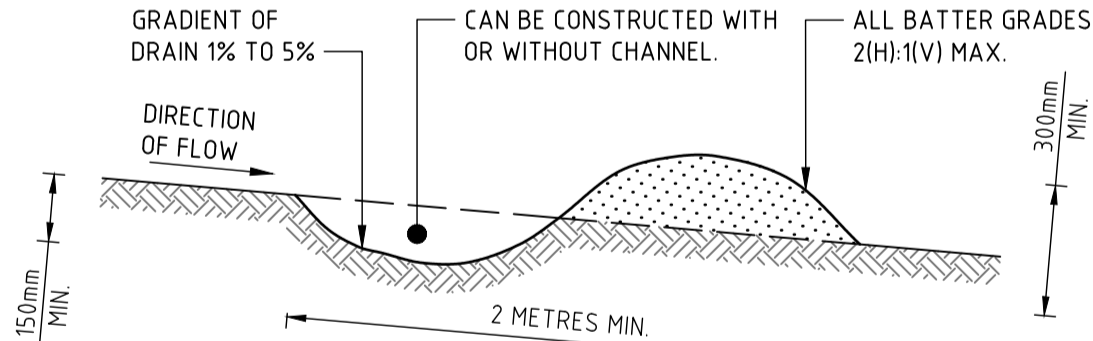
GEOTEXTILE INLET FILTER (SD 6-12)



CONSTRUCTION NOTES

- PLACE STOCKPILES MORE THAN 2m (PREFERABLY 5m) 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 2m 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 (STANDARD DRAWING 5-5) ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES (STANDARD DRAWING 6-8) 1 TO 2m DOWNSLOPE.

STOCKPILES (SD 4-1)

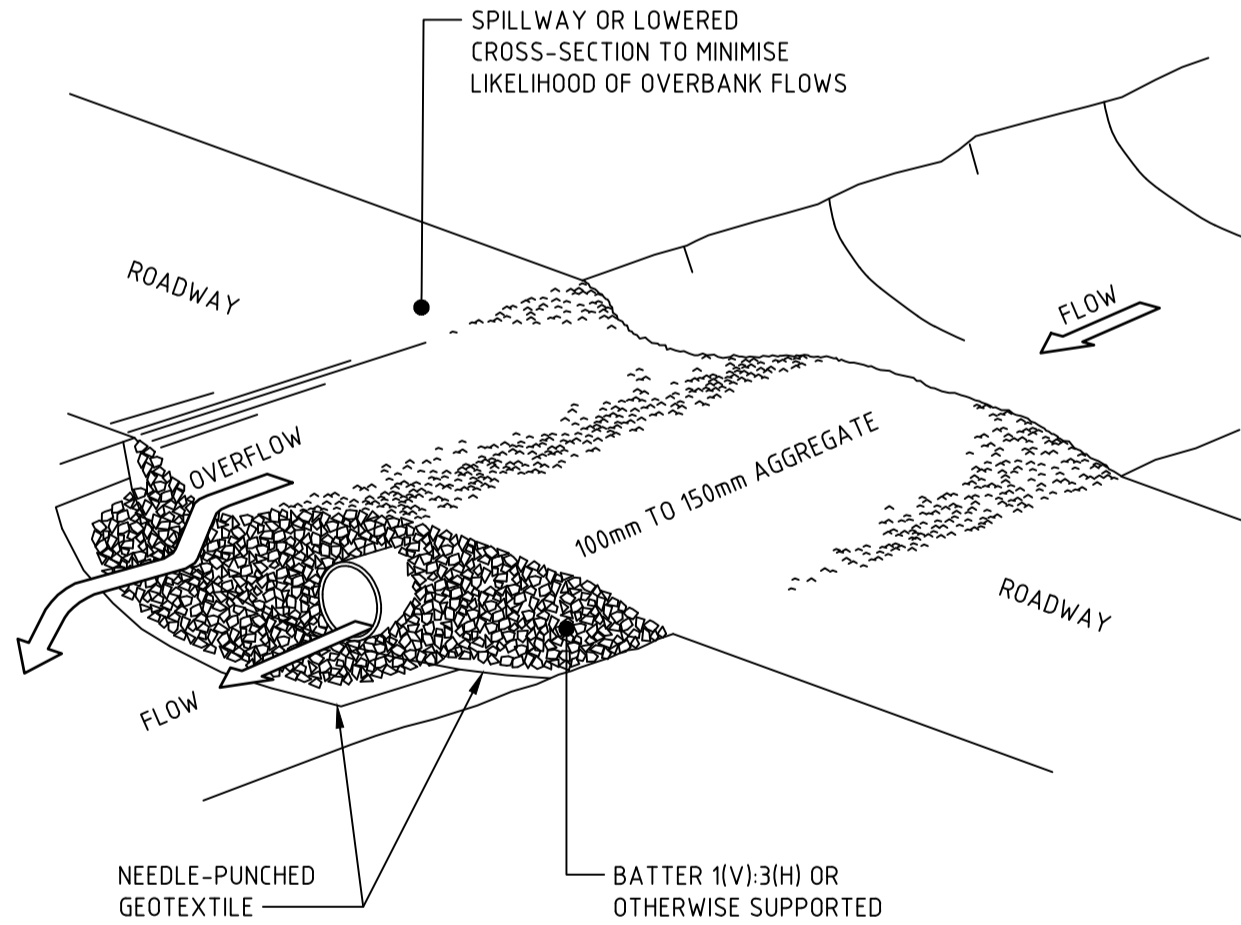


CONSTRUCTION NOTES

- BUILD WITH GRADIENTS BETWEEN 1 AND 5 PERCENT.
- AVOID REMOVING TREES AND SHRUBS IF POSSIBLE - WORK AROUND THEM.
- ENSURE THE STRUCTURES ARE FREE OF PROJECTIONS OR OTHER IRREGULARITIES THAT COULD IMPEDE WATER FLOW.
- BUILD THE DRAINS WITH CIRCULAR, PARABOLIC OR TRAPEZOIDAL CROSS SECTIONS, NOT V SHAPED.
- ENSURE THE BANKS ARE PROPERLY COMPACTED TO PREVENT FAILURE.
- COMPLETE PERMANENT OR TEMPORARY STABILISATION WITHIN 10 DAYS OF CONSTRUCTION.

NOTE: ONLY TO BE USED AS TEMPORARY BANK WHERE MAXIMUM UPSLOPE LENGTH IS 80 METRES.

EARTH BANK - LOW FLOW (SD 5-5)



CONSTRUCTION NOTES

- PROHIBIT ALL TRAFFIC UNTIL THE ACCESS WAY IS CONSTRUCTED.
- STRIP ANY TOPSOIL AND PLACE A NEEDLE-PUNCHED TEXTILE OVER THE BASE OF THE CROSSING.
- PLACE CLEAN, RIGID, NON POLLUTING AGGREGATE OR GRAVEL IN THE 100mm TO 150mm SIZE CLASS OVER THE FABRIC TO A MINIMUM DEPTH OF 200mm.
- PROVIDE A 3m WIDE CARRIAGEWAY WITH SUFFICIENT LENGTH OF CULVERT PIPE TO ALLOW LESS THAN A 3(H): 1 (V) SLOPE ON SIDE BATTERS.
- INSTALL A LOWER SECTION TO ACT AS AN EMERGENCY SPILLWAY IN GREATER THAN DESIGN STORM EVENTS.
- ENSURE THAT CULVERT OUTLETS EXTEND BEYOND THE TOE OF FILL EMBANKMENTS.

TEMPORARY WATERWAY CROSSING (SD 5-1)

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT
G	ISSUED FOR APPROVAL	JR	AB	JH	22.07.24	PRINCIPLE LIVING
H	ISSUED FOR APPROVAL	RG	AB	JH	XX.XX.XX	
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PRINCIPLE LIVING

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ARCHITECT	CLIENT
EJE architecture	PRINCIPLE LIVING
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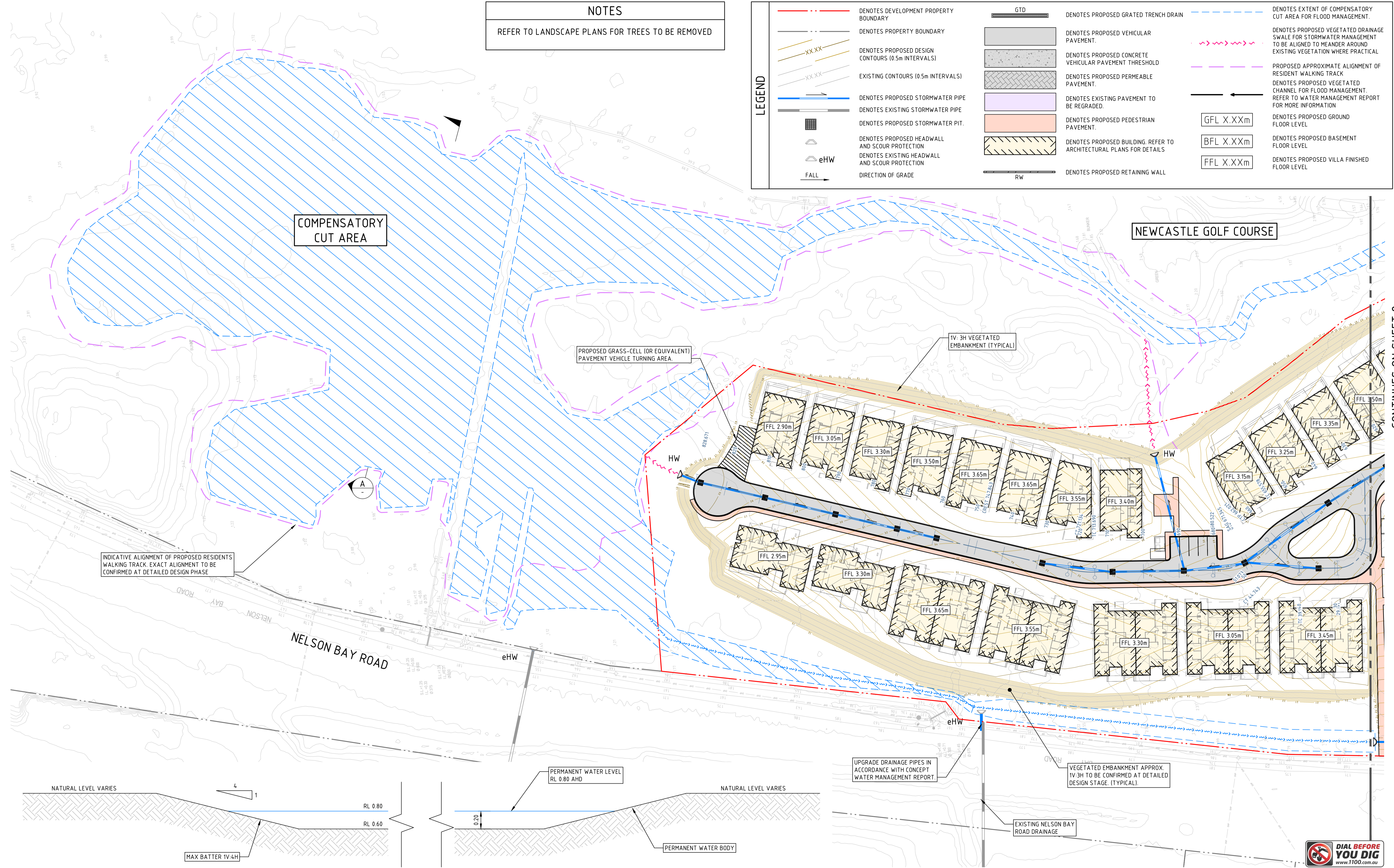
PROJECT
APPERLY VILLAGE NELSON BAY ROAD, FERN BAY. NSW. 2259.

DRAWING TITLE
EROSION AND SEDIMENT CONTROL DETAILS



APPROVAL

JOB NUMBER
NL166557
DRAWING NUMBER
DA-C02.02
REVISION
H
DRAWING SHEET SIZE = A1



NOTES

REFER TO LANDSCAPE PLANS FOR TREES TO BE REMOVED

**LEGEND**

- DENOTES DEVELOPMENT PROPERTY BOUNDARY
- DENOTES PROPERTY BOUNDARY
- DENOTES PROPOSED DESIGN CONTOURS (0.5m INTERVALS)
- EXISTING CONTOURS (0.5m INTERVALS)
- DENOTES PROPOSED STORMWATER PIPE
- DENOTES EXISTING STORMWATER PIPE
- DENOTES PROPOSED STORMWATER PIT.
- DENOTES PROPOSED HEADWALL AND SCOUR PROTECTION
- DENOTES EXISTING HEADWALL AND SCOUR PROTECTION
- DIRECTION OF GRADE
- DENOTES PROPOSED GRATED TRENCH DRAIN
- DENOTES PROPOSED VEHICULAR PAVEMENT.
- DENOTES PROPOSED CONCRETE VEHICULAR PAVEMENT THRESHOLD
- DENOTES PROPOSED PERMEABLE PAVEMENT.
- DENOTES EXISTING PAVEMENT TO BE REGRADED.
- DENOTES PROPOSED PEDESTRIAN PAVEMENT.
- DENOTES PROPOSED BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS
- DENOTES PROPOSED RETAINING WALL
- DENOTES EXTENT OF COMPENSATORY CUT AREA FOR FLOOD MANAGEMENT.
- DENOTES PROPOSED VEGETATED DRAINAGE SWALE FOR STORMWATER MANAGEMENT TO BE ALIGNED TO MEANDER AROUND EXISTING VEGETATION WHERE PRACTICAL
- PROPOSED APPROXIMATE ALIGNMENT OF RESIDENT WALKING TRACK
- DENOTES PROPOSED VEGETATED CHANNEL FOR FLOOD MANAGEMENT. REFER TO WATER MANAGEMENT REPORT FOR MORE INFORMATION
- DENOTES PROPOSED GROUND FLOOR LEVEL
- DENOTES PROPOSED BASEMENT FLOOR LEVEL
- DENOTES PROPOSED VILLA FINISHED FLOOR LEVEL

CONTINUES ON SHEET 2

VERIFIER: A.BROWN  
JOB MANAGER: A.BROWN  
DESIGNED: B.BROWN  
DRAWN: J.JAUB

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I	AMENDED FOR APPROVAL	BD	AB	JH	23.01.25

CLIENT

**PRINCIPLE LIVING**

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ARCHITECT

**EJE architecture**

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SCALE 1:20@A1  
SCALE 1:500@A1

0 0.2 0.4 0.6 0.8 1m  
0 5 10 15 20 25m

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PROJECT

**APPERLY VILLAGE**

**NELSON BAY ROAD, FERN BAY. NSW. 2259.**

DRAWING TITLE

**STORMWATER MANAGEMENT AND LEVELS PLAN - SHEET 1**

JOB NUMBER

**NL166557**

DRAWING NUMBER

**DA-C03.01**

REVISION

**G**

DRAWING SHEET SIZE = A1

CONTINUES ON SHEET 1

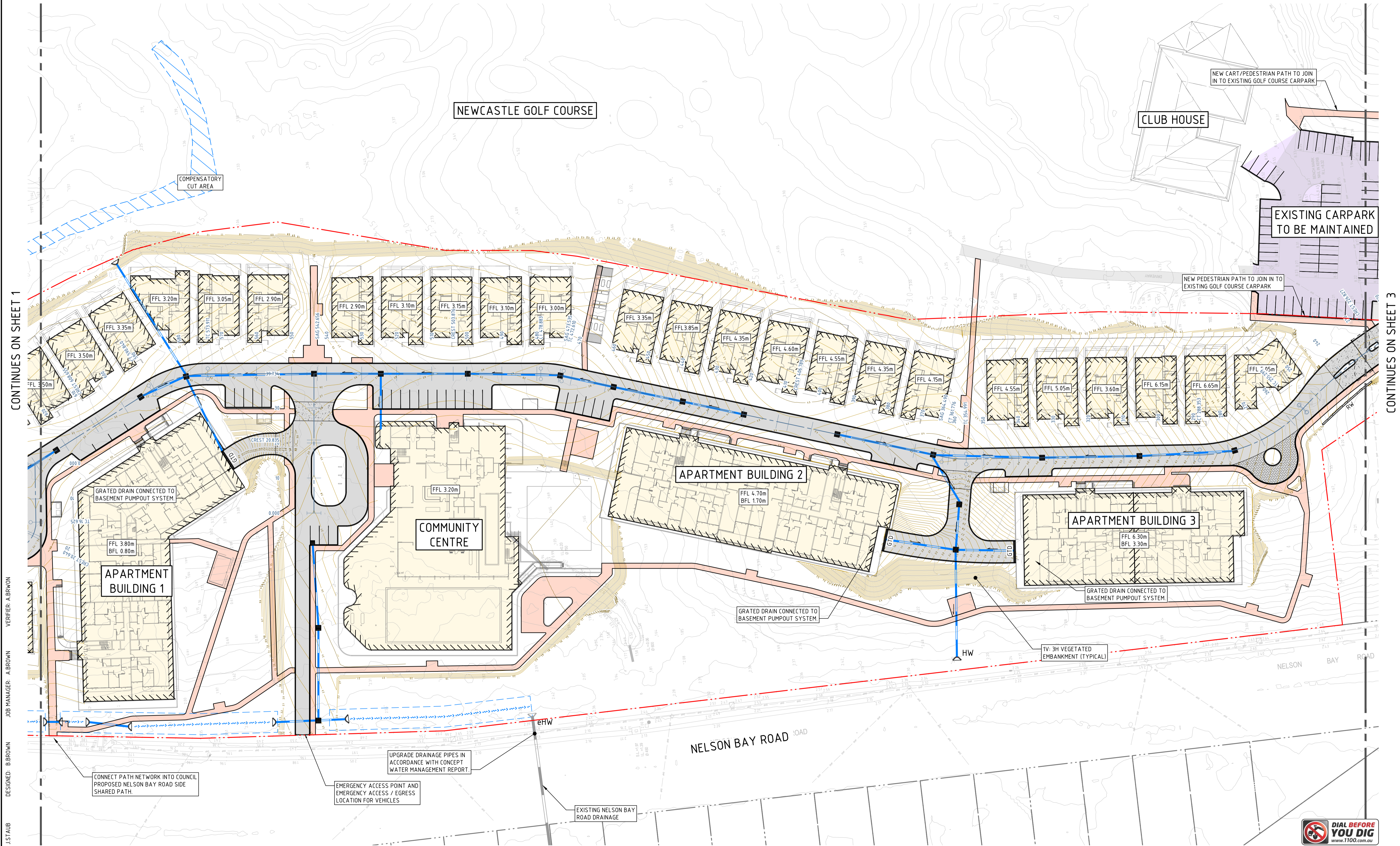
VERIFIER: A.BROWN

JOB MANAGER: A.BROWN

DESIGNED: B.BROWN

DRAWN: J.STAUB

CONTINUES ON SHEET 3



APPROVAL

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
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F	AMENDED FOR APPROVAL	RG	AB	JH	18.12.24

PRINCIPLE  
LIVING

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ARCHITECT

**EJE**  
architecture

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SCALE 1:500@A1

0 5 10 15 20 25m

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ABN 81 094 433 100

PROJECT

**APPERLY VILLAGE**

**NELSON BAY ROAD, FERN  
BAY. NSW. 2259.**

DRAWING TITLE

**STORMWATER MANAGEMENT AND  
LEVELS PLAN - SHEET 2**

JOB NUMBER

**NL166557**

DRAWING NUMBER

**DA-C03.02**

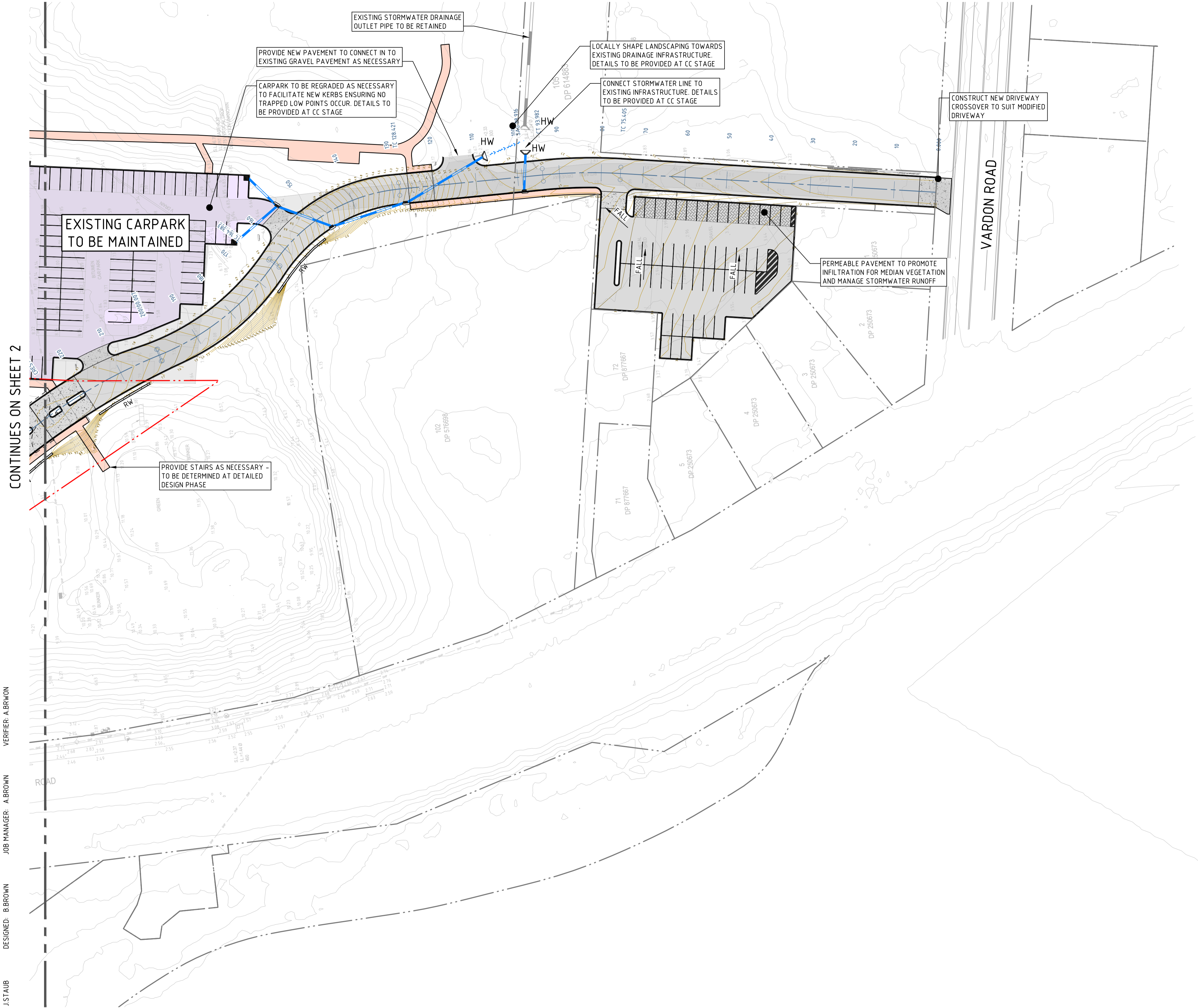
REVISION

**F**

DRAWING SHEET SIZE = A1

CONTINUES ON SHEET 2

DRAWN: J. STAUB  
DESIGNED: B. BROWN  
JOB MANAGER: A. BROWN  
VERIFIER: A. BROWN



APPROVAL

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
A	AMENDED FOR APPROVAL	RG	AB	JH	18.12.24

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ABN 81 094 433 100

PROJECT

APPERLY VILLAGE  
NELSON BAY ROAD, FERN BAY. NSW. 2259.

DRAWING TITLE

STORMWATER MANAGEMENT AND LEVELS PLAN - SHEET 3

JOB NUMBER

NL166557

DRAWING NUMBER

DA-C03.03

REVISION

A

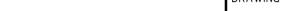
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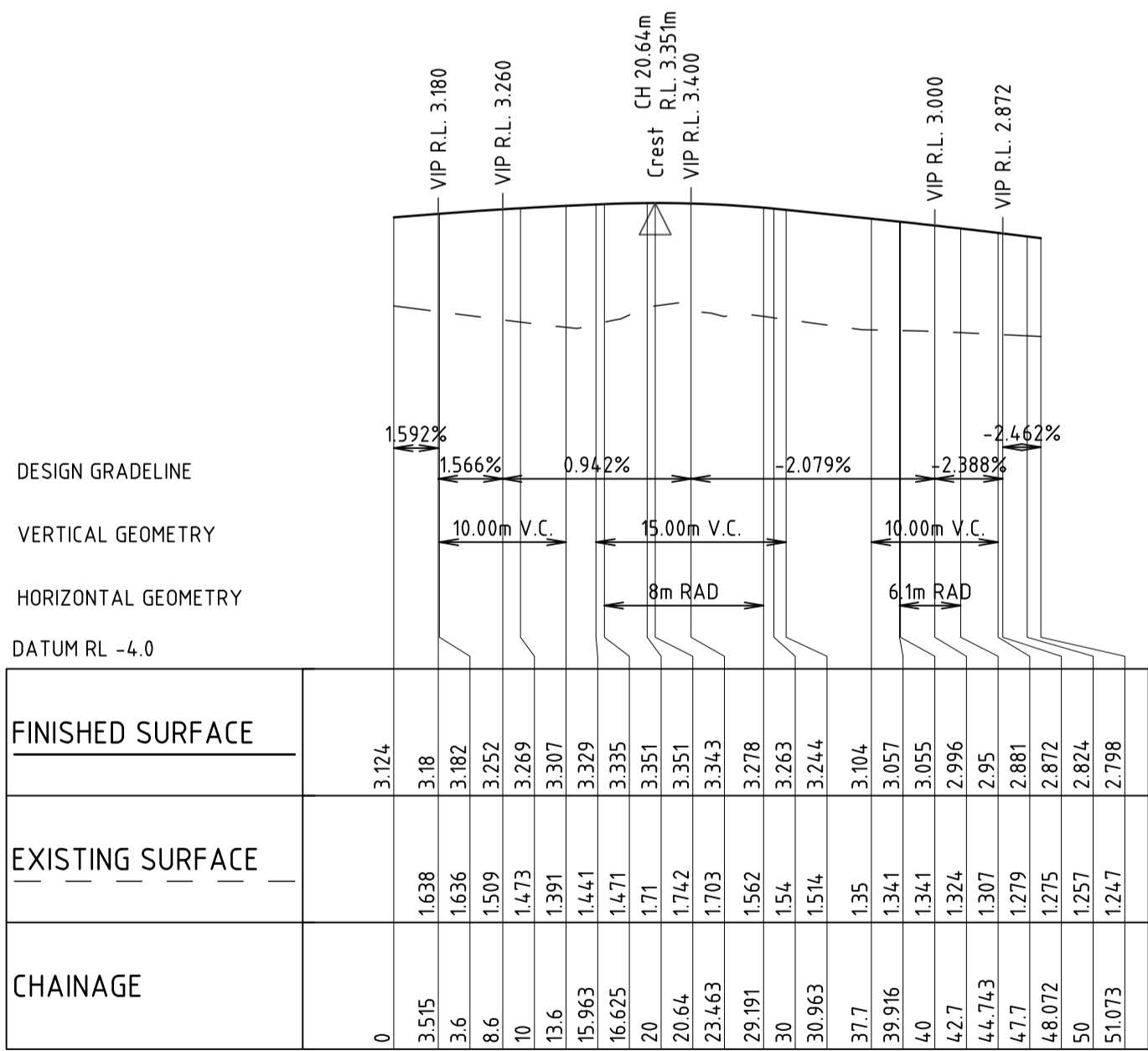
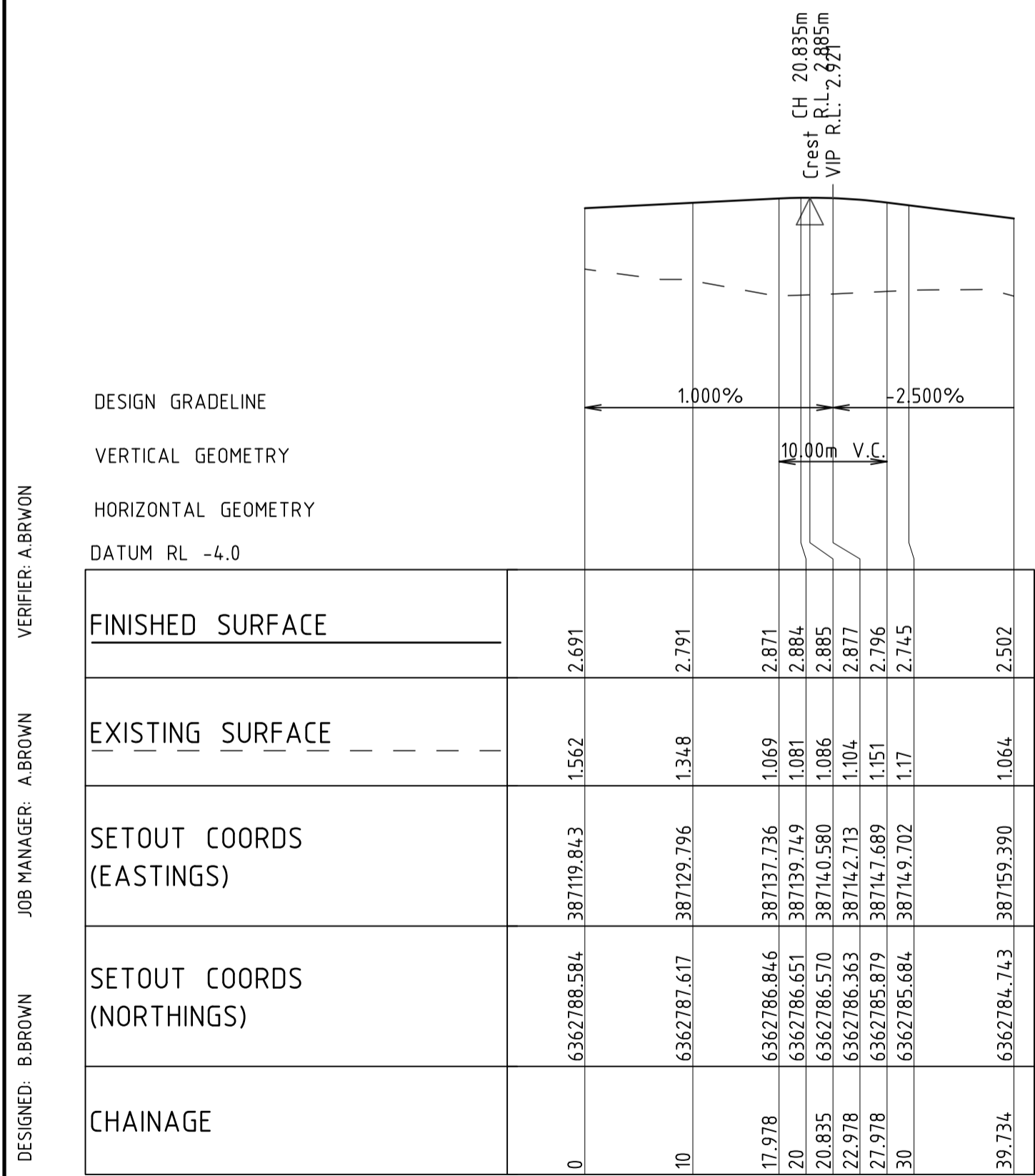
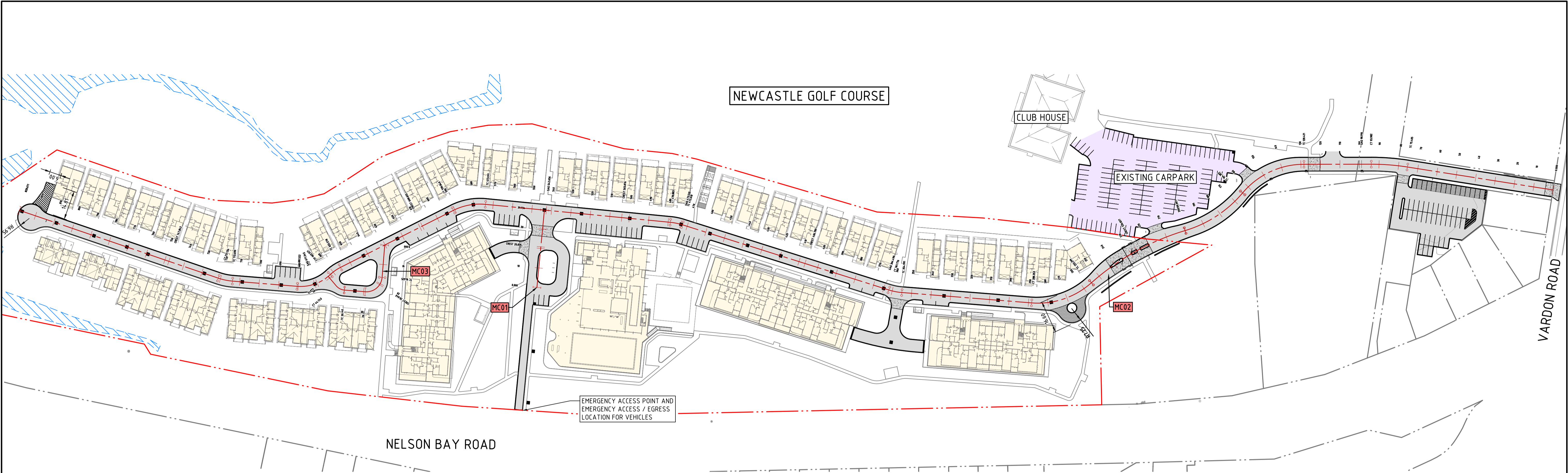
DRAWING  
REMOVED

DRAWN: J STAUB  
DESIGNED: B BROWN  
JOB MANAGER: A BROWN  
VERIFIER: A BROWN

REVISION						CLIENT	ARCHITECT	SCALE 1:150 @ A1	ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WORK. NORTHROP ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR SCALE OF DRAWINGS TRANSFERRED ELECTRONICALLY. THIS DRAWING MAY HAVE BEEN PREPARED USING COLOUR, AND MAY BE INCOMPLETE IF COPIED TO BLACK & WHITE.	PROJECT	DRAWING TITLE	APPROVAL	
REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE							JOB NUMBER	
D	ISSUED FOR APPROVAL	JR	AB	JH	22.07.24							NL166557	
E	AMENDED FOR APPROVAL	RG	AB	JH	18.12.24							DRAWING NUMBER	REVISION
												DA-C03.11	E
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REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT	ARCHITECT	PROJECT	DRAWING TITLE	JOB NUMBER			
B	ISSUED FOR APPROVAL	JR	AB	JH	22.07.24			 <p>Level 1, 215 Pacific Hwy, Charlestown NSW 2290 Ph (02) 4943 1777 Email <a href="mailto:newcastle@northrop.com.au">newcastle@northrop.com.au</a> ABN 81 094 433 100</p>	<p><b>APPERLY VILLAGE</b></p> <p><b>NELSON BAY ROAD, FERN BAY. NSW. 2259.</b></p>	<p><b>NL166557</b></p>			
C	AMENDED FOR APPROVAL	RG	AB	JH	18.12.24						 <p>Level 1, 215 Pacific Hwy, Charlestown NSW 2290 Ph (02) 4943 1777 Email <a href="mailto:newcastle@northrop.com.au">newcastle@northrop.com.au</a> ABN 81 094 433 100</p>	<p><b>DRAWING REMOVED</b></p>	<p><b>DA-C03.12</b></p>



LEGEND

- DENOTES DEVELOPMENT PROPERTY BOUNDARY
- DENOTES PROPERTY BOUNDARY
- DENOTES PROPOSED VEHICULAR PAVEMENT.
- DENOTES CONTROL LINE AND CHAINAGE.

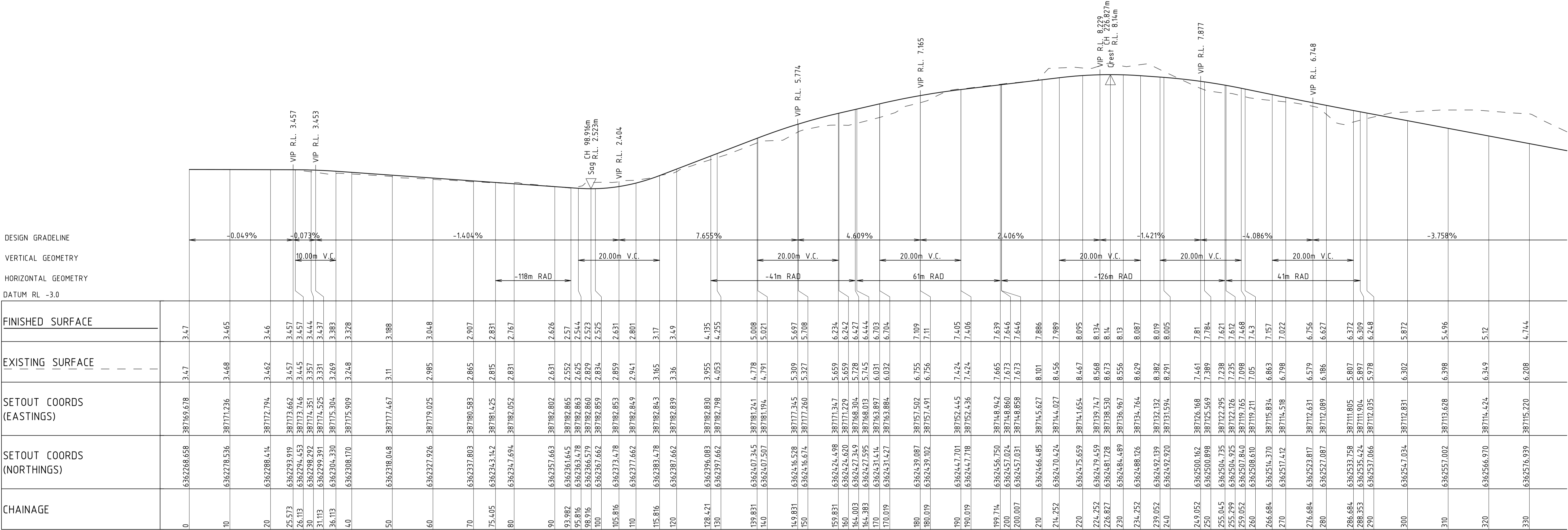
DRAWN: J. STAUB

DESIGNED: B. BROWN

JOB MANAGER: A. BROWN

VERIFIER: A. BROWN

DESIGN GRADELINE  
VERTICAL GEOMETRY  
HORIZONTAL GEOMETRY  
DATUM RL -3.0




LONGITUDINAL SECTION ALONG MC02

HORIZONTAL SCALE 1:500@A1  
VERTICAL SCALE 1:100@A1

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
G	ISSUED FOR APPROVAL	JR	AB	JH	22.07.24
H	AMENDED FOR APPROVAL	RG	AB	JH	18.12.24



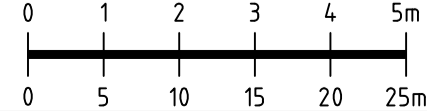
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SCALE 1:100 @ A1  
SCALE 1:500 @ A1





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ABN 81 094 433 100

PROJECT

**APPERLY VILLAGE**

**NELSON BAY ROAD, FERN BAY. NSW. 2259.**

DRAWING TITLE

**ROAD LONG SECTIONS - MC02 - SHEET 1**

JOB NUMBER

**NL166557**

DRAWING NUMBER

**DA-C03.22**

REVISION



**H**

DRAWING SHEET SIZE = A1

CLIENT

**PRINCIPLE  
LIVING**

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<p>SCALE 1:100 @ A1</p> <p>SCALE 1:500 @ A1</p>	
	

PROJECT

**APPERLY VILLAGE**

**NELSON BAY ROAD, FERN  
BAY. NSW. 2259.**

JOB NUMBER	
<b>NL166557</b>	
DRAWING NUMBER	REVISION
<b>DA-C03.23</b>	<b>A</b>
DRAWING SHEET SIZE = A1	



## APPROVAL

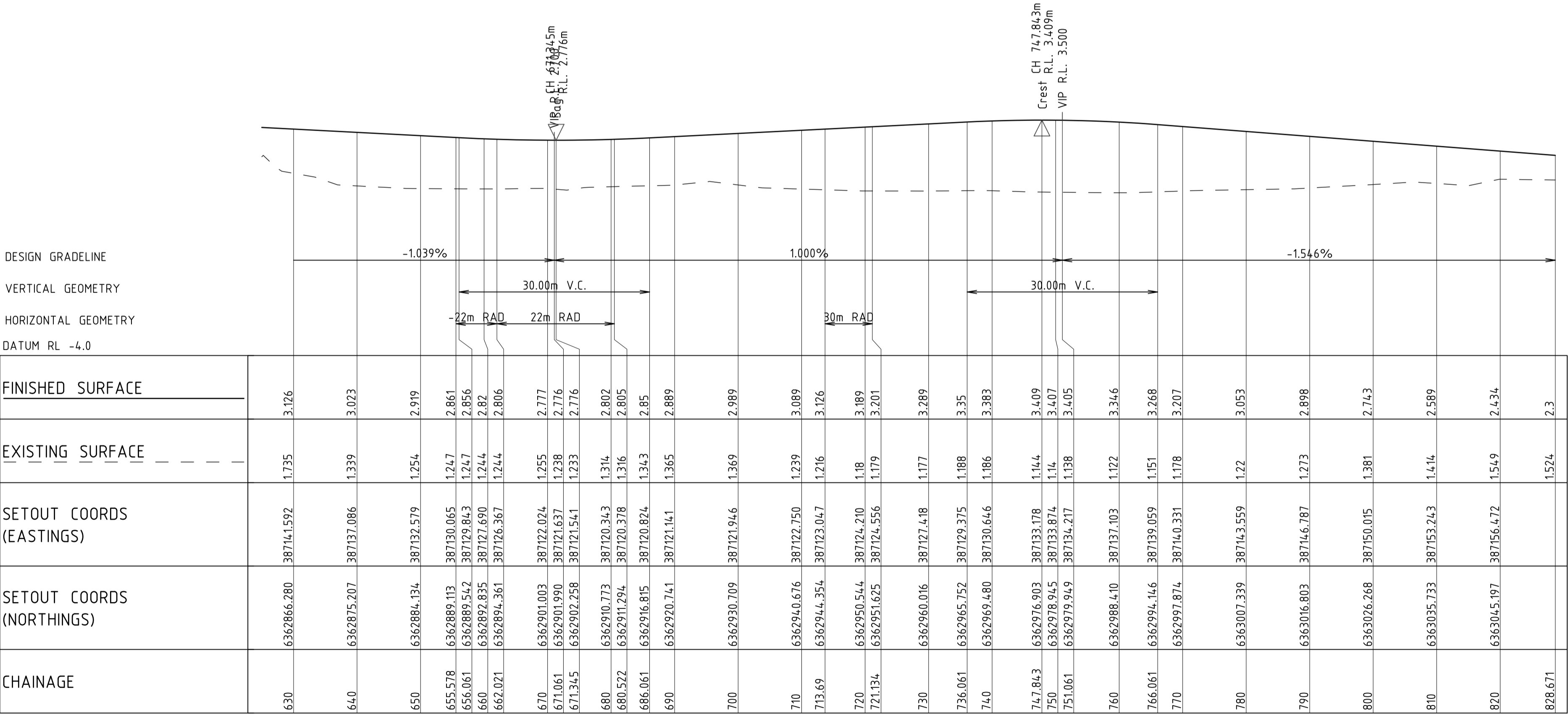
DRAWN: J. STAUB

DESIGNED: B. BROWN

JOB MANAGER: A. BROWN

VERIFIER: A. BROWN

DESIGN GRADELINE  
VERTICAL GEOMETRY  
HORIZONTAL GEOMETRY  
DATUM RL -4.0



LONGITUDINAL SECTION ALONG MC02 (cont)

HORIZONTAL SCALE 1:500@A1  
VERTICAL SCALE 1:100@A1

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A	AMENDED FOR APPROVAL	RG	AB	JH	18.12.24

PRINCIPLE  
LIVING

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SCALE 1:100 @ A1  
SCALE 1:500 @ A1

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ABN 81 094 433 100

PROJECT

APPERLY VILLAGE  
NELSON BAY ROAD, FERN  
BAY. NSW. 2259.

DRAWING TITLE

ROAD LONG SECTIONS -  
MC02 - SHEET 3

JOB NUMBER

NL166557

DRAWING NUMBER

DA-C03.24

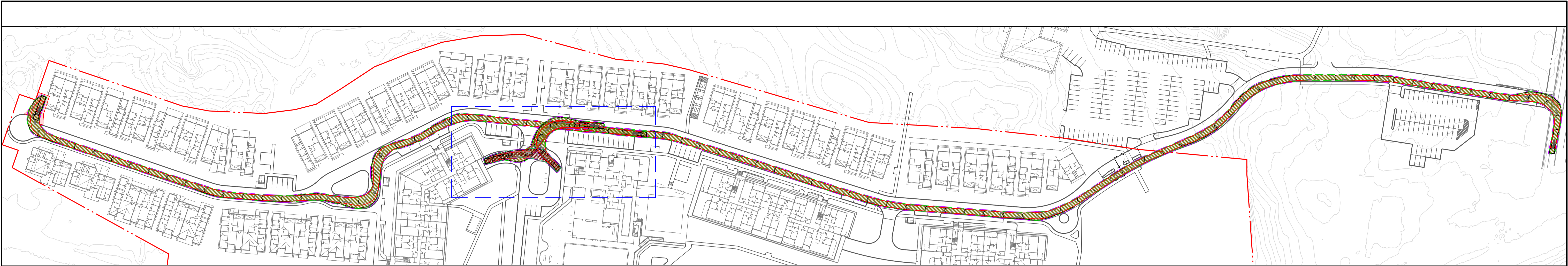
REVISION

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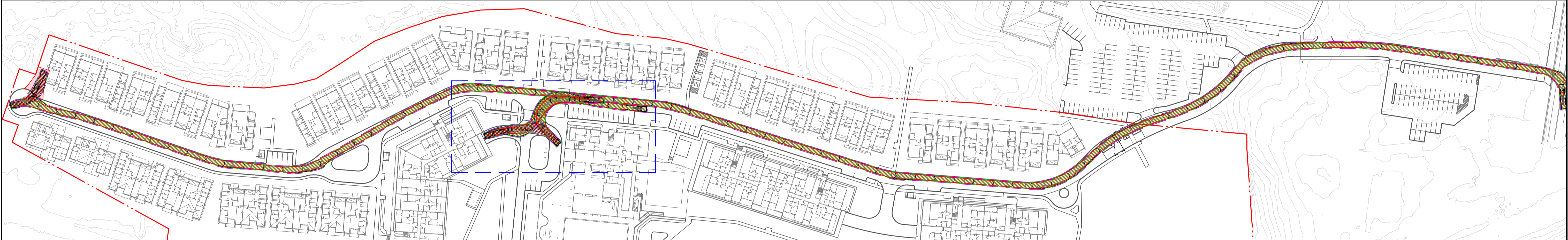
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APPROVAL

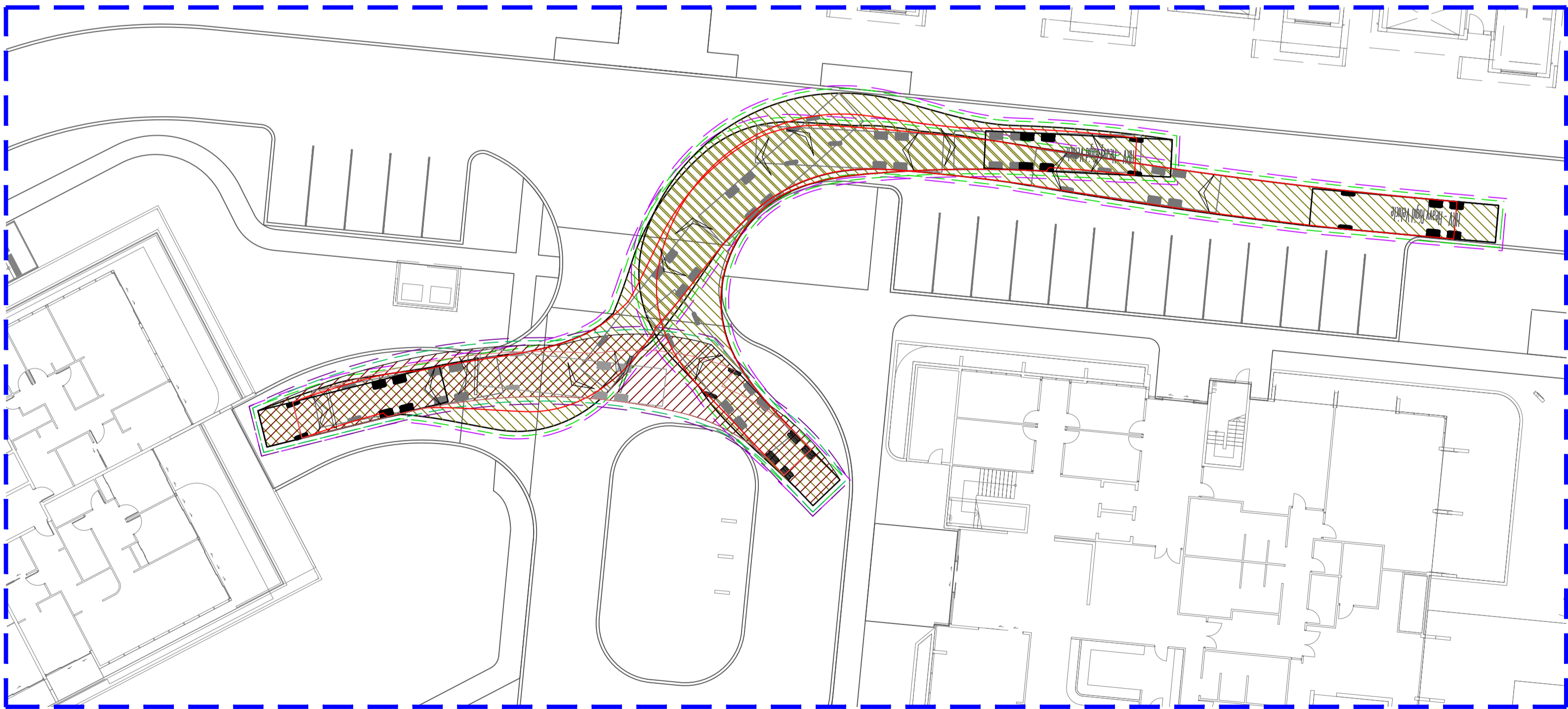




HRV SOUTHERN SITE ENTRY



HRV SOUTHERN SITE EXIT



HRV TURNING MANEUVER

DRAWN: J. STAUB  
DESIGNED: B. BROWN  
JOB MANAGER: A. BROWN  
VERIFIER: A. BROWN

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
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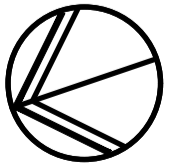
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LIVING

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ARCHITECT

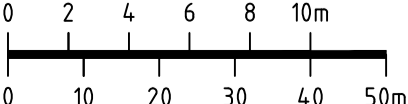


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SCALE 1:250@A1  
SCALE 1:100@A1





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ABN 81 094 433 100

PROJECT

**APPERLY VILLAGE**  
**NELSON BAY ROAD, FERN  
BAY. NSW. 2259.**

DRAWING TITLE

**TURNING PATH PLAN - SHEET 2**

JOB NUMBER

**NL166557**

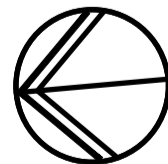
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**DA-C03.92**

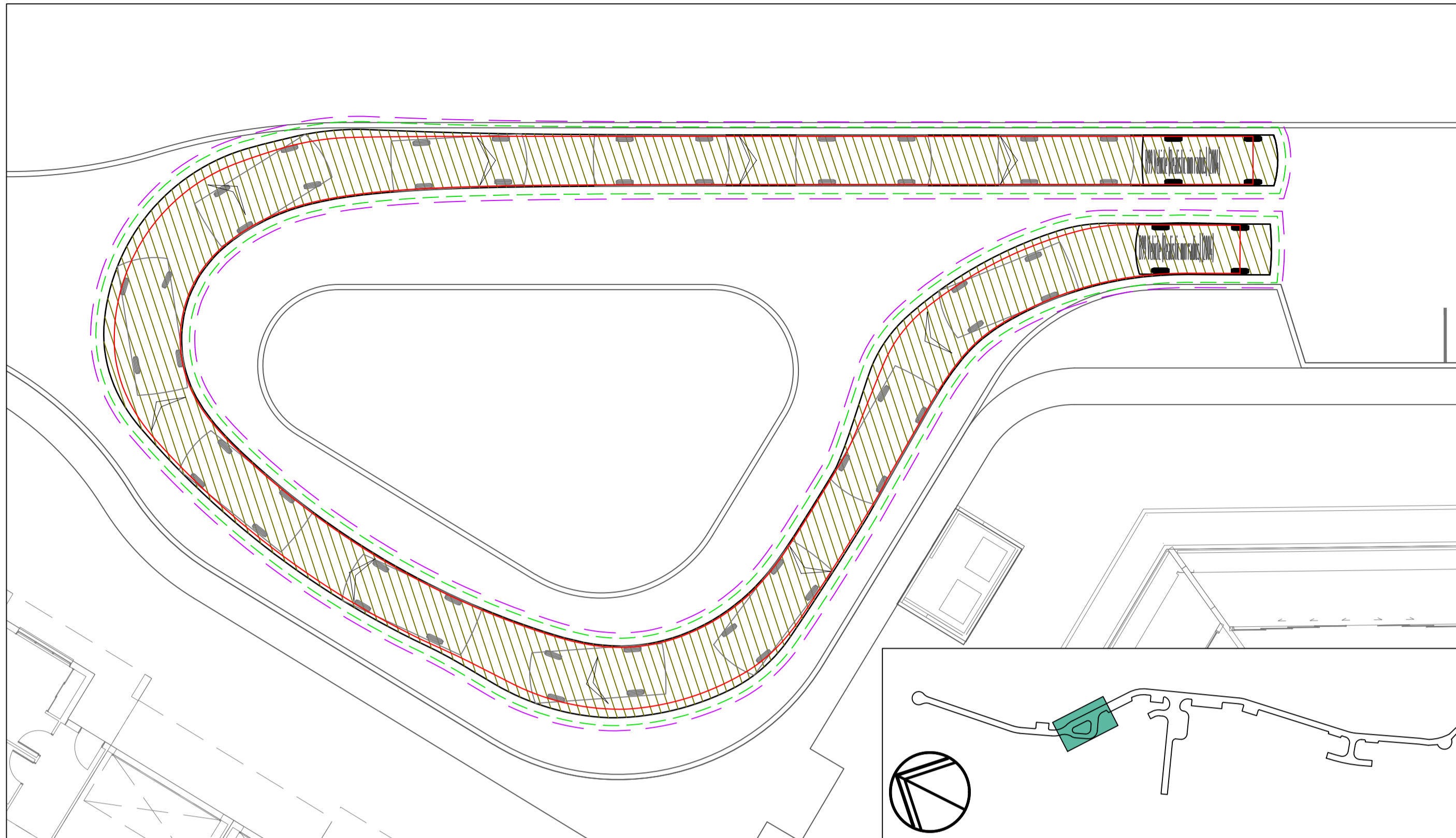
REVISION

**A**

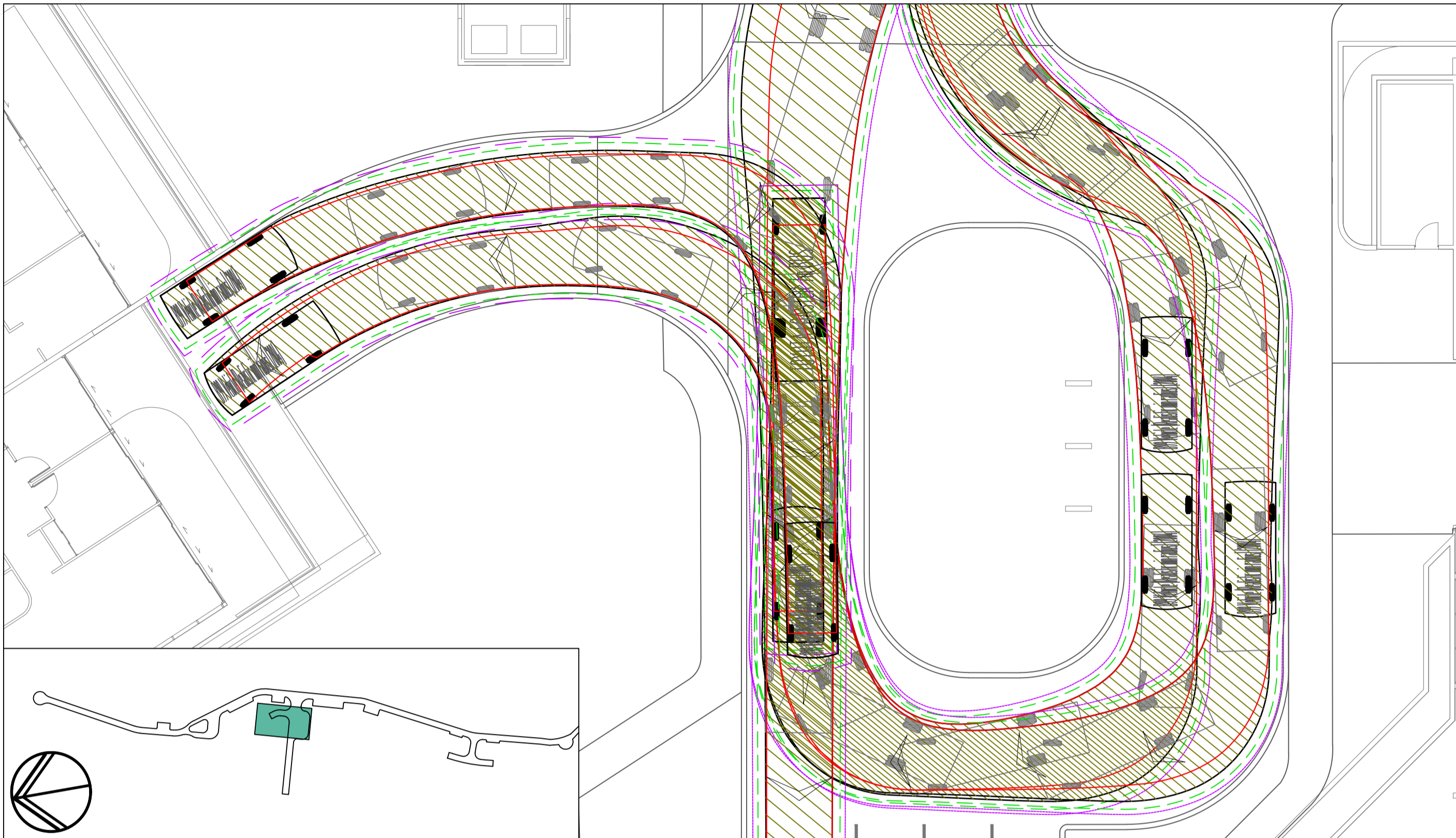
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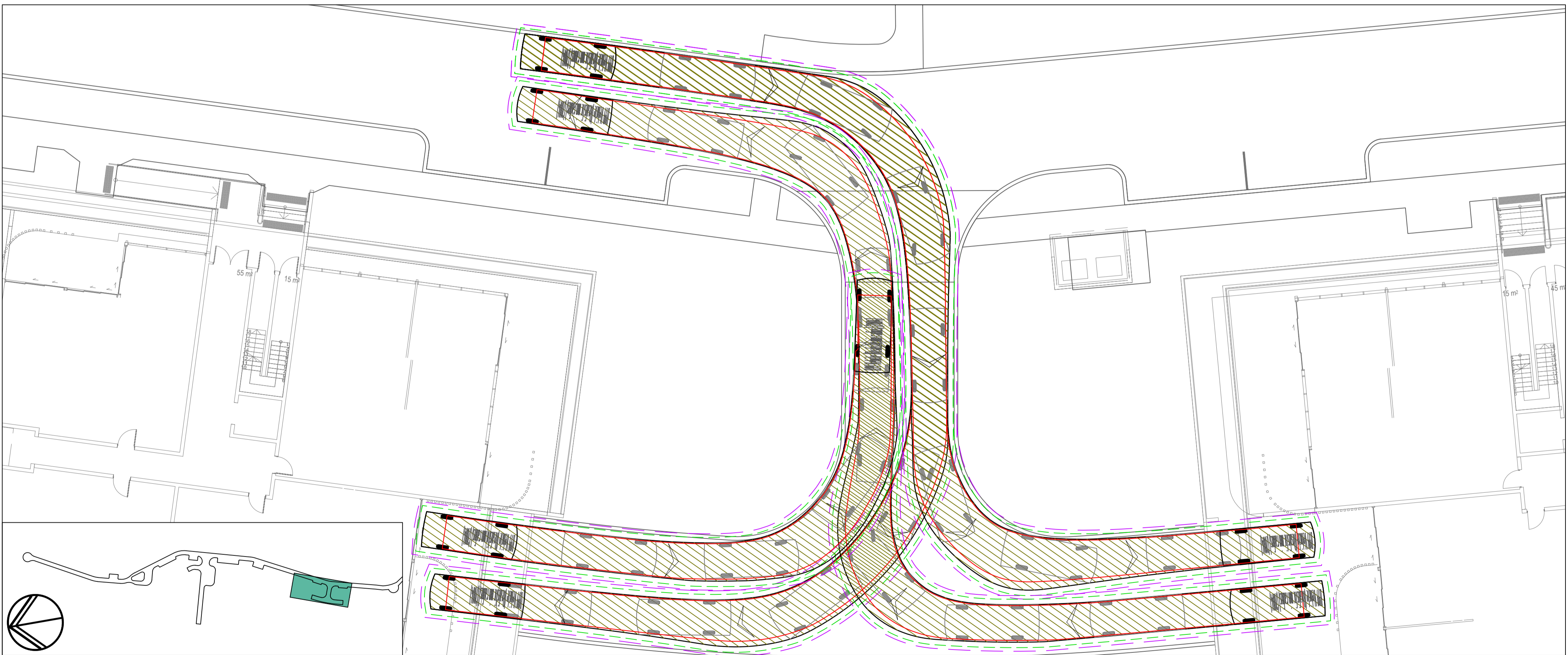
APPROVAL



B99 MC02 SWEPT PATH - B99 MOVEMENT 1



B99 MC01 BASEMENT ENTRY AND EXIT SWEPT PATH - B99 MOVEMENT 2



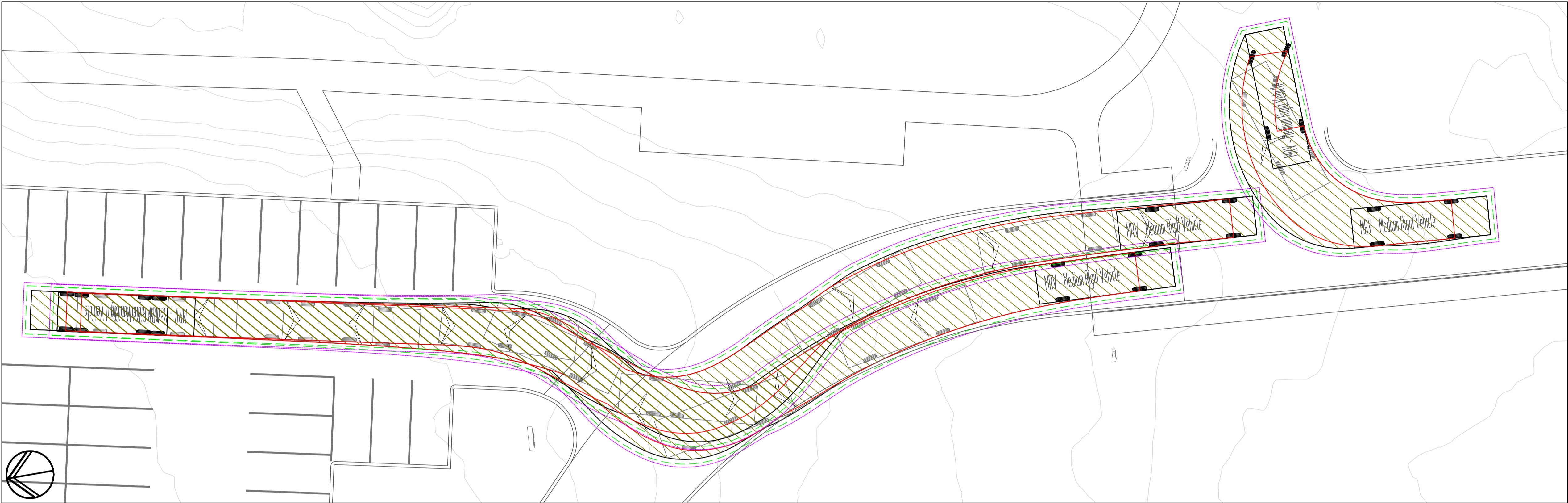
B99 MC02 BASEMENT ENTRY AND EXIT SWEPT PATH - B99 MOVEMENT 3

DRAWN: J. STAUB  
DESIGNED: B. BROWN  
JOB MANAGER: A. BROWN  
VERIFIER: A. BROWN

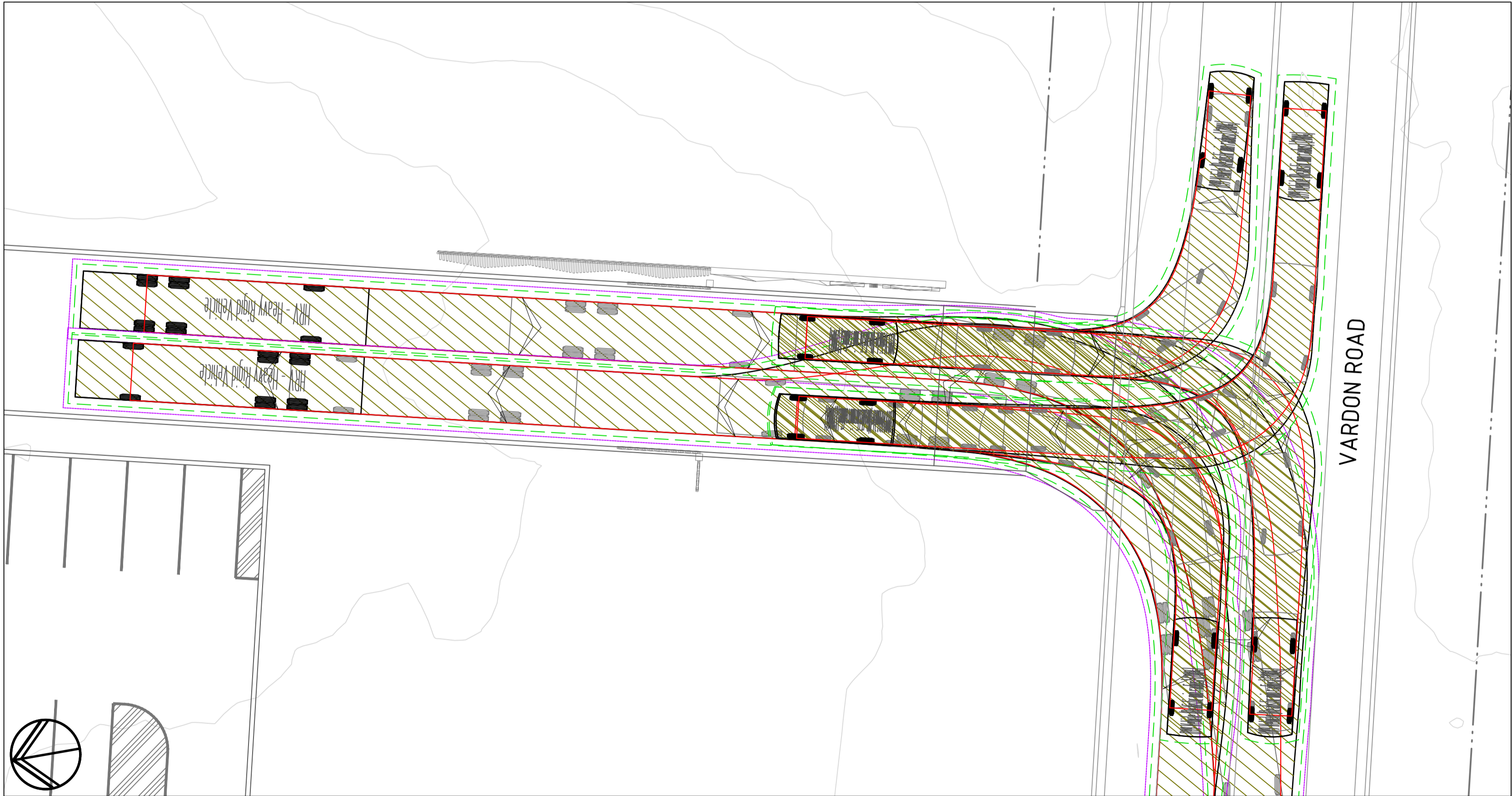
REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT	ARCHITECT	SCALE	PROJECT	DRAWING TITLE	JOB NUMBER
D	ISSUED FOR APPROVAL	JR	AB	JH	22.07.24	PRINCIPLE LIVING	EJE architecture	SCALE 1:150 @ A1	PROJECT APPERLY VILLAGE NELSON BAY ROAD, FERN BAY. NSW. 2259.	DRAWING TITLE TURNING PATH PLAN - SHEET 3	JOB NUMBER NL166557
E	AMENDED FOR APPROVAL	RG	AB	JH	18.12.24						
						DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS VERIFICATION SIGNATURE HAS BEEN ADDED	THE COPYRIGHT OF THIS DRAWING REMAINS WITH NORTHROP CONSULTING ENGINEERS PTY LTD	0 1.5 3 4.5 6 7.5m			DRAWING NUMBER DA-C03.93
											REVISION E
											DRAWING SHEET SIZE = A1

APPROVAL

DRAWN: J. STAUB    DESIGNED: B. BROWN    JOB MANAGER: A. BROWN    VERIFIER: A. BROWN



MRV MOVEMENTS



SITE ENTRY MOVEMENTS

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT	ARCHITECT	SCALE	PROJECT	DRAWING TITLE	JOB NUMBER
A	AMENDED FOR APPROVAL	RG	AB	JH	18.12.24	PRINCIPLE LIVING	EJE architecture	1:150 @ A1	APPERLY VILLAGE	TURNING PATH PLAN - SHEET 4	NL166557
						DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS VERIFICATION SIGNATURE HAS BEEN ADDED	THE COPYRIGHT OF THIS DRAWING REMAINS WITH NORTHROP CONSULTING ENGINEERS PTY LTD	0 1.5 3 4.5 6 7.5m	NELSON BAY ROAD, FERN BAY. NSW. 2259.		DRAWING NUMBER
											DA-C03.94
											REVISION
											A
											DRAWING SHEET SIZE ± A1

APPROVAL

- NOTES
1.

THE BULK EARTHWORKS CUT/FILL VOLUMES ARE A COMPARISON OF THE EXISTING NATURAL SURFACE (BASED ON A COMBINATION OF DETAILED SURVEY AND LIDAR) THAT HAS BEEN STRIPPED (200mm AVERAGE DEPTH), COMPARED TO THE PROPOSED BULK FINISHED SURFACE. NO ALLOWANCE HAS BEEN MADE FOR:

a. BULKING FACTORS

b. UNSUITABLE MATERIAL

c. DETAILED EXCAVATION

d. TEMPORARY EXCAVATIONS, BATTERS, ETC

2.

THE COMPARISON IS PARTLY BASED UPON LIDAR, HENCE THEY ARE APPROXIMATE ONLY AND ARE RELIANT UPON THE ACCURACY OF THE LIDAR. DETAILED SURVEY SHOULD BE REQUIRED TO CONFIRM EARTHWORKS ON ALL PARTS OF THE SITE AT THE DETAILED DESIGN STAGE.

3.

EXPECTED EARTHWORKS VOLUMES:

a. TOPSOIL STRIP

b. BULK CUT

c. BULK FILL

d. BALANCE CUT/FILL

13,319m<sup>3</sup>

40,988m<sup>3</sup>

38,601m<sup>3</sup>

2,387m<sup>3</sup> (EXCESS)
- LEGEND

0.28

DENOTES FILL DEPTH

-0.76

DENOTES CUT DEPTH

XX.XX

CUT / FILL CONTOURS  
(0.1m INTERVALS)
- Surface Analysis: Elevation Ranges

Number	Color	Minimum Elevation (m)	Maximum Elevation (m)
1		-5.000	-2.500
2		-2.500	-2.000
3		-2.000	-1.500
4		-1.500	-1.000
5		-1.000	-0.500
6		-0.500	-0.250
7		-0.250	-0.100
8		-0.100	0.000
9		0.000	0.100
10		0.100	0.250
11		0.250	0.500
12		0.500	1.000
13		1.000	1.500
14		1.500	3.000
- NEWCASTLE GOLF COURSE

CLUB HOUSE

EXISTING CARPARK

NELSON BAY ROAD

VARDON ROAD

COMPENSATORY CUT AREA. REFER TO STORMWATER MANAGEMENT REPORT

PROPOSED EARTH BUND INDICATIVELY SHOWN WITH TOP OF WALL HEIGHT 2.25m AHD TO BE CONSTRUCTED. REFER TO WATER MANAGEMENT FLOOD REPORT FOR ADDITIONAL INFORMATION.

LOCALISED EXCAVATION AS REQUIRED TO CONSTRUCT STORMWATER SWALE. REFER TO WATER MANAGEMENT REPORT FOR MORE DETAILS.

LOCALISED EXCAVATION AS REQUIRED TO CONSTRUCT STORMWATER SWALE. REFER TO WATER MANAGEMENT REPORT FOR MORE DETAILS.

LOCALISED EXCAVATION AS REQUIRED TO CONSTRUCT STORMWATER SWALE. REFER TO WATER MANAGEMENT REPORT FOR MORE DETAILS.

LOCALISED EXCAVATION AS REQUIRED TO CONSTRUCT STORMWATER SWALE. REFER TO WATER MANAGEMENT REPORT FOR MORE DETAILS.

CUT

FILL
- VERIFIER: A.BROWN

JOB MANAGER: A.BROWN

DESIGNED: B.BROWN

DRAWN: J.STAUB
- | REVISION | DESCRIPTION          | ISSUED | VER'D | APP'D | DATE     |
|----------|----------------------|--------|-------|-------|----------|
| G        | ISSUED FOR APPROVAL  | JR     | AB    | JH    | 22.07.24 |
| H        | AMENDED FOR APPROVAL | RG     | AB    | JH    | 18.12.24 |
|          |                      |        |       |       |          |
|          |                      |        |       |       |          |
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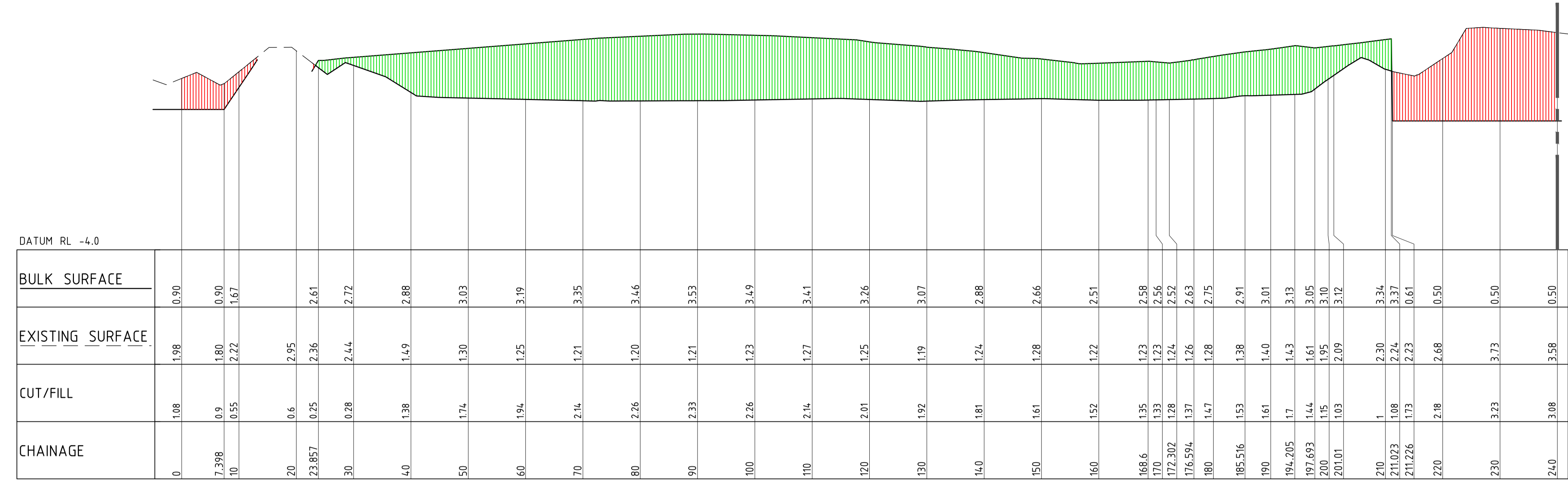
ABN 81 094 433 100
- PROJECT
- APPERLY VILLAGE

NELSON BAY ROAD, FERN BAY. NSW. 2259.
- DRAWING TITLE
- BULK EARTHWORKS PLAN
- APPROVAL
- JOB NUMBER
- NL166557
- DRAWING NUMBER
- DA-C04.01
- REVISION
- H
- DRAWING SHEET SIZE = A1

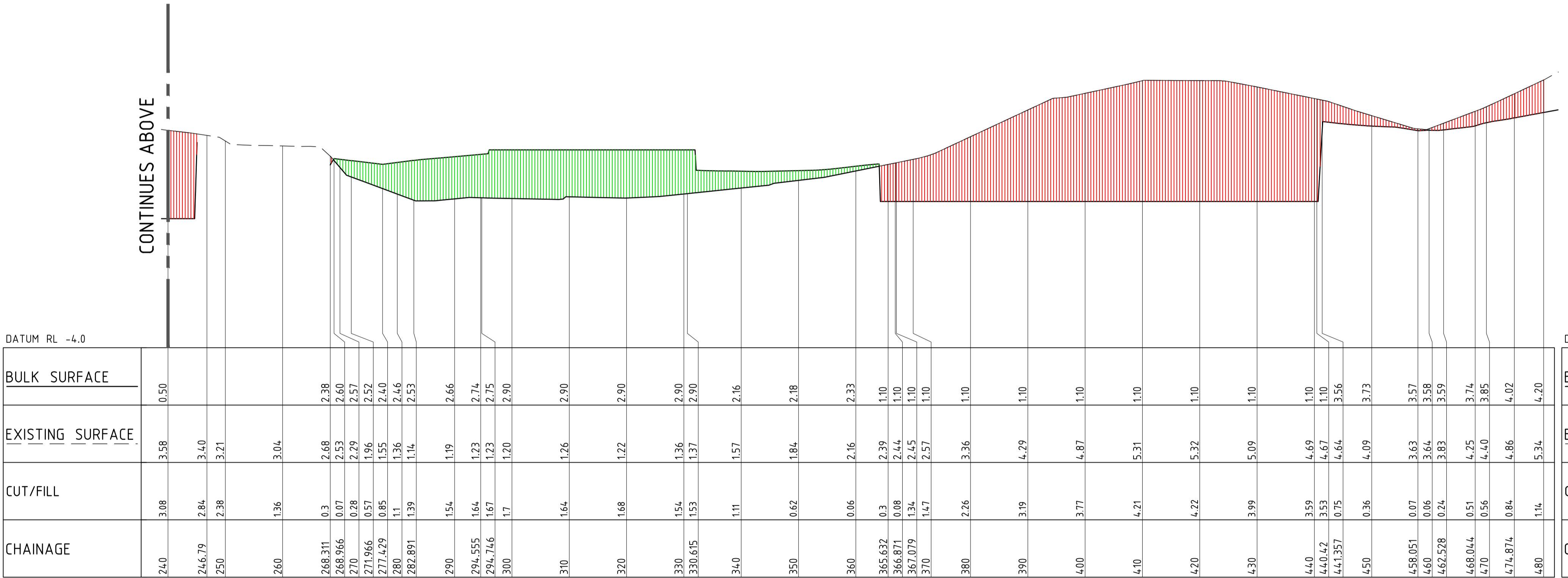


REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT	ARCHITECT	PROJECT		DRAWING TITLE	JOB NUMBER					
G	ISSUED FOR APPROVAL	JR	AB	JH	22.07.24			<p>ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WORK.</p> <p>NORTHROP ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR SCALE OF DRAWINGS TRANSFERRED ELECTRONICALLY.</p> <p>THIS DRAWING MAY HAVE BEEN PREPARED USING COLOUR, AND MAY BE INCOMPLETE IF COPIED TO BLACK &amp; WHITE.</p>	 <p>Level 1, 215 Pacific Hwy, Charlestown NSW 2290 Ph (02) 4943 1777 Email newcastle@northrop.com.au ABN 81 094 433 100</p>	<p>APPERLY VILLAGE</p> <p><b>NELSON BAY ROAD, FERN BAY, NSW. 2259.</b></p>	<p><b>BULK EARTHWORKS SITE SECTIONS - SHEET 1</b></p>	<p><b>NL166557</b></p>				
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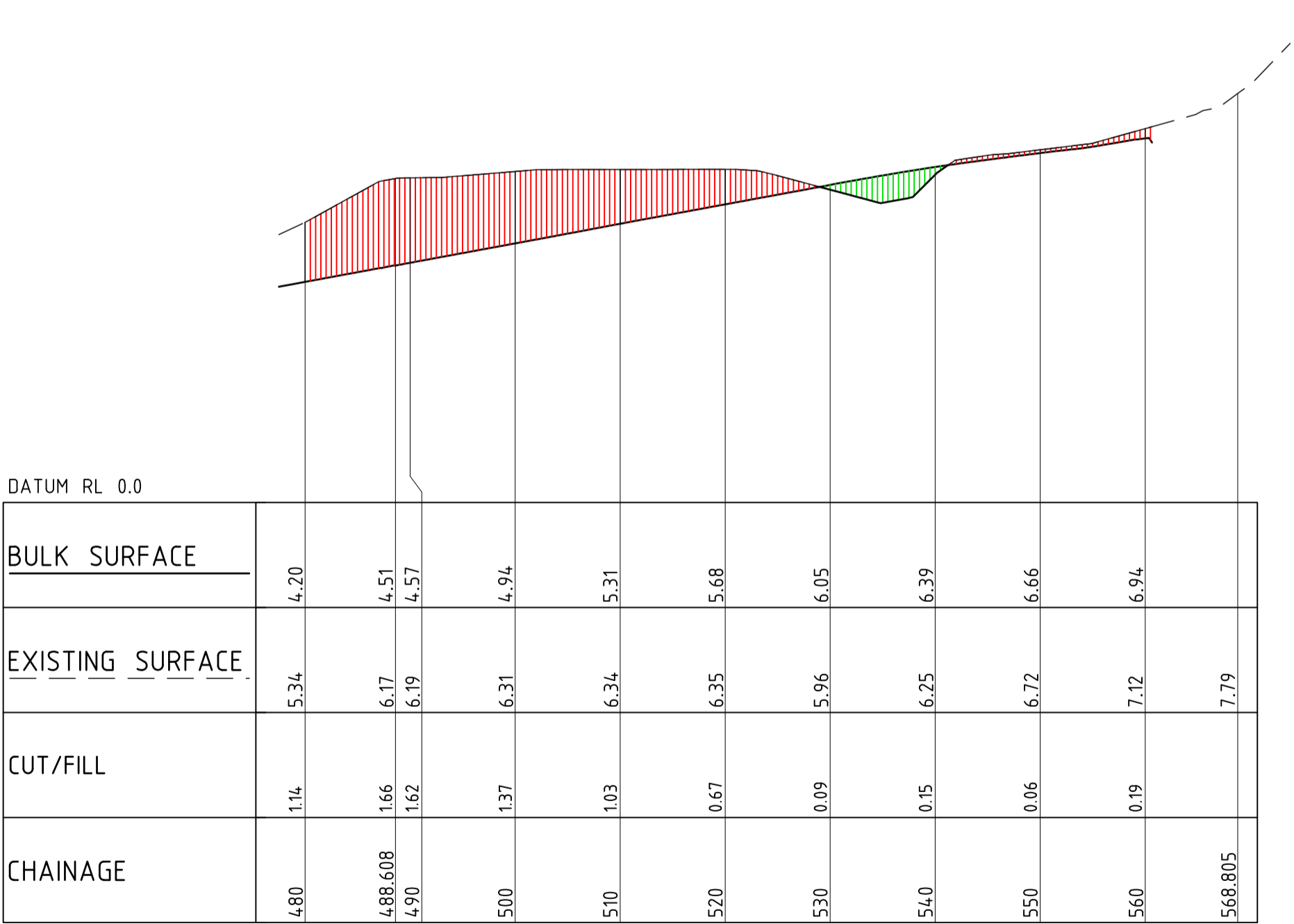
DRAWN: J. STAUB  
 DESIGNED: B. BROWN  
 JOB MANAGER: A. BROWN  
 VERIFIER: A. BROWN



LONGITUDINAL SECTION ALONG BE SITE SECTION C  
 HORIZONTAL SCALE 1:500@A1  
 VERTICAL SCALE 1:100@A1



LONGITUDINAL SECTION ALONG BE SITE SECTION C (cont)  
 HORIZONTAL SCALE 1:500@A1  
 VERTICAL SCALE 1:100@A1



LONGITUDINAL SECTION ALONG BE SITE SECTION C (cont)  
 HORIZONTAL SCALE 1:500@A1  
 VERTICAL SCALE 1:100@A1

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
B	ISSUED FOR APPROVAL	JR	AB	JH	22.07.24

PRINCIPLE  
LIVING

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ARCHITECT

EJE  
architecture

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PROJECT

APPERLY VILLAGE

NELSON BAY ROAD, FERN  
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DRAWING TITLE

BULK EARTHWORKS SITE SECTIONS  
- SHEET 2

JOB NUMBER

NL166557

DRAWING NUMBER

DA-C04.12

REVISION

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