

ALTERATIONS AND ADDITIONS

at: 6 MITCHELL ROAD, PALM BEACH

for: ROGER BAIN

Architect: STEPHEN LESIUK ARCHITECT

Prepared By:

NB Consulting Engineers
STRUCTURAL - CIVIL - STORMWATER - REMEDIAL
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DRAWING SCHEDULE:

C01 - DRIVEWAY ACCESS PLAN - SHEET 1
C02 - DRIVEWAY ACCESS PLAN - SHEET 2
C02 - PROPOSED CONTOUR LAYOUT PLAN (APPROXIMATE)

C10 - LONGITUDINAL SECTIONS - SHEET 1
C11 - LONGITUDINAL SECTIONS - SHEET 2
C12 - LONGITUDINAL SECTIONS - SHEET 3
C13 - LONGITUDINAL SECTIONS - SHEET 4
C14 - LONGITUDINAL SECTIONS - SHEET 5

C20 - 3D VIEWS (APPROXIMATE)

C30 - SWEEP PATH ANALYSIS LAYOUT PLAN - SHEET 1

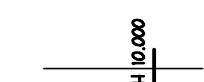
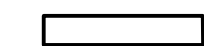
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191031

REV A - 25/10/2019

LEGEND:

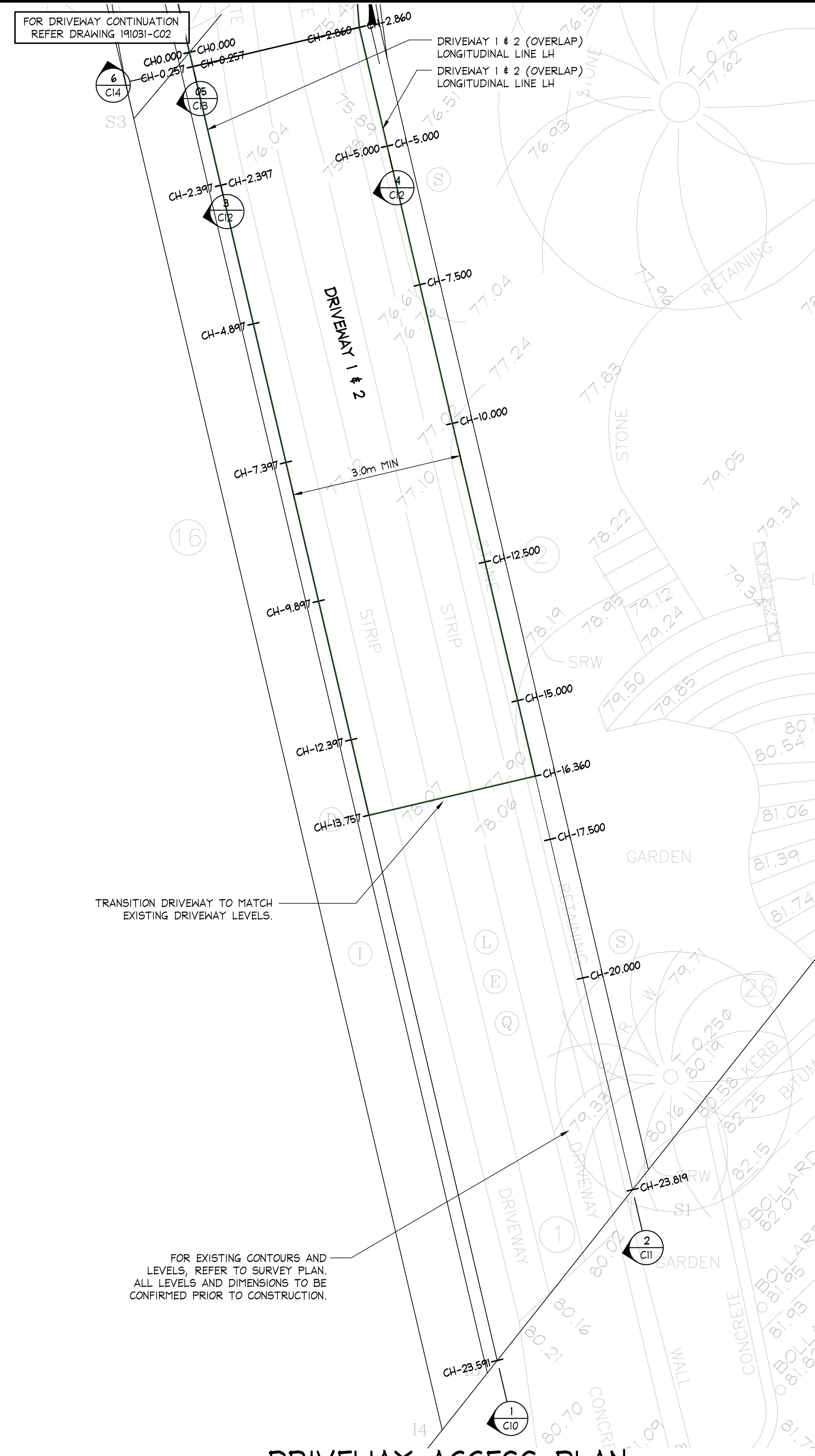
-  CHAINAGES
-  PROPOSED DRIVEWAY OUTLINE

CIVIL NOTES:

1. FOR EXISTING CONTOURS AND LEVELS. REFER SURVEY PLAN. ALL LEVELS AND DIMENSIONS TO BE CONFIRMED PRIOR TO CONSTRUCTION.
2. PRIOR APPROVAL MAY BE REQUIRED WITH RELEVANT AUTHORITIES PRIOR TO RETAINING WALLS, SHORING, BATTERS & DRAINAGE IMPACTING NEIGHBOURING PROPERTIES AND INFRASTRUCTURE BEYOND BOUNDARIES.
3. STORMWATER AND DRAINAGE BY OTHERS TO AS3500.
4. STORMWATER FLOOD ANALYSIS AND/OR FREEBOARD LEVELS IF REQUIRED HAVE NOT BEEN PROVIDED FOR THIS CIVIL/DRIVEWAY ACCESS PLAN. COUNCIL TO CONFIRM IF REQUIRED PRIOR TO CONSTRUCTION.
5. ALL BATTERS, RETAINING WALLS AND BULK EARTHWORKS TO FUTURE DETAILS BY OTHERS. ALL RETAINING WALLS GREATER THAN 900mm HIGH TO BE DESIGNED BY A QUALIFIED ENGINEER.
6. EXISTING DRAINAGE ACROSS NATURE STRIP & KERBS IMPACTING PROPOSED WORKS TO BE RELOCATED OR UPGRADED AS REQUIRED BY OTHERS IN AN APPROVED MANNER. REFER ARCHITECT FOR SPECIFICATIONS AND DETAILS.
7. NATURE STRIP PAVEMENT, GUTTER & FOOTWAY CROSSINGS TO COUNCIL SPECIFICATIONS.
8. CONCRETE DRIVEWAY & JOINTING PLAN BY OTHERS.
9. IMPACT OF PROPOSED WORKS ON EXISTING TREE/S. REFER ARCHITECT AND/OR ARBORIST REPORT FOR DETAILS AND SPECIFICATIONS.
10. PRIOR APPROVAL REQUIRED PRIOR TO REMOVAL OF EXISTING TREE/S REFER ARCHITECT AND/OR ARBORIST REPORT FOR SPECIFICATIONS & DETAILS.
11. CARPARKING REQUIREMENTS TO AS2890.1 BY OTHERS. REFER ARCHITECT FOR SPECIFICATIONS AND DETAILS.
12. MINIMUM DRIVEWAY WIDTHS, CLEARANCES, INCLUDING HEAD CLEARANCES TO COMPLY WITH AS2890.1 REFER ARCHITECT FOR SPECIFICATIONS & DETAILS.
13. GARAGE DOORWAY OPENING WIDTH BY OTHERS REFER ARCHITECT FOR SPECIFICATIONS AND DETAILS TO COMPLY WITH AS2890.1.
14. TRAFFIC CONTROL, SIGNAGE AND TRAFFIC CONTROL MEASURES BY OTHERS.
17. REFER ARCHITECT FOR LATEST PLANS AND EXTENTS OF PROPOSED BUILDING WORKS & STRUCTURES. TO BE CONFIRMED PRIOR TO CONSTRUCTION.
18. COUNCIL APPROVAL MAY BE REQUIRED PRIOR TO COMMENCING CONSTRUCTION.
17. ANY VEHICLE PROFILE ANALYSIS SUCH AS THE B85 PROFILE IS NORMALLY UNDERTAKEN ALONG THE DETAILED LONGITUDINAL SECTIONS (SUCH AS LONGITUDINAL LH, CL & RH), WHICH HAVE GENERALLY BEEN LOCATED IN ACCORDANCE WITH COUNCIL POLICY. UNLESS NOTED OTHERWISE. THIS MAY NOT NECESSARILY REPRESENT THE WORSE CASE ANALYSIS.
20. SWEEP PATH ANALYSIS HAS ONLY BEEN UNDERTAKEN AS THAT SHOWN. REFER SWEEP PATH ANALYSIS PLAN/S.
21. BARRIERS REQUIRED WHERE DRIVEWAY DROP EXCEEDS 600mm. WHEEL STOP REQUIRED WHERE DRIVEWAY DROP IS BETWEEN 150-600mm. REFER AS2890.1. REFER ARCHITECT & LANDSCAPE ARCHITECT FOR SPECIFICATIONS AND DETAILS.

CADASTRAL REFERENCE MARKS, SURVEY PMS OR SSMs

1) PURSUANT TO THE SURVEYING AND SPATIAL INFORMATION ACT, ANY CADASTRAL REFERENCE MARKS, SURVEY PMS OR SSMs THAT ARE ON KERBS, FOOTPATHS OR SIMILAR THAT MAY BE AFFECTED BY CONSTRUCTION OR MAINTENANCE, NEED TO BE IDENTIFIED AND SURVEYED BY A REGISTERED LAND SURVEYOR BEFORE THEY ARE DESTROYED OR DISTURBED. PERSONAL FINES APPLY FOR BREACHES OF THE ACT.



DRIVEWAY ACCESS PLAN

SCALE = 1 : 50

NOTES:

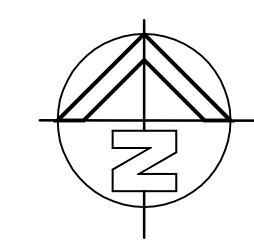
1. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK.



NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE.

DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

- CARELESS DIGGING CAN:**
- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC.
 - INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS.
 - LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS.
 - CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS.
 - CUT OFF EMERGENCY SERVICES.
 - DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED.
- MINIMISE YOUR RISK AND DIAL BEFORE YOU DIG. - TEL. 1100



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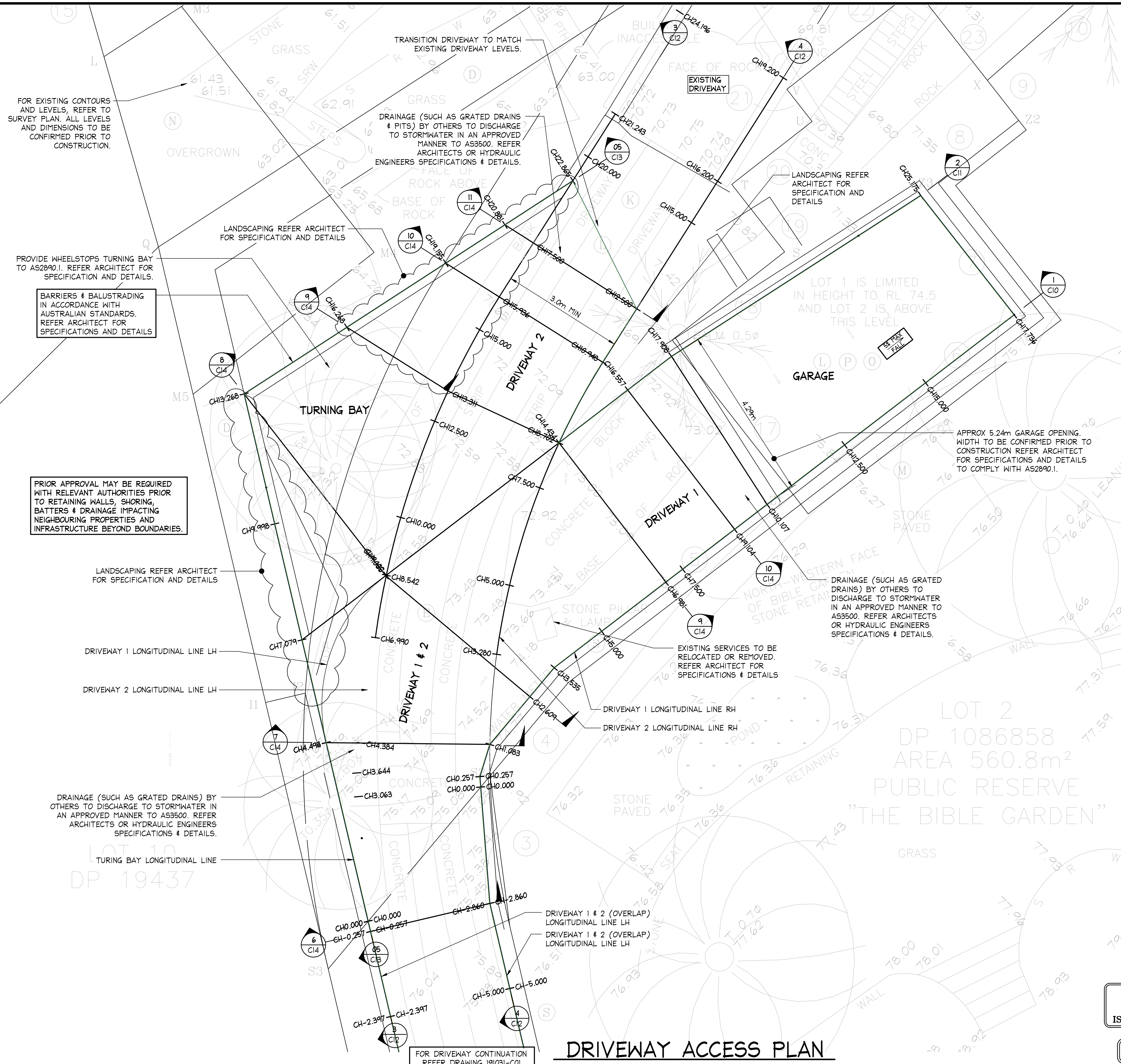
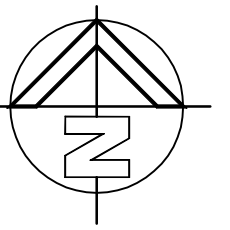
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AI		DOCUMENT CERTIFICATION		 STRUCTURAL - CIVIL - STORMWATER - REMEDIAL A.C.N. 076 121 616 A.B.N. 24 076 121 616 Sydney: Ph: (02) 9984 7000 Fax: (02) 9984 7444 Suite 207, 30 Fisher Road Dee Why N.S.W. 2099 Gold Coast: Ph: (07) 5631 4744 Unit 8, 1726 Gold Coast Highway Burleigh Heads QLD 4220 E : nb@nbconsulting.com.au W : www.nbconsulting.com.au		Architect: STEPHEN LESIUK ARCHITECT		Project: ALTERATIONS AND ADDITIONS AT 6 MITCHELL ROAD, PALM BEACH		Date:	Design:	Drawn:
Date:	Issue:	Description:	By:	Review:	Client: ROGER BAIN			Drawing Title: DRIVEWAY ACCESS PLANS - SHEET 1		Job No:	Drawing No:	Issue:
25/10/2019	A	PRELIMINARY ISSUE FOR INFORMATION PURPOSES ONLY - NOT FOR CONSTRUCTION	D.K.	M.W.				OCT 2019		D.K.	D.K.	
								191031		C01	A	

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2. FOR GENERAL NOTES REFER TO DRAWING NUMBER: C01.



FOR EXISTING CONTOURS AND LEVELS, REFER TO SURVEY PLAN. ALL LEVELS AND DIMENSIONS TO BE CONFIRMED PRIOR TO CONSTRUCTION.

PROVIDE WHEELSTOPS TURNING BAY TO AS2890.1. REFER ARCHITECT FOR SPECIFICATION AND DETAILS.

BARRIERS & BALUSTRADING IN ACCORDANCE WITH AUSTRALIAN STANDARDS. REFER ARCHITECT FOR SPECIFICATIONS AND DETAILS.

PRIOR APPROVAL MAY BE REQUIRED WITH RELEVANT AUTHORITIES PRIOR TO RETAINING WALLS, SHORING, BATTERS & DRAINAGE IMPACTING NEIGHBOURING PROPERTIES AND INFRASTRUCTURE BEYOND BOUNDARIES.

LANDSCAPING REFER ARCHITECT FOR SPECIFICATION AND DETAILS.

DRAINAGE (SUCH AS GRATED DRAINS) BY OTHERS TO DISCHARGE TO STORMWATER IN AN APPROVED MANNER TO AS3500. REFER ARCHITECTS OR HYDRAULIC ENGINEERS SPECIFICATIONS & DETAILS.

DRAINAGE (SUCH AS GRATED DRAINS & PITS) BY OTHERS TO DISCHARGE TO STORMWATER IN AN APPROVED MANNER TO AS3500. REFER ARCHITECTS OR HYDRAULIC ENGINEERS SPECIFICATIONS & DETAILS.

LANDSCAPING REFER ARCHITECT FOR SPECIFICATION AND DETAILS.

LOT 1 IS LIMITED IN HEIGHT TO RL 74.5 AND LOT 2 IS ABOVE THIS LEVEL.

APPROX 5.24m GARAGE OPENING. WIDTH TO BE CONFIRMED PRIOR TO CONSTRUCTION REFER ARCHITECT FOR SPECIFICATIONS AND DETAILS TO COMPLY WITH AS2890.1.

DRAINAGE (SUCH AS GRATED DRAINS) BY OTHERS TO DISCHARGE TO STORMWATER IN AN APPROVED MANNER TO AS3500. REFER ARCHITECTS OR HYDRAULIC ENGINEERS SPECIFICATIONS & DETAILS.

EXISTING SERVICES TO BE RELOCATED OR REMOVED. REFER ARCHITECT FOR SPECIFICATIONS & DETAILS.

DRIVEWAY ACCESS PLAN

SCALE = 1 : 50

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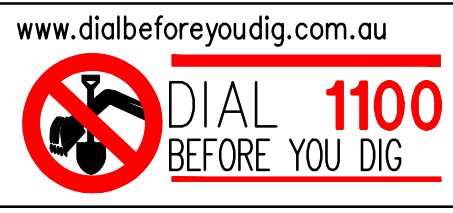
A1

<p>DOCUMENT CERTIFICATION</p> <p>Date: Rick G Wray</p> <p>By: D.K. M.W.</p>		<p>NB Consulting Engineers</p> <p>STRUCTURAL - CIVIL - STORMWATER - REMEDIAL</p> <p>A.C.N. 076 121 616 A.B.N. 24 076 121 616</p> <p>Sydney: Ph: (02) 9984 7000 Fax: (02) 9984 7444</p> <p>Suite 207, 30 Fisher Road Dee Why N.S.W. 2099</p> <p>Gold Coast: Ph: (07) 5631 4744</p> <p>Unit 8, 1726 Gold Coast Highway Burleigh Heads QLD 4220</p> <p>E: nb@nbconsulting.com.au W: www.nbconsulting.com.au</p>		<p>Architect: STEPHEN LESIUK ARCHITECT</p> <p>Client: ROGER BAIN</p>		<p>Project: ALTERATIONS AND ADDITIONS AT 6 MITCHELL ROAD, PALM BEACH</p> <p>Drawing Title: DRIVEWAY ACCESS PLANS - SHEET 2</p>		<p>Date: OCT 2019</p> <p>Design: D.K.</p> <p>Drawn: D.K.</p>	
<p>25/10/2019 A PRELIMINARY ISSUE FOR INFORMATION PURPOSES ONLY - NOT FOR CONSTRUCTION</p>						<p>Job No: 191031</p> <p>Drawing No: C02</p> <p>Issue: A</p>			

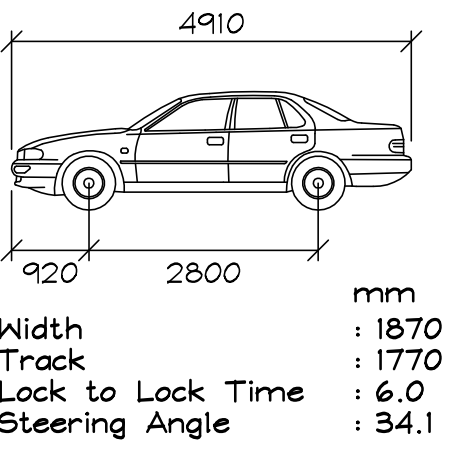
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NOTES:

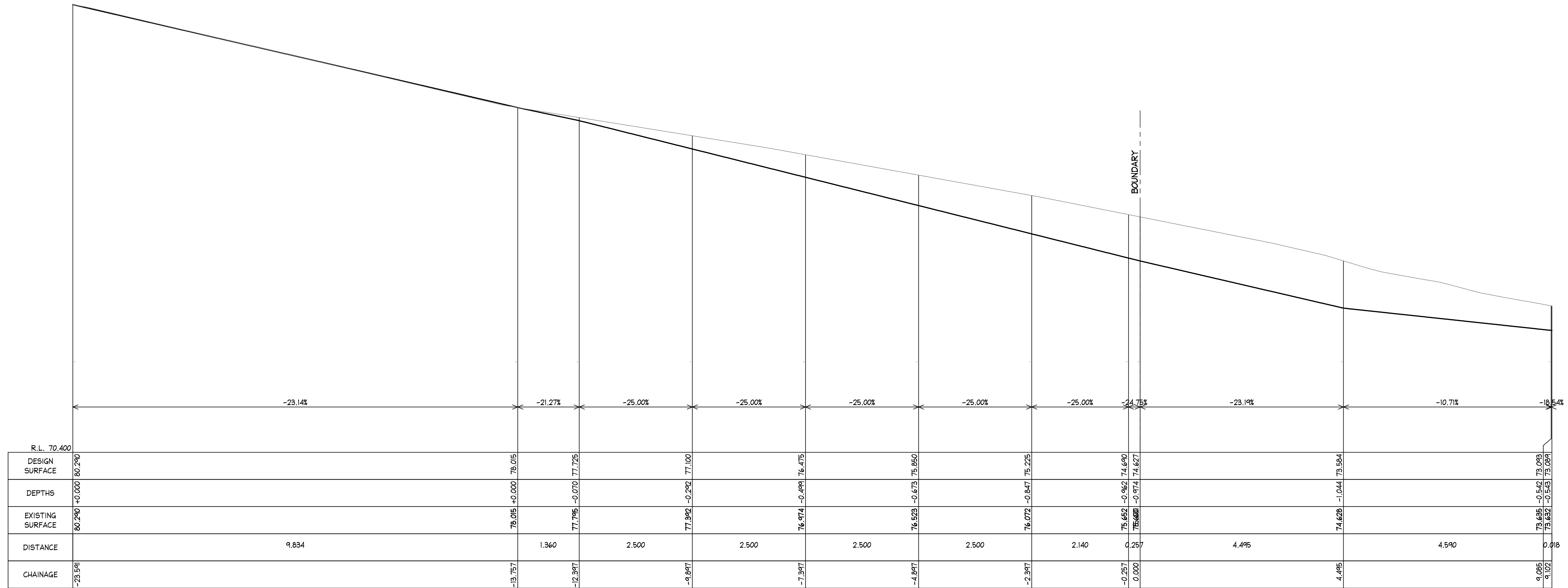
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B85 PROFILE:

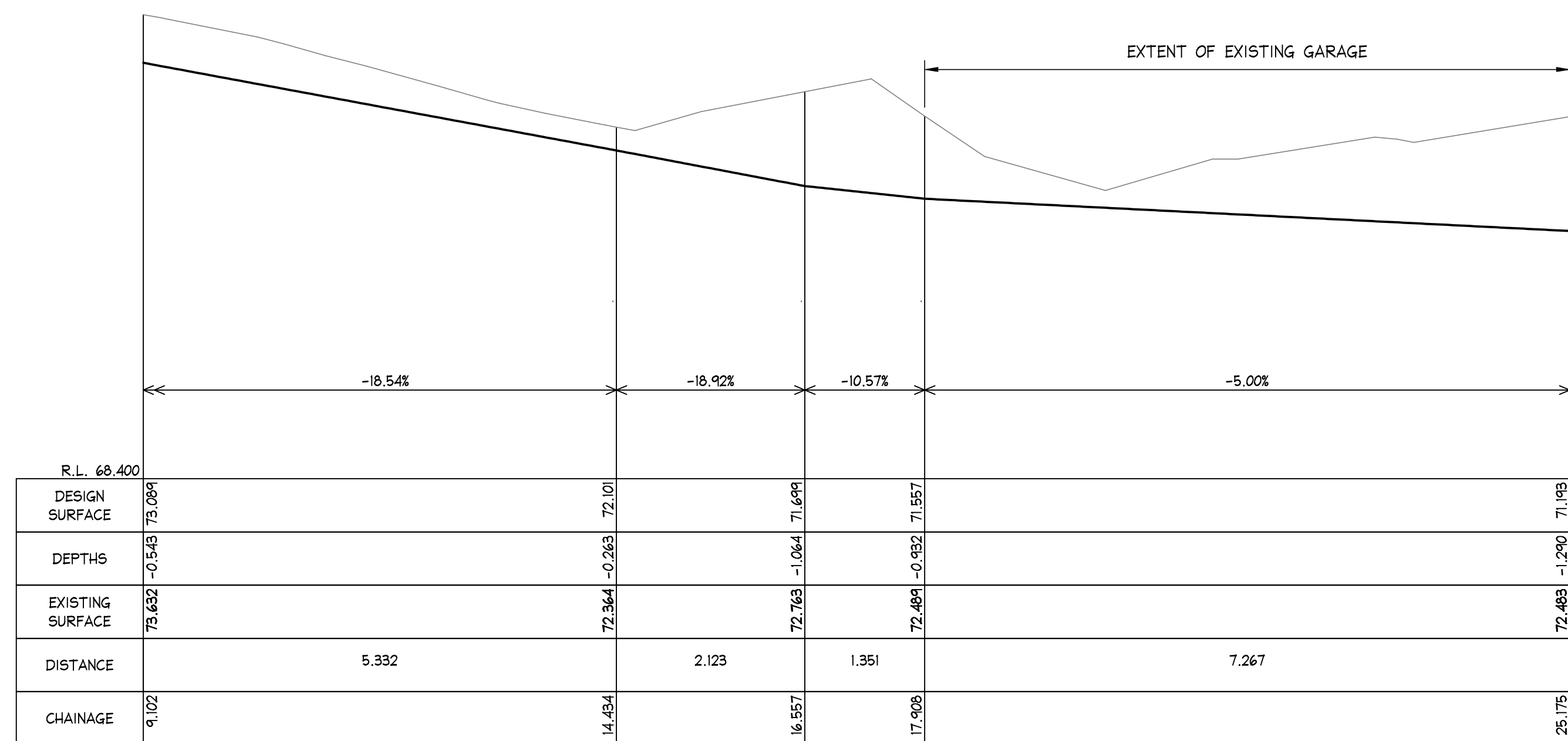


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LONGITUDINAL SECTION DRIVEWAY 1 LH
FROM CH: -23.591 TO CH: 9.102
SCALES: HORIZONTAL 1:50 VERTICAL 1:50

SECTION 1
C01, C02



LONGITUDINAL SECTION DRIVEWAY 1 LH
FROM CH: 9.102 TO CH: 25.175
SCALES: HORIZONTAL 1:50 VERTICAL 1:50

SECTION 1
C01, C02

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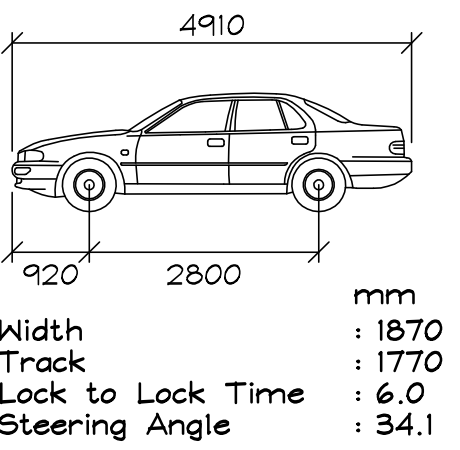
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NOTES:

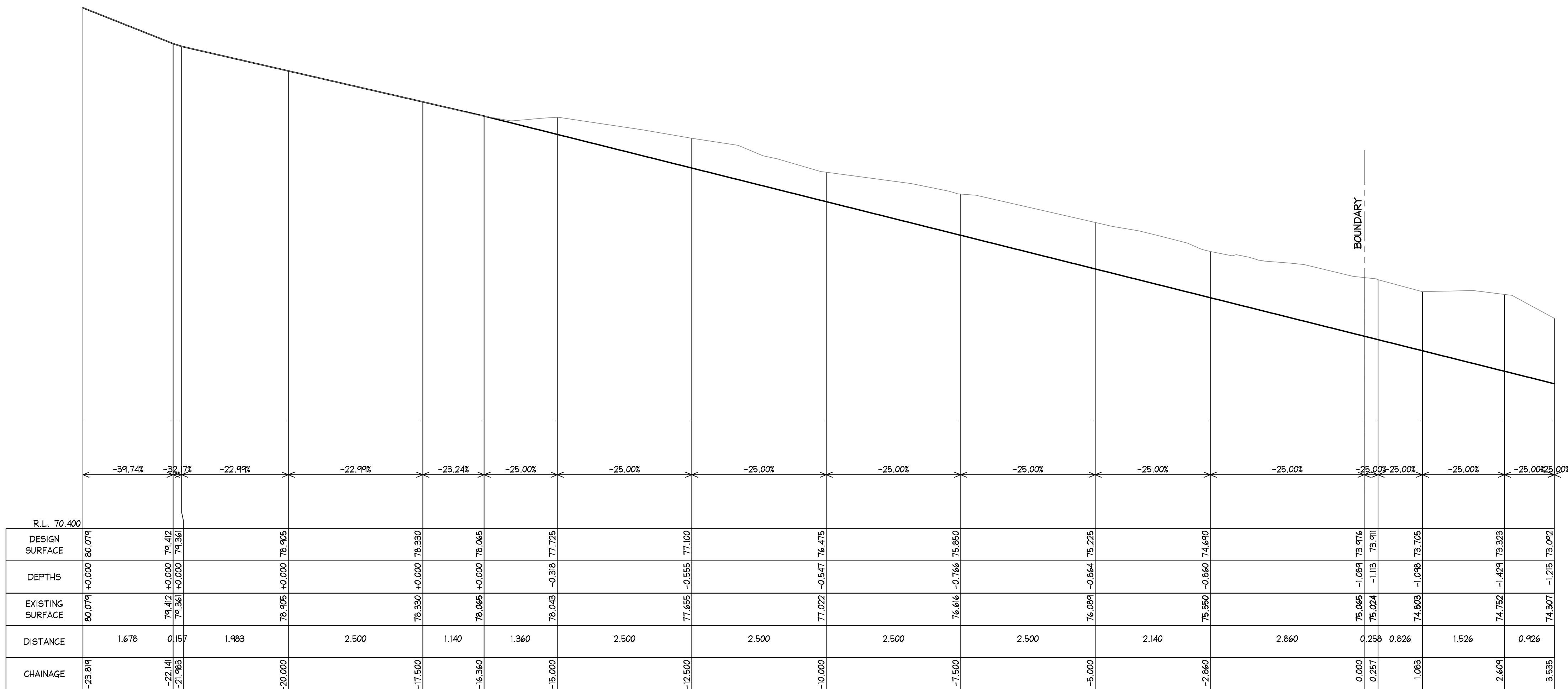
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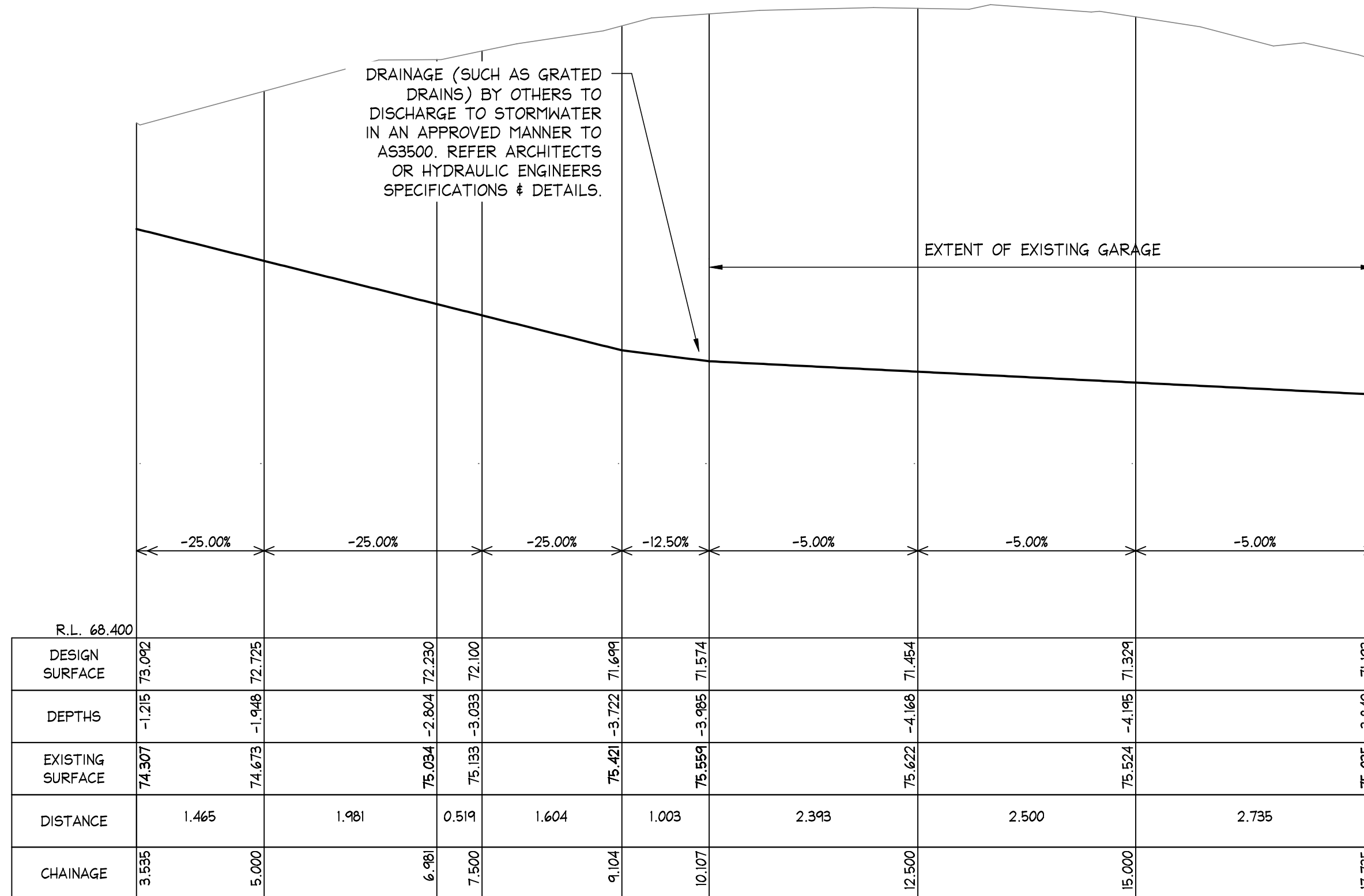


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**LONGITUDINAL SECTION DRIVEWAY 1 RH
FROM CH: -23.819 TO CH: 3.535
SCALES: HORIZONTAL 1:50 VERTICAL 1:50**

SECTION 2
C01, C02



**LONGITUDINAL SECTION DRIVEWAY 1 RH
FROM CH: 3.535 TO CH: 17.736
SCALES: HORIZONTAL 1:50 VERTICAL 1:50**

SECTION 2
C01, C02

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BE(Civil), CP(Eng, MIE Aust.), NER, RPEQ: 08293.
(Director - NB Consulting Engineers)
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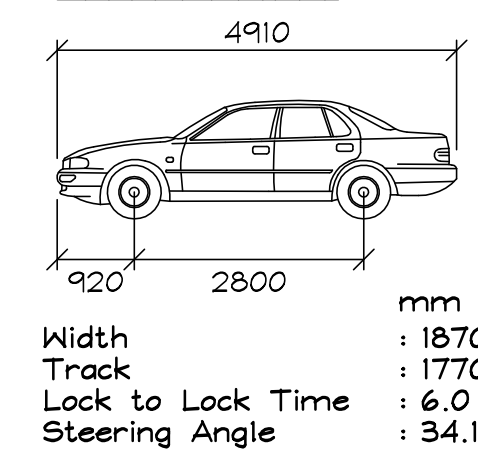
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Architect: **STEPHEN LESIUK ARCHITECT**
Client: **ROGER BAIN**

Project: **ALTERATIONS AND ADDITIONS AT 6 MITCHELL ROAD, PALM BEACH**
Drawing Title: **LONGITUDINAL SECTIONS - SHEET 2**

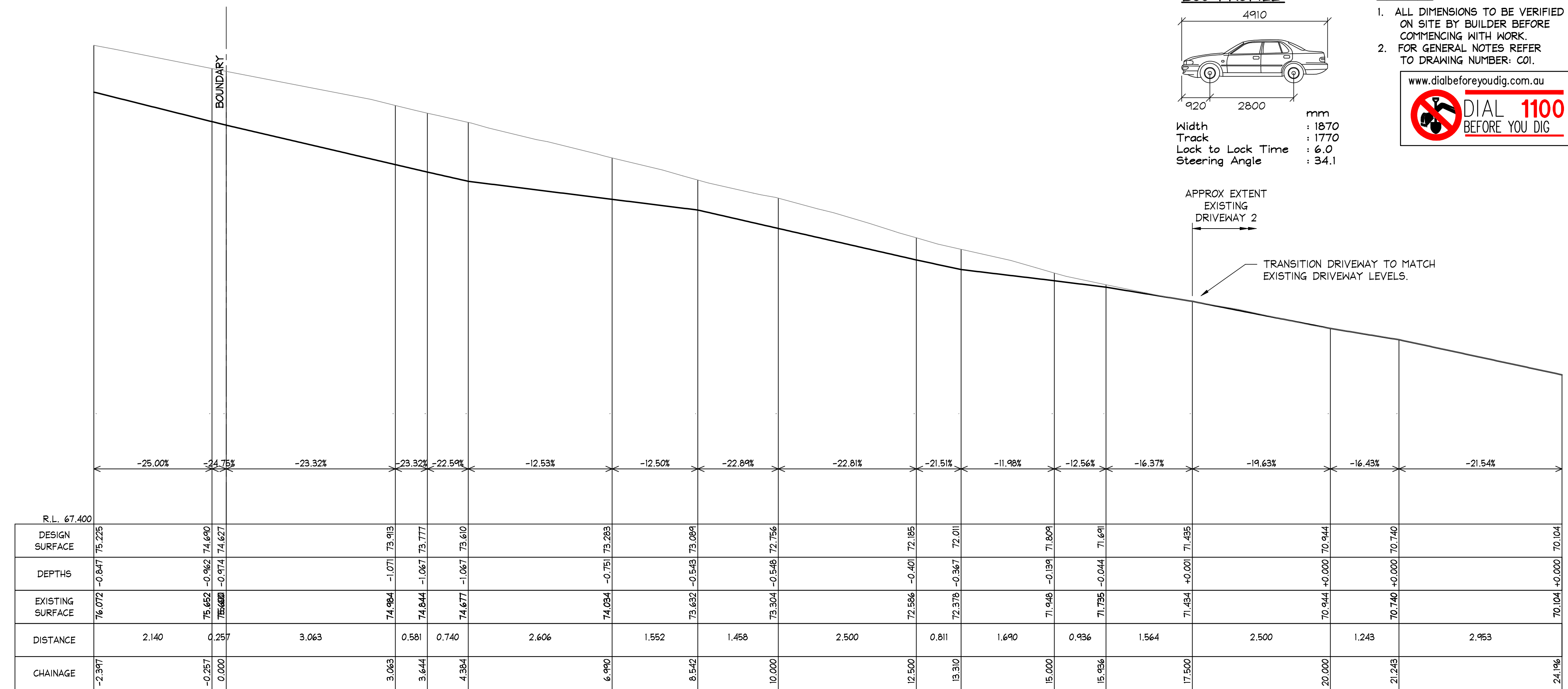
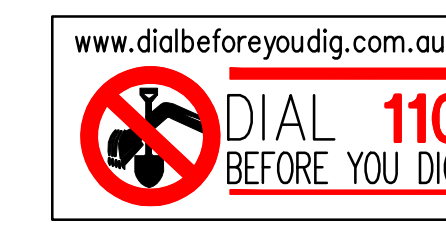
Date:	Design:	Drawn:
OCT 2019	D.K.	D.K.
Job No:	Drawing No:	Issue:
191031	C11	A

B85 PROFILE:



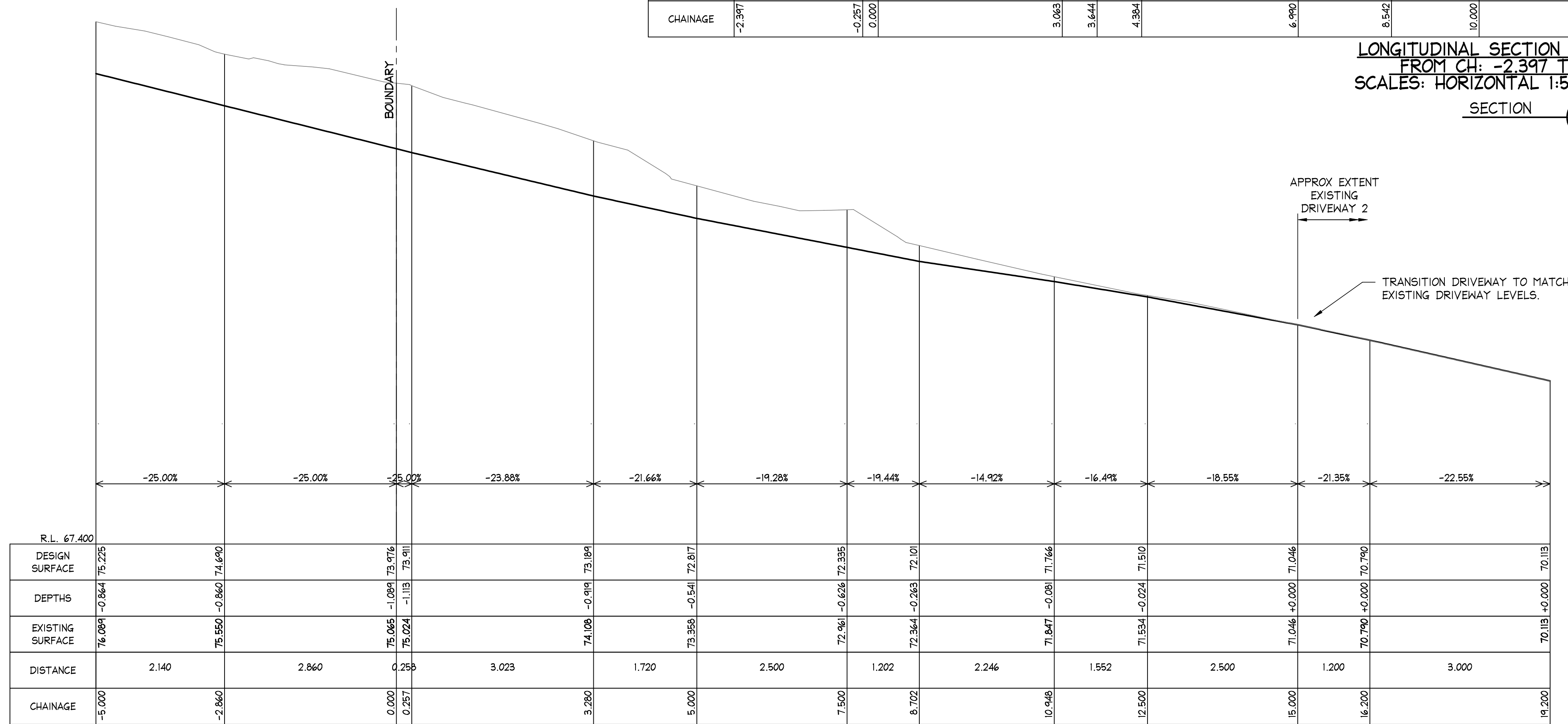
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LONGITUDINAL SECTION DRIVEWAY 2 LH
FROM CH: -2.397 TO CH: 24.196
SCALES: HORIZONTAL 1:50 VERTICAL 1:50

SECTION 3
C02



LONGITUDINAL SECTION DRIVEWAY 2 RH
FROM CH: -5.000 TO CH: 19.200
SCALES: HORIZONTAL 1:50 VERTICAL 1:50

SECTION 4
C02

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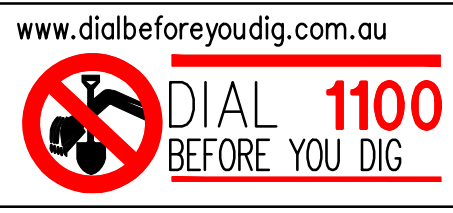
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25/10/2019		A		PRELIMINARY ISSUE FOR INFORMATION PURPOSES ONLY - NOT FOR CONSTRUCTION				D.K.	M.W.	DOCUMENT CERTIFICATION		 STRUCTURAL - CIVIL - STORMWATER - REMEDIAL A.C.N. 076 121 616 A.B.N. 24 076 121 616 Sydney: Ph: (02) 9984 7000 Fax: (02) 9984 7444 Suite 207, 30 Fisher Road Dee Why N.S.W. 2099 Gold Coast: Ph: (07) 5631 4744 Unit 8, 1726 Gold Coast Highway Burleigh Heads QLD 4220 E : nb@nbconsulting.com.au W : www.nbconsulting.com.au		Architect: STEPHEN LESIUK ARCHITECT Client: ROGER BAIN	Project: ALTERATIONS AND ADDITIONS AT 6 MITCHELL ROAD, PALM BEACH Drawing Title: LONGITUDINAL SECTIONS - SHEET 3	Date: OCT 2019 Job No: 191031	Design: D.K. Drawing No: C12	Drawn: D.K. Issue: A
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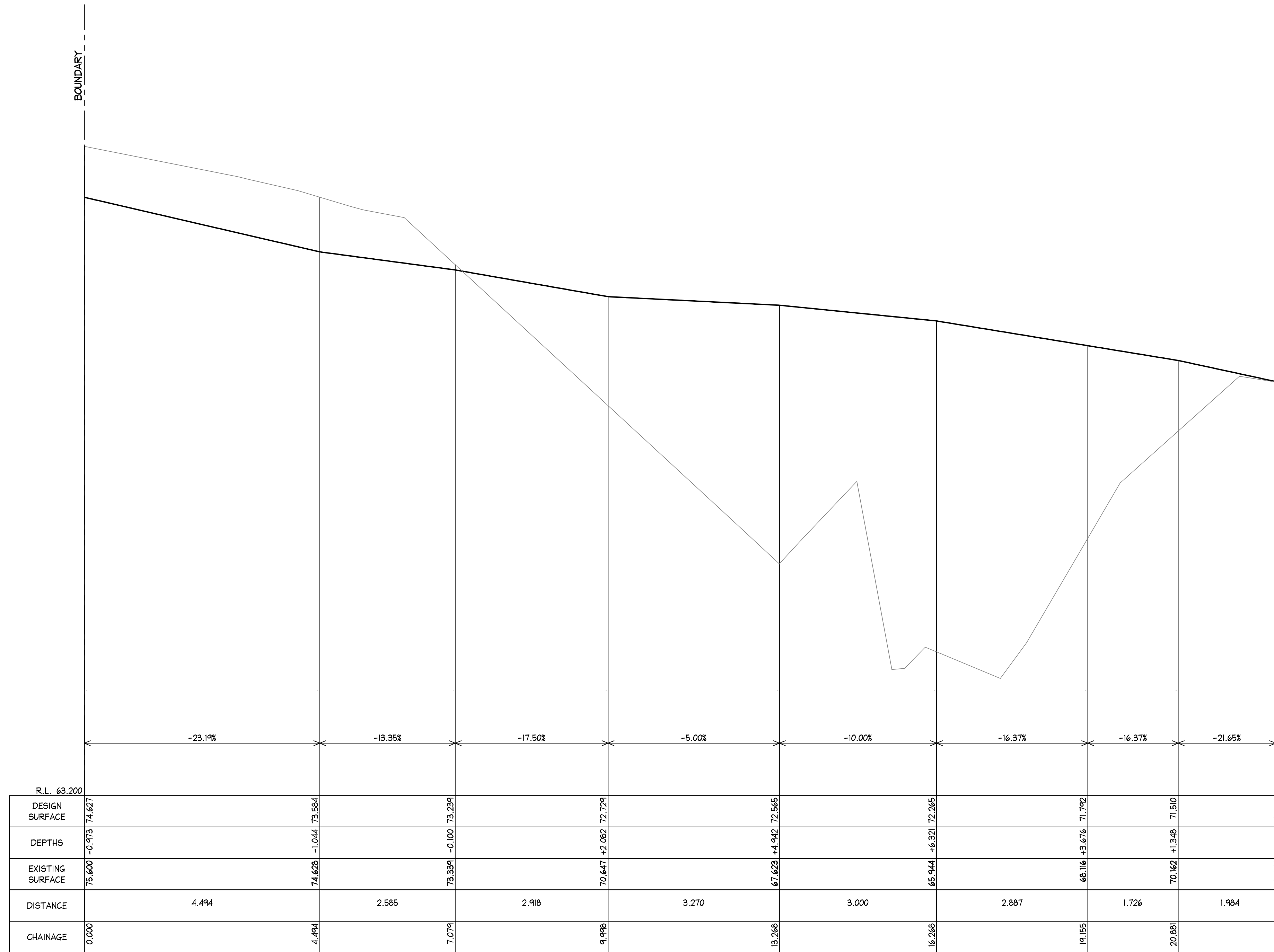
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LONGITUDINAL SECTION TURNING BAY
FROM CH: 0.000 TO CH: 22.865
SCALES: HORIZONTAL 1:50 VERTICAL 1:50

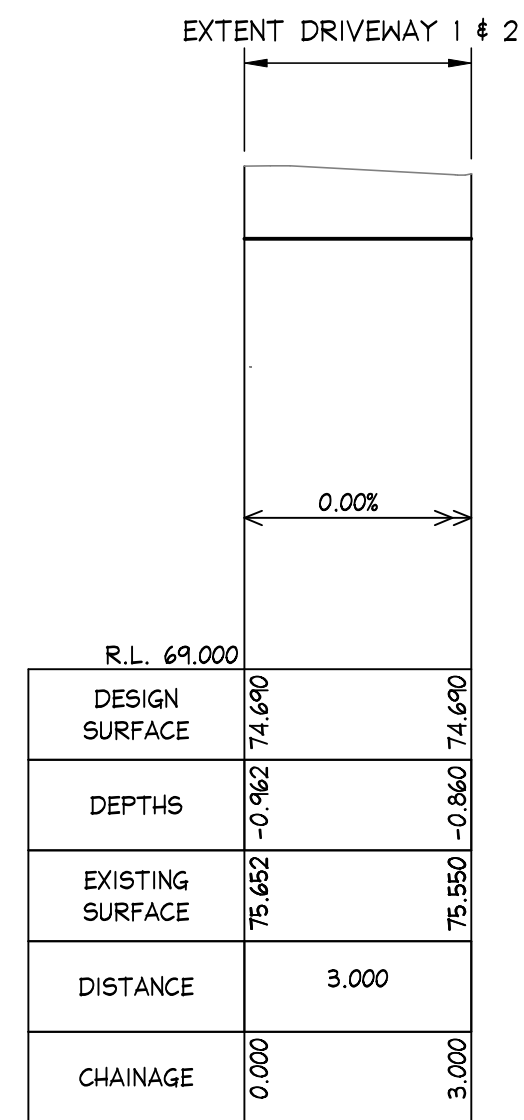
SECTION 05 C02

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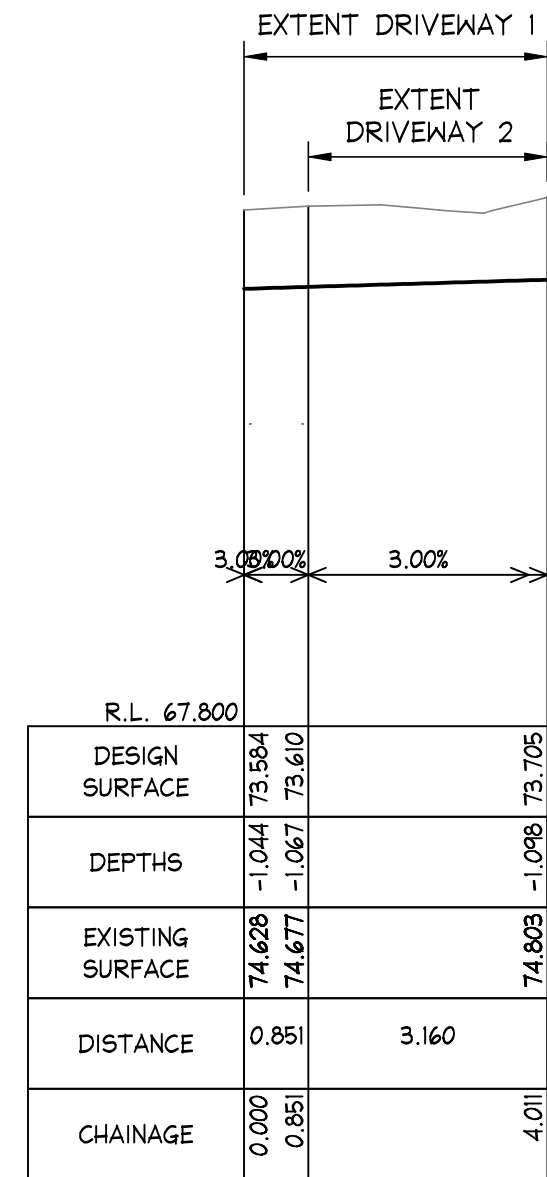
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Date:	Issue:	Description:	By:	Review:	The copyright of this drawing remains with Northern Beaches Consulting Engineers Pty Ltd. Trading as NB Consulting Engineers		Job No: 191031 Drawing No: C13 Issue: A				

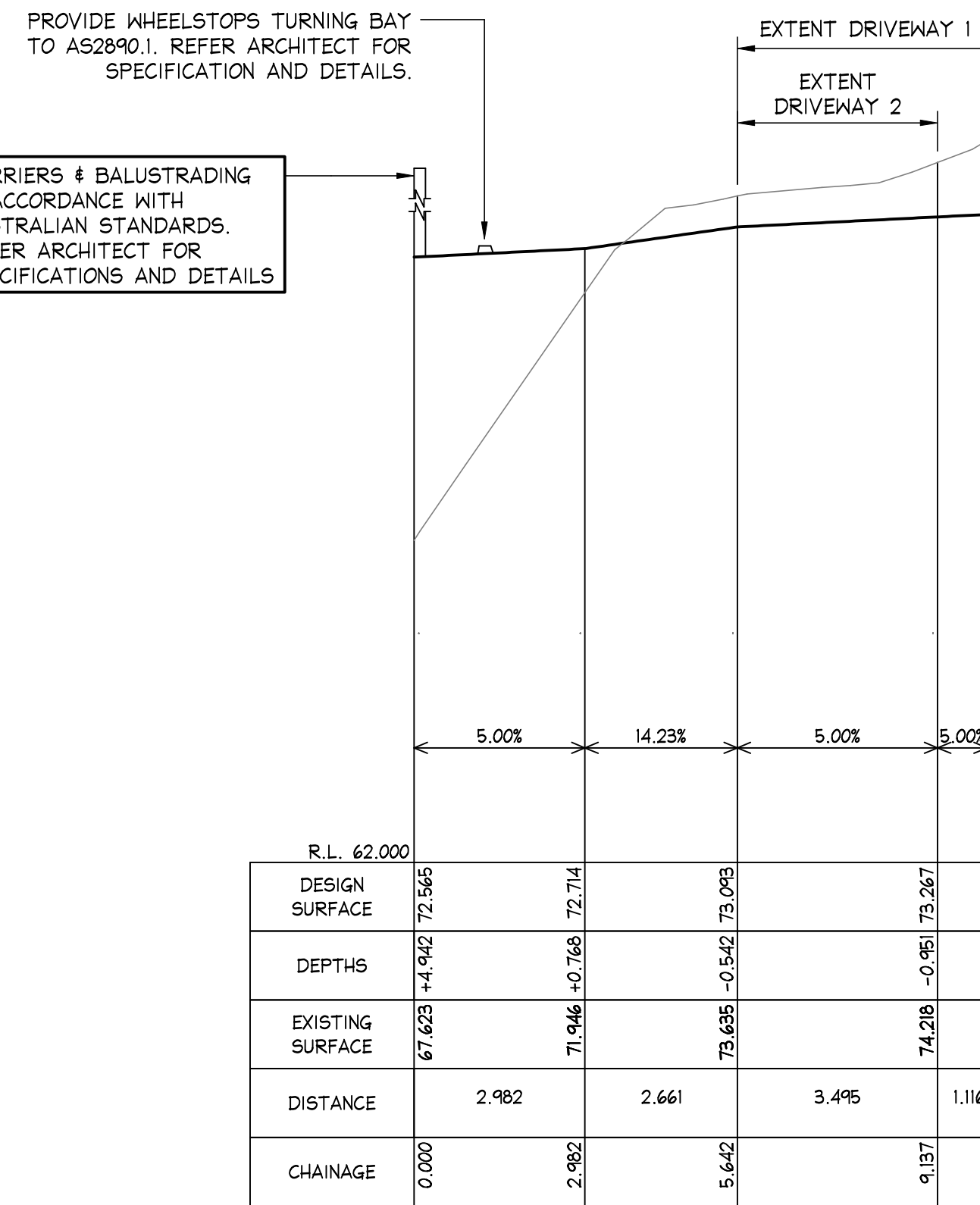
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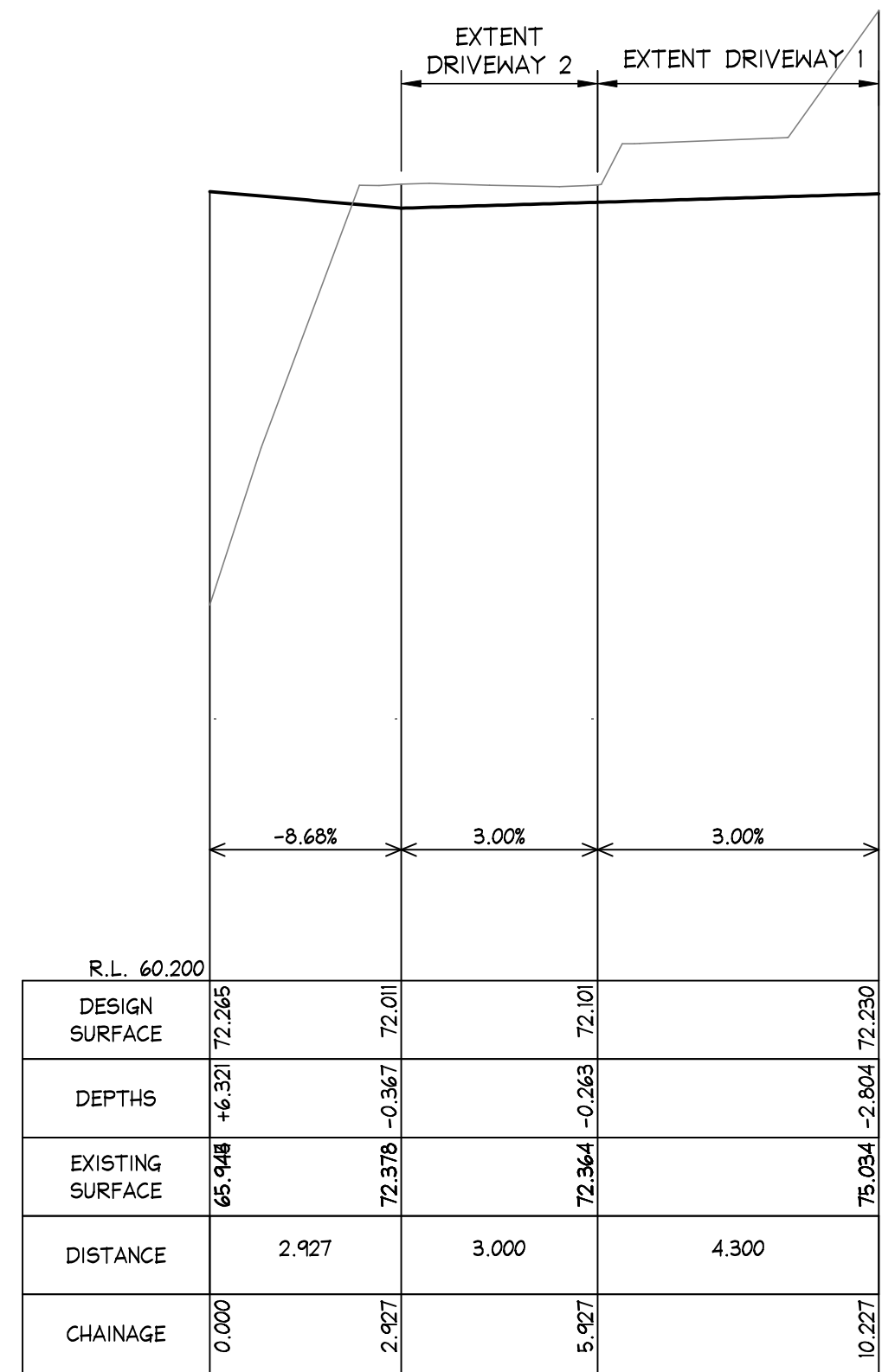
LONGITUDINAL CROSS SECTION
 SCALES: HORIZONTAL 1:100 VERTICAL 1:100
 SECTION 6
 C01, C02



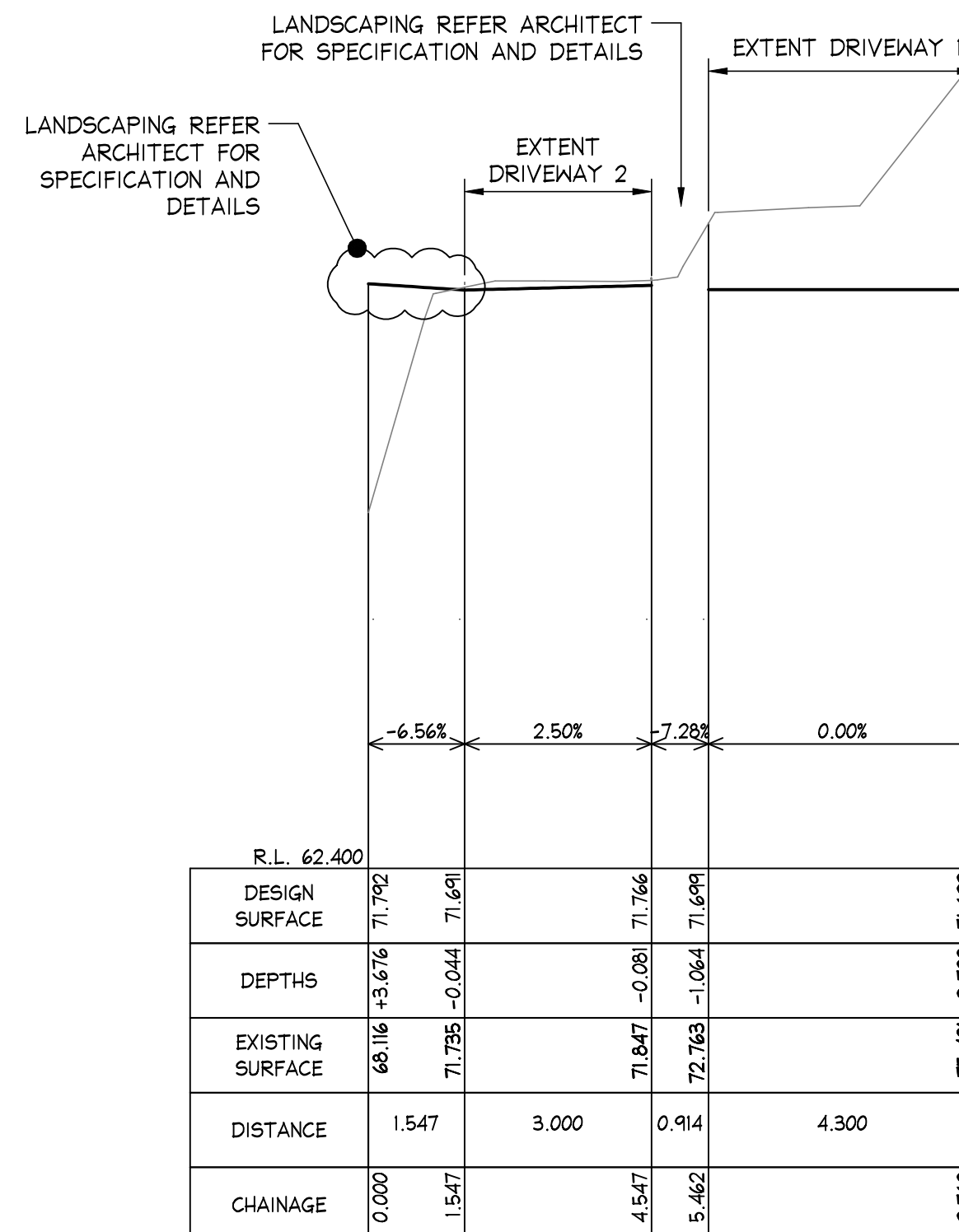
LONGITUDINAL CROSS SECTION
 SCALES: HORIZONTAL 1:100 VERTICAL 1:100
 SECTION 7
 C02



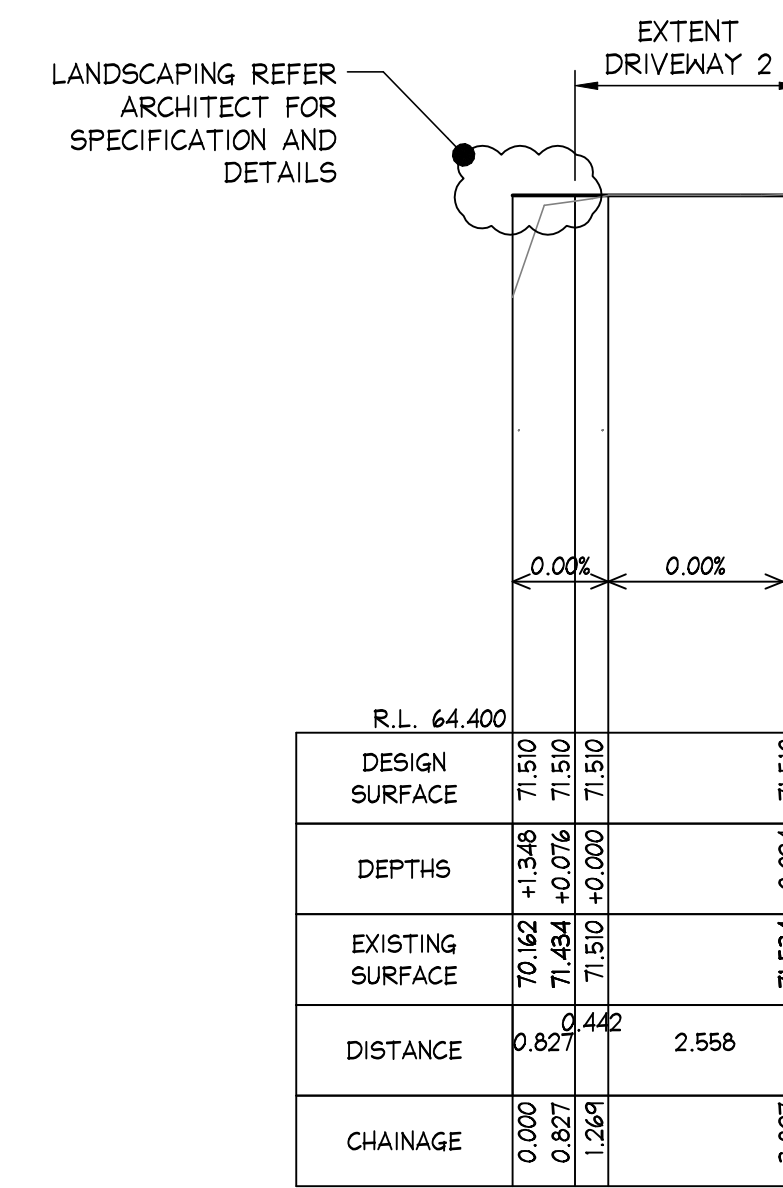
LONGITUDINAL CROSS SECTION
 SCALES: HORIZONTAL 1:100 VERTICAL 1:100
 SECTION 8
 C02



LONGITUDINAL CROSS SECTION
 SCALES: HORIZONTAL 1:100 VERTICAL 1:100
 SECTION 9
 C02



LONGITUDINAL CROSS SECTION
 SCALES: HORIZONTAL 1:100 VERTICAL 1:100
 SECTION 10
 C02



LONGITUDINAL CROSS SECTION
 SCALES: HORIZONTAL 1:100 VERTICAL 1:100
 SECTION 11
 C02

NOTES:

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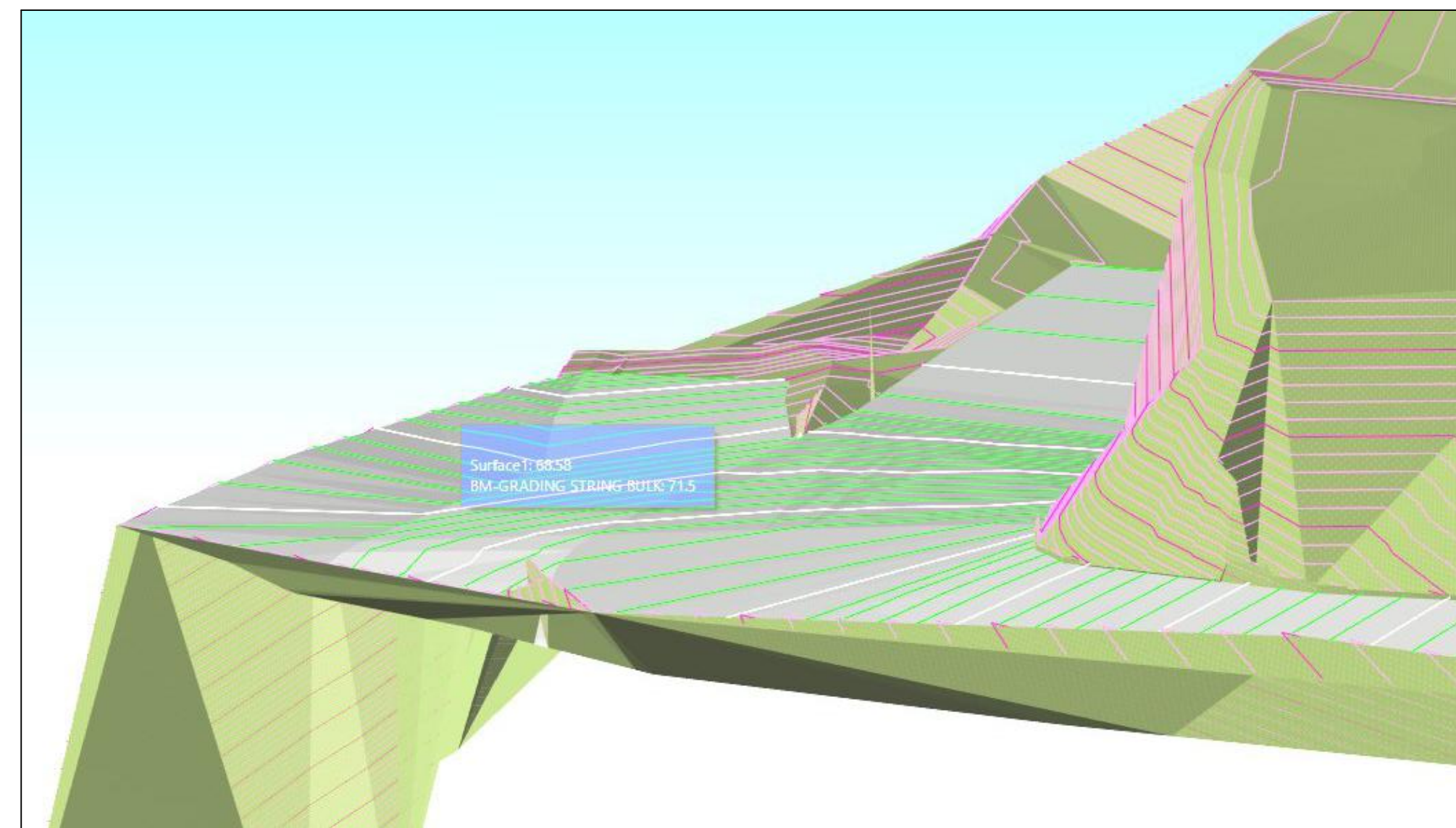
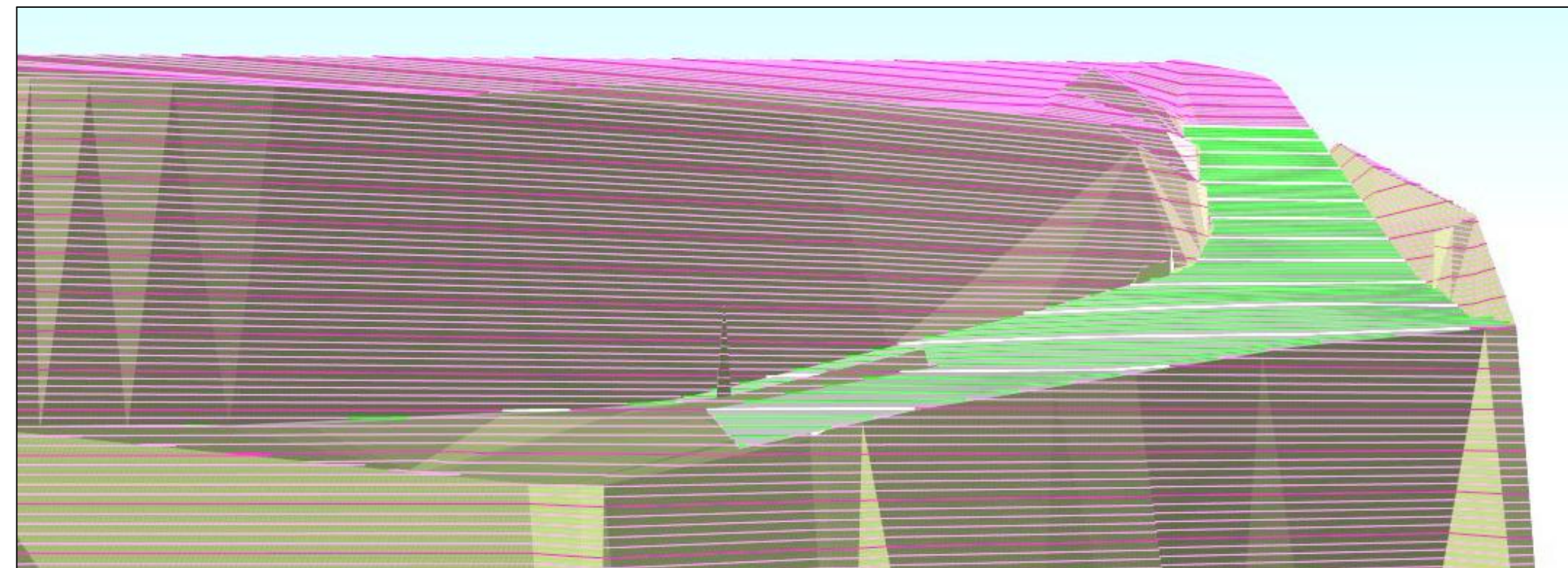
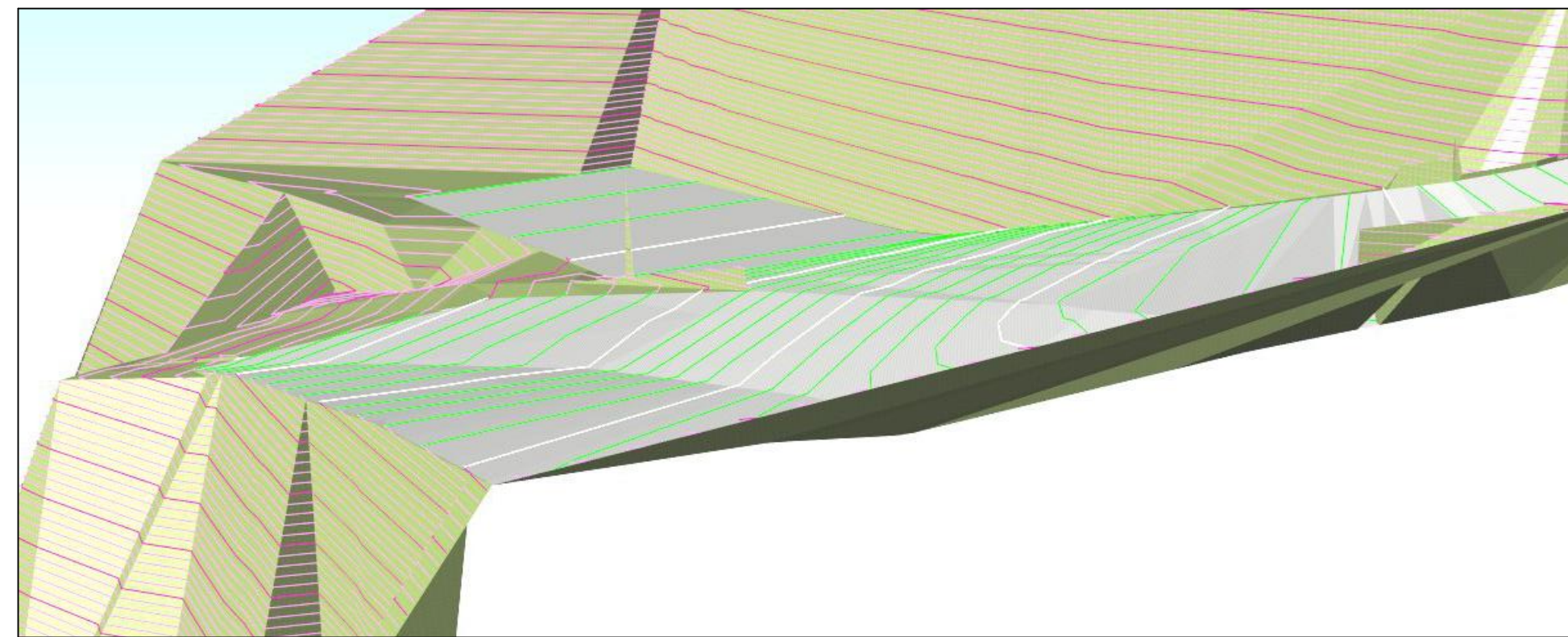
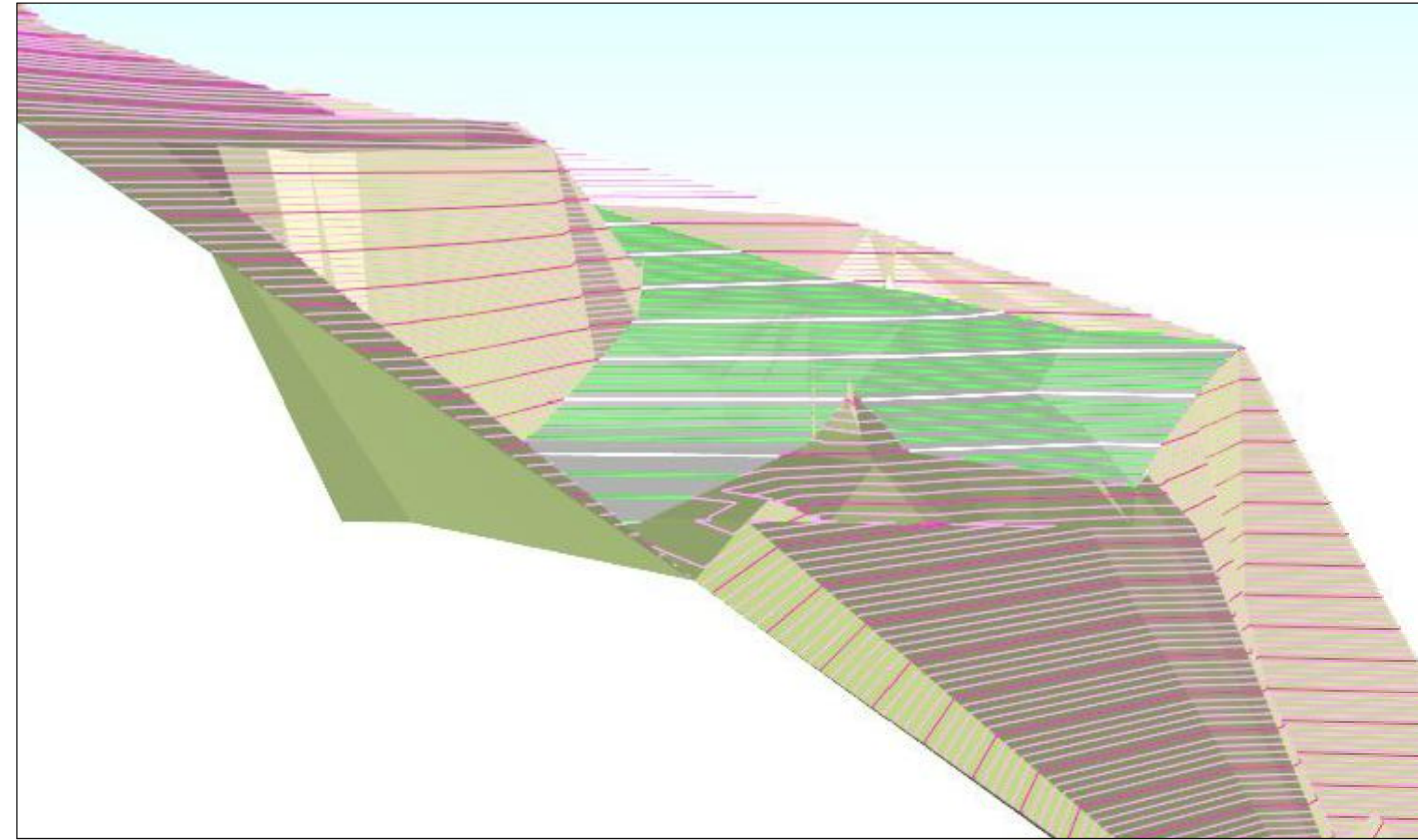
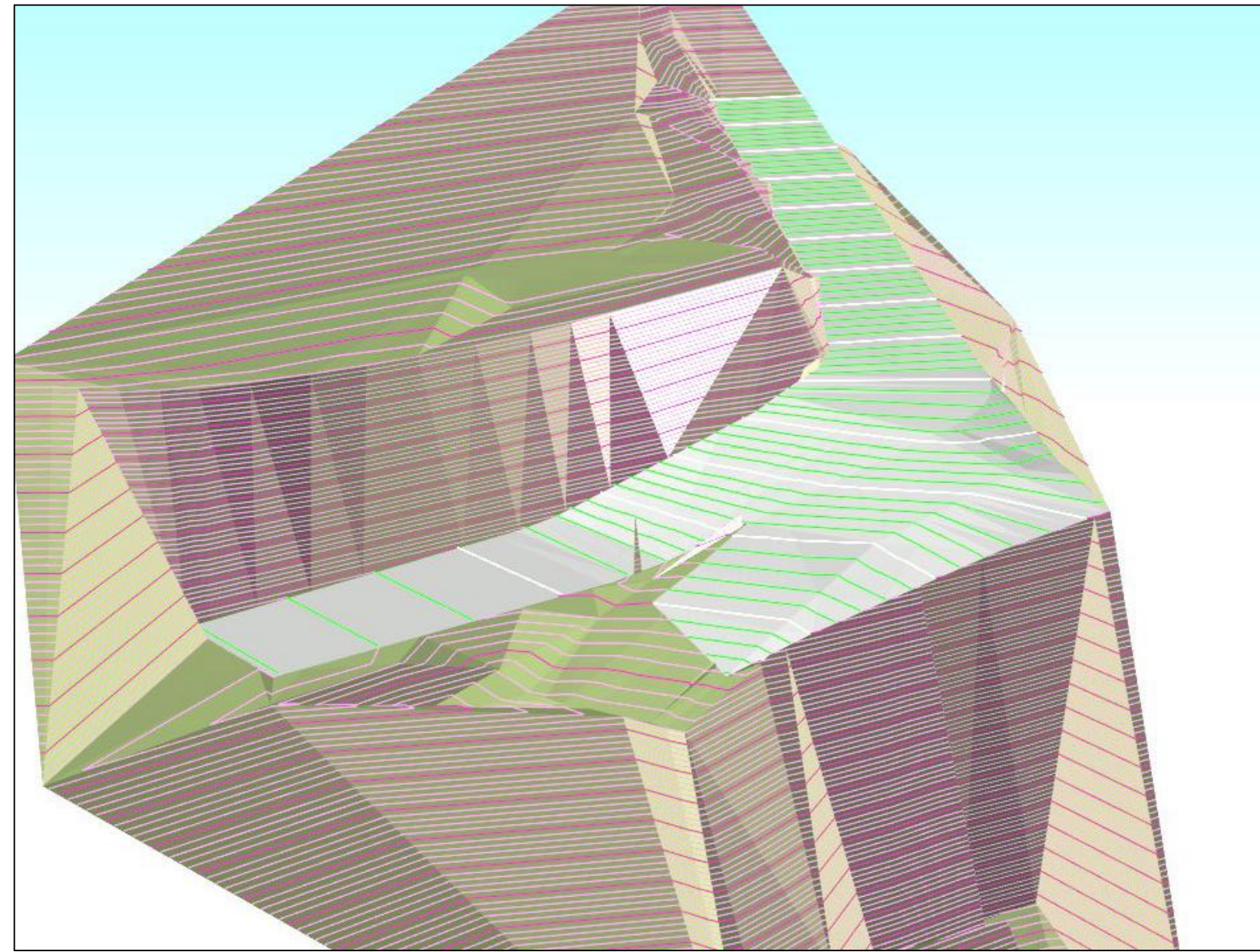
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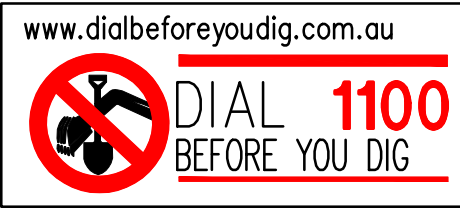
25/10/2019		A		PRELIMINARY ISSUE FOR INFORMATION PURPOSES ONLY - NOT FOR CONSTRUCTION		D.K.		M.W.		By: Review:		DOCUMENT CERTIFICATION Date: Rick G Wray BE(Civil), CP(Eng, MIEAust., NER, RPEQ) 08293. (Director NB Consulting Engineers) The copyright of this drawing remains with Northern Beaches Consulting Engineers Pty Ltd. Trading as NB Consulting Engineers		NB Consulting Engineers STRUCTURAL - CIVIL - STORMWATER - REMEDIAL A.C.N. 076 121 616 A.B.N. 24 076 121 616 Sydney: Ph: (02) 9984 7000 Fax: (02) 9984 7444 Suite 207, 30 Fisher Road Dee Why N.S.W. 2099 Gold Coast: Ph: (07) 5631 4744 Unit 8, 1726 Gold Coast Highway Burleigh Heads QLD 4220 E: nb@nbconsulting.com.au W: www.nbconsulting.com.au		Architect: STEPHEN LESIUK ARCHITECT Client: ROGER BAIN		Project: ALTERATIONS AND ADDITIONS AT 6 MITCHELL ROAD, PALM BEACH Drawing Title: LONGITUDINAL SECTIONS - SHEET 5		Date: OCT 2019 Design: D.K. Drawn: D.K.		Job No: 191031 Drawing No: C14 Issue: A	
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NOTES:

1. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK.
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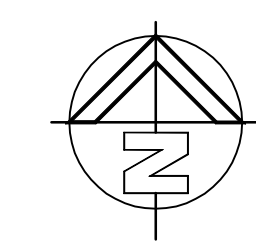
3D VIEWS (APPROXIMATE)

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A1

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		Date: Rick G Wray BE(Civil), CPEng, MIEAust., NER, RPEQ 08293. (Director NB Consulting Engineers)		Sydney: Ph: (02) 9984 7000 Fax: (02) 9984 7444 Suite 207, 30 Fisher Road Dee Why N.S.W. 2099 Gold Coast: Ph: (07) 5631 4744 Unit 8, 1726 Gold Coast Highway Burleigh Heads QLD 4220 E: nb@nbconsulting.com.au W: www.nbconsulting.com.au		Client: ROGER BAIN		Drawing Title: 3D VIEWS (APPROXIMATE)		Job No: 191031	Drawing No: C20	Issue: A
Date:	Issue:	Description: PRELIMINARY ISSUE FOR INFORMATION PURPOSES ONLY - NOT FOR CONSTRUCTION		By:	Review:							

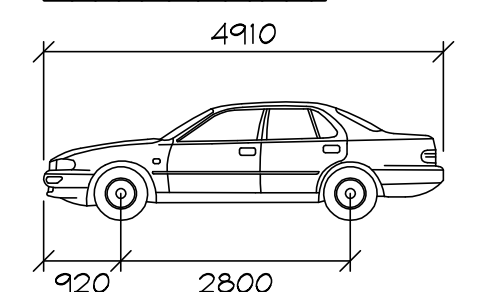


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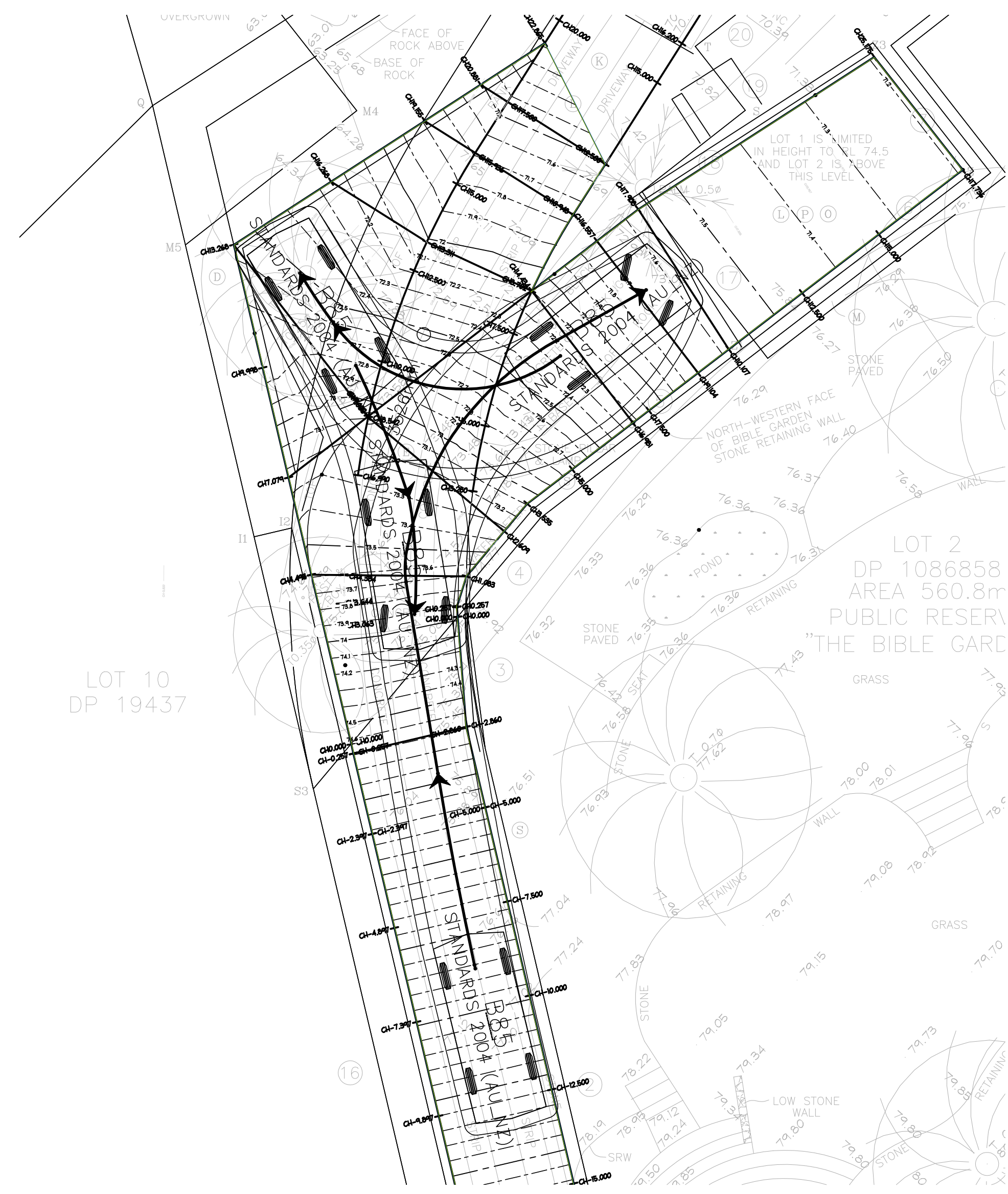
1. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK.
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B85 PROFILE:



Width : 1870 mm
 Track : 1770 mm
 Lock to Lock Time : 6.0
 Steering Angle : 34.1



THREE (3) POINT TURN

SWEPT PATHS FOR B85 FROM DRIVEWAY 1 GARAGE AREA INTO TURNING BAY

REFER AS/NZS 2890.1:2004
 SCALE = NTS

NOTE: NO SWEPT PATH ANALYSIS HAS BEEN UNDERTAKEN FOR VEHICLES ENTERING OR EXITING THE ALLOTMENT FROM MITCHELL ROAD

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		Date : Rick G Wray		Sydney: Ph: (02) 9984 7000 Fax: (02) 9984 7444		Client: ROGER BAIN		Drawing Title: SWEPT PATH ANALYSIS LAYOUT PLAN - SHEET 1		Job No: 191031	Drawing No: C30	Issue: A
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