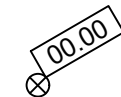


## DRIVEWAY LAYOUT PLAN

SCALE 1:100

### LEGEND



DRIVEWAY SPOT LEVELS

### SURVEY

THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN INVESTIGATED BY OTHERS.

THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN.

NATIONAL ENGINEERING CONSULTANTS DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASE OR ITS SUITABILITY AS A BASIS FOR CONSTRUCTION.

SHOULD DISCREPANCIES BE ENCOUNTERED DURING CONSTRUCTION BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA, CONTACT NATIONAL ENGINEERING CONSULTANTS.

### VEHICULAR CROSSING & DRIVEWAY NOTES:

PROPOSED CONCRETE DRIVEWAY TO BE CONSTRUCTED IN ACCORDANCE WITH AS/NZS 2890.1 AND NORTHERN BEACHES COUNCIL SPECIFICATIONS.

MAX SAG = 15.0%  
MAX SUMMIT = 12.5%

EXISTING SERVICES TO BE RELOCATED, WHERE REQUIRED.

REFERENCE IS TO BE MADE TO COUNCIL STANDARD DRAWINGS FOR DRIVEWAY SPLAY/LAYBACK, KERB AND GUTTER DETAILS.

ALL GRADES SHOWN IN ROAD VERGE (VEHICULAR CROSSING) AND ROADWAY ARE EXISTING AS PER SURVEY PLANS U.N.O.

ANY DAMAGED/REDUNDANT DRIVEWAY, FOOTPATHS, KERB AND GUTTERS TO BE RESTORED TO COUNCIL SATISFACTION.

### FOR SECTION 138

#### Revision

Rev	Date	Description
A	11.06.2025	ISSUE FOR SECTION 138

PROJECT:  
PROPOSED NEW RESIDENCE  
2 PRINCE EDWARD ROAD,  
SEAFORTH

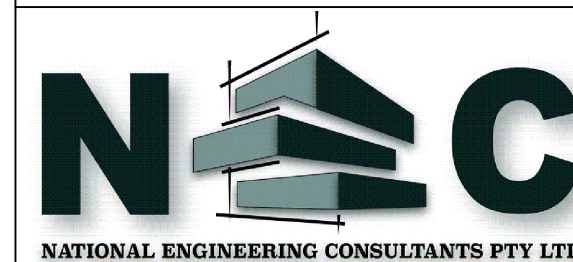
COUNCIL:  
NORTHERN BEACHES

CLIENT:  
SOPHIA & STUART NAYLOR

BUILDER:  
-

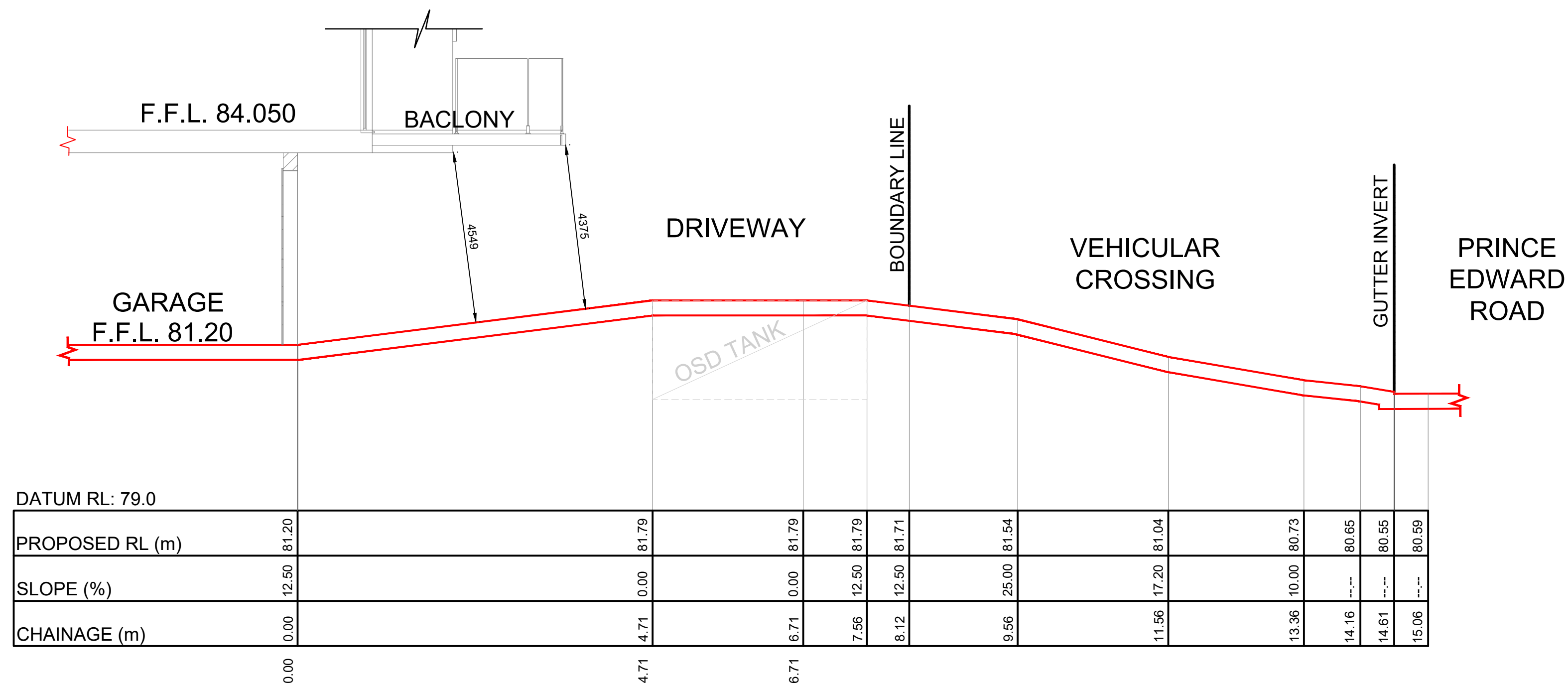
ARCHITECT:  
NEW PARADIGM DESIGN PTY LTD

DRAWING TITLE:  
DRIVEWAY LAYOUT PLAN

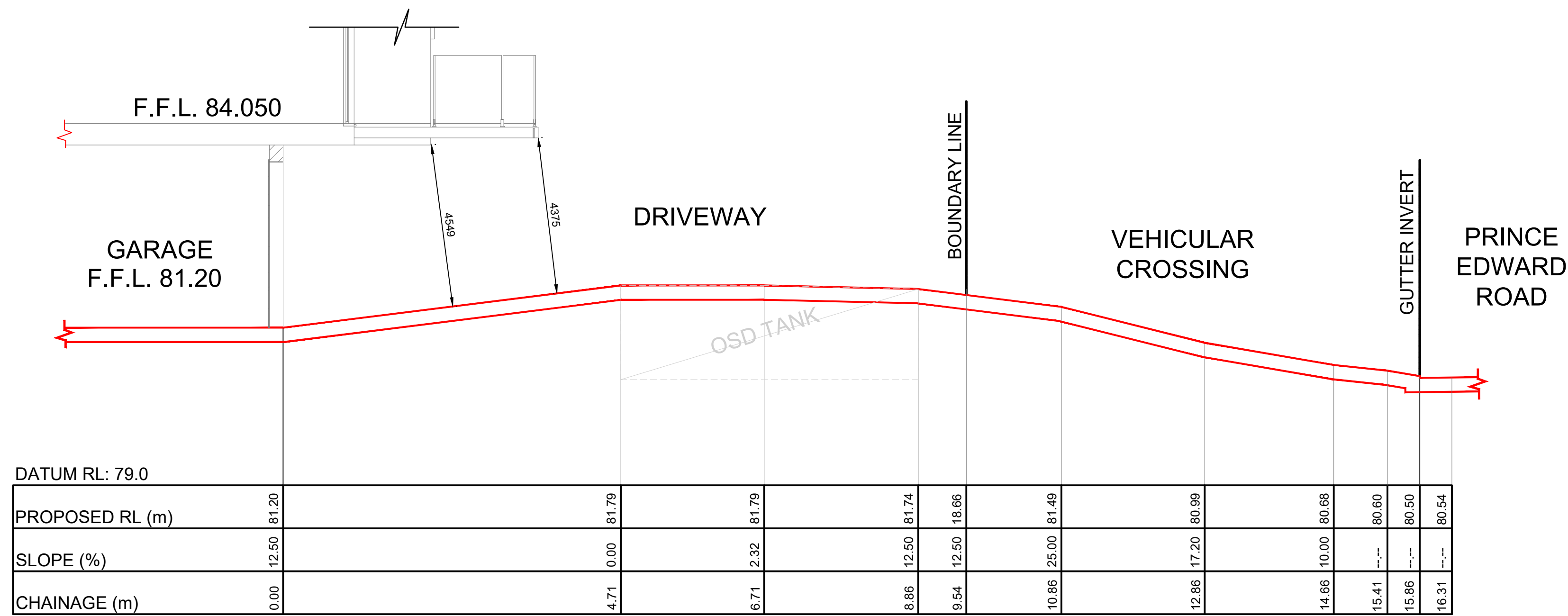


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e: info@necconsultants.com.au  
ABN 97 672 826 345  
ACN: 672 826 345

NORTH:	DESIGNED: J.T.	DRAWN: V.S.	CHECKED: J.T.
	APPROVED: JOSEPH SAAD TANNOUS Wing Pencil, ME Aut, DTM	SIZE: A1	
JOB No: 24-1086	REVISION: A	DRAWING No: CIV01	



DRIVEWAY LONG SECTION A - A  
SCALE 1:50



DRIVEWAY LONG SECTION B - B  
SCALE 1:50

FOR SECTION 138

Revision		
Rev	Date	Description
A	11.06.2025	ISSUE FOR SECTION 138

PROJECT:  
PROPOSED NEW RESIDENCE  
2 PRINCE EDWARD ROAD,  
SEAFORTH

COUNCIL:  
NORTHERN BEACHES

CLIENT:  
SOPHIA & STUART NAYLOR

BUILDER:  
-

ARCHITECT:  
NEW PARADIGM DESIGN PTY LTD

DRAWING TITLE:  
DRIVEWAY LONG SECTIONS

N

E

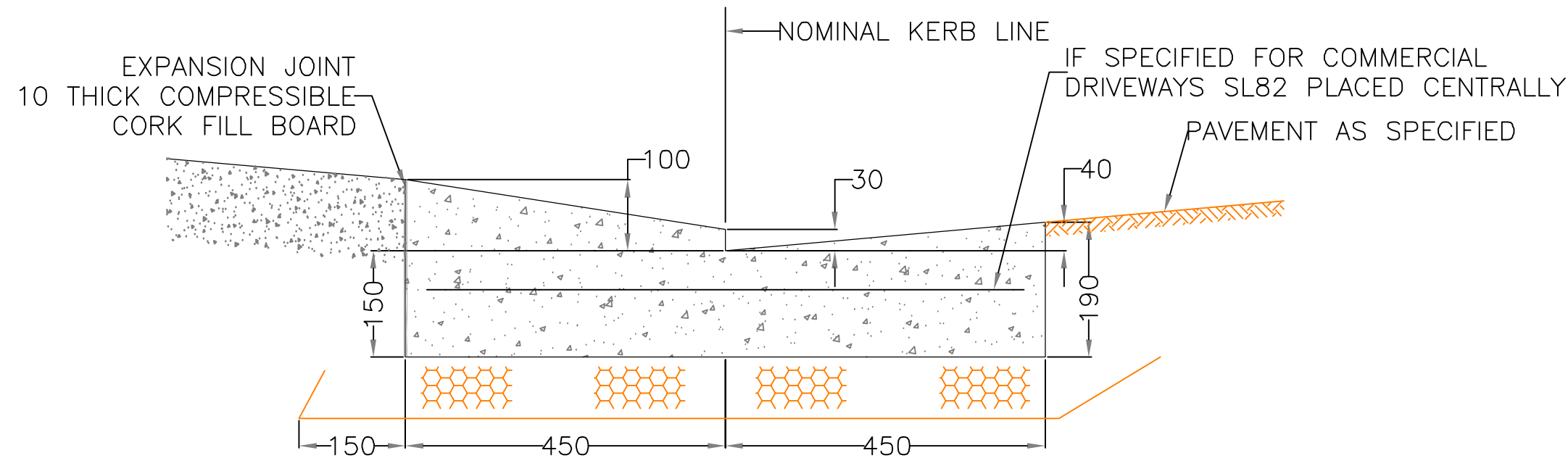
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NATIONAL ENGINEERING CONSULTANTS PTY LTD

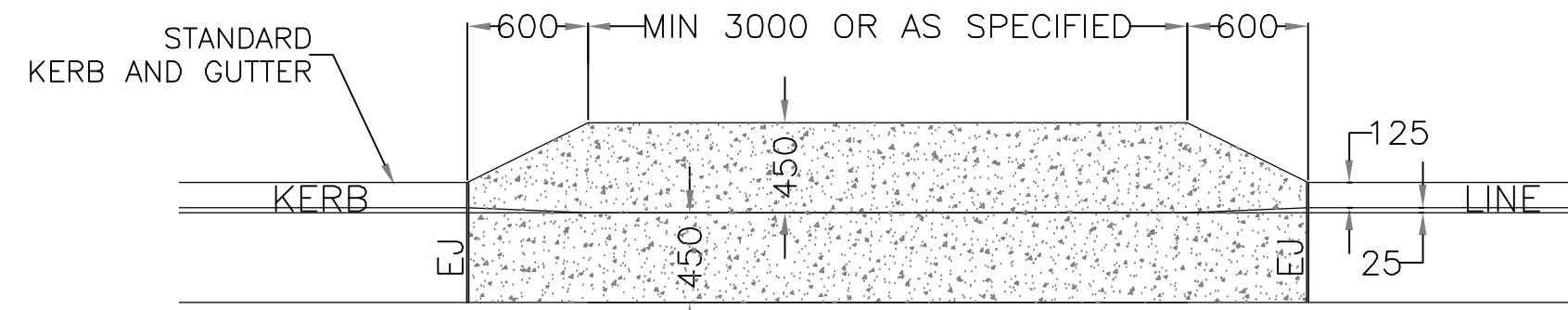
3/10 Chitres Road,  
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NORTH:	DESIGNED: J.T.	DRAWN: V.S.	CHECKED: J.T.
	APPROVED: JOSEPH SAAD TANNOUS Managing Director	REVISION: A	SIZE: A1 DRAWING No: CIV02

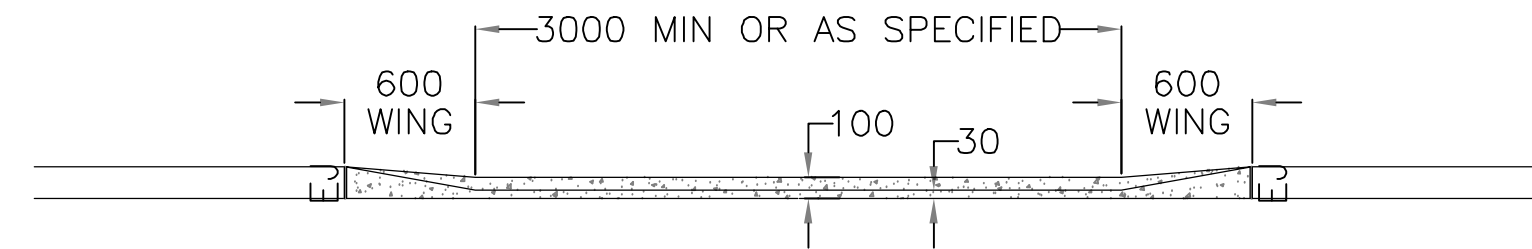




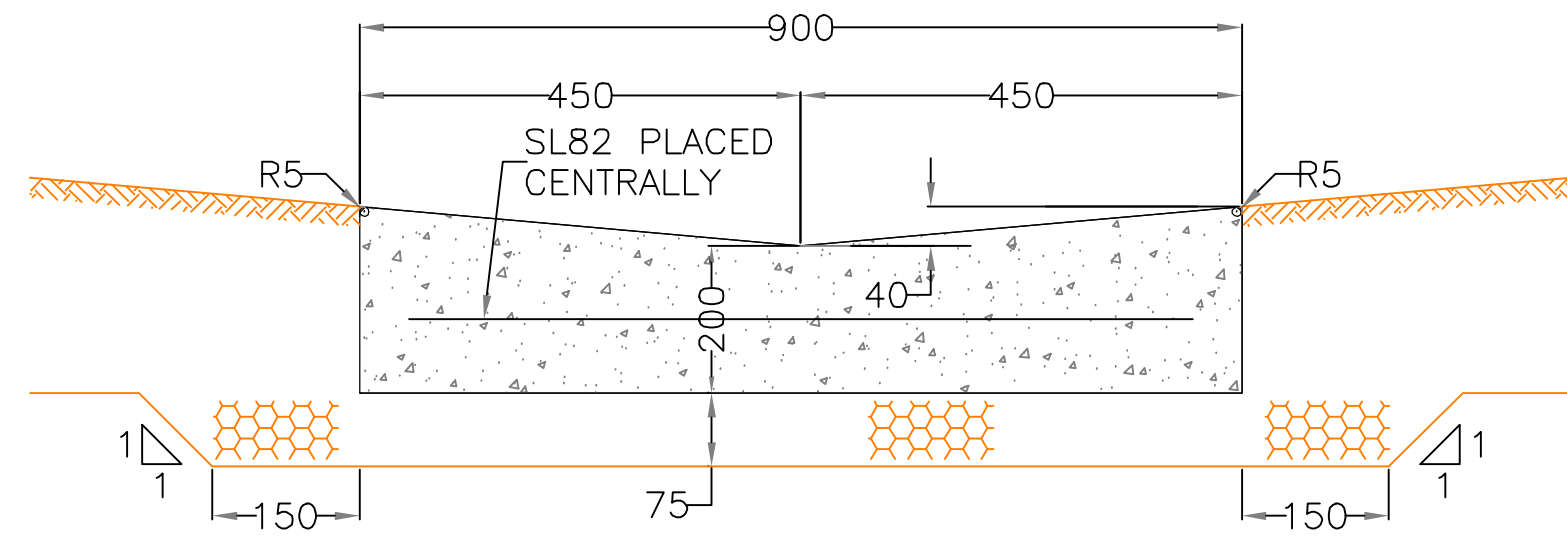
STANDARD CONCRETE LAYBACK DETAIL  
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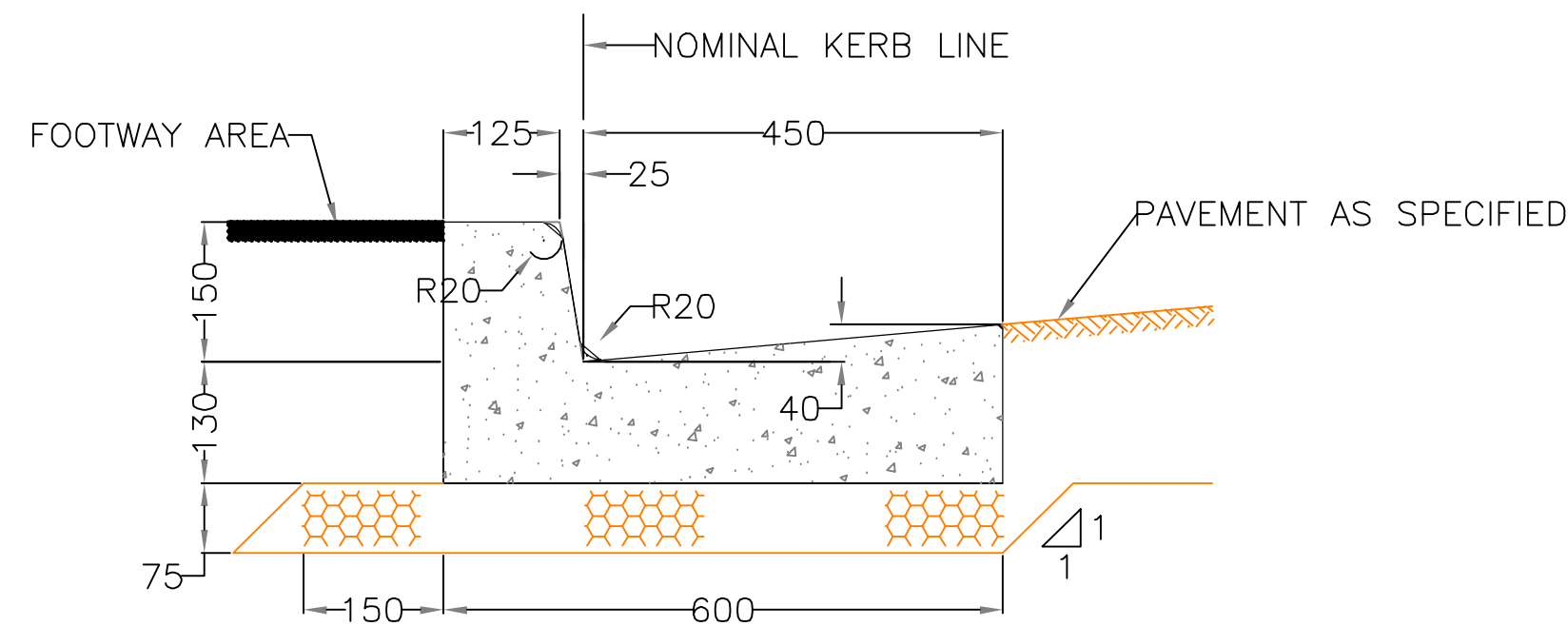
CONCRETE LAYBACK - PLAN  
NOT TO SCALE



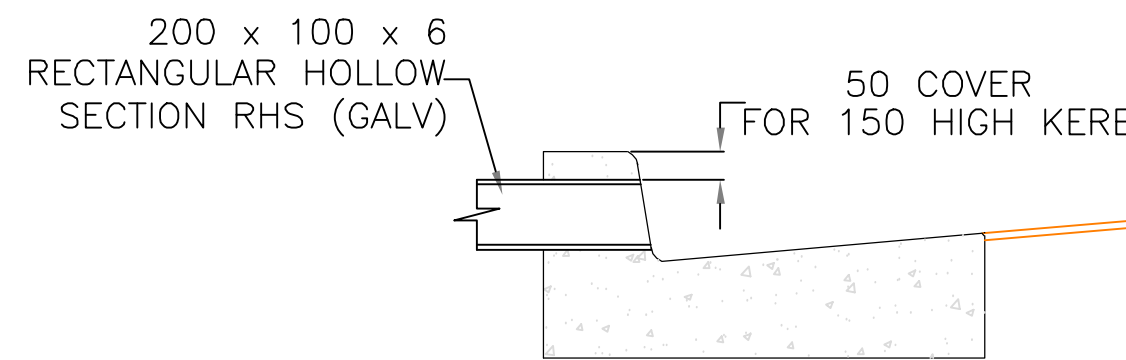
CONCRETE LAYBACK - FRONT ELEVATION  
NOT TO SCALE



CONCRETE DISH DRAIN DETAIL  
NOT TO SCALE



CONCRETE KERB & GUTTER DETAIL  
NOT TO SCALE



PRIVATE PIPE CONNECTION TO KERB DETAIL  
SCALE - NOT TO SCALE

#### STANDARD KERB AND GUTTER NOTES

1. KERB AND GUTTER, CONCRETE EDGING, DISH DRAINS AND THE LIKE SHALL BE POURED IN PLAIN CONCRETE AND FINISHED WITH A STEEL TROWEL.
2. THE MINIMUM COMPRESSIVE STRENGTH SHALL BE 25MPa AT 28 DAYS.
3. FOR ELEMENTS CONSTRUCTED USING SLIPFORM, REINFORCEMENT WILL NOT BE REQUIRED PROVIDED THAT THE CONCRETE COMPRESSIVE STRENGTH IS NOT LESS THAN 32MPa AT 28 DAYS.
4. WHERE COUNCIL OR ITS REPRESENTATIVE DIRECTS THAT THE GUTTER IS TO BE RETAINED, THE CONTRACTOR SHALL PLACE A 75mm DEEP SAW CUT IN THE GUTTER INVERT AND REMOVE THE KERB AND OR LAYBACK.
5. WHERE EXISTING KERB AND ASSOCIATED ELEMENT IS TO BE REPLACED SAW CUT IN THE ASPHALT MINIMUM 500mm FROM LIP OF GUTTER, COMPACT SUBGRADE AND INSTALL ASPHALT STRIP TO MAKE SMOOTH TRANSITION.
6. THE CONSTRUCTION OF ALL VEHICLE CROSSINGS AND ASSOCIATED WORKS WITHIN THE ROAD RESERVE MUST BE UNDERTAKEN BY A COUNCIL APPROVED CONTRACTOR.

#### FOR SECTION 138

Revision		
Rev	Date	Description
A	11.06.2025	ISSUE FOR SECTION 138

PROJECT:  
PROPOSED NEW RESIDENCE  
2 PRINCE EDWARD ROAD,  
SEAFORTH

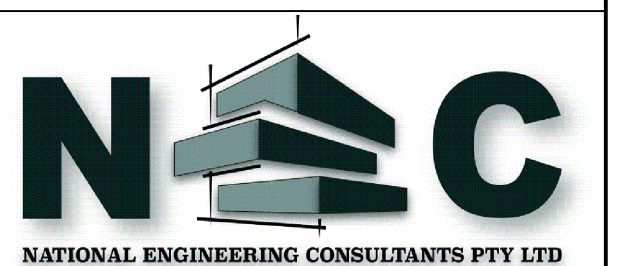
COUNCIL:  
NORTHERN BEACHES

CLIENT:  
SOPHIA & STUART NAYLOR

BUILDER:  
-

ARCHITECT:  
NEW PARADIGM DESIGN PTY LTD

DRAWING TITLE:  
COUNCIL STANDARD DRAWINGS



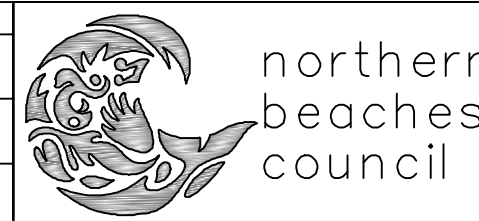
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Chipping Norton, NSW 2110  
e: info@necconsultants.com.au  
ABN 97 672 826 345  
ACN 672 826 345

DESIGNED	DRAWN	CHECKED
J.T.	V.S.	J.T.
APPROVED: JOSEPH SAAD TANNOUS	REVISION: A	SIZE: A1
JOB No: 24-1086	REVISION: A	DRAWING No: CIV03

No	DATE	INITIALS	AMENDMENTS
1	16/06/22	JM	INITIATE DRAWINGS

LEVEL DATUM:	PLOT DATE:	DESIGN APPROVED	APPROVED FOR CONSTRUCTION
AHD	07/07/2022	PROJ. MGR: N.A.	PROJ. MGR: N.A.
CO-ORD SYSTEM: N.A.	PRELIMINARY	DRAWN BY: THOMAS LAU	DATED: (**/**/****)
SURVEYED: N.A.	DATED: 20/04/18	APPROVED BY: THOMAS LAU	APPROVED BY: THOMAS LAU
WORK-AS-EXECUTED	INITIATED BY: STEVE WATSON	APPROVED BY: E. HAVENSTEIN	APPROVED BY: E. HAVENSTEIN
BY: N.A.	DATE: **/**/****	DESIGN MANAGER	PRINCIPAL ENGINEER

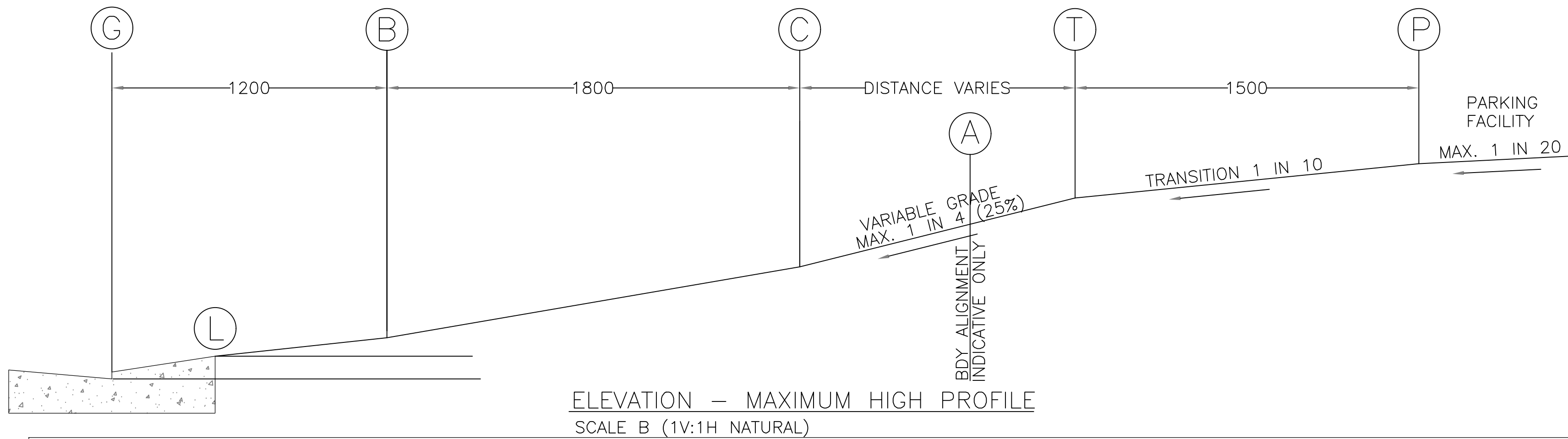
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METRES 1:20 @ A3	METRES 1:40 @ A3	METRES 1:100 @ A3



STANDARD DRAWINGS  
CONCRETE KERB DETAILS AND NOTES  
CONCRETE DISH DRAIN AND LAYBACK DETAILS & NOTES

DRAWING NO. 3 REVISION: 1





DRIVEWAY SET-OUT SCHEDULE		
POINT	REMARK	LEVELS
G	GUTTER INVERT	DRIVEWAY CROSSING SET-OUT POINT
L	REAR OF LAYBACK	100mm ABOVE GUTTER INVERT (MAY BE ALTERED AT COUNCIL'S DISCRETION)
B	1200mm FROM GUTTER INVERT	180mm ABOVE GUTTER INVERT
C	3000mm FROM GUTTER INVERT	490mm ABOVE GUTTER INVERT
A	BOUNDARY ALIGNMENT	PLACE 10mm EXPANSION JOINT. CONTINUE CROSSING GRADIENT BETWEEN POINTS C AND T
T	1500mm BEFORE PARKING FACILITY	PROVIDE TRANSITIONAL SLOPE 1V:10H OVER 1500mm WHICH MAY BE PARTIALLY OR WHOLLY ON ROAD RESERVE
P	PARKING FACILITY	MAXIMUM GRADE PARALLEL TO ANGLE OF PARKING 1V:20H. FOR ANY OTHER DIRECTION 1V:16H

#### CONCRETE DRIVEWAY NOTES

- LAYBACK AND GUTTER SHALL BE CONSTRUCTED IN PLAIN CONCRETE AND FINISHED WITH A STEEL TROWEL.
- THE MINIMUM COMPRESSIVE STRENGTH FOR DRIVEWAYS SHALL BE 25MPa AT 28 DAYS. FOR COMMERCIAL OR INDUSTRIAL DRIVEWAYS THE SLAB DEPTH SHALL BE INCREASED TO MINIMUM OF 180mm WITH SL82 STEEL MESH AND TOP COVER OF 30mm.
- THE SUBGRADE SHALL BE EVENLY COMPACTED USING A VIBRATORY COMPACTION EQUIPMENT UNTIL IT SHOWS NO SIGNS OF MOVEMENT, OR AS DIRECTED BY COUNCIL.
- ALL VEHICLE CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LEVELS AND SPECIFICATION ISSUED BY COUNCIL AND MUST COMPLY WITH AS/NZS 2890.1:2004 "OFF STREET CAR PARKING" CODE.
- ALL KERBING SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWINGS AND SPECIFICATION ISSUED BY COUNCIL.
- WHERE COUNCIL OR ITS REPRESENTATIVE DIRECTS THAT THE GUTTER IS TO BE RETAINED, THE CONTRACTOR IS TO PLACE A 75mm DEEP SAW CUT IN THE GUTTER INVERT AND REMOVE THE KERB AND/OR LAYBACK.
- WHERE COUNCIL OR ITS REPRESENTATIVE DIRECTS THAT THE GUTTER IS TO BE REMOVED, A ROAD OPENING PERMIT OR APPLICATION IS TO BE OBTAINED PRIOR TO COMMENCEMENT OF WORKS.
- THE CONSTRUCTION OF ALL VEHICLE CROSSINGS AND ASSOCIATED WORKS MUST BE PERFORMED BY A COUNCIL APPROVED CONTRACTOR.
- SAWCUT 500mm ASPHALT STRIP AND MATCH IN LAYBACK WITH ROAD SURFACE TO SMOOTH TRANSITION.

#### VEHICLE CROSSING CONSTRUCTION NOTES

- AT LEAST 48 HOURS' NOTICE OF INTENTION SHALL BE GIVEN TO COUNCIL ENGINEER TO POUR CONCRETE WITHIN THE ROAD RESERVE AND NO CONCRETE SHALL BE PLACED UNTIL THE FORMWORK HAS BEEN APPROVED AND AN INSPECTION NOTICE ISSUED.
- ALL DISTURBED AREAS OF THE FOOTWAY ADJACENT TO THE VEHICLE CROSSING SHALL BE TURFED AND FINISHED LEVEL WITH THE CONCRETE SURFACE. RAISED EDGES ARE UNACCEPTABLE.
- THE ROAD ADJOINING THE VEHICLE CROSSING SHALL BE BATTERED AND TURFED AT A MAXIMUM GRADIENT OF 1V:6H OR AS DIRECTED BY COUNCIL.
- CONCRETE FOOTPATH ADJUSTMENTS SHALL BE IN ACCORDANCE WITH COUNCIL'S SPECIFICATION AND SATISFACTION.
- THE SUBGRADE MUST BE THOROUGHLY COMPACTED BY THE USE OF VIBRATORY COMPACTION EQUIPMENT UNTIL IT SHOWS NO SIGNS OF MOVEMENT, OR AS DIRECTED BY COUNCIL.
- VEHICLE CROSSING SLABS MUST BE POURED IN PLAIN CONCRETE. SLAB SURFACE MUST BE COVE FINISHED (OR EQUIVALENT) AND EDGES TO BE FINISHED WITH A 50mm MARGIN.
- ALL CHANGES IN GRADE SHALL BE SCREEDED TO ENSURE NO RIGID/SHARP TRANSITIONS.
- THE MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 25MPa AT 28 DAYS.
- THE MINIMUM THICKNESS OF CONCRETE SHALL BE AS FOLLOWS:
  - SINGLE RESIDENTIAL DWELLING: 130mm THICK REINFORCED WITH SL72 MESH PLACED 30mm BELOW TOP OF CONCRETE SLAB
  - MULTI-UNIT RESIDENTIAL: 150mm THICK REINFORCED WITH SL82 MESH PLACED 30mm BELOW TOP OF CONCRETE SLAB
  - COMMERCIAL OR INDUSTRIAL: 180mm THICK REINFORCED WITH SL82 MESH PLACED 30mm BELOW TOP OF CONCRETE SLAB
- THE VEHICLE CROSSING UP TO 2400mm FROM THE GUTTER INVERT SHALL BE GRADED PARALLEL WITH THE ROAD CENTRELINE.
- THE VEHICLE CROSSING SHALL BE CONSTRUCTED PERPENDICULAR TO THE ROAD PAVEMENT UNLESS OTHERWISE INSTRUCTED BY COUNCIL.
- THE CONSTRUCTION OF ALL VEHICLE CROSSINGS AND ASSOCIATED WORKS ON THE ROAD RESERVE MUST BE COMPLETED BY A COUNCIL APPROVED CONCRETE CONTRACTOR.
- NO TREE ROOTS GREATER THAN 50mm IN DIAMETER ARE TO BE REMOVED UNLESS AUTHORISED BY A QUALIFIED ARBORIST.
- ANY ROOTS APPROVED FOR REMOVAL SHALL BE CLEAN CUT WITH SHARP TOOLS SUCH AS SECATEURS, PRUNERS, HANDSAWS, CHAINSAWS OR SPECIALISED ROOT PRUNING EQUIPMENT.

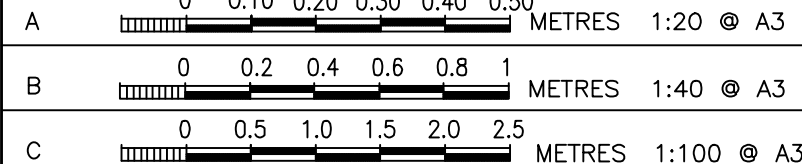
#### IMPORTANT DRIVEWAY DESIGN NOTES:

- THE STANDARD DRIVEWAY PROFILES SHOWN MAY NOT SUIT ALL TERRAIN CONDITIONS.
- THESE STANDARD DRIVEWAY PROFILES MAY NEED TO BE MODIFIED TO SUIT.
- THE STANDARD DRIVEWAY PROFILES SHOWN MAY NOT TAKE INTO CONSIDERATION CONNECTING FOOTPATHS WHERE THE FOOTPATH MEETS THE DRIVEWAY. FOR DISABLED ACCESSIBILITY, A SECTION OF THE DRIVEWAY MAY NEED TO BE DESIGNED WITH A MAXIMUM 2.5% CROSS-FALL GRADED TOWARDS THE KERB OR ROAD SIDE. ALSO THE STANDARD DRIVEWAY PROFILES SHOWN HAS NOT BEEN DESIGNED TO ACCOMMODATE ANY SPECIAL NEEDS, FOR EXAMPLE, IN A FLOOD PLANNING AREA WHERE A MINIMUM FREE BOARD CREST IS REQUIRED TO PROTECT THE PARKING FACILITY.
- WHERE MODIFICATION OF THE DRIVEWAY IS REQUIRED TO MEET EXISTING OR PROPOSED CROSS FALLS OR LEVELS, THE FINAL DESIGN PROFILE MUST BE CHECKED AGAINST THE AUSTRALIAN STANDARD AS/NZS 2890.1:2004 "OFF STREET CAR PARKING" CODE FOR SCRAPING AND BOTTOMING USING THE 85TH PERCENTILE PASSENGER VEHICLE.
- THE DESIGNER WILL NEED TO LIAISE WITH COUNCIL TO DEVELOP A SUITABLE DESIGN SOLUTION.

			LEVEL DATUM: AHD	PLOT DATE: 07/07/2022
			CO-ORD SYSTEM: N.A.	PRELIMINARY
			SURVEYED: N.A.	DRAWN BY: THOMAS LAU
			WORK-AS-EXECUTED	DATED: 20/04/18
			BY: N.A.	INITIATED BY: STEVE WATSON
			DATE: **/**/****	(ASSET MANAGER)
1	16/06/22	INITIATE DRAWINGS	JM	
No	DATE	AMENDMENTS	INITIALS	

DESIGN APPROVED  
DESIGNED BY: THOMAS LAU  
DATED: 20/04/18  
APPROVED BY: E. HAVENSTEIN  
DESIGN MANAGER

APPROVED FOR CONSTRUCTION  
PROJ. MGR: N.A.  
DATE: (\*\*/\*\*/\*\*\*\*)  
APPROVED BY: THOMAS LAU  
PRINCIPAL ENGINEER



STANDARD DRAWINGS  
DRIVEWAY PROFILE - MAXIMUM HIGH (MH)

DRAWING NO. 1

#### FOR SECTION 138

Revision		
Rev	Date	Description
A	11.06.2025	ISSUE FOR SECTION 138

PROJECT:  
PROPOSED NEW RESIDENCE  
2 PRINCE EDWARD ROAD,  
SEAFORTH

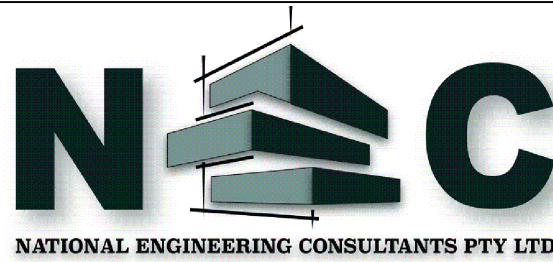
COUNCIL:  
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BUILDER:  
-

ARCHITECT:  
NEW PARADIGM DESIGN PTY LTD

DRAWING TITLE:  
COUNCIL STANDARD DRAWINGS



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ABN 97 672 826 345  
ACN 672 826 345

NORTH:	DESIGNED: J.T.	DRAWN: V.S.	CHECKED: J.T.
	APPROVED: JOSEPH SAAD TANNOUS	Wing House, MEAust, Orling	SIZE: A1
	JOB No: 24-1086	REVISION: A	DRAWING No: CIV04