

PROPOSED DEVELOPMENT

at: 1744 PITTWATER ROAD, BAYVIEW

for: Lloyd Irwin

Plans Prepared By : Suburban Town Planners

Prepared By:

NB Consulting Engineers
STRUCTURAL - CIVIL - STORMWATER - REMEDIAL
A.C.N. 076 121 616 A.B.N. 24 076 121 616

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Unit 8, 1726 Gold Coast Highway Burleigh Heads QLD 4220
E : nb@nbconsulting.com.au W : www.nbconsulting.com.au

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DRAWING SCHEDULE:

C01 - DRIVEWAY ACCESS PLAN
C02 - PROPOSED CONTOUR & SPOT LEVELS LAYOUT PLAN (APPROXIMATE)
C03 - LONGITUDINAL SECTIONS - SHEET 1
C04 - LONGITUDINAL SECTIONS - SHEET 2
C05 - LONGITUDINAL SECTIONS - SHEET 4
C10 - SWEEP PATH ANALYSIS LAYOUT PLAN

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CONSTRUCTION

191109

ISSUE D - 08/09/2020

NB Consulting Engineers

LEGEND:

- CHAINAGES
- PROPOSED DRIVEWAY/FOOTPATH OUTLINE

CIVIL NOTES:

- FOR EXISTING CONTOURS AND LEVELS. REFER SURVEY PLAN. ALL LEVELS AND DIMENSIONS TO BE CONFIRMED PRIOR TO CONSTRUCTION.
- PRIOR APPROVAL MAY BE REQUIRED WITH RELEVANT AUTHORITIES PRIOR TO RETAINING WALLS, SHORING, BATTERS & DRAINAGE IMPACTING NEIGHBOURING PROPERTIES AND INFRASTRUCTURE BEYOND BOUNDARIES.
- STORMWATER AND DRAINAGE REFER STORMWATER MANAGEMENT PLANS DRAWINGS BY NB CONSULTING PTY LTD.
- 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.
- 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.
- 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.
- NATURE STRIP PAVEMENT, GUTTER & FOOTWAY CROSSINGS TO COUNCIL SPECIFICATIONS.
- CONCRETE DRIVEWAY & JOINTING PLAN BY OTHERS.
- IMPACT OF PROPOSED WORKS ON EXISTING TREE/S. REFER ARCHITECT AND/OR ARBORIST REPORT FOR DETAILS AND SPECIFICATIONS.
- PRIOR APPROVAL REQUIRED PRIOR TO REMOVAL OF EXISTING TREE/S REFER ARCHITECT AND/OR ARBORIST REPORT FOR SPECIFICATIONS & DETAILS.
- MINIMUM DRIVEWAY WIDTHS, CLEARANCES, INCLUDING HEAD CLEARANCES TO COMPLY WITH AS2890.1 REFER ARCHITECT FOR SPECIFICATIONS & DETAILS.
- GARAGE DOORWAY OPENING WIDTH BY OTHERS REFER ARCHITECT FOR SPECIFICATIONS AND DETAILS TO COMPLY WITH AS2890.1.
- REFER ARCHITECT FOR LATEST PLANS AND EXTENTS OF PROPOSED BUILDING WORKS & STRUCTURES. TO BE CONFIRMED PRIOR TO CONSTRUCTION.
- COUNCIL APPROVAL MAY BE REQUIRED PRIOR TO COMMENCING CONSTRUCTION.
- 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.
- NO SWEEP PATH ANALYSIS HAS BEEN UNDERTAKEN AND/OR HAS BEEN PROVIDED FOR THIS DEVELOPMENT.
- 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.

NOTES:

- ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK.
- FOR GENERAL NOTES REFER TO DRAWING NUMBER: C01.

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873.6m²
(701m²
EX HANDLE)

REFER ARCHITECT FOR LATEST PLANS
AND EXTENTS OF PROPOSED BUILDING
WORKS & STRUCTURES

PROPOSED LOT 2

TURNING BAY

EASEMENT SHOWN DASHED, REFER
SUBDIVISION STORMWATER PLANS
PREPARED BY NB CONSULTING ENGINEERS

PROPOSED LOT 1
685m²

DRIVEWAY

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

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

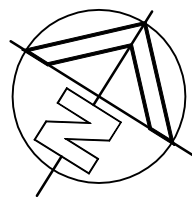
DRIVEWAY ACCESS PLAN

SCALE = 1 : 100

AI

					<div>DOCUMENT CERTIFICATION</div> <div><div><div></div><div></div></div><div>Date : Rick G Wray BE(Civil), CPEng, MIEAust., NER, RPEQ: 08293. (Director NB Consulting Engineers)</div><div><div>The copyright of this drawing remains with Northern Beaches Consulting Engineers Pty Ltd. Trading as NB Consulting Engineers</div></div></div>	<div>NB Consulting Engineers</div> <div>STRUCTURAL - CIVIL - STORMWATER - REMEDIAL</div> <div>A.C.N. 076 121 616 A.B.N. 24 076 121 616</div> <div>Sydney: Ph: (02) 9984 7000 Fax: (02) 9984 7444</div> <div>Suite 207, 30 Fisher Road Dee Why N.S.W. 2099</div> <div>Gold Coast: Ph: (07) 5631 4744</div> <div>Unit 8, 1726 Gold Coast Highway Burleigh Heads QLD 4220</div> <div>E : nb@nbconsulting.com.au W : www.nbconsulting.com.au</div>	Plans prepared by: Suburban Town Planners		Project: PROPOSED DEVELOPMENT AT 1744 PITTWATER ROAD, BAYVIEW		Date: NOV 2019	Design: KO	Drawn: KO
06.09.2020	D	STORMWATER EASEMENT REVISED	KO	KO			Client: Lloyd Irwin	Drawing Title: DRIVEWAY ACCESS PLANS	Job No: 191109	Drawing No: C01	Issue: D		
24.07.2020	C	REVISED PLANS	DK	DK									
24.06.2020	B	REVISE TO SUIT COUNCIL REQUIREMENTS.	KO	MW									
26.11.2019	A	ISSUED FOR DA SUBMISSION ONLY. NOT FOR CONSTRUCTION.	KO	MW									
Date:	Issue:	Description:	By:	Review:									

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PROPOSED CONTOUR LEVELS ARE
INDICATIVE ONLY. ALL LEVELS TO
BE CONFIRMED PRIOR TO
CONSTRUCTION. DO NOT SCALE.

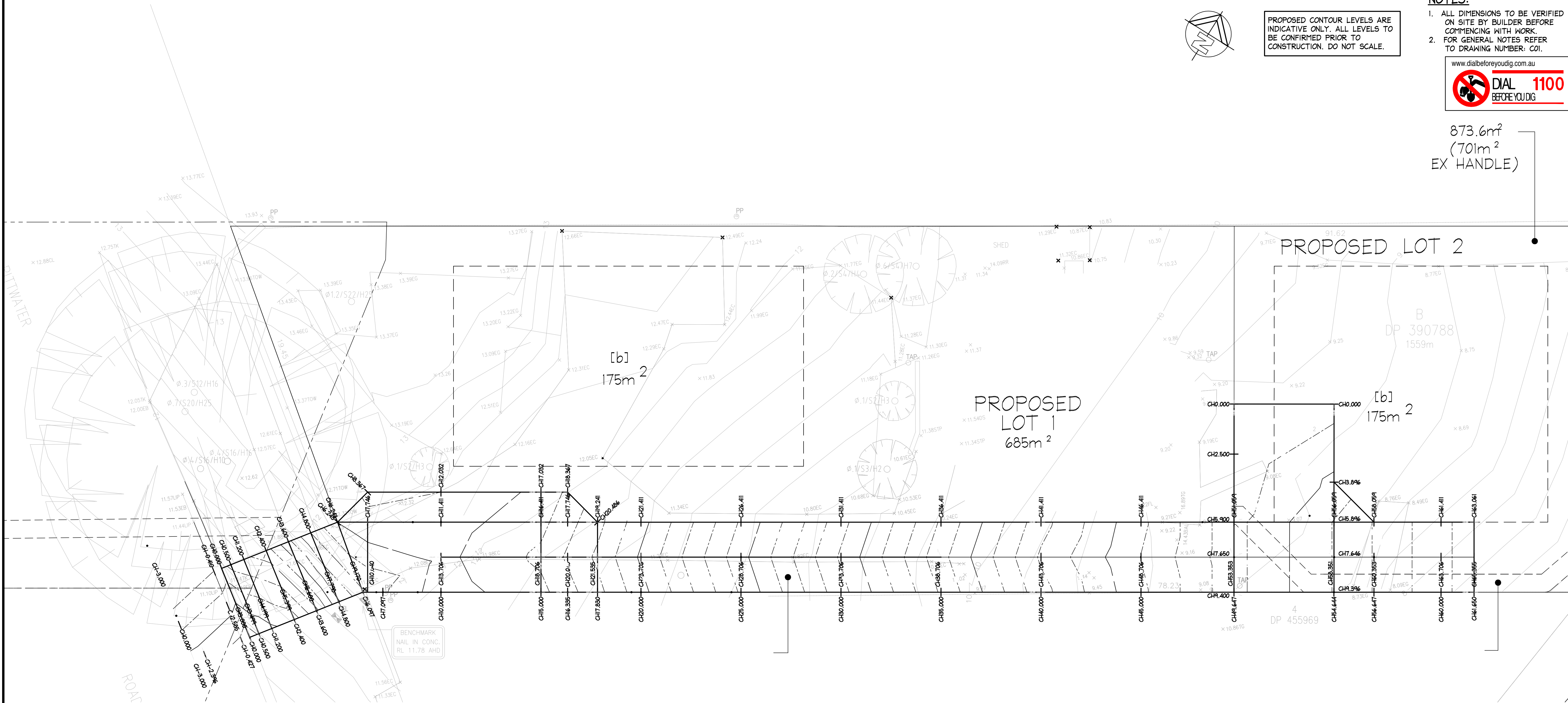
NOTES:

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DIAL 1100
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873.6m²
(701m²
EX HANDLE)



PROPOSED CONTOUR & SPOT LEVELS LAYOUT PLAN (APPROXIMATE)

SCALE = 1 : 100

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IF IN DOUBT ASK

A1

08.09.2020	D	STORMWATER EASEMENT REVISED	KO	KO	DOCUMENT CERTIFICATION Date : Rick G Wray BE(Civil), CP(Eng), MIE(Aust), NER, RPEQ: 08293. (Director NB Consulting Engineers) <small>The copyright of this drawing remains with Northern Beaches Consulting Engineers Pty Ltd. Trading as NB Consulting Engineers</small>
24.07.2020	C	REVISED PLANS	DK	DK	
24.06.2020	B	REVISE TO SUIT COUNCIL REQUIREMENTS.	KO	MW	
28.11.2019	A	ISSUED FOR DA SUBMISSION ONLY. NOT FOR CONSTRUCTION.	KO	MW	
Date:	Issue:	Description:	By:	Review:	

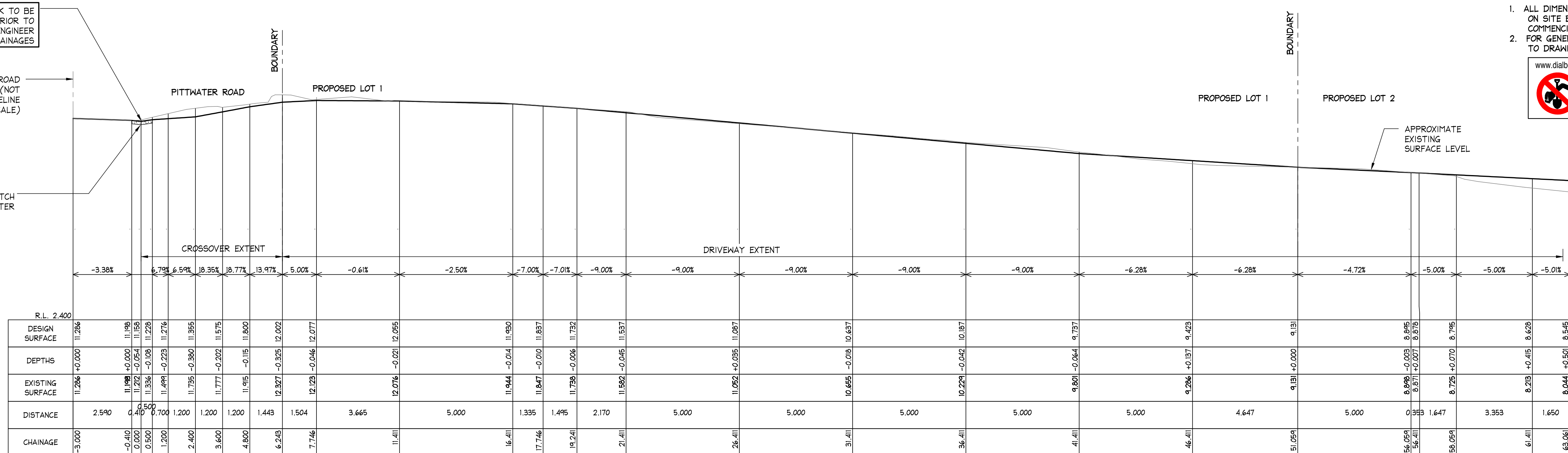
NB Consulting Engineers STRUCTURAL - CIVIL - STORMWATER - REMEDIAL A.C.N. 076 121 616 A.B.N. 24 076 121 616 Sydney: Ph: (02) 9984 7000 Fax: (02) 9984 7444 Suite 207, 30 Fisher Road Dee Why N.S.W. 2099 Gold Coast: Ph: (07) 5631 4744 Unit 8, 1726 Gold Coast Highway Burleigh Heads QLD 4220 E : nb@nbconsulting.com.au W : www.nbconsulting.com.au	Plans prepared by: Suburban Town Planners	Project: PROPOSED DEVELOPMENT AT 1744 PITTWATER ROAD, BAYVIEW	Date: NOV 2019	Design: KO	Drawn: KO
	Client: Lloyd Irwin	Drawing Title: PROPOSED CONTOUR & SPOT LEVELS LAYOUT PLAN (APPROXIMATE)	Job No: 191109	Drawing No: C02	Issue: D

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LOCATION OF LAYBACK TO BE
CONFIRMED PRIOR TO
CONSTRUCTION. INFORM ENGINEER
OF ANY CHANGES TO CHAINAGES

ARBITRARY ROAD —
REFERENCE LINE (NOT
ROAD CENTRELINE
(NOT TO SCALE)

GUTTER WIDTH TO MATCH
ADJACENT EXISTING GUTTER



LONGITUDINAL SECTION DRIVEWAY LH
FROM CH: -3.000 TO CH: 63.061
SCALES: HORIZONTAL 1:100 VERTICAL 1:100

SECTION 1
C01

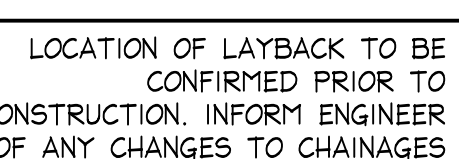
NOTES:

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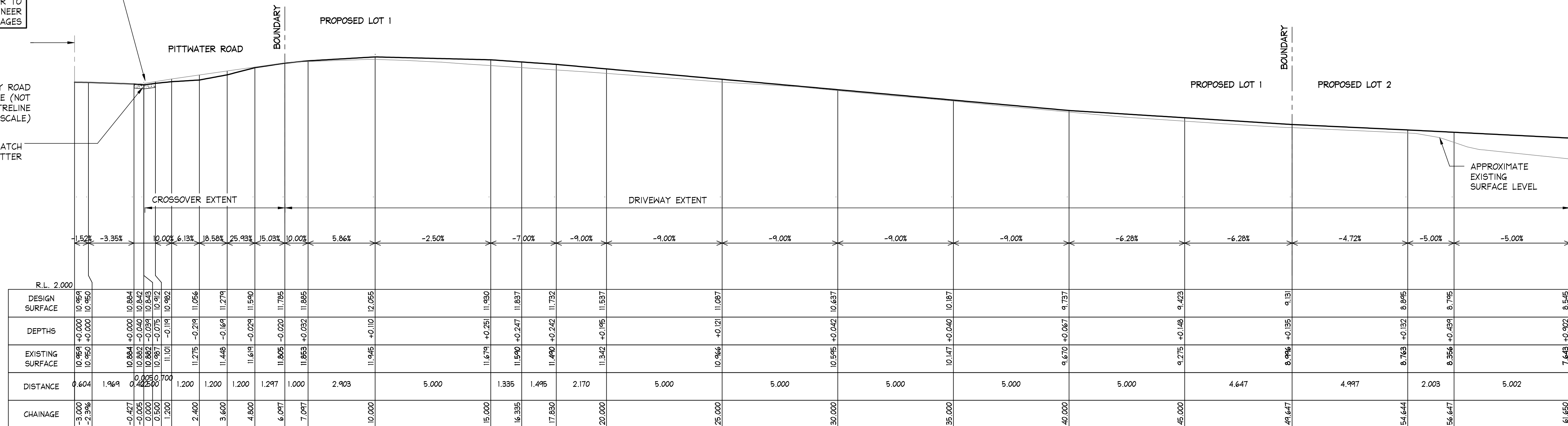


- APPROXIMATE
EXISTING
SURFACE LEVEL



ARBITRARY ROAD
REFERENCE LINE (NOT
ROAD CENTRELINE)
(NOT TO SCALE)

GUTTER WIDTH TO MATCH
ADJACENT EXISTING GUTTER



LONGITUDINAL SECTION DRIVEWAY RH
FROM CH: -3.000 TO CH: 61.650
SCALES: HORIZONTAL 1:100 VERTICAL 1:100

SECTION 2
C01

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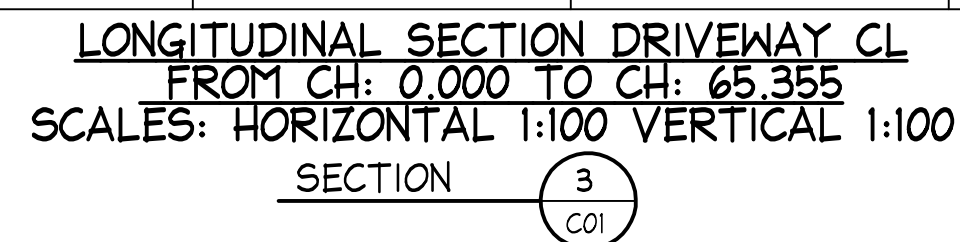
A1	
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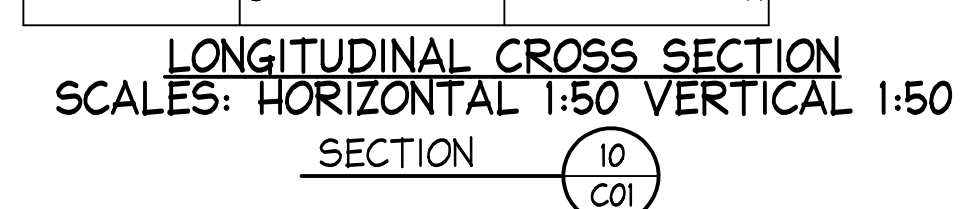
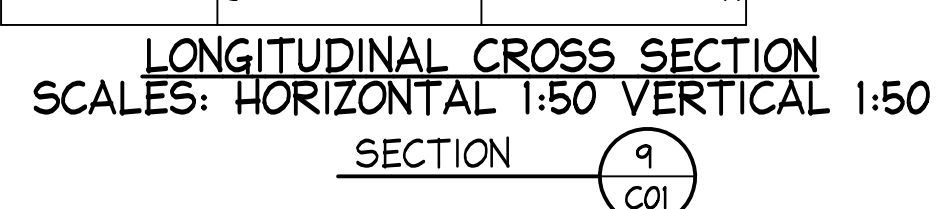
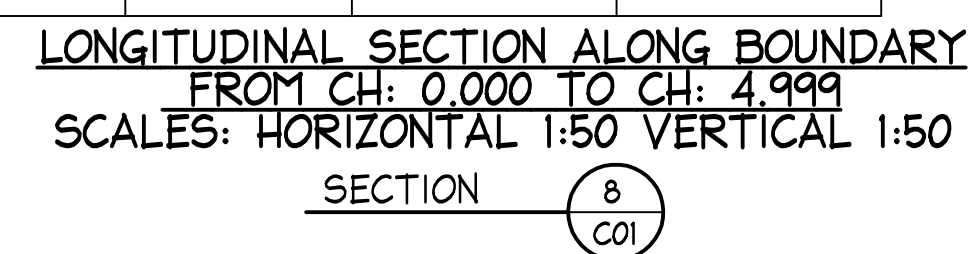
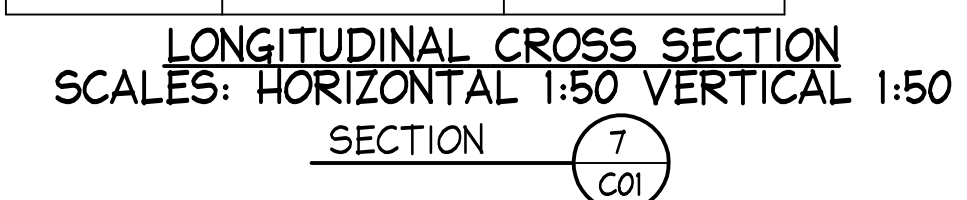
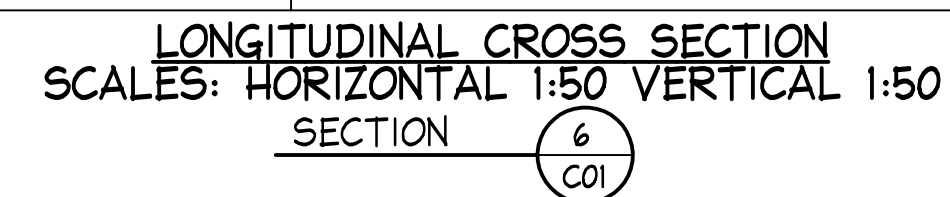
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IF IN DOUBT ASK

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Date : 
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Plans prepared by:	Suburban Town Planners
Client:	Lloyd Irwin

Drawing Title:

LONGITUDINAL SECTIONS - SHEET 3

Date:	Design:	Drawn:
NOV 2019	KO	KO
Job No:	Drawing No:	Issue:
191109	C05	C

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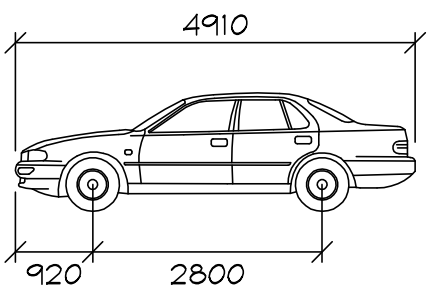
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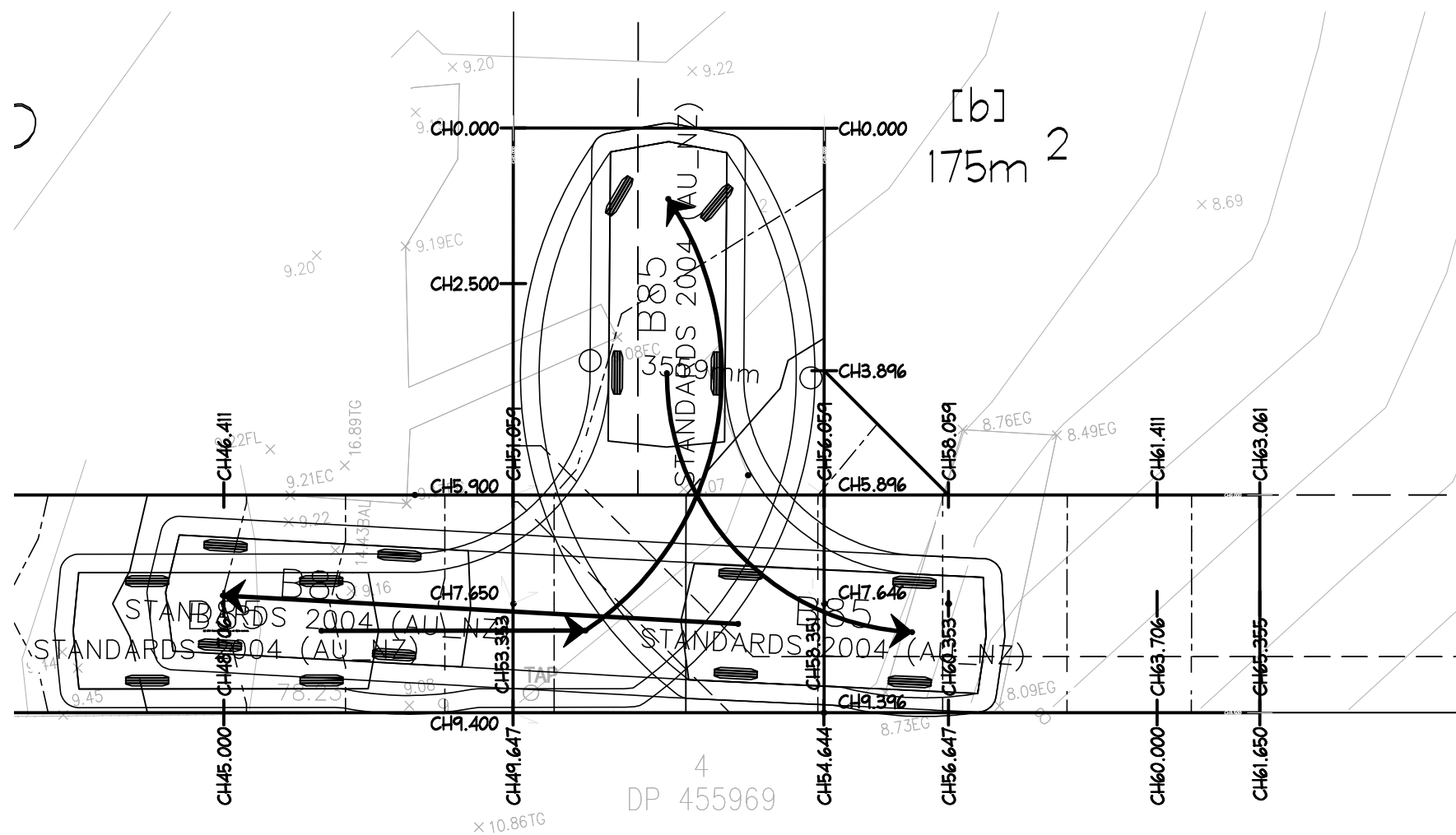
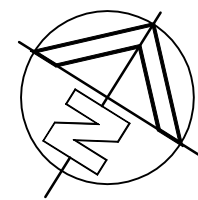
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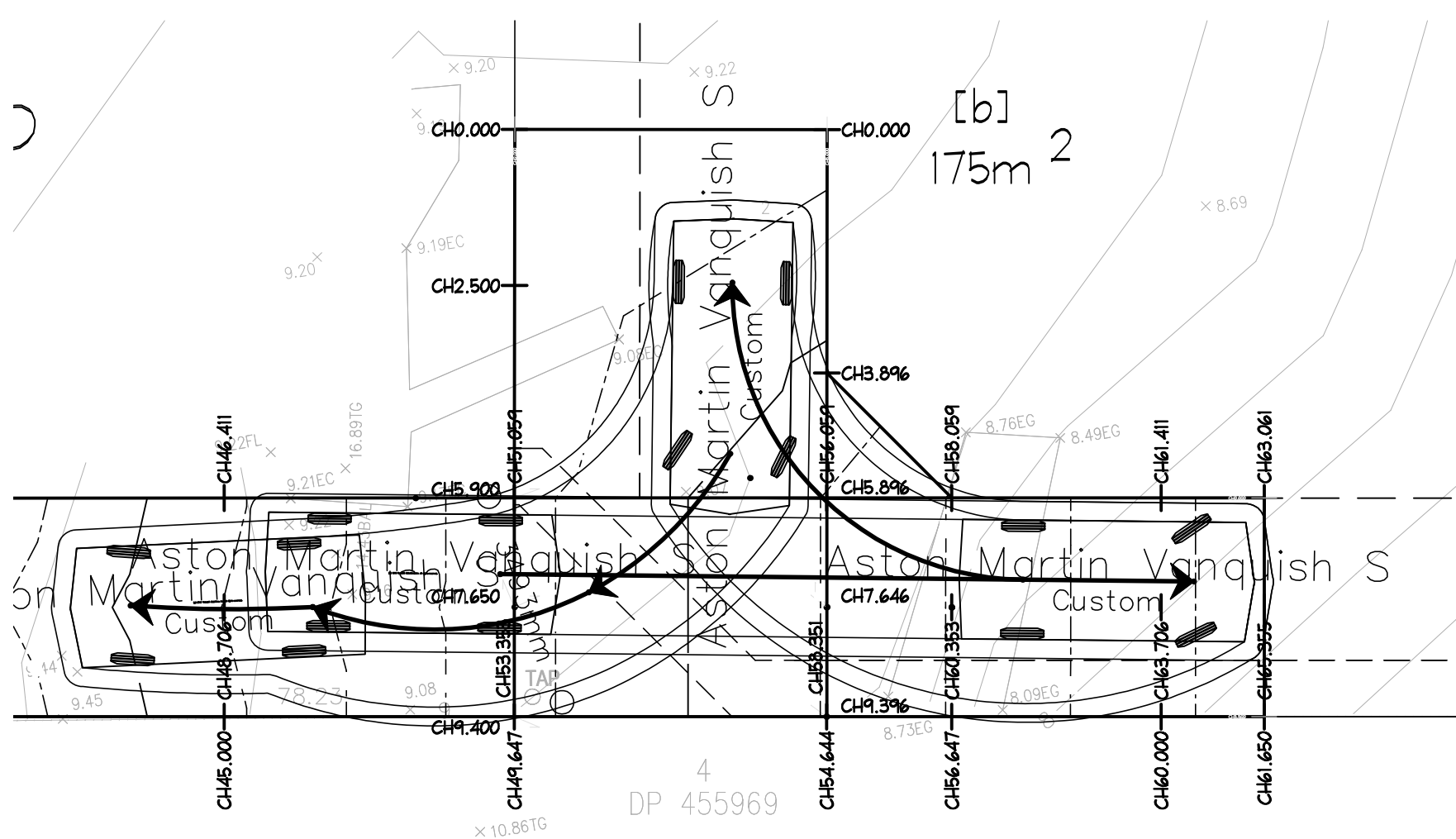
B85 PROFILE:



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



REVERSING IN - EXITING OUT



ENTERING IN - REVERSING OUT

SWEPT PATHS FOR B85 VEHICLE FOR 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 ELVINA STREET

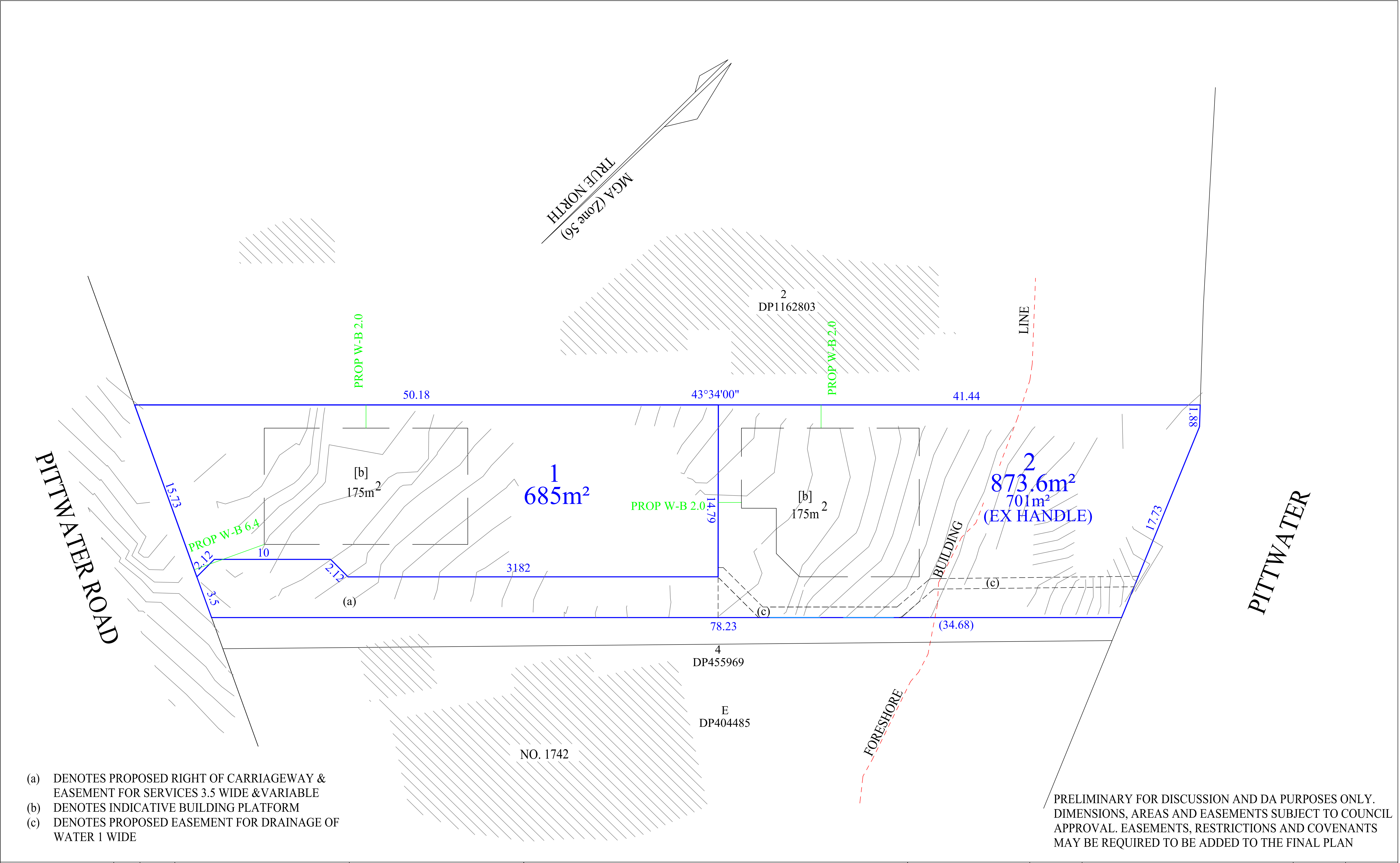
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Date:	Issue:	Description:	By:	Review:	The copyright of this drawing remains with Northern Beaches Consulting Engineers Pty Ltd. Trading as NB Consulting Engineers							
								Client: Lloyd Irwin	Drawing Title: SWEPT PATH ANALYSIS LAYOUT PLAN	Job No: 191109	Drawing No: C10	Issue: C

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- (a) DENOTES PROPOSED RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES 3.5 WIDE & VARIABLE
- (b) DENOTES INDICATIVE BUILDING PLATFORM
- (c) DENOTES PROPOSED EASEMENT FOR DRAINAGE OF WATER 1 WIDE

PRELIMINARY FOR DISCUSSION AND DA PURPOSES ONLY. DIMENSIONS, AREAS AND EASEMENTS SUBJECT TO COUNCIL APPROVAL. EASEMENTS, RESTRICTIONS AND COVENANTS MAY BE REQUIRED TO BE ADDED TO THE FINAL PLAN

REVISIONS	by	on	PRINCIPAL	PROJECT	<div><div><div><div><div><div></div><div></div><div></div><div></div><div></div></div><div></div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><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