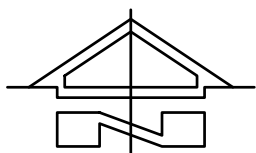


ALTERATIONS & ADDITIONS
LOT 8, DP 545616
955 BARRENJOEY RD, PALM BEACH NSW
CIVIL DRAWINGS

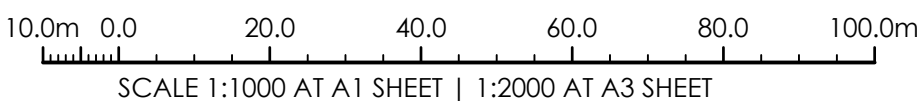
DRAWINGS LIST

- C1.00 COVER SHEET
- C1.01 GENERAL NOTES
- C2.00 EXISTING SITE PLAN
- C3.00 DRIVEWAY GEOMETRY
 - C3.01 DRIVEWAY SWEPT PATH - WAY IN
 - C3.02 DRIVEWAY SWEPT PATH - WAY OUT
- C4.00 STORMWATER MANAGEMENT PLAN - ROOF
 - C4.01 STORMWATER MANAGEMENT PLAN - LEVEL 4
 - C4.02 STORMWATER MANAGEMENT PLAN - LEVEL 3
 - C4.03 STORMWATER MANAGEMENT PLAN - LEVEL 2
 - C4.04 STORMWATER MANAGEMENT PLAN - LEVEL 1
 - C4.05 STORMWATER MANAGEMENT PLAN - LEVEL 1 (UNDER)
 - C4.06 STORMWATER MANAGEMENT DETAILS
- C5.00 SEDIMENT & EROSION CONTROL PLAN
 - C5.01 SEDIMENT & EROSION CONTROL DETAILS



LOCATION PLAN
SCALE 1:1000 AT A1

NOTE:
THIS IS A PLANNING DRAWING ONLY, FOR THE PURPOSE OF
CONCEPTUAL DESIGN AND/OR PLANNING. FURTHER DETAILED
ENGINEERING DESIGN INCLUDING SPECIFICATIONS, SIZING
AND STORMWATER INVERTS TO BE PROVIDED PRIOR TO
CONSTRUCTION CERTIFICATE AND FOR CONSTRUCTION ISSUE.



GENERAL

- CG1 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- CG2 ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT AND CURRENT STANDARDS AUSTRALIA CODES AND WITH THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION.
- CG3 ALL DIMENSIONS SHOWN SHALL BE VERIFIED BY THE BUILDER/CONTRACTOR ON SITE. ENGINEER'S DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS. ENGINEER'S DRAWINGS ISSUED IN ANY ELECTRONIC FORMAT MUST NOT BE USED FOR DIMENSIONAL SETOUT.
- CG4 UNLESS NOTED OTHERWISE ALL LEVELS ARE IN METRES AND ALL DIMENSIONS ARE IN MILLIMETRES.
- CG5 ALL WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH ACCEPTABLE SAFETY STANDARDS & APPROPRIATE SAFETY SIGNS SHALL BE INSTALLED AT ALL TIMES DURING THE PROGRESS OF THE JOB.

SURVEY

- SU1 THE EXISTING SITE CONDITIONS SHOWN ON THE DRAWINGS HAVE BEEN INVESTIGATED BY OTHERS. THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN.
- SU2 THE FOLLOWING ENGINEERING SURVEY SHALL NOT BE TAKEN AS A CADASTRAL OR BOUNDARY IDENTIFICATION SURVEY. BOUNDARY DATA SHALL BE TAKEN AS A GUIDE ONLY UNLESS NOTED OTHERWISE.
- SU3 SHOULD DISCREPANCIES BE FOUND BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA THE CONTRACTOR SHALL NOTIFY TRIAXIAL CONSULTING PRIOR TO COMMENCEMENT OF THE WORKS. THE CONTRACTOR SHALL ACCEPT ALL RESPONSIBILITY FOR ERRORS MADE DURING CONSTRUCTION WHERE SURVEY DISCREPANCIES WERE NOT RELAYED AND RESOLVED BY TRIAXIAL CONSULTING PRIOR TO COMMENCEMENT OF THE WORKS.

EXCAVATION

- EX1 REFER TO REPORT ON GEOTECHNICAL STABILITY ASSESSMENT FOR INFORMATION PERTAINING TO EXISTING SITE STABILITY, EXCAVATION AND GEOTECHNICAL ISSUES.
- EX2 ALL SITE EXCAVATION TO BE PERFORMED IN ACCORDANCE WITH ITEMS NOTED IN THE ABOVE LISTED REPORT.
- EX3 THE EARTHWORKS CONTRACTOR IS TO CONTACT OR MEET WITH THE GEOTECHNICAL ENGINEER PRIOR TO COMMENCEMENT OF ANY EXCAVATION TO DETERMINE APPROPRIATE TECHNIQUES AND HOLD POINTS.
- EX4 TEMPORARY BATTER CUT TO ROCK TO BE FORMED AT NO STEEPER THAN 1 V : 1 H. PERMANENT BATTER TO BE CONFIRMED ON SITE IN CONSULTATION WITH THE GEOTECHNICAL ENGINEER.

EXISTING UNDERGROUND SERVICES

- EU1 THE EXISTING UNDERGROUND SERVICES INDICATED ON THESE DRAWINGS HAVE BEEN OBTAINED FROM SURVEY AND SERVICE AUTHORITY INFORMATION. THE SERVICES INFORMATION SHOWN ARE THOSE OF KNOWN SERVICES ONLY. THE LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY AND MAY NOT BE 'AS CONSTRUCTED' OR ACCURATE. THE PRESENCE OR ABSENCE OF SERVICES SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- EU2 THE CONTRACTOR SHALL TAKE ALL DUE CARE WHEN EXCAVATING ON SITE INCLUDING HAND EXCAVATION WHERE NECESSARY.
- EU3 THE CONTRACTOR SHALL CONTACT ALL RELEVANT SERVICE AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION WORKS.
- EU4 THE CONTRACTOR SHALL UNDERTAKE A THOROUGH SERVICES SEARCH PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION WORKS. THE RESULTS OF SERVICES SEARCHES SHALL BE RECORDED AND KEPT ON SITE AT ALL TIMES.
- EU5 THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING POTHOULING TO ESTABLISH AND CONFIRM LOCATIONS AND DEPTHS OF EXISTING UNDERGROUND SERVICES/UTILITIES PRIOR TO COMMENCEMENT OF WORK ON SITE.

SITE PREPARATION

- GENERAL
- SP1 ALL EARTHWORKS, SITE PREPARATION AND MATERIALS TO BE IN ACCORDANCE WITH AS3798 AND THE GEOTECHNICAL ENGINEERS REPORT U.N.O.
- SP2 SEDIMENT AND EROSION CONTROL MEASURES AS DOCUMENTED MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK.
- SUBGRADE
- SP3 STRIP EXISTING AREA AS REQUIRED TO CONSTRUCT NEW WORKS, REMOVE ANY TOP SOIL, ALL ORGANIC & DELETERIOUS MATERIAL FROM SITE WORKS AREA.
- SP4 THE CUT AND FILL SURFACE SHALL BE PROOF ROLLED TO ENSURE THAT THE FILL AND NATURAL GROUND FORMING THE SUBGRADE TO SUB-BASE IS AT A SUITABLE DENSITY AND MOISTURE CONTENT.
- SP5 PRIOR TO THE COMMENCEMENT OF ANY CIVIL OR STRUCTURAL CONSTRUCTION THE RELEVANT SITE AREA IS TO BE COMPACTED AND TESTED IN ACCORDANCE WITH AS1289.5.1.1 OR 5.1.2 - 1993 TO PRODUCE THE FOLLOWING:- 98.0% STANDARD COMPACTION AT THE SURFACE AND AT 200MM BELOW SURFACE LEVEL. FREQUENCY OF FIELD DENSITY TESTS SHALL BE CARRIED OUT IN ACCORDANCE WITH AS3798 - 2007 TABLE 8.1 TESTING SHALL BE EVENLY SPACED OVER THE ENTIRE SITE, AND AT RANDOM LOCATIONS. TEST RESULTS SHALL BE FORWARDED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORKS.
- SP6 PROOF ROLLING SHALL BE CARRIED OUT UNDER THE DIRECTION OF THE CONTRACTOR. A MINIMUM 10 TONNE STATIC MASS SMOOTH DRUMMED ROLLER SHALL BE USED. WHERE THERE IS MOVEMENT UNDER THE ROLLER INDICATING SOFT, WET OR DISTURBED SUBGRADE, THE AREA OF MOVEMENT SHALL BE IDENTIFIED AND THE POOR SUBGRADE MATERIAL REMOVED. ANY REPLACEMENT MATERIAL SHALL BE BACKFILLED WITH APPROVED FILL PLACED IN LAYERS NOT EXCEEDING 200mm LOOSE MEASUREMENT AND IN ACCORDANCE WITH FILLING NOTE SP9 TO 98% OF SDD AND WITHIN ±2% OF STANDARD OPTIMUM MOISTURE CONTENT.
- SP7 WHERE THERE HAS BEEN AN EXTENDED DRY PERIOD THE SUBGRADE SURFACE MAY EXHIBIT DESICCATION CRACKS CONSISTENT WITH NEAR SURFACE DRYING OUT. IF SIGNIFICANT DRYING OUT HAS OCCURRED, MOISTURE CONDITION THE UPPER 200mm OF THE SUBGRADE. THE MATERIAL SHOULD THEN BE COMPACTED IN ACCORDANCE WITH THE ABOVE REQUIREMENTS FOR DENSITY AND MOISTURE CONTENT.
- FILL/SUB-BASE

- SP8 COMPACTION TESTING IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE ALLOWED FOR IN THE TENDER FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW FOR SOIL COMPACTION TESTING TO ALL FILL FORMATIONS WHICH SUPPORT CONCRETE SLAB ON GROUND TYPE FLOORS AND EXTERNAL PAVEMENTS. TESTS SHALL BE CARRIED OUT BY AN INDEPENDENT 'NATA' REGISTERED LABORATORY IN ACCORDANCE WITH THE REQUIREMENTS OF AS1289. SUBMIT TEST REPORTS TO THE ENGINEER FOR REVIEW.

- SP9 IMPORTED FILL IS TO BE WELL GRADED CRUSHED SANDSTONE, RIPPED SHALE OR APPROVED ALTERNATIVE, WITH A MINIMUM CBR OF 30%, PI 8% AND A MAX PARTICLE SIZE OF 75mm.
- SP10 ALL FILL MATERIAL SHALL BE UNIFORMLY PLACED IN LAYERS NOT EXCEEDING 200mm LOOSE MEASUREMENT.
- SP11 ALL FILL SHALL BE COMPACTED TO 98% STANDARD DRY DENSITY DETERMINED BY METHODS IN ACCORDANCE WITH AS1289. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE ADJUSTED TO WITHIN 5% OF THE OPTIMUM MOISTURE CONTENT DURING COMPACTION TO ENSURE THAT THE SPECIFIED COMPACTION IS OBTAINED.

SITEWORKS

- SW1 ALL CONNECTIONS WITH EXISTING WORKS SHALL BE MADE SMOOTH.
- SW2 ALL TRENCH BACKFILL MATERIAL SHALL BE COMPACTED TO ACHIEVE A DENSITY EQUIVALENT TO THE ADJACENT MATERIAL.
- SW3 ALL SERVICE TRENCHES SHALL BE BACKFILLED WITH SAND TO A LEVEL 300mm ABOVE THE PIPE. WHERE SERVICE TRENCHES ARE CONSTRUCTED UNDER VEHICULAR PAVEMENTS, BACKFILL THE REMAINDER OF THE TRENCH (TO UNDERSIDE OF PAVEMENT) WITH SAND OR APPROVED GRANULAR MATERIAL COMPACTED IN LAYERS NOT EXCEEDING 150mm DEPTH. BACKFILL MATERIAL SHALL BE COMPACTED TO A MINIMUM 98% MODIFIED MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS 1289 5.2.1 (CURRENT EDITION) OR A DENSITY INDEX OF NOT LESS THAN 75.
- SW4 PROVIDE A 10mm WIDE EXPANSION JOINT BETWEEN ALL BUILDINGS AND CONCRETE OR UNIT PAVEMENTS.

STORMWATER DRAINAGE

- SD1 PIPES UP TO 300mm DIAMETER SHALL BE SEWER GRADE UPVC WITH SOLVENT WELDED JOINTS.
- SD2 ALL 'INTERNAL WORKS' WITHIN PROPERTY BOUNDARIES SHALL COMPLY WITH THE REQUIREMENTS OF AS/NZS 3500.3 (CURRENT EDITION).
- SD3 ALL STORMWATER PIPES SHALL BE PROVIDED WITH MINIMUM PIPE COVER TO COMPLY WITH THE REQUIREMENTS OF AS/NZS 3500.3 (CURRENT EDITION).
- SD4 INSTALLATION OF ALL BURIED CONCRETE STORMWATER PIPES SHALL COMPLY WITH THE REQUIREMENTS OF AS/NZS 3725 (CURRENT EDITION) DESIGN FOR INSTALLATION OF BURIED CONCRETE PIPES.
- SD5 ENLARGERS, CONNECTORS AND JUNCTIONS SHALL BE PREFABRICATED FITTINGS WHERE PIPES ARE LESS THAN 300mm DIAMETER.
- SD6 ALL STORMWATER DRAINAGE LINES SHALL HAVE A MINIMUM FALL OF 1% UNLESS NOTED OTHERWISE ON THE DRAWINGS. CARE SHALL BE TAKEN WITH SETTING LEVELS OF STORMWATER DRAINAGE LINES. GRADES SHOWN ON THE DRAWINGS SHALL NOT BE REDUCED WITHOUT THE WRITTEN CONSENT OF TRIAXIAL CONSULTING.
- SD7 GRATES AND COVERS SHALL COMPLY WITH THE REQUIREMENTS OF AS 3996 (CURRENT EDITION).
- SD8 AT ALL TIMES DURING THE CONSTRUCTION OF STORMWATER PITS, ADEQUATE SAFETY PROCEDURES SHALL BE DOCUMENTED AND EXECUTED TO MITIGATE THE RISK OF PERSONAL INJURY AS A RESULT OF FALLS INTO PITS.
- SD9 ALL EXISTING STORMWATER LOCATIONS, INCLUDING INVERTS, TO BE CONFIRMED BY THE BUILDER/CONTRACTOR PRIOR TO THE COMMENCEMENT OF CIVIL WORKS ON SITE.
- SD10 ALL EXISTING STORMWATER DRAINAGE LINES AND PITS THAT ARE TO REMAIN SHALL BE INSPECTED AND CLEANED. DURING THIS PROCESS ANY PART OF THE STORMWATER DRAINAGE SYSTEM THAT WARRANTS REPAIR SHALL BE REPORTED TO THE SUPERINTENDANT/ENGINEER FOR FURTHER DIRECTIONS.

- SD11 INSTALLATION OF ALL BURIED FLEXIBLE PIPELINES SHALL COMPLY WITH THE REQUIREMENTS OF AS/NZS 2566.2.

- SD12 SURFACE INSPECTION OPENING - IO - WHERE SHOWN, ARE DIAGRAMMATIC IN NATURE AND TO BE INSTALLED IN ACCORDANCE WITH AS3500.

SEDIMENT AND EROSION CONTROL

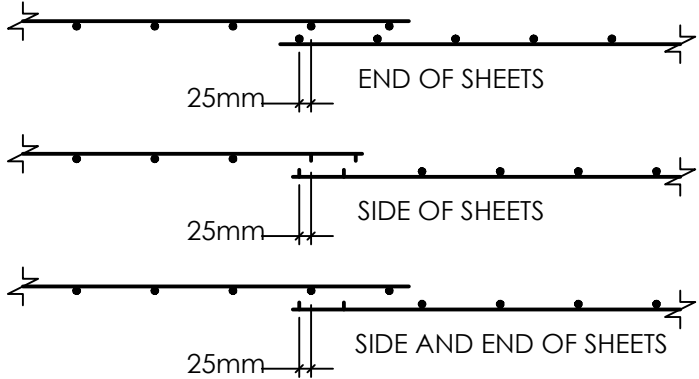
- SE1 CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUAL 'MANAGING URBAN STORMWATER, SOILS AND CONSTRUCTION' (2004) (THE BLUE BOOK).
- SE2 DISTURBANCE SHALL BE KEPT TO A MINIMUM AND WITHIN THE LIMITS OF THE CONSTRUCTION SITE.
- SE3 ADDITIONAL CONTROLS SHALL BE INSTALLED AS REQUIRED AND IN ACCORDANCE WITH "THE BLUE BOOK".
- SE4 ALL INSTALLED CONTROLS SHALL BE INSPECTED AT LEAST WEEKLY AND IMMEDIATELY FOLLOWING A RAIN EVENT. MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED.
- SE5 COMPLETED AREAS SHALL BE PROGRESSIVELY VEGETATED.
- SE6 CONTROL DEVICES, AS DETAILED, SHALL BE INSTALLED TO STORMWATER PITS IMMEDIATELY FOLLOWING THEIR CONSTRUCTION.

CONCRETE

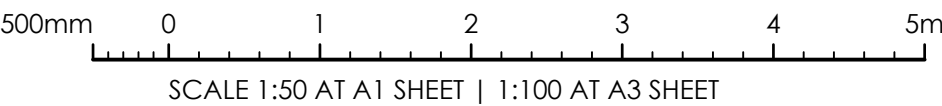
- C1 ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH AS3600 CURRENT EDITION WITH AMENDMENTS, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
- C2 READYMIX CONCRETE SUPPLY SHALL COMPLY WITH AS1379.
- C3 CONCRETE QUALITY. ALL THE REQUIREMENTS OF THE ACSE SPECIFICATION DOCUMENT 1 (EDITION 4), SHALL APPLY TO THE FORMWORK, REINFORCEMENT AND CONCRETE UNLESS NOTED OTHERWISE. CONCRETE QUALITY SPECIFICATIONS AS SHOWN ON PLAN.
- C4 PROJECT CONTROL TESTING SHALL BE CARRIED OUT IN ACCORDANCE AS1379.
- C5 NO ADMIXTURES SHALL BE USED IN CONCRETE UNLESS APPROVED IN WRITING.
- C6 CLEAR CONCRETE COVER TO ALL REINFORCEMENT FOR DURABILITY SHALL BE AS PER CONCRETE COVER SCHEDULE UNLESS SHOWN OTHERWISE.
- C7 DURABILITY REQUIREMENTS FOR CONCRETE.
- | EXPOSURE CLASS, TO AS3600: | MINIMUM CEMENT CONTENT: | MAXIMUM W/C RATIO: |
|----------------------------|-------------------------|--------------------|
| A1 & A2 | - | 0.56 |
| B1 | 320 | 0.56 |
| B2 | 390 | 0.46 |
| C | 450 | 0.40 |
- C8 ALL REINFORCEMENT SHALL BE FIRMLY SUPPORTED ON MILD STEEL PLASTIC TIPPED CHAIRS, PLASTIC CHAIRS OR CONCRETE CHAIRS AT 1m MAX. CENTRES BOTH WAYS U.N.O. BARS SHALL BE TIED AT ALTERNATE INTERSECTIONS. USE PLASTIC CHAIRS IN EXPOSURE CONDITION GREATER THAN B1. MINIMUM BAR CHAIR SPACING FOR MESH REINFORCEMENT SHALL BE:
- | | |
|---------------------------|----------|
| SL92, SL102, SL81, RL918: | 900 CTS. |
| SL72, SL82, RL818: | 600 CTS. |
- C9 NO HOLES, CHASES OR EMBEDMENT OF PIPES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ENGINEER.
- C10 CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER.
- C11 ALL CONCRETE SHALL BE COMPACTED WITH MECHANICAL VIBRATORS.
- C12 THE ENGINEER SHALL BE GIVEN 24 HOURS NOTICE FOR REINFORCEMENT INSPECTIONS AND CONCRETE SHALL NOT BE DELIVERED UNTIL ENGINEERS APPROVAL IS OBTAINED.
- C13 WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE ENGINEER.
- C14 REINFORCEMENT BARS AND LIGATURES:
- N_ HOT ROLLED DEFORMED BAR, GRADE 500 NORMAL DUCTILITY AS4671-DN500N
- R_ HOT ROLLED ROUND BAR, GRADE 250 NORMAL DUCTILITY AS4671-R250N
- W_ COLD DRAWN ROUND WIRE, GRADE 500 LOW DUCTILITY AS4671-R500L
- S_ POOL STEEL HOT ROLLED DEFORMED BAR, GRADE 250 NORMAL DUCTILITY AS4671-D250N
- NOTE: THE UNDERSCORE REPRESENTS NOMINAL BAR DIAMETER IN ACCORDANCE WITH AS4671
- REINFORCEMENT FABRIC:
- SL_ SQUARE MESH, COLD DRAWN RIBBED WIRE GRADE 500, LOW DUCTILITY AS4671-D500L
- RL_ RECTANGULAR MESH, COLD DRAWN RIBBED WIRE GRADE 500, LOW DUCTILITY AS4671-D500L
- _L_TM TRENCH MESH, COLD DRAWN RIBBED WIRE GRADE 500, LOW DUCTILITY AS4671-D500L
- NOTE: THE UNDERSCORE REPRESENTS VARYING SPECIFICATIONS IN ACCORDANCE WITH AS4671.
- C15 REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND NOT NECESSARILY IN TRUE PROJECTION.
- C16 SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN POSITIONS SHOWN OR OTHERWISE APPROVED IN WRITING BY THE ENGINEER. LAPS SHALL BE IN ACCORDANCE WITH AS3600 AND NOT LESS THAN THE DEVELOPMENT LENGTH FOR EACH BAR.
- C17 STANDARD LAP AND COG LENGTHS UNLESS NOTED OTHERWISE ON DRAWINGS:

BAR DIA.	MIN LAP LENGTH (mm)	MIN COG LENGTH (mm)
N12	500	180
N16	750	210
N20	1000	260
N24	1375	310
N28	1560	360
N32	1810	400

CONCRETE (CONTINUED)

- C18 CONCRETE SIZES DO NOT INCLUDE THICKNESSES OF APPLIED FINISHES.
- C19 DEPTHS OF BEAMS ARE GIVEN FIRST AND INCLUDE SLAB THICKNESS.
- C20 REFER TO ARCHITECT'S DETAILS, FOR CHAMFERS, DRIP GROOVES, REGLETS, ETC., MAINTAIN COVER TO REINFORCEMENT AT THESE DETAILS.
- C21 USE ALIPHATIC ALCOHOLS SPRAYED OVER THE SURFACE PRIOR TO AND AFTER FINISHING TO REDUCE RATE OF EVAPORATION FROM THE SURFACE AND HELP CONTROL PLASTIC SHRINKAGE CRACKING. NOTE THAT THE USE OF ALIPHATIC ALCOHOLS IS NOT A SUBSTITUTE FOR CURING.
- C22 COMMENCE CURING OPERATIONS PROMPTLY AFTER SURFACE FINISHING IS COMPLETE. CURING COMPOUNDS ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND ARE TO BE CHECKED FOR COMPATIBILITY WITH PROPOSED FLOOR FINISHES. SOME COMPOUNDS MAY REQUIRE REMOVAL FOR GLUED DOWN FLOOR COVERINGS OR WET CURING AS DESCRIBED BELOW.
- CONCRETE IS TO BE CURED BY KEEPING THE SURFACES CONTINUOUSLY WET FOR A PERIOD OF 3 DAYS, AND PREVENTING THE LOSS OF MOISTURE FOR A FURTHER 7 DAYS FOLLOWED BY A GRADUAL DRYING OUT.
- C23 PROPPING WHICH SUPPORTS CONSTRUCTION OVER IS TO BE LEFT IN PLACE AS REQUIRED TO AVOID OVERSTRESSING THE STRUCTURE DUE TO CONSTRUCTION LOADING.
- C24 CONDUITS, PIPES ETC. SHALL ONLY BE LOCATED IN THE MIDDLE ONE THIRD OF SLAB DEPTH AND SPACED AT NOT LESS THAN 3 DIAMETERS OF THE CONDUIT, PIPES ETC. PIPES OR CONDUITS SHALL NOT BE PLACED WITHIN THE COVER TO REINFORCEMENT.
- C25 MINIMUM MESH LAPS:
- 
- C26 A 0.2mm POLYETHYLENE MEMBRANE SHALL BE CONTINUOUS UNDER SLAB LAPPED 200mm MIN. WHERE REQUIRED AND TAPED AT ALL SERVICE PENETRATIONS, LAPS AND PUNCTURES. THE MEMBRANE IS TO EXTEND UNDER AND TO THE SIDES OF SLABS, BEAMS AND THICKENINGS.

NOTE:
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DRAWING TITLE
GENERAL NOTES

1300 874 294 | TRIAXIAL.COM.AU
SUITE 12, LEVEL 14, 327 PITT STREET, SYDNEY NSW 2000
PO BOX A203, SYDNEY SOUTH NSW 1235

PROJECT No. TX17443.00 -
DRAWING No. C1.01
ISSUE A

ISSUED FOR DEVELOPMENT APPLICATION 06/10/2023 A FLK.
AMENDMENTS DATE ISSUE BY
NOT FOR CONSTRUCTION

NORTH POINT U.N.O.

ARCHITECT
CADENCE & CO Pty Ltd
287 MONA VALE RD
TERRY HILLS
NSW 2084



CLIENT
**DAVID HORNERY
& BRONWYN MATTHEWS**

PROJECT
ALTERATIONS & ADDITIONS
955 BARRENJOEY RD, PALM BEACH
NSW 2108

DESIGNED JO.R. DRAWN FLK. DATE OCT 23 SIZE A1 CAD REF TX17443.00 - C01



**TRIA X I A L
C O N S U L T I N G**
**COMPLEX PROBLEMS
RESOLVED SIMPLY**

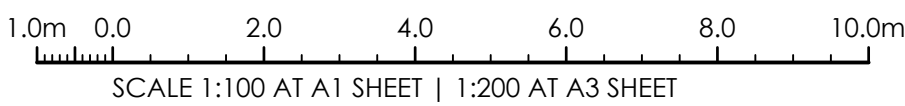
NOTE:
1. THIS IS AN ENGINEERING SURVEY PLAN AND SHALL NOT BE TAKEN AS A CADASTRAL OR IDENTIFICATION SURVEY. BOUNDARY DATA IF SHOWN, SHOULD BE TAKEN AS A GUIDE ONLY.
2. REFER TO THE CERTIFICATE OF TITLE FOR EASEMENT DETAILS (IF ANY).
3. BENCHMARK RL 20.65 AHD - BOLT IN BITUMEN
4. SURVEYED BY: TSS TOTAL SURVEYING SOLUTIONS
SURVEY DATE: 10/11/2021
SURVEY REFERENCE: 211680-1

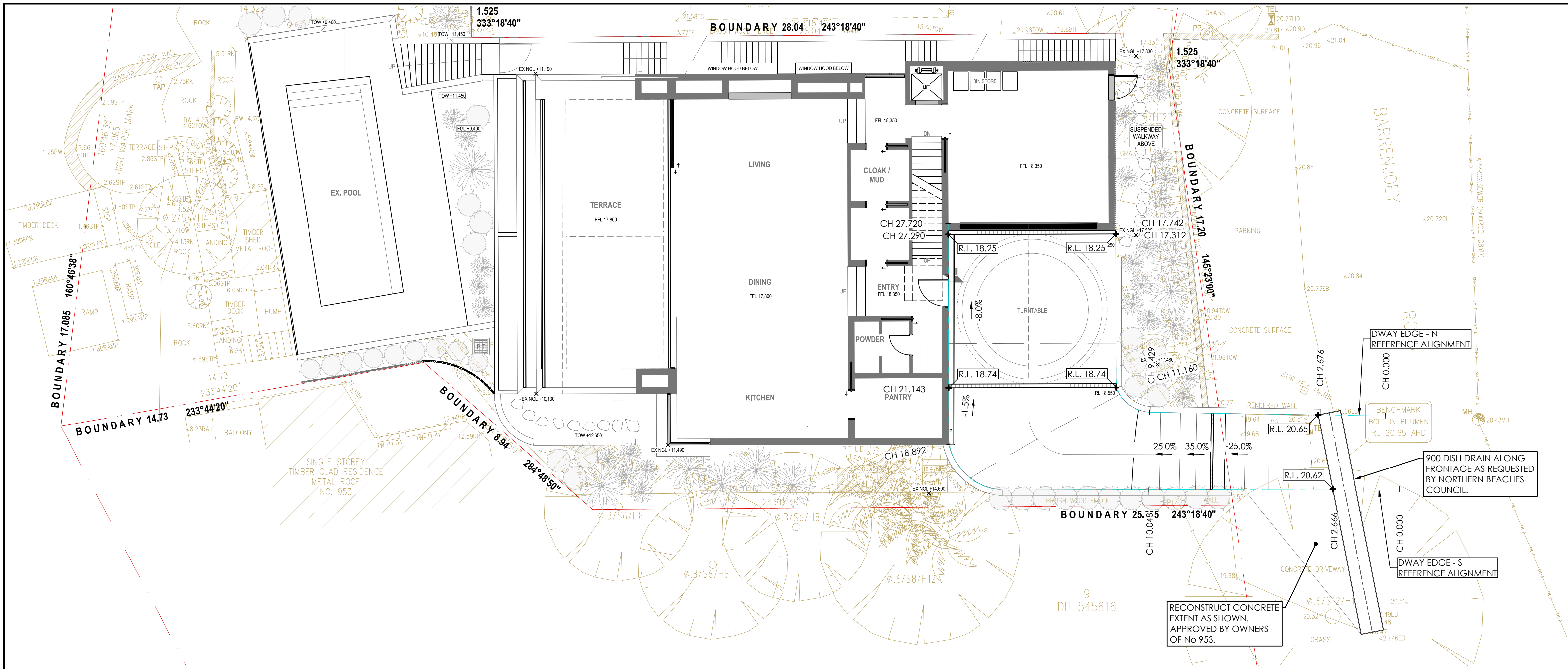
LEGEND - EXISTING	
SYMBOL	DESCRIPTION
	SPOT LEVEL
	CONTOUR MAJOR (2.0m)
	CONTOUR MINOR (0.5m)
	FENCE
	BOUNDARY

SITE NOTE:
COUNCIL: NORTHERN BEACHES COUNCIL
DEVELOPMENT TYPE: ALTERATIONS AND ADDITIONS
TOTAL SITE AREA: 778.30 SQM
PRE DEVELOPMENT IMPERVIOUS AREA: 560 SQM
POST DEV IMPERVIOUS AREA: 570 SQM (73%)
ON-SITE DETENTION/RETENTION IS NOT REQUIRED.



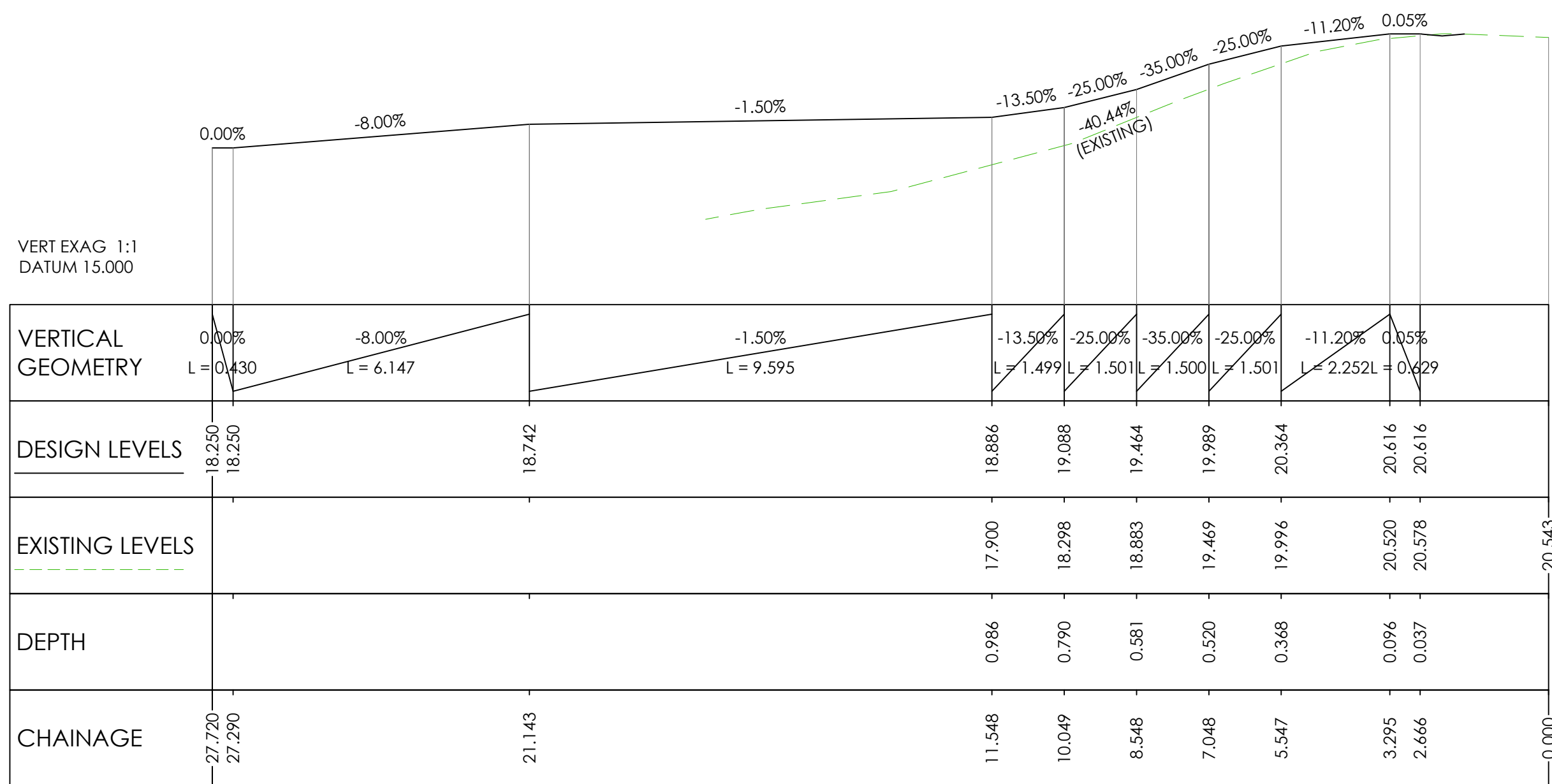
EXISTING SITE PLAN
SCALE 1:100 AT A1



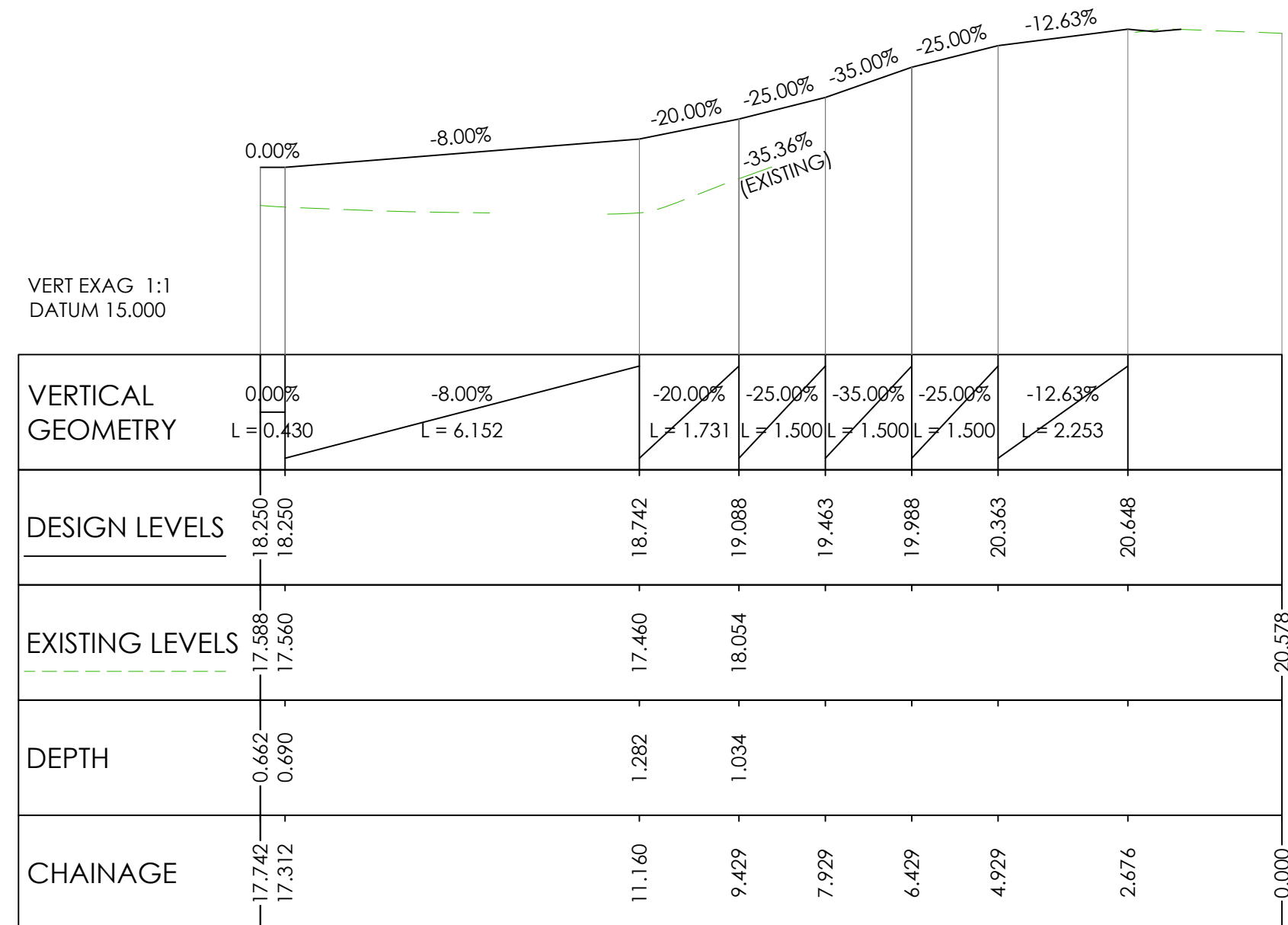


DRIVEWAY GEOMETRY - PLAN
SCALE 1:100 AT A1

SYMBOL	DESCRIPTION
	EXISTING SPOT LEVEL
	DESIGN CONTOUR MAJOR (1.0m)
	DESIGN CONTOUR MINOR (0.2m)
	EXISTING SURVEY
	BOUNDARY
	DRIVEWAY EDGE - REFERENCE ALIGNMENT
	900 WIDE CONCRETE DISH DRAIN
	GRATED DRAIN
	DESIGN LEVEL
	TK. TOP OF KERB
	WT. WATER TABLE
	P. PAVEMENT
	FL. FINISHED LEVEL
	CL. COVER LEVEL
	IL. INVERT LEVEL
	FFL. FINISHED FLOOR LEVEL
	BL. BENCH LEVEL
	EL. SURFACE LEVEL
	TRW. TOP OF RETAINING WALL
	BRW. BOTTOM OF RETAINING WALL
	NSL. NATURAL SURFACE LEVEL
	FSL. FINISHED SURFACE LEVEL



DRIVEWAY EDGE - S
REFERENCE ALIGNMENT LONGITUDINAL SECTION
SCALE 1:100 AT A1



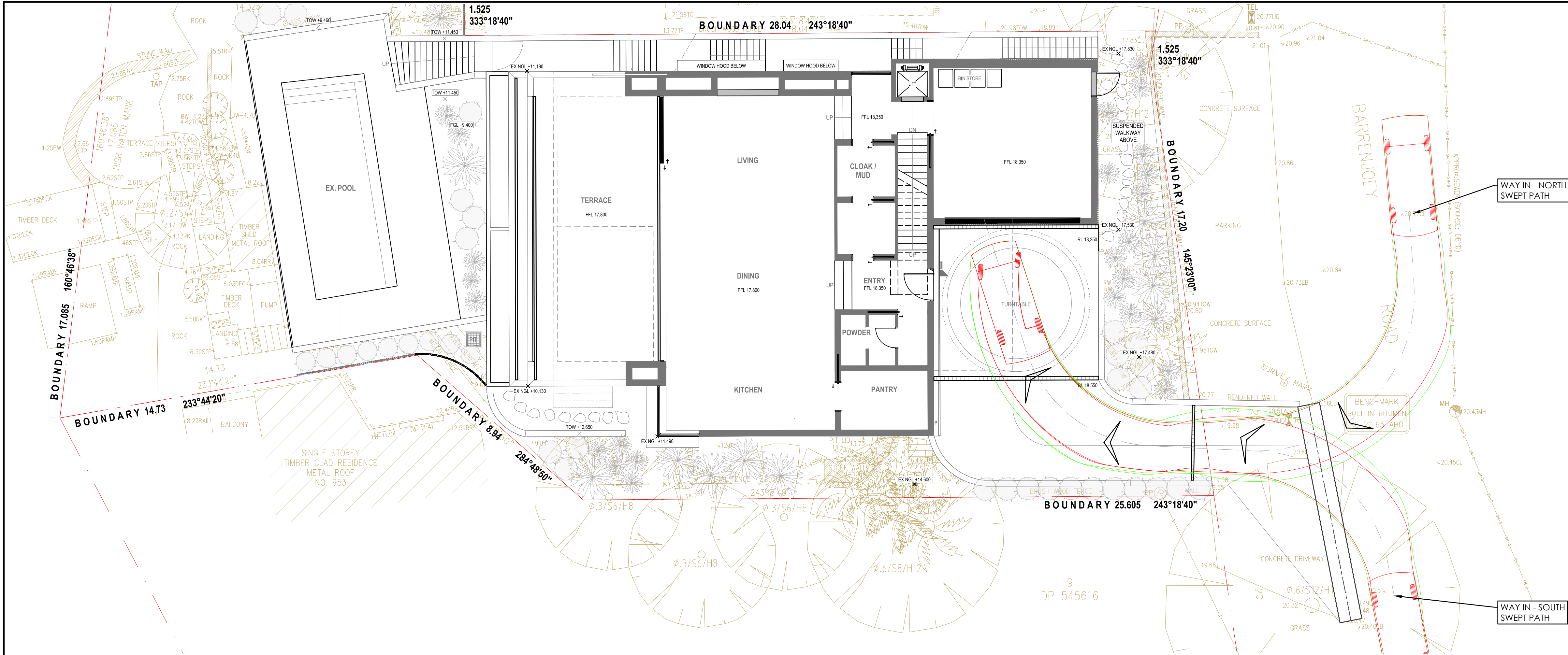
DRIVEWAY EDGE - S
REFERENCE ALIGNMENT LONGITUDINAL SECTION
SCALE 1:100 AT A1

WARNING:
BEWARE OF UNDERGROUND SERVICES. THE LOCATION OF SERVICES IF SHOWN, ARE INDICATIVE ONLY AND NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES HAVE BEEN DOCUMENTED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES WITHIN THE WORKS AFFECTED AREAS PRIOR TO ANY ON-SITE EXCAVATION.

SERVICES NOTE:
1. EXISTING SERVICES SHOWN ARE BASED ON SURVEY DATA RECEIVED BY THIS OFFICE.
2. ALL EXISTING SERVICES ARE SHOWN DIAGRAMMATIC ONLY. ALL SERVICES ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

NOTE:
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1.0m 0.0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:100 AT A1 SHEET | 1:200 AT A3 SHEET



DRIVEWAY SWEEP PATH PLAN - NORTH
SCALE 1:100 AT A1

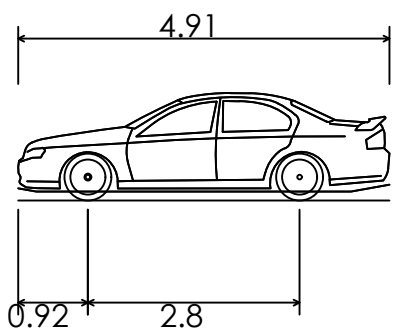
SWEPT PATH ANALYSIS

SYMBOL	DESCRIPTION
	WHEEL PATH EXTENT (FORWARD)
	VEHICLE CHASSIS ENVELOPE (FORWARD)
	ARROW FORWARD DIRECTION
	ARROW REVERSE DIRECTION

- VEHICLE SWEEP PATH ANALYSIS UNDERTAKEN USING CIVIL3D2023 VEHICLE TRACKING MODULE.
- DESIGN SPEED
 - FORWARD = 2.5km/h U.N.O.
- VEHICLE/S USED IN SWEEP PATH ANALYSIS.
 - B85 TEMPLATE AS2890.1:2004 (REALISTIC RADIUS).

VERTICAL CLEARANCE ANALYSIS

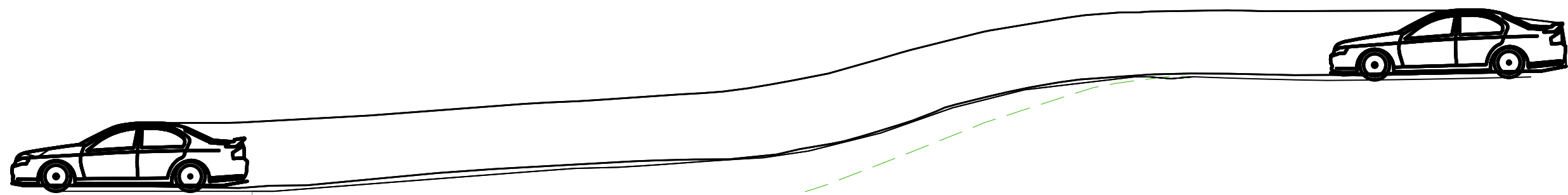
- VERTICAL CLEARANCE ANALYSIS UNDERTAKEN USING CIVIL3D2023 VEHICLE TRACKING MODULE.
- LONGITUDINAL SECTION 1V:1H.
- VEHICLE/S USED IN VERTICAL CLEARANCE ANALYSIS,
 - B85 TEMPLATE AS2890.1:2004.
- VERTICAL CLEARANCE RESULTS:
 - VEHICLE CLEARS SURFACE



B85 Ground Clearance (2004)

Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.120m
Track Width	1.770m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	8.000m

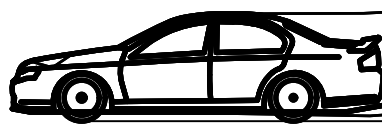
VEHICLE PROFILE
N.T.S.



VERT EXAG. 1:1
DATUM 15.000

DESIGN LEVELS	
EXISTING LEVELS	
CHAINAGE	

SWEPT PATH - WAY IN - NORTH
VERTICAL CLEARANCE CHECK
SCALE 1:100 AT A1

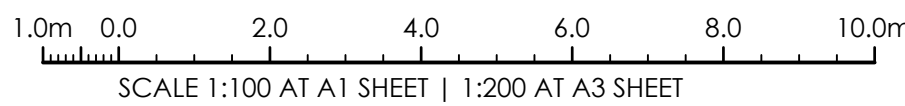


VERT EXAG. 1:1
DATUM 15.000

DESIGN LEVELS	
EXISTING LEVELS	
CHAINAGE	

SWEPT PATH - WAY IN - SOUTH
VERTICAL CLEARANCE CHECK
SCALE 1:100 AT A1

NOTE:
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ISSUED FOR DEVELOPMENT APPLICATION
AMENDMENTS

DATE	ISSUE	BY
06/10/2023	A	FLK.

NOT FOR CONSTRUCTION

NORTH POINT U.N.O.

ARCHITECT
CADENCE & CO Pty Ltd
287 MONA VALE RD
TERRY HILLS
NSW 2084

CLIENT
DAVID HORNER & BRONWYN MATTHEWS

PROJECT
ALTERATIONS & ADDITIONS
955 BARENJOEY RD, PALM BEACH
NSW 2108

DESIGNED JO.R.	DRAWN FLK.	DATE OCT 23	SIZE A1	CAD REF TX17443.00 - C01
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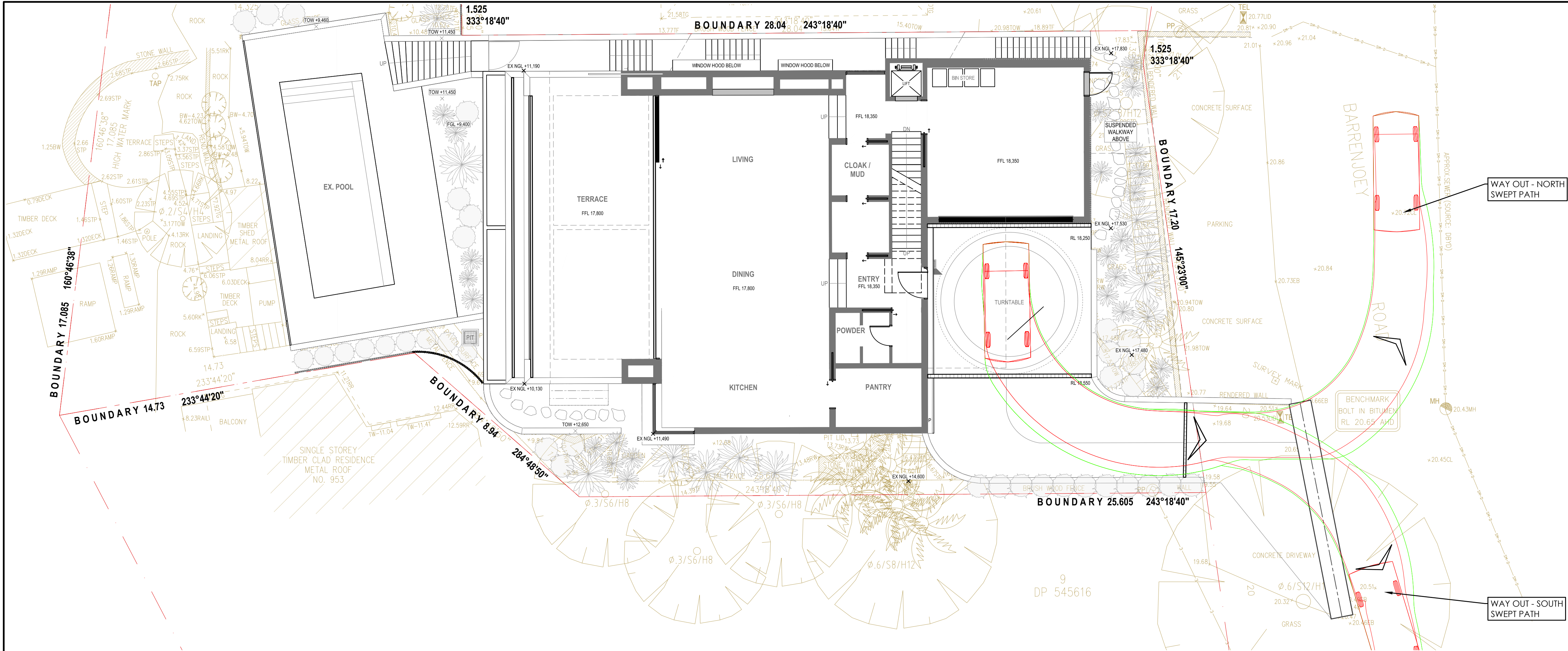
1300 874 294 | TRIAXIAL.COM.AU
SUITE 12, LEVEL 14, 327 PITT STREET, SYDNEY NSW 2000
PO BOX A203, SYDNEY SOUTH NSW 1235
TO BE PRINTED IN COLOUR

DRAWING TITLE
**DRIVEWAY SWEEP PATH
PLAN - WAY IN**

PROJECT No.
TX17443.00 - C3.01

DRAWING No.
A

ISSUE



DRIVEWAY SWEEP PATH PLAN - SOUTH
SCALE 1:100 AT A1

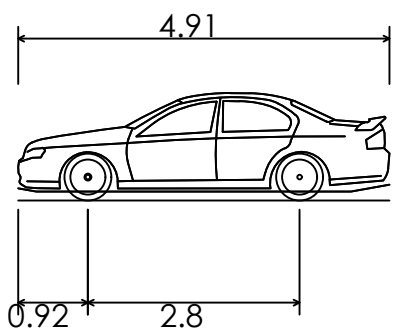
SWEPT PATH ANALYSIS

SYMBOL	DESCRIPTION
	WHEEL PATH EXTENT (FORWARD)
	VEHICLE CHASSIS ENVELOPE (FORWARD)
	ARROW FORWARD DIRECTION
	ARROW REVERSE DIRECTION

- VEHICLE SWEEP PATH ANALYSIS UNDERTAKEN USING CIVIL3D2023 VEHICLE TRACKING MODULE.
- DESIGN SPEED
 - FORWARD = 2.5km/h U.N.O.
- VEHICLE/S USED IN SWEEP PATH ANALYSIS.
 - B85 TEMPLATE AS2890.1:2004 (REALISTIC RADIUS).

VERTICAL CLEARANCE ANALYSIS

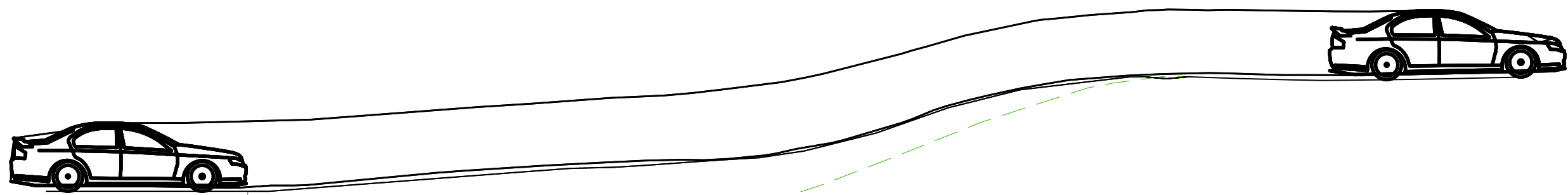
- VERTICAL CLEARANCE ANALYSIS UNDERTAKEN USING CIVIL3D2023 VEHICLE TRACKING MODULE.
- LONGITUDINAL SECTION 1V:1H.
- VEHICLE/S USED IN VERTICAL CLEARANCE ANALYSIS.
 - B85 TEMPLATE AS2890.1:2004.
- VERTICAL CLEARANCE RESULTS:
 - VEHICLE CLEARS SURFACE



B85 Ground Clearance (2004)

Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.120m
Track Width	1.770m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	8.000m

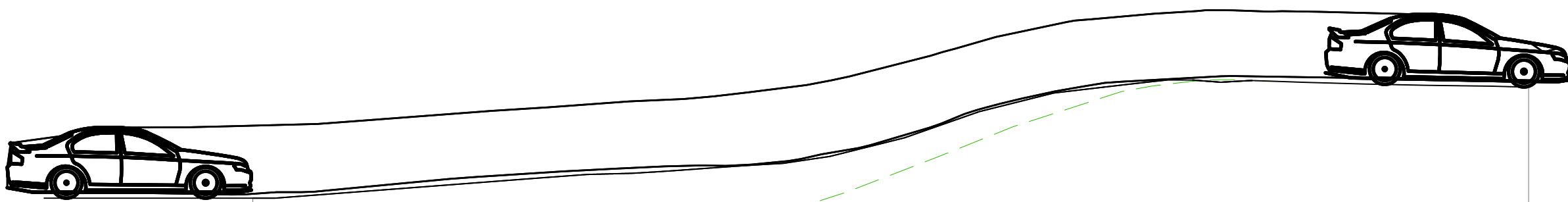
VEHICLE PROFILE
N.T.S.



VERT EXAG: 1:1
DATUM 15.000

DESIGN LEVELS	
EXISTING LEVELS	
CHAINAGE	

SWEPT PATH - WAY OUT - NORTH
VERTICAL CLEARANCE CHECK
SCALE 1:100 AT A1



VERT EXAG: 1:1
DATUM 15.000

DESIGN LEVELS	
EXISTING LEVELS	
CHAINAGE	

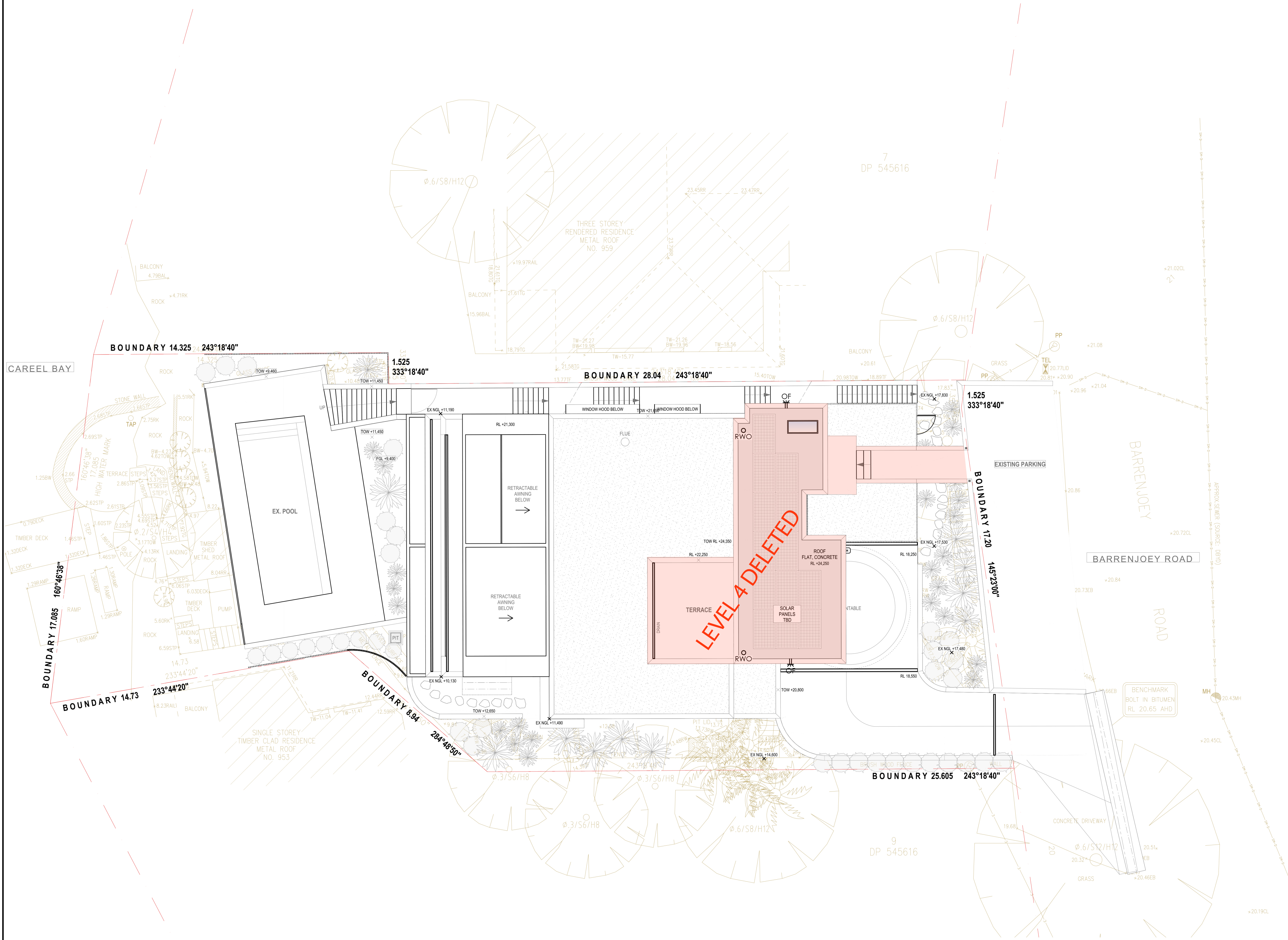
SWEPT PATH - WAY OUT - SOUTH
VERTICAL CLEARANCE CHECK
SCALE 1:100 AT A1

NOTE:
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1.0m 0.0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:100 AT A1 SHEET | 1:200 AT A3 SHEET

LEGEND - STORMWATER

SYMBOL	DESCRIPTION
	EXISTING SPOT LEVEL
	EXISTING CONTOUR LEVEL
	AG. LINE @ 1.0% MIN. U.N.O.
	UPVC STORMWATER PIPE @ 1.0% MIN. U.N.O.
	UPVC STORMWATER PIPE @ 1.0% MIN. TO RWT
	Ø100 UPVC DOWNPIPE
	Ø100 PLANTER DRAIN
	SUBSOIL CLEAN OUT EYE
	GRATED INLET PIT (GIP) (U.N.O.)
	RAINWATER OUTLET
	OVERLAND FLOW PATH
	GRATED DRAIN
	DESIGN LEVEL
	TOP OF KERB
	REDUCE LEVEL
	INVERT LEVEL
	FINISHED FLOOR LEVEL

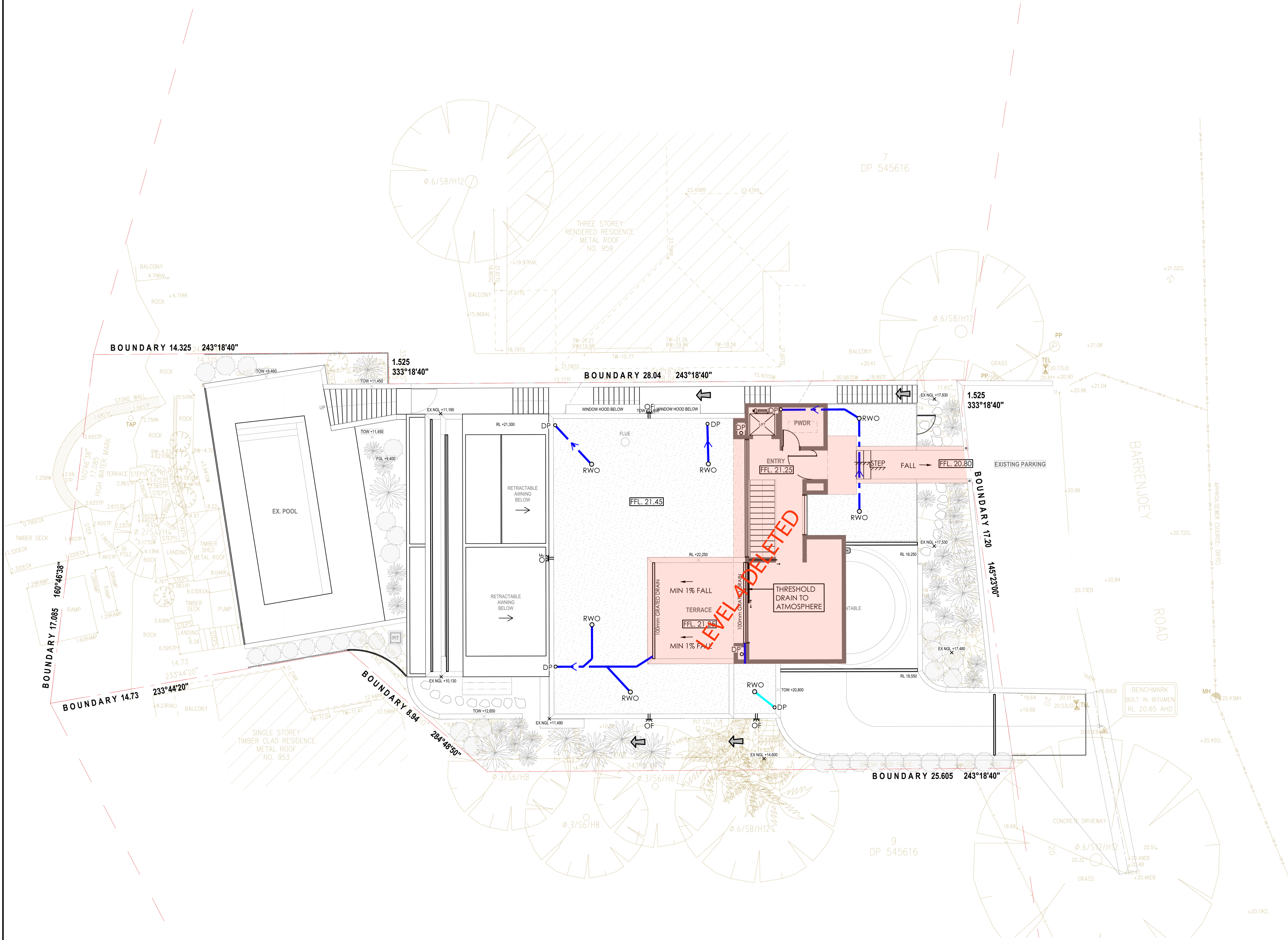
STORMWATER MANAGEMENT
PLAN - ROOF

SCALE 1:100 AT A1

1.0m 0.0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:100 AT A1 SHEET | 1:200 AT A3 SHEET

LEGEND - STORMWATER

SYMBOL	DESCRIPTION
	EXISTING SPOT LEVEL
	EXISTING CONTOUR LEVEL
	AG. LINE @ 1.0% MIN. U.N.O.
	UPVC STORMWATER PIPE @ 1.0% MIN. U.N.O.
	UPVC STORMWATER PIPE @ 1.0% MIN. TO RWT
	Ø100 UPVC DOWNPIPE
	Ø100 PLANTER DRAIN
	SUBSOIL CLEAN OUT EYE
	GRADED INLET PIT (GIP) (U.N.O.)
	RAINWATER OUTLET
	OVERLAND FLOW PATH
	GRADED DRAIN
	DESIGN LEVEL
	TOP OF KERB
	REDUCE LEVEL
	INVERT LEVEL
	FINISHED FLOOR LEVEL



STORMWATER MANAGEMENT
PLAN - LEVEL 4
SCALE 1:100 AT A1

1.0m 0.0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:100 AT A1 SHEET | 1:200 AT A3 SHEET

ISSUED FOR DEVELOPMENT APPLICATION
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ISSUE

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ARCHITECT
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287 MONA VALE RD
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NSW 2084

CLIENT
**DAVID HORNERY
& BRONWYN MATTHEWS**

PROJECT
**ALTERATIONS & ADDITIONS
955 BARRENJOEY RD, PALM BEACH
NSW 2108**

DESIGNED
JO.R.

DRAWN
FLK.

DATE
OCT 23

SIZE
A1

CAD REF
TX17443.00 - C01

**TRIAxIAL
CONSULTING**

COMPLEX PROBLEMS
RESOLVED SIMPLY

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SUITE 12, LEVEL 14, 327 PITT STREET, SYDNEY NSW 2000
PO BOX A203, SYDNEY SOUTH NSW 1235

TO BE PRINTED IN COLOUR

DRAWING TITLE
**STORMWATER MANAGEMENT
PLAN - LEVEL 4**

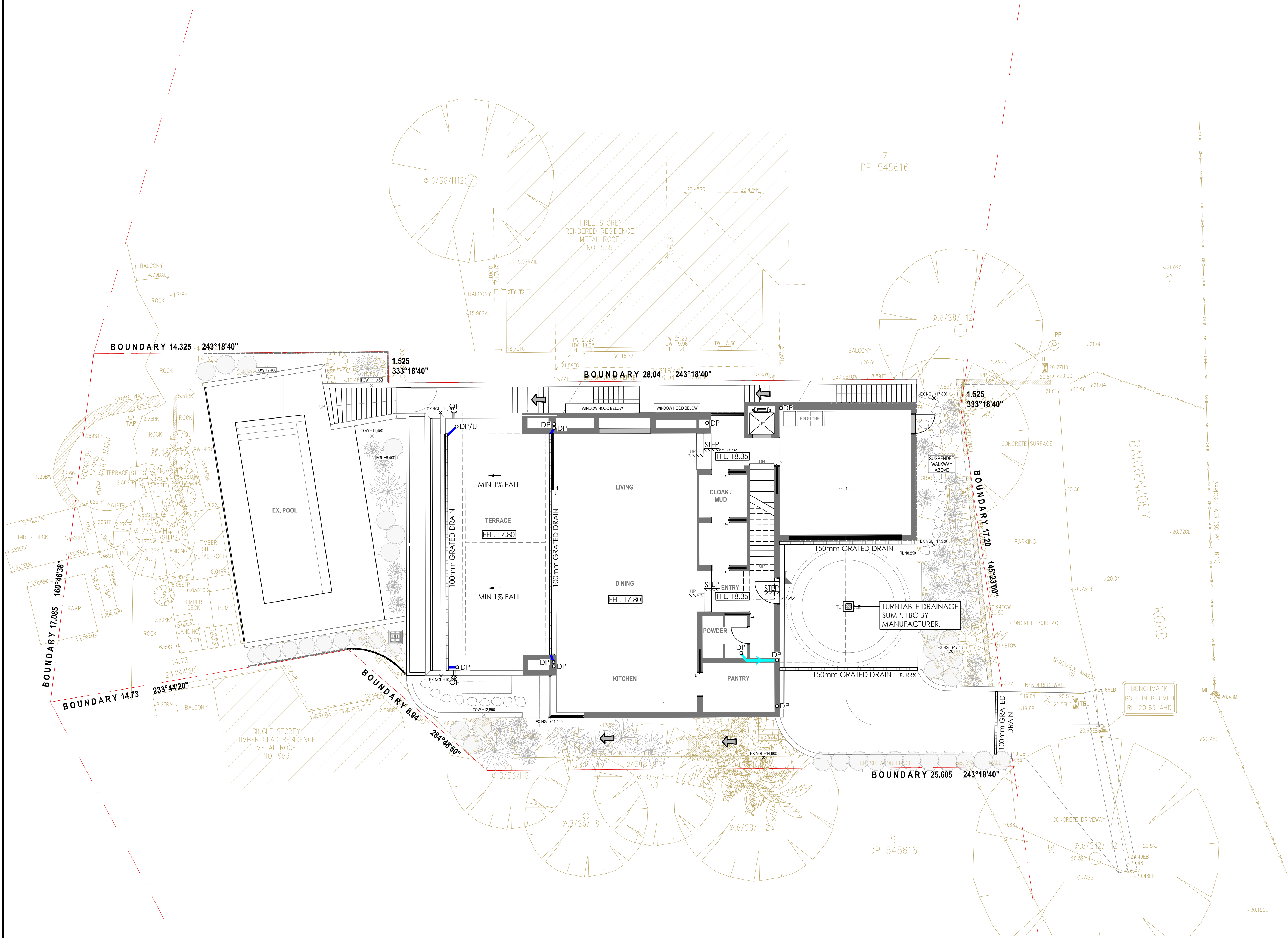
PROJECT No.
TX17443.00 - C4.01

DRAWING No.
C4.01

ISSUE
A

LEGEND - STORMWATER

SYMBOL	DESCRIPTION
	EXISTING SPOT LEVEL
	EXISTING CONTOUR LEVEL
	AG. LINE @ 1.0% MIN. U.N.O.
	UPVC STORMWATER PIPE @ 1.0% MIN. U.N.O.
	UPVC STORMWATER PIPE @ 1.0% MIN. TO RWI
	DP Ø100 uPVC DOWNPIPE
	PD Ø100 PLANTER DRAIN
	CE SUBSOIL CLEAN OUT EYE
	GRATED INLET PIT (GIP) (U.N.O.)
	RWO RAINWATER OUTLET
	OVERLAND FLOW PATH
	GD GRATED DRAIN
	DESIGN LEVEL
	TOP OF KERB
	REDUCE LEVEL
	INVERT LEVEL
	FINISHED FLOOR LEVEL

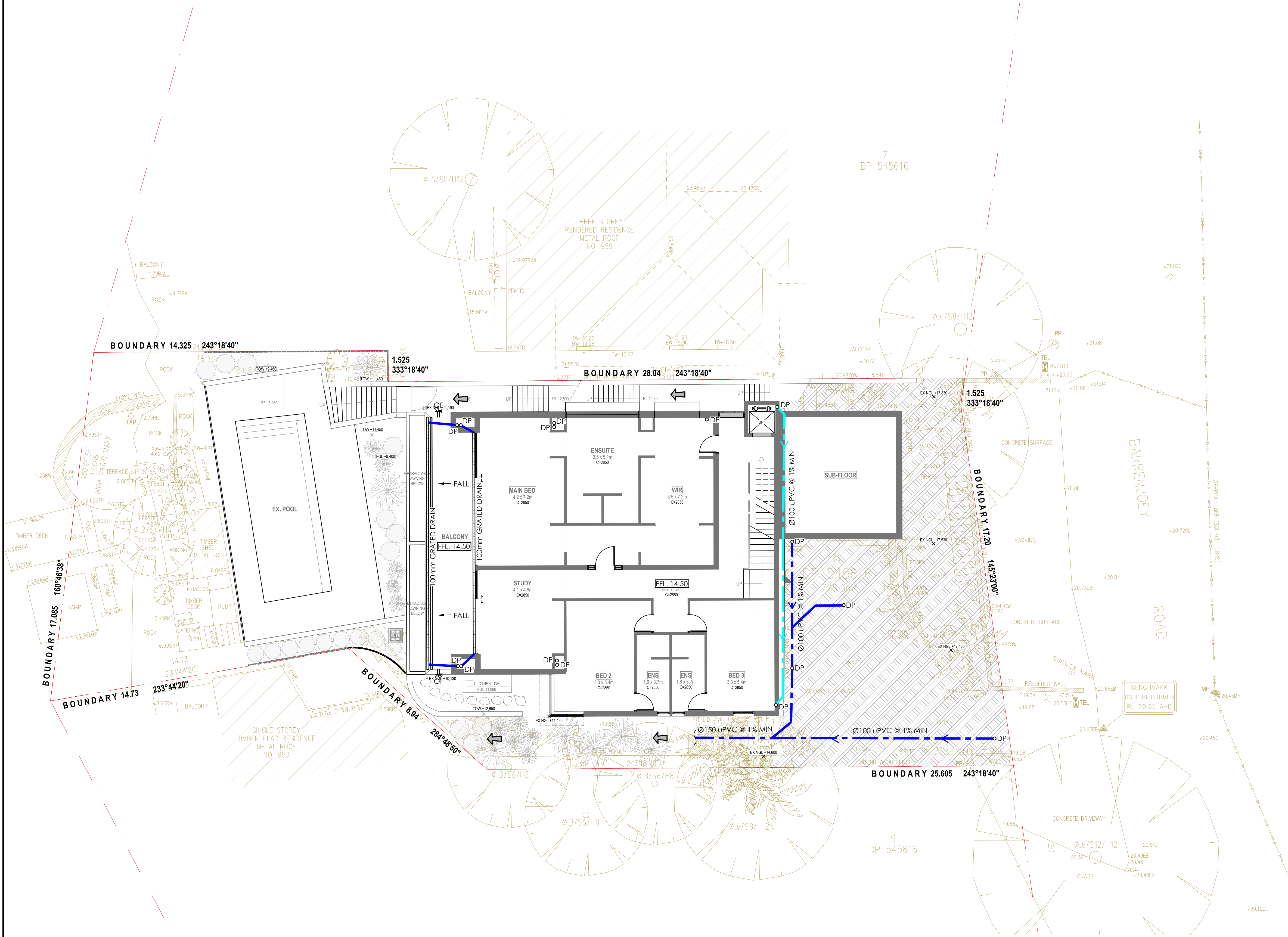


STORMWATER MANAGEMENT
PLAN - LEVEL 3
SCALE 1:100 AT A1

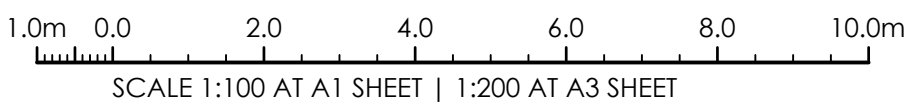
1.0m 0.0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:100 AT A1 SHEET | 1:200 AT A3 SHEET

LEGEND - STORMWATER

SYMBOL	DESCRIPTION
	EXISTING SPOT LEVEL
	EXISTING CONTOUR LEVEL
	AG. LINE @ 1.0% MIN. U.N.O.
	UPVC STORMWATER PIPE @ 1.0% MIN. U.N.O.
	UPVC STORMWATER PIPE @ 1.0% MIN. TO RW
	DP Ø100 uPVC DOWNPIPE
	PD Ø100 PLANTER DRAIN
	CE SUBSOIL CLEAN OUT EYE
	GRATED INLET PIT (GIP) (U.N.O.)
	RWO RAINWATER OUTLET
	OVERLAND FLOW PATH
	GD GRATED DRAIN
	99.99 DESIGN LEVEL
	TK. TOP OF KERB
	RL. REDUCE LEVEL
	IL. INVERT LEVEL
	FFL. FINISHED FLOOR LEVEL

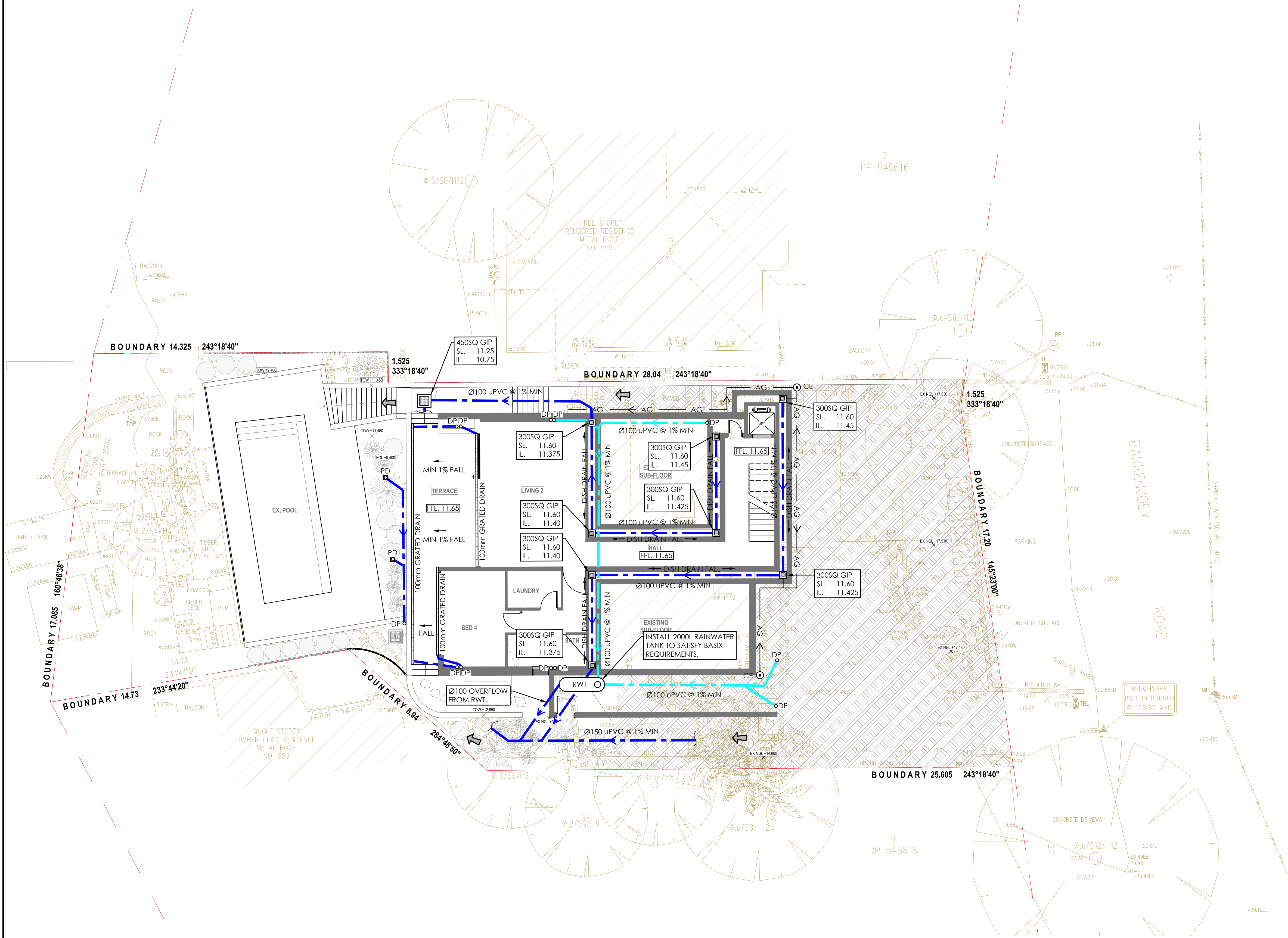


STORMWATER MANAGEMENT
PLAN - LEVEL 2
SCALE 1:100 AT A1

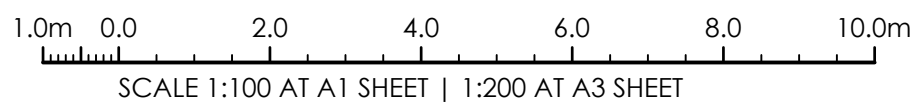


LEGEND - STORMWATER

SYMBOL	DESCRIPTION
	EXISTING SPOT LEVEL
	EXISTING CONTOUR LEVEL
	AG. LINE @ 1.0% MIN. U.N.O.
	UPVC STORMWATER PIPE @ 1.0% MIN. U.N.O.
	UPVC STORMWATER PIPE @ 1.0% MIN. TO RWT
	Ø DP Ø100 uPVC DOWNPIPE
	Ø100 PLANTER DRAIN
	SUBSOIL CLEAN OUT EYE
	GRATED INLET PIT (GIP) (U.N.O.)
	RAINWATER OUTLET
	OVERLAND FLOW PATH
	GD GRATED DRAIN
	DESIGN LEVEL
	TOP OF KERB
	REDUCE LEVEL
	INVERT LEVEL
	FINISHED FLOOR LEVEL

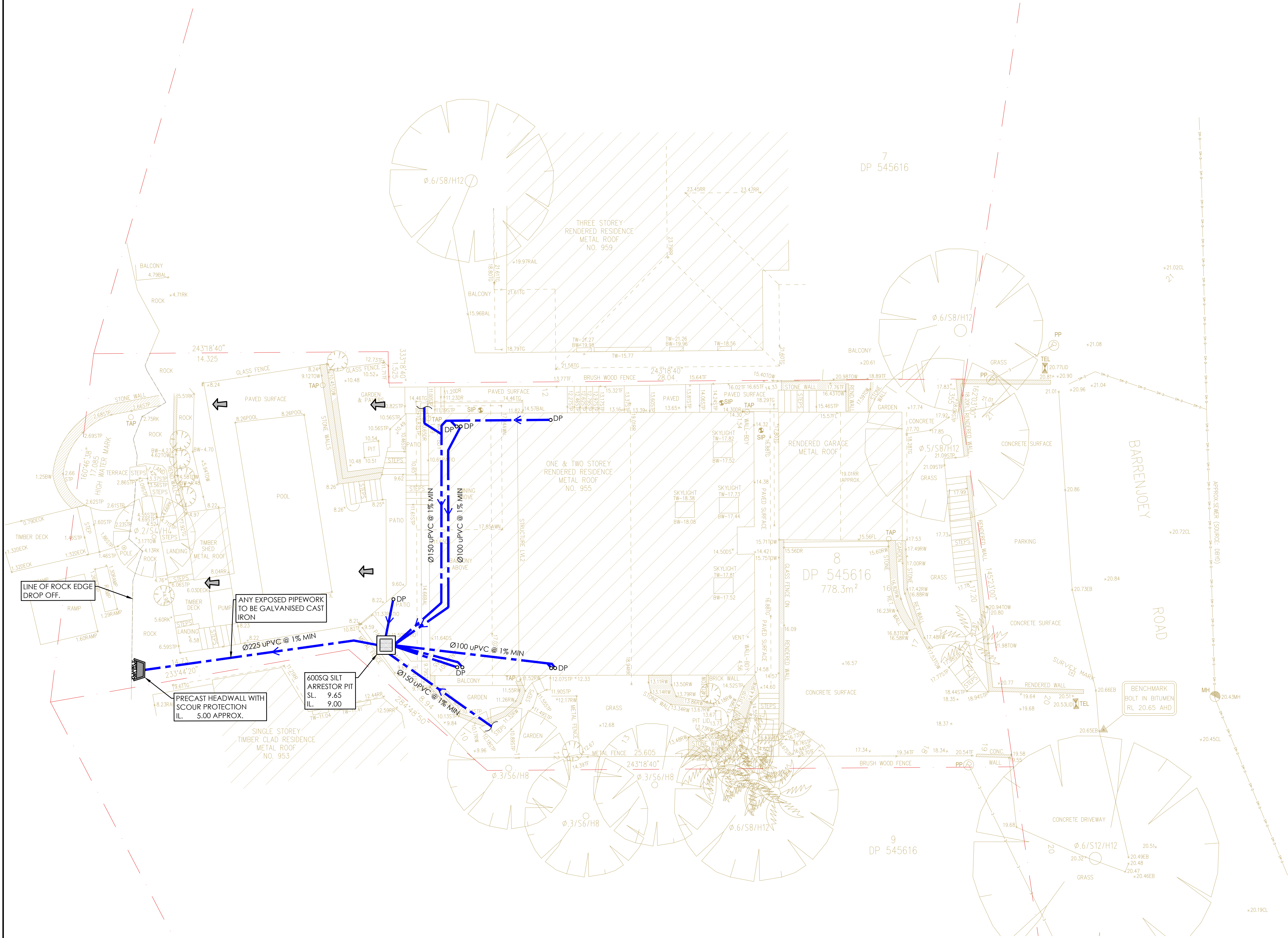


STORMWATER MANAGEMENT
PLAN - LEVEL 1
SCALE 1:100 AT A1

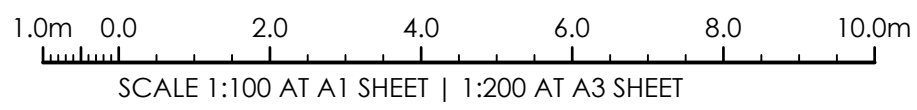


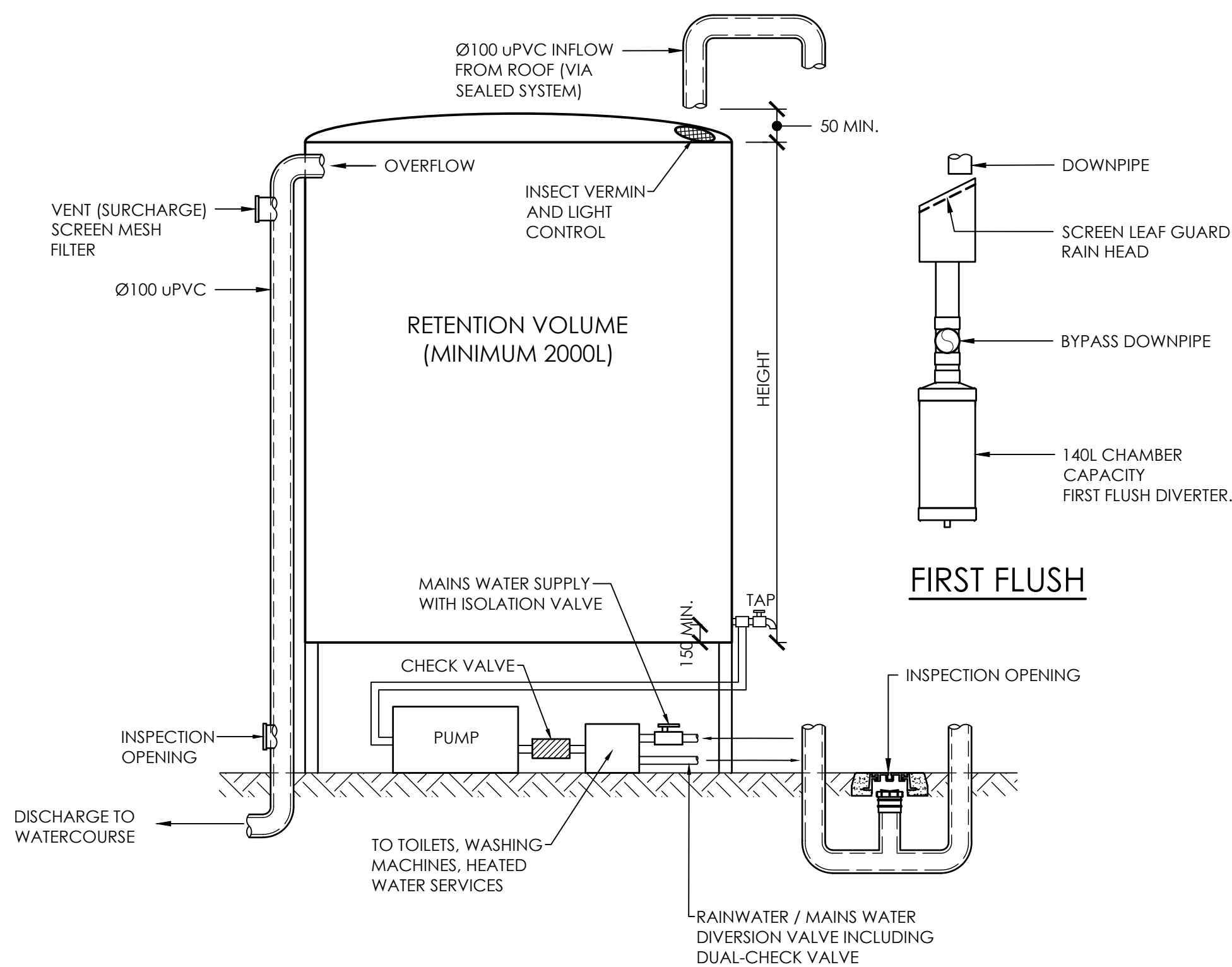
LEGEND - STORMWATER

SYMBOL	DESCRIPTION
	EXISTING SPOT LEVEL
	EXISTING CONTOUR LEVEL
	AG. LINE @ 1.0% MIN. U.N.O.
	UPVC STORMWATER PIPE @ 1.0% MIN. U.N.O.
	UPVC STORMWATER PIPE @ 1.0% MIN. TO RWT
	Ø100 UPVC DOWNPIPE
	Ø100 PLANTER DRAIN
	SUBSOIL CLEAN OUT EYE
	GRATED INLET PIT (GIP) (U.N.O.)
	RAINWATER OUTLET
	OVERLAND FLOW PATH
	GRATED DRAIN
	DESIGN LEVEL
	TOP OF KERB
	REDUCE LEVEL
	INVERT LEVEL
	FINISHED FLOOR LEVEL

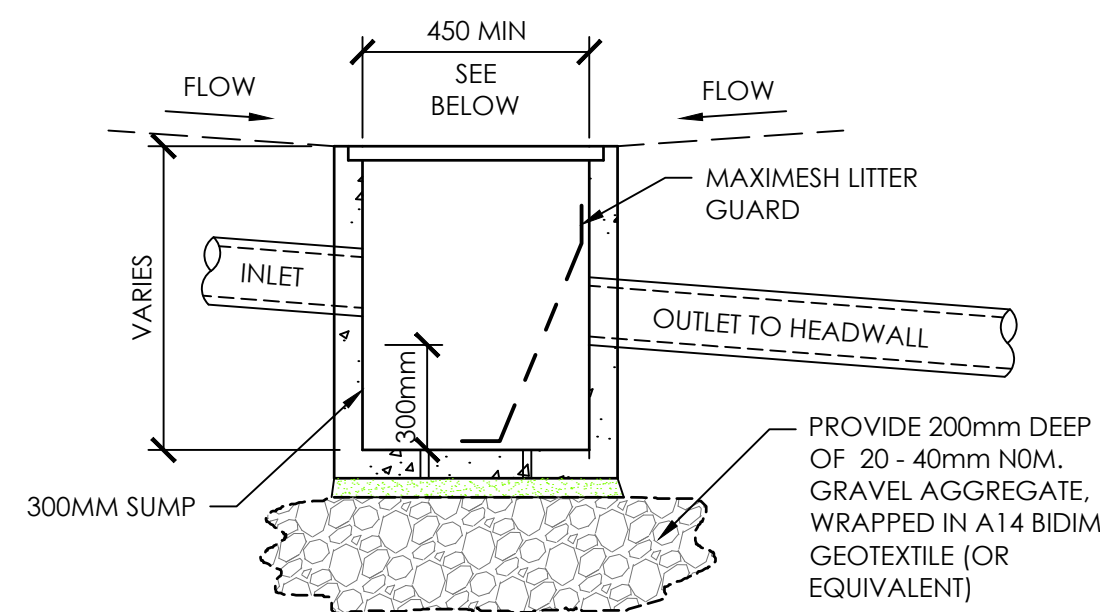


STORMWATER MANAGEMENT
PLAN - LEVEL 1 UNDER
SCALE 1:100 AT A1



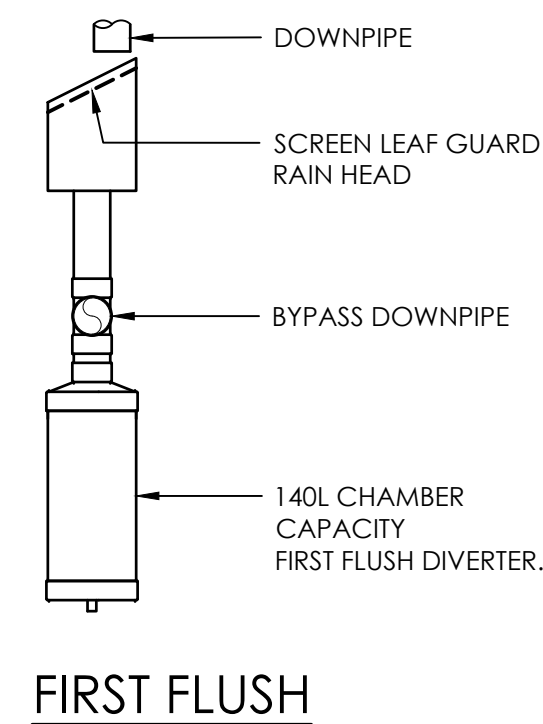


RETENTION TANK DETAILS
N.T.S.

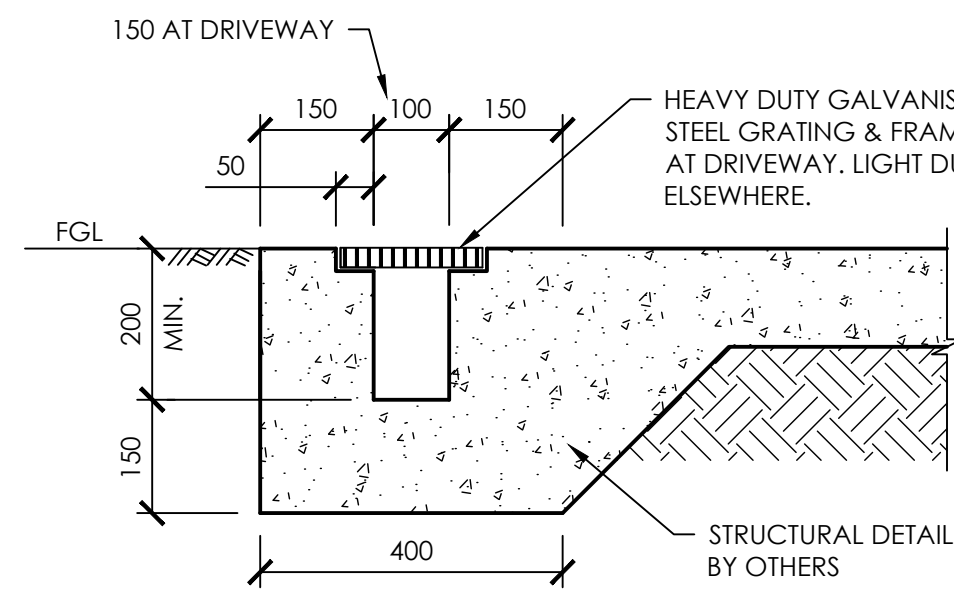


TYPICAL SILT ARRESTOR
PIT DETAIL
N.T.S.

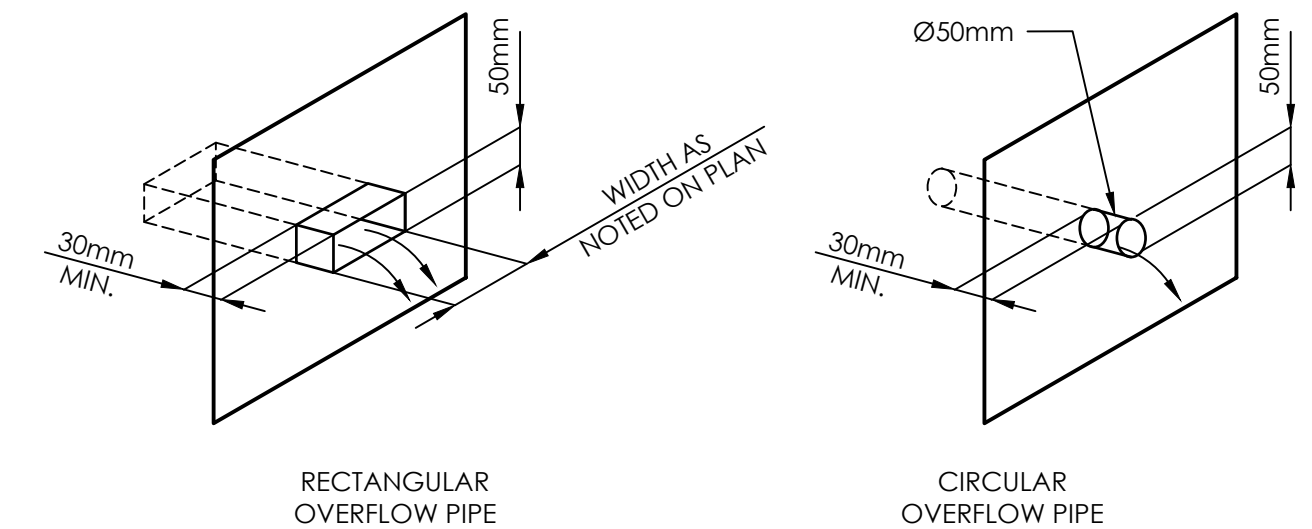
450 X 450 PLAN INTERNAL PIT DIMENSIONS FOR PITS LESS THAN 600 DEEP
600 X 600 PLAN INTERNAL PIT DIMENSIONS FOR PITS LESS THAN 900 DEEP
600 X 900 PLAN INTERNAL PIT DIMENSIONS FOR PITS 900 TO 1200 DEEP
900 X 900 PLAN INTERNAL PIT DIMENSIONS FOR PITS GREATER THAN 1200 DEEP
NOTE: STORMWATER PITS LESS THAN 600 SQUARE AND 600 DEEP MAY BE REPLACED WITH PLASTIC PITS IF NOT LOCATED IN ROADWAYS AND WRITTEN PERMISSION IS OBTAINED FROM THE ENGINEER.



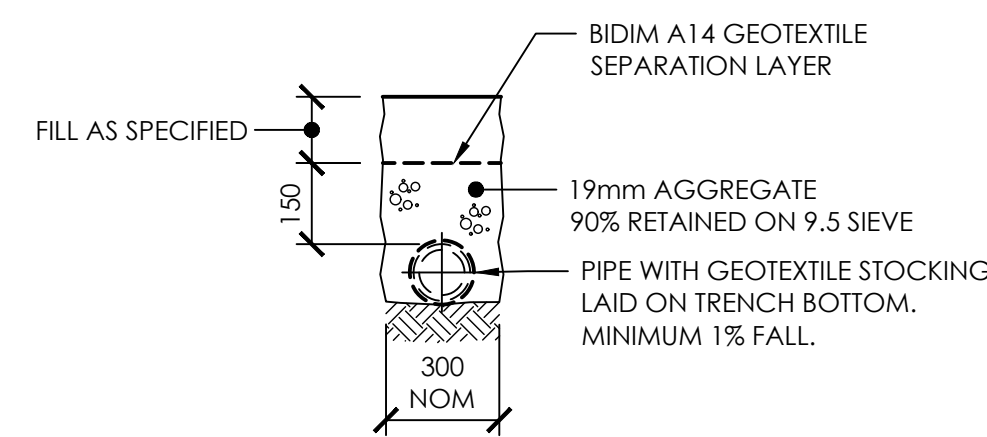
FIRST FLUSH



TYPICAL GRATED DRAIN (GD) DETAIL
SCALE 1:10

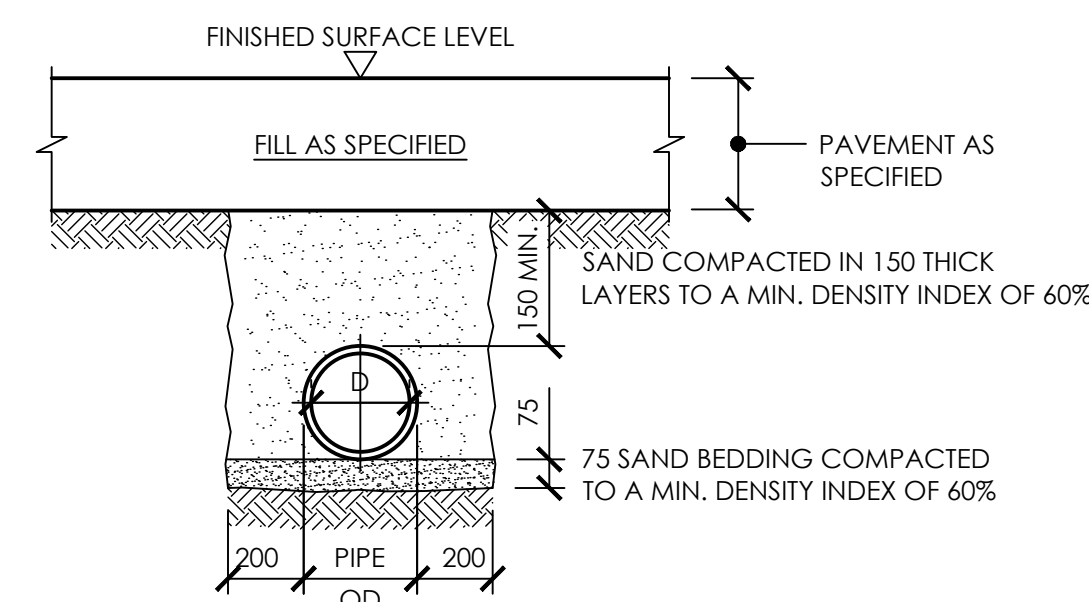


TYPICAL OVERFLOW PIPE PROTRUSIONS
EXTERNAL WALL FACE DETAIL
SCALE 1:10 AT A1

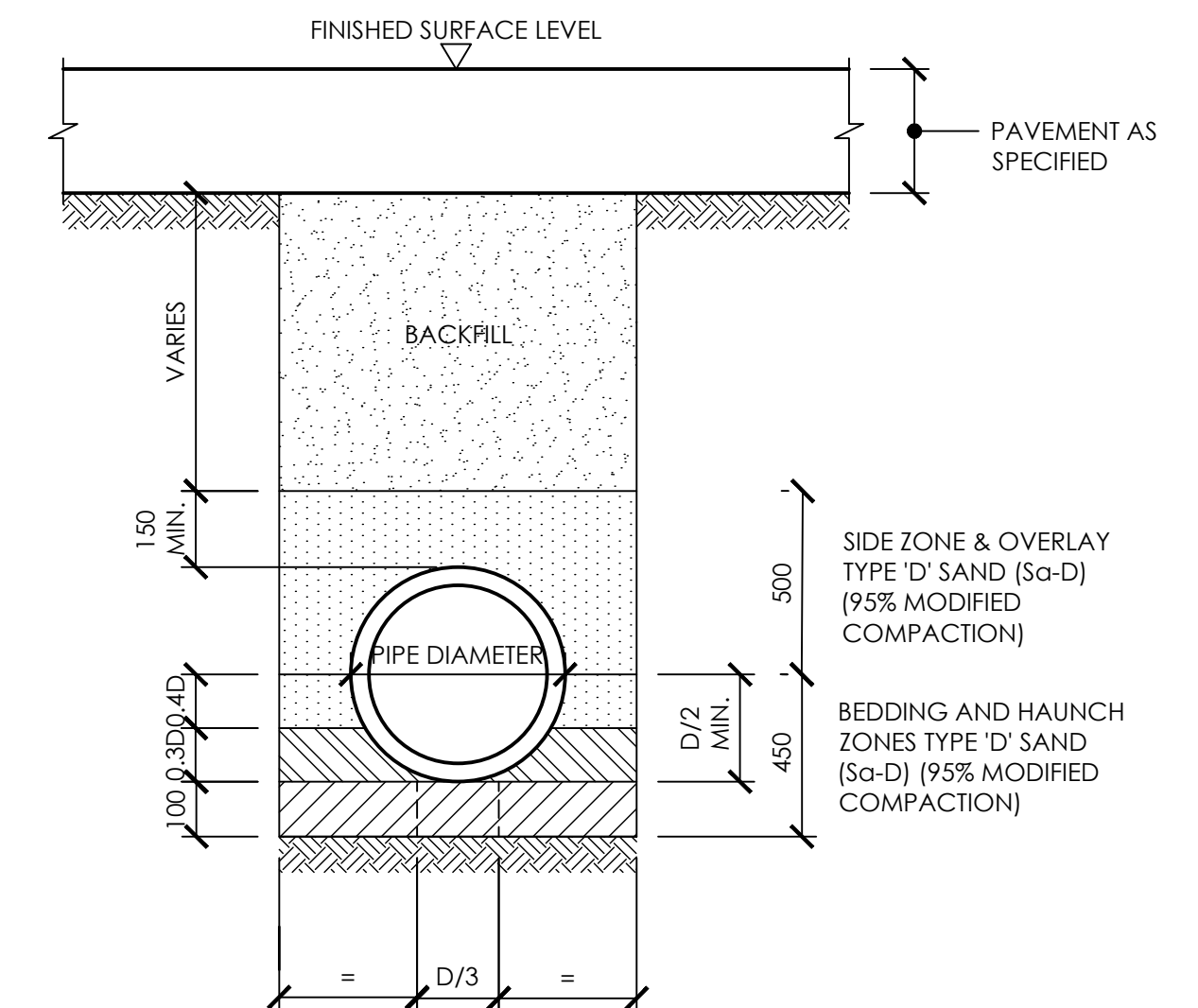


SUPPORT TO AG DRAIN
SCALE 1:20 AT A1

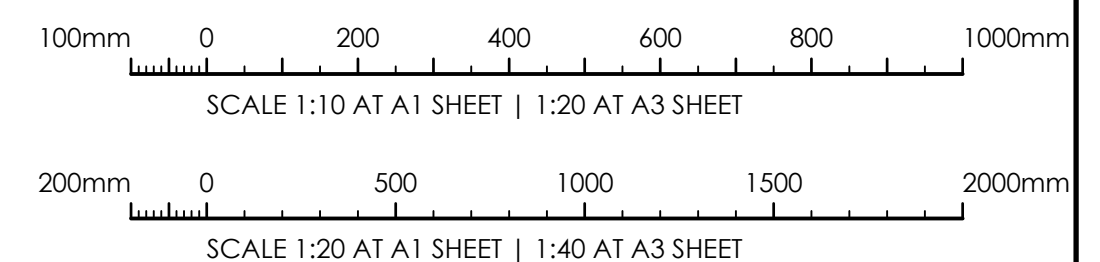
SIDE ZONE MATERIAL GRADING	
SIEVE SIZE	WEIGHT PASSING (%)
75	100
9.5	100 TO 50
2.36	100 TO 30
0.60	50 TO 15
0.075	25 TO 0



SUPPORT TO uPVC PIPES
SCALE 1:20 AT A1



DRAINAGE TRENCH BACKFILLING
SCALE 1:20 AT A1



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ARCHITECT

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955 BARRENJOEY RD, PALM BEACH
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JO.R.

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TO BE PRINTED IN COLOUR

DRAWING TITLE

STORMWATER MANAGEMENT
DETAILS

PROJECT No.

TX17443.00 - C4.06

DRAWING No.

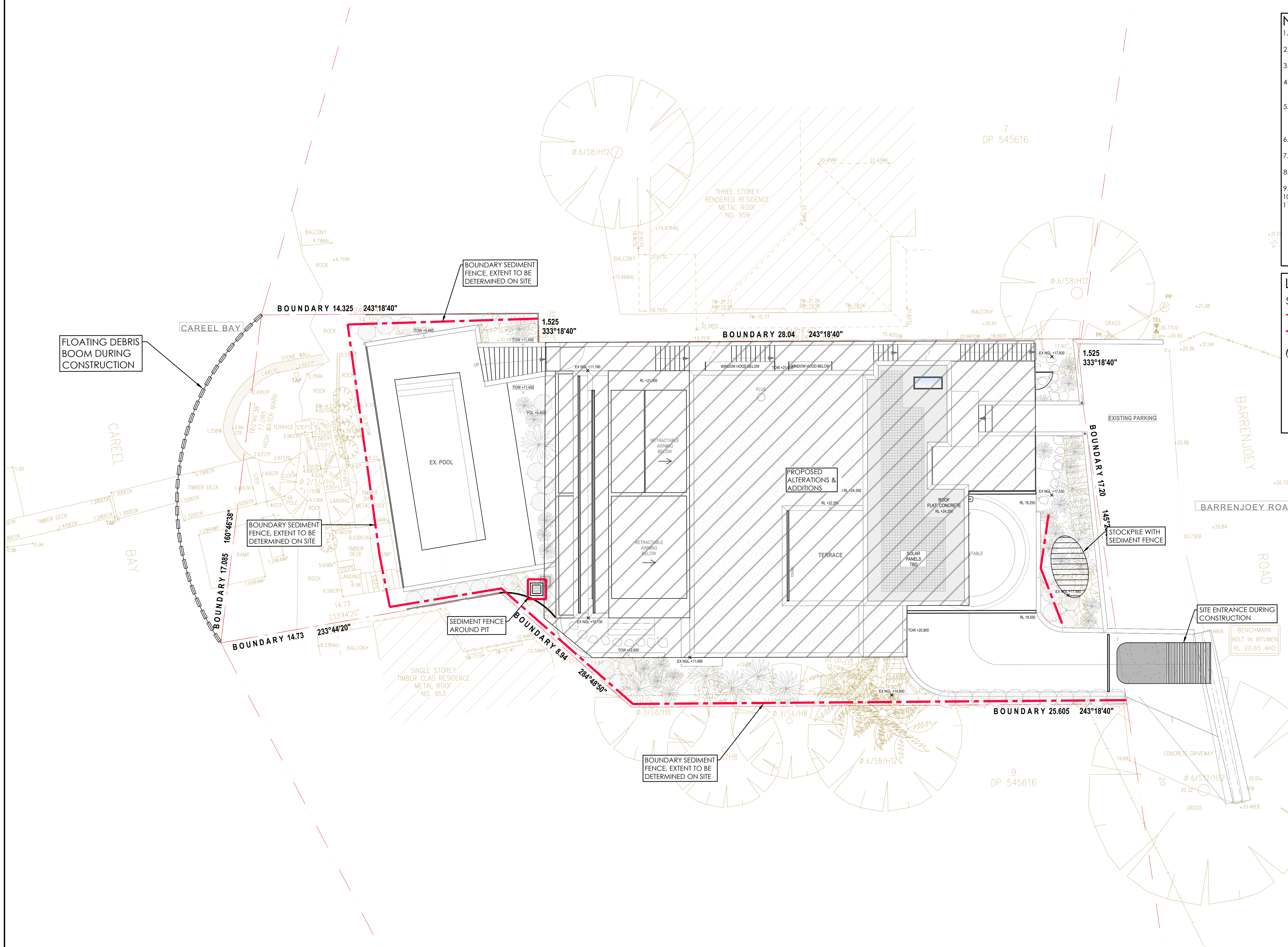
ISSUE

A

- NOTES:
1. ALL EROSION & SEDIMENT CONTROL MEASURES TO BE IMPLEMENTED PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.
 2. ALL EROSION & SEDIMENT CONTROL MEASURES TO BE INSPECTED & MAINTAINED DAILY BY SITE MANAGER.
 3. SILT FENCES TO BE RETAINED AND MAINTAINED UNTIL FINAL COMPLETION, UNLESS APPROVED OTHERWISE BY COUNCIL/ENGINEER.
 4. CONTRACTOR SHALL MINIMISE THE PASSAGE OF CONSTRUCTION TRAFFIC OVER THE LAND SO AS TO PREVENT DISTURBANCE OF NATURAL GROUND.
 5. EXISTING VEGETATION AND TOPSOIL SHALL NOT BE STRIPPED FROM AREAS THAT DO NOT REQUIRE FILLING. ANY AREAS THAT ARE STRIPPED SHALL BE PROTECTED BY SILT FENCES TO THE REQUIREMENTS OF THE COUNCIL/ENGINEER.
 6. BATTERS TO BE STABILISED BY VEGETATING, TURFING OR OTHER APPROVED METHOD WITHIN 30 DAYS OF COMPLETION.
 7. DUST MINIMISATION CONTROL BY WATERING TO BE IMPLEMENTED BY SITE MANAGER AS REQUIRED OR AS PER COUNCIL SPECIFICATIONS.
 8. ROADS & FOOTPATHS TO BE SWEEPED DAILY. NO MUD OR DIRT ALLOWED ON PUBLIC FOOTPATH OR ROAD PAVEMENTS.
 9. VEHICLE TRAFFIC SHALL BE LIMITED TO 15KM/H.
 10. CONSTRUCTION TRAFFIC TO BE LIMITED TO ONE ENTRY/EXIT POINT.
 11. NO MATERIAL TO BE STOCKPILED ON SITE. EXCESS MATERIAL WHICH IS NOT UTILISED AS BULK FILL, SHALL BE REMOVED AND DISPOSED OFF SITE.

LEGEND - SEDIMENT CONTROL

SYMBOL	DESCRIPTION
---	BOUNDARY
---	SEDIMENT FENCE
---	TEMPORARY STOCKPILE
---	STABILISED SITE ACCESS
---	SEDIMENT TRAP



SEDIMENT & EROSION CONTROL PLAN
SCALE 1:100 AT A1

