

MALCOLM STREET

TEMPERATE NORTH
EASTERLY BREEZE

(AZ) = EASEMENT TO DRAIN WATER 1.2 WIDE

THIS PLAN TO BE READ IN
CONJUNCTION WITH

DA2014/ 0284

WARRINGAH COUNCIL DP 723392
2

PROPOSED POOL SAFETY
FENCE AND GATES-TO
THE LOCAL COUNCIL'S
REQUIREMENTS

(VACANT)
2464.5m

(VACANT)
2464.5m
DP 723392
1

PROPOSED POOL
(WATER
VOLUME ± 35m³)

PROPOSED
PUMP/FILTER

NOTE:

TOP OF POOL'S COPING
TO BE AT RL. 3.65

SITE PLAN

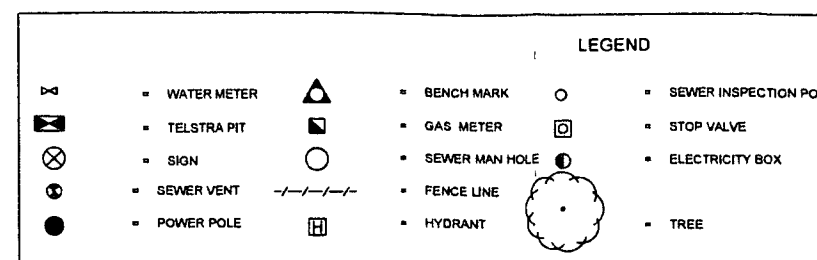
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THIS PLAN IS TO BE READ
IN CONJUNCTION WITH

CC2014/0268

WARRINGAH COUNCIL

SITE CALCULATIONS	
SITE COVERAGE	
SITE AREA	464 50m ²
HOUSE FOOTPRINT	181 94m ²
ESTIMATED DRIVEWAY	25 35m ²
TOTAL SITE COVERAGE	207 29m ² 44 63%
LANDSCAPE AREA	
SITE AREA	464 50m ²
SITE COVERAGE	200 44m ²
LANDSCAPE AREA	183 52m ² (39 51%)
MIN WIDTH FOR COUNCIL 2000	
PRIVATE OPEN SPACE AREA	
MIN POS AREA	60 00m ²
ACTUAL POS AREA	155 51m ²



COLD SOUTHERLY WINDS

TEMPERATE SOUTH EASTERLY BREEZE

TEMPERATE NORTH EASTERLY BREEZE

NOTE: REFER TO ACOR APPELYARD STORMWATER MANAGEMENT PLAN FOR HYDRAULICS DESIGN

NOTES

- Bearings and distances are by Title and/or Deed only
This detail survey is not a "survey" as defined by the Surveyors Act, 1929
If any construction is planned it would be advisable to carry out further survey work to determine the boundary dimensions
- Relationship of improvements to boundaries is diagrammatic only
Where offsets are critical they should be confirmed by further survey
- Contours shown depict the topography, except at spot levels shown they do not represent the exact level at any particular point
- Services shown hereon have been determined from visual evidence only
Prior to any demolition excavation or construction on the site the relevant authority should be contacted to establish detailed location and depth
- Australian Height Datum was established from SSM 2204 RL 6 773
- Tree locations are accurate to +/- 0 30m
- The information is only to be used at a scale accuracy of 1 200

HUXLEY HOMES

Building Lasting Relationships

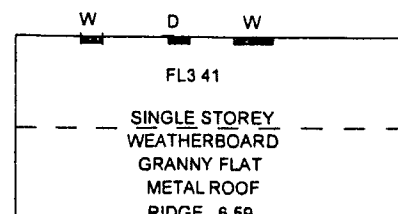
SITE PLAN & SITE ANALYSIS

HUXLEY HOMES PTY LTD
ABN 41106443216
Licenced Builder No 155010C
Level 1 2 Burbank Place
Baulkham Hills NSW 2153
Ph (02) 8889 7500, Fax (02) 8889 7599

1 SOIL CLASSIFICATION P-M
2 WIND CLASSIFICATION
TERRAIN CATEGGORY - 1
SHIELDING CLASSIFICATION - PS
TOPOGRAPHIC CLASSIFICATION - T1
ASSIGNED WIND CLASSIFICATION - N3

PROPOSED BRICK VENEER RESIDENCE
AT Lot 1, No 20 MALCOLM STREET, NARRABEEN
FOR MR S & MRS A SUMERHAYES
DP 723392

DESIGN CUSTOM
FACADE CUSTOM
JOB NO 23987
THIS PLAN IS TO BE READ IN CONJUNCTION WITH
SCALE 1 200
SHEET NO 3
MARRINGAH COUNCIL



MALCOLM STREET
(15 24 WIDE)

Approximate Road Centreline

Approximate Position of 400Ø Sewer

BM TOP KERB
RL 1 57 (AHD)
(YELLOW)

SMH

PROPOSED CARPORT

PROPOSED VERANDAH

PROPOSED 2 STOREY DWELLING

PROPOSED SECONDARY DWELLING

2 DP 723392
464 5m² (VACANT)

1 DP 723392
464 5m² (VACANT)

20,410

5000 LITRE ABOVE GROUND RAINWATER TANK

DP 656796

Approximate Position of 400Ø Sewer

DRIVEWAY BY OWNER

CARPORT

700 SETDOWN
FFL 2 700 AHD

DEB

1 950

75 S/DN

2,000

SETBACK FIRST FLOOR

FFL 3 400 AHD
FGL 2 800 AHD

2,300

SETBACK FIRST FLOOR

1,720

SETBACK FIRST FLOOR

1,570

SETBACK FIRST FLOOR

1,100

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SETBACK

ABT 13 1

W1

FL 2 67

No 22

1 & 2 STOREY

BRICK RESIDENCE

TILE ROOF

9 75

RIDGE

2,190

SETBACK FIRST FLOOR

1,100

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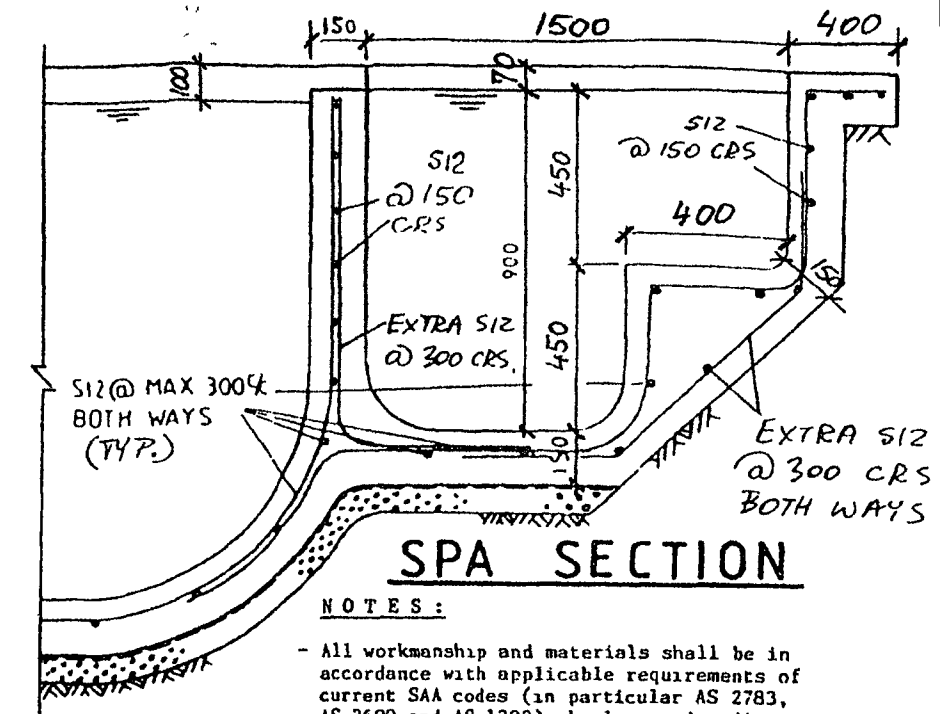
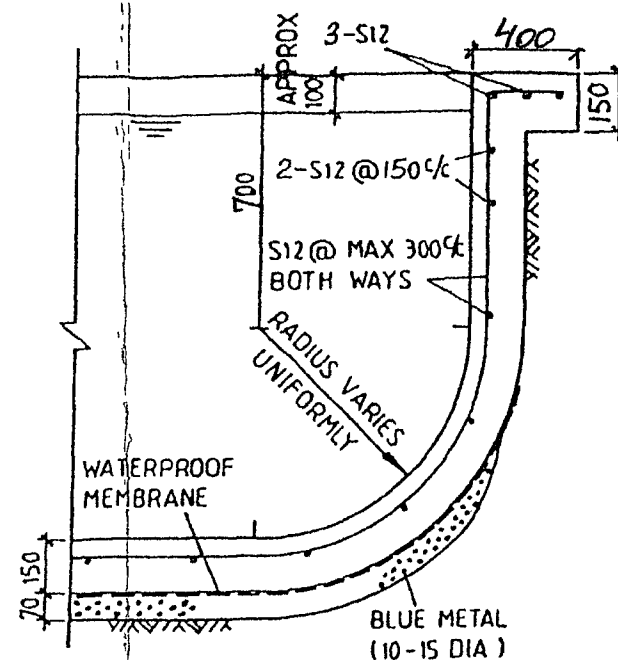
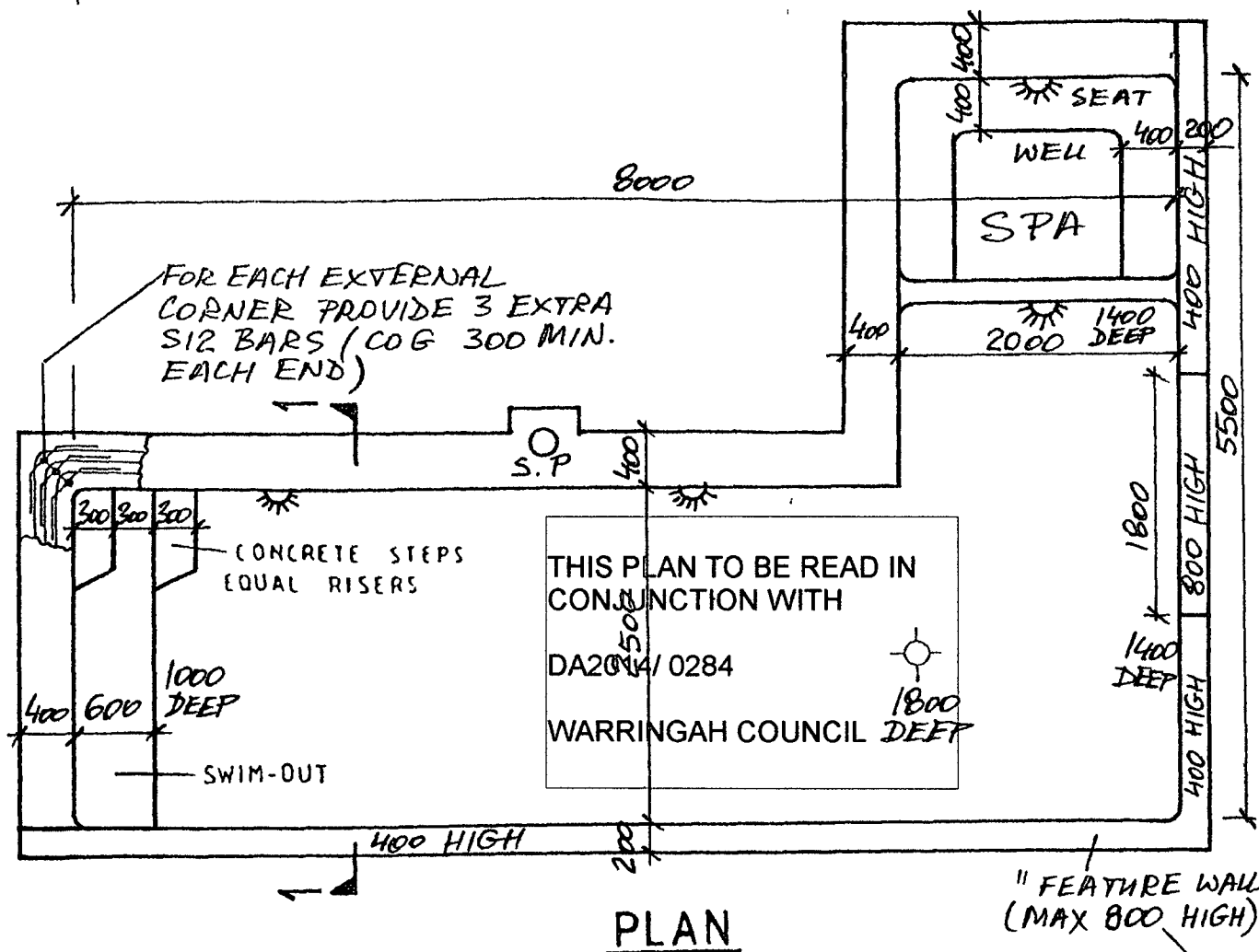
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SETBACK FIRST FLOOR

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SETBACK FIRST FLOOR

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NOTES:

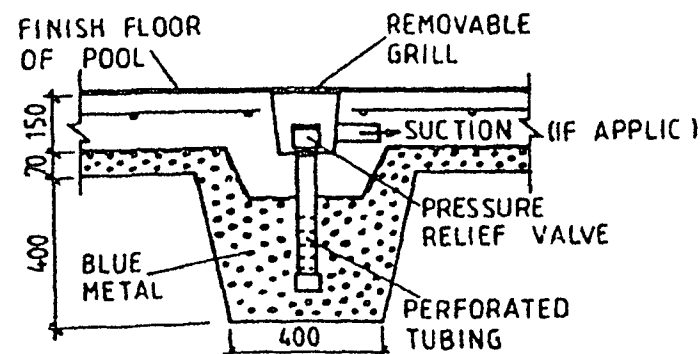
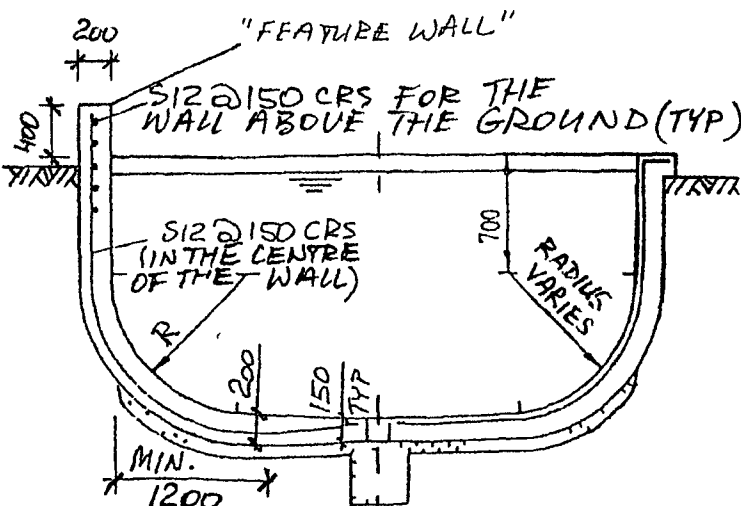
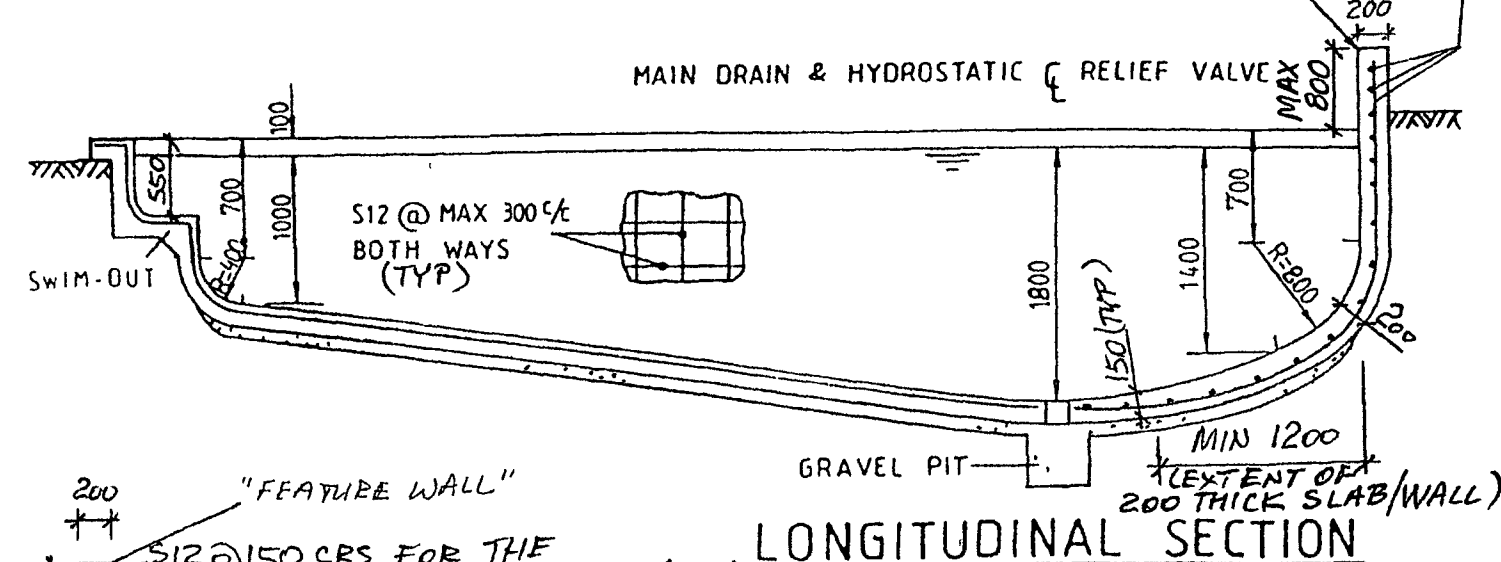
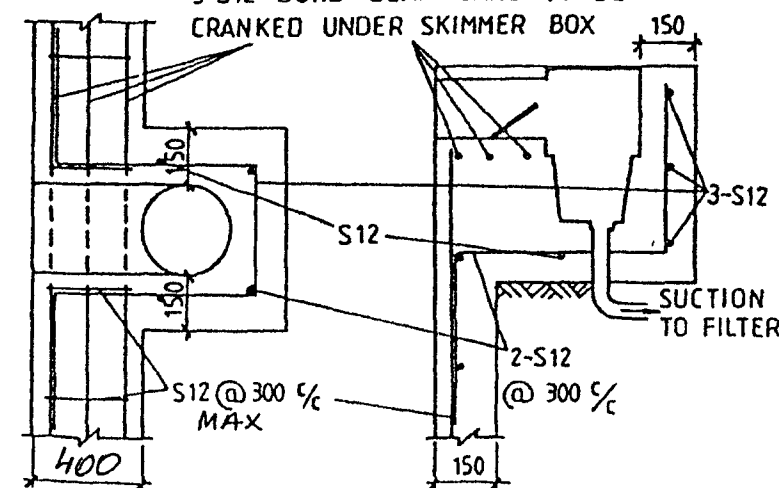
- All workmanship and materials shall be in accordance with applicable requirements of current SAA codes (in particular AS 2783, AS 3600 and AS 1302), by-laws and ordinances of the Local Government authority
- The foundation material shall be stable and uniform, not subject of slip or flooding, with the safe bearing pressure of at least 150 kPa.
- No surcharge from nearby buildings or extra weight bearing upon pool walls shall be allowed
- The wall shall not be exposed and out of natural ground level for more than 600 mm, measured from the top of bond beam
- Walkways have been designed for a max. live load of 2 kPa.
- The concrete shall be pneumatically applied against firm, natural soil.
- The characteristic compressive strength of the concrete at 28 days shall be at least 32 MPa
- The concrete shall be cured by keeping continuously wet for at least 10 days after placing
- The min. concrete cover to reinforcement shall be 50 mm from water face (for non-aggressive water), 40 mm from the formwork, and 30 mm from the top bond beam.
- The reinforcement shall be deformed bars designated 250S or 400V, shall be spliced with min lap of 500 mm, and shall be supported on bar chairs placed at approx 1 metre centres.
- An engineer has to be notified if the excavation could effect adjacent structures and services, or if water was encountered in the excavation.
- Any variation in the above mentioned conditions shall be referred to the engineer for the approval or recommendations
- These drawings do not include finishes and fittings, and shall be read in conjunction with the contract document
- All dimensions are in mm.
- The following drawings may not be to the exact scale

LONGITUDINAL AND DEEP-END SECTIONS

ADDITIONAL NOTE:

EVERY SECOND S12 VERTICAL BAR COMING DOWN FROM THE "FEATURE WALL" MAY TERMINATE MIN. 1200 INTO THE POOL'S FLOOR TO BECOME A TYP. S12 BARS @ 300mm CRS. BOTH WAYS.

3-S12 BOND BEAM BARS TO BE CRANKED UNDER SKIMMER BOX



SYDNEY POOLS & SPAS PTY LTD

Licence No 59893C

85 Gates Road Luddenham NSW 2745

Ph (02) 4773 2011 Fax (02) 4773 2016

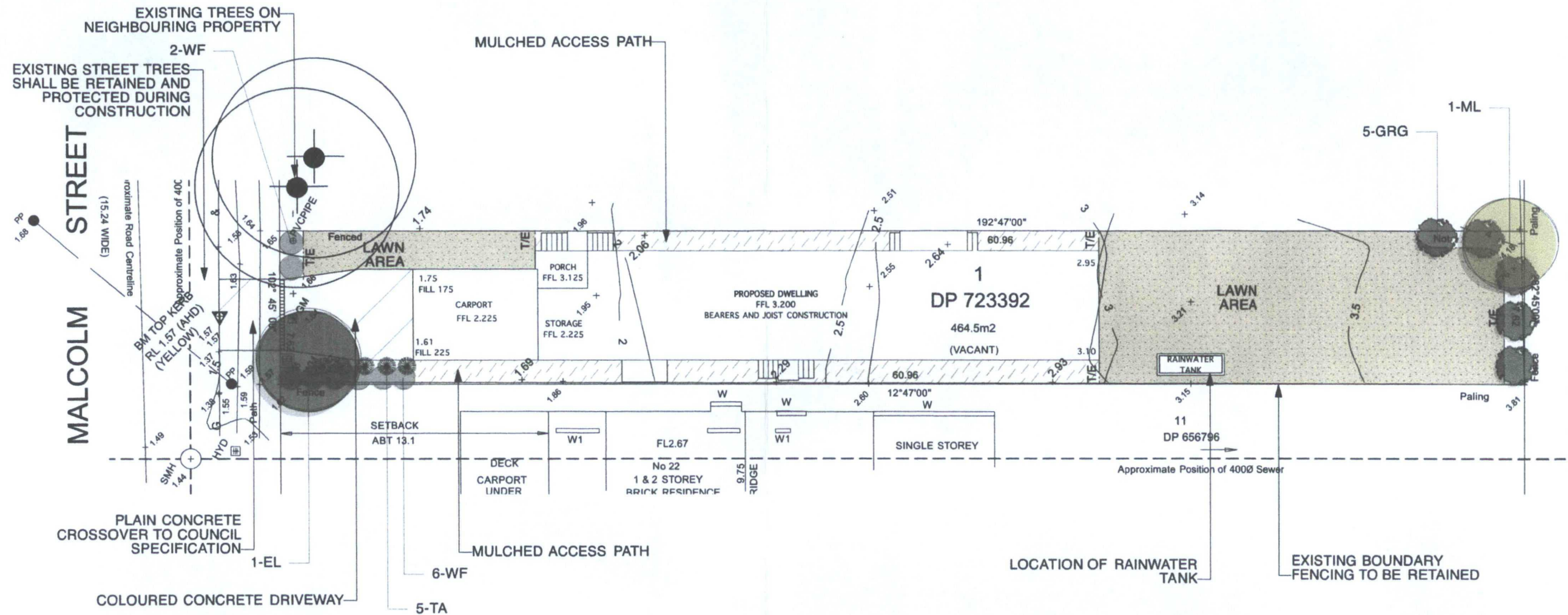
Email sales@sydneypoolsandspas.com.au

DESIGN: Marek J. Sieniański
DRAWN: MEng (Civ)
CERTIFIED: MICAust (No 362773)
CPEng

PROJECT:
INGROUND POOL-STRUCTURAL DETAILS
FOR
MR & MRS SUMMERHAYES
AT
20 MALCOLM STR (LOT 268)
NARRABEEN
WARRINGAH COUNCIL

MOB. No 0425280300

JOB NO
SPS/4290
SHEETS NO
1
SCALE:
1:50, 1:20
DATE:
10/02/2013



PLANTING SCHEDULE

ID	Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
EL	Elaeocarpus reticulatus	Blueberry Ash	1	25lt	5000	12000
GRG	Grevillea 'Robyn Gordon'	Grevillea	5	15lt	2000	2000
ML	Melaleuca linearifolia	Snow In Sumer	1	25LT	5000	8000
TA	Themeda australis	Kangaroo Grass	5	2.5LT	900	900
WF	Westringia fruticosa	Coastal Rosemary	8	5lt	1200	1200

DATE	REVISION	
DRAWING	PROPOSED LANDSCAPE PLAN	
ADDRESS	LOT 1 MALCOM ST, NARRABEEN	PROJECT # Huxley
CLIENT	MR & MRS SUMMERHAYES	
A Total Concept Landscape Architects & Swimming Pool Designers 65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fx: (02) 9957 5922		
UNITS: 1:1000 1:1000 1:1000 SCALE @ A3: 1:200 1:200 1:200 DRAWN: JS CHKD: SW REVISION:		

THIS PLAN IS TO BE READ
IN CONJUNCTION WITH

CHKD	SW	REVISION
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CO20140268

WARRINGAH COUNCIL