

## STORMWATER NOTE

\*STORMWATER DRAINAGE TO THE STREET/EASEMENT IN ACCORDANCE WITH COUNCIL'S STORMWATER REQUIREMENTS INVERT LEVELS TO BE CONFIRMED.  
\*REFER TO HYDRAULIC ENGINEERS PLANS WITH STORMWATER DESIGN DETAILS AND SPECIFICATIONS FOR LOCATION OF PITS, DOWN PIPES AND GRATED DRAINS.

## DEVELOPMENT CALCS

**BASED ON NORTHERN BEACHES(Warringah DCP 2011 AND Warringah LEP 2011.**

Lot 141 HN# 9 DP: 1039441 Ferguson Street,  
Forestville SITE AREA 323.1sqm

### ITEMISED FLOOR AREA

|               |                       |
|---------------|-----------------------|
| ALFRESCO:     | 19.56                 |
| FIRST FLOOR:  | 101.40                |
| GARAGE:       | 17.58                 |
| GROUND FLOOR: | 87.80                 |
|               | 226.34 m <sup>2</sup> |

### LANDSCAPING AREAS (Min40%-129.24sqm)

|                         |                      |
|-------------------------|----------------------|
| FRONT OF BUILDING LINE: | 84.48                |
| REAR OF BUILDING LINE:  | 14.00                |
|                         | 98.48 m <sup>2</sup> |

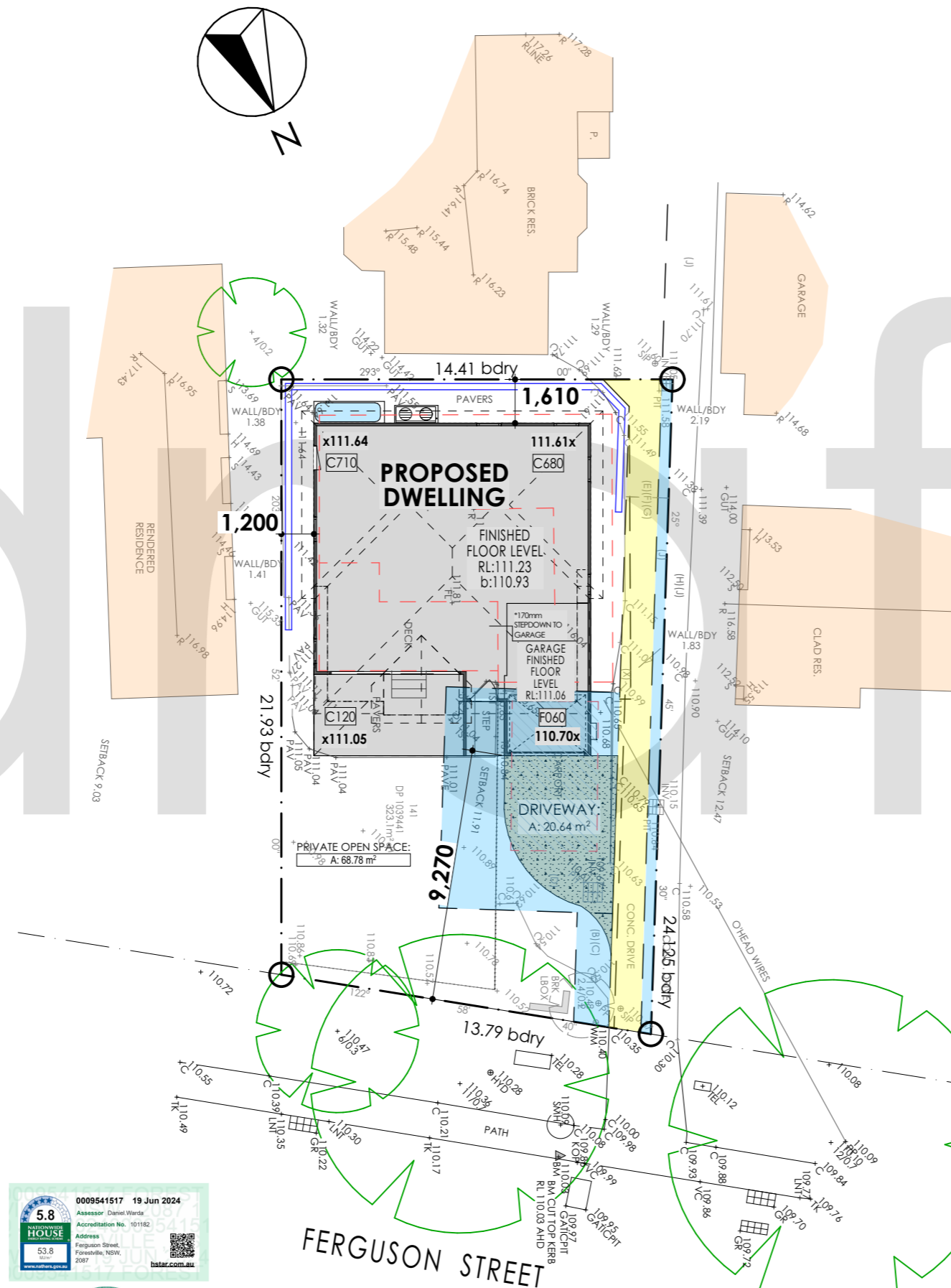
## SURVEYORS NOTE:

\*REFER TO SURVEYORS PLAN FOR THE DATUM LEVEL USED  
\*LOCATION OF FENCES ARE AS PER SURVEYORS PLAN  
\*ONLY VISIBLE SERVICES HAVE BEEN LOCATED ACCURATELY  
\*NO U/GROUND SERVICES SEARCH HAS BEEN CARRIED OUT  
\*BOUNDARY DIMENSIONS AND AREAS ARE BY TITLE ONLY UNLESS NOTED OTHERWISE.

## IMPORTANT NOTE:

## GENERAL SITING NOTES

\*ALL PROPOSED FINISH FLOOR LEVELS AND CUT/FILL REQUIREMENTS SUBJECT TO CONFIRMATION UPON COMPLETION OF ARCHITECTURAL PLANS.  
\*ALL PROPOSED FINISH FLOOR LEVELS ARE SUBJECT TO CONFIRMATION WITH STEP-DOWNS NOMINATED PRIOR TO EXCAVATION BY BUILDER, EXCAVATOR AND/OR CONCRETOR.  
\*ALL FLOOR AREA CALCULATIONS ARE TO BE CONFIRMED UPON THE COMPLETION OF FINAL ARCHITECTURAL PLANS.  
\*ALL ALLOWANCES FOR STEPS/STAIRS THAT MAY BE REQUIRED ARE SUBJECT TO FINAL ARCHITECTURAL PLANS.  
\*ALL ALLOWANCES FOR RETAINING WALLS ARE SUBJECT TO FINAL ARCHITECTURAL PLANS.



\*ANY RETAINING WALLS REQUIRED TO BE COMPLETED TO ENGINEERS DETAILS AND SPECIFICATIONS LENGTH AND HEIGHTS TO BE CONFIRMED ON SITE (BY OWNER UNO).

\*REAR YARD TO BE GRADED AWAY AND ANY RETAINING WALLS TO BE CONSTRUCTED.(BY OWNER UNO)

\*ROOF PLUMBER TO LOCATE DOWNPIPES AS INDICATED ON FLOOR PLANS PER SPEC. PROVIDED.  
\*STORMWATER PIPES TO BE 90MM DIA (MIN.) AT 1 DEG. GRADE (MIN.).

\*ADDITIONAL DEEPEDED EDGE BEAM AS REQUIRED REFER TO SLAB LAYOUT PLAN.

\*BUILDER TO PROVIDE 1.8m SECURITY FENCE TO PERIMETER OF SITE AS PER COUNCIL REQUIREMENTS.

\*MAINTAIN NATURAL GROUND LINE, ALL FILL TO BE CONTAINED WITHIN BUILDING ENVELOPE VIA DEB.

\*PROVIDE CONTAMINATED FREE SOIL COMPACTED IN ACCORDANCE WITH ENGINEERS DETAILS AND SPEC.

\*BUILDER TO PROVIDE SEDIMENT CONTROL FENCE AS PER COUNCIL REQUIREMENTS.

\*BUILDER TO PROVIDE TEMPORARY STABILISE VEHICLE ACCESS DRIVEWAY (GRAVEL/ROCK AGGREGATE)

\*GARAGE FFL AT MAX DRIVE GRADE IN ACCORDANCE WITH STANDARD GRADES AS PER THE AUSTRALIAN STANDARDS AS 2890.

\*APPROX 2 STEPS REQUIRED, STEPS REQUIRED SUBJECT TO FINAL SITE RL'S.

\*GRATED DRAIN TO FRONT OF GARAGE TO DRIVEWAY AS REQUIRED.

\*LANDSCAPING STRIP ADJACENT TO DRIVEWAY AS REQUIRED.

\*NON SLIP COLOURED CONCRETE FINISH TO DRIVEWAY.

\*NON SLIP PLAIN UNCOLOURED CONCRETE FINISH TO VEHICLE CROSSING IN ACCORDANCE WITH COUNCIL REQUIREMENTS

\*VEHICLE CROSSING SIZE SHOWN IS AT THE MAX ALLOWABLE IN ACCORDANCE WITH COUNCIL/ESTATE REQUIREMENTS.

# Site Plan

Scale 1:200

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## REVISION SCHEDULE

SK4 CONCEPT SKETCH PLAN FS 06.06.2024

### ITEMISED FLOOR AREAS

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### GROSS FLOOR AREA:

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ACCREDITED BUILDING DESIGNER IN LOW RISE  
Accreditaion # 6803

PROPOSED:  
**New 2-Storey Dwelling**

CLIENT:  
**Mr Dawson**

LOCATION:  
**Lot 141 HN# 9 DP: 1039441  
Ferguson Street,  
Forestville**

COUNCIL:  
**Northern Beaches**

HOUSE NAME: **Custom Design**  
FACADE NAME: **Custom Facade**

DESIGNED BY: **FS**  
DATE DESIGNED: **19.04.2024**

SHEET:  
**01 of 13**

BUILDERS REF: **2194**

REFERENCE:  
**MF060-24**

## REVISION SCHEDULE

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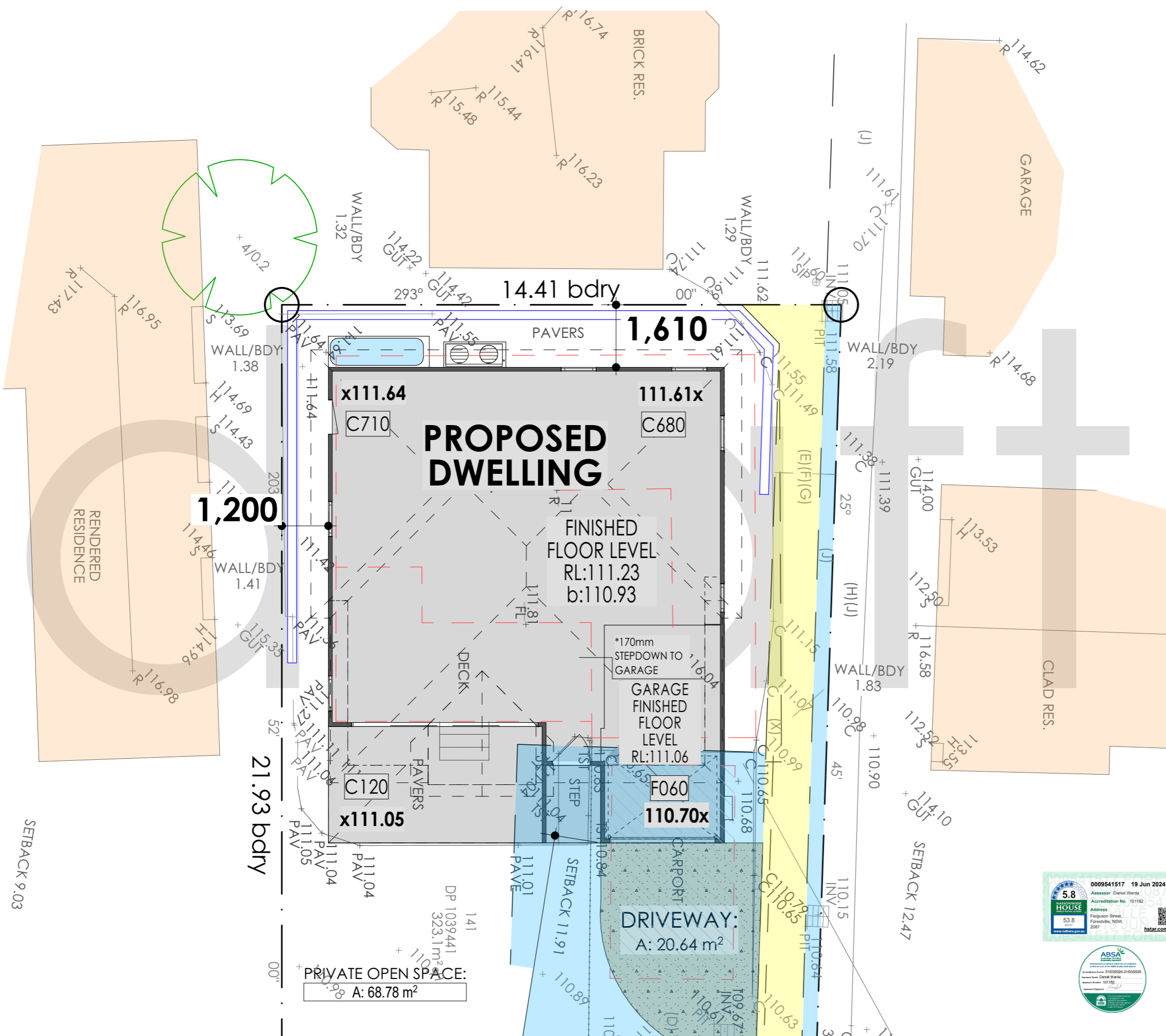
SHEET:  
**02 of 13**

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DATE DESIGNED: 19.04.2024

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**Site Plan**  
Scale 1:100

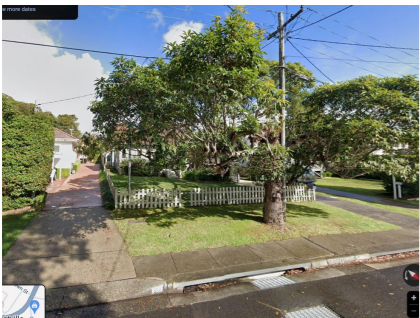


**PHOTOGRAPHIC RECORD**

**PHOTOGRAPH 1:** SHOWING THE WHOLE FRONT OF THE SITE TAKEN FROM THE STREET.



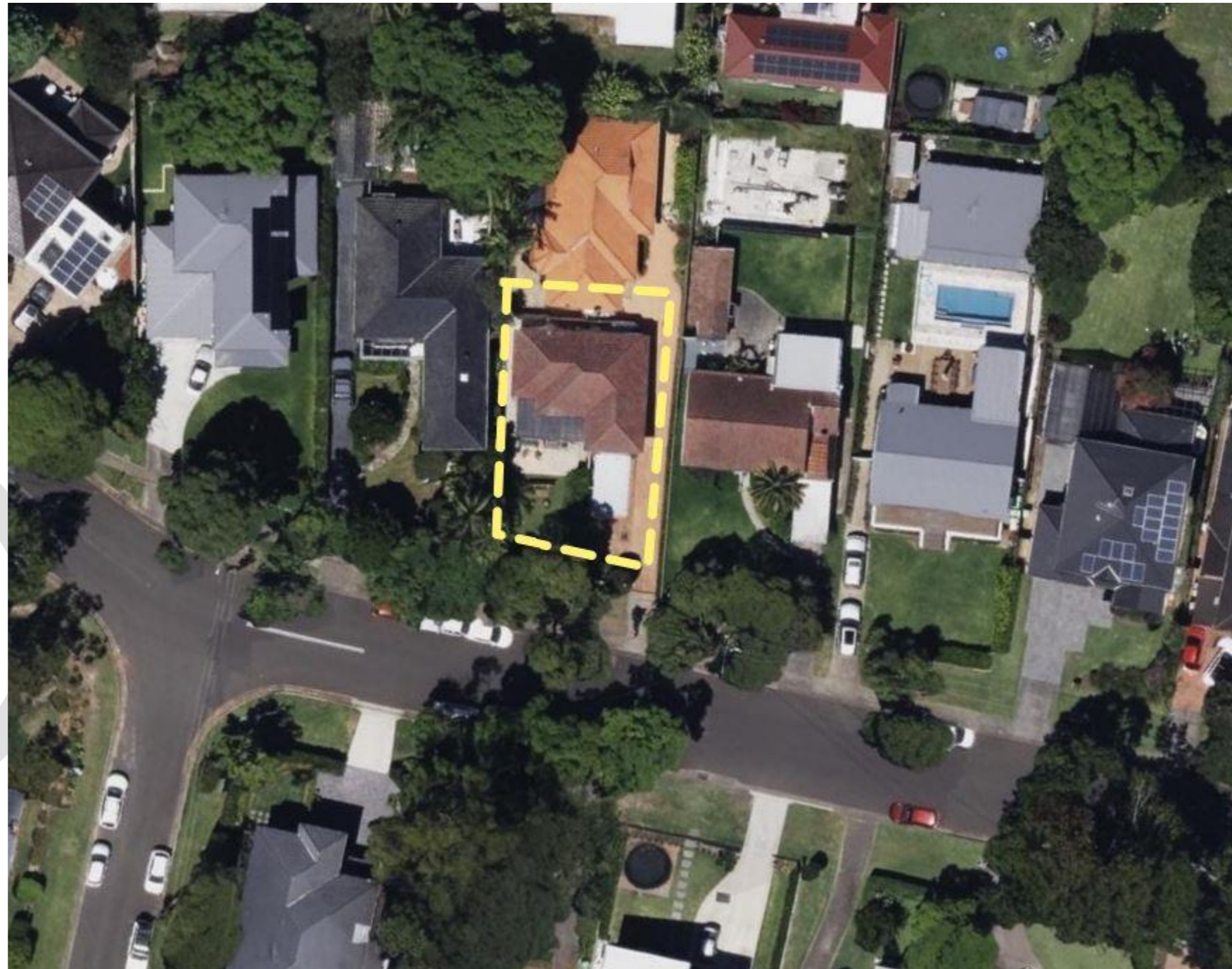
**PHOTOGRAPH 2:** SHOWING THE WHOLE LEFT HAND SIDE OF THE BUILDING TAKEN FROM THE STREET.



**PHOTOGRAPH 3:** SHOWING THE WHOLE RIGHT HAND SIDE OF THE BUILDING TAKEN FROM THE STREET.



**PHOTOGRAPH 4:** SHOWING THE WHOLE FRONT OF THE BUILDING TAKEN FROM THE STREET.



Site Analysis-Locality Plan

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**REVISION SCHEDULE**

|     |                     |    |            |
|-----|---------------------|----|------------|
| SK4 | CONCEPT SKETCH PLAN | FS | 06.06.2024 |
|-----|---------------------|----|------------|

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**CLIENT:** Mr Dawson  
**LOCATION:** Lot 141 HN# 9 DP: 1039441  
 Ferguson Street, Forestville

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**DATE DESIGNED:** 19.04.2024

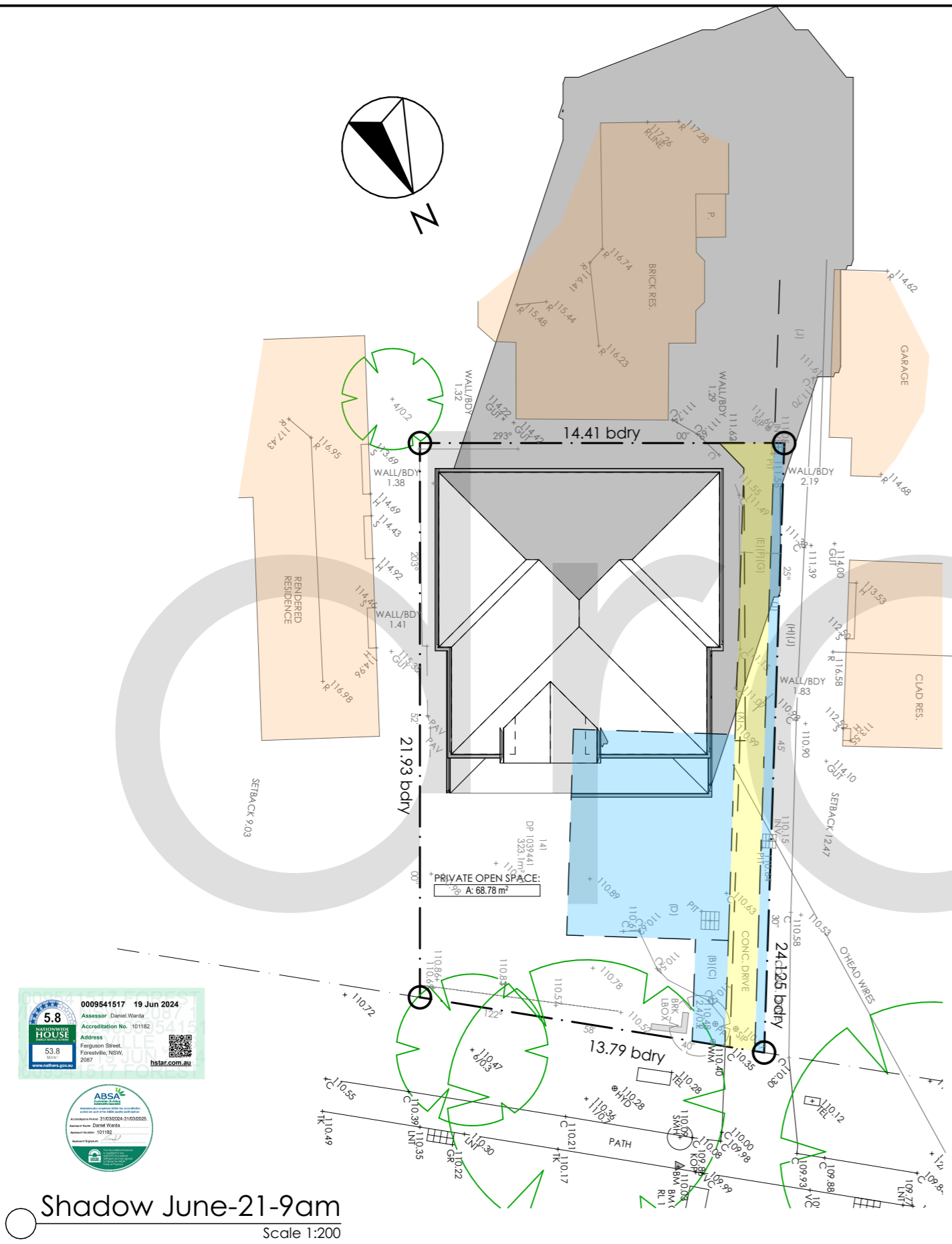
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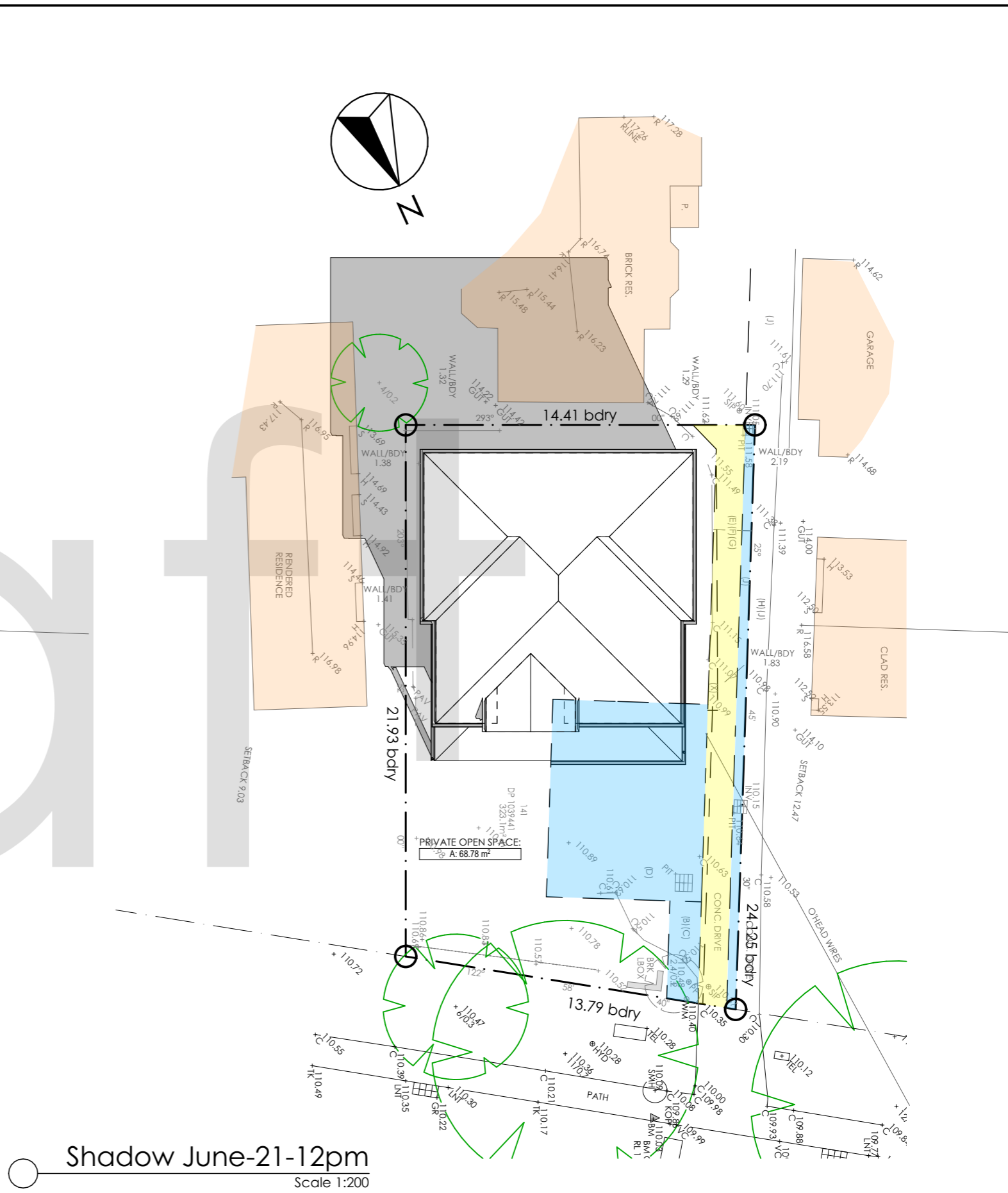
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 Accreditation # 6803

**SHEET:** 03 of 13  
**BUILDERS REF:** 2194  
**REFERENCE:** MF060-24





Shadow June-21-9am  
Scale 1:200



Shadow June-21-12pm  
Scale 1:200

|   |                     |    |            |
|---|---------------------|----|------------|
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| <b>REVISION SCHEDULE</b>  |                     |    |            |
| SK4   | CONCEPT SKETCH PLAN | FS | 06.06.2024 |
|   |                     |    |            |

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Ferguson Street, Forestville**

COUNCIL: **Northern Beaches**

HOUSE NAME: **FAÇADE NAME:**  
Custom Design Custom Facade

DESIGNED BY: **FS**      DATE DESIGNED: **19.04.2024**

  
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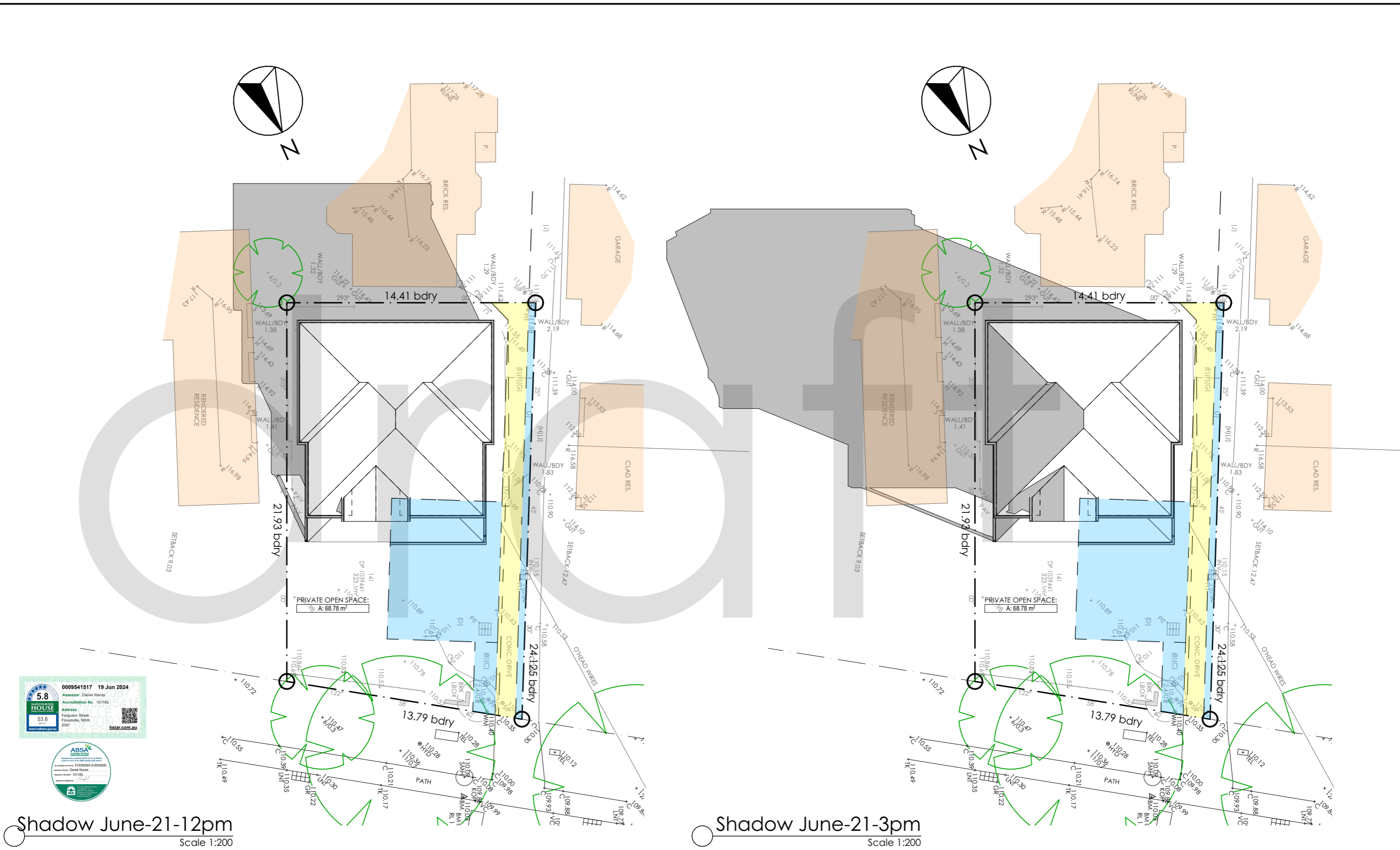
  
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SHEET: **04 of 13**

BUILDERS REF: **2194**

REFERENCE: **MF060-24**



Shadow June-21-12pm  
Scale 1:200

Shadow June-21-3pm  
Scale 1:200

|   |                     |    |            |
|---|---------------------|----|------------|
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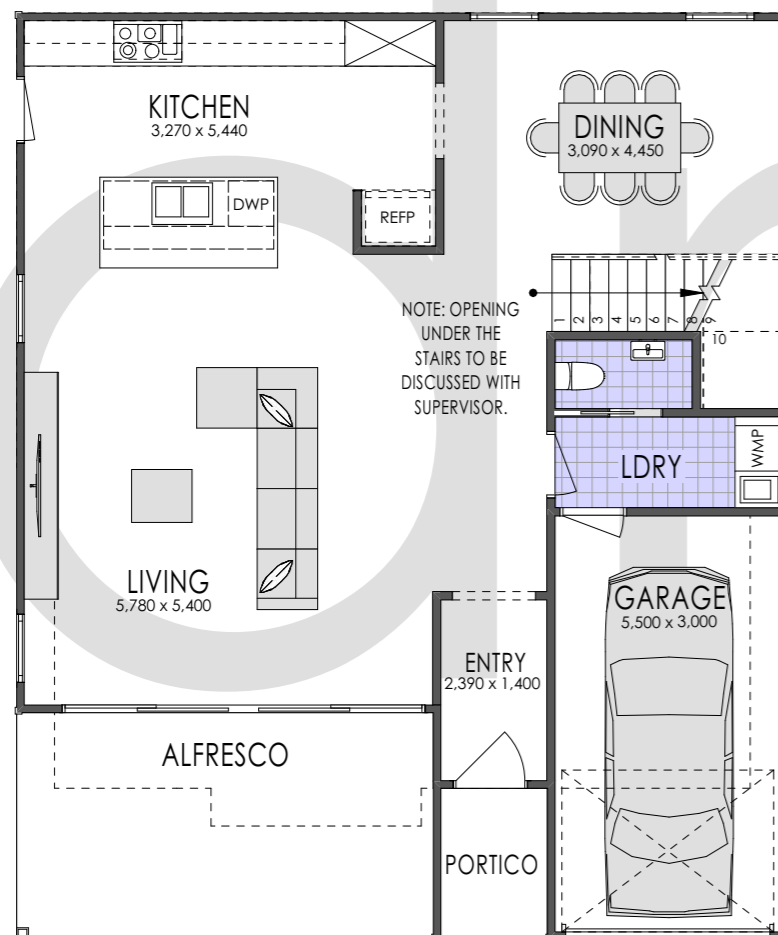
## REVISION SCHEDULE

SK4 CONCEPT SKETCH PLAN FS 06.06.2024

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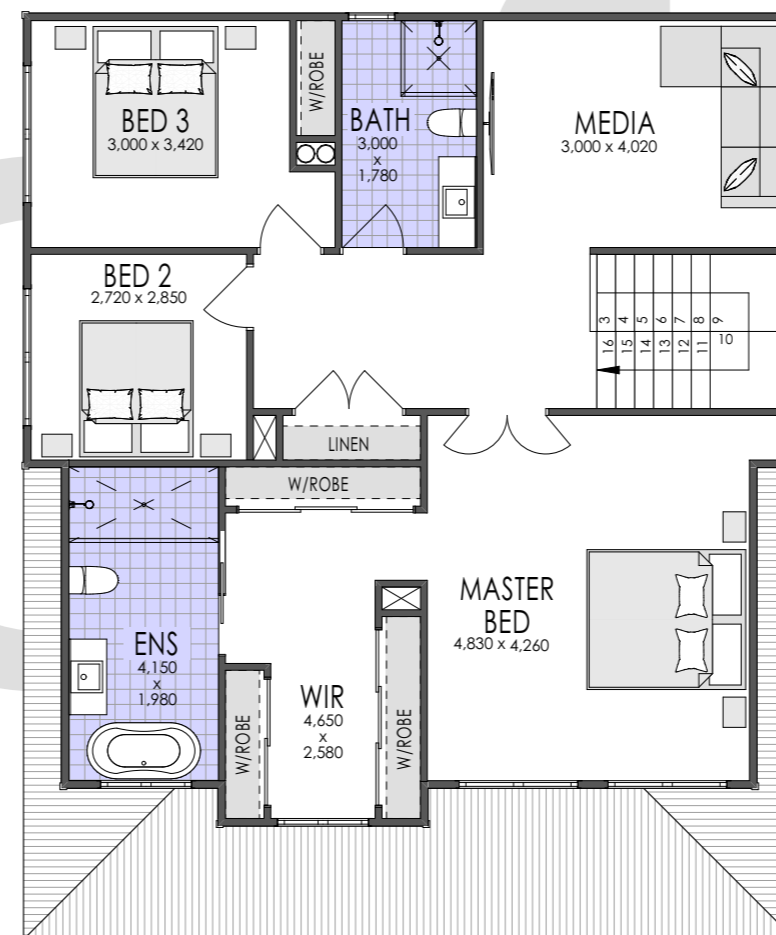
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GROSS FLOOR AREA:



Ground Floor Plan

Scale 1:100



First Floor Plan

Scale 1:100

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| COUNCIL:<br><b>Northern Beaches</b>                                   | SHEET:<br><b>06 of 13</b>  |
| HOUSE NAME: <b>Custom Design</b><br>FACADE NAME: <b>Custom Facade</b> | BUILDERS REF: <b>2194</b>  |
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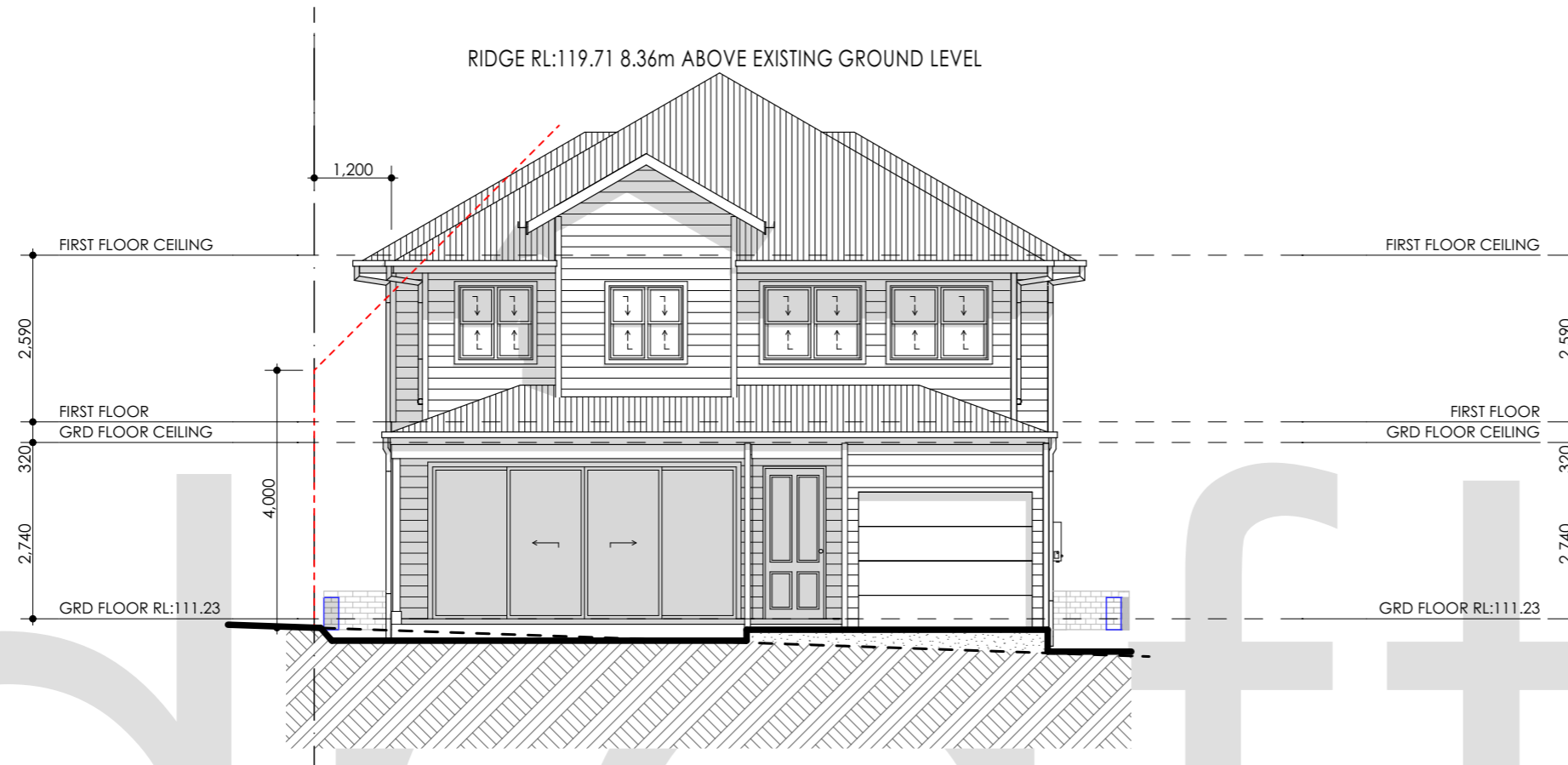


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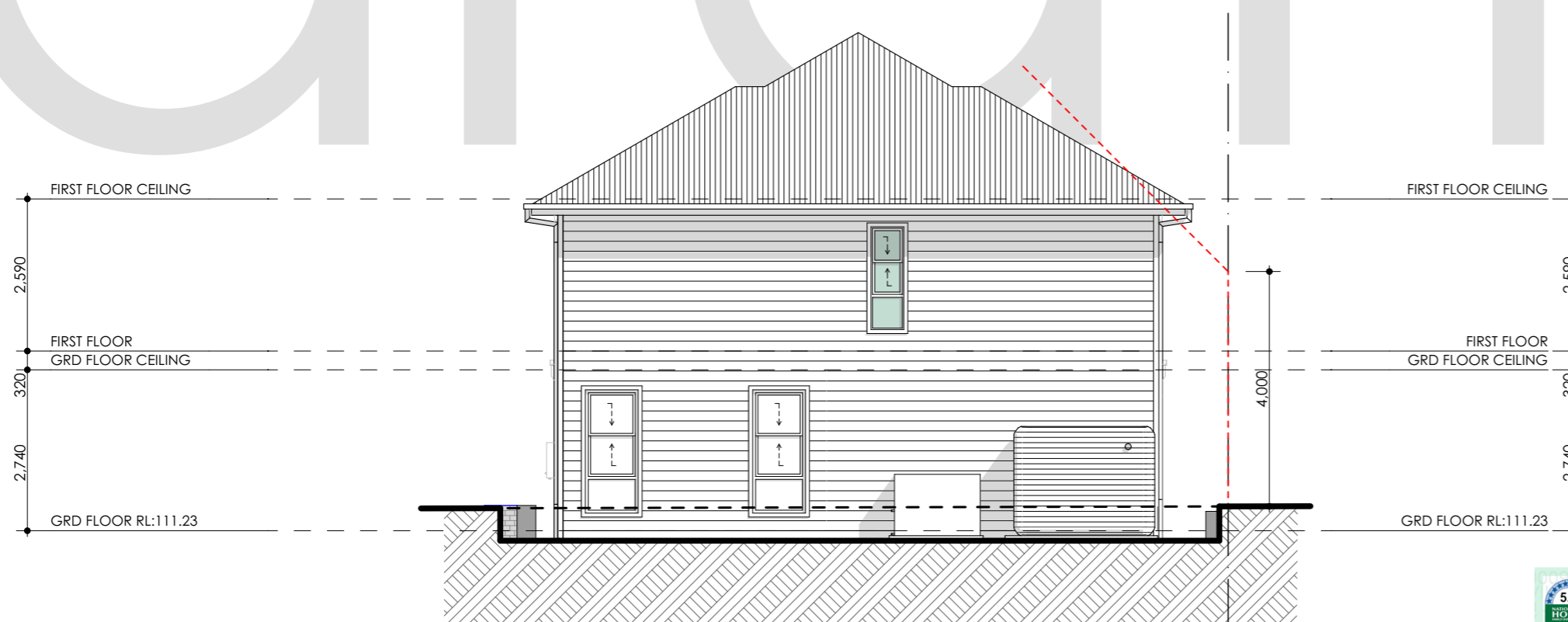
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**Forestville**

|                              |                               |
|------------------------------|-------------------------------|
| COUNCIL:<br>Northern Beaches | SHEET:<br>08 of 13            |
| HOUSE NAME: Custom Design    | FACADE NAME: Custom Facade    |
| DESIGNED BY:<br>FS           | DATE DESIGNED:<br>19.04.2024  |
|                              | BUILDERS REF: <b>2194</b>     |
|                              | REFERENCE:<br><b>MF060-24</b> |



Front-Elevation (Northeast)

Scale 1:100



Rear-Elevation (Southwest)

Scale 1:100





## REVISION SCHEDULE

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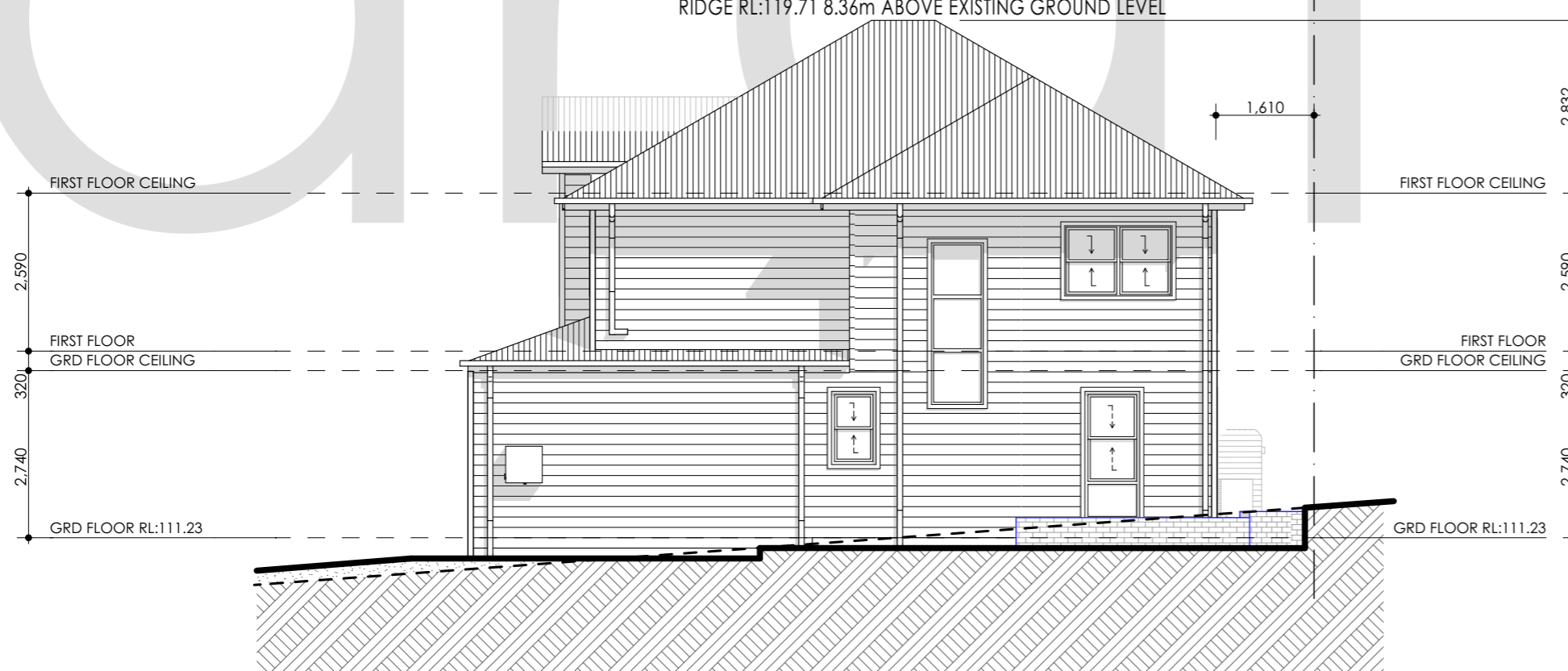
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Left-Elevation (Southeast)

Scale 1:100

RIDGE RL:119.71 8.36m ABOVE EXISTING GROUND LEVEL



Right-Elevation (Northwest)

Scale 1:100



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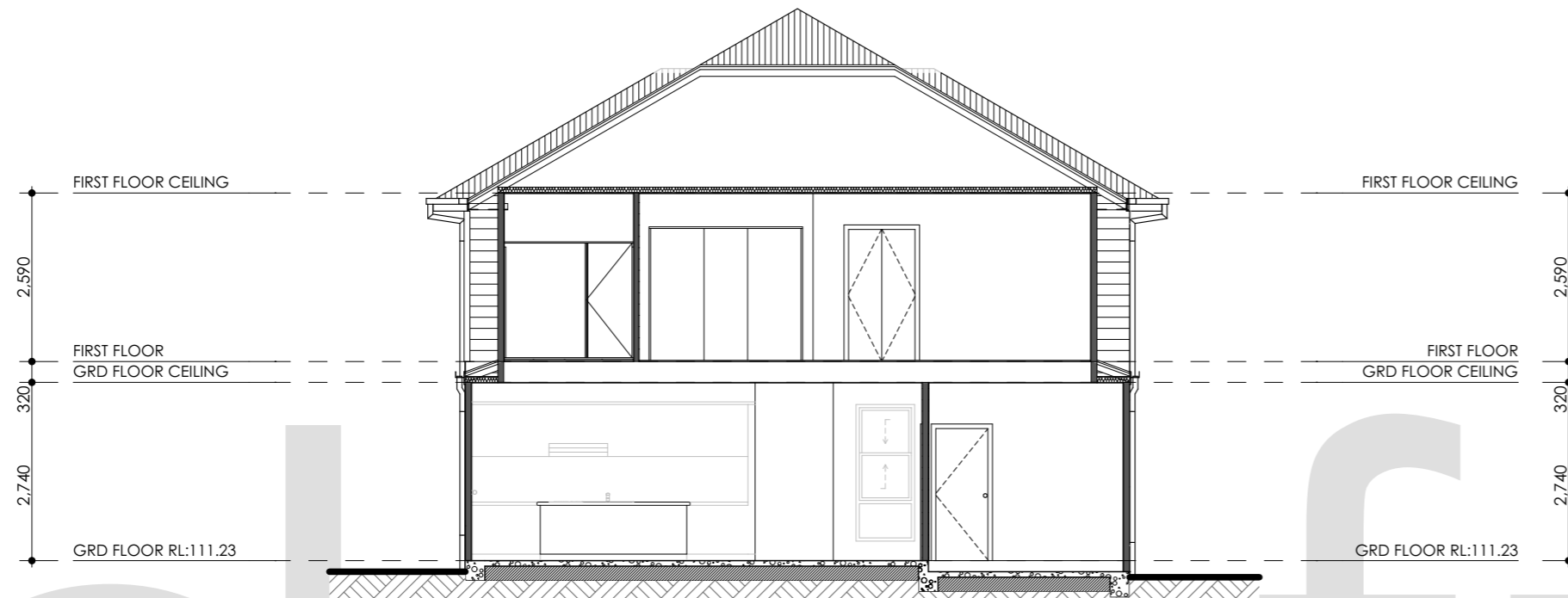


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**Section A-A**  
Scale 1:100



**Section B-B**  
Scale 1:100





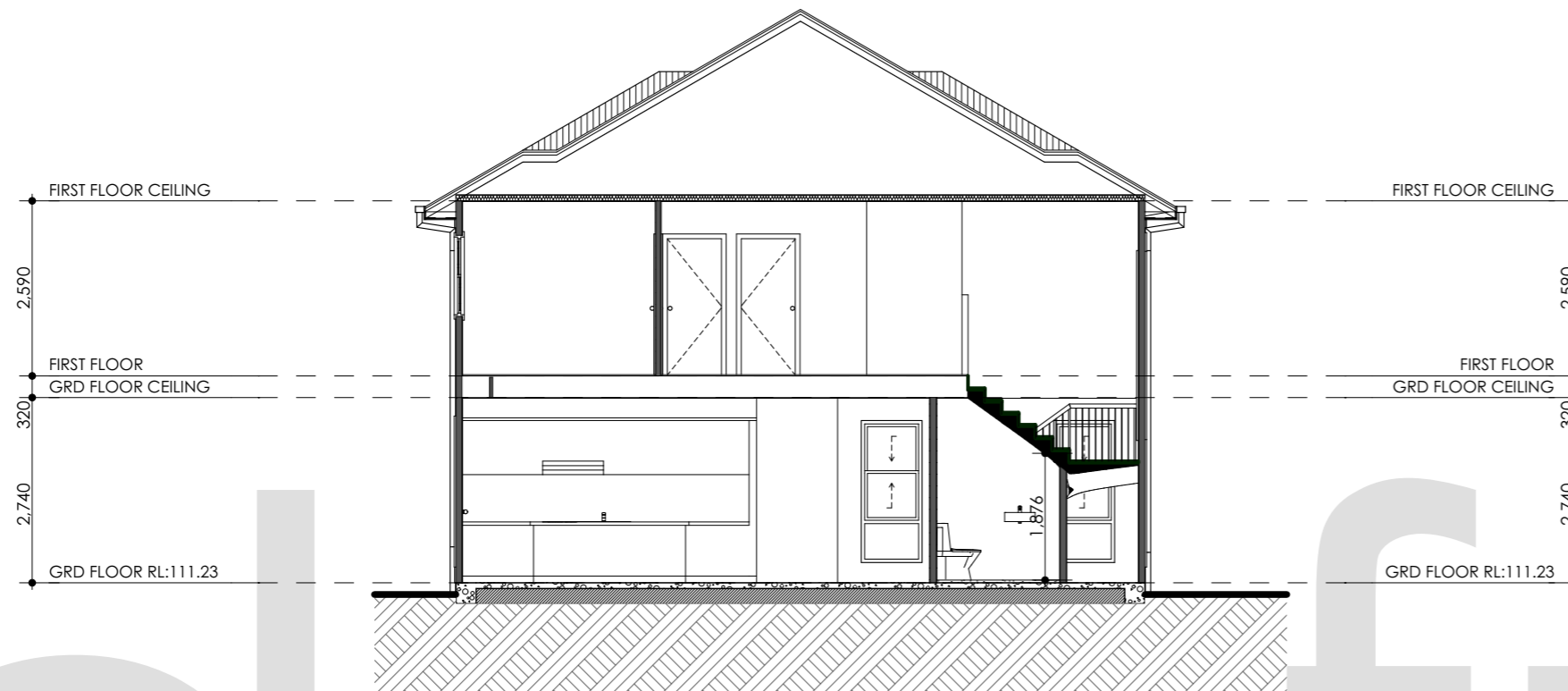
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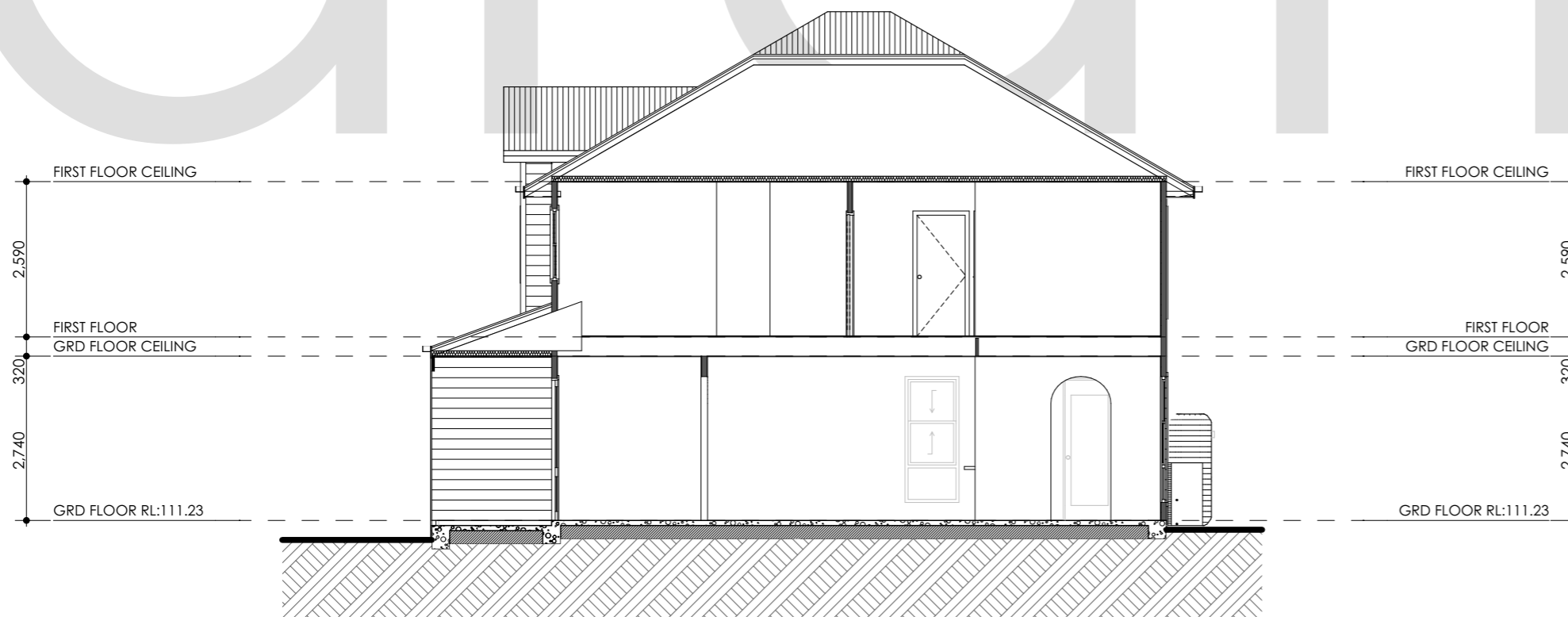
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GROSS FLOOR AREA:



### Section C-C

Scale 1:100



### Section D-D

Scale 1:100



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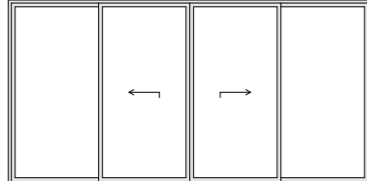
BUILDERS REF: **2194**

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DATE DESIGNED: 19.04.2024

REFERENCE:  
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| STACKER/SLIDING DOOR SCHEDULE |                   |
|-------------------------------|-------------------|
| ID                            | LIVING (NORTHERN) |
| Height                        | 2,400             |
| Width                         | 4,800             |
| Glazing                       |                   |
| Comments                      |                   |



| WINDOW SCHEDULE (FIRST FLOOR) |                |                |                |               |                      |                      |
|-------------------------------|----------------|----------------|----------------|---------------|----------------------|----------------------|
| ID                            | BATH(SOUTHERN) | BED 2(EASTERN) | BED 3(EASTERN) | ENS(NORTHERN) | MASTER BED(NORTHERN) | MASTER BED(NORTHERN) |
| Height                        | 1,800          | 1,200          | 1,200          | 1,200         | 1,200                | 1,200                |
| Width                         | 610            | 1,810          | 1,810          | 1,200         | 1,570                | 1,570                |
| Window head height            | 2,140          | 2,400          | 2,400          | 2,140         | 2,140                | 2,140                |
| View from External            |                |                |                |               |                      |                      |

| WINDOW SCHEDULE (FIRST FLOOR) |                |                |               |
|-------------------------------|----------------|----------------|---------------|
| ID                            | MEDIA(WESTERN) | STAIR(WESTERN) | WIR(NORTHERN) |
| Height                        | 1,200          | 2,700          | 1,200         |
| Width                         | 1,810          | 900            | 1,200         |
| Window head height            | 2,400          | 1,800          | 2,140         |
| View from External            |                |                |               |

**IMPORTANT WINDOW/DOOR SCHEDULE NOTES!!!!**

- \*THE WINDOW AND DOOR SCHEDULE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL PLANS AT ALL TIMES.
- \*ALL WINDOW/SLIDING/STACKER AND BIFOLD DOOR GLAZING TO BE IN ACCORDANCE WITH THE BASIX/NATHERS CERTIFICATES.
- \*ALL WINDOW/SLIDING/STACKER AND BIFOLD DOOR GLAZING MAYBE SUBJECT TO AN ACOUSTIC REPORT IF APPLICABLE.
- \*ALL QUERIES OR DISCREPANCIES REGARDING THE SIZES ARE TO BE RESOLVED PRIOR TO THE COMMENCEMENT OF THE MANUFACTURING OF THE DOORS OR WINDOWS.
- \*ALL DOOR AND WINDOWS IMAGES ARE INDICATIVE ONLY AND ARE SUBJECT TO MANUFACTURERS FINAL SCHEDULE.
- \*REFER TO ENGINEER'S DRAWINGS FOR STRUCTURAL DETAILS & SPECIFICATIONS FOR ANY STRUCTURAL STEEL REQUIREMENTS.
- \* ALL DOOR AND WINDOW ACCESSORIES TO BE AS PER BUILDERS FINAL TENDER.
- IF IN DOUBT... CONTACT THE BUILDING DESIGNER OR BUILDER PRIOR TO THE MANUFACTURING OF THE WINDOWS OR DOORS.

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## REVISION SCHEDULE

SK4 CONCEPT SKETCH PLAN FS 06.06.2024

### ITEMISED FLOOR AREAS

| AREA CALCULATIONS |                       |
|-------------------|-----------------------|
| ALFRESCO:         | 19.56                 |
| FIRST FLOOR:      | 101.40                |
| GARAGE:           | 17.58                 |
| GROUND FLOOR:     | 87.80                 |
|                   | 226.34 m <sup>2</sup> |
| GROSS FLOOR AREA: |                       |



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MEMBER OF THE BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA  
ACCREDITED BUILDING DESIGNER IN LOW RISE  
Accreditaion # 6803

PROPOSED:  
**New 2-Storey Dwelling**  
CLIENT:  
**Mr Dawson**  
LOCATION:  
**Lot 141 HN# 9 DP: 1039441  
Ferguson Street,  
Forestville**

|   |                            |
|---|----------------------------|
| COUNCIL:<br><b>Northern Beaches</b>                                   | SHEET:<br><b>12 of 13</b>  |
| HOUSE NAME: <b>Custom Design</b><br>FACADE NAME: <b>Custom Facade</b> | BUILDERS REF: <b>2194</b>  |
| DESIGNED BY: <b>FS</b><br>DATE DESIGNED: <b>19.04.2024</b>            | REFERENCE: <b>MF060-24</b> |





**WINDOW SCHEDULE (GROUND FLOOR)**

| ID                 | DINING(SOUTHERN) | DINING(SOUTHERN) | DINING(WESTERN) | KITCHEN(EASTERN) |
|--------------------|------------------|------------------|-----------------|------------------|
| Height             | 2,100            | 2,100            | 2,100           | 2,100            |
| Width              | 900              | 900              | 900             | 900              |
| Window head height | 2,400            | 2,400            | 2,400           | 2,400            |
| View from External |                  |                  |                 |                  |

**WINDOW SCHEDULE (GROUND FLOOR)**

| ID                 | LDRY(EASTERN) | LIVING(EASTERN) |
|--------------------|---------------|-----------------|
| Height             | 1,200         | 2,100           |
| Width              | 730           | 900             |
| Window head height | 2,400         | 2,400           |
| View from External |               |                 |

**IMPORTANT WINDOW/DOOR SCHEDULE NOTES!!!!**

\*THE WINDOW AND DOOR SCHEDULE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL PLANS AT ALL TIMES.  
 \*ALL WINDOW/SLIDING/STACKER AND BIFOLD DOOR GLAZING TO BE IN ACCORDANCE WITH THE BASIX/NATHERS CERTIFICATES.  
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**REVISION SCHEDULE**

SK4 CONCEPT SKETCH PLAN FS 06.06.2024

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| GROUND FLOOR:     | 87.80                 |
|                   | 226.34 m <sup>2</sup> |
| GROSS FLOOR AREA: |                       |

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| COUNCIL:<br><b>Northern Beaches</b> | SHEET:<br><b>13 of 13</b>     |
| HOUSE NAME: Custom Design           | FACADE NAME: Custom Facade    |
| DESIGNED BY:<br>FS                  | DATE DESIGNED:<br>19.04.2024  |
|                                     | BUILDERS REF: <b>2194</b>     |
|                                     | REFERENCE:<br><b>MF060-24</b> |

