

# SITE CALCULATIONS

Site area = 759m<sup>2</sup>  
 Landscape Open Space = 338m<sup>2</sup> AS PER EXISTING  
 Impervious & Excluded Area = 421m<sup>2</sup> AS PER EXISTING  
 Landscape Open Space = 44.5% AS PER EXISTING

# STORMWATER DISPOSAL & MANAGEMENT PLAN

-FIRST FLOOR ADDITION IS WITHIN THE EXISTING BUILDING FOOTPRINT / ROOF AREA (NO ADDITIONAL STORMWATER LOAD ONTO EXISTING SYSTEM).

-NEW ROOFS FROM THE FIRST FLOOR ADDITION ROOF WILL BE SPREAD ONTO THE EXISTING ROOF OR CONNECT DIRECTLY INTO EXISTING DOWNPIPES.

-THE STORMWATER SYSTEM IS GRAVITY FED INTO AN EXISTING STORMWATER DRAINAGE. SYSTEM LOCATED ALONG BORGNI'S STREET

**YOUR STYLE**  
 DESIGNER HOME ADDITIONS  
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 A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD

Client Name : **Adrian & Candice Somerville**  
 Client Address : **44 Borgnis St, Davidson 2085**  
 Client No. : **SOM 1024 01 DA**

All construction work to be performed in accordance with Australian Standards and National Construction Code 2022.

### © Copyright Acknowledgement

We agree and understand these drawings and plans are solely and entirely the intellectual property of Your Style Designer Home Additions and the normal copyright laws apply. License is not granted for the use of these designs or drawings.

Project Number: SOM 1024 01 DA Included Pages: 1-

Signed..... Date: Monday, 16 December 2024  
 Client's signature

### Project Acceptance

We agree to these works in accordance with Your Style's Building Specification & Quote Document and this Design.

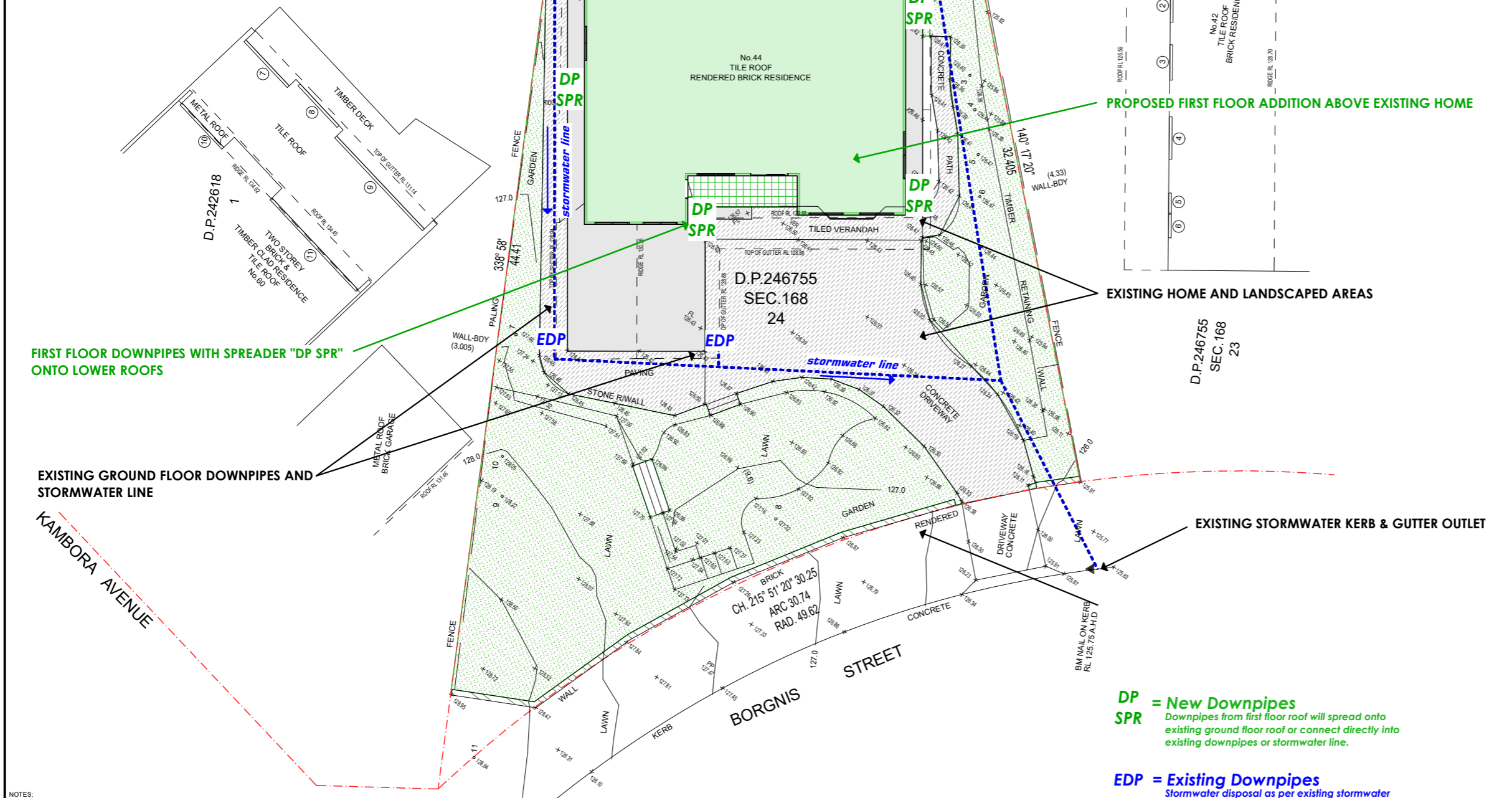
Signed..... Date: Monday, 16 December 2024  
 Your Style Designer Home Additions

Signed..... Date: Monday, 16 December 2024  
 Client's signature

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 Client's signature

Drawing Title :	<b>STORMWATER MANAGEMENT</b>		
Project Name :	<b>First Floor Addition</b>		
Architect :	<b>Your Style Designer Home Additions</b>		
Status :	<b>DA STAGE</b>	Scale :	<b>1:200</b>
Plot Date :	<b>Monday, 16 December 2024</b>	Drawing No. :	<b>5</b>
File Location :	<b>SOM 1024 01 DA.pln</b>		

**Your Style Construction Certificate Excludes:**  
 Items in red and/or listed here do not form part of Your Style's Construction Certificate and will not be approved for construction under Your Style's Construction Certificate and will require a separate CC Application.



PROPOSED FIRST FLOOR ADDITION ABOVE EXISTING HOME

EXISTING HOME AND LANDSCAPED AREAS

FIRST FLOOR DOWNPIPES WITH SPREADER "DP SPR" ONTO LOWER ROOFS

EXISTING GROUND FLOOR DOWNPIPES AND STORMWATER LINE

EXISTING STORMWATER KERB & GUTTER OUTLET

**DP** = New Downpipes  
 Downpipes from first floor roof will spread onto existing ground floor roof or connect directly into existing downpipes or stormwater line.

**EDP** = Existing Downpipes  
 Stormwater disposal as per existing stormwater connection into onsite easement for stormwater drainage.

**---** = Stormwater Line  
 Stormwater disposal as per existing stormwater connection into onsite easement for stormwater drainage.

- NOTES:
- THE POSITION OF IMPROVEMENTS TO BOUNDARIES ARE DIAGRAMMATIC ONLY UNLESS STATED. THE LOCATION OF BUILDINGS RELATIVE TO THE BOUNDARIES HAS BEEN DETERMINED AND ARE SHOWN ON THE PLAN.
  - POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE)
  - NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. RELEVANT AUTHORITIES ARE TO BE NOTIFIED PRIOR TO ANY DEVELOPMENT
  - BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED BY FIELD SURVEY.
  - CONTOURS ARE INDICATIVE OF GROUND FORM ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
  - NO INVESTIGATIONS HAVE BEEN MADE OF BUILDING RESTRICTIONS WHICH MAY APPLY TO THIS LAND
  - CONTOUR INTERVAL 0.5m MINOR 1.0m MAJOR
  - ORIGIN OF LEVELS: SSM 12309 RL 123.459 A.H.D.
  - THE SPREAD AND HEIGHT OF TREES SHOWN ARE INDICATIVE ONLY AND CANNOT BE SHOWN ACCURATELY WITHOUT ADDITIONAL DETAILED SURVEY.
  - BEARINGS SHOWN ARE RELATED TO INTEGRATED SURVEY GRID (I.S.G.) NORTH

LEGEND

AC - AIR CONDITIONER	MH - MANHOLE
DPC - DAMP PROOF COURSE	PB - POWER BOX
EBOX - ELECTRICITY BOX	PC - PRAM CROSSING
EP - ELECTRICITY PIT	PP - POWER POLE
FL - FLOOR LEVEL	SMH - SEWER MANHOLE
GM - GAS METER	SO - STORMWATER OUTLET
GS - GAS SERVICE	SV - STOP VALVE
GP - GULLY PIT	SW - STORMWATER
HW - HOT WATER HEATER	TEL - TELECOMMUNICATIONS PIT
HYD - HYDRANT	VC - VEHICLE CROSSING
IC - INSPECTION COVER	WM - WATER METER
LH - LAMP HOLE	WS - WATER SERVICE
LP - LIGHT POLE	

REFERENCE: 12224/24  
 REG'D SURVEYOR

SCHEDULE OF TREES & PALMS

No.	DIAMETER	HEIGHT	SPREAD
1	0.6	12	14
2	0.6	12	14
3	0.3	10	6
4	0.3	10	6
5	0.3	10	6
6	0.3	10	6
7	0.4	10	4
8	0.7	25	12
9	3x0.3	12	8
10	3x0.3	8	8
11	0.7	25	14

\* DENOTES PALM

SCHEDULE OF WINDOWS & DOORS

No.	SILL RL	HEAD RL
* 1	124.19	126.29
2	125.54	126.29
3	125.54	126.29
4	125.79	126.29
* 5	124.19	126.29
6	125.19	126.29
7	128.64	130.74
8	129.64	130.74
9	128.64	130.74
10	132.53	133.63
11	132.53	133.64

\* DENOTES DOOR

STUTCHBURY JAQUES PTY LTD  
 LAND SURVEYING CONSULTANTS  
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DATE: 7/11/2024  
 SCALE: 1:100  
 DATUM: A.H.D.  
 SITE AREA: 759 m<sup>2</sup>  
 SHEET 1 OF 1 SHEETS

CLIENT: YOUR STYLE  
 PROJECT: BOUNDARY IDENTIFICATION & LEVEL SURVEY  
 LOT 24 SEC.168 D.P.246755  
 No.44 BORGNI'S STREET, DAVIDSON  
 LGA: NORTHERN BEACHES

DAVID STUTCHBURY  
 REGISTERED SURVEYOR  
 IDENTIFICATION No: SU002051

