STORMWATER DISPOSAL & MANAGEMENT PLAN

STORMWATER CONNECTION AS PER PREVIOUSLY APPROVED PLANS

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

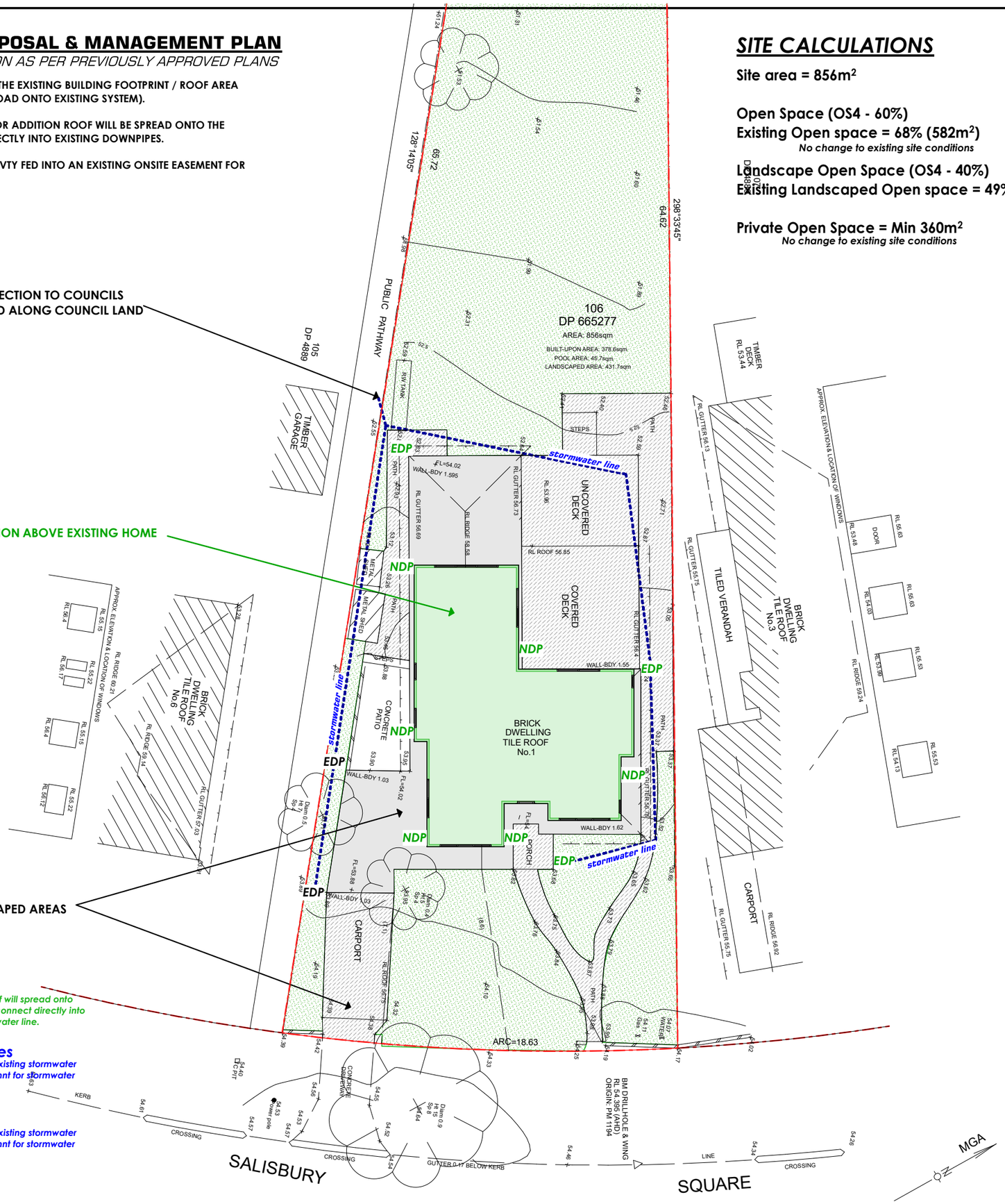
-NEW ROOFS FROM THE FIRST FLOOR ADDITION ROOF WILL BE SPREAD ONTO THE EXISTING ROOF OR CONNECT DIRECTLY INTO EXISTING DOWNPIPES.

-THE STORMWATER SYSTEM IS GRAIVTY FED INTO AN EXISTING ONSITE EASEMENT FOR STORMWATER DRAINAGE.

EXISTING STORMWATER CONNECTION TO COUNCILS STORMWATER SYSTEM LOACTED ALONG COUNCIL LAND

PROPOSED FIRST FLOOR ADDITION ABOVE EXISTING HOME

EXISTING HOME AND LANDSCAPED AREAS



SITE CALCULATIONS

Site area = 856m²

Open Space (OS4 - 60%)
Existing Open space = 68% (582m²)
No change to existing site conditions

Landscape Open Space (OS4 - 40%)
Existing Landscaped Open space = 49% (427m²)

Private Open Space = Min 360m²
No change to existing site conditions

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

DP = Existing Downpipes
Stormwater disposal as per existing stormwater connection into onsite easemnt for stormwater drainage.

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

NOTE: CONTOURS ARE FOR INDICATIVE PURPOSES ONLY FOR MORE CONCLUSIVE EVIDENCE OF LEVELS USE THE SPOT HEIGHTS GIVEN.

NOTES 1. ONLY VISIBLE UTILITY SERVICES HAVE BEEN LOCATED.
2. BOUNDARIES HAVE BEEN DEFINED BY SURVEY TO DEFINITION STANDARD. HOWEVER, IF ANY CONSTRUCTION IS PROPOSED IN PROXIMITY OF BOUNDARIES, IT IS RECOMMENDED
THAT A PLAN OF SURVEY BE PREPARED TO ASSIST WITH ACCURATE BOUNDARIES.
3. COVENANTS, RESTRICTIONS ON LAND USE (IF ANY) NOT INVESTIGATED.
4. ROOF LINES SHOWN ARE APPROXIMATE. SIGNIFICANT TREES (WHERE ACCESSIBLE) GREATER THAN 0.4 DIAM. SHOWN
5. APPROX. SEWER LINE (IF SHOWN) MUST BE VERIFIED BY SYDNEY WATER.

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C & J TEDDER

LOT 106 DP 665277
BOUNDARY DEFINITION & LEVELS

1 SALISBURY SQUARE SEAFORTH

DETAILED SURVEYS
(A.B.N. 36 233 529 164)
CONSULTING SURVEYORS
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J. MCCLURE
SURVEYOR REGISTERED UNDER THE PROFESSIONAL ENGINEERS INFORMATION ACT, 2002
Registration No.3861
J. McClure

A1 REDUCTION RATIO: 1:100
SURVEY: J.McC
DRAWN: A1 J.McC
032/24 REFERENCE 24 JUL 2024
DRAWING No. 1

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A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD

Client Name :	CHRIS & JESSICA TEDDER
Client Address :	1 SALISBURY SQUARE, SEAFORTH 2092
Client No. :	TED 0524 03 DA

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

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Project Number: TED 0524 03 DA Included Pages: 1-

Signed..... Date: Friday, 2 August 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: Friday, 2 August 2024
Your Style Designer Home Additions

Signed..... Date: Friday, 2 August 2024
Client's signature

Signed..... Date: Friday, 2 August 2024
Client's signature

Drawing Title :	STORMWATER MANAGEMENT		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:200
Plot Date :	Friday, 2 August 2024	Drawing No. :	4
File Location:	TED 0524 03 DA.pln		

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 seperate CC Application.

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