

STORMWATER DISPOSAL & MANAGEMENT PLAN

STORMWATER CONNECTION AS PER WORKS EXECUTED

-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 ONSITE EASEMENT FOR
STORMWATER DRAINAGE.

STORMWATER MANAGEMENT

PROPOSED FIRST FLOOR ADDITION IS WITHIN THE
EXISTING GROUND FLOOR ROOFED AREAS AND
GROUND FLOOR TIMBER DECK EXTENSION TO BE
UNCOVERED. NO INCREASE OF ROOFED STORMWATER
RUN-OFF WILL BE CREATED. FIRST FLOOR ADDITION TO
HAVE SPREADERS ONTO LOWER ROOFS AND FLOW
INTO EXISTING APPROVED STORMWATER SYSTEM VIA
AN ONSITE STORMWATER EASEMENT CONNECTION.

SCHEDULE OF DOORS & WINDOWS

No.	SILL RL	HEAD RL
1	101.01	103.11
2	103.84	105.91
3	102.64	103.11
4	102.65	103.11
5	104.38	105.80
6	101.90	102.83
* 7	100.74	102.84
8	101.71	103.10
9	104.80	106.90
10	103.19	104.17
* 11	101.84	103.94
12	103.00	104.17
13	104.22	105.86
14	104.22	105.86
15	101.55	103.71
16	101.55	103.71
17	101.33	103.43
18	100.81	101.62
19	101.71	102.26
20	101.08	102.59
21	102.03	102.59

SCHEDULE OF TREES & PALMS

No.	DIAMETER	SPREAD	HEIGHT
1	0.5	10	12
* 2	0.2	4	4
* 3	0.2	4	4
4	0.5	10	15
5	0.4	8	8
6	1.0	14	20
* 7	0.2	4	4
* 8	0.2	4	5

* DENOTES PALM

NOTES:

- THE POSITION OF IMPROVEMENTS TO BOUNDARIES ARE
DIAGRAMATIC 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 DIAGRAMATIC ONLY (NOT
TO SCALE)
- NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN
MADE. RELEVANT AUTHORITIES ARE TO BE NOTIFIED PRIOR TO
ANY DEVELOPMENT
- A FIELD SURVEY OF THE BOUNDARIES HAS BEEN
CONDUCTED
- 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 38066 RL 109.16 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 MAGNETIC MERIDIAN

LEGEND

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

REGISTERED EASEMENT FOR WATER DRAINAGE AND
CONNECTION FROM DWELLING TO EASEMENT.

EXISTING HOME, GARAGE
AND LANDSCAPED AREAS.

EXTENSION OF EXISTING GROUND
FLOOR DECK AND STEPS

PROPOSED FIRST FLOOR ADDITION
WITH DECK ABOVE EXISTING HOME

EXISTING HOME, POOL AND
LANDSCAPED AREAS.

STORMWATER LINE SLUNG UNDER
HOUSE

SITE CALCULATIONS

Site area = 915.3m²

Landscape Open Space = 461m²

Impervious & Excluded Area = 454.3m²

Landscape Open Space = 50%

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 easement for stormwater
drainage.

----- = Stormwater Line

Stormwater disposal as per existing stormwater
connection into onsite easement for stormwater
drainage.

(A) - EASEMENT FOR DRAINAGE 3.05 WIDE (J924948)

REFERENCE:

11101/21

REG'D SURVEYOR

STUTCHBURY JAKES PTY LTD
LAND SURVEYING CONSULTANTS
P.O. BOX 7249, BROOKVALE NSW 2100

PH: 8976 1600 FAX: 8976 1655 E-MAIL: info@stutchbury.net.au

DATE: 09/03/2021

SCALE: 1:100

DATUM: A.H.D

SITE AREA: 915.3m²

SHEET 1 OF 1 SHEETS

CLIENT: YOUR STYLE

PROJECT: LEVEL & DETAIL SURVEY
LOT 2, D.P.220316
6, PALERMO PLACE, ALLAMBIE HEIGHTS.

LGA: NORTHERN BEACHES



DESIGNER HOME ADDITIONS
Licence 60007c

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BUILDER LICENCE • 60007C
A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD

Client Name : GARY TONKIN

Client Address : 6 PALERMO PLACE, ALLAMBIE HEIGHTS 2100

Client No. : TON 0121 01 DA

All construction work to be performed in accordance with
Australian Standards and Building Code of Australia 2019.

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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: TON 0121 01 DA

Included Pages: 1-

Signed..... Date: Tuesday, 13 April 2021

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: Tuesday, 13 April 2021

Your Style Designer Home Additions

Signed..... Date: Tuesday, 13 April 2021

Client's signature

Signed..... Date: Tuesday, 13 April 2021

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 : Tuesday, 13 April 2021

Drawing No. : 5

File Location: TON 0121 01 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 separate CC Application.