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CITY OF CANTERBURY BANKSTOWN

To: Said Abouloukme
21 McGirr Pde
WARWICK FARM NSW 2170

STORMWATER SYSTEM REPORT 34 Rose Street, SEFTON NSW 2162

Date: 21-Jul-2021
Ref: WP-SIA-1358/2021
Development type: **Detached Dwelling (single house) & Outbuilding / Pool**

NO

FLOOD/OVERLAND FLOW STUDY REQUIRED

The site is affected by the following Council & Sydney Water stormwater system components:

- An open channel and associated drainage reserve located along the southern site boundary adjacent to the site.
- 600 mm diameter stormwater pipeline (according to Council records) and associated 1.83m wide easement located within the site.
- Overland flowpath for excess stormwater runoff from the upstream catchment and associated with these drainage systems.
- Stormwater inundation from excess stormwater runoff from the upstream catchment and associated with the drainage system through Rose St.

The site will be subject to stormwater inundation from this overland flowpath during large storm events. Refer to the attached "**100 Year ARI Flood Extent Maps from Duck River Catchment Study**" showing the flood contours to m AHD**. Provision should be made on site, and at boundary fences, for this stormwater runoff to pass unobstructed over the site. Stormwater flowing naturally onto the site must not be impeded or diverted.

The estimated 100 year ARI* flood level at the site is RL 25.7 m AHD.**

For this development, a flood /overland flow study to determine the 100 year ARI* water surface level is not necessary provided that the **proposed development including floor levels, shall comply with the development controls specified in Part B12 Schedule 5, of Bankstown's Development Control Plan 2015 - Catchments Affected by Stormwater Flooding.**

The Development Application submission shall be based on an AHD datum for levels where sites are affected by overland flow / flooding. Refer Bankstown Council's *Development Engineering Standards**.**

Habitable floor levels are to be 500mm above the 100 year ARI* flood level at the site adjacent to the proposed buildings.

Runoff on the site, and naturally draining to it is to be collected and disposed of to Council's requirements detailed in Bankstown Council's *Development Engineering Standards****.

The existing easement width does not comply with Bankstown Council's *Development Engineering Standards** requirements for a 600mm diameter pipeline. Required easement width is 2.5 m. It will be necessary to locate the proposed pool clear of the required easement width.**

All structures and buildings must be located clear of pipelines and easements [existing or required easement]. Proposed structures may require special footings due to their proximity to stormwater easements and pipelines. Refer to Bankstown Council's *Development Engineering Standards**.**

The swimming pool may be subject to contamination from stormwater inundation during large storm events, depending on the depth of inundation. The pool pump and associated susceptible components should be raised above 100 year ARI flood levels of 300mm to prevent damage due to stormwater inundation.

This report is given without the benefit of development plans or a site survey. Council may choose to vary some report requirements following evaluation of detailed plans when they are submitted.

This report relates to the exposure of the subject site to Council's & Sydney Water's stormwater system, both underground and overland. It does not assess the suitability or otherwise of this site for the proposed development.

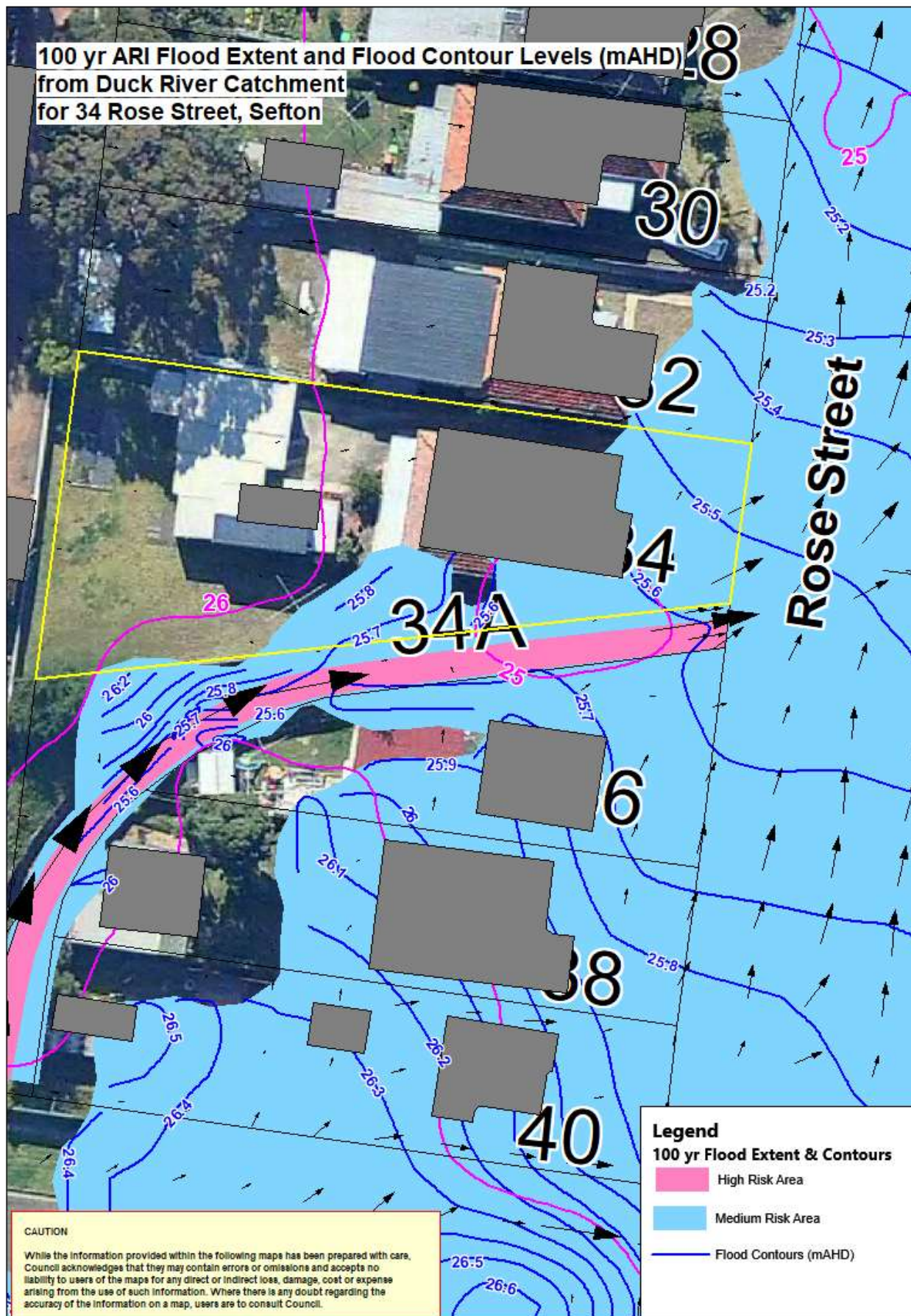
* Average Recurrence Interval

** Australian Height Datum

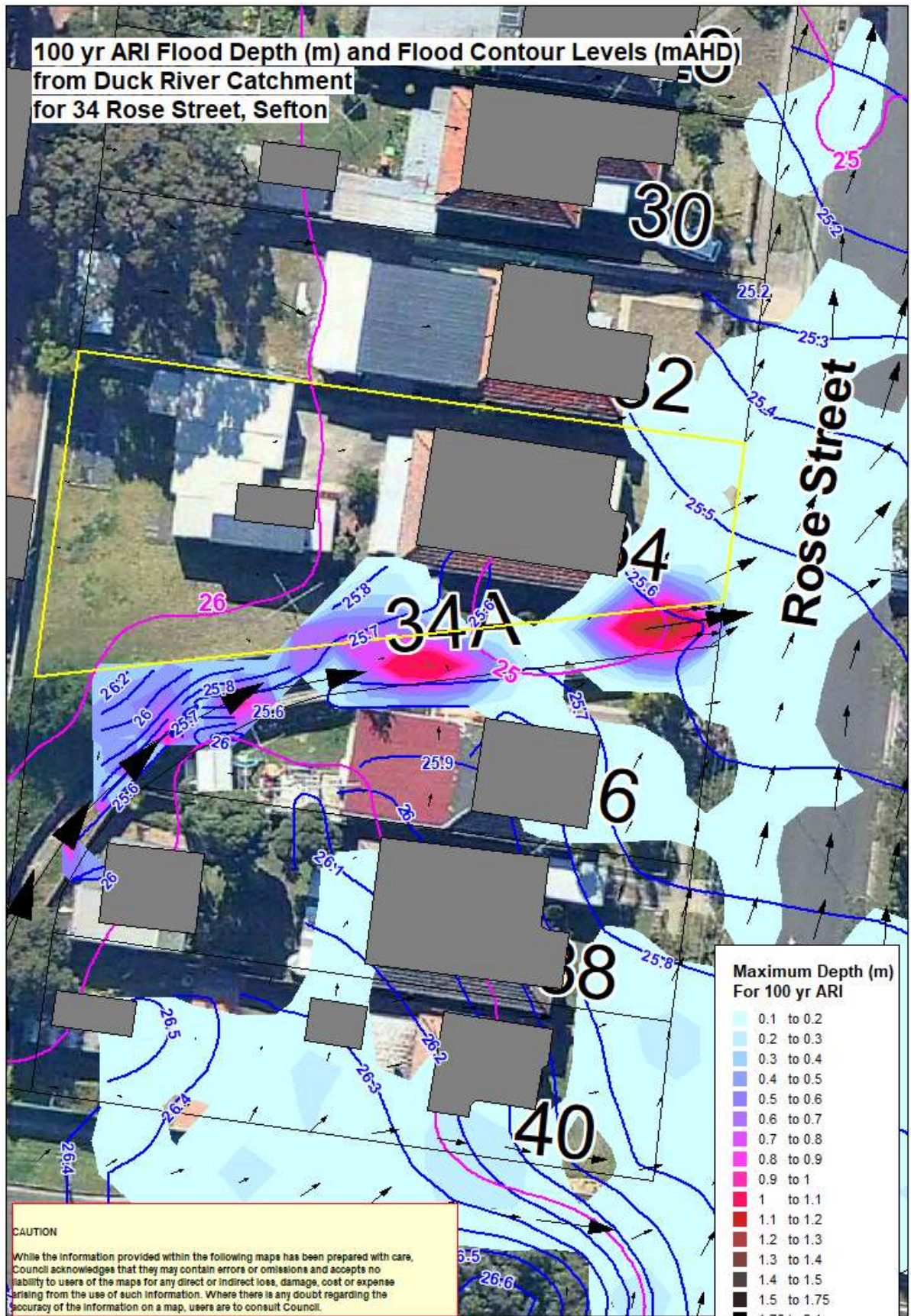
*** Bankstown Council's *Development Engineering Standards* and *Bankstown's Development Control Plan 2015* is available from Council's Customer Service Centre.

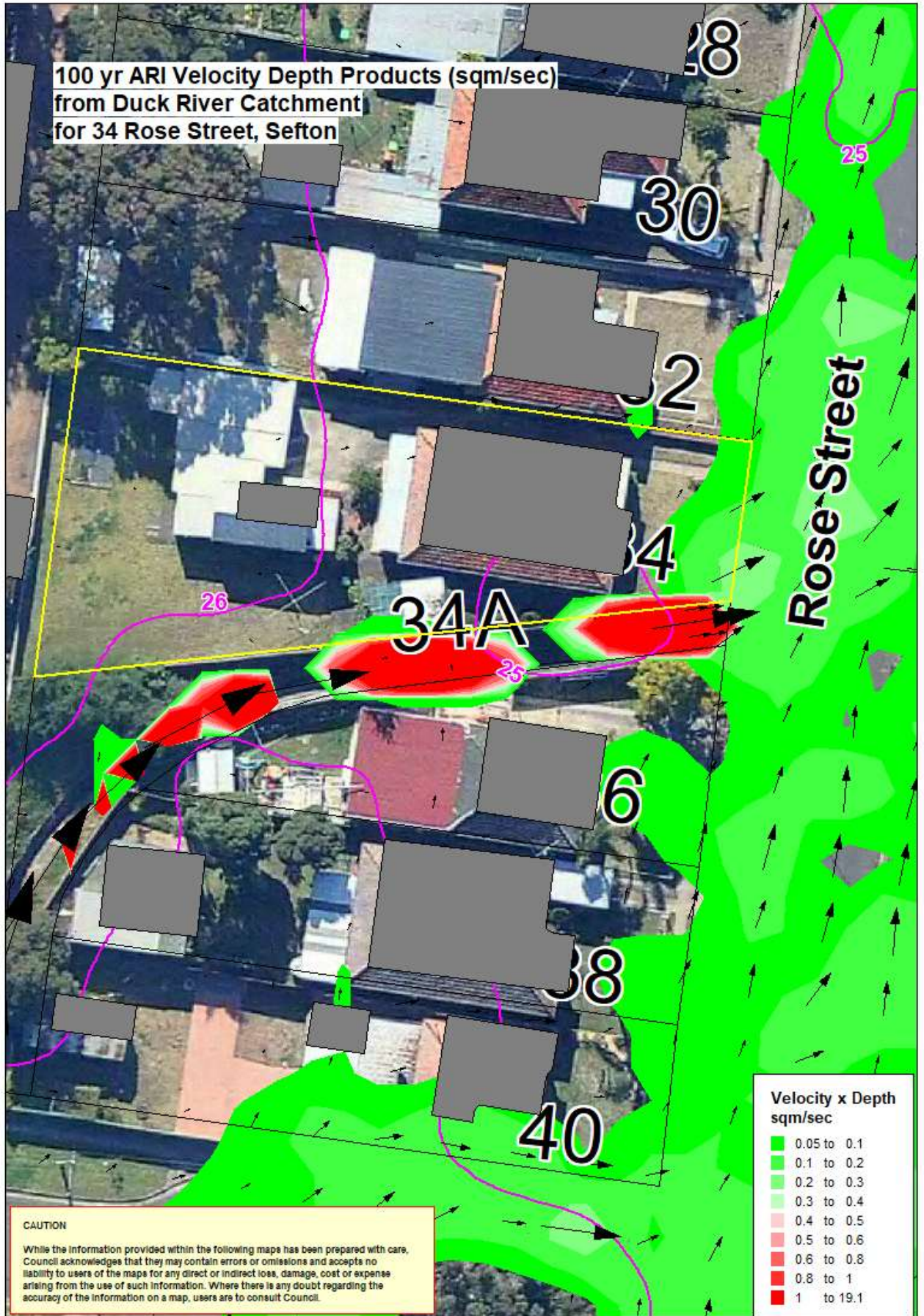
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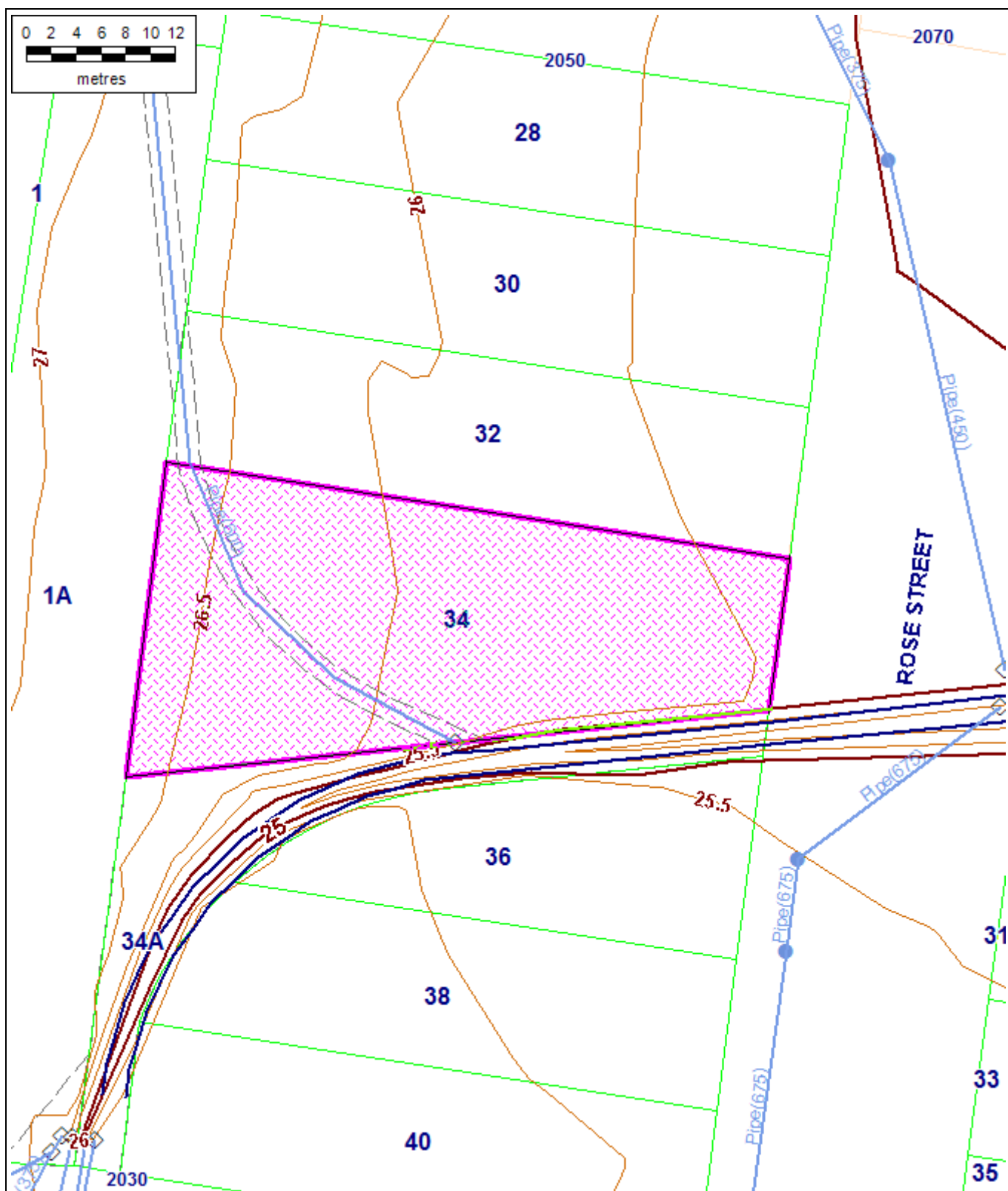
100 yr ARI Flood Extent and Flood Contour Levels (mAHD)
from Duck River Catchment
for 34 Rose Street, Sefton



**100 yr ARI Flood Depth (m) and Flood Contour Levels (mAHD)
from Duck River Catchment
for 34 Rose Street, Sefton**







1:448.1
21 July 2021

34 Rose Street, Sefton

GIS Map

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21 July 2021























34 Rose Street, Sefton

Aerial Map

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Legend

	Suburb
	Drainage Conduits
	Drainage Devices
	Sydney Water
	Contour Major 5m
	Contour Intermediate 2.5m
	Contour Minor 0.5m
	_25cm Contour Interval (Major)
	_25cm Contour Interval (Basic)
	_25cm Contour Interval (Minor)
	Parcel
	Parcel Associate
	Parcel Vinculum
	Jetty
	Easements
	Road Boundaries
	Aerial Photo 14052019
	Road Names
	Airport Internal Road
	Water Boundary
	Railway
	Airport Taxiway