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CITY OF CANTERBURY BANKSTOWN

To: Lejane El-Assaad
3 Winston Ave
BASS HILL NSW 2197

STORMWATER SYSTEM REPORT 3 Winston Avenue, BASS HILL NSW 2197

Date: 17-May-2021
Ref: WP-SIA-850/2021
Development type: **Detached Dwelling (single house)**

NO

FLOOD/OVERLAND FLOW STUDY REQUIRED

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

- 900 mm diameter stormwater pipeline (according to Council records), and associated 2.44m wide easement located along the northern site boundary within the site.
- Overland flowpath for excess stormwater runoff from the upstream catchment and associated with this drainage system.

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 Villawood 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 29.3 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 from the dwelling is to be 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 900mm diameter pipeline. Required easement width is to 3m. It will be necessary to locate the proposed dwelling clear of the required easement.**

All structures and buildings must be located clear of pipelines and easements accordance with the Bankstown Council's *Development Engineering Standards**. Proposed structures may require special footings due to their proximity to stormwater easements and pipelines. Refer to Bankstown Council's *Development Engineering Standards****.**

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 stormwater system, both underground and overland. It does not assess the suitability or otherwise of this site for the proposed development.

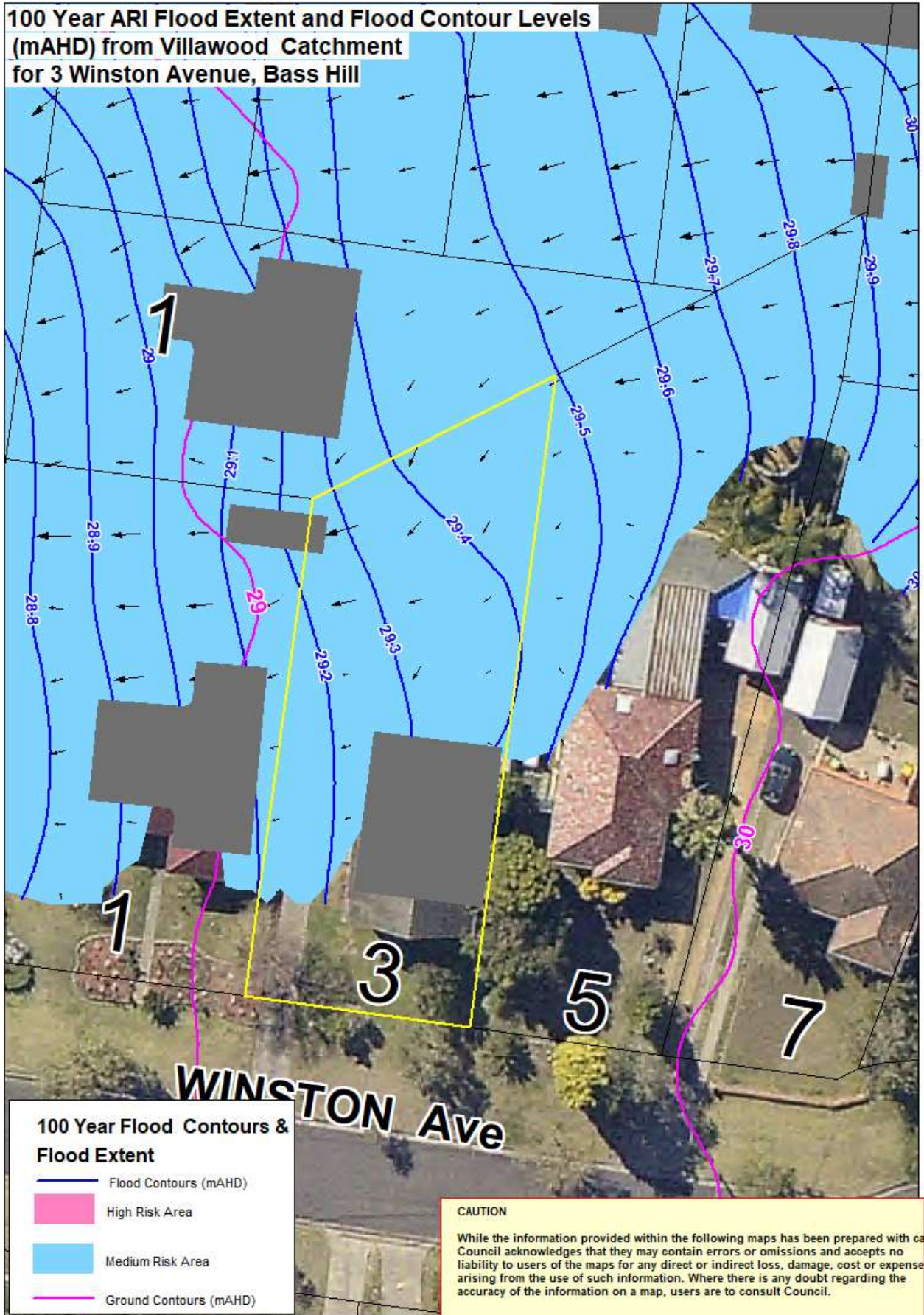
* Average Recurrence Interval

** Australian Height Datum

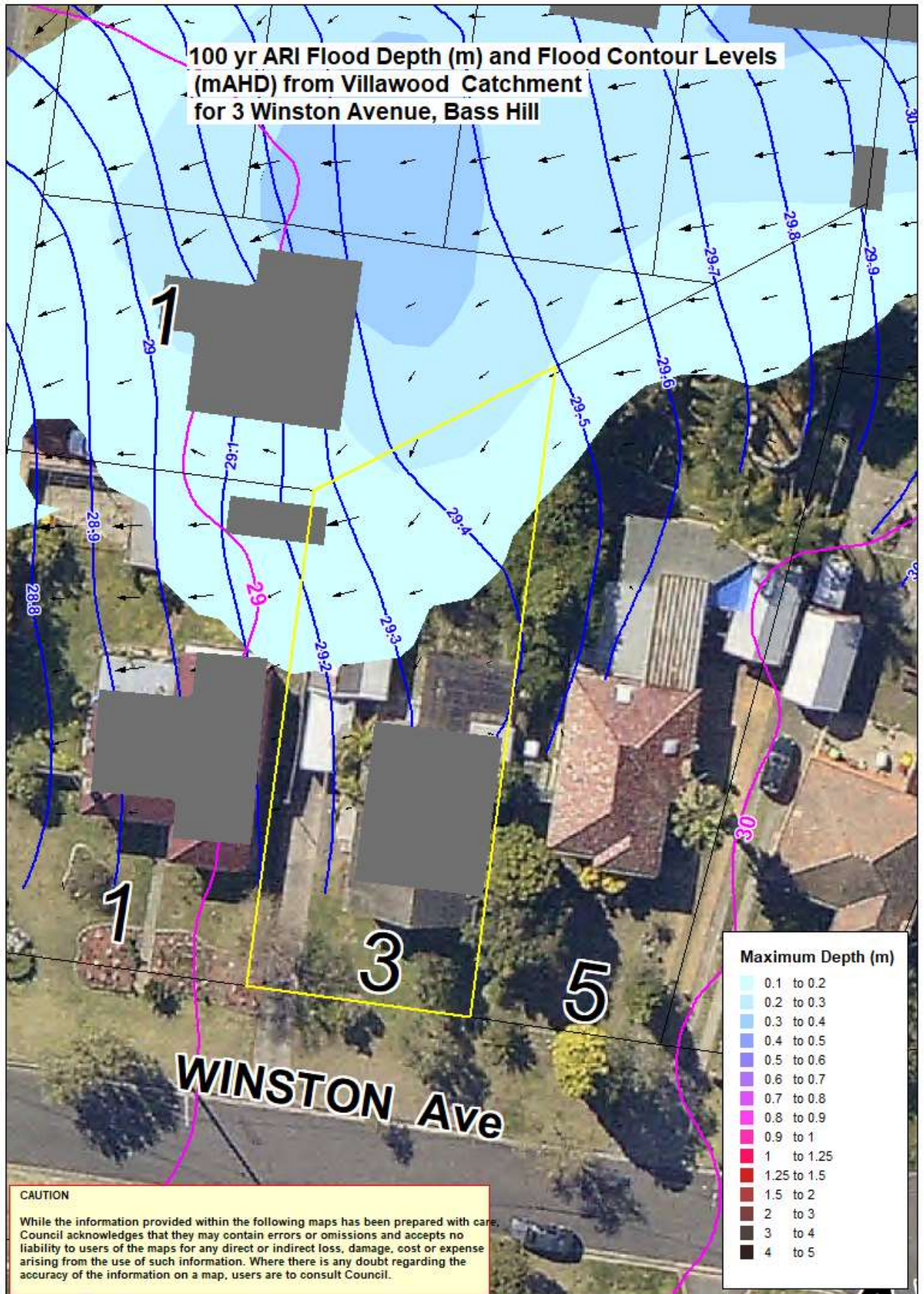
*** Bankstown Council's *Development Engineering Standards* and *Bankstown's Development Control Plan 2015* is available from Council's Customer Service Centre.

**Pushpa Goonetilleke
ENGINEER**

**100 Year ARI Flood Extent and Flood Contour Levels
(mAHD) from Villawood Catchment
for 3 Winston Avenue, Bass Hill**

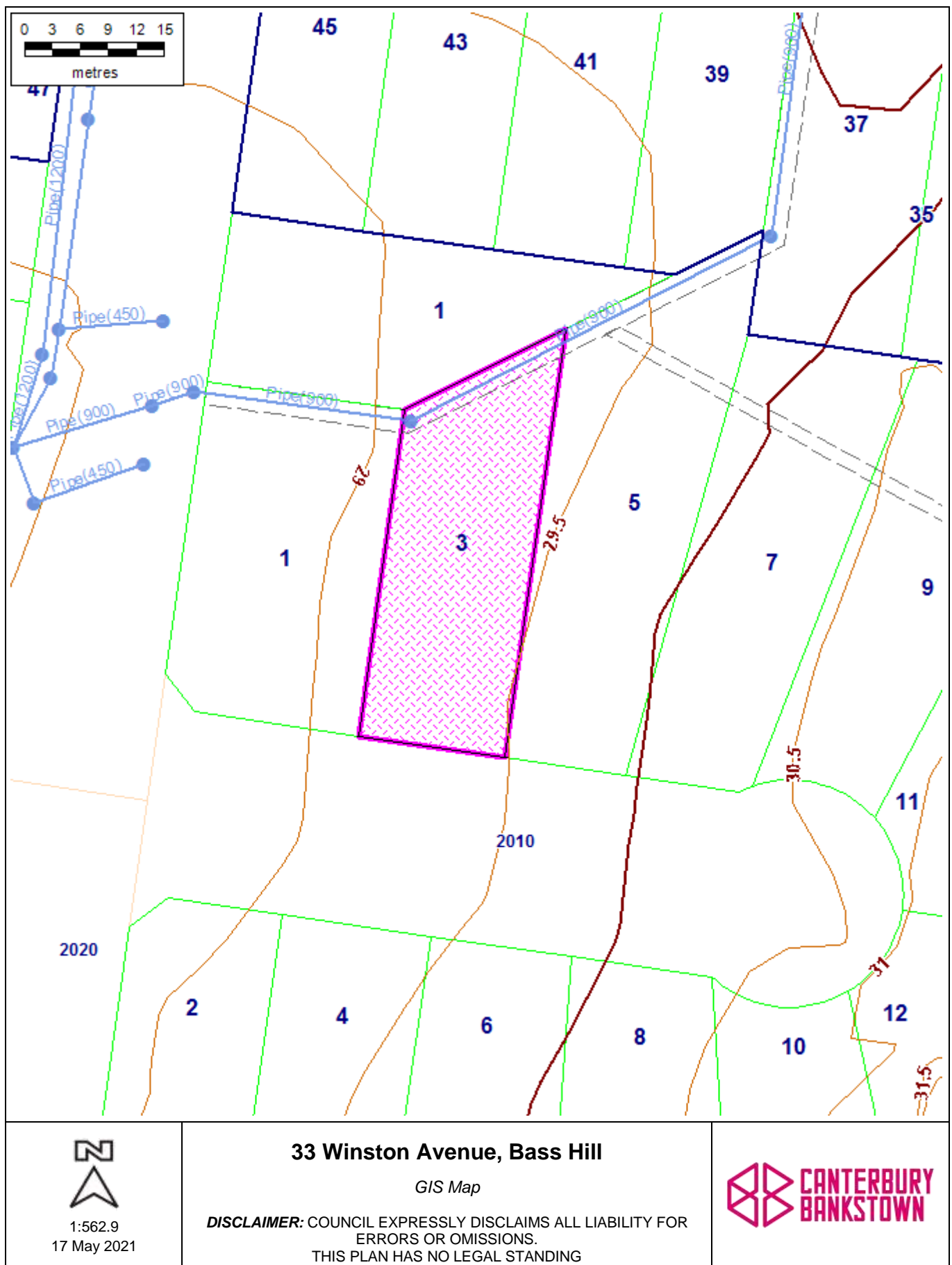


100 yr ARI Flood Depth (m) and Flood Contour Levels (mAHD) from Villawood Catchment for 3 Winston Avenue, Bass Hill



**100 yr ARI Velocity Depth Products (sqm/s)
from Villawood Catchment
for 3 Winston Avenue, Bass Hill**







1:562.9
17 May 2021























33 Winston Avenue, Bass Hill

Aerial Map

DISCLAIMER: COUNCIL EXPRESSLY DISCLAIMS ALL LIABILITY FOR
 ERRORS OR OMISSIONS.
 THIS PLAN HAS NO LEGAL STANDING



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