



Level 1, 66 - 72 Rickard Road, Bankstown NSW
PO Box 8, Bankstown NSW 1885
Tel: (02) 9707 9010 - Fax: (02) 9707 9408
DX 11220 BANKSTOWN
council@cbc.city.nsw.gov.au

CITY OF CANTERBURY BANKSTOWN

To: Bill Vourtzoumis
334A Homer St
EARLWOOD NSW 2206

STORMWATER SYSTEM REPORT 38 Clarence Street, CONDELL PARK NSW 2200

Date: 05-May-2022
Ref: WP-SIA-940/2022
Development type: Dual Occupancy

NO

FLOOD/OVERLAND FLOW STUDY REQUIRED

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

- Overland flowpath for excess stormwater runoff from the upstream catchment and associated with the drainage system located at north and east of the site.

The site will be subject to stormwater inundation from this overland flowpath during large storm events. Refer to the attached "**100 Year ARI Flood & PMF Flood Extent Maps from Salt Pan Creek Catchment Study**" showing the flood contours to mAHD**. 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 26.8 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.

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****.

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

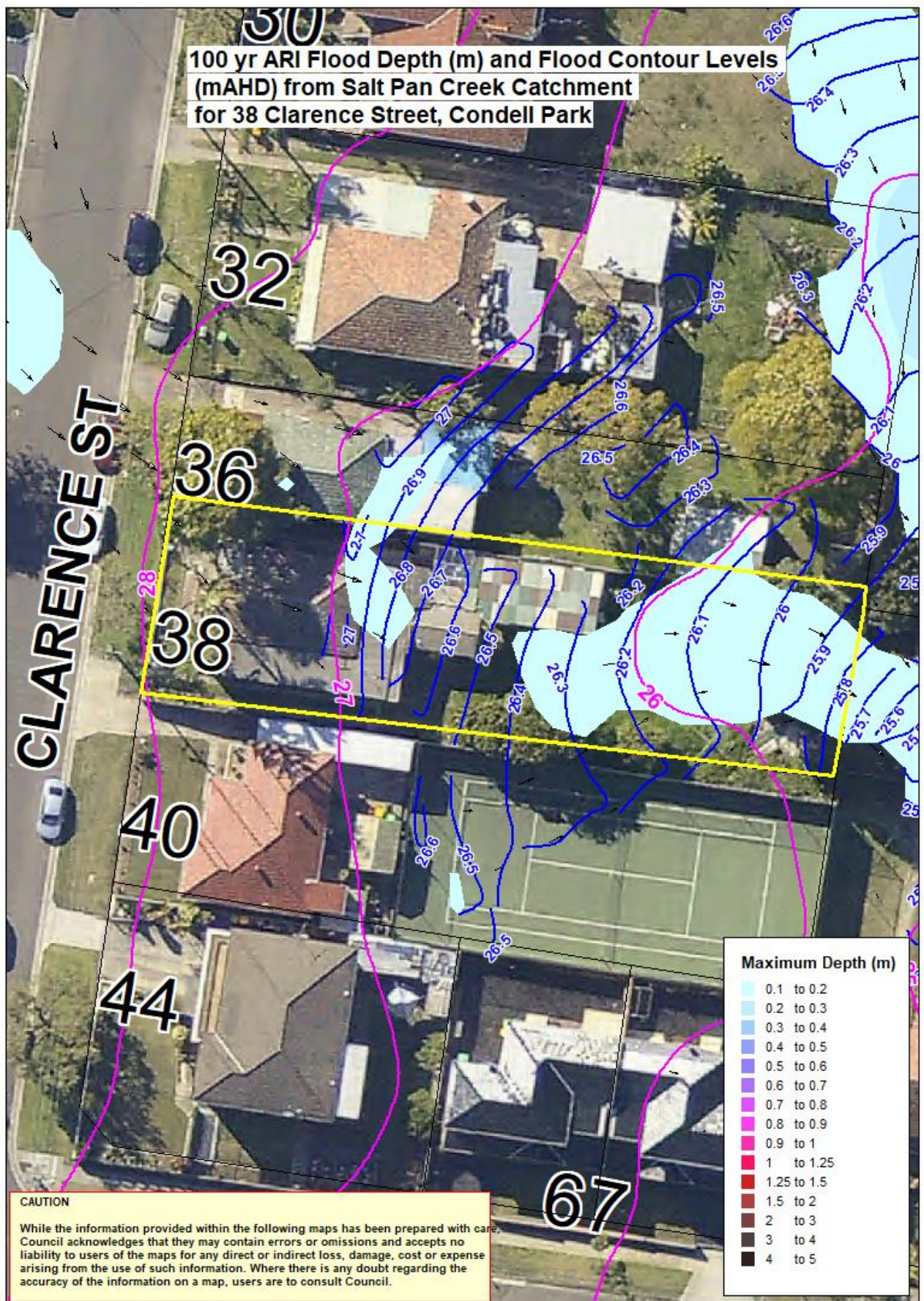
** Australian Height Datum

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

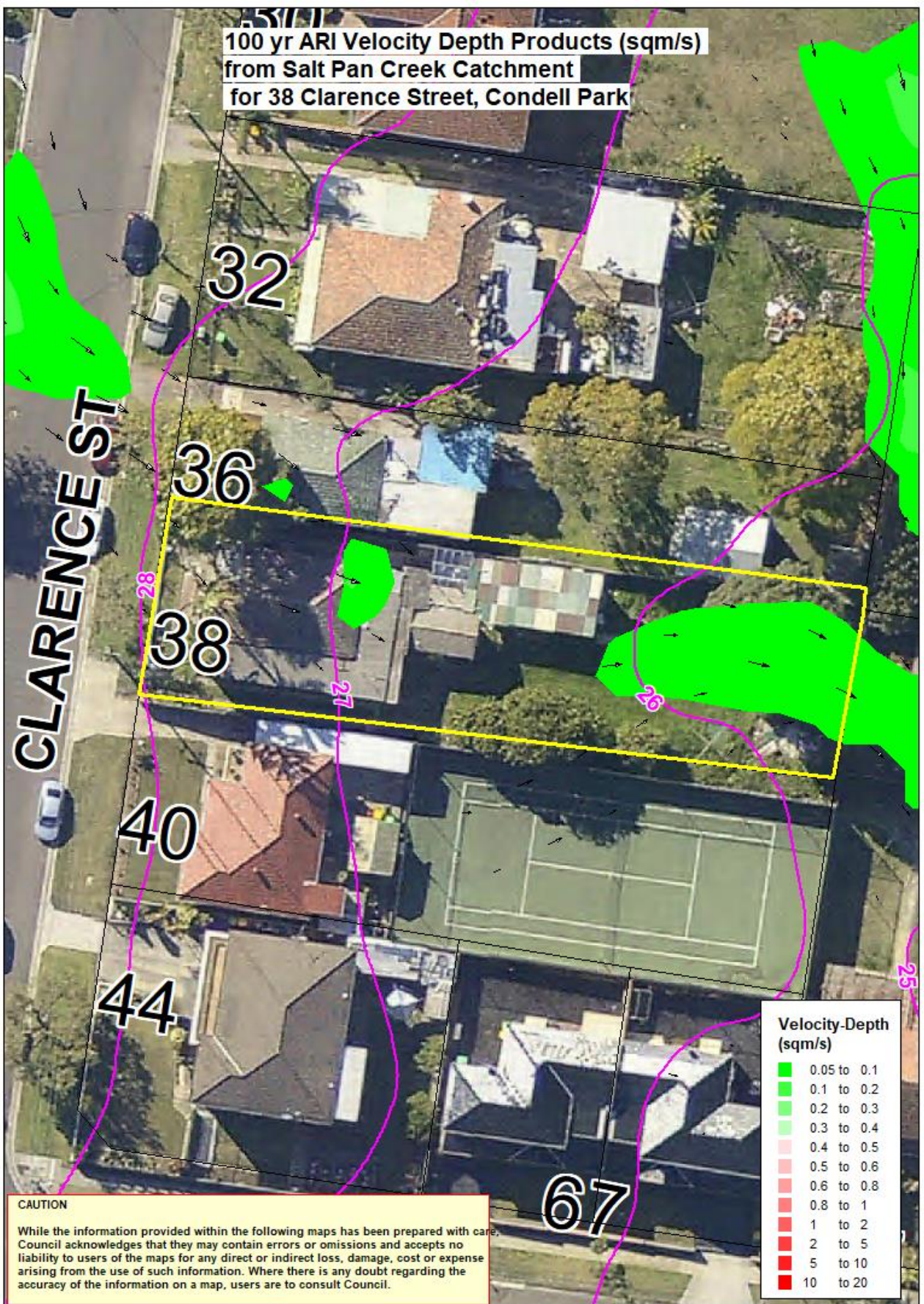
PMF Probable Maximum Flood

Jeshica Mool
Infrastructure Services Officer

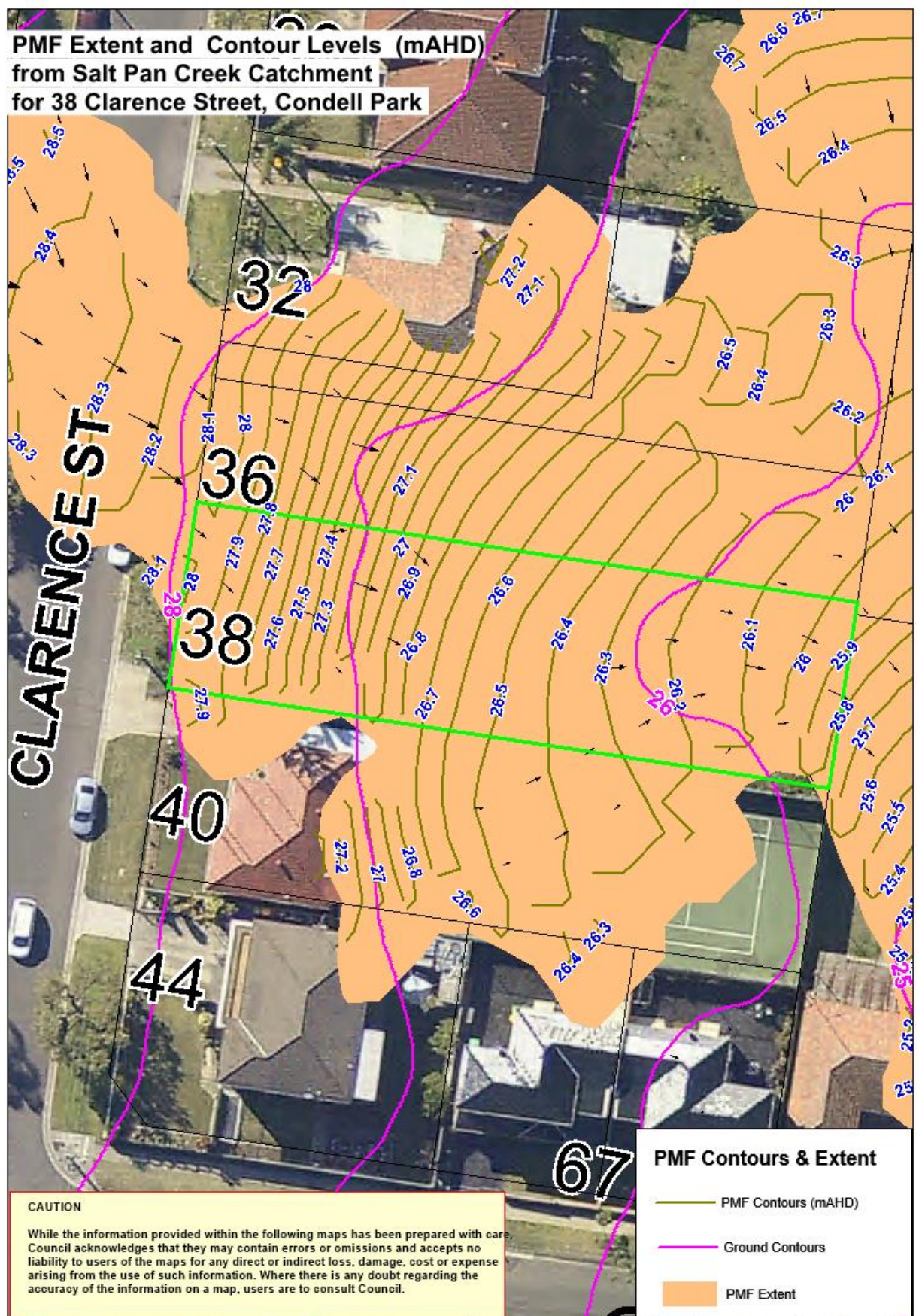
100 yr ARI Flood Depth (m) and Flood Contour Levels (mAHD) from Salt Pan Creek Catchment for 38 Clarence Street, Condell Park

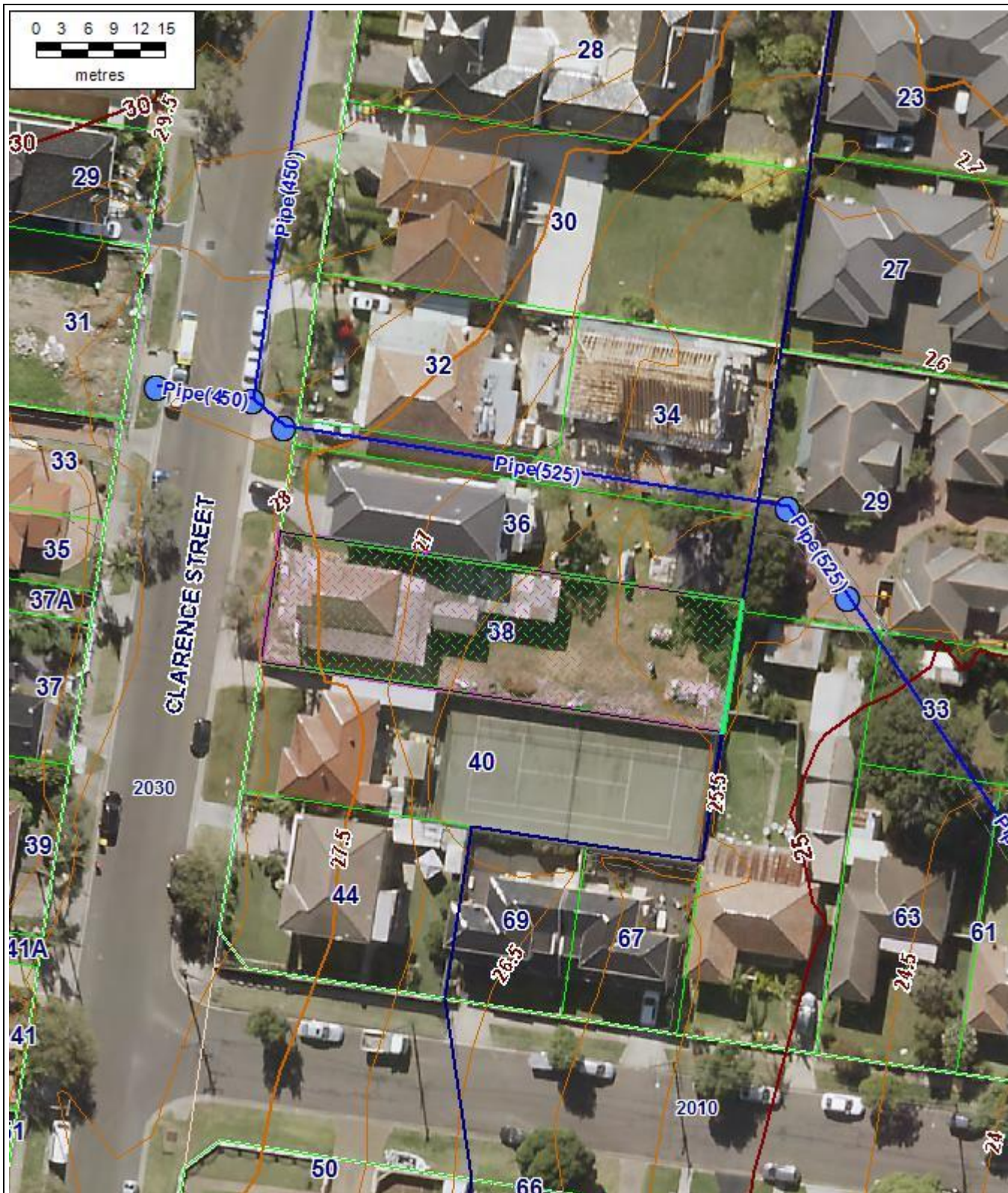


100 yr ARI Velocity Depth Products (sqm/s)
from Salt Pan Creek Catchment
for 38 Clarence Street, Condell Park



PMF Extent and Contour Levels (mAHD)
from Salt Pan Creek Catchment
for 38 Clarence Street, Condell Park





1:651.6
6 May 2022

38 Clarence Street, Condell Park

Aerial Map

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



Legend



Suburb



Stormwater Drains MD



Stormwater Pits MD



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



Airport Taxiway