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CITY OF CANTERBURY BANKSTOWN

To: Design Studio 407 Pty Ltd
Attention: Katrina Sokias
273 Homer St
EARLWOOD NSW 2206

STORMWATER SYSTEM REPORT 26 Second Street, ASHBURY NSW 2193

Date: 17-Jun-2022
Ref: WP-SIA-1354/2022
Development type: Residential Extension

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 to the 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 Extent Maps from Cooks River Overland Flow 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 23 m AHD (front of the site).**

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 B, Section B5 of former Canterbury Council's Development Control Plan 2012- 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 Part B, Section B5 of former Canterbury Council's Development Control Plan 2012.

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

Runoff from the dwelling extension /on the site, and naturally draining to it is to be collected and disposed of to Council's requirements detailed in **Part B, Section B5 of former Canterbury Council's Development Control Plan 2012.**

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

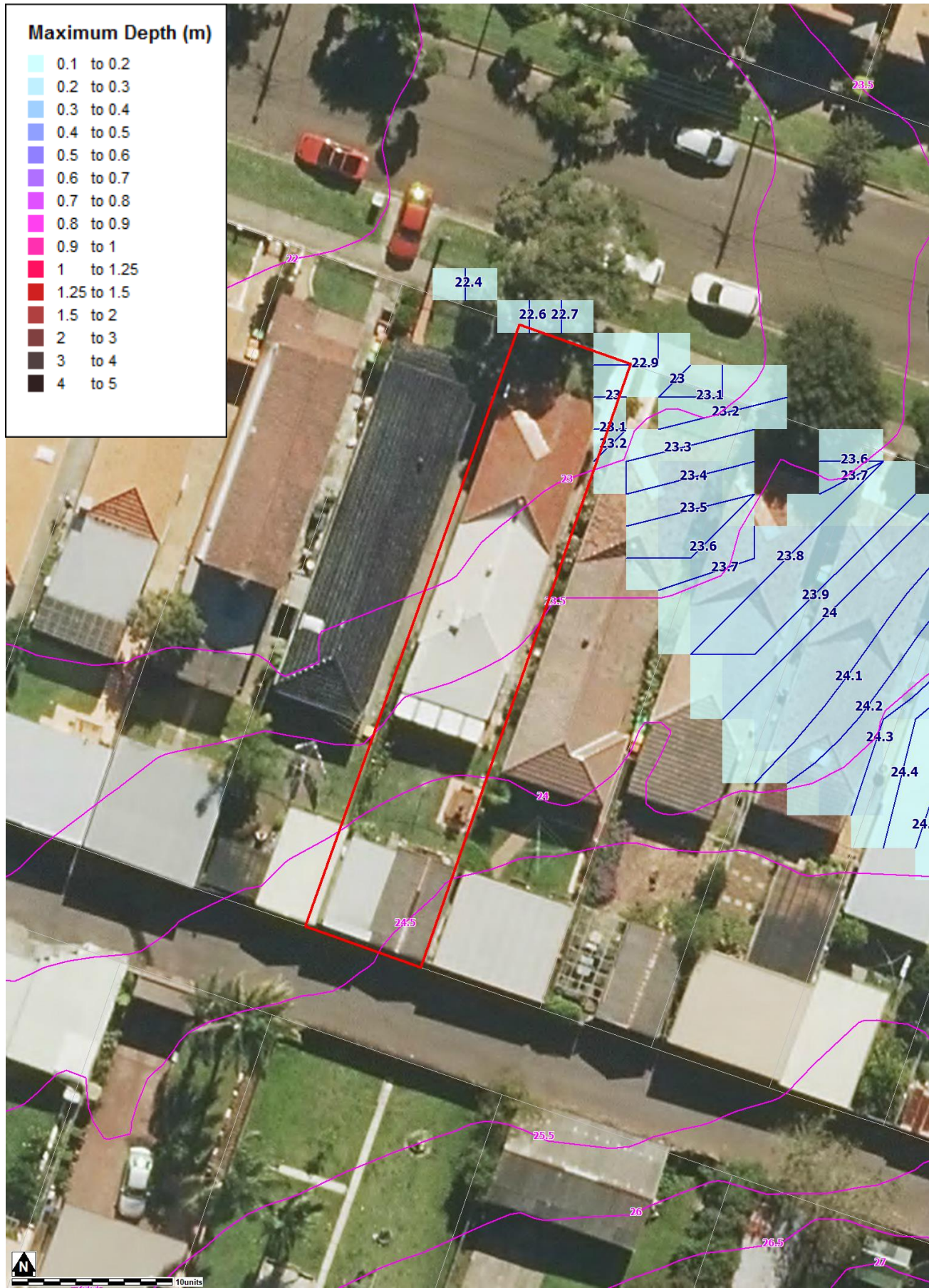
*** Bankstown Council's *Development Engineering Standards* and *Bankstown's Development Control Plan 2015* is available from Council's Customer Service Centre.

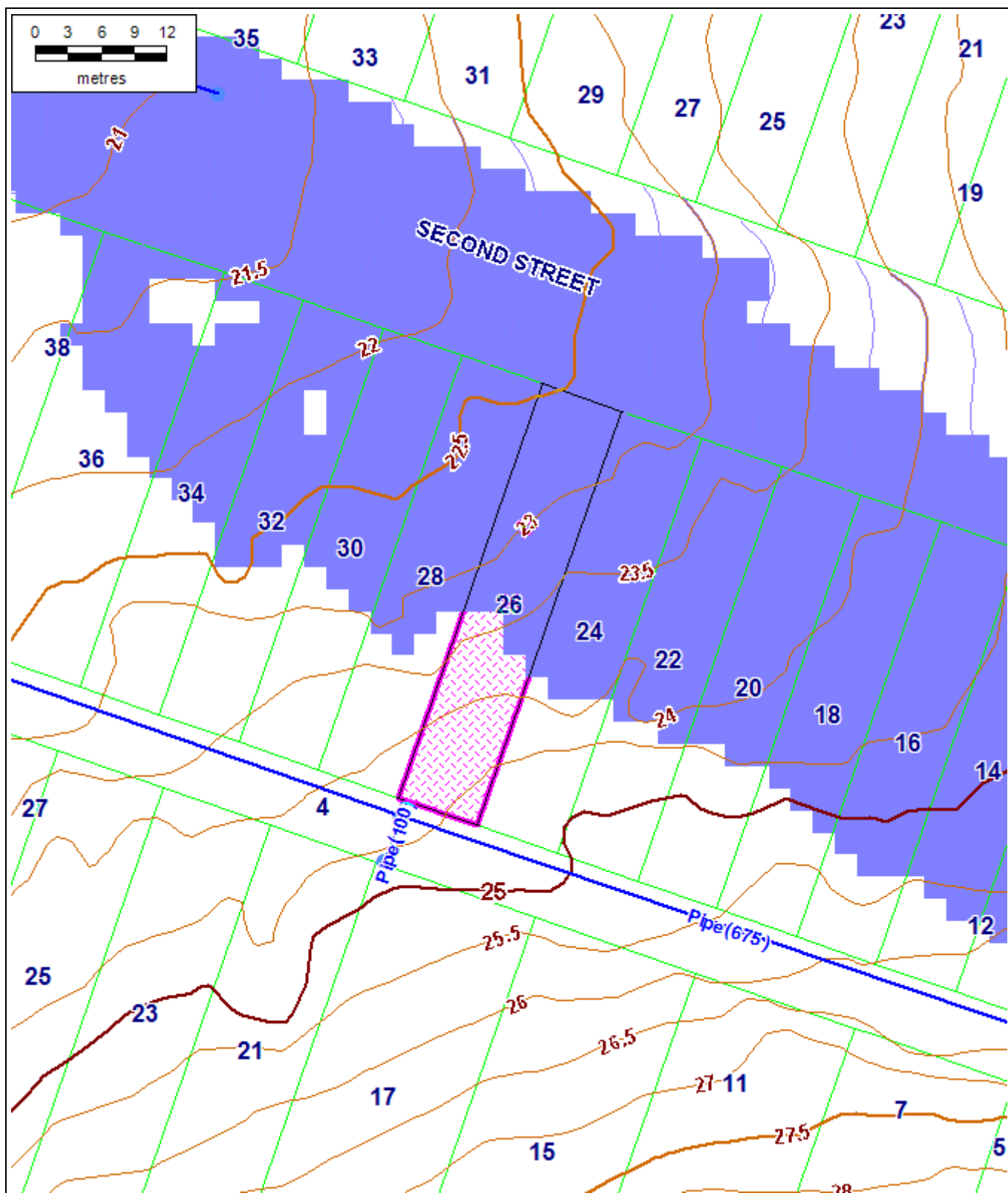
PMF Probable Maximum Flood

Jeshica Mool
Infrastructure Services Officer



100yr ARI Flood Extent with Flood Contour To m AHD**





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17 June 2022

26 Second Street, Ashbury

Probable Maximum Flood Extent (PMF) Map

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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



Flooding_PMFEXTENT



Road Names



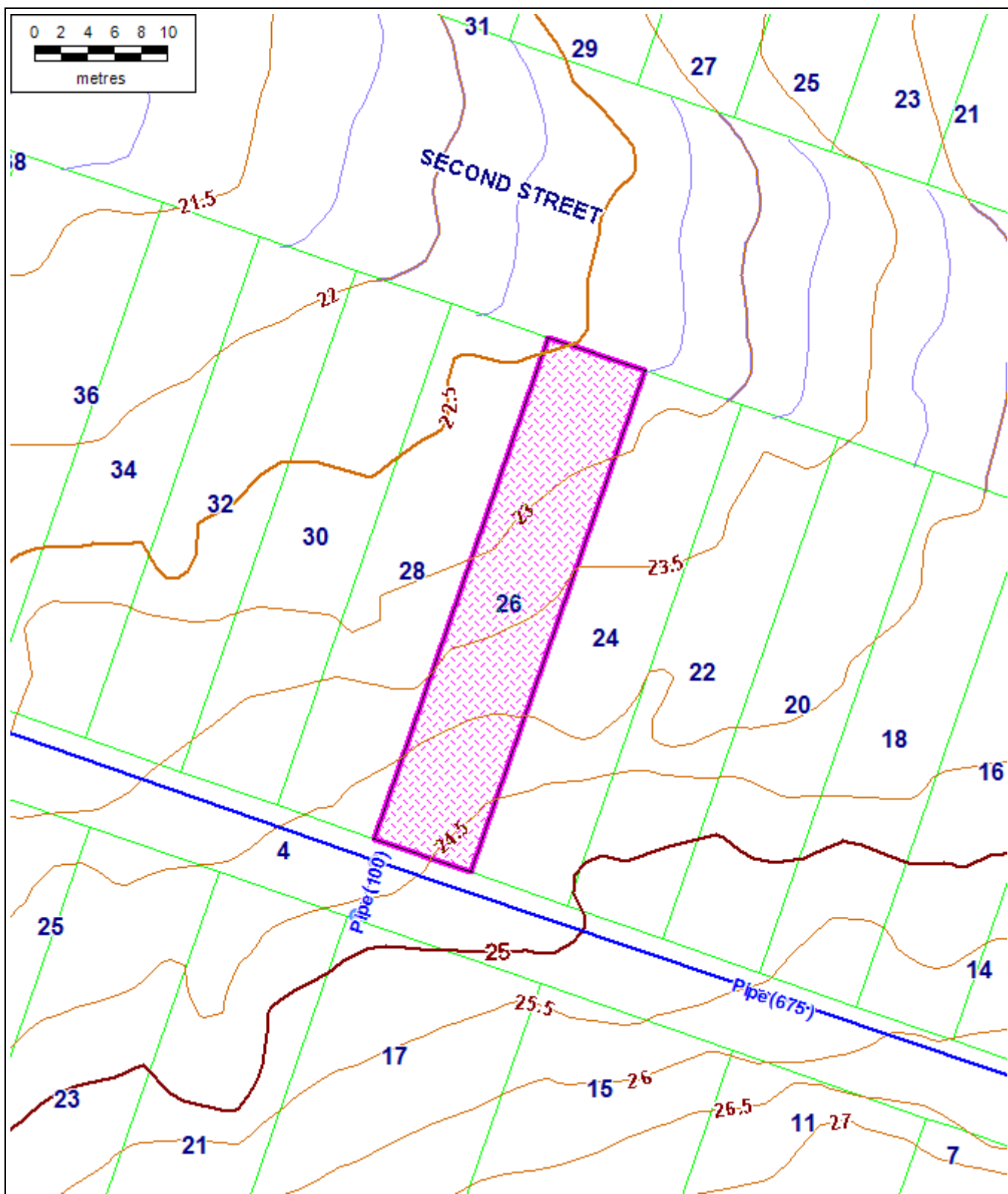
Airport Internal Road



Water Boundary



Airport Taxiway



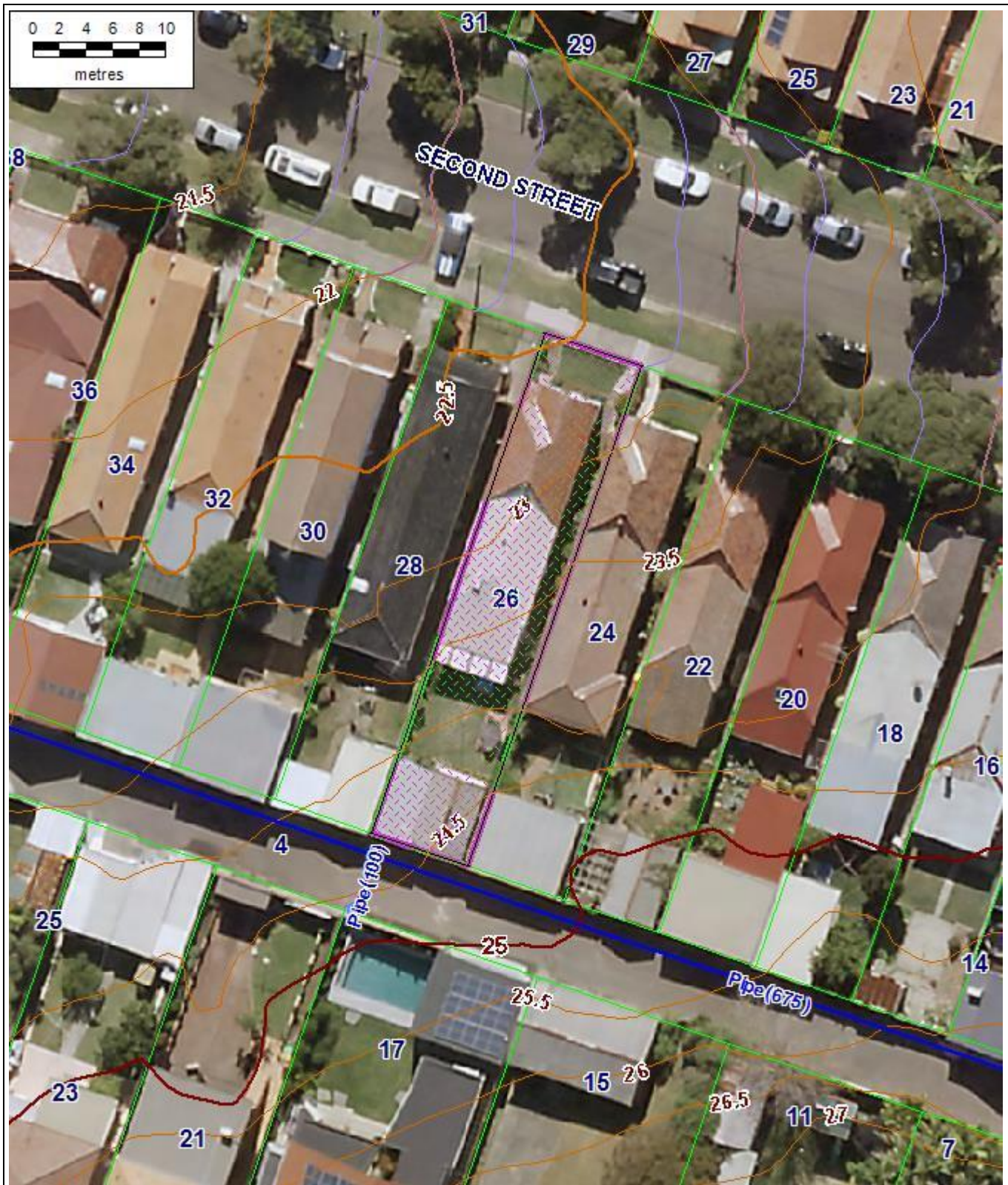
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26 Second Street, Ashbury

GIS Map

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Aerial Map

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