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## CITY OF CANTERBURY BANKSTOWN

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To: Mr Romeo Guevarra  
30 Matthews St  
PUNCHBOWL NSW 2196

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### STORMWATER SYSTEM REPORT 56 Bransgrove Road, REVESBY NSW 2212

Date: 10-Nov-2021  
Ref: WP-SIA-2373/2021  
Development type: **Conversion of existing building to detached building**

NO
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FLOOD/OVERLAND FLOW STUDY REQUIRED

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

- 1350mm diameter stormwater pipeline (according to Council records) and associated 2.44m wide easement located within the site.
- Overland flowpath for excess stormwater runoff from the upstream catchment and associated with this drainage system.
- Stormwater inundation from excess stormwater runoff from the upstream catchment and associated with the drainage system through Bransgrove Road and Sherwood Street.

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 Extent Maps from Little Salt Pan Creek 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 13.9 m AHD\*\* (for rear building).**

**The estimated 100 year ARI\* flood level at the site is RL 13.5 m AHD\*\* (for front building).**

For this development, a flood /overland flow study to determine the 100 year ARI\* water surface level is not necessary.

**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*\*\*\*.**

**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.**

**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 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 1350mm diameter pipeline. Required easement width is 4m. It will be necessary to locate the proposed dwelling clear of the required easement width.**

**All structures and buildings must be located clear of pipelines and easements [existing or required easement width]. 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

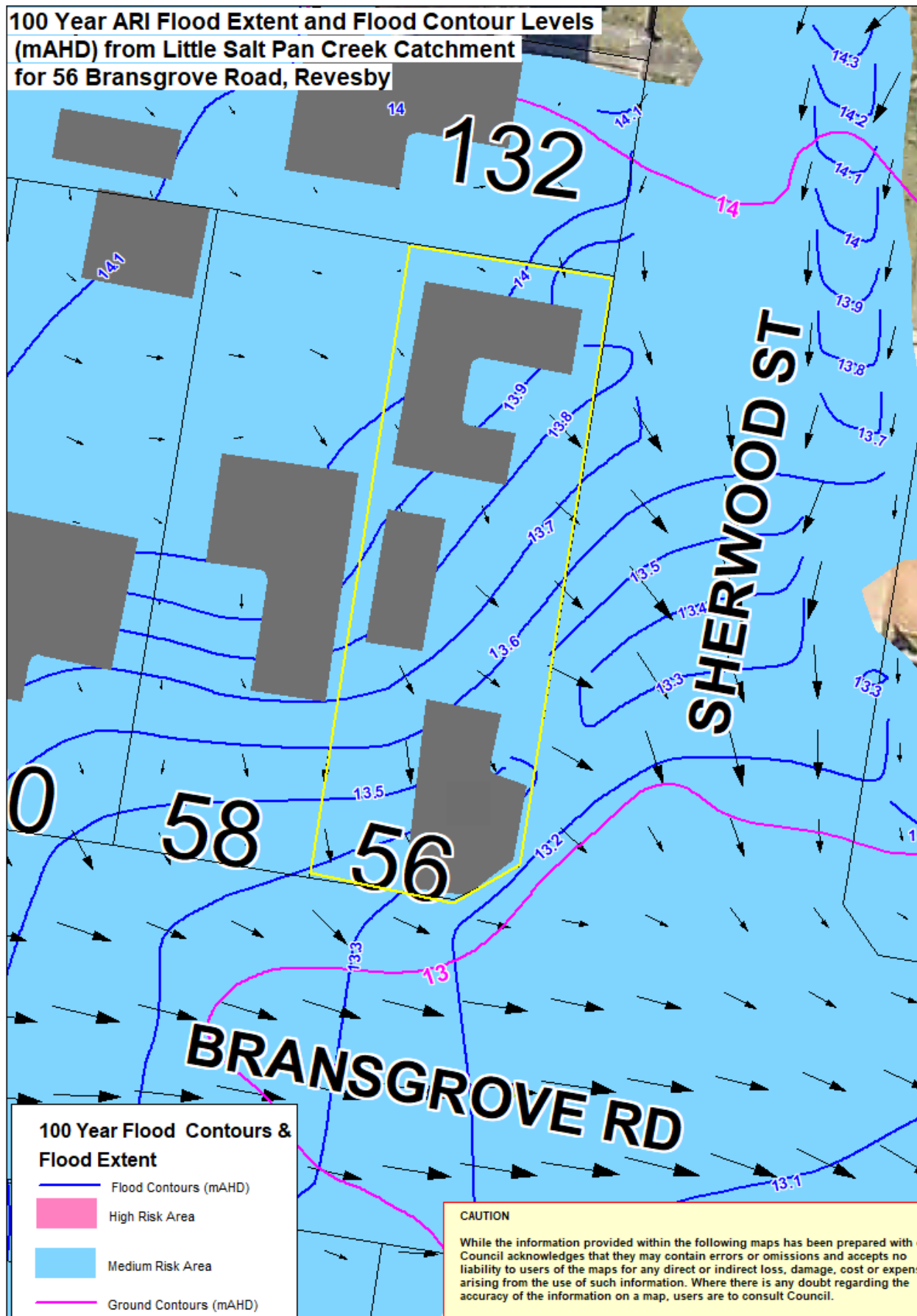
\*\*\* Bankstown Council's *Development Engineering Standards* and *Bankstown's Development Control Plan 2015* is available from Council's Customer Service Centre.

PMF Probable Maximum Flood

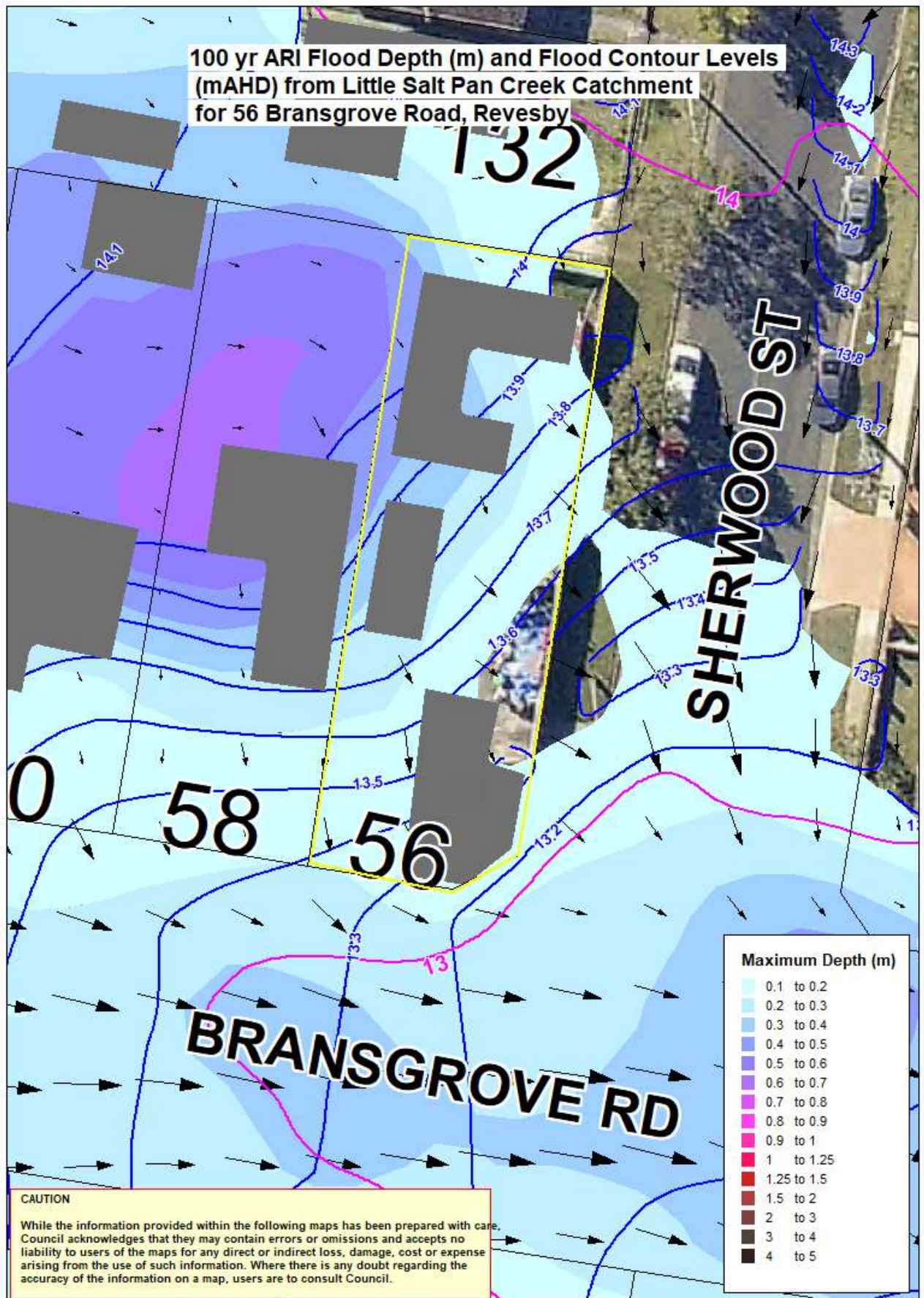
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**Pushpa Goonetilleke**  
**ENGINEER**

**100 Year ARI Flood Extent and Flood Contour Levels  
(mAHD) from Little Salt Pan Creek Catchment  
for 56 Bransgrove Road, Revesby**



**100 yr ARI Flood Depth (m) and Flood Contour Levels (mAHD) from Little Salt Pan Creek Catchment for 56 Bransgrove Road, Revesby**

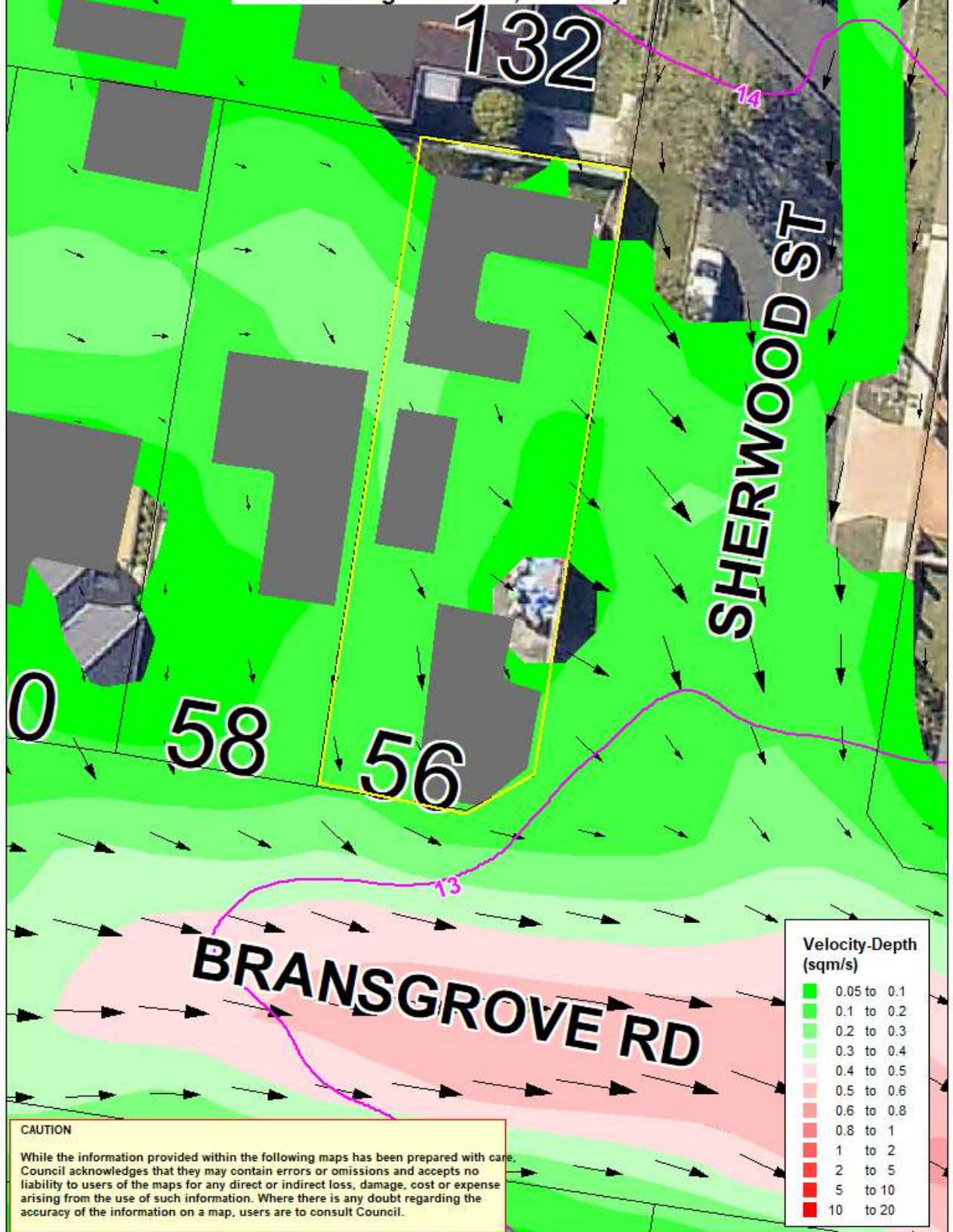


**CAUTION**

While the information provided within the following maps has been prepared with care, Council acknowledges that they may contain errors or omissions and accepts no liability to users of the maps for any direct or indirect loss, damage, cost or expense arising from the use of such information. Where there is any doubt regarding the accuracy of the information on a map, users are to consult Council.



100 yr ARI Velocity Depth Products (sqm/s)  
from Little Salt Pan Creek Catchment  
for 56 Bransgrove Road, Revesby





**PMF Extent and Contour Levels (mAHD)**  
**from Morris Gully Catchment**  
**for 56 Bransgrove Road, Revesby**

The map displays the PMF (Potential Flood Margin) extent and contour levels for the area around 56 Bransgrove Road, Revesby. The map includes the following features:

- PMF Contours (mAHD):** Shown as green lines with numerical values (e.g., 14.5, 14.4, 14.3, 14.2, 14.1, 14.0, 13.9, 13.8, 13.7, 13.6, 13.5, 13.4, 13.3, 13.2).
- Ground Contours:** Shown as magenta lines with numerical values (e.g., 15.4, 15.3, 15.2, 15.1, 14.9, 14.8, 14.7, 14.6, 14.5, 14.4, 14.3, 14.2, 14.1, 14.0, 13.9, 13.8, 13.7, 13.6, 13.5, 13.4, 13.3, 13.2).
- PMF Extent:** Indicated by a light orange shaded area.
- Streets:** Labeled as **SHERWOOD ST** and **BRANSGROVE RD**.
- Property Numbers:** Various numbers are scattered across the map, including 128, 130, 132, 111, 113, 109, 52, 60, 58, 56, 54, 57, 55, 53, and 5.

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**PMF Contours & Extent**

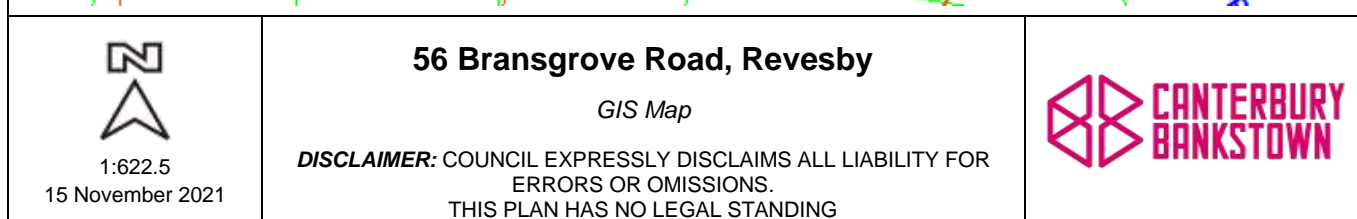
- PMF Contours (mAHD)
- Ground Contours
- PMF Extent

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### PMF Contours & Extent

-  PMF Contours (mAHD)
-  Ground Contours
-  PMF Extent







1:622.5  
15 November 2021

## 56 Bransgrove Road, Revesby

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

Z

Parcel Vinculum



Jetty



Easements



Road Boundaries



Aerial Photo 14052019



Road Names



Airport Internal Road



Water Boundary



Airport Taxiway