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## **CITY OF CANTERBURY BANKSTOWN**

To: Anthony Milou 50 Rocky Point Rd KOGARAH NSW 2217

## STORMWATER SYSTEM REPORT 50 Russell Street, GREENACRE NSW 2190

Date:27-SeRef:WP-SeDevelopment type:Dual

27-Sep-2022 WP-SIA-2305/2022 Dual Occupancy



FLOOD/OVERLAND FLOW STUDY REQUIRED

The site is affected by the following stormwater system components:

- Overland flowpath for excess stormwater runoff from the upstream catchment to the north west of the site.
- Stormwater inundation from excess stormwater runoff from the upstream catchment and associated with the drainage system through Russel 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 & PMF Extent Maps from Cooks River 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 29.2 m AHD\*\* (for front dwellings).

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*\*\*\*.

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

Pushpa Goonetilleke ENGINEER





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## LEGEND

	Canterbury Bankstown LGA
	Surrounding LGA's
Jetty	
	letty
Parcol Ac	recipto
	Domestic Waterfront Licence
	Lease Lot
	Part Lease Lot
	Railway Parcel No.
	Road Section Number
	Site
	Substation Premises
Parcel Frontage	
	Parcel Frontage
Parcel Boundary	
	Parcel Boundary
Parcel Ea	isements (Line)
	Parcel Easements (Line)
Parcel Easements (Polygon)	
	Parcel Easements (Polygon)
Contours	s (Major 10m)
	Contours (Major 10m)
Cantaur	Concours (major 10m)
contours (intermediate 5m)	
	Contours (Intermediate 5m)
Contours	s (Minor <5m)
	Contours (Minor <5m)
Drains	
	Duraling
	Drains
Pits	
•	Pits