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CITY OF CANTERBURY BANKSTOWN

To: Nemco Design Pty Ltd
Suite 4, Level 4
402-410 Chapel Rd
BANKSTOWN NSW 2200

STORMWATER SYSTEM REPORT 50 Chaseling Street, GREENACRE NSW 2190

Date: 17-Jan-2023
Ref: WP-SIAONL-71/2023
Development type: **Detached Dwelling (single house) with Basement & Pool**

YES

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 west 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 Punchbowl 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 31 m AHD m AHD**.**

For the proposed development, it will be necessary to carry out a flood/overland flow study to determine the following:

- **Provide the suitable overland flow at the site if the proposed Basement block the existing overland flow path.**
- **The impact of the development on the 100 year ARI* inundation levels and on adjoining properties.**

- **Boundary fencing treatments necessary to pass the design floodway flows.**

The study is to be carried out in accordance with Bankstown City Council's Development Engineering Standards * The applicant should contact Council's Design unit on 9707 9010 to obtain relevant data from the Punchbowl Catchment Study. (A fee for supply of flood data will be charged in accordance with Council's adopted Fees and Charges).**

The necessary flood/overland flow study shall be prepared by a qualified Civil Engineer competent in the field of drainage analysis. Flood/overland flow study requirements are detailed in Bankstown Council's *Development Engineering Standards**.**

The completed flood/ overland flow study and drainage concept plan are to be submitted with your Development Application. The concept drainage plan is to show all necessary floodways and minimum floor levels as determined by the flood / overland flow study.

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.

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.

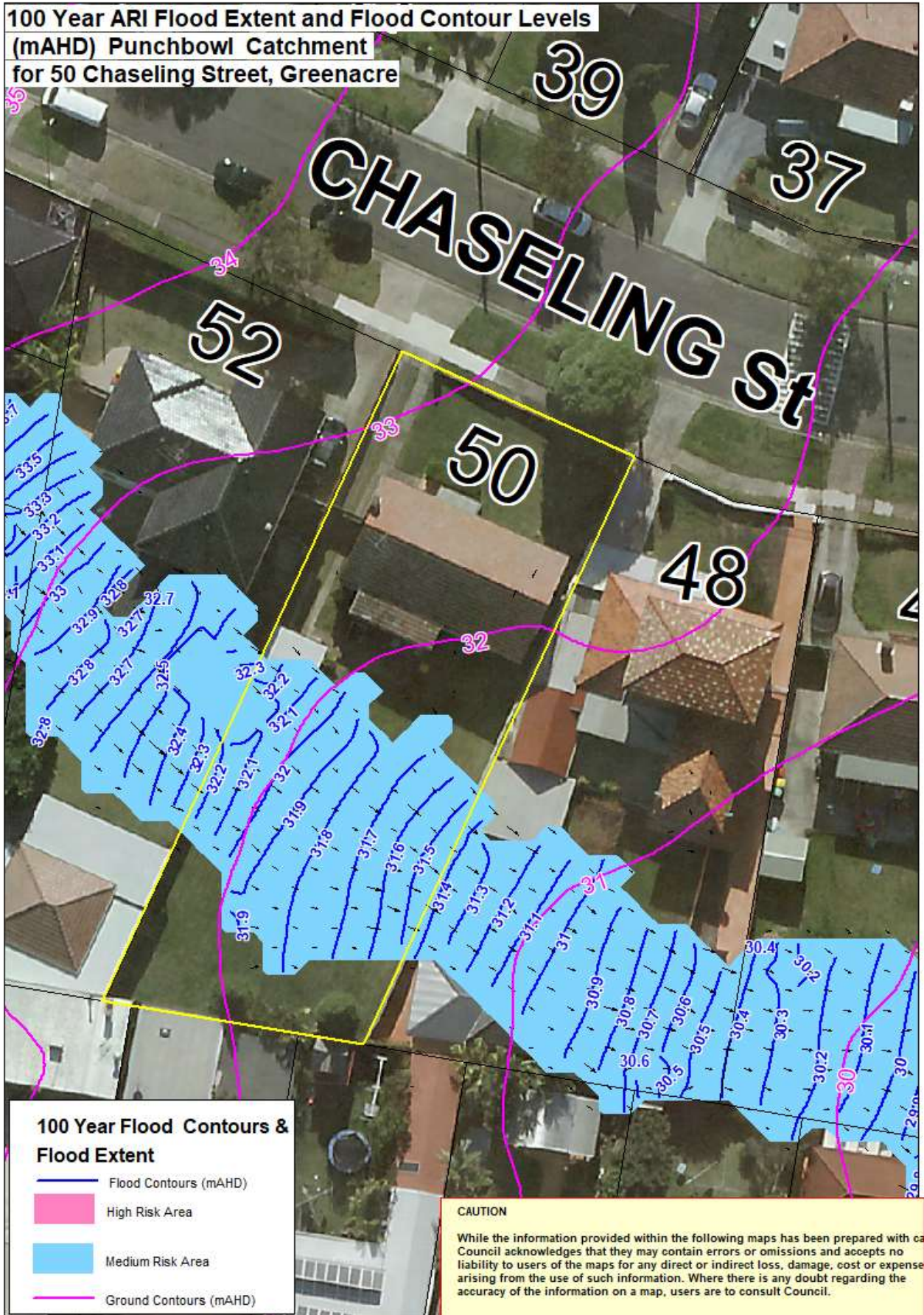
* Average Recurrence Interval

** Australian Height Datum

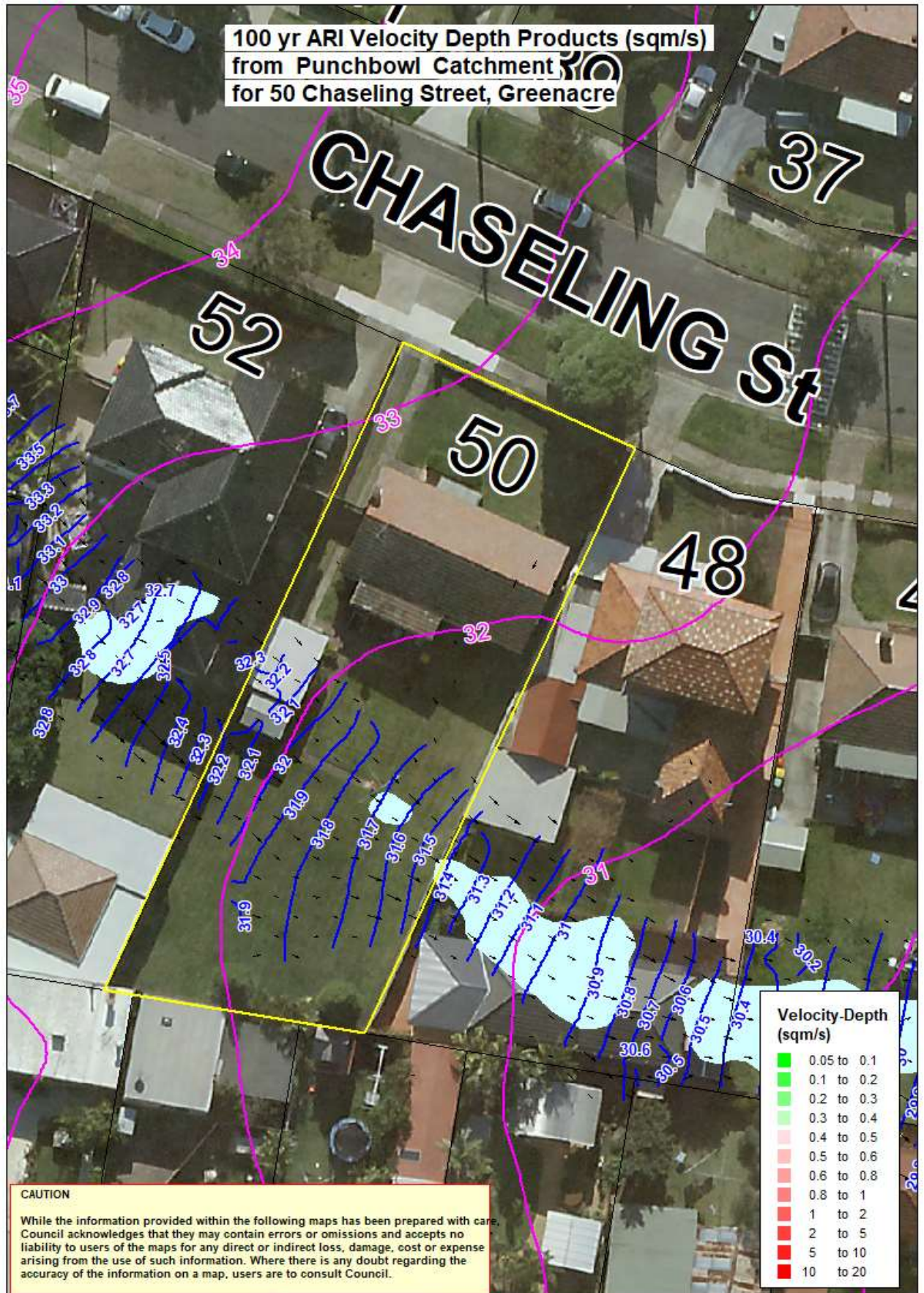
*** Bankstown Council's *Development Engineering Standards* and *Bankstown's Development Control Plan 2015* is available from Council's Customer Service Centre.

Pushpa Goonetilleke
ENGINEER

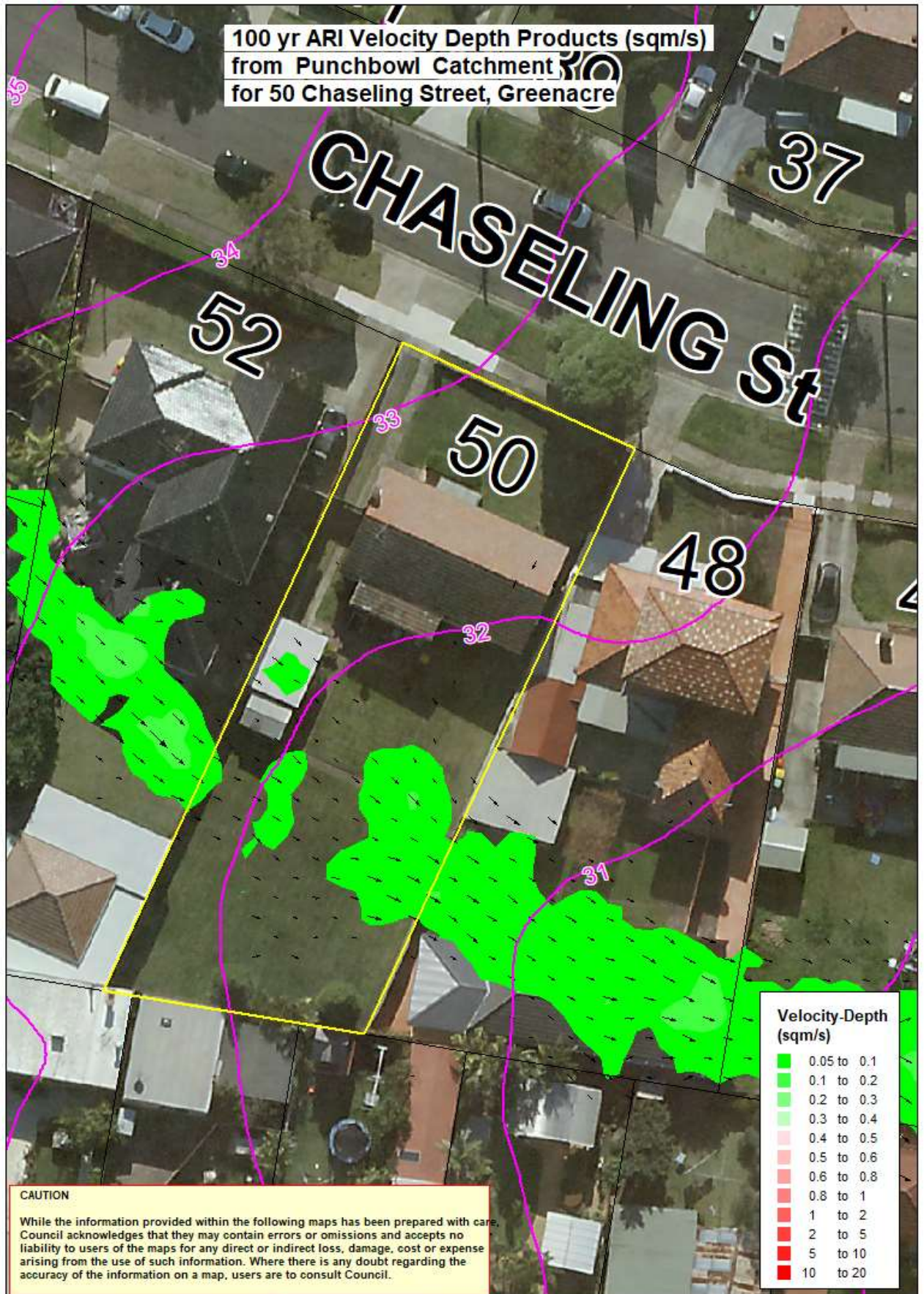
**100 Year ARI Flood Extent and Flood Contour Levels
(mAHD) Punchbowl Catchment
for 50 Chaseling Street, Greenacre**



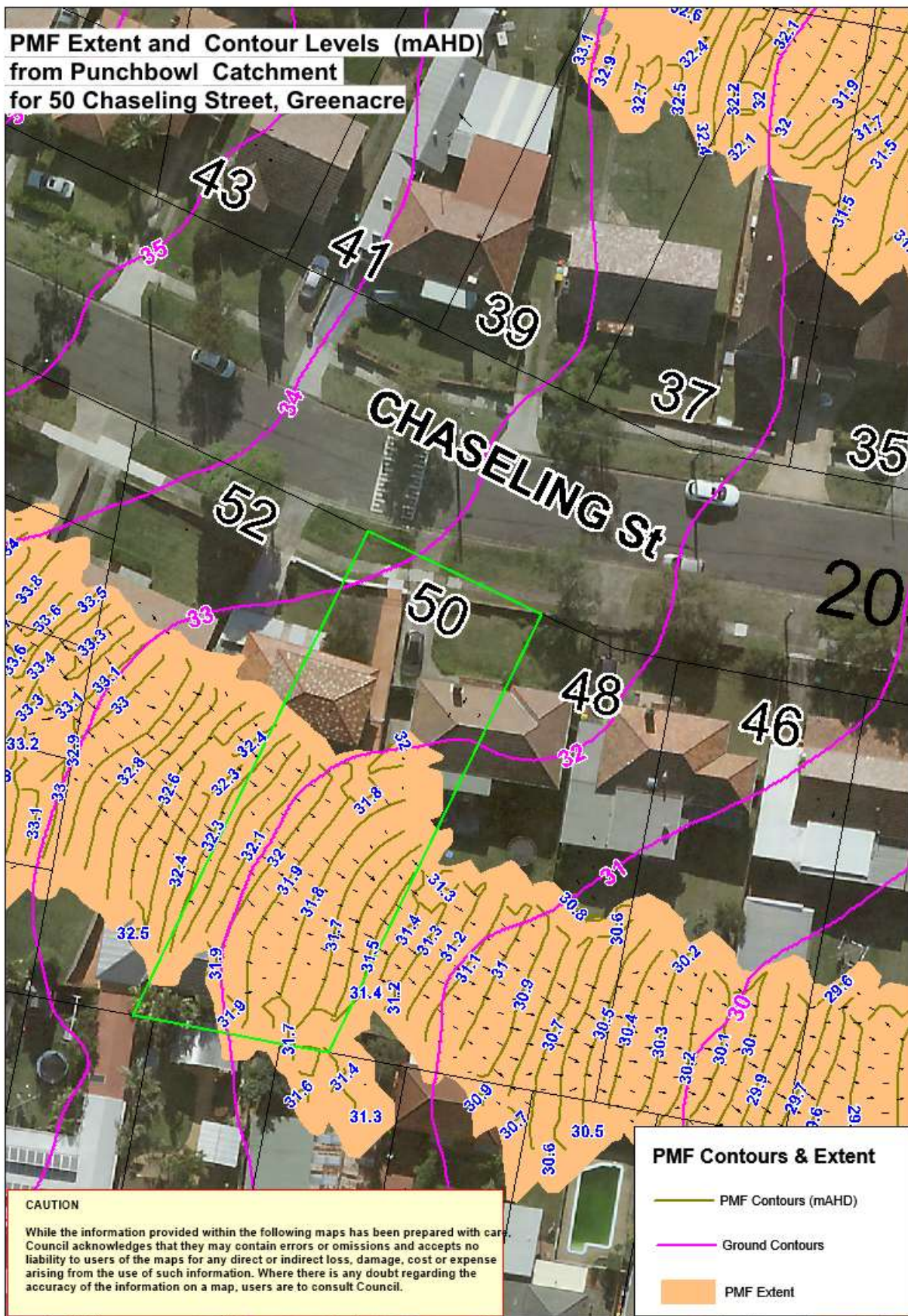
100 yr ARI Velocity Depth Products (sqm/s)
from Punchbowl Catchment
for 50 Chaseling Street, Greenacre



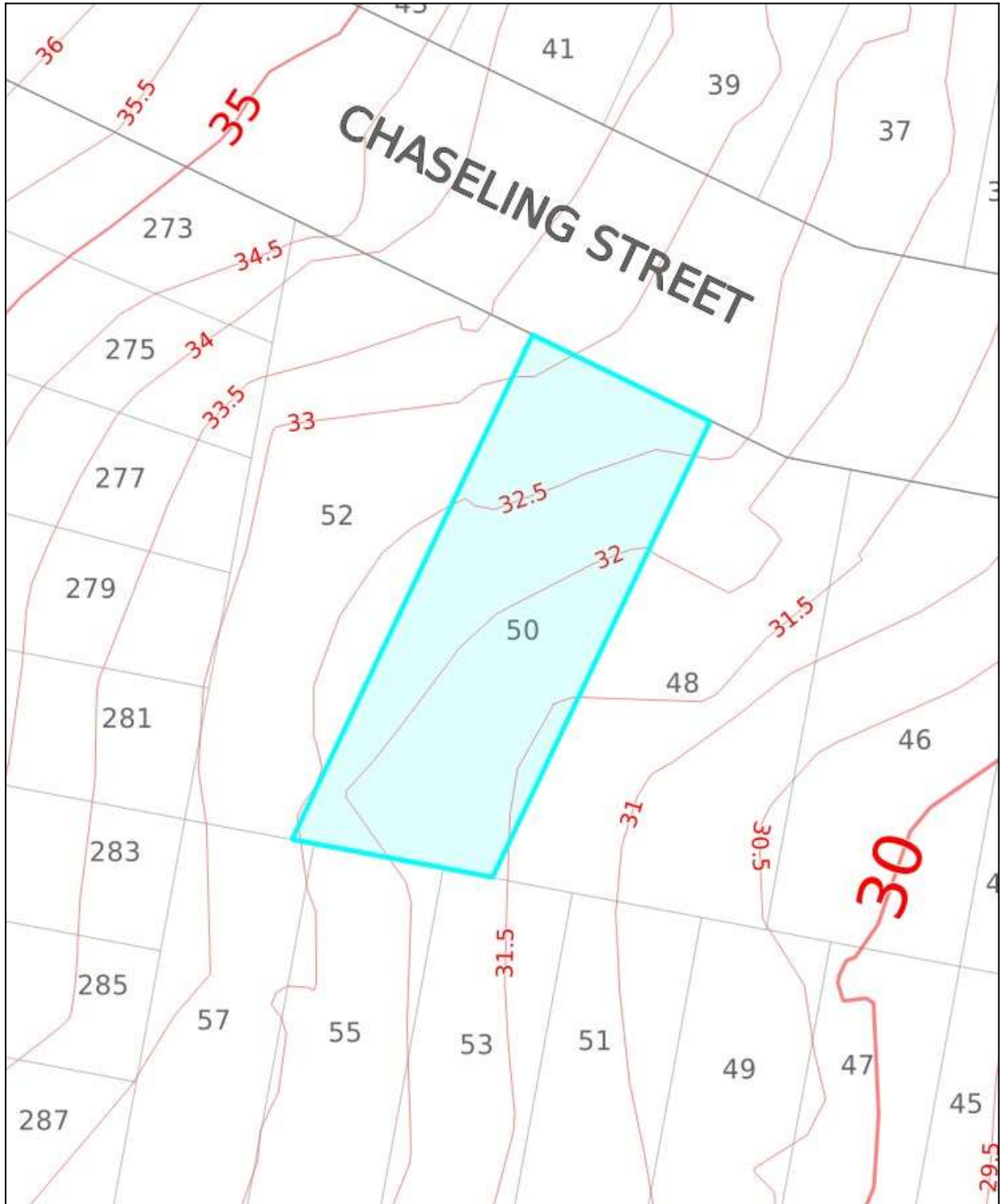
100 yr ARI Velocity Depth Products (sqm/s)
from Punchbowl Catchment
for 50 Chaseling Street, Greenacre



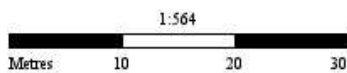
**PMF Extent and Contour Levels (mAHD)
from Punchbowl Catchment
for 50 Chaseling Street, Greenacre**



GIS Map for 50 Chaseling Street, Greenacre



DATE: Jan 17, 2023, 4:25 PM



PREPARED BY: Ushpa G

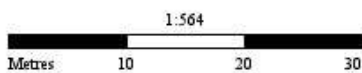
Whilst all care has been taken in the preparation of this base map, Council accepts no responsibility for the accuracy of any information shown. Users should rely on their own enquiries in order to validate information shown on this map. This information is for graphical presentation only.



Aerial Map for 50 Chaseling Street, Greenacre



DATE: Jan 17, 2023, 4:27 PM





PREPARED BY: ushpa G

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LEGEND


-  Canterbury Bankstown LGA
-  Surrounding LGA's

Jetty


-  Jetty

Parcel Associate


Parcel Frontage

-  Parcel Frontage

Parcel Boundary

-  Parcel Boundary


Parcel Easements (Line)

-  Parcel Easements (Line)


Parcel Easements (Polygon)

-  Parcel Easements (Polygon)


Contours (Major 10m)

-  Contours (Major 10m)


Contours (Intermediate 5m)

-  Contours (Intermediate 5m)

Contours (Minor <5m)

-  Contours (Minor <5m)


Drains

-  Drains

Pits

-  Pits

Sydney Water Stormwater Channels

-  Sydney Water Stormwater Channels

