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CITY OF CANTERBURY BANKSTOWN

To: Transpacific Group Pty Ltd
PO Box 441
LEICHHARDT NSW 2040

STORMWATER SYSTEM REPORT 1 Lemnos Avenue, MILPERRA NSW 2214

Date: 10-Jan-2023
Ref: WP-SIAONL-27/2023
Development type: Dual Occupancy

NO

FLOOD/OVERLAND FLOW STUDY REQUIRED

The site may be affected by the following Council stormwater system components:

- Stormwater inundation from excess stormwater runoff from the upstream catchment and associated with the drainage system through Lemnos Avenue.

The front side of the may 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 Kelso Swamp Catchment Study**". 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 14.3 m AHD.**

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 [generally] at least 500mm above the 100 year ARI* flood level

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 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

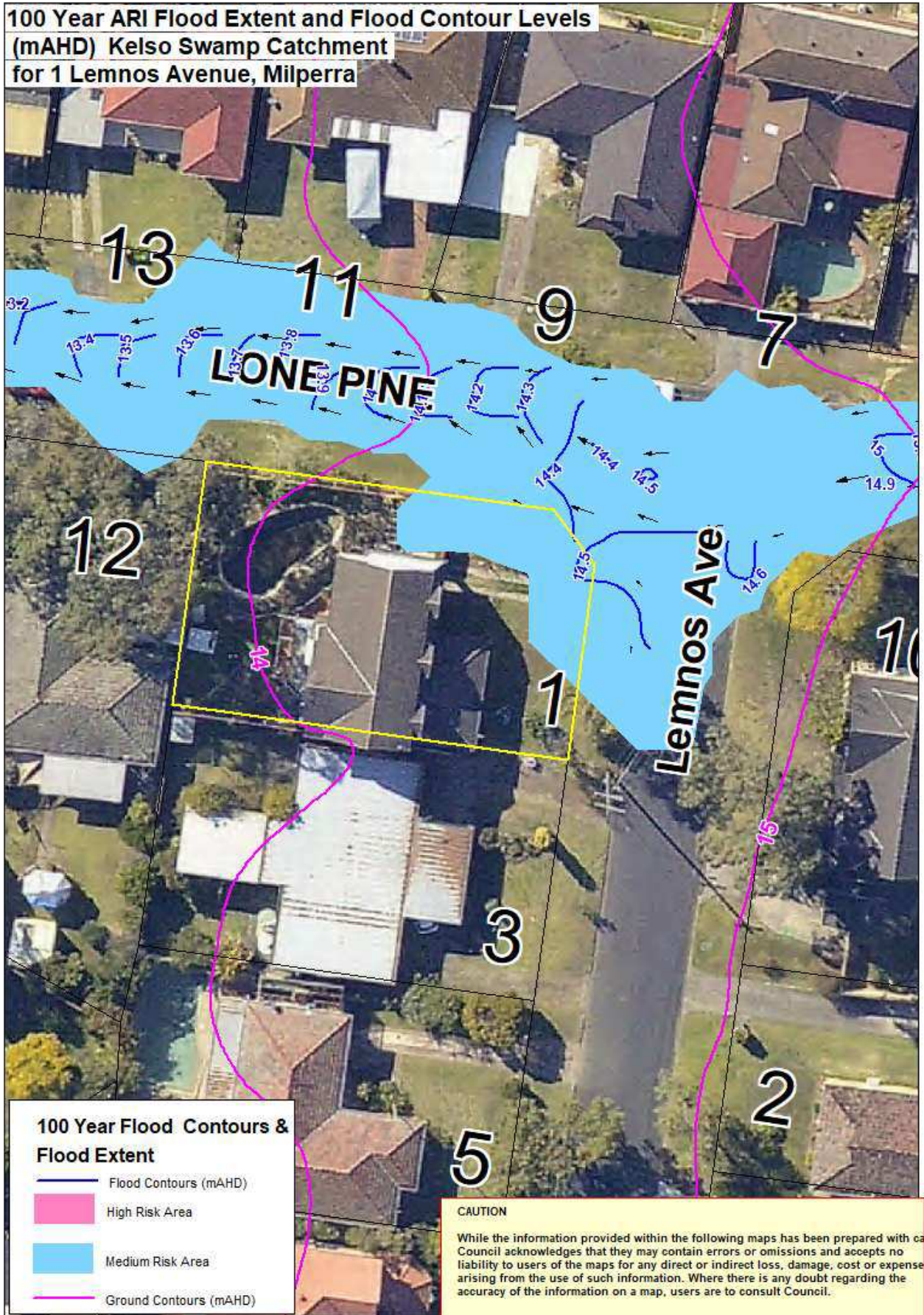
** Australian Height Datum

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

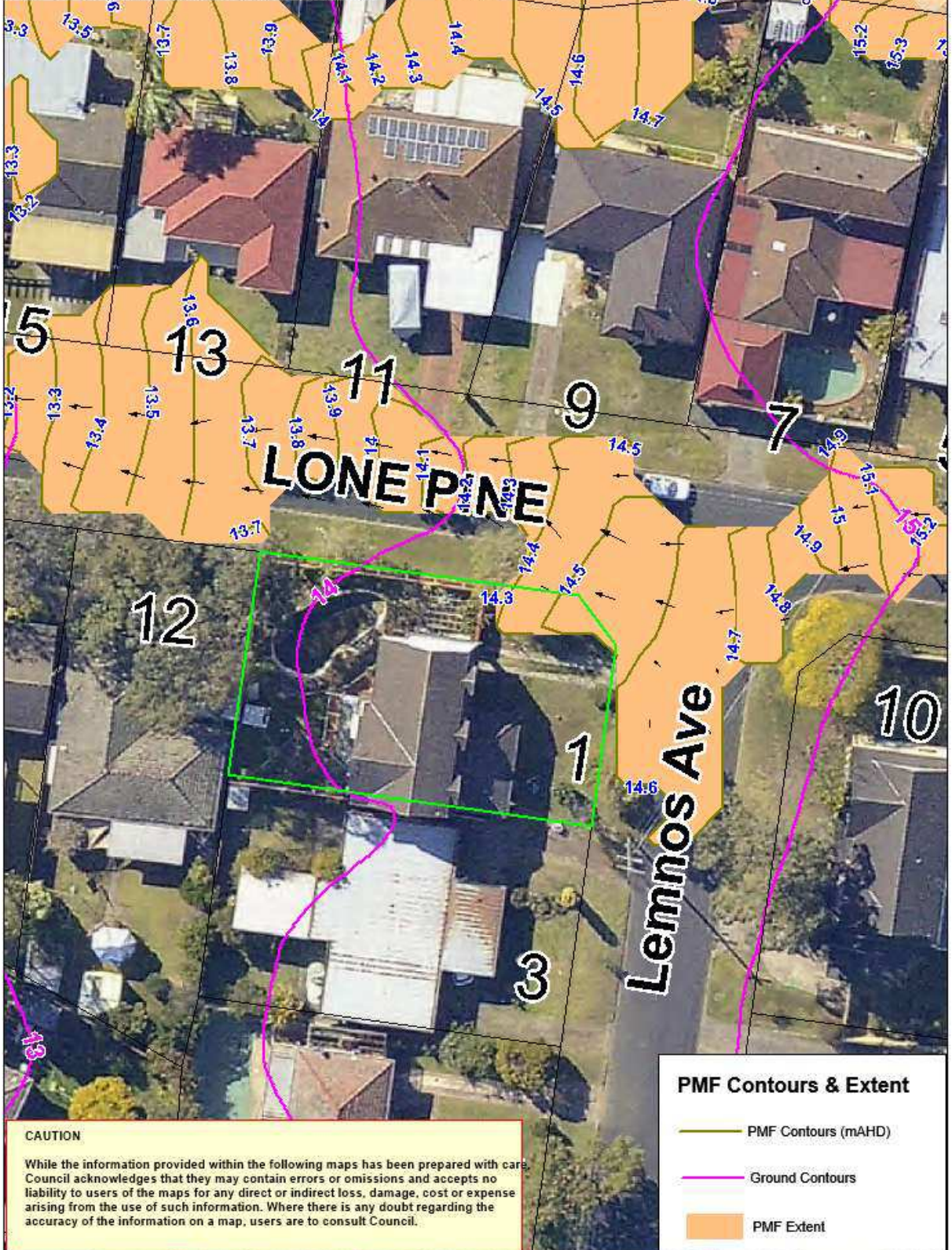
PMF Probable Maximum Flood

Pushpa Goonetilleke
ENGINEER

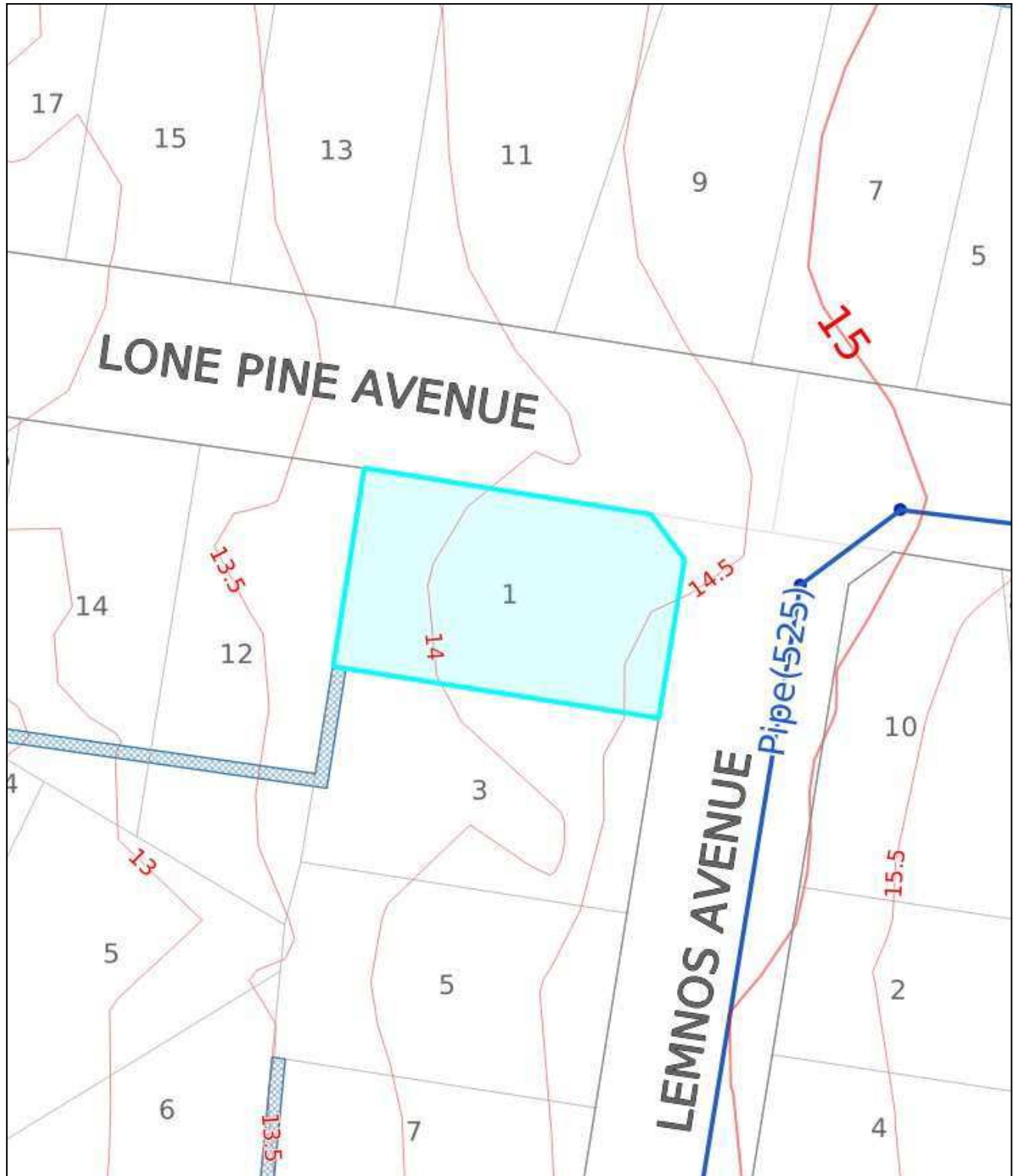
100 Year ARI Flood Extent and Flood Contour Levels (mAHD) Kelso Swamp Catchment for 1 Lemnos Avenue, Milperra



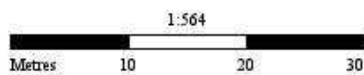
PMF Extent and Contour Levels (mAHD)
from Kelso Swamp Catchment
for 1 Lemnos Avenue, Milperra



GIS Map for 1 Lemnos Avenue, Milperra



DATE: Jan 10, 2023, 2:38 PM

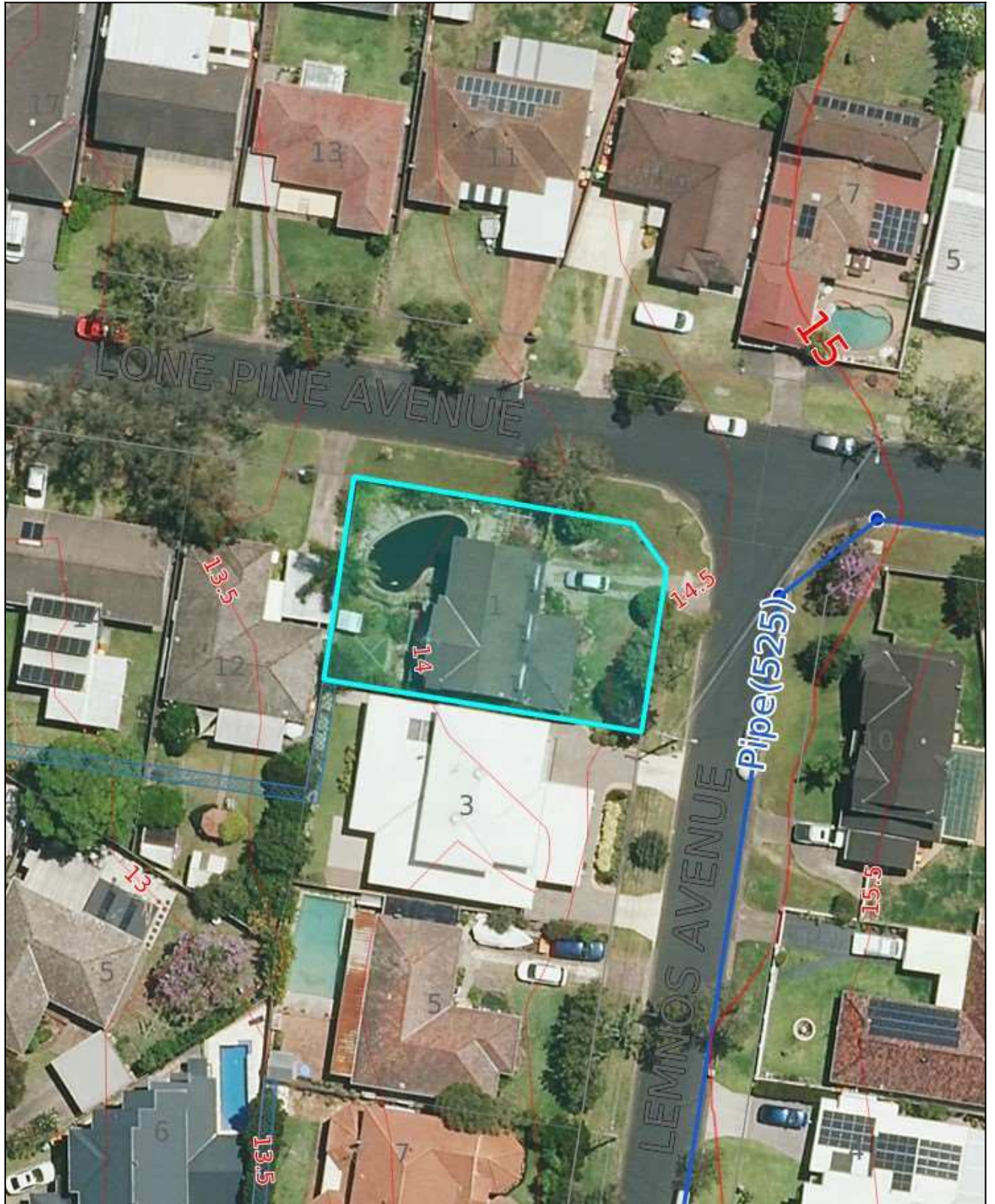


PREPARED BY: ushpa G

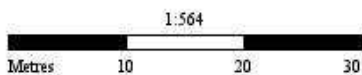
Whilst all care has been taken in the preparation of this base map, Council accepts no responsibility for the accuracy of any information shown. Users should rely on their own enquiries in order to validate information shown on this map. This information is for graphical presentation only.



Aerial Map for 1 Lemnos Avenue, Milperra



DATE: Jan 10, 2023, 2:40 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

Vuong Tran

From: Vuong Tran <mail@transpacificgroup.com.au>
Sent: Tuesday, 10 January 2023 7:05 PM
To: john@nstruct.com.au
Subject: Fwd:
Attachments: SSR for 1 Lemnos Avenue, Milperra.pdf

FYI.

0.5 M above your land you need to set it at least AHD 15

Kind regards

Transpacific Group Pty Limited

Architects + Project Managers

(DEP: [0001093](#) | PDP: [0000362](#))

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VUONG TRAN, RAIA, PMP

Architect | NSW reg. 5488 | DEP: [0000010](#) | PDP: [0000008](#) |

Project Manager (PMI: [2252481](#))

Director

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From: Pushpa Goonetilleke <Pushpa.GOONETILLEKE@cbc.city.nsw.gov.au>

Sent: Tuesday, 10 January 2023, 4:38 pm

To: mail@transpacificgroup.com.au

Subject:

Pl. find the attached SSR.

My regards

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Pushpa Goonetilleke - Infrastructure Services Officer

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