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CITY OF CANTERBURY BANKSTOWN

To: Jay Design
235 Burwood Rd
BELMORE NSW 2192

STORMWATER SYSTEM REPORT 11 Tudor Street, BELMORE NSW 2192

Date: 03-Jul-2023
Ref: WP-SIAONL-1272/2023
Development type: Secondary Dwelling

| |
|----|
| NO |
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FLOOD/OVERLAND FLOW STUDY REQUIRED

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

- 1050 mm diameter Council stormwater pipeline along the western site boundary adjacent to the site.
- Stormwater inundation from excess stormwater runoff from the upstream catchment and associated with the drainage system through Tudor 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 Extent Map from Cooks River Overland Flow Flood 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 24.8 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 Part B, Section B5 of former Canterbury Council's Development Control Plan 2012.

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.

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

Runoff from the dwelling 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

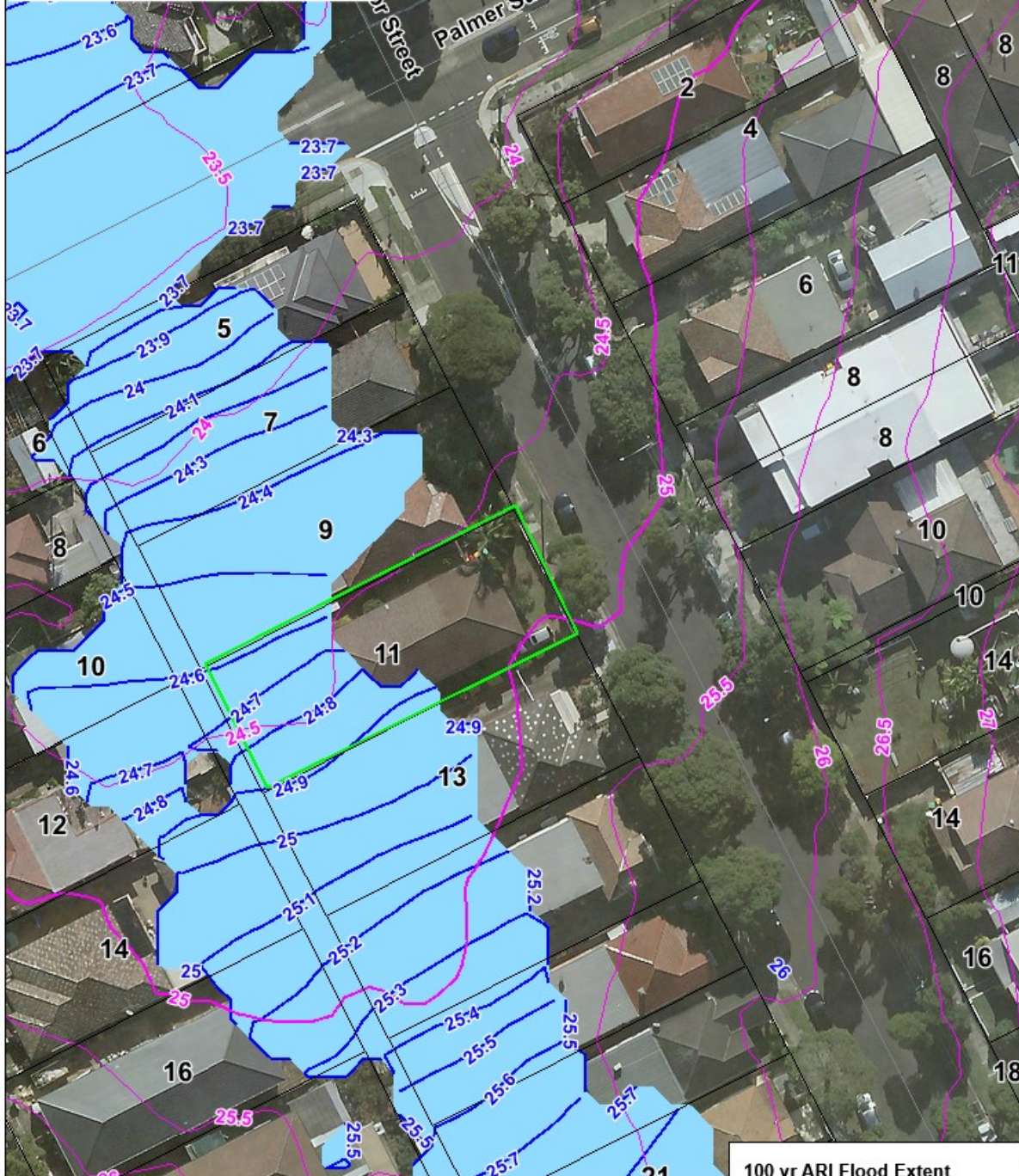
** Australian Height Datum

*** 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

Mustafa Ways
ENGINEER

**100 year ARI (1% AEP) Extent and Contour Levels (mAHD)
from Cooks River Overland Flow Flood Study
for 11 Tudor Street, Belmore**



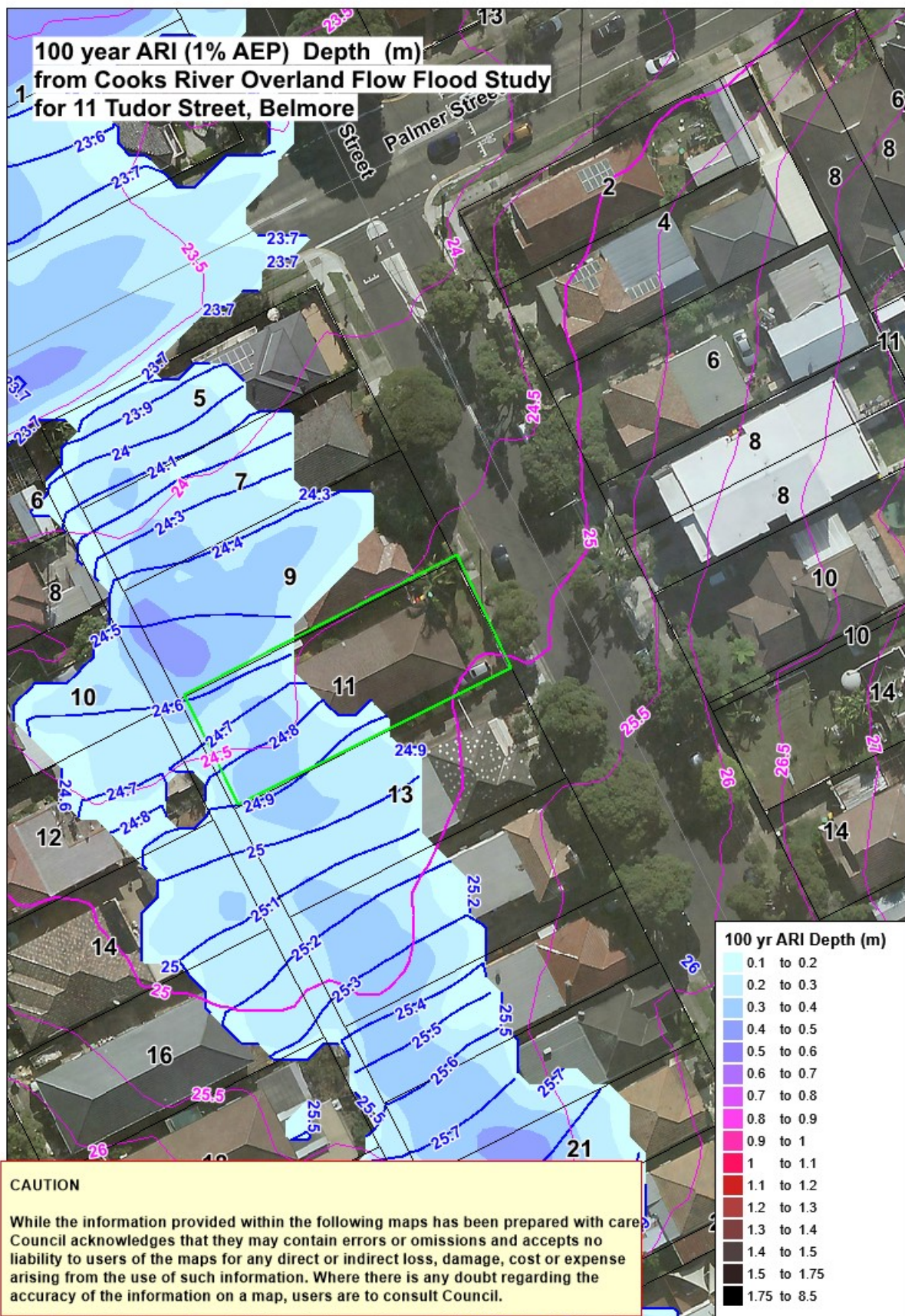
CAUTION

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.

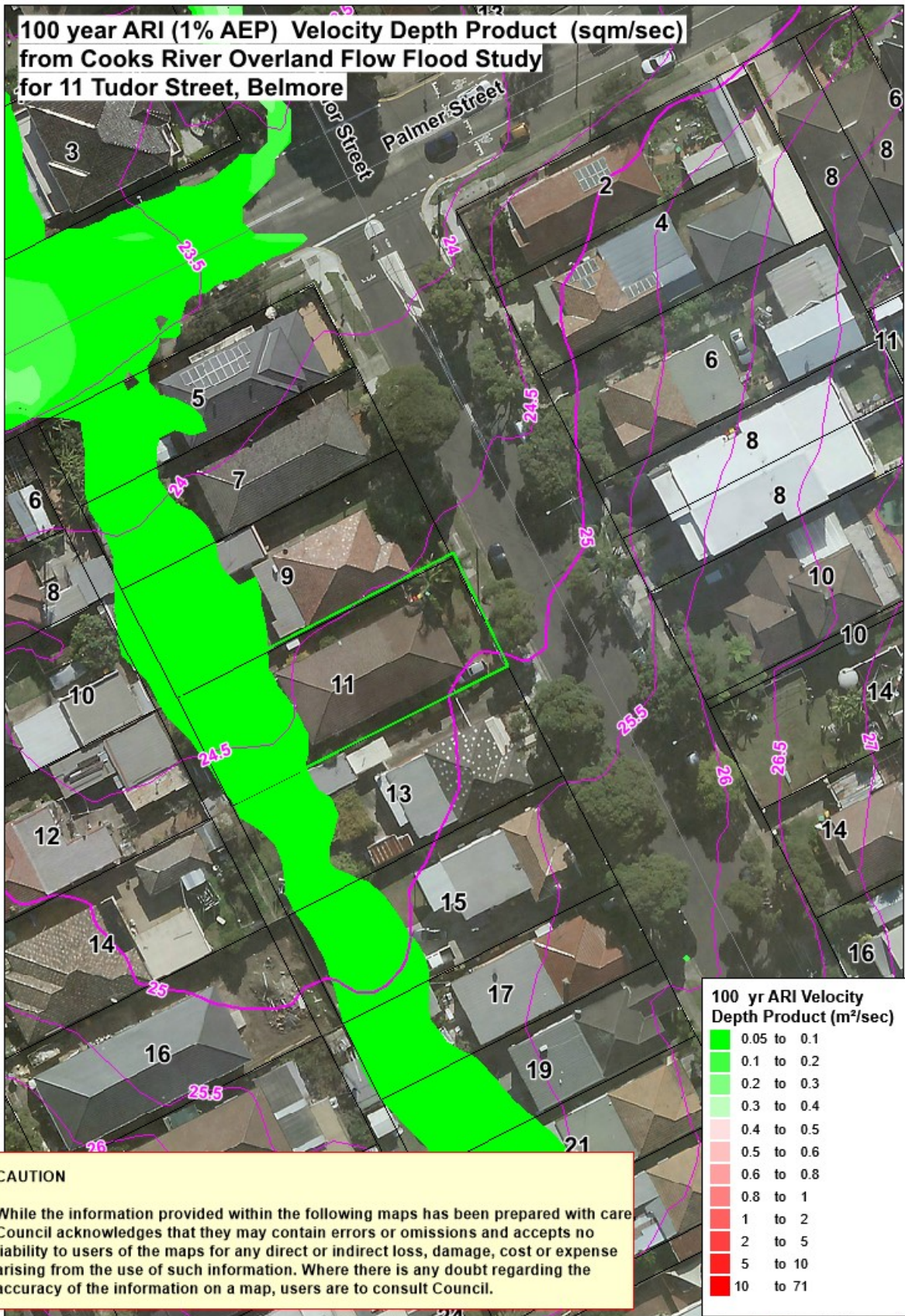
**100 yr ARI Flood Extent
& Contours**

- Flood Extent
- Flood Contours (m AHD)
- Ground Contours (mAHD)

**100 year ARI (1% AEP) Depth (m)
from Cooks River Overland Flow Flood Study
for 11 Tudor Street, Belmore**



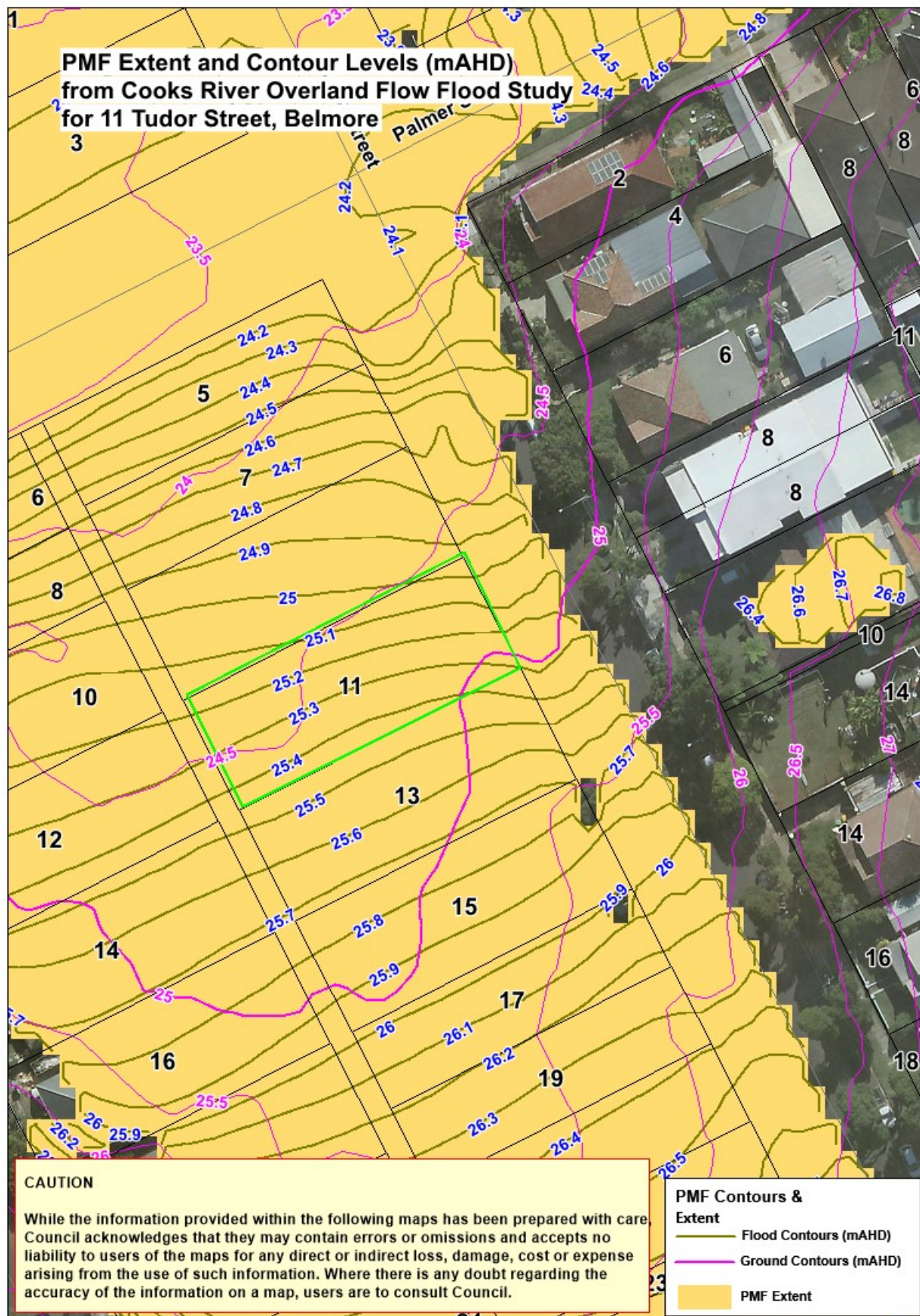
**100 year ARI (1% AEP) Velocity Depth Product (sqm/sec)
from Cooks River Overland Flow Flood Study
for 11 Tudor Street, Belmore**



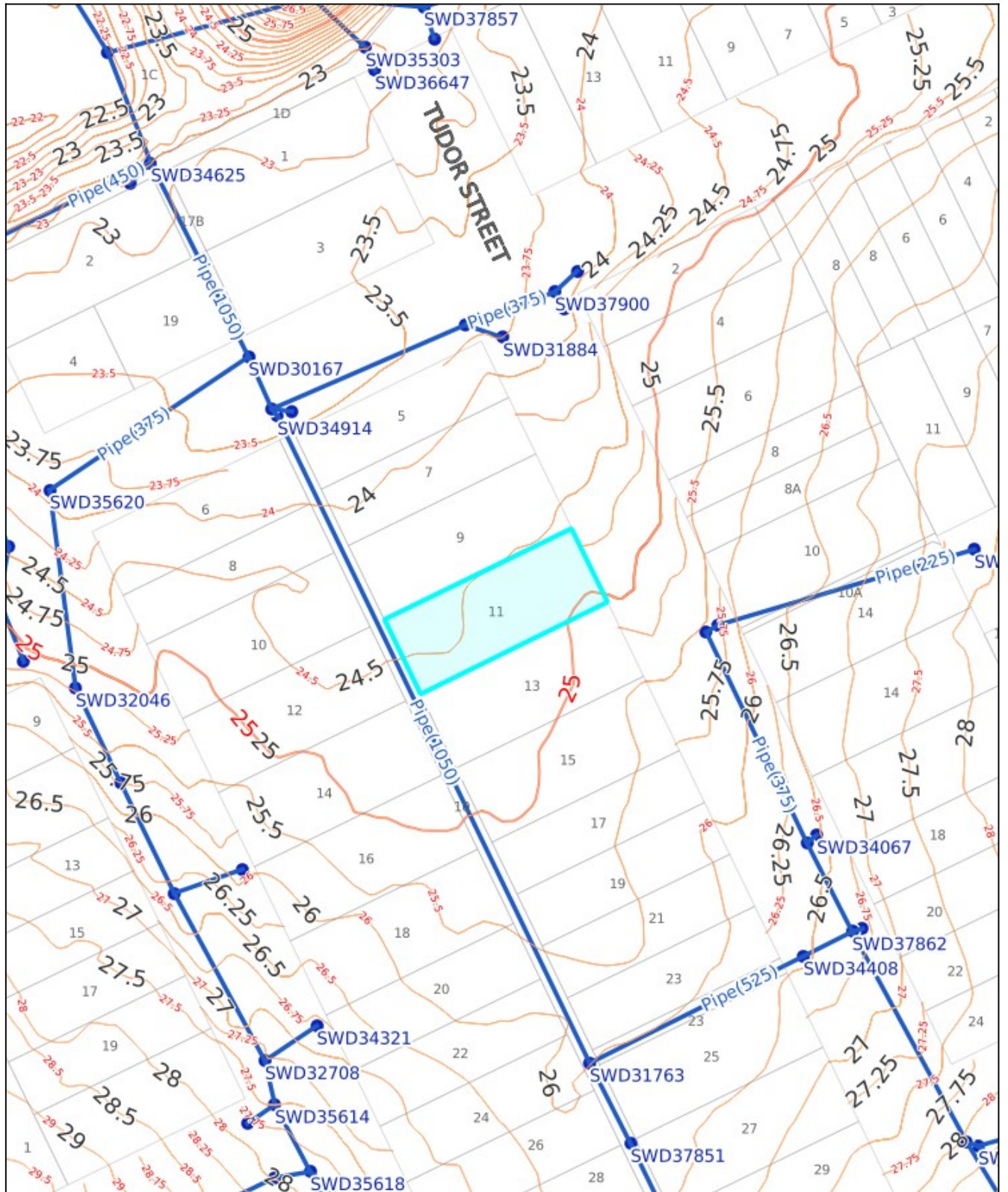
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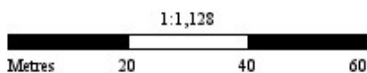
**PMF Extent and Contour Levels (mAHD)
from Cooks River Overland Flow Flood Study
for 11 Tudor Street, Belmore**



GIS Map of 11 Tudor Street, Belmore



DATE: Jun 27, 2023, 10:14 AM



PREPARED BY: Mustafa

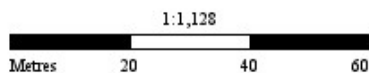
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Aerial Map of 11 Tudor Street, Belmore



DATE: Jun 27, 2023, 10:13 AM





PREPARED BY: Mustafa

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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