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CITY OF CANTERBURY BANKSTOWN

To: Harry Design Studio
2 Chichester St
MAROUBRA NSW 2035

STORMWATER SYSTEM REPORT 7 Ogmores Court, BANKSTOWN NSW 2200

Date: 17-Oct-2023
Ref: WP-SIAONL-2099/2023
Development type: Dual Occupancy

NO

FLOOD/OVERLAND FLOW STUDY REQUIRED

The site is 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 Ogmores Court.

The site will be subject to stormwater inundation from this overland flow path during large storm events. Refer to the attached "**100 Year ARI Flood & PMF Extent Maps from 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 17.4m 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 Canterbury-Bankstown Council's Development Engineering Standards* June 2023.**

The proposed development including floor levels, shall comply with the development controls specified in Chapter 2.2 (Flood Risk Management) Schedule 5, of Canterbury-Bankstown's Development Control Plan 2023 – 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 **Canterbury- Bankstown Council's Development Engineering Standards*** June 2023.**

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

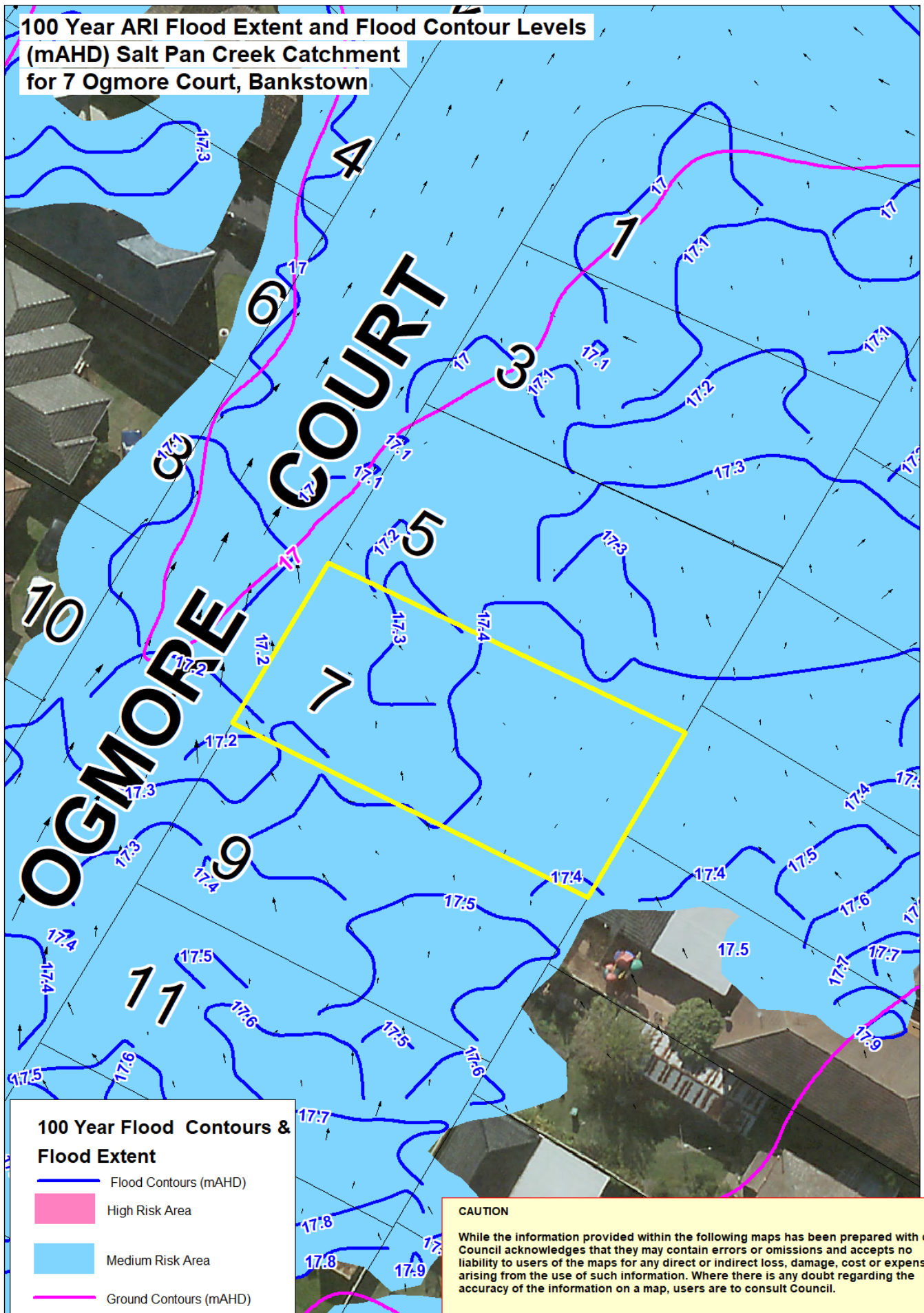
** Australian Height Datum

*** Canterbury Bankstown's Development Control Plan 2023 is available from Council's Customer Service Centre or Council Webpage.

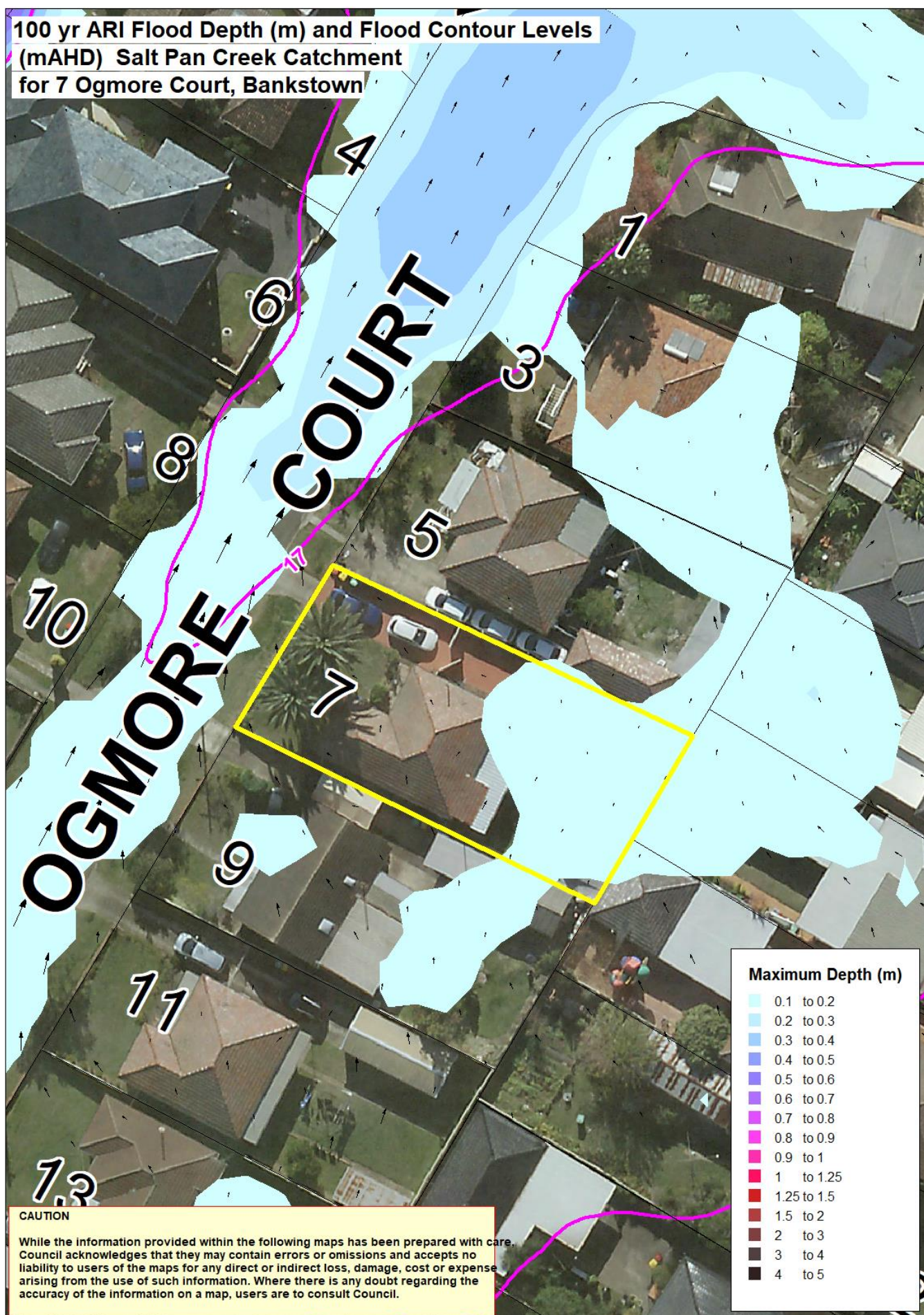
PMF Probable Maximum Flooding

Amin Haddad
Infrastructure Services Officer

**100 Year ARI Flood Extent and Flood Contour Levels
(mAHD) Salt Pan Creek Catchment
for 7 Ogmore Court, Bankstown**



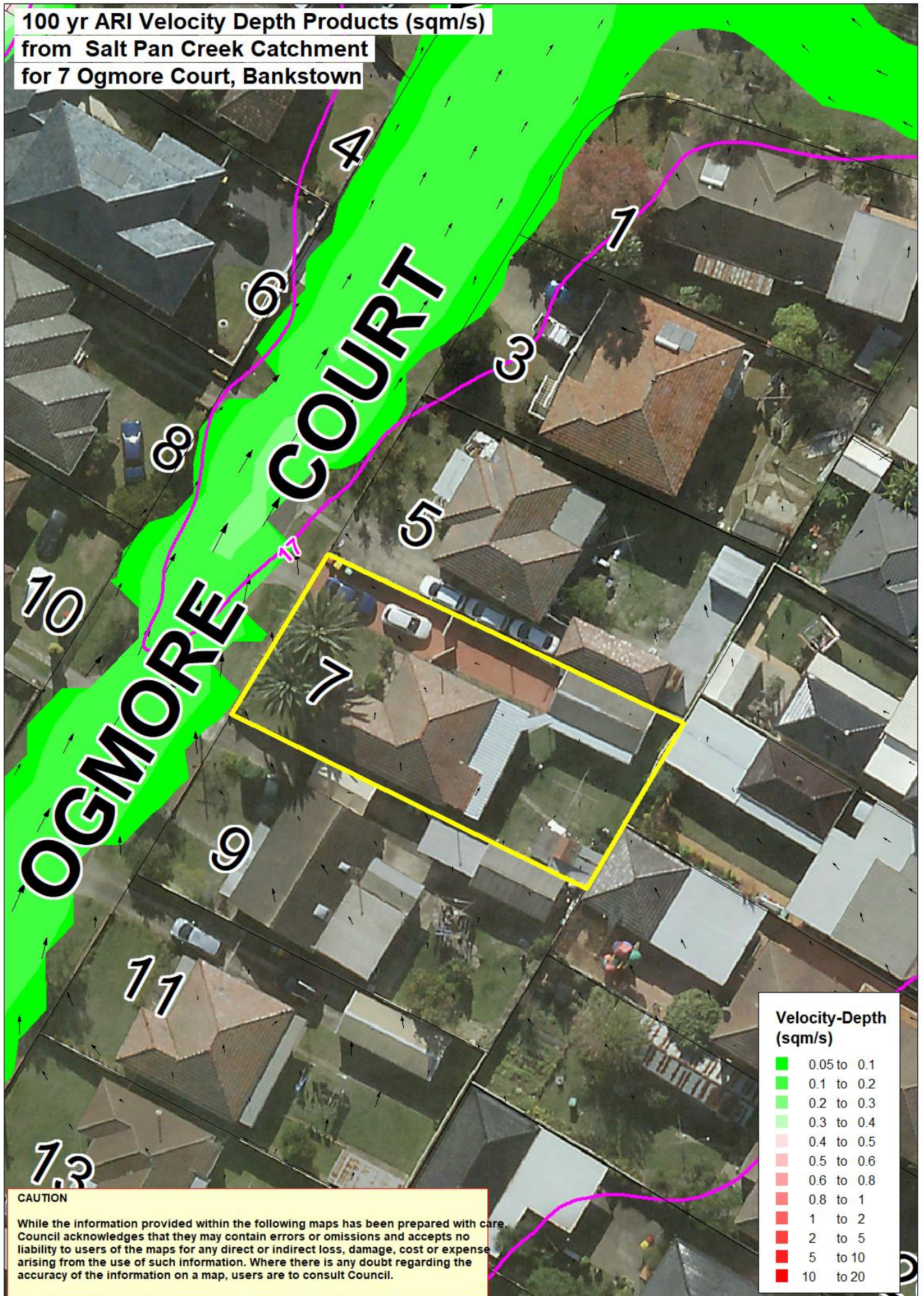
100 yr ARI Flood Depth (m) and Flood Contour Levels (mAHD) Salt Pan Creek Catchment for 7 Ogmore Court, Bankstown



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.

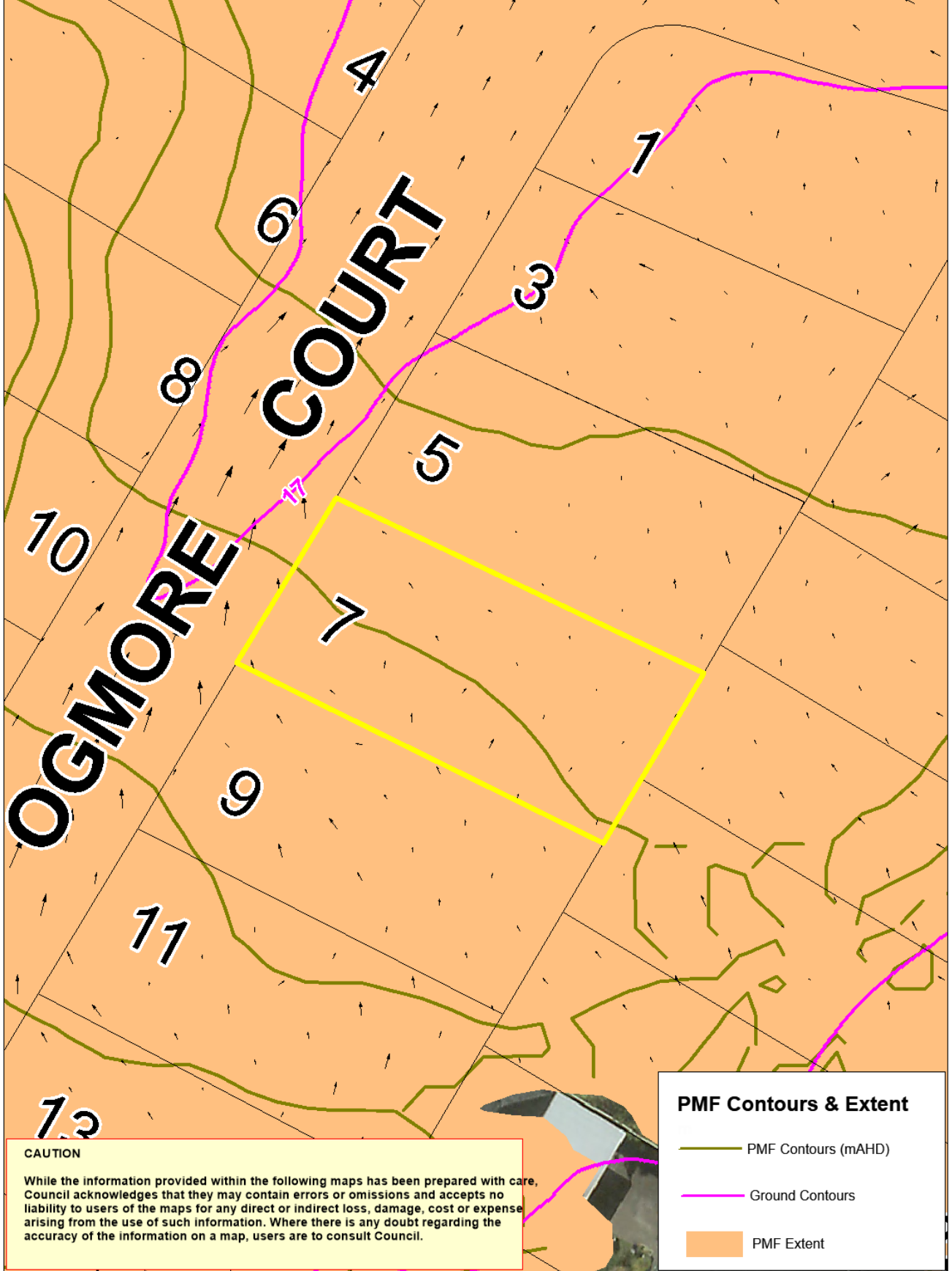
100 yr ARI Velocity Depth Products (sqm/s)
from Salt Pan Creek Catchment
for 7 Ogmore Court, Bankstown



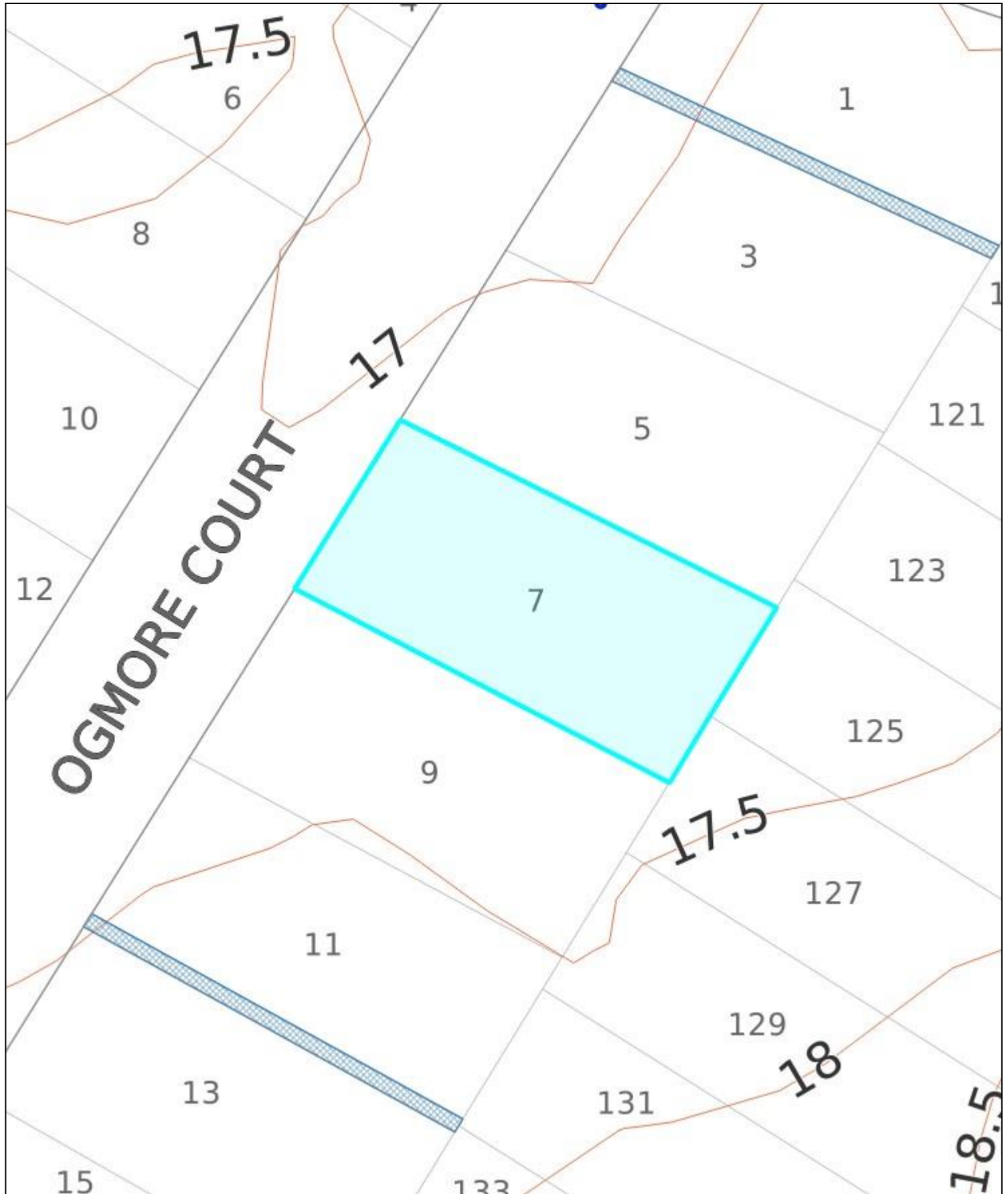
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**PMF Extent and Contour Levels (mAHD)
from Salt Pan Creek Catchment
for 7 Ogmore Court, Bankstown**



GIS Map - 7 Ogmores Court, Bankstown



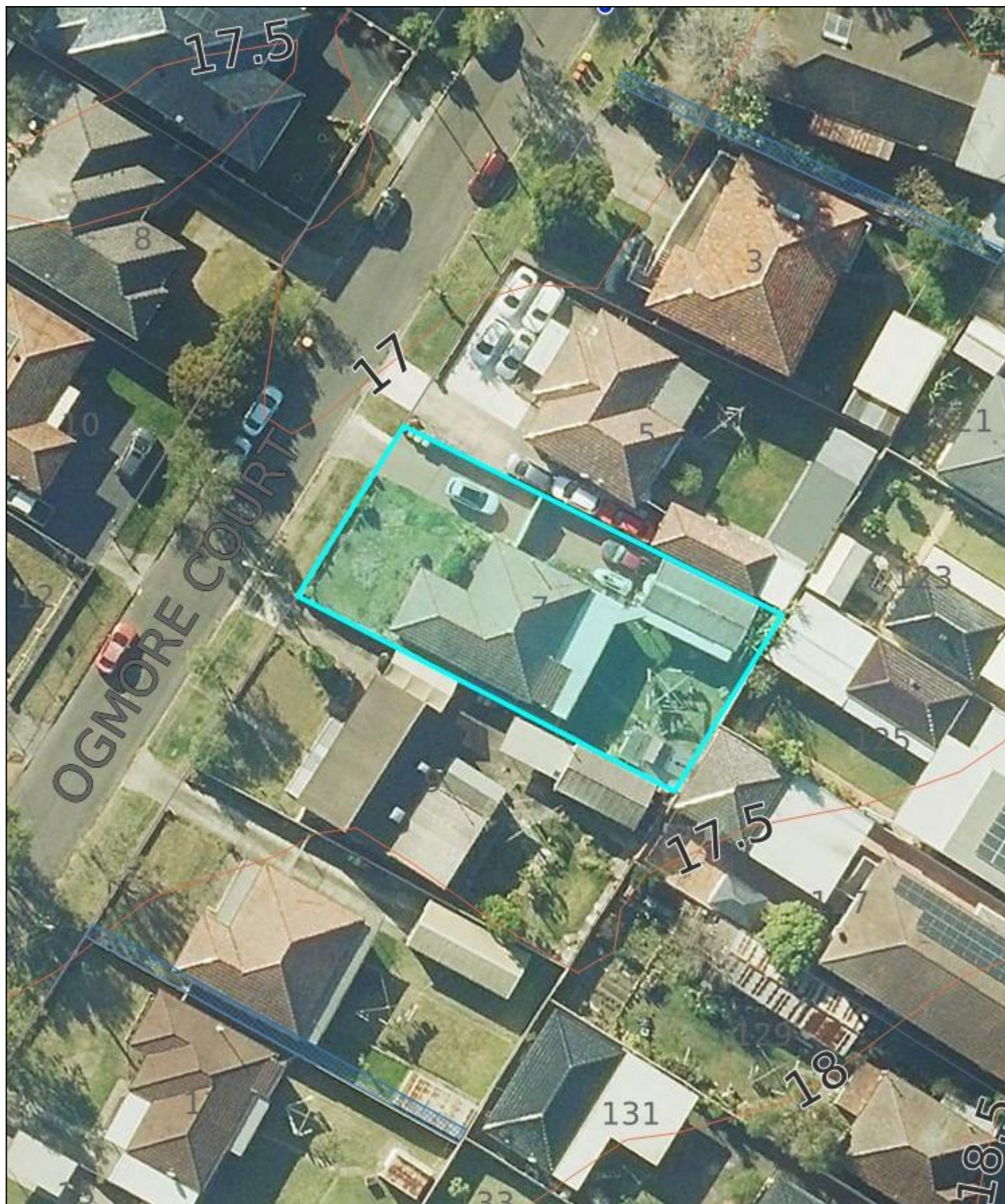
DATE: Oct 16, 2023, 4:34 PM

PREPARED BY: Amin

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.

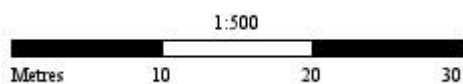


Aerial Map - 7 Ogmore Court, Bankstown



DATE: Oct 16, 2023, 4:33 PM



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LEGEND

-  Canterbury Bankstown LGA
-  Surrounding LGA's



Jetty

-  Jetty


Parcel Associate

-  Parcel Frontage
-  Parcel Boundary
-  Parcel Easements (Line)
-  Parcel Easements (Polygon)
-  Contours (Major 10m)
-  Contours (Intermediate 5m)
-  Contours (Minor <5m)


Stormwater

-  Drains
-  Pits

Sydney Water Stormwater Channels

-  Sydney Water Stormwater Channels

PMF (River and Stormwater)

-  PMF (River and Stormwater)