

CITY OF CANTERBURY BANKSTOWN

To: Visualised Concepts
12 Rugby Crs
CHIPPING NORTON NSW 2170

STORMWATER SYSTEM REPORT **47 Cragg Street, CONDELL PARK NSW 2200**

Date: 15-Aug-2023
Ref: WP-SIAONL-1634/2023
Development type: Dual Occupancy

NO

FLOOD/OVERLAND FLOW STUDY REQUIRED

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

- 600mm diameter Council stormwater pipe and associate 1.83m wide drainage easement (according to Council's mapping), the system runs diagonally along the southern part of the site, its approximate location is shown on attached GIS local map.
- Overland flowpath [floodway] for excess stormwater runoff from the upstream catchment and associated with this drainage system.

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 100 year ARI Flood Level through the site is RL 38.5 (AHD).

For this development, a flood/overland flow study to determine the 100-year ARI* water surface level is not necessary.

All 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.

The existing easement width at 1.83m width does not comply with Bankstown Council's *Development Engineering Standards**** requirements for a [600]mm diameter pipeline, therefore; the easement must be widened to [2.5]m in the future, all proposed building must be located clear of all easement.

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

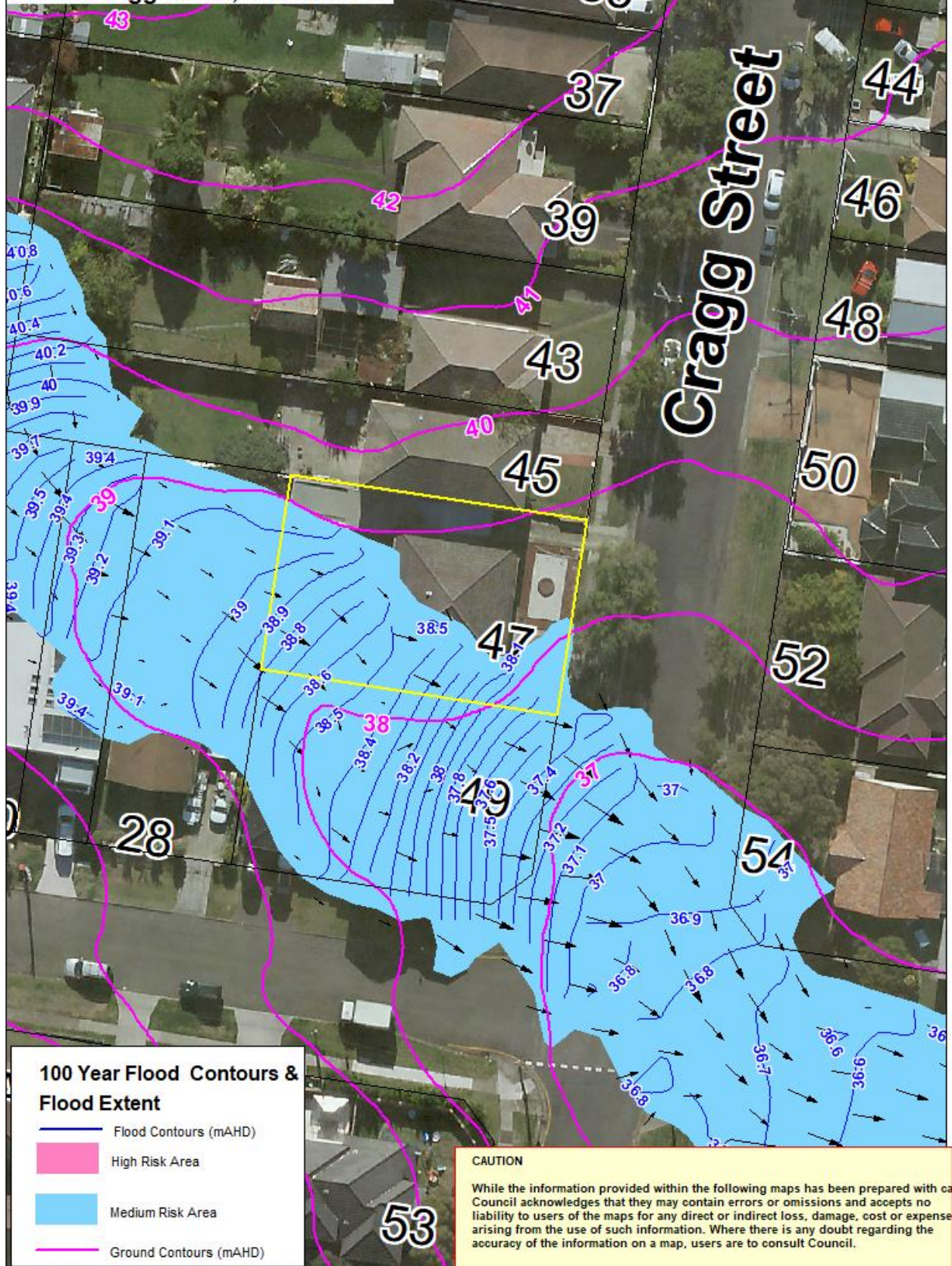
** Australian Height Datum

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

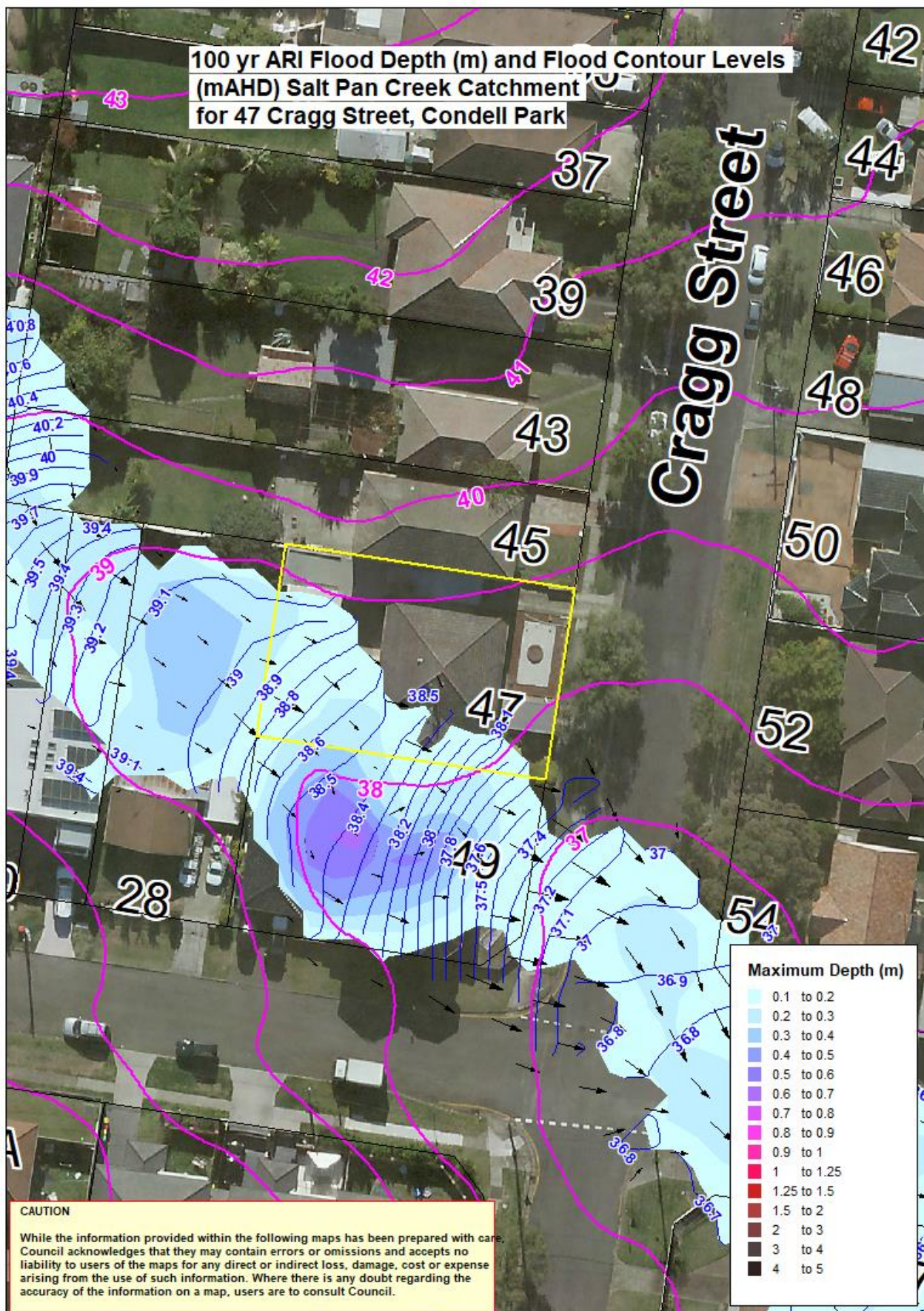
PMF Probable Maximum Flooding

Monir Korkis
Senior Roads Infrastructure Services Officer

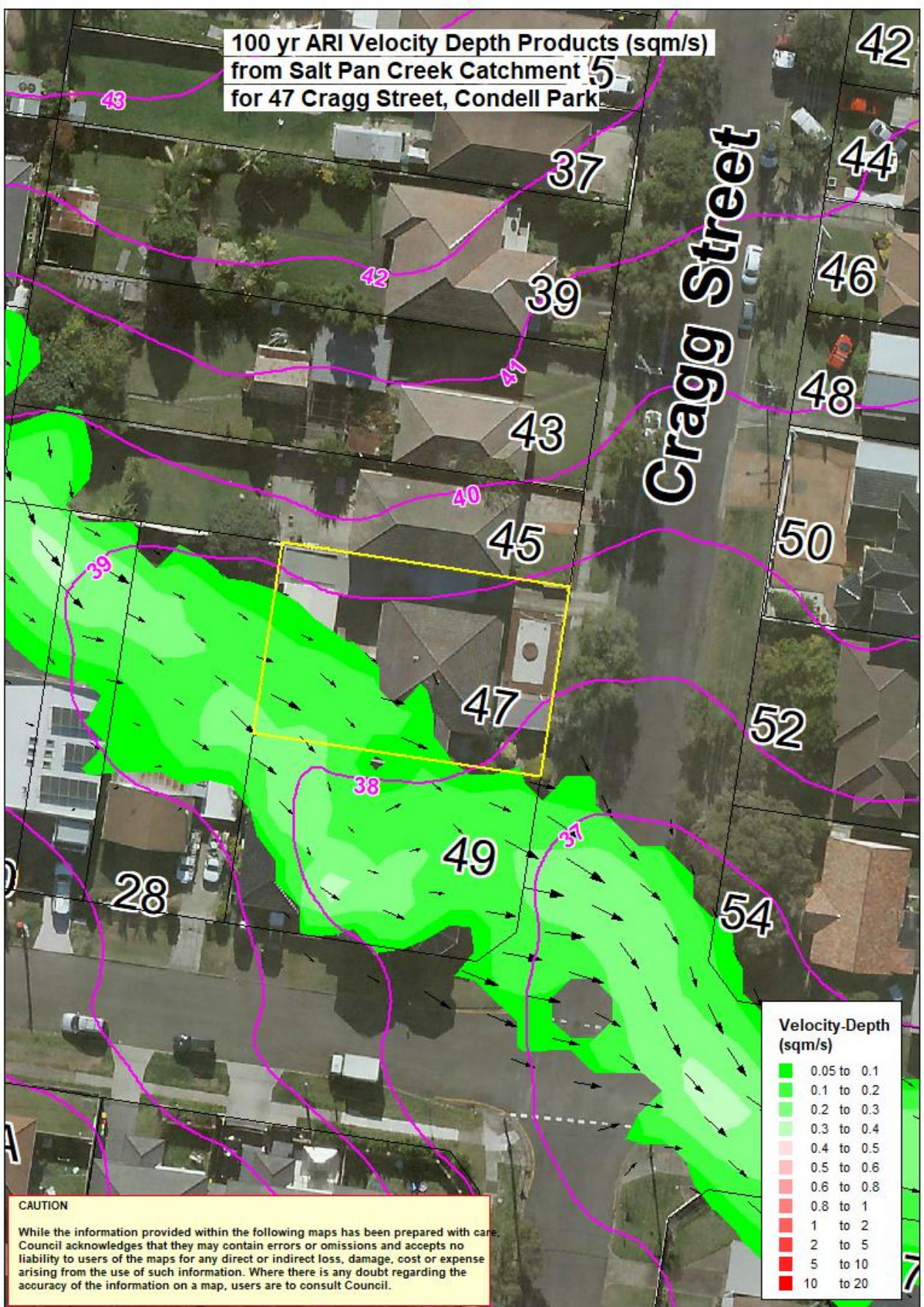
**100 Year ARI Flood Extent and Flood Contour Levels
(mAHD) Salt Pan Creek Catchment
for 47 Cragg Street, Condell Park**



100 yr ARI Flood Depth (m) and Flood Contour Levels (mAHD) Salt Pan Creek Catchment for 47 Cragg Street, Condell Park



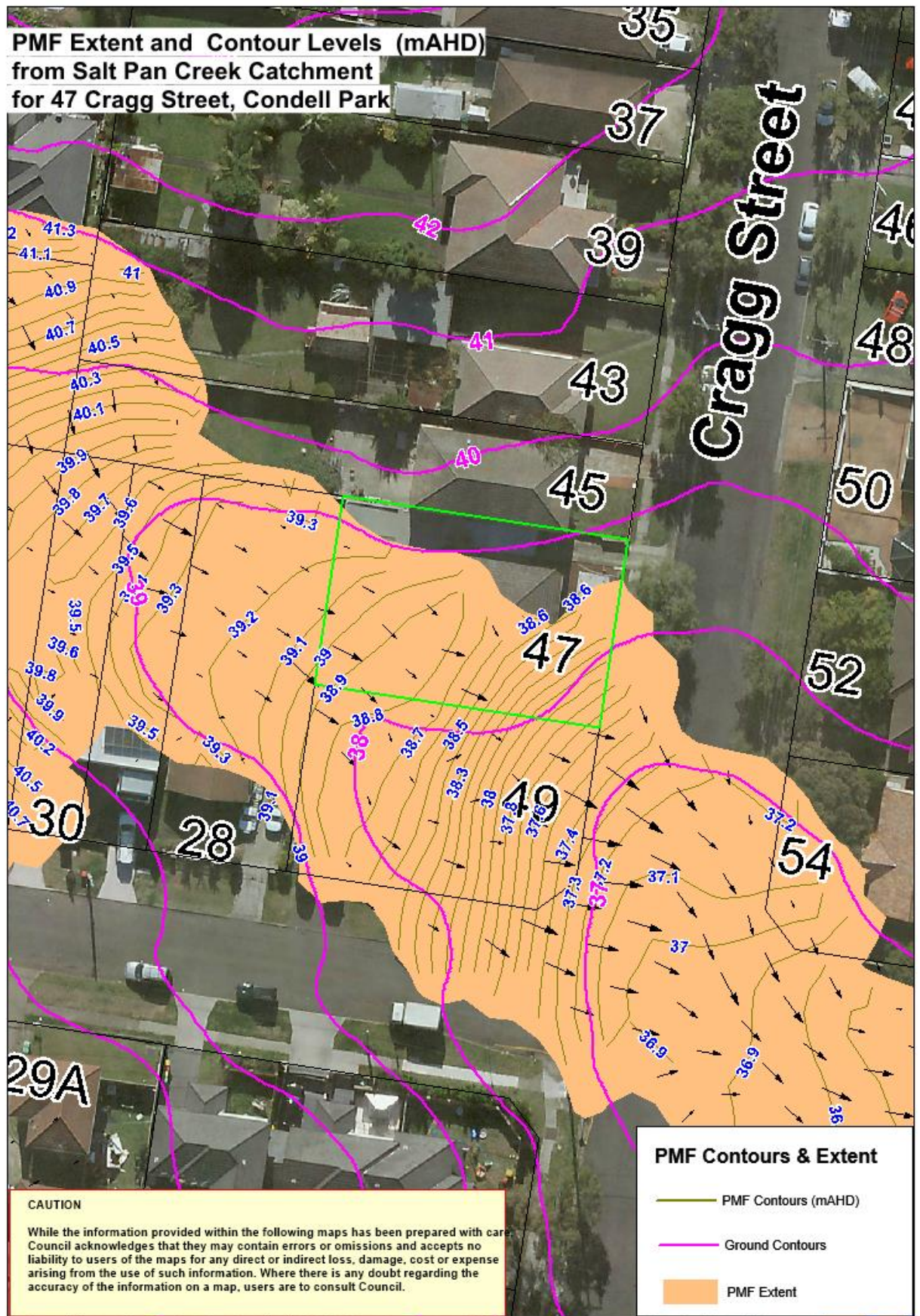
**100 yr ARI Velocity Depth Products (sqm/s)
from Salt Pan Creek Catchment
for 47 Cragg Street, Condell Park**



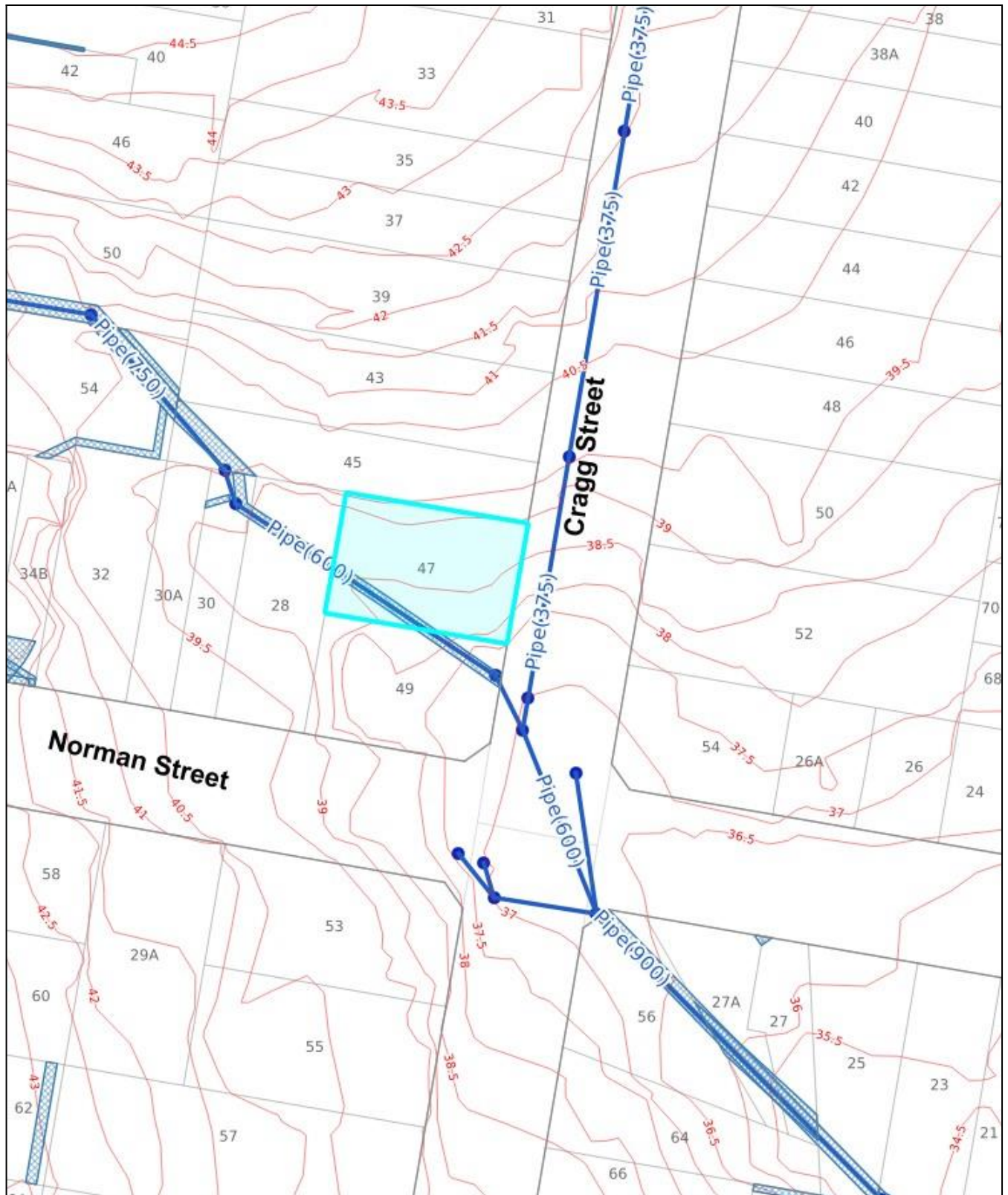
CAUTION

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.

PMF Extent and Contour Levels (mAHD)
from Salt Pan Creek Catchment
for 47 Cragg Street, Condell Park



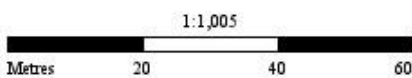
GIS Local Map



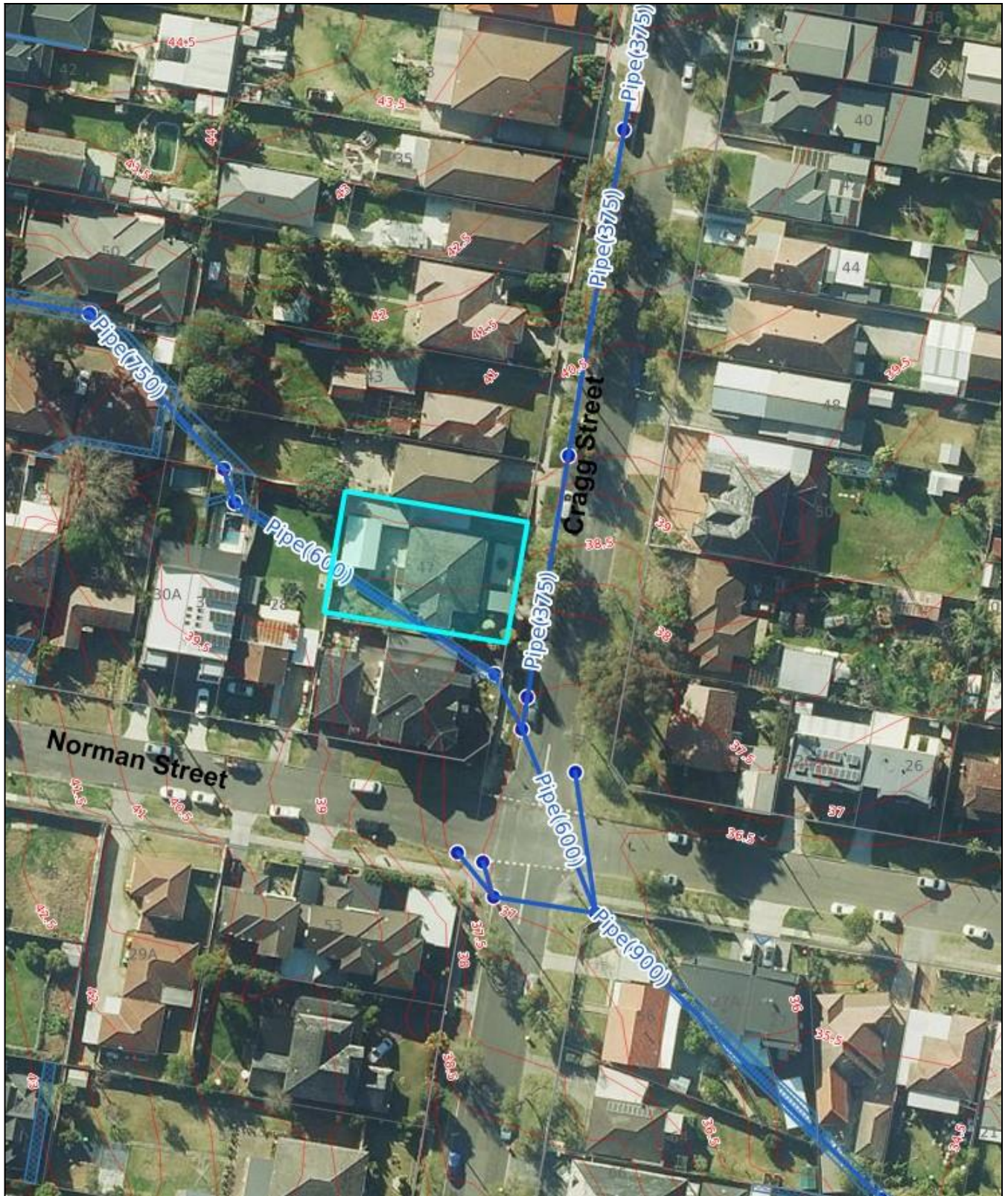
DATE:15 Aug 2023 08:51

PREPARED BY: Monir Korkis

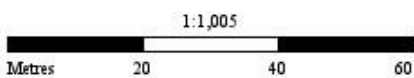
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Aerial Local Map



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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)