STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed alteration and addition to existing dwelling.

at 74 BRIDGE ROAD BELMORE 2192

Lot & DP: 2/-/DP313292

For: CANTERBURY-BANKSTOWN COUNCIL

Prepared by
CISarchi Jan 2024

Figure 1; The site and surrounding area / google

01 INTRODUCTION

This Statement of Environmental Effects has been prepared by CISarchi to accompany a Development Application (DA) to The CANTERBURY-BANKSTOWN COUNCIL. This project is situated at 74 Bridge Road, Belmore, NSW 2192, Lot & DP: 2/-/DP313292 and the proposed development is for alterations and additions to the rear portion of the house on the ground floor to provide formal living and relocation to improve existing amenity of the house for the growing family. The development includes demolition of the exiting timber rear shed. Refer to accompanying plans.

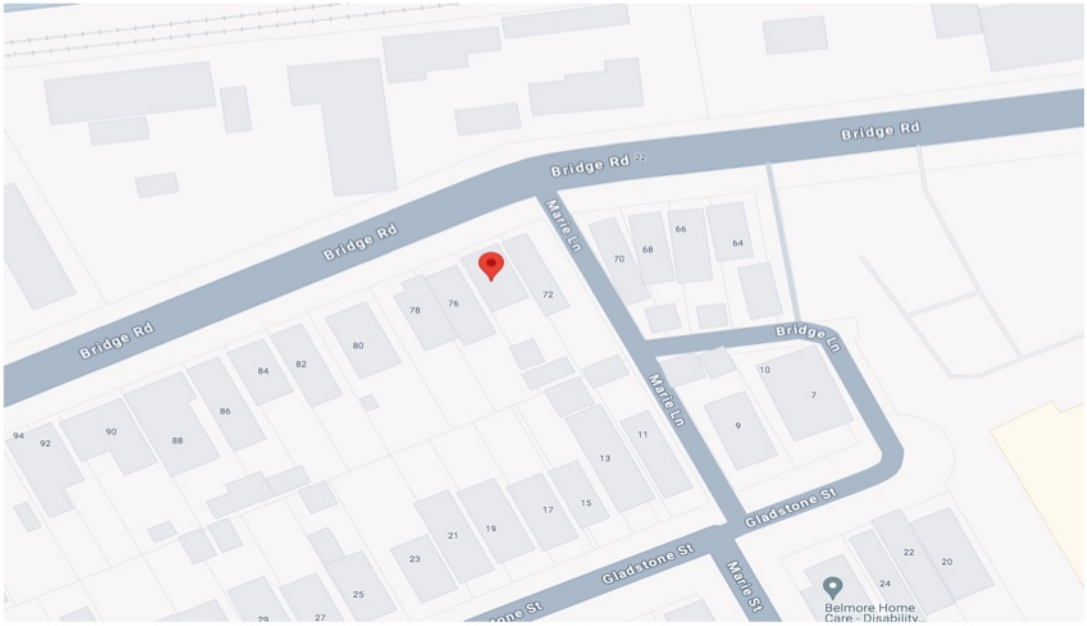


Figure 2; The site area / Google map .

Figure 3: Current view of subject site from Bridge Road facing.

Fig 4: View of the subject site from Bridge Road facing to Eastern

Fig 5: : View of the subject site from Bridge Road facing to Western.

Fig 6 View of the subject site facing to rear within backyard.

01.1 Documentation for submission.

This statement should be read in conjunction with:

- *Architectural Plans prepared by CISarchi, drawing numbers:*
  - *DC.01 Cover page*
  - *DC.02 surveyor plan*
  - *DC.03 Site Plan / Site Analysis Plan*
  - *DC.04 Floor Plan*
  - *DC.05 Roof layout*
  - *DC.06. Elevations*
  - *DC.07 Elevations*
  - *DC.08 Window & Door Schedule*
  - *DC.09 Sections*
  - *DC.10 Basix Information.*
  - *DC 11 Sediment Erosion Plan*

- *And additional documents*
  - *Basix certificate.*
  - *Waste Management Plan.*
  - *Storm-water drainage concept*
  - *Landscape plan*
  - *N1 Notification.*

02 Site Suitability and Context Analysis

02.1 Site Description.

Address: 74 Bridge Road, Belmore, NSW 2192
The site can be identified as, Lot & DP: 2/-/ DP313292
situated in zone R3 'Medium Density Residential' under provision of Canterbury-Bankstown Local Environmental Plan 2023.

Maps associated with the Canterbury-Bankstown Local Environmental Plan (LEP) 2023 are noted in the following

Zoning Map – R3 Medum Density Residential

Height of Buildings Map – 8.5 metres

Floor Space Ratio Map – 0.5:1

Heritage Map

02.2 Context Description

The site is an existing single storey house with secondary dwelling. The site is rectangular in shape in an angle. Surrounding the house are neighbouring houses and roads. The site is located on the Bridge road facing north. The site

has a street frontage of approximately 10.87m to Bridge road and an average depth of approximately 42.67 m. A bus stop is situated right at the Peel street & Bridge road.

The subject site falls under the R3 (Medium Density Residential) zoning, governed by a 0.5:1 floor space ratio control as specified in the Local Environmental Plan (LEP). Additionally, the building height is a maximum of 8.5 metres. Importantly, the site is not classified as flood-prone, but the lot is affected by following the Council storm-water system components as overland flow path for excess storm water runoff from the upstream catchment and associated with the drainage system located north & east of the site waterway land. The design for the new habitable area adopted the Council's request to elevate the structure at least 500mm above the 100-year flood level at the site. Please refer to the Council SSR report as Appendix 01

The subject site is not designated as a local heritage item. Nor does the subject property fall within an environmental heritage protection zone. Furthermore, the site is not identified as bush fire-prone land and does not fall within a terrestrial biodiversity area.

The surrounding locality of the subject site is characterized as a typical low-density residential context with established single storey and two storey dwellings.
To the west of the site stands a single storey detached dwelling, while to the east, there is a single -storey dwelling with a rear garage providing an access to Marine Lane

Bridge road boasts a diverse streetscape featuring detached dwellings showcasing a spectrum of architectural styles dating from the 19s to the 20s, complemented by contemporary overlays. The houses along this avenue exhibit both single and double-storey structures, with some featuring garages and carports at rear accessing side driveway.

Bridge road enjoys a serene atmosphere. The site is conveniently positioned within walking distance of the Blemore Station and local group of shops, Additionally, residents can enjoy proximity to the Canterbury League Club and the Hunt Park, enhancing the site's appeal with various recreational and amenities options within walking distance.

03 Proposed Development

This information is meant to be considered alongside the architectural plans provided by CISarchi. The aim is to suggest the addition of formal living, dining & relocation of the existing kitchen with laundry space to meet growing family, positioned at the rear of the existing single-storey residence.

The proposal consists of:

- The plan involves the demolition of existing rear facilities, including the existing shed, and concrete paving.
- The proposal for additional space include:
  - *Relocation of kitchen space associated with new dining area.*
  - *Proposed family living space with access connection to rear open space.*
  - *New covered alfresco.*
  - *Additional Bedroom 3 with ENS.*
  - *New L/dry space with easy connection through the covered alfresco.*
- Proposed new stormwater gutter to connect with stormwater system. Refer to civil Eng.'s drawing & Basix certificate.
- Proposed doors & windows to comply with Basix certificate.
- Minor excavation or infill.

Site Area Details:

Site Area = 463m2

A. Existing dwelling ground floor area = 61m2
B. Existing outbuilding/ Granny flat floor area = 51m2

C. Existing shed = 26m2

D. Proposed additional floor area for dwelling = 76 m2

E. Proposed covered alfresco = 19 m2

F. FSR:
Total floor area : (A+B+C+D) (137+76)/ 463 = 0.46

The planned alterations and additions aim to preserve a modest look and single-storey bulk and scale. By strategically situating them towards the rear of the existing building, the intention is to ensure they are not prominently visible within the bridge road streetscape. In essence, the new structure is designed to be discreet and not easily noticeable from main street.

04 ENVIRONMENTAL PLANNING ASSESSMENT

The planning controls relevant to the current proposal include:

Assessment Act 1979 and Environmental & Section 4.15 of the Environmental Planning Planning and Assessment Regulation 2021.
Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP);
Canterbury-Bankstown Development Control Plan 2023(CBDCP)

.

4.1 the relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979.

- STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS)

The existing site has been zoned and used as a residential dwelling for many years. The site is unlikely to have been used for any purpose that would cause the site to be contaminated. The proposal is therefore consistent with Chapter 4 in relation to remediation of land.

- STATE ENVIRONMENTAL PLANNING POLICY (BASIX) 2004

A BASIX Certificate has been prepared to accompany this proposal and ensures the proposal achieves the required environmental outcomes.

- STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

No trees are proposed to be removed from the site. The proposal incorporates the required landscaping and therefore meets the provisions of this SEPP. Canterbury-Bankstown Local Environmental Plan 2023

-SECTION 4.15(1)(B) – LIKELY IMPACTS OF THE DEVELOPMENT

- NATURAL ENVIRONMENT

The scale of the proposal is unlikely to cause any adverse impacts to the site and surrounding area. There are no significant on-site trees. The proposal meets the solar access requirements for the adjoining properties (as qualified in section 2.1.9 SOLAR ACCESS) and complies with the relevant objectives associated with the landscaped area provisions. The proposal will not impact the general natural environment of the adjoining properties or surrounding areas.

- BUILT ENVIRONMENT

The scale of the proposal is consistent with the built form and streetscape of the surrounding area. It provides for a development that will enhance the overall character of the precinct. The proposal fully complies with the LEP building height, FSR, and setbacks. Potential impacts of the proposal have been considered in accordance with the relevant planning controls.

Introducing additional dwellings will provide extra space for families, contributing positively to residential amenities and the community.

-SECTION 4.15(1)(C) –SUITABILITY OF THE SITE FOR DEVELOPMENT

The proposed alteration and addition is consistent with the general residential character of the area and does not cause any significant impact to the amenity of the adjoining properties or surrounding area. The site is therefore suitable for the proposal. (The proposed development is consistent with bulk and scale of its surrounding area)

-SECTION 4.15(1)(D) – SUBMISSIONS

Council as the consent authority will need to consider the content of any submissions made during notifications of the DA.

-SECTION 4.15(1)(E) – PUBLIC INTEREST

The proposal could be considered to be in the public interest if pursued in accordance with the approval is sought; particularly it promotes the co-ordinated and orderly, and economic use and development of the land.

-SOCIAL AND ECONOMIC IMPACTS

The proposal provides for enhanced amenity for occupants as well as providing short term construction jobs.

4.2 Canterbury-Bankstown Local Environmental Plan 2023

4,2,1 Objectives of the Zone

The subject site is zoned R3 Medium Density Residential of which the objectives of the zone are :

To provide for the housing needs of the community within a medium density residential environment.

• To provide a variety of housing types within a medium density residential environment.

• To enable other land uses that provide facilities or services to meet the day to day needs of residents.

• To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.

• To allow for development that provides a suitable visual transition between high density residential areas and low density residential areas.

• To ensure suitable landscaping in the medium density residential environment.

• To minimise conflict between land uses within this zone and land uses within adjoining zones.
• To allow for increased residential density in accessible locations to maximize public transport patronage and encourage walking and cycling.
• To promote a high standard of urban design and local amenity.

4.2.2 Permissibility

The subject site is zoned R3 Medium Density Residential under the provisions of Canterbury-Bankstown Local Environmental Plan 2023. Development for the purposes of a 'dwelling house' is permitted with consent in the R3 zone prescribed in the LEP.

PROVISION	REQUIREMENT	COMPLIANCE	
Site	*463m2*	*Min 460m2*	Yes
Maximum Building Height (m)			Yes
	8.5 m Max.	*Proposed additional part of dwelling height maximum 4.38m from natural ground level, and the existing dwelling part is 5.63m from ground floor level. (Yes)*	
FSR (Maximum Floor Space Ratio (n:1))	*:0.5 :1*	*The proposed dwelling has the floor space ratio of 0.46:1, with floor area of 213sqm*	Yes
Heritage Conservation		*Upon reference to LEP heritage Map-HER-004 in relation to local, State or Regional items of heritage significance including conservation areas, it was revealed that the subject property was not identified as being a heritage listed item or within the vicinity of any heritage items.*	Yes

Dwelling houses are described as permissible with consent in the R3 Medium Density Residential Zone. The proposed alteration and addition at this address is considered to be consistent with the above objectives because:

The built form of the dwelling house as sought in this proposal would maintain a bulk and scale and height which are similar in scale to existing developments in the surrounding area, as the development complies with the majority of the LEP & DCP development standards and controls.

4.2.3 Clause 5.21 Flood Planning

The site is subject to stormwater inundation from the overland flow path during large storm events. Refer to the attached "100 Year ARI Flood & PMF Extent Maps from Cooks River Overland Flow 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 nominated 100-year ARI* flood level at the site is RL 25.9 m AHD.
The proposed development, including floor levels, complies with the development controls specified in Chapter 2.2 Schedule 5 of Canterbury Bankstown's Development Control Plan 2023 - Catchments Affected by Stormwater Flooding.

Conclusion with respect to LEP requirements

In light of the analysis, it is affirmed that the proposed development aligns seamlessly with the objectives of the zone and is poised to make a positive contribution to the inherent character of the surrounding area. Consequently, it is confidently concluded that the proposed development harmoniously aligns with and supports the objectives of the R3 Medium Density Residential zone.

4.3. Canterbury-Bankstown Development Control Plan 2023

4.3.1 General Design Principals

The subject site is zoned R3 medium Density Residential under the provisions of the Canterbury-Banks won Local Environmental Plan 2023

The following provisions of the State Environmental Planning Policy (Affordable Rental Housing) 2009, the Canterbury-Banks Local Environmental Plan 2023 and SECTION 2– DWELLING HOUSES and OUTBUILDINGS, Chapter 5 Residential Accommodation of Canterbury-Banks Development Control Plan 2023 applies to the proposed development:

PROVISION	REQUIRED	COMMENT	COMPLIANCE
Chapter 2			
2.1	*O1 To ensure site analysis plans identify the site features (opportunities and constraints).*	*The site area and lot dimensions allow for sufficient provision of landscaping, including deep soil*	Yes

SITE ANALYSIS PLANS	*O2 To ensure site layouts: (a) provide a pleasant, attractive, and resource-efficient living environment, (b) provide buildings, front fences, and landscaped areas that contribute positively to the streetscape, (c) retain any item of identified conservation or heritage value, and (d) take into account site features such as topography, views, landmarks, trees, vegetation, structures, drainage, services, access, orientation and microclimate.*	*zones. The proposed building does not unduly overshadow adjoining properties*	
2.2 Flood Risk Management	*O1 To reduce the risk to human life and damage to property caused by flooding through controlling development on land affected by potential floods.* *O2 To control development and other activity within each of the individual floodplains in Canterbury-Bankstown having regard to the characteristics and level of information available for each of the floodplains.* *O3 To assess applications for development on land that could be flood affected in accordance with the principles included in the Floodplain Development Manual, issued by the NSW Government.* *O4 To apply a 'merit-based approach' to all development decisions which takes account of social, economic and environmental as well as flooding considerations in accordance with the principles contained in the Floodplain Development Manual.*	*The proposed setbacks reinforce the streetscape character of the locality and provide a carport at street level, consistent with development in the area*	Yes
2.3. Tree management	O1 To sustainably manage the tree resources to improve the visual, physical and environmental amenity of Canterbury-Bankstown. O2 To promote a healthy urban forest and urban tree canopy. O3 To promote the use of professional standards and best practices in tree management. O4 To list the controls for the pruning, removal and replacement planting of trees.		N/A
Chapter 3			
3.2 car parking	Dwelling houses are required to provide 2 spaces per dwelling	The proposed arrangement is considered reasonable for the site width.	Yes
3.3 Waste management	O1 To maximise resource recovery and encourage source separation of waste, reuse and recycling by ensuring development provides adequate and appropriate bin storage and collection areas. O2 To ensure development incorporates well-designed and adaptable bin storage areas and collection facilities that are convenient and accessible to occupants. O3 To maximise residential amenity and minimise adverse environmental and health related impacts associated with waste management such as odour and noise from bin storage and collection areas. O4 To ensure bin storage and collection areas are designed to integrate with and meet the requirements for Council's domestic waste services. O5 To ensure development facilitates all waste streams being handled, stored and collected in a manner to reduce risk to health and safety of all users including maintenance (such as caretakers), collection staff and contractors (and required vehicles and	Council waste is arranged to existing residential development types as required under the Local Government Act 1993. Development has provided an adequate sized bin storage area behind the front building line to accommodate all allocated bins.	Yes

	equipment). O6 To integrate bin storage and collection areas with the building form and landscape to avoid adverse visual impacts on the streetscape and neighbourhood. O7 To assist in achieving Federal and State Government waste minimisation and diversion targets as set by relevant legislation, regulations and strategies.		
3.4 Sustainable development	O1 To incorporate water conservation measures in the design and operation of development. O2 To incorporate energy efficient practices in the design and operation of development.	Please refer to accompanying BASIX Certificate	Yes
3.7 Landscape	O1 To integrate the landscape design with the overall design of the development. O2 To promote the retention and planting of large and medium size trees, and the healthy growth of trees in urban areas. O3 To provide deep soil zones to manage urban heat and water, and to allow for and support healthy plant and tree growth. O4 To contribute to the quality and amenity of communal	*The proposed landscaping will include ample deep soil zones, and the natural terrain levels will maintain the consistency of the site slope, ensuring a harmonious transition from adjoining properties.*	Yes
Chapter 5 – Residential Accommodation			
2.1 Minimum lot size and frontage	*Min. width – 15m Rectangular in shape*	*Existing allotment.*	Yes
2.2 Site Coverage	***Floor area:*** *Sites up to 499m2 - 300m2* *Sites 450-599m2 - 330m2* *Sites 600-899m2 - 380m2* *Sites >900m2 - 430m2* ***Site Coverage:*** *Sites up to 499m2 - 60%* *Sites 450-599m2 - 50%* *Sites 600-899m2 - 40%* *Sites >900m2 - 40%*	*Existing site area: 463 m2* *Proposed total gross floor area* *= 213 m2* *Proposed site coverage* *= 50%* *(refer to site plan DC03 for further details)*	Yes
2.3 Landscaping	***Deep soils area:*** *Sites up to 499m2 - 15%* *Sites 450-599m2 - 20%* *Sites >600m2 - 25%* *Min. dimension – 2.5m*	*Proposed Landscape area / Deep soils* *= 35 %* *(refer to site plan DC03 for further details)*	Yes
2.4 Layout and	*Orientate new development to maximise solar access*	*Northwest to rear corner, appropriate solar access is*	Yes

Orientation	*and natural lighting.* *Site dwelling to avoid casting shadows onto neighbouring dwellings POS, living areas and solar cells.* *Site POS to avoid existing shadows cast by nearby developments.*	*provided to the rear POS and living areas.* *Shadows minimised to living areas and POS areas of adjoining property. POS and living areas are provided with suitable solar access.* *Suitable location of POS area as single storey level development.* *Private open space has been integrated with living areas of the existing dwellings and will succeed in providing for the recreational needs of residents.*	
2.5 Height	*Max. 2 Storeys* *Max. Wall height – 7m where LEP indicates 8.5m height Max.* *Wall height – 8m where LEP indicates 9.5m height.* *Max. FGL 1m* *Retaining walls along or adjacent to boundary:* *Max. 3m on steep sites* *Max. 1m all other sites* *Cut and Fill Max 1m cut* *Max. 0.6m fill*	*Single storey level development* *6.8m at highest point.* *N/A* *The new part of alteration & addition floor area raised the floor level of the dwelling due to flood planning requirements* *The increase to the FGL is not likely to have any detrimental impact upon adjoining properties by way of privacy, solar access or bulk and scale given the suitable design and setbacks of the dwelling. In this instance.* *Please refer to the Council's SSR report as appendix 1.* *N/A* *N/A* *The proposed design will raise the floor level without the requirements of fill.*	Yes
2.6 Setbacks	*Lots <12.5m wide* *Front – Min. 5.5m from building line.* *Side – 0.9m* *Rear – 6.0m* *Outbuildings* *External wall Height >2.7m min. 450mm setback.* *Wall height <2.7m may encroach.* *Exceptions and Other Requirements Articulation elements permitted to encroach 1.5m into front*	*N/A* *0.9 m* *N/A* *N/A*	Yes

	setback *Exceptions and Other Requirements Articulation elements permitted to encroach 1.5m into front setback.*	*N/A* *(Alterations and additions proposed behind of the existing)*	
2.8 *Building Design*	*Contemporary design acceptable where subject site or adjoining lots are not heritage listed.* *Entry and front door to be clearly identifiable from street.* *At least 1 habitable room within front façade.* *Principal living area and bedroom Min. dimension 3.5m* *Secondary bedrooms min. dimension 3m.* *Address street frontage(s)* *Max wall length: Street façade – 4-6m Side elevations – 10-15m*	*The construction of a new single storey dwelling provides for variety in the density of housing within the area, on an allotment intended for that purpose.* *N/A* *N/A* *Main living and Master Bedroom have >3.5m dimensions* *N/A* *N/A*	Yes
2.9 *Roof Design and Features*	*Simple pitched roof in keeping with surrounding developments.* *Max. roof pitch – 30°*	*Simple pitched roof design for additional part provided. 2 to 3 degree roof pitch*	Yes
2.10 *Solar Access and Overshadowing*	*Primary living areas to receive min. 2hrs sunlight between 8am and 4pm on June 21st.* *POS areas to receive min. 2hrs sunlight between 8am and 4pm on June 21st to 50% of the area.* *Min 2hrs solar access to adjoining properties between 8am and 4pm on June 21st.*	*Primary living areas to dwelling receive 2hrs of solar access* *Living areas of both the subject development and adjoining properties will not be overshadowed as a result of the proposed development* *The POS area is able to receive suitable solar access* *No shadows cast will cause to the adjoining properties(at least 2hrs of solar access on June 21)*	Yes
2.11 Visual Privacy	*Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site, and to minimise direct overlooking of rooms and private open space Narrow windows or raised sill heights to be used to limit overlooking*	*Privacy between the dwellings and the adjoining sites is able to be achieved as living areas are orientated largely to the rear yard at ground level furthermore, the addition is proposed as single level only.*	Yes

		Privacy screens have been provided where required to ensure visual privacy is maintained between the subject site and adjoining sites. Windows have also been carefully located to prevent direct sightlines.	
2.12 Acoustic Privacy	*Protect sensitive rooms from likely noise sources such as major roads or neighbouring living areas.*	*Appropriate measures in place to ensure noise levels acceptable for a residential dwelling.*	Yes
2.13 Fences	*Front fence max. 1.2m high.* *Side fencing max. 1.8m, but must taper between building line to front boundary to 1.2m.*	*NA* *N/A – no fencing proposed as part of this application.*	Yes

This well-thought-out proposal aims to deliver a meticulously planned residence, serving as a contemporary family home for the owners. The design not only prioritises the occupants' needs but also enhances the external aesthetic, seamlessly fitting into the locality. By doing so, the proposal ensures a harmonious integration without compromising the residential setting or the distinctive character of the main streetscape. In essence, it strikes the perfect balance, meeting the occupants needs while preserving the charm of the existing neighborhood.

The maximum height of the new addition behind the existing dwelling will be lower than the existing roof of the existing front dwelling, making it unobtrusive from the main street. The design incorporates a skillion roof for the additional area, contributing to this unobtrusiveness.

Furthermore, The proposed dwelling largely retains its original structure and does not obstruct distract views from neighboring dwellings. To address the ARI flood level in the additional floor area, the site requires consideration of overland flow paths and stormwater inundation. As such, the proposed ground floor level will be raised approximately 1 meter above the existing floor level at the front of the dwelling.

Dwelling houses are required to provide 2 car-parking spaces per dwelling. The proposed dwelling is able to provide two spaces within the hardstand driveway. This is considered reasonable for the site width. This thoughtful design improves the overall amenity compared to the existing residence.

The proposed additional spaces have been designed following a comprehensive analysis of the site's context during the design stage. The new roof form associated with the rear addition is architecturally crafted to respect and complement the existing adjoining single level dwelling. In line with the contextual considerations, the materials schedule specifies the use of matching metal sheets for consistency with the adjoining building. Additionally, the metal external walls and glazzing door are chosen to align with the features established by the original house.

This deliberate design approach aims to achieve visual coherence and contribute architecturally to the surrounding area. The proposed elements are thoughtfully integrated to create a harmonious addition that blends seamlessly with the existing structures while making a fitting architectural contribution to the neighborhood.

05 Conclusion

The proposed development is appropriately located in R3 'Medium Density Residential' under the provisions of the the Canterbury-Banks Local Environmental Plan 2023 and Chapter 5 Residential Accommodation of Canterbury-Banks Development Control Plan 2023 applies to the proposed development. The proposed is sensitively designed to minimise any impact to the surrounding context and the established characteristics of the street and locality.
In light of the significant merits of the proposal and the absence of any adverse environmental impacts, it is recommended that Council grant consent to this alterations and addition, subject to appropriate conditions of consent.

Appendices

Level 1, 66 - 72 Rickard Road, Bankstown NSW
PO Box 8, Bankstown NSW 1885
Tel: (02) 9707 9010 - Fax: (02) 9707 9408
DX 11220 BANKSTOWN
council@cbcity.nsw.gov.au

CITY OF CANTERBURY BANKSTOWN

To: Mrs Ryun Kyung Ok
74 Bridge Rd
BELMORE NSW 2192

STORMWATER SYSTEM REPORT
74 Bridge Road, BELMORE NSW 2192

Date: 02-Feb-2024
Ref: WP-SIAONL-170/2024
Development type: **Residential Extension**

NO	FLOOD/OVERLAND FLOW STUDY REQUIRED

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

- Overland flowpath for excess stormwater runoff from the upstream catchment and associated with the drainage systems located north & east of the site.

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

The site will 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 Cooks River Overland Flow 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 25.9 m AHD.**

The proposed development including floor levels, shall comply with the development controls specified in Chapter 2.2 Schedule 5, of Canterbury Bankstown's Development Control Plan 2023 - Catchments Affected by Stormwater Flooding.

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* 2023*.**

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

Runoff from the building is to be collected and disposed of to Council's requirements detailed in Canterbury Bankstown Council's *Development Engineering Standards*** *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.

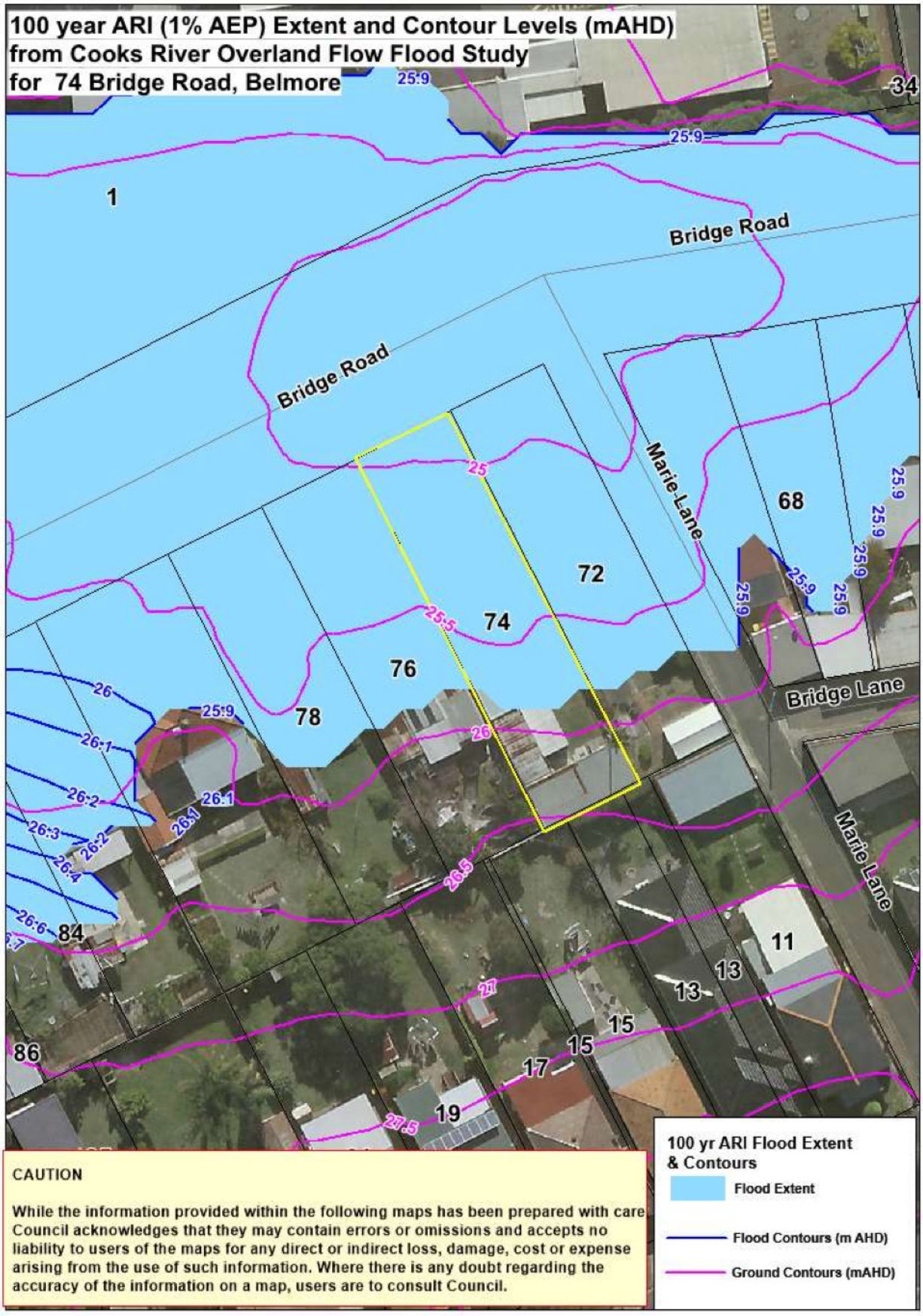
* Average Recurrence Interval

** Australian Height Datum

*** Canterbury Bankstown Council's *Development Engineering Standards* June 2023 and Canterbury *Bankstown's Development Control Plan 2023* is available from Council's Web Page.

PMF Probable Maximum Flood

Pushpa Goonetilleke
ENGINEER


100 year ARI (1% AEP) Extent and Contour Levels (mAHD)
from Cooks River Overland Flow Flood Study
for 74 Bridge Road, Belmore
Bridge Road
Bridge Road
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Bridge Lane
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CAUTION
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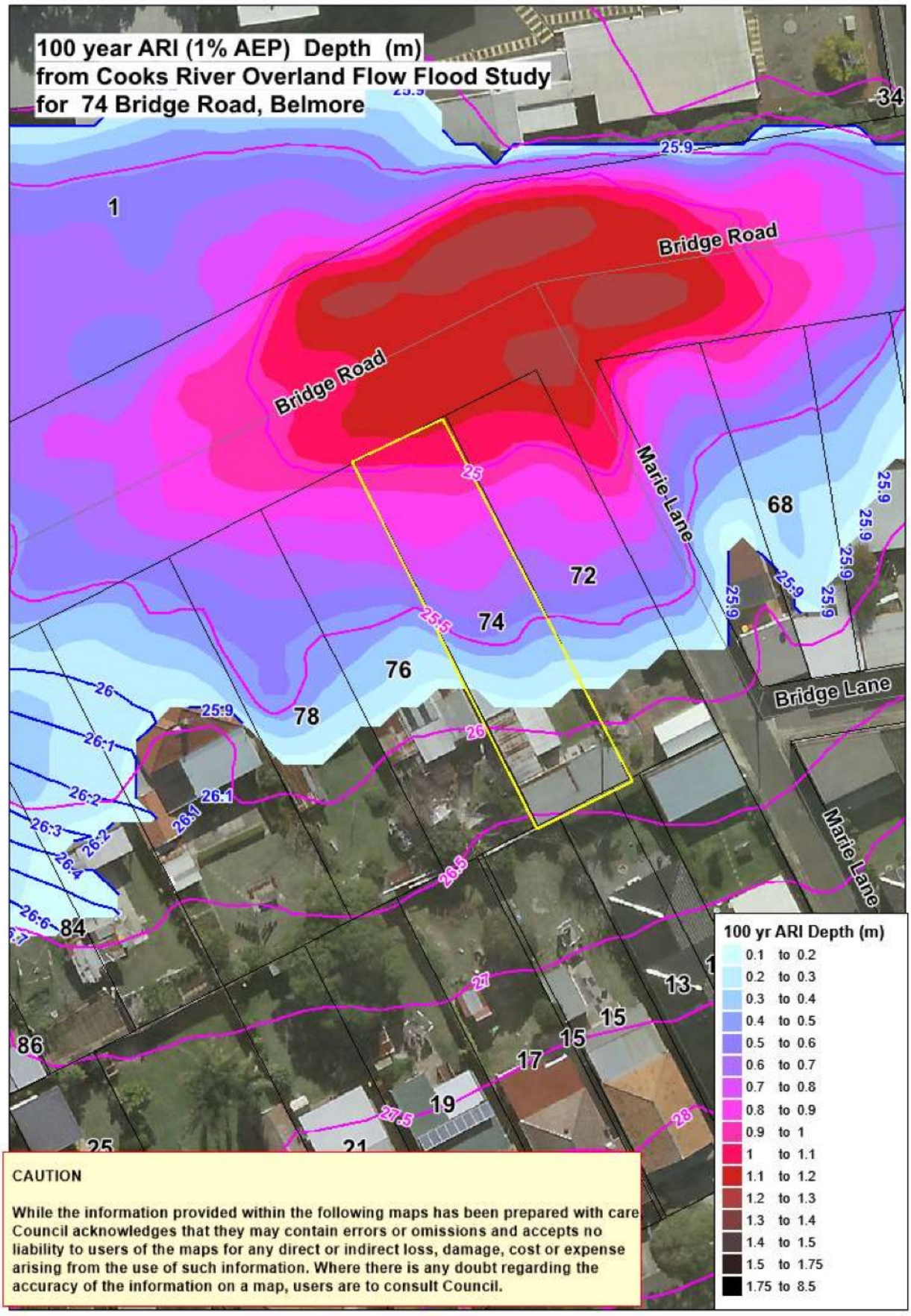
100 yr ARI Flood Extent & Contours
Flood Extent
Flood Contours (m AHD)
Ground Contours (mAHD)



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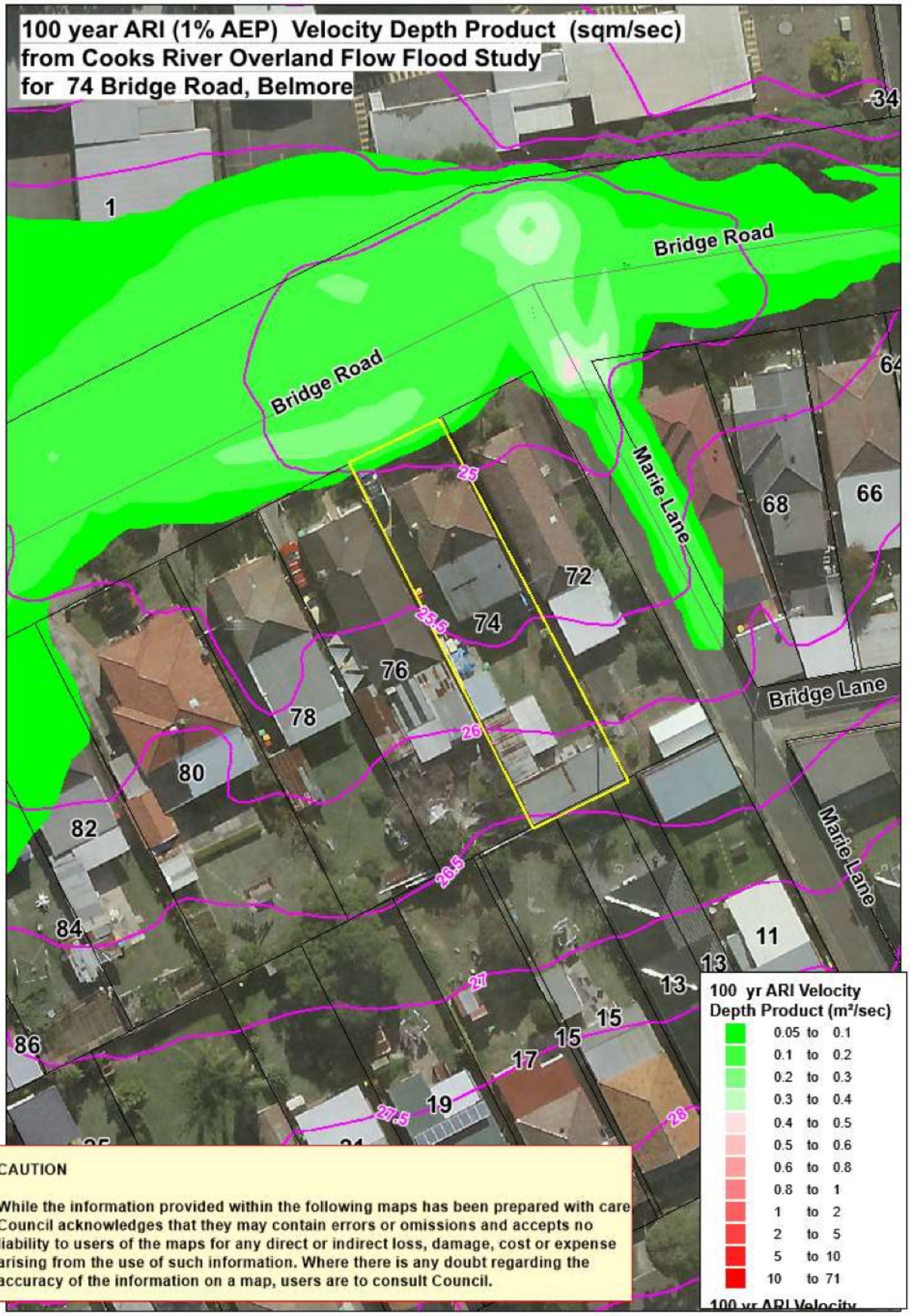
100 year ARI (1% AEP) Velocity Depth Product (sqm/sec)
from Cooks River Overland Flow Flood Study
for 74 Bridge Road, Belmore
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Bridge Road
Marie Lane
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27.5
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100 yr ARI Velocity Depth Product (m²/sec)
0.05 to 0.1
0.1 to 0.2
0.2 to 0.3
0.3 to 0.4
0.4 to 0.5
0.5 to 0.6
0.6 to 0.8
0.8 to 1
1 to 2
2 to 5
5 to 10
10 to 71
CAUTION
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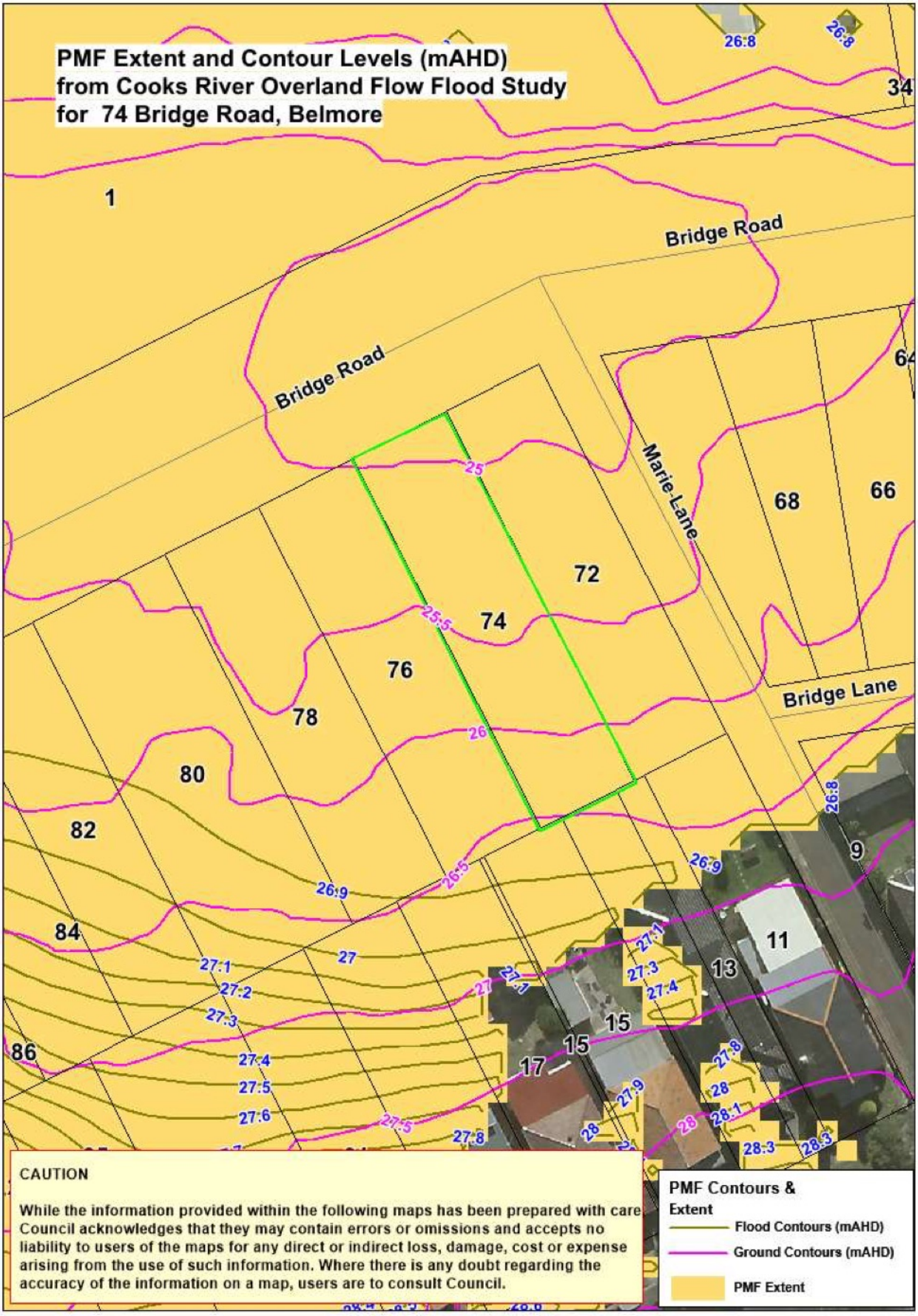
PMF Extent and Contour Levels (mAHD)
from Cooks River Overland Flow Flood Study
for 74 Bridge Road, Belmore
Bridge Road
Bridge Road
Marie Lane
Bridge Lane
1
34
64
66
68
72
74
76
78
80
82
84
86
9
11
13
15
15
17
25
25.5
26
26.5
26.8
26.9
27
27.1
27.2
27.3
27.4
27.5
27.6
27.8
27.9
28
28.1
28.3
CAUTION
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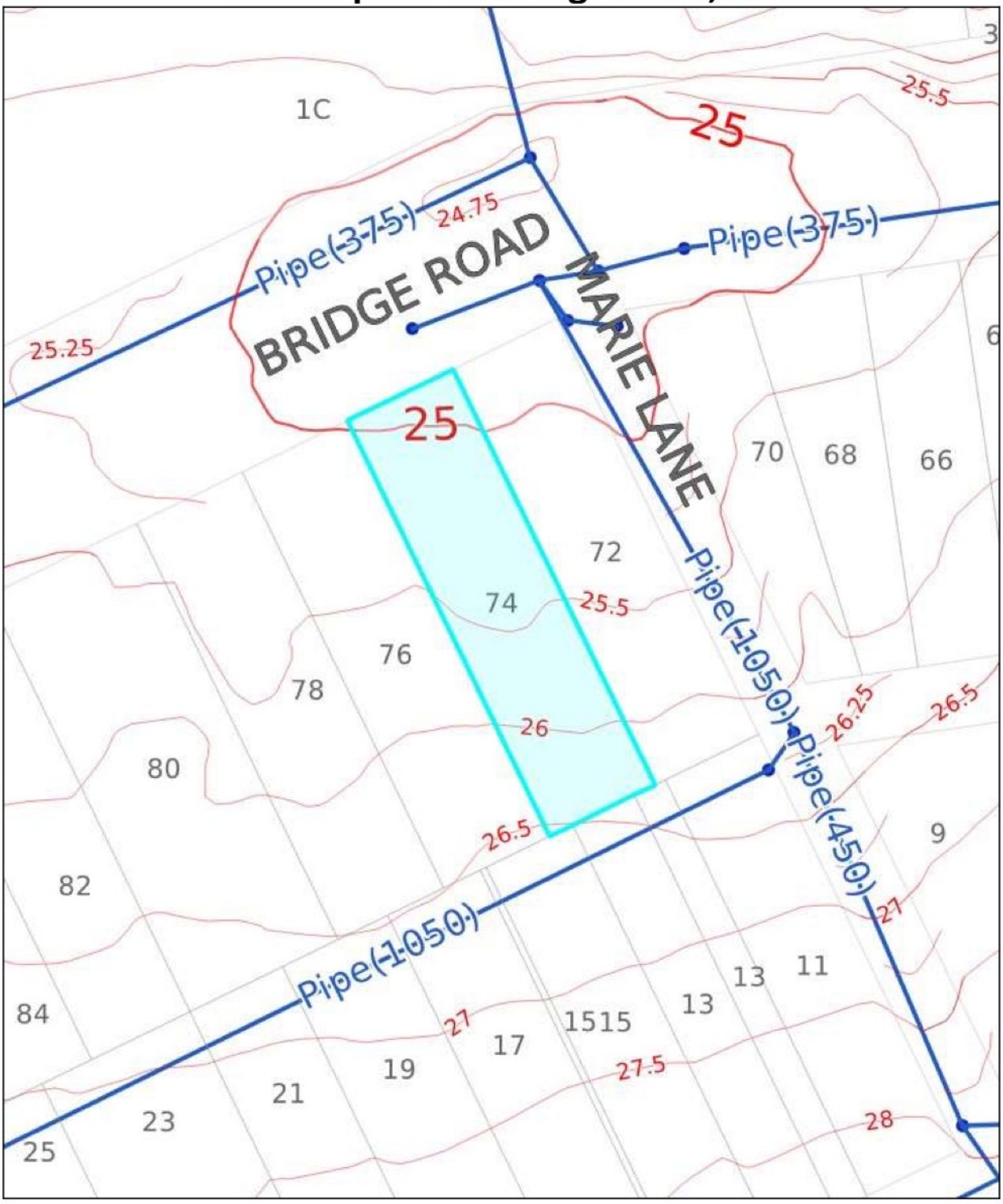
PMF Contours & Extent
Flood Contours (mAHD)
Ground Contours (mAHD)
PMF Extent

GIS Map for 74 Bridge Road, Belmore



DATE: Feb 2, 2024, 3:53 PM

1:564

Metres 10 20 30

PREPARED BY: Pushpa G

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Aerial Map for 74 Bridge Road, Belmore

DATE: Feb 2, 2024, 3:54 PM

1:564

Metres 10 20 30

PREPARED BY: Pushpa G

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LEGEND

Canterbury Bankstown LGA

Surrounding LGA's

Jetty

Jetty

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