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CITY OF CANTERBURY BANKSTOWN

To: Mirwan Hanna
12/27 Crinan St
HURLSTONE PARK NSW 2193

STORMWATER SYSTEM REPORT 153 Penshurst Road, NARWEE NSW 2209

Date: 13-Jan-2022
Ref: WP-SIA-29/2022
Development type: Commercial Development

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 system located east of the site.

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 Map from Cooks River Overland 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 36.3m AHD at front of the property.**

For this development, a flood /overland flow study to determine the 100 year ARI* water surface level is not necessary provided that **the proposed development including floor levels, shall comply with the development controls specified in former Canterbury Development Control Plan 2012 - 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.

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

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

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.

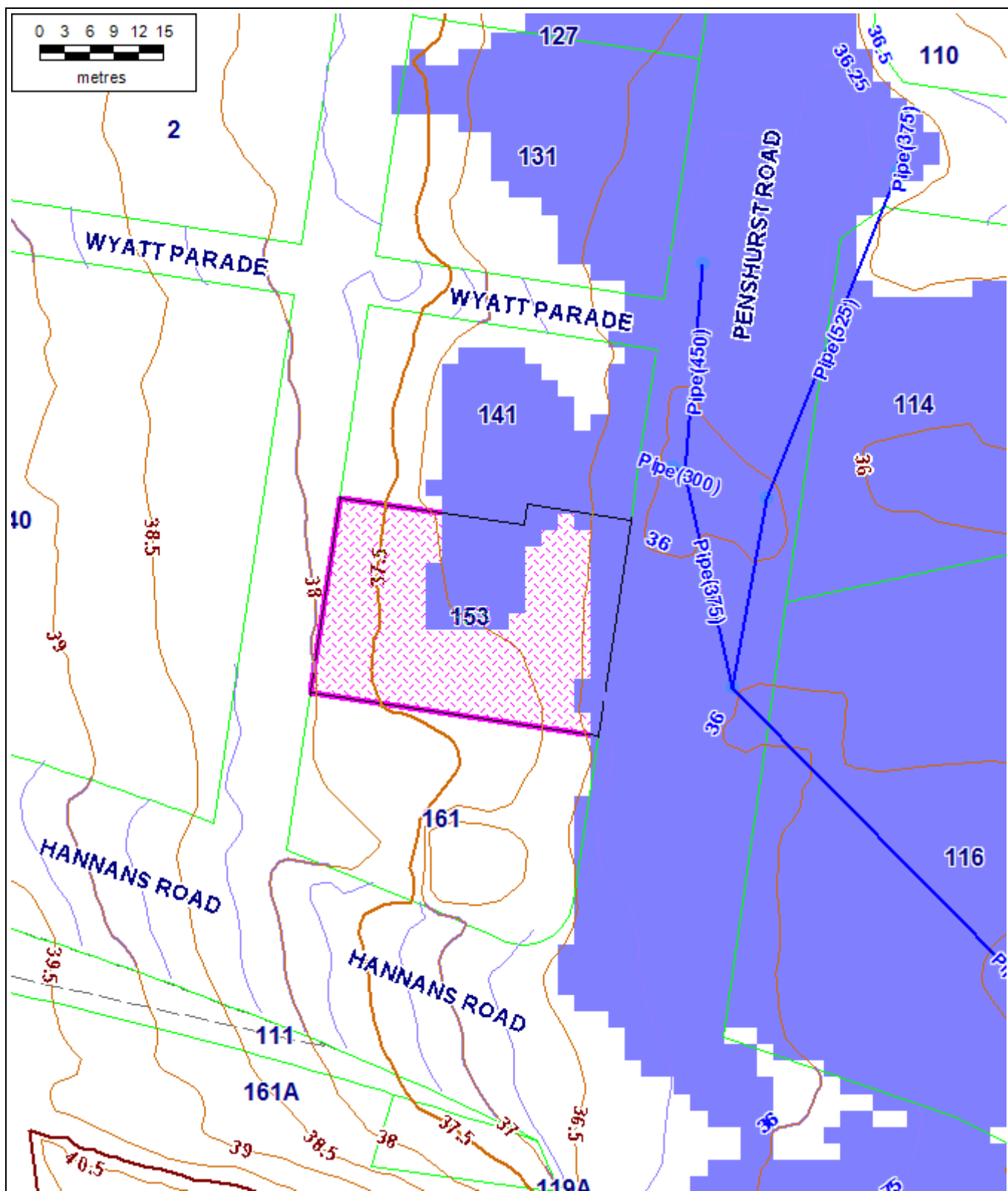
PMF Probable Maximum Flood

Jeshica Mool
Infrastructure Services Officer





100yr ARI Flood Depth with Flood Contours To m AHD**



1:676.6
14 January 2022






















153 Penshurst Road, Narwee

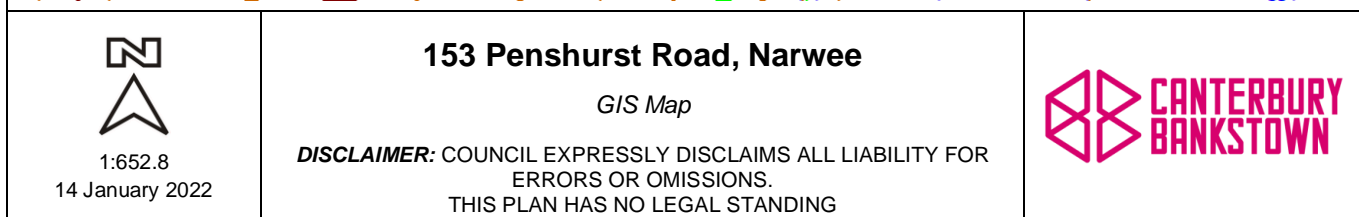
Probable Maximum Flood Extent (PMF) Map

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ERRORS OR OMISSIONS.
THIS PLAN HAS NO LEGAL STANDING



Legend

	Suburb
	Stormwater Drains MD
	Stormwater Pits MD
	Sydney Water
	Contour Major 5m
	Contour Intermediate 2.5m
	Contour Minor 0.5m
	_25cm Contour Interval (Major)
	_25cm Contour Interval (Basic)
	_25cm Contour Interval (Minor)
	Parcel
	Parcel Associate
	Parcel Vinculum
	Jetty
	Easements
	Road Boundaries
	Flooding_PMFEXTENT
	Road Names
	Airport Internal Road
	Water Boundary
	Airport Taxiway





1:652.8
14 January 2022

153 Penshurst Road, Narwee

Aerial Map

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