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CITY OF CANTERBURY BANKSTOWN

To: A.A Developments Pty Ltd
24 Seton Rd, MOOREBANK NSW 2170

STORMWATER SYSTEM REPORT

Property Address	107 Thompson Road Panania 2213
Lot/Section/Deposited Plan	Lot 10 DP 9017
Date Prepared:	09/09/2024
Ref:	WP-SIAONL-1858/2024
Prepared By:	Pushpa Goonetilleke
Development Type:	Dual Occupancy

FLOOD STUDY REQUIRED

No

This Stormwater System Report (SSR) provides flood and stormwater information about the property.

The information in this report should be reviewed by those who are knowledgeable in flooding or have a technical requirement to understand more about Council's building development controls (such as surveyors, builders, certifiers, architects and engineers).

Stormwater Infrastructure

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

- Pipe Type (diameter in mm): Pipe(900) stormwater pipeline (according to Council records) and associated with 3.05m drainage easement located southern site boundary adjacent to the site.

Property Levels

Description	Minimum (m AHD)	Maximum (m AHD)
Approximate Ground Level	24.40	26.20

Flooding Levels

Stormwater Catchment Flooding from Morris Gully Catchment Flood Study (BMT WBM, 2011)

Flood Event	Minimum Level (m AHD)	Maximum Level (m AHD)
5% AEP (20 year ARI)	-	-
1% AEP (100 year ARI)	24.50	26.30
PMF (Probable Maximum Flood)	24.60	21.70

Terms and Definitions

Annual Exceedance Probability (AEP)	The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance.
Average Recurrence Interval (ARI):	Similar to AEP. The long-term average number of years between the occurrence of a flood as big as (or larger than) the selected event.
metres above Australian Height Datum (m AHD)	The reference level for defining ground levels in Australia. The level of 0.0m AHD is approximately mean sea level.
Maximum and Minimum Ground Level –	Highest and lowest ground levels on the property based on available ground level information. A Registered Surveyor can confirm exact ground levels.
Probable Maximum Flood	An extreme flood deemed to be the largest flood that could conceivably occur at a specific location The PMF defines the extent of flood prone land (i.e. the floodplain).

Further Information

For further information on flood-related development controls which may be applicable to this property, refer to the following guidelines:

- Canterbury Bankstown Development Control Plan (2023, chapter 2.2 Flood risk Management)
- Canterbury Bankstown Development Engineering Standards (2023)
- Council Standard Drawings.

Disclaimer

The information contained in this document is not endorsed by the Council as without error, omission or mis-description. Council accordingly expressly disclaims all and any liability and responsibility in respect of loss, damage or injury to person or property arising from anything done or omitted to be done by any person in reliance, whether wholly or in part, upon any part of this information.

Any person having regard to the information contained in this document is encouraged to seek, at their discretion, all other sources of information on the subject matter as they consider appropriate, which may include local knowledge and/or professional advice.

ATTACHMENTS

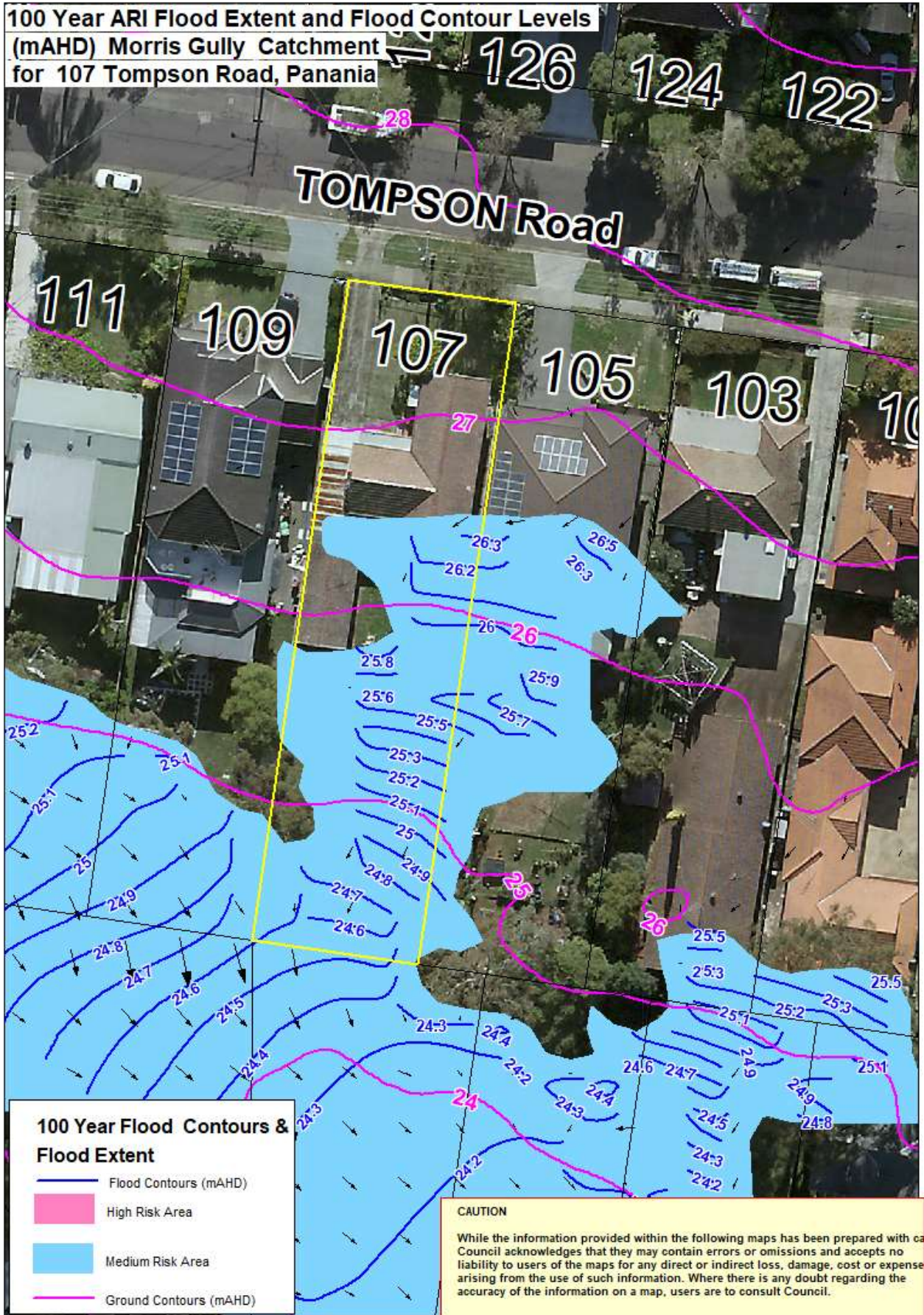
For 1% AEP (100 year ARI)

1. Flood Extent & Flood Contours Map
2. Flood Depth Map
3. Velocity Depth Product Map

For PMF

4. Flood Contours & Flood extent Map
 5. GIS Map (from Council's Data)
 6. Aerial Map (from Council 's Data)
- Note: Attached Georges River Flood Extent Map if affected by Georges River flooding

**100 Year ARI Flood Extent and Flood Contour Levels
(mAHD) Morris Gully Catchment
for 107 Tompson Road, Panania**



100 yr ARI Flood Depth (m) and Flood Contour Levels (mAHD) Morris Gully Catchment for 107 Tompson Road, Panania

TOMPSON Road

Maximum Depth (m)

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 0.7
0.7 to 0.8
0.8 to 0.9
0.9 to 1
1 to 1.25
1.25 to 1.5
1.5 to 2
2 to 3
3 to 4
4 to 5

CAUTION

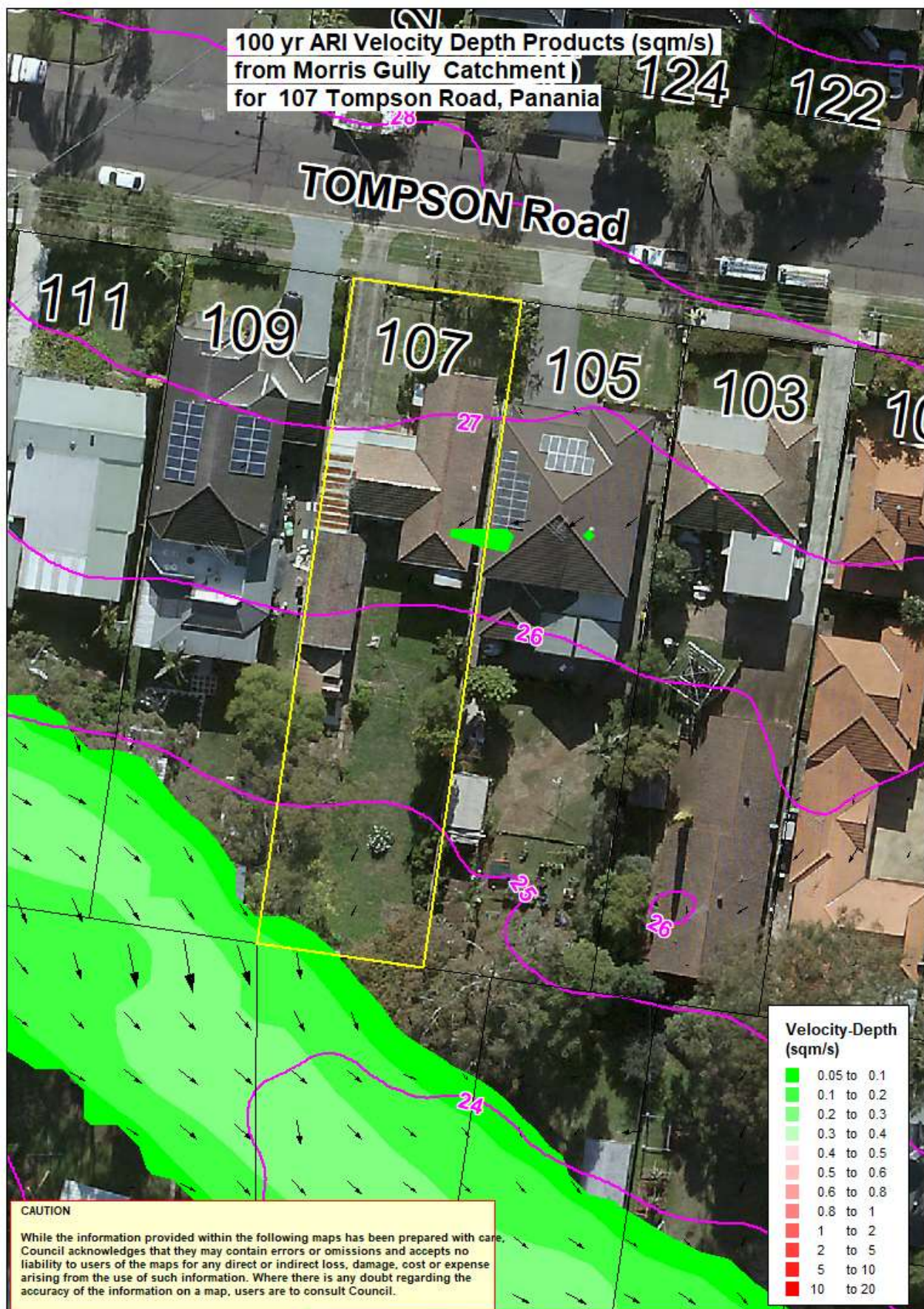
While the information provided within the following maps has been prepared with care, Council acknowledges that they may contain errors or omissions and accepts no liability to users of the maps for any direct or indirect loss, damage, cost or expense arising from the use of such information. Where there is any doubt regarding the accuracy of the information on a map, users are to consult Council.

CAUTION

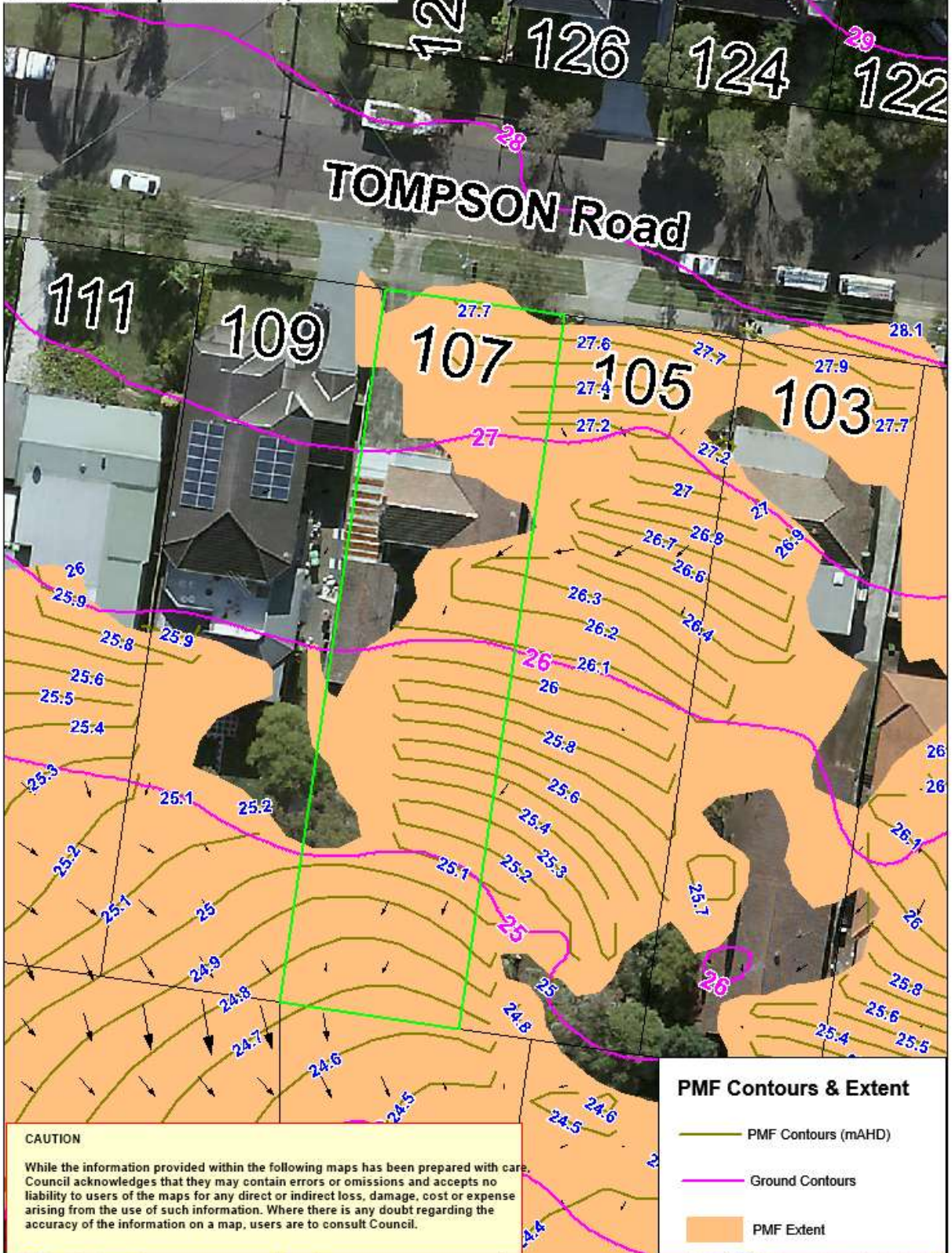
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Maximum Depth (m)

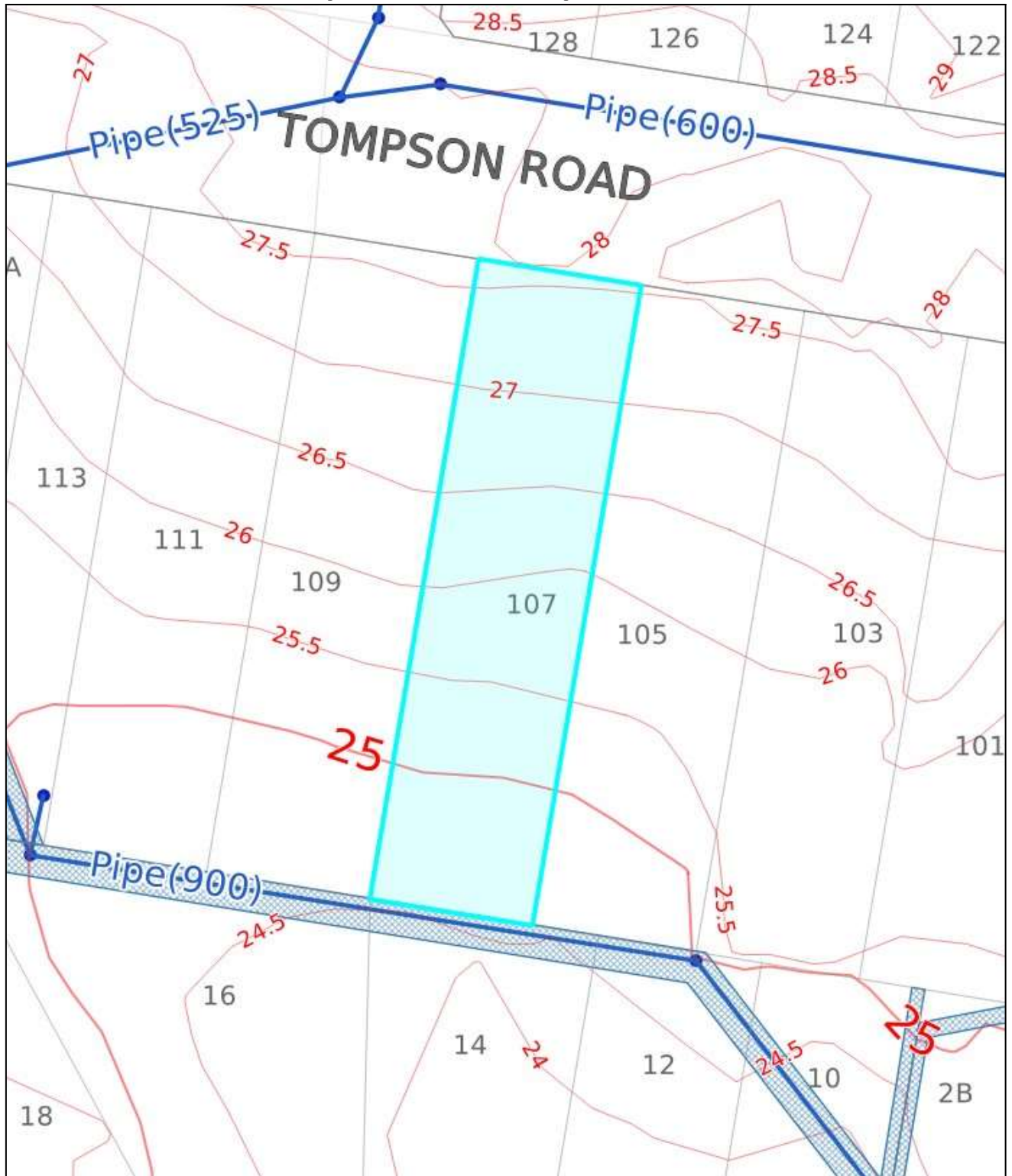
	0.1	to 0.2
	0.2	to 0.3
	0.3	to 0.4
	0.4	to 0.5
	0.5	to 0.6
	0.6	to 0.7
	0.7	to 0.8
	0.8	to 0.9
	0.9	to 1
	1	to 1.25
	1.25	to 1.5
	1.5	to 2
	2	to 3
	3	to 4
	4	to 5



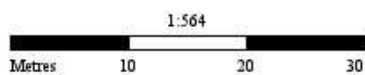
**PMF Extent and Contour Levels (mAHD)
from Morris Gully Catchment
for 107 Tompson Road, Panania**



GIS Map for 107 Tompson Road, Panania



DATE: Sep 9, 2024, 9:56 AM

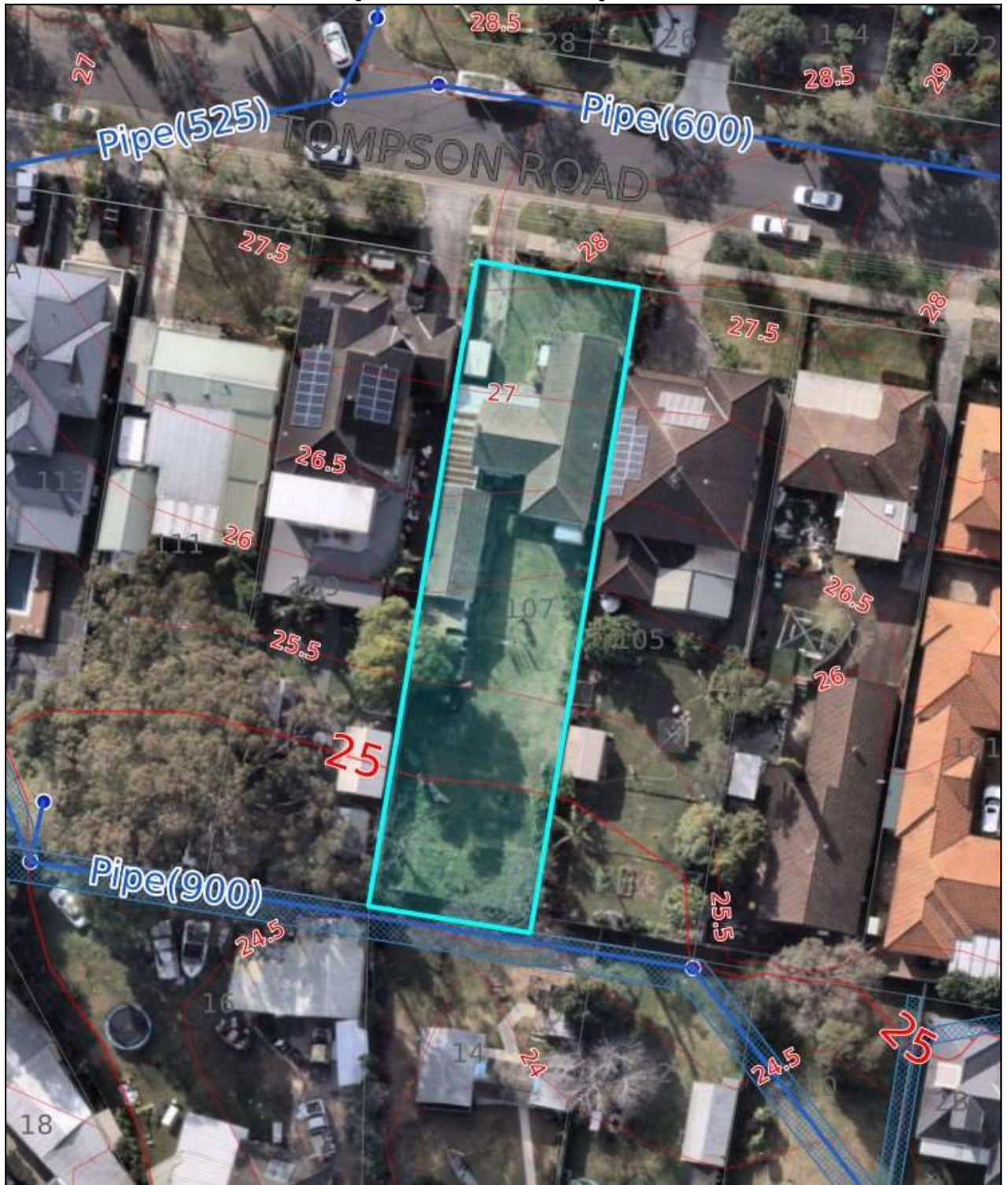


PREPARED BY: Ushpa G

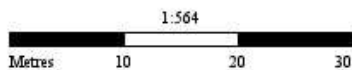
Whilst all care has been taken in the preparation of this base map, Council accepts no responsibility for the accuracy of any information shown. Users should rely on their own enquiries in order to validate information shown on this map. This information is for graphical presentation only.



Aerial Map for 107 Thompson Road, Panania



DATE Sep 9, 2024, 9:59 AM





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

