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## CITY OF CANTERBURY BANKSTOWN

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To: Visualised Concepts  
12 Rugby Crs  
CHIPPING NORTON NSW 2170

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### STORMWATER SYSTEM REPORT 41 Napoli Street, PADSTOW NSW 2211

Date: 13-Dec-2023  
Ref: WP-SIAONL-2526/2023  
Development type: Detached dwelling (single house)

NO
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FLOOD/OVERLAND FLOW STUDY REQUIRED

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

- 525mm diameter council stormwater pipeline and associated 1.83m wide easement located along the western site boundary within the site.
- Overland flowpath [floodway] for excess stormwater runoff from the upstream catchment and associated with this drainage system.
- Stormwater inundation from excess stormwater runoff from the upstream catchment and associated with the drainage system through Napoli Street.

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 Fairford Road 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 22.9m 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

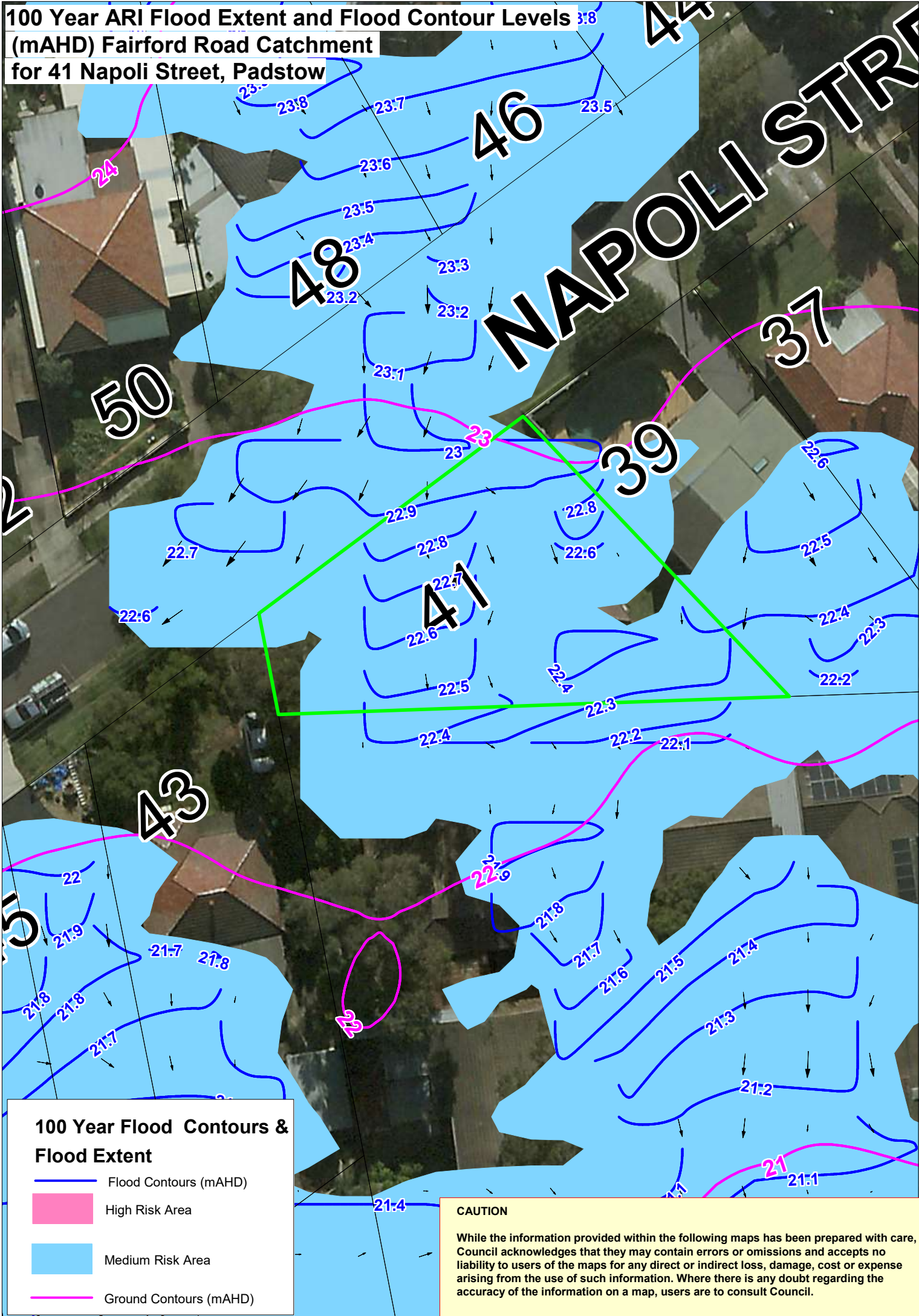
\*\*\* Canterbury Bankstown's Development Control Plan 2023 is available from Council's Customer Service Centre or Council Webpage.

**PMF** Probable Maximum Flooding

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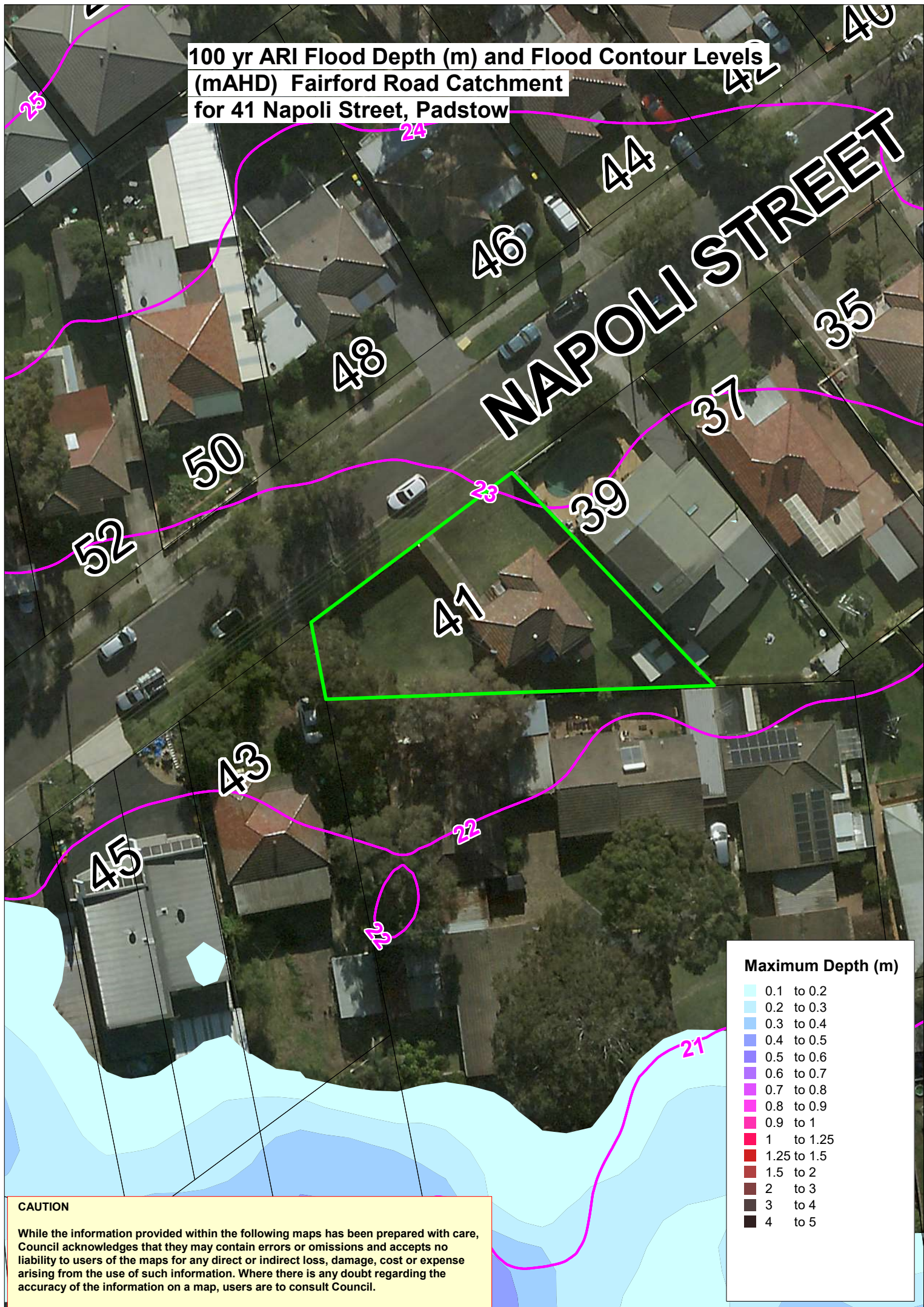
**Ahmed Barud**  
**Infrastructure Services Officer**

# 100 Year ARI Flood Extent and Flood Contour Levels (mAHd) Fairford Road Catchment for 41 Napoli Street, Padstow



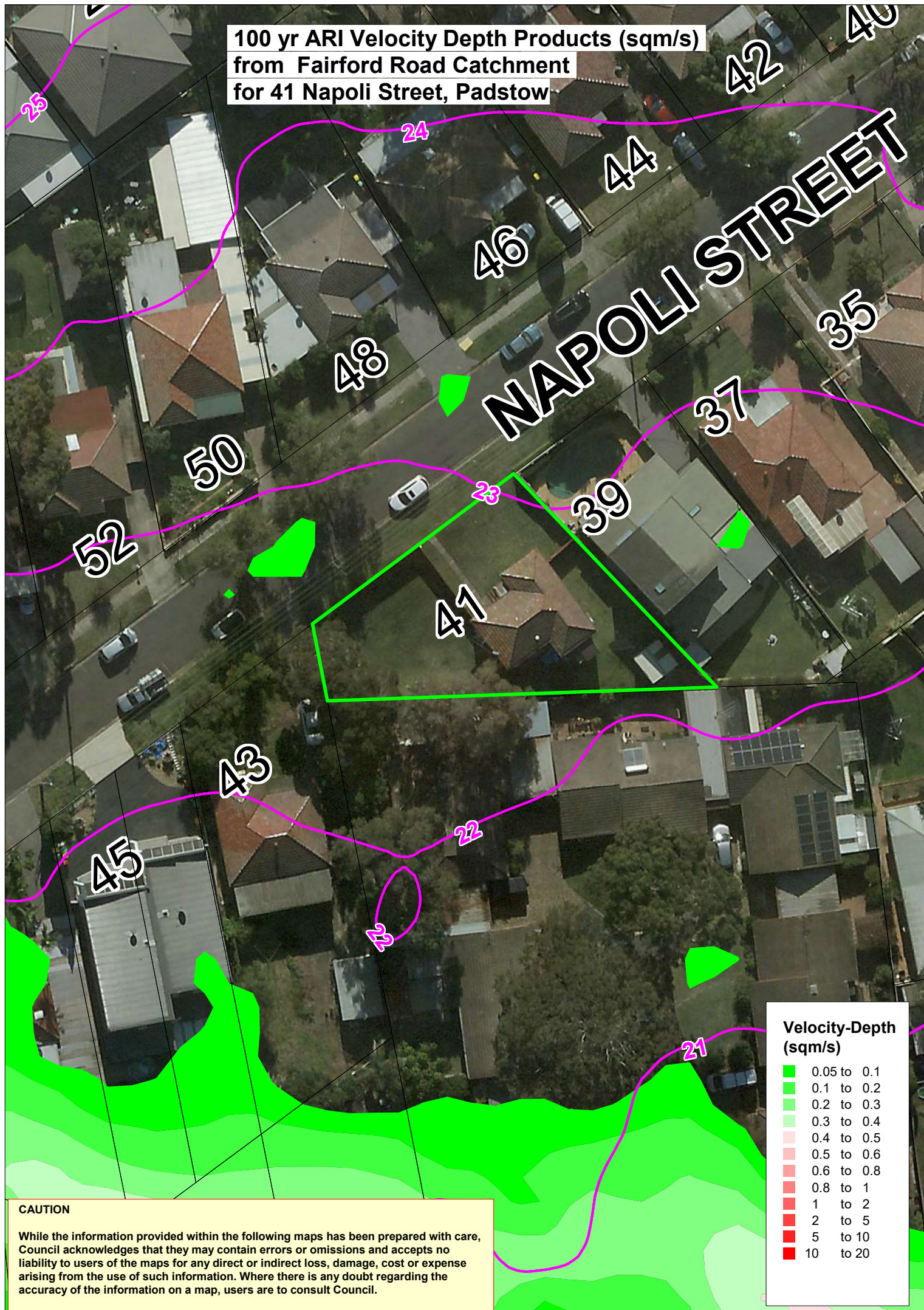


**100 yr ARI Flood Depth (m) and Flood Contour Levels  
(mAHD) Fairford Road Catchment  
for 41 Napoli Street, Padstow**



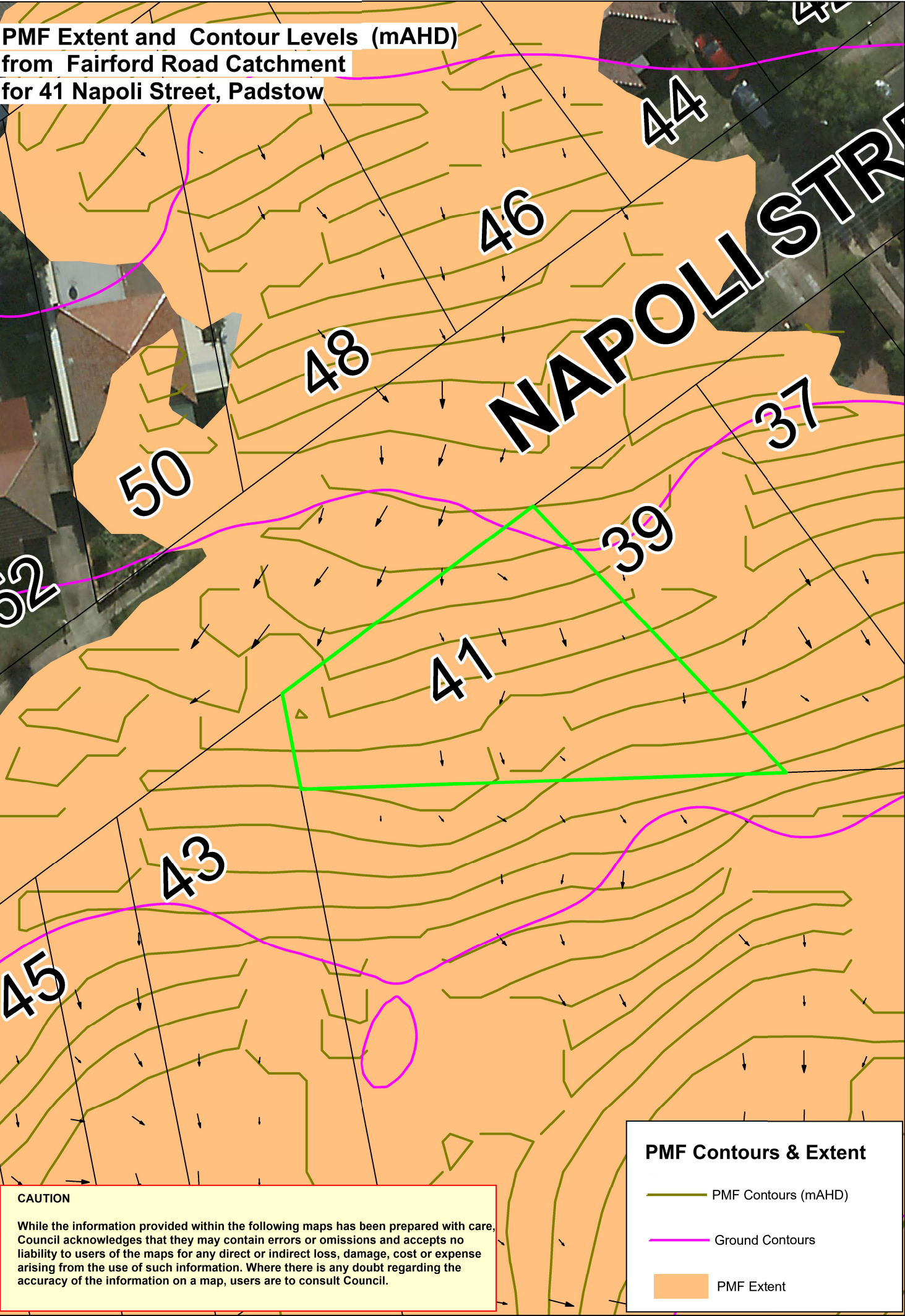


**100 yr ARI Velocity Depth Products (sqm/s)  
from Fairford Road Catchment  
for 41 Napoli Street, Padstow**





PMF Extent and Contour Levels (mAHD)  
from Fairford Road Catchment  
for 41 Napoli Street, Padstow



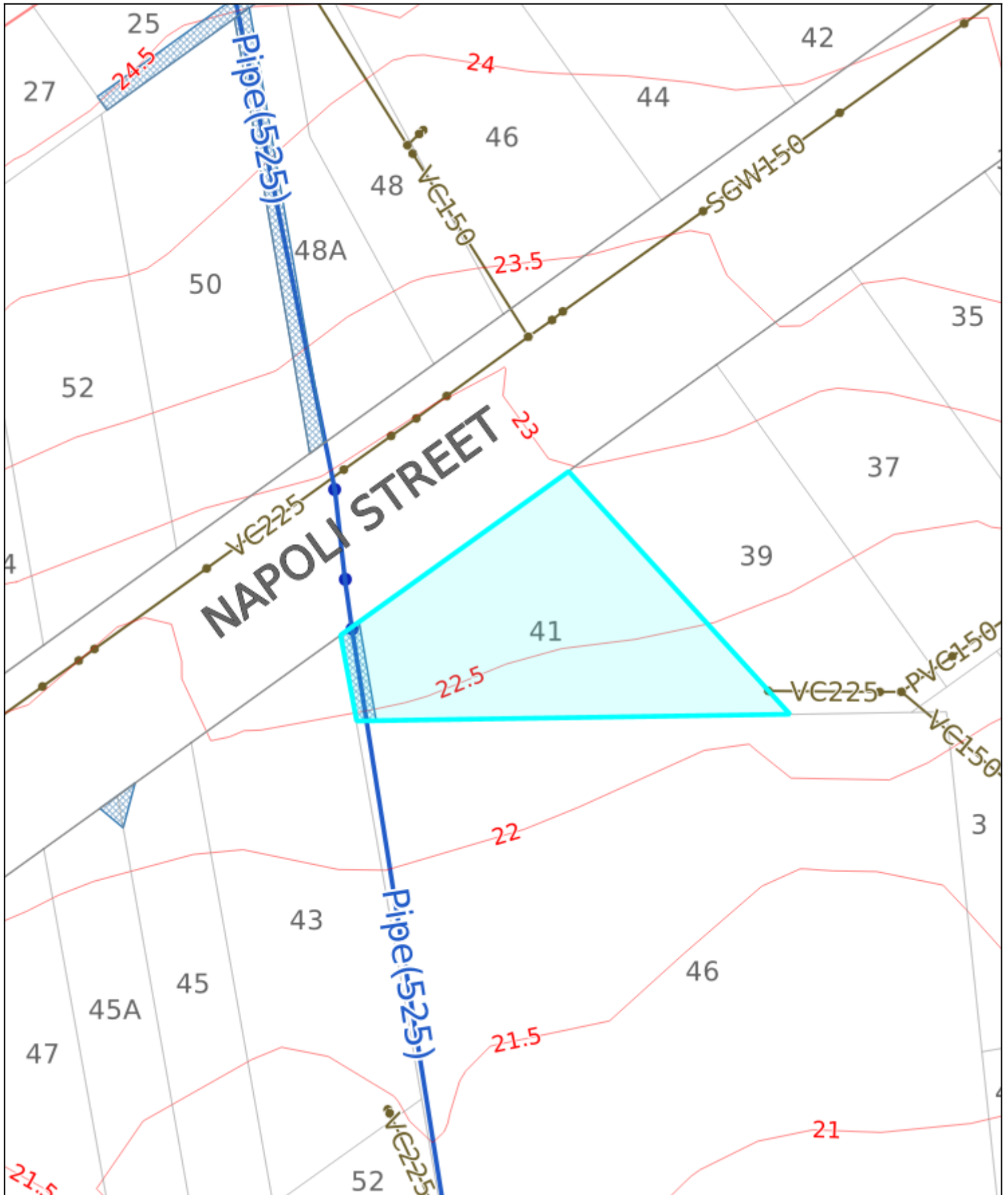
CAUTION

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 Contours & Extent

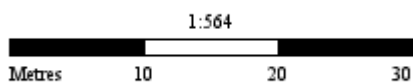
- PMF Contours (mAHD)
- Ground Contours
- PMF Extent

# GIS Map -41 Napoli Street



DATE: Dec 13, 2023, 10:08 AM

PREPARED BY: A.B



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.



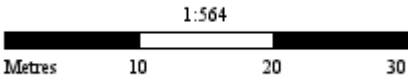


# Aerial -41 Napoli Street



DATE: Dec 13, 2023, 10:07 AM

PREPARED BY: A.B





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# MAP LEGEND


## LGA Boundaries

-  Canterbury Bankstown LGA
-  Surrounding LGA's


## Parcel Frontage

-  Parcel Frontage


## Contours (Major 10m)

-  Contours (Major 10m)

## Parcel Boundary

-  Parcel Boundary


## Contours (Intermediate 5m)

-  Contours (Intermediate 5m)


## Parcel Easements (Line)

-  Parcel Easements (Line)

## Contours (Minor <5m)

-  Contours (Minor <5m)


## Parcel Easements (Polygon)

-  Parcel Easements (Polygon)

## Drains

-  Drains

## Sydney Water Stormwater Channels

-  Sydney Water Stormwater Channels

## Pits

-  Pits

## Sydney Water Sewer

-  Sydney Water Sewer