



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@cbc.city.nsw.gov.au

CITY OF CANTERBURY BANKSTOWN

To: Devine Drafting
PO Box 7323, MOUNT ANNAN NSW 2567

STORMWATER SYSTEM REPORT

Property Address	83 Tempe Street Greenacre 2190
Lot/Section/Deposited Plan	Lot 15 DP 845
Date Prepared:	06/01/2025
Ref:	WP-SIAONL-2629/2024
Prepared By:	Pushpa Goonetilleke
Development Type:	Secondary Dwelling

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 (450) stormwater pipeline (according to Council records) and associated A 1.83 m wide easement located within the site.
- Refer the Canterbury Bankstown Development Engineering Standards (2023), required minimum easement width for existing stormwater pipeline at the site and development restrictions over the drainage easements.

Property Levels

Description	Minimum (m AHD)	Maximum (m AHD)
Approximate Ground Level	40.50	43.00

Flooding Levels

Stormwater Catchment Flooding from Cooks River Stormwater Catchment Flood Study (BMT WBM, 2012)

Flood Event	Minimum Level (m AHD)	Maximum Level (m AHD)
5% AEP (20 year ARI)	-	-
1% AEP (100 year ARI)	40.40	41.20
PMF (Probable Maximum Flood)	40.50	42.60

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)

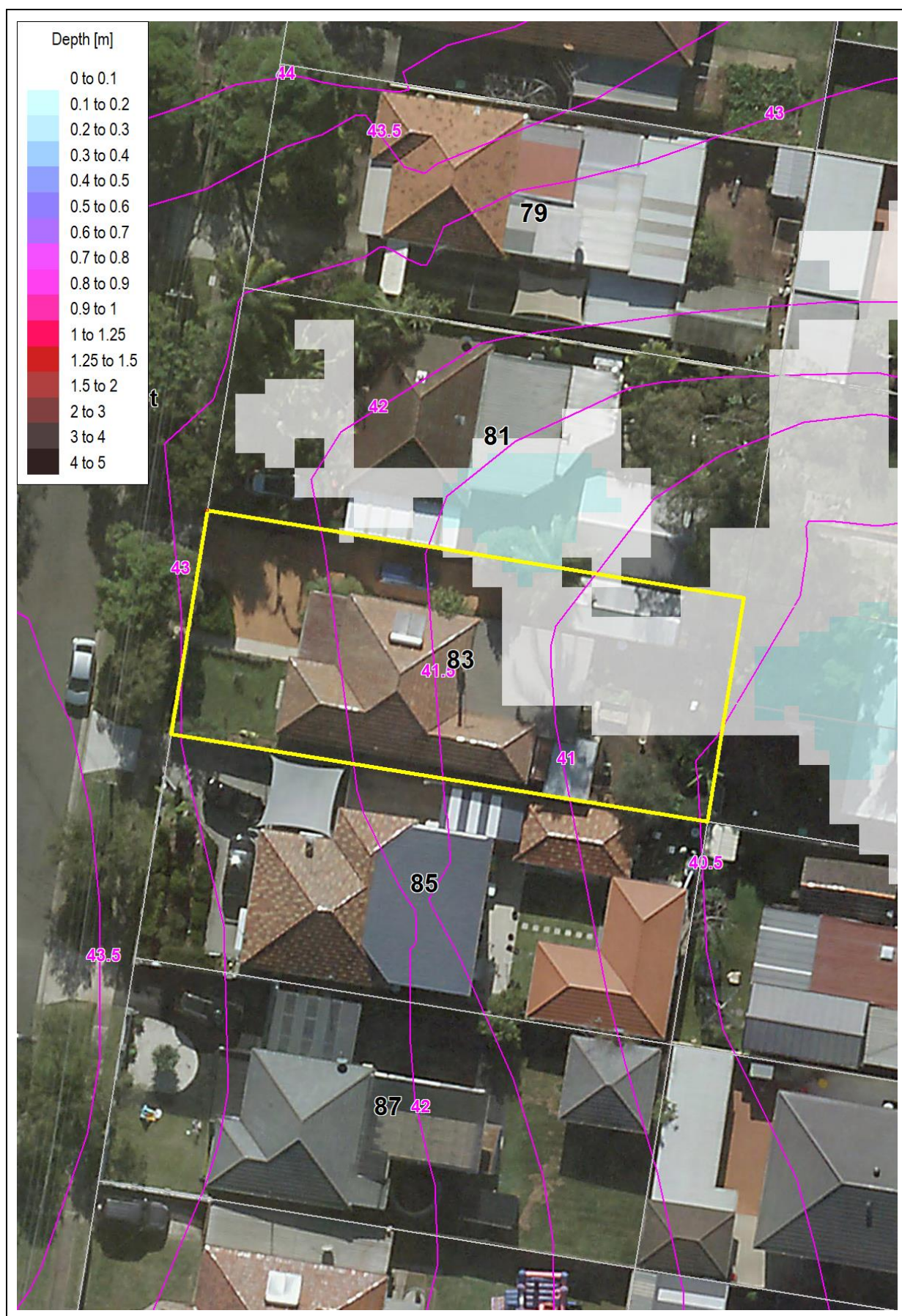
1. Flood Extent & Flood Contours Map
2. Flood Depth Map
3. Velocity Depth Product Map

For PMF

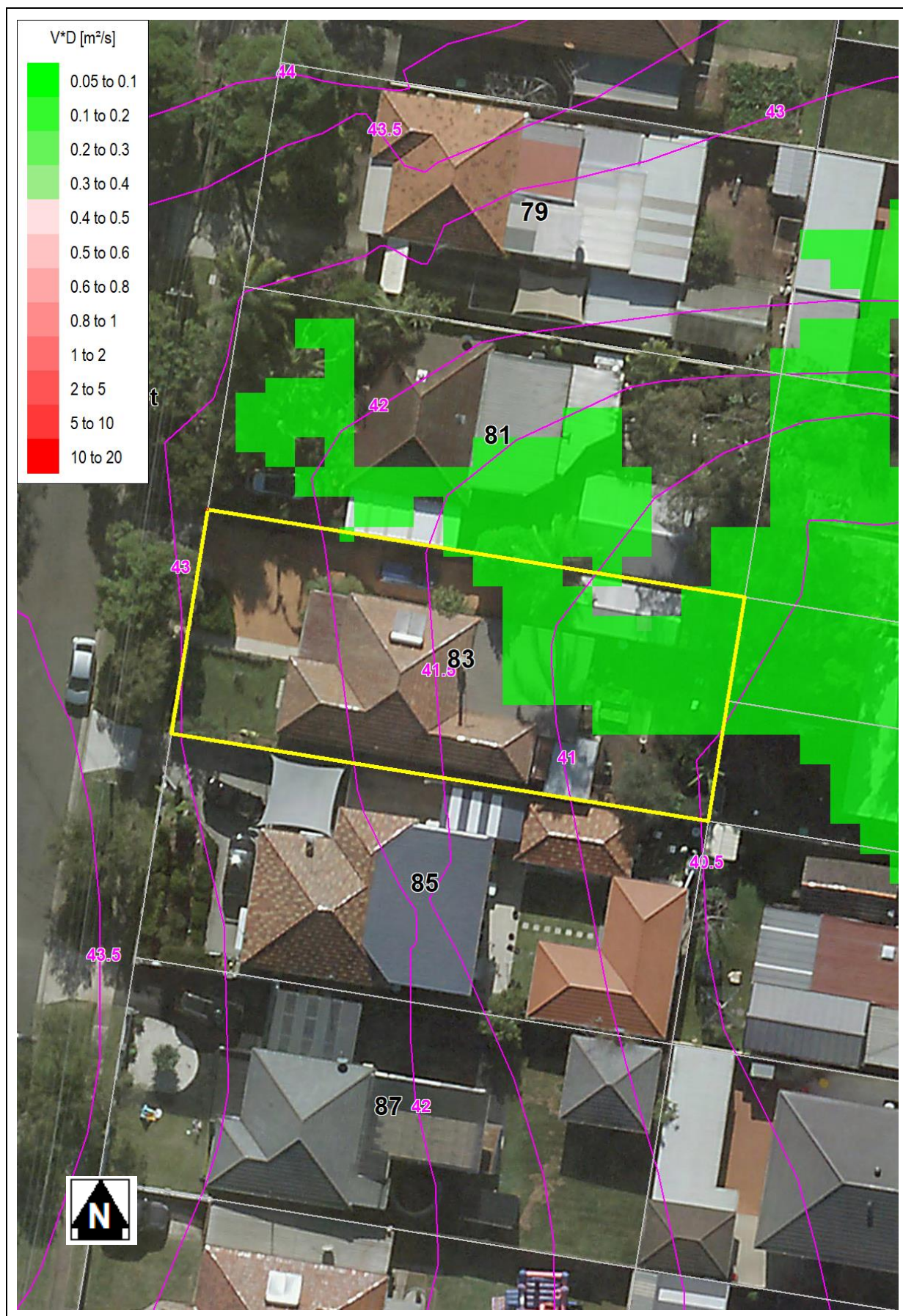
4. Flood Contours & Flood extent Map
5. GIS Map (from Council's Data)
6. Aerial Map (from Council 's Data)



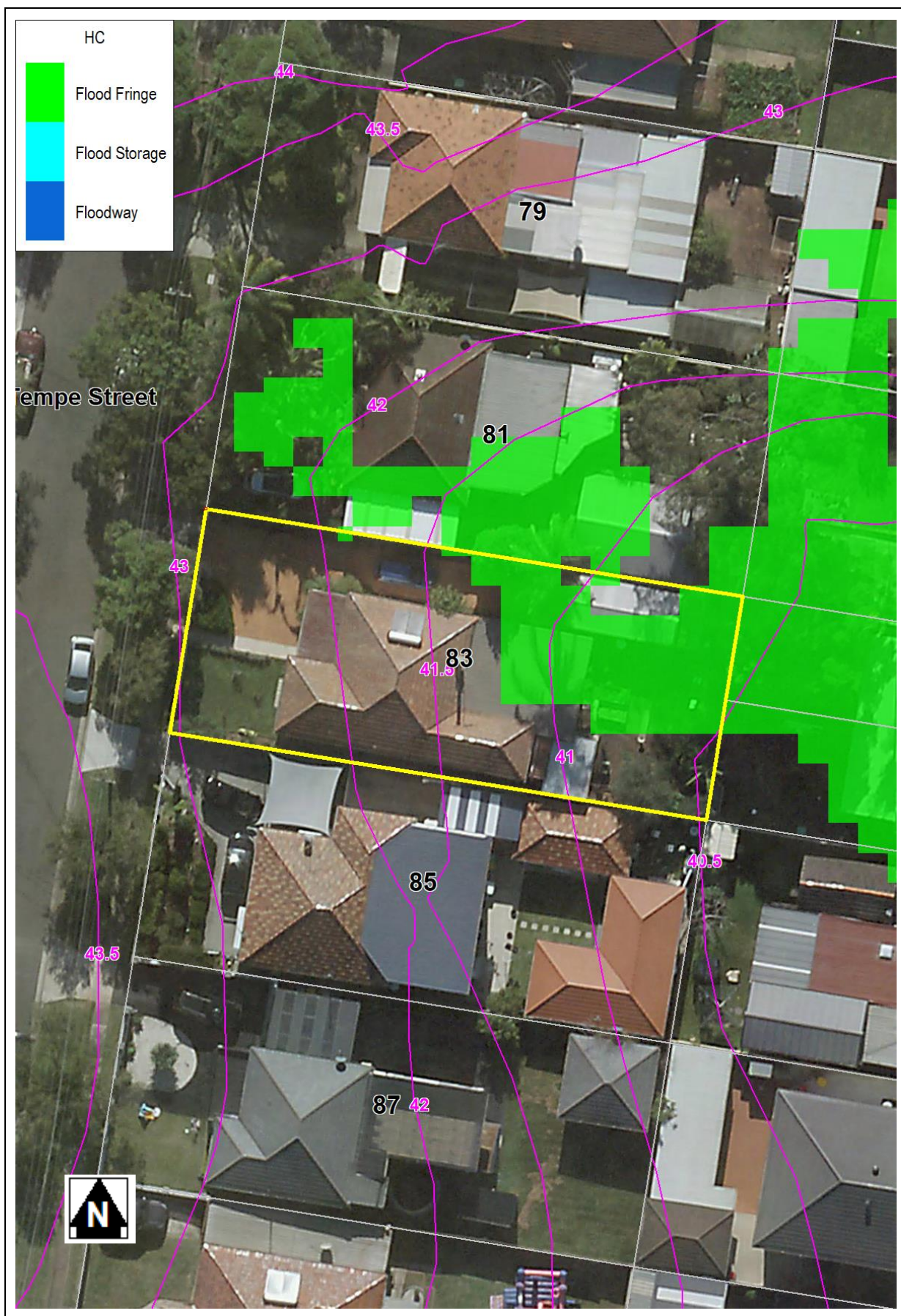
1% AEP (100 year ARI) Flood Extent



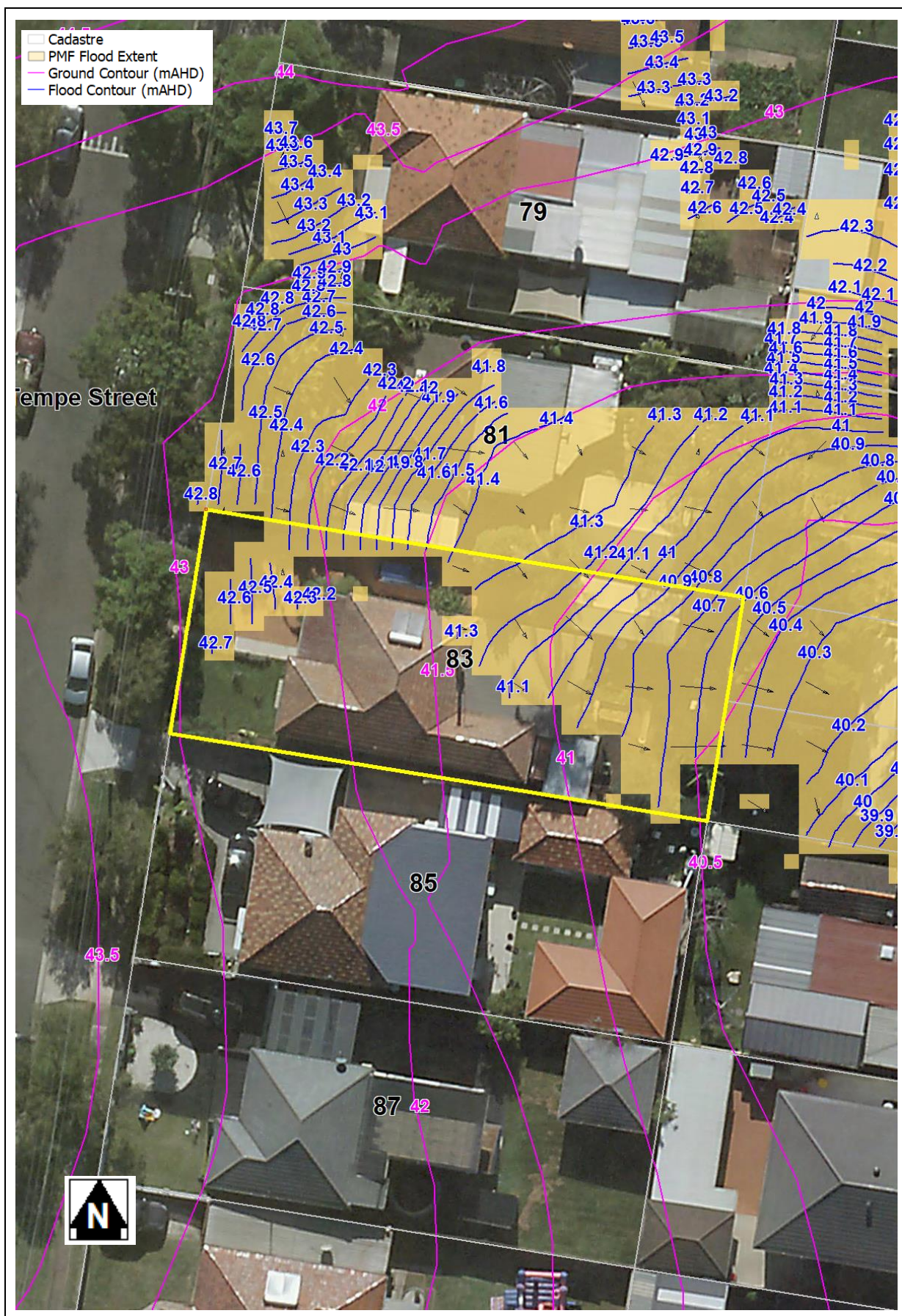
1% AEP (100 year ARI) Flood Depth



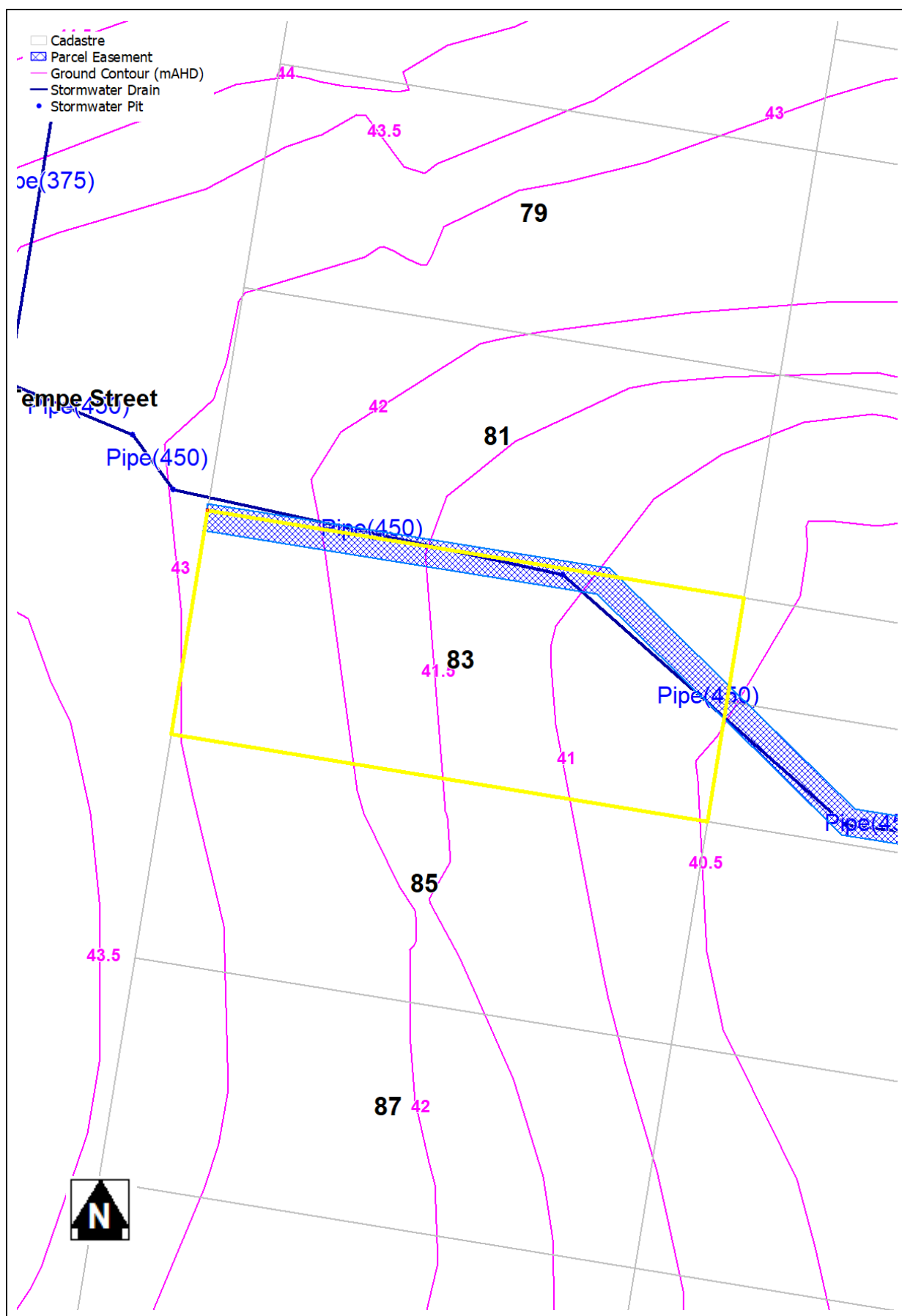
1% AEP (100 year ARI) Flood Velocity Depth Product



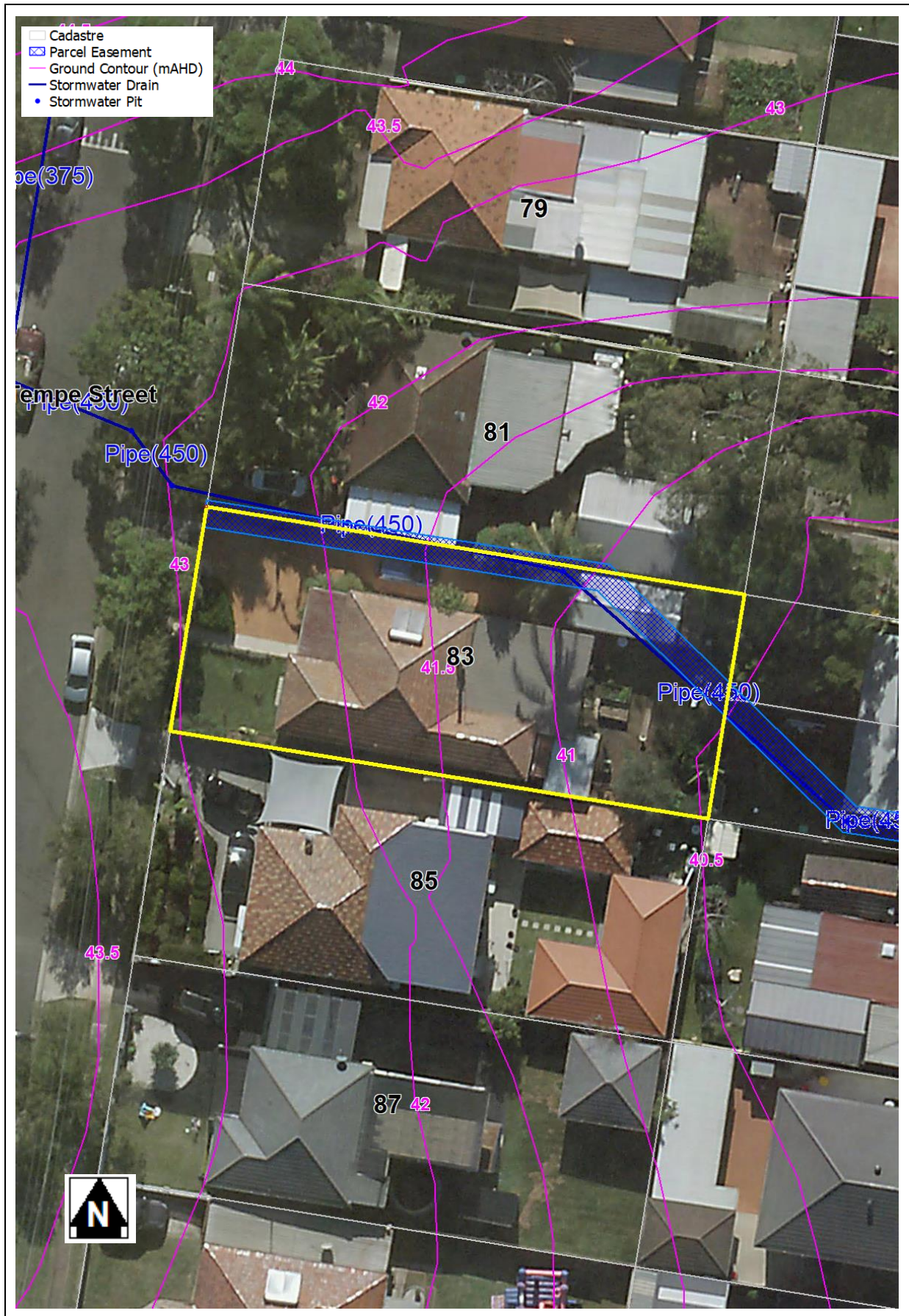
1% AEP (100 year ARI) Flood Hydraulic Category



PMF Flood Extent



GIS Map for 83 Tempe Street Greenacre 2190



Aerial Map for 83 Tempe Street Greenacre 2190

