

## CITY OF CANTERBURY BANKSTOWN

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To: Building Approval Solutions  
PO Box 677 ROUND CORNER NSW 2158

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### STORMWATER SYSTEM REPORT

<b>Property Address</b>	<b>22B Bardwell Crescent Earlwood 2206</b>
Lot/Section/Deposited Plan	Lot 2 DP 1240583
Date Prepared:	31/07/2024
Ref:	WP-SIAONL-1558/2024
Development Type:	Garage/Outbuilding/Pool

FLOOD STUDY REQUIRED

NO

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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 may be affected by the following Council stormwater system component.

- 450mm diameter Council stormwater pipe adjacent to the western boundary of the site



## Property Levels

Description	Minimum (m AHD)	Maximum (m AHD)
Approximate Ground Level	27.44	37.15

## Flooding Levels

### Stormwater Catchment Flooding from Canterbury LGA Cooks River Catchment Overland Flow Study (Cardno, April 2016)

Flood Event	Minimum Level (m AHD)	Maximum Level (m AHD)
5% AEP (20 year ARI)	N/A	N/A
1% AEP (100 year ARI)	28.86	28.98
PMF (Probable Maximum Flood)	28.45	30.27

## Terms and Definitions

<b>Annual Exceedance Probability (AEP)</b>	The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance.
<b>Average Recurrence Interval (ARI):</b>	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.
<b>metres above Australian Height Datum (m AHD)</b>	The reference level for defining ground levels in Australia. The level of 0.0m AHD is approximately mean sea level.
<b>Maximum and Minimum Ground Level –</b>	Highest and lowest ground levels on the property based on available ground level information. A Registered Surveyor can confirm exact ground levels.
<b>Probable Maximum Flood</b>	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.

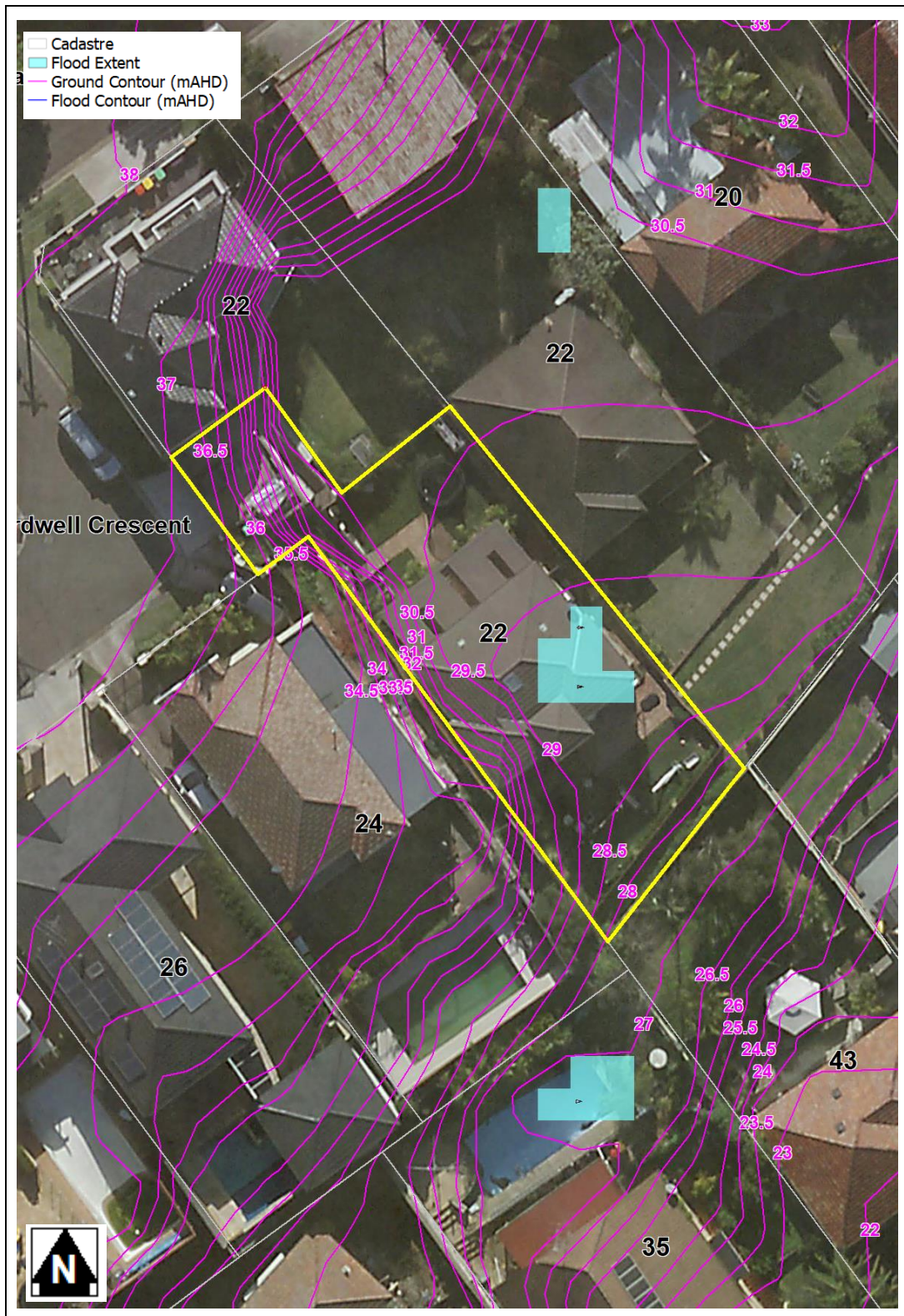
### **ATTACHMENTS**

#### **For 1% AEP (100 year ARI)**

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

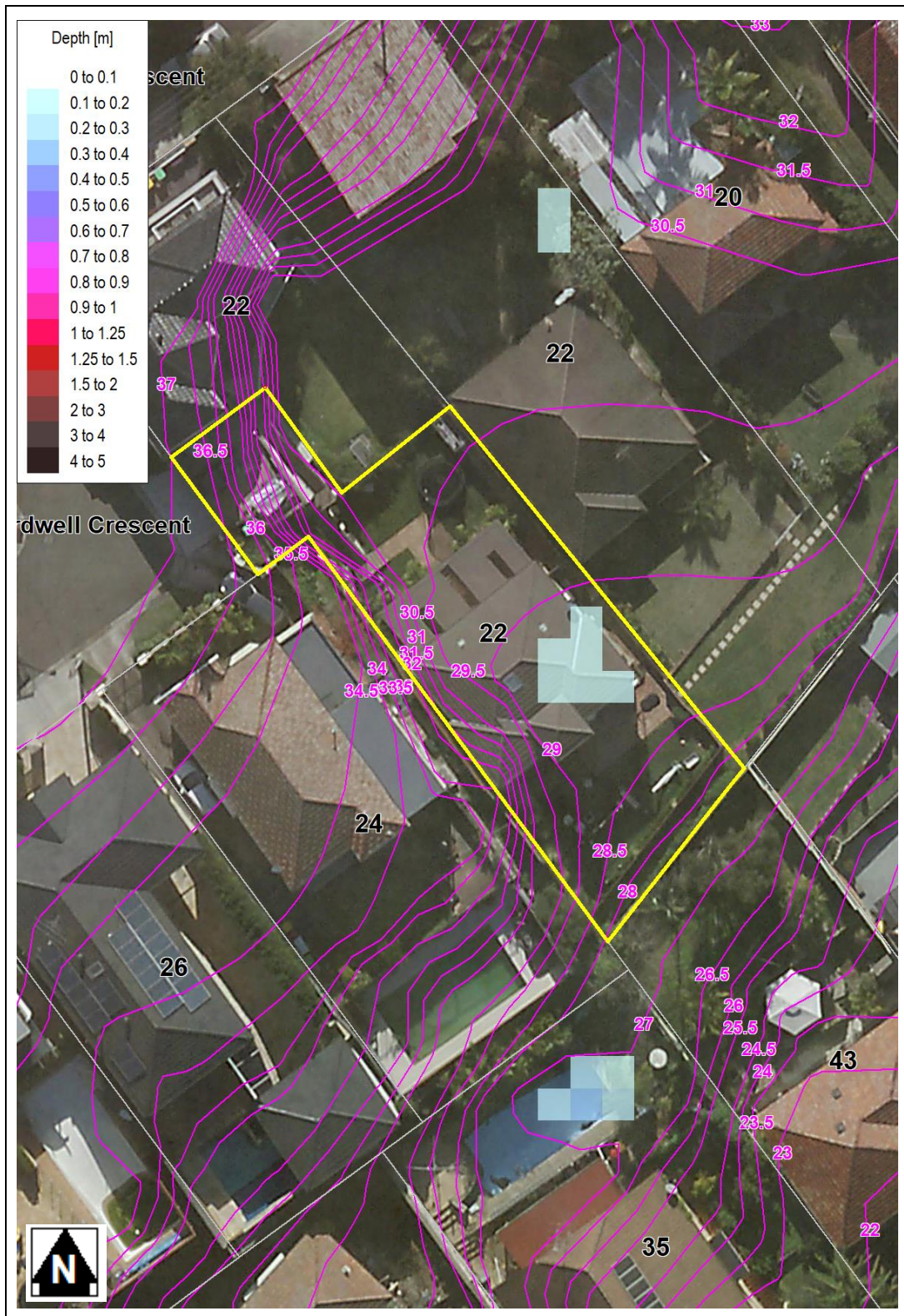
#### **For PMF**

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



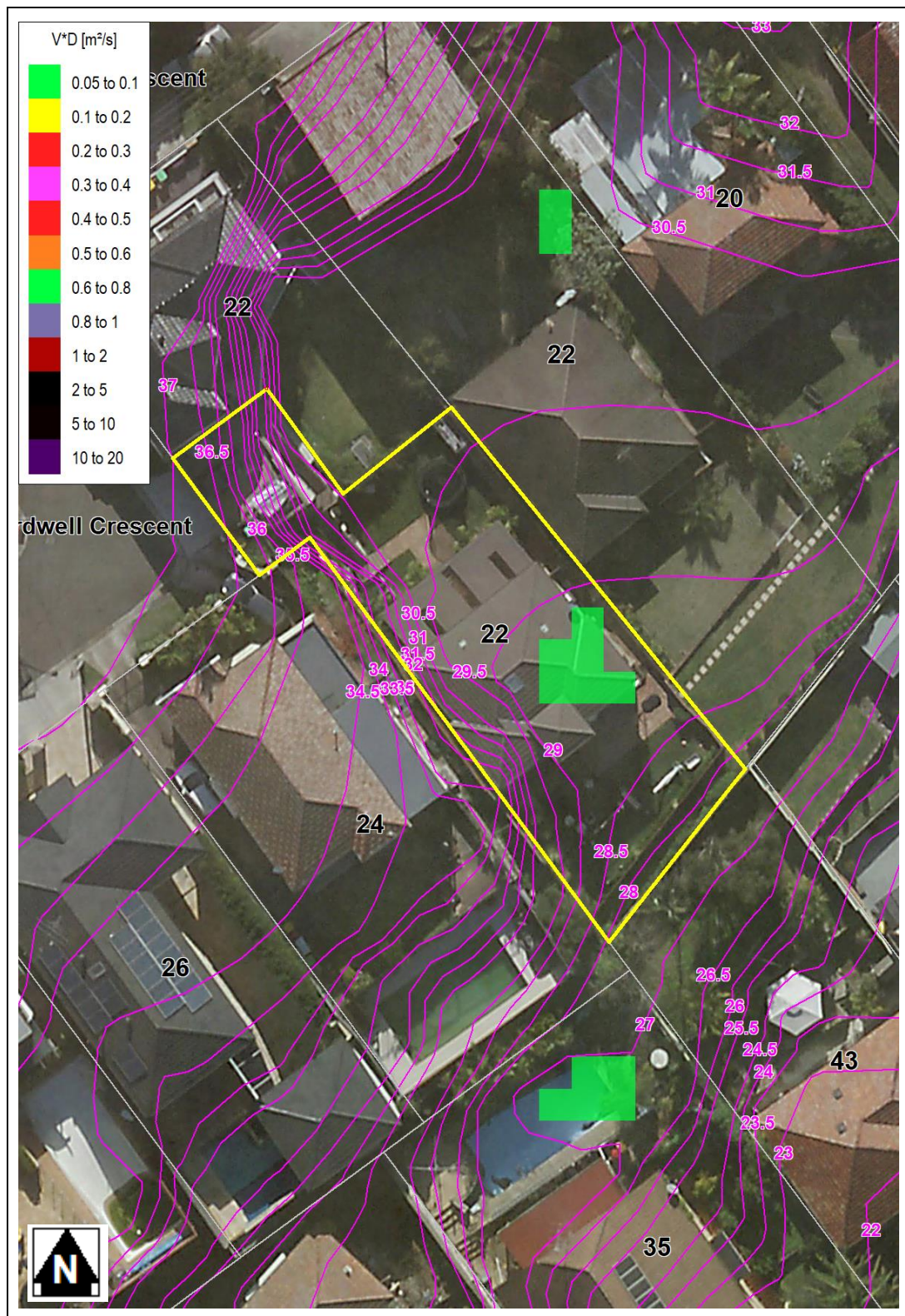
1% AEP (100 year ARI) Flood Extent





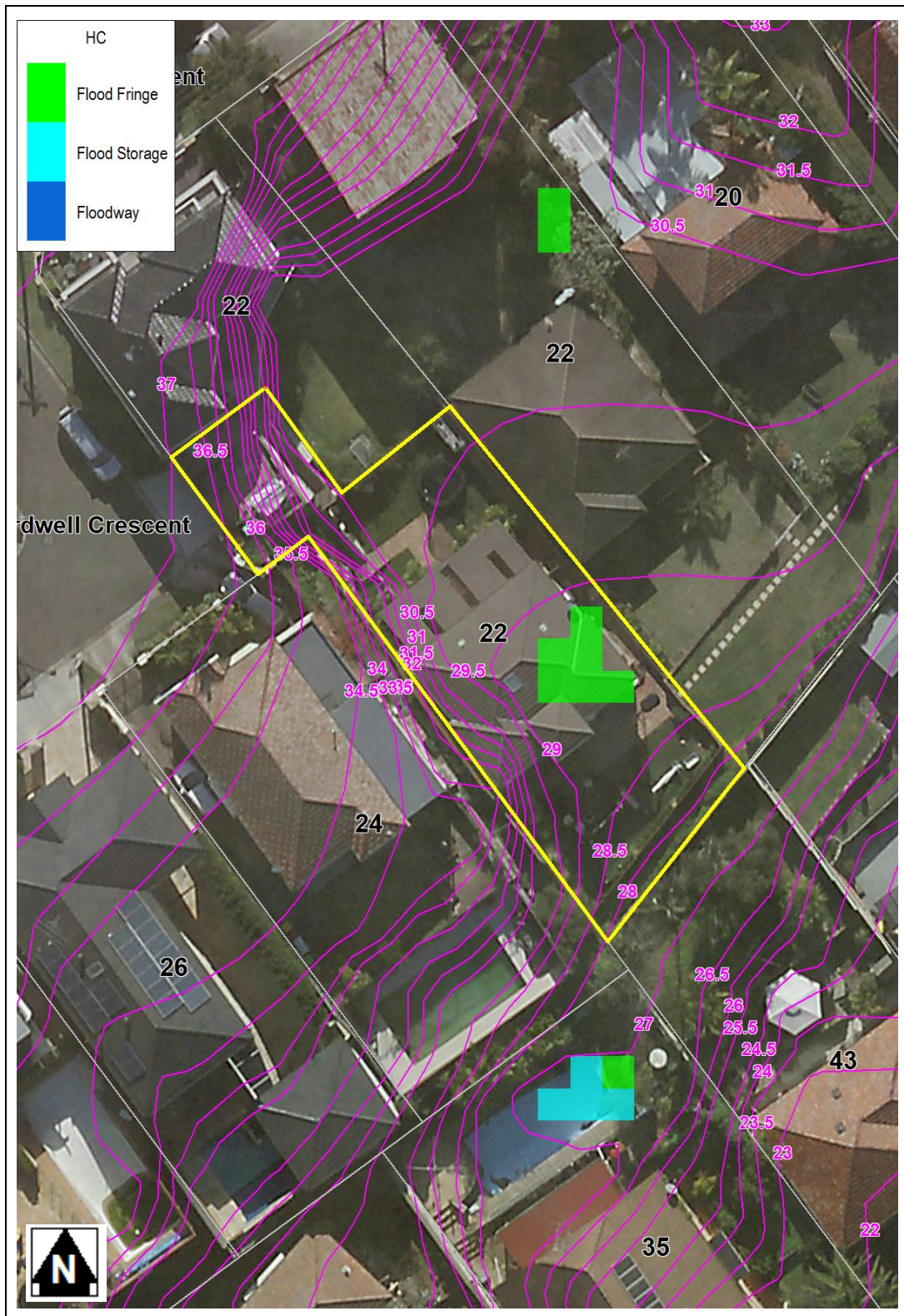
**1% AEP (100 year ARI) Flood Depth**





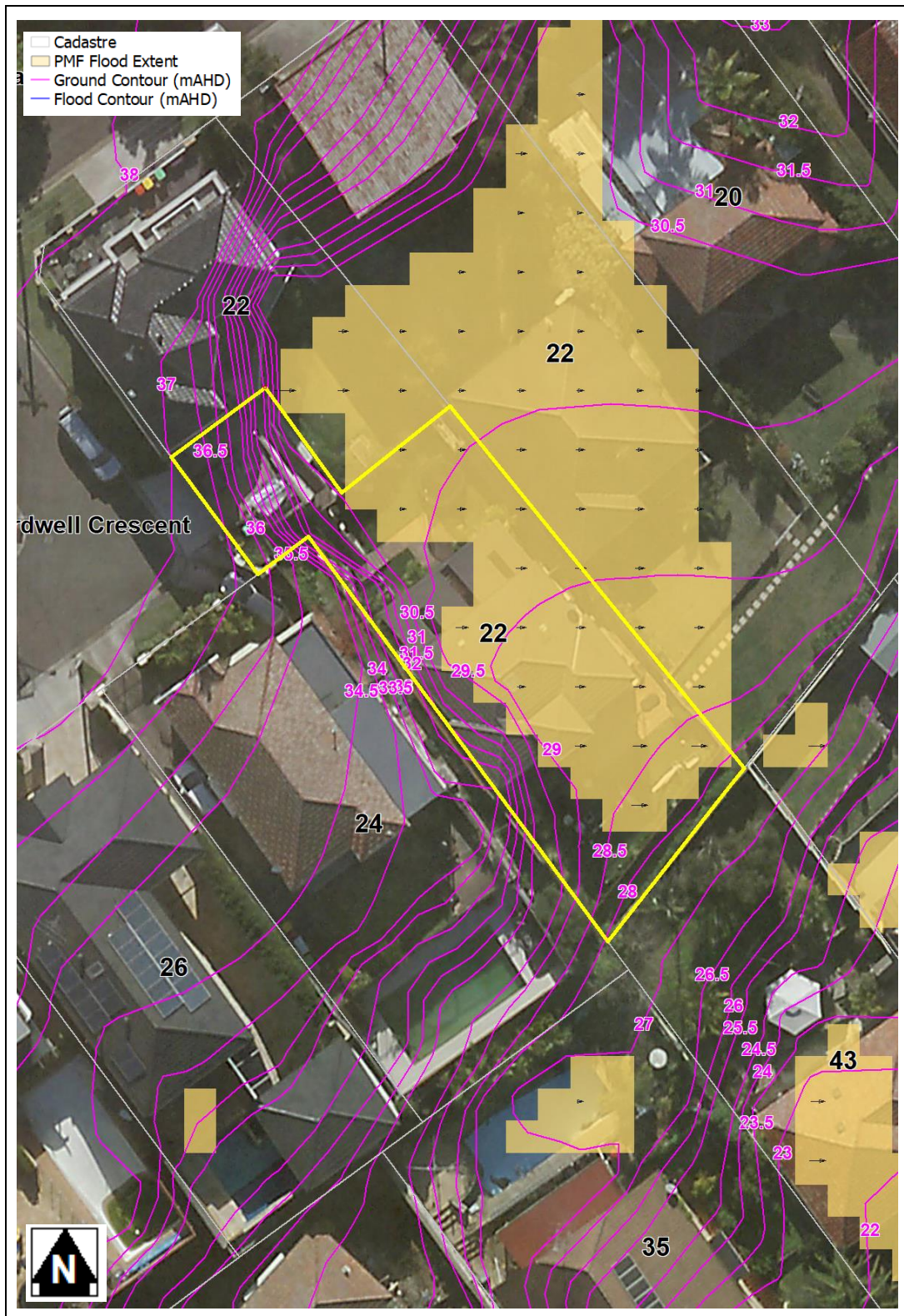
1% AEP (100 year ARI) Flood Velocity Depth Product





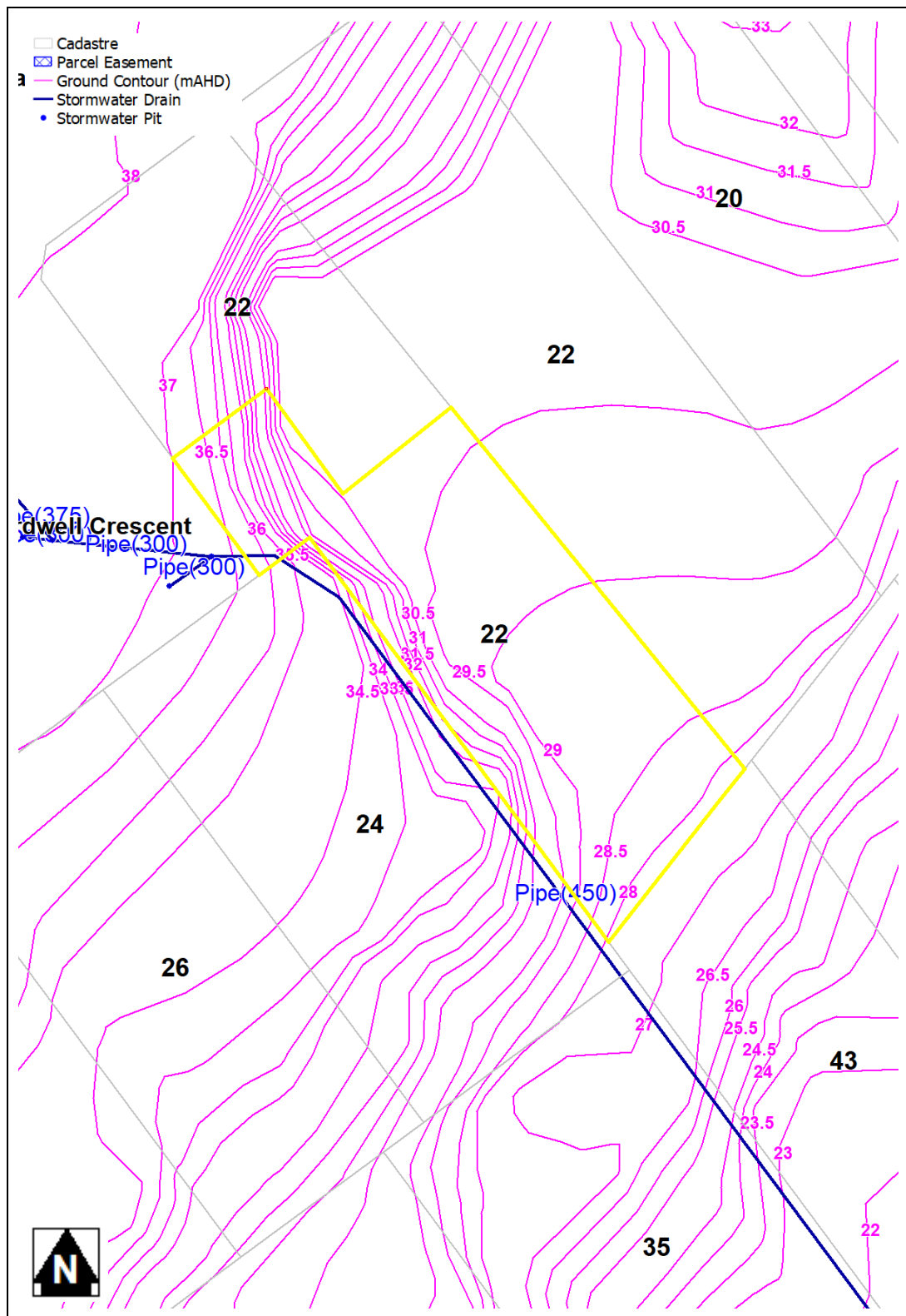
**1% AEP (100 year ARI) Flood Hydraulic Category**



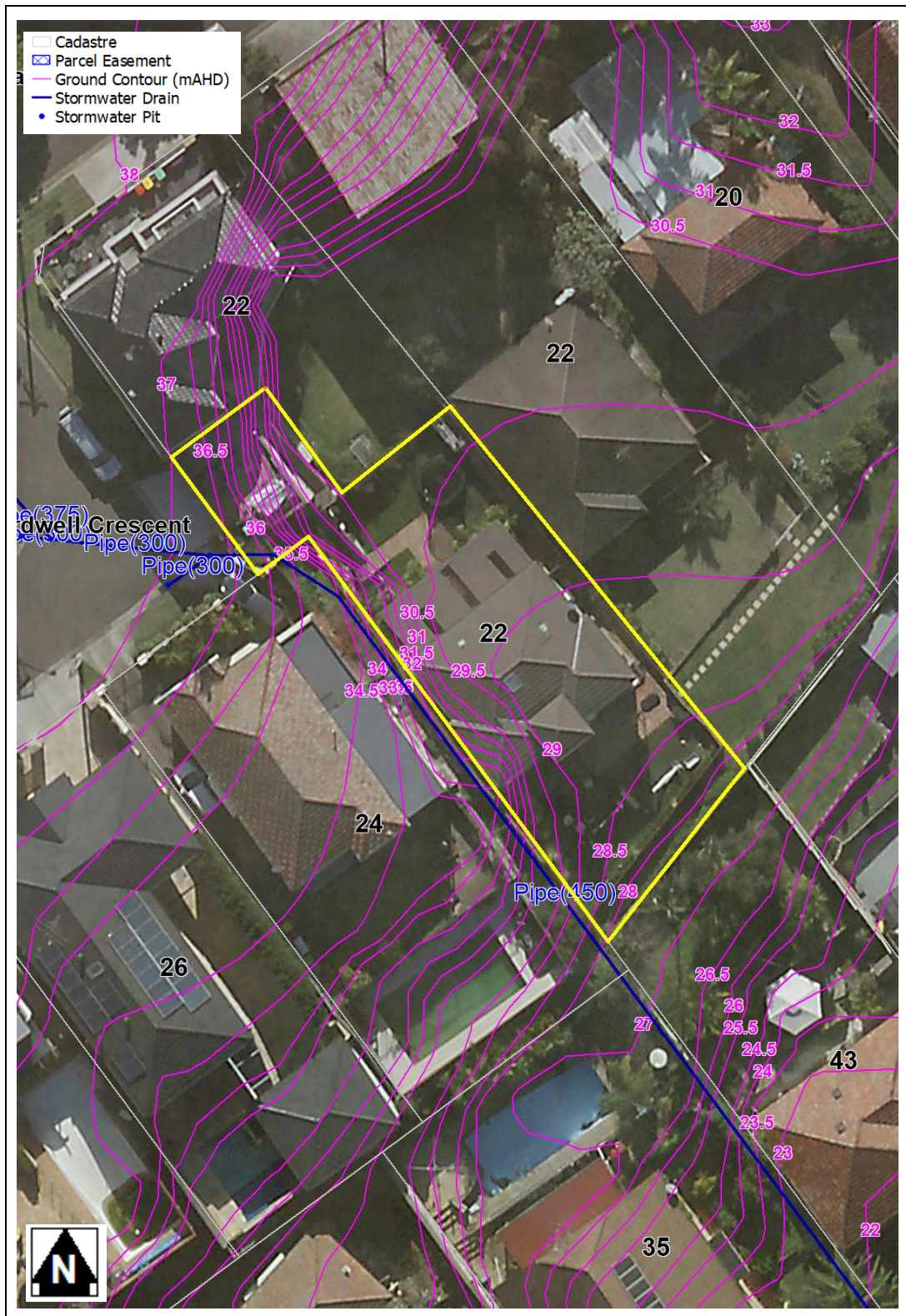


**PMF Flood Extent**





GIS Map for 22B Bardwell Crescent Earlowood 2206



Aerial Map for 22B Bardwell Crescent Earlowood 2206