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## CITY OF CANTERBURY BANKSTOWN

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To: Council Approval Group  
PO Box 7728, LEURA NSW 2780

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### STORMWATER SYSTEM REPORT

<b>Property Address</b>	<b>51 Orchard Road Bass Hill 2197</b>
Lot/Section/Deposited Plan	Lot 10 DP 30974
Date Prepared:	11/06/2024
Ref:	WP-SIAONL-1182/2024
Prepared By:	Pushpa Goonetilleke
<b>Development Type:</b>	<b>Respite Day Care Centre</b>

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 is affected by the following Council stormwater system components.

- 2400mm diameter stormwater pipeline (according to Council records) and associated 6.096m wide drainage reserve located along the western site boundary adjacent to the site.

## Property Levels

Description	Minimum (m AHD)	Maximum (m AHD)
Approximate Ground Level	25.30	25.60

## Flooding Levels

### Stormwater Catchment Flooding from Villawood Drain Works-As-Executed Study (Civic Design, 2009)

Flood Event	Minimum Level (m AHD)	Maximum Level (m AHD)
5% AEP (20 year ARI)	-	-
1% AEP (100 year ARI)	25.90	25.90
PMF (Probable Maximum Flood)	26.40	26.50

## 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**

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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**

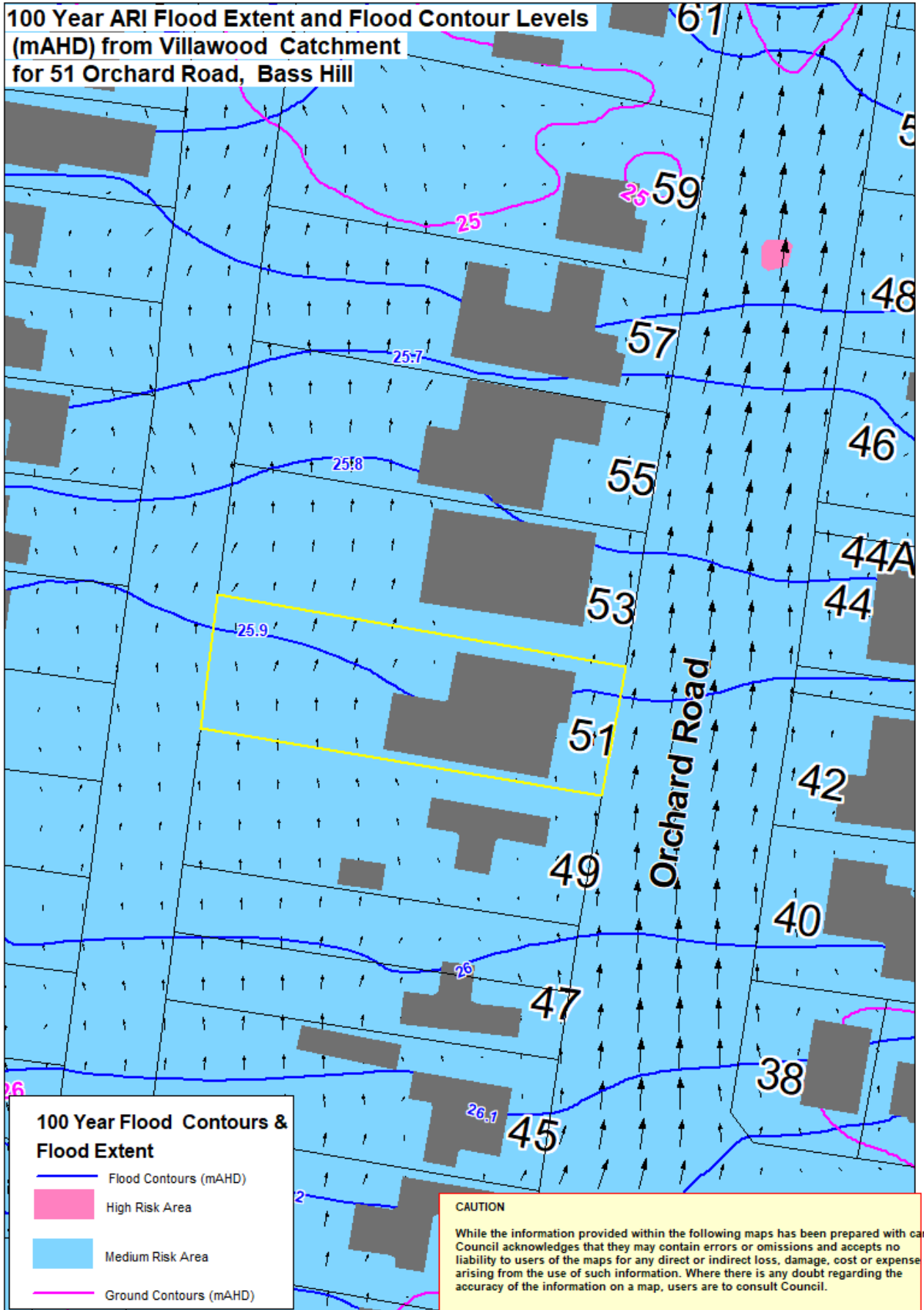
#### **For 1% AEP (100 year ARI)**

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)

**100 Year ARI Flood Extent and Flood Contour Levels  
(mAHD) from Villawood Catchment  
for 51 Orchard Road, Bass Hill**

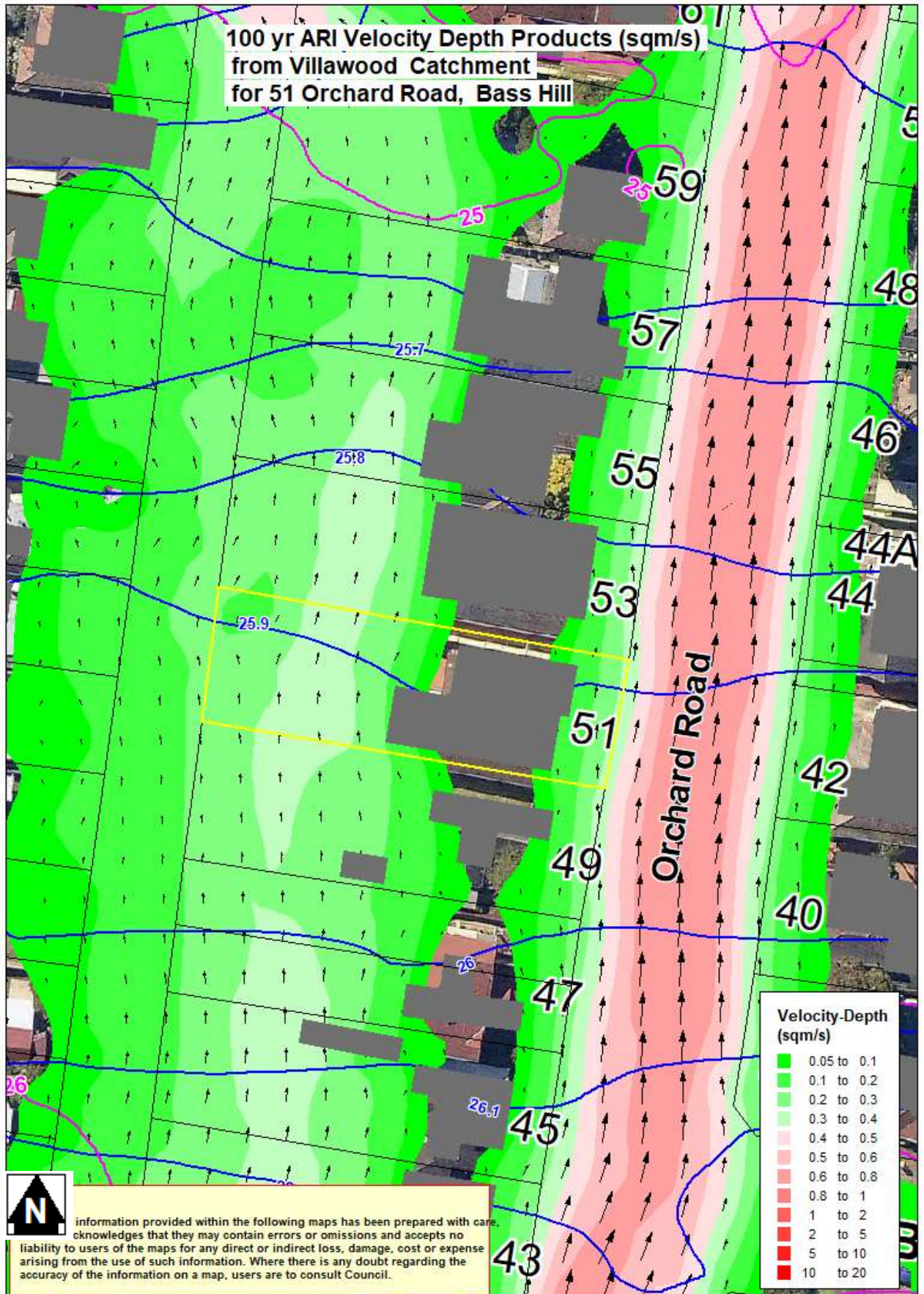


**CAUTION**

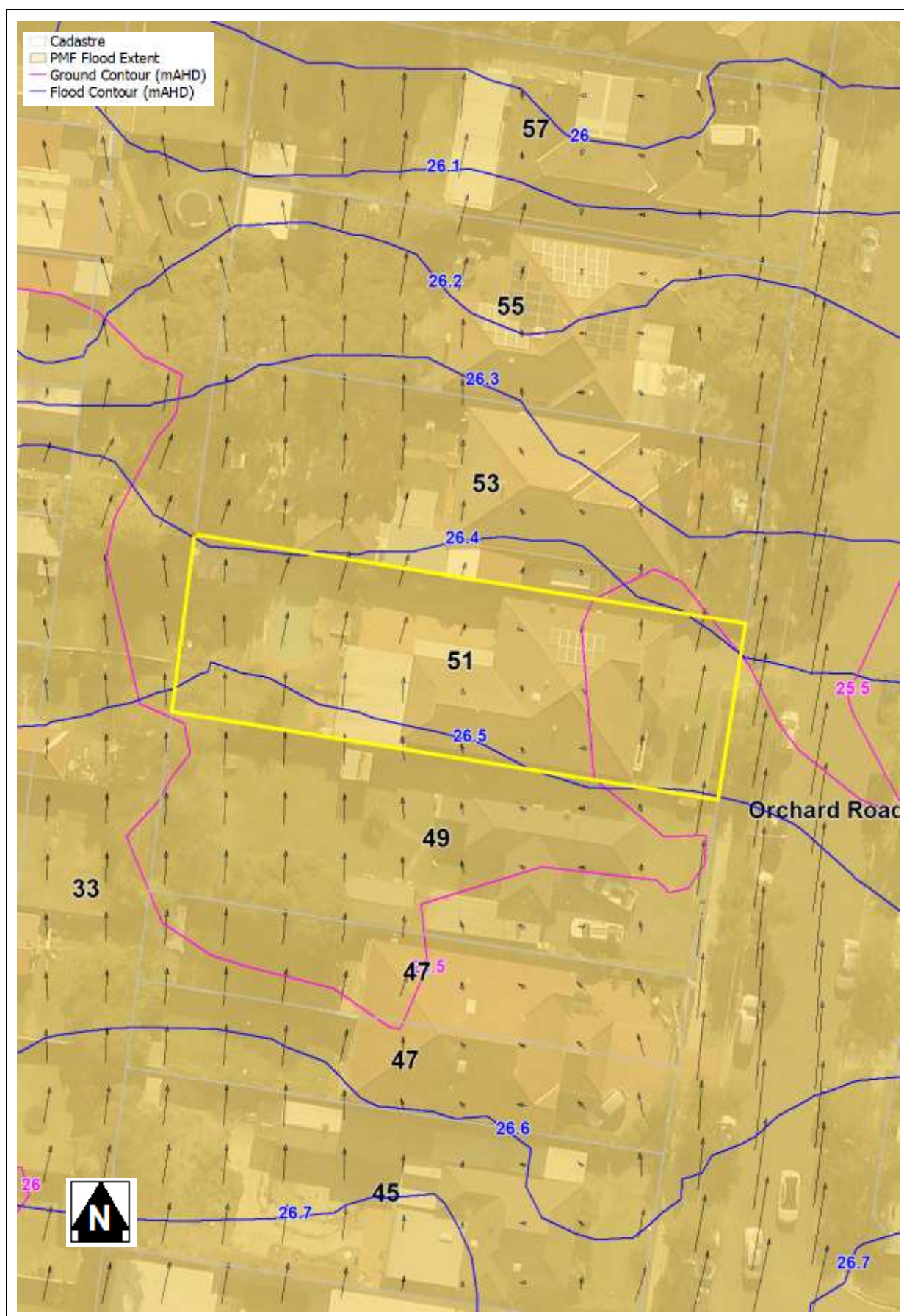
While the information provided within the following maps has been prepared with care, Council acknowledges that they may contain errors or omissions and accepts no liability to users of the maps for any direct or indirect loss, damage, cost or expense arising from the use of such information. Where there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



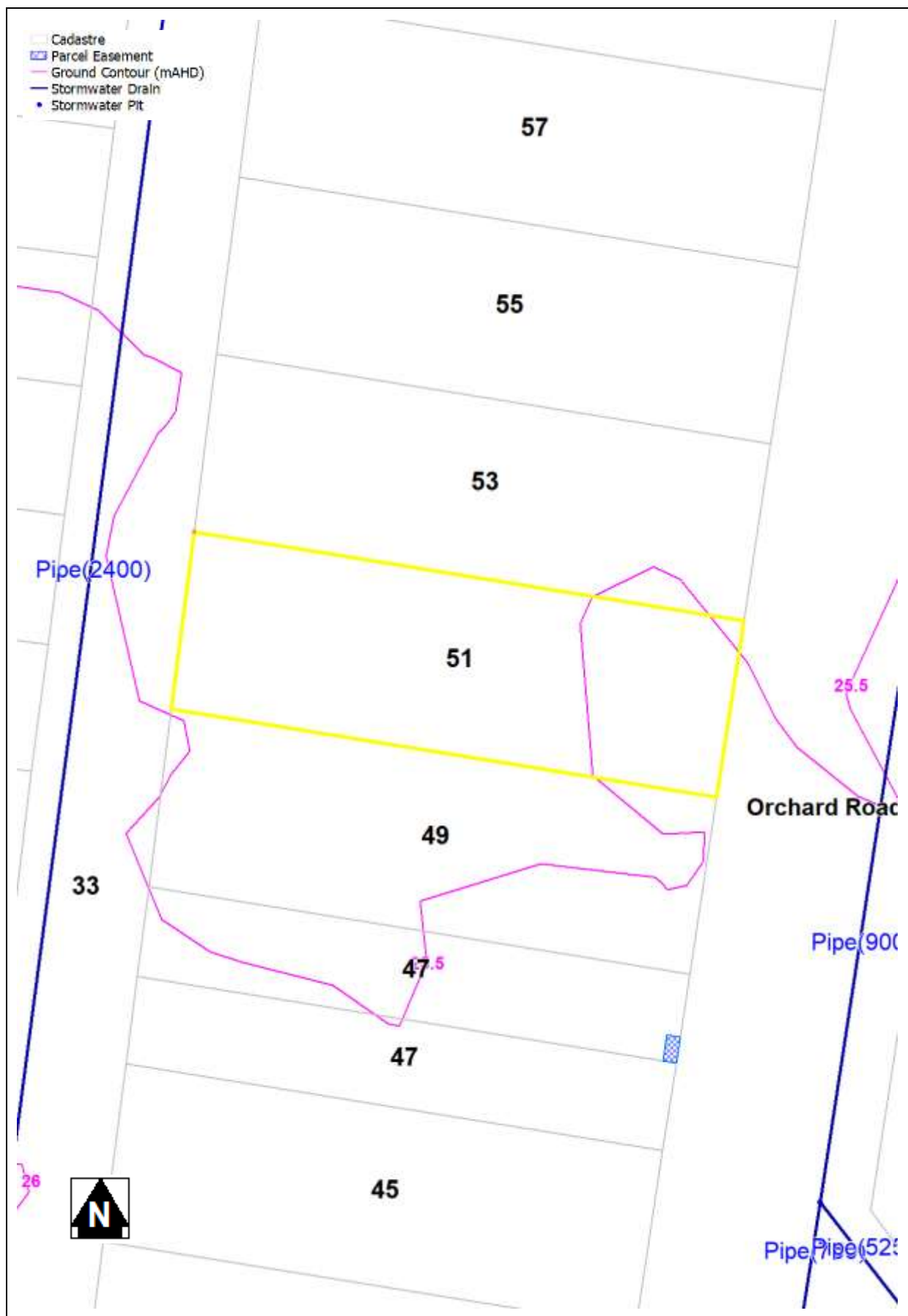
100 yr ARI Velocity Depth Products (sqm/s)  
from Villawood Catchment  
for 51 Orchard Road, Bass Hill







PMF Flood Extent



GIS Map for 51 Orchard Road Bass Hill 2197





Aerial Map for 51 Orchard Road Bass Hill 2197



