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CITY OF CANTERBURY BANKSTOWN

To: Gpm Architecture
PO Box K579
HAYMARKET NSW 1240

STORMWATER SYSTEM REPORT 330 Edgar Street, CONDELL PARK NSW 2200

Date: 15-Jul-2024
Ref: WP-SIAONL-1435/2024
Development type: **Industrial / Industrial Extension**

NO

FLOOD/OVERLAND FLOW STUDY REQUIRED

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

- 1200mm x 2740mmx2740 mm stormwater culvert (according to Council records) and associated 3.05m wide easement located within the site.
- Overland flowpath 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 Edgar St.

The site will be subject to stormwater inundation from this overland flowpath during large storm events. Refer to the attached "**100 Year ARI Flood & PMF Extent Maps from Milperra Catchment Study**". 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.

For this development, a flood /overland flow study to determine the 100 year ARI* water surface level is not necessary provided that:

The proposed development including floor levels, shall comply with the development controls specified in Chapter 2.2 Schedule 5, of Canterbury Bankstown's Development Control Plan 2023 - Catchments Affected by Stormwater Flooding.

Provide a suitable unobstructed overland flow path over the existing stormwater drainage easement.

Runoff on the site, and naturally draining to it is to be collected and disposed of to Council's requirements detailed in Bankstown Council's *Development Engineering Standards**** .

All structures and buildings must be located clear of pipelines and easements, existing or required by Council DP 2023. Proposed structures may require special footings due to their proximity to stormwater easements and pipelines. Refer to Bankstown Council's *Development Engineering Standards**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 stormwater system, both underground and overland. It does not assess the suitability or otherwise of this site for the proposed development.

* Average Recurrence Interval

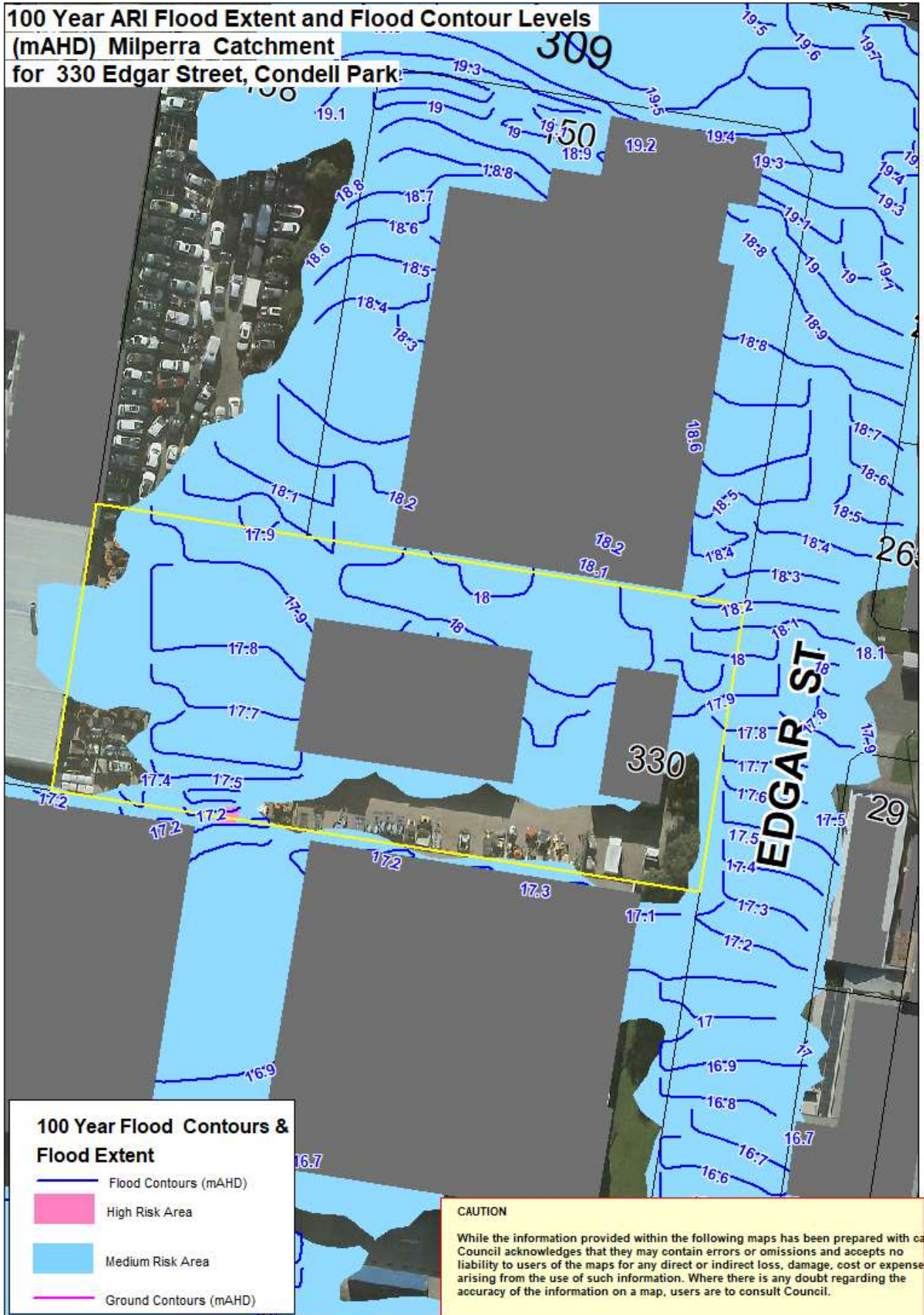
** Australian Height Datum

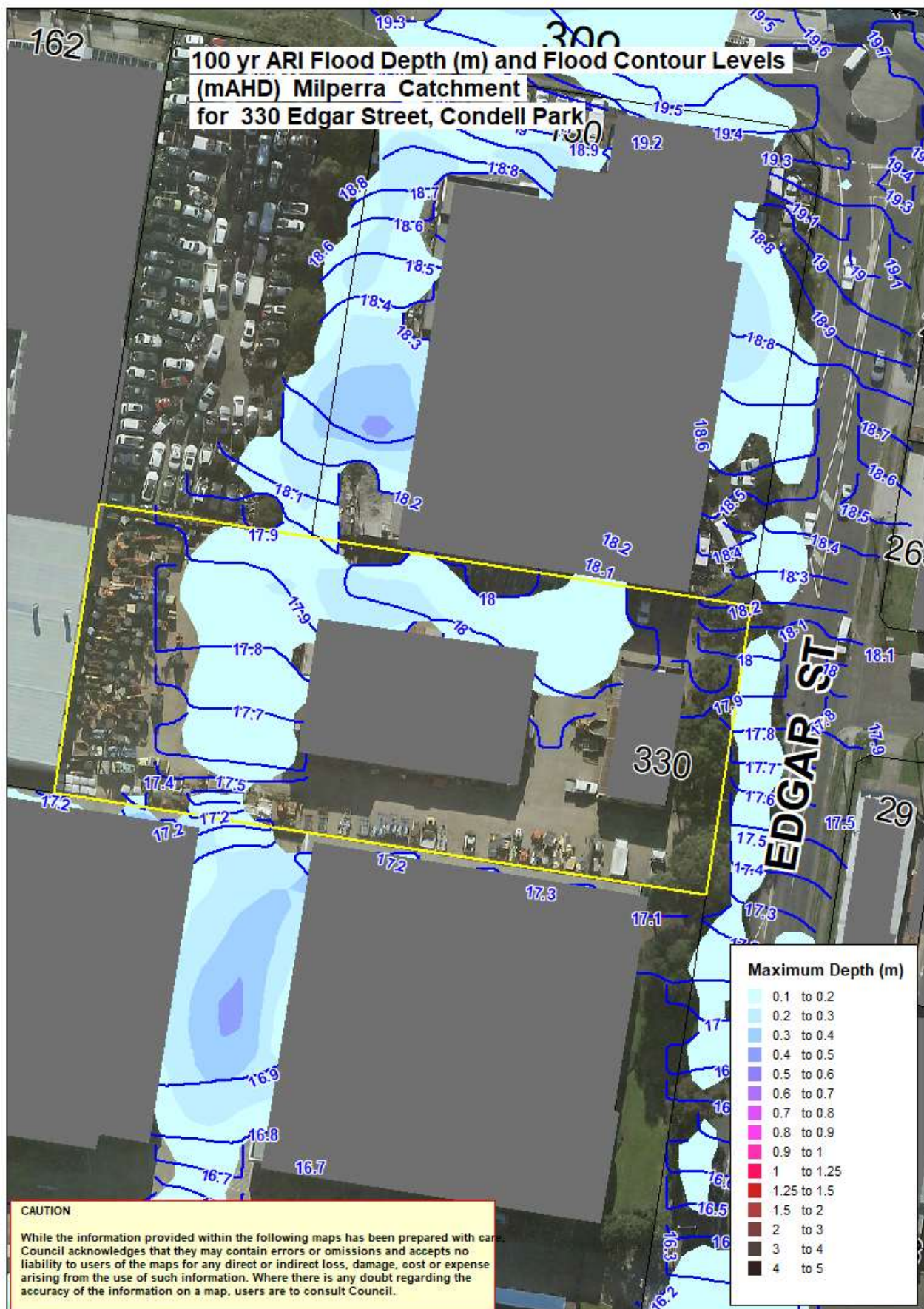
*** Canterbury Bankstown Council's *Development Engineering Standards June 2023* and *Canterbury Bankstown's Development Control Plan 2023* is available from Council's Customer Service Centre or Council Webpage.

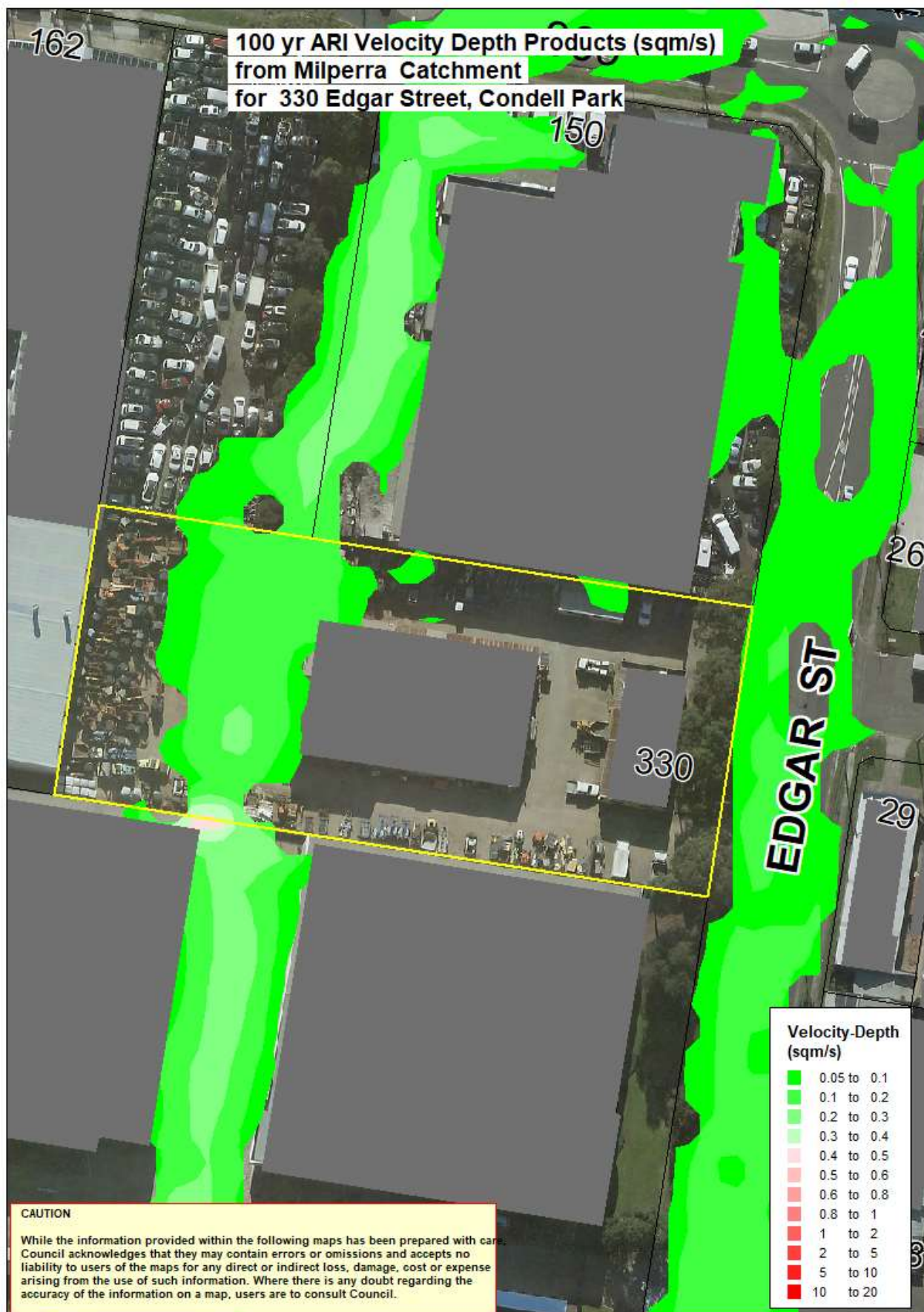
PMF Probable Maximum Flood

Pushpa Goonetilleke
ENGINEER

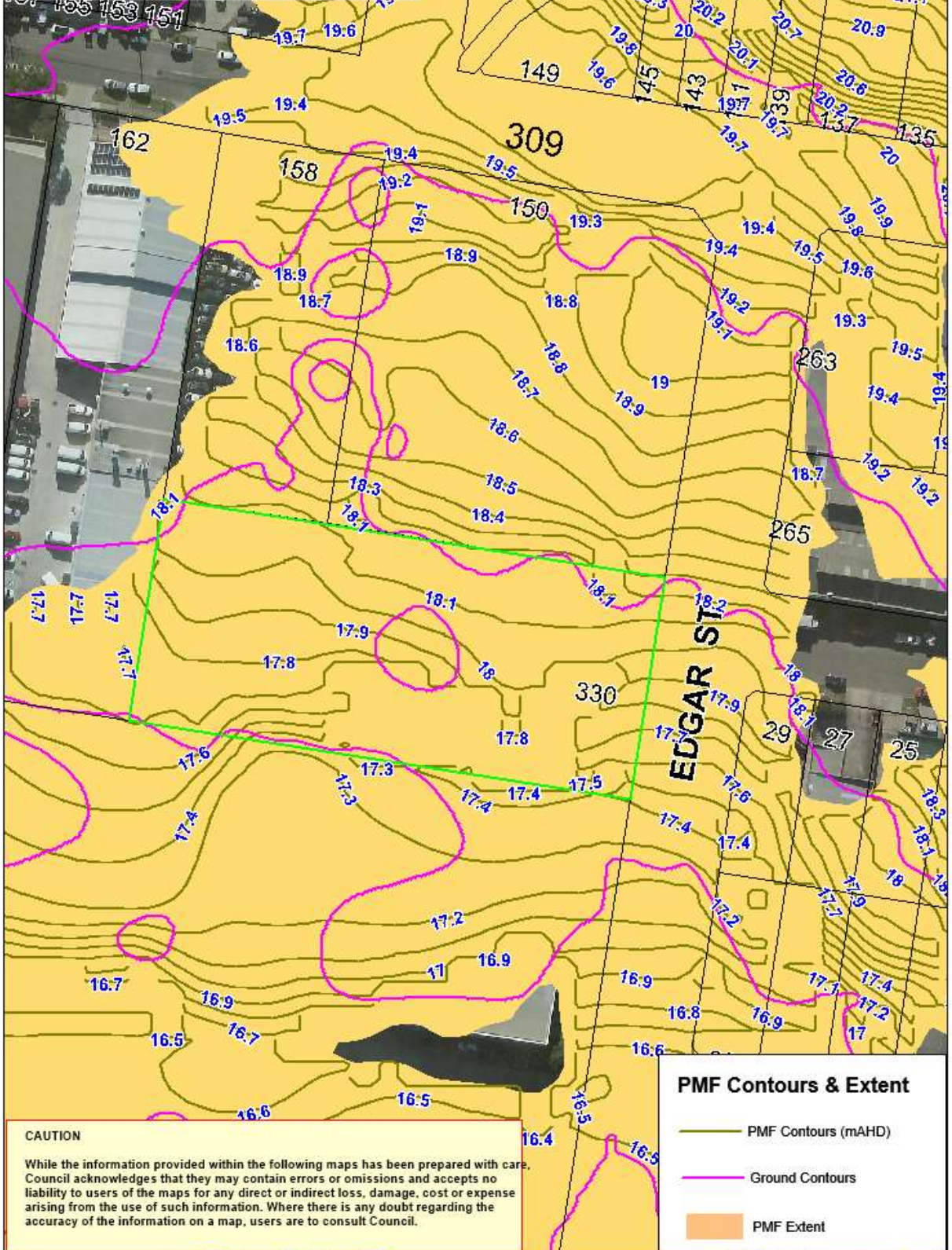
**100 Year ARI Flood Extent and Flood Contour Levels
(mAHD) Milperra Catchment
for 330 Edgar Street, Condell Park**



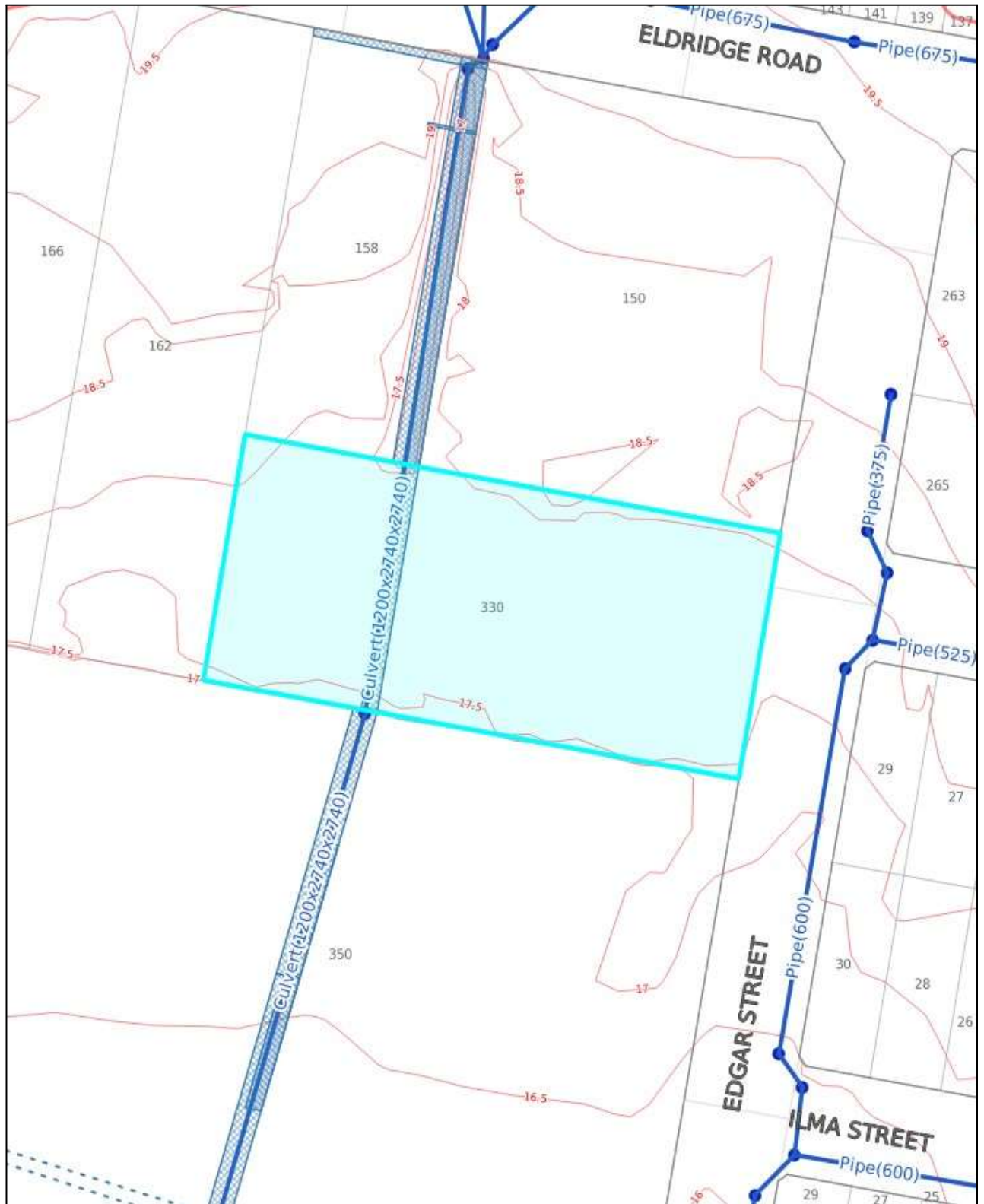




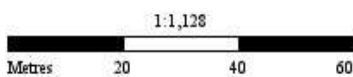
**PMF Extent and Contour Levels (mAHD)
from Milperra Catchment
for 330 Edgar Street, Condell Park**



GIS Map for 330 Edgar Street, Condell Park



DATE: Jul 12, 2024, 2:17 PM



PREPARED BY: Pushpa G

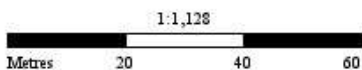
Whilst all care has been taken in the preparation of this base map, Council accepts no responsibility for the accuracy of any information shown. Users should rely on their own enquiries in order to validate information shown on this map. This information is for graphical presentation only.



Aerial Map for 330 Edgar Street, Condell Park



DATE: Jul 12, 2024, 2:19 PM





PREPARED BY: Rushpa 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

