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BANKSTOWN CITY COUNCIL

To: Mr Sam Haddad
C/- S & G CONSULTANTS
Unit I/412, Building T I
14-16 Lexington Drv, BELLA VISTA NSW 2153

STORMWATER SYSTEM REPORT 116 - 124 Restwell Street, BANKSTOWN NSW 2200

Date: 04-Mar-2016
Ref: WP-SIA/220/2016
Development type: **Residential Flat Building**

NO

FLOOD/OVERLAND FLOW STUDY REQUIRED

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

- Overland flowpath [floodway] for excess stormwater runoff from the upstream catchment and associated with the drainage system located south of the site.
- Stormwater inundation from excess stormwater runoff from the upstream catchment and associated with the drainage system through Restwell 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 Extent Maps from Salt Pan Creek 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 designed 100 year ARI* flood level at the site is RL 11.5 m AHD.**

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 Part B12 Schedule 5, of Bankstown's Development Control Plan 2015 - Catchments Affected by Stormwater Flooding.

The Development Application submission shall be based on an AHD datum for levels where sites are affected by overland flow / flooding. Refer Bankstown Council's *Development Engineering Standards**.**

All structures that are subject to stormwater inundation should be built using flood compatible materials, methods and requirements as set out in Part B12 of Bankstown's Development Control Plan 2015 - Flood Risk Management (Schedule 1).

Habitable floor levels are to be [generally] at least 500mm above the 100 year ARI* flood level at the site.

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****.

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 & Sydney Water's stormwater system, both underground and overland. It does not assess the suitability or otherwise of this site for the proposed development.

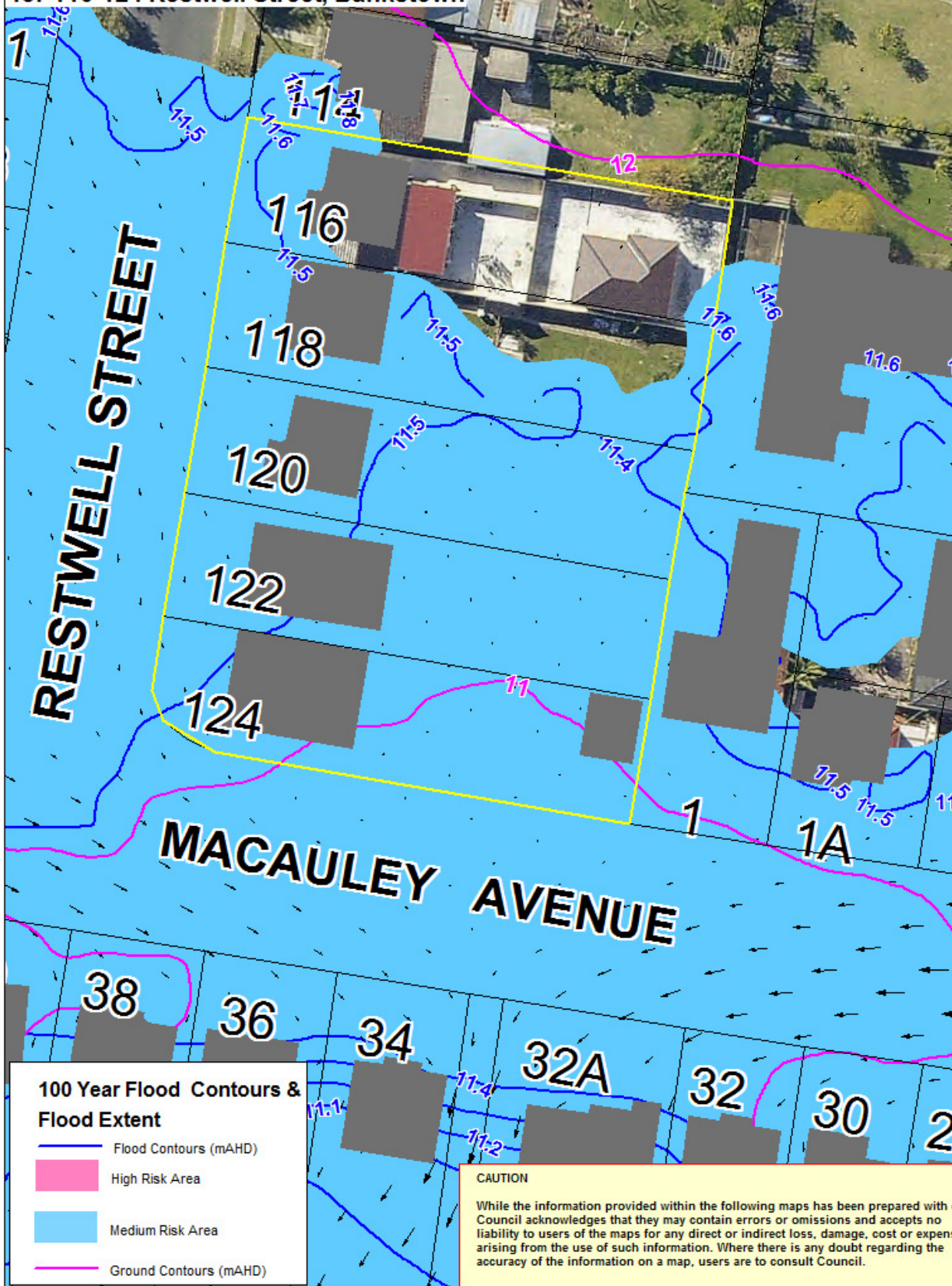
* Average Recurrence Interval

** Australian Height Datum

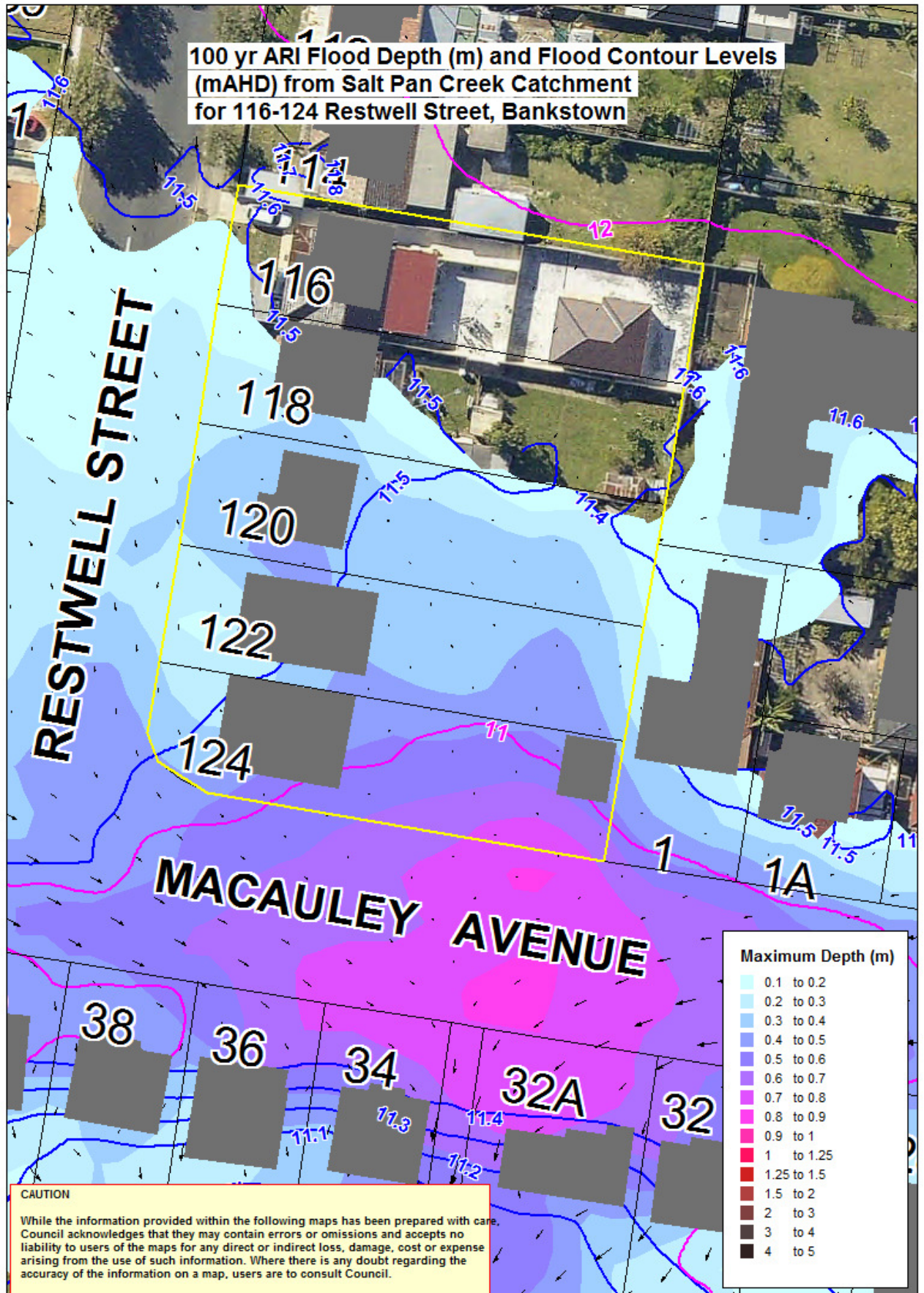
*** Bankstown Council's *Development Engineering Standards* and *Bankstown's Development Control Plan 2005* is available from Council's Customer Service Centre, and from <http://www.bankstown.nsw.gov.au/planb/guidelines/dcp.cfm>

Pushpa Goonetilleke
ENGINEER

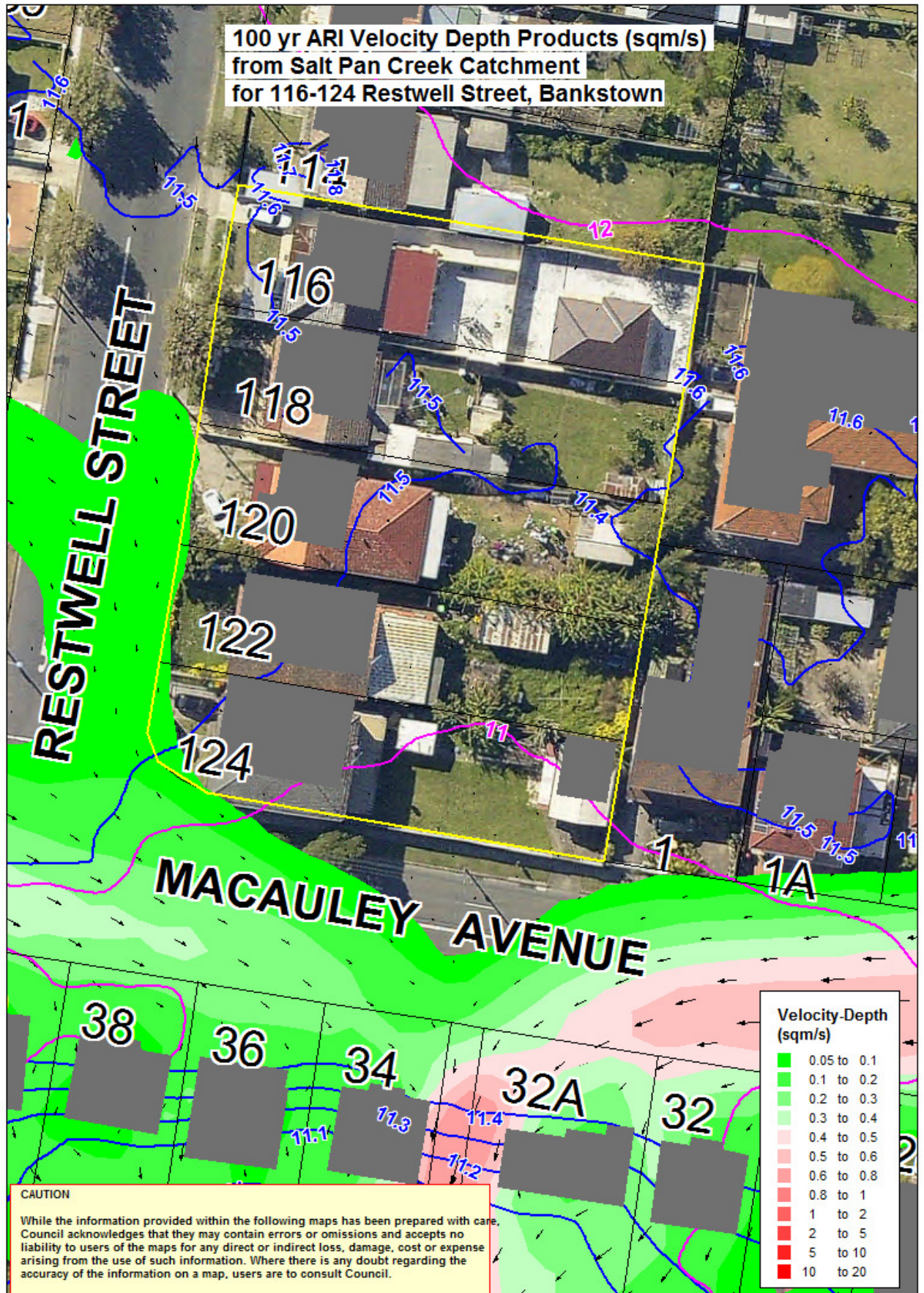
**100 Year ARI Flood Extent and Flood Contour Levels
(mAHD) from Salt Pan Creek Catchment
for 116-124 Restwell Street, Bankstown**

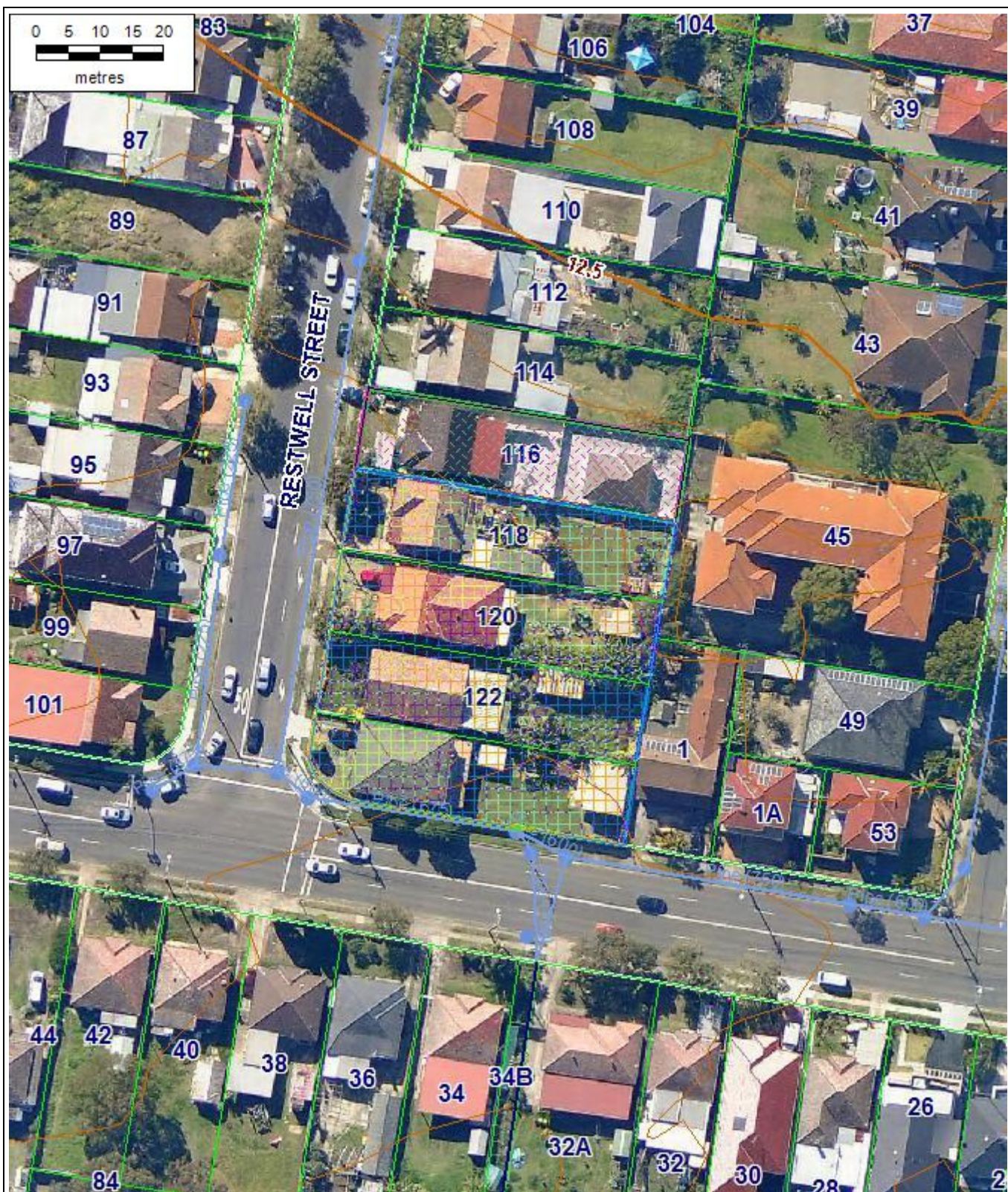


100 yr ARI Flood Depth (m) and Flood Contour Levels (mAHD) from Salt Pan Creek Catchment for 116-124 Restwell Street, Bankstown



**100 yr ARI Velocity Depth Products (sqm/s)
from Salt Pan Creek Catchment
for 116-124 Restwell Street, Bankstown**





1:874.3
8 March 2016























116- 124 Restwell Street, Bankstown

Aerial Map

DISCLAIMER: COUNCIL EXPRESSLY DISCLAIMS ALL LIABILITY FOR
ERRORS OR OMISSIONS.
THIS PLAN HAS NO LEGAL STANDING



Legend

	Suburb
	Drainage Conduits
	Drainage Devices
	Sydney Water
	Contour Major 5m
	Contour Intermediate 2.5m
	Contour Minor 0.5m
	Parcel
	Parcel Associate
	Parcel Vinculum
	Jetty
	Easements
	Road Boundaries
	Region
	Flood Riverine High Risk
	Aerial Photo August 2013
	Road Names
	Road Sections
	Airport Internal Road
	Water Boundary
	Railway
	Airport Taxiway