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CITY OF CANTERBURY BANKSTOWN

To: Sarah New-Beall
25-27 Sherwood St
NORTHMEAD NSW 2152

STORMWATER SYSTEM REPORT 81 Gow Street, PADSTOW NSW 2211

Date: 01-Jun-2020
Ref: WP-SIA-775/2020
Development type: **Industrial**

NO

FLOOD/OVERLAND FLOW STUDY REQUIRED

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

- 2x1500 mm diameter stormwater pipelines (according to Council records) and associated 6.095m wide easement & 1.095m and variable width easement located within the site.
- A 2.44 m wide drainage easement located western site boundary within the site.
- Overland flowpath [floodway] for excess stormwater runoff from the upstream catchment and associated with these drainage systems.

The site will be subject to stormwater inundation from this overland flowpath during large storm events. Refer to the attached "**100 Year ARI Flood Maps from Fairford Road 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.

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**.**

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

Runoff from the site is to be collected and piped by gravity to Council's 1500mm diameter stormwater pipeline/junction pit in 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****.

All structures and buildings must be located clear of pipelines and easements. Proposed structures may require special footings due to their proximity to stormwater easements and pipelines. Refer to 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 stormwater system, both underground and overland. It does not assess the suitability or otherwise of this site for the proposed development.

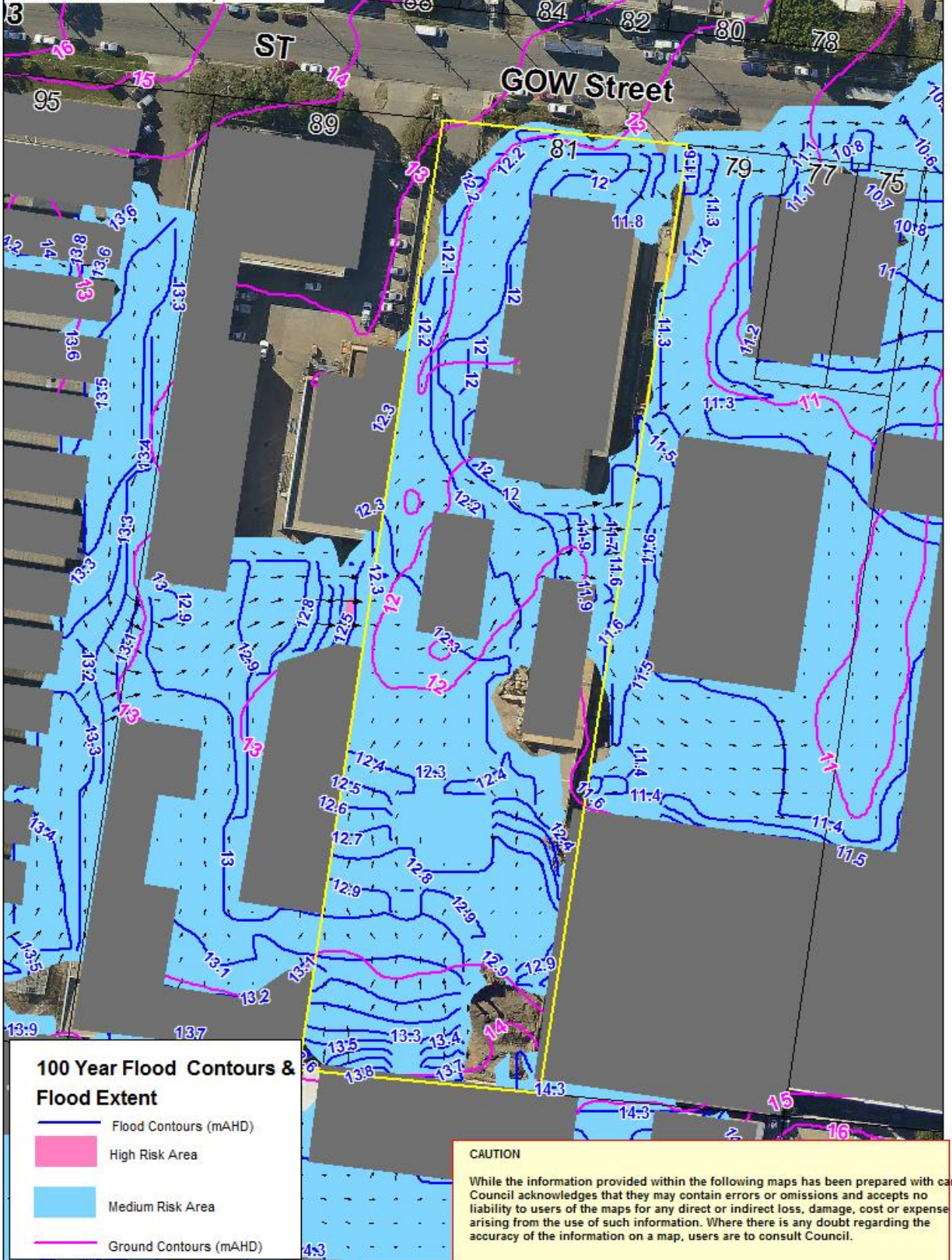
* Average Recurrence Interval

** Australian Height Datum

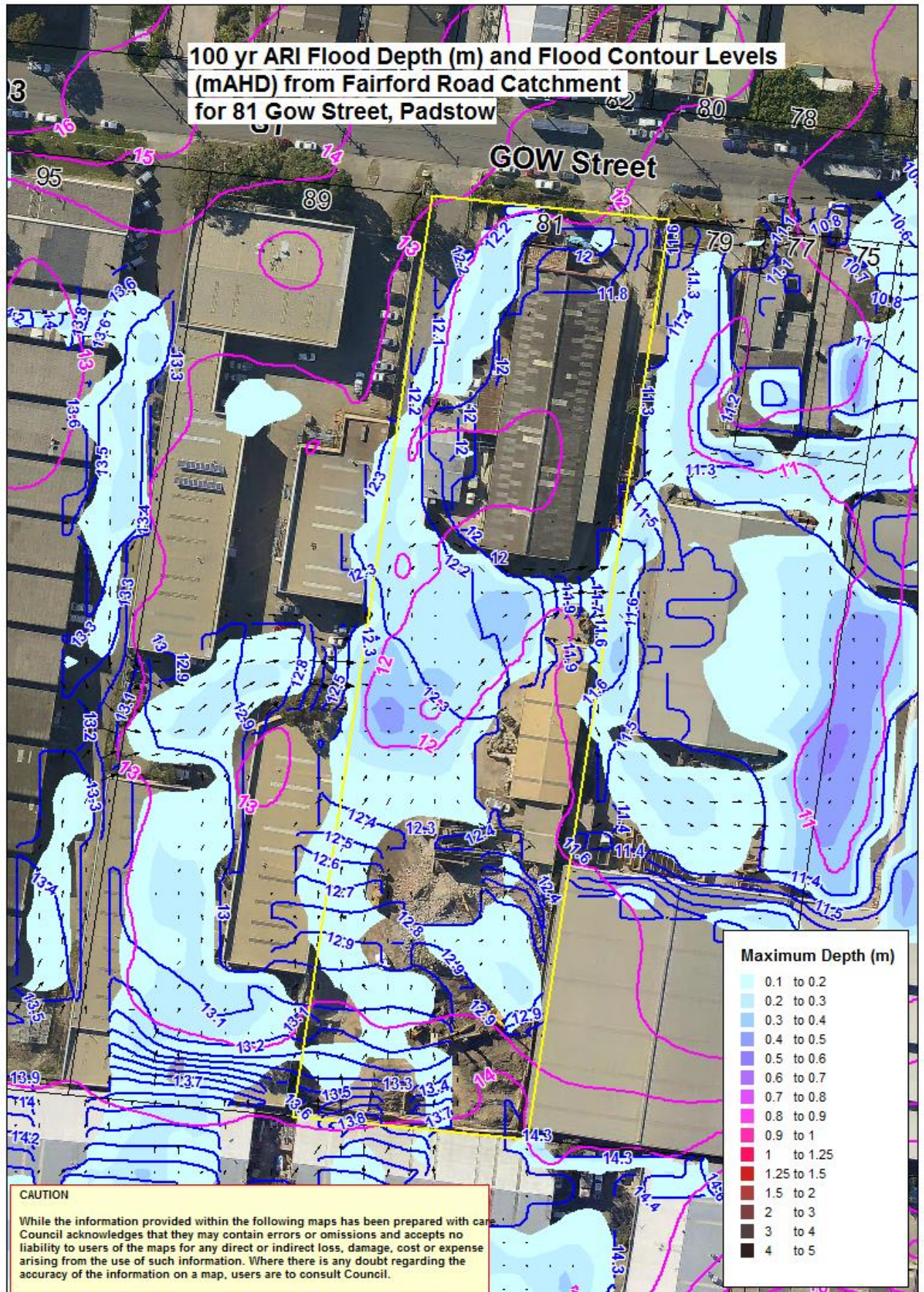
*** Bankstown Council's *Development Engineering Standards* and *Bankstown's Development Control Plan 2015* is available from Council's Customer Service Centre.

Pushpa Goonetilleke
ENGINEER

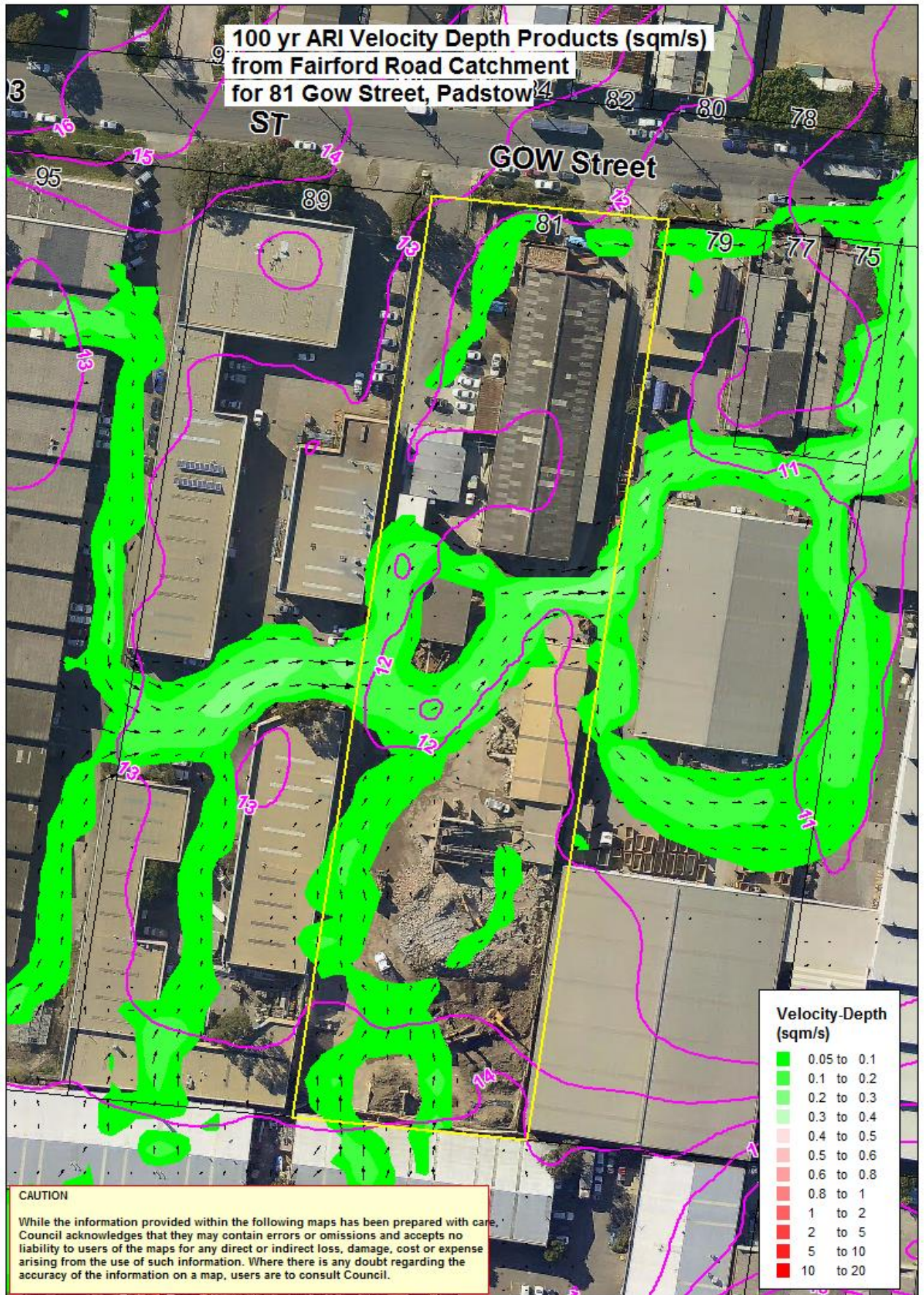
**100 Year ARI Flood Extent and Flood Contour Levels
(mAHD) from Fairford Road Catchment
for 81 Gow Street, Padstow**

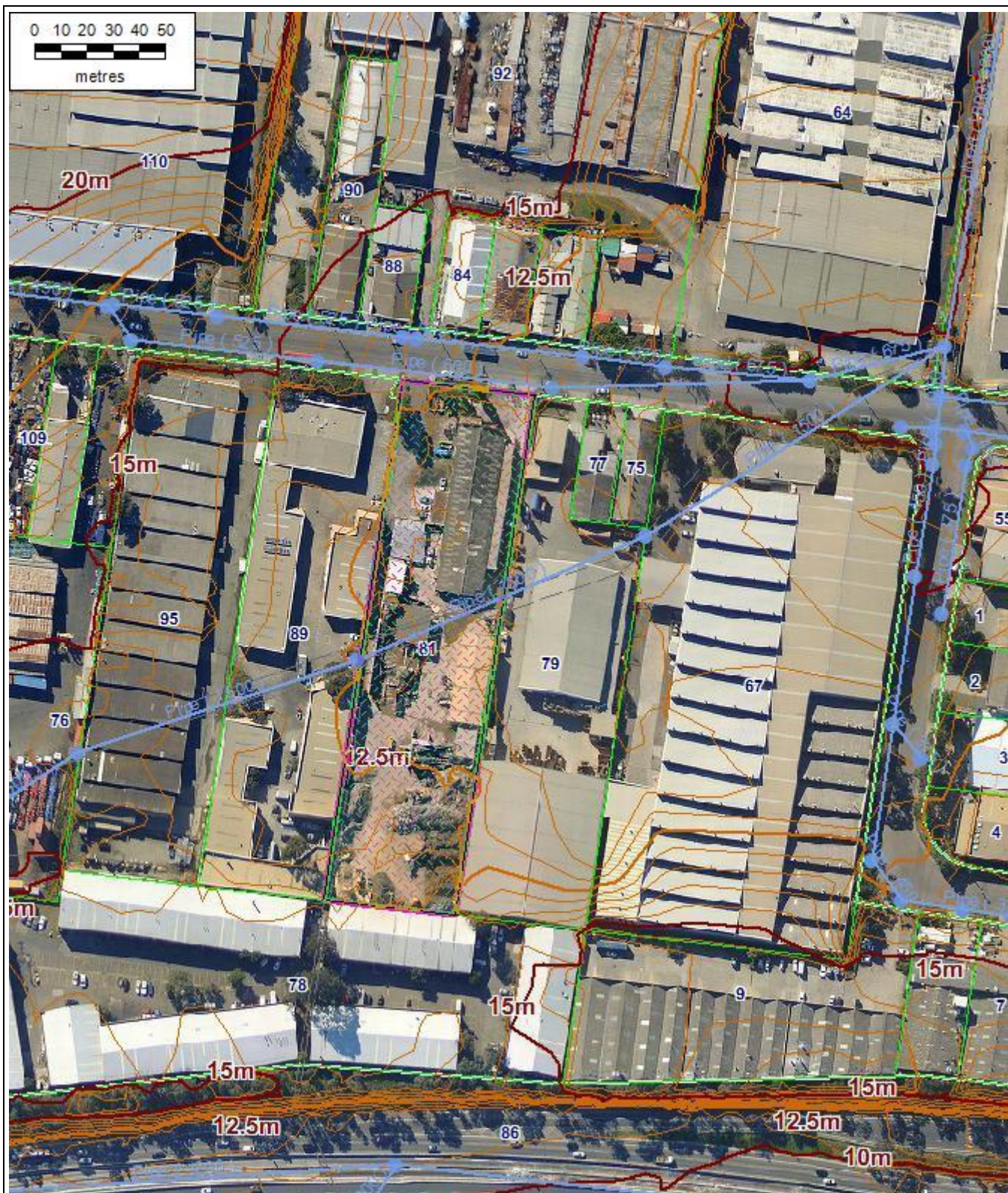


100 yr ARI Flood Depth (m) and Flood Contour Levels (mAHD) from Fairford Road Catchment for 81 Gow Street, Padstow



**100 yr ARI Velocity Depth Products (sqm/s)
from Fairford Road Catchment
for 81 Gow Street, Padstow**





1:2,158
1 June 2020





















81 Gow Street, Padstow

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
	Aerial Photo August 2013
	Road Names
	Road Sections
	Airport Internal Road
	Water Boundary
	Railway
	Airport Taxiway