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CITY OF CANTERBURY BANKSTOWN

To: Andrew Zada
35 Burbank Ave
EAST HILLS NSW 2213

STORMWATER SYSTEM REPORT 35 Burbank Avenue, EAST HILLS NSW 2213

Date: 03-Nov-2021
Ref: WP-SIA-2310/2021
Development type: Detached Dwelling (single house & Outbuilding / Pool)

NO

FLOOD/OVERLAND FLOW STUDY REQUIRED

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

- 100 year water surface levels in Georges River controlling site discharges. **Refer the attached Georges River Flood Advice Certificate.**

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 Lucas 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.

The estimated 100 year ARI* flood level at the site is RL 4 m AHD.**

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**.**

The proposed development including floor levels, shall comply with the development controls specified in Part B12 Schedule 3 & 5, of Bankstown's Development Control Plan 2015 - Catchments Affected by George's River Flooding and Stormwater Flooding.

Runoff from the dwelling extension is to be collected and disposed of to Council's requirements detailed in Bankstown Council's *Development Engineering Standards****.

The site is affected by 20 year ARI* Georges River flood levels.
The 20 year ARI* flood level at the site is 3.2 m AHD**.

**The site is affected by 100 year ARI* Georges River flood levels.
The 100 year ARI* flood level at the site is 4.0 m AHD**.**

Habitable floor levels are to be at least 500mm above this level RL 4.0m AHD.**

The site is affected by the probable maximum flood from the Georges River; the level of inundation is RL 9.2m AHD**.

The Probable Maximum Flood is the largest flood that could occur. It is derived from the maximum amount of atmospheric moisture that can occur in the locality. The 100 year flood is a very large flood. It is derived from a statistical analysis of rainfall records to give a 1 in 100 (ie 1%) chance of occurring, or being exceeded, in any one year. The last 100 year Georges River flood was in 1889.

This report is given without the benefit of development plans or a site survey.

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.

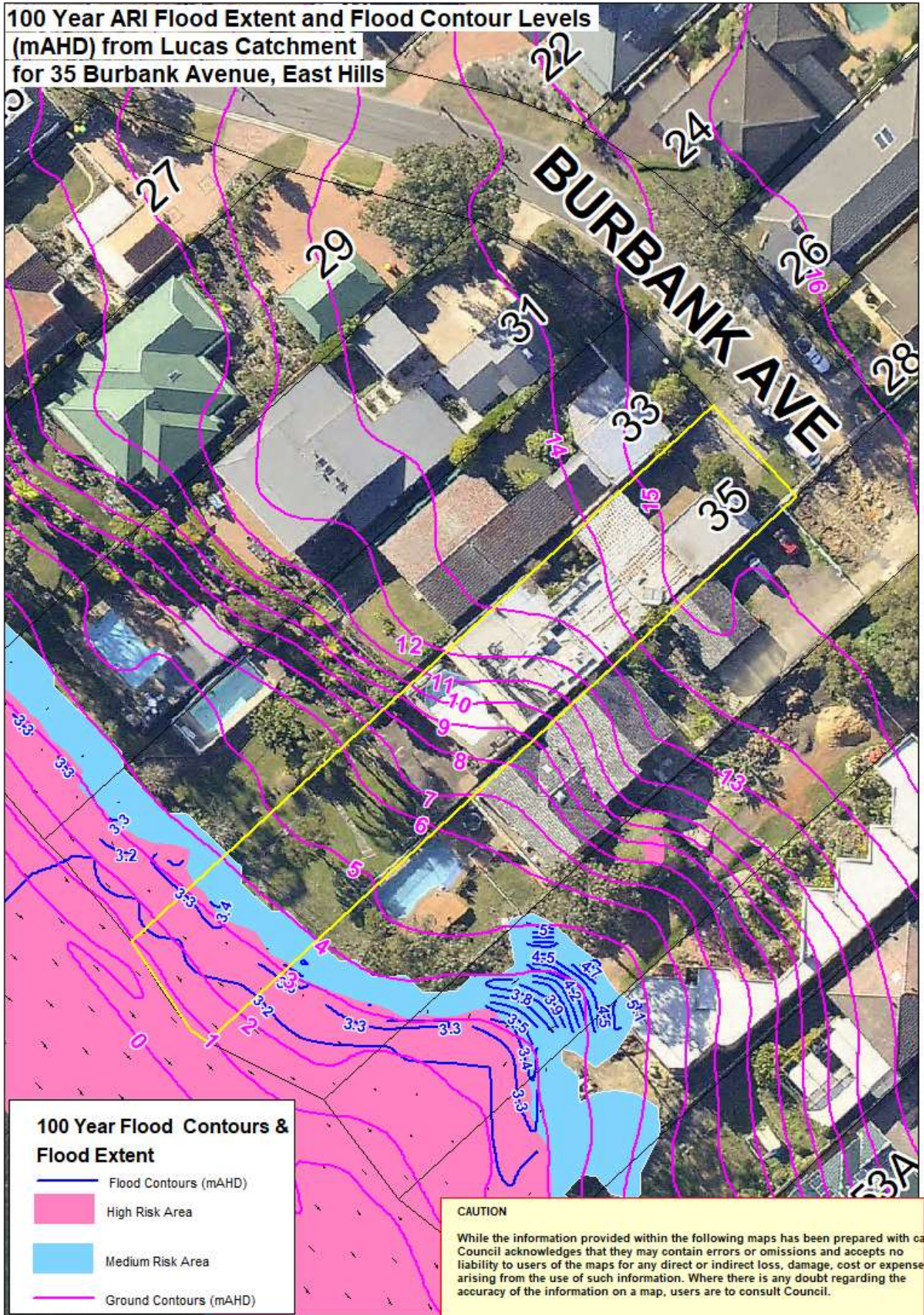
* Average Recurrence Interval

** Australian Height Datum

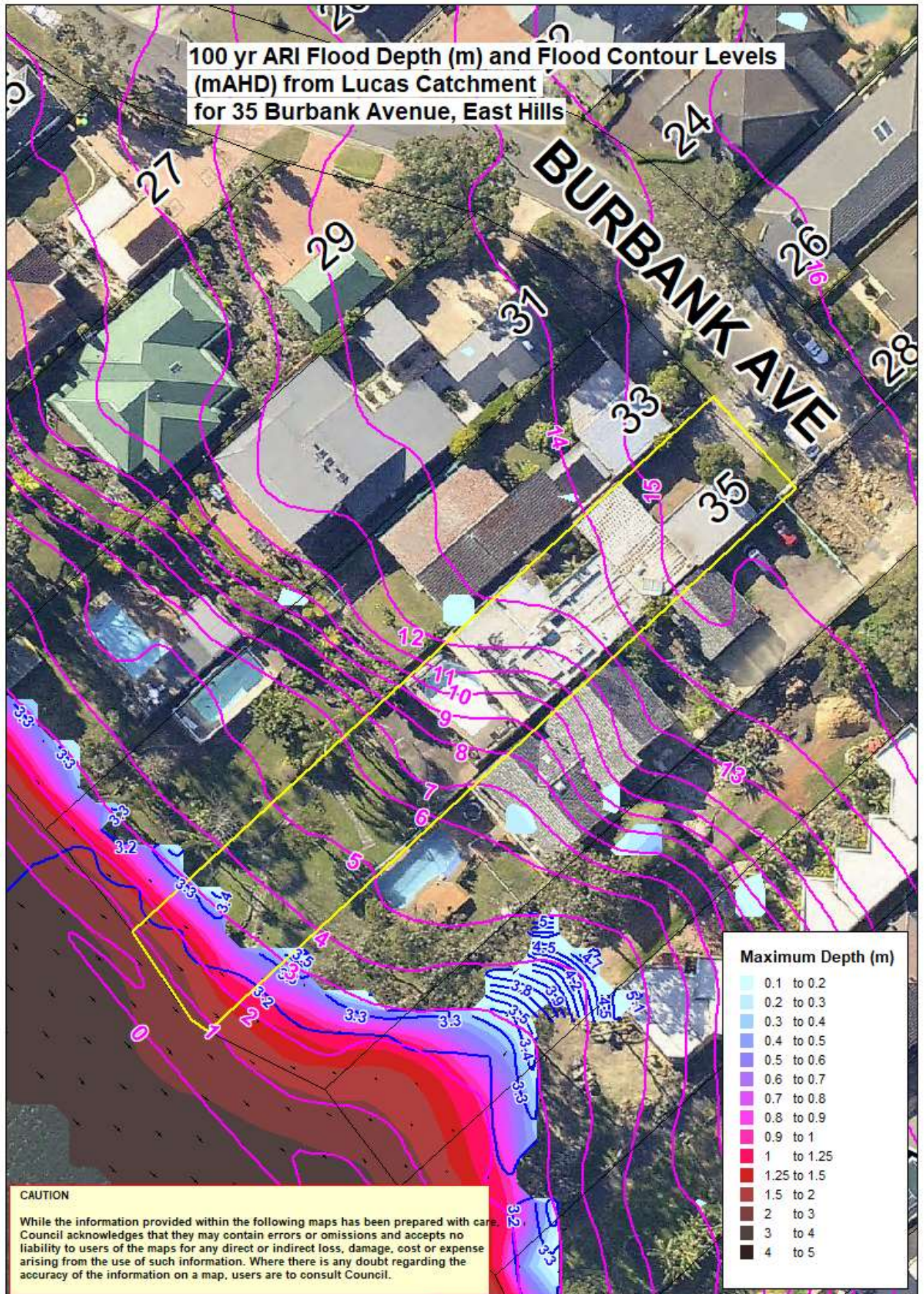
*** Bankstown Council's *Development Engineering Standards* and *Bankstown's Development Control Plan 2015* is available from Council's Customer Service Centre.

Pushpa Goonetilleke
ENGINEER

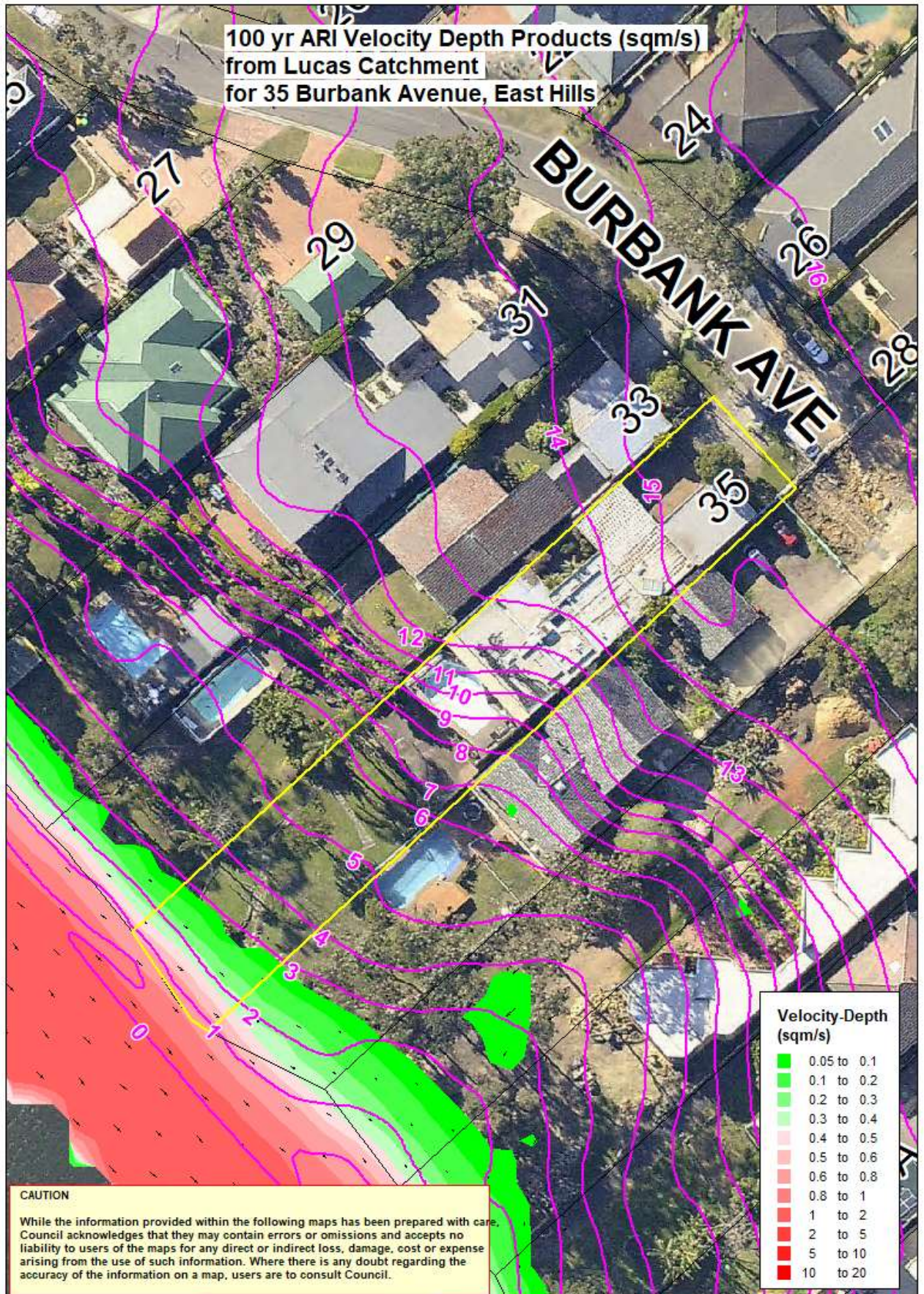
100 Year ARI Flood Extent and Flood Contour Levels (mAHD) from Lucas Catchment for 35 Burbank Avenue, East Hills

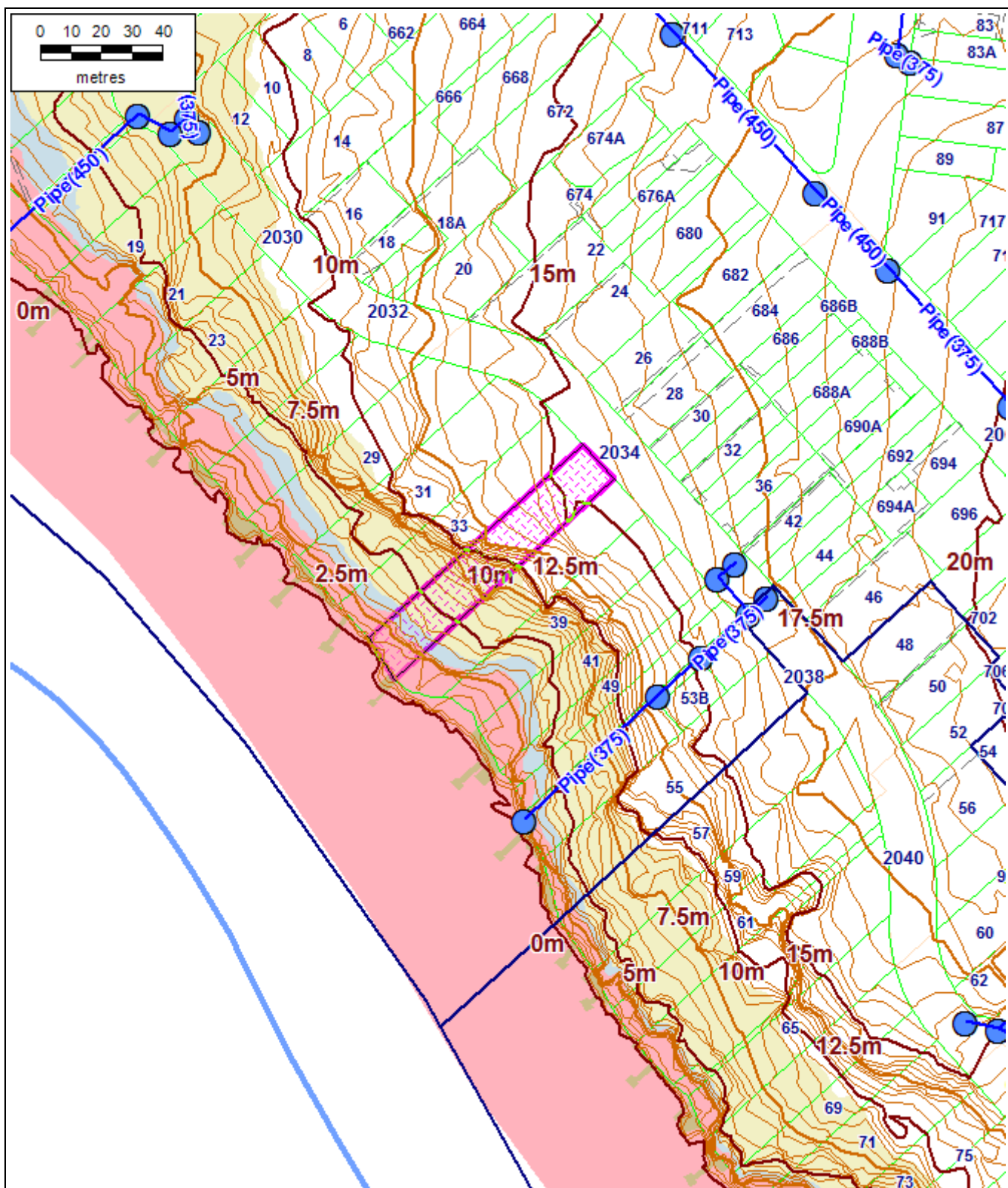


100 yr ARI Flood Depth (m) and Flood Contour Levels (mAHD) from Lucas Catchment for 35 Burbank Avenue, East Hills



100 yr ARI Velocity Depth Products (sqm/s)
from Lucas Catchment
for 35 Burbank Avenue, East Hills





1:1,824
3 November 2021































35 Burbank Avenue, East Hills

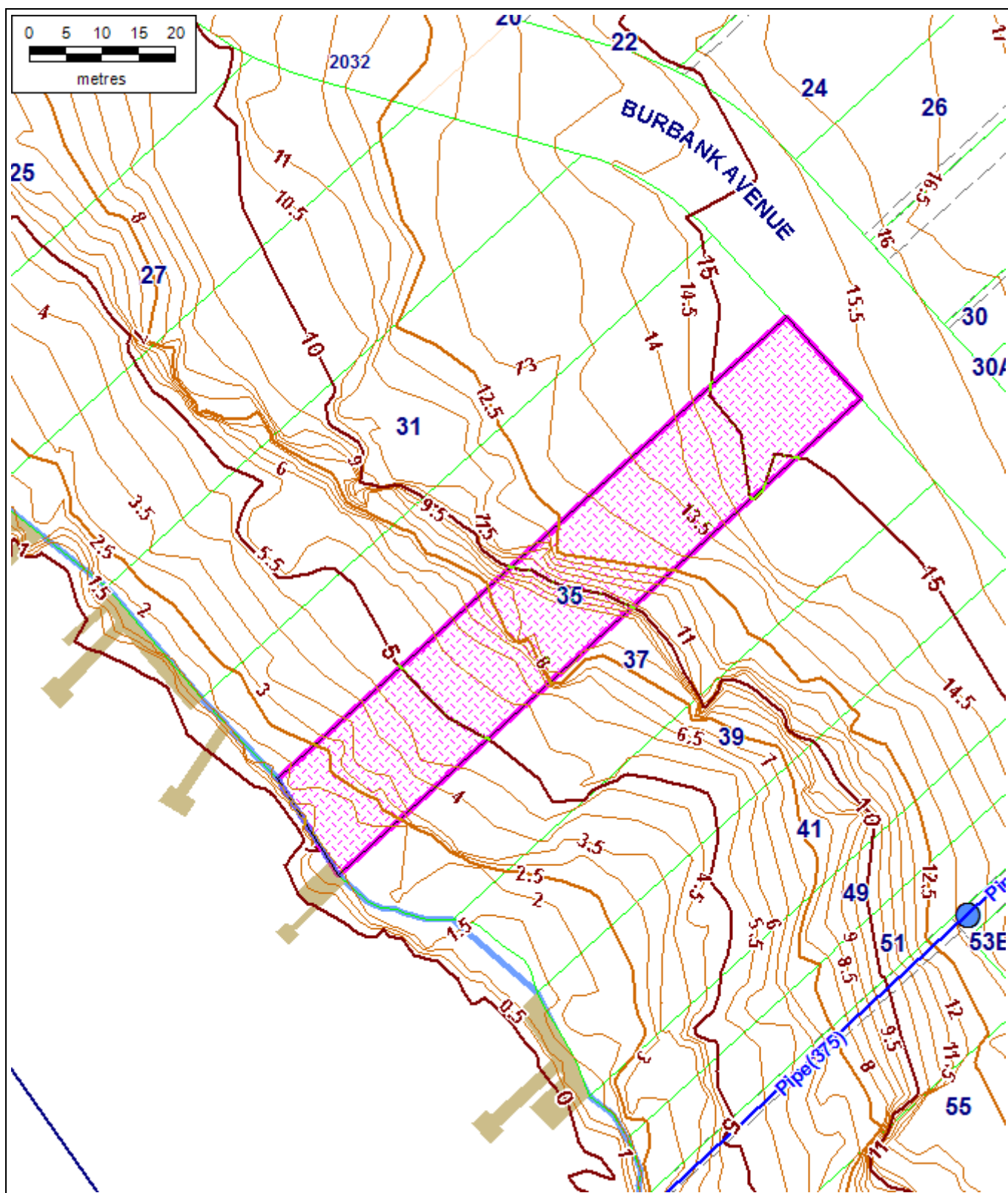
Georges River Flood Extent Map

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ERRORS OR OMISSIONS.
THIS PLAN HAS NO LEGAL STANDING



Legend

	Suburb
	Stormwater Drains MD
	Stormwater Pits MD
	Sydney Water
	Contour Major 5m
	Contour Intermediate 2.5m
	Contour Minor 0.5m
	_25cm Contour Interval (Major)
	_25cm Contour Interval (Basic)
	_25cm Contour Interval (Minor)
	Parcel
	Parcel Associate
	Parcel Vinculum
	Jetty
	Easements
	Road Boundaries
	Flood Riverine High Risk
	Region
	Flood Riverine High Risk
	
	Region
	Flood Riverine Medium Risk
	
	Region
	Flood Riverine Low Risk
	
	Road Names
	Airport Internal Road
	Water Boundary
	Airport Taxiway



1:764.8
3 November 2021

35 Burbank Avenue, East Hills

GIS Map

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35 Burbank Avenue, East Hills

Aerial Map

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