



Level 1, 66 - 72 Rickard Road, Bankstown NSW  
PO Box 8, Bankstown NSW 1885  
Tel: (02) 9707 9010 - Fax: (02) 9707 9408  
DX 11220 BANKSTOWN  
council@cbciry.nsw.gov.au

## CITY OF CANTERBURY BANKSTOWN

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To: Lily Homes Pty Ltd  
Attention: Mr Pietro Lizzi  
Unit 1/28 Bernera Rd  
PRESTONS NSW 2170

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### STORMWATER SYSTEM REPORT 28 Harcourt Avenue, EAST HILLS NSW 2213

Date: 28-Sep-2021  
Ref: WP-SIA-1963/2021  
Development type: Dual Occupancy

NO
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FLOOD/OVERLAND FLOW STUDY REQUIRED

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

- A 1.83 m wide private drainage easement located along the western site boundary within to the site.
- Overland flowpath for excess stormwater runoff from the upstream catchment and associated with the drainage system located west of the site.

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 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 6.9 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*\*\*\*.**

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

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

The site is affected by the probable maximum flood from the Georges River; the level of inundation is RL 9.3 m 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.

**All structures and buildings must be located clear of pipelines and easements.**

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

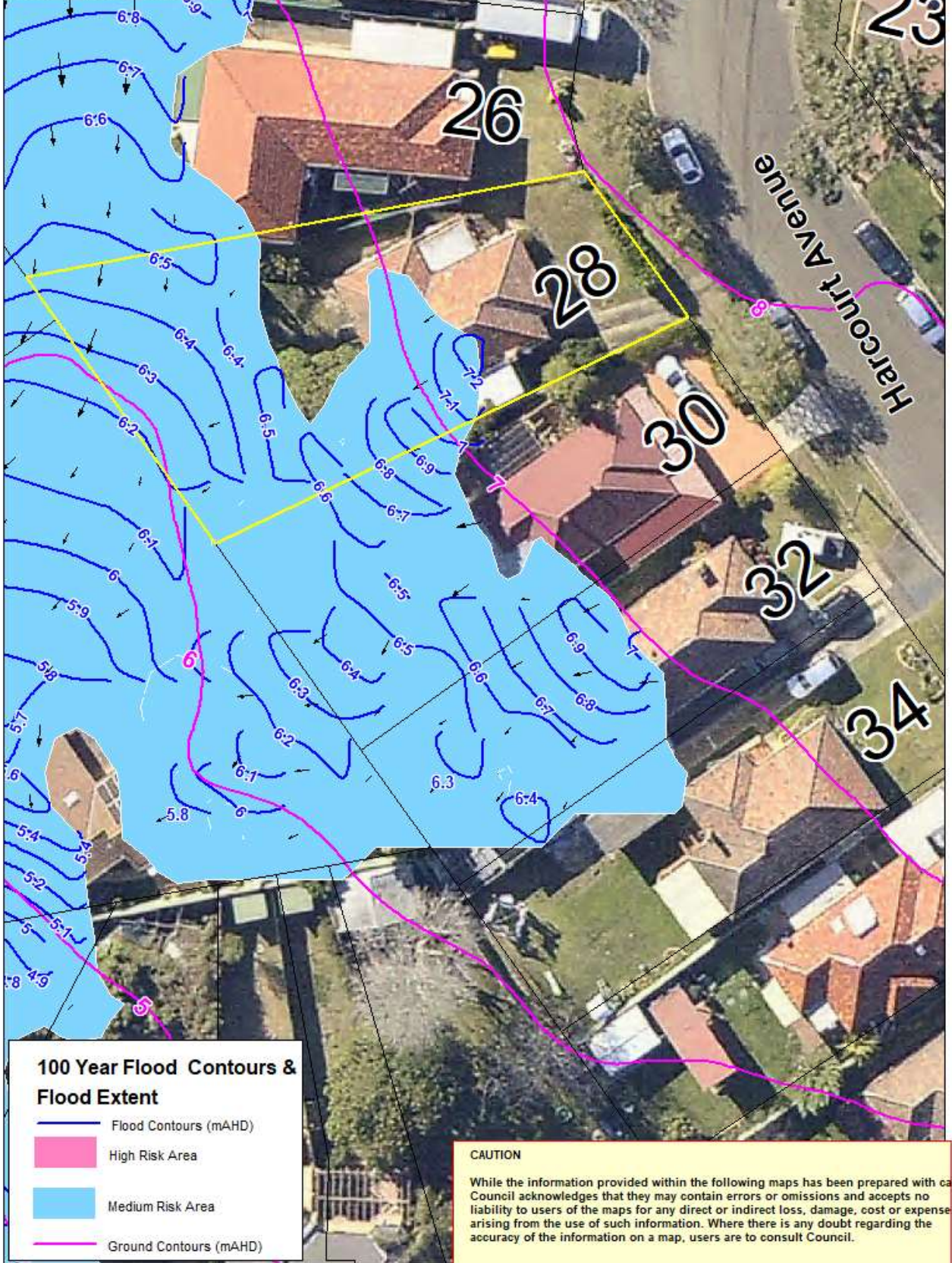
\*\* Australian Height Datum

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

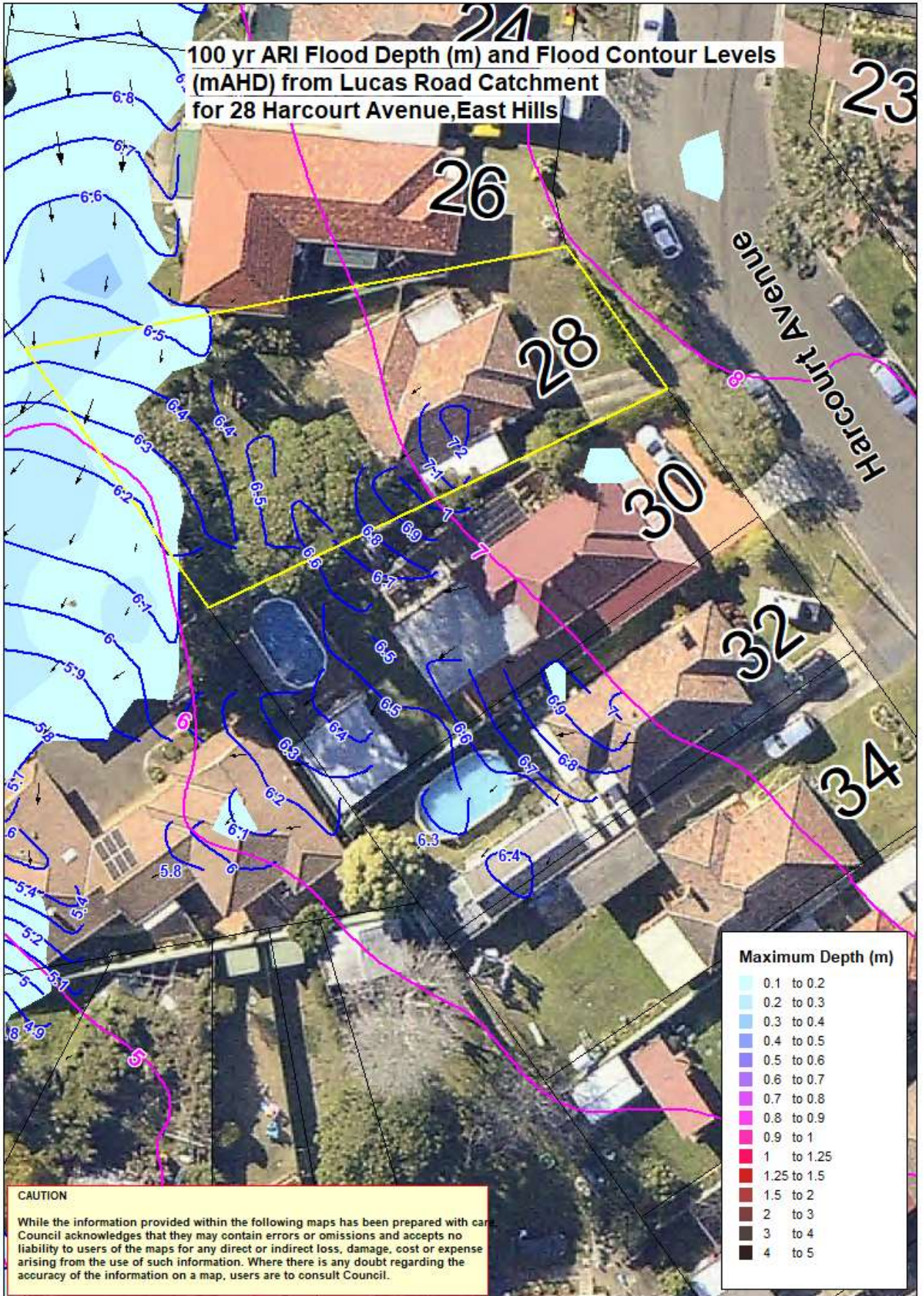
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**Pushpa Goonetilleke**  
**ENGINEER**

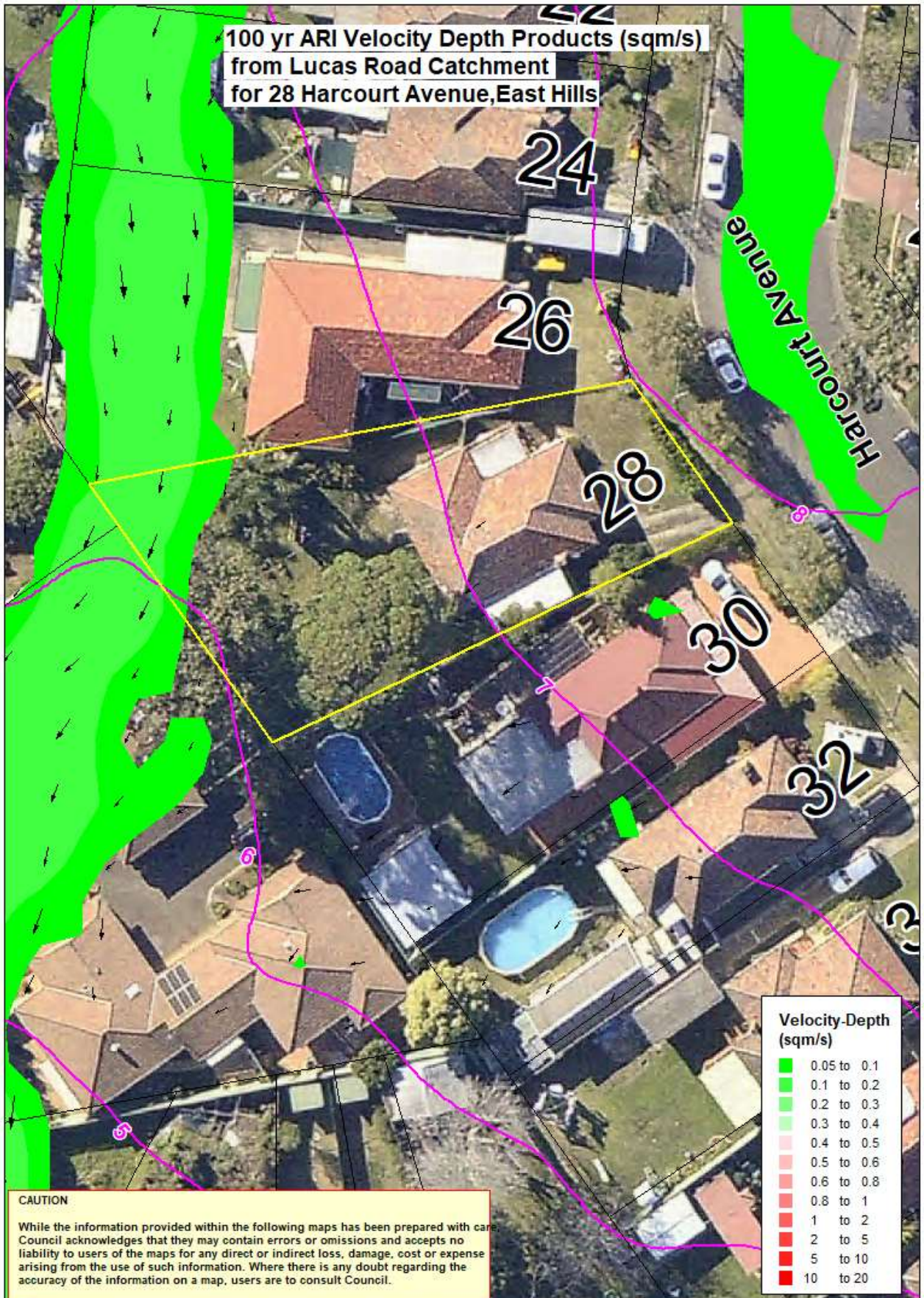
**100 Year ARI Flood Extent and Flood Contour Levels (mAHD) from Lucas Road Catchment for 28 Harcourt Avenue, East Hills**



**100 yr ARI Flood Depth (m) and Flood Contour Levels (mAHD) from Lucas Road Catchment for 28 Harcourt Avenue, East Hills**

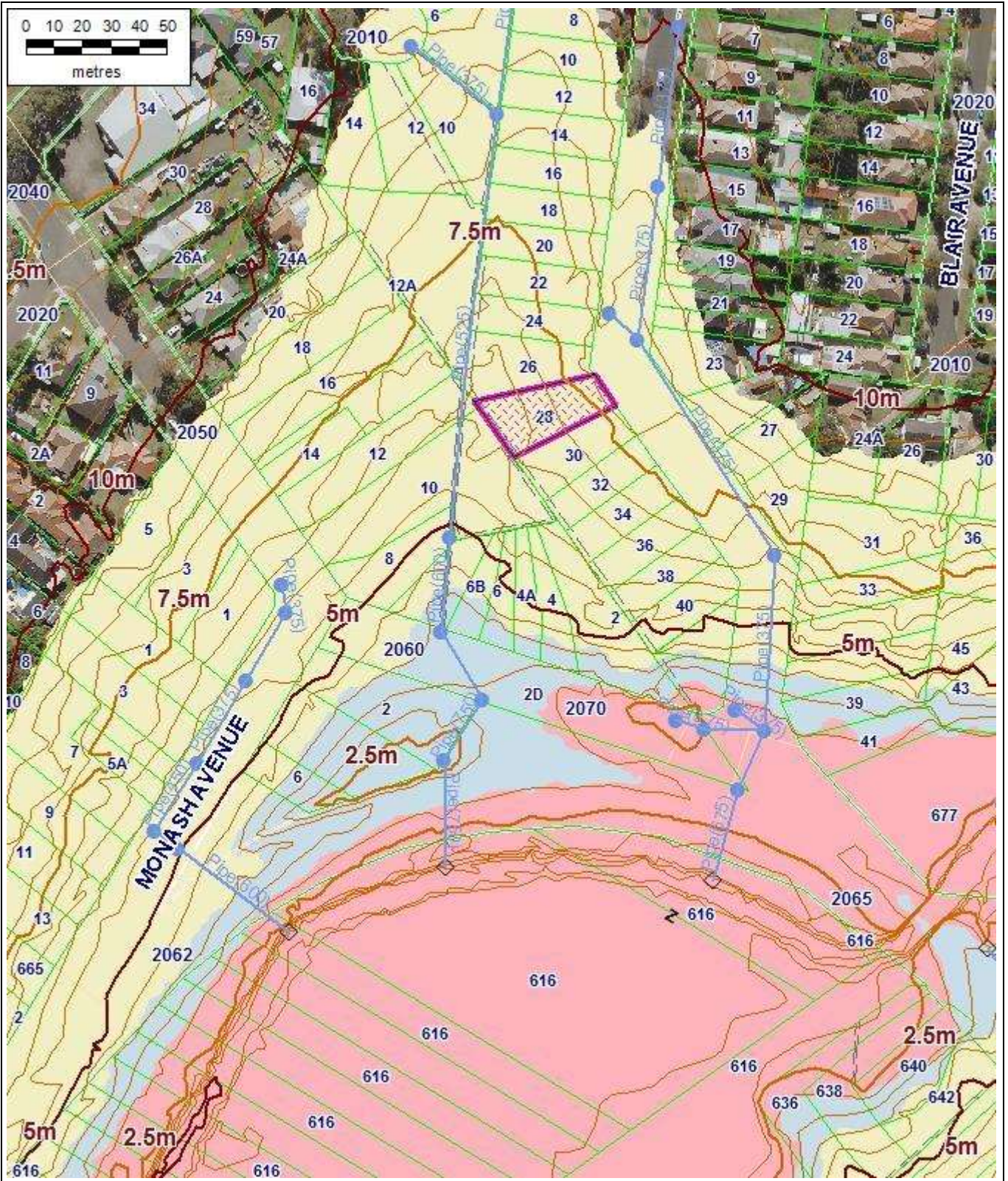


**100 yr ARI Velocity Depth Products (sqm/s)  
from Lucas Road Catchment  
for 28 Harcourt Avenue, East Hills**



Velocity-Depth (sqm/s)	
0.05 to 0.1	0.1 to 0.2
0.2 to 0.3	0.3 to 0.4
0.4 to 0.5	0.5 to 0.6
0.6 to 0.8	0.8 to 1
1 to 2	2 to 5
5 to 10	10 to 20

**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.



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






### 28 Harcourt Avenue, East Hill

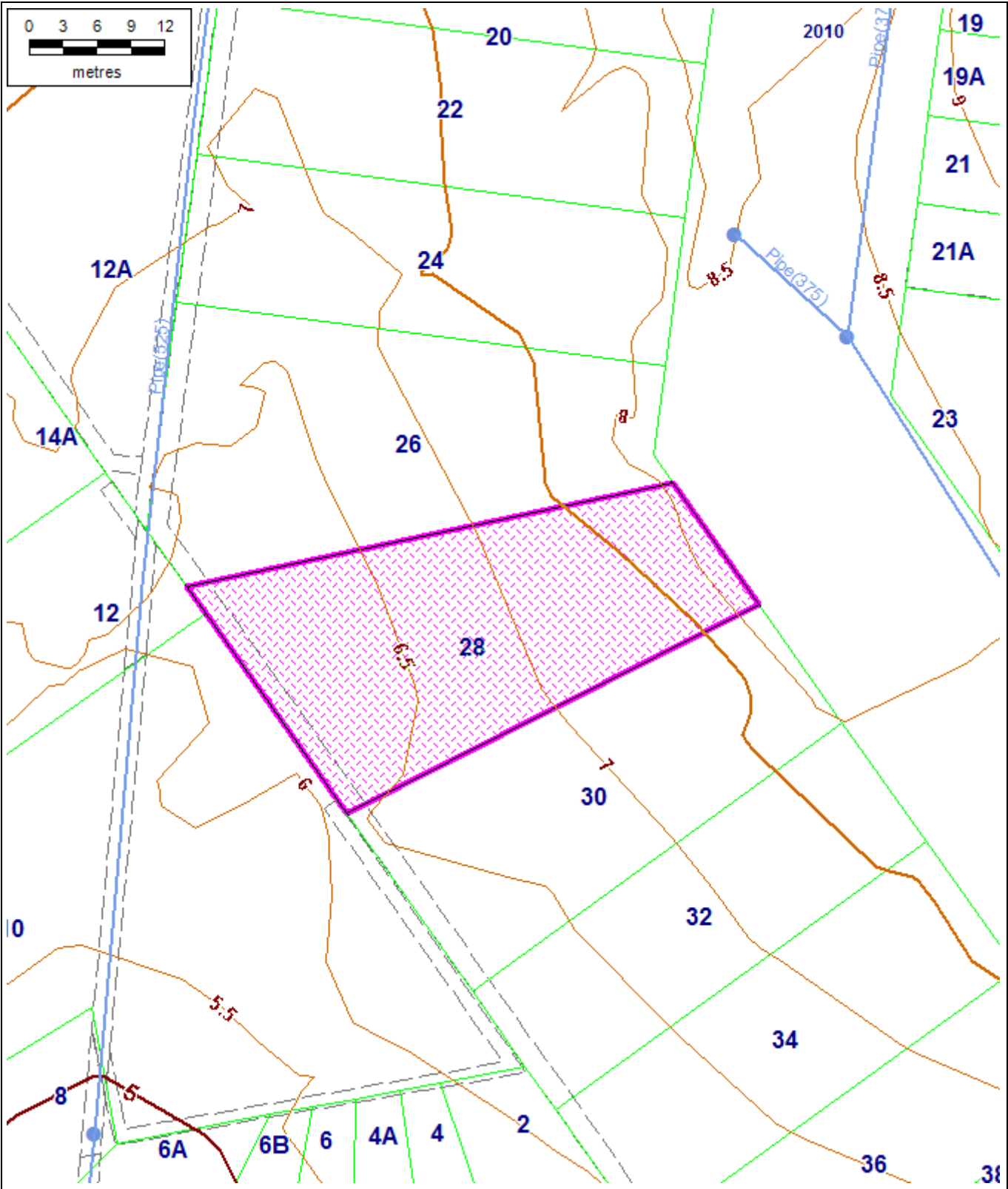
*Georges River Flood Extent Map*

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# Legend

	Suburb
	Drainage Conduits
	Drainage Devices
	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
	Flood Riverine High Risk
 Region	Flood Riverine Medium Risk
	Flood Riverine Medium Risk
 Region	Flood Riverine Low Risk
	Flood Riverine Low Risk
	Aerial Photo 14052019
	Road Names
	Airport Internal Road
	Water Boundary
	Railway
	Airport Taxiway



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**28 Harcourt Avenue, East Hill**

*GIS Map*

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### 28 Harcourt Avenue, East Hill

*Aerial Map*

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