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## CITY OF CANTERBURY BANKSTOWN

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To: Gavin William Maurer  
5 Killara Ave  
PANANIA NSW 2213

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### STORMWATER SYSTEM REPORT 5 Killara Avenue, PANANIA NSW 2213

Date: 15-Feb-2021  
Ref: WP-SIA-200/2021  
Development type: **Detached Dwelling (Single House)**

NO
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FLOOD/OVERLAND FLOW STUDY REQUIRED

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

- Overland flowpath for excess stormwater runoff from the upstream catchment and associated with the drainage systems located east & south 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 Kelso Swamp 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.

**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*\*\*\*.**

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*\*\*\*.

**The site is affected by 100 year ARI\* Georges River flood levels.  
The 100 year ARI\* flood level at the site is 3.75m AHD\*\*.**

**Habitable floor levels are to be at least 500mm above this level at RL 3.75m AHD\*\*.**

The site is affected by the probable maximum flood from the Georges River; the level of inundation is RL 10.3 m AHD\*\* (This level is not any restriction for residential development).

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

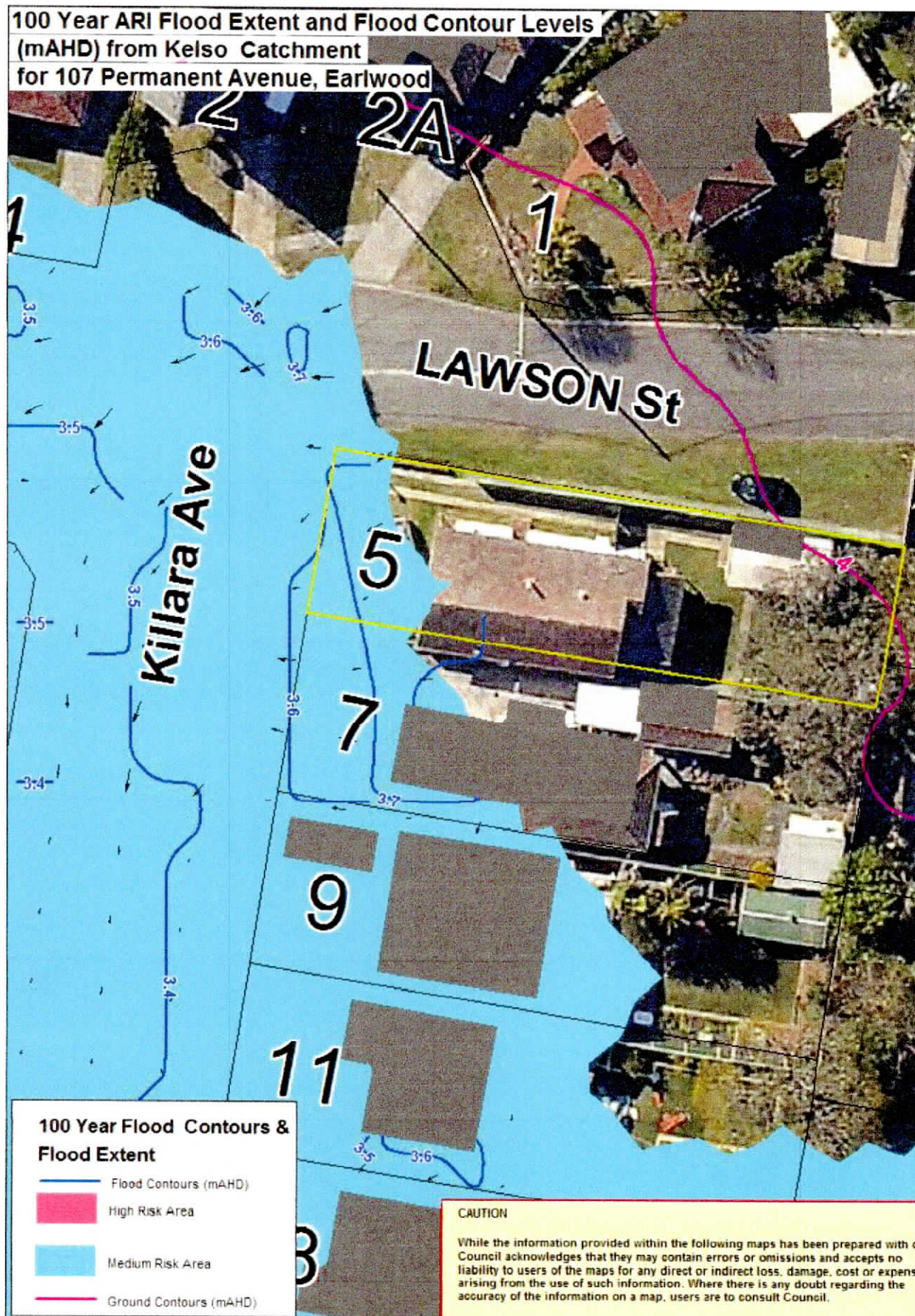
\*\*\* Bankstown Council's *Development Engineering Standards* and *Bankstown's Development Control Plan 2015* is available from Council's Customer Service Centre.

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**Pushpa Goonetilleke  
ENGINEER**



**100 Year ARI Flood Extent and Flood Contour Levels  
(mAHD) from Kelso Catchment  
for 107 Permanent Avenue, Earlowood**





**100 yr ARI Flood Depth (m) and Flood Contour Levels  
(MAHD) from Kelso Catchment  
for 107 Permanent Avenue, Earlwood**

LAWSON ST

KILLARA AVE

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.

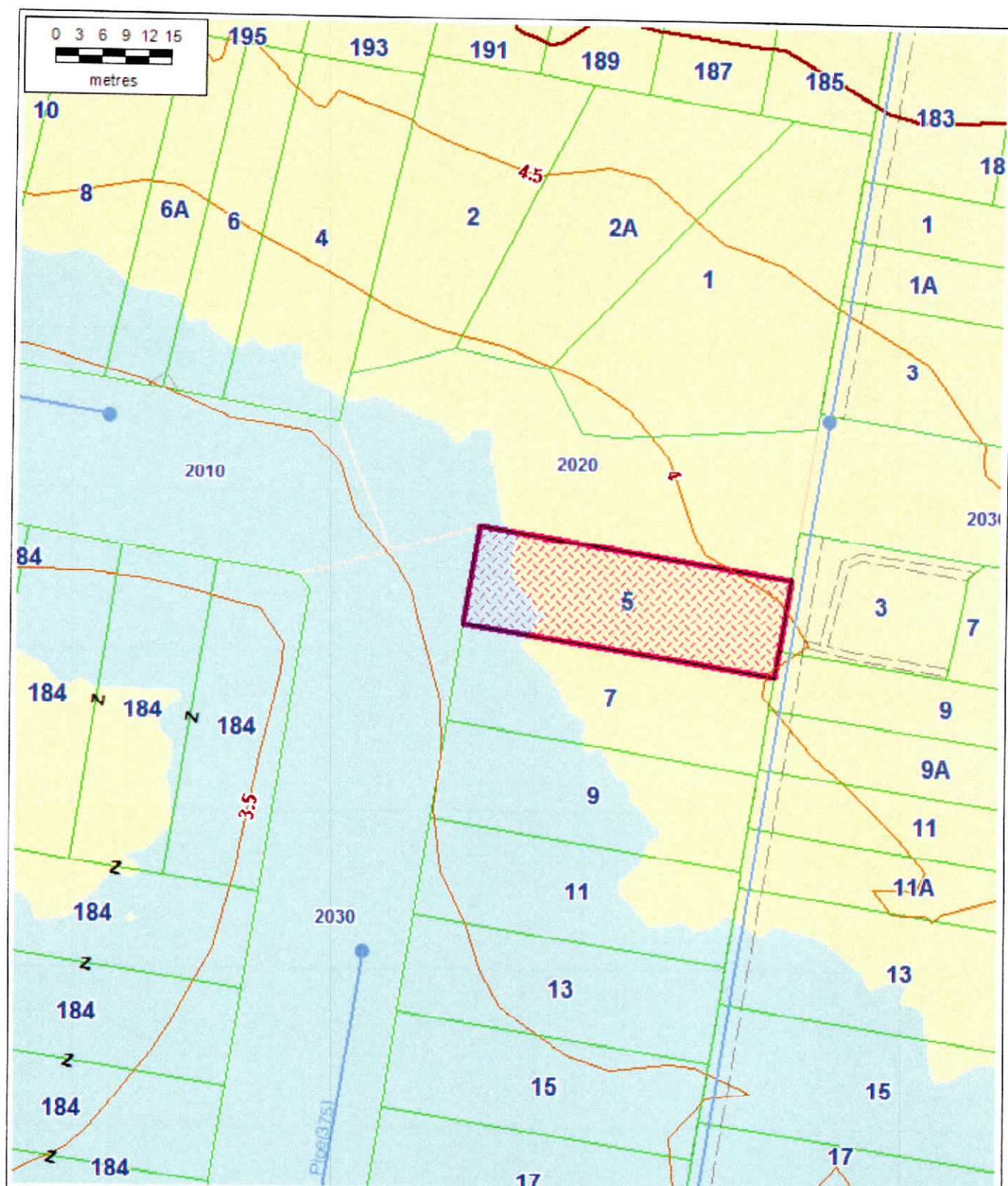
CAUTION

Maximum Depth (m)

0.1 to 0.2	Lightest Blue
0.2 to 0.3	Light Blue
0.3 to 0.4	Medium Blue
0.4 to 0.5	Dark Blue
0.5 to 0.6	Very Dark Blue
0.6 to 0.7	Dark Purple
0.7 to 0.8	Medium Purple
0.8 to 0.9	Dark Red
0.9 to 1	Red
1 to 1.25	Dark Red
1.25 to 1.5	Red
1.5 to 2	Dark Red
2 to 3	Dark Red
3 to 4	Dark Red
4 to 5	Dark Red







1:705.6  
15 February 2021

## 5 Killara Avenue, Panania

GIS 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



\_25cm Contour Interval (Major)



\_25cm Contour Interval (Basic)



\_25cm Contour Interval (Minor)



Parcel



Parcel Associate

Z

Parcel Vinculum



Jetty



Easements



Road Boundaries

Flood Riverine High Risk



Region



Flood Riverine High Risk

Flood Riverine Medium Risk



Region



Flood Riverine Medium Risk

Flood Riverine Low Risk



Region



Flood Riverine Low Risk

SMITH RD

Road Names



Airport Internal Road



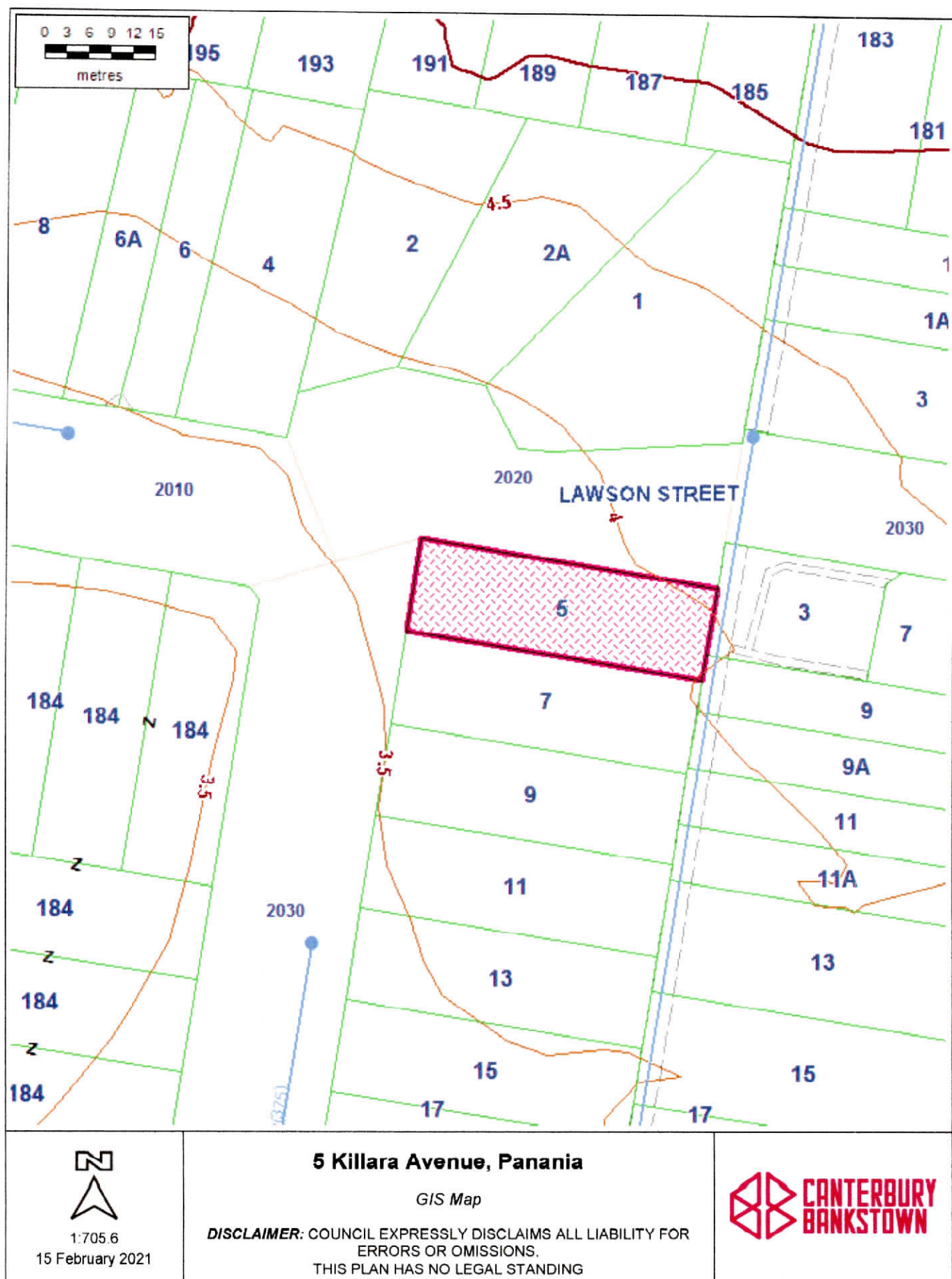
Water Boundary



Railway



Airport Taxiway







1:705.6  
15 February 2021

### 5 Killara Avenue, Panania

*Aerial Map*

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