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CITY OF CANTERBURY BANKSTOWN

To: Mr Bill Anthony
200 George St
SYDNEY NSW 2000

STORMWATER SYSTEM REPORT 56 Prescott Parade, MILPERRA NSW 2214

Date: 21-Sep-2022
Ref: WP-SIA-2265/2022
Development type: Dual Occupancy & Detached Dwelling (single house)

NO

FLOOD/OVERLAND FLOW STUDY REQUIRED

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

- 1050mm diameter stormwater pipeline (according to Council records) and associated 3.66 m wide easement located along within the site.
- Overland flowpath for excess stormwater runoff from the upstream catchment and associated with this drainage system.
- 100 year water surface levels in Georges River controlling site discharges.

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 Map 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 provided that 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 Georges River & 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**.**

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.

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 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 [existing or required by Council DCP 2015]. Proposed structures may require special footings due to their proximity to stormwater easements and pipelines. Refer to Bankstown Council's *Development Engineering Standards**.**

The site is affected by 20 year ARI* Georges River / Kelso Levee flood levels.
The 20 year ARI* flood level at the site is 4.5 m AHD**.

**The site is affected by 100 year ARI* Georges River / Kelso Levee flood levels.
The 100 year ARI* flood level at the site is 5.6 m AHD**.**

The site is affected by the probable maximum flood from the Georges River; the level of inundation is RL 103 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.

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

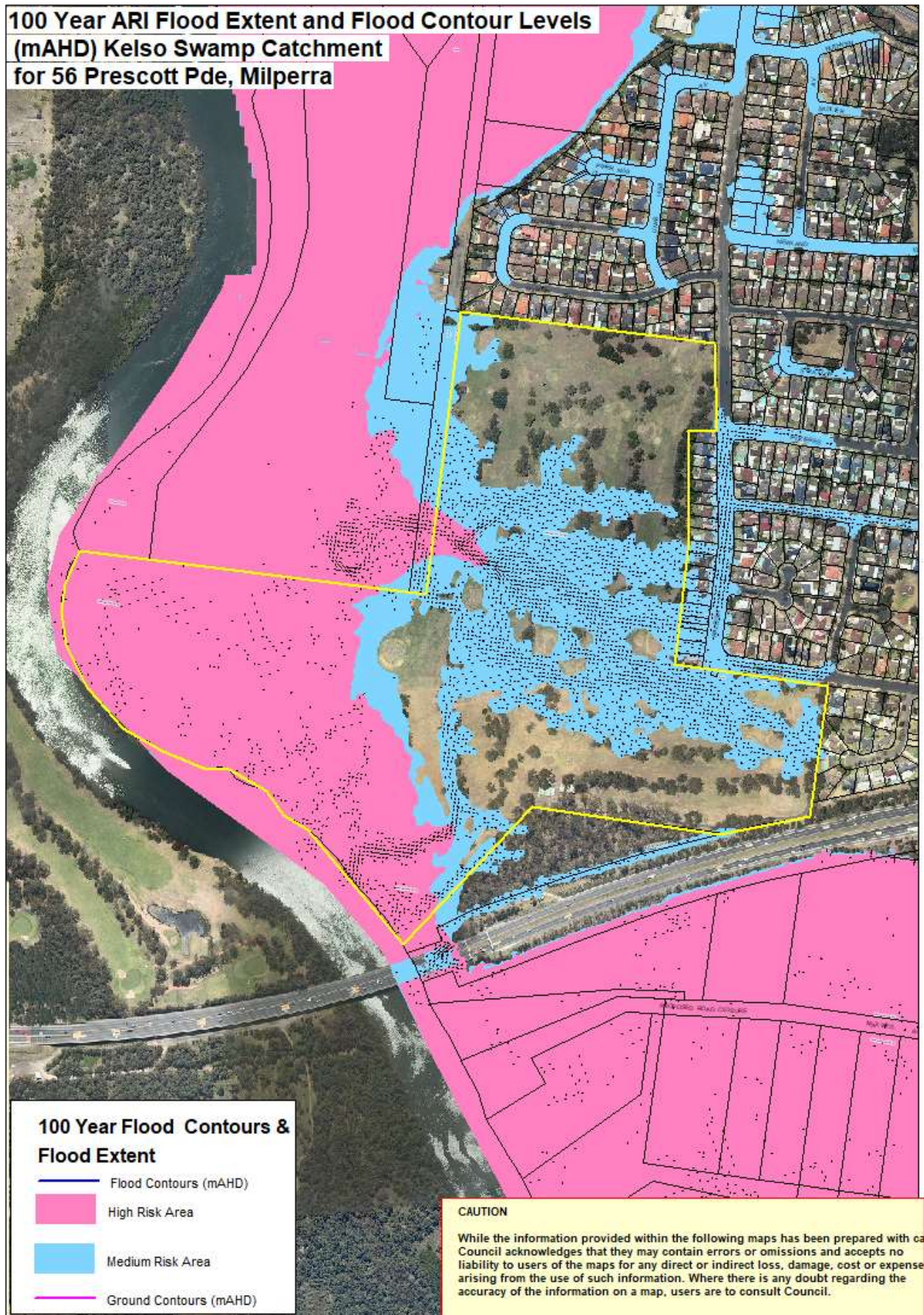
** Australian Height Datum

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

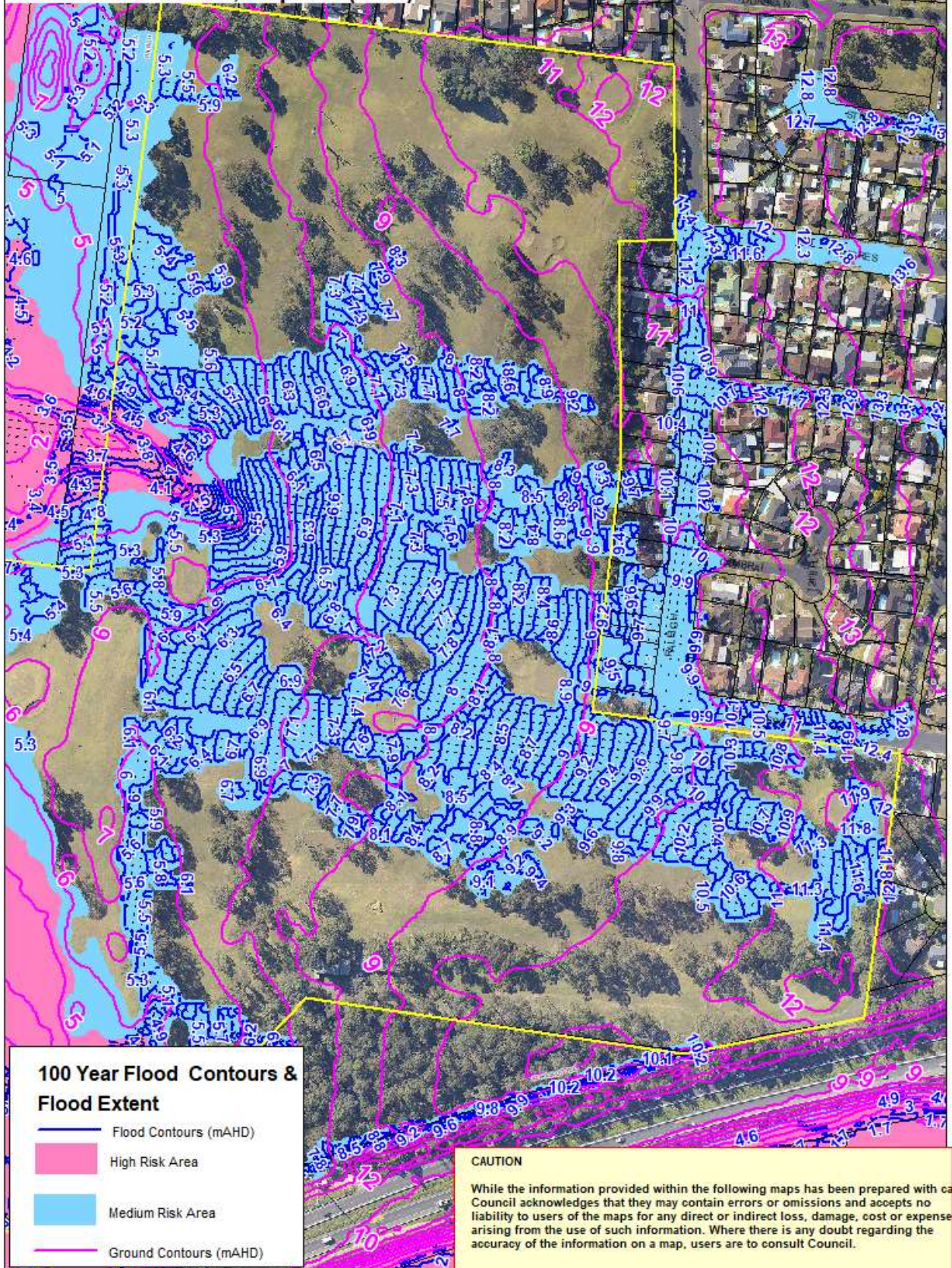
PMF Probable Maximum Flood

**Pushpa Goonetilleke
ENGINEER**

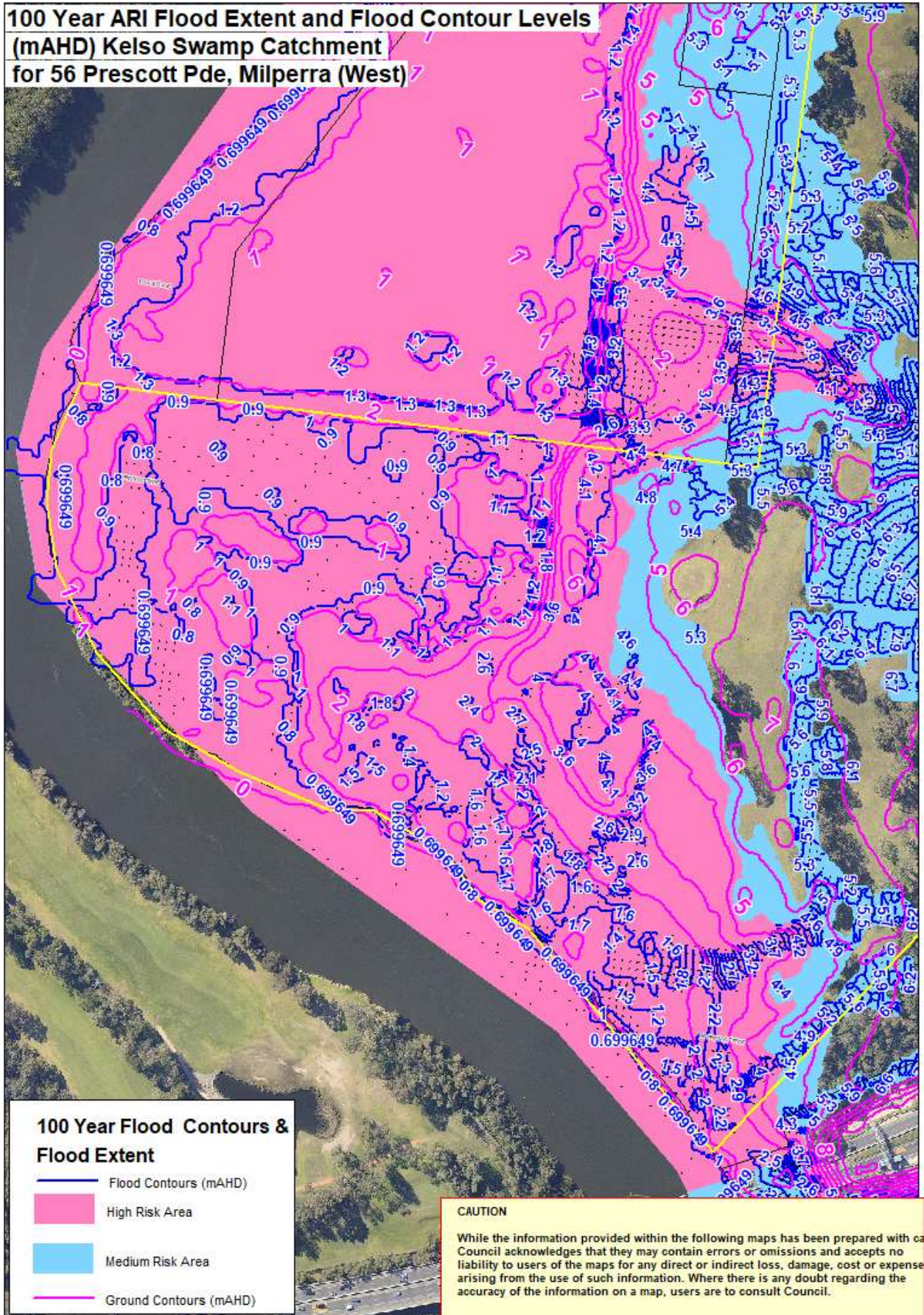
**100 Year ARI Flood Extent and Flood Contour Levels
(mAHD) Kelso Swamp Catchment
for 56 Prescott Pde, Milperra**



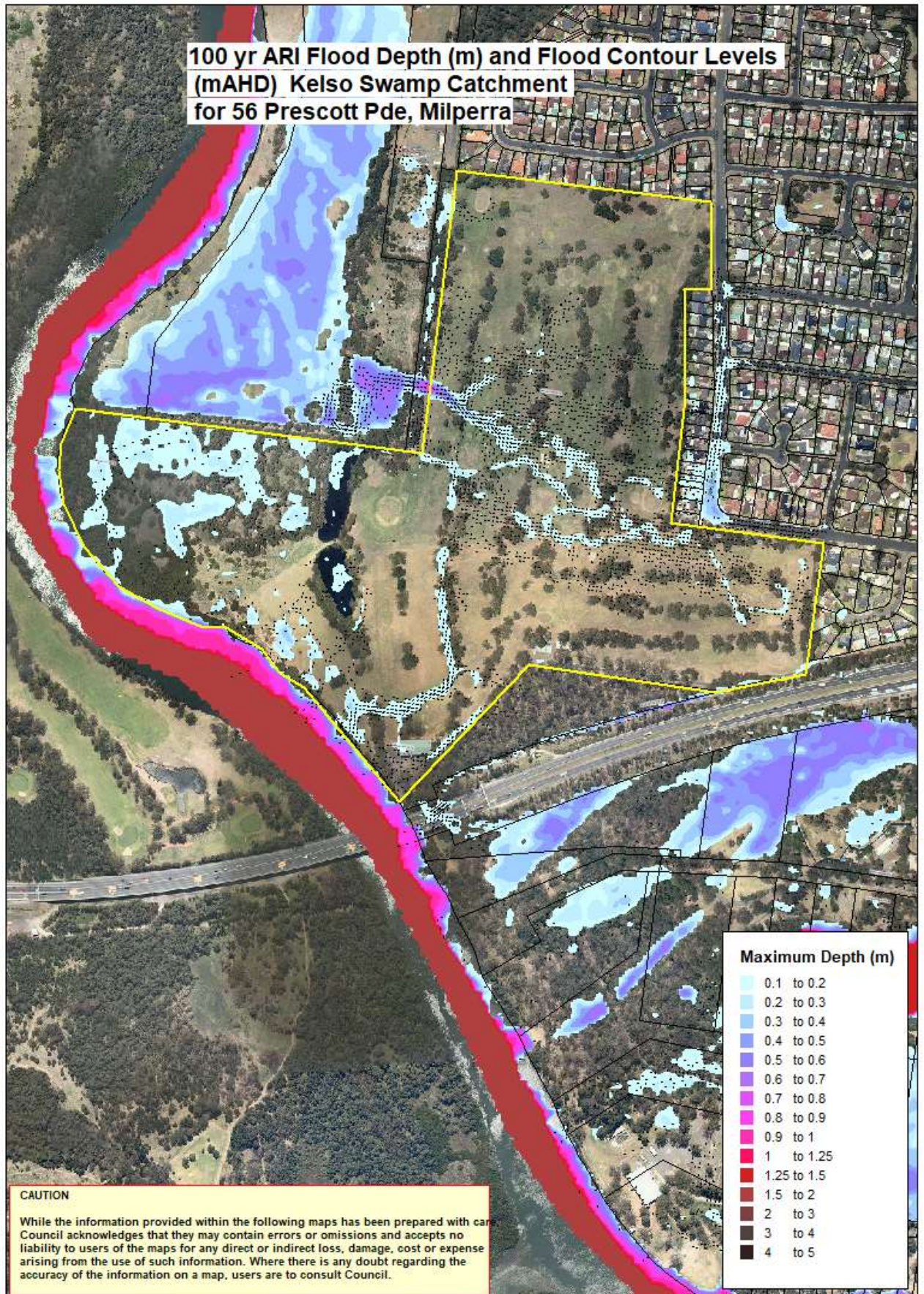
**100 Year ARI Flood Extent and Flood Contour Levels
(mAHD) Kelso Swamp Catchment
for 56 Prescott Pde, Milperra (East)**



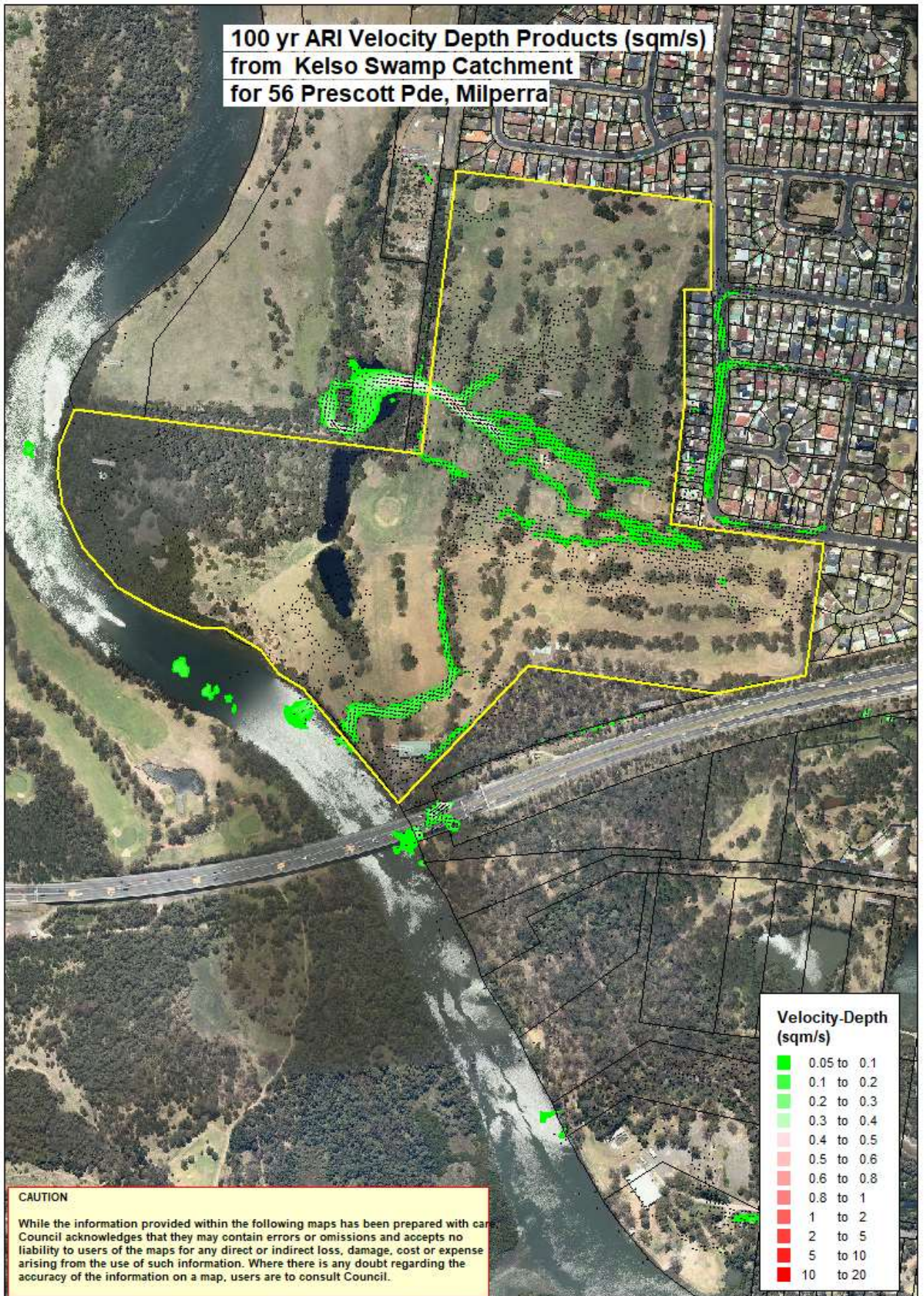
**100 Year ARI Flood Extent and Flood Contour Levels
(mAHD) Kelso Swamp Catchment
for 56 Prescott Pde, Milperra (West)**



**100 yr ARI Flood Depth (m) and Flood Contour Levels
(mAHD) Kelso Swamp Catchment
for 56 Prescott Pde, Milperra**



**100 yr ARI Velocity Depth Products (sqm/s)
from Kelso Swamp Catchment
for 56 Prescott Pde, Milperra**



CAUTION

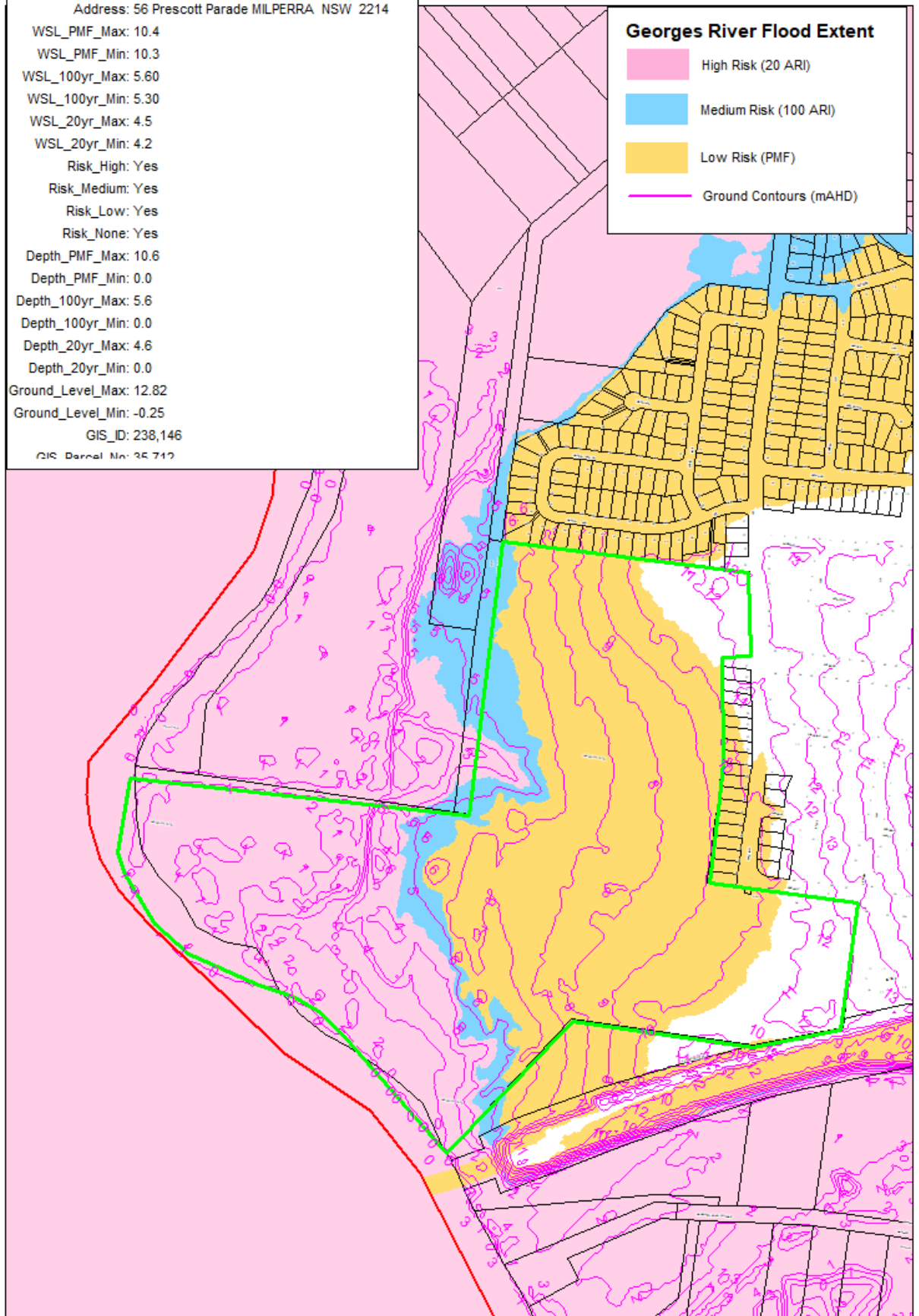
While the information provided within the following maps has been prepared with care, Council acknowledges that they may contain errors or omissions and accepts no liability to users of the maps for any direct or indirect loss, damage, cost or expense arising from the use of such information. Where there is any doubt regarding the accuracy of the information on a map, users are to consult Council.

Address: 56 Prescott Parade MILPERRA NSW 2214

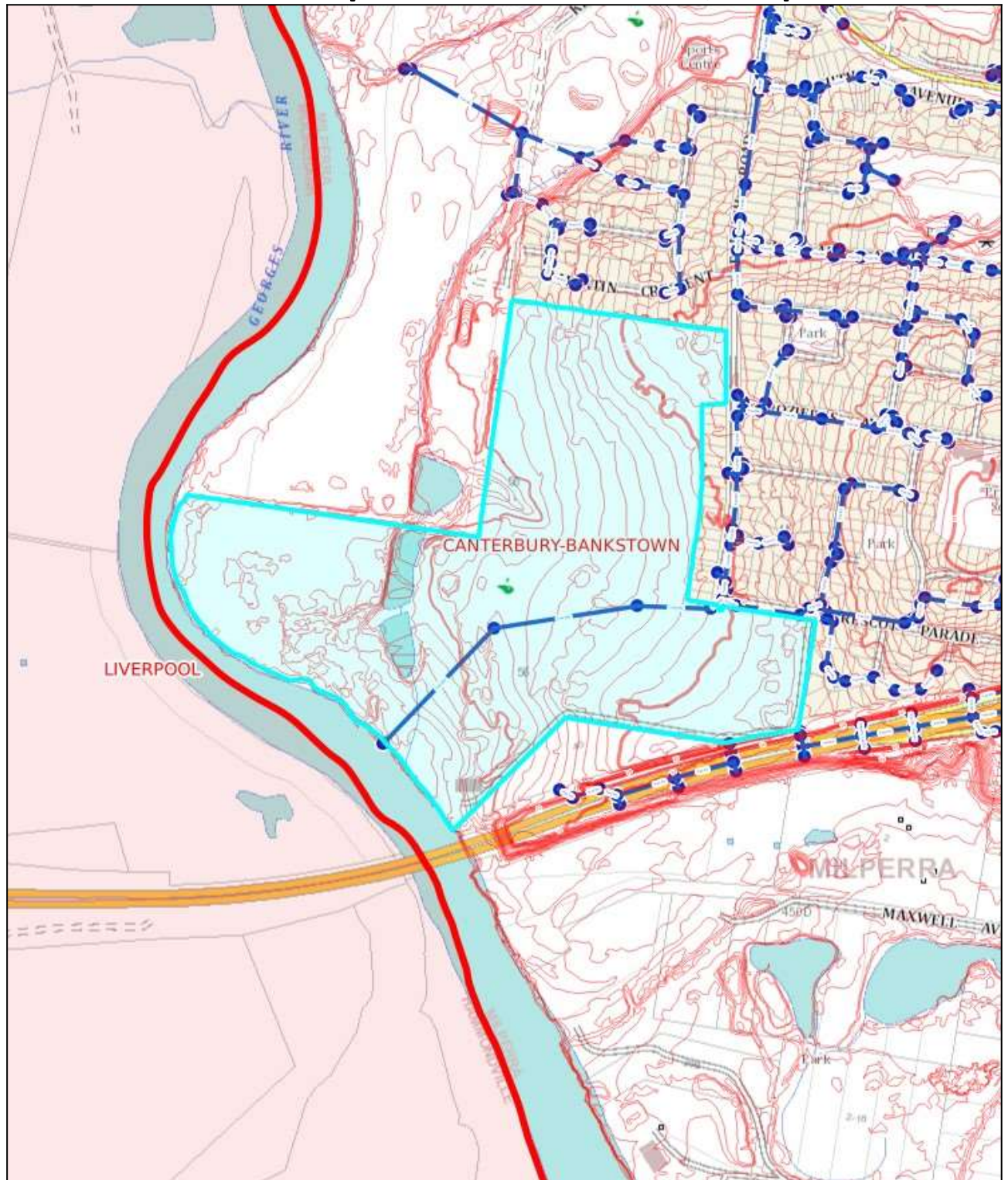
WSL_PMF_Max: 10.4
WSL_PMF_Min: 10.3
WSL_100yr_Max: 5.60
WSL_100yr_Min: 5.30
WSL_20yr_Max: 4.5
WSL_20yr_Min: 4.2
Risk_High: Yes
Risk_Medium: Yes
Risk_Low: Yes
Risk_None: Yes
Depth_PMF_Max: 10.6
Depth_PMF_Min: 0.0
Depth_100yr_Max: 5.6
Depth_100yr_Min: 0.0
Depth_20yr_Max: 4.6
Depth_20yr_Min: 0.0
Ground_Level_Max: 12.82
Ground_Level_Min: -0.25
GIS_ID: 238,146
GIS Parcel No: 35 712

Georges River Flood Extent

- High Risk (20 ARI)
- Medium Risk (100 ARI)
- Low Risk (PMF)
- Ground Contours (mAHD)



GIS Map for 56 Prescott Pde, Milperra



DATE: Sep 21, 2022, 10:49 AM

1:9,028
Metres 200 400

PREPARED BY: ushpa G

Whilst all care has been taken in the preparation of this base map, Council accepts no responsibility for the accuracy of any information shown. Users should rely on their own enquiries in order to validate information shown on this map. This information is for graphical presentation only.



Aerial Map for 56 Prescott Pde, Milperra



DATE Sep 21, 2022, 12:07 PM

PREPARED BY ushpa G

1:9,028
Metres 200 400

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LEGEND



Canterbury Bankstown LGA



Surrounding LGA's

Parcel Frontage



Parcel Frontage

Parcel Boundary



Parcel Boundary

Parcel Easements (Line)



Parcel Easements (Line)

Parcel Easements (Polygon)



Parcel Easements (Polygon)

Contours (Major 10m)



Contours (Major 10m)

Contours (Intermediate 5m)



Contours (Intermediate 5m)

Contours (Minor <5m)



Contours (Minor <5m)

Drains



Drains

Pits



Pits

