

## CITY OF CANTERBURY BANKSTOWN

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To: George Banks Architecture  
11/60 Marigold St, REVESBY NSW 2212

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### STORMWATER SYSTEM REPORT

<b>Property Address</b>	<b>11 Elizabeth Crescent Yagoona 2199</b>
Lot/Section/Deposited Plan	Lot 45 DP 14785
Date Prepared:	17/03/2025
Ref:	WP-SIAONL-520/2025
Prepared By:	Amin Haddad
Development Type:	Secondary Dwelling

FLOOD STUDY REQUIRED

No

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This Stormwater System Report (SSR) provides flood and stormwater information about the property.

The information in this report should be reviewed by those who are knowledgeable in flooding or have a technical requirement to understand more about Council's building development controls (such as surveyors, builders, certifiers, architects and engineers).

#### Stormwater Infrastructure

The site is not affected by Council / Sydney Water / Private stormwater system components.



## Property Levels

Description	Minimum (m AHD)	Maximum (m AHD)
Approximate Ground Level	46.34	47.68

## Flooding Levels

### Stormwater Catchment Flooding from Duck River Stormwater Catchment Study (BMT WBM, 2009)

Flood Event	Minimum Level (m AHD)	Maximum Level (m AHD)
5% AEP (20 year ARI)	-	-
1% AEP (100 year ARI)	46.60	47.75
PMF (Probable Maximum Flood)	46.62	47.80

## Terms and Definitions

<b>Annual Exceedance Probability (AEP)</b>	The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance.
<b>Average Recurrence Interval (ARI):</b>	Similar to AEP. The long-term average number of years between the occurrence of a flood as big as (or larger than) the selected event.
<b>metres above Australian Height Datum (m AHD)</b>	The reference level for defining ground levels in Australia. The level of 0.0m AHD is approximately mean sea level.
<b>Maximum and Minimum Ground Level –</b>	Highest and lowest ground levels on the property based on available ground level information. A Registered Surveyor can confirm exact ground levels.
<b>Probable Maximum Flood</b>	An extreme flood deemed to be the largest flood that could conceivably occur at a specific location The PMF defines the extent of flood prone land (i.e. the floodplain).



### **Further Information**

For further information on flood-related development controls which may be applicable to this property, refer to the following guidelines:

- Canterbury Bankstown Development Control Plan (2023, chapter 2.2 Flood risk Management)
- Canterbury Bankstown Development Engineering Standards (2023)
- Council Standard Drawings.

### **Disclaimer**

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Any person having regard to the information contained in this document is encouraged to seek, at their discretion, all other sources of information on the subject matter as they consider appropriate, which may include local knowledge and/or professional advice.

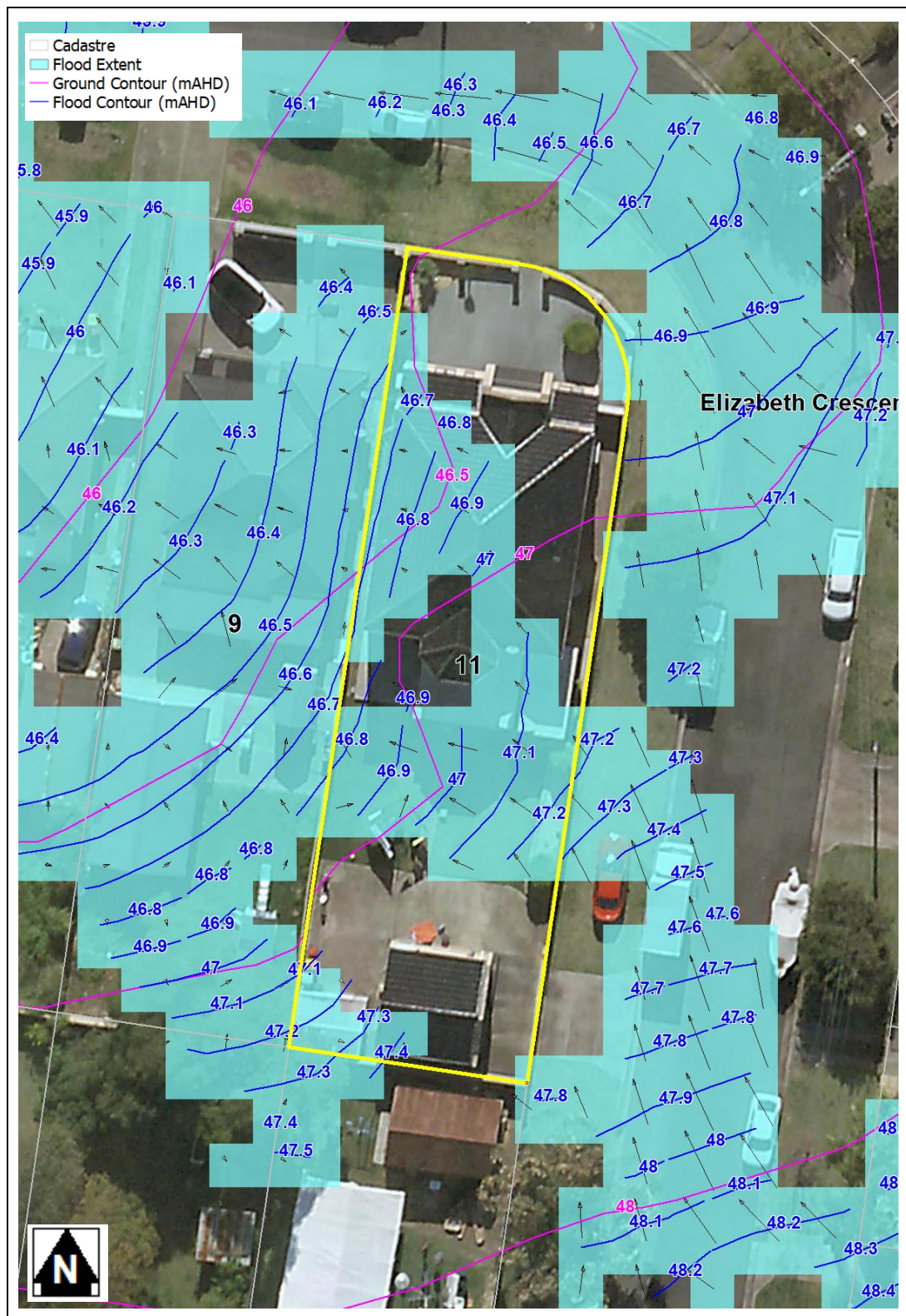
### **ATTACHMENTS**

#### **For 1% AEP (100 year ARI)**

1. Flood Extent & Flood Contours Map
2. Flood Depth Map
3. Velocity Depth Product Map

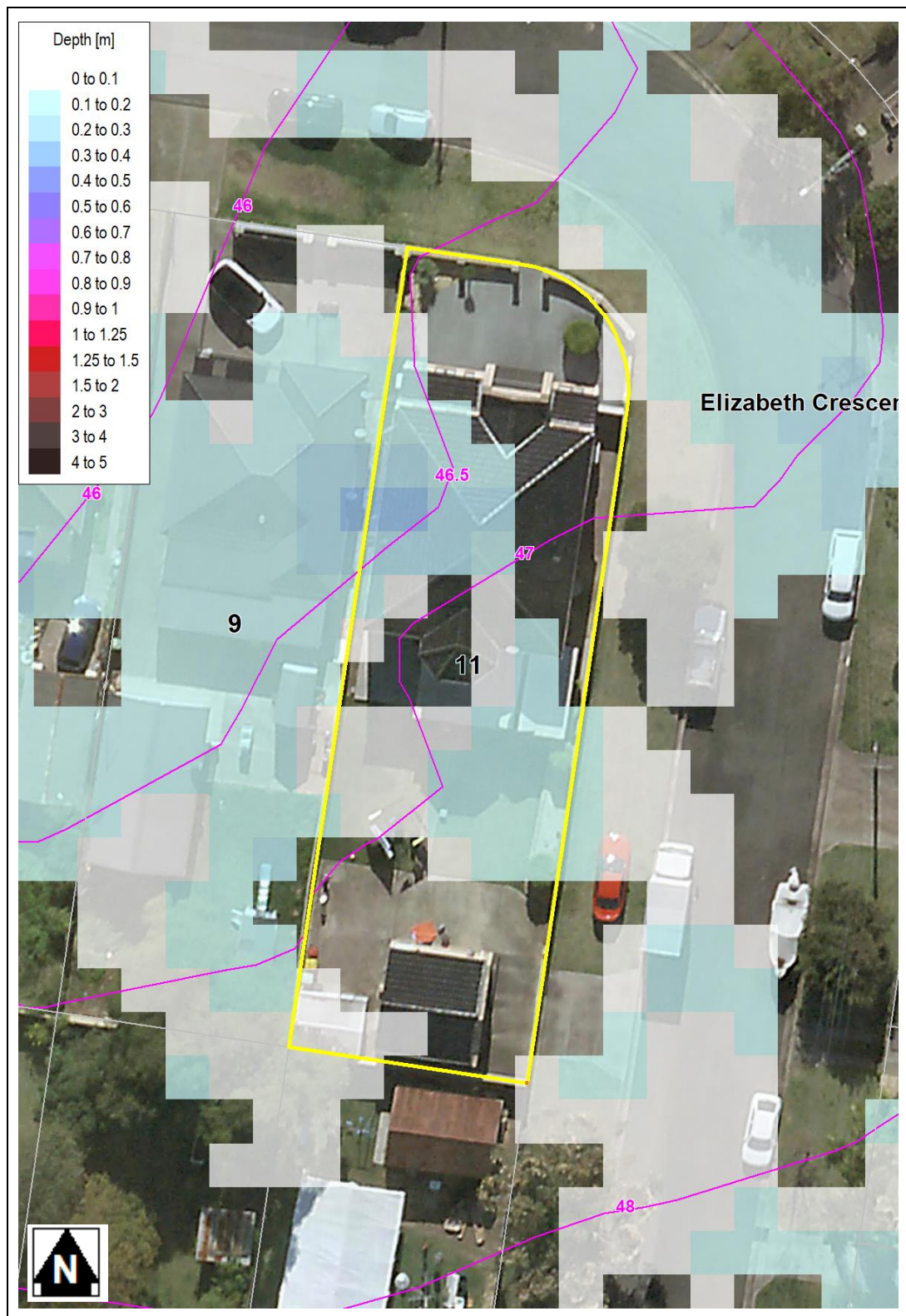
#### **For PMF**

4. Flood Contours & Flood extent Map
5. GIS Map (from Council's Data)
6. Aerial Map (from Council 's Data)

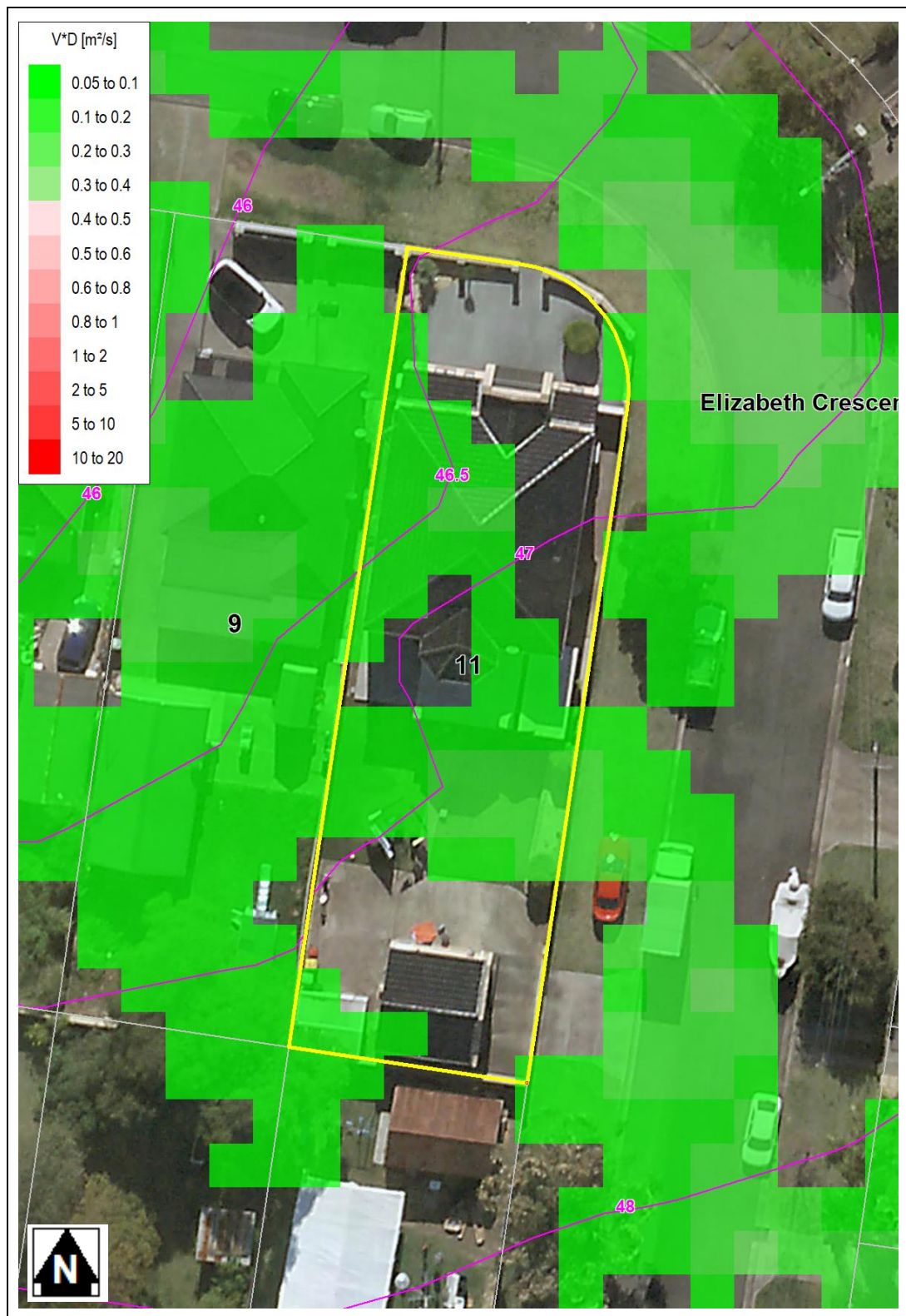


**1% AEP (100 year ARI) Flood Extent**



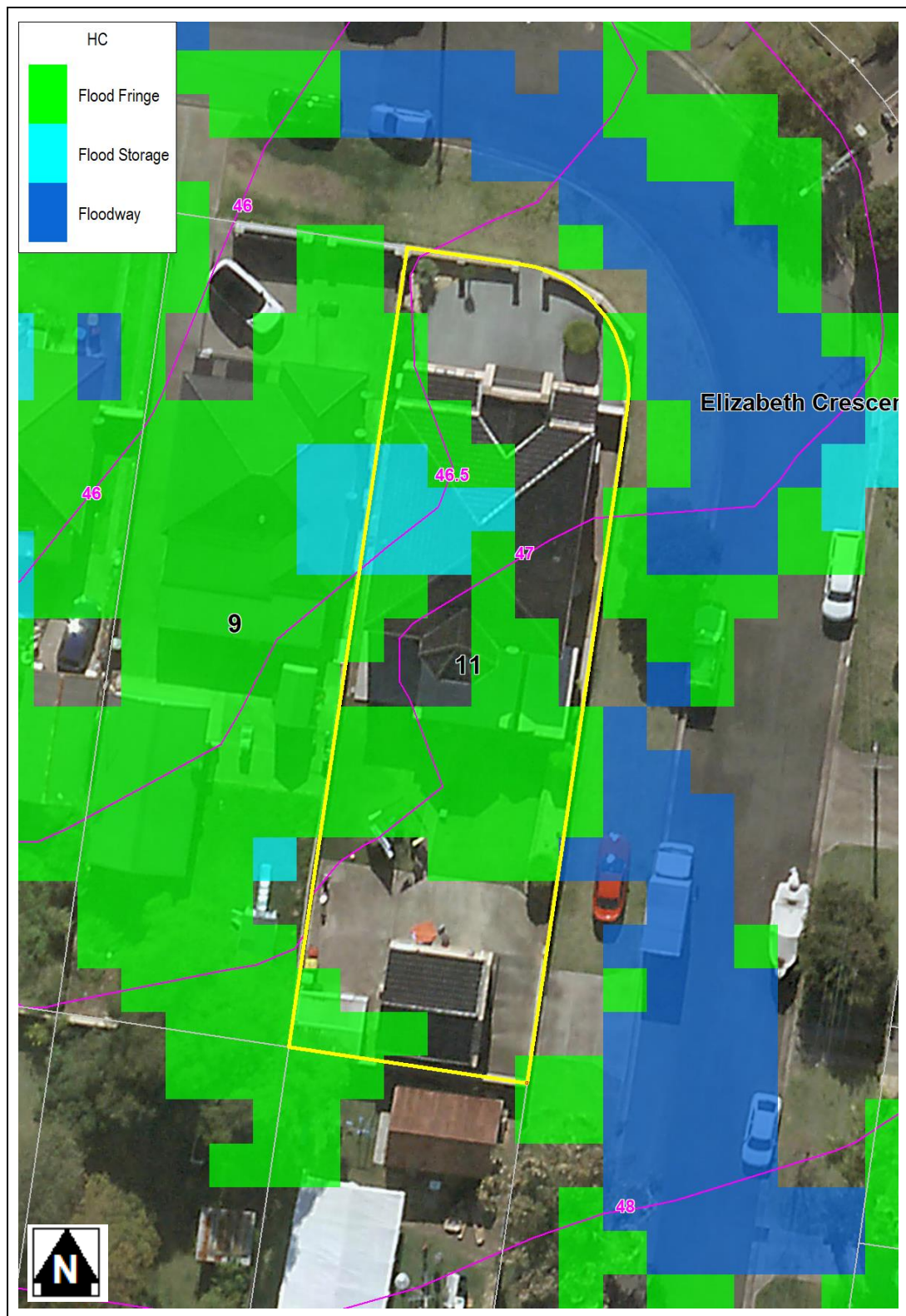


**1% AEP (100 year ARI) Flood Depth**

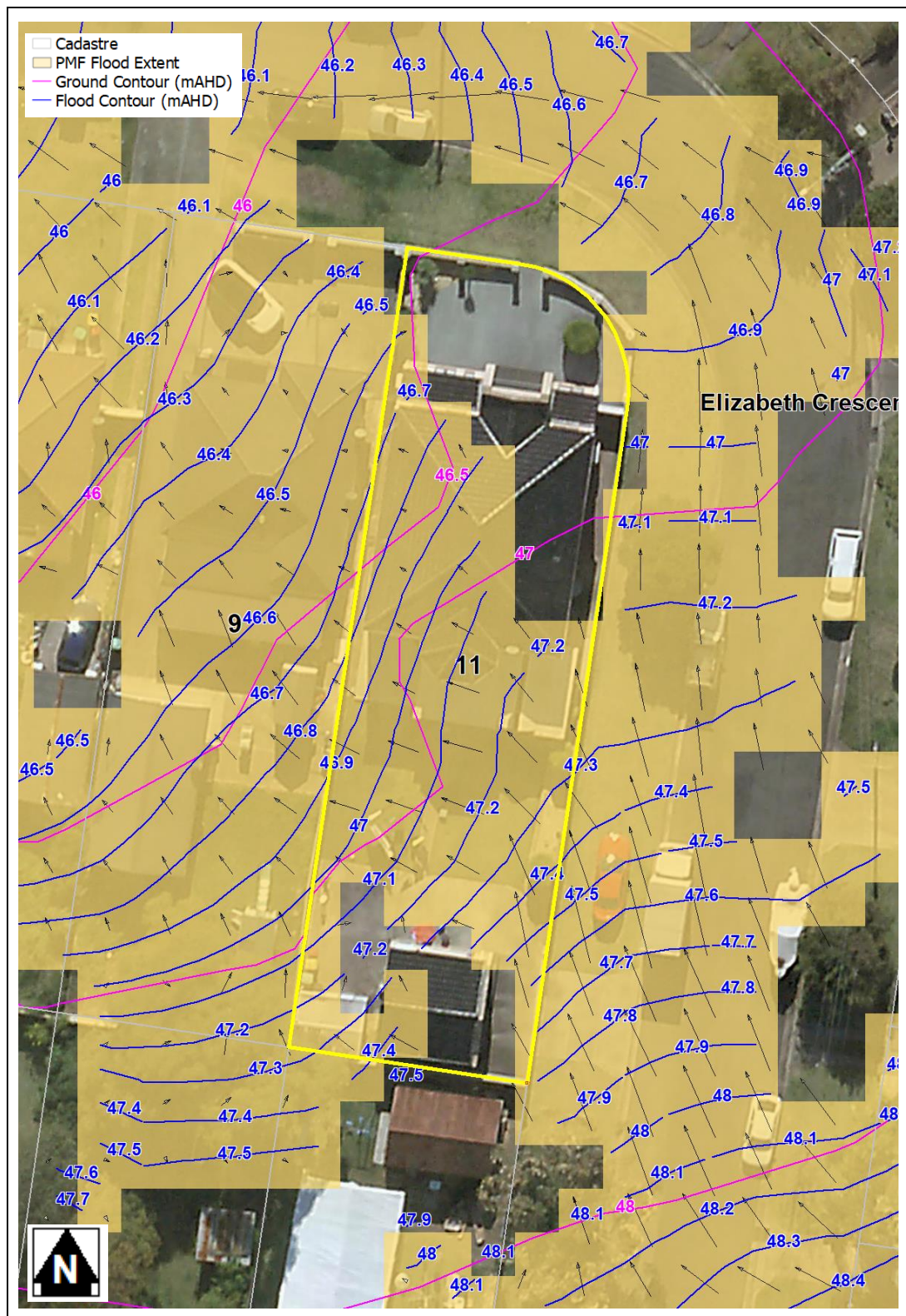


**1% AEP (100 year ARI) Flood Velocity Depth Product**



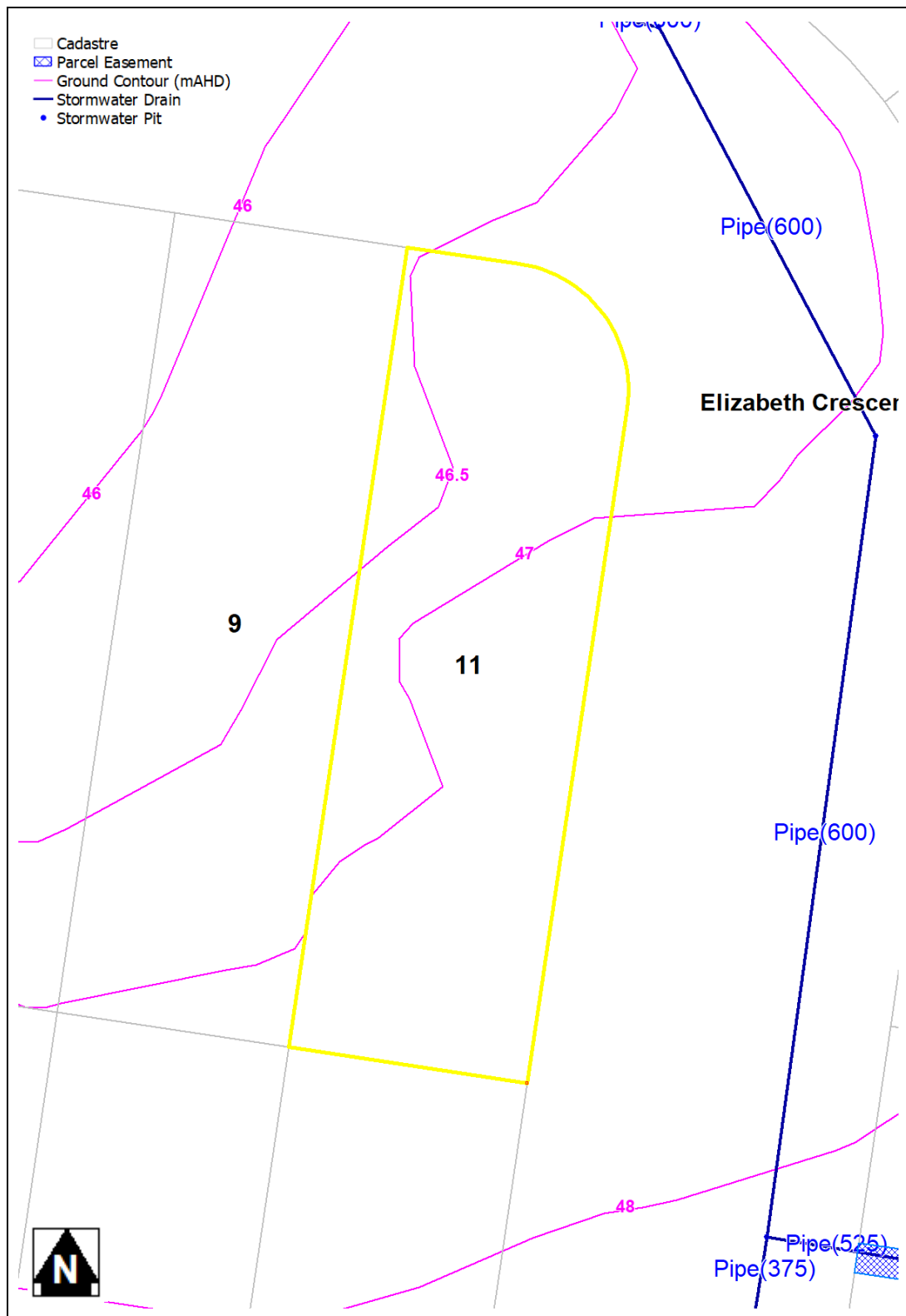


1% AEP (100 year ARI) Flood Hydraulic Category

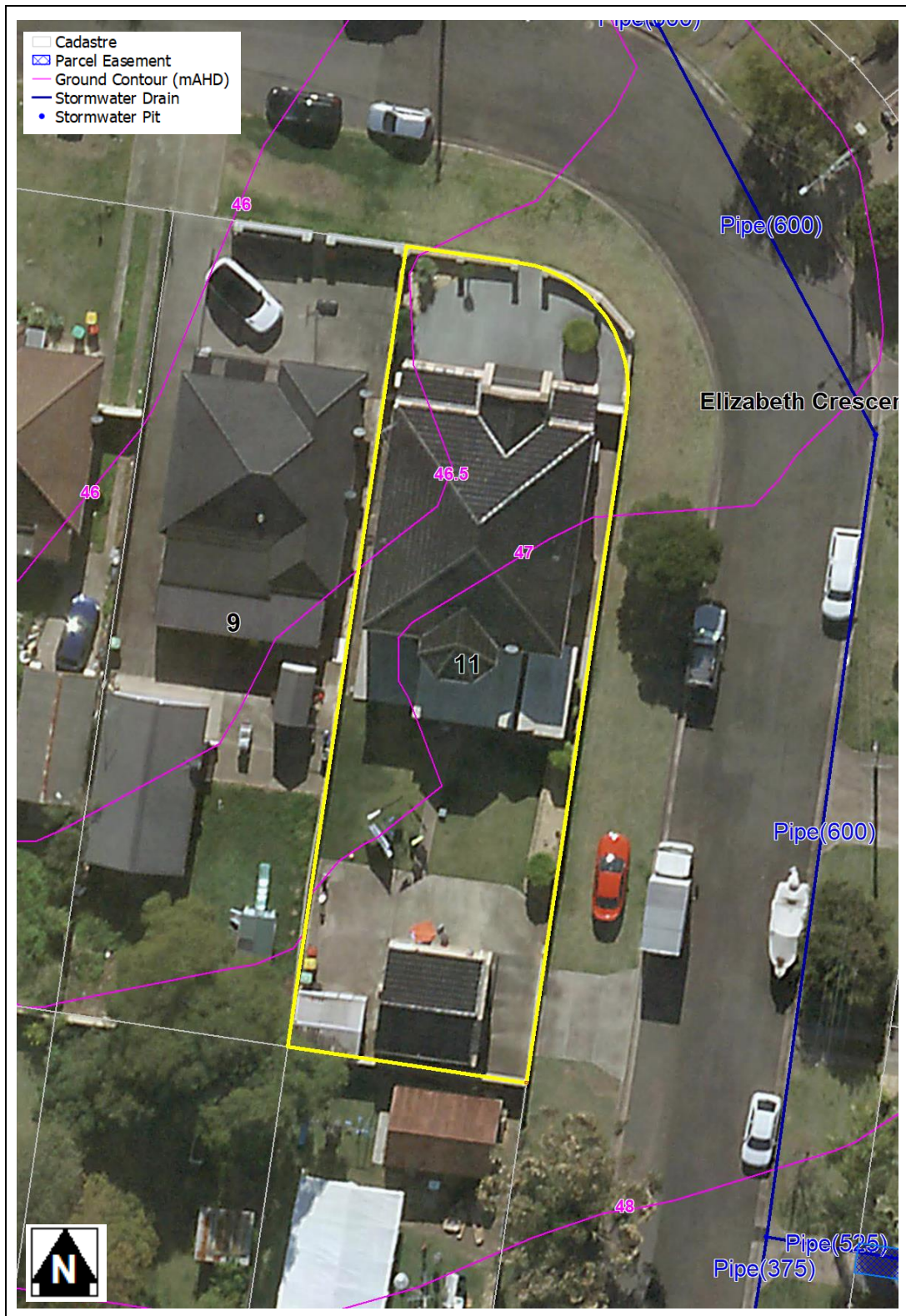


PMF Flood Extent





GIS Map for 11 Elizabeth Crescent Yagoona 2199



**Aerial Map for 11 Elizabeth Crescent Yagoona 2199**