

NO.215 THE RIVER ROAD, REVESBY

FLOOD RISK MANAGEMENT PLAN

Date: 18TH JUNE 2026

PREPARED FOR: MASTER GHRANNY FLATS

REPORT NUMBER: FRMP- 0215-26-A

D.T | CIVIL ENGINEERING CONSULTANTS

ABN: 48 633 748 053
DIMITRI@DTCIVIL.COM.AU
P.O BOX 513 SANS SOUCI 2219
WWW.DTCIVIL.COM.AU

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Disclaimer

The advice and information contained within this report relies on the quality of the records and other data provided by the Client and obtained from local authority along with the time and budgetary constraints imposed.

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1. Introduction

A development application is to be lodged to the City of Canterbury Bankstown Council for the construction of a secondary dwelling at No.215 The River Rd, Revesby. Council's advice as extracted from the flood maps have indicated that the site is flood affected and a Flood Risk Management Plan is required to investigate the flood affectation and propose advice and recommendations for the development.

The site is affected by flooding as stated in the flood information provided by City of Canterbury Bankstown Council issued on the 15th April 2026.

DT Civil Pty Ltd have been commissioned to assess the flood characteristics of the site and to provide a Flood Risk Management Plan demonstrating compliance with City of Canterbury Bankstown Council's Development Control Plan and the NSW Government Department of Planning's 'Floodplain Development Manual'.

2. Site Analysis

The site is located within the municipality of City of Canterbury Bankstown Council and is identified as LOT 3 DP 225806. The site is located on the Eastern side of The River Rd. The site has a total site area of approximately 556.4m² in total. The site is bound by built up residential allotments to the North, East, and South and The River Rd to the West (See Figure's 1 and 2 – Site location).

The proposal consists of the construction of a secondary dwelling to the rear of the property (See Figure's 3 and 4 – existing and proposed Site Plan).

3. Flood Assessment and Recommendations

From the flood information, the site is seen to be partially impacted by an overland flow path across the rear of the property. The remainder of the site is mostly unaffected by the 1% AEP flooding and located above the flood level. The site is impacted by a maximum flood level calculated to be **1% AEP RL11.10mAHD** at the rear of the site. Through interpolation, the flood depths are calculated to range from 0.00-0.60m flood water depth. In accordance with City of Canterbury Bankstown Council's guidelines for flood affected sites, flood planning levels for a site are to be set at 500mm above the 100YR ARI Flood level. Therefore, the Flood Planning Level for the site is calculated to be **FPL11.60mAHD**

3.1 Finished Floor Levels

From the information provided, the habitable finished floor level of the secondary dwelling is to be set at 500mm Freeboard above the 1:100 flood level. The maximum 100YR Flood level within the vicinity of the proposed development is approximately RL11.10AHD. Therefore, the minimum habitable finished floor level is to be set at **FFL11.60mAHD**. The proposed architectural plans are to amended to provide a ground floor level of **FFL11.60mAHD** to ensure a compliant freeboard is provided.

3.2 Building Component and Structural Soundness

All materials proposed in the construction below the Flood Planning level of **FPL11.60mAHD** are to be flood compatible material. The proposed dwelling is to be a concrete slab suspended on piers to future structural engineering details.

This form of construction will ensure structural soundness and the ability to withstand all forces of flowing waters, including debris and buoyancy. All building components below the 100YR ARI plus freeboard (i.e. the Flood Planning Level) are to be flood compatible materials as described above. All power points are to be at least 500mm above the 1:100 flood levels.

3.3 Volume

Through our flood assessment, the development area is partially impacted by an overland flowpath and flood storage area during the 1% AEP storm event. The proposed secondary dwelling is to be suspended on piers and as such, it will not obstruct flood flows or result in any loss of flood storage volume. Therefore, the proposal will have no adverse impact on flood storage across the site.

3.4 Velocity

We have assessed the proposed development with respect to its impact on flood velocity. The development area is partially within a flood-affected during the 1% AEP flood event; however, the proposed Secondary dwelling will be constructed as a suspended structure on piers. This design ensures that floodwaters can flow freely beneath the structure, with no obstruction to flow or reduction in flow widths. As a result, there is no increase in flood velocity or adverse impact on the movement of floodwater across the property.

3.5 Impact on adjacent lands

From the above, it has been assessed that the site is wholly within an overland flow path during the 1 in 100YR Flood. The site will be inundated with approximately 0.00 – 0.60m of flood water. The proposed secondary dwelling will be constructed as a suspended structure on piers, allowing floodwaters to flow freely beneath it. This design avoids any obstruction to flow, maintains existing flow widths, and ensures there is no loss of flood storage volume or increase in flood velocity. As a result, the development will not alter flood behaviour across the site and will have no impact on adjacent land.

4. Evacuation

It is recommended that evacuation procedures shall be carried out pending instructions from authorities i.e. State Emergency Services. For Storms up to the 1% AEP, all occupants are to remain within the proposed dwelling, due to the proposed elevated level, and the short length of time of concentration. However, if previous warning is given, evacuation to The River Rd is safer. Occupants of the facility are to evacuate to the front of site and travel in a western direction along The River Rd. This is the shortest and safest travel distance to evacuate. Evacuation during flooding may be quite dangerous and would NOT be recommended and should only take place prior to the water level reaching a level of 0.2m above the NGL at the front boundary.

In the event of a probable maximum flood (PMF), early evacuation is paramount. All residents to seek refuge on higher grounds and as directed by authorities. A Flood Emergency Response Plan has been included at the end of this report.

5. Conclusion

We certify that the proposed secondary dwelling to the rear of the property, as presented in the architectural plans by **Master Granny Flats (Dated 05.06.2026 REV.DA10 - Project No.C26-00013771)** are to be updated to meet the requirements of Department of Planning's 'Floodplain Development Manual', City of Canterbury Bankstown Council's Flood requirements as specified in *City of Canterbury Bankstown Council DCP*. All procedures and recommendations presented in this report are implemented.

Should you require any further assistance, please do not hesitate to contact our office.

Kind Regards,



Dimitri Tsagaris | Director

B.E.(UoW), M.I.E(Aust), P.Eng, NER

NSW Fair Trading Design Practitioner Reg: DEP0000734

NSW Fair Trading Professional Engineer Reg: PRE000657

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Figure 1 - Site Locality Plan
Source - Six Maps accessed June 2026



Figure 2 - Site Map
Source - Six Maps accessed June 2026



Source: Architectural Plans by Master Granny Flats (Dated 05.06.2026 REV.DA10 - Project No.C26-00013771)



Source: Architectural Plans by Master Granny Flats (Dated 05.06.2026 REV.DA10 - Project No.C26-00013771)



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@cbc.city.nsw.gov.au

CITY OF CANTERBURY BANKSTOWN

To: Master Granny Flats
PO Box 344
SOUTH HURSTVILLE NSW 2221

STORMWATER SYSTEM REPORT

Property Address 215 The River Road Revesby 2212
Lot/Section/Deposited Plan Lot 3 / / DP 225806
Date Prepared: 15/04/2026
Ref: WP-SIAONL-679/2026
Prepared By: Pushpa Goonetilleke
Development Type: **Detached Dwelling (single house)**

FLOOD STUDY REQUIRED

No

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 the Council stormwater system components.

Figure 5 – Flood Information Sheet

Source: City of Canterbury Bankstown Council (Dated 02.12.2025)

Property Levels

Description	Minimum (m AHD)	Maximum (m AHD)
Approximate Ground Level	10.60	11.30

Flooding Levels

Stormwater Catchment Flooding from Little Salt Pan Creek Stormwater Catchment Study (Bewsher & BMT WBM, 2009)

Flood Event	Minimum Level (m AHD)	Maximum Level (m AHD)
5% AEP (20 year ARI)	N/A	N/A
1% AEP (100 year ARI)	11.10	11.40
PMF (Probable Maximum Flood)	11.30	11.70

Terms and Definitions

Annual Exceedance Probability (AEP)	The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance.
Average Recurrence Interval (ARI):	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.
metres above Australian Height Datum (m AHD)	The reference level for defining ground levels in Australia. The level of 0.0m AHD is approximately mean sea level.
Maximum and Minimum Ground Level –	Highest and lowest ground levels on the property based on available ground level information. A Registered Surveyor can confirm exact ground levels.
Probable Maximum Flood	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).

Figure 6 - Flood Information Sheet (Continued)
Source: City of Canterbury Bankstown Council (Dated 02.12.2025)

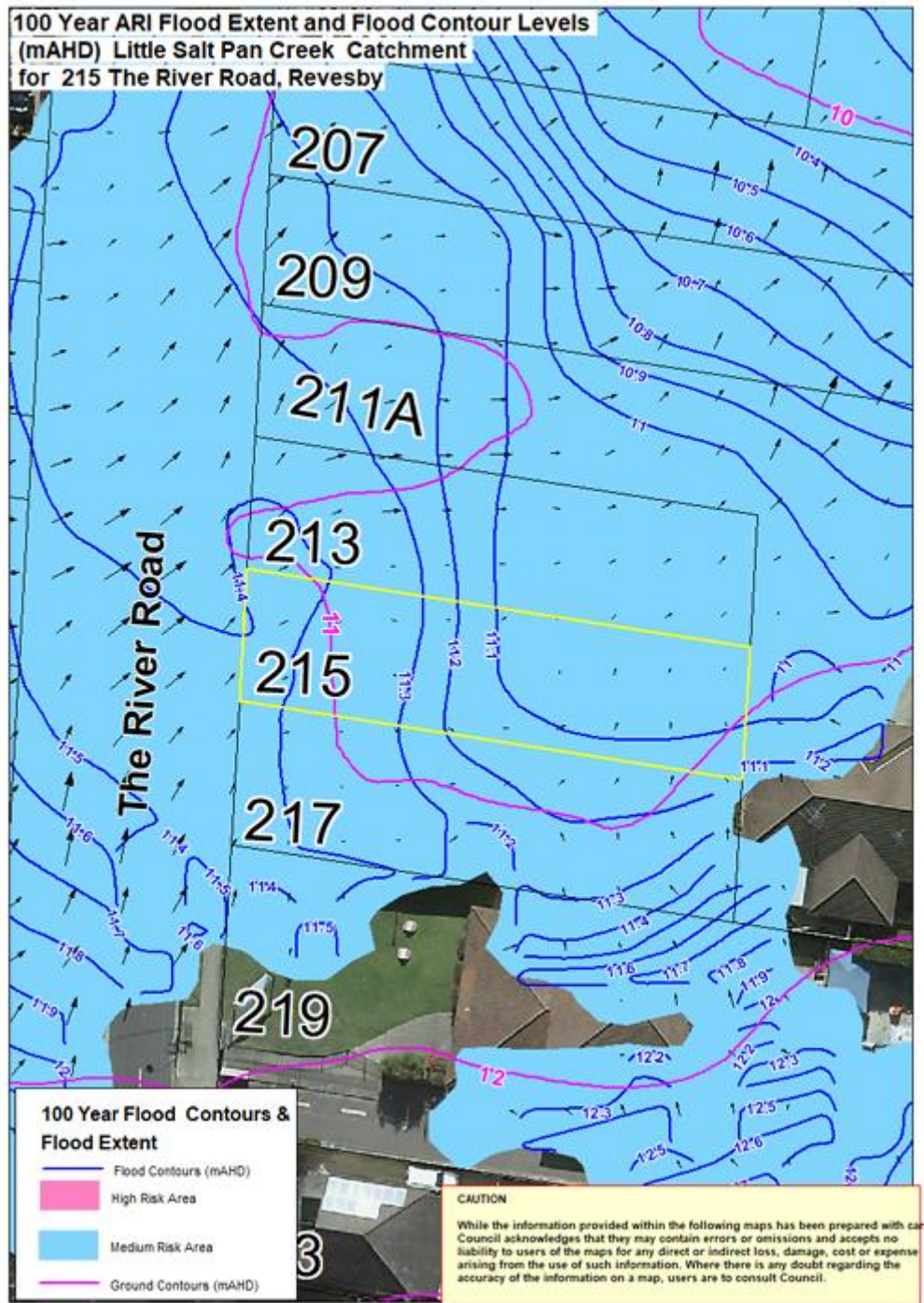


Figure 7 - Flood Information Sheet (Continued)
Source: City of Canterbury Bankstown Council (Dated 02.12.2025)

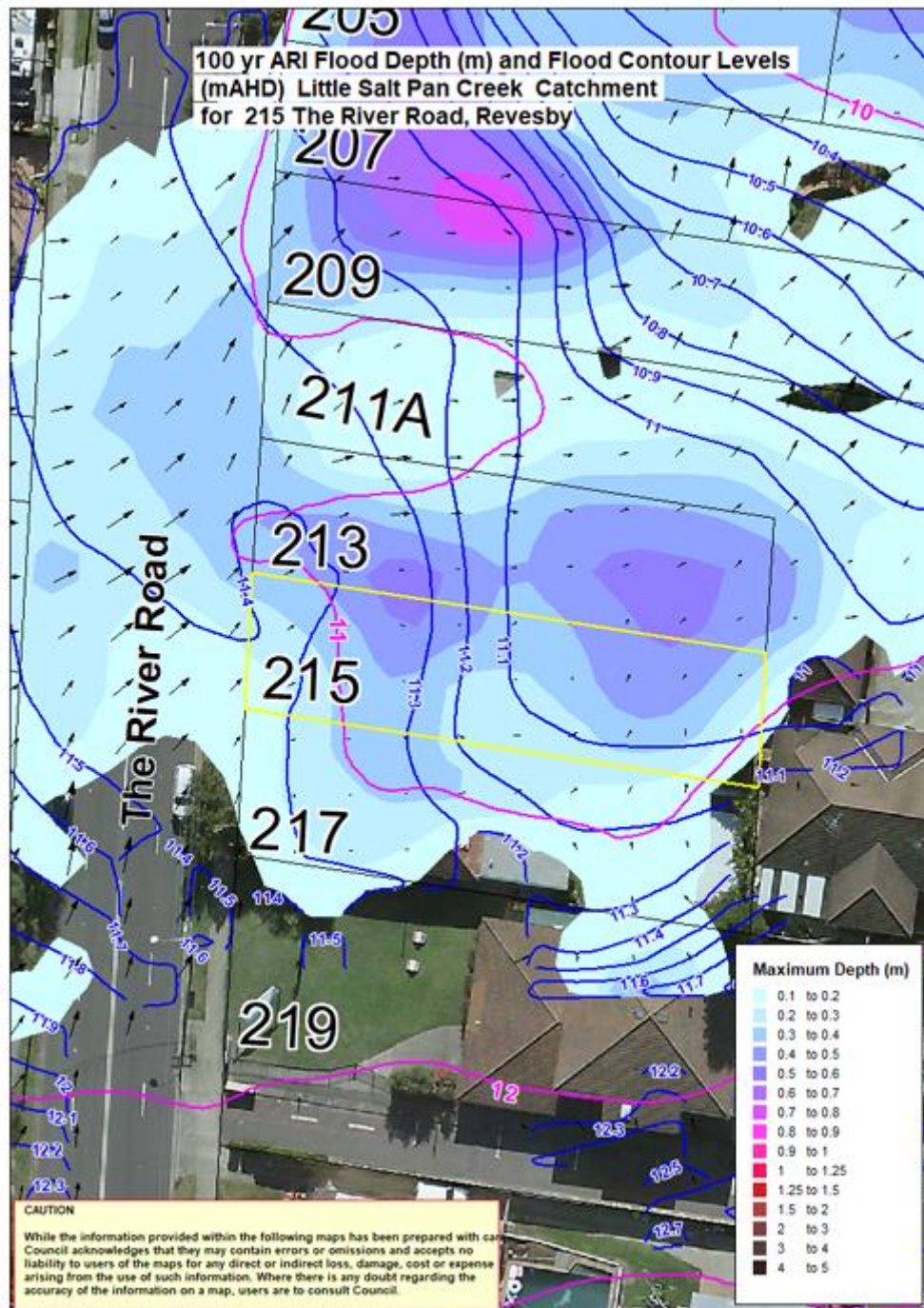


Figure 8 - Flood Information Sheet (Continued)
Source: City of Canterbury Bankstown Council (Dated 02.12.2025)

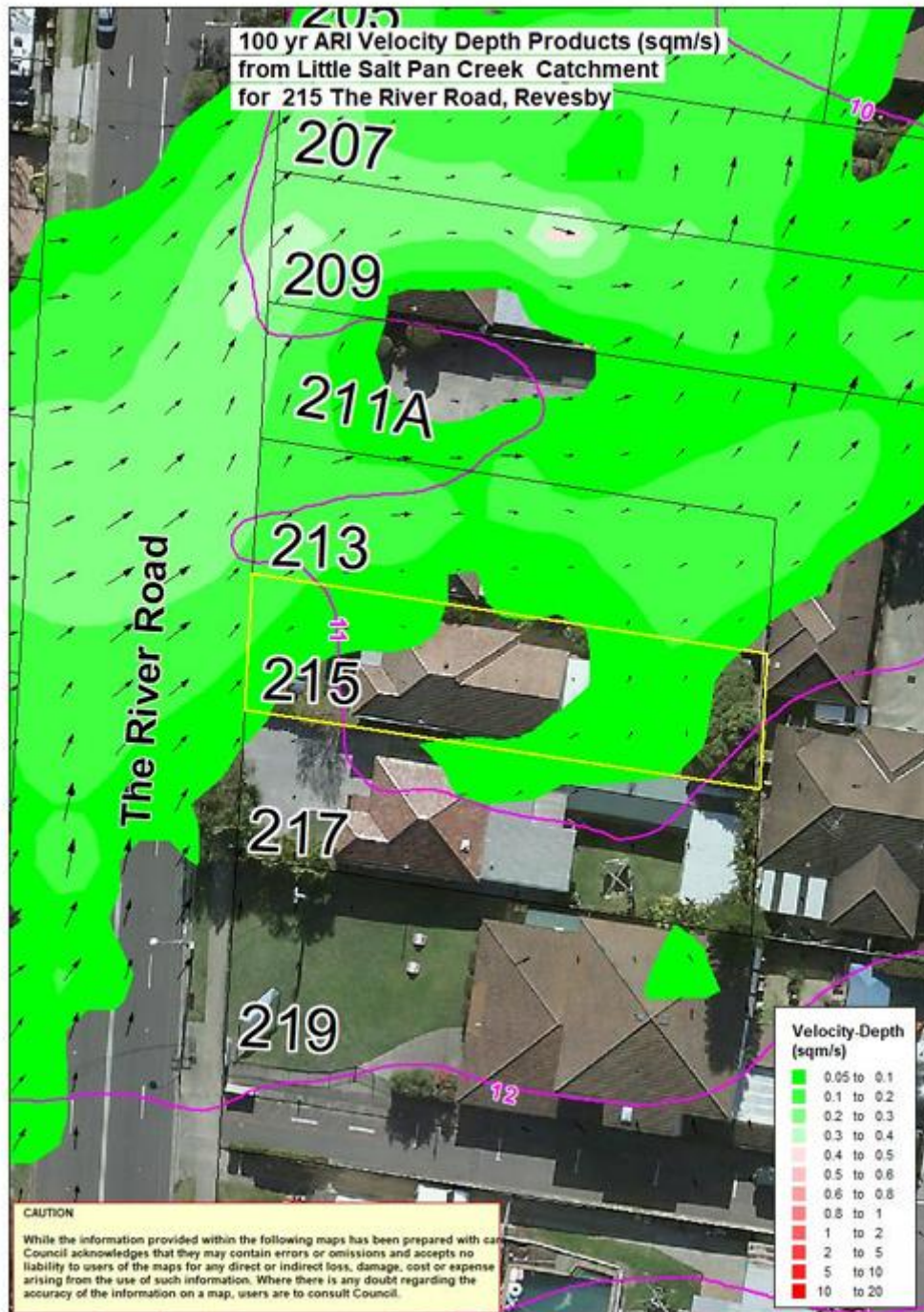


Figure 9 - Flood Information Sheet (Continued)
Source: City of Canterbury Bankstown Council (Dated 02.12.2025)

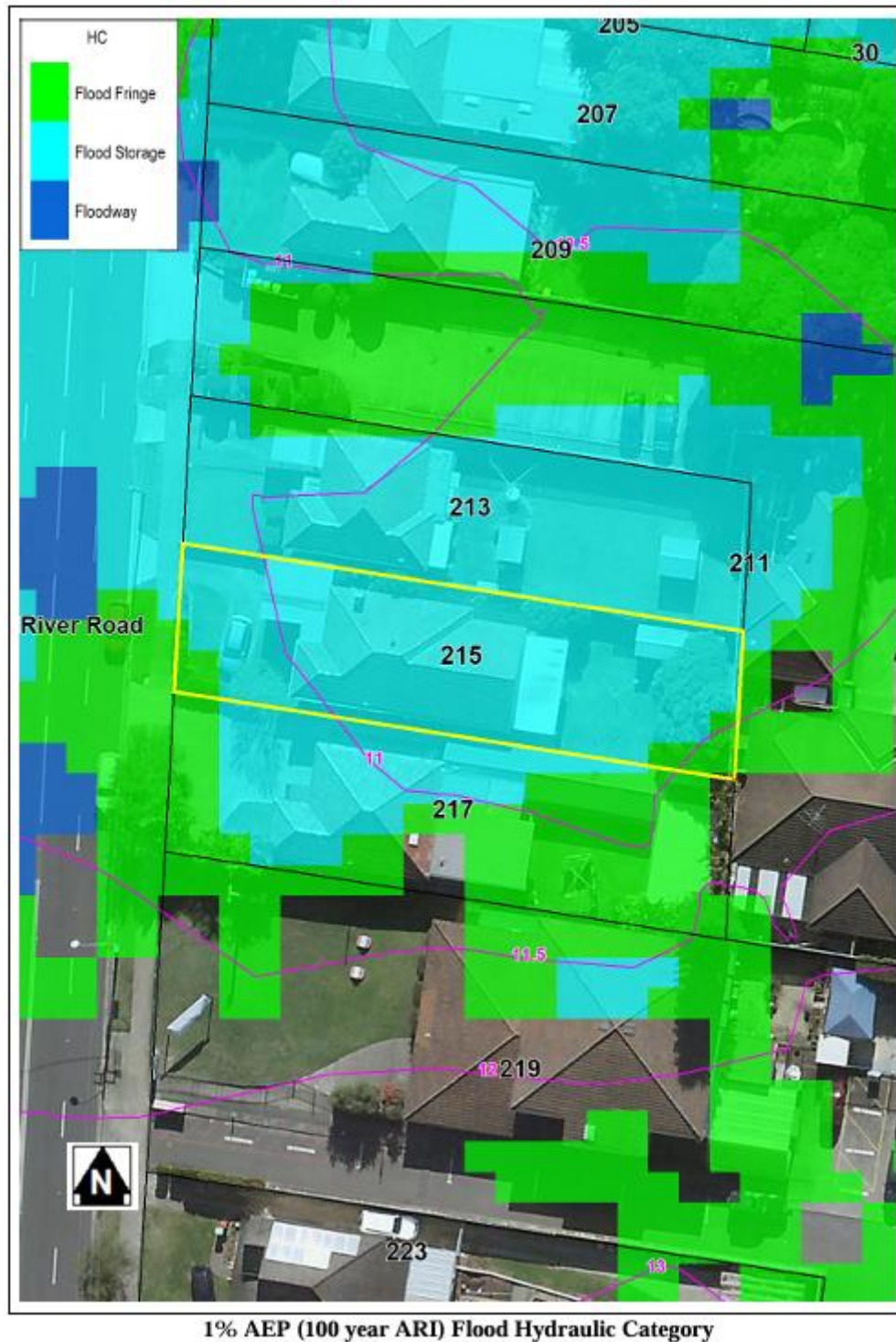


Figure 10 - Flood Information Sheet (Continued)
Source: City of Canterbury Bankstown Council (Dated 02.12.2025)

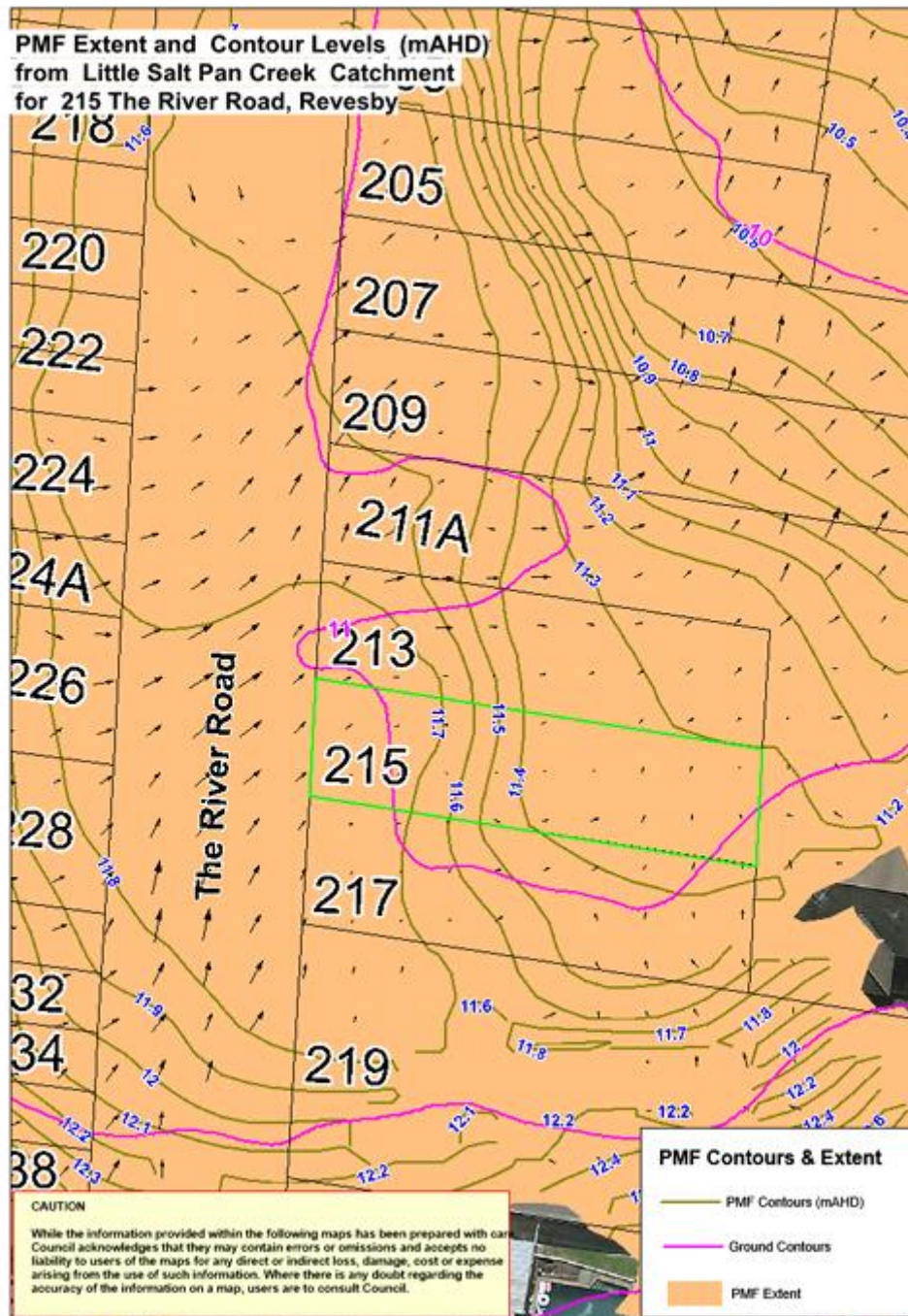


Figure 11 - Flood Information Sheet (Continued)
Source: City of Canterbury Bankstown Council (Dated 02.12.2025)

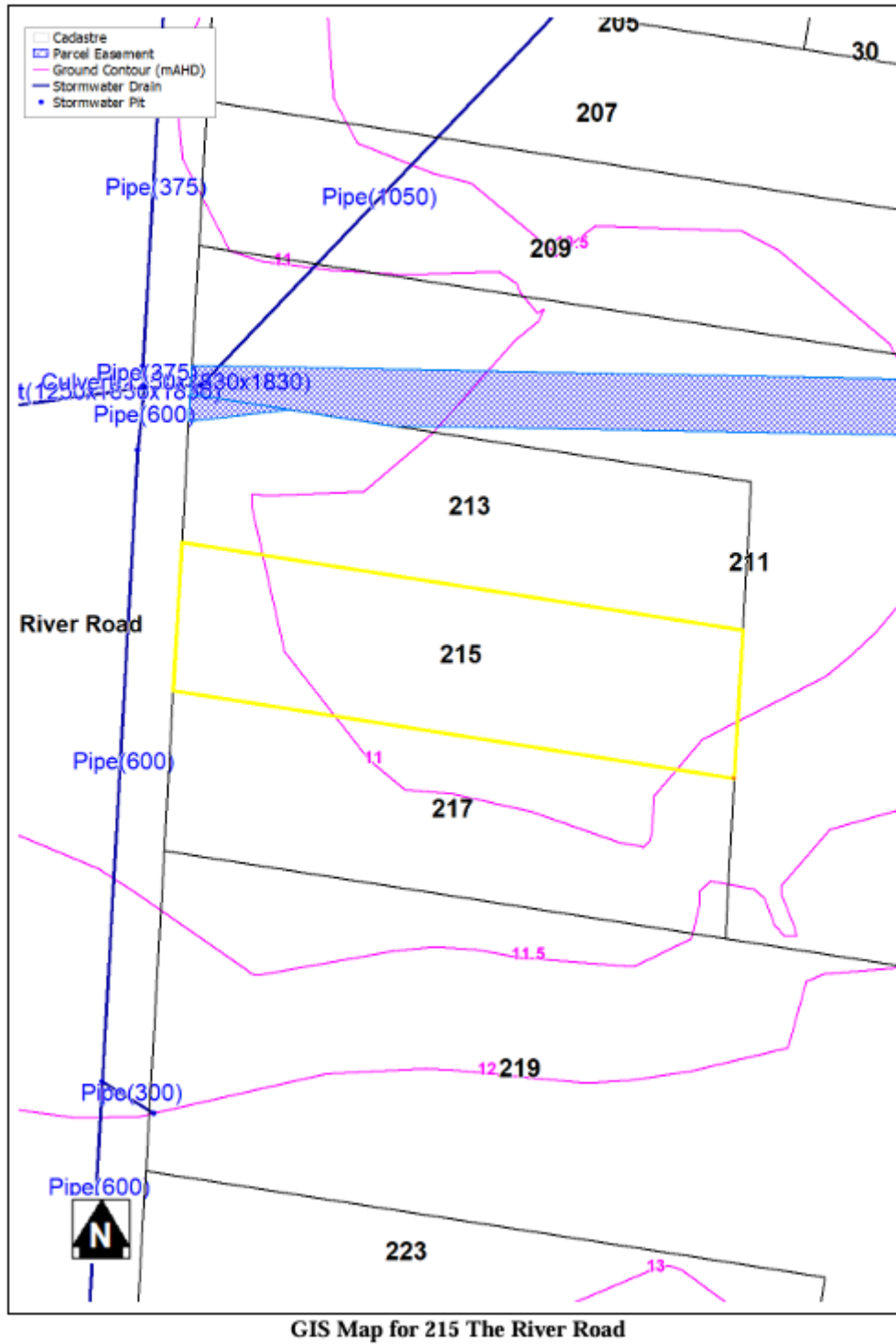


Figure 12 - Flood Information Sheet (Continued)
Source: City of Canterbury Bankstown Council (Dated 02.12.2025)

**Flood Emergency Response Plan
for the Proposed development at No.215 The River Rd, Revesby**

A laminated copy of this Flood Emergency Response Plan should be permanently attached (glued) on an internal cupboard door and to the inside of the electrical meter box at No. 215 The River Rd, Revesby

Council has advised that this property is subject to flooding in a 1 % AEP (1 in 100year ARI) storm event. The Probable Maximum Flood (PMF) is the highest flood level that is ever likely to occur, however it is extremely rare. Council has no information regarding tsunamis in the area.

Emergency Procedure

1. Floods in the area are considered as "flash floods" and no warning system is available. Storms leading to major flooding are typically 2 hours long, however shorter storms as little as a % hour long can produce significant flooding. Once the storm passes floodwaters usually disappear rapidly.
2. During floods many local and major streets and roads will be cut by floodwaters. Travelling through floodwaters on foot, or in a vehicle can be very dangerous as the water may be polluted, obstructions can be hidden under the floodwaters, or you could be swept away. We recommend staying within the building as much as practical as this is the safest option. If you need to leave the building do so early in the flood event, before the flood level reaches 300mm above NGL at the boundary.
3. Study this response plan and learn the safe travel routes that show the paths that are less likely to be cut by floodwaters. Keep in mind that neighboring streets may be worse affected by the flooding. Should you wish to evacuate, contact the SES or Police for information such as which streets are flooded and which route to take to your nearest evacuation center.
4. As the flood level approaches the garage floor level (but only if safe to do so) relocate any items that may be damaged by water, or poisons, or wastes to as high a level as possible.
5. As the flood level approaches the habitable floor level:
 - i) gather medicines, special requirements for babies or the elderly, mobile phones, first aid kit, special papers and any valuables into one location,
 - ii) put on strong shoes, raise any items within the building that may be damaged by water (e.g. photo albums) to as high a level as possible, with electrical items on top. Turn off and disconnect any large electrical items such as a TV that cannot be raised.
 - iii) place towels across the bottom and lower sides of external doors to slow down the entry of water through the door.
6. In the very rare event that floodwaters may enter the building collect items from 5.i) above and move to an upper level if possible, or if in a single level building provide a chair in the kitchen to enable access to the kitchen bench preferably adjacent to the window. Ensure window is not locked or key readily available. Do not evacuate the building unless instructed to do so by the SES or the Police. Remember floodwaters are much deeper and flow much faster outside.
7. In the case of a medical emergency ring 000 as normal but explain about the flooding.
8. A laminated copy of this flood plan should be permanently attached (glued) on an inside cupboard door in the kitchen and laundry and to the inside of the electrical meter box.
9. This Flood Risk Management Plan should be reviewed every 5 years.