

# Flood Statement

## Padstow TAFE

Prepared for fjc studio / 13 June 2025

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Rev	Date	Prepared By	Approved By	Remarks
1	30/04/2025	RC	MK	Draft for Review
2	13/05/2025	RC	MK	Draft for Review
3	13/06/2025	RC	MK	Following comments

## 1.0 Introduction

TTW (NSW) Pty Ltd has been engaged by fjc studio to prepare this Flood Statement in support of a Review of Environmental Factors (REF) for the proposed development works at the TAFE Padstow Campus, located within the City of Canterbury-Bankstown Local Government Area (LGA).

This report outlines the existing constraints of flooding and overland flow paths at the site. The details of this report are based on currently available information and correspondence undertaken at the time of writing.

### 1.1 Guidance Documents

The following documents have been reviewed and referenced in preparing this report:

- BMT WBM & Bankstown City Council (2010) Padstow Catchment Flood Study (Revision 1)
- BMT WBM (2017) Floodplain Risk Management Study & Plan for Subcatchments of the Mid Georges River
- Canterbury-Bankstown Council (2023) Development Control Plan
- Canterbury-Bankstown Council (2023) Local Environment Plan
- Canterbury-Bankstown Council (2025) CBC Public Mapping <https://cbcmapspublic.cbcity.nsw.gov.au/>
- Considering Flooding in Land Use Planning Guideline DPE 2021
- NSW Department of Environment and Heritage – Flood Risk Management Guideline LU01, June 2023
- NSW Department of Planning and Environment (2023) Flood Risk Management Manual <https://www.environment.nsw.gov.au/topics/water/floodplains/floodplain-manual>
- NSW Department of Planning, Housing and Infrastructure – Planning Circular PS 24-001, Update on addressing flood risk in planning decisions, 1<sup>st</sup> March 2024
- NSW Planning Portal Spatial Viewer – <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>
- NSW SES Georges River Flood Extent Map (2021) <https://nswses.maps.arcgis.com/apps/Embed/index.html?webmap=34109d3c49c34fbbbc5dce408f12b80e&extent>

### 1.2 Proposed Development

TAFE NSW currently has an animal studies facility at its Bankstown Campus, located at 500 Chapel Road, Bankstown. This facility will be closed to allow for the redevelopment of the campus. As a result, the animal studies facility is planned to be relocated to the Padstow Campus at 2 Cahors Road, Padstow.

The proposed work includes internal fitout of the existing Building A at the Padstow Campus, marked in red in Figure 1. There will also be some minor external work to create an outdoor area for housing animals, shown in blue in Figure 1. There will be no changes to the building's footprint or increase in the gross floor area.

A summary of proposed works includes:

- Relocation of 'Animal Care' to Padstow TAFE
- Internal fit out to existing Building A to accommodate animal care education uses & other facilities including:
  - Demolition of the internal components of Building A (walls and doors, disconnection of electrical/mechanical/fire/hydraulic services, removal of hazardous materials and temporary propping)
  - Internal alterations and additions (substructure strengthening works, new walls/doors, floor/wall/ceiling finishes, joinery, metalwork and fitments, painting and installation of services such as hydraulic, electrical, mechanical and fire)
  - Signage (statutory and wayfinding)
- External works are limited to the creation of a small fenced off area, with a shade sail, a benchtop, power and water.



Figure 1: Site location and area of proposed works

## 2.0 Site Characteristics

### 2.1 Location

The site is located at 2 Cahors Road, Padstow NSW 2211, and is legally defined as Lot 1 DP 633266. The site is bound to the northwest by Lester Road, to the northeast by Playford Park and Cahors Road, to the southeast by Raine Road and by residential properties to the west and southwest.

The site is currently zoned as SP2 – Educational Establishment under the Canterbury-Bankstown Local Environment Plan (LEP) 2023 and is currently occupied by the existing TAFE NSW Padstow College campus. The existing site layout, alongside the area of proposed works, is shown in Figure 2. The existing floor plan for Building A, including the Finished Floor Levels (FFLs), is attached in Appendix A.



Figure 2: Existing site plan for Padstow TAFE Campus. Building A indicated in red, with area of proposed external works indicated in blue.

The site lies within the Georges River Catchment, with the Salt Pan Creek tributary approximately 1.4km east of the site, joining with Georges River approximately 3.2km south of the site (refer Figure 3). The Georges River is considered one of the most severely flood-prone rivers in NSW, with the wider Canterbury-Bankstown LGA experiencing significant flood events historically, most notably in 1978, 1986, and 1988.

The main source of flooding in Padstow is either flooding derived from the Salt Pan Creek / Georges River, or as a result of overland flooding. Flooding in Salt Pan Creek can be due to either runoff from the upstream catchment, backwater inundation from elevated Georges River levels, or a combination of both.

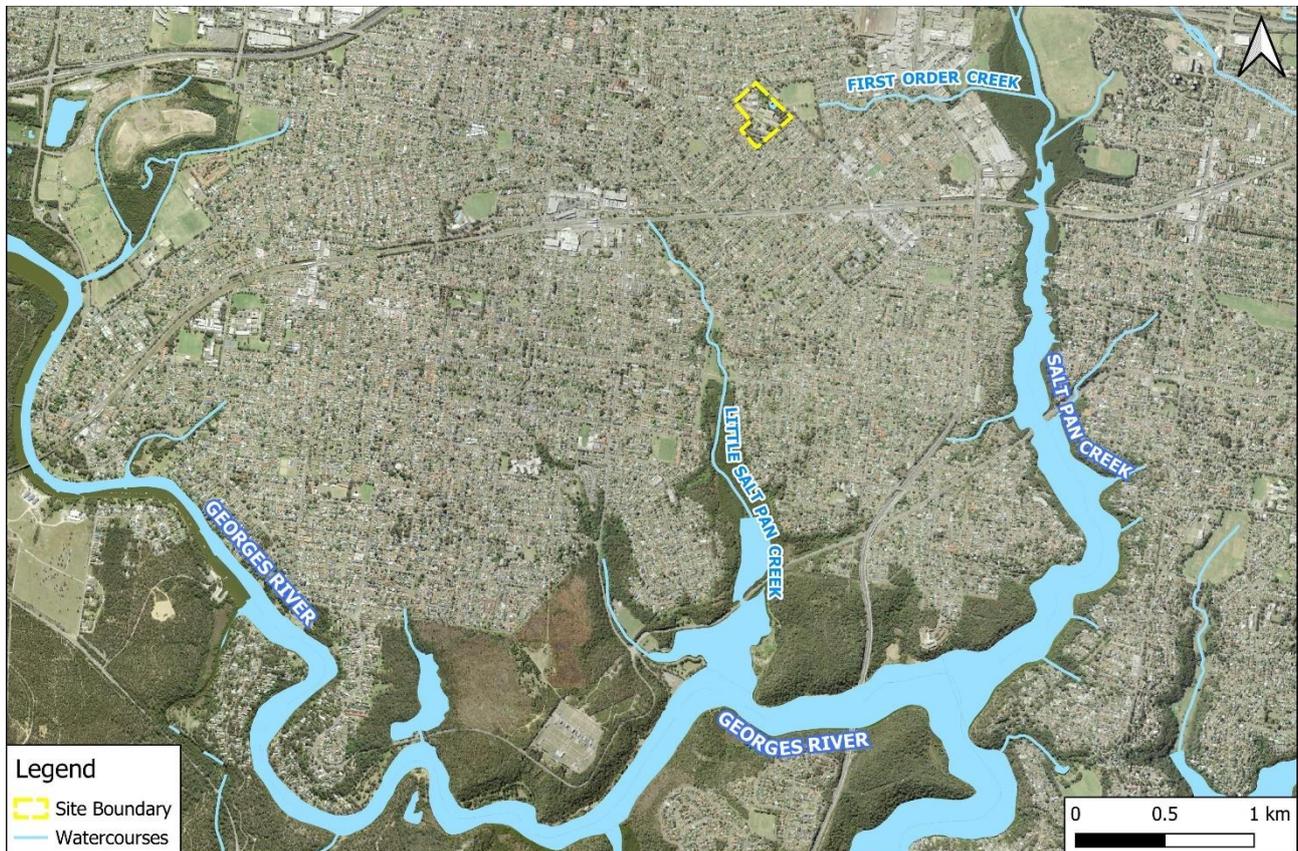


Figure 3: Location of site in relation to surrounding watercourses

## 2.2 Topography

To assess the topography of the wider area, the latest available elevation data (2020) was obtained from Elevation Information System (ELVIS) at a 1-metre resolution. As presented in the Digital Elevation Model (DEM) in Figure 4, the site is located on the flank of a hill close to the top of the catchment. Higher elevations to the west and southwest of the site reach around 30m AHD close to Doyle Road and Pivetta Street. Elevation falls northeast of the site with proximity to the first order creek which lies adjacent to the site, eventually joining with Salt Pan Creek.

Within the site boundary itself, there is a prevailing northeasterly fall. Onsite elevation peaks at approximately 21.6m AHD at the southwest along Raine Road, falling to approximately 12.6m AHD at the localised depression onsite northeast of Building G (refer Figure 2), at approximately 4% gradient. A cross-sectional elevation profile of across the site from the north to southeast is shown in Figure 5.

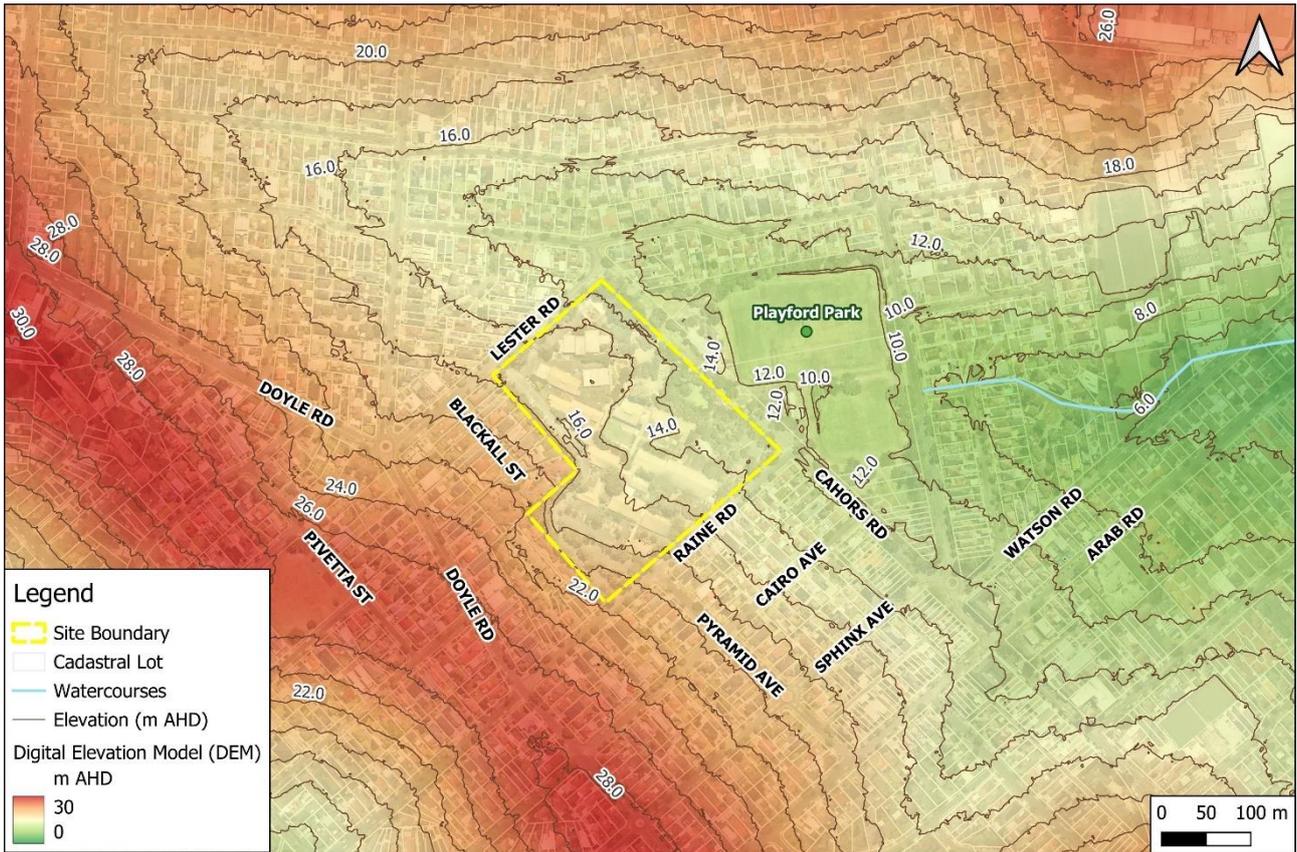


Figure 4: Topography of the site and its surrounding area based on 2020 LiDAR data (Source: ELVIS).

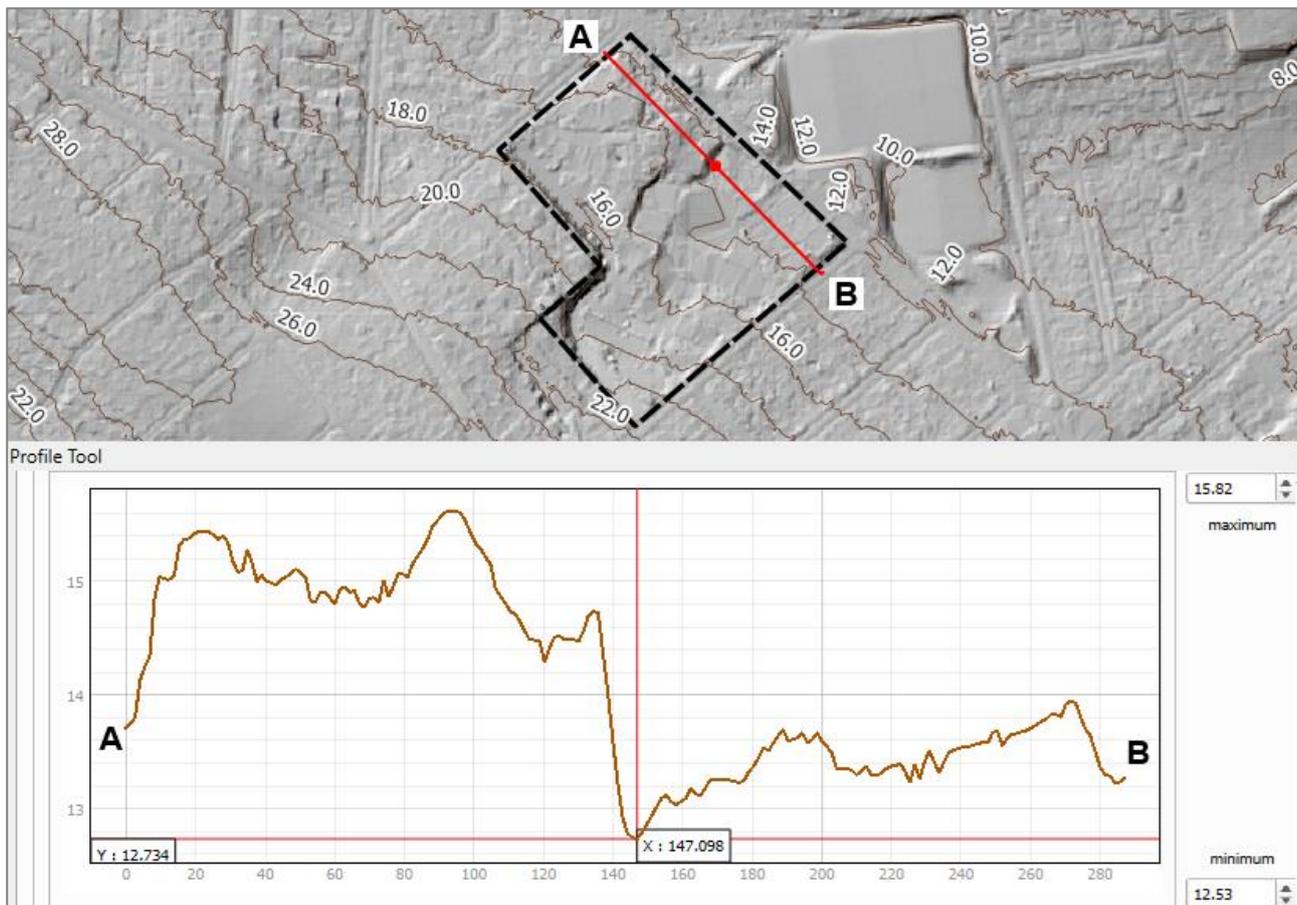


Figure 5: Elevation profile across the site, showing the depression northeast of Building G (Source: ELVIS)

### 3.0 Flood Planning Controls

The current Development Control Plan (DCP) in place for the site is the Canterbury-Bankstown DCP (2023, last amended April 2025) which provides detailed planning and design guidelines to support the planning controls set out in the Canterbury-Bankstown Local Environmental Plan (LEP) 2023 when designing a development.

Chapter 2 ‘Site Considerations’ Part 2 ‘Flood Risk Management’ of the DCP outlines the development controls which apply to flood liable land in the LGA. Flood planning controls in the Canterbury-Bankstown LGA are based on land use category, floodplain and flood risk precinct.

There are eight land use categories within the Canterbury-Bankstown LGA. Based on Schedule 2 of Council’s DCP, educational establishments are considered ‘residential’ uses. The external works are therefore categorised as a ‘residential’ development.

As the proposed works to Building A are to an existing development, this part of the proposed works can be considered a concessional development (as it meets item (i) of ‘other developments’ requirement of the Schedule 2 of the DCP), as outlined in Figure 6:

<b>Concessional development</b>	<p><b>Residential development:</b></p> <ul style="list-style-type: none"> <li>(i) an addition or alteration to an existing dwelling of not more than 50m<sup>2</sup> to the habitable floor area which existed at the date of commencement of the Bankstown Development Control Plan 2015 on 5 March 2015;</li> <li>(ii) the construction of an outbuilding with a maximum floor area of 30m<sup>2</sup>; or</li> <li>(iii) rebuilt dwellings which substantially reduce flood risk having regard to property damage and personal safety; or</li> <li>(iv) a change of use which does not increase flood risk having regard to property damage and personal safety.</li> </ul> <p><b>Other developments:</b></p> <ul style="list-style-type: none"> <li>(i) an addition to existing premises of not more than 10% of the floor area which existed at the date of commencement of the Bankstown Development Control Plan 2015 on 5 March 2015;</li> <li>(ii) rebuilding of a development which substantially reduces the extent of flood effects to the existing development;</li> <li>(iii) a change of use which does not increase flood risk having regard to property damage and personal safety; or</li> <li>(iv) subdivision which does not involve the creation of new allotments with potential for further development.</li> </ul>
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Figure 6: Excerpt from Canterbury-Bankstown DCP – Concessional development

The criteria for each flood risk precinct is outlined below in Figure 7, Figure 8, Figure 9.

### **Flood risk precincts**

**2.2** Based on the different levels of potential flood risk, each of the floodplains in the former Bankstown Local Government Area is divided into three categories of flood risk precinct. The relevant flood risk precincts for each of the floodplains are outlined below.

**(a) High flood risk precinct**

High Flood Risk Precinct is the area of land below the 100-year flood that is either subject to a high hydraulic hazard or where there are significant evacuation difficulties. Most development should be restricted in this precinct as development in high flood risk precinct is associated with higher risk to life and evacuation difficulties during the event of flood. In this precinct, there would be a significant risk of flood damages without compliance with flood related building and planning controls.

*Figure 7: Definition of high flood risk precinct in Canterbury-Bankstown DCP*

**(b) Medium flood risk precinct**

Medium Flood Risk Precinct is land below the 100-year flood that is not subject to a high hydraulic hazard and where there are no significant evacuation difficulties. There would still be a significant risk of flood damage in this precinct. However, these damages can be minimised by the application of appropriate development controls.

*Figure 8: Definition of medium flood risk precinct in Canterbury-Bankstown DCP*

**(c) Low flood risk precinct**

Low Flood Risk Precinct is defined as all other land within the floodplain (within the extent of the probable maximum flood) but not identified within either the High Flood Risk or the Medium Flood Risk Precinct. The risk of damages due to flood event in low flood risk precinct is low for most of the land uses.

*Figure 9: Definition of low flood risk precinct in Canterbury-Bankstown DCP*

To summarise, the flood risk precincts can be categorised as follows:

- High flood risk precinct – land impacted by high hydraulic hazard in the 1% AEP event (or where there are significant evacuation difficulties).
- Medium flood risk precinct – all other land below the 1% AEP flood extent.
- Low flood risk precinct – land below the PMF extent.

As the site is located within the Georges River floodplain, the flood planning control matrix laid out in Schedule 3 of the DCP applies to the site. These contain prescriptive controls based on land use type and flood risk precinct. This matrix is laid out in Figure 10 and Figure 11. The matrix indicates that a residential land use (i.e. the external works adjacent to Building A) is deemed a “potentially unsuitable land use” in a high flood risk precinct but is permissible on land within the low and medium risk precincts (subject to compliance with flood planning controls). Concessional development is permitted in all flood risk precincts, subject to compliance with flood planning controls.

**SCHEDULE 3—GEORGES RIVER FLOODPLAIN**

Planning consideration	Flood Risk Precincts																			
	Low Flood Risk									Medium Flood Risk						High Flood Risk				
	Critical Uses & Facilities	Sensitive Uses & Facilities	Subdivision	Residential	Commercial & Industrial	Tourist Related Development	Recreation & Non-Urban	Concessional Development	Critical Uses & Facilities	Sensitive Uses & Facilities	Subdivision	Residential	Commercial & Industrial	Tourist Related Development	Recreation & Non-Urban	Concessional Development	Critical Uses & Facilities	Sensitive Uses & Facilities	Subdivision	
Floor level		3		2	2	2	1,6	4,7												
Building components & method		2										1	1	1	1	1				
Structural soundness		3										1	1	1	1	1				
Flood effects		2	3	3	3	3	3	3			1	2	2	2	2	2				
Car parking & driveway access		1,3,5,6,7		9	9	9	9	9			1,3,5,6,7	1,3,5,6,7	1,3,5,6,7	2,4,6,7	6,7,8					
Evacuation		2,3,4		7	7	7	7	7			6	2,3	1,3	2,3	4,3	2,3				
Management & design		4,5									1		2,3,5	2,3,5	2,3,5	2,3,5				

COLOUR LEGEND:  Not Relevant  Potentially Unsuitable Land Use

**General notes and controls**

1	Freeboard equals an additional height of 500mm.
2	The relevant environmental planning instruments (generally the Local Environmental Plan) identify development permissible with consent in various zones in the LGA. Notwithstanding, constraints specific to individual sites may preclude Council granting consent for certain forms of development on all or part of a site. This matrix identifies where certain development types will be considered "potentially unsuitable" due to flood risks.
3	Council can consider a DA for a "potentially unsuitable use" that clearly complies with the objectives of this DCP and with the performance criteria. In this case, prescriptive controls will be applied on a DA specific.
4	Filling of the site, where acceptable to Council, may change the FRP considered to determine the controls applied in the circumstances of individual applications.
5	Refer to Section 5 of this DCP for planning considerations for proposals involving only the erection of a fence. Any fencing that forms part of a proposed development is subject to the relevant flood effects and structural soundness planning considerations of the applicable land use category.
6	Terms in italics are defined in this DCP and Schedule 2 specifies development types included in each land use category. These development types are generally as defined within Environmental Planning Instruments applying to the LGA.
7	From time to time, Council may adopt mapping showing the Boundary of Significant Flow and/or Flood Storage Areas for this floodplain. Refer to Council to find out if these areas have been defined and mapped for this floodplain.

**Floor level**

1	All floor levels to be no lower than the 20-year flood unless justified by site-specific assessment.
2	Habitable floor levels to be no lower than the 100-year flood level plus freeboard.
3	Habitable floor levels to be no lower than the PMF level. Non-habitable floor levels to be no lower than the PMF level unless justified by a site-specific assessment.
4	Floor levels to be no lower than the design floor level. Where this is not practical due to compatibility with the height of adjacent buildings, or compatibility with the floor level of existing buildings, or the need for access for persons with disabilities, a lower floor level may be considered. In these circumstances, the floor level is to be a+B46s high as practical and when undertaking alterations and additions, no lower than the existing floor level.
5	The level of habitable floor areas to be equal to or greater than the 100-year flood level plus freeboard. If this level is impractical for a development in an employment zone, the floor level should be as high as possible.
6	Non-habitable floor levels to be no lower than the 20-year flood unless justified by site-specific assessment.
7	A restriction is to be placed on the title of the land, pursuant to section 88B of the <i>Conveyancing Act 1919</i> , where the lowest habitable floor area is elevated more than 1.5m above finished ground level, confirming that the undercroft area is not to be enclosed. The use of roller shutters or similar measures (such as hit and miss brickwork) to enclose this area is however permissible.

**Building components and method**

1	All structures to have flood compatible building components below the 100-year flood level plus freeboard.
2	All structures to have flood compatible building components below the PMF level.

**Structural soundness**

1	Engineer's report to certify that the structure can withstand the forces of floodwater, debris and buoyancy up to and including a 100-year flood plus freeboard.
2	Applicant to demonstrate that the structure can withstand the forces of floodwater, debris and buoyancy up to and including a 100-year flood plus freeboard. An engineer's report may be required.
3	Applicant to demonstrate that any structure can withstand the forces of floodwater, debris and buoyancy up to and including a PMF. An engineer's report may be required.

Figure 10: Flood control matrix contained within Schedule 3 of the Canterbury-Bankstown DCP

**Flood effects**

1	Engineer's report required to certify that the development will not increase flood effects elsewhere, having regard to: (i) loss of flood storage; (ii) changes in flood levels and velocities caused by alterations to the flood conveyance; and (iii) the cumulative impacts of multiple developments in the floodplain.
2	The flood impact of the development to be considered to ensure that the development will not increase flood effects elsewhere, having regard to: (i) loss of flood storage; (ii) changes in flood levels and velocities caused by alterations to the flood conveyance and (iii) the cumulative impacts of multiple potential developments in the floodplain. An engineer's report may be required.
3	Flood impacts to be considered in the case of major development if Council advise that the development may generate flood impact, such as significant loss of storage or conveyance. Any assessment may also be asked to demonstrate that the proposed development is structurally sound.

**Note:**

- (1) If a Boundary of Significant Flow has been defined for this floodplain, any development inside this area will normally be unacceptable as it will reduce flood conveyance and increase flood effects elsewhere.
- (2) If a Flood Storage Area has been defined for this floodplain any filling of the floodplain inside this area (except where this occurs by compensatory evacuation), will normally be unacceptable as it will reduce the volume of flood storage available on the floodplain and increase flood effects elsewhere.
- (3) Even where a boundary of significant flow and or a storage area have been identified, developments outside these areas may still increase flood impacts elsewhere and therefore be unacceptable.

**Car parking and driveway access**

1	The minimum surface level of open car parking spaces or carports shall be as high as practical, but no lower than the 20-year flood or the level of the crest of the road at the location where the site has access. In the case of garages, the minimum surface level shall be as high as practical, but no lower than the 20-year flood.
2	The minimum surface level of open car parking spaces, carports or garages, shall be as high as practical.
3	Garages capable of accommodating more than three motor vehicles on land zoned for urban purposes, or enclosed car parking, must be protected from inundation by floods up to the 100-year flood.
4	The driveway providing access between the road and parking space shall be as high as practical and generally rising in the egress direction.
5	The level of the driveway providing access between the road and parking space shall be no lower than 0.3m below the 100-year flood or such that the depth of inundation during a 100-year flood is not greater than either the depth at the road or the depth at the car parking space. A lesser standard may be accepted for single detached dwelling houses where it can be demonstrated that risk to human life would not be compromised.
6	Enclosed car parking and car parking areas accommodating more than 3 vehicles (other than on rural zoned land), with a floor level below the 20-year flood or more than 0.8m below the 100-year flood level, shall have adequate warning systems, signage and exits.
7	Restraints or vehicle barriers to be provided to prevent floating vehicles leaving a site during a 100-year flood.
8	Driveway and parking space levels to be no lower than the design ground/floor levels. Where this is not practical, a lower level may be considered. In these circumstances, the level is to be as high as practical, and, when undertaking alterations or additions, no lower than the existing level.
9	Flood related parking and access requirements to be advised by Council if necessary. Contact Council for advice as early as possible.

**Note:**

- (1) A flood depth of 0.3m is sufficient to cause a typical vehicle to float.
- (2) Enclosed car parking is defined in this DCP and typically refers to carparks in basements.

**Evacuation**

1	Reliable access for pedestrians or vehicles required during a 100-year flood.
2	Adequate flood warning is available to allow safe and orderly evacuation without increased reliance upon the SES or other authorised emergency services personnel.
3	The development is to be consistent with any relevant flood evacuation strategy, Flood Plan adopted by Council or similar plan.
4	The evacuation requirements of the development are to be considered. A report from a suitably qualified and experienced person will be required if circumstances are possible where the evacuation of persons might not be achieved within the effective warning time.
5	Reliable access for pedestrians or vehicles required to a publicly accessible location above the PMF.
6	Applicant to demonstrate that evacuation in accordance with the requirements of this DCP is available for the potential development flowing from the subdivision proposal.
7	Evacuation requirements to be advised by Council if necessary. Contact Council for advice as early as possible.

**Management and design**

1	Applicant to demonstrate that potential development as a consequence of a subdivision proposal can be undertaken in accordance with this DCP.
2	Site Emergency Response Flood Plan required where floor levels are below the design floor level, (except for single dwelling houses).
3	Applicant to demonstrate that area is available to store goods above the 100-year flood level plus freeboard.
4	Applicant to demonstrate that area is available to store goods above the PMF level.
5	No storage of materials below the design floor level which may cause pollution or be potentially hazardous during any flood.

Figure 11: continued: Flood control matrix contained within Schedule 3 of the Canterbury-Bankstown DCP

Chapter 2.2 Section 3 of the DCP also contains performance criteria which must be met, as outlined in Figure 12.

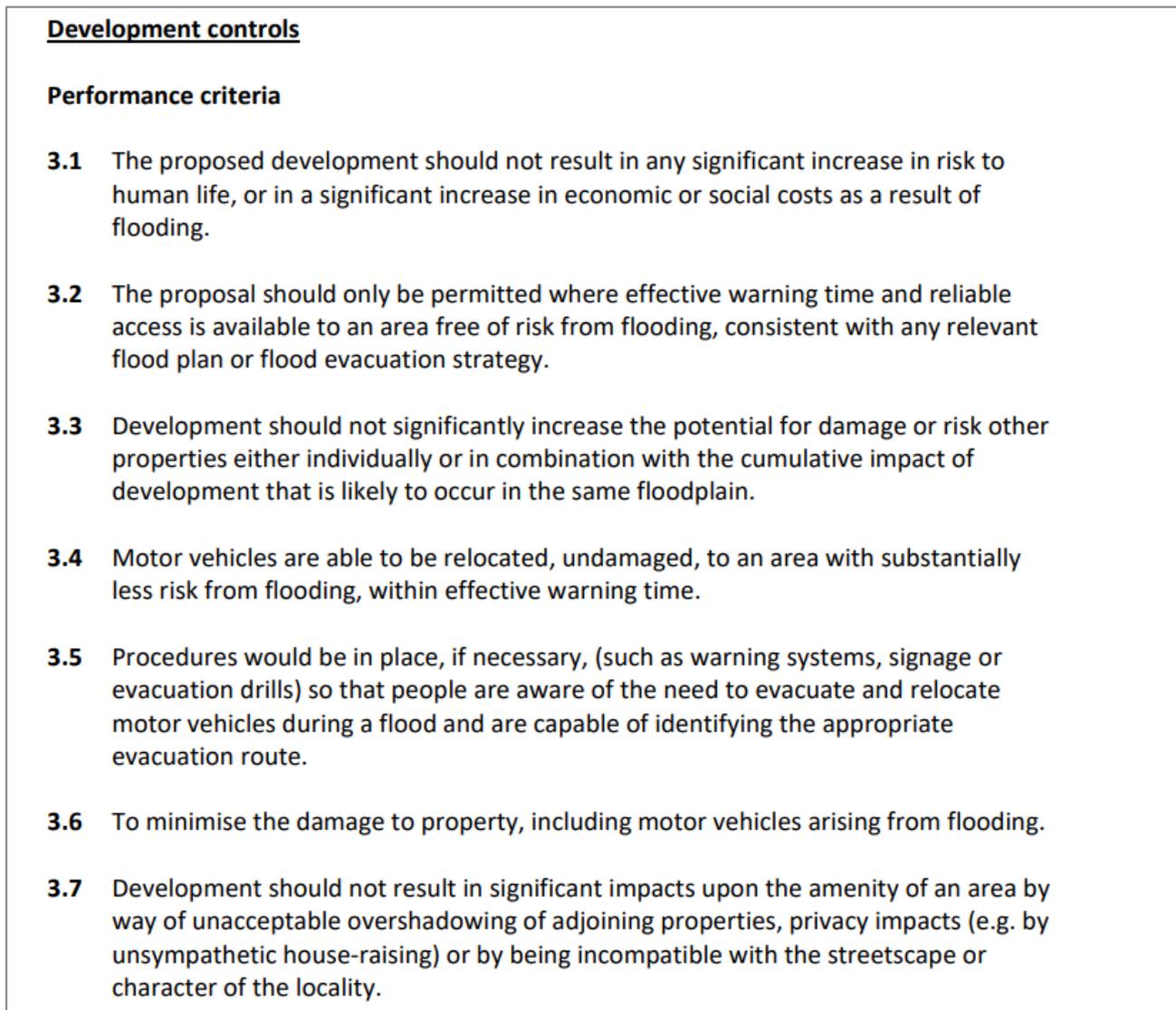


Figure 12: Excerpt from Canterbury-Bankstown DCP – performance criteria

Chapter 2.2 Section 5 of the DCP also provides development controls for fencing in the floodplain. These are outlined in Figure 13.

### **Development controls**

#### **Performance criteria**

- 5.1** Fencing is to be constructed in a manner which does not significantly increase flood damage or risk on surrounding land.
- 5.2** Fencing shall be certified by a suitably qualified engineer, that the proposed fencing is adequately constructed so as to withstand the forces of floodwaters, or collapse in a controlled manner to prevent the undesirable impediment of floodwaters.

#### **Prescriptive controls**

- 5.3** All fencing within a high flood risk precinct, and all fencing in other risk precinct that obstructs flood flow will require an application.
- 5.4** An applicant will need to demonstrate that the fence (new or replacement fence) would create no impediment to the flow of floodwaters. Appropriate fences must satisfy the following:
  - (a) an open collapsible hinged fence structure or pool type fence, or louver fencing;
  - (b) other than a brick or other masonry type fence (which will generally not be permitted); or
  - (c) a fence type and siting criteria as prescribed by Council.

*Figure 13: Development controls for fencing within the floodplain - excerpt from Chapter 2.2 Section 5 Canterbury-Bankstown DCP*

The available flood information for the site is summarised in Section 4.0, and the compliance of the proposed development with the applicable flood planning controls is reviewed in Section 5.0.

## 4.0 Existing Flood Information

### 4.1 Planning Certificate 10.7 (2) and (5)

A Planning Certificate 10.7 (2) and (5) was obtained for the site, and is attached in Appendix B. An excerpt of the certificate is shown below in Figure 14.

The site has been identified as 'within the flood planning area' (FPA) and is therefore subject to flood related development controls. The FPA is the 1% Annual Exceedance Probability (AEP) plus generally a 0.5m freeboard.

<p><b>9</b>      <b>Flooding</b> The land, or part of the land, <b>is within</b> the flood planning area (FPA) and consequently the probable maximum flood (PMF).  The land, or part of the land, <b>is subject to</b> flood related development controls.</p>
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Figure 14: Flood related information contained within the Planning Certificate 10.7 (2) and (5) for the site.

### 4.2 SES Georges River Flood Mapping, 2021

The NSW SES website provides a PMF extent map of the Georges River and its tributaries, depicted in Figure 15. Data from flood studies conducted by numerous local councils have been compiled (including the Georges River Flood Study 2020) and used to create the flood extent.



Figure 15: The site in relation to the NSW SES PMF Map Extent for Georges River (Source: Adapted from NSW SES).

The site is shown to be impacted in the PMF event. The main impacted areas include along the northeastern frontage (including the localised depression area adjacent to Building G), the northeastern and southwestern car parks, and the covered area south of Building A.

NSW SES note that this map indicates the highest possible riverine flood risk and does not consider overland flooding. There may be other flood impacts in this area from localised heavy rainfall and flash flooding. NSW SES note that the information contained in this publication is based on knowledge and understanding at the time of compilation (2021).

### 4.3 Padstow Stormwater Catchment Flood Study, 2010

The then City of Bankstown Council engaged BMT WBM Ltd to undertake the comprehensive flood study of the Padstow Catchment. The study was published in 2010 and predominantly focuses on overland flooding, though it is acknowledged that the western portion of the study area is affected by mainstream flooding from the Salt Pan Creek and the Georges River.

A 2D/1D TUFLOW model was produced to simulate flood behaviour across the stormwater catchment. A rainfall on grid (ROG) hydrology approach was also adopted, in which rainfall is applied to each cell in the 2D mesh. Hydrologic losses and runoff are therefore calculated for each cell and routed through downstream cells to evaluate flood depths and velocities.

Flood levels around the site area in the 100-year Annual Recurrence Interval (ARI, now referred to as the 1% Annual Exceedance Probability (AEP) event) are depicted in Figure 16, while flood levels in the Probable Maximum Flood (PMF) event are shown in Figure 17. Mapping indicated that flood levels south of Block A are between 15.0 to 16.5m AHD in both the 1% AEP and PMF events.

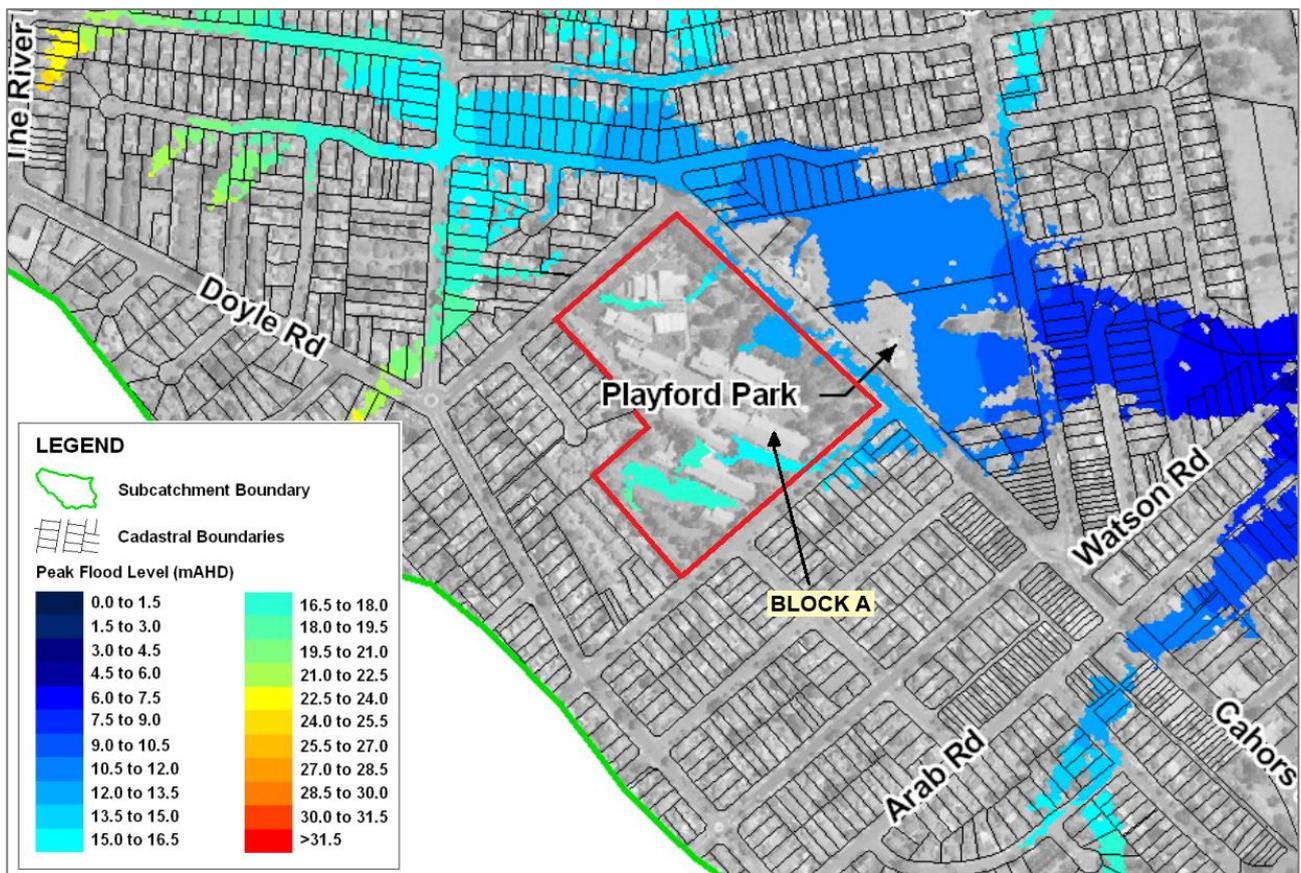


Figure 16: Modelled peak flood levels – 100-year ARI event. Local catchment runoff flooding only (Source: BMT, 2010).

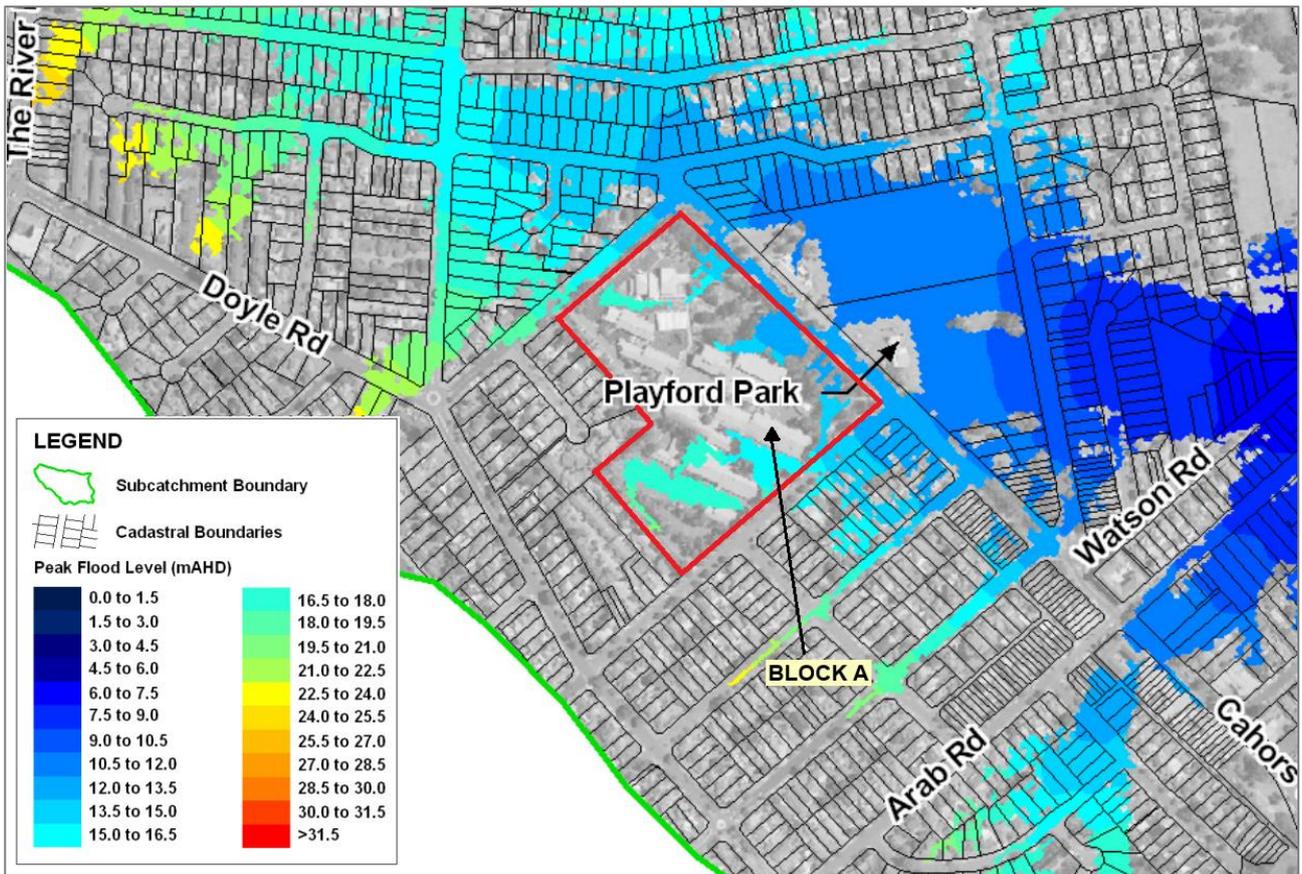


Figure 17: Modelled peak flood levels – PMF event. Local catchment runoff flooding only (Source: BMT, 2010).

Flood depth mapping gives a better indication of the scale of flooding around the site, with depth mapping for the 1% AEP event shown in Figure 18, and PMF depths in Figure 19.

In the 1% AEP, depths south of Building A are mostly between 0-0.25m AHD, though there are some peak depths between 0.25-0.5m AHD. Depths in the PMF event are mostly consistent with the 1% AEP, though the occurrence of 0.25-0.5m AHD depths has slightly increased south of Building A, and there is a small, localised area of 0.5-0.75m depths.

It is believed that ponding close to buildings is due to a combination of the coarse model resolution (5m grid) adopted, and because Council's model has not incorporated the internal stormwater network that would collect and divert flows away from the buildings.



Figure 18: Modelled peak flood depths – 100-year ARI event. Local catchment runoff flooding only (Source: BMT, 2010).



Figure 19: Modelled peak flood depths – PMF event. Local catchment runoff flooding only (Source: BMT, 2010).

The study also assessed the predicted impact of climate change on stormwater flood levels by undertaking a sensitivity assessment of the impact of a 10% increase in rainfall intensity. The assessment predicted a peak increase in 100-year ARI flood levels onsite of approximately 0.02 to 0.03 metres south of Building A.

However, the study notes that the impact of climate change on flood behaviour within the Padstow catchment will be largely affected by changes to flood behaviour in the Georges River. Flood levels in the Georges River may be affected by both sea level rise and changes in rainfall intensities and patterns over the catchment.

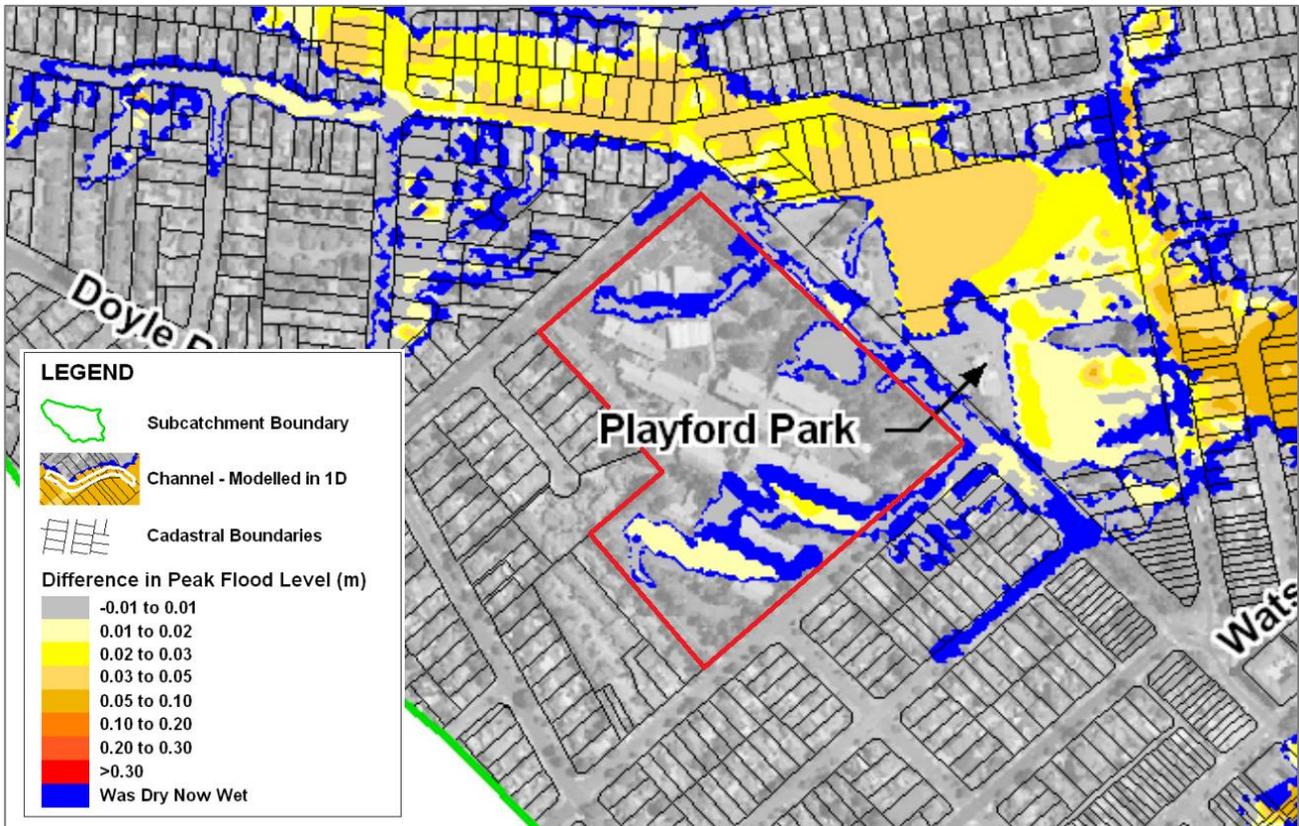


Figure 20: Difference in peak flood level due to a 10% uplift in rainfall intensity (climate change assessment) (Source: BMT, 2010).

#### 4.4 Floodplain Risk Management Study and Plan for Sub-Catchments of the Mid Georges River, 2017

BMT WBM was commissioned by the City of Canterbury Bankstown to prepare a floodplain management study and plan for the seven sub catchments within the Mid Georges River study area. While Padstow is included in the study area, the Salt Pan Creek subcatchment was excluded from the study scope and therefore the TAFE Padstow site is not included in the assessment. However, the findings of the study can provide an indication of the flood behaviour at the site and in particular, the impact of climate change on the sub catchments within the Mid Georges River.

The study assessed the impact of climate change by undertaking a sensitivity test on the impact of increased rainfall intensity on flood levels, as well as the impact of sea level rise on the Mid Georges River sub catchments.

The impact of +0.4m and +0.9m rise in sea levels on peak 1% AEP flood levels was assessed. In general, a 0.4m increase in sea levels results in increases in flood levels of approximately 0.05m to 0.30m across the lower reaches of the sub-catchments. A 0.9m increase in sea levels results in larger increases in levels, with increases ranging from +0.2m to +0.9m.

While this appears to be a notable increase, this is mostly evident within the channel area and lower reaches of the catchment. In both uplift scenarios (+0.4m and +0.9m increase in sea level), the higher reaches of each

sub catchment (as is the case at the TAFE site) show an increase of less than 0.02m due to sea level rise. Figure 21 shows the increase in peak flood level close to the site area as a result of a 0.9m increase in sea level. Note that the TAFE site is located outside of the study area and impact zone estimated as part of this study.

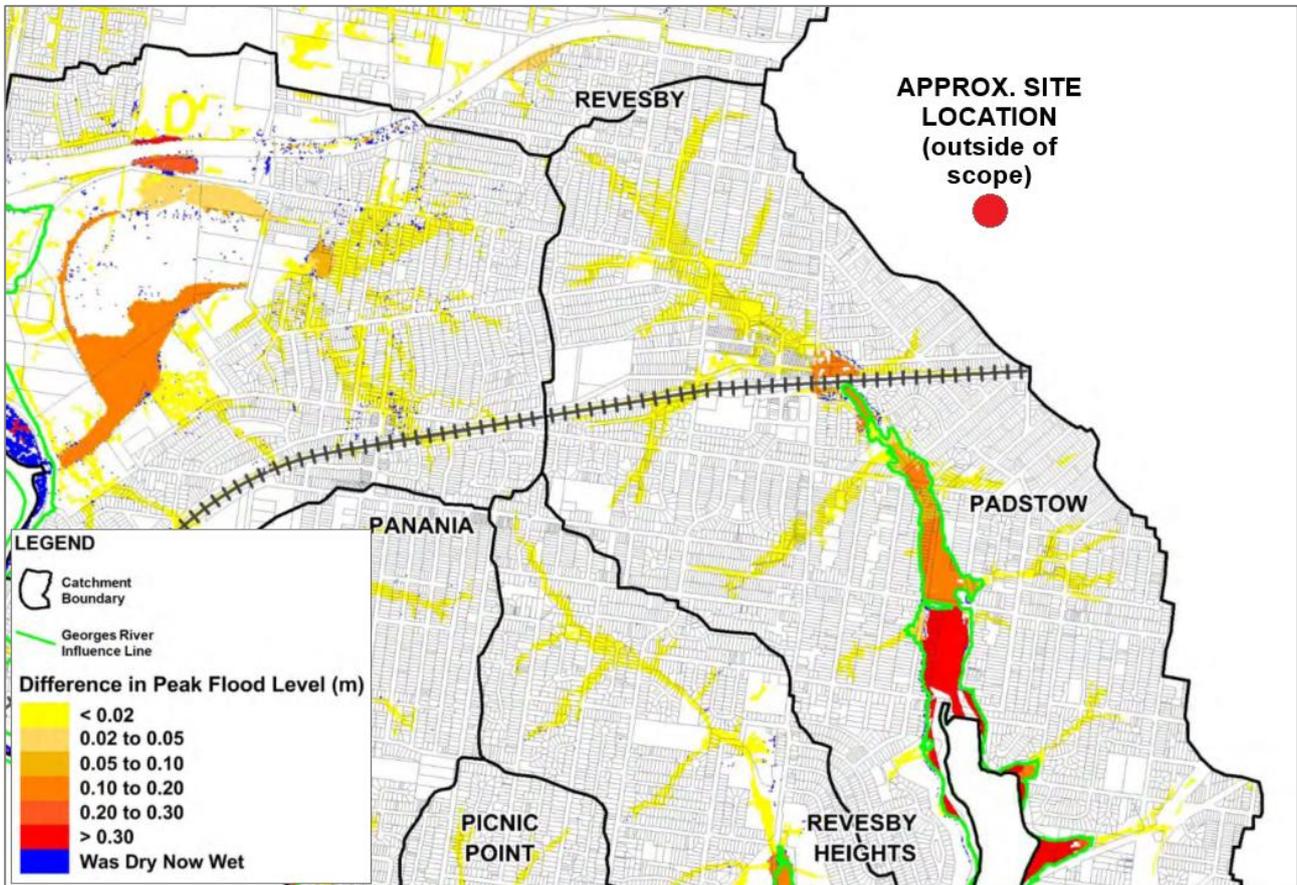


Figure 21: Climate change impacts on overland flooding due to stormwater runoff - 0.9m increase in sea levels in 100-year ARI

#### 4.5 Canterbury-Bankstown Planning Map

The Canterbury-Bankstown Public Mapping Portal contains a flood planning map which outlines the combined river and stormwater flood extent for both the 1% AEP and the PMF event. This is shown in Figure 22 for reference, with the area of external works still unimpacted by flooding in all events.

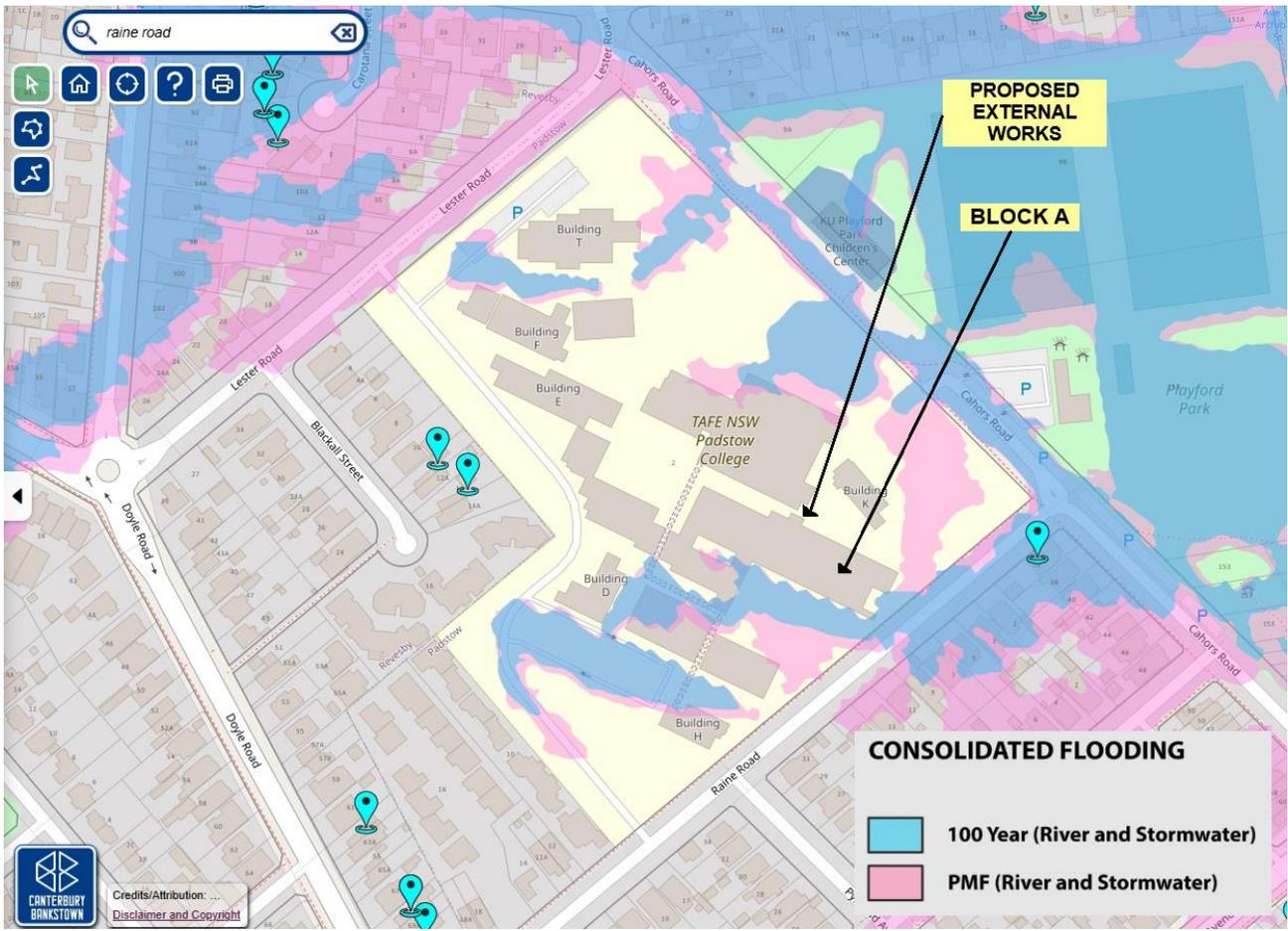


Figure 22: Flood extent mapping for both river (mainstream) and stormwater sources combined, for the 1% AEP and PMF events (Source: CBC Public Mapping, 2025).

## 5.0 Compliance with Flood Planning Requirements

As outlined in Section 3.0, the proposed works to Building A (an existing building) is considered a ‘concessional’ use. The external works are considered a ‘residential’ use. Flood controls within the DCP are based on flood risk precinct.

While the Padstow Stormwater Catchment Flood Study focusses on overland flooding, the assessment produced a provisional flood risk precinct map for the Padstow catchment, which compiles the design flood conditions, taking into consideration both mainstream (Salt Pan Creek/Georges River) and overland flooding events.

The flood risk precinct map is presented in Figure 23, with the overall site shown to be located within the low and medium flood risk precinct. While the south of Building A is within the medium risk precinct, the area of external works to the northeast of Building A is unimpacted by flooding even in the PMF event. The external works are therefore not subject to the prescriptive flood planning controls laid out in Schedule 2 of the DCP (Figure 10 and Figure 11), or the fencing requirements laid out in Figure 13, as it is not located within the floodplain.

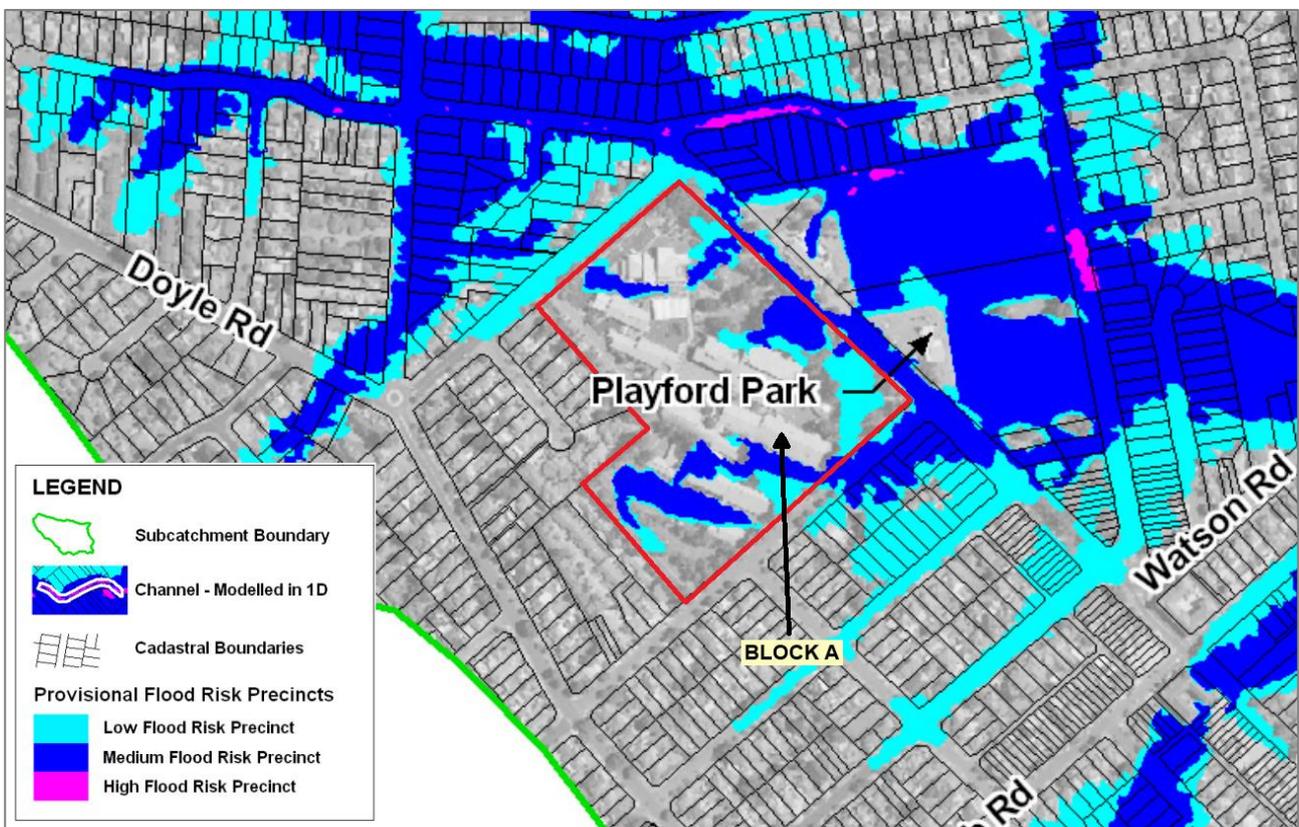


Figure 23: Provisional flood risk precinct map which accounts for flooding from overland and mainstream sources (Source: BMT, 2010)

Concessional development located in the medium risk precinct are subject to the following requirements laid out in Table 1. An assessment of the site’s compliance with these requirements is also outlined.

Table 1: Flood planning controls for concessional development within the medium risk precinct.

Control	Requirement	Site Assessment
Floor level	Floor levels to be no lower than the design floor level. Where this is not practical due to compatibility with the height of adjacent buildings, or compatibility with the floor level of existing buildings, or the need for	As shown in floor plans of Building A attached in Appendix A, the FFL of the existing building is 14.68m AHD.  Modelling of the site in the Padstow Stormwater Catchment Flood Study indicates that the flood

	<p>access for persons with disabilities, a lower floor level may be considered. In these circumstances, the floor level is to be as high as practical and <b>when undertaking alterations and additions, no lower than the existing floor level.</b></p>	<p>level south of Building A reaches between 15-16.5m AHD in the 1% AEP and PMF events. However, it should be acknowledged that the model was of a coarser resolution (5m grid) and did not incorporate the internal stormwater network. This can cause increased ponding around buildings.</p> <p>However, the requirement notes that when undertaking alterations and additions, the floor level is to be “as high as practical and be <b>no lower than the existing floor level.</b>” This is feasible for the site as the proposed works at Building A only involves internal alterations, and the existing floor level will remain as is. The external works are located outside the PMF.</p>
	<p>A restriction is to be placed on the title of the land, pursuant to section 88B of the Conveyancing Act 1919, where the lowest habitable floor area is elevated more than 1.5m above finished ground level, confirming that the undercroft area is not to be enclosed. The use of roller shutters or similar measures (such as hit and miss brickwork) to enclose this area is however permissible.</p>	<p>This does not apply to the site.</p>
Building components and method	<p>All structures to have flood compatible building components below the 100-year flood level plus freeboard.</p>	<p>Confirmation required from structural engineer.</p>
Structural soundness	<p>Engineer's report to certify that the structure can withstand the forces of floodwater, debris and buoyancy up to and including a 100-year flood plus freeboard.</p>	<p>Confirmation required from structural engineer.</p>
Flood effects	<p>The flood impact of the development to be considered to ensure that the development will not increase flood effects elsewhere, having regard to: (i) loss of flood storage; (ii) changes in flood levels and velocities caused by alterations to the flood conveyance and (iii) the cumulative impacts of multiple potential developments in the floodplain. An engineer's report may be required.</p>	<p>The development will not increase flood effects elsewhere. The proposed works to Building A includes internal fit out to existing TAFE Building A (including demolition of interior walls, alterations and additions internally).</p> <p>The proposed external works will similarly not have flood impacts as the area of proposed works is outside of the PMF extent (extent of works are still to be confirmed, fencing will be required to enclose this area).</p>
Evacuation	<p>Adequate flood warning is available to allow safe and orderly evacuation without increased reliance upon the SES or other authorised emergency services personnel.</p>	<p>Proposed works will not cause increased reliance upon SES or other emergency personnel because the land use remains the same (educational establishment).</p>
	<p>The development is to be consistent with any relevant flood evacuation strategy, Flood Plan adopted by Council or similar plan.</p>	<p>The development is consistent with existing plans that are in place. Proposed works involve internal alterations to an existing building and external works on an unaffected portion of land on the site.</p>

		The land use remains the same (educational establishment).
Management and design	Site Emergency Response Flood Plan required where floor levels are below the design floor level, (except for single dwelling houses).	Noted. A Site Flood Emergency Response Plan can be provided prior to the operation of the proposed animal facilities study if required.
	Applicant to demonstrate that area is available to store goods above the 100-year flood level plus freeboard	There are various locations on site which are located above the PMF level, including the location of the proposed external works, which can store goods.
	No storage of materials below the design floor level which may cause pollution or be potentially hazardous during any flood.	Noted. Hazardous materials are not proposed to be stored beneath the design floor level.

It is important to consider the likely impact of an activity on the environment. Based on the identification of potential issues, and an assessment of the nature and extent of the impacts of the proposed activity, it is determined that the proposed activity will not have significant adverse effects on the locality, community and the environment. An assessment of the development against the provisions of the State Environmental Planning Policy (SEPP) (Biodiversity and Conservation) 2021 has been made in Table 2 below.

*Table 2: Assessment of SEPP Biodiversity and Conservation 2021 Provisions*

SEPP Biodiversity and Conservation 2021	Assessment
Section 6.6(1) Water quality and quantity	<p>The development will not adversely impact water quality or quantity:</p> <ul style="list-style-type: none"> <li>- The development will have a neutral effect on the quality of water entering a waterway</li> <li>- The development will not have an adverse impact on water flow in a natural waterbody.</li> <li>- the development will not increase the amount of stormwater run-off from a site.</li> <li>- The development will not incorporate on-site stormwater retention, infiltration or reuse.</li> <li>- The development will not impact the level and quality of the water table.</li> <li>- The development will have a negligible impact on the regulated catchment.</li> </ul> <p>The above is due to the limitation of Building A works being largely internal and external works being limited to the installation of a shade sail on otherwise unchanged ground.</p> <p>Stormwater will continue to drain via the existing discharge point.</p>
Section 6.7(1) Aquatic ecology	The development will not impact aquatic or terrestrial fauna or vegetation. No clearing of riparian vegetation is involved in the development and the development does not adjoin a natural waterbody.
Section 6.8(1) Flooding	<p>The development will not increase flood effects elsewhere and will not impact upon periodic flooding that benefits wetlands and other riverine ecosystems.</p> <p>The proposed works to Building A includes only internal fit out to the existing building and therefore will not impact flooding. The proposed external works will similarly not have flood impacts as the area of proposed works is located outside of the PMF extent.</p>

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Section 6.9(1) Recreation and public access	The development will not impact recreational land uses within the regulated catchment. No impacts are made on public access to and around natural waterbodies.
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## 6.0 Conclusions and Recommendations

TTW have reviewed the existing flood information for the Padstow area to assess the flood affectation of the TAFE Padstow site. In summary:

- Proposed works include internal fitout of the existing Building A at the Padstow Campus. There will also be some minor external work to create an outdoor area for housing animals.
- The site is impacted by both overland (stormwater) flooding, and flooding derived from the Georges River and its tributaries – primarily the Salt Pan Creek.
- Mapping of both mainstream and overland flood sources indicates that the site is impacted by flooding south of Building A. Peak levels are between 15.0-16.5m AHD south of the building in both the 1% AEP and PMF events.
- The external works are considered a ‘residential’ use in the Canterbury-Bankstown DCP. The proposed works to Building A are considered a ‘concessional’ use.
- The area of external works is not within any flood risk precinct, and is therefore not subject to the prescriptive flood planning controls laid out in Schedule 2 of the DCP.
- The area south of Building A is within the PMF extent and falls within the low and medium flood risk precincts.
- As proposed works to Building A are considered a concessional use, the floor level is to be as high as practical and be no lower than the existing floor level. This is feasible for the site as there is no proposed change to the building levels, footprint or gross floor area.
- The development will not increase flood effects elsewhere. The proposed works to Building A includes internal fit out to existing Building A. The proposed external works will similarly not have flood impacts as the area of proposed works is outside of the PMF extent.

### Mitigation Measures

Mitigation measures identified as necessary are outlined in Table 3.

*Table 3: Mitigation Measures*

Mitigation Number/Name	Aspect/ Section	Mitigation Measure	Reason for Mitigation Measure
<b>Structural verification</b>	Design	Obtain verification from structural engineer on flood compatible building components and the structural soundness of Building A.	Requirement of DCP for concessional development. Need to ensure that building can withstand forces of floodwater, debris and buoyancy up to and including a 100-year flood plus freeboard (500mm).

### Evaluation of Environmental Impacts

Based on the identification of potential issues, and an assessment of the nature and extent of the impacts of the proposed activity, it is determined that:

- The development will not increase flood effects elsewhere. The proposed works to Building A includes only internal fit out to the existing Building A. The proposed external works will similarly not have flood impacts as the area of proposed works is located outside of the PMF extent. Therefore, the proposed activity will

not have significant adverse effects on the locality, community and the environment.

- Potential flood risks and impacts can be appropriately mitigated or managed to ensure that there is minimal effect on the locality, community through recommended measures as outlined above.

Prepared by  
**TTW (NSW) PTY LTD**



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**RACHEL CALDWELL**  
Civil Flood Modeller

Authorised By  
**TTW (NSW) PTY LTD**



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**MICHAEL KOI**  
Associate (Flood)

## Appendix A

### Building A – Existing Floor Plan



## Appendix B

### Planning Certificate 10.7 (2) and (5)

LOT 1 DP 633266:138581

Keylan Consulting  
43A The Corso  
MANLY NSW 2095

## PLANNING CERTIFICATE

### Section 10.7(2) of the Environmental Planning and Assessment Act 1979

**Certificate No:** 20247854  
9 October 2024

**Land which Certificate is issued for:**

**Lot 1 DP 633266**

**2 Cahors Road, PADSTOW NSW 2211**

*Note: The information in this certificate is provided pursuant to Section 10.7(2) and (5) of the Environmental Planning and Assessment Act 1979 (the Act), and as prescribed by Schedule 2 of the Environmental Planning and Assessment Regulation 2021 (the Regulation). The information has been extracted from Council's records, as it existed at the date listed on the certificate.*

*Please note that the accuracy of the information contained within the certificate may change after the date of this certificate due to changes in Legislation, planning controls or the environment of the land.*



**CAMILLE LATTOUF  
MANAGER CITY STRATEGY AND DESIGN**

**INFORMATION PROVIDED UNDER SECTION 10.7 (2)  
OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.****1 ENVIRONMENTAL PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS****1.1 Relevant Planning Instruments**

Canterbury Bankstown Local Environmental Plan 2023

**1.2 Relevant Development Control Plans**

Canterbury Bankstown Development Control Plan 2023

**1.3 State Environmental Planning Policies**

*Note: The following information indicates those State Environmental Planning Policies (SEPP) which may apply to the subject land. A summary explanation of each SEPP can be sourced from the Department of Planning and Environment (DPE) website at [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au). The full wording of each SEPP can also be accessed via the NSW Legislation website at <https://legislation.nsw.gov.au/>.*

**State Environmental Planning Policies:**

- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Industry and Employment) 2021
  - Chapter 3: Advertising and Signage
- State Environmental Planning Policy (Planning Systems) 2021
  - Chapter 2: State and regional development
  - Chapter 3: Aboriginal Land
  - Chapter 4: Concurrences and consents
- State Environmental Planning Policy (Precincts - Central River City) 2021
- State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021
- State Environmental Planning Policy (Precincts - Regional) 2021
- State Environmental Planning Policy (Precincts - Western Parkland City) 2021
- State Environmental Planning Policy (Primary Production) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
  - Chapter 2: Coastal Management
  - Chapter 3: Hazardous and offensive development
  - Chapter 4: Remediation of Land
- State Environmental Planning Policy (Resources and Energy) 2021
  - Chapter 2: Mining, petroleum production and extractive industries
  - Chapter 3: Extractive industries in Sydney area
- State Environmental Planning Policy (Transport and Infrastructure) 2021
  - Chapter 2: Infrastructure
  - Chapter 3: Educational establishments and child care facilities
  - Chapter 4: Major infrastructure corridors
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
  - Chapter 2: Vegetation in non-rural areas
  - Chapter 3: Koala habitat protection 2020
  - Chapter 6: Bushland in urban areas
  - Chapter 7: Canal estate development
  - Chapter 10: Sydney Harbour Catchment
  - Chapter 11: Georges River Catchment

*Encompassed within the Biodiversity and Conservation SEPP is the former Greater Metropolitan Regional Environmental Plan No. 2 - Georges River Catchment which applies to the site. The SEPP aims to protect the water quality of the Georges River and its tributaries and the environmental quality of the whole catchment. The objectives of the plan are to be achieved through coordinated land use planning and development control. The plan establishes the framework within which local, State and Federal agencies will consult so that there is a consistent approach to planning and development within the catchment*

- 1.4 Proposed Environmental Planning Instruments (including any Planning Proposals) that are or have been the subject of community consultation or on public exhibition under the Act**  
Not applicable.

**2 Zoning and Land Use Under Relevant Planning Instruments**

*Note: The information below will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.*

**2.1 Land Use Zone**

**Canterbury Bankstown Local Environmental Plan 2023**

Date effective from

**23 June 2023**

Land Use Zone

**ZONE SP2 INFRASTRUCTURE (EDUCATIONAL ESTABLISHMENT)**

**1. Permitted without consent**

Nil

**2. Permitted with consent**

Aquaculture; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

**3. Prohibited**

Any development not specified in item 1 or 2

**2.2 Additional Permitted Uses**

Not applicable

*Note: Due to the subdivision and/or consolidation of land, the Lot and Deposited Plans referenced in Schedule 1 of the relevant Local Environmental Plan may change. It is your responsibility to confirm the applicability of Additional Permitted Uses before undertaking any development on the site that relies upon provisions in Schedule 1.*

**2.3 Minimum Land Dimensions for the Erection of a Dwelling House**

For land zoned R2, R3 or R4 and on land identified as 'Area 2' on the Clause Application Map within the Canterbury Bankstown Local Environmental Plan 2023, the minimum lot size required for dwelling houses on a battle-axe lot or other lot with an access handle is 600m<sup>2</sup>. For land without an access handle, please refer to the Minimum Lot Sizes Map of the Local Environmental Plan for minimum lot sizes for dwelling houses.

**2.4 Area of Outstanding Biodiversity Value**

Not applicable

**2.5 Conservation Area and/or Environmental Heritage**

The land is not affected by a heritage item or within a heritage conservation area under the relevant Principal Environmental Planning Instrument.

**3 Contribution Plans**

Canterbury Bankstown Local Infrastructure Contributions Plan 2022

This Development Contributions Plan was prepared and adopted under the Environmental Planning and Assessment Act, 1979 and Environmental Planning and Assessment Regulation 2021.

The Plan allows the Council or other consent authority to levy contributions on selected new development to pay for local public infrastructure (such as parks, roads and libraries), required to meet the needs of our growing and changing City. A copy of the development contributions plan can be viewed on Council's website.

#### Housing and Productivity Contribution

The Housing and Productivity Contribution applies to development applications for new residential, commercial and industrial development and is collected by Council on behalf of the NSW State Government. The Contributions will help deliver essential State infrastructure such as schools, hospitals, major roads, public transport infrastructure and regional open space.

The subject land is within Greater Sydney to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies. For more information visit <https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system>

#### **4 Complying Development**

Whether or not the land is land on which complying development may be carried out under each of the Codes for complying development because of the provisions of clauses 1.17A(1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and, if no complying development may be carried out on that land under that Policy, the reasons why complying development may not be carried out on that land.

*Note that in order for complying development to be able to be carried out, it must be permissible in the relevant zone in the first place.*

<b>Housing Code (if in a residential zone)</b>	Yes
<b>Rural Housing Code (if in a rural residential zone)</b>	Not applicable
<b>Low Rise Housing Diversity Code</b>	Yes
<b>Housing Alterations Code</b>	Yes
<b>General Development Code</b>	Yes
<b>Greenfield Housing Code</b>	Not applicable
<b>Inland Code</b>	Not applicable
<b>Commercial and Industrial (New Building and Alterations) Code</b>	Yes
<b>Commercial and Industrial Alterations Code</b>	Yes
<b>Container Recycling Facilities Code</b>	Yes
<b>Demolition Code</b>	Yes
<b>Subdivision Code</b>	Yes
<b>Fire Safety Code</b>	Yes

*\*Note: The reason(s) why complying development may not be carried may only apply to part of, or all of, the property. For more information go to the NSW ePlanning Spatial Viewer and search the property address <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>.*

#### **4.1 Variation of Complying Development Codes**

A variation to the Complying Development Code applies to certain lots in Zone R2 Low Density Residential areas which are no more than 450m<sup>2</sup> in area and are located in land to which the former Bankstown Local Environmental Plan 2015 applied. For further information on the variation to the Complying Development

Code, please refer to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 at the NSW Legislation website at <https://legislation.nsw.gov.au/>

## 5 Exempt Development

Whether or not the land is land on which exempt development may be carried out under each of the exempt development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 because of the provisions of clauses 1.16(1)(b1)-(d) or 1.16A, the development (new or alterations proposed to the existing structures) must meet the following criteria:

### General Exempt Development Code

Yes

### Advertising and Signage Exempt Development Code

Yes

### Temporary Uses and Structures Exempt Development Code

Yes

*Note: Despite the above, if the exempt development meets the requirements and standards specified by the State Environmental Planning Policy (Exempt and Complying Development) 2008 and that development (a) has been granted an exemption under section 57(2) of the Heritage Act 1977, or (b) is subject to an exemption under section 57(1A) or (3) of that Act, the development is exempt development. For further information refer to the Heritage NSW website at <https://www.heritage.nsw.gov.au/>.*

*Important Disclaimer: Clause 4 and 5 of this Certificate only contain information in respect of that required by clause 4 and 5 of Schedule 2 of the Environmental Planning and Assessment Regulation 2021, in relation to Complying and Exempt Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Other provisions contained in the SEPP, including but not limited to, minimum allotment size requirements, specified development standards or any other general exclusions, may preclude Exempt or Complying Development under the SEPP from being able to be carried out. You will need to refer to the SEPP for complete details. It is your responsibility to ensure that you comply with all other general requirements of the SEPP. Failure to comply with these provisions may mean that any Complying Development Certificate issued, or work carried out as Exempt Development under the provisions of the SEPP is invalid.*

## 6 Affected Building Notices and Building Product Rectification Orders

Not applicable

## 7 Land Reserved for Acquisition

There is no environmental planning instrument, or proposed environmental planning instrument, applying to the land that makes provision for the acquisition of the land (or any part thereof) by a public authority, as referred to in Section 3.15 of the Environmental Planning and Assessment Act 1979.

## 8 Road Widening and Road Realignment

Whether or not the land is affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993 or an environmental planning instrument:

The land is not affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993, or an environmental planning instrument.

Whether or not the land is affected by a road widening or road realignment proposal under any resolution of Council:

The land is not affected by a road widening or road realignment proposal under any resolution of Council.

## 9 Flooding

The land, or part of the land, is **within** the flood planning area (FPA) and consequently the probable maximum flood (PMF).

The land, or part of the land, is **subject to** flood related development controls.

Please note that a Stormwater Systems Report (SSR) will be required from Council (cost applies) to further understand constraints that may relate to development of the property. An SSR can be ordered online from Council website.

You are advised to refer to the following:

- The relevant Development Control Plan (noted in Section 1.2 of this certificate) for further information on Council's approach to Flood Risk Management, and
- Frequently Asked Questions and details on the study relevant to your catchment area are available at Council's Floodplain Management webpage (<https://cb.city/flooding>).

**NB:** The FPA is the 1% Annual Exceedance Probability (AEP) plus generally a 0.5m freeboard or as outlined in relevant Development Control Plan.

#### 10 **Council and Other Public Authority Policies on Hazard Risk Restrictions**

Whether or not the land is affected by a policy adopted by Council or adopted by any other public authority (and notified to the Council for the express purpose of its adoption by that authority being referred to) that restricts the development of the land because of the likelihood of:

##### Land Slip

The land is not affected by a policy restriction relating to landslip

##### Tidal Inundation

The land is not affected by a policy restriction relating to tidal inundation

##### Subsidence

The land is not affected by a policy restriction relating to subsidence

##### Acid Sulfate Soils

The land is affected by the Acid Sulfate Soils Assessment Guidelines and Acid Sulfate Soils Planning Guidelines adopted by the Department of Planning and Environment and the NSW Office of Environment & Heritage and notified to the Council that restricts the development of the land because of the likelihood of acid sulfate soils.

##### Contamination

Council has adopted by resolution a policy concerning the management of contaminated land. The policy applies to all land in the Canterbury-Bankstown Local Government Area and will restrict development of the land if the circumstances set out in the policy prevail. A copy of the policy is available on Council's website at [www.cbcity.nsw.gov.au](http://www.cbcity.nsw.gov.au).

Council is not aware of the land being affected by any matters as prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

Please refer to the *NSW Environment Protection Authority (EPA)* for more information.

##### Salinity

Not applicable

##### Coastal Hazards

Not applicable

##### Sea Level Rise

Not applicable

##### Unhealthy Building Land

The land is not affected by a policy restriction relating to Unhealthy Building Land.

##### Any Other Risk (including Aircraft Noise)

Not applicable

- 11 **Bush Fire Prone Land**  
Not applicable
- 12 **Loose-Fill Asbestos Ceiling Insulation**  
Not applicable
- 13 **Mine Subsidence**  
The subject land is not within a mine subsidence district within the meaning of Section 20 of the *Coal Mine Subsidence Compensation Act 2017*.
- 14 **Paper Subdivision Information**  
Not applicable
- 15 **Property Vegetation Plans**  
Not applicable
- 16 **Biodiversity Stewardship Sites**  
Not applicable
- 17 **Biodiversity Certified Land**  
Not applicable
- 18 **Orders Under Trees (Disputes Between Neighbours) Act 2006**  
Not applicable
- 19 **Annual Charges Under Local Government Act 1993 For Coastal Protection Services That Relate to Existing Coastal Protection Works**  
Not applicable
- 20 **Western Sydney Aerotropolis**  
Not applicable
- 21 **Development Consent Conditions for Seniors Housing**  
Not applicable
- 22 **Site Compatibility Certificates and Development Consent Conditions For Affordable Rental Housing**  
Not applicable
- 23 **Water or sewerage services**  
Council has not received a notice from a public water utility that water or sewerage services are, or are to be, provided to the land under the [Water Industry Competition Act 2006](#), a statement to that effect.

*Note— A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the [Water Industry Competition Act 2006](#), a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the [Water Industry Competition Act 2006](#) is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the [Water Industry Competition Act 2006](#) become the responsibility of the purchaser.*