

# Flood Statement

## Padstow TAFE, Building C

Prepared for fjc studio / 25 July 2025

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## Contents

1.0	Introduction .....	3
1.1	Guidance Documents .....	3
1.2	Proposed Development .....	3
2.0	Site Characteristics.....	6
2.1	Location.....	6
2.2	Topography .....	7
3.0	Flood Planning Controls .....	9
4.0	Existing Flood Information .....	12
4.1	Planning Certificate 10.7 (2) and (5).....	12
4.2	SES Georges River Flood Mapping, 2021.....	12
4.3	Padstow Stormwater Catchment Flood Study, 2010.....	13
4.4	Floodplain Risk Management Study and Plan for Sub-Catchments of the Mid Georges River, 2017 .....	16
4.5	Canterbury-Bankstown Planning Map .....	17
5.0	Assessment of Site.....	19
5.1	Flood Affection.....	19
5.2	SEPP Biodiversity and Conservation Provisions.....	21
5.3	Stormwater Management.....	22
6.0	Conclusions and Recommendations .....	23
	Mitigation Measures .....	23
	Evaluation of Environmental Impacts .....	23

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## 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 to Building C 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

The proposed works are internal alterations to the existing Building C at the campus and external alterations to facilitate an outdoor learning or play area to the south-west of the building. The works are as follows:

- Partial demolition of the existing internal components including walls and doors, disconnection of services and temporary propping.
- Internal alterations and additions including substructure strengthening works, new walls, doors, floor, wall and ceiling finishes, joinery, metalwork and fitments, painting and installation of new services such as hydraulic, electrical, mechanical and fire services.
- Internal fit-out works to accommodate the early childhood education and digital business & finance facilities:
  - general purpose classrooms,
  - circulation spaces,
  - simulated early childhood education facilities, including internal playrooms, prep kitchen, bathroom, store room and observation room.
- Staff offices, kitchen and amenities
- Student amenities
- External alterations to the outdoor area at the south-west of Building C to provide a simulated outdoor play area
- Wayfinding Signage.

Building C is located to the south of the site, northeast of the car park. The location of Building C is indicated in red in Figure 1, while the latest ground floor architecture plan for the proposed Building C works is shown in Figure 2 and attached in Appendix A. A 3D section view of the external play area is shown in Figure 3.



Figure 1: Site location and area of proposed works

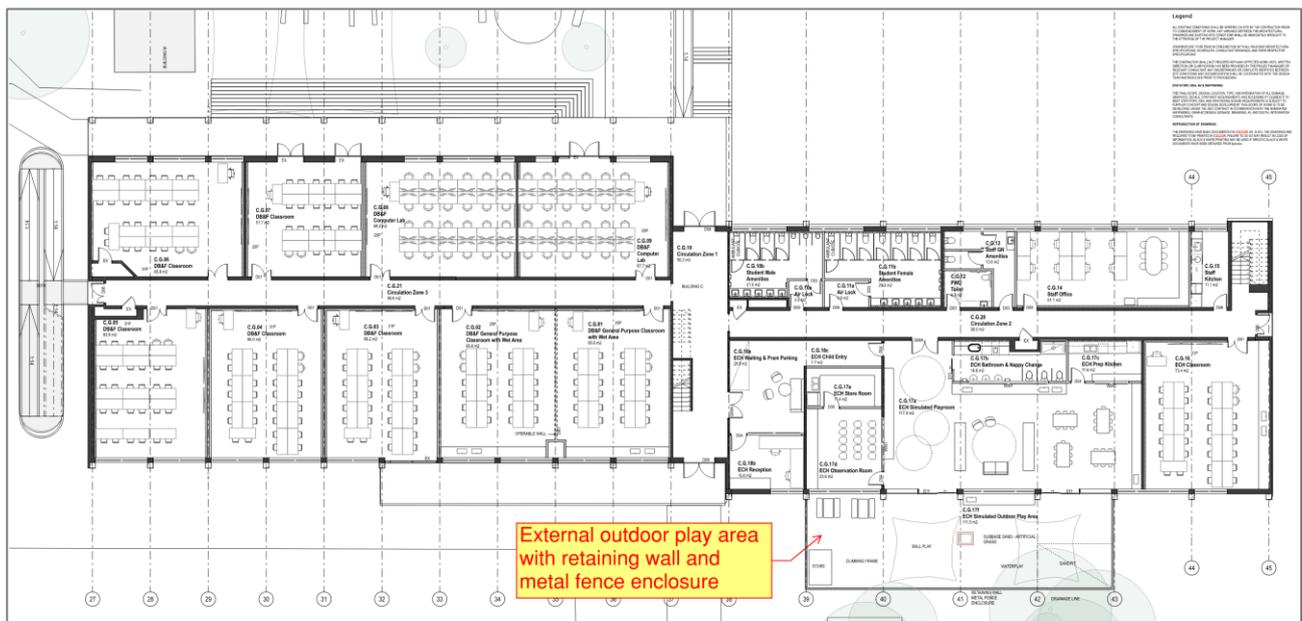


Figure 2: General arrangement plan of the ground floor for Padstow TAFE Building C (fjc studio, 30/05/2025)

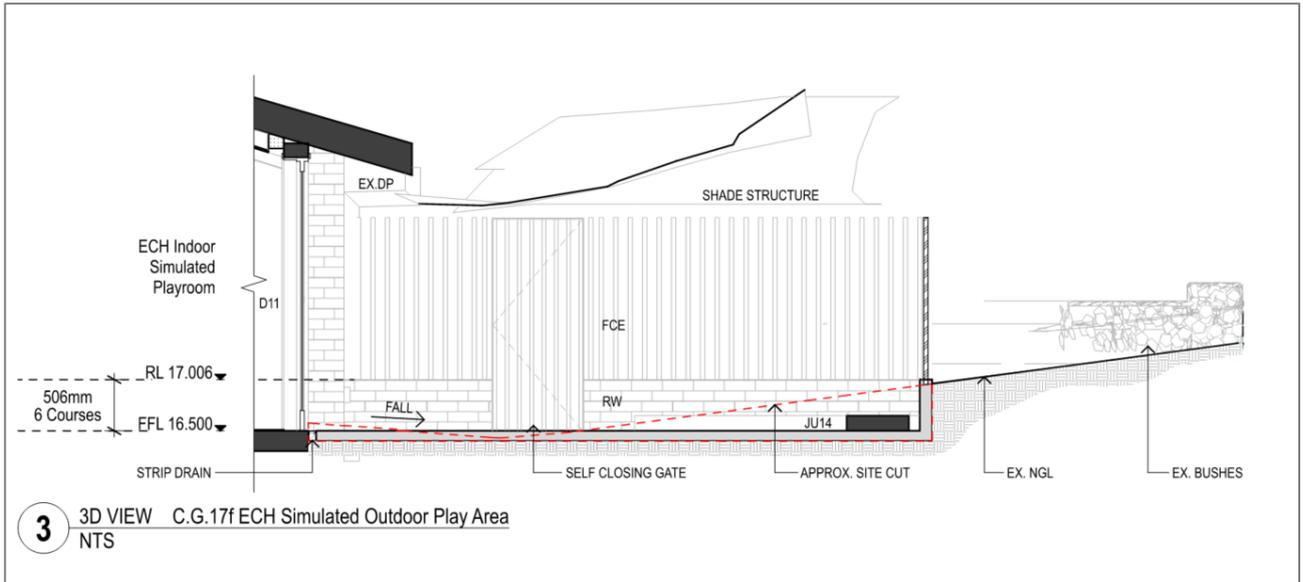


Figure 3: Indicative 3D view of the external simulated outdoor play area, including approximate site cut (fjc studio, 23/07/25)

## 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 is shown in Figure 4.



Figure 4: Existing site plan for Padstow TAFE Campus, with Building C indicated in red

The Padstow TAFE 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 5). 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.

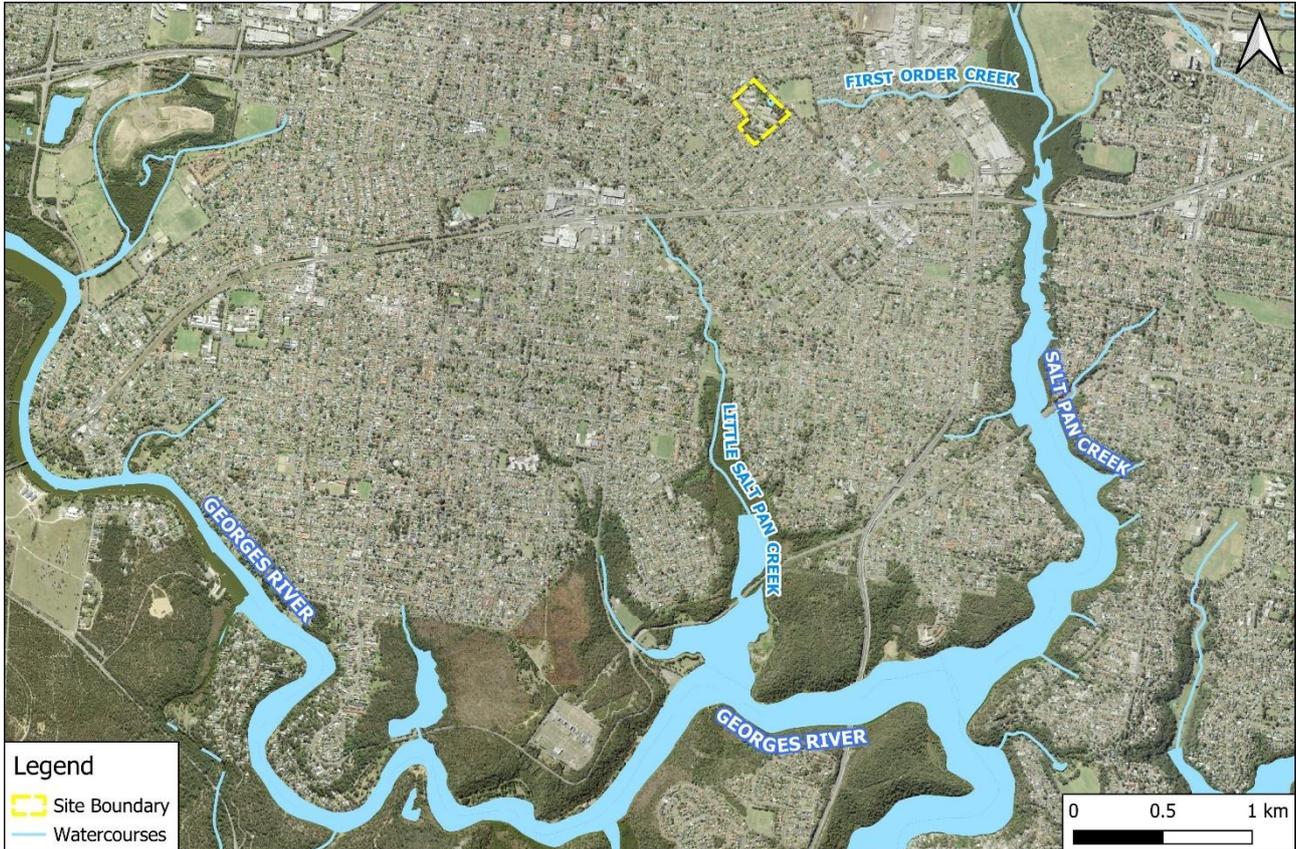


Figure 5: Location of site in relation to surrounding watercourses

## 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 6, 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 4), at approximately 4% gradient. A cross-sectional elevation profile of across the site from the north to southeast is shown in Figure 7.

Elevation along the south of Building C ranges between 16.5 – 16.6m AHD, falling to a low of approximately 15.2m AHD to the north of the building.

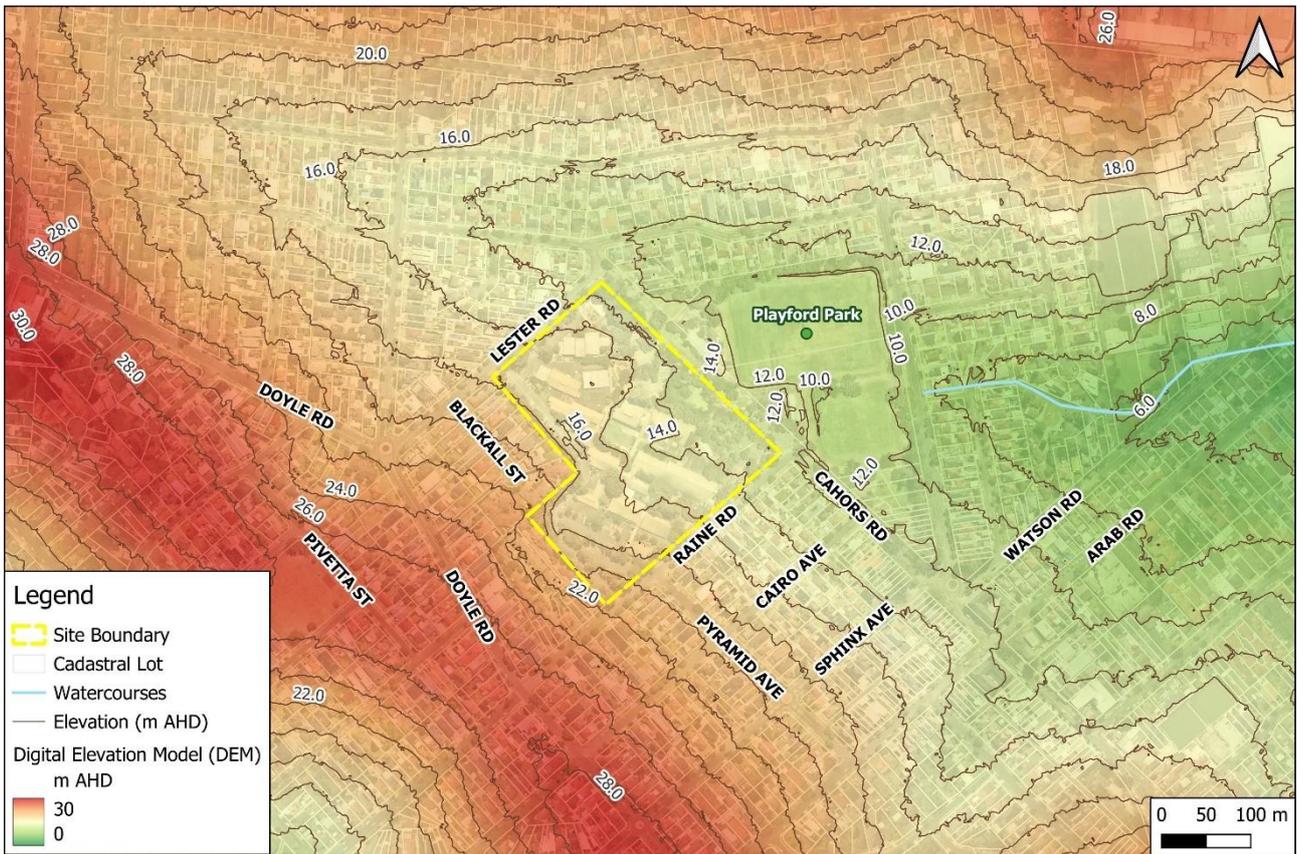


Figure 6: Topography of the site and its surrounding area based on 2020 LiDAR data (Source: ELVIS).

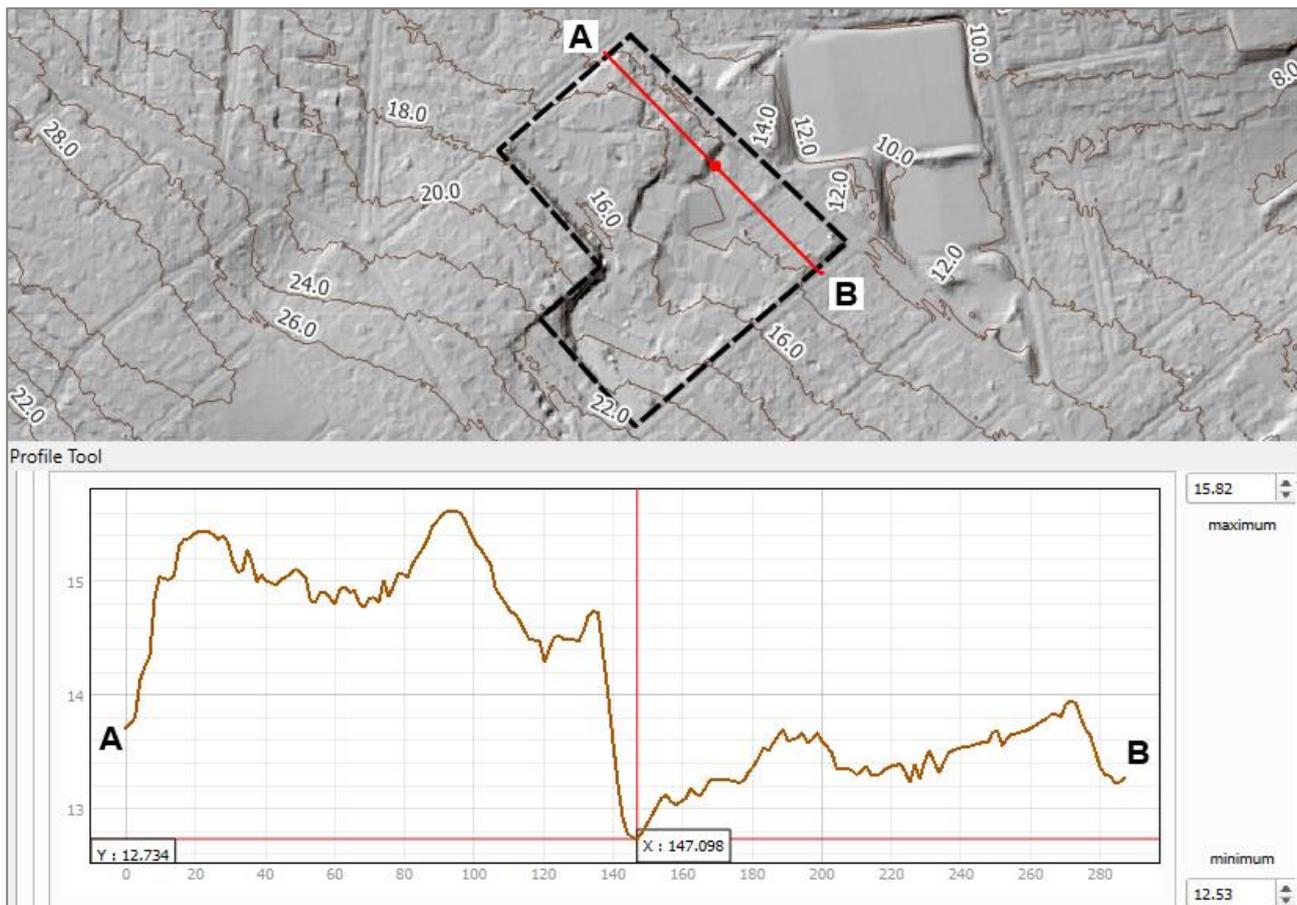


Figure 7: Elevation profile across the site, showing the depression northeast of Building G (Source: ELVIS)

### 3.0 Flood Planning Controls

While compliance with the Development Control Plan (DCP) is not required under the REF pathway, relevant DCP provisions have been reviewed and are acknowledged in this study to demonstrate consideration of Council’s planning objectives.

The current 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. However, as the proposed internal works to Building C 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’ of the Schedule 2 of the DCP), as outlined in Figure 8. As the outdoor play area is shown to be 111.5m<sup>2</sup> (Figure 2), this addition to an existing premises can also be considered a concessional development, as it is not more than 10% of the existing floor area (currently at 1,258m<sup>2</sup>).

<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 8: Excerpt from Canterbury-Bankstown DCP – Concessional development

The criteria for each flood risk precinct are summarised below:

- 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 would apply to the site. The matrix indicates that **concessional development is permitted in all flood risk precincts, subject to compliance with flood planning controls.**

Chapter 2.2 Section 3 of the DCP also contains performance criteria, as outlined in Figure 9.

<p><b><u>Development controls</u></b></p> <p><b>Performance criteria</b></p> <p><b>3.1</b> The proposed development should not result in any significant increase in risk to human life, or in a significant increase in economic or social costs as a result of flooding.</p> <p><b>3.2</b> The proposal should only be permitted where effective warning time and reliable access is available to an area free of risk from flooding, consistent with any relevant flood plan or flood evacuation strategy.</p> <p><b>3.3</b> Development should not significantly increase the potential for damage or risk other properties either individually or in combination with the cumulative impact of development that is likely to occur in the same floodplain.</p> <p><b>3.4</b> Motor vehicles are able to be relocated, undamaged, to an area with substantially less risk from flooding, within effective warning time.</p> <p><b>3.5</b> Procedures would be in place, if necessary, (such as warning systems, signage or evacuation drills) so that people are aware of the need to evacuate and relocate motor vehicles during a flood and are capable of identifying the appropriate evacuation route.</p> <p><b>3.6</b> To minimise the damage to property, including motor vehicles arising from flooding.</p> <p><b>3.7</b> Development should not result in significant impacts upon the amenity of an area by way of unacceptable overshadowing of adjoining properties, privacy impacts (e.g. by unsympathetic house-raising) or by being incompatible with the streetscape or character of the locality.</p>
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*Figure 9: 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 10.

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

To reiterate, compliance with the DCP is not required under the REF pathway. The relevant flood-related DCP provisions are acknowledged in this study to demonstrate consideration of Council's planning objectives.

The available flood information for the site is summarised in Section 4.0, and an assessment of the proposed development against the DCP is reviewed in Section 5.0 for information only.

## 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 11.

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

<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.
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Figure 11: 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 12. 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.

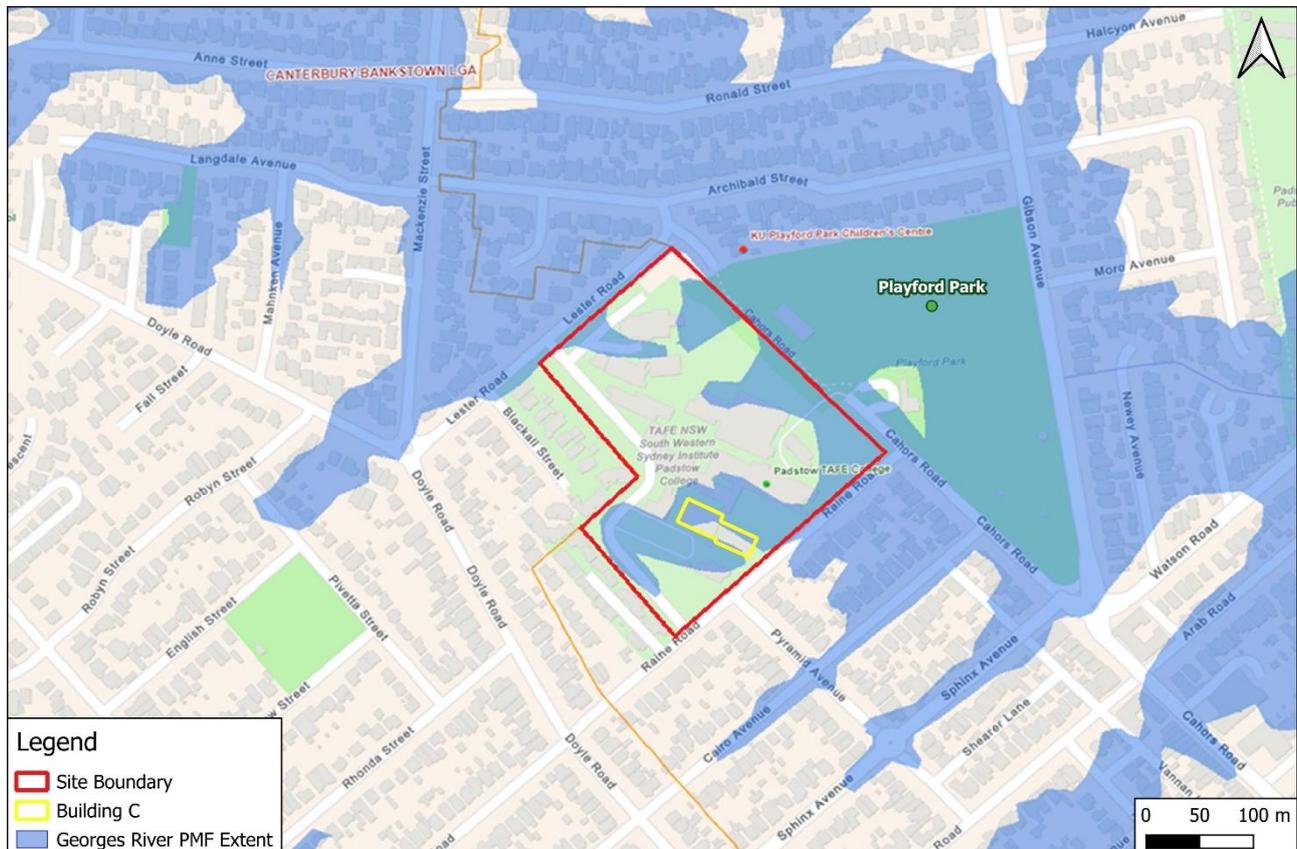


Figure 12: The site in relation to the NSW SES PMF Map Extent for Georges River (Source: Adapted from NSW SES).

The site is shown to be impacted in the PMF event. The main impacted areas include along the northeastern frontage adjacent to Playford Park, and the northeastern and southwestern car parks. Building C is shown to be surrounded by floodwaters in the PMF event, with flooding at the open space to the northeast of the building alongside flooding at the southwestern car park and at the proposed outdoor play area to the south (refer Figure 2).

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 13, while flood levels in the Probable Maximum Flood (PMF) event are shown in Figure 14. Mapping indicates that flood levels west and south of Block C are between 16.5 to 18.0m AHD, and between 15.0 and 16.5m AHD to the north in both the 1% AEP and PMF events.

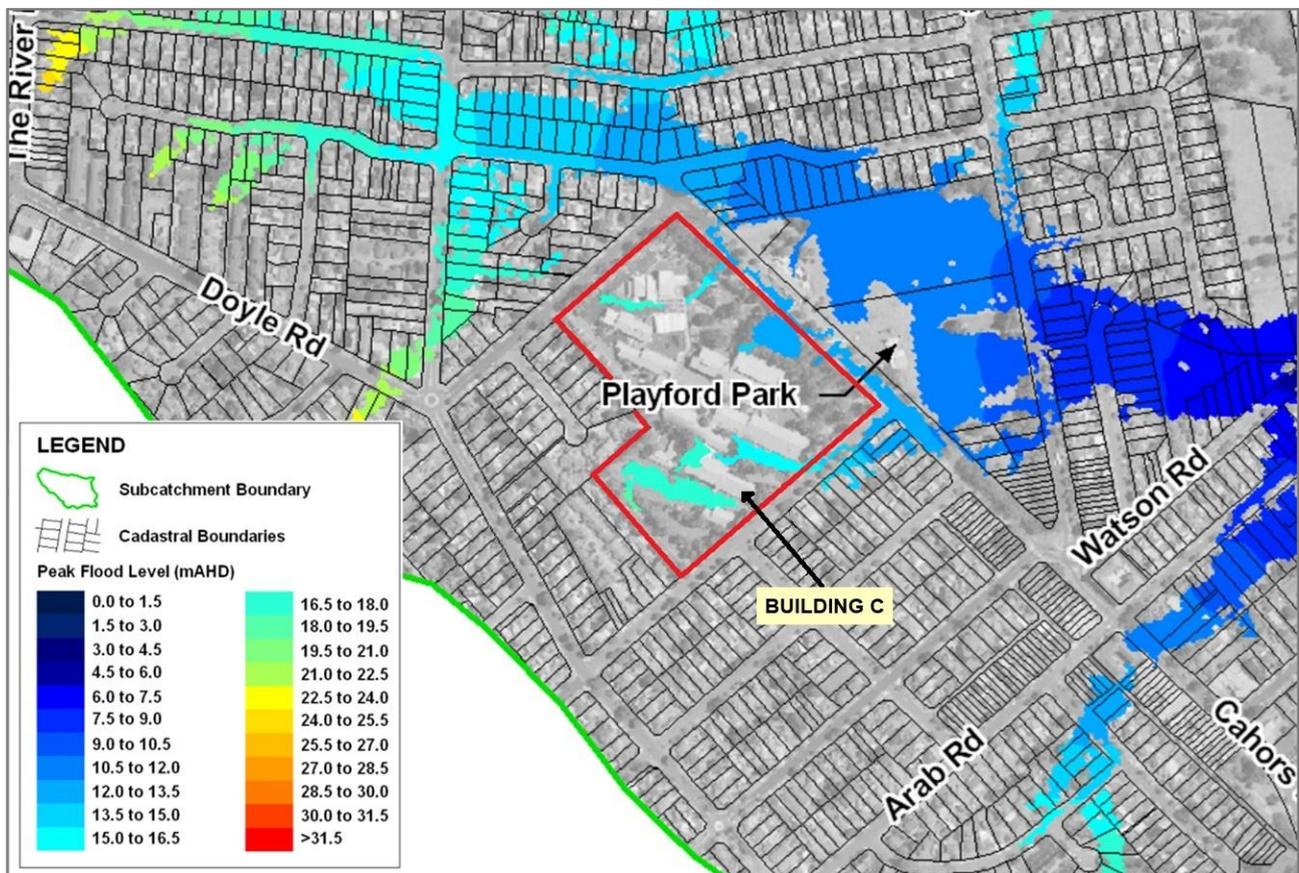


Figure 13: Modelled peak flood levels – 100-year ARI event. Local catchment runoff flooding only (Source: BMT, 2010).

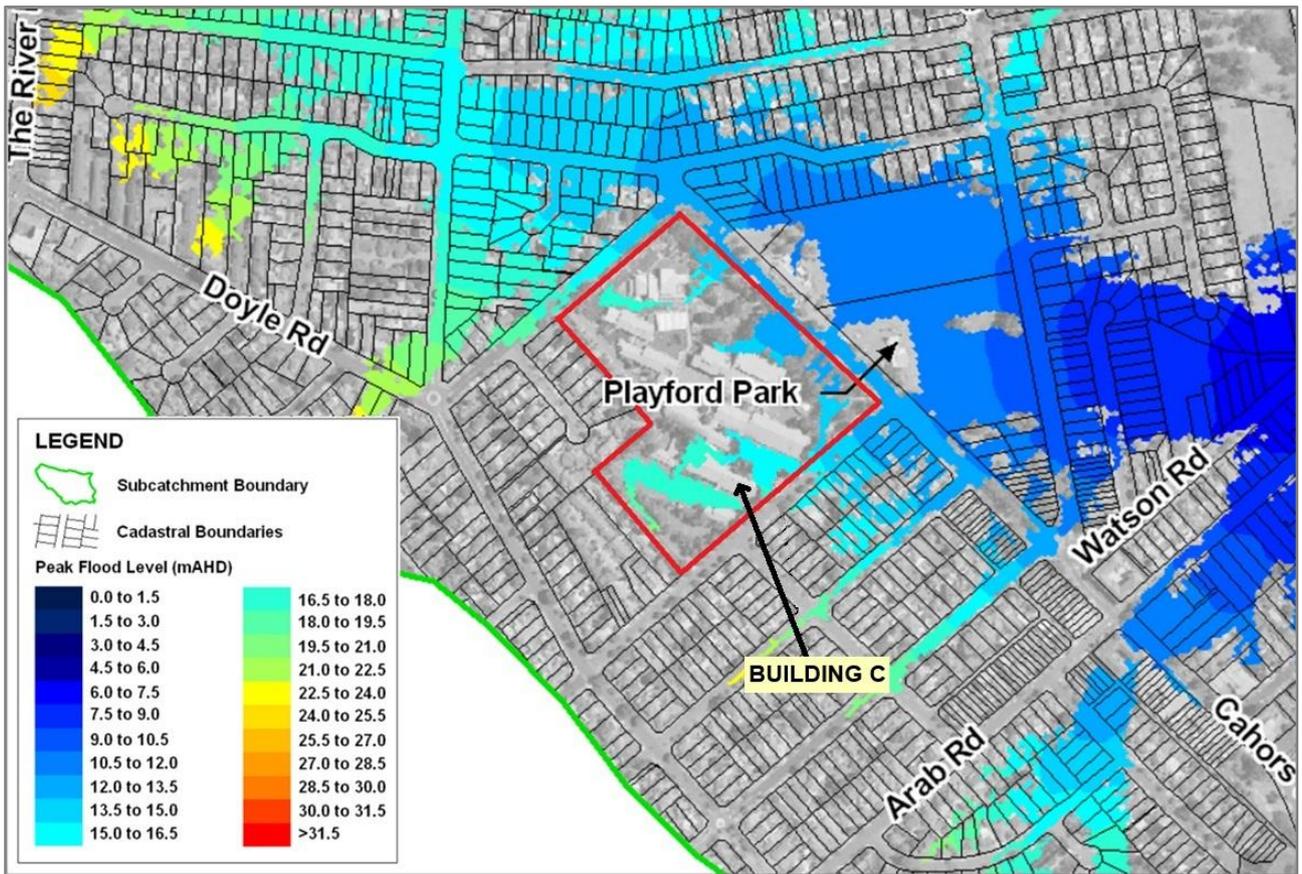


Figure 14: Modelled peak flood levels – PMF event. Local catchment runoff flooding only (Source: BMT, 2010).

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 15, and PMF depths in Figure 16.

In the 1% AEP, depths south of Building C are mostly between 0.25-0.50m. Depths in the PMF event have increased south of Building C with depths between 0.50-0.75m along the southern frontage of the building. To the north of the building, depths are relatively low, between 0-0.25m in both the 1% AEP and PMF events.

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.

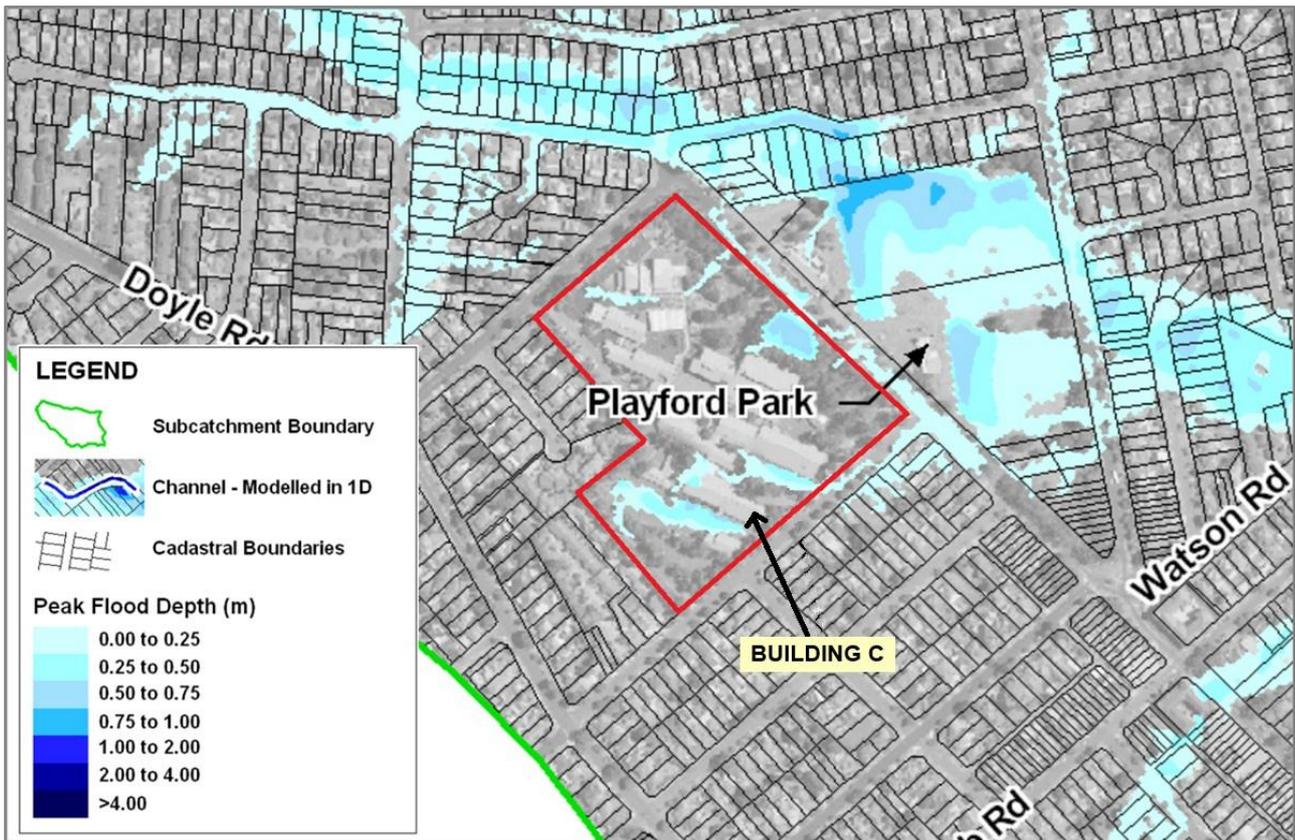


Figure 15: Modelled peak flood depths – 100-year ARI event. Local catchment runoff flooding only (Source: BMT, 2010).



Figure 16: 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 0.01 to 0.02 metres south of Building C, as shown in Figure 17.

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.

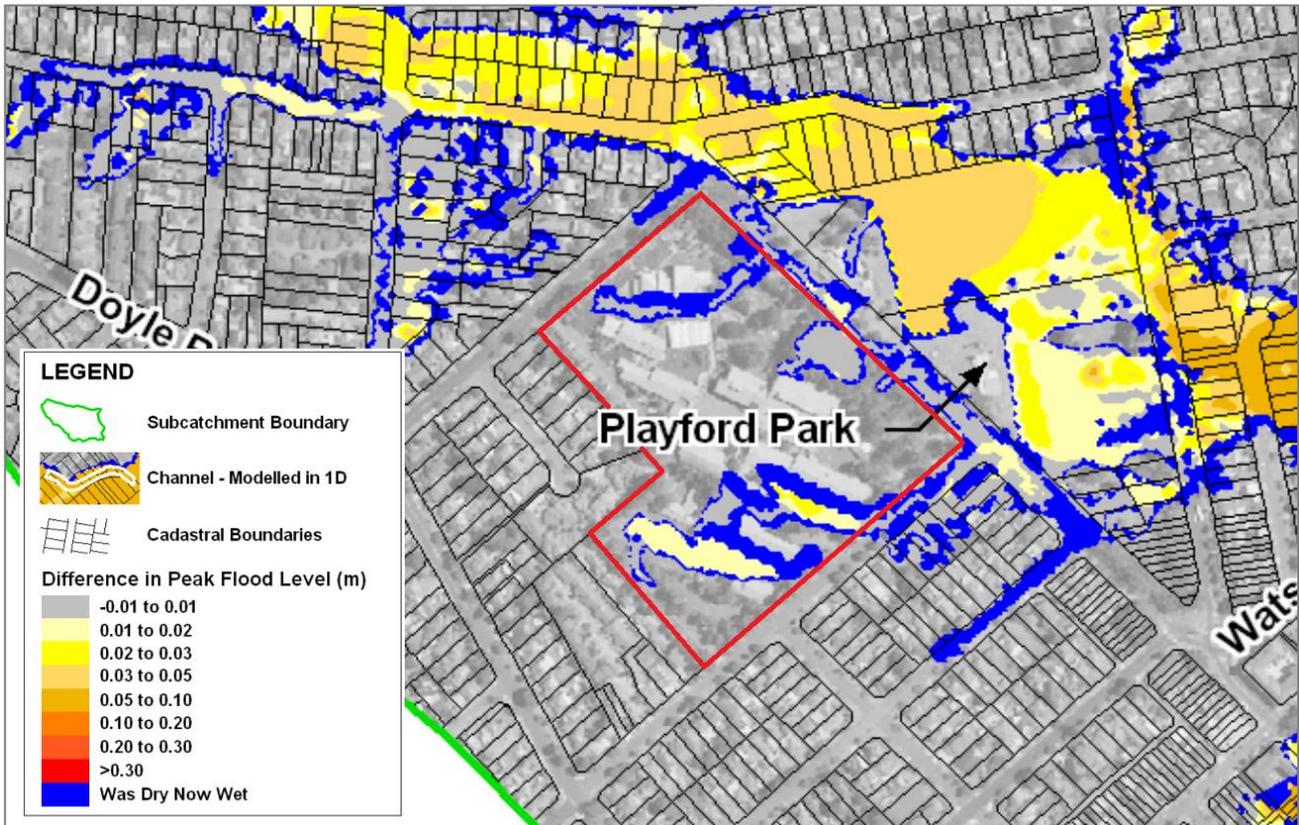


Figure 17: Difference in 1% AEP peak flood level due to a 10% uplift in rainfall intensity (climate change assessment) (Source: BMT, 2010).

#### 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 18 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.

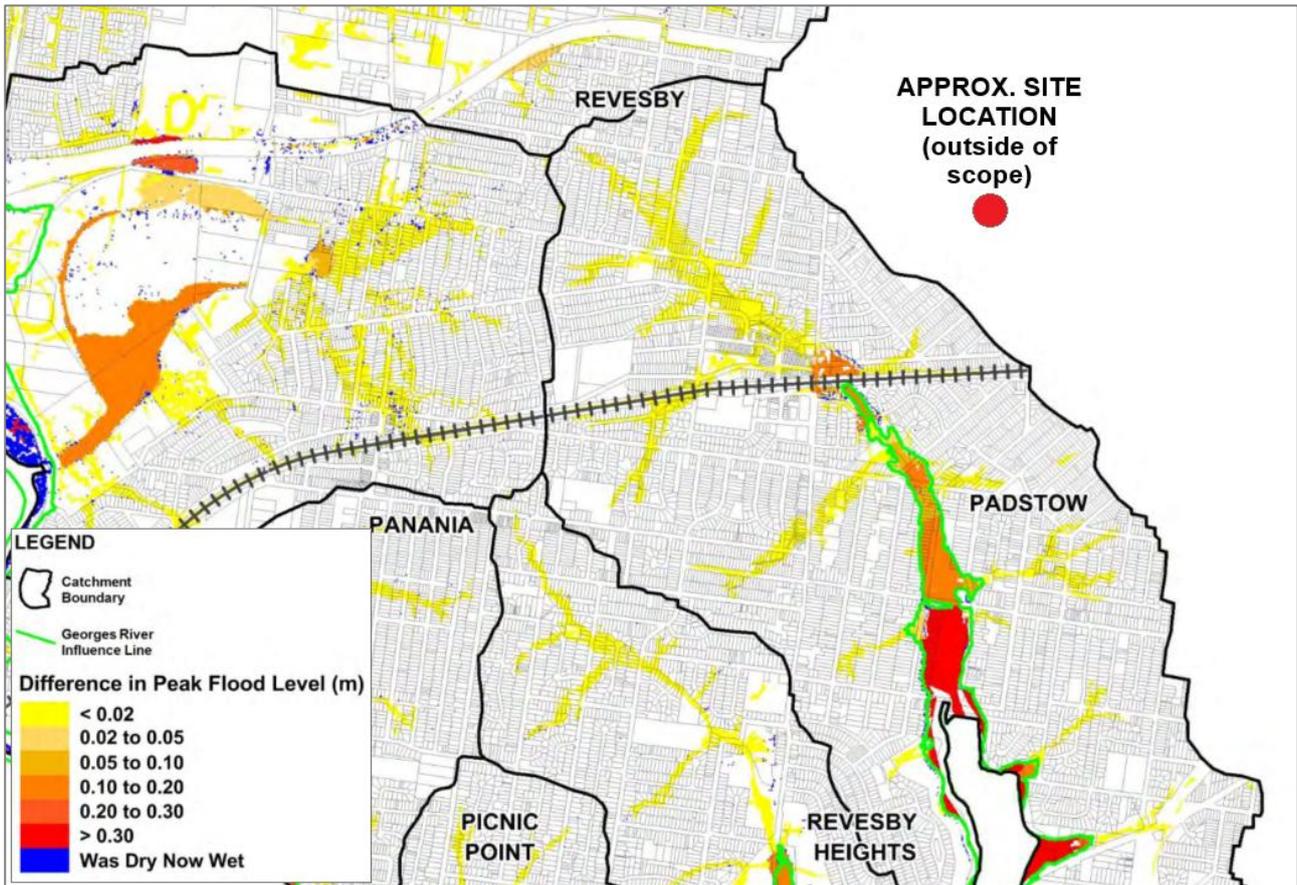


Figure 18: Climate change impacts on overland flooding due to stormwater runoff - 0.9m increase in sea levels in 100-year ARI

#### 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 19. Consistent with the above flood studies, the south of Building C is shown to be impacted in the 1% AEP event, in addition to the northwest of the site, while the northeast is impacted in the PMF.

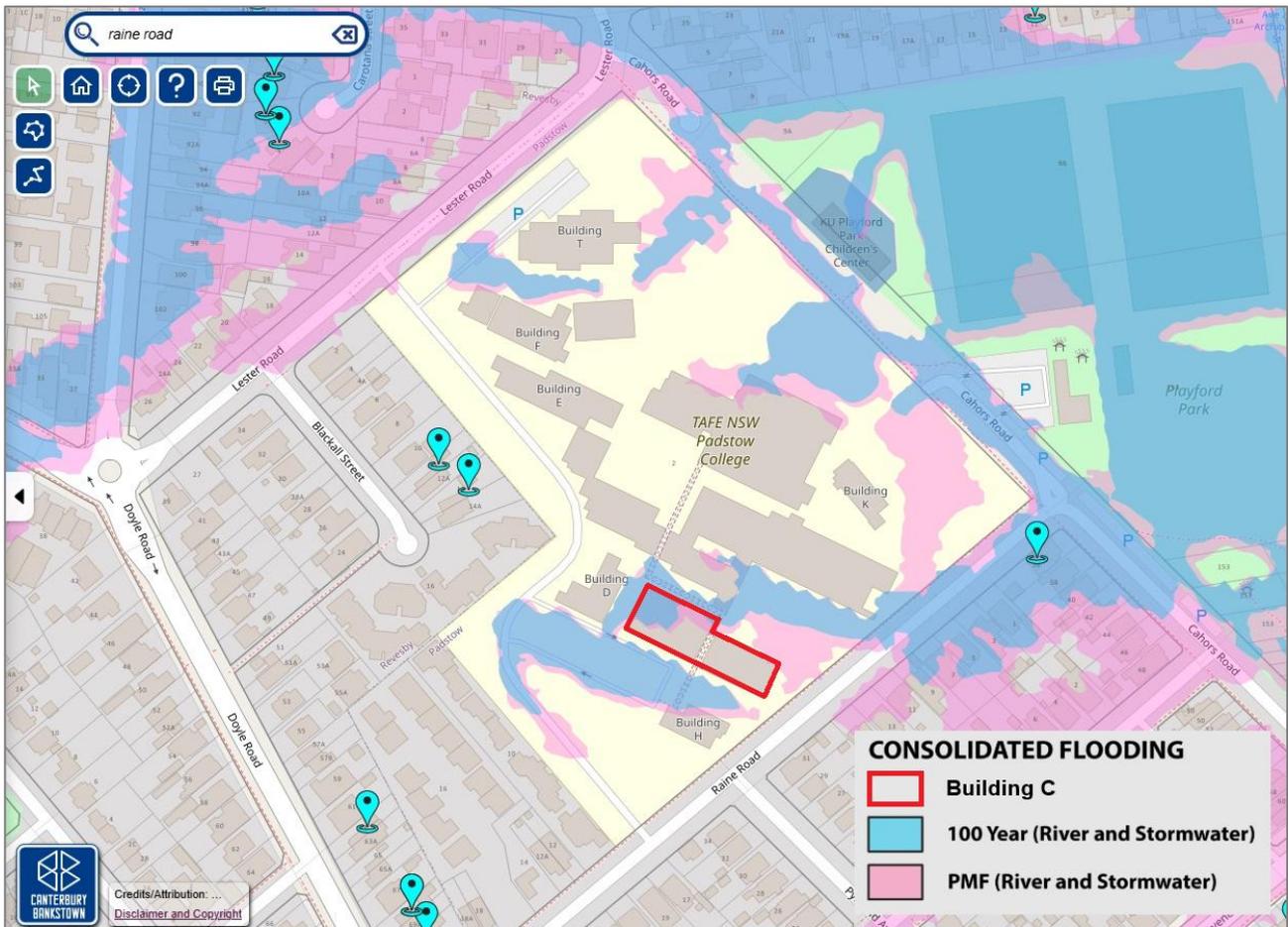


Figure 19: Flood extent mapping for both river (mainstream) and stormwater sources combined, for the 1% AEP and PMF events (Source: CBC Public Mapping, 2025).

## 5.0 Assessment of Site

### 5.1 Flood Affection

As outlined in Section 3.0, compliance with the DCP is not required under the REF pathway. Relevant DCP provisions have been reviewed and are acknowledged in this study to demonstrate consideration of Council’s planning objectives.

The proposed works to Building C (an existing building) is considered a ‘concessional’ use. While concessional development is permitted in all flood risk precincts, flood controls would apply depending on which flood precinct the development is within.

The Padstow Stormwater Catchment Flood Study produced a provisional flood risk precinct map for the Padstow catchment, taking into consideration both mainstream (Salt Pan Creek/Georges River) and overland flooding events. The flood risk precinct map is presented in Figure 20, with the overall site shown to be located within the low and medium flood risk precinct.

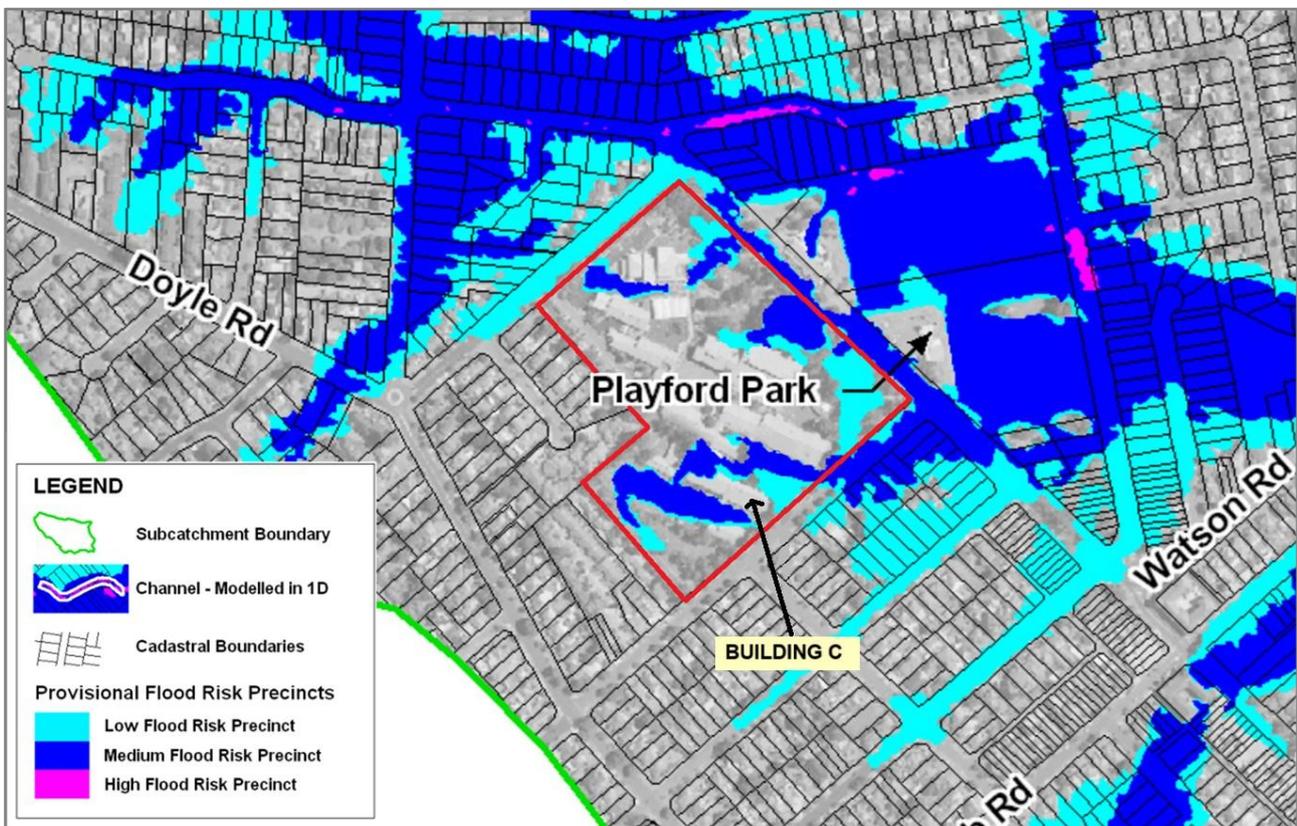


Figure 20: Provisional flood risk precinct map which accounts for flooding from overland and mainstream sources (Source: BMT, 2010)

The west and south of Building C is shown to be within the medium flood risk precinct. The prescriptive controls laid out in the DCP which apply to concessional development within the medium flood risk precinct have been condensed in Table 1 for information. This is used as a guide to support the REF approval process.

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

Control	Description	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	The description 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 C involves

	<p>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 as high as practical and <b>when undertaking alterations and additions, no lower than the existing floor level.</b></p>	<p>internal alterations, and the existing floor level will remain as is.</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>Building works consist of internal fit-out only, and no additional or new buildings are proposed.</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>Building works consist of internal fit-out only, and no additional or new buildings are proposed.</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 internal works to Building C will not increase flood effects elsewhere. The proposed works to Building C includes internal fit out to existing TAFE Building C (including demolition of interior walls, alterations and additions internally).</p> <p>The proposed external play area is located within the 1% AEP flood extent (refer Figure 15). Proposed site plans indicate a retaining wall around the extent of the play area, alongside a metal fence enclosure.</p> <p>Plans indicate that there will be some cut in order to incorporate the retaining wall (Figure 3). From a flood perspective, this increases flood storage and will reduce flood levels within the area of proposed external works. Appropriate drainage measures should be provided in and around the proposed retaining wall area to allow free draining to occur and to avoid the upstream catchment from entering the outdoor play area. This can mitigate any potential flood impacts of the external play area. This is further discussed in Section 5.3.</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>

	The development is to be consistent with any relevant flood evacuation strategy, Flood Plan adopted by Council or similar plan.	The development is consistent with existing plans that are in place. 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 facility 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 which can store goods, including other buildings and higher levels.
	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.

## 5.2 SEPP Biodiversity and Conservation Provisions

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 C works being largely internal and external works being limited to the installation of an outdoor play area.</p> <p>Proposed stormwater management is further discussed in Section 5.3.</p>
Section 6.7(1) Aquatic ecology	<p>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.</p>
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 external play area is located within the 1% AEP flood extent (refer Figure 15). Proposed site plans indicate a retaining wall around the extent of the play area, alongside a metal fence enclosure.</p>

	<p>Plans indicate that there will be some cut in order to incorporate the retaining wall. From a flood perspective, this increases flood storage and will reduce flood levels within the area of proposed external works. Appropriate drainage measures should be provided in the proposed retaining wall area to allow free draining to occur. This can mitigate any potential flood impacts of the external play area. This is further discussed in Section 5.3.</p>
<p>Section 6.9(1)                  Recreation and public access</p>	<p>The development will not impact recreational land uses within the regulated catchment. No impacts are made on public access to and around natural waterbodies.</p>

### 5.3 Stormwater Management

To avoid the upstream catchment entering the simulated outdoor play area, an upstream diversion swale is proposed to the south of the external outdoor play area, that will grade to the relocated pit to the west (location TBC). Localised grated drains within the outdoor play area will capture any surface catchment, these will connect via in ground drainage pipes to the stormwater drainage on site.

Refer to Figure 21 below for a markup of the proposed stormwater management.

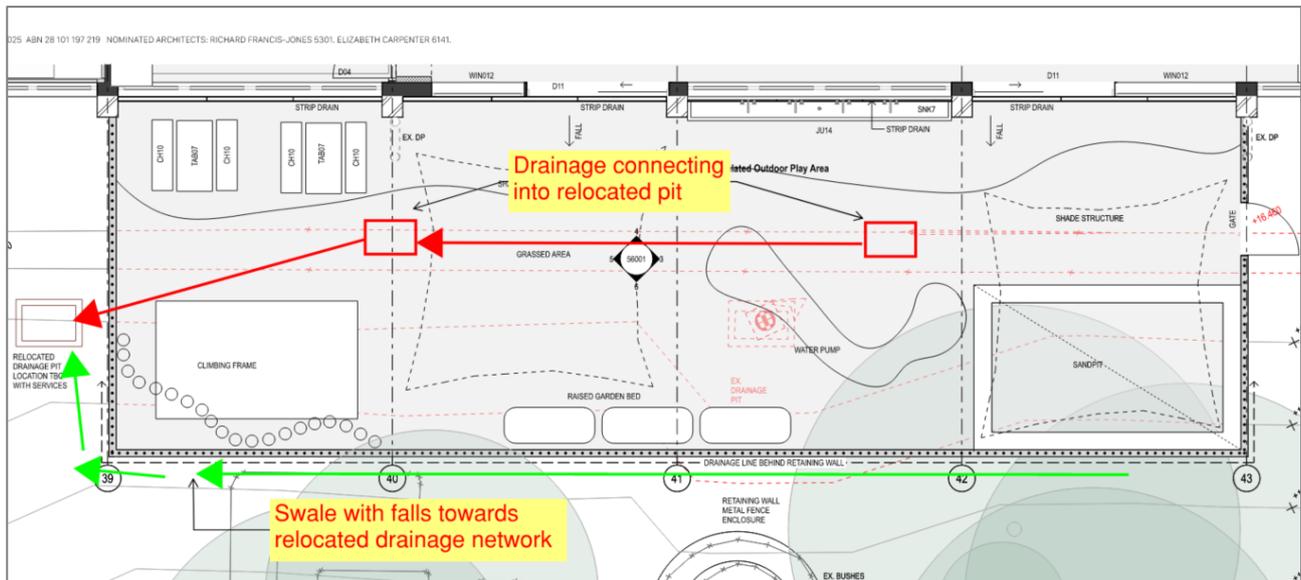


Figure 21: Proposed stormwater management at the proposed external play area south of Building C.

## 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 C at the Padstow Campus. There will also be some external work to create an enclosed outdoor play area south of the building.
- 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 to the west and south of Building C. Peak levels are between 16.5-18.0m AHD south of the building in both the 1% AEP and PMF events.
- The area south of Building C is within the 1% AEP flood extent and falls within the low and medium flood risk precincts.
- While compliance with the Development Control Plan (DCP) is not required under the REF pathway, relevant DCP provisions have been reviewed and are acknowledged in this study to demonstrate consideration of Council’s planning objectives.
- Both the proposed works to Building C and the external works are considered a ‘concessional’ use.
- As proposed works to Building C 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.
- The proposed internal works to Building C includes internal fit out and will not increase flood effects elsewhere.
- The proposed external play area includes a retaining wall and metal fence enclosure. Plans indicate that there will be some cut in order to incorporate the retaining wall. From a flood perspective, this increases flood storage and will reduce flood levels within the area of proposed external works.
- Appropriate drainage measures should be provided at the area of proposed external works to allow free draining to occur, as proposed in Section 5.3. This can mitigate any potential flood impacts of the external play area.

### 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>Stormwater Management / Design of enclosure</b>	Design	Appropriate drainage measures should be provided in the proposed retaining wall area.  This includes an upstream diversion swale and localised grated drains.	This will allow free draining to occur and avoid the upstream catchment entering the simulated outdoor play area. Localised drains will also capture any surface catchment.

### 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 proposed internal works to Building C includes internal fit out and will not increase flood effects elsewhere. The proposed external play area includes a retaining wall and metal fence enclosure. Associated cut will provide additional flood storage south of Building C, and reduce flood level at this location. Appropriate drainage measures are recommended to allow free draining to occur and avoid the upstream catchment entering the simulated outdoor play area, while ensuring the development will not increase flood effects on neighbouring properties. It is not believed that the proposed activity will 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 C – Proposed Ground Floor Plan

- General notes**
- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
  - All levels relative to 'Australian Height Datum'.
  - Do not scale drawings.
  - Use figured dimensions only.

**Legend**

ALL EXISTING CONDITIONS SHALL BE VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. ANY VARIANCE BETWEEN THE ARCHITECTURAL DRAWINGS AND EXISTING SITE CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER.

DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL SPECIFICATIONS, SCHEDULES, CONSULTANT DRAWINGS, AND THEIR RESPECTIVE SPECIFICATIONS.

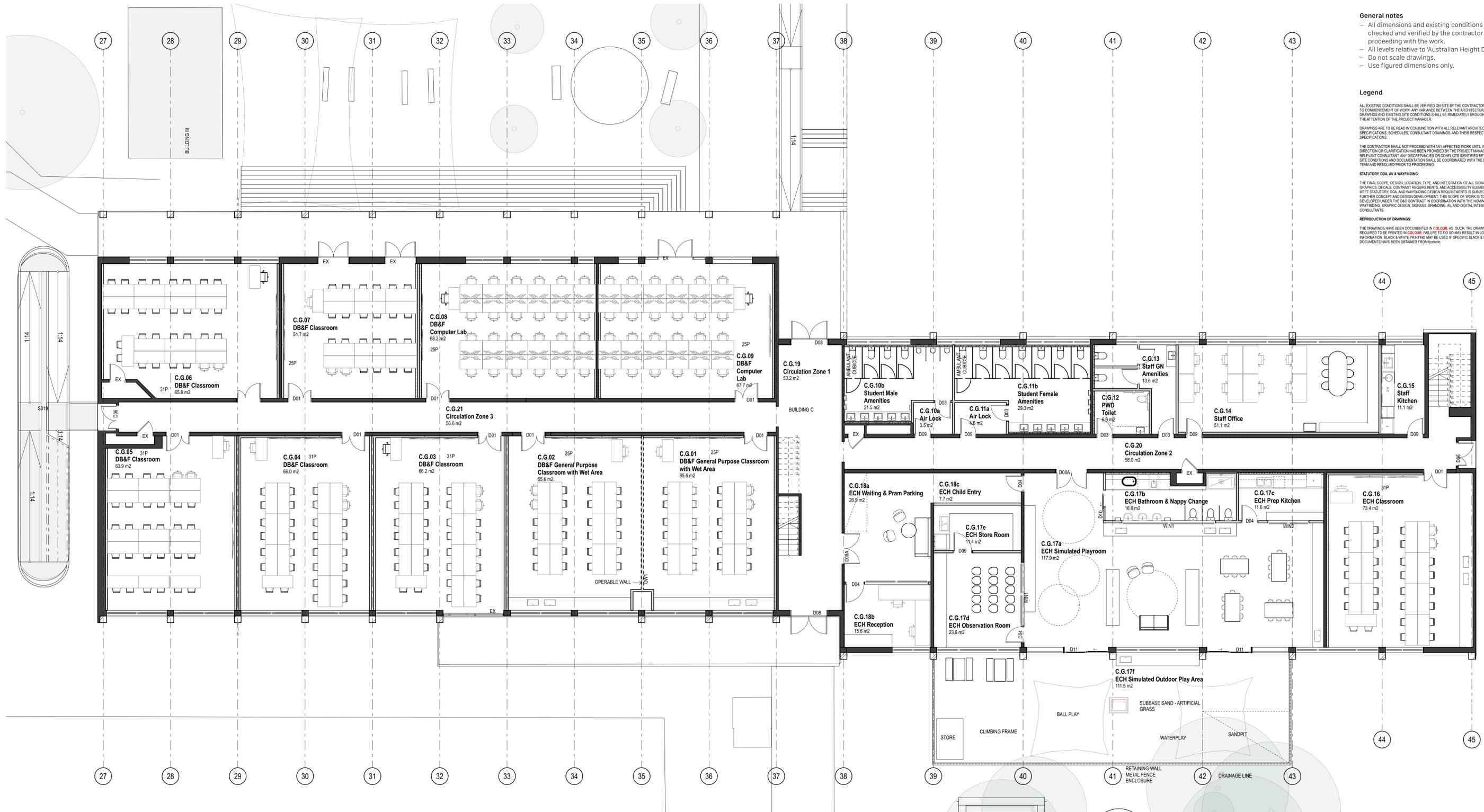
THE CONTRACTOR SHALL NOT PROCEED WITH ANY AFFECTED WORK UNTIL WRITTEN DIRECTION OR CLARIFICATION HAS BEEN PROVIDED BY THE PROJECT MANAGER OR RELEVANT CONSULTANT. ANY DISCREPANCIES OR CONFLICTS IDENTIFIED BETWEEN SITE CONDITIONS AND DOCUMENTATION SHALL BE COORDINATED WITH THE DESIGN TEAM AND RESOLVED PRIOR TO PROCEEDING.

**STATUTORY DDA, AV & WAYFINDING:**

THE FINAL SCOPE, DESIGN, LOCATION, TYPE, AND INTEGRATION OF ALL SIGNAGE, GRAPHICS, DECALS, CONTRAST REQUIREMENTS, AND ACCESSIBILITY ELEMENTS TO MEET STATUTORY DDA, AV AND WAYFINDING DESIGN REQUIREMENTS IS SUBJECT TO FURTHER CONCEPT AND DESIGN DEVELOPMENT. THIS SCOPE OF WORK IS TO BE DEVELOPED UNDER THE SAME CONTRACT IN COORDINATION WITH THE NOMINATED WAYFINDING, GRAPHIC DESIGN, SIGNAGE, BRANDING, AV, AND DIGITAL INTEGRATION CONSULTANTS.

**REPRODUCTION OF DRAWINGS:**

THE DRAWINGS HAVE BEEN DOCUMENTED IN COLOUR. AS SUCH, THE DRAWINGS ARE REQUIRED TO BE PRINTED IN COLOUR. FAILURE TO DO SO MAY RESULT IN LOSS OF INFORMATION. BLACK & WHITE PRINTING MAY BE USED IF SPECIFIC BLACK & WHITE DOCUMENTS HAVE BEEN OBTAINED FROM SOURCE.



Rev	Date	Description	By	Chk
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**TBR Bankstown - Padstow Building C**

Raine Rd, Padstow  
Sydney NSW 2211

Plans	Scale
General Arrangement Plan Ground Floor	1:100 @ A1

Project Code	First Issued
TBR	30/5/2025

Sheet No.	Rev
20000	T1

## 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.*