

9 April 2025

Colliers C/- School Infrastructure NSW
Att: Sam Reuter
(by email)

Dear Sam,

Flood Assessment – New Bungendore North Campus High School

1 Introduction

1.1 Overview

This Flood Assessment has been prepared to support a Review of Environmental Factors (**REF**) for the NSW Department of Education (**DoE**) for the construction and operation of the new Bungendore North Campus High School (the **activity**).

The purpose of the REF is to assess the potential environmental impacts of the activity prescribed by State Environmental Planning Policy (Transport and Infrastructure) 2021 (**T&I SEPP**) as "development permitted without consent" on land carried out by or on behalf of a public authority under Part 5 of the Environmental Planning and Assessment Act 1979 (**EP&A Act**). The activity is to be undertaken pursuant to Chapter 3, Part 3.4, Section 3.37A of the T&I SEPP.

This document has been prepared in accordance with the Guidelines for Division 5.1 assessments (the **Guidelines**) by the Department of Planning, Housing and Infrastructure (**DPHI**) as well as the Addendum Division 5.1 guidelines for schools and Addendum October 2024 (Consideration of environmental factors for health services facilities and schools).

The purpose of this report is to:

1. Discuss Site flood mechanisms and characteristics (Section 2).
2. Assess potential flood risks and impacts to adjacent properties arising from the proposed activity (Section 3).
3. Determine minimum floor levels of the temporary structures considering available flood data and flood planning levels (**FPLs**) (Section 4).
4. Discuss preliminary flood emergency response plan (**FERP**) requirements (Section 5).

5. Prepare a compliance assessment in accordance with Queanbeyan-Palerang Regional Council's (**Council**) flood development controls (Section 6).

1.2 Proposed Activity

Specifically, the project involves the following:

- Use of the former Council administration building as part of the new Bungendore North Campus High School;
- New demountable classrooms, landscaping, outdoor play areas, shade structure and basketball court;
- On site staff parking which utilises the existing car park and access from Majara Street; and
- Public domain upgrades to part Lot 1 DP 1276279 (previously Majara Street Road reserve) and part Lot 1 DP 1276282 to enable kiss and drop from Majara Street and pedestrian connectivity to surrounding areas.

Refer to Attachment A for the proposed Site layout.

1.3 Previous Documentation

MA previously prepared flood-related documentation for a State Significant Development Application (SSD-14394209) for the construction of a new permanent high school that proposed significantly larger works proposed under this application. This application did not proceed and was withdrawn. The previous proposal covered a larger area than the new Bungendore North Campus High School, including land north of the Site (the proposed agricultural plot) and west of Majara Street. From a flooding perspective, the scheme proposed under SSD-14394209 was significantly larger than works proposed under this application and incorporated additional sites including No. 2 Majara Street, No. 68 Turallo Terrace and encroached further into the Mick Shard Oval. The previous MA flooding documentation is therefore relevant to the subject development.

MA previously prepared the following flood-related documentation for the previous high school proposal:

1. *Flood Assessment, New High School in Bungendore* (April 2024, REF: P2008007JR01V04, the **MA Flood Report**). Full flood assessment details are provided in the MA Flood Report including site description, hydrologic and hydraulic model setup, validation against Council's adopted flood study (Worley Parsons (2014) *Bungendore Floodplain Risk Management Study*), discussion of Site flood characteristics, preliminary FERP comments, compliance with Council's flood development controls and responses to relevant government agencies.
2. *Construction Stage Flood Emergency Response Plan (FERP): New High School in Bungendore* (April 2024, REF: P2008007JR02V06, the **MA Construction FERP**), which provided emergency response details / strategies for the construction stage of the proposed school.
3. *Operational Stage Flood Emergency Response Plan (FERP): New High School in Bungendore* (April 2024, REF: P2008007JR03V01, the **MA Operational FERP**), which provided emergency response details / strategies for the operational stage of the proposed school.

2 Site Flood Mechanisms and Characteristics

As discussed in the MA Flood Report, the Site is located in the Turallo Creek catchment and is approximately 800 m upstream of the confluence with Halfway Creek. Flood maps were previously prepared for the Site based on the MA Flood Report for the 1% annual exceedance probability (**AEP**) with and without climate change and probable maximum flood (**PMF**) events.

Relevant flood maps from the MA Flood Report have been updated to reflect the Site (subject of this report) and proposed Site layout, and have been reproduced in Attachment B, with map references summarised in Table 1.

Table 1 Flood map drawing references in Attachment B (MA MapSet P2008007MS01).¹

Flood Condition Scenario	Critical Duration Flood Event	Water Level & Depth	Water Velocity	Provisional Hydraulic Hazard Categories ²	Water Level Afflux
Existing Conditions	1% AEP	FL01	FL02	FL03	–
	1% AEP (CC ³)	FL04	FL05	FL06	–
	PMF	FL07	FL08	FL09	–
Proposed Conditions	1% AEP	FL10	FL11	FL12	–
	1% AEP (CC ³)	FL13	FL14	FL15	–
	PMF	FL16	FL17	FL18	–

Notes

- ¹ Flood results have been filtered to show areas of greater than 100 mm depth.
- ² ARR flood hazard categories are based on ARR flood hazard curve (2019) definitions and are shown in Figure 1.
- ³ Climate change scenario based on 20.2% increased rainfall intensity in accordance with the ARR Data Hub (April 2024). We note that the procedure to estimate the 1% AEP with climate change has been updated since the preparation of this assessment, however no material change to Site flood characteristics is expected given the Site is outside the modelled PMF extents.

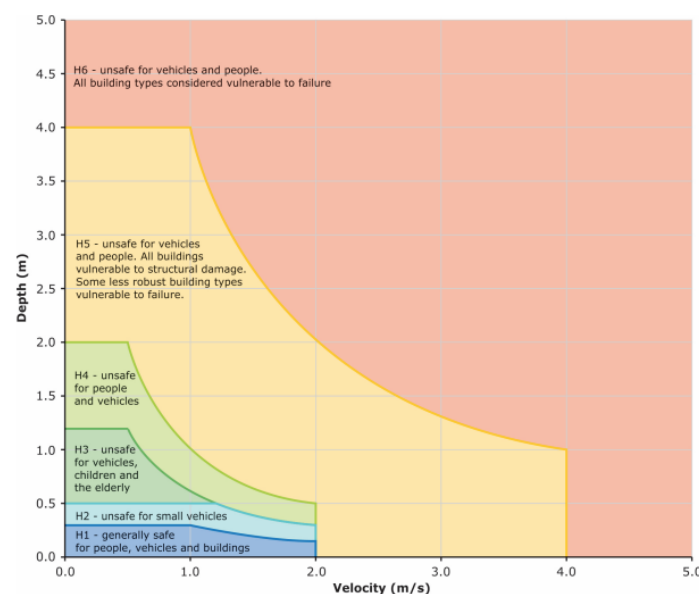


Figure 1: Flood hazard curves (Geoscience Australia, 2019).

Based on the previous flood modelling and updated flood maps:

1. The Site is not affected by mainstream flooding from either Turallo Creek or Halfway Creek.
2. The Site is unaffected by flooding in all modelled flood events up to and including the PMF, and therefore the Site is not considered flood liable.
3. Despite indications of flooding within the Site in all modelled events, these areas only exist as a result of the direct rainfall modelling approach which causes puddles within trapped low points on the model ground surface, and are not considered to be floodwaters.
4. The relevant flood levels for the Site occur at Turallo Creek approximately 200 m northeast of the Site, and are:
 - a. 693.0 mAHD in the 1% AEP event.
 - b. 693.1 mAHD in the 1% AEP with climate change event.
 - c. 694.5 mAHD in the PMF event.
5. By comparison, the survey provided in the MA Flood Report indicates existing Site land levels are 696.5 mAHD at minimum, further indicating the Site is flood free up to and including the PMF.

3 Potential Flood Impacts and Risks

As the subject Site is flood free in the 1% AEP (with and without climate change) and PMF events, no offsite impacts to the floodplain environment are expected as a result of the proposed development.

4 Minimum Floor Levels

We note the following regarding minimum floor levels for the proposed development:

1. According to the Palerang Development Control Plan (**DCP**) 2015, the FPL is the 1% AEP flood level plus 0.5 m freeboard.
2. As discussed at Section 2, the peak 1% AEP flood level at Turallo Creek 200 m northeast of the Site is 693.0 mAHD, hence the FPL is 693.5 mAHD.
3. Ground finished floor levels (**FFLs**) for the new Bungendore North Campus High School are approximately 698.0 mAHD (refer Attachment A), and both the existing buildings and proposed demountables are proposed to be elevated above the existing ground level, hence the minimum floor level requirement is achieved.

5 Preliminary Flood Emergency Response Plan Comments

As discussed at Section 1.3, MA prepared an operational stage FERP which included the Site. Full details of flood emergency response measures are provided in the MA Operational FERP.

Although the MA Operational FERP was prepared for the scheme proposed under SSD-14394209, it covers the subject Site and is the same development type (high school), hence an updated FERP

is not required and the activity can rely on the existing FERP submitted for the SSD proposal. We provide the following comments based on the MA Operational FERP to mitigate flooding risks:

1. All proposed development elements are not affected by flood events up to and including the PMF, and access to flood free land is available for all Site occupants on the ground floor.
2. The surrounding area will be affected by flooding caused by large-scale events. Such large-scale flood events will be widely anticipated several days in advance.
3. The surrounding area is not subject to short duration overland flooding and hence there will be sufficient time for Site management to receive flood warnings and pre-emptively close the school if required.
4. In the unlikely scenario that persons are on-Site during an unanticipated major flood event, evacuation is recommended. The proposed evacuation route is to travel south across Gibraltar Street to Bungendore Public School, a nominated flood evacuation centre. The proposed evacuation route from the Site to Bungendore Public School is outside the PMF extents, hence reliable pedestrian and vehicular access is available.
5. Site management should be subscribed to the following systems and may be alerted to flood warnings via the following mechanisms:
 - a. State Emergency Service (**SES**) emergency alert telephone warning system.
 - b. BOM alerts and press releases.
 - c. Weather apps (e.g. 'Early Warning Network').
 - d. Media warnings (TV, radio, internet etc.).
 - e. Police and / or SES door knocking.

6 Compliance Assessment

Flood specific controls are provided in the Palerang DCP (2015) at Section B9 'Flood Planning'. A compliance assessment for the proposed development based on Section B9 is summarised in Table 2 based on the controls for a residential development, since the Palerang Council DCP does not include specific land use requirements for schools, and residential development flood planning requirements are more strict than other land uses.

Table 2 demonstrates that all the applicable flood planning requirements for the subject Site are effectively addressed, and compliance with the Palerang Council DCP is achieved.

Table 2 Compliance with Palerang DCP (2015) flood planning controls.

#	Palerang Council DCP Requirement	Compliance Assessment
B9.1 General		
1	1) Consideration will be given to development on land below the flood planning level, but only if it is not located within a floodway or high hazard area as stated in the Floodplain Development Manual.	(1) As discussed at Sections 2 and 4, the Site is located above the FPL, hence this control is satisfied.

#	Palerang Council DCP Requirement	Compliance Assessment
2	2) Any portion of any building that may be subject to the effects of flood waters is to be built from flood compatible materials (see Appendix B for suggested materials).	(2) As discussed at Section 2, the proposed development is located outside the PMF extents. Therefore, no proposed buildings will be subject to the effects of flood waters and this control is not applicable.
3	3) All services associated with the development are to be adequately flood proofed.	(3) The proposed development is not affected by flood events up to and including the PMF, hence this control is not applicable.
4	4) No on-site sewage management system shall be located within a flood planning area.	(4) No on-site sewage management system is proposed.
B9.2 Residential – New Development		
5	1) Developments designed to cater for vulnerable sections of the community (such as seniors housing) are not suitable for land identified as being a Flood Planning Area.	(5) The development can be considered to cater for vulnerable sections of the community (children); however, the proposed development area is not affected by flooding up to and including the PMF event and hence this control is not applicable.
6	2) Floor levels of habitable rooms are to be at or above the Flood Planning Level.	(6) Refer to (1).
7	3) Flood safe access and emergency egress for all flood events up to the 1% AEP event plus 500mm freeboard is to be provided.	(7) Refer to (1) And Section 5. Given that the Site and evacuation route is outside the PMF extents, flood safe access and emergency egress is provided in all flood events up to and including the PMF.
8	4) Residential garages are to be at or above the 1% AEP level. Where this is impractical, garages are as to be as high as practical and electrical points are to be at or above the Flood Planning Level.	(8) No garages are proposed.
B9.3 Residential Development – Extension to Existing Dwelling		
9	1) Extensions with a floor area up to 35 m ² may be approved with floor levels below the 1% AEP flood level if the applicant can demonstrate that: <ul style="list-style-type: none"> no practical alternative exists, and the level of hazard will not increase. 	(9) As discussed at (1), the proposed development is above the FPL, hence this control is not applicable.
10	2) Extensions with a floor area up to 50 m ² may be approved with floor levels at or above the 1% AEP flood level but less than the Flood Planning Level if the applicant can demonstrate that: <ul style="list-style-type: none"> no practical alternative exists, and the level of hazard will not increase. 	(10) Refer to (9).
B9.8 Fencing		
11	1) Fencing construction and materials are to allow floodwaters to equalise on either side.	(11) The proposed development is located above the PMF level, hence any proposed fencing around the proposed buildings will not impact flood characteristics.
12	2) Fencing construction and materials are to safely allow floodwaters or debris to pass.	(12) Refer to (11).

7 Summary and Recommendations

In summary:

1. The Site is above the PMF level, and therefore overall Site flood risks are negligible and proposed flood characteristics will be consistent with existing conditions.
2. Pre-emptive closure of the Site in the case of large-scale flooding is the preferred emergency response, and there will likely be several days warning prior to such flood events.
3. In the unlikely scenario that persons are on-Site during an unanticipated major flood event, safe evacuation to Bungendore Public School is available in all flood events up to and including the PMF.
4. The compliance assessment demonstrates that the Site can be developed in accordance with Council flood planning requirements, indicating that the proposed development is supportable from a flood management perspective.

We recommend that the FERP procedures outlined in the MA Operational FERP are followed once the new Bungendore North Campus High School becomes operational.

Overall, the proposed activity is not likely to significantly affect the environment in relation to flood related matters.

If you require any further information, please do not hesitate to contact our offices.

For and on behalf of

Martens & Associates Pty Ltd

A handwritten signature in grey ink, appearing to read 'D. Dhiacou'.

Daniel Dhiacou

MEngSc, BEng (Hons1), DipEngPrac

Principal Civil Engineer / Flooding Lead



Attachment A – Proposed Site Layout

BUNGENDORE HIGH SCHOOL - NORTH CAMPUS
(TEMPORARY)
NSW DEPARTMENT OF EDUCATION

MAJARA STREET, BUNGENDORE NSW 2621

ARCHITECTURAL DRAWING REGISTER (REF)

DRAWING NUMBER	SHEET NAME	SHEET SIZE	SHEET SCALE	REVISION
AR REF 0000	COVER SHEET, DRAWING LIST AND SITE CONTEXT	A1	N/A	P12
AR REF 1000	SITE ANALYSIS PLAN (SITE SHOWN PER EXISTING)	A1	1:1000	P12
AR REF 1100	PUBLIC DOMAIN AND LANDSCAPING PLAN	A1	1:200	P12
AR REF 1300	EXISTING GROUND FLOOR PLAN	A1	1:100	P12
AR REF 1301	EXISTING SITE AND ROOF PLAN	A1	1:100	P12
AR REF 2000	OVERALL CAMPUS PLAN - GROUND FLOOR	A1	1:200	P12
AR REF 2001	OVERALL CAMPUS PLAN - SITE AND ROOF PLAN	A1	1:200	P12
AR REF 3000	OVERALL BUILDING ELEVATIONS	A1	1:200	P12
AR REF 3400	OVERALL BUILDING SECTIONS	A1	1:200	P12
AR REF 8000	SHADOW ANALYSIS - EXISTING	A1	1:1000	P12
AR REF 8001	SHADOW ANALYSIS - PROPOSED	A1	1:1000	P12
AR REF 9900	SCHEDULE OF MATERIALS AND FINISHES	A1	1:200	P12

GENERAL NOTES:

- REFER TO STRUCTURAL ENGINEER DETAILS FOR STRUCTURAL ITEMS.
 - NEW GLAZED ASSEMBLIES ARE TO COMPLY WITH AS 2047 OR AS 1288 AS RELEVANT.
 - TERMITE RISK MANAGEMENT IF REQUIRED IS TO BE IN ACCORDANCE WITH CLAUSE B1D4(i) AND AS 3660.1-2014.
 - FIRE HAZARD PROPERTIES OF NEW INTERNAL LININGS, MATERIALS OR ASSEMBLIES USED IN THE BUILDINGS ARE REQUIRED TO COMPLY WITH C2D11 AND SPECIFICATION 7 OF BCA.
 - THE DOORS TO THE EXISTING COMMS AND ELECTRICAL CUPBOARDS SHALL BE UPGRADED AS FOLLOWS:
 - INSTALLATION OF SMOKE SEALS
 - INSTALLATION OF A METAL SHEET TO THE BACK OF THE DOOR LEAF.
 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL ARE TO COMPLY WITH BCA D3D8.
 - THE FLOOR SURFACE OF PROPOSED RAMPS MUST HAVE A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN THAT LISTED IN TABLE D3D15 WHEN TESTED IN ACCORDANCE WITH AS 4586-2013 AMDT 1.
 - GOINGS AND RISERS OF PROPOSED STAIRWAYS ARE REQUIRED TO BE DESIGNED TO COMPLY WITH BCA D3D14, INCLUDING SLIP RESISTANCE REQUIREMENTS.
 - LANDINGS OF STAIRWAYS AND RAMPS MUST COMPLY WITH BCA D2.14, INCLUDING SLIP RESISTANCE REQUIREMENTS.
 - THRESHOLDS AT DOORWAYS ARE TO COMPLY WITH BCA D3D16.
 - HANDRAILS ARE TO BE PROVIDED TO NEW STAIRS AND RAMPS IN ACCORDANCE WITH BCA D3D22. HANDRAILS MUST COMPLY WITH CLAUSE 12 OF AS 1428.1-2009 AMDT 1.
 - DOOR HARDWARE TO NEW DOORS IS TO COMPLY WITH BCA D3D26.
 - FIRE HOUSE REEL COVERAGE TO BE CONFIRMED BY HYDRAULIC ENGINEER.
 - HYDRANT SYSTEM TO BE CONFIRMED BY HYDRAULIC ENGINEER.
 - PORTABLE FIRE EXTINGUISHERS MUST BE PROVIDED THROUGHOUT IN ACCORDANCE WITH AS 2444-2001.
 - EMERGENCY LIGHTING IS REQUIRED TO ALL PARTS OF THE EXISTING MAIN BUILDING (REFERRED TO AS BUILDING 1 IN ITEM 2.5 ABOVE) IN ACCORDANCE WITH AS 2293.1-2018.
 - EXIT SIGNS MUST BE PROVIDED IN ACCORDANCE WITH BCA PART E4 & AS 2293.1-2018.
 - WATERPROOFING OF NEW WET AREAS MUST COMPLY WITH BCA F2D2, F2D3 & AS 3740-2021.
 - WHERE NEW FLOOR WASTES ARE INSTALLED, THE FLOOR TO THE FLOOR TO THE WASTE MUST BE COMPLYING WITH BCA F2D4 (150 – 180).
 - STORMWATER DRAINAGE TO NEW BUILDINGS MUST COMPLY WITH AS/NZS 3500.3-2021.
 - SUBFLOOR VENTILATION IS REQUIRED TO THE NEW BUILDINGS IN ACCORDANCE WITH F1D8.
 - ROOF COVERINGS TO NEW BUILDINGS MUST COMPLY WITH BCA F2D2 AND F2D3.
- THE EXISTING MAIN ENTRY DOORS CONTAIN AUTO OPEN DOORS. SHOULD THIS AUTO OPEN OPERATION BE MAINTAINED, IT SHALL COMPLY WITH THE FOLLOWING:
 - IT MUST BE ABLE TO BE OPENED MANUALLY UNDER A FORCE OF NOT MORE THAN 110 N IF THERE IS A MALFUNCTION OR FAILURE OF THE POWER SOURCE; AND
 - IF IT LEADS DIRECTLY TO A ROAD OR OPEN SPACE IT MUST OPEN AUTOMATICALLY IF THERE IS A POWER FAILURE TO THE DOOR OR ON THE ACTIVATION OF A FIRE OR SMOKE ALARM ANYWHERE IN THE FIRE COMPARTMENT SERVED BY THE DOOR.
 - THE EXISTING BUILDING CONTAINS EXIT DOORS THAT CONTAIN NIB LOCKS THAT DO NOT COMPLY WITH THIS CLAUSE. AN UPGRADE IS CONSIDERED NECESSARY. THE EXIT DOORS AND DOORS WITHIN A PATH OF TRAVEL MUST BE READILY OPENABLE WITHOUT A KEY FROM THE SIDE THAT FACES A PERSON SEEKING EGRESS BY:
 - A SINGLE HAND DOWNWARD ACTION ON A SINGLE DEVICE WHICH IS LOCATED BETWEEN 900 MM AND 1.1 M FROM THE FLOOR AND IF SERVING AN AREA REQUIRED TO BE ACCESSIBLE BY PART D4—
 - BE SUCH THAT THE HAND OF A PERSON WHO CANNOT GRIP WILL NOT SLIP FROM THE HANDLE DURING THE OPERATION OF THE LATCH; AND
 - HAVE A CLEARANCE BETWEEN THE HANDLE AND THE BACK PLATE OR DOOR FACE AT THE CENTRE GRIP SECTION OF THE HANDLE OF NOT LESS THAN 35 MM AND NOT MORE THAN 45 MM, OR
 - A SINGLE HAND PUSHING ACTION ON A SINGLE DEVICE WHICH IS LOCATED BETWEEN 900 MM AND 1.2 M FROM THE FLOOR.
 - ANY EXTERNAL GATES THAT PROVIDE EGRESS TO THE STREET SHALL BE READILY OPENABLE WITHOUT A KEY FROM THE SIDE THAT FACES A PERSON SEEKING EGRESS IN ACCORDANCE WITH STANDARD ABOVE.
 - GLAZED ASSEMBLIES TO NEW BUILDINGS ARE TO COMPLY WITH BCA F3D4 & AS 2047-2014 AMDT 1 & 2 FOR THE RESISTANCE OF WATER PENETRATION.
 - WALL CLADDING TO NEW BUILDING ARE TO COMPLY WITH BCA F3D5.
 - SANITARY FACILITIES ARE TO BE PROVIDED IN ACCORDANCE WITH BCA PART F4. PROVIDE DETAILS OF STUDENT NUMBERS AND STAFF NUMBERS EXPECTED TO OCCUPYING THE BUILDINGS TO ALLOW US TO CALCULATE REQUIRED NUMBER OF SANITARY FACILITIES.
 - WHERE NEW SANITARY COMPARTMENT DOORS SWING INTO THE SANITARY COMPARTMENT ROOM AND THE HINGE SIDE OF THE DOOR IS LESS THAN 1.2 M FROM THE WC PAN, LIFT OFF HINGES ARE REQUIRED TO THE DOOR (BCA F4D8 (B)).
 - ARTIFICIAL LIGHTING, WHERE REQUIRED BY BCA F6D5, MUST COMPLY WITH AS/NZS 1680.0.
 - ROOMS NOT PROVIDED WITH NATURAL VENTILATION IN ACCORDANCE WITH BCA CLAUSE F6D7, ARE REQUIRED TO BE MECHANICALLY VENTILATED IN ACCORDANCE WITH AS 1668.2-2012 AMDT 1 & 2. PROVIDE DETAILS DEMONSTRATING COMPLIANCE.
 - A COMMERCIAL KITCHEN MUST BE PROVIDED WITH A KITCHEN EXHAUST HOOD COMPLYING WITH AS 1668.1 AND AS 1668.2 WHERE—
 - ANY COOKING APPARATUS HAS—
 - A TOTAL MAXIMUM ELECTRICAL POWER INPUT EXCEEDING 8 KW; OR
 - A TOTAL GAS POWER INPUT EXCEEDING 29 MJ/HOUR; OR
 - THE TOTAL MAXIMUM POWER INPUT TO MORE THAN ONE APPARATUS EXCEEDS, PER M2 OF FLOOR AREA OF THE ROOM OR ENCLOSURE—
 - 0.5 KW ELECTRICAL POWER; OR
 - 1.8 MJ/HOUR GAS.



SUBJECT SITE
BUNGENDORE HIGH SCHOOL
NORTH CAMPUS - TEMPORARY

BUNGENDORE HIGH SCHOOL
SOUTH CAMPUS - TEMPORARY

1 SITE CONTEXT PLAN

DRAFT

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NSW DEPARTMENT
OF EDUCATION



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NSW Nominated Architects: Robert Denton Reg. No. 5782, Alex Kibble Reg. No. 6015

Do not scale drawings. Verify all dimensions on site. Notify architect of all discrepancies

Rev	Date	Description	Chkd	Auth
P5	04.02.25	FOR REVIEW AND COMMENTS	PD	RD
P6	06.02.25	FOR REVIEW AND COMMENTS	PD	RD
P7	26.02.25	FOR REVIEW AND COMMENTS	PD	RD
P8	07.03.25	FOR REVIEW AND COMMENTS	PD	RD
P9	17.03.25	FOR REVIEW AND COMMENTS	PD	RD
P10	25.03.25	FOR REVIEW AND COMMENTS	PD	RD
P11	26.03.25	FOR REVIEW AND COMMENTS	PD	RD
P12	04.04.25	FOR REVIEW AND COMMENTS	PD	RD

Project

BUNGENDORE HIGH SCHOOL -
NORTH CAMPUS (TEMPORARY)

MAJARA STREET,
BUNGENDORE NSW 2621

Drawing Title
COVER SHEET, DRAWING LIST AND
SITE CONTEXT

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Drawing No.
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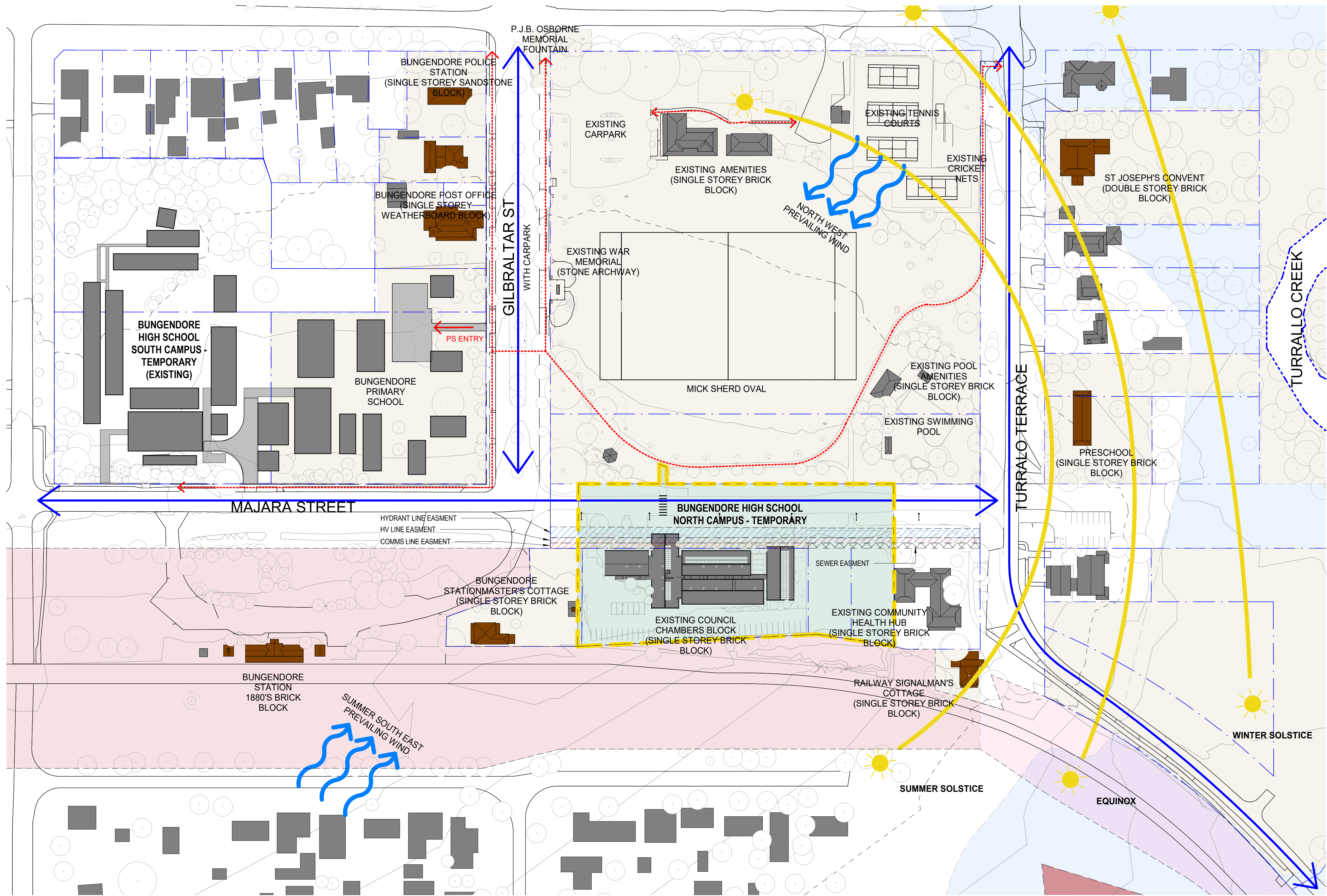
Revision
P12

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TKDArchitects
Tanner Kibble Denton



- LEGEND**
- LEP FLOOD PLANNING LEVEL
 - BUSHFIRE RANGE
 - PROJECT AREA
 - EXISTING BLOCK
 - HERITAGE AREAS
 - HERITAGE BLOCKS
 - RAIL CORRIDOR
 - PEDESTRIAN MOVEMENT/FOOTPATH
 - PROPERTY BOUNDARY
 - CAR MOVEMENT/ROADS

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P10	25.03.25	FOR REVIEW AND COMMENTS	PD	RD
P11	26.03.25	FOR REVIEW AND COMMENTS	PD	RD
P12	04.04.25	FOR REVIEW AND COMMENTS	PD	RD

Project
BUNGENDORE HIGH SCHOOL -
NORTH CAMPUS (TEMPORARY)

MAJARA STREET,
BUNGENDORE NSW 2621

Drawing Title
SITE ANALYSIS PLAN (SITE SHOWN
PER EXISTING)

Proj. Dir	Proj. Arch	Drawn	Sheet
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Revision
P12

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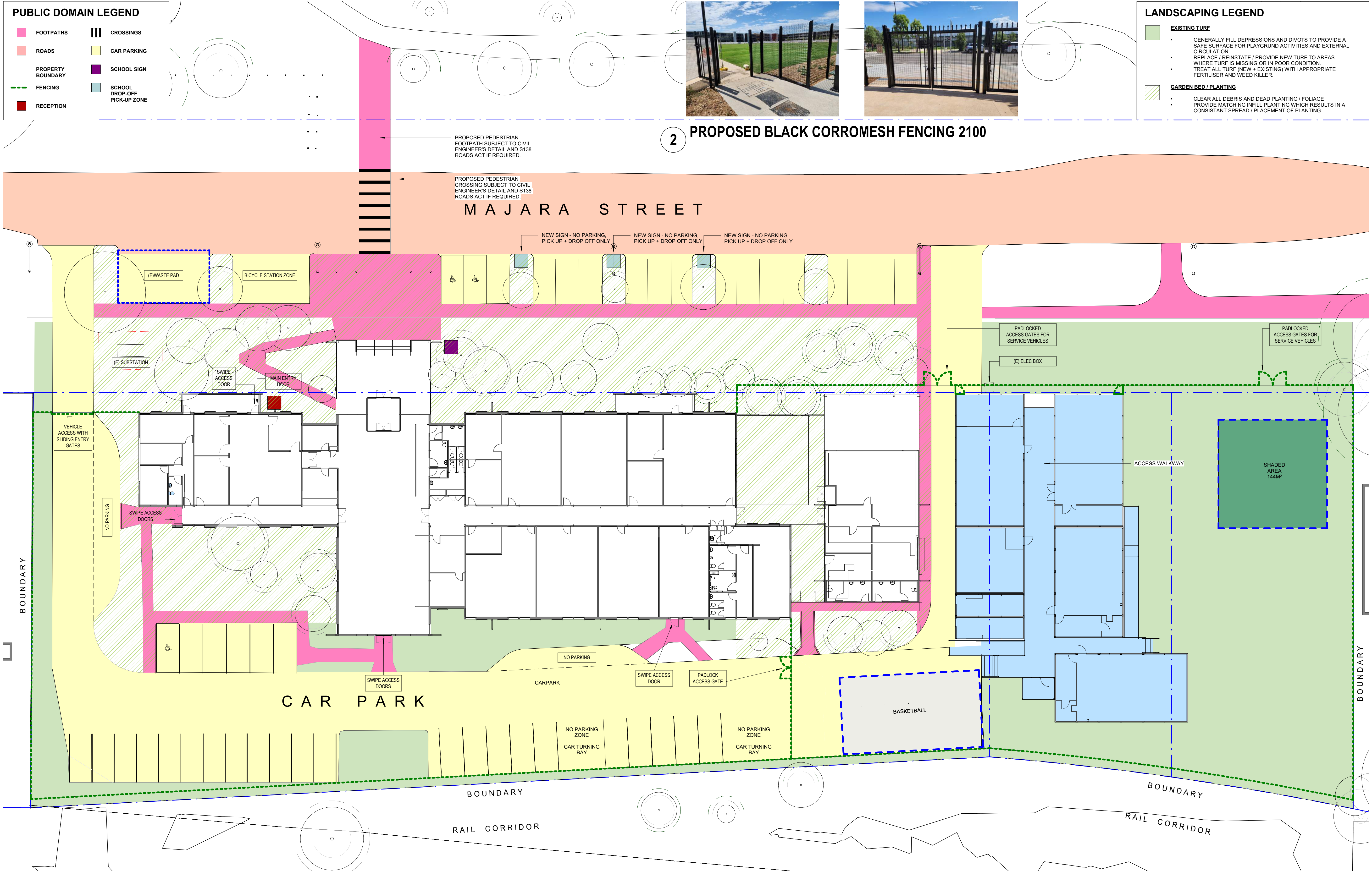
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PUBLIC DOMAIN LEGEND			
 FOOTPATHS	 CROSSINGS	 SCHOOL SIGN	 SCHOOL DROP-OFF PICK-UP ZONE
 ROADS	 CAR PARKING	 FENCING	 RECEPTION
 PROPERTY BOUNDARY	 SCHOOL DROP-OFF PICK-UP ZONE		

LANDSCAPING LEGEND	
 EXISTING TURF	<ul style="list-style-type: none"> GENERALLY FILL DEPRESSIONS AND DIVOTS TO PROVIDE A SAFE SURFACE FOR PLAYGROUND ACTIVITIES AND EXTERNAL CIRCULATION. REPLACE / REINSTATE / PROVIDE NEW TURF TO AREAS WHERE TURF IS MISSING OR IN POOR CONDITION. TREAT ALL TURF (NEW + EXISTING) WITH APPROPRIATE FERTILISER AND WEED KILLER.
 GARDEN BED / PLANTING	<ul style="list-style-type: none"> CLEAR ALL DEBRIS AND DEAD PLANTING / FOLIAGE PROVIDE MATCHING INFILL PLANTING WHICH RESULTS IN A CONSISTANT SPREAD / PLACEMENT OF PLANTING.



2 PROPOSED BLACK CORROMESH FENCING 2100

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P11	26.03.25	FOR REVIEW AND COMMENTS	PD	RD
P12	04.04.25	FOR REVIEW AND COMMENTS	PD	RD

Project
**BUNGENDORE HIGH SCHOOL -
NORTH CAMPUS (TEMPORARY)**
MAJARA STREET,
BUNGENDORE NSW 2621
Drawing Title
**PUBLIC DOMAIN AND
LANDSCAPING PLAN**

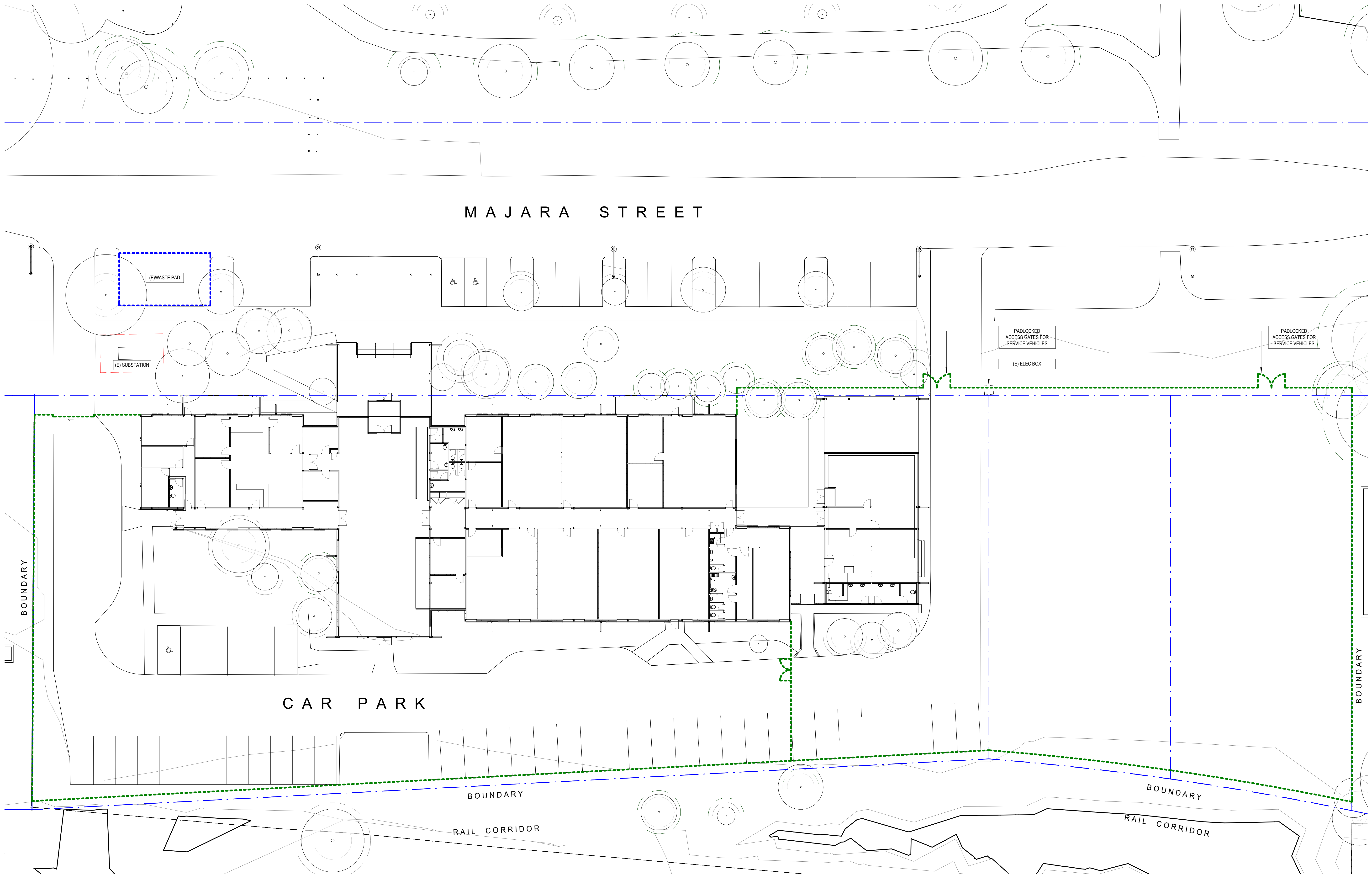
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P10	25.03.25	FOR REVIEW AND COMMENTS	PD	RD
P11	26.03.25	FOR REVIEW AND COMMENTS	PD	RD
P12	04.04.25	FOR REVIEW AND COMMENTS	PD	RD

Project
BUNGENDORE HIGH SCHOOL -
NORTH CAMPUS (TEMPORARY)

MAJARA STREET,
BUNGENDORE NSW 2621

Drawing Title
EXISTING GROUND FLOOR PLAN

LEGEND			
	EXISTING DEVELOPMENT		
	PROPOSED DEMOUNTABLES		
	BLACK CORROMESH FENCING 2100 HIGH		

Proj. Dir
RD

Proj. Arch
PD

Drawn
AC

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Job No.
240071

Date
04.04.25

Scale
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Drawing No.
AR REF 1300

Revision

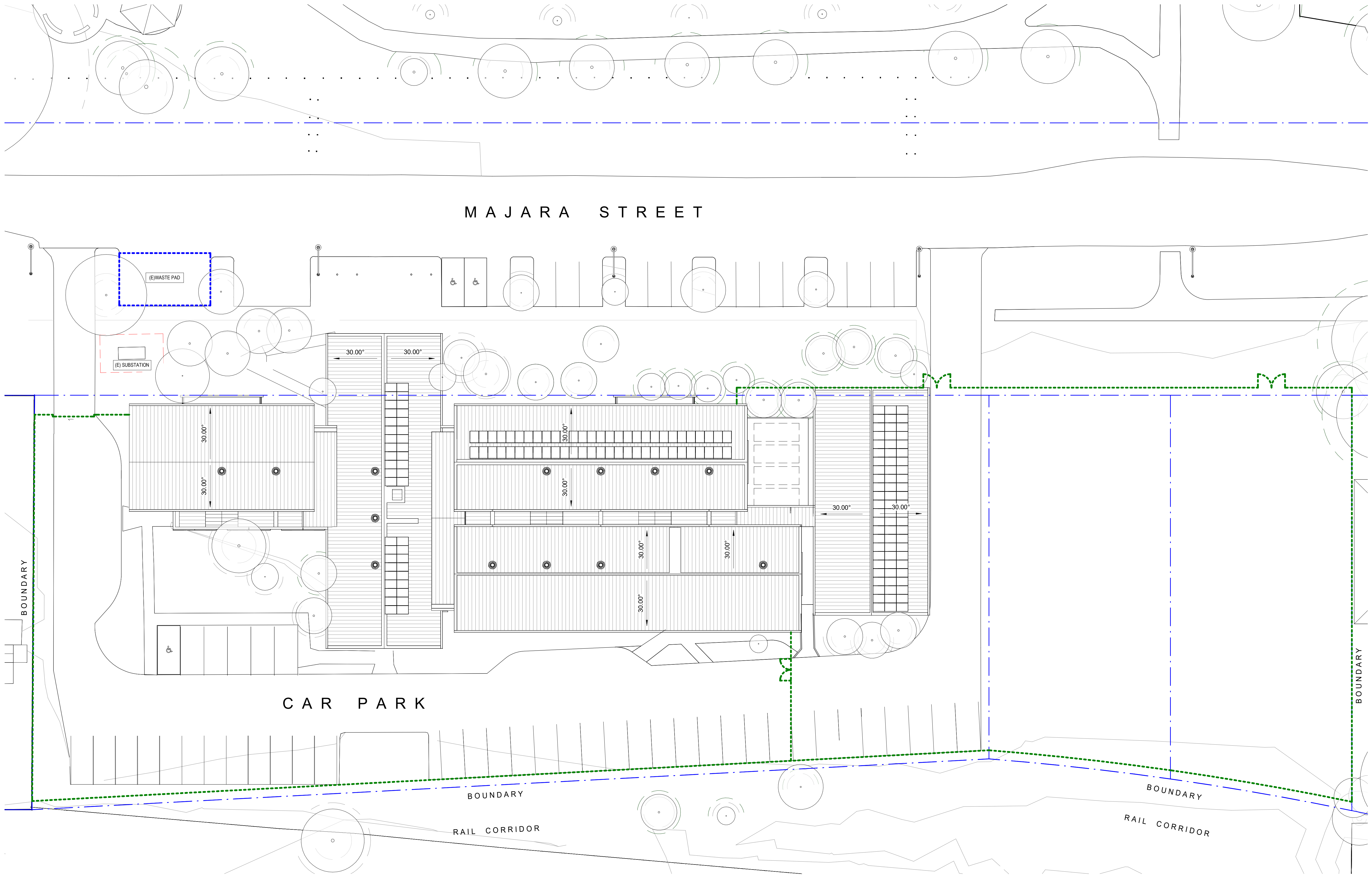
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P10	25.03.25	FOR REVIEW AND COMMENTS	PD	RD
P11	26.03.25	FOR REVIEW AND COMMENTS	PD	RD
P12	04.04.25	FOR REVIEW AND COMMENTS	PD	RD

Project
BUNGENDORE HIGH SCHOOL -
NORTH CAMPUS (TEMPORARY)

MAJARA STREET,
BUNGENDORE NSW 2621

Drawing Title
EXISTING SITE AND ROOF PLAN

LEGEND			
	EXISTING DEVELOPMENT		
	PROPOSED DEMOUNTABLES		
	BLACK CORROMESH FENCING 2100 HIGH		

Proj. Dir
RD

Proj. Arch
PD

Drawn
AC

Sheet
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Job No.
240071

Drawing No.
AR REF 1301

Date
04.04.25

Scale
1 : 200

Revision
P12

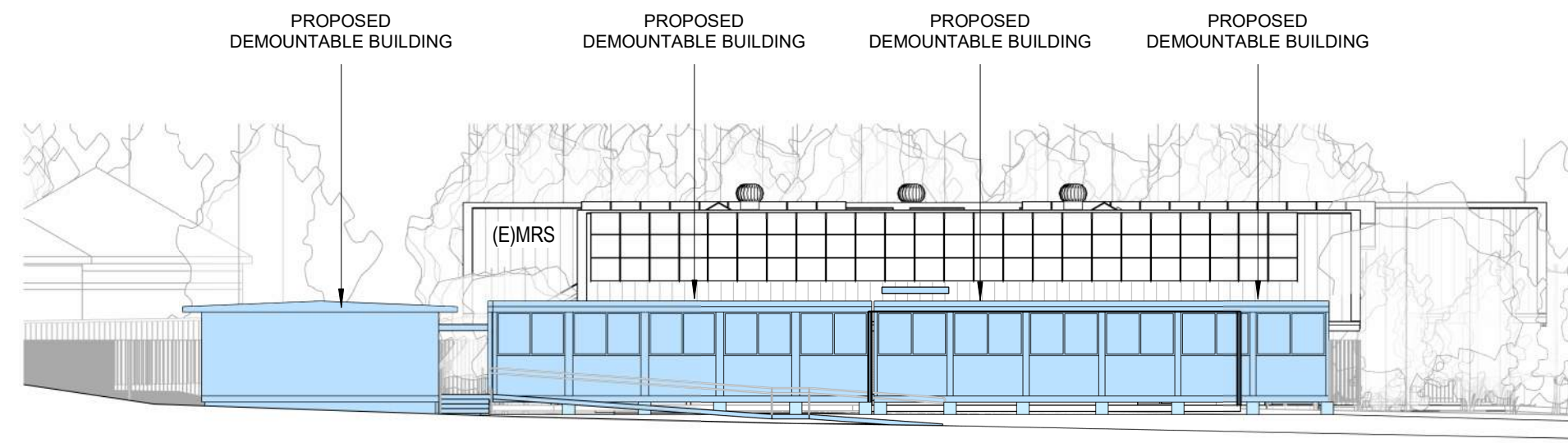
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Revision
P12

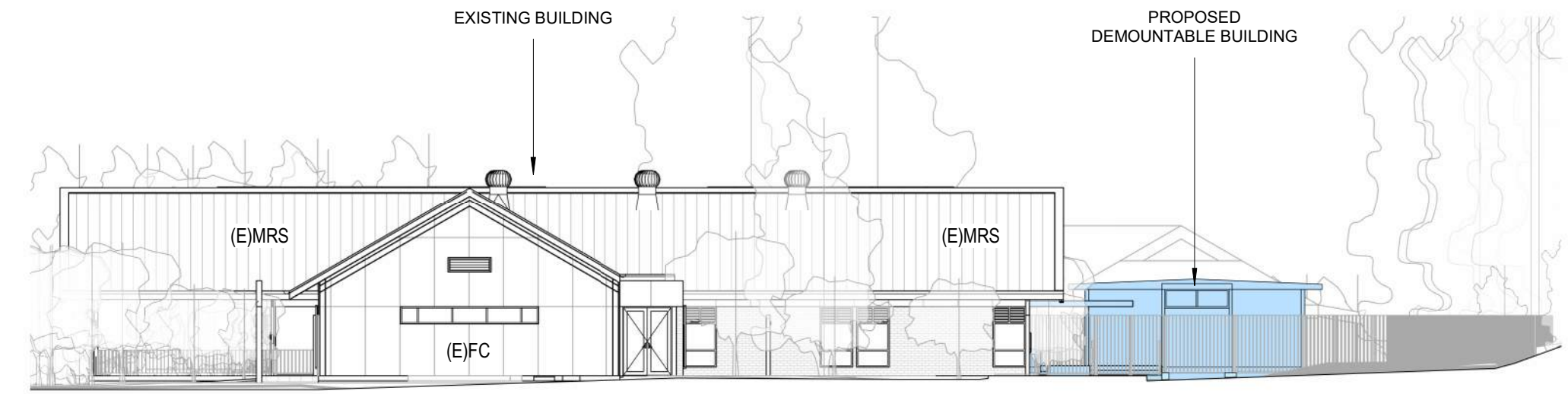
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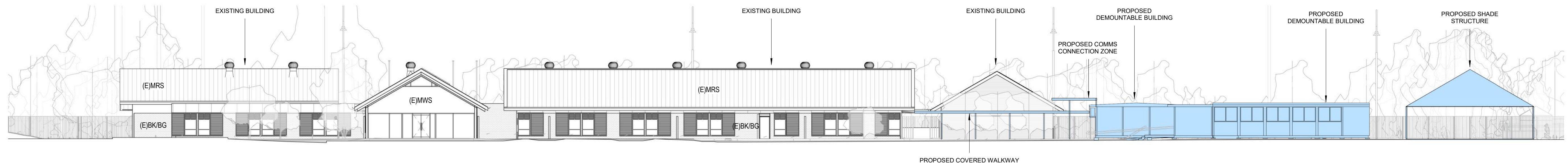




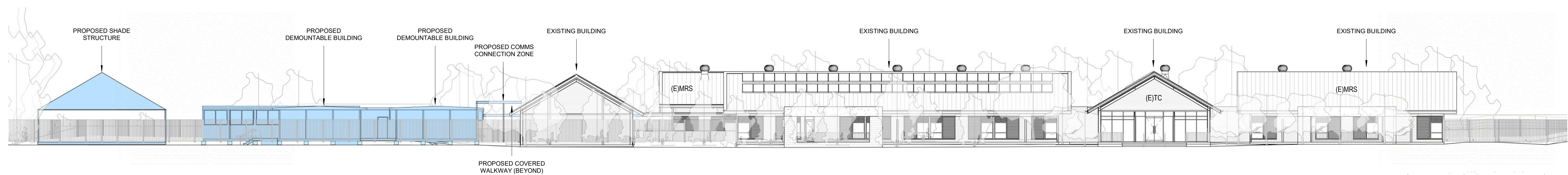
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1 : 200



2 OVERALL BUILDING ELEVATION - SOUTH
1 : 200



3 OVERALL BUILDING ELEVATION - EAST
1 : 200



4 OVERALL BUILDING ELEVATION - WEST
1 : 200

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P9	17.03.25	FOR REVIEW AND COMMENTS	PD	RD
P10	25.03.25	FOR REVIEW AND COMMENTS	PD	RD
P11	26.03.25	FOR REVIEW AND COMMENTS	PD	RD
P12	04.04.25	FOR REVIEW AND COMMENTS	PD	RD

Project
BUNGENDORE HIGH SCHOOL -
NORTH CAMPUS (TEMPORARY)

MAJARA STREET,
BUNGENDORE NSW 2621

Drawing Title
OVERALL BUILDING ELEVATIONS

LEGEND			
	EXISTING DEVELOPMENT		PROPOSED DEMOUNTABLES
	BLACK CORROMESH FENCING 2100 HIGH		

Proj. Dir
RD

Proj. Arch
PD

Drawn
AC

Sheet
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Job No.
240071

Date
04.04.25

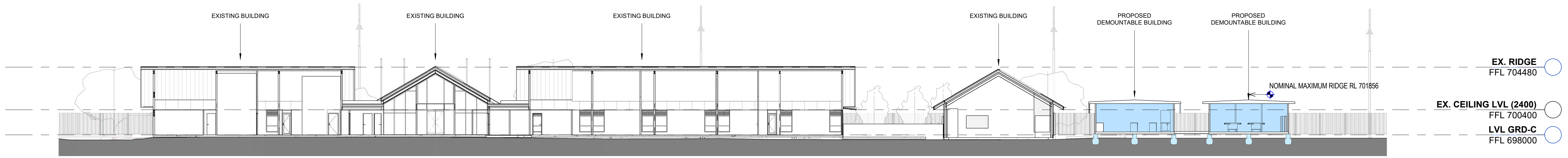
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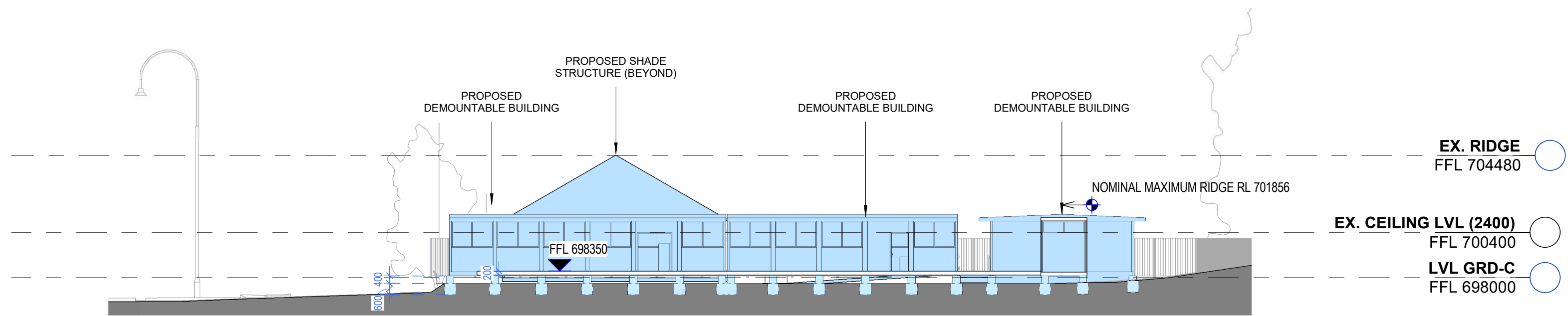
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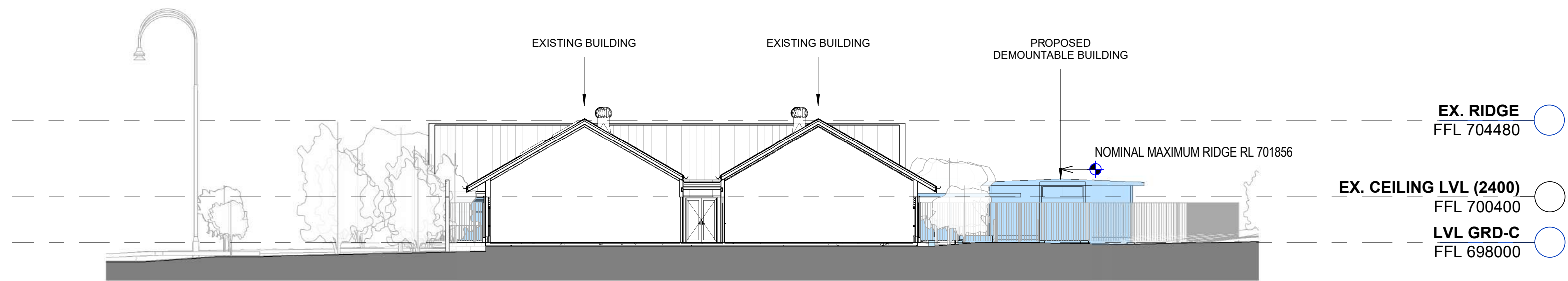
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2 OVERALL BUILDING SECTION 02
1 : 200



3 OVERALL BUILDING SECTION 03
1 : 200

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P9	17.03.25	FOR REVIEW AND COMMENTS	PD	RD
P10	25.03.25	FOR REVIEW AND COMMENTS	PD	RD
P11	26.03.25	FOR REVIEW AND COMMENTS	PD	RD
P12	04.04.25	FOR REVIEW AND COMMENTS	PD	RD

Project
BUNGENDORE HIGH SCHOOL -
NORTH CAMPUS (TEMPORARY)

MAJARA STREET,
BUNGENDORE NSW 2621

Drawing Title
OVERALL BUILDING SECTIONS

LEGEND			
	EXISTING DEVELOPMENT		PROPOSED DEMOUNTABLES
	BLACK CORROMESH FENCING 2100 HIGH		

Proj. Dir	Proj. Arch	Drawn	Sheet
RD	PD	AC	A1
Job No.	Date	Scale	
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Drawing No.	Revision		

AR REF 3400

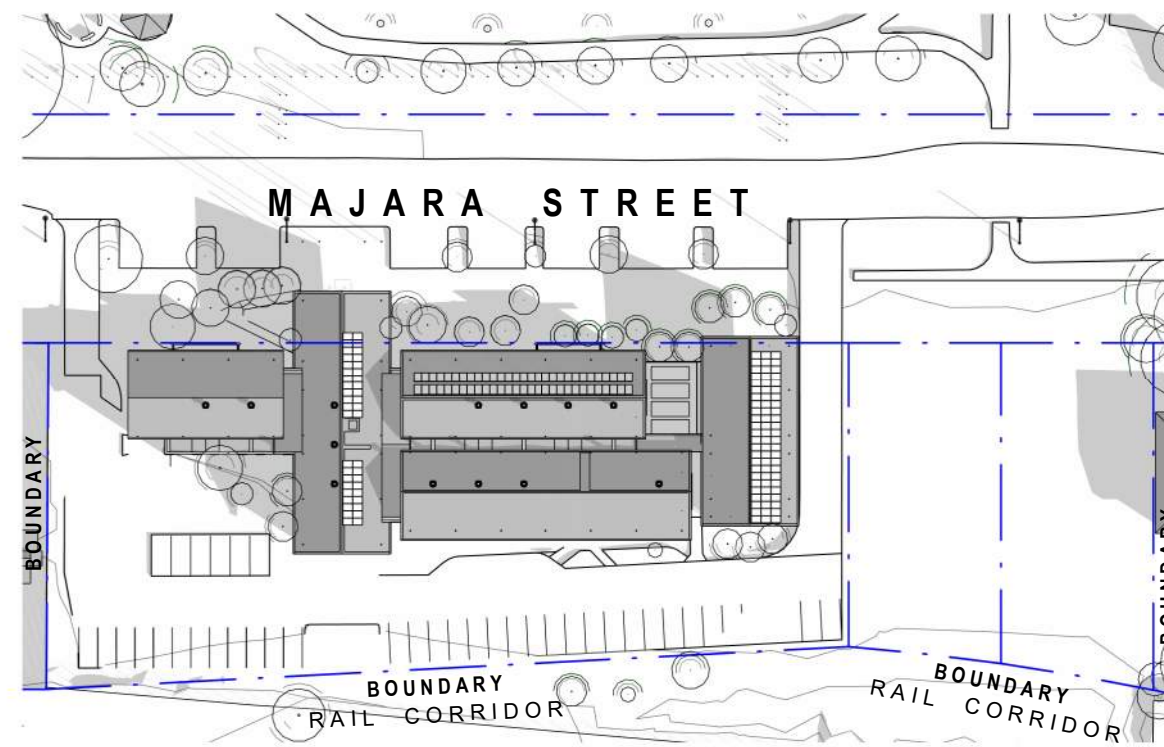
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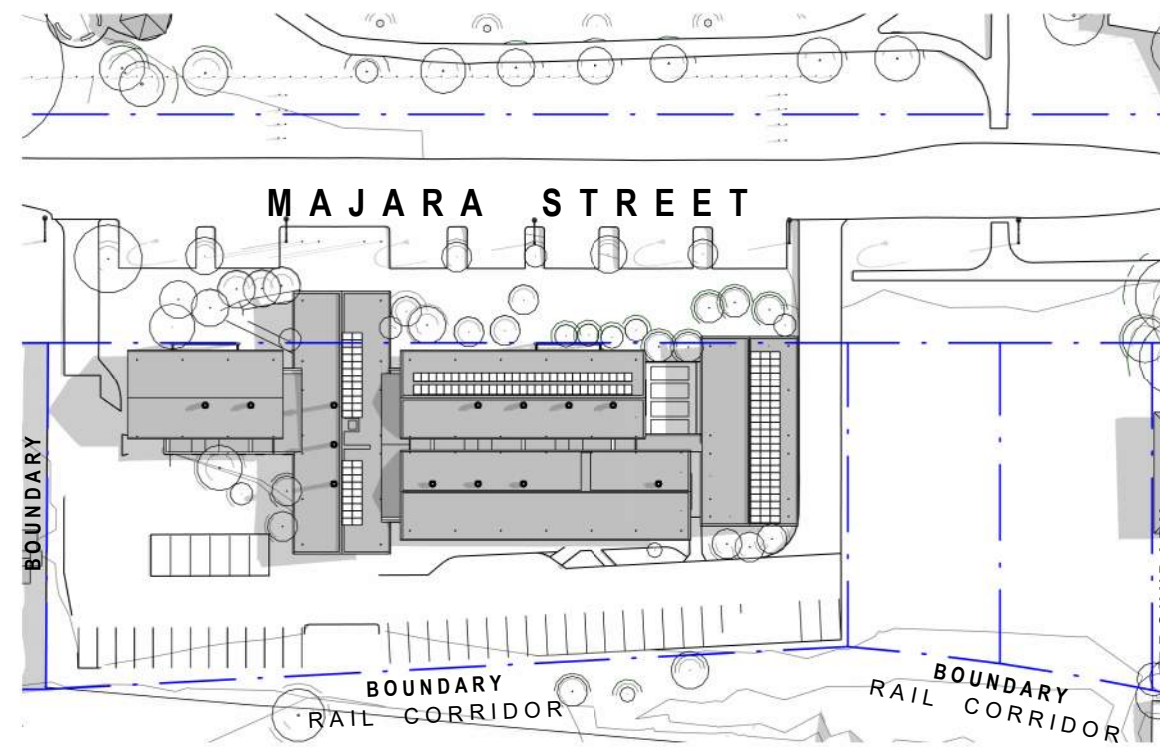
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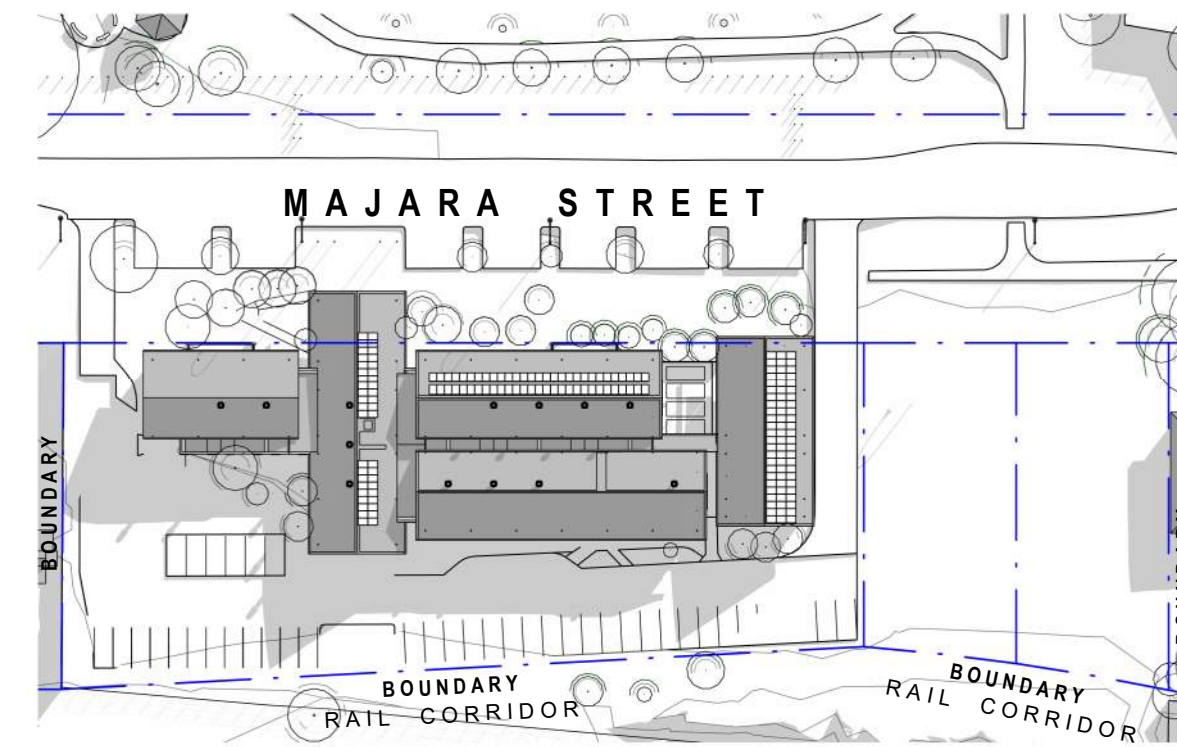
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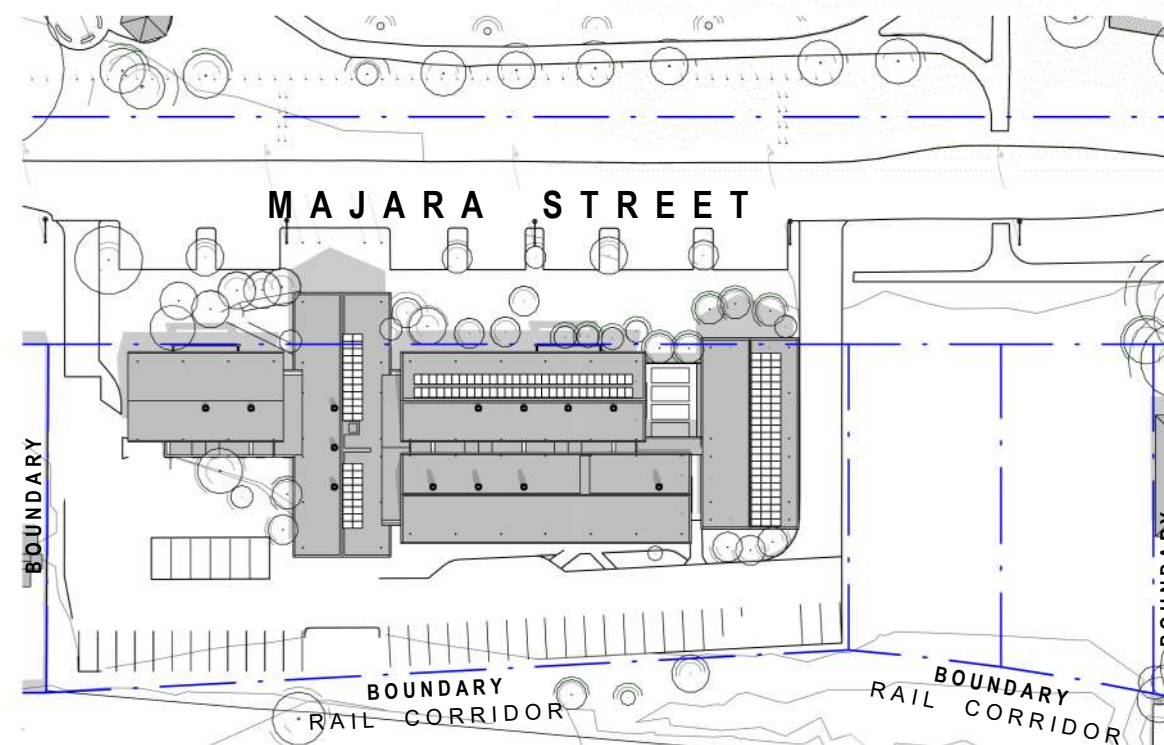
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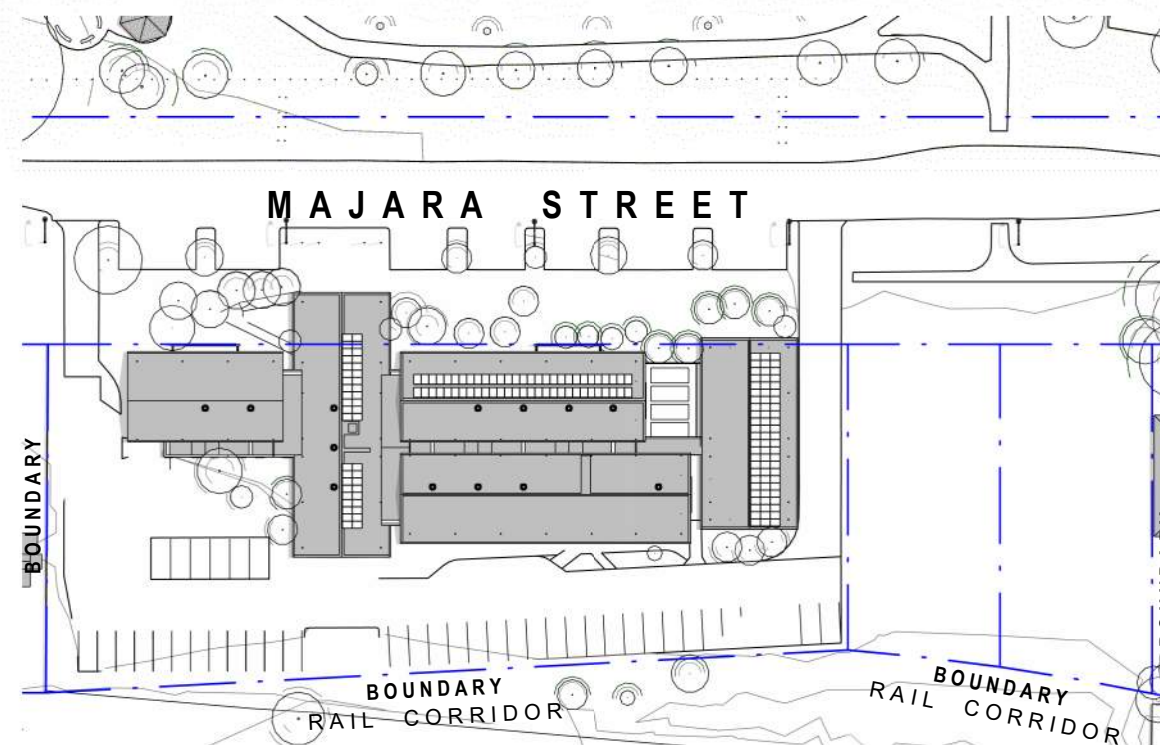
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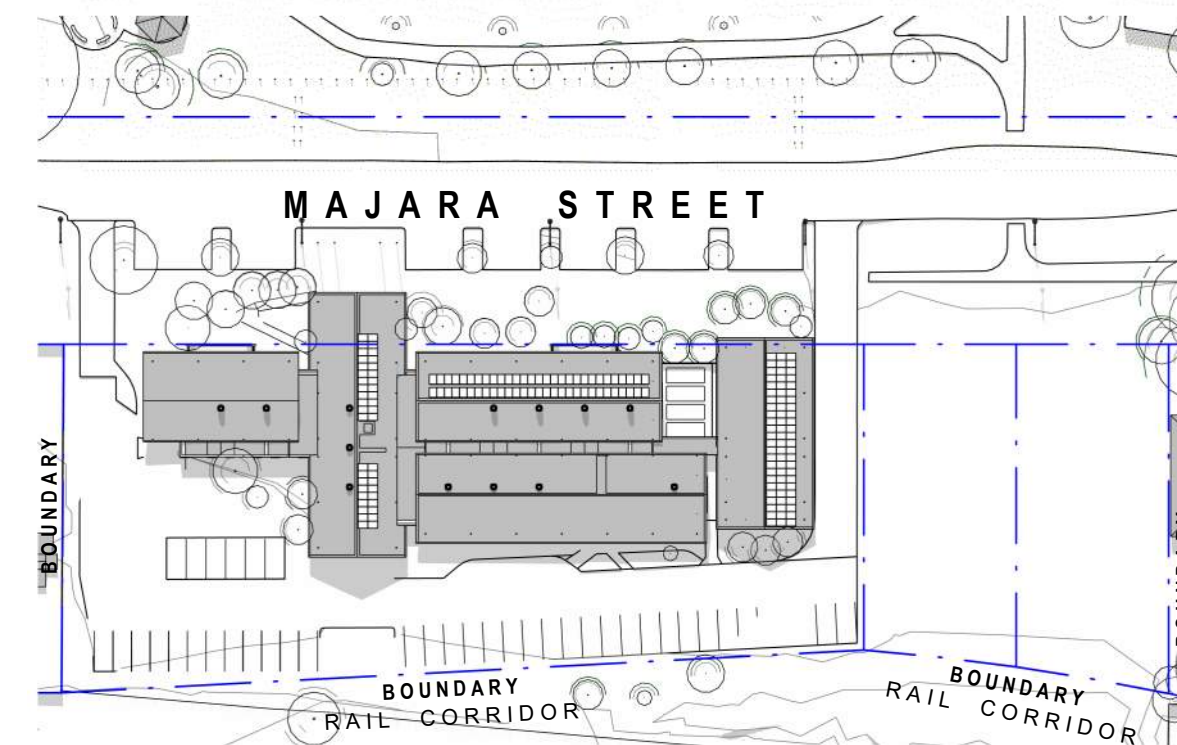
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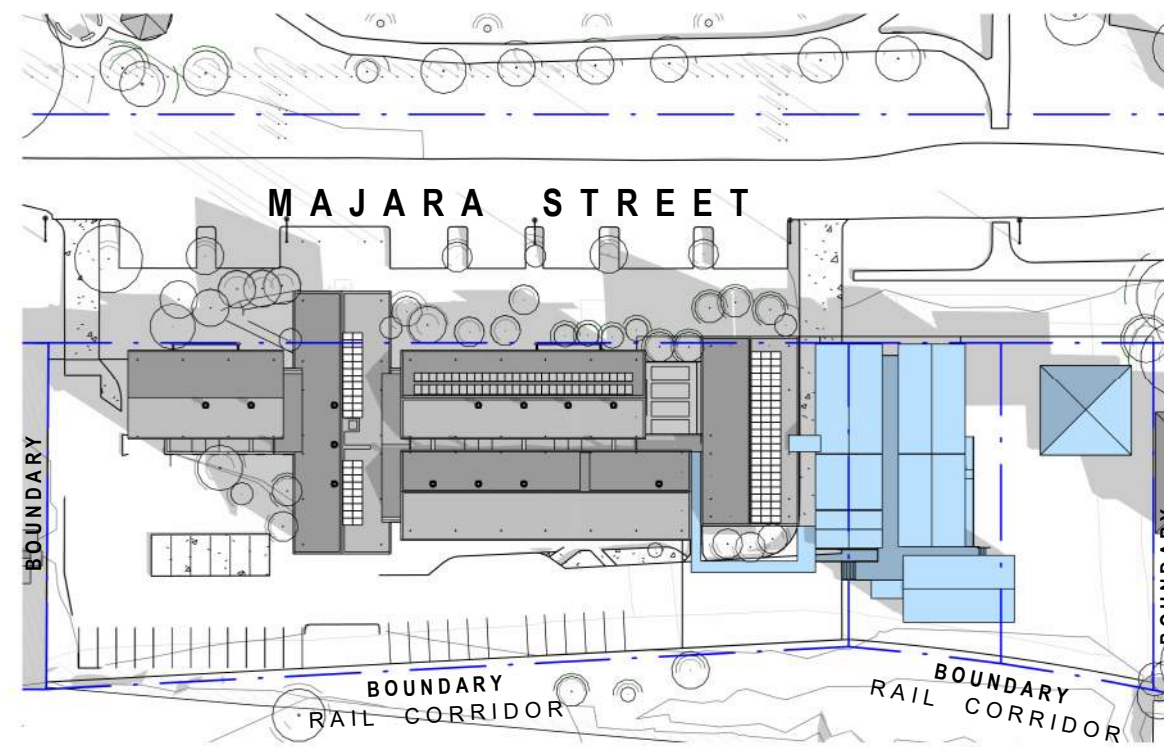
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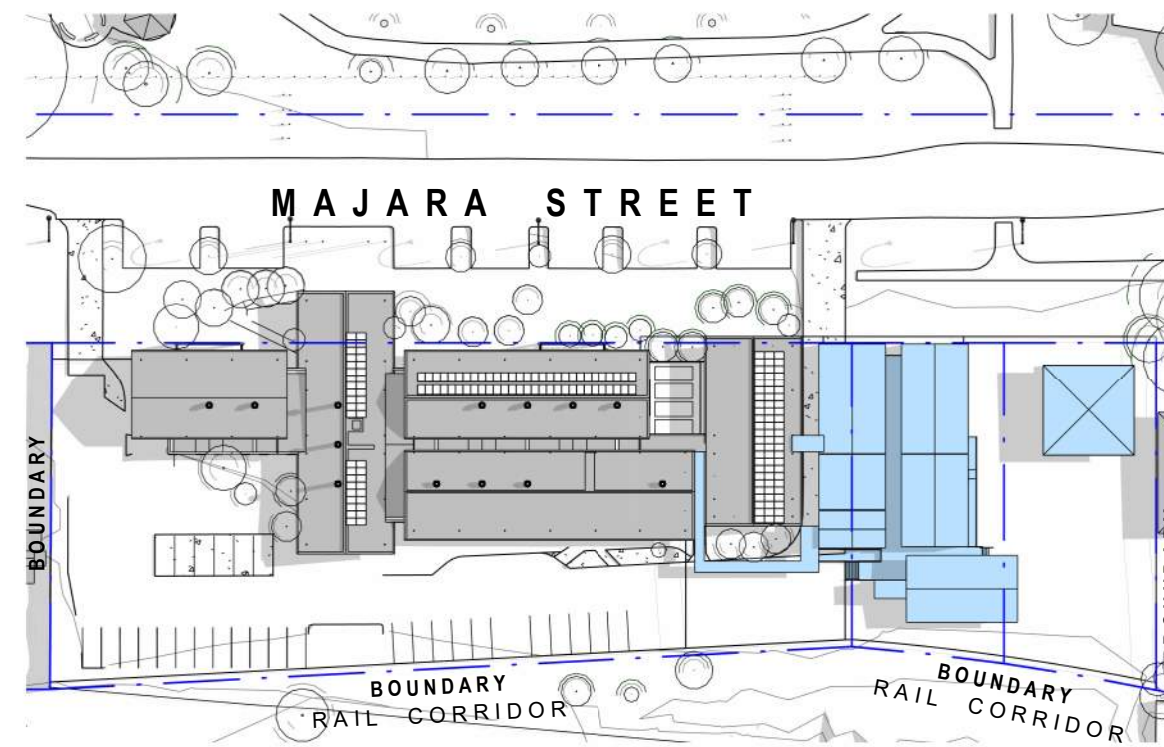
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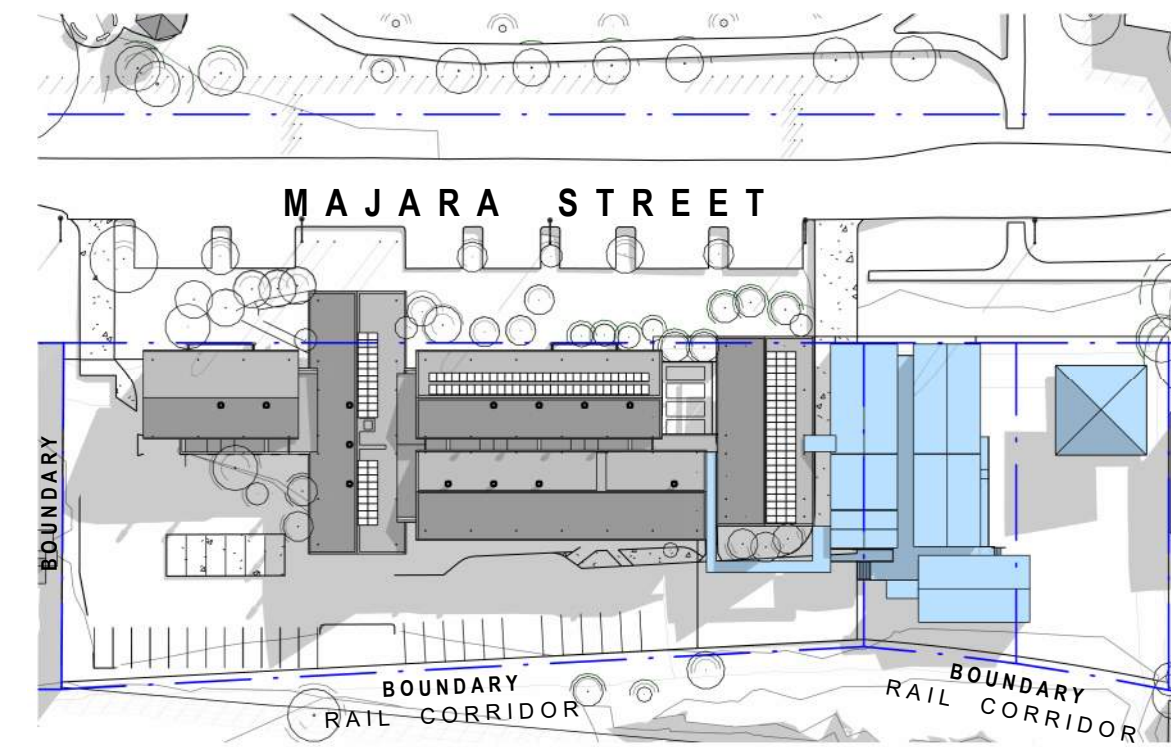
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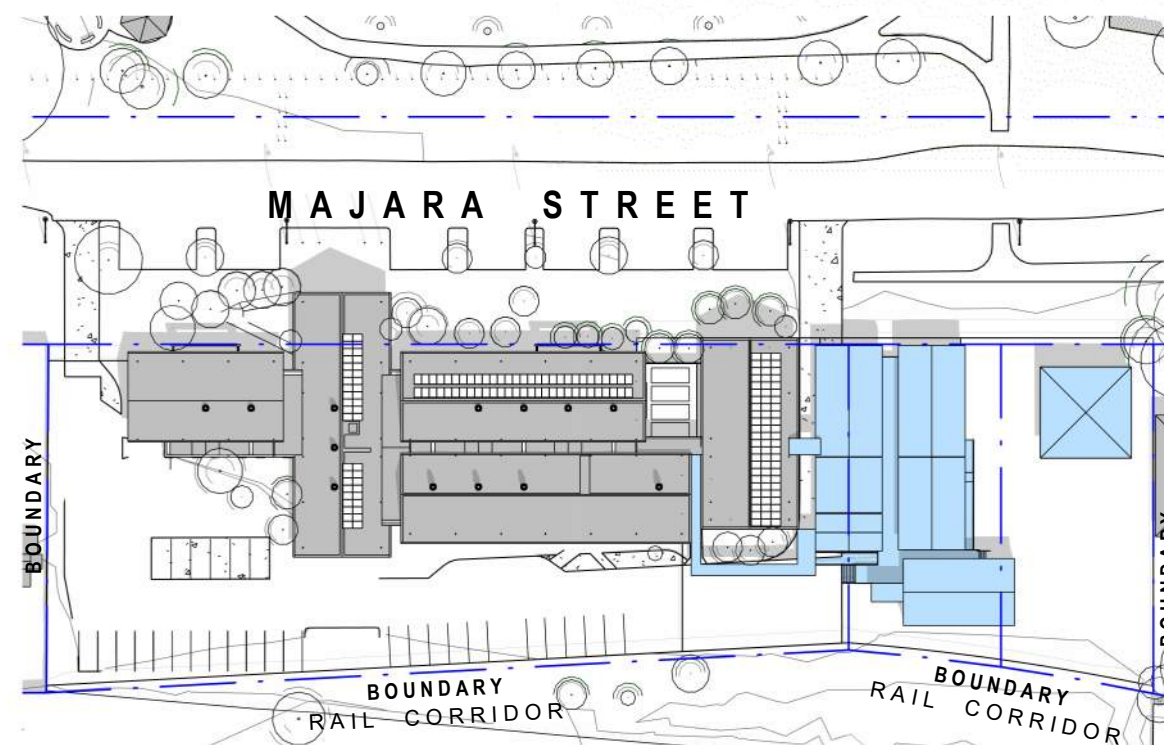
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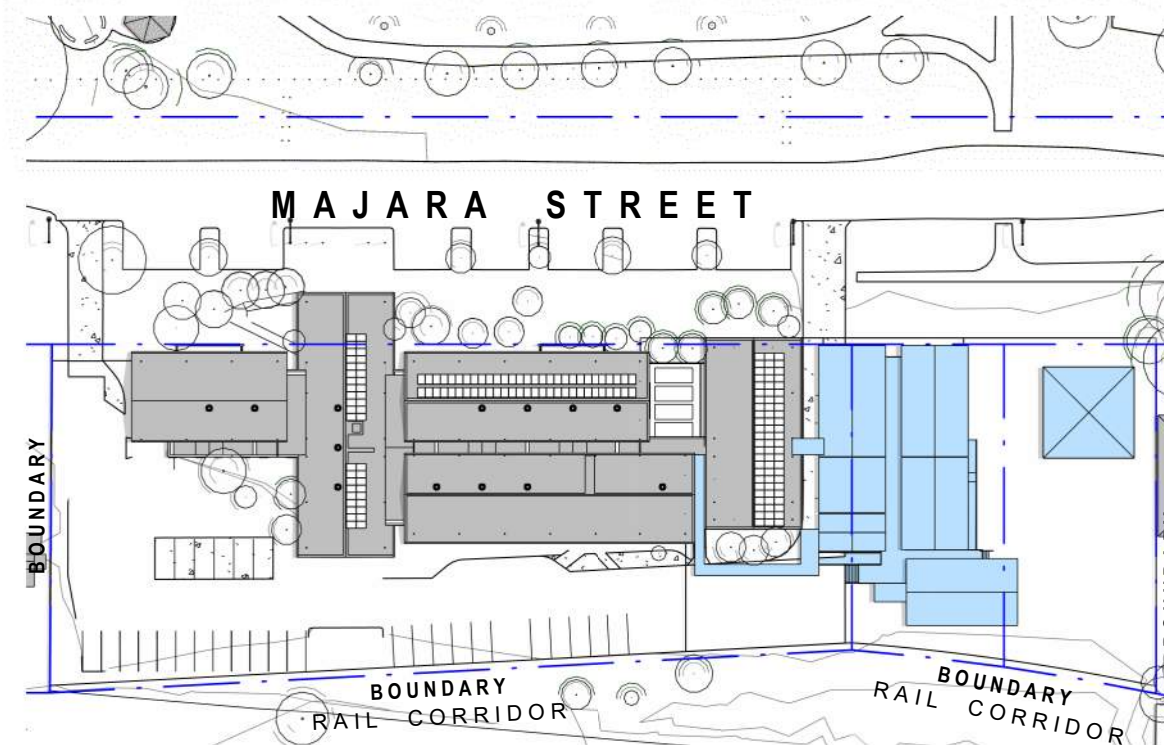
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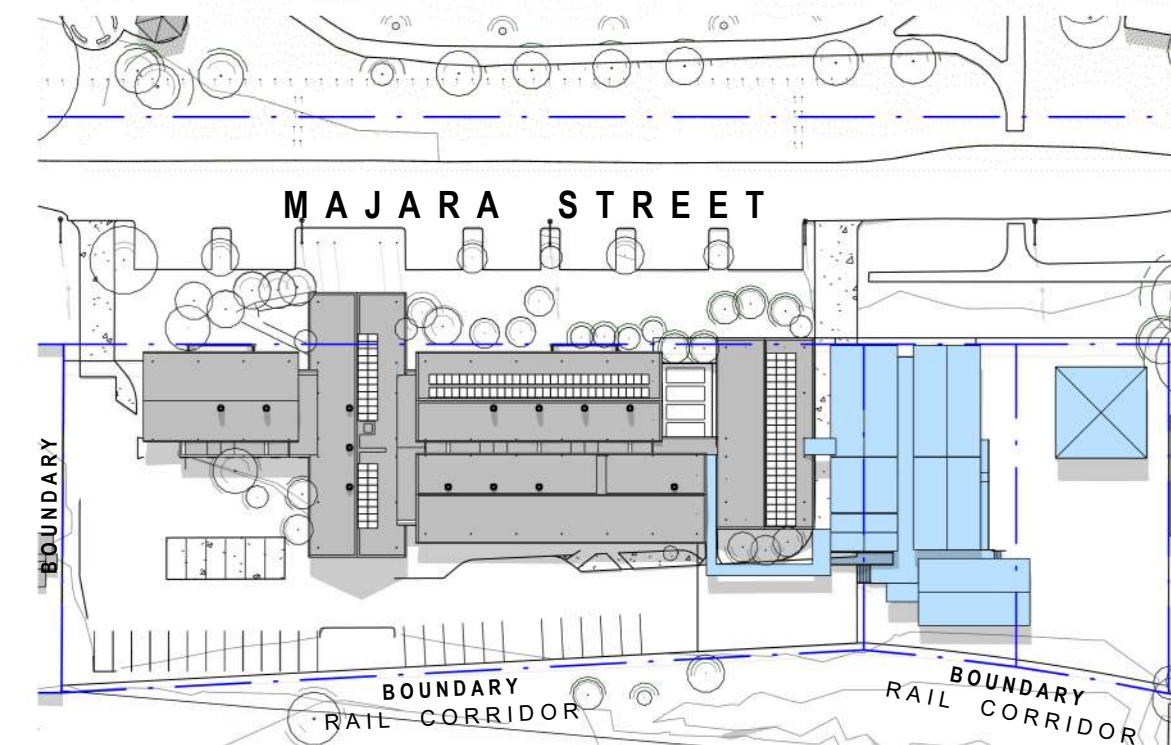
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4 SHADOW ANALYSIS - DEC 21 - 0900 - PROPOSED
1 : 1000



5 SHADOW ANALYSIS - DEC 21 - 1200 - PROPOSED
1 : 1000



6 SHADOW ANALYSIS - DEC 21 - 1500 - PROPOSED
1 : 1000

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P9	17.03.25	FOR REVIEW AND COMMENTS	PD	RD
P10	25.03.25	FOR REVIEW AND COMMENTS	PD	RD
P11	26.03.25	FOR REVIEW AND COMMENTS	PD	RD
P12	04.04.25	FOR REVIEW AND COMMENTS	PD	RD

Project
BUNGENDORE HIGH SCHOOL -
NORTH CAMPUS (TEMPORARY)

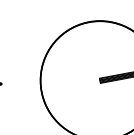
MAJARA STREET,
BUNGENDORE NSW 2621

Drawing Title
SHADOW ANALYSIS - PROPOSED

LEGEND	
	EXISTING DEVELOPMENT
	PROPOSED DEMOUNTABLES

Proj. Dir	Proj. Arch	Drawn	Sheet
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Job No.	Date	Scale	
240071	04.04.25	1 : 1000	

Drawing No.
AR REF 8001



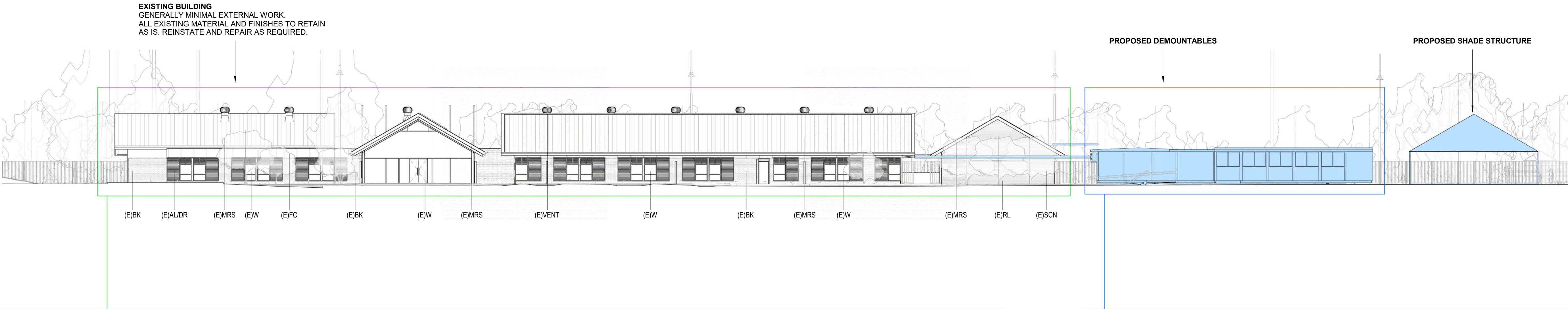
Revision
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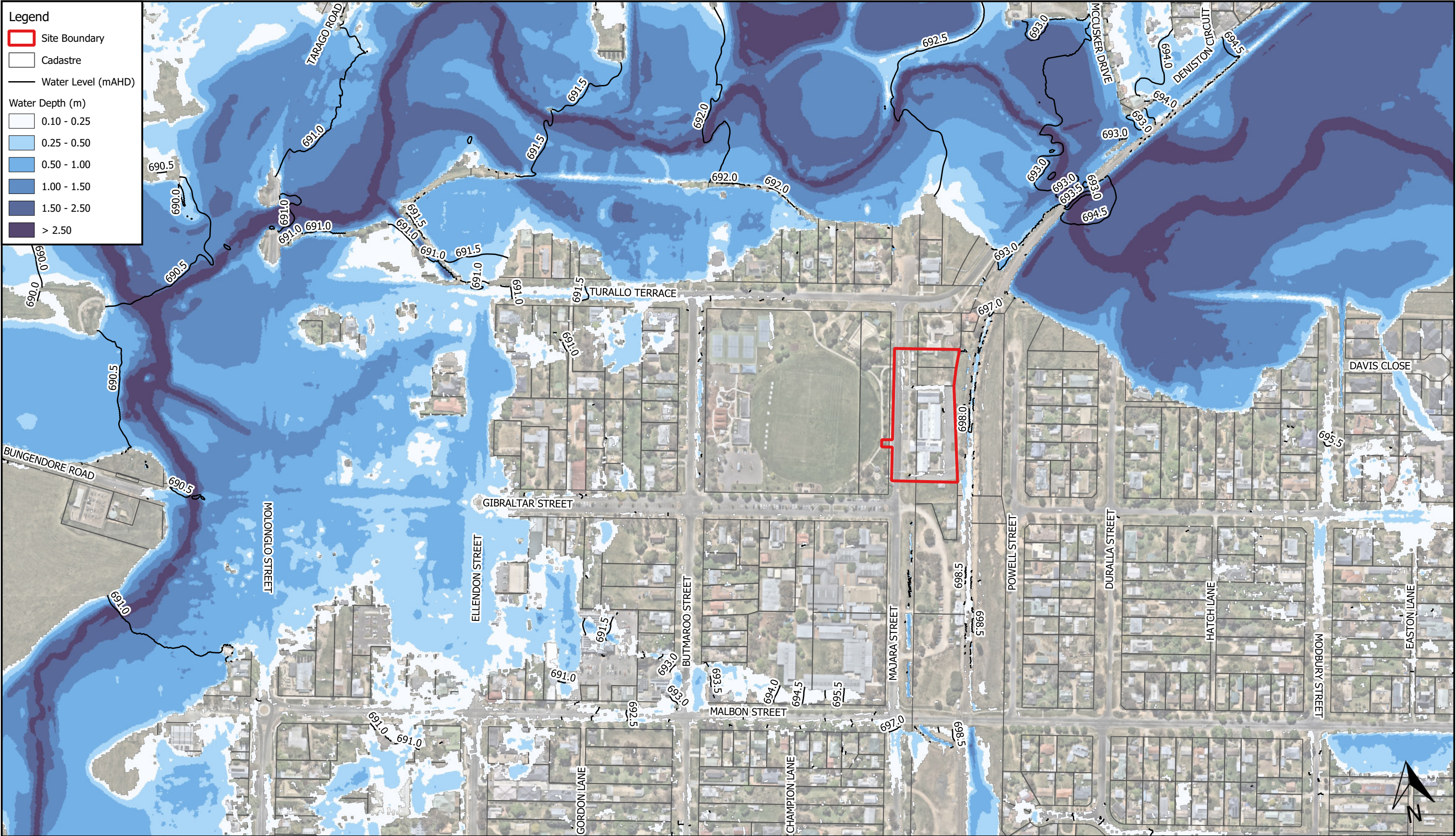
- E - EXISTING
- BK - BRICK
- MRS - METAL ROOF SHEETING
- FC - FIBRE CEMENT
- VENT - VENT
- AL/DR - ALUMINIUM DOOR
- W - WINDOW
- RL - RAIL
- SCN - SCREEN



- TIMBER FRAMED ACCESSWAY COVER.
- METAL BALUSTRADE (POWDER COATED)
- GAL STEEL HANDRAIL.
- METAL SHEET ROOF.
- METAL GUTTER AND DOWNPIPE (COLORBOND FINISH)
- MASONRY FOOTING.
- METAL CLADDING FAÇADE, (STANDARD FINISH)
- SOLID CORE DOOR, PAINT FINISH.
- ALUMINIUM WINDOWS. CLEAR ANODISED.
- CONCRETE PADS.



Attachment B – Flood Maps



0 40 80 120 160 200 m

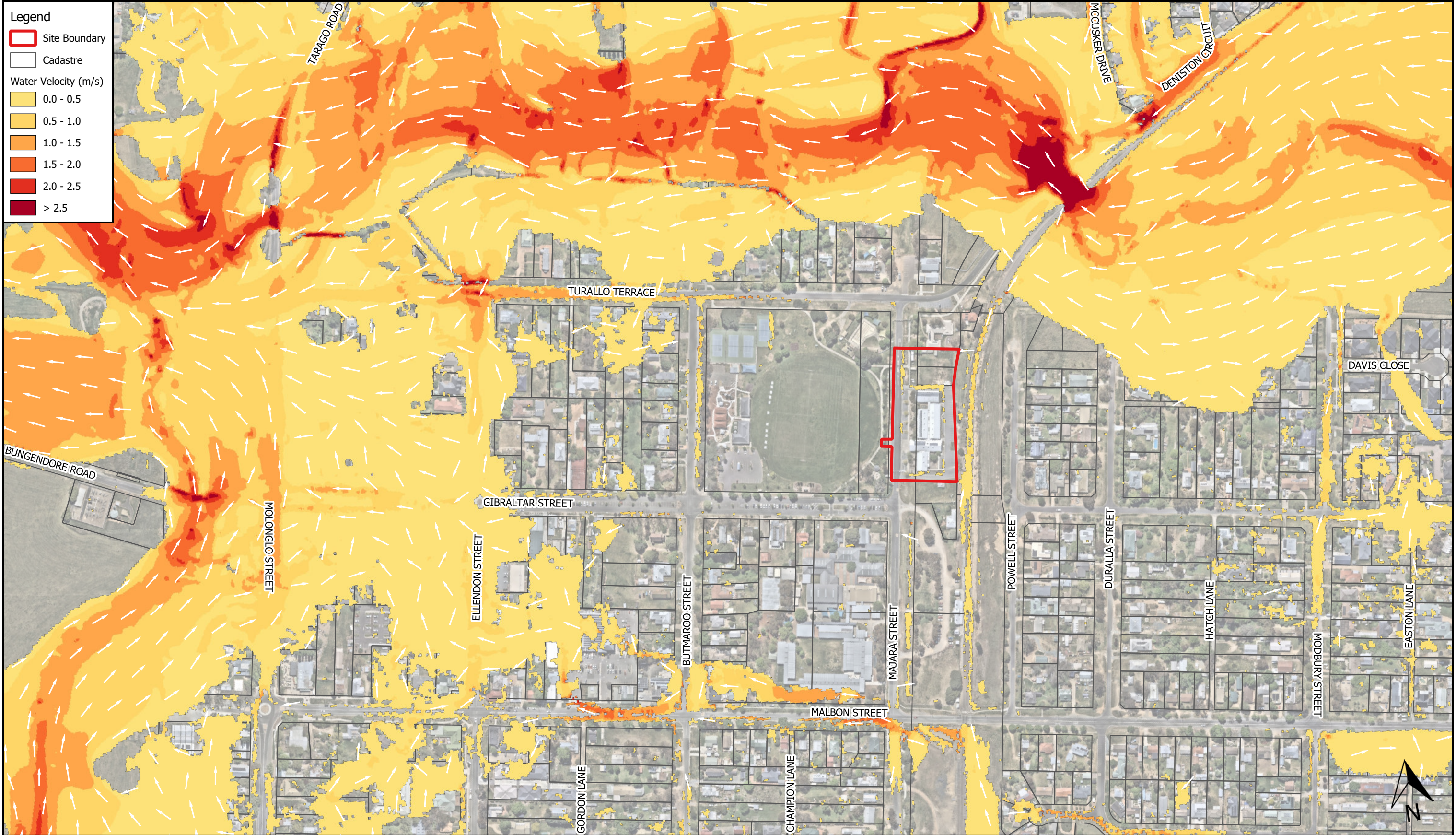
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Viewport B

Notes:
- Aerial from Nearmap (2023).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps website.
- Flood results are considered valid for the subject site only and any offsite flooding may not be accurate.

1% AEP Critical Duration Storm - Existing Scenario
Water Level & Water Depth

FL01	Map
Majara St, Bungendore, NSW	Site
Temporary High School	Project
Flood Assessment	Sub-Project
Colliers	Client
07/04/2025	Date



0 40 80 120 160 200 m

1:4000 @ A3

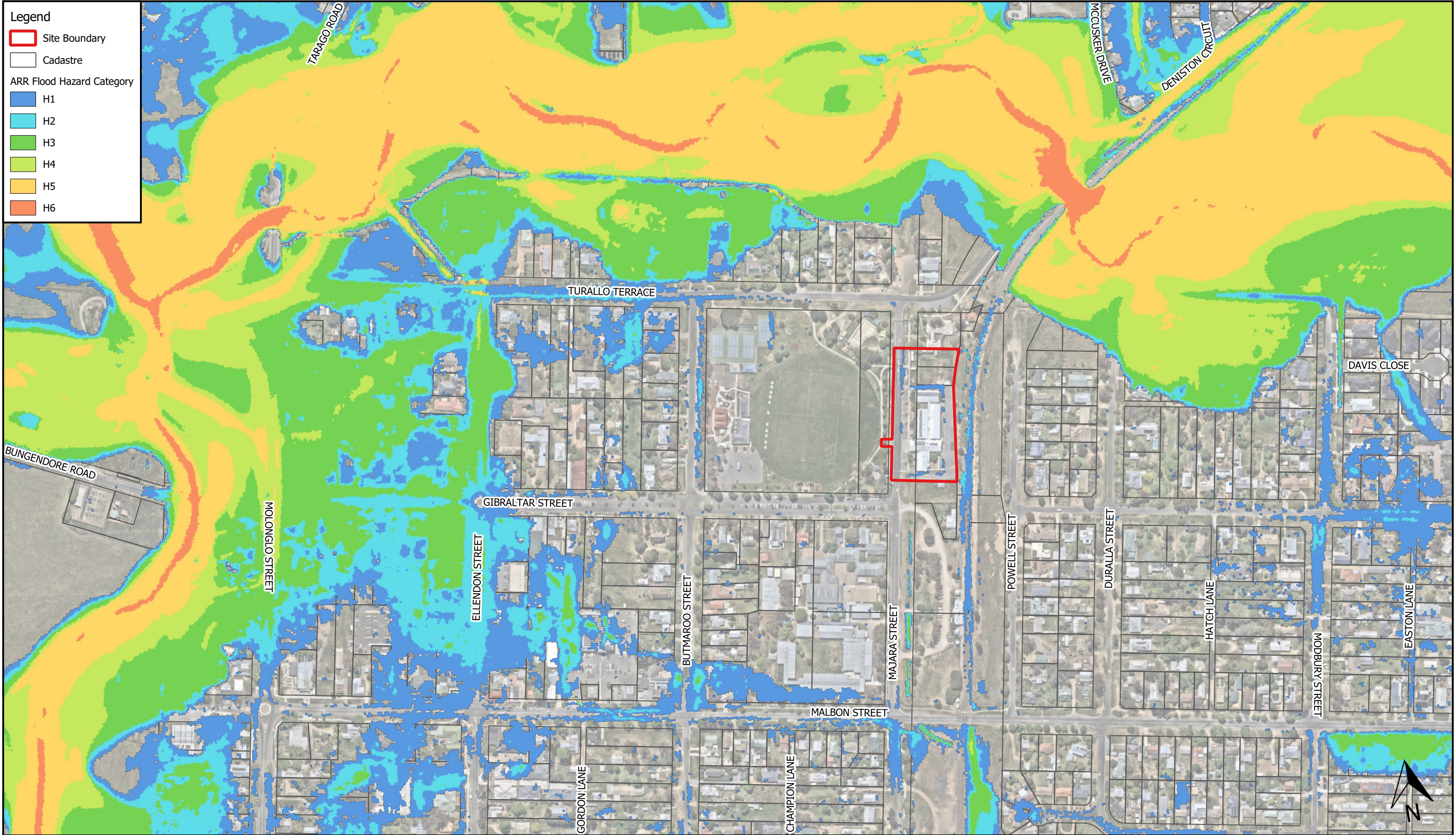
Viewport B

Notes:

- Aerial from Nearmap (2023).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps website.
- Flood results are considered valid for the subject site only and any offsite flooding may not be accurate.

Map Title / Figure:
**1% AEP Critical Duration Storm - Existing Scenario
Water Velocity**

FL02	Map
Majara St, Bungendore, NSW	Site
Temporary High School	Project
Flood Assessment	Sub-Project
Colliers	Client
07/04/2025	Date



0 40 80 120 160 200 m

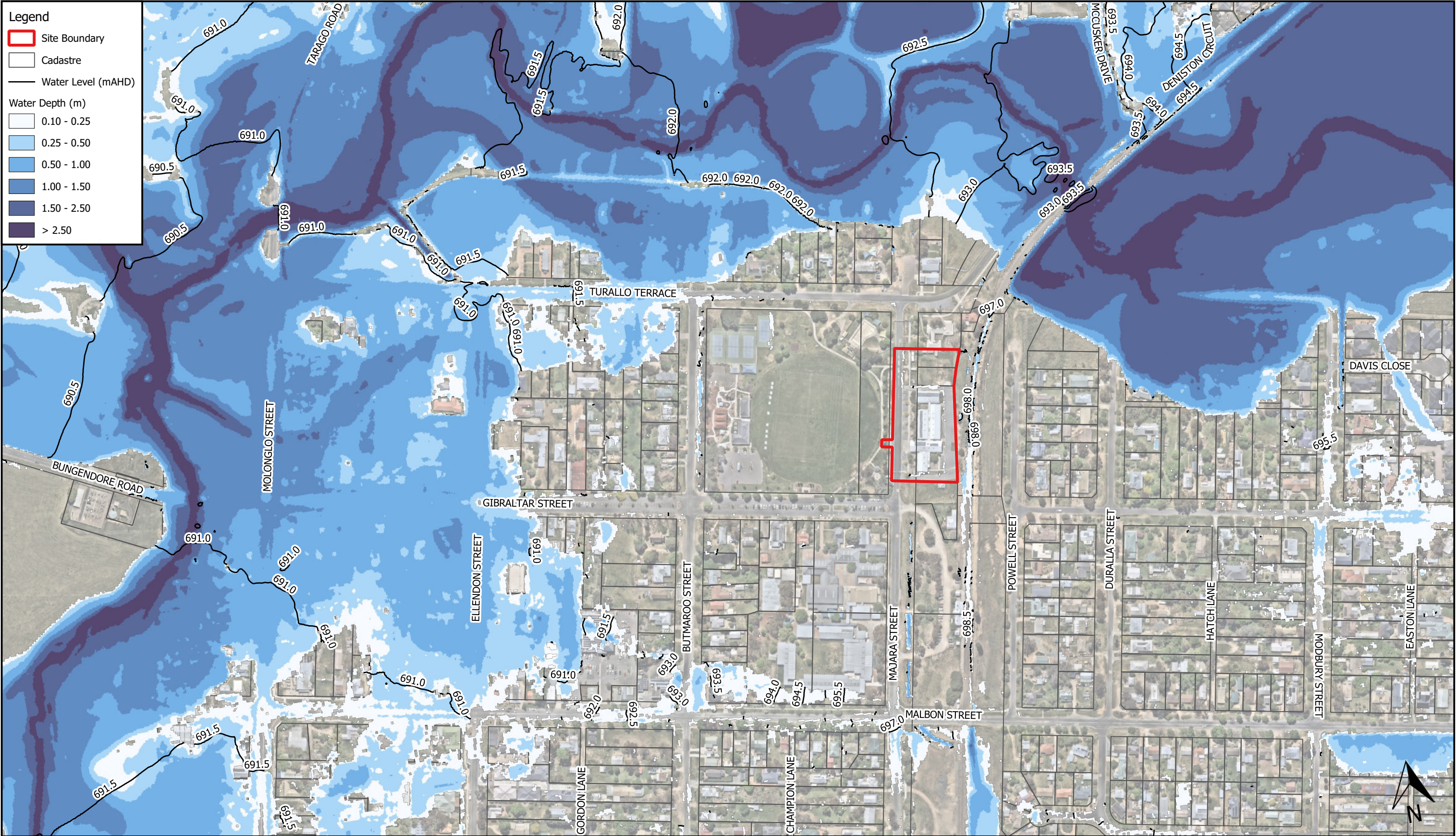
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Viewport B

Notes:
- Aerial from Nearmap (2023).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps website.
- Flood hazard categories based on Australian Rainfall and Runoff (2019) "A Guide to Flood Estimation" combined flood hazard categories.
- Flood results are considered valid for the subject site only and any offsite flooding may not be accurate.

Map Title / Figure:
**1% AEP Critical Duration Storm - Existing Scenario
ARR Flood Hazard Categories**

FL03	Map
Majara St, Bungendore, NSW	Site
Temporary High School	Project
Flood Assessment	Sub-Project
Colliers	Client
07/04/2025	Date



Legend

- Site Boundary
- Cadastre
- Water Level (mAHD)
- Water Depth (m)
 - 0.10 - 0.25
 - 0.25 - 0.50
 - 0.50 - 1.00
 - 1.00 - 1.50
 - 1.50 - 2.50
 - > 2.50

0 40 80 120 160 200 m

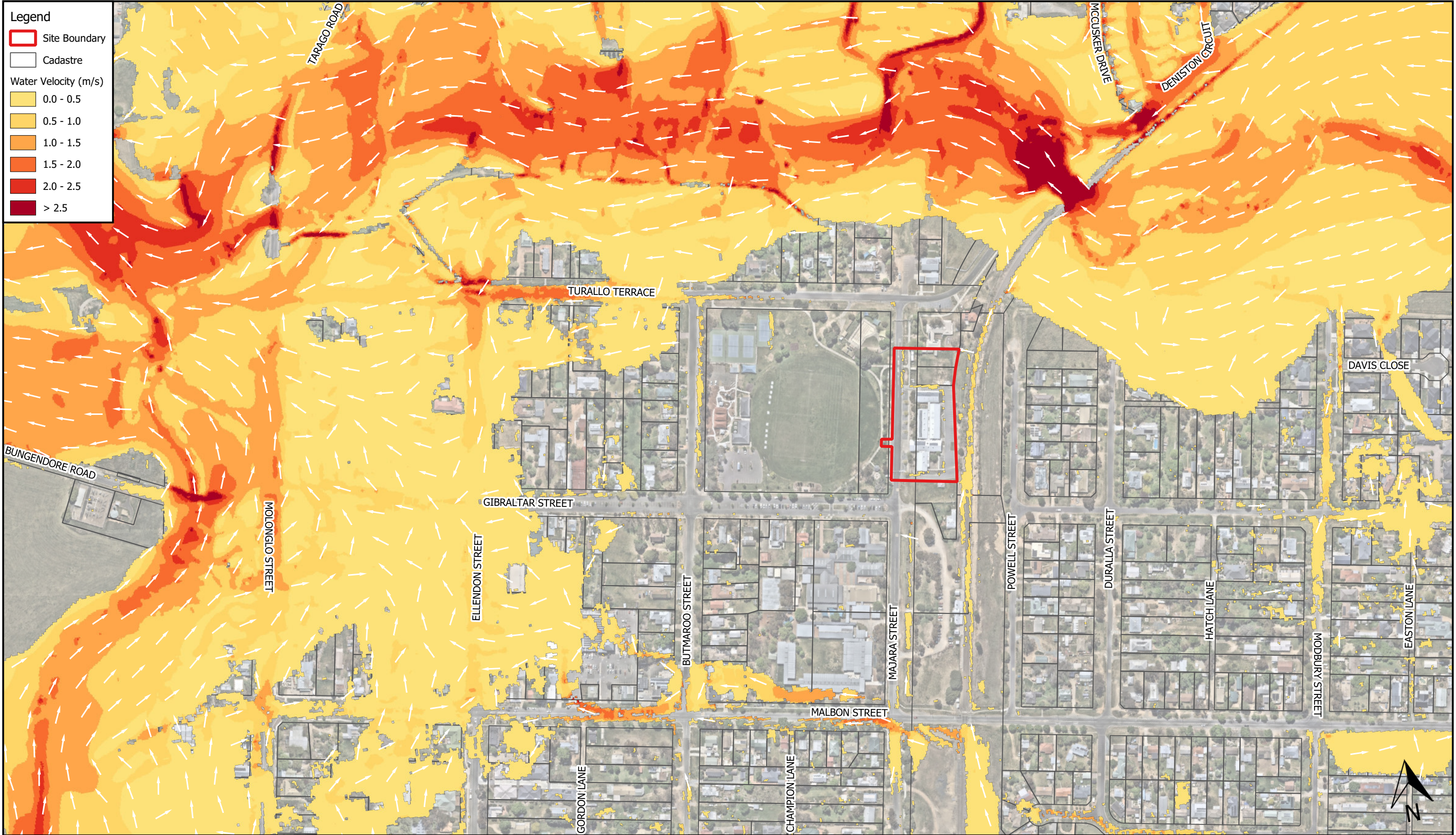
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Viewport B

Notes:
- Aerial from Nearmap (2023).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps website.
- Flood results are considered valid for the subject site only and any offsite flooding may not be accurate.

1% AEP Climate Change Critical Duration Storm - Existing Scenario
Water Level & Water Depth

FL04	Map
Majara St, Bungendore, NSW	Site
Temporary High School	Project
Flood Assessment	Sub-Project
Colliers	Client
07/04/2025	Date



0 40 80 120 160 200 m

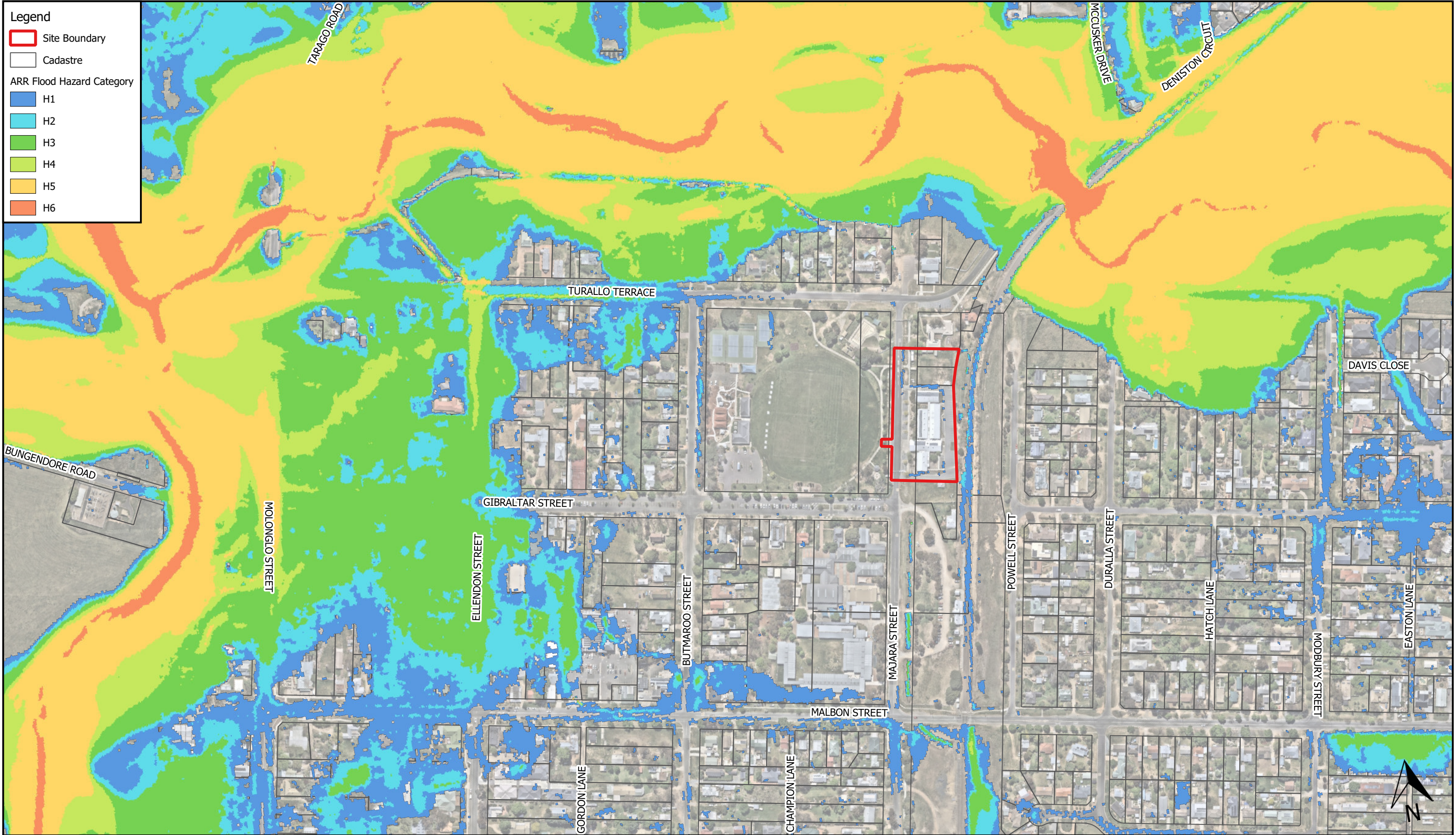
1:4000 @ A3

Viewport B

Notes:
- Aerial from Nearmap (2023).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps website.
- Flood results are considered valid for the subject site only and any offsite flooding may not be accurate.

1% AEP Climate Change Critical Duration Storm - Existing Scenario
Water Velocity

FL05	Map
Majara St, Bungendore, NSW	Site
Temporary High School	Project
Flood Assessment	Sub-Project
Colliers	Client
07/04/2025	Date



Legend

Site Boundary

Cadastre

ARR Flood Hazard Category

- H1
- H2
- H3
- H4
- H5
- H6

0 40 80 120 160 200 m

1:4000 @ A3

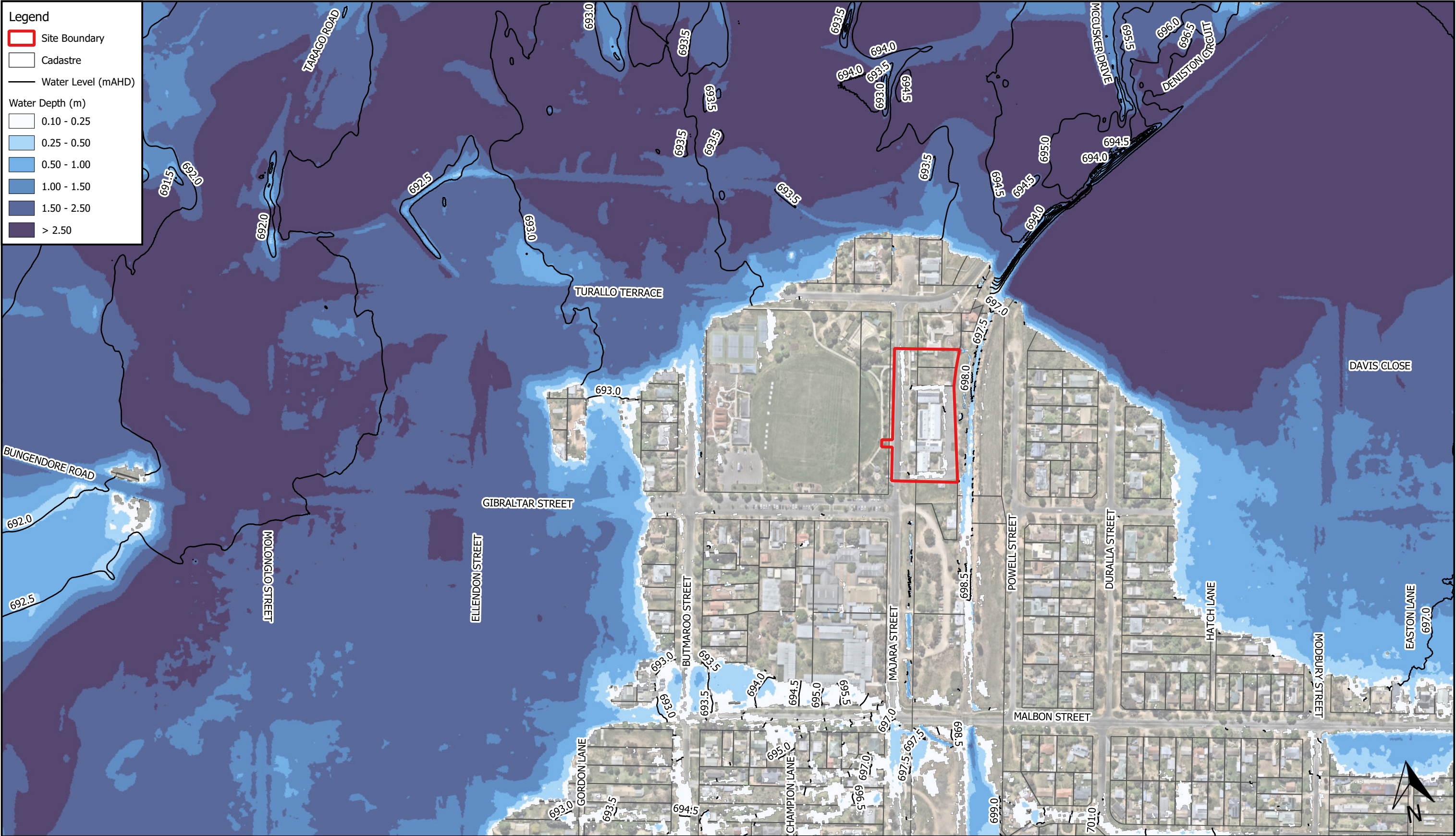
Viewport B

Notes:

- Aerial from Nearmap (2023).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps website.
- Flood hazard categories based on Australian Rainfall and Runoff (2019) "A Guide to Flood Estimation" combined flood hazard categories.
- Flood results are considered valid for the subject site only and any offsite flooding may not be accurate.

1% AEP Climate Change Critical Duration Storm - Existing Scenario
ARR Flood Hazard Categories

FL06	Map
Majara St, Bungendore, NSW	Site
Temporary High School	Project
Flood Assessment	Sub-Project
Colliers	Client
07/04/2025	Date



0 40 80 120 160 200 m

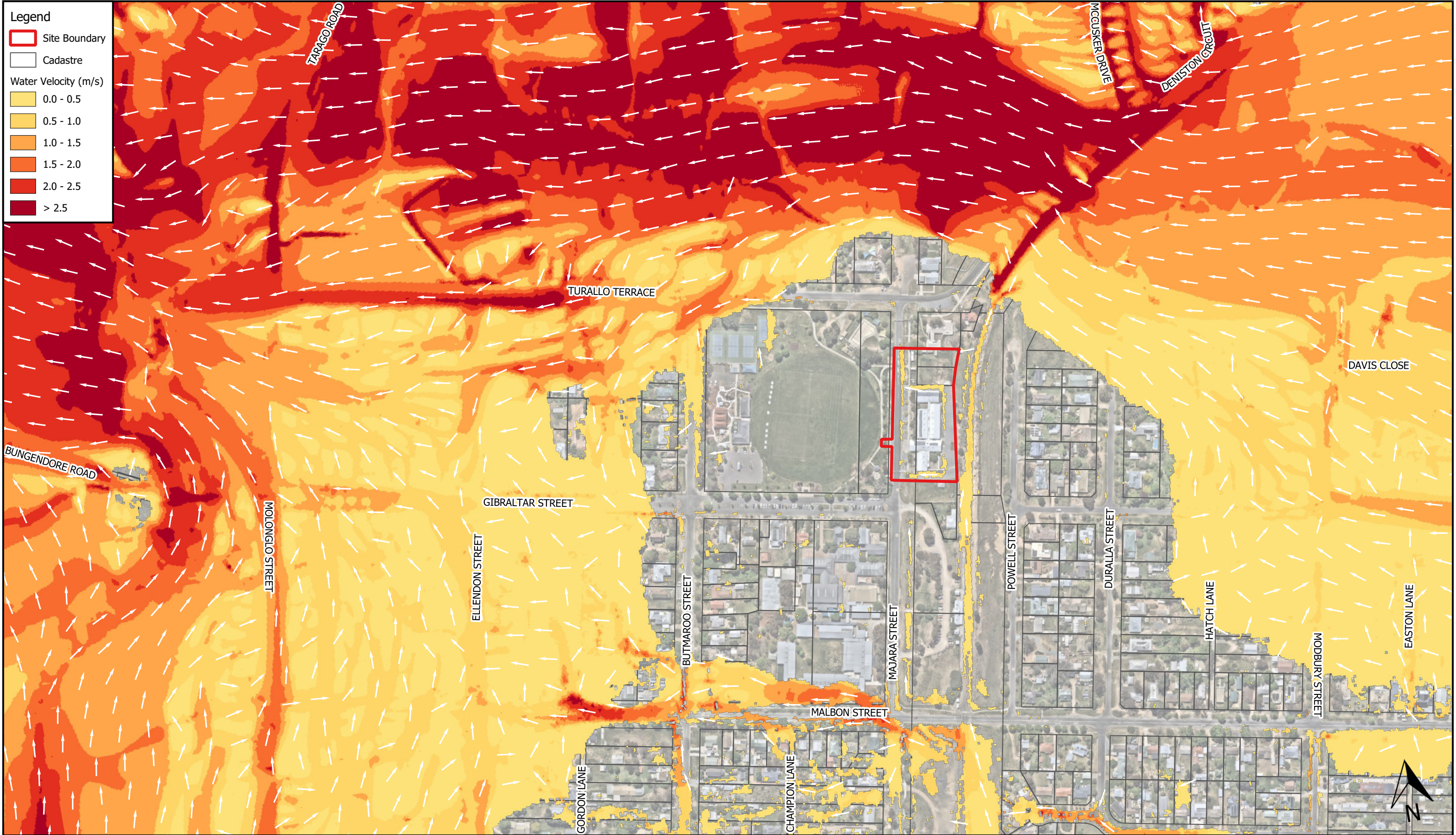
1:4000 @ A3

Viewport B

Notes:
- Aerial from Nearmap (2023).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps website.
- Flood results are considered valid for the subject site only and any offsite flooding may not be accurate.

PMF Critical Duration Storm - Existing Scenario
Water Level & Water Depth

FL07	Map
Majara St, Bungendore, NSW	Site
Temporary High School	Project
Flood Assessment	Sub-Project
Colliers	Client
07/04/2025	Date



0 40 80 120 160 200 m

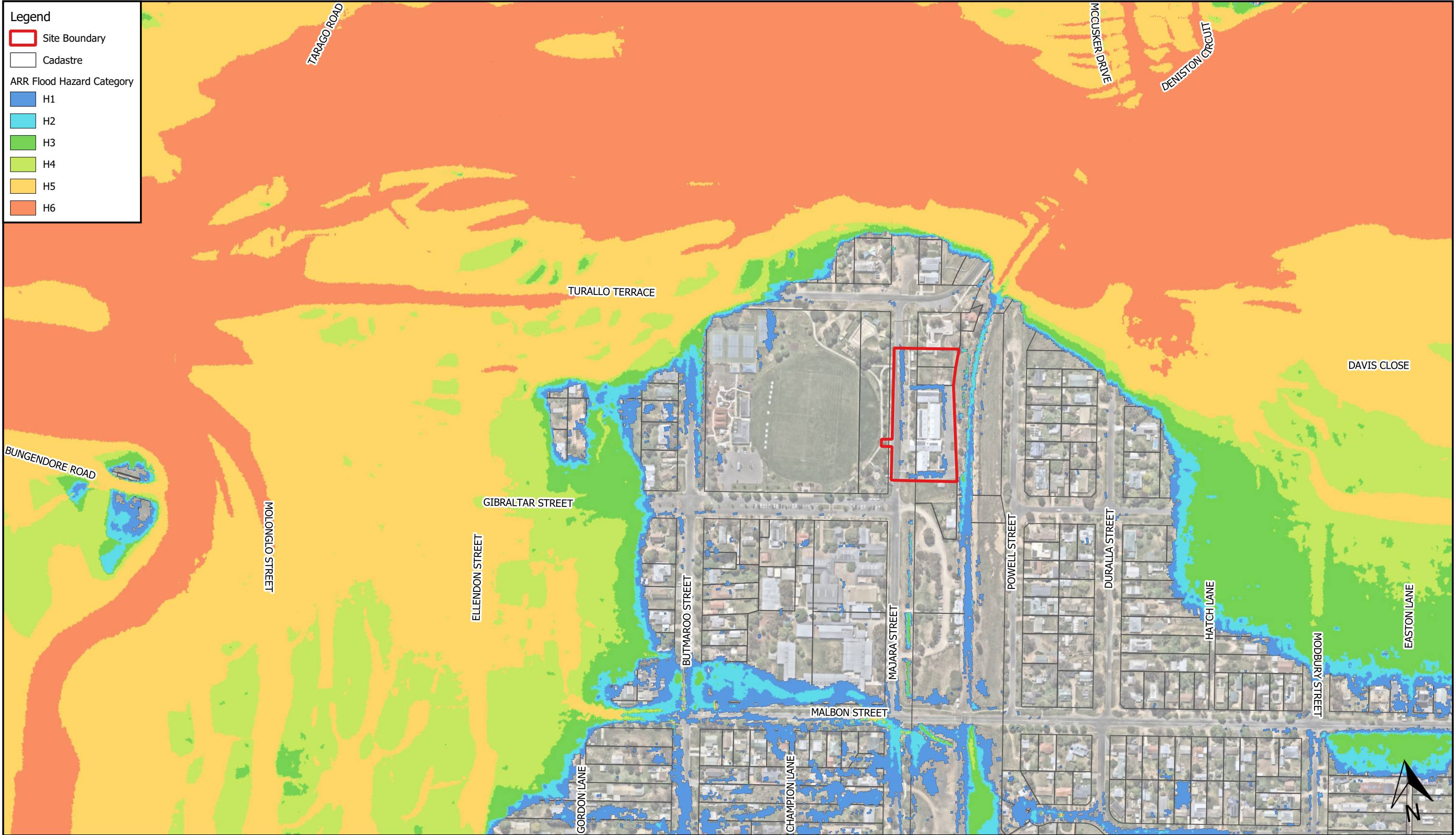
1:4000 @ A3

Viewport B

Notes:
- Aerial from Nearmap (2023).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps website.
- Flood results are considered valid for the subject site only and any offsite flooding may not be accurate.

Map Title / Figure:
**PMF Critical Duration Storm - Existing Scenario
Water Velocity**

FL08	Map
Majara St, Bungendore, NSW	Site
Temporary High School	Project
Flood Assessment	Sub-Project
Colliers	Client
07/04/2025	Date



Legend

Site Boundary

Cadastre

ARR Flood Hazard Category

H1

H2

H3

H4

H5

H6

0 40 80 120 160 200 m

1:4000 @ A3

Viewport B

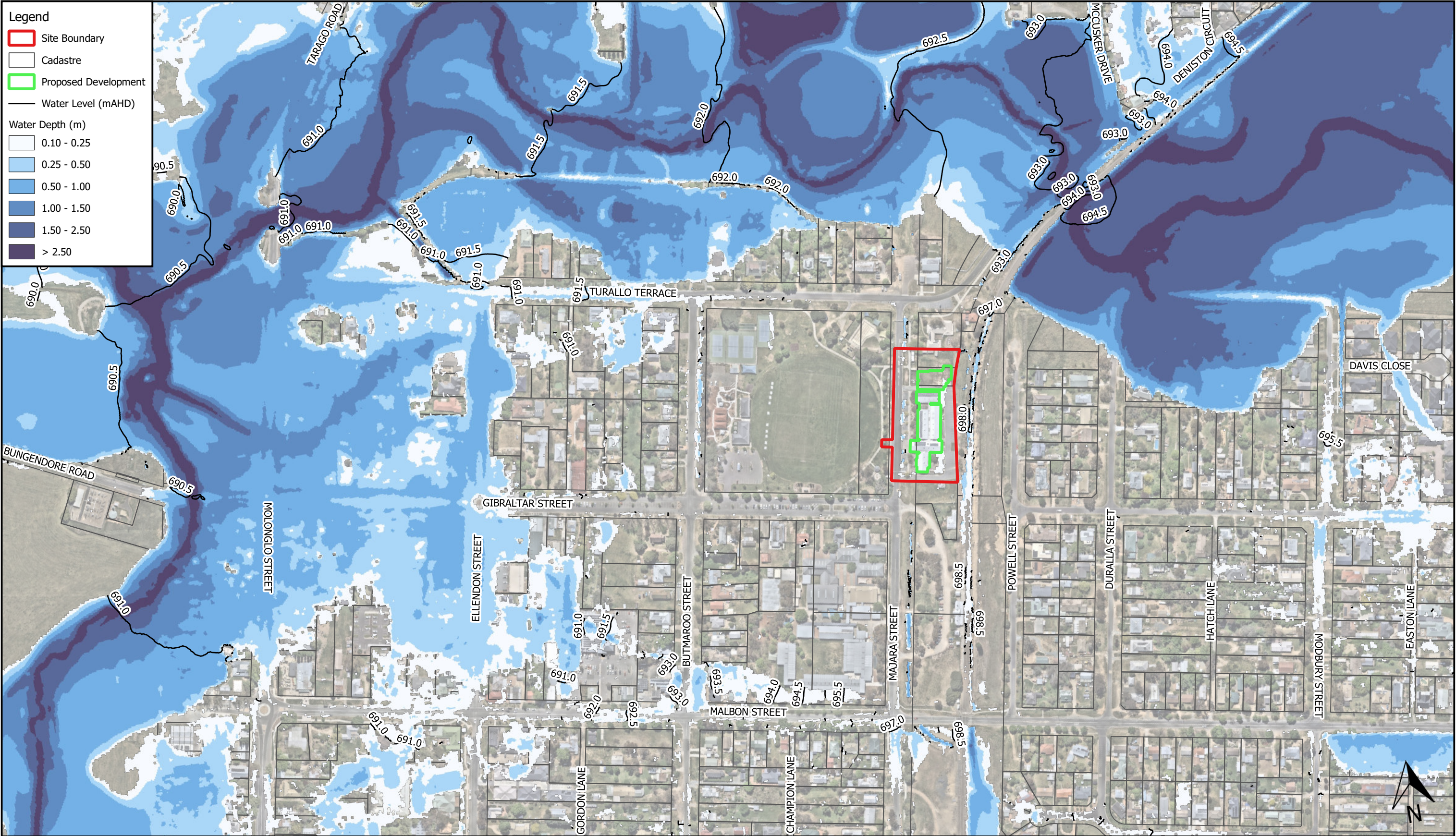
Notes:

- Aerial from Nearmap (2023).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps website.
- Flood hazard categories based on Australian Rainfall and Runoff (2019) "A Guide to Flood Estimation" combined flood hazard categories.
- Flood results are considered valid for the subject site only and any offsite flooding may not be accurate.

Map Title / Figure:

PMF Critical Duration Storm - Existing Scenario ARR Flood Hazard Categories

FL09	Map
Majara St, Bungendore, NSW	Site
Temporary High School	Project
Flood Assessment	Sub-Project
Colliers	Client
07/04/2025	Date



0 40 80 120 160 200 m

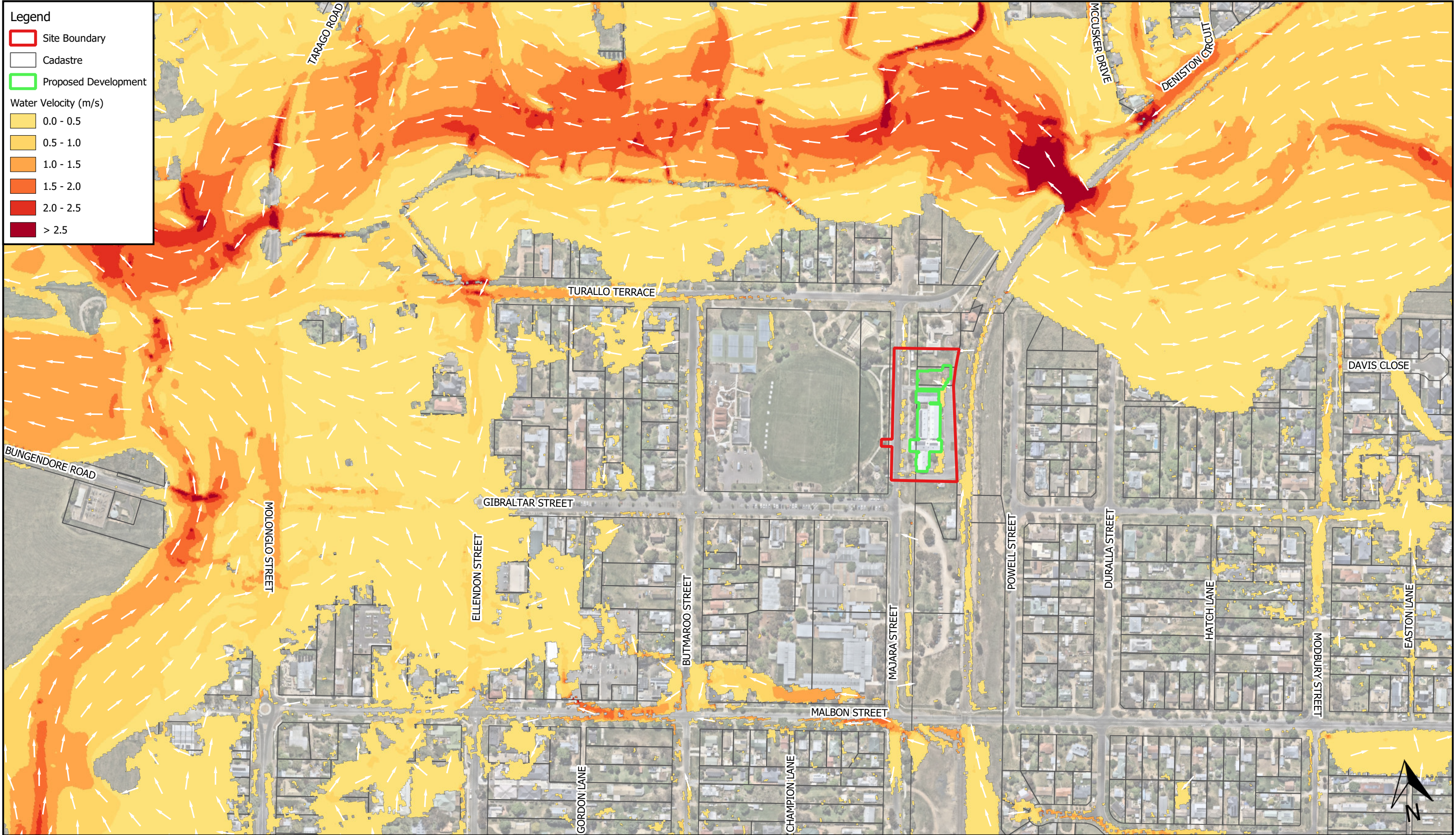
1:4000 @ A3

Viewport B

Notes:
- Aerial from Nearmap (2023).
- Cadastral from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps website.
- Flood results are considered valid for the subject site only and any offsite flooding may not be accurate.

1% AEP Critical Duration Storm - Proposed Scenario
Water Level & Water Depth

FL10	Map
Majara St, Bungendore, NSW	Site
Temporary High School	Project
Flood Assessment	Sub-Project
Colliers	Client
07/04/2025	Date



Legend

Site Boundary

Cadastre

Proposed Development

Water Velocity (m/s)

0.0 - 0.5

0.5 - 1.0

1.0 - 1.5

1.5 - 2.0

2.0 - 2.5

> 2.5

0 40 80 120 160 200 m

1:4000 @ A3

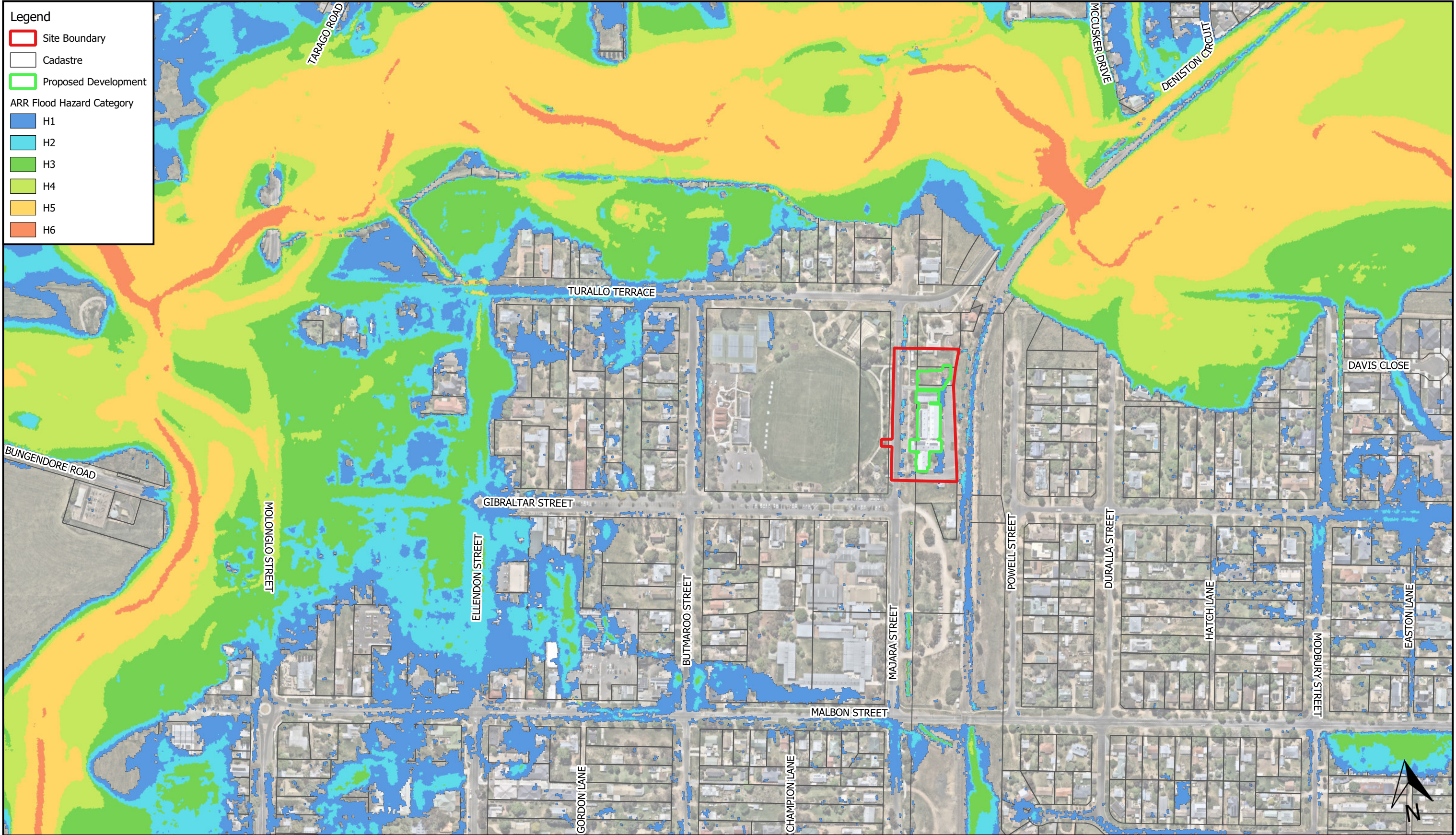
Viewport B

Notes:

- Aerial from Nearmap (2023).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps website.
- Flood results are considered valid for the subject site only and any offsite flooding may not be accurate.

Map Title / Figure:
**1% AEP Critical Duration Storm - Proposed Scenario
Water Velocity**

FL11	Map
Majara St, Bungendore, NSW	Site
Temporary High School	Project
Flood Assessment	Sub-Project
Colliers	Client
07/04/2025	Date



Legend

- Site Boundary
- Cadastre
- Proposed Development
- ARR Flood Hazard Category
 - H1
 - H2
 - H3
 - H4
 - H5
 - H6

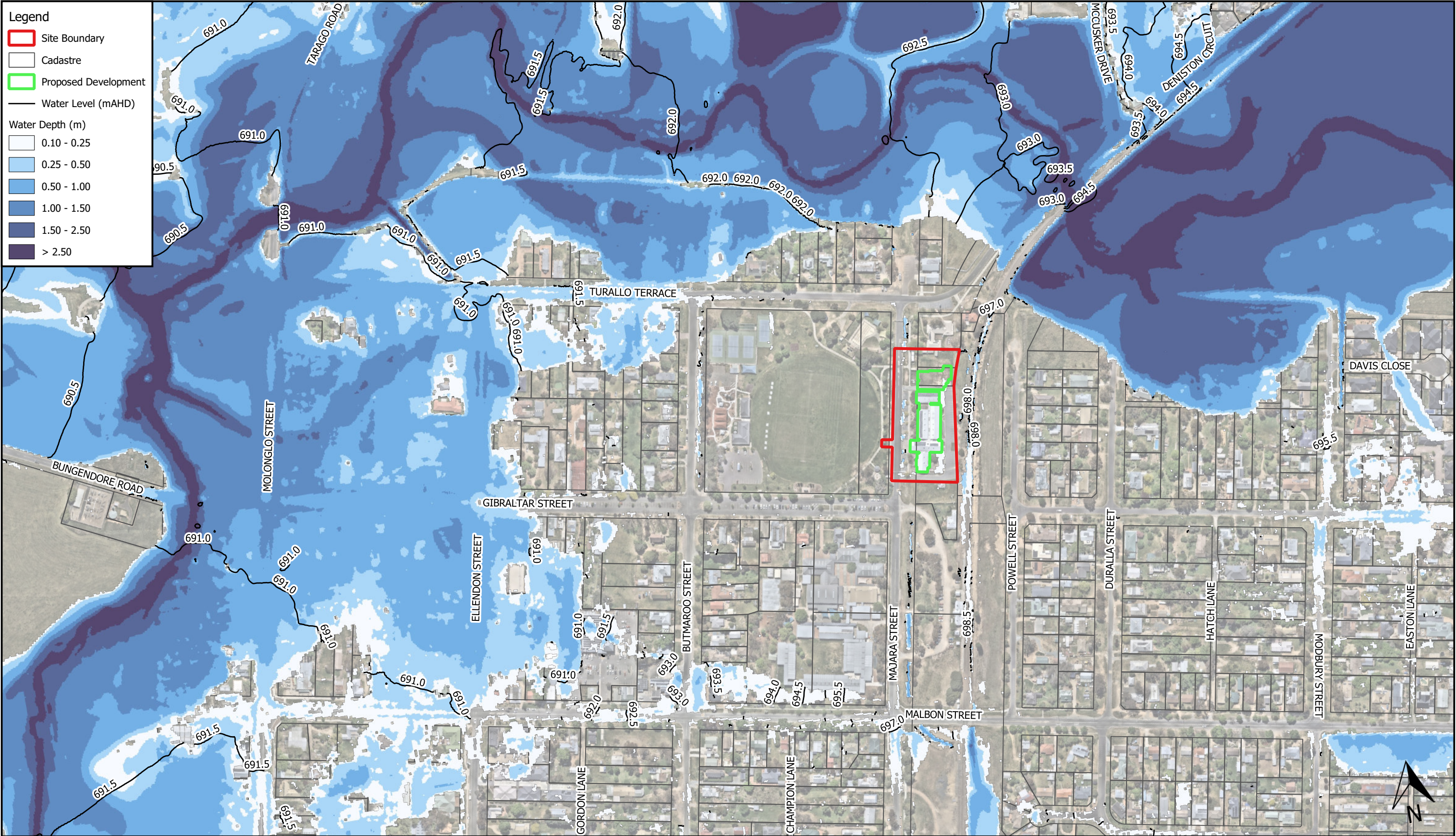
0 40 80 120 160 200 m

1:4000 @ A3
Viewport B

Notes:
- Aerial from Nearmap (2023).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps website.
- Flood hazard categories based on Australian Rainfall and Runoff (2019) "A Guide to Flood Estimation" combined flood hazard categories.
- Flood results are considered valid for the subject site only and any offsite flooding may not be accurate.

1% AEP Critical Duration Storm - Proposed Scenario
ARR Flood Hazard Categories

FL12	Map
Majara St, Bungendore, NSW	Site
Temporary High School	Project
Flood Assessment	Sub-Project
Colliers	Client
07/04/2025	Date



0 40 80 120 160 200 m

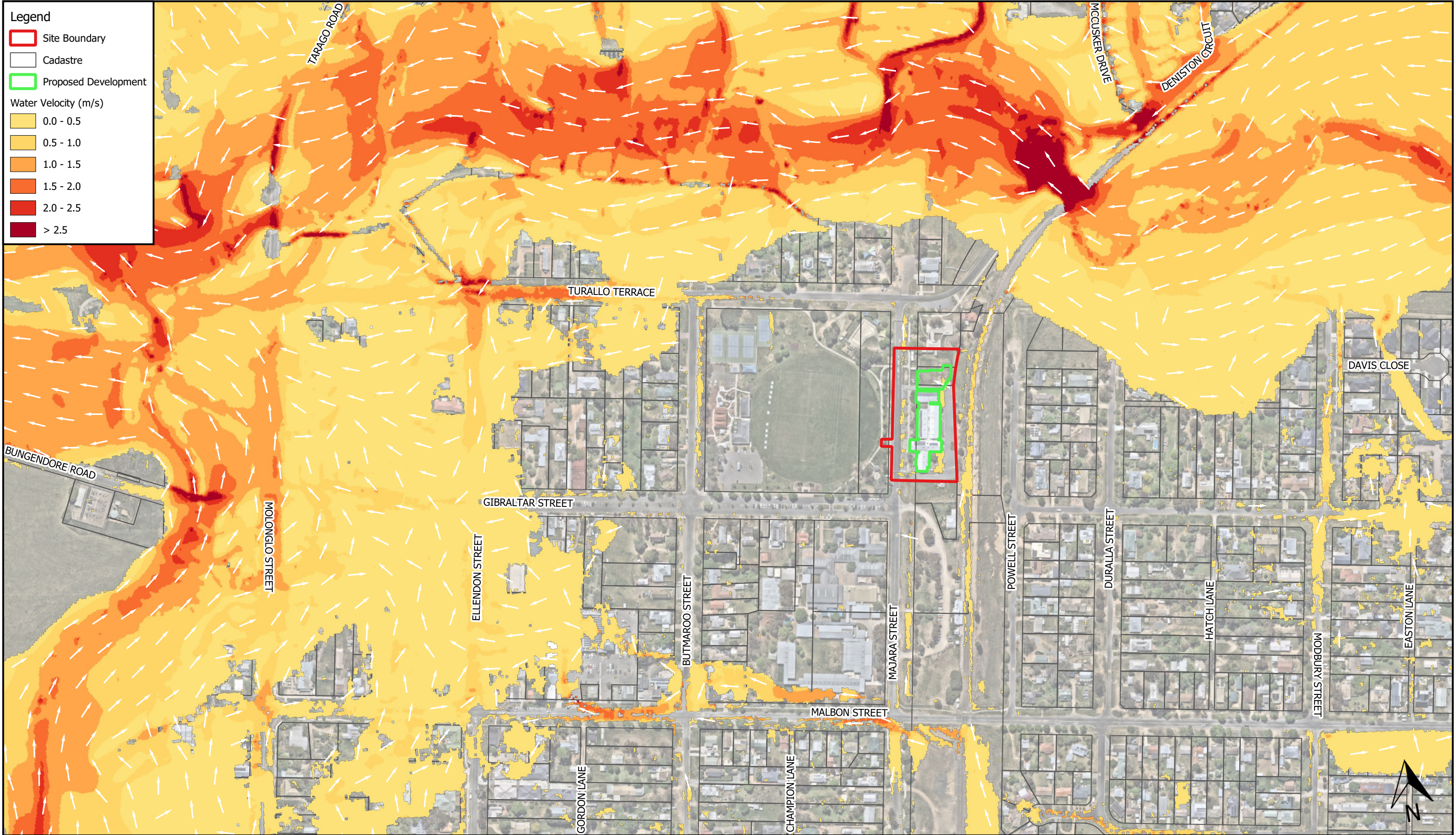
1:4000 @ A3

Viewport B

Notes:
- Aerial from Nearmap (2023).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps website.
- Flood results are considered valid for the subject site only and any offsite flooding may not be accurate.

1% AEP Climate Change Critical Duration Storm - Proposed Scenario
Water Level & Water Depth

FL13	Map
Majara St, Bungendore, NSW	Site
Temporary High School	Project
Flood Assessment	Sub-Project
Colliers	Client
07/04/2025	Date



Legend

- Site Boundary
- Cadastre
- Proposed Development
- Water Velocity (m/s)
 - 0.0 - 0.5
 - 0.5 - 1.0
 - 1.0 - 1.5
 - 1.5 - 2.0
 - 2.0 - 2.5
 - > 2.5

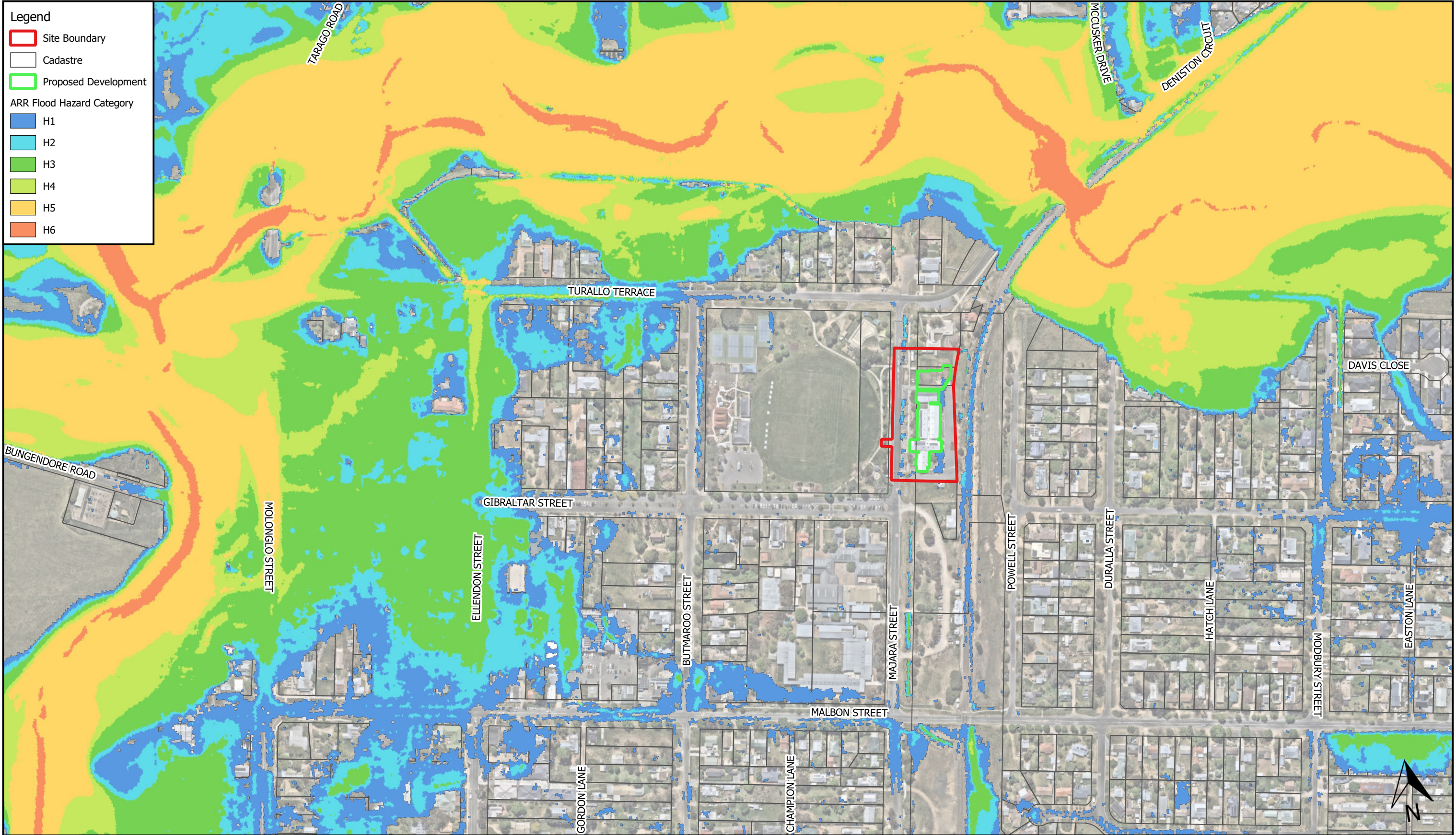
0 40 80 120 160 200 m

1:4000 @ A3
Viewport B

Notes:
- Aerial from Nearmap (2023).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps website.
- Flood results are considered valid for the subject site only and any offsite flooding may not be accurate.

1% AEP Climate Change Critical Duration Storm - Proposed Scenario
Water Velocity

FL14	Map
Majara St, Bungendore, NSW	Site
Temporary High School	Project
Flood Assessment	Sub-Project
Colliers	Client
07/04/2025	Date



0 40 80 120 160 200 m

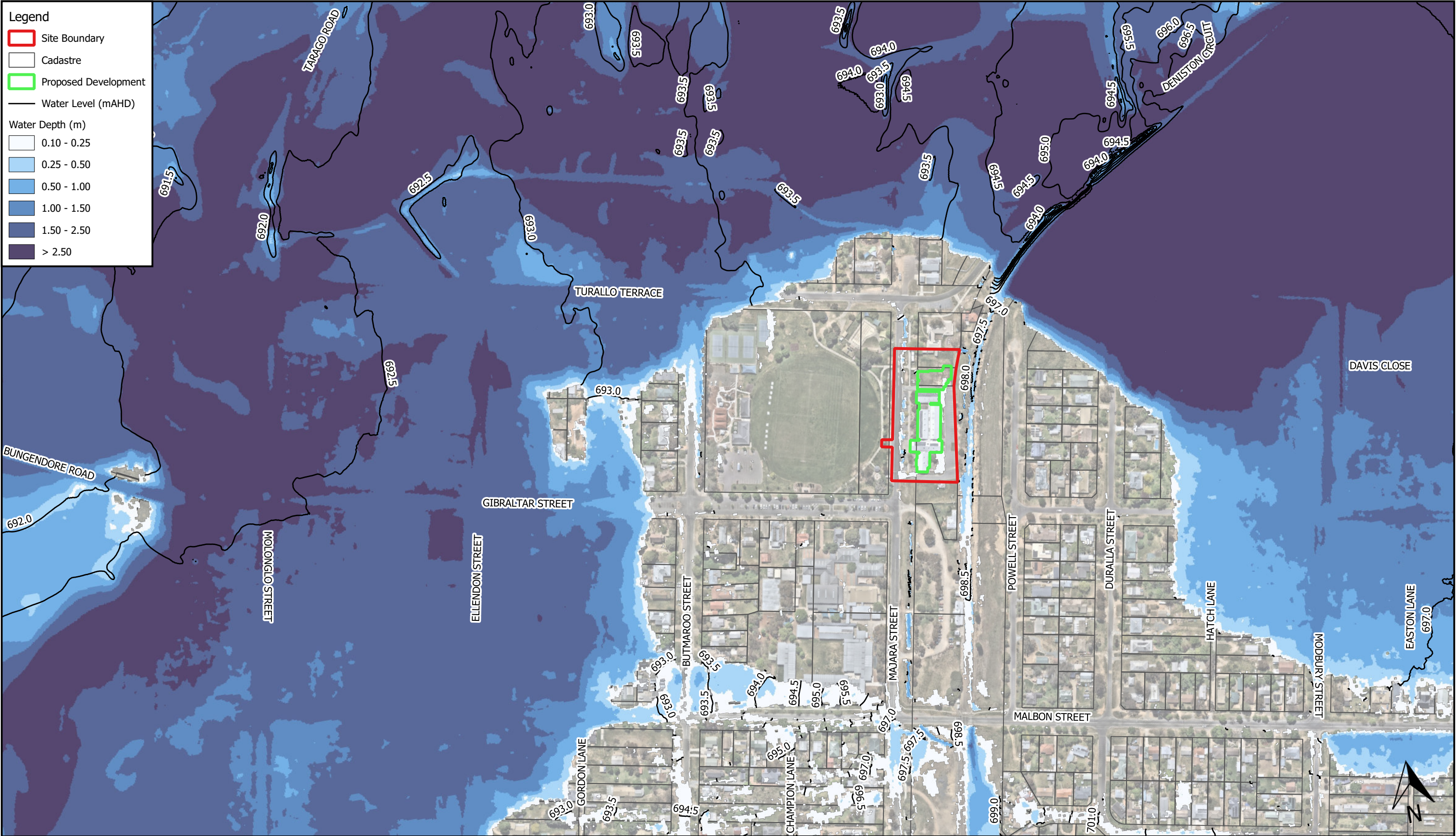
1:4000 @ A3

Viewport B

Notes:
- Aerial from Nearmap (2023).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps website.
- Flood hazard categories based on Australian Rainfall and Runoff (2019) "A Guide to Flood Estimation" combined flood hazard categories.
- Flood results are considered valid for the subject site only and any offsite flooding may not be accurate.

1% AEP Climate Change Critical Duration Storm - Proposed Scenario
ARR Flood Hazard Categories

FL15	Map
Majara St, Bungendore, NSW	Site
Temporary High School	Project
Flood Assessment	Sub-Project
Colliers	Client
07/04/2025	Date



0 40 80 120 160 200 m

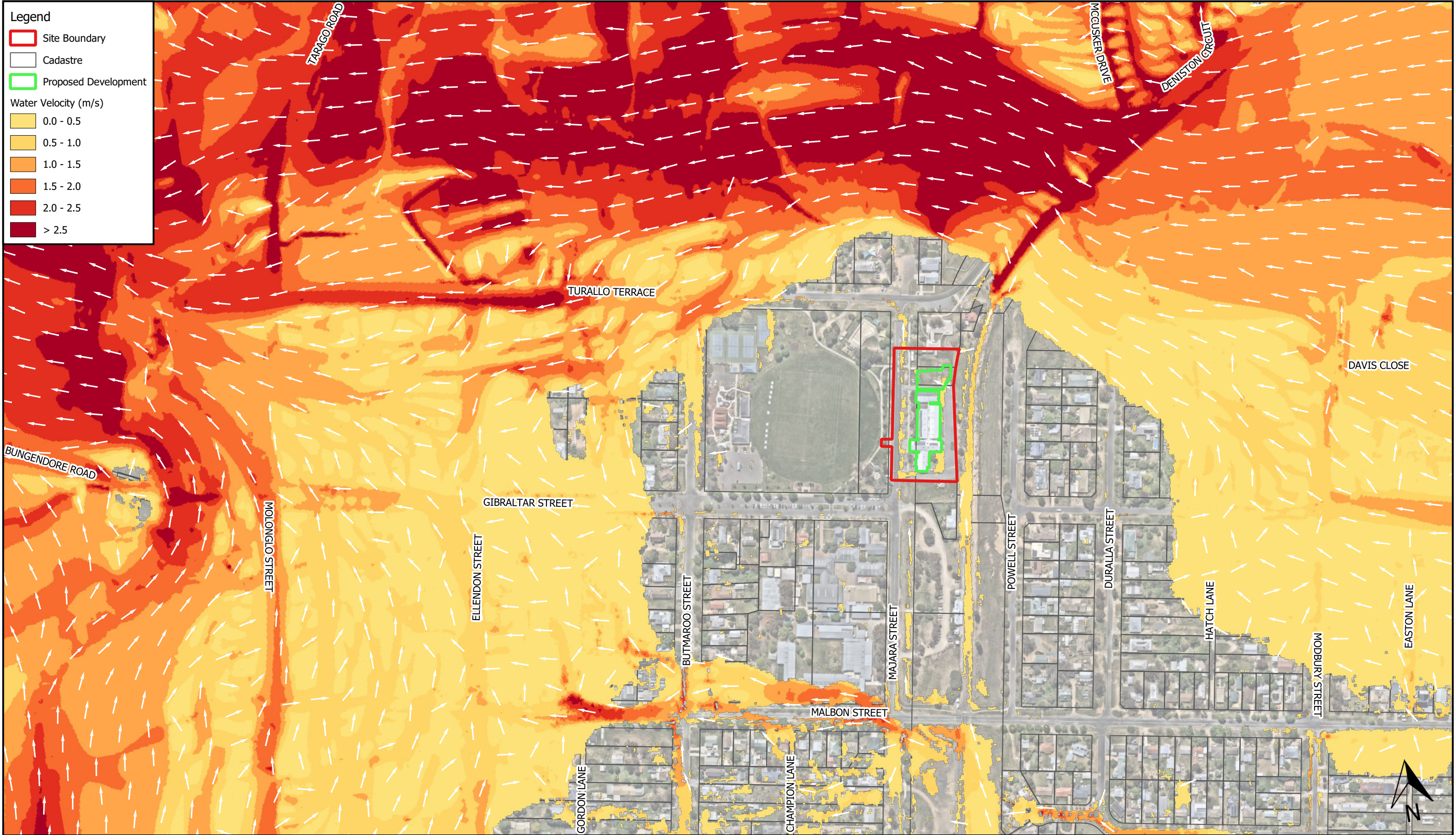
1:4000 @ A3

Viewport B

Notes:
- Aerial from Nearmap (2023).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps website.
- Flood results are considered valid for the subject site only and any offsite flooding may not be accurate.

PMF Critical Duration Storm - Proposed Scenario
Water Level & Water Depth

FL16	Map
Majara St, Bungendore, NSW	Site
Temporary High School	Project
Flood Assessment	Sub-Project
Colliers	Client
07/04/2025	Date



Legend

Site Boundary

Cadastre

Proposed Development

Water Velocity (m/s)

0.0 - 0.5

0.5 - 1.0

1.0 - 1.5

1.5 - 2.0

2.0 - 2.5

> 2.5

0 40 80 120 160 200 m

1:4000 @ A3

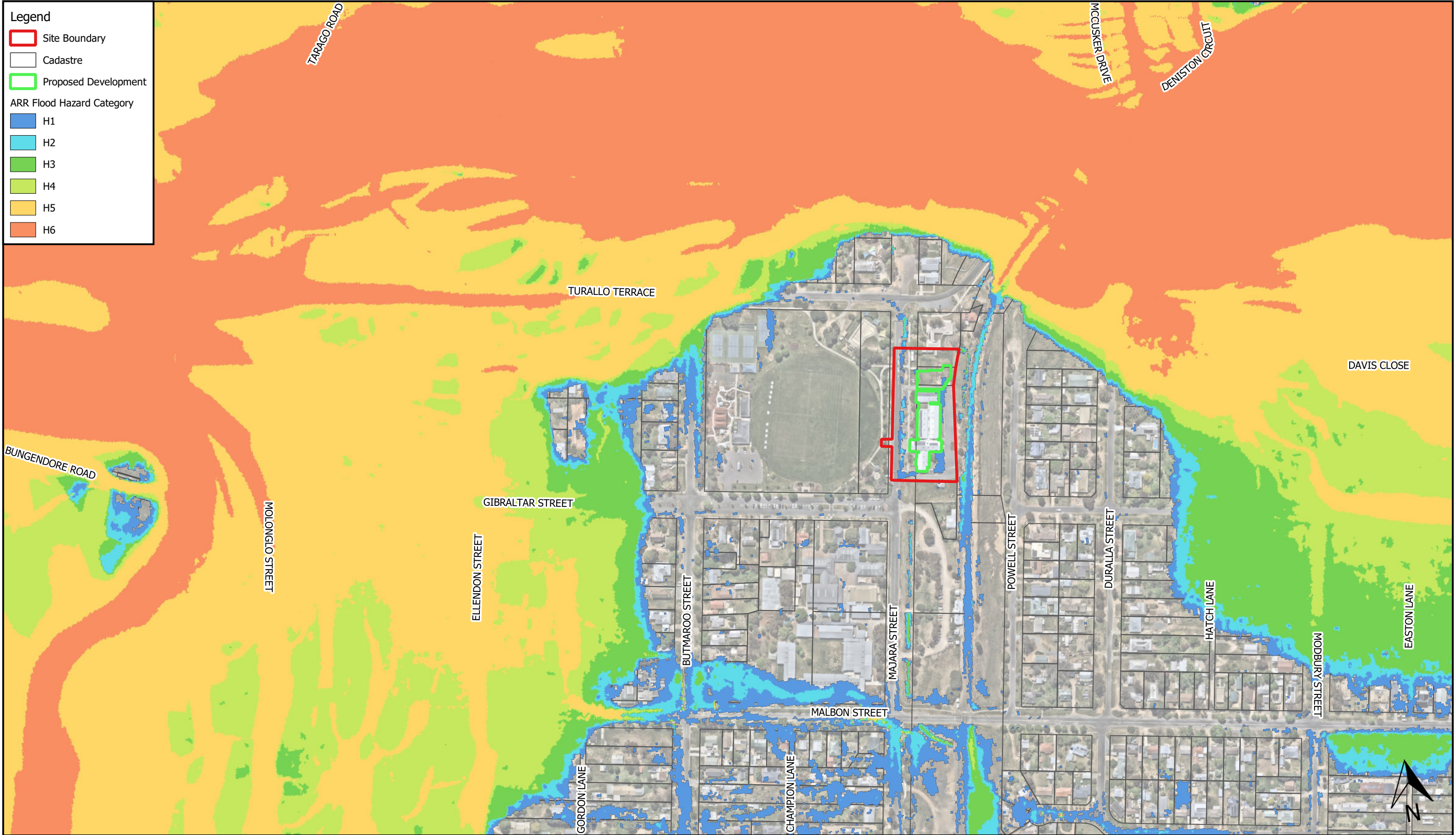
Viewport B

Notes:

- Aerial from Nearmap (2023).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps website.
- Flood results are considered valid for the subject site only and any offsite flooding may not be accurate.

Map Title / Figure:
**PMF Critical Duration Storm - Proposed Scenario
Water Velocity**

FL17	Map
Majara St, Bungendore, NSW	Site
Temporary High School	Project
Flood Assessment	Sub-Project
Colliers	Client
07/04/2025	Date



Legend

Site Boundary

Cadastre

Proposed Development

ARR Flood Hazard Category

H1

H2

H3

H4

H5

H6

0 40 80 120 160 200 m

1:4000 @ A3

Viewport B

Notes:

- Aerial from Nearmap (2023).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps website.
- Flood hazard categories based on Australian Rainfall and Runoff (2019) "A Guide to Flood Estimation" combined flood hazard categories.
- Flood results are considered valid for the subject site only and any offsite flooding may not be accurate.

Map Title / Figure:

PMF Critical Duration Storm - Proposed Scenario ARR Flood Hazard Categories

FL18	Map
Majara St, Bungendore, NSW	Site
Temporary High School	Project
Flood Assessment	Sub-Project
Colliers	Client
07/04/2025	Date