

Ref: SY171126



13 March 2021

Harrington Custodian Pty Ltd,  
3A Macquarie Street,  
Sydney, NSW, 2000

Attn: Mr Trevor Byles

Dear Trevor

Suite 2, Level 1  
33 Herbert Street  
St Leonards NSW 2065

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F 02 9438 5398

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**ENGINEERS  
MANAGERS  
INFRASTRUCTURE  
PLANNERS  
DEVELOPMENT  
CONSULTANTS**

## **RE REVISED PRELIMINARY FLOOD INVESTIGATION - FAIRFIELD FORUM SHOPPING CENTRE**

### **1.0 INTRODUCTION**

ACOR Consultants have been engaged to prepare flooding advice for the Fairfield Forum Shopping Centre master planning stage.

This report has been undertaken with the intention of providing preliminary advice with regards to master planning of Fairfield Forum Shopping Centre in conjunction with Fairfield City Centre Urban Design Study. Fairfield City Council have identified that the site is within the Prospect Creek Catchment and is affected by overland and mainstream flooding.

### **2.0 SITE CHARACTERISTICS**

#### **2.1 Existing Site Conditions**

The existing site consists of multiple off-street open carparks, retail shopping and general commercial buildings located within the vicinity of Fairfield Forum Shopping Centre Precinct. The site is bounded to the north by Cunninghame Street, to the east by Residential housing and Smart Street, to the south by Nelson Street and to the west by Station Street.



**Figure 1 Site Locality Plan**

## **2.2 Proposed Master planning**

The site is the subject of Fairfield City Urban Design Study (27 March 2018) which covers proposed Fairfield City Centre revitalisations. Specific to the site, it would include the redistribution of land use to include a range of retail and mixed-use shops, shop top housing and residential flat building opportunities. These changes would likely impact on the current open car park scheme and alter flood flows to the south.



**Figure 2 General Masterplan prepared by Rothelowman**

### 3.0 FLOOD INFORMATION

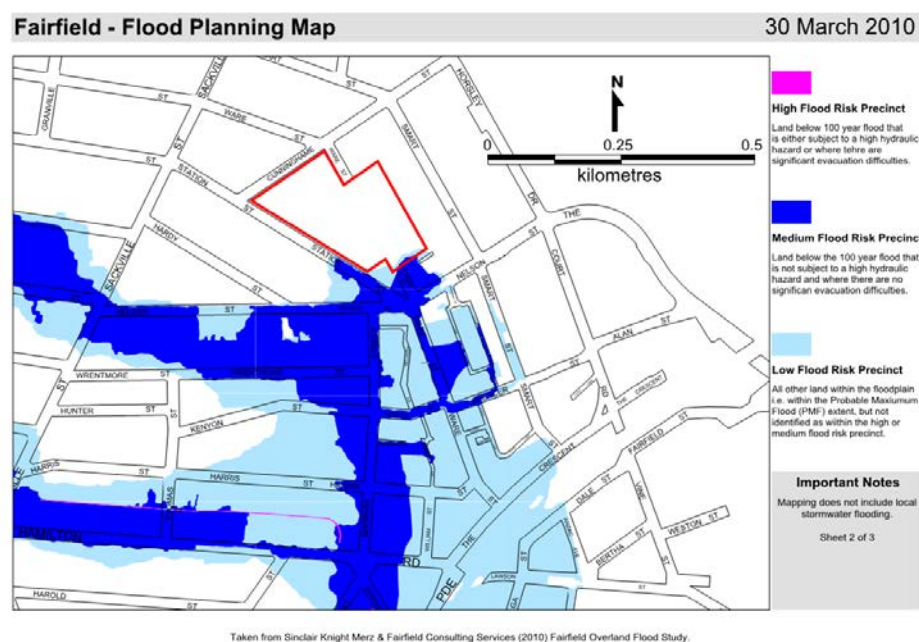
#### 3.1 Flood Behaviour

The subject site is located within the Prospect Creek Catchment within the Fairfield LGA. An overland flood study of Fairfield City ("Fairfield Overland Flood Study") has been previously prepared by Sinclair Knight Merz and Fairfield Consulting Services (2010) to define overland flood behaviour for the study area.

The Overland Flood Study has identified that the subject site is partially within the medium flood risk precinct, being land below the 100-year ARI flood event that is not subject to a high hydraulic hazard. The site remains largely unaffected by overland flows except within the southern central portion of the site (adjacent to the corner of Nelson St, Ware St, and Station St).

Site observations of the Fairfield Forum Shopping Centre and surrounding contributing catchment indicates that the catchment is almost 100% impervious, thus promoting Stormwater runoff and overland flows to downstream portions of the catchment. Overland flows are generally directed northward along Barbara Street and Ware Street towards Nelson Street. A localised low point is located along Nelson Street, directly in front of Ware Street Plaza (as per current conditions). The overland flow path of flood waters into the Shopping Precinct will be northward through Ware Street Plaza into the adjacent car parking area where the proposed master planning will be affected.

We note that the Overland Flood Study undertaken generally aligns with our site observations of the catchment, as shown in the flow path from Flood Planning Map extract in Figure 3 below.

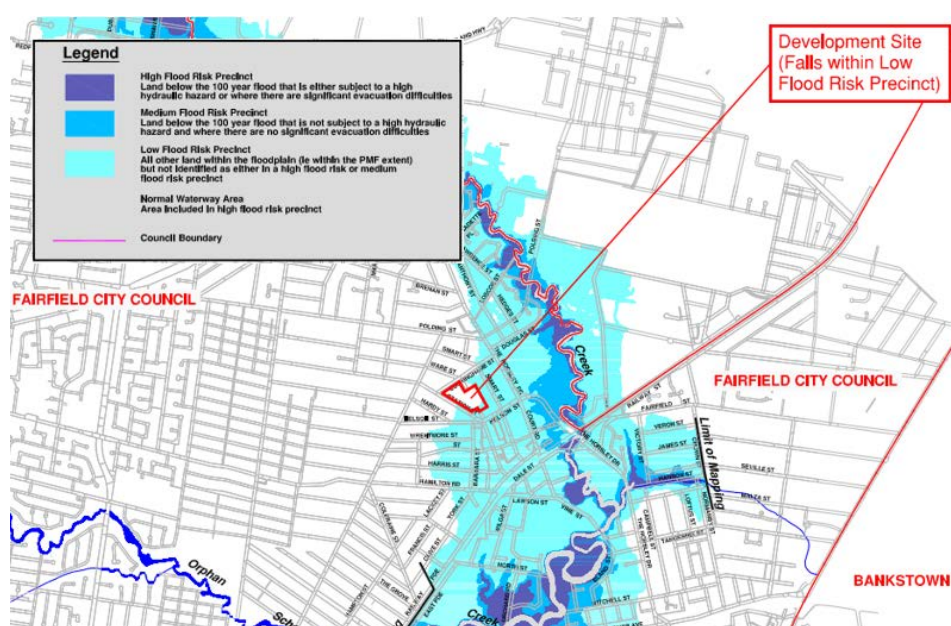


**Figure 3 Flood Planning Map (Overland)**



We note that the separate flood study for Prospect Creek ("Prospect Creek Floodplain Management Plan, Flood Study Review") prepared by Bewsher Consulting (2006) has also identified the proposed development as affected by mainstream flooding.

The Mainstream Flood Study has identified that the subject site is partially within the low flood risk precinct, being land above the 100-year ARI flood event but within the extent of the probable maximum flood. The site remains largely unaffected by mainstream flooding except within the southern central portion of the site (adjacent to the corner of Nelson St, Ware St and Station St) and the northern portion of the site (running parallel to Smart St).



**Figure 4 Flood Precinct Planning Map (Mainstream)**

### 3.2 Flood Levels

A previous Flood Information Sheet for the Fairfield Forum Shopping was issued by Fairfield City Council dated 9 April 2021.

The Flood Information Sheet mainstream flood levels (m AHD) for the following flood events:

- 20-year ARI Flood Event = Site not impacted
- 100-year ARI Flood Event = Site not impacted
- Probable Maximum Flood (PMF) = 12.6 – 13.0 m



The Flood Information Sheet provides overland flood levels (m AHD) for the following flood events:

- 20-year ARI Flood Event = 11.3 – 11.8 m
- 100-year ARI Flood Event = 11.3 – 11.9 m
- Probable Maximum Flood (PMF) = 11.5 – 12.2 m

The Fairfield Overland Flood Study (2010) identifies that for commercial and industrial developments in low flood risk precincts, a Flood Planning Level (FPL) for habitable areas should equal to the 100-year ARI flood level plus 500mm freeboard. The flood planning level for non – habitable areas should equal the 100-year ARI flood level plus 500mm freeboard wherever possible, otherwise no lower than the 20-year flood level.

As the 100-year ARI flood event regarding mainstream flooding is not applicable for the development site, that is, no flooding will occur within the site, the overland flood levels will govern. Taking the worst-case flood level for the site's 100-year ARI flood event (i.e. flood level of RL 11.9 m) a FPL of RL 12.4 m should be adopted for habitable floor levels affected by flooding.

When considering non-habitable floor levels in conjunction with the worst-case flood level for the site's 100-year ARI flood event (i.e. flood level of RL 11.9 m) a FPL of RL 12.4 m should again be adopted. The FPL can be no lower than RL 12.3 m if the 20-year ARI flood event (i.e. flood level of RL 11.8 m) is chosen.

The area on site affected by flooding is primarily restricted to the proposed DDS1 building in the south east corner of the site. Across the rest of the site, it is largely unimpacted by flooding. Review of the 100-year ARI flood event details the impact of flooding on the existing and proposed scenarios.

ACOR concludes the following:

- The proposed DDS1 building will achieve required Flood Planning Levels as required by Fairfield City Councils Flood Risk Management Policy;
- The ground floor level of the proposed DDS1 building should be at RL 12.4 m AHD or greater; and,
- The impact of the proposed development on flooding is minimal. Thus, the displacement of flooding will have no impact on the adjoining properties or critical areas.

We note that open spaces such as on-grade carparks, open urban spaces and the like will not be dictated by flood planning level requirements.

### 3.4 Flood Impact

As noted above, areas that are affected by flooding include re-development of the existing car parks.

To assess the impact of the proposed master plan building development, the overland flood extent within the subject site has been superimposed over the proposed architectural site plans.



**Figure 4 Flood Extent and Impact on Master Planning Layout**

Further to Figure 4 above, the proposed master plan layout will be partially located within tail end of the 100-year ARI flood extent (i.e. the medium flood risk precinct, shown in dark blue on Figure 3 above).

We note that during the pre-development flood scenario, the 100-year ARI flood extent will travel along the paved area from Ware Street Pedestrian Plaza and into Smart Lane and the open car parking.

In the post-development scenario, flooding will also follow this same flow path, being through the open access way from Ware Street Plaza and along the walkway to the south of the proposed retail shopping entrance. Flooding will then generally be conveyed back towards Station Street to allow for flood waters to be maintained outside of the master planning development.

We further note that based on initial investigation of existing flood impacts, we confirm that the effect of the proposed master planning layout on flooding is minimal, due to the proposed open space areas ability to cater for the flood fringe flows and thus, direct water away from site.

It is also probable that flood freeboard levels will need to be implemented once final layouts have been provided. Therefore, it is unlikely that displacement of flooding will have any impact on the adjoining properties or critical areas.

We trust the above satisfies the preliminary investigation of flood impacts upon Fairfield Forum Shopping Centre in regard to Fairfield City Councils Master Planning layouts. If there are any queries or wish to discuss anything further, please do not hesitate to contact the undersigned.

Yours faithfully,  
**ACOR Consultants Pty Ltd**

A handwritten signature in black ink, appearing to read 'G. Lyell', written in a cursive style.

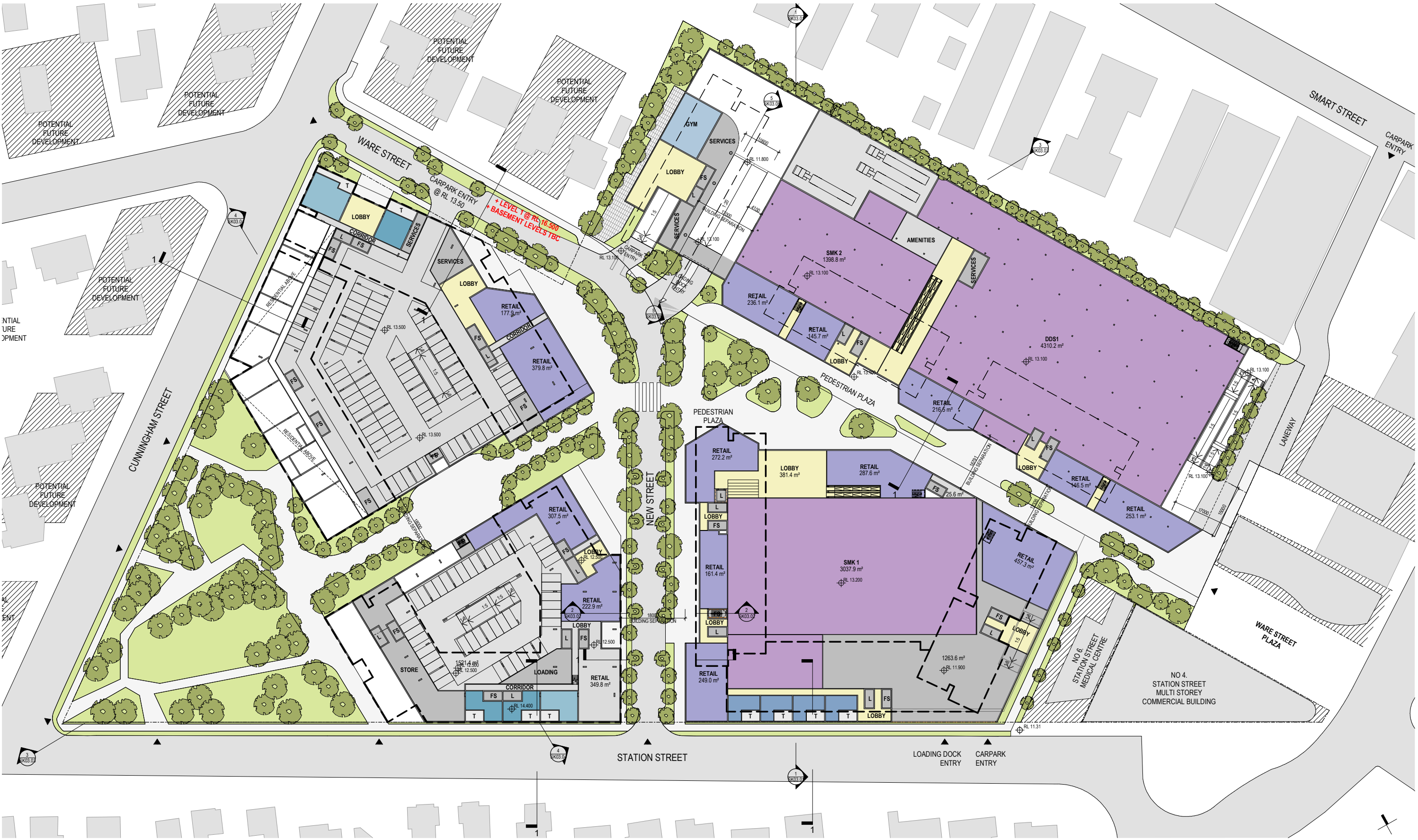
Gregory Lyell  
Civil Engineer



## Appendix A

### **Fairfield City Council Masterplan Layout for Fairfield Forum**

PLANS  
GROUND LEVEL



## Appendix B

### Fairfield City Council Flood Information Sheet



**09/04/2021**

**Trevor Byles  
PO BOX 694  
MANLY NSW 1655**

Dear Sir/ Madam,

Following is your planning certificate as requested. Should you have any further queries please contact Council on (02) 9725 0821.

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**PLANNING CERTIFICATE**

(under section 10.7 of the Environmental Planning and Assessment Act 1979 as amended)

<b>Applicant:</b>	<b>Trevor Byles</b>
<b>Certificate No.:</b>	<b>1394/2021</b>
<b>Applicant's Reference:</b>	<b>Fairfield Forum</b>
<b>Issue Date:</b>	<b>09/04/2021</b>
<b>Receipt No.:</b>	

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<b>PROPERTY ADDRESS:</b>	<b>8-36 Station Street FAIRFIELD NSW 2165</b>
<b>LEGAL DESCRIPTION:</b>	<b>Lot: 1031 DP: 1049068</b>

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**Marcus Rowan  
MANAGER STRATEGIC LAND USE PLANNING**

**PLEASE NOTE:** This is page 1 of 24. Should this certificate or any subsequent copy not contain this many pages, please confirm with Council prior to acting on the basis of information contained in this certificate under Section 10.7(2) & (5) and inclusive of Flood Information Sheet.

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

### Notes:

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- (1) The following prescribed matters may apply to the land to which this certificate relates.
  - (2) Where this certificate refers to a specific allotment (or allotments) within a strata plan, the certificate is issued for the whole of the land within the strata plan, not just the specific allotment(s) referred to, and any information contained in the certificate may relate to the whole, or any part, of the strata plan.
  - (3) The following information is provided pursuant to Section 10.7(2) of the Environmental Planning and Assessment Act 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is applicable as at the date of this certificate.
  - (4) Information provided in this certificate should be interpreted in conjunction with the relevant plans, policies and documents held at Council. In order to obtain copies of these documents you may purchase them by either contacting Council on (02) 9725 0821 or attending Council's Administration Centre at 86 Avoca Road, Wakeley.
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### 1. Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

State Environmental Planning Policies (SEPP)

**SEPP (Primary Production and Rural Development) 2019**

**SEPP (Mining, Petroleum Production and Extractive Industries) 2007**

**SEPP (Miscellaneous Consent Provisions) 2007**

**SEPP (Infrastructure) 2007**

**SEPP (Exempt and Complying Development Codes) 2008**

**SEPP (Affordable Rental Housing) 2009**

**SEPP (State and Regional Development) 2011**

**SEPP (Housing for Seniors or People with a Disability) 2004**

**SEPP No. 33 - Hazardous and Offensive Development**

**SEPP (Major Development) 2005**

**SEPP No. 50 - Canal Estate Development**

**SEPP No. 55 - Remediation of Land**

**SEPP No. 64 - Advertising and Signage**

**SEPP No. 65 - Design Quality of Residential Flat Development**

**SEPP No. 19 - Bushland in Urban Areas**

**SEPP No. 21 - Caravan Parks**

**SEPP (Building Sustainability Index: BASIX) 2004**

**SEPP (Vegetation in Non-Rural Areas) 2017**

**SEPP (Educational Establishments and Child Care Facilities) 2017**

**SEPP (Western Sydney Aerotropolis) 2020**

Regional Environmental Plans (Deemed SEPP)

**Sydney Regional Environmental Plan No. 9 - Extractive Industry (No 2-1995)**

**The Greater Metropolitan Regional Environmental Plan No. 2 - Georges River Catchment**

Local Environmental Plans (LEP)

**Fairfield Local Environmental Plan 2013**

**Published on NSW Legislation Website: 17/05/2013.**

**In Force from: 31/05/2013.**

**As Amended.**

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved)

**There is no draft SEPP applying to this land.**

**There is no other draft LEP applying to this land.**

- (3) The name of each development control plan that applies to the carrying out of development on the land.

**The land is subject to adopted Development Control Plans. (See attached schedule).**

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

## **2. Zoning and land use under relevant LEP**

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

### **(a) WHAT IS THE IDENTITY OF THE ZONE?**

**Zone B4 Mixed Use**



**(b) WHAT IS PERMITTED WITHOUT DEVELOPMENT CONSENT?**

Environmental protection works; Home-based child care; Home occupations.

**(c) WHAT IS PERMITTED ONLY WITH DEVELOPMENT CONSENT?**

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Any other development not specified in item b or d.

**(d) WHAT IS PROHIBITED?**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Attached dwellings; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental facilities; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home businesses; Home industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Multi dwelling housing; Open cut mining; Recreation facilities (major); Research stations; Resource recovery facilities; Rural industries; Rural workers dwellings; Secondary dwellings; Semi-detached dwellings; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies.

Additional uses that are permitted with development consent.

**There are no additional uses permitted with consent.**

- (e) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the minimum land dimensions so fixed.

**No development standards that fix the minimum land dimensions for the erection of a dwelling house apply to this land. Controls in other policies and plans may apply.**

- (f) Whether the land includes or comprises critical habitat.

**No.**

- (g) Whether the land is in a conservation area (however described).

**No**

- (h) Whether an item of environmental heritage (however described) is situated on the land.

**No.**

**Attention is drawn however to Clause 5.10(5) of Fairfield Local Environmental Plan 2013:**

**"The consent authority may, before granting consent to any development:**

**(a) on land on which a heritage item is located, or**

**(b) on land that is within a heritage conservation area, or**

**(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),**

**require a heritage management document to be prepared to assess the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned."**

**2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006**

**Not applicable.**

**3. Complying development**

- (1) The extent to which 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.

**Housing Code:**

**No. The Housing Code does not apply to this land.**

**Low Rise Housing Diversity Code**

**No. The Low Rise Medium Density Housing Code does not apply to the land.**

**Housing Alterations Code:**

**Complying development under the Housing Alterations Code may be carried out on the land.**

**Commercial and Industrial Alterations Code:**

**Complying development under the Commercial and Industrial Alterations Code may be carried out on the land.**

**Commercial and Industrial (New Buildings and Additions) Code:**

**Complying Development under the Commercial and Industrial (New Buildings and Additions) Code may be carried out on the land.**

**Subdivision Code:**

**Complying development under the Subdivision Code may be carried out on the land.**

**Rural Housing Code:**

**No. The Rural Housing Code does not apply to this land.**

**General Development Code:**

**Complying development under the General Development Code may be carried out on the land.**

**Demolition Code:**

**Complying development under the Demolition Code may be carried out on the land.**

**Fire Safety Code:**

**Complying development under the Fire Safety Code may be carried out on the land.**

**Container Recycling Facilities Code:**

**Complying development under the Container Recycling Facilities Code may be carried out on the land.**

- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

**None Relevant.**

- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

**Council does not have any relevant statement to make in relation to any further restrictions that may apply to complying development being carried out on the land. All information in relation to the extent that complying development can be carried out on the land is provided under Part 3(1) & (2) of this certificate.**

**Note:** Clause 3 refers only to land based exclusions as listed in Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP (Exempt and Complying Development Codes) 2008. To be complying development, the development must be complying development that meets the standards and other requirements specified for that development as required by the SEPP. Please contact your accredited certifier or Council for further information.

#### **4. Coastal Protection**

Whether or not the land is affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that the council has been notified by the Department of Public Works.

**No, this land is not affected.**

#### **4A Information relating to beaches and coasts**



- (1) In relation to a coastal council - whether an order has been made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

**No order under Part 4D of the *Coastal Protection Act 1979*, has been made.**

- (2) In relation to a coastal council:

- (a) whether the Council has been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

**Council has not received any such notification.**

- (b) if works have been so placed—whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

**Not applicable.**

**4B Annual charges under *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works.**

In relation to a coastal council – whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 946B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

**Note:** “Existing coastal protection works” are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the *Local Government Act 1993*.

**No annual charges under section 553B of the *Local Government Act 1993*, are applicable to the land.**

**5. Mine Subsidence**

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

**No, this land is not affected.**

**6. Road widening and road realignment**

Whether or not the land is affected by any road widening or road realignment under Division 2 or Part 3 of the *Roads Act 1993*, any environmental planning instrument, or any resolution of the council.

**The land is not affected by any road widening proposal under Division 2 of Part 3 of the *Roads Act* or *Fairfield Local Environmental Plan 2013*.**

**The land is affected by proposed road widening and/or proposed realignment for the purpose of a splay corner.**

**Adjoining land is subject to proposed road closure. For further details please apply in writing to Council's City Services Department.**

## **7. Council and other public authority policies on hazard risk restrictions**

Whether or not the land is affected by a policy:

- (a) adopted by the Council, or
- (b) adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk, other than flooding.

**Council's policies on hazard risk restrictions are as follows:**

### **(i) Landslip**

**The land is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council (for the express purpose of its adoption by that authority being referred to in Planning Certificates issued by Council) that restricts development on the land because of the likelihood of landslide risk or subsidence.**

### **(ii) Bushfire**

**Council has been supplied by the NSW Rural Fire Service with a hazard map for the purposes of a bush fire risk management plan applying to land within the Fairfield local government area. Based on that map, it appears the land referred to in this certificate is not bush fire prone as defined in Part 4 of the Environmental Planning and Assessment Act 1979.**

### **(iii) Tidal Inundation**

**The land is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council (for the express purpose of its adoption by that authority being referred to in Planning Certificates issued by Council) that restricts development on the land because of the likelihood of tidal inundation.**

### **(iv) Subsidence**

**No, the land is not so affected**

### **(v) Acid Sulfate Soils**

**The land is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council (for the express purpose of its adoption by that authority being referred to in Planning Certificates issued by Council) that restricts development on the land because of the likelihood of acid sulfate soils.**

### **(vi) Any other risks**

**No, the land is not so affected**

**7A. Flood related development controls information**

1. Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

**This land is subject to the flood related development controls included in the Fairfield City-Wide Development Control Plan 2013 in relation to the above development types. These controls apply (either directly, or indirectly by reference in site-specific DCPs) to all land in the Fairfield Local Government Area.**

**Generally, development controls will apply to development if the land (or part of the land) is within the floodplain or is affected by overland flooding.**

**This parcel is within the floodplain and identified as being partly within a Low flood risk precinct and partly not affected by mainstream flooding.**

**The term mainstream flooding means inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam.**

**The term Low Flood Risk Precinct is defined as all land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either a High Flood Risk or a Medium Flood Risk Precinct. The Low Flood Risk Precinct is that area above the 100-year flood event.**

**This parcel is within the floodplain and identified as being partly within a Medium Flood Risk Precinct, partly within a Low Flood Risk Precinct as a result of overland flooding and partly not affected by overland flooding.**

**The term overland flooding means inundation by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.**

**The term Medium Flood Risk Precinct is defined as land below the 100-year flood level that is not within a High Flood Risk Precinct. This is land that is not subject to a high hydraulic hazard or where there are no significant evacuation difficulties.**

**The term Low Flood Risk Precinct is defined as all land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either a High Flood Risk or a Medium Flood Risk Precinct. The Low Flood Risk Precinct is that area above the 100-year flood event.**

2. Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

**This land is subject to the flood related development controls included in the Fairfield City-Wide Development Control Plan 2013 in relation to the above development types. These controls apply (either directly, or indirectly by reference in site-specific DCPs) to all land in the Fairfield Local Government Area.**

Generally, development controls will apply to development if the land (or part of the land) is within the floodplain or is affected by overland flooding.

This parcel is within the floodplain and identified as being partly within a Low flood risk precinct and partly not affected by mainstream flooding.

The term mainstream flooding means inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam.

The term Low Flood Risk Precinct is defined as all land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either a High Flood Risk or a Medium Flood Risk Precinct. The Low Flood Risk Precinct is that area above the 100-year flood event.

This parcel is within the floodplain and identified as being partly within a Medium Flood Risk Precinct, partly within a Low Flood Risk Precinct as a result of overland flooding and partly not affected by overland flooding.

The term overland flooding means inundation by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.

The term Medium Flood Risk Precinct is defined as land below the 100-year flood level that is not within a High Flood Risk Precinct. This is land that is not subject to a high hydraulic hazard or where there are no significant evacuation difficulties.

The term Low Flood Risk Precinct is defined as all land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either a High Flood Risk or a Medium Flood Risk Precinct. The Low Flood Risk Precinct is that area above the 100-year flood event.

**Note:** The flood information is the current information to date. However, Council reviews flood studies on an on-going basis and new information may become available in future. Please contact Council's Catchment Planning Division on 9725 0222 for any updated information.

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**Note:**

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3. Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.
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## **8. Land reserved for acquisition**

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

**The land is not reserved for acquisition under Fairfield Local Environmental Plan 2013.**

## **9. Contributions plans**

The name of each contributions plan applying to the land.

**Fairfield City Council direct (Section 7.11) Development Contributions Plan 2011 applies to this land.**

**Fairfield City Council indirect (Section 7.12) Development Contributions Plan 2011 applies to all land within the City of Fairfield.**

**9A. Biodiversity certified land**

If the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

**Note:** "Biodiversity certified land includes land certified under Part 7AA of the *Threatened Species Conservation Act 1995* that is taken to be certified under Part 8 of the *Biodiversity Conservation Act 2016*.

**The land is not biodiversity certified land.**

**10. Biodiversity stewardship sites**

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

**Note:** "Biodiversity stewardship agreements include biobanking agreements under Part 7A of the *Threatened Species Conservation Act 1995* that are taken to be biodiversity stewardship agreements under Part 5 of the *Biodiversity Conservation Act 2016*.

**No such agreement applies to the land.**

**10A. Native vegetation clearing set asides**

If the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013*, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section)

**Not applicable.**

**11. Bush fire prone land**

If any of the land is bush fire prone land (as defined in Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.

**Council has been supplied by the NSW Rural Fire Service with a hazard map for the purposes of a bush fire risk management plan applying to land within the Fairfield local government area. Based on that map, it appears the land referred to in this certificate is not bush fire prone as defined in Part 4 of the Environmental Planning and Assessment Act 1979.**

**12. Property vegetation plans**

If the land to which a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) applies, a statement to that effect (but on if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

**No.**

**13. Orders under Trees (Disputes between Neighbours) Act 2006**

Whether an order has been made under the Trees (Disputes between Neighbours) Act 2006 to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

**No**

**14. Directions under Part 3A**

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

**No such direction applies to the land.**

**15. Site compatibility certificates and conditions for seniors housing**

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies -

(a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include -

- (i) the period for which the certificate is current, and
- (ii) that a copy may be obtained from the head office of the Department, and

**No such certificate applies to the land.**

(b) a statement setting out any terms of a kind referred to in clause 18(2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

**No such terms apply to the land.**

**16. Site compatibility certificates for infrastructure, schools or TAFE establishments**

A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department.

**No such certificate applies to the land.**

**17. Site compatibility certificates and conditions for affordable rental housing**

(1) A statement to the whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is current, and
- (b) that a copy may be obtained from the head office of the Department.

**No such certificate applies to the land.**



- (2) A statement setting out any terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that has been imposed as a condition of consent to a development application in respect of the land.

**No such terms apply to the land.**

**18. Paper subdivision information**

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.
- (2) The date of any subdivision order that applies to the land.
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

**No such plan or order applies to the land**

**19. Site verification certificates**

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and  
**Note:** A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.
- (b) the date on which the certificate ceases to be current (if any), and
- (c) that a copy may be obtained from the head office of the Department.

**No such certificate applies to the land**

**20. Loose-fill asbestos insulation**

If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division, a statement to that effect.

**Not Applicable.**

**21. Affected building notices and building product rectification orders**

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.
- (2) A statement of:
- (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
  - (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

**None Relevant.**

**22. State Environmental Planning Policy (Western Sydney Aerotropolis) 2020**

For land to which *State Environmental Planning Policy (Western Sydney Aerotropolis) 2020* applies, whether the land is –

- (a) in an ANEF or ANEC contour of 20 or greater as referred to in clause 19 of that Policy, or

**No**

- (b) shown on the Lighting Intensity and Wind Shear Map under that Policy, or

**No**

- (c) shown on the Obstacle Limitation Surface Map under that Policy, or

**No**

- (d) in the “public safety area” on the Public Safety Area Map under that Policy, or

**No**

- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map under that Policy.

**No**

**Note:** The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,
- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,
- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued,
- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,
- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

**Continuously updated information in relation to the above matters can also be found by searching the records of the Environmental Protection Authority (EPA) at the website of the EPA. The search page can be found at: <http://www.epa.nsw.gov.au/prclmapp/searchregister.aspx>.**

**The following information is available to Council but may not be current:**

**Council has adopted by resolution a policy (commencing 1 August 2000), on contaminated land which may restrict the development of land. This policy is implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Consideration of Council's adopted policy and the application of provisions under the State Legislation is warranted.**

**The land is not within an investigation area or remediation site under Part 3 of the Contaminated Land Management Act 1997.**

**The land is not subject to an investigation order or a remediation order within the meaning of the Contaminated Land Management Act 1997.**

**The land is not subject to a voluntary investigation proposal (or voluntary remediation proposal) that is the subject of the Environment Protection Authority's agreement under Section 19 or 26 of the Contaminated Land Management Act 1997.**

**The land is not subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997.**

**Note 2:** Any advice received by Council pursuant to section 26(2) of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009, is included below.

**No such certificate applies to the land.**

**The following additional information is provided under  
Section 10.7(5) of the Environmental Planning and Assessment Act 1979**

**Note:**

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- (1) When information pursuant to section 10.7(5) is requested, the Council is under no obligation to furnish any of the information supplied herein pursuant to that section.
  - (2) Council draws your attention to section 10.7(6), which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5).
  - (3) The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.
- 

**The land is subject to the provisions of the SEPP (Vegetation in Non-Rural Areas) 2017 and Fairfield LEP 2013.**

**Land must not be cleared or filled except with the consent of Council.**

**The applicant's attention is drawn to the Department of Infrastructure, Planning and Natural Resources map at the 1:100,000 scale 'Salinity Potential in Western Sydney 2002' that indicates there is potential for salinity in the Region. The map can be viewed at Council's Customer Service Centre (86 Avoca Road Wakeley).**

**Council's policy 'Building in Saline Environments', applies to all areas of Fairfield City and requires use of construction measures and materials in new development to minimise risk of salt damage to buildings from urban salinity.**

**Clause 2.7 of Fairfield Local Environmental Plan 2013 requires development consent for the demolition of a building or work.**

**There is no draft SEPP applying to this land.**

# FAIRFIELD CITY COUNCIL DEVELOPMENT CONTROL PLANS

## Fairfield Citywide Development Control Plan

Title	Adopted by Council*	Effective Date
Fairfield Citywide Development Control Plan 2013	13 November 2012	31 May 2013
<u>Amendment No.1</u> change maximum height permissible for detached secondary dwellings, clarify requirements and correct various anomalies, incorporate outdoor dining policy into a number of site specific DCPs (see table below)	11 February 2014	5 March 2014
<u>Amendment No.2</u> amend chapter 2 to reference Site Specific DCP – Wetherill Park Market Town	20 March 2013	7 March 2014
<u>Amendment No.3</u> Introduce Chapter 4B - Secondary Dwellings in Rural Area - Horsley Park and Cecil Park	11 December 2013	14 March 2014
<u>Amendment No. 4</u> amends Chapter 9 Industrial Development Site Specific Controls for 449 Victoria Street and 96 Newton Road, Wetherill Park	24 September 2013	21 March 2014
<u>Amendment No.5</u> amends Chapters 2 and 10 and Appendix B to ensure provisions within the DCP are in line with the SEPP (Exempt and Complying Development Codes) 2008.	13 May 2014	28 May 2014
<u>Amendment No. 5A</u> amends Chapter 6A – Multi Dwelling Housing – Town house and Villas: Site Specific DCP – 46 & 50 Cobbett Street, Wetherill Park.	12 March 2013	22 August 2014
<u>Amendment No. 6</u> including increase to building heights for detached granny flats, removal of reference to minimum lot sizes for R1 zoned lands, inclusion of new controls and provisions relating to neighbourhood shops and pad mounted sub stations, clarify requirements and correct a number of anomalies associated with secondary dwellings, dual occupancy, narrow lots and residential flat buildings and other minor inconsequential amendments.	12 August 2014	3 September 2014
<u>Amendment No. 6A</u> amends Chapter 14 Subdivision – Applying to land located on 630 Elizabeth Drive and 9-10 Schubert Place, Bonnyrigg Heights to facilitate a future road link between Stivala Place and Schubert Place.	12 August 2014	3 September 2014
<u>Amendment No.7</u> proposed amendments include – Additional Controls for Child Care Centres, Boarding Houses and Granny Flats; Revised Heritage Chapter; New provisions relating to CCTV for specific land uses, and; Acoustic measures for development in the Rural Area.	25 November 2014	3 December 2014
<u>Amendment No. 7A</u> amends Chapter 10 Miscellaneous Development - applying to land located on 1 Bartley Street, Cabramatta to facilitate the development of a hotel or motel accommodation at the Cabravale Diggers site.	26 August 2014	16 January 2015
<u>Amendment 8</u> amends Chapter 9 – Industrial Development. This amendment includes provisions for industrial/employment development proposals in close proximity to residential land. The amended controls cover the following issues: General Design Requirements (including setback considerations, driveways, loading and storage areas, etc); Bulk and scale; Vehicular and Pedestrian Access Privacy; Light Spill; Noise and Vibration; and Landscaping.	10 March 2015	1 April 2015
<u>Amendment 9</u> includes new provisions relating to various forms of residential development including: Building Appearance, Landscaping, Private Open space, Minimum Lot Width, Car Parking Rates and Notification of S82A Applications.	12 May 2015	27 May 2015
<u>Amendment 10</u> including amendments to: <ul style="list-style-type: none"> <li>the intent of the Development Control Plan and Development Application process – the DA Guide</li> <li>provisions for rural zone development</li> <li>residential flat building setbacks</li> <li>heritage advice</li> <li>road classifications</li> </ul>	14 July 2015	5 August 2015
<u>Amendment No.11</u> includes site specific development controls (private open space, car parking and dwelling density) for 46-50 Cobbett Street, Wetherill Park included in Chapter 6A Multi Dwelling Housing – Townhouses and Villas.	1 December 2015	16 December 2015
<u>Amendment No. 12</u> addresses anomalies in the DCP including but not limited to providing clarity on minimum room sizes, updated acoustic proofing measures for new dwellings in rural areas, car parking rates for disabled parking, and provisions for site servicing and loading requirements in neighbourhood shops in residential zones.	10 May 2016	25 May 2016

<u>Amendment No. 13</u> Clarification to requirements for acoustic measures for development in the rural areas, location of alfresco areas for secondary dwellings, car parking rates for restaurants & amendments to ensure controls for residential flat buildings are consistent with the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development & associated Apartment Design Guide.	14 March 2017	5 April 2017
<u>Amendment No. 14</u> Site specific provisions for 620 Elizabeth Drive, Bonnyrigg Heights.	27 June 2017	15 September 2017
<u>Amendment No. 15</u> Amendment to Appendix G, and addition of Appendix H to introduce Aboriginal Heritage Management controls for development across Fairfield City	12 September 2017	28 February 2018
<u>Amendment No. 16</u> Amendments provide clarity relating to alfresco areas and carports provisions for secondary dwellings, lot width provisions for dual occupancy and multi dwelling housing on cul-de-sac heads, setbacks for residential flat buildings on corner sites, removal of Chapter 8B Neighbourhood and Local Centres – Mixed Use (Up to 2 storeys) to ensure consistency with the Apartment Design Guide, inclusion of accessibility requirements, inclusion of Council's Stormwater Management Policy, and guidelines for acknowledging petitions.	27 February 2018	21 March 2018
<u>Amendment No. 18</u> Amendment to Chapter 10.11 to revise existing site specific DCP in relation to the Cabravale Diggers Club site at 1 Bartley Street, Canley Vale	14 November 2017	28 February 2018
<u>Amendment No. 19</u> Amendment to introduce site specific development controls for 17-23 Longfield Street, Cabramatta.	11 September 2018	28 February 2019
<u>Amendment No. 20</u> Amendment No. 20 provides clarity on controls and guidelines within the following chapters: <ul style="list-style-type: none"> <li>• Chapter 3 – Environmental Management and Constraints;</li> <li>• Chapter 4A – Development in the Rural Zones;</li> <li>• Chapter 5A – Dwelling Houses;</li> <li>• Chapter 5B – Secondary Dwellings;</li> <li>• Chapter 6A – Multi Dwelling Housing;</li> <li>• Chapter 6B – Dual Occupancy;</li> <li>• Chapter 9 – Industrial Development; and</li> <li>• Chapter 14 – Subdivision</li> </ul>	12 February 2019	13 March 2019
<u>Amendment No. 22</u> Amendment No. 22 provides clarity on control and guidelines within the following chapters: <ul style="list-style-type: none"> <li>• Appendix A – Definitions</li> <li>• Chapter 2 – Development Application Process</li> <li>• Chapter 3 – Environmental Management and Constraints</li> <li>• Chapter 5A – Dwelling Houses</li> <li>• Chapter 5B – Secondary Dwellings</li> <li>• Chapter 5C – Dwelling Houses on Narrow Lots</li> <li>• Chapter 7 – Residential Flat Buildings and Shop Top Housing</li> <li>• Chapter 8 – Neighbourhood and Local Centres Business Use</li> <li>• Chapter 12 – Car Parking, Vehicle and Access Management</li> <li>• Chapter 13 – Child Care Centres</li> <li>• Chapter 14 - Subdivision</li> </ul>	9 June 2020	21 September 2020

## Place Based and Site Specific Development Control Plans

Title	Adopted by Council*	Effective Date
Bonnyrigg Town Centre DCP 2018	6 August 2019	4 September 2020
Cabramatta Town Centre DCP (5/2000) - <u>Amendment No.1</u> (Outdoor Dining Controls –5.3.2014) - <u>Amendment No. 2</u> (New clause regarding Model Submission – 3.09.2014) - <u>Amendment No. 3</u> (Amended clauses and map regarding Precinct 2- Dutton Lane Car Park)	11 October 2016	10 March 2017
Fairfield City Centre DCP 2013 - <u>Amendment No.1</u> (Outdoor Dining Controls – 5.3. 2014) - <u>Amendment No. 2</u> (Remove reference to Public Art Guide and update signage controls reference – 3.09.2014) - <u>Amendment No. 3</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy)	10 May 2016	25 May 2016
Canley Corridor DCP No.37 (2013) (Canley Vale and Canley Heights town centres) - <u>Amendment No.1:</u> (Development Controls for Adams Reserve 12.9.2006) - <u>Amendment No.2:</u> (Development Controls for 45-47 Peel St, Canley Heights 9.4.2008) - <u>Amendment No.3:</u> (Awnings controls 3.11.2010) - <u>Amendment No.4:</u> (Development Controls for 190 Canley Vale Rd, Canley Heights 19.4.2011) - <u>Amendment No.5:</u> (References to Fairfield LEP 2013 31.5.2013) - <u>Amendment No.6:</u> (Outdoor Dining Controls –5.3.2014) - <u>Amendment No. 7</u> (Remove reference to Public Art Guide – 3.09.2014) - <u>Amendment No. 8</u> (Include 46 Derby Street, Canley Heights into Town Centre Catchment – 01.07.2015) - <u>Amendment No. 9</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy)	10 May 2016	25 May 2016
Prairiewood Town Centre – Southern Precinct DCP 2013	13 November 2012	31 May 2013
Site Specific DCP – Wetherill Park Market Town	20 March 2013	7 March 2014
Fairfield Heights Town Centre DCP 2018	06 August 2019	05 June 2020
Villawood Town Centre DCP 2020	28 April 2020	05 June 2020

## Master Plans

Title	Adopted by Council*	Effective Date
Prairiewood Masterplan (December 2005)	13 November 2012	31 May 2013
Fairfield Town Centre Masterplans – The Crescent and Barbara Street Precincts (May 2007)		May 2007

## Urban Design Studies

Title	Adopted by Council
Fairfield City Centre Key Sites Urban Design Study	27 March 2018
Fairfield Heights Town Centre Urban Design Study	27 March 2018
Villawood Town Centre Urban Design Study	27 March 2018

\* Note: Some "In Force" Development Control Plans may be under review, check with Council for date of last amendment.



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# Flood Information Sheet

**Applicant:** Trevor Byles  
**Certificate No.:** 1394/2021  
**Applicant's Reference:** Fairfield Forum  
**Issue Date:** 09/04/2021  
**Receipt No.:**

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**PROPERTY ADDRESS:** 8-36 Station Street FAIRFIELD NSW 2165  
**LEGAL DESCRIPTION:** Lot: 1031 DP: 1049068

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*Council has adopted a policy on flooding which may restrict the development of land. The Fairfield City-Wide Development Control Plan 2013 (which includes provisions for flood management) applies to all of the Fairfield Local Government area.*

## Important Notes:

**Not Applicable** values indicate that the subject land is not known to be subject to flooding.

**Not Available** values indicate that Council does not have the required flood information for the subject land.

A Glossary is also attached at the end of this Flood Information Sheet.

# MAINSTREAM FLOODING

## Description

This parcel is within the floodplain and identified as being partly within a Low flood risk precinct and partly not affected by mainstream flooding.

The term mainstream flooding means inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam.

The term Low Flood Risk Precinct is defined as all land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either a High Flood Risk or a Medium Flood Risk Precinct. The Low Flood Risk Precinct is that area above the 100-year flood event.

## Mainstream Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum	<b>12.6</b>
PMF maximum	<b>13.0</b>
1 in 100 year minimum	<b>Not Applicable</b>
1 in 100 year maximum	<b>Not Applicable</b>
1 in 20 year minimum	<b>Not Applicable</b>
1 in 20 year maximum	<b>Not Applicable</b>

Flood levels in the vicinity of the above property have been extracted from the Bewsher Consulting (2006) "Prospect Creek Floodplain Management Plan, Flood Study Review."

# LOCAL OVERLAND FLOODING

## Description

This parcel is within the floodplain and identified as being partly within a Medium Flood Risk Precinct, partly within a Low Flood Risk Precinct as a result of overland flooding and partly not affected by overland flooding.

The term overland flooding means inundation by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.

The term Medium Flood Risk Precinct is defined as land below the 100-year flood level that is not within a High Flood Risk Precinct. This is land that is not subject to a high hydraulic hazard or where there are no significant evacuation difficulties.

The term Low Flood Risk Precinct is defined as all land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either a High Flood Risk or a Medium Flood Risk Precinct. The Low Flood Risk Precinct is that area above the 100-year flood event.

## Local Overland Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum	11.5
PMF maximum	12.2
1 in 100 year minimum	11.3
1 in 100 year maximum	11.9
1 in 20 year minimum	11.3
1 in 20 year maximum	11.8

Local overland flood levels in the vicinity of the above property have been extracted from the Sinclair Knight Merz & Fairfield Consulting Services (2010) "Fairfield Overland Flood Study."

### Advisory Note:

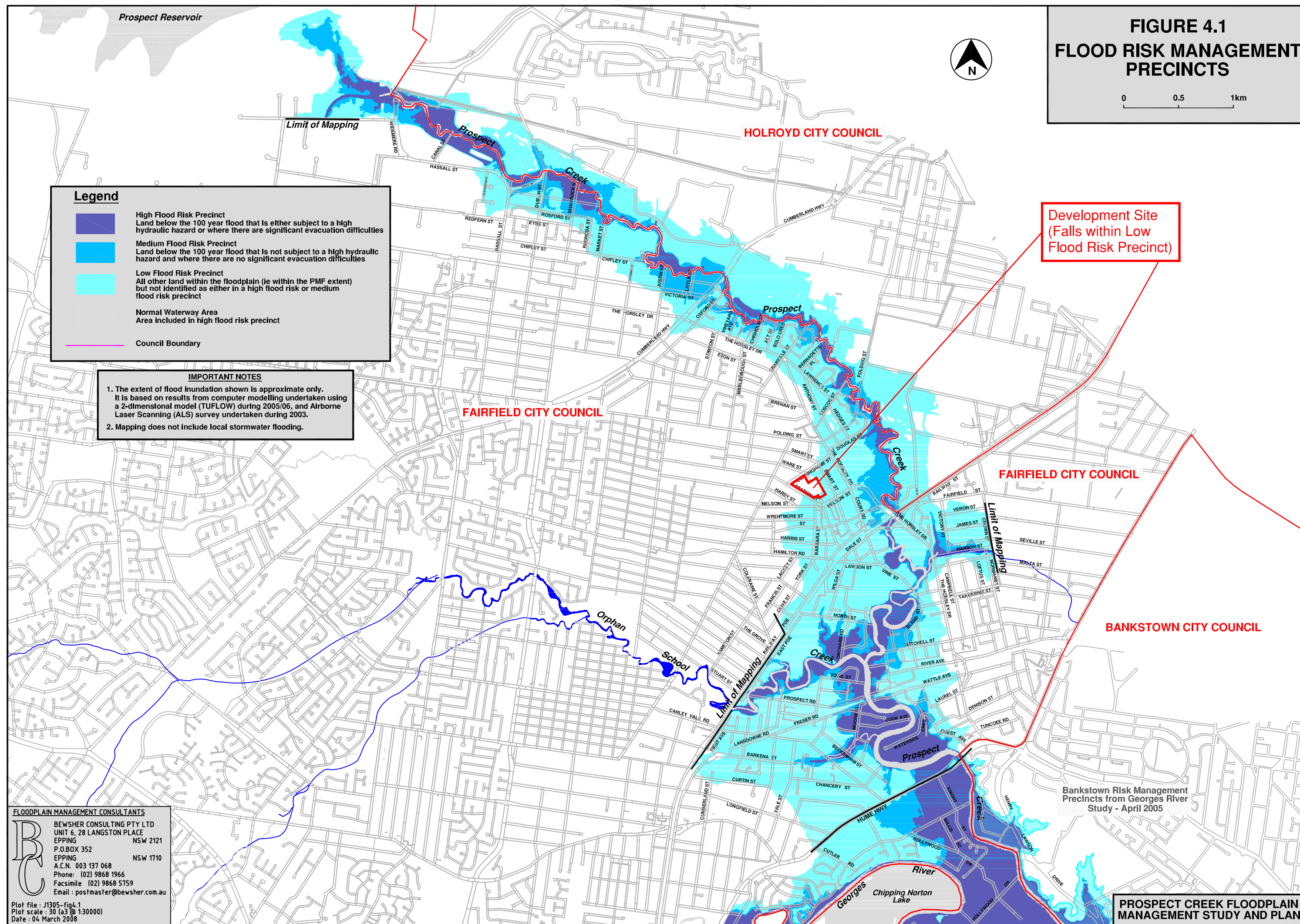
Supplementary flood risk information is available for this property. Please apply for this information via a GIPA informal request for information form. Please contact Council's Catchment Planning Branch for more information.

<b>GLOSSARY</b>	
<b>m AHD</b>	metres Australian Height Datum (AHD).
<b>Australian Height Datum (AHD)</b>	A common national plane of level approximately equivalent to the height above sea level. All flood levels, floor levels and ground levels are normally provided in metres AHD.
<b>Average Recurrence Interval (ARI)</b>	The long term average number of years between the occurrence of a flood as big as the selected event. For example, floods with a discharge as great as the 20 year ARI event will occur on average once every 20 years. ARI is another way of expressing the likelihood of occurrence of a flood event.
<b>Flood</b>	A relatively high stream flow that overtops the natural or artificial banks in any part of a stream, river, estuary, lake or dam. It also includes local overland flooding associated with major drainage before entering a watercourse, or coastal inundation resulting from raised sea levels, or waves overtopping the coastline.
<b>Flood risk precinct</b>	<p>An area of land with similar flood risks and where similar development controls may be applied by a Council to manage the flood risk. The flood risk is determined based on the existing development in the precinct or assuming the precinct is developed with normal residential uses. Usually the floodplain is categorised into three flood risk precincts 'low', 'medium' and 'high', although other classifications can sometimes be used.</p> <p><b>High Flood Risk:</b> This has been defined as the area of land below the 100-year flood event that is either subject to a high hydraulic hazard or where there are significant evacuation difficulties.</p> <p><b>Medium Flood Risk:</b> This has been defined as land below the 100-year flood level that is not within a High Flood Risk Precinct. This is land that is not subject to a high hydraulic hazard or where there are no significant evacuation difficulties.</p> <p><b>Low Flood Risk:</b> This has been defined as all land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either a High Flood Risk or a Medium Flood Risk Precinct. The Low Flood Risk Precinct is that area above the 100-year flood event.</p>
<b>Local overland flooding</b>	The inundation of normally dry land by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.
<b>Mainstream flooding</b>	The inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam.
<b>Probable Maximum Flood (PMF)</b>	The largest flood that could conceivably occur at a particular location.

## Appendix C

### **Prospect Creek Mainstream Floodplain Management Plan – Flood Study Review**



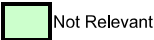




Planning Consideration	Flood Risk Precincts (FRP's)																							
	Low Flood Risk								Medium Flood Risk								High Flood Risk							
	Critical Uses & Facilities	Sensitive Uses & Facilities	Subdivision	Residential	Commercial & Industrial	Tourist Related Development	Recreation & Non-Urban	Concessional Development	Critical Uses & Facilities	Sensitive Uses & Facilities	Subdivision	Residential	Commercial & Industrial	Tourist Related Development	Recreation & Non-Urban	Concessional Development	Critical Uses & Facilities	Sensitive Uses & Facilities	Subdivision	Residential	Commercial & Industrial	Tourist Related Development	Recreation & Non-Urban	Concessional Development
Floor Level		3		2,6,7	5,6,7	2,6,7	1,6	4,7				2,6,7	5,6,7	2,6,7	1,6	4,7							1,6	4,7
Building Components		2		1	1	1	1	1				1	1	1	1	1							1	1
Structural Soundness		3		2	2	2	2	2				2	2	2	2	2							1	1
Flood Effects		2	2	2	2	2	2	2			1	2	2	2	2	2							1	1
Car Parking & Driveway Access		1,3,5,6,7		1,3,5,6,7	1,3,5,6,7	1,3,5,6,7	2,3,4,6,7	6,7,8				1,3,5,6,7	1,3,5,6,7	1,3,5,6,7	2,3,4,6,7	6,7,8							2,3,4,6,7	6,7,8
Evacuation		2,3,4	5	2,3	1 or 2, 3	2,3	4,3	2,3			5	2,3	1,3	2,3	4,3	2,3							4,3	2,3
Management & Design		4,5	1		2,3,5	2,3,5	2,3,5	2,3,5			1		2,3,5	2,3,5	2,3,5	2,3,5							2,3,5	2,3,5

General Notes

COLOUR LEGEND:



Not Relevant



Unsuitable Land Use

1	<i>Freeboard</i> equals an additional height of 500mm.
2	The relevant environmental planning instruments (generally the Local Environmental Plan) identify development permissible with consent in various zones in the LGA. Notwithstanding, constraints specific to individual sites may preclude Council granting consent for certain forms of development on all or part of a site. This matrix identifies where flood risks are likely to determine where certain development types will be considered "unsuitable" due to flood related risks.
3	Filling of the site, where acceptable to Council, may change the FRP considered to determine the controls applied in the circumstances of individual applications.
4	Refer to Section 11.9 of the DCP for planning considerations for proposals involving only the erection of a fence. Any fencing that forms part of a proposed development is subject to the relevant flood effects and Structural Soundness planning considerations of the applicable landuse category.
5	Refer to Section 11.10 of the DCP for special considerations such as for house raising proposals and development of properties identified for voluntary acquisition.
6	Terms in italics are defined in the glossary of this plan and Schedule 2 specifies development types included in each land use category. These development types are generally as defined within Environmental Planning Instruments applying to the LGA.
7	From time to time, Council may adopt mapping showing the <i>Boundary of Significant Flow</i> and/or <i>Flood Storage Areas</i> for this floodplain. Refer to Council to find out if these areas have been defined and mapped for this floodplain.
8	Property identified for voluntary house raising that are located within the <i>High Flood Risk Precinct</i> shall be assessed in terms of concessional development.

Floor Level

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

Building Components & Method

1	All structures to have <i>flood compatible building components</i> below the 100 year flood level plus <i>freeboard</i> .
2	All structures to have <i>flood compatible building components</i> below the <i>PMF</i> level.

Structural Soundness

1	Engineer's report to certify that the structure can withstand the forces of floodwater, debris and buoyancy up to and including a 100 year flood plus <i>freeboard</i> , or a <i>PMF</i> if required to satisfy evacuation criteria (see below).
2	Applicant to demonstrate that the structure can withstand the forces of floodwater, debris and buoyancy up to and including a 100 year flood plus <i>freeboard</i> , or a <i>PMF</i> if required to satisfy evacuation criteria (see below). An engineer's report may be required.
3	Applicant to demonstrate that any structure can withstand the forces of floodwater, debris and buoyancy up to and including a <i>PMF</i> . An engineers report may be required.

Flood Effects

1	Engineer's report required to certify that the development wil 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 <i>conveyance</i> ; and (iii) the cumulative impact of multiple potential developments in the floodplain.
2	The flood impact of the development to be considered to ensure that the development will not increase flood effects elsewhere, having regard to: (i) loss of flood storage; (ii) changes in flood levels and velocities caused by alterations to the flood <i>conveyance</i> ; and (iii) the cumulative impact of multiple potential developments in the floodplain. An engineer's report may be required.
<b>Note:</b> (1) If a <i>Boundary of Significant Flow</i> has been defined for this floodplain, any development inside this area will normally be unacceptable as it will reduce flood <i>conveyance</i> and increase flood effects elsewhere. (2) If a <i>Flood Storage Area</i> has been defined for this floodplain, any filling of the floodplain inside this area (except where this occurs by compensatory excavation), will normally be unacceptable as it will reduce the volume of flood storage available on the floodplain and increase flood effects elsewhere. (3) Even where a <i>Boundary of Significant Flow</i> and/or a <i>Flood Storage Area</i> have been defined, development outside these areas may still increase flood effects elsewhere and therefore be unacceptable.	

Car Parking and Driveway Access

1	The minimum surface level of open car parking spaces or carports shall be as high as practical, and not below (i) the 20 year flood level; or (ii) the level of the crest of the road at the location where the site has access; (which ever is the lower). In the case of garages, the minimum surface level shall be as high as practical, but no lower than the 20 year flood level.
2	The minimum surface level of open car parking spaces, carports or garages, shall be as high as practical.
3	Garages capable of accommodating more than 3 motor vehicles on land zoned for urban purposes, or <i>enclosed car parking</i> , must be protected from inundation by floods equal to or greater than the 100 year flood.
4	The driveway providing access between the road and parking space shall be as high as practical and generally rising in the egress direction.
5	Where the level of the driveway providing access between the road and parking space is lower than 0.3m below the 100 year flood, the following condition must be satisfied. The depth of inundation on the driveway during a 100 year flood shall not be greater than the larger of: (i) the depth at the road; and (ii) the depth at the car parking space. A lesser standard may be accepted for single detached dwelling houses where it can be demonstrated that risk to human life would not be compromised.
6	<i>Enclosed car parking</i> and car parking areas accommodating more than 3 vehicles (other than on Rural zoned land), with a floor level below the 20 year flood level or more than 0.8m below the 100 year flood level, shall have <i>adequate warning systems, signage and exits</i> .
7	Restraints or vehicle barriers to be provided to prevent floating vehicles leaving a site during a 100 year flood
8	Driveway and parking space levels to be no lower than the <i>design ground/floor levels</i> . Where this is not practical, a lower level may be considered. In these circumstances, the level is to be as high as practical, and, when undertaking alterations or additions, no lower than the existing level.
<b>Note:</b> (1) A flood depth of 0.3m is sufficient to cause a small vehicle to float. (2) <i>Enclosed car parking</i> is defined in the glossary and typically refers to carparks in basements.	

Evacuation

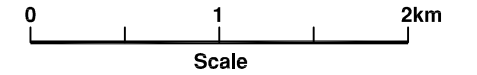
1	Reliable access for pedestrians or vehicles required during a 100 year flood.
2	Reliable access for pedestrians or vehicles is required from the building, commencing at a minimum level equal to the lowest <i>habitable floor</i> level to an area of refuge above the <i>PMF level</i> . In the case of property upstream of the Granville Railway Line, this refuge can be on site provided a minimum of 20% of the gross floor area of the dwelling is above the <i>PMF level</i> .
3	The development is to be consistent with any relevant <i>flood evacuation strategy</i> or similar plan.
4	The evacuation requirements of the development are to be considered. An engineers report will be required if circumstances are possible where the evacuation of persons might not be achieved within the <i>effective warning time</i> .
5	Applicant to demonstrate that evacuation in accordance with the requirements of this DCP is available for the potential development flowing from the subdivision proposal.

Management and Design

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



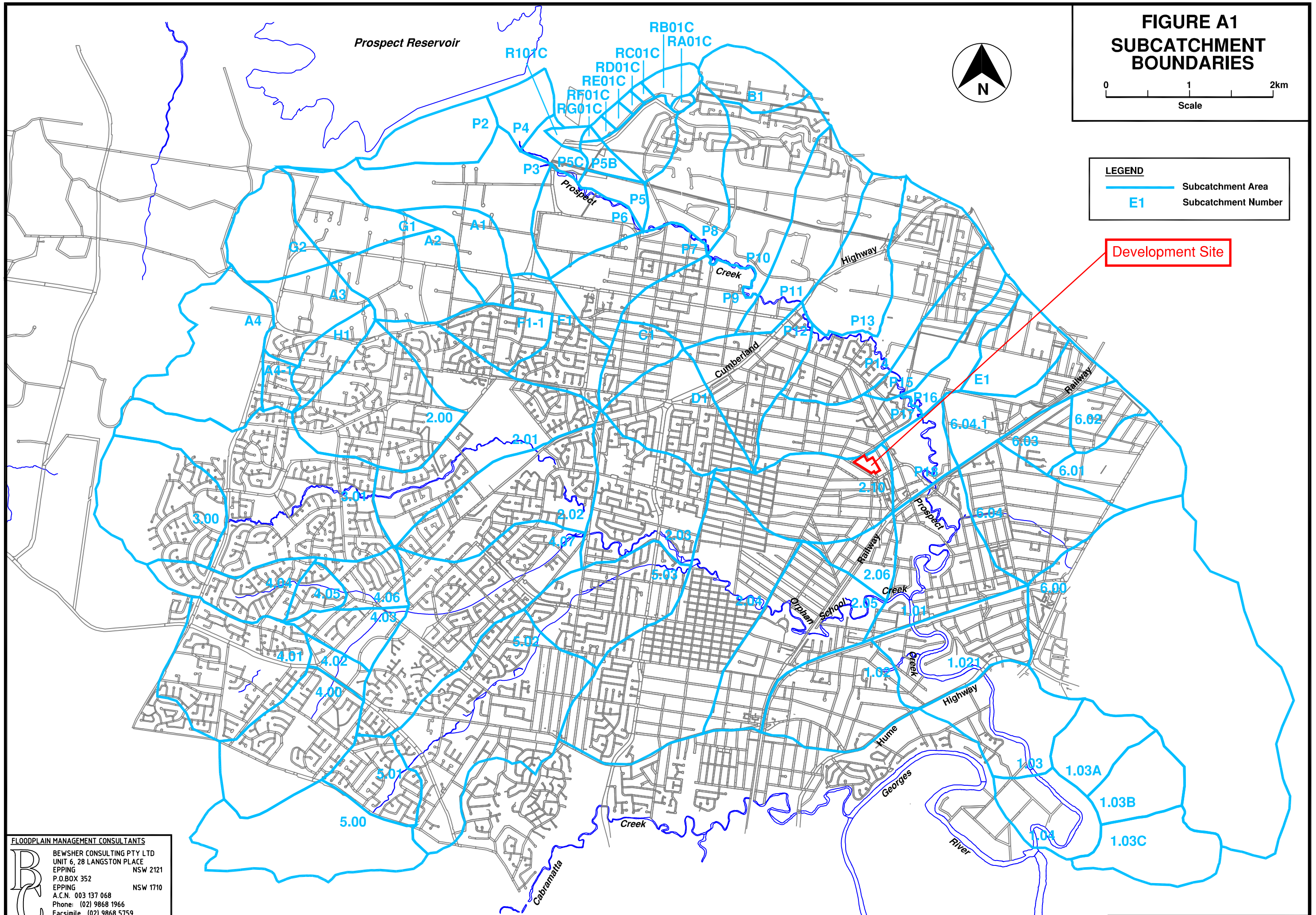
**FIGURE A1  
SUBCATCHMENT  
BOUNDARIES**



**LEGEND**

- Subcatchment Area
- E1 Subcatchment Number

**Development Site**



**FLOODPLAIN MANAGEMENT CONSULTANTS**  
**BEWSHER CONSULTING PTY LTD**  
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Plot file: Catchment Plan  
 Plot scale: 40(a3 @ 1:40000)  
 Date: 22 February 2006

**PROSPECT CREEK FLOODPLAIN  
MANAGEMENT PLAN  
FLOOD STUDY REVIEW**



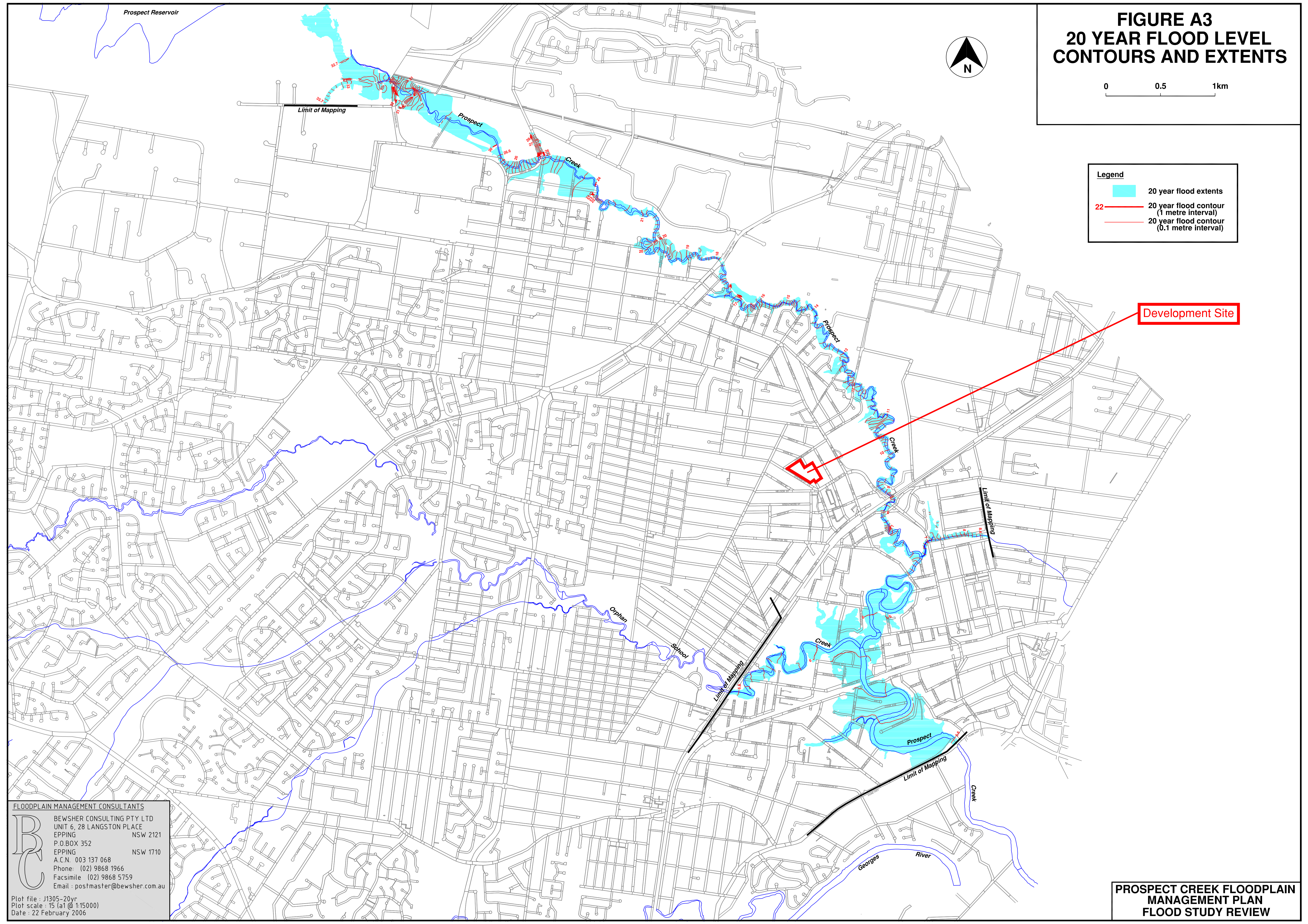
**FIGURE A3**  
**20 YEAR FLOOD LEVEL**  
**CONTOURS AND EXTENTS**

0 0.5 1km

**Legend**

- 20 year flood extents
- 22 20 year flood contour (1 metre interval)
- 20 year flood contour (0.1 metre interval)

Development Site



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Plot file: J1305-20yr  
Plot scale: 15 (a1 @ 1:15000)  
Date: 22 February 2006

**PROSPECT CREEK FLOODPLAIN**  
**MANAGEMENT PLAN**  
**FLOOD STUDY REVIEW**



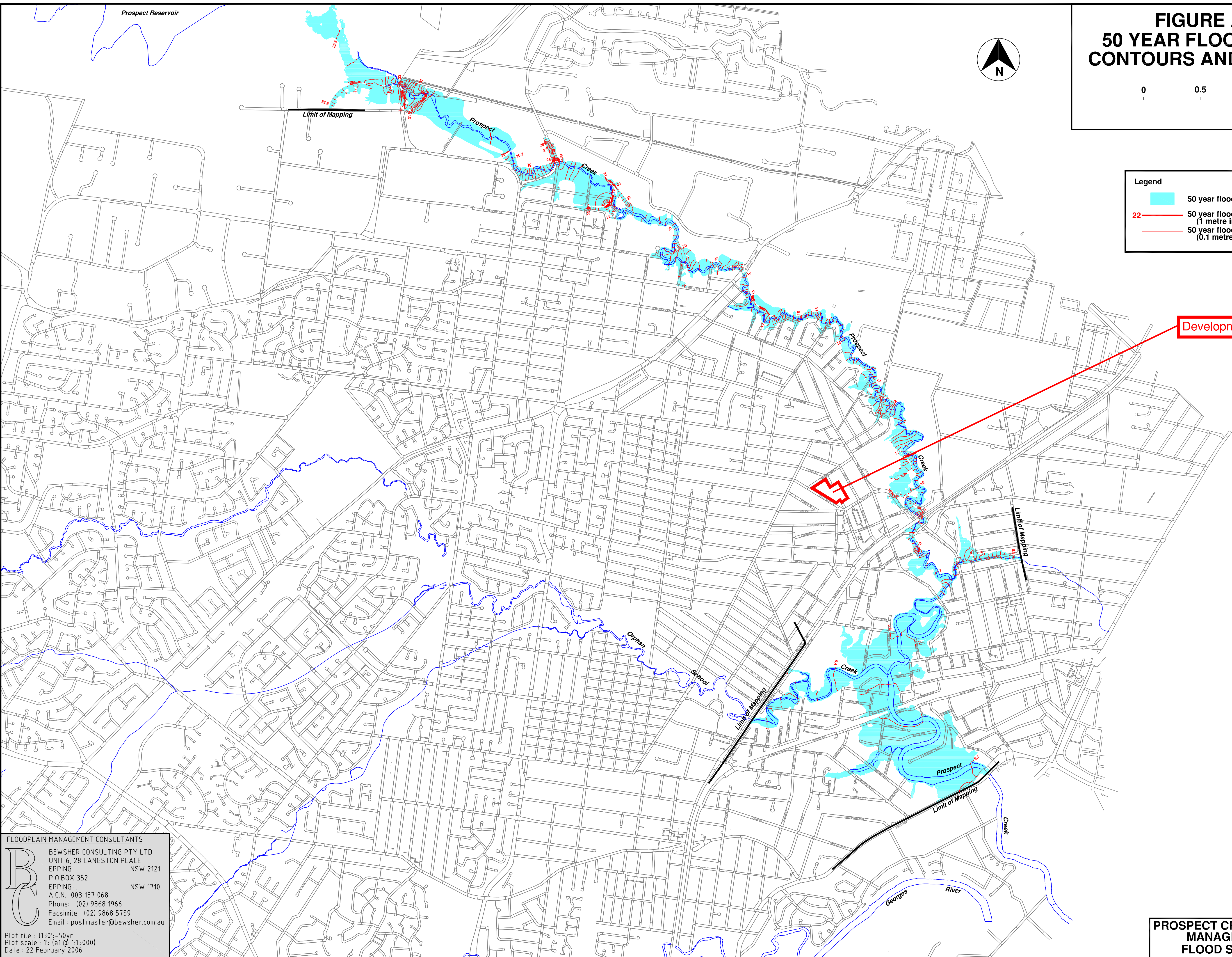
**FIGURE A4**  
**50 YEAR FLOOD LEVEL**  
**CONTOURS AND EXTENTS**

0 0.5 1km

**Legend**

- 50 year flood extents
- 22 50 year flood contour (1 metre interval)
- 50 year flood contour (0.1 metre interval)

Development Site



FLOODPLAIN MANAGEMENT CONSULTANTS

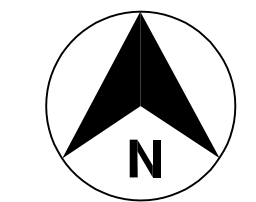
**BC** BEWSHER CONSULTING PTY LTD  
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Email: postmaster@bewsher.com.au

Plot file: J1305-50yr  
Plot scale: 1:5 (a1 @ 1:15000)  
Date: 22 February 2006



**FIGURE A5**  
**100 YEAR FLOOD LEVEL**  
**CONTOURS AND EXTENTS**

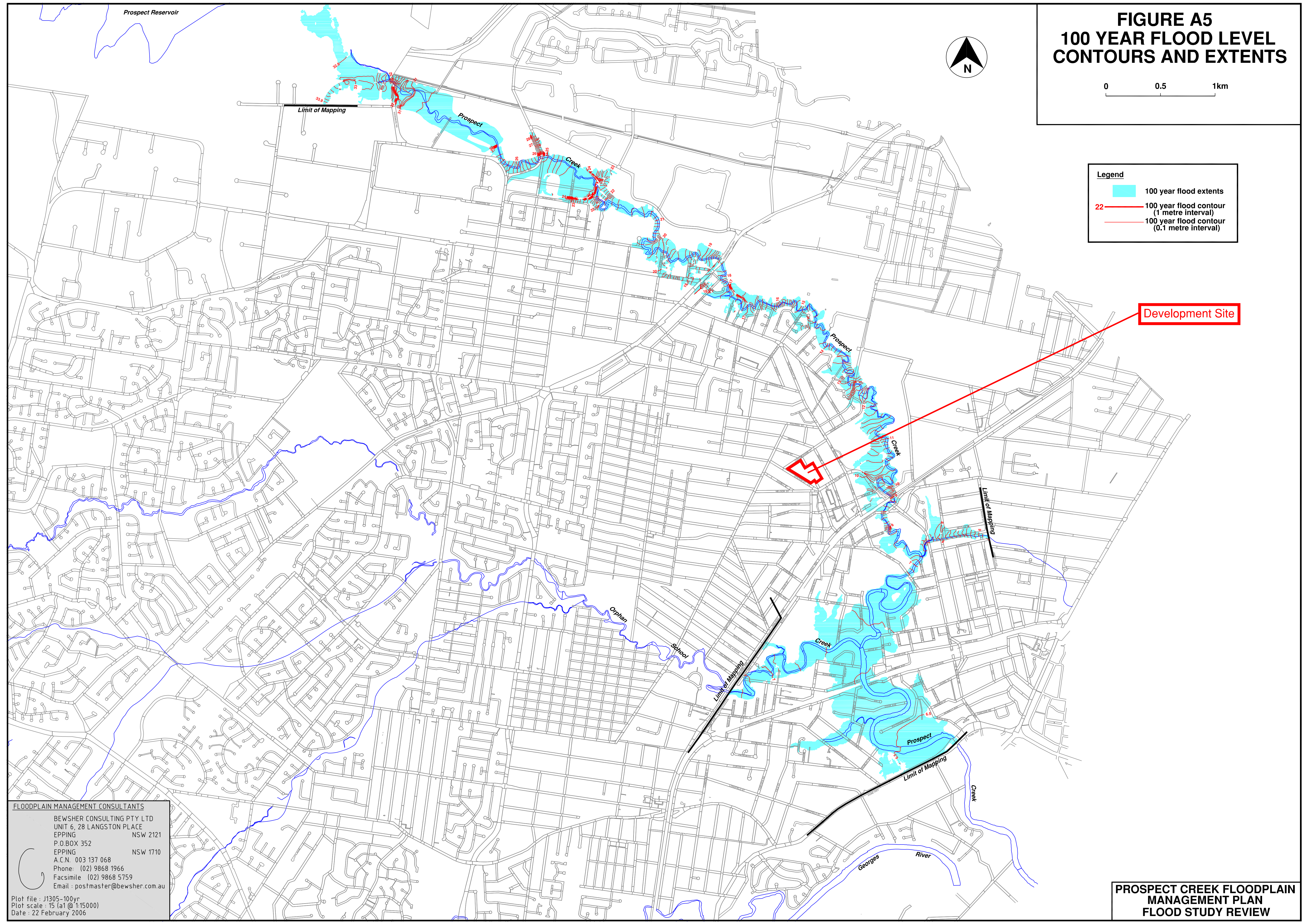
0 0.5 1km



**Legend**

- 100 year flood extents
- 100 year flood contour (1 metre interval)
- 100 year flood contour (0.1 metre interval)

Development Site



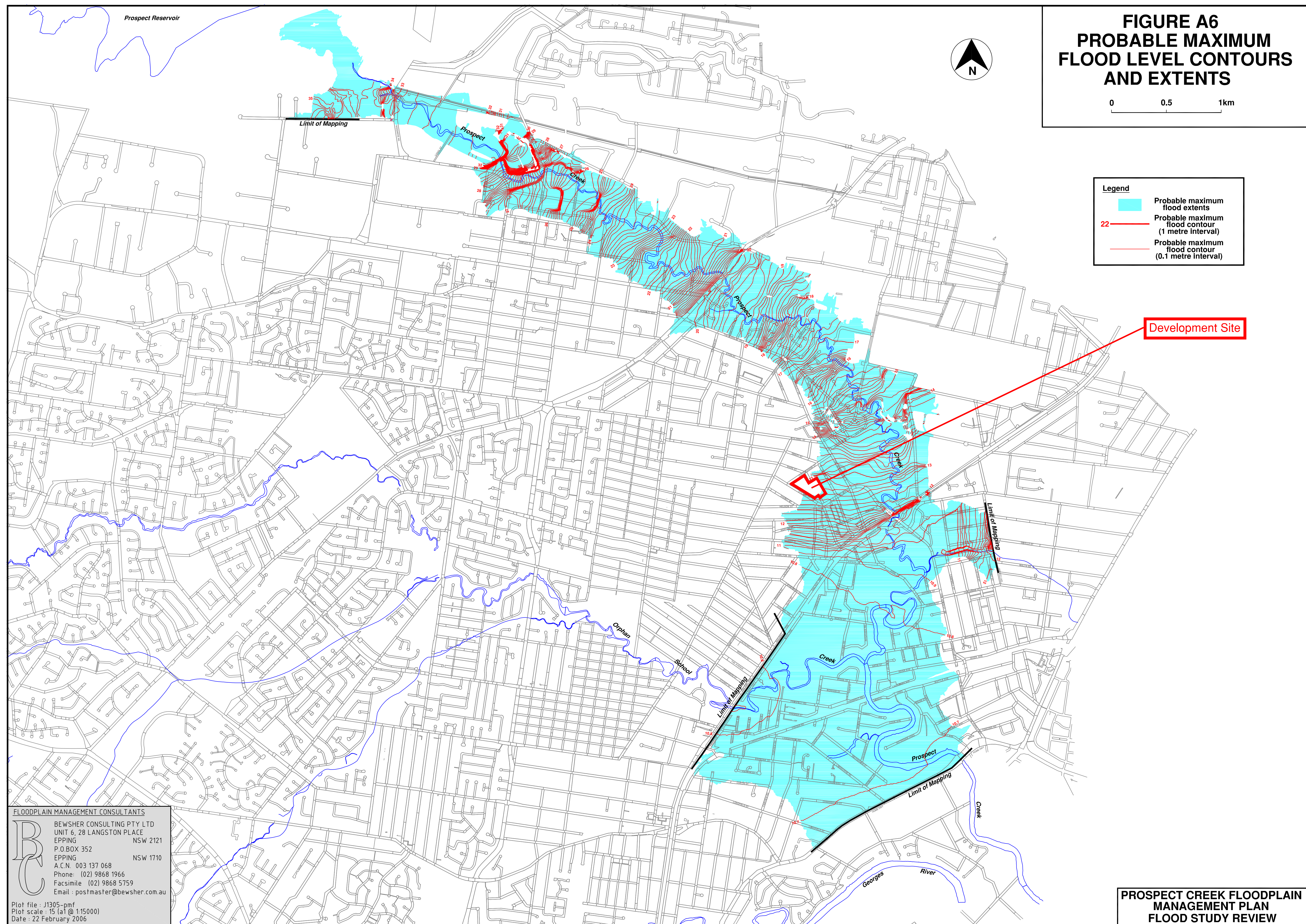
FLOODPLAIN MANAGEMENT CONSULTANTS

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Email : postmaster@bewsher.com.au

Plot file : J1305-100yr  
Plot scale : 15 (a1 @ 1:15000)  
Date : 22 February 2006

**PROSPECT CREEK FLOODPLAIN**  
**MANAGEMENT PLAN**  
**FLOOD STUDY REVIEW**

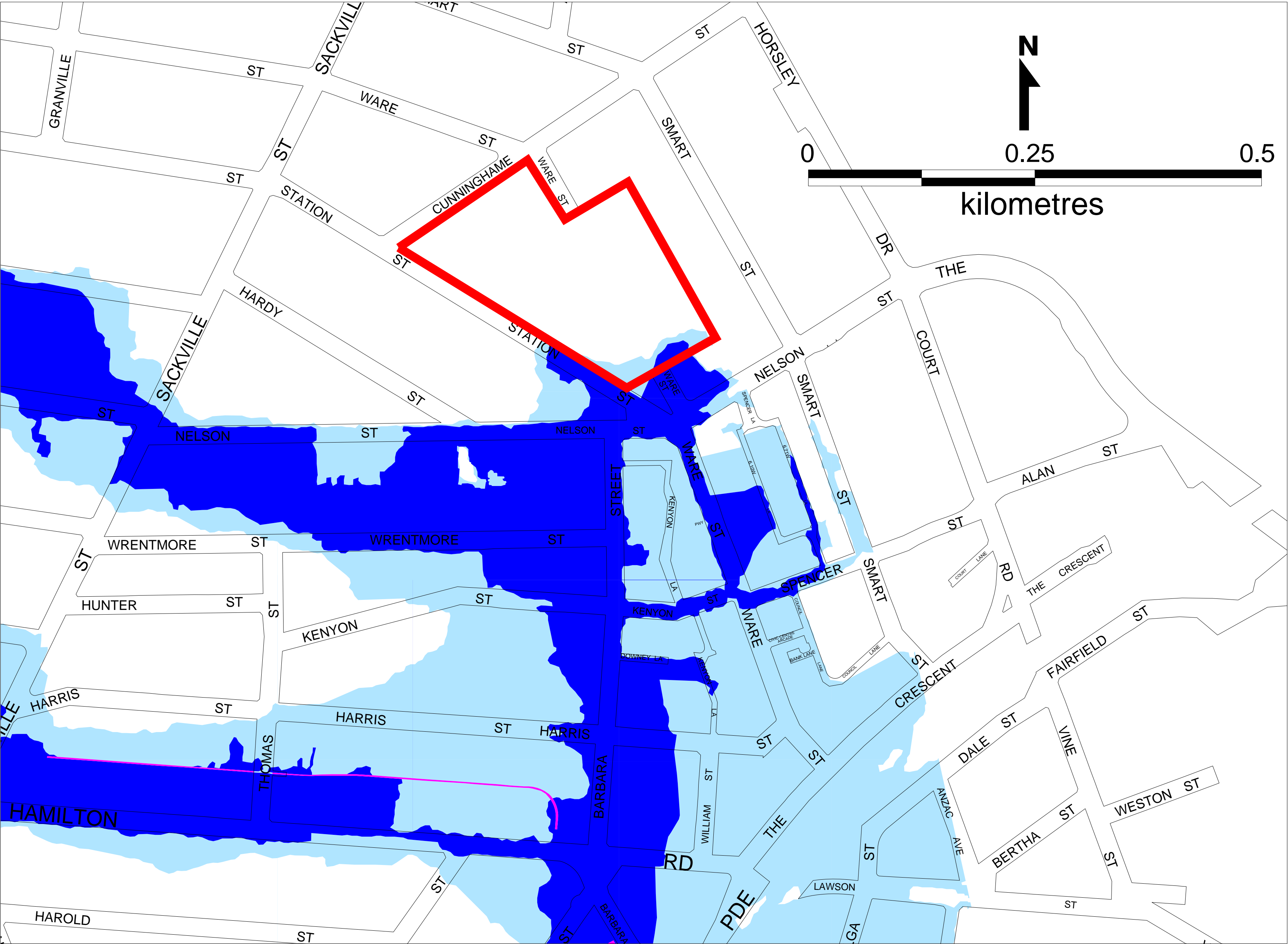






## Appendix D

### Fairfield – Flood Planning Map – Overland Flow



**High Flood Risk Precinct**

Land below 100 year flood that is either subject to a high hydraulic hazard or where there are significant evacuation difficulties.

**Medium Flood Risk Precinct**

Land below the 100 year flood that is not subject to a high hydraulic hazard and where there are no significant evacuation difficulties.

**Low Flood Risk Precinct**

All other land within the floodplain i.e. within the Probable Maximum Flood (PMF) extent, but not identified as within the high or medium flood risk precinct.

**Important Notes**

Mapping does not include local stormwater flooding.

Sheet 2 of 3