Warren Smith & Partners

38 YEARS OF SERVICE

4th October 2018

Project No. 2018-6329000 Revision No.1

Bankstown Golf Club c/- Rolfe Latimer Altis Architecture Pty Ltd 123 / 26-32 Pirrama Road, PYRMONT NSW 2009

Dear Rolfe,

RE: BANKSTOWN GOLF CLUB CIVIL ENGINEERING CONSULTANCY SERVICES

We have reviewed the proposed seniors living development at Bankstown Golf Course as presented in Altis Architecture sketches dated June 2018 against the BMT WBM Milperra Catchment Flood Study for Bankstown City dated October 2015. The proposed works consist of development within DP 837981 (16) and DP 584447 (13).

Please refer to extracts from this study which are contained in Appendix A and summarised as follows:-

- The area nominated for Seniors Accommodation appears to be flood free in the 1% AEP event, please refer to Figure 1.
- There appears to be a minor impact (<250mm) on the site when considering the PMF (Permissible maximum flood), please refer to Figure 2. This ponding is defined as minor in nature and attributed to minor drainage from local catchments to the south. The site is not affected by PMF mainstream flooding.
- We can confirm that the proposed development is not in a floodway and not subject to high hazard flooding.

In accordance with Bankstown City Council 2005 DCP 'Flood Risk Management' the following requirements will need to be incorporated into the building design:-

• Habitable flood levels to be no lower than the PMF level.

As outlined above we interpolate the PMF mapping to be from minor drainage which should not be classified as flooding. We therefore recommend that the development does not require the adoption of the habitable floor level to PMF.

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Hydraulic Services Fire Services Civil Services Sydney Water Accredited Water Servicing Co-ordinator and Designer





Figure 2 PMF Extract (Source; BMT WBM)

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SCHEDULE 3-GEORGES RIVER FLOODPLAIN

										Flo	od R	isk Pr	ecinct	s (FRI	P's)									
	Low Flood Risk							Medium Flood Risk								High Flood Risk								
Planning Consideration	Critical Uses & Facilities	Sensitive Uses & Facilities	Subdivision	Residential	Commercial & Industrial	Related Development	Recreation & Non-Urban	Concessional Development	Critical Uses & Facilities	Uses & Facilities	Subdivision	Residential	Commercial & Industrial	Tourist Related Development	Recreation & Non-Urban	Concessional Development	Critical Uses & Facilities	Uses & Facilities	Subdivision	Residential	& Industrial	Tourist Related Development	Recreation & Non-Urban	Concessi on al
loor Level		3		2	2	2	1,6	4,7				2,6,7	5,6,7	2,6,7	1,6	4,7					2	3	1,6	4,7
uilding Components		2	<u> </u>	8	8)	(6					1	1	1	1	1							1	1
tructural Soundness		3										1	1	1	1	1							1	1
lood Effects		2	3	3	3	3	3	3			1	2	2	2	2	2							1	1
Car Parking & Driveway Access		1,3,5,6,7		9	9	9	9	9					1.1.1.1.1	1,3,5,6,7		-							2,4,6,7	6,7,8
Evacuation		2,3,4	1	7	7	7	7	7			6	2,3	1,3	2,3	4,3	2,3							4.3	2,3
fanagement & Design		4,5							_		1		2,3,5	2,3,5	2,3,5	2,3,5							2,3,5	2,3,5
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Figure 2 Flood Controls

Yours faithfully, WARREN SMITH & PARTNERS PTY LIMITED

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<u>Qualifications:</u> Bachelor of Engineering in Structural Engineering, Diploma in Civil Engineering, Cork Institute of Technology, Ireland Chartered Engineer, National Engineering Register (NER) MIEAust No.: 3808523

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