

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.



Figure 1 1% AEP Extract (Source; BMT WBM)

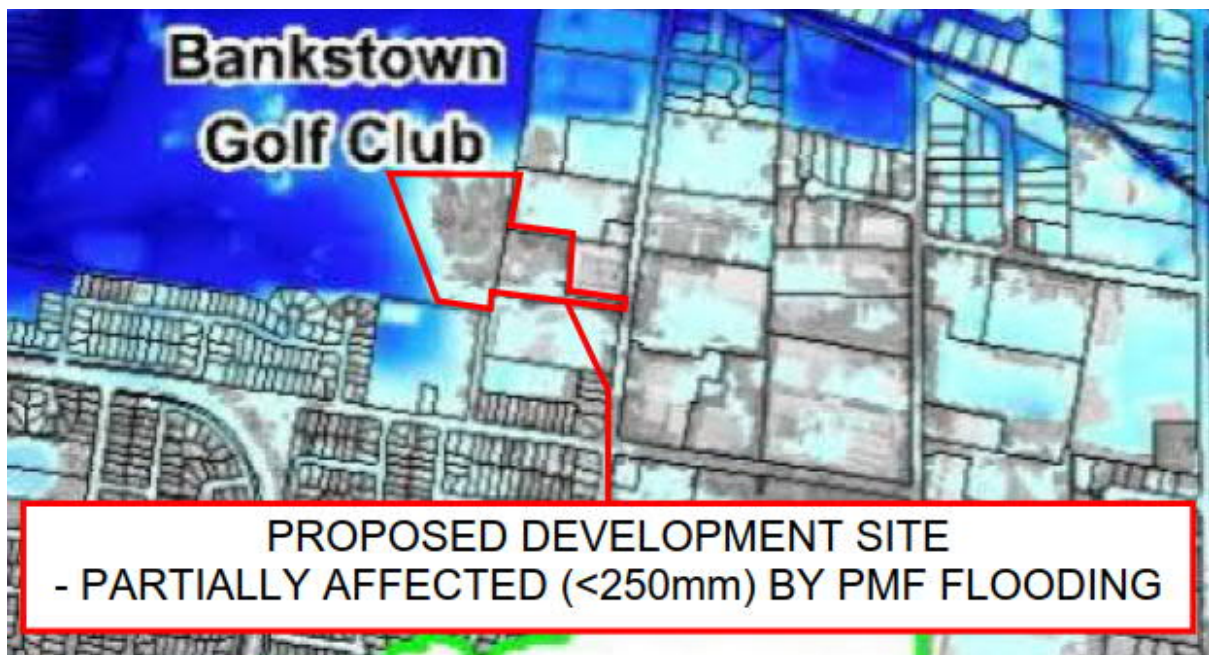


Figure 2 PMF Extract (Source; BMT WBM)

SCHEDULE 3–GEORGES RIVER FLOODPLAIN

	Flood Risk Precincts (FRP'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	Critical Uses & Facilities	Sensitive Uses & Facilities	Subdivision	Residential	Commercial & Industrial	Related Development	Recreation & Non-Urban	Critical Uses & Facilities	Sensitive Uses & Facilities	Subdivision
Floor Level		3		2	2	2	1,6	4,7			2,6,7	5,6,7	2,6,7	1,6	4,7		
Building Components		2									1	1	1	1			
Structural Soundness		3									1	1	1	1			
Flood Effects		2	3	3	3	3	3			1	2	2	2	2			
Car Parking & Driveway Access		1,3,5,6,7		9	9	9	9			1,3,5,6,7	1,3,5,6,7	1,3,5,6,7	2,4,6,7	6,7,8			
Evacuation		2,3,4		7	7	7	7			6	2,3	1,3	2,3	4,3	2,3		
Management & Design		4,5								1		2,3,5	2,3,5	2,3,5			

General Notes and Controls

COLOUR LEGEND: Not Relevant Potentially Unsuitable Land Use

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

Floor Level

- All floor levels to be no lower than the 20-year flood unless justified by site-specific assessment.
- Habitable floor* levels to be no lower than the 100-year flood level plus freeboard.
- Habitable floor* levels to be no lower than the *PMF* level. *Non-habitable floor* levels to be no lower than the *PMF* level unless justified by a site-specific assessment.

Figure 2 Flood Controls

Yours faithfully,
WARREN SMITH & PARTNERS PTY LIMITED



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Bachelor of Engineering in Structural Engineering, Diploma in Civil Engineering, Cork Institute of Technology, Ireland
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