Appendix A – Flood Report

Fairvale High School
NSW Department of Education
Flood Risk Assessment and Management Plan
18117 – June 2018

siteplus

planning . engineering . landscape . design . management

FAIRVALE HIGH SCHOOL
FLOOD RISK ASSESSMENT AND MANAGEMENT PLAN
THORNEY ROAD FAIRFIELD WEST

PREPARED FOR

NSW Department of Education

PREPARED BY

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EXECUTIVE SUMMARY

On behalf of NSW department of Education and JDH Architects, Site Plus has prepared a Flood Risk Assessment and Management Plan for the proposed works at Fairvale High School.

Fairvale High School, is located around an overland flow path within the upper reaches of Orphan School Creek Catchment. Localised flow from Tripoli Road enters the site from the North. Once flow cannot be contained within the local pipe system water travels overland south to Thorney Road impacting the School grounds.

Flood modelling for the development has been conducted by Catchment Simulation Solutions their modelling results have form the basis of the flood risk assessment.

This report reviews and responds to the requirements of the NSW Floodplain development Manual 2005 and Fairfield City Councils Development Control Plan (DCP) 2013 Chapter 11 Flood Risk Management.

The NSW Floodplain Development Manual sets out the NSW flood prone land policy and recognises that flood-prone land is a valuable resource that should not be sterilised by unnecessarily precluding development.

The proposal consists of two new buildings, refurbishment of Block A and a new Covered Outdoor Learning Area (COLA). As shown in Figure 1-2 and Appendix A of this report.

To meet the requirements of Fairfield City Council's DCP, the results from Catchment Simulation Solutions have been adopted. Using the results from the local flood study all floor levels are proposed to be above the PMF flood level.

In summary, the proposed development can be supported for the following reasons:

- The proposed buildings have a floor level above the PMF flood levels, this provides a safe refuge floor level above the flooding which ensures student can remain safe during all flood events.
- The proposed buildings do not adversely impact the flooding on surrounding properties.
- All of the proposed structures under the PMF are flood compatible as the building is above the PMF level.
- The proposed School buildings replace existing building which are at greater risk of flooding by both the 100yr and PMF flood events.

Each point has been discussed at length within the body of the report.

1. INTRODUCTION

1.1. Preliminary

1.1.1. Site Plus Engagement

Site Plus, has been commissioned by NSW Department of Education to prepare a Flood Risk Assessment and Management plan to address the requirements of the NSW Floodplain development Manual 2005 and Fairfield City Councils flooding requirements in relation to the proposed building works at Fairvale High School.

1.1.2. Scope of Work

To meet the flooding requirements of Fairfield City Council and the NSW floodplain development Manual 2005, Site Plus has determined that the report needs to address the following:

- Assess the flood modelling results attained from Catchment Simulation Solutions;
- Proposed adequate flood mitigation measures for the development;
- Evaluate the site in terms of Fairfield City Council's Floodplain Risk Management Requirements; and the NSW Floodplain Development Manual 2005; and
- Prepare a report that summarises the findings of our analysis.

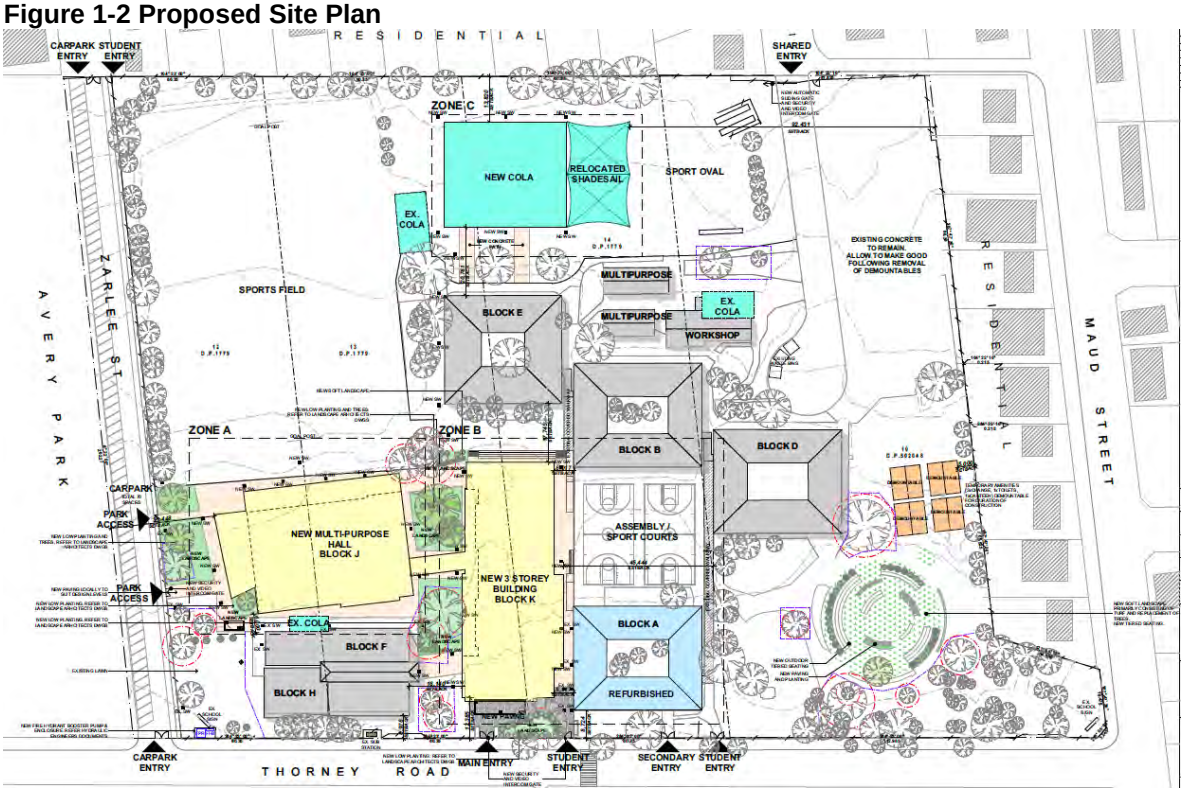
1.2. Subject Land

The subject site is Fairvale High School which is located in the upper reaches of Orphan School Creek Catchment.

The subject site is a 5.4ha parcel of land with large grass areas, buildings and road areas. The site falls to the south with a gentle grade to Thorney Road.

Figure 1-1 Locality Map

Figure 1-2 Proposed Site Plan



2. FLOOD MODELLING RESULTS

2.1. Central Overland Flood Study

A Council approved flood consult, Catchment Simulation Solutions has prepared and undertaken the flood modelling for the development. The results of the modelling have formed the basis of this report.

The flood model used is Fairfield Council's Central Overland Flood Study. The model is a direct rainfall 2D Tuflow model, with only major drainage pits and pipes modelled to determine the results.

All small drainage pipes within the School grounds are not modelled, therefore any trapped low points relieved by piped drainage will show ponding water.

2.2. Site Hydraulic Features

Flood waters predominately enter the site from the north via Tripoli Road which contains and conveys overland flow into the School grounds.

At the end of the existing Cul-De-Sac the drainage system cannot convey the floodwaters forcing flooding over the kerb and into the School. Block D then separates the water with a portion flowing east and west impacting a number of buildings as the floodwater fall towards Thorney Road.

2.2.1. Hydraulic Roughness

The existing and proposed development land uses were input into the TUFLOW model by Catchment Simulation Solutions. The roughness patches for both the existing and proposed scenarios are shown within Figure 2-1 and Figure 2-2.

Figure 2-1 Existing Land use Patch

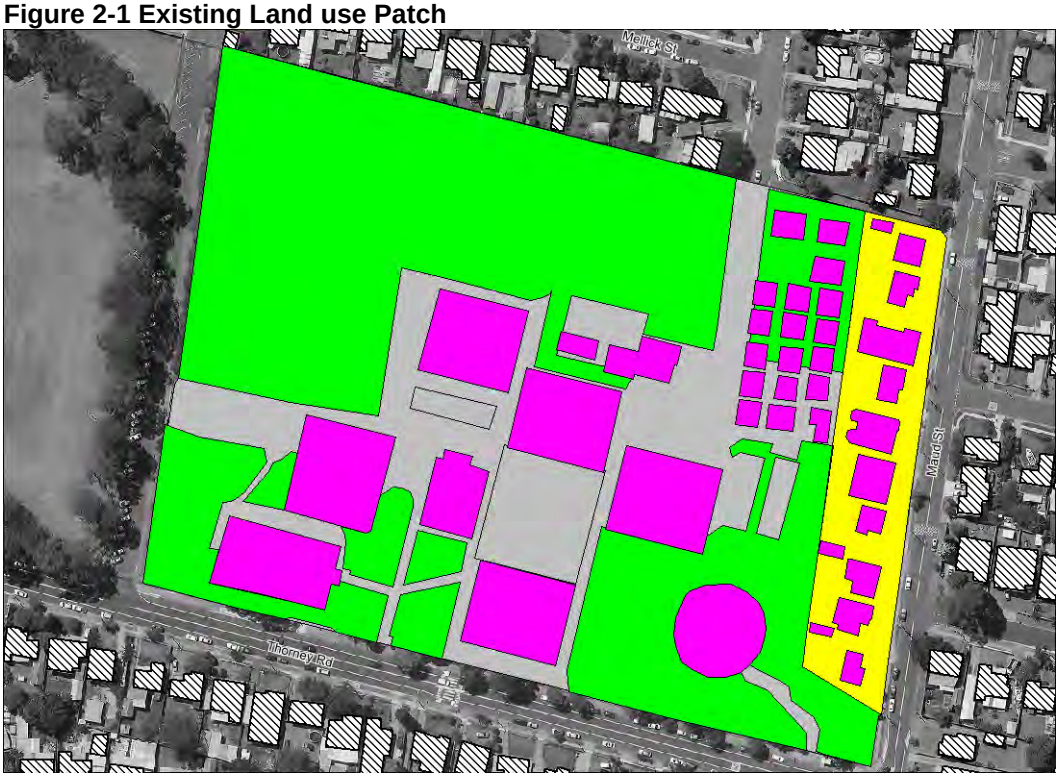


Figure 2-2 Proposed Materials Inputs

Material
- Residential
- Grass
- Landscaping
- Building
- Concrete

2.3. Flood Modelling Results

Modelling the proposed and existing School Site shows that floodwaters enter the site from Tripoli Road via the road reserve and Road Pavement which conveys floodwater within the concrete kerb and gutter.

At the low point of the Cul-De-Sac head floodwaters are impacted by Block D and diverted east and west. The water diverted west enters the assembly and sports courts area which has very little grade south, pooling water before it passes around Block A and onto Thorney Road.

Results of the flood modelling are shown in Figure 2-3 to Figure 2-16.

The impact assessment shown in Figure 2-7 and Figure 2-12 illustrates that the proposed development results in no flood impacts to private property in regard to increasing flood levels.

Figure 2-3 Existing Flood Depths

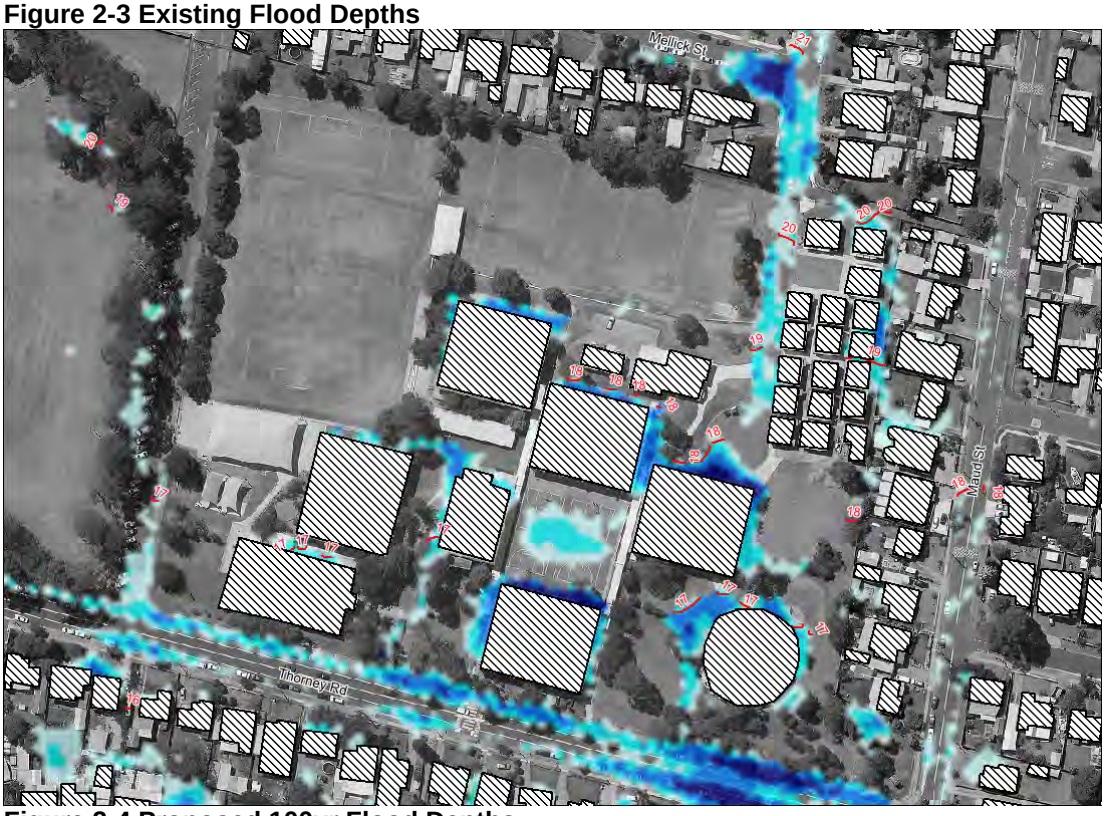


Figure 2-4 Proposed 100yr Flood Depths

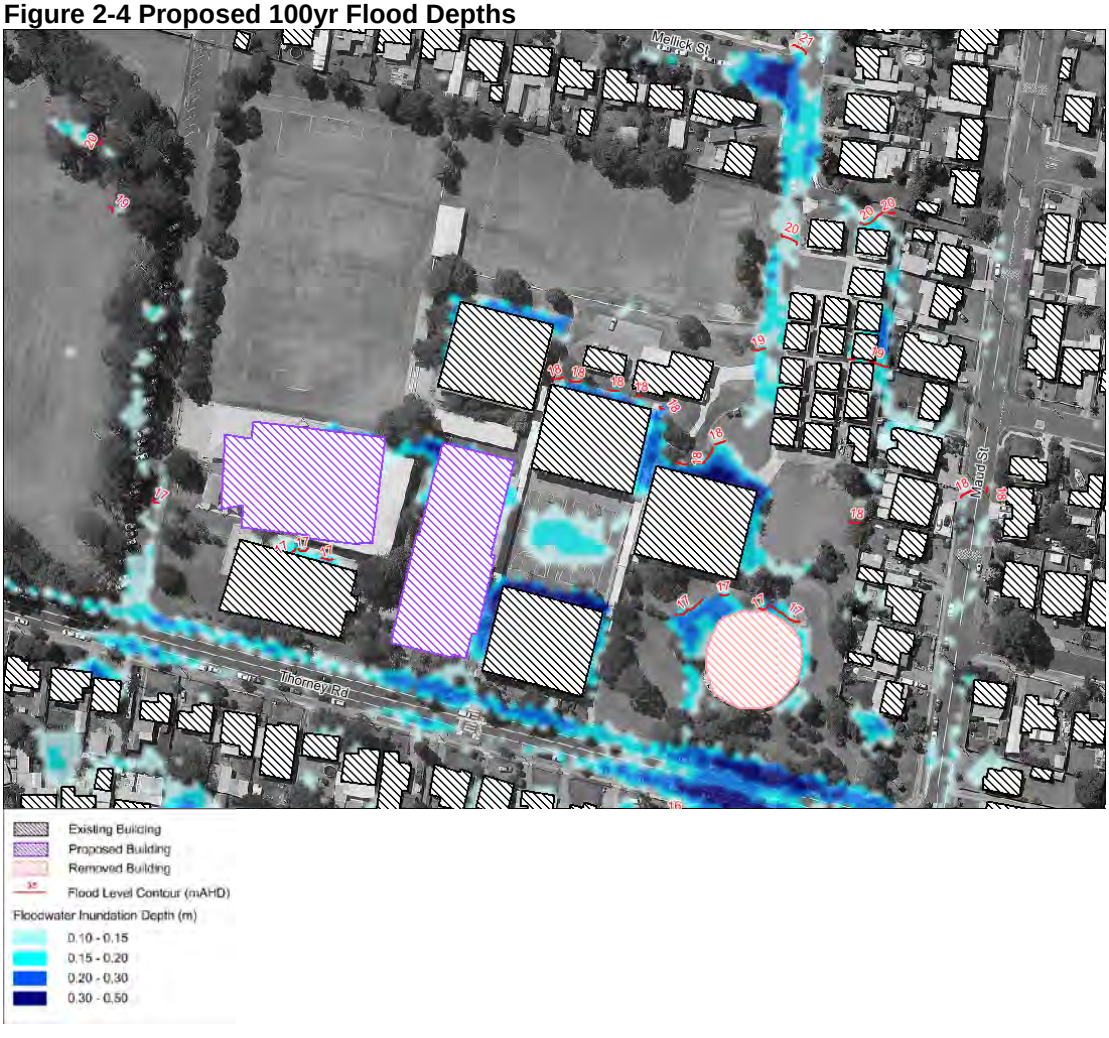


Figure 2-5 Existing 100yr Flood Velocities

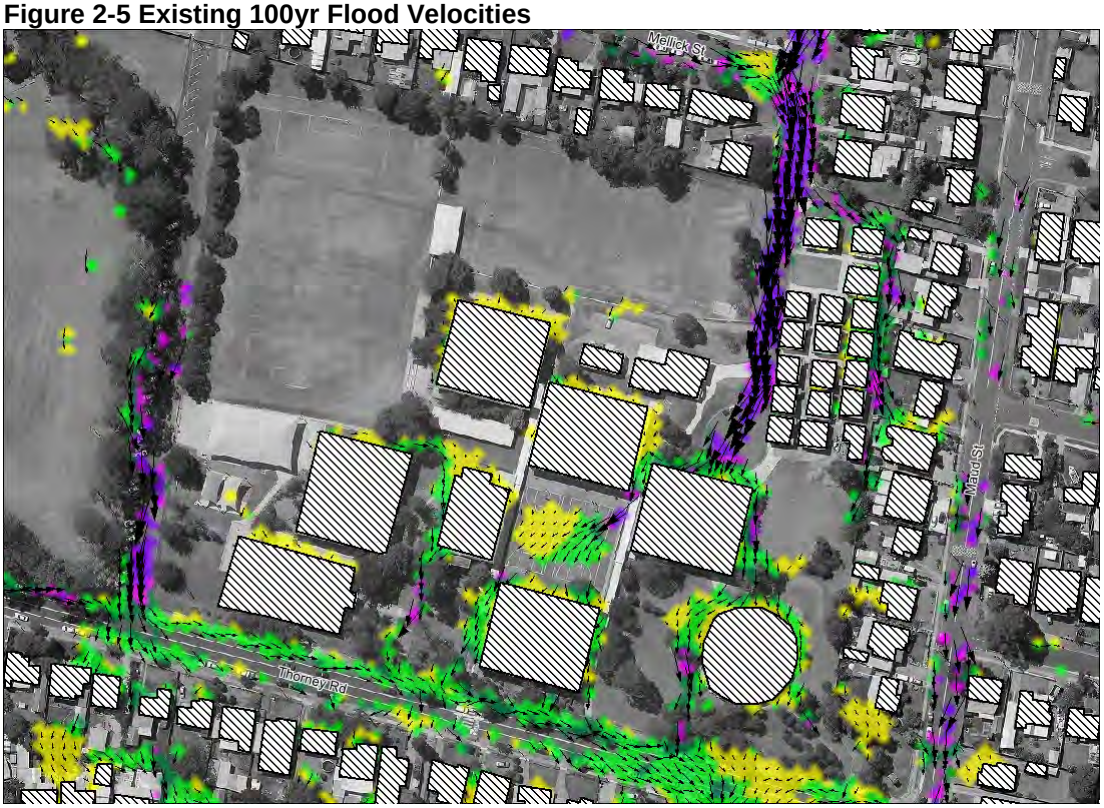


Figure 2-6 Proposed 100yr Flood Velocities

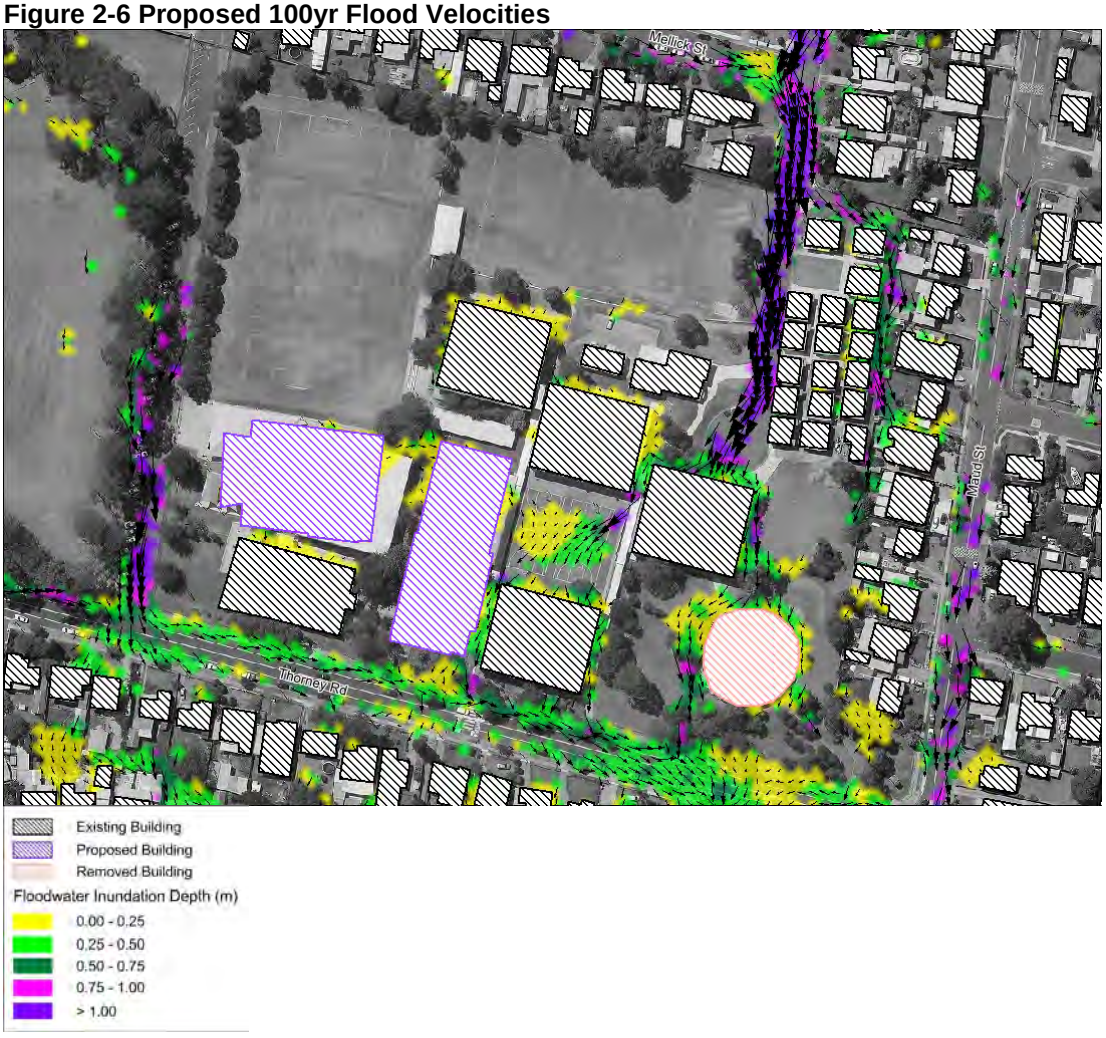


Figure 2-7 100yr Flood Impact Assessment

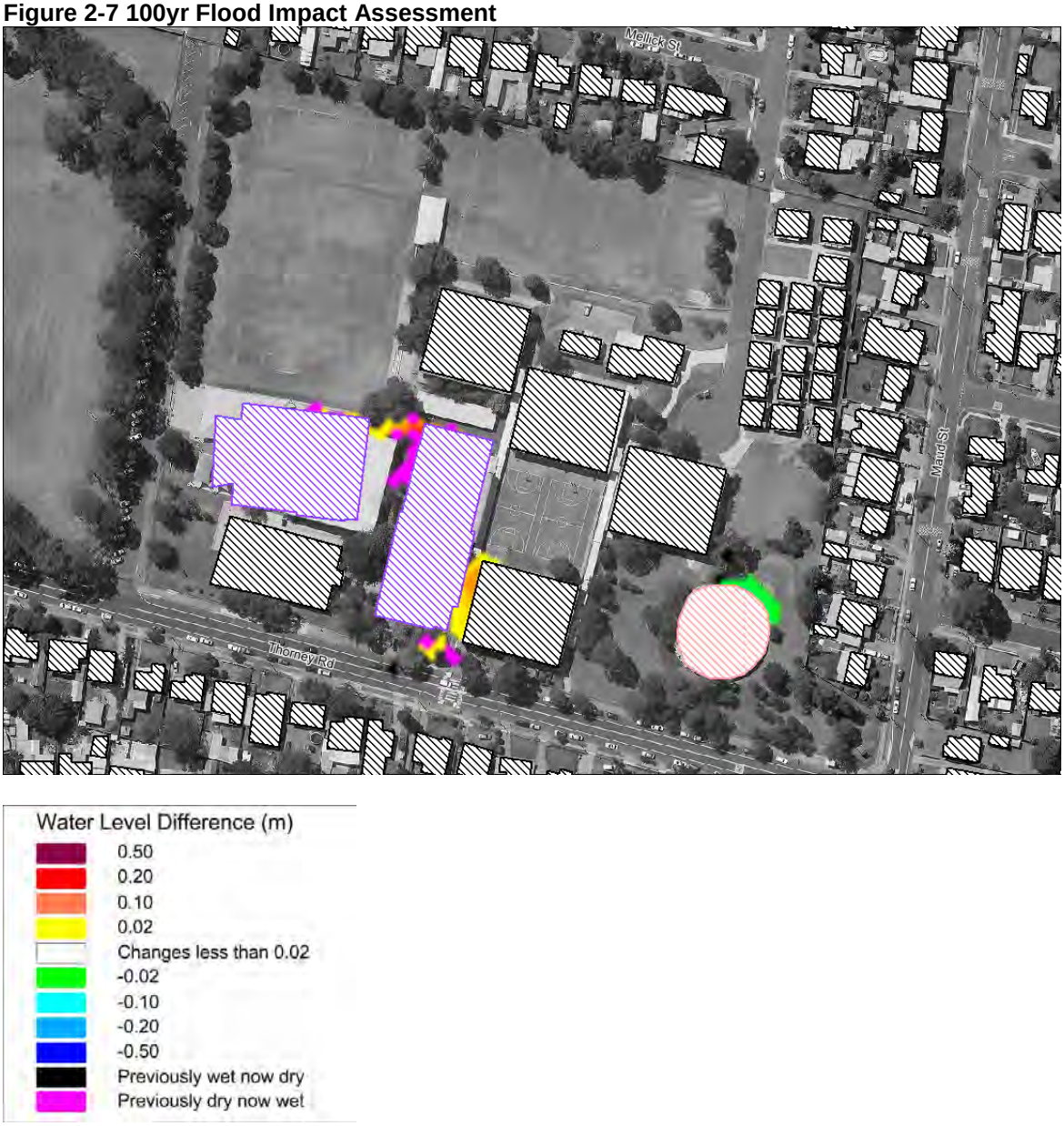


Figure 2-8 Existing PMF Flood Depths

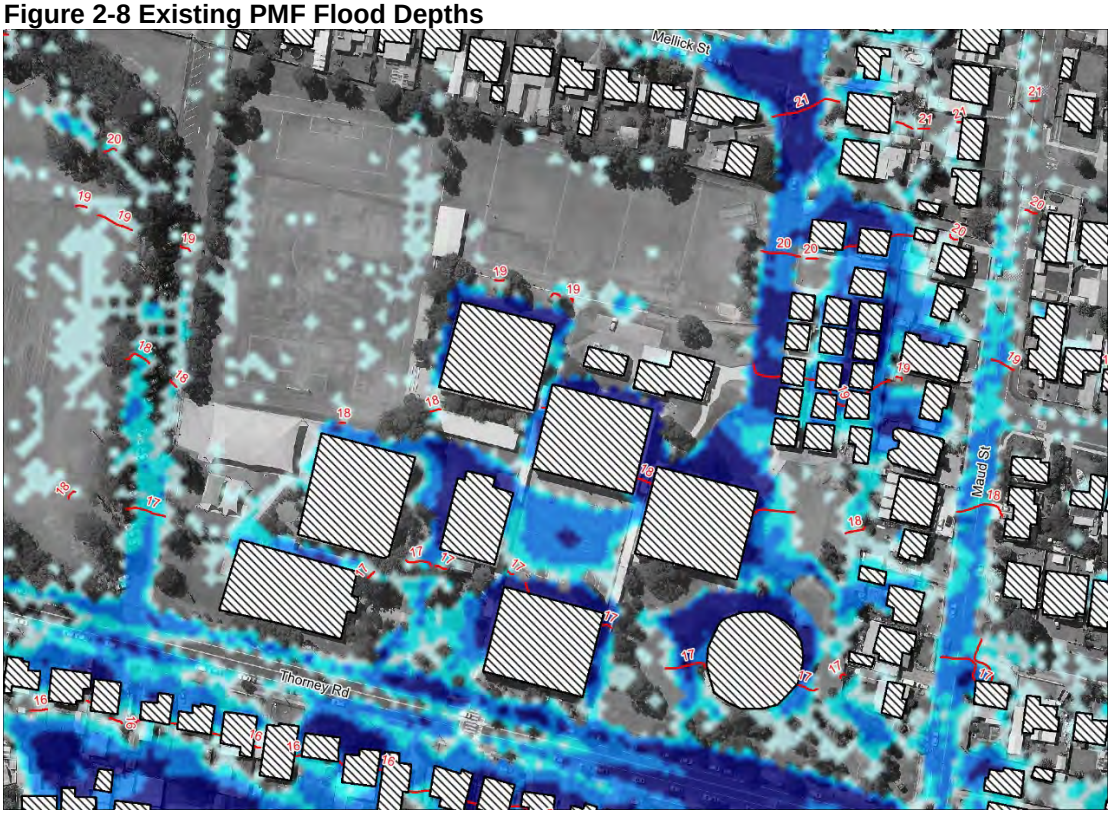


Figure 2-9 Proposed PMF Flood Depths

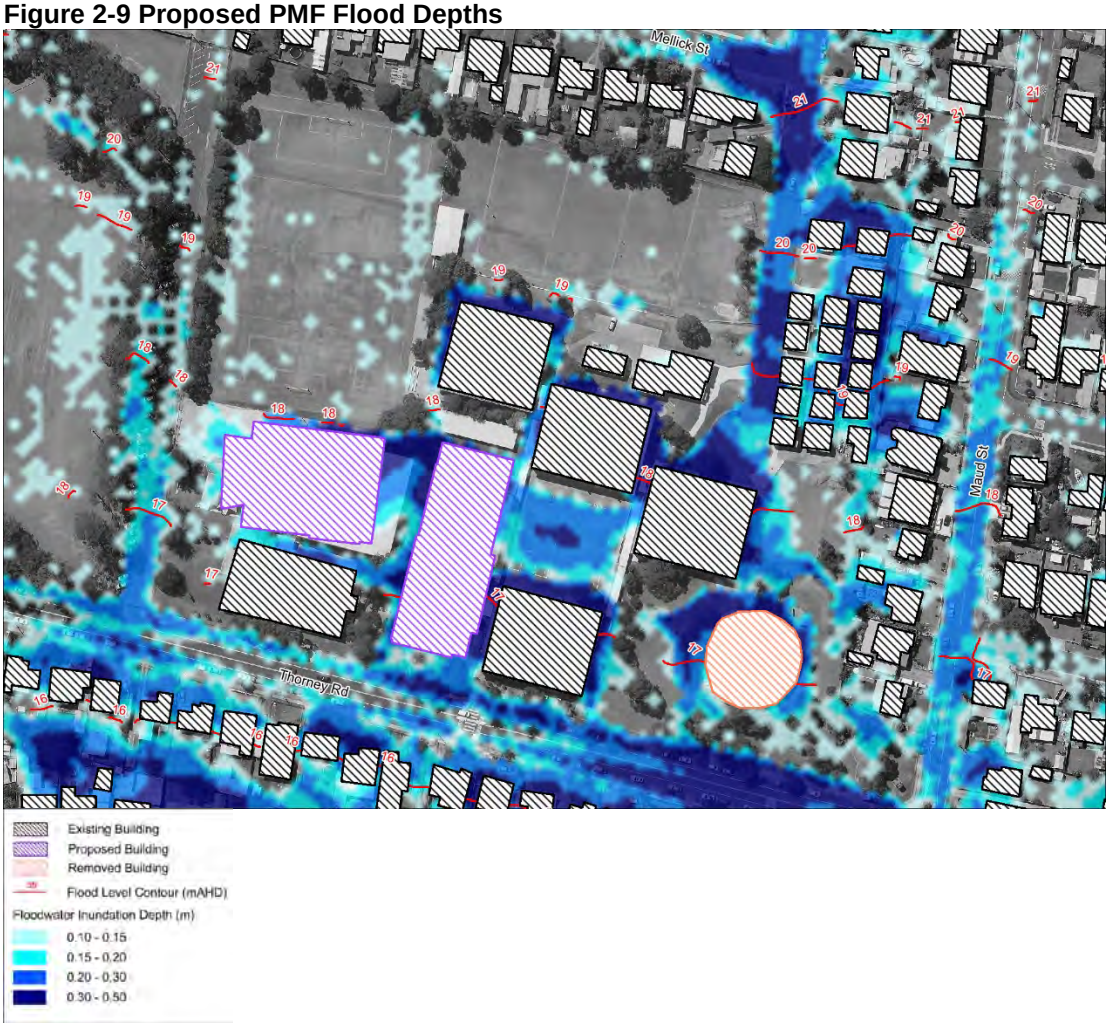


Figure 2-10 Existing PMF Flood Velocities

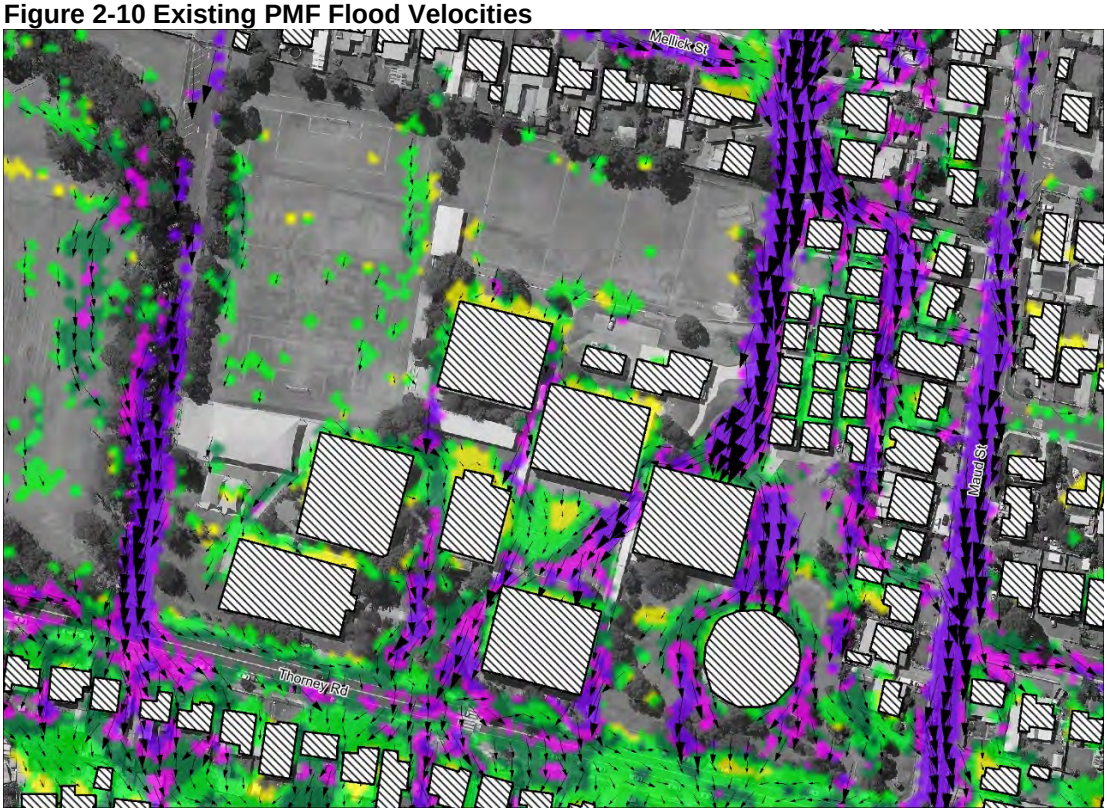


Figure 2-11 Proposed PMF Flood Velocities

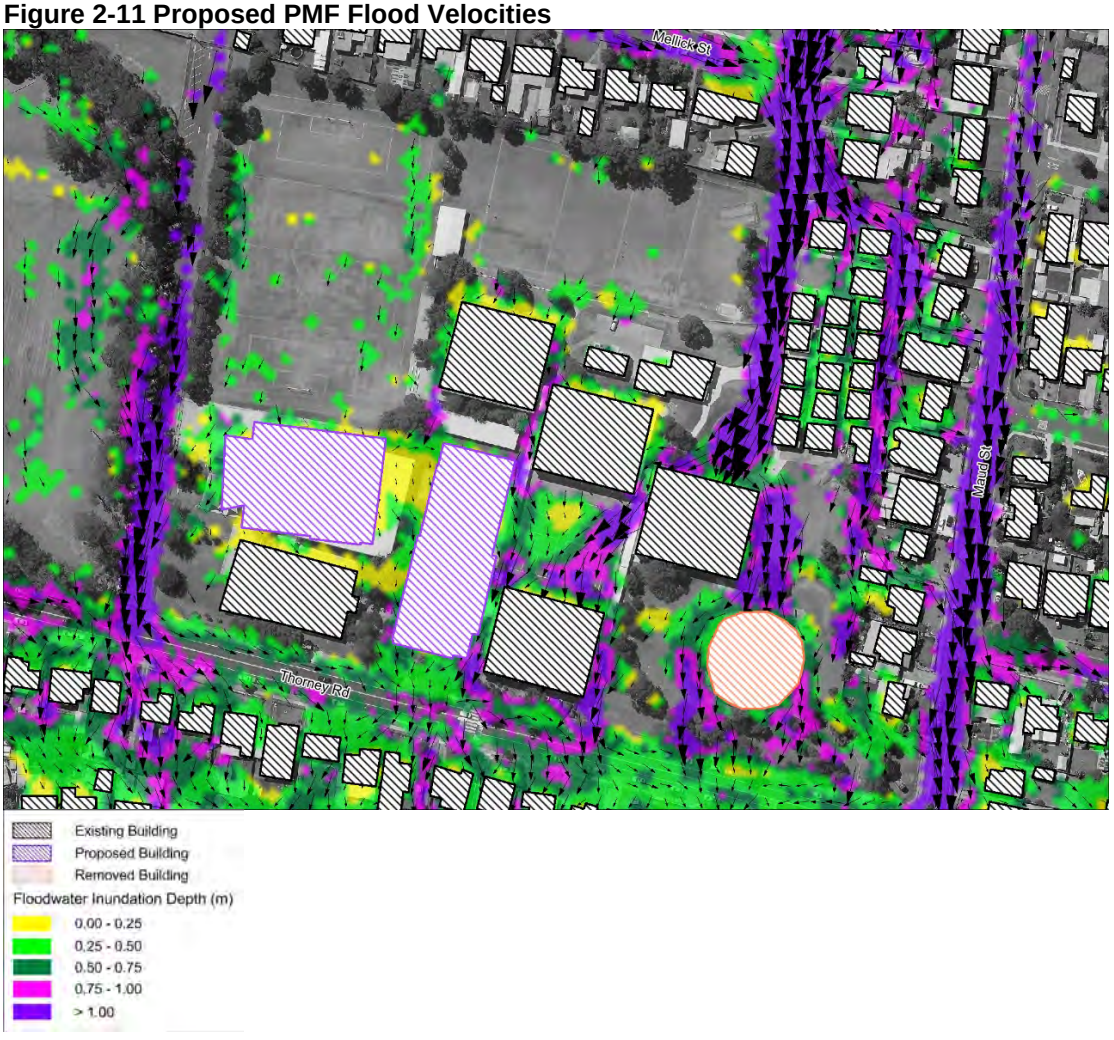
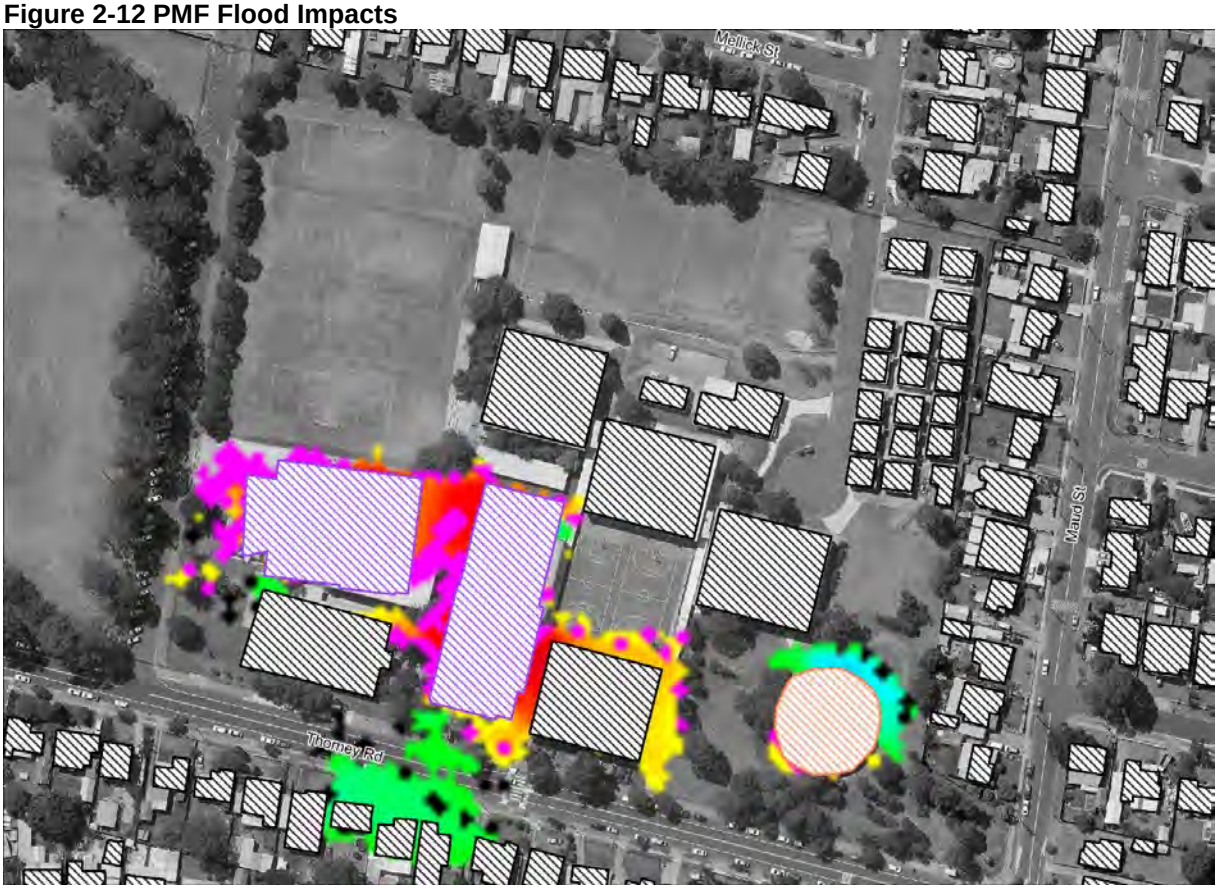


Figure 2-12 PMF Flood Impacts



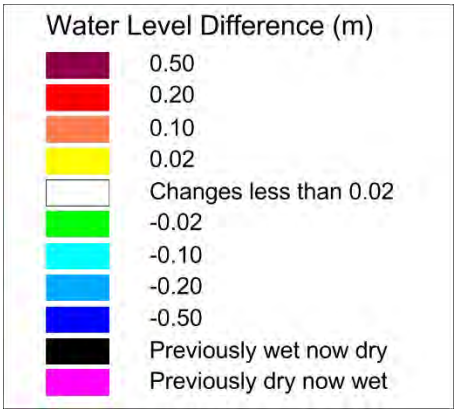


Figure 2-13 100yr Peak Flow

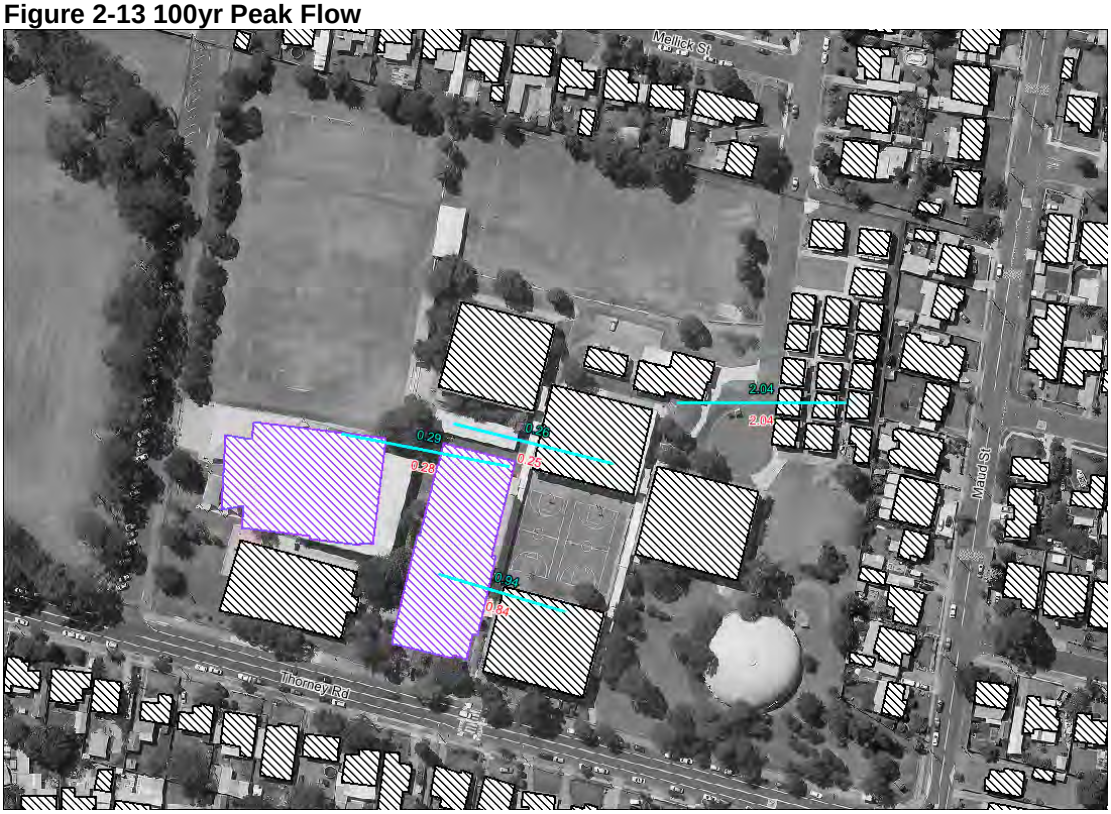


Figure 2-14 100yr Peak Levels

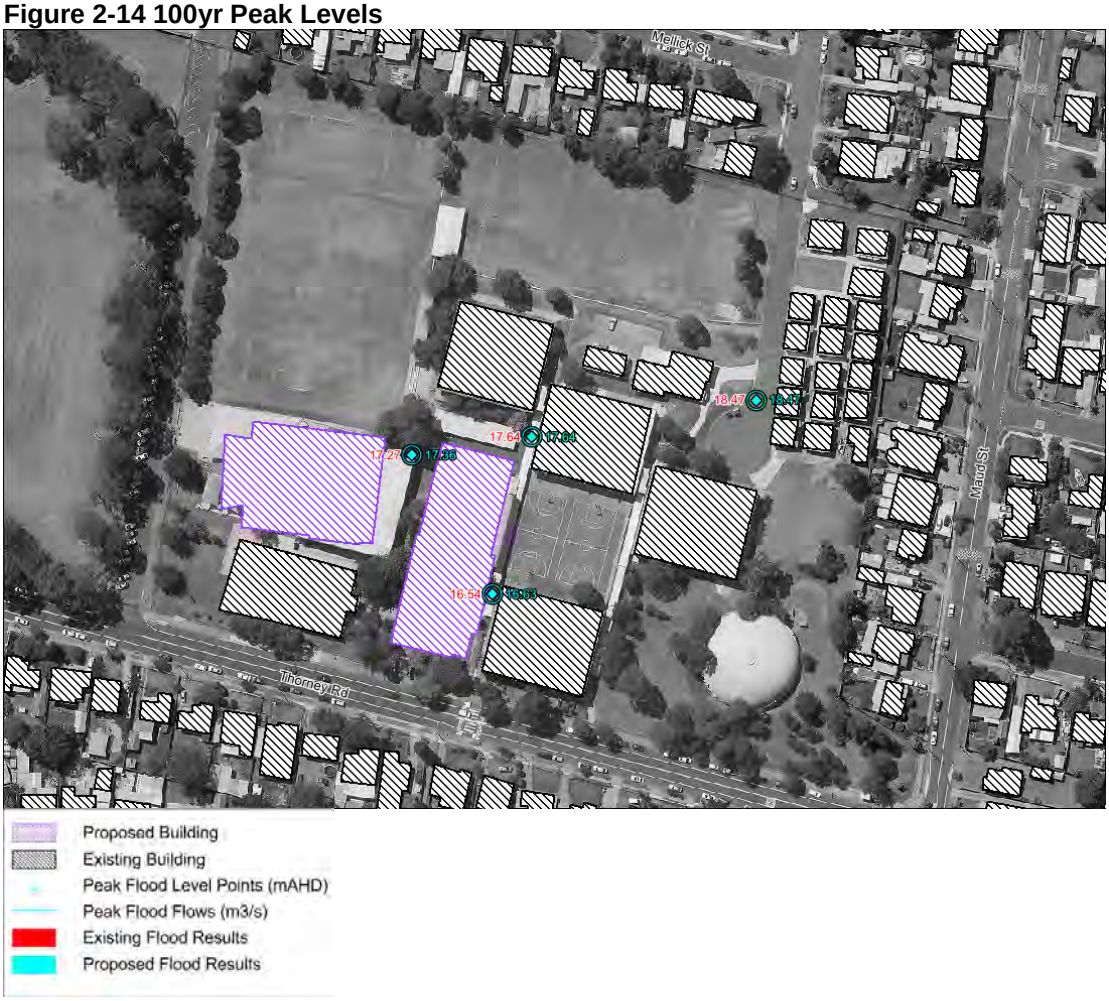


Figure 2-15 PMF Peak Flow

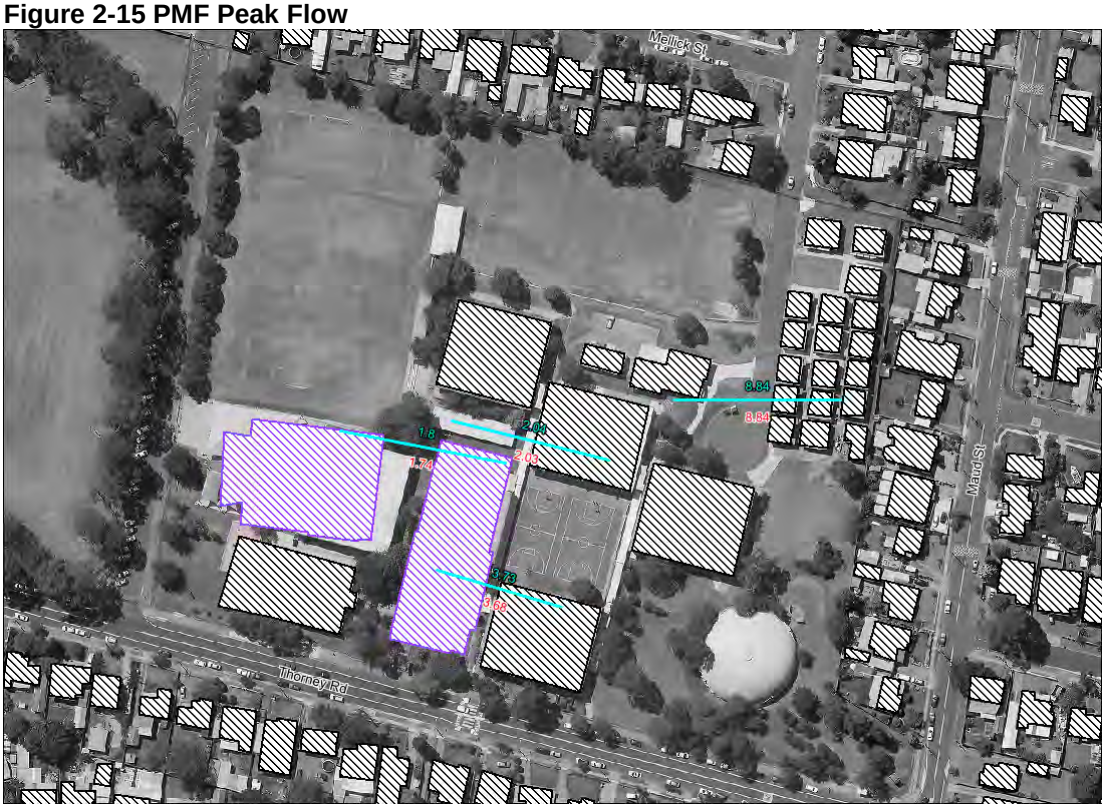
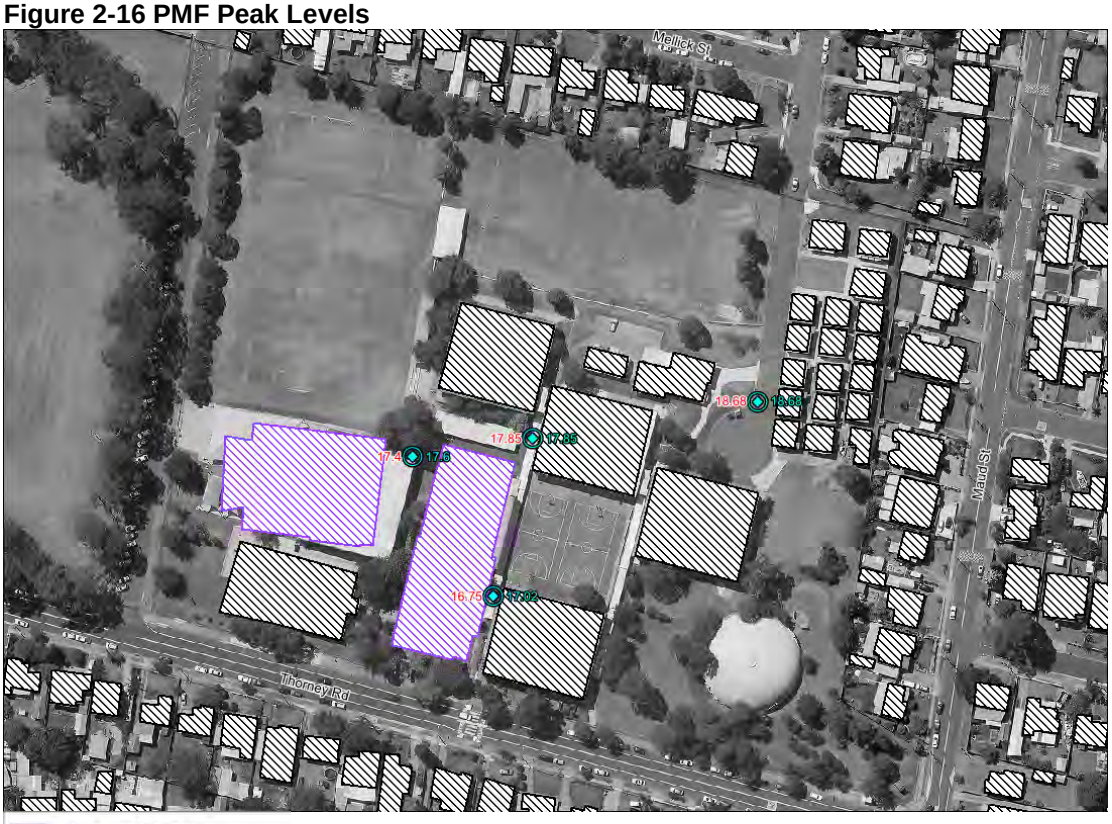
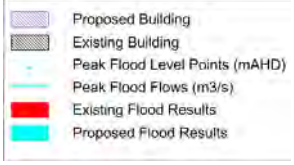


Figure 2-16 PMF Peak Levels





3. FLOODPLAIN RISK MANAGEMENT

The following section of the report address the requirements of Chapter 11 Flood Risk Management in the Fairfield City Council Development Control Plan 2013.

Educational establishments are classed as a sensitive use under the DCP which for flood affected sites are potentially classed as an 'unsuitable' land use.

However, as demonstrated below the proposed development is suitable as it complies with the perspective controls and performance criteria of Council's DCP. The proposed buildings reduce the flood risk to the school as a hole as the buildings will form a place of refuge above the PMF flood levels.

3.1. Land Use Category

Educational Establishments or High Schools are classed as a sensitive uses as per Schedule 2 of Council's DCP. However, the proposed developments meets the objectives of the DCP by:

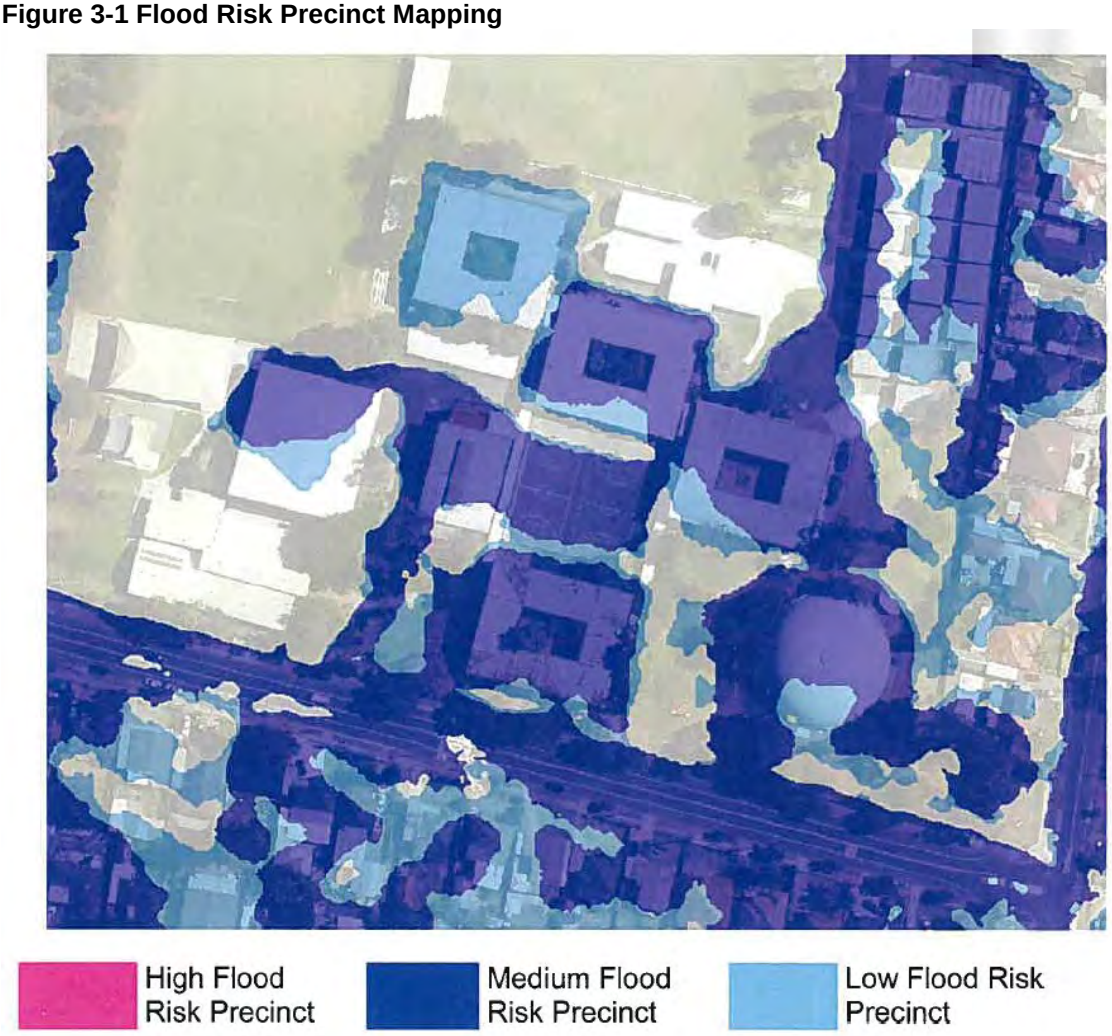
- Providing floor levels above PMF flood levels.
- Not adversely impacting the surrounding floodwaters as shown in Figure 2-7 and Figure 2-12;
- Having a safe low flood hazard evacuation pedestrian route as some of the buildings egress points are flood free in the PMF event;
- Providing a safe place of refuge in flood events for onsite students and occupants.

The Site has been assessed as a sensitive land use category under Schedule 6 of Council's DCP to confirm that the proposal meets all of Council's flooding concerns.

3.2. Flood Risk Precincts

Council Mapping shown in Figure 3-1 illustrates that the areas where the proposed building are, is both low and medium flood risk precincts. Also some of the area is flood free.

Figure 3-1 Flood Risk Precinct Mapping



3.3. Special Considerations

Within the Council DCP Chapter 11 Section 11.10, it states that special consideration can be given to allow development within unsuitable land uses where it relates to the community needs, the replacement of Existing facilities and is designed in accordance with the prescriptive and performance criteria of Council Flood Risk Management DCP.

In this case the proposed new buildings and structures are to:

- Support student population growth at Fairvale High School which is a need of the community;
- The buildings will replace existing buildings. The proposed buildings are above the existing buildings and provide a safe point of refuge for occupants during flooding;
- The development meets the perspective and performance criteria of Chapter 11. As discussed within the following sections of this report.

3.4. DCP Performance Criteria Assessment

(a) The proposed development should not result in any increased risk to human life.

The proposed development will not increase the risk to human life by the following:

- The proposed floor levels are above PMF flood event.
- All structures below the PMF flood level are flood compatible and will be able to withstand the forces of floodwaters. This ensure that occupants will be safe during all flood events and the buildings will not incur structural damage during major storm events.
- Safe evacuation can be completed by walking away from one of the flood free areas around the buildings;
- Provide a safe refuge area within the school grounds above flooding.

(b) The additional economic and social costs which may arise from damage to property from flooding should not be greater than that which can reasonably be managed by the property owner and general community.

The merit based approach within this assessment considers social, economic and environmental considerations. The NSW floodplain development manual is to ensure that floodplains are developed in a safe manner and not sterilise floodplains for development.

The development will provide additional student numbers for the local area in an existing school that contains the facilities required.

The area where the buildings are proposed currently contains existing buildings with floor levels below the 100yr flood level. Therefore the proposal is safer than the existing situation in terms of flooding.

(c) The proposal should only be permitted where effective warning time and reliable access is available for evacuation from an area potentially affected by floods to an area free of risk from flooding. Evacuation should be consistent with any relevant flood evacuation strategy

The flood mapping shown in Section 2 of this report show that the northern side of the proposed buildings are flood free during the PMF event. Therefore, safe evacuation form the building can occur during all flood events and occupants can remain flood free within the building.

Schools are generally occupied during daylight hours with a high amount of supervision, meaning that consistent visual

surveillance is provided to effectively evacuation the school ground prior to inundation.

(d) Development should not detrimentally increase the potential flood effects on other development or properties either individually or in combination with the cumulative impact of development that is likely to occur in the same floodplain

Figure 2-7 and Figure 2-12 accurately show that none of the surrounding properties are adversely impacted by the proposed buildings. Increases in flood levels only occurs within the school grounds.

(e) Motor vehicles are able to be relocated, undamaged, to an area with substantially less risk from flooding, within effective warning time.

No parking areas are proposed within this development. No impacts occur to the Schools parking due to this development.

(f) Procedures would be in place, if necessary, (such as warning systems, signage or evacuation drills) so that people are aware of the need to evacuate and relocate motor vehicles during a flood and are capable of identifying an appropriate evacuation route.

The School should integrate a flooding component into their emergency response plan. The proposed buildings allow for vertical evacuation if needed along with external access to flood free locations which allow safe evacuation of occupants.

(g) Development should not result in significant impacts upon the amenity of an area by way of unacceptable overshadowing of adjoining properties, privacy impacts (eg. by unsympathetic house-raising) or by being incompatible with the streetscape or character of the locality.

The proposed buildings and structures are located within the school grounds and the architectural plans should be reviewed by a planner to comment of overshadowing and amenity.

(h) Proposed development must be consistent with ESD principles.

Based on the information given, the proposed development is Ecological Sustainable as it uses the existing school grounds to support a greater number of students for the future. No environmental impacts will results from the development.

(i) Development should not prejudice the economic viability of any Voluntary Acquisition Scheme.

Site Plus is not aware that the development will adversely affect any voluntary acquisition scheme in the future.

4. SCHEDULE 6 – PRESCRIPTIVE CONTROLS

4.1. Floor Level

All of the proposed buildings across the site have a floor level above the PMF flood level.

Due to the existing site levels surrounding the proposed classrooms it is un-practical for the buildings to be 500mm above the 100yr flood level.

If the floor levels where raised 500mm above the 100yr, flood level accessibility issues would result from the existing classrooms and paved areas to the proposed classrooms. The current ramps are at the limit of 1in14 as per AS1428.

All floor levels are shown within Table 5-1 which summaries the proposed floor levels and the flood levels impacting the proposed buildings.

Table 5-1 Flood and Floor Level Summary

Fairvale High School Floor Level Summary Table			
Building	**Ground Floor Level**	**100yr Flood Level**	**PMF Flood Level**
Multipurpose hall Block J	17.50	17.29	17.40
Block K North	17.615	17.54	17.61
Block K South	17.25	17.10	17.20

4.2. Building Components

All building components of the proposed buildings are to be flood compatible up to 0.5m above the 100yr level. The proposed buildings are to be made with masonry or steel that is unaffected by submersion in flood waters.

4.3. Structural Soundness

All building components up to 0.5m above the 100yr level are to be able to withstand the forces of floodwaters. This is to be factored into the structural design of the buildings at construction detailing stage.

4.4. Flood Effects

Figure 2-7 and Figure 2-12 accurately show that none of the surrounding areas are adversely impacted by the proposed buildings. Increases in flooding only occurs within the school grounds.

4.5. Carparking and Driveway Access

No car parking or vehicular accesses are proposed within the subject development.

4.6. Flood Evacuation

Parts of the proposed buildings are flood free. The northern side of the building is predominately flood free allowing occupants to safe egress from the proposed buildings.

A detailed flood evacuation plan will be developed for the site once approval has been granted for the development.

A flood evacuation plan will be developed in conjunction with NSW department of Education to ensure the best possible systems and warning mechanisms are put in place to protect occupants. This plan will form a part of the emergency response plan for the School.

4.7. Management and Design

This report indicates that no additional flood risk will occur as a result of the development.

Measures are proposed to reduce the impact of flooding on the site and reduce the flood risk to the school when compared to the existing buildings that are being replaced.

5. CONCLUSION

The proposed Buildings and structures can be supported in terms of flood risk management for the following reasons:

- The proposed development will provide floor levels above the PMF flood level.
- The proposed buildings show to have no adverse impacts in terms of flooding on adjoining properties surrounding the site.
- The buildings replace the existing school buildings at a higher flood free level, providing a safe refuge for occupants within the school;
- Safe evacuation of from buildings can occur as the northern portion of the buildings are flood free during the PMF event.

The following recommendation should be implemented to reduce the flood risk and flood impacts to an acceptable level:

- Provide flood compatible materials for the buildings proposed up to the 0.5m above the 100yr flood level across the site. Structural masonry or concrete components should be provided to withstand the forces of floodwaters up to the PMF levels.
- Developing a site flood and evacuation plan as part of the emergency management plan which is owned, practiced and implemented. The plan should focus on flood warning, evacuation notification and emergency response procedures for the site.

APPENDIX A

Architectural Plans

Rev	Date	By	Issue Name	CK
A	02-Feb-18	FT	ISSUED FOR TENDER	AC
B	17-May-18	GL	ISSUED FOR TENDER	CW

FLOOR PLAN LEGEND

- EXISTING BUILDING RETAINED
- EXISTING COVERED WALKWAYS / COLA
- CONCRETE PAVING
- NEW SOFT LANDSCAPE
- NEW HARDSCAPE
- SOFTFALL
- EXTENT OF FIRE RATED WALL
- EXISTING WALL
- SITE BOUNDARY
- INTERNAL LOT BOUNDARY
- NEIGHBOURING BOUNDARY
- TREE PROTECTION ZONE (TPZ)
- EXISTING TREE
- NEW TREE
- BUILDING ENTRY
- EXISTING RL (RL +1.000)
- PROPOSED RL (RL +1.000)

ABBREVIATIONS

FLOOR FINISHES
FCF FINISH CONCRETE FLOOR
FCC FINISH COLOURED CONCRETE
FCP DIRECT STUCK CARPET
FCS FC SHEETING WITH PAINT FINISH
FCT CERAMIC FLOOR TILES
FDR DOOR MAT - RECESSED
FES EXPOSED CONCRETE
FSH FLOOR SHEETING
ROOF FINISHES
DP DOWNPIPE
RMS ROOF METAL SHEETING
RSF ROOF FLASHING
RWG RAIN WATER GUTTER
RWT RAINWATER TANK
SKIRTING FINISHES
SK SKIRTING
WALL FINISHES
PCF PRECAST CONCRETE FINISH
WCL PRE-FINISHED WALL CLADDING PANEL
WCT CERAMIC WALL TILES
WFB FACE BRICK WORK
WPB IMPACT RESISTANT PLASTERBOARD
WPL FULL HEIGHT PINBOARD WALL LINING
MISCELLANEOUS ITEMS
ACC ACCESSIBLE
A/C AIR CONDITIONING
AMB AMBULANT
BC BENCH CUPBOARD
BM BAIN MARIE
BP BENCH PREPARATION
CC CONCRETE COLUMN
CIRC CIRCULATION
EDB ELECTRICAL DISTRIBUTION BOARD
EX EXISTING
EG EAVES GUTTER
EGL EXISTING GROUND LEVEL
FF FIRE
FFL FINISHED FLOOR LEVEL
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FN FAN
FW FLOOR WASTE
HB HAND BASIN
HR HANDRAIL
M MALE
PB PINBOARD
RWO RAIN WATER OUTLET
RWT RAIN WATER TANK
SC STEEL COLUMN
SH SHELVING
SL SKYLIGHT
SW STORM WATER
TGSI TACTILE GROUND SURFACE INDICATORS
WB WHITEBOARD
WC WATER CLOSET

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5 Bridge Street, Sydney

Project Name

FAIRVALE HIGH SCHOOL

FAIRVALE HIGH SCHOOL
THORNEY ROAD
FAIRFIELD WEST

Drawing Title

GROUND FLOOR PLAN ZONE A

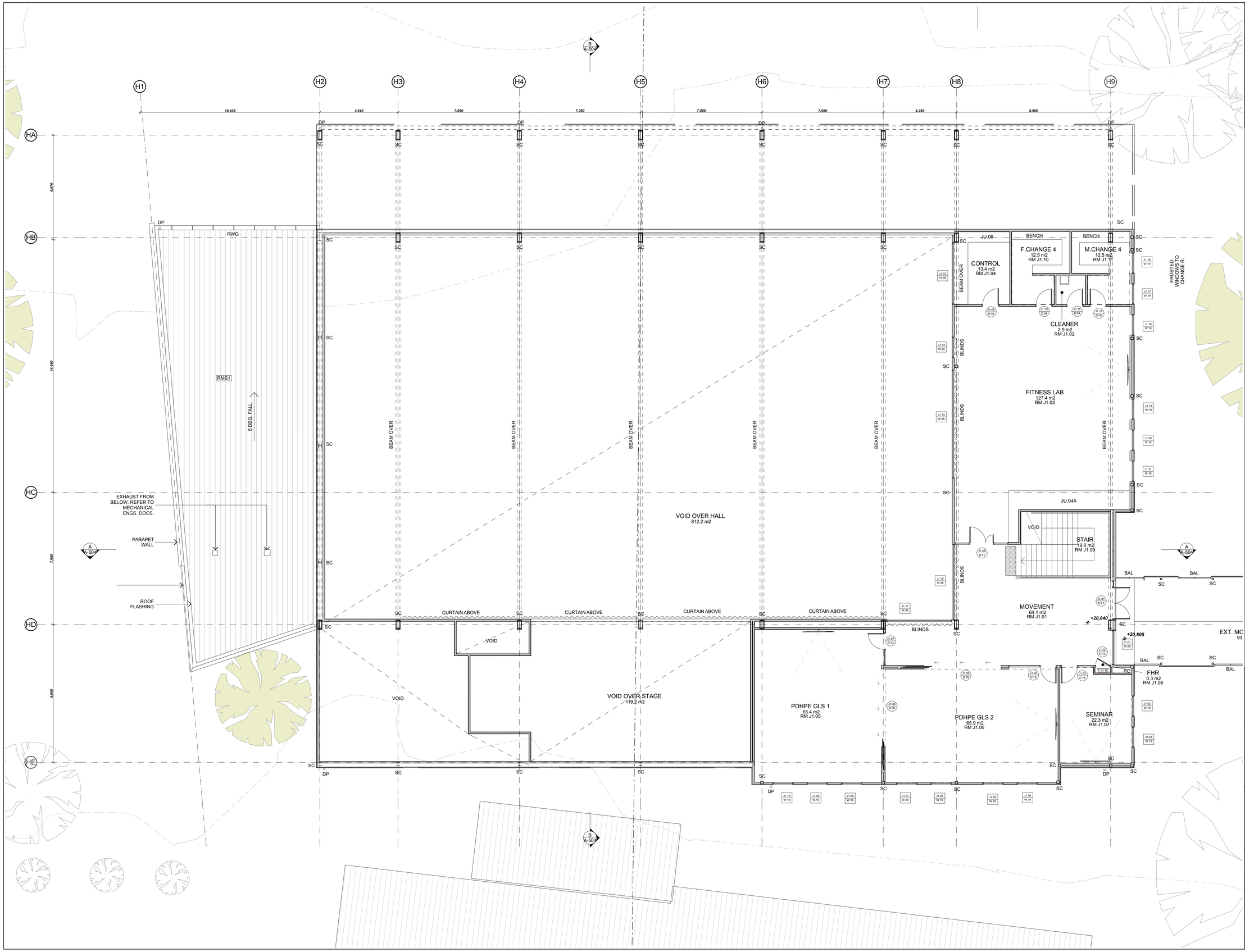
Scale : @A1	Date : 18-May-18
Drawn : AT	Checked :AC

Project No.	Drawing No.	Rev.
994	A-101	B

QUALITY CERTIFIED ISO 9001
INITIALLING THE 'DRAWN' AND THE 'CHECK' BOXES CONFIRMS THAT THIS DRAWING HAS BEEN PREPARED IN CONFORMITY WITH JDH ARCHITECTS Q.M.S. PROCEDURES.

Status: TENDER

Rev	Date	By	Issue Name	CK
A	02-Feb-18	FT	ISSUED FOR TENDER	AC
B	17-May-18	GL	ISSUED FOR TENDER	CW



FLOOR PLAN LEGEND

- EXISTING BUILDING RETAINED
- EXISTING COVERED WALKWAYS / COLA
- CONCRETE PAVING
- NEW SOFT LANDSCAPE
- NEW HARDSCAPE
- SOFTFALL
- EXTENT OF FIRE RATED WALL
- EXISTING WALL
- SITE BOUNDARY
- INTERNAL LOT BOUNDARY
- NEIGHBOURING BOUNDARY
- TREE PROTECTION ZONE (TPZ)
- EXISTING TREE
- NEW TREE
- BUILDING ENTRY
- EXISTING RL (RL +1.000)
- PROPOSED RL (RL +1.000)

ABBREVIATIONS

FLOOR FINISHES
FCF FINISH CONCRETE FLOOR
FCC FINISH COLOURED CONCRETE
FCP DIRECT STUCK CARPET
FCS FC SHEETING WITH PAINT FINISH
FCT CERAMIC FLOOR TILES
FDR DOOR MAT - RECESSED
FES EXPOSED CONCRETE
FVS VINYL SHEETING
ROOF FINISHES
DP DOWNPIPE
RMS ROOF METAL SHEETING
RSF ROOF FLASHING
RWG RAIN WATER GUTTER
RWT RAINWATER TANK
SKIRTING FINISHES
SK SKIRTING
WALL FINISHES
PCF PRECAST CONCRETE FINISH
WCL PRE-FINISHED WALL CLADDING PANEL
WCT CERAMIC WALL TILES
WFB FACE BRICK WORK
WPB IMPACT RESISTANT PLASTERBOARD
WPL FULL HEIGHT PINBOARD WALL LINING
MISCELLANEOUS ITEMS
ACC ACCESSIBLE
A/C AIR CONDITIONING
AMB AMBULANT
BC BENCH CUPBOARD
BM BAIN MARIE
BP BENCH PREPARATION
CC CONCRETE COLUMN
CIRC CIRCULATION
EDB ELECTRICAL DISTRIBUTION BOARD
EJ EXPANSION
EG EAVES GUTTER
EGL EXISTING GROUND LEVEL
F FEMALE
FFL FINISHED FLOOR LEVEL
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FN FAN
FW FLOOR WASTE
HB HAND BASIN
HR HANDRAIL
M MALE
PB PINBOARD
RWO RAIN WATER OUTLET
RWT RAIN WATER TANK
SC STEEL COLUMN
SH SHELVING
SL SKYLIGHT
SW STORM WATER
TWSI TACTILE GROUND SURFACE INDICATORS
WB WHITEBOARD
WC WATER CLOSET

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Project Name
FAIRVALE HIGH SCHOOL
FAIRVALE HIGH SCHOOL
THORNEY ROAD
FAIRFIELD WEST

Drawing Title
FIRST FLOOR PLAN ZONE A

Scale : @A1	Date : 18-May-18
Drawn : AT	Checked :AC

Project No.	Drawing No.	Rev.
994	A-102	B

QUALITY CERTIFIED ISO 9001
INITIALLING THE 'DRAWN' AND THE 'CHECK' BOXES CONFIRMS THAT THIS DRAWING HAS BEEN PREPARED IN CONFORMITY WITH JDH ARCHITECTS Q.M.S. PROCEDURES.

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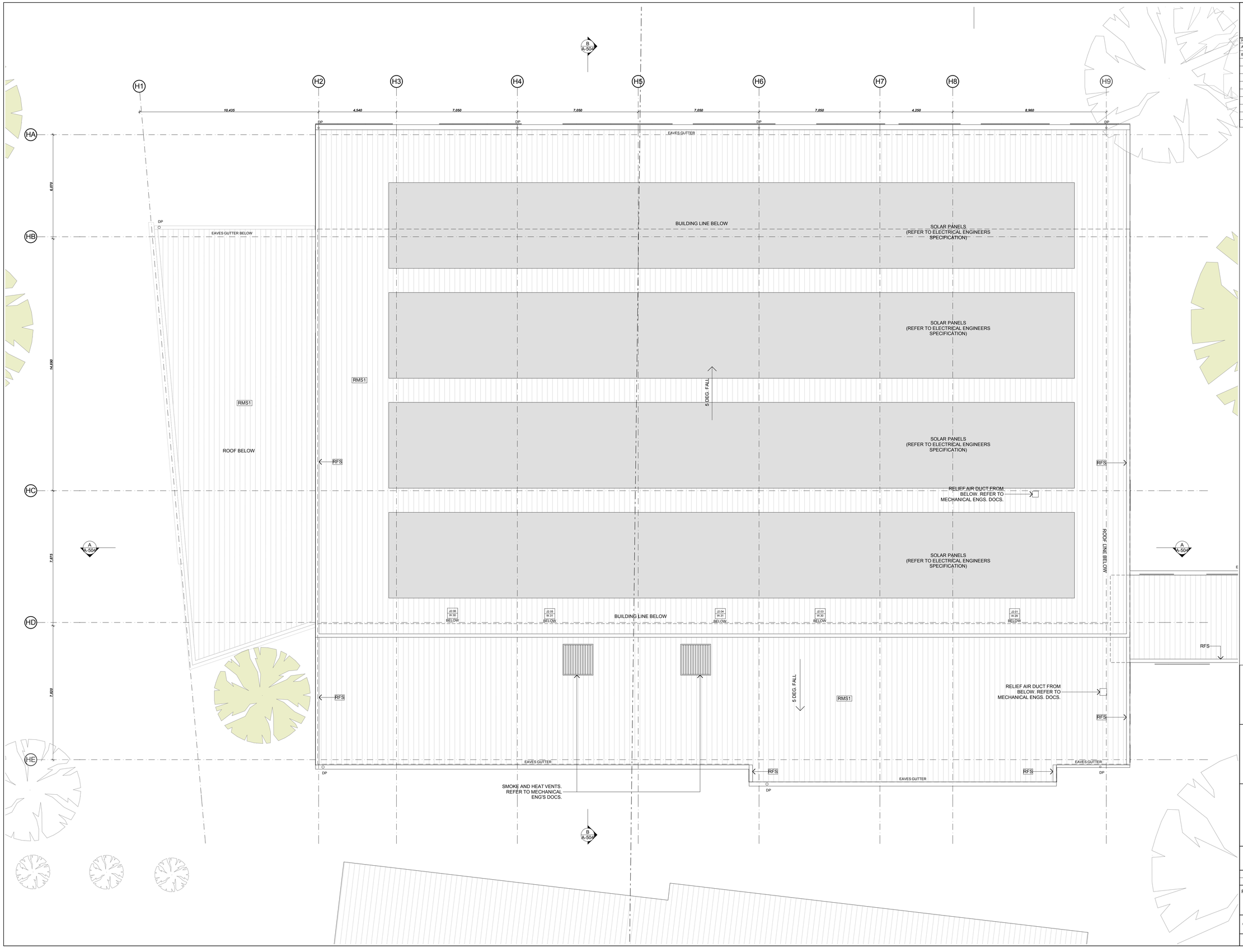

ROOF LEGEND

- EXISTING BUILDING RETAINED
- METAL ROOF SHEETING
- SITE BOUNDARY
- INTERNAL LOT BOUNDARY
- NEIGHBOURING BOUNDARY
- EXISTING TREE
- NEW TREE
- SL SKY LIGHT

ABBREVIATIONS

COLUMN FINISHES
CC CONCRETE COLUMN
SC1 STEEL COLUMN LINED WITH IMPACT RESISTANT PLASTERBOARD
FLOOR FINISHES
FCF FINISH CONCRETE FLOOR
FCC FINISH COLOURED CONCRETE
FCP DIRECT STUCK CARPET
FCS FC SHEETING WITH PAINT FINISH
FCT CERAMIC FLOOR TILES
FDR DOOR MAT - RECESSED
FES EXPOSED CONCRETE
FWS WOOD STRIP SHEETING
ROOF FINISHES
DP DOWNPIPE
RMS ROOF METAL SHEETING
RSF ROOF FLASHING
RWT RAINWATER TANK
SKIRTING FINISHES
SKA ALUMINIUM SKIRTING BOARD
SCT CERAMIC TILE SKIRTING BOARD
WALL FINISHES
PCF PRECAST CONCRETE FINISH
WBF SPLIT FACED BLOCK
WCL PRE-FINISHED WALL CLADDING PANEL
WDW SPLIT FACED BLOCK RETAINING WALL
WCT CERAMIC WALL TILES
WFB FACE BRICK WORK
WPB IMPACT RESISTANT PLASTERBOARD
WPL FULL HEIGHT PINBOARD WALL LINING
MISCELLANEOUS ITEMS
ACC ACCESSIBLE
AIR AIR CONDITIONING
ARC ARCHITECT
CC CONCRETE COLUMN
CIRC CIRCULATION
EDB ELECTRICAL DISTRIBUTION BOARD
EX EXISTING
EGL EXISTING GROUND LEVEL
F FEMALE
FFL FINISHED FLOOR LEVEL
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FN FAN
FW FLOOR WASTE
HB HOMEBASE
HR HANDRAIL
M MALE
PAA PRACTICAL ACTIVITES AREA
PB PINBOARD
RWO RAIN WATER OUTLET
RWT RAIN WATER TANK
SC STEEL COLUMN
SL SKY LIGHT
TW TOP OF WATER
TK TOP OF KERB
WB WHITEBOARD
WC WATER CLOSET
WID WITHDRAWAL

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Project Name
FAIRVALE HIGH SCHOOL
FAIRVALE HIGH SCHOOL
THORNEY ROAD
FAIRFIELD WEST

Drawing Title
ROOF PLAN ZONE A

Scale : @A1	Date : 18-May-18
Drawn : AT	Checked :AC

Project No.	Drawing No.	Rev.
994	A-103	B

QUALITY CERTIFIED ISO 9001
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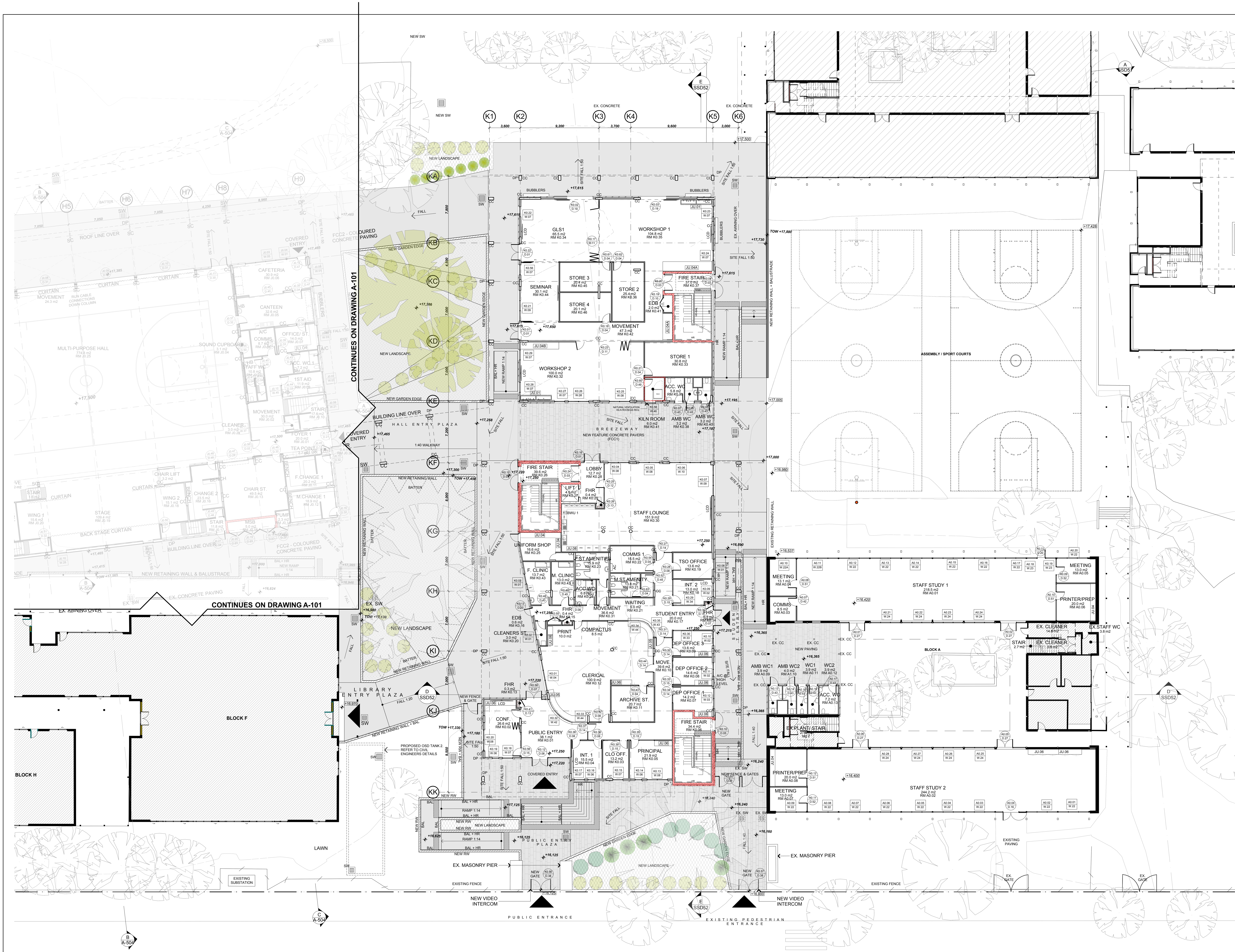

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THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. USE FIGURATIVE DIMENSIONS, DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.

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FLOOR PLAN LEGEND

EXISTING BUILDING RETAINED
EXISTING COVERED WALKWAYS / COLA
CONCRETE PAVING
NEW SOFT LANDSCAPE
NEW HARDSCAPE
SOFTFALL
EXTENT OF FIRE RATED WALL
EXISTING WALL
SITE BOUNDARY
INTERNAL LOT BOUNDARY
NEIGHBOURING BOUNDARY
TREE PROTECTION ZONE (TPZ)
EXISTING TREE
NEW TREE
BUILDING ENTRY
RL +1,000 EXISTING RL
RL +1,000 PROPOSED RL

ABBREVIATIONS

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WPL FULL HEIGHT PINBOARD WALL LINING
MISCELLANEOUS ITEMS
ACC ACCESSIBLE
A/C AIR CONDITIONING
AMB AMBULANT
BC BENCH CUPBOARD
BM BAIN MARIE
BP BENCH PREPARATION
CC CONCRETE COLUMN
CIRC CIRCULATION
EDB ELECTRICAL DISTRIBUTION BOARD
EX EXISTING
EG EAVES GUTTER
EGL EXISTING GROUND LEVEL
F FEMALE
FFL FINISHED FLOOR LEVEL
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FN FAN
FW FLOOR WASTE
HB HAND BASIN
HR HANDRAIL
M MALE
PB PINBOARD
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SC STEEL COLUMN
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Project Name
FAIRVALE HIGH SCHOOL
FAIRVALE HIGH SCHOOL
THORNEY ROAD
FAIRFIELD WEST

Drawing Title
GROUND FLOOR PLAN ZONE B & BLOCK A

Scale : 1:200 @A1	Date : 18-May-18
Drawn : AT	Checked :AC

Project No.	Drawing No.	Rev.
994	A-104	C

QUALITY CERTIFIED ISO 9001 — INITIALLING THE 'DRAWN' AND THE 'CHECK' BOXES CONFIRMS THAT THIS DRAWING HAS BEEN PREPARED IN CONFORMITY WITH JDH ARCHITECTS Q.M.S. PROCEDURES.

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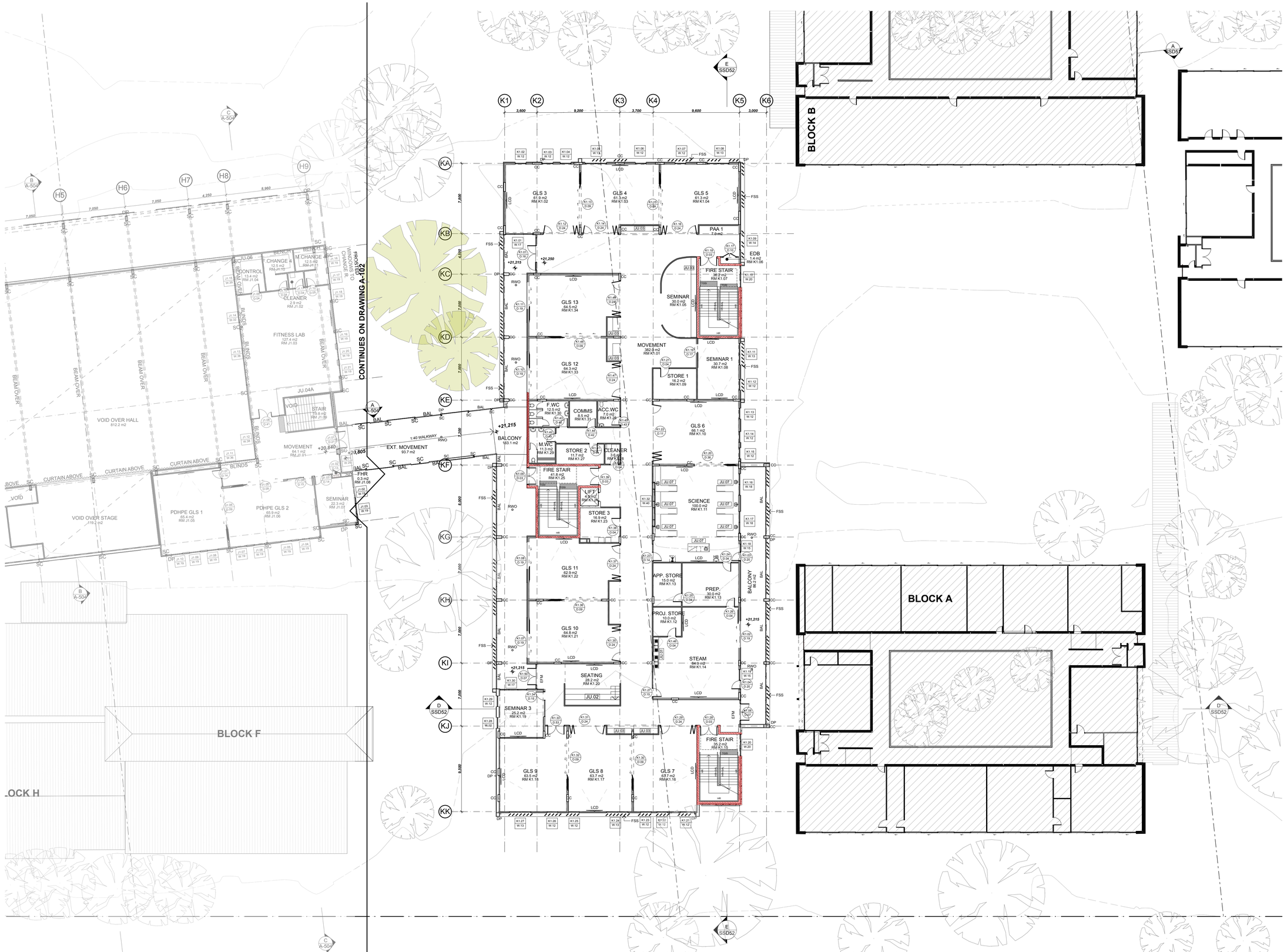

FLOOR PLAN LEGEND

- EXISTING BUILDING RETAINED
- EXISTING COVERED WALKWAYS / COLA
- CONCRETE PAVING
- NEW SOFT LANDSCAPE
- NEW HARDSCAPE
- SOFTFALL
- EXTENT OF FIRE RATED WALL
- EXISTING WALL
- SITE BOUNDARY
- INTERNAL LOT BOUNDARY
- NEIGHBOURING BOUNDARY
- TREE PROTECTION ZONE (TPZ)
- EXISTING TREE
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FDR DOOR MAT - RECESSED
FES EXPOSED CONCRETE
FFS FLOOR SHEETING
ROOF FINISHES
DP DOWNPIPE
RMS ROOF METAL SHEETING
RSF ROOF FLASHING
RWG RAIN WATER GUTTER
RWT RAINWATER TANK
SKIRTING FINISHES
SK SKIRTING
WALL FINISHES
PCF PRECAST CONCRETE FINISH
WCL PRE-FINISHED WALL CLADDING PANEL
WCT CERAMIC WALL TILES
WFB FACE BRICK WORK
WPB IMPACT RESISTANT PLASTERBOARD
WPL FULL HEIGHT PINBOARD WALL LINING
MISCELLANEOUS ITEMS
ACC ACCESSIBLE
A/C AIR CONDITIONING
AMB AMBULANT
BC BENCH CUPBOARD
BM BAIN MARIE
BP BENCH PREPARATION
CC CONCRETE COLUMN
CIRC CIRCULATION
EDB ELECTRICAL DISTRIBUTION BOARD
EX EXISTING
EG EAVES GUTTER
EGL EXISTING GROUND LEVEL
F FEMALE
FFL FINISHED FLOOR LEVEL
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FN FAN
FW FLOOR WASTE
HB HAND BASIN
HR HANDRAIL
M MALE
PB PINBOARD
RWO RAIN WATER OUTLET
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Project Name
FAIRVALE HIGH SCHOOL
FAIRVALE HIGH SCHOOL
THORNEY ROAD
FAIRFIELD WEST

Drawing Title
FIRST FLOOR PLAN ZONE B

Scale :	1:200 @A1	Date :	18-May-18
Drawn :	AT	Checked :	AC

Project No.	Drawing No.	Rev.
994	A-105	C

QUALITY CERTIFIED ISO 9001
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FLOOR PLAN LEGEND

- EXISTING BUILDING RETAINED
- EXISTING COVERED WALKWAYS / COLA
- CONCRETE PAVING
- NEW SOFT LANDSCAPE
- NEW HARDSCAPE
- SOFTFALL
- EXTENT OF FIRE RATED WALL
- EXISTING WALL
- SITE BOUNDARY
- INTERNAL LOT BOUNDARY
- NEIGHBOURING BOUNDARY
- TREE PROTECTION ZONE (TPZ)
- EXISTING TREE
- NEW TREE
- BUILDING ENTRY
- RL +1,000 EXISTING RL
- RL +1,000 PROPOSED RL

ABBREVIATIONS

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FCC FINISH COLOURED CONCRETE
FCP DIRECT STUCK CARPET
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FDR DOOR MAT - RECESSED
FES EXPOSED CONCRETE
FVS VINYL SHEETING

ROOF FINISHES
DP DOWNPIPE
RMS ROOF METAL SHEETING
RSF ROOF FLASHING
RWG RAIN WATER GUTTER
RWT RAINWATER TANK

SKIRTING FINISHES
SK SKIRTING

WALL FINISHES
PCF PRECAST CONCRETE FINISH
WCL PRE-FINISHED WALL CLADDING PANEL
WCT CERAMIC WALL TILES
WFB FACE BRICK WORK
WPB IMPACT RESISTANT PLASTERBOARD
WPL FULL HEIGHT PINBOARD WALL LINING

MISCELLANEOUS ITEMS
ACC ACCESSIBLE
A/C AIR CONDITIONING
AMB AMBULANT
BC BENCH CUPBOARD
BM BAIN MARIE
BP BENCH PREPARATION
CC CONCRETE COLUMN
CIRC CIRCULATION
EDB ELECTRICAL DISTRIBUTION BOARD
EX EXISTING
EG EAVES GUTTER
EGL EXISTING GROUND LEVEL
F FEMALE
FFL FINISHED FLOOR LEVEL
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FN FAN
FW FLOOR WASTE
HB HAND BASIN
HR HANDRAIL
M MALE
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Project Name
FAIRVALE HIGH SCHOOL
FAIRVALE HIGH SCHOOL
THORNEY ROAD
FAIRFIELD WEST

Drawing Title
SECOND FLOOR PLAN ZONE B

Scale : 1:200 @A1	Date : 18-May-18
Drawn : AT	Checked :AC

Project No.	Drawing No.	Rev.
994	A-106	C

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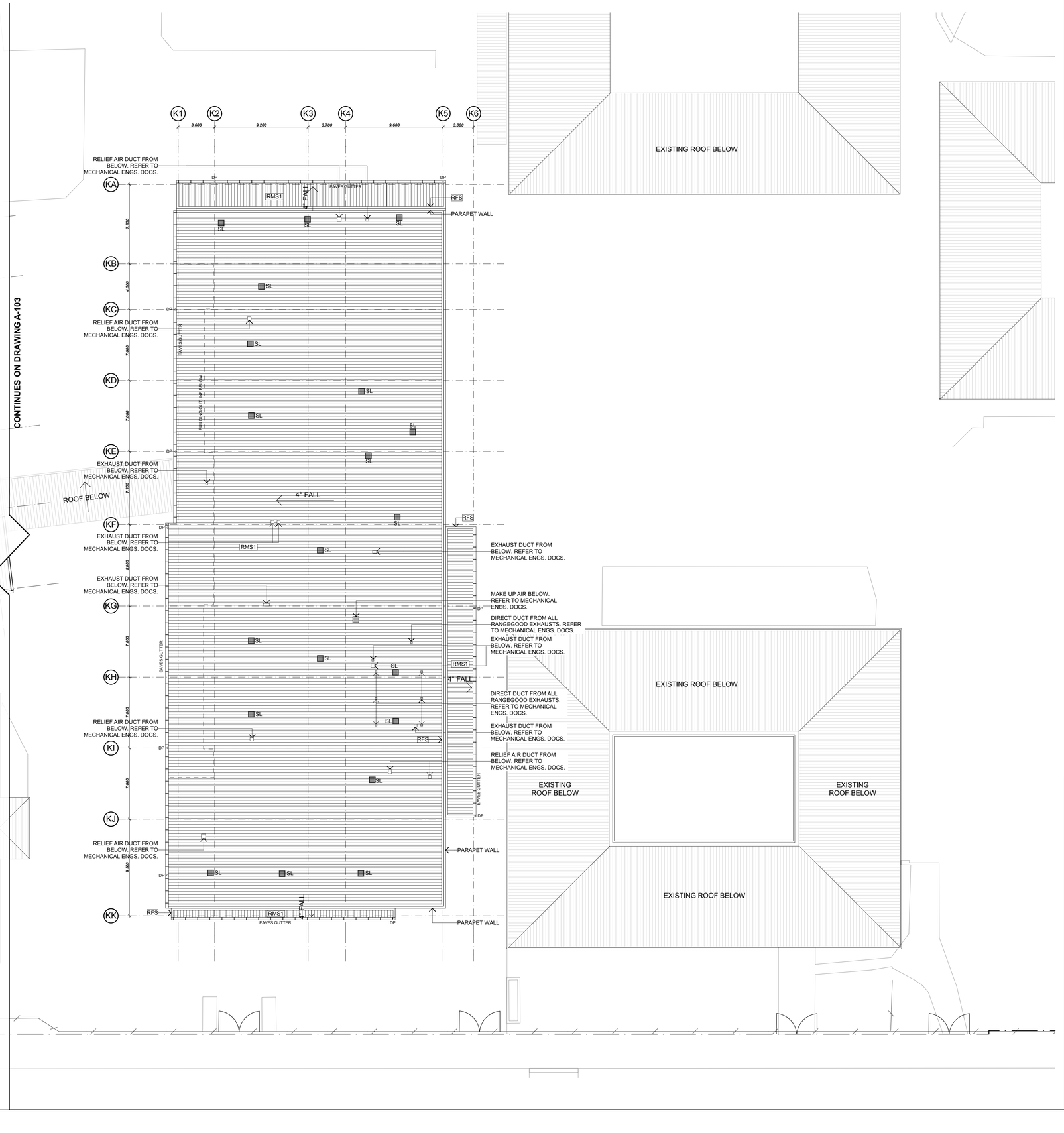

ROOF LEGEND

- EXISTING BUILDING RETAINED
- METAL ROOF SHEETING
- SITE BOUNDARY
- INTERNAL LOT BOUNDARY
- NEIGHBOURING BOUNDARY
- EXISTING TREE
- NEW TREE
- SL — SKY LIGHT

ABBREVIATIONS

COLUMN FINISHES
CC CONCRETE COLUMN
SC1 STEEL COLUMN LINED WITH IMPACT RESISTANT PLASTERBOARD
FLOOR FINISHES
FCF FINISH CONCRETE FLOOR
FCC FINISH COLOURED CONCRETE
FCP DIRECT STUCK CARPET
FCS FC SHEETING WITH PAINT FINISH
FCT CERAMIC FLOOR TILES
FDR DOOR MAT - RECESSED
FES EXPOSED CONCRETE
FVS VINYL SHEETING
ROOF FINISHES
DP DOWNPIPE
RMS ROOF METAL SHEETING
RSF ROOF FLASHING
RWT RAINWATER TANK
SKIRTING FINISHES
SKA ALUMINIUM SKIRTING BOARD
SCT CERAMIC TILE SKIRTING BOARD
WALL FINISHES
PCF PRECAST CONCRETE FINISH
WBF SPLIT FACED BLOCK
WCL PRE-FINISHED WALL CLADDING PANEL
WDW SPLIT FACED BLOCK RETAINING WALL
WCT CERAMIC WALL TILES
WFB FACE BRICK WORK
WPB IMPACT RESISTANT PLASTERBOARD
WPL FULL HEIGHT PINBOARD WALL LINING
MISCELLANEOUS ITEMS
ACC ACCESSIBLE
AIR AIR CONDITIONING
AMB AMBULANCE
CC CONCRETE COLUMN
CIRC CIRCULATION
EDB ELECTRICAL DISTRIBUTION BOARD
EX EXISTING
EGL EXISTING GROUND LEVEL
F FEMALE
FFL FINISHED FLOOR LEVEL
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FN FAN
FW FLOOR WASTE
HB HOMEBASE
HR HANDRAIL
M MALE
PAA PRACTICAL ACTIVITES AREA
PB PINBOARD
RWO RAIN WATER OUTLET
RWT RAIN WATER TANK
SC STEEL COLUMN
SL SKY LIGHT
SW STORM WATER
TK TOP OF KERB
WB WHITEBOARD
WC WATER CLOSET
WD WITHDRAWAL

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Project Name
FAIRVALE HIGH SCHOOL
FAIRVALE HIGH SCHOOL
THORNEY ROAD
FAIRFIELD WEST

Drawing Title
ROOF PLAN ZONE B

Scale : 1:200 @A1	Date : 18-May-18
Drawn : AT	Checked :AC

Project No.	Drawing No.	Rev.
994	A-107	B

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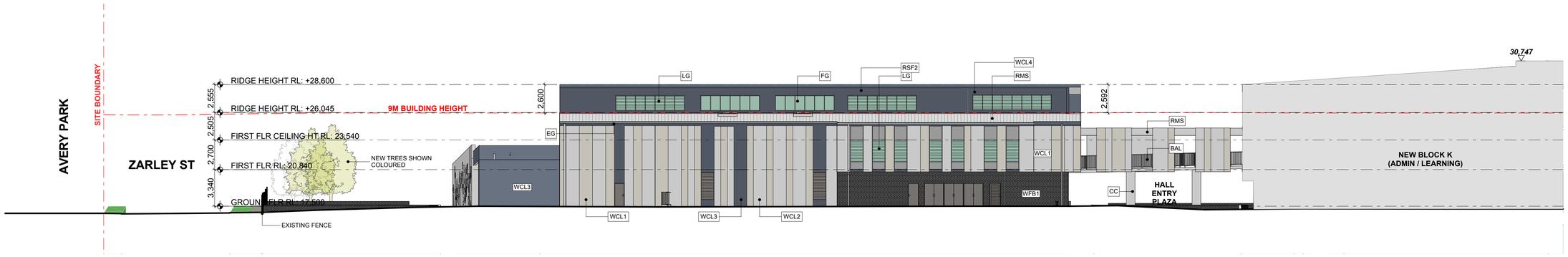
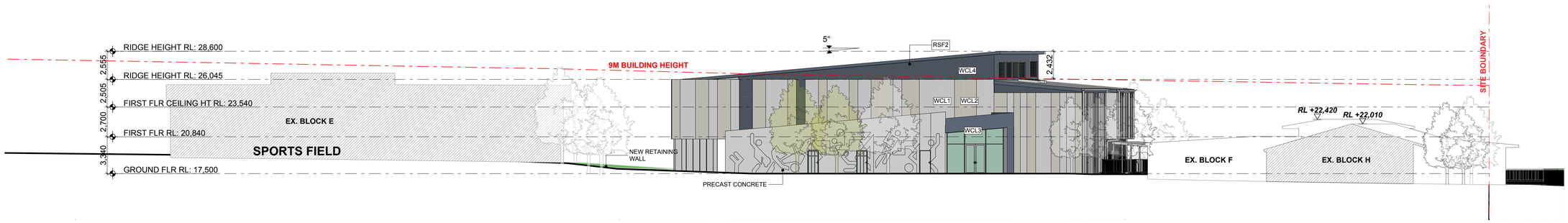
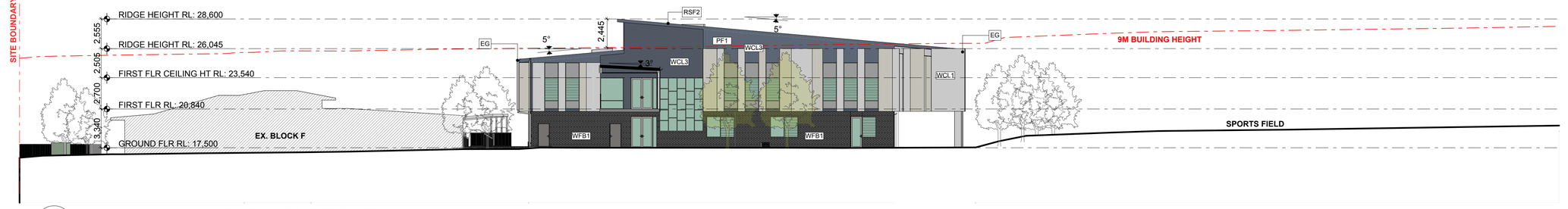


1 / - ZONE A - SOUTH ELEVATION
1:200



2 / - ZONE A - WEST ELEVATION
1:200

3 / - ZONE A - NORTH ELEVATION
1:200



4 / - ZONE A - EAST ELEVATION
1:200

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ABBREVIATIONS

EXTERNAL FINISHES

AL	ALUMINIUM
CB	COLOURBACK GLAZING
CC	CONCRETE COLUMN
PF	PAINT FINISH
RMS	ROOF METAL SHEETING
WBF	SPLIT FACED BLOCK
WFB	FACE BRICK WORK
WCL	WALL CLADDING
WDW	SPLIT FACED BLOCK RETAINING WALL

MISCELLANEOUS ITEMS

BAL	BALUSTRADE
CO	COLOURBACK GLASS
EG	EAVES GUTTER
HT	HEIGHT
F	FEMALE
FG	FIXED GLAZING
FLR	FLOOR
LG	GLAZED LOUVRES
RL	REDUCED LEVEL
Wc	WATER CLOSET

Planning: dfp

Landscape: SPACE LANDSCAPE DESIGNS

Project Manager: JOHNSTAFF

Building Certifier: BLACKETT MAGUIRE+ GOLDSMITH

Mechanical, Electrical, Hydraulic, Structural & Civil Engineering Consultant: JONES NICHOLSON CONSULTING ENGINEERS

Architect

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FAIRVALE HIGH SCHOOL
THORNEY ROAD
FAIRFIELD WEST

Drawing Title

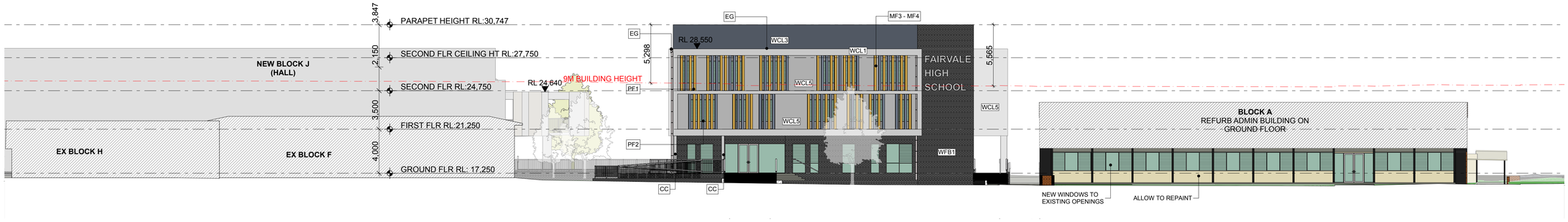
ELEVATIONS ZONE A - SHEET 1

Scale : 1:200 @A1	Date : 18-May-18
Drawn : AT	Checked :AC

Project No.	Drawing No.	Rev
994	A-501	B

QUALITY CERTIFIED ISO 9001 — INITIALLING THE 'DRAWN' AND THE 'CHECK' BOXES CONFIRMS THAT THIS DRAWING HAS BEEN PREPARED IN CONFORMITY WITH JDH ARCHITECTS Q.M.S. PROCEDURES.

Status: TENDER



5 / - ZONE B - SOUTH ELEVATION
1:200

6 / - ZONE B - WEST ELEVATION
1:200

Rev	Date	By	Issue Name	CK
A	02-Feb-18	FT	ISSUED FOR TENDER	AC
B	17-May-18	GL	ISSUED FOR TENDER	CW

ABBREVIATIONS

EXTERNAL FINISHES

AL	ALUMINIUM
CB	COLOURBACK GLAZING
CC	CONCRETE COLUMN
PF	PAINT FINISH
RMS	ROOF METAL SHEETING
WBF	SPLIT FACED BLOCK
WFB	FACE BRICK WORK
WCL	WALL CLADDING
WDW	SPLIT FACED BLOCK RETAINING WALL

MISCELLANEOUS ITEMS

BAL	BALUSTRADE
CG	COLOURBACK GLASS
EG	EAVES GUTTER
HT	HEIGHT
F	FEMALE
FG	FIXED GLAZING
FLR	FLOOR
LG	GLAZED LOUVRES
RL	REDUCED LEVEL
Wc	WATER CLOSET

Planning: dfp

Landscape: SPACE LANDSCAPE DESIGNS

Project Manager: JOHNSTAFF

Building Certifier: BLACKETT MAGUIRE+GOLDSMITH

Mechanical, Electrical, Hydraulic, Structural & Civil Engineering Consultant: JONES NICHOLSON CONSULTING ENGINEERS

Architect

JDH architects
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info@jdharchitects.com.au
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NOMINATED ARCHITECT:
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44 Little Oxford Street
Darlinghurst, NSW 2010
Telephone: 02 9281 8697
www.jdharchitects.com.au

Client: NSW GOVERNMENT Education
NSW Department of Education
5 Bridge Street, Sydney

Project Name

FAIRVALE HIGH SCHOOL

FAIRVALE HIGH SCHOOL
THORNEY ROAD
FAIRFIELD WEST

Drawing Title

ELEVATIONS ZONE B - SHEET 1

Scale : 1:200 @A1	Date : 18-May-18
Drawn : AT	Checked :AC

Project No.	Drawing No.	Rev.
994	A-502	B

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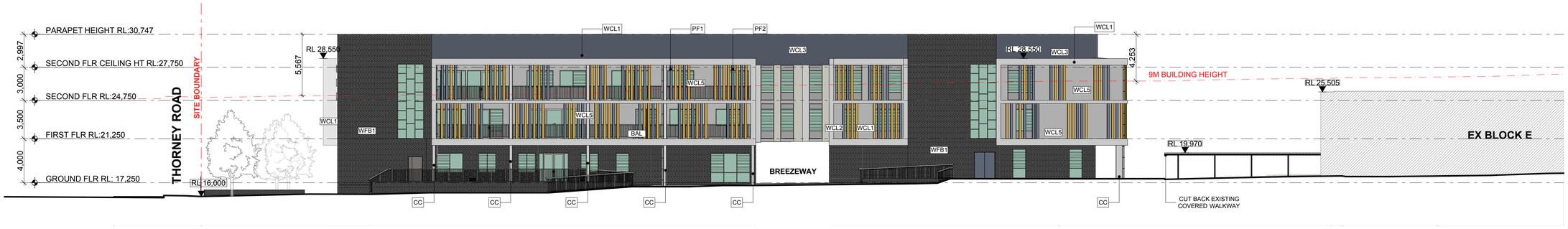
Status: TENDER

7 / - ZONE B - NORTH ELEVATION
1:200



8 / - ZONE B - EAST ELEVATION
1:200

Rev	Date	By	Issue Name	CK
A	02-Feb-18	FT	ISSUED FOR TENDER	AC
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Client

NSW GOVERNMENT Education

NSW Department of Education
5 Bridge Street, Sydney

Project Name

FAIRVALE HIGH SCHOOL

FAIRVALE HIGH SCHOOL
THORNEY ROAD
FAIRFIELD WEST

Drawing Title

ELEVATIONS ZONE B - SHEET 2

Scale : 1:200 @A1	Date : 18-May-18
Drawn : AT	Checked :AC

Project No.	Drawing No.	Rev.
994	A-503	B

QUALITY CERTIFIED ISO 9001

INITIALLING THE 'DRAWN' AND THE 'CHECK' BOXES CONFIRMS THAT THIS DRAWING HAS BEEN PREPARED IN CONFORMITY WITH JDH ARCHITECTS Q.M.S. PROCEDURES.

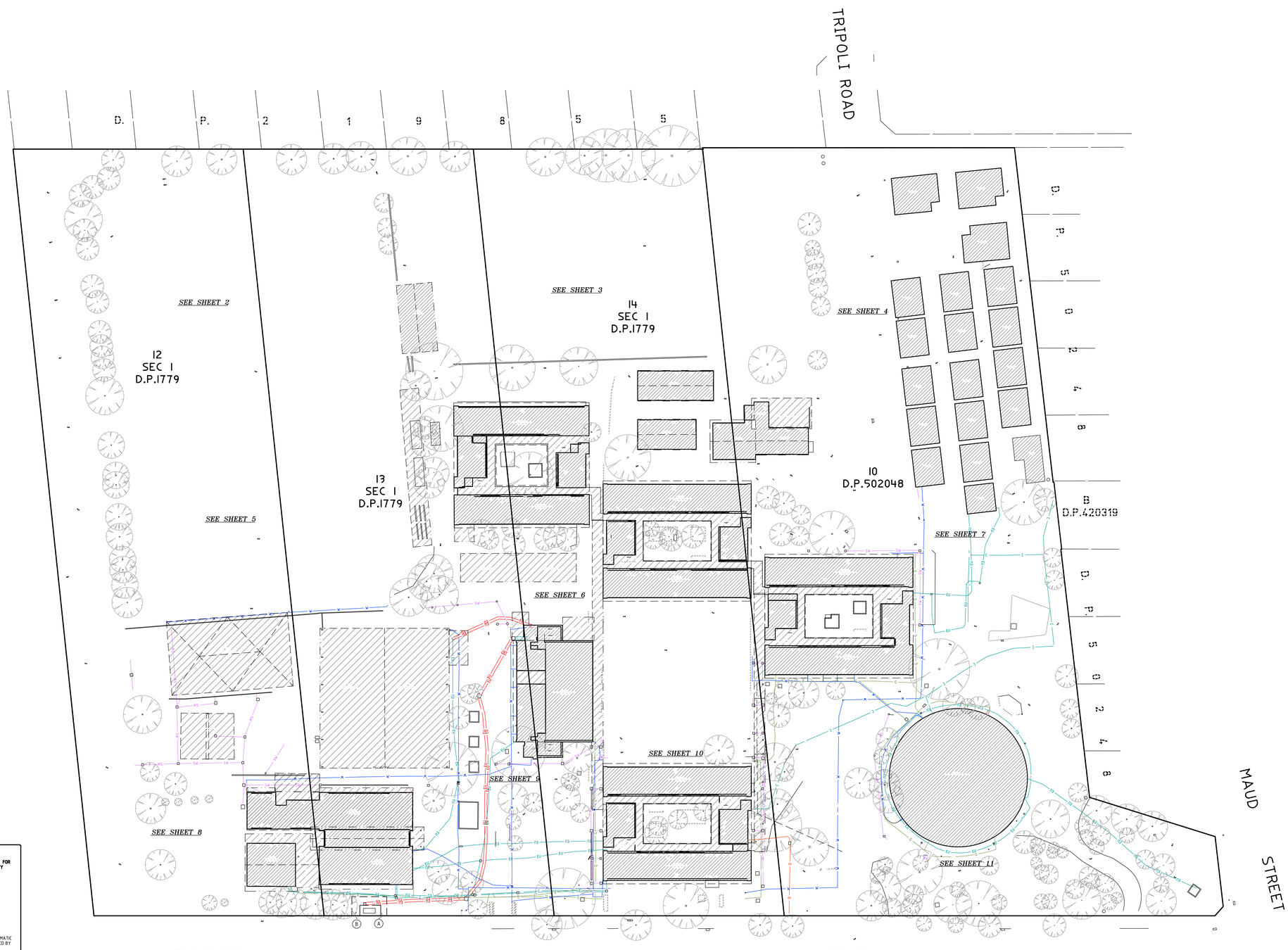
Status: TENDER

APPENDIX B

Site Survey

A0

MGA NORTH



• A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL DA SUBMISSION (TITLE DIMENSIONS ONLY) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.

• IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.

• THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.

- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF JDH ARCHITECTS.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- UNDERGROUND SERVICES HAVE BEEN LOCATED BY DURKIN. DIAL BEFORE YOU DIG SERVICES (ph 1100) SHOULD BE USED IN CONJUNCTION WITH THIS SURVEY.
- SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:400 AND 1:100 AS SHOWN.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
- COPYRIGHT © CMS SURVEYORS 2017.
- NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
- ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
- THIS NOTICE MUST NOT BE ERASED.

TITLE INDICATES THAT LOT 12 OF SEC 1 IN D.P.1779 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).

TITLE INDICATES THAT LOT 13, 14 OF SEC 1 IN D.P.1779 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).
- (A) -DP193013 EASEMENT FOR PADMOUNT SUBSTATION AFFECTING THE PART OF LOT 13 OF SECTION 1 IN D.P.1779 SHOWN SO BURDENED IN DP193013
- (B) -DP193013 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART OF LOT 13 OF SECTION 1 IN DP1779

TITLE INDICATES THAT LOT 10 IN D.P.502048 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).
- EASEMENT TO DRAIN WATER AFFECTING THE LAND SHOWN SO BURDENED IN DP452943

0 10 20 30 40

SCALE 1:400

NOTES

LEGEND: (SEE NOTES)

- C = COMMUNICATIONS LINES (UNDERGROUND)
- E/U = ELECTRICITY LINE (UNDERGROUND)
- S = SEWER LINE (UNDERGROUND)
- SW = STORMWATER LINE
- T = TELSTRA LINES
- U = UNKNOWN SERVICE (UNDERGROUND)
- W = WATER DISTRIBUTION LINE (UNDERGROUND)
- OPTUS = OPTUS LINE (UNDERGROUND) PLOTTED FROM SERVICE DIAGRAMS, APPROXIMATE POSITION

NOTES

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- WARNING: SINGLE MARKED LINES MAY REPRESENT MULTIPLE CONDUITS, PIPES END/OR CABLES AT THIS LOCATION. THE RECORDING OF DEPTHS AND POSITION OF UTILITIES CANNOT BE GUARANTEED AS CORRECT. WE RECOMMEND NON DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE SERVICES FOR ACCURATE IDENTIFICATION AND DEPTH.

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LEGEND:

BL = BALCONY
BBQ = BARBEQUE
BIT = BITUMEN
BB = BOTTOM OF BANK
BW = BOTTOM WALL
BLD = EXTERNAL BUILDING
CL = CENTRELINE
COL = COLUMN
COM = COMMUNICATIONS PIT
CSL = COMMUNICATIONS SLA
CON = CONCRETE
DS = DOOR SILL LEVEL
DRN = DRAIN
EK = ELECTRICITY KIOSK
EOT = END OF TRACE
EPL = ELECTRICITY PILLAR
EPIT = ELECTRICITY PIT
ESL = ELECTRICITY SLA
FCE = FENCE
FL = FLOOR LEVEL
FOD = FULL OF DEBRIS
GDN = GARDEN
GM = GAS METER
GSL = GAS SLA
GV = GAS VALVE
GRT = GRATE
GF = GUTTER LEVEL
HL = HOOD LEVEL
HYD = HYDRANT
IL = INVERT LEVEL
LP = LIGHT POLE
LIN = LINTEL
LID = MISCELLANEOUS PIT LID
NS = NATURAL SURFACE
PAR = PARAPET
PAV = PAVING
PIT = TOP OF PIT
PP = POWER POLE
RF = TOP OF ROOF
RR = ROOF RIDGE
SIP = SEWER INSPECTION PIT
SMH = SEWER MAN HOLE
SSL = SEWER SURFACE LEVEL
SHD = SHED
SL = SILL LEVEL
SLA = SURFACE LEVEL ABOVE
STR = STAIRS
SV = STOP VALVE
SW = STORMWATER
SWSL = STORMWATER SURFACE LEVEL
TP = TAP
TEL = TELSTRA
TB = TOP OF BANK
TG = TOP OF GUTTER
TKB = TOP OF KERB
TP = TOP OF PIPE
TW = TOP WALL
TR = TREE
TRL = TREE LINE
UTL = UNABLE TO TRACE
UTO = UNABLE TO OPEN
WL = WATER LID
WSL = WATER SURFACE LEVEL
WT = WATER TANK
WV = WATER VALVE
TREE
Ø=TRUNK DIAMETER
H=HEIGHT
S=SPREAD DIAMETER

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 154773
R.L. 16.76 (ORDER 4)
SOURCE: S.C.I.M.S. (18/01/17)

1	FIRST ISSUE	09/02/17

CLIENT:

JDH ARCHITECTS
SUITE 4B, 116-120 KIPPAX STREET,
SURRY HILLS NSW 2010

SURVEY PLAN SHOWING DETAIL & LEVELS OVER LOTS 12,13 & 14 OF SEC 1 IN D.P.1779 & LOT 10 IN D.P.502048 FAIRVALE HIGH SCHOOL THORNEY ROAD FAIRFIELD WEST NSW 2165

C.M.S. Surveyors Pty Limited
ACN: 096 240 201
PO Box 463 Dee Why NSW 2099
1/32 Campbell Avenue, Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmssurveyors.com.au

LGA: FAIRFIELD | SHEET 1 OF 11

SURVEYED	DRAWN	CHECKED	APPROVED
BS	MC	BS	DR

SURVEY INSTRUCTION	SCALE	DATE OF SURVEY
15929	1:400 @ A0	18/01/17-23/01/17

DRAWING NAME: **15929detail** | ISSUE: 1

CAD FILE: 15929detail 1.dwg

A0

MGA NORTH

D.P. 2 1

104° 23' 00" 60.35 PALING (2.0m HIGH) FENCE 104° PALING (2.0m HIGH) FENCE 23' 60.35

ZARLEE

FAIRVALE HIGH SCHOOL

11 SEC 1 D.P.1779

12 SEC 1 D.P.1779

13 SEC 1 D.P.1779

SPORTS FIELD

SPORTS FIELD

LAWN EMBANKMENT

LAWN EMBANKMENT

LAWN

LAWN

LAWN

FOOTPATH

FOOTPATH

(BITUMEN FORMATION)

CONCRETE KERB & GUTTER

METAL SECURITY FENCE (2.15m HIGH)

FENCE

WIRE MESH FENCE

(0.9m HIGH)

22'

8°

0 1 2 3 4 5 6 7 8 9 10

SCALE 1:100

NOTES

LEGEND: (SEE NOTES)

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FOR EXTRA NOTES SEE SHEET 1:

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1	FIRST ISSUE	09/02/17

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SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOTS 12,13 & 14 OF SEC 1
IN D.P.1779 & LOT 10 IN D.P.502048
FAIRVALE HIGH SCHOOL
THORNEY ROAD
FAIRFIELD WEST NSW 2165

C.M.S. Surveyors Pty Limited
ACN: 096 240 201
PO Box 463 Dee Why NSW 2099
1/32 Campbell Avenue, Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmssurveyors.com.au

LGA: FAIRFIELD			SHEET 2 OF 11
SURVEYED BS	DRAWN MC	CHECKED BS	APPROVED DR
SURVEY INSTRUCTION 15929	SCALE 1:100 @ A0	DATE OF SURVEY 18/01/17-23/01/17	
DRAWING NAME 15929detail			ISSUE 1
CAD FILE 15929detail 1.dwg			

A0

1 9 9 8 5 5

PALING & METAL (2.0m HIGH) FENCES 00" 104° PALING & METAL (2.0m HIGH) FENCES 23" 60.35 PALING & METAL (2.0m HIGH) FENCES 00" 104° PALING & METAL

WIRE MESH FENCE WIRE MESH FENCE WIRE MESH FENCE

TREE Φ 0.5/5 H 12 S 10 — TREE Φ 0.5/5 H 10 S 8 — TREE Φ 0.5 H 10 S 10 — TREE Φ 0.5 H 12 S 10 — TREE Φ 0.6 H 12 S 14 — TREE Φ 0.65 H 12 S 14 — TREE Φ 0.7 H 14 S 16

0 1 2 3 4 5 6 7 8 9 10
SCALE 1:100

MGA NORTH

ROW OF METAL SEATS

13
SEC 1
D.P.1779

14
SEC 1
D.P.1779

FAIRVALE HIGH SCHOOL

'COLA' METAL ROOF CONCRETE UNDER

'COLA' METAL ROOF

'E' BLOCK
2 STOREY BRICK BUILDING
METAL ROOF

METAL SHED
METAL ROOF

TIERED SEATING

GARDEN

SHIPPING

ARTIFICIAL LAWN BANK

BITUMEN

CONCRETE

LAWN

BRICK WALL

ROW OF METAL SEATS

NOTES

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LGA: FAIRFIELD — SHEET 3 OF 11

SURVEYED	DRAWN	CHECKED	APPROVED
BS	MC	BS	DR

SURVEY INSTRUCTION	SCALE	DATE OF SURVEY
15929	1:100 @ A0	18/01/17-23/01/17

DRAWING NAME: 15929detail — ISSUE: 1
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LGA: FAIRFIELD — SHEET 4 OF 11

SURVEYED	DRAWN	CHECKED	APPROVED
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SURVEY INSTRUCTION	SCALE	DATE OF SURVEY
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LGA: FAIRFIELD		SHEET 5 OF 11	
SURVEYED BS	DRAWN MC	CHECKED BS	APPROVED DR
SURVEY INSTRUCTION 15929	SCALE 1:100 @ A0	DATE OF SURVEY 18/01/17-23/01/17	
DRAWING NAME 15929detail			ISSUE 1
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A0

'E' BLOCK
2 STOREY BRICK BUILDING
METAL ROOF

'B' BLOCK
2 STOREY BRICK BUILDING
METAL ROOF

'C' BLOCK
2 STOREY BRICK BUILDING
METAL ROOF

13
SEC 1
D.P.1779

14
SEC 1
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MGA NORTH

0 1 2 3 4 5 6 7 8 9 10
SCALE 1:100

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LGA: FAIRFIELD | SHEET 6 OF 11

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B.M. ADOPTED: SSM 154773
R.L. 16.76 (ORDER 4)
SOURCE: S.C.I.M.S. (16/01/17)

1	FIRST ISSUE	09/02/17

CLIENT:

JDH ARCHITECTS
SUITE 4B, 116-120 KIPPAX STREET,
SURRY HILLS NSW 2010

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OVER LOTS 12,13 & 14 OF SEC 1
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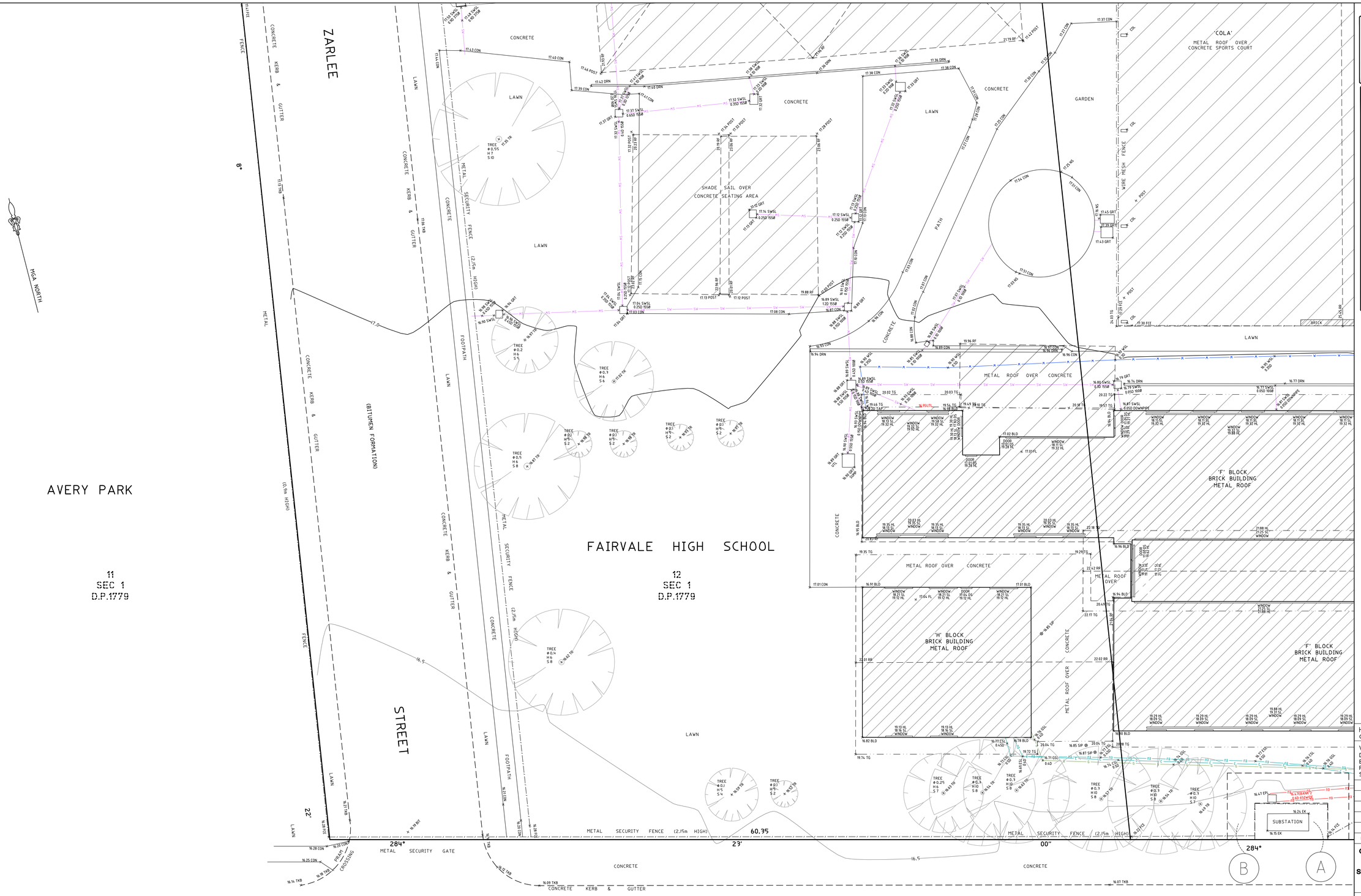
LGA: FAIRFIELD		SHEET 7 OF 11	
SURVEYED BS	DRAWN MC	CHECKED BS	APPROVED DR
SURVEY INSTRUCTION 15929	SCALE 1:100 @ A0	DATE OF SURVEY 18/01/17-23/01/17	
DRAWING NAME 15929detail		ISSUE 1	
CAD FILE 15929detail 1.dwg			

A0



0 1 2 3 4 5 6 7 8 9 10

SCALE 1:100

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LGA: FAIRFIELD | SHEET 8 OF 11

SURVEYED	DRAWN	CHECKED	APPROVED
BS	MC	BS	DR

SURVEY INSTRUCTION	SCALE	DATE OF SURVEY
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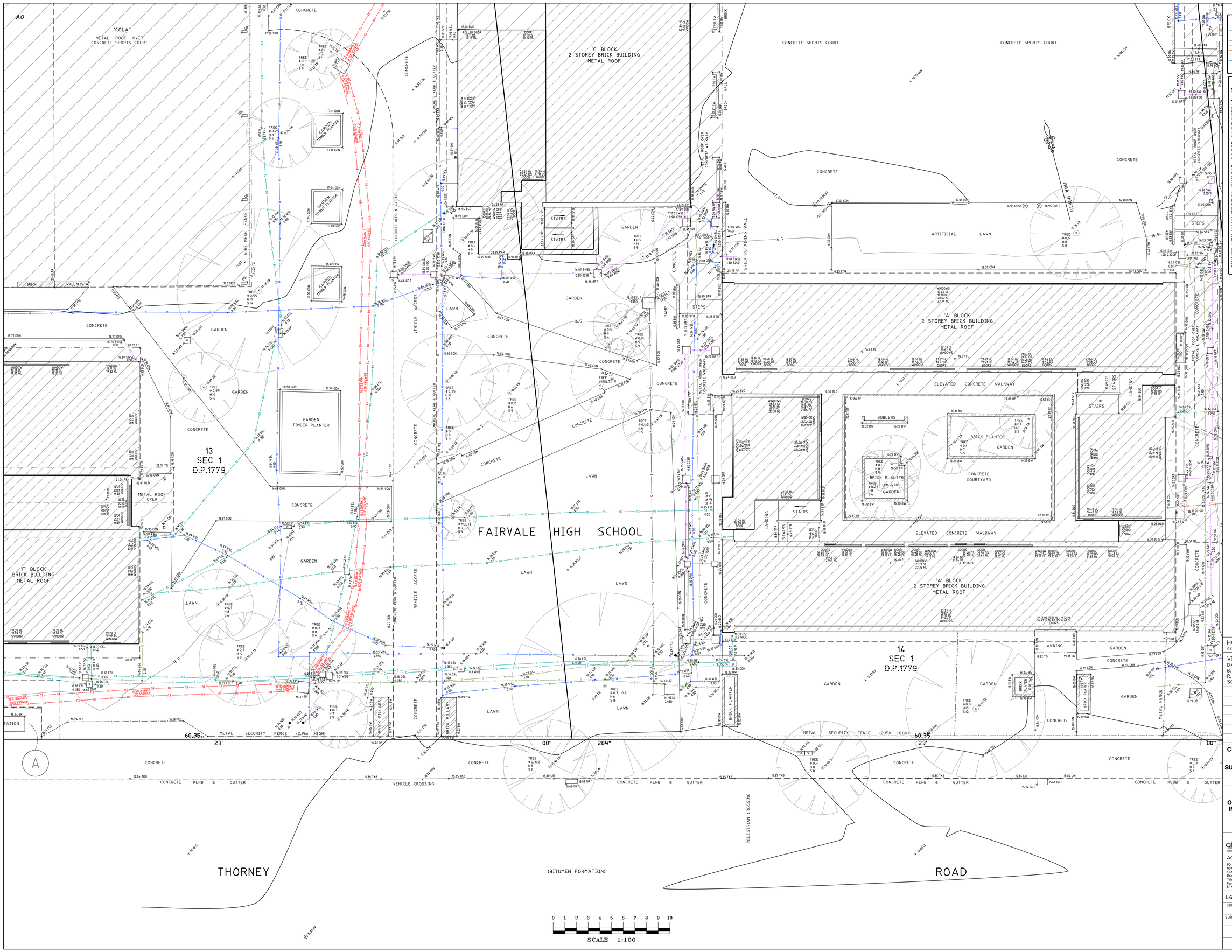
DRAWING NAME: **15929detail** | ISSUE: 1
CAD FILE: 15929detail 1.dwg



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LGA: FAIRFIELD | SHEET 9 OF 11

SURVEYED	DRAWN	CHECKED	APPROVED
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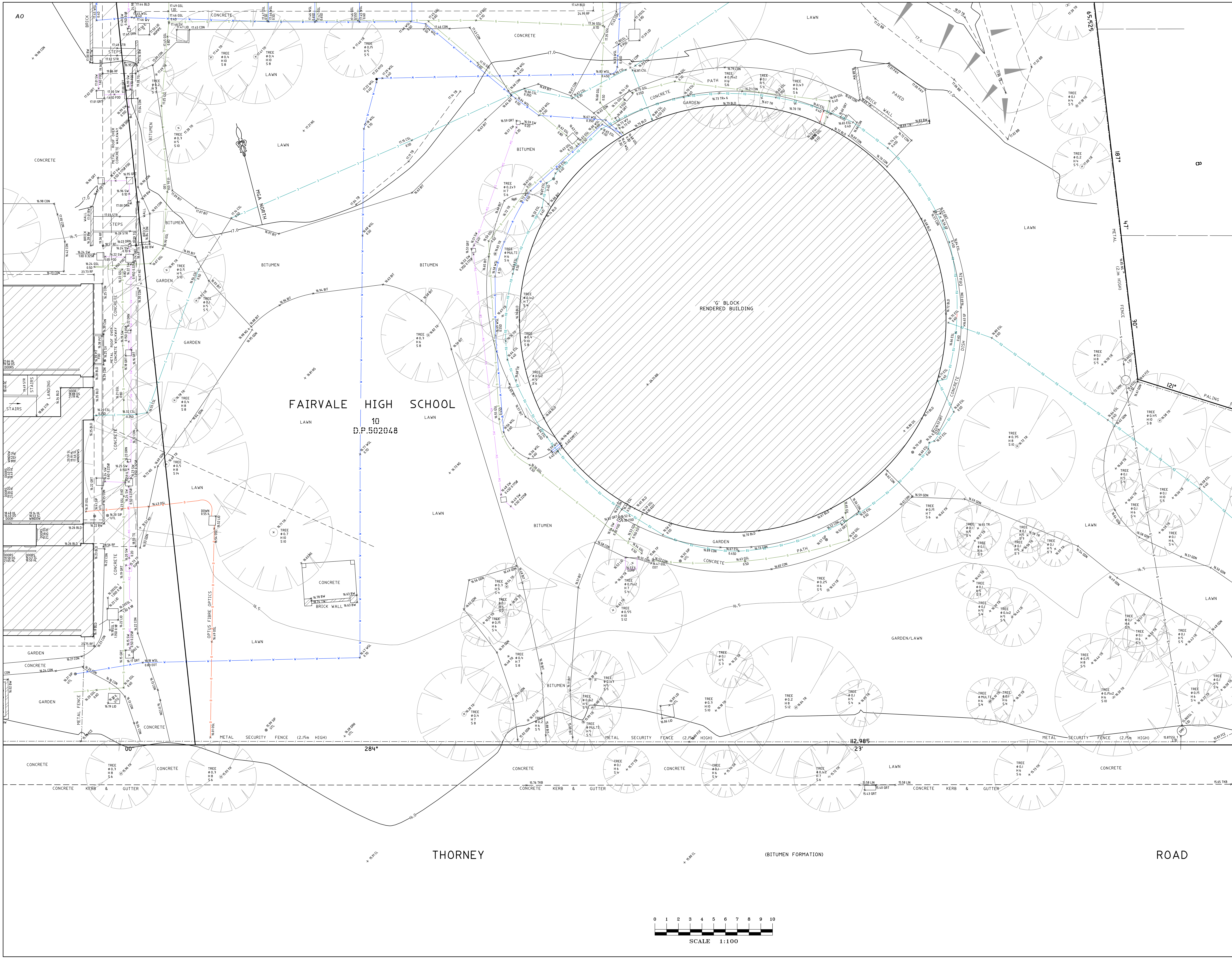
SURVEY INSTRUCTION	SCALE	DATE OF SURVEY
15929	1:100 @ A0	18/01/17-23/01/17

DRAWING NAME: **15929detail** | ISSUE: 1
CAD FILE: 15929detail 1.dwg



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B.M. ADOPTED: SSM 154773
R.L. 16.76 (ORDER 4)
SOURCE: S.C.I.M.S. (16/01/17)

1	FIRST ISSUE	09/02/17

CLIENT:

JDH ARCHITECTS
SUITE 4B, 116-120 KIPPAX STREET,
SURRY HILLS NSW 2010

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOTS 12,13 & 14 OF SEC 1
IN D.P.1779 & LOT 10 IN D.P.502048
FAIRVALE HIGH SCHOOL
THORNEY ROAD
FAIRFIELD WEST NSW 2165

C.M.S. Surveyors Pty Limited
ACN: 096 240 201
PO Box 463 Dee Why NSW 2099
1/32 Campbell Avenue, Dee Why NSW 2099
Telephone: (02) 9971 4822
Facsimile: (02) 9971 4822
E-mail: info@cmssurveyors.com.au

LGA: FAIRFIELD | SHEET II OF II

SURVEYED	DRAWN	CHECKED	APPROVED
BS	MC	BS	DR

SURVEY INSTRUCTION	SCALE	DATE OF SURVEY
15929	1:100 @ A0	18/01/17-23/01/17

DRAWING NAME: **15929detail** | ISSUE: I
CAD FILE: 15929detail 1.dwg

SCALE 1:100

FairfieldCity
Celebrating diversity

Fairfield City Council, Administration Centre, 86 Avoca Road, Wakeley 2176
Tel: (02) 9725 0222 Fax: (02) 9725 4249 ABN: 83 140 439 239
All communications to:
Fairfield City Council, PO Box 21, Fairfield NSW 1860
Email address: mail@fairfieldcity.nsw.gov.au

In reply please quote: 13/14230 **Contact:** Ashraful Alam on 9725 0794

27 March 2018

To The Resident
1 Thorney Road
FAIRFIELD WEST NSW 2165

Dear Sir/Madam,

PUBLIC EXHIBITION OF THE CENTRAL OVERLAND FLOOD STUDY
RE: 1 THORNEY ROAD, FAIRFIELD WEST

Fairfield City is fortunate to have many kilometres of creeks throughout the local government area. However, these creeks, and the catchments draining to them, are prone to flooding. For instance, many people remember the severe floods on Prospect Creek, Cabramatta Creek and the Georges River that occurred in 1986 and 1998. More recent flooding across parts of Australia has reminded us all of the importance of being informed about and prepared for the risk of flooding.

Under the NSW Government's Flood Prone Land Policy, local councils have a responsibility to manage the development of land that is at risk of mainstream flooding from creeks and rivers, as well as from overland flooding caused by stormwater runoff from the catchments draining to these watercourses. To this end, Fairfield City Council has for many years had a flood mitigation program that aims to understand and manage the risk of flooding.

As part of its flood mitigation program, Council has recently completed a draft overland flood study for the Central catchment that is centred on the suburbs of Bonnyrigg, St Johns Park, Wakeley, Fairfield West, Fairfield Heights, Fairfield, Canley Vale, Canley Heights, Cabramatta West and Mt Pritchard. The study describes the behaviour and extent of overland stormwater flooding within the catchment. Further information about the study is given in the attached frequently asked questions.

This letter has been sent to you because the study has identified that your property is within the extent of overland flooding as shown on the attached map.

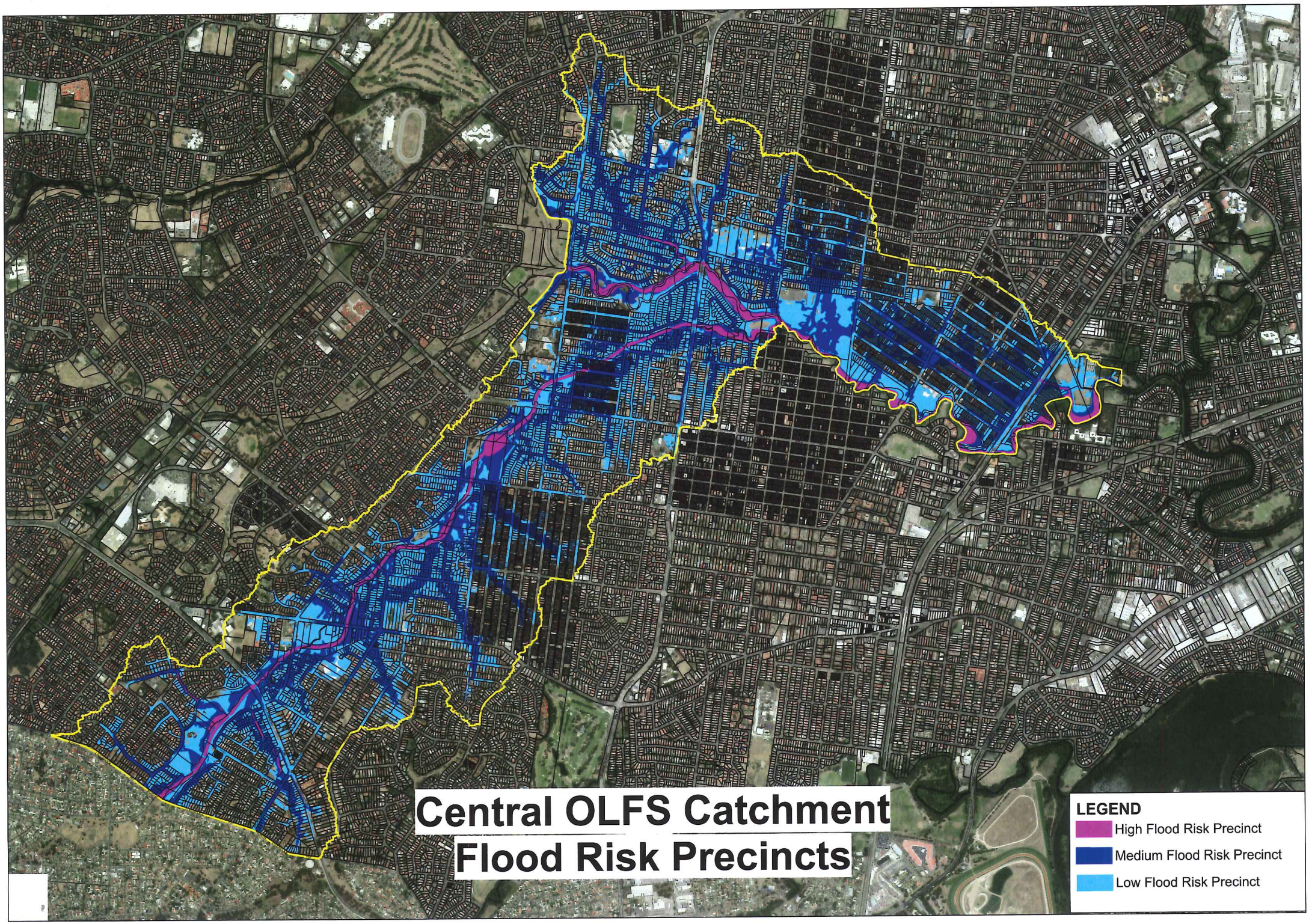
The study will be made available to the public at Council's Administration Centre and will be placed on Council's website under 'Have Your Say'. **Comments are due by Friday, 27 April 2018.** You can provide your comments by contacting Council's Senior Professional Engineer Ashraful Alam on (02) 9725 0794 or email at catchment@fairfieldcity.nsw.gov.au.

This study will be used as a basis for preparing the Central Overland Floodplain Risk Management Study and Plan which will examine and recommend a range of options for managing the risk of flooding. Council will continue to consult with the local community during preparation of the management study and plan.

Yours faithfully,

Leonie Gray
MANAGER CATCHMENT PLANNING

Encl.


Central OLFS Catchment
Flood Risk Precincts
LEGEND
High Flood Risk Precinct
Medium Flood Risk Precinct
Low Flood Risk Precinct

DRAFT CENTRAL OVERLAND FLOOD STUDY

FREQUENTLY ASKED QUESTIONS

1. What is overland flooding?

Overland flooding will usually follow heavy rain when excess stormwater that surcharges from stormwater gully pits and pipes, flows overland on its way to a creek. It is also known as flash flooding because it occurs quickly and often with little or no warning. This is different to mainstream flooding which is when water overtops the banks of a creek or river.

2. Why is Council studying overland flooding?

Flooding represents a significant risk to life and property and can cause extensive damage as recent floods across Australia have shown. Under the NSW Government's Flood Prone Land Policy, local councils have primary responsibility to address flood problem.

Fairfield City Council runs an ongoing program of undertaking flood studies to determine flood behaviour and extent, and to identify properties at risk. This information is then used to help identify and recommend measures to better manage flood risk and, where possible, to reduce that risk.

3. What is the 100 year flood?

The 100 year flood is the flood that will occur or be exceeded on average once every 100 years. It has a 1% probability (i.e. 1 in 100 chance) of occurring in any given year. Similarly, the 50 and 20 year floods have a 2% and 5% probability of occurring respectively. The rarer the probability (i.e. the lower the chance) the larger the flood.

4. What is the probable maximum flood (PMF)?

The PMF is the largest flood that could possibly occur. It is a very rare and improbable flood. Every property affected by a PMF has some flood risk, even if it is very small. Under the NSW Government's Flood Prone Land Policy, local councils must consider all flood risks up to the PMF.

5. What are flood risk precincts?

Flood risk precincts are a planning tool that helps property owners, developers and Council understand and better manage the risk of flooding. Land that is potentially affected by flooding is categorised by Council as being within a high, medium, or low flood risk precinct.

The high flood risk precinct is the area below the 100 year flood that is subjected to deep and/or fast flowing floodwaters or where there are significant evacuation difficulties. The medium flood risk precinct is the area below the 100 year flood that is not included in the high flood risk precinct. The low flood risk precinct is that area which is above the 100 year flood but could still be flooded in a PMF event.

Flood risk precincts are used when applying controls on development in the floodplain. More detail on these controls is provided in Chapter 11 of Council's 2013 City-Wide Development Control Plan.

6. How are the maps of flooding and flood risk precincts prepared?

Flooding is a complex process that depends on factors such as rainfall, landuse, buildings and the stormwater drainage system. For this reason, computer models are employed to simulate how rain falls on the catchment and runs off the land into the drainage system and along overland flow paths. To ensure reliability, the model established for the Smithfield West Overland Flood Study has been calibrated to two actual floods, validated against a second computer model and independently peer-reviewed.

The Central Flood Study model can predict the direction, velocity, depth and extent of flows for different sized floods such as the 100 year flood and PMF. This information is used to prepare interim flood risk precinct maps. The maps will later be further refined to take account of other risk factors such as rate of rise of floodwaters, evacuation requirements and critical infrastructure.

7. Why is it that I have lived here a long time and never seen it flood?

Flooding is unpredictable and can happen at any time. It can be many years between floods but multiple floods can also happen in one year. The longer you live in a floodplain the more chance you have of experiencing a flood. For example, if you live in a floodplain for 70 years, you have roughly a 1 in 2