

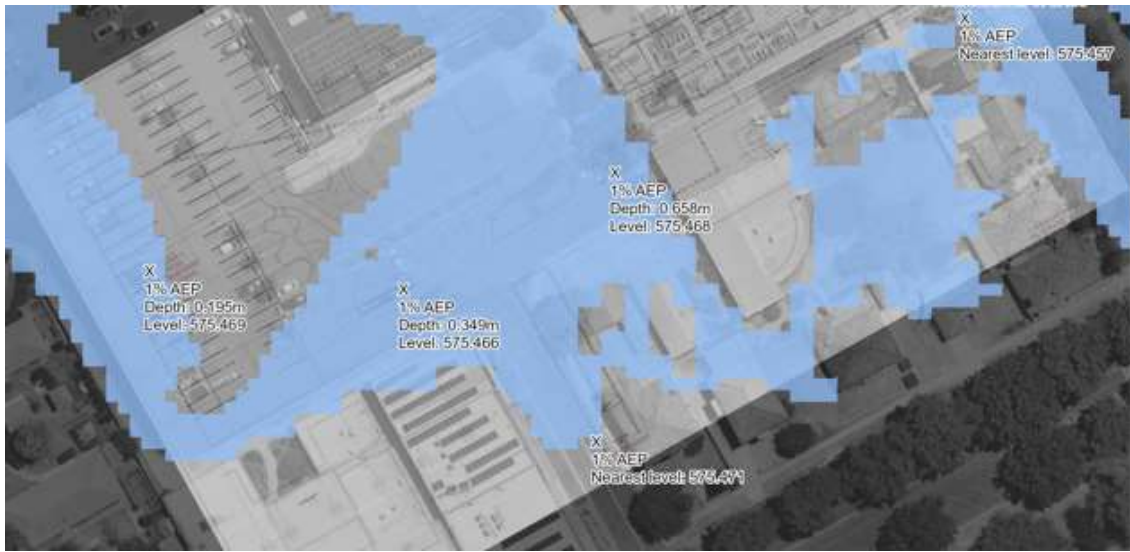
MEMORANDUM

Document Type:	Technical Memo
To:	The Village Building Company
From:	Indesco, Michael Smith
Date:	04/11/2022
Project Number:	8795
Project Name:	Shop Top Housing at Lot 2 DP 117998, Lot 31 DP771673
SUBJECT:	Flooding Impact Statement

Indesco has been engaged to review the flooding impact from the proposed development at the location as nominated above.



Based on information provided by Queanbeyan City Council's Flood study and Indesco's review of the available flood information, it appears that the 100-year flood level is a maximum on the site at RL 575.471m AHD at the entry to the driveway for the proposed basement.



Considering this information, the minimum habitable floor levels have been designed to the Flood Planning Level (FPL) of 575.971 R.L which includes the 500mm freeboard above the highest anticipated flood level for the allotment.

This level has also been adopted for the basement ramp maximum threshold to ensure that flooding does not inundate the basement of the site a level entry of 576.22 has been adopted at the boundary basement entry to the site (refer to civil drawing 025).

The commercial levels are nominated at RL 575.50 which is in line with the 100 year flood level however below the flood planning level of 575.971. in-line with council DCP access to the level above will be provided for commercial offices by means of access through internal fire-stairs located within the building.

Regards

Michael Smith

BE(Hons), MIEAust CPEng NER RPEQ RBP

Associate Director

NSW Registration | DEP0000747 | PRE0000186

QLD Registration | PE24300

VIC Registration | PE0000054