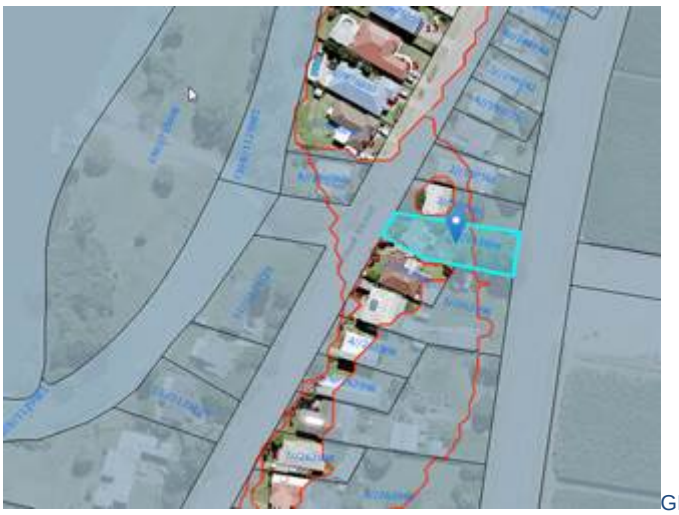
**Site Technical considerations– 20 McLeod Street Condong (PN 9765, Lot DP 1//263998)**

***Height***

Condong Hall lies below road level to the front and also lower than neighbouring properties on each side. The floor height stands at approximately 600 mm above ground level to right of building and 300mm to left with the flood inundating approximately 300mm above floor level. The building inspection determined the piers supporting the floor have not settled in to place over time creating a bow in the floor with no structural concerns with the building.

The following flooding information applies to **20 McLeod Street, Condong (PN 9765 Lot DP 1//263998).**



GIS July 2017

| | **Australian Height Datum (Sea level)** |
|---|---|
| Existing Minimum Ground Level (rear drain) | = 3m AHD |
| Existing Maximum Ground Level (at road frontage) | = 4m AHD |
| Existing Building Approximate Floor Level | = 4.3m AHD |
| 20% Annual Exceedance Probability (AEP) Flood Level (1 in 5 Year ARI) | = 3.7m AHD – Causes localised flooding (in drains) only at the site |
| 5% AEP Flood Level (1 in 20 Year ARI) | = 3.9m AHD - Causes localised flooding (in drains) only at the site |
| 1% AEP Flood Level (1 in 100 Year ARI) | = 4.2m AHD |
| March 2017 Flood Approximate Level | = 4.8m AHD |

The above levels and modelling suggest the building would be flooded above floor level **on average** about once every 100 years (only in major events of similar magnitude to March 2017). The site and building appear to have a reasonable level of flood immunity. The above relates to regional flooding only and does not address localised stormwater flooding.

***Drainage***

Condong Hall lies between Tweed River to the front and Tweed Valley Way to the rear. There is a storm water drainage system to the rear of the property. A Hydrologist report commissioned by Possum's Community Preschool Insurance Company as well as Council's internal infrastructure engineering advice conclude the report (with a number of disclaimers), that the building was inundated above floor level by local stormwater prior to the river breaking its banks and further flooding the building/site. It is difficult to quantify the specific sites immunity to local stormwater flooding. However, the rainfall intensity leading up to the March 2017 event (at Bray Park rain gauge) was around 1% Annual Exceedance Probability (i.e. rainfall that intense should happen only once every 100 years, on average). Rain that intense is a quite rare and a major event is not likely to be experienced regularly. The over flow relief gully has been covered by a storage shed built by the Preschool and will need to be relocated.