



RIDGE

**FLOOD RISK ASSESSMENT
1 NO ACCESSIBLE WC
HAVANT BOROUGH COUNCIL
MARCH 2024**



FLOOD RISK ASSESSMENT

1 No Accessible WC

March 2024

Prepared for

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2

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SECTION 01

INTRODUCTION

1. INTRODUCTION

1.1. Appointment and Brief

This flood risk assessment (FRA) has been prepared on behalf of Havant Borough Council for a proposed development- provision of new accessible WC within the area of Chichester Avenue car park located at the seafront of Hayling Island (hereby referred to as the application site).

The purpose of this document is:

- To determine and outline potential sources of flooding at the application site, and.
- Establish how flood risk will be managed throughout the lifetime of the proposed development, taking into account the potential for climate change.

1.2. Aims and Objectives

It is intended to follow the procedures and guidance outlined within BS 8533 (2017) and CIRIA C624 (2004) in the preparation of this document.

In following this guidance, it is intended to undertake the flood risk study based upon three incremental levels of detail, these being:

Level 01 – Flood Risk Screening Study

This level of study is typically sufficient to inform initial development feasibility where site massing and end-use is unknown or used to determine the detailed scope for future detailed assessments.

At this stage, we would look to:

- Obtain and review the most up-to-date local flood risk information, including the Preliminary Flood Risk Assessment (PFRA), Strategic Flood Risk Assessment (SFRA) and Surface Water Management Plan (SWMP) for the area of interest.
- Review the Environment Agency's online flood risk mapping and data for the site.
- Review applicable Planning Policy for the site.
- Undertake an initial liaison with the Local Sewerage Undertaker.
- Undertake an initial consultation with the Lead Local Flood Authority (LLFA) and Environment Agency.

Level 02 – Outline Flood Risk Assessment / Flood Risk Statement

This level of study aims to go into further detail with respect to the flood risk at the site and specifically its impact on the proposed scheme. Identifying whether flood risk mitigation would be required and outlining how this will (or has) been incorporated within the proposals.

Typically, this level of study would be sufficient for most sites up to and including those categorised within Flood Zone FZ2.

At this stage, we would look to:

- Engage with the Environment Agency, LLFA and Statutory Sewerage Undertaker.
- Undertake a desktop assessment of pre- and post-development flood risk at the site from all possible sources (i.e., fluvial, tidal, groundwater, sewers, overland and artificial sources).
- Outline the Sequential and Exception Test requirements, in accordance with the NPPF.
- Identify the impact of flood risk on the proposed scheme and make recommendations / identify how these risks have or will be incorporated to the satisfaction of the NPPF.

Level 03 – Detailed Flood Risk Assessment

This level of study is often only required for sites with the most complex flood risk, typically categorised as being predominantly within Flood Zones FZ3A and FZ3B, or sites of a strategic nature or scale.

As part of the detailed analysis, hydraulic flood modelling and simulations are often required.

At this stage, we would look to:

- Undertake the Sequential and Exception tests for the proposed development (if required), in accordance with Environment Agency guidance.
- The Sequential Test will comparatively assess the flood risks present at the site against other similar sites within the area and establish whether any residual flood risks can be mitigated.
- If it is considered that use of another site is not possible then an Exception Test will be undertaken to establish how flood risk will be safely managed throughout the lifetime of the development and demonstrate that the sustainability and community benefits of the development will outweigh the flood risk.

1.3. Limitations

The purpose of this report as outlined in Section 1.2, together with those related matters specifically referred to therein and it is not intended to be used for any other purposes. The report is for the sole benefit and may only be relied upon by the addressee, to whom we will owe a duty of care. The report and any part of it is confidential to the addressee and should not be disclosed to any third party for any purpose, without the prior written consent of Ridge and Partners LLP as to the form and context of such disclosure. The granting of such consent shall not entitle the third party to place reliance on the report, nor shall it confer any third-party rights pursuant to the Contracts (Rights of Third Parties) Act. The report may not be assigned to any third party.

SECTION 02

PROJECT BACKGROUND

2. PROJECT BACKGROUND

2.1. Site Location and Existing Land Use

The application site is located within the area of Chichester Avenue car park, Hayling island. The site is bounded by a public road- sea front road to the north and southern area consists of a public beach which runs along the coast of Hayling Island.

Within the site area, there is an existing building which consists of a number of WCs.

The Ordinance Survey (OS) grid reference for the application site is approximately 472008E, 098749N, and the nearest postcode is PO11 9EP.



Figure 1 - Site Location Plan

The site area is approximately 0.03ha.

2.2. Topography

The site is very level, sitting at approximately 3m AOD.

2.3. Geology and Hydrogeology

British Geological Survey data shows that the application site is located on a bedrock of Wittering Formation, consisting of sand, silt, and clay, with a superficial deposit of Storm Beach Deposits, primarily gravel.

The Environment Agency's online mapping portal (Magic Map) suggests that the groundwater vulnerability within the site is medium-high. This indicates that there is a medium-high risk of groundwater reaching the surface.

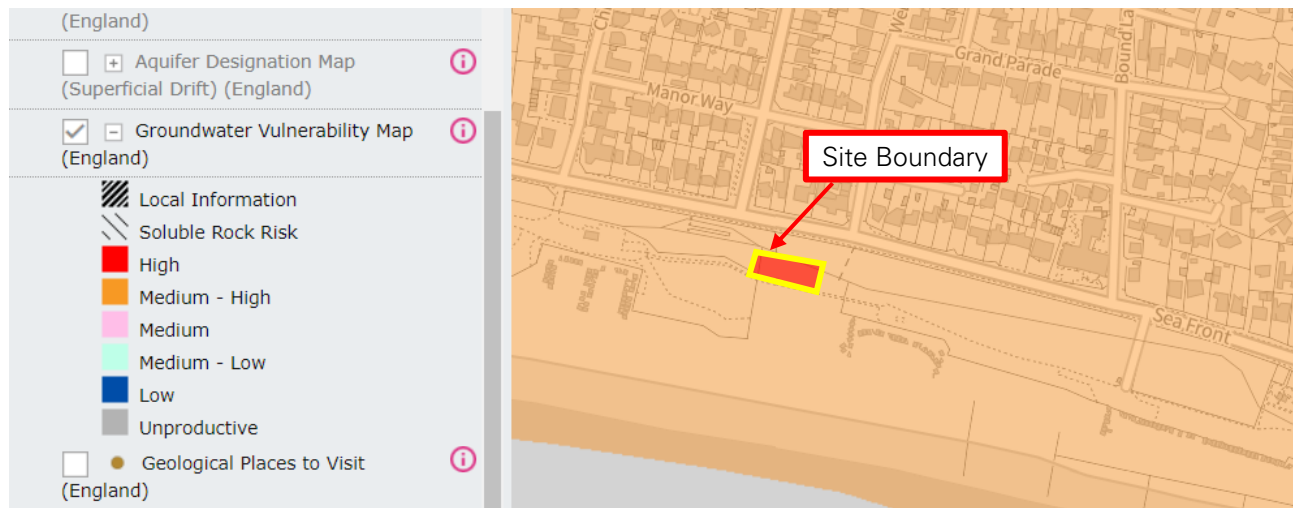


Figure 2: Groundwater Vulnerability Map

2.4. Hydrological Features

The application site is 103m away from the sea.

2.5. Proposed Development

The proposed development consists of extending an existing building to include a new WC within the eastern area of the car park on the site.

SECTION 03

FLOOD RISK STATEMENT

3. FLOOD RISK STATEMENT

3.1. Sources of Information

Information relating to the flood risk at the site at the time of writing has been obtained from:

- The Environment Agency (EA) website.
- Partnership for Urban South Hampshire Strategic Flood Risk Assessment (February 2016)
- Havant Borough Core Strategy (March 2016)
- Hampshire County Council Preliminary Flood Risk Assessment (PFRA) (April 2011)
- Hampshire County Council Local Flood Risk Management (LFRMS) (October 2020)
- Hampshire County Council Surface Water Management Plan (August 2012)
- Internet research.

3.2. Historic Flooding

Majority of the flooding has occurred towards the southeast coast of the site due to the urbanisation. However, there were no identified records of flooding within the proposed site area during our desktop area.

3.3. Potential Sources of Flooding

An assessment of flood risk to the site from potential sources is set out as follows:

River (Fluvial) & Sea Flooding

Based upon EA mapping, the site is situated within Flood Zone 3 and therefore has a high probability of flooding from main rivers and the sea. In this case the cause being sea flooding



Figure 3: EA mapping extract showing flood zone classifications.

The EA flood zone map suggests that the application site is at a high risk of fluvial flooding (Fig 3). However, the EA rivers and sea map suggest that the application site is at a low risk of flooding from river and sea (Fig 4). This discrepancy be due to the EA zone map taking climate change allowance into account, whereas the rivers and sea map may not have accounted for this factor as extensively.



Figure 4: EA map extract showing the extent of rivers and the sea flooding.

The definition of EA flood zones is provided within the National Planning Policy Framework (NPPF) and its associated Planning Practice Guidance (PPG) Table 1 (Flood Zones) and summarised below:

- **Flood Zone 1 (Low Probability)**
Land which could be at risk of flooding from fluvial or tidal flood events with less than 0.1 % (1:1000 year) annual probability of occurrence and therefore considered to be at 'low probability' of flooding.
- **Flood Zone 2 (Medium Probability)**
Land which could be at risk of flooding with an annual probability of occurrence between 1% (1:100 year) and 0.1% (1:1000 year) from fluvial sources and between 0.5% (1:200 year) and 0.1% (1:1000 year) from tidal sources and therefore considered to be at 'medium probability' of flooding.
- **Flood Zone 3A (High Probability)**
Land which could be at risk of flooding with an annual probability of occurrence greater than 1% (1:100 year) from fluvial sources and greater than 0.5% (1:200 year) from tidal sources and therefore considered to be at 'high probability' of flooding.
- **Flood Zone 3B (Functional Floodplain)**
Land where water has to flow or be stored in times of flood. Local Planning Authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain in agreement with the Environment Agency. However, in general it is defined as land that would flood with an annual probability of 5 % (1:20 year) or greater.

The existing building lies within an area of flood zone 2, whereas the proposed building extension lies within an area of flood zone 3. The extension of the building could potentially redirect floodwater elsewhere. With the foregoing in consideration, the site is deemed to be at **high risk of fluvial flooding**.

Failure (Breaching) of Flood Defences and Management Measures

Based upon EA mapping, the site does not benefit from, nor rely upon, the presence of formal raised flood defences and therefore corresponding flood risk to the site due to defence failure (breach) is negligible. The nearest flood defence is nearly 1.35km away from the proposed site.

With the foregoing in consideration, the site is deemed to be at **low risk of flooding due to failure of flood defences and management measures**.

Canals and Artificial Water Bodies

There are no canals and artificial water bodies and therefore this source poses no flood risk to the development.

With the foregoing in consideration, the site is deemed to be at **low risk of flooding from Canals and Artificial Water Bodies**.

Groundwater Flooding

Groundwater flooding is defined as flooding caused by the emergence of water originating from subsurface strata, with the most common forms being:

- A rise in groundwater from unconfined permeable soils (such as chalk), or shallow perched water tables after periods of heavy rainfall; or
- A rise in groundwater in unconsolidated permeable superficial deposits, which are in hydraulic continuity with local river levels and where the hydraulic gradient of the water table is low.

According to Partnership for South Hampshire map, the site lies within an area of moderate risk for ground water flooding.



Figure 5: Extract from PFSH Interactive Map showing ground water flooding area.

With the foregoing in consideration, the site is deemed to be at **medium risk of groundwater flooding**.

Sewers and Artificial Drainage Systems

According to Partnership for Urban South Hampshire map, there are no records of sewer water flooding within the vicinity of the application site.

With the foregoing in consideration, the site is deemed to be at **low risk of flooding due to failure of utilities infrastructure**.

Tidal Flooding

The site is less than 100m away from the coast.

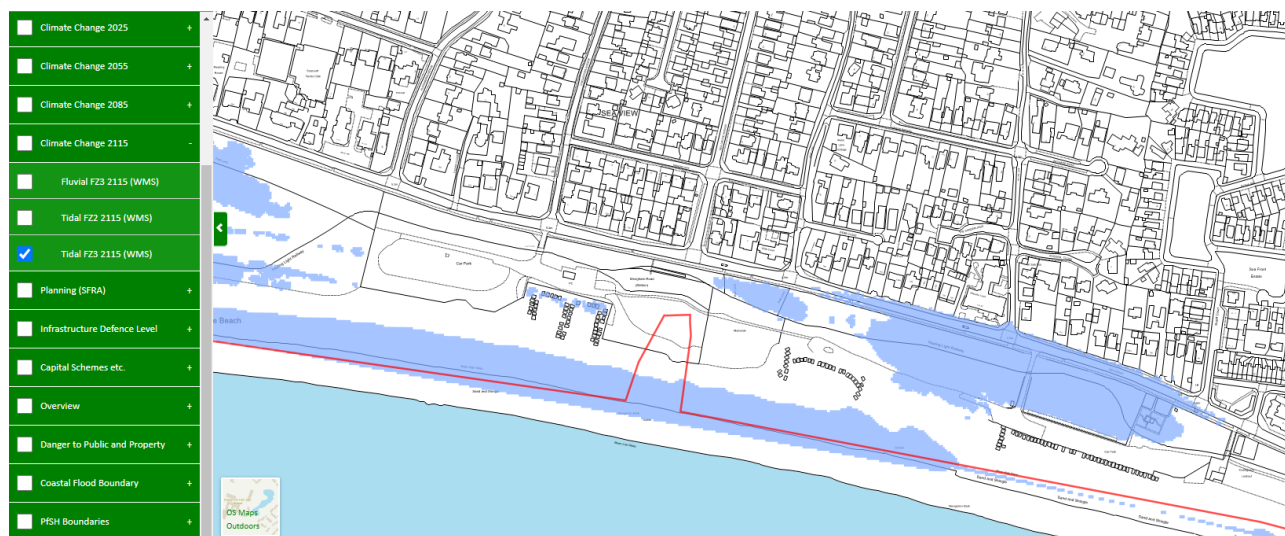


Figure 6: PfSH map extract climate change 2115 tidal flooding flood zone 3.

With the foregoing in consideration, the site is deemed to be at **high risk of Tidal Flooding**.

Reservoirs

Based upon EA mapping, the site does not lie within an area denoted as being at risk of flooding in the event of a significant breach (failure) of raised reservoir embankments.

With the foregoing in consideration, the site is deemed to be at **very low risk of flooding from Reservoirs**.

Failure of Utilities Infrastructure

It should be noted that burst water mains and failure of sewerage infrastructure could inherently pose a residual risk to any site.

Assuming an adequate provision of buffer zones to allow overland flow paths along proposed infrastructure routes to be safeguarded, and accommodation of any sewer and utility easements within the future development layout, then utility and sewerage infrastructure are not deemed to pose a significant flood risk to the site.

With the foregoing in consideration, the site is deemed to be at **low risk of flooding due to failure of utilities infrastructure**.

Surface Water Flooding

EA mapping does not dictate the site as being an area susceptible to surface water flooding.

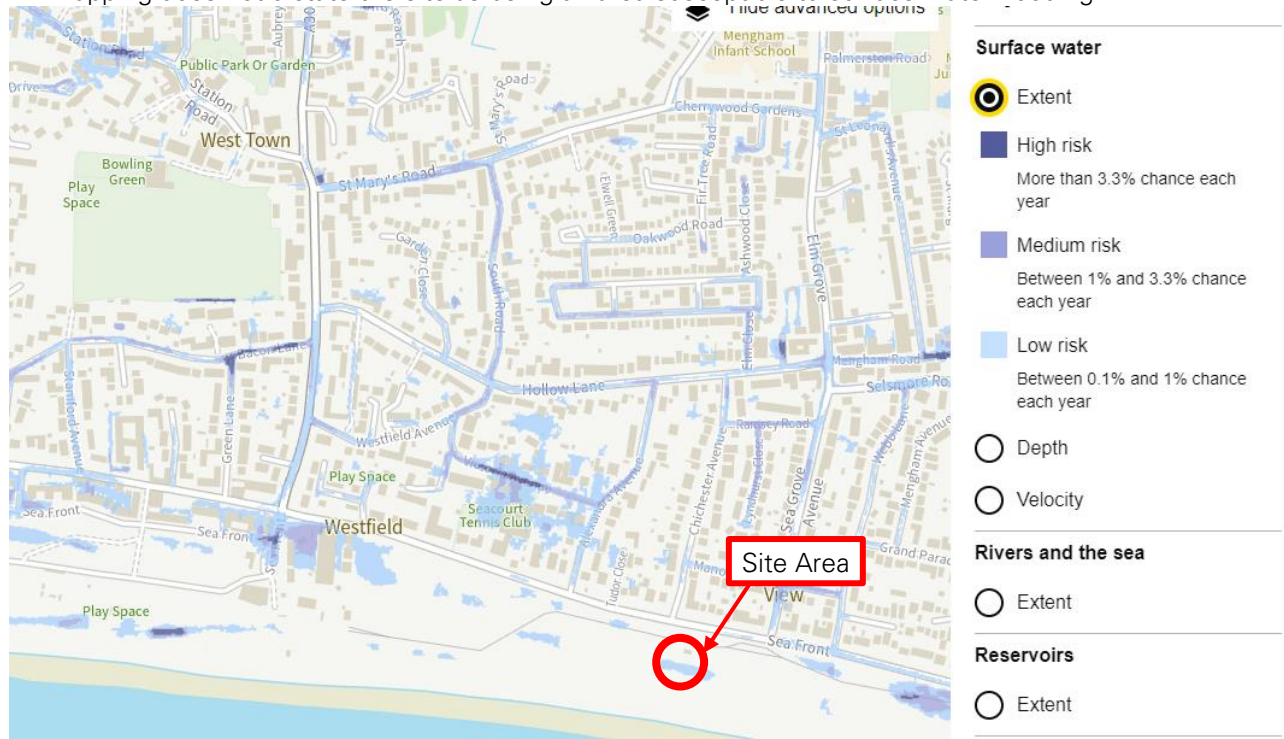


Figure 7: EA map extract showing the extent of surface water flooding.

This is further reinforced by interrogation of EA mapping as follows:

This shows that application site is subject to flooding of below 300mm during 'Low' 1:1000 (0.1%) to 1:100 (1%) AEP rainfall events, however the application is not known to be of any risk of surface water flooding.

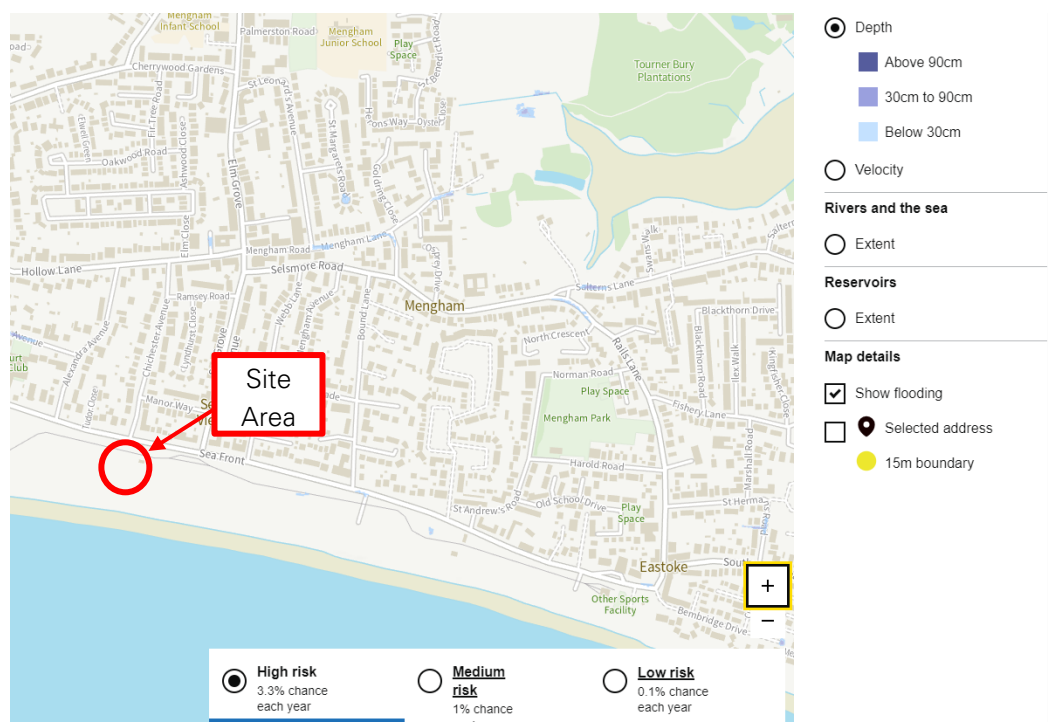


Figure 8: Extract from EA mapping showing anticipated flood depths during the 'High' 1:30 (3.3%) AEP rainfall event.

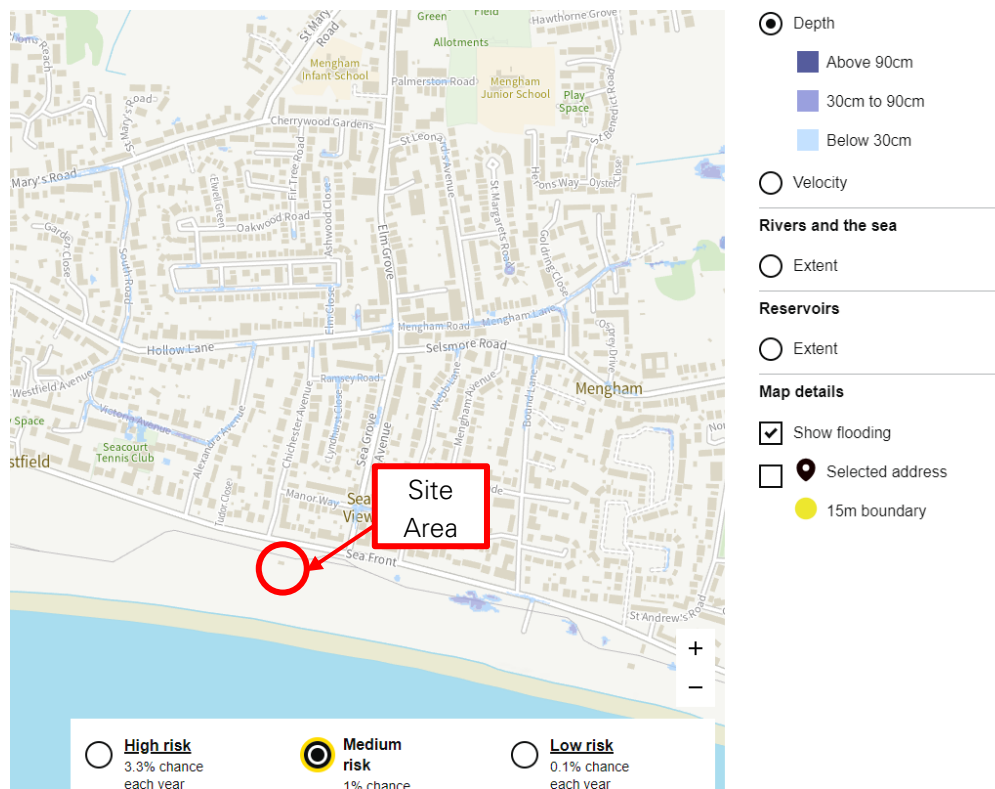


Figure 9: Extract from EA mapping showing anticipated flood depths during the 'Medium' 1:100 (1%) to 1:30 (3.3%) AEP rainfall event.

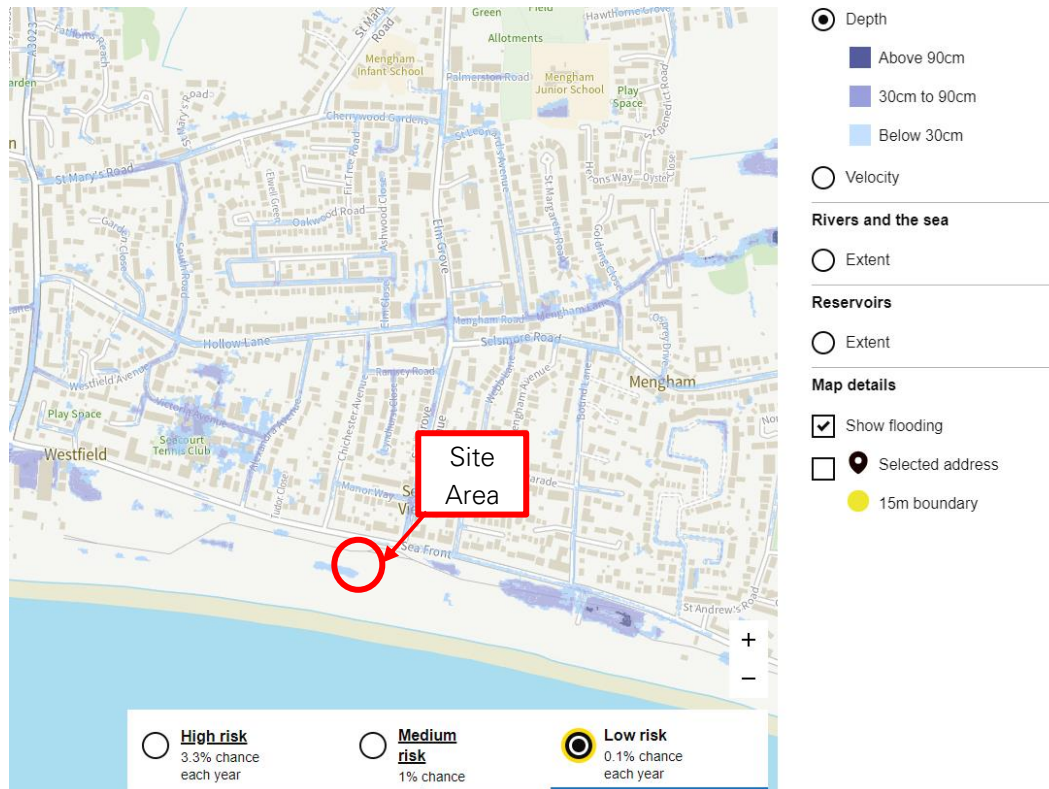


Figure 10: Extract from EA mapping showing anticipated flood depths during the 'Low' 1:1000 (0.1%) to 1:100 (1%) AEP rainfall event.

With this in consideration, EA mapping suggests the site is deemed to be at **low risk of flooding from surface water generated off-site and conveyed onto the site.**

Overland Flow

There is limited potential for surface water from off-site areas to progress overland toward the site, which is reinforced by interrogation of EA mapping.

With the foregoing in consideration, the site is deemed to be at **low risk of flooding due to overland surface water flows**.

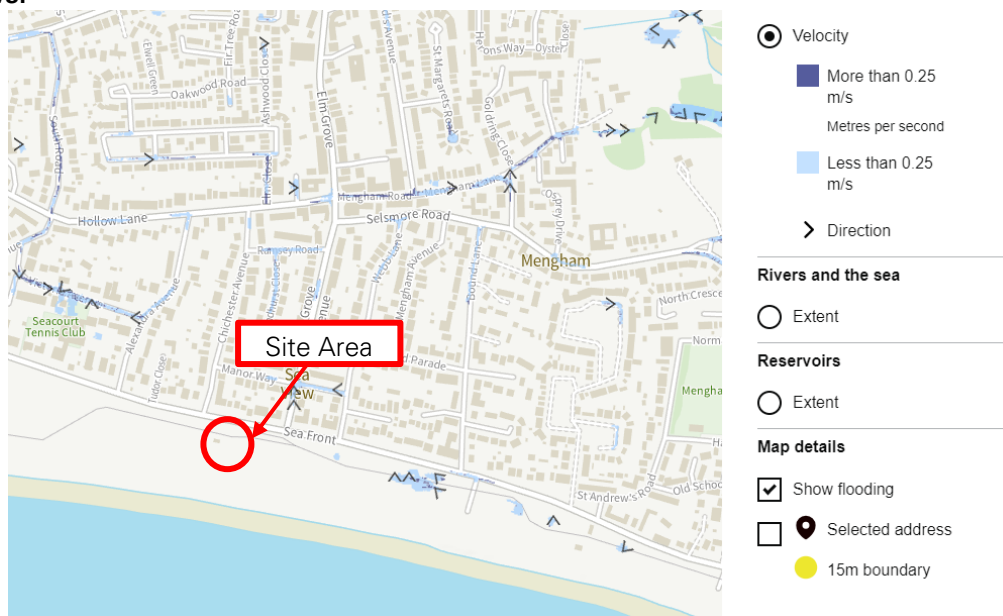


Figure 11: Direction of Water flow during water velocity in a medium risk scenario.

Summary

FLOODING MECHANISM	FLOOD RISK
Rivers (Fluvial) & Sea	High (Sea)
Failure (Breach) of Flood Defences and Management Measures	Low
Canals and Artificial Water Bodies	Low
Groundwater Flooding	Medium-High
Sewers and artificial drainage systems	Low
Tidal	High
Reservoirs	Low
Failure of utilities infrastructure	Low
Surface water flooding	Low
Overland Flow	Low
Overall	High

SECTION 04

CLIMATE CHANGE

4. CLIMATE CHANGE

4.1. Anticipated Development Lifecycle

In accordance with the PPG, NPPF and best practice, a 100-year development lifecycle has been assumed for the proposed redevelopment of the site.

4.2. Climate Change Allowances

Table 2 (Peak Rainfall Intensity Allowance in small and Urban Catchments) of Environmental Agency (2019) Flood Risk Assessment; Climate Change Allowances confirms the climate change allowance of 45% should be adopted for the Application Site, assuming a lifespan of 100 years.

4.3. Impacts on Flood Risk

The site is at a high risk of flooding, including in a 1 in 100-year storm event. Sea level rise is also an important climate change allowance that needs to be taken into account. Therefore, the impact of climate change on this flood risk also increases.

4.4. Impacts on Proposed Surface Water Drainage Design

The impact of climate change over the lifetime of the development will be taken into account within the assessment of post-development surface water runoff and subsequent design of surface water drainage systems for the proposed site.

SECTION 05

POLICY CONSTRAINTS AND IMPLICATIONS TO THE DEVELOPMENT

5. POLICY CONSTRAINTS AND IMPLICATIONS TO THE DEVELOPMENT

5.1. Sequential Test

The Sequential Test as outlined within the NPPF gives preference to locating new development in areas at lowest risk of flooding (i.e., Flood Zone 1) and requires developers to".

"... demonstrate that there are no reasonably available sites in areas with a lower probability of flooding that would be appropriate to the type of development or land use proposed".

Whilst it is ultimately the responsibility of the Local Planning Authority to undertake this test, the principle of siting proposed residential development on this site has already been firmly established.

The proposed development includes extending an existing building to add a new WC within the eastern area of the car park on the site.

With the foregoing in consideration, it is likely that the requirements of the sequential test would be satisfied.

5.2. Flood Risk Vulnerability

PPG Table 2: Flood Risk Vulnerability Classification (summarised below) identifies that addition of a new WC within the application site is considered as a 'water compatible development' use.

CLASSIFICATION	EXAMPLES OF USE
Essential Infrastructure	- Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk. - Essential utility infrastructure which has to be located within a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operation in times of flood. - Wind turbines.
Highly Vulnerable	- Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding. - Emergency dispersal points. - Basement dwellings. - Caravans, mobile homes and park homes intended for permanent residential use. - Installations requiring hazardous substances consent.
More Vulnerable	- Hospitals. - Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels. - Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels. - Non-residential uses for health services, nurseries and educational establishments.

	▪ Landfill and sites used for waste management facilities for hazardous waste. ▪ Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.
Less Vulnerable	▪ Police, ambulance and fire stations which are not required to be operational during flooding. ▪ Buildings used for shops, financial, professional and other services, restaurants, cafes and hot food takeaways, offices, general industry, storage and distribution, non-residential institutions not included in the 'more vulnerable' class and assembly and leisure. ▪ Land and buildings used for agriculture and forestry. ▪ Waste treatment (excl. landfill and hazardous waste facilities). ▪ Minerals working and processing (except for sand and gravel working). ▪ Water treatment works which do not need to remain operation during times of flood. ▪ Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.
Water-Compatible Development	▪ Flood control infrastructure. ▪ Water transmission infrastructure and pumping stations. ▪ Sewage transmission infrastructure and pumping stations. ▪ Sand and gravel working. ▪ Docks, marinas and wharves. ▪ Navigation facilities. ▪ Ministry of Defence installations. ▪ Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location. ▪ Water-based recreation (excluding sleeping accommodation). ▪ Lifeguard and coastguard stations. ▪ Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms. ▪ Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

5.3. Flood Zone Compatibility

PPG Table 3: Flood Risk Vulnerability and Flood Zone Compatibility (summarised below), confirms that the site is appropriate for 'Water Compatible Development' uses in Flood Zone 3 without the need for application of the Exception Test.

FLOOD ZONE	ESSENTIAL INFRASTRUCTURE	HIGHLY VULNERABLE	MORE VULNERABLE	LESS VULNERABLE	WATER COMPATIBLE
Zone 1	Permitted	Permitted	Permitted	Permitted	Permitted
Zone 2	Permitted	Exception Test Required	Permitted	Permitted	Permitted
Zone 3A	Exception Test Required	Not Permitted	Exception Test Required	Permitted	Permitted
Zone 3B	Exception Test Required	Not Permitted	Not Permitted	Not Permitted	Permitted

5.4. Functional Floodplain

The site is not located within an area designated as functional floodplain (Zone 3B) and therefore no constraints apply to the proposed development.

5.5. Off-site Impact

The existing building lies within the area of flood zone 2 whereas the extended part of the building lies within flood zone 3. The displaced flood water from the area will discharge into area of car park and unlikely to extend further to surrounding area.

5.6. Safe Access and Egress

Safe (dry) access and egress via Sea Front is maintained on the site for well beyond the 1% (1:100 year) + climate change fluvial event and therefore the associated requirements of the NPPF and PPG are satisfied. It should also be noted that the toilets will not be in use when the car park is closed off due to wider flooding.

SECTION 06

PROPOSED FLOOD MITIGATION AND MANAGEMENT MEASURES

6. PROPOSED FLOOD MITIGATION AND MANAGEMENT MEASURES

6.1. Siting of the Built Development

The site is at a high risk of flooding, The proposed construction of WC will be carried out within an impermeable area of the car park, which has an asphalt construction. Hence, there should be no increased risk of flooding after the completion of the construction of a new WC.

Displaced floodwater will be diverted into the adjacent areas of the car park and is unlikely to extend further into the surrounding area.

6.2. Elevation of the Development Platform

In accordance with Building Regulations, it is recommended that finished ground floor levels be set a minimum of 150mm above immediately adjacent ground levels for all proposed buildings,

6.3. Surface Water Mitigation

The surface water generated from the roof area will be discharged within the surface water drainage system located within the car park. There will be no change in the overall impermeable area of the application site.

6.4. Ground Water Mitigation

It is likely that construction methods will need to be adjusted to take account of the presence of groundwater. Below ground SuDS features are not proposed as part of the drainage solution.

6.5. Overland Flow Routes

Due to the extent of the scheme overland flow routes will be very minimally impacted. There are suitable routes around the proposed building that will not be hindered.

SECTION 07

SURFACE WATER DRAINAGE

STATEMENT

7. SURFACE WATER DRAINAGE STATEMENT

7.1. Context

Without mitigation and consideration, the proposed addition of WC within an existing impermeable area of the site could lead to an unacceptable increase in the rate of surface water discharged from the site.

To comply with current guidance and best practice, sustainable drainage systems (SuDS) will be required to be implemented in order to manage the volume, rate and quality of surface water discharged off-site.

7.2. SuDS Constraints

Geology

British Geological Survey data shows that the application site is located on a bedrock of Wittering Formation, consisting of sand, silt, and clay, with a superficial deposit of Storm Beach Deposits, primarily gravel.

The Environment Agency's online mapping portal (Magic Map) suggests that the groundwater vulnerability within the site is medium-high. This indicates that there is a medium-high risk of groundwater reaching the surface. It is therefore not proposed to include and below ground surface water storage features.

Public Safety and Maintenance

In accordance with the SuDS hierarchy, open surface water attenuation features are preferred to underground tanks owing to the added amenity and biodiversity benefits.

Due consideration must however be given to the vulnerability and safety of future residents in the design of such drainage features within a high-density urban environment, considering guidance offered by the Royal Society for the Prevention of Accidents (RoSPA).

Consideration must also be given to the access and future maintenance of these features, which lend themselves to significant landscaped areas remaining under public ownership.

Additional biodiversity and SuDS benefits could be achieved via the incorporation of 'above ground' systems such as rainwater harvesting or a SuDS planter, within the development proposals.

7.3. Allowance for Creep

Due to the nature of the proposed development, allowance for creep is not applicable.

7.4. Proposed Surface Water solution

Due to the limited nature of the proposed extension, it is proposed that a full SuDS strategy is not within the scope of the proposed development. Surface water from the proposed roof will be connected into the existing surface water network for the existing toilet building. It will be explored to see if SuDS planters can be installed at each of the RWP points prior to discharge to the surface water system.

SECTION 08

FOUL DRAINAGE STATEMENT

8. FOUL WATER DRAINAGE STATEMENT

8.1. Existing Network

The existing WCs located within the site area discharge to the foul water sewer system located within the site area.

8.2. Proposed Network

It is proposed that new toilets are connected to the existing discharge location, and a non-return valve is added to the discharge point of foul water network to prevent foul water backing up during times of tidal flooding.

SECTION 09

CONCLUSION

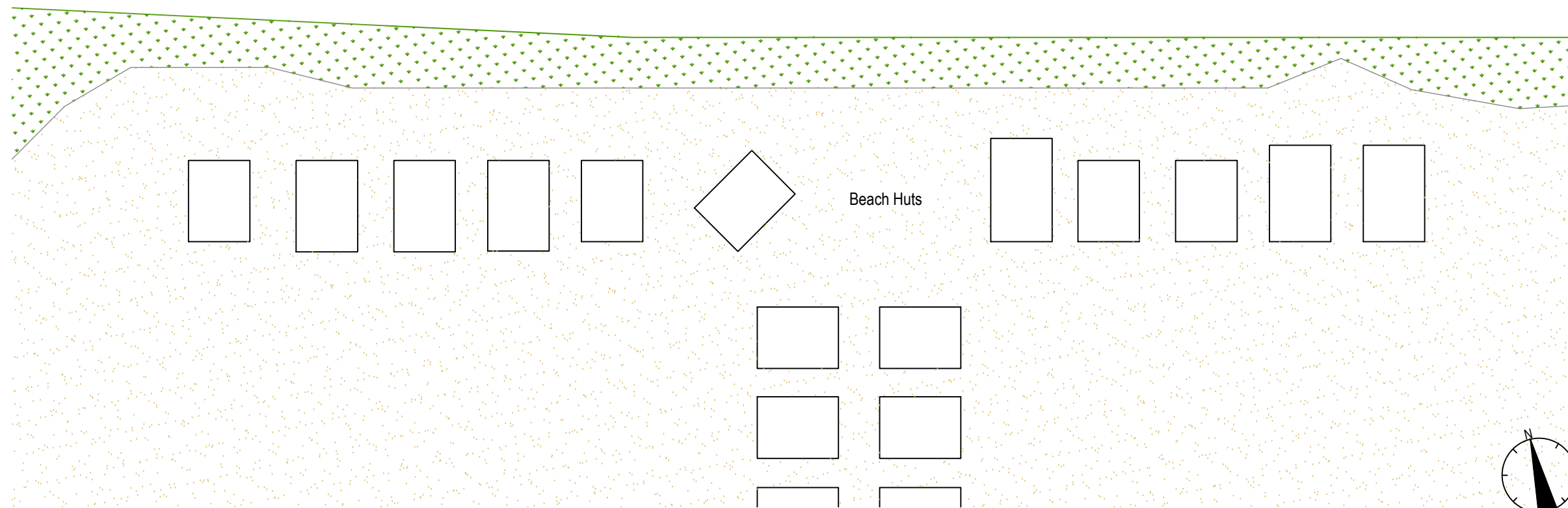
9. CONCLUSION

- Ridge and Partners LLP have been appointed by Havant Borough Council to prepare a Flood Risk Assessment to support the planning application for the proposed development, provision of a new accessible WC within the area of Chichester Avenue car park located at the seafront of Hayling Island.
- Flood risk has been assessed in line with BS 8533 (2017) and CIRIA C624 (2004), taking into account national and local planning policy and guidance to consider all potential sources of flooding to the site.
- There is no overall increase in impermeable area within the proposed site, as the construction of a new WC is proposed within the area of the car park, which is already impermeable.
- Based on current information provided by the EA, the site is demonstrated to be at a high probability of flooding (Flood Zone 3) from fluvial sources which includes climate change allowances. However, the EA river and sea map does not align with the flood zone map. This is due to the allowances for climate change in sea level rise.
- There are no historic flooding records identified within the application site.
- Flood risk to the site from sources such as surface water, canals and artificial water bodies, reservoirs, and sewers are all considered low, with no significant flood risks identified.
- The existing building lies within the area of flood zone 2, whereas the extended part of the building lies within flood zone 3. Displaced floodwater from the area will discharge into the car park area and is unlikely to extend further into the surrounding area.
- The site lies within an area of medium-high groundwater risk, and the risk of tidal flooding is also high due to the proximity to the coast. Due to the limited development, the flood risk to users is considered to be mitigated by the proposed mitigation measures.
- Based upon our initial appraisal of flood risk, mitigation measures would be required to manage residual flood risks to the site. However, it is felt that the recommended mitigation measures (i.e., elevation of finished floor levels etc.) are readily deliverable and would not unduly hinder or prevent development of the site.
- Development of the site which is within Flood Zone 3 with appropriate mitigation measures as outlined within this document, should readily satisfy the requirements of the Sequential Test as no reasonably available alternative sites, at a lower risk of flooding are expected to be identified. There is no requirement for the proposed development to be subject to the Exception Test.
- The technical assessment of flood risk presented within this document demonstrates that the immediate and residual flood risks over the lifetime of the development are readily manageable and the redevelopment proposals are deemed acceptable in terms of flood risk throughout their lifetime, without increasing flood risk elsewhere.
- Surface water generated from the proposed development will be connected to the existing drainage system with SuDs planters investigated to improve water quality, offer attenuation and provide amenity and biodiversity benefits.

- For foul water connection, it is proposed that the new toilets to be connected to the existing discharge location, and a non-return valve be added to the discharge point of foul water network to prevent foul water flooding.

APPENDIX A

EXISTING SITE PLAN



RIDGE

CLIENT:
HAVANT BOROUGH COUNCIL

CONTRACTOR CLIENT:

N/A

PROJECT:
HAVANT BOROUGH COUNCIL
CHICHESTER AVENUE
HAYLING ISLAND PO11 9EZ

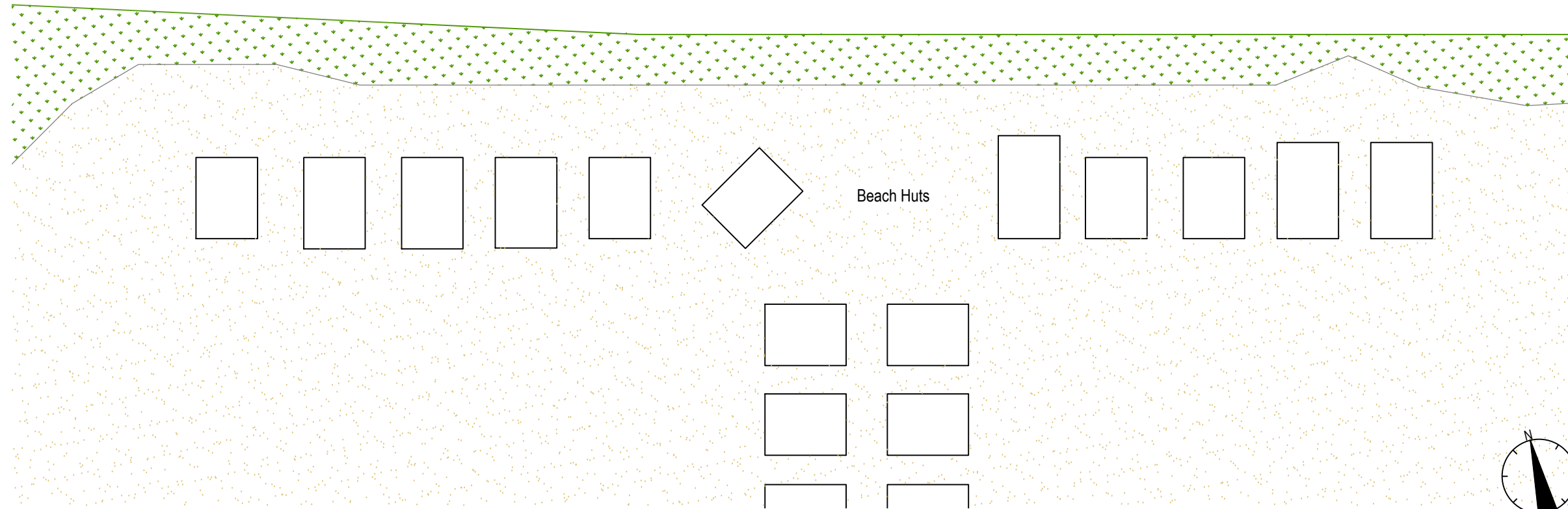
TITLE:

EXISTING SITE PLAN

DRAWN BY: NG		CHECKED BY: ME		APPROVED BY: ME	
SCALE: 1/200		@ A3		DATE: Jan 24	
STATUS:		DESCRIPTION:			
S4 SUITABLE FOR STAGE APPROVAL					
DRAWING No: 5023891-RDG-Z00-00-D-B-0101-A				(Regen if not showing right)	
PROJECT:	ORG:	FUNCTION:	Spatial:	FORM:	DISC:
5023891	RDG	Z00	00	D	B
					0101 A

APPENDIX B

PROPOSED SITE PLAN



Access to
overflow carpark



RIDGE

DRAWN BY: NG		CHECKED BY: ME		APPROVED BY: ME	
SCALE: 1:200		@ A3		DATE: Jan 24	
STATUS:		DESCRIPTION:			
S4		SUITABLE FOR STAGE APPROVAL			
DRAWING No: 5023891-RDG-Z00-00-D-B-0101-A				(Regen if not showing right)	
PROJECT:	ORG:	FUNCTION:	Spatial:	FORM:	DISC:
5023891	RDG	Z00	00	D	B
					0102
					REV:



RIDGE



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