

Flood Warning Timescale & Evacuation

Short warning times are predicted for the site based on the preliminary assessment of Rate of Rise information contained in the flood study. Also, there is no way to predict what will be the Rate of Rise of flood waters in any particular flood, or the peak level reached, based on meteorological reports.

It is, however, possible to implement a procedure that will provide adequate controls to facilitate personnel and public being evacuated to safe refuge levels prior to flooding occurring.

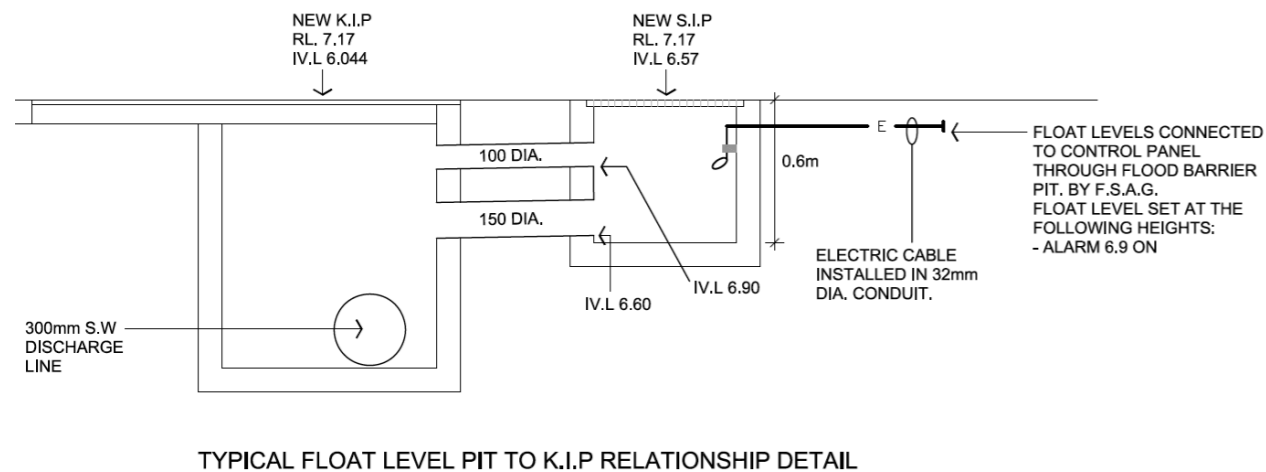
The first step is to monitor the Bureau of Meteorology website which provides between 3 and 6 days warning of impending high rainfall.

This simple process can be undertaken routinely by the Building manager as part of a property specific Flood Emergency Response Plan. When major rainfall events are predicted or being experienced locally, preliminary plans for evacuation can be initiated.

The second important step is to install alarms to provide an on-site warning system.

On-Site Flood Alarms

Our proposal is to place controls for flood alarms in a secure chamber or pit, near the lowest point on the site. The switch/sensors will then be set at a predetermined level below the surface. The alarms will be triggered by rising floodwater at a time well before surface flows reach tenancy entrances.



The alarms can take the form of flashing beacons with sirens, or be linked to an external PA system that will instruct the public to move to a nominated refuge areas on the property.

The alarm system is designed for ease of inspection, maintenance and regular testing.

Rear of Tenancy Egress

Tenancy design must enable occupants to escape rising flood waters.

The current flood plan shows rear exits leading to safe refuge at the level of the car park and loading bay, i.e. RL 3.6m. This design will provide immediate evacuation to a safe level should a severe weather event occur.

In Summary

We conclude that a combination of sound, simple flood response procedures coupled with state of the art flood protection devices will provide acceptable levels of safety for people and property in the event of a severe flood event.

Your Sincerely,

Keith Jackson
Director

