

CONDITION 31 - FLOOD RISK ASSESSMENT

MEASURES APPLIED TO LOWER GROUND



COMMENTARY - FLOOD PREVENTION MEASURES APPLIED TO LOWER GROUND

THE FOLLOWING DESIGN MEASURES HAVE BEEN IMPLEMENTED TO REFLECT MITIGATION MEASURES NOTED IN FLOOD RISK ASSESSMENT:

- 1.- TO PREVENT WATER INGRESS DURING FLOOD CONDITIONS FFL TO THE FOLLOWING LOCATIONS HAS BEEN SET AT 29.340M AOD (1 IN 100 YEAR PLUS CLIMATE CHANGE PLUS 600MM).
-CAR PARK RAMP - ENTRANCE (A) AND EXIT (B)
-TOWER D ENTRANCE LOBBY (C)
- 2.- RETAIL 5 (D) IS THE ONLY ENTRANCE WITH FFL SET AT BELOW 29.340M AOD. TO ADDRESS THIS PROPRIETARY FLOOD PREVENTION BARRIERS ARE PROVIDED FOR USE IN FLOOD CONDITION. THESE WILL BE INSTALLED UP TO 29.340M AOD.
- 3.- IN ADDITION, AN EMERGENCY EXIT DOOR (E) HAS BEEN INTRODUCED TO THE REAR OF RETAIL 5 TO ALLOW EVACUATION IN FLOOD CONDITION.
- 4.- STAIRCASES RINGED IN PURPLE ARE SAFE EVACUATION ROUTES. PEDESTRIANS CAN EVACUATE TO GROUND LEVEL WHICH IS APPROPRIATE SAFE HAVEN. GROUND FFL IS 32.200M AOD (TO ALL TOWERS) WHICH IS SIGNIFICANTLY ABOVE DESIGNATED FLOOD LEVEL (29.340M AOD - 1 IN 100 PLUS CLIMATE CHANGE PLUS 600MM)