

Our Ref: DJW: L.T2008.002_35HD.docx

24 February 2020
DOMA c/o KDC Pty Ltd
Suite 2B, 125 Bull Street
Newcastle West NSW 2302
Attention: Naomi Weber

Dear Naomi

RE: 35 HONEYSUCKLE DRIVE, NEWCASTLE – FLOOD EMERGENCY RESPONSE AND FLOOD REFUGE CAPACITY

Torrent Consulting was requested to provide an assessment of the s4.55(1A) minor design changes for 35 Honeysuckle Drive, Newcastle, specifically in relation to the flood risks and flood refuge capacity associated with the enlarged pavilion area.

The overall flood emergency response requirements for 35 Honeysuckle Drive were assessed by BMT in the report 35 Honeysuckle Drive – Flood Risk & Impact Assessment (R.N20970.001.02, dated 14 December 2018). The general layout of the latest architectural plans is largely consistent with those assessed by BMT and therefore the guidance provided in Section 5.4.3 of R.N20970.001.02 is still appropriate, i.e.:

- ground floor retail areas can be safely navigated by wading pedestrians at the PMF event
- ground floor retail area patrons are to seek refuge inside the building on level 1 or above
- internal stair wells are to be used for flood egress, moving patrons to the flood refuge areas.

The previous assessment of the flood refuge capacity was undertaken by Northrop, provided via email correspondence dated 13 September 2019, the details of which are summarised below:

- the number of people reasonably expected to be utilising the retail space during a PMF event is zero (businesses to be closed due to extreme weather)
- as an absolute worst case no more than 1075 would be on the ground floor level of the site
- refuge is to be sought within the development, accessed via the fire stair wells. It is understood that these would be accessed from outside by the Chief Flood Warden (as shall be defined in the Flood Emergency Response Plan (FERP) to be submitted)
- the available refuge areas on levels 1 to 7 allow space for 1181 people
- emergency lighting is to be provided as per the DCP requirements
- signage will be in place to direct people towards the refuge area, in accordance with the FERP to be submitted
- areas to be used as flood refuge can be freely accessed in an emergency
- the building needs to withstand the hydraulic loading due to flooding at the PMF.

The s4.55(1A) minor design changes include an enlarged pavilion area with additional restaurant seating. Calculations have been undertaken adopting similar assumptions to those used by Northrop in September 2019. The current architectural plans for the s4.55(1A) changes have a similar kitchen area to that assessed by Northrop, a restaurant/café area of 845 m² and external seating for 280 people. This provides a total for

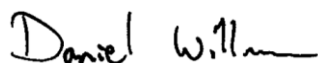
the absolute worst-case refuge requirement of 1150 people – an increase of 75 to that assessed by Northrop. However, this is still less than the space available in the flood refuge areas on levels 1 to 7, which allow for 1181 people.

In conclusion, the assessment of the s4.55(1A) minor design changes for 35 Honeysuckle Drive, Newcastle has determined that the flood emergency response guidance provided by BMT (18 December 2018) and Northrop (13 September 2019) is still appropriate, as the current architectural plans only contain minor changes from those previously assessed. The available flood refuge areas within the building still allow for the absolute worst-case refuge requirement, which has increased to 1150 people based on the enlarged pavilion area.

We trust that this report meets your requirements. For further information or clarification please contact the undersigned.

Yours faithfully

Torrent Consulting

A handwritten signature in black ink that reads "Daniel Williams". The signature is written in a cursive, flowing style.

Dan Williams
Director