

Our Ref: DJW: L.T2008.001_35HD.docx

13 December 2019
DOMA c/o KDC Pty Ltd
Suite 2B, 125 Bull Street
Newcastle West NSW 2302
Attention: Naomi Weber

Dear Naomi

RE: CONDITION B23 – 35 HONEYSUCKLE DRIVE, NEWCASTLE – AMENDED FLOOD CONDITION

This letter is an endorsement of the proposed amendment to Condition B23 relating to the Flood Planning Level (FPL) requirements for the proposed development of 35 Honeysuckle Drive, Newcastle. The wording of the original condition compromised the ability to install equipment within the basement levels of the development, which are elevated below the FPL. However, the proposed development is required to be designed to prevent the ingress of flood waters by setting the crest level of the basement entry ramp at the FPL, which is in accordance with the requirements of the City of Newcastle's Development Control Plan (DCP).

The intent of Condition B23 is to minimise the risk to property from potential flood damage, based on a modelled 1% AEP flood level plus freeboard allowance. Provided flood waters cannot enter the basement levels of the proposed development without exceeding the FPL (i.e. by setting the crest level of the entry ramp at the FPL and this being the lowest level of potential flood water ingress to the basement), then the basement levels are protected from flood damages for the 1% AEP and more frequent flood events. Therefore, the intent of Condition 23 to manage the risk to property from flooding is satisfied. However, the original wording (if taken literally) prevents equipment from being installed within the basement. A rewording of Condition B23 was therefore proposed, as follows:

To minimise the resultant damages in the event of a flood reaching a peak flood level at or below the Flood Planning Level (FPL), the following conditions apply to the development:

- *the proposed structure likely to be inundated by such a flood is to be constructed in materials and finishes that are resistant to damage from floodwaters/tidal waters, and*
- *any new machinery or equipment, electrical fixtures (such as power points, light fittings and switches), storage units or similar items likely to be damaged by such a flood should be installed above the FPL (other than internal basement areas) or alternatively being of materials and functional capability resistant to the effects of floodwaters/tidal waters.*

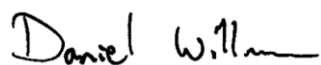
The above wording enables equipment to be installed within the basement levels below the FPL, given that the ingress of flood waters should not be possible until external flood inundation exceeds the FPL.

It is the opinion of the undersigned that the proposed rewording of Condition B23 satisfies the requirements of good practice floodplain risk management, provided that the condition regarding basement level entries being set at or above the FPL are also satisfied.

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