

FLOOD MANAGEMENT REPORT

To whom it concerns,

The property 210-212 Pittwater Road is mapped as being in a medium flood risk precinct. Furthermore, all proposed works of the subject shop **210 Pittwater Road** are located outside the relevant Flood Risk Precinct extent (see “subject shop” in Figure 1).

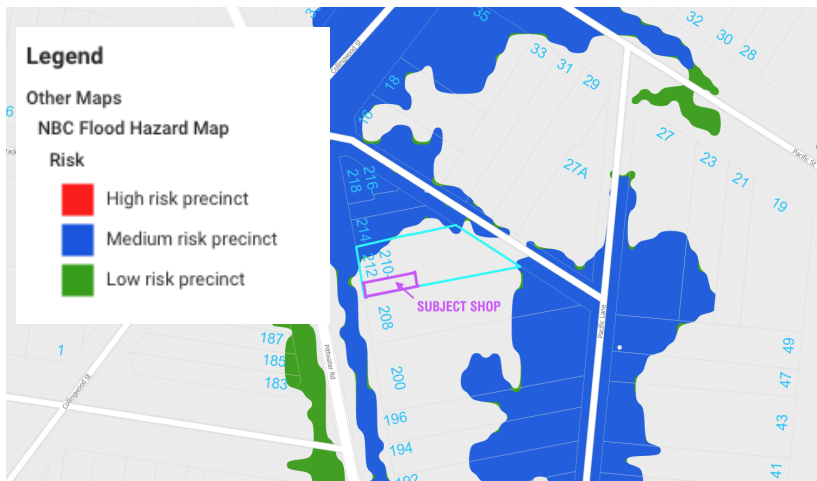


Figure 1. Flood Hazard Map showing subject shop 210 Pittwater Road in the property of 210-212 Pittwater



Figure 2. Image highlighting subject shop 210 Pittwater Road. (Source: Google Street View)

PROPOSED WORKS

Our proposal solely involves internal works at **210 Pittwater Road, Manly 2095** for the change of use from an existing retail shop to a nail salon which includes construction of stud walls and drawers. Existing walls, floors, and ceiling are to be left intact, and external works only involve the update of the awning signage's displayed shop logo.

The property 210-212 Pittwater Road is subject to Flood Planning clauses (Manly LEP):

5.21 Flood planning

- (1) The objectives of this clause are as follows—
 - (a) to minimise the flood risk to life and property associated with the use of land,
 - (b) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,
 - (c) to avoid adverse or cumulative impacts on flood behaviour and the environment,
 - (d) to enable the safe occupation and efficient evacuation of people in the event of a flood.
- (2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—
 - (a) is compatible with the flood function and behaviour on the land, and
 - (b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and
 - (c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and
 - (d) incorporates appropriate measures to manage risk to life in the event of a flood, and
 - (e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.
- (3) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters—
 - (a) the impact of the development on projected changes to flood behaviour as a result of climate change,

- (b) the intended design and scale of buildings resulting from the development,
 - (c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,
 - (d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.
- (4) A word or expression used in this clause has the same meaning as it has in the Considering Flooding in Land Use Planning Guideline unless it is otherwise defined in this clause.
- (5) In this clause—
- Considering Flooding in Land Use Planning Guideline** means the *Considering Flooding in Land Use Planning Guideline* published on the Department's website on 14 July 2021.
- flood planning area** has the same meaning as it has in the Flood Risk Management Manual.
- Flood Risk Management Manual** means the *Flood Risk Management Manual*, ISBN 978-1-923076-17-4, published by the NSW Government in June 2023.
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ASSESSMENT

The proposed development should be considered exempt because:

- The proposed development consists only of a change of use to a nail salon, with no external works (see “*subject shop*” in Figure 2) and the habitable floor areas below the FPL are not being increased.
- It solely involves internal works.
- The proposed development is outside the extents of any Flood Risk Precinct (see “*subject shop*” in Figure 1).
- The proposed development is consistent with the Flood planning objectives of the MLEP.