

Ref:6413:RY:rp

05 May 2022

Iris Capital
GPO Box 5479
Sydney NSW 2001
Attention: Warwick Bowyer

Dear Sir,

FLOOD AFFECTATION 19-21, 23 THE CORSO, MANLY

James Taylor and Associates have been engaged by Ivanhoe Operations Pty Ltd to assess potential flooding risk at 19-21 and 23 The Corso Manly (jointly SP12989) as part of the Development Application PAN-215188 lodged to the Planning Portal on April 12, 2022.

We have reviewed the architectural drawings prepared by DBJ Architects for the proposed development. Our comments as they relate to flooding are set out below.

The two buildings (19-21 and 23 The Corso Manly - jointly SP12989), are currently occupied by existing masonry buildings with mixed use. The ground floor is currently used for commercial purposes, and the upper levels are used for a mix of commercial and residential purposes.

The development proposal maintains the footprint and usage of the ground floors of both buildings for commercial purposes.

Threshold levels at the north and south boundaries are maintained under the proposal. Additional door openings are proposed for the new retail tenancy in Market Lane at 19-21 with openings at the existing threshold level.

The sites are nominated as being flood affected under Manly DCP.

With reference to the Manly to Seaforth Flood Study, the affectation occurs only for the Probable Maximum Flood (PMF). The affectation is limited to the Market Lane frontage of the sites. The affectation under PMF condition is nominated as LOW FLOOD RISK ref figure 63 of the Manly to Seaforth Flood Study.

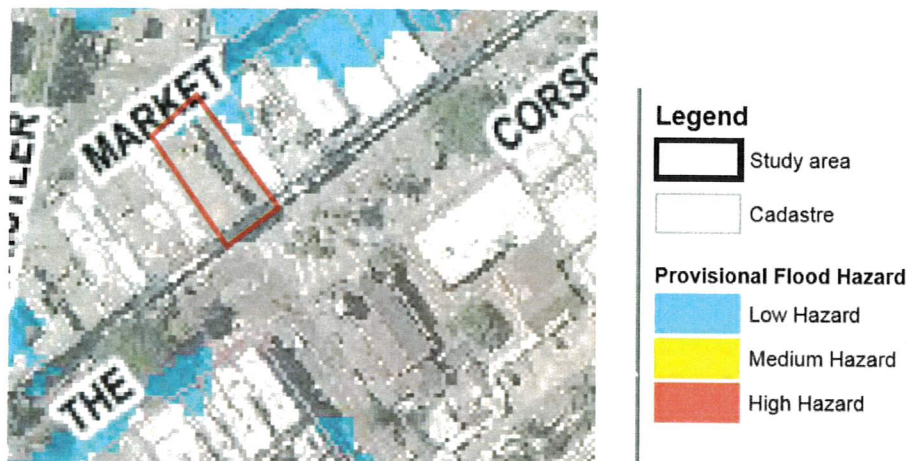


Figure 1. Extract From Manly to Seaforth Flood Study Figure 63 PMF Provisional Flood Hazard Map ¾. Site outline in red added.



Figure 2. Extract From Manly to Seaforth Flood Study Figure 59 1% Provisional Flood Hazard Map ¾. Site outline in red added.

The sites appear unaffected by flood for the 1% AEP event.

The sites are not identified as being subject to overland flow and do not obstruct flows. No basements are proposed.

Given the above, there will be minimal, if any, detrimental (flooding) effect on neighbouring properties as a result of the proposed works.

The buildings are constructed from robust materials suitable for usage in flood affected areas.

The ground floor use is maintained for commercial purposes and it is considered that should the proposed retail tenancy floor level that addresses Market Lane sit below the flood planning level (for the PMF), conventional controls such as a flood barrier door construction may be utilised to afford protection in this low flood risk area. In addition, flood resilient finishes may be utilised as part of the fitout of that particular portion of any tenancy.

Such an approach, following Councils confirmation of the flood planning level for the sites, during the assessment period may be addressed by conditions of development consent.

We trust that this information is sufficient for your current requirements. Should you require any further information, please contact the writer.

Yours faithfully

JAMES TAYLOR & ASSOCIATES

A handwritten signature in black ink, appearing to read 'Richard Yates', written in a cursive style.

RICHARD YATES B.E.(Hons) MIEAust CPEng NER 620330

Director