



Job Number: 250062
Date: 21 July 2025

GRC Hydro
Level 20, 66 Goulburn Street
Sydney NSW 2000

Aaron Hatch
ADJANI
PO Box 524, Manly,
2095, NSW

Tel: +61 432 477 036
www.grchydro.com.au

Re: 18 Victoria Parade, Manly – Flood Advice Letter

This letter provides flood advice in relation to proposed development at 18 Victoria Parade, Manly. The proposed development consists of a 5-storey residential apartment building, including a basement car park and a rooftop terrace. The site is situated approximately 200 m west of Manly Beach, and 230 m east of Manly Wharf, within the Northern Beaches Council Local Government Area.

The lot has an approximate area of 960 m² and a generally rectangular shape, measuring approximately 47 m in length (south-east to north-west) and 20 m in width. The site is flat with elevations in the vicinity of 4.6 – 4.9 mAHD.

Relevant policies to this site are the Manly Local Environmental Plans (LEP) and Manly Development Control Plans (DCP).

The site lies on the catchment boundary between the Ocean Beach Catchment and Manly Cove Catchment. It has no significant upstream catchment that drains to the site. The mapping of Flood Risk Precincts, which Council uses to designate areas where flood planning controls apply, shows no precincts extend into the site (see Figure 1).

In an email from Northern Beaches Council, it was confirmed that the site is outside the Flood Planning Area (Medium Flood Risk Precinct) and on this basis Council's confirmed that *"a formal Flood Management Report would not need to be submitted to council with a Development Application for Residential Development."* As such, the attached Flood Information Report and the council's email are considered sufficient, and no further assessment is required regarding flooding or flood planning controls.

Yours sincerely,

A handwritten signature in black ink that reads 'Felix Taaffe'.

Felix Taaffe

Senior Engineer

Email: felix@grchydro.com.au
Tel: 0422 224 754

MAP A: FLOOD RISK PRECINCTS

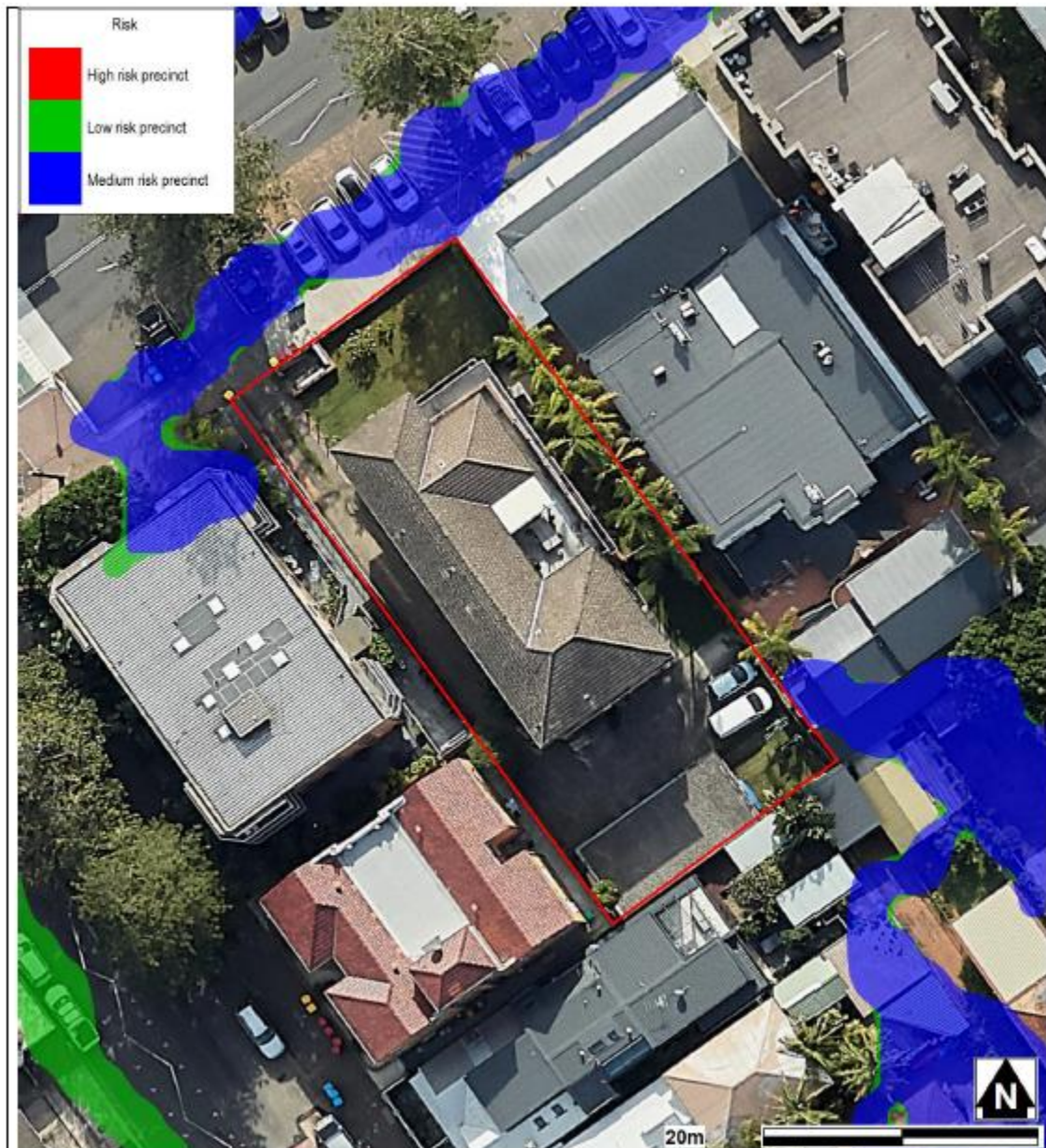


Figure 1: Flood Risk Precincts near the site