



Pre-Development Application

Date Submitted: 24/11/2025

Project Name: 300 Burns Bay Road- HDA Early Works
Case ID: PDA-97913709

Proponent Details

Project Owner Info

Title	Ms
First Name	Claudine
Last name	Malanum
Role/Position	Assistant Development Manager
Phone	0281991144
Email	claudine@level33.com.au
Address	30A/44 Eva St Riverwood , New South Wales, 2210 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	LANE COVE DEVELOPMENTS NO.1 PTY LTD
ABN	86677231891

Primary Contact Info

Are you the primary contact?

No

Select a Primary contact from the list below

abrogan@ethosurban.com

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?

Yes

Project Info

Project Name	300 Burns Bay Road- HDA Early Works
Industry	Residential & Commercial
Development Type	Residential
Estimated Development Cost (excl GST)	AUD2,000,000.00
Indicative Operation Jobs	0
Indicative Construction Jobs	15
Number of Occupants	0
Number of Dwellings	0
Number of Apartments	0
Number of Rooms	0
Gross Floor Area (GFA) sqm	0

Description of the Development/Infrastructure

Early works to facilitate SSD-87925706

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	300 Burns Bay Road
Site Address (Street number and name)	300 Burns Bay Road, Lane Cove

Site Co-ordinates - Latitude	-33.821082154043644
Site Co-ordinates - Longitude	151.152

Local Government Area

Local Government	District Name	Region Name	Primary Region
Lane Cove	North District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP

Lot 15 DP 1230609

Site Area

What is the total site area for your development?

Site Area sqm

7,595

Statutory Context



Note: Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

Which State Environmental Planning Policy (SEPP) does your application relate to?

None, declared by a Ministerial planning order as SSD

Section under selected Schedule

Residential development

Permissibility of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Use of site for housing is explicitly permitted under the R4 High Density Residential Use zoning of the site through the Lane Cove LEP 2009.

HDA EOI Number

246341

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

Yes

Attachments

File Name 300 Burns Bay Road Early Works- BDAR Waiver Form

Land

Use

Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

R4 High Density Residential

Statutory Context 2

Legislation and EPIS

List any relevant legislation and environmental planning instruments that apply to the project.

State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Sustainable Buildings) 2022

Lane Cove Local Environmental Plan 2009

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

Would the project vary any development standard?

No

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

N/A-

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), relating to non-residential buildings?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No

Is the development wholly residential?

Yes

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the

development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

File Name	300 Burns Bay Road, Lane Cove - Early Works SSD SEARs
File Name	300 Burns Bay Road Early Works Site Plan
File Name	300 Burns Bay Road Early Works- BDAR Waiver Form