



Integrated Water Management Report (Early Works)

300 Burns Bay Road, Lane Cove
Issue A

Prepared For Lane Cove Developments No. 1
Pty Ltd

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REVISION TABLE

Revision	Date	Issue Description	Issued by	Approved by	Signed
P01	23.02.2026	Preliminary Issue	SC	SELH	
A	11.03.2026	Issue for EW SSDA Submission	SC	SELH	

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1 Executive Summary

1.1 Addressing Relevant SEARs

In accordance with section 4.39 of the Environmental Planning & Assessment Act 1979 (EP&A Act), Secretary's Industry-specific Housing Environmental Assessment Requirements (SEARs) (SSD-100293708) (Early Works SSDA) have been issued on 15 December 2025. Email correspondence was shared with DPHI officers to review and agree the relevant SEARs deliverables which would be necessary for the Early Works SSD. The SEARs outlined below reflect the SEARs requirements agreed with DPHI.

This report has been prepared to respond to the issued SEARs, as set out in the table below.

Table 1-1 Relevant SEARs

Item	Description	Section Reference
11. Water Management	Detail the proposed drainage design and servicing infrastructure to be incorporated as part of the development (stormwater and wastewater).	Appendix 3 Stormwater Plans
	Demonstrate how the development complies with council's drainage requirements and identify proposed stormwater treatment and water quality management measures to minimise adverse environmental impacts.	Section 4.3

1.2 Project Description

This SSDA (Ref. SSD-100293708) seeks approval for early works associated with the delivery of the residential development of the site under SSD-87925706 at 300 Burns Bay Road, Lane Cove. This SSD comprises the following proposed development:

- Site establishment works including:
 - Erection of site hoarding, fencing and signage;
 - Installation of site office and amenities.
- The demolition of all existing structures at the site comprising:
 - Office Building
 - Warehouse
 - Car Parking structure
- Removal of 32 trees on the site;
- Shoring and bulk excavation works to enable the excavation of basement levels; and
- Extension and augmentation of services and infrastructure as required.



This Integrated Water Management Plan (IWMP) has been prepared by S&G Consultants Pty Ltd to accompany a detailed SSDA with concurrent rezoning via the Housing Delivery pathway (HDA) for the residential development at 300 Burns Bay Road, Lane Cove. The site is made up of one lot. The legal description of the site is outlined in Table 1-2.

Table 1-2 Legal Description

Property Address	Legal Description
300 Burns Bay Road, Lane Cove	Lot 15 DP 1230609

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-100293708).

This report concludes that the proposed residential development is suitable and warrants approval subject to the implementation of the following mitigation measures.

- Provide an On-Site Detention system to limit the post developed discharge;
- Provide a rainwater tank to collect part of the roof runoff and to re-use on site for irrigation of landscaped areas;
- Provide a water quality treatment system capable of meeting the pollutants reduction targets as stipulated by Council; and
- Divert and upgrade (if required) the stormwater infrastructure that traverses the site around the footprint of the proposal.

Following the implementation of the above mitigation measures, the remaining impacts are considered appropriate.

2 Introduction

2.1 The Proposal

This Integrated Water Management Report supports an Early works State Significant Development Application (SSDA) (SSD-100293708) being lodged with the Department of Planning, Housing and Infrastructure (DHPI) for the demolition of all existing buildings and structures, excavation, augmentation of existing services and ground works at 300 Burns Bay Road, Lane Cove (the site) to enable the proposed redevelopment of the site for a residential development sought separately under SSD- 87925706. The proponent for the SSDA Lane Cove Developments No 1 Pty Ltd.

The proposal aims to:

- Facilitate the early works required for Ministerial declared HDA site under SSD- 87925706, which will result in the construction of 225 dwellings.
- Enable the demolition, excavation and ground works to ensure the site is suitable for development of a residential development.
- Ensure the expedient delivery of the HDA application at the site (SSD-87925706), as per the requirements of the HDA approval pathway.

On 26 May 2025, the Housing Delivery Authority (HDA) recommended the proposed development for the purpose of residential flat building development including the construction of circa 225 dwellings at 300 Burns Bay Road, Lane Cove be declared a State Significant Development (SSD) under s4.36(3) of the Environmental Planning and Assessment Act 1979 (EP&A Act). The main works SSD (Ref. SSD-87925706) will be lodged imminently with DPHI, with exhibition anticipated to commence in March 2026. This Early Works SSD is intended to facilitate the delivery of the residential flat building development through the following proposed works:

- Site establishment works including:
 - Erection of site hoarding, fencing and signage;
 - Installation of site office and amenities.
- The demolition of all existing structures at the site comprising:
 - Office Building
 - Warehouse
 - Car Parking structure
- Removal of 32 trees on the site;
- Shoring and bulk excavation works to enable the excavation of basement levels; and
- Extension and augmentation of services and infrastructure as required.

2.2 The Site

The site is irregular in shape and is legally described as Lot 15 DP 1230609, and has a site area of 7,595m². The site is located on the eastern side of the roundabout intersection between Burns Bay Road and Waterview Drive. Existing development on the site comprises an existing four (4) storey office building and warehouse, which is predominately sited on the eastern portion of the site.

An aerial of the site illustrated in **Figure 1**.



Figure 1 Site Aerial (highlighted in red)

Source: Nearmap / Colliers Urban Planning

2.3 Methodology

This report describes how the proposed stormwater drainage design and servicing infrastructure will be incorporated as part of the development and how the development complies with council's drainage requirements and identify proposed stormwater treatment and water quality management measures to minimise adverse environmental impacts.

The concept stormwater drainage plans have been prepared by S&G Consultants (SGC) to comply with the following:

- Lane Cove Council Development Control Plan Part O : Stormwater Management; and
- Applicable sections from SEPP (State Environmental Planning Policy).



2.4 Limitations

This report is intended solely for Lane Cove Developments No. 1 Pty Ltd as the Client of SGC and no liability will be accepted for use of the information contained in this report by other parties than this client.

This report is limited to visual observations and to the information including the referenced documents made available at the time when this report was written.

2.5 Reference Documents

The following documents have been referenced in this report:-

1. Site survey prepared by Exceed Consulting Group ref. PM 51190 dated 16/05/2024;
2. Buk Excavation and Demolition Plan prepared by PBD Architects;
3. Engineers Australia, *Australian Rainfall & Runoff* (AR&R 1999);
4. Lane Cove Council LEP 2010;
5. Lane Cove Council DCP 2010 Part O & S; and
6. Industry Specific SEARs for application number SSD-87925706.

3 Assessment & Results

3.1 Addressing Lane Cove Council's DCP Requirements

The stormwater requirements are set out in Part O of Lane Cove Council DCP as per below.

PART O – STORMWATER MANAGEMENT

0.11 Silt and Sediment Control

Erosion and Sediment Control Plan. An Erosion and Sediment Control Plan (ESCP) shall be prepared by a suitably qualified consultant in accordance with the guidelines set out in the manual "Managing Urban Stormwater, Soils and Construction" prepared by LANDCOM "Fourth Edition 2004, Volume 1". These devices shall be maintained and cleaned during the construction works and replaced where considered necessary.

Area of disturbance (m2)	Nominal type of activity	Suggested type of plan
< 2,500	Any construction works where disturbance of ground will occur	ESCP addressing soil and erosion and sediment pollution
> 2,500	Large subdivisions, large medium/high density housing, large civil works	SWMP addressing soil erosion and sediment pollution, including a calculation as to the need for a sediment basin

Required Level of Silt and Sediment Control

11.1 Erosion and Sediment Control Plans (ESCPs)

The following details are to be included in drawings accompanying the Erosion and Sediment Control Plan:

- Location and design criteria of erosion and sediment control structures,
- Site access point/s and means of limiting material leaving the site
- Location of proposed vegetated buffer strips
- Means of diversion of uncontaminated upper catchment around disturbed areas
- Procedures for maintenance of erosion and sediment controls
- Details and procedures for dust control.

Lane Cove Development Control Plan Part O – Stormwater
Adopted on 22 February 2010 Amendment 2 – 9 December 2011 Page 38

PART O – STORMWATER MANAGEMENT

11.2 Soil and Water Management Plans (SWMPs)

Soil and water management plans are required for larger development sites for medium density and subdivision developments. The procedures for preparing these plans are quite involved and guidelines are set out in the manual prepared by the NSW Department of Housing "Managing Urban Stormwater, Soils and Construction" and must be prepared by a suitably experienced person.

The plan must incorporate (without being limited to) information on general site management, material handling practices, soil stabilisation, water control, sediment control, wind erosion control and access measures.

Figure 2 Lane Cove Council DCP Requirements

3.2 NSW Government's SEPP Requirements

The table below provides a response to the requirements of the SEPP.

SEPP	Section 6.7(1)(c) and (f) - In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following—(c) whether the development will minimise or avoid— (i) the erosion of land abutting a natural waterbody, or (ii) the sedimentation of a natural waterbody and (f) if the development site adjoins a natural waterbody—whether additional measures are required to ensure a neutral or beneficial effect on the water quality of the waterbody.	An erosion & sediment control plan has been prepared as a part of the stormwater concept plan.
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Table 3-1 Responses to SEPP Requirements

3.3 Addressing Lane Cove Council's DCP Requirements

3.3.1 Rainwater Tank

Refer to main SSDA.

3.3.2 Water Quality

Refer to main SSDA.

3.3.3 Water Quantity / On-Site Detention

Refer to main SSDA.

4 Stormwater Disposal

It is proposed that Stormwater is discharged to an existing stormwater drainage infrastructure towards the rear of the property. A site investigation was carried out prior to the design, and existing large DN450mm VC pipe was explored draining existing site.

The surveyor has confirmed existing easement over adjacent development to utilize this line as our main discharge point. Given the calculations above, the existing stormwater arrangement directed towards Tannery Creek is sufficient to cater for the flow from site.

5 Overland Flow Management

A flood desktop review report is prepared by S&G Consultants P/L to address the requirement of the Department of Planning's SEARs item 19. Reference to report for details.

6 Soil & Water Management

6.1 Construction Stage

A Soil and Water Management Plan (SWMP) has been prepared for the Early Works SSDA submission. The implementation of the SWMP shall be in accordance with the guidelines of the NSW Department of Housing publication “Managing Urban Stormwater: Soils & Construction” (The Blue Book) and relative sections of the DCP.

The SWMP outlines the erosion and sediment control processes for the duration of the project. Emphasis should be placed firstly on minimising erosion then on preventing movement of sediment.

The clearing of the site leaves the land surface susceptible to increased erosion. The eroded particles can be transported off site and into natural waterways causing siltation, loss of hydraulic capacity and environmental stress. The SWMP aims to minimise the extent of erosion of the site, restrict movement of soil particles and mitigate the impacts of the works on the natural environment.

The SWMP provides for the:-

- Protection of disturbed ground through devices such as temporary vegetation, diversion banks and sediment fences;
- Early installation and progressive implementation of erosion controls;
- Early construction of permanent drainage structures, culverts, sediment basins traps and catch drains;
- Progressive revegetation of disturbed areas;
- Use of geotextile to stabilise disturbed surfaces during construction of culverts;
- Control of runoff from embankments through shaping of fill and construction of temporary windrows and batter drains;
- Implementation of erosion control measures at associated sites, including access tracks, roads, office/compound site and extraction sites;
- Progressive and continual implementation of temporary sediment controls;
- Diversion of runoff from disturbed areas to sediment control structures;
- Management of turbid water in basins after rain through flocculation or extraction and use for construction or dust suppression;
- Construction of temporary sediment traps at strategic locations;
- Routine maintenance of sediment control devices to ensure that they remain fully functional at all times;

- Removal of sediment from basins and other structures and placement in secure locations where further movement will not occur;
- Minimisation of transportation of mud and soil by vehicles onto Burns Bay Road, through the use of shakers and wash-bays;
- Provision for regular inspections of the control measures by a trained personnel to review and update control measures. Inspections should be conducted weekly and immediately after every significant storm event;
- Dust control through progressive revegetation and application of water;
- A procedure to ensure that water is not released from basins until achieving the appropriate quality standard; and
- Meeting EPA requirements & the guidelines of the Department of Housing publication "Managing Urban Stormwater: Soils & Construction" (Blue Book).

1. Erosion Hazard and Sediment Basins

Site Name: 300 Burns Bay Road Lane Cove

Site Location: Lane Cove

Precinct/Stage: EV-SSDA

Other Details:

Site area	Sub-catchment or Name of	Notes
Total catchment area (ha)	0.52	
Disturbed catchment area (ha)	0.52	

Soil analysis (enter sediment type if known, or laboratory particle size data)		
Sediment Type (C, F or D) if known:	D	From Appendix C (if known)
% sand (fraction 0.02 to 2.00 mm)		Enter the percentage of each soil fraction. E.g. enter 10 for 10%
% silt (fraction 0.002 to 0.02 mm)		
% clay (fraction finer than 0.002 mm)		
Dispersion percentage		E.g. enter 10 for dispersion of
% of whole soil dispersible		See Section 6.3.3(e). Auto-
Soil Texture Group	D	Automatic calculation from

Rainfall data		
Design rainfall depth (no of days)	5	See Section 6.3.4 and, particularly, Table 6.3 on pages 6-24 and 6-25.
Design rainfall depth (percentile)	75	
x-day, y-percentile rainfall event	23.3	
Rainfall R-factor (if known)		Only need to enter one or the other here
IFD: 2-year, 6-hour storm (if known)	10.1	

RUSLE Factors		
Rainfall erosivity (R-factor)	2250	Auto-filled from above
Soil erodibility (K-factor)	0.04	
Slope length (m)	125	
Slope gradient (%)	5.6	
Length/gradient (LS-factor)	1.77	RUSLE LS factor calculated for a high rill/terrill ratio.
Erosion control practices (P-factor)	1.3	
Ground cover (C-factor)	1	

Sediment Basin Design Criteria (for Type D/F basins only. Leave blank for Type C)		
Storage (soil) zone design (no of	2	Minimum is generally 2 months
Cv (Volumetric runoff coefficient)	0.33	See Table F2, page F-4 in

Calculations and Type D/F Sediment Basin Volumes		
Soil loss (t/ha/yr)	186	
Soil Loss Class	2	See Table 4.2, page 4-13
Soil loss (m ³ /ha/yr)	143	Conversion to cubic metres
Sediment basin storage (soil)	12	See Sections 6.3.4(i) for
Sediment basin settling (water)	47	See Sections 6.3.4(i) for calculations
Sediment basin total volume (m ³)	59	

NB For sizing of Type C (coarse) sediment basins, see Worksheet 3 (if required).

Figure 3 ESCP Calculations



7 Maintenance Strategy

Refer to main SSDA.

8 Design Statement

I, Sam Haddad of S&G Consultants P/L, confirm that this report addresses the requirement of SEAR No. 11 "Water Management" (Stormwater component only) and relevant State and local legislation, policies and guidelines including DCP of Lane Cove Council. I further confirm that none of the information contained in the SSDA is false or misleading.

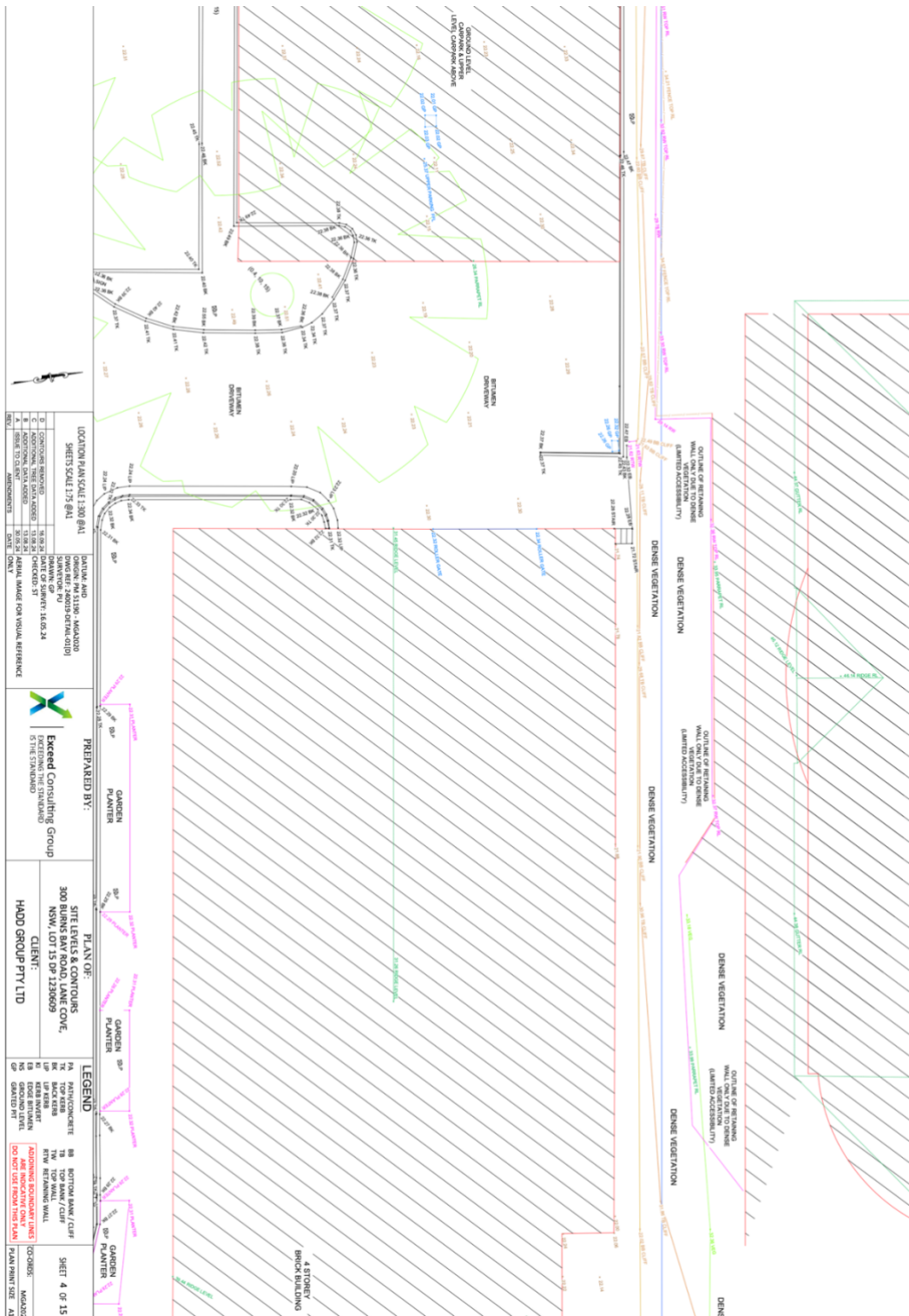


Figure A 1.3 Survey Plan – Sheet 3

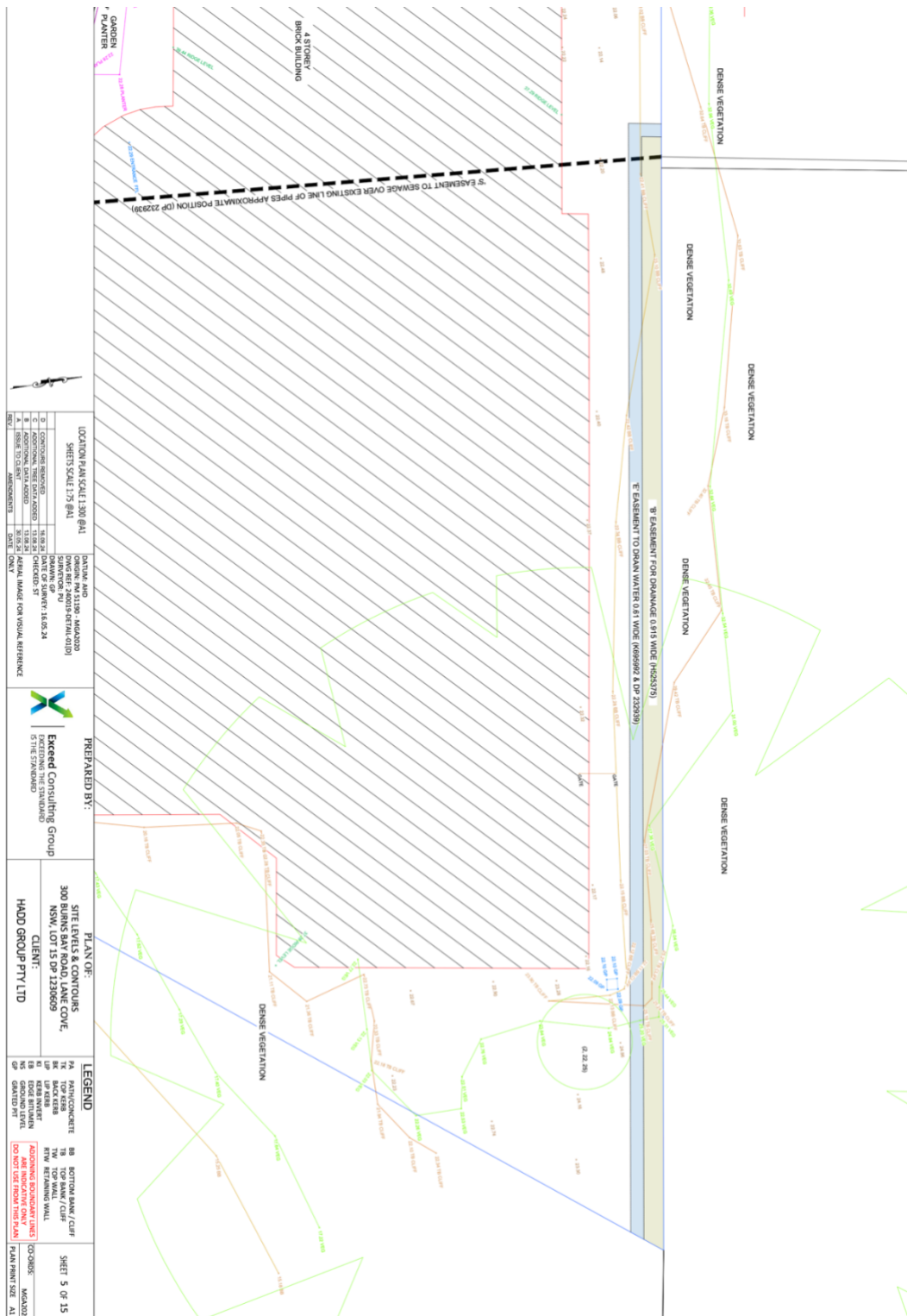


Figure A 1.4 Survey Plan – Sheet 4

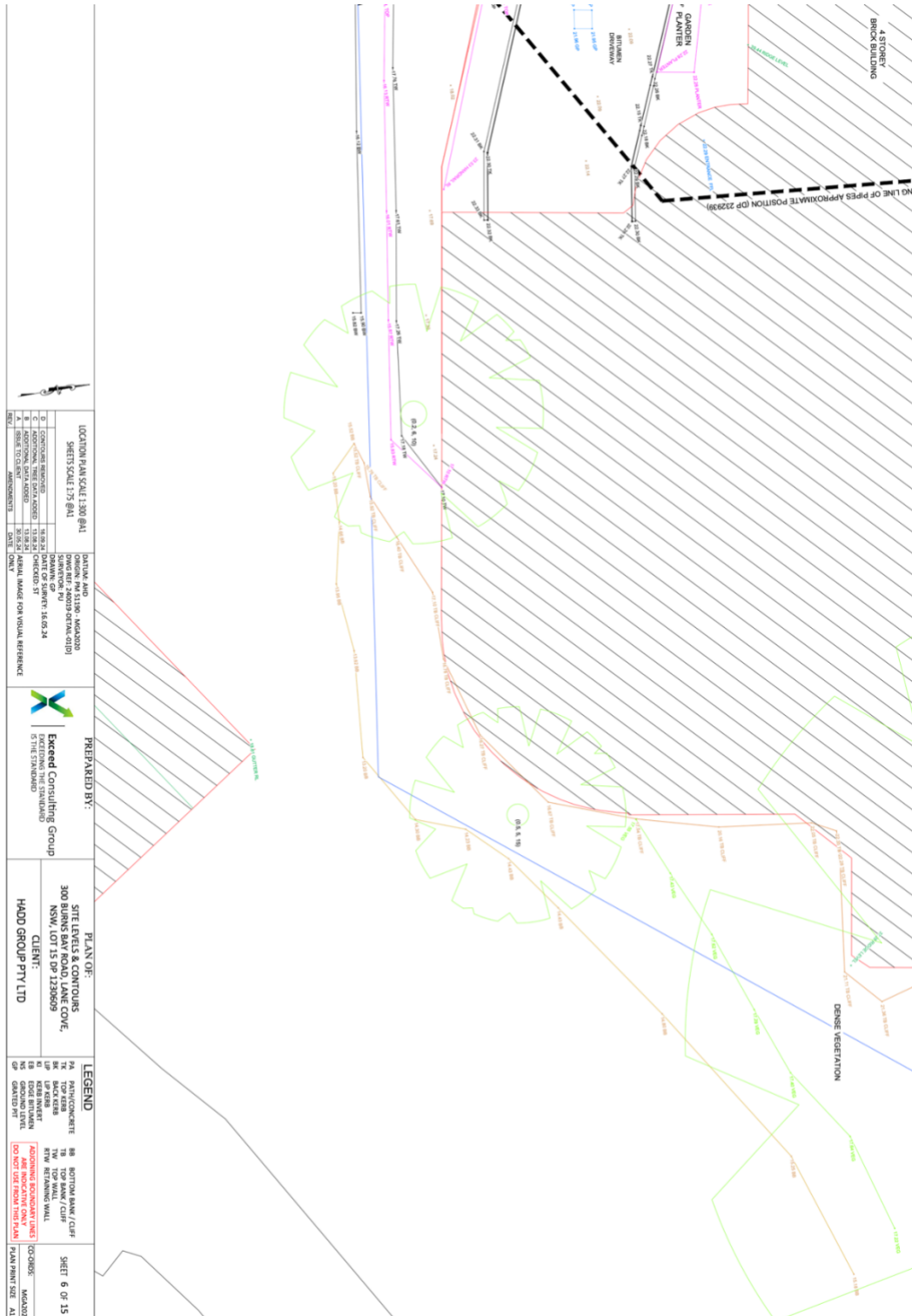


Figure A 1.5 Survey Plan – Sheet 5

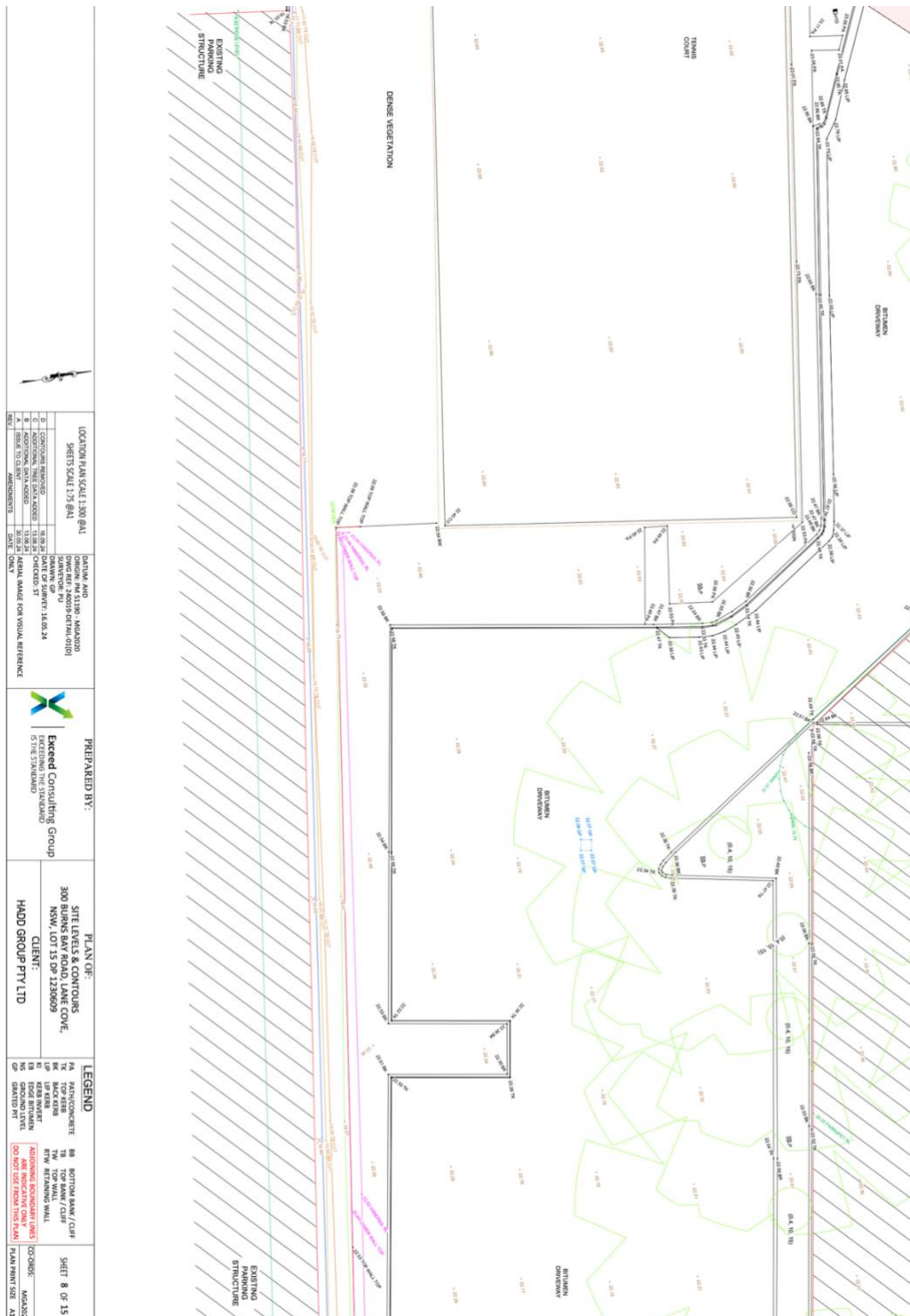


Figure A 1.7 Survey Plan – Sheet 7

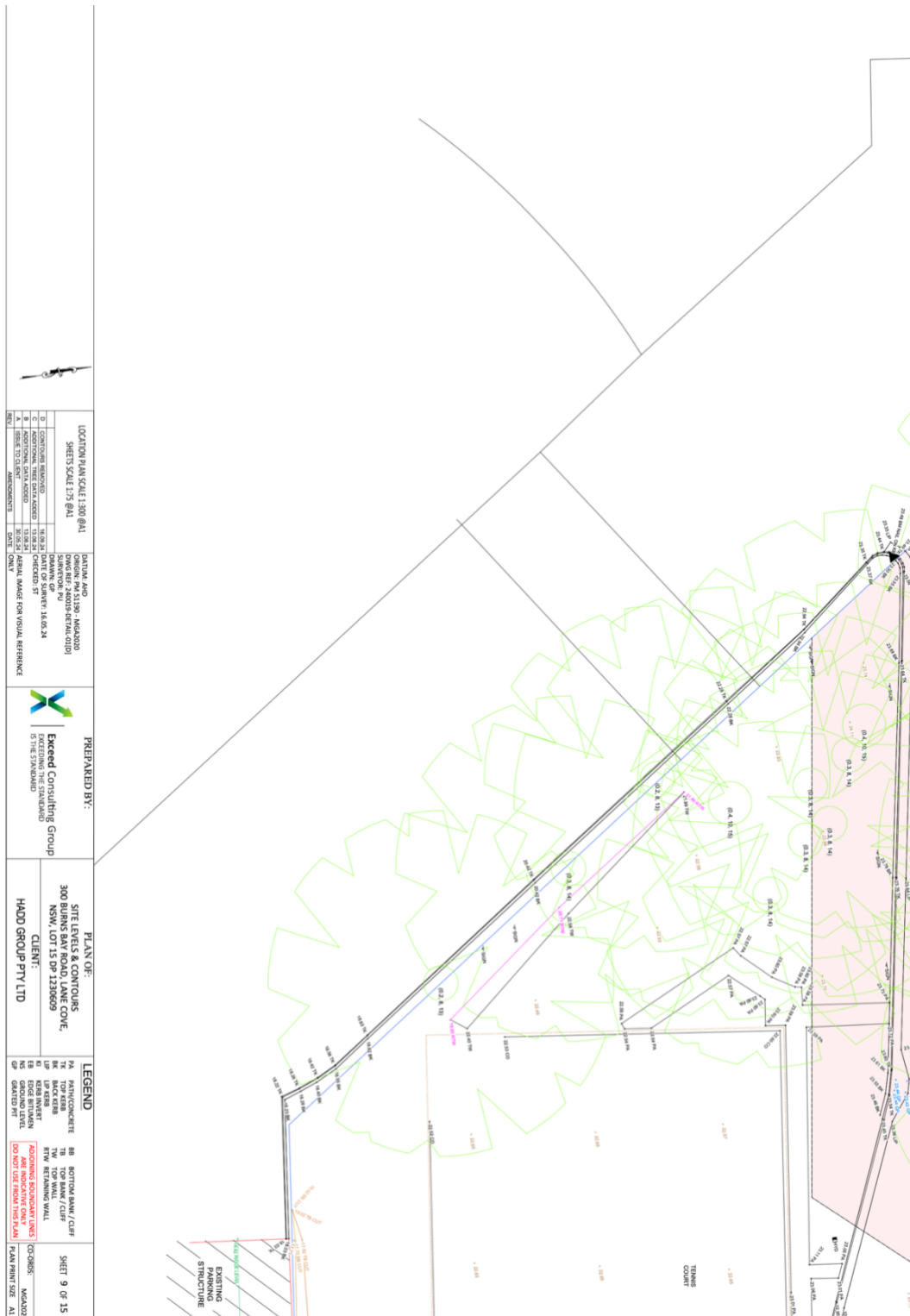


Figure A 1.8 Survey Plan – Sheet 8

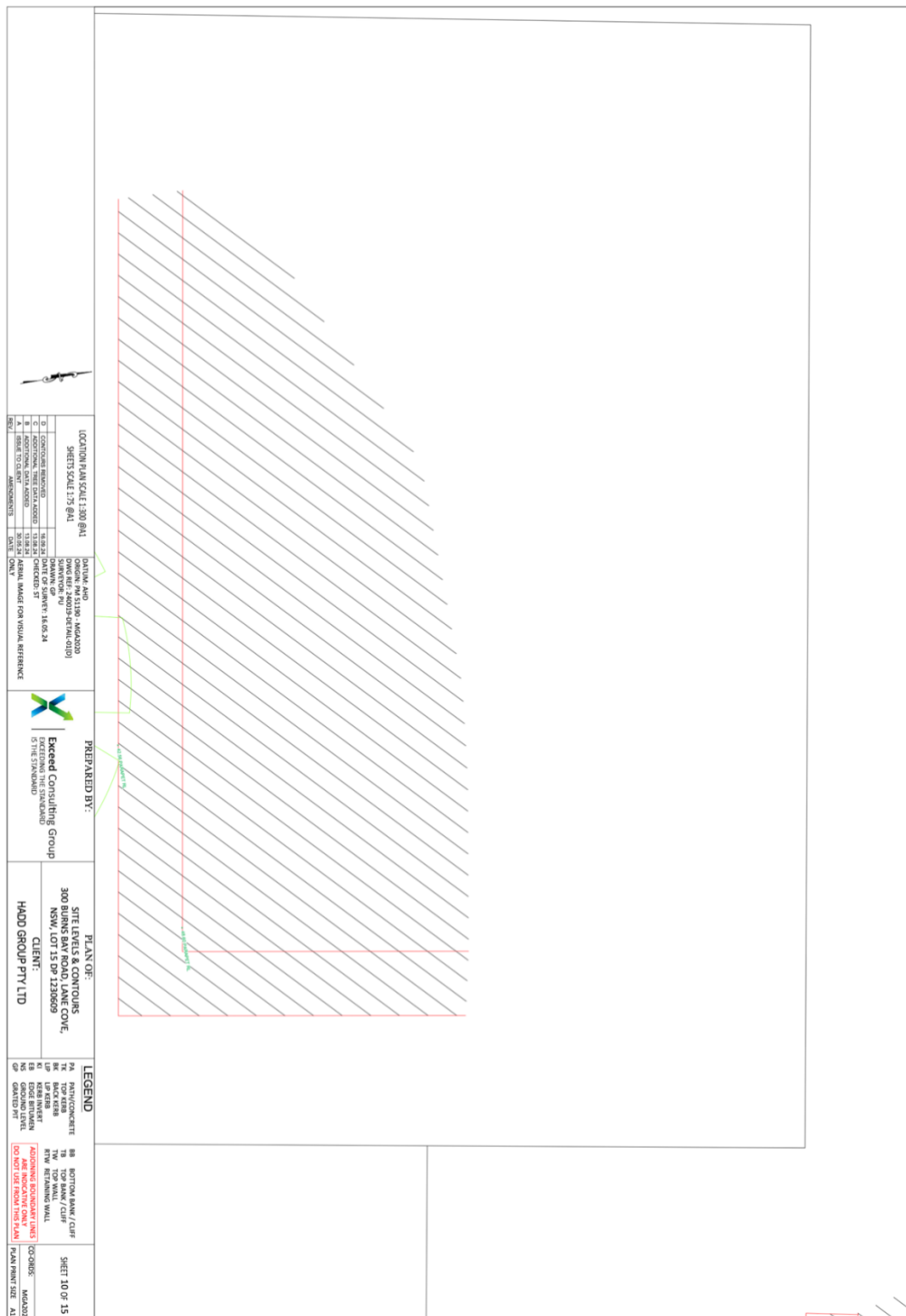


Figure A 1.9 Survey Plan – Sheet 9

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Figure A 1.11 Survey Plan – Sheet 11

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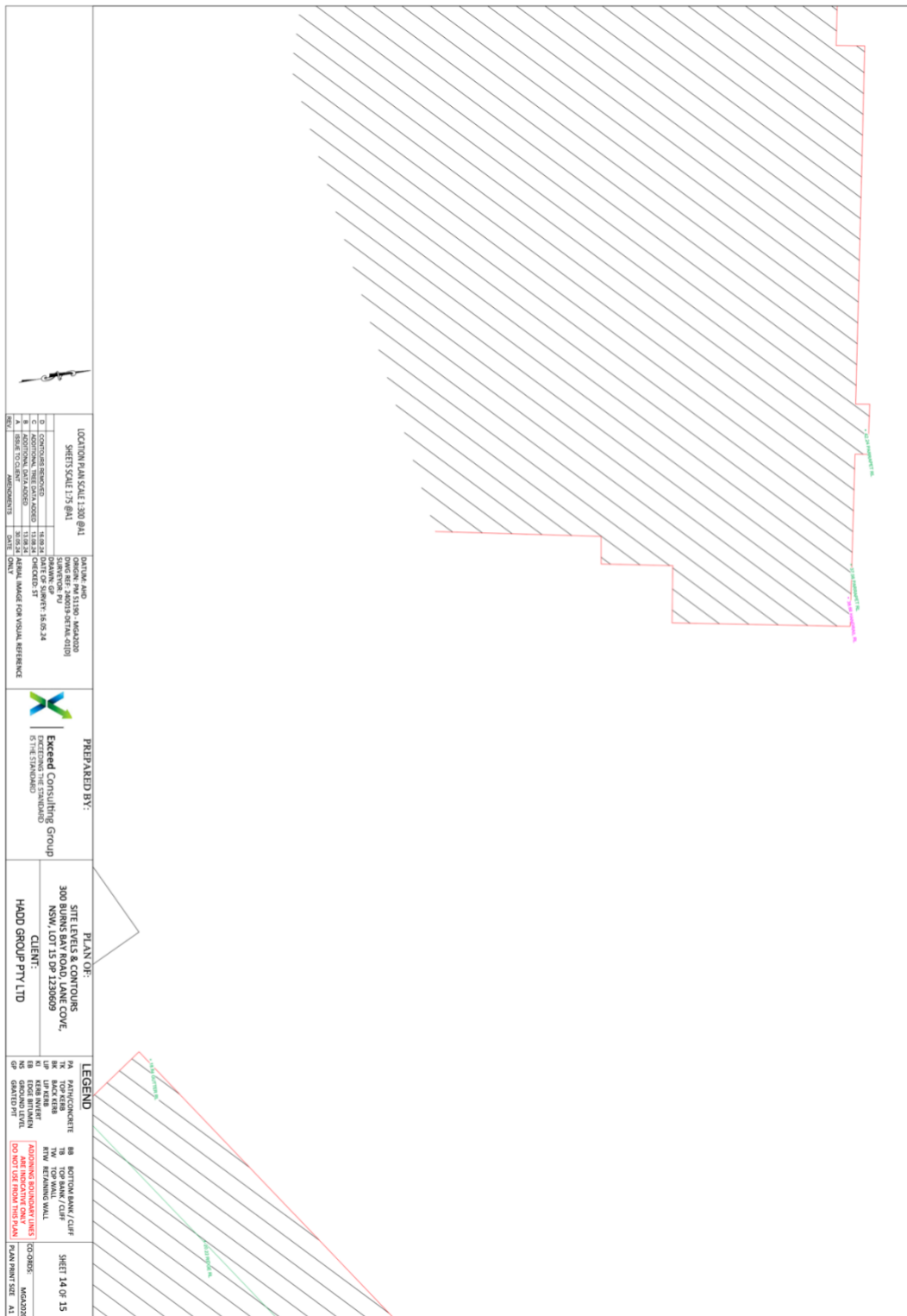


Figure A 1.13 Survey Plan – Sheet 13

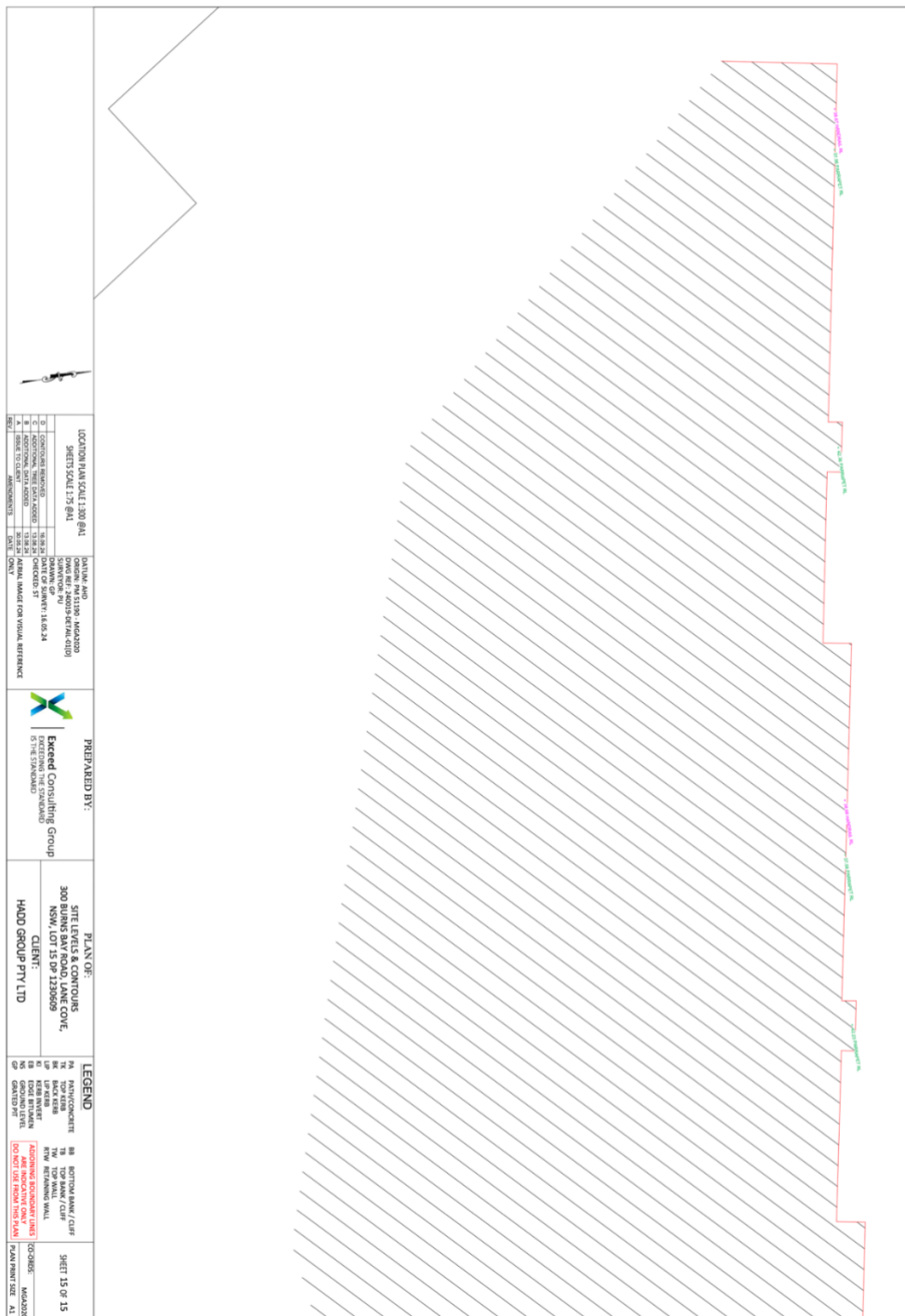


Figure A 1.14 Survey Plan – Sheet 14



A2 Appendix 2

Excavation and Demolition Plans

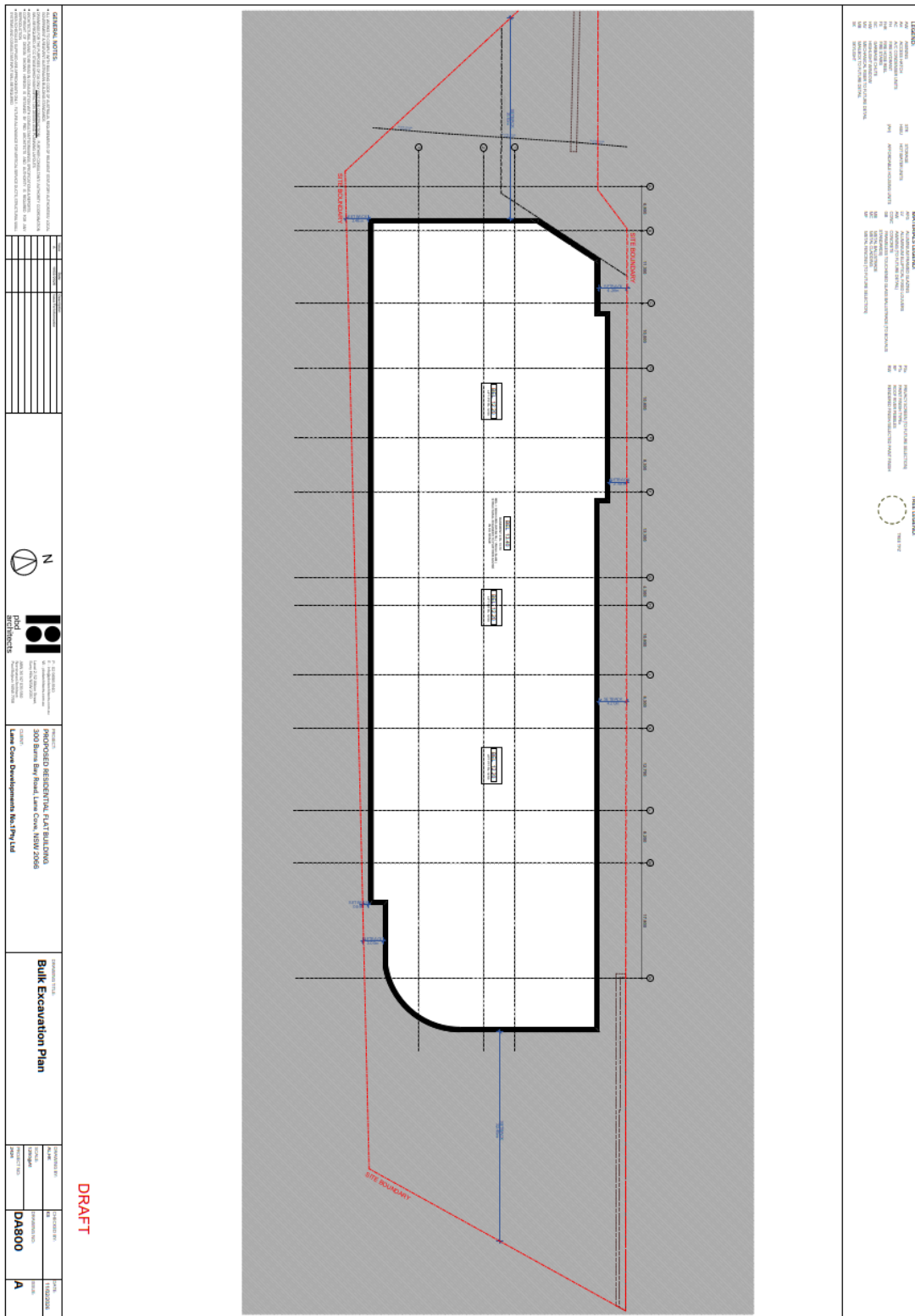


Figure A 2.1 Architectural Plan – Bulk Excavation Plan

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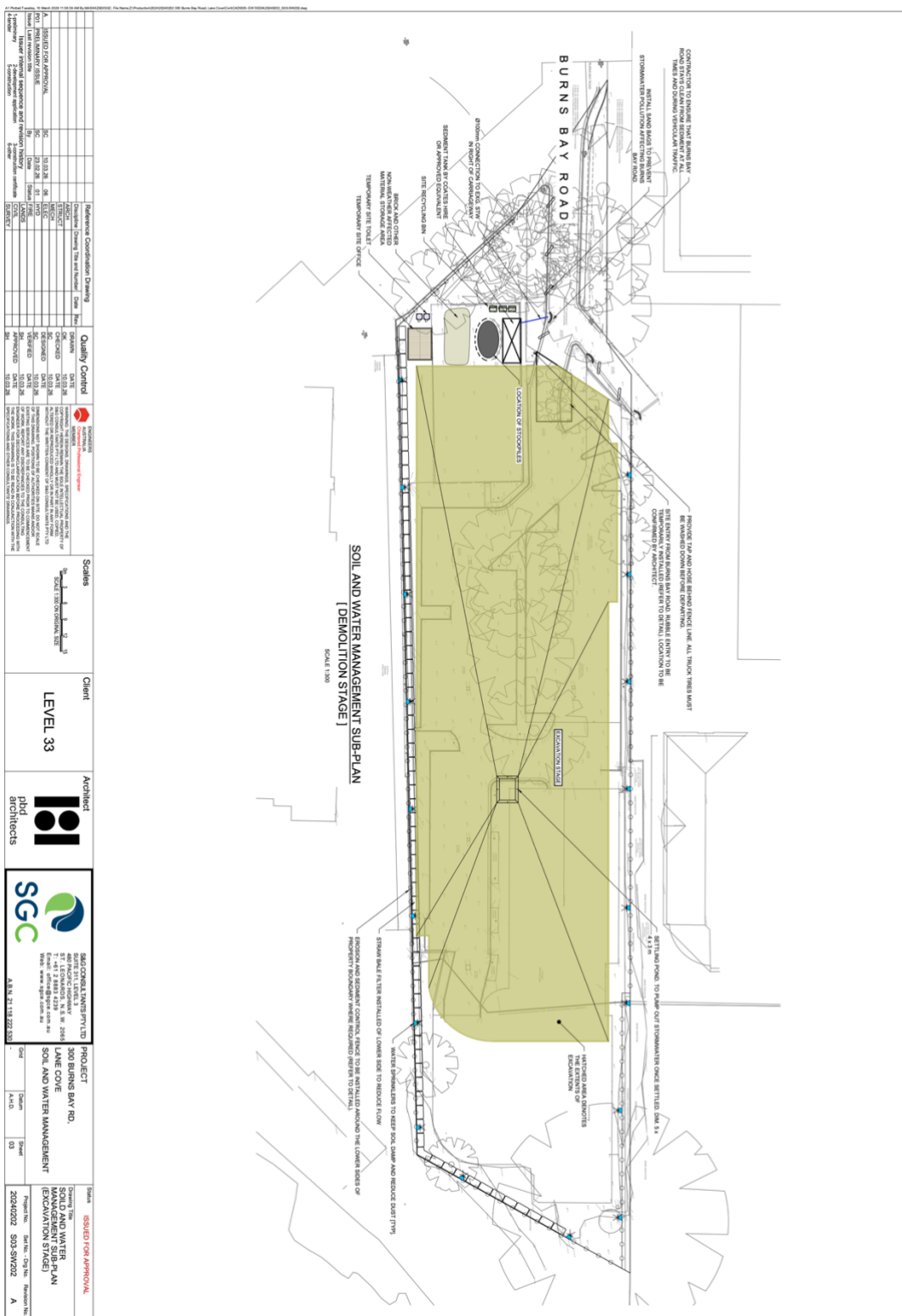


Figure A 3.2 Soil and Water Management plan (Excavation Stage)

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