



**Reference:** 20240202-R05\_EW\_flood desktop review [A].docx

Date: March 10, 2026

Lane Cove Developments No. 1 Pty Ltd  
Attn: Claudine Malanum  
102 Bonds Road  
Riverwood NSW 2210

Dear Sir,

**RE: 300 BURNS BAY ROAD, LANE COVE  
DESKTOP FLOOD REVIEW – SITE NOT AFFECTED BY FLOODING**

## INTRODUCTION

This report supports an Early works State Significant Development Application (SSDA) (SSD-100293708) being lodged with the Department of Planning, Housing and Infrastructure (DPHI) 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 is 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 (HAD) 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 this 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;



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Baulkham Hills, NSW 2153

- Shoring and bulk excavation works to enable the excavation of basement levels; and
- Extension and augmentation of services and infrastructure as required.

This report is a desktop flood review in support of the proposed development and rezoning and is based on information and advice received from the local Council.

## SITE DESCRIPTION

The site is irregular in shape and is legally described as Lot 15 DP 1230609, and has a site area of 7,595m<sup>2</sup>. 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

## SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

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 Table 1 Secretary's Environmental Assessment Requirements relevant to this Report **Error! Reference source not found.** below.

**Table 1 Secretary's Environmental Assessment Requirements relevant to this Report**

SEAR	Response/
<p><b>19 Flood Risk</b></p> <ul style="list-style-type: none"> <li>• Identify the flood planning area and level as set out in the relevant EPI and other supporting documents to determine;               <ul style="list-style-type: none"> <li>○ The flood extent and velocity up to the Probable Maximum Flood and risk on-site having regard to adopted flood studies and, floodplain risk management studies and plans</li> <li>○ The site access and egress routes</li> <li>○ the potential effects of climate change,</li> <li>○ any relevant provisions of the NSW Flood Risk Management Manual, and any other relevant guidelines</li> </ul> </li> <li>• Where the development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the Flood Impact and Risk Assessment – Flood Risk Management Guide LU01. When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered.</li> <li>• Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan)</li> </ul>	<p>The site is not marked as a flood control lot in council's mapping system.</p> <p>The client approached Council to identify if the site is impacted by flooding. The advice received from Council's Development Engineer is that the site is not affected by flooding.</p> <p>The site access rises from the site entry along Waterview Road towards Burns Bay Road and is capable of egress at all times.</p> <p>Because the site is much higher than the flood extents, the climate change impact is unlikely to affect the site and as such is not required to be assessed.</p> <p>The site is not flood prone land, so the Flood Risk Management Guide LU01 is not applicable.</p>

## REFERENCES

The following documents are referenced in this report.

- Lane Cove Council LEP 2023;
- Bulk Excavation & Demolition Plan by PBD Architects;
- Survey plan by Exceed Consulting Group ref. PM 51190 dated 16/05/2024;
- Flood information received from Lane Cove Council;
- Industry Specific SEARs for application number SSD-87925706; and
- "Flood Risk Management Manual" (2023) by the Department of Planning and Environment.



## CONCLUSION

Based on the above, we are of the opinion that the proposed early works SSDA development is not subject to the flood controls and as such is supported from a flooding perspective.

Yours faithfully,

**For & on behalf of S&G Consultants Pty Ltd**

A handwritten signature in blue ink, appearing to read 'Sam Haddad', is written over a faint, light blue grid background.

**Sam Haddad**  
Director (Civil)  
MIEAust CPEng NER



## A1 Appendix 1

### Flood Map

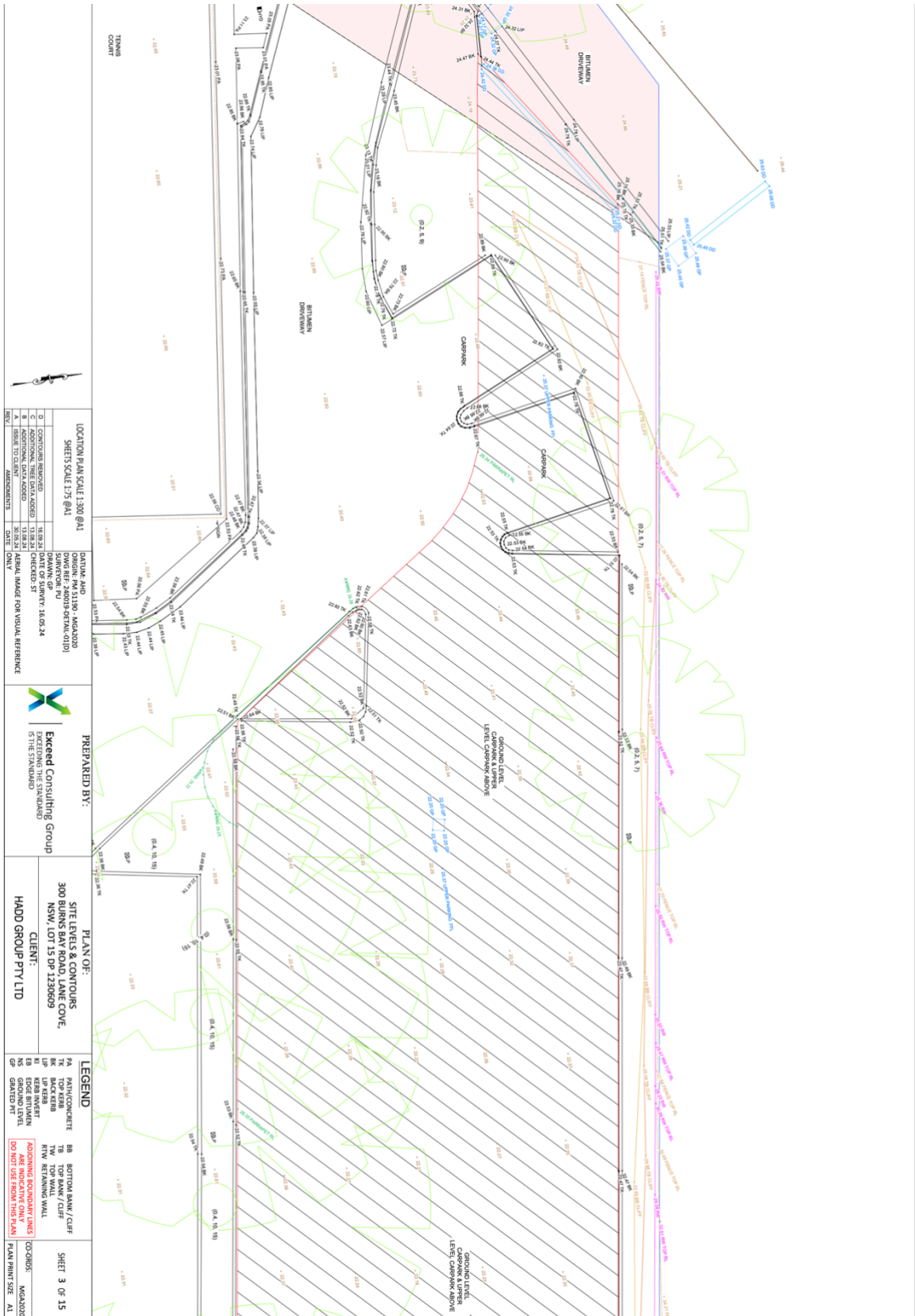




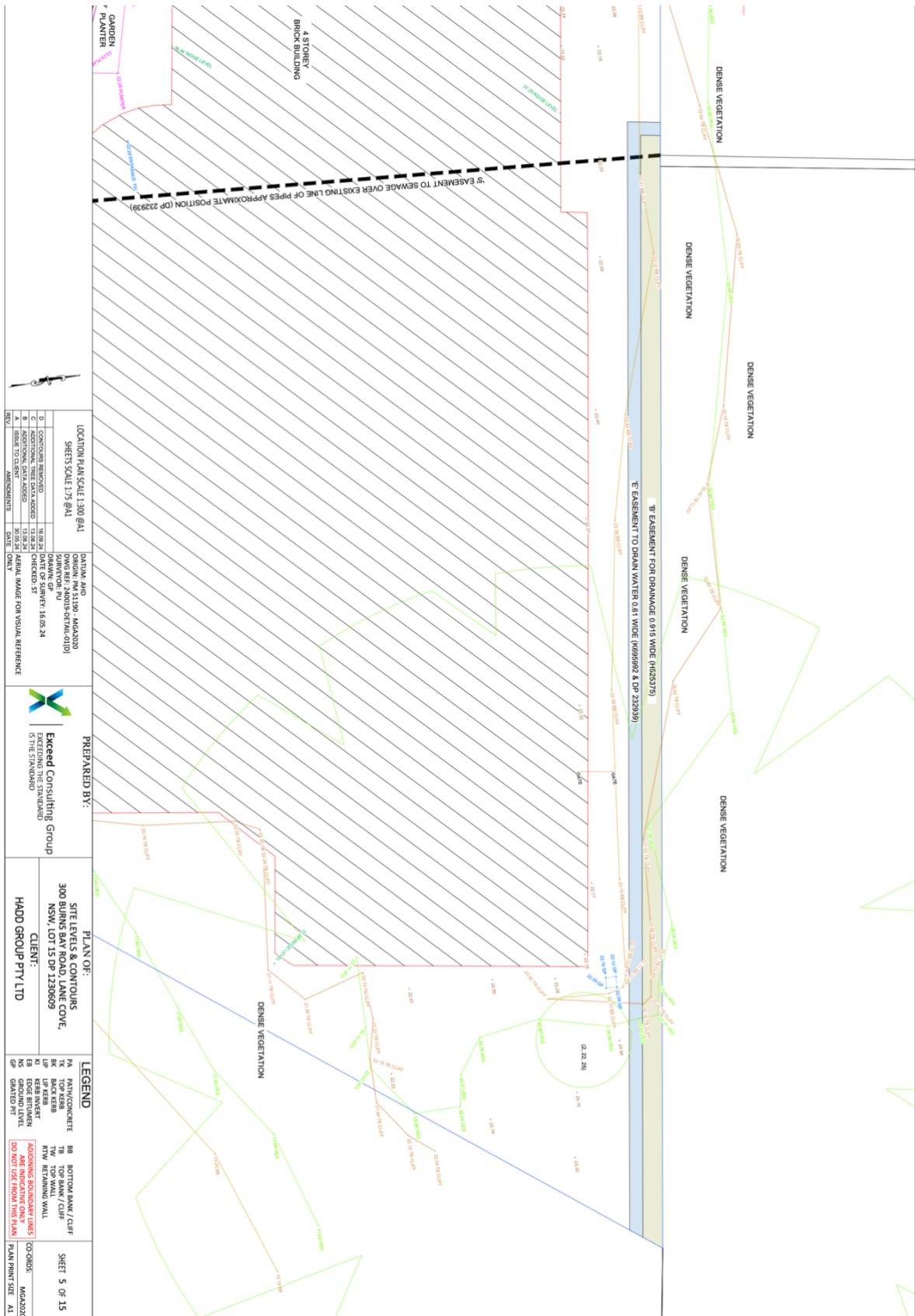
## A2 Appendix 2

### Survey Plan









LOCATION PLAN SCALE 1:300 @A1  
SHEETS SCALE 1:75 @A1

NO.	DESCRIPTION	DATE
1	ISSUE TO CLIENT	30/05/24
2	FOR APPROVAL	30/05/24
3	FOR APPROVAL	30/05/24
4	FOR APPROVAL	30/05/24
5	FOR APPROVAL	30/05/24
6	FOR APPROVAL	30/05/24
7	FOR APPROVAL	30/05/24
8	FOR APPROVAL	30/05/24
9	FOR APPROVAL	30/05/24
10	FOR APPROVAL	30/05/24

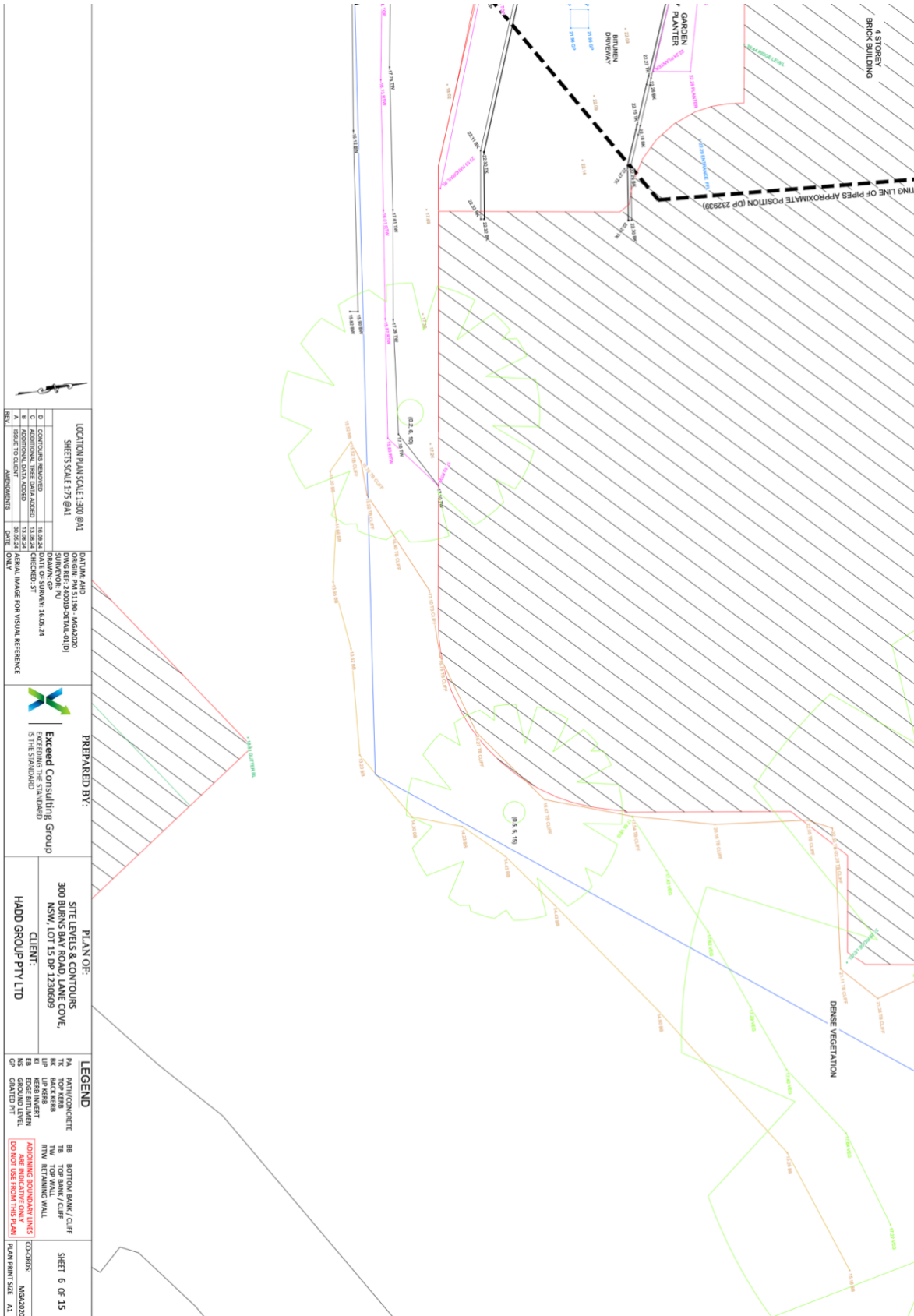
PREPARED BY:  
**Exceed Consulting Group**  
EXCEEDING THE STANDARD IS THE STANDARD

PLAN OF:  
SITE LEVELS & CONTOURS  
300 BURNS BAY ROAD, LAKE COVE,  
NSW, LOT 15 DP 1230609  
CLIENT:  
**HADD GROUP PTY LTD**

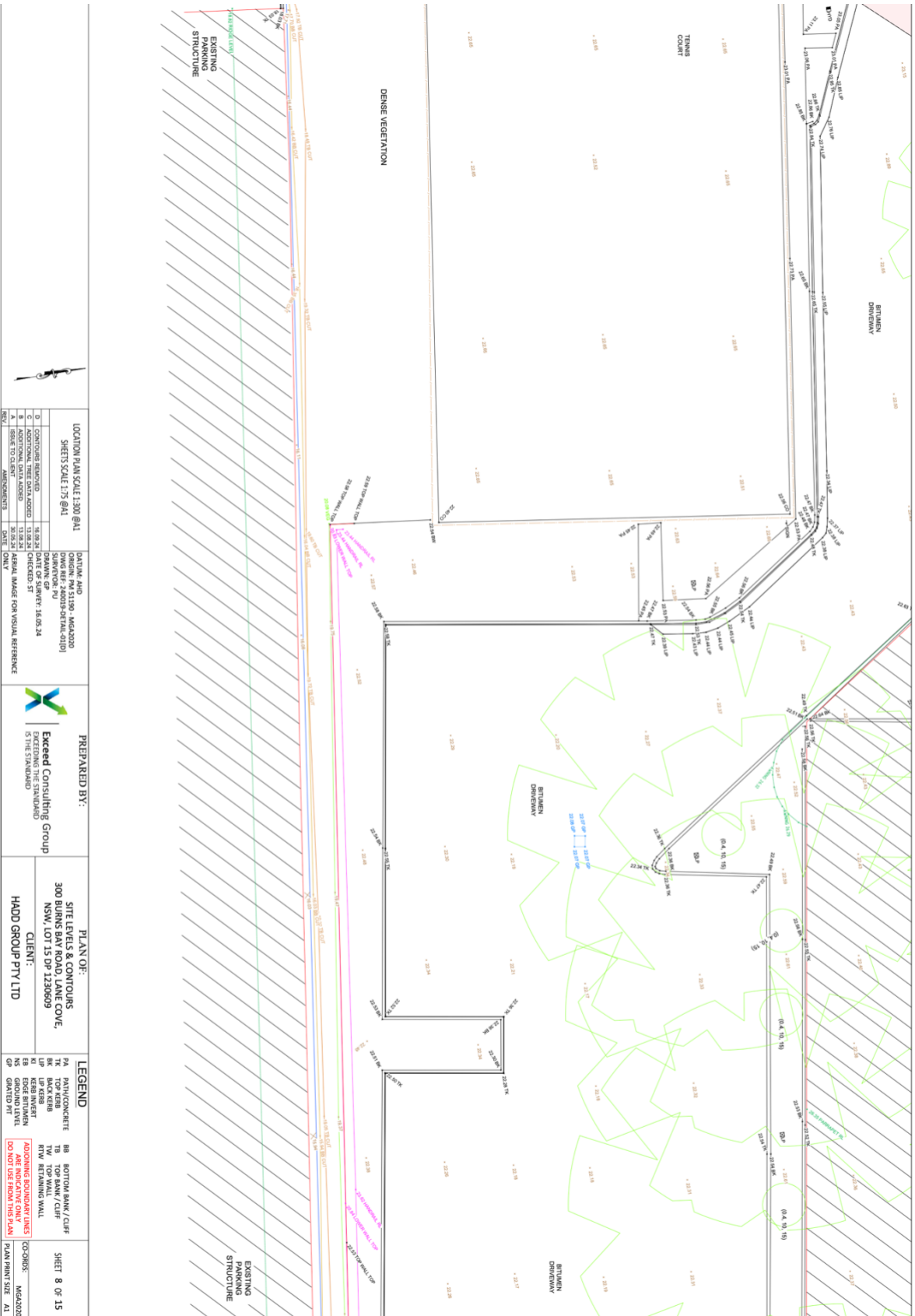
LEGEND

PA	PAVING/CONCRETE	BB	BOTTOM BANK/CURB
BK	BACKERS	TW	TOP WALL / SLOPE
UR	URBAN STREET	RTW	RETAINING WALL
ED	EDGE DRIVEWAY	AD	ADJOINING BOUNDARY LINES
GL	GROUND LEVEL	DO NOT USE FROM THIS PLAN	
CS	CONCRETE SLAB		

CO-ORDS: H402020  
PLAN PRINT FILE: A1







LOCATION PLAN SCALE 1:300 @A1  
SHEETS SCALE 1:75 @A1

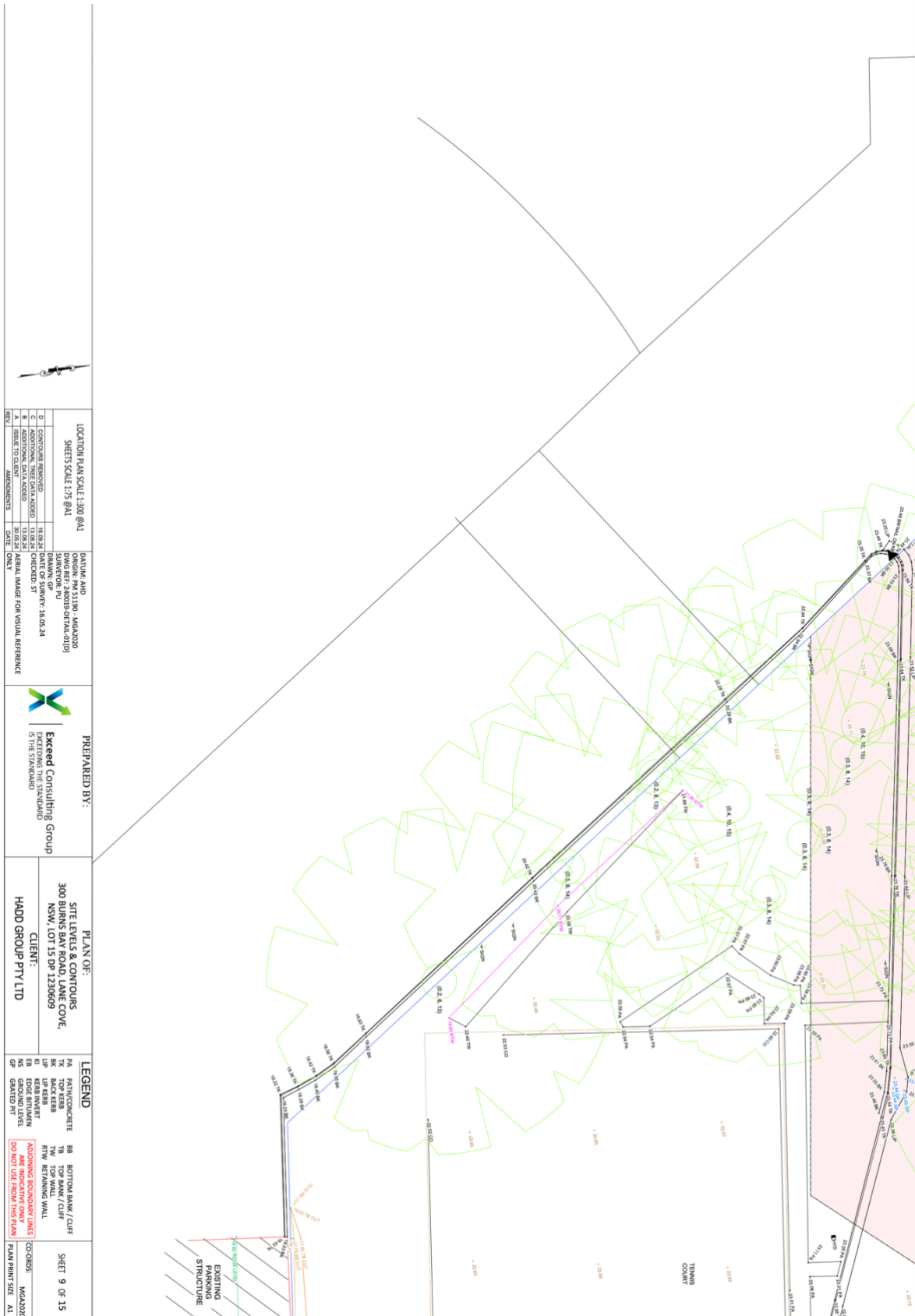
DATE	DESCRIPTION
18/08/24	CONTOURS REVISED
11/08/24	ADJOINING TINGE DATA ADDED
30/05/24	ISSUE TO CLIENT

DATE: 04/08/24  
DRAWN BY: PJD  
CHECKED BY: SKG  
DATE OF SURVEY: 16/05/24  
AS PER M40200 FOR VISUAL REFERENCE

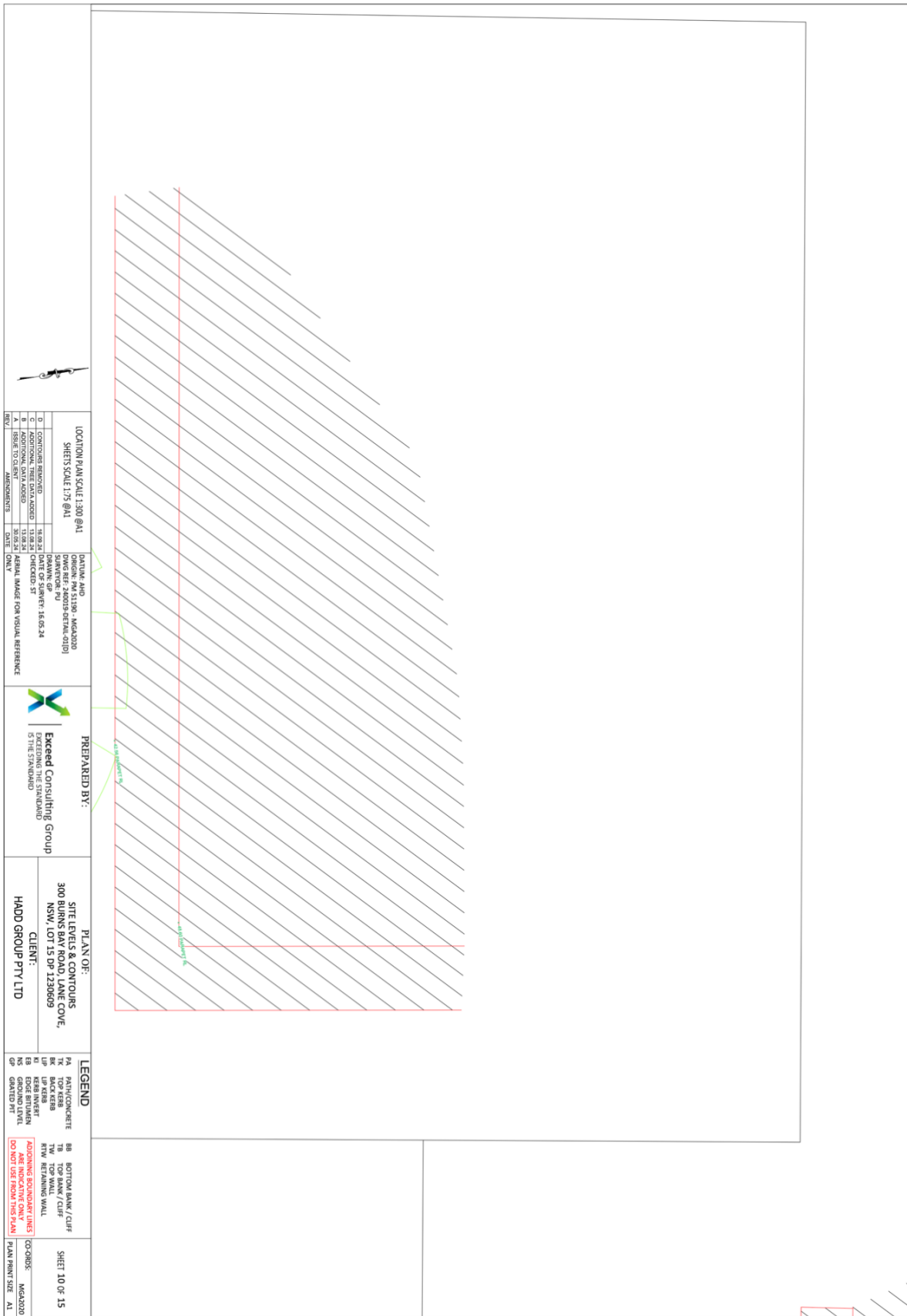
PREPARED BY:  
 Exceed Consulting Group  
EXCEEDING THE STANDARD  
OF THE INDUSTRY

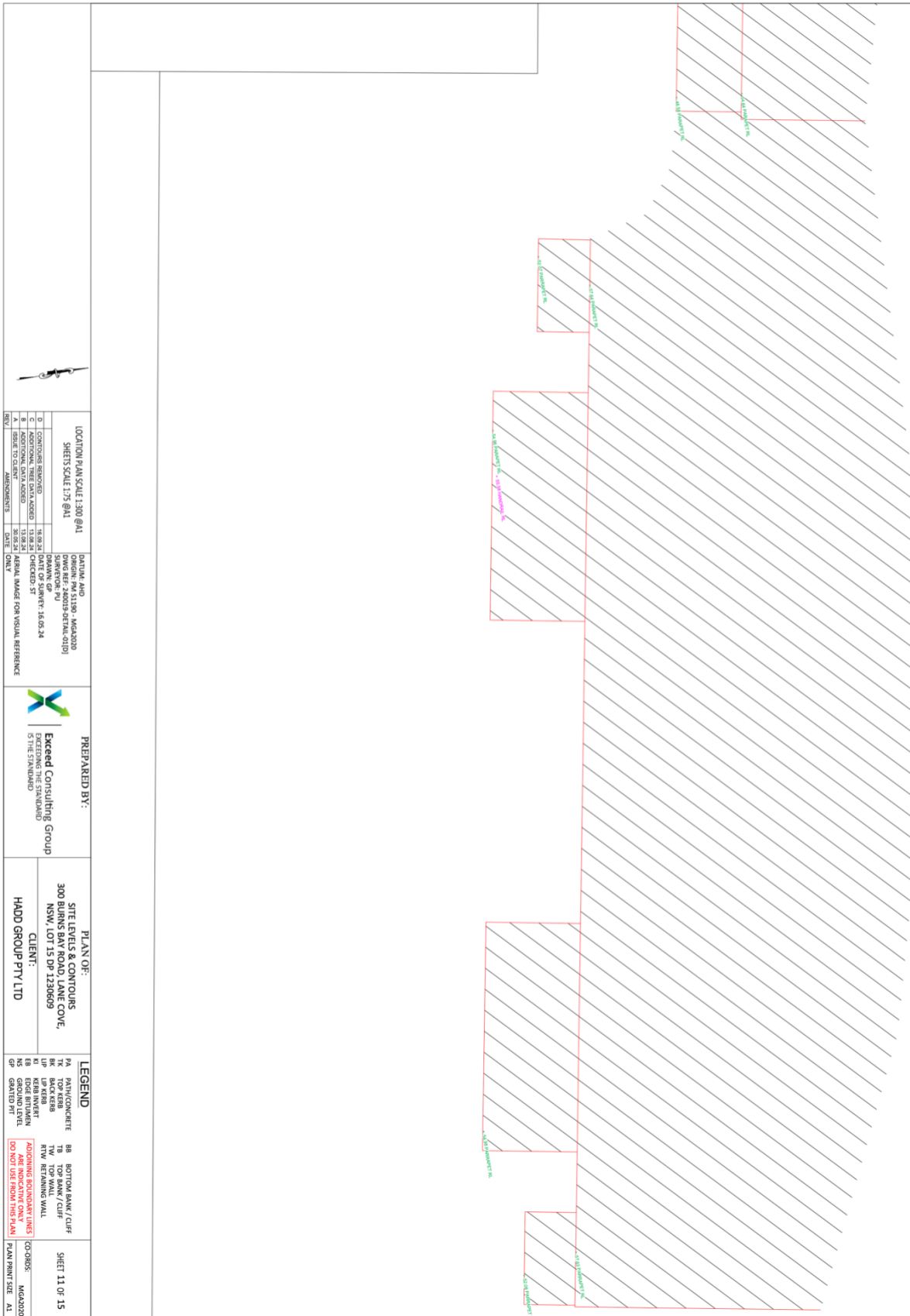
PLAN OF:  
SITE LAYOUTS & CONTOURS  
300 BURNS BAY ROAD LANE COVE,  
NSW, LOT 15 DP 1230609  
CLIENT:  
HAOD GROUP PTY LTD

DATE: 04/08/24  
DRAWN BY: PJD  
CHECKED BY: SKG  
DATE OF SURVEY: 16/05/24  
AS PER M40200 FOR VISUAL REFERENCE



<p>LOCATION PLAN SCALE 1:300 @A1 SHEETS SCALE 1:75 @A1</p>		<p>DATE: 04/08/24 DRAWN BY: J. SMITH CHECKED BY: J. SMITH DATE: 04/08/24</p>	
<p>CONTOURS REMOVED ADDITIONAL TREE DATA ADDED SITE TO CLIENT</p>		<p>DATE: 04/08/24 DRAWN BY: J. SMITH CHECKED BY: J. SMITH DATE: 04/08/24</p>	
<p>AMENDMENTS</p>		<p>DATE: 04/08/24 DRAWN BY: J. SMITH CHECKED BY: J. SMITH DATE: 04/08/24</p>	
<p>PREPARED BY: Exceed Consulting Group EXCEEDING THE STANDARD IS THE STANDARD</p>		<p>PLAN OF: SITE LINES &amp; CONTOURS 300 BURNS BAY ROAD LANE COVE, NSW, LOT 15 DP 1230609 CLIENT: HADD GROUP PTY LTD</p>	
<p>LEGEND</p>		<p>SHEET 9 OF 15 MGA2020 PLAN PRINT SIZE: A1</p>	
PA	PAH/CONCRETE	B8	BOTTOM BANK/CLIFF
BK	BACK REEF	CL	CLIFF
UP	UP KERB	TW	TOP WALL
UP	UP KERB	RTW	RETAINING WALL
ES	EDGE BUTTMENT	RD	ROADWAY BOUNDARY LINES <small>(DO NOT USE FOR SETBACKS)</small>
NS	GROUND LEVEL		
SP	SPRINKLER		





<p>LOCATION PLAN SCALE 1:300 @A1 SHEETS SCALE 1:75 @A1</p>		<p>DATUM: AHD 1189.4 MGA2020 DWS REF: 240039 DETAIL (DID) SURVEYOR: PJ DATE OF SURVEY: 18.05.24</p>	
<p>CONTOURS BOUNDARY 11.80 24</p>		<p>CHECKED: ST DATE: ONLY</p>	
<p>ADDITIONAL THREE DATA ADDED 11.80 24</p>		<p>REVISIONS</p>	
<p>ISSUED TO CLIENT 20.02.24</p>		<p>AMENDMENTS</p>	
<p>DATE: ONLY</p>		<p>REVISIONS</p>	

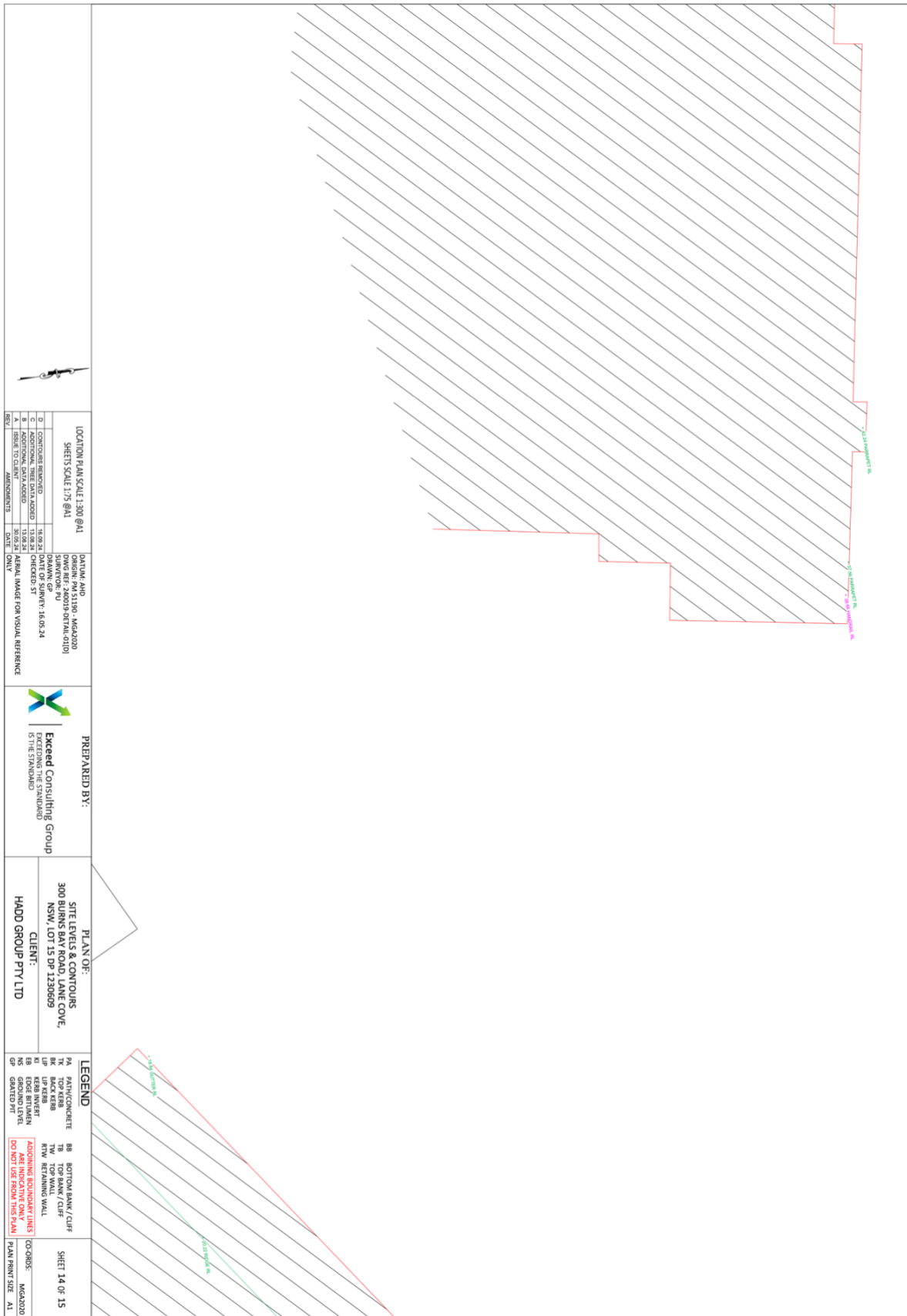
PREPARED BY:  
  
**Exceed Consulting Group**  
 EXCEEDS THE STANDARD  
 57 THE STANDARD

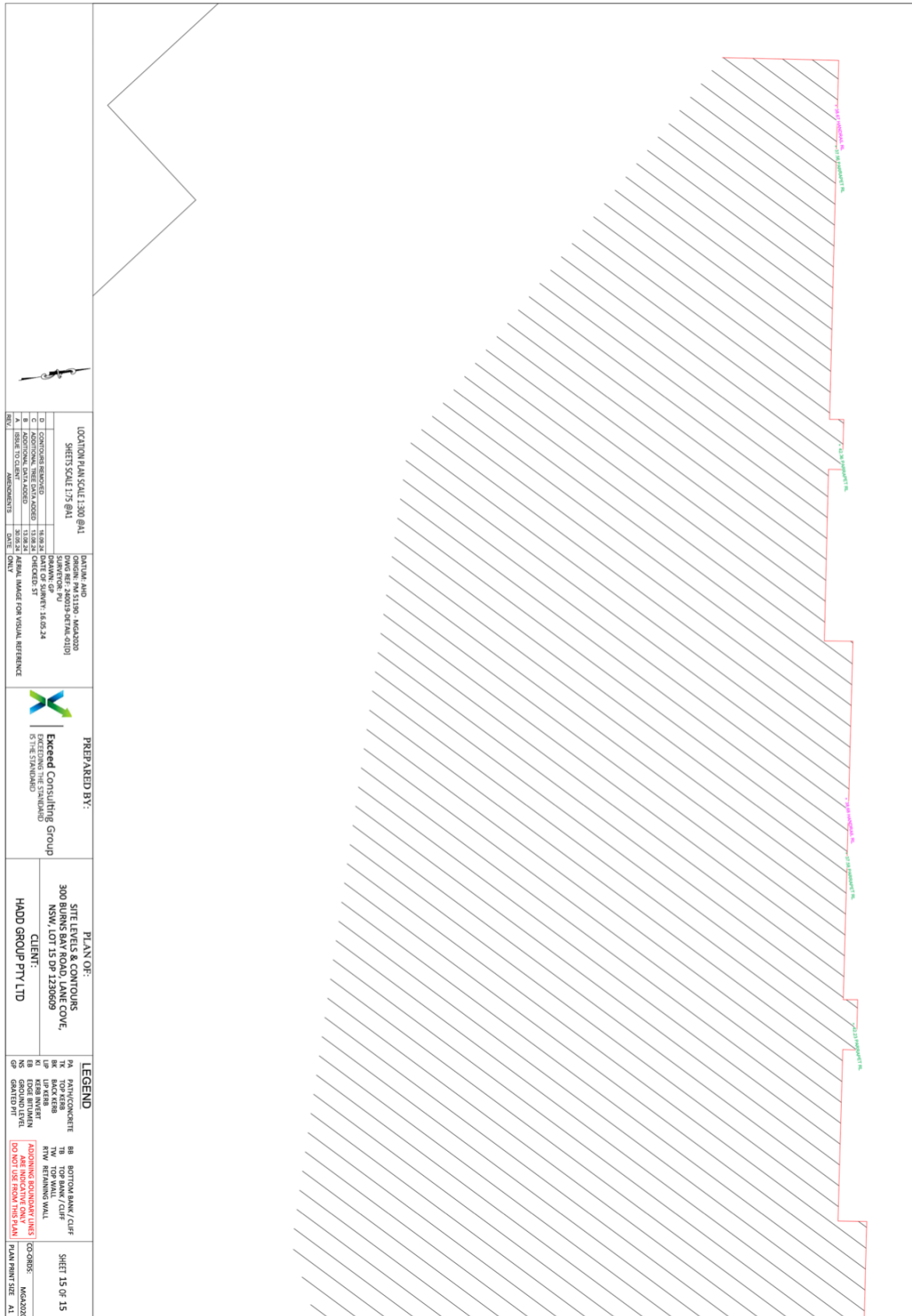
PLAN OF:  
**SITE LEVELS & CONTOURS**  
 300 BURNING TREE ROAD, BURNING TREE GLEN,  
 NSW, LOT 15 DP 1280609  
 CLIENT:  
**HADD GROUP PTY LTD**

PA	PAVY/CONCRETE	BB	BOTTOM BANK / CLIFF	SHEET 11 OF 15
BK	BACK KERB	TW	TOP WALK / CLIFF	COORDES:
UP	UP KERB	RTW	RETAINING WALL	MGA2020
ES	EDGE BITUMEN	DO	DO AND SLOE (THIS PLAN)	PLAN PRINT SIDE: A1
NS	GROUND LEVEL	AE	ARE INDICATIVE ONLY	
SP	GRAVEL PIT	AD	ADJOINING BOUNDARY LINES	







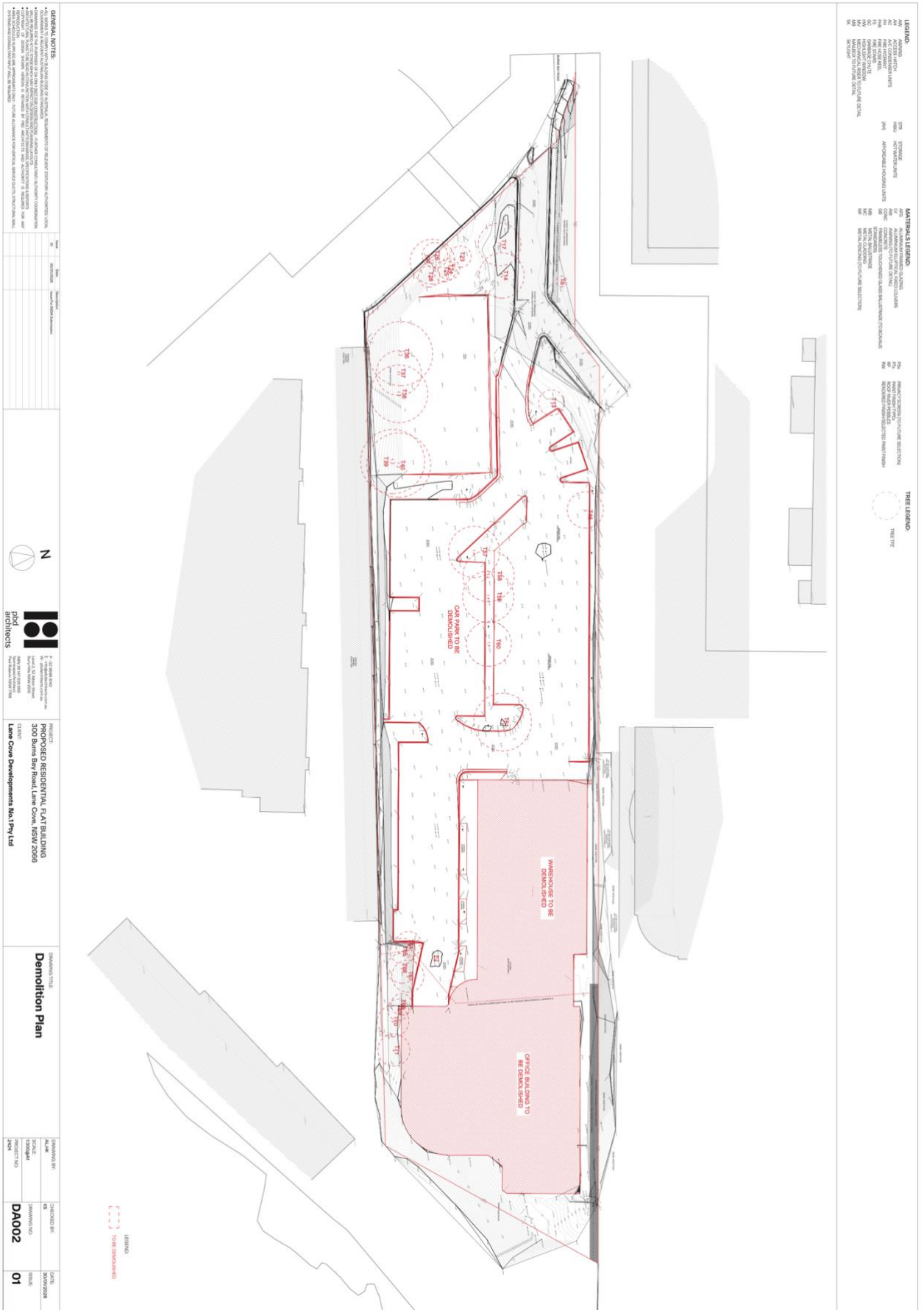




## **A3 Appendix 3**

### **Bulk Excavation and Demolition Plans**





**LEGEND**

AC	ACCESS	ST	STRUCTURE
AD	ADDITIONAL	TR	TRIM
AL	ALUMINUM	UN	UNFINISHED
AN	ANNEX	VA	VANITY
AP	APARTMENT	VE	VEHICLE
AR	ARCHITECTURAL	VI	VISIBILITY
AS	ASBESTOS	VO	VOLUME
AT	ATTACHED	VS	VISUAL
AV	AUTOMATIC	VT	VISUAL
AW	AIRWAY	W	WALL
AX	AXIS	WC	WATERCLOSET
AY	AYERS	WD	WOOD
AZ	AZURE	WE	WET
BA	BATH	WF	WATER
BB	BATHROOM	WI	WIRE
BC	BED	WJ	WATER
BD	BEDROOM	WK	WATER
BE	BEDROOM	WL	WATER
BF	BEDROOM	WM	WATER
BG	BEDROOM	WN	WATER
BH	BEDROOM	WO	WATER
BI	BEDROOM	WP	WATER
BJ	BEDROOM	WQ	WATER
BK	BEDROOM	WR	WATER
BL	BEDROOM	WS	WATER
BM	BEDROOM	WT	WATER
BN	BEDROOM	WU	WATER
BO	BEDROOM	WV	WATER
BP	BEDROOM	WW	WATER
BQ	BEDROOM	WX	WATER
BR	BEDROOM	WY	WATER
BS	BEDROOM	WZ	WATER
BT	BEDROOM	XA	WATER
BU	BEDROOM	XB	WATER
BV	BEDROOM	XC	WATER
BW	BEDROOM	XD	WATER
BX	BEDROOM	XE	WATER
BY	BEDROOM	XF	WATER
BZ	BEDROOM	XG	WATER
CA	CAR	XH	WATER
CB	CAR	XI	WATER
CC	CAR	XJ	WATER
CD	CAR	XK	WATER
CE	CAR	XL	WATER
CF	CAR	XM	WATER
CG	CAR	XN	WATER
CH	CAR	XO	WATER
CI	CAR	XP	WATER
CJ	CAR	XQ	WATER
CK	CAR	XR	WATER
CL	CAR	XS	WATER
CM	CAR	XT	WATER
CN	CAR	XU	WATER
CO	CAR	XV	WATER
CP	CAR	XW	WATER
CQ	CAR	XX	WATER
CR	CAR	XY	WATER
CS	CAR	XZ	WATER
CT	CAR	YA	WATER
CU	CAR	YB	WATER
CV	CAR	YC	WATER
CW	CAR	YD	WATER
CX	CAR	YE	WATER
CY	CAR	YF	WATER
CZ	CAR	YG	WATER
DA	DECK	YH	WATER
DB	DECK	YI	WATER
DC	DECK	YJ	WATER
DD	DECK	YK	WATER
DE	DECK	YL	WATER
DF	DECK	YM	WATER
DG	DECK	YN	WATER
DH	DECK	YO	WATER
DI	DECK	YP	WATER
DJ	DECK	YQ	WATER
DK	DECK	YR	WATER
DL	DECK	YS	WATER
DM	DECK	YT	WATER
DN	DECK	YU	WATER
DO	DECK	YV	WATER
DP	DECK	YW	WATER
DQ	DECK	YX	WATER
DR	DECK	YY	WATER
DS	DECK	YZ	WATER
DT	DECK	ZA	WATER
DU	DECK	ZB	WATER
DV	DECK	ZC	WATER
DV	DECK	ZD	WATER
DW	DECK	ZE	WATER
DX	DECK	ZF	WATER
DY	DECK	ZG	WATER
DZ	DECK	ZH	WATER
EA	ELECTRIC	ZI	WATER
EB	ELECTRIC	ZJ	WATER
EC	ELECTRIC	ZK	WATER
ED	ELECTRIC	ZL	WATER
EE	ELECTRIC	ZM	WATER
EF	ELECTRIC	ZN	WATER
EG	ELECTRIC	ZO	WATER
EH	ELECTRIC	ZP	WATER
EI	ELECTRIC	ZQ	WATER
EJ	ELECTRIC	ZR	WATER
EK	ELECTRIC	ZS	WATER
EL	ELECTRIC	ZT	WATER
EM	ELECTRIC	ZU	WATER
EN	ELECTRIC	ZV	WATER
EO	ELECTRIC	ZW	WATER
EP	ELECTRIC	ZX	WATER
EQ	ELECTRIC	ZY	WATER
ER	ELECTRIC	ZZ	WATER
ES	ELECTRIC	AA	WATER
ET	ELECTRIC	AB	WATER
EU	ELECTRIC	AC	WATER
EV	ELECTRIC	AD	WATER
EW	ELECTRIC	AE	WATER
EX	ELECTRIC	AF	WATER
EY	ELECTRIC	AG	WATER
EZ	ELECTRIC	AH	WATER
FA	FLOOR	AI	WATER
FB	FLOOR	AJ	WATER
FC	FLOOR	AK	WATER
FD	FLOOR	AL	WATER
FE	FLOOR	AM	WATER
FF	FLOOR	AN	WATER
FG	FLOOR	AO	WATER
FG	FLOOR	AP	WATER
FH	FLOOR	AQ	WATER
FI	FLOOR	AR	WATER
FJ	FLOOR	AS	WATER
FK	FLOOR	AT	WATER
FL	FLOOR	AU	WATER
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FO	FLOOR	AX	WATER
FP	FLOOR	AY	WATER
FQ	FLOOR	AZ	WATER
FR	FLOOR	BA	WATER
FS	FLOOR	BB	WATER
FT	FLOOR	BC	WATER
FU	FLOOR	BD	WATER
FV	FLOOR	BE	WATER
FW	FLOOR	BF	WATER
FX	FLOOR	BG	WATER
FY	FLOOR	BH	WATER
FZ	FLOOR	BI	WATER
GA	GARAGE	BJ	WATER
GB	GARAGE	BK	WATER
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GJ	GARAGE	BS	WATER
GK	GARAGE	BT	WATER
GL	GARAGE	BU	WATER
GM	GARAGE	BV	WATER
GN	GARAGE	BW	WATER
GO	GARAGE	BX	WATER
GP	GARAGE	BY	WATER
GQ	GARAGE	BZ	WATER
GR	GARAGE	CA	WATER
GS	GARAGE	CB	WATER
GT	GARAGE	CC	WATER
GU	GARAGE	CD	WATER
GV	GARAGE	CE	WATER
GW	GARAGE	CF	WATER
GX	GARAGE	CG	WATER
GY	GARAGE	CH	WATER
GZ	GARAGE	CI	WATER
HA	HALL	CJ	WATER
HB	HALL	CK	WATER
HC	HALL	CL	WATER
HD	HALL	CM	WATER
HE	HALL	CN	WATER
HF	HALL	CO	WATER
HF	HALL	CP	WATER
HG	HALL	CQ	WATER
HH	HALL	CR	WATER
HI	HALL	CS	WATER
HJ	HALL	CT	WATER
HK	HALL	CU	WATER
HL	HALL	CV	WATER
HM	HALL	CW	WATER
HN	HALL	CX	WATER
HO	HALL	CY	WATER
HP	HALL	CZ	WATER
HQ	HALL	DA	WATER
HR	HALL	DB	WATER
HS	HALL	DC	WATER
HT	HALL	DD	WATER
HU	HALL	DE	WATER
HV	HALL	DF	WATER
HW	HALL	DF	WATER
HX	HALL	DG	WATER
HY	HALL	DH	WATER
HZ	HALL	DI	WATER
IA	INTERIOR	DJ	WATER
IB	INTERIOR	DK	WATER
IC	INTERIOR	DL	WATER
ID	INTERIOR	DM	WATER
IE	INTERIOR	DN	WATER
IF	INTERIOR	DO	WATER
IF	INTERIOR	DP	WATER
IG	INTERIOR	DQ	WATER
IH	INTERIOR	DR	WATER
II	INTERIOR	DS	WATER
IJ	INTERIOR	DT	WATER
IK	INTERIOR	DU	WATER
IL	INTERIOR	DV	WATER
IM	INTERIOR	DW	WATER
IN	INTERIOR	DX	WATER
IO	INTERIOR	DY	WATER
IP	INTERIOR	DZ	WATER
IQ	INTERIOR	EA	WATER
IR	INTERIOR	EB	WATER
IS	INTERIOR	EC	WATER
IT	INTERIOR	ED	WATER
IU	INTERIOR	EE	WATER
IV	INTERIOR	EF	WATER
IV	INTERIOR	EF	WATER
IW	INTERIOR	EG	WATER
IX	INTERIOR	EH	WATER
IY	INTERIOR	EI	WATER
IZ	INTERIOR	EJ	WATER
JA	JOB	EK	WATER
JB	JOB	EL	WATER
JC	JOB	EM	WATER
JD	JOB	EN	WATER
JE	JOB	EO	WATER
JE	JOB	EO	WATER
JF	JOB	EP	WATER
JG	JOB	EQ	WATER
JH	JOB	ER	WATER
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JI	JOB	ES	WATER
JK	JOB	ET	WATER
JL	JOB	EU	WATER
JM	JOB	EV	WATER
JN	JOB	EW	WATER
JO	JOB	EX	WATER
JP	JOB	EY	WATER
JQ	JOB	EZ	WATER
JR	JOB	FA	WATER
JS	JOB	FB	WATER
JT	JOB	FC	WATER
JU	JOB	FD	WATER
JV	JOB	FE	WATER
JV	JOB	FE	WATER
JW	JOB	FF	WATER
JX	JOB	FG	WATER
JY	JOB	FG	WATER
JZ	JOB	FG	WATER
KA	KITCHEN	GH	WATER
KB	KITCHEN	GH	WATER
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KE	KITCHEN	GH	WATER
KF	KITCHEN	GH	WATER
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KH	KITCHEN	GH	WATER
KI	KITCHEN	GH	WATER
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KJ	KITCHEN	GH	WATER
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KU	KITCHEN	GH	WATER
KV	KITCHEN	GH	WATER
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LF	LIVING	HI	WATER
LG	LIVING	HI	WATER
LH	LIVING	HI	WATER
LI	LIVING	HI	WATER
LI	LIVING	HI	WATER
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LK	LIVING	HI	WATER
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LS	LIVING	HI	WATER
LT	LIVING	HI	WATER
LU	LIVING	HI	WATER
LV	LIVING	HI	WATER
LV	LIVING	HI	WATER
LW	LIVING	HI	WATER
LX	LIVING	HI	WATER
LY	LIVING	HI	WATER
LZ	LIVING	HI	WATER
MA	MATERIAL	IA	WATER
MB	MATERIAL	IA	WATER
MC	MATERIAL	IA	WATER
MD	MATERIAL	IA	WATER
ME	MATERIAL		