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;

Phone: 02 8883 4239
Address: Suite 311, Level 3,
480 Pacific Highway St Leonards NSW 2065
Web: www.sgce.com.au
Postal: PO Box 7855,
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 7,595m2. 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

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/

19 Flood Risk
• Identify the flood planning area and level as set out in the relevant EPI and other supporting documents to determine;
  ○ 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
  ○ The site access and egress routes
  ○ the potential effects of climate change,
  ○ any relevant provisions of the NSW Flood Risk Management Manual, and any other relevant guidelines
• 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.
• 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)
	The site is not marked as a flood control lot in council's mapping system.
	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.
	The site access rises from the site entry along Waterview Road towards Burns Bay Road and is capable of egress at all times.
	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.
	The site is not flood prone land, so the Flood Risk Management Guide LU01 is not applicable.

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 develolpment is not subject to the flood controls and as such is supported from a flooding perspective.

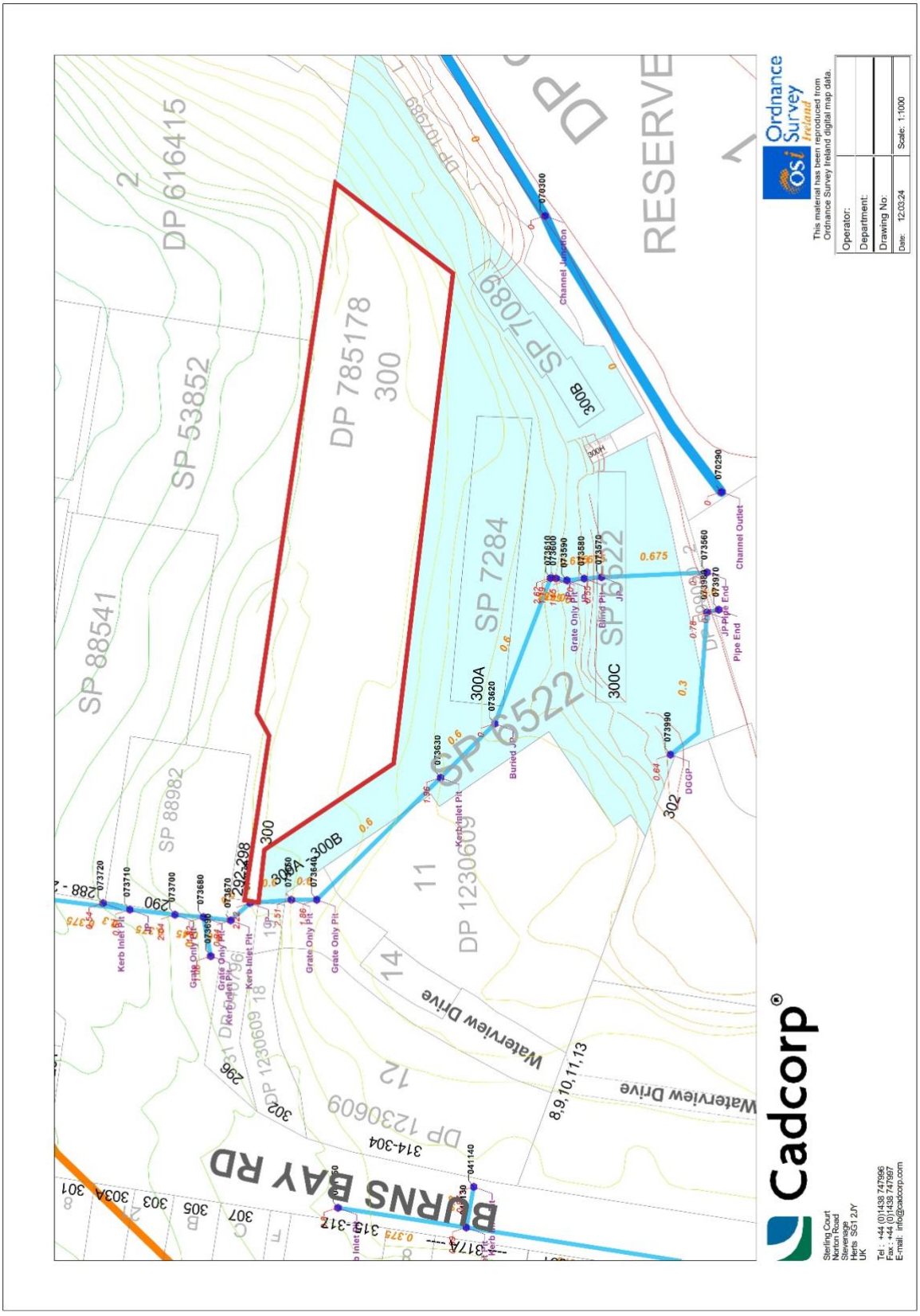
Yours faithfully,
For & on behalf of S&G Consultants Pty Ltd

Sam Haddad
Director (Civil)
MIEAust CPEng NER

A1 Appendix 1

Flood Map

P: 02 8883 4239 W: www.sgce.com.au

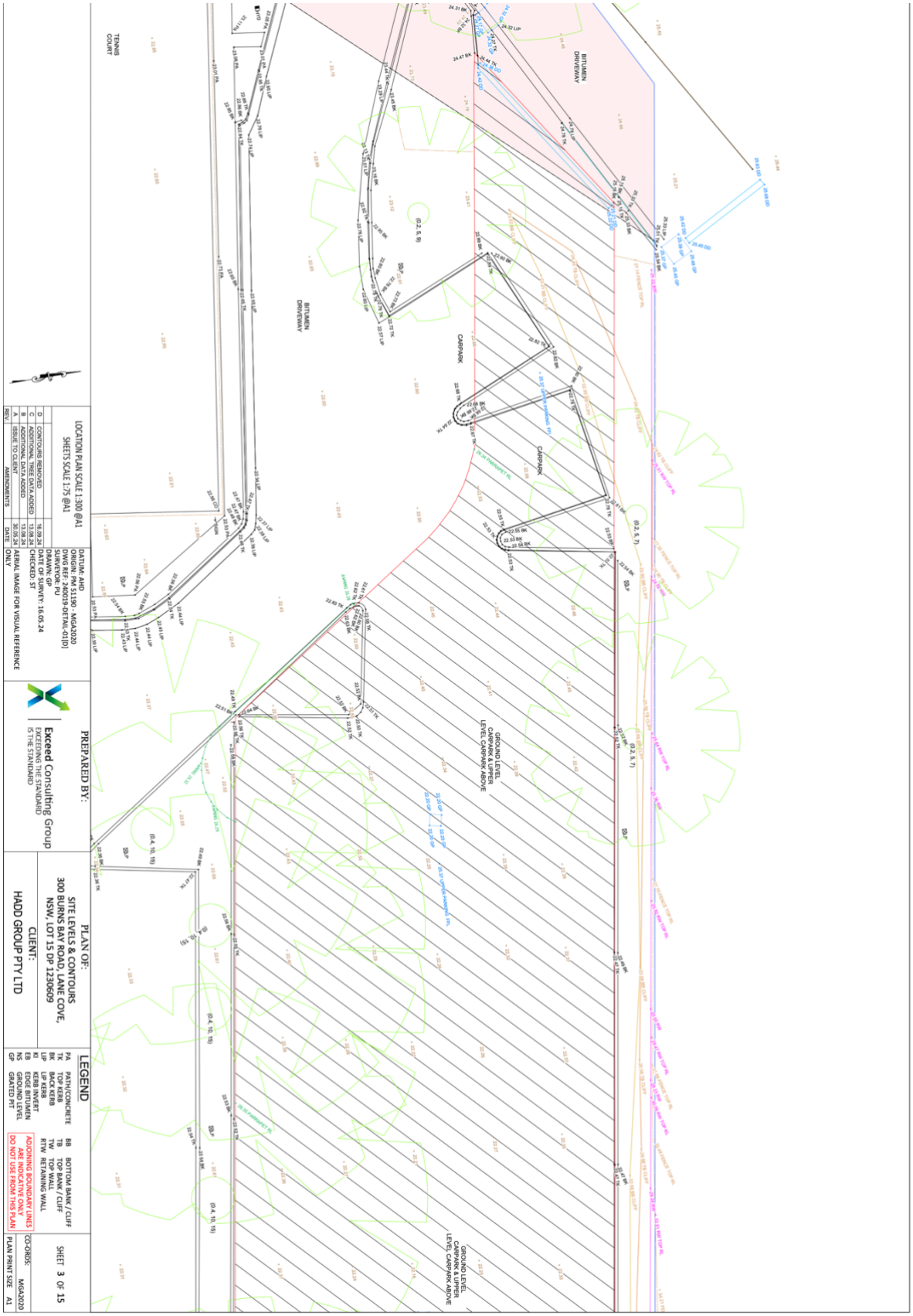

DP 616415
SP 53852
DP 785178
300
SP 88541
SP 88982
SP 7284
SP 6522
DP 1230609
RESERVE
SP 7089
300B
300A
300C
Waterview Drive
BURNS BAY RD
Channel Junction
Channel Outlet
Pipe End
Kerb Inlet Pit
Grate Only Pit
Buried J
DGOP
Ordnance Survey Ireland
This material has been reproduced from Ordnance Survey Ireland digital map data.
Operator:
Department:
Drawing No:
Date: 12/03/24
Scale: 1:1000
Cadcorp
Sterling Court
Norton Road
Stevenage
Herts SG1 2JY
UK
Tel: +44 (0)1438 747996
Fax: +44 (0)1438 747997
E-mail: info@cadcorp.com

A2 Appendix 2

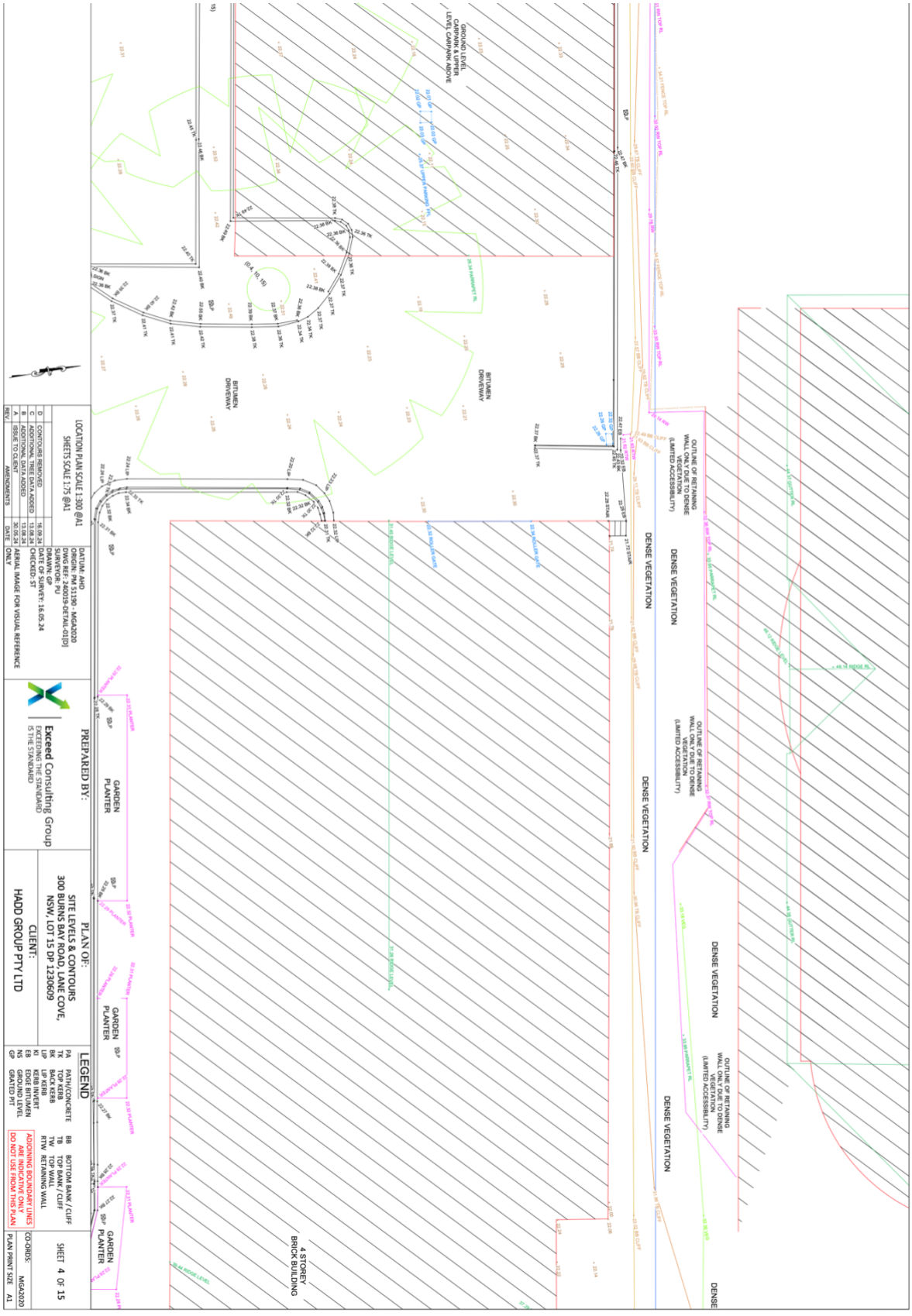
Survey Plan

P: 02 8883 4239 W: www.sgce.com.au

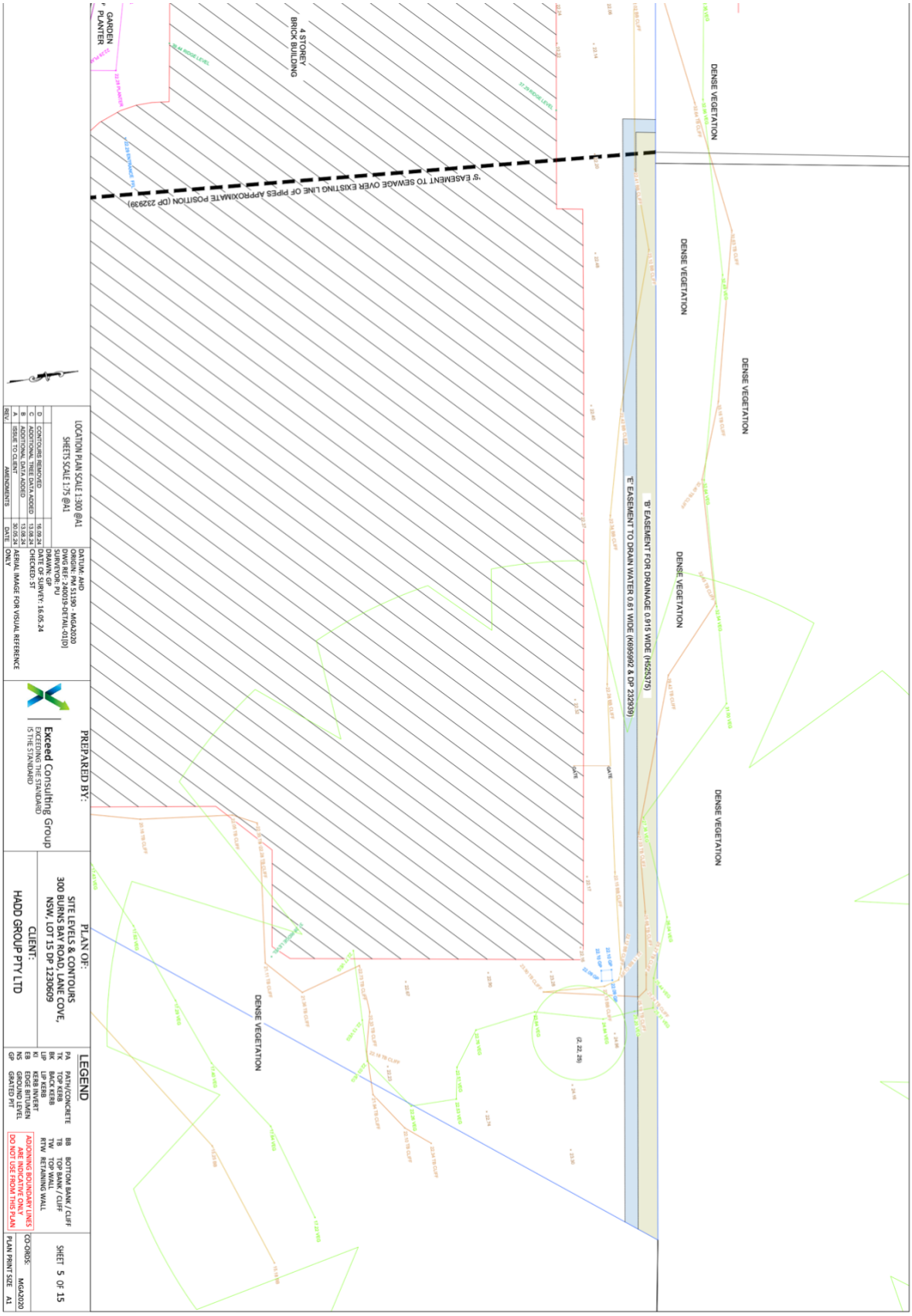
P: 02 8883 4239 W: www.sgce.com.au



P: 02 8883 4239 W: www.sgce.com.au

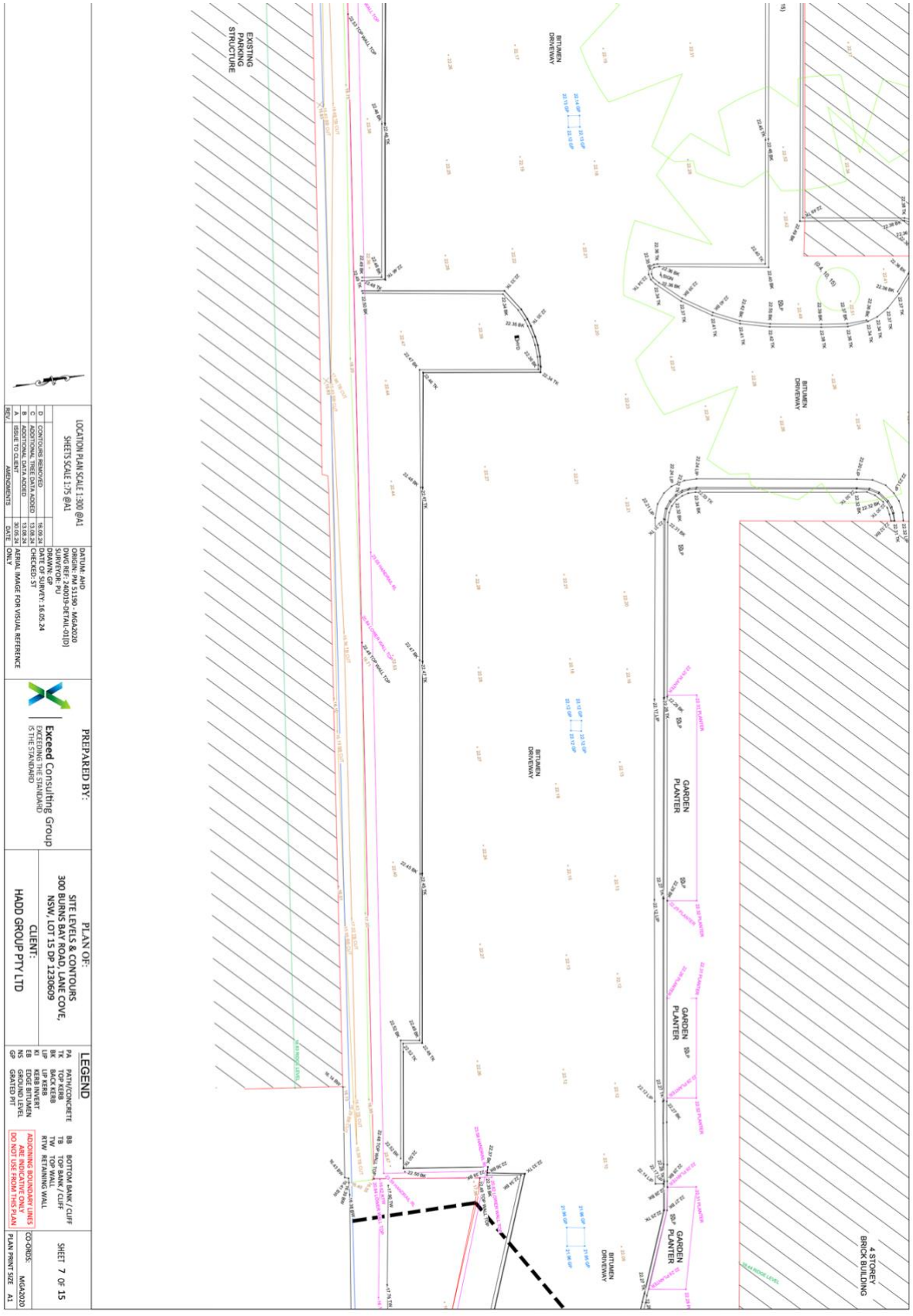


P: 02 8883 4239 W: www.sgce.com.au

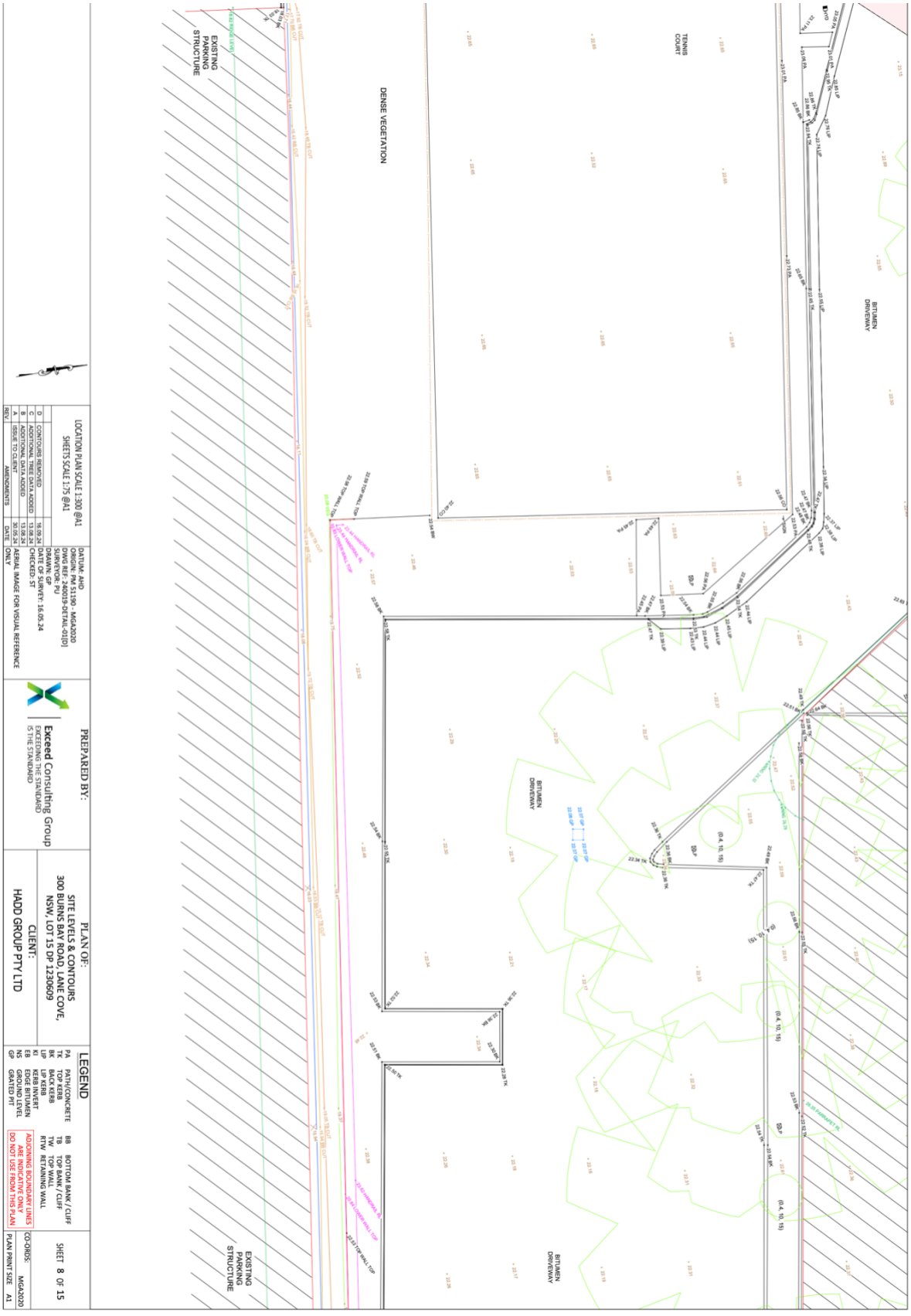


P: 02 8883 4239 W: www.sgce.com.au

P: 02 8883 4239 W: www.sgce.com.au



P: 02 8883 4239 W: www.sgce.com.au

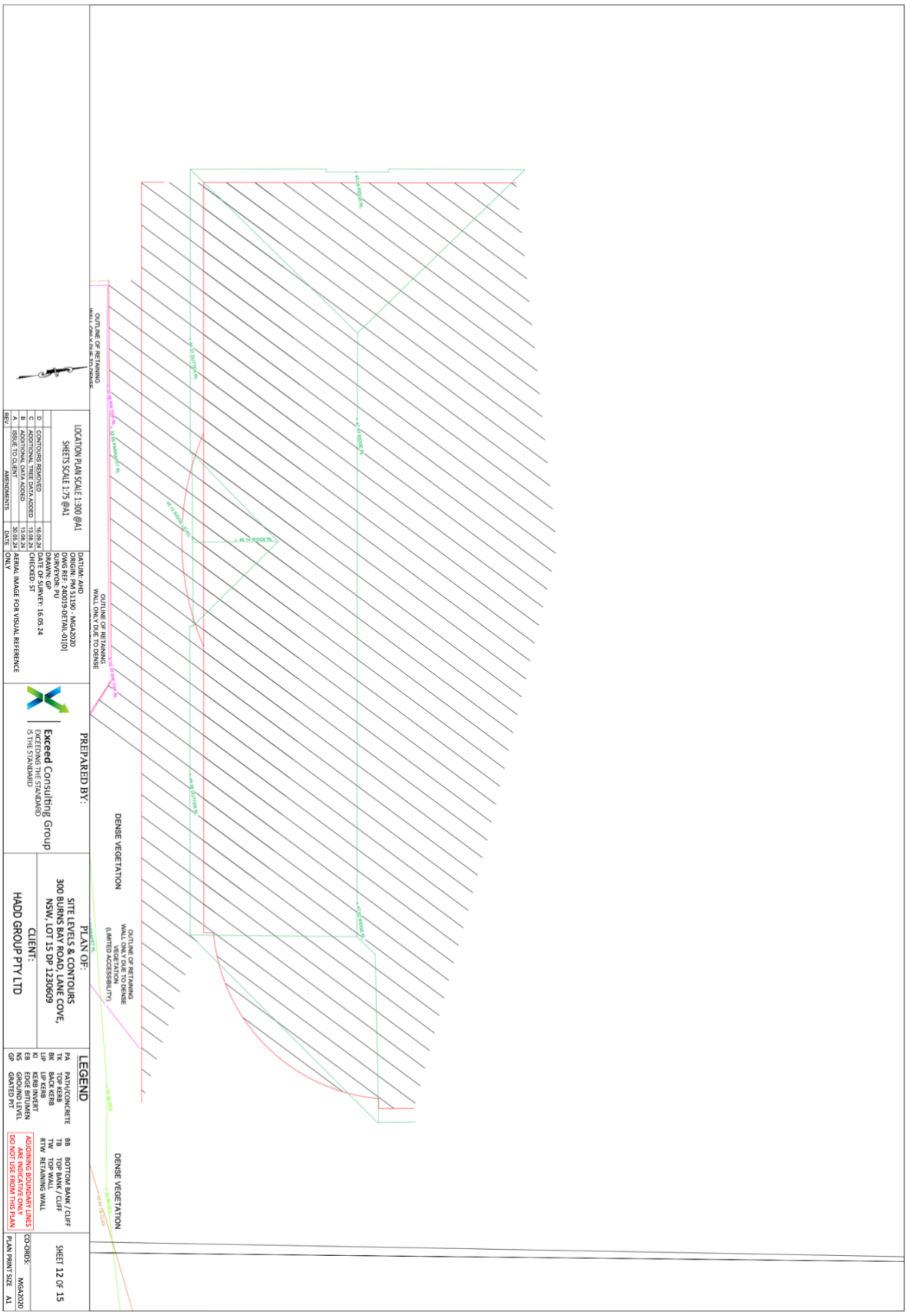


P: 02 8883 4239 W: www.sgce.com.au

P: 02 8883 4239 W: www.sgce.com.au

P: 02 8883 4239 W: www.sgce.com.au

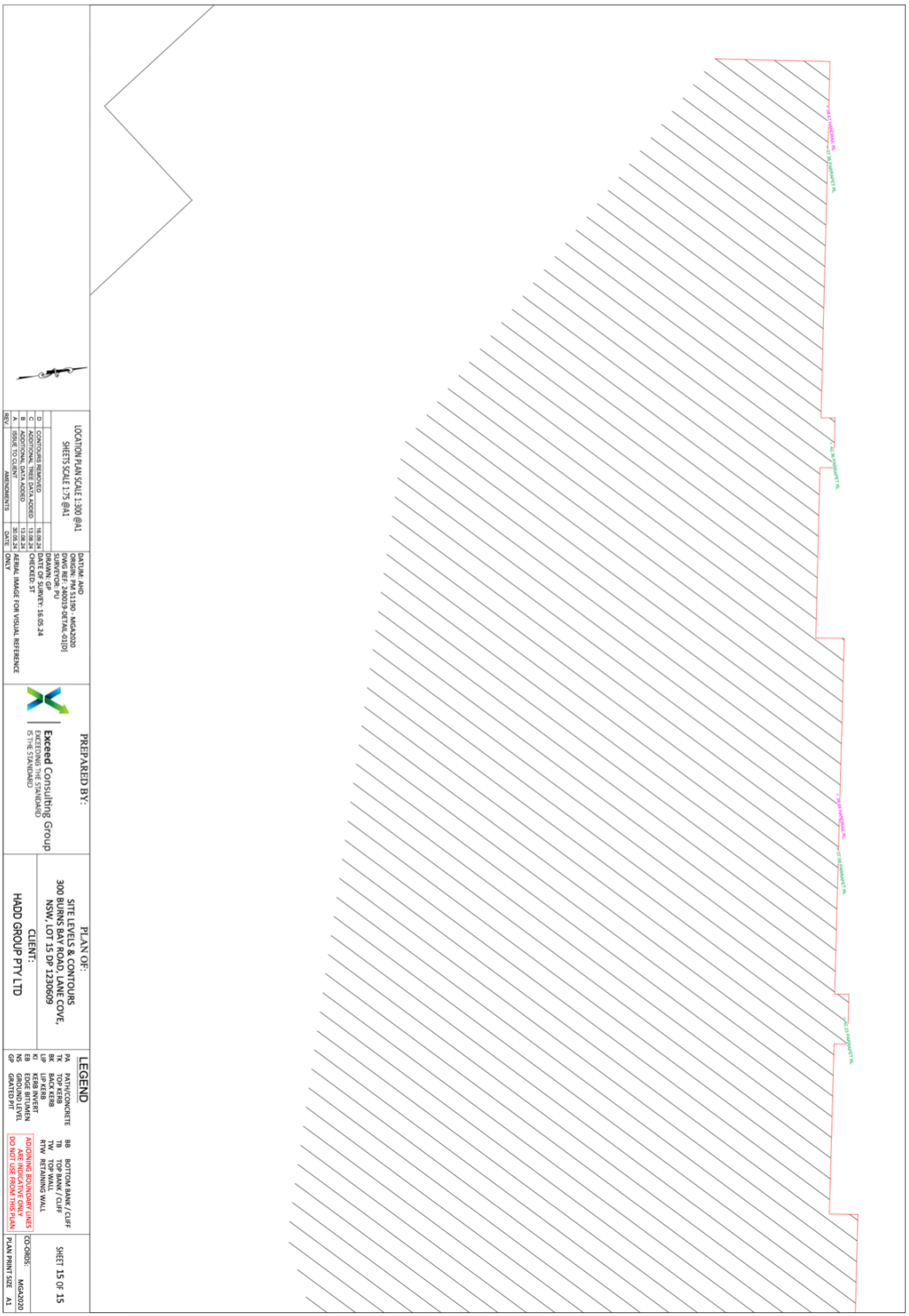
P: 02 8883 4239 W: www.sgce.com.au



P: 02 8883 4239 W: www.sgce.com.au

P: 02 8883 4239 W: www.sgce.com.au

P: 02 8883 4239 W: www.sgce.com.au



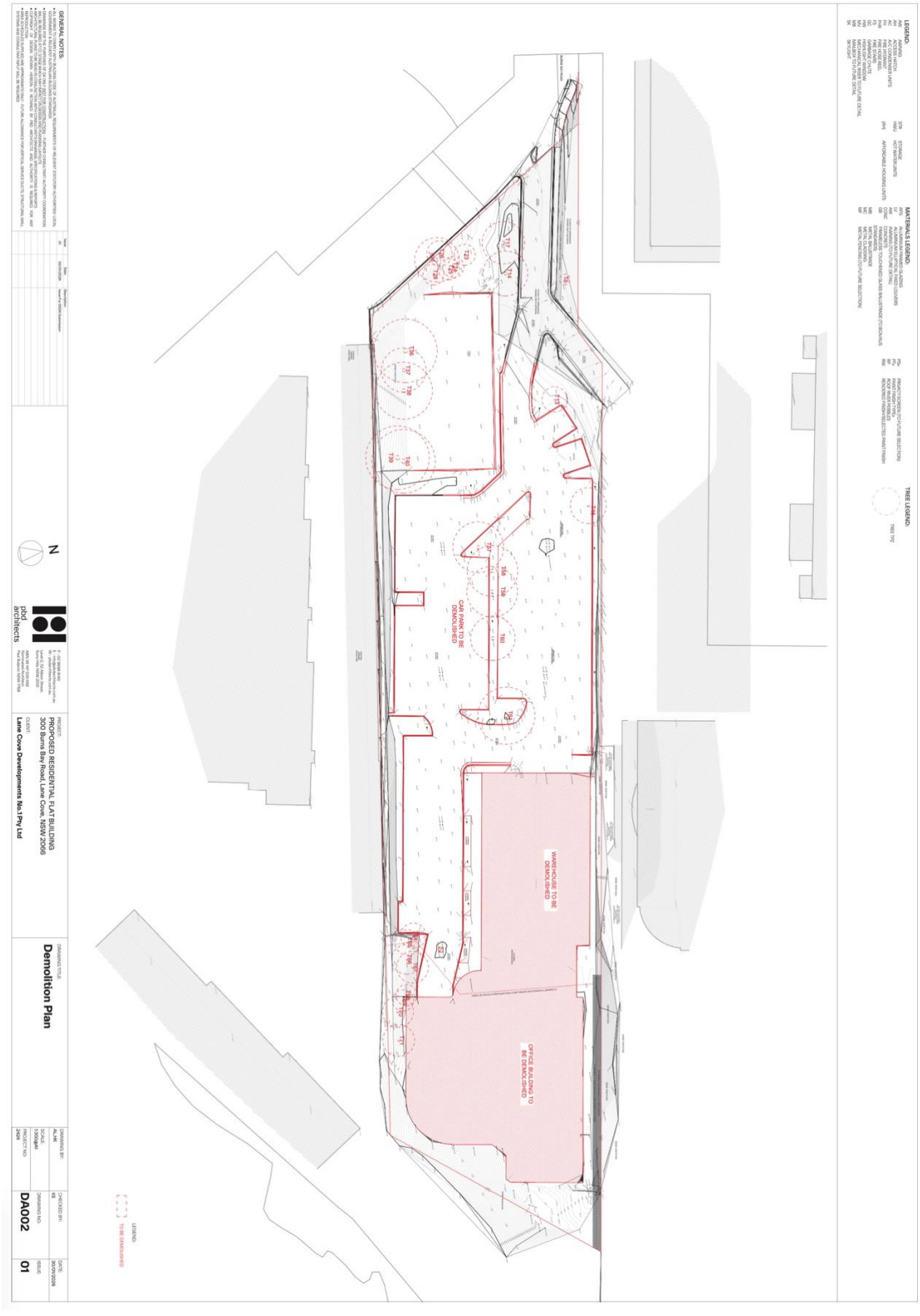
P: 02 8883 4239 W: www.sgce.com.au

A3 Appendix 3

Bulk Excavation and Demolition Plans

P: 02 8883 4239 W: www.sgce.com.au

P: 02 8883 4239 W: www.sgce.com.au


GENERAL NOTES:
LEGEND:
MATERIALS LEGEND:
TREE LEGEND:
N
pbd architects
PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066
CLIENT:
Lane Cove Developments No.1 Pty Ltd
DRAWING TITLE:
Demolition Plan
DRAWING NO:
DA002
ISSUE:
01
DATE:
30/07/2024
CHECKED BY:
KB
DRAWN BY:
ALAK
PROJECT NO:
2404
CAR PARKS TO BE DEMOLISHED
WAREHOUSE TO BE REMOLISHED
OFFICE BUILDING TO BE DEMOLISHED
LEGEND
TO BE DEMOLISHED