

27 May 2025

Cameron Sargent
Team Leader, Key Sites and TOD Assessments
Department of Planning, Housing and Industry
4 Parramatta Square, 12 Darcy Street,
Parramatta NSW 2150

Attn: Rodger Roppolo

**Re: Mowbray Road, Lane Cove North, Affordable Housing
(SSD-71687208-Mod-2) Request for Additional Information**

Dear Cameron,

Thank you for your letter dated 15 May 2026 outlining a request for additional information for the assessment of the Mowbray Road, Lane Cove North, Affordable Housing Development (SSD-71687208-Mod-2).

The matters raised are addressed in the table below.

Table 1: Response to issues raised

Requested information	Response
1. Integrated Water Management Plan	
Clarify whether any changes have been made to the revised stormwater plan when compared with the approved stormwater plan. If changes have been made, provide a summary of amendments and a rationale for the amendments.	Xavier Knight has prepared comparison plans of the original and MOD2 stormwater diversion plans (see Attachment A) and advises the following: <i>The stormwater management plan has been updated to suit general design development of the proposed development. Updates generally consist of adjustment to pit and pipe arrangements. The stormwater diversion pipe now connects directly to the kerb inlet pit in Mindarie Street to provide improved capacity to the diversion system. Updated stormwater and flooding reporting demonstrates the MOD2 design has no impacts to the performance of the system compared to the original. The modifications to the diversion pipe have been endorsed by Lane Cove Council and a formal Section 138 application for works outside of the site boundary is to be prepared.</i>

Requested information	Response
2. Conservation Programs, Heritage and Regulation Group (CPHR)	
Table 3 of the FIRA has been updated with the revised finished floor levels and flood levels. Finished floor levels are still lower than the PMF level at multiple locations, and the development is therefore inconsistent with the Shelter in place guideline for flash flooding (DPHI, January 2025). The basement car park entry is lower than the PMF levels in Hatfield Street. The FIRA states that flooding in the road is less than 150mm deep during the PMF and is not an issue, however the flood mapping provided shows flood depths of 150-300 mm in the roadway. • Update the site design to ensure the development is protected from flooding during the PMF event • Ensure the basement carpark is adequately protected from flows in Hatfield Street during the PMF event.	See response from WSP (Attachment B).

We trust that this information satisfies the matters raised.

Should you have any queries about the above matters, please do not hesitate to contact Anna Johnston on 0401 330 707.

Yours sincerely,



Michael File

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Director

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