



Your ref: SSD-71687208-Mod-2
Our ref: DOC26/233130

Rodger Roppolo
Senior Planning Officer
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

8 May 2026

Subject: Request for Additional Information – MOD 2 Design development changes (SSD-71687208-Mod-2)

Dear Rodger,

Thank you for your referral received 21 April 2026 requesting advice from the Conservation Programs Heritage and Regulation Group (CPHR) on the Request for Additional Information (RFI) for the Modification Application to an approved State Significant Development referred to as SSD-71687208-Mod-2 located at 618-624 Mowbray Road, Lane Cove North.

CPHR has reviewed the *Mowbray Road, Lane Cove North, Affordable Housing (SSD-71687208) Request for Additional Information* (FPD Planning, 17 April 2025) and supporting documentation and provides comments and recommendations at Attachment A. In summary:

Flooding

- the finished floor levels are lower than the Probable Maximum Flood (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 carpark is not adequately protected from the PMF and the development design should be updated to ensure the development is protected from flooding during the PMF.

Should you have any queries regarding this matter, please contact Peter Braga, Senior Conservation Planning Officer at peter.braga@dcceew.nsw.gov.au.

Yours sincerely,

Dana Alderson
**A/Senior Team Leader, Central Metropolitan
Conservation Planning and Assessment
Conservation Programs, Heritage and Regulation Group**

CPHR advice on RFI - MOD 2 Design development changes (SSD-71687208-Mod-2)

In preparing this advice, CPHR has reviewed the following documents:

- *Mowbray Road, Lane Cove North, Affordable Housing (SSD-71687208) Request for Additional Information* (FPD Planning, 17 April 2025)
- *618-624 Mowbray Road, Lane Cove North - Flood Impact and Risk Assessment* (WSP, 10 April 2024) (FIRA)
- *Landscape S455 - State Significant Development Application* (Land + Form, 5 November 2025) (Landscape Plans).

FloodingKey Assessment Issues

1.	<i>Flood planning levels</i>	Table 3 of the FIRA has been updated with the revised finished floor levels and flood levels for the 0.2% Annual Exceedance Probability (AEP) and Probable Maximum Flood (PMF) events. 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. In addition, Table 3 of the FIRA states overland flow of 150mm deep will be contained to the roadway, however the flood mapping contradicts this statement. However, flood mapping shows that during the PMF there is 150mm deep overland flow in the nature strip which has overtopped the kerb and gutter. Recommended actions • 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.
	<i>Extent and timing</i>	Pre-determination

End of Submission