



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

3 June 2026

Subject: New Request for Advice - Lane Cove North Design development changes (SSD-71687208-Mod-2)

Dear Rodger,

Thank you for your referral received 2 June 2026 requesting advice from the Marine Coast Estuary and Flood Team (Greater Sydney). The referral provided a response from the Applicant to flooding concerns raised by CPHR in the letter dated 8 May 2026.

CPHR have reviewed the following documents to determine if they have addressed matters raised in our advice dated 15th May 2026.

- Attachment A Stormwater Plan Comparison by Xavier Knight
- Flood Impact Assessment letter WSP dated 27th May 2026

The flood impact assessment letter has provided the additional information requested and clarified flood protection levels for the basement entry. This has addressed the concerns raised.

The Stormwater comparison refers to requests made by Lane Cove Council. It is noted that the plan shows significant tree planting along the overland flow path and above the proposed stormwater pipe alignment. Lane Cove Council officers should confirm that this arrangement is acceptable from a maintenance perspective.

Recommended Condition of Consent

Detailed design of the project should ensure that the flood protection commitments made in the FIRA by WSP are met.

Detailed design of pipework diversions and the overland flow path should ensure that the system is maintainable and has sufficient capacity to safely convey the flows modelled in the FIRA by WSP.

Flood emergency management protocols are to be updated in conjunction with the facility manager prior to occupation of the building. Emergency management protocols are to be updated annually and after any significant flood event.

Ensure wheel chair access (assuming a power outage is likely, as outlined in the Shelter in Place Guideline) is available to a floor level above the PMF for areas such as the northern area of the ground floor where the floor level is lower than the PMF level.

Yours sincerely,



Dr Peter Freewater

Acting Senior Team Leader – Coast & Flood (Greater Sydney)
Marine Coast Estuary and Flood

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