



**Reference:** 20240202-R03\_flood desktop review [B].docx

Date: February 23, 2026

Lane Cove Developments No. 1 Pty Ltd  
Attn: Claudine Malanum  
30a Eva Street  
Riverwood NSW 2210

Dear Sir,

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

## INTRODUCTION

This Flood Desktop Review prepared by S&G Consultants Pty Ltd on behalf of Lane Cove Developments no.1 Pty Ltd ('the Applicant') in support of a concurrent Rezoning Proposal and State Significant Development Application (Rezoning and SSDA) for a mixed-use development for the site at 300 Burns Bay Road, Lane Cove (the site).

This SSDA seeks approval for:

- Demolition of existing structures on the site, tree removal and site excavation for basement levels.
- Construction of a new residential flat building ranging from 7-15 storeys and comprising 225 apartments including:
  - 198 market apartments;
  - 34 affordable apartments; and
  - Communal areas at lower ground, ground level with new recreation park at the eastern edge of the site, rooftop levels including a pool.
- Car and bicycle parking for residents and visitors at lower ground and two (2) basement levels, including;
  - 237 car parking spaces;
  - Garbage storage; and
  - Plant rooms and other associated services.
- Public domain and landscaping improvements, including:
  - New open space at the eastern edge of the site; and
  - Hard and soft landscaping works.

The concurrent Rezoning seeks the following amendments to the *Lane Cove Local Environmental Plan 2010* (LCLEP 2010) to facilitate the proposed development:

- Amend the Height of Buildings Map under Clause 4.3 to increase the building height from 21m to 54m; and
- Amend the Maximum Floor Space Ratio Map under Clause 4.4 to change the maximum Floorspace Ratio (FSR) from 2:1 to 3.22:1.

For a further detailed project description, please refer to the Environmental Impact Statement and Rezoning Report prepared by Colliers Urban Planning.



**Phone:** 02 8883 4239  
**Address:** Suite 311, Level 3,  
480 Pacific Highway St Leonards NSW 2065

**Web:** [www.sgce.com.au](http://www.sgce.com.au)  
**Postal:** PO Box 7855,  
Baulkham Hills, NSW 2153



This report should be read in conjunction with the Rezoning Request and Environmental Impact Statement prepared by Colliers Urban Planning, the Architectural Plans prepared by PBD Architects, and the other accompanying technical documents that form part of the State Significant Development Application.

For a further detailed project description, please refer to the Environmental Impact Statement and Rezoning Report prepared by Colliers Urban Planning.

This report should be read in conjunction with the Rezoning Request and Environmental Impact Statement prepared by Colliers Urban Planning, the Architectural Plans prepared by PBD Architects, and the other accompanying technical documents that form part of the State Significant Development Application.

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

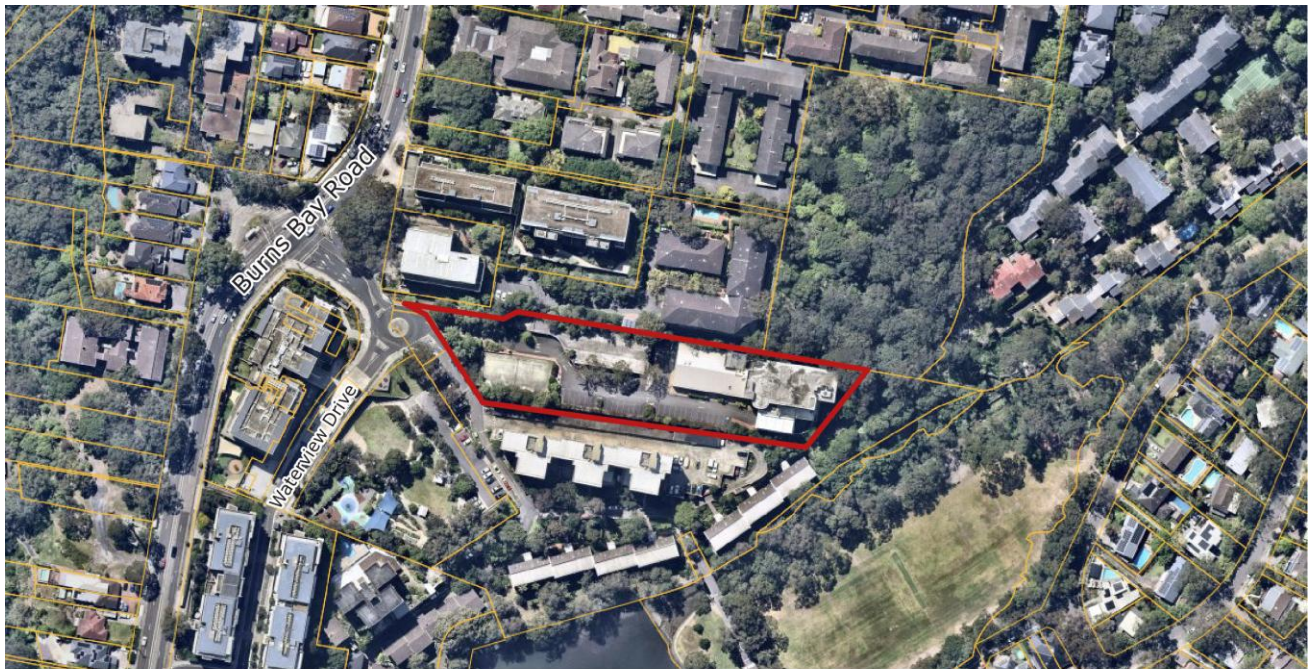
The site is located at 300 Burns Bay Road, Lane Cove NSW 2066 and is legally described as Lot 15 DP1230609.

Situated within the Lane Cove Council (LCC) Local Government Area (LGA), the site is zoned R4 High Density Residential within the Lane Cove Local Environmental Plan 2009 (LCLEP). It has an area of 7,595 m<sup>2</sup> and comprises an existing office building and warehouse extension on the eastern portion of the site. A single storey structure providing car parking occupies the western part of the site. Car parking is also provided at grade along the southern site boundary and a tennis court is located on the western part of the site.

The site has a sloping topography, with a high point at 22.15m (AHD) along the boundary with the properties to the north, sloping south to a low point of 18.83m (AHD) along the southern boundary, representing an approx. 3.5m level change across the site from north to south.

Vehicle and pedestrian access to the site is via Burns Bay Road. A right of carriageway extends along the western site boundary for driveway access to the neighbouring buildings at 292-298 Burns Bay Road.

An aerial photo of the site is shown at **Figure 1** below.



 Site Boundary

NOT TO SCALE



**Figure 1 Site aerial**

Source: Nearmap, edits by Colliers Urban Planning

## SECRETARY’S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

This report has been prepared to respond to the Secretary’s Environmental Assessment Requirements (SEARS) dated 18 July 2025 for SSD-27925706. Specifically, this report has been prepared to respond to those SEARS outlined 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> </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</p>

- 
- 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)
- 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;
- Architectural plans 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.

Based on the above, we are of the opinion that the proposed 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**



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



## A1 Appendix 1

### Flood Map

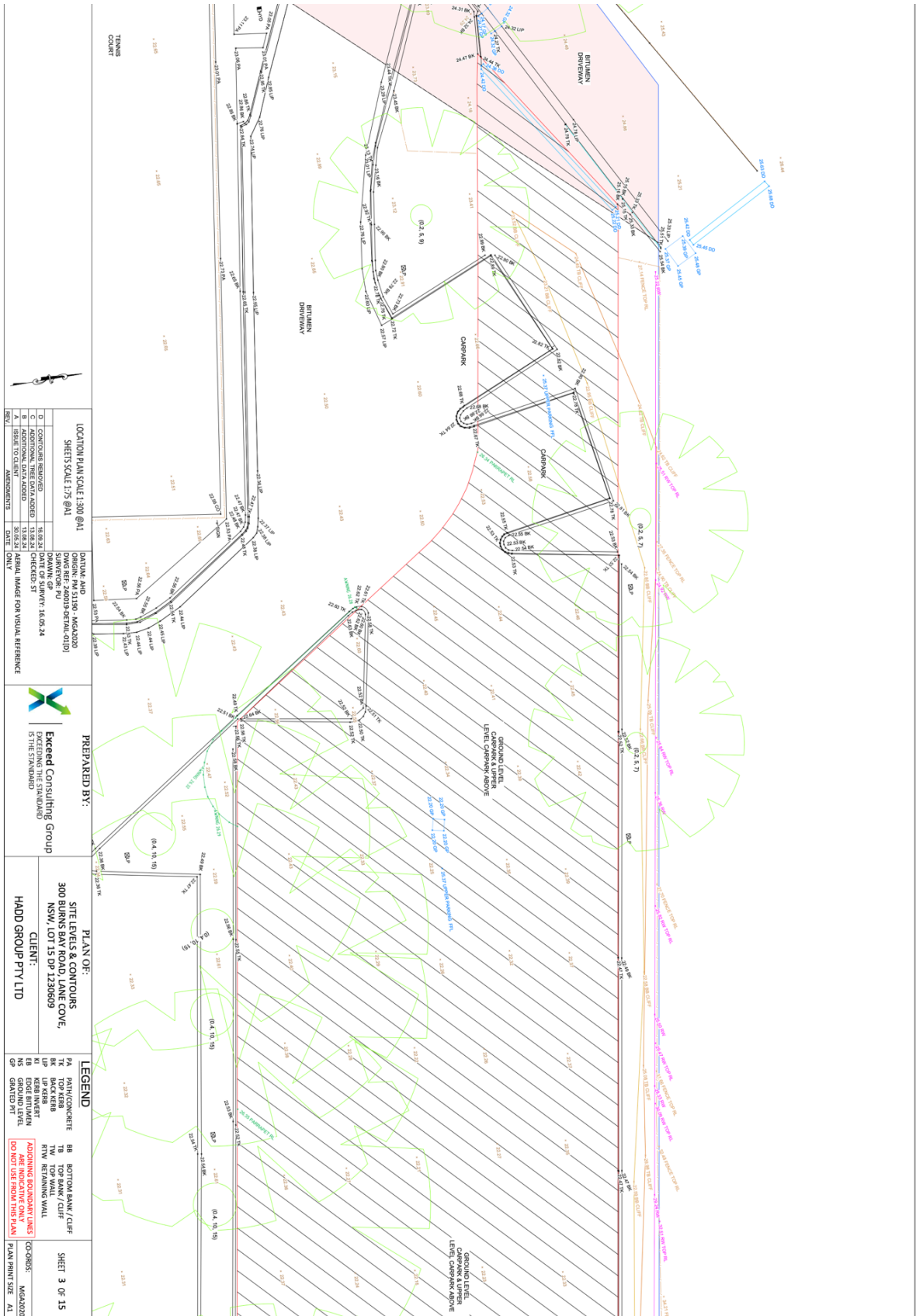




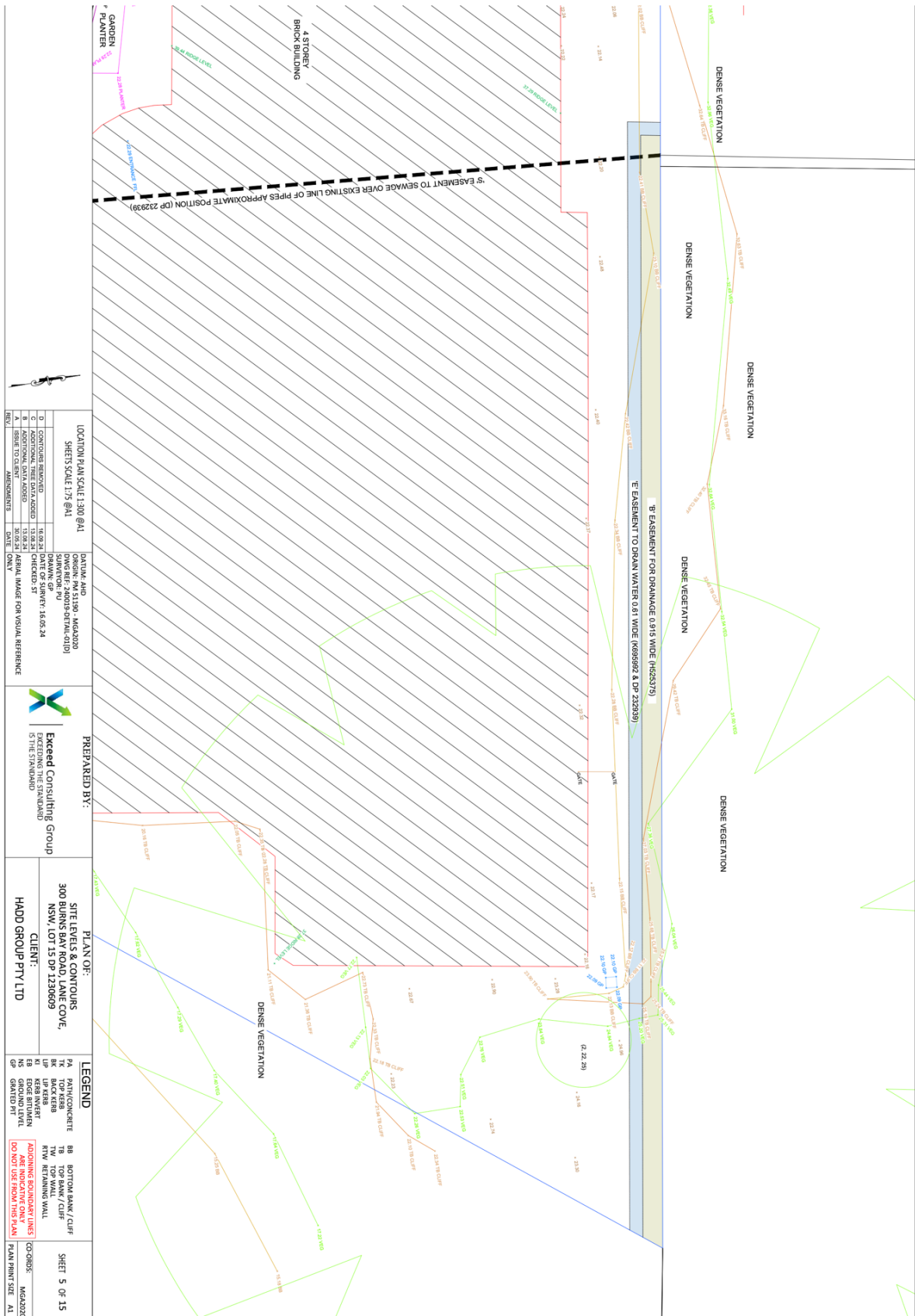
## A2 Appendix 2

### Survey Plan









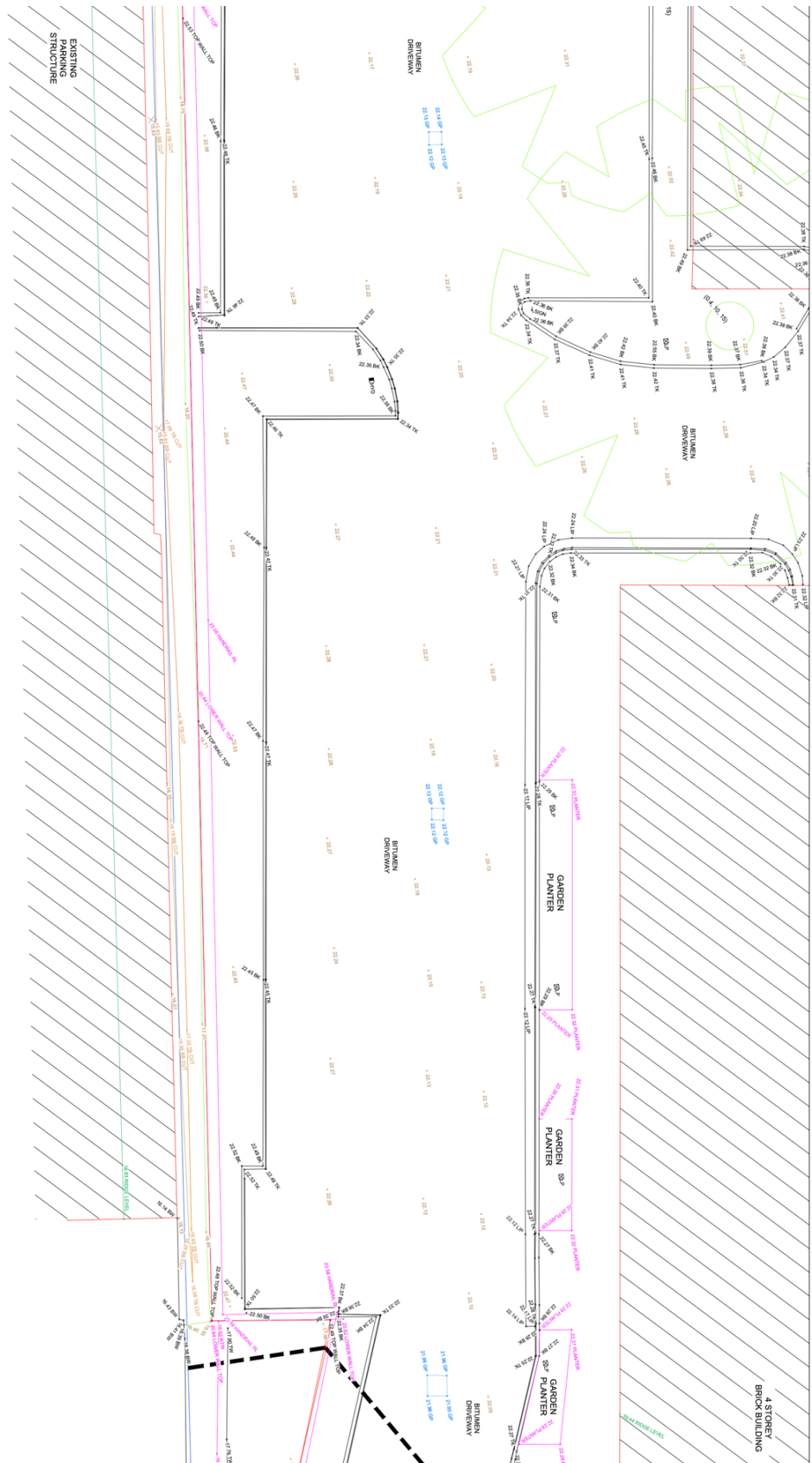
LOCATION PLAN SCALE 1:300 @A1	
SHEETS SCALE 1:75 @A1	
D	CONTINUING REVISION
C	ADDITIONAL THE DATE
A	ISSUE TO CLIENT
REV	AMENDMENTS
DATE	BY

PREPARED BY:  
  
 Exceed Consulting Group  
 EXCEEDING THE STANDARD

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

7A	PAVING/CONCRETE	8B	BOTTOM BANK/CURB
7B	PAVING	8C	TOP WALL / SLOPE
7C	BACKFILL	8D	RETAINING WALL
7D	UR	8E	ADJOINING BOUNDARY LINE
7E	EDGE BITUMEN	8F	DO NOT USE FROM THIS PLAN
7F	GROUND LEVEL		
7G	SEA LEVEL		
7H	ADJOINING BOUNDARY LINE		
7I	DO NOT USE FROM THIS PLAN		
7J	DO NOT USE FROM THIS PLAN		
7K	DO NOT USE FROM THIS PLAN		
7L	DO NOT USE FROM THIS PLAN		
7M	DO NOT USE FROM THIS PLAN		
7N	DO NOT USE FROM THIS PLAN		
7O	DO NOT USE FROM THIS PLAN		
7P	DO NOT USE FROM THIS PLAN		
7Q	DO NOT USE FROM THIS PLAN		
7R	DO NOT USE FROM THIS PLAN		
7S	DO NOT USE FROM THIS PLAN		
7T	DO NOT USE FROM THIS PLAN		
7U	DO NOT USE FROM THIS PLAN		
7V	DO NOT USE FROM THIS PLAN		
7W	DO NOT USE FROM THIS PLAN		
7X	DO NOT USE FROM THIS PLAN		
7Y	DO NOT USE FROM THIS PLAN		
7Z	DO NOT USE FROM THIS PLAN		



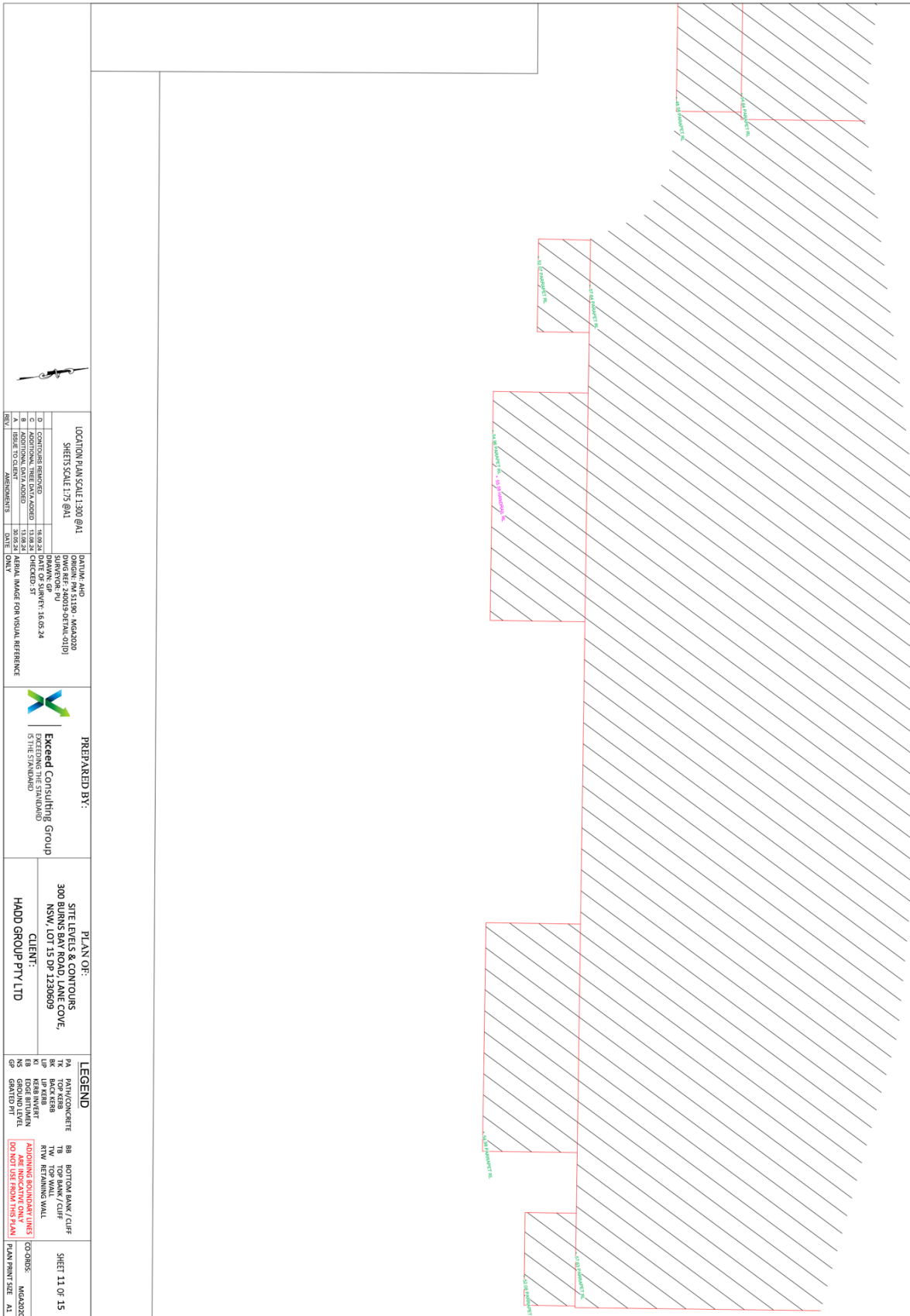


<p>LOCATION PLAN SCALE 1:300 @A1 SHEETS SCALE 1:75 @A1</p>		<p>ISSUED DATE: 16/09/24 DRAWN BY: JH CHECKED BY: JH DATE OF SURVEY: 16/09/24</p>																									
<p>PREPARED BY: <b>Exceed Consulting Group</b> EXCEEDING THE STANDARD</p>		<p>PLANNING: SITE LAYOUTS &amp; CONTOURS 300 BURNS BAY ROAD LANE COVE, NSW, LOT 15 DP 1230609 CLIENT: <b>HADD GROUP PTY LTD</b></p>																									
<p>LEGEND</p> <table border="0"> <tr> <td>TA</td><td>PAVING/CONCRETE</td> <td>BB</td><td>BOTTOM BANK/CLIFF</td> </tr> <tr> <td>BK</td><td>BACKFILL</td> <td>TW</td><td>TOP WALL/CLIFF</td> </tr> <tr> <td>UP</td><td>UPPER RET</td> <td>RTW</td><td>RETAINING WALL</td> </tr> <tr> <td>EB</td><td>EDGE BUTTMENT</td> <td>AD</td><td>ADJOINING BOUNDARY LINES</td> </tr> <tr> <td>GS</td><td>GROUND LEVEL</td> <td>DO</td><td>DO NOT USE FROM THIS PLAN</td> </tr> <tr> <td>CP</td><td>CONTOUR</td> <td></td><td></td> </tr> </table>		TA	PAVING/CONCRETE	BB	BOTTOM BANK/CLIFF	BK	BACKFILL	TW	TOP WALL/CLIFF	UP	UPPER RET	RTW	RETAINING WALL	EB	EDGE BUTTMENT	AD	ADJOINING BOUNDARY LINES	GS	GROUND LEVEL	DO	DO NOT USE FROM THIS PLAN	CP	CONTOUR			<p>SHEET 7 OF 15 MKS2020 PLAN PRINT SIZE: A1</p>	
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BK	BACKFILL	TW	TOP WALL/CLIFF																								
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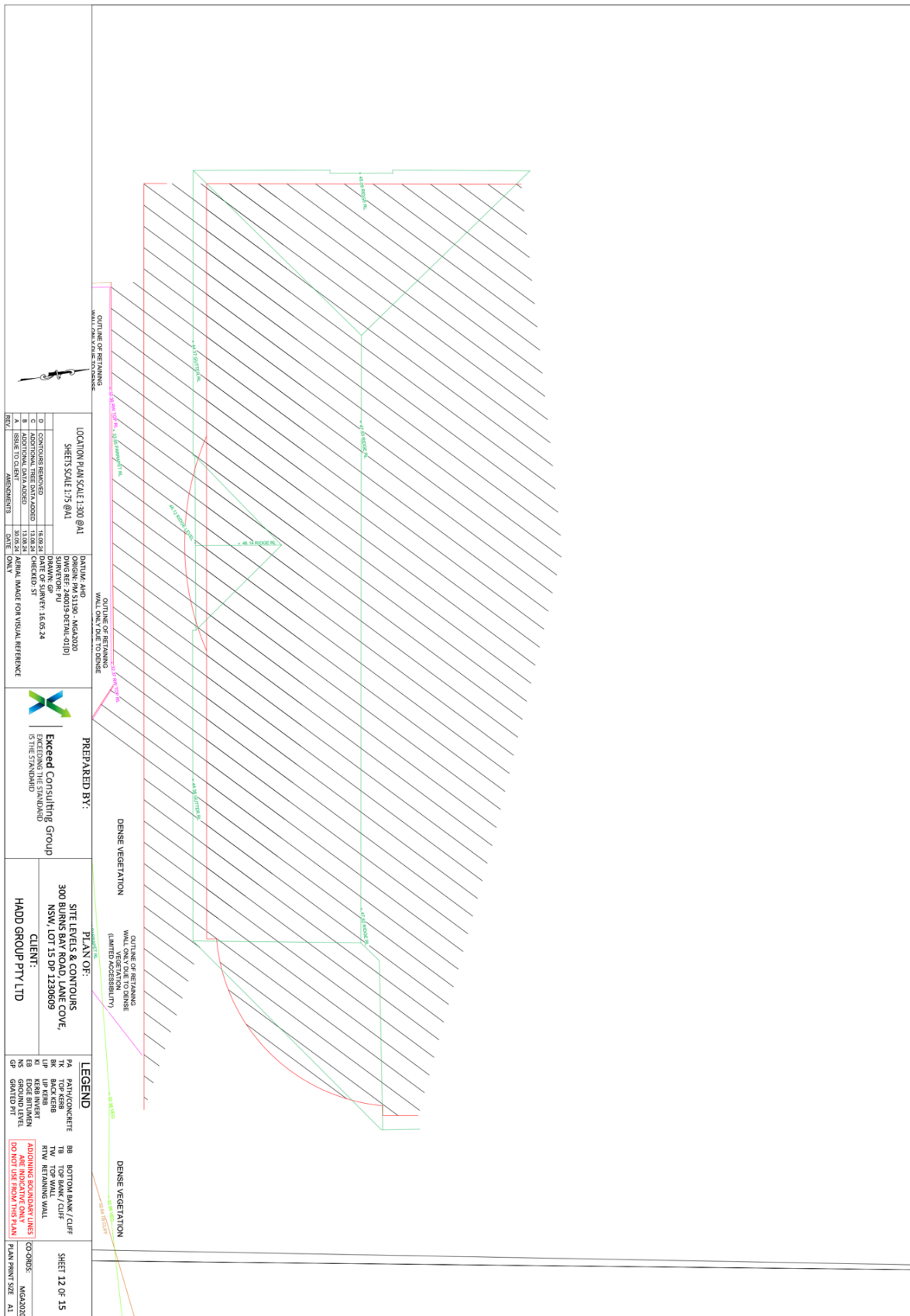




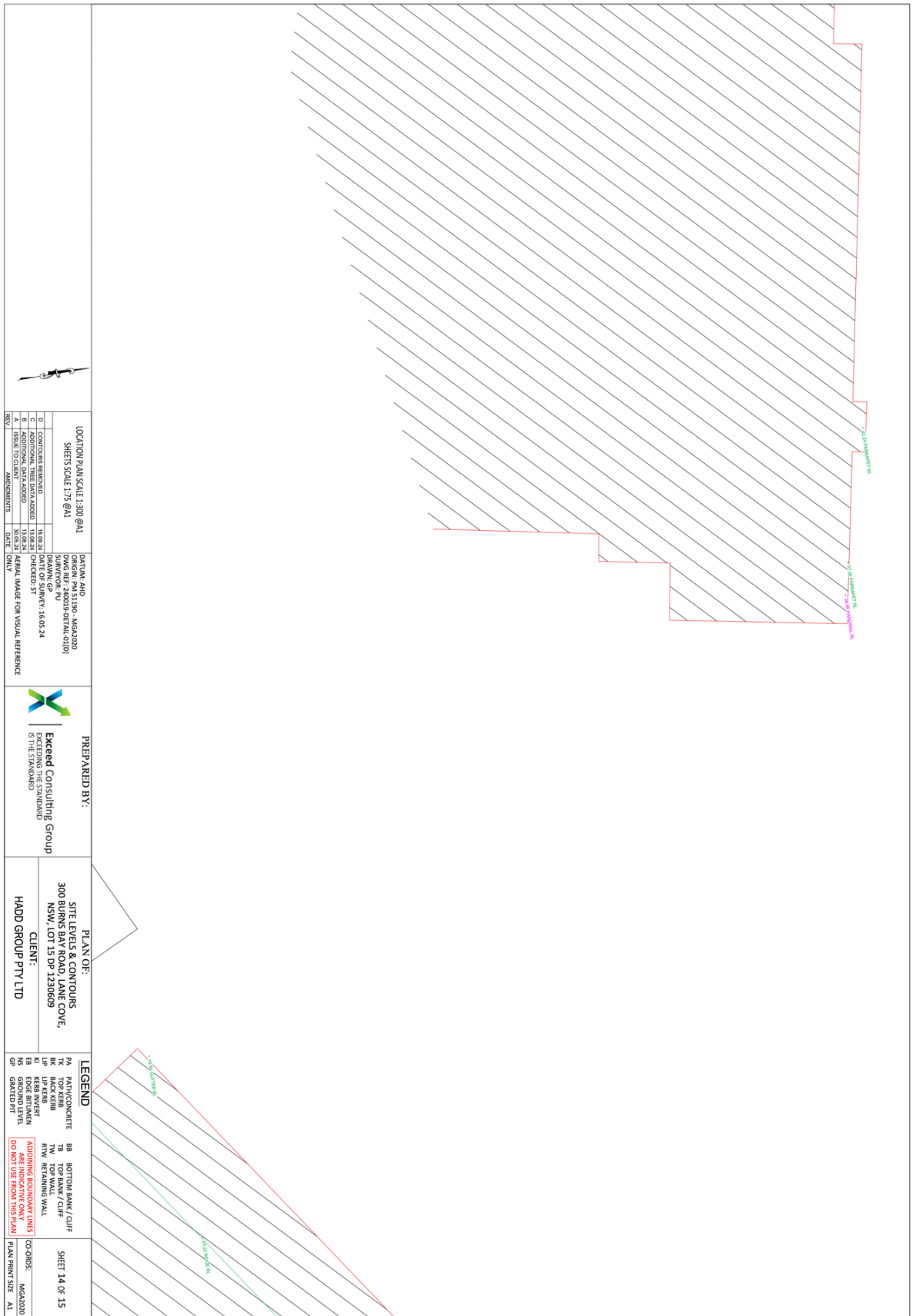




LOCATION PLAN SCALE 1:300 @A1 SHEETS SCALE 1:75 @A1		DATING AND DATE: 11.09.24 DRAWN BY: MGA/2020 DWG REF: 240019-DETAL-Q1D1 SUPERVISOR: PU DATE OF SURVEY: 18.05.24	
CONTROLS REVISIONS D ADDITIONAL THREE DATUM ADDED 11.09.24 C ADDITIONAL THREE DATUM ADDED 11.09.24 A REVISION TO CLIENT 20.02.24		CHECKED: ST REVISIONS MADE FOR VISUAL REFERENCE DATE ONLY	
PREPARED BY:  Excel Consulting Group EXCEEDING THE STANDARD IS THE STANDARD		PLAN OF: SITE LEVELS & CONTOURS 300 BAYVIEW DRIVE, HADDERSFIELD 300 NSW, LOT 15 DP 1230609 CLIENT: HADD GROUP PTY LTD	
LEGEND PA PAVY/CONCRETE BK BACK KERB UP UP KERB EB EDGE BITUMEN NS GROUND LEVEL GP GRATED PVI		BB BOTTOM BANK / CLIFF TW TOP WALK CLIFF RW RETAINING WALL ARE INACTIVE ONLY (DO NOT USE FROM THIS PLAN)	
CO-ORDS: MGA/2020		SHEET 11 OF 15 PLAN PRINT SIZE: A1	








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

REV	DESCRIPTION	DATE	ONLY
D	CONDITIONS REMOVED	16.08.24	
C	ADDITIONAL DATA ADDED	11.08.24	
B	ADDITIONAL DATA ADDED	30.08.24	
A	ISSUED FOR PERMIT	30.08.24	

**DATE AND TIME:** 16.08.24  
**PROJECT REF:** 240024-001A1 (D10)  
**SUBMITTER:** PU  
**DATE OF SURVEY:** 16.08.24  
**CHECKED BY:**  
**REVISIONS:** AS PER PLAN FOR VISUAL REFERENCE

**PREPARED BY:**  
  
**Exceed Consulting Group**  
EXCEED CONSULTING GROUP  
IS THE STANDARD

**PLAN OF:**  
**SITE LEVELS & CONTOURS**  
300 BURNS BAY ROAD, JANGLE COVE,  
NSW, LOT 13 DP 1230609  
**CLIENT:**  
**HAOD GROUP PTY LTD**

**LEGEND**

PA	PAVING/CONCRETE	BB	BOTTOM BANK / CLIFF
PK	BACK KERB	TR	TOP BANK / CLIFF
LP	LIP KERB	TRW	REINFORCED WALL
ES	EDGE BITUMEN	AD	ADJOINING BOUNDARY LINES
MS	GROUND LEVEL	AO	ARE INDICATIVE ONLY (LINES DO NOT USE FROM THIS PLAN)
GP	GRAVEL PIT		

**CO-ORDS:** MGA2020  
**PLAN PRINT SIZE:** A1  
**SHEET 14 OF 15**

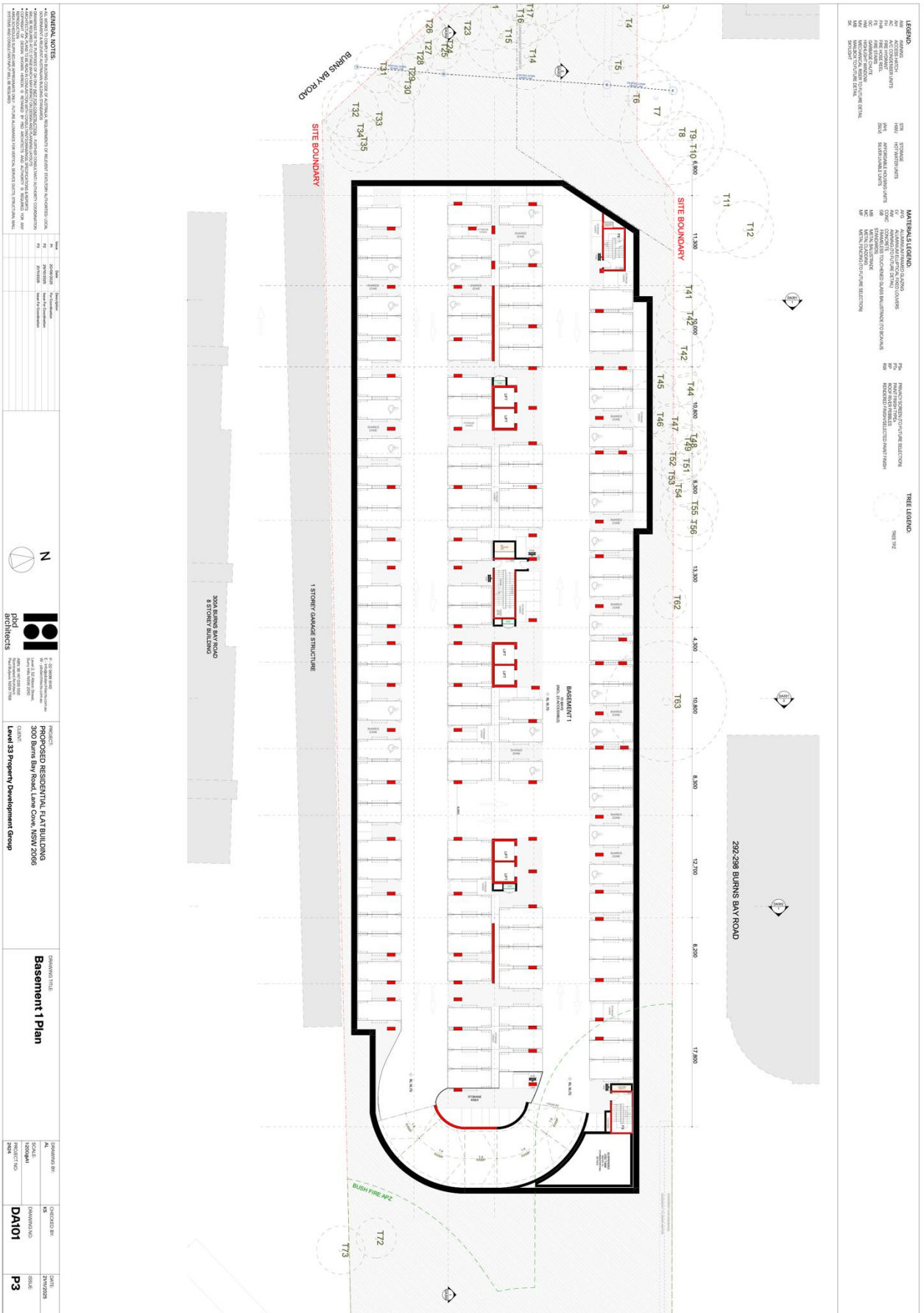




## **A3 Appendix 3**

### **Architectural Plans**





**LEGEND**

SYMBOL	DESCRIPTION
(Symbol)	EXISTING WALLS
(Symbol)	PROPOSED WALLS
(Symbol)	EXISTING DOORS
(Symbol)	PROPOSED DOORS
(Symbol)	EXISTING WINDOWS
(Symbol)	PROPOSED WINDOWS
(Symbol)	EXISTING STAIRS
(Symbol)	PROPOSED STAIRS
(Symbol)	EXISTING LIFT
(Symbol)	PROPOSED LIFT
(Symbol)	EXISTING SERVICES
(Symbol)	PROPOSED SERVICES
(Symbol)	EXISTING FURNITURE
(Symbol)	PROPOSED FURNITURE
(Symbol)	EXISTING PLANT
(Symbol)	PROPOSED PLANT
(Symbol)	EXISTING LANDSCAPE
(Symbol)	PROPOSED LANDSCAPE
(Symbol)	EXISTING SITE BOUNDARY
(Symbol)	PROPOSED SITE BOUNDARY

**MATERIAL LEGEND**

SYMBOL	DESCRIPTION
(Symbol)	CONCRETE
(Symbol)	BRICK
(Symbol)	GLASS
(Symbol)	WOOD
(Symbol)	ROOFING
(Symbol)	LANDSCAPE
(Symbol)	ASPHALT
(Symbol)	GRAVEL
(Symbol)	PAVING
(Symbol)	CONCRETE
(Symbol)	BRICK
(Symbol)	GLASS
(Symbol)	WOOD
(Symbol)	ROOFING
(Symbol)	LANDSCAPE
(Symbol)	ASPHALT
(Symbol)	GRAVEL
(Symbol)	PAVING

**TREE LEGEND**

SYMBOL	DESCRIPTION
(Symbol)	EXISTING TREE
(Symbol)	PROPOSED TREE

**GENERAL NOTES**

1. THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL REQUIREMENTS OF RELEVANT REGULATORY AUTHORITIES.
2. THE CLIENT IS ADVISED THAT THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
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5. THE CLIENT IS ADVISED THAT THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

NO.	DATE	DESCRIPTION
1	2024/02/20	ISSUED FOR PERMIT
2	2024/02/20	ISSUED FOR PERMIT
3	2024/02/20	ISSUED FOR PERMIT



**PROJECT INFORMATION**

PROPOSED RESIDENTIAL FLAT BUILDING  
300 Burns Bay Road Lane Cove, NSW 2066

CLIENT  
Level 33 Property Development Group

**DRAWING TITLE**

**Basement 1 Plan**

DATE	2024/02/20
SCALE	1:100
PROJECT NO.	DA101

**DATE**  
2024/02/20

**SCALE**  
1:100

**PROJECT NO.**  
DA101

**DATE**  
P3





