



**Lane Cove
Council**

**Minutes
Lane Cove Local Planning Panel Meeting
3 March 2026**

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MINUTES**

PRESENT: Mr Carl Scully, Chairman
Mr Stephen McMahon, Planning Expert
Ms Linda Kelly, Planning Expert
Mr Bruce Fraser, Community Representative

ALSO PRESENT: Mr Mark Brisby, Director Planning and Sustainability
Mr Rajiv Shankar, Manager Development Assessment
Mr Brett Zhu, Planner
Ms Angela Panich, Panel Secretary

DECLARATIONS OF INTEREST: Nil

APOLOGIES

Nil

LANE COVE LOCAL PLANNING PANEL REPORTS

23 SEAMAN STREET, GREENWICH.

The Lane Cove Planning Panel met for an electronic meeting at 3pm on 3 March 2026. Under Section 4.18(1) of the EP&A Act, notice is given that the above development application has been determined by refusing consent using the power in section 4.16(1)(b) of the EP&A Act, for the reasons specified below:

1. Lane Cove Local Environmental Plan 2009 (LCLEP 2009)

Clause 1.2 Aims of Plan

The proposal is inconsistent with the aims in Part 1.2(2) because:

- (i) It is inconsistent with the application of the precautionary principle and the relationship of the property in Lane Cove with its locality, as required by subclause (a);
- (ii) It does not preserve and improve the existing amenity in accordance with the indicated expectations of the community, as required by subclause (b); and
- (iii) It does not provide a housing density that has a sympathetic and harmonious relationship with adjoining development, as required by subclause (c)

Clause 4.3 Height of Buildings

The proposed height variation is inconsistent with objectives (1)(a) and (d) in Clause 4.3 as the proposal has failed to demonstrate that it allows for reasonable solar access to existing buildings and the development relates to the topography of the site.

Clause 4.6 Exception to Development Standards

The request for an exception to the building height development standard pursuant to Clause 4.6 has not adequately demonstrated that compliance with the development standard is unreasonable or unnecessary in the circumstances, and there are sufficient environmental planning grounds to justify the contravention of the development standard.

2. Lane Cove Development Control Plan 2010

Part 1.7 Building Design

The proposal fails to satisfy bulk and scale objective 1 and overshadowing objective 4 in Part 1.7, specifically with regard to the proposed elevated ground floor RL and the projecting void and screened balconies on the first floor level

Part 1.8 Amenity

The proposal fails to satisfy solar access and overshadowing objectives 1 and 3 in Part 1.8 and the controls in Part 1.8.1 , specifically with regard to overshadowing impact on No. 17 Bent Street.

3. Inadequate Information

Insufficient/inadequate solar access and shadow impact information has been submitted to enable a full and accurate assessment of the proposal against the relevant considerations pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979. In particular the following has not been provided:

- Vertical shadow diagrams indicating the shadows cast on 17 Bent Street.
- Sun Eye diagrams indicating overshadowing of 17 Bent Street.
- An explanation of how the proposed development would meet the solar access provisions of Council's DCP.

The decision of the Panel was unanimous

The meeting closed at [3.45pm](#)

***** END OF MINUTES *****