



**Lane Cove  
Council**

**Minutes  
Lane Cove Local Planning Panel Meeting  
19 February 2025**

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MINUTES**

**PRESENT:** Mr Jan Murrell, Chair  
Ms Clare Swan Planning Expert,  
Mr Jason Perica, Planning Expert  
Mr David Risbey, Community Representative

**ALSO PRESENT:** Mr Mark Brisby, Director Planning and Sustainability  
Mr Andrew Bland, Senior Planner  
Mr Sam Wilson, Town Planner  
Ms Angela Panich, Panel Secretary

**DECLARATIONS OF INTEREST** The Community Representative advised he casually knew a submitter through sport over a decade ago, however, has not had contact for many years. This was considered not to be a conflict of interest.

**APOLOGIES**

Nil

**LANE COVE LOCAL PLANNING PANEL REPORTS**

**36 - 38 DUNOIS STREET, LONGUEVILLE**

**PANEL DECISION**

That pursuant to Section 4.16(1)(b) of the Environmental Planning and Assessment Act, the Lane Cove Local Planning Panel, at its meeting of 19 February 2025, considered Development Application DA157/2024 for the subdivision of two lots and the construction of two 3-storey detached dwelling houses including new driveway crossovers, internal garages, and in-ground swimming pools at 36-38 Dunois Street Longueville.

The Panel decided to defer determination of the application to allow the Applicant the opportunity to submit a view sharing analysis and further information to address issues raised by the Panel. These matters are as follows:

- A view analysis from an experienced specialist consultant to demonstrate the impact of the proposal on views, in particular water views from the living areas, of the heritage listed home at 101 William Edward Street, Longueville. The additional information should also have regard to the planning principle set out in Tenacity and include photomontages of views with the proposed buildings superimposed, consistent with the technical guide issued by the Land and Environment Court of NSW entitled 'Policy: Use of Photomontages and Visualisation Tools'. (the Panel notes the verbal agreement given by the subject property owner to grant access in a timely way).
- Additional information clarifying the applicant's position on the legal applicability or otherwise of Clause.4.1 and Cl.4.6 of the Lane Cove LEP 2009;
- Additional survey details with more spot levels to inform accurate plotting of the existing ground level, including the vertical cliff/retaining wall in the central part of the site. Surveyor's sections of the land profile at relevant locations to the building sections are to be shown on the architectural drawings. This will also demonstrate

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compliance or otherwise with the LEP height development standard. The surveyor should also verify in writing the accuracy of the subsequent height "blanket" prepared by the architect;

- Sections to demonstrate the maximum external wall height of the dwellings relative to existing ground level, to be prepared following above further survey data;
- Geotechnical advice to clarify whether or not approval under the Water Management Act 2000 is required (in relation to potential de-watering of any groundwater) and any specific recommendations;
- Revisions to the driveway(s) and stormwater infrastructure as necessary to retain the existing Canary Island Palm.
- A revised Landscape Plan is to be submitted to show: increased and compliant landscaped area having regard to the DCP provisions; and the planting of endemic native canopy trees to ensure equivalent or greater tree cover compared to the current situation;

The above information is required to be submitted to the Council by Monday 7 April 2025. A further Council assessment report is to undertaken in a timely manner and the matter referred back to this Panel for determination, and this may include by electronic means.

In the event the additional information is not received from the Applicant, this Panel may determine the application on the basis of the information currently at hand.

The decision of the panel was unanimous

The meeting closed at 7pm.

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