



**Lane Cove
Council**

**Minutes
Lane Cove Local Planning Panel Meeting
8 October 2025**

**Lane Cove Local Planning Panel 8 October 2025
MINUTES**

PRESENT: Ms Jan Murrell, Chair
Mr Mike Ryan, Planning Expert
Ms Susan Hobley, Environmental Expert
Mr David Risbey, Community Representative

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

DECLARATIONS OF INTEREST: Nil

APOLOGIES

Nil

LANE COVE LOCAL PLANNING PANEL REPORTS

S4.55, 46-48 NICHOLSON STREET, ST LEONARDS

DETERMINATION

General Conditions

Pursuant to Section 4.55(1a) of the Environmental Planning and Assessment Act 1979, the Lane Cove Planning Panel at its meeting of 8 October 2025 approve the modification application for development consent DA32/2025, granted on 1 August 2025, for the demolition of existing structures and the removal of trees, at 46-48 Nicholson Street, St Leonards. Accordingly the consent is modified in the following manner:

Part A

The amendment of condition 1 and condition 6:

1. **A.1 - Approved plans and supporting documentation**
Development must be carried out in accordance with the following approved plans and supporting documentation (stamped by Council), except where the conditions of this consent expressly require otherwise.

Plan No	Revision	Plan Title	Drawn By	Dated
A-DA-1101	2	SITE PLAN AND SITE ANALYSIS	Cox Architecture	22/05/2025
A-DA-1102	2	DEMOLITION PLAN	Cox Architecture	22/05/2025
A-DA-1103	2	TREE REMOVAL PLAN	Cox Architecture	22/05/2025
DA-10-02				25/07/2025
24-1018- CIV-060	P1	EROSION AND SEDIMENT CONTROL PLAN	HJ Consult	24/06/2024
24-1018- CIV-061	P1	EROSION AND SEDIMENT	HJ Consult	24/06/2024

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		CONTROL DETAILS SHEET 1		
24-1018- CIV-062	P1	EROSION AND SEDIMENT CONTROL DETAILS SHEET 2	HJ Consult	24/06/2024

Document Title	Version No.	Prepared By.	Dated Title.
Demolition Traffic Management Plan	Rev C	JM - JMT Consulting	11/07/2025
Demolition Traffic Management Plan Approval Letter	-	Lane Cove Council	-
Demolition Waste Management Plan	Rev B	WSP	10/12/2024
Hazardous Materials Survey	Rev 0	JBS&G Australia Pty Ltd	31/04/2023

In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

6. **A.7.L - Tree preservation and approved landscaping works**

All landscape works shall be undertaken in accordance with the approved landscape plan(s), Arborist Report, tree management plan and transplant method statement as applicable, as modified by any conditions of consent.

The following trees shall be retained:

Tree No.	Species	Location	Dimension (meters)
40	<i>Eucalyptus paniculata</i>	Council Road Reserve Nicholson Street frontage.	3.5 x 1.8m
41	<i>Eucalyptus paniculata</i>	Council Road Reserve Nicholson Street frontage.	3.5 x 1.8m

This consent gives approval for the removal of the following trees:

Tree No.	Species	Location	Dimension (meters)
1	<i>Glochidion ferdinandi</i>	Council Road Reserve Christie Street frontage	7 x 3m
2	<i>Photinia robusta</i>	Council Road Reserve Christie Street frontage	5 x 6m
3	<i>Cupressus x sp</i>	Council Road Reserve Christie Street frontage	10 x 3m
5	<i>Viburnum tinus</i>	Council Road	4.5 x 1.8m

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		Reserve Christie Street frontage	
6	<i>Viburnum tinus</i>	Council Road Reserve Christie Street frontage	9.5 x 5m
7	<i>Grevillea whiteana</i> 'Moonlight'	Subject site	3.5 x 2m
8	<i>Grevillea whiteana</i> 'Moonlight'	Subject site	3.5 x 2.5m
9	<i>Photinia robusta</i>	Council Road Reserve Nicholson Street frontage	7 x 4.5m
10	<i>Photinia robusta</i>	Council Road Reserve Nicholson Street frontage	7 x 4m
11	<i>Photinia robusta</i>	Council Road Reserve Nicholson Street frontage	7 x 4.5m
17	<i>Melaleuca quinquenervia</i>	Council Road Reserve Nicholson Street frontage	25 x 9m
18	<i>Murraya paniculata</i>	Subject site	2.8m
19	<i>Howea fosteriana</i>	Subject site	11 x 2.8m
21	<i>Callistemon viminalis</i>	Council Road Reserve Nicholson Street frontage	6.5 x 4.5m
22	<i>Eucalyptus scoparia</i>	Council Road Reserve Nicholson Street frontage	19 x 8m
23	<i>Callistemon viminalis</i>	Council Road Reserve Nicholson Street frontage	6 x 2m
27	<i>Backhousia citriodora</i>	Adjacent site at 29-57 Christie Street, St Leonards	6.5 x 1.5m
28	<i>Elaeocarpus reticulatus</i>	Adjacent site at 29-57 Christie Street, St Leonards	6.5 x 1.5m
Group T30-39, 43-52	20 x <i>Syzigium paniculatum</i>	Adjacent site at 29-57 Christie Street, St Leonards	9-15 x 2.6m

Tree removal may only occur upon issue of a Construction Certificate.

Lane Cove local government area in accordance with State Environmental Planning Policy (Biodiversity and Conservation) 2021. Chapter 2, Part 2.2, section 2.6 of this SEPP states:

"A person must not clear vegetation in a non-rural area of the State to which Part 3 applies without the authority conferred by a permit granted by the council under that Part "Clearing of vegetation includes "a) cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy the vegetation, or b) lop or otherwise remove a substantial part of the vegetation." Removal of trees or vegetation protected by the regulation is an offence against the Environmental Planning and Assessment Act 1979 (NSW).

The maximum penalty that may be imposed in respect to any such offence is \$1,100,000.

Reason: To ensure the protection of trees to be retained and to confirm trees removed for pruning/removal.

Part B

The addition of the following condition:

29a F.19 – Replacement tree planting

- 1) Trees that are removed are to be replaced on a minimum 1:1 ratio to comply with provisions outlined within *Part J Landscaping and Tree Preservation of the Lane Cove Development Control Plan 2009* unless otherwise stated within this consent.
- 2) Tree planting is to achieve canopy targets as outlined in Section 3.5 & 3.6 *Part J Landscaping and Tree Preservation of the Lane Cove Development Control Plan 2009*.
- 3) Indigenous tree species must be selected from Appendix 1 of *Part J Landscaping and Tree Preservation of the Lane Cove Development Control Plan 2009*.
- 4) Trees must be 4m at the time of planting, indicative tree size can be found within 3.7.2 *Part J Landscaping and Tree Preservation of the Lane Cove Development Control Plan 2009* table 1.4.
- 5) The tree selected must be purchased from a registered nursery and comply with the provisions outlined within AS2393:2018 *Tree stock for landscape use*.
- 6) Tree must be installed and signed off by the Project Arborist, **Prior to the Issue of the Occupation Certificate.**

Reason: To achieve canopy targets as outlined within LCCDCP Part J section 3.5 & 3.6 and objectives and provisions outlined under Part S Section 3.3.

Part C

The retention of all other conditions of the original development consent as previously approved.

The decision of the Panel was unanimous.

The Panel endorsed the Officer's report and notes the modified approval now includes the owner's consent for the adjoining land where it is proposed to carry out tree removal and replacement tree plantings.

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The submissions have been considered by the Panel in its determination. It is important to note this modification does not allow the erection of buildings or structures on the land as these will be the subject of a separate application under 'State Significant Development', and future applications for the built form will be exhibited to allow for community consultation.

By way of comment, the Panel is of the opinion that future development applications have regard for the importance of urban design for the streetscape and public domain areas. The need for a comprehensive public domain works and vegetation plan will be required for future development, and this to ensure significant canopy trees are provided as replacement trees, consistent with Council's policy.

The meeting closed at 5.40pm.

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