



**Lane Cove  
Council**

**Minutes  
Lane Cove Local Planning Panel Meeting  
18 December 2025**

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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 Christopher Pelcz, Strategic Co-ordinator  
Mr Brett Zhu, Town Planner  
Ms Angela Panich, Panel Secretary

**DECLARATIONS OF INTEREST:** Nil

**APOLOGIES**

Nil

**LANE COVE LOCAL PLANNING PANEL REPORTS**

**PLANNING PROPOSAL 47 - HERITAGE AMENDMENT - 3 AUSTIN CRESCENT, LANE COVE, NSW 2066**

**RECOMMENDATION**

That pursuant to Section 9.1 of the Environmental Planning and Assessment Act 1979, the Lane Cove Local Planning Panel at its meeting on 18 December 2025, support the Planning Proposal, as it satisfies both the strategic and site-specific merit tests.

The Panel noted that it was not in a position to address the request to delist 1 Austin Crescent as no Planning Proposal was before the Panel in relation to that property but had one been lodged the Panel noted that it would have supported delisting.

The decision of the Panel was unanimous

**23 SEAMAN STREET, GREENWICH**

**DETERMINATION**

The Lane Cove Local Planning Panel, at its meeting of 18 December 2025, in its consideration of the Development Application, has deferred the determination of the application.

The panel heard presentations from 7 local property owners and residents or their representatives and received and reviewed additional information provided by the presenters.

The Panel has concerns in relation to the overshadowing, in particular the balcony, of 17 Bent Street being the dwelling house towards the south.

In order to reduce the impacts of overshadowing, the applicant is required to explore options and amend the proposal. The options could include, but not be limited to, the following:

- Lower the building height at the rear by lowering the ground floor RL of the extension to the rear of the existing dwelling house to match the lowest point of the existing ground level..

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- Delete the non-functional portion of the roof adjoining the curved portion of the wall.
- Delete the excessive void, particularly at the top level, and utilise the space for habitable purposes or reduce the size of the building envelope.
- Increase the southern boundary setback of the first floor extension by deleting the balcony towards the southern boundary and reducing the size of the living room.

In order to assess the impacts of overshadowing on 17 Bent Street, the applicant is required to provide the following:

- 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 applicant is required to provide the above mentioned amended plans and information **by 13 February 2026**.

The Council, on receipt of the abovementioned information, will prepare a Supplementary Assessment Report for the Panel.

The Panel noted that if the requested information is not available by **13 February 2026** the Panel may, in any case, proceed to reconvene and conclude the determination of the DA.

The Panel will further consider the proposed development having regard to the supplementary report.

The decision of the Panel is unanimous.

The meeting closed at 6.20 pm

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