

Agenda
Lane Cove Local Planning Panel Meeting
22 January 2026



Notice of Meeting

Dear Panel Members,

Notice is given of the Lane Cove Local Planning Panel Meeting, to be held in the Council Chambers on Thursday 22 January 2026 commencing at 5pm. The business to be transacted at the meeting is included in this business paper.

Yours faithfully



Louise Kerr
General Manager

Lane Cove Local Planning Panel Meeting Procedures

The Lane Cove Local Planning Panel (LCLPP) meeting is chaired by Ms Jan Murrell or alternate Chairs. The meetings and other procedures of the Panel will be undertaken in accordance with any guidelines issued by the General Manager.

The order of business is listed in the Agenda on the next page. That order will be followed unless the Panel resolves to modify the order at the meeting. This may occur for example where the members of the public in attendance are interested in specific items on the agenda.

Members of the public may address the Panel for a maximum of 3 minutes. All persons wishing to address the Panel must register prior to the meeting by contacting Council's Office Manager – Environmental Services on 9911 3611. Where there are a large number of objectors with a common interest, the Panel may, in its absolute discretion, hear a representative of those persons.

Minutes of LCLPP meetings are published on Council's website www.lanecove.nsw.gov.au as soon as possible following the meeting. If you have any enquiries or wish to obtain information in relation to LCLPP, please contact Council's Office Manager – Environmental Services on 9911 3611.

Please note meetings held in the Council Chambers are Webcast. Webcasting allows the community to view proceedings from a computer without the need to attend the meeting. The webcast will include audio of members of the public that speak during the meeting. Please ensure while speaking to the Panel that you are respectful to other people and use appropriate language. Lane Cove Council accepts no liability for any defamatory or offensive remarks made during the course of these meetings.

The audio from these meetings is also recorded for the purposes of verifying the accuracy of the minutes and the recordings are not disclosed to any third party under the Government Information (Public Access) Act 2009, except as allowed under section 18(1) or section 19(1) of the PPIP Act, or where Council is compelled to do so by court order, warrant or subpoena or by any other legislation.

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180 RIVER ROAD, LANE COVE

Item No: LPP1/26
Subject: 180 River Road, Lane Cove
Record No: DA25/144-01 - 1098/26
Division: Planning and Sustainability Division
Author(s): Eugene Sarich

Property:	180 River Road Lane Cove
DA No:	DA 144/2025 (PAN-592770)
Date Lodged:	2 December 2025
Cost of Work:	\$55,000
Owner:	Lane Cove Council
Applicant:	Lane Cove Council

Description of the proposal to appear on determination	Removal & installation of new signage and related services. (Single Pylon Sign).
Zone	RE1 Public Recreation
Is the proposal permissible within the zone	Yes
Is the property a heritage item	No
Is the property within a conservation area	No
Does the property adjoin bushland	Yes
BCA Classification	Class 10b
Stop the Clock used	No
Notification	Notified in accordance with Council policy and no submissions were received.

REASON FOR REFERRAL:

Given that Council is the landowner, the application has been independently assessed and referred to the Local Planning Panel for determination, with recommendation for approval subject to draft conditions.

SITE

Property	Lot 12, DP 21129
Area	Approx. 2.006ha following consolidation and re-subdivision (DA147/2022)
Site location	180 River Road Lane Cove
Existing improvements	Sports and Recreation Facility
Shape	Irregular
Dimensions	Width: Various Depth: Various
Adjoining	East: Open Space. West: Dwellings.

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180 RIVER ROAD, LANE COVE

properties	North: Open space (Lane Cove Golf Course). South: Road.
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SITE APPLICATION HISTORY

DA 340/2005	Alterations to existing tennis club
DA 64/2021	Construction of sports and recreational facility. (Withdrawn)
DA 147/2022	Construction of sports and recreational facility.
DA 147/2022	S4.55 amendment to construction of a sports and recreation facility.
DA 144/2025	This application. New sign.

PROPOSAL

Removal & installation of new signage and related services. (Single Pylon Sign).

The details of the signage are illustrated in submitted plans prepared by Artscape, Project No. 25024, Issue B, Drawing Nos. DA_01 to DA_06, dated 12/11/2025.

PROPOSAL DATA/POLICY COMPLIANCE

Local Environmental Plan 2009

Zoning: RE1 Public Recreation

Site Area: Approx. 20,000m²

LEP table			
	Development Standard	Proposal	Complies
Floor Space Ratio (max)	Not specified for RE1 zone.	No additional FSR	N/A
Height of Buildings (max)	Not specified for RE1 zone.	4.5m	N/A

Zone Objectives

The objectives of the RE1 zone are as follows:

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To make provision for rights of public access to more foreshore land and to link existing open space areas.

Comment: The proposal for a community identification sign, considered to be consistent with the use of the land, being a new recreation centre, and the zone objectives. The signage is ancillary to the primary purpose, being the recreation centre. In the larger context, the sign is considered to be of acceptable visual impact and will not unjustifiably detract from the existing character of the local environment.

Comprehensive Development Control Plan assessment

PART N – SIGNAGE AND ADVERTISING

The proposal is subject to Lane Cove Development Control Plan 2009, Part N – Signage and Advertising. The following controls are considered applicable to the proposed signage.

2.1.1 Maertens' Optics of Scale

The pylon sign is 4.5m in height and will mostly be observed by approaching traffic along River Road from the east and west. The proposed sign will engage viewers in a passive manner and the proposal is assessed as being compatible with the principles of the Maerten's 'Optics of Scale' methodology.

2.1.3 Location and Design of Signage and Advertising

All signage and advertising proposed is to be designed and located to consider the following matters:

- a) ensure the façade of a building is not cluttered with signage and that the portion of any building above an awning is generally free of signage;

Comment: Satisfactory. The signage is not proposed to be erected on a building façade nor above awning level.

- b) that signage is well designed, complementary to the architecture on which the signage is to be erected, in terms of materials, finishes, colours and ensure that architectural features of a building are not altered or obscured;

Comment: Satisfactory. The sign is a standalone sign and is of appropriate scale and dimensions for visibility. The sign will be 1.4m wide and 4.5m high.

- c) consideration of existing signage on a building, land and streetscape to ensure that the new signage does not result in visual clutter or overcrowding of signage;

Comment: Satisfactory. The sign does not contribute to clutter as it stands alone in its setting.

- d) consideration of the viewing angles of signage, visibility from the street level and nearby buildings;

Comment: Satisfactory. The sign is intended to be visible from the street to identify the facility and locate the vehicular entry point. The sign is intended to be noticeable but avoids intrusive visual impact to the nearby residential properties on the opposite side of River Road.

- e) that proposed signage does not unduly obstruct viewing angles to existing approved signage;

Comment: Satisfactory. The proposed sign does not obstruct viewing angles to any existing approved signage.

- f) signage which is supported from, hung from or placed on other signs will not be supported;

Comment: Satisfactory. The sign is not supported on other signs.

- g) all proposals must detail the contents of the signage and advertisements in English, regardless of other content/languages used;

Comment: Satisfactory. The sign will display the words "Galuwa Recreation Facility" and "Lane Cove Council" with Council logo.

- h) where a logo is sought as part of a sign or advertisement in addition to the written component (as part of the contents), it will be necessary to demonstrate the need for the logo; and

Comment: Satisfactory. The logo of Lane Cove Council is appropriate to identify the facility as a public facility.

- i) whether proposed signage is appropriate in relation to the desired future character of the precinct in which it is proposed to be located, see Section 2.2 "Character Statements".

Comment: Not applicable. The subject site is not in one of the character precincts identified in the DCP.

2.4 Prohibited Signage

Comment: Subsection (h), of the DCP lists a range of prohibited signage, for example, third party advertising signs. The proposed pylon sign is not a type prohibited under the DCP.

3.10 Signage in residential zones

While the proposed signage is not in a residential zone, the subject site is opposite a low density residential zone in River Road. It will be prudent therefore to consider the impact of the proposal in relation to the objectives of this section. The objectives of this section are as follows:

1. To maintain residential amenity and the aesthetic quality of Lane Cove.

Comment: Satisfactory. For the reasons given below, it is concluded that the proposal will maintain the residential amenity and aesthetic quality of Lane Cove.

2. To ensure business signs in residential areas are of an appropriate scale and nature for the surrounding residential uses.

Comment: Satisfactory. The proposed signage will be of low visual impact in the wider context of the setting. This is because the dwellings opposite the site are well elevated above road level, thereby avoiding direct visual intrusion. Secondly, there is a considerable spatial separation between the sign and the dwellings. The sign will be at approximately 20m from the front boundary of the nearest dwelling (157 River Road) and further from others. Thirdly, the sign is at a right angle to the direction of River Road and is not directly oriented towards the dwellings. The sign is designed to be most visible to traffic, not to the dwellings opposite. For these reasons, the visual impact of the proposed sign on nearby dwellings would be minimised.

3. To allow businesses in residential areas to show their location.

Comment: Satisfactory. The sign will allow the location and access point of the recreation facility to be identified.

4. To ensure business signage in residential areas is discreet and consistent with the Lane Cove Local Environmental Plan 2009.

Comment: Satisfactory. The same principle may be applied to the recreation facility. The proposed sign is considered to be discrete as it is the only sign in the immediate vicinity.

5. To permit display of community information by not for profit organizations such as schools, churches and community groups.

Comment: Satisfactory. The proposed sign identifies the location of a community facility.

In summary, the sign is assessed as being acceptable due to its relatively low visual impact in the wider contextual environment of the recreation facility and the low-density residential opposite.

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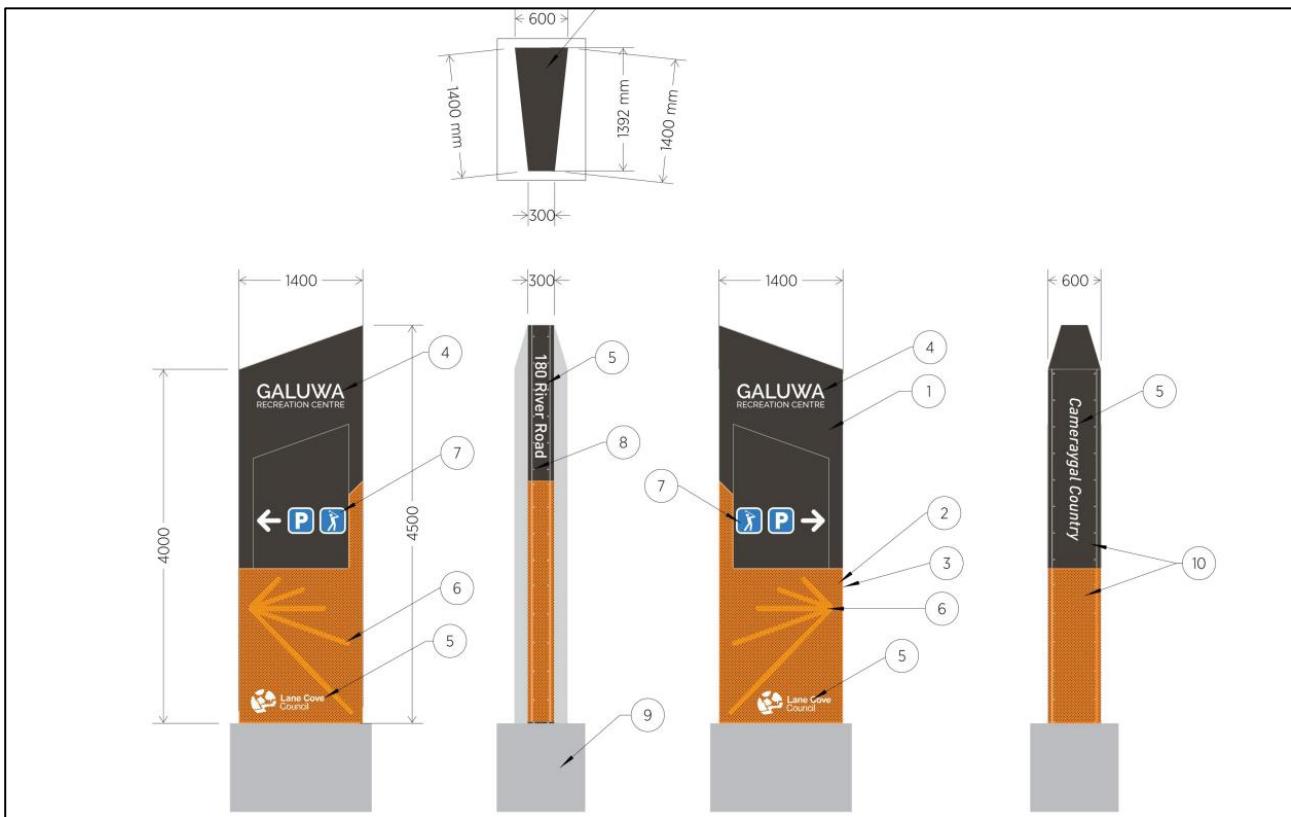


Figure 1: Extract from the proposed plans - Sign details.



Figure 2: Aerial view of the subject site noting the local context and sign location. (Source: NearMaps)

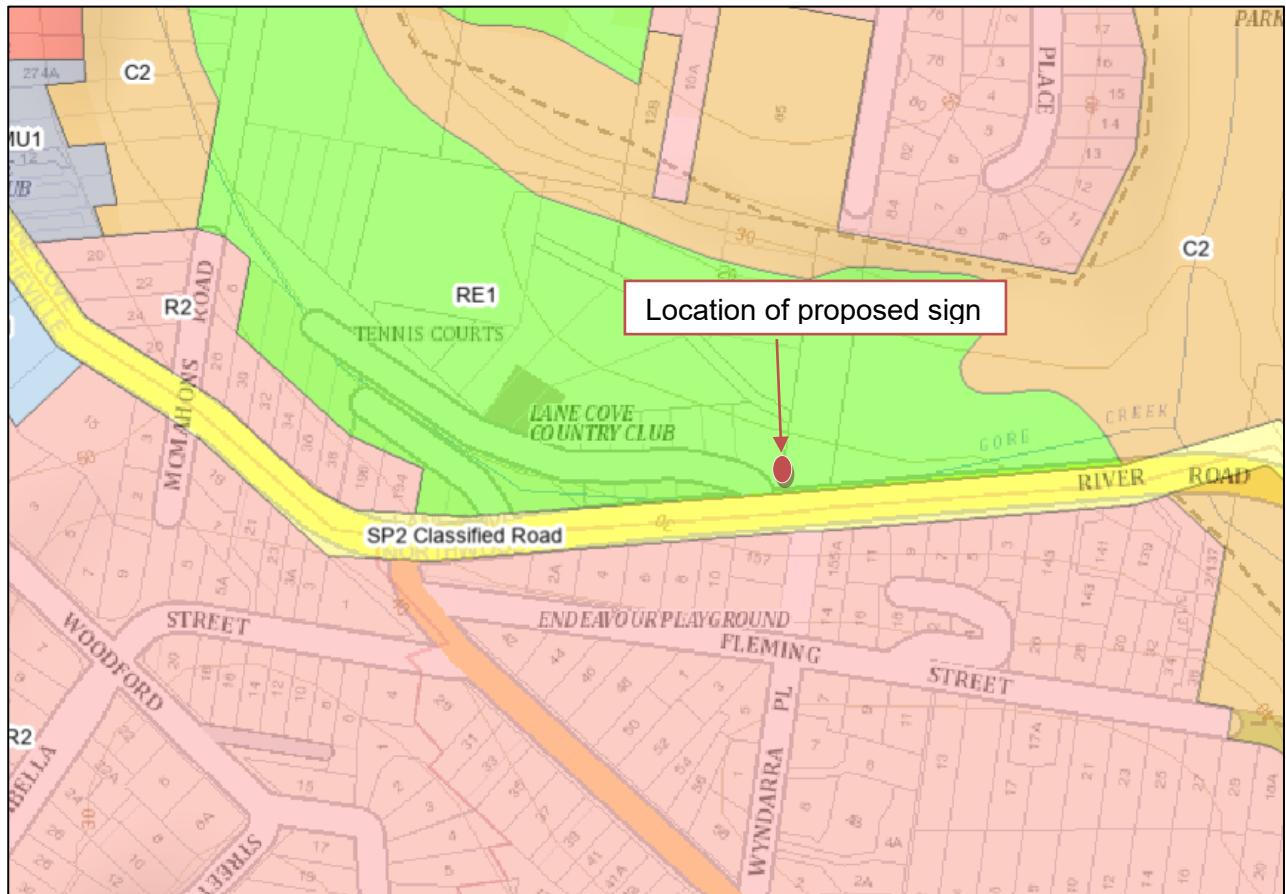


Figure 3: Extract from the Lane Cove LEP zoning map.

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Figure 4: View of River Road looking west. The proposed sign will be in the same location as the existing temporary sign.



Figure 5: View of River Road looking east.



Figure 6: View of the nearest dwelling opposite the sign - 157 River Road.



Figure 7: View of the proposed sign's location from the opposite side of River Road near No. 157.



Figure 8: Eastern elevation of the new recreation facility from the internal access road.

PART S - ASSESSMENT

The proposed works are below the threshold cost of \$250,000 and therefore an assessment against the provisions of Part S Environmental Sustainability is not required.

REFERRALS

Development Engineer – Part O – Stormwater Management

Council's development engineer has no objections to the proposal and has provided draft conditions of consent should the application be approved.

Tree Officer's Comments

Council's tree officer has no objections to the proposal and no conditions are required.

Bushland Manager

Council's Bushland Manager has reviewed the proposed development, raised no concerns and has not recommended any conditions.

Council's Traffic Engineer

Council's traffic engineer has reviewed the proposed development, raised no concerns and has not recommended any conditions.

**Assessment - Environmental Planning and Assessment Act 1979
provisions of any LEP, DCP, SEPP or regulation (Section 4.15(1)(a))**

The proposal is permissible and does not raise any issues in regard to the Lane Cove Local Environmental Plan 2009. The land use table explicitly notes signage as a permissible use in the RE1 zone.

The proposal is not subject to a floor space ratio or height of buildings development standard since such development standards are absent in the RE1 zone.

Other Planning Instruments

State Environmental Planning Policy (Industry and Employment) 2021

Chapter 3, Advertising and Signage, of SEPP (Industry and Employment) 2021 applies to the application except for signage that is exempt or complying development. The chapter also does not regulate the content of signage and does not require consent for a change in the content of signage. The SEPP prevails over any other environmental planning instrument such as the Lane Cove Local Environmental Plan to the extent of any inconsistencies with the SEPP.

The aims of Chapter 3 are as follows:

3.1 Aims, objectives etc.

(1) This Chapter aims

- a) to ensure that signage (including advertising):
 - (i) is compatible with the desired amenity and visual character of an area, and
 - (ii) provides effective communication in suitable locations, and
 - (iii) is of high quality design and finish, and
- (b) to regulate signage (but not content) under Part 4 of the Act, and
- (c) to provide time-limited consents for the display of certain advertisements, and
- (d) to regulate the display of advertisements in transport corridors, and
- (e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.

Comment: Not all of the objectives are applicable to the development however in general terms, the signage is considered to be of low visual impact in the local environment as it is designed to be directed at road traffic rather than residential properties. As such, it is compatible with the land use and is not considered visually detrimental to the character of the area.

Clause 3.4 provides as follows:

3.4 Signage to which this Chapter applies.

(1) This Chapter applies to all signage that:

- a) can be displayed with or without development consent under another environmental planning instrument that applies to the signage, and

- b) is visible from any public place or public reserve,

except as provided by this Chapter.

Comment: The SEPP applies by virtue of subclause (1)(b) as the sign is visible from a public place.

Clause 3.6 provides as follows:

3.6 Granting of consent to signage.

A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied—

- a) that the signage is consistent with the objectives of this Chapter as set out in section 3.1(1)(a), and
- b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5.

Comment: Council must be satisfied that the objectives and assessment criteria are met.

Schedule 5 – Assessment Criteria

1 Character of the area

- Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?

Comment: Yes, the sign is appropriate in its size in the context of its location and function. It will provide identification of the recreation facility and guidance as to the vehicular access point. The sign is considered compatible with the existing and desired future character of the area.

- Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?

Comment: There is no particular theme for outdoor advertising in the area.

2 Special areas

- Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?

Comment: The sign is adjacent to the Galuwa Recreation Centre and the Lane Cove Golf Club however these facilities are located in an urban area and signage such as that proposed is considered both appropriate and necessary. The sign is designed to be mostly visible to road traffic rather than from adjacent residential premises or open space areas. The visual impact is considered to be controlled and is unlikely to be offensive when viewed from the adjacent open space areas or residential areas.

3 Views and vistas

- Does the proposal obscure or compromise important views?
- Does the proposal dominate the skyline and reduce the quality of vistas?
- Does the proposal respect the viewing rights of other advertisers?

Comment: No, the proposed signage does not obscure or compromise views or impact on the skyline or reduce the quality of the vista.

4 Streetscape, setting or landscape

- Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?

Comment: Yes. The sign is considered to be of an appropriate size and scale having regard to its intended function as an identification and directional sign and is considered appropriate for the streetscape and landscape setting.

- Does the proposal contribute to the visual interest of the streetscape, setting or landscape?

Comment: The sign serves a functional purpose and is not intended to provide visual interest in the streetscape or landscape. The sign is considered an appropriate outcome in the local context.

- Does the proposal reduce clutter by rationalising and simplifying existing advertising?

Comment: Yes. The signage is not considered to result in visual clutter as the signage will stand alone and is not cluttered by any other signage.

- Does the proposal screen unsightliness?

Comment: No - not applicable.

- Does the proposal protrude above buildings, structures or tree canopies in the area or locality?

Comment: No.

5 Site and building

- Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?

Comment: Yes – the sign is compatible with the scale of the recreation facility which it will serve to identify. It is important that the sign be of sufficient size to give motorists early warning of the location of the entrance to the facility.

- Does the proposal respect important features of the site or building, or both?

Comment: Yes. The proposal is not considered to be in conflict with any important features of the site or the new recreation facility. The sign is compatible with the recreational use of the site.

- Does the proposal show innovation and imagination in its relationship to the site or building, or both?

Comment: This is not considered applicable to the type of signage proposed.

6 Associated devices and logos with advertisements and advertising structures

- Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?

Comment: No, not applicable to this type of signage.

7 Illumination

- Would illumination result in unacceptable glare?
- Would illumination affect safety for pedestrians, vehicles or aircraft?
- Would illumination detract from the amenity of any residence or other form of accommodation?
- Can the intensity of the illumination be adjusted, if necessary?
- Is the illumination subject to a curfew?

Comment: According to the Statement of Environmental Effects

“The sign proposes compliant illumination below the maximum allowable daytime luminance with the nighttime illumination level being programmed to operate at less than one quarter of the daytime luminance. The sign will only be illuminated during the Centre’s operating hours and contains no third-party advertising”.

A draft condition of consent is proposed to ensure the sign is illuminated only during operational hours of the facility. See draft condition 4.

8 Safety

- Would the proposal reduce the safety for any public road?
- Would the proposal reduce the safety for pedestrians or bicyclists?
- Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?

Comment: Satisfactory. The signage will provide warning to motorists of the entry point of the facility. The intersection is controlled by traffic lights with a pedestrian crossing. There are no obvious safety issues raised by the location of the sign.

Having regard to the above assessment it is concluded that the proposed sign satisfies the assessment criteria under Schedule 5 and that the proposal is consistent with the objectives of Chapter 3 as set out in section 3.1(1)(a).

APPLICABLE REGULATIONS

The Environmental Planning and Assessment Regulation 2021 does not contain controls or regulations related to signage and advertising.

Variations to Council’s Codes/Policies

There are no variations sought to Council’s codes or policies.

IMPACTS OF DEVELOPMENT (Section 4.15(1)(b))

The proposal would not adversely impact neighbouring properties or the public domain in terms of overshadowing, visual privacy, acoustic privacy, or traffic and parking. The proposal presents a development outcome that is consistent with the objectives of the relevant planning controls.

SUITABILITY OF SITE (Section 4.15(1)(c))

The subject site is suitable for the proposed development as the use is permissible within the RE1 Zone. The proposed development would not unduly detract from the amenity of the surrounding area.

RESPONSE TO NOTIFICATION (Section 4.15(1)(d))

The application was notified to adjoining properties in accordance with Council's policy for the notification of development applications. The notification period commenced on 2 December 2025 and concluded on 16 January 2026. No responses have been received as a result of the notification process.

PUBLIC INTEREST (Section 4.15(1)(e))

The proposal would not have an unreasonable impact on neighbouring properties or the public domain with regard to the matters for consideration under the Lane Cove LEP 2009, Lane Cove DCP 2009 or the identified environmental planning instruments. Therefore, approval of this application would not be contrary to the public interest.

CONCLUSION

The matters in relation to Section 4.15 of the Environmental Planning and Assessment Act 1979 have been satisfied.

The application complies with the relevant controls as identified in this assessment report. The land does not have an applicable Floor Space Ratio or Height of Buildings development standard.

The application meets the objectives of Part N, Signage and Advertising of the Lane Cove Development Control Plan 2009.

On balance, it is considered that the proposed development is reasonable, appropriate and is therefore recommended for approval

RECOMMENDATION

That pursuant to Section 4.16(1)(a) of the Environmental Planning and Assessment Act 1979, the Lane Cove Local Planning Panel, at its meeting of 22 January 2026, grant development consent to:

Development Application DA 144//2025 for:

- the removal and installation of a pylon sign as described in the accompanying plans
- at 180 River Road, Lane Cove,

subject to the following conditions:

PART A – GENERAL CONDITIONS

1. A.1 - Approved plans

Development must be carried out in accordance with the following approved plans (stamped by Council), except where the conditions of this consent expressly require otherwise.

Plan No	Revision	Plan Title	Drawn By	Dated

25024 Drawing Nos. DA_01 to DA_06.	B	Galuwa Recreation Centre. Pylon sign DA Documentation.	Artscape	12/11/2025
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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 apply to the development

2. A.12 – Construction Certificate

The submission of a Construction Certificate and its issue by Council or Principal Certifier PRIOR TO CONSTRUCTION WORK commencing.

Reason: To ensures the detailed construction plans and specifications comply with the requirements of the Building Code of Australia (BCA) and any relevant Australian Standard.

3. Future signage content shall include English regardless of the inclusion of other languages.
4. The approved signage shall not be illuminated outside of the operational hours of the facility.

PART C - BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE

5. C.2 - Erosion and sediment control plan

Prior to any demolition works or clearing of any vegetation and before the issue of a construction certificate, the applicant is to ensure that an erosion and sediment control plan is prepared in accordance with the following documents before it is provided to and approved by the certifier:

- The Lane Cove Development Control Plan 2009,
- the guidelines set out in the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate' (the Blue Book), and
- the 'Do it Right On-Site, Soil and Water Management for the Construction Industry' (Southern Sydney Regional Organisation of Councils and the Natural Heritage Trust).

The applicant must ensure the erosion and sediment control plan is kept on- site at all times during site works and construction.

Reason: To ensure no substance other than rainwater enters the stormwater system and waterways

6. C.23.B - Sydney Water requirements

The approved plans must be submitted to Sydney Water online approval portal "Sydney Water Tap In" for approval.

Reason: To comply with the requirements of Sydney Water.

7. C.1 - Construction site management plan

Prior to any demolition works and before the issue of a construction certificate, the applicant must ensure a construction site management plan is prepared before it is provided to and approved by the principal certifier. The plan must include the following matters:

- Before the commencement of any works, a safety barrier or temporary fencing is to be provided covering the work area.
- the location and materials for protective fencing
- provisions for public safety
- the location of site storage areas
- equipment used to carry out all work.
- a garbage container with a tight-fitting lid
- prior to any excavation works, the location and depth of all services must be ascertained. All costs associated with the adjustment of the public utility are to be borne by the applicant.

The applicant must ensure a copy of the approved construction site management plan is kept on-site at all times during construction.

Reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction.

8. C.24.E - Structural engineer's details

The Construction Certificate plans and specifications must include detailed professional structural engineering plans and/or specifications for the following:

- Footings.

Reason: To ensure structural adequacy.

PART D - BEFORE THE COMMENCEMENT OF BUILDING WORK

9. D.3 - Signs on site

A sign must be erected in a prominent position on any site on which building work or demolition work is being carried out:

- a) showing the name, address and telephone number of the principal certifier for the work; and
- b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours; and
- c) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while any demolition or building work is being carried out but must be removed when these works have been completed.

Note: This does not apply in relation to building work, or demolition work, that is carried out inside an existing building that does not affect the external walls of the building.

Reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021 (the Regulation).

PART E - WHILE BUILDING WORK IS BEING CARRIED OUT

10. E.I.A. Hours of work

The principal certifier must ensure that building work, demolition or vegetation removal is only carried out between:

Monday to Friday (inclusive)	7.00am to 5.30pm
Saturday	7.00am to 4.00pm

With NO high noise generating activities, to be undertaken after 12 Noon on Saturday.

A Notice/Sign showing permitted working hours and types of work permitted during those hours, including the applicant's, Project Manager or Site Foreman phone number, shall be displayed at the front of the site.

The principal certifier must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency.

Reason: To protect the amenity of the surrounding area.

11. E.2 - Compliance with the Building Code of Australia

Building work must be carried out in accordance with the requirements of the *Building Code of Australia*.

Reason: Prescribed condition under section 69 of the Regulations.

12. E.7 - Construction noise

While building work is being carried out, the applicant is to ensure that any noise caused by demolition, vegetation removal or works does not exceed an LAeq (15 min) of 5dB(A) above background noise, when measured at any lot boundary of the property where these works are being carried out.

Reason: To protect the amenity of the neighbourhood.

13. E.15.B - Critical stage inspections

Critical stage inspections are to be carried out in accordance with Section 6.5 of the Environmental Planning and Assessment 1979 and sections 61, 63 and 65 of the *Environmental Planning and Assessment (Development Certification and Fire safety) Regulation 2021*.

Where Lane Cove Council is appointed as the principal certifier, an inspection is to be booked for each of the following relevant stages during the construction process:

- a) Footings.

Reason: A requirement of the Environmental Planning and Assessment Act 1979.

14. E.18.B - No obstruction of public way

The public way and Council verge must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by Council to stop all work on site.

Reason: To ensure public safety.

15. E.19.B – Encroachments

The proposed construction shall not encroach onto any existing Council drainage pipe or easement unless approved by Council. If a Council stormwater pipe is located on the site during construction, Council is to be immediately notified. Where necessary the drainage line is to be reconstructed or relocated to be clear of the proposed works. The applicant must lodge a Stormwater Inspection Application form to Council. All costs associated with the reconstruction or relocation of the drainage pipe are to be borne by the applicant. The applicant is not permitted to carry out any works on existing Council and private stormwater pipelines without Council's approval.

Reason: To ensure works are contained wholly within the subject site.

PART F - BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE

16. F.1 - Works-as-executed plans and any other documentary evidence

Before the issue of the relevant occupation certificate, the applicant must submit, to the satisfaction of the principal certifier, works-as-executed plans, any compliance certificates and any other evidence confirming the following completed works that Council requires to be documented:

- certification from a Sign Manufacturer that the Sign that has been manufactured and installed satisfies the relevant Australian standards.

The principal certifier must provide a copy of the plans to Council with the occupation certificate.

Reason: To confirm that the proposed works have been constructed satisfactorily as per the approved plans.

17. F.4 - Preservation of survey marks

Before the issue of an occupation certificate, a registered Surveyor must submit documentation to the principal certifier which demonstrates that:

- a) no existing survey mark(s) have been removed, damaged, destroyed, obliterated or defaced, or
- b) the applicant has re-established any survey mark(s) that were damaged, destroyed, obliterated or defaced in accordance with the Surveyor General's Direction No. 11 – Preservation of Survey Infrastructure.

Reason: To protect the State's survey infrastructure.

Assessed by:



Eugene Sarich
Town Planner
06/01/2026

ATTACHMENTS:

There are no supporting documents for this report.