



**Lane Cove
Council**

**Minutes
Lane Cove Local Planning Panel Meeting
22 January 2026**

**Lane Cove Local Planning Panel 22 January 2026
MINUTES**

PRESENT: Ms Jan Murrell, Chair
Mr Brendan Randles, Planning Expert
Ms Judith Clark, Planning Expert
Ms Bruce Fraser, Community Representative

ALSO PRESENT: Mr Mark Brisby, Director Planning and Sustainability
Mr Rajiv Shankar, Manager, Development Assessment
Mr Eugene Sarich, Consultant Town Planner
Ms Angela Panich, Panel Secretary

DECLARATIONS OF INTEREST: Nil

APOLOGIES

Nil

LANE COVE LOCAL PLANNING PANEL REPORT

180 RIVER ROAD, LANE COVE

DETERMINATION

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

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:

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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.

The decision of the panel was unanimous

The meeting closed at 5.10pm

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