



**Lane Cove
Council**

**Minutes
Lane Cove Local Planning Panel Meeting
15 April 2026**

**Lane Cove Local Planning Panel 15 April 2026
MINUTES**

PRESENT: Mr Anthony Hudson, Chair
Mr Michael Mason, Planning Expert
Mr Mike Ryan, Planning Expert
Mr David Risbey, Community Representative

ALSO PRESENT: Mr Mark Brisby, Director Planning & Sustainability
Mr Rajiv Shankar, Manager Development Assessment
Ms Annelize Kaalson, Consultant Town Planner
Ms Angela Panich, Panel Secretary

DECLARATIONS OF INTEREST: Nil

APOLOGIES

Nil

LANE COVE LOCAL PLANNING PANEL REPORTS

47 LANDERS 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 15 April 2026, exercising the functions of Council as the consent authority, grant consent to Development Application DA20/2026 for the construction of a carport on the western side with new driveway crossing entry from Kyong Street located at No. 47 Landers Road, Lane Cove North, subject to the following conditions of consent:-

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	Rev	Plan Title	Drawn By	Dated
A3-01	-	Existing site / demolition plan	Melissa Treadgold Architect	18/11/2025
A3-02	-	Proposed site plan	Melissa Treadgold Architect	18/11/2025
A3-03	-	Setout plan	Melissa Treadgold Architect	18/11/2025
A3-03a	-	Stormwater and drainage plan	Melissa Treadgold Architect	18/11/2025
A3-04	-	Roof plan	Melissa Treadgold Architect	18/11/2025
A3-05	-	Proposed North and South elevations	Melissa Treadgold Architect	18/11/2025
A3-06	-	Proposed west elevation and Section A	Melissa Treadgold Architect	18/11/2025

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. **No approval for new fencing**

No approval is granted for any new fencing.

Like-for-like repair or maintenance of the existing fence may be carried out only.

Reason: To ensure the development is consistent with the approved plans and to prevent unauthorised works.

3. **A.3 - Payment of security deposits**

Before the commencement of any works on the site, or the issue of a construction certificate, the applicant must make the following payments to Council and provide written evidence of these payments to the principal certifier:

Security deposit	Amount
Infrastructure damage bond	\$6,000.00
Inspection Fee (\$230 per visit)	\$920.00
4 inspections – can be paid later	(non-refundable)
Council owned trees	\$3,000.00

A payment of \$9,000.00 (refundable) and \$920 (non-refundable) shall be lodged with Council to cover the satisfactory construction of the above requirements.

To make this payment, contact Lane Cove Council Customer service team.

The mode of payment shall only be non-cash payments (Credit card, Bank cheque, EFT) or Bank Guarantee lodged with Council.

The payments will be used for the cost of:

- making good any damage caused to any council property (including street trees) as a consequence of carrying out the works to which the consent relates.
- completing any public work such as roadwork, kerbing and guttering, footway construction, stormwater drainage and environmental controls, required in connection with this consent.
- any inspection carried out by Council in connection with the completion of public work or the making good any damage to council property.

Note: The inspection fee includes Council's fees and charges and includes the Public Road and Footpath Infrastructure Inspection Fee (under the *Roads Act 1993*). The amount payable must be in accordance with council's fees and charges at the payment date.

Note: Council inspection fees are calculated in accordance with Council's fees and charges at the payment date.

Note: Required Council inspections for civil works involving Council assets are to be carried out prior to the pouring of any concrete (formwork) and on completion of the construction. An initial site meeting is to be conducted with council and the

**Lane Cove Local Planning Panel 15 April 2026
MINUTES**

contractor prior to the commencement of any of the above works to allow for discussion of Council construction / set out requirements.

The following items are to be inspected:

- footpath, kerb/gutter and landscaping works at redundant driveway area; and
- any adjustment works in Council's land.

Reason: To ensure any damage to public infrastructure is rectified and public works can be completed.

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

The following trees shall be retained:

Tree No.	Species	Location	Dimensions (metres)
1	Lophostemon confertus	Council Road Reserve	14m x 9m
2	Lophostemon confertus	Council Road Reserve	14m x 10m
3	Callistemon viminalis	Council Road Reserve	6.5m x 4m
5	Callistemon viminalis	Council Road Reserve	6m x 6m
6	Callistemon viminalis	Council Road Reserve	6.5m x 7m
7	Prunus spp	Rear setback of subject site	6.5m x 6m
8	Trachycarpus fortunei	Front setback of subject site	8m x 3m
12	Camellia japonica	Side Setback of subject site	3.5m x 3m
13	Unknown spp	Side Setback of subject site	4m x 4m
14	Prunus spp	Rear setback of subject site	8m x 6m
15	Camellia japonica	Rear setback of subject site	5m x 4m
16	Camellia japonica	Rear setback of subject site	4.5m x 4m
17	Macadamia tetraphylla	Rear setback of subject site	10m x 8m

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

Tree No.	Species	Location	Dimension: (metres)
4	Callistemon viminalis	Council Road Reserve	6.5m x 8m
9	Callistemon spp	Within approved carport footprint	4mx 2m
10	Callistemon spp	Within approved carport footprint	4m x 2m
11	Camellia japonica	Within approved carport footprint	5m x 3m

The numbering of the trees above relate to the numbering in the Axiom Arbor Tree Services report Oct 2025

Advisory Note: The protection of trees in Lane Cove is regulated under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 (the SEPP) parts 2.2 and 2.3 which prohibits the clearing of vegetation without the authority conferred by a permit granted by Council. Clearing under the SEPP is defined as:

- 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.

The clearing of trees or vegetation protected by this SEPP 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 per individual and \$5,500,000 per corporation.

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

5. **A.9.T - Works on Council land**

A separate application shall be made to Council's Open Spaces and Infrastructure Division for any associated works on Council property. Written approval is to be obtained prior to the start of any works on Council property.

Where the applicant requires the use of construction plant on the public road reservation, an "*Application for Standing Plant Permit*" shall be made to Council. Applications shall be submitted and approved **prior to the start of any related works**. Note: allow 2 working days for approval.

Reason: To manage impacts to Council's assets.

6. **A.10.E Drainage plan amendments**

Before the issue of a construction certificate, the certifier must ensure the approved construction certificate plans (and specifications) detail the following required amendments to the approved stormwater drainage plans in architectural plan prepared by Melissa Treadgold Architects, Drawing No: 03a issue: DA and dated on 18/11/25. This amended plan shall satisfy *Part O - Stormwater Management* of the Lane Cove Council Development Control Plan 2009.

1. All new down pipes shall be connected to appropriate pipe system.
2. Proposed drainage system should show pipe sizes and invert levels up to the connection point; confirming pipe system satisfies *Part O - Stormwater Management* of the Lane Cove Development Control Plan 2009.
3. Sediment control fence shall be placed around the construction site and shown in plan.
4. As per survey plan, there is a pit at proposed carport area. The applicant has not provided any details of this pit. This pit can be modified into a standard pollution control pit (as shown in section 3.4.1 in *Part O - Stormwater Management* of the Lane Cove Council Development Control Plan 2009) with mesh (RH3030) and sump(300mm).
5. Driveway grated strip pit shall have minimum 200mm of depth and minimum 1% fall inside.
6. The kerb discharge point shall be minimum 300mm away from edge of driveway wing and complied with section 4.1 of *Part O - Stormwater Management* of the Lane Cove Council Development Control Plan 2009.
7. Installation of pipe system near the Council's and protected trees must be to the satisfaction of Council's Tree Officer.

Certification from a suitably qualified engineer as to the matters below is to be provided to the Principal Certifying Authority, prior to the issue of any CC:

- a) Compliance with the amendments detailed in this condition.
- b) Compliance with *Part O - Stormwater Management* of the Lane Cove Council Development Control Plan 2009.

Where a variation is sought, written approval is to be obtained from Council's Open Spaces & Infrastructure Division.

Reason: To ensure adequate stormwater management in accordance with Part O - Stormwater Management of the Lane Cove Council Development Control Plan 2009.

7. **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 and any relevant Australian Standard.

- 7A. The existing concrete driveway referred to in the approved 'Existing Site/Demolition' plan is to be removed. The kerb and footpath (if necessary) to be reinstated and the new verge to be grassed consistent with the existing grassed verge.

Reason: To reinstate the existing nature strip.

AUSGRID CONDITIONS

8. **New Driveways - Proximity to Existing Poles**

Proposed driveways shall be located to maintain a minimum clearance of 1.5m from the nearest face of the pole to any part of the driveway, including the layback, this is to allow room for future pole replacements. Ausgrid should be further consulted for any deviation to this distance.

9. **New or modified connection**

To apply to connect or modify a connection for a residential or commercial premises. Ausgrid recommends the proponent to engage an Accredited Service Provider and submit a connection application to Ausgrid as soon as practicable. Visit the Ausgrid website for further details;
<https://www.ausgrid.com.au/Connections/Get-connected>

PART B – PRIOR TO DEMOLITION WORKS

10. **B.3.EH - Compliance with demolition standard**

Demolition of buildings and structures must comply with Australian Standard AS 2601—2001: The Demolition of Structures.

Reason: Prescribed condition under the EP&A Regulation 2021.

11. **B.13.L - Project arborist**

Prior to the commencement of any works including demolition, a project arborist of minimum Australian Qualification Framework (AQF) Level 5 is to be appointed to oversee/monitor tree protection compliance during the construction process. A letter of engagement from the Project Arborist must be provided to Council **prior to issue of a construction certificate**. Compliance certificates (with photos) for each attendance and key stages must be provided to the principal certifier within 5 days of such and to Council upon request.

The project Arborist shall:

1. Certify all tree protection measures listed within the Tree Protection Plan

located within Section 8.8.3 of the Arboricultural Impact Assessment report by Axiom Arbor Tree Services dated Oct 2025 have been installed prior to demolition works

2. Clearly identify and tag trees (where appropriate) which are to be removed, and which trees are to be retained as part of this consent
3. Oversee the works within TPZs.
4. Submit a statement upon completion for the development that all retained trees have been maintained in a healthy, viable condition and replacement planting has been undertaken. The statement must also recommend remedial advice for trees post construction to mitigate any long-term construction impacts.

Reason: To ensure trees to be protected on the site.

12. **B.14A - Special Condition - Tree Protection Measures Fencing/Trunk Protection**

The following tree protection measures must be in place prior to demolition works and certified by the project arborist.

Tree Protection Fencing must be in accordance with the approved tree protection plan located within Section 8.8.3 of the Arboricultural Impact Assessment report by Axiom Arbor Tree Services dated Oct 2025.

Where fencing has been specified, the fencing must consist of a 1.8 m high chain mesh fence held in place with concrete block footings and fastened together. An example of fencing is shown under figure 4 on page 18 of the Australian Standard 4970-2025 - *Protection of trees on development sites*.

The fenced area shall not be used for the storage of building materials, machinery, site sheds, or for advertising and the soil levels within the fenced area shall remain undisturbed.

Where Trunk protection has been specified the trunks of the trees must be protected during the construction period by a trunk guard that consists of the following:

Timber Planks (50mmx100mm or similar) shall be placed at 100mm intervals and must be fixed by wire ties or strapping to a height of 2m.

Hessian cloth is to be placed between the trunk and the planks to minimise damage. The timber planks are not to be fixed directly to the tree in any way.

An example of suitable trunk protection can be found on page 17 within the Australian Standard 4970-2025 - *Protection of trees on development sites*.

A waterproof sign must be placed on every second panel stating, 'NO ENTRY TREE PROTECTION AREA – this fence and sign are not to be removed or relocated for the work duration.' Minimum size of the sign is to be A3 portrait with NO ENTRY TREE PROTECTION ZONE in capital Arial Font size 100, and the rest of the text in Arial font size 65.

Tree Protection fencing/trunk protection and signage must be erected prior to demolition including site preparation and remain in place for the duration of the

construction work.

Any movement of Tree Protection Fencing must be overseen and approved by the Project Arborist.

Where Ground protection has been specified, the ground protection must be provided within designated access routes or work zones inside TPZs specified in the TPP (geotextile + ≥ 100 mm coarse woodchip + interlocked rumble boards) and must be installed prior to demolition and retained for the duration of works.

Reason: To protect the natural environment

PART C - BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE

13. 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 commencement of any works, safety barrier or temporary fencing is to be provided covering work area.
- the location and materials for protective fencing and hoardings to the perimeter on the site.
- provisions for public safety
- pedestrian access, including disabled and pram access, is to be maintained throughout the course of the construction as per AS-1742.3, '*Part 3 - Traffic control devices for works on roads*'.
- pedestrian and vehicular site access points and construction activity zones
- the location of site storage areas and sheds
- 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 adjustment of the public utility will be borne by the applicant.
- protection measures for Council's existing drainage system, trees and street assets.

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

Council approval

Any construction plant on the public road reservation requires an approved "Application for standing plant *permit*".

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

14. 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:

- Lane Cove DCP 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 runoff and site debris do not impact local stormwater systems and waterways.

15. **C.15.EH - Evidence of disposal of all waste, spoil and excavation material**

As soon as practicable after demolition is completed, documentary evidence detailing the destination of waste materials is to be submitted to the principal certifier.

Reason: To ensure waste is managed appropriately.

16. **C.27.E - Proposed vehicular crossing**

The vehicular crossing servicing the property shall be constructed prior to the issue of the Occupation Certificate. The new driveway shall be designed and comply with Council's standard drawing No: CIV.4.2 and 3.1. The full section of vehicular crossing and driveway shall be designed and certified by a qualified Traffic Engineer and approved by Council's Traffic section..

- a) The proposed vehicular crossing shall be constructed to the specifications and levels issued by Council. The applicant has to lodge Vehicular Crossing Application form and pay application fee as shown in this form to obtain these levels. This shall be done prior to Construction Certificate.
- b) The driveway opening/crossing width at the face of the kerb is to be no wider than 4m (3m plus 500mm splays on either side) tapering to no wider than 5.5m at the site boundary.**
- c) The driveway shall be setback a minimum 300mm away from any existing power pole and stormwater pit.
- d) Certification is to be provided by a suitably qualified traffic engineer demonstrating compliance with AS 2890 Series including AS 2890.1.2004 "Off Street Car Parking", and Council's standards and specifications.
- e) The excavation for the driveway and construction of driveway near any Council tree shall satisfy Council's Tree Preservation Officer.
- f) The section of the driveway between fence line and kerb line shall be perpendicular to kerb or satisfying Council's supervising engineer.
- g) The following plans shall be prepared and certified by a suitably qualified engineer:
 - Longitudinal sections along the extreme wheel paths of the driveway/access ramp at a scale of 1:20 demonstrating compliance with the scraping provisions of AS2890.1. The sections shall include details of all levels and grades, including those levels stipulated at boundary levels, both existing and proposed from the centre line of the roadway through to the parking area clearly demonstrating that the driveway complies with Australian Standards 2890.1-2004 - Off Street Car Parking.
 - Transitional grades in accordance with AS2890. If a gradient in

excess of 25% is proposed, the engineer must certify that this design is safe and environmentally sustainable.

A 'Construction of Residential Vehicular Footpath Crossing' application, design and certification shall be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate. All works associated with construction of the crossing shall be completed prior to the issue of any Occupation Certificate.

Reason: To ensure the proposed vehicular crossing complies with Australian Standards and Council's requirements.

PART D - BEFORE THE COMMENCEMENT OF BUILDING WORK

17. **D.1 - Erosion and sediment controls in place**

Before the commencement of any site or building work, the principal certifier must be satisfied the erosion and sediment controls in the erosion and sediment control plan, (as approved by the principal certifier) are in place until the site is rectified (at least 70% ground cover is achieved over any bare ground on the site).

Reason: To ensure runoff and site debris do not impact local stormwater systems and waterways.

18. **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 EP&A Regulation 2021.

19. **D.4 - Compliance with the Home Building Act 1989**

In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

Reason: Prescribed condition under section 69 of the EP&A Regulation 2021.

20. **D.5 - Home Building Act 1989 requirements**

Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifier for the development to which the work relates (not being Council) has given Council written notice of the following information —

- a) In the case of work for which a principal contractor is required to be appointed -

- i) the name and licence number of the principal contractor, and
- ii) the name of the insurer by which the work is insured under Part 6 of that Act,
- b) In the case of work to be done by an owner-builder—
 - i) the name of the owner-builder, and
- c) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified becomes out of date, further work must not be carried out unless the principal certifier for the development to which the work relates (not being Council) has given Council written notice of the updated information.

Reason: Prescribed condition under section 71 EP&A Regulation 2021.

PART E - WHILE BUILDING WORK IS BEING CARRIED OUT

21. **E.1.A - Hours of Work**

~~The principal certifier must ensure that~~ Building work, demolition or vegetation removal can only be 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 phone number, the phone number of the Project Manager or Site Foreman, 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.

22. **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 EP&A 2021.

23. **E.4 - Implementation of the site management plans**

While vegetation removal, demolition and/or building work is being carried out, the applicant must ensure the measures required by the approved construction site management plan and the erosion and sediment control plan are implemented at all times.

The applicant must ensure a copy of these approved plans is kept on site at all times and made available to Council officers upon request.

Reason: To ensure the required site management measures are implemented during construction.

24. **E.8 - Tree protection**

While site or building work is being carried out, the applicant must maintain all required tree protection measures in good condition in accordance with:

1. The relevant conditions of this consent
2. The relevant requirements of AS 4970-2025 *Protection of trees on development sites*.
3. Any arborist's report approved under this consent (where applicable)
4. This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones.

Reason: To protect trees during construction.

25. **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.

26. **E.25 – Stockpiling of Materials**

No stockpiling of materials, building equipment or additional activities listed in section 4.2 of AS4970-2009 *The Protection of trees on Development Sites* is to occur within designated tree protection areas or on the Council Owned Nature Strip. All building materials must be stored within the subject site.

Reason: To mitigate damage to Council land.

PART F - BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE

27. **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 completion of the following works:

1. All stormwater drainage systems and storage systems
2. The following matters that Council requires to be documented:
 - Compliance with *Part O - Stormwater Management* of the Lane Cove Council Development Control Plan 2009. Where a variation is sought, written approval shall be obtained from Council's Open Spaces and Infrastructure Division.
 - Compliance with AS-3500.
 - Signed plans by a registered surveyor clearly showing the surveyor's details and date of signature.
 - Evidence of removal of all redundant gutter and footpath crossings and reinstatement of all kerbs, gutter, turfing and footpaths, to the satisfaction of Council's Open Spaces and Infrastructure Division.
 - Certification from suitable licenced contractor that all works have been constructed satisfying 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 approved plans

28. **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.

29. **F.19 - Special Condition – Replacement Planting**

1. The four trees approved for removal must be replaced at a minimum 1:1 ratio with one of the trees being a *Calistemon viminalis* located within the Kyong Street Road reserve frontage between trees 5 and 6 or as directed by Council's Principal Arborist.
2. Tree planting is to achieve canopy targets as outlined within LCCDCP Part J section 3.5 & 3.6
3. Indigenous tree species may be selected from Appendix 1 LCCDCP part J Amendment 2023
4. The replacement street stock selected must be 75Ltr in size
5. Tree selected must be from a registered nursery and comply with provisions outlined within AS2303:2018 *Tree Stock for Landscape Use*.
6. Trees must be installed and signed off by the project arborist **Prior to the issue of an Occupation Certificate.**

Reason: To achieve canopy targets as outlined within LCCDCP Part J section 3.5 & 3.6

PART H - OCCUPATION AND ONGOING USE

30. **H.1 - Release of securities / bonds**

When Council receives an occupation certificate from the principal certifier, the applicant may lodge an application to release the securities held in accordance with **Condition 3.A.3**. Council may use part, or all of the securities held to complete the works to its satisfaction if the works do not meet Council's requirements.

Reason: To allow release of securities and authorise Council to use the security deposit to complete works to its satisfaction

The decision of the Panel was unanimous

243 LONGUEVILLE ROAD, LANE COVE

DETERMINATION

That pursuant to Section 4.16(1) of the Environmental Planning and Assessment Act, 1979 the Lane Cove Local Planning Panel at its meeting of 15 April 2026, exercising the functions of Council as the consent authority, grant consent to Development Application 04/2026 for the enclosure of the existing rear open verandah and re-sheeting of the

**Lane Cove Local Planning Panel 15 April 2026
MINUTES**

existing verandah roof to the Longueville Sporting Club located at No. 243 Longueville Road, Longueville, subject to the following conditions of consent:-

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
A.01	-	Full Site Plan	Officepoint Drafting	25/06/2025
B2	-	Proposed Enclosed dining area	Officepoint Drafting	25/06/2025
C2	-	Proposed roof layout	Officepoint Drafting	25/10/2025
E1	-	North Elevations	Officepoint Drafting	25/10/2025
E.02	-	East Elevations	Officepoint Drafting	25/10/2025

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.3 - Payment of security deposits**

Before the commencement of any works on the site, or the issue of a construction certificate, the applicant must make the following payment to Council and provide written evidence of this payment to the Principal certifier:

Security deposit	Amount
Infrastructure damage bond	\$6,000.00

To make this payment contact Lane Cove Customer Service Team.

The mode of payment shall only be non-cash payments (Credit card, Bank cheque, EFT) or Bank Guarantee lodged with Council.

The payment will be used for the cost of:

- making good any damage caused to any council property (including street trees) as a consequence of carrying out the works to which the consent relates, and
- completing any public work such as roadwork, kerbing and guttering, footway construction, stormwater drainage and environmental controls, required in connection with this consent.

Reason: To ensure any damage to public infrastructure is rectified and public works can be completed.

3. **A.7.L - Tree preservation**

The following trees shall be retained:

**Lane Cove Local Planning Panel 15 April 2026
MINUTES**

Species	Location	Dimensions (metres)
<i>Acmena smithii</i>	Adjacent to the verandah structure	7m x8m

This consent gives approval to carry out the following works in a Tree Protection Zone:

Species	Location	Permitted works in TPZ
<i>Acmena smithii</i>	Adjacent to the verandah structure	Selectively prune as per condition E.27– Tree Pruning

Advisory Note: The protection of trees in Lane Cove is regulated under State Environmental Planning Policy (Biodiversity and Conservation) 2021 (SEPP) parts 2.2 and 2.3 which prohibit the clearing of vegetation without the authority conferred by a permit granted by Council. Clearing under the SEPP is defined as:

- 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.

The clearing of trees or vegetation protected by this SEPP 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 per individual and \$5,500,000 per corporation.

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

4. **A.9.T - Works on Council land**

A separate application shall be made to Council's Open Space and Infrastructure Division for any associated works on Council property. Written approval is to be obtained prior to the start of any works on Council property.

Where the applicant requires the use of construction plant on the public road reservation, an "*Application for Standing Plant Permit*" shall be made to Council. Applications shall be submitted and approved **prior to the start of any related works**. Note: allow 2 working days for approval.

Reason: To manage impacts to Council's assets.

5. **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.

PART B – PRIOR TO DEMOLITION WORKS

6. **B.2.E Asbestos removal, handling and disposal**

The removal, handling and disposal of asbestos from building sites shall be carried out in accordance with the requirements of the Occupational Health and Safety Act and the Regulations. Details of the method of removal in accordance with this

condition is to be submitted to the Principal Certifying Authority and Council's Environmental Health Section, prior to commencing any demolition works.

Reason: To ensure worker and public health and safety.

7. **B.3.EH - Compliance with demolition standard**

Demolition of buildings and structures must comply with Australian Standard AS 2601—2001: The Demolition of Structures.

Reason: Prescribed condition under the EP&A Regulation 2021.

8. **B.14 - Special Condition - Tree Protection Measures**

Tree protection measures for the *Acmena smithii* (Magenta Lilly Pilly) located on this site's eastern boundary adjacent to the verandah structure must be in place prior to the commencement of any works, and certified by an Australian Qualification Framework (AQF) Level 5 Arborist.

1. Where tree protection fencing is used, the fencing must consist of a 1.8 m high chain mesh fence held in place with concrete block footings and fastened together. An example of fencing is shown under figure 4 on page 18 of the Australian Standard 4970-2025 *Protection of trees on development sites*.
2. The fenced area shall not be used for the storage of building materials, machinery, site sheds, or for advertising and the soil levels within the fenced area shall remain undisturbed.
3. A waterproof sign must be placed on every second panel stating, 'NO ENTRY TREE PROTECTION AREA – this fence and sign are not to be removed or relocated for the work duration.' Minimum size of the sign is to be A3 portrait with NO ENTRY TREE PROTECTION ZONE in capital Arial Font size 100, and the rest of the text in Arial font size 65.
4. Where Trunk protection is specified, the trunks of the trees must be protected during the construction period by a trunk guard that consists of the following:
 - timber planks (50mmx100mm or similar) shall be placed at 100mm intervals and must be fixed by wire ties or strapping to a height of 2m.
 - hessian cloth is to be placed between the trunk and the planks to minimise damage. The timber planks are not to be fixed directly to the tree in any way.

An example of suitable trunk protection can be found under figure 5 on page 20 within the Australian Standard 4970-2025 *Protection of trees on development sites*.

5. A waterproof sign must be placed on every second panel stating, 'NO ENTRY TREE PROTECTION AREA – this fence and sign are not to be removed or relocated for the work duration.' Minimum size of the sign is to be A3 portrait with NO ENTRY TREE PROTECTION ZONE in capital Arial Font size 100, and the rest of the text in Arial font size 65.
6. Tree Protection fencing/trunk protection and signage must be erected **prior**

to works commencing and remain in place for the duration of the construction work.

7. Any movement of Tree Protection Fencing must be overseen and approved by an AQF Level 5 Arborist.

Reason: To protect the natural environment

PART C - BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE

9. 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 along the full frontage of the property.
- the location and materials for protective fencing.
- provisions for public safety
- pedestrian access, including disabled and pram access, is to be maintained throughout the course of the construction as per AS-1742.3, '*Part 3 - Traffic control devices for works on roads*'.
- pedestrian and vehicular site access points and construction activity zones
- the location of site storage areas and sheds
- equipment used to carry out all works
- a garbage container with a tight-fitting lid

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

Council approval

Any construction plant on the public road reservation requires an approved "Application for standing plant *permit*".

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

10. 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 principal certifier:

- the Lane Cove DCP 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 runoff and site debris do not impact local stormwater systems and waterways.

PART D - BEFORE THE COMMENCEMENT OF BUILDING WORK

11. **D.1 - Erosion and sediment controls in place**

Before the commencement of any site or building work, the principal certifier must be satisfied the erosion and sediment controls in the erosion and sediment control plan, (as approved by the principal certifier) are in place until the site is rectified (at least 70% ground cover is achieved over any bare ground on the site).

Reason: To ensure runoff and site debris do not impact local stormwater systems and waterways.

12. **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 EP&A Regulation 2021.

PART E - WHILE BUILDING WORK IS BEING CARRIED OUT

13. **E.1.A - Hours of Work**

~~The principal certifier must ensure that~~ Building work, demolition or vegetation removal can only be 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 phone number, the phone number of the Project Manager or Site Foreman, 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.

14. **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 EP&A Regulation 2021.

15. **E.7 - Construction noise**

While building work is being carried out and where no noise and vibration management plan is approved under this consent, the applicant is to ensure that any noise caused by demolition, vegetation removal or construction does not exceed an LAeq (15 min) of 5dB(A) above background noise, when measured at any lot boundary of the property where the construction is being carried out.

Reason: To protect the amenity of the neighbourhood.

16. **E.15.B - Critical stage inspections**

Critical stage inspections are to be carried out in accordance with Section 6.5 of the EP&A Act 1979 and clauses 162A, 162B and 163 of the EP&A Regulation 2000. Where Lane Cove Council is appointed as the PCA, an inspection is to be booked for each of the following relevant stages during the construction process:

- a) any footings;
- b) any structural steelwork;
- c) any floor and roof framing; and
- d) as requested by the Council.

Reason: EP&A Act requirement.

17. **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.

18. **E.25 – Stockpiling of Materials**

No stockpiling of materials, building equipment or additional activities listed in section 4.2 of AS4970-2009 *Protection of trees on development sites* is to occur within designated tree protection areas or on the Council owned nature strip. All building materials must be stored within the subject site.

Reason: To mitigate damage to Council land.

19. **E.27– Tree Pruning.**

Council grants consent for the pruning of *Acmena smithii* (Magenta Lilly Pilly) located on the eastern boundary adjacent to the verandah structure

Selectively prune to increase clearance from the awning for construction. Remove 1 x ascending S 3rd order. Final Cut 130mm. Remove 2 x lateral S 5th order branches. Final cuts 60-90mm diameter.

All pruning works must be done in accordance with AS4373-2007 *The Pruning of Amenity Trees*. All branches must be pruned to branch collars to the specified

branch diameters listed above.

All pruning works may only be undertaken upon the issue of a construction certificate. Pruning outside of the authorised works will result in regulatory action.

Reason: To provide appropriate building clearances whilst maintaining the health and aesthetics of trees.

PART F - BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE

20. 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:

- (a) The stormwater from new roof/impervious area is connected to existing drainage system. In this case, a Hydraulic Engineer's, or qualified Plumber's certificate is required that the existing drainage system is in good working condition and satisfies *Part O - Stormwater Management* of the Lane Cove Council Development Control Plan 2009 for the proposed addition of stormwater.
- (b) Certification from a suitable licenced contractor that all works then have been constructed satisfy 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.

PART H - OCCUPATION AND ONGOING USE

21. H.1 - Release of securities bonds

When Council receives an occupation certificate from the principal certifier, the applicant may lodge an application to release the securities held in accordance with **condition A.3**. Council may use part, or all of the securities held to complete the works to its satisfaction if the works do not meet Council's requirements.

Reason: To allow for the release of securities, and to authorise Council to use the security deposit to complete works to its satisfaction.

The decision of the Panel was unanimous

The meeting closed at 5.10pm

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