



**Lane Cove
Council**

**Minutes
Lane Cove Local Planning Panel Meeting
19 May 2026**

**Lane Cove Local Planning Panel 19 May 2026
MINUTES**

PRESENT: Ms Jan Murrell, Chair
Mr Mike Ryan, Planning Expert
Mr David Ryan, Planning Expert
Mr Ian Longbottom, Community Representative

ALSO PRESENT: Mr Mark Brisby, Director Planning and Sustainability
Mr Rajiv Shankar, Manager Development Assessment
Mr Andrew Bland, Senior Town Planner
Ms Kirsten Picard, Town Planner
Ms Angela Panich, Panel Secretary

DECLARATIONS OF INTEREST: Nil

APOLOGIES

Nil

LANE COVE LOCAL PLANNING PANEL REPORTS

18-20 ORION ROAD, LANE COVE WEST

COMMENT

The Panel inspected the site and also had the benefit of the Council Planner's assessment report. The Applicant addressed the Panel and was available to answer questions.

It appears that there was a miscommunication for the Applicant to provide further information regarding direct access to the child care centre via Sirius Road. This includes a traffic report by a qualified person to assess:

- the traffic generation per hour for drop off and pick up of children and staff to and from the centre;
- the adequacy of the width of the driveway and the width of Sirius Road;
- swept paths for vehicles entering and exiting the basement car park off Sirius Road;
- and an amended application and site plan to show the removal of only one tree (T5) and the retention of all other surrounding trees;
- and the treatment of the driveway having regard to maintaining the trees on the site.

The Applicant and experts are to consider the need for consequential amendments, for example, the need to restrict the access to Sirius Rd to the child care centre only by not providing any access from level 3B that also contains storage area. A draft operational plan of management for the building, reflective of the outcome of these arrangements, should also be submitted to Council with this additional information and that required by Council.

RECOMMENDATION

In the circumstances, to allow the Applicant procedural fairness, the Panel decided to defer the determination of the application, to allow the Applicant to liaise with Council staff and the child care centre, to submit the further information required within 4 weeks. Council

**Lane Cove Local Planning Panel 19 May 2026
MINUTES**

Officers are to provide a supplementary report to the Panel within 2 weeks of the receipt of that information, and an electronic meeting is to be arranged in a timely manner thereafter.

In the event that further information is not provided by the Applicant the Panel will make a decision based on the information at hand.

The decision of the Panel was unanimous

88 CARLOTTA STREET, GREENWICH

COMMENT

The Panel had the benefit of a site inspection of the subject property and the surrounding area, including noting where the objectors reside. The objectors' submissions to the application primarily concerned view loss.

At the public meeting the Panel heard from a planner and solicitor on behalf of an objector, and the applicant's planner.

The applicant submitted S.4.6 requests to vary the height and FSR standards and the Panel is satisfied the requirements for variation have been met.

The planning principles on view loss provide a guide to the assessment of views and in this regard the Panel is satisfied that given the relationship of the properties across side and rear boundaries plus the angle, the extent of potential view loss is considered minor. The partial views from the objectors' properties are not iconic or whole views and the proposal will only marginally change the overall outlook from objectors' properties.

The issue, raised by an objector, of the estimate of the cost of development, was raised by Council Officers with the applicant, who provided the quotation of \$48,000.

The Panel concluded the design of the lightweight lift, and as conditioned, will not be intrusive and barely visible in the streetscape or from surrounding properties.

DETERMINATION

The Applicant submitted two requests, pursuant to Clause 4.6 of the Lane Cove Local Environmental Plan 2009, one for the proposed breach of the building height development standard and the other for the floor space ratio development standard. The Panel is satisfied that the Clause 4.6 requirements have been met, in that compliance with the development standard is unreasonable or unnecessary in the circumstances, and there are sufficient environmental planning grounds to justify the contravention of the development standard.

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 19 May 2026, exercising the functions of Council as the consent authority, approved the Development Application DA34/2026 for the installation of a passenger lift to service the dwelling house at 88 Carlotta Street, Greenwich, subject to the recommended conditions and the additional condition at 1A, as agreed to by the applicant, for the lift to be non-reflective clear glazing with its resting position to be at the garage level.

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
A101	J	Cover Sheet	Siva Projects Pty Ltd	09/10/2024
A102	J	Garage and Lower Ground	Siva Projects Pty Ltd	09/10/2024
A103	J	Ground Floor and Level 1	Siva Projects Pty Ltd	09/10/2024
A104	J	Site Plan	Siva Projects Pty Ltd	09/10/2024
E101	H	Elevations	Siva Projects Pty Ltd	04/10/2024
E102	H	Elevations	Siva Projects Pty Ltd	04/10/2024
E103	H	Section	Siva Projects Pty Ltd	04/10/2024
1 of 7	-	Shaft Drawing	Cibes	2024/12/10
2 of 7	-	Cut out sizes	Cibes	2024/12/10
1 of 1		Erosion & Sediment Control Plan	KD Stormwater Pty Ltd	07.05.2026

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

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

1A The lift enclosure must be non-reflective clear glazing, The resting place for the lift is to be at the garage level.

Reason: To ensure the lift is of a light weight structure when viewed from the street and surrounding properties.

2. A.2 - Acoustic certification of the lift

A verification certificate from an acoustic consultant is to be prepared. This must confirm that the noise generated by the lift & lift motor (when measured at the site boundaries) does not exceed 5dB(A) above background noise. This verification certificate is to be submitted to the Private Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure that acoustic amenity is maintained.

3. A.2a – Ausgrid Condition for any works within 5m of a powerline

A letter is to be provided to the Private Certifier, prior to the issue of a construction certificate, confirming whether any works or associated structures used for construction would be located within 5m of an overhead powerline.

If these works or structures are present, then a letter is to be provided to the Private Certifier, prior to the issue of Construction Certificate confirming that the SafeWork

NSW Document – Work Near Overhead Powerlines: Code of Practice. This document outlines the minimum separation requirements between electrical mains (overhead wires) and structures within the development site throughout the construction process. It is a statutory requirement that these distances be maintained throughout the construction phase.

Consideration should be given to the positioning and operating of cranes, scaffolding, and sufficient clearances from all types of vehicles that are expected be entering and leaving the site.

The “as constructed” minimum clearances to the mains must also be maintained. These distances are outlined in the Ausgrid Network Standard, NS220 Overhead Design Manual. This document can be sourced from Ausgrid’s website at www.ausgrid.com.au

It is the responsibility of the developer to verify and maintain minimum clearances onsite. In the event where minimum safe clearances are not able to be met due to the design of the development, the Ausgrid mains may need to be relocated in this instance. Any Ausgrid asset relocation works will be at the developer’s cost.

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>

Additional information can be found in the Ausgrid Quick Reference Guide for Safety Clearances “Working Near Ausgrid Assets - Clearances”. This document can be found by visiting the following Ausgrid website:

www.ausgrid.com.au/Your-safety/Working-Safe/Clearance-enquiries

Reason: To protect the public environment, the safety of any workers and the Ausgrid assets.

4. **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 Certifier:

Security deposit	Amount
Infrastructure damage bond	\$6,000.00

To make this payment please contact Lane Cove Customer Service team.

The mode of payment shall be **Non-cash payments only (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, and,

- completing any public work such as roadwork, kerbing and guttering, footway construction, stormwater drainage and environmental controls, required in connection with this consent.

Note: An inspection fee is required to be paid which is included in Council's fees and charges and includes the Public Road and Footpath Infrastructure Inspection Fee (under the *Roads Act 1993*). Council inspection fees are calculated in accordance with Council's fees and charges at the date of payment.

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

- proposed stormwater drainage improvements
- proposed stormwater connection to existing Council pit in the street;
- all footpath, kerb/gutter and landscaping works; and
- any adjustment works in Council's road reserve.

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

5. **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.

6. **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

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.

PART C - BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE

8. **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 provided to and approved by the principal certifier. The plan must include the following matters:

- safety barrier or temporary fencing is to be provided along the full frontage of the property. This fence is for the safety of pedestrians on the public footpath and shall be erected before the commencement of any works.
- 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
- location of site storage areas and sheds
- equipment used to carry out all work.
- 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 Approvals

1. Where hoarding is required to be provided along the street frontage, a Hoarding Application is to be submitted to Council for approval.
2. 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.

9. **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 Sydney Water requirements.

10. **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:

- a) footings;
- b) reinforced concrete work;
- c) structural work; and,
- d) the lift structure.

and where relevant in accordance with any recommendations contained in an approved geotechnical report.

Reason: To ensure structural adequacy.

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 approved plan are in place until the site is rectified (at least 70% ground cover is achieved over any bare ground on 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.

13. D.4 - Compliance with the Home Building Act

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.

14. D.5 - Home Building Act 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 the 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

15. E.1 - 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 phone number, 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.

16. 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.

17. 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.

18. E.7 - Construction noise

While building work is being carried out 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 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.

19. E.9 - Responsibility for changes to public infrastructure

While building work is being carried out, the applicant must pay any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure

(including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area).

Reason: To ensure the payment of approved changes to public infrastructure.

20. **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 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;
- b) reinforced concrete work;
- c) structural work; and,
- d) the lift structure.

Reason: EP&A Act requirement.

21. **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.

22. **E.19.B – Encroachments**

1. No portion of the proposed structure shall encroach onto adjoining properties.
2. 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 at 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 building works. Developer must lodge 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. Applicant is not permitted to carry out any works on existing Council and private stormwater pipe lines without Council's approval.

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

23. **E.20.EH – Stockpiles**

Stockpiles of topsoil, sand, aggregate, spoil or other material capable of being moved by water to be stored clear of any drainage line, easement, natural watercourse, footpath, kerb or roadside.

Reason: To mitigate adverse environmental impacts on the surrounding area.

PART F - BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE

24. **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) All stormwater drainage systems and storage systems
- (b) The following matters that Council requires to be documented:

- Certification from suitable licenced contractor that all works have been constructed in accordance with the Australian standards.
- Certification from lift manufacturer that the lift installed satisfies the relevant Australian standards.
- Certification from qualified structural engineer that the proposed construction has been completed according to approved plans and is structurally adequate.

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.

25. **F.2 - Completion of public utility services**

Before the issue of the relevant occupation certificate, the principal certifier must ensure any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications, required as a result of the development, is completed to the satisfaction of the relevant authority.

Before the issue of the occupation certificate, the principal certifier must request written confirmation from the relevant authority that the relevant services have been completed.

Reason: To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements before occupation.

26. **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.

27. **F.5 - Repair of infrastructure**

Before the issue of an occupation certificate, the applicant must ensure any public infrastructure damaged as a result of the carrying out of building works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) is fully repaired to the written satisfaction of Council, and at no cost to Council.

Note: If the council is not satisfied, the whole or part of the security/bond submitted will be used to cover the rectification work.

Reason: To ensure any damage to public infrastructure is rectified.

28. **F.6 - Removal of waste upon completion**

Before the issue of an occupation certificate, the principal certifier must ensure all refuse, spoil and material unsuitable for use on the site is removed from the site and disposed of in accordance with the waste management plan. Written evidence of the removal must be supplied to the satisfaction of the principal certifier.

Before the issue of a partial occupation certificate, the applicant must ensure the temporary storage of any waste is carried out in accordance with the approved waste management plan to the principal certifier's satisfaction.

Reason: To ensure waste material is appropriately disposed of or satisfactorily stored.

PART H - OCCUPATION AND ONGOING USE

29. **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 4**. 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

The meeting closed at 5.45pm

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