

COUNCIL ASSESSMENT REPORT

Panel Reference	2016SYE121
DA Number	172/16
LGA	Lane Cove
Proposed Development	Construction of an eight (8) storey residential flat building comprising 107 dwellings and 194 car parking spaces, an attached childcare centre, an attached neighbourhood shop and associated tree removal, site works and landscaping
Street Address	296 – 314 Burns Bay Road, Lane Cove, NSW 2066
Applicant/Owner	HPG General Pty Ltd (applicant)/Lane Cove Council (owner)
Date of DA lodgement	23 rd September, 2016
Number of Submissions	26
Recommendation	Deferred Commencement Consent
Regional Development Criteria (Schedule 4A of the EP&A Act)	Capital Investment Value > \$20 million
List of all relevant s79C(1)(a) matters	<ul style="list-style-type: none"> • Lane Cove LEP 2009, SEPP 55, SEPP 65, SEPP Infrastructure, SEPP State and Regional Development 2011, SEPP BASIX 2004, SREP (Sydney Harbour Catchment) 2005 • Lane Cove DCP 2010 • Lane Cove S.94 Plan
List all documents submitted with this report for the Panel's consideration	JRPP Assessment Report plus following attachments: <ol style="list-style-type: none"> 1. Draft Conditions of Consent 2. Lane Cove DCP 2010 Compliance Table 3. SEPP 65 Assessment 4. Notification Plan
Report prepared by	Tim Shelley – Director, Tim Shelley Planning
Report date	23 rd January, 2017

Summary of s79C matters

Have all recommendations in relation to relevant s79C matters been summarised in the Executive Summary of the assessment report? Yes/No

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarised, in the Executive Summary of the assessment report? Yes/No/Not Applicable

eg. Clause 7 of SEPP 55 – Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report? Yes/No -Not Applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)? Yes/No/Not Applicable
Note: Certain DA's in the Western Sydney Growth Areas Special Conditions Area may require specific Special Infrastructure Contributions (Sic) conditions

Conditions

Have draft conditions been provided to the applicant for comment? Yes/No

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report.