

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	<b>2017SNH054</b>
<b>DA Number</b>	DA46/2017
<b>LGA</b>	Lane Cove Council
<b>Proposed Development</b>	Redevelopment of Rosenthal Car Park involving, Construction of a six (6) level mixed-use building comprising four (4) level basement car park, two (2) supermarkets and ground level public open space and retail tenancies
<b>Street Address</b>	2 – 20 Rosenthal Avenue, Lane Cove
<b>Applicant/Owner</b>	Applicant- ADCO Constructions Pty Ltd Owner – Lane Cove Council
<b>Date of DA lodgement</b>	24 April, 2017
<b>Number of Submissions</b>	Three (3) submissions
<b>Recommendation</b>	That consent be granted subject to the draft conditions
<b>Regional Development Criteria (Schedule 4A of the EP&amp;A Act)</b>	<i>“Council related development over \$5 million”.</i> Land is owned by Lane Cove Council. The development has a value of \$62,326,121
<b>List of all relevant s79C(1)(a) matters</b>	<p>i.e. any:</p> <ul style="list-style-type: none"> <li>relevant environmental planning instruments Lane Cove Local Environmental Plan 2009 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 State Environmental Planning Policy (State And Regional Development) 2011 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No 55 – Contaminated Lands</li> <li>proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority Nil.</li> <li>relevant development control plan Lane Cove Development Control Plan 2010</li> <li>relevant planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F No</li> <li>coastal zone management plan Not Applicable</li> <li>relevant regulations e.g. Regs 92, 93, 94, 94A, 288 Nil</li> </ul>
<b>List all documents submitted with this report for the Panel’s consideration</b>	Attachment 1 – Draft conditions Attachment 2 – Table showing compliance with Stage 1 Concept DA
<b>Report prepared by</b>	Tim Shelley, Independent Planning Consultant
<b>Report date</b>	November 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**

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**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 summarized, in the Executive Summary of the assessment report?  
*e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP* **Yes**

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**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? **Not Applicable**

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**Special Infrastructure Contributions**

Does the DA require Special Infrastructure Contributions conditions (S94EF)? **Yes**  
*Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions*

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**Conditions**

Have draft conditions been provided to the applicant for comment? **Yes**  
*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*