

COUNCIL ASSESSMENT REPORT

Panel Reference	2017SNH055
DA Number	198/2015 (Section 96 modification)
LGA	Lane Cove Council
Proposed Development	Staged redevelopment of Rosenthal Car Park, Rosenthal Avenue, Lane Cove and to include 500 car spaces, retail and public open space.
Street Address	2 – 20 Rosenthal Avenue, Lane Cove
Applicant/Owner	Applicant- ADCO Constructions Pty Ltd Owner – Lane Cove Council
Date of DA lodgement	24 April, 2017
Number of Submissions	Three (3) submissions
Recommendation	Consent be modified with amendments to conditions.
Regional Development Criteria (Schedule 4A of the EP&A Act)	<i>“Council related development over \$5 million”.</i> Land is owned by Lane Cove Council. The development has a value of \$62,326,121
List of all relevant s79C(1)(a) matters	<p>i.e. any:</p> <ul style="list-style-type: none"> 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 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. relevant development control plan Lane Cove Development Control Plan 2010 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 coastal zone management plan Not Applicable relevant regulations e.g. Regs 92, 93, 94, 94A, 288 Nil
List all documents submitted with this report for the Panel’s consideration	Attachment 1 – Amended Draft conditions of Consent
Report prepared by	Tim Shelley, Independent Planning Consultant
Report date	October 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**

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**

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**

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

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