



**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

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18 January 2024

Rajiv Shankar
Manager, Development Assessment
48 Longueville Road,
Lane Cove NSW 2066

Dear Rajiv,

RESPONSE TO ADDITIONAL INFORMATION REQUEST_ DA56/2023 14 - 16 MARSHALL AVENUE, 5 - 9 HOLDSWORTH AVENUE, AND 2 -10 BERRY ROAD, ST LEONARDS.

This letter relates to DA56/2023 (the DA) at 14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, St Leonards (the site, Area 13-15 St Leonards South). On behalf of Modern Construction & Development (the Applicant), this letter has been prepared to address matters raised in letter dated 10 November 2023, specifically requesting the deletion of mezzanine level. This letter has been prepared as a formal response to Council's letter.

This letter is supported by the following technical reports and documentation:

- Updated Architectural Plans prepared by PTW
- Updated Landscape Plans prepared by RPS
- Updated BASIX certificate

Summary of architectural changes

As per Council's request, the proposal has been amended to comply with key built form controls within the Lane Cove DCP. The following amendments have been made:

Main built form changes:

- Increase upper level setback along the pedestrian link to comply with DCP control of 9m. Area 15 and area 14 provide 6m setback at ground level to level 4, and 9m setback at and above level 5 along east/west pedestrian link.
- Removal of mezzanine level in area 14 building.
- Additional three storey has been added to the bridge between area 13 and 15 buildings – this design change has been endorsed by Council as per the letter dated 10 November 2023. The undercroft height remain unchanged to maintain the degree of openness to the entrance of the

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development. The additional storey is also not to the full height of the main built form, to create a visual break and along the street frontage.

- The above built form changes:
 - Remain compliant with GFA and FSR control.
 - Slight increase to roof and lift overrun (LOR) height, however the scheme remain compliant with 37m building height control:
 - Area 14: RL to Roof – RL 107.00 increased to RL 107.90, RL to LOR – RL 109.50 increased to RL 109.90
 - Area 15: RL to Roof – RL 110.00 increased to RL 100.30, RL to LOR – RL 112.00 change increased to RL 112.30
 - Area 13: Remain the same as last submission.
 - Retain the number of affordable housing within area 14 and 13 buildings (3 units) as per LEP requirements.
 - Retain communal open space and deep soil provisions.
 - Result in slight improvement to cross ventilation compliance, with area 13&15 now comply with cross ventilation requirements.
 - Slight reduction to solar access compliance at area 14, this is balanced with slight improvement to solar access compliance to area 13 & 15. Overall, the site can comply with 70% solar access requirement.

Other minor changes:

- Reduction in apartment yield to 185 units (-2 units) and minor mix change:
 - 1 bedroom: 22%
 - 2 bedrooms: 47%
 - 3 bedrooms: 26%
 - 4 bedroom: 5%
 - 3 affordable units.
- Reduction in brickwork to lightweight in the following locations:
 - Area 13: west – level 5-7, east – level 5-7
 - Area 15: west – level 5-7, east - level 4-7
 - Area 13-15 bridge: remove brick work at east facade.
 - Area 14: north – level 2-5, west – level 2-5, east – level 2-4
- Changes to window sizes.
- Remove curved walls at the bridge fronting the green spine elevation between Buildings 13 and 15.

- Reduction to pergolas extent to roof top and green spine areas.

Summary of Landscape changes:

- Ground plan modified as per updated architecture set. Furthermore, communal area layout modified (position of BBQ, tables and size of shelter structure), removal of one retaining wall from planted terraced area.
- Green Spine section updated with modified shelter structure.
- Rooftop plan updated as per latest architecture, furthermore paving specification modified, awning removed and substituted for smaller shelter over BBQ.
- Rooftop section updated with modified shelter structure.
- Planting plan and schedule updated.

Closing

We trust that the information provided in this response addresses the matters raised by Council to allow Council to make a positive recommendation to the Panel.

Should you require any further information or assistance please do not hesitate to contact me.

Kind regards,

A handwritten signature in black ink, appearing to read "Anna Wang".

Anna Wang
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