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Application Address - 14-16 Marshall Ave, 2 – 10 Berry Rd, 5 – 9 Holdsworth Ave, St Leonards South
Application Description RESIDENTIAL FLAT BUILDINGS

Date: 30:08:21

Association:

Scale: 1:4300

Councillors:



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Lane Cove Council

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23 May 2023

Modern Construction & Development Pty Ltd
Level 8 123 Pitt Street
Sydney NSW 2000

Dear Sir/Madam,

PREMISES: 14 - 16 Marshall Avenue and 2-10 Berry Road and 5-9 Holdsworth Avenue, St Leonards
PROPOSAL: Construction of 3 residential flat buildings with 4 levels of basement carparking, comprising 187 apartments and 249 vehicle spaces.
REF NUMBER: 56/2023
APPLICANT: Modern Construction & Development Pty Ltd

Council has received an application for the abovementioned proposal situated within the St Leonards South Precinct. The application and supporting documents, including full sized plans, are available for viewing at www.lanecove.nsw.gov.au select Quick Links>DAs on Exhibition, or they are available for viewing electronically on a computer at the Civic Centre, weekdays, 8.30am-5pm.

All proposals within the St Leonards South Precinct are subject to review by the NSROC Design Review and Excellence Panel prior to DA lodgement. The aim of the Panel is to provide impartial and independent advice to lift the design quality of proposals. The subject proposal has been through the Panel process in accordance with Council requirements.

The application is subject to a proposed Voluntary Planning Agreement undergoing concurrent public consultation. The draft Voluntary Planning Agreement and supporting documents are available for viewing at www.lanecove.nsw.gov.au under 'Have Your Say'.

The consent authority for the application will be the Sydney North Planning Panel. The application is nominated integrated development requiring approval by Water NSW under Section 91(3) of the *Water Management Act 2000*. The application is not designated development, threatened species development, Class 1 aquaculture development or State significant development.

Any person can make a submission concerning the application during the submission period. The submission must specify the grounds of objection (if any). The submission period will close on **19 June 2023**. Submissions can be sent to Council (service@lanecove.nsw.gov.au) quoting the application number and address of the proposal. During the assessment of this application your comments will be taken into consideration. If you make a submission you will be kept informed.

If you have made a reportable political donation (exceeding \$1000) to a Lane Cove Councillor or made a gift to a Lane Cove Councillor or employee, these details must be disclosed as part of your submission/application. Disclosure forms are available on Council's website. Please note any declarations made will be published on Council's website and included in any assessment report. Any submissions you make will be made available to the public and published in full on Council's website, unless you satisfy Council that there is an overriding public interest against disclosure under Section 14 of the Government Information (Public Access) Act 2009.

Should you require any further information on this matter please contact Chris Shortt by telephoning 9911-3522 Monday to Friday.

Development Assessment Information

Notification

- Legislation requires that adjoining owners to proposed development sites that are subject of a Development Application be given an opportunity to comment on any proposed works.
- Council also notifies Ward Councillors and local Community Associations.
- Submissions are considered during the assessment of the development application.

Consultation

- Council has a policy to try to resolve concerns arising due to development proposals.
- Where applications fail to meet Council's stated guidelines, applicants and people who make comments may be called upon to participate in a further consultation process, usually conducted by the Assessment Officer.
- It is often possible to reach a compromise with some minor adjustments to the original proposal.

Assessment

- An assessment report is prepared having regard to:
 - Feedback from referrals
 - Feedback from notifications
 - Policy compliance
 - Building Code of Australia compliance
 - The Environmental Planning & Assessment, Act 1979, relevant heads of consideration under Section 79 of the Act.
- A recommendation will be made with the assessment report with proposed conditions.

Determination / Notification

- The determination will be either a refusal or consent with conditions.
- Determination of the application can be made by:
 - Council Staff, under delegation, or
 - Local Planning Panel, or
 - Regional Planning Panel

You can track the progress of development applications at www.lanecove.nsw.gov.au

Go to > Quick Links > DA Tracking Search

What kind of comments can I make?

Comments regarding the proposal can relate to matters such as: shadowing, privacy, streetscape and view access.

Remember, your comments will be made public, so they should focus on the issues regarding the development and not contain emotional or provocative language.

Issues are most easily understood when the information is stated clearly and more easily resolved when possible solutions are suggested.

How long do I have to make a comment?

You have 28 days from the date of the notification letter in which to make your comments on the application unless otherwise stated in the notification letter. A limit is set because Council needs to complete the assessment in reasonable time.

Please consult with the Assessment Officer early if additional time is required to prepare comments.

How do I find out more about the proposal?

The plans and supporting documents are available for viewing at www.lanecove.nsw.gov.au, select Quick Search> DA's Currently Advertised..

Will my comments remain confidential?

Any comments you make will be available in full to the public and published on Council's website.

Can I discuss the matter with a Councillor?

You may raise matters with your local Councillors. Their contact details are as follows:-

West Ward	Clr Scott Bennison, 0402406241
	Clr Andrew Zbik, 0411894788
Mayor	
East Ward	Clr Rochelle Flood 0480300836
	Clr David Brooks-Horn, 0450288072
	Clr David Roenfeldt 0466949145
	Clr Merri Southwood 0412361331
	Deputy Mayor
Central Ward	Clr Bridget Kennedy 0411808274
	Clr Katherine Mort 0438442113
	Clr Kathy Bryla 0414638837