

8 December 2022

Dear Sir/Madam

Bayside Council has received amended plans for the following applications:

A Development Application:

Application Number	DA-2022/164
Property Address	35 Banks Avenue, DACEYVILLE NSW 2032
Property Title	Lot 3876 DP 91234
Applicant	New South Wales Rugby Union Ltd
Proposal	Permit use of NSW Rugby Centre of Excellence for a series of public events with a maximum capacity of 500 people
Notification Period	From 15 December 2022 to 4.30pm on 20 January 2023

A Section 4.55 (previously Section 96) Modification, which seeks approval for the modification of the Development Consent DA-2020/455:

Application Number	MDA-2022/71
Property Address	35 Banks Avenue, DACEYVILLE NSW 2032
Property Title	Lot 3876 DP 91234
Applicant	New South Wales Rugby Union Ltd
Proposal	Modification to DA-2020/455 to update signage plans and to enable the use of a public address system
Notification Period	From 15 December 2022 to 4.30pm on 20 January 2023

As part of our obligations under the *Environmental Planning and Assessment Act, 1979*, you are invited to view the proposals online at Council's Customer Service Centres, or by visiting Council's website at: www.bayside.nsw.gov.au/DATracker and follow the prompts.

Council invites you to make a submission on the proposals during the exhibition period, instructions are contained in the attached document for your reference. If you choose to make a submission, please note:

Bayside Customer Service Centres

Rockdale Library, 444-446 Princes Highway, Rockdale NSW 2216 Australia
Westfield Eastgardens, 152 Bunnerong Road, Eastgardens NSW 2036 Australia

E council@bayside.nsw.gov.au

W www.bayside.nsw.gov.au

T 1300 581 299 | 02 9562 1666

Postal address: PO Box 21, Rockdale NSW 2216

ABN 80 690 785 443

- Submissions must be made in writing and your name, address and contact phone number must be clearly shown.
- Your submission should clearly identify the application number and property address, must be in writing and received by Council prior to the notification end date identified above.
- Your submission should concisely address only your concerns with the proposed development, for example, overshadowing, loss of privacy, landscaping, traffic and the like.
- Your submission, including personal information such as your name and address, will be made publicly available via Council's website and upon request in accordance with the Government Information (Public Access) Act 2009.

Should you wish to speak directly to the allocated Assessment Officer, please contact Council's Customer Service Centre on 1300 581 299 and quote the relevant application number or email council@bayside.nsw.gov.au.

Political Donations & Gifts

If you have made a political donation or given a gift to a Councillor or Council employee in the last two years you must declare it when making a submission. Further details can be found on Council's website.

Yours faithfully



Luis Melim
Manager Development Services

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Guide to making a Submission

What is a Submission?

Any person (either owner or occupier) who feels that their property/locality may be affected by a proposed development may lodge a submission in response to a notified or advertised Development Application (DA) or Building Certificate Application (BC).

In making a submission, it is recommended that you consider the following:

Property owners (or anyone obtaining consent by the property owner) are entitled to submit an application to develop their property.

An objector does not have the right to prevent the approval of the application but is entitled to ask that legitimate interests and concerns be considered before a determination is made. Bayside Council will carefully consider the merits of each application before making a decision.

The lodging of a submission or an objection does not imply that it will automatically be agreed with by Bayside Council.

Bayside Council is obliged to consider Development Applications within a legal framework established by the Environmental Planning and Assessment Act 1979 and related documents including the Rockdale Local Environmental Plan 2011 (RCC LEP2011), the Botany Bay Local Environmental Plan 2013 (BBLEP 2013) as well as the Rockdale Development Control Plan 2011 (RCC DCP 2011) and the Botany Bay Development Control Plan (BBDCP 2013).

This framework grants landowners certain entitlements. For example:

- It may be that the development is in a locality that permits residential flat buildings, in which case the landowner is entitled to build a residential flat building provided it is designed to meet the criteria specified in the planning rules.

Development, other than exempt or complying development generally requires Council to notify adjoining neighbours inviting their comments. However, anyone can make a submission on any Development Application, whether they have received a letter from Council or not.

What matters can I raise?

Matters raised in submissions should relate to a planning matter such as the impact of the proposed development in terms of bulk, scale, privacy and solar access etc.

The lodging of a submission by an affected property owner or any other person does not imply that Bayside Council will refuse the application.

How do I make a submission?

To make a submission on a proposal, you may send it by email or post mail as a written submission to Bayside Council.

Email: council@bayside.nsw.gov.au

All submissions must specify the application number and the respective property address.

If the submission is an objection, the reasons for your objection must be clearly explained in the submission. It is important that submission letters only contain information relevant to the property and the development proposed.

Petitions may also be used for submissions provided they satisfy the same guidelines mentioned above. Response (if any) from Bayside Council will only be sent to the Head Petitioner who will communicate to all signatories within the petition.

In making a submission regarding a Development Application, you may provide Bayside Council with personal information. This information will be held by Bayside Council to enable us to contact you preferably by email during the course of consideration for the application and to ensure completeness of our records in relation to the application.

infosheet

You are not required by law to supply Bayside Council with your name, address or email details. You may choose to make an anonymous submission, but you should note that without your name, address or email details officers might not be able to assess the accuracy of any issues you raise relative to the proposal.

Council is legally obliged to make Development Applications and supporting documents available for public inspection. We do this by placing copies of the applications and supporting documents on Bayside Council's website.

Your submission will form part of the application and Council presumes that you consent to the disclosure of your personal information and copying of the document.

Council accepts no responsibility for defamatory or other similar matters included in your submission. You include such matters in the submission at your own risk. From time to time Bayside Council may redact the information displayed.

Is the number of submissions important?

Generally, the number of submissions received in response to a Development Application does not have a bearing on the likely outcome of the application. The matters raised in the submissions are of primary importance and they are but one consideration of the entire application.

What happens if I make a submission?

Council must consider all matters which have been raised within any submission before making a decision regarding development applications. As the reporting process is "open" it is important to note that your submission will be made public.

Any submission received relating to an application lodged will be publicly available on Bayside Council's website:

www.bayside.nsw.gov.au

The requirements placed upon Council to publish information are available at the following website:

www.olg.nsw.gov.au

Personal information

The supply of personal information is voluntary. If personal information is not provided, Council may be limited in dealing with a submission. Submissions, summaries of submissions, and/or names and addresses of people making submissions may be included in publicly available reports to Council.

Please note that, in accordance with section 18(1), (b) of the Privacy and Personal Information Protection Act 1998 (NSW), you are advised that all submissions received to Bayside Council in relation to any matter will be placed on the appropriate Bayside Council file and may be disclosed to Bayside Councillors, Bayside Council Officers, consultants to Bayside Council or members of the public.

Pursuant to section 12 of the Local Government Act 1993 the Council is obliged to disclose inspection of its documents, including any submission you may make. This includes the publication of submissions in full onto Council's website.

Further information

Rockdale Customer Service Centre
444-446 Princes Highway

Eastgardens Customer Service Centre
152 Bunnerong Road

Phone: 1300 581 299 | 9562 1666

Email: council@bayside.nsw.gov.au