

Urban Design Referral Response

Application Number:	Mod2021/0324
Date:	15/06/2021
To:	Lashta Haidari
Land to be developed (Address):	Lot 100 DP 1114910 , 207 Forest Way BELROSE NSW 2085 Lot 7 DP 807906 , 199 Forest Way BELROSE NSW 2085

Officer comments

The proposed Modifications to DA2018/1332 represent substantially the same development in terms of urban design; that which has been approved through subsequent modification.

The proposal seeks to modify elements of the steel roof structure; replaced with concrete slab roof in response to improving fire protection and external materials/finishes. The minor increases to the RL's as a result of the increase in slab depth and increased balcony setbacks resulting from the change in slab levels is negligible and presents no visual changes to the overall development. The proposed modifications do not alter the approved built form, bulk and scale of the development.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.