

Urban Design Referral Response

Application Number:	Mod2020/0299
Date:	17/08/2020
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 (and subsequent Modifications; MOD2019/0307 and MOD2019/0308) represent minor modifications resulting from minor errors in documentation, namely the omission, in plan only and not the elevations, of two (2 off) units to Building C and one (1 off) unit to building B.

Additionally, revisions to two terraces to that of balconies along with the slight reconfiguration to garage roofs is considered minor and assessed as to not have any real significant impacts to the overall approved building envelopes, bulk, scale or height of the development.

As indicated in the Statement of Modification from Ethos Urban dated 17 March 2020 the modifications are minor changes resulting from the detailed design development of the proposal and the development can be assessed as substantially the same development.

As such Council's Urban Design officer agrees the changes do not impact the approved bulk, scale, capacity or architectural design integrity or materiality of the development and is thus supported.

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.