

Urban Design Referral Response

Application Number:	Mod2020/0431
Date:	12/10/2020
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 proposal seeks to re-instate Building D, it's deletion from the scheme having previously been upheld as a condition of consent (Condition 2) to DA2018/1332 by the Sydney North Planning Panel in their correspondence dated 1 May 2019, based on the environmental impacts on this part of the site.

Notwithstanding comments from Council's Biodiversity and Stormwater officers, the location of Building D, essentially offset from the main development by quite a distance and set further down the escarpment represents an overdevelopment of the site, particularly in this significant escarpment. The building, by virtue of its isolation in the greater landscape also demonstrates little further merit that would warrant the re-instatement. The building does little to complement the view aspects from the buildings further up the escarpment and, as noted in the applicant's Response to Reasons for Refusal April 2019 cites economic reasons for the re-instatement of the building, over any further or enhanced benefits of built form outcomes across the greater site.

The proposal is therefore unsupportable.

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

Recommended Heritage Advisor Conditions:

Nil.