

Urban Design Referral Response

Application Number:	Mod2024/0550
Proposed Development:	Modification of Development Consent DA2018/1654 granted for Demolition works and Construction of a new aged care facility including underground parking
Date:	29/10/2024
To:	Kye Miles
Land to be developed (Address):	Lot 3 DP 805710 , 181 Forest Way BELROSE NSW 2085

Officer comments

This advice is provided as an internal referral from the Urban Design Unit to the Development Assessment Officer for consideration and coordination with the overall assessment.

The application seeks consent to:

1. Amend the ground level parking.
2. Rationalize the floorplans and layouts.
3. Make design refinements to the outdoor recreation areas.
4. Create a new sub-terrace generator room.
5. Install rooftop PV panels.
6. Increase the height of lift overruns.
7. Incorporate acoustic screens to roof plants.

The proposed modifications do not significantly change the approved built form. The proposed increases in height to the lift overruns and roof plant screens (to meet acoustic requirement) would have limited visibility from the surrounding sites and public domain areas.

Urban Design raises no objection to the proposed development.

Please note: Regarding any view impacts and any impacts on solar amenity and overshadowing, these matters will be dealt with under the evaluation of Council Planning Officer. Any impacts of non-compliances regarding heritage will be dealt with under the evaluation of Council Heritage Officer, and any Landscape non-compliances will be dealt with under the evaluation of Council Landscape Officer.

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.