

Urban Design Referral Response

Application Number:	Mod2022/0559
Date:	19/10/2022
To:	Adam Susko
Land to be developed (Address):	Lot 1 DP 1199795 , 28 Lockwood Avenue 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 the proposed modifications:

- Modified layout and circulation arrangement for car-parking
- Modified internal layout for the majority of units for residents
- Modified loading dock facilities
- Modified facilities for cyclists
- Modified storage spaces for residents
- Modifications to meet DDA requirements for accessible parking
- Modifications to achieve compliance with NCC
- Modifications to communal facilities for residents

The NSW Land and Environment Court upheld the decision to approve the DA for the demolition of existing structures and construction of a mixed use development comprising of retail uses and shop-top housing containing 49 dwellings, basement car parking for 238 vehicle spaces, landscaping, and a central public square (DA2020/0393) on 8 November 2021. The proposed changes relate to enhancing the development through various minor modifications. As such, the proposal is substantially the same development as the court approved DA.

Urban Design raises no objection to the proposed 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.