

## Urban Design Referral Response

<b>Application Number:</b>	Mod2015/0152
<b>To:</b>	Luke Perry
<b>Land to be developed (Address):</b>	Lot 12 DP 1197725 , 80 Evans Street FRESHWATER NSW 2096

### Officer comments

The proposed amendment reduces the building separation distances in some areas. Buildings which are too close together create amenity problems like lack of visual and acoustic privacy.

### Recommended Heritage Advisor Conditions:

#### **DEFERRED COMMENCEMENT CONDITIONS**

#### **Treatment of facade openings with appropriate visual and acoustic screens**

Windows and balconies that are overlooking each other should be treated with appropriate visual and acoustic screens. This is especially evident on the façade openings overlooking each other between Building E and F. Details and dimensions to be provided.

Reason: To ensure that overlooking windows and balconies are treated with appropriate visual and acoustic privacy screens (DACHEADC1)