

Urban Design Referral Response

Application Number:	DA2021/1892
Date:	25/03/2022
To:	Maxwell Duncan
Land to be developed (Address):	Lot 20 DP 1242304 , 68 - 90 Evans Street FRESHWATER NSW 2096

Officer comments

An amended proposal was submitted on 24/3/2022. The amended proposal has not adequately resolved the issues brought up previously.

Previous Comments:

The proposal has the following issues:

1. The proposal is above the Local Environmental Plan height limit. Inadequate information is provided to support a claim of view sharing. Some view analysis has been provided, but water views for surrounding properties may be affected and further analysis of views is required.
2. The Statement of Environmental Effects mentions shadow analysis, but none is provided.
3. The proposal will increase the bulk & scale of the building. The support structure looks heavy and permanent, which adds to the bulk, and the awnings seem high in relation to the existing building.

The proposal is therefore unsupported.

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

Recommended Heritage Advisor Conditions:

Nil.