

REFERRAL RESPONSE

URBAN DESIGN -

Apartment Design Guide Assessment

FILE NO: Development Applications/ 321/2020/2

ADDRESS: 19-27 Cross Street DOUBLE BAY 2028

PROPOSAL: Internal and external modifications to the approved shop top housing development with basement parking

FROM: Diana Griffiths / Urban Designer

TO: Mr W Perdigao

Information

Architectural drawings: Luigi Rosselli – Job No. 1725 – Issue A – February 2022
Landscape Plan Black Beetle – Job No. BB 1311 – Issue 03 – 16/02/2022
Statement of Environmental gsa planning – Reference 21543 S4.55 – February 2022
Effects:

Site and Context

The subject site is located within the Double Bay Centre on the north-western corner of Cross Street and Transvaal Avenue. It consists of an irregular triangular shaped site, with a northern boundary of 49.2m, an eastern frontage to Transvaal Avenue of 32m, a southern frontage to Cross Street of 35.9m, and a western boundary of 39.8m, providing a total site area of 1334m². The land is relatively flat with a fall of approximately 1m from the north-western end of the site to south-eastern end towards Cross Street.

The site is immediately adjacent to a Heritage Conservation Area along Transvaal Avenue, identified as the 'Transvaal Avenue Heritage Conservation Area' (HCA). The conservation area is characterised by "richly decorated Federation style semi-detached cottages, the street trees and landscaped central garden, the subdivision pattern which does not allow for car parking on site and its distinctive building form". As per the Management Policy that outlines the approach to the development and care of the significance of the HCA, "...the impact of proposed development on individual buildings, on the character of the streetscape and on the overall significance of the area must be considered as part of the assessment of all development applications in the area".

To the west along Cross Street, the site is adjacent to the 6-storey Intercontinental Hotel with ground floor retail uses. To the east on the opposite side of Transvaal Avenue is Nos. 15-15A Cross Street, a 2-storey commercial building. There are a number of recently constructed or approved 6-storey shop top housing developments along Cross Street, including Nos. 16-18 and 20-26 Cross Street.

Proposal

Alterations and additions to approved mixed use development under DA consent DA321/2020/1, which includes: Demolition of Existing Building and construction of new shop top housing development with commercial tenancies on ground floor and 18 apartment units with two levels of basement car park and associated landscaping. The application was approved by the Sydney Eastern City Planning Panel (SECPP) on 23 July 2021 subject to conditions. The approved height for the development is 21.5m and the approved FSR is 3.49:1.

Controls

- State Environmental Planning Policy No 65 —Design Quality of Residential Apartment Development (SEPP 65) & Apartment Design Guide (ADG)

Compliance

The following is an assessment of the proposal against the relevant objectives and design criteria of the Apartment Design Guide.

Apartment Design Guide assessment

Standard	Required	Proposed	Complies
Part 2: Developing the controls			
2E – Building depth	<ul style="list-style-type: none">Ensure building depth support apartment layouts that meet the objectives, design criteria and design guidance within the apartment design guide.Use a range of appropriate maximum apartment depths of 12-18m from glass line to glass line when precinct planning and testing development controls.	The amendments are substantially in accordance with the approved DA with regards to the building depth. Minor internal modifications to the apartment units have no significant impact on the building depth.	YES
2F – Building separation	<p>Up to four storeys (approximately 12m):</p> <ul style="list-style-type: none">12m between habitable rooms/balconies9m between habitable and non-habitable rooms6m between non-habitable rooms <p>Five to eight storeys (approximately 25m):</p> <ul style="list-style-type: none">18m between habitable rooms/balconies12m between habitable and non-habitable rooms9m between non-habitable rooms	The amendments to the approved DA include extending Bedroom 1 of the north-western unit on all levels to align with the site boundary. This is inconsistent with the minimum building separation requirements identified in the ADG.	NO, see recommendations

2G – Street Setbacks	<ul style="list-style-type: none"> - Establish the desired spatial proportions of the street and define the street edge - Provide space that can contribute to the landscape character of the street where desired - Create a threshold by providing a clear transition between the public and private realms - Assist in achieving visual privacy to apartments from the street - Create good quality entries to lobbies, foyers or individual dwellings - Promote passive surveillance and outlook to the street 	The addition of planter boxes and spa to Unit 5.01 along the perimeter of the roof generates an inadequate setback from the approved building edge along Cross St and alters the geometry of the approved built form.	NO, see recommendations
2H – Side and rear setbacks	<ul style="list-style-type: none"> - provide access to light, air and outlook for neighbouring properties and future buildings - provide for adequate privacy between neighbouring apartments - retain or create a rhythm or pattern of spaces between buildings that define and add character to the streetscape - achieve setbacks that maximise deep soil areas, retain existing landscaping and support mature vegetation consolidated across sites - manage a transition between sites or areas with different development controls 	The extension of Bedroom 1 of the north-western unit on all levels to align with the site boundary is noncompliant with the minimum requirements for building separation and side setbacks distances set under the ADG, and would result in privacy and amenity impacts for the adjacent cottages along Transvaal Avenue.	NO, see recommendations
Part 3: Siting the development			
3A – Site analysis	<ul style="list-style-type: none"> - Responsive to opportunities and constraints of site conditions and streetscape 	The proposed amendments to the approved DA do not result in a significant change with regards to the design's response to site conditions.	Substantially in accordance with approved DA
3B – Orientation	<ul style="list-style-type: none"> - Responsive to streetscape character while optimising solar access within the development - Overshadowing of neighbouring properties is minimised during mid-winter - Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20% 	The amendments are substantially in accordance with the approved DA with regards to the orientation of the apartment building and its overshadowing of neighbouring properties.	Substantially in accordance with approved DA
3C – Public domain	<ul style="list-style-type: none"> - Transition between private and public domain is achieved without compromising safety and security - Amenity of the public domain is retained and enhanced - Length of solid walls should be limited along street frontages - Terraces, balconies and courtyard apartments should have direct street entry, where appropriate 	<p>The amendments are substantially in accordance with the approved DA with regards to the interface and transition between private and public domain.</p> <p>The addition of planter boxes and habitable spaces on the roof level could have an impact on views from the street, especially on the corner of Cross Street and Transvaal Avenue.</p> <p>The amendments also alter the transition in height from the Intercontinental Hotel to the single-storey cottages of</p>	NO, see recommendations

		the HCA.										
3D - Communal and public open space	<ul style="list-style-type: none">- Minimum communal space area 25% of site area- Minimum 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid-winter)- Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions	<p>The proposed amendments to the approved DA include the provision of the private rooftop terrace which has been identified as 'communal open space' in the design verification statement. Private rooftop terraces do not qualify as 'communal open space'.</p> <p>However, the total 'communal open space' after deducting the private rooftop terrace is consistent with the approved DA.</p>	Substantially in accordance with approved DA									
3E – Deep soil zones	<ul style="list-style-type: none">- Deep soil zones that allow for and support healthy plant and tree growth <table><tr><td>Site area</td><td>Minimum dimension</td><td>Deep soil zone (% of the site area)</td></tr><tr><td>650 m² – 1,500m²</td><td>3m</td><td>7%</td></tr></table>	Site area	Minimum dimension	Deep soil zone (% of the site area)	650 m ² – 1,500m ²	3m	7%	<p>The amendments are substantially in accordance with the approved DA with regards to deep soil zones.</p> <p>Details of the proposed tree well identifying the proposed depth of the tree well into the basement have not been provided.</p>	NO for tree well - see recommendations			
Site area	Minimum dimension	Deep soil zone (% of the site area)										
650 m ² – 1,500m ²	3m	7%										
3F – Visual privacy	<ul style="list-style-type: none">- Adequate building separation between neighbours to achieve reasonable external and internal visual privacy- Minimum separation distances from buildings to side and rear boundaries: <table><tr><td>Building height</td><td>Habitable rooms and balconies</td><td>Non-habitable rooms</td></tr><tr><td>Up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>Up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr></table> <ul style="list-style-type: none">- Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance	Building height	Habitable rooms and balconies	Non-habitable rooms	Up to 12m (4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4.5m	<p>The extension of Bedroom 1 of the north-western unit on all levels breaches the minimum requirements for building separation distances and would result in privacy impacts for cottages along Transvaal Avenue.</p> <p>A habitable room window in bedroom 4 of Unit 5.03 has been located less than 18m from the balcony of the Intercontinental Hotel (currently located approximately 6m from the balcony). This is inconsistent with the minimum requirements of the ADG and results in privacy and amenity impacts.</p>	NO, see recommendations
Building height	Habitable rooms and balconies	Non-habitable rooms										
Up to 12m (4 storeys)	6m	3m										
Up to 25m (5-8 storeys)	9m	4.5m										
3G – Pedestrian access and entries	<ul style="list-style-type: none">- Building entries and pedestrian access connects to and addresses the public domain- Access areas clearly visible from public domain- Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge	<p>The amendments are substantially in accordance with the approved DA with regards to the pedestrian access points, and passive surveillance opportunities of the development</p>	Substantially in accordance with approved DA									

3H – Vehicle access	<ul style="list-style-type: none">- Vehicle access points designed and located to achieve safety- Car park access should be integrated with the building's overall facade.- The width and number of vehicle access points should be limited to the minimum- Designed to minimise conflict with pedestrians and vehicles- Create high quality streetscapes	The amendments are substantially in accordance with the approved DA with regards to the vehicular entry to the building.	Substantially in accordance with approved DA										
3J – Bicycle and car parking	<ul style="list-style-type: none">- Car parking needs of the development provided off-street- Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites	The amendments are substantially in accordance with the approved DA with regards to bicycle parking.	Substantially in accordance with approved DA										
Part 4: Designing the Building													
<u>Amenity</u>													
4A – Solar and daylight access	<ul style="list-style-type: none">- Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid-winter in the Sydney Metropolitan Area- A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid -winter	The changes to apartment layout do not cause a significant change to the solar access within apartments.	YES										
4B – Natural ventilation	<ul style="list-style-type: none">- At least 60% of apartments are naturally cross ventilated in the first 9 storeys- Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	The changes to apartment layout do not cause a significant change to cross ventilation through units.	YES										
4C – Ceiling heights	<ul style="list-style-type: none">- Measured from finished floor level to finished ceiling level, minimum ceiling heights are:<table><tr><td>Apartment</td><td>Minimum ceiling height</td></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable</td><td>2.4m</td></tr><tr><td>Attic spaces</td><td>1.8m with 30° minimum ceiling slope</td></tr></table>- Minimum floor to floor height 3.1m (4C.5)	Apartment	Minimum ceiling height	Habitable rooms	2.7m	Non-habitable	2.4m	Attic spaces	1.8m with 30° minimum ceiling slope	The amendments are substantially in accordance with the approved DA with regards to the ceiling heights.	Substantially in accordance with approved DA		
Apartment	Minimum ceiling height												
Habitable rooms	2.7m												
Non-habitable	2.4m												
Attic spaces	1.8m with 30° minimum ceiling slope												
4D – Apartment size and layout	<ul style="list-style-type: none">- Apartments are required to have the following minimum internal areas:<table><tr><td>Apartment type</td><td>Minimum internal area</td></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table>	Apartment type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	Minor modifications to the units do not result in a significant change in the approved sizes and achieves the minimum requirements for internal areas.	YES
Apartment type	Minimum internal area												
Studio	35m ²												
1 bedroom	50m ²												
2 bedroom	70m ²												
3 bedroom	90m ²												

	<p><i>Note: minimal areas include only one (1) bathroom. Additional bathrooms increase the minimum internal area by 5m².</i></p> <ul style="list-style-type: none">- Every habitable room must have a window in an external wall with a total minimum glass area of at least 10% of the floor area of the room.- Habitable room depths are limited to a maximum of 2.5 x the ceiling height- In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window- Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)- A window should be visible from any point in a habitable room- Bedrooms have a minimum dimension of 3m (excluding wardrobe space)- Living rooms or combined living/dining rooms have a minimum width of: <table><tr><td><i>Apartment type</i></td><td><i>Minimum width</i></td></tr><tr><td>1 bedroom</td><td>3.6m</td></tr><tr><td>2 bedroom</td><td>4m</td></tr><tr><td>3 bedroom</td><td>4m</td></tr></table>	<i>Apartment type</i>	<i>Minimum width</i>	1 bedroom	3.6m	2 bedroom	4m	3 bedroom	4m						
<i>Apartment type</i>	<i>Minimum width</i>														
1 bedroom	3.6m														
2 bedroom	4m														
3 bedroom	4m														
4E – Private open space and balconies	<ul style="list-style-type: none">- All apartments are required to have primary balconies as follows: <table><tr><td><i>Apartment type</i></td><td><i>Minimum width</i></td><td><i>Minimum depth</i></td></tr><tr><td>1 bedroom</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom</td><td>10m²</td><td>2m</td></tr><tr><td>3+ bedroom</td><td>12m²</td><td>2.4m</td></tr></table> <ul style="list-style-type: none">- For apartments at ground level, a private open space area shall be provided instead of a balcony with minimum area of 15m² and minimum depth of 3m	<i>Apartment type</i>	<i>Minimum width</i>	<i>Minimum depth</i>	1 bedroom	8m²	2m	2 bedroom	10m²	2m	3+ bedroom	12m²	2.4m	The amendments are substantially in accordance with the approved DA with regards to the size and quality of private open space, with additional private roof top space proposed for Units 5.01, 5.02, and 5.03.	YES
<i>Apartment type</i>	<i>Minimum width</i>	<i>Minimum depth</i>													
1 bedroom	8m²	2m													
2 bedroom	10m²	2m													
3+ bedroom	12m²	2.4m													
4F – Common circulation and spaces	<ul style="list-style-type: none">- Maximum number of apartments off a circulation core on a single level is eight (8)- Daylight and natural ventilation should be provided to all common circulation spaces that are above ground- Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include:- a series of foyer areas with windows and spaces for seating- wider areas at apartment entry doors and varied ceiling heights	<p>The amendments are substantially in accordance with the approved DA with regards to the circulation spaces above ground level.</p> <p>On the ground level, the amendments include increasing the size of the lobby which is consistent with the ADG requirements.</p>	YES												
4G – Storage	<ul style="list-style-type: none">- In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <table><tr><td><i>Dwelling type</i></td><td><i>Storage size volume</i></td></tr><tr><td>Studio</td><td>4m³</td></tr><tr><td>1 bedroom</td><td>6m³</td></tr><tr><td>2 bedroom</td><td>8m³</td></tr><tr><td>3+ bedrooms</td><td>10m³</td></tr></table>	<i>Dwelling type</i>	<i>Storage size volume</i>	Studio	4m³	1 bedroom	6m³	2 bedroom	8m³	3+ bedrooms	10m³	The amendments are substantially in accordance with the approved DA with regards to the size of storage.	Substantially in accordance with approved DA		
<i>Dwelling type</i>	<i>Storage size volume</i>														
Studio	4m³														
1 bedroom	6m³														
2 bedroom	8m³														
3+ bedrooms	10m³														

	<i>Note: At least 50% of the required storage is to be located within the apartment</i>		
4H – Acoustic Privacy	<ul style="list-style-type: none"> - Noise transfer is minimised through the siting of buildings and building layout - Noise impacts are mitigated within apartments through layout and acoustic treatments - Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses (see also section 2F Building separation and section 3F Visual privacy) 	<p>As per the submitted acoustic report, the proposed amendments and modifications do not impact the requirements, assumptions or recommendations outlined in the original Noise Impact Assessment, and the assessment in the report remains applicable to the proposed design.</p> <p>However, the extension of Bedroom 1 of the north-western unit on all levels would result in acoustic impacts to cottages along Transvaal Avenue.</p> <p>The provision of a habitable room window in bedroom 4 of Unit 5.03, which is located less than 18m from the balcony of the Intercontinental Hotel, would also have acoustic impacts</p>	NO, see recommendations
4J – Noise and Pollution	<ul style="list-style-type: none"> - The impacts of external noise and pollution are minimised through careful siting and layout of buildings - Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission 	N/A	N/A
<u>Configuration</u>			
4K – Apartment mix	- A range of apartment types and sizes is provided	Despite the addition of a bedroom to Unit 5.03, there is a limited mix of apartment sizes, with 2/18 1-bedroom units, with 1/18 2-bedroom unit, 1/18 4-bedroom unit, and 14/18 3-bedroom units. However, this does not have a significant change to the approved DA.	Substantially in accordance with approved DA
4L – Ground floor apartments	<ul style="list-style-type: none"> - Street frontage activity is maximised where ground floor apartments are located - Apartments deliver amenity and safety for residents - Direct street access should be provided to ground floor apartments 	N/A	N/A

4M – Facades	<ul style="list-style-type: none"> - Building facades provide visual interest along the street while respecting the character of the local area - Entries are clearly defined - Building services should be integrated within the overall facade 	The amendments are substantially in accordance with the approved DA with regards to the external finishes of the development.	Substantially in accordance with approved DA
4N – Roof design	<ul style="list-style-type: none"> - Roof treatments are integrated into the building design and positively respond to the street 	<p>The roof design has been amended to accommodate a private roof top terrace with pergolas, cabana, spa and planter boxes. This results in an increase in the overall height of the building.</p> <p>The impact of the cabana and pergolas are shown to be minimal along.</p> <p>Close to the corner of Cross Street and Transvaal Avenue the addition of habitable spaces on the roof and provision of planter boxes along the perimeter of the roof level could alter the geometry and perceived scale of the built form.</p>	NO, see recommendations
4O – Landscape design	<ul style="list-style-type: none"> - Landscape design is viable and sustainable - Landscape design contributes to the streetscape and amenity 	<p>Removal of planters along the north-western edge of the site on each level has been offset with the provision of planters on the terraces of Units 1.02, 3.02, 3.02, 4.02, and 5.02. Additional landscaping has also been provided on the private roof top terraces.</p> <p>The proposed landscape design appears to have a high species diversity.</p>	YES
4P – Planting on structure	<ul style="list-style-type: none"> - Appropriate soil profiles are provided - Plant growth is optimised with appropriate selection and maintenance - Planting on structures contributes to the quality and amenity of communal and public open spaces 	<p>The amendments are substantially in accordance with the approved DA with regards to planting along the facades.</p> <p>Additional planting within the terraces appears to be of high quality and have a high species diversity.</p>	Substantially in accordance with approved DA
4Q – Universal design	<ul style="list-style-type: none"> - Universal design features are included in apartment design to promote flexible housing for all community members - A variety of apartments with adaptable designs are provided - Apartment layouts are flexible and accommodate a range of lifestyle needs - Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features 	<p>The amendments are substantially in accordance with the approved DA with regards to the adaptable apartment units.</p> <p>The increase lobby size on the ground floor improves accessibility of the level.</p>	YES

4R – Adaptive reuse	<ul style="list-style-type: none"> - New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place - Adapted buildings provide residential amenity while not precluding future adaptive reuse 	N/A	N/A
4S – Mixed use	<ul style="list-style-type: none"> - Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement - Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents 	<p>The amendments are substantially in accordance with the approved DA with regards to the location of tenancies.</p> <p>Minor modifications to the tenancy walls and windows help provide a continuous street wall on the ground level and improve the site's active frontage.</p>	YES
4T – Awnings and signage	<ul style="list-style-type: none"> - Awnings are well located and complement and integrate with the building design - Signage responds to the context and desired streetscape character 	The amendments are substantially in accordance with the approved DA with regards to the awnings and signage.	Substantially in accordance with approved DA
4U – Energy efficiency	<ul style="list-style-type: none"> - Development incorporates passive environmental design - Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer - Adequate natural ventilation minimises the need for mechanical ventilation 	The amendments are substantially in accordance with the approved DA with regards to energy efficiency including natural ventilation and passive environmental design.	Substantially in accordance with approved DA
4V – Water management and conservation	<ul style="list-style-type: none"> - Potable water use is minimised - Urban stormwater is treated on site before being discharged to receiving waters - Flood management systems are integrated into site design 	<p>The amendments to the approved DA include the addition of rainwater tanks.</p> <p>All amendments are substantially in accordance with the approved DA with regards to flood risk management.</p>	YES
4W – Waste management	<ul style="list-style-type: none"> - Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents - Domestic waste is minimised by providing safe and convenient source separation and recycling 	The amendments are substantially in accordance with the approved DA with regards to waste management	Substantially in accordance with approved DA
4X – Building maintenance	<ul style="list-style-type: none"> - Building design detail provides protection from weathering - Systems and access enable ease of maintenance - Material selection reduces ongoing maintenance costs 	No reference to the maintenance of the rooftop planters has been made within the amending DA documents.	CANNOT BE DETERMINED

Diana Griffiths

B. Arch MURP (Hons) RPIA (Fellow),
 Recognised Practitioner in Urban Design
 Director of Urban Design
 Studio GL Pty Ltd

REFERRAL RESPONSE URBAN DESIGN- ADDENDUM

FILE NO: Development Applications/321/2020/2

ADDRESS: 19-27 Cross Street DOUBLE BAY 2028

PROPOSAL: Internal and external modifications to the approved shop top housing development with basement parking

FROM: Diana Griffiths / Urban Designer

TO: Mr W Perdigao

Background

On the 7th of April 2022, commentary was made on the alterations and additions proposed to an approved mixed use development under DA consent DA321/2020/1. The proposal was assessed against the SEPP 65 principles and recommendations were made to achieve a better contextual fit, internal amenity and urban design outcome. The proposal was supported if the recommended changes were made.

In response to the Urban Design Review, further amendments were made to the revised architectural plans dated 4th of May 2022.

Compliance

The following is an assessment of the amendments to the proposal dated 4th of May 2022.

ADG Issue	Recommendation	Proponent Response	Comments
Principle 1: Context and Neighbourhood Issue	<i>Retain the approved geometry of built form along the corner by removing the provision of rooftop terrace and planter boxes for Unit 5.01.</i>	Additional setbacks have been proposed for the rooftop planters at the corner. As per the drawings, no planter is visible from the public domain which has been illustrated through view analysis diagrams along Transvaal Avenue and Cross St.	The amendments do not comply with the recommendation which was to remove the rooftop terrace and planter boxes for Unit 5.01. However, additional setbacks have been provided to this terrace which contribute to a reduction in visual bulk and the impact of the smaller terrace is now considered minor. In order to ensure the visual impact of the planters remain minor, the planter height should be dimensioned on all drawings to be no higher than 700mm. Additionally, to minimise the visual impact of the spa for Unit 5.01 and allow the landscape planter to be continuous, the spa should be relocated to sit within the area allocated to the rooftop terrace.
Principle 2: Built Form and Scale	<i>Provide additional setbacks for the rooftop planters along the northern façade and no part of the planter or rooftop terrace should extend beyond a line extending from the southern boundary of 2 Transvaal Avenue</i>	Amended architectural drawings show additional setbacks for the rooftop planters along the northern façade and no part of the planter or roof top terrace extends beyond the line extending from the southern boundary of 2 Transvaal Avenue.	The amendment is substantially in accordance with the recommendation.

Principle 2: Built Form and Scale Principle 6: Amenity	<i>Increase setbacks of habitable rooms from the north-western boundary of the site along 6 Transvaal Avenue to comply with the approved DA.</i>	Approved DA setbacks have been reinstated.	The amendment is substantially in accordance with the recommendation.
Principle 6: Amenity	<i>Provide screening to the Bedroom 4 window of Unit 5.03.</i>	Screening to the window of Bedroom 4 of Unit 5.03 has been provided.	The amendment is substantially in accordance with the recommendation.
Principle 5: Landscape	<i>Provide details of the tree well on the ground floor public plaza identifying the depth of the planter and extent of cut into the basement.</i>	The tree well details have been provided which show a soil depth of 1080mm provided for the deciduous tree and no part of the well has been shown to be cut into the basement.	The depth of the tree provided is sufficient to accommodate a small tree of 6-8m high with a crown spread of 4m and a soil volume of 9m ³ , as outlined by the ADG. The ADG also recommends a minimum soil area of 3.5m x 3.5m for a small tree, which has not been achieved (the current dimensions are 3m x 3m).

Recommendation

Overall the amendments are compliant with the recommendations made by the urban design review. The proposal is supported subject to the following conditions:

- The rooftop planter height should be clearly dimensioned on all drawings and be no more than 700mm high;
- The spa should be relocated to sit within the rooftop terrace of Unit 5.01; and
- The soil area for the proposed *Zelkova serrata* (Japanese Elm) should be increased to be consistent with the minimum soil area set by the ADG (3.5m x 3.5m for a small tree).

Diana Griffiths

B. Arch MURP (Hons) RPIA (Fellow),
Recognised Practitioner in Urban Design
Director of Urban Design
Studio GL Pty Ltd