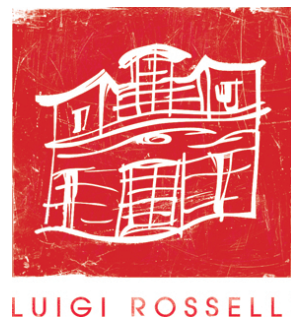


10 February 2022

The General Manager  
Woollahra Council  
536 New South Head Road  
Double Bay NSW 2028



Dear Sir,

**DESIGN VERIFICATION STATEMENT**  
**S4.55 APPLICATION FOR MIXED-USE DEVELOPMENT**  
**AT 19-27 CROSS ST, DOUBLE BAY NSW 2088**

I, Luigi Rosselli, hereby declare that I am a registered architect in NSW (Reg. no 4895) in accordance with the Architects Act 1921 as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2000 and I was responsible for the architectural design of the proposed mixed-use development at 19-27 Cross St, Double Bay.

I confirm the proposed development is consistent with the relevant design objectives and criteria of State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development and the Apartment Design Guide, except where noted otherwise in the SEPP 65 and ADG section of the approved DA Urban Design Report prepared by GMU Urban Design and Architecture.

Luigi Rosselli

Director

# **ANNEXURE**

Extract from Approved DA Urban Design Report prepared by  
GMIU Urban Design and Architecture

## Apartment Design Guide Compliance Table

Apartment Design Guide	Comment
3A – Site analysis	The proposed development has demonstrated a sympatric design response to the existing and prevailing streetscape along Cross Street and Transvaal Avenue.
3B - Orientation	The proposed development has maximised the north aspect units to ensure a good level of solar access to the internal spaces. The carefully designed building envelope ensures a good level of solar access to the residential properties to the south of Cross Street. The shadow impact study shows that all the residential properties to the south of the site will receive 5 hours solar in mid-winter.
3C – Public domain interface	<p>The proposal integrates the substation and waste collection area as part of the building and basement design. It minimises the blank walls of the services areas and fire exits to Cross Street and Transvaal Avenue. The quality façade design and active ground floor uses provide improved interfaces to the public domain.</p> <p>The residential lobby facing Transvaal Avenue and upper-level residential units with the main outlook to the streets and new plaza will provide further improved passive surveillance and added safety to the public domain during the day and night.</p>
3D – Communal and public open space	The proposed rooftop communal open space is approx. 200 sqm, which equates to approx. 15% of the total site area. The new publicly accessible plaza within the site is considered a communal open space that will be used by future residents as well as the local community. It has an area of approx. 170 sqm. In total, the subject development has provided 370 sqm communal open space which is approx. 27.7% of the total site area. Therefore it complies with the minimum requirement set by the ADG.
3E – Deep soil zone	The site is zoned B2-Local Centre. No deep soil zone has been proposed within the subject development. It is understood that the provision of deep soil zone is not anticipated which is supported by the recommended DCP built form on site.
3F – Visual privacy	The terraces adjacent to the site to the north include commercial/retail uses. The proposed development provides varied setbacks to the terrace within the heritage conservation area. It also incorporates landscape design (approx. 600m wide) at building edges to mitigate the potential visual privacy issues between the development and neighbouring commercial/retail property.

3G – Pedestrian access and entries	The residential entry is from Transvaal Avenue which is entirely separated from the vehicle entry from Cross Street. The proposal provides a desired safe and comfortable walking environment for future residents.
3H – Vehicle access	The proposed vehicle (car lift) entry is from Cross Street and encapsulated within the main building envelope. The garage door width is 5.5m. It is considered a positive outcome in response to the existing streetscape character. It also provides increased opportunity for an improved pedestrian environment to Transvaal Avenue.
4A – Solar and daylight access	15 units out of 18 (83.3% of the total units) will achieve 2 hours solar in mid-winter. 3 south-facing units will receive no direct sunlight which equates 16.7% of total units, greater than the ADG requirement. However, this is considered an unavoidable outcome due to the site orientation and its deep lot depth. The proposed south-facing units have generous internal areas and larger private open spaces with views down to Cross Street, which provides a good level of amenity.
4B – Natural ventilation	61.1% of the total units can achieve natural ventilation which compliance with the ADG requirement. Details please refer to DA 20 – Ventilation diagram.
4C – Ceiling heights	<p>The proposed residential floor-to-floor height is 3.1m which complies with the minimum requirement.</p> <p>The proposal provides a floor-to-floor height of 4m to the ground level which is capable to cater for a variety of commercial/retail use.</p>
4D – Apartment size and layout	The proposal provides generous apartment sizes exceeding the minimum requirements. It achieves 82 sqm for unit of 1 bedroom, 148 sqm for 2 bedrooms and generally over 200 sqm for 3 bedrooms.
4E – Private open space and balconies	The proposed development achieves the minimum requirements of 8sqm for 1-bedroom unit, 10sqm for 2-bedrooms and 12sqm for 3-bedrooms. Furthermore, it provides greater private open spaces for each unit. Details please refer to DA plans prepared by Luigi Rosselli Architecture.
4F – Common circulation and spaces	The proposal achieves 2 units off one circulation core.
4G – Storage	The proposal provides sufficient storage spaces within the units and basement levels. Details please refer to architectural plan DA 21 – ADG Diagrams by Luigi Rosselli Architecture.
4K – Apartment Mix	<p>The proposal provides a variety of apartment mix catering for different needs. It includes:</p> <ul style="list-style-type: none"> <li>• 2 x 1 bedroom</li> </ul>

	<ul style="list-style-type: none"> <li>• 1 x 2 bedrooms</li> <li>• 15 x 3 bedrooms</li> </ul>
4L – Ground floor apartments	No ground floor apartments are proposed as per the DCP controls.
4M – Facades	The proposed development in a curvilinear shape provides natural articulation to the facades and vertical shadow lines throughout the day. It assists in reducing the perceivable bulk and scale when viewed from public domain. The expressed circle “rings” and off-form concrete eaves/soffits wrapping around the corner tower form creates an interesting visual element that marks the prominence of the corner of Cross Street and Transvaal Avenue.
4N – Roof design	The proposal integrates all the services and plant room within the folded roof form to mitigate the potential visual impact when viewed from the surrounding area. The angled roof form with dormer window design assists in achieving a lower street wall height and create an interesting view from street level. The proposed development provides rooftop communal open space that will provide additional amenity for residents living on site.
4O – Landscape Design	The proposed landscape design includes a variety of landscaped areas with mixed species in response to the character and functionality of the private and public accessible open spaces on site. It complements the proposed built form and scale and contributes positively to the leafy streetscape character of Transvaal Avenue.
4P – Planting on structure	The proposed landscaped area along the edge of the rooftop provides an increased level of safety and relaxation for residents to use the area.
4Q – University design	<p>The proposed level residential entry from the public domain and lobby area (approx. 2-3.8m in width) achieves good accessibility for future residents on site. The wider and barrier-free internal unit space eliminates the trip hazards which provides a safer and easy moving environment for people to live in. The proposed open layout plan and larger sized apartments with various living spaces (i.e. living space, sitting area, etc) provide an opportunity to accommodate changing lifestyle needs.</p> <p>The proposal designs 2 adaptable units (2.01 &amp; 3.01) allowing for future adaption of the internal spaces to accommodate the resident’s needs.</p>
4S – Mixed use	The proposed mixed-use development comprises commercial/retail uses on the ground level and residential above. It will provide increased activity and vibrancy and passive surveillance to public domain during the day and

night. The continued active frontages and residential lobby on the ground level address the street and contribute positively to the public domain. A landscaped communal open space has been provided at the rooftop.

#### 4T – Awnings and signage

The proposal provides continuous awnings along the building frontages, which provides protection from the sun and rain weather.

#### 4W – Waste Management

The proposal integrates the residential and commercial/retail bin storage rooms within the basement level. 2 waste chutes on residential floors have been proposed to allow for convenient disposal of waste and recycling for residents living on site.

An Operational Waste Management Plan has been provided.

## 5. Conclusion and Recommendations

Double Bay Town Centre is known for its vibrant and unique village character and atmosphere which is distinct from adjacent local centres. Cross Street, including Transvaal Avenue, is one of the 'high' streets in the area providing people with diversified retail experience, well-designed public domain area with leafy streetscape character.

The proposed development provides the opportunity to strengthen the 'sense of place' for the centre. It will enhance the existing public domain with renewed vitality to the intersection of Cross Street and Transvaal Avenue. The carefully designed built form and internal layout will provide high-quality amenity outcomes for future residents and minimal amenity and shadow impacts to the surrounding properties. The proposed maximum scale is comparable with the existing and recently approved development within the centre. It will provide increased residential density and local employment opportunities to support the balanced development of the area and the sculpted curvilinear built form and increased setbacks to the conservation area will create an interesting visual marker to Cross Street without dominating the adjacent lower scale development.

The proposed active ground floor plane and widened street frontage along Cross Street and the new public open space with an improved open vista to the Transvaal Avenue Heritage Conservation Area will establish a quality and sustainable environment for the local community and visitors.

The proposal will contribute positively to the character of the local context and streetscape. We encourage Council to support this Development Application.