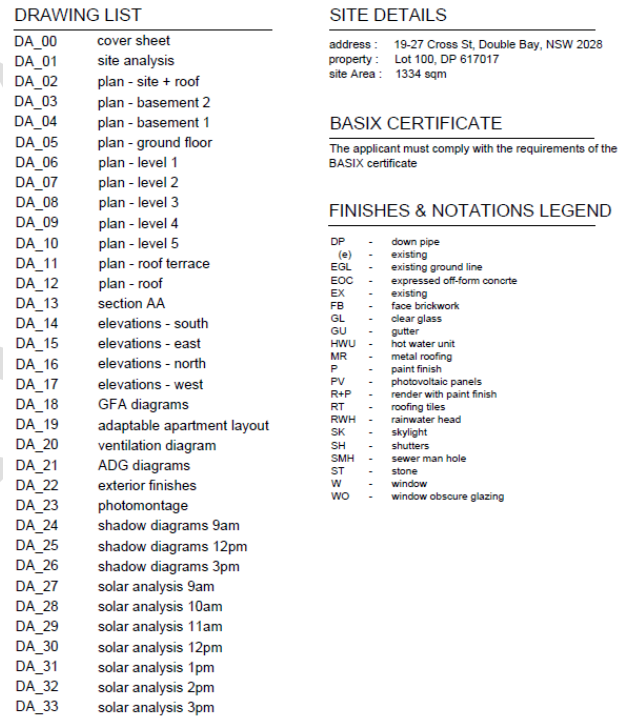
Completion Date: 12 October 2020
REFERRAL RESPONSE
URBAN DESIGN

FILE NO:	Development Applications/ 321/2020/1
ADDRESS:	19-27 Cross Street DOUBLE BAY 2028
PROPOSAL:	Demolition of existing structure and construction of a shop top housing development
FROM:	N Vandchali
TO:	Mr W Perdigao

Information

Architectural drawings:



DRAWING LIST

DA_00	cover sheet
DA_01	site analysis
DA_02	plan - site + roof
DA_03	plan - basement 2
DA_04	plan - basement 1
DA_05	plan - ground floor
DA_06	plan - level 1
DA_07	plan - level 2
DA_08	plan - level 3
DA_09	plan - level 4
DA_10	plan - level 5
DA_11	plan - roof terrace
DA_12	plan - roof
DA_13	section AA
DA_14	elevations - south
DA_15	elevations - east
DA_16	elevations - north
DA_17	elevations - west
DA_18	GFA diagrams
DA_19	adaptable apartment layout
DA_20	ventilation diagram
DA_21	ADG diagrams
DA_22	exterior finishes
DA_23	photomontage
DA_24	shadow diagrams 9am
DA_25	shadow diagrams 12pm
DA_26	shadow diagrams 3pm
DA_27	solar analysis 9am
DA_28	solar analysis 10am
DA_29	solar analysis 11am
DA_30	solar analysis 12pm
DA_31	solar analysis 1pm
DA_32	solar analysis 2pm
DA_33	solar analysis 3pm

SITE DETAILS

address : 19-27 Cross St, Double Bay, NSW 2028
property : Lot 100, DP 617017
site Area : 1334 sqm

BASIX CERTIFICATE

The applicant must comply with the requirements of the BASIX certificate

FINISHES & NOTATIONS LEGEND

DP	-	down pipe
(e)	-	existing
EGL	-	existing ground line
EOC	-	expressed off-form concrte
EX	-	existing
FB	-	face brickwork
GL	-	clear glass
GU	-	gutter
HWU	-	hot water unit
MR	-	metal roofing
P	-	paint finish
PV	-	photovoltaic panels
R+P	-	render with paint finish
RT	-	roofing tiles
RWH	-	rainwater head
SK	-	skylight
SH	-	shutters
SMH	-	sewer man hole
ST	-	stone
W	-	window
WO	-	window obscure glazing

Statement of Environmental Effects: GSA Planning August 2020

Survey:

Context

The subject site is located in the B2 – Local Centre Zone with a maximum allowable height of 14.7m and FSR of 2.5:1 under the WLEP 2014.

The subject site is located at the intersection of Cross Street and Transvaal Avenue. It

is occupied by a single storey commercial building wrapped around an urban plaza. There is a continuous view line from Goldman Lane to the existing plaza.
The intersection of Cross Street and Transvaal Avenue is characterised by a range of outdoor dining areas located in the central island to the east of the subject site.

Immediately adjoining the site is the Transvaal Avenue Heritage Conservation Area (HCA). The HCA comprises single-storey semi-detached cottages, and is a remnant of the centre's former housing stock.

Surrounding development includes:

- The InterContinental Hotel is located adjacent to the site to the west. The building includes a two-storey street wall height with 4-5 storey additional built from with significant setbacks above the street wall height.
- On the southern side of Cross Street, there are two recently constructed 6 storey mixed-use buildings with a four-storey street wall height.

Proposal

The development application proposes a 6-7 storey mixed-use development (including lift overrun) over a two-storey basement car park. It includes:

- 18 residential units comprising 2 one-bedroom, 1 two-bedroom and 15 three-bedroom units
- 4 commercial/retail tenancies located on the ground level with the GFA of 751m^2
- Rooftop communal open space
- Lift overrun and service/plant rooms
- Parking spaces within the basement levels
- A new public outdoor plaza facing Transvaal Avenue
- Vehicular entry to car lift via Cross Street.

The proposed total floor space ratio (FSR) is 3.59:1. The overall height of the proposal to the rooftop of the upper-most habitable level is 19.5m and 23.5m to the lift overrun.

Key Controls

- State Environmental Planning Policy No. 65 (SEPP 65): Apartment Design Guide (ADG)
- Woollahra Local Environment Plan 2014 (WLEP2014)
- Woollahra Development Control Plan 2015 (WDCP2015)

Compliance

The following is an assessment of the proposal against the SEPP 65 Principles.

Principle	***Statement***	**Assessment**	**Complies**
Principle 1: Context and Neighbourhood Character	*Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.* *Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.*	The proposal provides a 6-7 storey built form adjacent to a single storey HCA. The proposed bulk, scale and height do not respond to the existing or desired future character of Transvaal Avenue nor the transition to the HCA. The scale of the proposed outdoor plaza is not sufficient to create a soft transition to the adjacent single storey HCA. I refer to the 3D view on Page 27 of the architectural drawings. The proposed five-storey street wall height on Cross Street neither responds to the existing two-storey street wall height of its adjacent Hotel nor the four-storey street wall height envisaged by WDCP 2015 D5.5.7 or displayed by the recent development on the southern side of the street. The proposed setbacks and separation distances are inconsistent with WDCP 2015 D5.5.7 and the desired future character of the area.	**NO**
Principle 2: Built Form and Scale	*Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.* *Good design also achieves an appropriate built form for a site and the building's purpose in terms*	In addition to my comments on Principle 1, the proposal is not consistent with the desired future character. Additionally, the six-storey corner element exacerbates the overshadowing impacts on the Transvaal Avenue outdoor dining area between	**NO**

	of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.	12 – 3pm. The proposed dominant horizontal articulation increases the perceived bulk and scale of the proposed building. This does not respond to the existing fine-grain vertical articulation of the HCA.	
Principle 3: Density	*Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.* *Appropriate densities are consistent with the area's existing or projected population.* *Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.*	The overall dwelling density responds to the existing character and desired future character of the area. However, the appropriateness of the overall dwelling density is dependent on the proposed bulk and scale, achieving suitable amenity and streetscape outcomes.	**YES**
Principle 4: Sustainability	*Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.*	The proposal provides an appropriate response to the minimum solar access and cross ventilation requirements under the ADG.	**YES**
Principle 5: Landscape	*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by*	The proposal responds to the requirements of this principle.	**YES**

	contributing to the landscape character of the streetscape and neighbourhood. *Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.*		
Principle 6: Amenity	*Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident wellbeing.* *Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.*	The proposal provides a satisfactory level of internal residential amenity.	**YES**
Principle 7: Safety	*Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.* *A positive relationship between*	The proposal responds to the requirements of this principle.	**YES**

	public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.		
Principle 8: Housing Diversity and Social Interaction	*Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.* *Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.*	The proposal provides 15 x three-bedroom units, 2 x one-bedroom units and 1 x two-bedroom unit. Approximately 80% of the proposed dwellings are large units. Although ADG does not have numerical requirements for unit mix, the Double Bay Economic Feasibility Study 2015 recommends 30-40% of the units be allocated for smaller apartments to enhance the market affordability for younger demographics. The finding of the HILL PDA study demonstrates the desired future character of the centre in terms of the unit mix and housing choice. The proposal is not consistent with this principle for delivering a range of housing choices for different needs and budgets.	**NO**
Principle 9: Aesthetics	*Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.* *The visual appearance of well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.*	The proposal responds to the requirements of this principle.	**YES**

The following is an assessment of the proposal against the relevant requirements of the ADG.

Standard	Required	Proposed	Complies
Part 3: Siting the development			
3D - Communal and public open space	*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*	The proposed rooftop communal open space is approximately 15% of the site area. This is less than the minimum requirement by the ADG. However, the proposal provides a public plaza on the ground level, which is a positive space both for the residents and the local community. Therefore, I am satisfied with the amount of communal open space provided by this proposal.	**YES**
3E – Deep soil zones	*Deep soil zones that allow for and support healthy plant and tree growth* *Site area* / *Minimum dimension* / *Deep soil zone (% of the site area)* *Less than 650m²* / *-* / *7%* *650 m² – 1,500m²* / *3m* *Greater than 1,500m²* / *6m* *Greater than 1,500m2 with significant existing tree cover* / *6m*	The proposed development has not provided any deep soil area on the site. This is acceptable due to the location of the subject site in B2 Zone, and the amount of communal space and landscape buffer on the ground level.	**YES**

3F – Visual privacy	*Adequate building separation between neighbours to achieve reasonable external and internal visual privacy.* *Minimum separation distances from buildings to side and rear boundaries:* *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* *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* *Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping*	The proposal provides adequate setbacks and separation distances between habitable areas on the subject site and the neighbouring properties to achieve visual privacy.	**YES**
3G – Pedestrian access and entries	*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*	The proposal meets the minimum requirements under the ADG.	**YES**
3H – Vehicle access	*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*	The proposal meets the minimum requirements under the ADG.	**YES**

	access points should be limited to the minimum *Designed to minimise conflict with pedestrians and vehicles* *Create high quality streetscapes*		
Part 4: Designing the Building ***<u>Amenity</u>***			
4A – Solar and daylight access	*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*	15 units out of the 18 (83.3% of the total units) will achieve 2 hours solar access in mid-winter. 3 south-facing units will receive no direct sunlight. This equates to 16.7% of total units, greater than the ADG requirement. Considering their open living plan, this is acceptable.	**YES**
4B – Natural ventilation	*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*	61.1% of the total units can achieve natural ventilation which is compliant with the ADG requirement.	**YES**
4C – Ceiling heights	*Measured from finished floor level to finished ceiling level, minimum ceiling heights are:* *Apartment* — *Minimum ceiling height* *Habitable rooms* — *2.7m* *Non-habitable* — *2.4m* *Attic spaces* — *1.8m with 30° minimum ceiling slope* *Minimum floor to floor height 3.1m (4C.5).*	The proposed residential floor-to-floor height is 3.1m which complies with the minimum requirement under the ADG.	**YES**

4D – Apartment size and layout	*Apartments are required to have the following minimum internal areas:* *Apartment type — Minimum internal area* *Studio — 35m2* *1 bedroom — 50m2* *2 bedroom — 70m2* *3 bedroom — 90m2* *Note: minimal areas include only one (1) bathroom. Additional bathrooms increase the minimum internal area by 5m².* *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:* *Apartment type — Minimum width* *1 bedroom — 3.6m* *2 bedroom — 4m* *3 bedroom — 4m* *The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts*	The proposal meets the minimum requirements under the ADG.	**YES**

4G – Storage	*In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:* *Dwelling type* — *Storage size volume* *1 bedroom* — *6m3* *2 bedroom* — *8m3* *3+ bedrooms* — *10m3* *Studio* — *4m2* *Note: At least 50% of the required storage is to be located within the apartment*	The proposal meets the minimum requirements under the ADG. I refer to DA-21 of the architectural drawings.	**YES**
Configuration			
4M – Facades	*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 proposed dominant horizontal articulation increases the perceived bulk and scale, especially on the upper levels. The location of the building adjacent to the small scale fine-grained HCA requires a more sensitive approach. The façade addressing the HCA should include vertical articulation to break up the proposed bulk and scale to create more sympathetic smaller elements.	**NO**
4N – Roof design	*Roof treatments are integrated into the building design and positively respond to the street*	The proposal provides a positive response to this requirement.	**YES**

Proposal's response to WLEP 2014

Height

The maximum height limit for the site is 14.7m under WLEP 2014. This is equivalent to a 4-storey mixed-use development.

The proposed development (6 -7 storeys) has a maximum building height of 23.5m to its lift overrun. The proposed maximum building height exceeds the height limit.

The proposal does not provide appropriate responses to the following objectives of WLEP 2014 Cl 4.3-Height of the building:

(a) to establish building heights that are consistent with the desired future character of the neighbourhood
(b) to establish a transition in scale between zones to protect local amenity
(d) to minimise the impacts of new development on adjoining or nearby properties from disruption of views, loss of privacy, overshadowing or visual intrusion

The proposed height adjacent the single storey HCA does not provide a sympathetic or gradual transition.
The proposed 6 storey corner element exacerbates the overshadowing impacts on the Transvaal Avenue outdoor dining area between 12 pm to 3 pm. It also blocks the view line from Goldman Lane to the HCA in Transvaal Avenue.

The proposed built form is not supported because it is inconsistent with the WLEP 2014 height objectives.

FSR
The proposed FSR of 3.59:1 does not comply with the maximum FSR of 2.5:1 for the subject site under the WLEP 2014. The proposed GFA results in a built form outcome that does not respond to the existing or the desired future character, as been discussed in this report.

WLEP 2014 Cl 4.4 Floor Space Ration, Objective b:
(b) for buildings in Zone B1 Neighbourhood Centre, Zone B2 Local Centre, and Zone B4 Mixed Use—to ensure that buildings are compatible with the desired future character of the area in terms of bulk and scale.

The proposed built form is not supported because it is inconsistent with the WLEP 2014 FSR objectives.

Proposal's response to WDCP 2015

I have reviewed Chapter D5 of WDCP 2015, which is the most relevant chapter to an urban design analysis.

WDCP 2015 D5.5.7 provides detailed built form recommendations to guide the future built form characteristics. The proposal does not respond to the following:

Street wall height - The proposed street wall height on Cross Street and Transvaal Avenue does not respond to the existing or the desired future character of the area under WDCP 2015 D5.5.7.

- On Cross St, WDCP 2015 requires a four-storey street wall height. The proposed development provides a five-storey street wall height.
- On Transvaal Avenue, WDCP 2015 requires a two-storey street wall height. The proposal provides a six-storey corner element. However, the subject site has not been identified as a corner element under WLEP 2014 or WDCP 2015.

In addition, the existing context includes a two-storey street wall height on the Hotel and single-storey HCA on Transvaal Avenue. The proposal does not respond to the exisitng/established characteristics of its adjacent neighbours.

Setbacks – the proposed setbacks are not consistent with the WDCP 2015 requirements.
The proposal provides less than a 1m setback on the street, facing Transvaal Avenue. This is less than the minimum 3m setback required by the WDCP 2015 D5.5.7.
I recommend that the proposal increases the setbacks on this frontage to continue the view line from Goldman Lane to the HCA and the proposed plaza entry on Transvaal Avenue.
Above Level 1 on this frontage, the WDCP 2015 requires 1.8m setbacks (as an articulation zone). This has not been provided. I recommend that suitable upper-level setbacks are included in an amended street wall design.
On Cross Street, the first two lower levels are to provide a minimum of 3.5m setbacks. The proposed built form encroaches into the setback area on Level 1.
I recommend an amended proposal complies with the setbacks.

Urban Design Review and Recommendations

The proposed development states that it aims to respond to the evolving character of Cross Street. However, it should also consider its sensitive location at the intersection with Transvaal Avenue and the HCA.

Despite having some positive aspects including adequate internal residential amenity and a new public plaza on the ground level, the proposed bulk and scale is excessive and does not provide a soft transition to the existing single-storey context to the north.

As discussed above, the proposal does not respond to the evolving character, particularly with respect to the street wall height and setbacks.

The proposal has relied on the corner character of the subject site to maximise its proposed density. However, it is not identified as a significant corner site in WLEP 2014 or WDCP 2015. Additionally, the proximity to the HCA is of higher importance than the relationship to the street corner. In my opinion, the proposed built form does not provide a suitable transition to the HCA.

I recommend that the proposed bulk and scale be amended to respond to my comments above.