



Ref: WCI003 - 320 20
File: 3.01

7 June 2021

The General Manager
Woollahra Municipal Council
P.O. Box 61
Double Bay NSW 1360

Attention : **Mr. Wilson Perdigao**

By email : wilson.perdigao@woollahra.nsw.gov.au
records@woollahra.nsw.gov.au

Dear Sir

Application No : **DA 321/2020/1**
Property : **19-27 Cross Street DOUBLE BAY 2028**
Proposal : **Demolition of existing structure and construction of a shop top housing development**
Subject : **Council Assessment Report to Sydney Eastern City Planning Panel dated 10 May 2021**

I refer to Council's above referenced report.

The report has been considered by the applicant and matters raised therein have been addressed as described in the documents listed below, submitted for consideration by Council and the Sydney Eastern City Planning Panel.

In so doing, the proposal has been modified, resulting in a reduced building envelope, reduced height, reduced FSR and improvements in amenity relative to the original submission. In the circumstances and in accordance with Council's renotification policy, renotification of the application is not required.

This letter is accompanied by the following documents:

author	title	date	doc. no	rev.
Atlas Urban	Peer review – urban design	6 June 2021	-	-
GSA Planning	Schedule of changes	4 June 2021	18005	-
GSA Planning	Response to council assessment report	4 June 2021	18005	-
GSA Planning	Response to submissions	4 June 2021	18005	-
John Oultram Heritage & Design	Heritage response	June 2021	-	-
Luigi Rosselli Pty Ltd	Cover sheet	4 June 2021	DA-00	A
Luigi Rosselli Pty Ltd	Site analysis	4 June 2021	DA-01	A
Luigi Rosselli Pty Ltd	Plan – site + roof	4 June 2021	DA-02	A
Luigi Rosselli Pty Ltd	Plan – basement 1	4 June 2021	DA-03	A
Luigi Rosselli Pty Ltd	Plan – basement 2	4 June 2021	DA-04	A
Luigi Rosselli Pty Ltd	Plan – level 1	4 June 2021	DA-05	A
Luigi Rosselli Pty Ltd	Plan – level 2	4 June 2021	DA-06	A
Luigi Rosselli Pty Ltd	Plan – level 3	4 June 2021	DA-07	A
Luigi Rosselli Pty Ltd	Plan – level 4	4 June 2021	DA-09	A
Luigi Rosselli Pty Ltd	Plan – level 5	4 June 2021	DA-10	A
Luigi Rosselli Pty Ltd	Plan – roof terrace	4 June 2021	DA-11	A
Luigi Rosselli Pty Ltd	Plan – roof	4 June 2021	DA-12	A
Luigi Rosselli Pty Ltd	Section - AA	4 June 2021	DA-13	A
Luigi Rosselli Pty Ltd	Elevations – south	4 June 2021	DA-14	A
Luigi Rosselli Pty Ltd	Elevations - east	4 June 2021	DA-15	A

Luigi Rosselli Pty Ltd	Elevations - north	4 June 2021	DA-16	A
Luigi Rosselli Pty Ltd	Elevations - west	4 June 2021	DA-17	A
Luigi Rosselli Pty Ltd	GFA diagrams	4 June 2021	DA-18	A
Luigi Rosselli Pty Ltd	Adaptable apartment layout	4 June 2021	DA-19	A
Luigi Rosselli Pty Ltd	Ventilation diagram	4 June 2021	DA-20	A
Luigi Rosselli Pty Ltd	ADG diagrams	4 June 2021	DA-21	A
Luigi Rosselli Pty Ltd	Exterior finishes	4 June 2021	DA-22	A
Luigi Rosselli Pty Ltd	Photomontage	4 June 2021	DA-23	A
Luigi Rosselli Pty Ltd	Shadow diagrams 9am	4 June 2021	DA-24	A
Luigi Rosselli Pty Ltd	Shadow diagrams 12pm	4 June 2021	DA-25	A
Luigi Rosselli Pty Ltd	Shadow diagrams 3pm	4 June 2021	DA-26	A
Luigi Rosselli Pty Ltd	Solar analysis 9am	4 June 2021	DA-27	A
Luigi Rosselli Pty Ltd	Solar analysis 10am	4 June 2021	DA-28	A
Luigi Rosselli Pty Ltd	Solar analysis 11am	4 June 2021	DA-29	A
Luigi Rosselli Pty Ltd	Solar analysis 12pm	4 June 2021	DA-30	A
Luigi Rosselli Pty Ltd	Solar analysis 1pm	4 June 2021	DA-31	A
Luigi Rosselli Pty Ltd	Solar analysis 2pm	4 June 2021	DA-32	A
Luigi Rosselli Pty Ltd	Solar analysis 3pm	4 June 2021	DA-33	A
Urbis	Heritage peer review	4 June 2021	-	-

The Luigi Rosselli Pty Ltd authored documents replace the equivalent ones previously submitted with the development application.

I trust the applicant's responses meet Council's requirements.

If you have any queries or require additional information, please contact the undersigned on + 61 411 879 409 or by email at savvas@sdha.com.au.

Yours sincerely,
SDHA Pty Ltd



Savvas Hadjimichael
Director