

OUR REF: 18005

4 June 2021

The General Manager
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Attention: Mr Wilson Perdigao

Dear Wilson,

ADDITIONAL INFORMATION AND RESPONSE TO SUBMISSIONS NOS. 19-27 CROSS STREET, DOUBLE BAY (DA 321/2020)

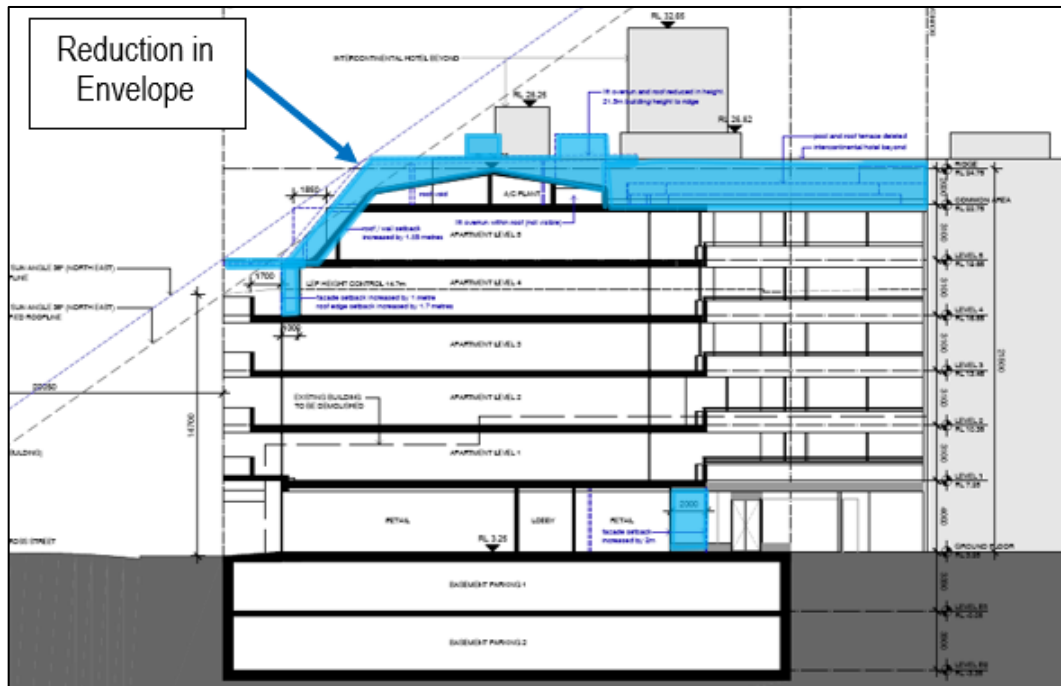
Thank you for the opportunity to provide amended plans and additional material for the Development Application (DA 321/2020) for the proposed demolition of the existing building and construction of a shop-top housing development at Nos. 19-27 Cross Street, Double Bay.

In this letter we will outline the amendments to the architectural plans, prepared by renowned architectural firm Luigi Rosselli Architect.

A full schedule of changes is attached as **Annexure A** to this letter. The key changes in the amended scheme, compared to the original plans submitted with DA 321/2020, include the following:

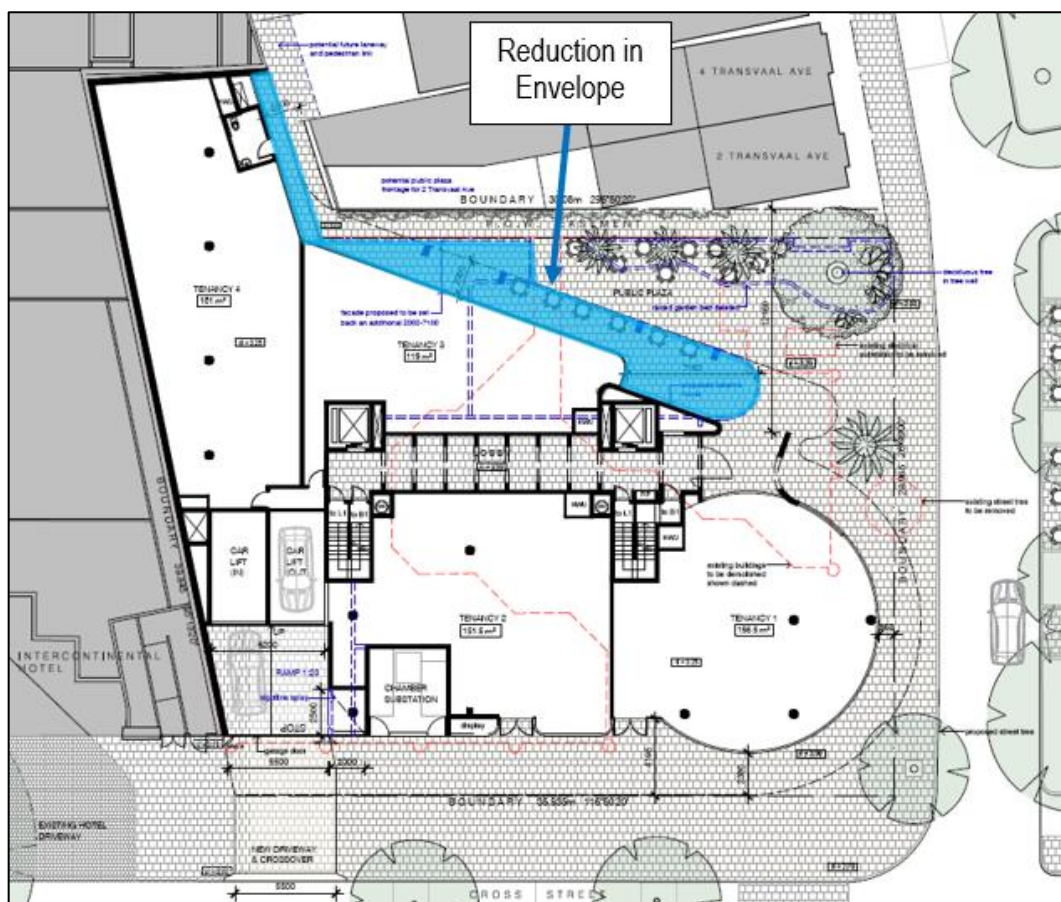
- Overall reduction in GFA of 136m² (from 4,796m² to 4,660m²), and FSR reduced from 3.59:1 to 3.49:1;
- Reduction in building height by maximum 2.00m (from RL 26.75 AHD at lift overrun and RL 25.59 AHD at the highest point of the roof, to maximum RL 24.75 AHD, noting lift overrun now contained within roof) (see **Figure 1** on the following page), and maximum height reduced from 23.5m to 21.5m;
- Lift overrun contained entirely within roof (previously at RL
- Reconfiguration of retail floor space at ground floor, including the north-eastern building line being setback an additional 2m from originally proposed (see **Figure 2** on the following page);
- Increased outdoor dining;
- New public art (ceramic mural) to northern external wall;
- Minor change to chamber substation and Tenancy 2 to accommodate new driveway splay;
- Increased southern setback by 1000mm at Level 4 to allow four storey street wall, with increased southern setback of 1850mm on average to Level 5;
- Minor extension to external walls of some Bedrooms at Levels 1-5, and living room at Level 5; and
- Roof terrace level deleted and replaced with regular roof, and overall reduction in external roof form.

The overall reduction in building envelope from the originally submitted DA, in comparison with the amended proposal, is shown in **Figure 1** on the following page.



Source: Luigi Rosselli Pty Ltd

Figure 1: Section Showing Original and Proposed Envelope



Source: Luigi Rosselli Pty Ltd

Figure 2: Ground Floor Plan Showing Original and Proposed Envelope

The revised drawings will reduce the overall height and gross floor area (GFA) of the proposal and increase setbacks. Reduced setbacks will increase solar access to shopfronts on the opposite side of Cross Street when

compared to the original DA scheme, and the changes at ground level will allow a larger plaza space to open up views towards the Transvaal Avenue Heritage Conservation Area.

The proposed amendments will retain the beautifully designed streetscape appearance whilst providing reduced height, bulk and scale; greater area for public circulation and outdoor dining; improved solar access to neighbouring buildings; and increased setbacks to the upper levels.

We trust this information is of some assistance to you. If you require further information, please do not hesitate to contact our office on 9362 3364.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'G. Karavanas', written in a cursive style.

George Karavanas
MANAGING DIRECTOR

ANNEXURE A

Full Schedule of Changes

Generally:

- Overall reduction in GFA of 136m² (from 4,796m² to 4,660m²), and FSR reduced from 3.59:1 to 3.49:1; and
- Reduction in building height by maximum 2.00m (from RL 26.75 AHD at lift overrun and RL 25.59 AHD at the highest point of the roof, to maximum RL 24.75 AHD), and maximum height reduced from 23.5m to 21.5m.

Basement 2:

- No change.

Basement 1:

- Kerbs added to loading bay.

Ground Floor:

- Northern façade to be set back additional 2,000mm – 7,180mm;
- Raised garden bed deleted and amended landscaped elements provided (inc. deciduous tree in tree well);
- Proposed ceramic mural to external northern wall of lobby;
- Sightline splay to driveway and relocated chamber substation; and
- Potential future laneway and pedestrian link; and public plaza frontage for No. 2 Transvaal Avenue.

Level 1-3:

- Bedroom to Unit 1.03 – 3.03 extended;
- Roof (below) deleted; and
- Blade walls added to northern terraces of Unit 1.01 – 3.03 and 1.02 – 3.02.

Level 4:

- Bedroom to Unit 4.03 extended;
- Blade walls added to northern terraces of Unit 4.01 and 4.02;
- Northern façade to Unit 4.02 straightened; and
- Cross Street (southern) façade setback increased by 1,000mm.

Level 5:

- Bedroom to Unit 5.03 extended;
- Blade walls added to northern terraces of Unit 5.01 and 5.02;
- Northern façade to Unit 5.02 straightened;
- Roof edge setback on southern side increased by 1,700mm;
- Roof edge setback on western side increased by 1,200mm; and
- Roof/southern façade setback increased by 1,850mm.

Roof Terrace:

- Deleted