



**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

4 June 2021

General Manager
Woollahra Municipal Council.
PO BOX 61
DOUBLE BAY NSW 1360

Dear Sir/Madam,

19-27 CROSS STREET DOUBLE BAY HERITAGE PEER REVIEW

Urbis Heritage has been requested by Tri-Anta Pty Limited to prepare a peer review of the amended scheme for the subject site.

A Heritage Impact Statement (HIS) was prepared by John Oultram heritage and Design. A further response was prepared, June 2021, to the heritage assessment by Woollahra Council (DA/321/2020).

John Oultram's HIS accurately records the heritage significance of the precinct and analyses the impact of the proposal on the Transvaal Ave Conservation Area. John's report provides support for the original proposal and the proposal as amended by Luigi Roselli Architects in June 2021.

As stated by John Oultram the demolition of the subject building is not in contention.

The issue for me is the relationship between the proposed building and the Transvaal Avenue commercial cottages/former dwellings. These gable-ended cottages have steep roofs and a distinct typology. They have a strong cohesive presence as a group.

The Draft Double Bay Planning and Urban Design Strategy provides for a two-storey wall height for the subject site and a set-back for the corner higher development.

This design philosophy places a strong contemporary wall against the subject cottages which has no relationship in form, scale and detail and in fact overwhelms the manner in which the cottages would be viewed. At the present time the situation provides for a separation between the current building and the cottages on the western side of the street. The separation is an important extant element as it provides for a view of the cottage morphology and allows them to be viewed as a distinct group, in a similar but enhanced manner to the present situation.

The proposal is one which has resolved this relationship further by using the cylindrical form on the corner which curves into the northern plaza and provides for seating and a generous outdoor area between the cottages and the colonnade on the northern elevation of the proposed building. This curve leads the eye around the corner and provides a separate and clear view of the cottages on Transvaal Avenue. This reinforces the sense of the plaza as a dividing space rather than encroaching

on the boundary of the cottage to the south west. The cottages are not encroached on by the proposed new building but allowed to be viewed as a distinct streetscape element.

John Oultram's comments that heritage places are often bordered by larger development is relevant as this is the case at the present time. The proposed development is lower than the adjoining hotel which provides a hard edge to the conservation area. This proposal will continue the form of Cross Street in a well resolved manner and provide for an architecturally well-designed building that will provide a high-quality element in the streetscape that will complement the precinct without intruding on or overwhelming the heritage item. The group, as stated above, is strong and distinct. This proposed building is not of such a scale or architectural design that will dominate or compete with the understanding and setting of Transvaal Avenue.

The controls for Cross Street provides for a strong street wall and this extends to the Council carpark. In the future this will provide a portal for Transvaal Avenue.

The proposal is a mediator in this streetscape to the conservation area. The width and central landscape strip in Transvaal Avenue provides for a generous width and does not require the sort of stepping down as required by Council. One is entering a precinct that is clearly defined. It doesn't need the street wall to continue into the Avenue as the cylinder provides the portal.

The proposed amended design is one which should be strongly supported. The design is well resolved, is of high quality, provides a portal for the Avenue and provides for the ability to view and understand the particular morphology of the group. The significance of the Transvaal group will be enhanced by the subject proposal.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Stephen Davies", followed by a period.

Stephen Davies
Director