DESIGN VERIFICATION STATEMENT

Prepared to accompany a State Significant Development Application for the Proposed Mixed Use Residential Flat Development at:

93-107 CECIL AVE. & 9-10 ROGER AVE. CASTLE HILL

Issue: Revision **B**– 21.01.2025

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'We acknowledge the Traditional Custodians of the land where we live and work and their continuing connection to land, water, sea and community. We pay respects to Australia's First nation Peoples, to their unique and diverse cultures, and to the Elders past, present and emerging

Verification of Qualification

Kaichi Leung is a registered member of the Australian Institute of Architects – Registration number is NSW 7133, QLD 4478, VIC 800401, DEP0001097. As a qualified registered architect, Kaichi has been practicing architecture with extensive experience in multiple sectors including various scales of residential, mixed-use, commercial, industrial and masterplan developments.

Kaichi Leung is the nominated architect for the design of this project since early-stage planning, design inception and has collaborated with qualified professional stakeholders/consultant team in preparing the documentation of this project.

DESIGN VERIFICATION STATEMENT

Pursuant to section 29(2) of the Environmental Planning and Assessment Regulation 2021, I hereby declare that I am a qualified designer, which means *a person registered as an architect in accordance with the Architects Act 2003* as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2021.

I directed the design of the mixed use residential flat development stated above and confirm that the design achieves the design quality principles within State Environmental Planning Policy (Housing) 2021 and meets the objectives set out in the Apartment Design Guide 2015.

A table is annexed to this Design Verification Statement addressing the relevant design objectives and design criteria in Parts 3 and 4 Apartment Design Guide.

ACKNOWLEDGMENT OF COUNTRY

We acknowledge the Traditional Custodians of the land on which Castle Hill is situated, the Darug people. We pay our respects to their Elders past, present, and emerging, and recognise their enduring connection to the land, water, and community. This acknowledgment informs our approach to site analysis and design, ensuring that we honour the cultural significance and natural systems of this place.

Castle Hill, located in the Hills District of Sydney, is characterised by its mix of urban development, green spaces, and historical landscapes. Our approach to site analysis focuses on the interplay between natural systems and the built environment, incorporating sustainability and respect for cultural and ecological values.
Key considerations include:

1. **Water Flows and Hydrology**
   Castle Hill lies within the catchment areas feeding into nearby creeks and waterways, including Cattai Creek. The area features both natural and modified watercourses, requiring careful design to manage stormwater, reduce erosion, and protect downstream ecosystems. Strategies include integrating water-sensitive urban design (WSUD) principles to enhance water quality and support the natural hydrological cycle.

2. **Urban Canopy and Biodiversity**
   Castle Hill's urban canopy, including significant tree coverage and remnants of native bushland, plays a critical role in maintaining biodiversity and ecological health. Trees contribute to carbon sequestration, temperature moderation, and habitat provision. A detailed assessment of the existing vegetation has informed the design, ensuring the preservation and enhancement of the urban canopy while fostering local biodiversity.

3. **Cultural and Community Values**
   The community of Castle Hill values its blend of suburban living and green spaces. These values guide the design, which emphasises low-impact development, the preservation of natural landscapes, and alignment with the area's cultural heritage. Community engagement and sustainable design principles are central to ensuring the outcomes resonate with local aspirations and environmental priorities.

PRINCIPLE 1: CONTEXT AND NEIGHBOURHOOD CHARACTER

The site is known as Nos. 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, and comprises eighteen adjoining allotments. The site encompasses a total area of approximately 17,623.6m2 and is irregular in shape with a frontage of approximately 160.925 metres to Cecil Avenue and 35.92 metres to Roger Avenue. The site has a fall of approximately 15 metres from the north (93 Cecil Avenue) to the south (9 Roger Avenue).

The site is not heritage listed and not located within a heritage conservation area.

The site is zoned MU1 Mixed Use zone pursuant to The Hills Local Environmental Plan 2019 (THLEP).

Immediately to the west are 91 Cecil Avenue and 249 Old Northern Road. The property at 91 Cecil Avenue is currently occupied by a building serving as a temporary exhibition home with an associated office, while 249 Old Northern Road houses St Columbia's Presbyterian Church.

To the rear of 93 Cecil Avenue and at 95A Cecil Avenue lies 247 Old Northern Road, which is occupied by the Castle Hill Christadelphians Church. Notably, St Paul's Cemetery and the Christadelphian Church are identified as local heritage items under The Hills Shire Local Environmental Plan 2019 (THLEP).

The surrounding development to the east and south predominantly consists of low-density residential housing.

The proposal involves demolition of the existing buildings and construction of a mixed-use residential flat development comprising 615 apartments and 8,025m2 of commercial floor space. 15% of the floor space will be allocated to affordable housing, which will be managed by a registered community housing provider for a period of 15 years. Vehicular access for residential, visitor, commercial parking, and service vehicles will be via Cecil Avenue. Additionally, the proposal incorporates a through-site pedestrian link connecting Cecil Avenue to Roger Avenue.

PRINCIPLE 2: BUILT FORM AND SCALE

The proposed development is generally consistent with the strategic work done for the site, including the site specific LEP and DCP provisions, with the exception that additional height in storeys is proposed in response to the incentive provisions of SEPP Housing which encourage the provision of affordable housing.

No height of buildings control applies to the site. The scale of the building has been carefully modulated in bulk, height, landscaped area and spatial separation controls to represent an expression of the desired character in the locality.

The proposed development achieves an appropriate built form in terms of building alignment, proportion and manipulation of building elements. The balconies have been designed to be an extension of the living spaces so that outdoor living can be maximised.

PRINCIPLE 3: DENSITY

The objective of the design proposal is to respect the character and scale of the desired future character of the site, with the buildings designed to contain generally within the established setbacks under the Planning Proposal.

The proposed development is generally consistent with the strategic work done for the site, including the site specific LEP and DCP provisions, with the exception that additional FSR is proposed in response to the incentive provisions of SEPP Housing which encourage the provision of affordable housing.

The maximum floor space ratio on the site is 3.5:1 based on the incentive floor space ratio provisions in clause 7.11 of THLEP plus an additional 30% FSR if 15% of the GFA is affordable housing. A floor space bonus of up to 1.05:1 is therefore permitted giving a total FSR of 4.55:1. The development complies with the applicable FSR.

PRINCIPLE 4: SUSTAINABILITY

Sustainable design techniques have been employed to ensure resource, energy and water efficiency. The planning and arrangement of the units are repeated where possible to maximise the efficiency in planning and hence servicing.

201 of 332 units (60.5%) have been designed to achieve cross ventilation. The design of the building maximises passive solar design to the units. A majority of the units has a northerly aspect, achieving 71% solar access, as well as having the ability for solar control, with balconies providing outdoor living areas.

The building will also provide for use of energy efficient building materials and will achieve a compliant BASIX score and NatHERS Rating. The use of masonry construction provides good thermal control for the buildings. Use of low energy fixtures and fittings will also be implemented.

PRINCIPLE 5: LANDSCAPE

The proposed landscape design is an integral part of the overall design intent. Provision is made for a multitude of canopy trees around the perimeter of the site. Planting along the street frontages provides privacy and a softening to the built form, with planting along the eastern, western and southern boundaries creating a buffer from the adjoining properties. Communal open space is provided at ground level co-located with deep soil areas, as well as at the rooftop with a minimum area well in excess of 25% of the site.

The planting species have been selected for their endemic nature, low maintenance, tolerance to low water use and suitability to provide privacy and accent.

The proposal incorporates 9.3% of deep soil landscaped area, complying with Council DCP requirement.

PRINCIPLE 6: AMENITY

The planning and arrangement of the units have been designed to maximise solar penetration, natural ventilation and daylight, with a majority of units achieving solar access requirements, optimising solar orientation of windows to living areas and private open spaces.

437 of the 615 units (71%) will receive not less than 2 hours of direct sunlight to windows of habitable rooms and private open space between the hours of 9.00am and 3.00pm on 21 June.

PRINCIPLE 7: SAFETY

Safety and security are well considered within the design process of the proposal. The massing of the buildings means that there will be passive surveillance of Cecil and Roger Avenue. Appropriate lighting and active street frontages will ensure safety and security. Lobbies will only be accessible via security coded keying. Vehicular entry to the car parking levels will also be secured and an intercom system for the purposes of safety and security.

PRINCIPLE 8: HOUSING DIVERSITY AND SOCIAL INTERACTION

The proposed development contributes to the housing stock of the area, in keeping with demand in the marketplace for studio, 1, 2, 3 and 4 bedroom units. Accessible path of travel has been provided to/from Cecil and Roger Avenue, with 64 units (10.4%) designed as adaptable units, and 141 units (22.9%) designed in accordance with Silver Level under the Livable Housing Guidelines.

PRINCIPLE 9: AESTHETICS

The proposal contains an appropriate composition of building and landscape elements, textures, materials and colours to reflect the positive elements of the existing neighbourhood. The overall design proposal is intended to achieve a clean modern aesthetic through a selected palette of materials, as well as the articulation of the building mass.

CONCLUSION

The approach to the site is rooted in a deep respect for Country, guided by a thorough analysis of natural systems and an understanding of the community's values. By integrating these elements into the design, we aim to create a space that is sustainable, culturally sensitive, and in harmony with its natural surroundings.

The basis of the proposal is to provide a new standard in high quality residential development. The proposed development responds to the context of the site by providing built forms that sit in a landscaped setting to provide a positive contribution to the public domain, with provision made for a multitude of large canopy trees around the perimeter of the site.

The proposed development achieves the design quality principles and meets the objectives set out in Apartment Design Guide 2015, ensures that a modern and dynamic development is created and provides a benchmark for architectural design in the locality.

Yours Sincerely,

KAICHI**LEUNG**
Registered Architect NSW 7133

Annexure

Apartment Design Guide

Compliance Table

93-107 Cecil Ave. & 9-10 Roger Ave. Castle Hill

A24033

21/01/2025

Apartment Design Guide – Design Objectives and Design Criteria

Part 3 Siting the Development and Part 4 Design the Building

	OBJECTIVE	DESIGN CRITERIA	PROPOSED
Site Analysis	Objective 3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context		The proposed development is generally orientated along the street frontages. The buildings have been designed to respond to the surrounding streetscape.
Orientation	Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development		The development has been orientated to maximise solar access to living spaces.
	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter		The proposal is not considered to adversely impact on the solar access of adjoining development and minimise overshadowing to adjacent buildings.
Public Domain Interface	Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security		Landscaping has been used to delineate private and public space. Vehicular entry to the basement carpark will be secured and an intercom system for the purposes of safety and security.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED
	Objective 3C-2 Amenity of the public domain is retained and enhanced		The proposal complies with this control.
Communal and Public Open Space	Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	Communal open space has a minimum area equal to 25% of the site Developments achieve a minimum of 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 is provided at ground level co-located with deep soil areas, as well as at the rooftop with a minimum area well in excess of 25% of the site. The proposal also provides for two communal rooms at the topmost floor of Building B and C. Greater than 50% of the area of the primary communal open space will receive 2 hours of direct sunlight 9am-3pm on 21 June.
Deep Soil Zones	Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	Deep soil zones are to meet the following minimum requirements: Site Area / Min. Dimensions / Deep soil zone (% of site area) Less than 650m^2 / - / 7% 650m^2 – 1500m^2 / 3m Greater than 1500m^2 / 6m Greater than 1500m^2 with significant tree cover / 6m	The proposal provides 9.3% deep soil zone of minimum dimension of 6m.
Visual Privacy	Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:	The proposal complies. Layouts take into consideration of privacy for occupants to reduce the possibility for overlooking.

	OBJECTIVE	DESIGN CRITERIA			PROPOSED
	achieve reasonable levels of external and internal visual privacy Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room	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	
		Over 25m (9+ storeys)	12m	6m	
	Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space				The proposal generally complies with this requirement. Careful consideration has been made to the location of windows to increase privacy without compromising daylight access and views.
Pedestrian Access and Entries	Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain				Building entrances face the through-site link and address the public domain. Apartments at the podium level are designed with direct access from the through-site link, providing each apartment with its own independent entrance.
	Objective 3G-2 Access, entries and pathways are accessible and easy to identify				The buildings have been designed to provide with identifiable, secure, safe and accessible entries, to support surveillance and safety of the pedestrians.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED
	Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations		Provision has been made for through-site pedestrian link from Cecil Avenue to Roger Avenue, to provide excellent connectivity and amenity within the site, and to and from the surrounding locality.
Vehicle Access	Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes		The driveway has been designed to have minimum impact on the streetscape. Pedestrian and vehicular entries are provided for separately.
Bicycle and Car Parking	Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	For development in the following locations: • on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or • on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street.	The proposed development makes provision for satisfying Council's and SEPP Housing requirements.
	Objective 3J-2 Parking and facilities are provided for other modes of transport		The proposal includes car spaces, motorcycle and bicycle parking within the 3 levels of basement which complies with council controls.
	Objective 3J-3 Car park design and access is safe and secure		Access is clear of visual obstructions and basement design minimises opportunities for hiding and concealment.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED
	Objective 3J-4 Visual and environmental impacts of underground car parking are minimised		The proposal complies with this control.
	Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised		Not applicable.
	Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised		Not applicable.
Solar and Daylight Access	Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	The proposed development has been orientated to maximise the northern aspect and to minimise the number of south facing units. The layout of units and window locations provide satisfactory daylight access. 437 of 615 units (71%) receive 2 hours direct sunlight at the winter solstice.
		2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter	Not applicable.
		3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	No more than 15% of apartments receive no direct sunlight between 9 am and 3pm at mid winter.
	Objective 4A-2 Daylight access is maximised where sunlight is limited		Full height windows are proposed to achieve maximum daylight.
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months		The proposal complies with this control.

	OBJECTIVE	DESIGN CRITERIA		PROPOSED
Natural Ventilation	Objective 4B-1 All habitable rooms are naturally ventilated			The layout of all units and window locations provide access to natural ventilation.
	Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation			The layout and design of single aspect apartments maximises natural ventilation
	Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed		60.5% of apartments are naturally cross ventilated.
		2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line		Overall depth of cross-through apartments does not exceed 18m, measured glass line to glass line
Ceiling Heights	Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:		Minimum floor to ceiling height of 2.7m is provided to the main living areas and habitable rooms.
		Minimum ceiling height for apartment and mixed use buildings		
		Habitable Rooms	2.7m	
		Non-Habitable	2.4m	
		For 2 Storey Apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	

	OBJECTIVE	DESIGN CRITERIA		PROPOSED
		Attic Spaces	1.8m at edge of room with a 30 degree minimum ceiling slope	
		If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use	
	Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms			The proposal complies with this control.
	Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building			The proposal complies with this control.
Apartment Size and Layout	Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	1. Apartments are required to have the following minimum internal areas:		All proposed units comply with the minimum unit size requirements.
		Apartment Types	Minimum Internal Area	
		Studio	$35m^3$	
		1 bedroom	$50m^3$	
		2 bedroom	$70m^3$	
		3 bedroom	$90m^3$	
		The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by $5m^2$ each. A fourth bedroom and further additional bedrooms increase the minimum internal area by $12m^2$ each.		
		2. Every habitable room must have a window in an external wall with a total minimum glass		The proposal complies with this control.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED
		area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	
	Objective 4D-2 Environmental performance of the apartment is maximised	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	The proposal complies with this control.
		2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	The proposal complies with this control.
	Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	1. Master bedrooms have a minimum area of $10m^2$ and other bedrooms $9m^2$ (excluding wardrobe space)	The proposal complies with minimum areas of master bedrooms and other bedrooms.
		2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	The proposal complies with this control.
		3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments	The proposal complies with this control.
		4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	The width of cross-through apartments is at least 4m internally.
Private Open Space and Balconies	Objective 4E-1 Apartments provide appropriately sized private open space	1. All apartments are required to have primary balconies as follows:	The proposal complies with this control, with each unit having access to at least one private open space of the minimum area.

	OBJECTIVE	DESIGN CRITERIA			PROPOSED
	and balconies to enhance residential amenity	Dwelling type	Minimum Area	Minimum Depth	Balconies have been designed to articulate the building façades with compliant minimum depth.
		Studio	$4m^3$	-	
		1 bedroom	$8m^3$	2m	
		2 bedroom	$10m^3$	2m	
		3+ bedroom	$12m^3$	2.4m	
		The minimum balcony depth to be counted as contributing to the balcony area is 1m			
		2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of $15m^2$ and a minimum depth of 3m.			For apartments at ground level or on a podium, a private open space is provided instead of a balcony, with minimum area of 15m2 and minimum depth of 3m.
	Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents				Generous balconies are provided adjacent to the living areas and designed to be an extension of the living areas.
	Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building				Balconies have been designed to articulate the building façades.
	Objective 4E-4 Private open space and balcony design maximises safety				Balconies have been designed to comply with this control.
	Objective 4F-1 Common circulation spaces achieve good amenity and	1. The maximum number of apartments off a circulation core on a single level is eight			There are 1-7 apartments off a circulation core in the proposed development. The common lobbies have been designed with a high level of amenity including access to daylight and natural ventilation, and also

	OBJECTIVE	DESIGN CRITERIA		PROPOSED
Common Circulation and Spaces	properly service the number of apartments			greater than minimum requirements for corridor widths allowing comfortable movement outside lifts and at apartment entry doors.
		2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40		Two lifts provided to each of the circulation cores in Building B and C.
	Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents			The proposal complies with this control.
Storage	Objective 4G-1 Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:		All units comply with minimum storage requirements. At least 50% of the required storage is located within the apartment.
		Dwelling Type	Storage size volume	
		Studio	$4m^3$	
		1 bedroom	$6m^3$	
		2 bedroom	$8m^3$	
		3+ bedroom	$10m^3$	
		At least 50% of the required storage is to be located within the apartment		
	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments			The proposal complies with this control.
Acoustic Privacy	Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout			The proposal complies with this control.
	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments			The proposal complies with this control.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED
Noise and Pollution	Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings		Noise from external sources will be treated to ensure compliance.
	Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		The proposal complies with this control.
Apartment Mix	Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future		A range of apartment sizes is provided.
	Objective 4K-2 The apartment mix is distributed to suitable locations within the building		The proposed development provides an appropriate mix in keeping with demand in the market place.
Ground Floor Apartments	Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located		The proposal complies with this control.
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents		The proposal complies with this control.
Facades	Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area		The building elements have been designed with regard to the elements, textures, materials and colours of the existing neighbourhood. The façade design is intended to reduce the visual bulk of the building and offers an interesting dialogue of horizontal and vertical elements. Schedule of materials and finishes has been submitted.
	Objective 4M-2 Building functions are expressed by the facade		The proposal complies with this control.
Roof Design	Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street		The roof design is appropriate as it relates to the desired built form and minimises overshadowing and visual impact.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised		The proposal incorporates quality communal open space at the rooftop, to enhance residential amenity and provide opportunity for social interaction amongst residents.
	Objective 4N-3 Roof design incorporates sustainability features		The proposal incorporates photovoltaic panels on the roof to maximise solar energy capture.
Landscape Design	Objective 4O-1 Landscape design is viable and sustainable		The proposal complies with this control. Please refer to landscape design.
	Objective 4O-2 Landscape design contributes to the streetscape and amenity		The proposal complies with this control. Please refer to landscape design.
Planting on Structures	Objective 4P-1 Appropriate soil profiles are provided		The proposal complies with this control. Please refer to landscape design.
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance		The proposal complies with this control. Please refer to landscape design.
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces		The proposal complies with this control. Please refer to landscape design.
Universal Design	Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members		The apartments in the development have been designed to: - Be an appropriate mix for the local market. - Allow modifications over time. - Respond to site characteristics. - Provide appropriate kitchen and storage facilities. - Enable furniture removal and replacement. - Provide adequate solar access and natural ventilation.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED
	Objective 4Q-2 A variety of apartments with adaptable designs are provided		The proposed development provides an appropriate mix which is considered appropriate for the local market.
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs		The proposal complies with this control.
Adaptive Reuse	Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place		Not applicable.
	Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse		Not applicable.
Mixed Use	Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement		The proposal encourages a mix of uses on the site with the focus on residential development, whilst activating key frontages and thoroughfares through the site.
	Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents		Through-site pedestrian link and plazas, and the Cecil Avenue frontage are activated by commercial, and retail located at the Upper Ground, Level 1 and 2, with residential uses located in tower forms above.
Awnings and Signage	Objective 4T-1 Awnings are well located and complement and integrate with the building design		Appropriate awning and lighting will be provided to the building entry.
	Objective 4T-2 Signage responds to the context and desired streetscape character		The proposal complies with this control.
	Objective 4U-1 Development incorporates passive environmental design		The proposal complies with this control.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED
Energy Efficiency	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		The proposal complies with this control.
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation		Natural ventilation requirements have been addressed. The proposal complies with this control.
Water Management and Conservation	Objective 4V-1 Potable water use is minimised		The application achieves a compliant BASIX score and NatHERS Rating. Low energy fixtures and fittings will be implemented. Native and drought tolerant vegetation have been incorporated into the Landscape Plan.
	Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters		Not applicable.
	Objective 4V-3 Flood management systems are integrated into site design		Flood management systems are integrated through overland flow and stormwater management strategies, with design of bio-retention basins combining stormwater management with natural filtration to improve water quality while managing flow. Please refer to stormwater design.
Waste Management	Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		The proposal complies with this control.
	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling		The proposal complies with this control.
Building Maintenance	Objective 4X-1 Building design detail provides protection from weathering		The proposal complies with this control.
	Objective 4X-2 Systems and access enable ease of maintenance		The proposal complies with this control.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED
	Objective 4X-3 Material selection reduces ongoing maintenance costs		Materials will be durable and cleanable.