

DESIGN REPORT

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill

NOMINATED ARCHITECT: KAICHI LEUNG
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93-107 CECIL AVENUE & 9-10 ROGER AVENUE, CASTLE HILL

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We acknowledge the Traditional Custodians of the land on which we work. We pay our respects to Elders past, present, and emerging and recognise their deep connection to Country. We are committed to listening, learning, and incorporating First Nations perspectives to create respectful and inclusive spaces.

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DESIGN REPORT PURPOSE

This Design Report has been prepared by A+ Design Group in support of the Amended State Significant Development Application (SSD-78156221) for the proposed redevelopment of 93–107 Cecil Avenue and 9–10 Roger Avenue, Castle Hill. The amended proposal has been specifically developed to address the recommendations of the State Design Review Panel (SDRP). It demonstrates a considered response to embedding Connecting with Country principles within the built form and massing, achieving an appropriate balance between density and Apartment Design Guide (ADG)–compliant amenity, and resolving the character, functionality, and performance of the through-site link and surrounding public domain.

Key moves include delivering 155% more public open space than the DCP minimum, significantly improving apartment planning (including affordable housing) in line with ADG and Housing SEPP objectives, and providing robust wind, solar and sustainability testing.

The report is intended to be read in conjunction with the corresponding architectural drawing set, as well as other multi-disciplinary reports, including the Amendment Report. The scope of this document provides a comprehensive overview of the proposal's architectural design while addressing key design elements, urban context, and environmental considerations in line with The Hills Shire Council's strategic vision for urban renewal within the Castle Hill Strategic Centre, SEPP (Housing) 2021 and The Hills LEP 2019.

The report delivers a detailed explanation of the proposal's design quality, urban design principles, and built form outcomes, as well as the integration of public and communal spaces, landscape elements, and the Connecting with Country approach. It further includes an analysis of key environmental and sustainability initiatives such as Ecologically Sustainable Design (ESD) and addresses relevant SEARS requirements.

DEVELOPMENT DESCRIPTION

The proposed redevelopment at 93–107 Cecil Avenue and 9–10 Roger Avenue, Castle Hill comprises the demolition of existing structures and construction of a mixed-use residential development. Key aspects of the proposal include:

Residential Apartments: A total of 610 residential units delivered across two stages, with a mix that meets the requirements of The Hills LEP 2019:

Unit Breakdown:

- 1 Bedroom: 62 units (10%)
- 2 Bedroom: 426 units (70%), including 178 units $\geq 110\text{m}^2$ (41.7%)
- 3 Bedroom: 122 units (20%), including 61 units $\geq 135\text{m}^2$ (50%)

The quantum of affordable housing floor space proposed is consistent with the percentage of affordable housing that is incentivised by the provisions of SEPP (Housing) 2021, ensuring 15% affordable housing allocation and a unit mix that provides diversity and adaptability for local housing needs.

Provision of 793 car spaces across 3 basement levels, comprising:

Residential Spaces: 610 spaces for residents

Visitor Spaces: 124 spaces

Commercial Spaces: 59 spaces

An architectural design ranging from 23 to 36 storeys, responding sensitively to the surrounding context and delivering design excellence.

Approximately GFA of $75,951\text{m}^2$, achieving a Floor Space Ratio (FSR) of 4.31:1 across the $17,623.60\text{m}^2$ site area.

Commercial Spaces: $3,789\text{m}^2$ of commercial and retail uses, activating the ground plane and supporting employment opportunities.

- Publicly Accessible Open Space and Communal Space:**
- Publicly Accessible Open Space: 40% of the site area
 - Communal Open Space: 38% of the site area.
 - Deep Soil Zone: 17.2% of the site, contributing to urban greening.

Incorporation of Ecologically Sustainable Design (ESD) principles to enhance environmental performance, energy efficiency, and residential amenity.

This proposal aligns with the Castle Hill Strategic Centre's role as a key residential and commercial hub within the Greater Sydney Region Plan. Its proximity to Castle Hill Metro Station and bus services supports transit-oriented development, delivering much-needed affordable housing and high-quality urban living to the area.



OVERALL VISION



NATURAL CONNECTION TO COUNTRY

The site's natural visual relationship with Castle Hill's historical tributary formations and rich ecological communities has been disrupted with industrial roads emphasis. Our vision strives to rejuvenate and reconnect the site's natural visual relationship with landscape, ecology, and instil direct connectivity, which has seeped through the cracks. Through a collaborative design process, we integrate shared knowledge into all facets of our design, fostering sustainable and inclusive spaces of belonging for Country, culture, and communities. These key design principles guide our steps to harmonise and pay respect to the Bidjigal people of the Dharug Nation, recognising the site's roots.

BIDJIGAL IDENTITY

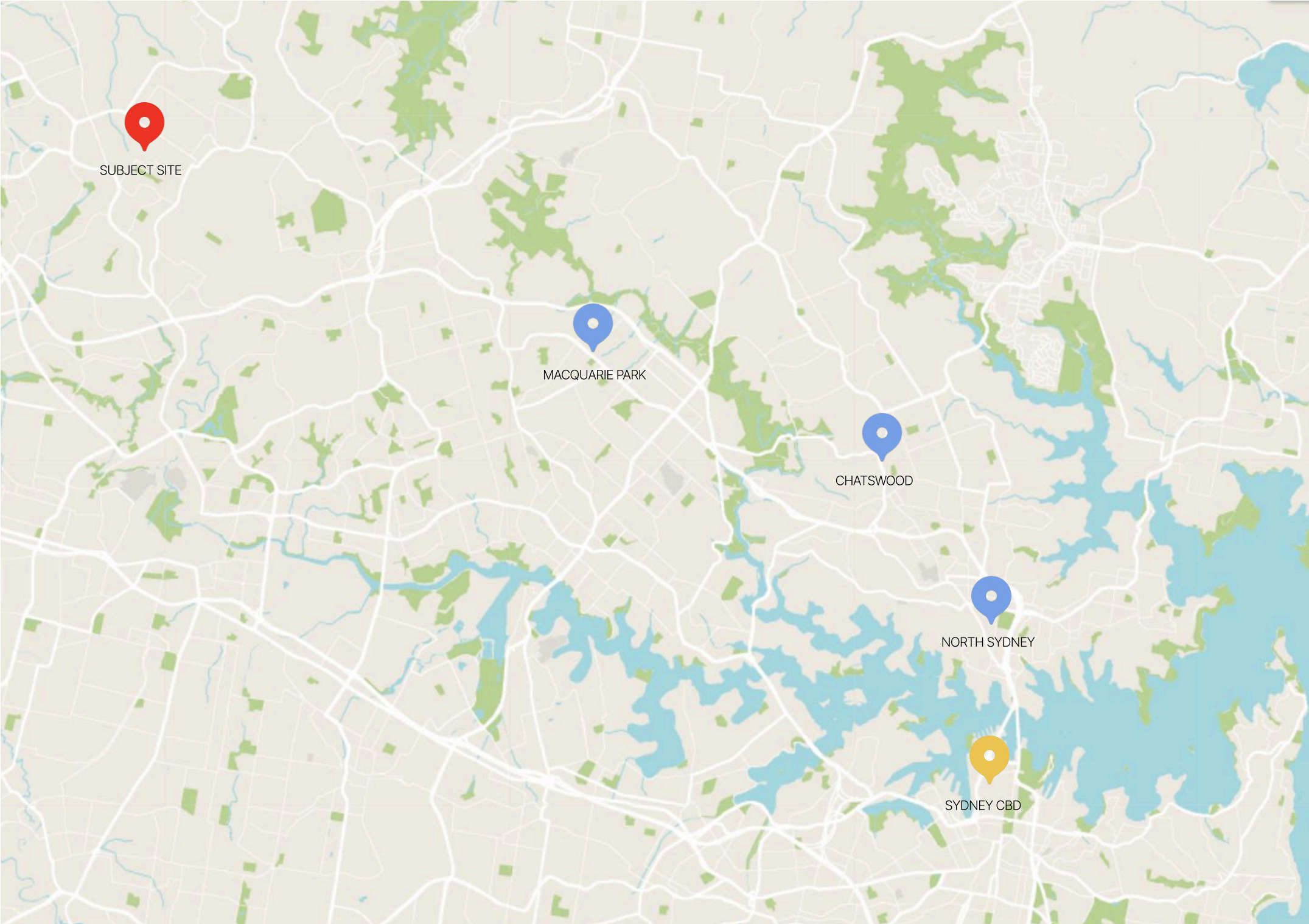
Our vision for the site embraces the Bidjigal identity with a blending of community-minded residential living design at heart, and a material palette inspired by the locality, an homage to the traditional Dharug Country lands of the Cattai Creek and bordering brush forestry by Cumberland Plain.

RECIPROCITY AND PERMEABILITY

Taking inspiration from Country, our design seeks to harmonise built form with the landscape and honouring its natural rhythms. Water, as a symbol of the rolling heights of hills, informs the design, enhancing the connection through public domain spaces that narrate the story of Country. This is expressed through the reciprocity of collective works, such as visual art to be applied to sunshade screening, pattern artwork, and public art sculptures to encourage interaction and conversations. The proposal includes a public connection to the Metro via Roger Avenue on the southern side, creating a through-site link that acts as a canvas for storytelling.

01 CONTEXT & PLACE

SITE LOCALITY



The subject site is 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, bound on the north-east by Cecil Avenue as the primary frontage, on the south by Roger Avenue, and on the west by Old Northern Road. It is located in the southern section of the Caste Hill precinct.

The site is located within approximately:

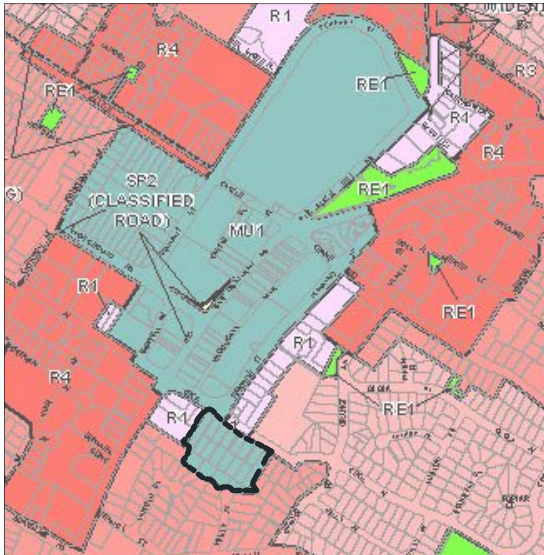
- 450m/7 minute walk Castle Hill Medical Centre
- 750m/10 minute walk to Castle Towers Shopping Centre
- 800m/10 minute walk to Castle Hill Station

Regionally, the site is also highly accessible to other metropolitan regional centres and sub-centres:

- 15 minute drive/13 minute Metro to Macquarie Park
- 15 minute drive/25 minute Metro to Hornsby
- 20 minute drive/20 minute Metro to Chatswood
- 25 minute drive/27 minute Metro to North Sydney
- 30 minute Metro to Sydney CBD

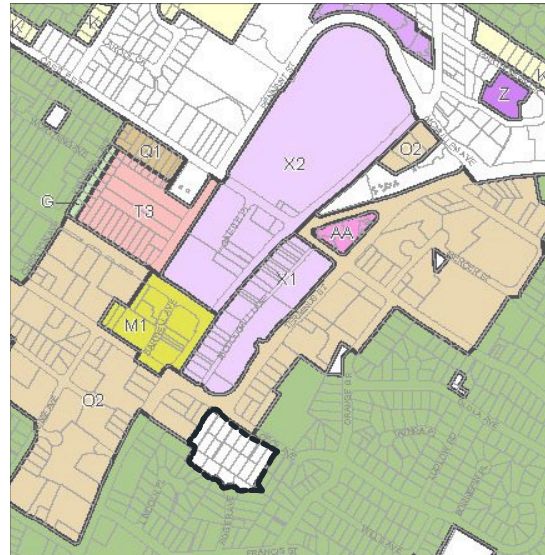


PLANNING CONTEXT

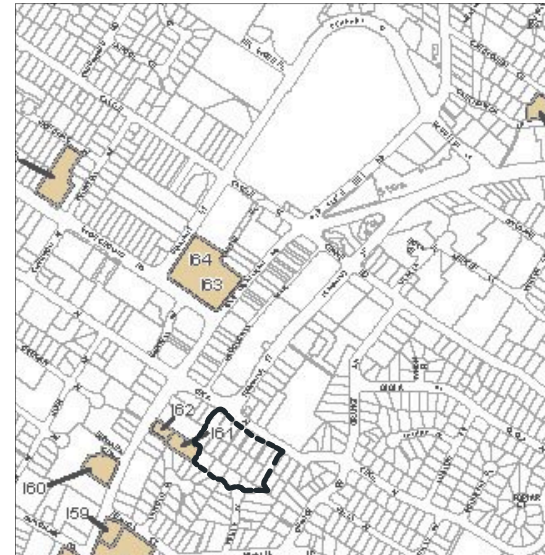


Land Zonning

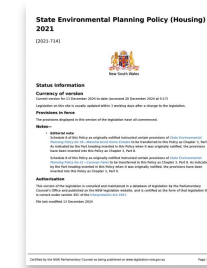
MU1 - Mixed use



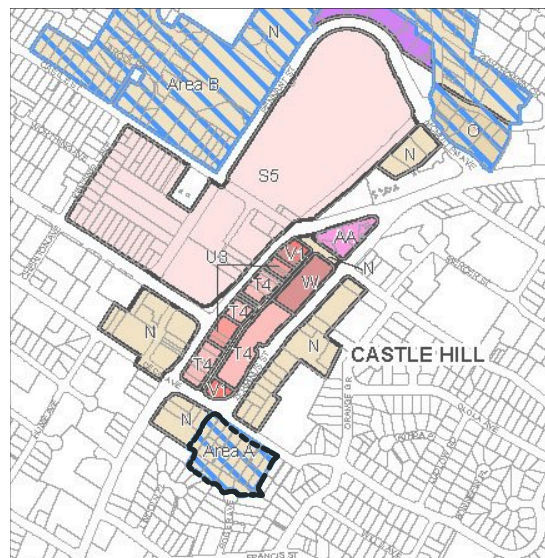
Height of Buildings
N/A



Heritage
N/A



The Hills Precinct Plan



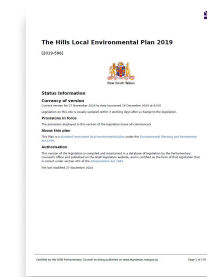
Floor Space Ratio

Area A



Floor Space Ratio Incentive
W - 3.5:1

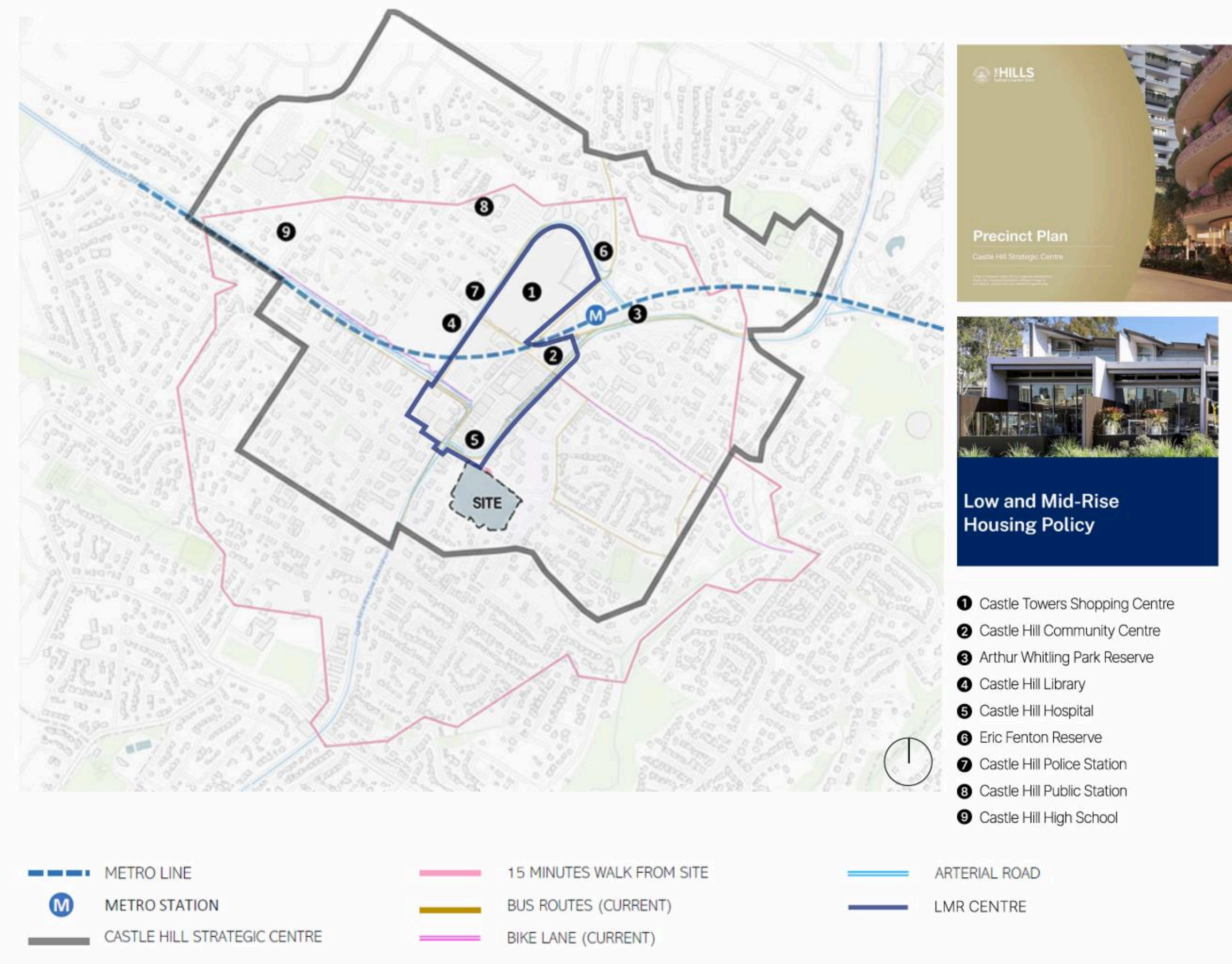
The Hills Local Environment Plan (LEP) 2019



The Hills Development Controls Plan (DCP) 2012 Part D Section 21



CASTLE HILL PLANNING CONTEXT



CONTEXTUAL HEIGHT ALIGNMENT

Castle Hill is recognised in the metropolitan planning framework as a strategic centre, with strong transport, retail and civic infrastructure already in place.

Recent Housing Delivery Authority approvals now provide for towers up to 40 storeys in both Castle Hill and along the Hills Showground corridor, even though the latter is not itself a strategic centre.

This confirms that 40-storey built form is an accepted part of the emerging context.

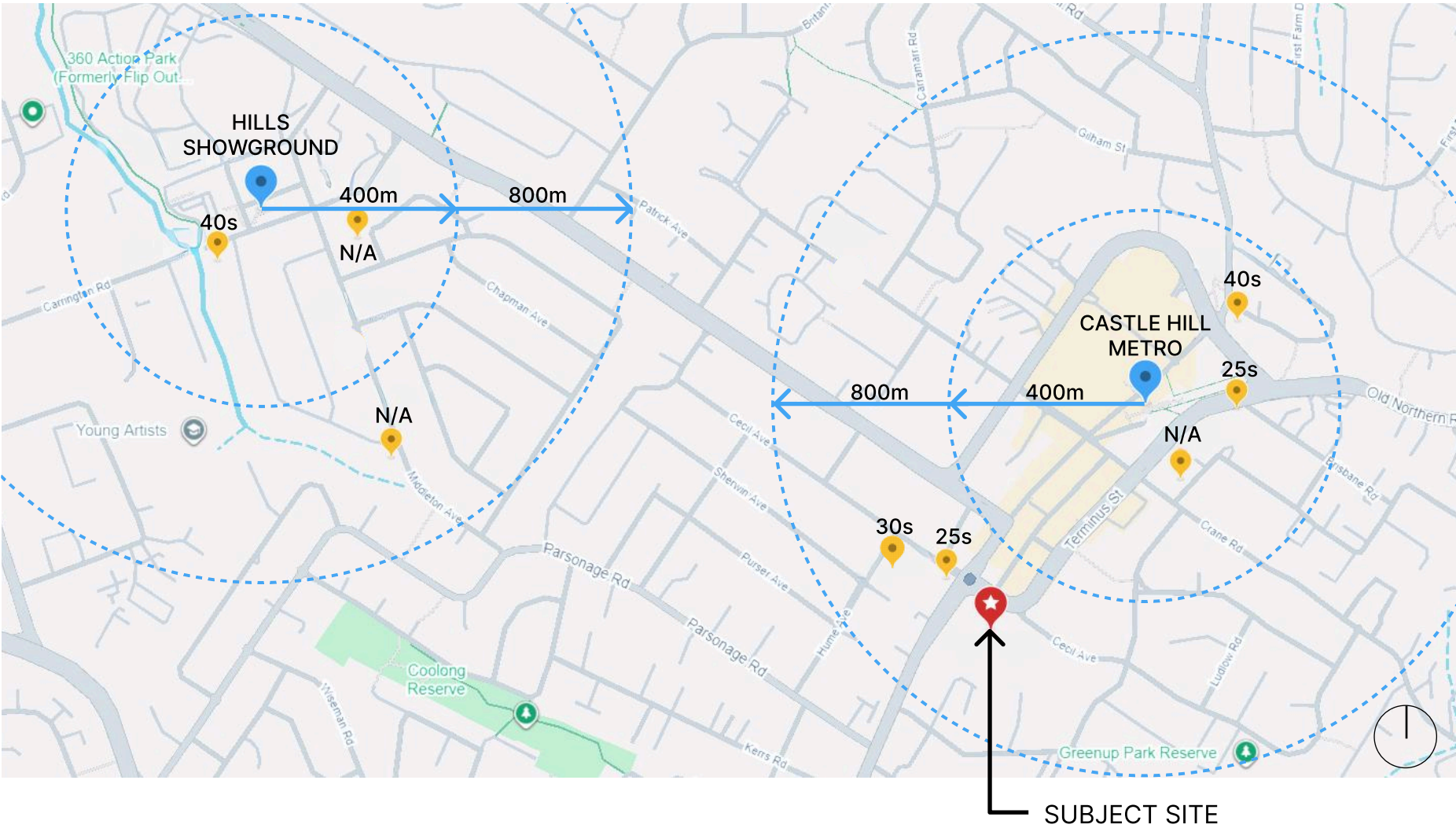
Our dwelling-density analysis shows existing and approved projects in the Castle Hill precinct range from roughly 5 m² to 48 m² of site area per dwelling.

The subject site, at around 29 m² per dwelling, sits comfortably in the mid-range of this spectrum.

Taken together, the strategic-centre role, recent HDA height endorsements and the mid-range dwelling density demonstrate that the proposed height and yield are reasonable and not out of character.

DATE	ADDRESS	STOREY	NO APT	SITE AREA	DWELLING DENSITY
	25 Hume Ave., 77,79 Cecil Ave. Castle Hill	30	N/A	2,048m²	N/A
2025-09-21	4 & 6 Ashford Avenue, 41 & 43 Middleton Avenue, Castle Hill	N/A	150	3,876m²	26
08/09/2025	36 Carrington Rd & 44 Ashford Ave, Castle Hill	40	334	6,855m²	21
30/06/2025	51-57 Castle Street, Castle Hill	14	115	3,240m²	28
30/06/2025	27 Middleton Avenue, 29 Middleton Avenue, 31 Middleton Avenue, 33 Middleton Avenue, Castle Hill	14	150	3,827m²	26
26/05/2025	244-248 Old Northern Road, Castle Hill	25	200	1,031m²	5
13/05/2025	16-20 Old Castle Hill Road, Castle Hill	40	300	3,211m²	11
28/04/2025	Terminus Street and 5-13 Crane Road, Castle Hill	N/A	158	3,717m²	24
28/04/2025	325-329 Old Northern Road & 2 Brisbane Road, Castle Hill	25	62	2,999m²	48
02/04/2025	16-31 Sexton Avenue & adjoining lots, Castle Hill	N/A	442	14,204m²	32
	93-107 Cecil Ave. Castle Hill		610	17623.6m²	29

Table of dwelling density



Showground Village: A New Hub for Shopping, Dining Castle Hill

5 September 2025

Retail



Planning

Plans for your area Assess and regulate Data and insights

Home Policy and legislation Housing Housing Delivery Authority

Housing Delivery Authority



CASTLE HILL PRECINCT PLAN CHARACTER

The Castle Hill Precinct Plan (June 2024) contemplated a mixed-use zone—within which the subject site sits—with built form in the order of 20–30 storeys. When considered alongside the Housing SEPP uplift of up to 30%, the strategic height expectation increases to approximately 26–39 storeys.

The subject site carries no height limit under the LEP. Earlier DCP controls were drafted when the adjoining southern lands were two-storey dwellings, and the height objective primarily sought to protect their solar access. With the LMR policy now enabling 7–8 storey form in the R3 zone, that context has fundamentally shifted, and the DCP objective can still be met while responding to the precinct's intended scale.

B Mixed Use

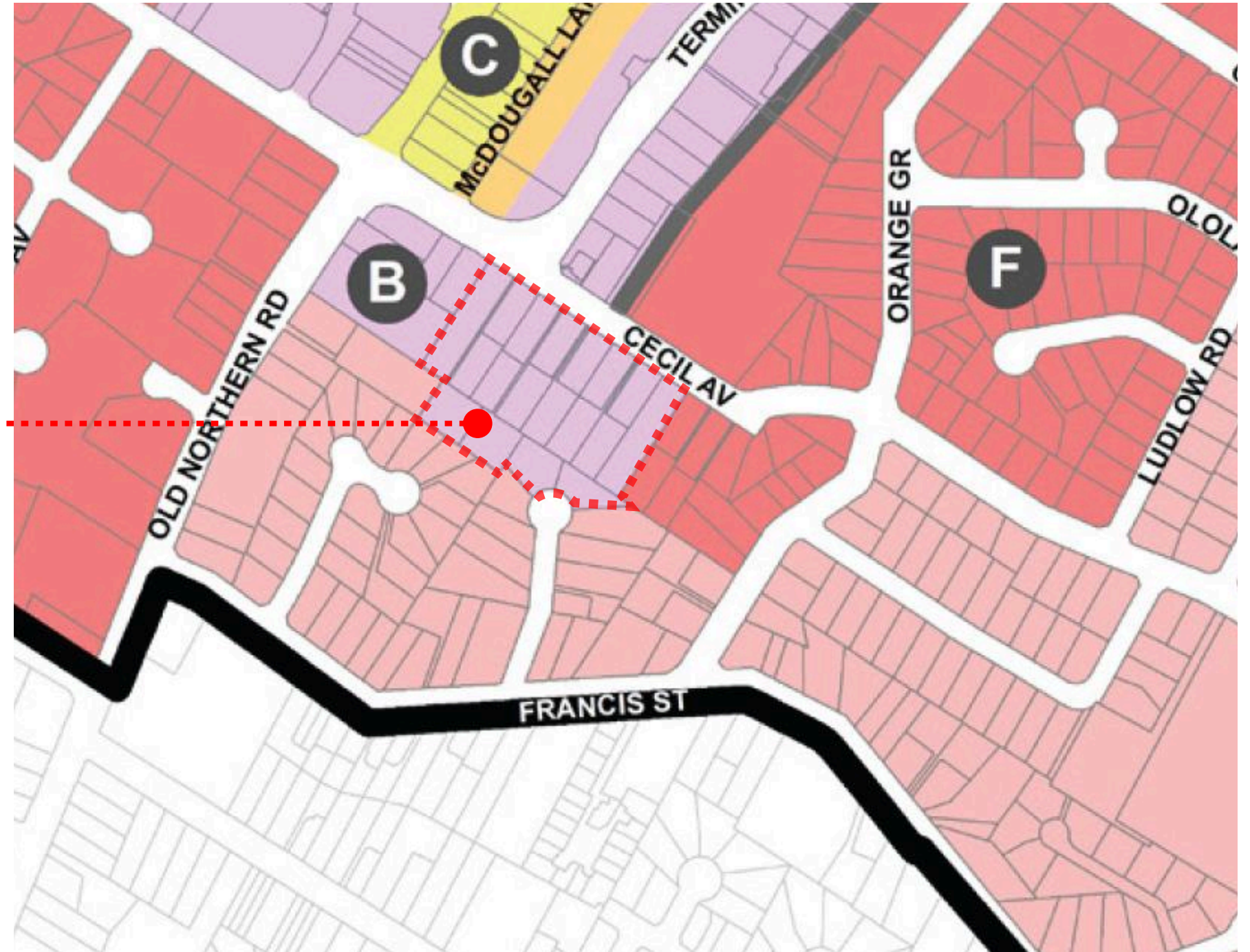
A dedicated mixed use spine will build on the Precinct's employment focus and cement itself as the premier retail destination for North West Sydney. It will feature buildings ranging in height up to 20 – 30 storeys in key locations and provide a range of regional level retail facilities, including leisure and entertainment opportunities, to meet the diverse needs of residents, workers and visitors. It will feature activated ground floor uses to create a sense of vibrancy and draw people to the area. Active movement will be prioritised by implementing additional pedestrian links and re-thinking the street structure. Improved footpaths, public furniture, street awnings and outdoor dining opportunities will also be prioritised, comprising durable materials. Established trees will be integrated with the new urban fabric to create a strong urban identity.



Castle Hill Precinct Plan (June 11 2024)

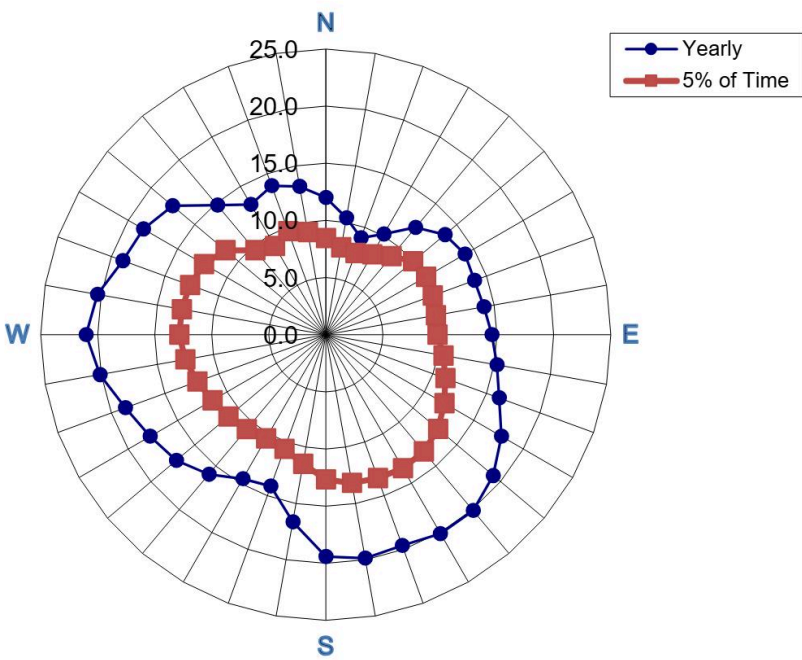
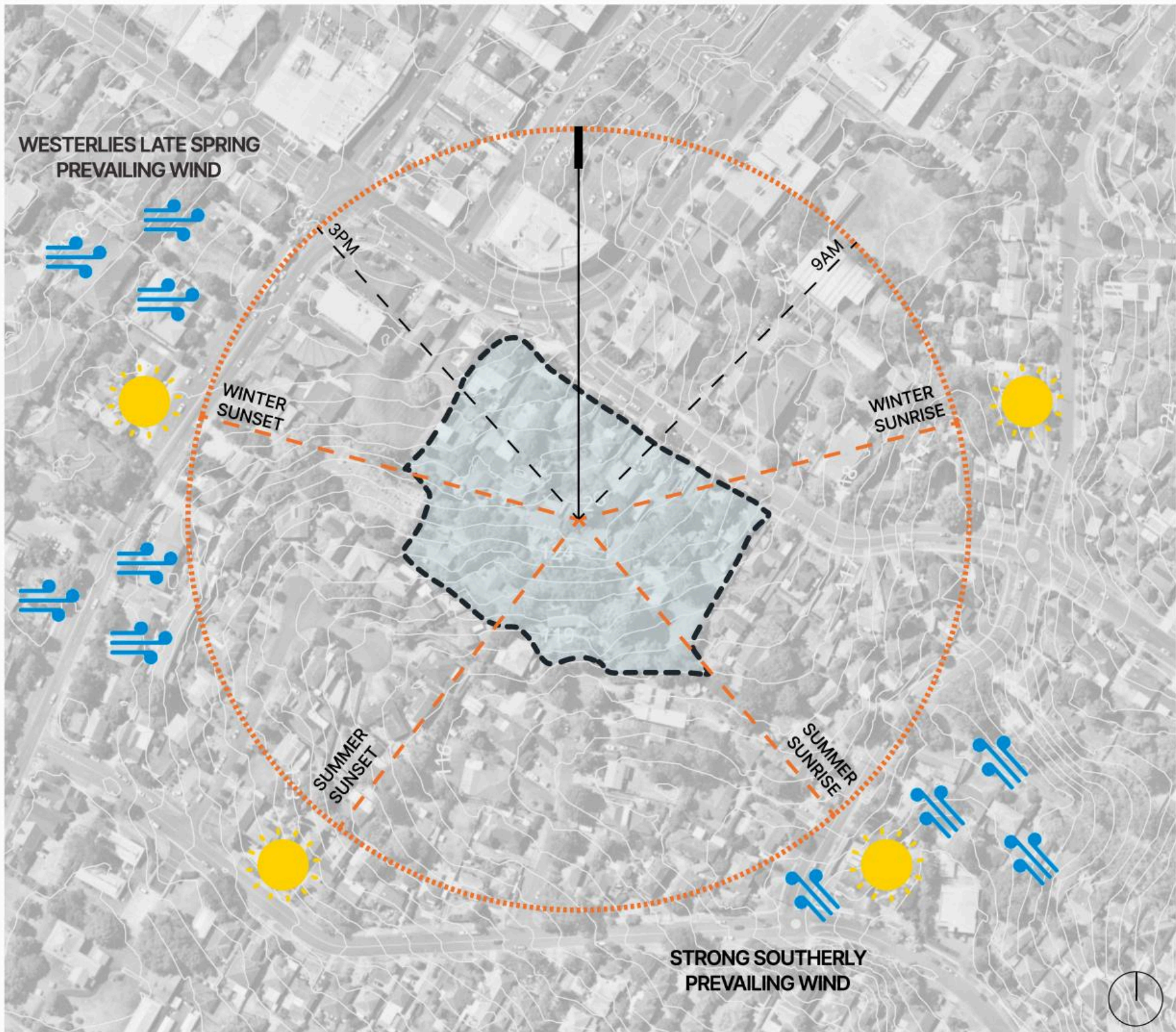


HEIGHT MAP INDICATING NO HEIGHT LIMIT FOR THE SUBJECT SITE (EXTRACT FROM THE HILLS LOCAL ENVIRONMENTAL PLAN 2019)

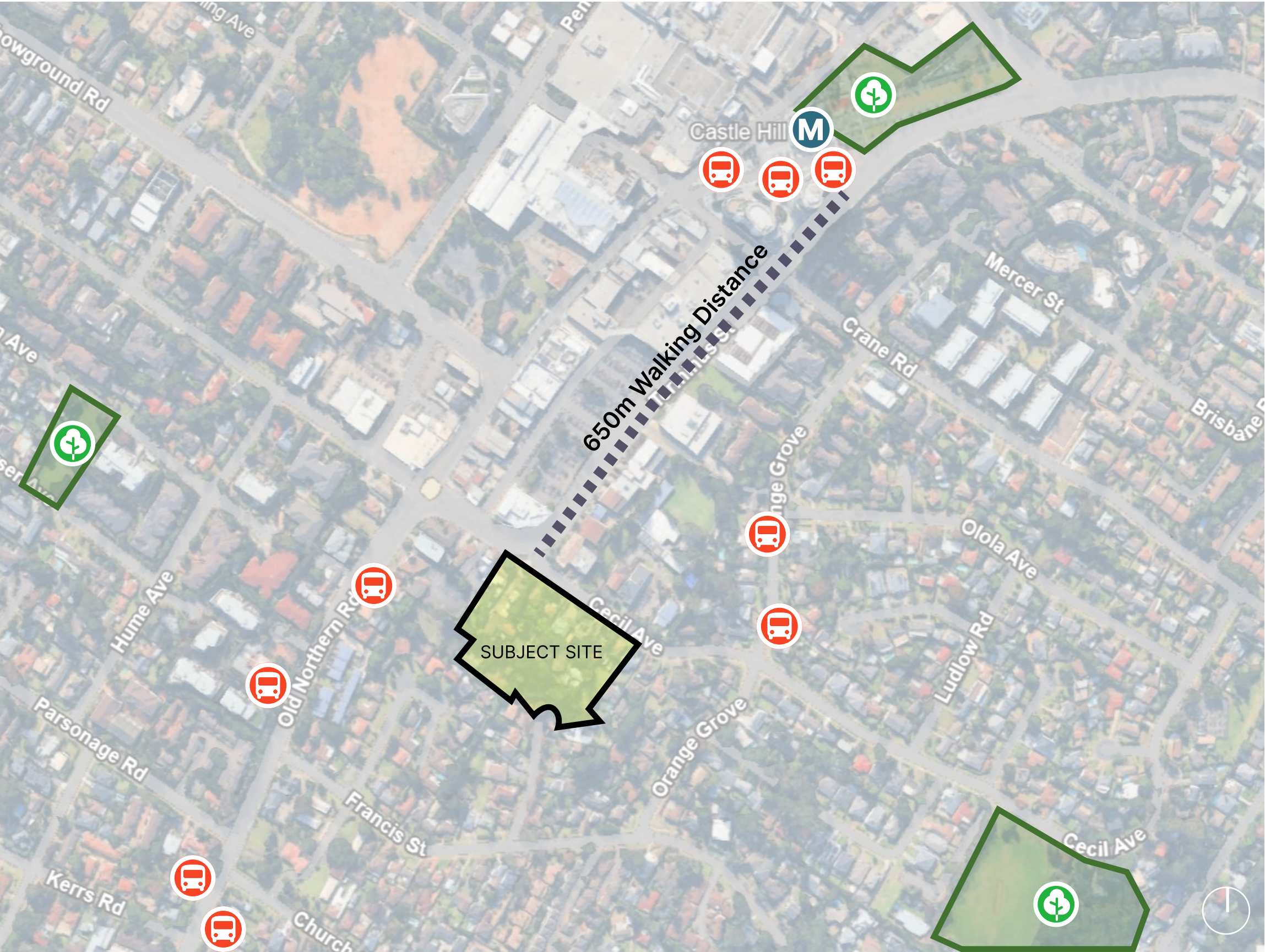


WIND

Hourly mean wind speed (m/s) at gradient height, Cat 2



STRATEGIC LOCATION: TRANSPORT, AMENITIES AND AFFORDABLE HOUSING



The subject site is not only within approximately 650 m walking distance of the Metro station and bus interchange; it also sits beside Castle Hill's major shopping centre, extensive F&B and retail, library and other civic facilities. This makes it one of the few large land parcels in a genuinely infrastructure-rich location, already well serviced by public transport, social infrastructure and jobs.

Unlocking additional housing - including a significant affordable housing component will support the ongoing revitalisation of the centre, underpin local business growth and provide well-located homes for key workers in the precinct. In this context, the site warrants a different, higher-capacity planning response.

-  METRO
-  BUS STOP
-  PARK / RESERVE

LOCAL CHARACTER



Cecil Ave - South West Facing



Roger Ave - Aerial North Facing



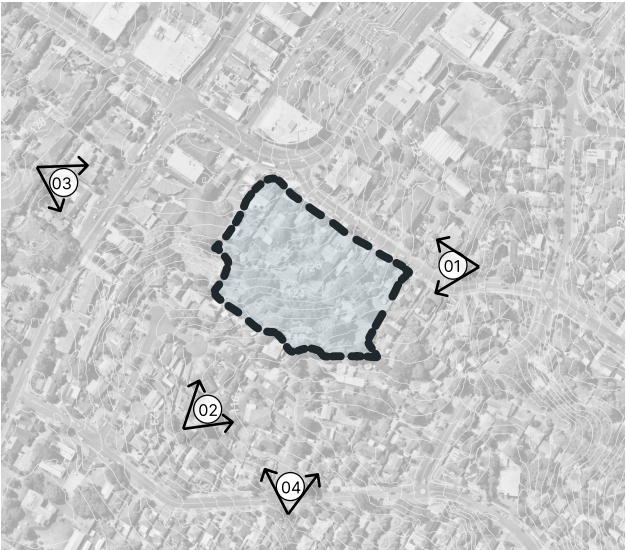
Old Northern Road - Aerial East Facing



Roger Ave - Aerial North West Facing

The eastern boundary of the site is located on the Old Northern Road, a major historic arterial featuring four lanes of traffic.

With close walkable proximity to various parkland green spaces such as Greenup Park reserve, the site has the potential to overlook with district views from all orientations a key opportunity for the site.



LOCAL CHARACTER



Roger Ave - North Facing



Cecil Ave - North Facing



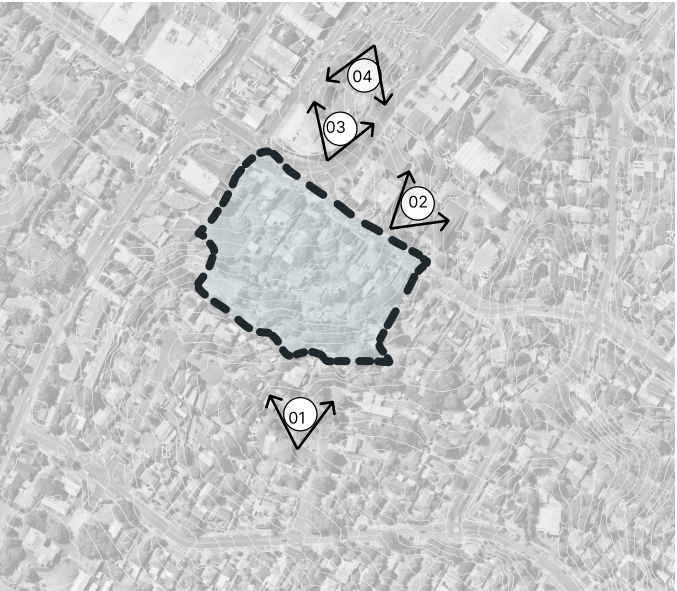
Terminus St - South Facing



Terminus St - North Facing

The local character surrounding the site is diverse. The Castle Hill Station interface along the Old Castle Road features the underground Metro Station, alongside the high-rise Castle Towers.

Surrounding the site are low-scale commercial buildings. Along Roger Avenue, there is an existing established tree canopy, that provides additional shade and contributes positively to the character of the area.



SURROUNDING BUILT ENVIRONMENT



1 Atmosphere - 2018



2 Grand Reve - 2024



3 Skyview - 2026

Castle Hill's strategic location near the Metro station and the North West Rail Link corridor, coupled with projected population growth, positions it as a key area for higher-density development. Designated as a 'Major Centre' in A Plan for Growing Sydney, Castle Hill supports the social needs of the surrounding community with access to facilities, services, and leisure options. Future development will focus on apartment living around the retail/commercial core, offering high-density housing, increased job opportunities, and improved transport links, making it a high-growth area with a diverse range of services.



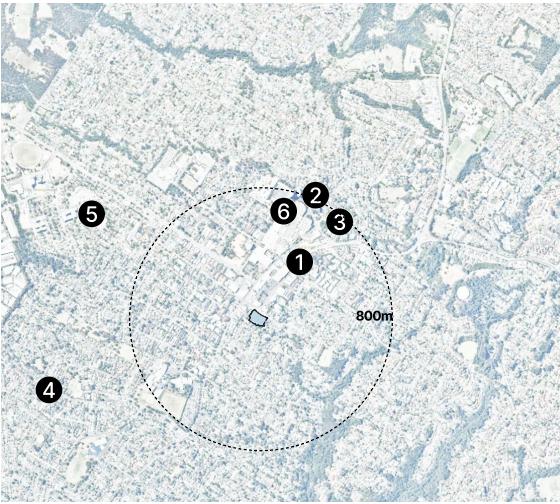
4 The Ashford - 2023



5 The Ashford - 2032

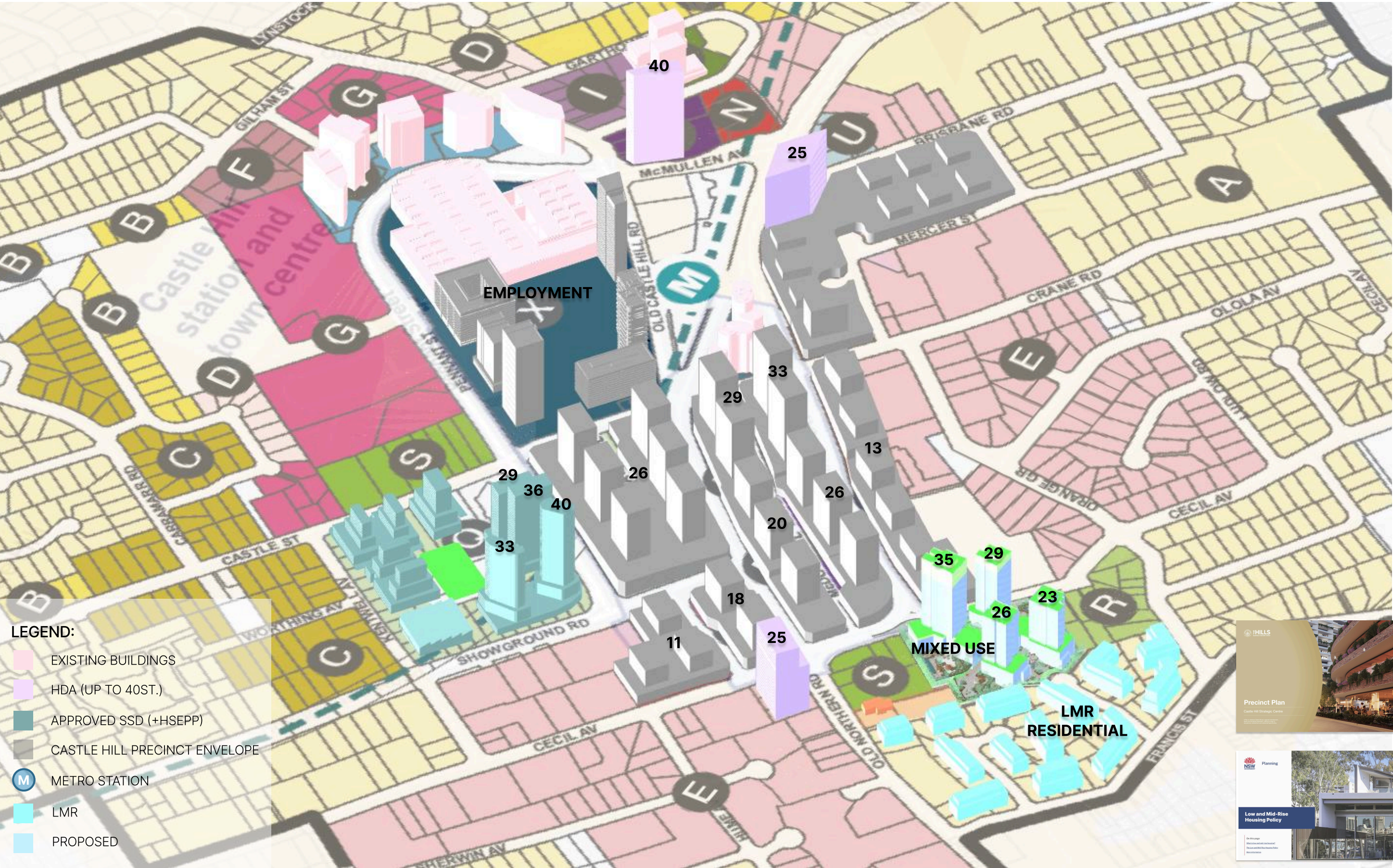


6 Castle Towers Masterplan



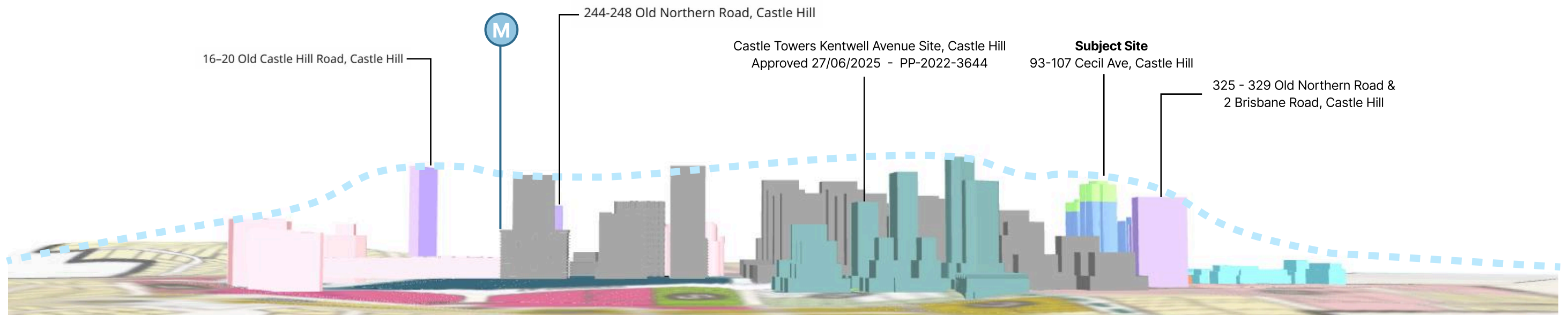
BUILT-FORM + URBAN DESIGN RESPONSE

CONTEMPLATED CASTLE HILL BUILT FORMS



Castle Hill Precinct Plan (June 11 2024) & Indicative LMR Housing Area (Feb 2025)

CONTEMPLATED CASTLE HILL SKYLINE



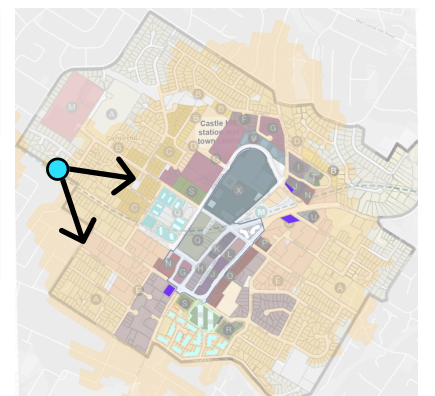
LEGEND:

- EXISTING BUILDINGS
- HDA (UP TO 40ST.)
- APPROVED SSD (+HSEPP)
- CASTLE HILL PRECINCT ENVELOPE
- M METRO STATION
- LMR
- PROPOSED

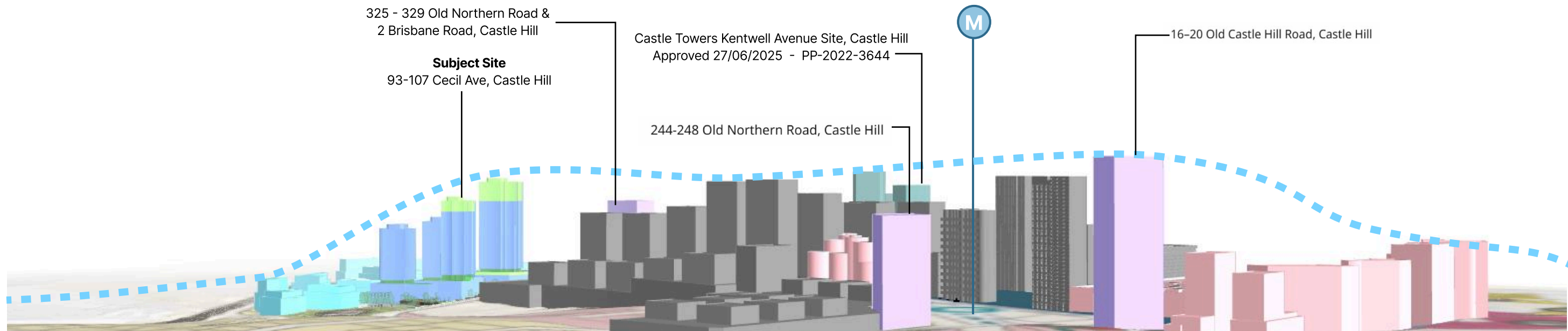


Metro Line (Underground)	
Council-Owned Land	
Privately Owned Land	

Castle Hill Precinct Plan (June 11 2024) &
Indicative LMR Housing Area (Feb 2025)



CONTEMPLATED CASTLE HILL SKYLINE



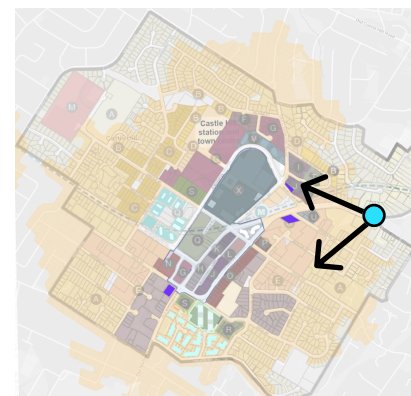
LEGEND:

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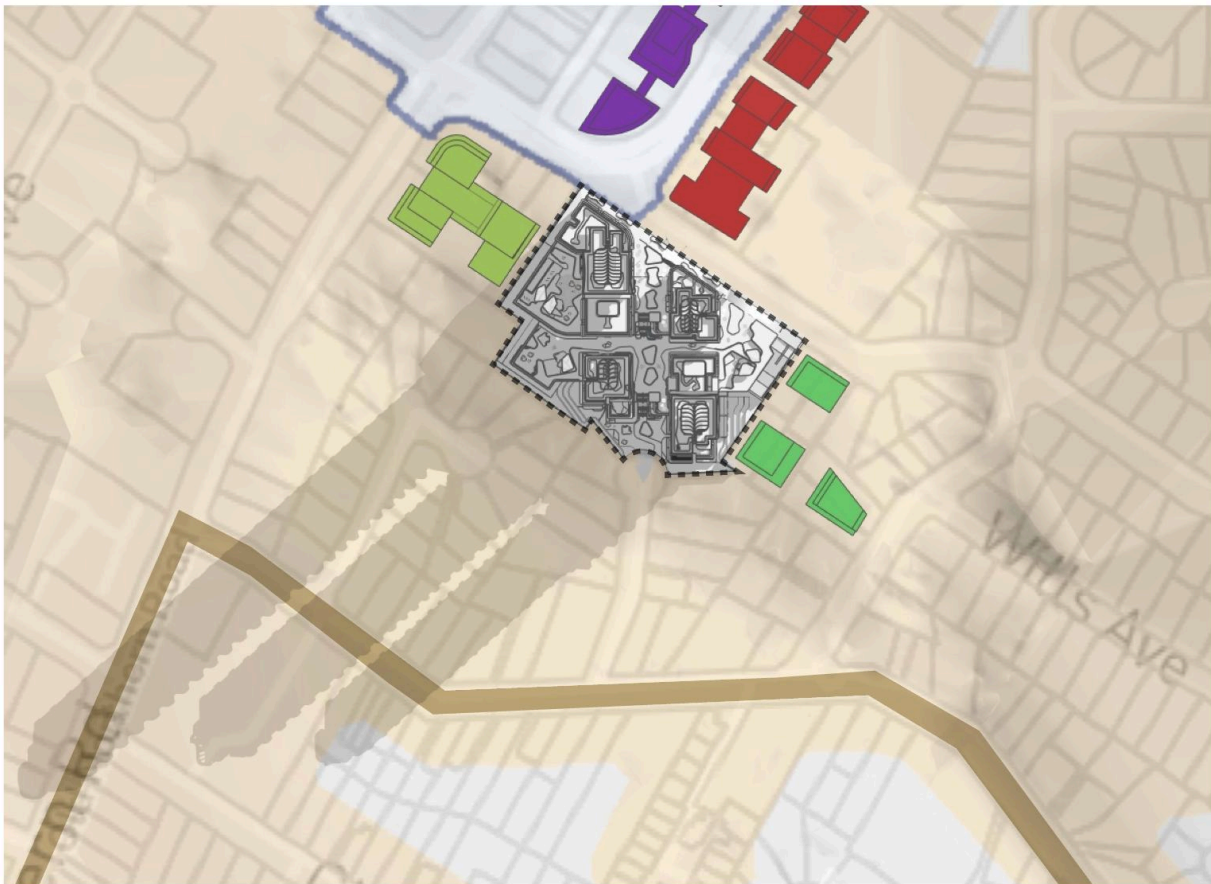


- Metro Line (Underground)
- Council-Owned Land
- Privately Owned Land

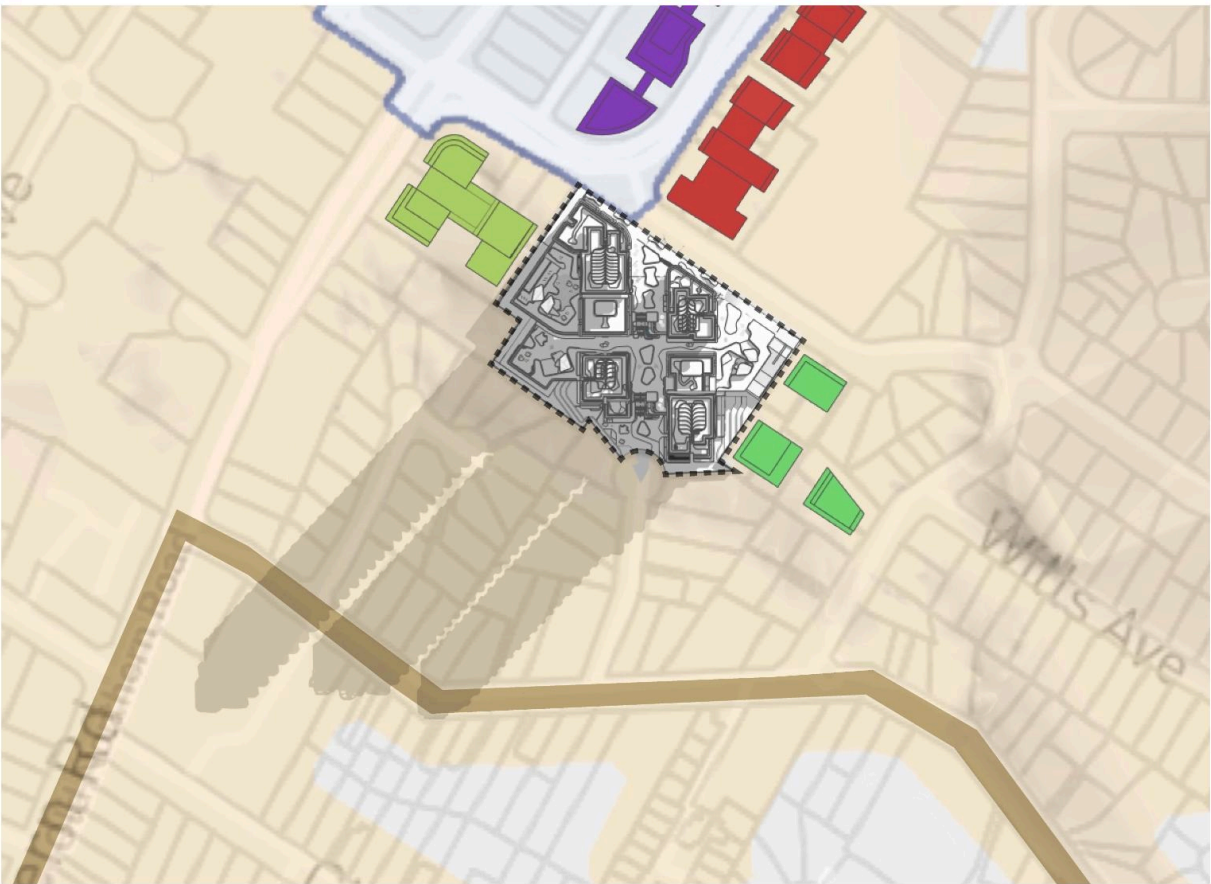
Castle Hill Precinct Plan (June 11 2024) & Indicative LMR Housing Area (Feb 2025)



SHADOW DIAGRAMS JUNE 21



JUNE 21,
8:30AM

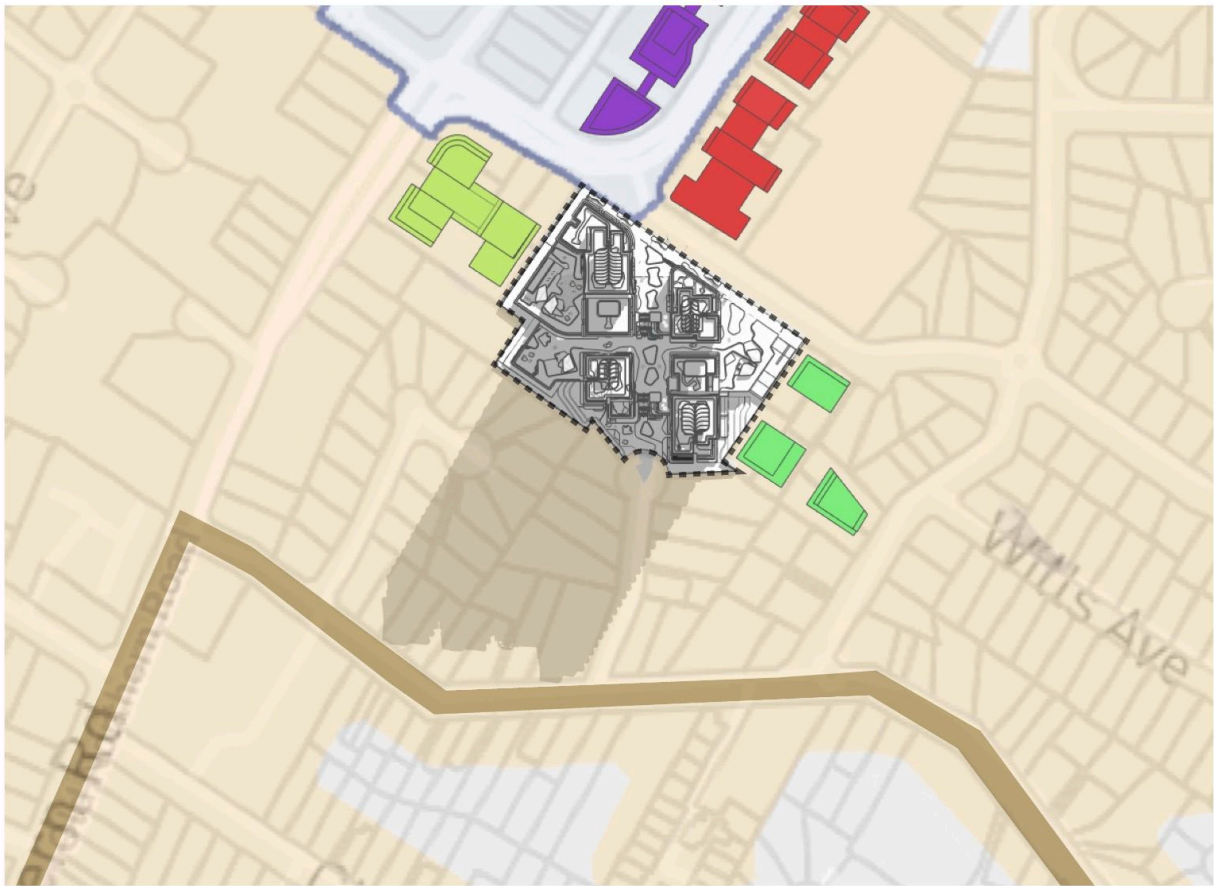


JUNE 21,
9AM

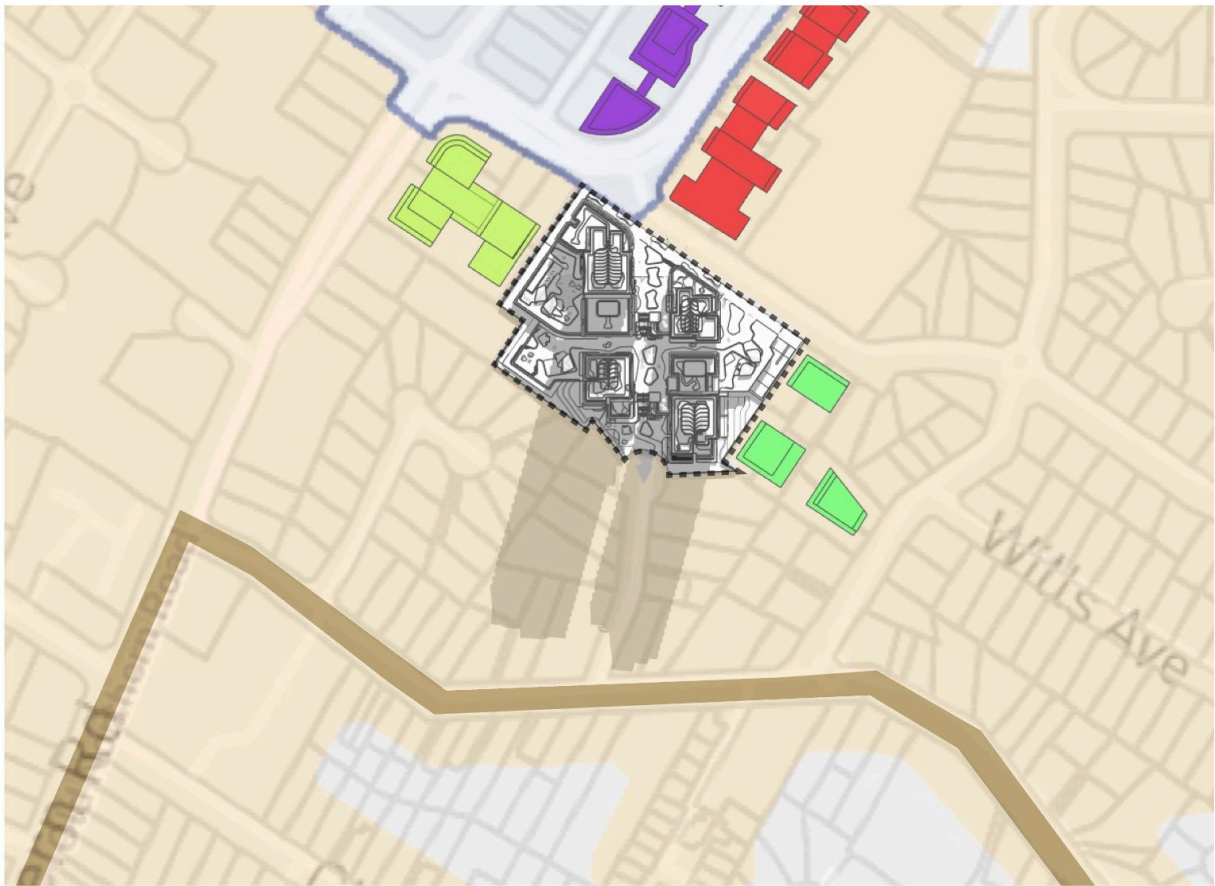
- CASTLE HILL
PRECINCT PLAN
- LMR CENTRE
- INDICATIVE LMR
HOUSING AREA

NOTE: FUTURE MASSING OF
NEIGHBOURING PROPERTIES UNDER
THE CASTLE HILL PRECINCT PLAN
(ADOPTED 11 JUNE 2024), WITH A 30%
UPLIFT PURSUANT TO CHAPTER 2,
PART 2, DIVISION 1 OF SEPP
(HOUSING) 2021

SHADOW DIAGRAMS JUNE 21



JUNE 21,
10AM

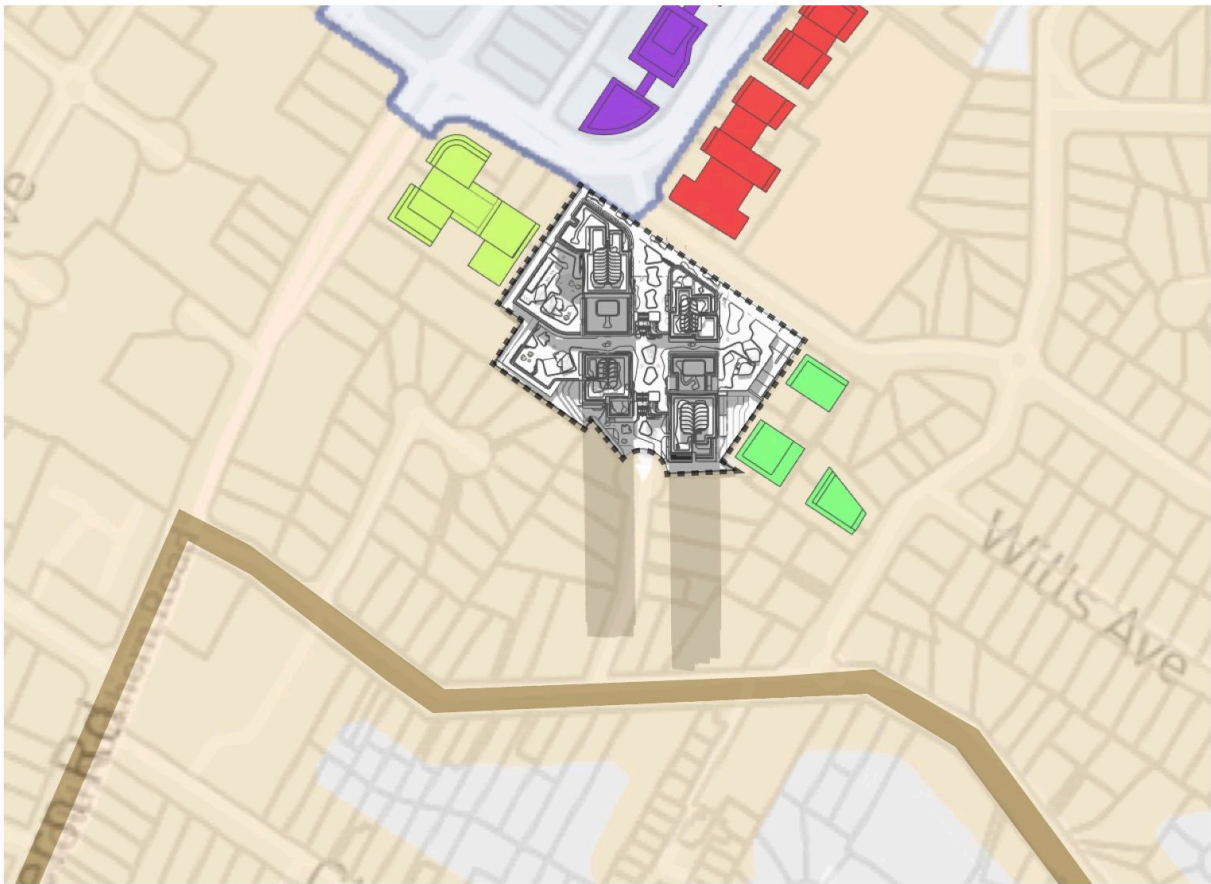


JUNE 21,
11AM

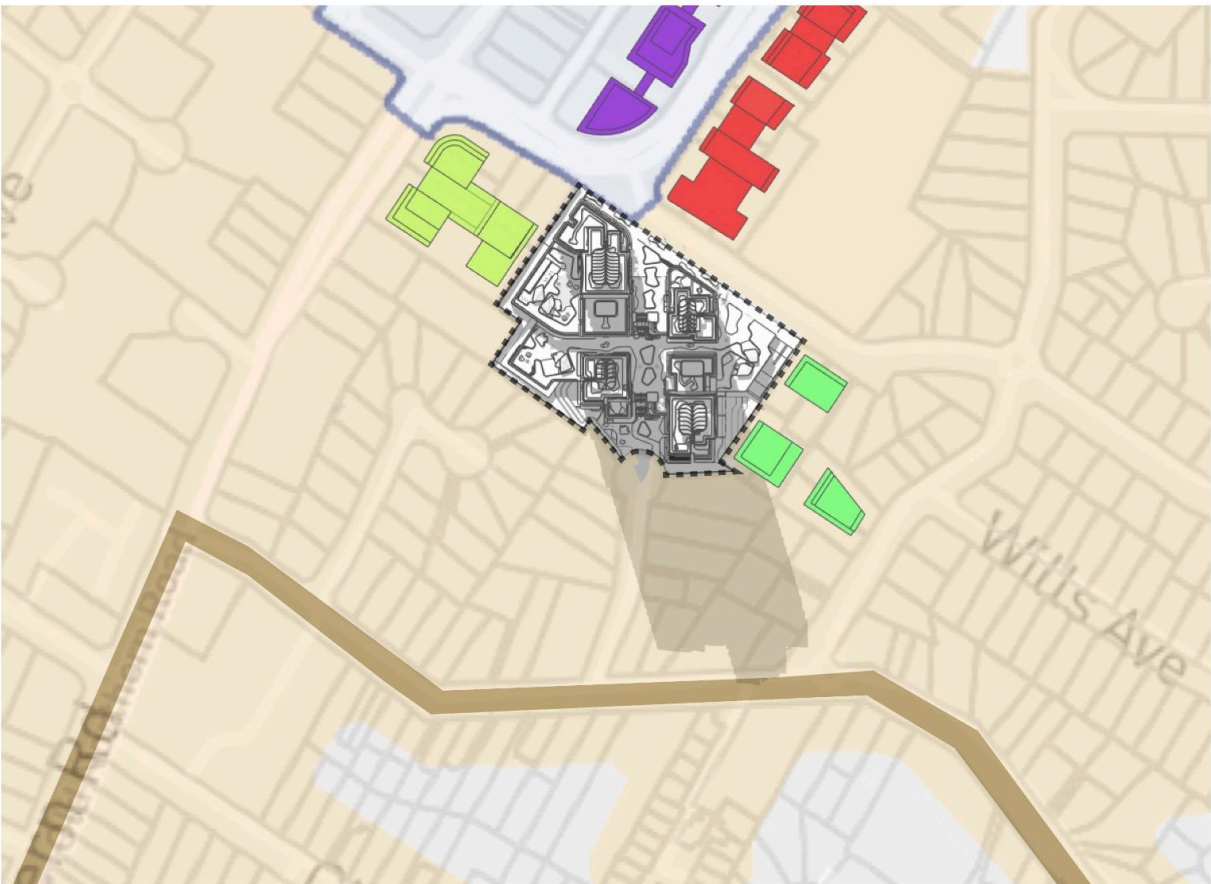
- CASTLE HILL
PRECINCT PLAN
- LMR CENTRE
- INDICATIVE LMR
HOUSING AREA

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UPLIFT PURSUANT TO CHAPTER 2,
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(HOUSING) 2021

SHADOW DIAGRAMS JUNE 21



JUNE 21,
12PM

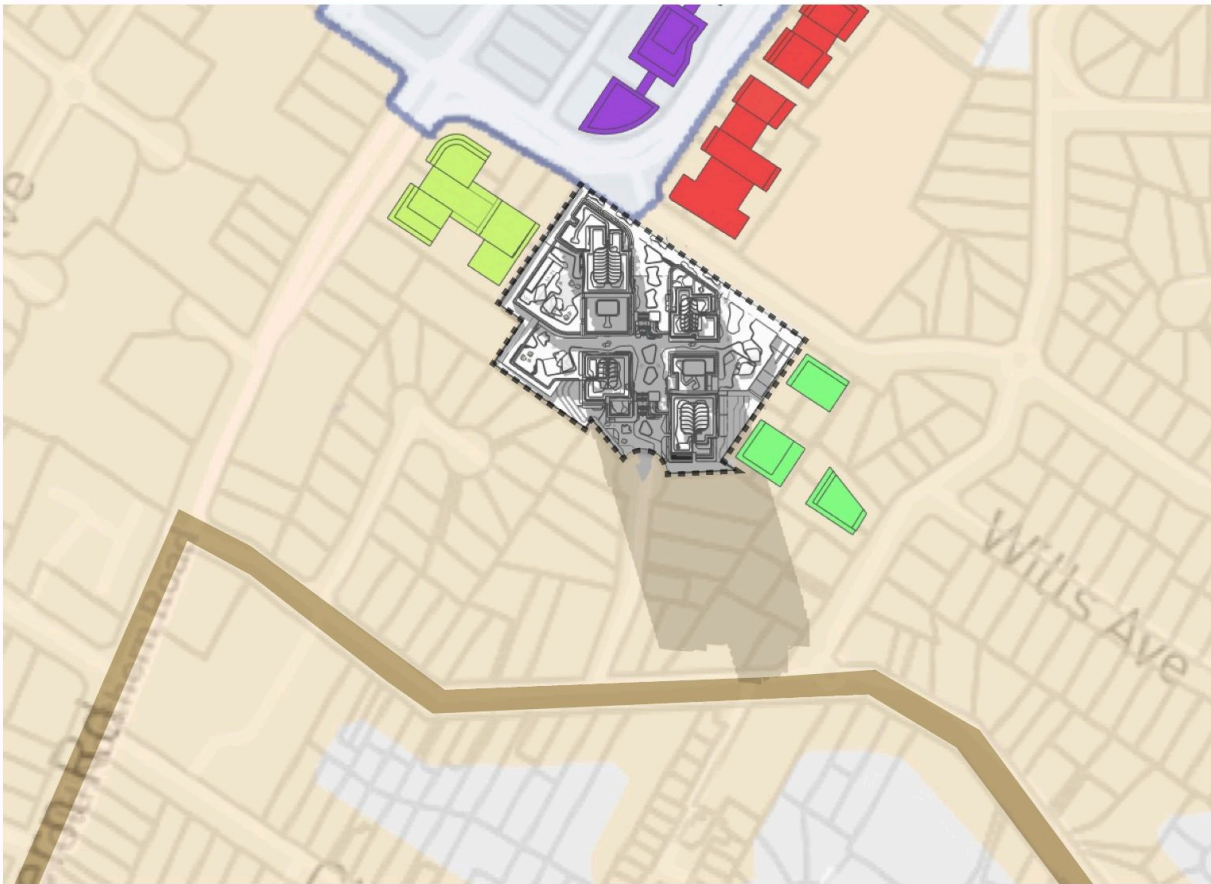


JUNE 21,
1PM

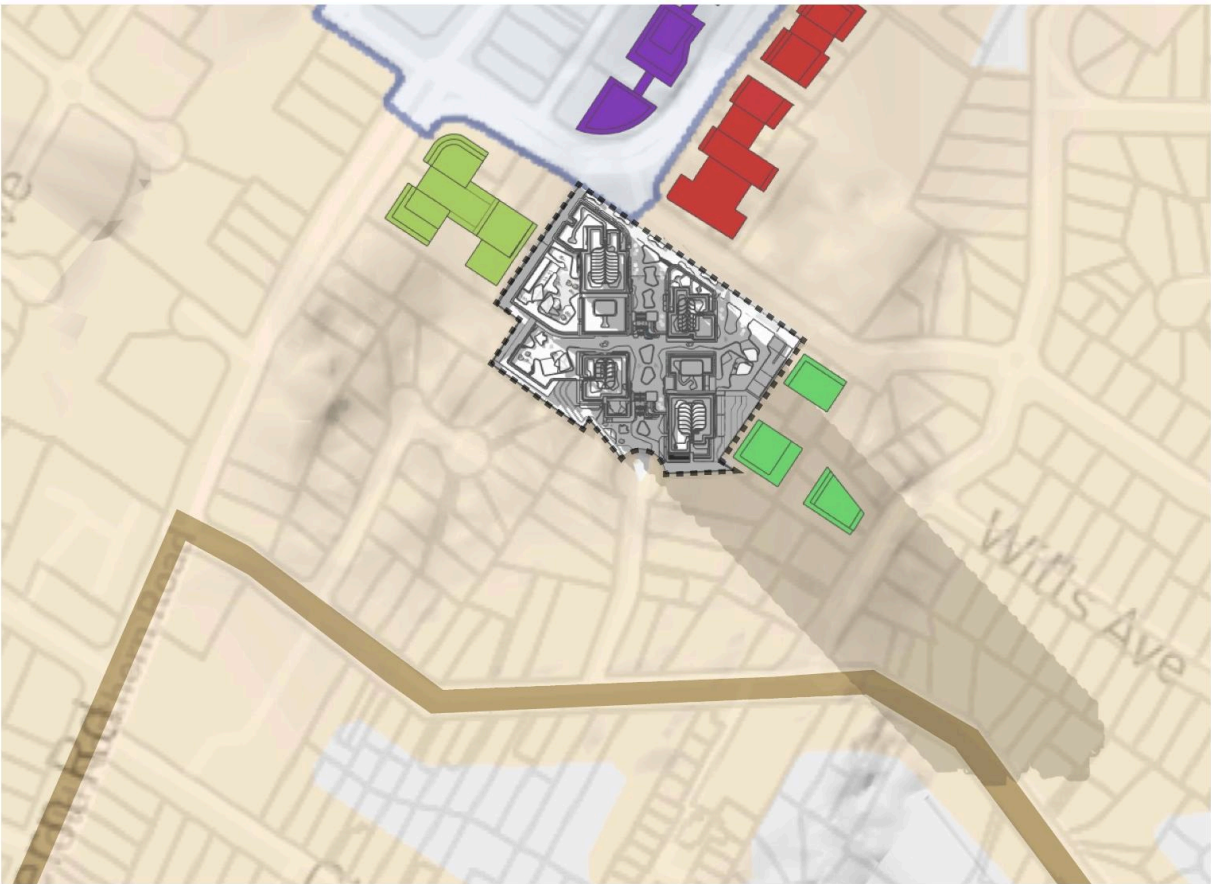
- CASTLE HILL
PRECINCT PLAN
- LMR CENTRE
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HOUSING AREA

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UPLIFT PURSUANT TO CHAPTER 2,
PART 2, DIVISION 1 OF SEPP
(HOUSING) 2021

SHADOW DIAGRAMS JUNE 21



JUNE 21,
2PM



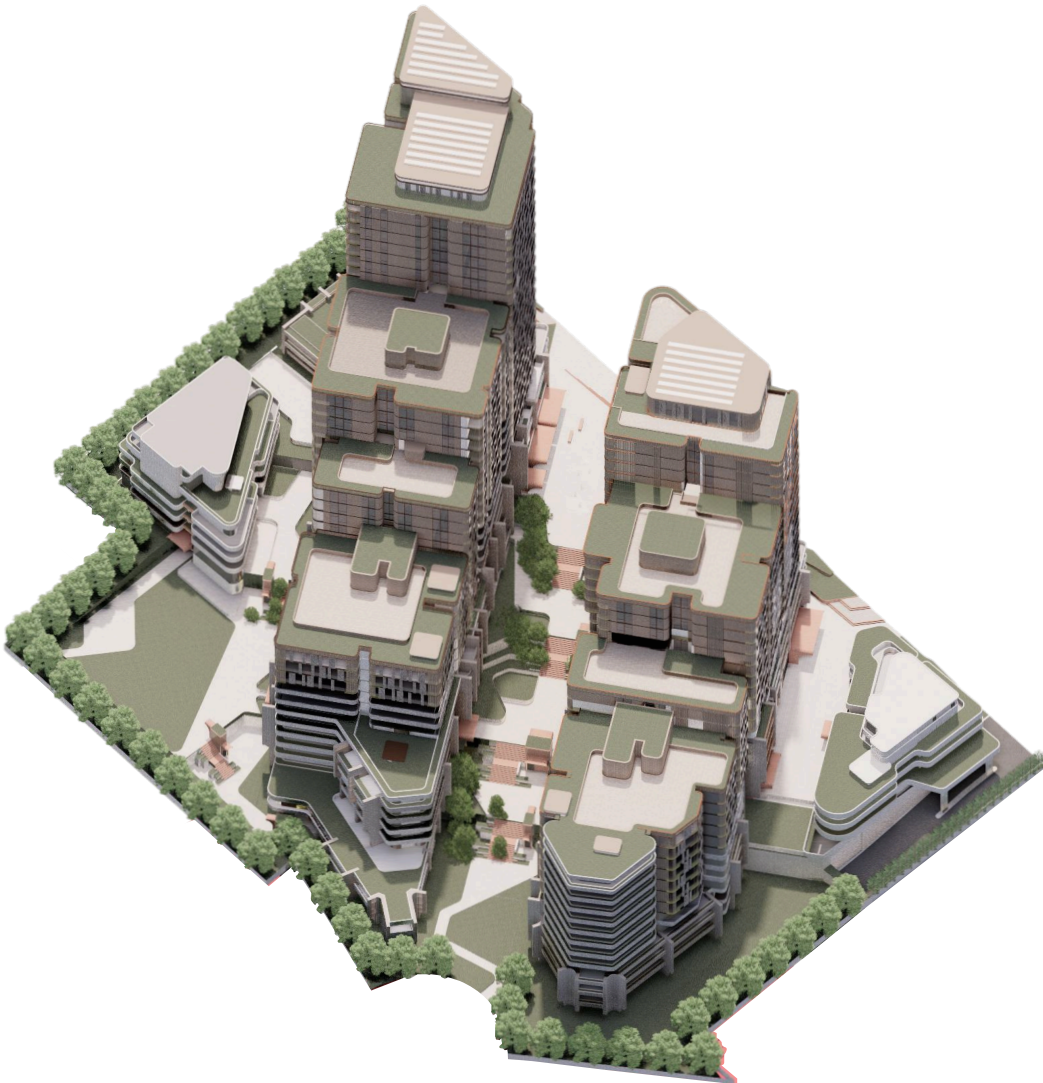
JUNE 21,
3PM

- CASTLE HILL
PRECINCT PLAN
- LMR CENTRE
- INDICATIVE LMR
HOUSING AREA

NOTE: FUTURE MASSING OF
NEIGHBOURING PROPERTIES UNDER
THE CASTLE HILL PRECINCT PLAN
(ADOPTED 11 JUNE 2024), WITH A 30%
UPLIFT PURSUANT TO CHAPTER 2,
PART 2, DIVISION 1 OF SEPP
(HOUSING) 2021

DESIGN AMENDMENTS

SSDA Lodged March 2025



Amended DA December 2025



DESIGN RESPONSE TO SDRP COMMENTS

1. Connecting with Country

Refined massing in response to Healthy Country outcomes, with particular emphasis on maintaining views to the sky and enhancing visual permeability across the site.

Consideration has been given not only to ground-plane conditions but also to the spatial experience at multiple levels, ensuring the built form supports openness, connectivity, and ongoing relationships with Country.

2. Site Strategy

Refined massing to reduce bulk and improve solar access, visual permeability, and views to sky. Podium breaks, podium-to-tower setbacks, and tower repositioning have been implemented to mitigate wall effects and wind impacts. Wind tunnel testing has informed refinements, ensuring comfortable conditions across ground-level, podium, and rooftop public and communal spaces.

3. Public Domain and landscape

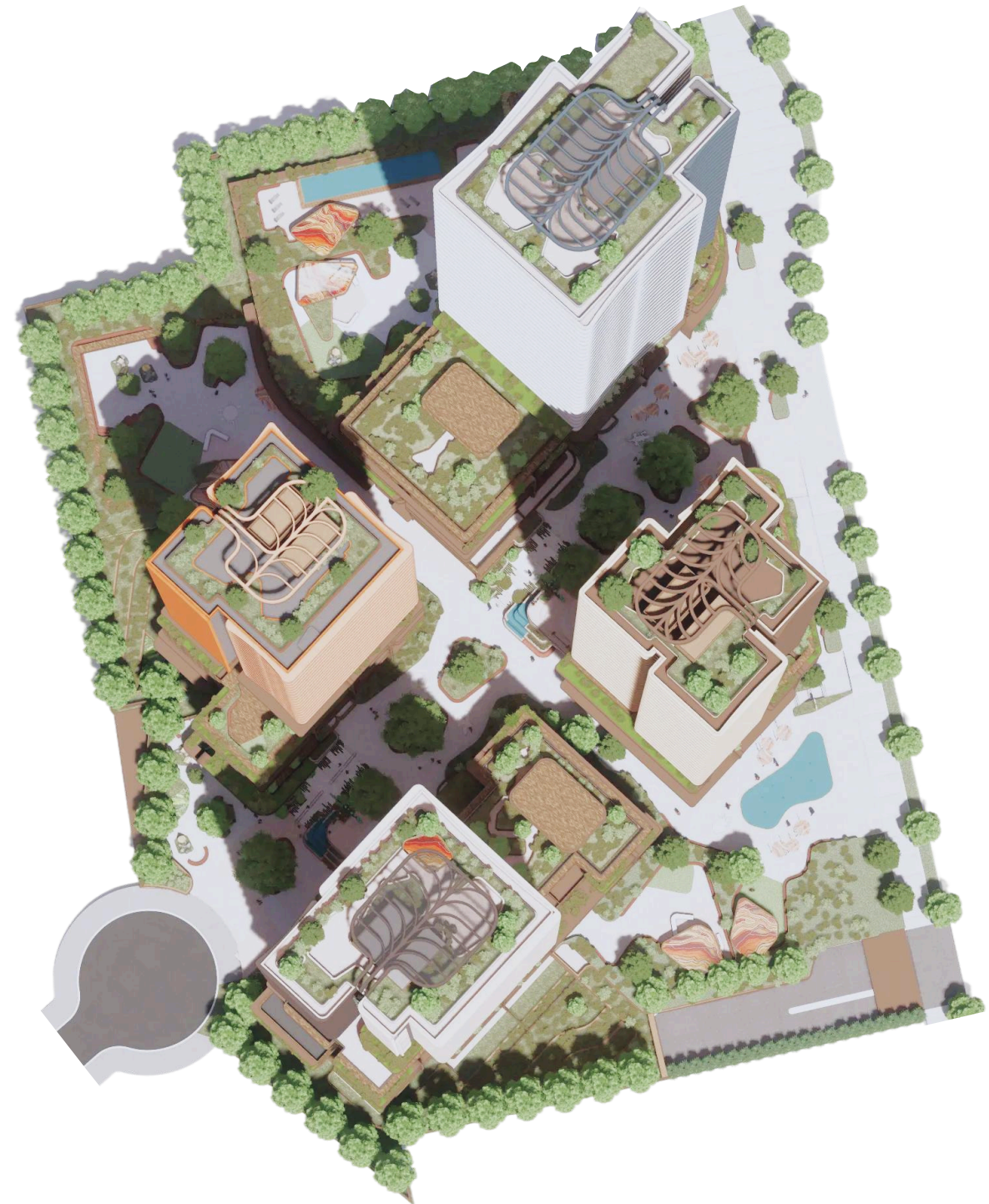
Refined public domain and landscape design to maximise deep soil, tree canopy, and long-term resilience. Basement and ground plane layouts respond to site topography and landscape requirements. Accessibility and CPTED considerations integrated across public domain areas.

4. Architecture

Apartment layouts have been refined to meet ADG objectives, with compliant room sizes, functional furniture layouts, and appropriate circulation clearances. ADG compliance for solar access and cross ventilation demonstrated. Affordable housing units achieve equivalent amenity to market units.

5. Sustainability and Climate Change

Water sensitive urban design integrated into the public domain. Planting species have been selected to suit site-specific conditions, including shaded and low-soil areas, and to anticipate future climate scenarios. Drought-tolerant, resilient species are prioritised to support long-term landscape performance and sustainability.



	The Hills DCP 2012	Proposed
Public Accessible Open Space (m2)	2,800	7,134
Percentage of Increase		155%
Communal Open Space (m2)	ADG (25%)	Proposed
Ground level		2,089
Rooftop		4,128
Resident amenity (indoor)		517
Total	4,406	6,734
Non-Residential GFA	The Hills LEP 2019 Cl7.18(3)	Proposed
Underground (m2)	7,180	-
Shopfront (Street Activation) (m2)	845	3,789
Total	8,025	3,789
FSR	SEPP (Housing) 2021	Proposed
	4.55:1 (+30%)	4.31:1
GFA (m2)	80,187	75,951
Residential (m2)	72,162	72,162
Non-Residential (m2)	8,025	3,789
Oversized Apartment Mix	The Hills LEP 2019 Cl7.11(3)	Proposed
1B	25% (115 nos)	62
2B	55% (253 nos); 102 x min. 110m2 - 40%	426 (178 x min. 110m2; 76 additional)
3B	20% (92 nos); 37 x min. 135m2 - 40%	122 (61 x min. 135m2; 24 additional)
Total	460	610
	Total oversized units required - 139	Total oversized units provided - 239 (100 or 78% additional)
Affordable Housing	The Hills DCP 2012	Proposed (SEPP Housing 2021)
Percentage	nil	15%
No. of apartments	nil	117

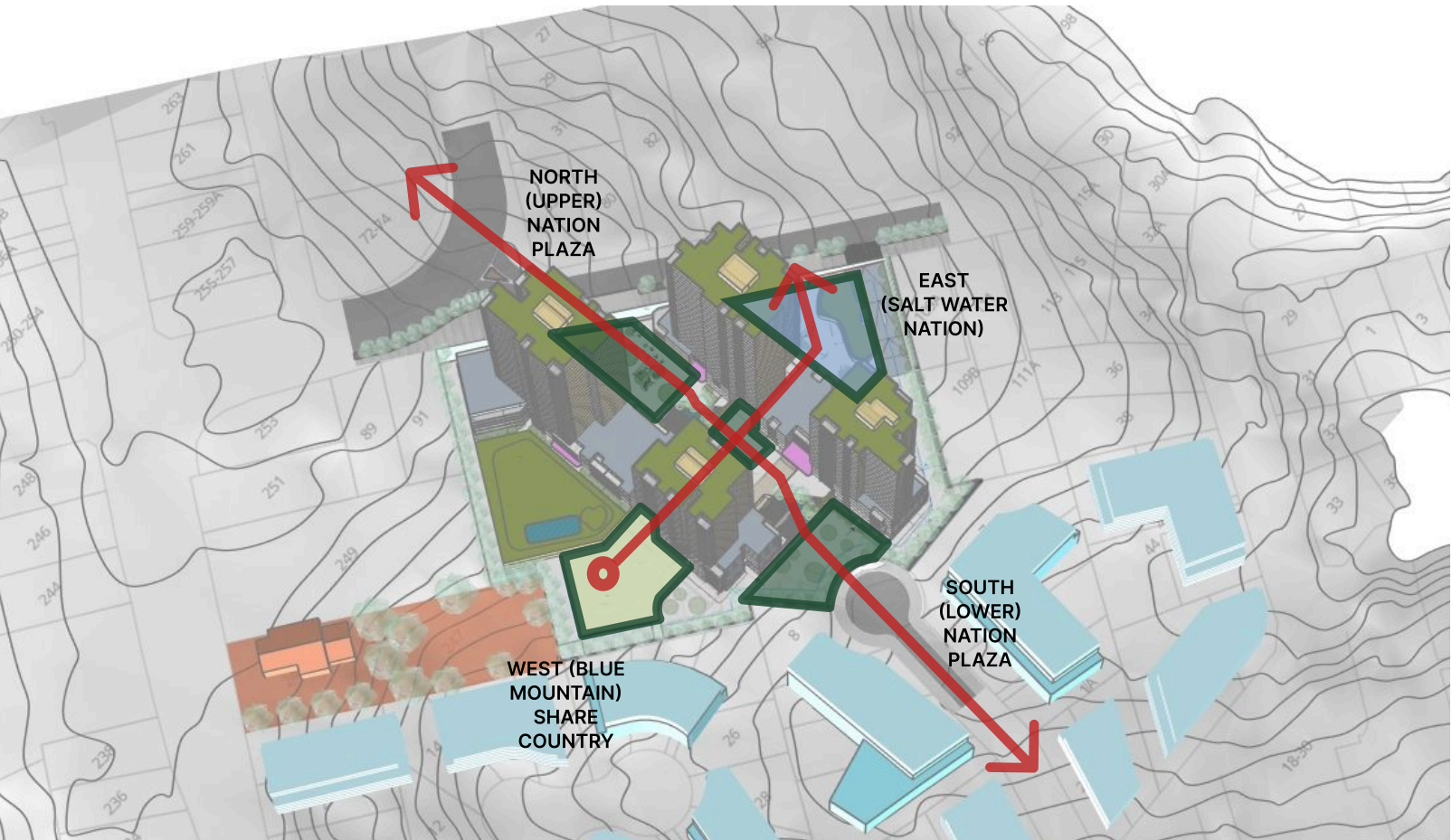
Highlights:

1. Increase in public open space by **7,134m2** (**155%** of DCP provision)
2. Removal of below ground commercial. Rationalisation of active retail and street interface and through site link
3. Overall reduction in GFA (4,236m2)

REFINED MASSING IN RESPONSE TO COUNTRY



Strategic floor-space redistribution, deleting the previous east and west buildings, liberates the ground plane, creates slimmer tower form, and delivers a 155% increase in public open space to serve 3,000 nearby families.



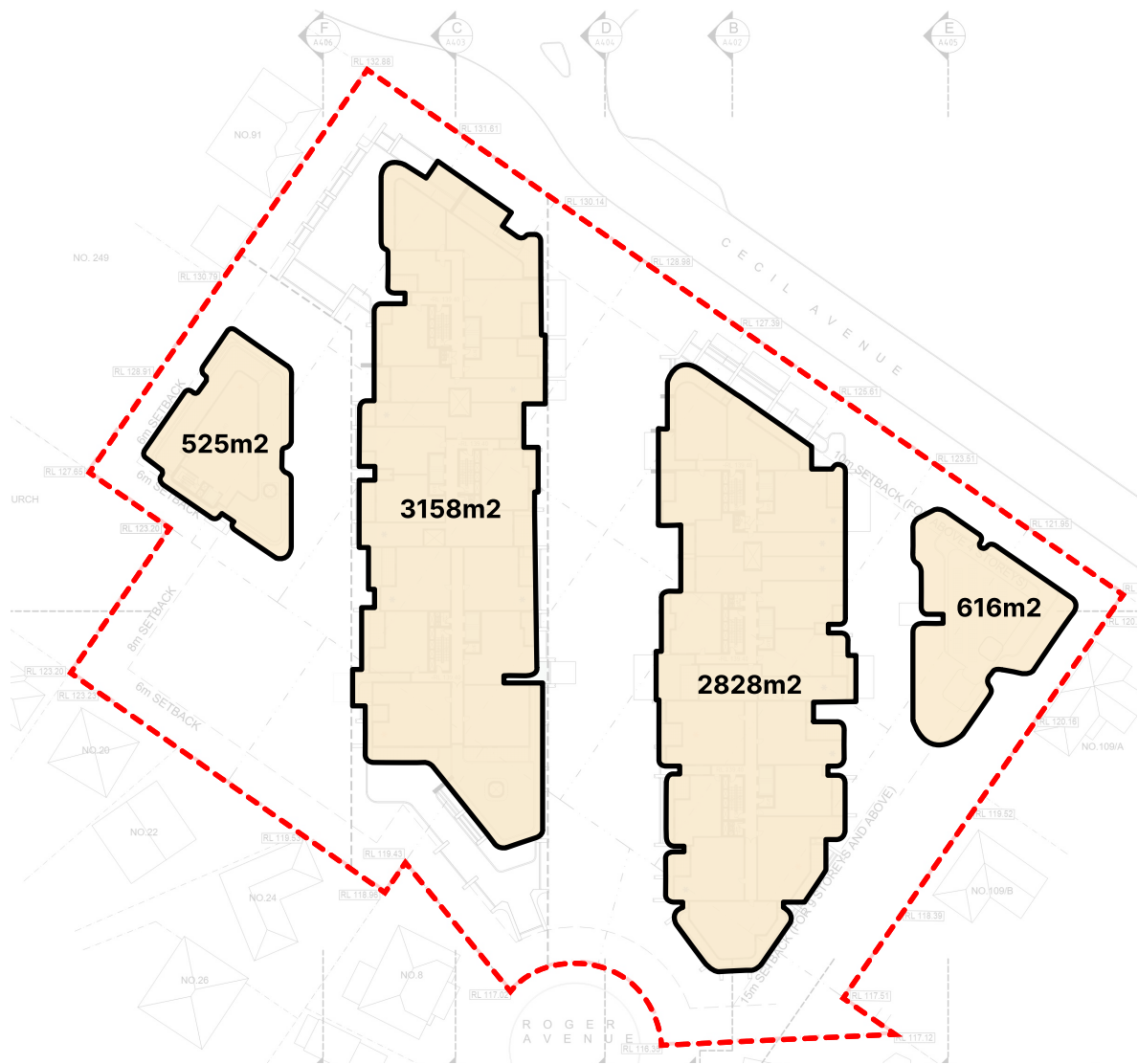
Four distinct plazas encode the compass of Country: north, south, east (Saltwater), and west (Blue Mountains), each curated for storytelling and celebrating collaboration between Nations. Interwoven through these spaces are Songlines, guiding movement, memory, and meaning across the site.

These cultural pathways stitch together stories of land, water, and sky, allowing community and Country to meet through patterns, textures, and directionality embedded in the landscape.

Together, they form 7,100m² of publicly accessible open space, welcoming, legible, culturally anchored, and richly layered, transforming the public realm into a place of gathering, learning, and shared custodianship.

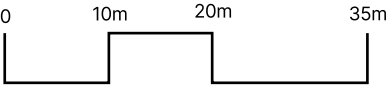
SSDA Lodged March 2025

Amended DA December 2025



REFINED MASSING & FLOOR SPACE DISTRIBUTION

 Compliant Envelope

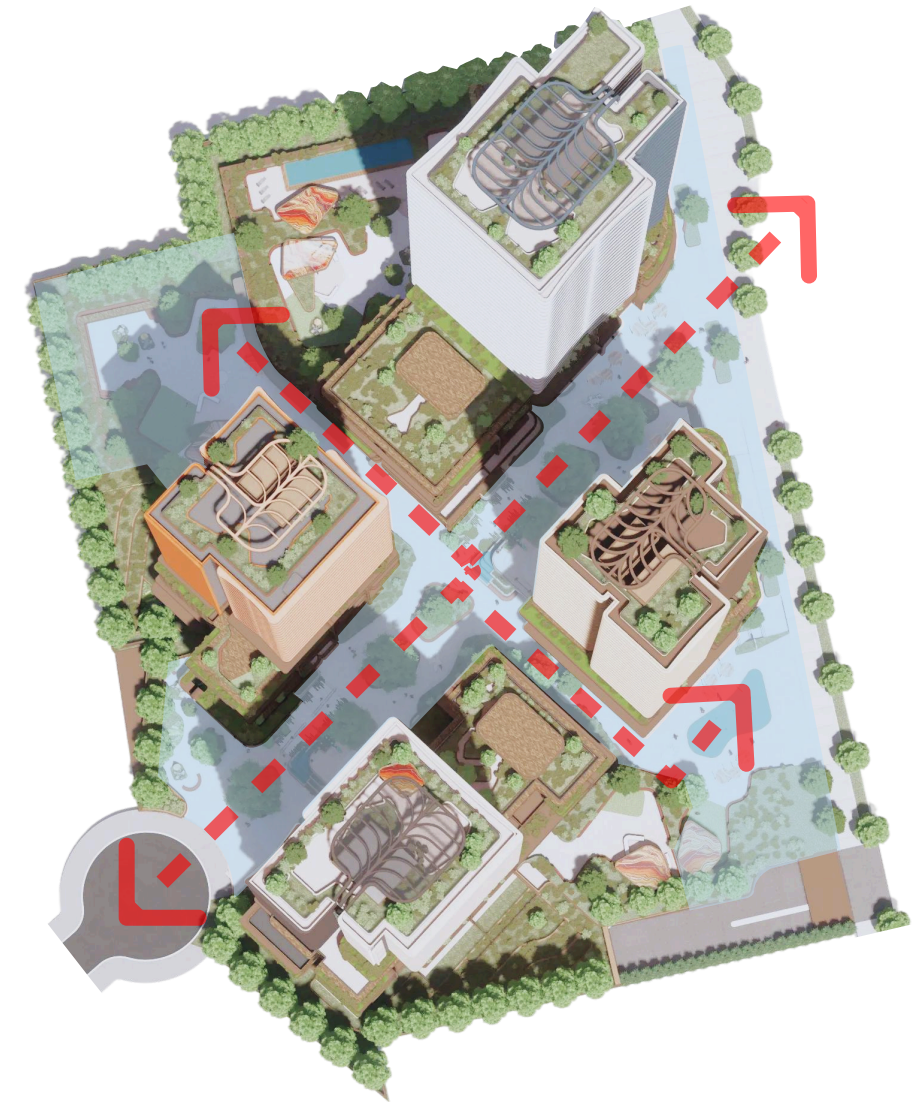


PUBLIC DOMAIN & LANDSCAPE

SSDA Lodged March 2025



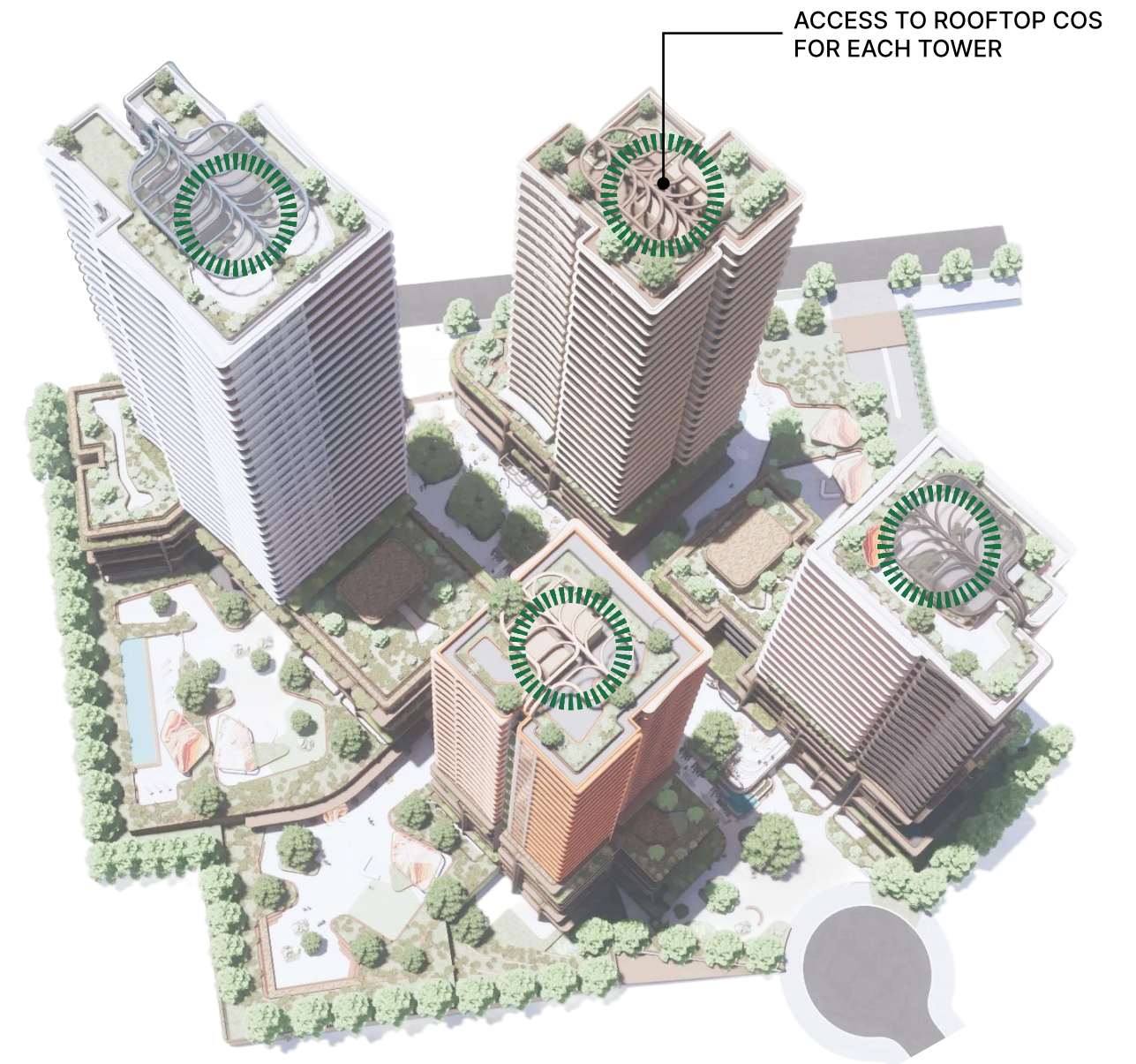
Amended DA December 2025



ROOFTOP COMMUNAL OPEN SPACE

SSDA Lodged March 2025

Amended DA December 2025



SSDA Lodged (March 2025)



GROSS FLOOR AREA
PROPOSED TOTAL

80,187m2



FLOOR SPACE RATIO
PROPOSED TOTAL

4.55:1



UNITS
TOTAL

615



CARPARKING BAYS
TOTAL

979



NON-RESIDENTIAL FLOOR SPACE
TOTAL

8,025m2



SOLAR ACCESS
ADG MINIMUM 70%

71%



CROSS VENTILATION
ADG MINIMUM 60%

60.5%

Residential: 72,162m2
Commercial: 8,025m2

Current Proposal (Dec 2025)



GROSS FLOOR AREA
PROPOSED TOTAL

75,951m2



FLOOR SPACE RATIO
PROPOSED TOTAL

4.31:1



UNITS
TOTAL

610 (incl. 117
Affordable Units)



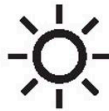
CARPARKING BAYS
TOTAL

793
(610 resident,
124 visitor, 59 non-residential)



NON-RESIDENTIAL FLOOR SPACE
TOTAL

3,789 m2



SOLAR ACCESS
ADG MINIMUM 70%

71%
OVERALL DEVELOPMENT



CROSS VENTILATION
ADG MINIMUM 60%

66%
OVERALL DEVELOPMENT

Residential Unit: 71,645m2

Residential Amenities: 517 m2

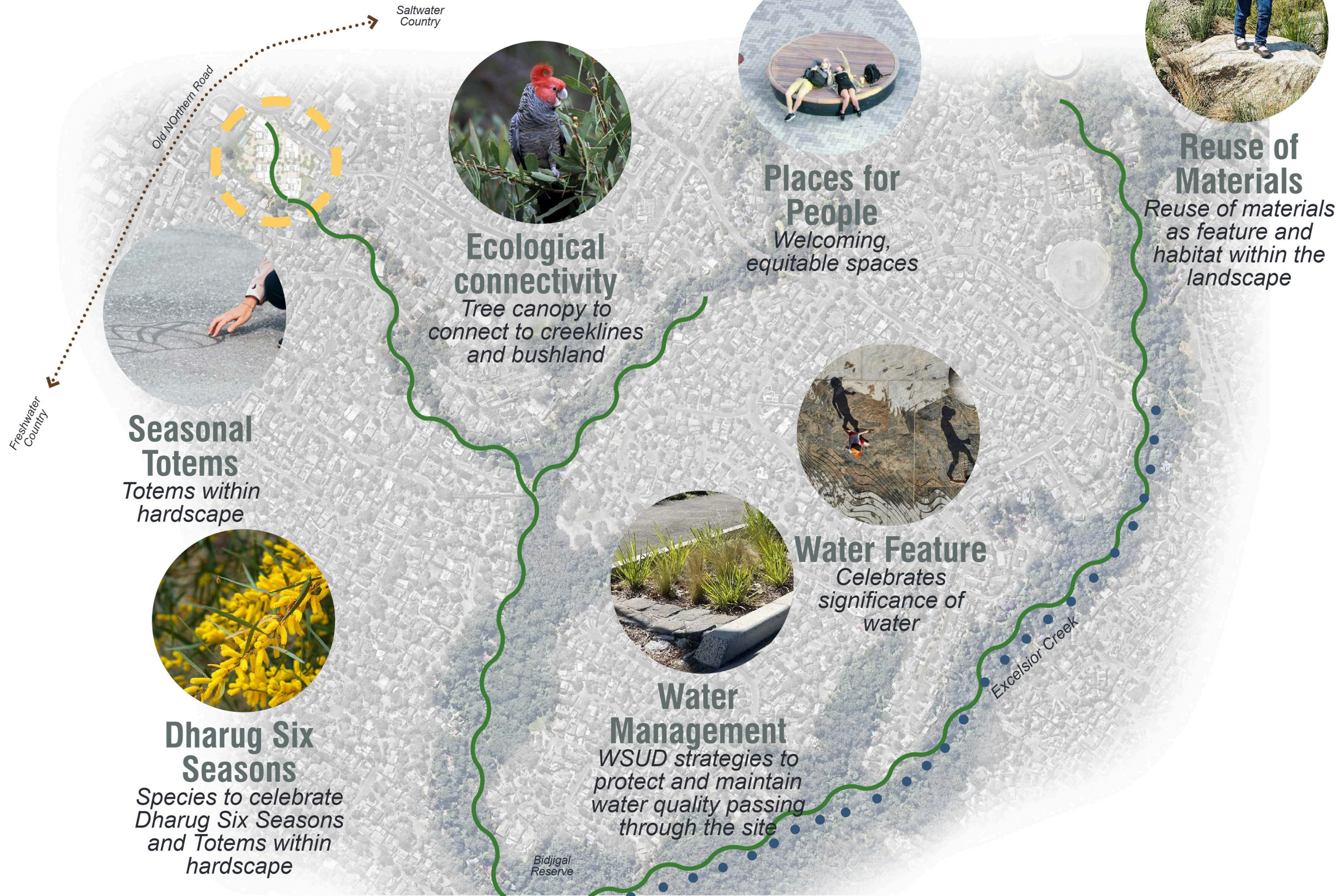
Non-Residential: 3,789 m2

Carparking Rate

Residential Unit: 1 car space per unit
Visitor: 1 per 5 units

PUBLIC DOMAIN & COMMUNAL OPEN SPACE

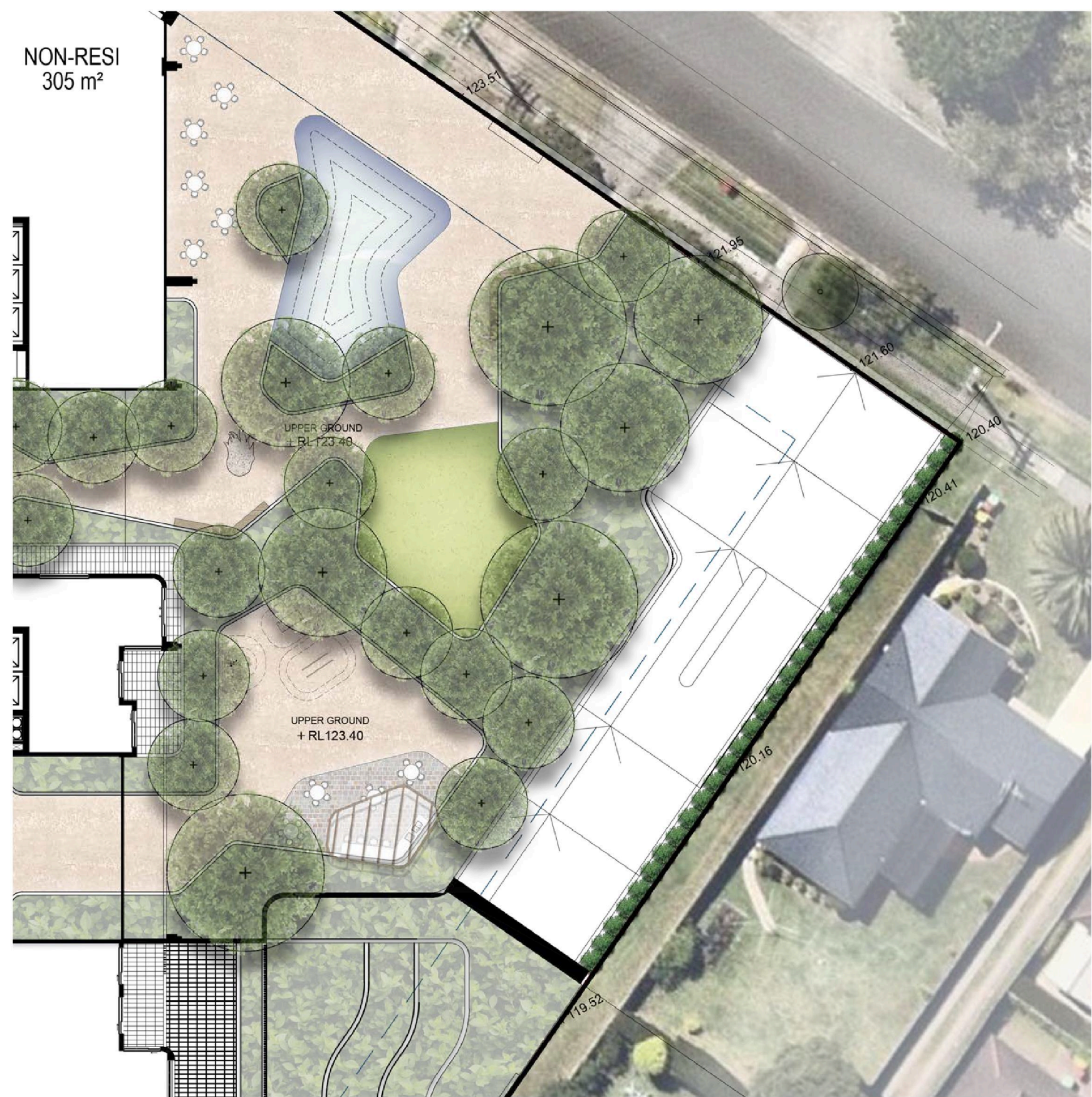
Connecting with Country in Landscape



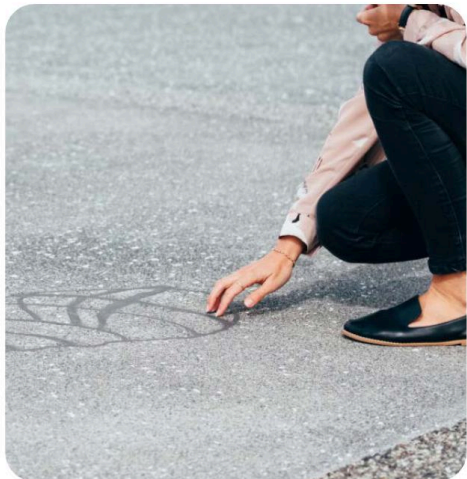
Landscape Masterplan



Stage 1 Private & Communal Open Space



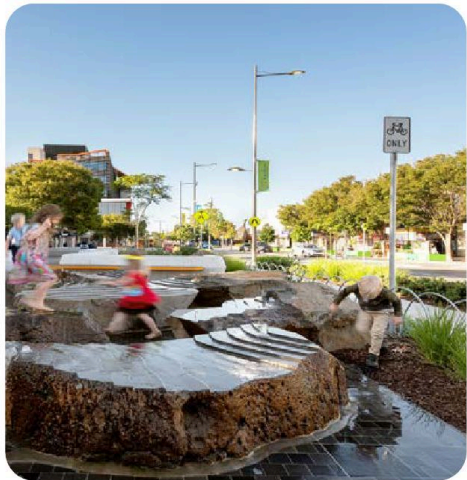
Paving patterns etched into surfaces (blue-tongue lizard, diamond python)



First Nations design elements created by local Dharug artists



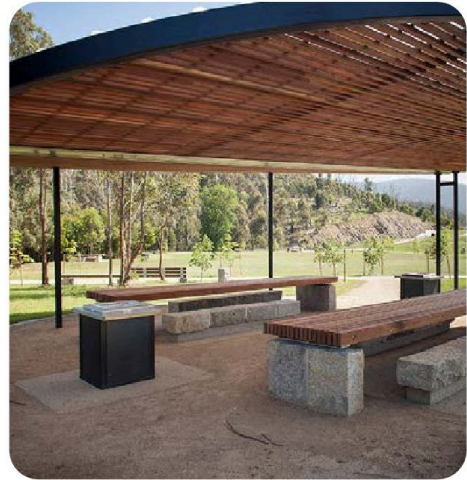
Paving tones/materiality can also assist with wayfinding across the site, differentiating areas of movement & rest



Waterplay elements to symbolise the importance of Freshwater & Saltwater Country connections

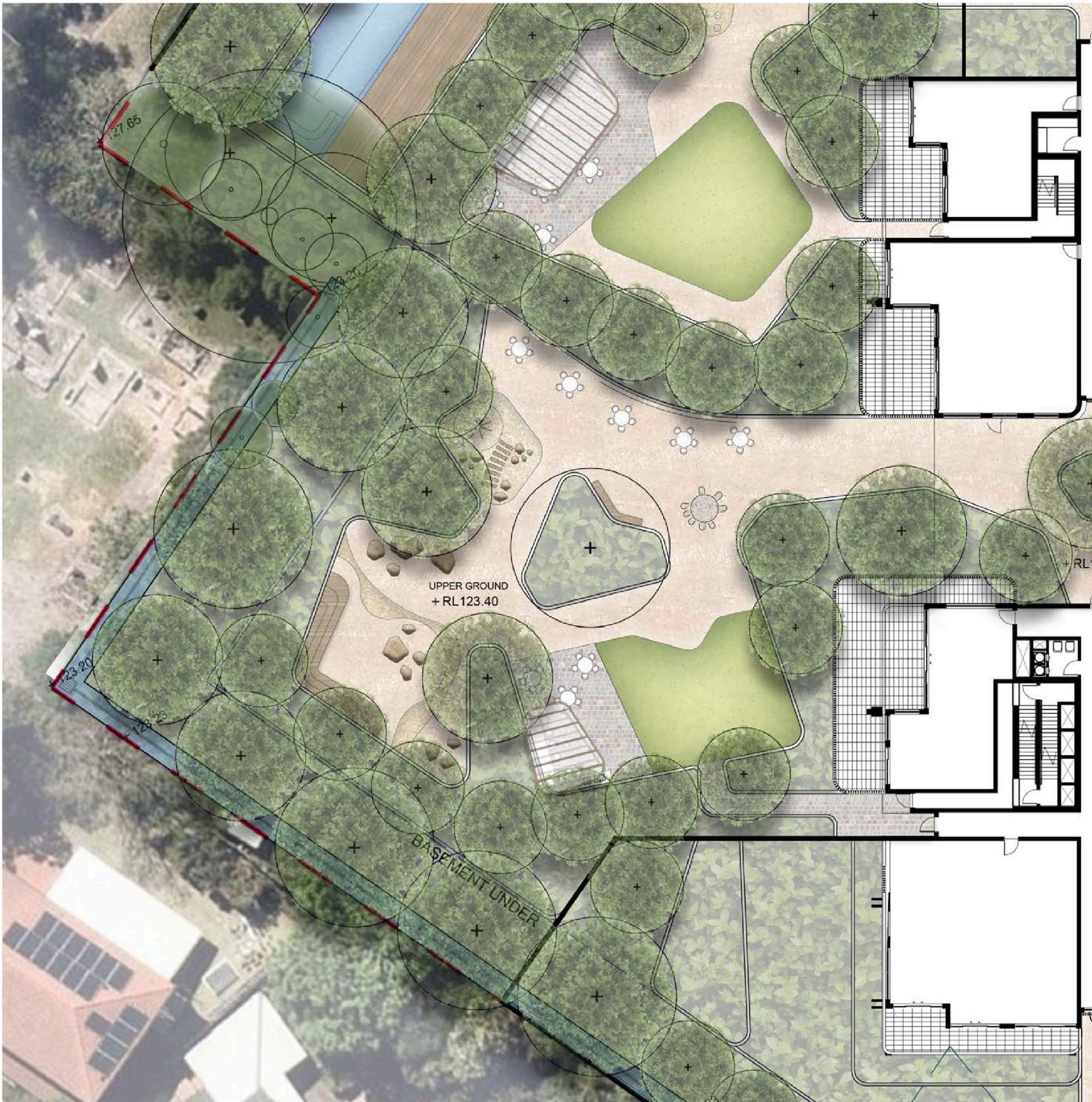


Native planting that is found across the Dharug Six Seasons (for example, *Acacia implexa* & Blueflax Lily blooms during the Hot & Dry season)



BBQ/Dining breakout spaces

Amphitheatre Area



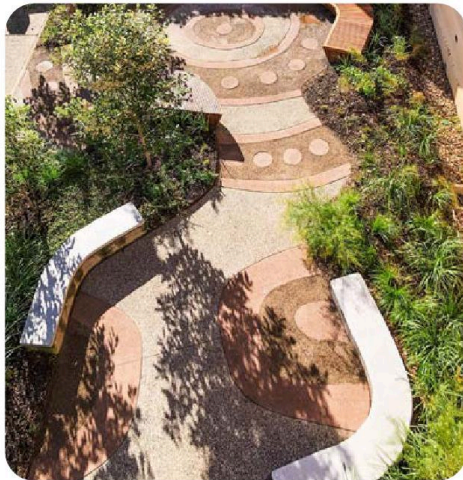
Amphitheatre gathering space indicative of Yarning Circles to promote connectivity and community



Use of natural materials & paving etchings to tell the stories of Dharug Culture and Country



Inclusion of sculptural elements, such as sandstone boulders, to represent the local geology



Natural paving tones/patterns further reinforce the importance of site geology (Michinbury Sandstone, Ashfield Shale)

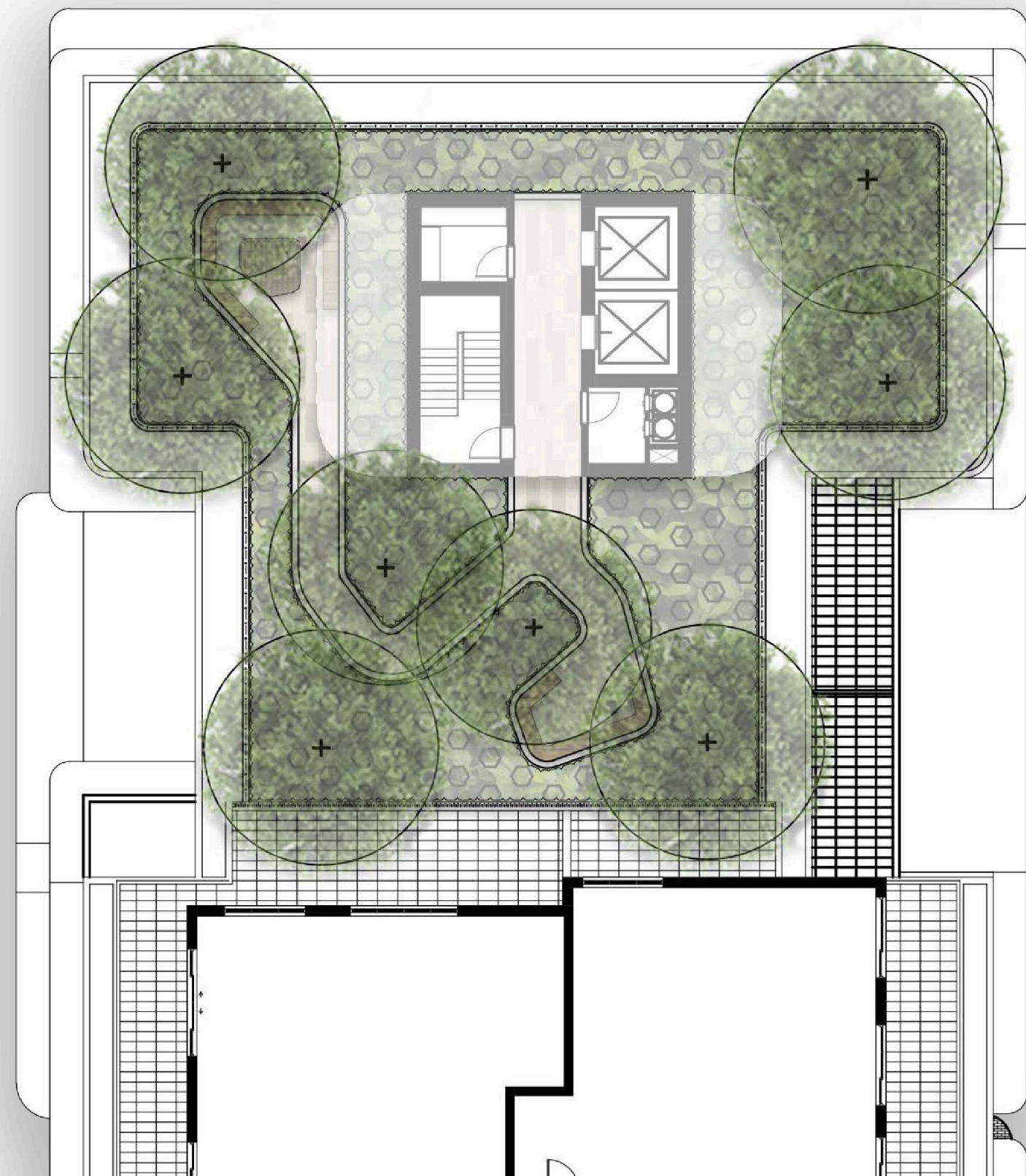


Further incorporation of native planting that is found across the Dharug Six Seasons



Inclusion of other key species such as the Gymea Lily, which flowers during the Bayin Gura season

Passive Rooftop Space



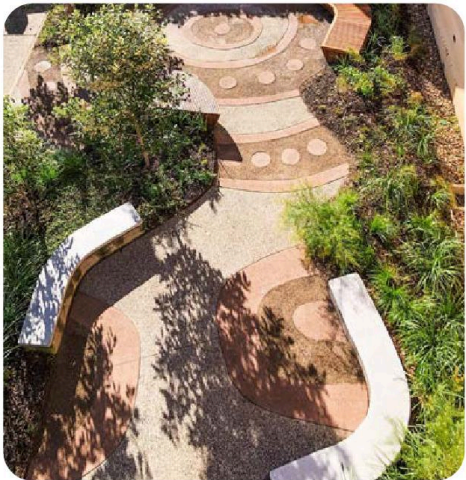
Tree planting to podium to create natural shade amenity



Incorporation of native planting that is found across the Dharug Six Seasons

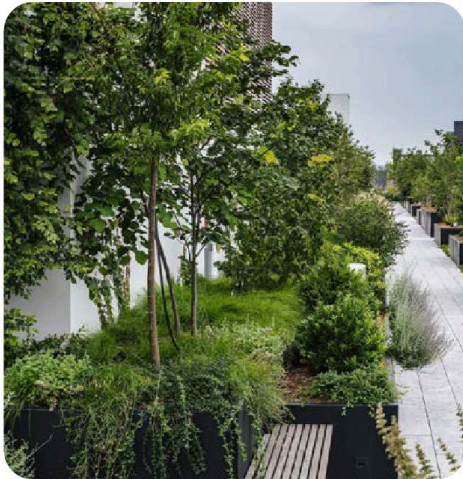
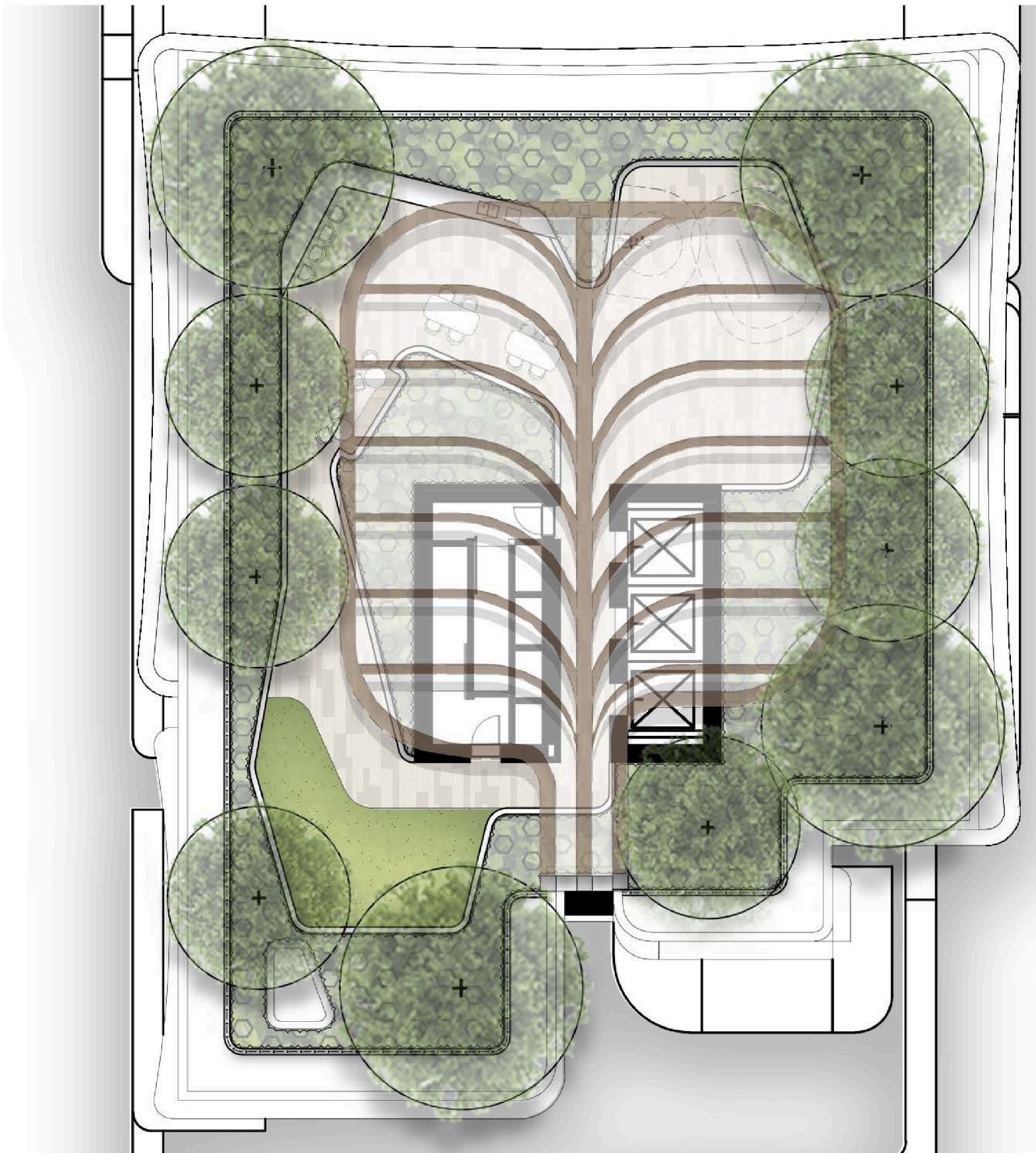


Seating nooks along pathways to provide nodes of rest



Natural paving tones/patterns further reinforce the importance of site geology (Michinbury Sandstone, Ashfield Shale)

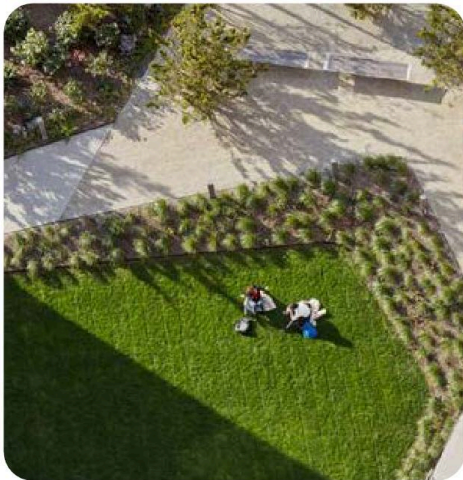
Communal Open Rooftop Space



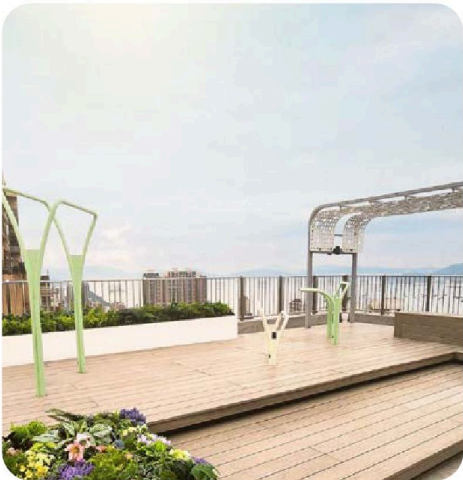
Tree planting to podium to create natural shade amenity



Incorporation of native planting that is found across the Dharug Six Seasons



Open Turf areas for flexible use



Potential breakout spaces for exercise/ play



BBQ/Dining Amenity



Materiality colour and texture informed by the Wianamatta Group geology

Dharug Six Seasons Planting

Bunul Marray
Warm and Wet

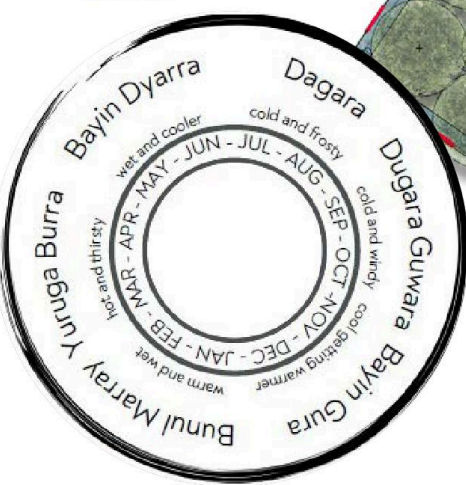


Acacia
binervia

Bayin Dyarra
Wet and Cooler



Acmena
smithii



Dagara

Cool and Frosty



Eucalyptus
tereticornis

Yugura Burra
Hot and Dry



Acacia
implexa



Dianella
caerulea

Bayin Gura
Cold and Getting Warmer



Doryanthes
excelsa



Telopea
speciosissima

Dugara Guwara
Cold and Windy



Acacia
floribunda

PUBLIC AMENITY



1. Interactive Waterplay



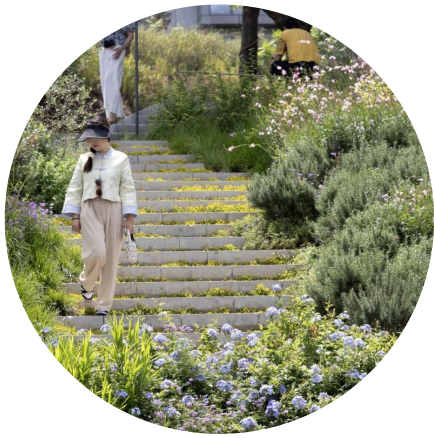
2. Cascade Lookout



3. Open Greenspace



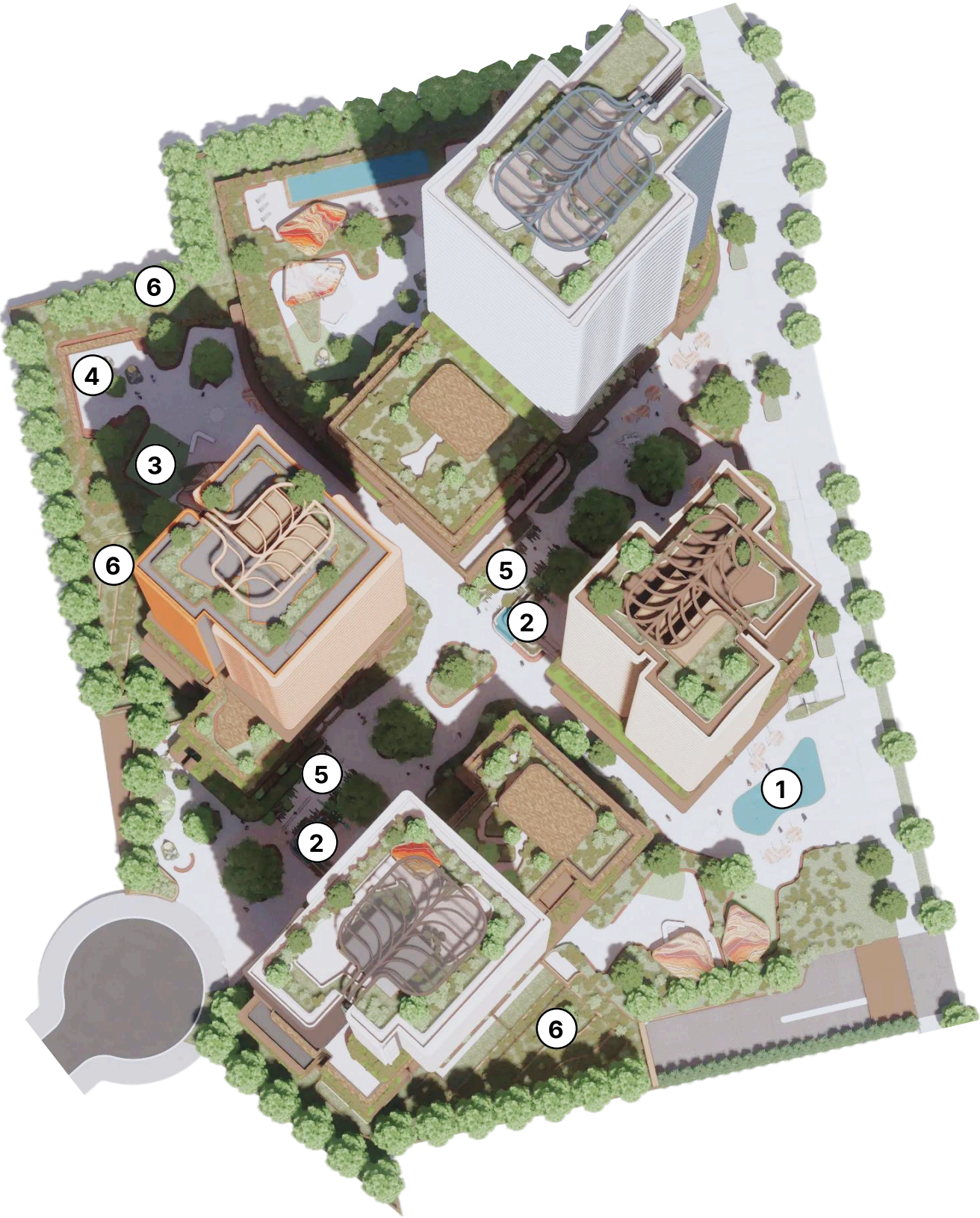
4. Gathering Space



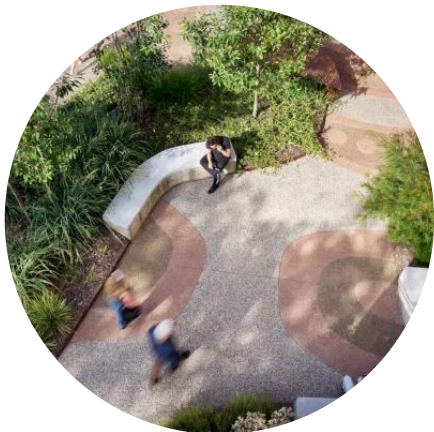
5. Flora Connection Path



6. WSUD Bioretention Basin



COMMUNAL AMENITY



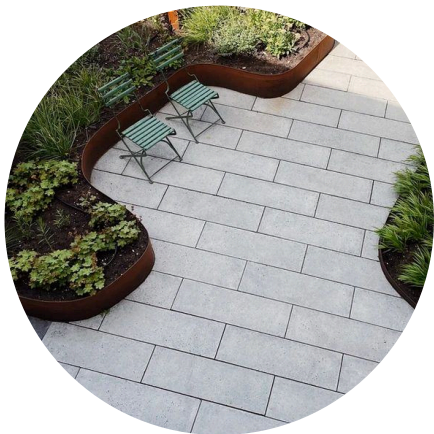
1. Passive Open Space



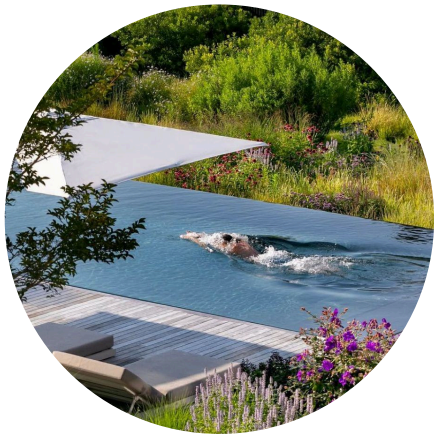
2. Rooftop Gardens



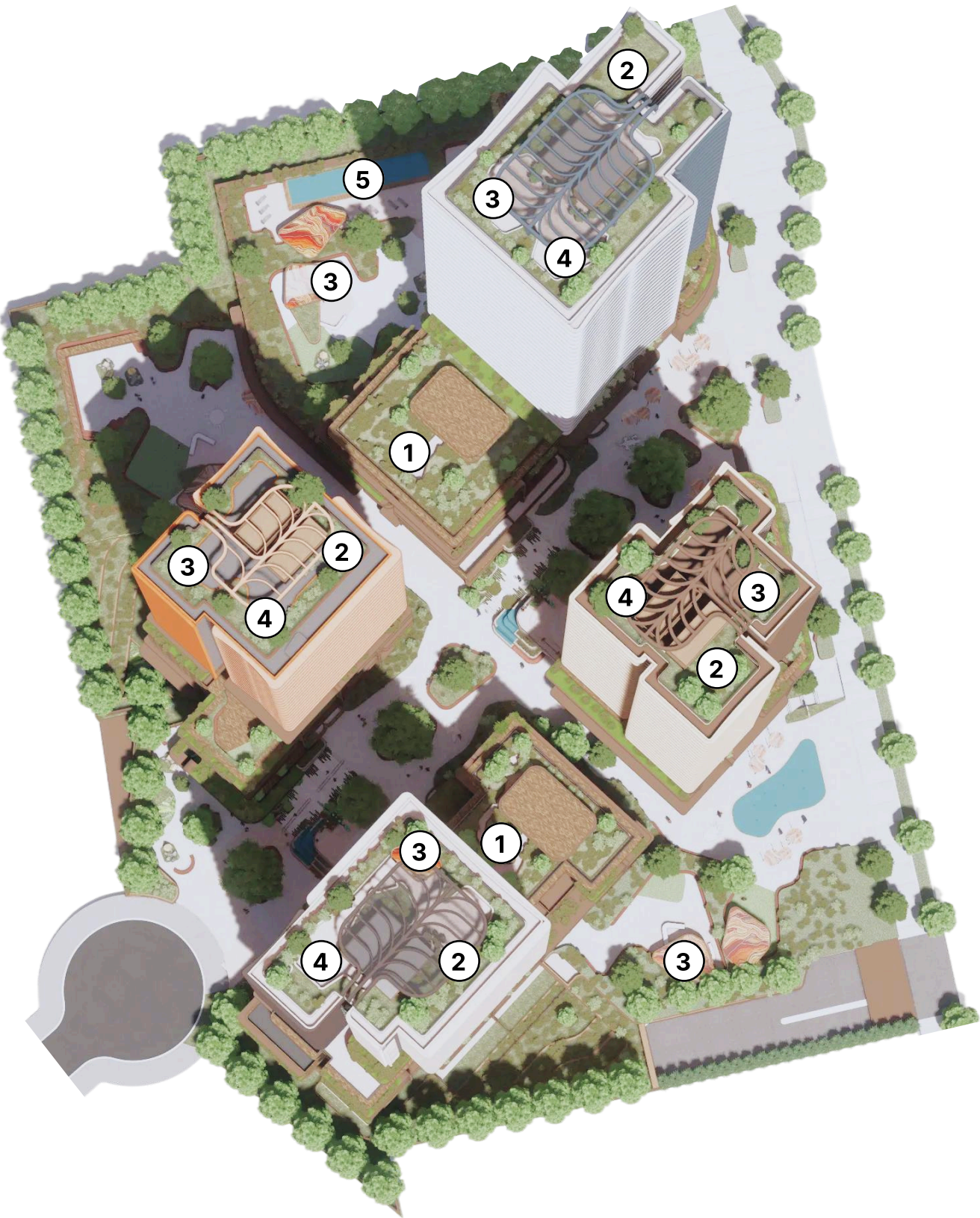
3. BBQ/Dining Amenity



4. Communal Area



5. Outdoor Pool



PLANTING SCHEDULE

Botanic Name Common Name Mature Size (H x W) Pot Size

TREES

<i>Acacia binervia</i>	Myall Wattle	5 x 5	200L
<i>Acacia implexa</i>	Lightwood	12 x 5	200L
<i>Acacia floribunda</i>	White Sally	3 x 3	200L
<i>Angophora costata</i>	Smooth Barked Apple	15.0 x 8.0	200L
<i>Acacia parramattensis</i>	Sydney Green Wattle	8.0 x 6.0	200L
<i>Banksia serrata</i>	Old Man Banksia	12.0 x 6.0	200L
<i>Buckinghamia celsissima</i>	Ivory Curl	10.0 x 4.0	200L
<i>Cupaniopsis anacardioides</i>	Tuckeroo	8.0 x 7.0	200L
<i>Eucalyptus pilularis</i>	Blackbutt	25.0 x 10.0	200L
<i>Eucalyptus punctata</i>	Grey Gum	20.0 x 8.0	200L
<i>Eucalyptus saligna</i>	Sydney Blue Gum	20.0 x 10.0	200L
<i>Eucalyptus tereticornis</i>	Forest Red Gum	20 x 15	200L
<i>Lagerstroemia indica</i>	Crepe Myrtle	8.0 x 4.0	200L
<i>Melaleuca linearifolia</i>	Snow in Summer	6.0 x 3.0	200L
<i>Syncarpia glomulifera</i>	Turpentine	25.0 x 12.0	200L
<i>Tristaniopsis laurina</i>	Water Gum	10.0 x 5.0	200L
<i>Waterhousea 'Green Avenue'</i>	Weeping Lilly Pilly	15.0 x 9.0	200L



MATRIX PLANTING 1 - Through-Site Link & Ground Floor Common Open Space

<i>Asplenium nidus</i>	Birds Nest Fern	1.0 x 1.0	300mm
<i>Alpinia nutans</i>	Dwarf Cardamon	1.0 x 0.6	300mm
<i>Blechnum 'Silver Lady'</i>	Silver Lady Fern	1.0 x 1.0	300mm
<i>Dianella caerulea</i>	Blue Flax Lily	.4 x .4	150mm
<i>Doryanthes excelsa</i>	Gynea Lily	2 x 2	300mm
<i>Westringia fruticosa 'Zena'</i>	Costal Rosemary	2.0 x 2.0	300mm
<i>Dichondra repens</i>	Kidneyweed	0.2 x 1.0	150mm
<i>Lomandra longifolia</i>	Mat Rush	1.2 x 1.0	150mm
<i>Liriope muscari</i>	Lily Turf	0.45 x 0.45	150mm
<i>Pennisetum alopecuroides 'Nafray'</i>	Swamp Foxtail Grass	0.6 x 0.6	150mm

MATRIX PLANTING 2 - Frontage Planting

<i>Bursaria spinosa</i>	Sweet Bursaria	2.5 x 2.0	300mm
<i>Beschorneria yuccoides</i>	Mexican Lily	1.0 x 1.0	300mm
<i>Dianella caerulea</i>	Blue Flax Lily	.4 x .4	150mm
<i>Doryanthes excelsa</i>	Gynea Lily	2 x 2	300mm
<i>Grevillea 'Superb'</i>	Superb Grevillea	1.5 x 2.0	300mm
<i>Rosmarinus officinalis</i>	Rosemary	1.5 x 0.6	300mm
<i>Westringia fruticosa 'Zena'</i>	Costal Rosemary	2.0 x 2.0	300mm
<i>Gazania tomentosa</i>	Silver Gazania	0.15 x 0.6	150mm
<i>Lomandra longifolia 'Tanika'</i>	Mat Rush	0.6 x 0.6	150mm
<i>Myoporum parvifolium</i>	Creeping Boobialla	0.2 x 1.5	150mm
<i>Pennisetum alopecuroides 'Nafray'</i>	Swamp Foxtail Grass	0.6 x 0.6	150mm
<i>Senecio serpens</i>	Blue Chalksticks	0.3 x 0.6	150mm
<i>Telopea speciosissima</i>	NSW Waratah	3 x 1	300mm

MATRIX PLANTING 3 - Bio-Retention Basin Planting

<i>Carex appressa</i>	Tall Sedge	0.5 x 0.5	Tube
<i>Ficinia nodosa</i>	Club Rush	1.0 x 1.0	Tube
<i>Imperata cylindrica 'Yalba'</i>	Imperata	0.4 x 1.0	Tube
<i>Juncus usitatus</i>	Common Rush	1.0 x 0.5	Tube
<i>Lomandra filiformis</i>	Mat Rush	0.2 x 0.2	Tube
<i>Poa labillardieri</i>	Poa	0.5 x 0.5	Tube

MATRIX PLANTING 4 - Boundary/Setback Planting

<i>Acmena smithii 'Minor'</i>	Lilly Pilly	2.5 x 1.5	300mm
<i>Bursaria spinosa</i>	Sweet Bursaria	2.5 x 2.0	300mm
<i>Blechnum 'Silver Lady'</i>	Silver Lady Fern	1.0 x 1.0	300mm
<i>Dianella caerulea</i>	Blue Flax Lily	.4 x .4	150mm
<i>Doryanthes excelsa</i>	Gynea Lily	2 x 2	300mm
<i>Grevillea 'Moonlight'</i>	Moonlight Grevillea	4.0 x 5.0	300mm
<i>Melaleuca linariifolia 'Claret Tops'</i>	Honey Myrtle	1.0 x 1.0	300mm
<i>Rhaphiolepis indica 'Oriental Pearl'</i>	Indian Hawthorn	1.0 x 1.0	300mm
<i>Westringia fruticosa 'Zena'</i>	Costal Rosemary	2.0 x 2.0	300mm
<i>Lomandra longifolia</i>	Mat Rush	1.2 x 1.0	150mm
<i>Myoporum parvifolium</i>	Creeping Boobialla	0.2 x 1.5	150mm
<i>Rhagodia spinescens</i>	Aussie Flatbush	0.6 x 1.0	150mm
<i>Trachelospermum jasminoides</i>	Star Jasmine	0.3 x 1.5	150mm
<i>Telopea speciosissima</i>	NSW Waratah	3 x 1	300mm
<i>Viola hederacea</i>	Native Violet"	0.1 x 0.3	150mm

MATRIX PLANTING 5 - Upper Level Planting

<i>Dianella caerulea</i>	Blue Flax Lily	.4 x .4	150mm
<i>Grevillea 'Superb'</i>	Superb Grevillea	1.5 x 2.0	300mm
<i>Phormium tenax 'Yellow Wave'</i>	New Zealand Flax	1.2 x 1.5	300mm
<i>Rosmarinus officinalis</i>	Rosemary	1.5 x 0.6	300mm
<i>Rhaphiolepis indica 'Oriental Pearl'</i>	Indian Hawthorn	1.0 x 1.0	300mm
<i>Westringia fruticosa 'Zena'</i>	Costal Rosemary	2.0 x 2.0	300mm
<i>Dichondra 'Silver Falls'</i>	Silver Dichondra	0.1 x 1.5	150mm
<i>Gazania tomentosa</i>	Silver Gazania	0.15 x 0.6	150mm
<i>Lomandra longifolia 'Tanika'</i>	Mat Rush	0.6 x 0.6	150mm
<i>Pennisetum alopecuroides 'Nafray'</i>	Swamp Foxtail Grass	0.6 x 0.6	150mm
<i>Rhagodia spinescens</i>	Aussie Flatbush	0.6 x 1.0	150mm
<i>Senecio serpens</i>	Blue Chalksticks	0.3 x 0.6	150mm

DEEP SOIL DIAGRAM



DEEP SOIL AREA (MIN. 6m):
2,419.08m2 (13.7%)

TOTAL DEEP SOIL AREA:
3,043.2m2 (17.2%)

A1



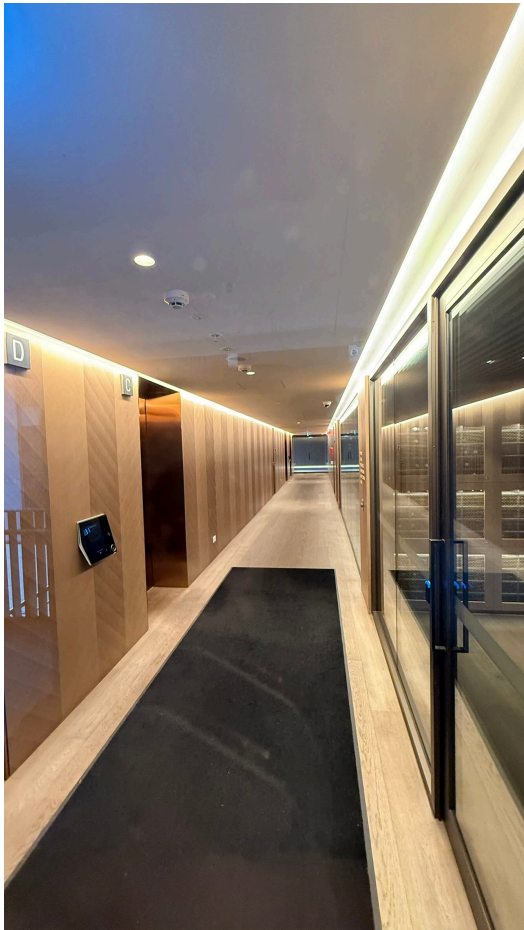
CANOPY COVERAGE DIAGRAM



TREE CANOPY:
8,503.09m2 (48.2%)

A1

THROUGH SITE LINK ACTIVATION



THROUGHSITE LINK TRANSITION



05

ARCHITECTURE & MATERIALITY

Walk On Country / Design Input Session



Walk on Country

Took place on the 16th of July 2025 For 93 - 107 Cecil Ave - Castle Hill to create a cultural narrative with Elder Aunty Thelma Rudd, Uncle Paul Webb and Richard Burrell from Murru Mittigar



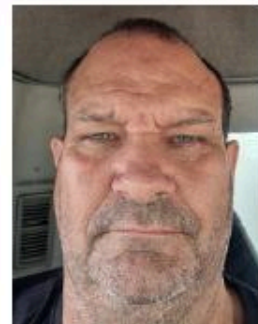
Design Input Session

Was conducted after the Walk on Country back at the Remy's Cafe which allowed the Elders and Design Team to collaborate and blend Modern Design with the influence of Indigenous Traditional input.

Our Elders



Aunty Thelma Rudd
Aunty Thelma is a Dharug Women and respected elder on the with the Dharug community



Uncle Paul Webb
Uncle Paul is a Dharug man that grew up in the Dharug local area and is respected elder.



Richard Burrell
Richard is a Nursey Manager at Murru Mittigar and Plant specialist of the Dharug Nation



"Theme's around all 3 Blocks"
Aunty Thelma Rudd



Walk On Country / Design Input Session - cont.

“Plants to deadened the noise”

Uncle Paul Webb



*“Bush tucker garden sense of being
in country by using the garden ”*

Aunty Thelm Rudd



“Soft design approach to suburburber”

Aunty Thelm Rudd



*“Castle Hill Geology ” How to blend Mainstream existing landscape with tradition
Country approach”*

Aunty Thelm Rudd



*“Native species can handle a drought
better than non nati*

Uncle Paul Webb

Dharug Six Seasons

Bayin Dyarra

Falling across May - June and is characterized as **Wet and Cooler**. During this time the ripening of the **Lillipilly fruits** (Lillipilli *Acmena smithi* fruits. During this time the cries of the **eastern spotted-tail quoll** is seeking a mate and can be heard in the forests and woodlands



Yuruga Burra

Falling across March - April and is characterized as **Hot and Dry**. During this time the Hickory Wattle *Acacia implexa* and the **Blueflax Lilly** bloom. During this time male **Kangaroo's** become more aggressive.



Bunul Marray

Falling across Jan - Feb and is characterized as **Warm and Wet**. During this season, the **Great Eel spirt** calls his children (the freshwater eels) to migrate from the rivers and creeks to the ocean to mate. It is also a time when the Golden yellow flowers of the **(Coast Myall) Acacia binerva** blooms

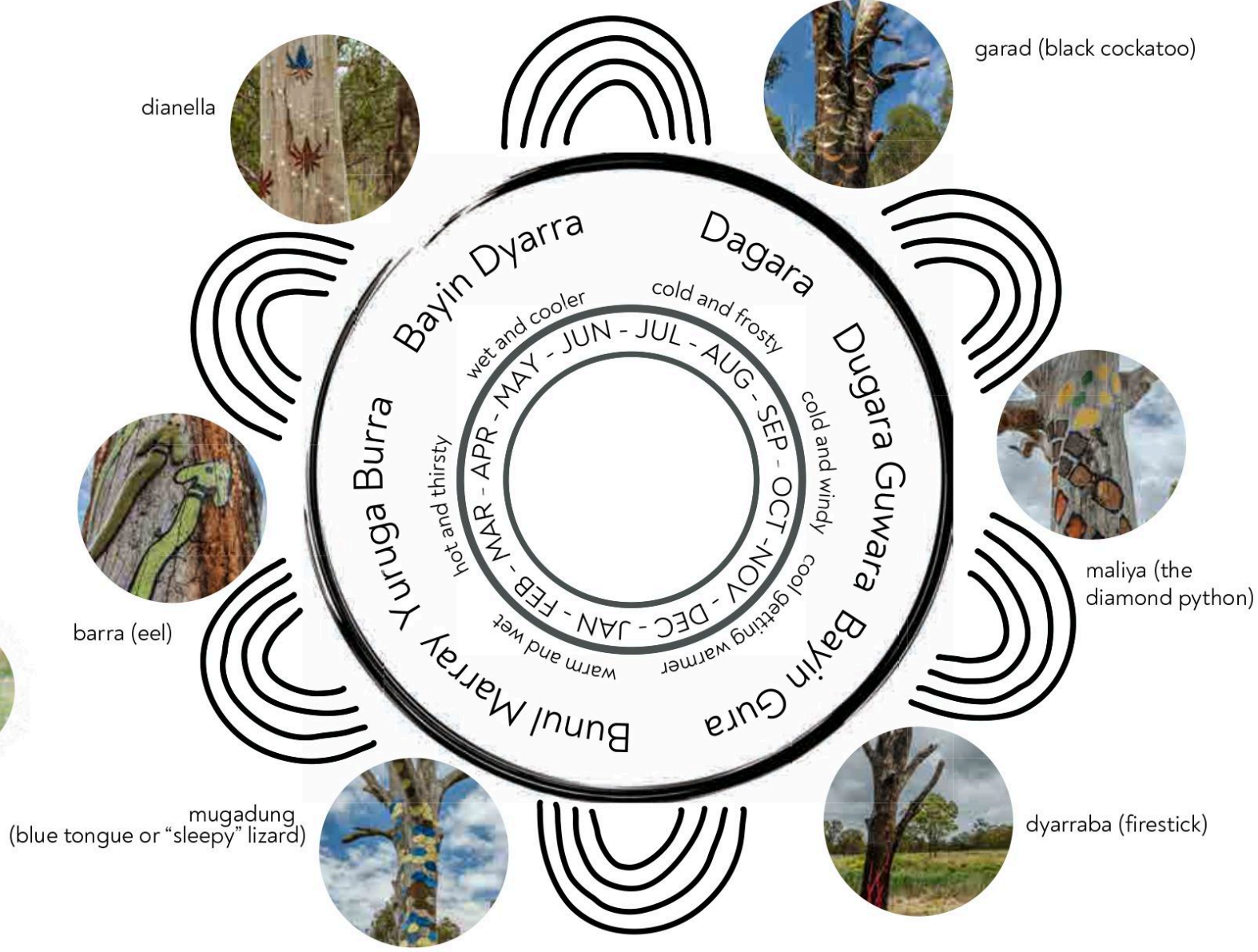


image:Weather cycles Dharug from the 2025 Western Sydney Parklands Trust, part of Greater Sydney Parklands

Dagara

Falling across July - Aug and is characterized as **Cool and Frosty**. During this time the the male **echidnas** are observed following females in an effort to mate. The **Forest Red Gum Eucalyptus tereticornis** is in flower.



Dugara Guwara

Falling across Sept - Oct and is characterized as **Cold and Windy**. Its time when the **Lyrebirds** are active, building their dancing mounds, and the **Acacia floribunda** flowers are indicating fish are running in the rivers. The subsequent flowering of *Acacia decurrens* marks the end of the **cold - windy weather** and the start of gentle spring rains.



Bayin Gura

Falling across Nov - Dec and is characterized as **Cool and getting warmer**. Its This period is also associated with the gathering of flying foxes and the blooming of the **Waratah** and **Gymea Lily**.



Cecil Avenue, Castle Hill

Blending Country



- Materiality
- Country Colour Tones

Cultural Connection



- Art Strategy
- Story Telling

Connecting to Country



Sense of Country

- 6 Seasons
- Being in Country Experience



Healthy Country

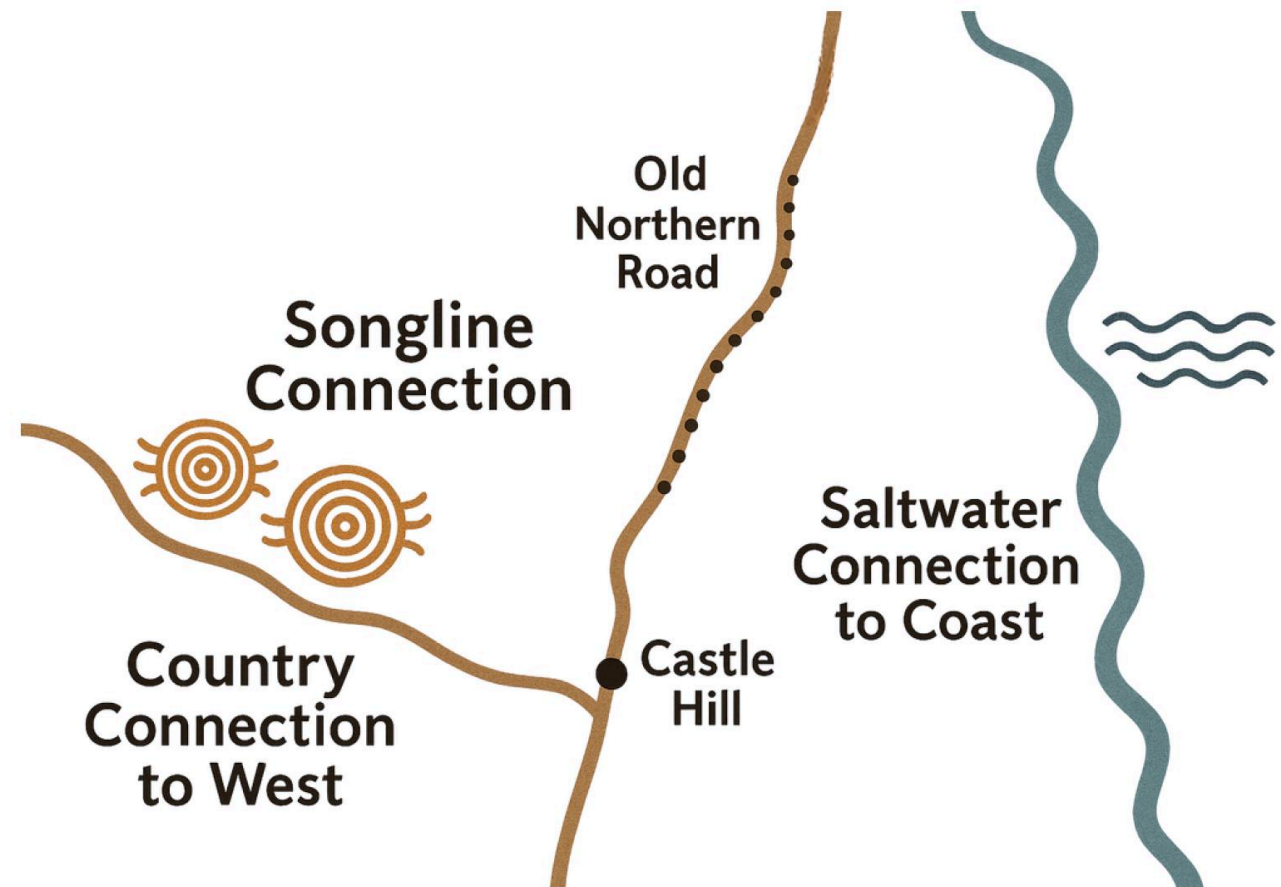
- Re-Introduction of Country
- Cultural Embedment

SONGLINE CONNECTION

The through-site link is guided by the memory of an old Songline that once travelled this ridge. Inspired by its gentle rhythms, the link becomes a meandering journey from Roger Avenue to the Castle Hill Metro — a path shaped for people, for Country, and for quiet movement through landscape.

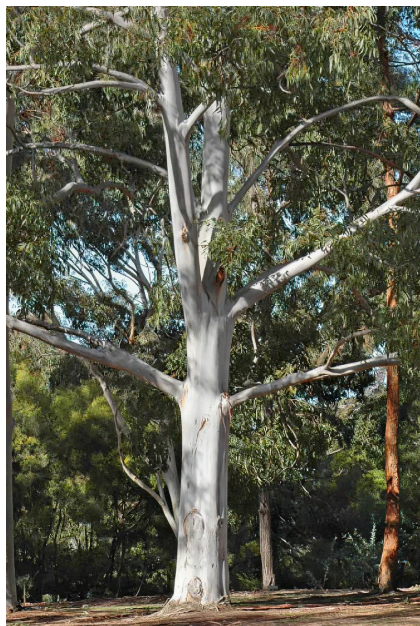
Planting reflects the six seasons, revealing shifts in colour, scent and texture as Country changes. Along the way, six totems and integrated artworks mark moments of story and belonging.

Together, they create a living corridor where culture, ecology and daily life reconnect, and the Songline is felt again.



CONNECTING WITH COUNTRY

TOWERS

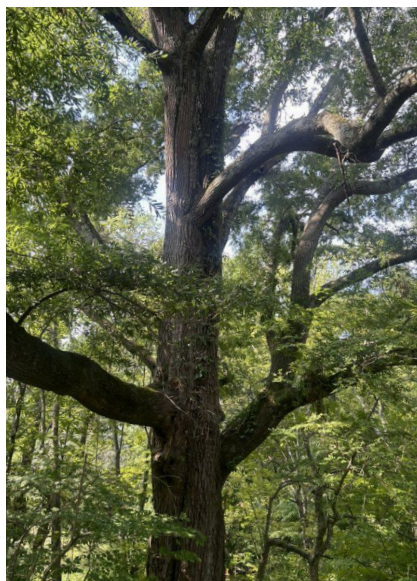


Blue Gum

Height: 70–80 m

Colour: Silver-grey, blue-grey

Symbolism: Elegance, verticality, lightness

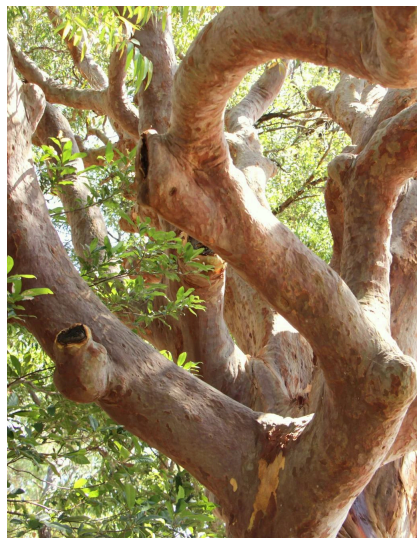


Blackbutt

Height: 50–75 m

Colour: Charcoal base, warm brown timber

Symbolism: Strength, resilience, stability

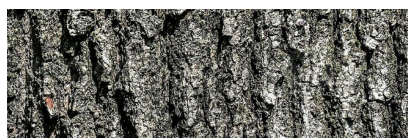


Red Gum

Height: 30–45 m

Colour: Warm red-brown, earthy tones

Symbolism: Warmth, vitality, authenticity



Forest Oak

Height: 15–30 m

Colour: Grey-brown with fine vertical texture

Symbolism: Calmness, harmony, forest tranquility



The project vision is to shape a place where architecture grows from Country — an urban landscape in which four towers rise like a contemporary grove.

Through our Connecting with Country workshop, the Knowledge Holder invited us to listen to the old trees of this ridge: Blue Gum, Blackbutt, Red Gum and Forest Oak. Once abundant, now diminished, their stories asked to be carried forward, not as memories but as living presences woven back into place.

Each tower becomes an embodiment of one of these species. Their colours echo bark and leaf; their textures recall canopy, trunk and understory. The podium is imagined as the grounded root system, drawing strength from the earth, while the towers branch upward into lighter forms — buildings that feel grown, layered and alive.

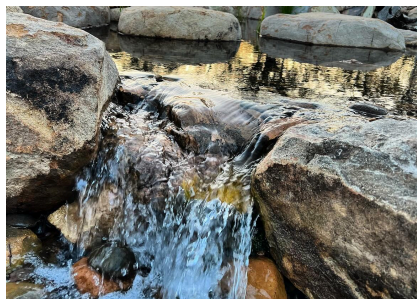
Deep soil, renewed canopy and shaded ground restore the forest floor as habitat. From this revitalised base, vertical green spines climb the full height of the towers, offering perches, pathways and refuge for non-human life. This approach centres Country as the primary teacher — acknowledging that the design is not about dominating place, but about allowing ecological life to return, to breathe, and to heal through the architecture itself.

PODIUM



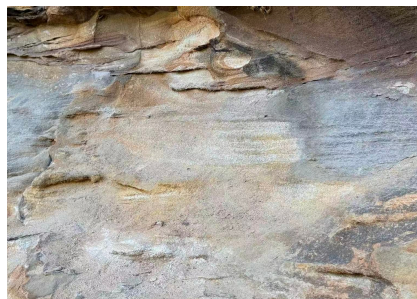
Root System

Deep roots anchor the ground and provide natural stability.



Water Ecology

Water shapes the terrain and creates movement within the space.



Sandstone

A sandstone foundation reflects the site's natural geology.



Woodland Ecology

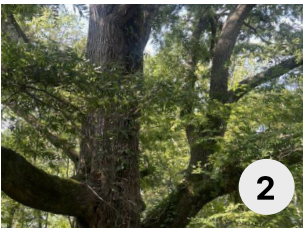
Dry woodland forms a shared, nature-connected open space.

TOWERS

Blue Gum



Blackbutt



Red Gum



Forest Oak

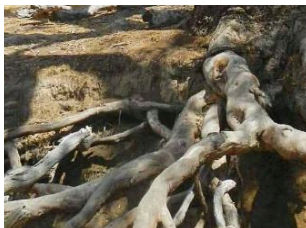


Each tower adopts colours inspired by its tree counterpart: cool greys for Blue Gum, warm reds and browns for Red Gum, deep charcoal and warm neutrals for Blackbutt, and soft grey-browns for Forest Oak. The palettes create harmony while giving each tower its own identity.

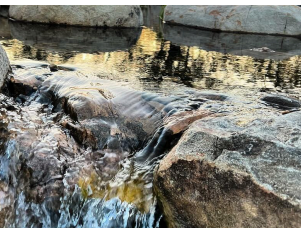
PODIUM



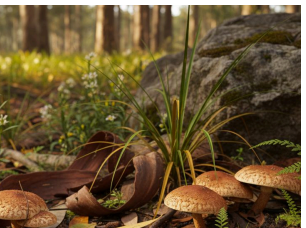
Sandstone Paving
207, 199, 184
Dulux S15B1



Off-form concrete
118, 102, 91
Dulux S12C7



Brick
113,108,109
Dulux SG5A6



Metal
64,65,65
Dulux C29

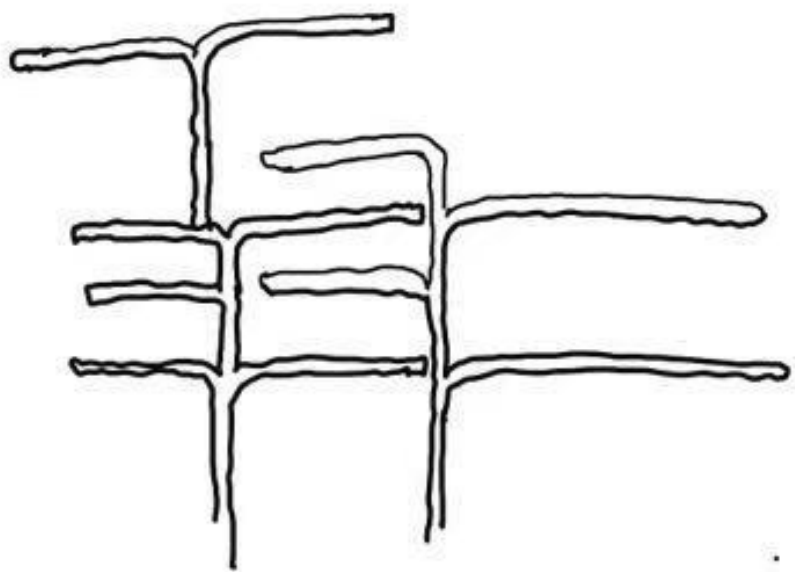
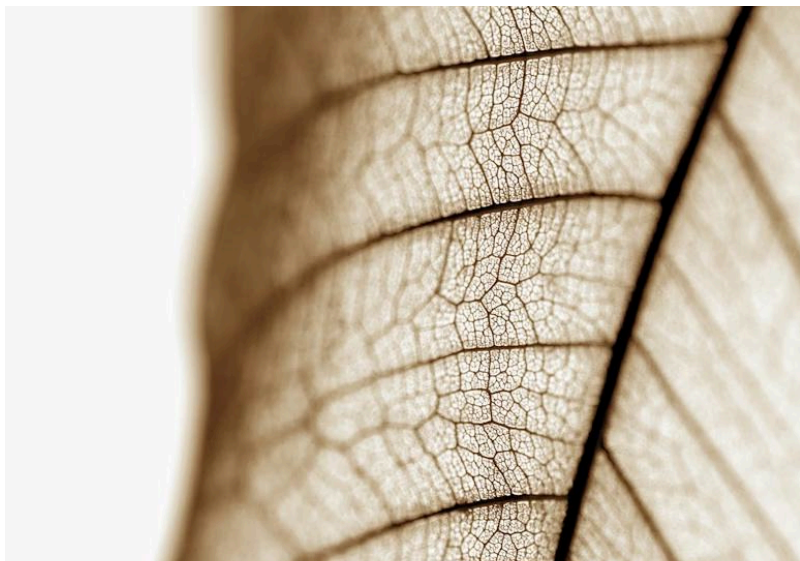
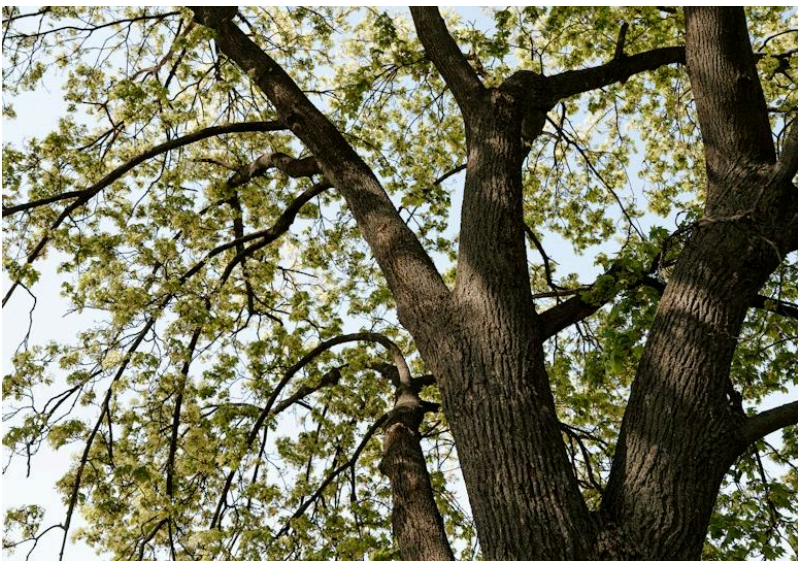
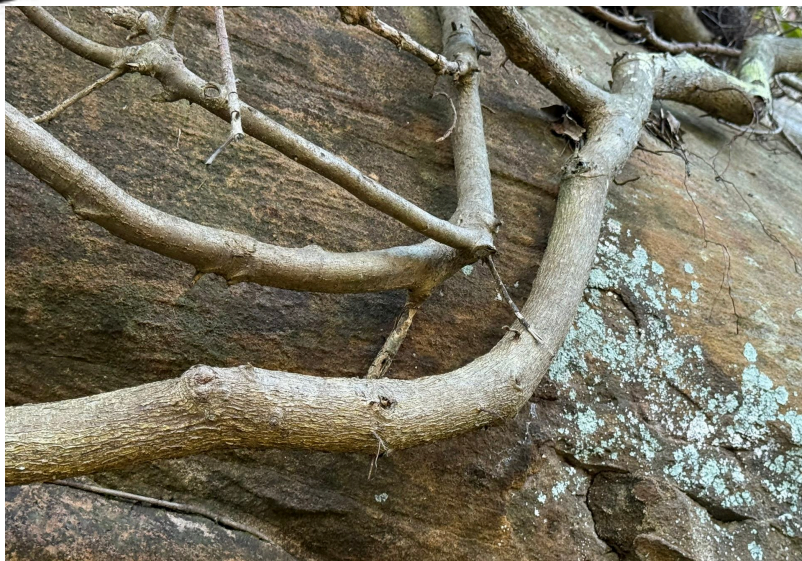
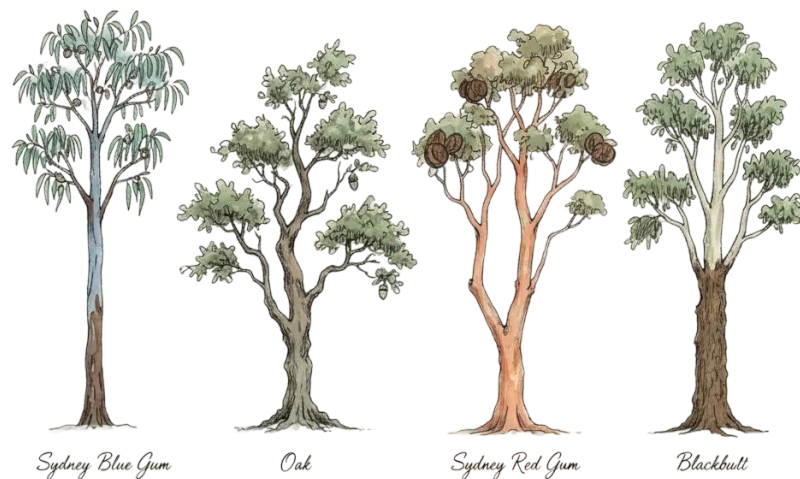
The podium uses sandstone tones and layered textures to echo the land’s geology and the ecological environments these trees share. This natural base grounds the development and unifies the towers above.



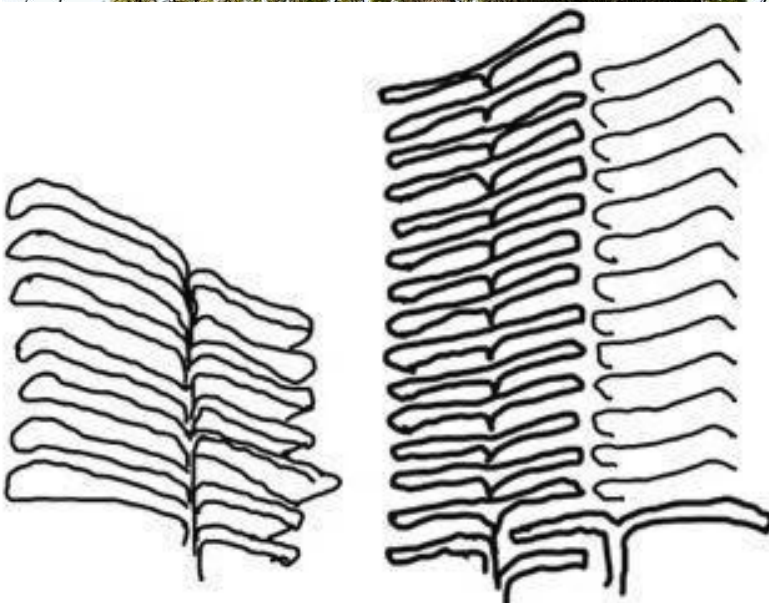
FAÇADE DESIGN STRATEGY INSPIRED BY COUNTRY

The façade design draws from the growth logic of Country, using natural systems as a guide for how we shape form, organise structure and respond to place. We look at how plants anchor, rise, and shelter to inform a façade that is adaptive, grounded and connected.

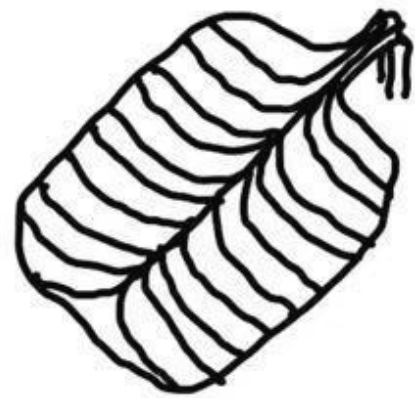
By following these behaviours, we create an architectural expression that grows with the environment, supports resilience and comfort, and reflects a deeper relationship with the land and its living patterns.



Podium: A rooted framework that spreads and anchors like native plant roots gripping rock.

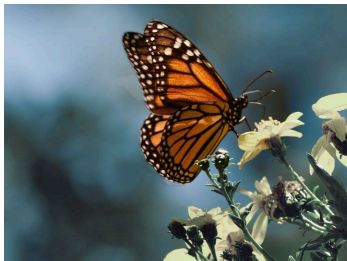
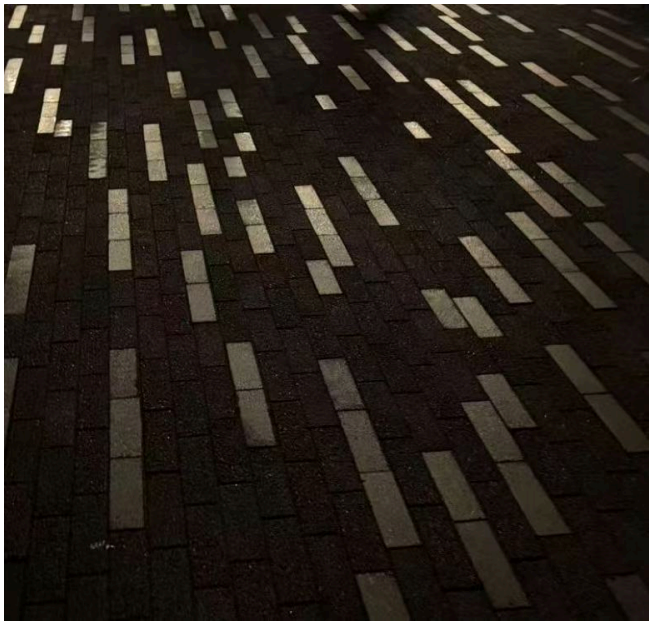
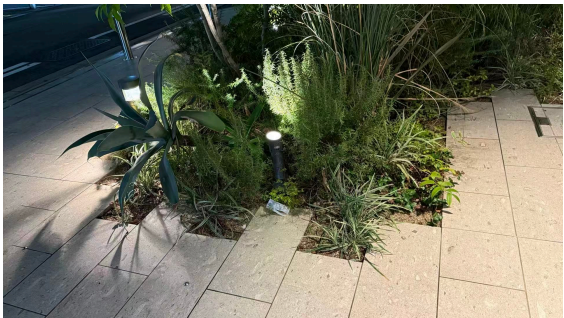
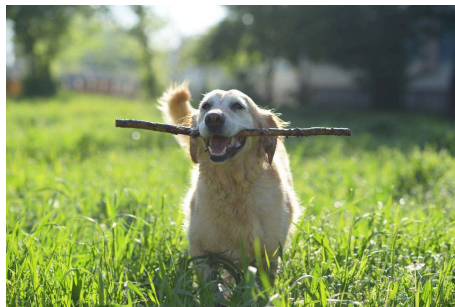


Tower: An ascending structural system that rises and branches like a growing trunk reaching toward light.

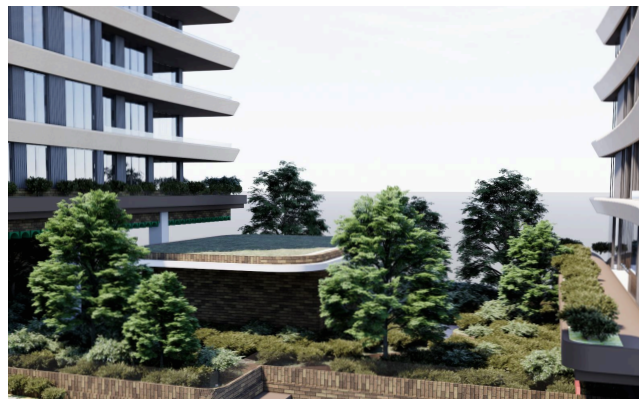
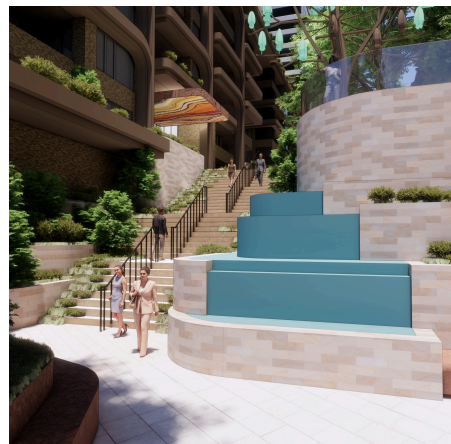


Roof: A leaf-inspired canopy that unfurls above, shaping lightweight planes like foliage catching wind and sun.

AWARENESS OF COUNTRY



EXPERIENCES INSPIRED BY COUNTRY



Shade



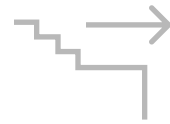
Secret Linkage



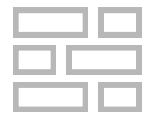
Terracing



Water Play



Lookout



Interface

VIEW OF SONGLINE FROM ARTHUR WHITLING PARK



VIEW FROM CECIL AVENUE



CECIL AVENUE



THROUGH SITE LINK FROM CECIL AVE



MID-PLAZA PUBLIC OPEN SPACE



WESTERN PUBLIC OPEN SPACE



MID PLAZA THROUGH SITE LINK

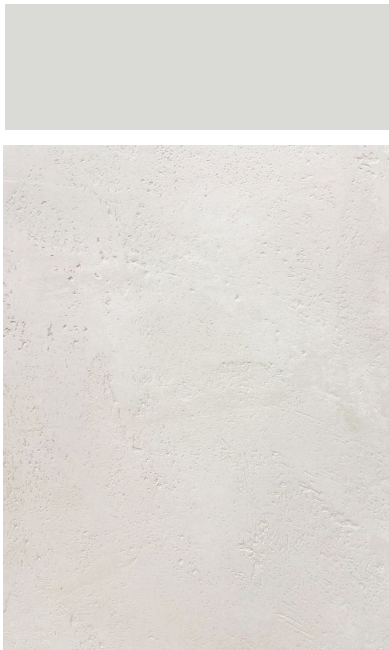


MATERIALS PALETTE



HP TOWER/PODIUM
HEBEL PANEL WALL

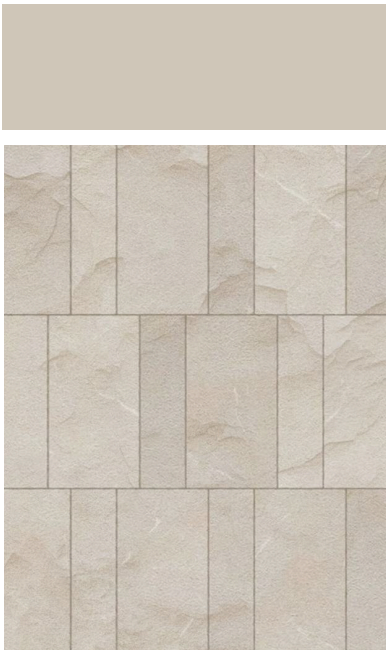
Product Range: Lineal Collection L1
Finish: Paint Finish



PU PRECAST UPSTAND
BALUSTRADE+COLUMN

Paint-Finish Precast
Concrete Panel
Color: Refer Below

N	E	W	S



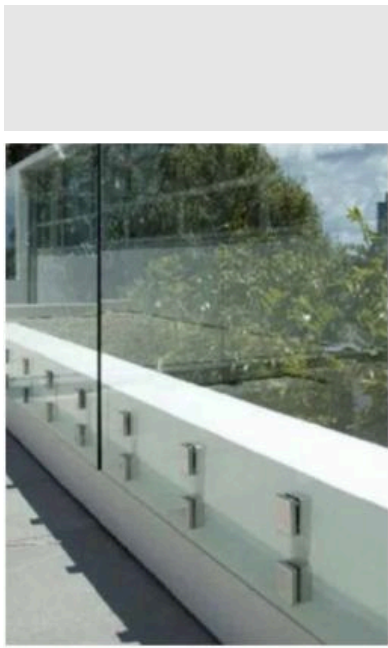
RS REPURPOSE ONSITE
SANDSTONE PAVING

Repurpose Onsite Sandstone



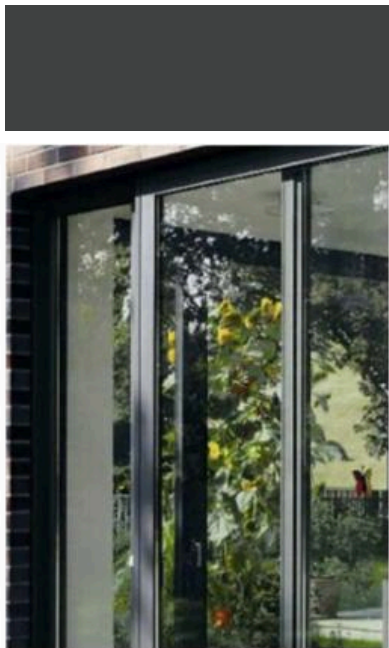
FB FACEBRICK

Brickworks
Product Range: Bowral Highlands



GB GLASS BALUSTRADE
+ WIND SCREEN

Toughened Clear Glass Balustrade
with Aluminium Top Rail
Top Rail Colour: Dulux Monument
Finish: Powdercoat



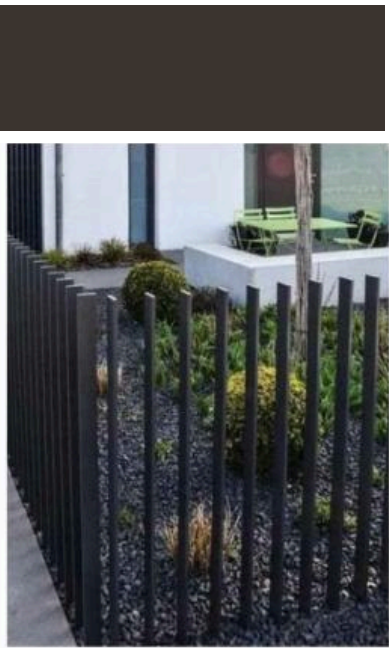
AW ALUMINIUM WINDOWS
AND DOORS

Paint Finish: Precast Concrete Panel
Colour: Dulux Monument



VL VERTICAL PRIVACY
LOUVRE

Louvreclad Fixed Vertical Louvre Screen
Colour: Dulux Monument
Finish: Powdercoat



VF VERTICAL FENCING

Aluminium Courtyard Fencing
Colour: Dulux Monument
Finish: Powdercoat

ESD + RESIDENTIAL AMENITY⁰⁶

The project adopts an integrated sustainability approach, combining passive design, efficient systems, WSUD, and resilient green infrastructure. These measures reduce carbon, improve comfort, and create a future-ready, liveable community.

Water

Efficient fixtures reduce potable water use, while WSUD elements—such as bio-swales, permeable paving, and rainwater harvesting—manage runoff, improve water quality, and support a resilient blue-green public domain.

Resources

Construction waste is diverted from landfill, and operational waste areas are designed to support the separation of multiple waste streams. Durable, low-impact materials are selected to reduce embodied carbon and enhance long-term resource efficiency.

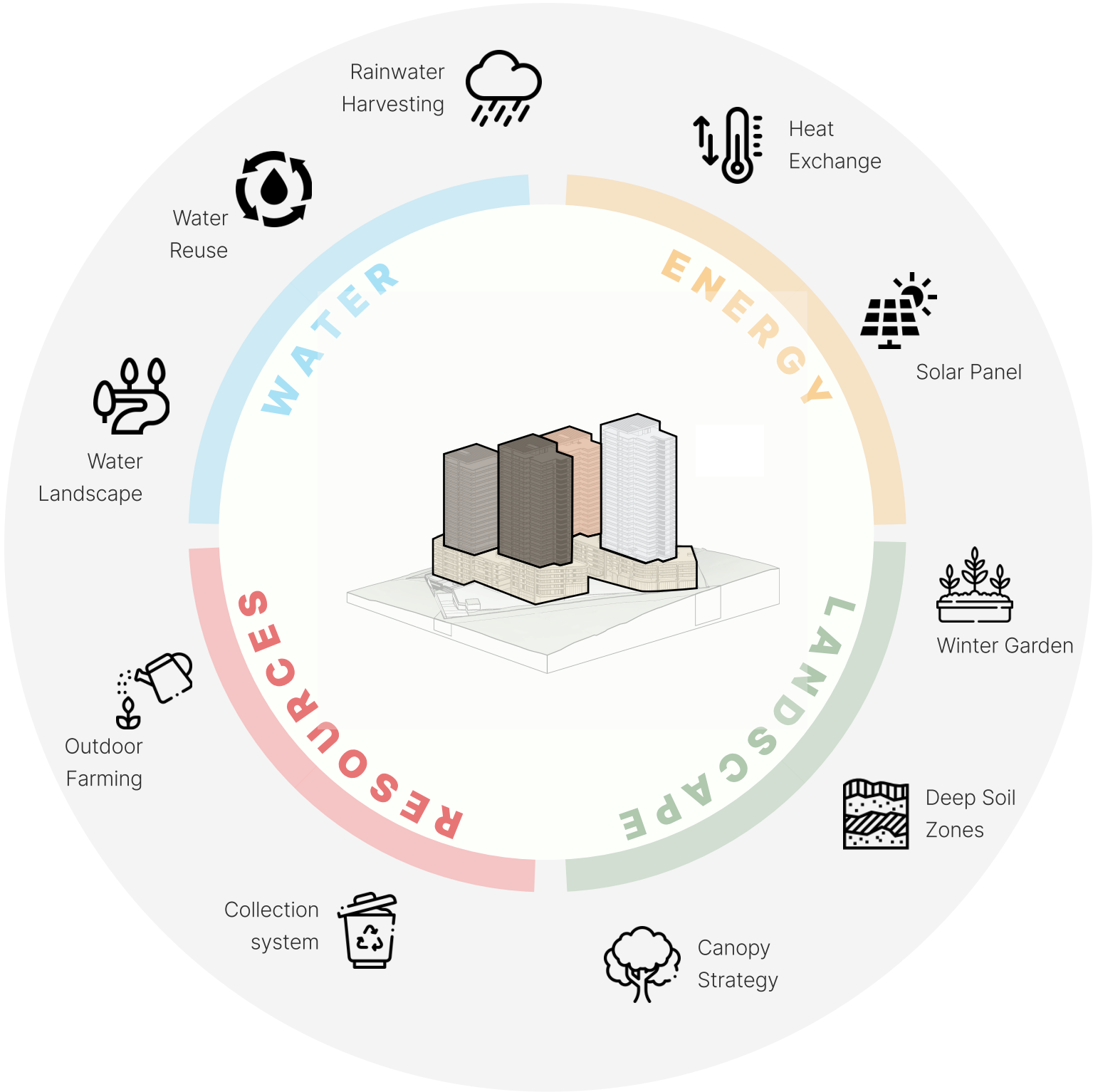
The design also incorporates the reharvesting and repurposing of existing sandstone, extending the lifecycle of on-site materials and honouring the site’s natural heritage.

Energy

Optimised orientation, natural ventilation, and high-performance façades lower operational energy demand. Solar-ready rooftops and a zero-carbon pathway adapted to power communal area.

Landscape

Deep soil zones and native planting increase canopy cover, strengthen biodiversity, and support urban cooling. Green roofs, podium gardens, and communal planting create comfortable, nature-rich spaces for residents.



●

Water

WATER USE

Sanitary fixtures and appliance efficiency
Efficient water fixtures will be installed.

Reducing water use
The building will use less potable water compared to a reference building.

Waterway Protection

Stormwater volume
The average annual stormwater discharge across the entire site should be reduced to achieve a significant decrease in runoff volume.

●

Resources

Construction & Demolition Waste
A portion of construction and demolition waste will be diverted from landfill.

**Responsible Resource Management
Operational Waste**
The building will provide bins for separation of waste streams within dedicated waste storage areas. The design of the areas shall be signed off by a waste specialist/contractor.

**Grid Resilience
Active generation and storage systems**
The building will provide active generation and storage systems.

Demand response
The building will have the infrastructure to deliver a demand response strategy.

Good practice products
A portion of internal building finishes such as flooring, plasterboard, paints, ceilings, partitions, doors, internal windows, associated joinery, wall panelling, fixed shelving/cupboards that make up a partition, sealants and adhesives used for the finishes etc. (by cost) shall meet a Responsible Products Value of at least 7, using the Responsible Products calculator.

● **Energy**

Verification & Handover Metering & Monitoring

The building shall have accessible energy and water metering for all common uses, major uses and major sources, and must be connected to a monitoring system capable of capturing and processing the data.

Grid Resilience

Passive design solutions

The building shall reduce its electricity consumption via passive design.

Upfront Carbon Emissions

Reducing upfront carbon emissions

Building's upfront carbon emissions shall be less than a reference building.

Impacts to Nature

Managing light pollution impacts

All outdoor lighting shall comply with AS/NZS 4282:2019
Control of the obstructive effects of outdoor lighting.

The upward light output of external luminaires will be controlled to minimize light spill, ensuring that direct illumination does not exceed minimal levels at the site boundary and beyond, thus reducing light pollution into the night sky.

● **Landscape**

Movement & Place

Bicycle parking facilities

The buildings access will prioritise cycling and includes bicycle parking facilities.

Sustainable transport

A sustainable transport plan will be prepared and implemented with requirements/recommendations to be reflected in the design and operational processes.

The building shall have EV charging capabilities.

Reducing private vehicle use

Building's design and location will reduce emissions from private fossil fuel powered vehicles and encourage use of public transport.

Enjoyable Places

Publicly accessible places

The building will deliver new publicly accessible spaces where people can gather and participate in the community activity.

Impacts to Nature

Protecting ecological values

The building's design and construction will conserve existing natural soil, hydrological flows and vegetation elements.

Landscape area

The building's site will include appropriate landscape area whether horizontal or vertical.

Diversity of Species

The majority of plants used in landscaping should be indigenous species, and habitat provisions, such as nesting trees or equivalent structures, should be included throughout the landscaped area to support local biodiversity.

ESD INTEGRATED PASSIVE AND ACTIVE DESIGN



Efficient sanitary fixtures and water-saving measures to significantly reduce potable water use.



Reduce average annual stormwater runoff across the entire site.



A portion of construction and demolition waste will be diverted from landfill.



Responsible resource management by providing dedicated, specialist-designed waste-separation facilities, along with active on-site energy generation and storage systems.



Reduce its electricity consumption via passive design.



Incorporate the reharvesting and repurposing of existing sandstone, extending the lifecycle of on-site materials and honouring the site's natural heritage.



Building's upfront carbon emissions shall be less than a reference building.



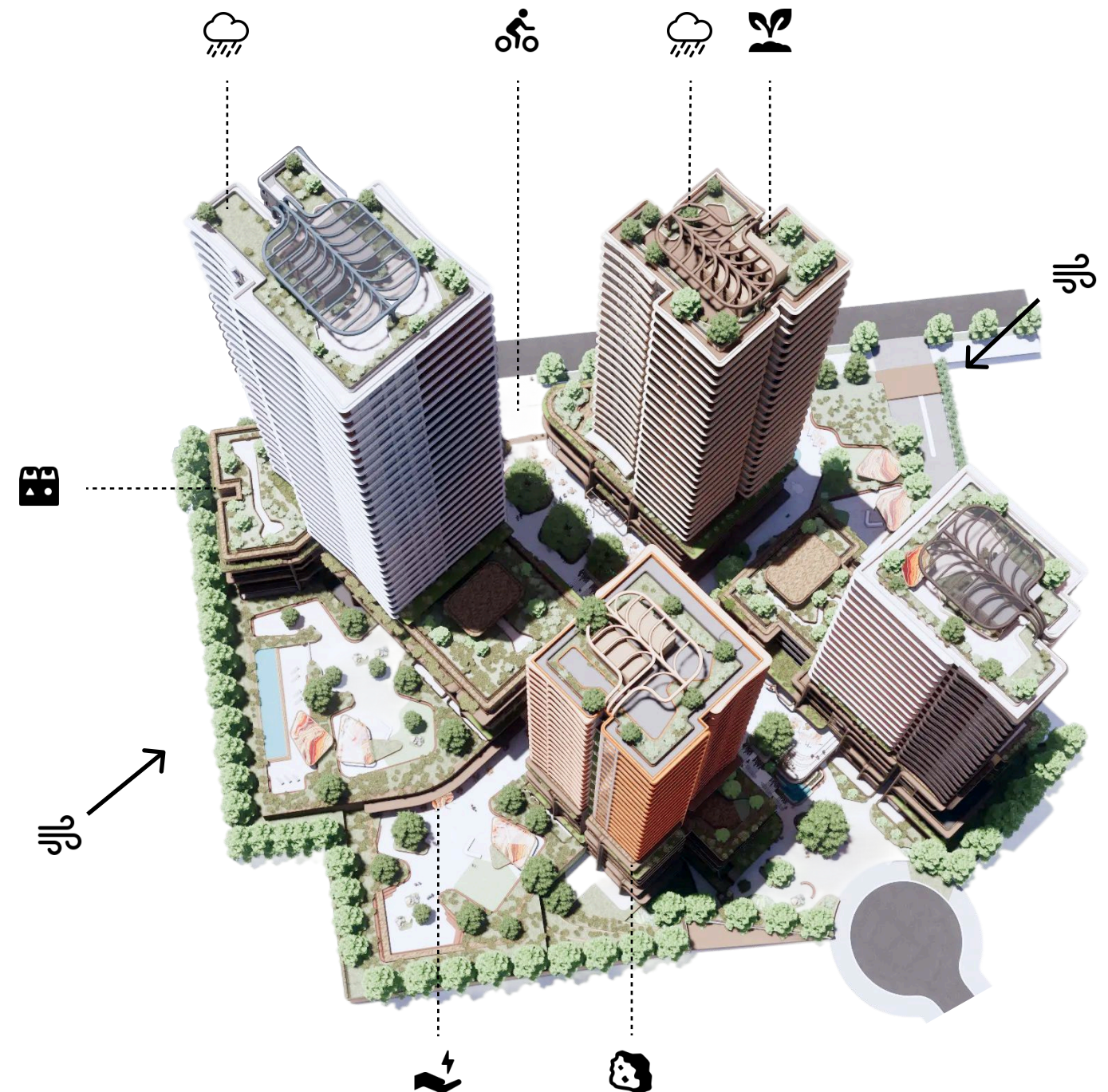
Outdoor lighting has been designed in accordance with AS/NZS 4282:2019, controlling upward light spill and boundary illumination to minimise light pollution impacts.

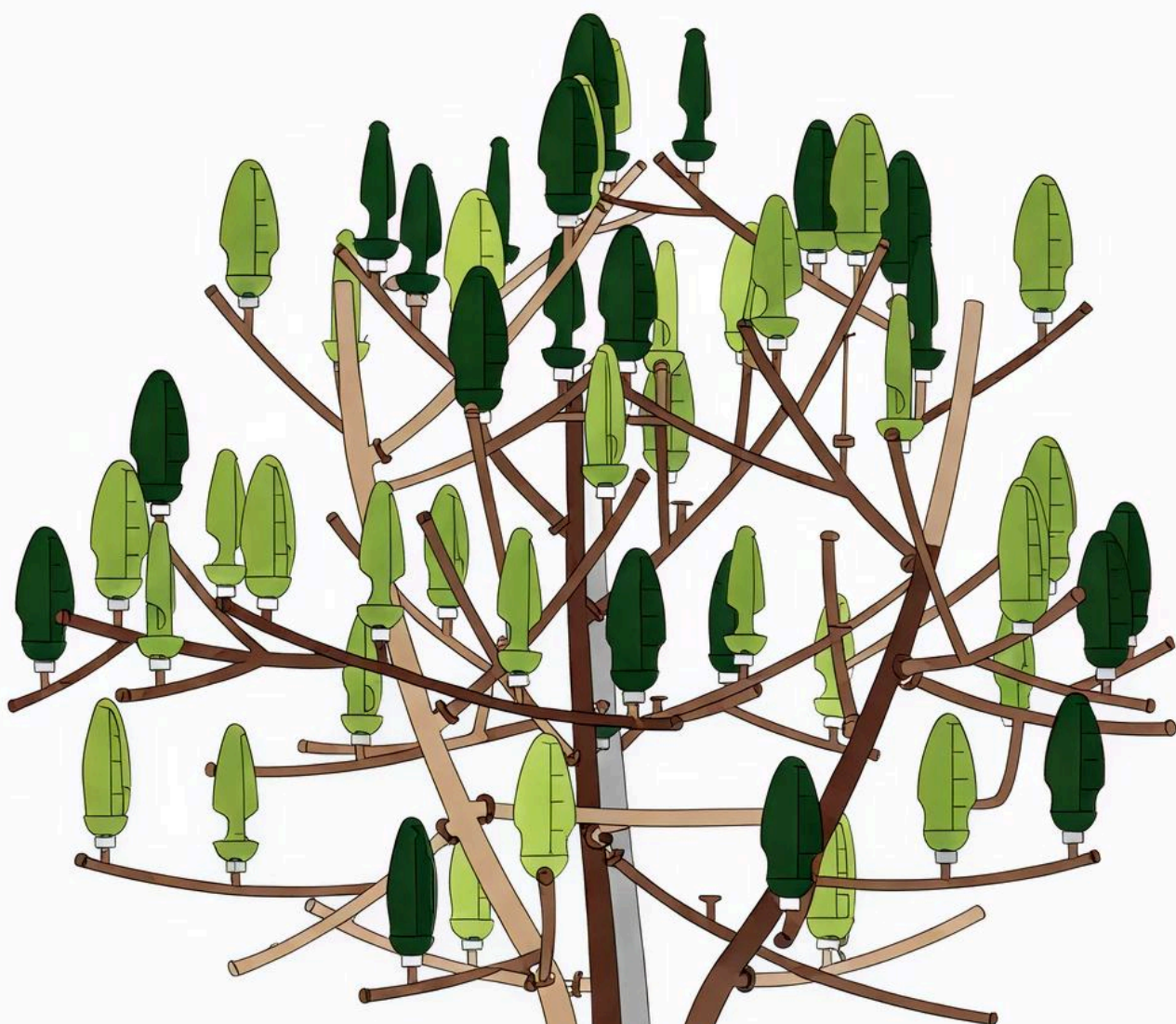


Promote low-emission transport by reducing reliance on private fossil-fuel vehicles and providing prioritised access and parking facilities for cyclists.



The development protects ecological values by conserving natural site conditions and incorporating landscaped areas with predominantly indigenous species and habitat features to enhance local biodiversity.





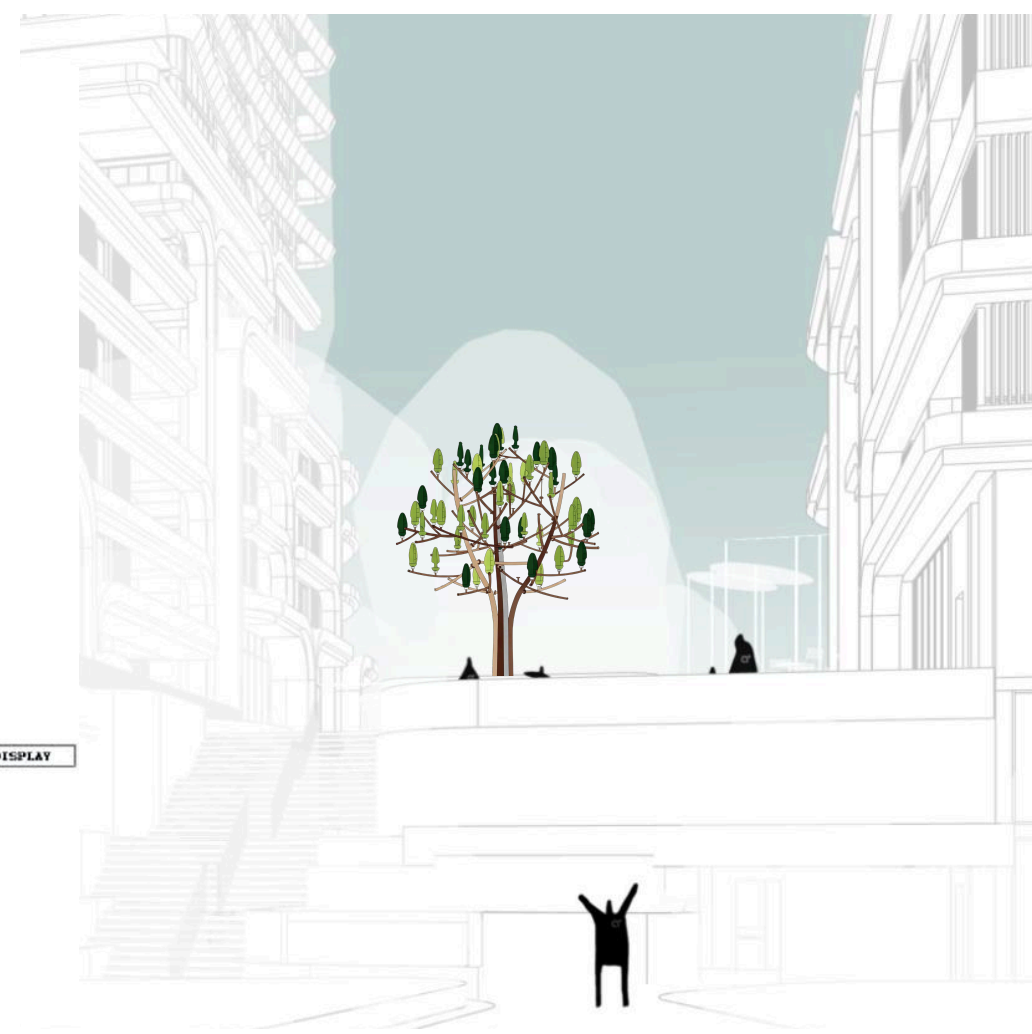
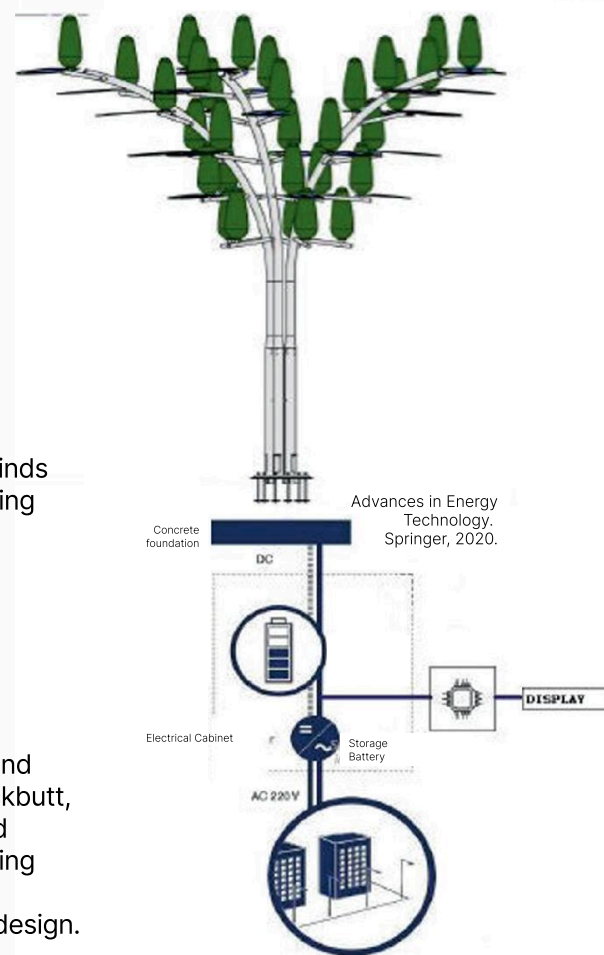
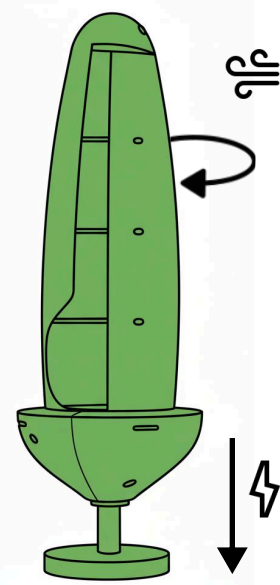
WIND TREE ART SCULPTURE

Four spirits of the forest stand together, catching the sky's breath to sustain tomorrow.

Rooted in Country's wisdom, the wind tree braids the colours of Blue Gum, Blackbutt, Red Gum, and Forest Oak into a living songline. Its turning leaves catch wandering air and return it as clean energy, forming a gentle union of land, movement, memory, and sustainable contemporary art.

Leaf (Micro-Turbine)
Each leaf captures soft, shifting winds through quiet micro-turbines, turning passing air into clean energy. Its enclosed, bird-safe form respects Country while supporting gentle, resilient ESD performance.

Trunk (Structure)
The trunk rises in four interwoven colours—grey, beige, red-brown and charcoal—evoking Blue Gum, Blackbutt, Red Gum and Forest Oak. Slim and durable, it carries the system's wiring and grounds the sculpture in sustainable, culturally connected design.



WIND TREE

The Wind Tree is positioned at Throughsite Link due to the localised wind conditions generated at this point, where low-speed, multidirectional, and deflected urban winds are consistently present. Its micro-turbine leaves perform efficiently in these irregular flows, capturing dispersed airflow that conventional large turbines cannot utilise.

The system has a small footprint, operates with low noise, and does not rely on a dominant wind direction or require major structural modifications, allowing it to convert passing wind into renewable energy with minimal impact.

While the four-coloured trunk is inspired by local tree species, the installation's primary function at this location is to harness naturally occurring wind patterns at Through-site link while remaining an unobtrusive public artwork integrated into the site environment.





Figure 1: Roof Plan of the proposed development.



Figure 11: Screen heights recommended for podium and rooftop areas overlaid on the roof plan.



Figure 10: Landscaping/trees overlaid on the level 1 plan.

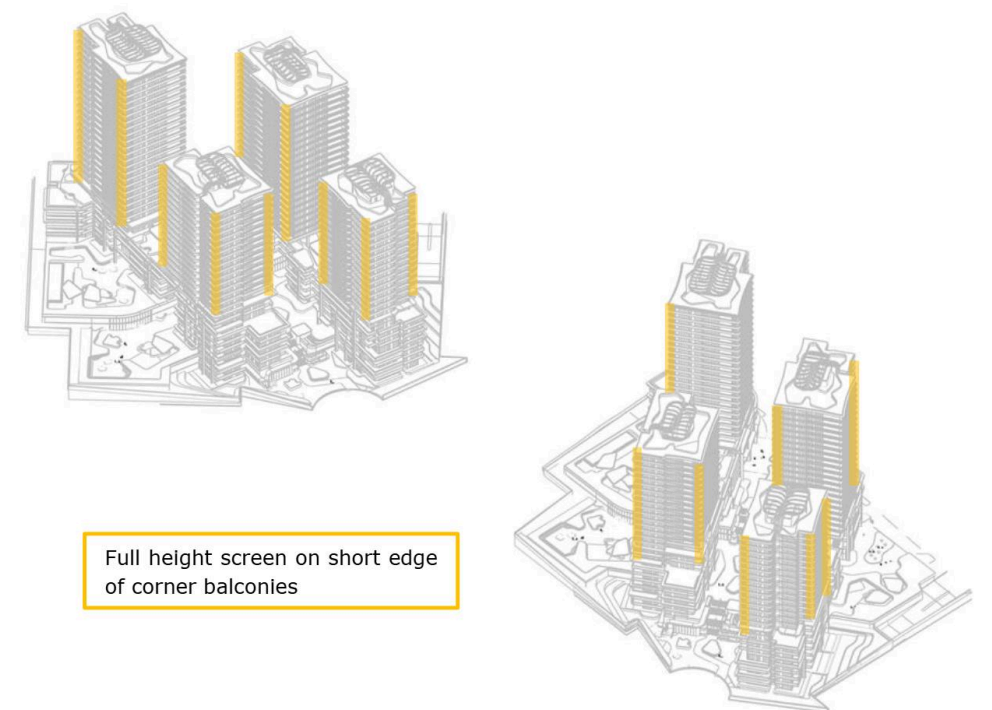


Figure 12: Full height screen on short edge of corner balconies, overlaid on the isometric drawing.

RESIDENTIAL AMENITY

SOLAR ACCESS - Typical Plate

The typical plates have been optimised to ensure at least 71% of all apartments received minimum of 2 hours direct sunlight to living areas and private open spaces during mid winter



437 out of 610 units achieve minimum 2 hours solar access (71%) **COMPLIES**



RESIDENTIAL AMENITY

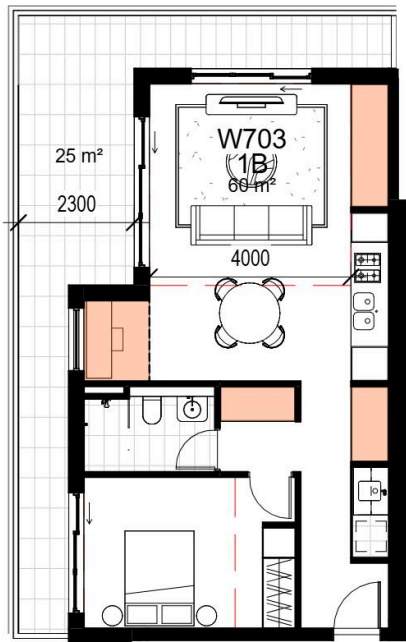
NATURAL VENTILATION - Typical Plate

The typical plates have been optimised to ensure at least 66% of all apartments are naturally cross ventilated

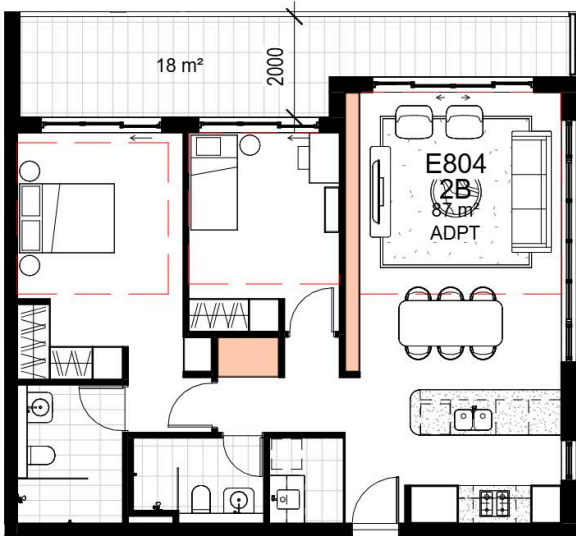


↔ Apartments at 10 storeys or more which are deemed to be cross ventilates, therefore,
146 out of 221 units have cross ventilation (66%) **COMPLIES**

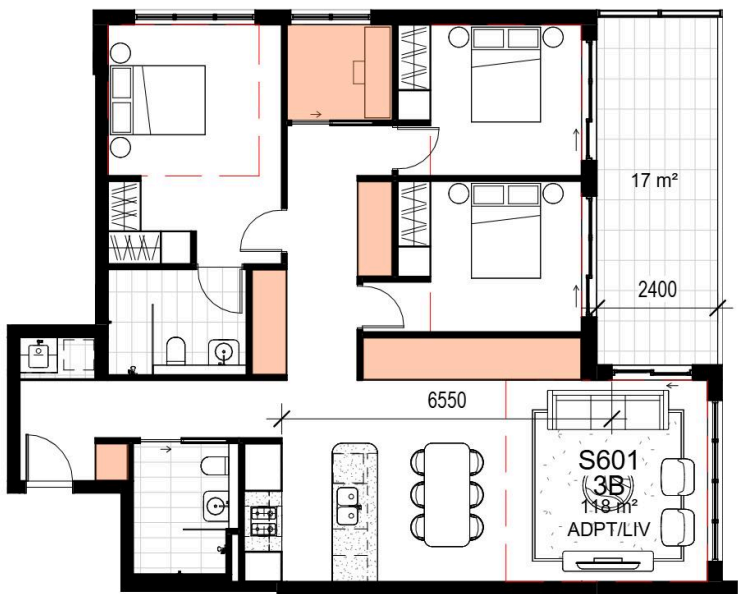




TYPICAL 1 BED APARTMENT



TYPICAL 2 BED APARTMENT



TYPICAL 3 BED APARTMENT

DAYLIGHT ACCESS
(APARTMENT DEPTH)

The apartments feature open-plan layouts, with the living areas positioned along the building's external facade to optimize natural sunlight in key living spaces. The design ensures a maximum habitable room depth of 8m.

PRIVATE OPEN SPACE
PROVISION

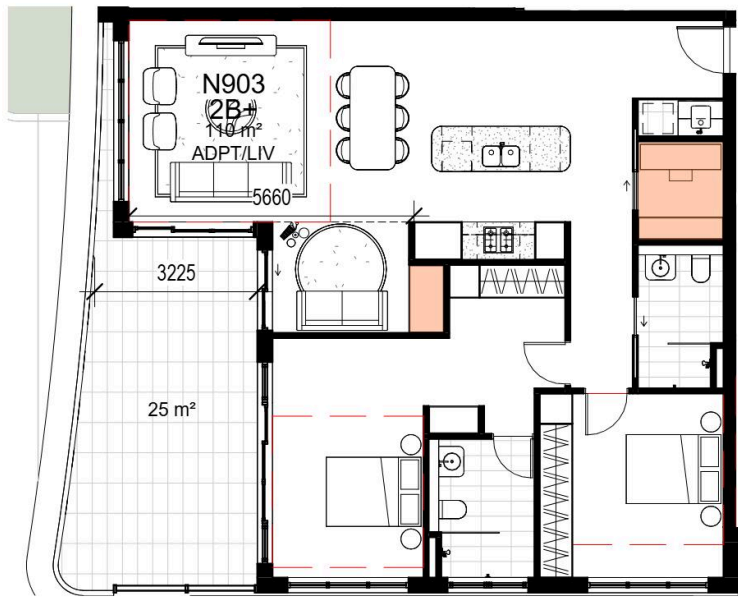
Apartment balconies are designed to comply with ADG requirements.

STORAGE

Apartment storage are designed to comply with ADG requirements.

APARTMENT & ROOM SIZE AND
LAYOUT EFFICIENCY

Living rooms and bedrooms are designed to comply with ADG requirements. The layouts are arranged to separate access to bedrooms, bathrooms, and laundries from living areas, minimizing direct connections between living spaces and service zones.



2B(>=110m2)



3B(>=135m2)

DAYLIGHT ACCESS
(APARTMENT DEPTH)

The apartments feature open-plan layouts, with the living areas positioned along the building's external facade to optimize natural sunlight in key living spaces. The design ensures a maximum habitable room depth of 8m.

PRIVATE OPEN SPACE
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APARTMENT & ROOM SIZE AND
LAYOUT EFFICIENCY

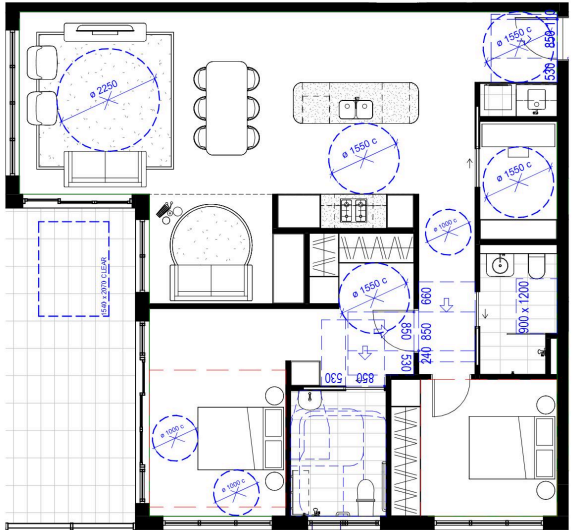
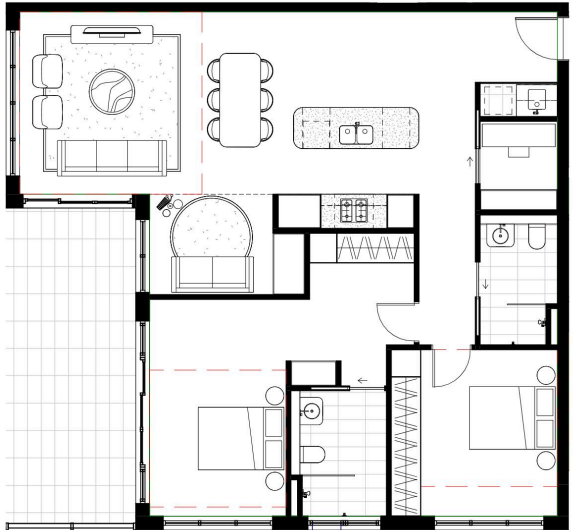
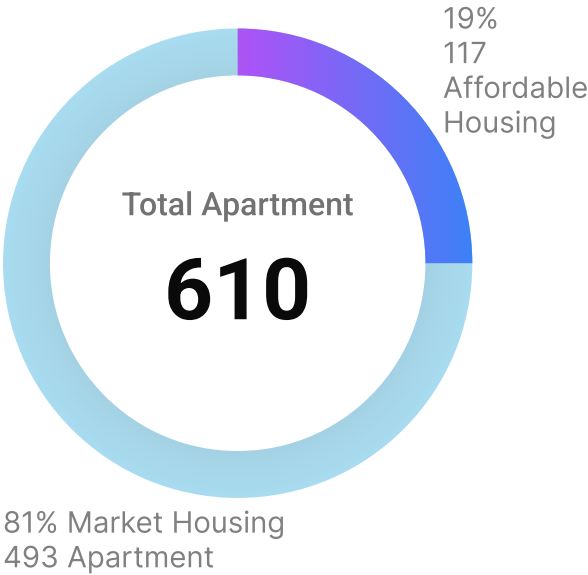
Living rooms and bedrooms are designed to comply with ADG requirements. The layouts are arranged to separate access to bedrooms, bathrooms, and laundries from living areas, minimizing direct connections between living spaces and service zones.

HOUSING DIVERSITY

A diverse mix of housing is provided to cater to a variety of housing needs.

1 Bed	10.2% (62 unit)
2 Bed	69.8% (426 unit)
3 Bed	20.0% (122 unit)

Total Apartments	610 apartments
Affordable Housing	117 apartments



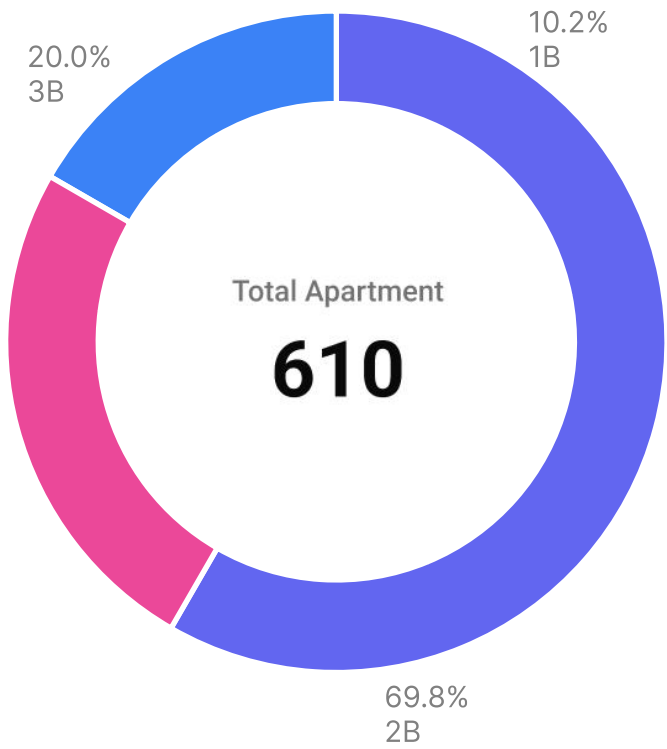
TYPICAL PRE AND POST ADAPTABLE APARTMENT

ACCESSIBLE HOUSING

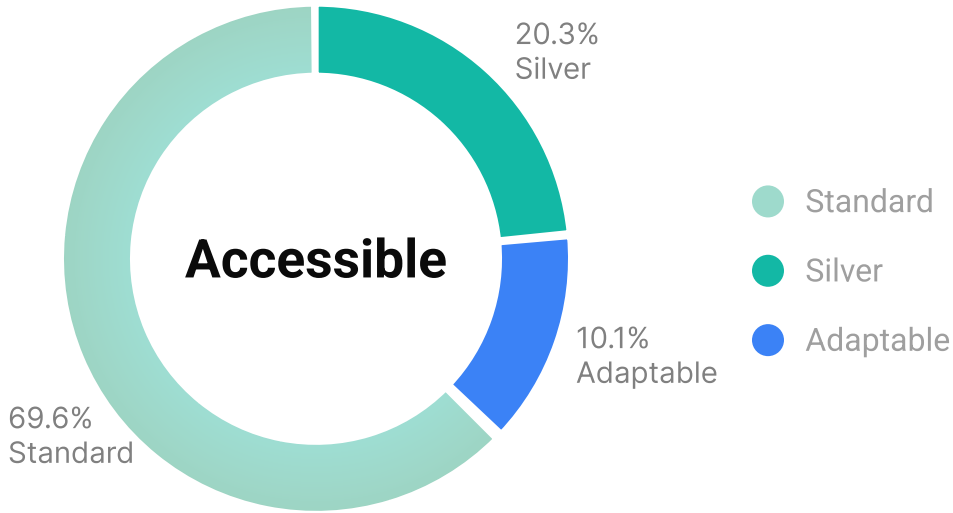
Silver Level Housing	20.3% (124 unit) (Min 20%)
Adaptable Housing	10.1% (62 unit) (Min 10%)

SOCIAL INTERACTION

The design incorporates a range of communal open spaces and internal shared amenities to encourage social interaction and foster a sense of community, both within the development and the broader Castle Hill area.

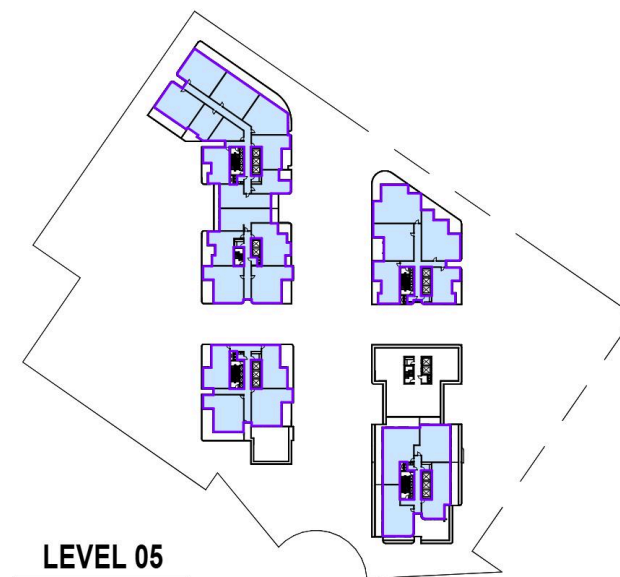
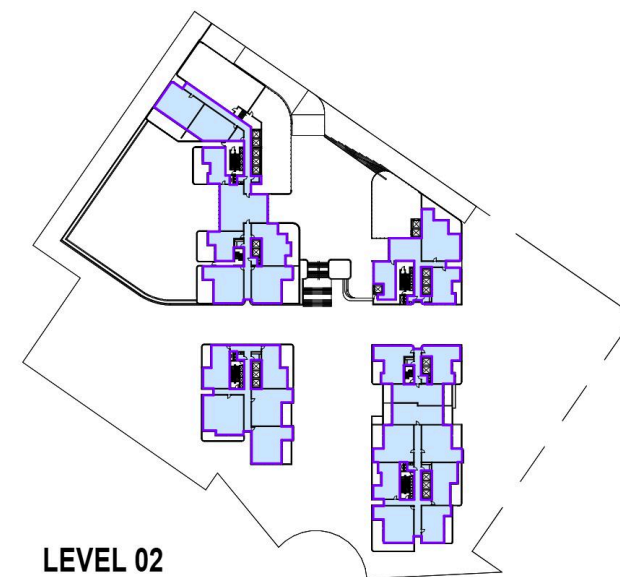
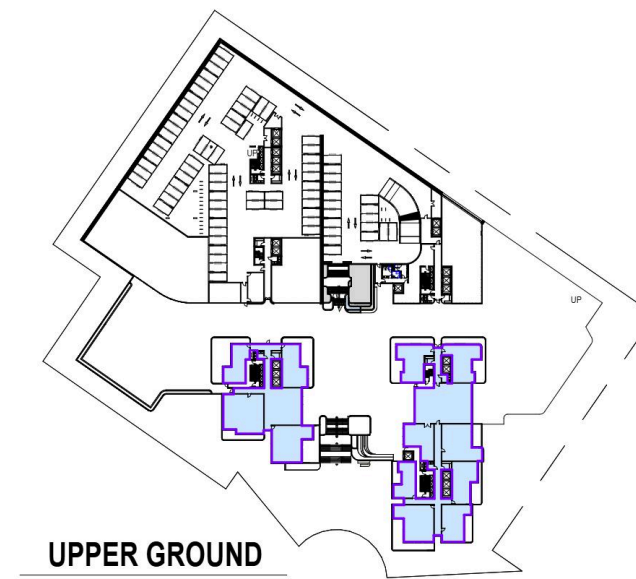


Type
1 Bed
2 Bed
3 Bed

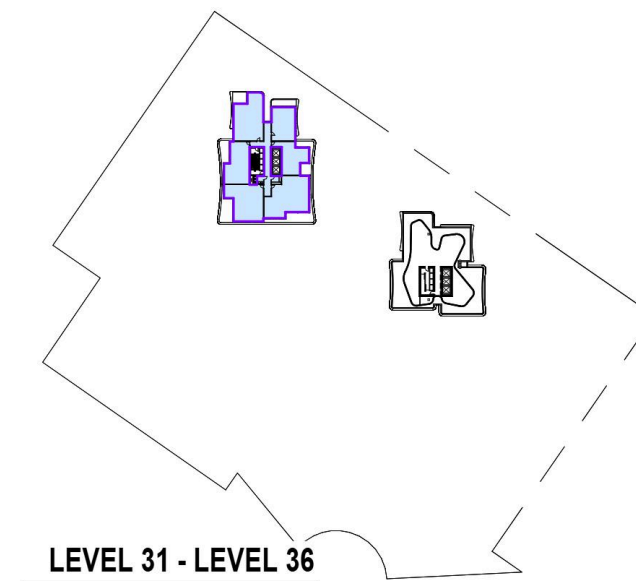
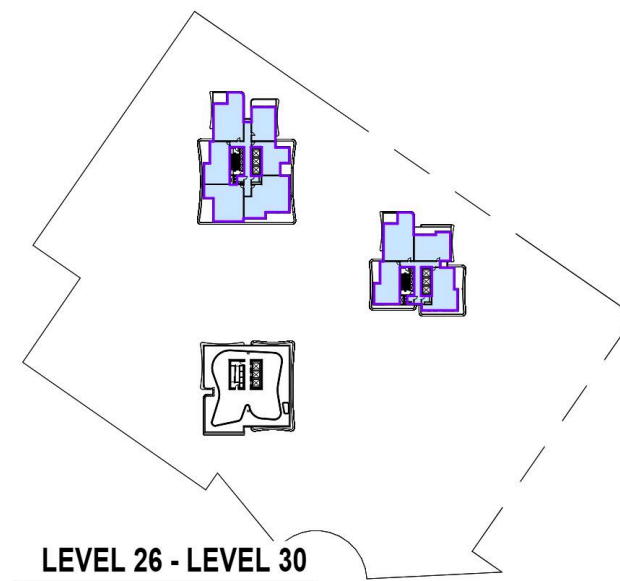
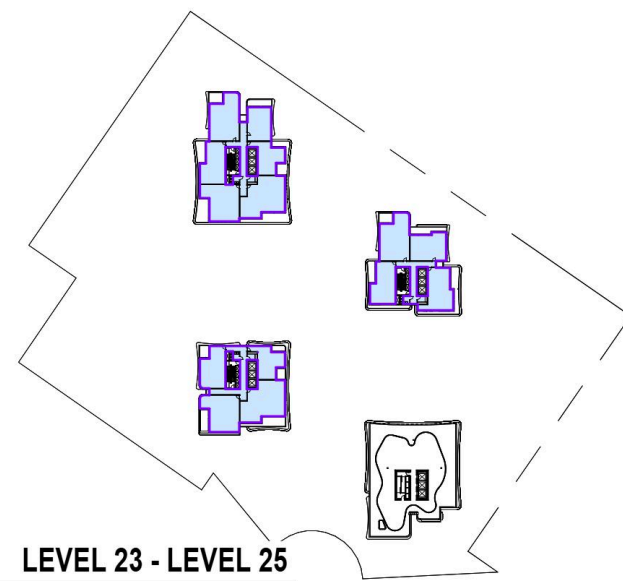
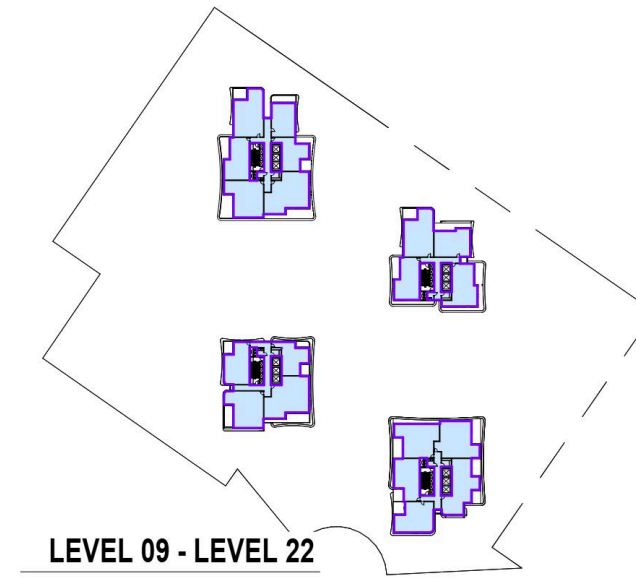
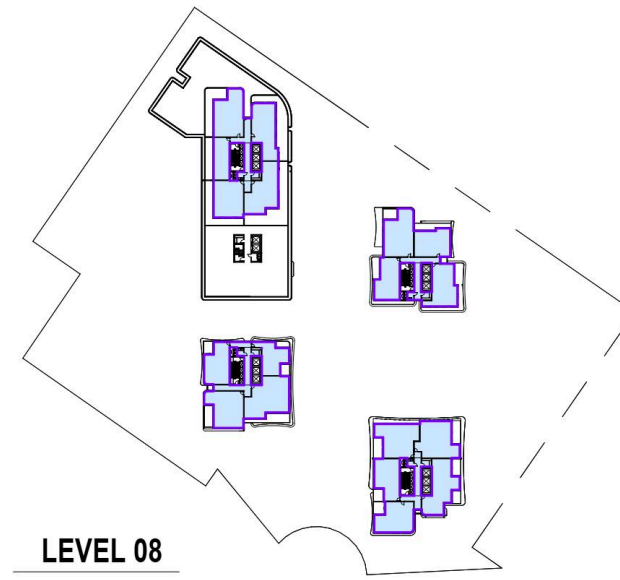


COMPLIANCE

RESIDENTIAL GFA



RESIDENTIAL GFA



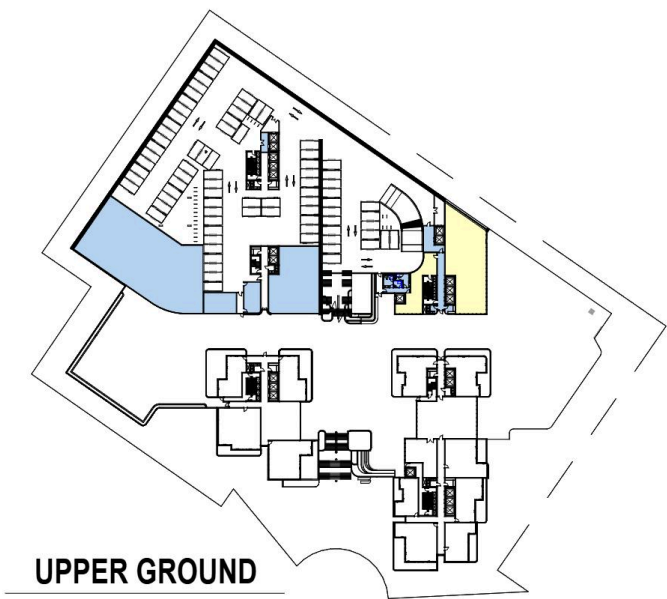
RESIDENTIAL GFA

Site Area:	17,623.60 m ²
THLEP 2019 CI7.11 FSR:	3.5 :1
Housing SEPP:	+30%
Total Max. Permitted GFA:	80,187 m ²
Permissible FSR:	4.55 :1
Non-Residential GFA:	3,789 m ²
Residential GFA:	72,162 m2

Level	Building E	Building S	Building N	Building W	Total
36			668		668
35			668		668
34			668		668
33			668		668
32			668		668
31			668		668
30	446		668		1114
29	446		668		1114
28	446		668		1114
27	446		668		1114
26	446		668		1114
25	446		668	479	1593
24	446		668	479	1593
23	446		668	479	1593
22	446	595	668	479	2188
21	446	595	668	479	2188
20	446	595	668	479	2188
19	446	595	668	479	2188
18	446	595	668	479	2188
17	446	595	668	479	2188
16	446	595	668	479	2188
15	446	595	668	479	2188
14	446	595	668	479	2188
13	446	595	668	479	2188
12	446	595	668	479	2188
11	446	595	668	479	2188
10	446	595	668	479	2188
9	446	595	668	479	2188
8	446	595	578	479	2098
7	382	595	1543	358	2878
6	646	595	1543	494	3278
5	646	524	1543	494	3207
4	646	1098	1543	641	3928
3	427	1098	1046	641	3212
2	395	1098	1015	641	3149
1		1128		630	1758
Upper Ground		608		1062	1670
Ground		805		210	1015
Lower Ground		555		425	980
TOTAL GFA BY BUILDING (m2)	13,400	17,029	27,515	14,218	72,162



COMMERCIAL FLOOR SPACE



LEGEND:

RETAIL FLOOR SPACE

COMMERCIAL FLOOR SPAC

NON- RESIDENTIAL GFA CALCULATION							
Level	Building E (m2)		Building S (m2)		Building N (m2)		Total (m2)
	RETAIL	COMMERCIAL	RETAIL	COMMERCIAL	RETAIL	COMMERCIAL	
Level 2	244				593		837
Level 1		458				843	1301
Upper Ground	349	162				1056	1567
Lower Ground				84			84
Total Commercial Floor Space (m2)	593	620	0	84	593	1899	3789

CROSS VENTILATION



LOWER GROUND



GROUND LEVEL



UPPER GROUND



LEVEL 01

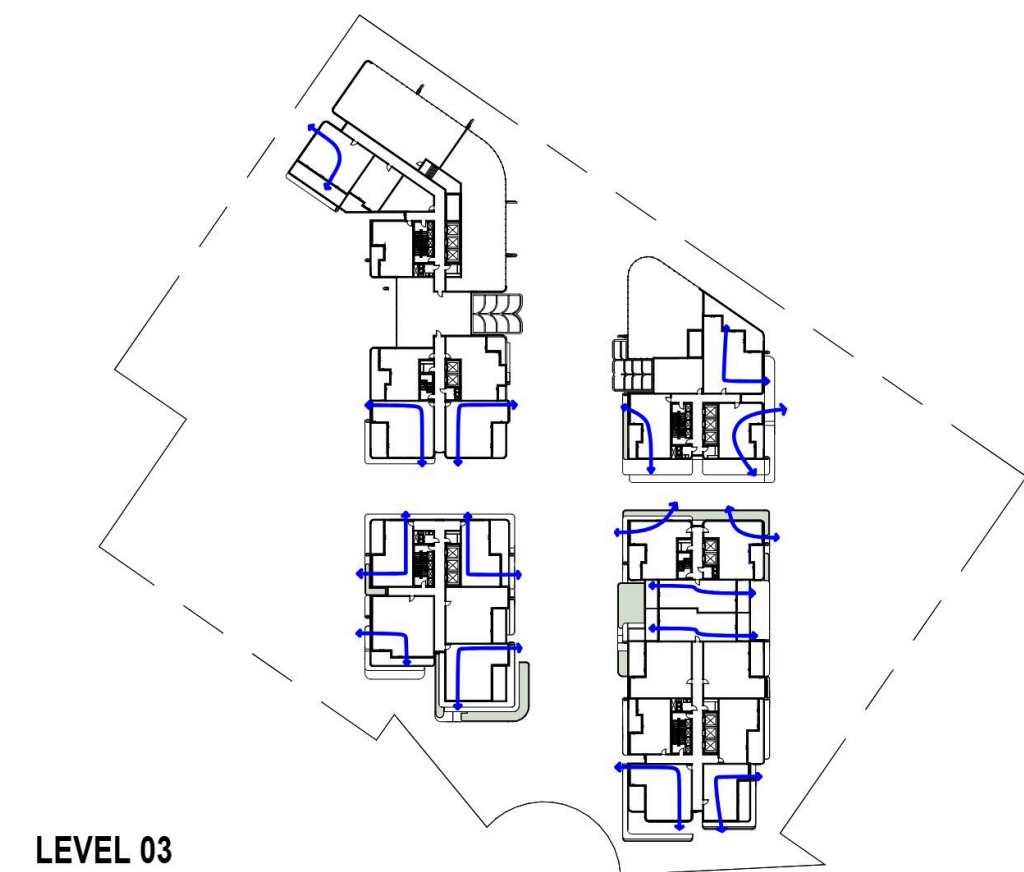
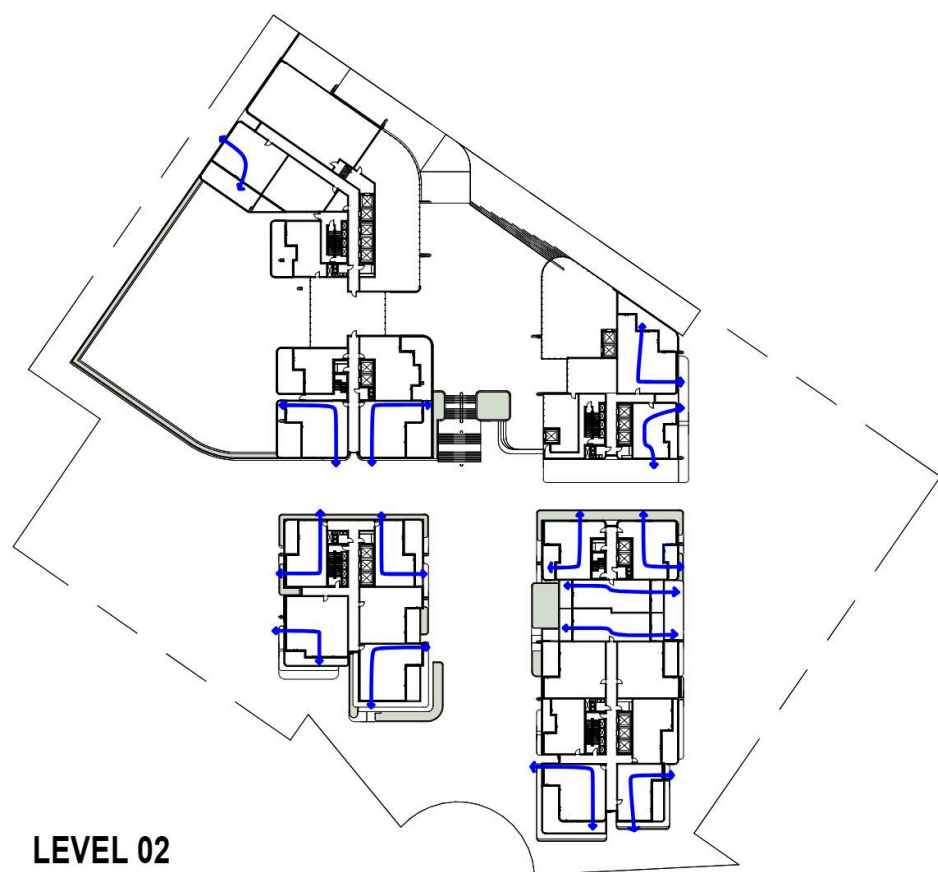
- LEGEND:**
-  **CROSS VENTILATION CALCULATION**
146 OUT OF 221 UNITS
HAVE CROSS VENTILATION
(66%)
 -  **APARTMENTS AT TEN STOREY OR MORE WHICH ARE DEEMED TO BE CROSS VENTILATED.**



CROSS VENTILATION
ADG MINIMUM 60%

66%

CROSS VENTILATION



LEGEND:



CROSS VENTILATION
CALCULATION
146 OUT OF 221 UNITS
HAVE CROSS VENTILATION
(66%)



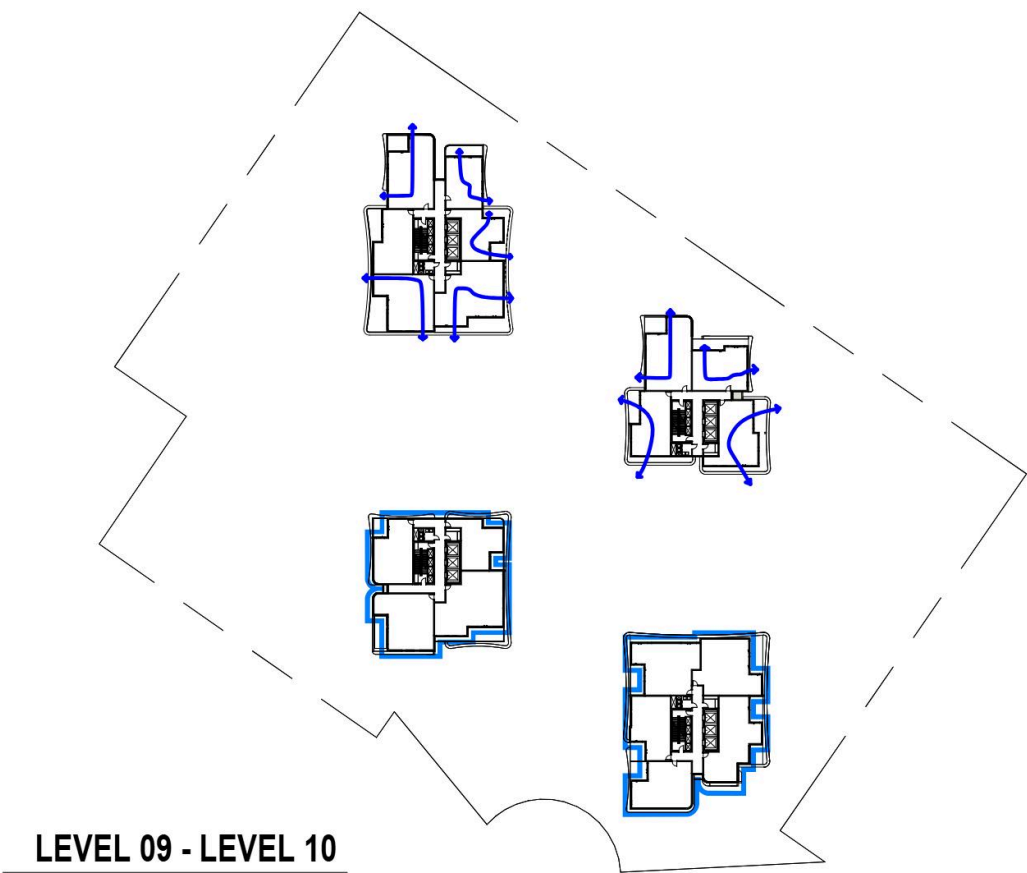
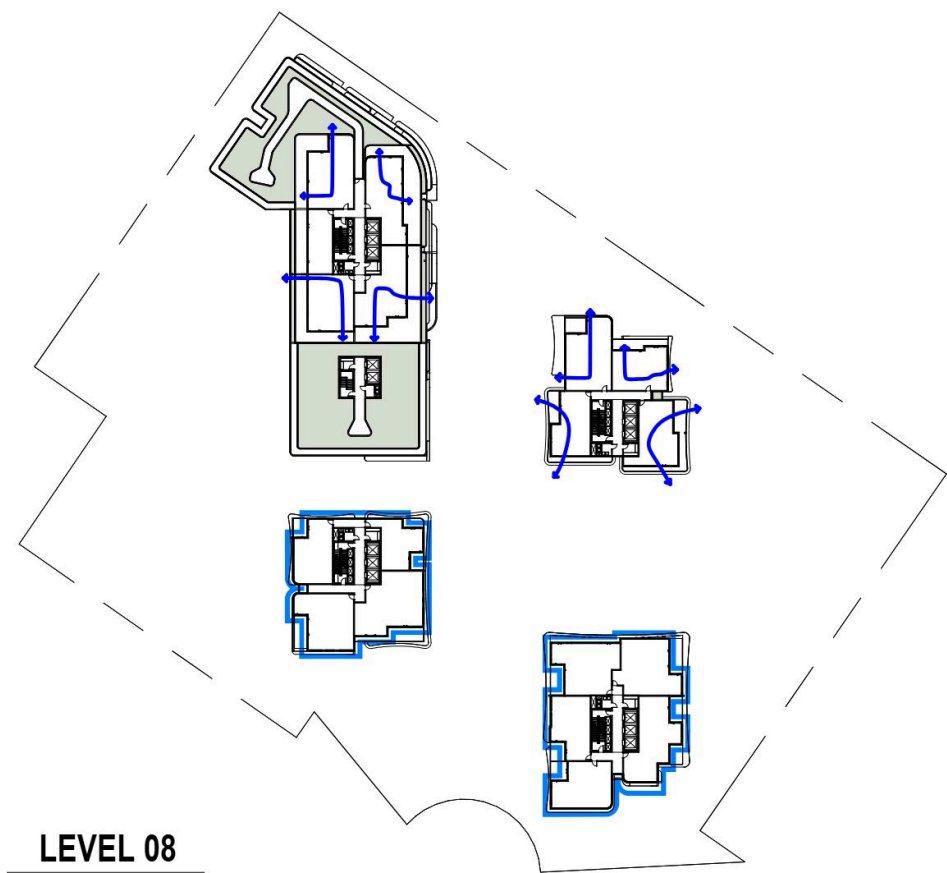
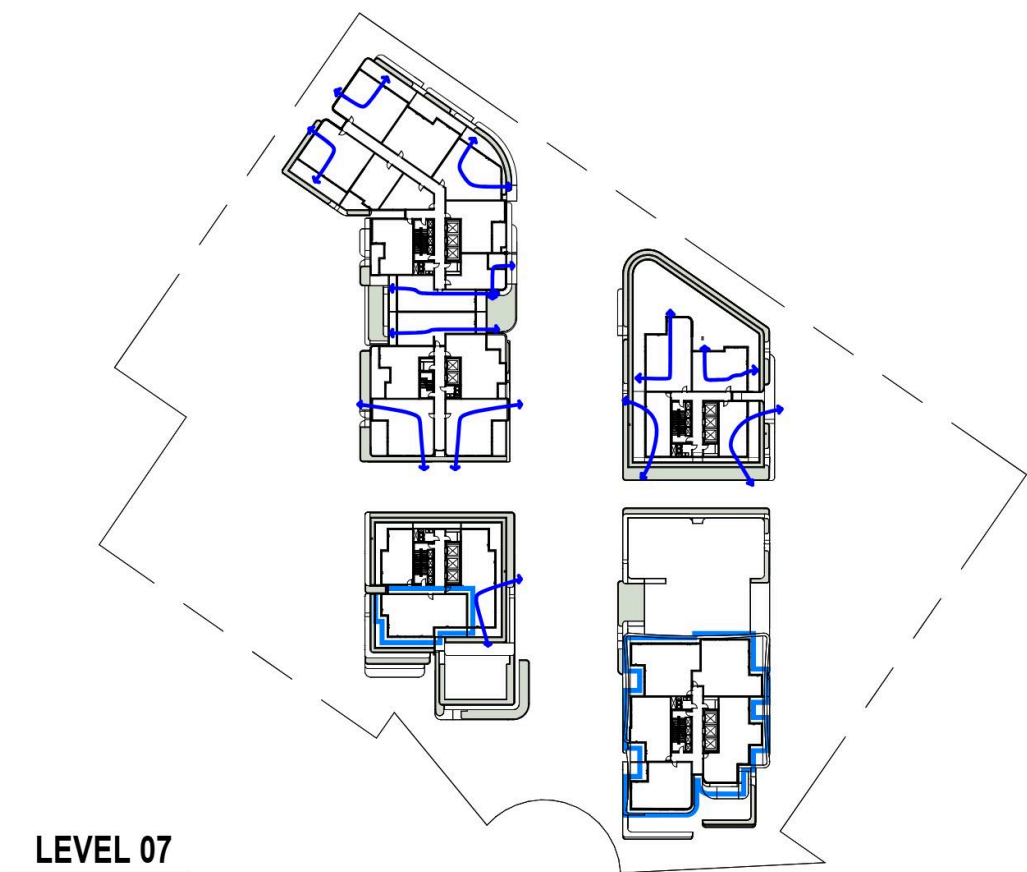
APARTMENTS AT TEN
STOREY OR MORE WHICH
ARE DEEMED TO BE CROSS
VENTILATED.



CROSS VENTILATION
ADG MINIMUM 60%

66%

CROSS VENTILATION



LEGEND:



CROSS VENTILATION
CALCULATION
146 OUT OF 221 UNITS
HAVE CROSS VENTILATION
(66%)



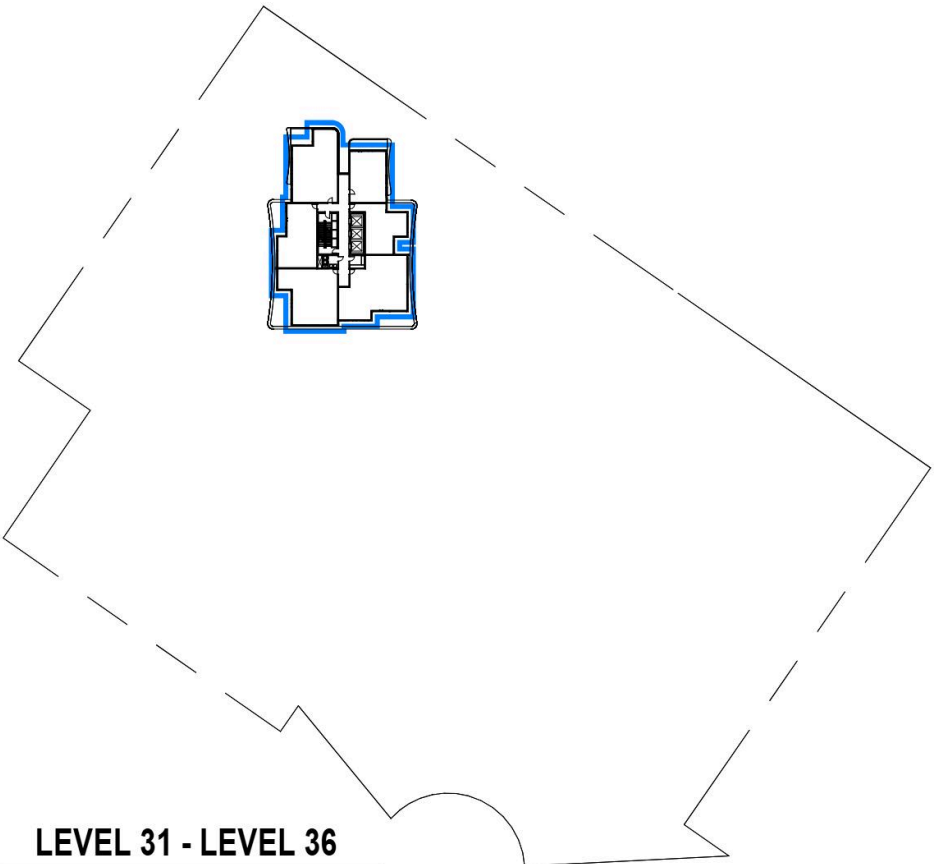
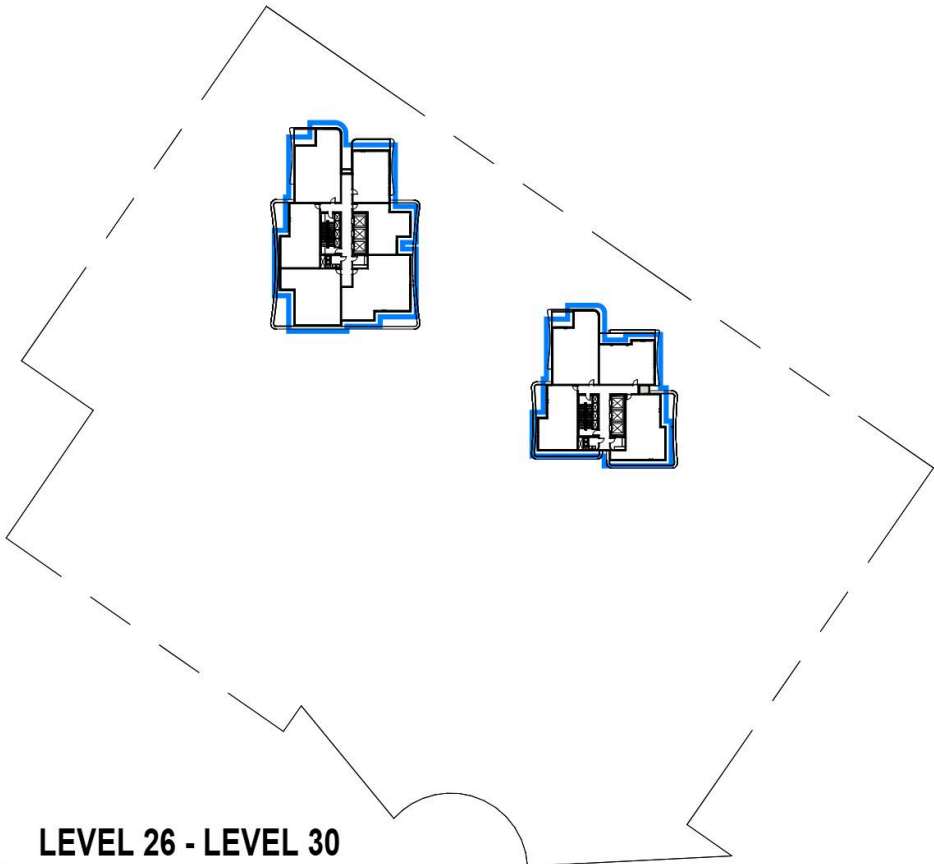
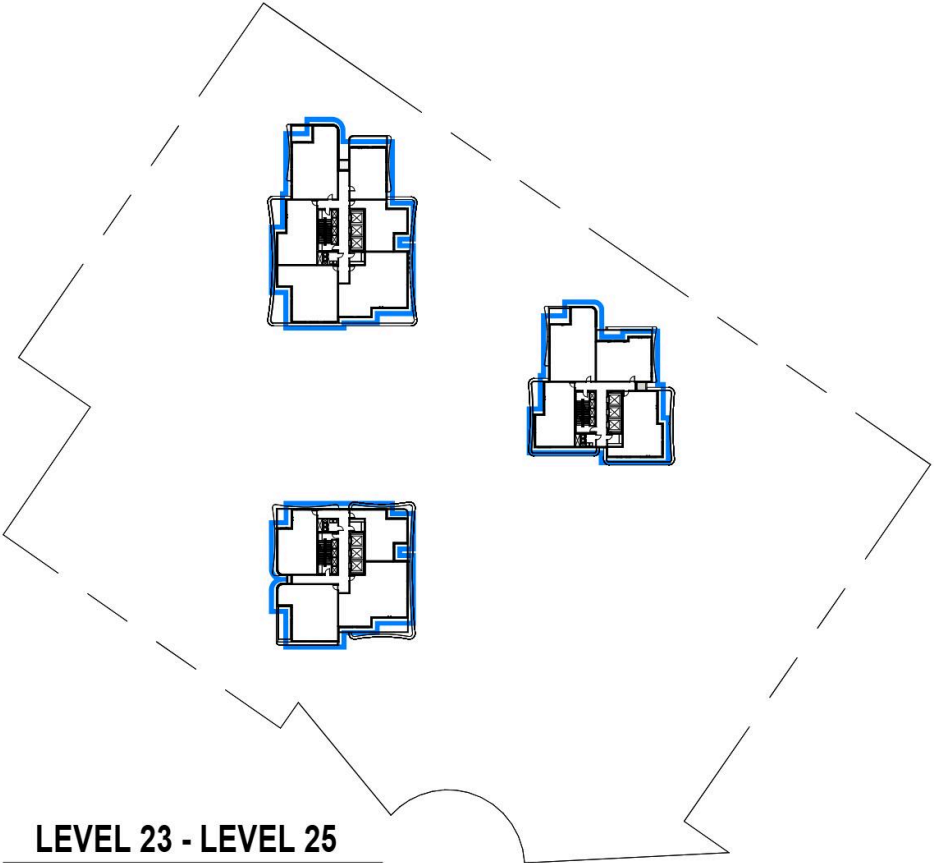
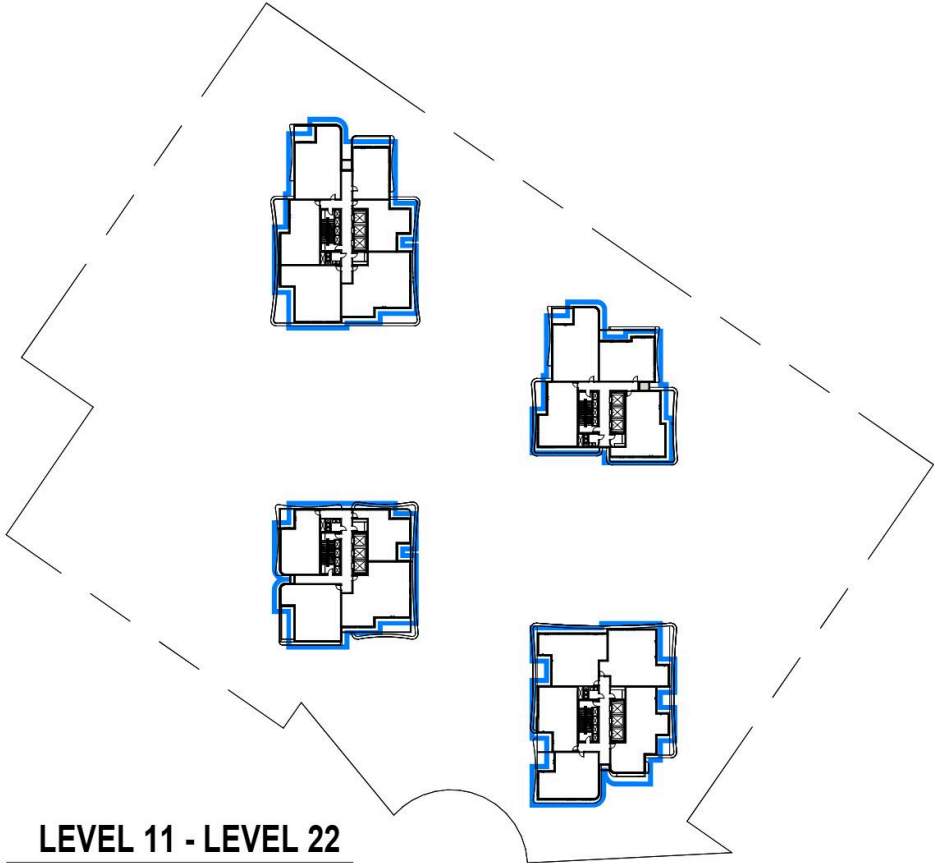
APARTMENTS AT TEN
STOREY OR MORE WHICH
ARE DEEMED TO BE CROSS
VENTILATED.



CROSS VENTILATION
ADG MINIMUM 60%

66%

CROSS VENTILATION



LEGEND:

-  CROSS VENTILATION CALCULATION
146 OUT OF 221 UNITS
HAVE CROSS VENTILATION
(66%)
-  APARTMENTS AT TEN
STOREY OR MORE WHICH
ARE DEEMED TO BE CROSS
VENTILATED.



CROSS VENTILATION
ADG MINIMUM 60%

66%

SOLAR DIAGRAM

STAGE 1

LEGEND:



SOLAR ACCESS
CALCULATION FOR STAGE 1
192 OUT OF 261 UNITS
ACHIEVE MINIMUM 2HRS
SOLAR ACCESS (73%)



SOLAR ACCESS
ADG MINIMUM 70%

73%

LOWER GROUND

GROUND LEVEL

UPPER GROUND

LEVEL 01

SOLAR DIAGRAM

STAGE 1

LEGEND:



SOLAR ACCESS
CALCULATION FOR STAGE 1
192 OUT OF 261 UNITS
ACHIEVE MINIMUM 2HRS
SOLAR ACCESS (73%)



SOLAR ACCESS
ADG MINIMUM 70%

73%

LEVEL 02

LEVEL 03

LEVEL 04

LEVEL 05

SOLAR DIAGRAM STAGE 1

LEGEND:

 SOLAR ACCESS
CALCULATION FOR STAGE 1
192 OUT OF 261 UNITS
ACHIEVE MINIMUM 2HRS
SOLAR ACCESS (73%)



SOLAR ACCESS
ADG MINIMUM 70%

73%

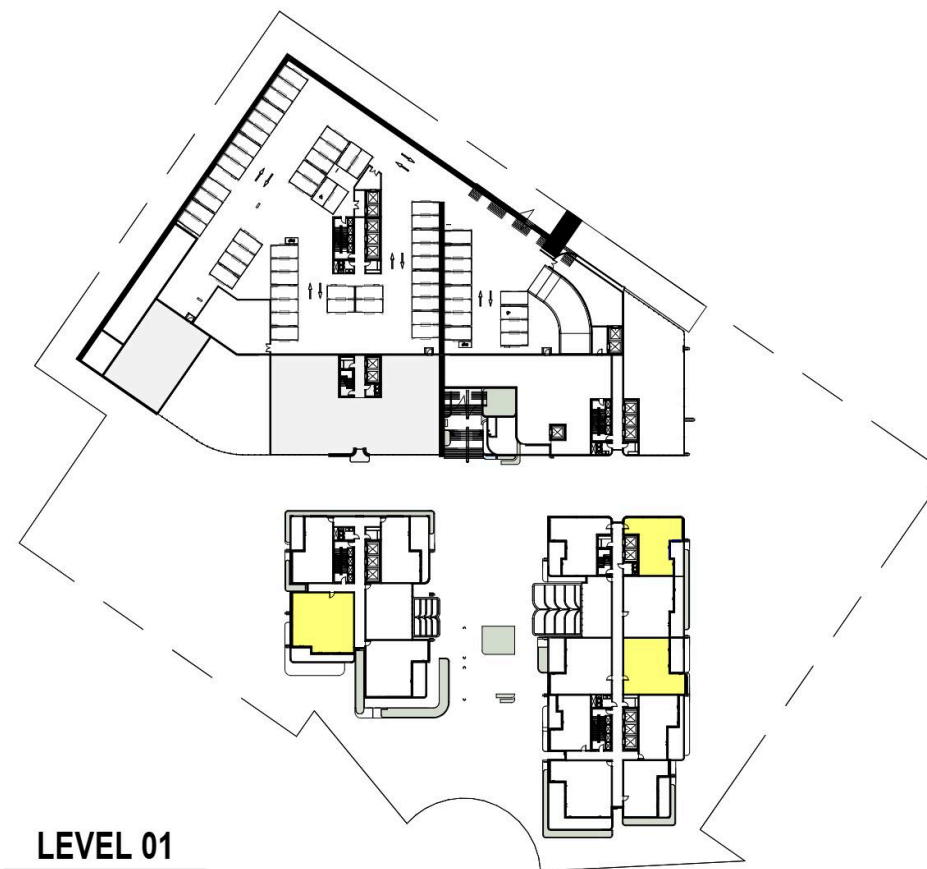
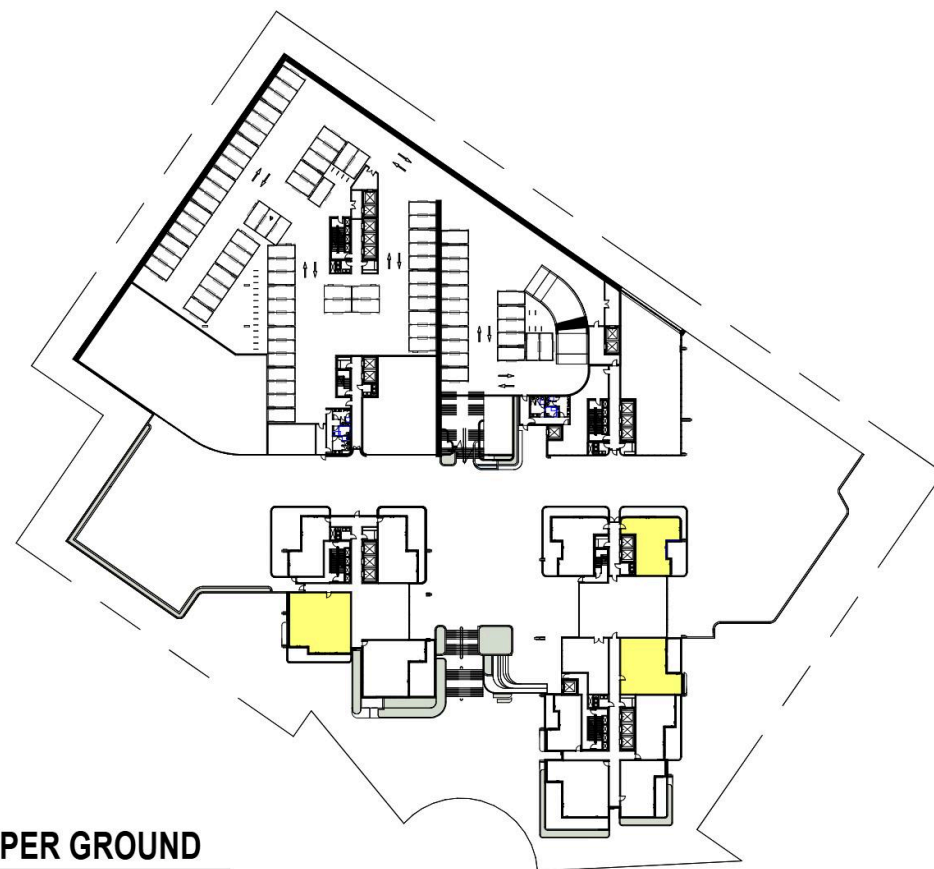
LEVEL 06

LEVEL 07

LEVEL 08 - LEVEL 22

LEVEL 23 - LEVEL 30

SOLAR DIAGRAM



LEGEND:

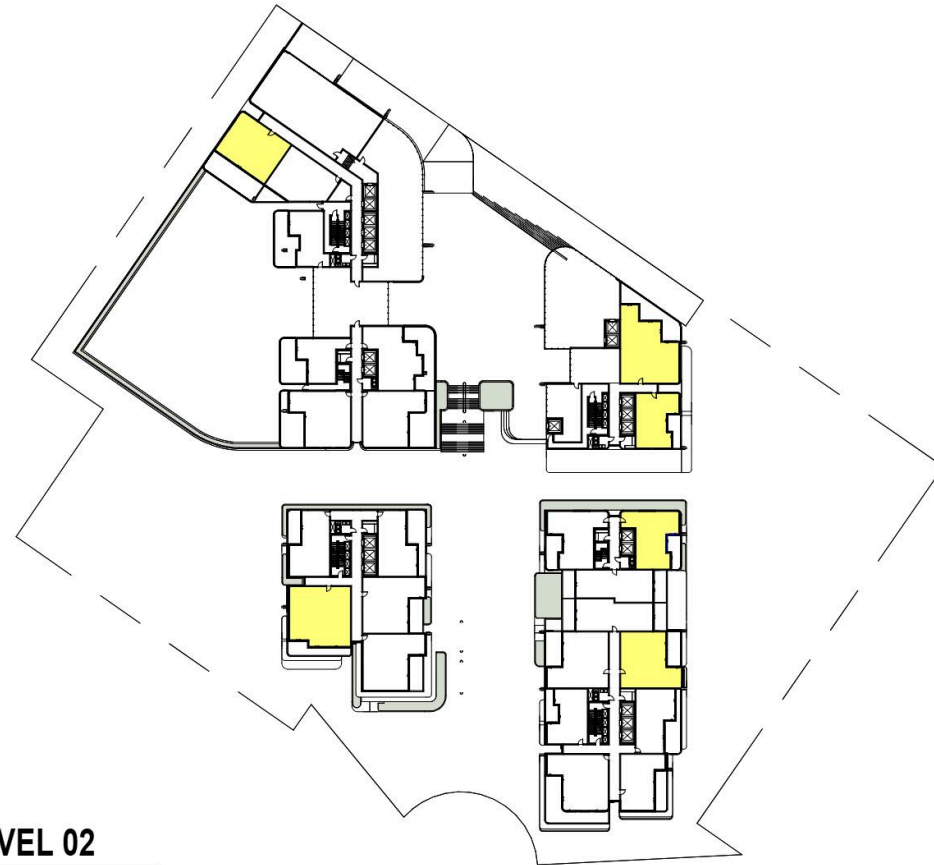
**SOLAR ACCESS
CALCULATION**
437 OUT OF 610 UNITS
ACHIEVE MINIMUM 2HRS
SOLAR ACCESS (71%)



SOLAR ACCESS
ADG MINIMUM 70%

71%

SOLAR DIAGRAM



LEVEL 02



LEVEL 03



LEVEL 04



LEVEL 05

LEGEND:

 **SOLAR ACCESS CALCULATION**
437 OUT OF 610 UNITS
ACHIEVE MINIMUM 2HRS
SOLAR ACCESS (71%)



SOLAR ACCESS
ADG MINIMUM 70%

71%

SOLAR DIAGRAM

LEGEND:

 SOLAR ACCESS
CALCULATION
437 OUT OF 610 UNITS
ACHIEVE MINIMUM 2HRS
SOLAR ACCESS (71%)



SOLAR ACCESS
ADG MINIMUM 70%

71%

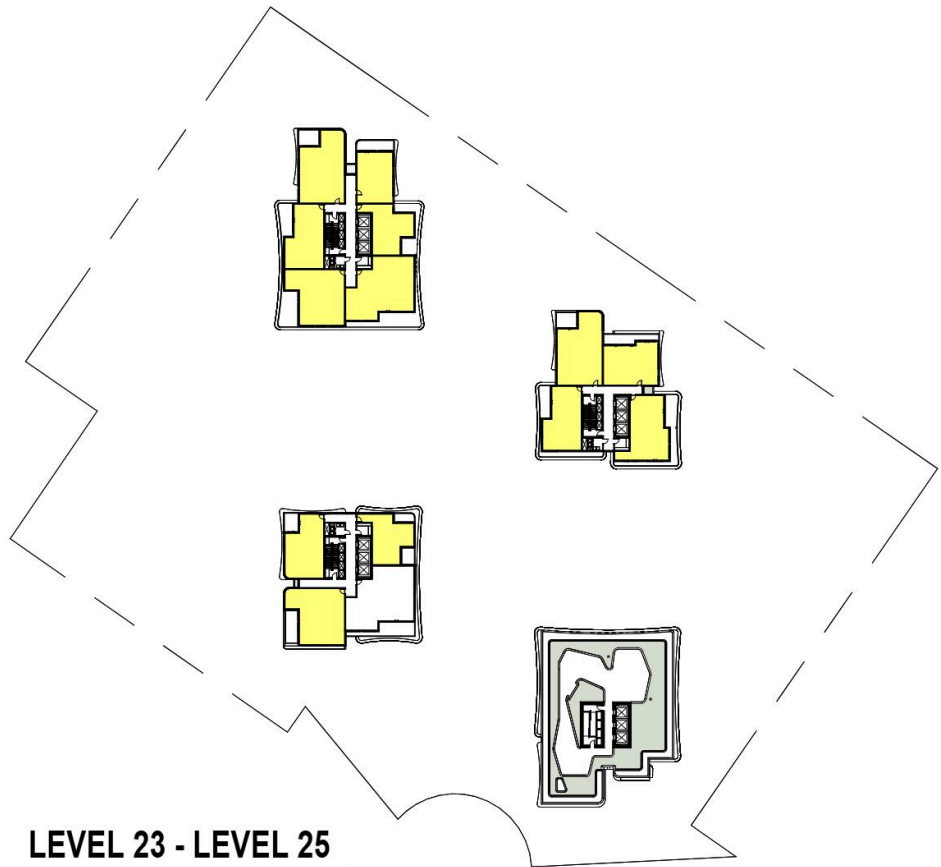
LEVEL 06

LEVEL 07

LEVEL 08

LEVEL 09 - LEVEL 10

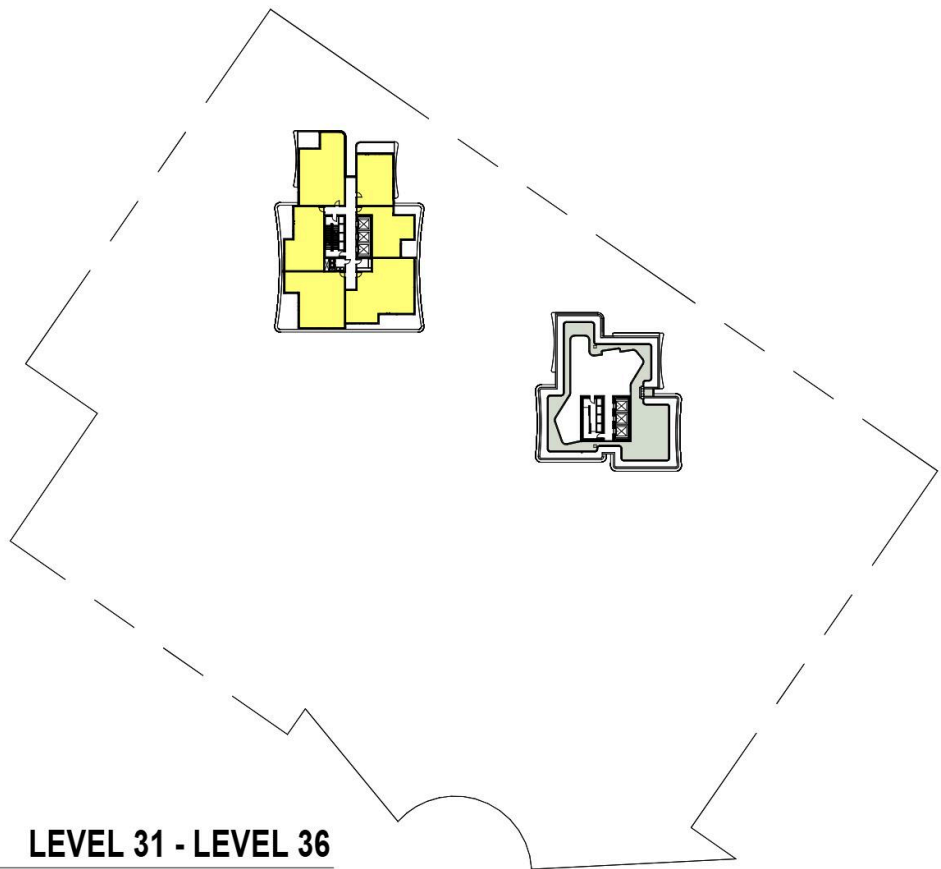
SOLAR DIAGRAM



LEGEND:



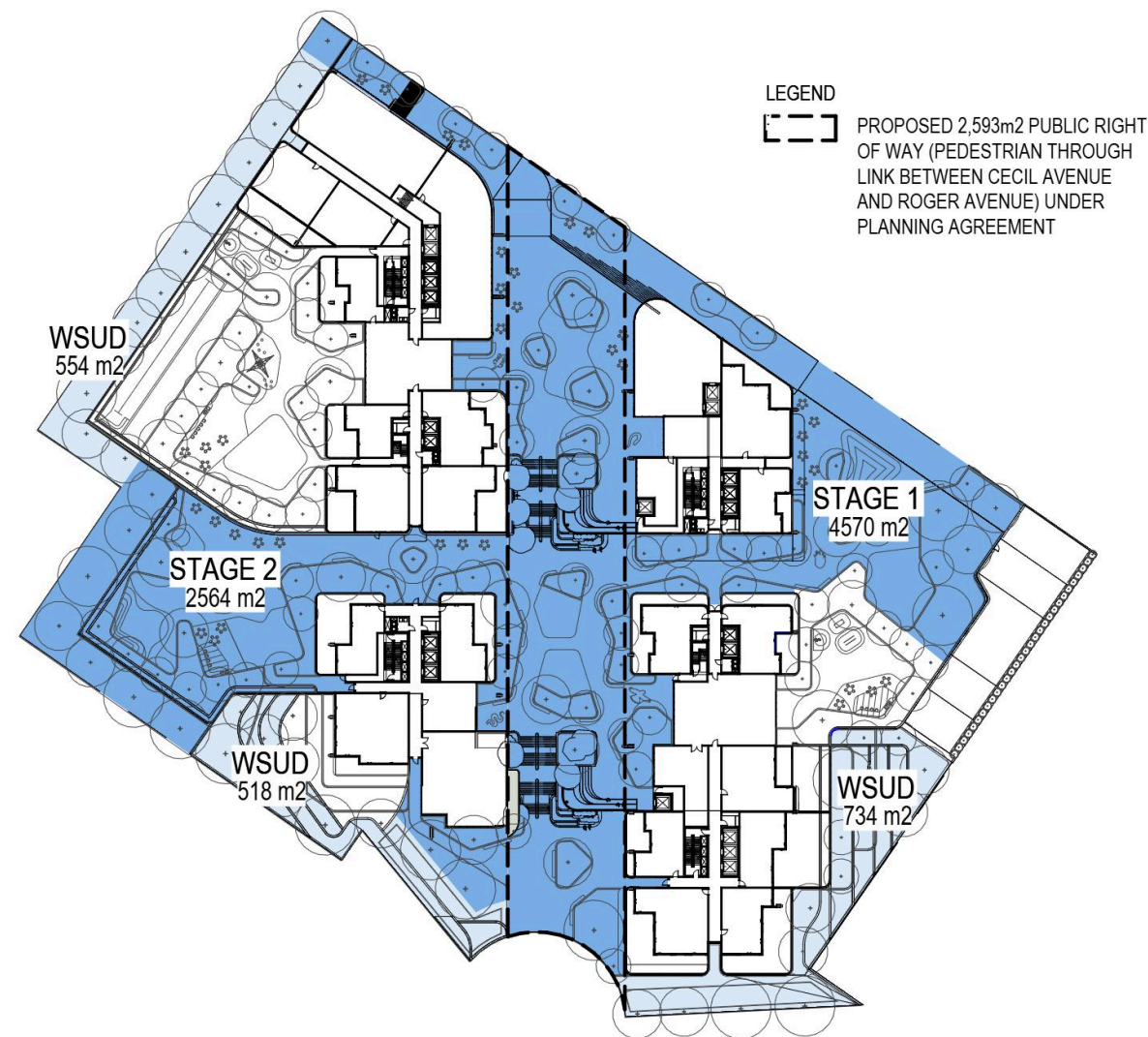
SOLAR ACCESS
CALCULATION
437 OUT OF 610 UNITS
ACHIEVE MINIMUM 2HRS
SOLAR ACCESS (71%)



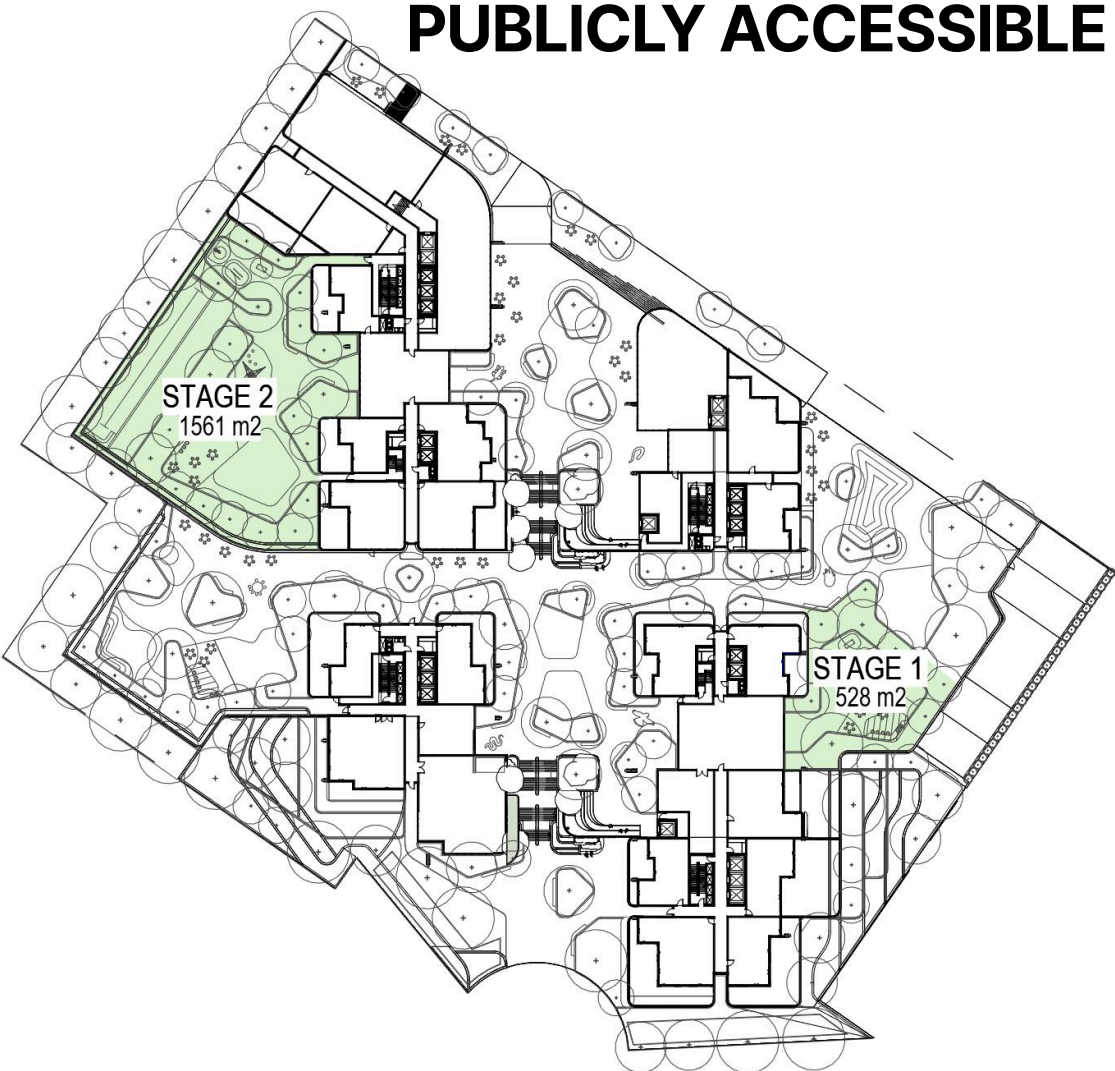
SOLAR ACCESS
ADG MINIMUM 70%

71%

PUBLICLY ACCESSIBLE OPEN SPACE



PUBLICLY ACCESSIBLE OPEN AREAS

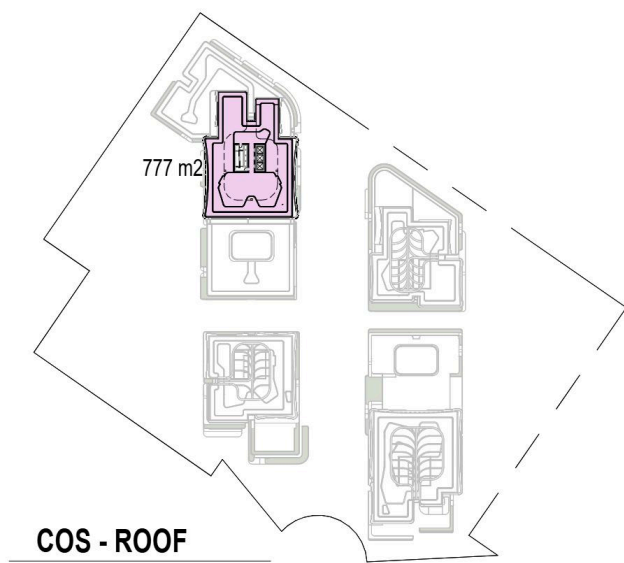
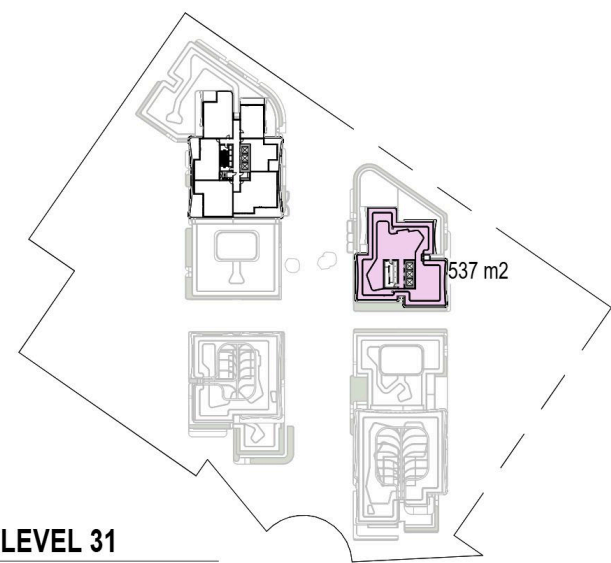
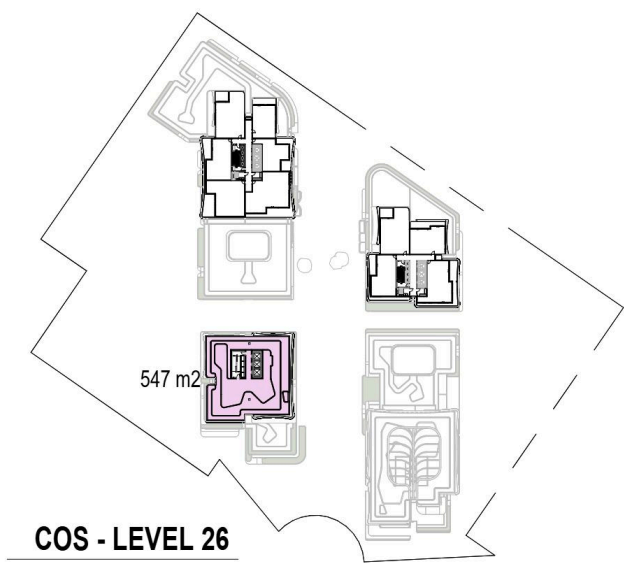
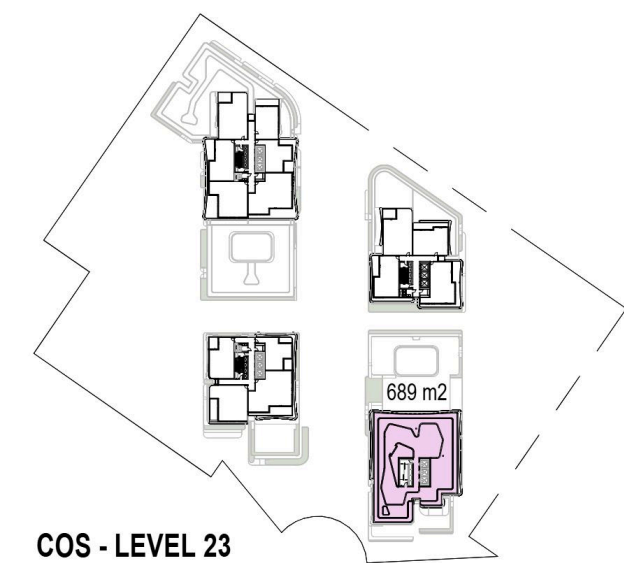
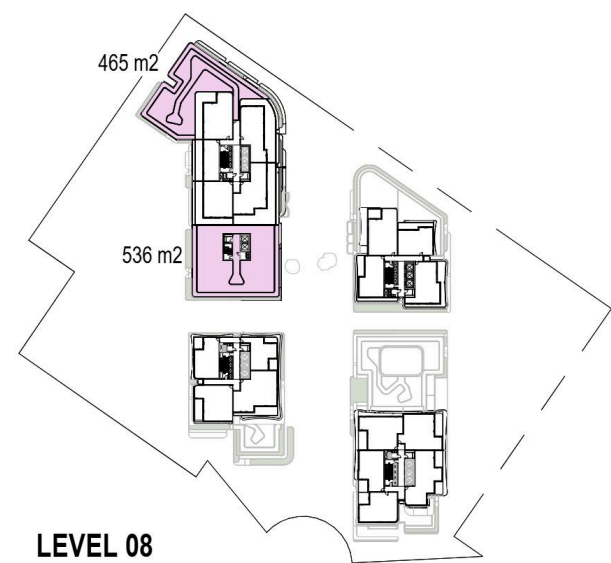
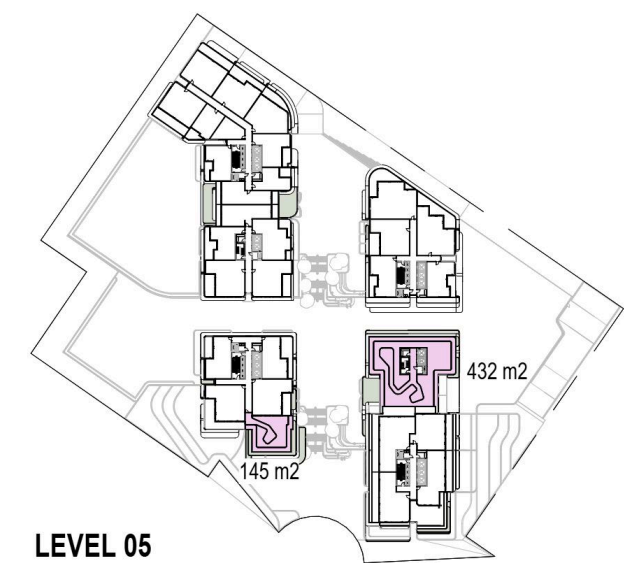
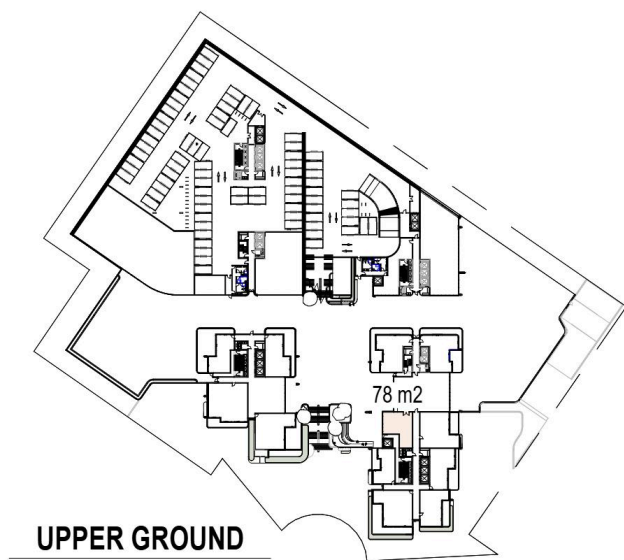


COMMUNAL OPEN SPACE - GROUND LEVEL OPEN SPACE

- LEGEND:
- GROUND LEVEL PUBLICLY ACCESSIBLE OPEN SPACE
 - GROUND LEVEL COMMUNAL OPEN SPACE
 - ROOFTOP COMMUNAL OPEN SPACE
 - RESIDENT AMENITY

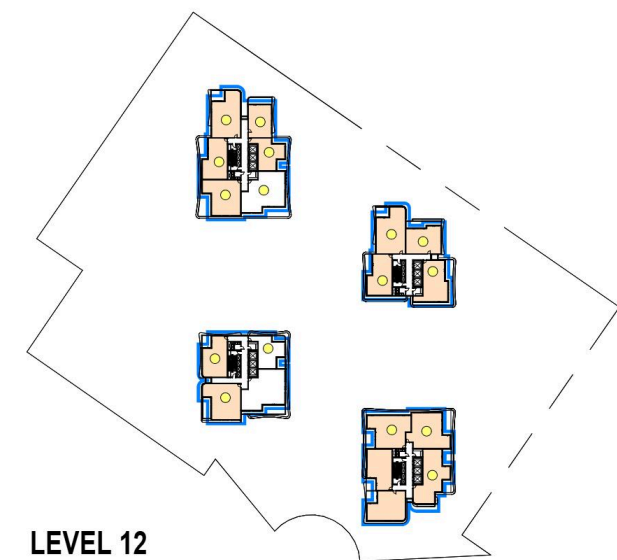
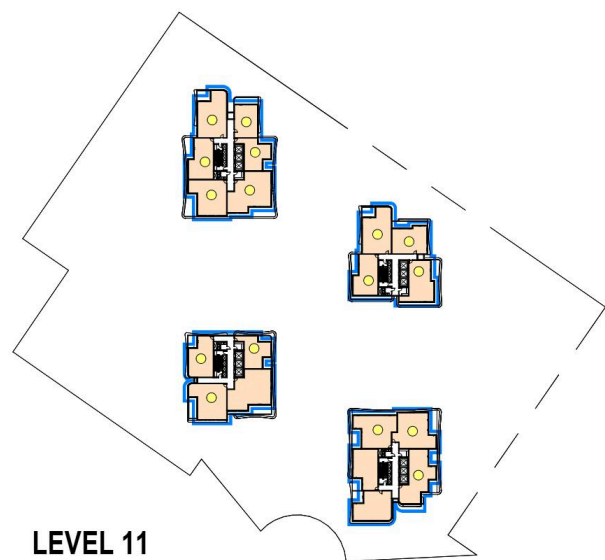
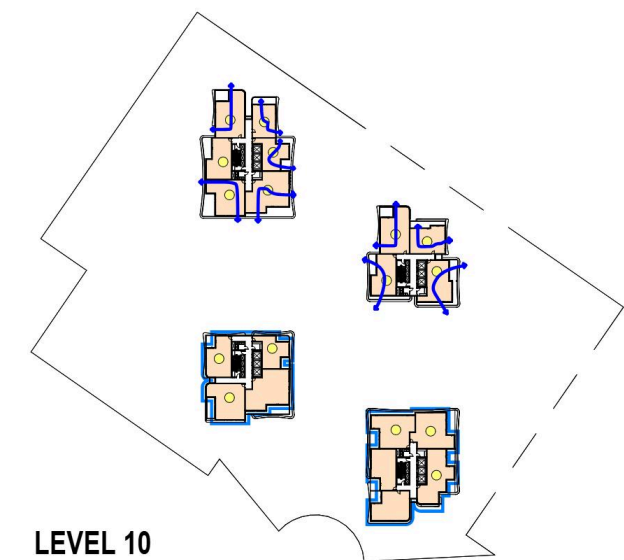
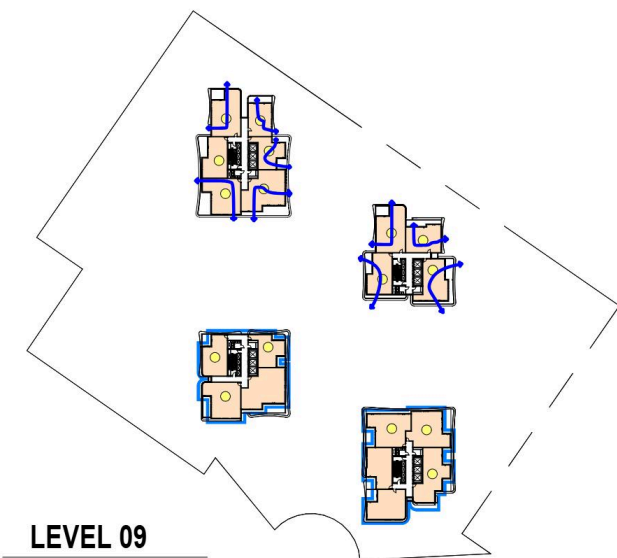
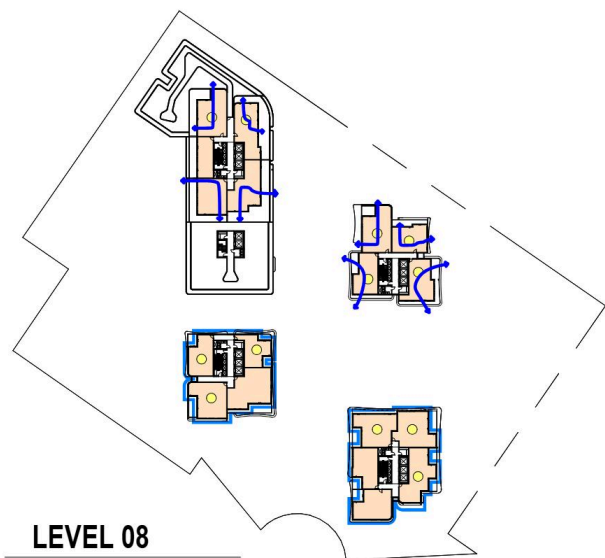
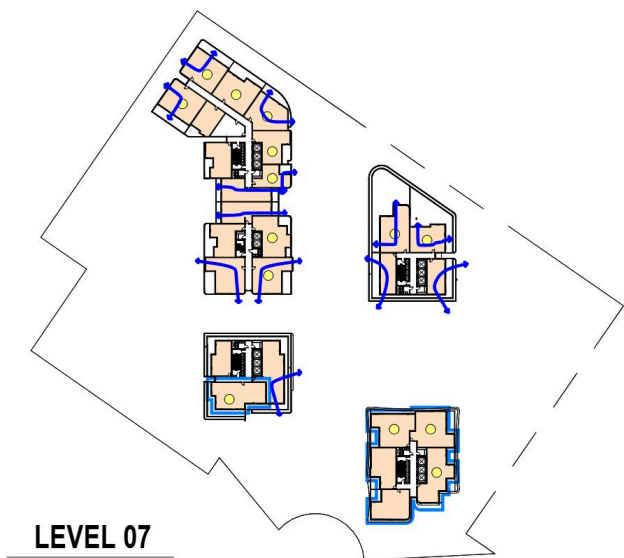
Site Area	17,623.60m2					
Public Open Space (The Hills DCP 2012)	2,800m2					
Communal Open Space Requirement (ADG 25%)	4,405.9m2					
	Stage 1	Stage 2	Total			
Site Area (m2)	9,080.91	8,542.69	17,623.60			
Public Open Space						
Ground Level Publicly Accessible Open Space (m2)	4,570	2,564	7,134	155%	increase over DCP	
Communal Open Space						
Ground Level Communal Open Space(m2)	528	1,561	2,089			
Rooftop Communal Open Space (m2)	1,658	2,470	4,128			
Resident Amenity (m2)	299	218	517			
Total Communal Open Space	2,485	4,249	6,734	53%	increase over ADG	
	27%	50%	38%			

COMMUNAL OPEN SPACE DIAGRAM

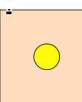


- LEGEND:
- GROUND LEVEL PUBLICLY ACCESSIBLE OPEN SPACE
 - GROUND LEVEL COMMUNAL OPEN SPACE
 - ROOFTOP COMMUNAL OPEN SPACE
 - OPEN SPACE
 - RESIDENT AMENITY

AFFORDABLE HOUSING DIAGRAMS

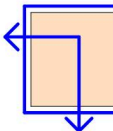


LEGEND



AFFORDABLE HOUSING
WITH SOLAR ACCESS

88 OUT OF 117
AFFORDABLE HOUSING
UNITS (75%) ACHIEVE
SOLAR ACCESS



AFFORDABLE HOUSING
WITH CROSS VENTILATION

107 OUT OF 117
AFFORDABLE HOUSING
UNITS (91%) ACHIEVE
CROSS VENTILATION



SOLAR ACCESS
ADG MINIMUM 70%

75%



CROSS VENTILATION
ADG MINIMUM 60%

91%

Site Area: 17,623.60m²
THLEP 2019 C17.11 FSR: 3.5:1
Housing SEPP +30%
Total Max. Permitted GFA: 80,187m²
Permissible FSR: 4.55:1
Non- Residential GFA: 3,789m²
Residential GFA: 72,162m²
Affordable Housing (15%): 11,393m²
Market Housing: 60,769m²

Occupancy	Quantity	Area
1 BED	14	917 m ²
2 BED	42	3,605 m ²
2+ BED	35	3,966 m ²
3 BED	19	2,078 m ²
3+ BED	7	952 m ²
Grand total: 117		11,518 m ² (complies)

APPENDICIES

TO ACCOMPANY ARCHITECTURAL DESIGN REPORT REPARED BY



NOMINATED ARCHITECT: KAICHI LEUNG
NSW Architects Registration No. 7133

A: Level 3, 9 Barrack Street, Sydney, NSW 2000
Ph: 1300 377 789 | W: www.aplusedg.com.au

APPENDIX A
BETTER PLACED ASSESSMENT

BETTER PLACED - GOOD DESIGN OBJECTIVES

The following table provides a summary of how the proposed development, achieves the good design outcomes (identified by the Design Objectives for NSW) of GANSW's 'Better Placed policy. As the table shows, the elements of the proposed design have overlapping achievement of the objectives.

Better Placed is an integrated design policy for the built environment of NSW.

It reflects the collective aspirations and expectations for the places where we work, live, and play. It establishes a clear framework to ensure quality design that delivers architecture, public spaces, and environments that meet our current needs and those of the future.

Our design principles have been aligned with Better Placed to ensure the reference design achieves a contextually appropriate fit for Castle Hill. The proposal thoughtfully balances the distinct qualities of the Castle Hill context and creates meaningful spaces for people to live, work, and connect.



OBJECTIVE 1

Better Fit

contextual, local and of its place

Reconnect the site's natural relationship with the landscape and ecology, embracing the Bidjigal identity while instilling direct visual and physical connectivity.



OBJECTIVE 2

Better Performance

sustainable, adaptable and durable

Incorporate ESD principles through resource-efficient, energy-conscious designs utilizing solar, wind, and spatial understanding for sustainable living.



OBJECTIVE 3

Better Community

inclusive, connected and diverse

Provide communal open spaces on several floors, a through-site link to Roger Avenue Green Corridor, and buffer trees to enhance connectivity and inclusivity.



OBJECTIVE 4

Better For People

safe, comfortable and liveable

Design accessible, DDA-compliant layouts, green roofs, gardens, and landscapes, prioritizing comfort and liveability for people.



OBJECTIVE 5

Better For Working

functional, efficient and fit for purpose

Optimize apartment layouts to maximize solar access; design functional public and open spaces with clear intent and purposeful uses.



OBJECTIVE 6

Better Value

creative and adding value

Activate retail spaces along Cecil Avenue and introduce diverse commercial floor areas to boost the local economy and social engagement.



OBJECTIVE 7

Better Look And Feel

engaging, inviting and attractive

Select durable, nature-inspired materials reflecting the Bidjigal site's character, ensuring alignment with environmental needs and long-term quality.

APPENDIX B

**DESIGN VERIFICATION STATEMENT &
HOUSING SEPP - CHAPTER 4 ASSESSMENT**

DESIGN VERIFICATION STATEMENT

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 C– 28.01.2026



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Sydney NSW 2000
Tel: 1300 388 789 , +61 2 9188 3498
Email: info@aplusedg.com.au

"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.

W: www.aplusedg.com | P: 1300 388 789 | A: Level 3, 9 Barrack Street, Sydney, NSW 2000



DESIGN VERIFICATION STATEMENT

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 610 apartments and 3,789m2 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.

DESIGN VERIFICATION STATEMENT

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.

146 of 221 units (66%) 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 amended proposal has significantly increased deep soil to 13.7% with minimum 6m dimension and 17.2% in total as a consequence of rationalised basement design with substantially increased side boundary setbacks.

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.

432 of the 610 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 62 units (10%) designed as adaptable units, and 124 units (21%) 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,



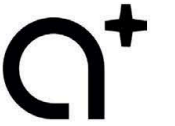
KAICHILEUNG
Registered Architect NSW 7133



93-107 Cecil Ave. & 9-10 Roger Ave. Castle Hill
A24033
11/02/2026

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. 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:			The proposal has significantly increased deep soil to 13.7% with minimum 6m dimension and 17.2% in total as a consequence of rationalised basement design with substantially increased side boundary setbacks.
		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		
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 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 2 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. 432 of 610 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	66% 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	
		Non-Habitable	
		For 2 Storey Apartments	



	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		
	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.		The proposal complies with this control.
		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		



	OBJECTIVE	DESIGN CRITERIA	PROPOSED
	Objective 4D-2 Environmental performance of the apartment is maximised	area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	
		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 3-7 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	Three lifts provided to each of the circulation cores.
	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 rooftop communal open space with perimeter landscaping to support sustainability by reducing heat gain, improving insulation, and lowering the urban heat island effect.
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.



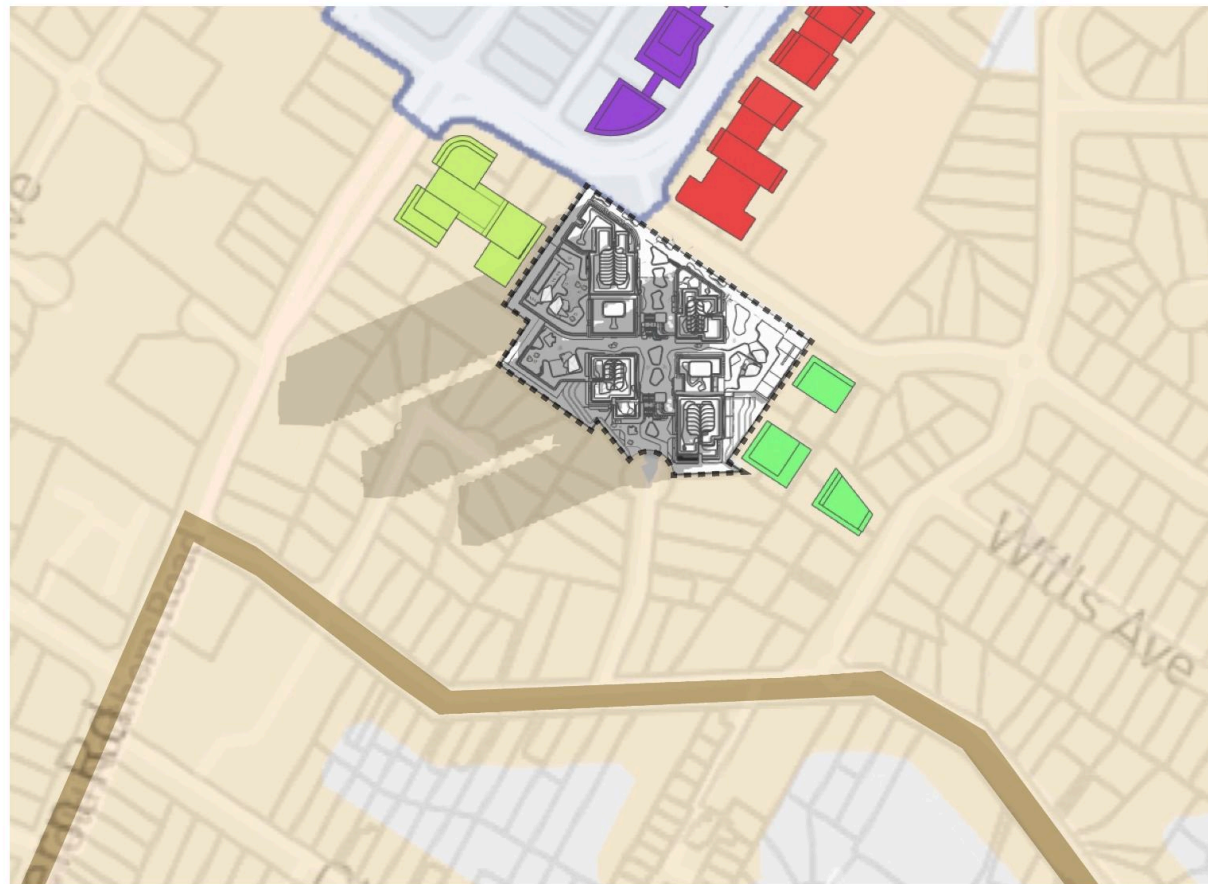
	OBJECTIVE	DESIGN CRITERIA	PROPOSED
Energy Efficiency	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		The proposal complies with this control.
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical 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.



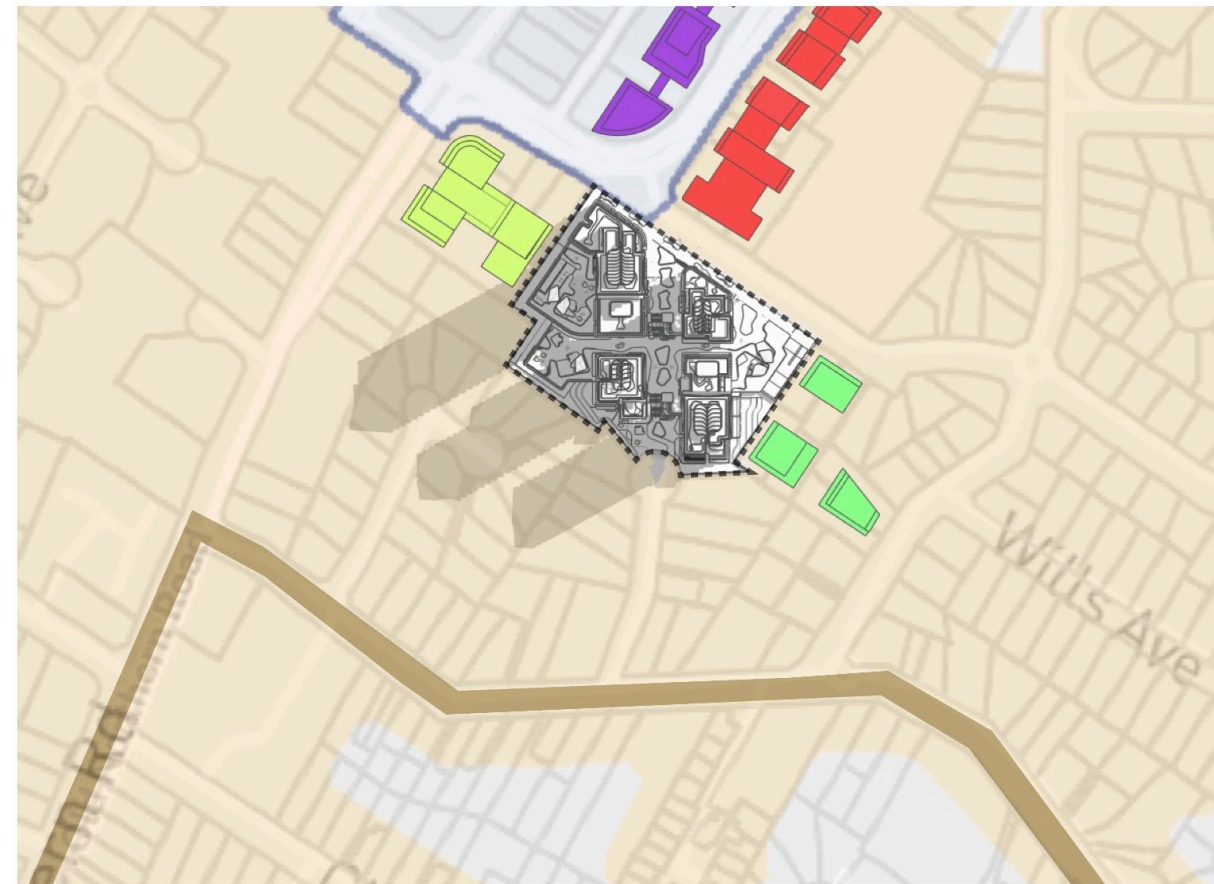
	OBJECTIVE	DESIGN CRITERIA	PROPOSED
	Objective 4X-3 Material selection reduces ongoing maintenance costs		Materials will be durable and cleanable.

APPENDIX C **SOLAR ACCESS ANALYSIS**

SHADOW DIAGRAMS MARCH 21



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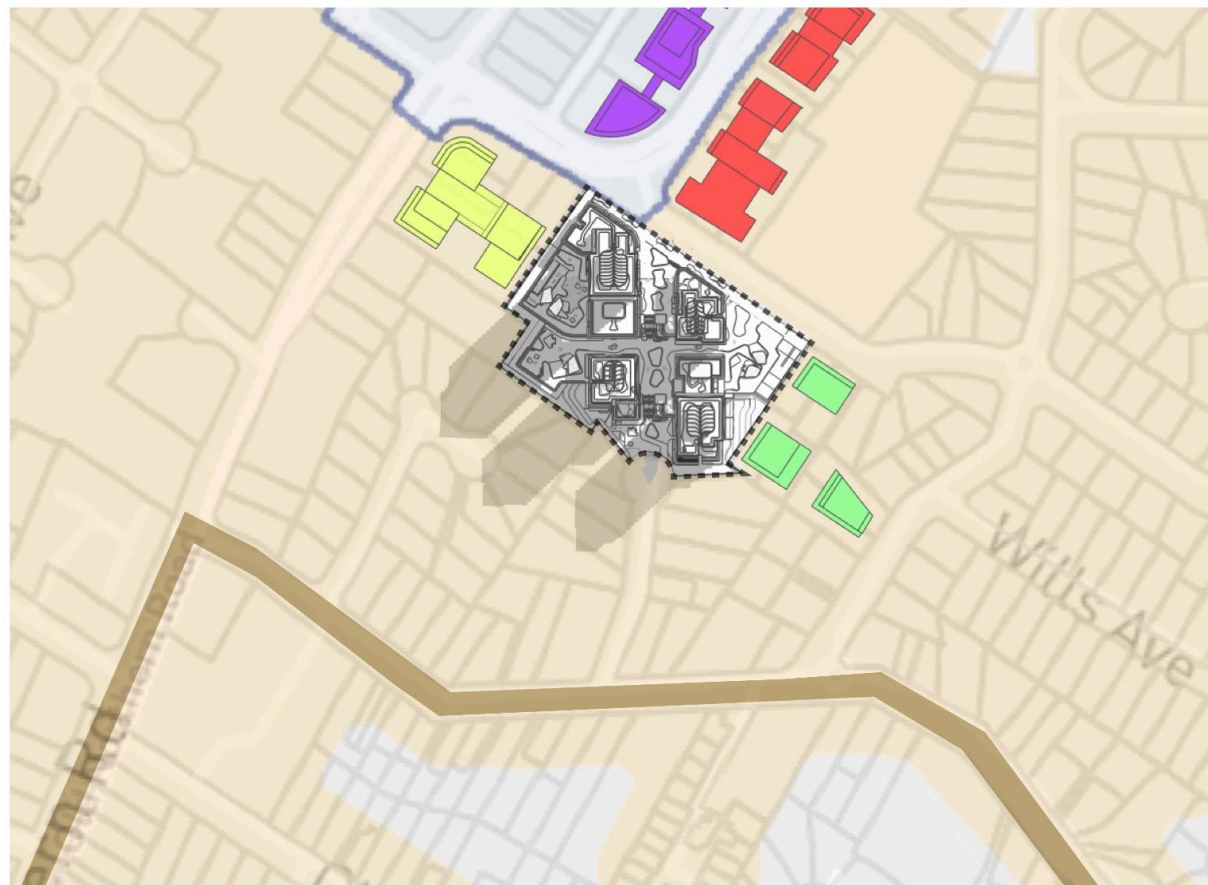


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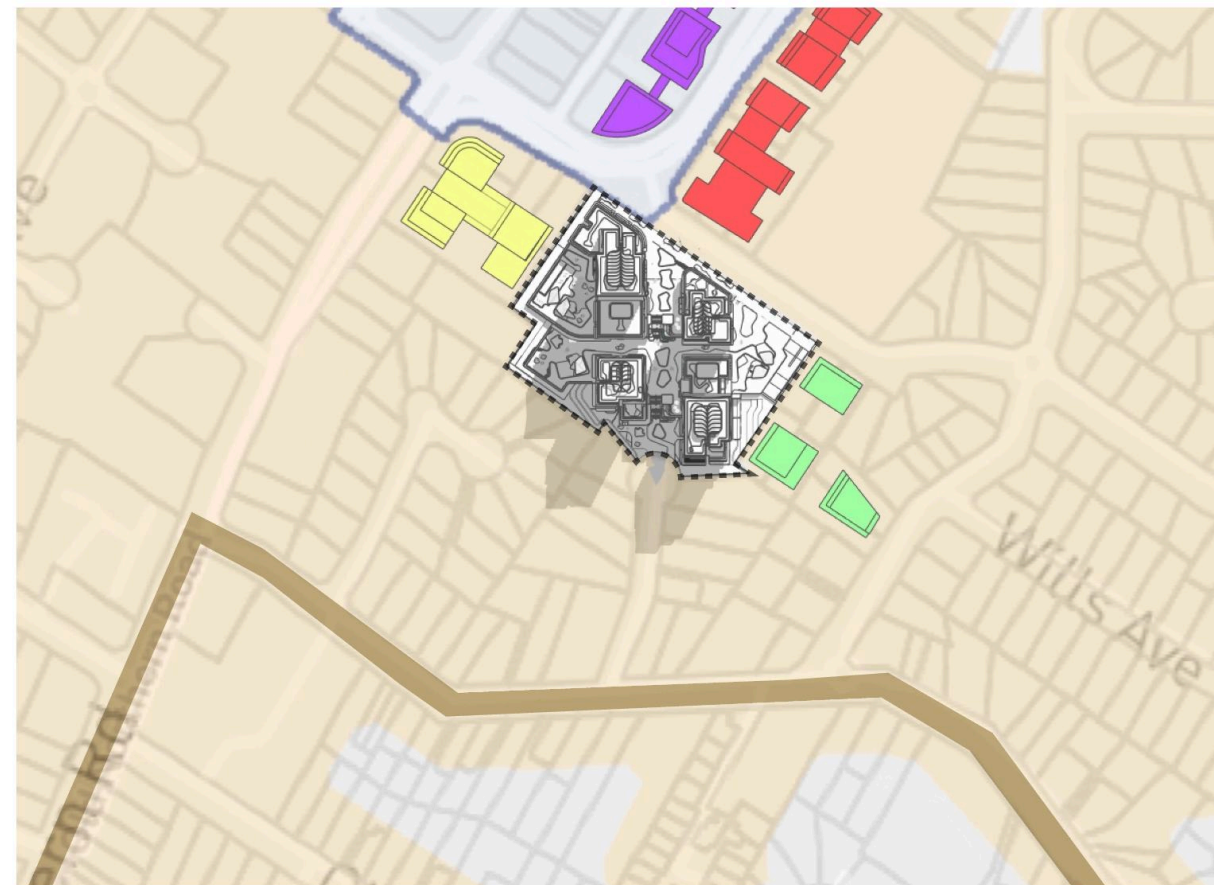
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NOTE: FUTURE MASSING OF NEIGHBOURING PROPERTIES UNDER THE CASTLE HILL PRECINCT PLAN (ADOPTED 11 JUNE 2024), WITH A 30% UPLIFT PURSUANT TO CHAPTER 2, PART 2, DIVISION 1 OF SEPP (HOUSING) 2021

SHADOW DIAGRAMS MARCH 21



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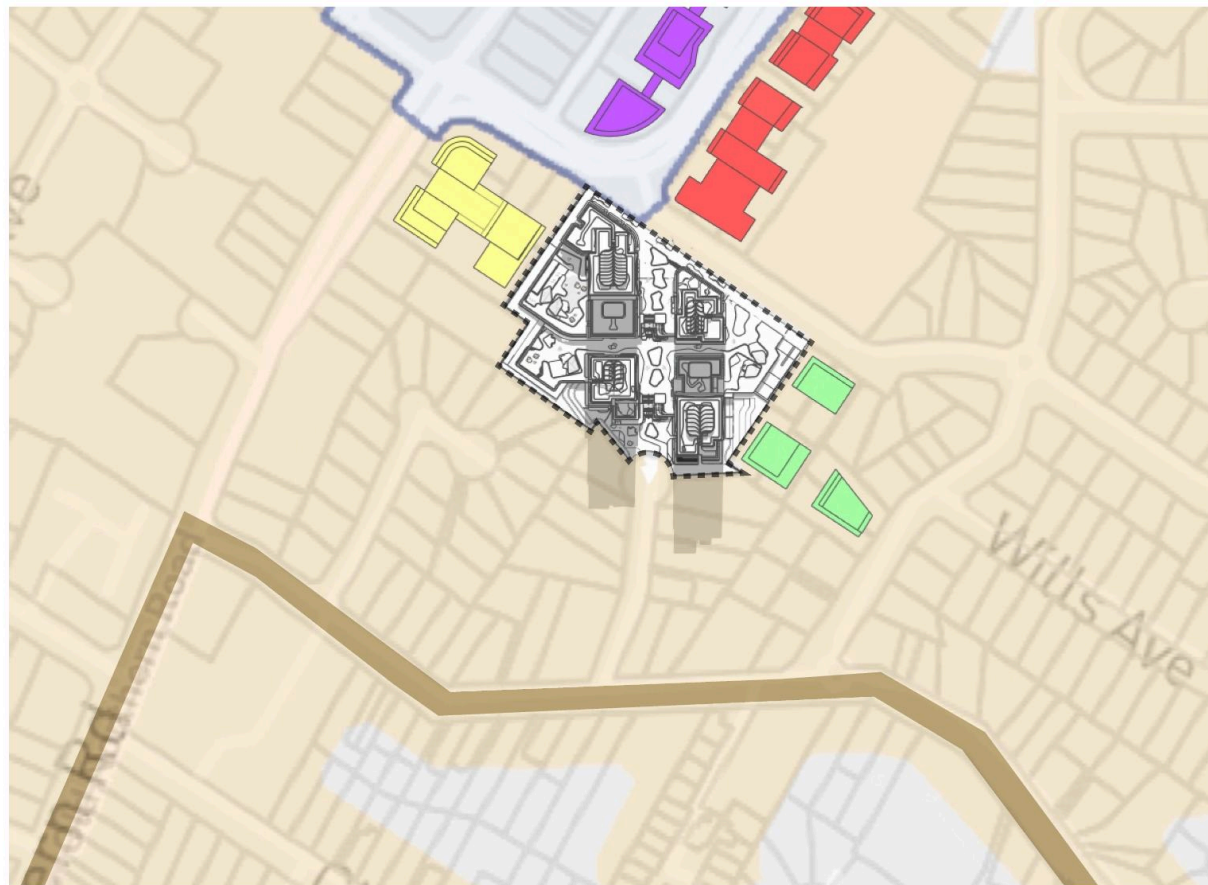


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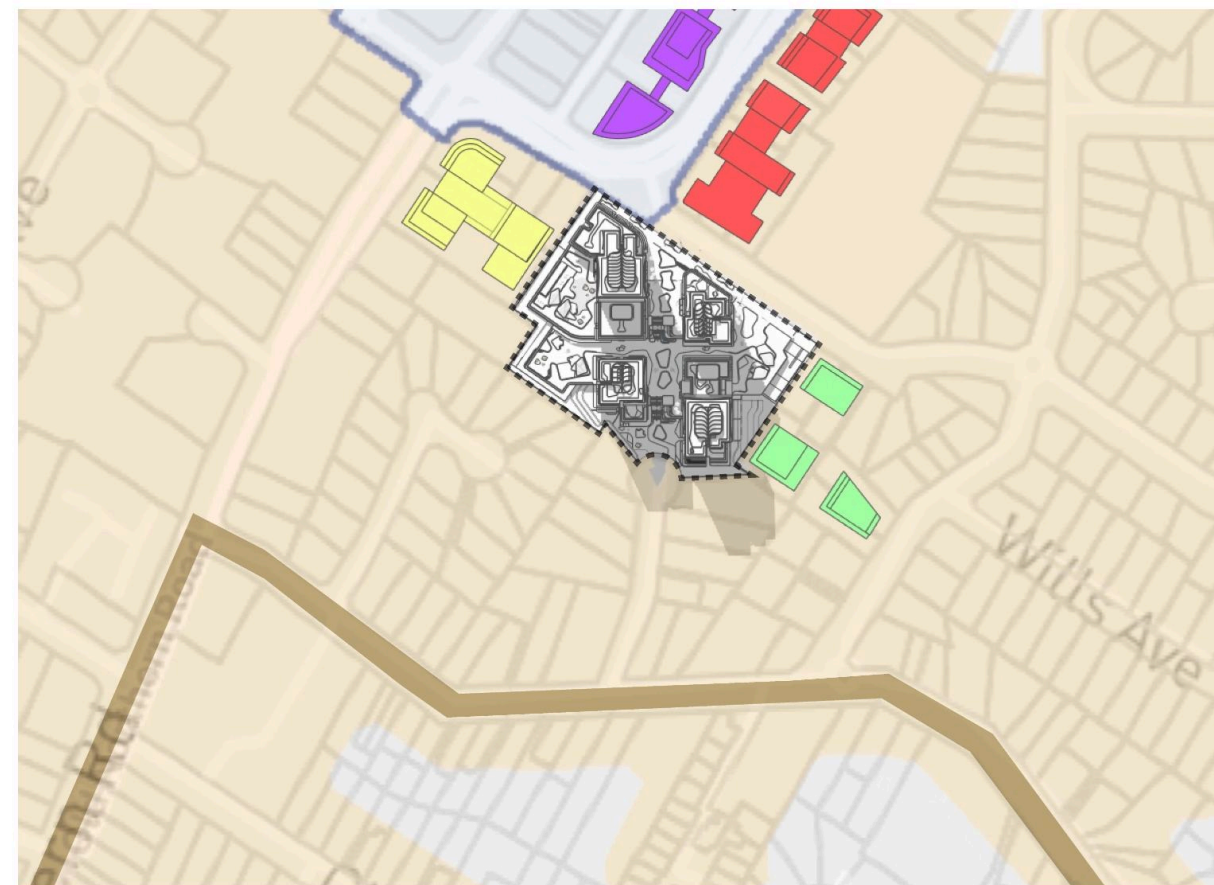
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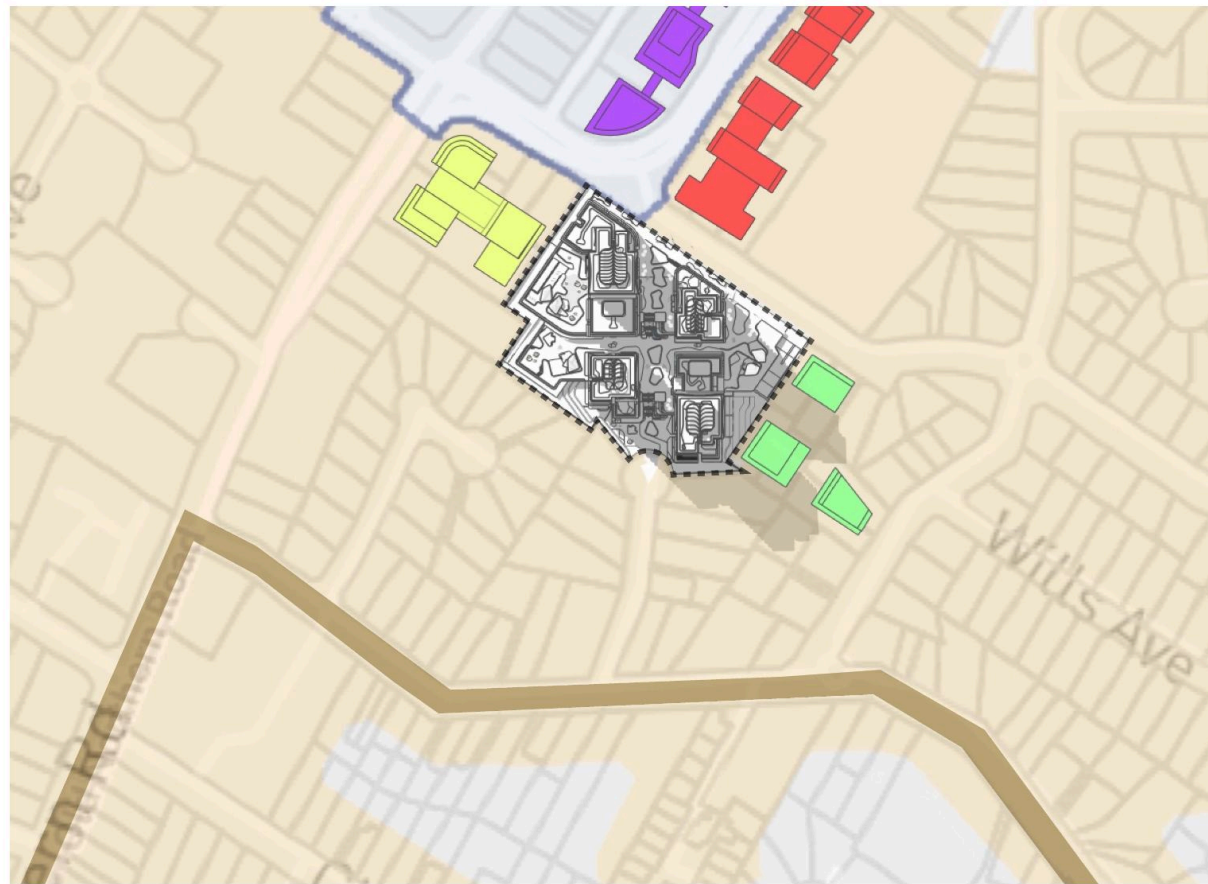


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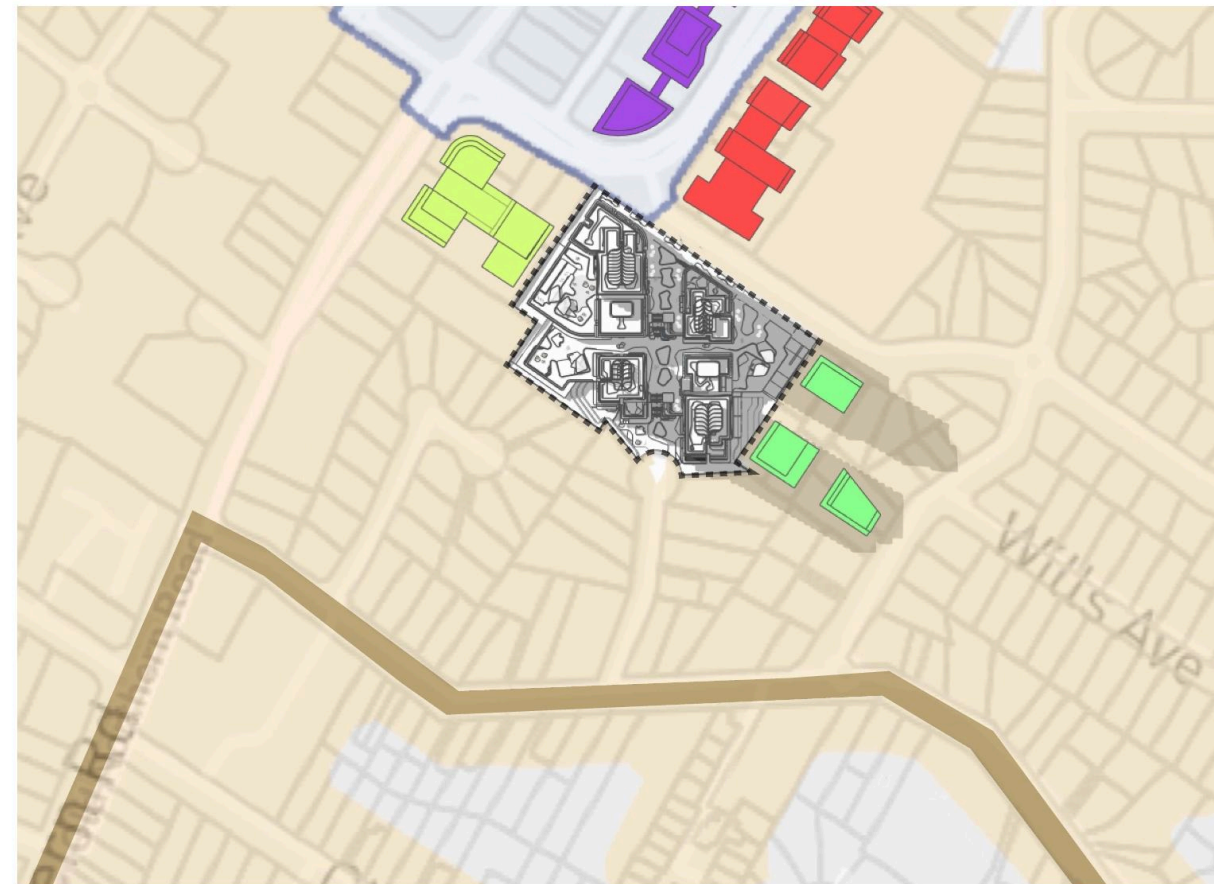
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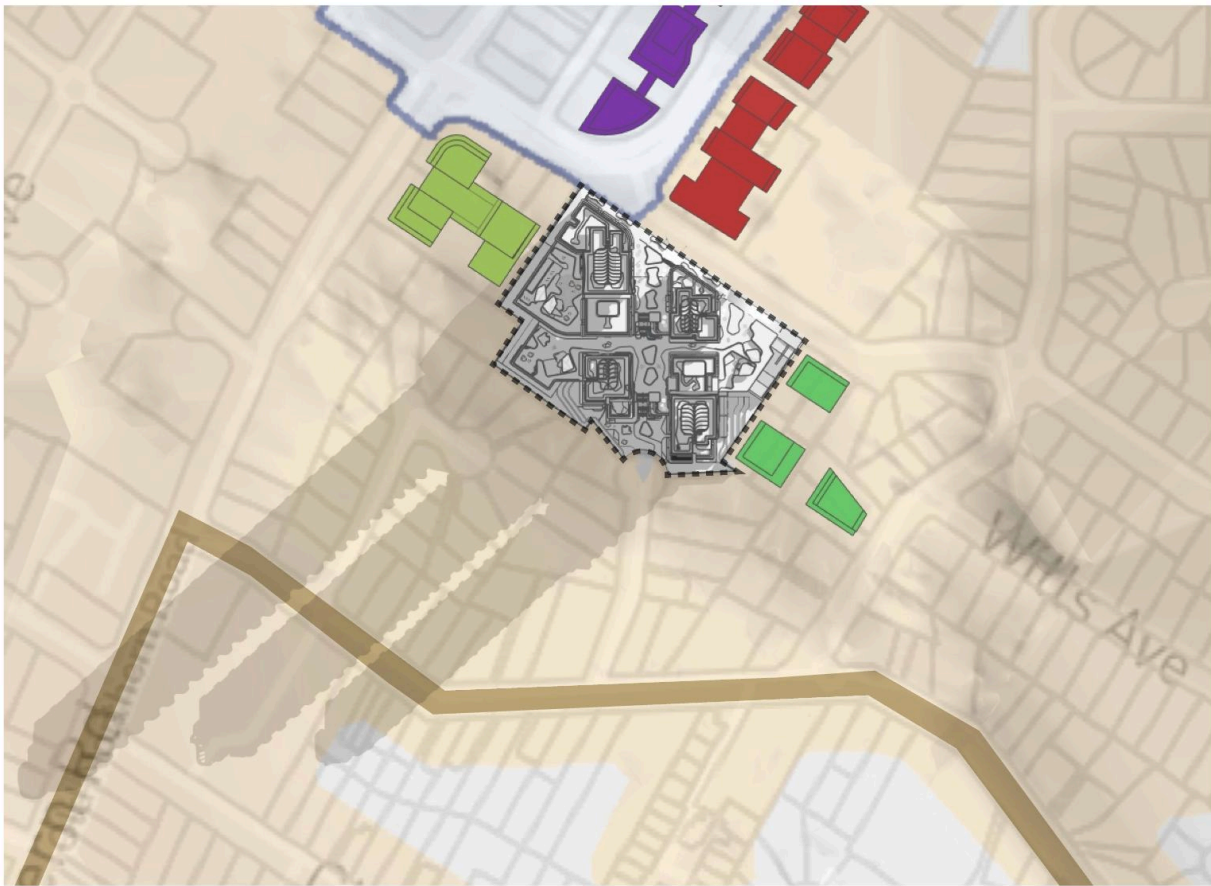


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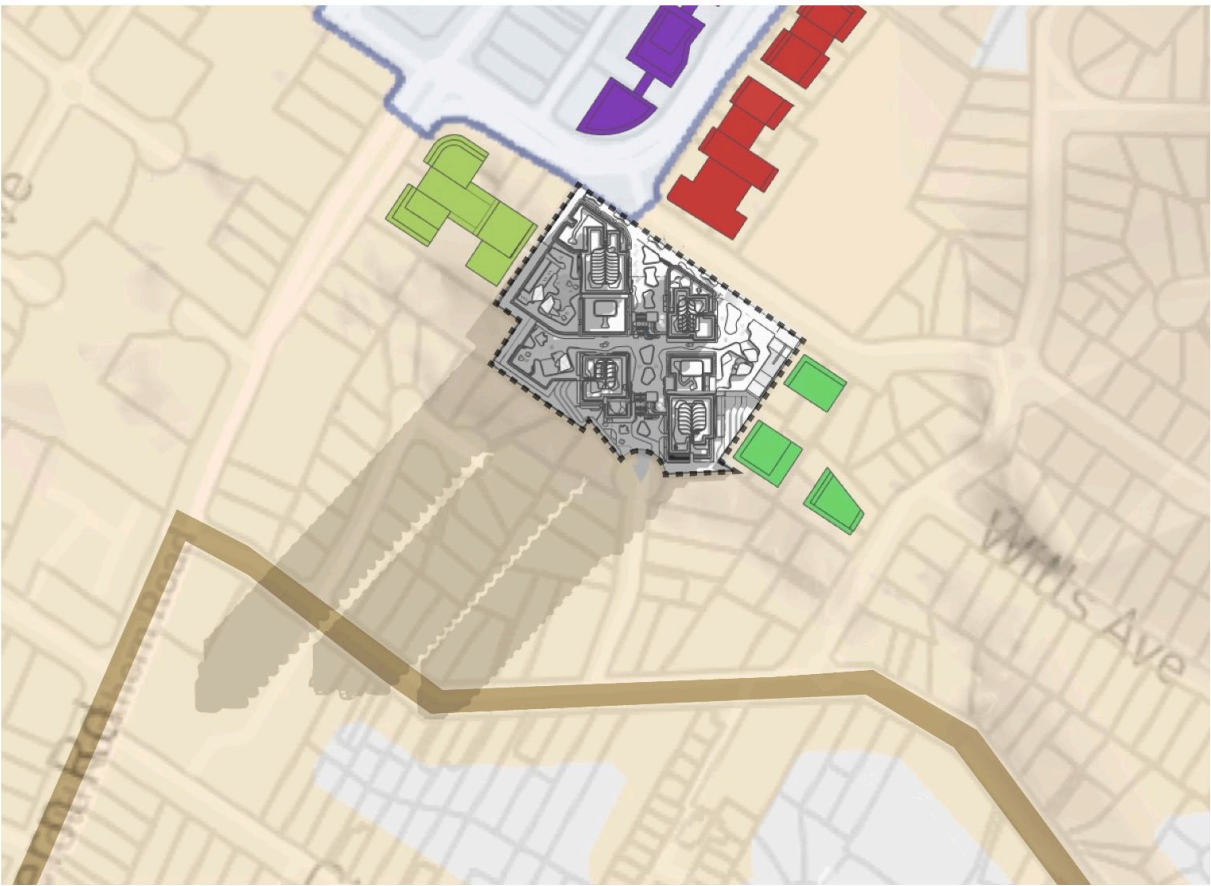
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SHADOW DIAGRAMS JUNE 21



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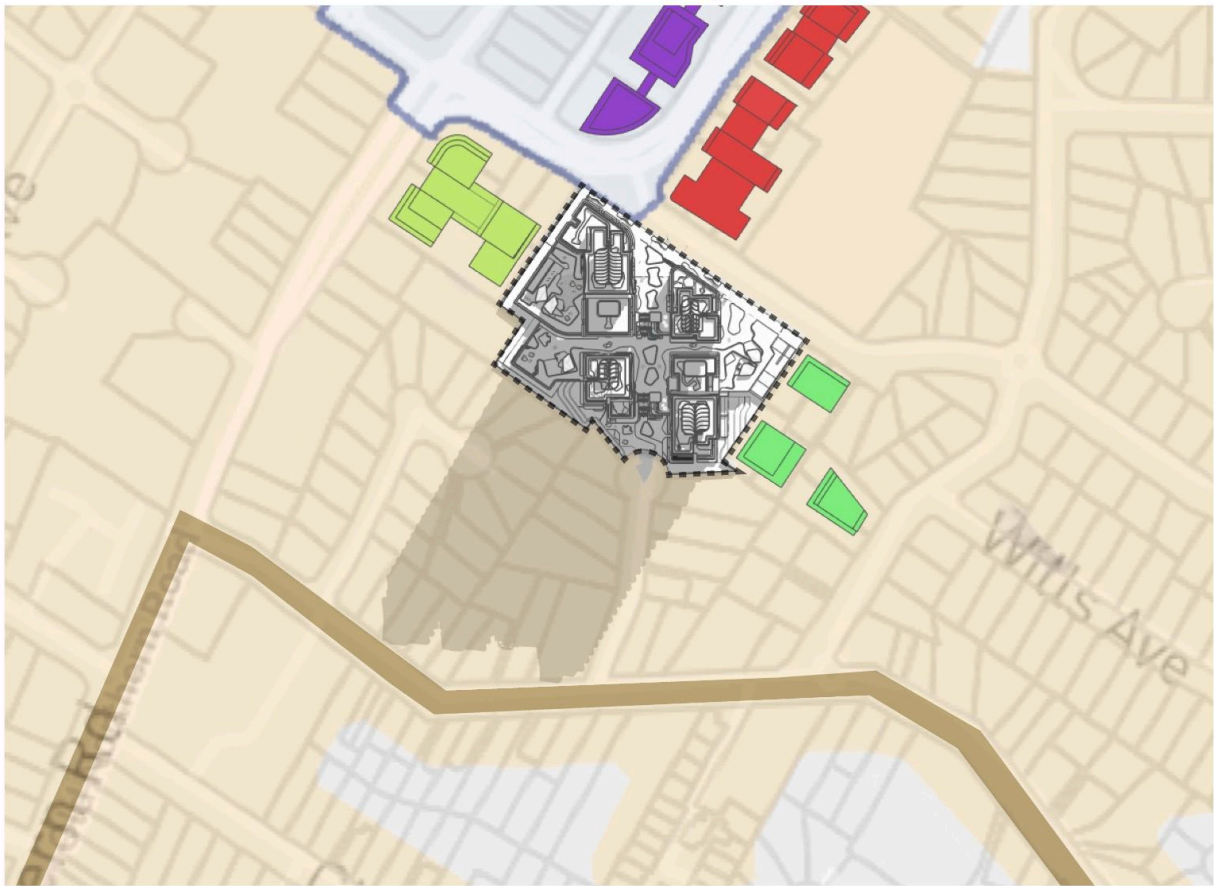


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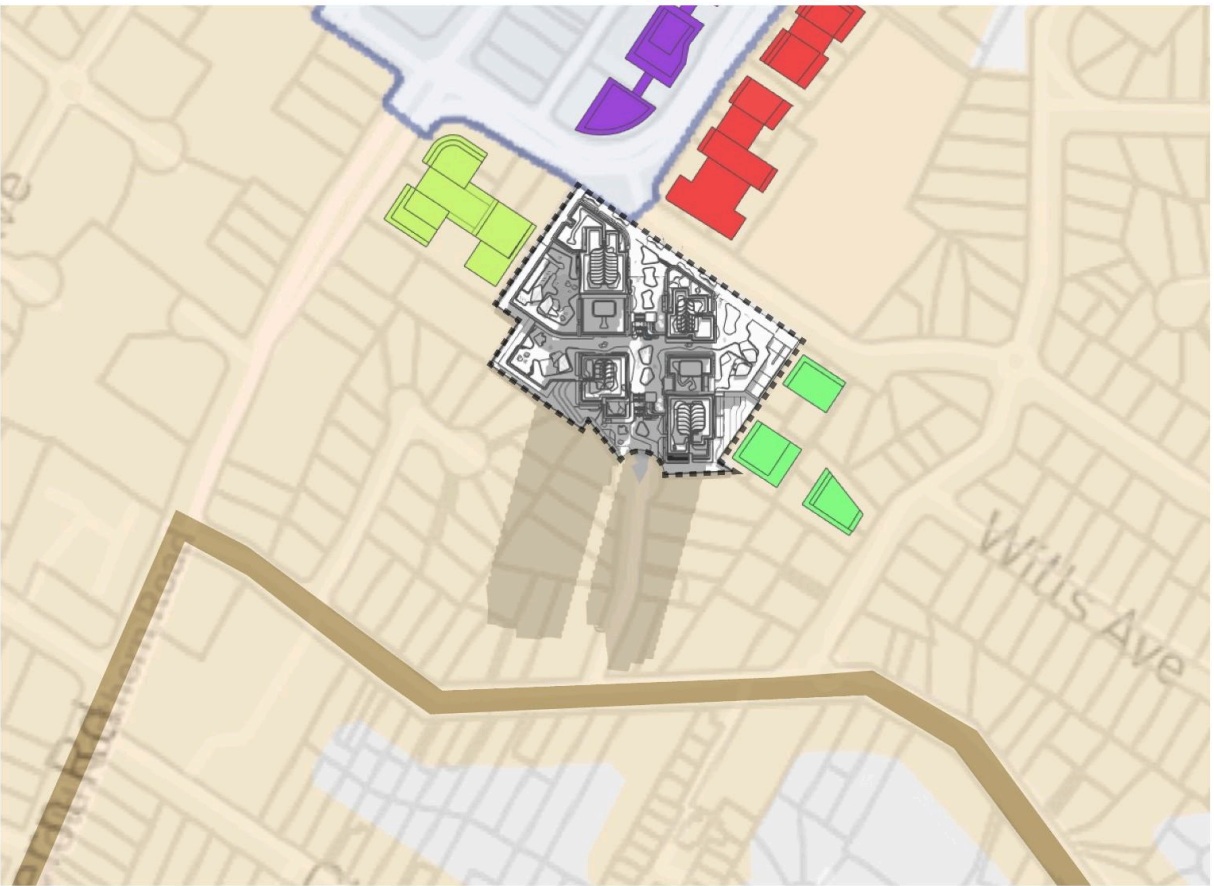
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(HOUSING) 2021

SHADOW DIAGRAMS JUNE 21



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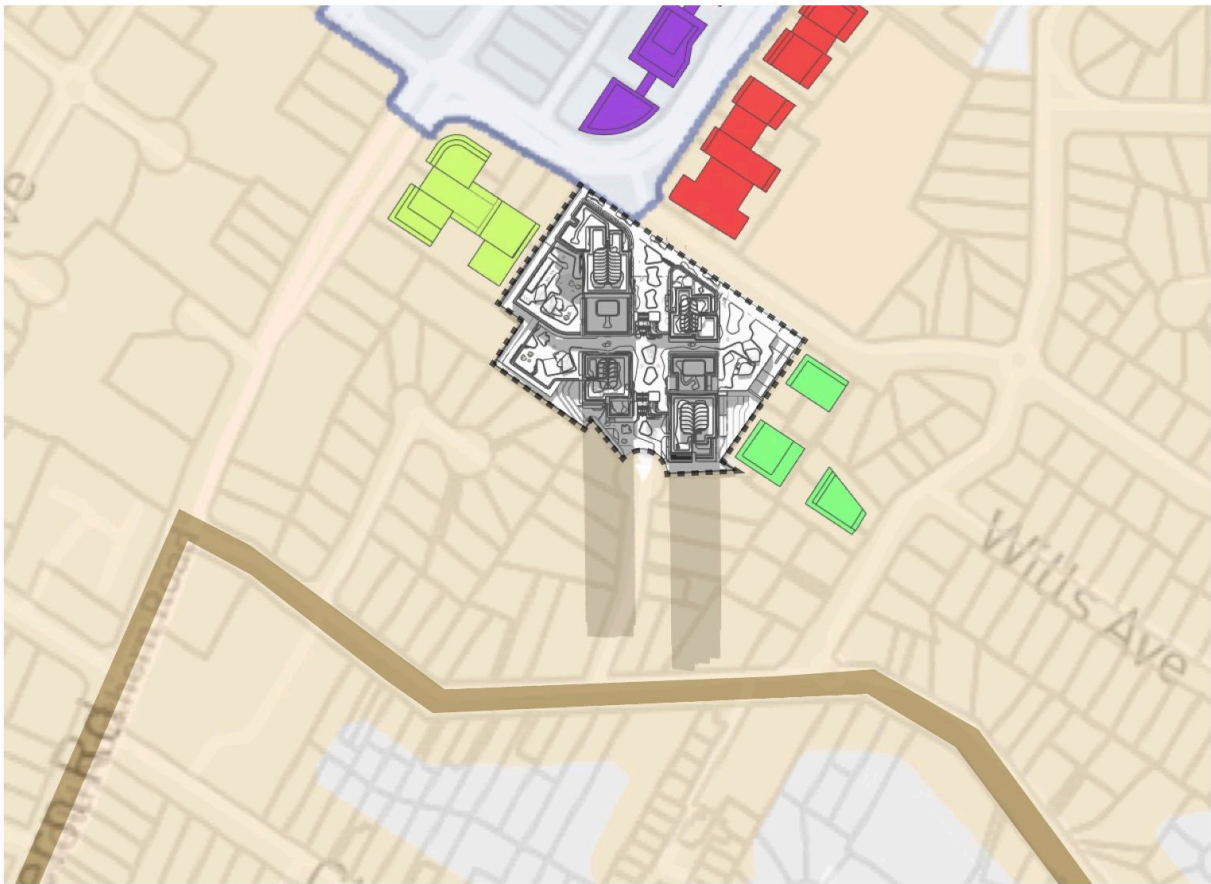


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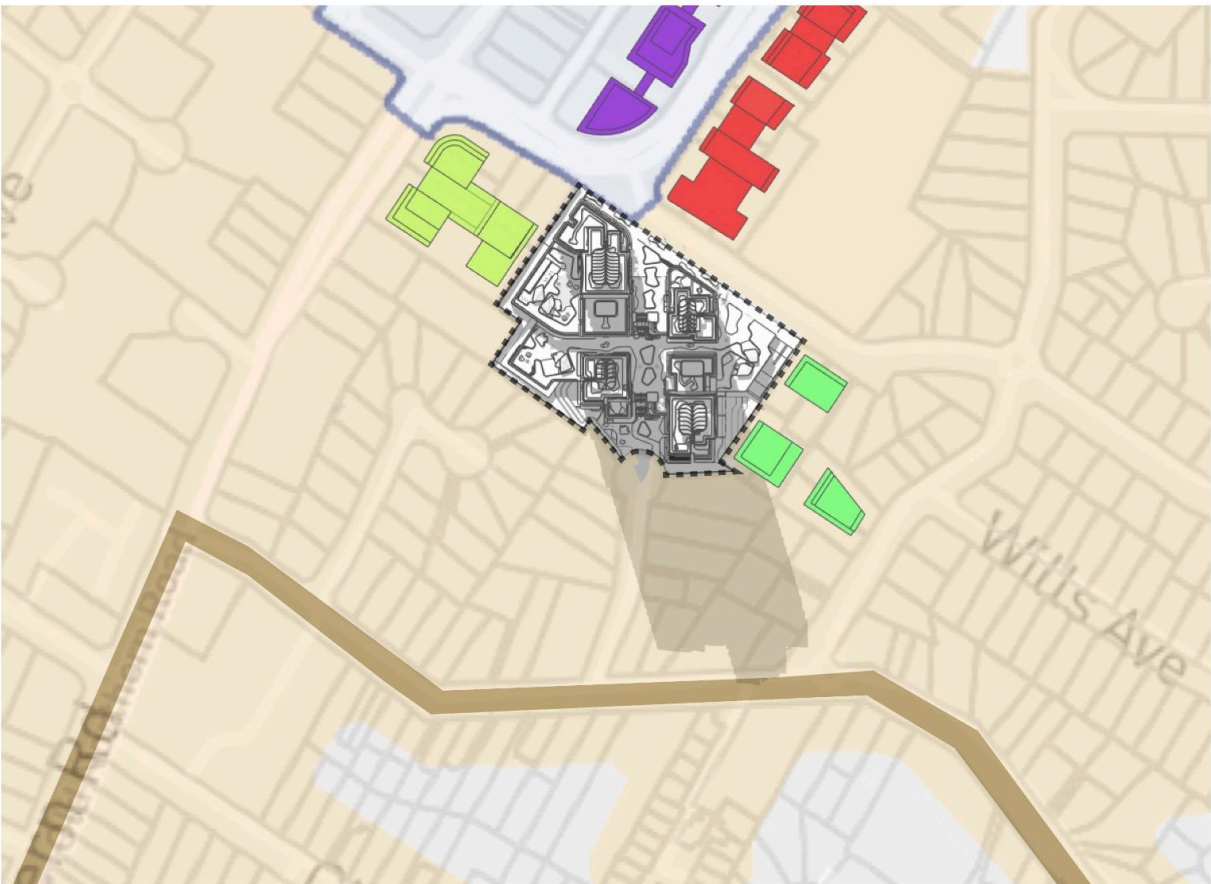
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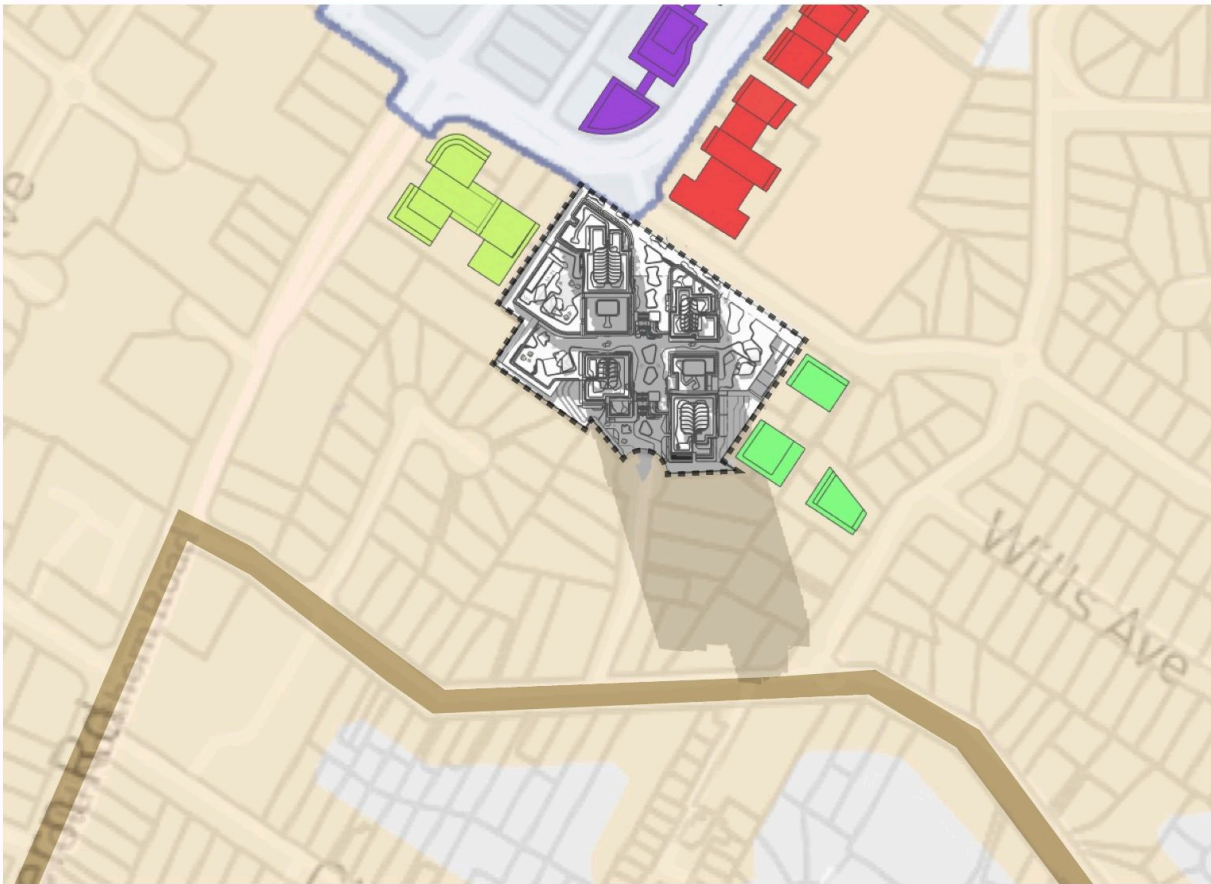


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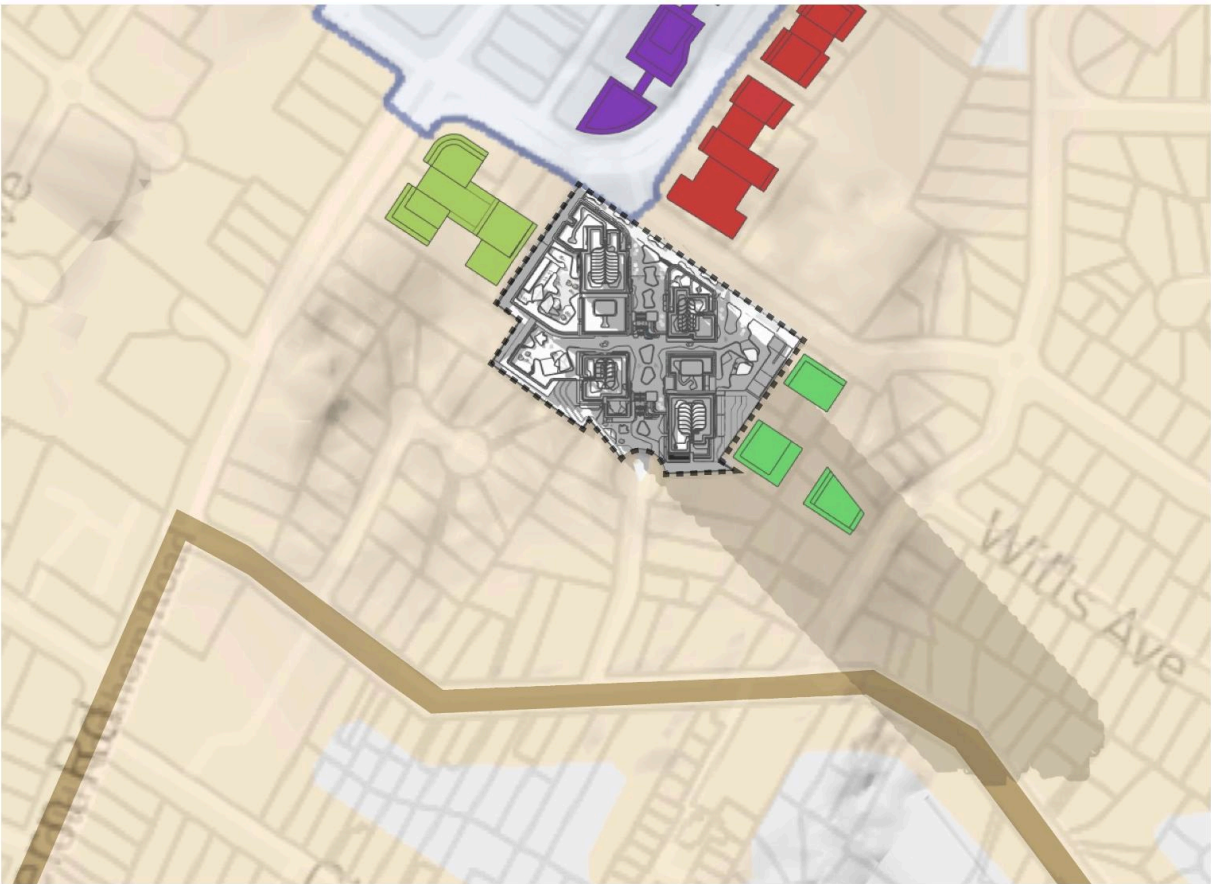
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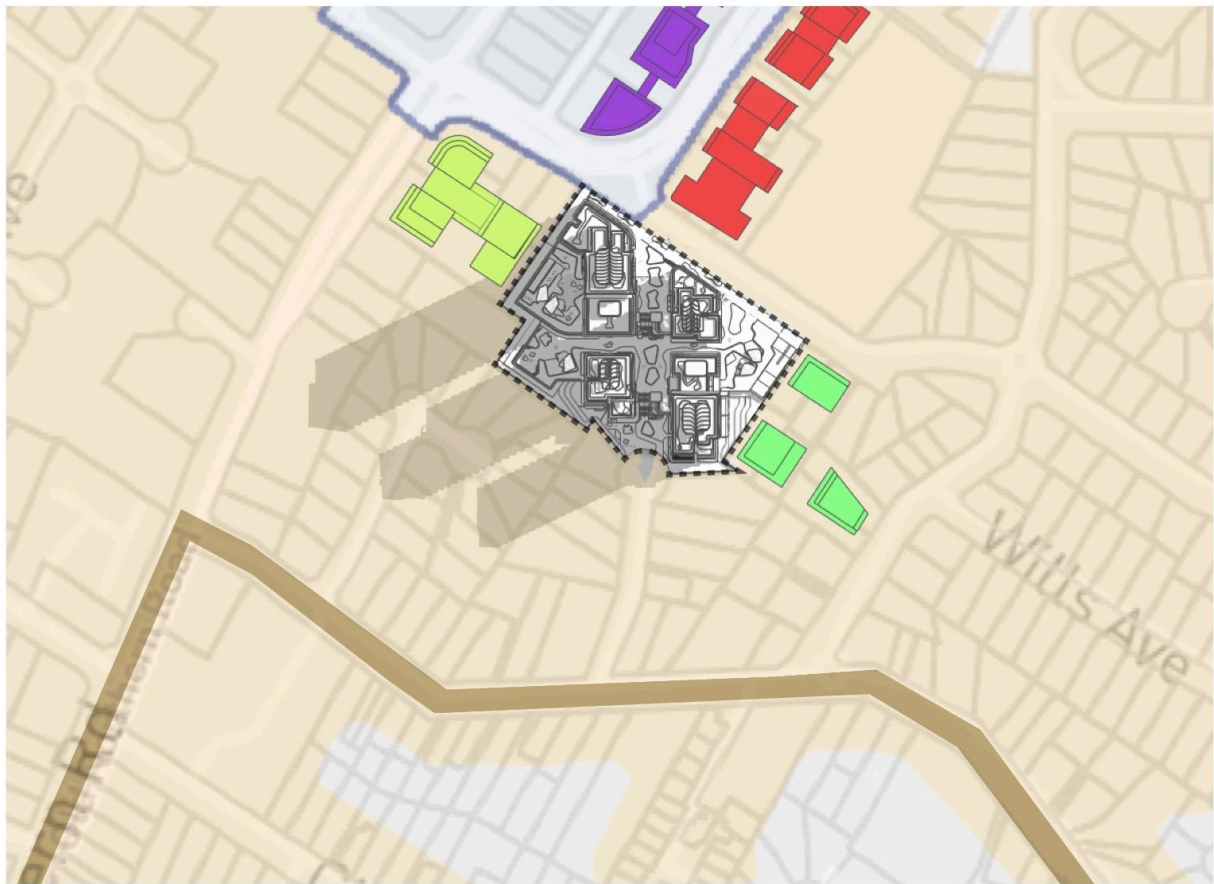


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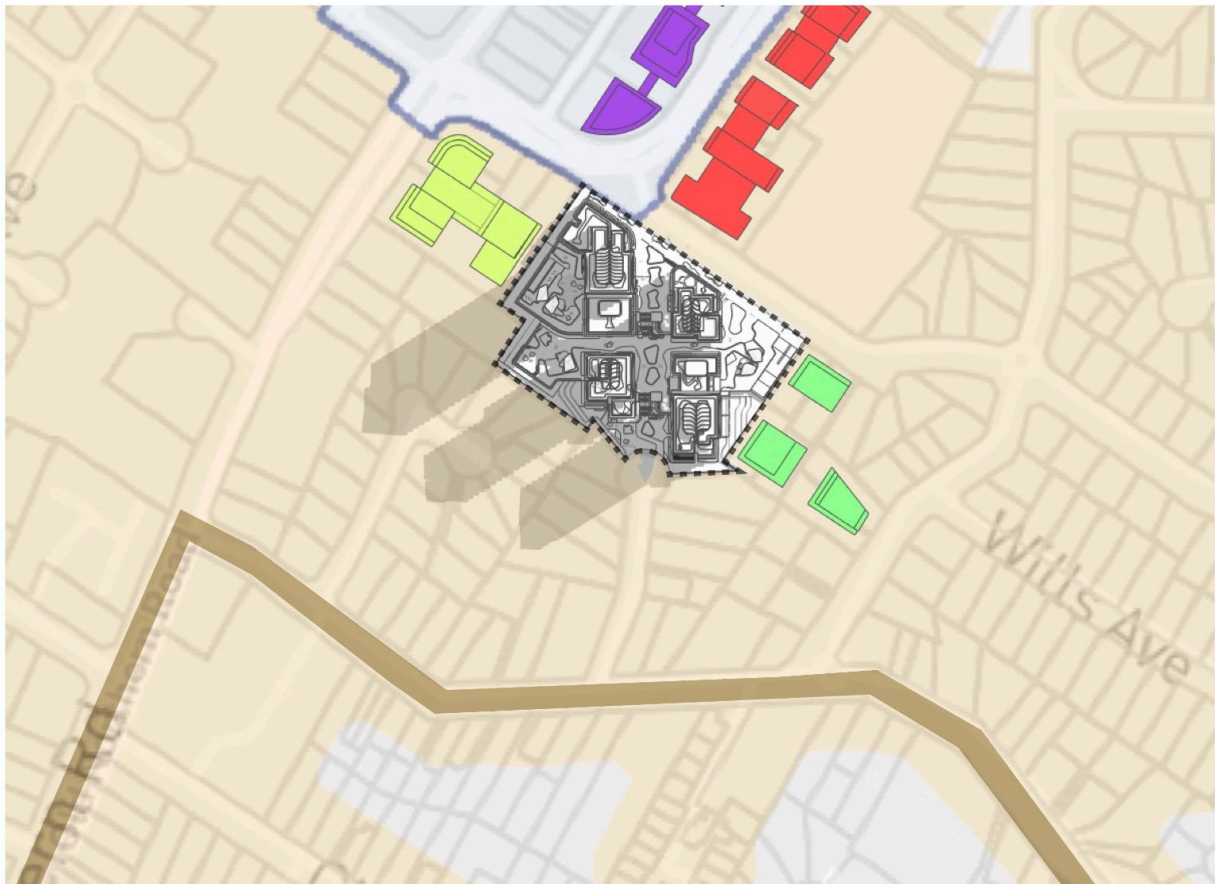
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- INDICATIVE LMR HOUSING AREA

NOTE: FUTURE MASSING OF NEIGHBOURING PROPERTIES UNDER THE CASTLE HILL PRECINCT PLAN (ADOPTED 11 JUNE 2024), WITH A 30% UPLIFT PURSUANT TO CHAPTER 2, PART 2, DIVISION 1 OF SEPP (HOUSING) 2021

SHADOW DIAGRAMS SEPTEMBER 21



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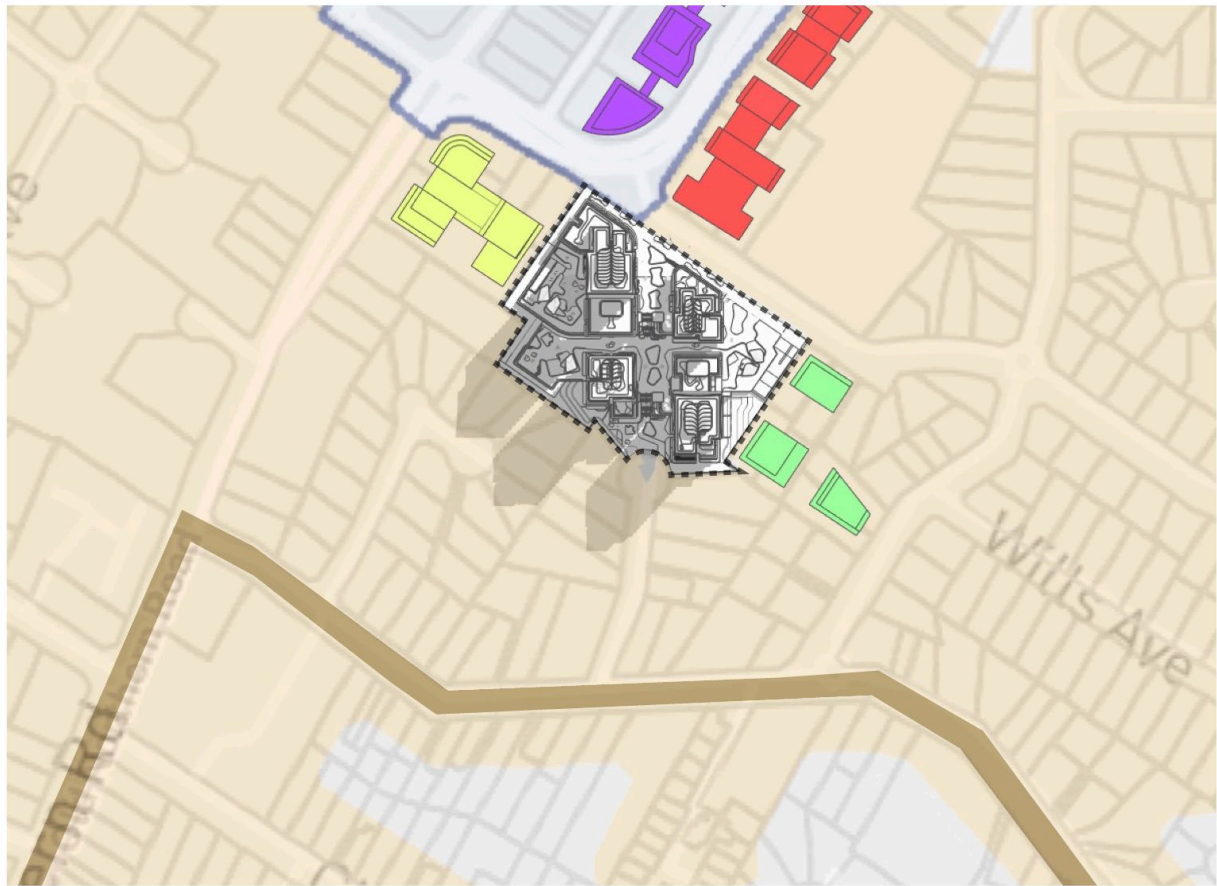


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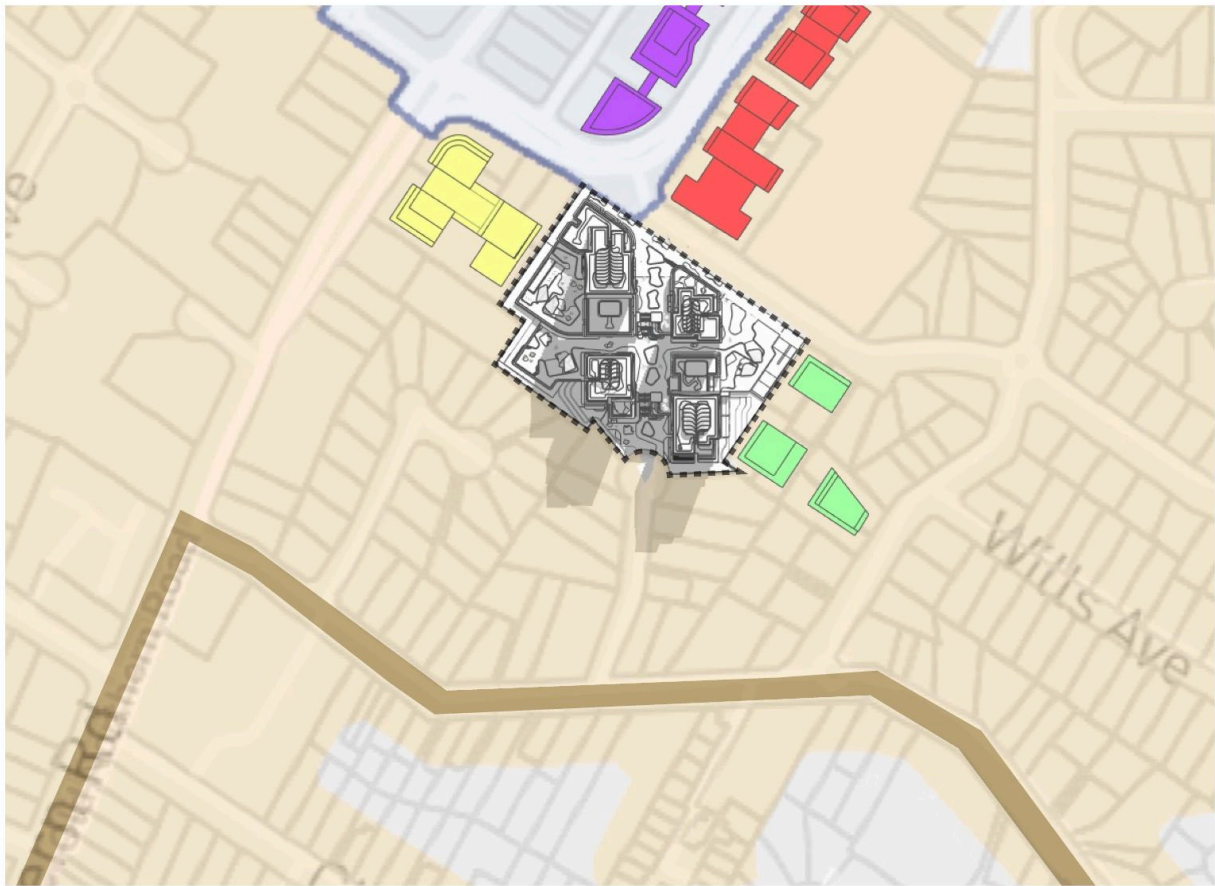
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SHADOW DIAGRAMS SEPTEMBER 21



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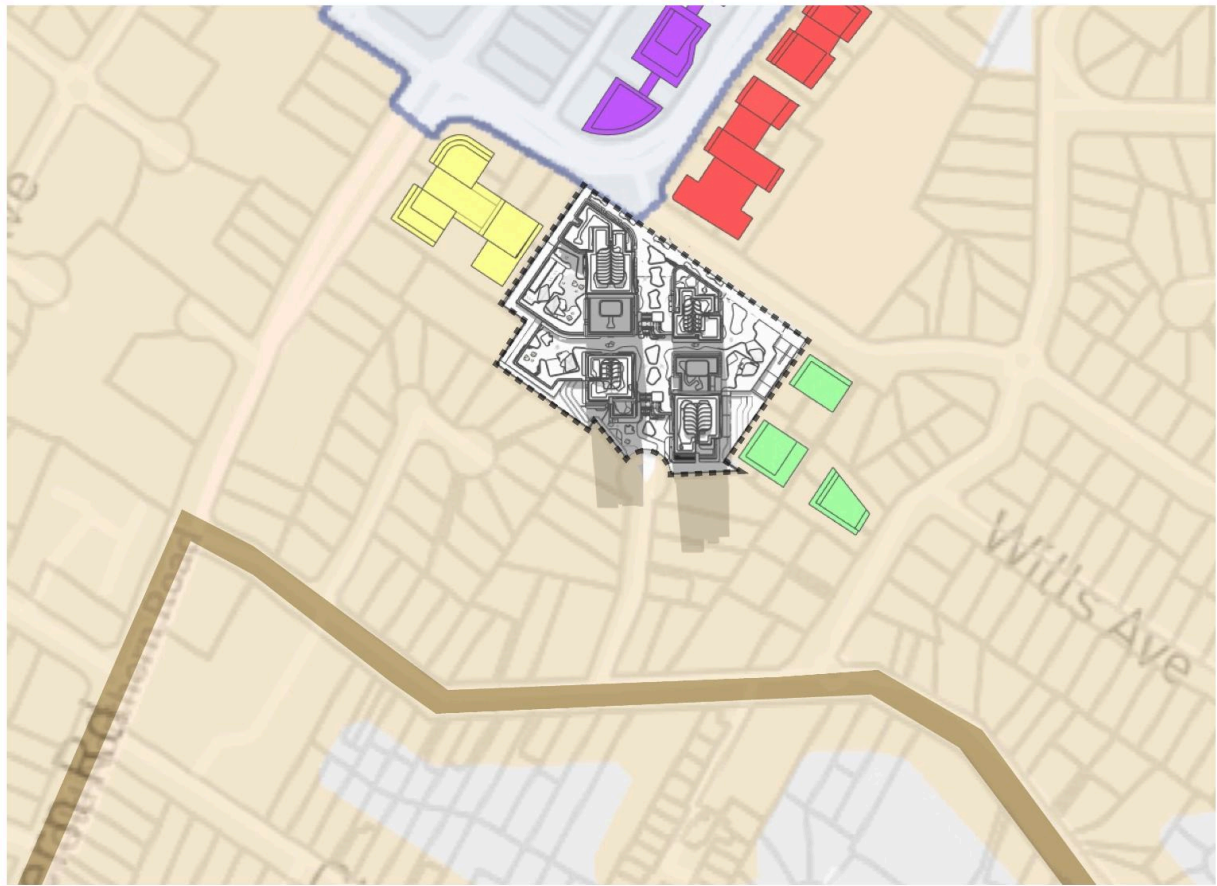


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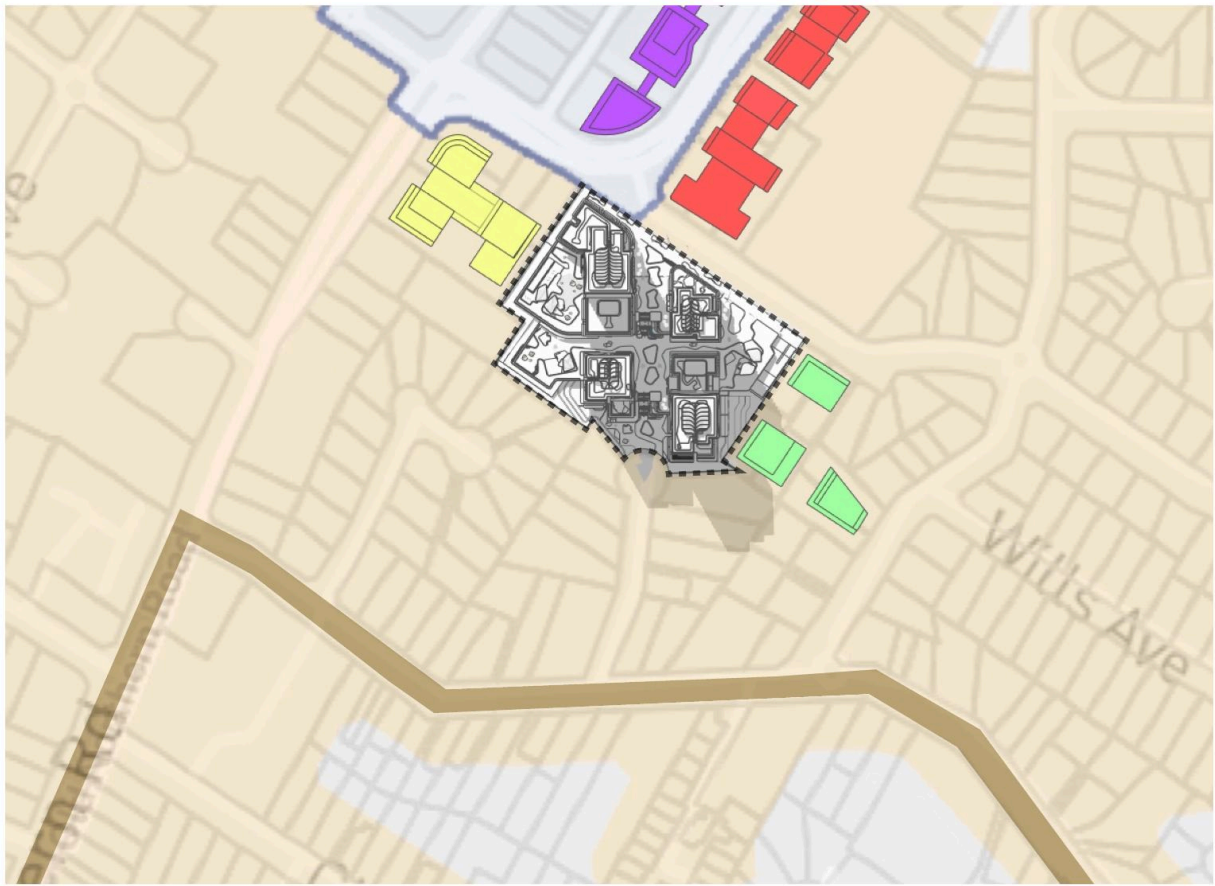
- CASTLE HILL
PRECINCT PLAN
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HOUSING AREA

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SHADOW DIAGRAMS SEPTEMBER 21



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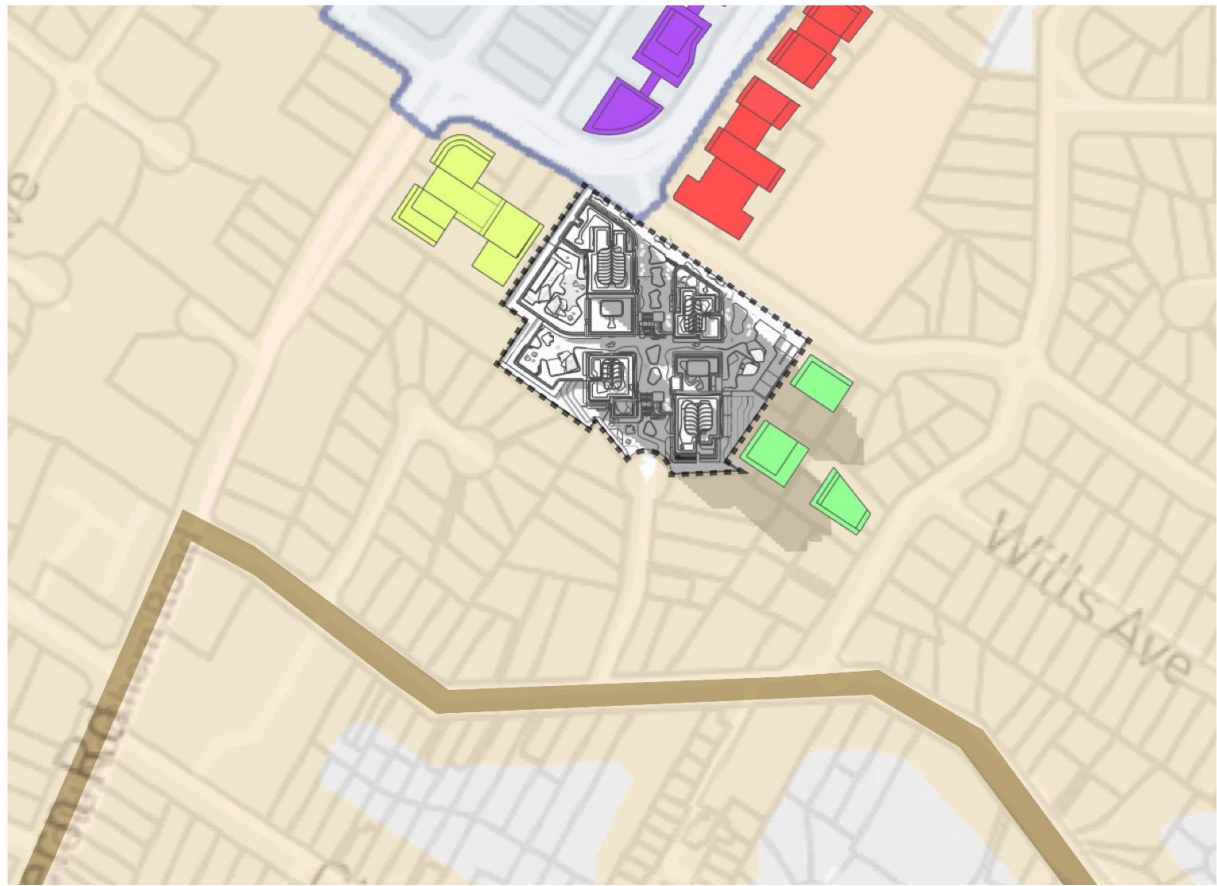


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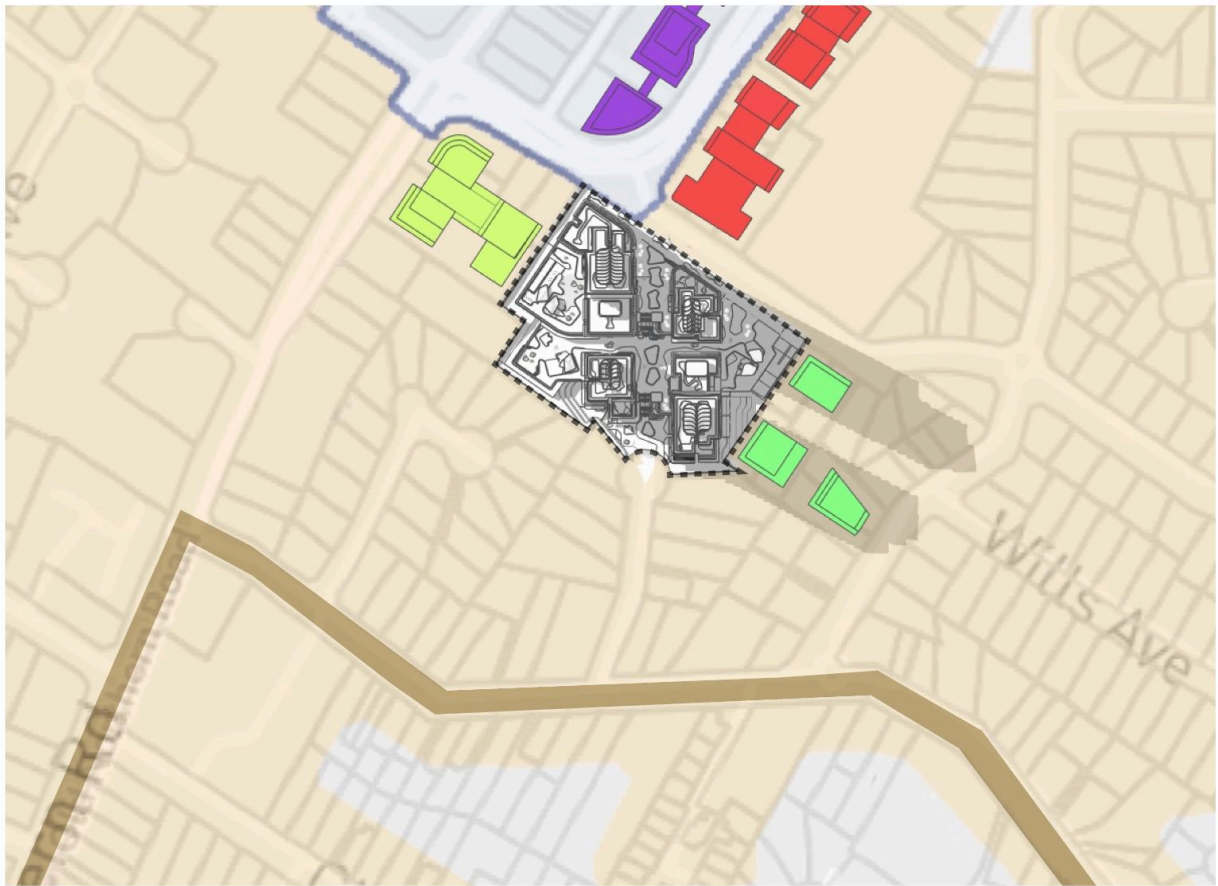
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SHADOW DIAGRAMS SEPTEMBER 21



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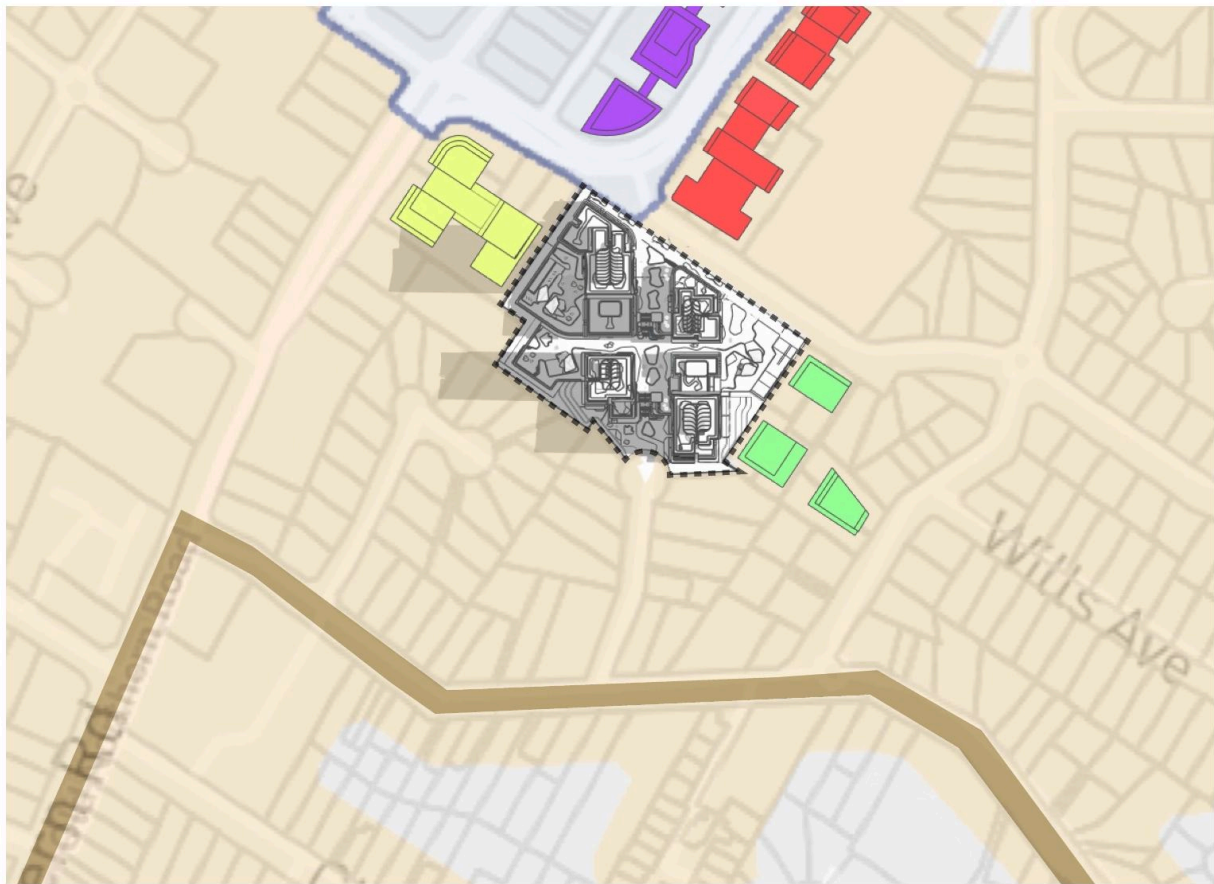


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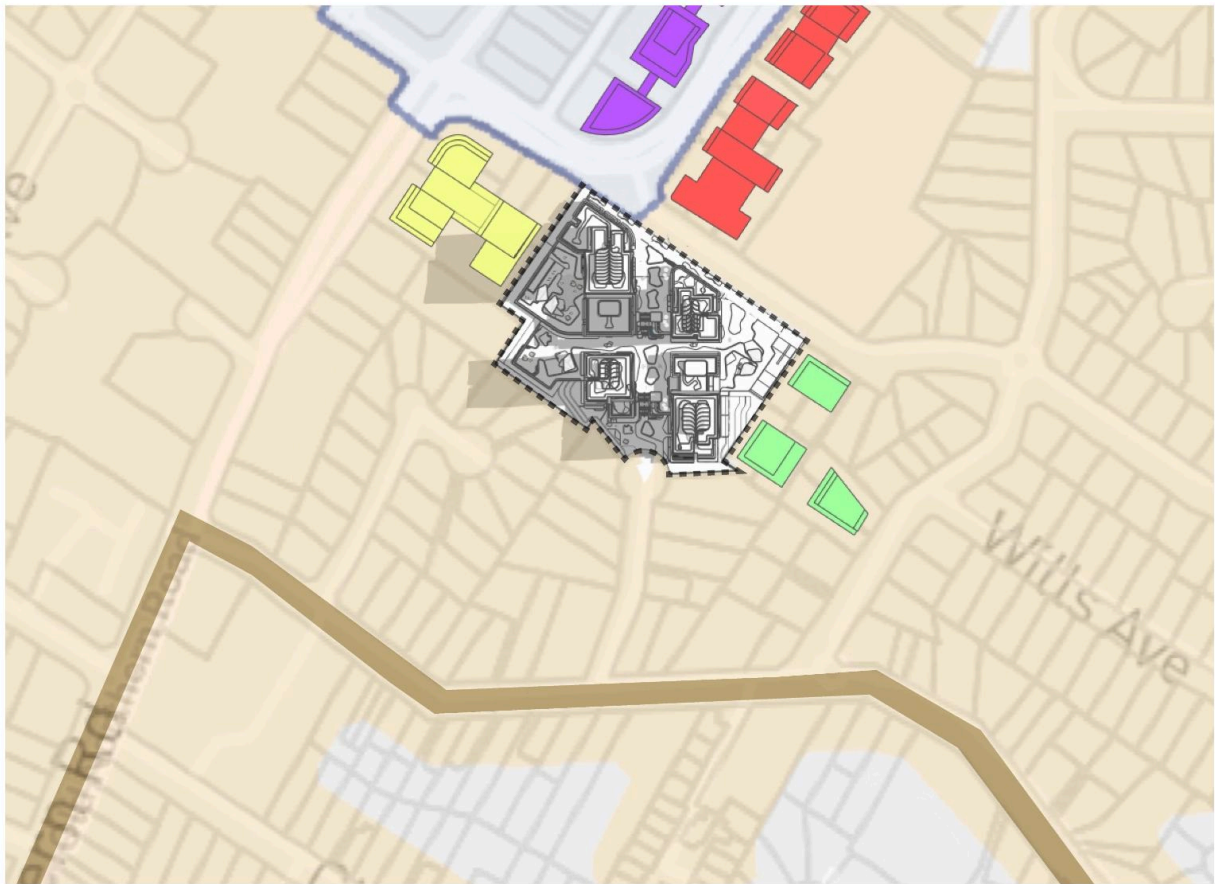
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PRECINCT PLAN
- LMR CENTRE
- INDICATIVE LMR
HOUSING AREA

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(HOUSING) 2021

SHADOW DIAGRAMS DECEMBER 21



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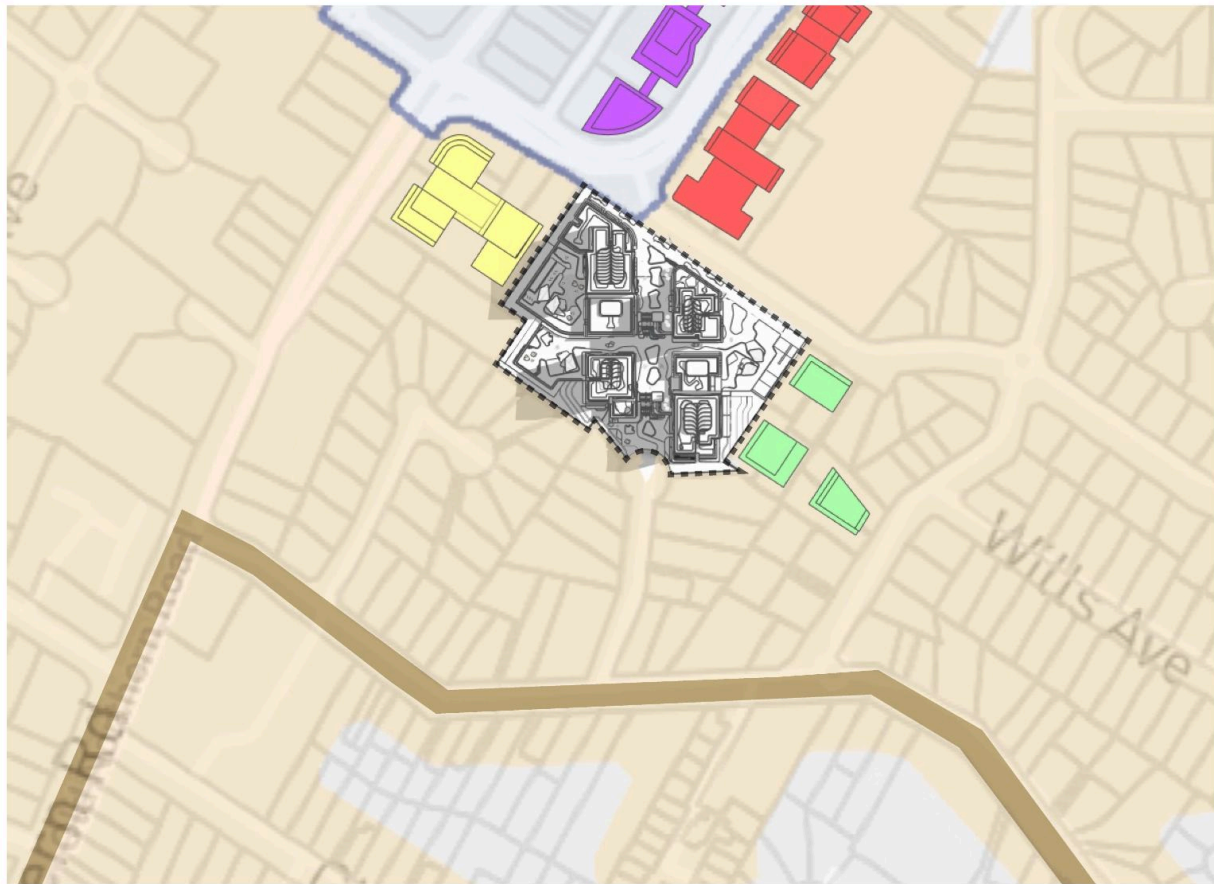


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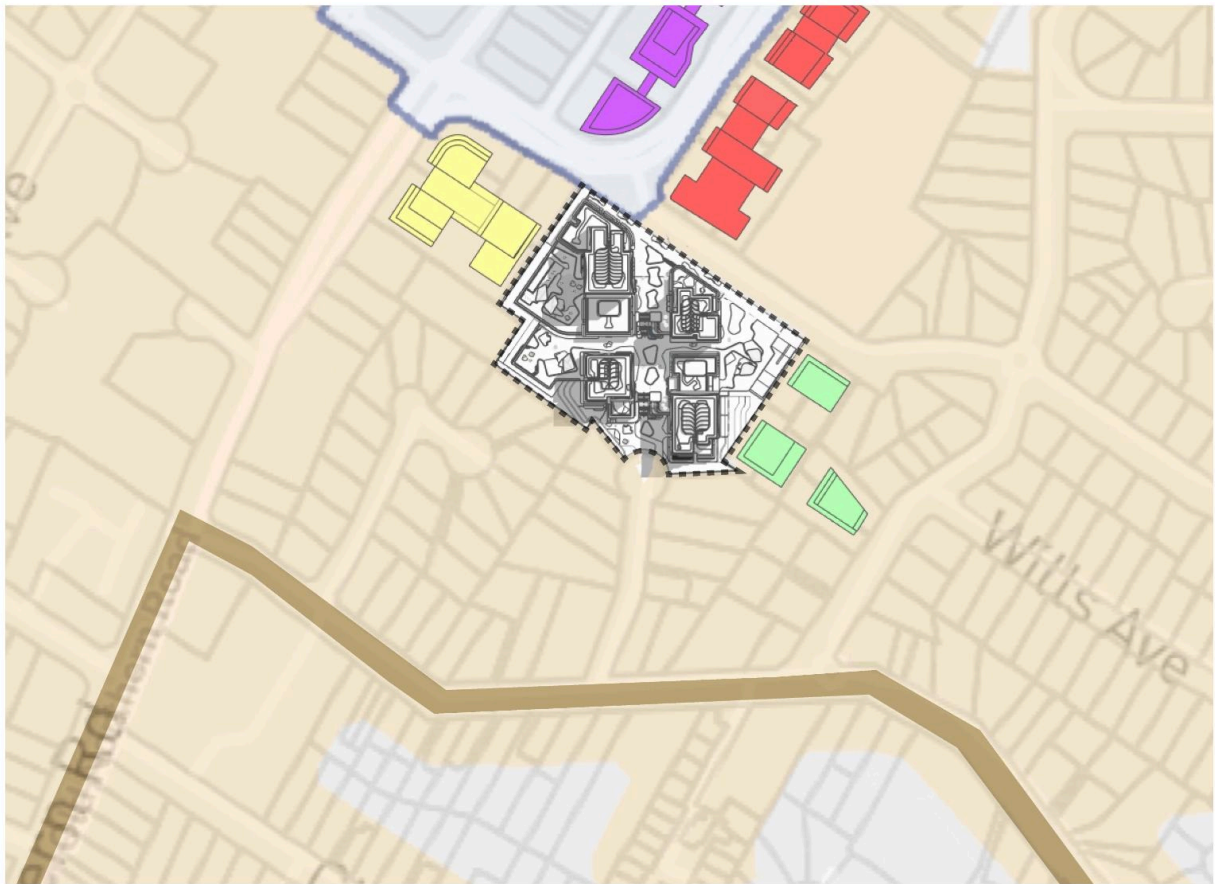
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SHADOW DIAGRAMS DECEMBER 21



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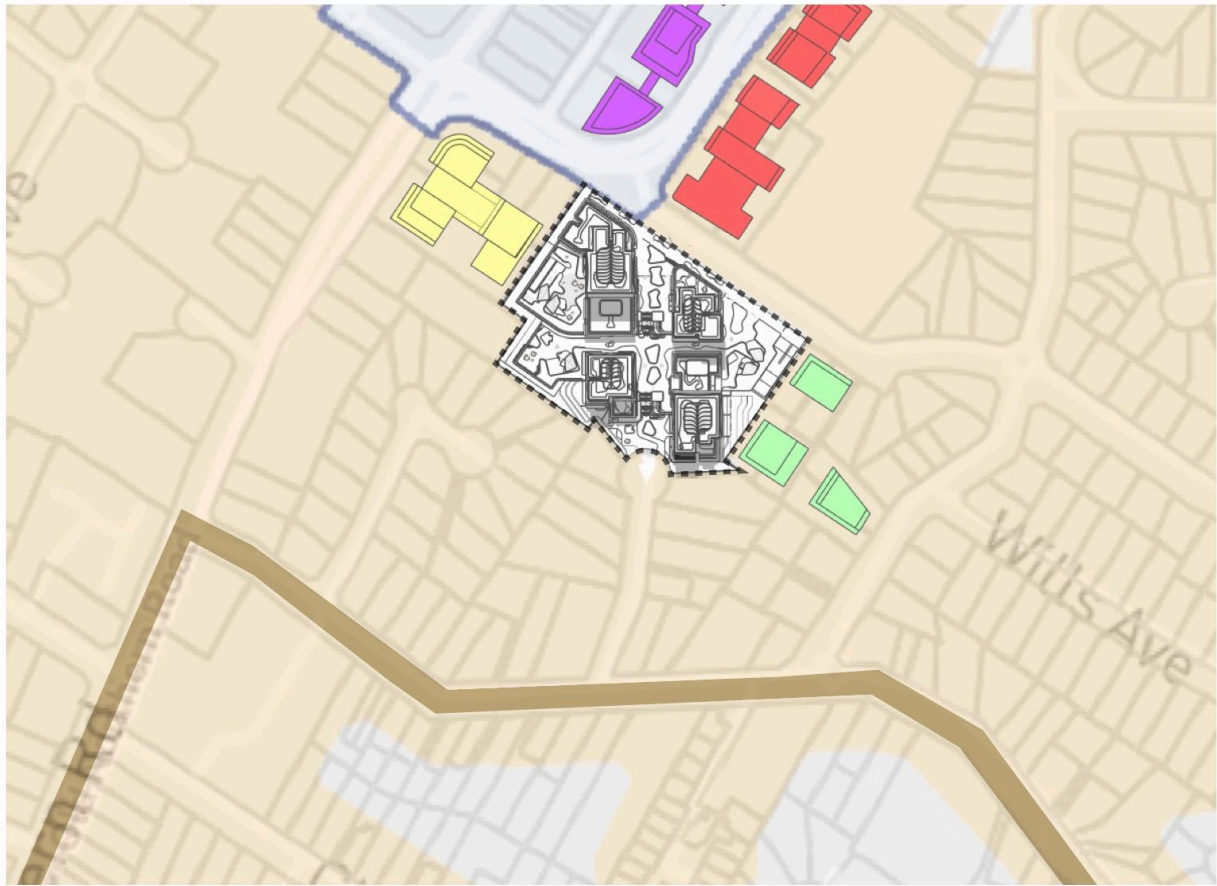


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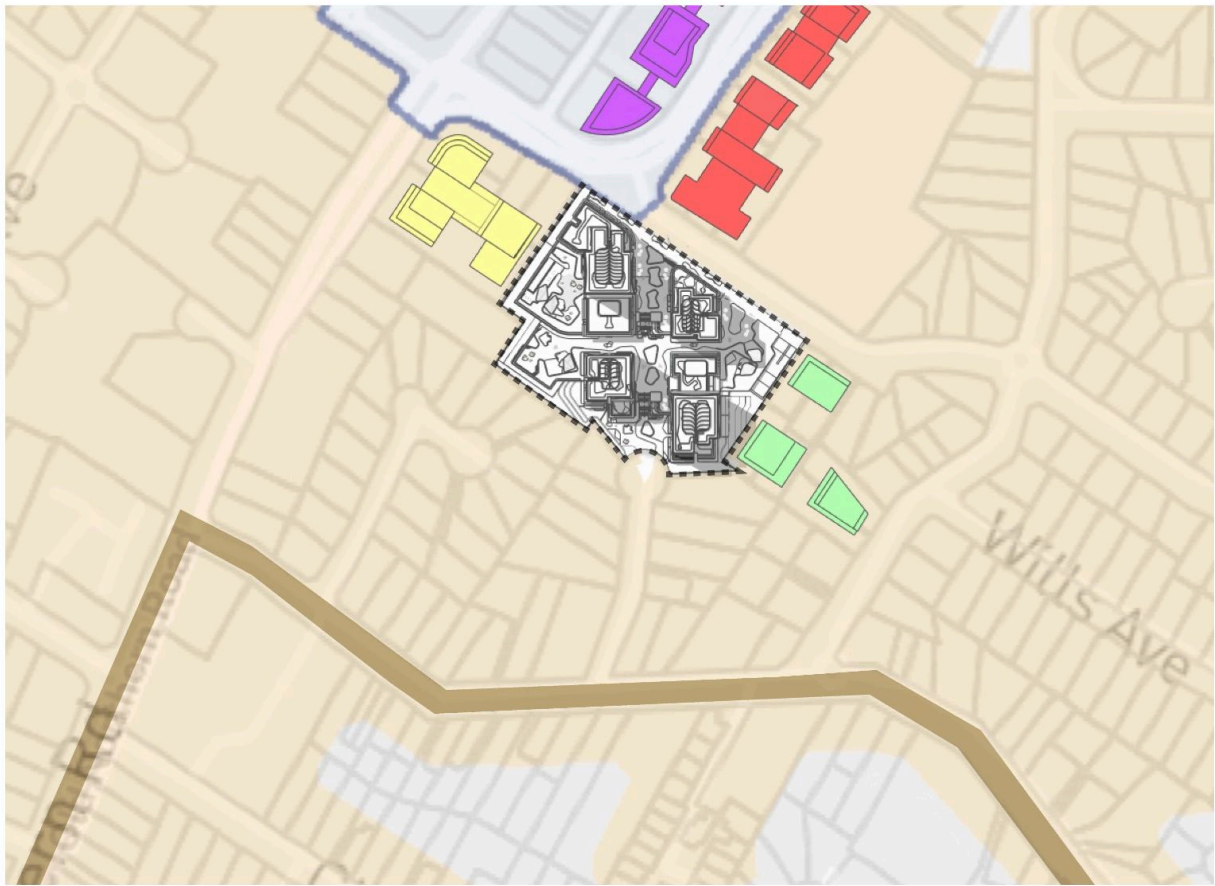
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SHADOW DIAGRAMS DECEMBER 21



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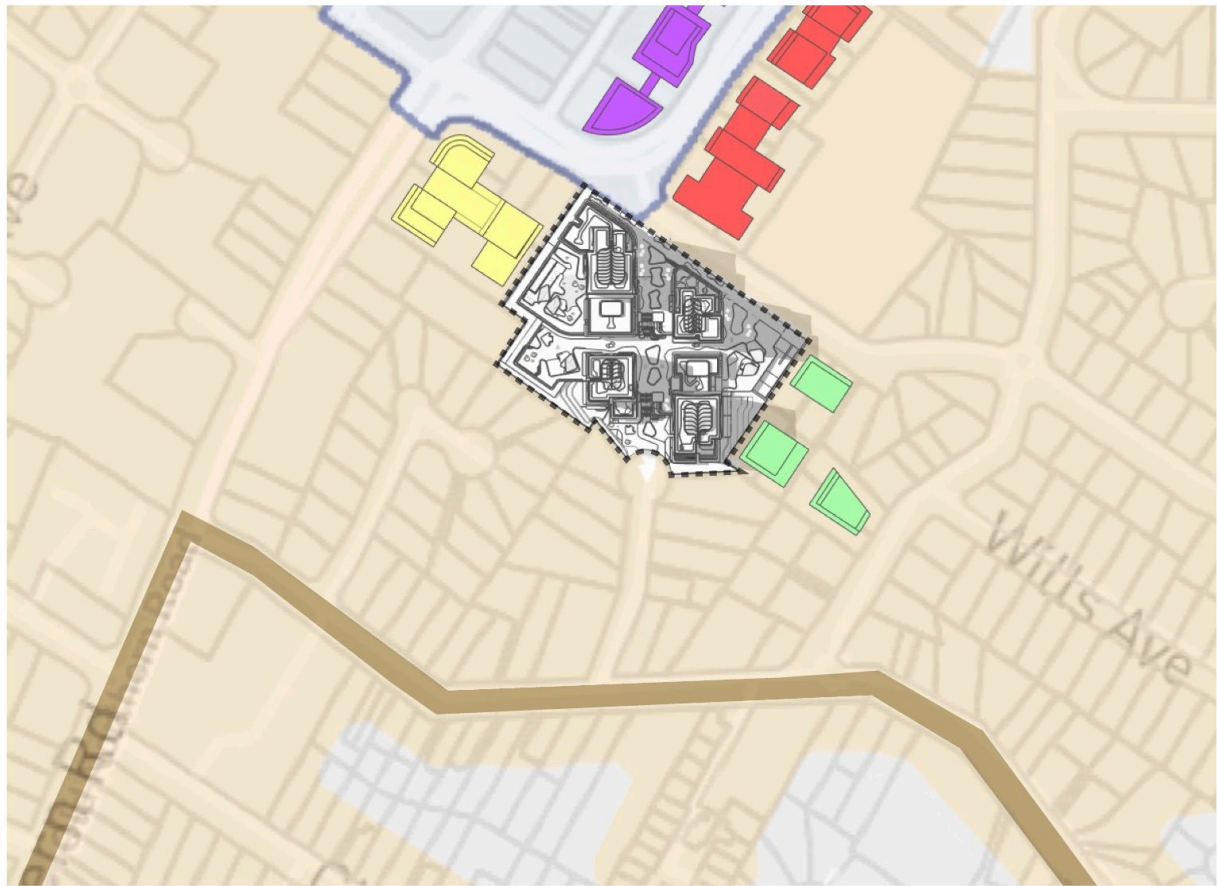


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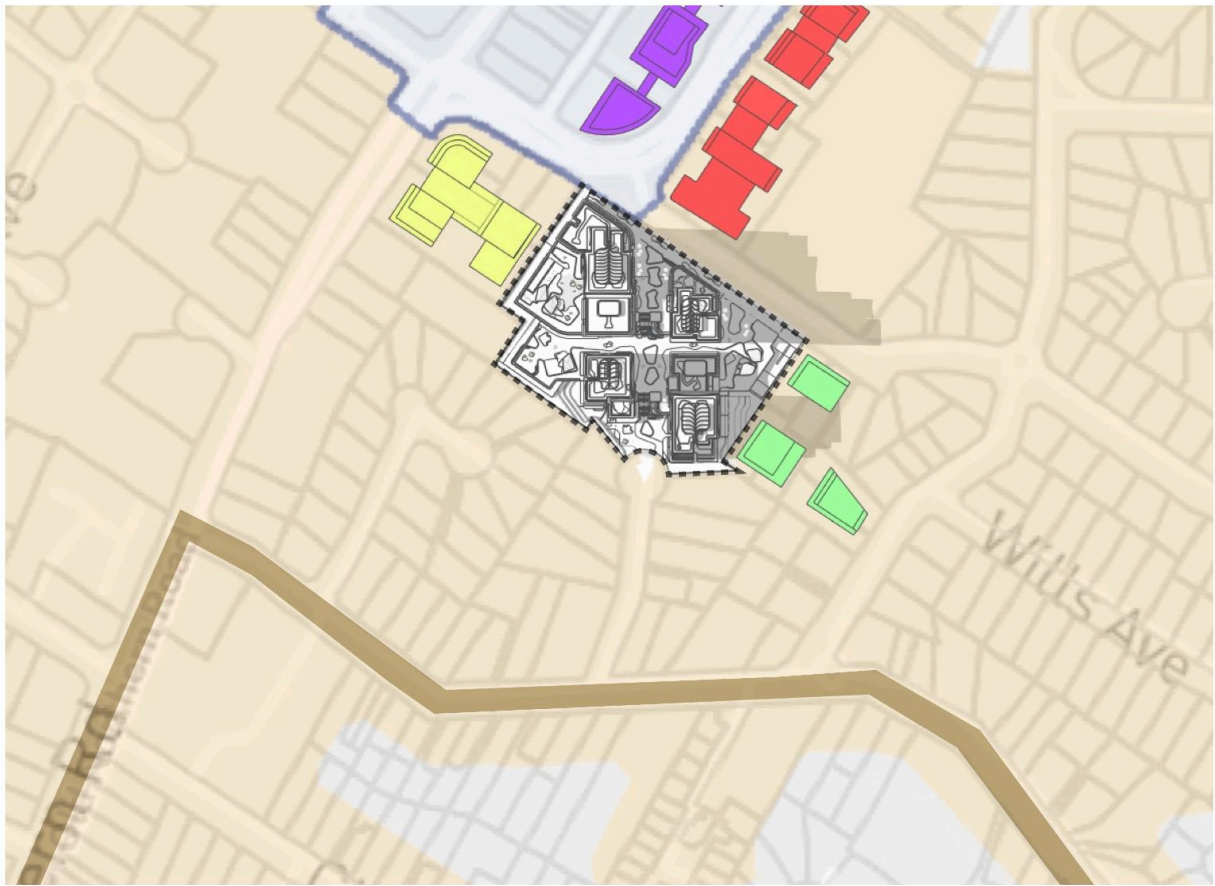
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SHADOW DIAGRAMS DECEMBER 21



DECEMBER 21. 2PM



DECEMBER 21. 3PM

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VIEWS FROM SUN

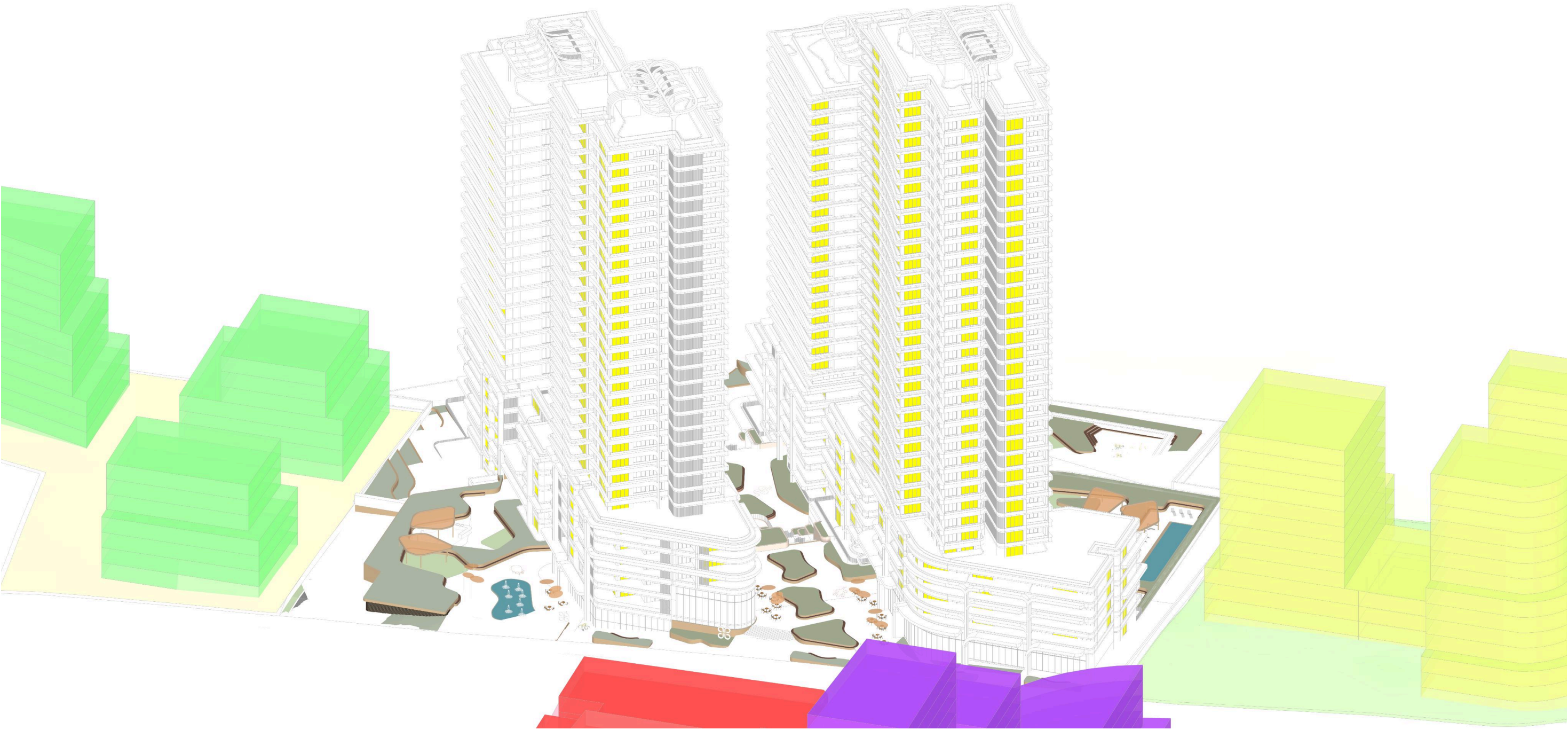
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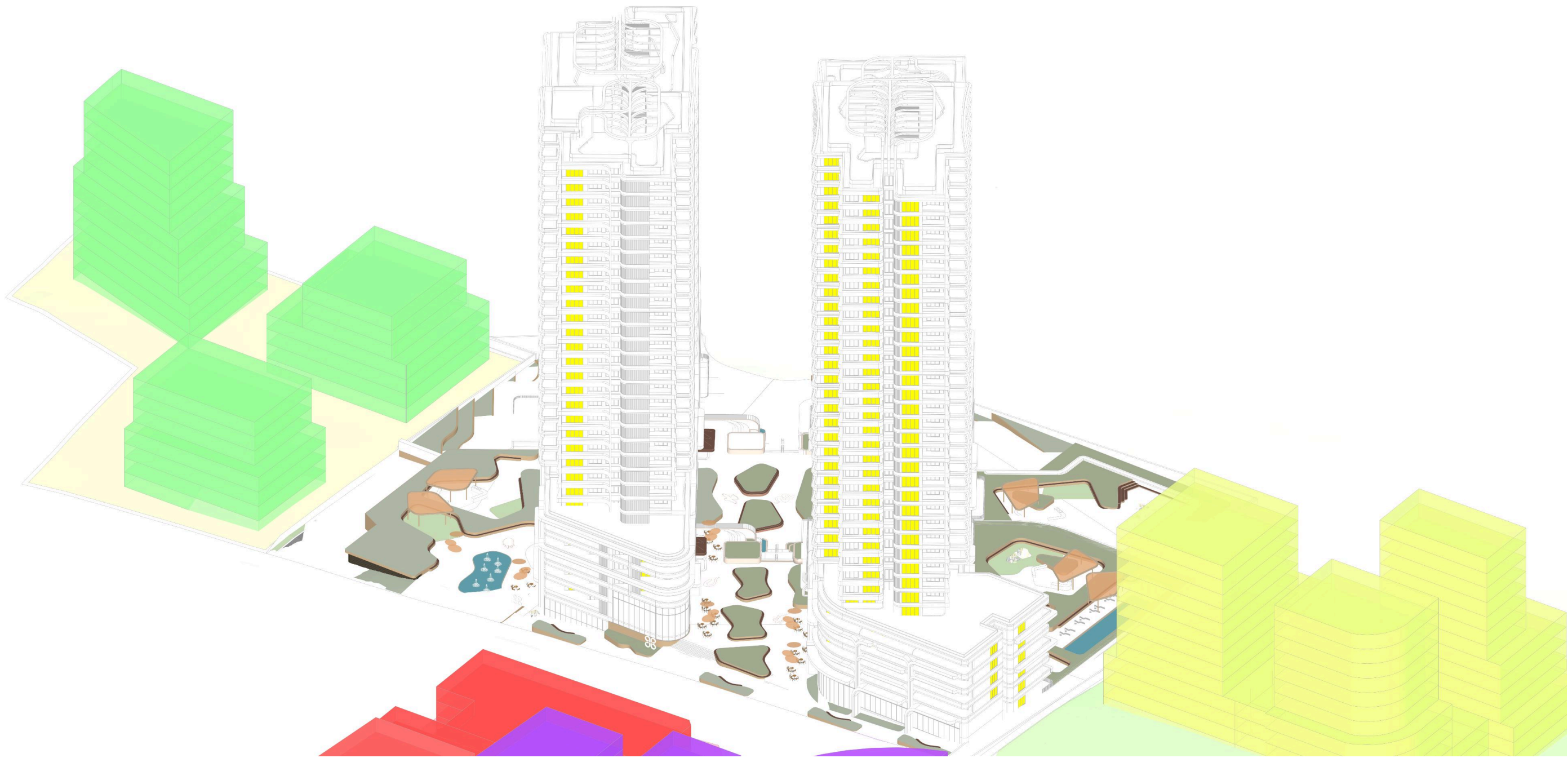
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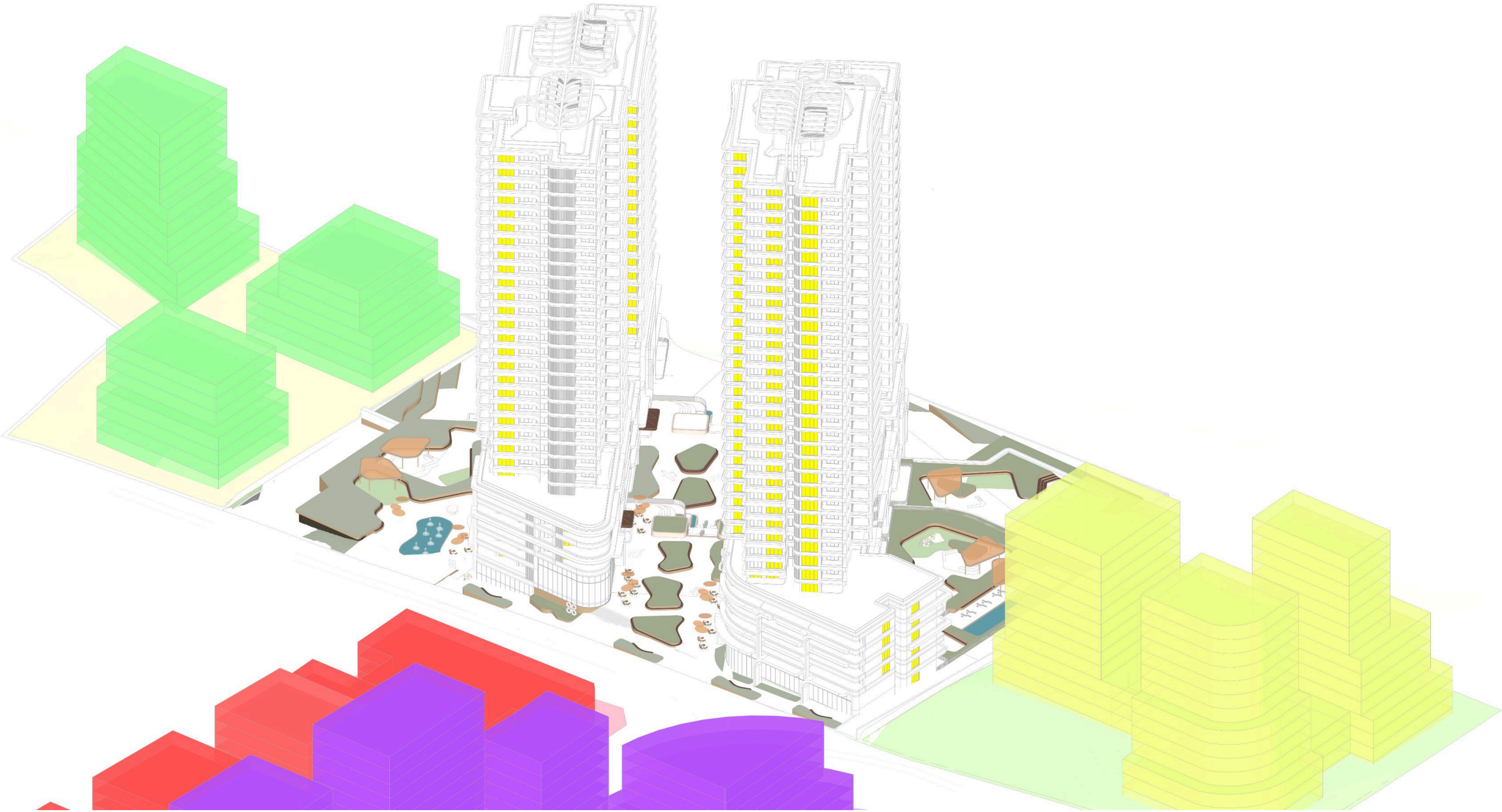
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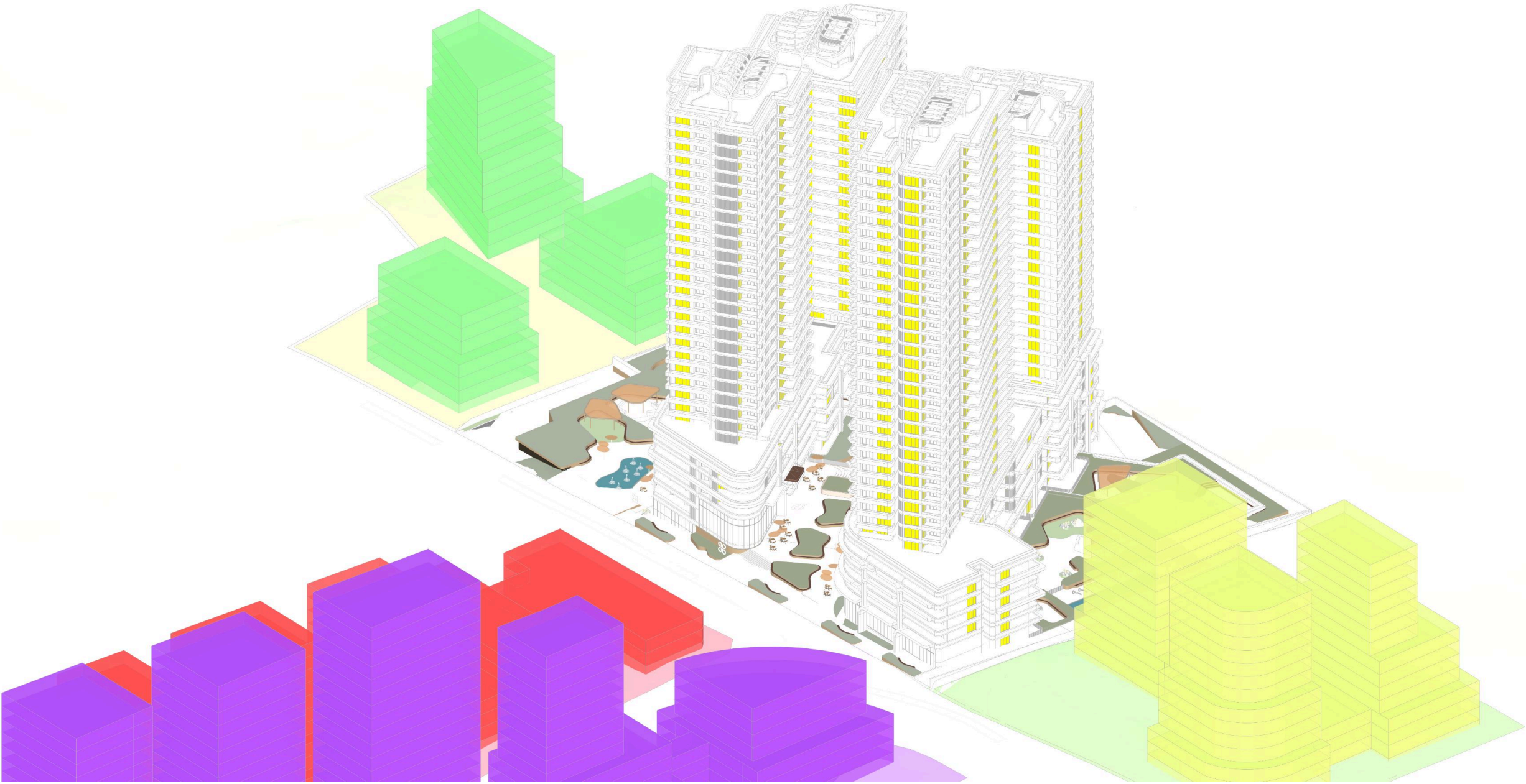
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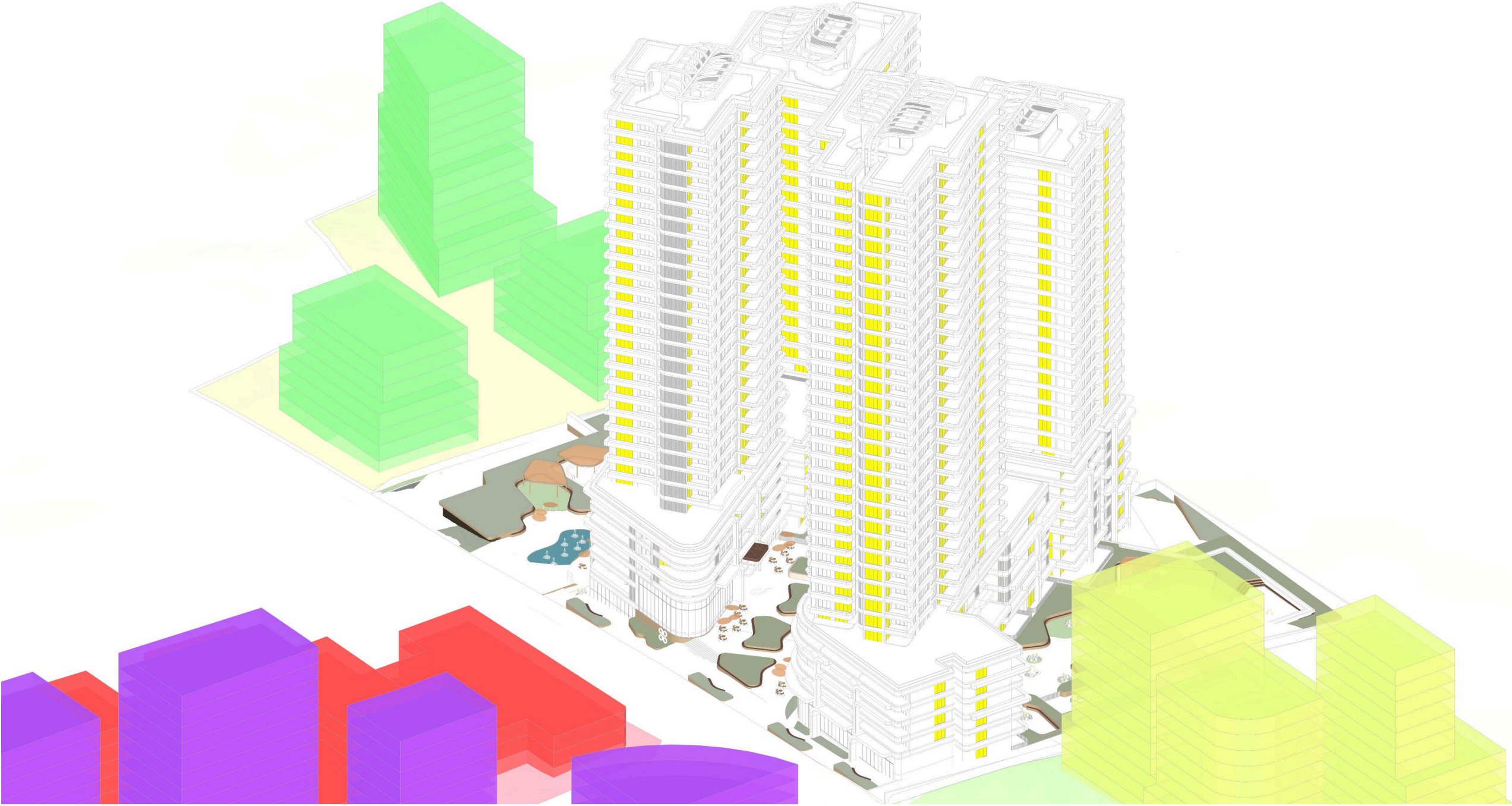
VIEWS FROM SUN
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VIEWS FROM SUN
1PM



VIEWS FROM SUN
1:15M



VIEWS FROM SUN
2PM



VIEWS FROM SUN
3PM



APPENDIX D
SUMMARY RESPONSE TO SDRP

SUMMARY RESPONSE TO SDRP FIRST REVIEW

SDRP First Review Recommendation			Applicant Response	Resolved
1. Connecting with Country	1	Engage more widely with a range of Aboriginal knowledge-holders from the Dharug community and ensure that the response to Country is guided by them.	A new aboriginal consultancy team (JMP Aboriginal Consultancy) has been engaged to guide our process. Together, we have undertaken a Walk on Country to ground the project in place-based knowledge and ensure cultural values are understood firsthand. This has been followed by collaborative design explorations, where Dharug voices have meaningfully shaped the design response. Our approach ensures that the project is not only informed by, but led through, Dharug cultural perspectives and knowledge-holders, embedding an authentic and respectful response to Country.	✓
	2	Embed the significance of Country in the design and deliver a site-specific response by acquiring a deep understanding of the site's topography and natural systems.	Through a Walk on Country with our Dharug consultancy team, we gained an understanding of the cultural narratives, seasonal cycles, and ecological patterns that shape Cumberland Plain. Guided by Dharug knowledge-holders, we have embedded the natural colours and textures of Country, planting and natural systems as a central part of the design response.	✓
	3	Demonstrate how the project can contribute to the reciprocal care of Country by responding to site-specific environmental conditions and through the delivery of environmentally sustainable design initiatives, landscape and biodiversity.	The response to Country has been meaningfully embedded in the built form and massing strategy. The design is expressed through four distinct buildings, while integrating Healthy Country outcomes such as solar access, natural ventilation, and a sensitive response to topography and water movement - connecting the saltwater country to the East & fresh water country to the West.	✓
	4	Establish Indigenous Cultural and Intellectual Property (ICIP) protocols to ensure all proposed artwork designs and motifs that are based on stories of Country have the artist's consent and are correctly attributed.	Any proposed artwork, design motifs, or cultural narratives drawn from Dharug Country will only be incorporated with the consent of the relevant Dharug knowledge-holders and artists. All contributions will be correctly attributed, and agreements will be put in place to acknowledge authorship, ownership, and ongoing rights of use. This process ensures that cultural knowledge is not only represented with integrity but that Dharug voices remain central to how stories of Country are expressed in the design.	note
	5	Refer to the Connecting with Country Framework and case studies on the GANSW website for information and guidance.	Principles from Connecting with Country Framework have been adopted and the case studies published by Government Architect NSW in collaboration with the Dharug consultancy team — ensuring that site analysis, planting strategies, and design explorations are grounded in both Dharug perspectives and best practice as demonstrated through GANSW case studies.	note

2. Site strategy and built form	6	Break down the unrelenting mass of the built form to provide permeability and improved amenity for the apartment buildings. Note: the recommended residential floor plate size is 750m ² GFA to ensure adequate views of the sky, solar access, and building separation. A typical residential tower footprint in the Sydney region is 21m wide by 42m long.	The built forms have been broken down to improve permeability and amenity across the apartments. The design achieves a balanced massing strategy, with residential floor plates limited to 750 m ² GFA in line with best practice. This ensures adequate views to the sky, solar access, and building separation.	✓
	7	Continue to develop a series of nuanced massing options to demonstrate the development's urban response, improve residential amenity, deliver better permeability and to offer potential for the site to become a self-contained 'village' by delivering a series of diverse spaces, services and activities for residents. In doing so, study and demonstrate:		
		a smaller built forms through reduced building depths and lengths (as noted above)	As noted above.	✓
		b improved wayfinding and pedestrian circulation, including east-west connections and open spaces between buildings	By breaking down the massing, the amended scheme creates new east-west connections that allow intuitive movement through the site. These open spaces serve as visual and physical links, reinforcing a network of paths and communal areas that connect residents to key amenities, landscaped areas, and the public domain. Together, the massing strategy and open space design enhance legibility, permeability, and the overall sense of a cohesive, walkable community.	✓
		c building separation distances that meet the minimum requirements of the ADG to improve solar access and cross-ventilation, allow visual privacy between towers, achieve permeability of the built form from key vantage points, and improve outlook from the apartments	The amended scheme provides building separation distances that meet the minimum requirements of the ADG. By breaking down the massing, the design improves solar access and cross-ventilation for apartments while maintaining visual privacy between towers. Adequate separation also enhances permeability of the built form from key vantage points, reducing visual bulk. At the same time, the strategy improves apartment outlooks, offering more open views to the sky, landscape, and public domain.	✓
		d overshadowing impacts to determine where built form height is best accommodated (refer items 8 and 9 below)	Overshadowing impacts have been carefully analysed to determine where built form height is best accommodated. This analysis ensures that taller elements are located to minimise impacts on key open spaces, neighbouring properties to the south, and the public domain, while maximising solar access to apartments and communal areas. The outcome is a balanced distribution of height across the site.	✓
		e strategies to break down the mass of the built form through variation in height and legible vertical articulation	The amended scheme breaks down the built forms into four distinct buildings supported by variation in height and legible vertical articulation. This approach avoids large, monolithic massing and instead creates a series of finely scaled elements that improve permeability and strengthen connections between open spaces, through-site link, and the public domain. Variation in height provides a dynamic skyline that responds to context and solar access, while vertical articulation reduces perceived bulk and introduces rhythm and diversity to façades.	✓
		f increased tower setbacks above the podium to mitigate wind impacts at ground level	The current design adequately addresses wind impacts at both the ground plane and podium levels, as confirmed by the wind tunnel testing. Canopies located throughout the podium enhance comfort, ensuring safe and pleasant conditions for pedestrians. Consequently, additional podium-to-tower setbacks are not expected to provide further wind mitigation.	✓

		g a view impact analysis from eye level at key vantage points	Refer to View Impact Assessment.	✓
	8	Interrogate the scheme in the context of current and future development on the adjacent sites along Cecil Avenue (which may be 10–12 storeys or more) to test whether some of the proposed additional density should be located on the eastern and/or western sides of the site.	As part of the new massing strategy, the scheme has been reviewed in the context of current and future development . While adjacent sites may accommodate 10–12 storeys or more, the revised design removes built form from the eastern and western edges of the site, prioritising greater public open space and enhancing amenity for residents and the broader community.	not applicable
	9	Illustrate the overshadowing impacts of the massing options tested. In doing so: a. provide shadow diagrams from 9am to 3pm in mid-winter that compare the massing options tested b. include a comparison of a DCP compliant scheme with the preferred option and illustrate the impact on surrounding residences and future development c. test the overshadowing impacts on the proposed rooftop and ground level communal open space and public open space and shape the built form to maximise winter solar access to these spaces	Shadow diagrams from 9am to 3pm in mid-winter have been prepared. The revised design rationalises rooftop and ground-level communal open spaces to maximise winter solar access and improve amenity for residents.	✓
	10	Undertake wind studies and design the buildings to mitigate downdrafts and ensure comfortable wind conditions for users of the public domain and rooftop open spaces.	Wind conditions across the site have been carefully considered to ensure they are suitable for sitting, standing, and walking activities across public and communal spaces. Refer to Wind Tunnel Testing.	✓
	11	Explore options to shape the buildings and increase the tower setbacks to mitigate wind at ground level without reliance on awnings.	See comment for item 10 above.	✓

3. Public through-site link	12	Illustrate how the design responds to the two different environments at the north and south so that there is a clear rationale for how the through-site link is used.	The design has been developed to respond sensitively to the two distinct environments at the north and south of the site. At the northern edge, the through-site link addresses a more urban condition with higher activity, integrating retail and active frontages. At the southern edge, the through-site link engages with the finer-grain residential and neighbourhood context, creating a softer, more intimate environment supported by landscaping and communal open space.	✓
	13	Consider the types of spaces within the podium that address the through-site link and propose uses that will activate it where appropriate and provide passive surveillance.	Active uses such as retail, cafés, front the link, creating natural surveillance. Ground level areas along the through-site link include landscaped courtyards and seating designed, to look into the site rather than outwards, fostering connection with the landscape and communal areas. Together, these elements ensure the link is functional, inviting, and culturally responsive, encouraging movement while reinforcing a sense of community.	✓
	14	Define the purposes of the through-site link and consider the experience of the people who will use it. Provide zones of varying character to cater for different activities, such as circulation, gathering, dining, rest, etc.	The through-site link has been designed to serve multiple purposes, including pedestrian circulation, gathering, and engagement with communal and landscaped areas. The design considers the experience of people moving through the site, creating zones of varying character that cater to different activities and encourage social interaction. A notable example of this approach is the transformation of the amphitheatre. Through collaborative design exploration with Dharug Elders, this previously underutilised space has been reimagined as a storytelling area. The introduction of new east-west connections enhances access and connectivity, making the amphitheatre a focal point for cultural exchange, education, and community gathering. Residents and visitors can engage with the history, stories, and values of Country, embedding cultural narratives into the site. This evolution reinforces the through-site link as a central, activated spine of the development, creating spaces that are both functional and meaningful.	✓
	15	Undertake evidence-based testing and provide an analysis of solar access and wind in the through-site link to ensure the various zones are fit for purpose and that user comfort can be achieved.	Wind tunnel testing prepared by Vipac Engineers, confirms that the various zones along the through-site link and communal open spaces are fit for purpose and continue to provide comfortable conditions for users.	✓
	16	Provide dimensioned plans and sections that illustrate the interface between the public through-site link and the apartments that address it.	Plans and 3D views have been provided to illustrate the interface between the through-site link and the apartments that address it.	✓
	17	Provide drawings with levels and gradients indicating the accessible routes for all publicly accessible areas.	Drawings with levels have been provided to indicate accessible routes for all publicly accessible areas.	✓

	18	Examine the ratio of hard surfaces to softscape throughout the through-site link. Provide a generous amount of soft landscaping to ensure the through-site link does not become a sterile environment, dominated by paving.	Generous areas of soft landscaping have been incorporated to ensure the through-site link avoids a sterile, paving-dominated environment. Planting choices reflect the seasonal colours, textures, and ecological patterns of Country. Lawns, trees, and landscaped courtyards provide shade, improve microclimate, and enhance amenity, reinforcing the through-site link as a welcoming, engaging, and culturally responsive space for pedestrians.	✓
	19	Where possible, co-locate landscape zones with deep soil to allow trees to thrive and grow to a significant size.	Landscape zones have been co-located with deep soil areas where possible, to allow trees to thrive and reach a significant size.	✓
	20	Where deep soil cannot be achieved, use the level changes along the through-site link to provide deep planters that can accommodate trees of a significant size. Provide dimensioned sections illustrating the proposed approach.	Level changes along the through-site link are used to create deep planters capable of supporting trees of significant size.	✓
	21	Locate trees adjacent to building entries to assist with intuitive wayfinding.	Trees are strategically located adjacent to building entries to support intuitive wayfinding, helping guide residents and visitors through the site while providing shade, visual interest, and a sense of arrival.	✓
	22	Provide shadow studies to demonstrate that the plants and trees along the through-site link will receive adequate sunlight to thrive.	Trees are strategically located to maximise exposure to sunlight, ensuring their long-term growth and canopy development. Shadow studies have been prepared to demonstrate that plants and trees along the through-site link will receive adequate sunlight.	✓
	23	Incorporate WSUD features in the design of the proposed water features and ensure that they do not become 'sterile' elements in hard landscaping.	WSUD principles have been incorporated to ensure they are functional and environmentally responsive, including capturing and filtering stormwater, supporting local planting, and enhancing the surrounding microclimate.	✓
	24	Ensure that there is adequate budget allocated for the maintenance and running costs of the proposed water features to ensure the long-term success of the design.	Costs will be effectively managed through routine maintenance and operational planning.	✓

4. Public domain and streetscape	25	Create a series of diverse public open spaces of varying sizes, each with a unique character. Provide drawings and 3D views to describe the character of each area.	Drawings and 3D views have been provided to illustrate the character, layout, and intended use of each space.	✓
	26	Demonstrate how CPTED principles are achieved through the design of the public spaces and the buildings that address them.	Active frontages and clear sightlines enhance natural surveillance across the site. The layout of buildings, entrances, and open spaces encourages passive surveillance from residents and visitors, contributing to safe, welcoming public areas throughout the development. The increased permeability of the site, achieved through the introduction of additional east-west connections, allows people to move freely and intuitively, further enhancing visibility, natural surveillance, and the sense of safety across public and communal spaces.	✓
	27	Express the podium as a distinct built form element that responds to the scale and character of the public domain (i.e., fronting the through-site link, the public plazas, and Cecil Avenue).	The podium is expressed as a distinct built form element that responds directly to the scale and character of the public domain, including the through-site link, public plaza, and Cecil Avenue. Its articulation, materiality, and human-scaled design create a clear relationship between buildings and the street, reinforcing active frontages and ensuring the podium contributes to a vibrant, welcoming, and pedestrian-friendly environment.	✓
	28	Increase the floor-to-floor height of the ground and first floors to comply with the minimum 3.3m ceiling height required under the Apartment Design Guide (ADG) (refer section 4C-1) and to enable future flexibility. Note that greater ceiling heights for retail and commercial floors of mixed-use developments are required for café and restaurant uses to accommodate additional servicing needs.	The floor-to-floor heights of the ground and first floors have been increased to meet the ADG minimum 3.3 m requirement, providing compliance as well as future flexibility for retail and commercial uses.	✓
	29	Step the floor levels of the proposed commercial tenancies on Cecil Avenue to ensure a seamless connection with the public domain and mitigate the need for stairs, ramps and handrails.	The floor levels of the commercial premises along Cecil Avenue have been stepped to align seamlessly with the public domain. This approach minimises the need for stairs, ramps, ensuring accessible and welcoming entries that strengthen the relationship between active uses and the street.	✓
	30	Provide dimensioned sections and ground plane drawings that illustrate the public domain interface in key locations around the perimeter of the buildings, including tower and podium setbacks, footpath and public domain zones, ground levels, road widths, carpark and building entries, and adjacent buildings.	Sections, ground plane drawings and 3D views have been provided.	✓
	31	Ensure the location, mix and number of commercial outdoor uses is designed to foster the growth of a thriving and active precinct over time. Demonstrate how the through-site link can contribute to activation of the public plazas and the Cecil Avenue streetscape.	The location and number of commercial outdoor uses have been planned to support the long-term growth of a thriving and active precinct. Retail/café tenancies are strategically positioned along Cecil Avenue, the through-site link, to maximise activation and draw activity into the site.	✓

5. Communal open space	32	Provide an analysis of the amenity of all residential communal open spaces. This should include solar and wind analyses, the proposed plant species, and the location of outdoor seating areas. Demonstrate how user comfort can be achieved throughout the year.	Solar studies confirm that key communal spaces, including rooftop and ground-level areas, achieve good levels of winter sunlight. Wind Tunnel Testing has confirmed comfortable conditions across these spaces. The planting palette has been carefully selected to provide seasonal variety, resilience, and shade, with species suited to local conditions and microclimates. Outdoor seating areas are distributed to capture sunlight, outlook, and proximity to landscape features, while ensuring accessibility and passive surveillance.	✓
	33	Demonstrate that there is adequate solar access for the proposed planting to thrive in all locations, including the south-facing roof terraces.	Shadow diagrams (9am–3pm, mid-winter) have been prepared to confirm that the amended scheme provides adequate solar access to the majority of communal planting areas — including roof terraces. There are no south-facing roof terraces in the amended scheme.	✓
	34	Describe the purpose of the western communal open space adjacent to the cemetery, which is largely overshadowed. Illustrate how this space is connected to the through-site link and how residents will find it.	The western communal open space adjacent to the cemetery, which was previously underutilised, has been reimagined as an amphitheatre. This transformation emerged directly from design collaboration with Dharug Elders, who guided its evolution into a storytelling and gathering space. The space is directly linked to the through-site link via new east–west connections, making it highly legible and easy to find for residents and visitors moving across the site.	✓
	35	Create pockets of usable and accessible space around the perimeter of the external terraces, rather than dedicating the edges entirely to planting. These spaces could be strategically placed and linked to Country by emphasising views to sky or significant places.	Pockets of usable and accessible space are created around the perimeter of the external terraces. These areas are strategically placed to provide seating opportunities and outlooks to the sky and surrounding landscape, reinforcing connections to Country. This approach balances planting with activated edges, ensuring the terraces function as both green and social spaces.	✓
	36	Explore opportunities to physically connect the landscaped rooftop terraces. Ensure that the connections are integrated in the design of the built form and landscape.	Opportunities to physically connect the rooftop terraces have been considered. Internal pathways strengthen the connections between these spaces, enhancing usability, social interaction, and the overall communal experience.	✓
	37	Ensure that communal space is located and designed so that access to it is equitable and there is a sense of ownership for all residents.	Communal open spaces have been rationalised to ensure equitable access for all residents, with circulation paths and entries providing direct and convenient connections. Their distribution across the site allows residents from different buildings to engage with them easily.	✓

6. Apartment planning	38	Improve the efficiency of the planning and amenity of the apartments by reducing the floor plate sizes and providing generous vertical articulation in the built form to allow more dual-aspect apartments.	Amenity of the apartments have been improved through reduced floor plate sizes, generous vertical articulation, and the introduction of new east-west connections, resulting in four distinct buildings. These strategies increase the number of dual-aspect apartments, enhance natural light and cross-ventilation, and create more legible, permeable, and human-scaled built forms.	✓
	39	Demonstrate that the balcony blade walls do not impede solar access to living areas of the apartments.	Balcony blade walls removed from amended proposal.	not applicable
	40	Provide updated solar and cross-ventilation diagrams to illustrate compliance with the objectives and minimum requirements of the ADG.	Updated solar and cross-ventilation diagrams have been provided to illustrate compliance with the objectives and minimum requirements of the ADG.	✓
	41	Address the poor amenity of the proposed affordable apartments. Ensure that the percentage of affordable apartments benefiting from solar access and cross-ventilation is commensurate with the market apartments.	The proportion of affordable apartments achieving solar access and cross-ventilation is consistent with that of the market apartments.	✓
	42	Revise the apartment planning to remove dog-leg corridors and ensure that the common corridors have direct access to natural light and outlook from each of the lift lobbies.	Common corridors have direct access to natural light and outlook from each lift lobby.	✓
Sustainability	43	Provide details of the proposed ESD performance targets and initiatives and how the project will achieve them.	The project adopts a comprehensive approach to ESD, with performance targets and initiatives aimed at exceeding minimum compliance standards. Careful solar orientation and natural ventilation optimise passive comfort for residents. WSUD features such as stormwater capture and filtration are integrated to support irrigation and reduce potable water use. Drought-tolerant and native planting enhances biodiversity and lowers water demand, while provisions for EV charging infrastructure encourage sustainable transport choices.	✓
	44	Explore the potential for the proposed water features to be solar-powered and to filter and re-use stormwater.	The potential for the proposed water features to be solar-powered and to filter and re-use stormwater can be considered at design development stage.	can be considered
	45	Provide strategies for how a net-zero building can be achieved. This is highly encouraged to reach NSW's Net Zero emissions goal by 2050. Refer to 'NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030' for further information.	Key measures include maximising passive design through orientation, natural ventilation, and integrating energy-efficient systems such as LED lighting, heat-pump hot water, and high-efficiency HVAC. Provisions for electric vehicle charging infrastructure encourage low-emission transport, while water-sensitive urban design initiatives, stormwater reuse, and drought-tolerant planting reduce resource consumption. Material selections prioritise low embodied carbon, durability, and recyclability, further reducing lifecycle impacts. Together, these initiatives establish a framework for achieving a net-zero building and demonstrate the project's commitment to contributing positively to the NSW Net Zero emissions goal by 2050.	✓

Information required at the next session	46	Documentation (in sketch form) to clearly illustrate the proposal in relation to its context, including: a. elevations and sections showing the proposed buildings and adjoining sites b. dimensioned detail sections and ground plane drawings that illustrate the public domain interface in key locations around the perimeter of the buildings, including tower and podium setbacks, footpath and public domain zones, level widths, carpark and building entries, and adjacent buildings c. views towards the buildings from key vantage points at street level d. a view impact analysis of the buildings from key distant vantage points e. shadow diagrams from 9am to 3pm in mid-winter.	Elevations, sections, ground plane drawings, and 3D views have been provided to illustrate the proposal in relation to its context.	✓
	47	Provide an analysis of the proposed scheme with regard to: a. the Apartment Design Guide, building separation, solar access (including sun-eye studies), and cross-ventilation b. GFA and FSR calculations and plans c. residential communal area (m²) and amenity	a. Building separation, solar access, and cross ventilation diagrams have been provided; b. GFA diagrams have been provided; c. Communal open space diagrams have been provided.	✓
	48	Provide a set of sketch plans including ground floor plans, carpark layouts, podium levels, typical floor plans, and rooftops. All plans, sections, and elevations should be clearly dimensioned with building setbacks, north point and scale bar.	Plans, sections, and elevations have been provided with building setbacks, north point and scale bar.	✓

SUMMARY RESPONSE TO SDRP SECOND REVIEW

SDRP Second Review Recommendation			Applicant Response	Resolved
1. Connecting with Country	1	Ensure the response to Country is meaningfully reflected in the built form and massing strategy, embedding cultural understanding into spatial planning, rather than limiting it to material choices and landscape treatment.	The response to Country has been meaningfully embedded in the built form and massing strategy. The design is expressed through four distinct buildings, while integrating Healthy Country outcomes such as solar access, natural ventilation, and a sensitive response to topography and water movement - connecting the saltwater country to the East & fresh water country to the West.	✓
	2	Integrate Healthy Country outcomes in the project, for example by designing for solar access, natural ventilation, thermal comfort, views to sky, response to topography, and the movement of water across the site.	As noted above.	✓
	3	Continue referring to the Connecting with Country Framework, particularly the section on Healthy Country, as well as case studies available on the GANSW website for further guidance.	Principles from Connecting with Country Framework have been adopted and the case studies published by Government Architect NSW in collaboration with the Dharug consultancy team.	note
2. Site strategy	4	Using relevant first principles, demonstrate how an appropriate yield can be determined while meeting fundamental amenity and performance standards. This may result in alternate massing and open space strategies.	An appropriate yield has been established through a first-principles approach that balances development potential with amenity and performance objectives. The process tested a range of densities and configurations to ensure compliance with key design parameters such as solar access, natural ventilation, building separation, and open space provision. Through iterative testing, alternate massing and open space strategies were explored to optimise built form outcomes, improve permeability, and enhance residential amenity. The resulting yield represents a balanced outcome that achieves the desired density while maintaining compliance with fundamental design and environmental performance standards	✓
	5	Undertake a comprehensive assessment of the proposed density and massing, focusing on the impacts across key design and amenity considerations. This should include, but not be limited to, the following:		
		a solar access to apartments and communal open spaces,	Solar access to both apartments and communal open spaces has been optimised as part of the design testing process. Massing has been configured to ensure that living rooms and private open spaces of at least 70% of apartments receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter. Communal open spaces have been strategically located at rooftops and oriented at ground level to maximise solar penetration during midwinter, ensuring these spaces remain usable and comfortable throughout the year.	✓
		b cross ventilation and natural ventilation airflow,	Cross ventilation and natural ventilation have been prioritised to enhance indoor amenity. The building layout and massing ensure dual aspect apartments are maximised, with a significant proportion of dwellings capable of achieving effective cross-ventilation through direct openings to two different facades. Floor plate depths have been kept within recommended limits to promote air movement, while careful placement of window and door openings enables natural ventilation airflow throughout living spaces and bedrooms.	✓

	c	visual and acoustic privacy, including clear delineation between public and private spaces,	Visual and acoustic privacy have been carefully addressed through compliant building separation, providing adequate distances between dwellings to prevent direct overlooking into habitable rooms and private open spaces. The overall design establishes a clear hierarchy of spaces — from public to private — supported by landscape buffers and screening elements, ensuring both privacy and amenity are preserved throughout the development.	✓
	d	wind impact on ground level and rooftop communal areas,	Wind conditions across the site have been carefully considered to ensure they are suitable for sitting, standing, and walking activities across public and communal spaces. Refer to Wind Tunnel Testing.	✓
	e	visual character and contribution to the streetscape,	The visual character of the proposal has been carefully designed to contribute positively to the surrounding streetscape. The built forms present a cohesive and well-proportioned composition that responds to the site's topography, scale, and context. Variation in building height, and articulation helps to break down the overall massing, creating visual interest and a human-scaled interface at street level. Active frontages, landscaping, and clearly defined entries enhance the pedestrian experience and reinforce the development's integration with the public domain. Collectively, these design elements ensure the proposal contributes to a distinctive, high-quality streetscape character.	✓
	f	interface with future developments on adjacent sites,	As part of the new massing strategy, the scheme has been reviewed in the context of current and future development . While adjacent sites may accommodate 10–12 storeys or more, the revised design removes built form from the eastern and western edges of the site, prioritising greater public open space and enhancing amenity for residents and the broader community.	✓
	g	movement networks and pedestrian connectivity,	New east–west connections have been introduced to improve permeability and strengthen links between key areas of the site. These connections create direct, legible pedestrian routes that enhance access to communal open spaces, and building entries. The new east–west links foster a finer-grain movement network that encourages walkability, passive surveillance, and visual continuity across the development. The result is a more connected and accessible environment that supports active movement, social interaction, and integration with the broader public realm.	✓
	h	open space strategy, including usability, accessibility, and integration with the public domain.	The open space strategy has been developed to prioritise usability, accessibility, and seamless integration with the public domain. A network of interconnected open spaces, including ground-level landscaped areas, communal courtyards, and rooftop terraces, provides a variety of recreational and social opportunities for residents. Accessible pathways and universal design principles ensure that all users can move easily between private, communal, and public areas.	✓

	6	Ensure that the required building separation is achieved consistently across the development, particularly along the new east-west links. Provide dimensioned plans and sections to clearly demonstrate compliance. Where reductions are proposed, these must be supported by robust justification, including clear amenity outcomes. The proposed through-site link has the potential to become a significant public space within Castle Hill. Feedback from the previous SDRP session on the through-site link remains unaddressed. The level of detail presented during this review was insufficient to enable additional feedback.	Compliant building separation is achieved, particularly along the new east-west links. Dimensioned plans and sections have been provided to clearly demonstrate compliance.	✓
	7	Demonstrate how items 12–24 from SDRP 01 have been addressed. Where not able to address the recommendations, provide relevant evidence-based drawings and technical documentation to support this.	Refer to applicant response to SDRP First Review comments.	✓
	8	Provide section drawings of the through-site link to demonstrate how its scale, level of amenity and articulation enables it to function as an active, legible, accessible, inclusive, and inviting public space.	Drawings and 3D views have been provided to illustrate the scale, level of amenity and articulation of the through-site link.	✓
3. Architecture	9	Revise the apartment orientation and layout to maximise solar access. Provide level by level drawings to demonstrate compliance with ADG requirements.	Apartment layouts have been reoriented and reconfigured to improve solar access. Dividing walls have been removed to allow greater light penetration.	✓
	10	Reconfigure apartment layouts and floorplates to support effective cross ventilation. Provide level by level diagrams to demonstrate this.	Floorplate depths have been reduced and spatial configurations refined to support effective cross-ventilation and natural airflow. The revised design increases the proportion of dual aspect apartments, allowing air to flow freely through living areas.	✓
	11	Improve apartment planning to support better quality living environments in alignment with the ADG objectives and principles of good design:		
	a	Provide primary balconies adjacent to living, dining, or kitchen areas in every apartment to support outdoor access, improved amenity and usability.	Primary balconies adjacent to living, dining, or kitchen areas are provided in every apartment to support outdoor access, improved amenity and usability.	✓
	b	Ensure room sizes are appropriate and avoid oversized storage rooms without windows that may be converted into windowless bedrooms.	Room sizes have been reviewed to maintain appropriate proportions relative to function and use. Oversized storage rooms without windows have been removed to prevent any potential conversion into windowless bedrooms. All habitable rooms now have access to natural light and ventilation.	✓
	c	Ensure living spaces meet minimum width requirements and provide dimensioned plans to demonstrate compliance.	Living spaces will meet minimum width requirements. Dimensioned plans have been provided to demonstrate compliance.	✓

		Avoid bedroom configurations where the room is located deep within the floorplate and relies on a corridor to access a window (i.e. snorkel bedroom), as these layouts do not meet ADG and NCC requirements for natural light and ventilation.	Bedroom layouts have been revised to eliminate configurations where rooms are located deep within the floorplate. All bedrooms now have direct access to an external window.	✓
		Allocate additional floor area in large apartments to living spaces rather than oversized bedrooms, ensuring extra space contributes meaningfully to the function of the living areas resulting in diversity of use. Refer to Healthy Higher Density Living for Families with Children: An Advocacy, Planning and Design Guide by the Western Sydney Local Health District (2024).	Additional floor area within larger apartments has been reallocated to enhance the functionality and flexibility of living spaces. This approach ensures that extra space contributes meaningfully to family-oriented living, supporting diverse patterns of use such as study, play, or informal gathering areas. The design aligns with the principles outlined in Healthy Higher Density Living for Families with Children: An Advocacy, Planning and Design Guide (Western Sydney Local Health District, 2024), promoting adaptable, comfortable, and well-proportioned living environments that better support everyday family life.	✓
		Review apartment layouts in buildings A and D to avoid inefficient configurations, particularly in larger apartments with triangular footprints.	The revised design removes previous built forms from the eastern and western edges of the site, prioritising greater public open space and enhancing amenity for residents and the broader community.	not applicable
	12	Provide detailed wind analysis / wind tunnel testing. Demonstrate how wind impacts will be mitigated to support the ambition for gathering spaces along Cecil Avenue, in alignment with the project's Connecting with Country strategy.	Wind Tunnel Testing has been prepared by Vipac Engineers. This study has tested the revised massing, and demonstrates that the amended scheme continues to achieve comparable or improved wind comfort outcomes.	✓
	13	Improve the design and distribution of communal open spaces to ensure they support equitable, high-quality amenity for all residents		
		Provide a communal open space area for each building, not limited to the tall towers, to ensure all residents have direct and convenient access.	A communal open space area is provided for each building, ensuring all residents have direct and convenient access.	✓
		Design rooftop spaces as destination areas with genuine recreational value and incorporate a diverse range of uses to support equitable amenity across the development.	Rooftop spaces include a diverse range of uses such as communal dining areas, landscaped seating zones, and quiet retreat areas for passive recreation. The design prioritises solar access, shade, and comfort, with integrated planting and amenity features that encourage year-round use. By offering varied activities and settings, the rooftop spaces enhance social interaction, support community wellbeing, and provide all residents access to high-quality communal open space.	✓
		Provide adequate shading to rooftop communal areas to improve comfort and usability throughout the year, including morning and evening periods.	Pergolas, shade structures, canopy trees, and integrated landscape elements have been incorporated to provide protection from direct sunlight while maintaining access to daylight and views.	✓
	14	Ensure floor-to-floor heights are sufficient to accommodate rooftop terraces, falls for drainage and insulation.	Floor-to-floor heights have been verified to accommodate rooftop terraces, including structural depth, waterproofing, insulation, service reticulation, and compliant falls to drainage.	✓

4. Sustainability and Climate Change	15	Outline the project's proposed sustainability and biodiversity targets and initiatives and demonstrate how these will be achieved.	The project adopts a comprehensive approach to ESD, with performance targets and initiatives aimed at exceeding minimum compliance standards. Careful solar orientation and natural ventilation optimise passive comfort for residents. WSUD features such as stormwater capture and filtration are integrated to support irrigation and reduce potable water use. Drought-tolerant and native planting enhances biodiversity and lowers water demand, while provisions for EV charging infrastructure encourage sustainable transport choices.	✓
	16	Demonstrate how the project's sustainability strategies support Healthy Country outcomes, including long-term benefits for ecological health, cultural values, and community wellbeing.		✓

SUMMARY RESPONSE TO SDRP THIRD REVIEW

SDRP Third Review Recommendation			Applicant Response	Resolved
1. Connecting with Country	1	Review the proposed massing in the context of Healthy Country outcomes and consider views to the sky and visual permeability across the site, not limited to the ground plane.	The massing has been refined in line with Healthy Country outcomes. Tower E and W have been made more slender, creating greater separation between the towers. These adjustments enhance visual permeability across the site and improve access to sky views beyond the ground plane. The updated massing arrangement provides a greater sense of openness and clearer visual connections, reinforcing Healthy Country principles.	✓
	2	Continue referring to the Connecting with Country Framework, particularly the section on Healthy Country, as well as case studies available on the GANSW website for further guidance.	Principles from Connecting with Country Framework have been adopted and the case studies published by Government Architect NSW in collaboration with the Dharug consultancy team.	note
2. Site strategy	3	Review the massing strategy and reduce bulk:		
	a	Introduce clearly defined breaks within the podium to avoid a continuous mass and create more openness at ground level.	Clearly defined breaks have been introduced within the podium to avoid a continuous mass, enhancing openness at ground level. These breaks improve access to sky views, providing a more open and visually connected environment.	✓
	b	Incorporate setbacks between podium and towers to achieve a more slender tower expression. This will also assist in mitigating wind impacts at the public domain level (see point 4).	The current design adequately addresses wind impacts at both the ground plane and podium levels, as confirmed by the wind tunnel testing. Canopies located throughout the podium enhance comfort, ensuring safe and pleasant conditions for pedestrians. Consequently, additional podium-to-tower setbacks are not expected to provide further wind mitigation.	✓
	c	Explore shifting towers north or south to create meaningful visual gaps and reduce the perceived wall effect when viewed from the east and west. Include all options tested.	Tower E and W have been made more slender, creating greater separation between the towers. These adjustments enhance visual permeability across the site and improve access to sky views beyond the ground plane.	✓
	d	Reconsider the proposed yield, as the resultant massing is contributing to significant amenity impacts which must be moderated to achieve design excellence.	The proposed massing has been carefully reviewed in relation to amenity outcomes. Adjustments, including slender tower forms, and gaps within the podium, have been incorporated. These measures improve solar access, cross ventilation, and reduce shadowing impact within the LMR Housing Area, supporting overall amenity and aligning with principles of design excellence.	✓
	4	Mitigate wind impacts on the ground plane, podium and rooftop levels to ensure comfort and usability:	Refer to wind tunnel prepared by Vipac Engineers & Scientists .	✓
	a	Conduct wind tunnel testing and provide the results for review.	Refer to wind tunnel study prepared by Vipac Engineers & Scientists .	✓

		b Adjust the proposed massing to reduce wind impact on the ground plane, such as introducing podium-to-tower setbacks.	The current design adequately addresses wind impacts at both the ground plane and podium levels, as confirmed by the wind tunnel testing. Canopies located throughout the podium enhance comfort, ensuring safe and pleasant conditions for pedestrians. Consequently, additional podium-to-tower setbacks are not expected to provide further wind mitigation.	✓
		Ensure wind conditions are appropriate for the intended activities in public areas and communal open spaces, including: – sitting conditions near retail tenancies – standing conditions in areas of the public domain where people are expected to dwell – walking conditions along the through-site link – sitting conditions in communal open spaces both at ground level, podia and on rooftops, as these are primarily designed for recreation.	Wind conditions across the site have been carefully considered to ensure they are suitable for sitting, standing, and walking activities across public and communal spaces.	✓
3. Public domain and landscape	5	Rationalise and reconfigure the underground car park layout to provide more meaningful deep soil capable of supporting healthy and robust tree growth.	The basement car park layout has been rationalised and reconfigured to provide more meaningful deep soil areas capable of supporting healthy and robust tree growth.	✓
	6	Use the natural topography and stepping of the site to achieve a ground plane that maximises the landscape potential and soil depth provisions.	The design leverages the natural topography and site stepping to create a ground plane that maximises landscape potential and soil depth provisions. This supports healthy, robust plantings, and enhances amenity.	✓
	7	Ensure landscape and associated planting requirements drive the design of the ground plane and basement levels.	Landscape and associated planting requirements have informed the design of the ground plane and basement levels. This approach ensures adequate soil depth, supports healthy tree growth, and maximises amenity.	✓
	8	Increase the provision of greenery across the site to ensure the long-term success and sustainability of the development.		
		a Increase tree canopy cover and prioritise larger trees in areas of genuine deep soil.	Tree canopy cover has been increased, with larger tree species prioritised in areas of genuine deep soil. Additional deep soil has also been achieved through the rationalisation of the basement car park, supporting healthier tree growth.	✓
		b Where trees are provided on structure, provide generous, interconnected soil to support healthy growth.	Where trees are provided on structure, generous and interconnected soil zones have been incorporated to support healthy growth. This ensures long-term viability of plantings and enhances overall amenity.	✓
		c Avoid reliance on small or medium trees in shaded environments, as these are unlikely to survive.	Planting selections have been matched to solar conditions to ensure healthy, long-term growth and contribute positively to overall amenity.	✓

		d Reduce areas of hardscape to maximise opportunities for soft landscaping and WSUD.	Areas of hardscape have been reduced, through rationalisation of the basement car park, to maximise opportunities for soft landscaping and WSUD.	✓
	9	Coordinate structural design early to safeguard the landscape design against future value engineering.	Consultation with the structural team has been undertaken. This coordination ensures that soil depths, tree planting zones, and other landscape features are preserved, supporting healthy plant growth.	✓
	10	Develop a low-maintenance landscape strategy and provide a management plan to support long-term upkeep	A low-maintenance landscape strategy has been developed to support long-term upkeep. This approach ensures the ongoing health of plantings, reduces maintenance requirements, and sustains amenity.	✓
	11	Ensure all areas of the public domain are accessible and resolve any CPTED concerns, particularly those associated with the locations of lifts within the accessible path of travel.	All areas of the public domain have been designed to be fully accessible, with particular attention to lifts within the accessible path of travel. CPTED considerations have been addressed to ensure safety and security, providing a public domain that is both inclusive and well-managed.	✓
4. Architecture	12	Provide clear evidence that demonstrates ADG compliance for solar access and cross ventilation, supported by accurate diagrams, including sun-eye views, to illustrate compliance.	Clear evidence demonstrating compliance with ADG requirements for solar access and cross ventilation has been provided. This includes sun-eye views diagrams, showing sunlight penetration and illustrating cross-ventilation pathways.	✓
	13	Demonstrate infill affordable housing units achieve equal amenity to market units.	Affordable unit diagrams have been provided in the Amended DA to demonstrate infill affordable housing units achieve equal amenity to market units.	✓
	14	Continue refining apartment layouts to address the following:		
	a	Confirm all room sizes meet the objective of the ADG and are functional and usable. Include drawings that show accurate dimensions, clearances and furniture layouts that demonstrate how occupants can use the spaces	Amended drawings include dimensions, clearances, and furniture layouts.	✓
	b	Ensure appropriate circulation zones around furniture to support functional layouts.	Appropriate circulation zones around furniture have been incorporated to support functional layouts. This ensures spaces remain practical, accessible, and usable, in line with ADG objectives for occupant amenity and functionality.	✓

5. Sustainability and Climate Change	15	Integrate water-sensitive design and climate resilience strategies into the public domain, including the following:		
		Select tree and plant species that are tolerant of the site's specific conditions, particularly areas with constrained solar access or limited soil depth. a	Species have been selected for their resilience and adaptability, ensuring healthy growth, long-term viability, and a positive contribution to overall amenity and Sky Country outcomes. This information has been included in the Amended DA.	✓
		Ensure planting strategies and species selection anticipate future climate scenarios, prioritising drought tolerant and heat resilient species to support long-term sustainability. b	Planting strategies and species selection have been designed to anticipate future climate scenarios, prioritising drought-tolerant and heat-resilient species. This approach supports long-term sustainability, ensuring the landscape remains healthy, functional, and contributes positively to amenity and Sky Country outcomes. This information has been included in the Amended DA.	✓



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