

Design Verification Statement

05 November 2025

NSW Department of Planning & Environment

Housing Delivery Authority

100 Edinburgh Road, Castlecrag
State Significant Development Application

DESIGN VERIFICATION STATEMENT

The SSDA seeks approval for:

- Demolition of existing structures to enable redevelopment;
- Site preparation works, including excavation and remediation;
- Site infrastructure works, including civil and utility upgrades to support the redevelopment;
- Construction and use of a new mixed-use residential tower, including:
 - Residential apartments incorporating a mix of 1- bedroom, 2-bedroom, 3-bedroom units, penthouse units and Affordable Housing;
 - Ground floor retail activating Edinburgh Road frontage and Lower Ground supermarket;
 - Ground level lobby providing access and connectivity;
 - Podium-level landscaped communal open space and building services;
 - Tower floors comprising residential apartments arranged around a central core; and
 - Basement levels incorporating car parking, loading, and associated building services.

Pursuant to Clause 29 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 1921, as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2021.

I directed the design of the residential apartment component of the State Significant Development Application approval as described above, and I confirm that the design achieves the design quality principles set out in Schedule 9 of the State Environmental Planning Policy (Housing) 2021.

Yours sincerely,



David Haseler,
Principal