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SEPP 65 DESIGN VERIFICATION STATEMENT
43-53 Cudgegong Road Rouse Hill, NSW 2155

Issue C- August 24, 2021

SEPP 65 Urban Design Principles

SEPP 65 includes 9 design quality principles. These principles are intended to guide good design, provide a basis to evaluate the merits of proposed design solutions and provide a basis for subsequent planning policy documents, design processes and decisions made under SEPP 65. The SEPP requires that before determining a development application for residential apartment development, the consent authority must consider the design quality principles.
The following statement of consistency with the SEPP 65 Design Principles has been prepared and signed by the nominated architect as required under the policy.

Design Principle	Consistent	Comment
1. Context & Neighbourhood Character	Yes	*"Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change. "*[1] The developed DA design follows a Land and Environment Court approved mixed-use concept master plan and DA for Stage 1 of the project. The overall master plan site area is 40,470m² and was approved to be developed in two stages; this application is for Stage 2 of the approved concept master plan. The site is a B2 zoned new growth area transforming from rural lands. Stage 2 constitutes a land parcel area of 22,960m² subdivided into 2 allotments that are separated by a central north-south running main street that will be the focus of the new town centre with retail tenancies at these frontages. The master plan site has a fall of approximately 11m from the northern boundary of Stage 1 to the southern boundary of Stage 2 and approximately 4.5m from the centre of the east-west road dissecting Stages 1 and 2 to the southern boundary adjacent the new station. Stage 1 development of the approved master plan is for multi-storey residential and limited commercial while to the east of Cudgegong Road medium to high density residential construction is underway with some projects complete. The precinct and surrounding new land release growth areas will undergo rapid development in the coming years and is in transition. The site is just to the north of Tallawong Metro Station - the last stop on the new north-west metro line and is bounded by the primary road access of Cudgegong Road to the east. Small land parcels belonging to Transport NSW separate the site from the station and adjacent Implexa Parade. Village squares on both allotments fronting the main street and Implexa Parade are shared by the site and the Sydney Metro land parcels adjacent to the station.

		The commercial component including supermarkets will be vital in serving the growing community as well as the employment and social interaction opportunities provided with the residential component activating the hub and sustaining the development economically. For the purpose of this development application, lots 3 and 4 are referred to as Stages 3 and 4 respectively.
2. Built Form & Scale	Yes	*"Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.* *Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook."* Both Stages 3 and 4 propose retail/commercial ground floors with supermarkets and speciality retail with internal malls and activated retail shop fronts located at street boundaries. L-shaped residential towers, two per allotment, ranging from 5 to 7 storeys above a communal landscaped podium are typically setback 4m from boundaries at street edges to address street frontages and create the massing and built form of the new town centre. The ground level façade at Cudgegong Road to Stage 3 is set back 5m in accordance with the DCP. Corners are reinforced with the higher storeys and greater mass. Stepped building forms on both allotments fronting the main street have been designed to allow sunlight access to the village squares. A 26m height limit applies to the site. The proposed developed scheme observes critical RLs, heights and envelopes of the approved concept with ADG compliant separation distances. Entries to retail and residential lobbies are articulated and modelled over two storeys to accord with the approved concept and for wayfinding. Stepped awnings provide weather protection along activated street frontages, provide human scale and address the topography of main street. Podium walls at the southern boundary abutting Transport NSW land are precast with relief motif patterns to create interest. Landscaping and climbing vegetation are allowed for and encouraged to the podium walls at Stage 3 to Cudgegong Road and the western road fronting Stage 4 to soften these edges where service vehicle, ramp entries, exits and other hard functions are located. To the northern east-west road, ground level street apartments activate street frontages and provide passive surveillance whilst landscaped planter boxes soften the interface between public and private domain and allow for an appropriate level of privacy. A number of landscaped communal roof terraces to towers are provided for resident's amenity with the communal podiums providing for a range of recreational and social interaction functions including communal swimming pools.

		Landscaped village squares with sun shading structures and water features form the town centre focal points and provide the transition between the station and town centre commercial and residential functions with opportunities for passive recreation and social interaction. Restaurants and cafes will offer alfresco dining in the village squares. The proposal represents an integrated mixed use development combining residential, retail and commercial functions within a carefully architecturally modelled and articulated built form within the parameters of the approved master plan linked to public transport and is considered appropriate for the site and commensurate in scale and height with the desired future character.
3. Density	Yes	*"Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.* *Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment."* [1] The proposed FSR for Stage 3 is 2.21:1 which is less than the allowable of 2.75:1. For Stage 4, the proposed FSR is 2.16:1, under the allowable of 2.75:1. The density is in accordance with the approved concept and is appropriate for the site. The proximity of rail and integration of retail and commercial uses serving the local communities aligns with government policy for high densities in local centres with public transport infrastructure. The proposal includes a range of well considered apartment types for choice and flexibility, many offering large private open space areas. The landscaped podiums and communal roof terraces provide excellent amenity in support of higher density. Employment and business opportunities will be generated by the commercial component of the scheme. Within the locality there are approximately 9 schools including the The Ponds High School and large open space areas including Rouse Hill Regional Park and Castlebrook Memorial Park. Car parking is compliant with the approved master plan scheme with 310 retail/commercial car spaces and 301 residential car spaces to Stage 3 and 293 retail/commercial car spaces and 307 residential car spaces to Stage 4.
4. Sustainability	Yes	*"Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation. "* [1] 70.0% (69.96%) of apartments receive 2 hours sun between 9am – 3pm on June 21st to both Stages (Stage 3 – 69.8%, Stage 4 - 70.1%) and 60 % of apartments to Stage 3 and 59.70% (60%) of apartments to Stage 4 are naturally cross ventilated according with requirements of the ADG.

		Sun control measures are introduced into the design of facades for both residential and commercial components including vertical fins, operable screens and slab extensions over windows to shade summer sun but include winter sun as appropriate depending on orientation. Rainwater is collected, filtered and reused for irrigation. Details are included in the civil engineering package. Apartments will include a selection of appropriate energy efficient appliances and water efficient devices. Mechanical and refrigeration plant will be designed and specified for best and most efficient energy consumption performance. Comprehensive landscaping at podiums, roof tops, village squares, boundary edges, street planting and podium walls are introduced to green the development wherever possible.
5. Landscape	Yes	*"Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.* *Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management. "* [1] Landscaping of the development including streetscape and village square planting, communal podium, communal roof top terraces and private open space areas have been comprehensively designed by Site Image landscape architects. Refer to the landscape architect package for details. It is envisaged that there will be further discussion with council and Transport NSW over development of the village squares and public domain. The body corporate will manage the maintenance of common areas to ensure their ongoing health & appearance.
6. Amenity	Yes	*"Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being.* *Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.*

		Solar Access The proposal achieves 2 hours (minimum) direct solar access to primary living spaces of 319 out of 456 residential units (70%), which complies with the 70%, 2 hour minimum guideline as per the ADG. Sun control measures are introduced to exclude hot summer sun and include warming winter sun to modify apartment environments for resident's amenity. Compliant apartments are shown on the drawings. Total number of apartments receiving no sun number 75 out of 456, ie 16.44%. The concept master plan is approved at 16.7% and is therefore within this parameter. **Visual and acoustic privacy** Where practicable, layouts of individual apartments are configured in a way to align rooms of similar function adjacent to common walls however this varies where better solar gain can be achieved. Party walls will be detailed for acoustic compliance. The design protects resident's ability to carry out private functions within all rooms and private open spaces without compromising views, outlook, ventilation and solar access or the functioning of internal and external spaces. The scheme has been reviewed in terms of visual and acoustic privacy and mitigating measures implemented such as privacy screens, blade walls, translucent highlight windows, acoustic walls and screens to improve performance. Refer also to updated acoustic report. Pedestrian and vehicle access to the site is easily recognisable. Lighting is provided to entry and common areas for safe after-hours access. **Apartment layouts, private open spaces** Individual layouts are fully functional, consistent with spatial requirements and objectives of the ADG and have been well considered for amenity with many apartments oversized and providing additional study areas for buyer choice and adding to flexibility in apartment layouts. Orientation to sun and outlook to distant views or to green areas have been central in approach to individual apartment designs. Rooms are shown dimensioned on the drawings and have been reviewed for compliance. Sufficient floor to floor heights are allowed for 2.7m minimum ceiling heights to habitable rooms to be easily achieved in accordance with the ADG. Dwellings feature internal storage areas as required by the ADG; all apartments are provided with additional storage areas in the basement for larger objects like sporting equipment, to the minimum volumes required. Balconies and terraces are linked to Living and Bedroom areas, and are of sufficient size to accommodate the required seating arrangements with areas shown on the drawings and have been reviewed for compliance with the ADG. Forty eight apartments are adaptable with adaptable layouts shown within the drawing package. **Natural ventilation** 60% (60.30%) of units (275/456) are naturally cross-ventilated (ADG guideline – 60%) and are shown on the drawings.

		Communal Open Space The landscaped podiums provide a range of functions for resident's amenity including swimming pools to both lots, BBQ areas, lawn areas and play equipment for children's play and quiet reflective areas for contemplation. Roof top landscaped terraces provide excellent sunny areas and district views. The landscaped village squares with water features and activation with alfresco café and restaurant dining provide additional lifestyle opportunities for resident's and public amenity.
7. Safety	Yes	*"Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.* *A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose. "*[1] The proposed orientation of building, floor layouts and provision of balconies and terraces provide natural passive surveillance of public domain at and above street level and to podiums and has been considered during the design process. Reference is made to the detailed CPTED report included within the DA package. This addresses CPTED principles of surveillance, access control, territorial reinforcement and space management for basement levels, lower and ground retail floors, podium level, residential floors and roof terraces. The report speaks to measures such as clear lines of sight, visibility, restricted space management and secure areas, appropriate lighting, deterrent signage, community ownership of space and technical based measures such as CCTV surveillance, intercoms and swipe cards.
8. Housing Diversity and Social Interaction	Yes	*"Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.* *Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents. "* This proposed development consisting of 456 units with a mix of 1, 2 and 3 bedroom units some with additional storage spaces will underpin the range, diversity and affordability of residential accommodation available in the area. The development allows for a town centre lifestyle with direct access to excellent public transport, shopping, restaurants and cafes and other community facilities as they develop all within easy walking access as well as employment opportunities. The unit mix consists of 108 x one bedroom units (23.7%), 294 x two bedroom units (64.5%) and 54 x three bedroom units (11.8%). 48 x accessible car spaces & 48 x adaptable units are included within this development (10.5%). Ninety six liveable apartments are provided (21%).

		Adequate accessible car parking spaces are provided for the retail/commercial component with 10 spaces provided in Stage 3 and 6 in Stage 4. There is ample opportunity for social interaction with the communal open spaces and shopping facilities provided including cafes and restaurants.
9. Aesthetics	Yes	*"Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.* *The visual appearance of well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape."* The scheme articulates a clearly defined podium base built to boundaries at ground level with setback towers over. Modulated parapet levels and detailing and two storey voids emphasize entries and create rhythm to retail street frontages reinforced by stepped awnings. The tower masses adopt predominantly brickwork facades that contrast solidity with transparent glass areas. Banding from slab to sill level at the stepped building forms allows for orderly elevations where internal apartment layouts stagger between floors. This expression threads throughout the scheme to both stages creating continuity of architectural language and an overall coherency and harmony to the development. The articulated building masses are reinforced by the material and elevational treatment choices. Sun shading has been carefully considered to respond to solar orientation and is designed to be integrated within the façade and assist in the architectural expression. Render is used sparingly with pre-dominant use of face brick in various tones for durability and contrast. The scheme seeks to impose order and coherency within a clearly articulated framework and refined palette. The colour palette is predominantly neutral with warmer earth tones introduced and leaf motif details introduced into the commercial/retail street frontages and village squares to add interest. The combination of landscaping, signage and public domain activation integrated within the refined form, colour and material selection will create a vibrant interesting environment and identity and sense of place that will be the Tallawong Town Centre. A summary of variations from this DA application to the approved DA master plan concept is appended in the DA application.

Apartment Design Guide Objectives – Parts 2, 3 & 4

The following table lists the Objectives and associated Design Criteria of the Apartment Design Guide (ADG) and assesses the project's achievements of the intent of those Objectives, as required by Clause 50(1B) of the EPA Regulation.
This assessment demonstrates that the proposed development is consistent with the relevant objectives and the majority of the numeric Design Criteria, and that all apartments within the proposed development will achieve a very high standard of residential amenity. Where an alternative solution is proposed to the Design Criteria to meet the Objectives, the proposal's consistency with the Objectives and associated Design Guidance are discussed in further detail in the table below.

Objectives	Proposal	Achievement of Objective
PART 1		
Identifying the Context		
	Yes	Part 1 analysis undertaken by original master plan architects to inform approved master plan design.
PART 2 DEVELOPING THE CONTROLS		
2A Primary Controls		
Primary development controls include building height, floor space ratio, building depth, building separation and setbacks. These are developed in consideration of sunlight access, orientation and overshadowing, natural ventilation, visual and acoustic privacy, ceiling heights, communal open space; deep soil zones, public domain interface, noise and pollution.	Yes	In depth analysis was undertaken by the master plan architects. Various envelopes were tested within the height limits and setback controls to establish building configurations and massing to optimally satisfy SEPP65 controls and guidelines. The DA scheme has been developed within the approved parameters.
2B Building Envelopes		
Building envelopes set the appropriate scale of future development. Envelopes should be 25%-30% greater than achievable floor area to allow for all building components, articulation, and amenity considerations.	Yes	Responding to the street layout, street edge definition and setback and envelope controls, the building envelopes in terms of depth and orientation, were developed to maximise internal amenity, cross ventilation, and solar access.
2C Building Height		
Building height define proportion and scale of streets and public spaces, is responsive to desired future scale and character, considers existing height context, provides for adequate sunlight to development and neighbours, typography and promotes articulated roof design and roof top communal open space spaces.	Yes	The building envelopes in terms of height were developed in consideration of objectives of the DCP and Area 20 Growth Precinct. Roof articulation and built form accounts for the topographical nature of the site.

Objectives	Proposal	Achievement of Objective
2D Floor Space Ratio		
Floor space ratio sets the relationship of GFA to site area to indicate intended density. This determines a maximum yield but is filtered by site and other planning constraints which may not be achievable. The FSR seeks to achieve an optimum but effective, efficient capacity of the site and provide for desired building articulation within the envelope.	Yes	The design is consistent with the objective whilst achieving 2.18:1 FSR, significantly under the maximum permissible of 2.71:1 for the overall site before dedication of 2.10:1.
2E Building Depth		
Building depth is a determining factor in developing the capacity of site and meeting amenity objectives of the ADG such as solar access and can be influenced by orientation. Maximum building depth is 18m but can be varied where amenity is demonstrated.	Yes	Building depth varies and ranges from approximately 11m up to a maximum of approximately 23m but added articulation by way of breezeway slots within the envelopes not included in the approved masterplan assist in cross ventilation and attain amenity requirements. Cross through apartments reduce building depth and further articulate building mass. Large window areas maximise natural light into apartments.
2F Building Separation		
Building separation provides for usable open space and landscaping and allows for visual and acoustic privacy, outlook, natural ventilation, solar access and appropriate massing and spacing.	Yes	Separation distances are consistent with the approved master plan, ADG requirements and DCP future character objectives.
2G Street Setbacks		
Street setbacks establish proportions of street, allow for landscape character, public – private domain transition, assist in visual privacy and passive surveillance and provide opportunities for quality entries.	Yes	Tower forms are set back 4m from podium edges on active frontages. Ground level commercial is built to street boundaries to define street edges in accordance with the DCP and approved master plan. This establishes defined building massing and streetscape proportions envisage by the DCP.
2H Side and Rear Setbacks		
Side and rear setbacks assist in controlling density and transitions of uses, building typologies, providing access to light and air, outlook, privacy, creates rhythm and patterns in the built form and achieves deep soil and landscaping.	Yes	The scheme observes setbacks and separations defined in the approved master plan. Ground floor built form is mostly built to boundary for activation of commercial frontage and defined street edge. In relation to adjacent future built form, the Transport NSW land to the south of Stage 3 will abut a podium base to the southern boundary wall and set back the tower form from

Objectives	Proposal	Achievement of Objective
		6m to 9m depending on height, function and building typology. A possible envelope is shown in the DA master plan drawing section. The southern setback at stage 3 is 9m which accords with the approved master plan and ADG requirements.
PART 3 SITING THE DEVELOPMENT		
3A 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.	Yes	Extensive site analysis was undertaken by Turner Architects, the master plan and Stage 1 architects which informed the master plan, building heights, floor levels and building envelopes in conjunction with parameters of the DCP and discussion with Blacktown City Council. Important issues such as sight lines, permeability and solar access to communal open space and village squares were considered in the building massing. Further, local context, history and heritage, access networks and transport, landscaping, streetscape and active frontage and site topography were considered. Zhinar Architects, as authors of the DA scheme for stages 3 and 4 are cognisant of the background process and have brought this understanding to the implementation of the DA.
3B Orientation		
Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development.	Yes	The master plan considered solar access to apartments given the building typology and massing configurations and for solar access to communal open spaces and concept of stepping built form to the village squares to the south edge of the development. The master plan achieved 70% compliant 2 hours sun between 9am and 3pm on June 21 which is reflected in the DA scheme at 70% However, there was an anomaly in the calculations for the village square between 11am and 2pm on June 21. Whilst the analysis revealed 60%+ solar access at 11am, 12pm and 1pm and 50% at 2pm to be compliant with the DCP, it only accounted for top of podium slab without planter box wall, parapets, fenestration and main entry structures to the internal malls. The DA analysis of podium slab edges revealed 60%+ at 11am, 12pm and 1pm but only 42% at 2pm. This did not account for modelling and detailing necessary for a good architectural outcome and placemaking.
Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid-winter.	Yes	Stage 4 will not have built form to the portion of Transport NSW land to the south and will not have any affect. Stage 3 has a developable allotment size to the south to the Transport NSW site. The built form of this development will abut the southern zero lot line of the subject site at podium. The tower form of the Transport for NSW site may have

Objectives	Proposal	Achievement of Objective
		some overshadowing at lower levels but will receive lower angled morning and afternoon sun. The 9m setback of building 3b is approved in the masterplan and is AD6 compliant.
3C Public domain interface		
Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security.	Yes	Access from the public street to the building entries are straight, clear and legible, providing safe access to the proposed development for both private and public entries. Street edge apartments are located on the New East West Road 01 to the north of the site and follow the masterplan floor levels and concept. Direct access to the street is provided from all apartments which are raised above street level and discreetly screened with planter boxes. To stage 3, floor level is 2-2.5m above street level. To avoid a street wall affect, low planter boxes are introduced to step up to terraces to reduce scale and soften the edge with landscaping. Balconies and terraces provide passive surveillance of all areas. The approved masterplan requires 2 storey entry voids and position public and private entries adjacent to each other. Detailing has been developed to promote definition between the two for a human scale fine grain response to the private entry. Recessed entries to a number of commercial tenancies off Main Street allow for accessible transition from the continuous footpath gradient.
Objective 3C-2 Amenity of the public domain is retained and enhanced.	Yes	Integration of architecture and landscape has been carefully considered in conjunction with Site Image landscape architects with measures implemented such as described above in 3C-1. Streetscape with street trees and road edge planting and landings created at shopfront entries to accommodate the grade of Main Street have been carefully considered for access, amenity and placemaking with landscape at the forefront of consideration. Planter boxes at the village square podium frontages have been conceived to allow planting to cascade over parapets to soften this edge and compliment the village square landscape concept. This approach occurs elsewhere around the scheme and green walls are introduced along the main walls at ground level at Cudgegong Road and the western elevation of stage 4 to soften these edges where service functions occur.
3D 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.	Yes	The podium level communal open space complies well above minimum requirements to stages 3 and 4, achieves compliant and good solar access outcomes and includes amenities such as a pool to each stage, BBQ areas playground areas and areas for social interaction and contemplation.

Objectives	Proposal	Achievement of Objective
		This is supplemented by multiple roof top landscaped communal open space terraces.
Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.	Yes	Communal open spaces provide a selection of sub-spaces with varying uses, to allow for simultaneous use by multiple groups. The Architectural and landscape drawings articulate the open space and landscaping strategy.
Objective 3D-3 Communal open space is designed to maximise safety.	Yes	Communal open spaces are clearly defined and legible with open areas. They are overlooked by private terraces and upper level apartments, promoting passive surveillance.
Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.	Yes	The Village Square is an important focal public space linking to the station and greater walkable area of the developing neighbourhood and is vial as a social and economic attraction. The strength of the link to the station plaza has been diminished with the repositioning of the station.
3E 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. *Design Guidance* *15% of the site as deep- soil on sites greater than 1,500sqm*	Yes	Deep soil is not required on the site and is not included in the approved masterplan.
3F Visual privacy		
Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy. Note: Separation distances between buildings on the same site should combine required building. *Design Criteria* *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:* *Building Height* / *Habitable rooms and balconies* / *Non-habitable rooms* *Up to 12m (4 storeys)* / *6m* / *3m*	Yes	Separation distances align with the ADG and follow the approved master plan envelopes. Privacy screens and fences, blade walls and translucent glass highlight windows provide privacy between apartments. Solid balustrades and planter box edges to some apartment terraces provide privacy at lower levels to street and communal open space apartments. Windows are offset where practical and some windows are projected from face of wall to angle away from neighbouring apartments. Street apartments are raised above footpath level and are lined with planter boxes for privacy at this level but allow for passive surveillance.

Objectives			Proposal	Achievement of Objective
Up to 25m (58 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.			Yes	Privacy screens and fences, blade walls and translucent glass highlight windows provide privacy between apartments. Solid balustrades and planter box edges to some apartment terraces provide privacy at lower levels to street and communal open space apartments. Windows are offset where practical and some windows are projected from face of wall to angle away from neighbouring apartments. Street apartments are raised above footpath level and are lined with planter boxes for privacy at this level but allow for passive surveillance.
3G Pedestrian access and entries				
Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain.			Yes	Commercial and private entries are clearly identified and feature two storey void volumes as required by council and the masterplan and for wayfinding and activation. Further detailing in private entries has been included at council request to add fine grain, human scale and further differentiation between public and private entries. Recessed entries to a number of commercial tenancies off Main Street allow for accessible transition from the continuous footpath gradient.
Objective 3G-2 Access, entries and pathways are accessible and easy to identify.			Yes	Identifiable entry space progression leads to clear entry statement visible from the public domain assisted by signage for wayfinding.
Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations.			Yes	Links within the built form at commercial ground levels negotiate the sloping site with accessible entry from the upper level at New East West Road 01 through the commercial malls to both stage 3 and stage 4 to the village squares at lower level. Pedestrian access is provided between stages 3 and 4 across Main Street via the pedestrian crossing linking directly to opposite entries.
3H 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.			Yes	Driveway locations have been determined by the traffic consultant upon discussions with council given the parameters of the site and surrounding road network. Variations have occurred from the approved master plan due to external constraints. Service area access locations are as identified in the master plan.

Objectives	Proposal	Achievement of Objective
		The vehicle access points are signposted, clear and legible and separated from pedestrian entries as far as possible. Driveway locations, levels and pedestrian safety have been considered in detail by consultants for traffic, civil and landscape.
3J 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.	Yes	Car parking numbers have been provided according to the approved master plan. Basement layouts and separation between commercial and residential areas have been analysed in detail. *Refer to traffic report.*
Objective 3J-2 Parking and facilities are provided for other modes of transport.	Yes	Motorcycle and secure bicycle parking is provided in the basements in accordance with Councils' minimum requirements.
Objective 3J-3 Car park design and access is safe and secure.	Yes	The car parks between commercial and residential uses are separated by levels, area and by ramps at basement 1 level. Provision is made for security electronic swipe systems for residential and time stays as directed by centre management. The aisles are clear and unobstructed with clear lines of site to fire stairs and to lift entrances.
Objective 3J-4 Visual and environmental impacts of underground car parking are minimised.	Yes	Car park layouts are efficiently planned given the zoning required between commercial and residential uses and wayfinding signage will be implemented. Comprehensive supply and exhaust air systems are provided for.
Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised.	N/A	
Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised.	N/A	
PART 4 DESIGNING THE BUILDING		
4A Solar and daylight access		
Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.	Yes	Overall solar access to both stages is 70%. To stage 3, 69.80% of apartments achieve two hours or more of solar access between 9am and 3pm on June 21 and 70.10% to stage 4, . Please refer to a breakdown of solar access per unit in the architectural drawings.
Design Criteria	Yes	

Objectives	Proposal	Achievement of Objective
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.		
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	Yes	
A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter	No	The combined percentage of apartments receiving no sun in mid-winter is 16.44% under the maximum 16.70% of the approved master plan.
Objective 4A-2 Daylight access is maximised where sunlight is limited.	Yes	To apartments receiving no direct sunlight, glass areas to living rooms are maximised and where possible, highlight windows to side walls included.
Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months.	Yes	Balconies, awnings, slab projections and privacy/sun screening assist in sun and glare control in summer months and are integrated into the façade design.
4B Natural ventilation		
Objective 4B-1 All habitable rooms are naturally ventilated.	Yes	Openable windows are proposed for all habitable rooms where cross ventilation is achievable. Cross through breezeways with openable windows at corridors allow pressure differentials to achieve effective cross ventilation. A cross ventilation consultant was engaged to analyse natural ventilation and has verified performance and compliance in a submitted report.
Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation.	Yes	Openable windows are proposed for all habitable rooms. A few apartments adopt plenums across corridors with open screen protected louvre grills on the opposite wall face to achieve cross ventilation. The wind report describes the performance requirements and effectiveness of these plenums.
Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents. *Design criteria* *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*	Yes	To stage 3, 60% of apartments and to stage 4, 59.7% ie, 60% are naturally cross ventilated. A cross ventilation consultant has verified natural ventilation performance and compliance. Cross through apartments are no deeper than 18m.

Objectives		Proposal	Achievement of Objective
to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed *Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.*			
4C Ceiling heights			
Objective 4C-1 *Ceiling height achieves sufficient natural ventilation and daylight access.*		Yes	The floor-to-floor heights of the residential levels allow for 2.7m ceilings to all living areas and bedrooms.
Design Criteria *Measured from finished floor level to finished ceiling level, minimum ceiling heights for apartment and mixed-use buildings are:*			
Apartment Types	*Minimum Internal Area*		
Habitable Rooms	*2.7m*	Yes	
Non-Habitable	*2.4m*	Yes	
For 2 Storey Apartments	*2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area*	N/A	
Attic Spaces	*1.8m at edge of room with a 30-degree minimum ceiling slope*	N/A	
If located in mixed use areas	*3.3m for ground and first floor to promote future flexibility of use*	N/A	
Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.		Yes	
Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building.		Yes	To commercial spaces, adequate heights are provided for a range of readaptive uses.
4D Apartment size and layout			
Objective 4D-1		Yes	Please refer to the individual apartment sizes in the architectural drawings. Many apartments are greater than

Objectives		Proposal	Achievement of Objective
The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity. *Design Criteria:* *Apartments are required to have the following minimum internal areas:*			minimum size and provide ancillary spaces such as study nooks where achievable.
Apartment Types	*Minimum Internal Area*		
Studio	*35m²*		
1 Bedroom	*50m²*	Yes	
2 Bedroom	*70m²*	Yes	
3 Bedroom	*90m²*	Yes	
Objective 4D-2 Environmental performance of the apartment is maximised.		Yes	
Design Criteria *Habitable room depths are limited to a maximum of 2.5 x the ceiling height.*		Yes	
In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window		Variation	Some living rooms are 8.5m deep to the back kitchen wall. This allows for a galley kitchen and front island wide bench where the main work surface and sink is located. This kitchen arrangement is the most efficient and provides best amenity as the primary work surface faces into the living space and light. The back bench is supplemented by artificial light by the refrigerator and cooktop rangehood. The resulting living depth of approx. 6m comfortably furnishes dining and sofa settings with circulation. The 500mm variation is minor given the superior amenity benefits and meets the objectives of the ADG.
Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs.		Yes	Many apartments are oversized and where possible flexible areas such as study nooks are included. Room sizes allow choice in the layout of settings and furnishings
Design Criteria *Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)*		Yes	The majority of master bedrooms achieve a clear 10m in the main space.
Bedrooms have a minimum dimension of 3m (excluding wardrobe space)		Yes	Some apartments include entry areas as wide as 1.6m within the 10m². All bedroom areas calculated have minimum one clear of wardrobes.

Objectives	Proposal	Achievement of Objective
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*	Yes	Minimum width is achieved.
The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	Yes	
4E Private open space and balconies		
Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity.	Yes	Please refer to the individual balcony sizes in the architectural drawings. Many prominent corner apartments have wrap around balconies and adopt a wintergarden approach with enclosing operable glass louvres as partial screening. Balcony depths are dimensional on the drawings.
Design Criteria *All apartments are required to have primary balconies as follows:*		
Dwelling type / *Minimum Area* / *Minimum Depth*		
Studio / *4m³* / -		
1 bedroom / *8m³* / *2m*	Yes	
2 bedrooms / *10m³* / *2m*	Yes	
3+ bedrooms / *12m³* / *2.4m*	Yes	
The minimum balcony depth to be counted as contributing to the balcony area is 1m	Yes	
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 15m² and a minimum depth of 3m.	Yes	Podium terrace private open space areas are compliant and include landscaped planter boxes within the fence line and are included in calculations.
Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents.	Yes	All primary balconies and terraces are located adjacent to a living space. A number of corner apartments have wrap around balconies.
Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.	Yes	The balconies are an integral component of the building design and architectural expression. Solid balconies integrate with continuous spandrels of solid walls to provide order and coherence to facades where apartments are staggered over storeys and balconies do not align. Glass balconies are also introduced for variation to the architectural expression

Objectives	Proposal	Achievement of Objective
		where appropriate and privacy screens are also adopted that also assist in solar control. Solid balustrades provide visual privacy when viewed from below.
Objective 4E-4 Private open space and balcony design maximises safety.	Yes	All balconies can meet the minimum safety provisions as per the NCC. Accessible transitions will be provided for any changes of level.
4F Common circulation and spaces		
Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments.	Yes	Double lifts to each residential core serves a maximum of 8 levels above ground level and 1 – 2 basement levels at lower basement levels. Adequate daylight and natural ventilation is provided to corridors and is assisted by cross through breezeways or articulated building mass introduced to each of the buildings.
Design Criteria *The maximum number of apartments off a circulation core on a single level is eight*	Yes	Whilst the Design Criteria 1 of Objective 4F-1 states "the maximum number of apartments off a circulation core on a single level is 8", the design guidance states "where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level". This is premised on a high level amenity to the circulation space leading to these apartments. The number of apartments off a single core is not more than 12 across almost all levels within the development. The only exceptions are 3 levels of the southern wing of building 3A that have 13 or 14 apartments. These minor variations are as a result of more efficient use of space within the building envelope or to cater for two storey apartments. The amenity to these levels is very high, with a large lift foyer, large expanses of glass adjacent to the lift core and a central breezeway corridor slot to provide further access to light and ventilation. Longer corridors are inherent in the building typology of the approved masterplan and we note the breezeway slots were not included in the approved masterplan which greatly increase the amenity of these circulation spaces. Further, all corridors are articulated to avoid a "gun barrel" effect.
For buildings of 10-storeys and over, the maximum number of apartments sharing a single lift is 40.	N/A	
Objective 4F-2	Yes	Ground floor lobbies have been designed to allow direct, clear and legible access from the street and adopt two storey void entries in accordance with the master plan. Further

Objectives	Proposal	Achievement of Objective
Common circulation spaces promote safety and provide for social interaction between residents.		differentiation between public and private lobbies was requested by council resulting in fine grain detail added in the form of screening and lower awnings in the void space.
4G Storage		
Objective 4G-1 Adequate, well designed storage is provided in each apartment.	Yes	All apartment storage meets or exceeds the minimum standard. All apartments have been designed with a minimum of 50% storage internal to the unit. Each apartment also has been a basement storage cage of minimum size with many much greater than minimums. Please refer to compliance schedule of internal storage sizes in the architectural drawings.
Design Criteria *In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:* *Dwelling Type* — *Storage size volume* *Studio* — *4m³* *1 bedroom* — *6m3* *2 bedrooms* — *8m3* *3+ bedrooms* — *10m3*	 Yes Yes Yes	
At least 50% of the required storage is to be located within the apartment.	Yes	
Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments.	Yes	Secure basement storage is clearly and accessibly located in the car park.
4H Acoustic privacy		
Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout.	Yes	Where possible, like functions of adjacent apartments are mirrored to harmonise potential noise sources. Party walls will meet BCA standards for sound transmission. Plant and services noise sources have been considered and mitigation measures such as acoustic levels of solid acoustic walls employed. An acoustic report has been provided addressing mitigation methods to Australian standards including external noise sources.
Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments.	Yes	Care has been taken to co-locate similar room types where possible and to use buffers, such as wardrobes, between different spaces.

Objectives	Proposal	Achievement of Objective
4J 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.	Yes	Winter Gardens are introduced to balconies facing Main Street corners to mitigate road noise impacts in this location. Apart from those apartments fronting New East West Street 01 to stage 4 to the west of the site, all other apartments are raised above footpath level or at podium level and above and will be removed from pedestrian movement at commercial ground floor level.
Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	Yes	An acoustic report has been provided addressing mitigation methods to Australian standards that account for external noise sources such as glass thickness, acoustic seals etc.
4K 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.	Yes	The building provides a mix of 1, 2, and 3 bedroom apartments to meet market needs. The number of 2 bedroom apartments has been increased and 1 bedroom apartments decreased from the approved master plan with 5 less apartments overall as many apartments were greatly oversized in the approved concept. This provides a better mix with 2 bedrooms often preferred for the flexibility and added space they provide and is particularly relevant to the family friendly location of the site.
Objective 4K-2 The apartment mix is distributed to suitable locations within the building.	Yes	Apartment types are mixed throughout the building.
4L Ground floor apartments		
Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located.	Yes	To New East West Street 01, 6 apartments to stage 3 and 5 apartments to stage 4 have direct access to the street. Apartments serve to activate street edges and discreet planting softens edges. Secure gates are included to all.
Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents.	Yes	Stage 3 is gated approx. 2-2.5m above street level and is accessed by gates and stairs and incorporates stepped planter boxes to soften the edge, provide privacy and passive surveillance. Stage 4 adapts planting screens and gates for security and amenity.
4M Facades		
Objective 4M-1	Yes	Harmony and proportion have been considered in the size and placement of openings and balconies in relation to

Objectives	Proposal	Achievement of Objective
Building facades provide visual interest along the street while respecting the character of the local area.		façade components. Detailing and material finish varies but threads through the architectural expression of the buildings of both stages to achieve coherence and unity to the overall scheme but allow individuality of buildings. High quality durable face brick of different colours and texture is used extensively, will age well and is complimented by limited areas of render and screen fenestration. These finishes expressed in a contemporary manner will not only compliment the local context but will provide precedence for other future development as the area is beginning to transition to higher density.
Objective 4M-2 Building functions are expressed by the façade.	Yes	The podium base clearly expresses the commercial function while setback residential towers above are highly articulated and express functions beyond. Corners are given visual prominence through building mass, form and detailing and by adjacent two storey entry voids and awning treatments.
4N Roof design		
Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street.	Yes	Roof treatments are generally flat with parapets expressed aligning with the approved master plan and heights. Modulation of building mass and parapets is the overriding architectural expression. Greater detail is expressed at podium level through entry and awning treatments and modelling.
Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised.	Yes	Communal roof terraces are included to portions of all buildings and are integral to the open space strategy and amenity of the scheme.
Objective 4N-3 Roof design incorporates sustainability features.	Yes	Upper roof area will be thermally insulated to maximise passive thermal comfort in the upper-most apartments. Skylights are included to a number of top floor apartments.
4O Landscape design		
Objective 4O-1 Landscape design is viable and sustainable.	Yes	The landscape design focuses on amenity with the inclusion of key place making elements such as seating and terraces. Simple design elements, high quality materiality of hardscaping along with an appropriate mix of native and introduced plant species will be a long lasting, easy to maintain landscape which can be adapted to suit a variety of uses over time.
Objective 4O-2 Landscape design contributes to the streetscape and amenity.	Yes	Village squares and streetscape are critical determinants of the scheme's visual, amenity and placemaking success and

Objectives	Proposal	Achievement of Objective
		have been carefully analysed and responded to by the landscape architect and for integration with architecture.
4P Planting on structures		
Objective 4P-1 Appropriate soil profiles are provided.	Yes	The landscape has been designed with depth of soil, mounding and planter boxes with a range of plant sizes in mind.
Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance.	Yes	The landscape has been designed with a diverse range of native and exotic species appropriate to the various areas and planting opportunities.
Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces.	Yes	Landscape design includes a variety of plantings to soften the communal open space areas. Hard function external podium walls are softened as green walls and foliage from planter boxes spills over to soften edges.
4Q Universal design		
Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members.	Yes	At least 20% of apartments will achieve the Liveable Housing Guidelines silver level.
Objective 4Q-2 A variety of apartments with adaptable designs are provided.	Yes	10% of the units are adaptable with one accessible car space per apartment provided. There are a mix of adaptable apartment types.
Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs.	Yes	The design offers a diverse range of apartment types with many oversized and offering ancillary spaces such as study nooks for flexibility.
4R Adaptive reuse		
Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.	N/A	
Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse.	N/A	
4S Mixed use		
Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	Yes	As a new town centre with public transport infrastructure, activated street frontages and public domain edges have been developed to encourage maximum social interaction and economic activity necessary for vibrant place making and a viable centre. Entries to tenancies along the falling

Objectives	Proposal	Achievement of Objective
		topography of Main Street allow flat entry landings for ease of accessibility.
Objective 4S-2 Residential levels of the building are integrated within the development where safety and amenity are maximised for residents.	Yes	The scheme is in accordance with the approved master plan in terms of entry locations for public and private functions and service entry locations. Variation to driveway locations has resulted from further discussion with council and site and surrounding road network parameters. Greater differentiation of public and private entries has been addressed as requested by council.
4T Awnings and signage		
Objective 4T-1 Awnings are well located and complement and integrate with the building design.	Yes	Street awnings have been integrated into the design of public and private entries and the overall design. For example, expression of 2 storey voids and enclosing canopy to Main Street private entries frames the rounded podium corner tenancies emphasizing the corners. Stepped awnings along Main Street provide human scale and differentiate from glass canopies at public entries.
Objective 4T-2 Signage responds to the context and desired streetscape character.	Yes	Signage is restrained whilst still satisfying commercial needs for identification and wayfinding.
4U Energy efficiency		
Objective 4U-1 Development incorporates passive environmental design.	Yes	Passive environmental design features are integral to the design in achieving maximum orientation for solar and cross ventilation performance and generous landscaped areas for reduction of heat absorption and temperature.
Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	Yes	Integrated awning and shading devices to apartments and good orientation maximise passive solar design performance to warm internal spaces and surfaces in winter but to exclude sun and cool in summer. Insulation and glass selection are important factors in achieving good performance and will be provided.
Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation.	Yes	60% of apartments are naturally cross-ventilated (ADG guideline – 60%). Refer to cross ventilation and BASIX Reports.

Objectives	Proposal	Achievement of Objective
4V Water management and conservation		
Objective 4V-1 Potable water use is minimised.	Yes	Rainwater is collected and stored for reuse as landscape irrigation and is designed to be efficiently reticulated. Refer to Stormwater engineer's details.
Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters.	Yes	Rainwater will be filtered and treated before discharge. Refer to Stormwater engineer's details.
Objective 4V-3 Flood management systems are integrated into site design.	Yes	The site is not subject to flooding. The stormwater design has been considered within the greater context and council guidance.
4W Waste management		
Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	Yes	Waste management is handled entirely within the building envelope to minimise impact on the streetscape.
Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling.	Yes	Recycling bins are provided in garbage rooms at each core and will be managed by the body corporate. Refer to Waste Management Report.
4X Building maintenance		
Objective 4X-1 Building design detail provides protection from weathering.	Yes	Awnings and slab protections provide weather protection to windows and in particular external sliding doors onto private open space.
Objective 4X-2 Systems and access enable ease of maintenance.	Yes	Access will be provided to all rooftop plant and equipment. Other services areas are located in, or adjacent to, service areas or within the basements.
Objective 4X-3 Material selection reduces ongoing maintenance costs.	Yes	Extensive use of good quality face brick is proposed as the predominant cladding material with limited use of render. Limited use of precast panels, metal cladding and metal fenestration and detailing will require no maintenance. Timber where used will be under cover.

Pursuant to Clause 50 (1A) and (1B) of the Environmental Planning and Assessment Regulation 2000, 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 2000.
I designed, or directed the design, of the above residential apartment development and I affirm that the design achieves the design quality and principles as set out in Part 2 of the State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development and the associated Objectives of Parts 2, 3 and 4 of the ADG.

Yours faithfully,

ZHINAR ARCHITECTS

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Ian Conry
Registered Architect NSW
Registration Number 8317
August 24, 2021