



ARCHAEOLOGY – HERITAGE – MEDIATION – ARBITRATION

12 HASSALL STREET, PARRAMATTA

Statement of Heritage Impact

April **2022**

Report to: GQ Hassall Street Pty Ltd

LGA: City of Parramatta

Version: C.2022



ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Traditional Custodians of the land that we live and work on.

We pay our respects to the Elders, past, present and emerging, for they hold the memories, the traditions, the culture and hopes of Aboriginal people.

We honour and acknowledge the stories, traditions and living cultures of Aboriginal and Torres Strait Islander peoples on this land and commit to building a brighter future together.

A better understanding and respect for Aboriginal and Torres Strait Islander cultures develops an enriched appreciation of Australia's cultural heritage and can lead to reconciliation. This is essential to the maturity of Australia as a nation and fundamental to the development of an Australian identity.

DOCUMENT CONTROL

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Rev	DATE	Prepared by	Edited by	Approved By
A	07/04/2022	Agata Calabrese	David Nutley	Dr Jillian Comber
B	07/04/2022	Agata Calabrese	David Nutley	Dr Jillian Comber
C	23/04/2022	Agata Calabrese	David Nutley	Dr Jillian Comber

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EXECUTIVE SUMMARY

GQ Hassall Street Pty Ltd propose the redevelopment of 12 Hassall Street, Parramatta. The proposal includes a 61 storey mixed use commercial and residential tower with basement carpark. The plans are attached at Appendix A.

This Statement of Heritage Impact has been prepared to assess the impact of the proposal on the cultural heritage significance of the site and to meet the requirements of the SEARS (see section 2 of this report).

The proposed development includes:

- Demolition of the existing buildings & structures.
- The construction of a 61-storey mixed-use building comprising:
 - Five levels of basement parking (not including the B1 mezzanine and a pit maintenance level) containing 175 car parking spaces.
 - A four storey podium providing commercial floor space and residents' amenities.
 - Level 4 will provide residential amenities including a podium terrace with a swimming pool.
 - A residential tower (levels 5 to 59) providing 391 build-to-rent apartments.
 - Level 60 will provide residential amenities including a rooftop terrace, pool and lounge.

The study area is not listed on the State Heritage Register or Local Environmental Plan. The proposal will have no adverse impact on the built environment in the vicinity of the study area. However, the area has historical significance as part of 100-acres granted to surgeon and farmer John Harris in 1794 and contains historical archaeological potential. The site also contains Aboriginal archaeological potential and cultural heritage significance.

This report makes the following recommendations:

1. As Aboriginal objects are predicted to exist within the study area, and it is an offence to harm such objects, a program of monitoring, testing and salvage excavations are proposed as a mitigation measure, as avoidance of the potential deposits is not possible.
2. As the site contains historical archaeological significance it will be necessary to undertake a program of historical archaeological monitoring, testing and salvage excavations
3. Interpretation of the Aboriginal history and significance of the site should be undertaken as is a way of broadening awareness and enhancing an understanding of the Aboriginal and non-Aboriginal heritage of the site.

1 INTRODUCTION

1.1 Background

GQ Hassall Street Pty Ltd propose the redevelopment of 12 Hassall Street, Parramatta. The proposal includes a 61 storey mixed use commercial and residential tower with basement carpark. The plans are attached at Appendix A.

This Statement of Heritage Impact has been prepared to assess the impact of the proposal on the cultural heritage significance of the site and to meet the requirements of the SEARS (see section 2 of this report).

1.2 Location and Description

The site is located at 12 Hassall Street, Parramatta within the Local Government Area of the City of Parramatta and is known as Lot 156, DP 1240854. The subject site is located on the northern side of Hassall Street, within a rapidly developing area of Parramatta. The site is bound by land zoned B3 Commercial Core to its northern, eastern and western boundaries, providing a range of mixed use developments, high rise office developments and educational facilities, including the new education and innovation hub by Western Sydney University at 6 Hassall Street. The site has an area of 2,055m² as shown in table 1 below. Figure 1 shows the location of Parramatta and Photographs 1 and 2 shows the study area.

The site is currently occupied by a two-storey building, detached single storey bungalow and bitumen car park. Access to the car parking area is via a driveway between the two buildings, with the car park located along the western side of the main building and to the rear of the bungalow building (Photograph 2).

Boundary	Distance (m)
North	49.82m
East	41.465m
South	49.81m (Hassall St)
West	40.81m

Table 1: Boundary Dimensions



Figure 1: Parramatta indicated by arrow



Photograph 1: Study area edged in yellow.



Photograph 2: Showing the former Police Youth Club building and cottage



2 LEGISLATION

2.1 Heritage Act 1977

State Heritage Register

s31 of the NSW Heritage Act 1977 provides for the establishment and maintenance of the State Heritage Register by the Heritage Council. s32 allows the Minister to direct the listing of an item which is of State heritage significance and sets out the procedure for listing an item. Aboriginal sites can be listed on the State heritage register if they are of State heritage significance. Such places can include Mission sites and cemeteries.

Under s57 of the Heritage Act a person must not “demolish, despoil, excavate, alter, move, damage or destroy” an item listed on the State Heritage Register without a permit under s60 of the Act.

The site is not listed on the State Heritage Register.

Relics Provisions NSW Heritage Act, 1977

Division 9: Section 139, 140–146 - Relics Provisions Under Section 139:

A person must not disturb or excavate any land knowing or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit.

A relic is described under the Act as:

..any deposit, object or material evidence –

- (a) which relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement; and*
- (b) is of State or local heritage significance.*

Any item identified as a relic cannot be impacted upon without an excavation permit, under s140 of the Heritage Act. An excavation permit forms an approval from the Heritage Council for permission to ‘disturb’ a relic.

However, as the project is a State Significant Development a s140 permit will not be required, as detailed below.

2.2 Environmental Planning & Assessment Act 1979

This project is being undertaken as a State Significant Development under Part 4, Division 4.7 of the *Environmental Planning & Assessment Act 1979* (EPA Act). Section 4.41 of the EPA Act (see below) does not require that a State significant development seek approval under the NPW Act as follows:

4.41 Approvals etc legislation that does not apply

(cf previous s 89J)

- (1) The following authorisations are not required for State significant development that is authorised by a development consent granted after the commencement of this Division (and accordingly the provisions of any Act that prohibit an activity without such an authority do not apply)—
 - (a) (Repealed)
 - (b) a permit under section 201, 205 or 219 of the *Fisheries Management Act 1994*,
 - (c) an approval under Part 4, or an excavation permit under section 139, of the *Heritage Act 1977*,
 - (d) an Aboriginal heritage impact permit under section 90 of the *National Parks and Wildlife Act 1974*,
 - (e) (Repealed)
 - (f) a bush fire safety authority under section 100B of the *Rural Fires Act 1997*,
 - (g) a water use approval under section 89, a water management work approval under section 90 or an activity approval (other than an aquifer interference approval) under section 91 of the *Water Management Act 2000*.
- (2) Division 8 of Part 6 of the *Heritage Act 1977* does not apply to prevent or interfere with the carrying out of State significant development that is authorised by a development consent granted after the commencement of this Division.



- (3) A reference in this section to State significant development that is authorised by a development consent granted after the commencement of this Division includes a reference to any investigative or other activities that are required to be carried out for the purpose of complying with any environmental assessment requirements under this Part in connection with a development application for any such development.

The Planning Secretary's Environmental Assessment Requirements for Build-to-rent housing were issued and requires:

20. Environmental Heritage

- *Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.*

This document satisfies the requirement for a Statement of Heritage Impact prepared in accordance with the NSW Heritage Manual. An Historical Archaeological Assessment has been prepared and is provided separately.



3 HERITAGE LISTINGS

3.1 NSW State Heritage Register

A search was undertaken of the NSW State Heritage Register (SHR) on 06th April 2022. The following items are within the vicinity of the study area:

SHR Item No	Listing Name	Address
I00696	Parramatta Railway Station	Great Western Railway, Parramatta
I00768	Experiment Farm Cottage and environs	Part of the following land — 7, 9 and 14 Ruse Street and 25 Parkes Street, Harris Park; 97, 99, 101 and 103 Harris Street and 45 Hassall Street, Parramatta

Table 1: Summary of SHR listed items in proximity to the study area

3.2 Parramatta Local Environmental Plan 2011 (LEP)

A search was undertaken of the Parramatta LEP on 06th April 2022. Ten items are located within the vicinity of the study area, as shown in Table 2 below.

LEP Item No	Name	Address	Lot & DP
I707	Commercial Hotel	24 Hassall Street, Parramatta 2150	Lot 23, DP 746354
I708	Semi-detached cottages	23 and 25 Hassall Street, Parramatta 2150	Lots 1 and 2, DP 218476
I717	Convict barracks wall	80-100 Macquarie Street	Lot 65, Section 17, DP 758829
I720	Arthur Phillip High School (and potential archaeological site)	175 Macquarie Street	Lots 1 and 2, DP 115296
I748	Attached houses	21 Wentworth Street	Lot 7, DP 555797; Lot 5, DP 531926
I749	Single-storey shop	105 Wigram Street	Lot 101, DP 789695
I750	Attached houses	113 and 115 Wigram Street	Lots X and Y, DP 403345
I751	Lancer Barracks group	2 Smith Street, Parramatta 2150	Lot 396, DP 39627
I00768	Experiment Farm Cottage and environs	Part of the following land — 7, 9 and 14 Ruse Street and 25 Parkes Street, Harris Park; 97, 99, 101 and 103 Harris Street and 45 Hassall Street,	Lots 1–3, DP 136100; Lots 12 and 13, DP 8430; Lot X, DP 401280; Lot 1, DP 256428; Lot 1, DP 188738; Lot 1, DP 115243; Lots 14–17, 27–29 and 37–39, DP 10853



LEP Item No	Name	Address	Lot & DP
		Parramatta	

Table 2: Summary of Parramatta LEP 2011 listed items in proximity to the study area

3.3 Impact

The above structures will not be impacted upon by the proposal. As detailed in section 7 of this report, they are not within the visual catchment of the study area and will not be physically impacted upon by the proposal.



4 DESCRIPTION OF PROPOSAL

Located at 12 Hassall Street, Parramatta and amassing 2,049sqm, the subject site is located within the Local Government Area (LGA) of the City of Parramatta. The site is approximately 170 metres to the east of the Parramatta Transport Interchange and on the eastern edge of the Parramatta Central Business District (CBD). Parramatta LGA has been divided into several strategic areas. This site sits within the strategic area identified as 'Parramatta City Centre'. Falling within the B4 Mixed Uses zone the site is in proximity to major shopping facilities, commercial office buildings, Parramatta Transport Interchange and public open spaces. GQ's vision for 12 Hassall Street, Parramatta centres upon PTW's design competition winning scheme. In keeping with GQ's established BTR design principles the development proposal contemplates:

- Demolition of the existing buildings & structures.
- The construction of a 61-storey mixed-use building comprising:
 - Five levels of basement parking (not including the B1 mezzanine and a pit maintenance level) containing 175 car parking spaces.
 - A four storey podium providing commercial floor space and residents' amenities.
 - Level 4 will provide residential amenities including a podium terrace with a swimming pool.
 - A residential tower (levels 5 to 59) providing 391 build-to-rent apartments.
 - Level 60 will provide residential amenities including a rooftop terrace, pool and lounge.

5 HISTORY

Following is a brief history of the site. For a detailed history please see the report prepared by Comber Consultants titled *Historical Archaeological Assessment, 12 Hassall Street, Parramatta*.

5.1 Phase 1: Surgeon John Harris (1754-1838) and Harris Farm, Parramatta, 1793-1838

The study area is situated within the boundaries of 110-acres (44.52 ha) granted to Surgeon John Harris (Reg 1A Fol 74 NSW LRS). John Harris on 28 May 1793 was granted 100-acre (40 ha) in Parramatta. In October 1793 Harris paid James Ruse £40 for Experiment Farm, a 30-acre grant (12.14 ha at Parramatta). On 20 February 1794 Harris' 100-acre grant was increased to 110-acres (44.52 ha). An additional 30-acres (12.14 ha) to the south of 'Beckett Creek' was granted in December 1805 (McClymont 2001, 108; Kass et al 1996, 27; Grant Bk 3 Folio 185, NSW LRS).

Clay Cliff Creek and 'Beckett Creek' (A'Becketts Creek) ran through Harris' Farm, in the north and south respectively, providing access to a natural water supply. Harris lived at Experiment Cottage built c1836 by Ruse on Experiment Farm (McClymont 2001, 108). By 1800 Harris had cleared and sown 40-acres (16.19 ha) with wheat and 70-acres (28.33 ha) about to be planted with maize. Stock included 120 sheep and 300 goats (Muster Book 1800, Entry AB021, Baxter (Ed) 1988, 18). G. C. Stewart's 1823 survey of Parramatta does not record the boundaries of John Harris' grant or natural or built features in the vicinity of the study area (P.1.1022 NSW LRS; SR 4907 SARNSW). The first survey showing the location and extent of Harris' 110-acre (44.52 ha) grant, the 30-acre grant (12.14 ha), and Ruse's 30-acres (12.14 ha) is surveyor P. L. Bem's 1828 map of the Parish of St John shown in Figure 3 below (Z M2 811.132/1828/1, ML SLNSW).

John Harris died in 1838 leaving property valued at £150,000 (Fletcher ADB).



Figure 2: Part of PL Bem's 1828 map of 'Saint John in the Hundred of Parramatta, County of Cumberland' showing John Harris' and James Ruse's grants at Parramatta. The approximate location of the study area circled in red is in the 110-acre (44.52 ha) grant north of Clay Cliff Creek (Z M2 811.132/1828/1, ML SLNSW).

5.2 Phase 2: Thomas Harris (1816-1870) and Harris Farm, Parramatta (1838-1876)

Thomas Harris, a nephew of Surgeon John Harris, inherited a lifetime interest in John Harris' Parramatta estate known as 'Harris Farm.' Thomas and his wife Isabella lived at Experiment Cottage from 1840. As part of the farm's operations, a slaughter yard was established on the farm near A'Becketts Creek (Kass et al 1996, 187; Bell's Life 18 May 1850, 3; Will Transcript: Surgeon John Harris (1754-1838), www.technispec.com/jhl/will.htm). William Meadows Brownrigg's 1844 plan of Parramatta shows Harris Farm as subdivided into large allotments (Figure 3) (Brownrigg, 1844 ML, SLNSW). The study area outlined in red is located in the vicinity of Lot 5 Section 1, Lot 5 and 7 Section 2, and a road dividing the two sections.



Figure 3: Part of W. M. Brownrigg's map of Parramatta showing the location of the study area (outlined in red) in relation to 1844 allotments and street alignments (Brownrigg, 1844, M4 811.1301/1844/1 1844, ML SLNSW).

For a period of time Harris Farm was left in a 'dormant and impoverished condition', a source of 'regret' to Parramatta's inhabitants. By June 1849 Thomas Harris made significant improvements to the farm 'spending his hundreds in its tillage, plantations, and extensive preparations for the laying out of a large orchard and orangery' (SMH 25 Jun 1849:3). In October 1860 John Harris (thought to be Thomas' son or a Harris family relative) assumed the management of Thomas Harris' financial affairs. Plans for the Parramatta railway were underway and compensation for the land resumed from the farm for the line temporarily bolstered Harris' finances. The railway line ran through the north-western part of Harris Farm with areas of land to the east of the planned line occupied by the Railway Commissioners. By 1865, Treeve & Co were instructed to auction the 110-acre (44.52 ha) portion of Harris Farm (Insolvency File No 07282, SARNSW; PA 2455, NSW LRS).

Thomas Harris died at the age of 54 years on 5 May 1870, leaving his estate to his wife Isabella Harris and their son John Harris, (AT&CJ 14 May 1870, 30; Kass et al 1996, 187). Under the terms of Surgeon John Harris' Will, Harris Farm was left to Thomas' as the first legitimate male heir named John. In 1872 Harris formally conveyed seven acres two roods two perches to the Commissioner of Railways for the construction of the railway line running to the west of the study area (Vol 133 Fol 127 NSW LRS).

5.3 Phase 3: George Wigram Allen and Harris Park Subdivision (1876)

In 1876 George Wigram Allen Esquire (1824-1885) of Sydney purchased 110-acres (44.52 ha) of Harris Farm, the majority of which was prepared for subdivision and sale (Vol 266 Fol 250 & Vol 370 Fol 184 NSW LRS). The study area (Lot 9-11 and part of Lot 12) in Section 1 was located on the north side of Hassall Street and south of land originally granted to John Hassall and in 1876 owned and developed by J. Byrnes (Nov 4th [1876], Map LFSP 1026, NLA) (Figure 4).

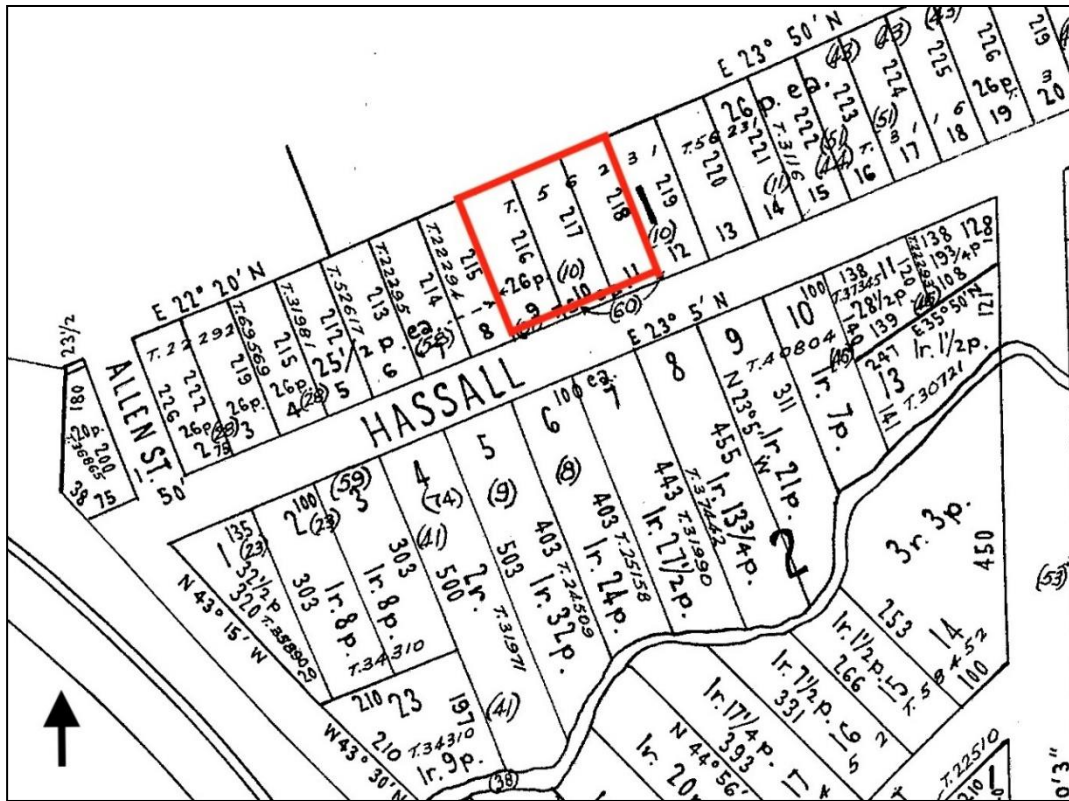


Figure 4: Part of DP 241 dated 1876 showing the study area as Lot 9-11 and part of Lot 12 in Section 1 north of Hassall Street (DP 241 NSW LRS).

5.4 Phase 4: Northwood, Hassall Street, Harris Park - Clara Byrnes (1882-1898)

On 21 March 1882 Clara Byrnes, wife of Henry Byrnes (1832-1907), manufacturer of Parramatta purchased Lot 9-14 Section 1 DP 214 of the Harris Park subdivision (3 roods 36 $\frac{3}{4}$ perches). Lot 9-11 and part of Lot 12 Section 1 DP 214 comprise the study area (Vol 370 Fol 184 & Vol 574 Fol 243 NSW LRS). The couple moved into their new home at Harris Park in the study area by 1883 (Cumberland Mercury 11 Aug 1883, 5). Although houses in Hassall Street are not numbered in the Sands Directory in the nineteenth century, Henry Byrnes 'Woollen manufacturer' is listed in the street in the vicinity of the study area in the 1884 edition (SMH 5 Jul. 1884, 9). From 1886 Clara Byrnes' home is listed as Northwood, named after her family home in Manchester (Sands Directory). Clara and Henry Byrnes lived at Northwood in Harris Park until 1896. From 1896 until 1898-99 Northwood was leased to a succession of tenants.

5.5 Phase 5: Northwood, Hassall Street Harris Park - Andrew Holmes (1898-1909)

Andrew Holmes (c1839-1909) purchased Lot 9-14 Section 1 DP 214 at Harris Park (including the study area) in June 1898 (Cumberland Argus 15 Jun 1898, 4). Until the late 1890s Hassall Street continued to be referred to as Harris Park. After 1900 the address was mostly commonly (but not exclusively) reported in newspapers as Parramatta (Cumberland Free Press, 21 Mar 1896, 5; Cumberland Argus 15 Jun 1898, 4). A Public Works Department survey prepared in December 1891 provides evidence of Northwood, a large, asymmetrically planned, brick house with verandahs on the north, east and southern facades. A well and a 'hole being filled in' (possibly an earlier well) are recorded to the northwest of the house. Unlike some of the older neighbouring residences, Northwood had a toilet in the house in the northern end of the rear wing (PWD FB 2071 p21 Sydney Water).

The final Public Works Department plan dated March 1894 shows Northwood at the centre of Lot 9-11 and part of Lot 12. It is shown as on Lot 'B,' a later annotation. Lot 'A,' also in the study area remained vacant and is shown as fenced into four areas. The western portion of the study area might have been used as gardens or pasture for a horse or cow for domestic use (PWDS 1544-S1206 Sydney Water) (Figure 5).

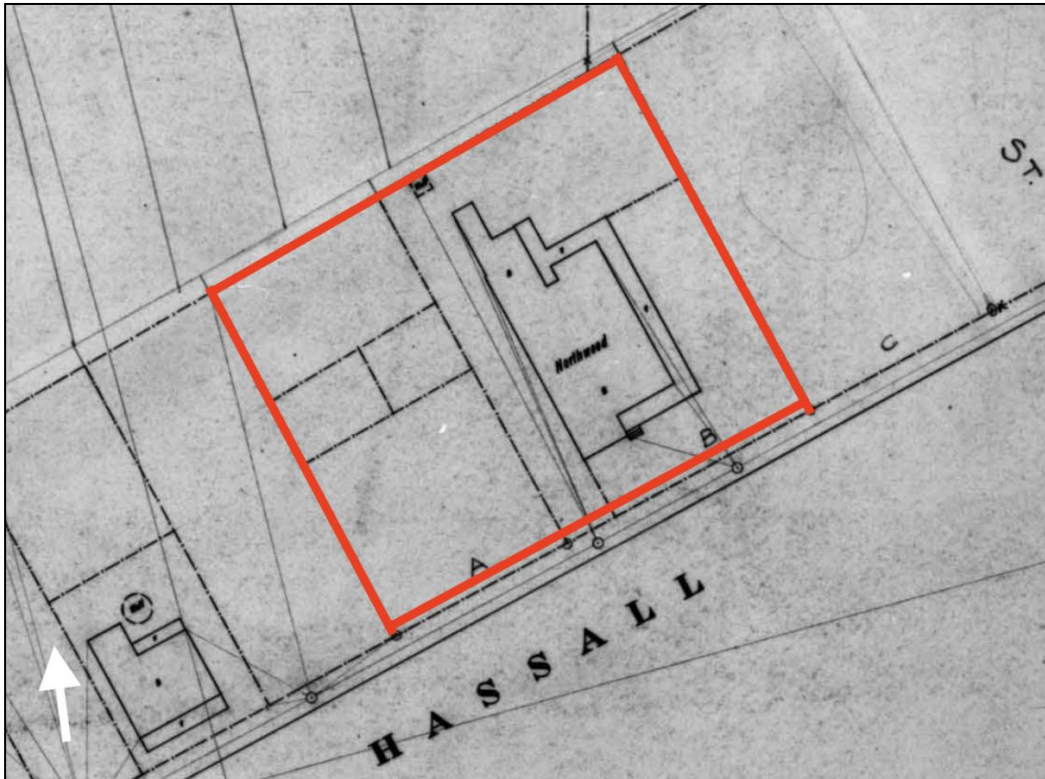


Figure 5: Part of an 1894 Public Works Department plan of Parramatta showing the study area and the Holmes' family home Northwood on Lot 9-11 and part of Lot 12 outlined in red. The Holmes' landholding extended to the east of the study area (PWDS 1544-S1206, 27 Mar 1894, Sydney Water).

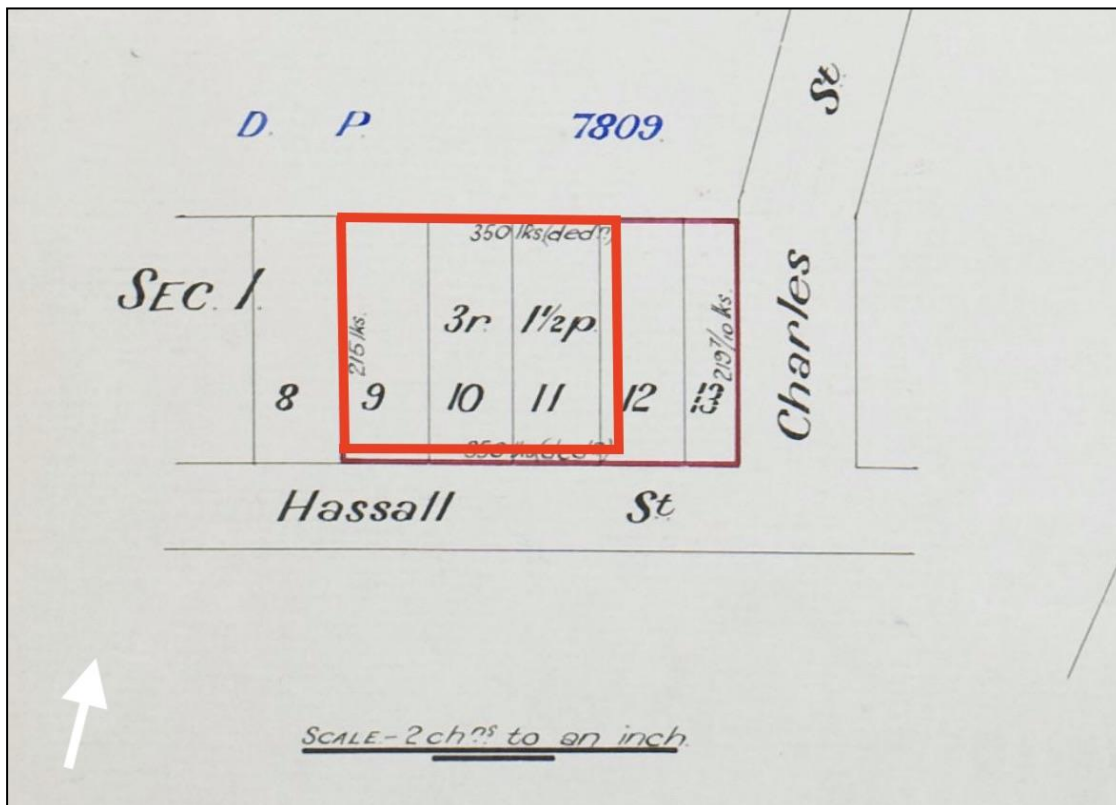


Figure 6: Plan showing the resumption of land for the extension of Charles Street lying to the east of Eliza and Alice Holmes' property. The study area is outlined in red (Vol 2524 Fol 105 & 106 NSW LRS).

Andrew Holmes lived at Northwood until his death in 1909 and after probate the title to Lot 9 to Lot 14 (including the study area) was transmitted to his daughters Alice Holmes and Eliza Holmes (Sands Directory 1908; Vol 574 Fol 243 & Vol 2008 Fol 55 & 56 NSW LRS). Alice and 'Lizzie' Holmes are recorded in 1903 and 1904 as living in Hassall Street. 'Lizzie' Holmes was still living at Northwood in 1910, then it was leased (Sands Directory; Cumberland Argus 2 Apr 1910, 7).

In 1914 the Council of the Municipality of Parramatta resumed Lot 14 and part of Lot 13 Sec 1 DP 214 (to the east of Northwood and the study area) for the formation of the southern end of Charles Street (Vol 2008 Fol 55 & 56 and Vol 2524 Fol 105 & 106 NSW LRS) (Figure 7).

In April 1927 Alice Scott and her sister Eliza Jenkins subdivided Lots 9-12 and part of Lot 13 Section 1 DP 214 (3 roods 1 ½ perches) into Lot A, Lot B and Lot C DP 311503. The study area includes Lot A (Lot 9 and part of Lot 10) and Lot B (Lot 11 and part of Lot 10 and 12), being the western two allotments of the subdivision (Vol 3989 Fol 105 & 106 NSW LRS) (Figure 10). Eliza Jenkins and her sister Alice Scott remained tenants in common in the ownership of Northwood and Lot B DP 311503 (12 Hassall Street, the study area). Eliza Jenkins retained Lot C on the corner of Charles Street, the latter allotment being outside the study area (Vol 3989 Fol 106 & Vol 4127 Fol 68 & 69 NSW LRS). She commissioned the construction of a house on Lot C DP 311503 at 14 Hassall Street, living to the east of Northwood, her family home from c.1928 until at least 1933 (Sands Directory 1928-1932/33). Plans and pictorial records of Northwood from this period of occupation have not been located but might survive in Holmes family records or those of former tenants.

On 19 February 1927 Lot A (10 Hassall Street) was sold to Isabel Jarvis of Parramatta, the wife of Cecil Elliott Jarvis, a buyer (Vol 3989 Fol 106 NSW LRS). In 1927 Misses J & C Waugh took out a lease on Northwood, 12 Hassall Street (Lot B DP 311503) as the premises for 'Tara Private School'. The school was named after the Waugh family's home in Parramatta as well as the historic place Tara in Ireland (Cumberland Argus 29 Jul 1927, 18, & 23 Dec 1927, 18). Sydney Water's Blackwattle Sheets provide evidence of Northwood on Lot B and the cottage built by Isabel Jarvis on Lot A in May 1934, as well as the location of the lines for plumbing and drainage services. The well in the 1894 plan of Northwood is not recorded on the plan and likely to have been filled (BLKWTL 2705 19 May 1934 Sydney Water) (Figure 7).



Figure 7: Blackwattle Plan showing Northwood on Lot B and new cottage built on Lot A in May 1934, as well as plumbing and drainage lines (BLKWTL 2705 19 May 1934 Sydney Water).

5.6 Phase 6: No 12 Hassall Street, Parramatta – Tara Private School (1927-c.1941/46)

In 1927 'Tara Private School' operated from 12 Hassall Street, Parramatta (Cumberland Argus 29 Jul 1927, 18, & 23 Dec 1927, 18). Tara was certified as a day school in Hassall Street, with students aged up to 10 years and maximum enrolments of up to 40 students (NSW Govt Gaz 12 Jun 1929, 2555; NSW Govt Gaz 5 Feb 1932, 554; NSW Govt Gaz 31 Oct 1941, 3851). Following the death Alice Scott of co-owner of Northwood in 1941, the title to Lot B DP 311503 (12 Hassall Street) was conveyed by transmission to her sister Eliza Jenkins (Vol 4127 Fol 68 & 69 NSW LRS). An aerial photograph of Parramatta provides evidence Northwood on Lot B, a large, asymmetrically planned, double-fronted residence in Hassall Street (Lot B DP 311503) in 1943. Tara operated as a co-educational infants' school in Hassall Street until at least October 1941 or as late as September 1946 (Cumberland Argus 14 Aug 1946, 12). Cassie Waugh's brother Dr Richard Andrew Phipps Waugh took up residence at 12 Hassall Street, retaining the name of the house as Tara, rather than reverting to the original name, Northwood. Dr Waugh died there in September 1948 (SMH 16 Sep 1948, 12; Cumberland Argus 22 Sep 1948, 3).

The surviving owner of Northwood on Lot B DP 311503 Eliza Jenkins died in 1952. In April 1953 medical practitioner Patrick Howard Speight (1911-66) and his wife Zara Marie Speight purchased Lot B DP 311503 from the Public Trustee managing Jenkin's estate (Vol 4127 Fol 68 & 69 NSW LRS). In 1957, Daniel Thomas Noonan a grazier of Parramatta purchased Northwood on Lot B DP 311503 (Vol 6686 Fol 144 NSW LRS).

5.7 Phase 7: No 10 Hassall Street, Parramatta – Jarvis (1927-1942) and Best (1942-1965)

The exact date of construction of a cottage at 10 Hassall Street (Lot A DP 311503 the western portion of the study area) is not known however the Sands Directories issued from 1929 until 1932/33 list Cecil Elliott Jarvis (1888-1956), a salesman and the husband of Isabel Jarvis née Andrews (1891-1968) at this address. On 14 September 1942 Isabel Jarvis sold 10 Hassall Street (Lot A DP 311503) to sisters Ivy Best (1882-1962), Hilary Susan Best (1884-1950) and Winifred Best (1889-1972) of Seven Hills. Parramatta Electoral Rolls list the sisters as resident at 10 Hassall Street in the study area in 1943. Hilary Best died there in 1950 (SMH 13 Jun 1950, 18). Winifred and Ivy Best remained living at the Hassall Street cottage and are recorded in the Parramatta Electoral Rolls in 1954 and 1958. The title to 10 Hassall Street (Lot A DP 311503 in the study area) was transferred to Winifred Best in 1963 and Electoral Rolls of the same year record her as residing there (Parramatta Electoral Rolls 1963; Vol 3989 Fol 106 NSW LRS).

5.8 Phase 8: Federation of NSW Police Citizens Boys Club No 12 Hassall Street, Parramatta - from 1960

A Police Boys Club was established at Parramatta In July 1947, operating at 'makeshift premises at the Lancers Barracks' to the north of the study area. In July 1960 the Federation of NSW Police Citizens Boys Club purchased 12 Hassall Street, Parramatta (Lot B DP 311503 the eastern part of the study area) from Daniel Thomas Noonan, with plans for construction of a purpose-built premises for the district's Police Boys Club (Vol 6686 Fol 144 NSW LRS). Northwood was demolished and the Parramatta Police-Citizens Boys' Club building in Hassall Street opened in March 1962. Among other facilities, the large, two-storey, brick building including an 'impressive' main hall measuring 64 ft by 60 ft (19.51 m x 18.29 m) to be used for basketball and physical culture activities, and an auditorium with stage lighting and dressing rooms (Cumberland Argus 7 Mar 1962, 5-7) (Figure 8). The extent of the Police Boys Club on Lot B DP 311503 and the cottage on 10 Hassall Street on Lot B DP 311503 in the study area is illustrated in a 1965 aerial photograph shown in Figure 9.

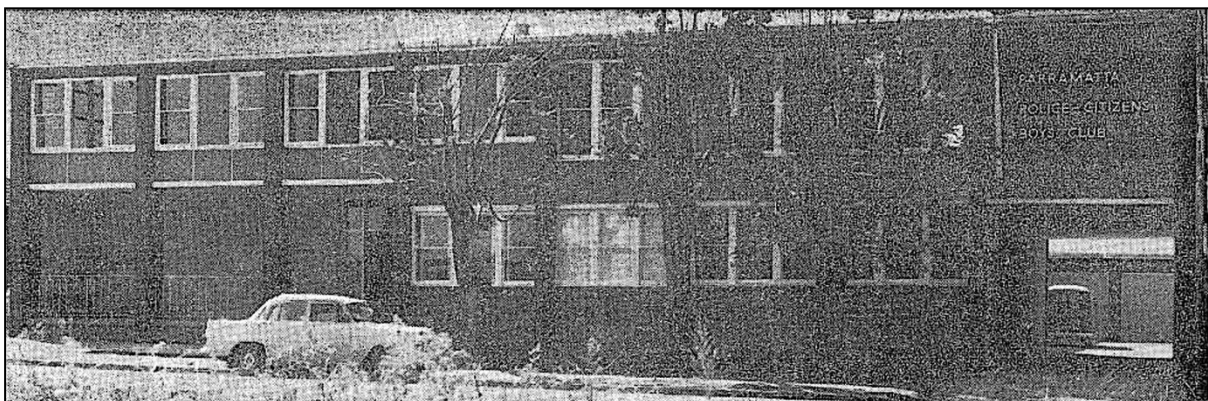


Figure 8: Parramatta Police-Citizens Boys' Club building on the former site of Northwood in Hassall Street opened by State Governor Lt. General Sir Eric Woodward on 28 Mar 1968 (Cumberland Argus 7 Mar 1962, 5).



Figure 9: A 1965 aerial photograph illustrates the extensive footprint of the Parramatta Police-Citizens Boys' Club adjacent to the cottage on 10 Hassall Street (Historic Imagery Viewer, Spatial Services NSW, 1965).

In March 1965 Winifred Best owner of 10 Hassall Street, Parramatta sold Lot A DP 311503, the western part of the study area, to the Federation of NSW Police Citizens Boys Club. The cottage at 10 Hassall Street was retained on the site and in 1968 Electoral Rolls indicate that it was occupied by Robert Arthur Bruce Ellis, a clerk (Parramatta Electoral Roll 1968). On 1 November 1994 Lots A and B DP 311503 were redescribed as Lot 15 DP 128826 of 840.9 m² and Lot 16 DP 128826 of 1214 m². In 2018 Lot 15 and 16 were consolidated into Lot 156 DP 1240854 of 2049 m² (Figures 11&12). The Parramatta Police Citizens Youth Club premises and land in Hassall Street (Lot A and B DP 311503) was sold for redevelopment in 2016 (Australian Leisure Management, viewed 11 Jan 2022; Parra News, 10 Dec 2020, viewed 11 Jan 2022).

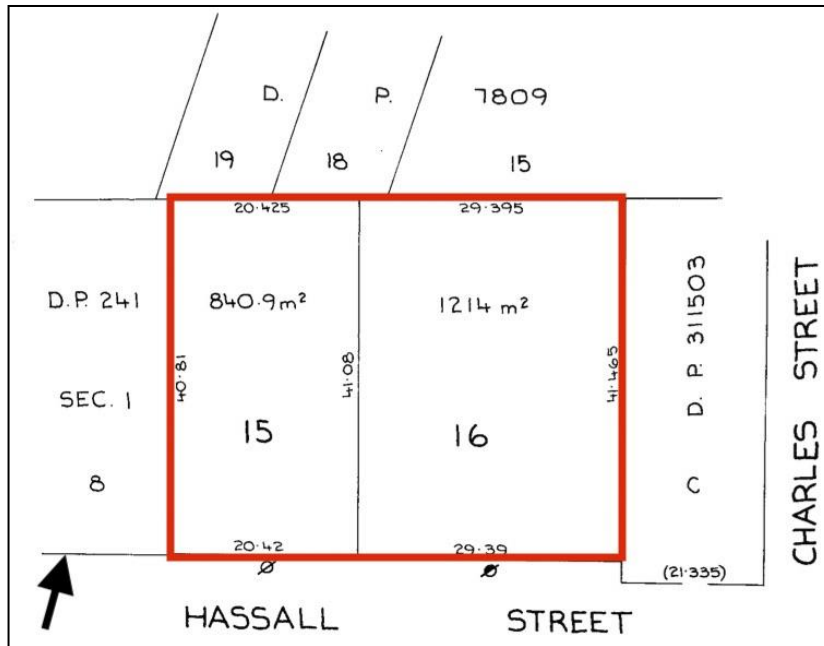


Figure 10: Lot 15 and 16 DP 128826, the study area as surveyed in November 1994 (DP 128826 NSW LRS).

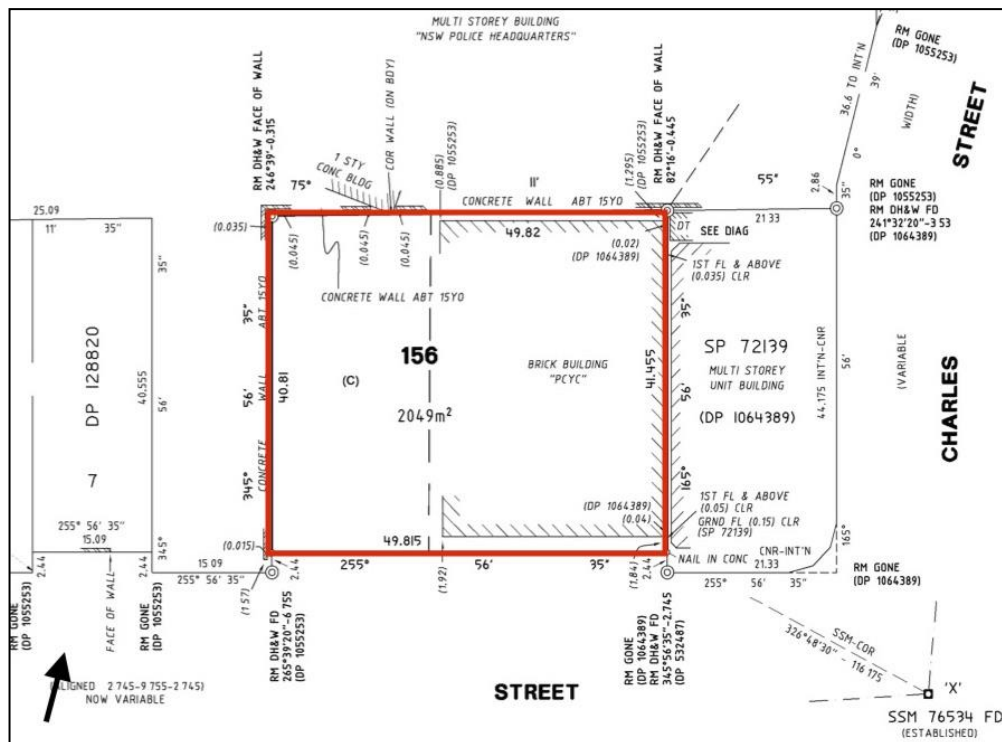


Figure 11: Lot 156 DP 1240854, the study area as surveyed on 31 January 2018 (DP1240854 NSW LRS).



6 SIGNIFICANCE ASSESSMENT

6.1 Preamble

Significance assessment is the process whereby sites or landscapes are assessed to determine their value or importance to the community.

A range of criteria have been developed for assessing the significance which embody the values contained in the Burra Charter. The Burra Charter provides principles and guidelines for the conservation and management of cultural heritage places within Australia.

6.2 Significance Assessment

Historical

Criterion (a) – an item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area)

Harris Park is located in 100-acres granted to surgeon John Harris in 1794. It was periodically farmed until its subdivision and sale in 1876. Evidence of structures or use for farming activities in the study area have not been located in cartographic records.

Hassall Street is evidence of the subdivision of Harris Park (later Parramatta) by George Wigram Allen in 1876 and its gradual development. The study area is linked to the construction by Clara Byrne and Henry Byrne of a large house ‘Northwood’ in Hassall Street in 1882-83. Historical research has not identified pictorial evidence of Northwood from this date or linked to subsequent periods of ownership and tenancy.

Northwood and the eastern part of the study area is significant for its lease by Joan Waugh as the premises for Tara Private School (later Tara Anglican School) between 1927 and c.1941-46. The Waugh family are associated with Northwood until September 1948. Northwood at 12 Hassall Street was demolished between 1960-62 for the construction of the Parramatta Police Citizens Youth Club, the club’s first purpose-built premises in Parramatta.

A small house in the western part of the study area at 10 Hassall Street was commissioned by Isabel Jarvis in 1927. It is positioned on undeveloped land once associated with Northwood and thought not to be of significance except through its historical association with Northwood. The Federation of NSW Police Citizens Boys Club purchased 10 Hassall Street in 1965 and the house remains extant.

Association

Criterion (b) – an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history (or the cultural or natural history of the local area)

The study area is associated with a 100-acre land grant to surgeon John Harris. Harris is significant as a surgeon and farmer in Sydney and Parramatta, as well as a vocal participant in the social and political life of the colony.

The study area is more closely associated with the Clara Byrnes purchaser of land in the Harris Park subdivision. Byrnes commissioned the construction of a house for herself and husband Henry Byrne, naming the house Northwood. Clara Byrnes was descended from a family linked to fabric manufacturing in Manchester, while her husband Henry Byrnes, a Parramatta magistrate, is associated with the Byrnes family significant for their involvement in manufacturing in Parramatta and New South Wales politics.

The former site of the house Northwood (also named Tara) has a strong and special association with Tara Private School, an infant’s school established by Joan Waugh in Parramatta in 1902 that operated at 12 Hassall Street from 1927 until c.1941-46.

The study area has a strong association with Parramatta Citizens Youth Club (formerly Parramatta Citizens Boys Club) as their first purpose-built premises in Parramatta. The club operated at 12 Hassall Street from 1962 until 2017.

**Aesthetic/Technical**

Criterion (c) – an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

Historical research has not identified attributes that meet this criterion.

Social

Criterion (d) – an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons

The study area has a special association with the Parramatta community as evidence of the purpose-built Police Citizens Boys Club opened there in 1962.

Research

Criterion (e) – an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)

The study area has the potential to yield archaeological evidence that will contribute to an understanding of the transition from farming to suburban life in Harris Park or Parramatta in the nineteenth century. More importantly it has the potential to provide archaeological evidence of the house Northwood, built by a prominent Parramatta family as a residence in the late nineteenth century and converted for use as an infant's school in the early twentieth century.

Rarity

Criterion (f) – an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)

Historical research has not identified attributes that meet this criterion.

Representative

Criterion (g) – an item is important in demonstrating the principal characteristics of a class of NSW's

- *cultural or natural places; or*
- *cultural or natural environments.*

or a class of the local area's

- *cultural or natural places; or*
- *cultural or natural environments*

Historical research has not identified attributes that meet this criterion.

6.3 Statement of Significance

The study area 12 Hassall Street, Parramatta is significant as part of 100-acres granted to surgeon and farmer John Harris in 1794. Evidence in historical records of farming structures or site-specific farming activities in the study area from 1794 to 1876 has not been located, however might survive in the archaeological record.

The study area and the construction of 'Northwood' in Hassall Street in 1882-83 is significant for its association with owner Clara Byrnes and her husband Henry Byrnes. Magistrate Henry Byrnes is linked to a prominent Parramatta family involved in politics and manufacturing.

Northwood and the eastern part of the study area is particularly significant for its lease by Joan Waugh between 1927 and c.1941-46 as the premises for Tara Private School, an infant's school established in Parramatta 1902. Today Tara Anglican School is a private school for girls in North Parramatta.

The study area has a strong association with Parramatta Citizens Youth Club (formerly Parramatta Citizens Boys Club) as their first purpose-built premises in Parramatta, based at 12 Hassall Street from 1962 until 2017.



The study area has the potential to yield archaeological evidence that will contribute to an understanding of the transition from farming to residential development of Harris Farm in the nineteenth century, and in the early twentieth century the utilisation of Northwood as a small private school.



7 IMPACT AND MITIGATION

7.1 Aboriginal Archaeology

Impact

Aboriginal consultation has been undertaken accordance with the *Aboriginal cultural heritage consultation guidelines for proponents 2010* (Comber 2022a) and an archaeological report prepared (Comber 2022b). Both reports assess the site to contain Aboriginal archaeological potential and cultural heritage significance and recommend Aboriginal archaeological testing and salvage.

Mitigation

The proposed development will maximise all space with the development envelope and includes a basement. As Aboriginal objects are predicted to exist within the study area, and it is an offence to harm such objects, monitoring, testing and salvage excavations are proposed as a mitigation measure, as avoidance of the potential deposits is not possible. As the SEARS have been issued for this project the testing and salvage can be undertaken without the need to apply for an AHIP.

The information gained from archaeological excavation contributes to our knowledge and understanding of Aboriginal occupation. This knowledge can then be passed down to future generations through educational programs and interpretation. Such strategies will contribute to maintaining social cohesion within the Aboriginal community and to building social cohesion within the broader community and protecting cultural values for future generations. Archaeological sites are valued by the Aboriginal community for more than their archaeological/scientific values. Such sites reflect both the physical and spiritual presence of ancestors on country. It is therefore important that as much information as possible is obtained to ensure recognition of Aboriginal heritage and to pass this information on to future generations.

7.2 Historical Archaeology

Impact

An historical archaeological assessment has been undertaken and assesses the site to contain historical archaeological potential representing all phases of occupation. The proposed development will impact upon the historical archaeological potential.

Mitigation

To mitigate against adverse impact the historical archaeological assessment has recommended that a Research Design be prepared and that archaeological monitoring, testing and salvage be undertaken in accordance with the Research Design. As the SEARS have been issued for this project the testing and salvage can be undertaken without the need to apply for a s140 permit.

7.3 Built Environment

Impact

The proposed redevelopment of 12 Hassall Street Parramatta will include demolition of existing buildings. The site contains two buildings neither of which are listed on the Local Environmental Plan or the State Heritage Register and do not contain any cultural heritage significance.

The former Police Youth Club building is a modern commercial building constructed in the 1970s and does not contain cultural heritage significance.

The bungalow is a typical interwar bungalow. It does not contain any exceptional or highly technical architectural styling or detailing and the internal spaces have been altered and modified. It does not contain any cultural heritage significance.

There is no objection to the demolition of these two buildings.

7.4 Views and Vistas

Impact

There are three items listed on the Local Environmental Plan in close proximity to the study area. There is one item listed on the State Heritage Register in the vicinity of the study area (Figure 16).

These are:

State Heritage Register

- Parramatta Railway Station (Item No. I00696)

LEP

- Attached houses at 113 and 115 Wigram Street (Item No I750),
- Lancer Barracks group (Item No I751), and
- Commercial Hotel (Item No I707).

The subject site is set within an entirely urbanised built environment in the Parramatta CBD. The site is surrounded in all directions by high-rise developments. Any historical or physically significant views or vista which may once have existed to and from the study area have now been completely urbanised and impacted upon by modern developments and no are longer evident.

Mitigation

As there are no significant views or vistas, specific mitigation measures are not required.

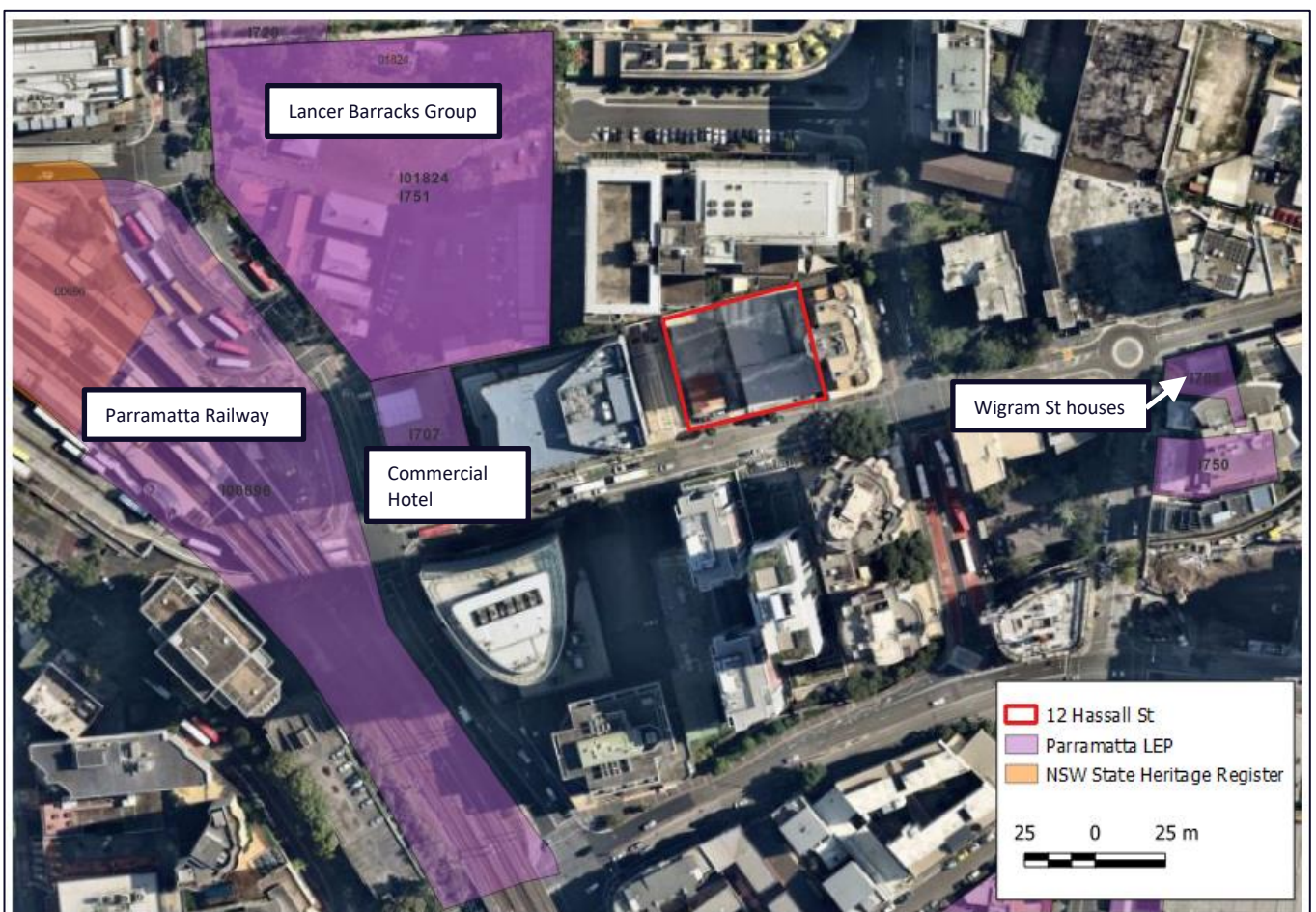


Figure 12: Figure showing the heritage items in the vicinity of the study area.



7.5 Listed Structures

Section 3 of this report contains a table of items listed on either the State Heritage Register or the Local Environmental Plan, within a 1km radius of the study area. Those within the immediate vicinity are shown in Figure 12 above. None of these items are within the visual catchment of the study area and will not be physically impacted upon by the proposal. There are no views or vistas to or from these items.

7.6 Summary of Impact and Mitigation

Existing buildings will be demolished, and a new mixed-use development constructed. The new building will contain an underground basement across the whole of the site. As detailed above the proposal will have no impact on listed items, views or vistas.

However, the site does contain Aboriginal and non-Aboriginal archaeological potential so archaeological testing and salvage will be required. As the SEARS have been issued there will be no need to apply for either a s140 permit or AHIP.



8 SUMMARY & RECOMMENDATIONS

8.1 Summary

GQ Hassall Street Pty Ltd propose the redevelopment of 12 Hassall Street, Parramatta. The proposal includes a 61-storey mixed use commercial and residential tower with basement carpark. The site is currently occupied by a two-storey building, detached single storey bungalow and bitumen car park.

The study area has historical significance as part of 100-acres granted to surgeon and farmer John Harris in 1794 and contains historical archaeological potential. The site also contains Aboriginal archaeological potential and cultural heritage significance.

As Aboriginal objects are predicted to exist within the study area, and it is an offence to harm such objects, salvage excavations are proposed as a mitigation measure, as avoidance of the potential deposits is not possible.

The site is not listed on the State Heritage Register or Local Environmental Plan.

8.2 Recommendations

4. As Aboriginal objects are predicted to exist within the study area, and it is an offence to harm such objects, a program of monitoring, testing and salvage excavations are proposed as a mitigation measure, as avoidance of the potential deposits is not possible.
5. As the site contains historical archaeological significance it will be necessary to undertake a program of historical archaeological monitoring, testing and salvage excavations
6. Interpretation of the Aboriginal and non-Aboriginal history and significance of the site should be undertaken as is a way of broadening awareness and enhancing an understanding of the Aboriginal and non-Aboriginal heritage of the site.



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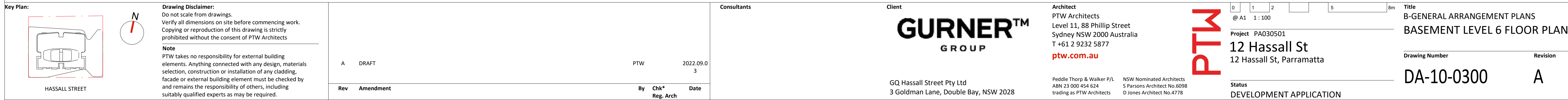
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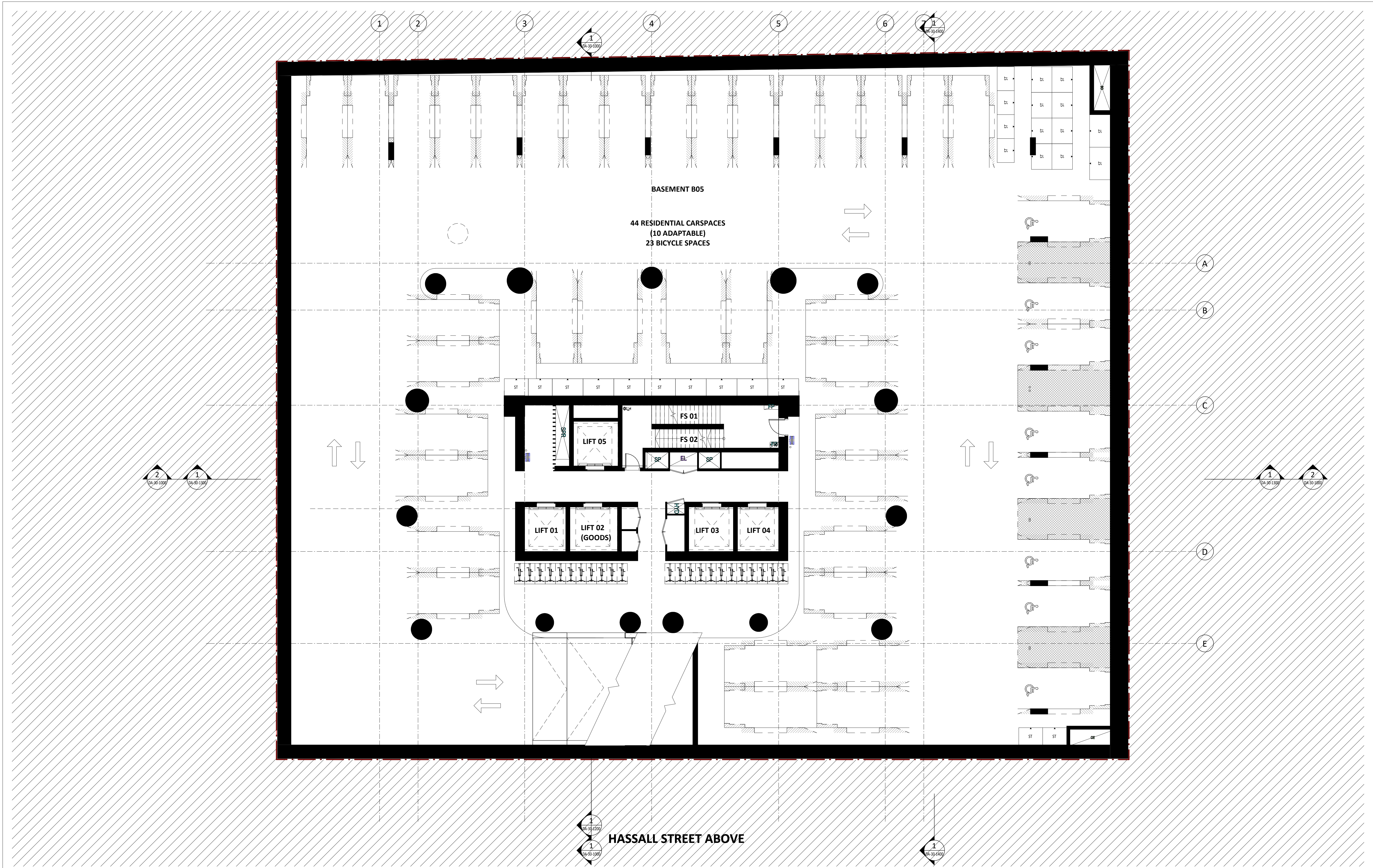
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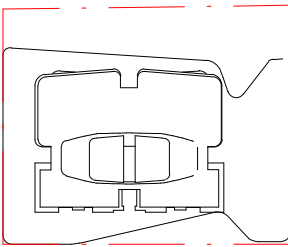


APPENDIX A: PLANS

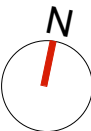




Key Plan:



HASSALL STREET



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By Chk* Date
Reg. Arch

Consultants

Client

GURNER™
GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

PTW

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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

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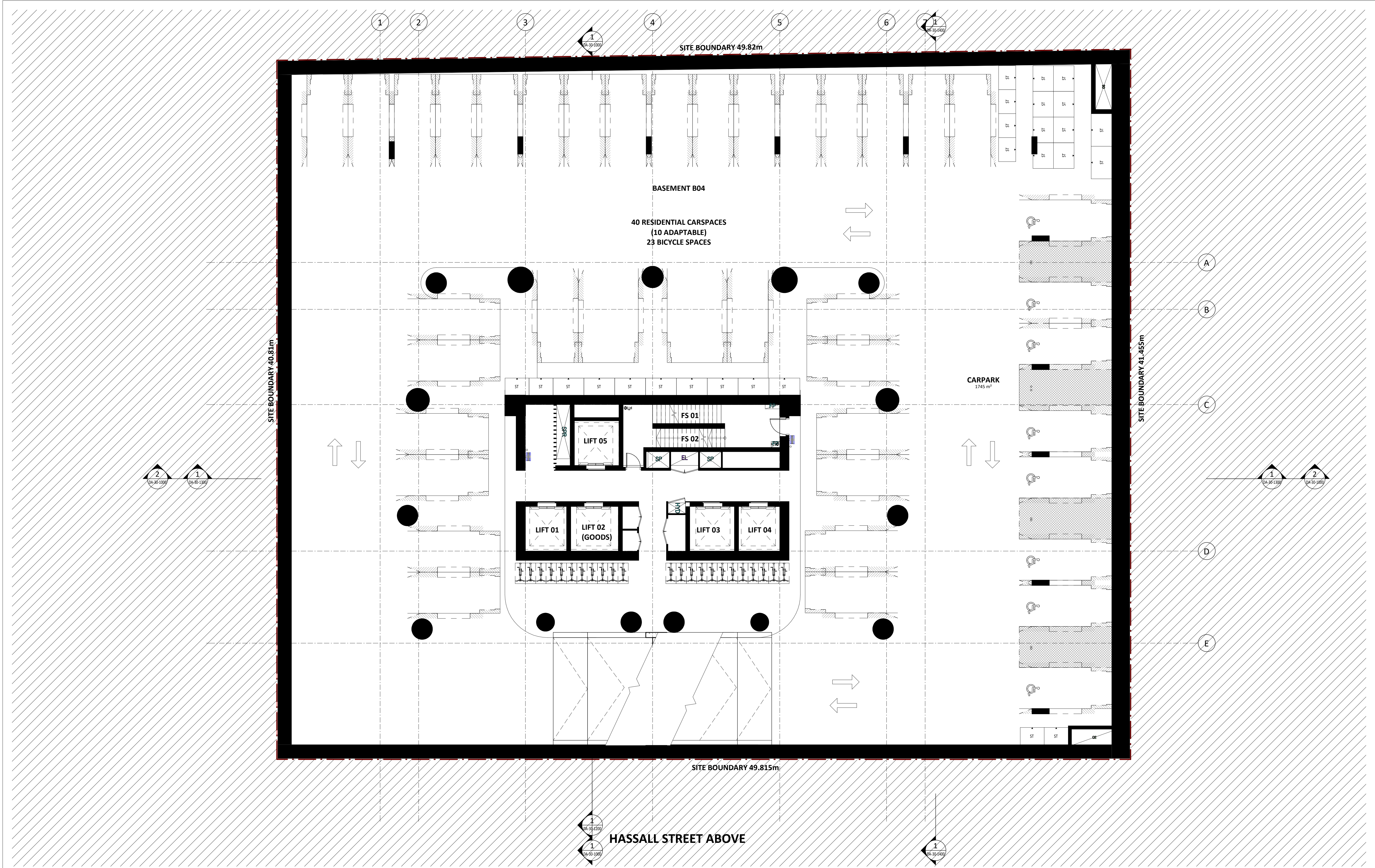
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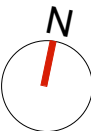
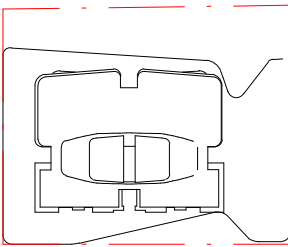
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Reg. Arch

Consultants

Client

GURNER™
GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect

PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

PTW

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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

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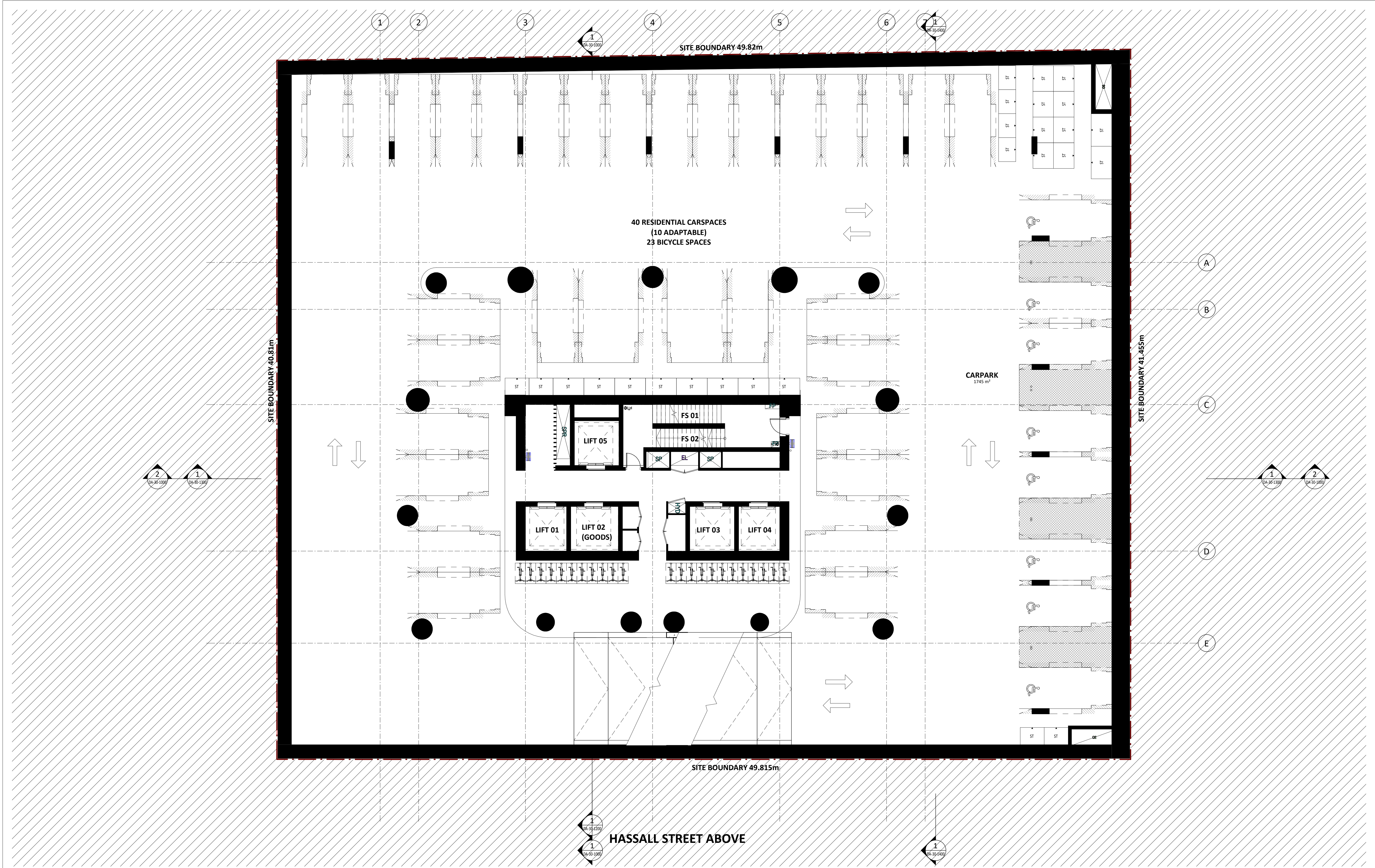
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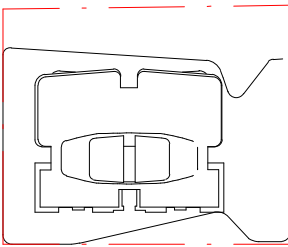
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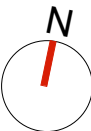
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Rev Amendment

By Chk* Date
Reg. Arch

Consultants

Client

GURNER™
GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect

PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

PTW

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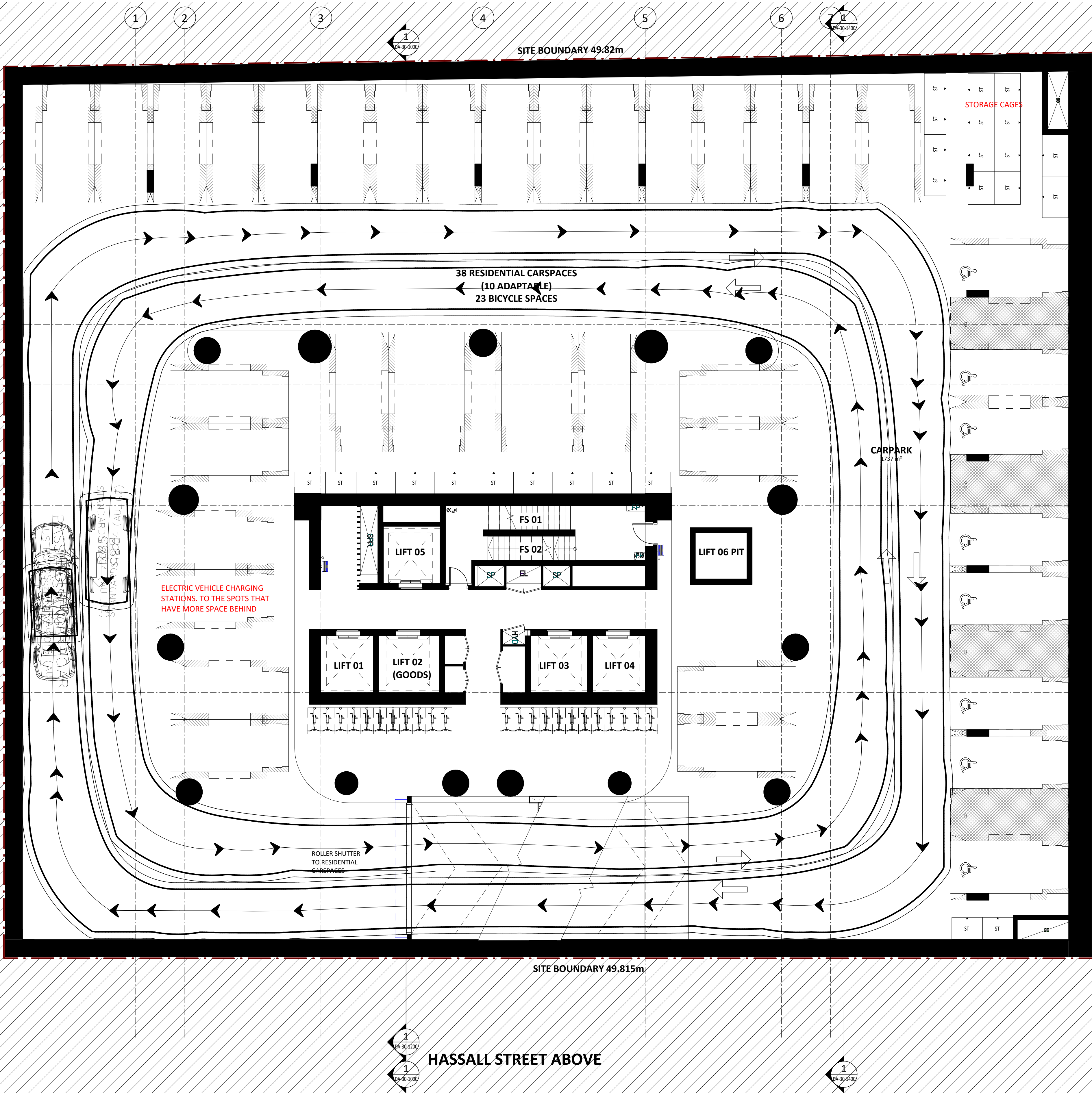
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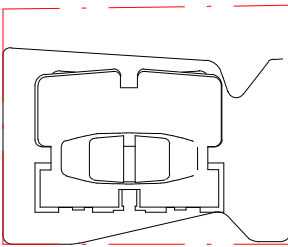
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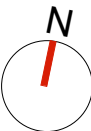
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By Chk* Date
Reg. Arch

Consultants

Client

GURNER™
GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect

PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

PTW

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12 Hassall St, Parramatta

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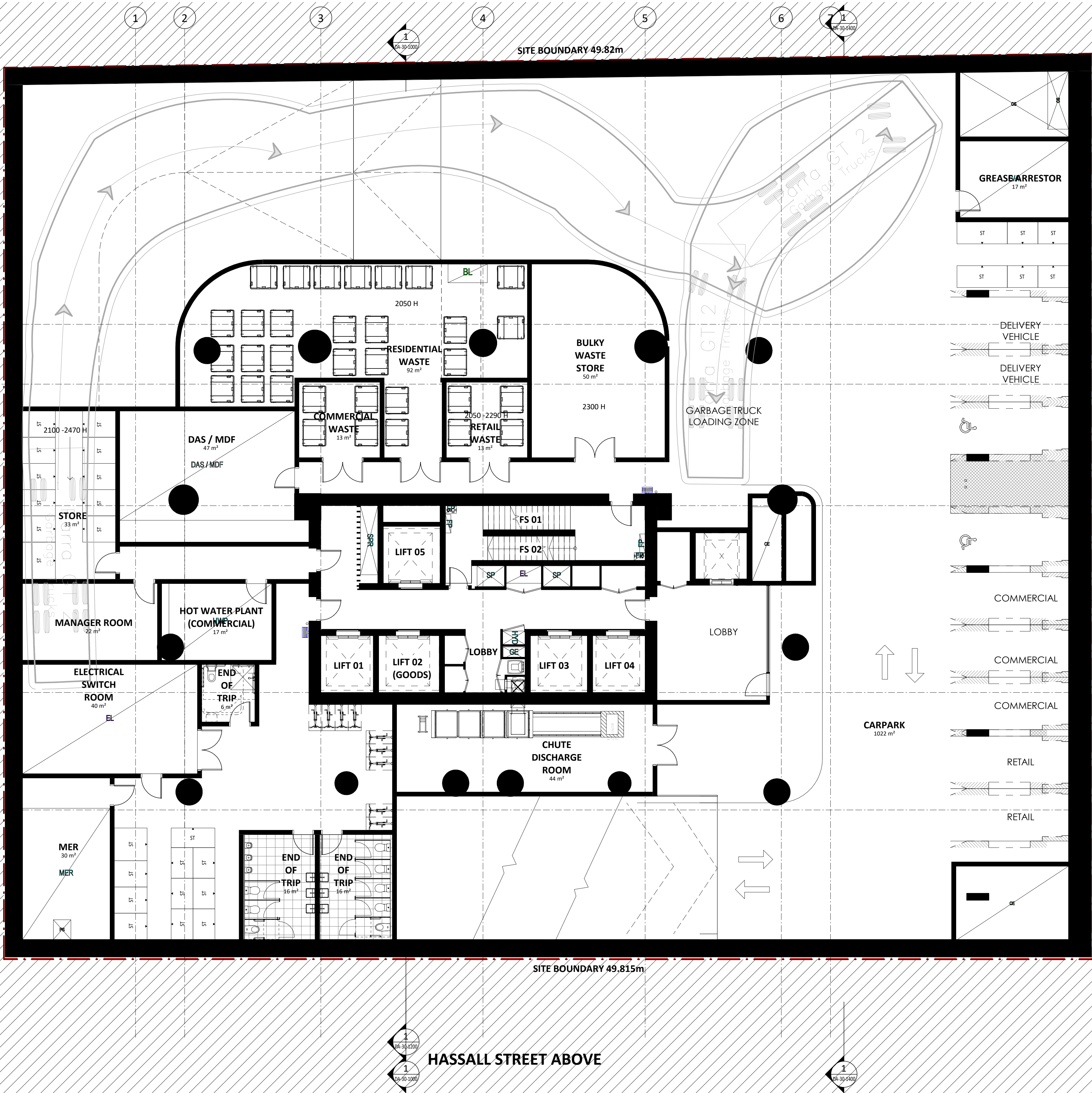
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Consultants

Client

GURNER™
GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect

PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
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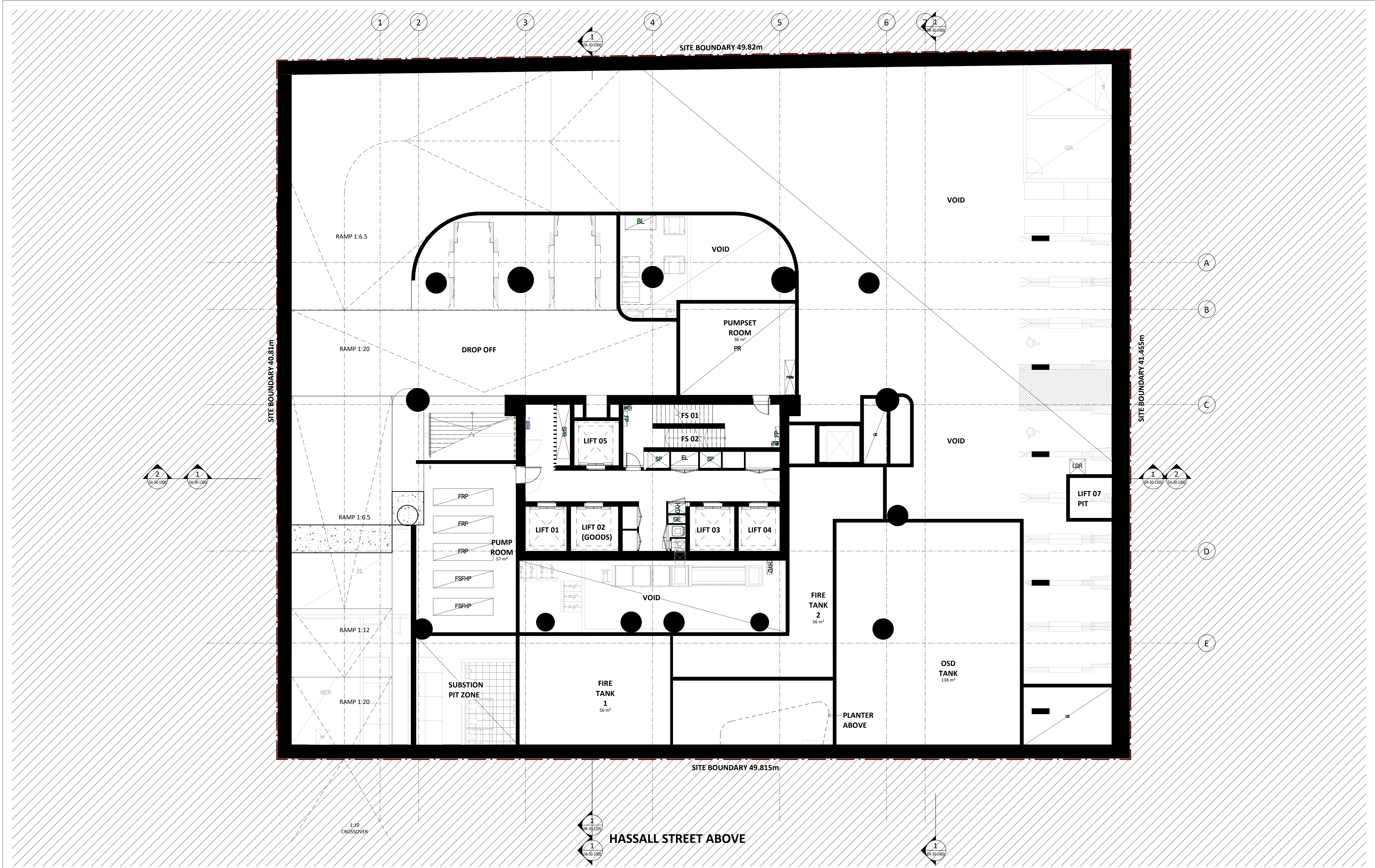
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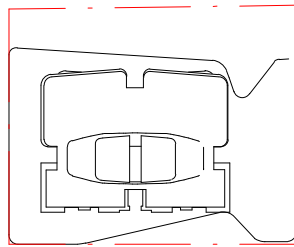
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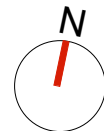
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Key Plan:



HASSALL STREET



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PTW 2022.09.03

Rev Amendment

By Chk* Date
Reg. Arch

Consultants

Client

GURNER™
GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect

PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

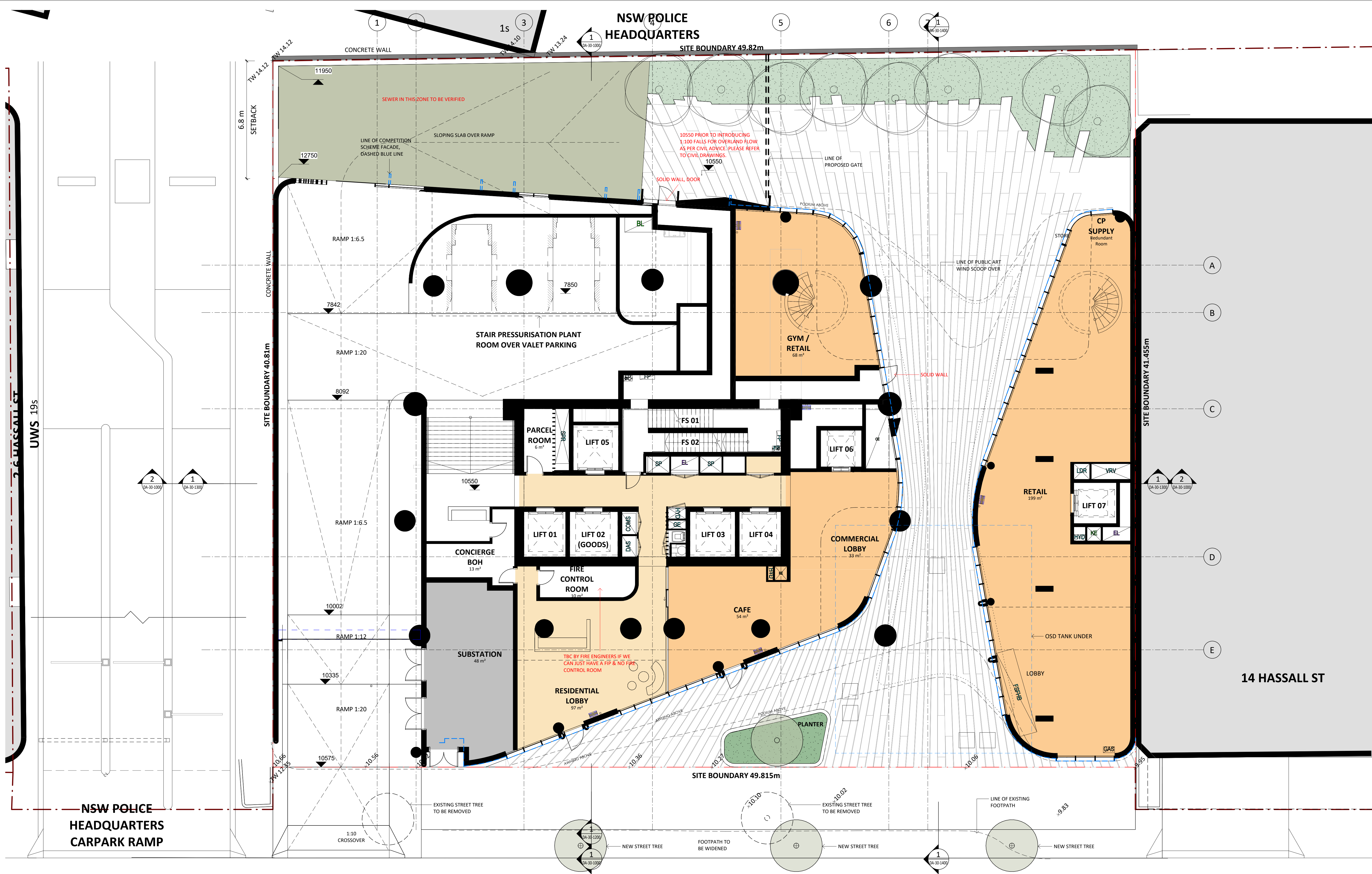
NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

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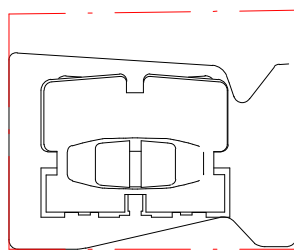
Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status

Title
B-GENERAL ARRANGEMENT PLANS
BASEMENT LEVEL 1M FLOOR
PLAN
Drawing Number
DA-10-0900
Revision
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Consultants

Client

GURNER™
GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect

PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

PTW

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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

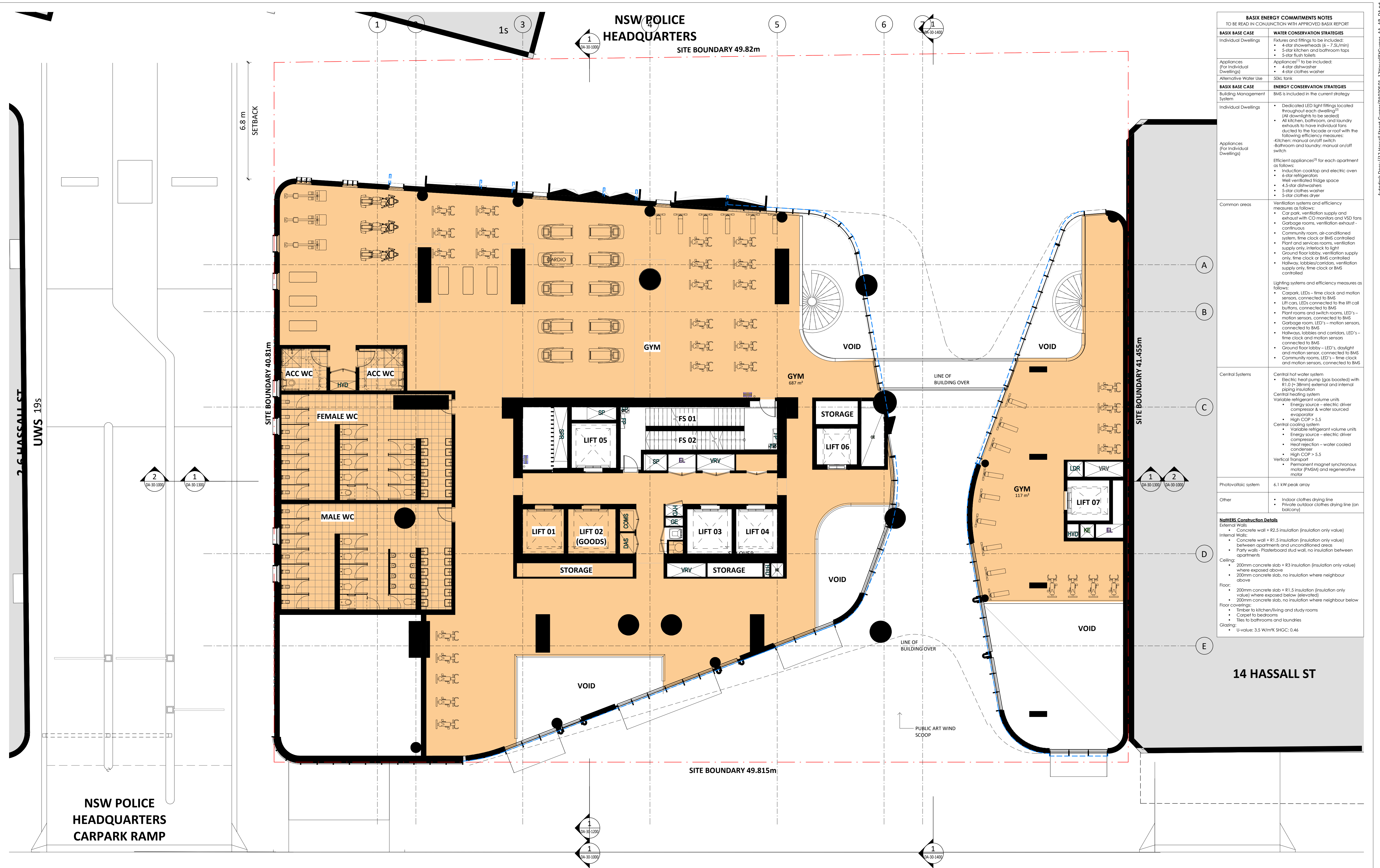
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B-GENERAL ARRANGEMENT PLANS
LEVEL 00 GROUND FLOOR PLAN

Drawing Number

DA-10-1000

Revision

A



BASIX ENERGY COMMITMENTS NOTES	
TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT	
BASIX BASE CASE	WATER CONSERVATION STRATEGIES
Individual Dwellings	Fixtures and fittings to be included: 4-star showerheads (6 – 7.5L/min) 5-star kitchen and bathroom taps 5-star flush toilets
Appliances (For Individual Dwellings)	Appliances ¹ to be included: 4-star dishwasher 4-star clothes washer
Alternative Water Use	50kL tank
BASIX BASE CASE	ENERGY CONSERVATION STRATEGIES
Building Management System	BMS is included in the current strategy
Individual Dwellings	- Dedicated LED light fittings located throughout each dwelling² - All downlights to be sealed - All kitchen, bathroom, and laundry exhausts to have individual fans ducted to the facade or roof with the following efficiency measures: - Kitchen: manual on/off switch - Bathroom and laundry: manual on/off switch - Efficient appliances³ for each apartment as follows: - Induction cooktop and electric oven 4-star refrigerators - Well ventilated fridge space 4.5-star dishwashers 5-star clothes washer 5-star clothes dryer
Common areas	- Ventilation systems and efficiency measures as follows: - Car park, ventilation supply and exhaust with CO monitors and VSD fans - Garage rooms, ventilation exhaust - continuous - Community room, air-conditioned system, time clock or BMS controlled - Plant and services rooms, ventilation supply only, interlock to light - Ground floor lobby, ventilation supply only, time clock or BMS controlled - Hallway, lobbies/ corridors, ventilation supply only, time clock or BMS controlled - Lighting systems and efficiency measures as follows: - Car park, LEDs - time clock and motion sensors, connected to BMS - Lift cars, LEDs connected to the lift call buttons, connected to BMS - Plant rooms and switch rooms, LED's - motion sensors, connected to BMS - Garage room, LED's - motion sensors, connected to BMS - Hallways, lobbies and corridors, LED's - time clock and motion sensors, connected to BMS - Ground floor lobby - LED's, daylight and motion sensor, connected to BMS - Community rooms, LED's - time clock and motion sensors, connected to BMS
Central Systems	- Central hot water system - Electric heat pump (gas boosted) with R1.0 (R-38mm) external and internal piping insulation - Central heating system - Variable refrigerant volume units - Energy source - electric driver compressor & water sourced evaporator - High COP > 5.5 - Central cooling system - Variable refrigerant volume units - Energy source - electric driver compressor - Heat rejection - water cooled condenser - High COP > 5.5 - Vertical transport - Permanent magnet synchronous motor (PMSM) and regenerative motor
Photovoltaic system	6.1 kW peak array
Other	- Indoor clothes drying line - Private outdoor clothes drying line (on balcony)

NotHERS Construction Details

External Walls

- Concrete wall + R2.5 insulation (insulation only value)

Internal Walls:

- Concrete wall + R1.5 insulation (insulation only value) between apartments and unconditioned areas
- Party walls - Plasterboard stud wall, no insulation between apartments

Ceiling:

- 200mm concrete slab + R3 insulation (insulation only value) where exposed above
- 200mm concrete slab, no insulation where neighbour above

Floor:

- 200mm concrete slab + R1.5 insulation (insulation only value) where exposed below (elevated)
- 200mm concrete slab, no insulation where neighbour below

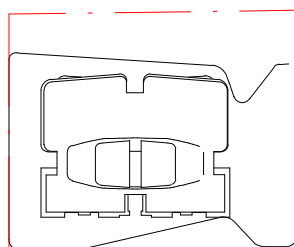
Floor coverings:

- Timber to kitchen/living and study rooms
- Carpet to bedrooms
- Tiles to bathrooms and laundries

Glazing:

- U-value: 3.5 W/m²K SHGC: 0.46

Key Plan:



HASSALL STREET



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PTW 2022.09.03

Rev Amendment

By Chk* Date
Reg. Arch

Consultants

Client

GURNER™
GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect

PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

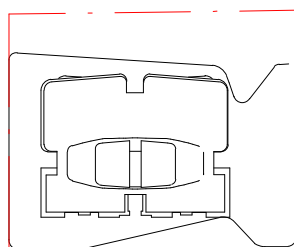
Title
B-GENERAL ARRANGEMENT PLANS
LEVEL 01 FLOOR PLAN

Drawing Number Revision

DA-10-1100 A



Key Plan:



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PTW 2022.09.03

Rev Amendment

By Chk* Date
Reg. Arch

Consultants

Client

GURNER™
GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect

PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

PTW

0 1 2 5 8m
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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

Title
B-GENERAL ARRANGEMENT PLANS
LEVEL 02 FLOOR PLAN

Drawing Number

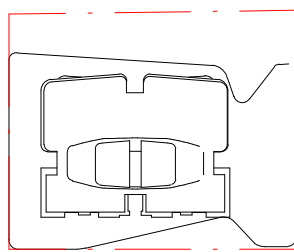
DA-10-1200

Revision

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Key Plan:



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Rev Amendment

PTW 2022.09.03

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Consultants

Client

GURNER™
GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect

PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

PTW

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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

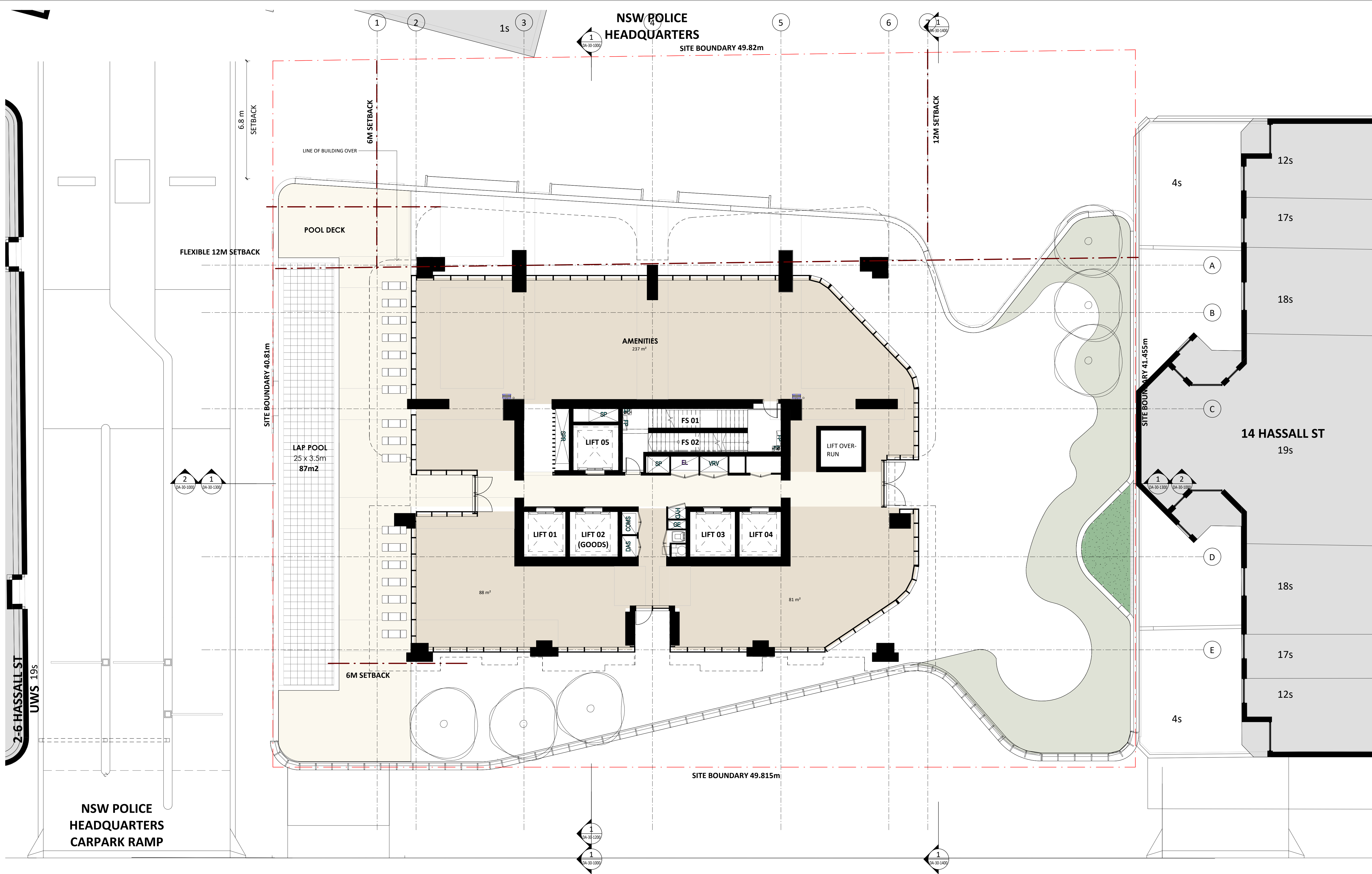
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B-GENERAL ARRANGEMENT PLANS
LEVEL 03 FLOOR PLAN

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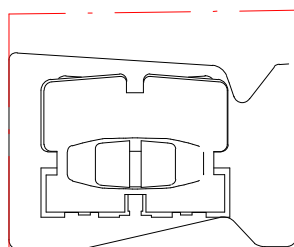
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Revision

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Consultants

Client

GURNER™
GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect

PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

PTW

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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
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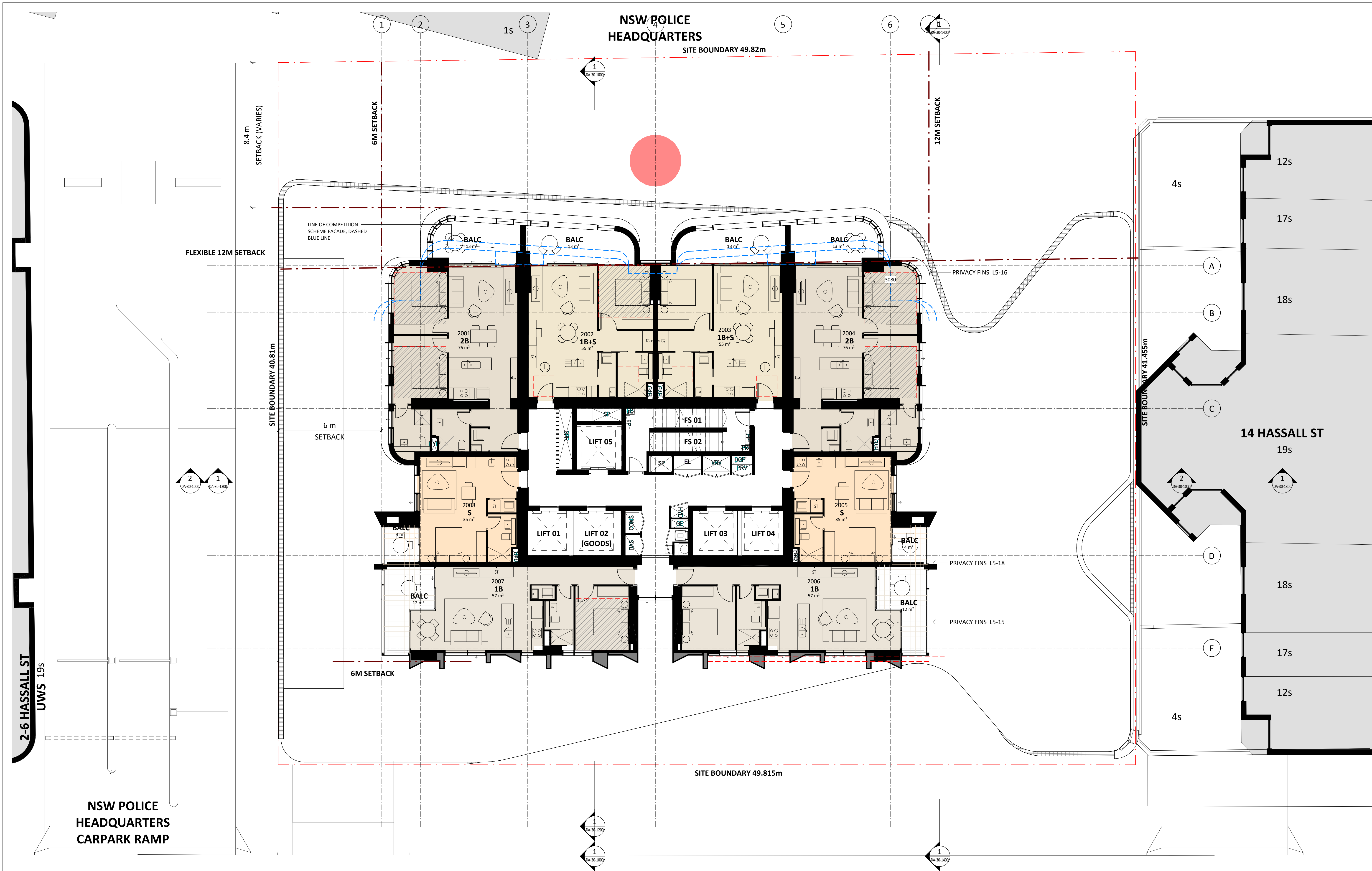
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LEVEL 04 FLOOR PLAN

Drawing Number

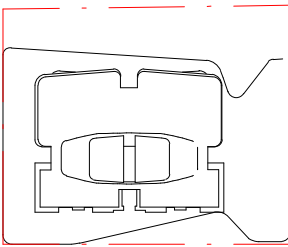
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Consultants

Client

GURNER™
GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

PTW

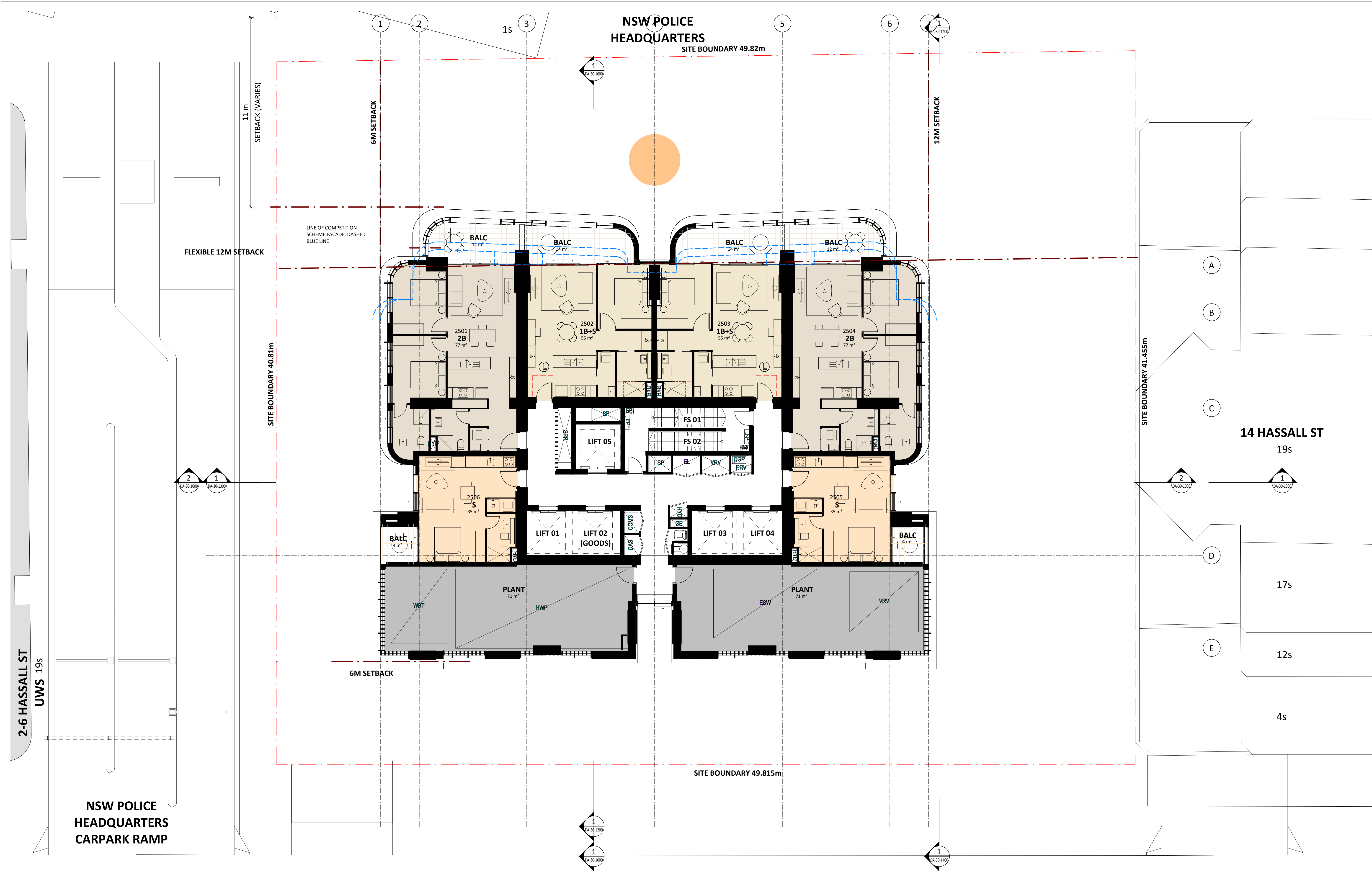
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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

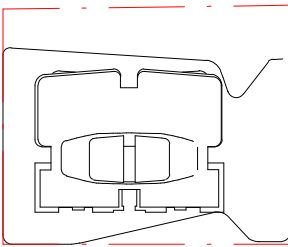
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Title
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LEVELS 09-24, 26-27 FLOOR
PLAN
Drawing Number
Revision

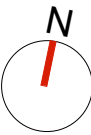
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Consultants

Client

GURNER™
GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect

PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
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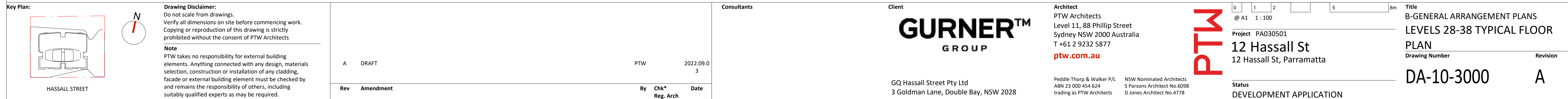
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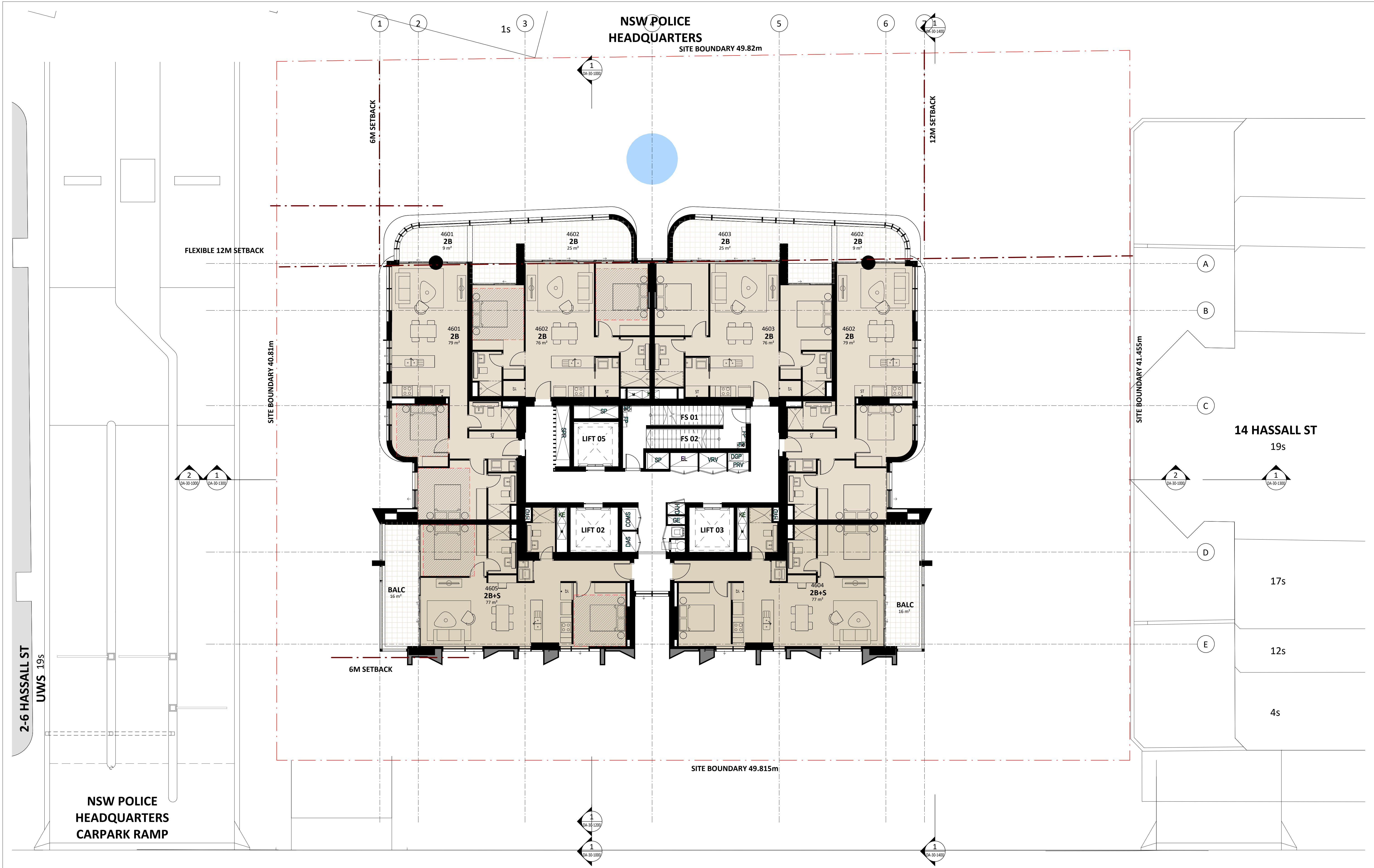
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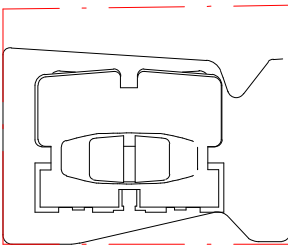
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Rev	Amendment
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By	Chk*	Date
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Consultants

Client

GURNER™
GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

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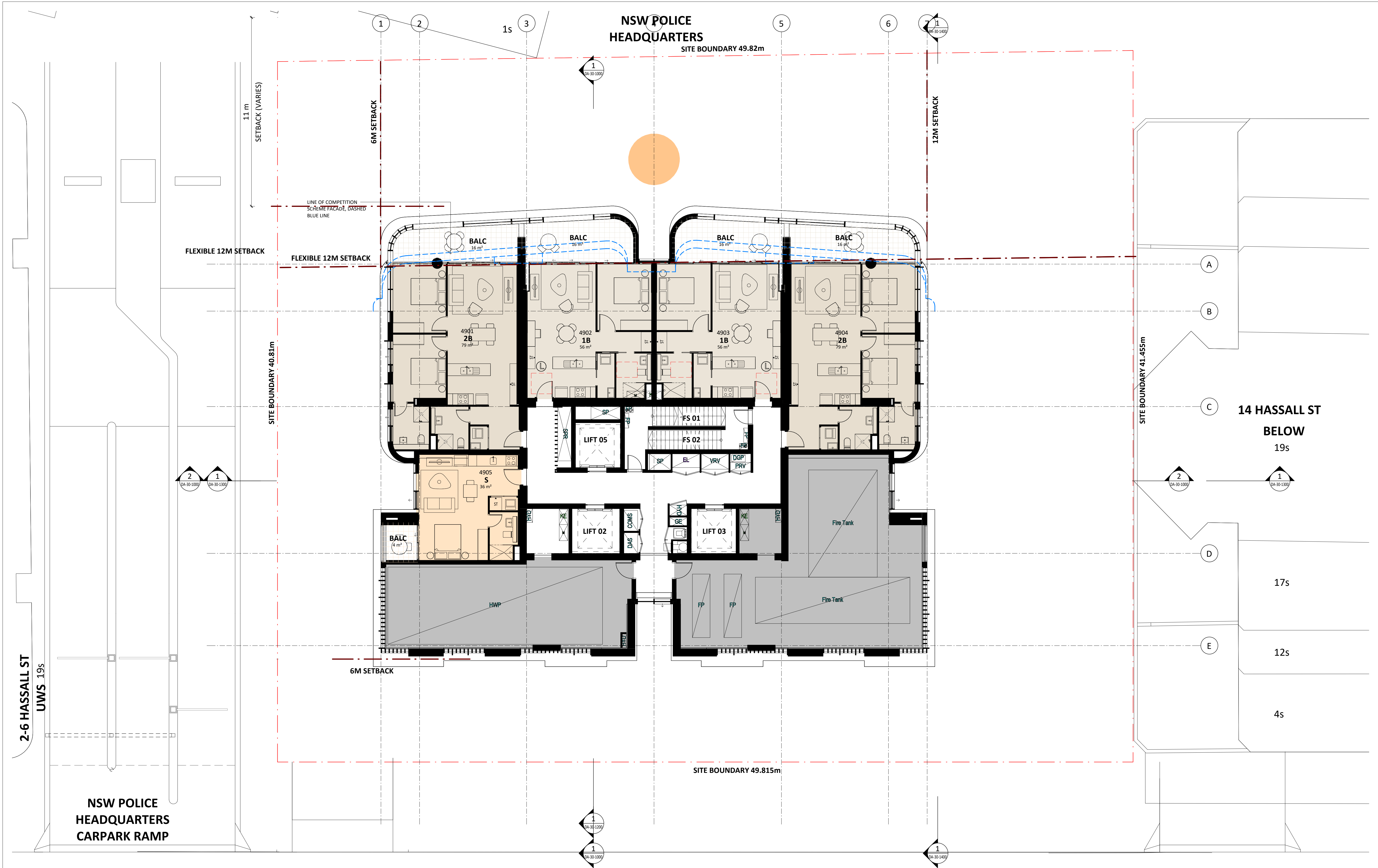
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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status

Title
B-GENERAL ARRANGEMENT PLANS
LEVELS 39-48 TYPICAL FLOOR
PLAN
Drawing Number
Revision

DA-10-4600



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Rev	Amendment	By	Chk* Reg. Arch	Date

Consultants

Client

GURNER™ GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Architect
Peddle Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

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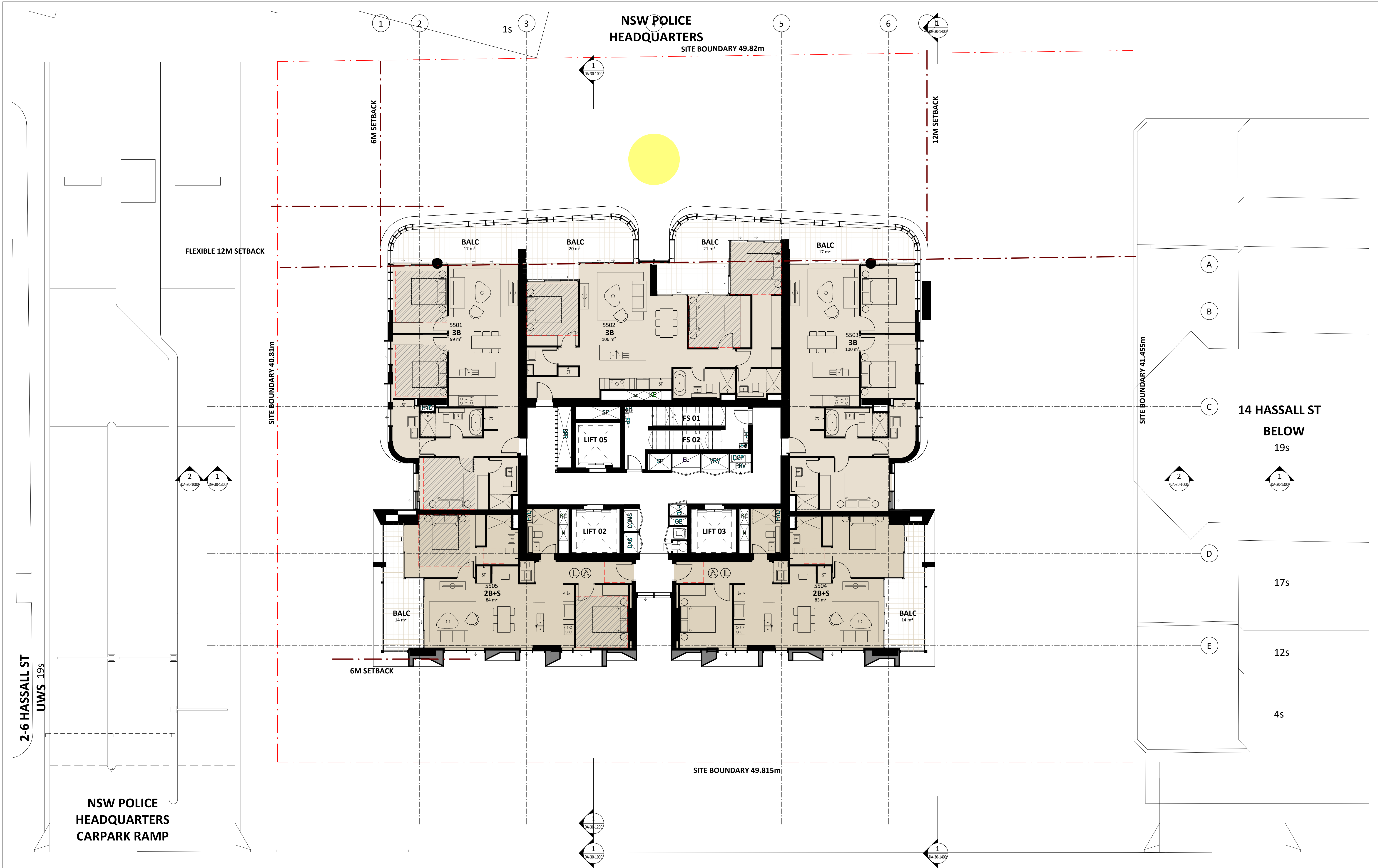
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12 Hassall St
12 Hassall St, Parramatta

Status
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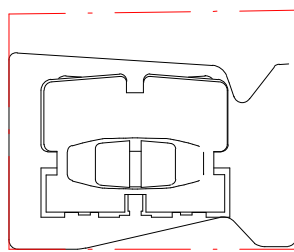
Title
B-GENERAL ARRANGEMENT PLANS
LEVELS 49 FLOOR PLAN (PLANT)

Drawing Number
DA-10-4900

Revision
A



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PTW 2022.09.03

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Client

GURNER™
GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect

PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

PTW

0 1 2 5 8m
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Project PA030501

12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

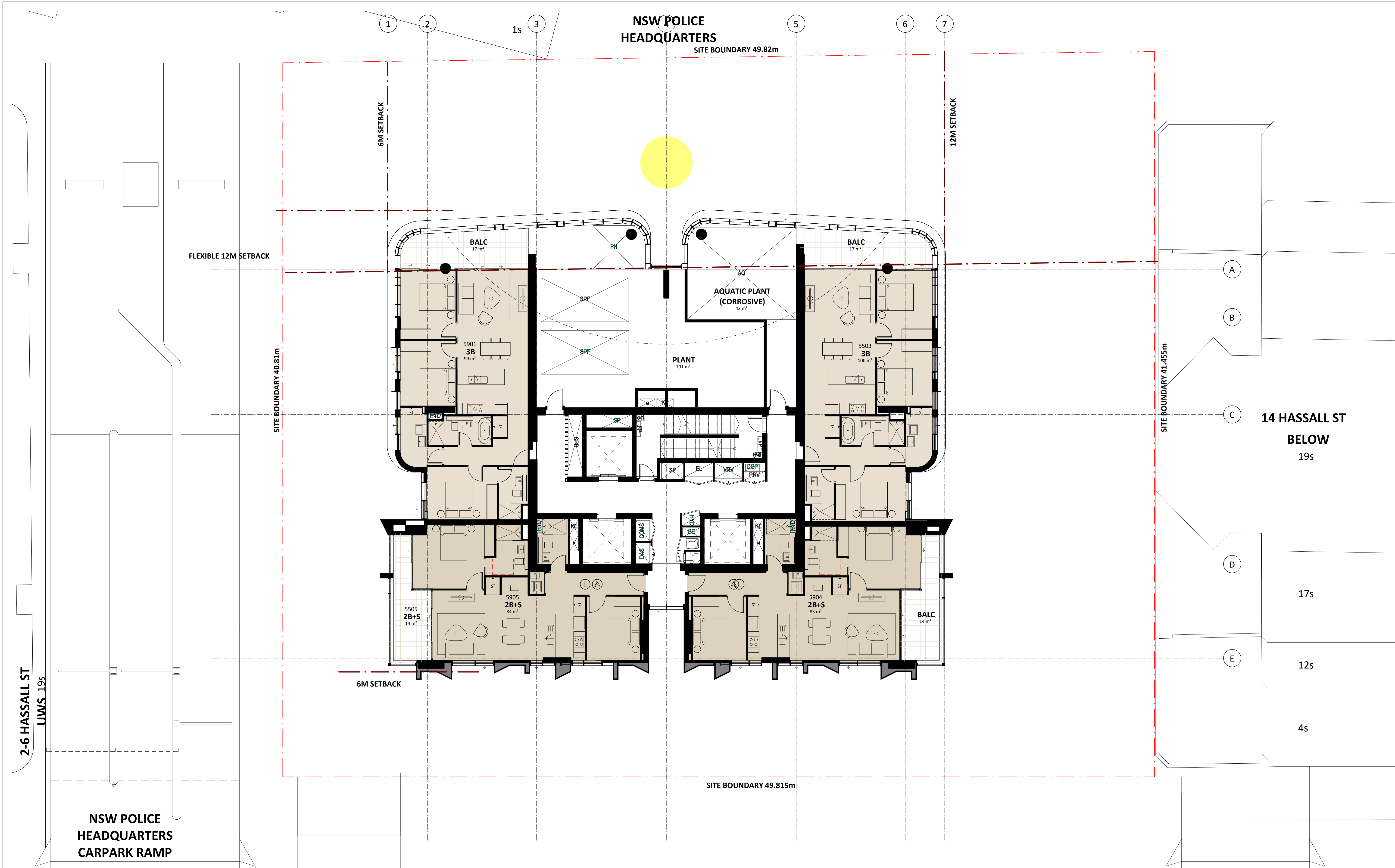
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B-GENERAL ARRANGEMENT PLANS
LEVELS 50-58 TYPICAL FLOOR
PLAN

Drawing Number

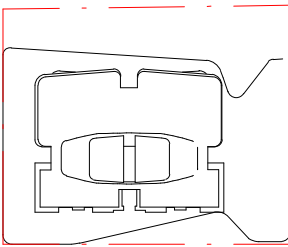
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Revision

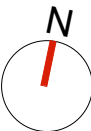
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Consultants

Client

GURNER™
GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect

PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

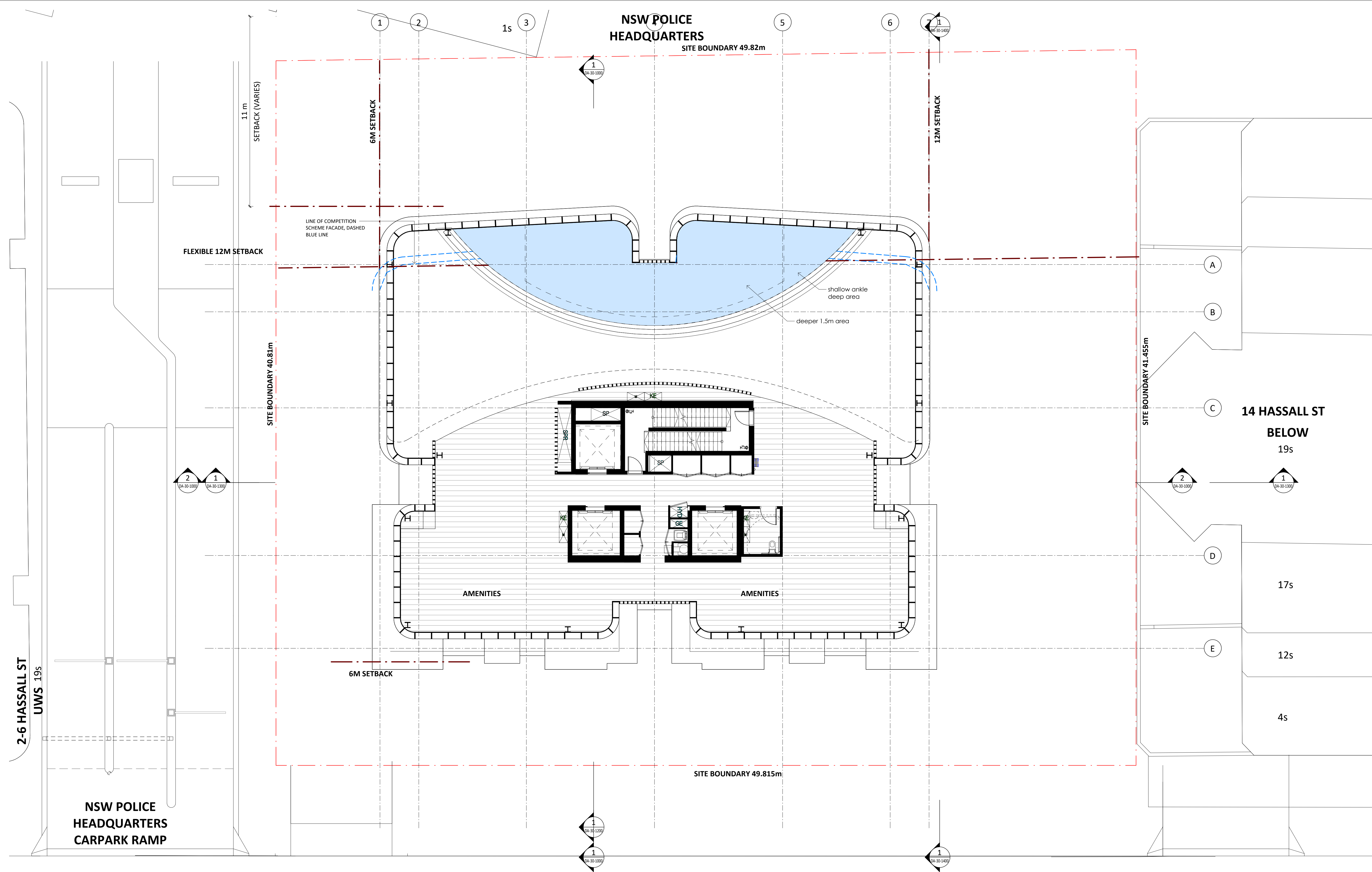
Status

Title
B-GENERAL ARRANGEMENT PLANS
LEVEL 59 FLOOR PLAN

Drawing Number

DA-DA-10-5900

Revision



Key Plan:

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Rev	Amendment	By	Chk* Reg. Arch	Date

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Client

GURNER™ GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

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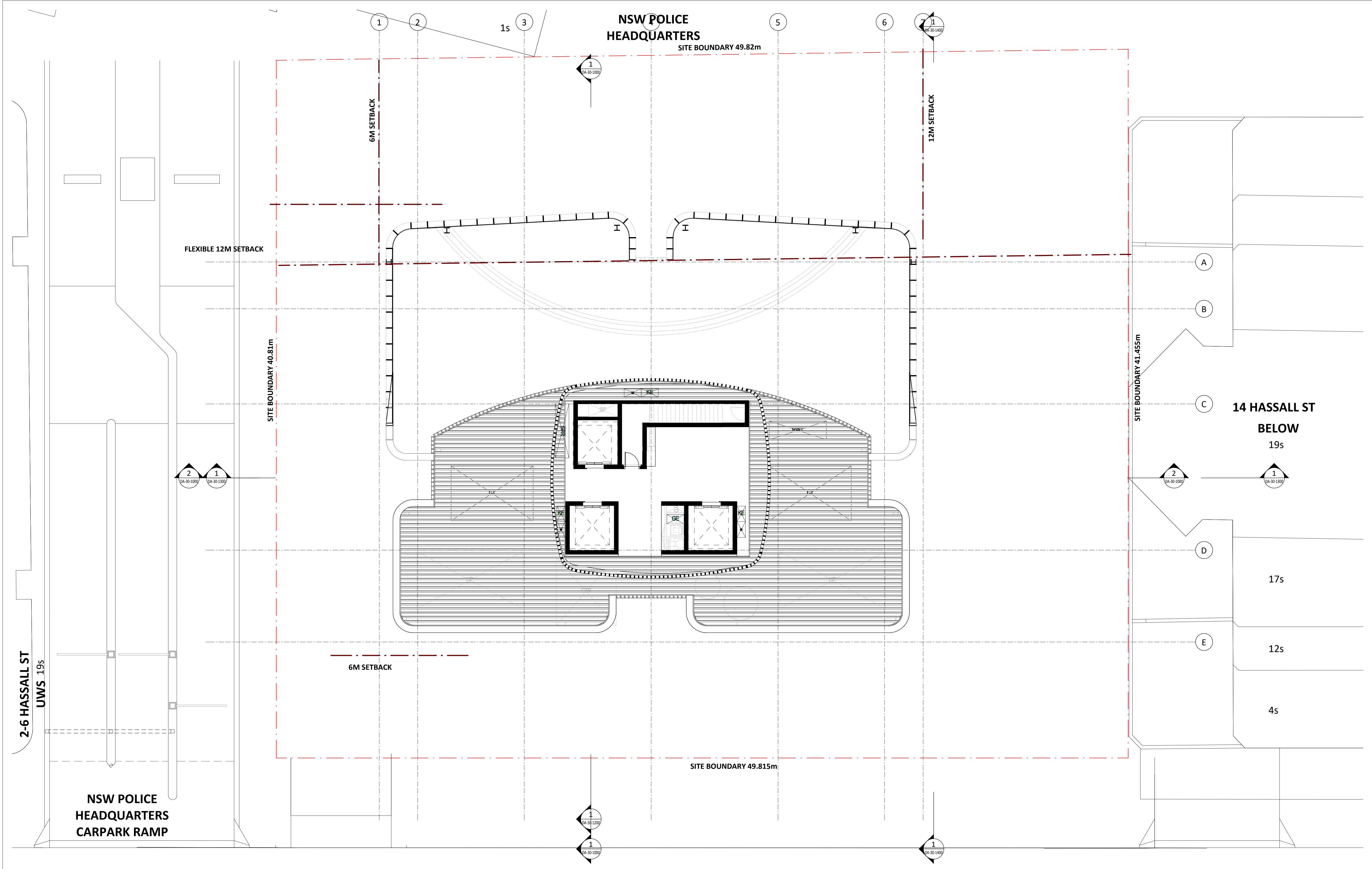
Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

PTW

Title
B-GENERAL ARRANGEMENT PLANS
LEVEL 60 FLOOR PLAN
(AMENITIES)
Drawing Number
DA-10-6000

Revision
A



Key Plan:

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Rev	Amendment	By	Chk* Reg. Arch	Date
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Consultants

Client

GURNER™ GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

01258m

@ A1 1 : 100

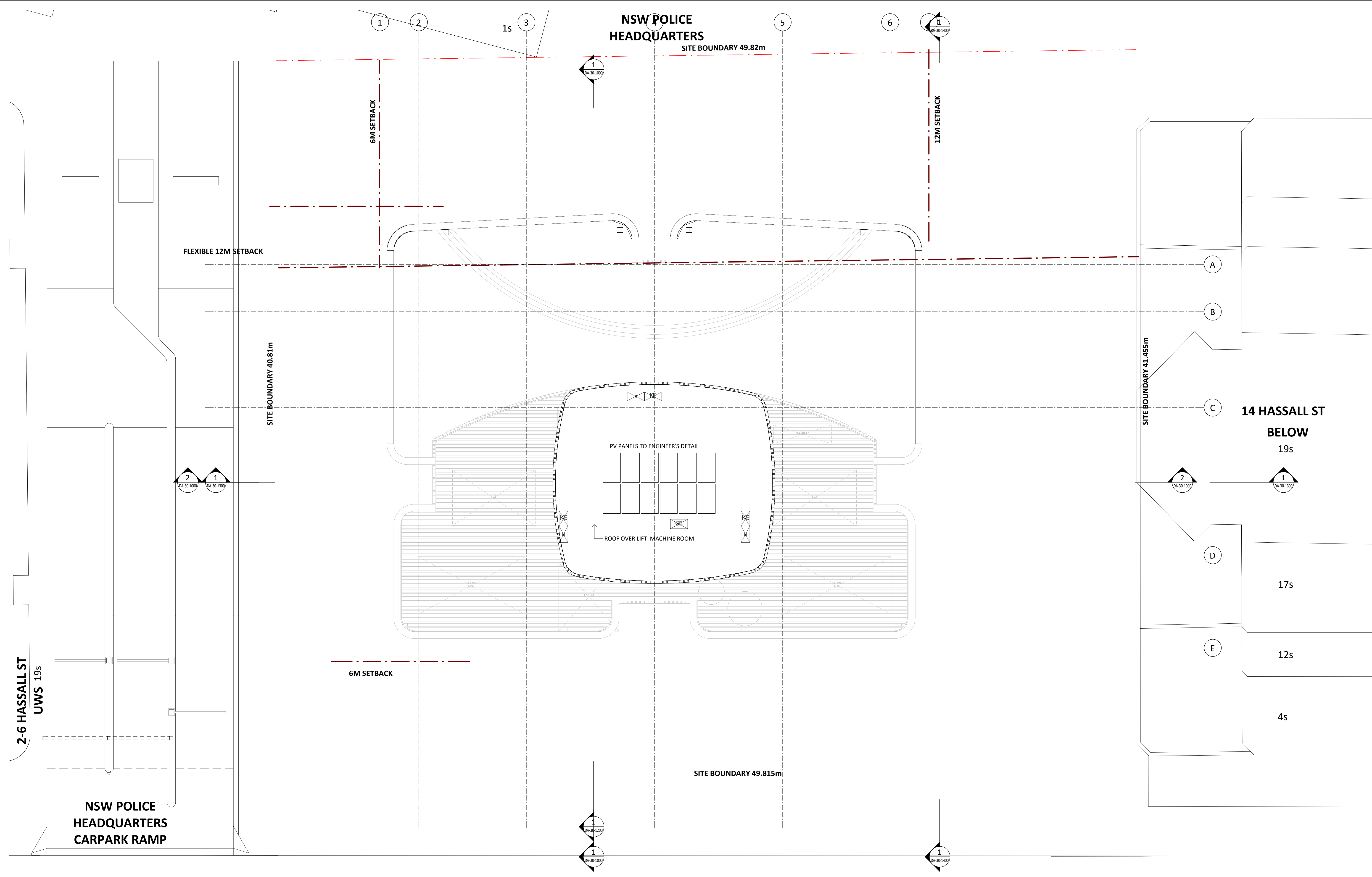
Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Title
B-GENERAL ARRANGEMENT PLANS
LIFT MACHINE ROOM

Drawing Number
DA-10-6102

Status
DEVELOPEMENT APPLICATION

Revision



Key Plan:

HASSALL STREET

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A	DRAFT	PTW	2022.09.03	
Rev	Amendment	By	Chk* Reg. Arch	Date

Consultants

Client

GURNER™ GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

PTW

0 1 2 5 8m

@ A1 1 : 100

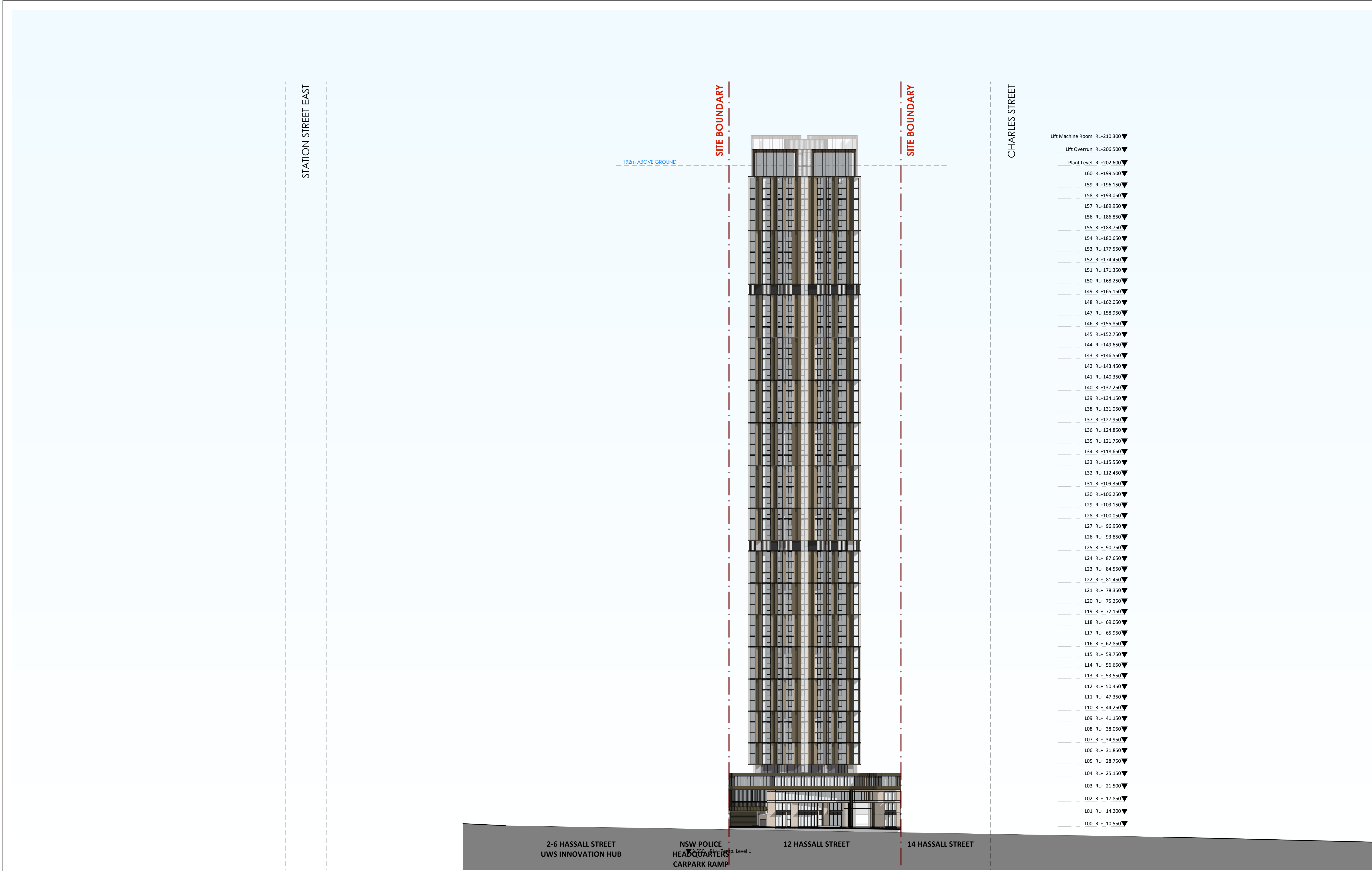
Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

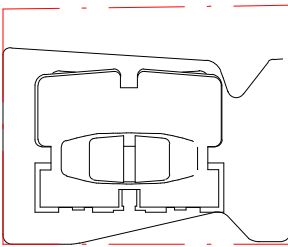
Title
B-GENERAL ARRANGEMENT PLANS
ROOF PLAN

Drawing Number
DA-10-6200

Revision
A



Key Plan:



HASSALL STREET

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A DRAFT

PTW 2022.09.03

Rev Amendment

By Chk* Date
Reg. Arch

Consultants

Client

GURNER™
GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddle Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

0 5 10 20 30 40m
@ A1 1 : 500

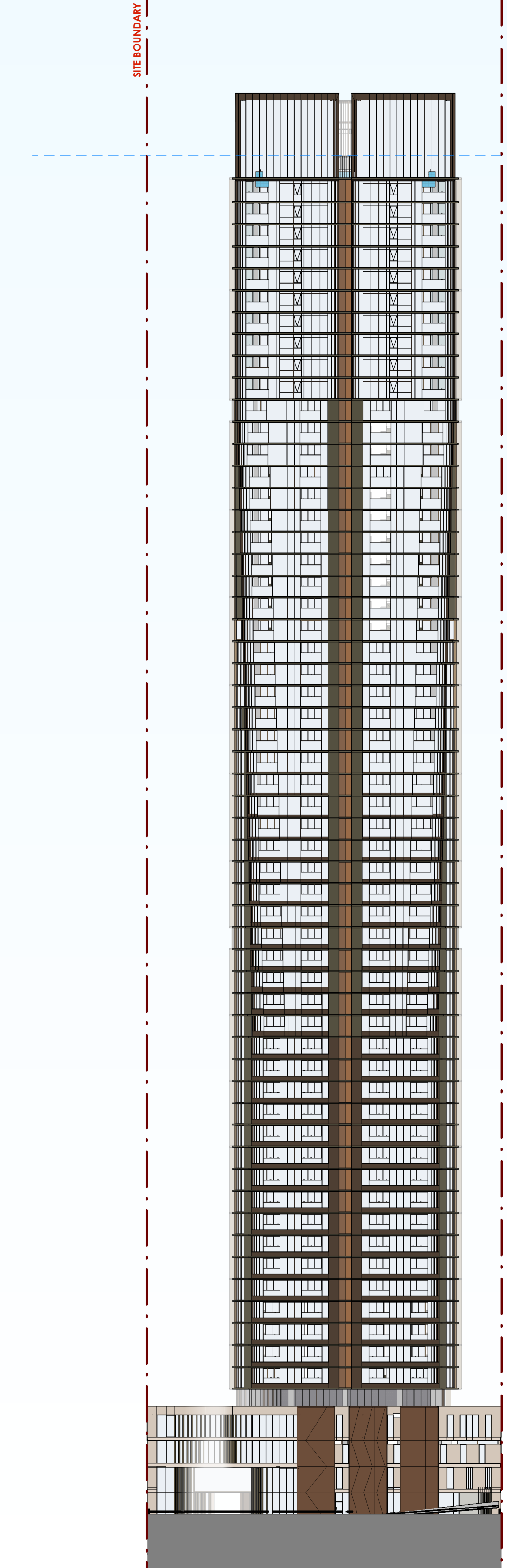
Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

Title
C-ELEVATIONS
HASSALL STREET ELEVATION

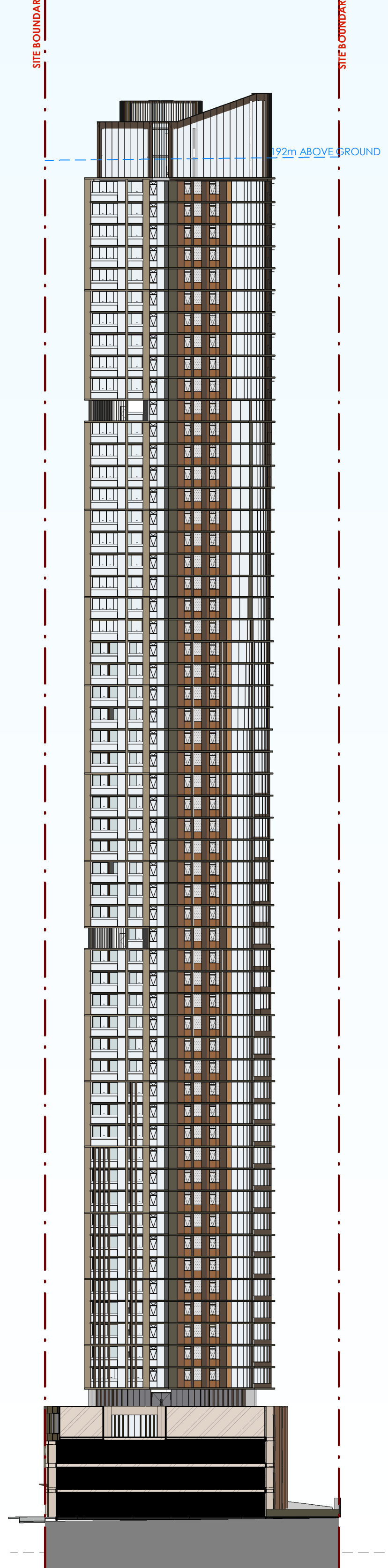
Drawing Number 1-500
Revision A

DA-20-1000



1 NORTH ELEVATION
1 : 500

- Lift Machine Room RL+210.300▼
- Lift Overrun RL+206.500▼
- Plant Level RL+202.600▼
- L60 RL+199.500▼
- L59 RL+196.150▼
- L58 RL+193.050▼
- L57 RL+189.950▼
- L56 RL+186.850▼
- L55 RL+183.750▼
- L54 RL+180.650▼
- L53 RL+177.550▼
- L52 RL+174.450▼
- L51 RL+171.350▼
- L50 RL+168.250▼
- L49 RL+165.150▼
- L48 RL+162.050▼
- L47 RL+158.950▼
- L46 RL+155.850▼
- L45 RL+152.750▼
- L44 RL+149.650▼
- L43 RL+146.550▼
- L42 RL+143.450▼
- L41 RL+140.350▼
- L40 RL+137.250▼
- L39 RL+134.150▼
- L38 RL+131.050▼
- L37 RL+127.950▼
- L36 RL+124.850▼
- L35 RL+121.750▼
- L34 RL+118.650▼
- L33 RL+115.550▼
- L32 RL+112.450▼
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- L30 RL+106.250▼
- L29 RL+103.150▼
- L28 RL+100.050▼
- L27 RL+ 96.950▼
- L26 RL+ 93.850▼
- L25 RL+ 90.750▼
- L24 RL+ 87.650▼
- L23 RL+ 84.550▼
- L22 RL+ 81.450▼
- L21 RL+ 78.350▼
- L20 RL+ 75.250▼
- L19 RL+ 72.150▼
- L18 RL+ 69.050▼
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- L16 RL+ 62.850▼
- L15 RL+ 59.750▼
- L14 RL+ 56.650▼
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- L12 RL+ 50.450▼
- L11 RL+ 47.350▼
- L10 RL+ 44.250▼
- L09 RL+ 41.150▼
- L08 RL+ 38.050▼
- L07 RL+ 34.950▼
- L06 RL+ 31.850▼
- L05 RL+ 28.750▼
- L04 RL+ 25.150▼
- L03 RL+ 21.500▼
- L02 RL+ 17.850▼
- L01 RL+ 14.200▼
- L00 RL+ 10.550▼



2 EAST ELEVATION
1 : 500

- Lift Machine Room RL+210.300▼
- Lift Overrun RL+206.500▼
- Plant Level RL+202.600▼
- L60 RL+199.500▼
- L59 RL+196.150▼
- L58 RL+193.050▼
- L57 RL+189.950▼
- L56 RL+186.850▼
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- L02 RL+ 17.850▼
- L01 RL+ 14.200▼
- L00 RL+ 10.550▼

Key Plan:

HASSALL STREET

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A	DRAFT	PTW	2022.09.03	
Rev	Amendment	By	Chk* Reg. Arch	Date

Consultants

Client

GURNER™
GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect

PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

0 1 2 5 8m

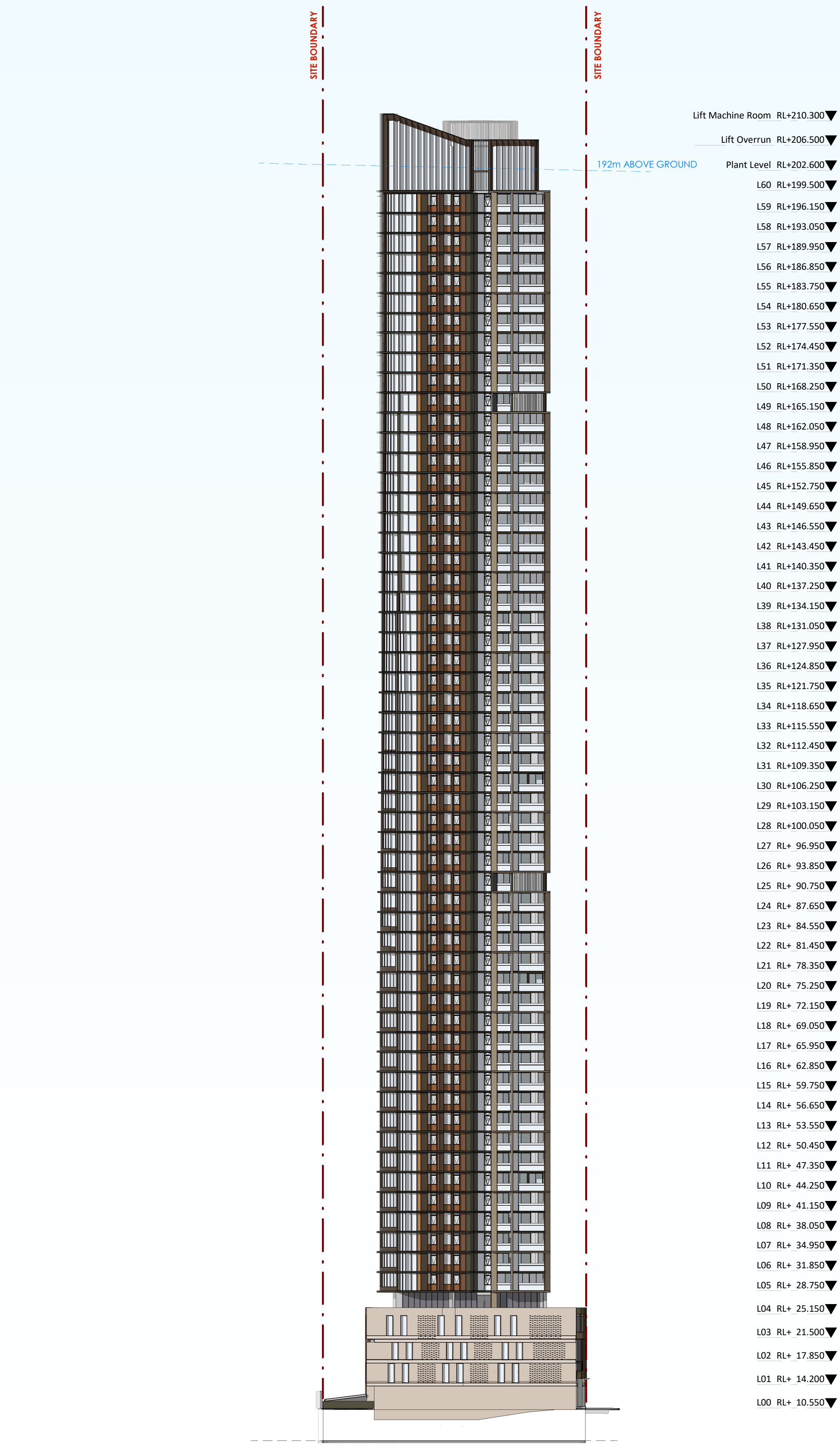
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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status

Title
C-ELEVATIONS
NORTH AND EAST ELEVATIONS
1-500
Drawing Number
DA-20-1100

Revision
A

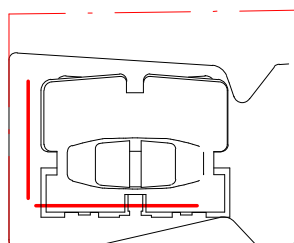


1 WEST ELEVATION
1 : 500



2 SOUTH ELEVATION
1 : 500

Key Plan:



HASSALL STREET

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PTW 2022.09.03

Rev Amendment

By Chk* Date
Reg. Arch

Consultants

Client

GURNER™
GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

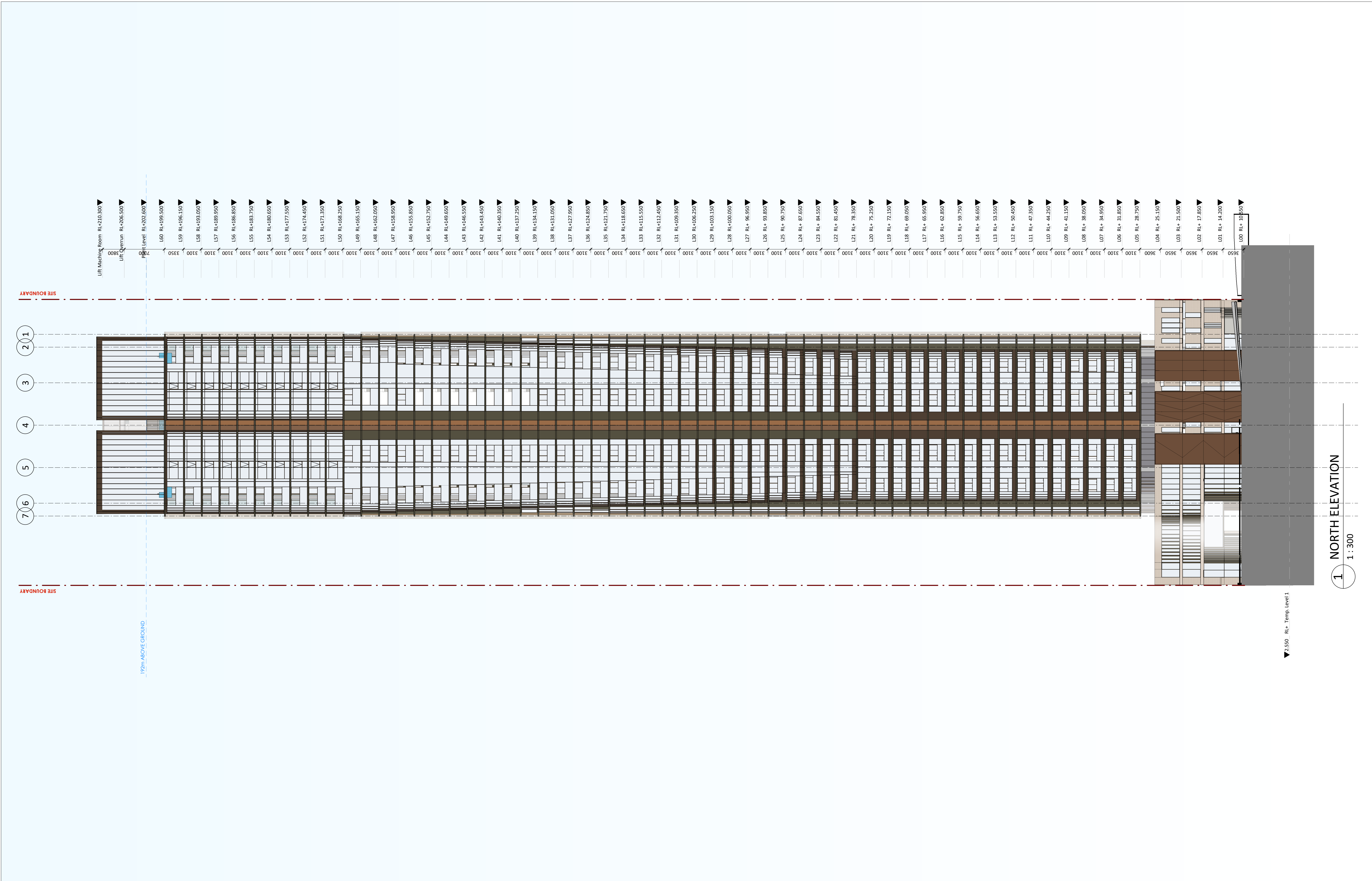
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0 1 2 5 8m
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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status

Title
C-ELEVATIONS
SOUTH AND WEST ELEVATIONS
1-500
Drawing Number Revision
DA-DA-20-1200 A



Key Plan:

HASSALL STREET

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A	DRAFT	PTW	2022.09.03	
Rev	Amendment	By	Chk* Reg. Arch	Date

Consultants

Client

GURNER™ GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

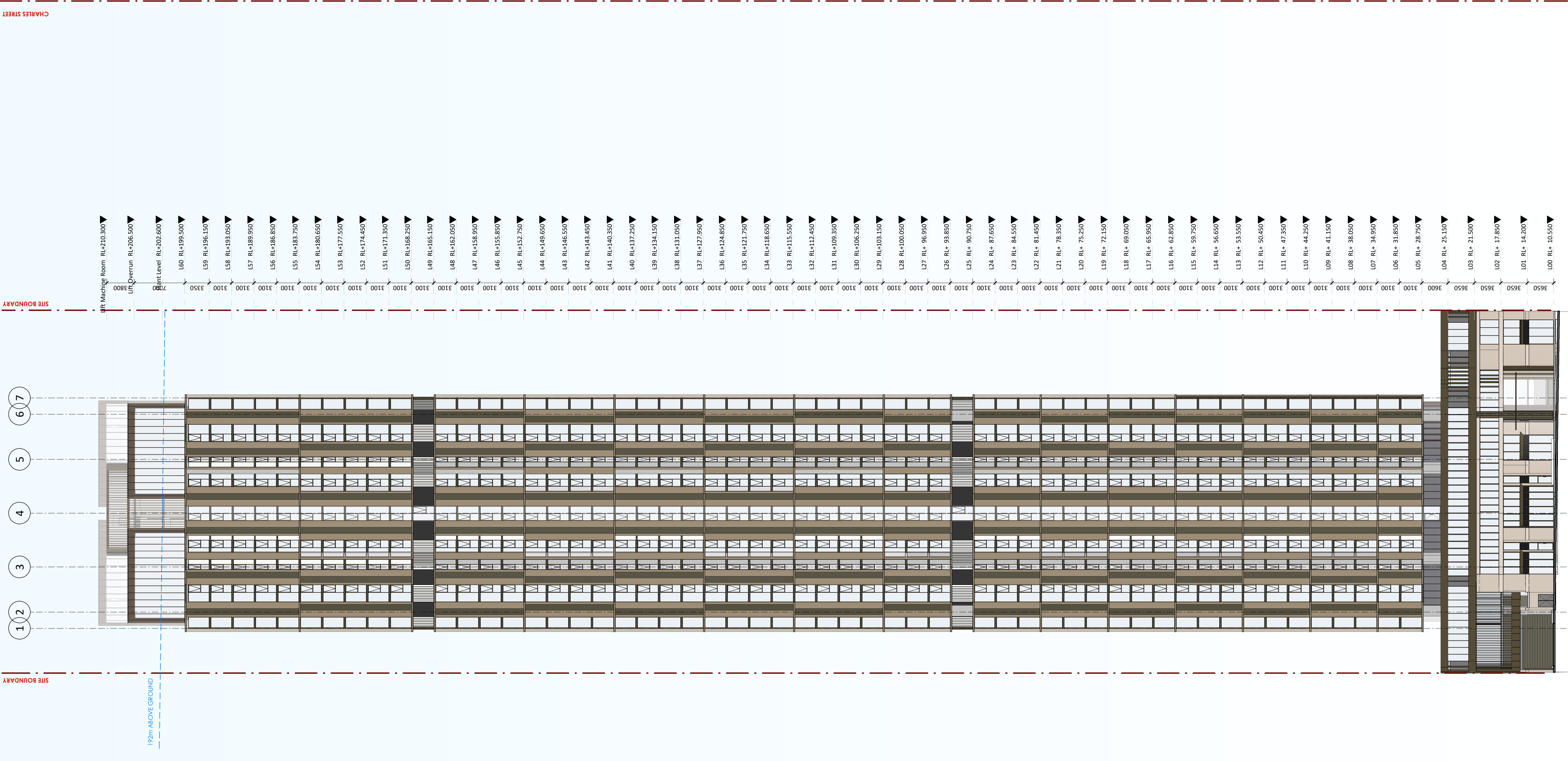
NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

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@ A1 1 : 300				
Project PA030501				
12 Hassall St 12 Hassall St, Parramatta				
Status DEVELOPMENT APPLICATION				

Title
C-ELEVATIONS
NORTH ELEVATION 1-300

Drawing Number
DA-20-1300

Revision
A



Key Plan:

HASSALL STREET

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A	DRAFT	PTW	2022.09.03	
Rev	Amendment	By	Chk* Reg. Arch	Date

Consultants

Client

GURNER™ GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

0 | 2 | 5 | 10 | 20m

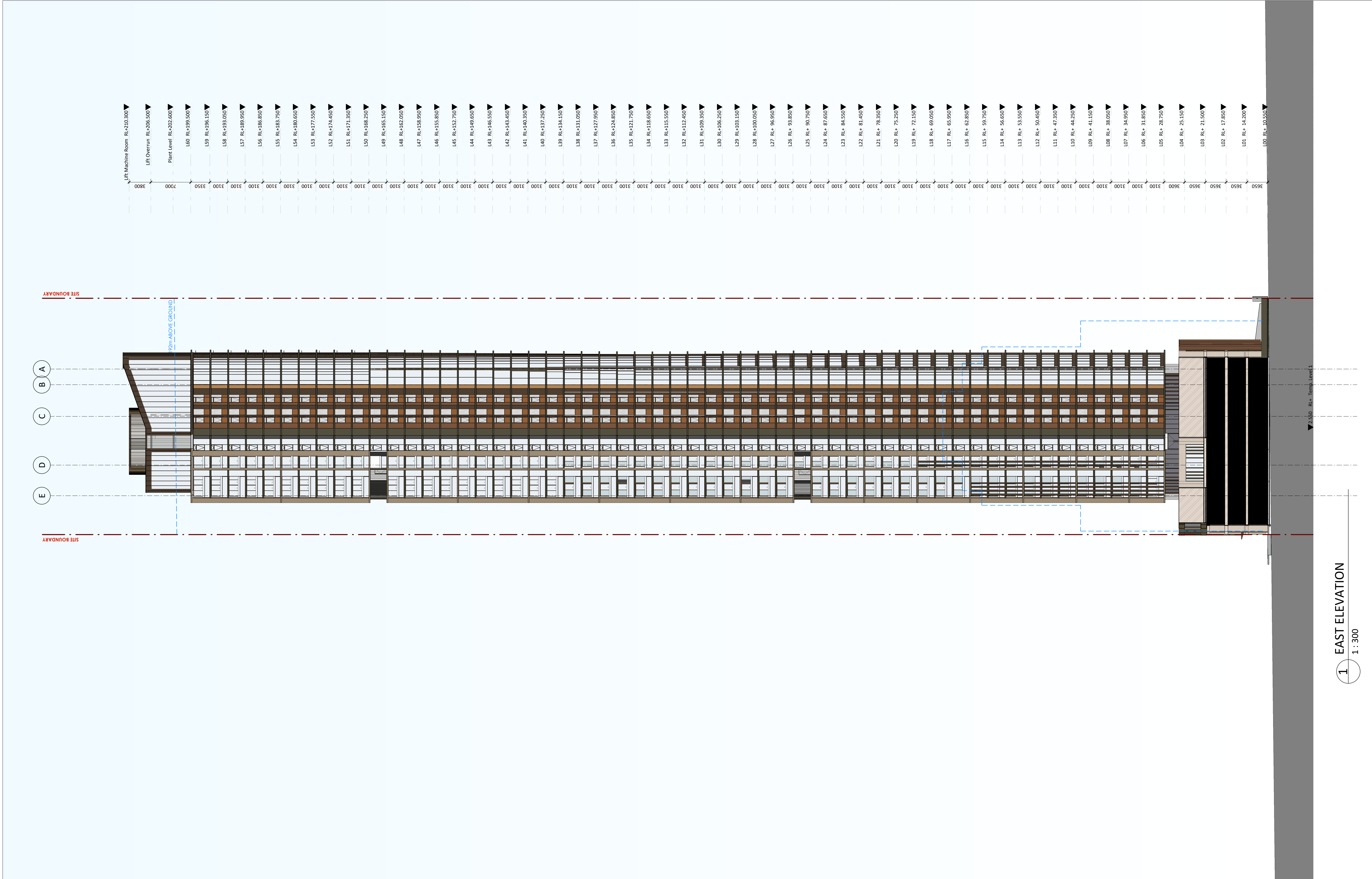
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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

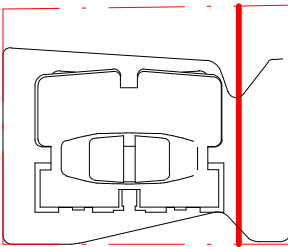
Status
DEVELOPMENT APPLICATION

Title
C-ELEVATIONS
SOUTH ELEVATION (HASSALL STREET) 1-300
Drawing Number
DA-20-1400

Revision
A



Key Plan:



HASSALL STREET

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A	DRAFT	PTW	2022.09.03	
Rev	Amendment	By	Chk* Reg. Arch	Date

Consultants

Client

GURNER™ GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect

PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

0 2 5 10 20m

@ A1 1 : 300

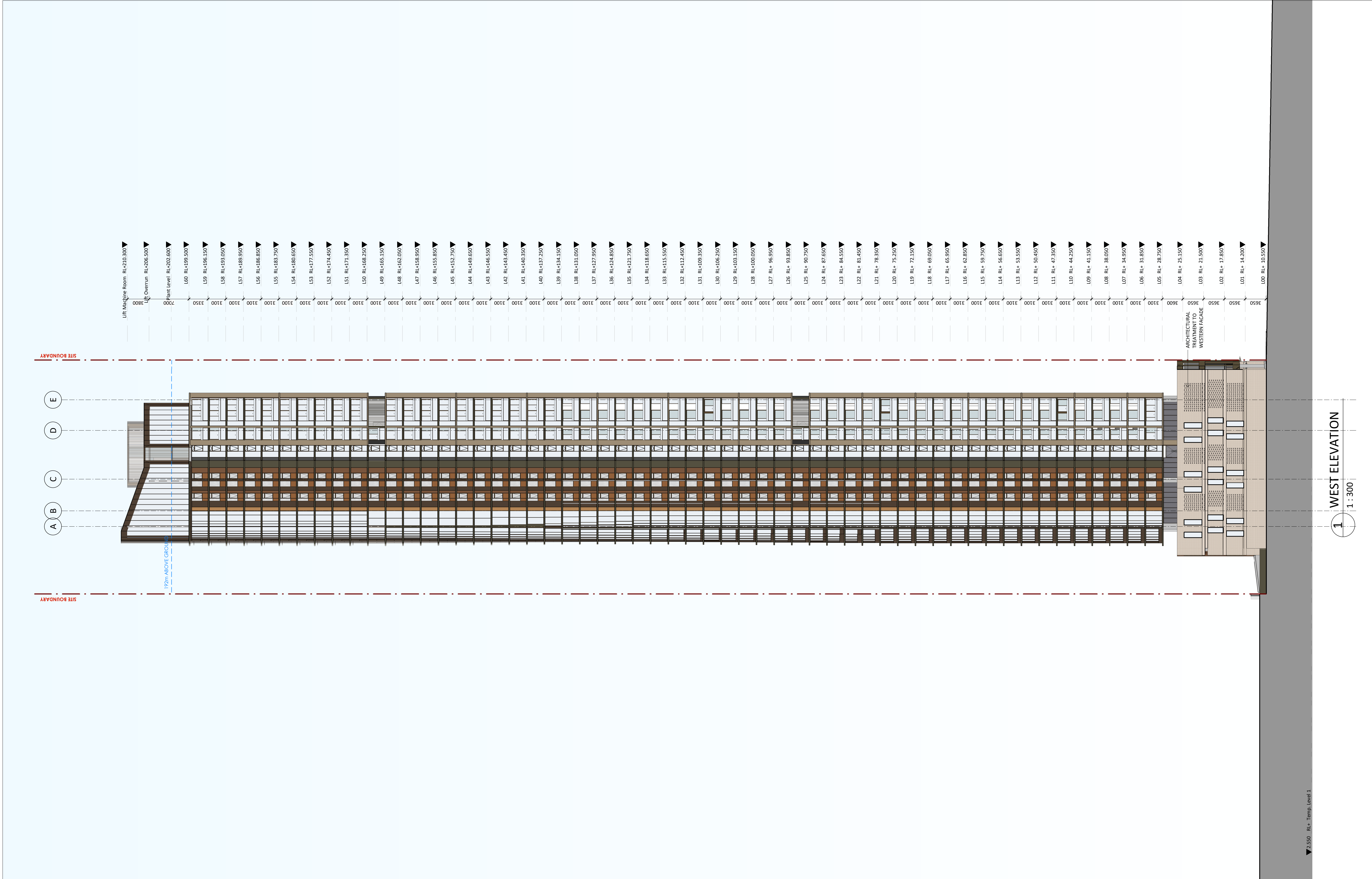
Project PA030501
12 Hassall St
12 Hassall St, Parramatta

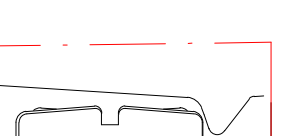
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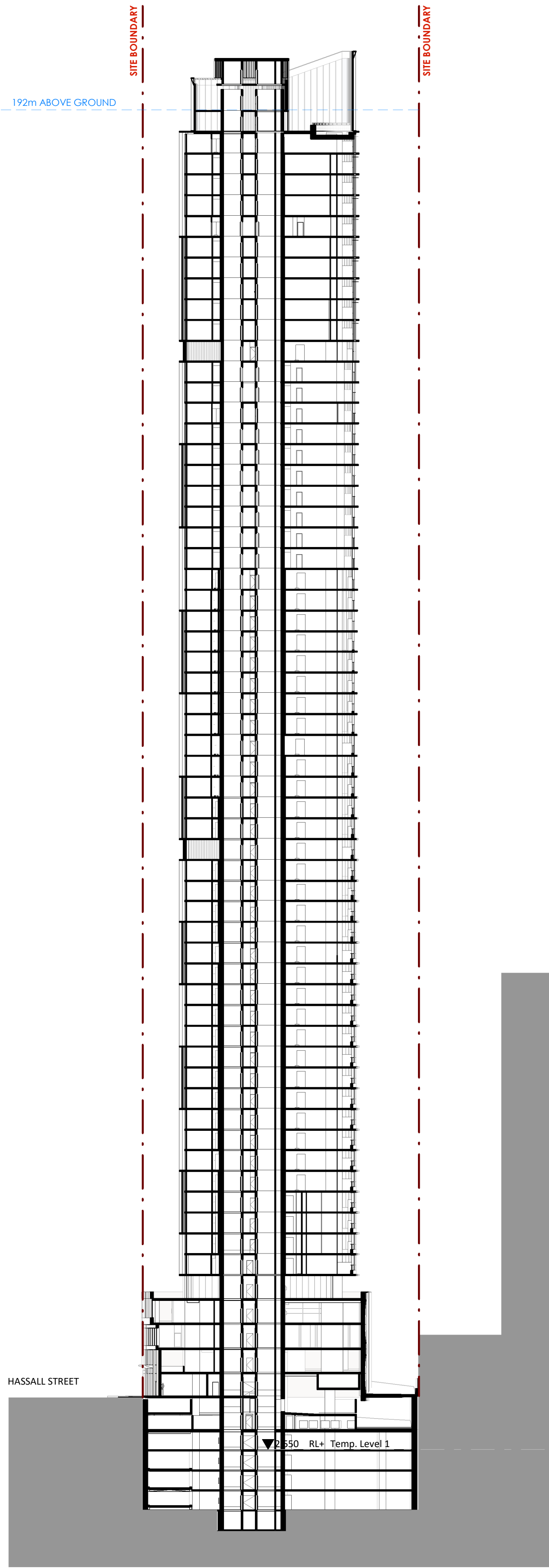
Title
C-ELEVATIONS
EAST ELEVATION 1-300

Drawing Number
DA-20-1500

Revision
A

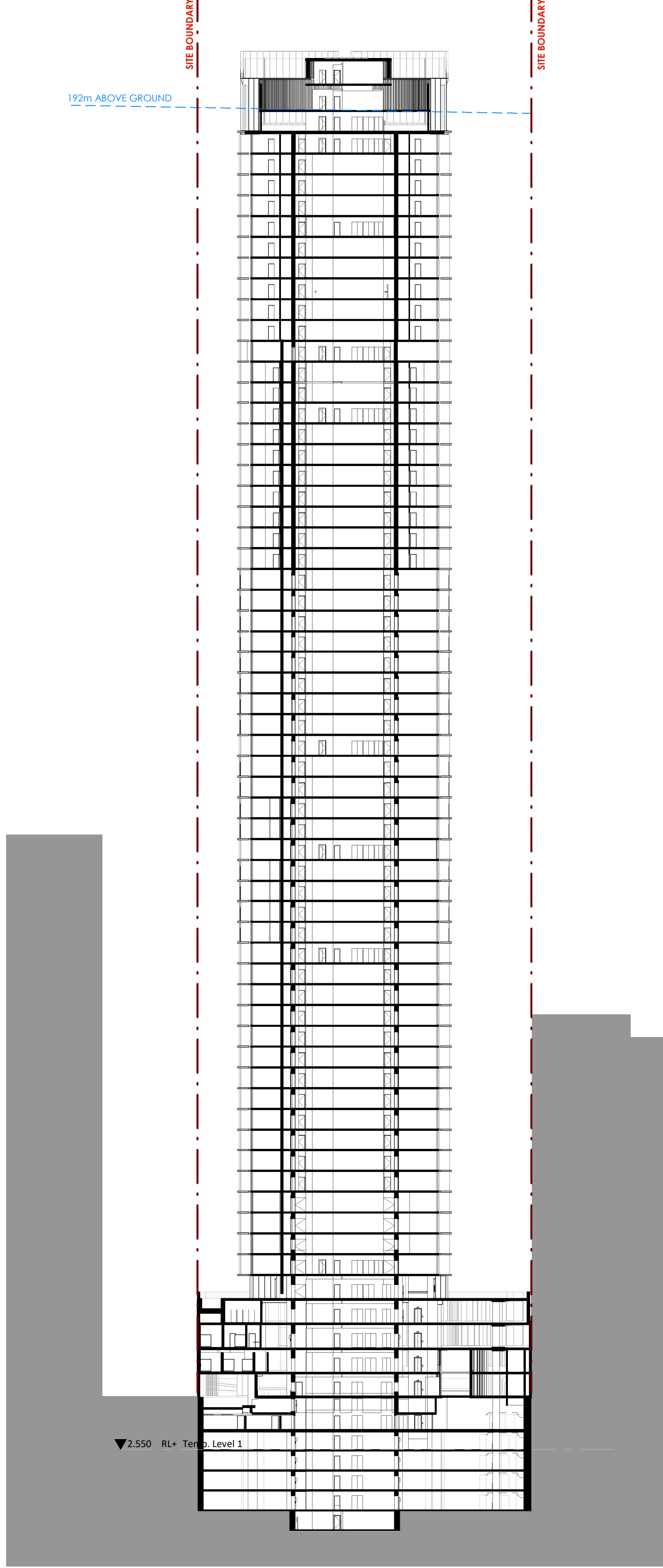


Key Plan:  HASSALL STREET	Drawing Disclaimer: Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or reproduction of this drawing is strictly prohibited without the consent of PTW Architects Note PTW takes no responsibility for external building elements. Anything connected with any design, materials selection, construction or installation of any cladding, facade or external building element must be checked by and remains the responsibility of others, including suitably qualified experts as may be required.	A DRAFT PTW 2022.09.03	Consultants	Client GURNERTM GROUP GQ Hassall Street Pty Ltd 3 Goldman Lane, Double Bay, NSW 2028	Architect PTW Architects Level 11, 88 Phillip Street Sydney NSW 2000 Australia T +61 2 9232 5877 ptw.com.au Peddle Thorp & Walker P/L ABN 23 000 454 624 trading as PTW Architects NSW Nominated Architects S Parsons Architect No.6098 D Jones Architect No.4778	0 2 5 10 20m @ A1 1 : 300 Project PA030501 12 Hassall St 12 Hassall St, Parramatta Status	Title C-ELEVATIONS WEST ELEVATION 1-300 Drawing Number DA-20-1600 Revision A	



Lift Machine Room	RL+210.300	▼
Lift Overrun	RL+206.500	▼
Plant Level	RL+202.600	▼
L60	RL+199.500	▼
L59	RL+196.150	▼
L58	RL+193.050	▼
L57	RL+189.950	▼
L56	RL+186.850	▼
L55	RL+183.750	▼
L54	RL+180.650	▼
L53	RL+177.550	▼
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L46	RL+155.850	▼
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L19	RL+ 72.150	▼
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L04	RL+ 25.150	▼
L03	RL+ 21.500	▼
L02	RL+ 17.850	▼
L01	RL+ 14.200	▼
L00	RL+ 10.550	▼
B1 M	RL+ 8.050	▼
B1	RL+ 5.550	▼
B2	RL+ 2.550	▼
B3	RL+ -0.450	▼
B4	RL+ -3.425	▼
B5	RL+ -6.400	▼
B6	RL+ -9.375	▼

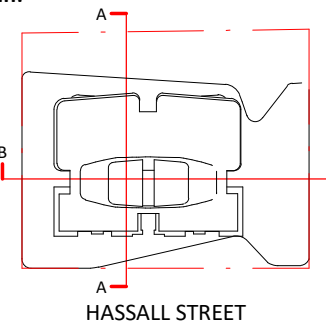
1 SECTION A
1 : 500



Lift Machine Room	RL+210.300	▼
Lift Overrun	RL+206.500	▼
Plant Level	RL+202.600	▼
L60	RL+199.500	▼
L59	RL+196.150	▼
L58	RL+193.050	▼
L57	RL+189.950	▼
L56	RL+186.850	▼
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L54	RL+180.650	▼
L53	RL+177.550	▼
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L03	RL+ 21.500	▼
L02	RL+ 17.850	▼
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L00	RL+ 10.550	▼
B1 M	RL+ 8.050	▼
B1	RL+ 5.550	▼
B2	RL+ 2.550	▼
B3	RL+ -0.450	▼
B4	RL+ -3.425	▼
B5	RL+ -6.400	▼
B6	RL+ -9.375	▼

2 SECTION B
1 : 500

Key Plan:



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PTW 2022.09.03

Rev Amendment

By Chk* Reg. Arch Date

Consultants

Client

GURNER™
GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect

PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

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S Parsons Architect No.6098
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PTW

0 5 10 20 30 40m
@ A1 1 : 500

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

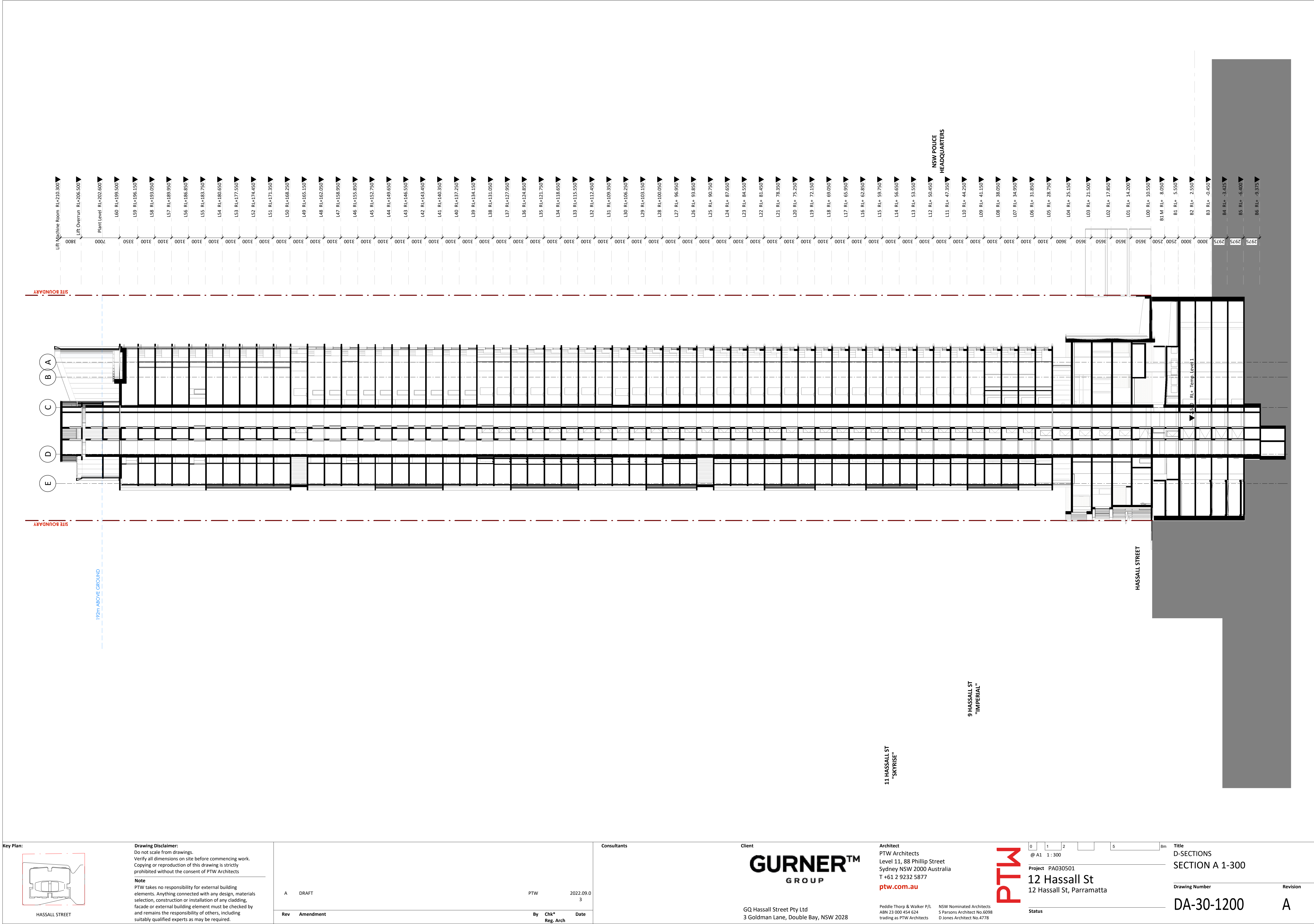
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SECTION A & B 1-500

Drawing Number

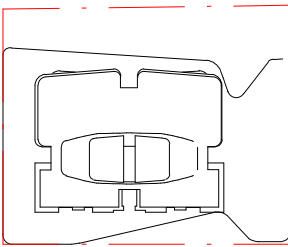
DA-30-1000

Revision

A



Key Plan:



HASSALL STREET

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A DRAFT

PTW 2022.09.03

Rev Amendment

By Chk* Date
Reg. Arch

Consultants

Client

GURNER™
GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect

PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddle Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

PTW

0 1 2 5 8m
@ A1 1 : 300

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status

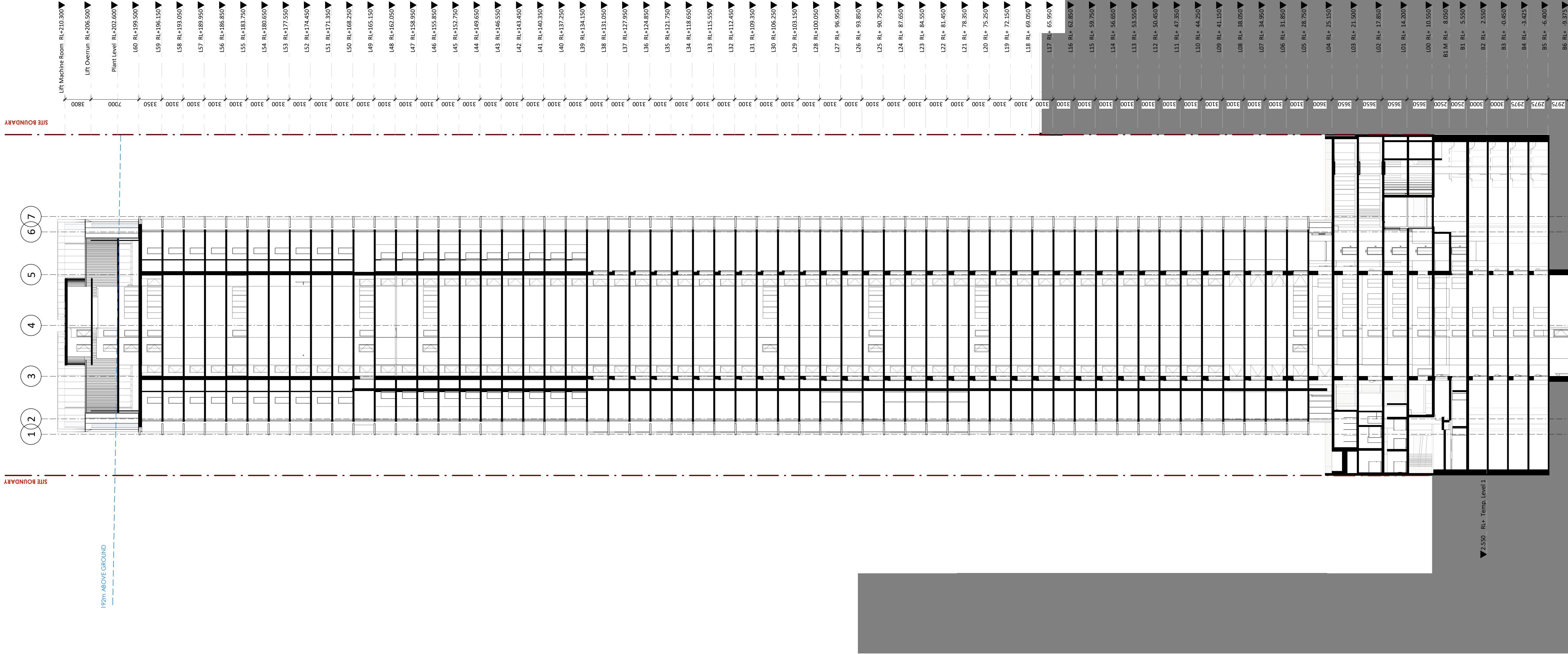
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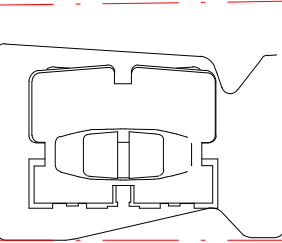
DA-30-1200

Revision

A



Key Plan:



HASSALL STREET

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A DRAFT

PTW 2022.09.03

Rev Amendment

By Chk* Reg. Arch Date

Consultants

Client

GURNER™
GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

PTW

0 1 2 5 8m
@ A1 1 : 300
Project PA030501
12 Hassall St
12 Hassall St, Parramatta
Status

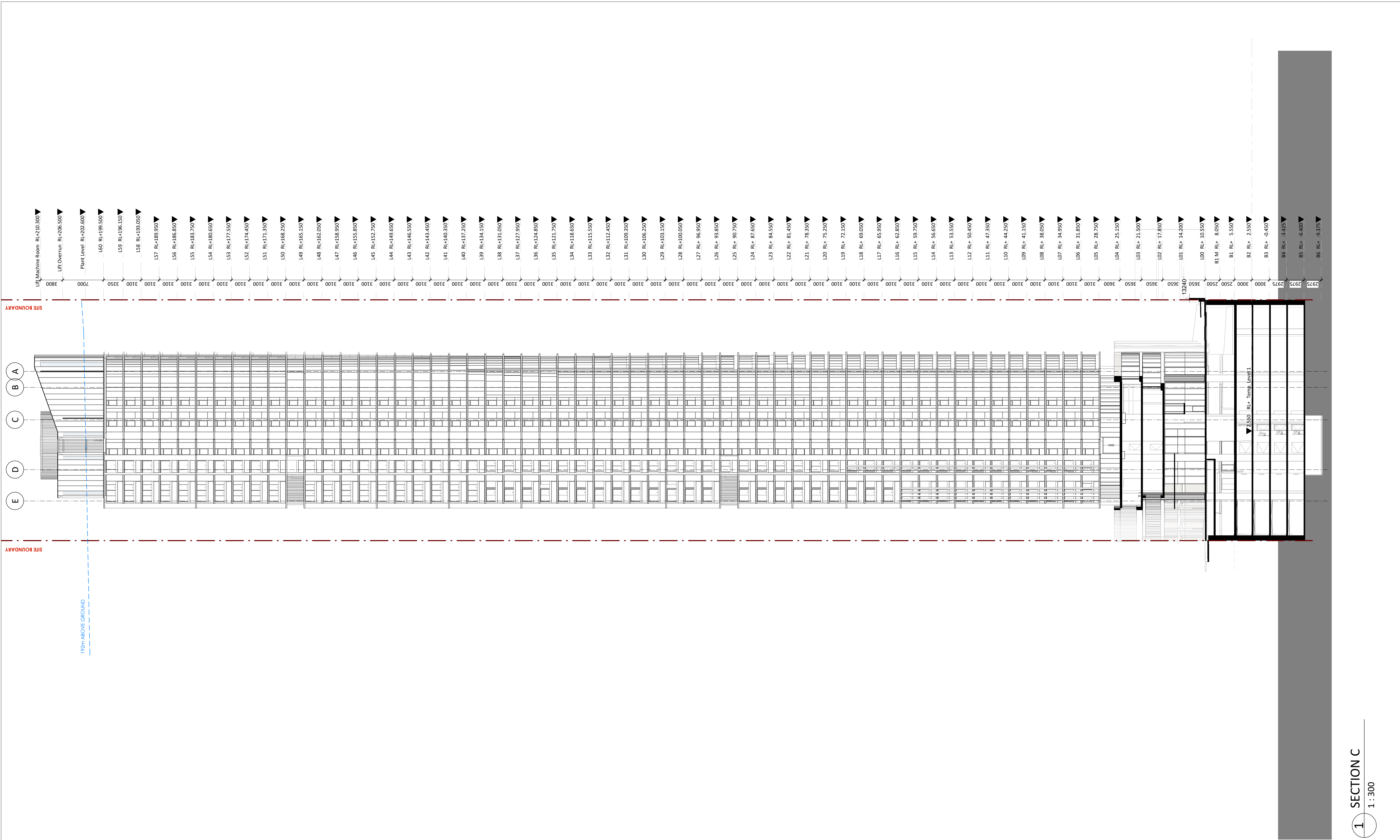
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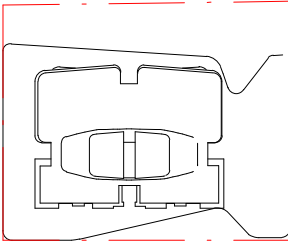
DA-30-1300

Revision

A



Key Plan:



HASSALL STREET

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A DRAFT

PTW 2022.09.03

Rev Amendment

By Chk* Reg. Arch Date

Consultants

Client

GURNER™
GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

PTW

0 1 2 5 8m
@ A1 1 : 300

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status

Title
D-SECTIONS
SECTION C 1-300

Drawing Number

DA-30-1400

Revision

A

SECTION C

1 : 300