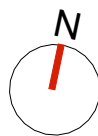
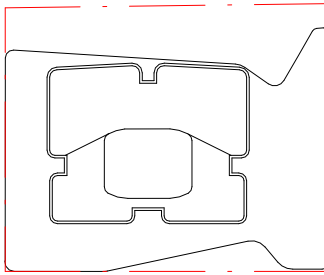




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A STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE

Rev Amendment

PTW 28.03.2022

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S Parsons Architect No.6098  
D Jones Architect No.4778

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@ A1 1 : 100

Project PA030501  
**12 Hassall St**  
12 Hassall St, Parramatta

Status  
DEVELOPMENT APPLICATION

Title  
B-GENERAL ARRANGEMENT PLANS  
**BASEMENT LEVEL 6 FLOOR PLAN**

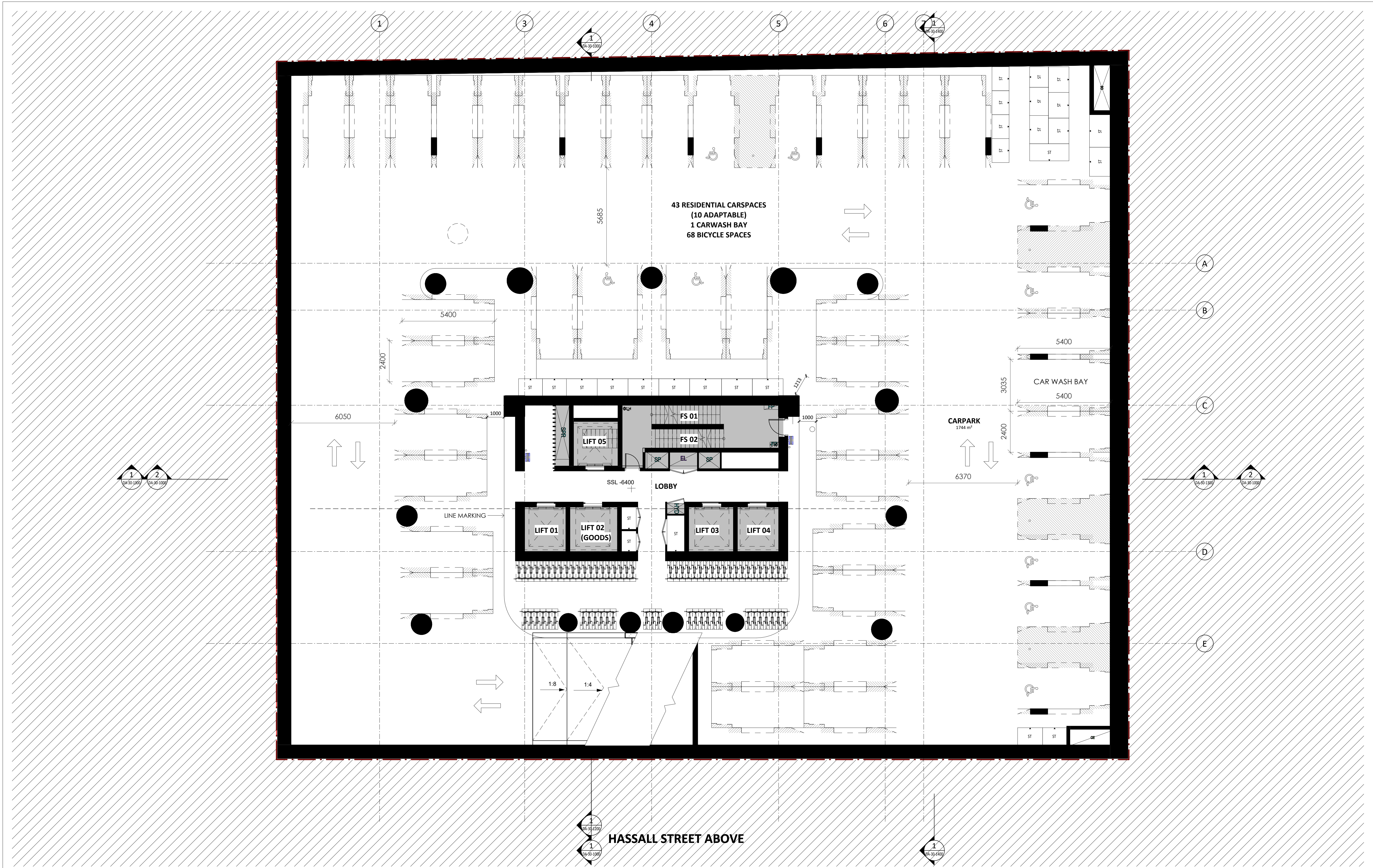
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**DA-10-0300**

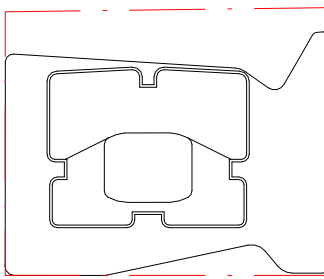
Revision

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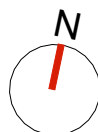




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Project PA030501  
**12 Hassall St**  
12 Hassall St, Parramatta

Status  
DEVELOPMENT APPLICATION

Title  
B-GENERAL ARRANGEMENT PLANS  
**BASEMENT LEVEL 5 FLOOR PLAN**

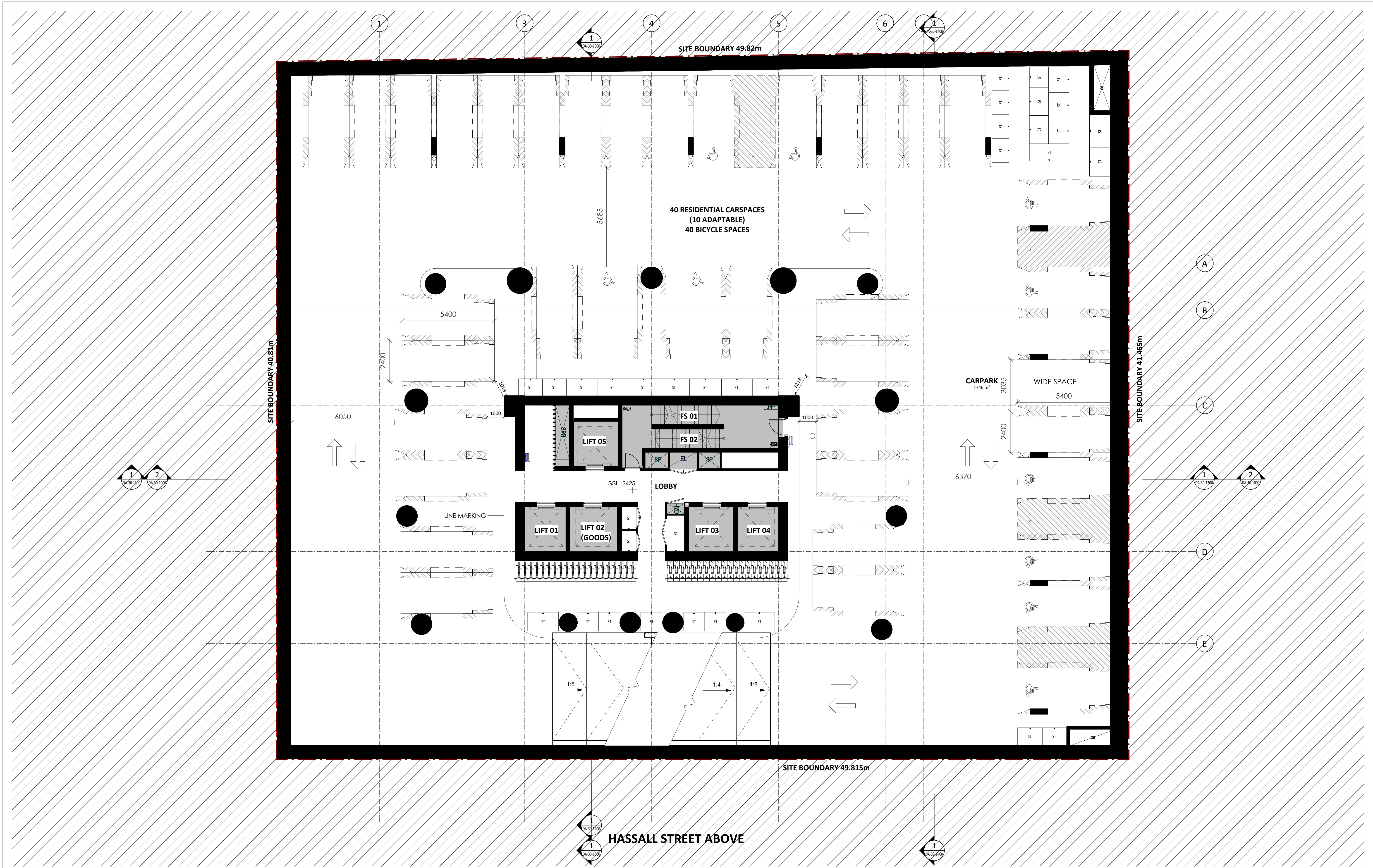
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**DA-10-0400**

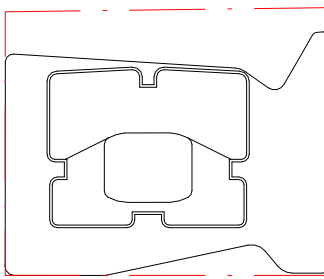
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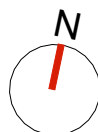




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Project PA030501  
**12 Hassall St**  
12 Hassall St, Parramatta

Status  
DEVELOPMENT APPLICATION

Title  
B-GENERAL ARRANGEMENT PLANS  
**BASEMENT LEVEL 4 FLOOR PLAN**

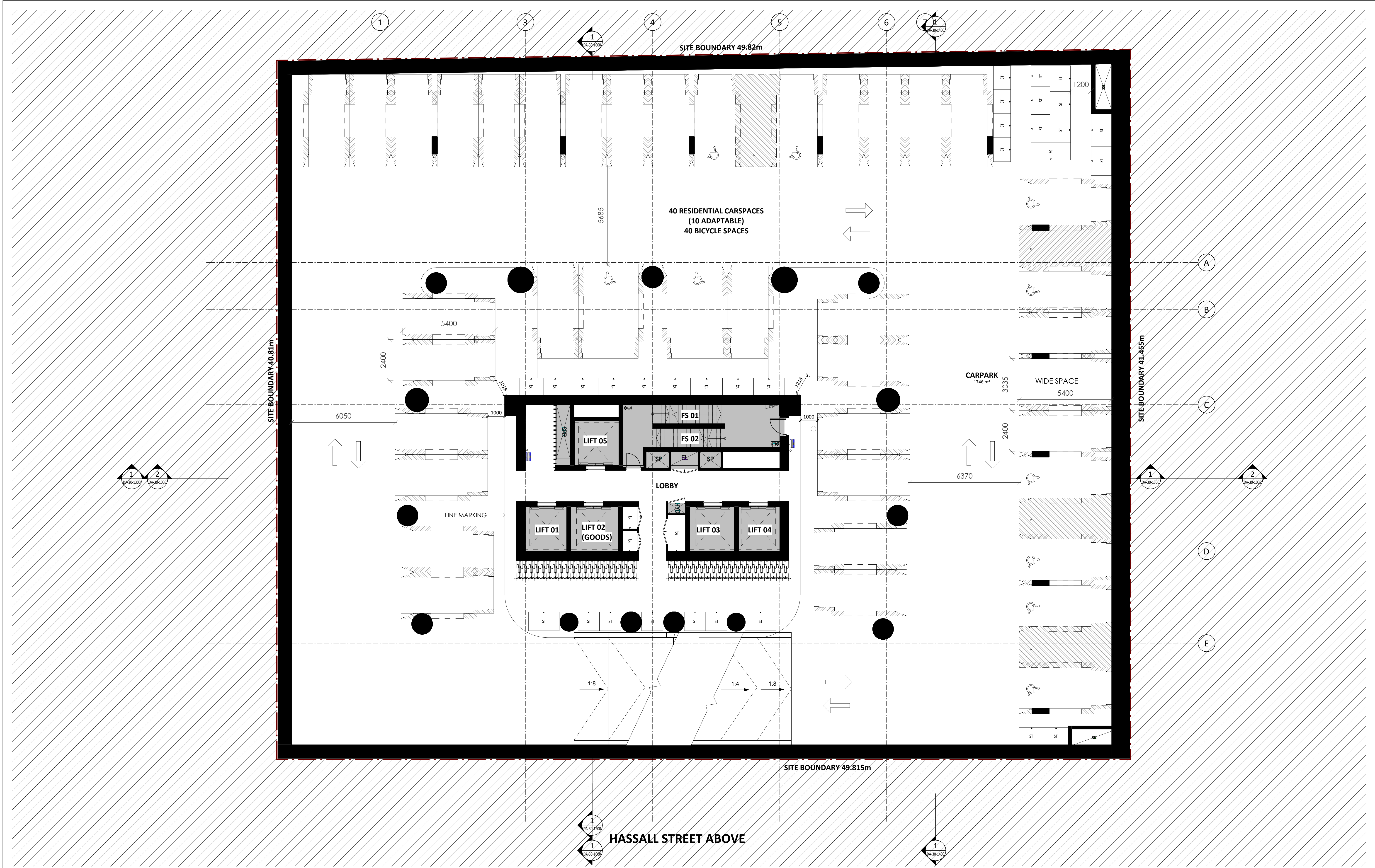
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**DA-10-0500**

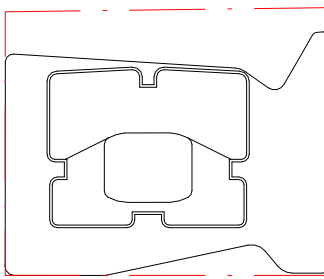
Revision

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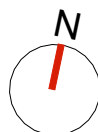




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Project PA030501  
**12 Hassall St**  
12 Hassall St, Parramatta

Status  
DEVELOPMENT APPLICATION

Title  
B-GENERAL ARRANGEMENT PLANS  
**BASEMENT LEVEL 3 FLOOR PLAN**

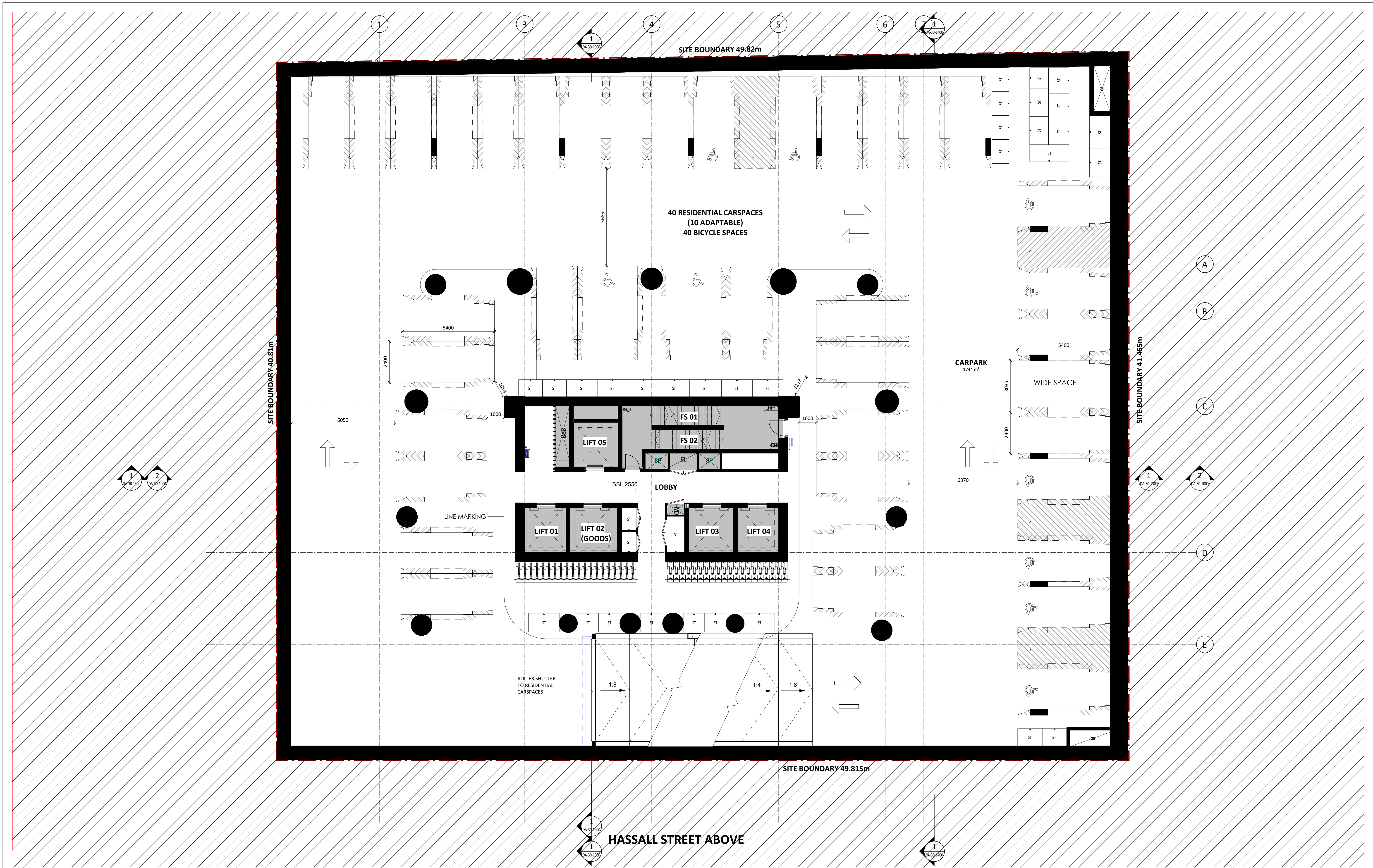
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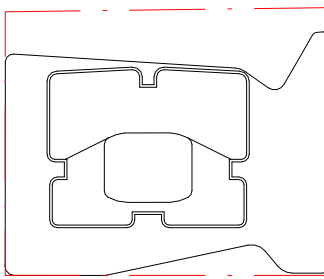
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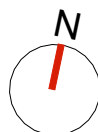




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A STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE

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PTW 28.03.2022

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Project PA030501  
12 Hassall St  
12 Hassall St, Parramatta

Status  
DEVELOPMENT APPLICATION

Title  
B-GENERAL ARRANGEMENT PLANS  
BASEMENT LEVEL 2 FLOOR PLAN

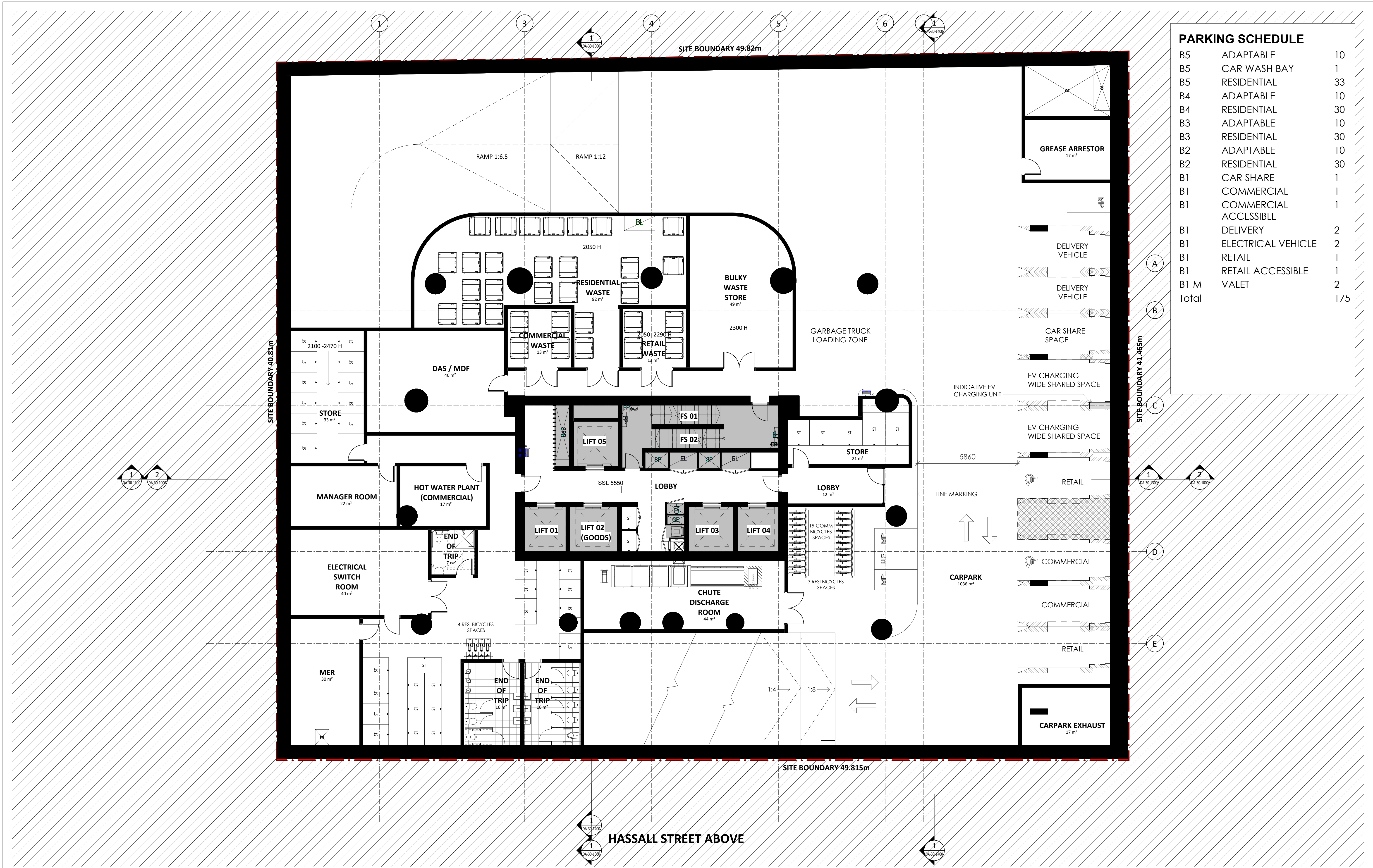
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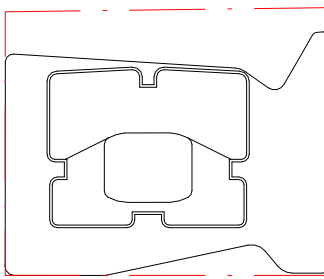
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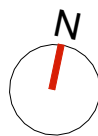




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PTW 28.03.2022

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Project PA030501

12 Hassall St  
12 Hassall St, Parramatta

Status  
DEVELOPMENT APPLICATION

Title  
B-GENERAL ARRANGEMENT PLANS  
BASEMENT LEVEL 1 FLOOR PLAN

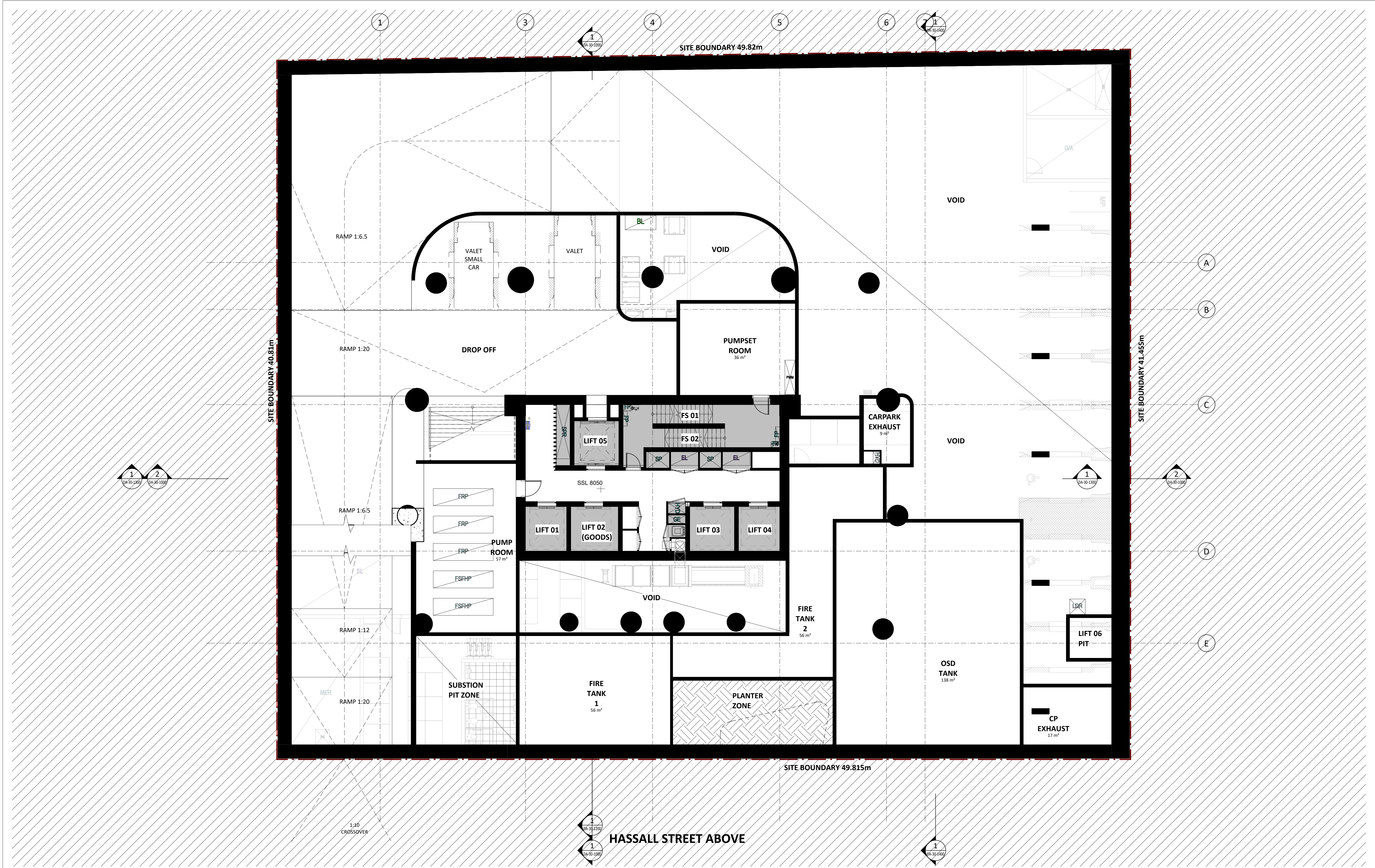
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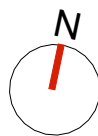
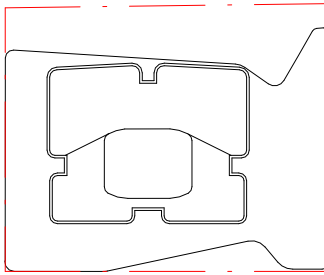
Revision

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Rev Amendment

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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**

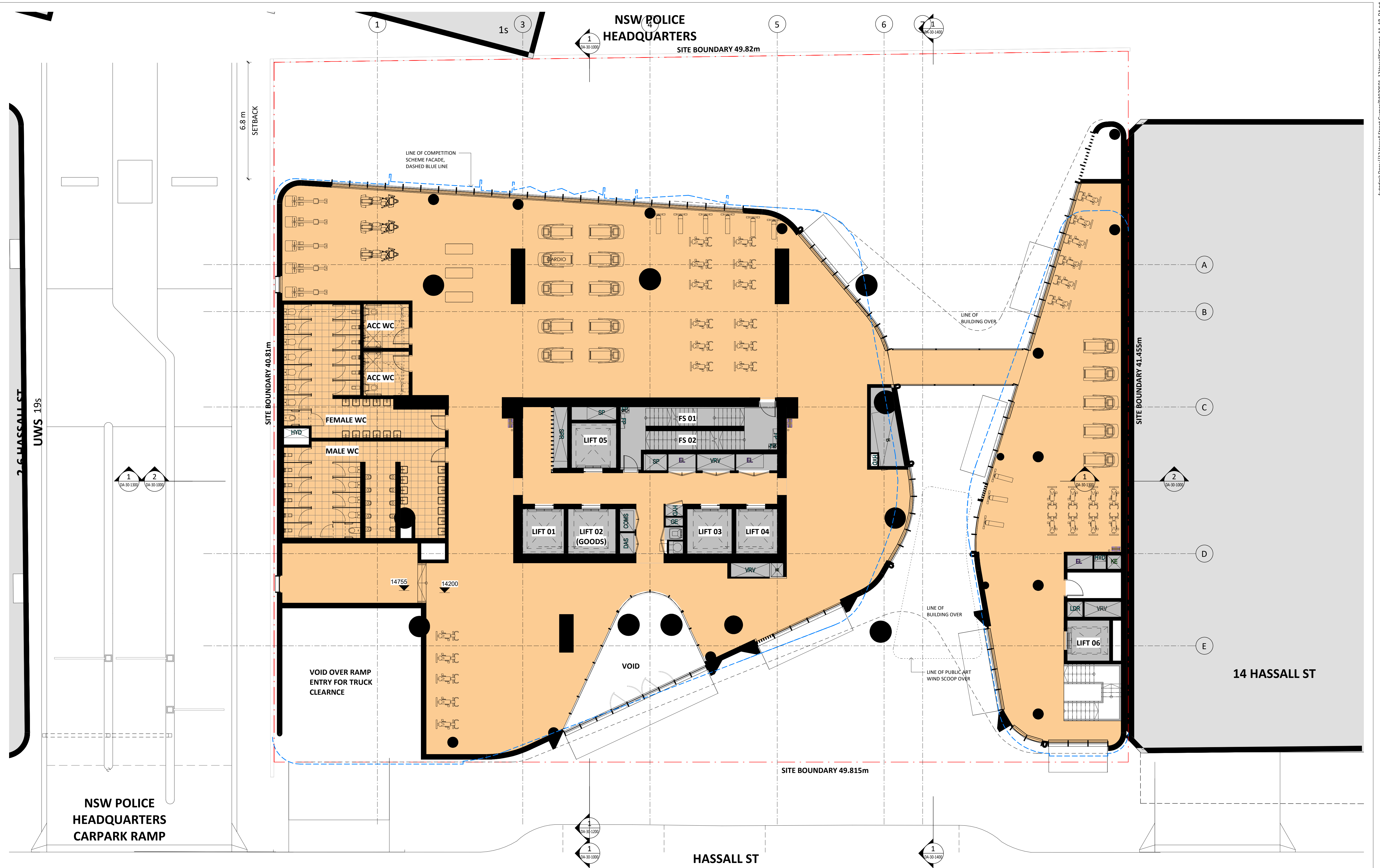
Revision

**A**

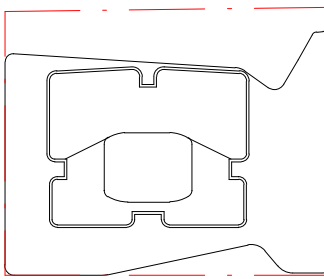




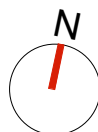




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A STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE

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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**

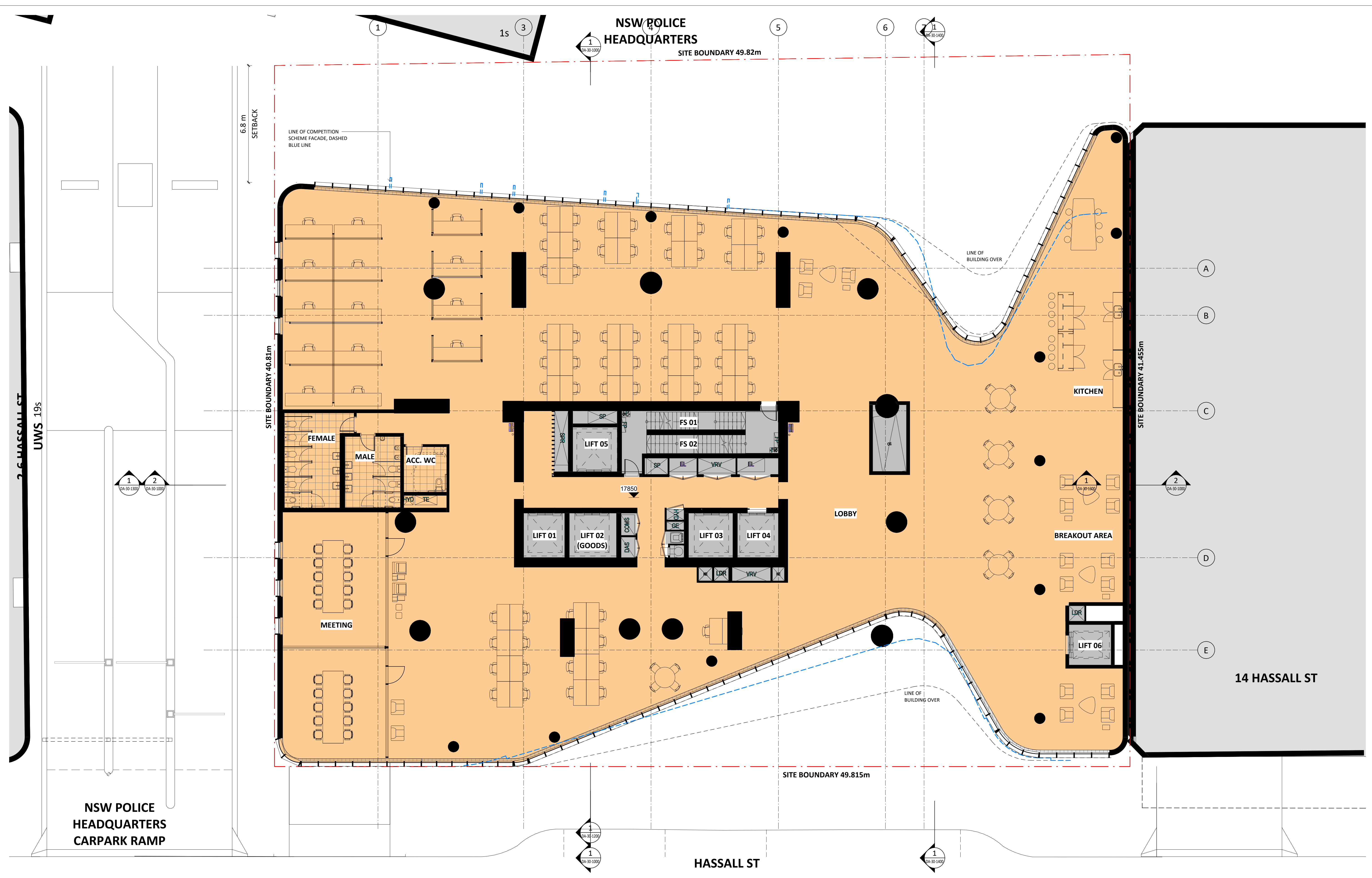
Drawing Number

**DA-10-1100**

Revision

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|     |                                                 |     |                      |      |
|-----|-------------------------------------------------|-----|----------------------|------|
| A   | STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE | PTW | 28.03.2022           |      |
| Rev | Amendment                                       | By  | Chk*<br>Reg.<br>Arch | Date |

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Project PA030501  
**12 Hassall St**  
12 Hassall St, Parramatta

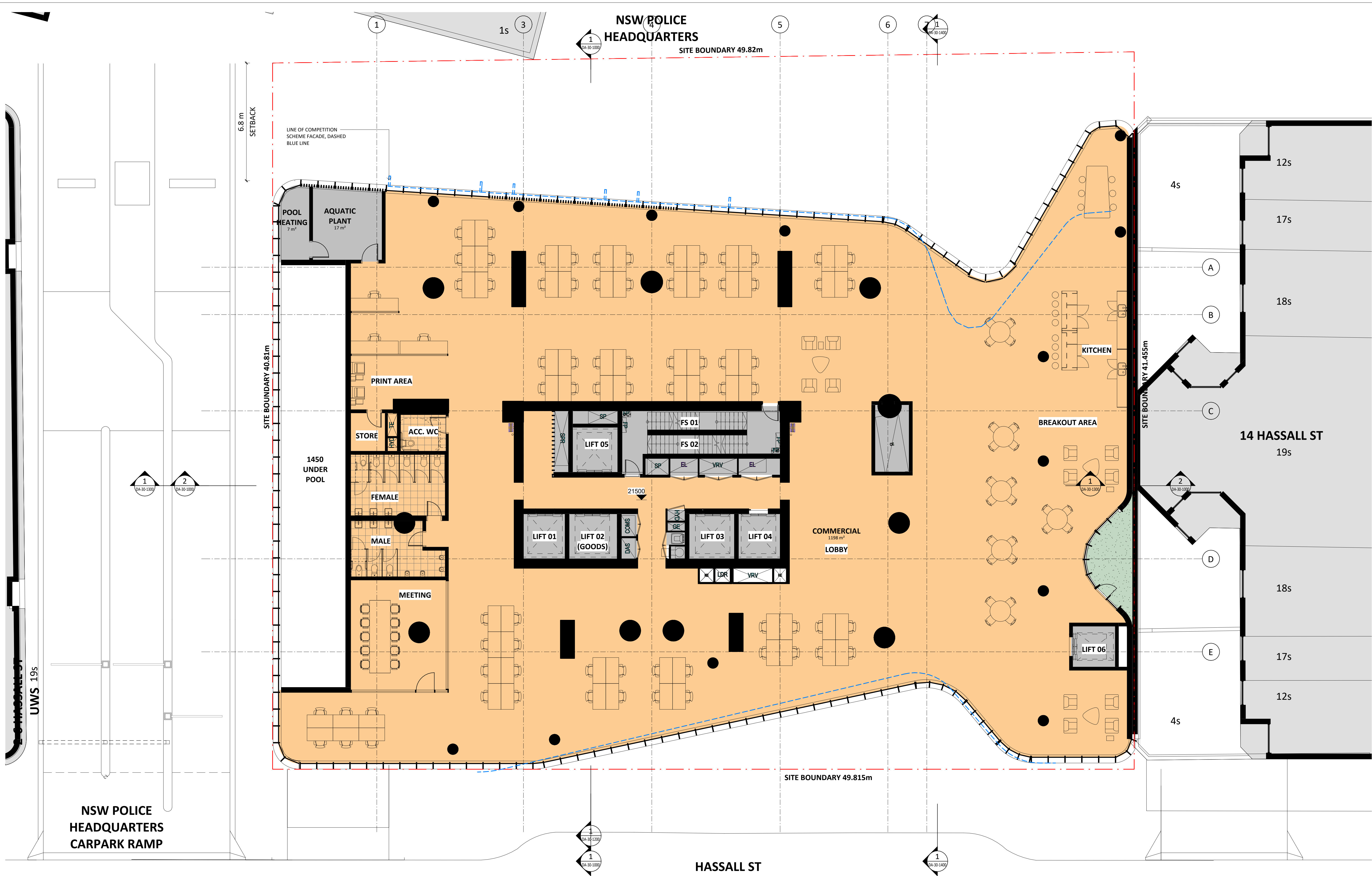
Status  
DEVELOPMENT APPLICATION

**Title**  
B-GENERAL ARRANGEMENT PLANS  
LEVEL 02 FLOOR PLAN

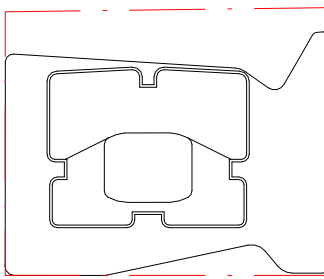
Drawing Number  
**DA-10-1200**

Revision  
**A**

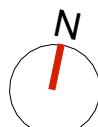




Key Plan:



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Project PA030501

12 Hassall St  
12 Hassall St, Parramatta

Status  
DEVELOPMENT APPLICATION

Title  
B-GENERAL ARRANGEMENT PLANS  
LEVEL 03 FLOOR PLAN

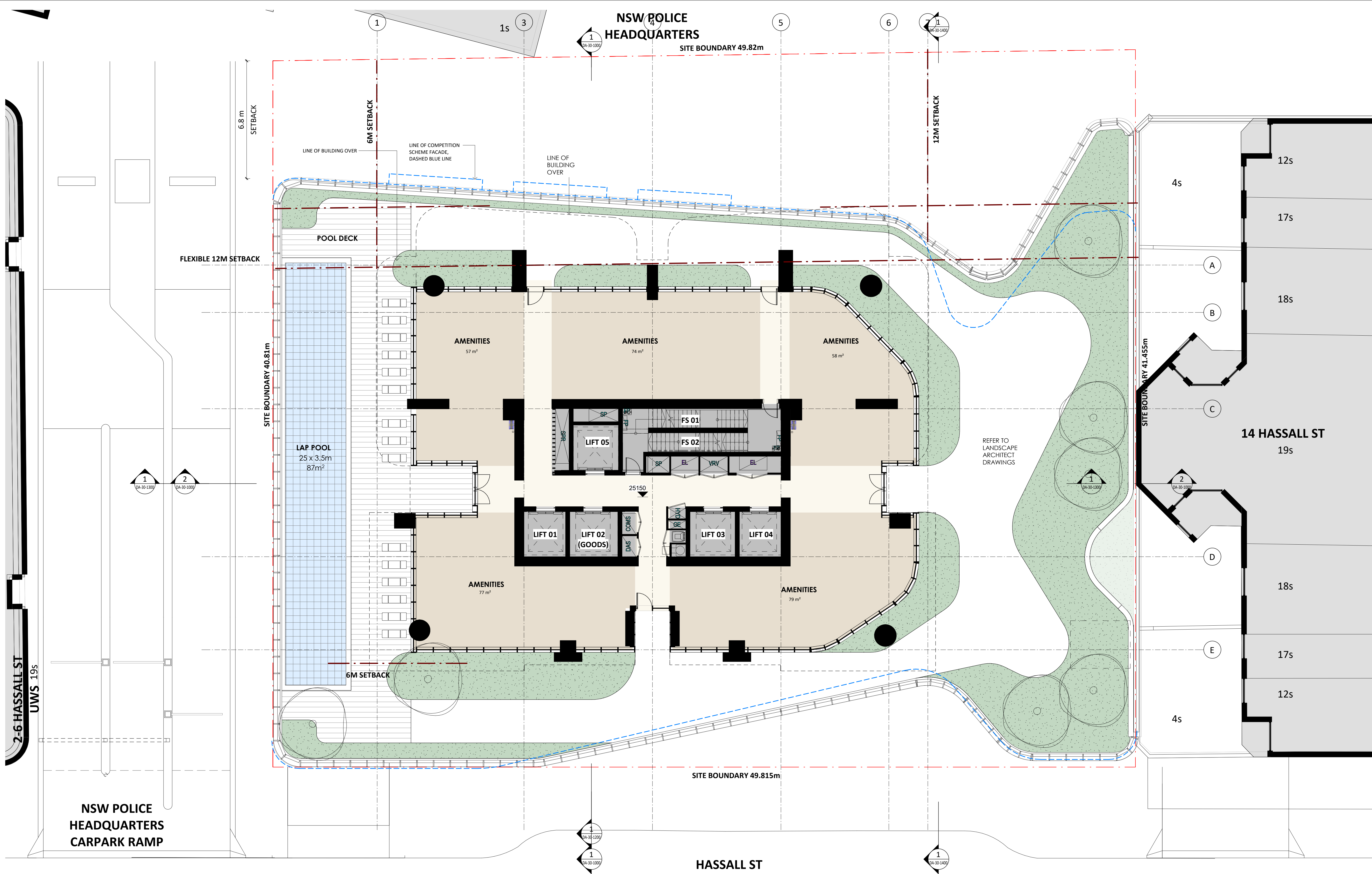
Drawing Number

DA-10-1300

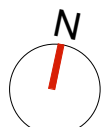
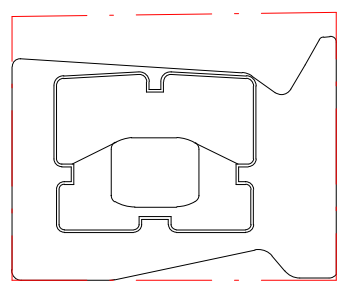
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Project PA030501  
**12 Hassall St**  
12 Hassall St, Parramatta

Status  
DEVELOPMENT APPLICATION

Title  
B-GENERAL ARRANGEMENT PLANS  
**LEVEL 04 FLOOR PLAN**

Drawing Number

**DA-10-1400**

Revision

**A**



| Building Element       | Material & Detail                                                                                                                                                                       |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Construction & shading | > As indicated on the architectural drawings. Balconies have been included in the assessment.                                                                                           |
| External Walls         | > Concrete wall + R2.5 bulk insulation (insulation only value)                                                                                                                          |
| Internal Walls         | > Concrete wall + R1.5 bulk insulation (insulation only value) between apartments and unconditioned areas                                                                               |
| Party Walls            | > Plasterboard on studs as shown, no insulation between apartment rooms                                                                                                                 |
| Ceiling                | > 200mm concrete slab + R3.0 insulation (insulation only value) where exposed above<br>> Default colour modelled                                                                        |
| Floor                  | > 200mm concrete slab, no insulation where neighbour above<br>> 200mm concrete slab + R1.5 insulation where exposed below<br>> 200mm concrete slab, no insulation where neighbour below |
| Floor coverings        | > Timber flooring to kitchen, living and study areas, carpet to bedrooms, tiles to bathrooms and laundries                                                                              |
| Glazing                | > Awning windows:<br>U-Value: 3.1, SHGC: 0.39<br>> Fixed and sliding doors/windows:<br>U-Value: 3.1, SHGC: 0.49                                                                         |
| BASIX Target           | > Average Thermal Load: Heating 40 MJ/m² Cooling 26 MJ/m²                                                                                                                               |
| Thermal Comfort Score  | > Average Thermal Load: Heating 13.1 MJ/m² Cooling 15.3 MJ/m²                                                                                                                           |

Please note: glazing values quoted above are based on AFRS figures and are values for the total glazing system including frame. For all apartments, the following assumptions have been made:

- > All windows and doors are weather stripped and have insect and safety screens
- > Window openings have been calculated as per the BASIX protocol based on input from the architectural team for fixed windows, awning windows and sliding doors.

7.8

Average star rating

NATIONWIDE HOUSE

Energy efficient homes

Class 2 summary

8BP50615PX 30/03/2022

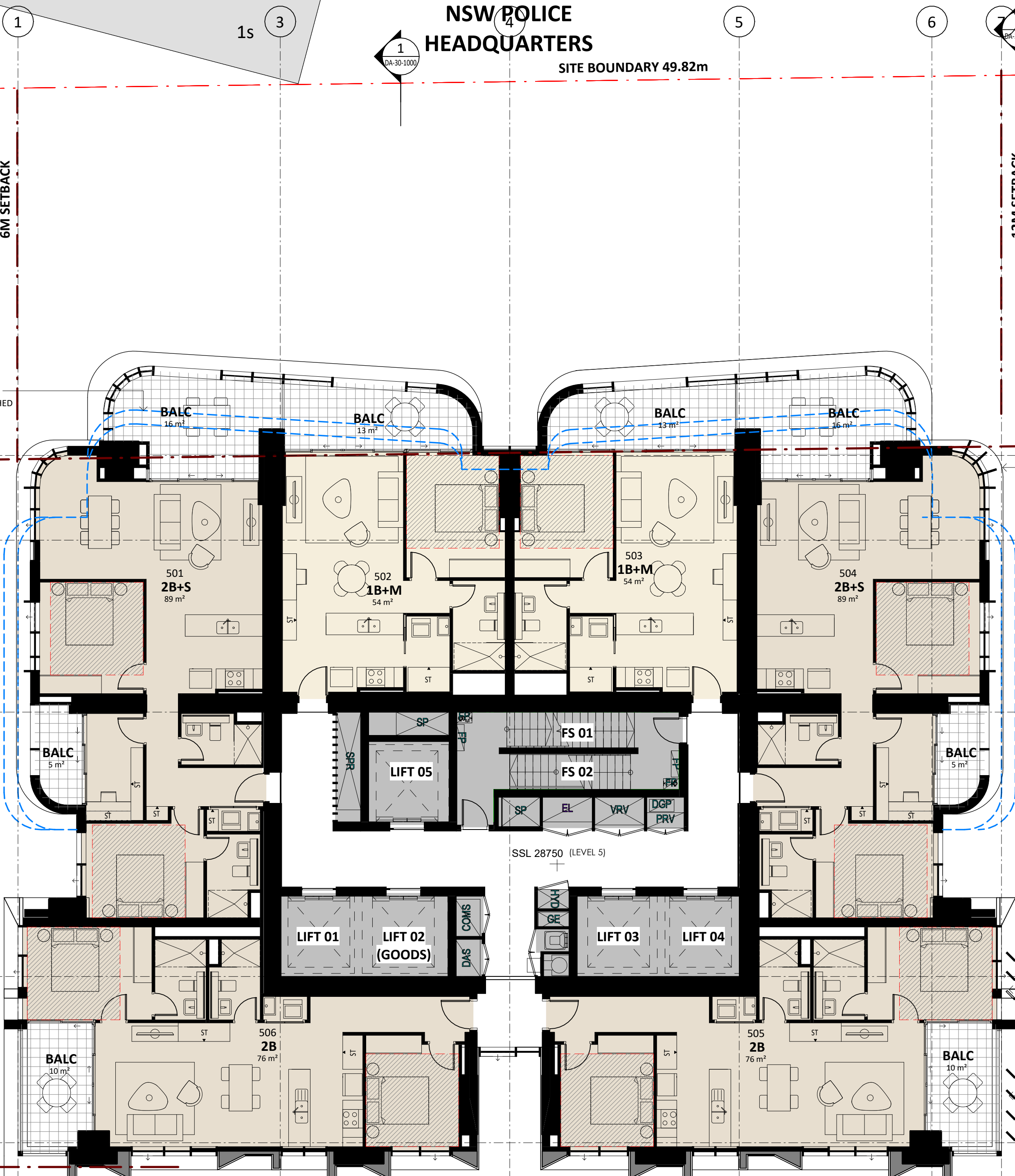
Assessor Thomas Miers

Accreditation No. DMN/19/1900

Address 12 Hassall Street, Parramatta, NSW, 2150

QR Code

https://www.frs.com.au/QRCodeLanding?PublicId=8BP50615PX&GrpCert=1





Please note: glazing values quoted above are based on AFRC figures and are values for the total glazing system including frame. For all apartments, the following assumptions have been made:

- > All windows and doors are weather stripped and have insect and safety screens
- > Window openings have been calculated as per the BASIX protocol based on input from the architectural team for fixed windows, awnings windows and sliding doors.

[illegible]

- 

HASSALL STREET

**Note**  
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| Rev | Amendment |
|-----|-----------|
|-----|-----------|

|    |      |      |
|----|------|------|
| By | Chk* | Date |
|----|------|------|

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

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

12 Hassall St  
12 Hassall St, Parramatta

Status  
DEVELOPMENT APPLICATION

|                |          |
|----------------|----------|
| Drawing Number | Revision |
|----------------|----------|

DA-10-1900

A



| Building Element       | Material & Detail                                                                                                                                                                       |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Construction & shading | > As indicated on the architectural drawings. Balconies have been included in the assessment.                                                                                           |
| External Walls         | > Concrete wall + R2.5 bulk insulation (insulation only value)                                                                                                                          |
| Internal Walls         | > Concrete wall + R1.5 bulk insulation (insulation only value) between apartments and unconditioned areas                                                                               |
| Party Walls            | > Plasterboard on studs as shown, no insulation between apartment rooms                                                                                                                 |
| Ceiling                | > 200mm concrete slab + R3.0 insulation (insulation only value) where exposed above<br>> Default colour modelled                                                                        |
| Floor                  | > 200mm concrete slab, no insulation where neighbour above<br>> 200mm concrete slab + R1.5 insulation where exposed below<br>> 200mm concrete slab, no insulation where neighbour below |
| Floor coverings        | > Timber flooring to kitchen, living and study areas, carpet to bedrooms, tiles to bathrooms and laundries                                                                              |
| Glazing                | > Awning windows:<br>U-Value: 3.1, SHGC: 0.39<br>> Fixed and sliding doors/windows:<br>U-Value: 3.1, SHGC: 0.49                                                                         |
| BASIX Target           | > Average Thermal Load: Heating 40 MJ/m² Cooling 26 MJ/m²                                                                                                                               |
| Thermal Comfort Score  | > Average Thermal Load: Heating 13.1 MJ/m² Cooling 15.3 MJ/m²                                                                                                                           |

Please note: glazing values quoted above are based on AFRS figures and are values for the total glazing system including frame. For all apartments, the following assumptions have been made:

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- > Window openings have been calculated as per the BASIX protocol based on input from the architectural team for fixed windows, awning windows and sliding doors.

7.8

Average star rating

NATIONWIDE HOUSE

Energy efficient homes

www.nationwidehouse.gov.au

Class 2 summary

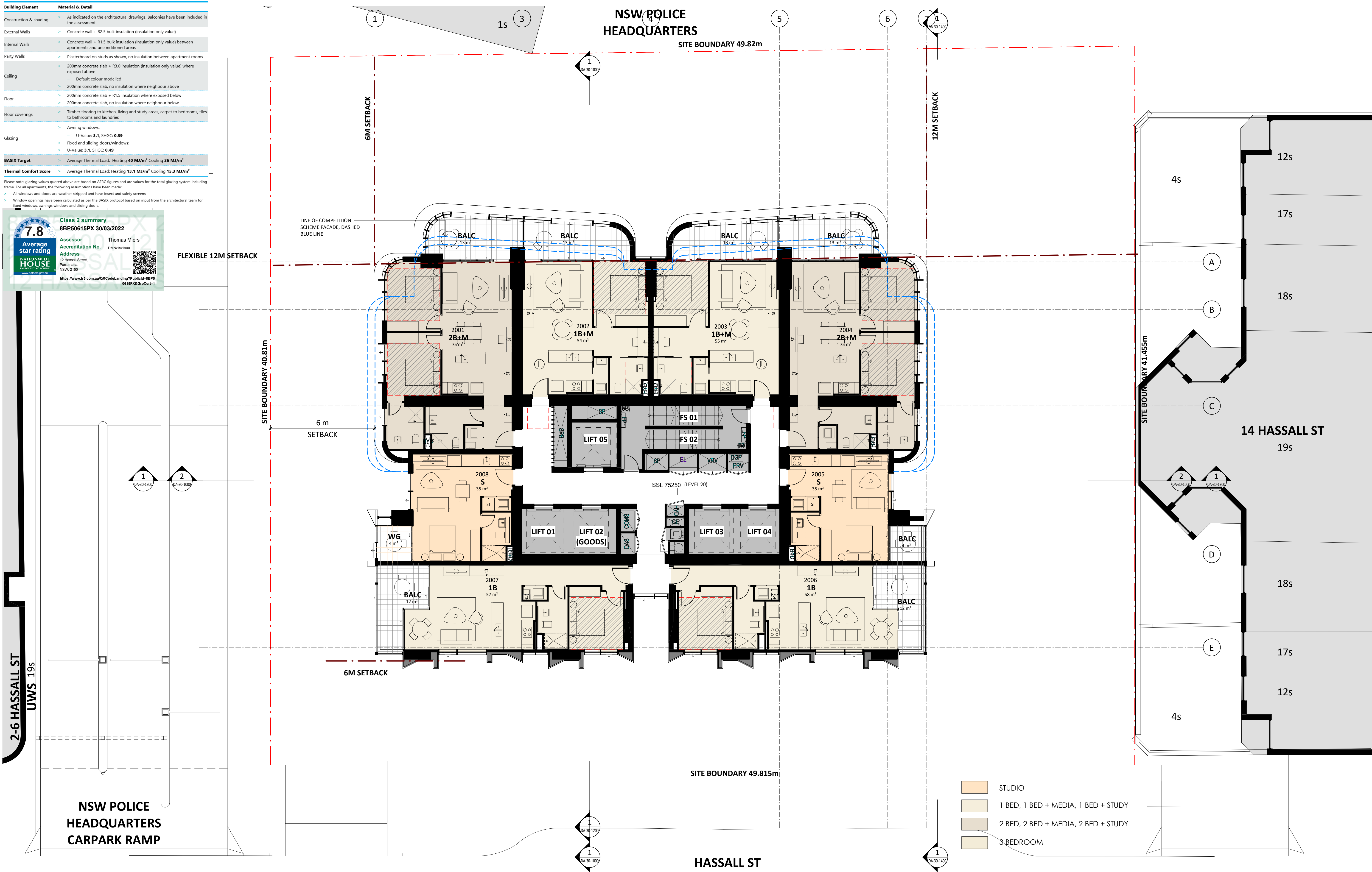
8BP50615PX 30/03/2022

Assessor Thomas Miers

Accreditation No. DMN/19/1900

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- STUDIO
- 1 BED, 1 BED + MEDIA, 1 BED + STUDY
- 2 BED, 2 BED + MEDIA, 2 BED + STUDY
- 3 BEDROOM

Key Plan:

HASSALL STREET

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| A   | STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE | PTW | 28.03.2022     |
| Rev | Amendment                                       | By  | Chk* Reg. Arch |

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ADP Consulting  
Think Planners  
Positive Traffic  
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Client

**GURNER™ GROUP**  
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ABN 23 000 454 624  
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NSW Nominated Architects  
S Parsons Architect No. 6098  
D Jones Architect No. 4778

0 1 2 5 8m

@ A1 As indicated

Project PA030501

**12 Hassall St**  
12 Hassall St, Parramatta

Status

DEVELOPMENT APPLICATION

Title

B-GENERAL ARRANGEMENT PLANS  
LEVELS 15-27 FLOOR PLAN

Drawing Number

DA-10-2000

Revision

A

1/04/2022 10:28:28 AM

A1

Autodesk Docs://12 Hassall Street Gurner/PA030501\_12HassallSGurner\_AA\_AR\_DA.rvt



| Building Element       | Material & Detail                                                                                                                                                                       |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Construction & shading | > As indicated on the architectural drawings. Balconies have been included in the assessment.                                                                                           |
| External Walls         | > Concrete wall + R2.5 bulk insulation (insulation only value)                                                                                                                          |
| Internal Walls         | > Concrete wall + R1.5 bulk insulation (insulation only value) between apartments and unconditioned areas                                                                               |
| Party Walls            | > Plasterboard on studs as shown, no insulation between apartment rooms                                                                                                                 |
| Ceiling                | > 200mm concrete slab + R3.0 insulation (insulation only value) where exposed above<br>> Default colour modelled                                                                        |
| Floor                  | > 200mm concrete slab, no insulation where neighbour above<br>> 200mm concrete slab + R1.5 insulation where exposed below<br>> 200mm concrete slab, no insulation where neighbour below |
| Floor coverings        | > Timber flooring to kitchen, living and study areas, carpet to bedrooms, tiles to bathrooms and laundries                                                                              |
| Glazing                | > Awning windows:<br>U-Value: 3.1, SHGC: 0.39<br>> Fixed and sliding doors/windows:<br>U-Value: 3.1, SHGC: 0.49                                                                         |
| BASIX Target           | > Average Thermal Load: Heating 40 MJ/m² Cooling 26 MJ/m²                                                                                                                               |
| Thermal Comfort Score  | > Average Thermal Load: Heating 13.1 MJ/m² Cooling 15.3 MJ/m²                                                                                                                           |

Please note: glazing values quoted above are based on AFRC figures and are values for the total glazing system including frame. For all apartments, the following assumptions have been made:

- > All windows and doors are weather stripped and have insect and safety screens
- > Window openings have been calculated as per the BASIX protocol based on input from the architectural team for fixed windows, awnings windows and sliding doors.

7.8

Average star rating

NATIONWIDE HOUSE

Energy efficient school

www.nationwide.gov.au

Class 2 summary

8BP50615PX 30/03/2022

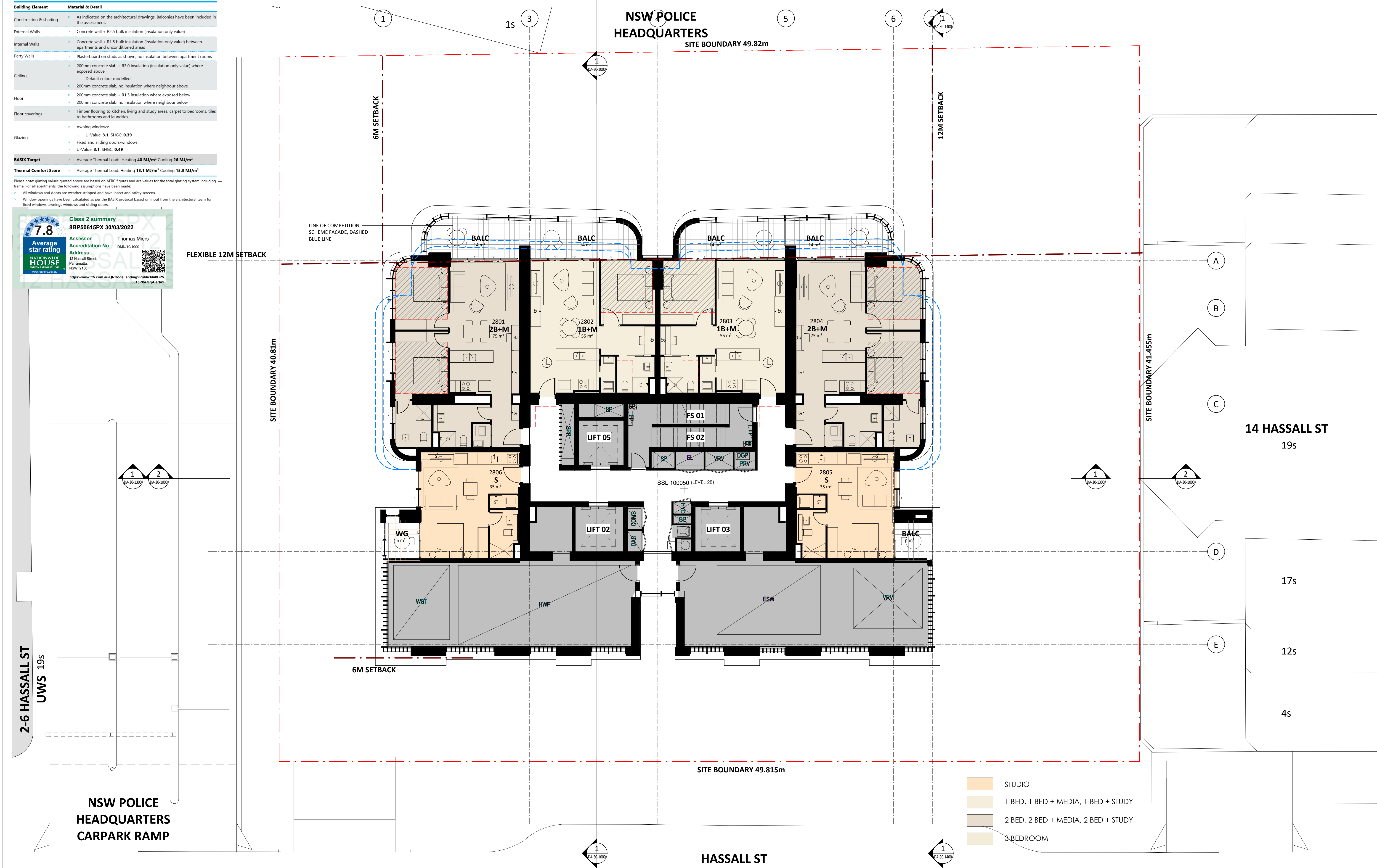
Assessor Thomas Miers

Accreditation No. DMN/19/1900

Address 12 Hassall Street, Parramatta, NSW, 2150

QR Code

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Key Plan:

HASSALL STREET

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Rev

Amendment

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STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE

By

Chk\*

Reg.

Arch

PTW

18.03.2022

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Architect

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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

Title

B-GENERAL ARRANGEMENT PLANS  
LEVEL 28 FLOOR PLAN (PLANT)

Drawing Number

DA-10-2500

Revision

A



| Building Element       | Material & Detail                                                                                                                                                                       |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Construction & shading | > As indicated on the architectural drawings. Balconies have been included in the assessment.                                                                                           |
| External Walls         | > Concrete wall + R2.5 bulk insulation (insulation only value)                                                                                                                          |
| Internal Walls         | > Concrete wall + R1.5 bulk insulation (insulation only value) between apartments and unconditioned areas                                                                               |
| Party Walls            | > Plasterboard on studs as shown, no insulation between apartment rooms                                                                                                                 |
| Ceiling                | > 200mm concrete slab + R3.0 insulation (insulation only value) where exposed above<br>> Default colour modelled                                                                        |
| Floor                  | > 200mm concrete slab, no insulation where neighbour above<br>> 200mm concrete slab + R1.5 insulation where exposed below<br>> 200mm concrete slab, no insulation where neighbour below |
| Floor coverings        | > Timber flooring to kitchen, living and study areas, carpet to bedrooms, tiles to bathrooms and laundries                                                                              |
| Glazing                | > Awning windows:<br>U-Value: 3.1, SHGC: 0.39<br>> Fixed and sliding doors/windows:<br>U-Value: 3.1, SHGC: 0.49                                                                         |
| BASIX Target           | > Average Thermal Load: Heating 40 MJ/m² Cooling 26 MJ/m²                                                                                                                               |
| Thermal Comfort Score  | > Average Thermal Load: Heating 13.1 MJ/m² Cooling 15.3 MJ/m²                                                                                                                           |

Please note: glazing values quoted above are based on AFRC figures and are values for the total glazing system including frame. For all apartments, the following assumptions have been made:

- > All windows and doors are weather stripped and have insect and safety screens
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7.8

Average star rating

NATIONWIDE HOUSE

Energy efficient school

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Class 2 summary

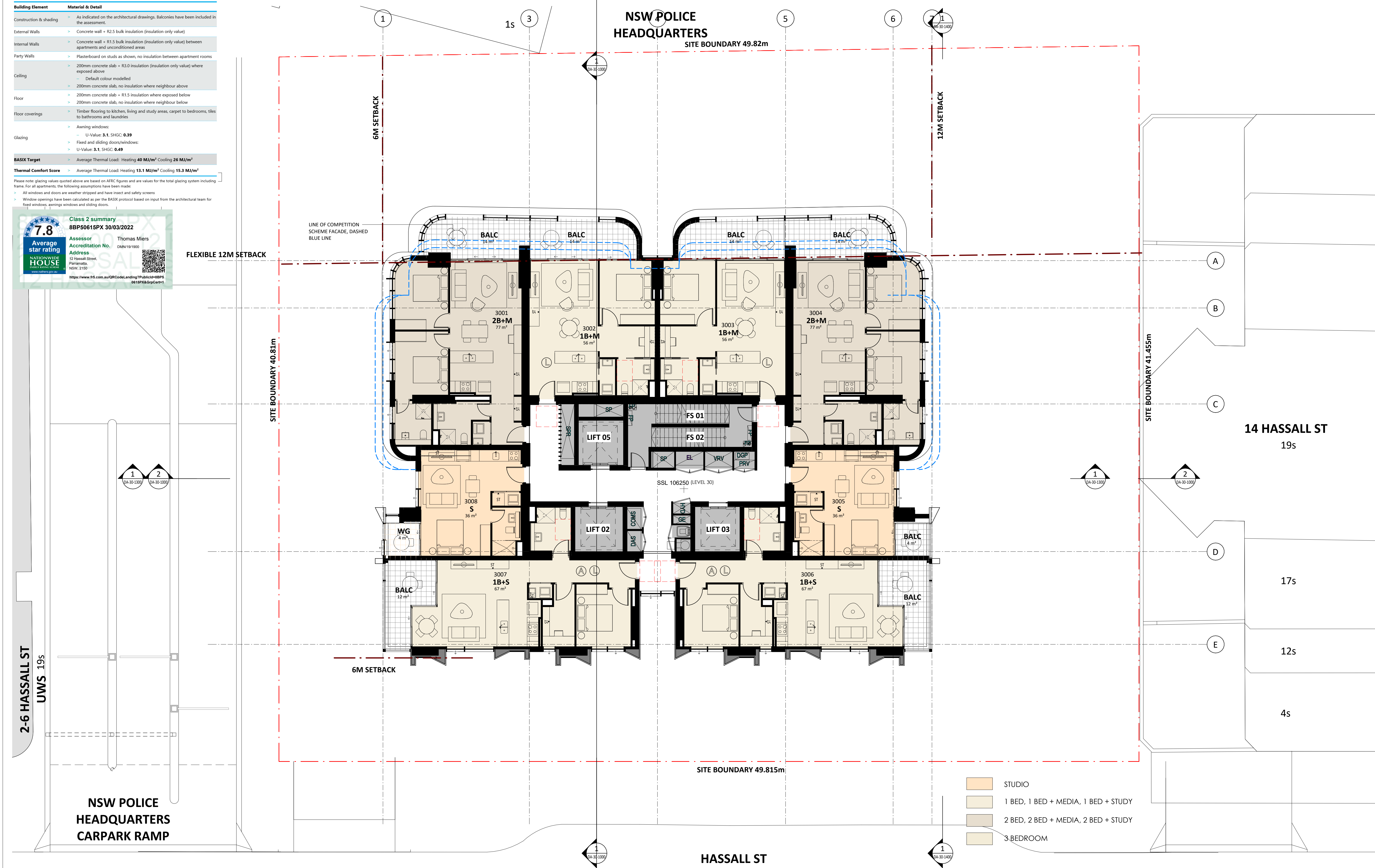
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Assessor Thomas Miers

Accreditation No. DMN/19/1900

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Key Plan:

HASSALL STREET

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| A   | STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE | PTW | 8.03.2022      |
| Rev | Amendment                                       | By  | Chk* Reg. Arch |

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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

Drawing Number

Revision

**DA-10-3000**

**A**

Status

DEVELOPMENT APPLICATION

Title

B-GENERAL ARRANGEMENT PLANS  
LEVELS 29-38 TYPICAL FLOOR  
PLAN



| Building Element       | Material & Detail                                                                                                                                                                       |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Construction & shading | > As indicated on the architectural drawings. Balconies have been included in the assessment.                                                                                           |
| External Walls         | > Concrete wall + R2.5 bulk insulation (insulation only value)                                                                                                                          |
| Internal Walls         | > Concrete wall + R1.5 bulk insulation (insulation only value) between apartments and unconditioned areas                                                                               |
| Party Walls            | > Plasterboard on studs as shown, no insulation between apartment rooms                                                                                                                 |
| Ceiling                | > 200mm concrete slab + R3.0 insulation (insulation only value) where exposed above<br>> Default colour modelled                                                                        |
| Floor                  | > 200mm concrete slab, no insulation where neighbour above<br>> 200mm concrete slab + R1.5 insulation where exposed below<br>> 200mm concrete slab, no insulation where neighbour below |
| Floor coverings        | > Timber flooring to kitchen, living and study areas, carpet to bedrooms, tiles to bathrooms and laundries                                                                              |
| Glazing                | > Awning windows:<br>U-Value: 3.1, SHGC: 0.39<br>> Fixed and sliding doors/windows:<br>U-Value: 3.1, SHGC: 0.49                                                                         |
| BASIX Target           | > Average Thermal Load: Heating 40 MJ/m² Cooling 26 MJ/m²                                                                                                                               |
| Thermal Comfort Score  | > Average Thermal Load: Heating 13.1 MJ/m² Cooling 15.3 MJ/m²                                                                                                                           |

Please note: glazing values quoted above are based on AFRC figures and are values for the total glazing system including frame. For all apartments, the following assumptions have been made:

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7.8

Average star rating

NATIONWIDE HOUSE

Building Performance

Class 2 summary

8BP50615PX 30/03/2022

Assessor

Thomas Miers

Accreditation No.

DMN/19/1900

Address

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Thomas Miers

DMN/19/1900

12 Hassall Street,  
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NSW, 2150

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8BP50615PX 30/03/2022

Thomas Miers

DMN/19/1900

12 Hassall Street,<



| Building Element       | Material & Detail                                                                                                                                                                       |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Construction & shading | > As indicated on the architectural drawings. Balconies have been included in the assessment.                                                                                           |
| External Walls         | > Concrete wall + R2.5 bulk insulation (insulation only value)                                                                                                                          |
| Internal Walls         | > Concrete wall + R1.5 bulk insulation (insulation only value) between apartments and unconditioned areas                                                                               |
| Party Walls            | > Plasterboard on studs as shown, no insulation between apartment rooms                                                                                                                 |
| Ceiling                | > 200mm concrete slab + R3.0 insulation (insulation only value) where exposed above<br>> Default colour modelled                                                                        |
| Floor                  | > 200mm concrete slab, no insulation where neighbour above<br>> 200mm concrete slab + R1.5 insulation where exposed below<br>> 200mm concrete slab, no insulation where neighbour below |
| Floor coverings        | > Timber flooring to kitchen, living and study areas, carpet to bedrooms, tiles to bathrooms and laundries                                                                              |
| Glazing                | > Awning windows:<br>U-Value: 3.1, SHGC: 0.39<br>> Fixed and sliding doors/windows:<br>U-Value: 3.1, SHGC: 0.49                                                                         |
| BASIX Target           | > Average Thermal Load: Heating 40 MJ/m² Cooling 26 MJ/m²                                                                                                                               |
| Thermal Comfort Score  | > Average Thermal Load: Heating 13.1 MJ/m² Cooling 15.3 MJ/m²                                                                                                                           |

Please note: glazing values quoted above are based on AFRC figures and are values for the total glazing system including frame. For all apartments, the following assumptions have been made:

- > All windows and doors are weather stripped and have insect and safety screens
- > Window openings have been calculated as per the BASIX protocol based on input from the architectural team for fixed windows, awnings windows and sliding doors.

7.8

Average star rating

NATIONWIDE HOUSE

Energy efficient schools

www.energy.gov.au

Class 2 summary

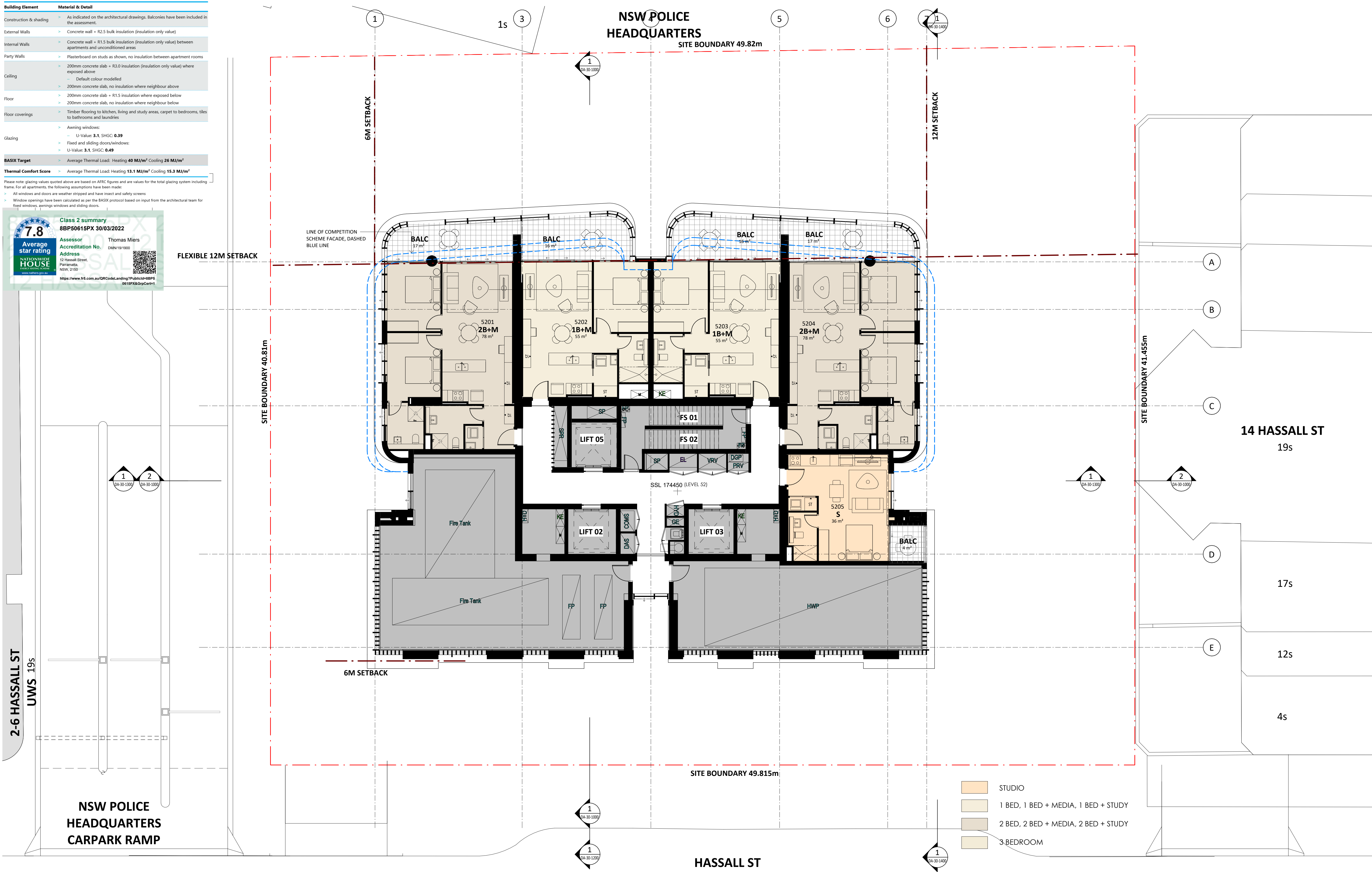
8BP50615PX 30/03/2022

Assessor Thomas Miers

Accreditation No. DMN/19/1900

Address 12 Hassall Street, Parramatta, NSW, 2150

https://www.frs.com.au/QRCodeLanding?PublicId=8BP50615PX&GrpCert=1



- STUDIO
- 1 BED, 1 BED + MEDIA, 1 BED + STUDY
- 2 BED, 2 BED + MEDIA, 2 BED + STUDY
- 3 BEDROOM

Key Plan:

HASSALL STREET

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Note

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|     |                                                 |     |                |
|-----|-------------------------------------------------|-----|----------------|
| A   | STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE | PTW | 28.03.2022     |
| Rev | Amendment                                       | By  | Chk* Reg. Arch |

Consultants

Design Confidence  
E-Lab  
FCAD  
Gardner Group  
Webber Design  
ADP Consulting  
Think Planners  
Positive Traffic  
Windtech

Client

**GURNER™ GROUP**

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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 As indicated

Project PA030501

12 Hassall St  
12 Hassall St, Parramatta

Status DEVELOPMENT APPLICATION

Title

B-GENERAL ARRANGEMENT PLANS  
LEVELS 52 FLOOR PLAN (PLANT)

Drawing Number

DA-10-4900

Revision

A







| Building Element       | Material & Detail                                                                                                                                                                       |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Construction & shading | > As indicated on the architectural drawings. Balconies have been included in the assessment.                                                                                           |
| External Walls         | > Concrete wall + R2.5 bulk insulation (insulation only value)                                                                                                                          |
| Internal Walls         | > Concrete wall + R1.5 bulk insulation (insulation only value) between apartments and unconditioned areas                                                                               |
| Party Walls            | > Plasterboard on studs as shown, no insulation between apartment rooms                                                                                                                 |
| Ceiling                | > 200mm concrete slab + R3.0 insulation (insulation only value) where exposed above<br>> Default colour modelled                                                                        |
| Floor                  | > 200mm concrete slab, no insulation where neighbour above<br>> 200mm concrete slab + R1.5 insulation where exposed below<br>> 200mm concrete slab, no insulation where neighbour below |
| Floor coverings        | > Timber flooring to kitchen, living and study areas, carpet to bedrooms, tiles to bathrooms and laundries                                                                              |
| Glazing                | > Awning windows:<br>U-Value: 3.1, SHGC: 0.39<br>> Fixed and sliding doors/windows:<br>U-Value: 3.1, SHGC: 0.49                                                                         |
| BASIX Target           | > Average Thermal Load: Heating 40 MJ/m² Cooling 26 MJ/m²                                                                                                                               |
| Thermal Comfort Score  | > Average Thermal Load: Heating 13.1 MJ/m² Cooling 15.3 MJ/m²                                                                                                                           |

Please note: glazing values quoted above are based on AFRC figures and are values for the total glazing system including frame. For all apartments, the following assumptions have been made:

- > All windows and doors are weather stripped and have insect and safety screens
- > Window openings have been calculated as per the BASIX protocol based on input from the architectural team for fixed windows, awnings windows and sliding doors.

7.8

Average star rating

NATIONWIDE HOUSE

Autodesk Green Star

www.greenstar.gov.au

Class 2 summary

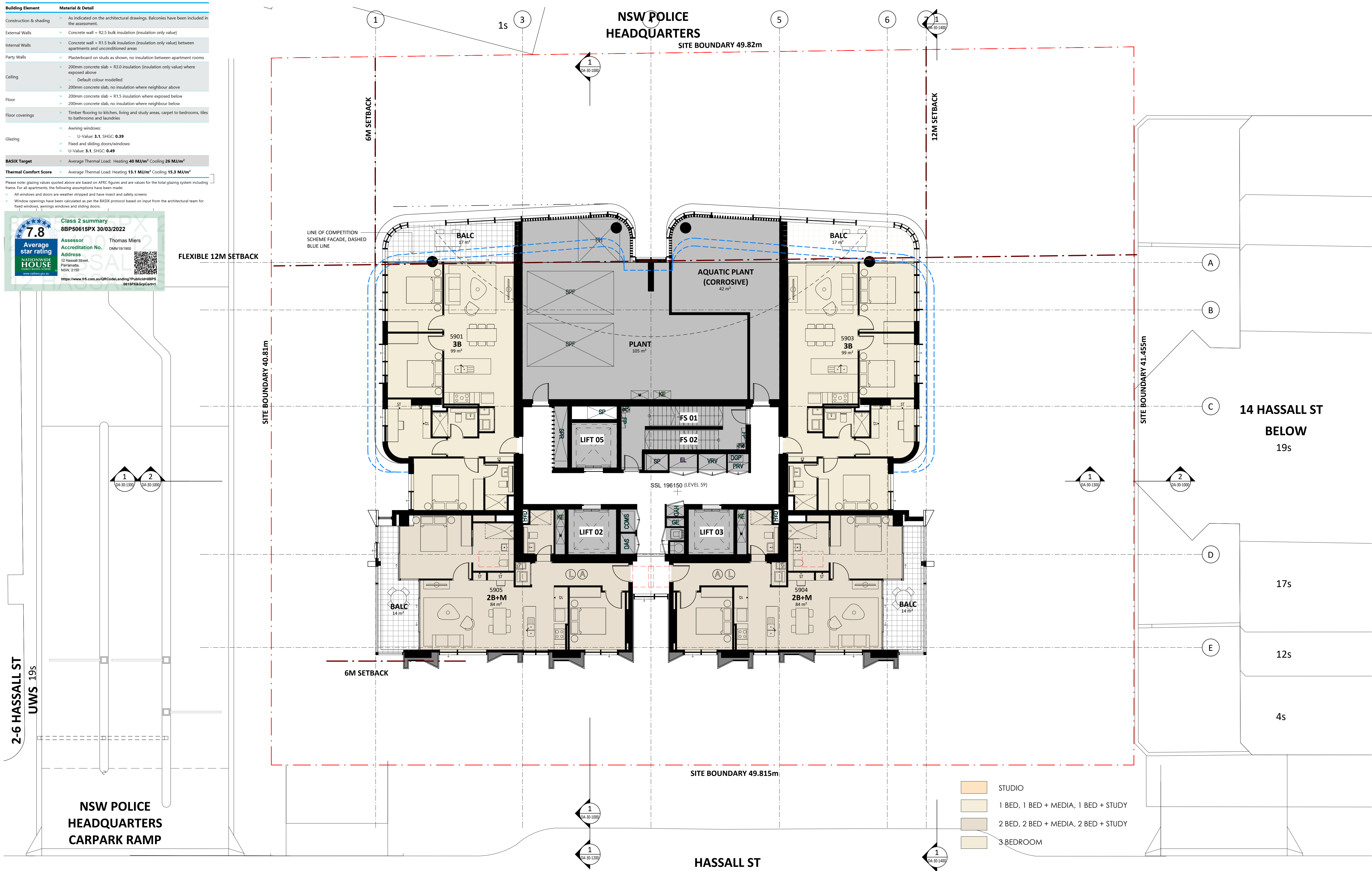
8BP50615PX 30/03/2022

Assessor Thomas Miers

Accreditation No. DMN/19/1900

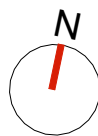
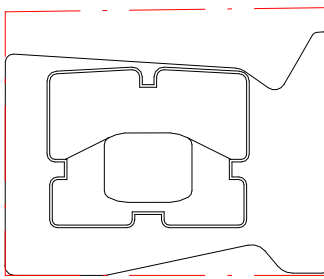
Address 12 Hassall Street, Parramatta, NSW, 2150

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- STUDIO
- 1 BED, 1 BED + MEDIA, 1 BED + STUDY
- 2 BED, 2 BED + MEDIA, 2 BED + STUDY
- 3 BEDROOM

Key Plan:



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A STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE

Rev Amendment

PTW 28.03.2022

By Chk\* Date  
Reg. Arch

Consultants  
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Gardner Group  
Webber Design  
ADP Consulting  
Think Planners  
Positive Traffic  
Windtech

Client

**GURNER™**  
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Architect

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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  
@ A1 As indicated

Project PA030501  
**12 Hassall St**  
12 Hassall St, Parramatta

Status  
DEVELOPMENT APPLICATION

Title  
B-GENERAL ARRANGEMENT PLANS  
LEVEL 59 FLOOR PLAN

Drawing Number

DA-10-5900

Revision

A



| Building Element       | Material & Detail                                                                                                                                                                       |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Construction & shading | > As indicated on the architectural drawings. Balconies have been included in the assessment.                                                                                           |
| External Walls         | > Concrete wall + R2.5 bulk insulation (insulation only value)                                                                                                                          |
| Internal Walls         | > Concrete wall + R1.5 bulk insulation (insulation only value) between apartments and unconditioned areas                                                                               |
| Party Walls            | > Plasterboard on studs as shown, no insulation between apartment rooms                                                                                                                 |
| Ceiling                | > 200mm concrete slab + R3.0 insulation (insulation only value) where exposed above<br>> Default colour modelled                                                                        |
| Floor                  | > 200mm concrete slab, no insulation where neighbour above<br>> 200mm concrete slab + R1.5 insulation where exposed below<br>> 200mm concrete slab, no insulation where neighbour below |
| Floor coverings        | > Timber flooring to kitchen, living and study areas, carpet to bedrooms, tiles to bathrooms and laundries                                                                              |
| Glazing                | > Awning windows:<br>U-Value: 3.1, SHGC: 0.39<br>> Fixed and sliding doors/windows:<br>U-Value: 3.1, SHGC: 0.49                                                                         |
| BASIX Target           | > Average Thermal Load: Heating 40 MJ/m² Cooling 26 MJ/m²                                                                                                                               |
| Thermal Comfort Score  | > Average Thermal Load: Heating 13.1 MJ/m² Cooling 15.3 MJ/m²                                                                                                                           |

Please note: glazing values quoted above are based on AFRC figures and are values for the total glazing system including frame. For all apartments, the following assumptions have been made:

- > All windows and doors are weather stripped and have insect and safety screens
- > Window openings have been calculated as per the BASIX protocol based on input from the architectural team for fixed windows, awnings windows and sliding doors.

7.8

Average star rating

NATIONWIDE HOUSE

Building energy rating

Class 2 summary

8BP50615PX 30/03/2022

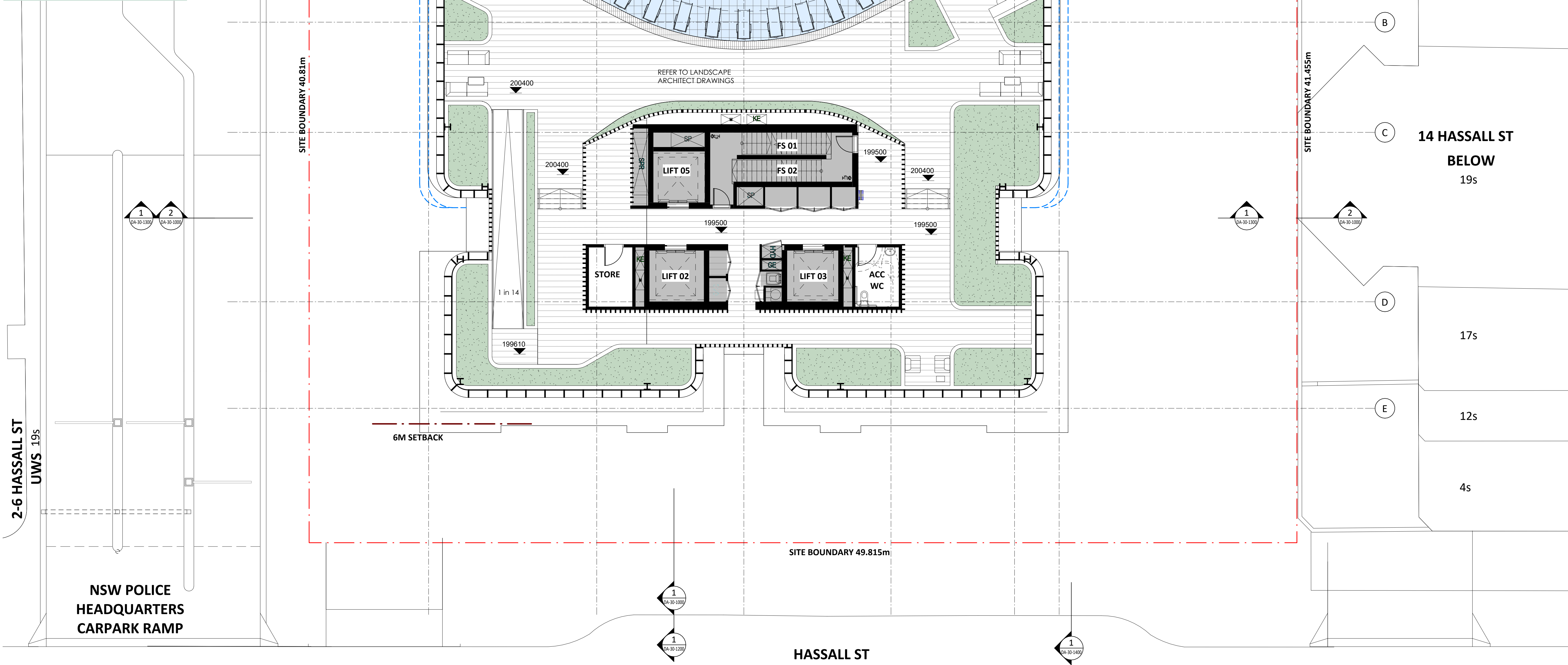
Assessor Thomas Miers

Accreditation No. DMN/19/1900

Address 12 Hassall Street, Parramatta, NSW, 2150

QR Code

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**Key Plan:**

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| A   | STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE | PTW | 28.03.2022     |
| Rev | Amendment                                       | By  | Chk* Reg. Arch |

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Webber Design  
ADP Consulting  
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**Client**  
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**Architect**  
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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

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

**Status**  
DEVELOPMENT APPLICATION



| Building Element       | Material & Detail                                                                                                                                                                       |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Construction & shading | > As indicated on the architectural drawings. Balconies have been included in the assessment.                                                                                           |
| External Walls         | > Concrete wall + R2.5 bulk insulation (insulation only value)                                                                                                                          |
| Internal Walls         | > Concrete wall + R1.5 bulk insulation (insulation only value) between apartments and unconditioned areas                                                                               |
| Party Walls            | > Plasterboard on studs as shown, no insulation between apartment rooms                                                                                                                 |
| Ceiling                | > 200mm concrete slab + R3.0 insulation (insulation only value) where exposed above<br>> Default colour modelled                                                                        |
| Floor                  | > 200mm concrete slab, no insulation where neighbour above<br>> 200mm concrete slab + R1.5 insulation where exposed below<br>> 200mm concrete slab, no insulation where neighbour below |
| Floor coverings        | > Timber flooring to kitchen, living and study areas, carpet to bedrooms, tiles to bathrooms and laundries                                                                              |
| Glazing                | > Awning windows:<br>U-Value: 3.1, SHGC: 0.39<br>> Fixed and sliding doors/windows:<br>U-Value: 3.1, SHGC: 0.49                                                                         |
| BASIX Target           | > Average Thermal Load: Heating 40 MJ/m² Cooling 26 MJ/m²                                                                                                                               |
| Thermal Comfort Score  | > Average Thermal Load: Heating 13.1 MJ/m² Cooling 15.3 MJ/m²                                                                                                                           |

Please note: glazing values quoted above are based on AFRC figures and are values for the total glazing system including frame. For all apartments, the following assumptions have been made:

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7.8

Average star rating

NATIONWIDE HOUSE

Energy efficient schools

www.energy.gov.au

Class 2 summary

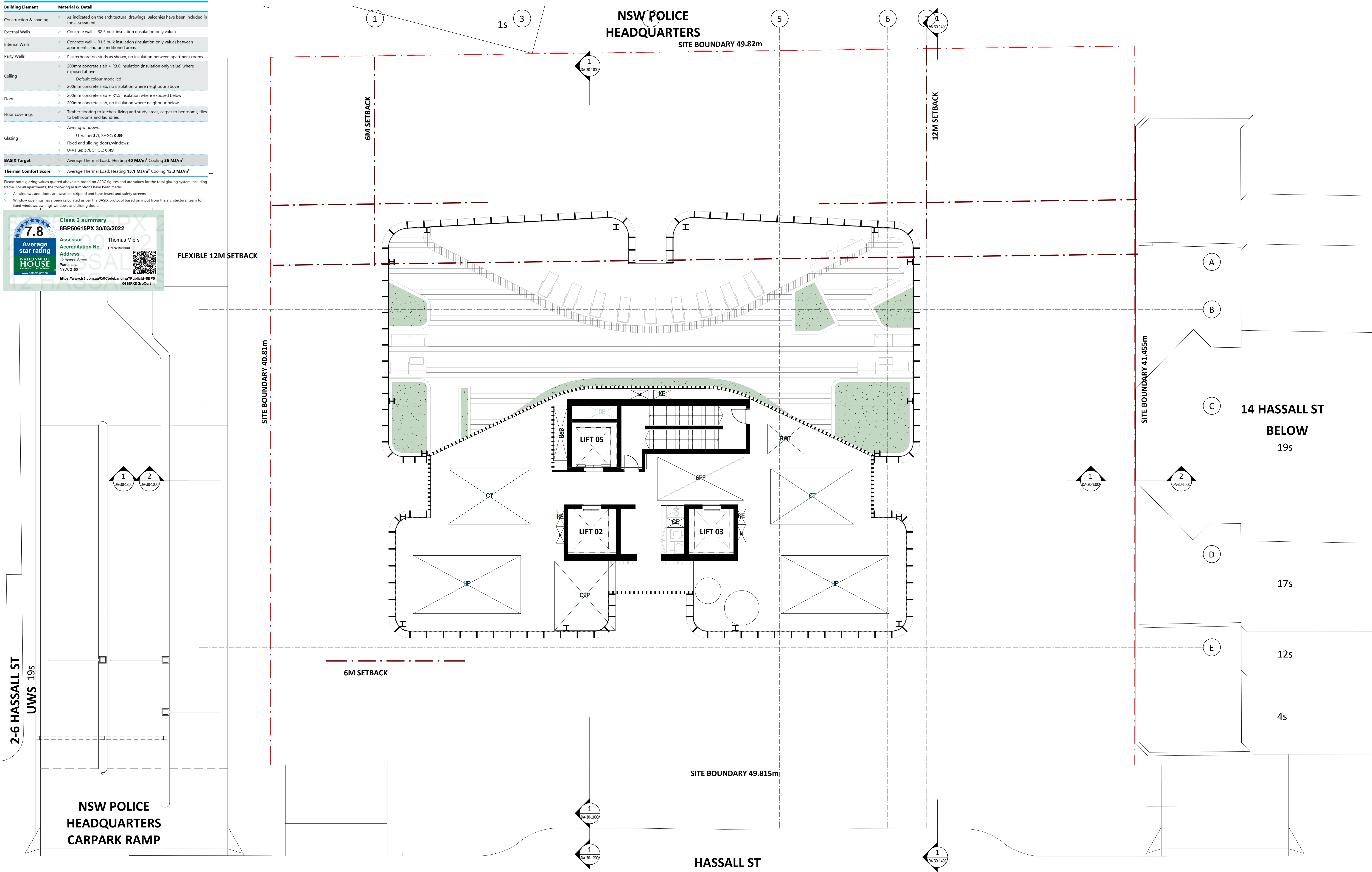
8BP50615PX 30/03/2022

Assessor Thomas Miers

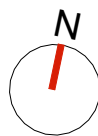
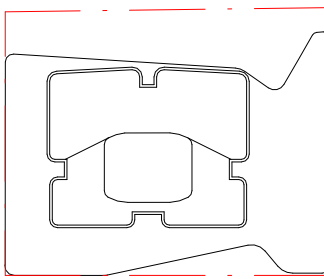
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Key Plan:



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A STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE

Rev Amendment

PTW 28.03.2022

By Chk\* Reg. Arch Date

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E-Lab  
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Gardner Group  
Webber Design  
ADP Consulting  
Think Planners  
Positive Traffic  
Windtech

Client

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GROUP

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Architect

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[ptw.com.au](http://ptw.com.au)

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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  
@ A1 1: 100

Project PA030501  
**12 Hassall St**  
12 Hassall St, Parramatta

Status  
DEVELOPEMENT APPLICATION

Title  
B-GENERAL ARRANGEMENT PLANS  
**PLANT ROOM PLAN**

Drawing Number

**DA-10-6101**

Revision

**A**



| Building Element       | Material & Detail                                                                                                                                                                       |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Construction & shading | > As indicated on the architectural drawings. Balconies have been included in the assessment.                                                                                           |
| External Walls         | > Concrete wall + R2.5 bulk insulation (insulation only value)                                                                                                                          |
| Internal Walls         | > Concrete wall + R1.5 bulk insulation (insulation only value) between apartments and unconditioned areas                                                                               |
| Party Walls            | > Plasterboard on studs as shown, no insulation between apartment rooms                                                                                                                 |
| Ceiling                | > 200mm concrete slab + R3.0 insulation (insulation only value) where exposed above<br>> Default colour modelled                                                                        |
| Floor                  | > 200mm concrete slab, no insulation where neighbour above<br>> 200mm concrete slab + R1.5 insulation where exposed below<br>> 200mm concrete slab, no insulation where neighbour below |
| Floor coverings        | > Timber flooring to kitchen, living and study areas, carpet to bedrooms, tiles to bathrooms and laundries                                                                              |
| Glazing                | > Awning windows:<br>U-Value: 3.1, SHGC: 0.39<br>> Fixed and sliding doors/windows:<br>U-Value: 3.1, SHGC: 0.49                                                                         |
| BASIX Target           | > Average Thermal Load: Heating 40 MJ/m² Cooling 26 MJ/m²                                                                                                                               |
| Thermal Comfort Score  | > Average Thermal Load: Heating 13.1 MJ/m² Cooling 15.3 MJ/m²                                                                                                                           |

Please note: glazing values quoted above are based on AFRC figures and are values for the total glazing system including frame. For all apartments, the following assumptions have been made:

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- > Window openings have been calculated as per the BASIX protocol based on input from the architectural team for fixed windows, awnings windows and sliding doors.

7.8

Average star rating

NATIONWIDE HOUSE

Energy efficient schools

www.energy.gov.au

Class 2 summary

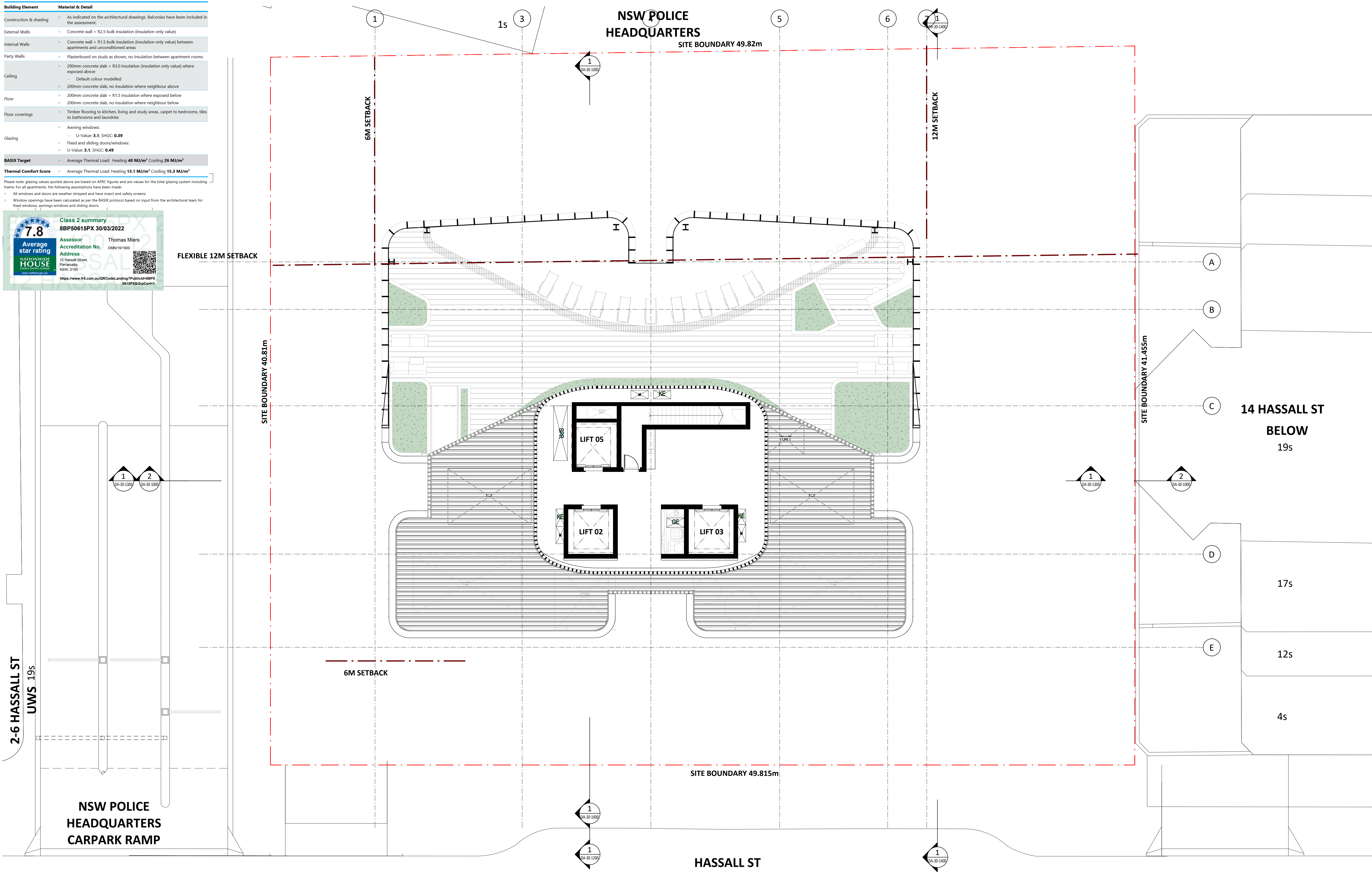
8BP50615PX 30/03/2022

Assessor Thomas Miers

Accreditation No. DMN/19/1900

Address 12 Hassall Street, Parramatta, NSW, 2150

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Key Plan:

HASSALL STREET

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| A   | STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE | PTW | 28.03.2022     |
| Rev | Amendment                                       | By  | Chk* Reg. Arch |

Consultants

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Client

**GURNER™ GROUP**

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

0 1 2 5 8m

@ A1 1: 100

Project PA030501

**12 Hassall St**  
12 Hassall St, Parramatta

Status  
DEVELOPEMENT APPLICATION

Title  
B-GENERAL ARRANGEMENT PLANS  
LIFT MACHINE ROOM

Drawing Number  
**DA-10-6102**

Revision  
**A**



| Building Element       | Material & Detail                                                                                                                                                                       |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Construction & shading | > As indicated on the architectural drawings. Balconies have been included in the assessment.                                                                                           |
| External Walls         | > Concrete wall + R2.5 bulk insulation (insulation only value)                                                                                                                          |
| Internal Walls         | > Concrete wall + R1.5 bulk insulation (insulation only value) between apartments and unconditioned areas                                                                               |
| Party Walls            | > Plasterboard on studs as shown, no insulation between apartment rooms                                                                                                                 |
| Ceiling                | > 200mm concrete slab + R3.0 insulation (insulation only value) where exposed above<br>> Default colour modelled                                                                        |
| Floor                  | > 200mm concrete slab, no insulation where neighbour above<br>> 200mm concrete slab + R1.5 insulation where exposed below<br>> 200mm concrete slab, no insulation where neighbour below |
| Floor coverings        | > Timber flooring to kitchen, living and study areas, carpet to bedrooms, tiles to bathrooms and laundries                                                                              |
| Glazing                | > Awning windows:<br>U-Value: 3.1, SHGC: 0.39<br>> Fixed and sliding doors/windows:<br>U-Value: 3.1, SHGC: 0.49                                                                         |
| BASIX Target           | > Average Thermal Load: Heating 40 MJ/m² Cooling 26 MJ/m²                                                                                                                               |
| Thermal Comfort Score  | > Average Thermal Load: Heating 13.1 MJ/m² Cooling 15.3 MJ/m²                                                                                                                           |

Please note: glazing values quoted above are based on AFRC figures and are values for the total glazing system including frame. For all apartments, the following assumptions have been made:

- > All windows and doors are weather stripped and have insect and safety screens
- > Window openings have been calculated as per the BASIX protocol based on input from the architectural team for fixed windows, awnings windows and sliding doors.

7.8

Average star rating

NATIONWIDE HOUSE

Building energy rating

Class 2 summary

8BP50615PX 30/03/2022

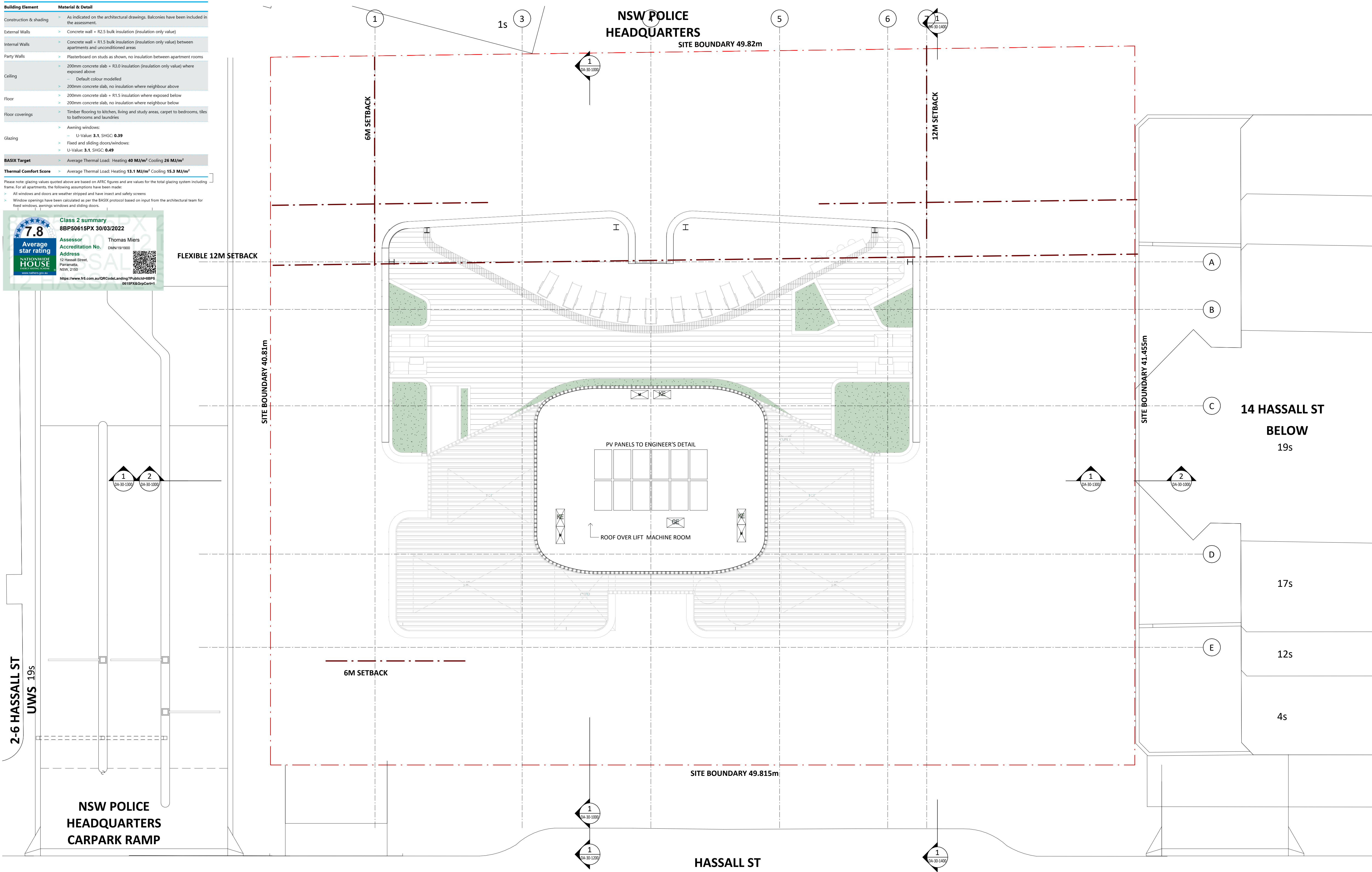
Assessor Thomas Miers

Accreditation No. DMN/19/1900

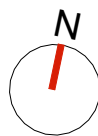
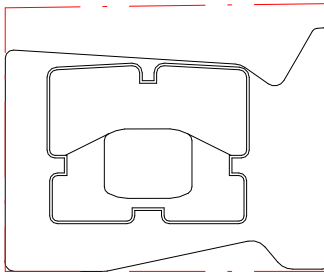
Address 12 Hassall Street, Parramatta, NSW, 2150

QR Code

https://www.fir.com.au/QRCodeLanding?PublicId=8BP50615PX&GrpCert=1



Key Plan:



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A STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE

Rev Amendment

PTW 28.03.2022

By Chk\* Reg. Arch Date

Consultants  
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E-Lab  
FCAD  
Gardner Group  
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ADP Consulting  
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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](http://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



| Building Element       | Material & Detail                                                                                                                                                                       |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Construction & shading | > As indicated on the architectural drawings. Balconies have been included in the assessment.                                                                                           |
| External Walls         | > Concrete wall + R2.5 bulk insulation (insulation only value)                                                                                                                          |
| Internal Walls         | > Concrete wall + R1.5 bulk insulation (insulation only value) between apartments and unconditioned areas                                                                               |
| Party Walls            | > Plasterboard on studs as shown, no insulation between apartment rooms                                                                                                                 |
| Ceiling                | > 200mm concrete slab + R3.0 insulation (insulation only value) where exposed above<br>> Default colour modelled                                                                        |
| Floor                  | > 200mm concrete slab, no insulation where neighbour above<br>> 200mm concrete slab + R1.5 insulation where exposed below<br>> 200mm concrete slab, no insulation where neighbour below |
| Floor coverings        | > Timber flooring to kitchen, living and study areas, carpet to bedrooms, tiles to bathrooms and laundries                                                                              |
| Glazing                | > Awning windows:<br>U-Value: <b>3.1</b> , SHGC: <b>0.39</b><br>> Fixed and sliding doors/windows:<br>U-Value: <b>3.1</b> , SHGC: <b>0.49</b>                                           |
| BASIX Target           | > Average Thermal Load: Heating <b>40 MJ/m²</b> Cooling <b>26 MJ/m²</b>                                                                                                                 |
| Thermal Comfort Score  | > Average Thermal Load: Heating <b>13.1 MJ/m²</b> Cooling <b>15.3 MJ/m²</b>                                                                                                             |

Please note: glazing values quoted above are based on AFRC figures and are values for the total glazing system including frame. For all apartments, the following assumptions have been made:

- > All windows and doors are weather stripped and have insect and safety screens
- > Window openings have been calculated as per the BASIX protocol based on input from the architectural team for fixed windows, awnings windows and sliding doors.

7.8

Average star rating

NATIONWIDE HOUSE

Energy efficient schools

www.nationwide.gov.au

Class 2 summary

8BP50615PX 30/03/2022

Assessor Thomas Miers

Accreditation No. DMN/19/1900

Address 12 Hassall Street, Parramatta, NSW, 2150

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Key Plan:

HASSALL STREET

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|     |                                                 |     |                      |      |
|-----|-------------------------------------------------|-----|----------------------|------|
| A   | STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE | PTW | 28.03.2022           |      |
| Rev | Amendment                                       | By  | Chk*<br>Reg.<br>Arch | Date |

Consultants

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Gardner Group  
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Positive Traffic  
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Client

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Architect

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**ptw.com.au**

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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**

1-500

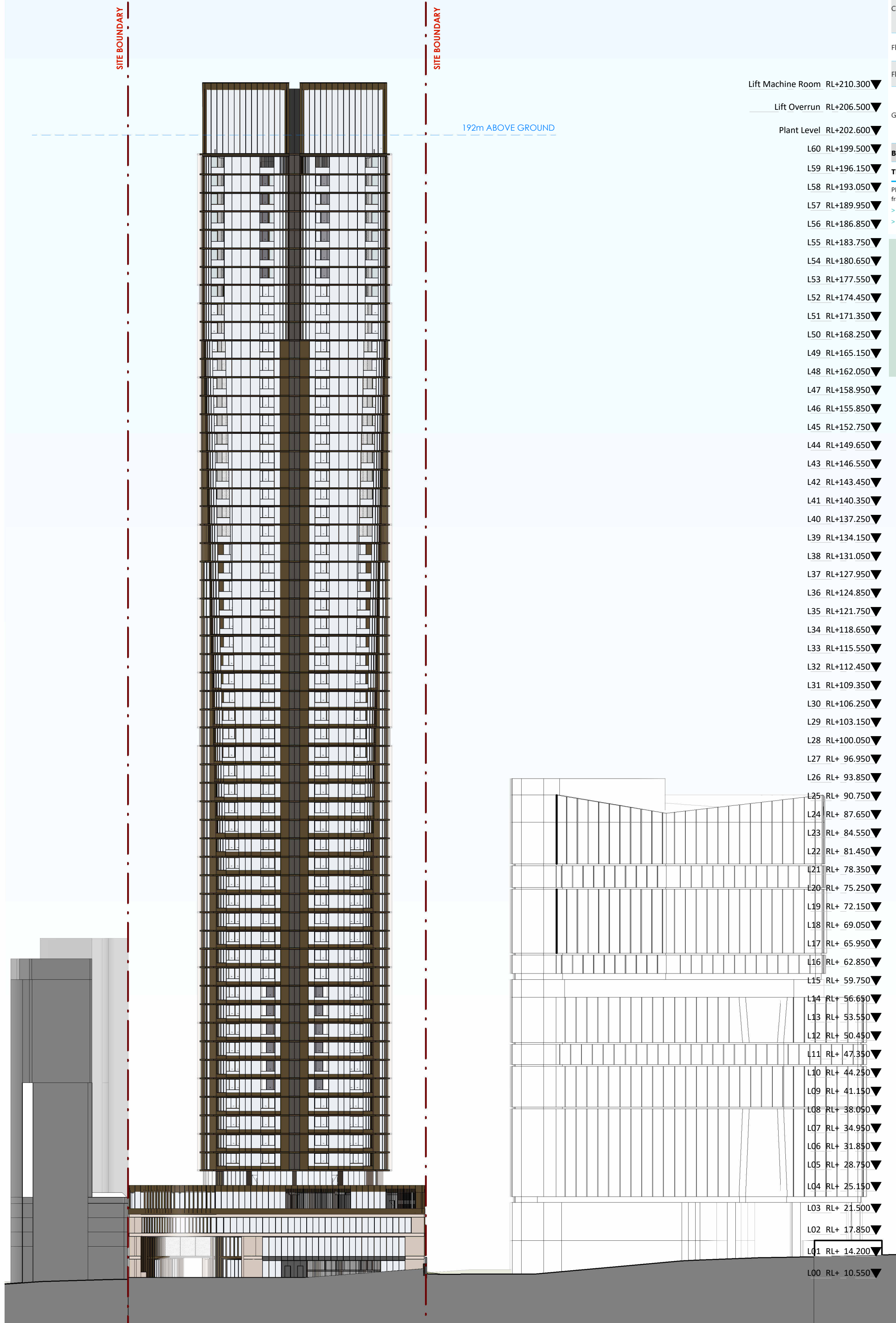
Drawing Number

**DA-20-1000**

Revision

**A**





| Building Element       | Material & Detail                                                                                                                                                              |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Construction & shading | > As indicated on the architectural drawings. Balconies have been included in the assessment.                                                                                  |
| External Walls         | > Concrete wall + R2.5 bulk insulation (insulation only value)                                                                                                                 |
| Internal Walls         | > Concrete wall + R1.5 bulk insulation (insulation only value) between apartments and unconditioned areas                                                                      |
| Party Walls            | > Plasterboard on studs as shown, no insulation between apartment rooms                                                                                                        |
| Ceiling                | > 200mm concrete slab + R3.0 insulation (insulation only value) where exposed above<br>> Default colour modelled<br>> 200mm concrete slab, no insulation where neighbour above |
| Floor                  | > 200mm concrete slab + R1.5 insulation where exposed below<br>> 200mm concrete slab, no insulation where neighbour below                                                      |
| Floor coverings        | > Timber flooring to kitchen, living and study areas, carpet to bedrooms, tiles to bathrooms and laundries                                                                     |
| Glazing                | > Awning windows:<br>- U-Value: <b>3.1</b> , SHGC: <b>0.39</b><br>> Fixed and sliding doors/windows:<br>- U-Value: <b>3.1</b> , SHGC: <b>0.49</b>                              |
| BASIX Target           | > Average Thermal Load: Heating <b>40 MJ/m²</b> Cooling <b>26 MJ/m²</b>                                                                                                        |
| Thermal Comfort Score  | > Average Thermal Load: Heating <b>13.1 MJ/m²</b> Cooling <b>15.3 MJ/m²</b>                                                                                                    |

7.8

Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

Class 2 summary

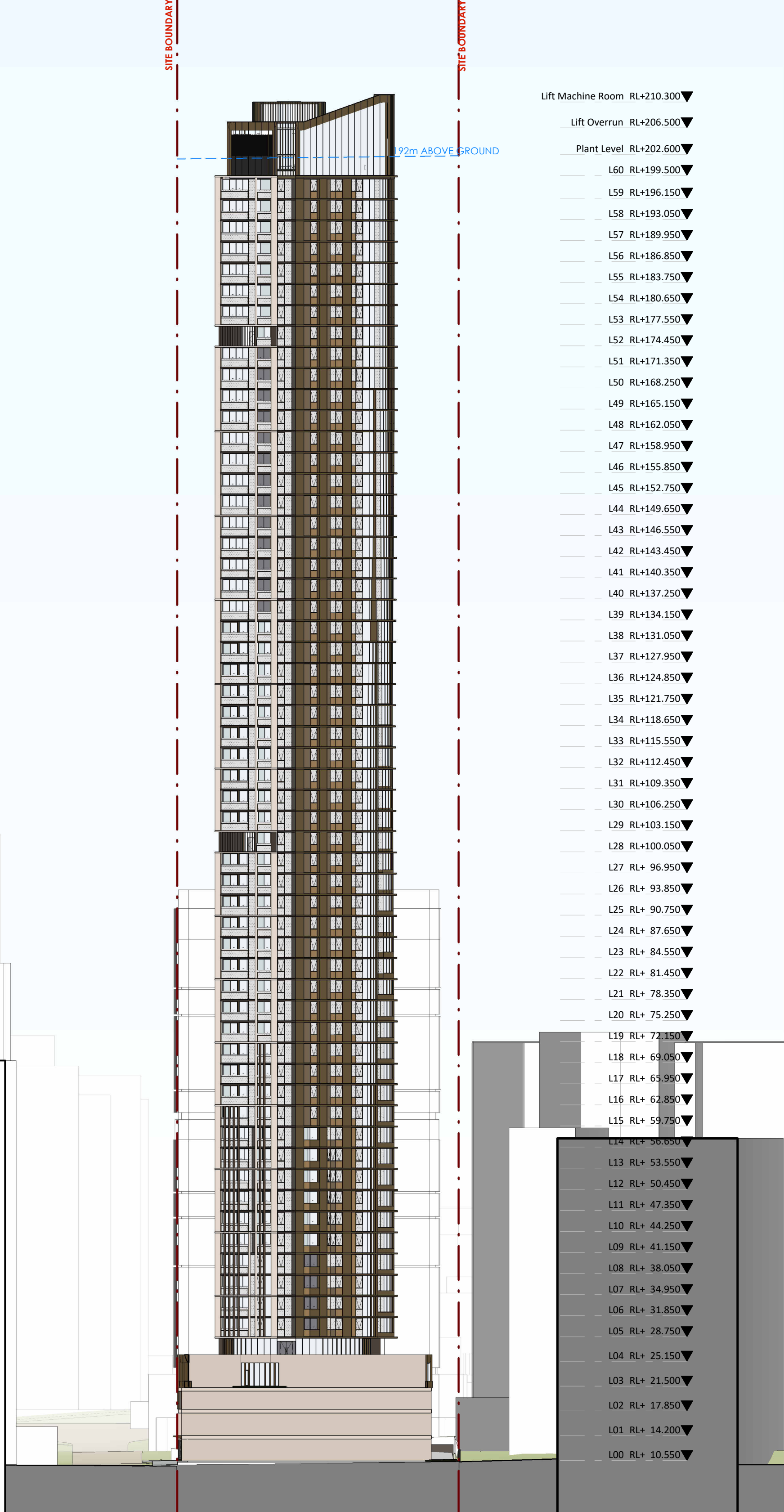
8BP50615PX 30/03/2022

Assessor Accreditation No. Thomas Miers DMN19191900

Address 12 Hassall Street, Parramatta, NSW, 2150

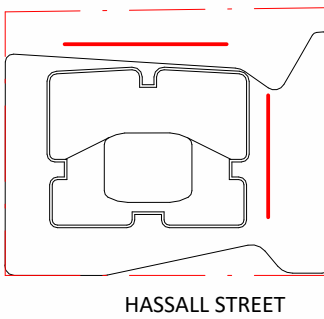
https://www.nrs.com.au/QRCodeLanding?PublicId=8BP50615PX&GrpCert=1

- 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▼
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- L41 RL+140.350▼
- L40 RL+137.250▼
- L39 RL+134.150▼
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- 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▼
- L17 RL+ 65.950▼
- L16 RL+ 62.850▼
- L15 RL+ 59.750▼
- L14 RL+ 56.650▼
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- L06 RL+ 31.850▼
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- L04 RL+ 25.150▼
- L03 RL+ 21.500▼
- L02 RL+ 17.850▼
- L01 RL+ 14.200▼
- L00 RL+ 10.550▼



- 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▼
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- L52 RL+174.450▼
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- L05 RL+ 28.750▼
- L04 RL+ 25.150▼
- L03 RL+ 21.500▼
- L02 RL+ 17.850▼
- L01 RL+ 14.200▼
- L00 RL+ 10.550▼

Key Plan:



HASSALL STREET

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A STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE

Rev Amendment

PTW 28.03.2022

By Chk\* Reg. Arch Date

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S Parsons Architect No. 6098  
D Jones Architect No. 4778

**PTW**

0 1 2 5 8m  
@ A1 1 : 500

Project PA030501  
**12 Hassall St**  
12 Hassall St, Parramatta

Status  
DEVELOPMENT APPLICATION

Title  
C-ELEVATIONS  
**NORTH AND EAST ELEVATIONS**

1-500

Drawing Number

**DA-20-1100**

Revision

**A**



| Building Element                                                                                                                                                                                                                                                                                                                                                                                                                                      | Material & Detail                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Construction & shading                                                                                                                                                                                                                                                                                                                                                                                                                                | > As indicated on the architectural drawings. Balconies have been included in the assessment.                                                 |
| External Walls                                                                                                                                                                                                                                                                                                                                                                                                                                        | > Concrete wall + R2.5 bulk insulation (insulation only value)                                                                                |
| Internal Walls                                                                                                                                                                                                                                                                                                                                                                                                                                        | > Concrete wall + R3.5 bulk insulation (insulation only value) between apartments and unconditioned areas                                     |
| Party Walls                                                                                                                                                                                                                                                                                                                                                                                                                                           | > Plasterboard on studs as shown, no insulation between apartment rooms                                                                       |
| Ceiling                                                                                                                                                                                                                                                                                                                                                                                                                                               | > 200mm concrete slab + R3.0 insulation (insulation only value) where exposed above<br>> Default colour modelled                              |
| Floor                                                                                                                                                                                                                                                                                                                                                                                                                                                 | > 200mm concrete slab, no insulation where neighbour above<br>> 200mm concrete slab, no insulation where neighbour below                      |
| Floor coverings                                                                                                                                                                                                                                                                                                                                                                                                                                       | > Timber flooring to kitchen, living and study areas, carpet to bedrooms, tiles to bathrooms and laundries                                    |
| Glazing                                                                                                                                                                                                                                                                                                                                                                                                                                               | > Awning windows:<br>U-Value: <b>3.1</b> , SHGC: <b>0.39</b><br>> Fixed and sliding doors/windows:<br>U-Value: <b>3.1</b> , SHGC: <b>0.49</b> |
| BASIX Target                                                                                                                                                                                                                                                                                                                                                                                                                                          | > Average Thermal Load: Heating <b>40 MJ/m²</b> Cooling <b>26 MJ/m²</b>                                                                       |
| Thermal Comfort Score                                                                                                                                                                                                                                                                                                                                                                                                                                 | > Average Thermal Load: Heating <b>13.1 MJ/m²</b> Cooling <b>15.3 MJ/m²</b>                                                                   |
| Please note: glazing values quoted above are based on AFRC figures and are values for the total glazing system including frame. For all apartments, the following assumptions have been made:<br>> All windows and doors are weather stripped and have insect and safety screens<br>> Window openings have been calculated as per the BASIX protocol based on input from the architectural team for fixed windows, awnings windows and sliding doors. |                                                                                                                                               |

7.8

Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nature.gov.au

Class 2 summary

8BP50615PX 30/03/2022

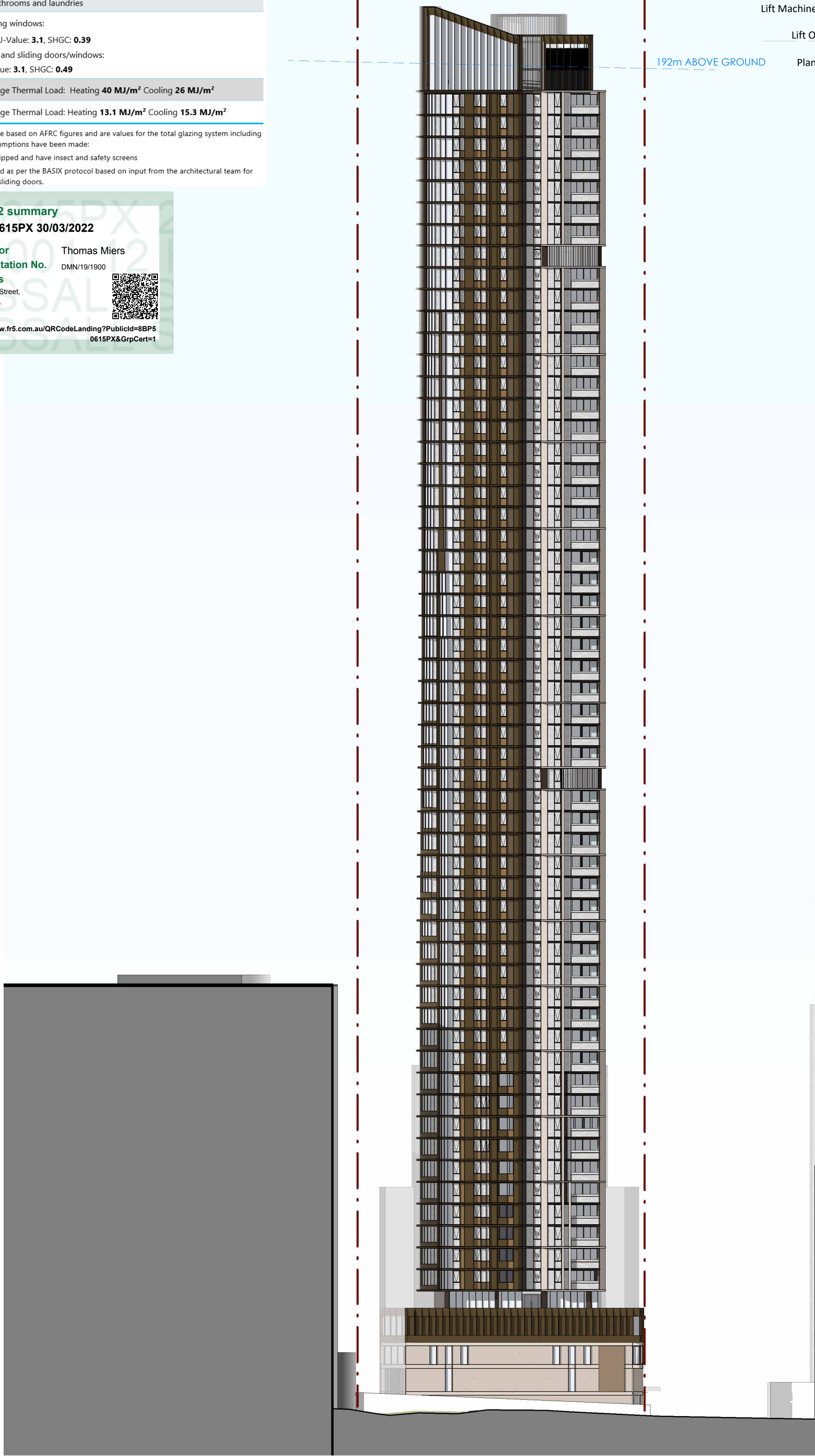
Assessor Thomas Miers

Accreditation No. DMN/19/1900

Address 12 Hassall Street, Parramatta, NSW, 2150

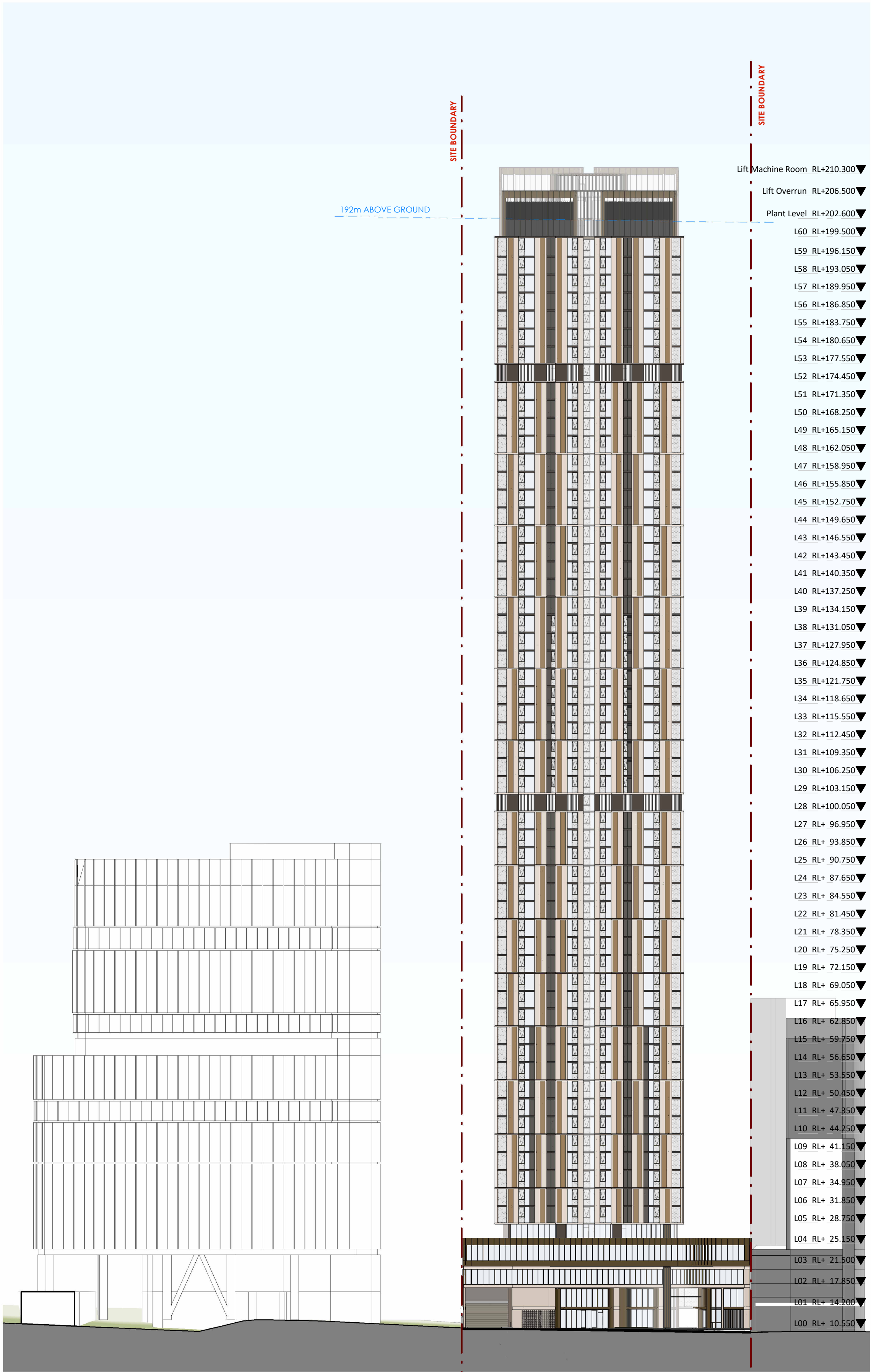
QR Code

https://www.frs.com.au/QRCodeLanding?PublicId=8BPS0615PX&GrpCert=1



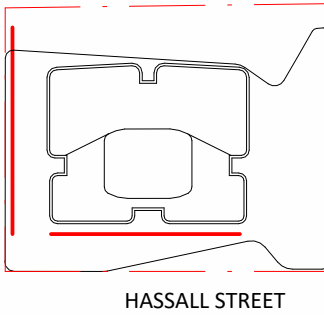
|                   |              |
|-------------------|--------------|
| Lift Machine Room | RL+210.300 ▼ |
| Lift Overrun      | RL+206.500 ▼ |
| Plant Level       | RL+202.600 ▼ |
| L60               | RL+199.500 ▼ |
| L59               | RL+196.150 ▼ |
| L58               | RL+193.050 ▼ |
| L57               | 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 ▼ |
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| L48               | RL+162.050 ▼ |
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| L40               | RL+137.250 ▼ |
| L39               | RL+134.150 ▼ |
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| L36               | RL+124.850 ▼ |
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| L21               | RL+ 78.350 ▼ |
| L20               | RL+ 75.250 ▼ |
| L19               | RL+ 72.150 ▼ |
| L18               | RL+ 69.050 ▼ |
| L17               | RL+ 65.950 ▼ |
| L16               | RL+ 62.850 ▼ |
| L15               | RL+ 59.750 ▼ |
| L14               | RL+ 56.650 ▼ |
| L13               | RL+ 53.550 ▼ |
| 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 ▼ |

1 WEST ELEVATION  
1 : 500



2 SOUTH ELEVATION  
1 : 500

Key Plan:



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A STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE

PTW 28.03.2022

Rev Amendment

By Chk\* Reg. Arch Date

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GROUP

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Architect

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

**PTW**

0 1 2 5 8m  
@ A1 1 : 500

Project PA030501  
**12 Hassall St**  
12 Hassall St, Parramatta

Status  
DEVELOPMENT APPLICATION

Title  
C-ELEVATIONS  
**SOUTH AND WEST ELEVATIONS**

1-500

Drawing Number

**DA-20-1200**

Revision

**A**



| Building Element       | Material & Detail                                                                                                                                                                       |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Construction & shading | > As indicated on the architectural drawings. Balconies have been included in the assessment.                                                                                           |
| External Walls         | > Concrete wall + R2.5 bulk insulation (insulation only value)                                                                                                                          |
| Internal Walls         | > Concrete wall + R1.3 bulk insulation (insulation only value) between apartments and unconditioned areas                                                                               |
| Party Walls            | > Plasterboard on studs as shown, no insulation between apartment rooms                                                                                                                 |
| Ceiling                | > 200mm concrete slab + R3.0 insulation (insulation only value) where exposed above<br>> Default colour modelled                                                                        |
| Floor                  | > 200mm concrete slab, no insulation where neighbour above<br>> 200mm concrete slab + R1.5 insulation where exposed below<br>> 200mm concrete slab, no insulation where neighbour below |
| Floor coverings        | > Timber flooring to kitchen, living and study areas, carpet to bedrooms, tiles to bathrooms and laundries                                                                              |
| Glazing                | > Awning windows:<br>U-Value: <b>3.1</b> , SHGC: <b>0.39</b><br>> Fixed and sliding doors/windows:<br>U-Value: <b>3.1</b> , SHGC: <b>0.49</b>                                           |
| BASIX Target           | > Average Thermal Load: Heating <b>40 MJ/m²</b> Cooling <b>26 MJ/m²</b>                                                                                                                 |
| Thermal Comfort Score  | > Average Thermal Load: Heating <b>13.1 MJ/m²</b> Cooling <b>15.3 MJ/m²</b>                                                                                                             |

Please note: glazing values quoted above are based on ATRC figures and are values for the total glazing system including frame. For all apartments, the following assumptions have been made:

- > All windows and doors are weather stripped and have insect and safety screens
- > Window openings have been calculated as per the BASIX protocol based on input from the architectural team for fixed windows, awnings windows and sliding doors.

7.8

Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.gurmer.com.au

Class 2 summary

8BP50615PX 30/03/2022

Assessor

Accreditation No.

Address

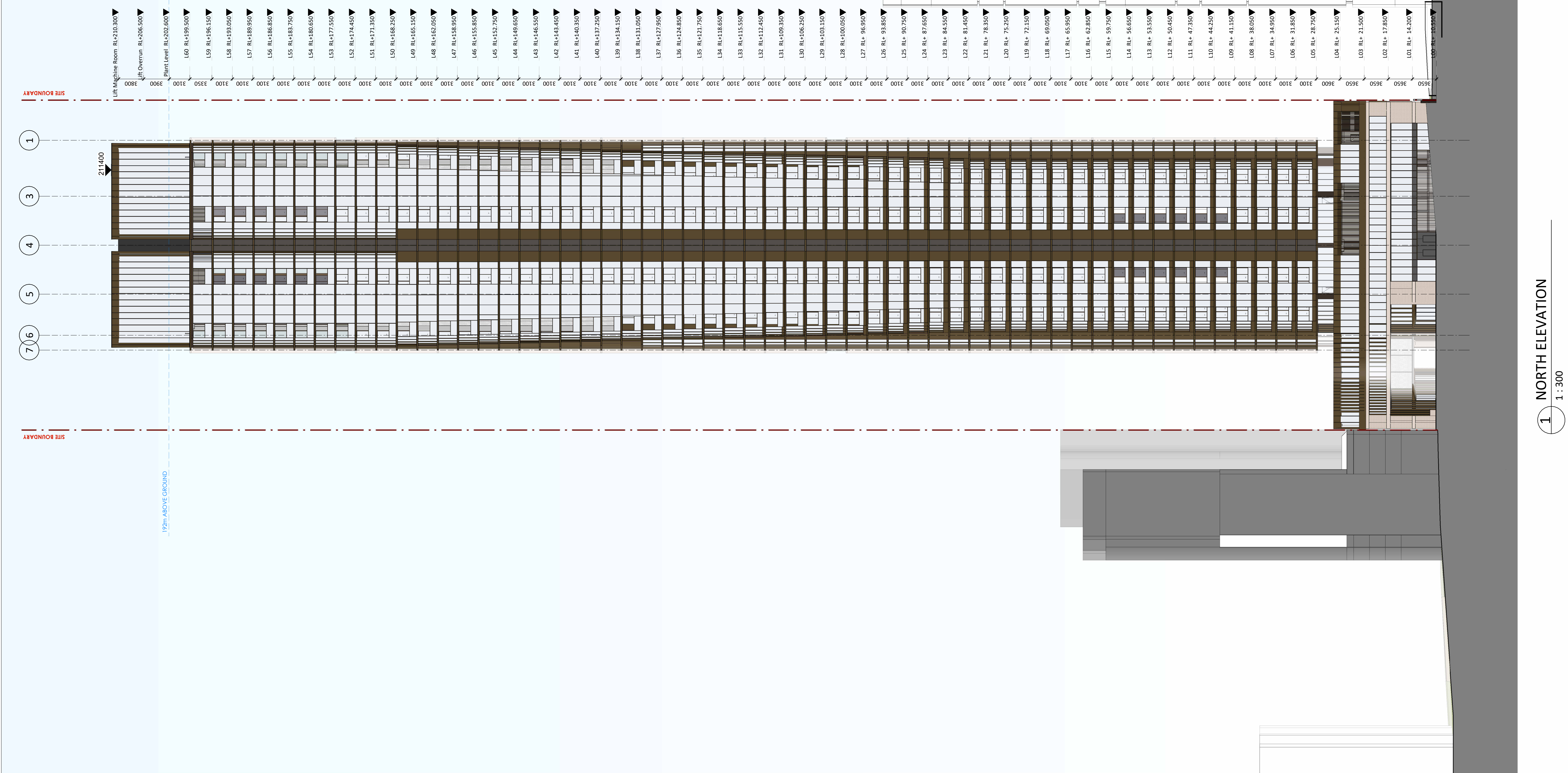
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Parramatta,  
NSW, 2150

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Thomas Miers

DMN/19/1900

QR CODE



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|     |                                                 |     |                      |      |
|-----|-------------------------------------------------|-----|----------------------|------|
| A   | STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE | PTW | 28.03.2022           |      |
| Rev | Amendment                                       | By  | Chk*<br>Reg.<br>Arch | Date |

**Consultants**  
Design Confidence  
E-Lab  
FCAD  
Gardner Group  
Webber Design  
ADP Consulting  
Think Planners  
Positive Traffic  
Windtech

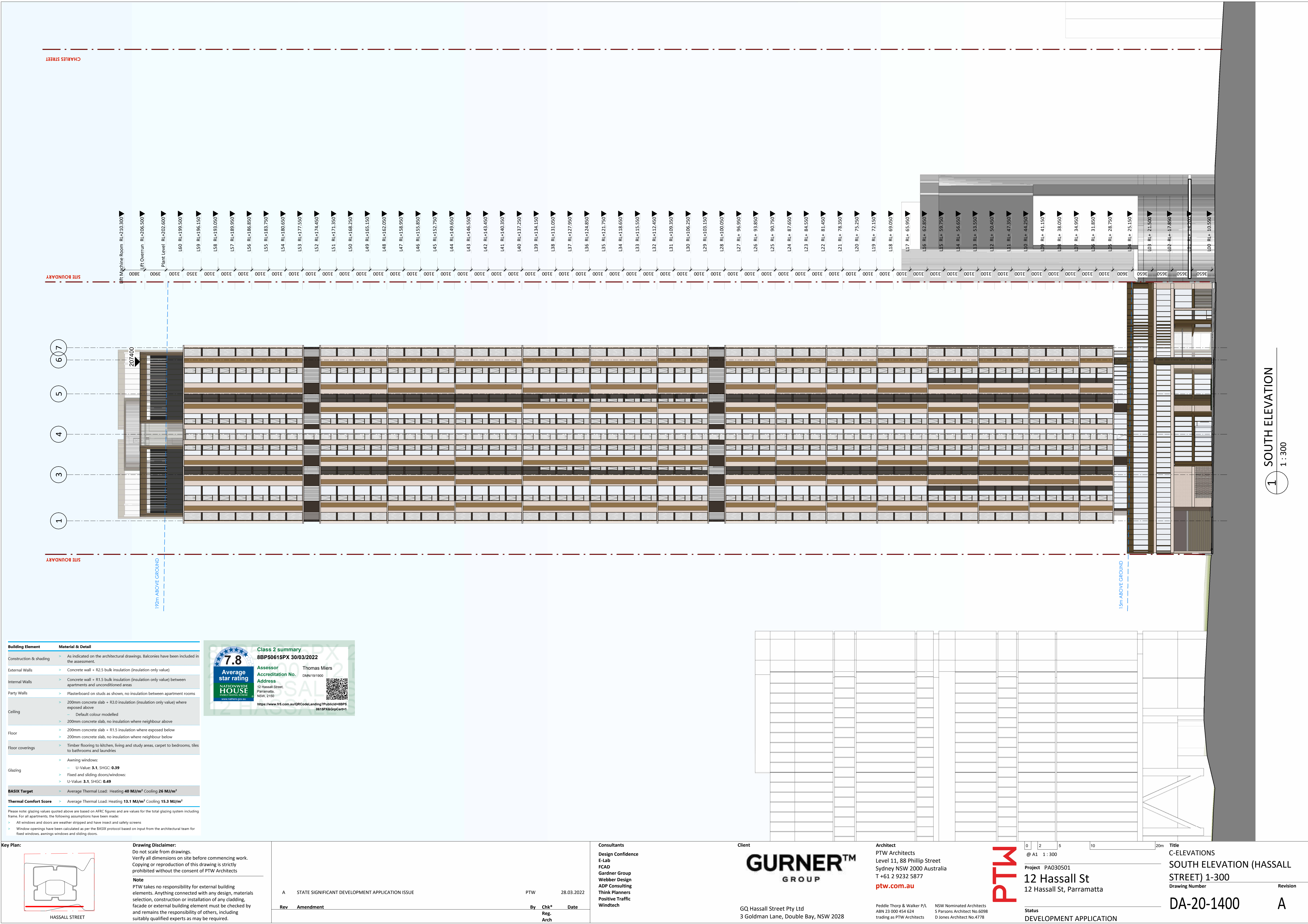
**Client**  
**GURNER™ GROUP**  
  
GQ Hassall Street Pty Ltd  
3 Goldman Lane, Double Bay, NSW 2028

**Architect**  
PTW Architects  
Level 11, 88 Phillip Street  
Sydney NSW 2000 Australia  
T +61 2 9232 5877  
[ptw.com.au](http://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

**Title**  
C-ELEVATIONS  
**NORTH ELEVATION 1-300**  
  
**Drawing Number**  
**DA-20-1300**  
  
**Revision**  
**A**

**Project** PA030501  
**12 Hassall St**  
12 Hassall St, Parramatta  
  
**Status**  
DEVELOPMENT APPLICATION

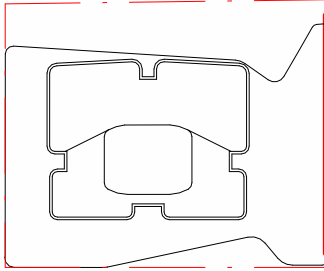






| Building Element       | Material & Detail                                                                                                                                                              |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Construction & shading | > As indicated on the architectural drawings. Balconies have been included in the assessment.                                                                                  |
| External Walls         | > Concrete wall + R2.5 bulk insulation (insulation only value)                                                                                                                 |
| Internal Walls         | > Concrete wall + R1.5 bulk insulation (insulation only value) between apartments and unconditioned areas                                                                      |
| Party Walls            | > Plasterboard on studs as shown, no insulation between apartment rooms                                                                                                        |
| Ceiling                | > 200mm concrete slab + R3.0 insulation (insulation only value) where exposed above<br>> Default colour modelled<br>> 200mm concrete slab, no insulation where neighbour above |
| Floor                  | > 200mm concrete slab + R1.5 insulation where exposed below<br>> 200mm concrete slab, no insulation where neighbour below                                                      |
| Floor coverings        | > Timber flooring to kitchen, living and study areas, carpet to bedrooms, tiles to bathrooms and laundries                                                                     |
| Glazing                | > Awning windows:<br>- U-Value: <b>3.1</b> , SHGC: <b>0.39</b><br>> Fixed and sliding doors/windows:<br>- U-Value: <b>3.1</b> , SHGC: <b>0.49</b>                              |
| BASIX Target           | > Average Thermal Load: Heating <b>40 MJ/m²</b> Cooling <b>26 MJ/m²</b>                                                                                                        |
| Thermal Comfort Score  | > Average Thermal Load: Heating <b>13.1 MJ/m²</b> Cooling <b>15.3 MJ/m²</b>                                                                                                    |

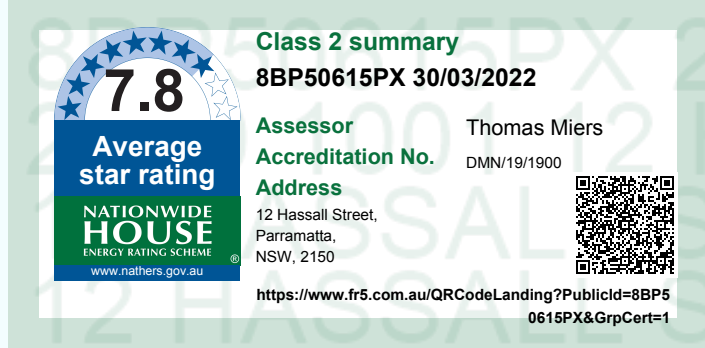
Key Plan:



HASSALL STREET

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A STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE

Rev Amendment

PTW 28.03.2022

By Chk\* Reg. Arch Date

**Consultants**  
Design Confidence  
E-Lab  
FCAD  
Gardner Group  
Webber Design  
ADP Consulting  
Think Planners  
Positive Traffic  
Windtech

Client

**GURNER™**  
GROUP

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3 Goldman Lane, Double Bay, NSW 2028

**Architect**  
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[ptw.com.au](http://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 2 5 10 20m  
@ A1 1 : 300

Project PA030501  
**12 Hassall St**  
12 Hassall St, Parramatta

Status  
DEVELOPMENT APPLICATION

Title  
C-ELEVATIONS  
**EAST ELEVATION 1-300**

Drawing Number  
**DA-20-1500**

Revision  
**A**

**1 EAST ELEVATION**  
1 : 300

SITE BOUNDARY

SITE BOUNDARY

211400

210300

207400

92m ABOVE GROUND

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 ▼

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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 ▼

L17 RL+ 65.950 ▼

L16 RL+ 62.850 ▼

L15 RL+ 59.750 ▼

L14 RL+ 56.650 ▼

L13 RL+ 53.550 ▼

L12 RL+ 50.450 ▼

L11 RL+ 47.350 ▼

L10 RL+ 44.250 ▼

L09 RL+ 41.150 ▼

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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 ▼



| Building Element       | Material & Detail                                                                                                                                                                                                                                               |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Construction & shading | > As indicated on the architectural drawings. Balconies have been included in the assessment.                                                                                                                                                                   |
| External Walls         | > Concrete wall + R2.5 bulk insulation (insulation only value)                                                                                                                                                                                                  |
| Internal Walls         | > Concrete wall + R1.5 bulk insulation (insulation only value) between apartments and unconditioned areas                                                                                                                                                       |
| Party Walls            | > Plasterboard on studs as shown, no insulation between apartment rooms                                                                                                                                                                                         |
| Ceiling                | > 200mm concrete slab + R3.0 insulation (insulation only value) where exposed above<br>> Default colour modelled<br>> 200mm concrete slab, no insulation where neighbour above                                                                                  |
| Floor                  | > 200mm concrete slab + R1.5 insulation where exposed below<br>> 200mm concrete slab, no insulation where neighbour below                                                                                                                                       |
| Floor coverings        | > Timber flooring to kitchen, living and study areas, carpet to bedrooms, tiles to bathrooms and laundries<br>> Awning windows:<br>> U-Value: <b>3.1</b> , SHGC: <b>0.39</b><br>> Fixed and sliding doors/windows:<br>> U-Value: <b>3.1</b> , SHGC: <b>0.49</b> |
| Glazing                |                                                                                                                                                                                                                                                                 |
| BASIX Target           | > Average Thermal Load: Heating <b>40 MJ/m²</b> Cooling <b>26 MJ/m²</b>                                                                                                                                                                                         |
| Thermal Comfort Score  | > Average Thermal Load: Heating <b>13.1 MJ/m²</b> Cooling <b>15.3 MJ/m²</b>                                                                                                                                                                                     |

Please note: glazing values quoted above are based on AFRC figures and are values for the total glazing system including frame. For all apartments, the following assumptions have been made:

- > All windows and doors are weather striped and have insect and safety screens
- > Window openings have been calculated as per the BASIX protocol based on input from the architectural team for fixed windows, awnings windows and sliding doors.

7.8

Average star rating

NATIONWIDE HOUSE

www.nationwidehouse.com.au

Class 2 summary

8BP50615PX 30/03/2022

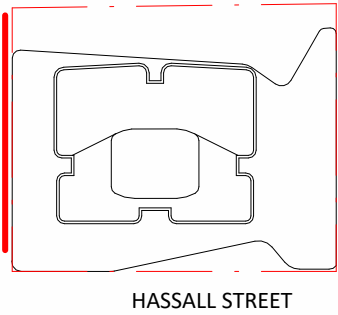
Assessor Thomas Miers

Accreditation No. DMV191900

Address 12 Hassall Street, Parramatta, NSW, 2150

<https://www.nys.com.au/QRCode/Landing?PublicId=8BP50615PX&GrpCert=1>

Key Plan:



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A STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE

PTW 28.03.2022

Rev Amendment

By Chk\* Reg. Arch Date

Consultants  
Design Confidence  
E-Lab  
FCAD  
Gardner Group  
Webber Design  
ADP Consulting  
Think Planners  
Positive Traffic  
Windtech

Client



GQ Hassall Street Pty Ltd  
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Architect

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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

Status  
DEVELOPMENT APPLICATION

Title  
C-ELEVATIONS  
WEST ELEVATION 1-300

Drawing Number

DA-20-1600

Revision

A

1 WEST ELEVATION

1 : 300



| Building Element       | Material & Detail                                                                                                                                                              |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Construction & shading | > As indicated on the architectural drawings. Balconies have been included in the assessment.                                                                                  |
| External Walls         | > Concrete wall + R2.5 bulk insulation (insulation only value)                                                                                                                 |
| Internal Walls         | > Concrete wall + R1.5 bulk insulation (insulation only value) between apartments and unconditioned areas                                                                      |
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| Floor coverings        | > Timber flooring to kitchen, living and study areas, carpet to bedrooms, tiles to bathrooms and laundries                                                                     |
| Glazing                | > Awning windows:<br>U-Value: <b>3.1</b> , SHGC: <b>0.39</b><br>> Fixed and sliding doors/windows:<br>U-Value: <b>3.1</b> , SHGC: <b>0.49</b>                                  |
| BASIX Target           | > Average Thermal Load: Heating <b>40 MJ/m²</b> Cooling <b>26 MJ/m²</b>                                                                                                        |
| Thermal Comfort Score  | > Average Thermal Load: Heating <b>13.1 MJ/m²</b> Cooling <b>15.3 MJ/m²</b>                                                                                                    |

Please note: glazing values quoted above are based on AEC figures and are values for the total glazing system including frame. For all apartments, the following assumptions have been made:

- > All windows and doors are weather stripped and have insect and safety screens
- > Window openings have been calculated as per the BASIX protocol based on input from the architectural team for fixed windows, awnings windows and sliding doors.

7.8

Average star rating

NATIONWIDE ENERGY EFFICIENCY SCHEME

Class 2 summary

8BP50615PX 30/03/2022

Assessor

Accreditation No.

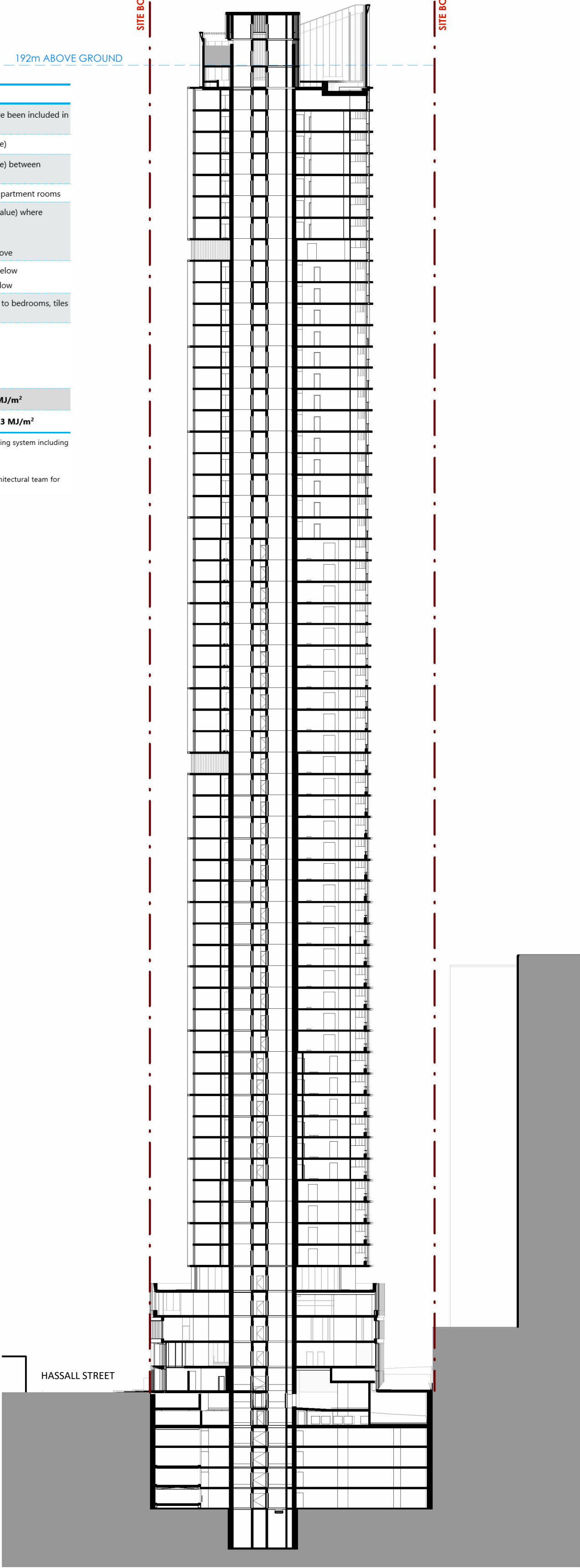
Address

12 Hassall Street,  
Parramatta,  
NSW, 2150

Thomas Miers

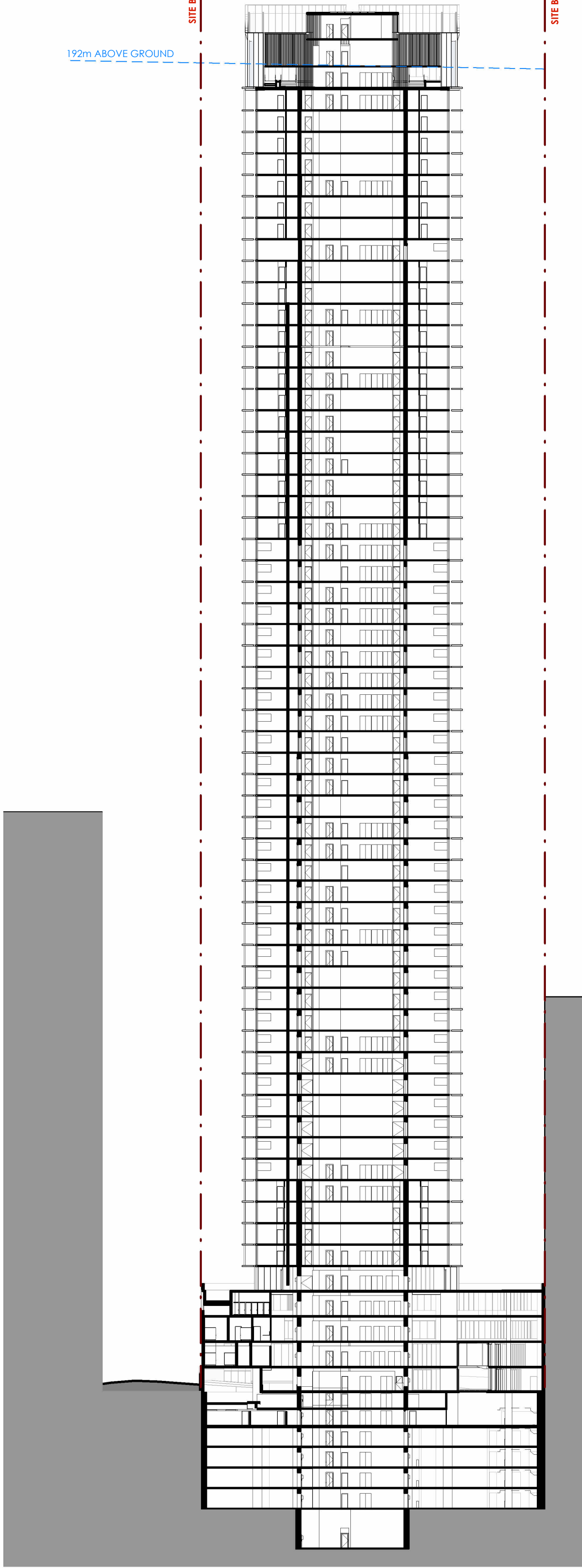
DMN/191900

<https://www.nsw.gov.au/QRCodeLanding?PublicId=8BP50615PX&GrpCurt=1>



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▼
- L55 RL+183.750▼
- L54 RL+180.650▼
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- L43 RL+146.550▼
- L42 RL+143.450▼
- L41 RL+140.350▼
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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▼
- L17 RL+ 65.950▼
- L16 RL+ 62.850▼
- L15 RL+ 59.750▼
- L14 RL+ 56.650▼
- L13 RL+ 53.550▼
- 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▼
- 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+ -12.200▼



2 SECTION B  
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▼
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- L48 RL+162.050▼
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- L27 RL+ 96.950▼
- L26 RL+ 93.850▼
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- 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+ -12.200▼

Key Plan:

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|-----|-------------------------------------------------|-----|----------------------|------|
| A   | STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE | PTW | 28.03.2022           |      |
| Rev | Amendment                                       | By  | Chk*<br>Reg.<br>Arch | Date |

Consultants

Design Confidence  
E-Lab  
FCAD  
Gardner Group  
Webber Design  
ADP Consulting  
Think Planners  
Positive Traffic  
Windtech

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Architect

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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  
D-SECTIONS  
SECTION A & B 1-500

Drawing Number  
DA-30-1000

Revision  
A







**7.8**

**Average star rating**

**NATIONWIDE HOUSE**  
 FINANCIAL SERVICES  
[www.natfin.com.au](http://www.natfin.com.au)

**Class 2 summary**

**8BP50615PX 30/03/2022**

**Assessor**  
**Accreditation No.**  
**Address**

12 Hassall Street,  
 Parramatta NSW,  
 NSW, 2150

<https://www.nf.com.au/QRCodeLanding?Publications=8BP50615PX&GrpCsr=1>

**Thomas Miers**

DMIN/19/1900



### Key Plan:



A STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE

| Rev | Amendment |
|-----|-----------|
|-----|-----------|

PTW 28.03.2022

| By | Chk* | Date |
|----|------|------|
|    | Reg. |      |
|    | Arch |      |

**Consultants**  
**Design Confidence**  
**E-Lab**  
**FCAD**  
**Gardner Group**  
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**Windtech**

**Client:**

**GURNER™**  
GROUP

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[ptw.com.au](http://ptw.com.au)

Peddle Thorp & Walker P/L NSW Nominated Architects  
ABN 23 000 454 624 S Parsons Architect No.6098  
trading as PTW Architects D Jones Architect No.4778

430 ▼ **NSW POLICE HEADQUARTERS**

9 HASSALL ST  
"IMPERIAL"

**"SKYRISE"**

|   |   |   |  |   |    |
|---|---|---|--|---|----|
| 0 | 1 | 2 |  | 5 | 8m |
|---|---|---|--|---|----|

@ A1 1:300

Project PA030501  
12 Hassall St  
12 Hassall St, Parramatta

**Status**  
DEVELOPMENT APPLICATION

Title  
D-SECTIONS  
SECTION A 1-300

Drawing Number

DA-30-1200

## Revision

A



| Building Element       | Material & Detail                                                                                                                                                              |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Construction & shading | > As indicated on the architectural drawings. Balconies have been included in the assessment.                                                                                  |
| External Walls         | > Concrete wall + R2.5 bulk insulation (insulation only value)                                                                                                                 |
| Internal Walls         | > Concrete wall + R1.5 bulk insulation (insulation only value) between apartments and unconditioned areas                                                                      |
| Party Walls            | > Plasterboard on studs as shown, no insulation between apartment rooms                                                                                                        |
| Ceiling                | > 200mm concrete slab + R3.0 insulation (insulation only value) where exposed above<br>- Default colour modelled<br>> 200mm concrete slab, no insulation where neighbour above |
| Floor                  | > 200mm concrete slab + R1.5 insulation where exposed below<br>> 200mm concrete slab, no insulation where neighbour below                                                      |
| Floor coverings        | > Timber flooring to kitchen, living and study areas, carpet to bedrooms, tiles to bathrooms and laundries                                                                     |
| Glazing                | > Awning windows:<br>- U-Value: <b>3.1</b> , SHGC: <b>0.39</b><br>> Fixed and sliding doors/windows:<br>- U-Value: <b>3.1</b> , SHGC: <b>0.49</b>                              |
| BASIX Target           | > Average Thermal Load: Heating <b>40 MJ/m²</b> Cooling <b>26 MJ/m²</b>                                                                                                        |
| Thermal Comfort Score  | > Average Thermal Load: Heating <b>13.1 MJ/m²</b> Cooling <b>15.3 MJ/m²</b>                                                                                                    |

Please note: glazing values quoted above are based on AFRS figures and are values for the total glazing system including frame. For all apartments, the following assumptions have been made:

- > All windows and doors are weather stripped and have insect and safety screens
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7.8

Average star rating

NATIONWIDE HOUSE

Energy Rating System

www.nsw.gov.au

Class 2 summary

8BP50615PX 30/03/2022

Assessor

Accreditation No.

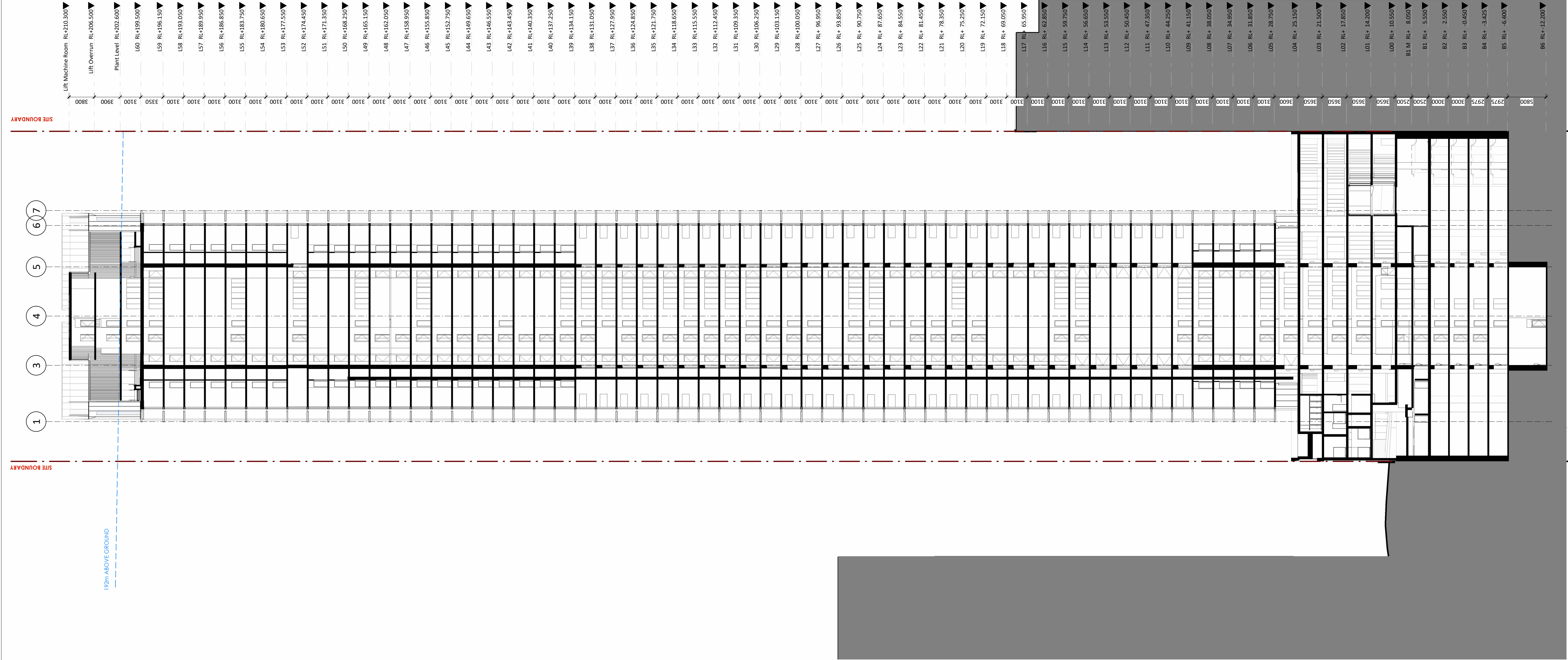
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Parramatta,  
NSW, 2150

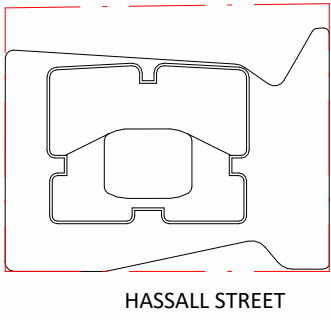
https://www.nrs.com.au/QRCodeLanding?PublicId=8BP50615PX&OrgCert=1

Thomas Miers

DMN11911000



Key Plan:



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|     |                                                 |     |                      |      |
|-----|-------------------------------------------------|-----|----------------------|------|
| A   | STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE | PTW | 28.03.2022           |      |
| Rev | Amendment                                       | By  | Chk*<br>Reg.<br>Arch | Date |

Consultants  
Design Confidence  
E-Tab  
FCAD  
Gardner Group  
Webber Design  
ADP Consulting  
Think Planners  
Positive Traffic  
Windtech

Client  
**GURNER™**  
GROUP  
GQ Hassall Street Pty Ltd  
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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  
@ A1 1: 300  
Project PA030501  
**12 Hassall St**  
12 Hassall St, Parramatta  
Status  
DEVELOPMENT APPLICATION

Title  
D-SECTIONS  
**SECTION B 1-300**  
Drawing Number  
**DA-30-1300**

Revision  
**A**



| Building Element       | Material & Detail                                                                                                                                                              |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Construction & shading | > As indicated on the architectural drawings. Balconies have been included in the assessment.                                                                                  |
| External Walls         | > Concrete wall + R2.5 bulk insulation (insulation only value)                                                                                                                 |
| Internal Walls         | > Concrete wall + R1.5 bulk insulation (insulation only value) between apartments and unconditioned areas                                                                      |
| Party Walls            | > Plasterboard on studs as shown, no insulation between apartment rooms                                                                                                        |
| Ceiling                | > 200mm concrete slab + R3.0 insulation (insulation only value) where exposed above<br>> Default colour modelled<br>> 200mm concrete slab, no insulation where neighbour above |
| Floor                  | > 200mm concrete slab + R1.5 insulation where exposed below<br>> 200mm concrete slab, no insulation where neighbour below                                                      |
| Floor coverings        | > Timber flooring to kitchen, living and study areas, carpet to bedrooms, tiles to bathrooms and laundries                                                                     |
| Glazing                | > Awning windows:<br>- U-Value: <b>3.1</b> , SHGC: <b>0.39</b><br>> Fixed and sliding doors/windows:<br>- U-Value: <b>3.1</b> , SHGC: <b>0.49</b>                              |
| BASIX Target           | > Average Thermal Load: Heating <b>40 MJ/m²</b> Cooling <b>26 MJ/m²</b>                                                                                                        |
| Thermal Comfort Score  | > Average Thermal Load: Heating <b>13.1 MJ/m²</b> Cooling <b>15.3 MJ/m²</b>                                                                                                    |

Please note: glazing values quoted above are based on AFRC figures and are values for the total glazing system including frame. For all apartments, the following assumptions have been made:

- > All windows and doors are weather stripped and have insect and safety screens
- > Window openings have been calculated as per the BASIX protocol based on input from the architectural team for fixed windows, awnings windows and sliding doors

7.8

Average star rating

NATIONWIDE HOUSE

Energy Rating

Class 2 summary

8BP50615PX 30/03/2022

Assessor

Accreditation No.

Address

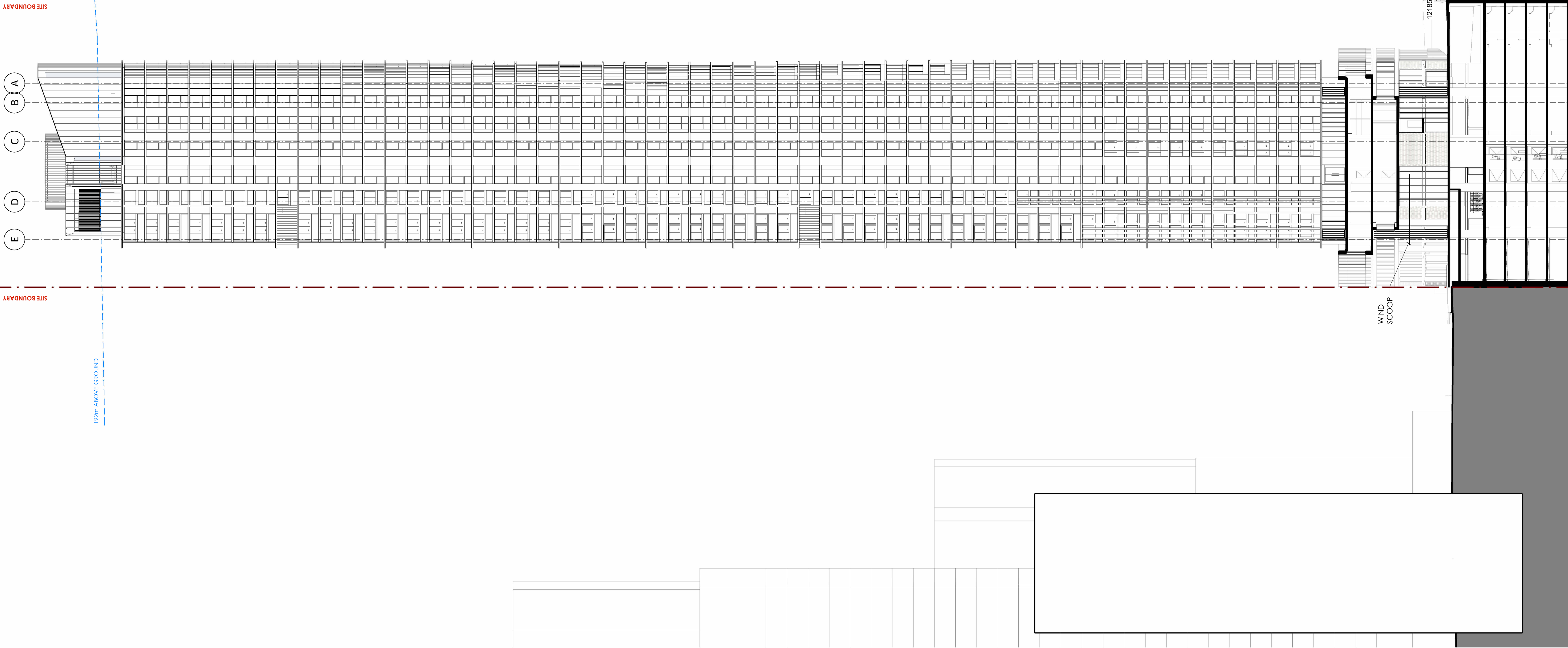
12 Hassall Street, Parramatta, NSW, 2150

https://www.frb.com.au/QRCodeLanding?PublicId=8BP50615PX&GpCert=1

Thomas Miers

DMN191900

|                   |             |
|-------------------|-------------|
| Lift Machine Room | RL+210.300▼ |
| Lift Overrun      | RL+205.500▼ |
| 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▼ |
| L31               | RL+109.350▼ |
| 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▼ |
| L17               | RL+ 65.950▼ |
| L16               | RL+ 62.850▼ |
| L15               | RL+ 59.750▼ |
| L14               | RL+ 56.600▼ |
| L13               | RL+ 53.500▼ |
| L12               | RL+ 50.400▼ |
| L11               | RL+ 47.300▼ |
| L10               | RL+ 44.200▼ |
| L09               | RL+ 41.100▼ |
| L08               | RL+ 38.000▼ |
| L07               | RL+ 34.900▼ |
| L06               | RL+ 31.800▼ |
| L05               | RL+ 28.700▼ |
| L04               | RL+ 25.100▼ |
| L03               | RL+ 21.500▼ |
| L02               | RL+ 17.800▼ |
| L01               | RL+ 14.200▼ |
| L00               | RL+ 10.500▼ |
| B1M               | RL+ 8.000▼  |
| B1                | RL+ 5.500▼  |
| B2                | RL+ 2.500▼  |
| B3                | RL+ 0.400▼  |
| B4                | RL+ -3.425▼ |
| B5                | RL+ -6.400▼ |



**Key Plan:**

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S Parsons Architect No.6098  
D Jones Architect No.4778

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

|                 |          |
|-----------------|----------|
| Title           |          |
| D-SECTIONS      |          |
| SECTION C 1-300 |          |
| Drawing Number  | Revision |
| DA-30-1400      | A        |

A1

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