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

21 April 2022

General Manager
Department of Planning
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

DESIGN VERIFICATION STATEMENT - SEPP 65

Re: Design Verification Statement - SEPP 65 to assist with the State Significant Development Application for the proposed Mixed Use (Build to Rent) Development at 12 Hassall Street, Parramatta

Pursuant to the provisions of the Environmental Planning and Assessment Regulation 2021 Section 29 Residential apartment development Clauses (1) and (2)

I, Simon Parsons, Practice Director of PTW Architects, verify that to the best of my knowledge, information and belief, that:

- (a) The design quality Principles set out in *Part 4 State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development (2002 EPI 530)*, are generally satisfied for the mixed use (build to rent) development.

The architectural design is detailed on the documentation as noted being attached.

This Design Verification Statement is to assist with the submission of the State Significant Development Application.

Yours sincerely
PTW Architects

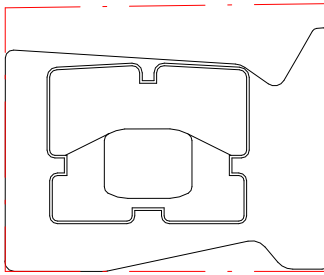


Simon Parsons
Executive Director
NSW Architect No. 6098

01 ARCHITECTURAL DRAWINGS

DRAWING NUMBER	DRAWING NAME	REVISION	DRAWING NUMBER	DRAWING NAME	REVISION
A-GENERAL INFORMATION			C-FACADE DETAILS		
DA-00-0000	COVER PAGE	A			
DA-00-0200	ARCHITECTURAL DRAWING LIST	A	DA-40-1100	PODIUM ELEVATION SOUTH (HASSALL ST)	A
DA-00-0300	VIEW FROM BARRACK PLACE	A	DA-40-1200	PODIUM ELEVATION NORTH	A
DA-00-0400	LOCATION PLAN	A	DA-40-1300	PODIUM ELEVATION WEST	A
DA-05-1000	SITE PLAN	A	DA-40-1500	PODIUM FACADE DETAILS	A
DA-05-1100	SITE ANALYSIS PLAN	A	DA-40-1600	TOWER FACADE DETAILS - NORTH	A
DA-05-1200	BUILDING CONTROL ENVELOPE DIAGRAM	A	DA-40-1601	TOWER FACADE DETAILS - SOUTH	A
DA-07-1000	DEVELOPMENT DATA SHEET	A	D-SECTIONS		
DA-07-1100	UNIT SCHEDULE	A	DA-30-1000	SECTION A & B 1-500	A
DA-07-1200	UNIT STORAGE SCHEDULE	A	DA-30-1200	SECTION A 1-300	A
			DA-30-1300	SECTION B 1-300	A
B-GENERAL ARRANGEMENT PLANS			DA-30-1400	SECTION C 1-300	A
DA-10-0300	BASEMENT LEVEL 6 FLOOR PLAN	A	G-ADAPTABLE APARTMENTS		
DA-10-0400	BASEMENT LEVEL 5 FLOOR PLAN	A	DA-80-1000	ADAPTABLE STUDIO APARTMENT PLANS	A
DA-10-0500	BASEMENT LEVEL 4 FLOOR PLAN	A	DA-80-1100	ADAPTABLE 1B APARTMENT PLANS	A
DA-10-0600	BASEMENT LEVEL 3 FLOOR PLAN	A	DA-80-1200	ADAPTABLE 2B APARTMENT PLANS	A
DA-10-0700	BASEMENT LEVEL 2 FLOOR PLAN	A	N-GROSS FLOOR AREA PLANS		
DA-10-0800	BASEMENT LEVEL 1 FLOOR PLAN	A	DA-91-1000	GFA DIAGRAMS (SHEET 1)	A
DA-10-0900	BASEMENT LEVEL 1M FLOOR PLAN	A	DA-91-1100	GFA DIAGRAMS (SHEET 2)	A
DA-10-1000	LEVEL 00 GROUND FLOOR PLAN	A	DA-91-1200	GFA DIAGRAMS (SHEET 3)	A
DA-10-1100	LEVEL 01 FLOOR PLAN	A	DA-91-1300	GFA DIAGRAMS (SHEET 4)	A
DA-10-1200	LEVEL 02 FLOOR PLAN	A	DA-91-1400	GFA DIAGRAMS (SHEET 5)	A
DA-10-1300	LEVEL 03 FLOOR PLAN	A	DA-91-1500	GFA DIAGRAMS (SHEET 6)	A
DA-10-1400	LEVEL 04 FLOOR PLAN	A	R1-SHADOW DIAGRAMS (PLANS)		
DA-10-1500	LEVELS 05-08 FLOOR PLAN	A	DA-93-1000	SHADOW DIAGRAMS PLAN (WINTER SOLSTICE 9AM)	A
DA-10-1900	LEVELS 09-14 FLOOR PLAN	A	DA-93-1001	SHADOW DIAGRAMS PLAN (WINTER SOLSTICE 10AM)	A
DA-10-2000	LEVELS 15-27 FLOOR PLAN	A	DA-93-1002	SHADOW DIAGRAMS PLAN (WINTER SOLSTICE 11AM)	A
DA-10-2500	LEVEL 28 FLOOR PLAN (PLANT)	A	DA-93-1003	SHADOW DIAGRAMS (WINTER SOLSTICE 12PM)	A
DA-10-3000	LEVELS 29-38 TYPICAL FLOOR PLAN	A	DA-93-1004	SHADOW DIAGRAMS PLAN (WINTER SOLSTICE 1PM)	A
DA-10-4600	LEVELS 39-51 TYPICAL FLOOR PLAN	A	DA-93-1005	SHADOW DIAGRAMS PLAN (WINTER SOLSTICE 2PM)	A
DA-10-4900	LEVELS 52 FLOOR PLAN (PLANT)	A	DA-93-1006	SHADOW DIAGRAMS (WINTER SOLSTICE 3PM)	A
DA-10-5500	LEVELS 53-58 TYPICAL FLOOR PLAN	A	R1-SOLAR ACCESS DIAGRAMS		
DA-10-5900	LEVEL 59 FLOOR PLAN	A	DA-93-1500	SOLAR ACCESS COMPLIANCE DIAGRAMS L4-L15	A
DA-10-6000	LEVEL 60 FLOOR PLAN (AMENITIES)	A	DA-93-1600	SOLAR ACCESS COMPLIANCE DIAGRAMS L16-L27	A
DA-10-6101	PLANT ROOM PLAN	A	DA-93-1700	SOLAR ACCESS COMPLIANCE DIAGRAMS L28-L39	A
DA-10-6102	LIFT MACHINE ROOM	A	DA-93-1800	SOLAR ACCESS COMPLIANCE DIAGRAMS L40-L51	A
DA-10-6200	ROOF PLAN	A	DA-93-1900	SOLAR ACCESS COMPLIANCE DIAGRAMS L52-L60	A
C-ELEVATIONS			R1-SUN EYE VIEWS		
DA-20-1000	HASSALL STREET ELEVATION 1-500	A	DA-93-2000	SUN EYE VIEWS (SHEET 1)	A
DA-20-1100	NORTH AND EAST ELEVATIONS 1-500	A	DA-93-2001	SUN EYE VIEWS (SHEET 2)	A
DA-20-1200	SOUTH AND WEST ELEVATIONS 1-500	A	R2-CROSS VENTILATION DIAGRAMS		
DA-20-1300	NORTH ELEVATION 1-300	A	DA-94-1000	NATURAL CROSS VENTILATION DIAGRAMS	A
DA-20-1400	SOUTH ELEVATION (HASSALL STREET) 1-300	A	R3-DEEP SOIL & COS		
DA-20-1500	EAST ELEVATION 1-300	A	DA-95-1500	COMMUNAL OPEN SPACE DIAGRAM	A
DA-20-1600	WEST ELEVATION 1-300	A	SITE SURVEY: H RAMSAY & CO 31/01/2022		
C-EXTERNAL MATERIALS FINISHES					
DA-50-1000	EXTERNAL MATERIAL FINISHES + COLOURS BOARD	A			
DA-50-1100	PODIUM EXTERNAL MATERIAL FINISHES + COLOURS	A			
DA-50-1200	TOWER EXTERNAL MATERIALS FINISHES + COLOURS	A			
DA-50-1300	TOWER EXTERNAL MATERIALS FINISHES + COLOURS	A			

Key Plan:



Drawing Disclaimer:
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Verify all dimensions on site before commencing work.
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Note
PTW takes no responsibility for external building elements. Anything connected with any design, materials selection, construction or installation of any cladding, facade or external building element must be checked by and remains the responsibility of others, including suitably qualified experts as may be required.

A	STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE	PTW	21.04.2022
Rev	Amendment	By	Chk* Reg. Arch

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

Client

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

Architect

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0102058m

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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

Title
A-GENERAL INFORMATION
ARCHITECTURAL DRAWING LIST

Drawing Number

Revision

DA-00-0200

A