

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

Gadigal Country
Level 11
88 Phillip Street
Sydney NSW
Australia 2000

T +61 2 9232 5877
ptw.com.au

Nominated Architects
Simon Parsons NSW ARB 6098
Diane Jones NSW ARB 4778
Neša Marojević NSW ARB 11274

4 April 2025

Housing Delivery Program
Department of Planning, Housing and Infrastructure
Locked Bag 5022
Paramatta 2124

Re:
Design Statement to assist with the
State Significant Development Application (SSD-78156462)
for the proposed residential apartment development at:
Project Name: 12-16 Bent Street, Lindfield
Address: 12-16 Bent Street, Lindfield

Dear Sir/Madam,

Pursuant to the provisions of the:

- *Environmental Planning and Assessment Regulation 2021,*
 - *Part 3 Development applications*
 - *section 29 Residential apartment development*

this Design Statement is to assist with the submission of the Development Application (being prepared by others) for the proposed residential apartment development noted above.

I, Neša Marojević, Director and Megumi Sakaguchi, Senior Associate of PTW Architects, verify that to the best of our knowledge, information, and belief, that we have contributed to:

- a) the direction of the architectural design for the residential apartment development as described in the Environmental Impact Statement (refer to EIS Report prepared by Willowtree Planning ver.No.1 dated 4 April 2025) and
- b) the development has addressed (refer to EIS Report):
 - a. the design quality principles, as set out in the
 - i. *State Environmental Planning Policy (Housing) 2021*
 1. *Schedule 9: Design principles for residential apartment development and*
 - ii. the objectives in Part 3 and 4, as set out in the
 1. *Apartment Design Guide.*

The architectural documentation for the DA is listed as per attached.

Yours sincerely,



Neša Marojević
Director
NSW Architect No. 11274



Megumi Sakaguchi
Senior Associate
NSW Architect No. 9391

Attached:

- DA Drawing List



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DA Drawing List

Sheet Number	Sheet Name	Current Revision	Current Revision Date
A1-0000	COVER	A01	03.03.25
A1-0001	PERSPECTIVES	A01	03.03.25
A1-0100	DEVELOPMENT DATA	A01	03.03.25
A1-0200	SITE ANALYSIS	A01	03.03.25
A10010	SITE PLAN	A01	03.03.25
B10000	BASEMENT LEVEL 03 FLOOR PLAN	A01	03.03.25
B10010	BASEMENT LEVEL 02 FLOOR PLAN	A01	03.03.25
B10020	BASEMENT LEVEL 01 FLOOR PLAN	A01	03.03.25
B10030	GROUND LEVEL FLOOR PLAN	A01	03.03.25
B10040	LEVEL 01 FLOOR PLAN	A01	03.03.25
B10050	LEVEL 02 FLOOR PLAN	A01	03.03.25
B10060	LEVEL 03 FLOOR PLAN	A01	03.03.25
B10070	LEVEL 04 FLOOR PLAN	A01	03.03.25
B10080	LEVEL 05 FLOOR PLAN	A01	03.03.25
B10090	LEVEL 06 FLOOR PLAN	A01	03.03.25
B10100	LEVEL 07 FLOOR PLAN	A01	03.03.25
B10110	LEVEL 08 FLOOR PLAN	A01	03.03.25
B10120	LEVEL 09 FLOOR PLAN	A01	03.03.25
B10130	LEVEL 10 FLOOR PLAN	A01	03.03.25
B10140	ROOF PLAN	A01	03.03.25
C1-0010	E-W ELEVATION	A01	03.03.25
C1-0020	N-S ELEVATION	A01	03.03.25
C9-0010	MATERIALS AND FINISHES BOARD	A01	03.03.25
D10010	SECTION A-A	A01	03.03.25
D10020	SECTION B-B	A01	03.03.25
D10030	SECTION C-C	A01	03.03.25
Q2-0010	PLATINUM/ SILVER APARTMENT	A01	03.03.25
Q3-0010	SOLAR ACCESS COMPLIANCE DIAGRAMS	A01	03.03.25
Q3-0020	SHADOW DIAGRAM	A01	03.03.25
Q3-0030	SUN EYE VIEW	A01	03.03.25
Q4-0010	CROSS VENTILATION COMPLIANCE DIAGRAMS	A01	03.03.25
Q5-0010	GFA PLAN	A01	03.03.25
Q6-0010	COMMUNAL OPEN SPACE	A01	03.03.25
Q6-0050	HEIGHT PLANE DIAGRAM	A01	03.03.25

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