

PTW Architects

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Nominated Architects
Simon Parsons NSW ARB 6098
Diane Jones NSW ARB 4778

December 2025

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

Re:

**Design Statement to assist with the
RFI for the State Significant Development Application (SSD- 78669234)
of the proposed residential apartment development at:**

Project Name: 27-29 Tryon Road, Lindfield

Address: 27-29 Tryon Road, 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 RFI for the Development Application (being prepared by others) for the proposed residential apartment development noted above.

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

- a) the direction of the architectural design for the residential apartment development as described in the Environmental Impact Statement (prepared by Gyde Consulting, March 2025) and
- b) the development has addressed (refer to Environmental Impact Statement):
 - 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 RFI is listed as per attached.

Yours sincerely,



Simon Parsons
Director
Nominated Architect
NSW Architect No. 6098



Lilian Gu
Senior Associate
Registered Project Architect
NSW Architect No. 8013

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Attachment:**ARCHITECTURAL DRAWING LIST**

SHEET NUMBER	SHEET NAME	REVISION	DATE
A-GENERAL INFORMATION			
PTW-DA-A000000	COVER	D	28.11.2025
PTW-DA-A000010	DRAWING LIST	E	28.11.2025
PTW-DA-A100010	DEVELOPMENT DATA SHEET	F	28.11.2025
PTW-DA-A200020	BASIX NOTES	D	28.11.2025
PTW-DA-A200030	SITE ANALYSIS	C	24.02.2025
PTW-DA-A200040	DEMOLITION PLAN	C	24.02.2025
PTW-DA-A200050	SITE PLAN	E	28.11.2025
B1-GENERAL ARRANGEMENT PLANS			
PTW-DA-B1B0710	BASEMENT 04 PLAN	E	28.11.2025
PTW-DA-B1B0810	BASEMENT 03 PLAN	E	28.11.2025
PTW-DA-B1B0910	BASEMENT 02 PLAN	E	28.11.2025
PTW-DA-B1B1010	BASEMENT 01 PLAN	E	28.11.2025
PTW-DA-B1GRD10	GROUND FLOOR PLAN	E	28.11.2025
PTW-DA-B1L0110	LEVEL 01 PLAN	D	28.11.2025
PTW-DA-B1L0210	LEVEL 02 PLAN	E	28.11.2025
PTW-DA-B1L0310	LEVEL 03 PLAN	D	28.11.2025
PTW-DA-B1L0410	LEVEL 04-06 PLAN	D	28.11.2025
PTW-DA-B1L0710	LEVEL 07 PLAN	E	28.11.2025
PTW-DA-B1L0810	LEVEL 08 PLAN	E	28.11.2025
PTW-DA-B1ROF10	ROOF PLAN	E	28.11.2025
C1-ELEVATIONS			
PTW-DA-C110010	NORTH & SOUTH ELEVATIONS	E	28.11.2025
PTW-DA-C120010	EAST, WEST & COURTYARD ELEVATIONS	E	28.11.2025
PTW-DA-C130010	PERSPECTIVES	D	28.11.2025
PTW-DA-C130011	PERSPECTIVES	D	28.11.2025
PTW-DA-C130012	PERSPECTIVES	D	28.11.2025
PTW-DA-C140010	MATERIAL BOARD	D	28.11.2025
D1-SECTIONS			
PTW-DA-D110010	SECTION 1,2	E	28.11.2025
PTW-DA-D110011	SECTION 3,4	E	28.11.2025
Q1-ADG COMPLIANCE			
PTW-DA-Q12C010	BUILDING HEIGHT	E	28.11.2025
PTW-Q12D010	ADG2D-GFA DIAGRAMS	E	28.11.2025
PTW-Q13D110	ADG3D1-COMMUNAL OPEN SPACE	E	28.11.2025
PTW-DA-Q13E110	ADG3E1-DEEP SOIL ZONES	E	28.11.2025
PTW-DA-Q14A110	ADG4A1-SOLAR ACCESS COMPLIANCE DIAGRAMS	E	28.11.2025
PTW-DA-Q14A120	ADG4A1-SOLAR ACCESS - SUN-EYE DIAGRAMS-0900	B	28.11.2025
PTW-DA-Q14A121	ADG4A1-SOLAR ACCESS - SUN-EYE DIAGRAMS-1000	B	28.11.2025
PTW-DA-Q14A122	ADG4A1-SOLAR ACCESS - SUN-EYE DIAGRAMS-1100	B	28.11.2025
PTW-DA-Q14A123	ADG4A1-SOLAR ACCESS - SUN-EYE DIAGRAMS-1200	B	28.11.2025
PTW-DA-Q14A124	ADG4A1-SOLAR ACCESS - SUN-EYE DIAGRAMS-1300	B	28.11.2025
PTW-DA-Q14A125	ADG4A1-SOLAR ACCESS - SUN-EYE DIAGRAMS-1400	B	28.11.2025
PTW-DA-Q14A126	ADG4A1-SOLAR ACCESS - SUN-EYE DIAGRAMS-1500	B	28.11.2025
PTW-DA-Q14A130	ADG4A1 - SHADOW DIAGRAMS - PROPOSED VS.EXISTING	E	28.11.2025
PTW-DA-Q14A131	ADG4A1 - SHADOW DIAGRAMS - PROPOSED VS.LEP - 0900	B	28.11.2025
PTW-DA-Q14A132	ADG4A1 - SHADOW DIAGRAMS - PROPOSED VS.LEP - 1000	B	28.11.2025
PTW-DA-Q14A133	ADG4A1 - SHADOW DIAGRAMS - PROPOSED VS.LEP - 1100	B	28.11.2025
PTW-DA-Q14A134	ADG4A1 - SHADOW DIAGRAMS - PROPOSED VS.LEP - 1200	B	28.11.2025
PTW-DA-Q14A135	ADG4A1 - SHADOW DIAGRAMS - PROPOSED VS.LEP - 1300	B	28.11.2025
PTW-DA-Q14A136	ADG4A1 - SHADOW DIAGRAMS - PROPOSED VS.LEP - 1400	B	28.11.2025
PTW-DA-Q14A137	ADG4A1 - SHADOW DIAGRAMS - PROPOSED VS.LEP - 1500	B	28.11.2025
PTW-DA-Q14B310	ADG4B3-VENTILATION COMPLIANCE DIAGRAMS	E	28.11.2025
PTW-DA-Q14G110	ADG4G1-STORAGE DIAGRAMS	A	28.11.2025
PTW-DA-Q14J210	LIVABLE APARTMENTS	D	28.11.2025
PTW-DA-Q14J220	TYPICAL APARTMENTS	B	28.11.2025
PTW-DA-Q14J230	TYPICAL APARTMENTS	B	28.11.2025
PTW-DA-Q14J240	TYPICAL APARTMENTS	B	28.11.2025
Y2-SCHEDULE			
PTW-DA-Y210010	APARTMENT SCHEDULE	E	28.11.2025
PTW-DA-Y310011	NOTIFICATION PLAN	D	28.11.2025

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