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ARCHITECTS APARTMENT DESIGN GUIDE & HOUSING SEPP 2021 DESIGN STATEMENT

FOR THE PROPOSED NEW RESIDENTIAL APARTMENT DEVELOPMENT

@ 85 to 91 THOMAS STREET PARRAMATTA

FOR CENTURY 888 PTY LTD

FORMING PART OF HDA / SSSA SUBMISSION

July 6, 2025



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Qualifications

I am the Nominated Registered Architect of PTI Architecture. My practice has been specialising in the design of residential and tourism properties since 1991. Since then we have designed and completed many such project as can be seen from our website ptiarchitecture.com.au with its attached [Capability Statement](#).

For this project we have been engaged by the owners of 85 to 91 Thomas Street, Parramatta to design and prepare this HDA/SSDA Development Application for the re-development of these sites. The documentation for this application includes this Design Verification Statement which describes how this proposal satisfies the requirements of the State Environment Planning Policy (Housing) 2021 and the Apartment Design Guide.

I hold the following qualifications:

- Bachelor of Architecture (1st Class Hons.)
- Registered Architect in NSW reg no. 5064 and in Queensland reg no.5865
- Design Practitioner Building Design Practitioner Registration (Architect) DEP0000117

Design Verification

I verify that:

- I have been involved in all stages of directing the design of the project.
- the nine design quality principles set out in Schedule 9 of the State Environmental Planning Policy (Housing) 2021 are achieved as addressed in this document, and
- the objectives in Parts 3 and 4 of the Apartment Design Guide are also achieved as addressed in this document.

Peter Israel, Principal and Nominated Registered Architect (no. 5064)

PTI Architecture

July 06, 2025



1 Executive Summary

This SEPP (Housing) and ADG Design Verification Statement has been prepared for Century 888 Pty Ltd in support of this HDA/SSDA Development Application for a residential apartment development at 85 to 91 Thomas Street Parramatta. An summary of this proposal is as follows :

- **The Site :**
 - The site known as 85 to 91 Thomas Street Parramatta is an amalgamation of Lot 13, 15 and 16 in DP 1239 and Lot 142 in DP 537053
 - This proposal is on the R4 zoned portion of the land which has an area of 5,160.7sqm
 - There is also an area that was previously zoned R4 that had its zoning changed to RE1 which has an area of 1,161sqm
 - Being our Clients were never compensated for this zoning change, we note that the combined site area is 6,326 sqm

- **Components of this proposed development :**
 - The proposed development involves the construction of two x 9 storey apartment buildings with shared communal areas and 2 levels of basement parking.
 - The proposal is for 126 apartments which is overall consistent with our HDA. Application which was for 120 apartments on the site
 - The mix proposed is :
 - 35 x 3 bed apartments (28%)
 - 69 x 2 bed apartments (55%)
 - 16 x 1 bed apartments (13%)
 - 6 x studio apartments (5%)
 - This being consistent with market for apartments in the area
 - This being for a range of markets including families down sizing from their house to an apartment, young families and students
 - All who want take advantage of the convenient location and the views to the bush and to Parramatta River available from the site.

- **Adaptable Apartments :**
 - The proposal includes 13 x post adaptable apartments and 19 x Silver level Livable Housing Australia apartments
 - To further enable the project to also meet the demands of the older and disabled persons markets

- **Provision of Affordable Housing :**
 - The proposal also includes 16 apartments for affordable units.
 - These have a combined area of 10% of the GFA area.
 - The mix of these apartments are:
 - 1 x 3 bed apartments (6%)
 - 11 x 2 bed apartments (69%)
 - 4 x 1 bed apartments (25%)



2 Reference Documents & List of the Documents of this DA Application

In preparing this proposal we have taken into consideration the following Council Codes and Planning Instruments:

- State Environmental Planning Policy (Housing) 2021
- Apartment Design Guide (ADG)
- Parramatta Local Environmental Plan 2011
- Parramatta Development Control Plan 2011
- State Environmental Planning Policy (BASIX)

The following documents including drawings and reports have been prepared for this Development Application Submission:

- Architectural Drawings by PTI Architecture
- ADG Design Statement by PTI Architecture
- Architectural Design Report by PTI Architecture
- Statement of Environmental Effects by Principle Planning + Urban Design
- Detail Survey by C & A Surveyors NSW P/L
- Visual Impact by Principle Planning
- Acoustic Assessment by Renzo Tonin & Associates
- Waste Management Plan by Dickens Solutions
- Landscape Plan by Site Image
- Traffic Impact Assessment by Genesis Traffic
- Public Domain Plan by Civil & Stormwater Engineering Services
- Concept Stormwater Design by Civil & Stormwater Engineering Services
- Flood Risk Management Plan by Civil & Stormwater Engineering Services
- Geotechnical Report by Morrow Geotechnics
- BASIX Certificate by Certified Energy
- QS Report by Archi-QS
- Biodiversity Development Assessment Report Waiver by Abel Ecology
- Monitoring Archaeological research Design by Archaeological Management & Consulting Group



3 Statement of Compliances

The design achieves the objectives of the Apartment Design Guide and Housing SEPP. A summary is the following:

- **Floor Space Ratio:**
 - The site has a designated Floor Space Ratio of 2.8:1 as per our HDA. Application
 - The proposed development provides an FSR 2.24:1 on the R4 Land being of an areas of 5,160.7 sqm
 - or 1.83:1 based on the total area of the site of 6,321.7 sqm owned by our Client, all of which was originally R4 zoned
- **Height:**
 - The site has a designated Height for the development of 25m as per our HDA. Application
 - Overall, the design is compliant with this, however being the steep slope of the site, there are areas that exceed this so as to have efficient floor plates.
 - Most importantly the building presents to the street as per a building of 25m height apart from an area to the site that has a minor exceedance of 1.6metres, again this is because of the fall in the land.
 - To the rear of the site also the design exceeds the 25m height plane however these areas are well hidden from the street and do not have any negative impacts from neighbouring or other sites.
 - The main area of technical height exceedance is in the middle of the site for the western building being this is where the natural ground level falls away significantly due to the slope of the site. Again this height exceedance does not have any amenity impacts.
 - Overall the building will appear as being consistent in scale to others on the north side of Parramatta River such as those in the Moreton St precinct.
 - A clause 4.6 application addresses this height variation
- **Setbacks:**
 - The building setback to Thomas Street is proposed as 4m which is consistent with the 3.9m setback provided by the new residential flat building adjacent to the site @ 93 to 95 Thomas Street.
 - The other setbacks conform to those recommended in the Apartment Design Guide, noting that there is no neighbour to the south being this is bush land.
- **Ceiling heights:**
 - All habitable areas will have a 2.7m floor to ceiling space
 - This is provided by providing a 3150mm floor to floor height with standard 200mm concrete slabs.
 - Thereby providing 250mm for ceiling and floor zones which is sufficient.
 - Most floor layouts are similar which further enables 2.7m ceilings to be provided.
- **Apartments room sizes:**
 - All apartments have compliant room sizes for all rooms and spaces
 - This being for living and dining rooms, bedrooms, kitchens and balconies areas

Otherwise the proposal is compliant with the requirements of the ADG and Housing SEPP as per the following :



- **3D: Communal Open Space**

- The design provides 2 building forms that step down the site and work to make best use of the available views
- Between these 2 buildings is a central courtyard which includes landscaped gardens with a range of seating and activity areas
- This includes a pool, bbq area and playground area with quiet seating areas with views to the river
- Also rooftop terraces to both buildings to further take advantage of the views
- The total Communal Open Space areas provided are some 2,165 m² which being 42% of the site area are in accordance with the ADG which sets a minimum required COS area of 25% of the site area
- The design also includes a range of internal shared communal areas
- This is as per the Down-sizing and Empty Nestor markets who are looking to swap their houses for apartments with shared facilities.
- For this project we are proposing a range of shared areas and facilities located on lower ground floor.
- This includes a Health Club with a range of facilities and a Residents Lounge area.
- In addition the design provides access to the open space areas of the site of the south portions of the site which can also provide enjoyment and amenity for the residents

- **3E: Deep Soil Landscaping Provision**

- We have provided Deep Soil areas of some 1,870 m²
- This is 36% of site area which is in excess of the minimum requirements of 15% of site area

- **3F: Visual Privacy**

- The design provides for adequate privacy between apartments within the development and to the neighbours in accordance with ADG recommendations.
- This is provided both by separation distances and also by privacy screens.

- **3G : Pedestrian access and entries**

- The design includes two pedestrian entries from Thomas Street each accessing the two residential buildings.
- Also a third entry which comes down the central courtyard space which provides both a view through the site for people walking along Thomas St or driving past the site as well alternate pathways to the apartments at the rear of the site
- This arrangement provides good connectivity and accessibility for residents and visitors to all areas of the site.

- **3H : Vehicular access**

- Vehicular access to the development is provided by a ramp from Thomas St along the western side of the site
- This accesses the 3 levels of basement parking.
- Waste collection is provided by at grade bin enclosure. See details in the Waste Management Report



- **3J: Car and Bicycle Parking**
 - Parking is provided as per the rates in the Guide to Transport Impact Assessment 2024 as well as the requirements of the City of Parramatta DCP 2023 for sites within 800m of a railway station or light rail stop which the site is.
 - A total of 188 car spaces are provided
 - This is more than the minimum requirement of 149, being the market these days typically has households with more cars than previously.
 - A total of 149 bicycle spaces are provided.
 - This exceeds the DCP recommended number of 139 being the proximity of the site to the university as well as the proximity of bicycle paths to and from the Parramatta CBD including along the river front.
 - A total of 17 motorcycle spaces are provided
 - This exceeds to the DCP recommendation of 4 spaces however this is also because of the proximity of the University and the Parramatta CDB

- **4A : Sunlight access in mid winter**
 - The design satisfies the requirements of the ADG for sunlight access in that:
 - 71% of the apartments will have more than 2 hours of sun in mid-winter to their Living area and Private Open Space.
 - This is more than the 70% minimum however to note when considering this is that the views to Parramatta River which are the key feature of the site are predominantly to the south.
 - The remaining 29% will all have some direct sunlight in mid-winter, so there are none that have no direct sunlight.

- **4B : Natural ventilation**
 - The design satisfies the requirements of the AGD for natural ventilation in that 66% of the apartments proposed will have cross ventilation which is more than the 60% minimum requirement

- **4C : Ceiling heights**
 - The design includes residential floor to floor heights of 3150mm
 - This will provide ceiling heights of at least 2.7m for all habitable areas
 - The remaining 450mm allows for 200mm slabs and 250mm for ceiling spaces for services and insulation as well as for floor finishes
 - All other areas will also have compliant floor to ceiling heights.

- **4D : Apartment size and layout**
 - Each apartment is designed to provide functional, efficient layouts to provide good amenity
 - All room areas are as per ADG guidelines
 - This is for Living and Dining spaces and bedroom spaces
 - As such all bedrooms will have a minimum internal dimension of 3m excluding wardrobes
 - And Living areas will have a minimum width of:
 - 4 metres for 2-bedroom or larger apartments and minimum size of 4m x 4m
 - With 3.6 metres for 1-bedroom apartments
 - with Dining Areas separate to the Living spaces



- Kitchens are within 8 metres of a window or openable glass door to ensure adequate natural ventilation and daylight.
- **4E : Private open space and balconies**
 - Each apartment has a balcony or courtyard that meets or exceeds the minimum area standards, ensuring appropriate amenity and usability.
 - All private open space areas are directly accessible from their living rooms, with layouts designed to maximise sunlight, ventilation, and functionality.
- **4F : Common circulation and spaces**
 - Each building has an entrance and then lift and corridors connecting each apartment and each apartment level to the basement parking and amenities
 - All common areas have natural light and ventilation including views to the central communal courtyard.
- **4G: Storage**
 - All apartments are provided with compliant storage volumes
 - As least 50% of which are provided within the dwelling, with the rest being in the basement levels.
- **4H : Acoustic privacy**
 - The design of the proposed development will enable all areas to comply with the acoustic requirements

The following notes confirm compliance with the 9 design principles of the Apartment Design Guide and Housing SEPP 2021



4 Statement of Compliance with ADG & Housing SEPP Design Principles

Principle 1: Context

Good design responds and contributes to its context. Context is defined as the key natural and built features of an area. Responding to context involves identifying the desirable elements of a location's current character, or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.

- The proposed development is consistent and appropriate given the many of the other residential buildings along the north side of the river.
 - so as to further complement and develop the essential character of the area.
- Also because of the proximity of the site to both the University of Western Sydney and to the Parramatta CBD
- Otherwise the immediate context is characterised by :
 - The combination of existing low-rise dwellings and apartment developments being it is an area in transition.
 - As well as the bushland setting to the south with land that goes down to Parramatta River
- Part of this transition is also seen in the site is composed of the main R4 zoned area with a recently re-zoned RE1 area to the rear of 85 Thomas St.



Principle 2: Built Form and Scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

- The Built Form and Scale proposed is appropriate for the R4 High Density Residential zoning of the site
 - Further to the above, the built form and scale are provided with detail and articulation to continue the provision of providing well designed quality residential buildings on this north side of the river, so as to further complement and develop the essential character of the area.
- The overall building forms with their alignments and setbacks follow the recommendation of the Apartment Design Guide
 - With this we have provided a front setback to Thomas St of 4m which is consistent with the newly developed RFB at 93 and 95 Thomas Street which has a setback of 3.9m
 - the rear setback of 3m to the boundary of the open space is because this is bushland and so the site has no neighbours to the south.
- The form of the development is also driven by the following principles :
 - To take advantage of the good views to the south to the Parramatta River
 - and to provide these to as many of the apartments as we can
 - To provide also views through the site to the waterfront landscaped reserve and the river below for those walking or driving past the site.
 - The resulting central landscaped courtyard being also a key feature of the scheme and the opportunity to provide an attractive communal space for the residents.
 - As such this area is designed as a pleasant meeting place for the residents with a variety of seating and meeting areas as well as activity areas including a swimming pool.
 - Also, the buildings have been designed to step down with the slope of the land to follow the natural fall of the site.
 - This also assists to provide an appropriate built form and scale for the buildings.
 - To note the site has a fall of approximately 2.3 m along Thomas Street from east to west
 - and falls some 4.7m from the street frontage to the rear of the site.



Principle 3: Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

- The proposal provides a similar density to many of the other buildings along the northern side of the Parramatta River
- such in the Moreton Street precinct
- Being its proximity to the University of Western Sydney and to the Parramatta CBD, it is an ideal location for a quality apartment project of this density being the demand for this type of accommodation in this area.
- Accordingly, the apartments have been designed in terms of their range of sizes, mix and layout and accompanying common areas for these market segments.



Principle 4: Sustainability

Good design combines positive environmental, social and economic outcome. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

- The design works to create a responsible new building both in terms of Environmental Sustainability and Social Sustainability
- Environmental Sustainability in that :
 - The design features :
 - Sun control to the west and east
 - With low E glass and recessed balconies to the north, west and east facades to reduce the impact of hot sun to these apartments ie to minimise summer heat gain and reduce cooling loads
 - Also open air corridors and the orientation of the building generally will assist natural cross ventilation to the apartments and reduce the need for air conditioning to many of the apartments
 - Otherwise the design will include :
 - energy efficient appliances and
 - encourage the use of bicycles for easy transport to the university and to the Parramatta CBD
 - Also the design satisfies the requirements of the ADG for sunlight access :
 - being 71% of the apartments will have more than 2 hours of sun in mid-winter to their Living area and Private Open Space.
 - This is more than the 70% minimum however to note when considering this is that the views to Parramatta River which are the key feature of the site are predominantly to the south.
 - The remaining 29% will all have some direct sunlight in mid-winter, so there are none that have no direct sunlight.
 - The design also satisfies the requirements of the AGD for natural ventilation in that 66% of the apartments proposed will have cross ventilation which is more than the 60% minimum requirement.
- Social Sustainability in that :
 - The design encourages a community type feel to the development.
 - With many common areas internal and external to promote social interaction
 - This would include a bulletin board for the development to enable residents to contact and liaise with others in the building to provide and receive support and assistance when needed in meeting the many practical obligations we all have in our busy modern world.



Principle 5 Landscape:

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long-term management.

- The proposed development provides a range of landscaped areas so as to complement and extend the bush frontage setting of the development.
- These being:
 - The central landscape common area which is the main focus and meeting area of the development
 - and which extends down to a pool that looks over the view to the river below
 - Also the roof top common area has landscaping
 - As well as to the side setbacks of the development.
- Together the design provides well more than the required Landscaped areas and Deep Soil areas
- A key aspect of the design is that the provision of the gap between the buildings provides the public walking past or driving past of the site also to enjoy the views down to the bushland along the northern bank of the Parramatta River.
- These will all work together to provide a very pleasant living environment for the residents that extends and complements to the overall landscape setting of the site being it backs onto the bushland.
- All planting has been selected to be attractive and in keeping with the natural landscape of the area and well as being durable and easy to maintain.



Principle 6: Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident wellbeing. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.

- The site is located near the University of Western Sydney and the Parramatta CBD and is close to public transport and has attractive river views, so it is an ideal site for a residential apartment development.
- Accordingly, the design looks to take best use of all these advantages to provide a well-planned and efficient, affordable development, providing a high level of amenity for its residents.
- All apartments have been designed to have access to natural light as well as to have acoustic and visual privacy.
- Also outlook and views, and the provision of good shared communal internal and external areas to provide an attractive new development with high levels of amenity.
- As part of this all apartments are efficiently planned with compliant room sizes and balconies that can accommodate alfresco living by being an extension to the living areas.

Principle 7: Safety

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.

- The proposed development has been designed to provide a safe and secure living environment
- It will have security controls on all entrances and camera surveillance on all common areas.
- All circulation areas will be well lit at nighttime and are without hidden areas that can provide a safety risk.
- Residents in the lower-level apartments as well as those coming to and from the building, as well as those utilising the central common landscape area, will all provide passive surveillance to all sides of the buildings.
- All of this together will provide an overall safe and secure living environment for the residents.



Principle 8: Housing Diversity and Social Interaction

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.

- The site is located very close to the University of Western Sydney and also to the Parramatta CBD
- This together with having good access to public transport and views to the Parramatta River make this site a very good location for a significant new residential apartment development.
- Being the range of markets that will be interested in this location being:
 - Empty nestors and retirees
 - Young couples and families
 - and students

The proposed development will provide a range of apartment sizes and types

- These being :
 - 35 x 3 bed apartments (28%)
 - 69 x 2 bed apartments (55%)
 - 16 x 1 bed apartments (13%)
 - 6 x studio apartments (5%)
- The design also includes both internal and external common areas in order to provide and encourage social interaction between the residents.
- Providing also a community type feeling for the development so residents also have others nearby to assist them in managing the many obligations of our modern busy lives.
- As part of this also 19 units have been designed to Silver standard Liveable Housing Guidelines, and 13 units have been designed to be post adaptable, to enable the building to meet the needs of an aging market as well as disabled persons who want to enjoy the many benefits of living in this development.



Principle 9: Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

- The proposed development has been designed to create an attractive living environment for its residents and to continue the development of the northern side of the Parramatta River with high quality residential apartment buildings.
- For this development the focus is on designing apartments that can satisfy a wide range of markets as we have set out in this statement
- And to do so creating a unified community feeling being its quality of environment and range of internal and external communal areas
- Key also is the design of apartments that can enjoy the outlook and views over the river so encourage alfresco living.
- The aesthetic is consistent with current expressions for residential buildings.
- Utilising materials, forms, proportions and a colour scheme that features warm natural colours to further emphasise its residential character as well as its attractive landscape setting.
- By emphasising the central landscaped space between the two buildings which enables those travelling or walking along Thomas St as well as the residents to also enjoy the views to the bush below the site towards Parramatta River, this further provides a good purpose and overall good feeling for the development.
- This connection between the street and the bushland and river further re-inforcing and satisfying our essential desire and need to remain connected to the nature around us.

Conclusion

For all of the reasons stated, we confirm that the design of the building has been developed and resolved to be in accordance with the 9 design principles set out in SEPP65 and the Apartment Design Guide.

Prepared by

PTI Architecture

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