

# 12-16 BENT STREET, LINDFIELD

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Grand total: 38



Key Plan:

### Drawing Disclaimer:

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Rev	Amendment	By	Chk*	Date
A03	RESPONSE TO SDRP	TT	GC	19.09.25
A02	RESPONSE TO SDRP	TT	GC	18.07.25
A01	DA SUBMISSION	TT	MS	03.03.25

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D Jones Architect No.4778  
N Marojevic Architect No.11274



Project PA030530.01

**BENT STREET LINDFIELD**  
12-16 BENT STREET, LINDFIELD, NSW  
2070

Status  
DEVELOPMENT APPLICATION

Title  
A1-GENERAL INFORMATION  
COVER

Drawing Number  
**AR-DA-A1-0000**

Revision  
**A03**



Autodesk Docs://Bent Street Lindfield / PA0305300A-PTW-AR-ZZ-M-A-1000.rvt

Key Plan:

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**BENT STREET LINDFIELD**  
 12-16 BENT STREET, LINDFIELD, NSW  
 2070

Status  
 DEVELOPMENT APPLICATION

Title  
 A1-GENERAL INFORMATION  
**PERSPECTIVES**

Drawing Number  
**AR-DA-A1-0001**

Revision  
**A02**

8/10/2025 12:11:13 PM

**SITE INFORMATION**

<b>SITE AREA</b>	4,324 m <sup>2</sup>
<b>FSR</b>	3.19
<b>PROPOSED HEIGHT OF BUILDING</b>	31.80 m
<b>ALLOWABLE GFA</b>	14,053 m <sup>2</sup>

AREA SCHEDULE		
Allowable GFA	Site Area	Proposed GFA
14053 m <sup>2</sup>	4324 m <sup>2</sup>	13801 m <sup>2</sup>

DEEP SOIL SCHEDULE		
Area	SiteArea	Percentage
1331 m <sup>2</sup>	4324 m <sup>2</sup>	30.8%

COMMUNAL OPEN SPACE SCHEDULE		
Name	Area	Percentage
COS	1174 m <sup>2</sup>	27%

SOLAR ACCESS SUMMARY		
SOLAR ACCESS	UNIT COUNT	PERCENTAGE
>2HRS	78	70.3%
<2HRS	18	16.2%
0HRS	15	13.5%
<b>TOTAL</b>	<b>111</b>	

CROSS VENTILATION SUMMARY (FIRST 9 STOREYS ONLY)		
CROSS VENTILATION	UNIT COUNT	PERCENTAGE
YES	69	63.3%
NO	40	36.7%
<b>TOTAL</b>	<b>109</b>	

PLATINUM UNITS		
PLATINUM	UNIT COUNT	Percentage
P	17	15.3%
<b>TOTAL</b>	<b>17</b>	<b>15.3%</b>

SILVER UNITS		
SILVER	UNIT COUNT	Percentage
	94	84.7%
<b>TOTAL</b>	<b>94</b>	<b>84.7%</b>

UNIT MIX					
LEVEL	1B	2B	3B	4B	COUNT
L10	0	0	0	2	2
L9	0	2	4	1	7
L8	1	3	6	1	11
L7	1	4	6	1	12
L6	1	4	5	1	11
L5	3	3	6	2	14
L4	3	5	6	1	15
L3	3	7	6	0	16
L2	2	6	7	0	15
L1	0	3	3	2	8
L0	0	0	0	0	0
	14	37	49	11	111

AFFORDABLE UNITS				
LEVEL	1B	2B	3B	COUNT
L8	1	0	0	1
L7	1	0	0	1
L6	1	0	0	1
L5	1	0	1	2
L4	2	3	0	5
L3	3	3	1	7
L2	2	4	1	7
L1	0	1	1	2
	11	11	4	26

SOLAR ACCESS SUMMARY - AFFORDABLE		
SOLAR ACCESS	UNIT COUNT	PERCENTAGE
>2HRS	20	76.92%

CROSS VENTILATION SUMMARY - AFFORDABLE		
CROSS VENTILATION	UNIT COUNT	PERCENTAGE
YES	16	61.5%
NO	10	38.5%
<b>TOTAL</b>	<b>26</b>	

ALLOCATED PARKING SPACES - AFFORDABLE	
Affordable Unit Count	No. of Parking Space
26	14

PARKING SCHEDULE						
LEVEL	RESIDENTIAL	ACCESSIBLE	CARWASH	VISITOR	VISITOR ACCESSIBLE	COUNT
L0	0	0	1	14	4	19
B01	33	5	0	0	0	38
B02	38	6	0	0	0	44
B03	38	6	0	0	0	44
<b>TOTAL</b>	<b>109</b>	<b>17</b>	<b>1</b>	<b>14</b>	<b>4</b>	<b>145</b>

**Thermal Comfort Inclusions – 12-16 Bent Street, Lindfield**

**Glazing Doors / Windows**

Glazed windows and doors:  
 Group A – awning  
 U-value: 4.80 (equal to or lower than) SHGC: 0.51 (±5%)  
 Group B – sliding doors + fixed glazing  
 U-value: 4.80 (equal to or lower than) SHGC: 0.59 (±5%)  
 Upgrade 1 as per thermal comfort table:  
 Group A – awning  
 U-value: 4.10 (equal to or lower than) SHGC: 0.47 (±10%)  
 Group B – sliding doors + fixed glazing  
 U-value: 4.10 (equal to or lower than) SHGC: 0.52 (±10%)  
 Upgrade 2 as per thermal comfort table:  
 Group A – awning  
 U-value: 2.6 (equal to or lower than) SHGC: 0.50 (±10%)  
 Group B – sliding doors + fixed glazing  
 U-value: 2.6 (equal to or lower than) SHGC: 0.53 (±10%)

Given values are AFRC total window system values (glass and frame)  
 Note: BASIX Thermal Comfort Protocol Table 1 SHGC value of the unit should be within the range specified on the Assessor Certificate.

**Window Frame Colour**

Monument SA < 0.73

**Window Restrictors**

Window restrictors are modelled in bedrooms to all windows with a sill height under 1.7m and a fall height over 2m from the floor level of the room.

**Roof and Ceiling**

Concrete roof, no insulation above  
 Plasterboard ceiling with R1.5 insulation (insulation only value) where balconies are above  
 Plasterboard ceiling with R4.0 insulation (insulation only value) to soffit of concrete where roof or terrace is over  
 Plasterboard ceiling, no insulation where neighbouring units are above  
 Upgrades applied as per thermal comfort upgrades table:  
 Plasterboard ceiling with R4.0 insulation (insulation only value) where balconies are above

**External Colour**

Medium (0.475 < SA < 0.7)

**Ceiling Penetrations**

Sealed LED downlights at a maximum of one every 5.0m<sup>2</sup>, 100mm diameter with 50mm clearance  
 Sealed Exhaust fans to Kitchen, laundry and bathroom, 250mm diameter with 50mm clearance

**External Wall**

BR Brick veneer (metal) stud wall with R2.5 insulation (insulation only value)  
 AL/CF Lightweight cladding FC (CF) or metal (AL) on 75mm Hebel Power Panel (metal) stud wall with a minimum R2.5 insulation (insulation only value)

**External Colour**

Medium (0.475 < SA < 0.7)

**Inter-tenancy Walls**

75mm Hebel Power Panel to walls adjacent to neighbours, no insulation required  
 75mm Hebel Power Panel to walls adjacent to common corridor with R1.0 insulation (insulation value only)  
 Minimum 150mm Concrete walls with plasterboard lining and R1.0 insulation (insulation value only) adjacent to carpark  
 Minimum 150mm concrete with furring channel and plasterboard lining to all walls adjacent to lift shafts and fire stairs.  
 No insulation required

**Walls within Dwellings**

Plasterboard on studs – no insulation

**Floors**

Minimum 200mm Concrete with a minimum R1.5 insulation (insulation only value) required where carpark is below  
 Minimum 200mm Concrete with a minimum R1.0 insulation (insulation only value) required where part open subfloor is below  
 Concrete between levels, no insulation required

**Floor Coverings**

Tiles to bathrooms and laundry, timber elsewhere.

**External Shading**

Eaves and screens as per stamped documentation  
 Canopies and fixed awning modelled as solid horizontal shading

**BASIX – Water requirements**

**Central rainwater storage**  
 Tank size: 1,000L  
 Collecting from 450m<sup>2</sup> roof area  
 Connected to outdoor taps for irrigation of 1,160m<sup>2</sup> Ground level common area landscaping and 1 car wash bay

**Fire sprinkler test water**

Two sprinkler systems nominated in BASIX: one for basement levels, one for apartment levels.  
 Fire sprinkler test water must be contained in a closed loop system (tank required)

**BASIX – Energy requirements**

**Hot water system**

Central electric heat pump – air sourced with unit efficiency of 2.5 < COP ≤ 3.0 and R1.0 (~38mm) insulation to ring main and supply risers

**Alternative Energy**

No BASIX requirements

**Sauna**

Electric resistance heating source, manual on / timer off

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0   1   2   5   10   15m @ A1	<b>Title</b> A1-GENERAL INFORMATION DEVELOPMENT DATA
<b>Project</b> PA030530.01	<b>Drawing Number</b> AR-DA-A1-0100
<b>BENT STREET LINDFIELD</b> 12-16 BENT STREET, LINDFIELD, NSW 2070	<b>Revision</b> A03
<b>Status</b> DEVELOPMENT APPLICATION	

UNIT SCHEDULE					
UNIT NUMBER	UNIT TYPE	AREA	BALC AREA	INT STORAGE	BASEMENT STORAGE
L0		L0		L0	
102	4B L	108 m <sup>2</sup>	54 m <sup>2</sup>	3.20 m <sup>3</sup>	-
103	4B L	117 m <sup>2</sup>	50 m <sup>2</sup>	11.83 m <sup>3</sup>	-
L1		L1		L1	
101	2B	96 m <sup>2</sup>	31 m <sup>2</sup>	4.13 m <sup>3</sup>	3.87 m <sup>3</sup>
102	4B U	93 m <sup>2</sup>	12 m <sup>2</sup>	4.48 m <sup>3</sup>	-
103	4B U	92 m <sup>2</sup>	26 m <sup>2</sup>	2.15 m <sup>3</sup>	-
104	2B	88 m <sup>2</sup>	11 m <sup>2</sup>	4.49 m <sup>3</sup>	3.51 m <sup>3</sup>
105	2B	88 m <sup>2</sup>	11 m <sup>2</sup>	4.18 m <sup>3</sup>	3.82 m <sup>3</sup>
106	3B	102 m <sup>2</sup>	31 m <sup>2</sup>	5.02 m <sup>3</sup>	4.98 m <sup>3</sup>
107	3B	123 m <sup>2</sup>	40 m <sup>2</sup>	9.86 m <sup>3</sup>	0.14 m <sup>3</sup>
108	3B	121 m <sup>2</sup>	63 m <sup>2</sup>	5.87 m <sup>3</sup>	4.13 m <sup>3</sup>
L2		L2		L2	
201	3B	108 m <sup>2</sup>	14 m <sup>2</sup>	5.11 m <sup>3</sup>	4.89 m <sup>3</sup>
202	2B	89 m <sup>2</sup>	11 m <sup>2</sup>	8.35 m <sup>3</sup>	-
203	2B	97 m <sup>2</sup>	27 m <sup>2</sup>	11.57 m <sup>3</sup>	-
204	2B	80 m <sup>2</sup>	18 m <sup>2</sup>	4.49 m <sup>3</sup>	3.51 m <sup>3</sup>
205	2B	88 m <sup>2</sup>	11 m <sup>2</sup>	4.18 m <sup>3</sup>	3.82 m <sup>3</sup>
206	3B	105 m <sup>2</sup>	31 m <sup>2</sup>	5.02 m <sup>3</sup>	4.98 m <sup>3</sup>
207	2B	99 m <sup>2</sup>	17 m <sup>2</sup>	10.18 m <sup>3</sup>	-
208	3B	120 m <sup>2</sup>	27 m <sup>2</sup>	10.20 m <sup>3</sup>	-
209	3B	103 m <sup>2</sup>	12 m <sup>2</sup>	5.41 m <sup>3</sup>	4.59 m <sup>3</sup>
210	3B	138 m <sup>2</sup>	19 m <sup>2</sup>	5.72 m <sup>3</sup>	4.28 m <sup>3</sup>
211	1B	63 m <sup>2</sup>	13 m <sup>2</sup>	3.24 m <sup>3</sup>	2.76 m <sup>3</sup>
212	1B	63 m <sup>2</sup>	13 m <sup>2</sup>	3.24 m <sup>3</sup>	2.76 m <sup>3</sup>
213	3B	127 m <sup>2</sup>	38 m <sup>2</sup>	5.45 m <sup>3</sup>	4.55 m <sup>3</sup>
214	2B	79 m <sup>2</sup>	15 m <sup>2</sup>	7.34 m <sup>3</sup>	0.66 m <sup>3</sup>
215	3B	108 m <sup>2</sup>	12 m <sup>2</sup>	7.00 m <sup>3</sup>	3 m <sup>3</sup>
L3		L3		L3	
301	3B	108 m <sup>2</sup>	14 m <sup>2</sup>	5.11 m <sup>3</sup>	4.89 m <sup>3</sup>
302	2B	89 m <sup>2</sup>	12 m <sup>2</sup>	8.35 m <sup>3</sup>	-
303	2B	97 m <sup>2</sup>	10 m <sup>2</sup>	11.57 m <sup>3</sup>	-
304	2B	88 m <sup>2</sup>	11 m <sup>2</sup>	4.49 m <sup>3</sup>	3.51 m <sup>3</sup>
305	2B	88 m <sup>2</sup>	11 m <sup>2</sup>	4.18 m <sup>3</sup>	3.82 m <sup>3</sup>
306	3B	105 m <sup>2</sup>	31 m <sup>2</sup>	5.02 m <sup>3</sup>	4.98 m <sup>3</sup>
307	2B	99 m <sup>2</sup>	11 m <sup>2</sup>	10.18 m <sup>3</sup>	-
308	3B	120 m <sup>2</sup>	21 m <sup>2</sup>	10.20 m <sup>3</sup>	-
309	3B	103 m <sup>2</sup>	12 m <sup>2</sup>	5.41 m <sup>3</sup>	4.59 m <sup>3</sup>
310	3B	138 m <sup>2</sup>	19 m <sup>2</sup>	5.72 m <sup>3</sup>	4.28 m <sup>3</sup>
311	1B	63 m <sup>2</sup>	9 m <sup>2</sup>	3.24 m <sup>3</sup>	2.76 m <sup>3</sup>
312	1B	63 m <sup>2</sup>	9 m <sup>2</sup>	3.24 m <sup>3</sup>	2.76 m <sup>3</sup>
313	1B	63 m <sup>2</sup>	9 m <sup>2</sup>	3.24 m <sup>3</sup>	2.76 m <sup>3</sup>
314	2B	76 m <sup>2</sup>	12 m <sup>2</sup>	4.40 m <sup>3</sup>	3.6 m <sup>3</sup>
315	2B	79 m <sup>2</sup>	15 m <sup>2</sup>	7.34 m <sup>3</sup>	0.66 m <sup>3</sup>
316	3B	108 m <sup>2</sup>	12 m <sup>2</sup>	7.00 m <sup>3</sup>	3 m <sup>3</sup>

UNIT SCHEDULE					
UNIT NUMBER	UNIT TYPE	AREA	BALC AREA	INT STORAGE	BASEMENT STORAGE
L4		L4		L4	
401	2B	80 m <sup>2</sup>	10 m <sup>2</sup>	4.11 m <sup>3</sup>	3.89 m <sup>3</sup>
402	3B	110 m <sup>2</sup>	13 m <sup>2</sup>	5.47 m <sup>3</sup>	4.53 m <sup>3</sup>
403	4B	156 m <sup>2</sup>	12 m <sup>2</sup>	6.68 m <sup>3</sup>	3.32 m <sup>3</sup>
404	2B	88 m <sup>2</sup>	10 m <sup>2</sup>	4.18 m <sup>3</sup>	3.82 m <sup>3</sup>
405	3B	105 m <sup>2</sup>	30 m <sup>2</sup>	5.02 m <sup>3</sup>	4.98 m <sup>3</sup>
406	2B	99 m <sup>2</sup>	10 m <sup>2</sup>	10.18 m <sup>3</sup>	-
407	3B	120 m <sup>2</sup>	21 m <sup>2</sup>	10.20 m <sup>3</sup>	-
408	3B	103 m <sup>2</sup>	12 m <sup>2</sup>	5.41 m <sup>3</sup>	4.59 m <sup>3</sup>
409	3B	138 m <sup>2</sup>	19 m <sup>2</sup>	5.72 m <sup>3</sup>	4.28 m <sup>3</sup>
410	1B	63 m <sup>2</sup>	9 m <sup>2</sup>	3.24 m <sup>3</sup>	2.76 m <sup>3</sup>
411	1B	63 m <sup>2</sup>	9 m <sup>2</sup>	3.24 m <sup>3</sup>	2.76 m <sup>3</sup>
412	1B	63 m <sup>2</sup>	9 m <sup>2</sup>	3.24 m <sup>3</sup>	2.76 m <sup>3</sup>
413	2B	76 m <sup>2</sup>	12 m <sup>2</sup>	4.40 m <sup>3</sup>	3.6 m <sup>3</sup>
414	2B	79 m <sup>2</sup>	15 m <sup>2</sup>	7.34 m <sup>3</sup>	0.66 m <sup>3</sup>
415	3B	108 m <sup>2</sup>	12 m <sup>2</sup>	7.00 m <sup>3</sup>	3 m <sup>3</sup>
L5		L5		L5	
501	2B	80 m <sup>2</sup>	10 m <sup>2</sup>	4.11 m <sup>3</sup>	3.89 m <sup>3</sup>
502	3B	110 m <sup>2</sup>	13 m <sup>2</sup>	5.47 m <sup>3</sup>	4.53 m <sup>3</sup>
503	4B	156 m <sup>2</sup>	12 m <sup>2</sup>	6.68 m <sup>3</sup>	3.32 m <sup>3</sup>
504	2B	88 m <sup>2</sup>	10 m <sup>2</sup>	4.18 m <sup>3</sup>	3.82 m <sup>3</sup>
505	3B	105 m <sup>2</sup>	30 m <sup>2</sup>	5.02 m <sup>3</sup>	4.98 m <sup>3</sup>
506	2B	99 m <sup>2</sup>	10 m <sup>2</sup>	10.18 m <sup>3</sup>	-
507	3B	120 m <sup>2</sup>	21 m <sup>2</sup>	10.20 m <sup>3</sup>	-
508	3B	103 m <sup>2</sup>	12 m <sup>2</sup>	5.41 m <sup>3</sup>	4.59 m <sup>3</sup>
509	3B	138 m <sup>2</sup>	19 m <sup>2</sup>	5.72 m <sup>3</sup>	4.28 m <sup>3</sup>
510	1B	63 m <sup>2</sup>	9 m <sup>2</sup>	3.24 m <sup>3</sup>	2.76 m <sup>3</sup>
511	1B	63 m <sup>2</sup>	9 m <sup>2</sup>	3.24 m <sup>3</sup>	2.76 m <sup>3</sup>
512	1B	63 m <sup>2</sup>	9 m <sup>2</sup>	3.24 m <sup>3</sup>	2.76 m <sup>3</sup>
513	3B	107 m <sup>2</sup>	12 m <sup>2</sup>	5.08 m <sup>3</sup>	4.92 m <sup>3</sup>
514	4B	130 m <sup>2</sup>	12 m <sup>2</sup>	15.28 m <sup>3</sup>	-
L6		L6		L6	
601	4B	302 m <sup>2</sup>	86 m <sup>2</sup>	28.53 m <sup>3</sup>	-
602	2B	88 m <sup>2</sup>	10 m <sup>2</sup>	4.18 m <sup>3</sup>	3.82 m <sup>3</sup>
603	3B	105 m <sup>2</sup>	30 m <sup>2</sup>	5.02 m <sup>3</sup>	4.98 m <sup>3</sup>
604	2B	99 m <sup>2</sup>	10 m <sup>2</sup>	10.18 m <sup>3</sup>	-
605	3B	120 m <sup>2</sup>	21 m <sup>2</sup>	10.20 m <sup>3</sup>	-
606	3B	103 m <sup>2</sup>	12 m <sup>2</sup>	5.41 m <sup>3</sup>	4.59 m <sup>3</sup>
607	3B	138 m <sup>2</sup>	19 m <sup>2</sup>	5.72 m <sup>3</sup>	4.28 m <sup>3</sup>
608	3B	125 m <sup>2</sup>	23 m <sup>2</sup>	12.19 m <sup>3</sup>	-
609	1B	63 m <sup>2</sup>	9 m <sup>2</sup>	3.24 m <sup>3</sup>	2.76 m <sup>3</sup>
610	2B	86 m <sup>2</sup>	16 m <sup>2</sup>	4.23 m <sup>3</sup>	3.77 m <sup>3</sup>
611	2B	85 m <sup>2</sup>	13 m <sup>2</sup>	6.38 m <sup>3</sup>	1.62 m <sup>3</sup>

UNIT SCHEDULE					
UNIT NUMBER	UNIT TYPE	AREA	BALC AREA	INT STORAGE	BASEMENT STORAGE
L7		L7		L7	
701	4B	155 m <sup>2</sup>	19 m <sup>2</sup>	7.51 m <sup>3</sup>	2.49 m <sup>3</sup>
702	3B	128 m <sup>2</sup>	24 m <sup>2</sup>	12.31 m <sup>3</sup>	-
703	2B	88 m <sup>2</sup>	10 m <sup>2</sup>	4.18 m <sup>3</sup>	3.82 m <sup>3</sup>
704	3B	105 m <sup>2</sup>	30 m <sup>2</sup>	5.02 m <sup>3</sup>	4.98 m <sup>3</sup>
705	2B	99 m <sup>2</sup>	10 m <sup>2</sup>	10.18 m <sup>3</sup>	-
706	3B	120 m <sup>2</sup>	21 m <sup>2</sup>	10.20 m <sup>3</sup>	-
707	3B	103 m <sup>2</sup>	12 m <sup>2</sup>	5.41 m <sup>3</sup>	4.59 m <sup>3</sup>
708	3B	138 m <sup>2</sup>	19 m <sup>2</sup>	5.72 m <sup>3</sup>	4.28 m <sup>3</sup>
709	3B	125 m <sup>2</sup>	23 m <sup>2</sup>	12.19 m <sup>3</sup>	-
710	1B	63 m <sup>2</sup>	9 m <sup>2</sup>	3.24 m <sup>3</sup>	2.76 m <sup>3</sup>
711	2B	86 m <sup>2</sup>	16 m <sup>2</sup>	4.23 m <sup>3</sup>	3.77 m <sup>3</sup>
712	2B	85 m <sup>2</sup>	12 m <sup>2</sup>	6.38 m <sup>3</sup>	1.62 m <sup>3</sup>
L8		L8		L8	
801	3B	114 m <sup>2</sup>	26 m <sup>2</sup>	7.15 m <sup>3</sup>	2.85 m <sup>3</sup>
802	3B	139 m <sup>2</sup>	17 m <sup>2</sup>	7.92 m <sup>3</sup>	2.08 m <sup>3</sup>
803	4B	143 m <sup>2</sup>	41 m <sup>2</sup>	10.06 m <sup>3</sup>	-
804	2B	99 m <sup>2</sup>	10 m <sup>2</sup>	10.18 m <sup>3</sup>	-
805	3B	120 m <sup>2</sup>	12 m <sup>2</sup>	10.20 m <sup>3</sup>	-
806	3B	103 m <sup>2</sup>	12 m <sup>2</sup>	5.41 m <sup>3</sup>	4.59 m <sup>3</sup>
807	3B	138 m <sup>2</sup>	28 m <sup>2</sup>	5.72 m <sup>3</sup>	4.28 m <sup>3</sup>
808	3B	125 m <sup>2</sup>	23 m <sup>2</sup>	12.19 m <sup>3</sup>	-
809	1B	63 m <sup>2</sup>	9 m <sup>2</sup>	3.24 m <sup>3</sup>	2.76 m <sup>3</sup>
810	2B	86 m <sup>2</sup>	16 m <sup>2</sup>	4.23 m <sup>3</sup>	3.77 m <sup>3</sup>
811	2B	85 m <sup>2</sup>	12 m <sup>2</sup>	6.38 m <sup>3</sup>	1.62 m <sup>3</sup>
L9		L9		L9	
901	3B	121 m <sup>2</sup>	33 m <sup>2</sup>	7.66 m <sup>3</sup>	2.34 m <sup>3</sup>
902	2B	99 m <sup>2</sup>	10 m <sup>2</sup>	10.18 m <sup>3</sup>	-
903	2B	90 m <sup>2</sup>	19 m <sup>2</sup>	5.25 m <sup>3</sup>	2.75 m <sup>3</sup>
904	3B	125 m <sup>2</sup>	23 m <sup>2</sup>	12.19 m <sup>3</sup>	-
905	4B	165 m <sup>2</sup>	35 m <sup>2</sup>	11.02 m <sup>3</sup>	-
906	3B	103 m <sup>2</sup>	12 m <sup>2</sup>	5.41 m <sup>3</sup>	4.59 m <sup>3</sup>
907	3B	131 m <sup>2</sup>	27 m <sup>2</sup>	6.42 m <sup>3</sup>	3.58 m <sup>3</sup>
L10		L10		L10	
1001	4B	263 m <sup>2</sup>	110 m <sup>2</sup>	20.86 m <sup>3</sup>	-
1002	4B	282 m <sup>2</sup>	121 m <sup>2</sup>	30.70 m <sup>3</sup>	-

A1

**Key Plan:**

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Rev	Amendment	By	Chk*	Date
A02	RESPONSE TO SDRP	TT	GC	19.09.25
A01	RESPONSE TO SDRP	TT	GC	18.07.25

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ABN 23 000 454 624  
trading as PTW Architects

NSW Nominated Architects  
5 Parsons Architect No.6098  
D Jones Architect No.4778  
N Marojevic Architect No.11274

0 | 1 | 2 | 5 | 10 | 15m  
@ A1

**PTW**

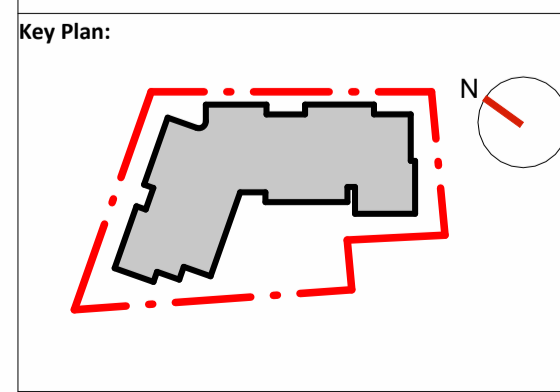
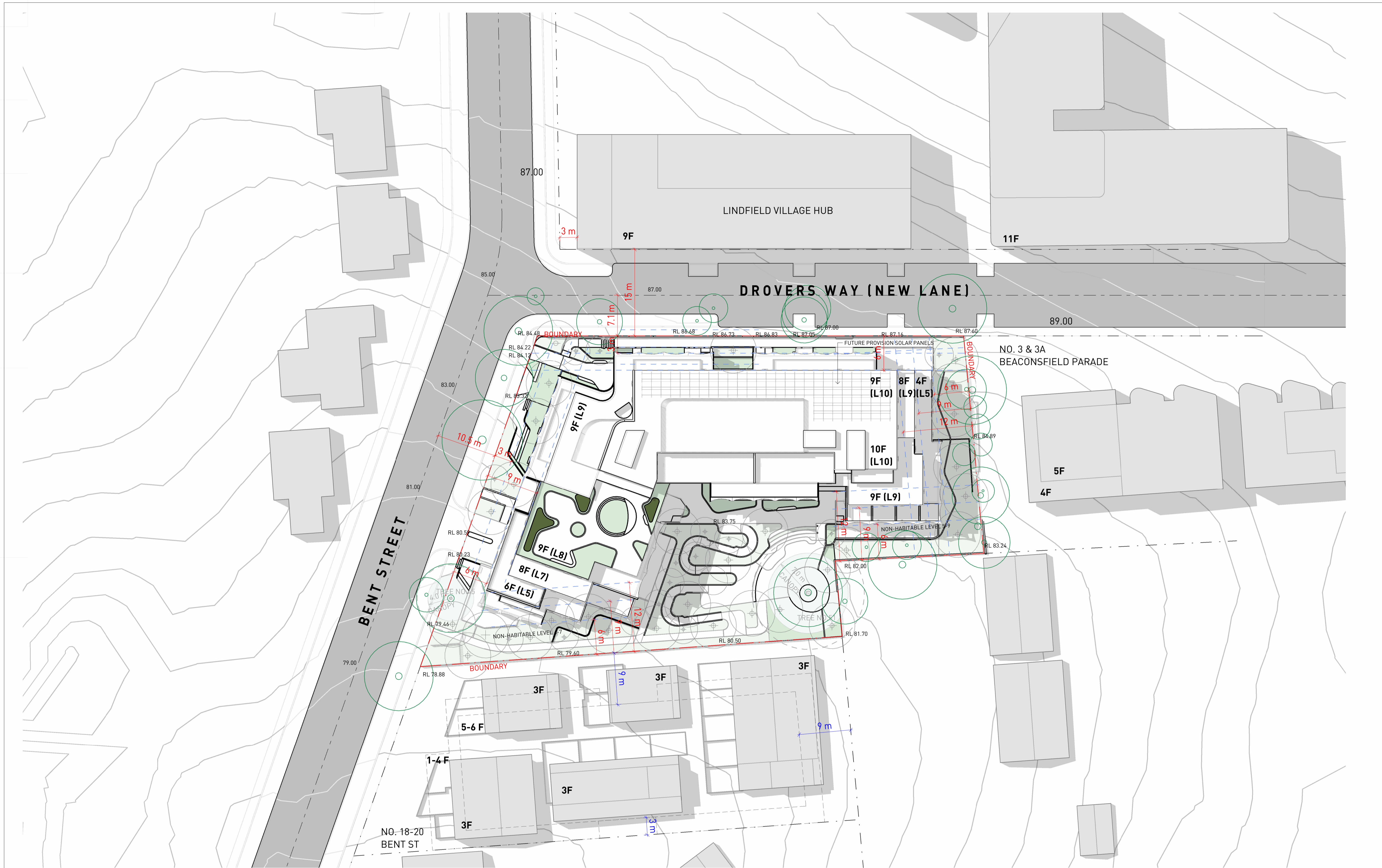
**Project** PA030530.01  
**BENT STREET LINDFIELD**  
12-16 BENT STREET, LINDFIELD, NSW  
2070

**Status**  
DEVELOPMENT APPLICATION

**Title**  
A1-GENERAL INFORMATION  
DEVELOPMENT DATA

**Drawing Number**  
AR-DA-A1-0101

**Revision**  
A02



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Rev	Amendment	By	Chk*	Date
A03	RESPONSE TO SDRP	TT	GC	19.09.25
A02	RESPONSE TO SDRP	TT	GC	18.07.25
A01	DA SUBMISSION	TT	MS	03.03.25

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NSW Nominated Architects  
 S Parsons Architect No.6098  
 D Jones Architect No.4778  
 N Marojevic Architect No.11274

**PTW**

0 1 2 5 10 15m  
 As indicated @ A1

Project PA030530.01  
**BENT STREET LINDFIELD**  
 12-16 BENT STREET, LINDFIELD, NSW  
 2070

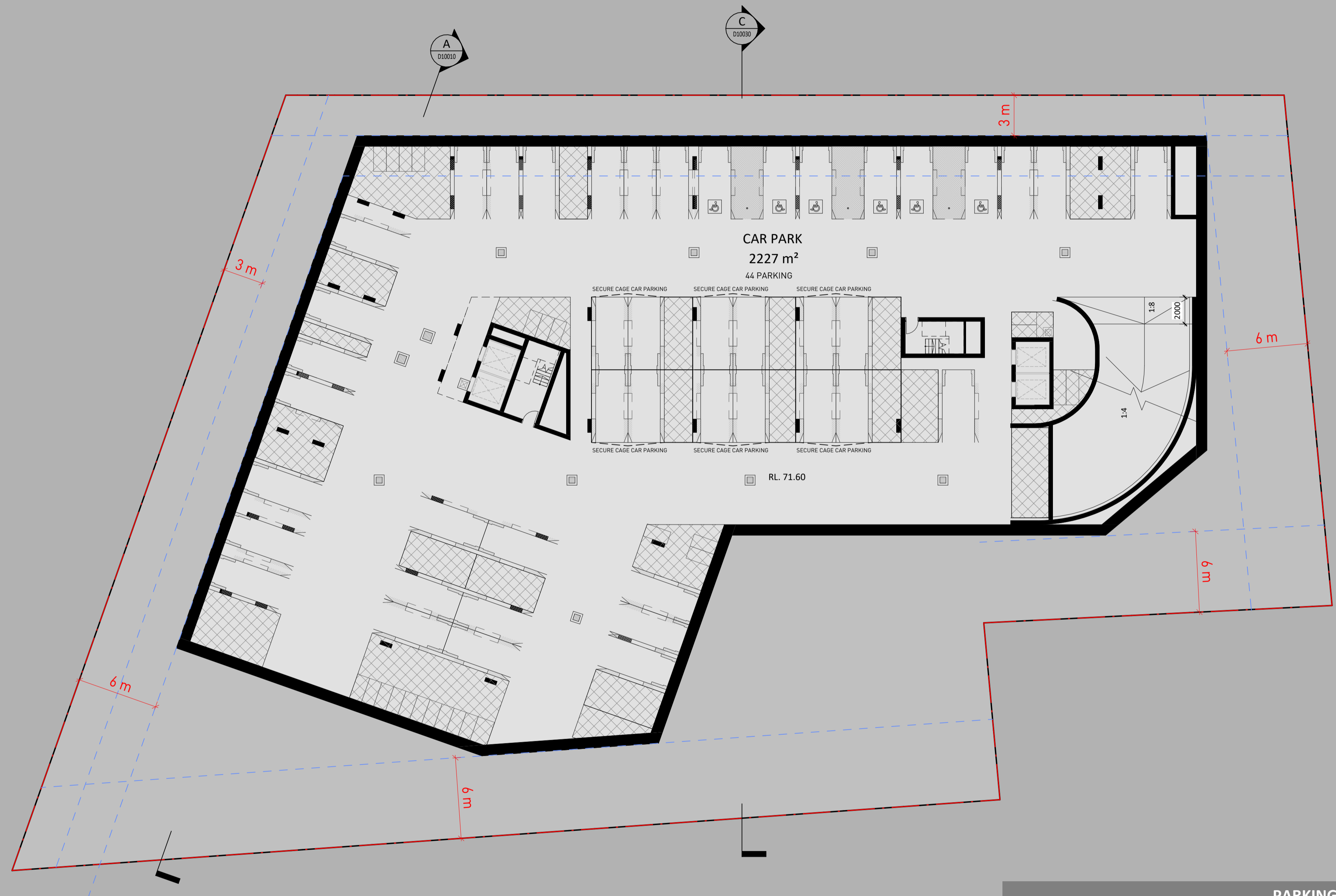
Status  
 DEVELOPMENT APPLICATION

**Title**  
 A1-GENERAL INFORMATION  
**SITE PLAN**

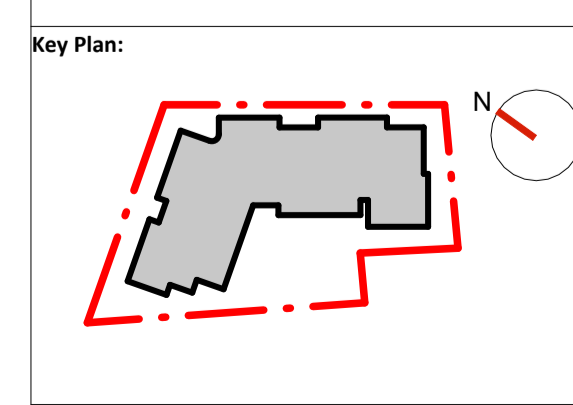
**Drawing Number**  
 AR-DA-A10010

**Revision**  
 A03

STORAGE CAGES HAVE BEEN PROVIDED IN BASEMENT LEVELS



PARKING SCHEDULE						
LEVEL	RESIDENTIAL	ACCESSIBLE	CARWASH	VISITOR	VISITOR ACCESSIBLE	COUNT
L0	0	0	1	14	4	19
B01	33	5	0	0	0	38
B02	38	6	0	0	0	44
B03	38	6	0	0	0	44
<b>TOTAL</b>	<b>109</b>	<b>17</b>	<b>1</b>	<b>14</b>	<b>4</b>	<b>145</b>



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Rev	Amendment	By	Chk*	Date
A03	RESPONSE TO SDRP	TT	GC	19.09.25
A02	RESPONSE TO SDRP	TT	GC	18.07.25
A01	DA SUBMISSION	TT	MS	03.03.25

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5 Parsons Architect No.6098  
D Jones Architect No.4778  
N Marojevic Architect No.11274



Scale: 1:200 @ A1

Project: PA030530.01

**BENT STREET LINDFIELD**  
12-16 BENT STREET, LINDFIELD, NSW  
2070

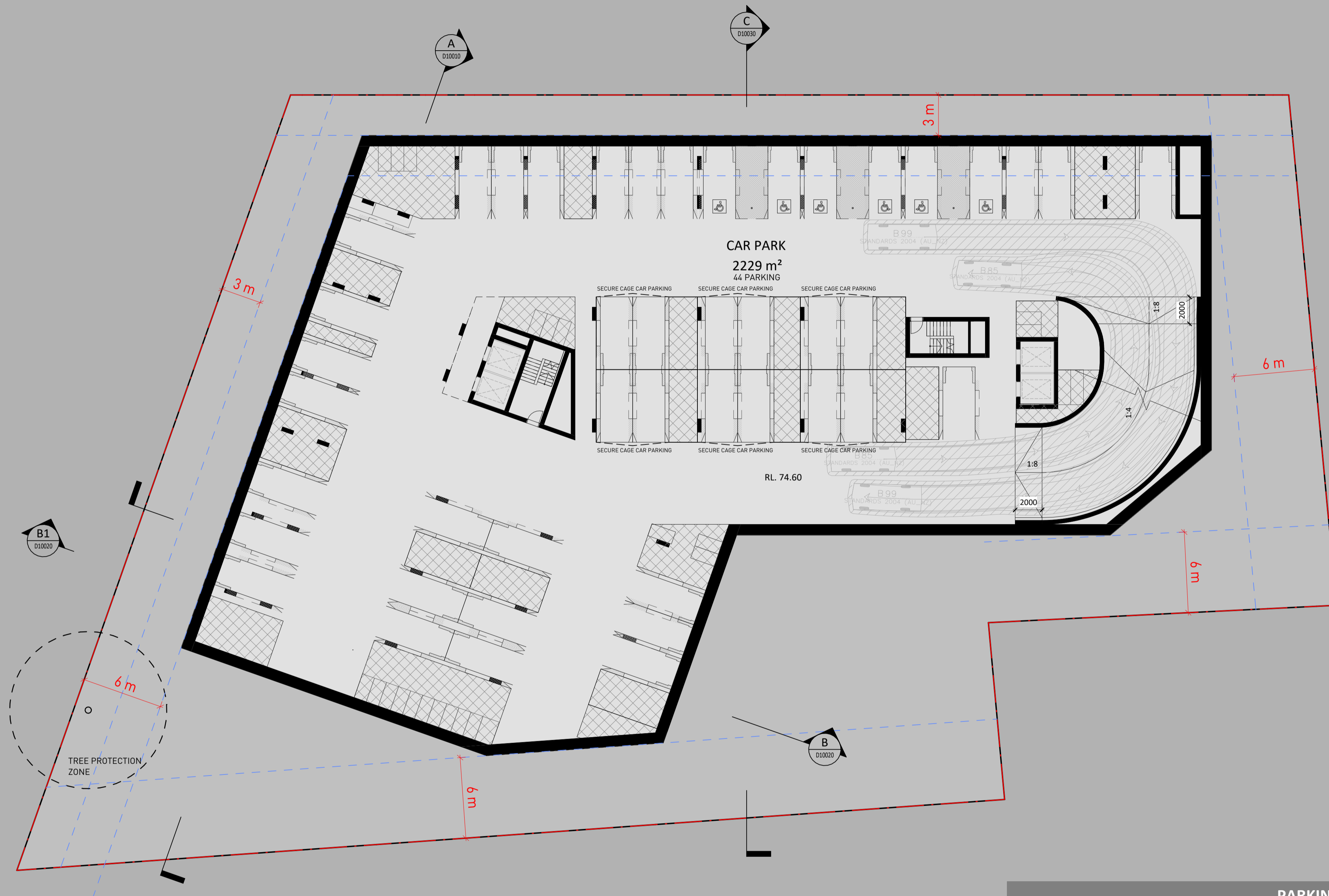
Status: DEVELOPMENT APPLICATION

Title: B1-GENERAL ARRANGEMENT PLANS  
**BASEMENT LEVEL 03 FLOOR PLAN**

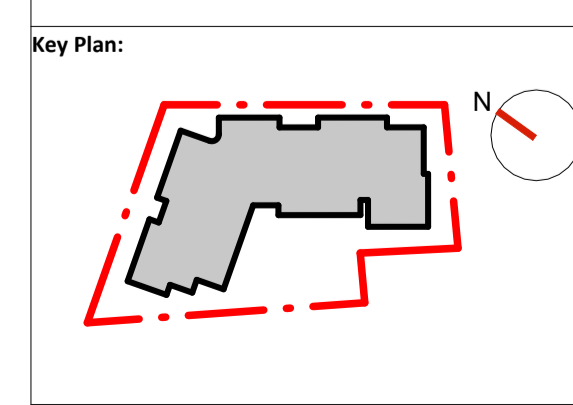
Drawing Number: **AR-DA-B10000**

Revision: **A03**

STORAGE CAGES HAVE BEEN PROVIDED IN BASEMENT LEVELS



PARKING SCHEDULE						
LEVEL	RESIDENTIAL	ACCESSIBLE	CARWASH	VISITOR	VISITOR ACCESSIBLE	COUNT
L0	0	0	1	14	4	19
B01	33	5	0	0	0	38
B02	38	6	0	0	0	44
B03	38	6	0	0	0	44
<b>TOTAL</b>	<b>109</b>	<b>17</b>	<b>1</b>	<b>14</b>	<b>4</b>	<b>145</b>



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Rev	Amendment	By	Chk*	Date
A03	RESPONSE TO SDRP	TT	GC	19.09.25
A02	RESPONSE TO SDRP	TT	GC	18.07.25
A01	DA SUBMISSION	TT	MS	03.03.25

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D Jones Architect No.4778  
N Marojevic Architect No.11274

**PTW**

1 : 200 @ A1

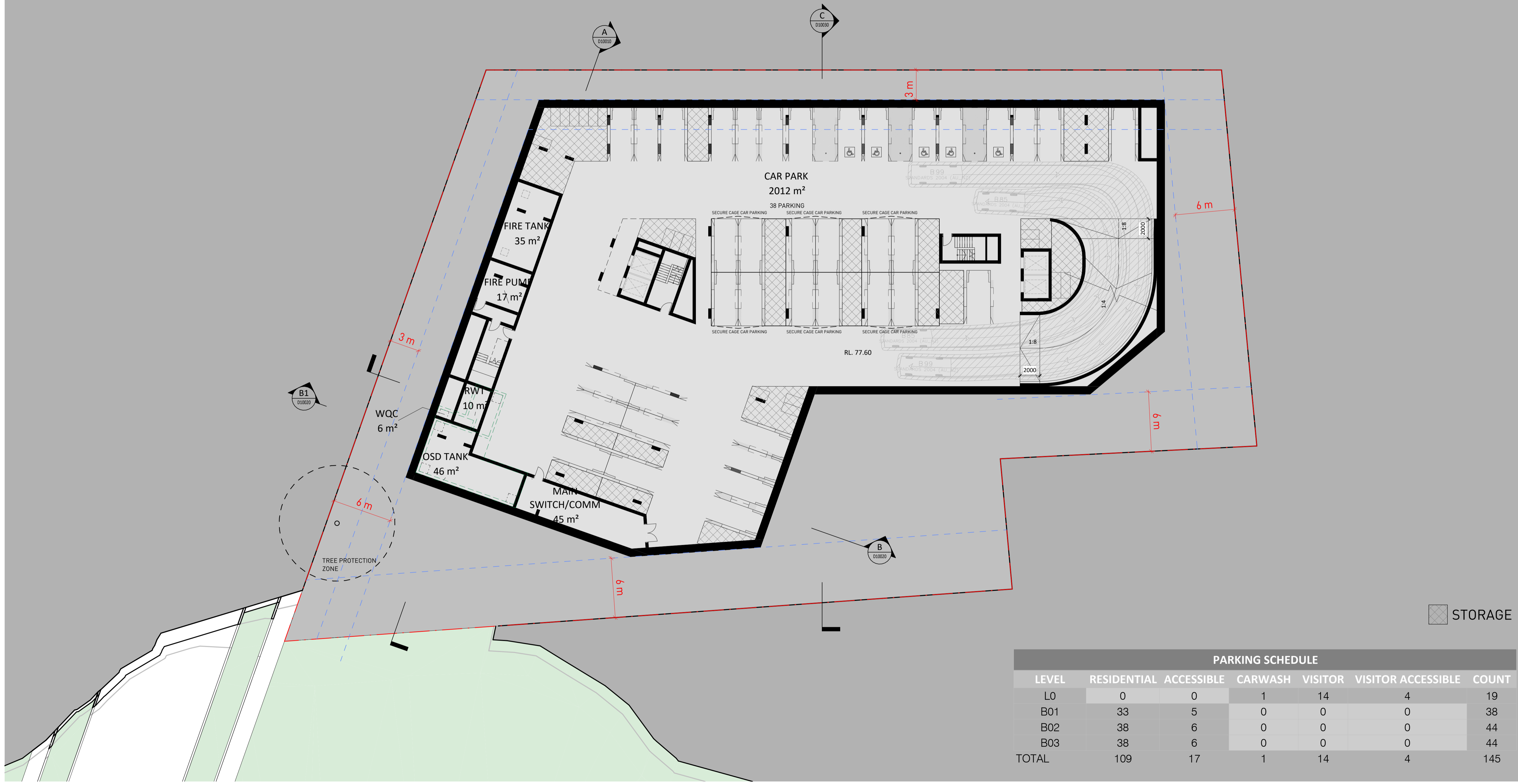
Project PA030530.01  
**BENT STREET LINDFIELD**  
12-16 BENT STREET, LINDFIELD, NSW  
2070

Status  
DEVELOPMENT APPLICATION

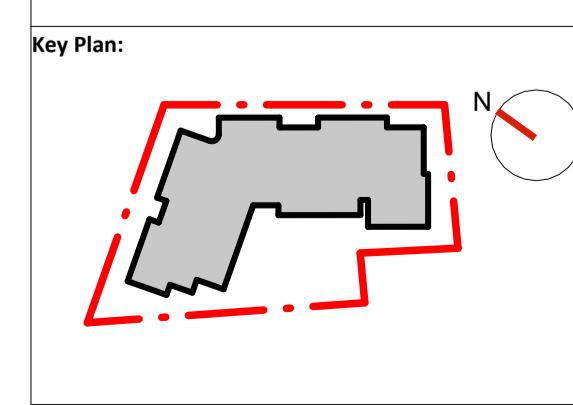
Title  
B1-GENERAL ARRANGEMENT PLANS  
**BASEMENT LEVEL 02 FLOOR**  
PLAN  
Drawing Number  
**AR-DA-B10010**

Revision  
**A03**

STORAGE CAGES HAVE BEEN PROVIDED IN BASEMENT LEVELS



PARKING SCHEDULE						
LEVEL	RESIDENTIAL	ACCESSIBLE	CARWASH	VISITOR	VISITOR ACCESSIBLE	COUNT
L0	0	0	1	14	4	19
B01	33	5	0	0	0	38
B02	38	6	0	0	0	44
B03	38	6	0	0	0	44
<b>TOTAL</b>	<b>109</b>	<b>17</b>	<b>1</b>	<b>14</b>	<b>4</b>	<b>145</b>



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Rev	Amendment	By	Chk*	Date
A03	RESPONSE TO SDRP	TT	GC	19.09.25
A02	RESPONSE TO SDRP	TT	GC	18.07.25
A01	DA SUBMISSION	TT	MS	03.03.25

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 5 Parsons Architect No.6098  
 D Jones Architect No.4778  
 N Marojevic Architect No.11274

Scale: 1:200 @ A1

**PTW**

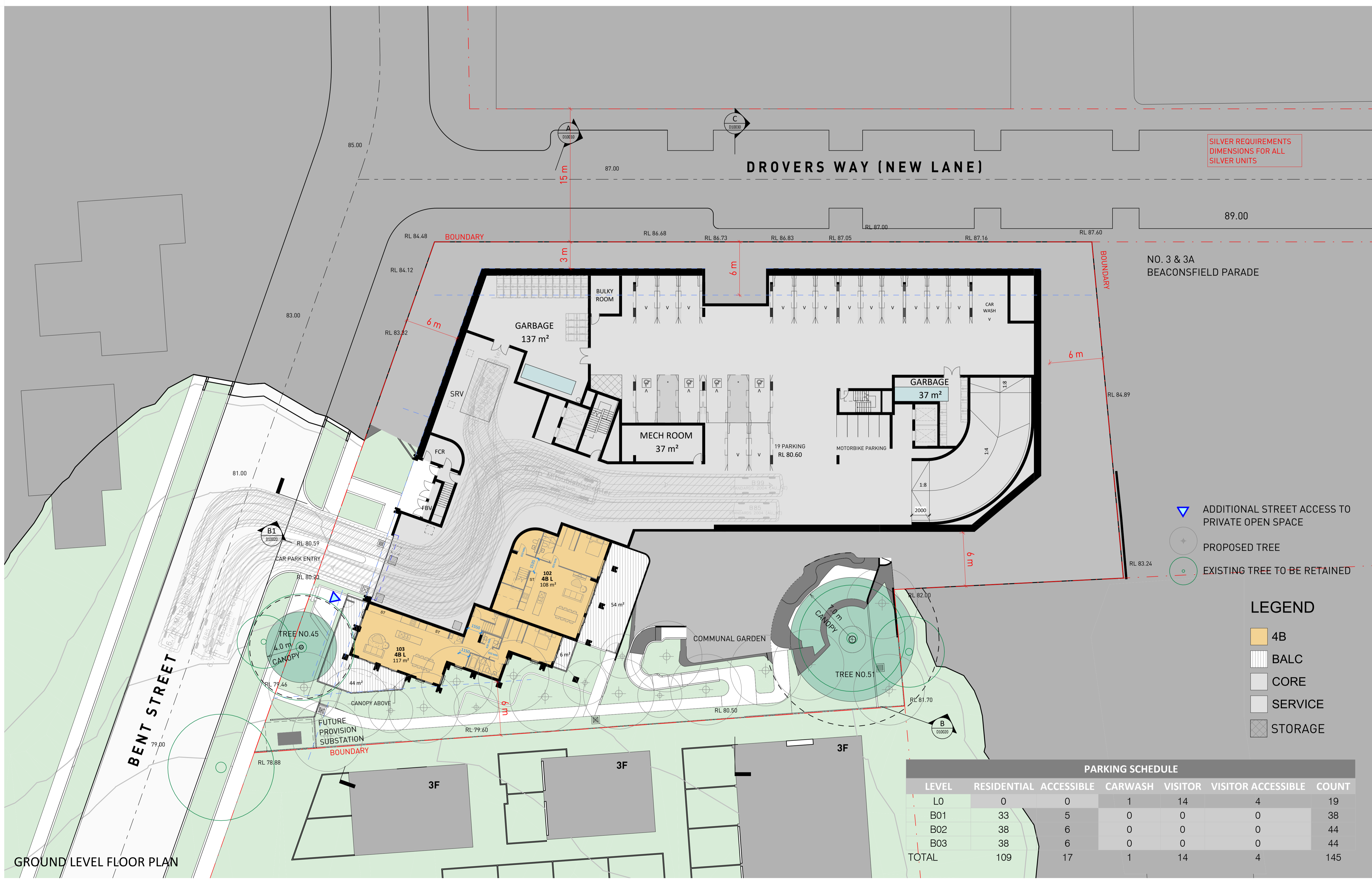
Project PA030530.01  
**BENT STREET LINDFIELD**  
 12-16 BENT STREET, LINDFIELD, NSW  
 2070

Status: DEVELOPMENT APPLICATION

**Title**  
 B1-GENERAL ARRANGEMENT PLANS  
**BASEMENT LEVEL 01 FLOOR PLAN**

Drawing Number: **AR-DA-B10020**

Revision: **A03**



SILVER REQUIREMENTS  
DIMENSIONS FOR ALL  
SILVER UNITS

NO. 3 & 3A  
BEACONSFIELD PARADE

- ADDITIONAL STREET ACCESS TO PRIVATE OPEN SPACE
- PROPOSED TREE
- EXISTING TREE TO BE RETAINED

**LEGEND**

- 4B
- BALC
- CORE
- SERVICE
- STORAGE

PARKING SCHEDULE						
LEVEL	RESIDENTIAL	ACCESSIBLE	CARWASH	VISITOR	VISITOR ACCESSIBLE	COUNT
L0	0	0	1	14	4	19
B01	33	5	0	0	0	38
B02	38	6	0	0	0	44
B03	38	6	0	0	0	44
<b>TOTAL</b>	<b>109</b>	<b>17</b>	<b>1</b>	<b>14</b>	<b>4</b>	<b>145</b>

GROUND LEVEL FLOOR PLAN

**Key Plan:**

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Rev	Amendment	By	Chk*	Date
A03	RESPONSE TO SDRP	TT	GC	19.09.25
A02	RESPONSE TO SDRP	TT	GC	18.07.25
A01	DA SUBMISSION	TT	MS	03.03.25

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**NSW Nominated Architects**  
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D Jones Architect No.4778  
N Marojevic Architect No.11274

**PTW**  
1 : 200 @ A1

**Title**  
B1-GENERAL ARRANGEMENT PLANS  
GROUND LEVEL FLOOR PLAN

**Project**  
PA030530.01  
**BENT STREET LINDFIELD**  
12-16 BENT STREET, LINDFIELD, NSW  
2070

**Status**  
DEVELOPMENT APPLICATION

**Drawing Number**  
AR-DA-B10030

**Revision**  
A03

7/10/2025 3:34:36 PM

LINDFIELD VILLAGE HUB

DROVERS WAY (NEW LANE)

SILVER REQUIREMENTS DIMENSIONS FOR ALL SILVER UNITS

NO. 3 & 3A BEACONSFIELD PARADE

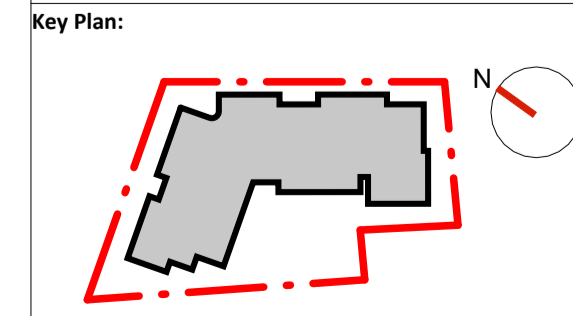
BENT STREET

LEVEL 1 FLOOR PLAN

- ▲ ADDITIONAL STREET ACCESS TO PRIVATE OPEN SPACE
- PROPOSED TREE
- EXISTING TREE TO BE RETAINED

LEGEND

- 2B
- 3B
- 4B U
- BALC
- CORE
- LOBBY + AMENITIES
- SERVICE



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Rev	Amendment	By	Chk*	Date
A03	RESPONSE TO SDRP	TT	GC	19.09.25
A02	RESPONSE TO SDRP	TT	GC	18.07.25
A01	DA SUBMISSION	TT	MS	03.03.25

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trading as PTW Architects

NSW Nominated Architects  
S Parsons Architect No.6098  
D Jones Architect No.4778  
N Marojevic Architect No.11274

**PTW**

Scale: 1:200 @ A1

**BENT STREET LINDFIELD**  
12-16 BENT STREET, LINDFIELD, NSW  
2070

Status: DEVELOPMENT APPLICATION

Title: B1-GENERAL ARRANGEMENT PLANS  
LEVEL 01 FLOOR PLAN

Drawing Number: AR-DA-B10040

Revision: A03



LEVEL 2 FLOOR PLAN

**Key Plan:**

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D Jones Architect No.4778  
N Marojevic Architect No.11274

**PTW**

0 1 2 5 10 15m  
1:200 @ A1

**Title**  
B1-GENERAL ARRANGEMENT PLANS  
LEVEL 02 FLOOR PLAN

**Project**  
PA030530.01  
**BENT STREET LINDFIELD**  
12-16 BENT STREET, LINDFIELD, NSW  
2070

**Drawing Number**  
AR-DA-B10050

**Revision**  
A03

**Status**  
DEVELOPMENT APPLICATION

7/10/2025 3:34:41 PM

LINDFIELD VILLAGE HUB

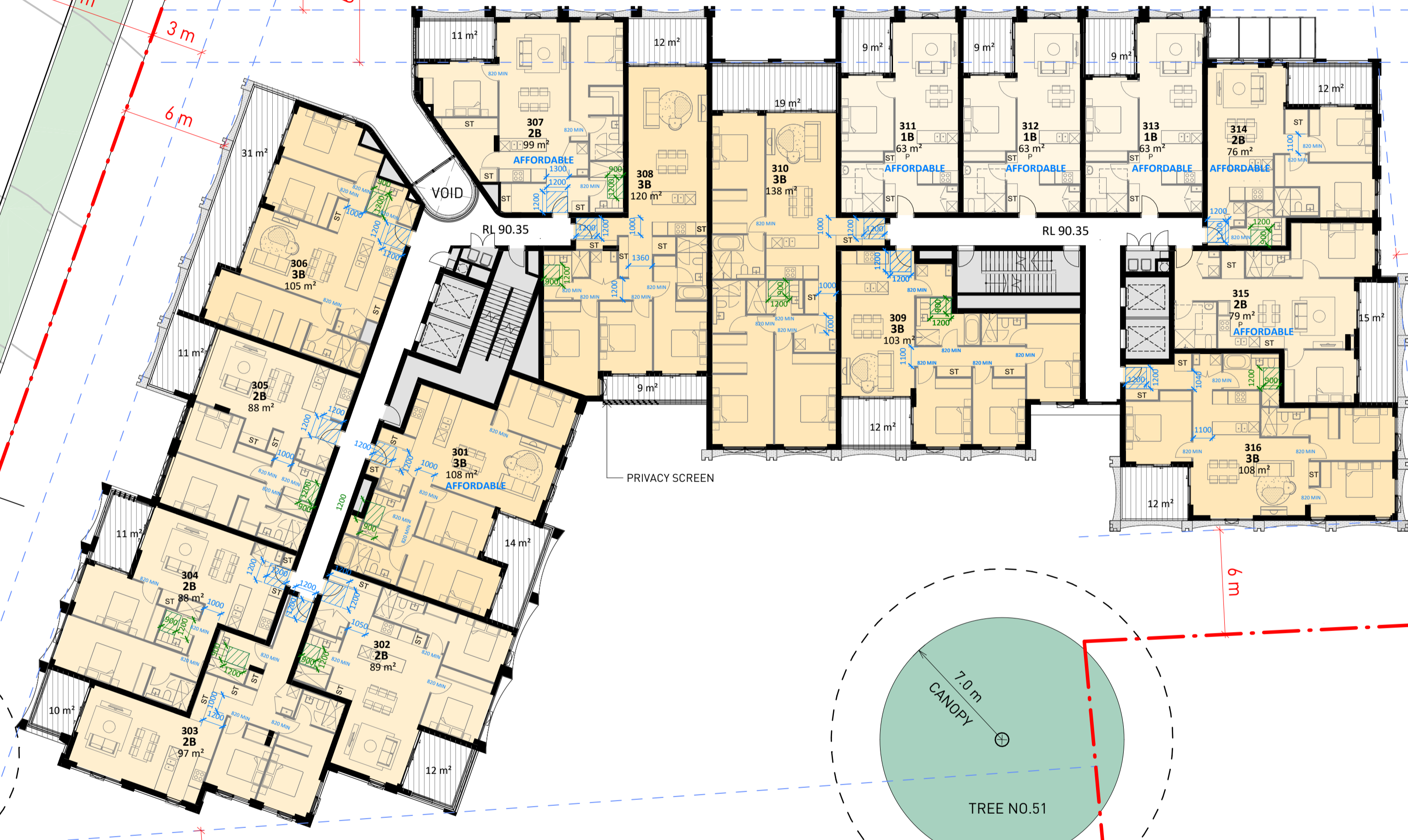
DROVERS WAY (NEW LANE)

SILVER REQUIREMENTS  
DIMENSIONS FOR ALL  
SILVER UNITS

NO. 3 & 3A  
BEACONSFIELD PARADE

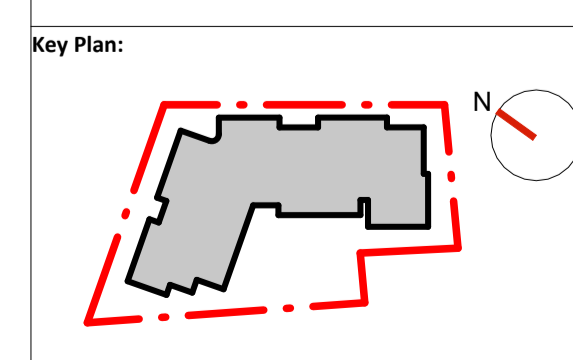
BENT STREET

LEVEL 3 FLOOR PLAN



LEGEND

- 1B
- 2B
- 3B
- BALC
- CORE
- SERVICE



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A01	DA SUBMISSION	TT	MS	03.03.25

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D Jones Architect No.4778  
N Marojevic Architect No.11274



1:200 @ A1

Project PA030530.01  
**BENT STREET LINDFIELD**  
12-16 BENT STREET, LINDFIELD, NSW  
2070

Status  
DEVELOPMENT APPLICATION

Title  
B1-GENERAL ARRANGEMENT PLANS  
LEVEL 03 FLOOR PLAN

Drawing Number  
AR-DA-B10060

Revision  
A03



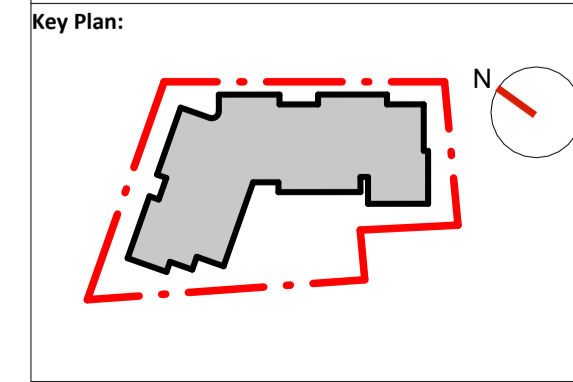
SILVER REQUIREMENTS  
DIMENSIONS FOR ALL  
SILVER UNITS

NO. 3 & 3A  
BEACONSFIELD PARADE

**LEGEND**

- 1B
- 2B
- 3B
- 4B
- BALC
- CORE
- SERVICE

LEVEL 4 FLOOR PLAN



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**BENT STREET LINDFIELD**  
12-16 BENT STREET, LINDFIELD, NSW  
2070  
Status  
DEVELOPMENT APPLICATION

Title  
B1-GENERAL ARRANGEMENT PLANS  
LEVEL 04 FLOOR PLAN  
Drawing Number  
**AR-DA-B10070**  
Revision  
**A03**

LINDFIELD VILLAGE HUB

DROVERS WAY (NEW LANE)

SILVER REQUIREMENTS  
DIMENSIONS FOR ALL  
SILVER UNITS

NO. 3 & 3A  
BEACONSFIELD PARADE

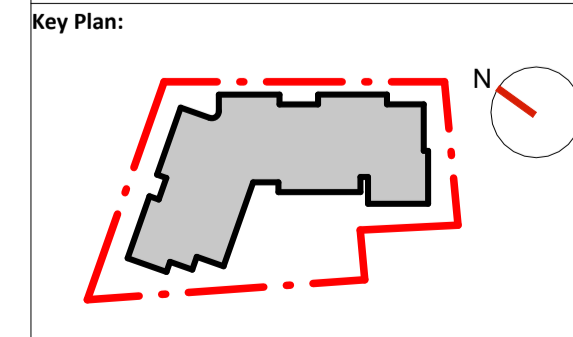
BENT STREET

LEVEL 5 FLOOR PLAN



LEGEND

- 1B
- 2B
- 3B
- 4B
- BALC
- CORE
- SERVICE



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N Marojevic Architect No.11274



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Project PA030530.01

**BENT STREET LINDFIELD**  
12-16 BENT STREET, LINDFIELD, NSW  
2070

Status  
DEVELOPMENT APPLICATION

Title  
B1-GENERAL ARRANGEMENT PLANS  
LEVEL 05 FLOOR PLAN

Drawing Number  
AR-DA-B10080

Revision  
A03

LINDFIELD VILLAGE HUB

DROVERS WAY (NEW LANE)

SILVER REQUIREMENTS  
DIMENSIONS FOR ALL  
SILVER UNITS

NO. 3 & 3A  
BEACONSFIELD PARADE

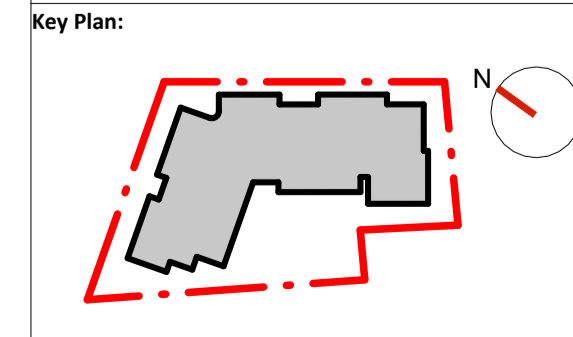
BENT STREET

LEVEL 6 FLOOR PLAN



LEGEND

- 1B
- 2B
- 3B
- 4B
- BALC
- CORE
- SERVICE



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**BENT STREET LINDFIELD**  
12-16 BENT STREET, LINDFIELD, NSW  
2070

Status  
DEVELOPMENT APPLICATION

Title  
B1-GENERAL ARRANGEMENT PLANS  
LEVEL 06 FLOOR PLAN

Drawing Number  
AR-DA-B10090

Revision  
A03



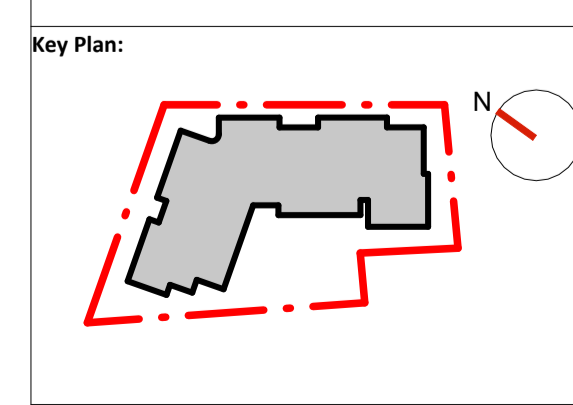
SILVER REQUIREMENTS  
DIMENSIONS FOR ALL  
SILVER UNITS

NO. 3 & 3A  
BEACONSFIELD PARADE

**LEGEND**

- 1B
- 2B
- 3B
- 4B
- BALC
- CORE
- SERVICE

LEVEL 7 FLOOR PLAN



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Project PA030530.01

**BENT STREET LINDFIELD**  
12-16 BENT STREET, LINDFIELD, NSW  
2070

Status  
DEVELOPMENT APPLICATION

Title	Drawing Number	Revision
B1-GENERAL ARRANGEMENT PLANS LEVEL 07 FLOOR PLAN	AR-DA-B10100	A03

**LEVEL 8 FLOOR PLAN**

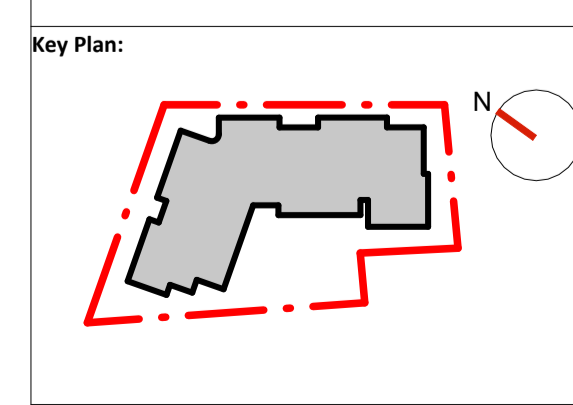


SILVER REQUIREMENTS  
DIMENSIONS FOR ALL  
SILVER UNITS

NO. 3 & 3A  
BEACONSFIELD PARADE

**LEGEND**

- 1B
- 2B
- 3B
- 4B
- BALC
- CORE
- SERVICE



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Project PA030530.01

**BENT STREET LINDFIELD**  
12-16 BENT STREET, LINDFIELD, NSW  
2070

Status  
DEVELOPMENT APPLICATION

Title  
B1-GENERAL ARRANGEMENT PLANS  
LEVEL 08 FLOOR PLAN

Drawing Number  
**AR-DA-B10110**

Revision  
**A03**

LINDFIELD VILLAGE HUB

DROVERS WAY (NEW LANE)

SILVER REQUIREMENTS  
DIMENSIONS FOR ALL  
SILVER UNITS

NO. 3 & 3A  
BEACONSFIELD PARADE

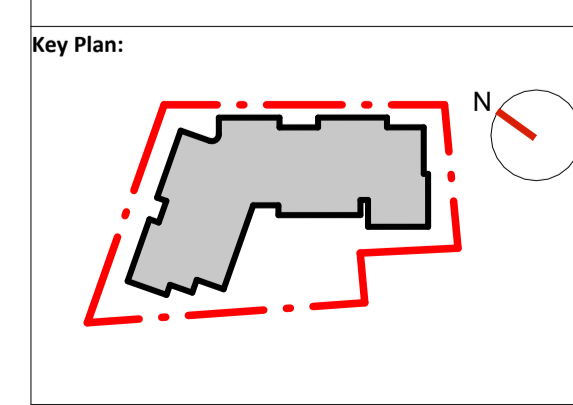
BENT STREET

LEVEL 9 FLOOR PLAN



LEGEND

- 2B
- 3B
- 4B
- BALC
- CORE
- SERVICE



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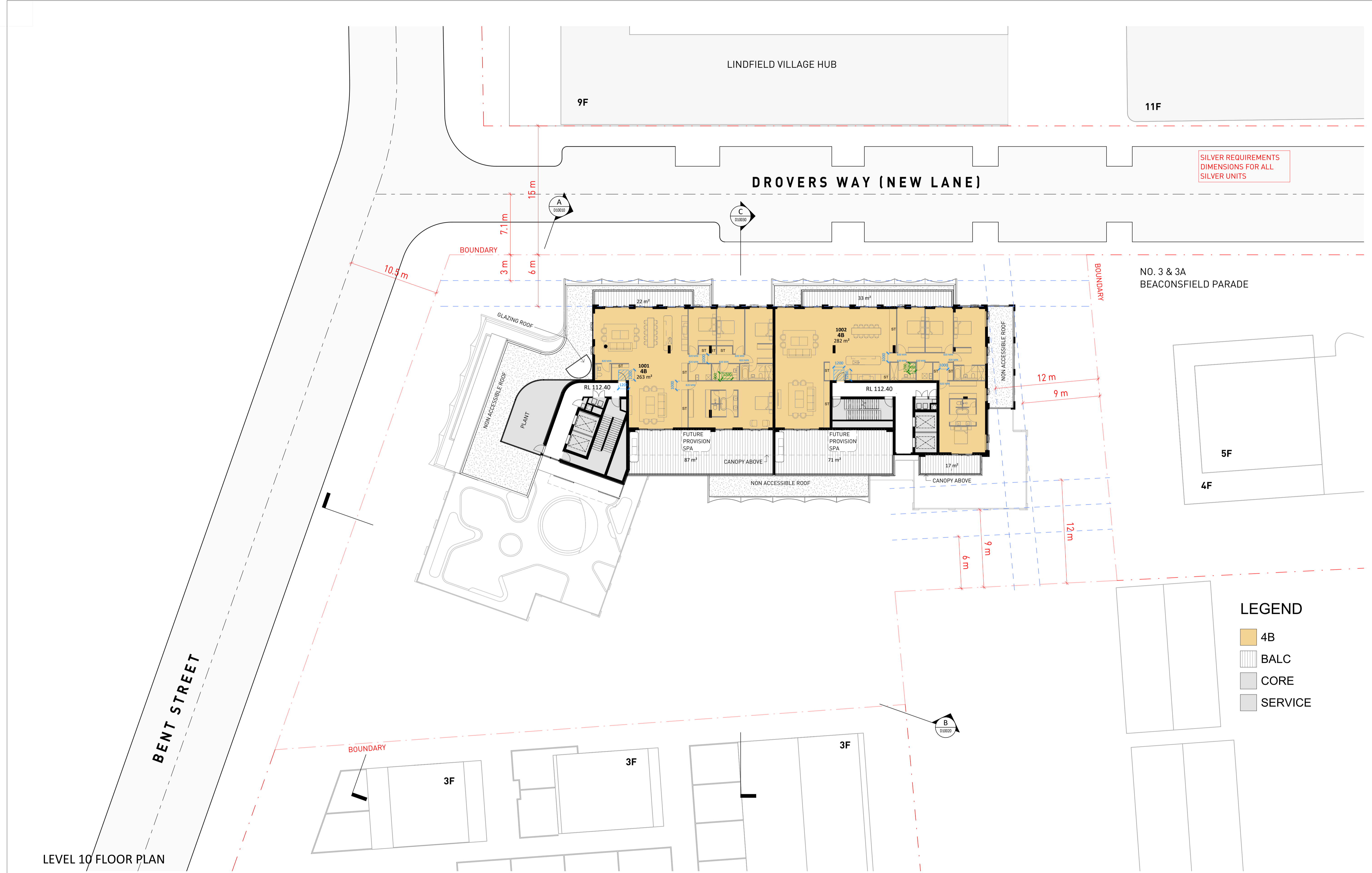
Project PA030530.01  
**BENT STREET LINDFIELD**  
12-16 BENT STREET, LINDFIELD, NSW  
2070

Status  
DEVELOPMENT APPLICATION

Title  
B1-GENERAL ARRANGEMENT PLANS  
LEVEL 09 FLOOR PLAN

Drawing Number  
AR-DA-B10120

Revision  
A03



SILVER REQUIREMENTS  
DIMENSIONS FOR ALL  
SILVER UNITS

**LEGEND**

- 4B
- BALC
- CORE
- SERVICE

LEVEL 10 FLOOR PLAN

**Key Plan:**

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**PTW**

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Project PA030530.01

**BENT STREET LINDFIELD**  
12-16 BENT STREET, LINDFIELD, NSW  
2070

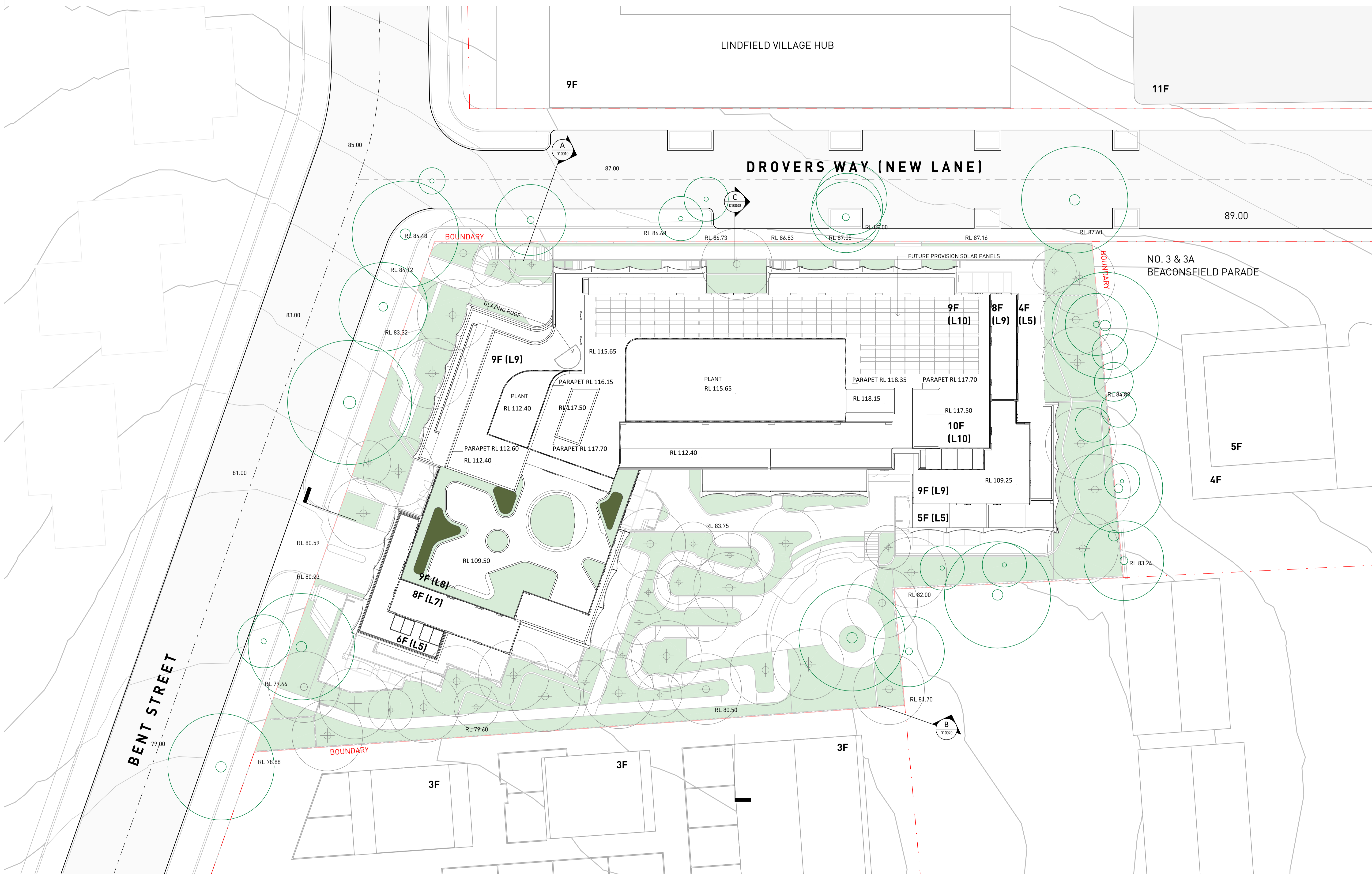
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Title  
B1-GENERAL ARRANGEMENT PLANS  
LEVEL 10 FLOOR PLAN

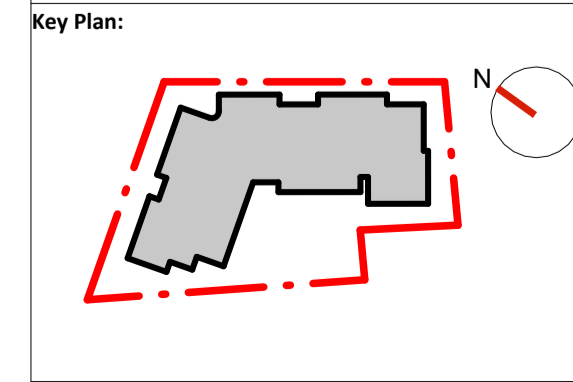
Drawing Number  
AR-DA-B10130

Revision  
A03

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ROOF PLAN



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A03	RESPONSE TO SDRP	TT	GC	19.09.25
A02	RESPONSE TO SDRP	TT	GC	18.07.25
A01	DA SUBMISSION	TT	MS	03.03.25

**Consultants**  
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**HATCH**  
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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  
N Marojevic Architect No.11274

Scale: 1:200 @ A1

Project: PA030530.01

**BENT STREET LINDFIELD**  
12-16 BENT STREET, LINDFIELD, NSW  
2070

Status: DEVELOPMENT APPLICATION

Title: B1-GENERAL ARRANGEMENT PLANS  
**ROOF PLAN**

Drawing Number: **AR-DA-B10140**

Revision: **A03**

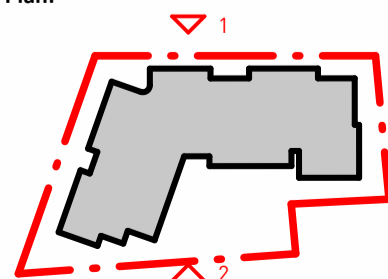


**1 EAST ELEVATION (DROVERS WAY)**  
1 : 200 @A1



**2 WEST ELEVATION**  
1 : 200 @A1

Key Plan:



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0 1 2 5 10 15m  
1 : 200 @A1

Project PA030530.01  
**BENT STREET LINDFIELD**  
12-16 BENT STREET, LINDFIELD, NSW  
2070

Status  
DEVELOPMENT APPLICATION

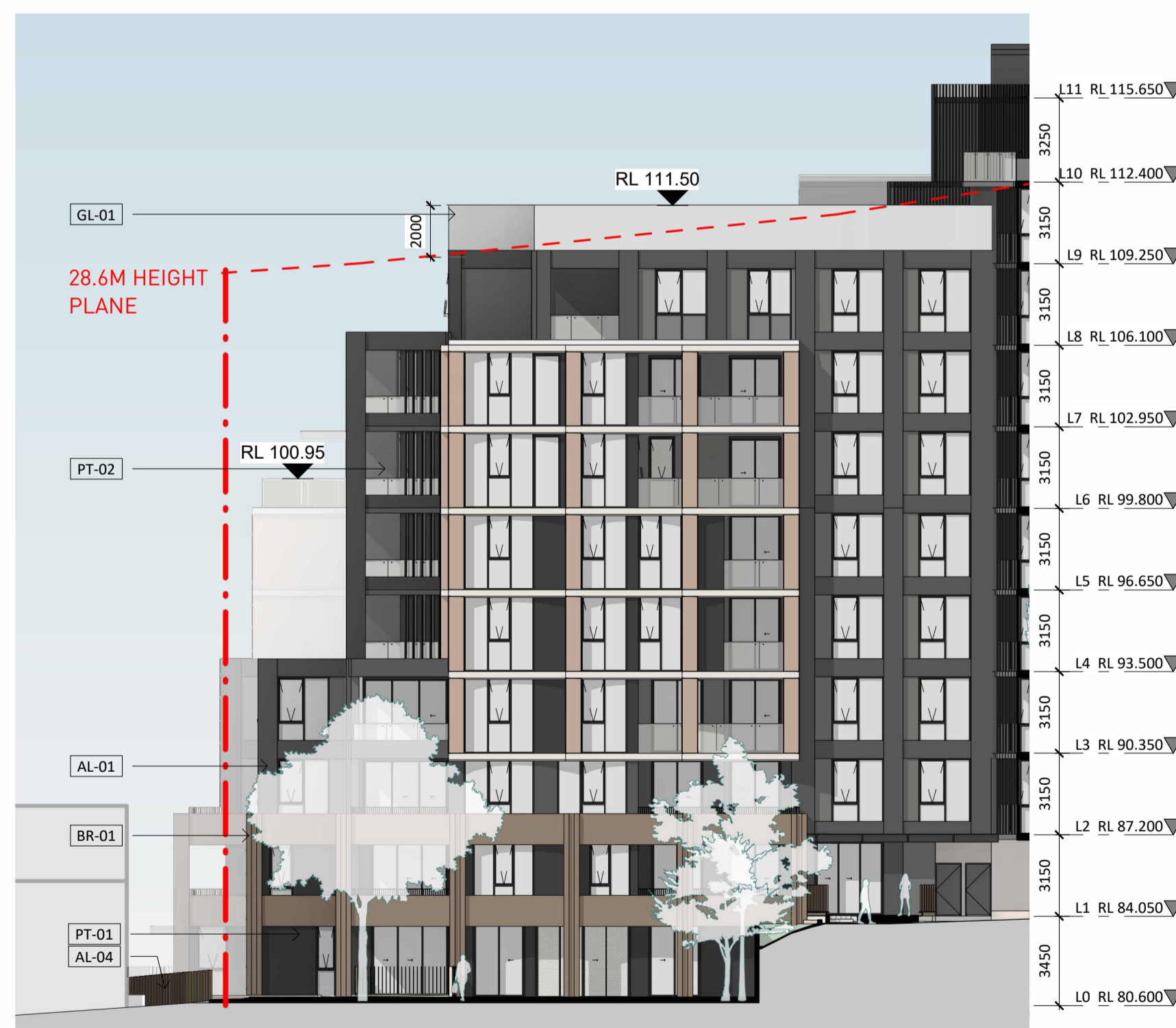
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C1-ELEVATIONS  
E-W ELEVATION

Drawing Number  
**AR-DA-C1-0010**

Revision  
**A03**



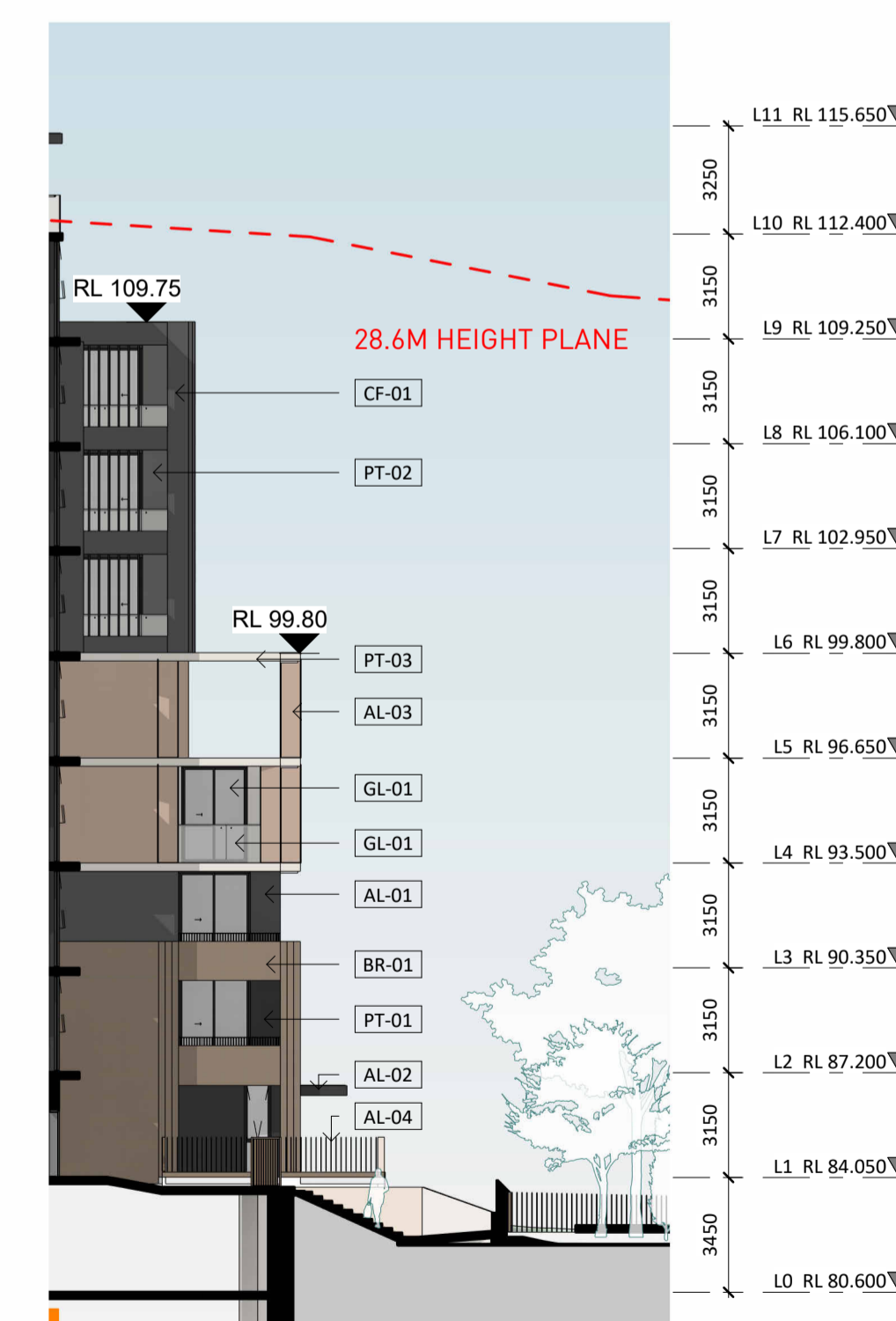
1 NORTH ELEVATION (BENT STREET)  
1 : 200



2 SOUTH ELEVATION \_VIEW FROM COMMUNAL GARDEN  
1 : 200

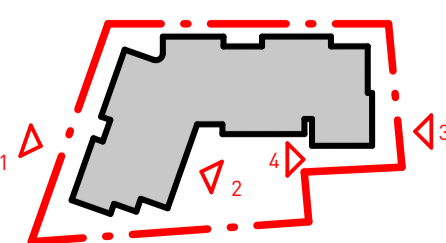


3 SOUTH ELEVATION  
1 : 200



4 NORTH ELEVATION (CORNER)  
1 : 200

Key Plan:



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0 1 2 5 10 15m  
1 : 200 @ A1

Project PA030530.01  
**BENT STREET LINDFIELD**  
12-16 BENT STREET, LINDFIELD, NSW  
2070

Status  
DEVELOPMENT APPLICATION

Title  
C1-ELEVATIONS  
N-S ELEVATION

Drawing Number  
AR-DA-C1-0020

Revision  
A03



**AL-01**  
ALUMINIUM CLADDING - DARK GREY



**AL-02**  
ALUMINIUM POWDER COATED DULUX MONUMENT



**ST-01**  
SANDSTONE



**BR-01**  
LIGHT BROWN BRICK



**AL-02**

**AL-03**

**CF-01**

**GL-01**

**AL-02**

**PT-03**

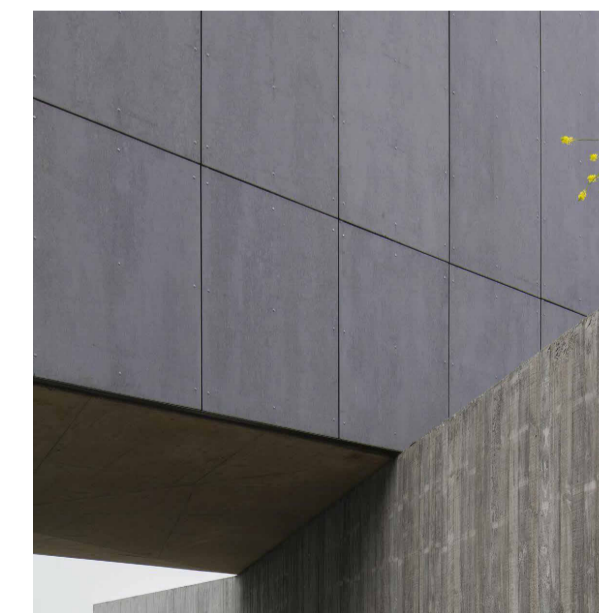
**AL-01**

**BR-01**

**ST-01**

**AL-04**

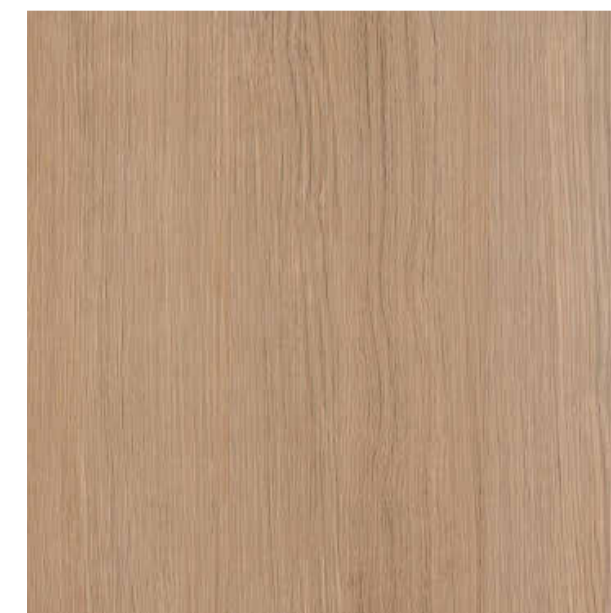
- AL-01** ALUMINIUM CLADDING - DARK GREY
- AL-02** ALUMINIUM POWDER COATED DULUX MONUMENT
- BR-01** LIGHT BROWN BRICK
- GL-01** BALUSTRADE - CLEAR GLASS
- AL-03** ALUMINIUM SLOTS - TIMBER LOOK
- PT-01** DULUX PAINTED DARK GREY
- PT-02** DULUX PAINTED LIGHT GREY
- AL-04** ALUMINIUM FENCE JASPER MATT
- CF-01** COMPRESSED FIBRE CEMENT PANELS - DARK GREY
- ST-01** SANDSTONE



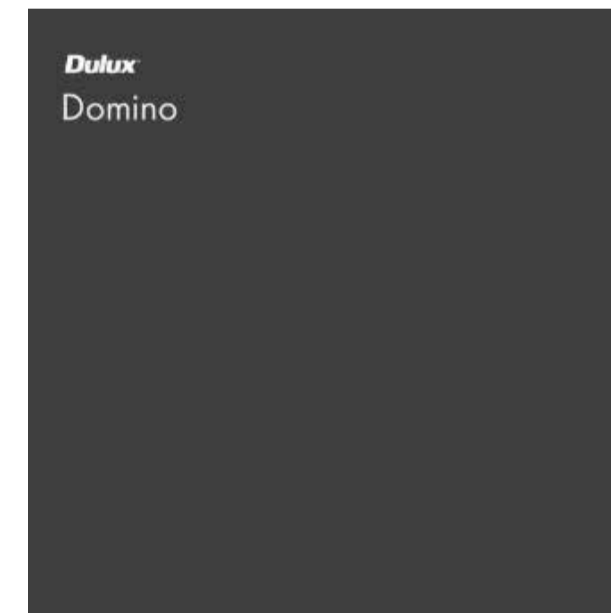
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COMPRESSED FIBRE CEMENT  
PANELS - DARK GREY



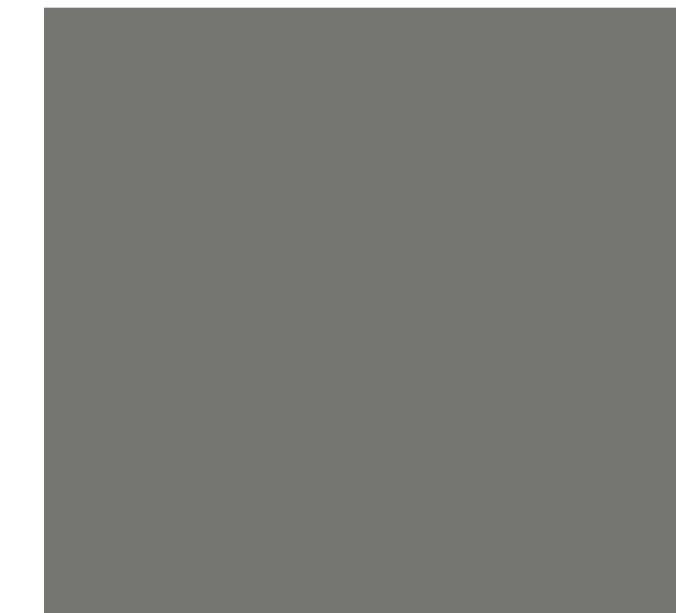
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BALUSTRADE - CLEAR GLASS



**AL-03**  
ALUMINIUM SLOTS - TIMBER LOOK



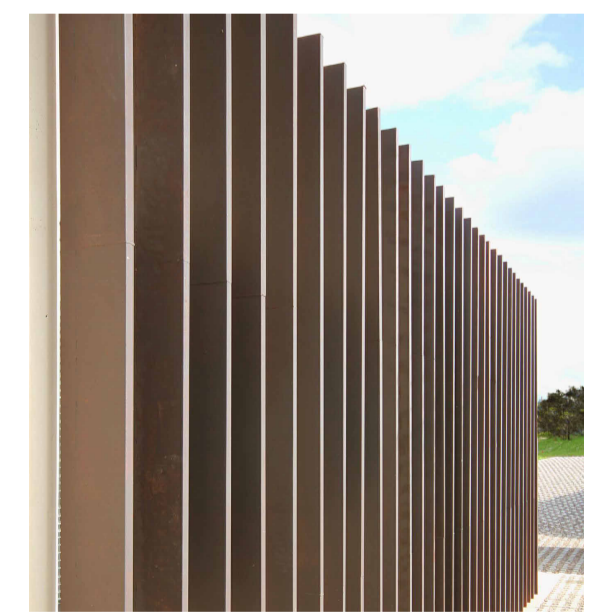
**PT-01**  
DULUX PAINTED DARK GREY



**PT-02**  
DULUX PAINTED LIGHT GREY

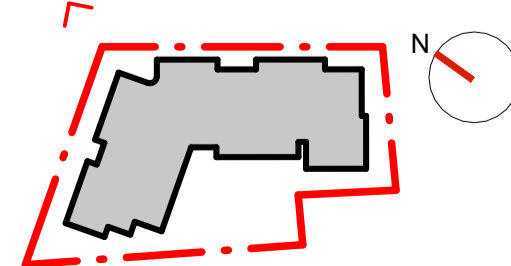


**PT-03**  
FLUTED CONCRETE - WHITE PAINT FINISH



**AL-04**  
ALUMINIUM FENCE JASPER MATT

Key Plan:



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N Marojevic Architect No.11274

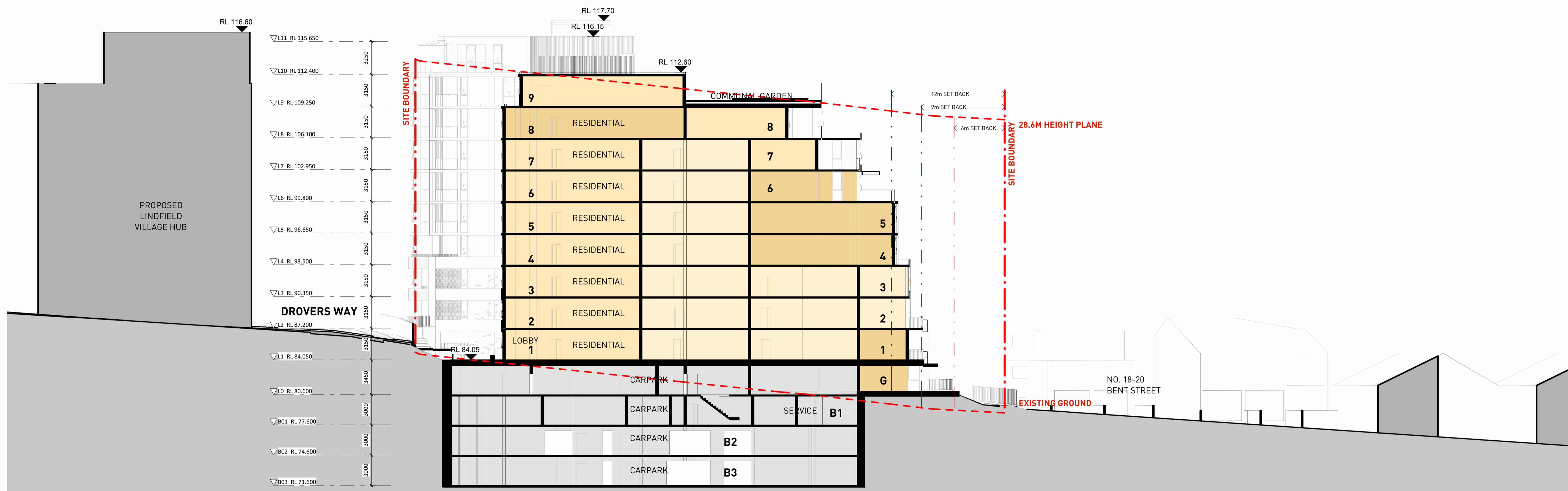


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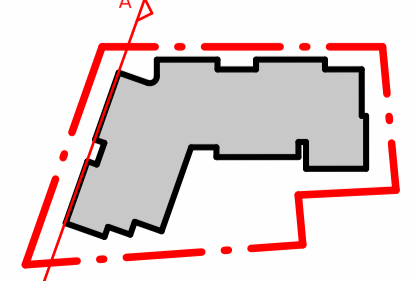
Project PA030530.01  
**BENT STREET LINDFIELD**  
12-16 BENT STREET, LINDFIELD, NSW  
2070

Status  
DEVELOPMENT APPLICATION

Title  
C1-ELEVATIONS  
**MATERIALS AND FINISHES**  
BOARD  
Drawing Number  
**AR-DA-C9-0010**  
Revision  
**A02**



Key Plan:



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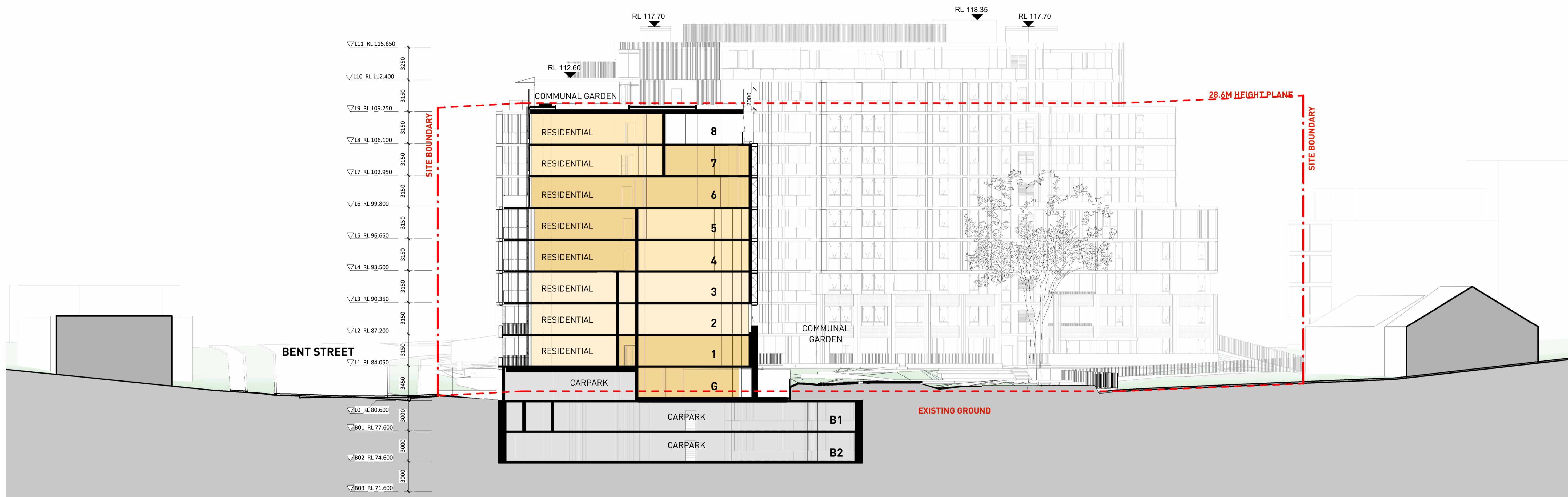
Project PA030530.01  
**BENT STREET LINDFIELD**  
12-16 BENT STREET, LINDFIELD, NSW  
2070

Status  
DEVELOPMENT APPLICATION

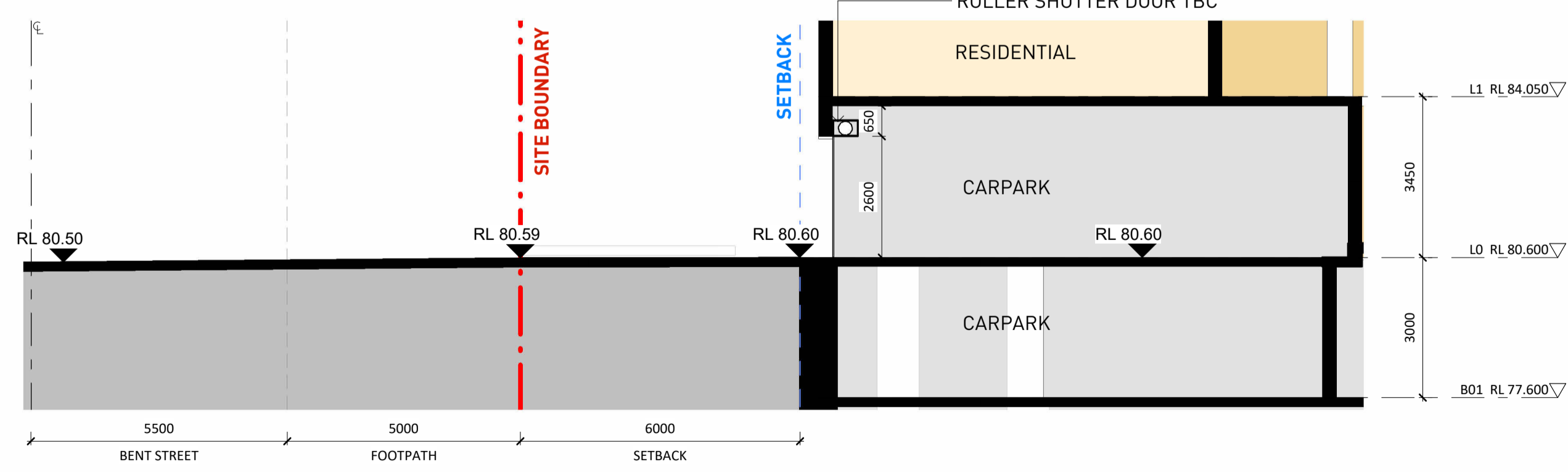
Title  
D1-SECTIONS  
**SECTION A-A**

Drawing Number  
**AR-DA-D10010**

Revision  
**A03**

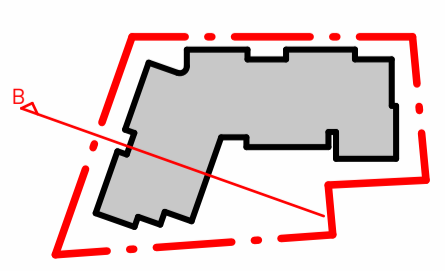


**B** SECTION B-B  
1 : 200



**B1** SECTION B1 - CAR PARKING ENTRANCE  
1 : 100

Key Plan:



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0 1 2 5 10 15m  
 As indicated @ A1

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**BENT STREET LINDFIELD**  
 12-16 BENT STREET, LINDFIELD, NSW  
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Status  
 DEVELOPMENT APPLICATION

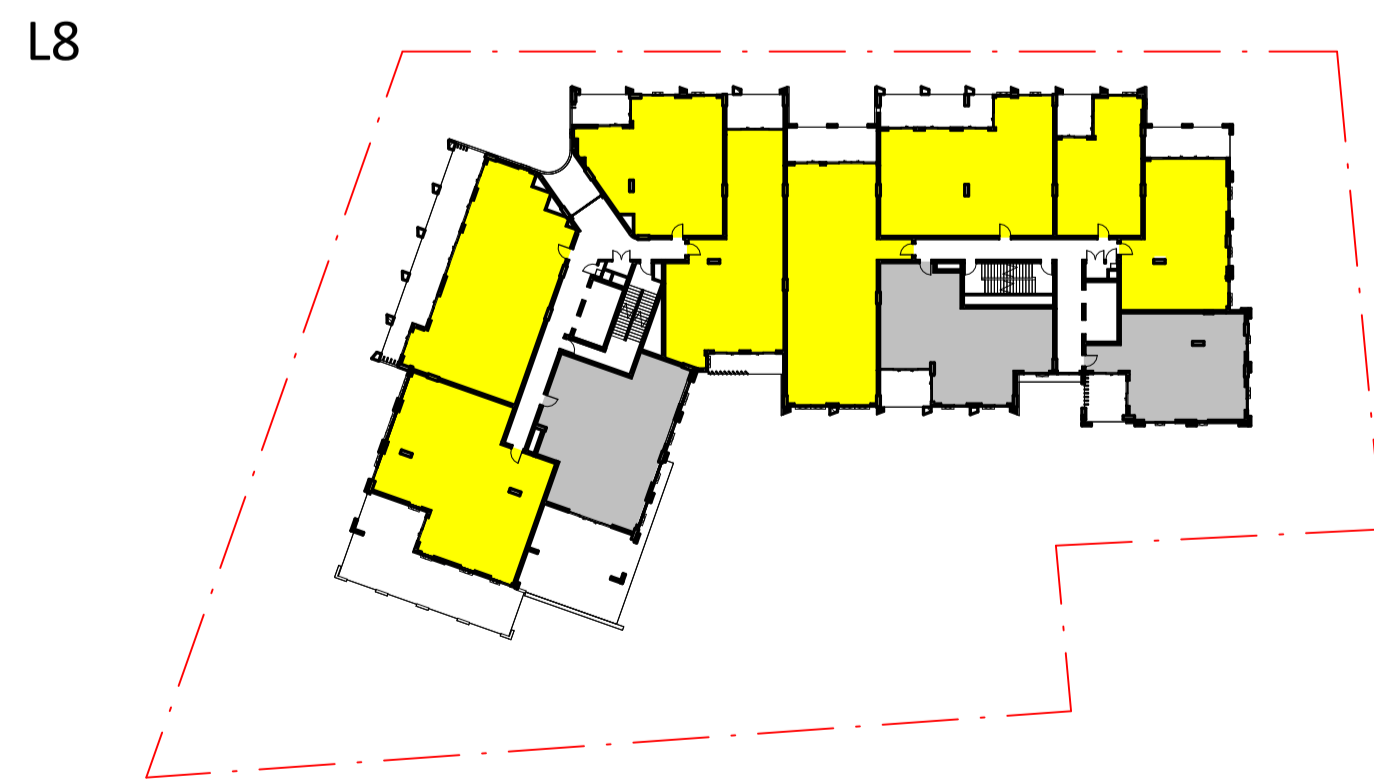
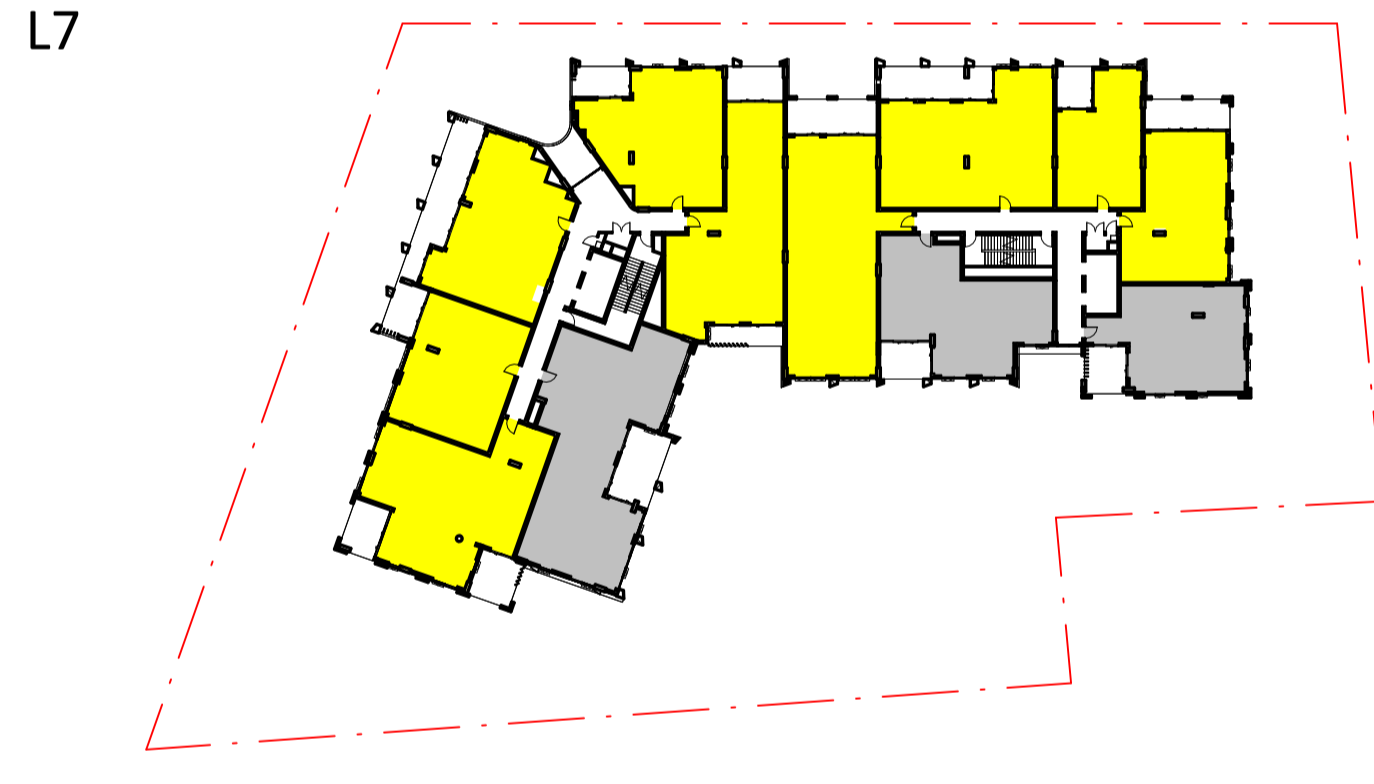
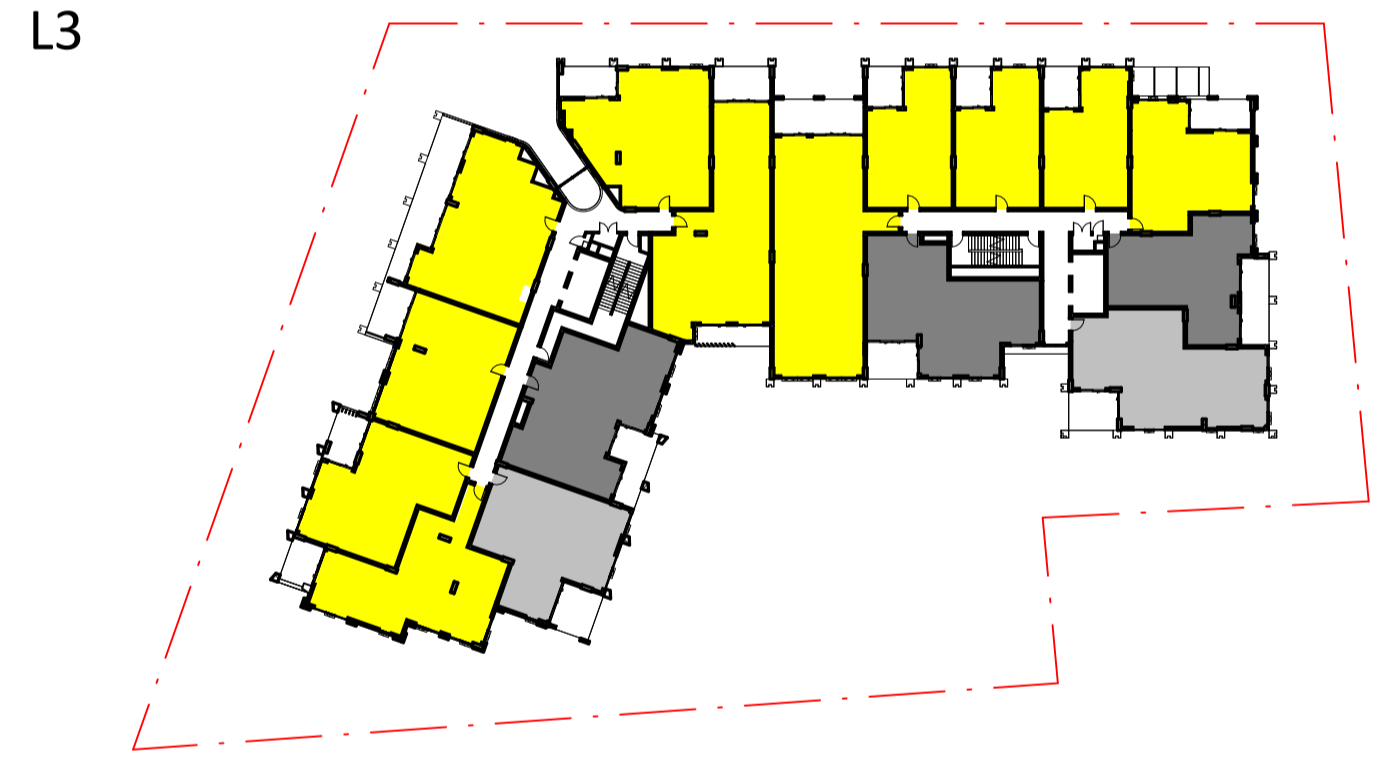
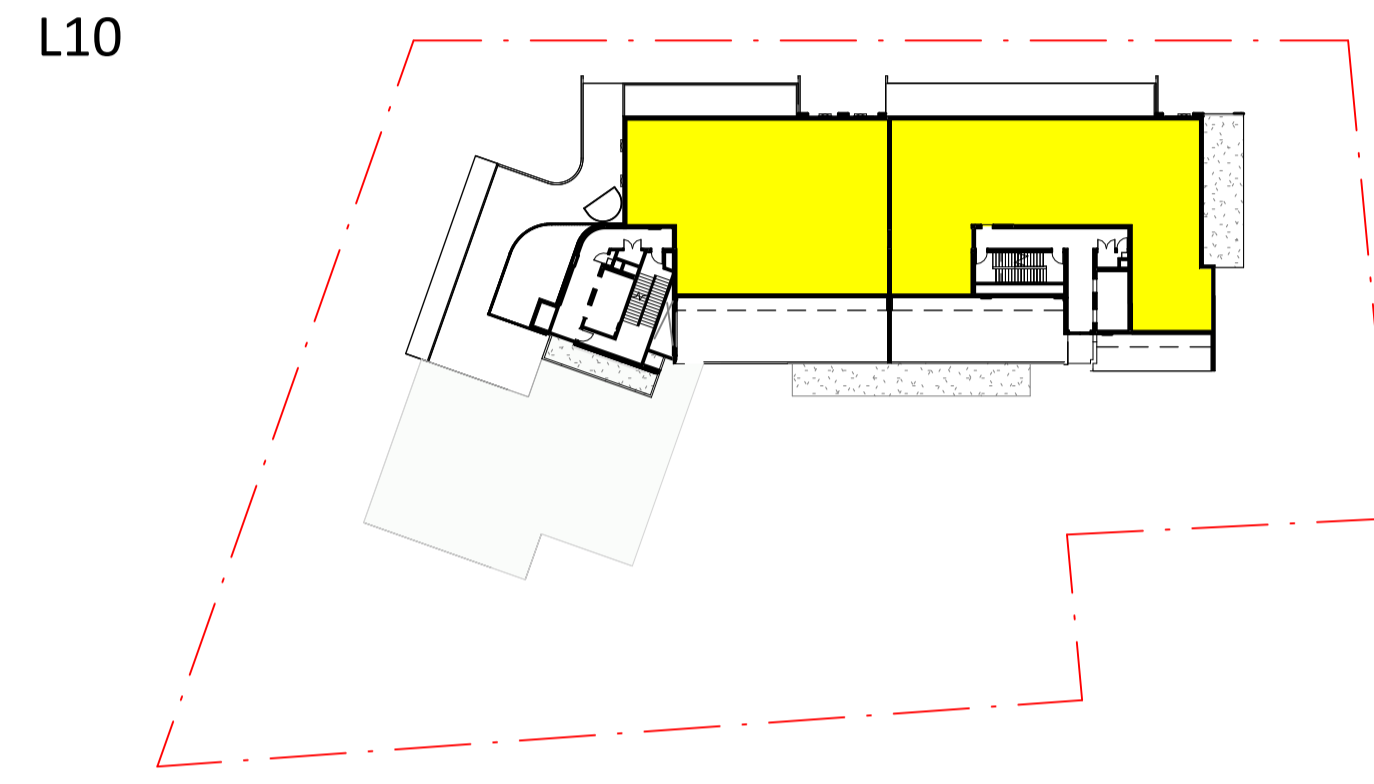
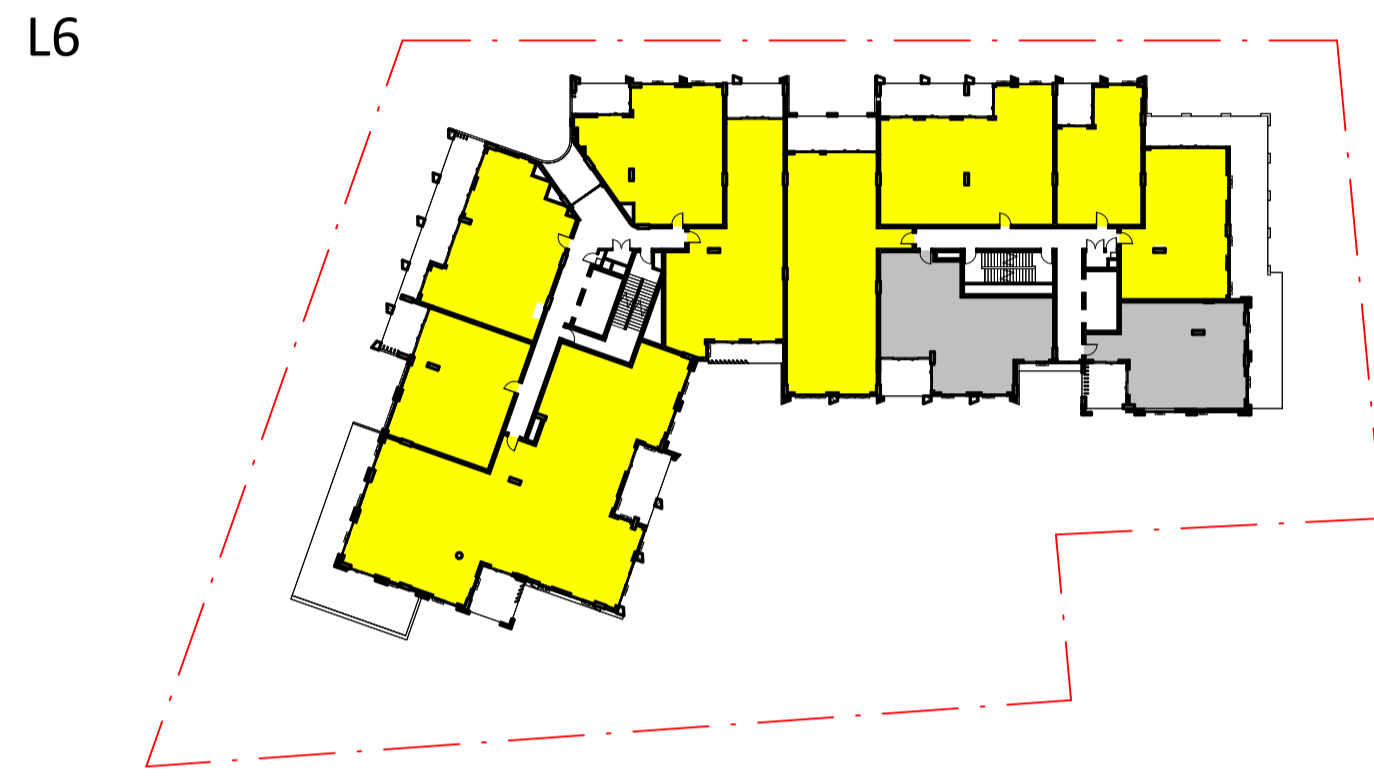
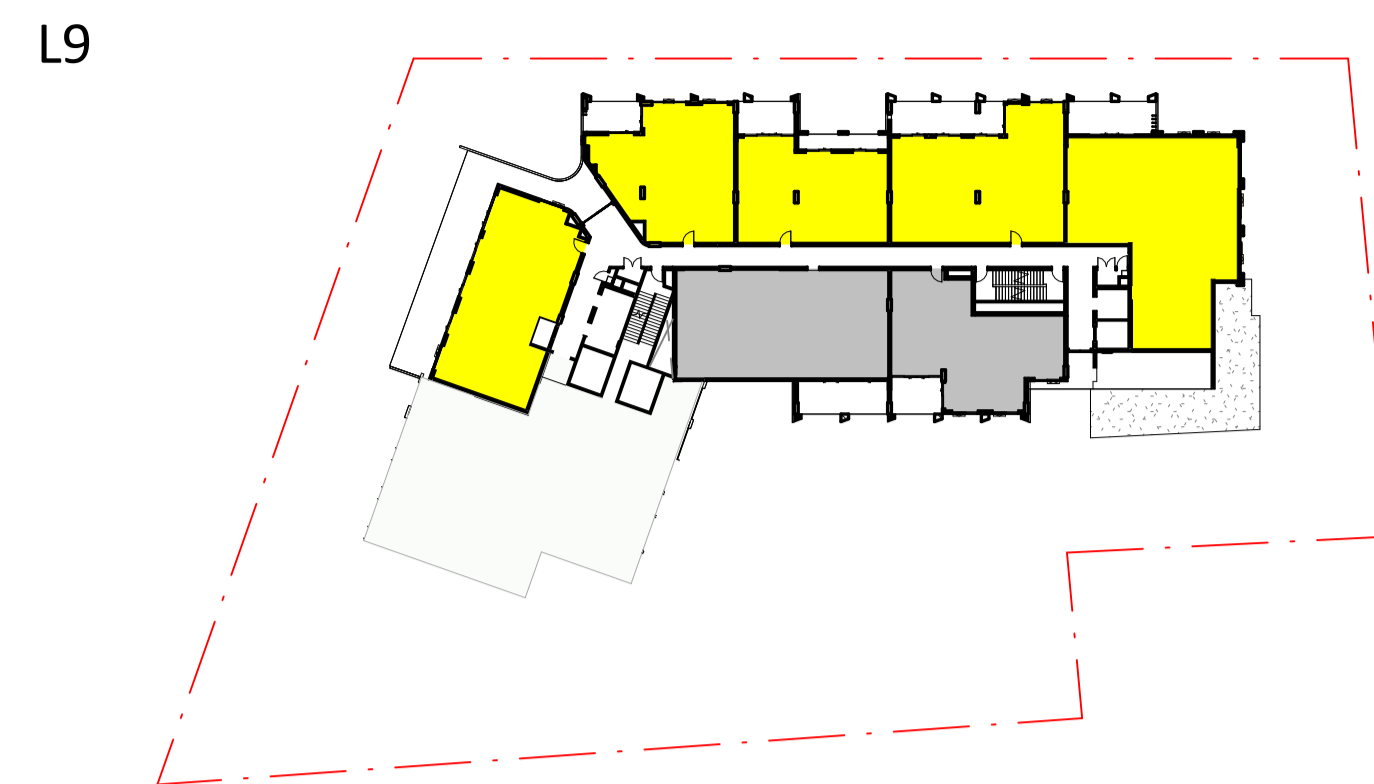
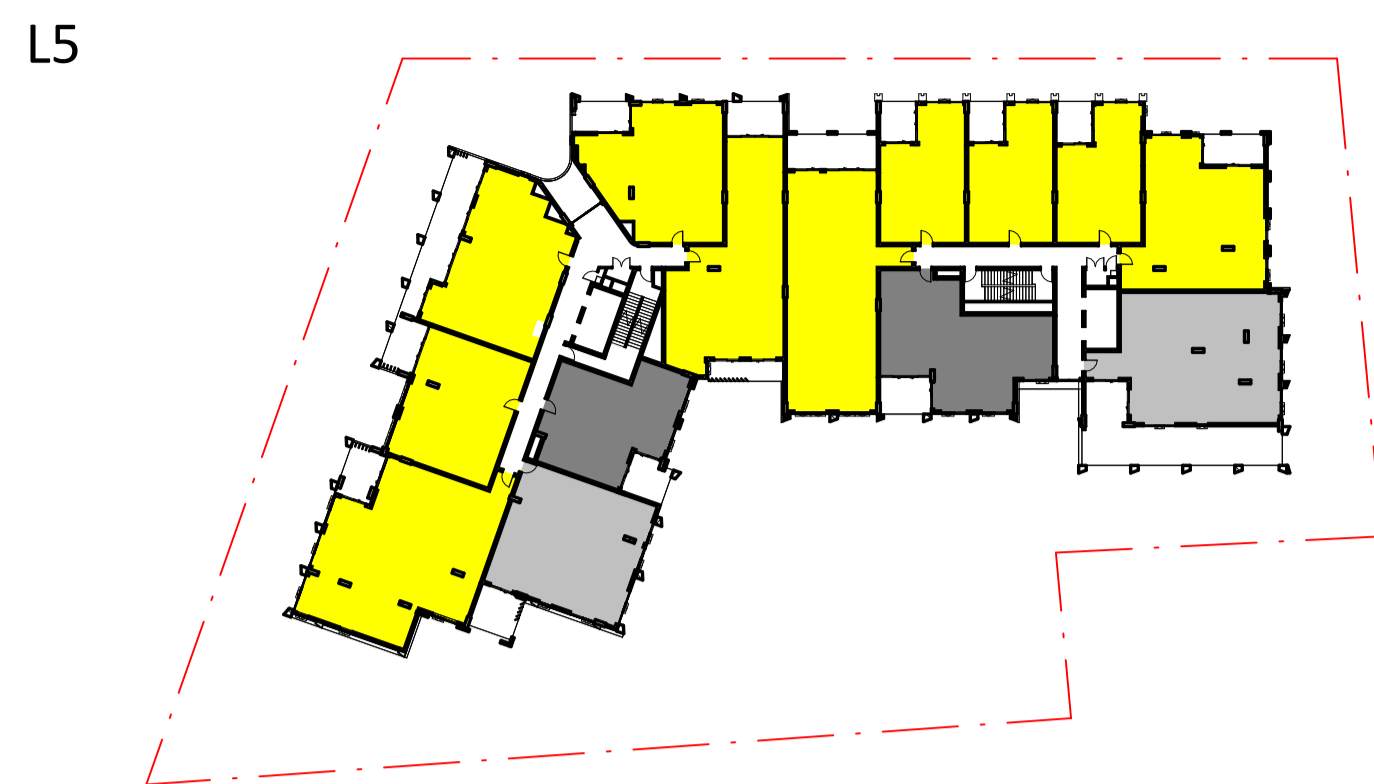
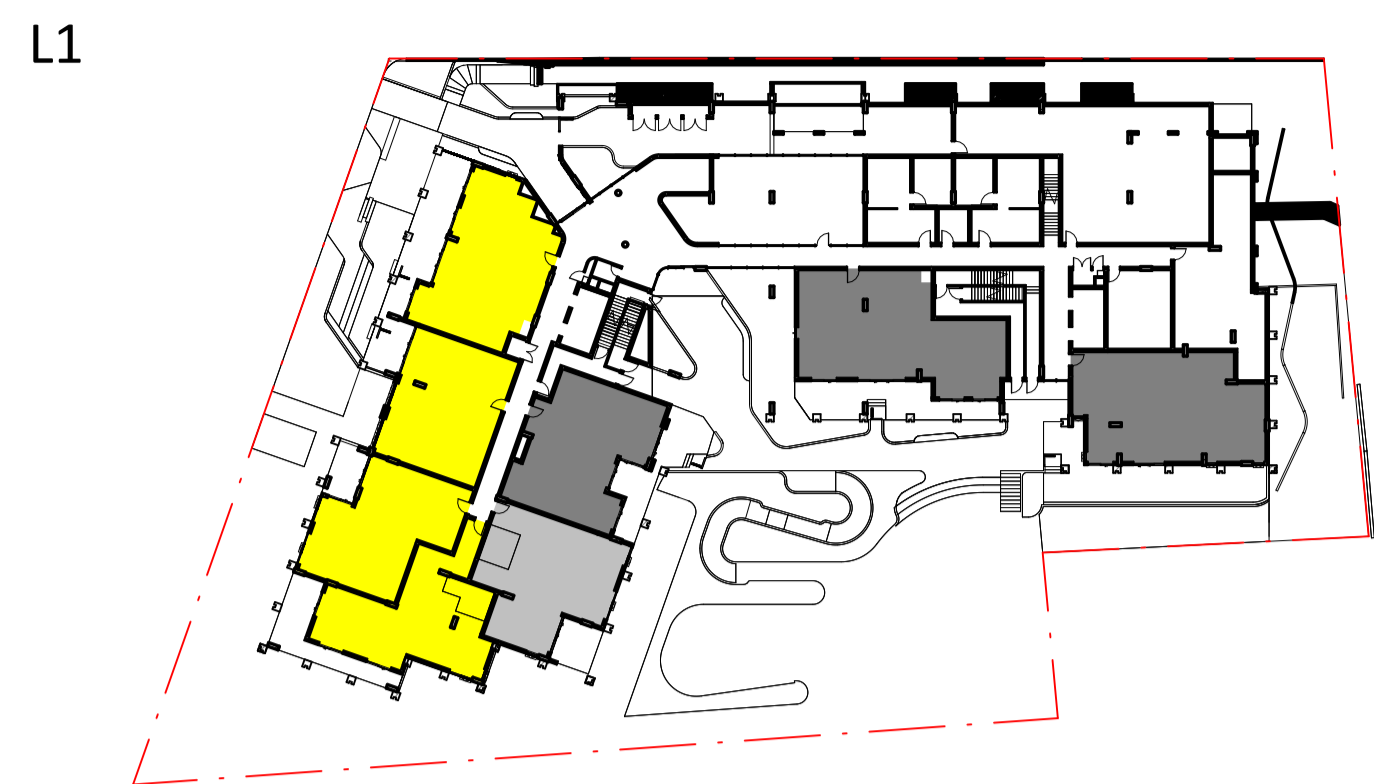
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**SECTION B-B**

Drawing Number  
**AR-DA-D10020**

Revision  
**A03**





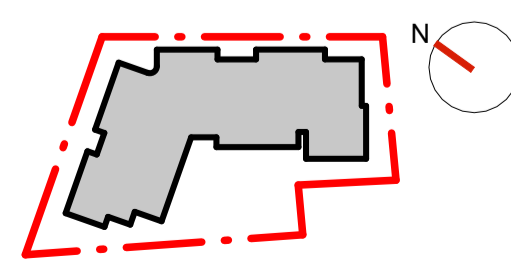


SOLAR ACCESS SUMMARY		
SOLAR ACCESS	UNIT COUNT	PERCENTAGE
>2HRS	78	70.3%
<2HRS	18	16.2%
0HRS	15	13.5%
<b>TOTAL</b>	<b>111</b>	

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Key Plan:



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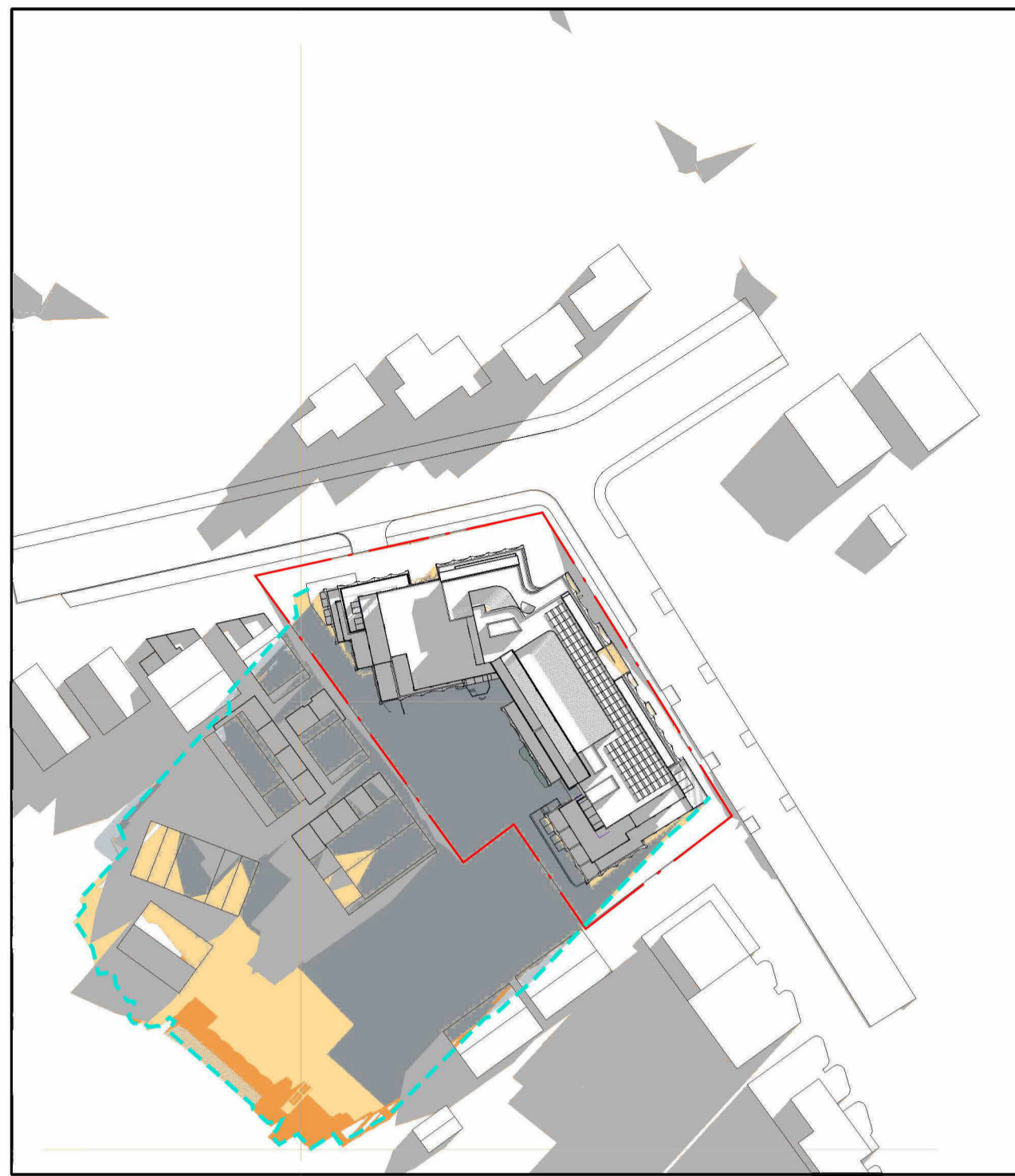
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As indicated @ A1

Project PA030530.01  
**BENT STREET LINDFIELD**  
12-16 BENT STREET, LINDFIELD, NSW  
2070

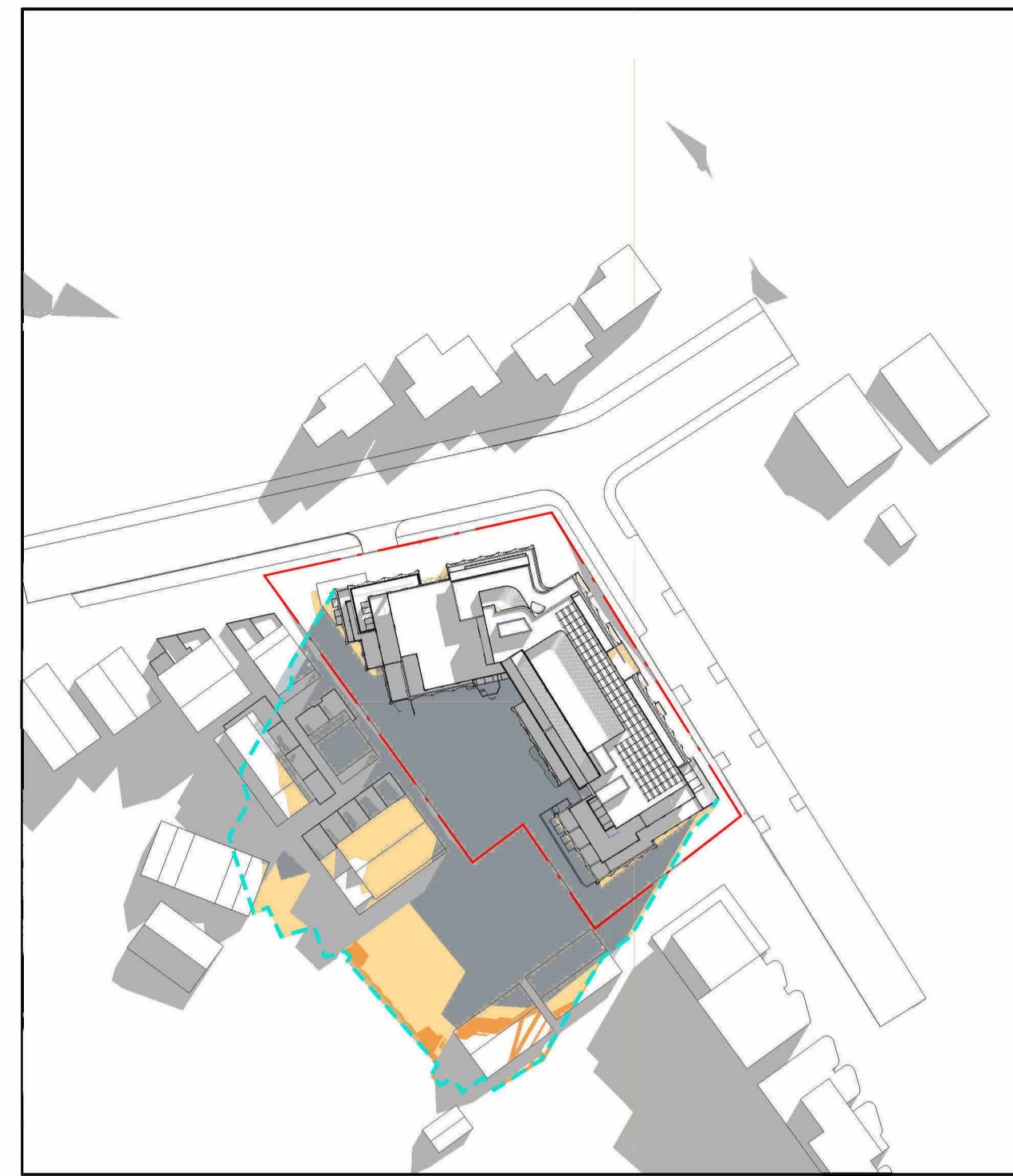
Status  
DEVELOPMENT APPLICATION

Title  
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DIAGRAMS  
Drawing Number  
**AR-DA-Q3-0010**

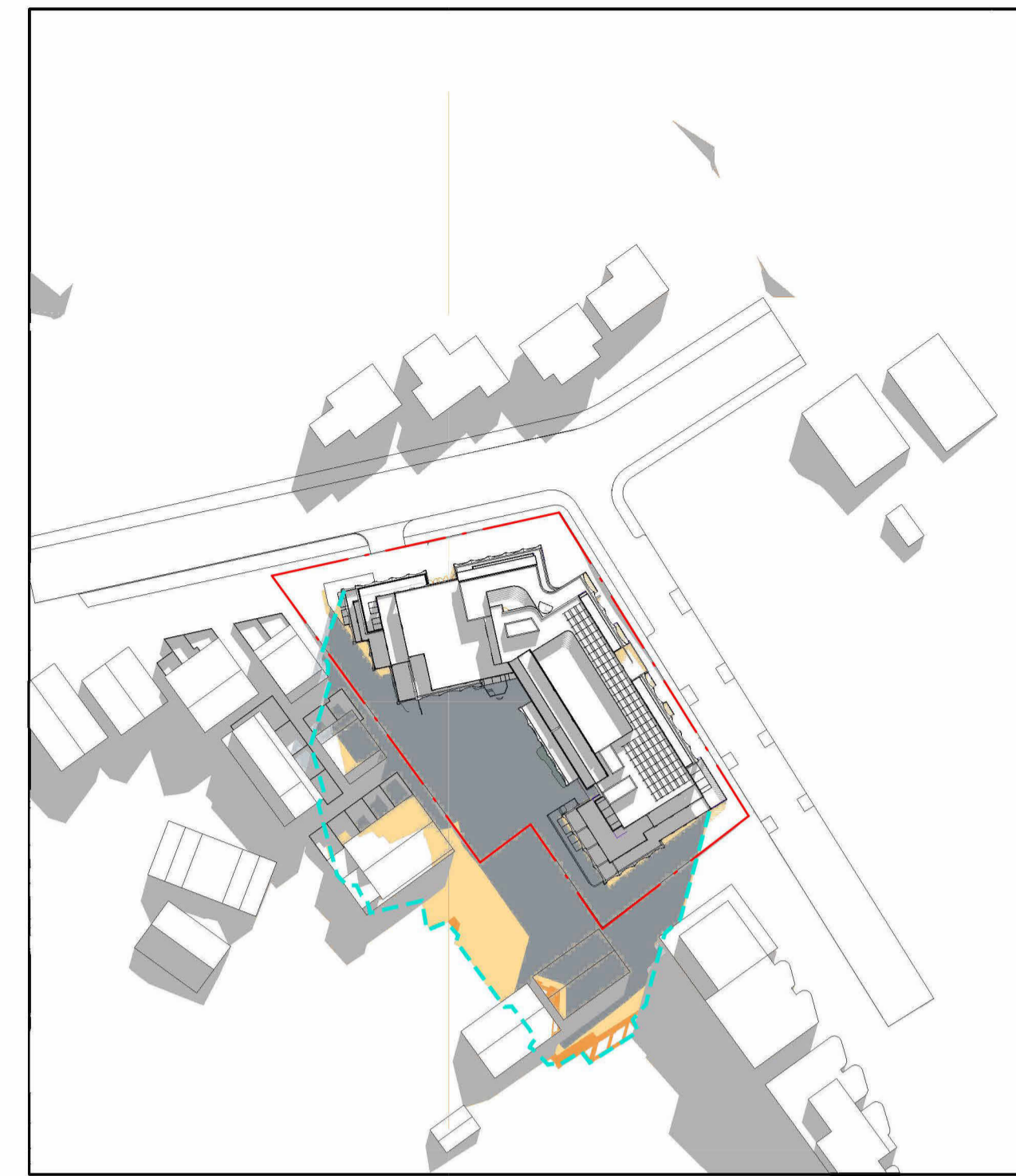
Revision  
**A02**



21 June 0900



21 June 1000



21 June 1100



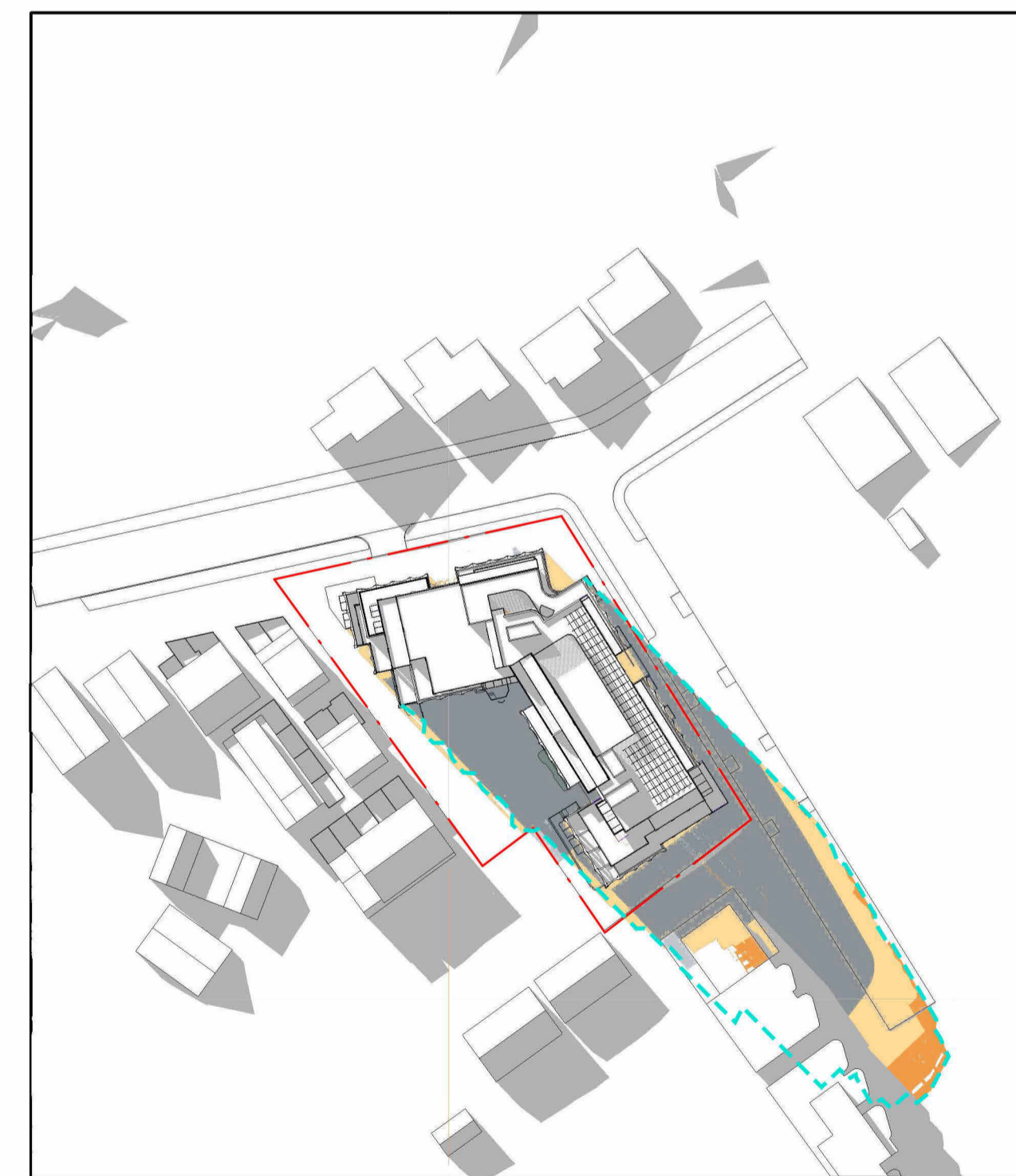
21 June 1200



21 June 1300



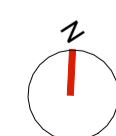
21 June 1400



21 June 1500

- - - - SITE BOUNDARY
- SHADOW BY PROPOSAL WITH TOD HEIGHT (22M)
- SHADOW BY PROPOSAL WITH 27.6% UPLIFT (28.07M)
- SHADOW BY PROPOSAL WITH ADDITIONAL TOP FLOOR PER RECOMMENDATION BY STATE DESIGN REVIEW PANEL (SDRP)

Key Plan:



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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  
N Marojevic Architect No.11274



0 1 2 5 10 15m  
@ A1

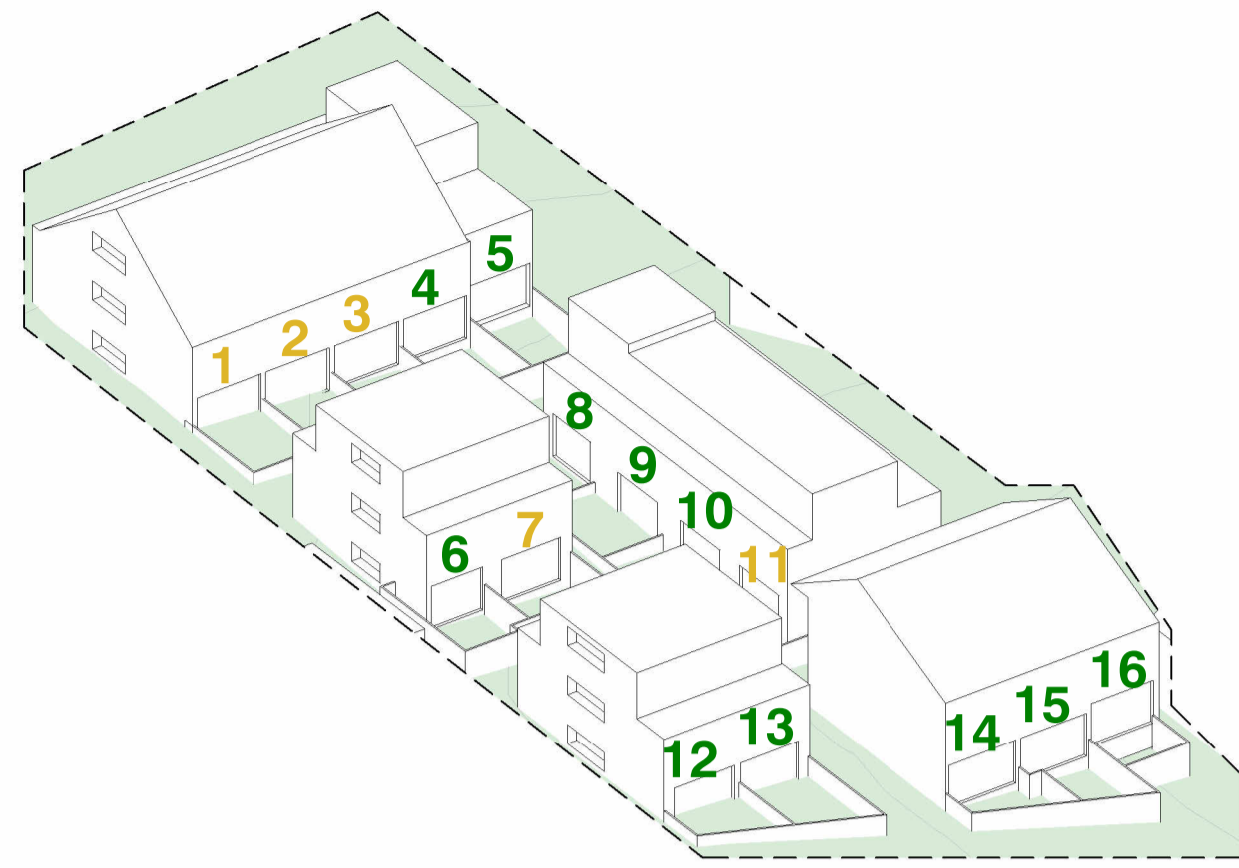
Project PA030530.01  
**BENT STREET LINDFIELD**  
12-16 BENT STREET, LINDFIELD, NSW  
2070

Status  
DEVELOPMENT APPLICATION

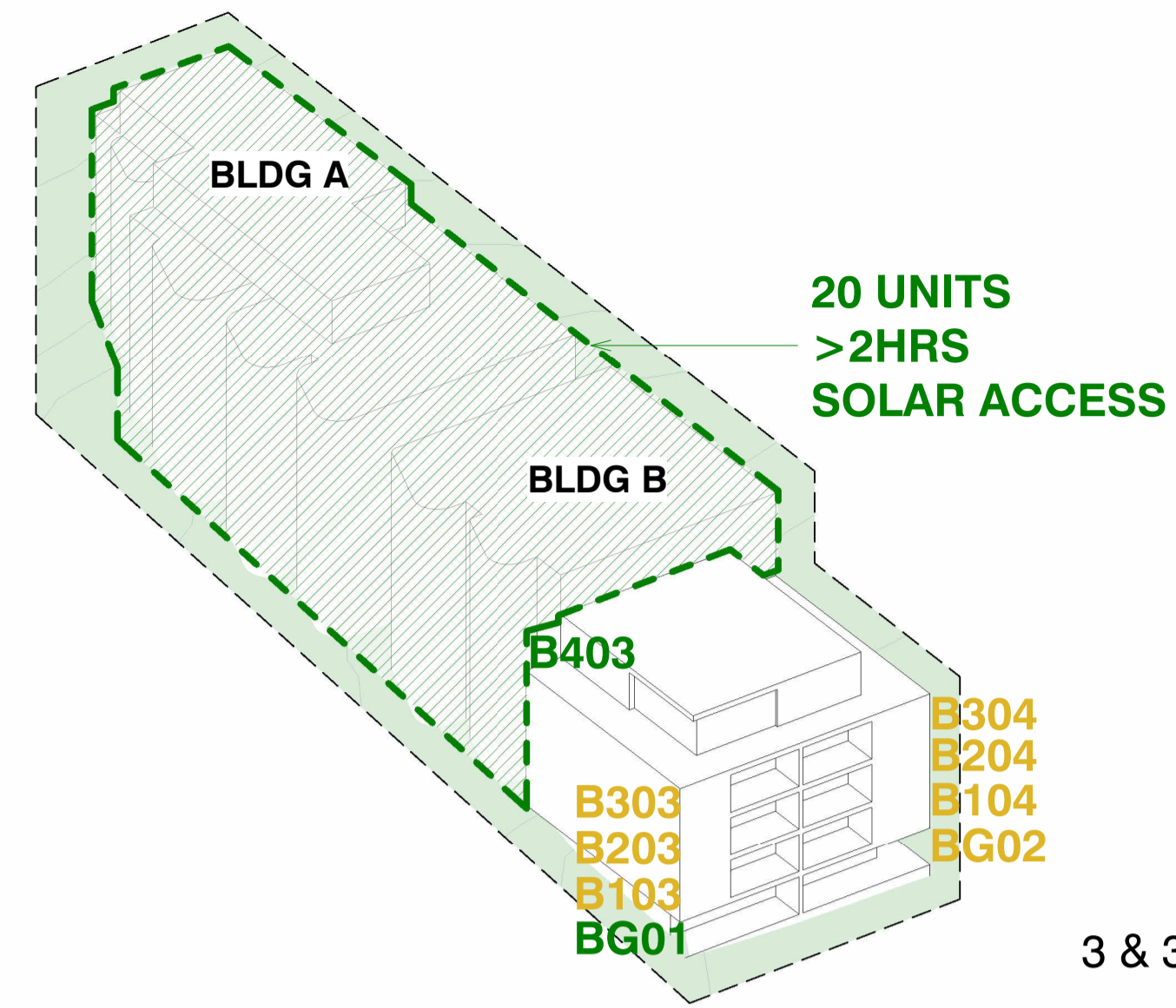
Title  
Q-COMPLIANCE DIAGRAMS  
SHADOW DIAGRAM

Drawing Number  
DA-Q3-0020

Revision  
A03



18-20 BENT STREET KEYPLAN



3 & 3A BEACONSFIELD PARADE KEYPLAN

18-20 BENT STREET																	TOTAL									
LIVING ROOM																										
	9:00	9:15	9:30	9:45	10:00	10:15	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45	13:00	13:15	13:30	13:45	14:00	14:15	14:30	14:45	15:00	
1															Y	Y	Y	Y	Y	Y	Y					1.75 hr
2															Y	Y	Y	Y	Y	Y	Y					2 hr
3															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.75 hr
4															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4 hr
5									Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3 hr
6															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5 hr
7															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3 hr
8															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.75 hr
9									Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.25 hr
10															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.75 hr
11															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1.75 hr
12	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6 hr
13	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6 hr
14	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6 hr
15	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6 hr
16	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6 hr

3 & 3A BEACONSFIELD PARADE																	TOTAL										
LIVING ROOM																											
	9:00	9:15	9:30	9:45	10:00	10:15	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45	13:00	13:15	13:30	13:45	14:00	14:15	14:30	14:45	15:00		
BG01	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y										3.5 hr	
BG02																											0.5 hr
B103																											1.25 hr
B104																											0.5 hr
B203																											1.25 hr
B204																											0.5 hr
B303																											1.25 hr
B304																											0.5 hr
B403	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y										3.75 hr	

2 22/37 59%

18-20 BENT STREET																	TOTAL									
PRIVATE OPEN SPACE																										
	9:00	9:15	9:30	9:45	10:00	10:15	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45	13:00	13:15	13:30	13:45	14:00	14:15	14:30	14:45	15:00	
1															Y	Y	Y	Y	Y	Y	Y					1.75 hr
2															Y	Y	Y									0.75 hr
3															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.25 hr
4															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.75 hr
5															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.75 hr
6															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.75 hr
7															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1.5 hr
8															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.25 hr
9															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4.25 hr
10															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.25 hr
11															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5 hr
12	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6 hr
13	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6 hr
14	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6 hr
15	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6 hr
16	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6 hr

3 & 3A BEACONSFIELD PARADE																	TOTAL									
PRIVATE OPEN SPACE																										
	9:00	9:15	9:30	9:45	10:00	10:15	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45	13:00	13:15	13:30	13:45	14:00	14:15	14:30	14:45	15:00	
BG01	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y										3.5 hr
BG02	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y										2.5 hr
B103	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y										3.25 hr
B104	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y										3.5 hr
B203	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y										3.25 hr
B204	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y										2.5 hr
B303	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y										3.25 hr
B304	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y										2.5 hr
B403	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y										3.75 hr

9 29/37 78%

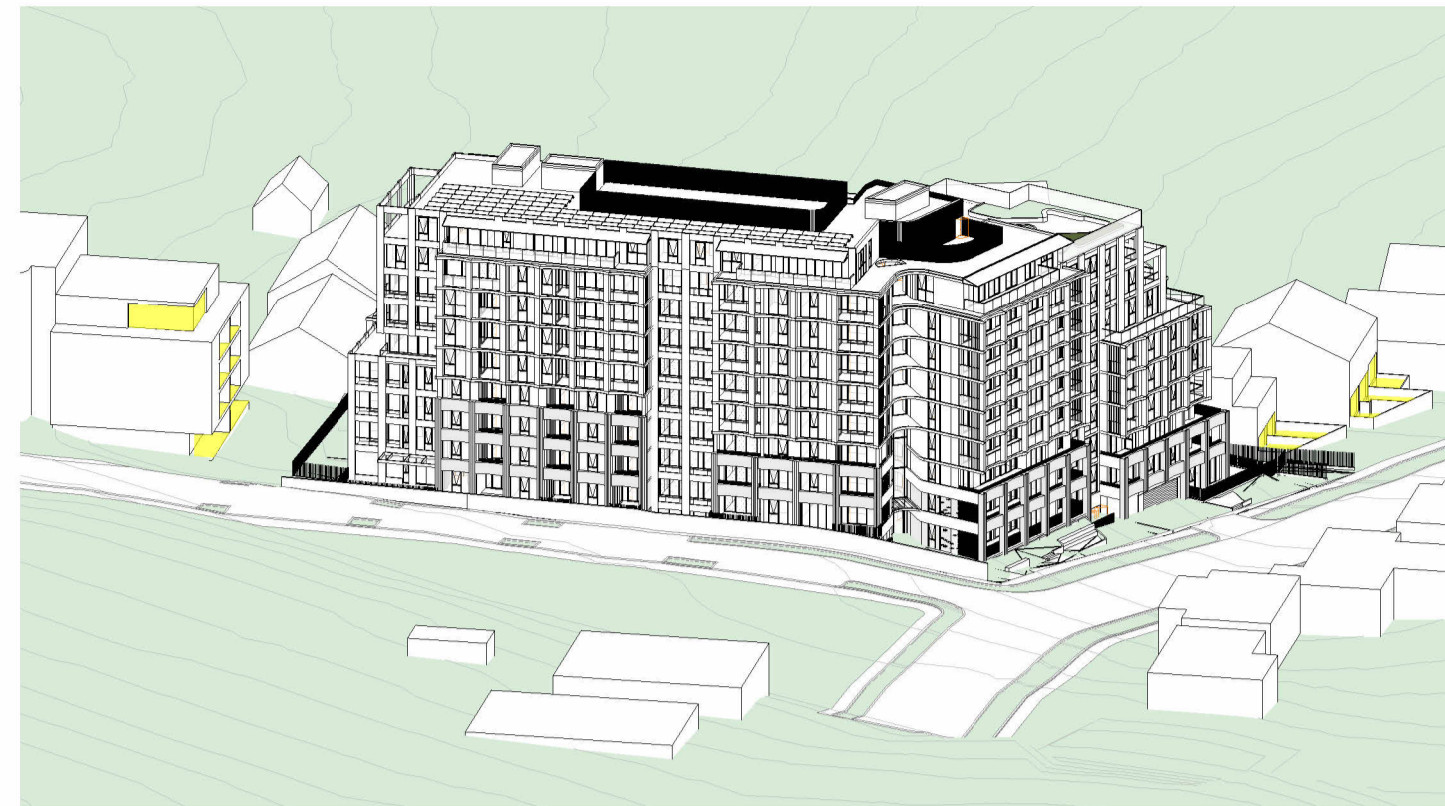
\*\*As demonstrated in Shadow Diagram AR-Q3-0020, the overshadowing from the proposed building ensures that Building A and the eastern side of Building B at the adjoining 3 & 3A Beaconsfield Parade site maintain solar access between 9:00 AM and 1:00 PM. This analysis specifically focuses on the solar amenity for 9 units located on the western corner of the neighbouring building. \*\*

NUMBER OF UNIT ACHIEVE	COUNT	PERCENTAGE
>2HR SOLAR ACCESS (LIVING ROOM)	14/16	88%
>2HR SOLAR ACCESS (PRIVATE OPEN SPACE)	13/16	81%
>2HR SOLAR ACCESS (LIVING ROOM + POS)	12/16	75%

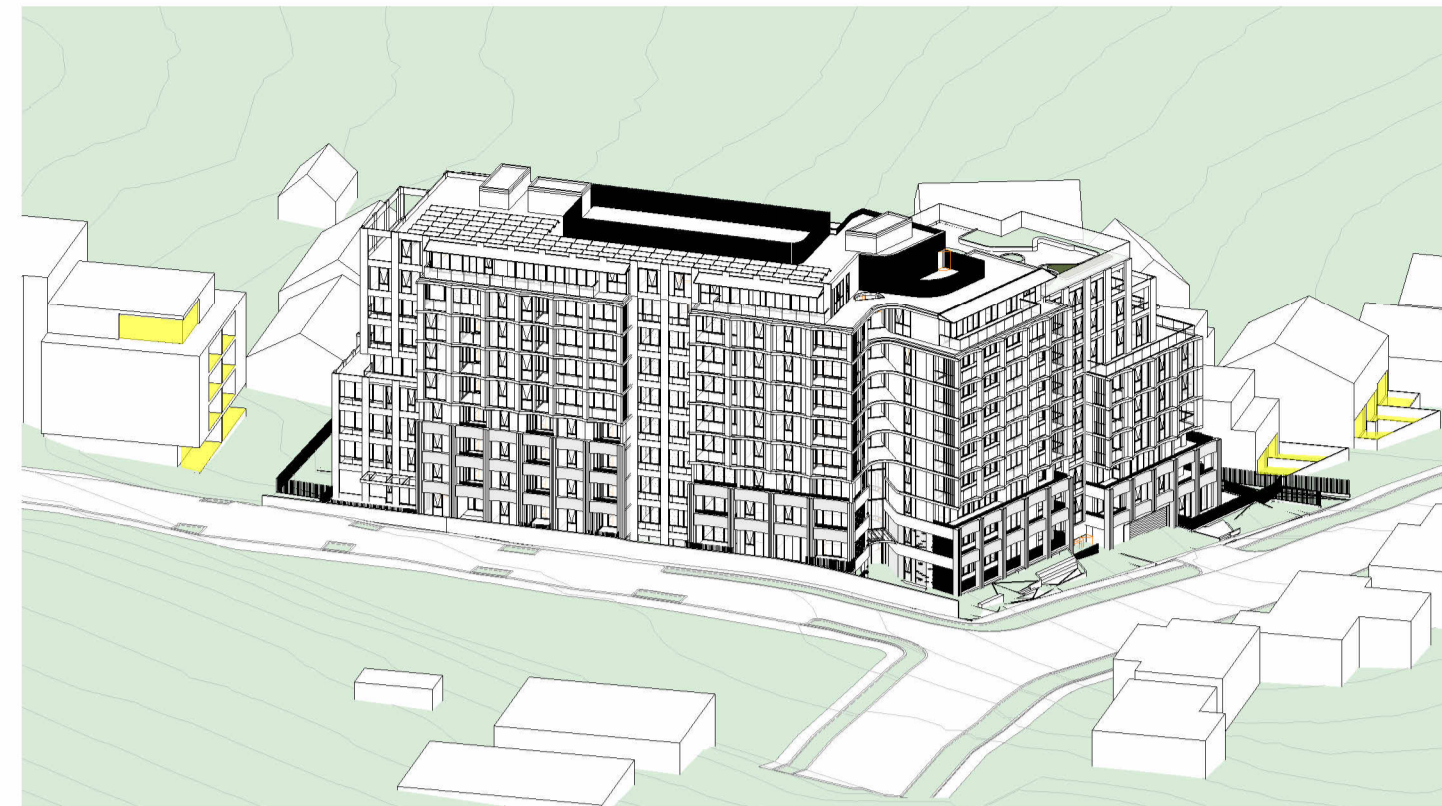
NUMBER OF UNIT ACHIEVE	COUNT	PERCENTAGE
>2HR SOLAR ACCESS (LIVING ROOM)	22/37	59%
>2HR SOLAR ACCESS (PRIVATE OPEN SPACE)	29/37	78%
>2HR SOLAR ACCESS (LIVING ROOM + POS)	22/37	59%

\*ANALYSIS WITH THE EXISTING 18-20 BENT STREET SITE  
THE EXISTING SITE OF LINDFIELD HUB  
THE DA SUBMISSION OF 3&3A BEACONSFIELD PARADE

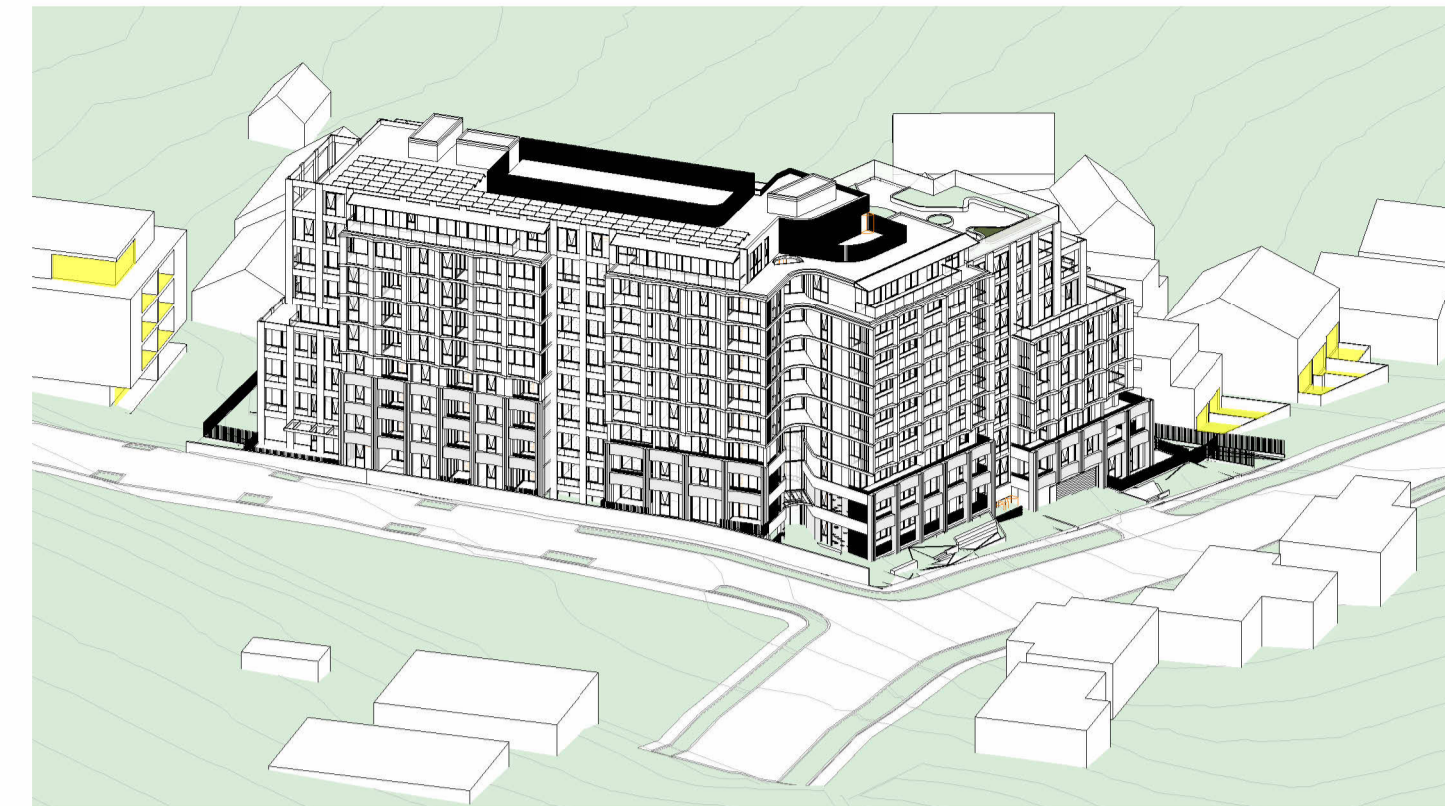
<b>Key Plan:</b> Drawing Disclaimer: Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or reproduction of this drawing is strictly prohibited without the consent of PTW Architects. Note: PTW's responsibility for any external building element is strictly limited to that provided for by our relevant scope of Services. Others, including suitably qualified experts as may be required or as is appropriate, carry responsibility for any checking of or other work associated with any design, materials selection, construction or installation of any cladding, facade or external building element.	<b>Rev</b> <b>Amendment</b> A02   RESPONSE TO SDRP A01   RESPONSE TO SDRP	<b>By</b> <b>Chk*</b> <b>Date</b> TT   GC   19.09.25 TT   GC   18.07.25	<b>Consultants</b> WILLOWTREE PLANNING Suite 204, Level 2, 165 Walker Street, North Sydney NSW 2060 T: (02) 9929 6974 HATCH Level 3, 50 Carrington Street, Sydney NSW 2000 T: (02) 8202 8000 CLOUSTON ASSOCIATES 65-69 Kent Street, Sydney NSW 2000 T: (02) 8272 4999	<b>Client</b> SUNDALE NORTHLAND DEVELOPMENT Suite 3E, L3, 5 Belmore Street, Burwood NSW 2134 T +61 2 9715 3788	<b>Architect</b> PTW Architects Level 11, 88 Phillip Street, Sydney NSW 2000 Australia T +61 2 9232 5877 ptw.com.au Peddle Thorp & Walker P/L ABN 23 000 454 624 trading as PTW Architects	<b>NSW Nominated Architects</b> 5 Parsons Architect No.6098 D Jones Architect No.4778 N Marojevic Architect No.11274	<b>Title</b> Q-COMPLIANCE DIAGRAMS SUN EYE VIEW - DATA SHEET <b>Project</b> PA030530.01 <b>BENT STREET LINDFIELD</b> 12-16 BENT STREET, LINDFIELD, NSW 2070 <b>Status</b> DEVELOPMENT APPLICATION	<b>Drawing Number</b> AR-Q3-0033 <b>Revision</b> A02
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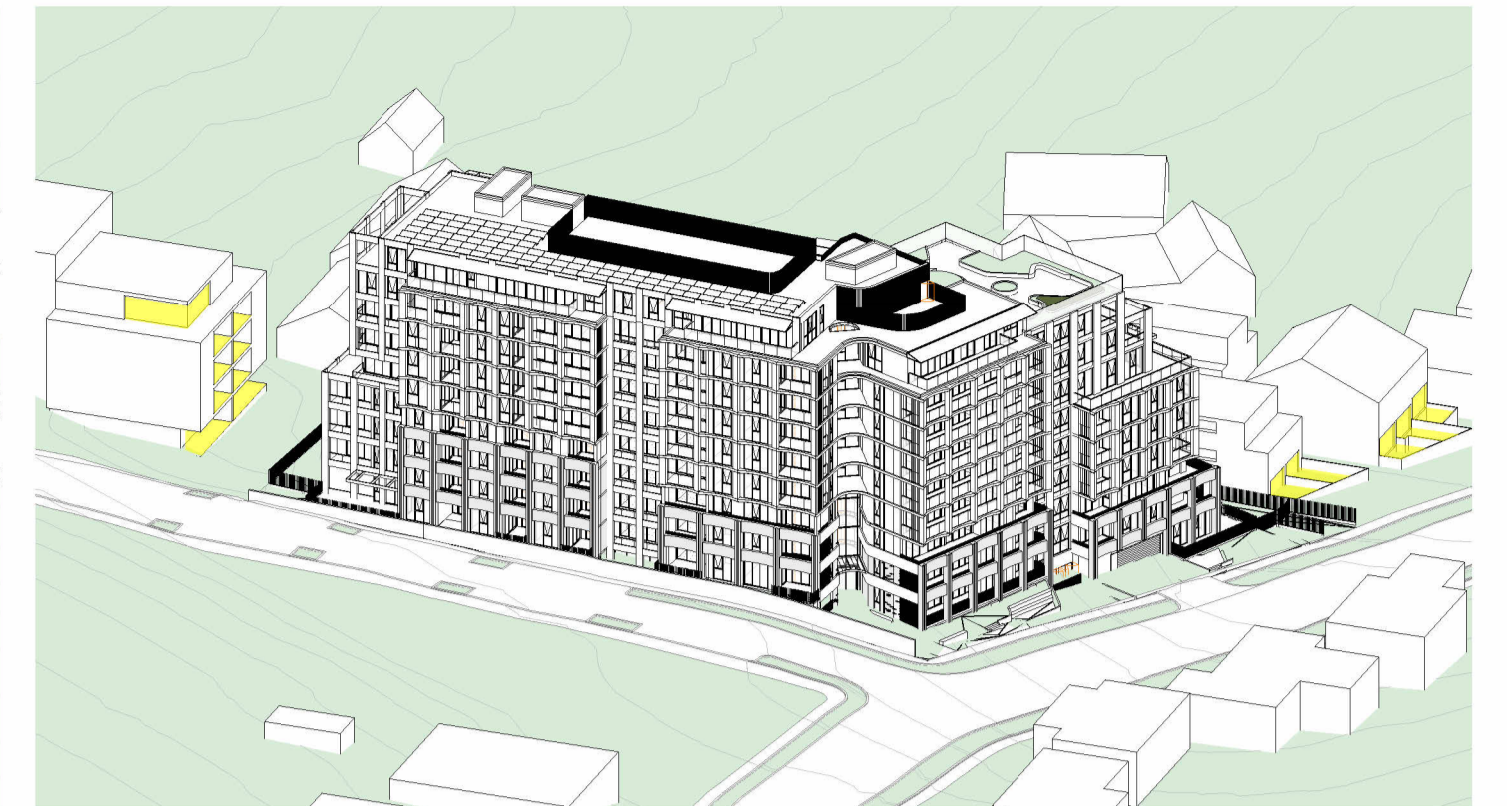
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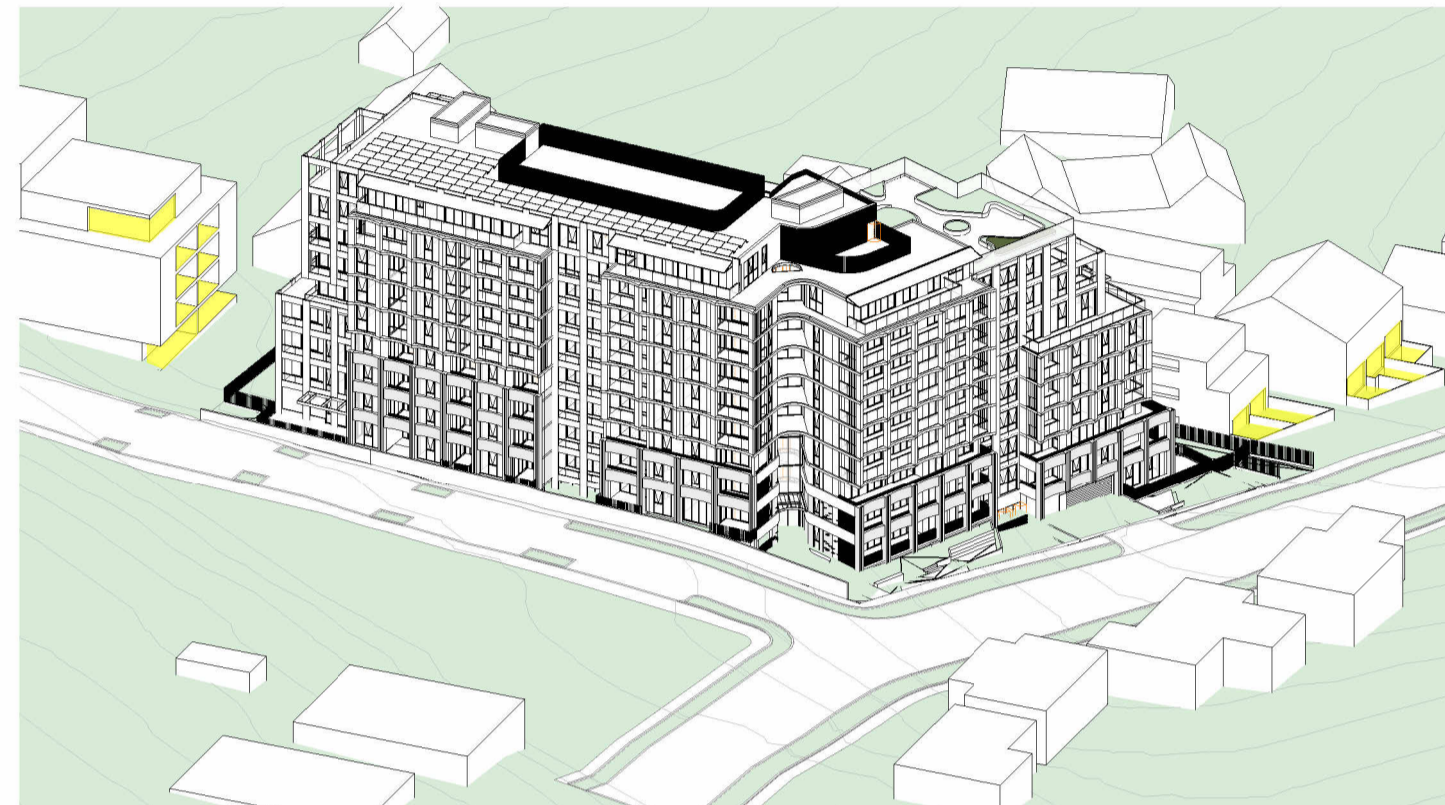
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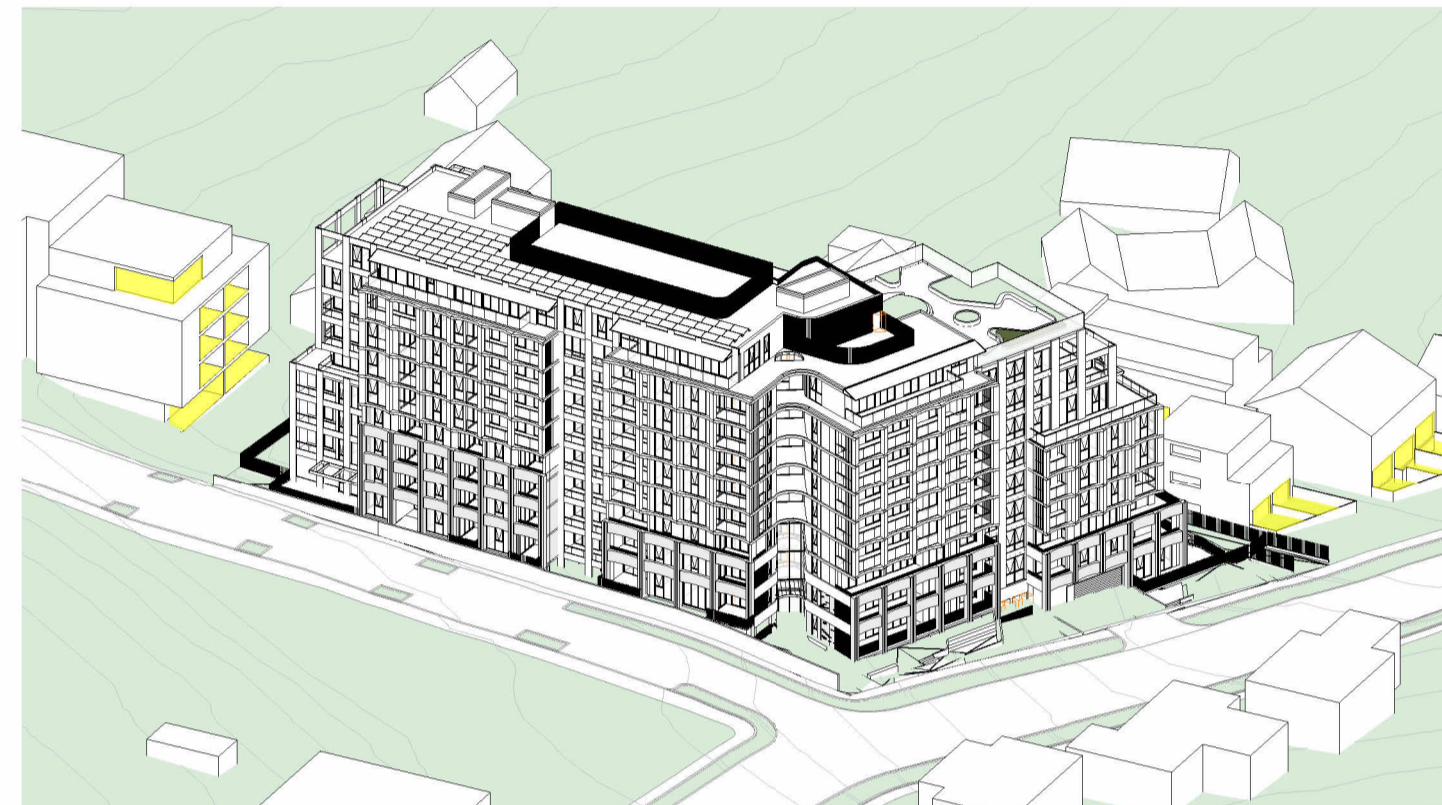
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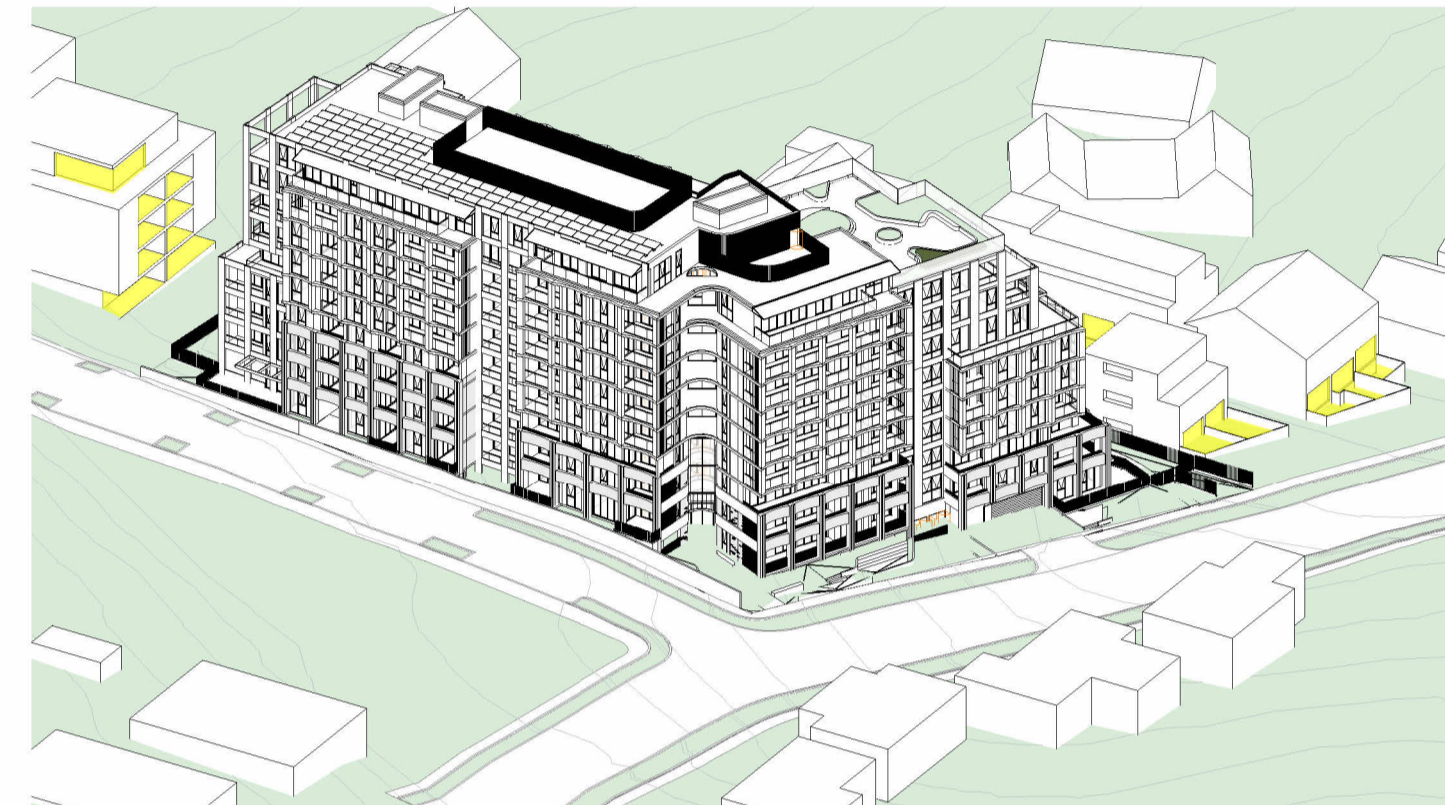
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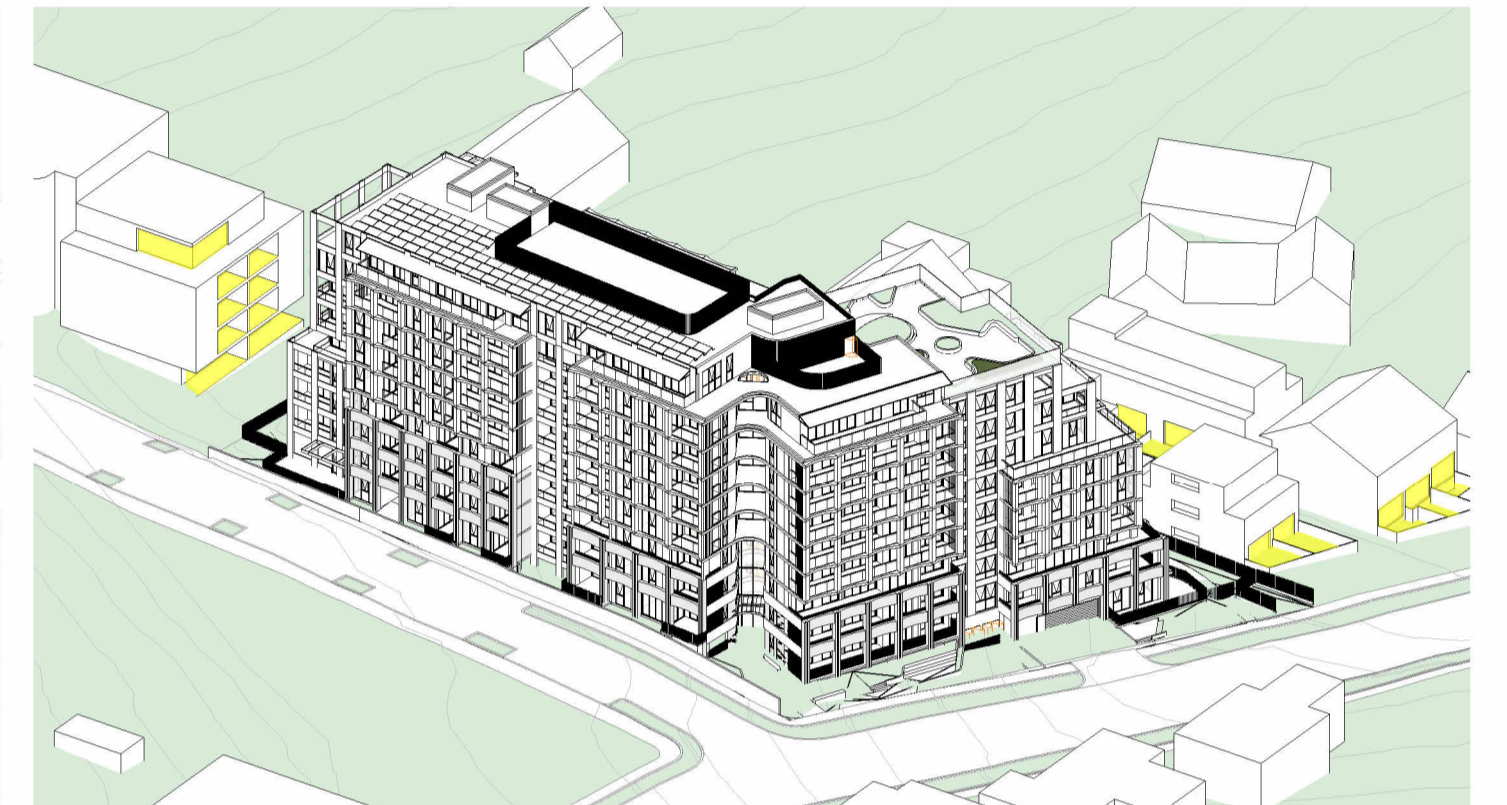
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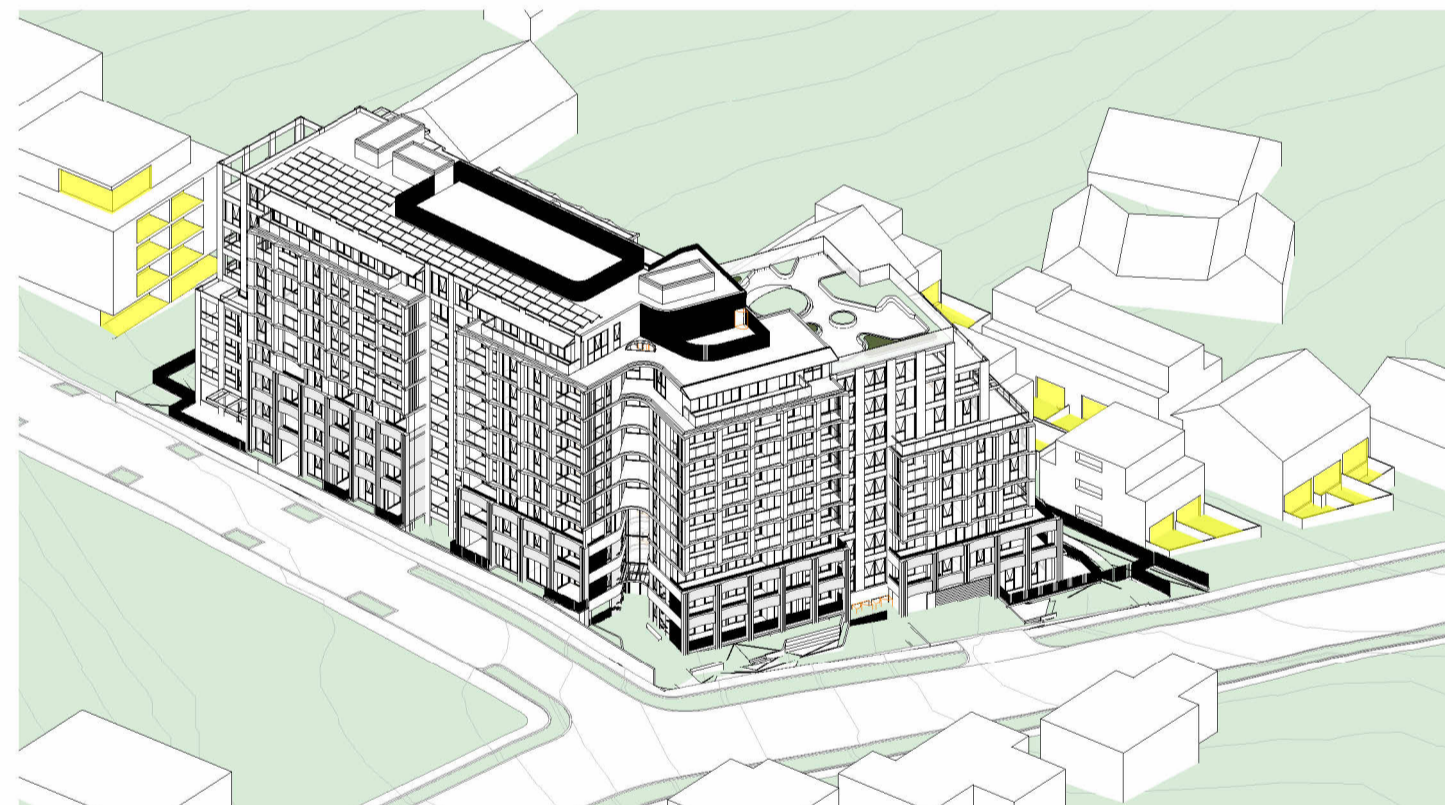
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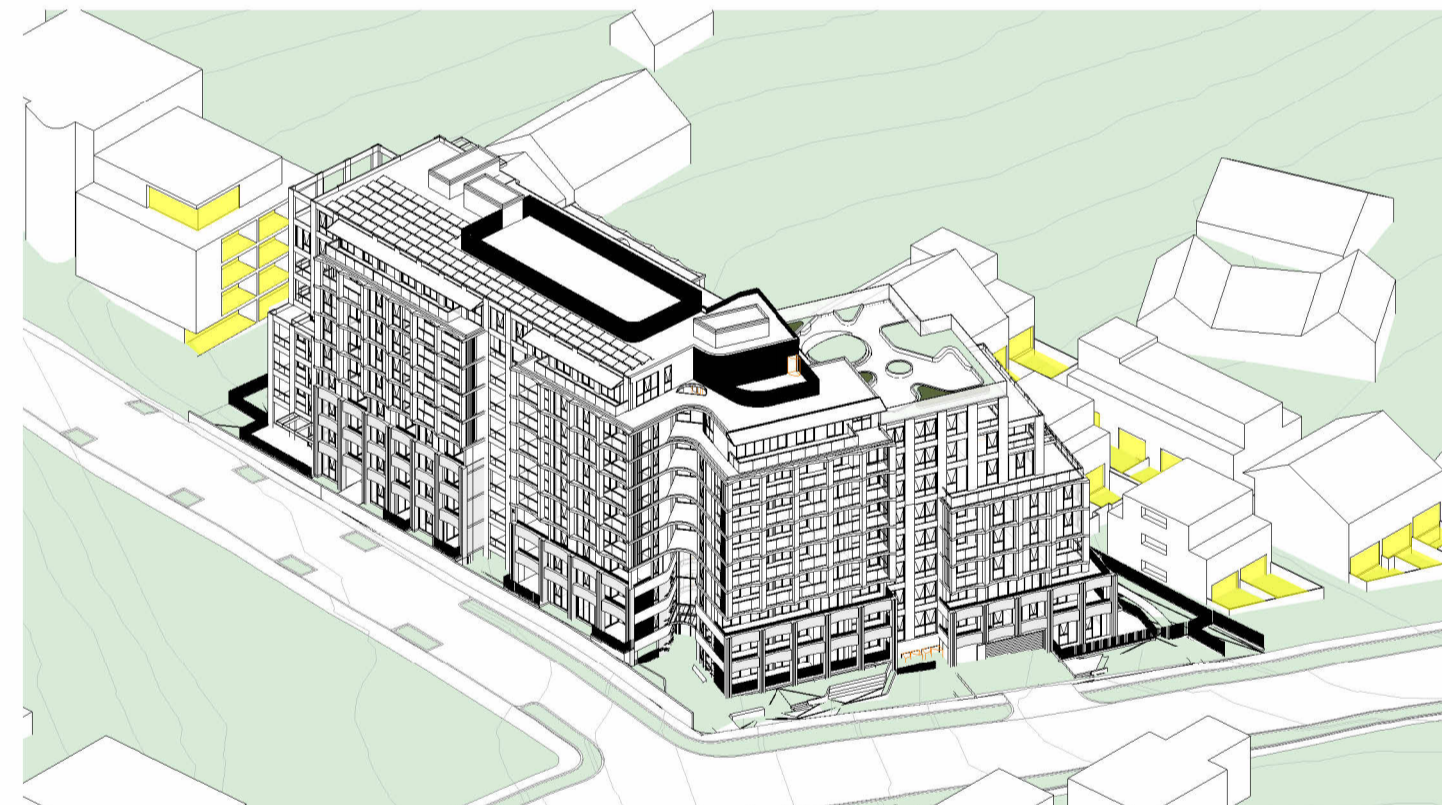
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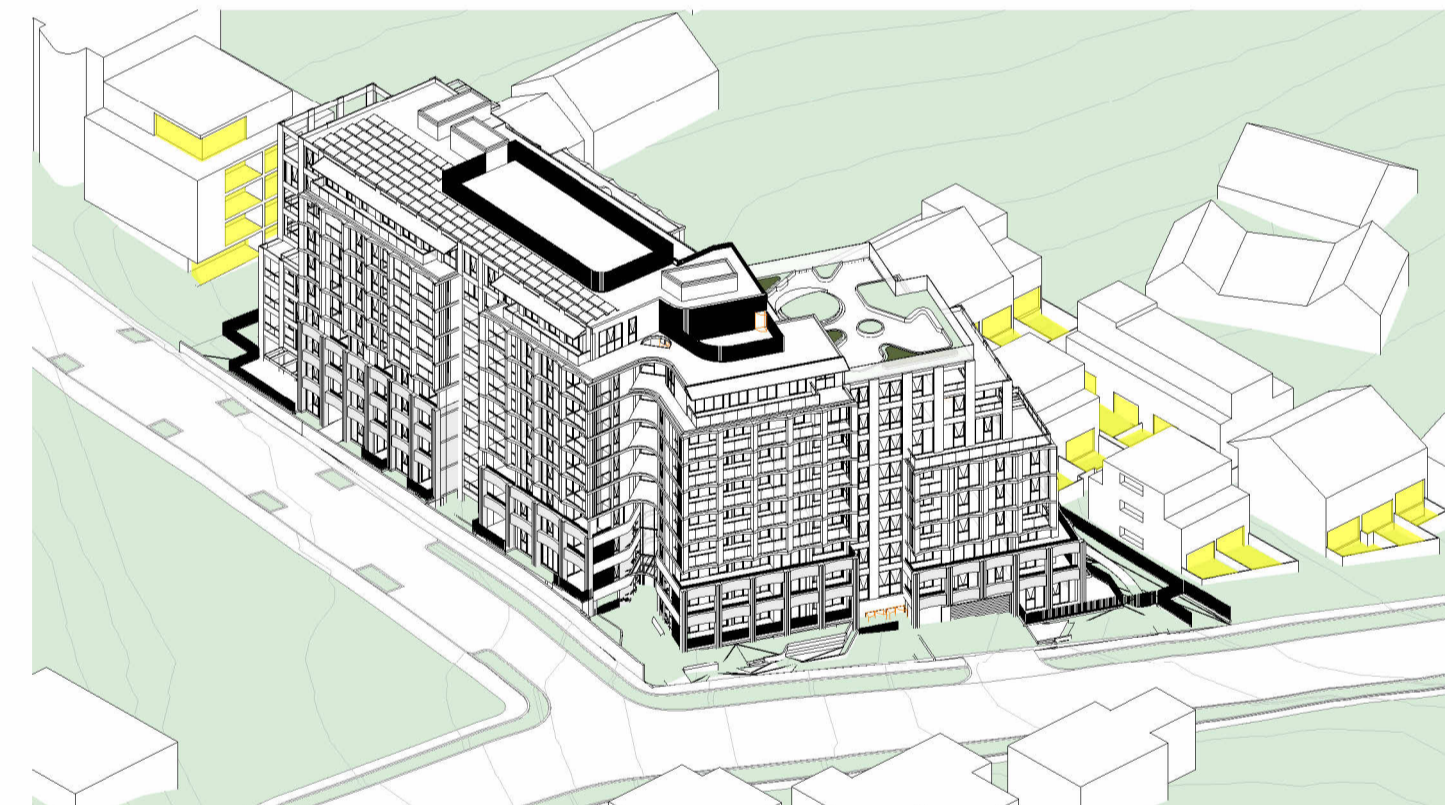
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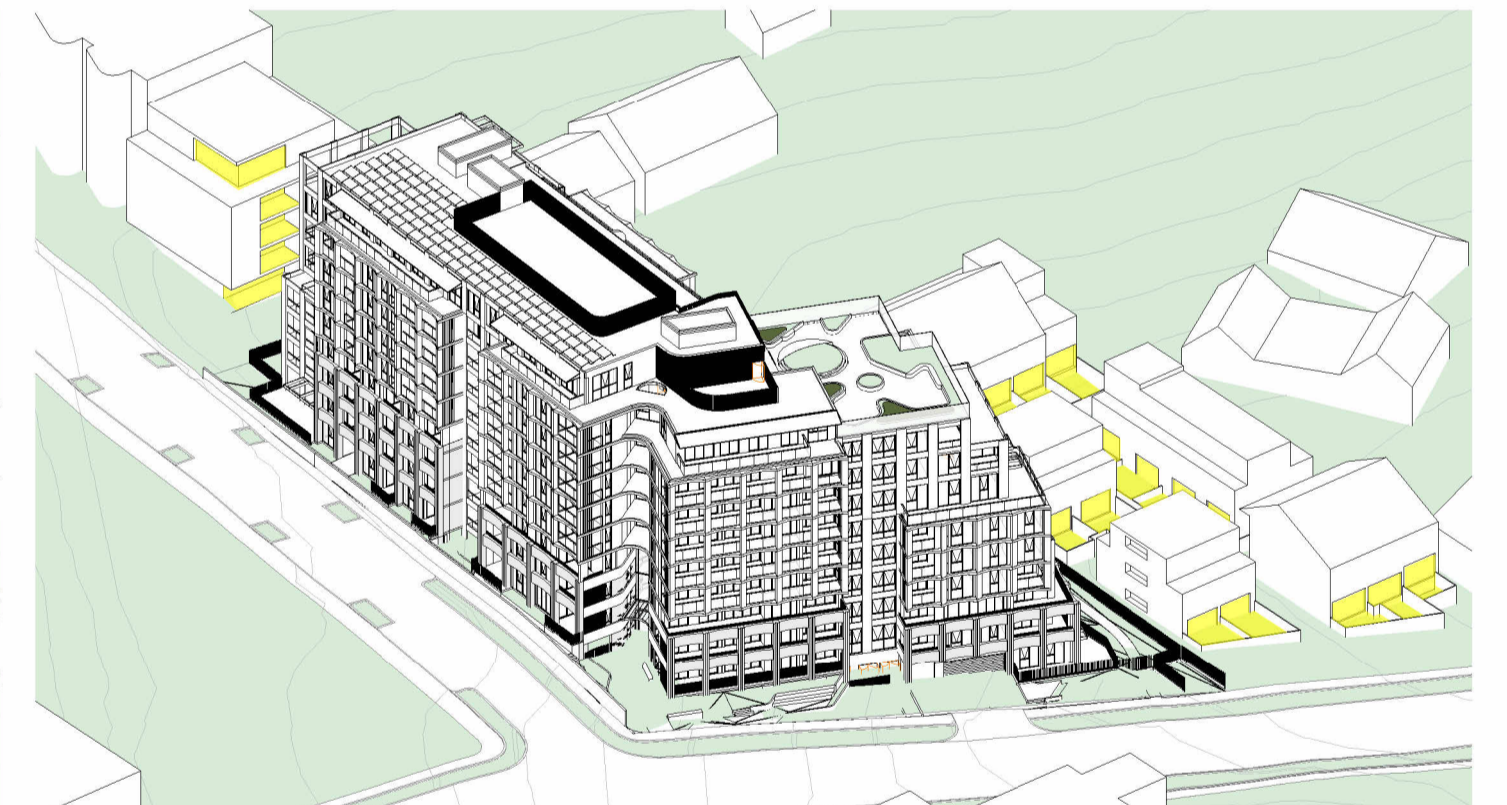
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21 June 1115



21 June 1130



21 June 1145

GLAZING OF LIVING SPACES/ PRIVATE OPEN SPACE HAVE SOLAR ACCESS

\*ANALYSIS WITH: THE EXISTING 18-20 BENT STREET SITE  
THE EXISTING SITE OF LINDFIELD HUB  
THE DA SUBMISSION OF 3&3A BEACONSFIELD PARADE

Key Plan:

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Rev	Amendment	By	Chk*	Date
A02	RESPONSE TO SDRP	TT	GC	19.09.25
A01	RESPONSE TO SDRP	TT	GC	18.07.25

**Consultants**  
**WILLOWTREE PLANNING**  
Suite 204, Level 2, 165 Walker Street, North Sydney NSW 2060  
T: (02) 9929 6974

**HATCH**  
Level 3, 50 Carrington Street, Sydney NSW 2000  
T: (02) 8202 8000

**CLOUSTON ASSOCIATES**  
65-69 Kent Street, Sydney NSW 2000  
T: (02) 8272 4999

**Client**  
**SUNDALE NORTHLAND DEVELOPMENT**  
Suite 3E, L3, 5 Belmore Street, Burwood NSW 2134  
T +61 2 9715 3788



**Architect**  
**PTW Architects**  
Level 11, 88 Phillip Street, Sydney NSW 2000 Australia  
T +61 2 9232 5877

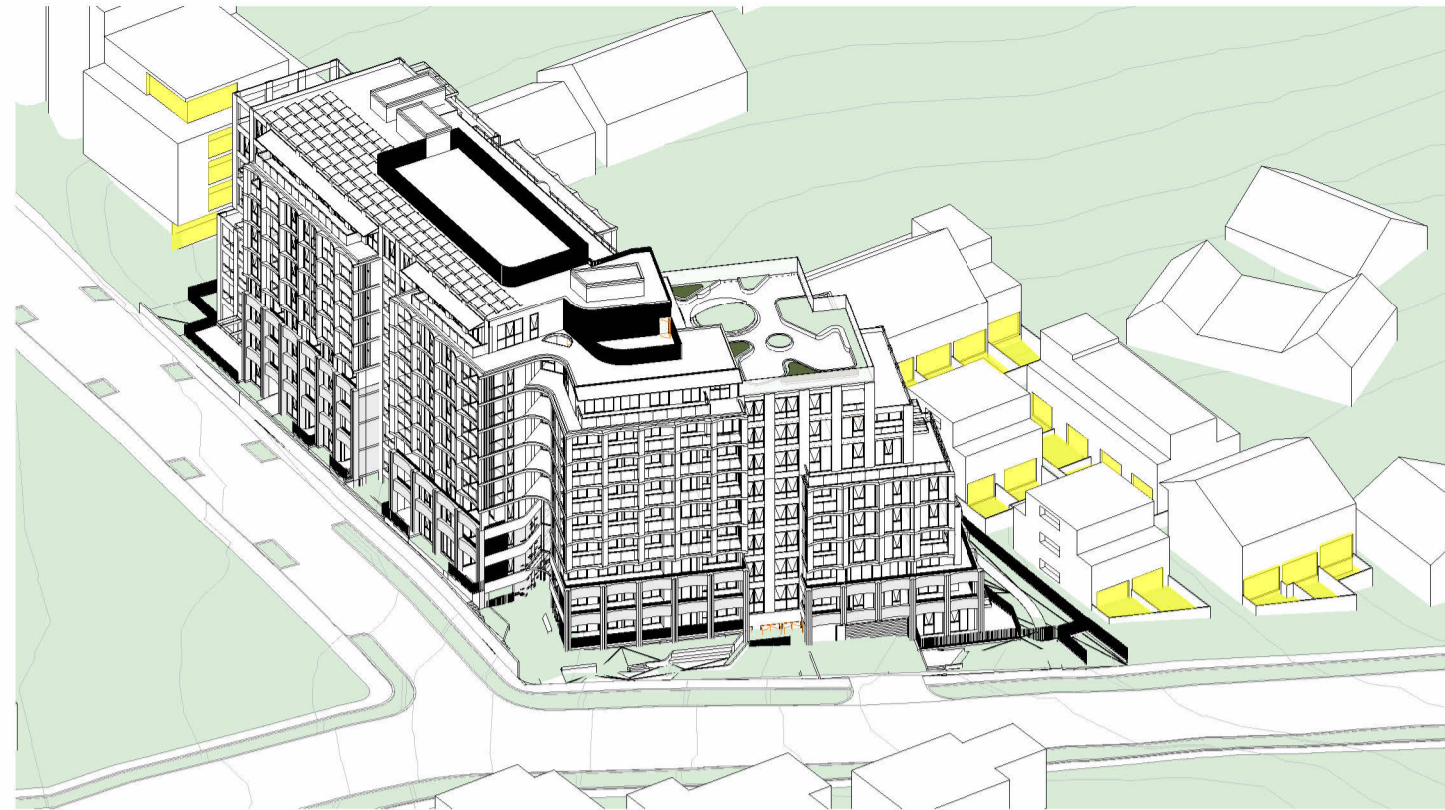
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Peddie Thorp & Walker P/L  
ABN 23 000 454 624  
trading as PTW Architects

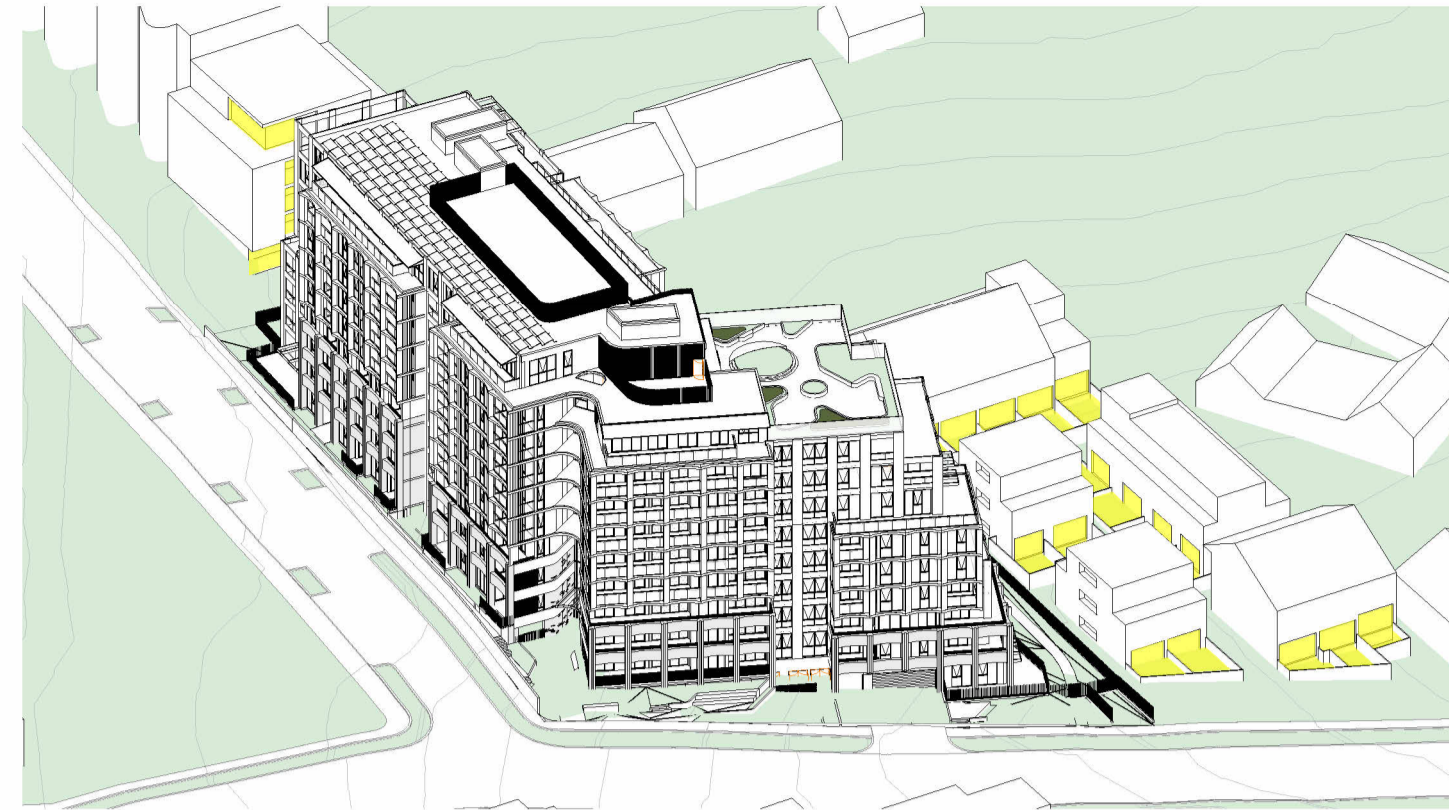
NSW Nominated Architects  
5 Parsons Architect No.6098  
D Jones Architect No.4778  
N Marojevic Architect No.11274



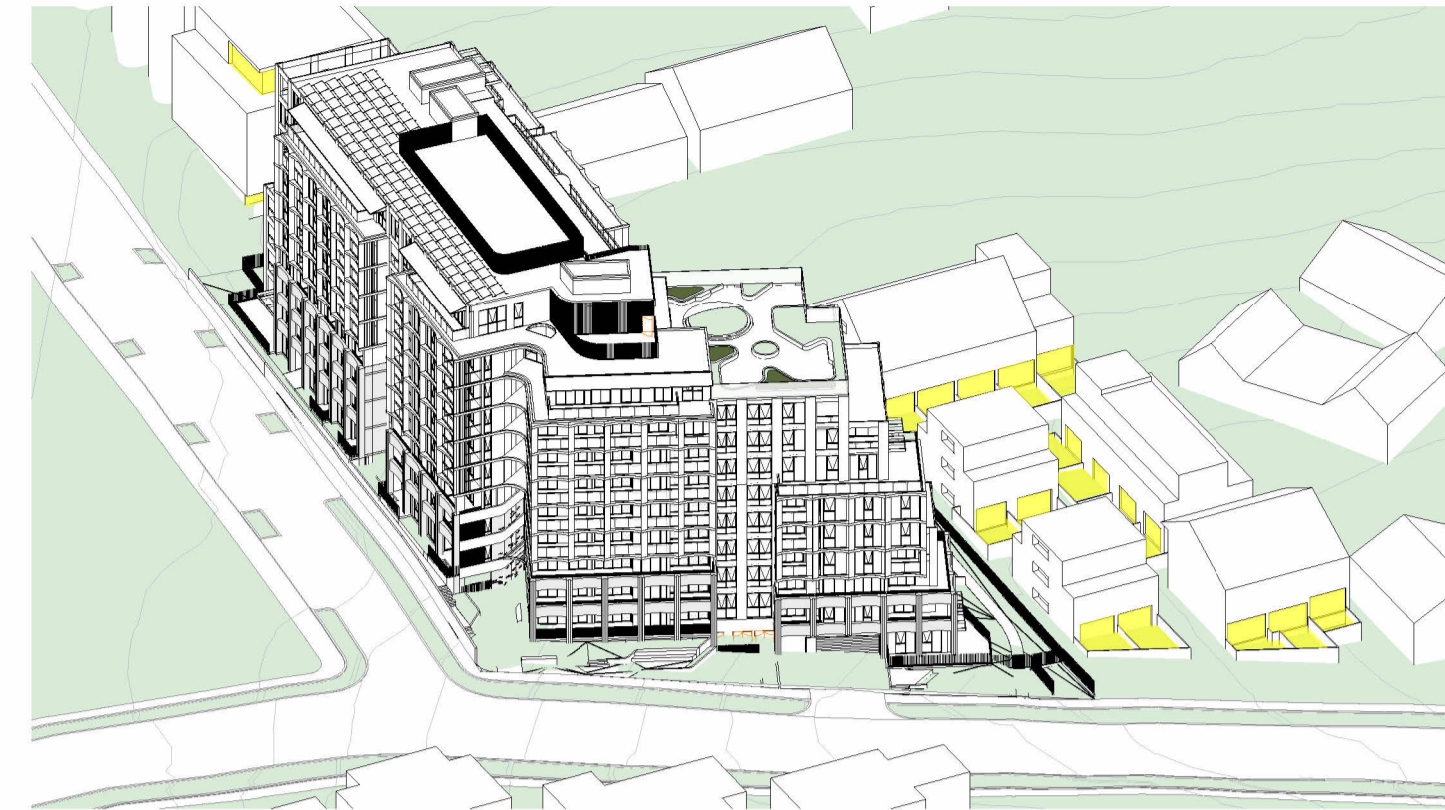
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					Q-COMPLIANCE DIAGRAMS
					SUN EYE VIEW - SHEET 1/2
Project PA030530.01					Drawing Number
<b>BENT STREET LINDFIELD</b>					AR-Q3-0034
12-16 BENT STREET, LINDFIELD, NSW					Revision
2070					A02
Status					
DEVELOPMENT APPLICATION					



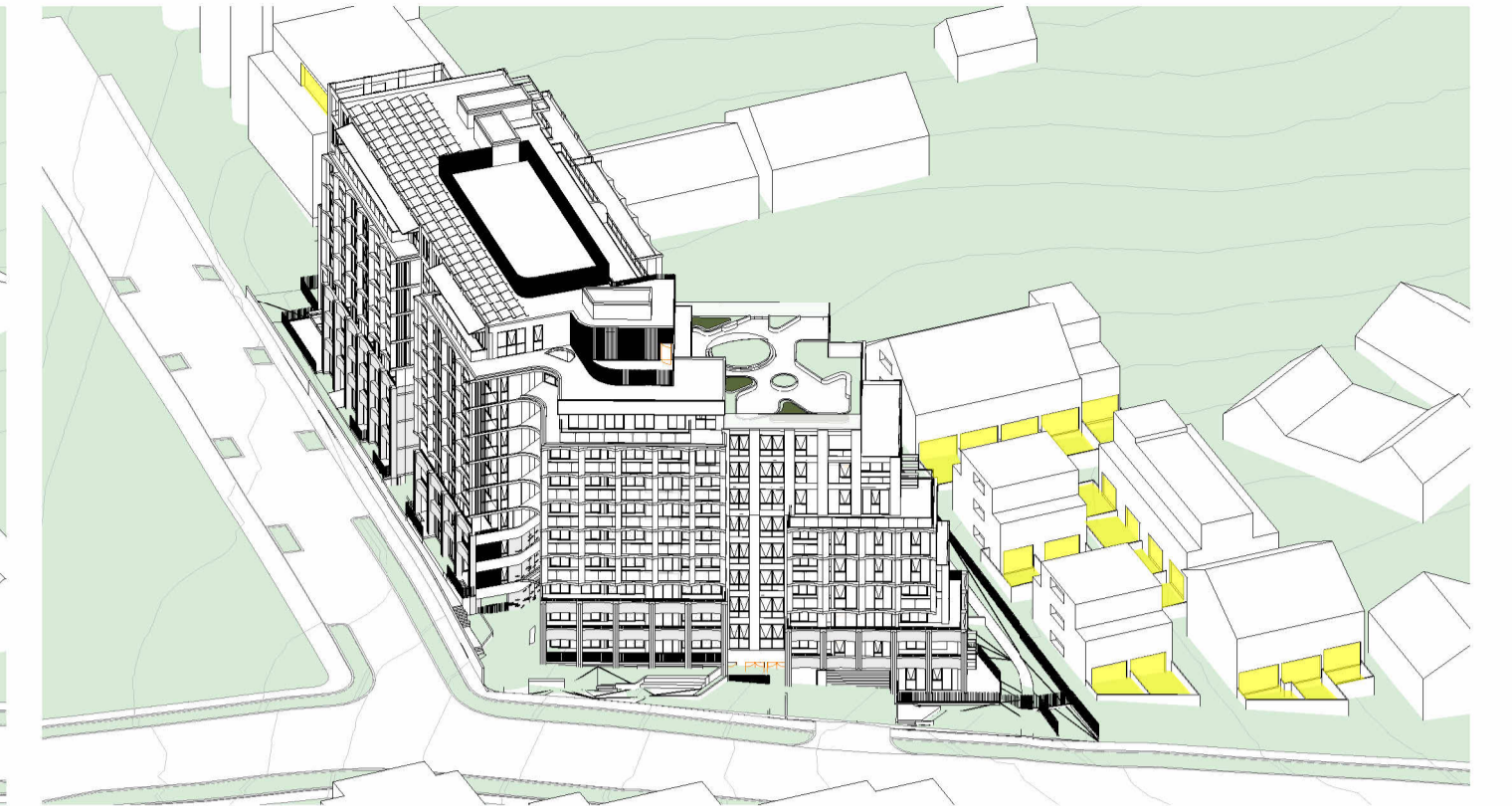
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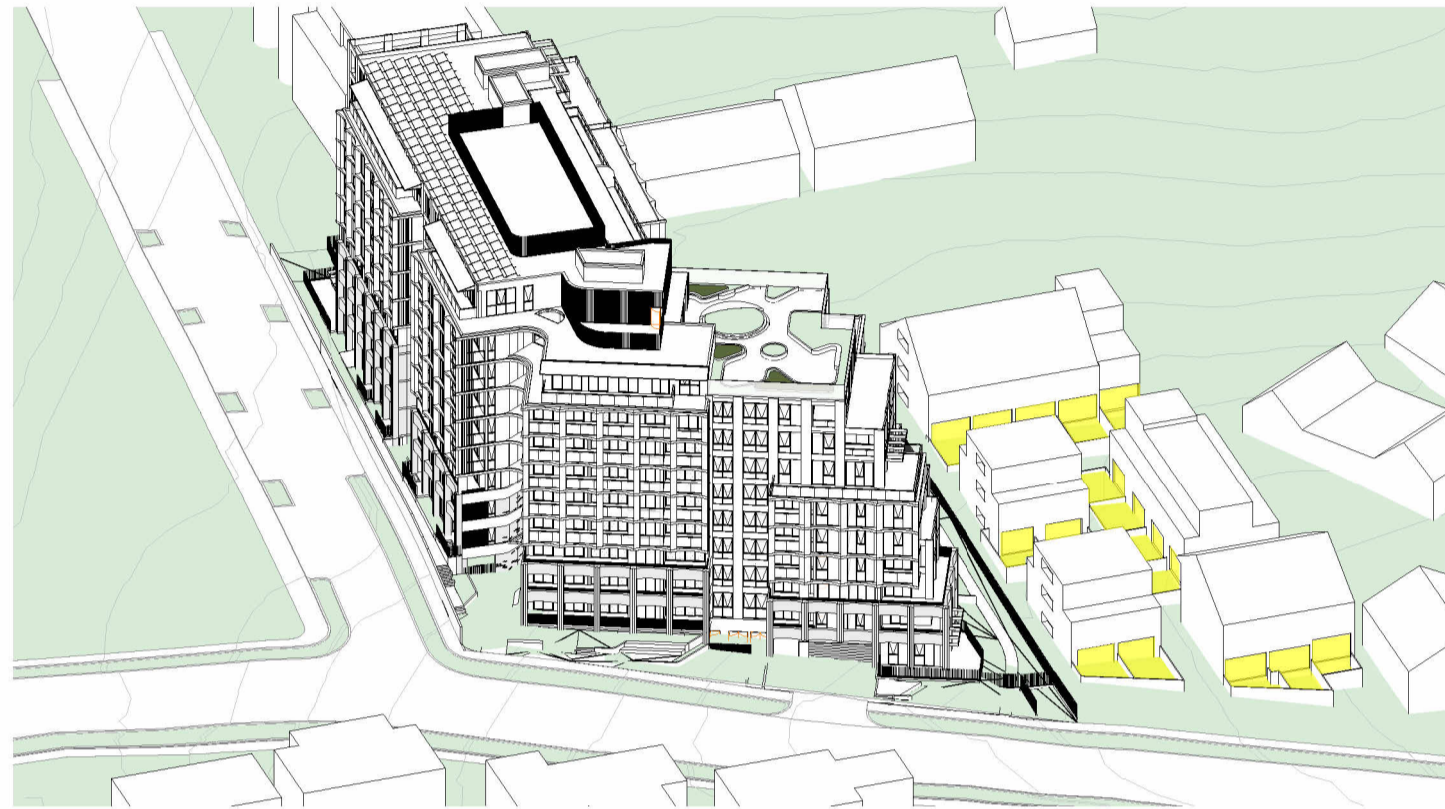
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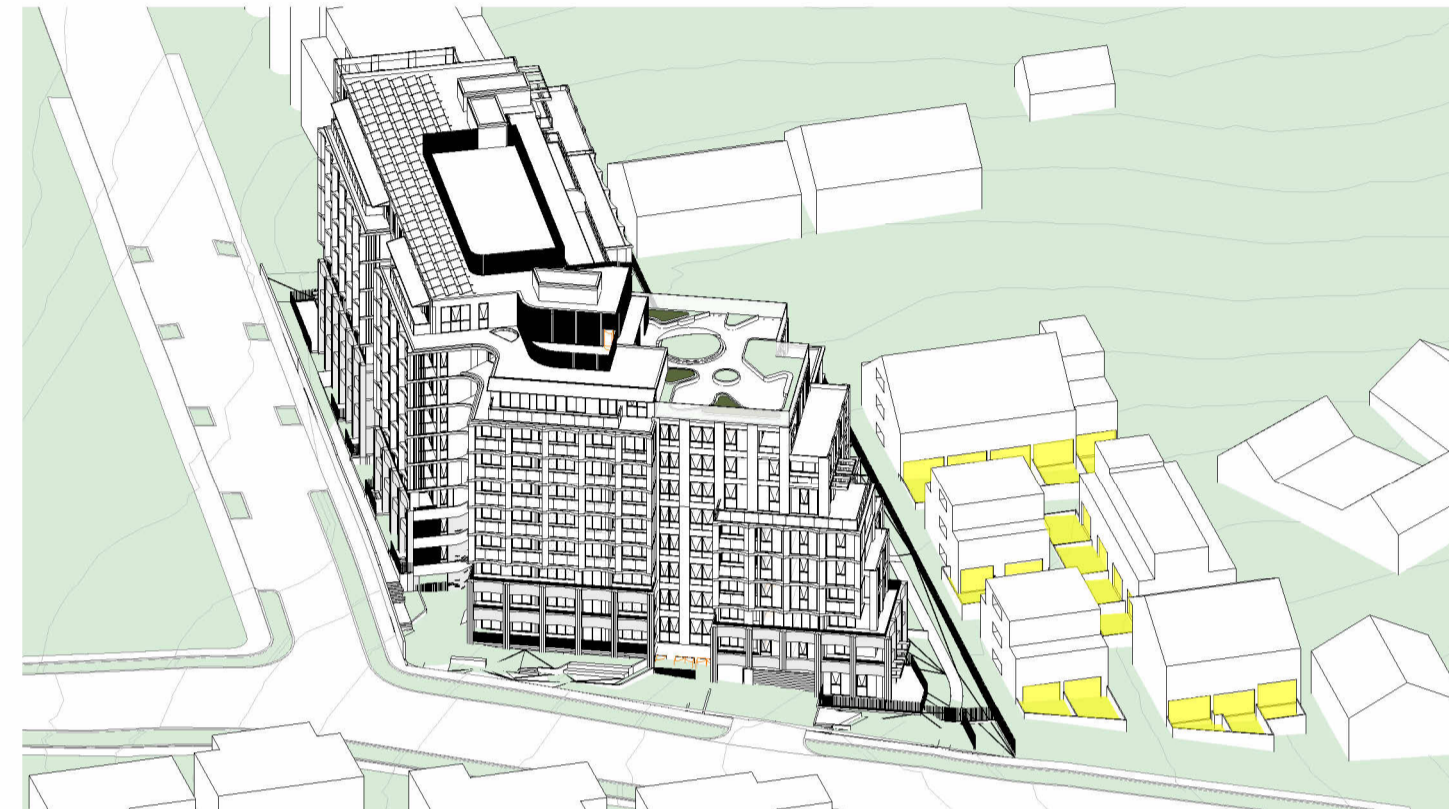
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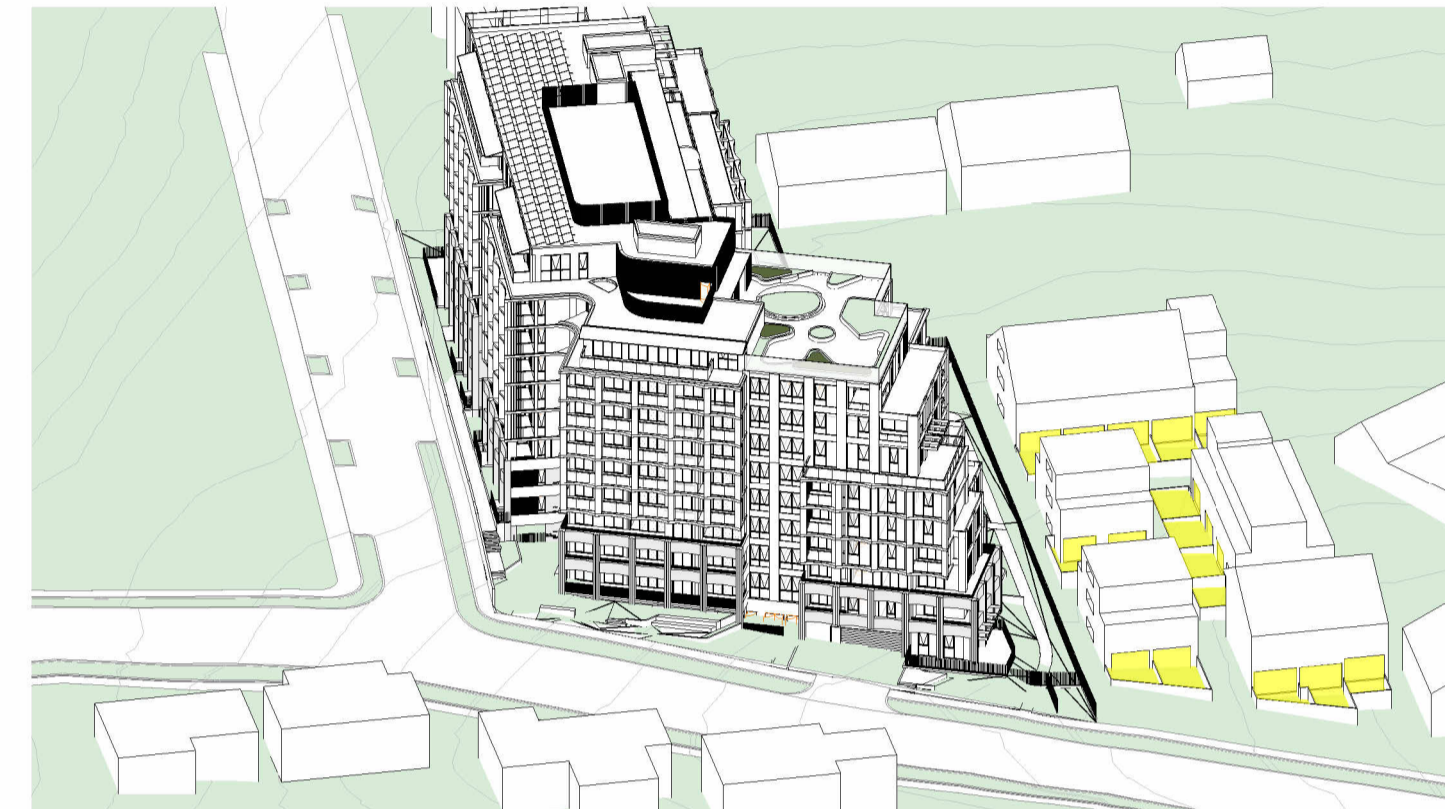
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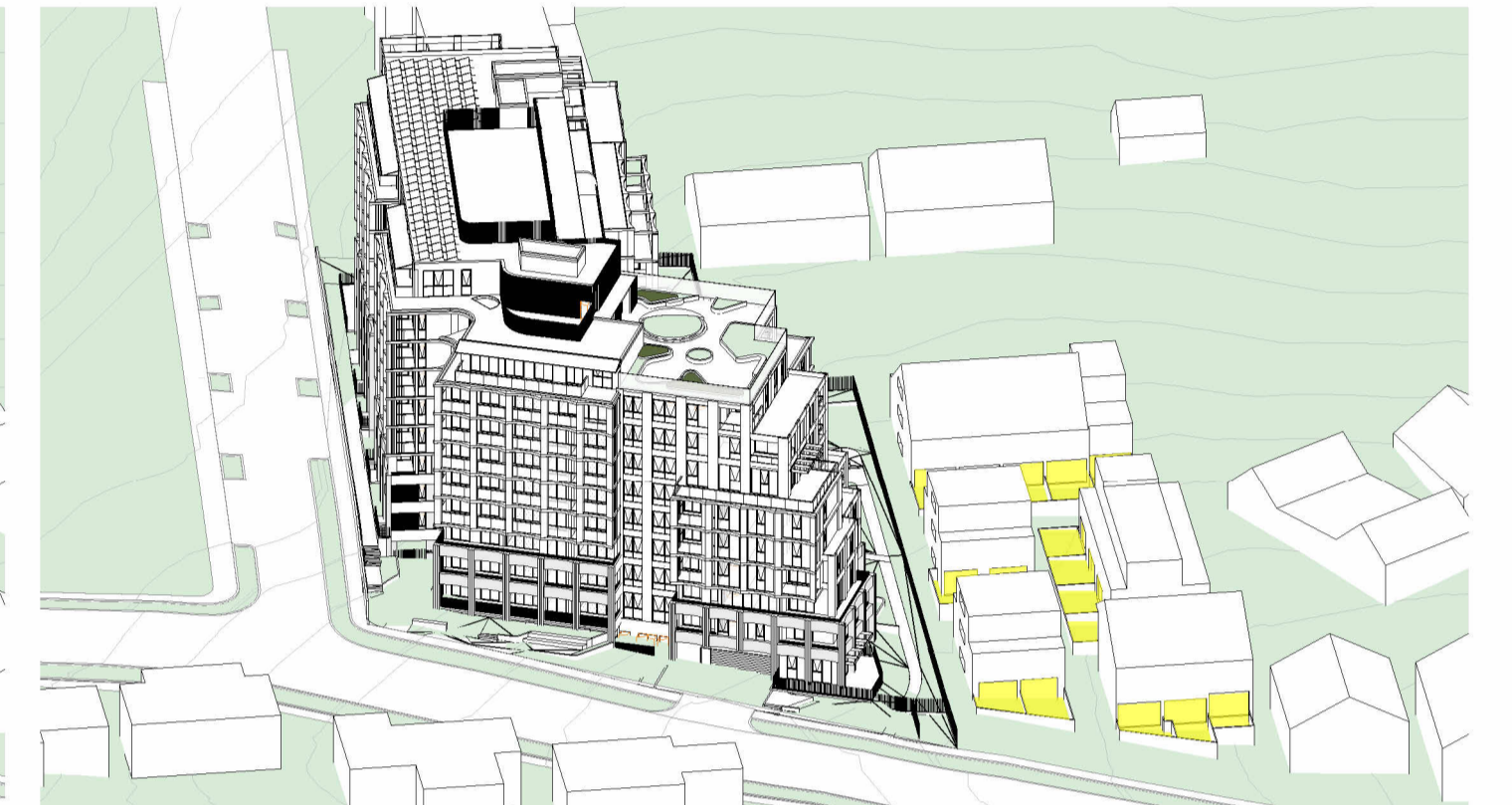
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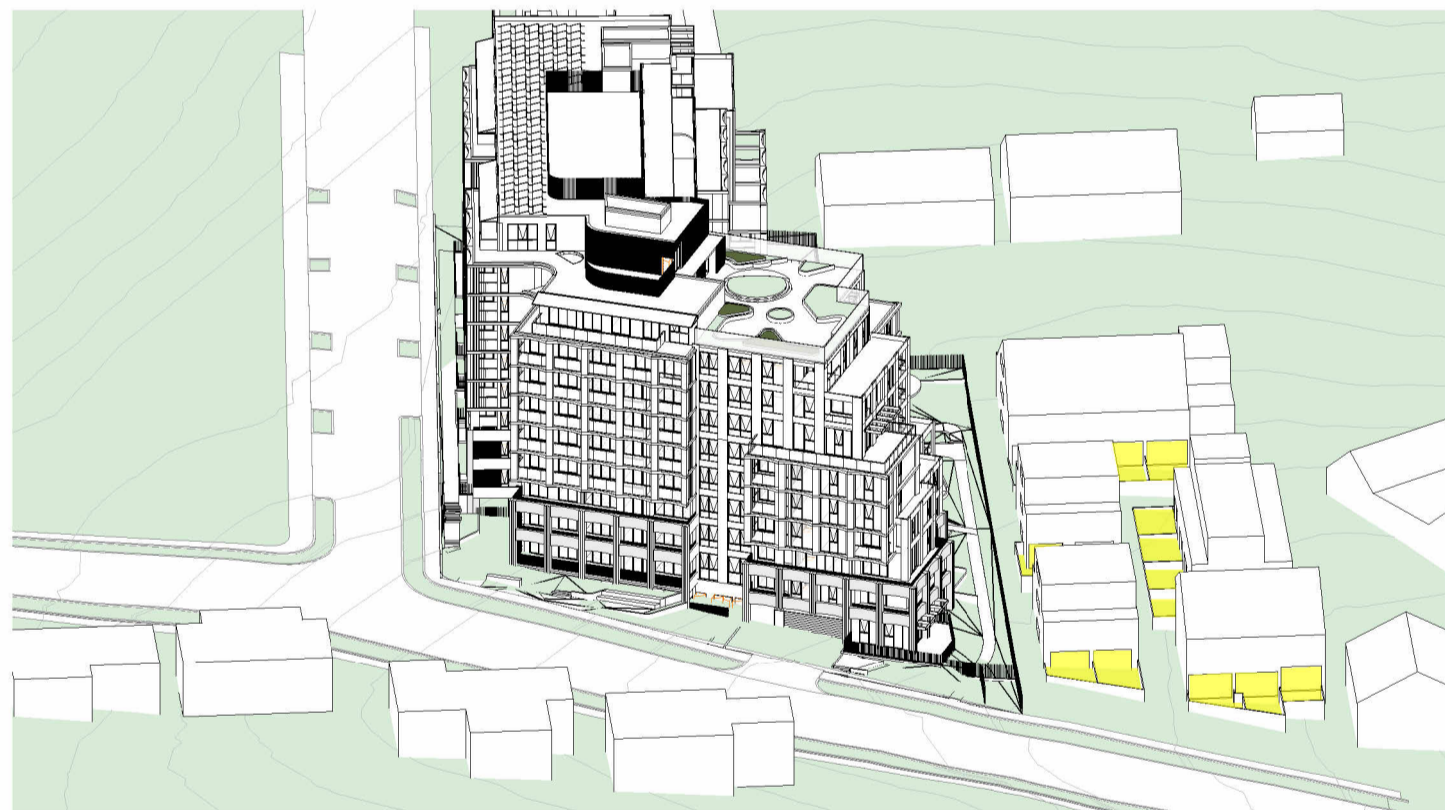
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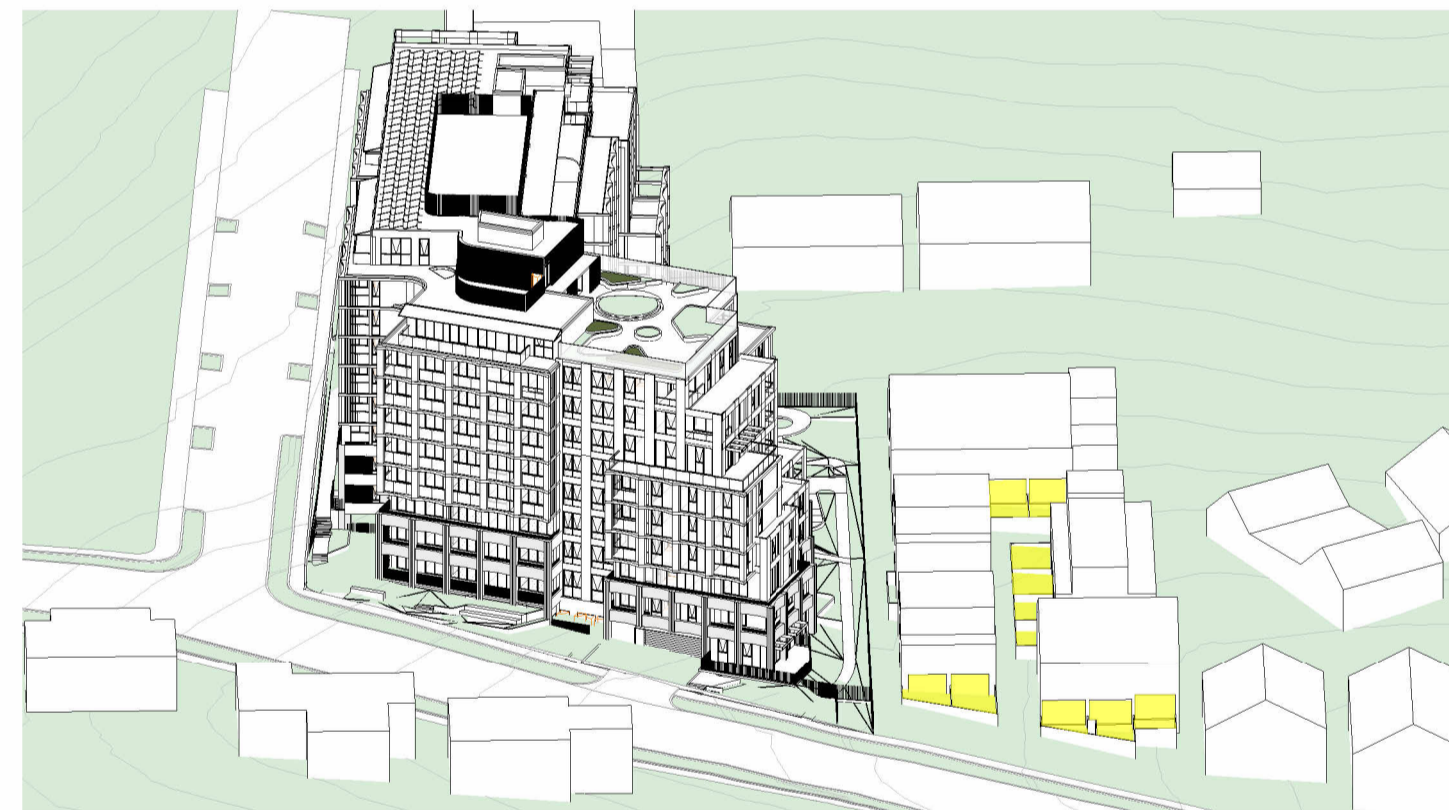
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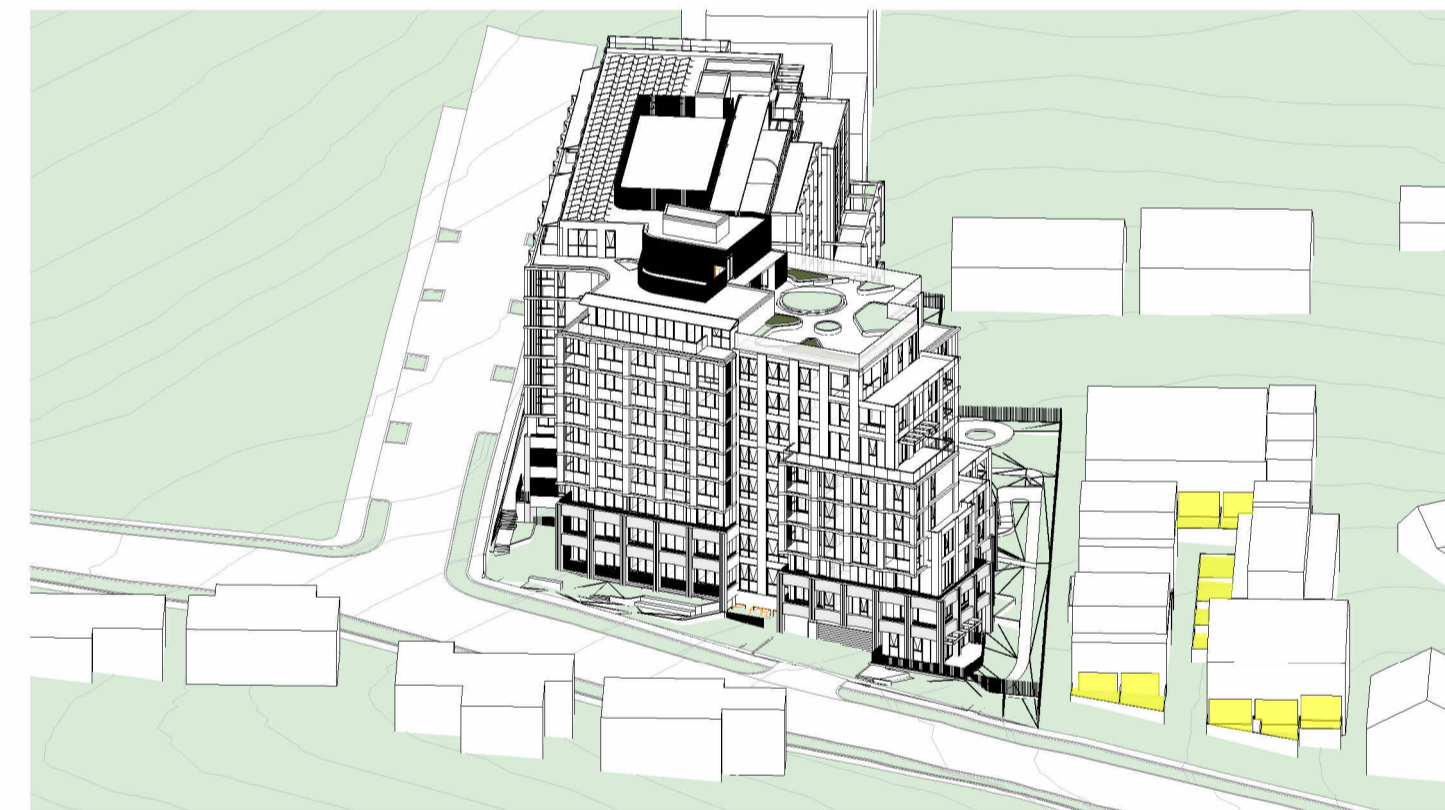
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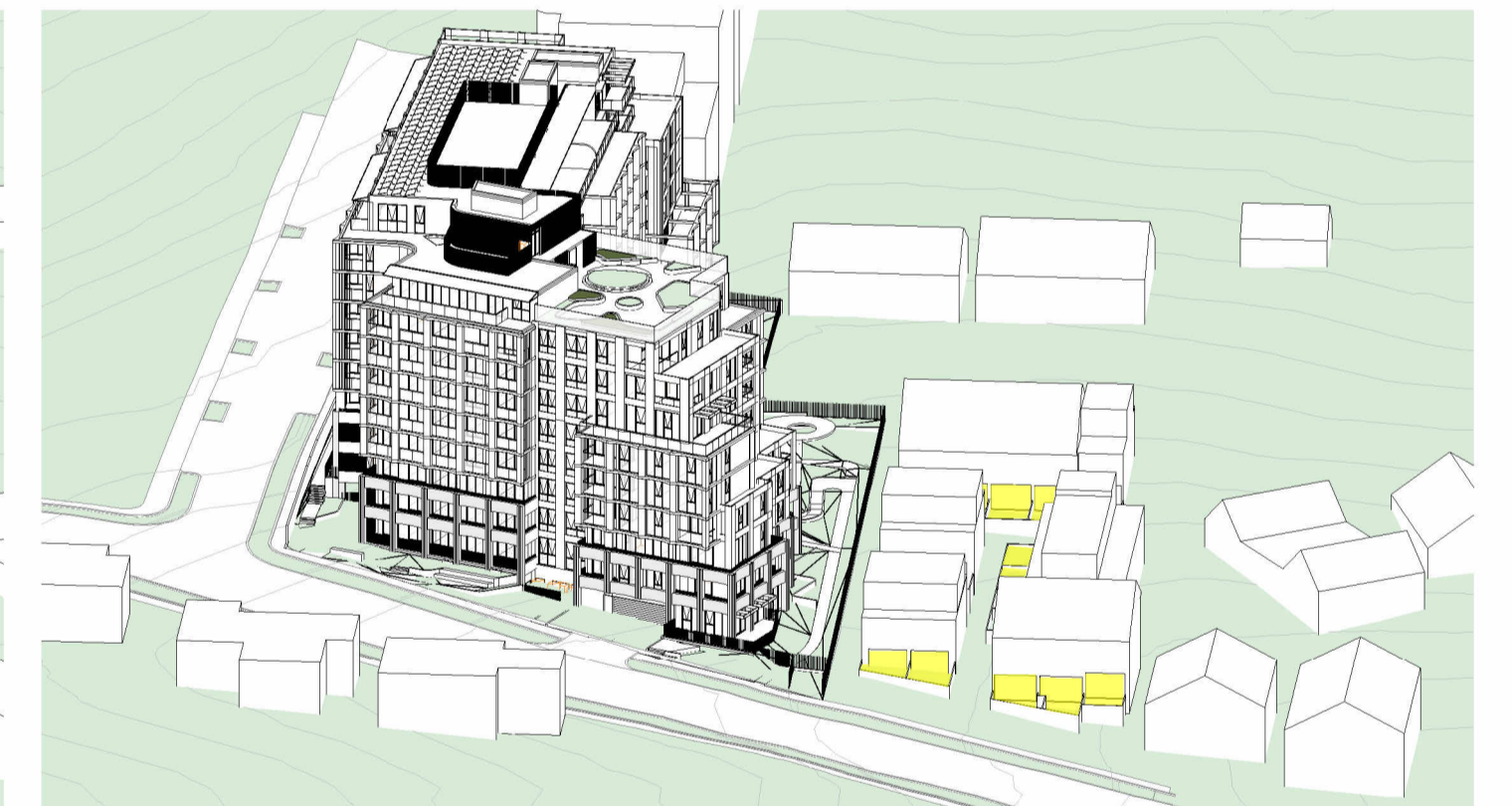
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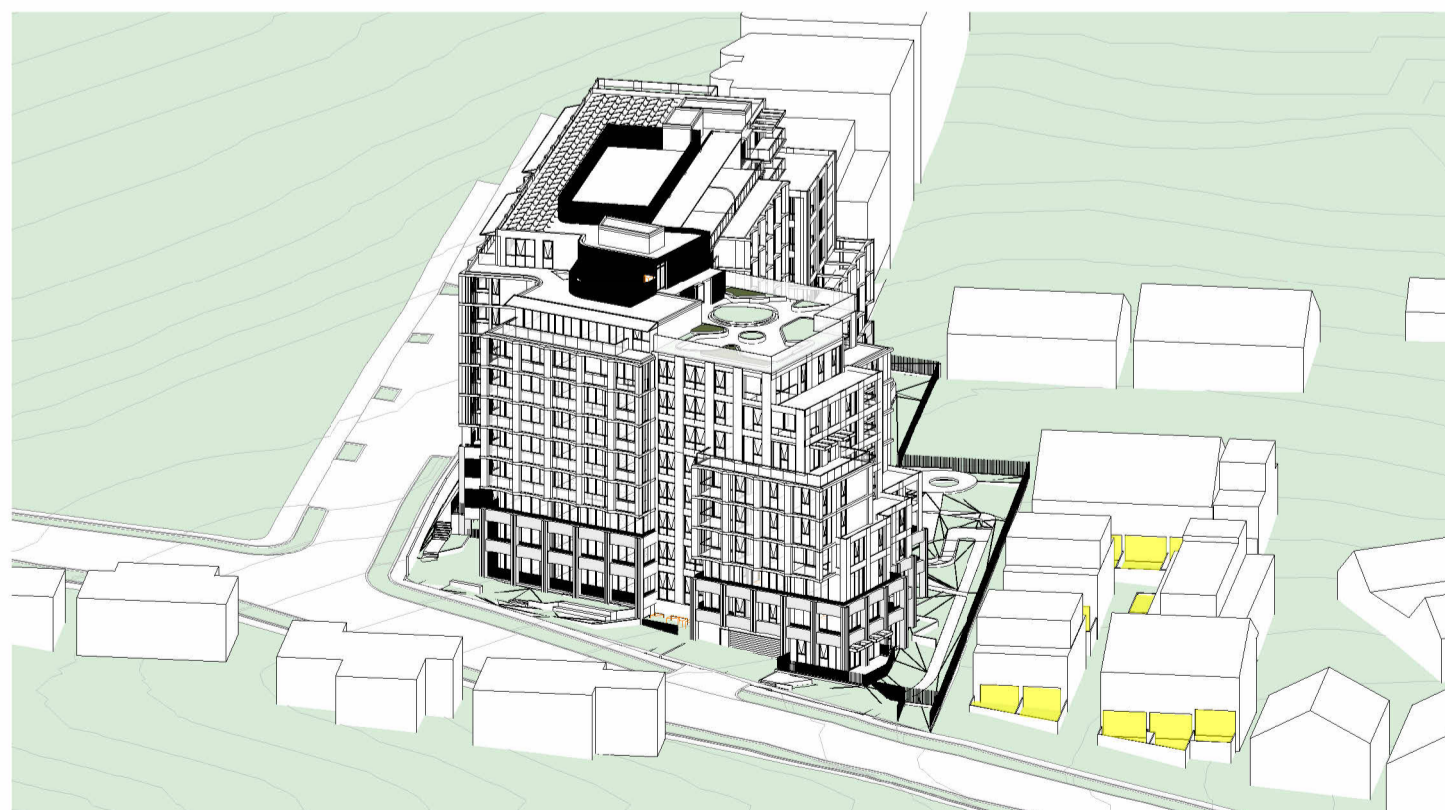
21 June 1415



21 June 1430



21 June 1445



21 June 1500

GLAZING OF LIVING SPACES/ PRIVATE OPEN SPACE HAVE SOLAR ACCESS

\*ANALYSIS WITH THE EXISTING 18-20 BENT STREET SITE THE EXISTING SITE OF LINDFIELD HUB THE DA SUBMISSION OF 3&3A BEACONSFIELD PARADE

Key Plan:

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Table with 5 columns: Rev, Amendment, By, Chk\*, Date. Contains revision history for A02 and A01.

Consultants: WILLOWTREE PLANNING, Suite 204, Level 2, 165 Walker Street, North Sydney NSW 2060. HATCH: Level 3, 50 Carrington Street, Sydney NSW 2000. CLOUSTON ASSOCIATES: 65-69 Kent Street, Sydney NSW 2000.

Client: SUNDALE NORTHLAND DEVELOPMENT, Suite 3E, L3, 5 Belmore Street, Burwood NSW 2134.

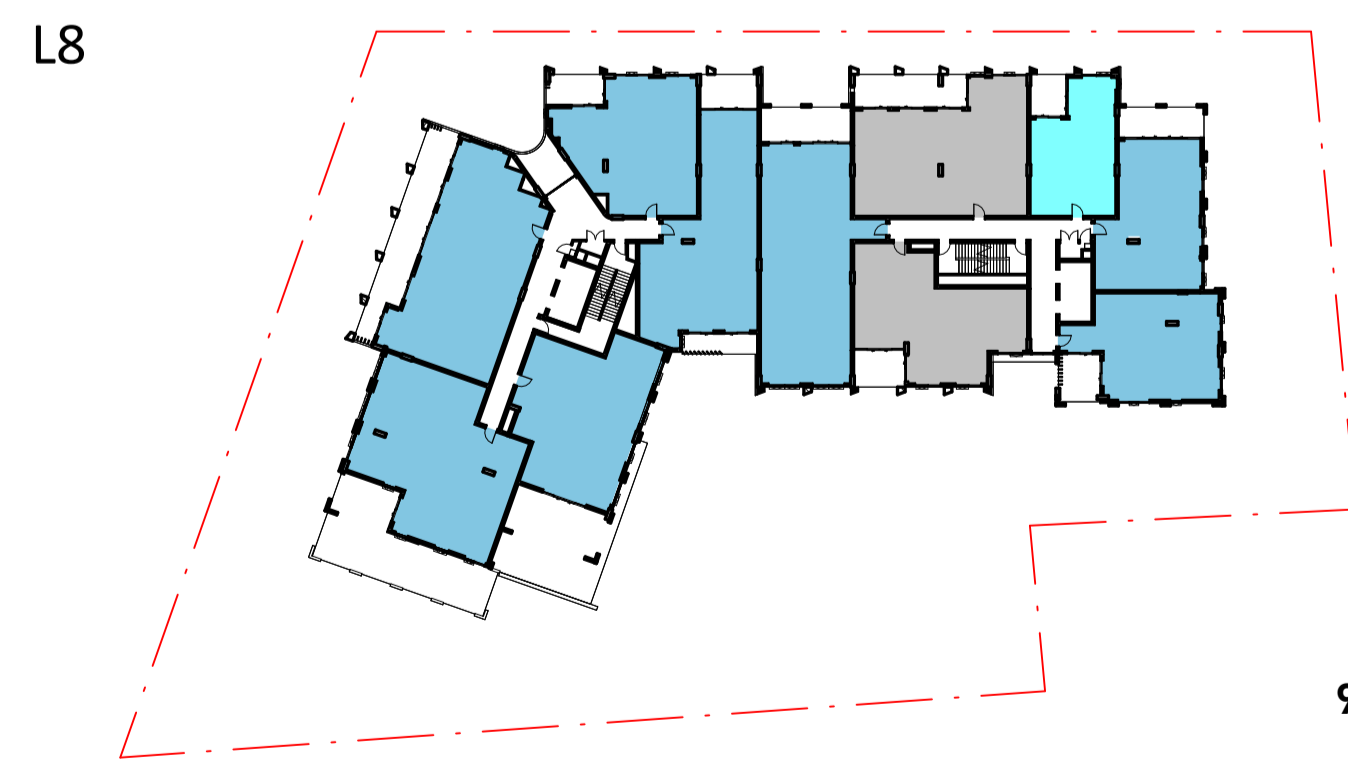
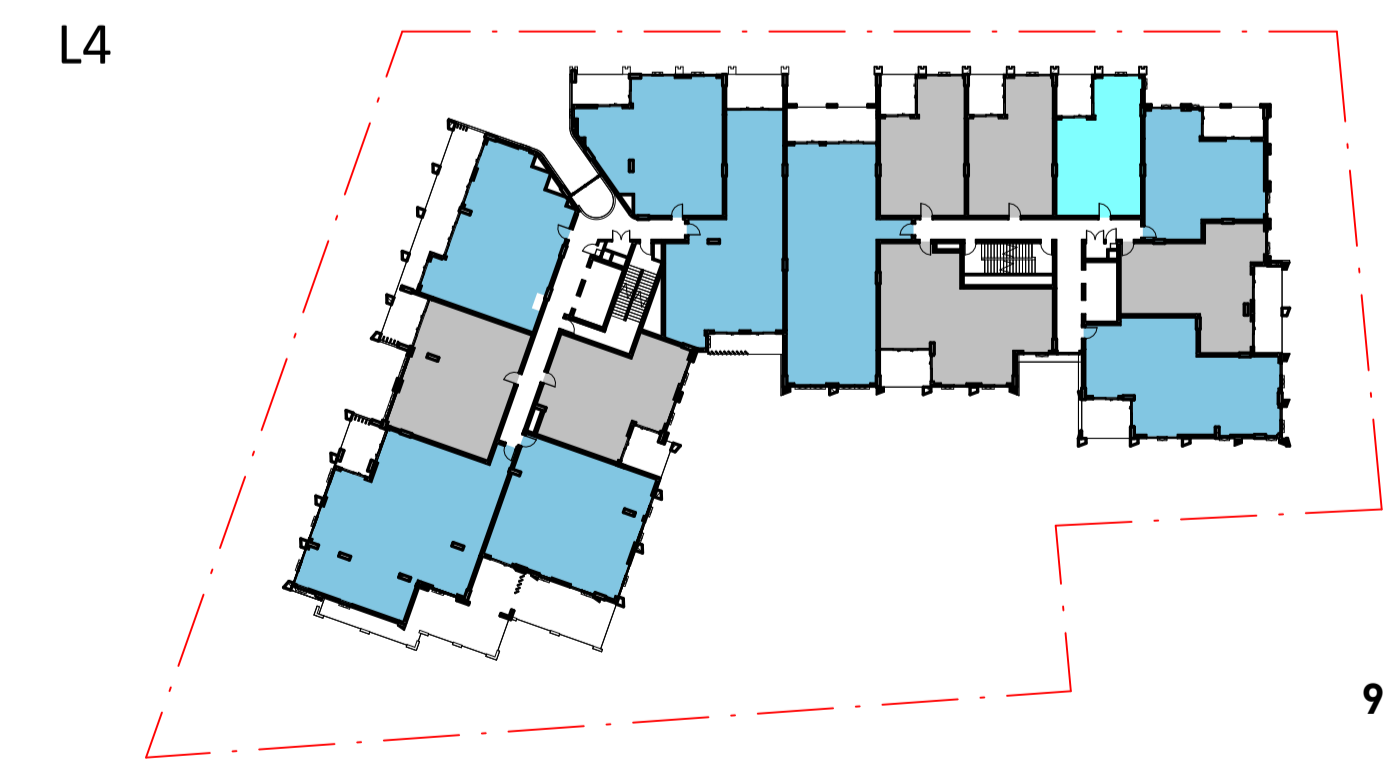
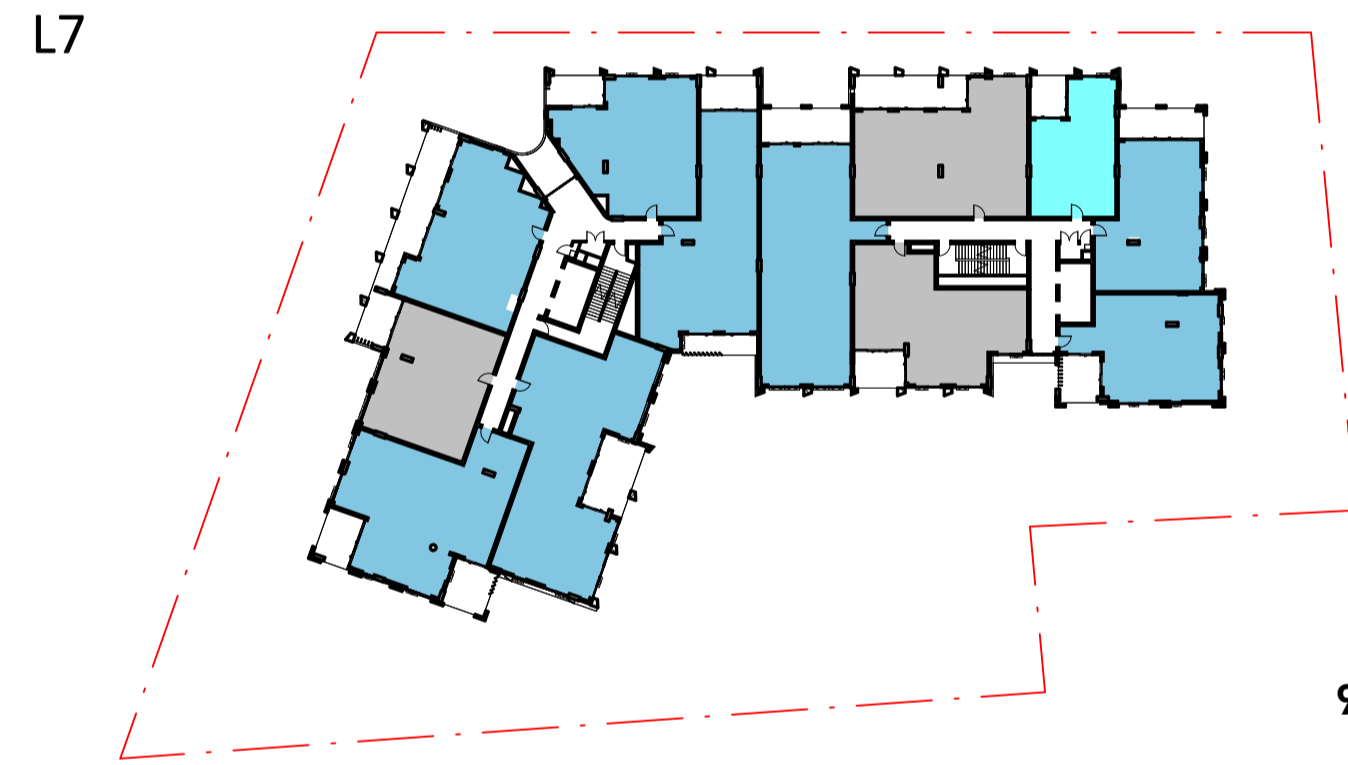
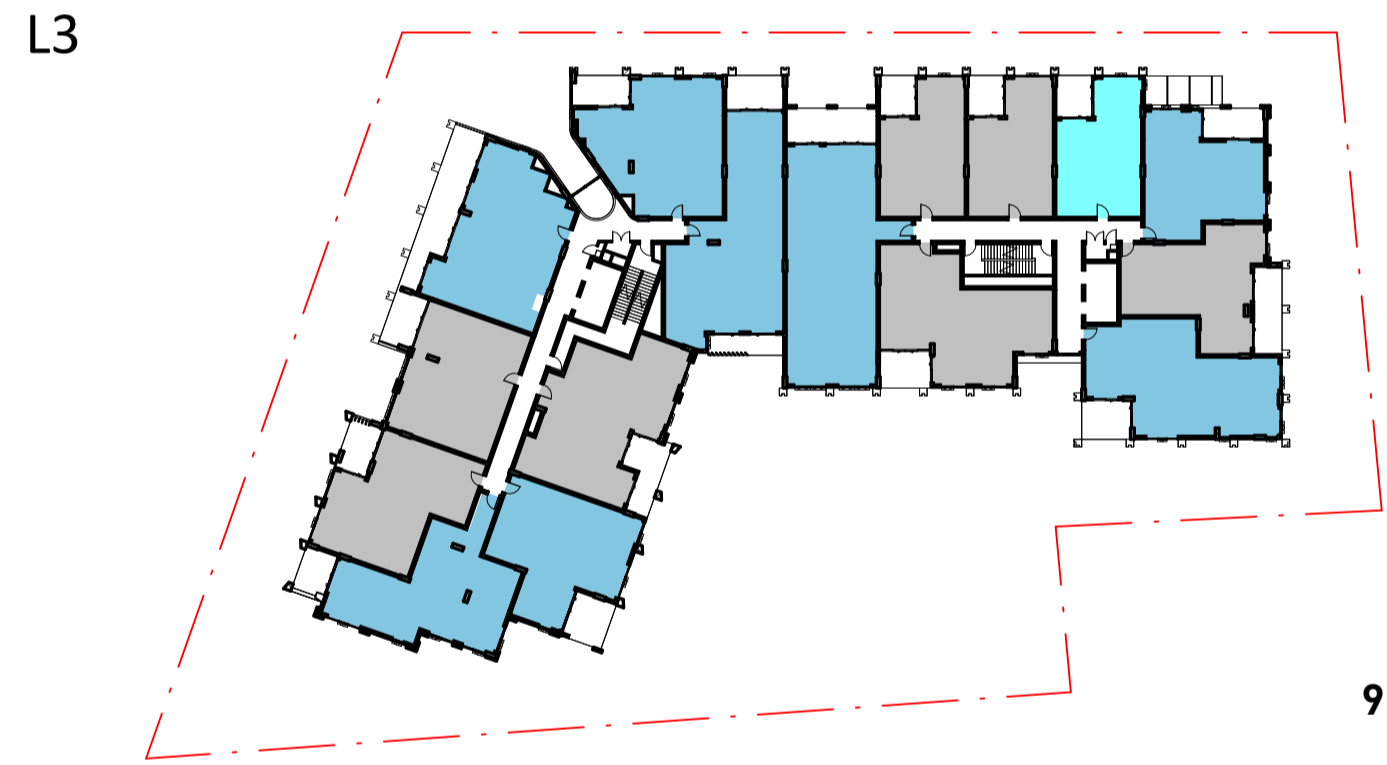
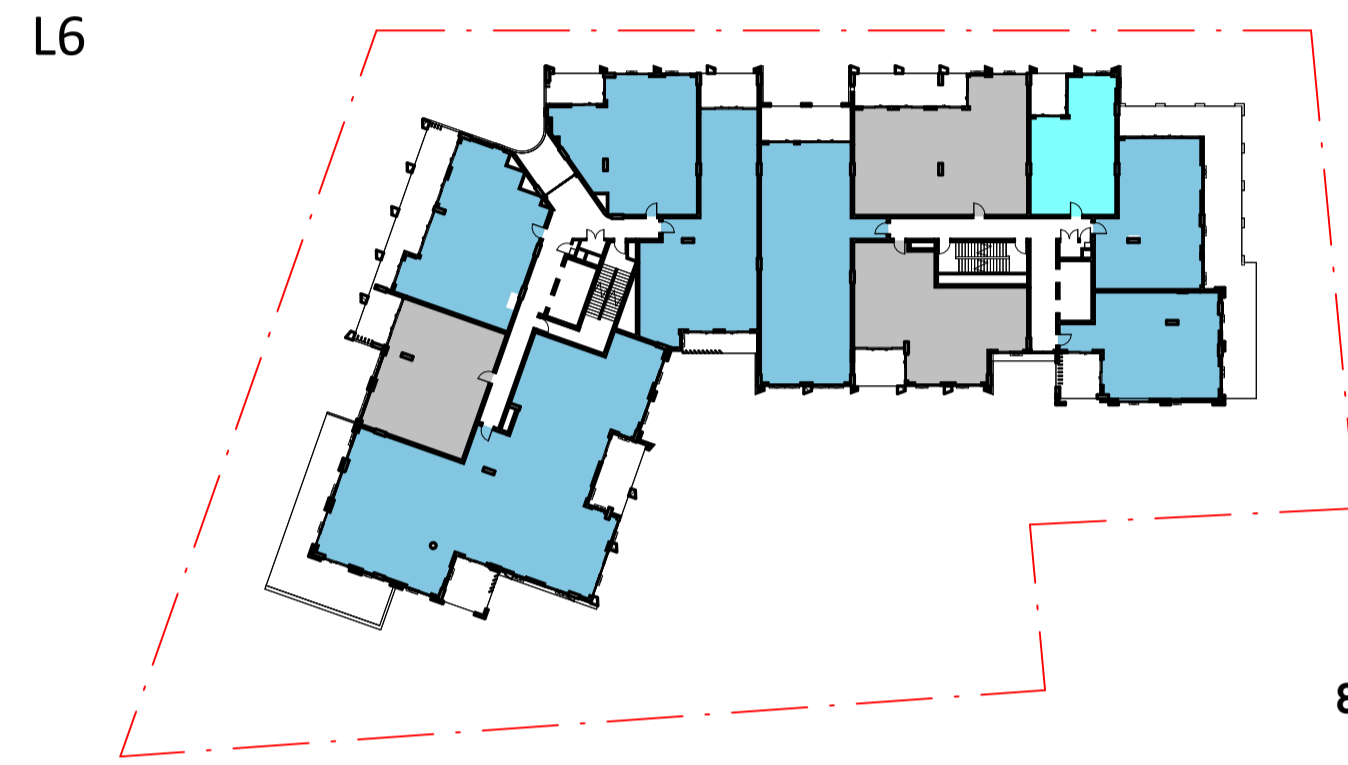
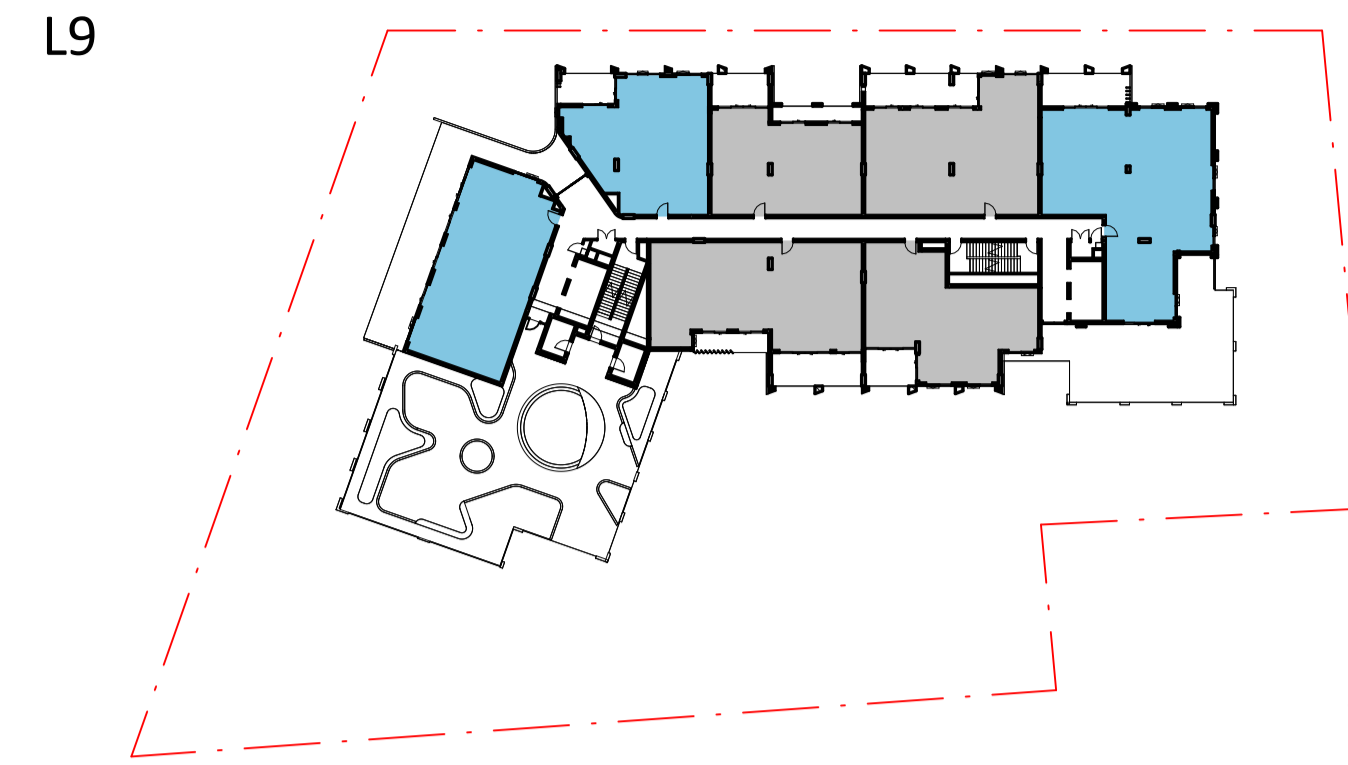
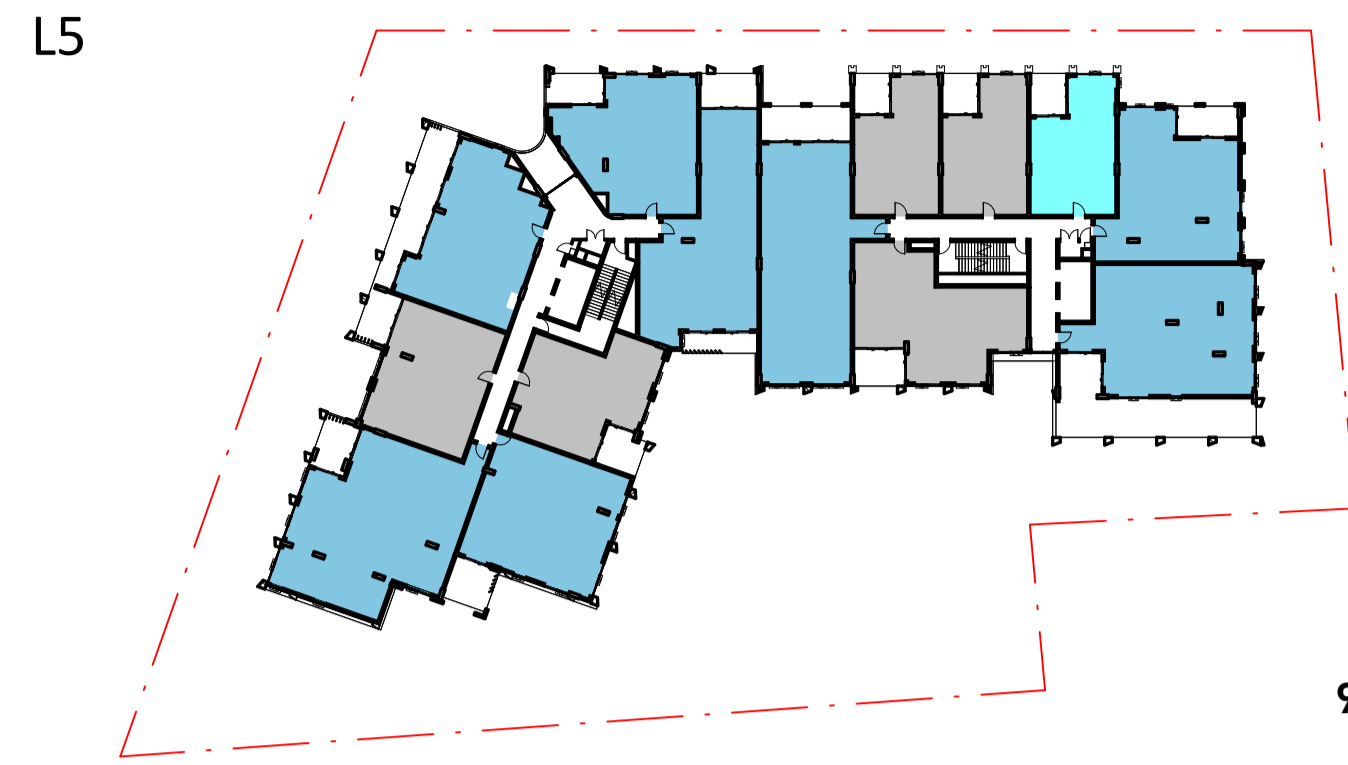
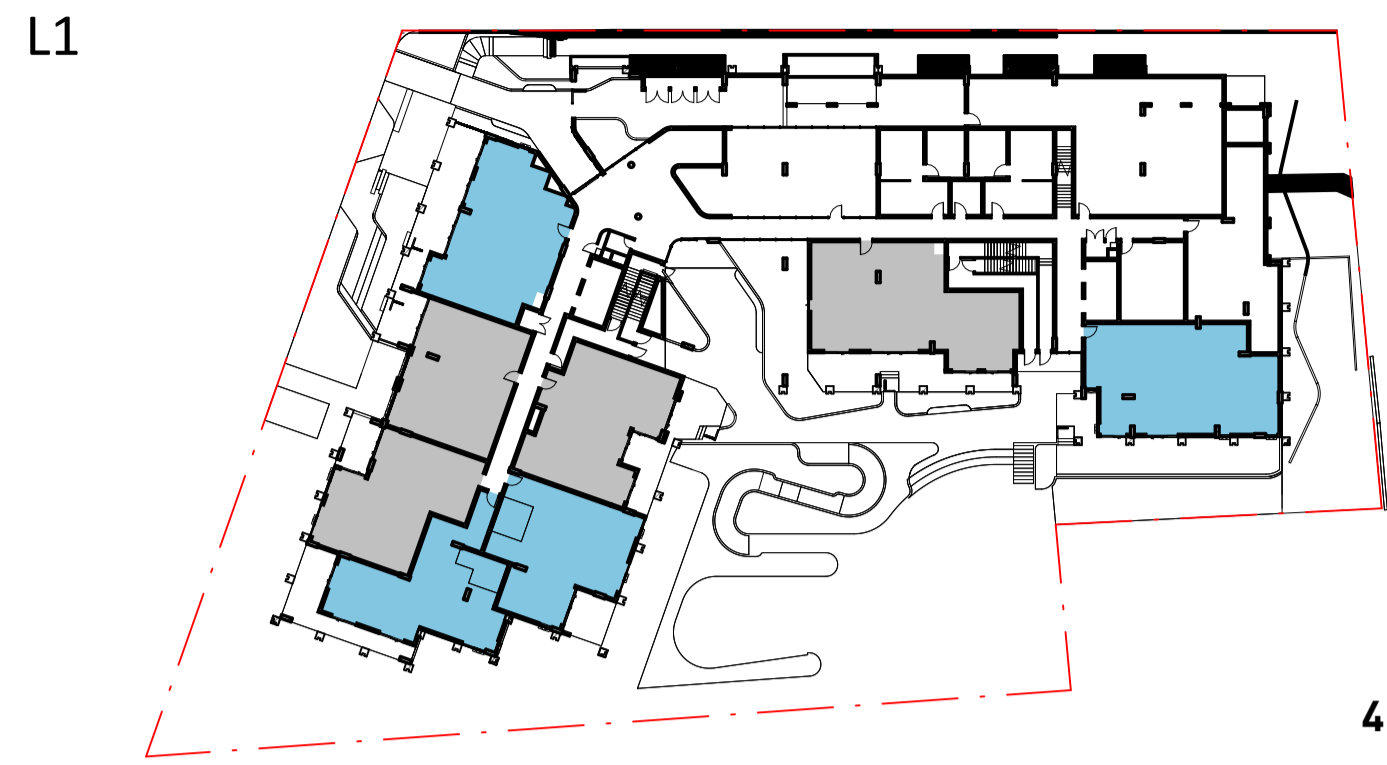


Architect: PTW Architects, Level 11, 88 Phillip Street, Sydney NSW 2000 Australia. ptw.com.au

NSW Nominated Architects: Peddie Thorp & Walker P/L, 5 Parsons Architect No.6098, D Jones Architect No.4778, N Marojevic Architect No.11274.



Project: PA030530.01. BENT STREET LINDFIELD 12-16 BENT STREET, LINDFIELD, NSW 2070. Drawing Number: AR-Q3-0035. Revision: A02. Title: Q-COMPLIANCE DIAGRAMS SUN EYE VIEW - SHEET 2/2. Status: DEVELOPMENT APPLICATION.

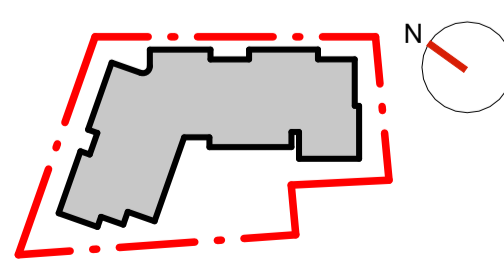


**CROSS VENTILATION SUMMARY (FIRST 9 STOREYS ONLY)**

CROSS VENTILATION	UNIT COUNT	PERCENTAGE
YES	69	63.3%
NO	40	36.7%
<b>TOTAL</b>	<b>109</b>	

- NATURAL CROSS VENTILATION
- DUCTED VENTILATION (PLENUM REFER TO WIND REPORT)
- NO CROSS VENTILATION

Key Plan:



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Rev	Amendment	By	Chk*	Date
A03	RESPONSE TO SDRP	TT	GC	19.09.25
A02	RESPONSE TO SDRP	TT	GC	18.07.25
A01	DA SUBMISSION	TT	MS	03.03.25

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ABN 23 000 454 624 5 Parsons Architect No.6098  
trading as PTW Architects D Jones Architect No.4778  
N Marojevic Architect No.11274



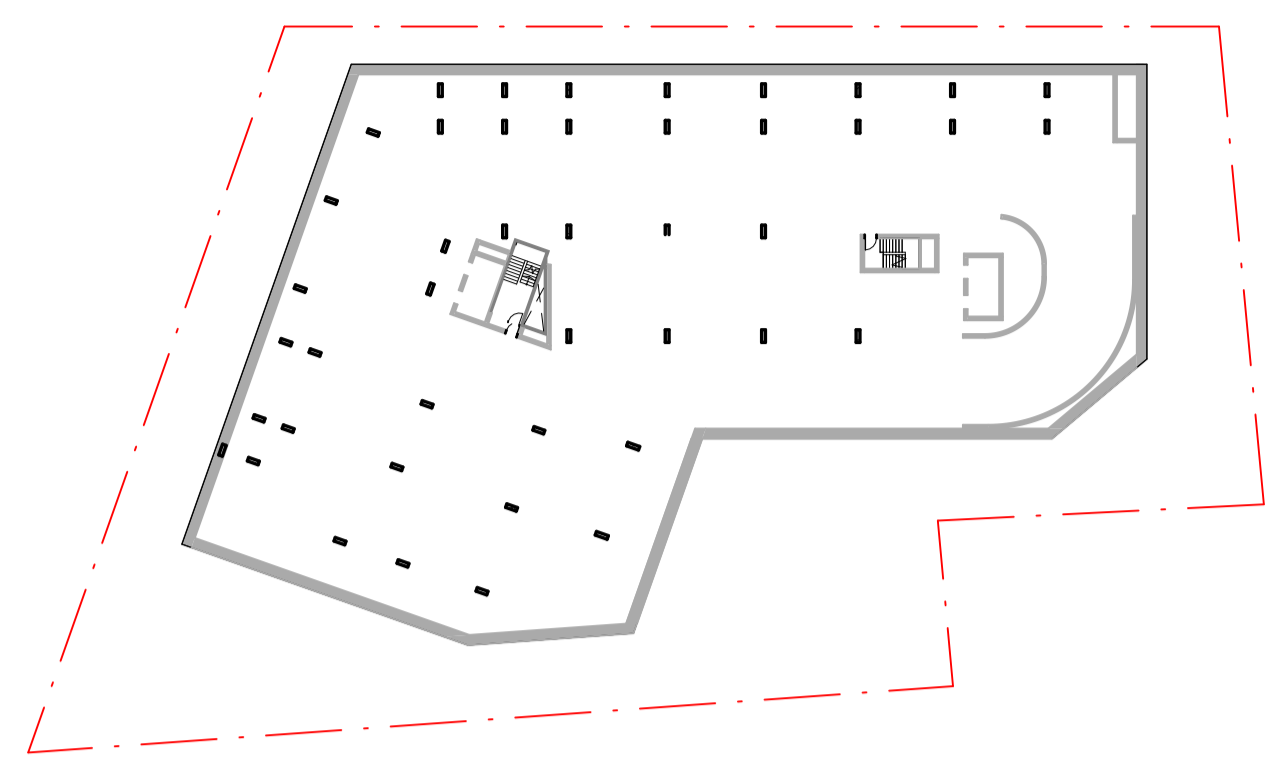
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As indicated @ A1

Project PA030530.01  
**BENT STREET LINDFIELD**  
12-16 BENT STREET, LINDFIELD, NSW  
2070

Status  
DEVELOPMENT APPLICATION

Title  
Q-COMPLIANCE DIAGRAMS  
**CROSS VENTILATION COMPLIANCE DIAGRAMS**  
Drawing Number  
**AR-DA-Q4-0010**

Revision  
**A03**

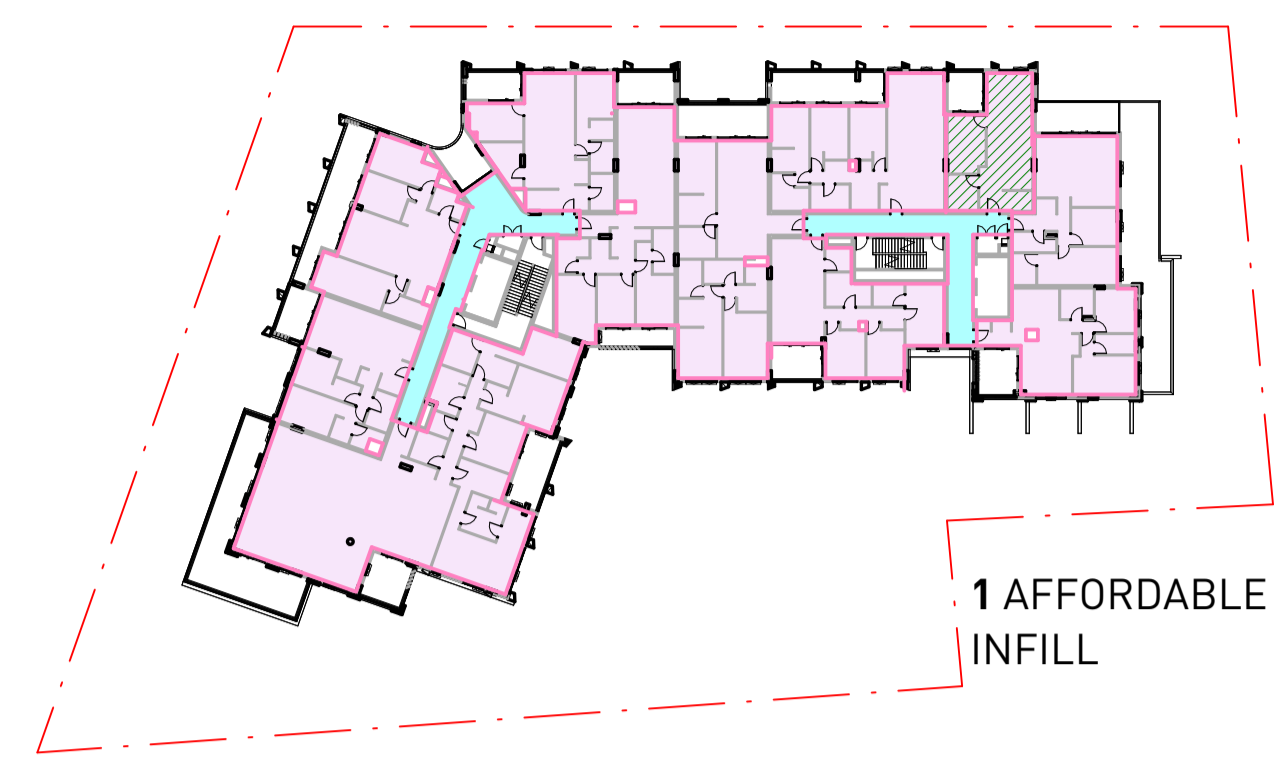


GFA\_B2



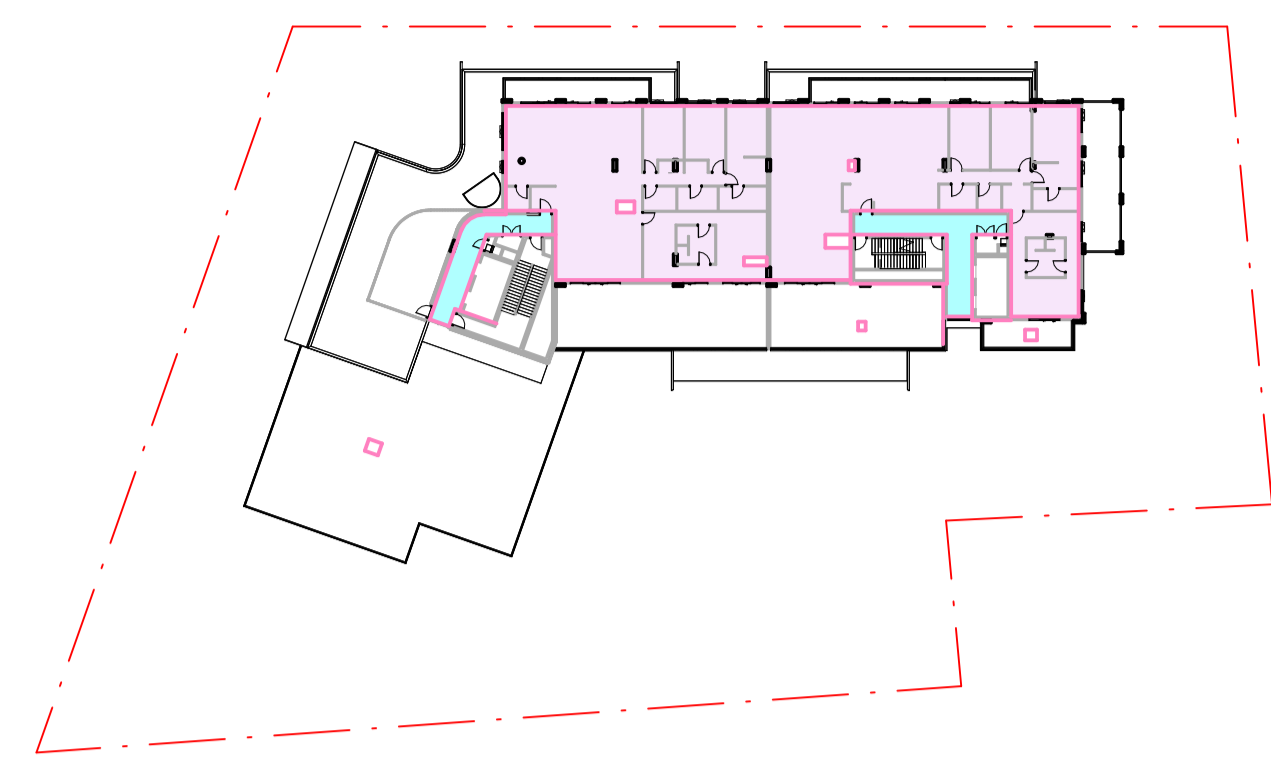
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4 AFFORDABLE - INFILL  
3 AFFORDABLE - SEPP

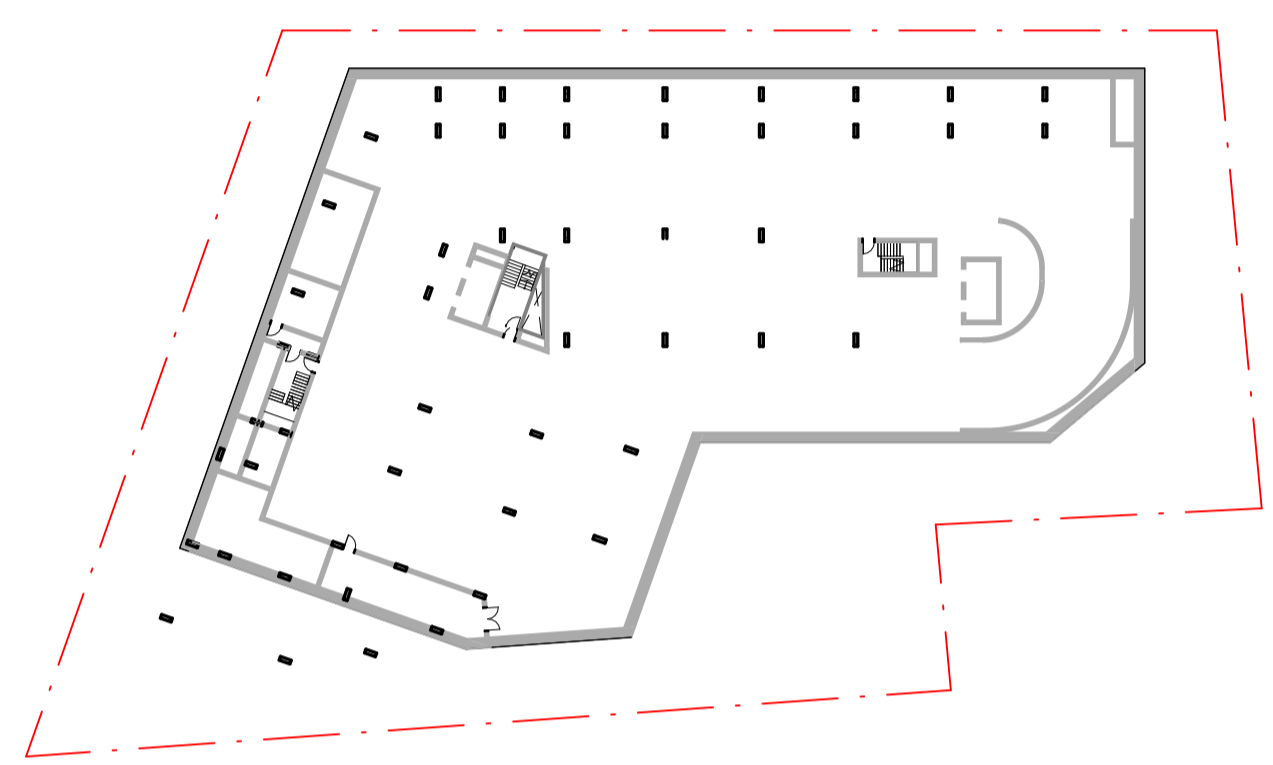


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1 AFFORDABLE - INFILL



GFA\_L10

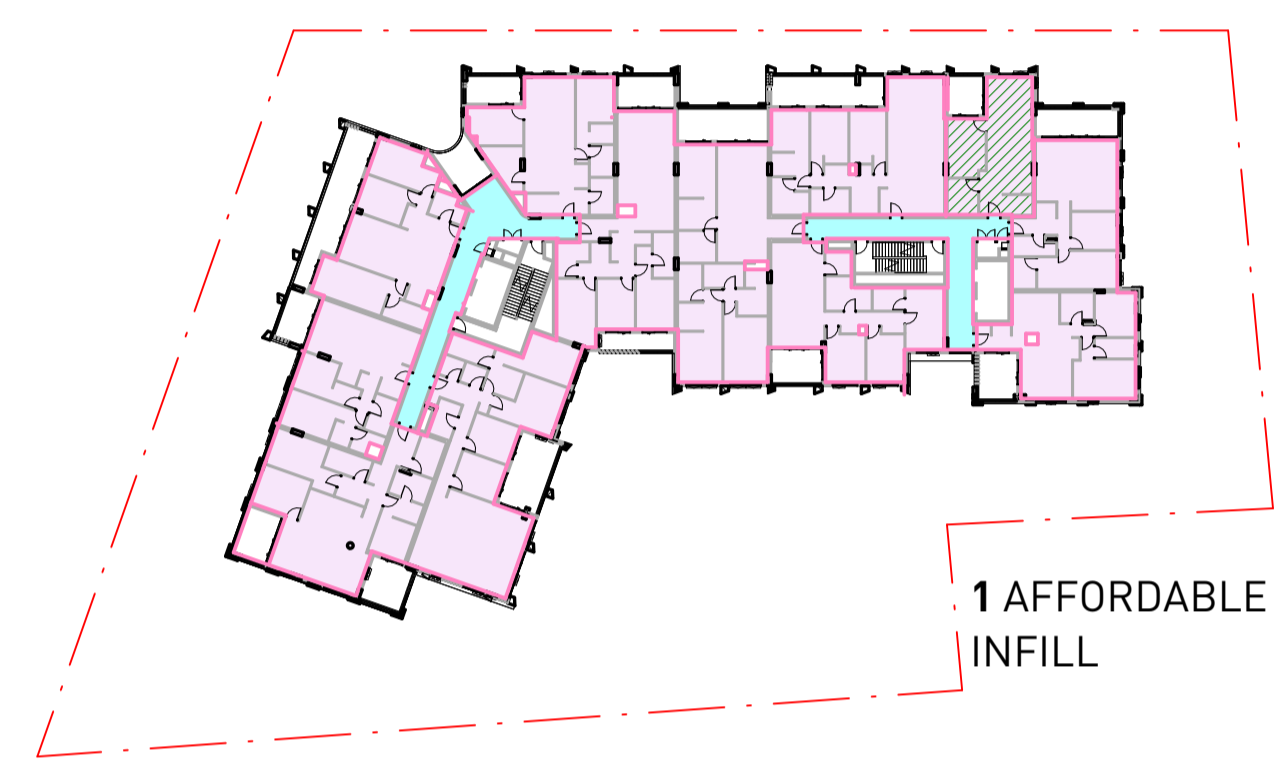


GFA\_B1



GFA\_L3

7 AFFORDABLE - INFILL



GFA\_L7

1 AFFORDABLE - INFILL

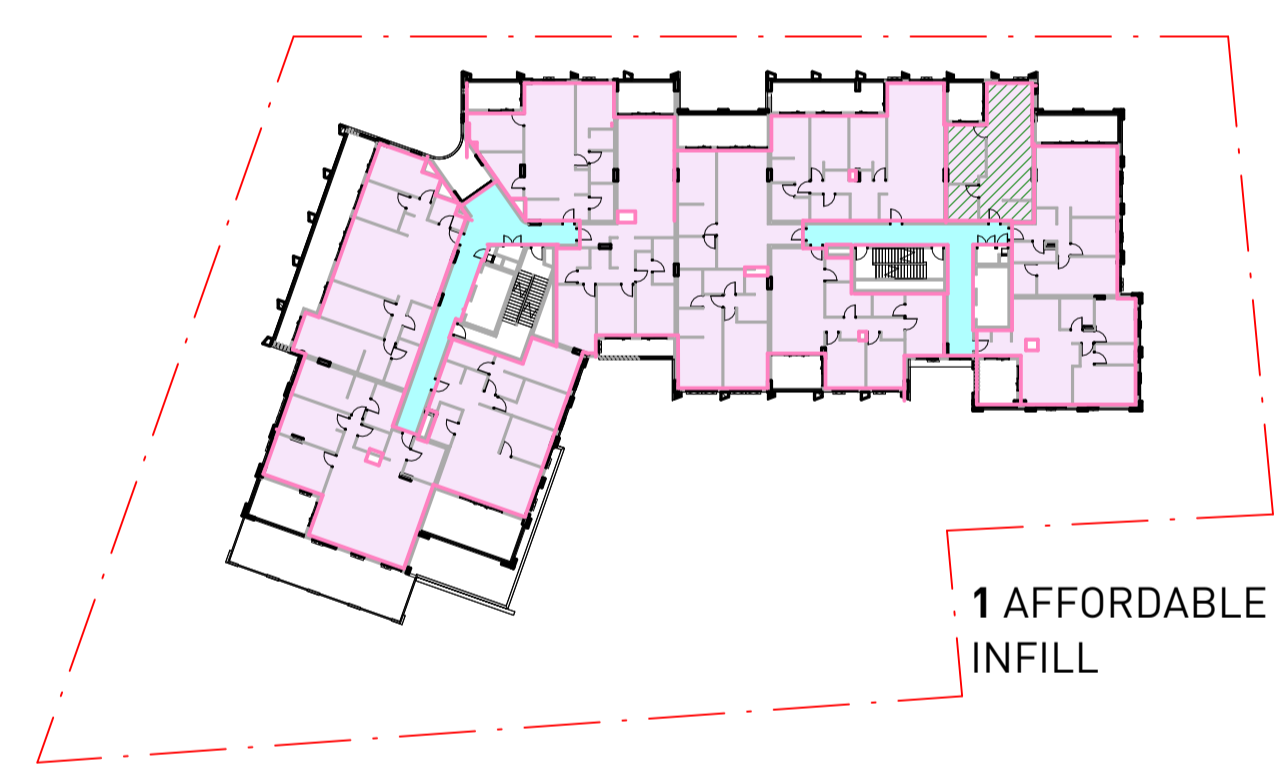


GFA\_L0



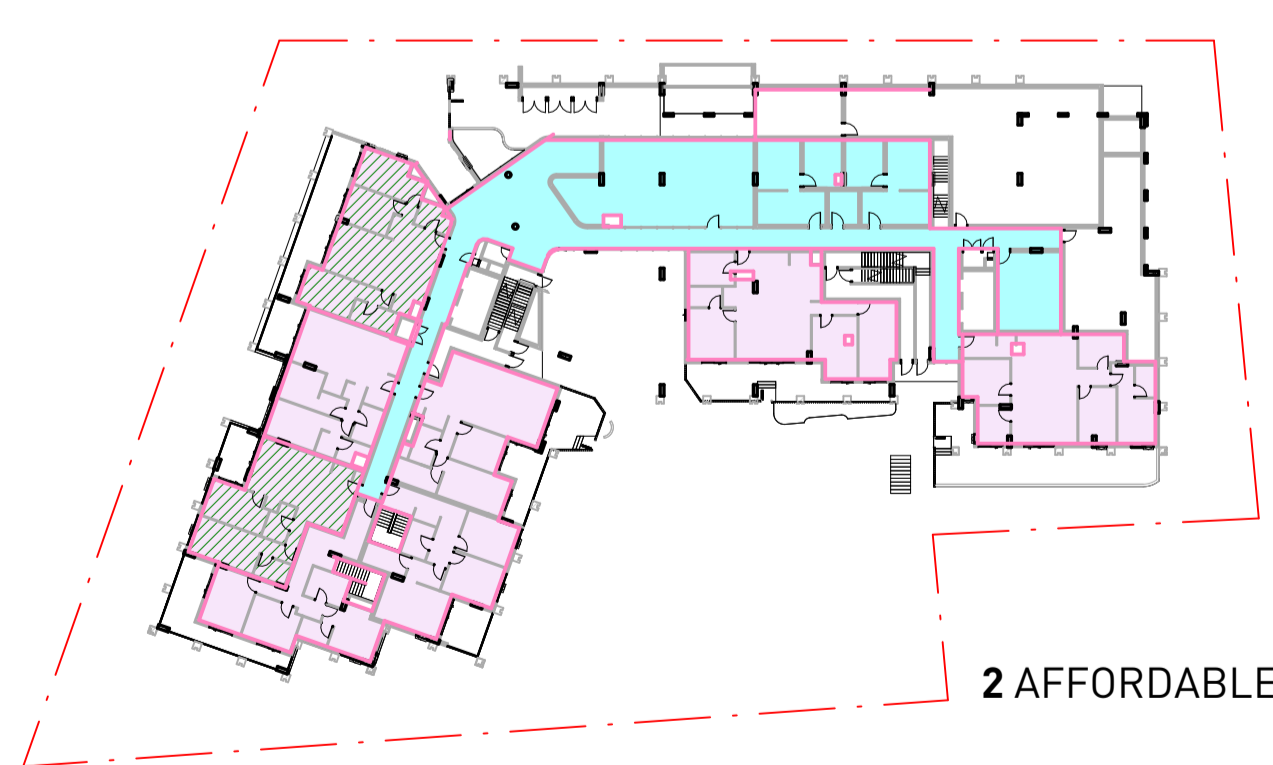
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5 AFFORDABLE - INFILL



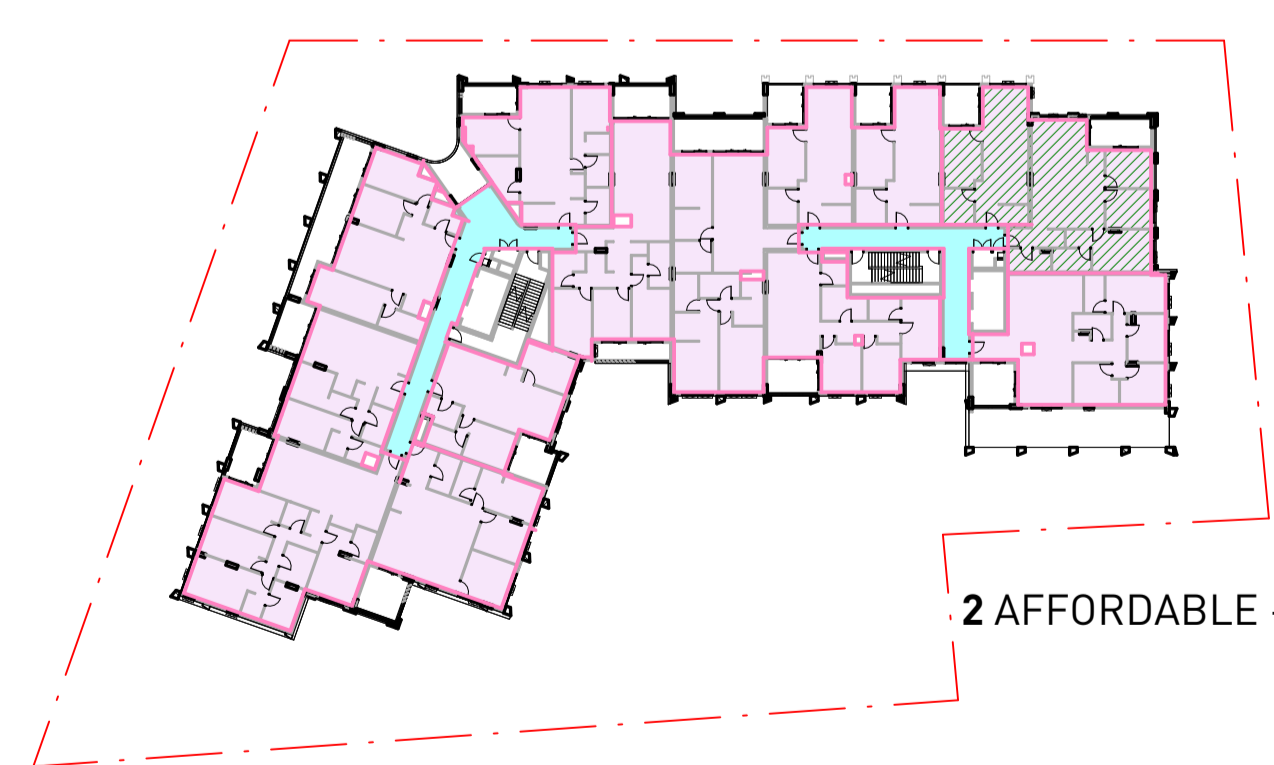
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1 AFFORDABLE - INFILL



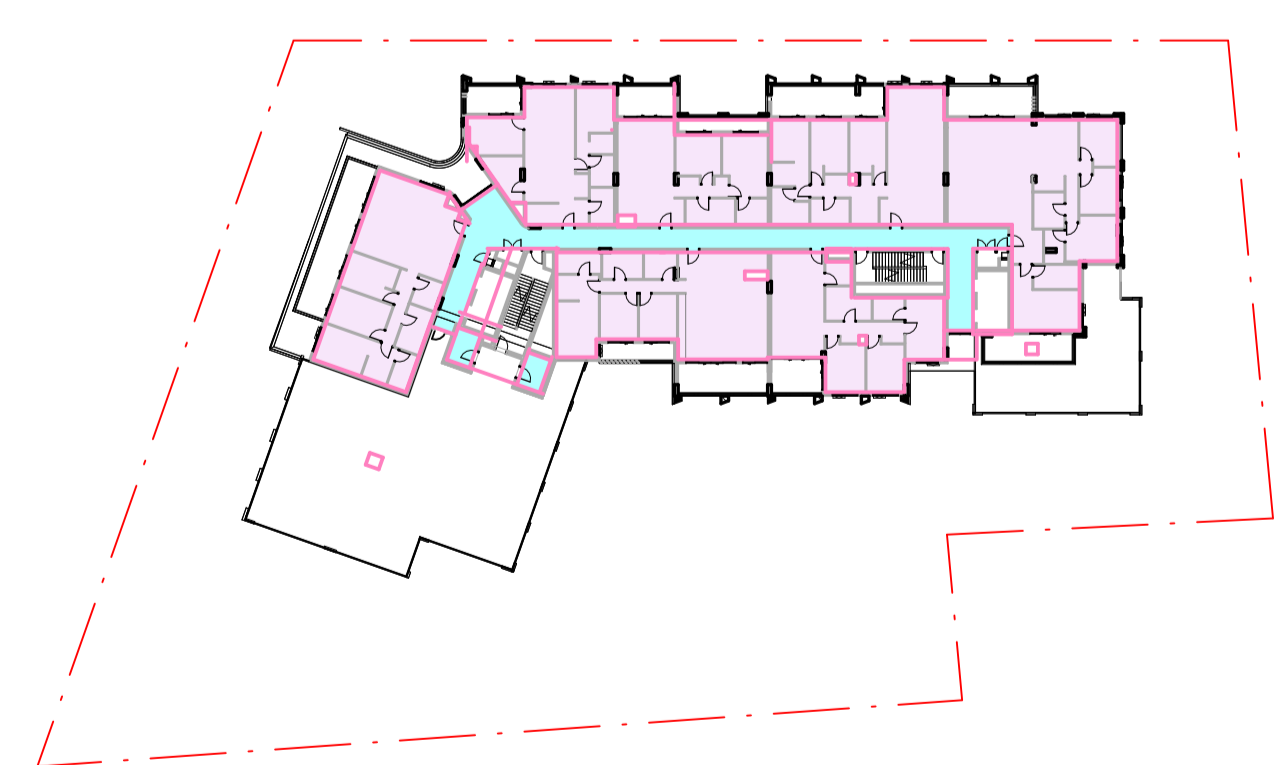
GFA\_L1

2 AFFORDABLE - INFILL



GFA\_L5

2 AFFORDABLE - INFILL



GFA\_L9

**CIRCULATION - AMENITY**

**RESIDENTIAL**

**AFFORDABLE - INFILL**

**AFFORDABLE - SEPP**

PROPOSED FSR		
GFA	SITE AREA	FSR
13801 m <sup>2</sup>	4324 m <sup>2</sup>	3.19

PROPOSED GFA SUMMARY		INCLUDING	
LEVEL	GFA	GFA	17% AREA
L10	611 m <sup>2</sup>	CIRCULATION-AMENITY	
L9	983 m <sup>2</sup>	1479 m <sup>2</sup>	251 m <sup>2</sup>
L8	1354 m <sup>2</sup>	RESIDENTIAL	
L7	1440 m <sup>2</sup>	12322 m <sup>2</sup>	2095 m <sup>2</sup>
L6	1456 m <sup>2</sup>		
L5	1581 m <sup>2</sup>		
L4	1603 m <sup>2</sup>		
L3	1654 m <sup>2</sup>		
L2	1657 m <sup>2</sup>		
L1	1233 m <sup>2</sup>		
L0	228 m <sup>2</sup>		
TOTAL	13800 m <sup>2</sup>		

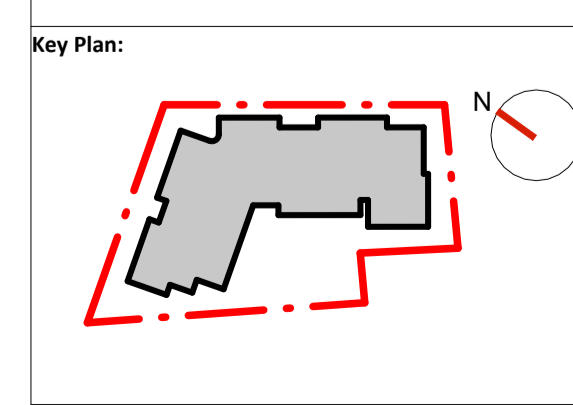
NUMBER OF AFFORDABLE UNITS: 26  
INCLUDING: 23 AFFORDABLE - INFILL  
3 AFFORDABLE - SEPP

**MAXIMUM TOTAL GFA WITH 30% UPLIFT:**  
4324 m<sup>2</sup> X 3.25 = 14053 m<sup>2</sup>

MAXIMUM GFA WITH 30% UPLIFT EXCLUDING CIRCULATION & AMENITY:  
14053m<sup>2</sup>-1478 m<sup>2</sup>= **12575m<sup>2</sup>**  
REQUIRED AFFORDABLE AREA:  
14053 m<sup>2</sup> X 17% = 2389 m<sup>2</sup>

REQUIRED AFFORDABLE AREA EXCLUDING CIRCULATION & AMENITY:  
2389 m<sup>2</sup> - 252m<sup>2</sup> = 2137 m<sup>2</sup>

PROPOSED AFFORDABLE GFA			*Excluding circulation
AFFORDABLE	GFA	%	
AFFORDABLE - INFILL	1889.4 m <sup>2</sup>	15.03 %	*=(1889.4 m <sup>2</sup> /12575m <sup>2</sup> ) Maximum GFA with 30% uplift excluding circulation & Amenity
AFFORDABLE - SEPP	256.5 m <sup>2</sup>	2.08 %	*=(256.5 m <sup>2</sup> /12322m <sup>2</sup> ) Proposed GFA excluding circulation & Amenity
	2145.9 m <sup>2</sup>	17.41 %	*=(2145.9 m <sup>2</sup> / 12322m <sup>2</sup> ) Proposed GFA excluding circulation & Amenity



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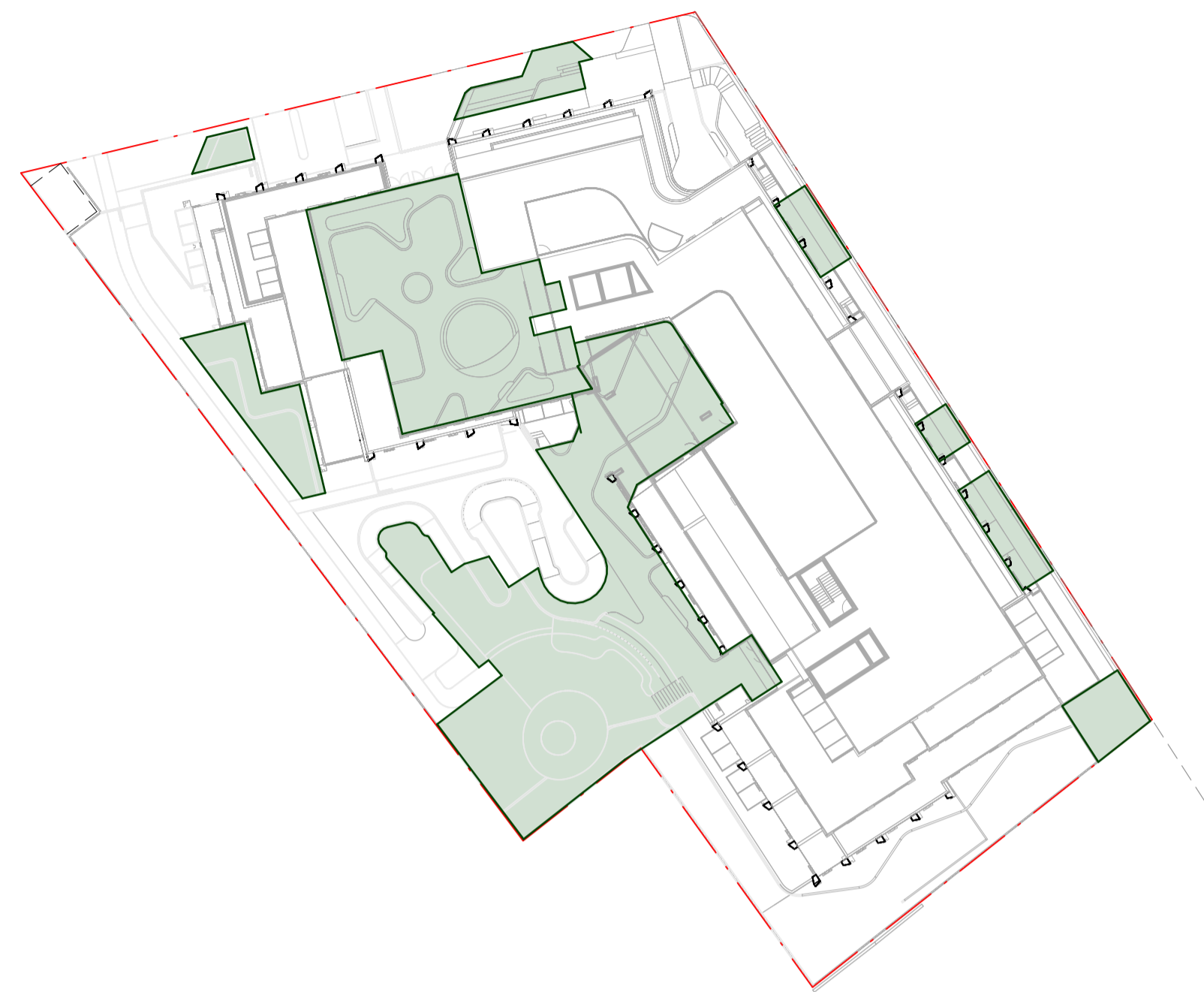
**Consultants**  
**WILLOWTREE PLANNING**  
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trading as PTW Architects  
NSW Nominated Architects  
5 Parsons Architect No.6098  
D Jones Architect No.4778  
N Marojevic Architect No.11274



0 1 2 3 10 15m  
As indicated @ A1  
Title: Q-COMPLIANCE DIAGRAMS  
Project: PA030530.01  
**BENT STREET LINDFIELD**  
12-16 BENT STREET, LINDFIELD, NSW  
2070  
Status: DEVELOPMENT APPLICATION  
Drawing Number: AR-DA-Q5-0010  
Revision: A03  
3/10/2025 5:18:23 PM



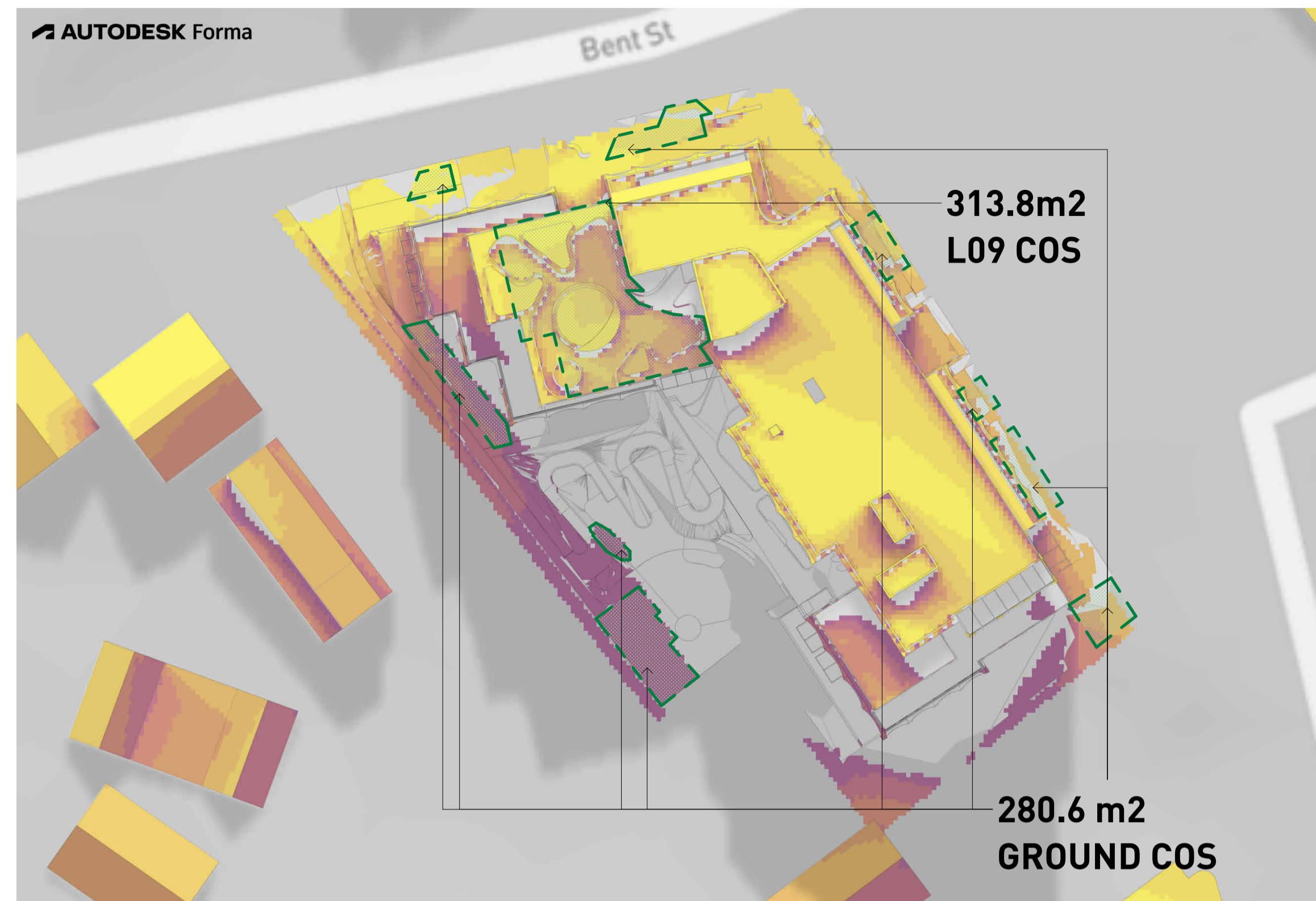
COS AREA REQUIRED: 4324 X 25%= 1081m<sup>2</sup>

COS AREA ACHIEVED:

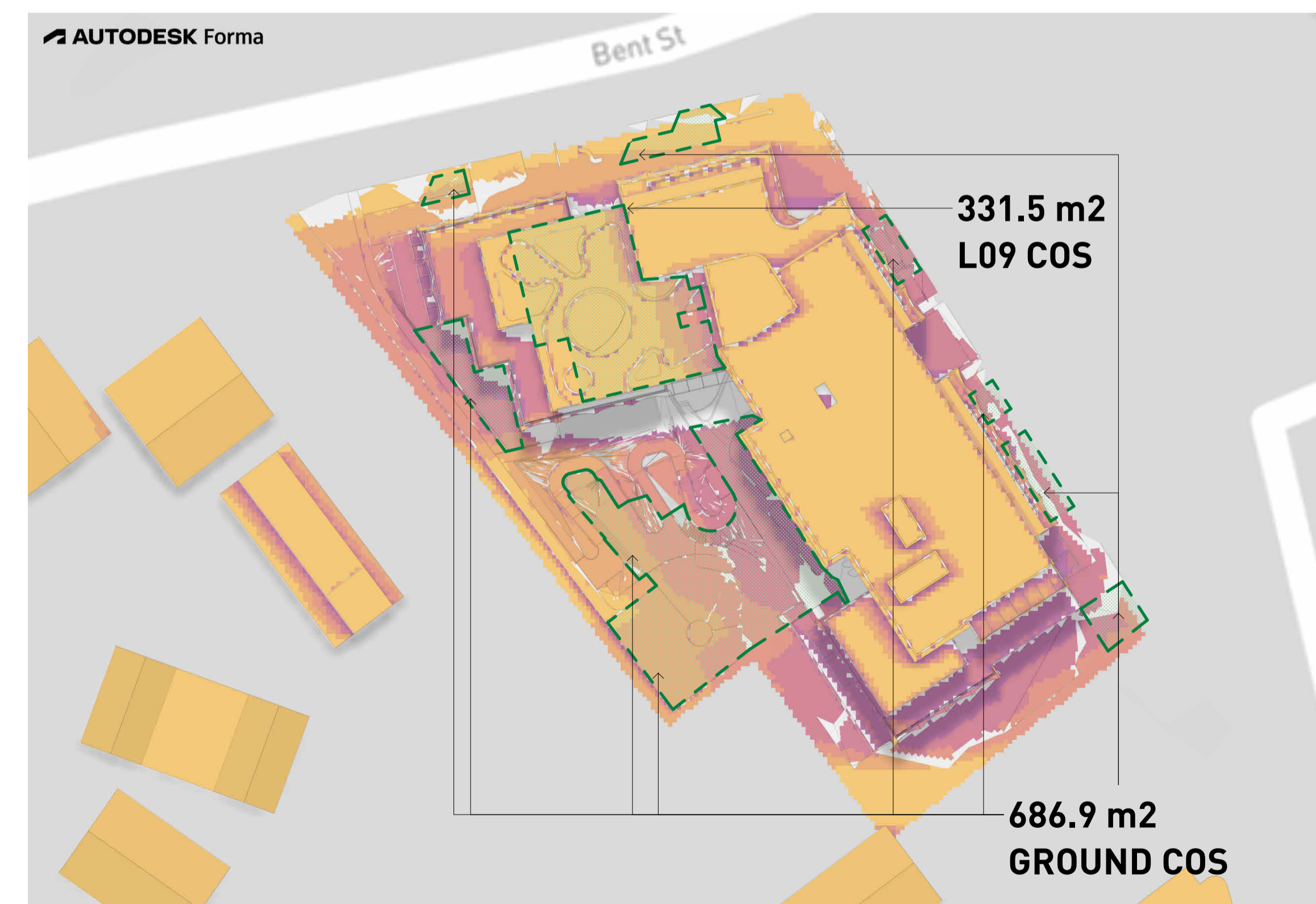
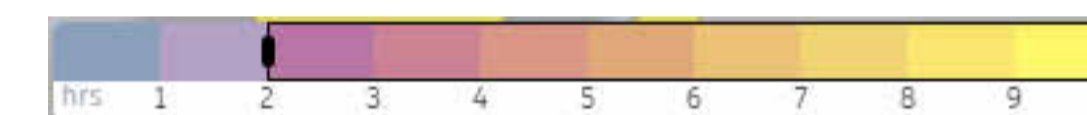
Area	Percentage
1174 m <sup>2</sup>	27%

ANALYSIS DATE	AREA	%
WINTER	594.4 m <sup>2</sup>	50%
SUMMER	1018.4 m <sup>2</sup>	86%

COMMUNAL OPEN SPACE

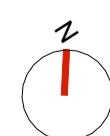


COS Solar Analysis 21 June 9AM to 3PM



COS Solar Analysis 22 December 9AM to 3PM

Key Plan:



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0 1 2 5 10 15m  
As indicated @ A1

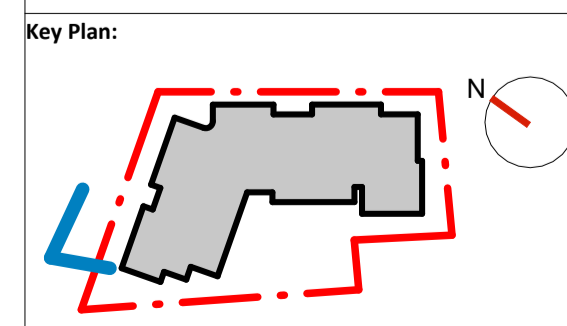
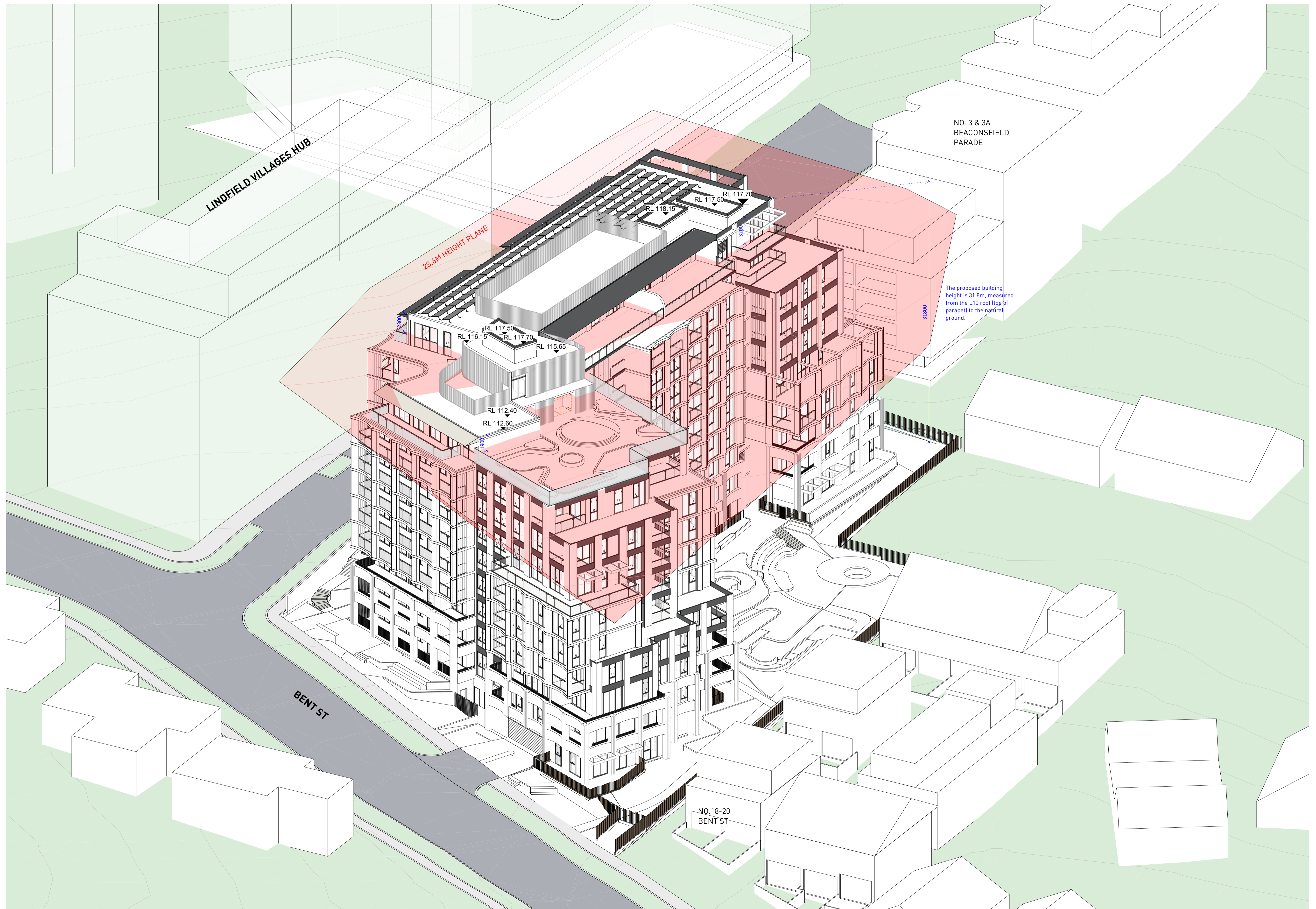
Project PA030530.01  
**BENT STREET LINDFIELD**  
12-16 BENT STREET, LINDFIELD, NSW  
2070

Status  
DEVELOPMENT APPLICATION

Title  
Q-COMPLIANCE DIAGRAMS  
COMMUNAL OPEN SPACE

Drawing Number  
**AR-DA-Q6-0010**

Revision  
**A03**



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1:200 @ A1

Project PA030530.01

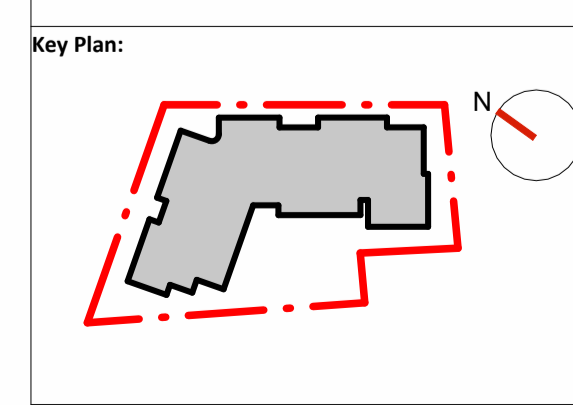
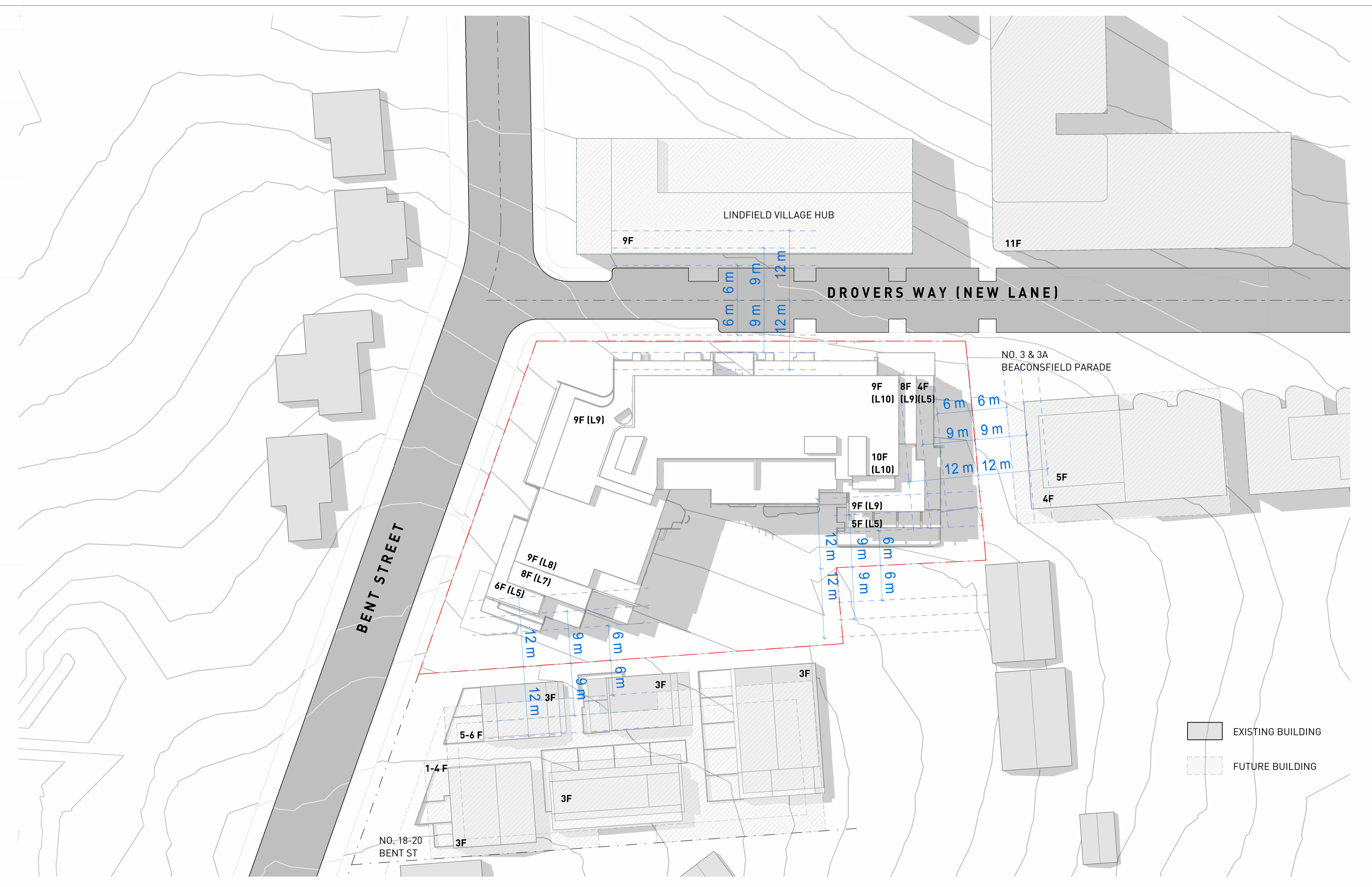
**BENT STREET LINDFIELD**  
12-16 BENT STREET, LINDFIELD, NSW  
2070

Status  
DEVELOPMENT APPLICATION

Title  
Q-COMPLIANCE DIAGRAMS  
HEIGHT PLANE DIAGRAM

Drawing Number  
AR-DA-Q6-0050

Revision  
A03



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**PTW**

0 1 2 5 10 15m  
As indicated @ A1

Project PA030530.01  
**BENT STREET LINDFIELD**  
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Status  
DEVELOPMENT APPLICATION

Title  
Q-COMPLIANCE DIAGRAMS  
**SEPARATION PLAN**

Drawing Number  
**AR-DA-Q6-0070**

Revision  
**A02**