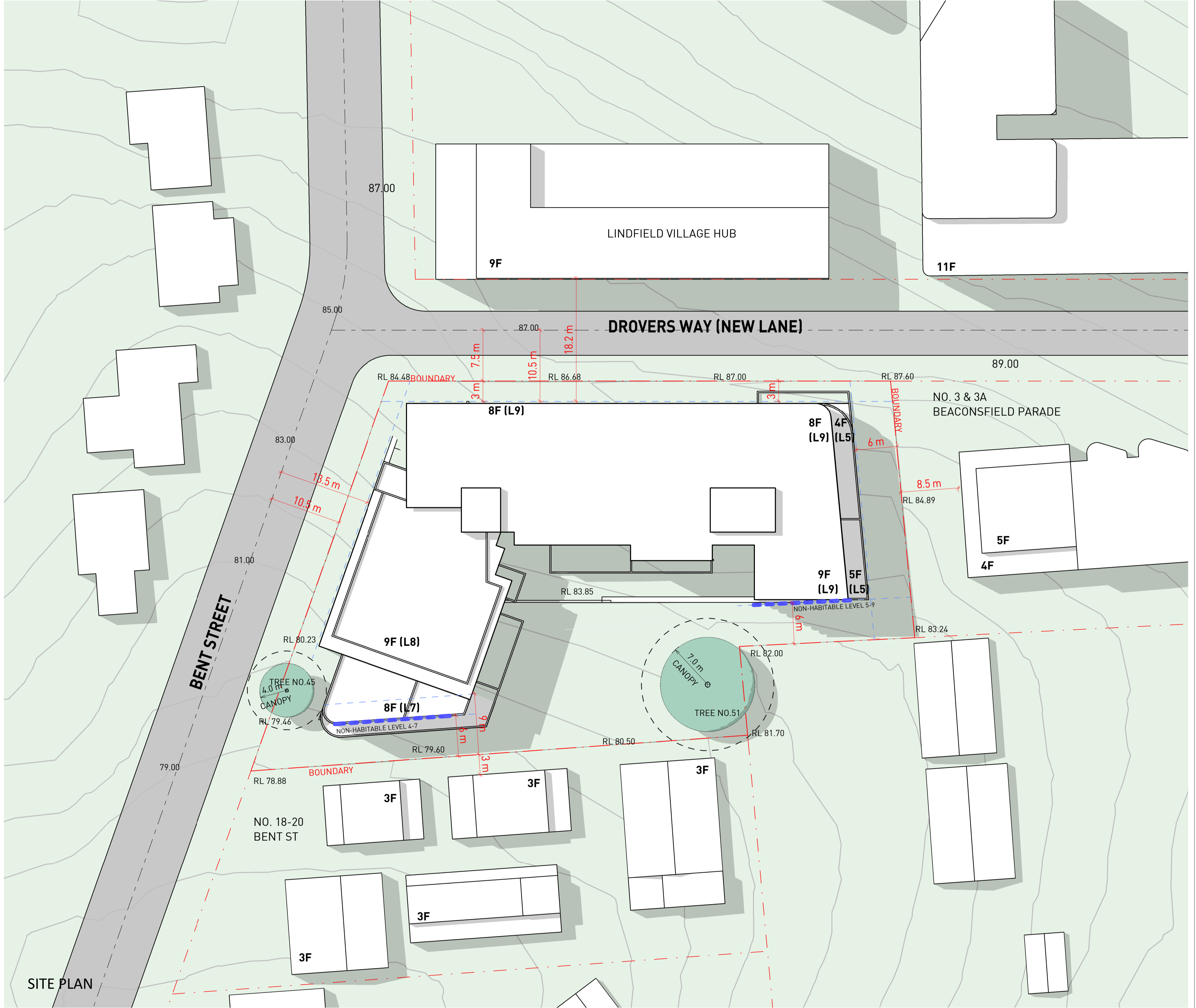
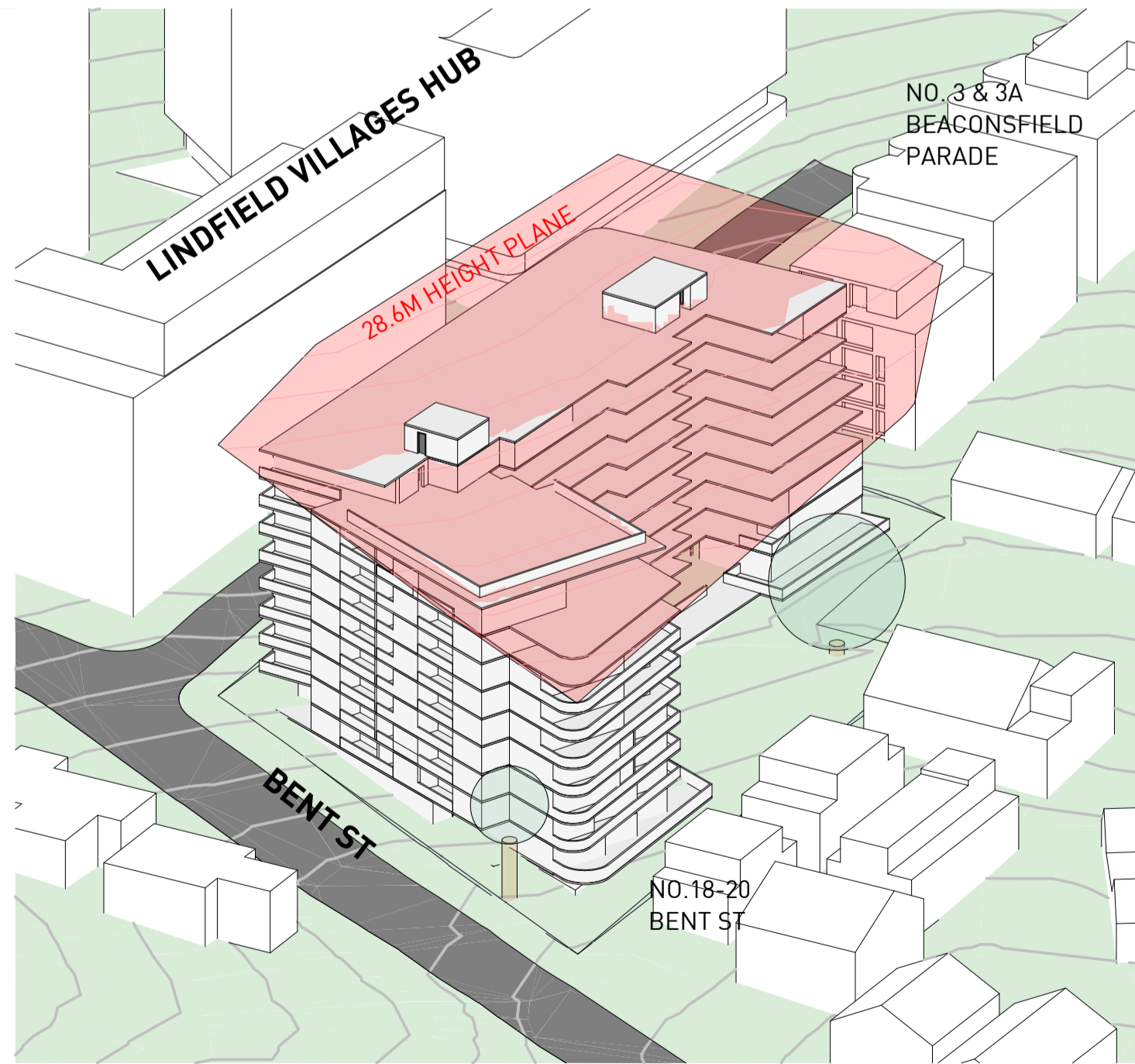


	PERMISSIBLE	ACHIEVED
FSR	3.25	3.25
HEIGHT	28.6m	29.2m

YIELD AND UNIT MIX					
LEVEL	1B	2B	3B	4B	COUNT
L9	0	2	3	2	7
L8	0	3	6	2	11
L7	1	4	7	1	13
L6	1	4	7	1	13
L5	5	5	5	1	16
L4	5	5	5	1	16
L3	5	7	5	0	17
L2	4	5	6	0	15
L1	1	2	2	4	9
L0	0	0	0	0	0
	22	37	46	12	117

AFFORDABLE		
LEVEL	AREA	UNIT COUNT
L5	417 m ²	6
L4	513 m ²	7
L3	572 m ²	8
L2	418 m ²	6
L1	151 m ²	2
TOTAL	2071 m ²	29

AFFORDABLE GFA REQUIRED
 4324 X 3.25 X 17% = 2389m²
 (including circulation)



Key Plan:

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Rev	Amendment	By	Chk*	Date
1	BLOCK PLAN	MS	MS	20240911

*Registered Architect	
01	Megumi Sakaguchi NSW Arch No.9391

Consultants

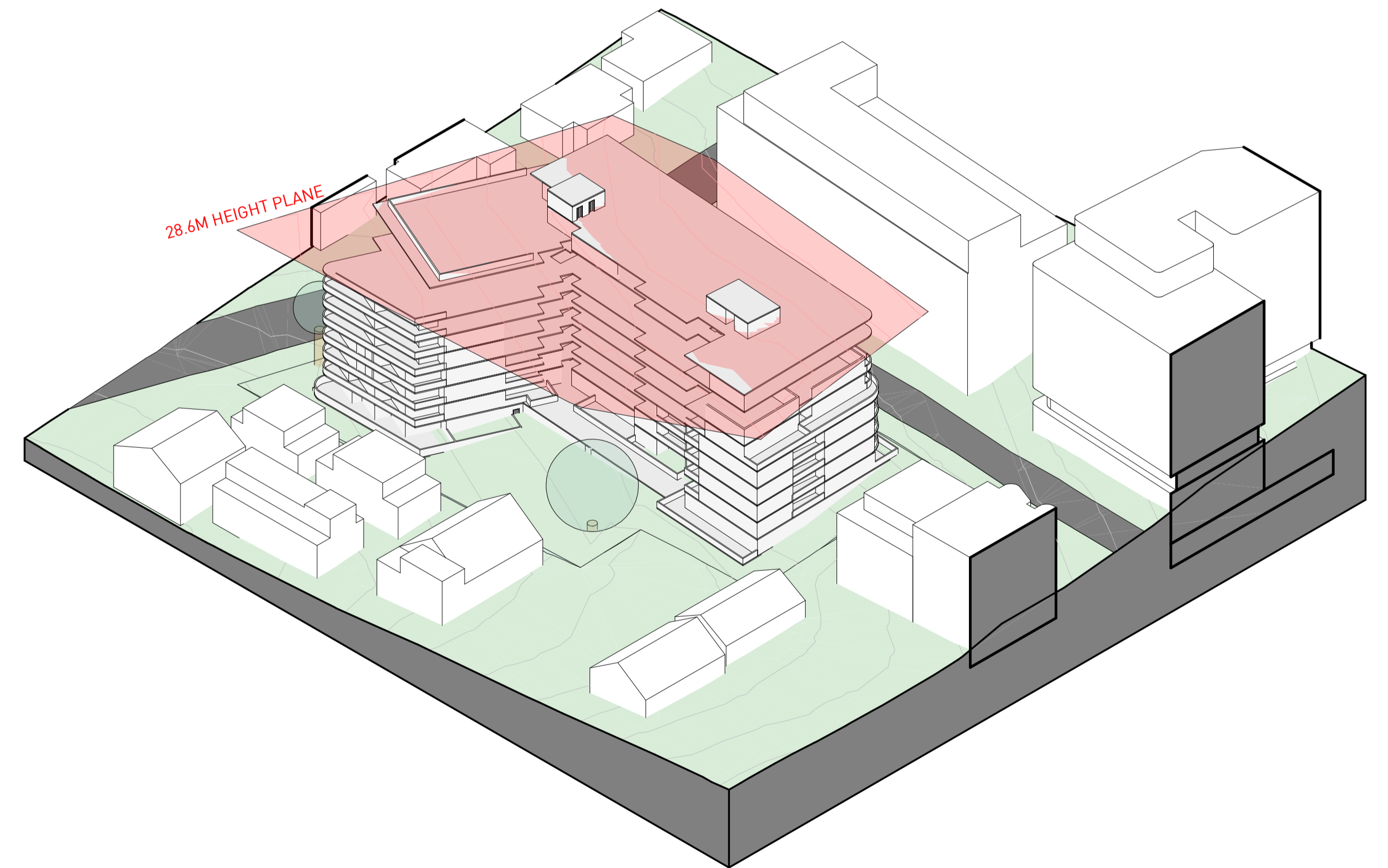
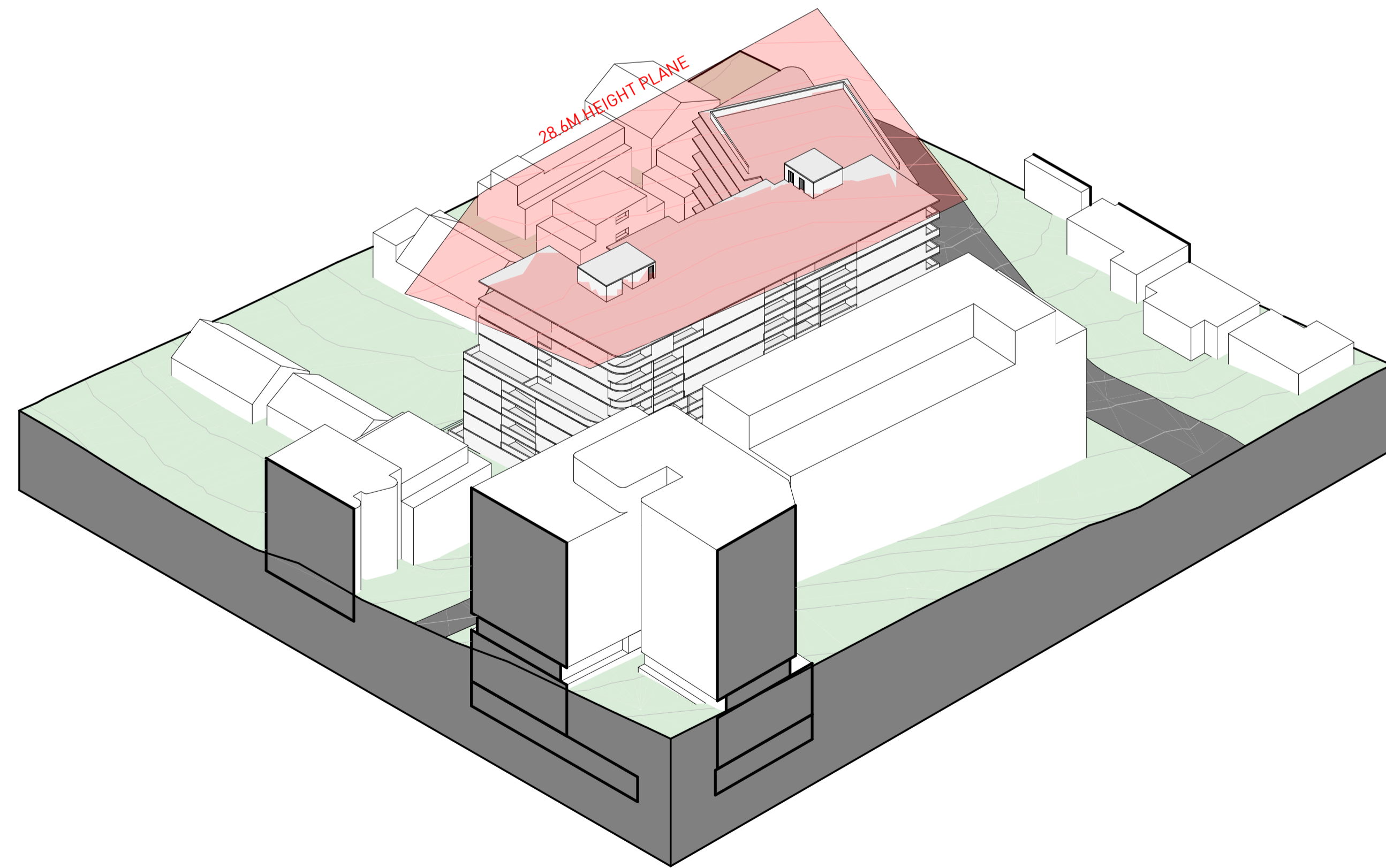
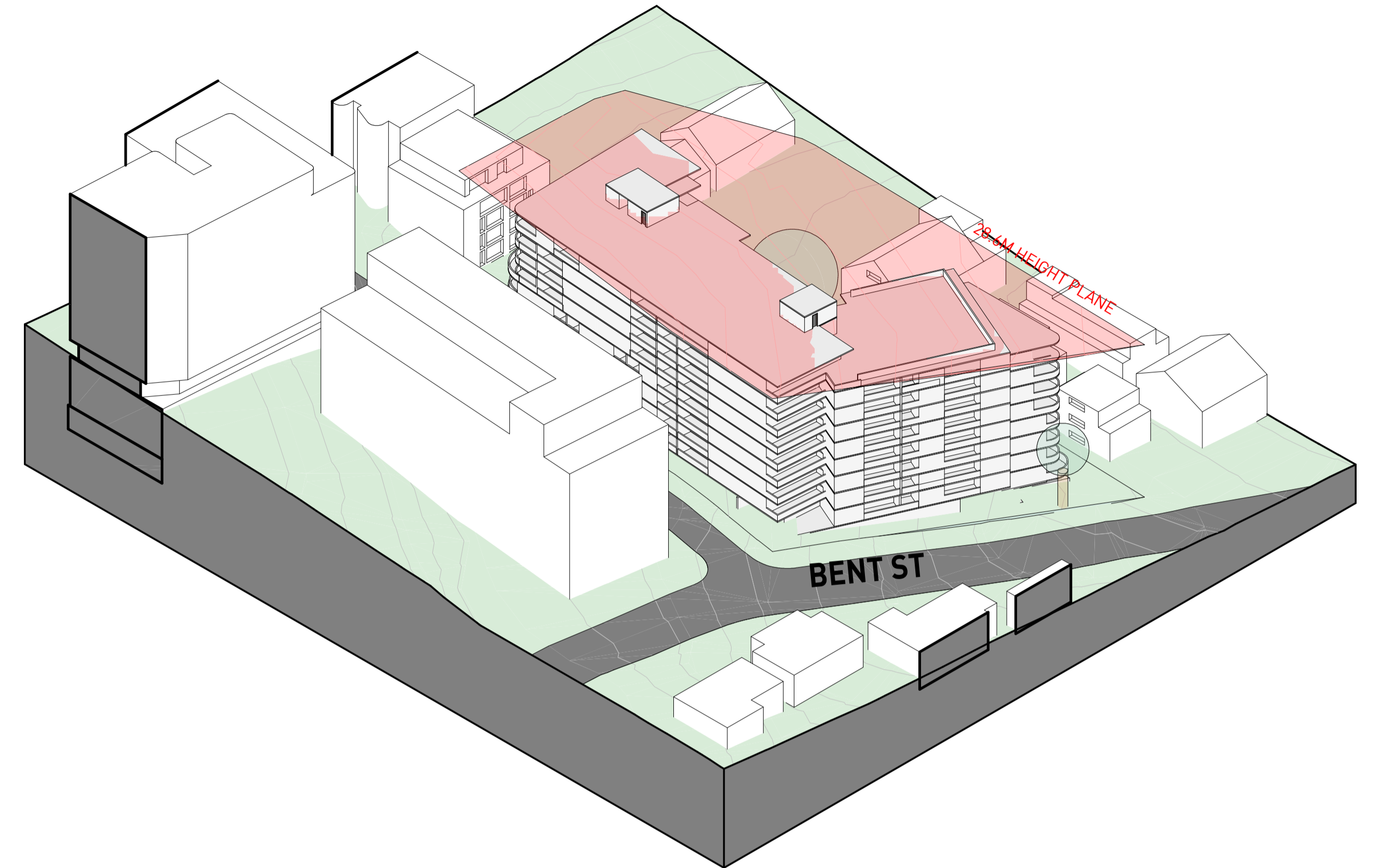
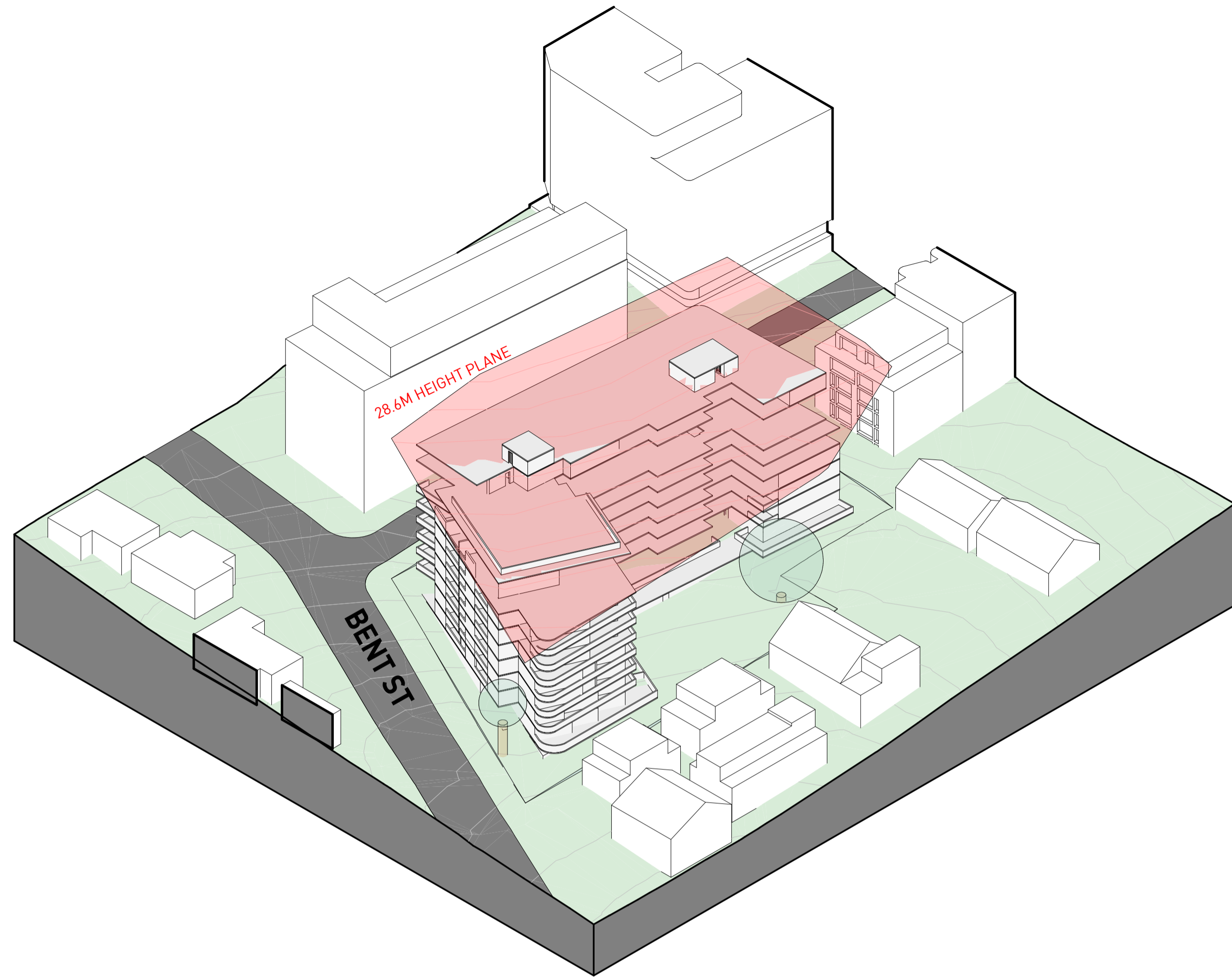
Client
 SUNDALE NORTHLAND DEVELOPMENT
 Suite 3E, L3, 5 Belmore Street,
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Project PA030530
BentStreetLindfield
 12-16 BENT STREET, LINDFIELD, NSW
 2070

Status
 SKETCH

Title		Drawing Number		Revision	
A1-GENERAL INFORMATION		AR-A10010		1	
SITE PLAN					



A1

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Rev	Amendment	By	Chk*	Date
1	BLOCK PLAN	MS	MS	20240911

*Registered Architect	Consultants
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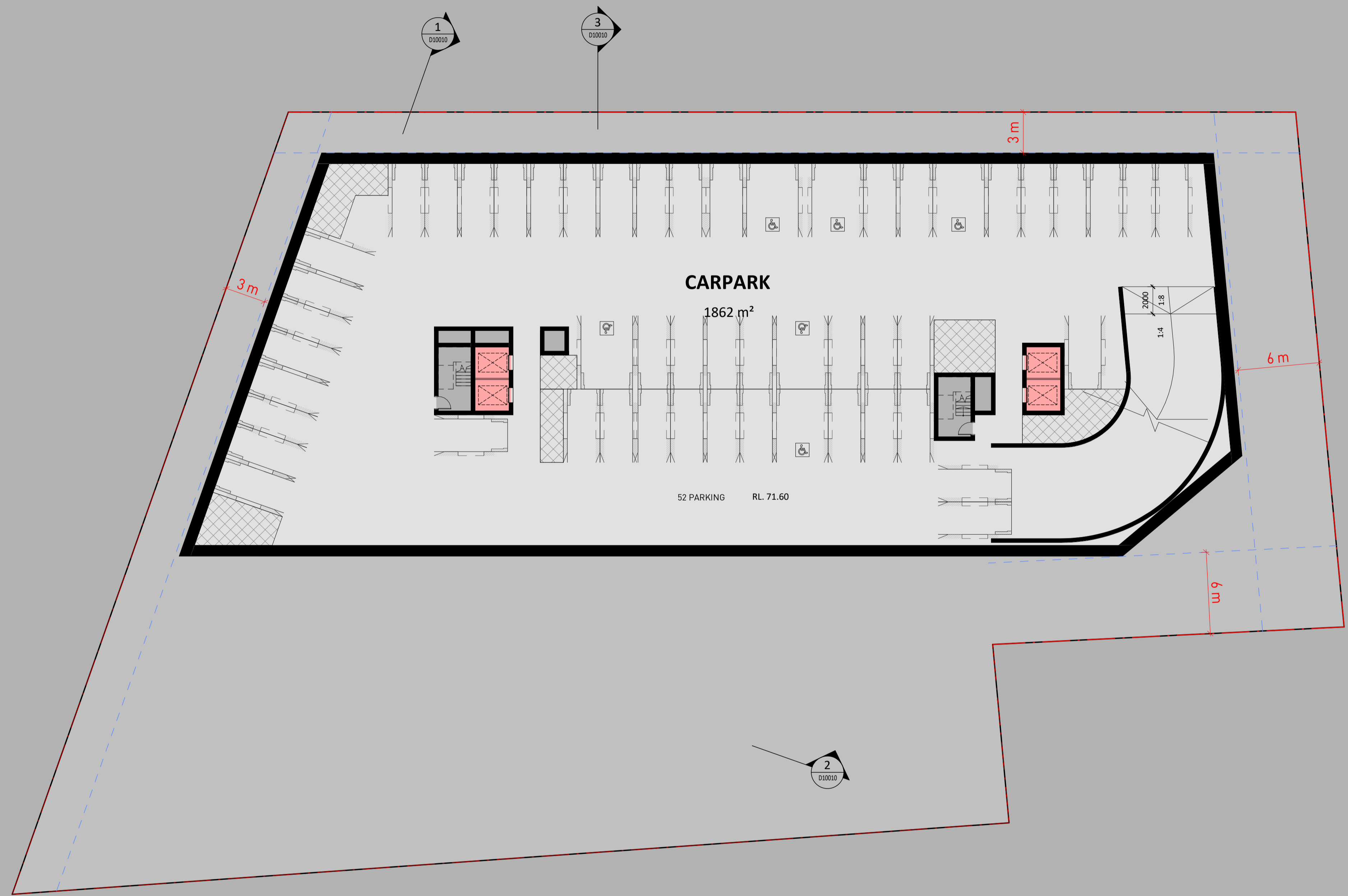
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Peddie Thorp & Walker P/L
 ABN 23 000 454 624
 trading as PTW Architects
 NSW Nominated Architects
 5 Parsons Architect No.6098
 D Jones Architect No.4778
 N Marojevic Architect No.11274

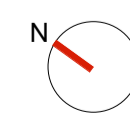


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 Project PA030530
BentStreetLindfield
 12-16 BENT STREET, LINDFIELD, NSW
 2070
 Status
 SKETCH

Title
 A1-GENERAL INFORMATION
 ISOMETRIC VIEWS
 Drawing Number
AR-A10020
 Revision
1



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Rev	Amendment	By	Chk*	Date
1	BLOCK PLAN	MS	MS	20240911

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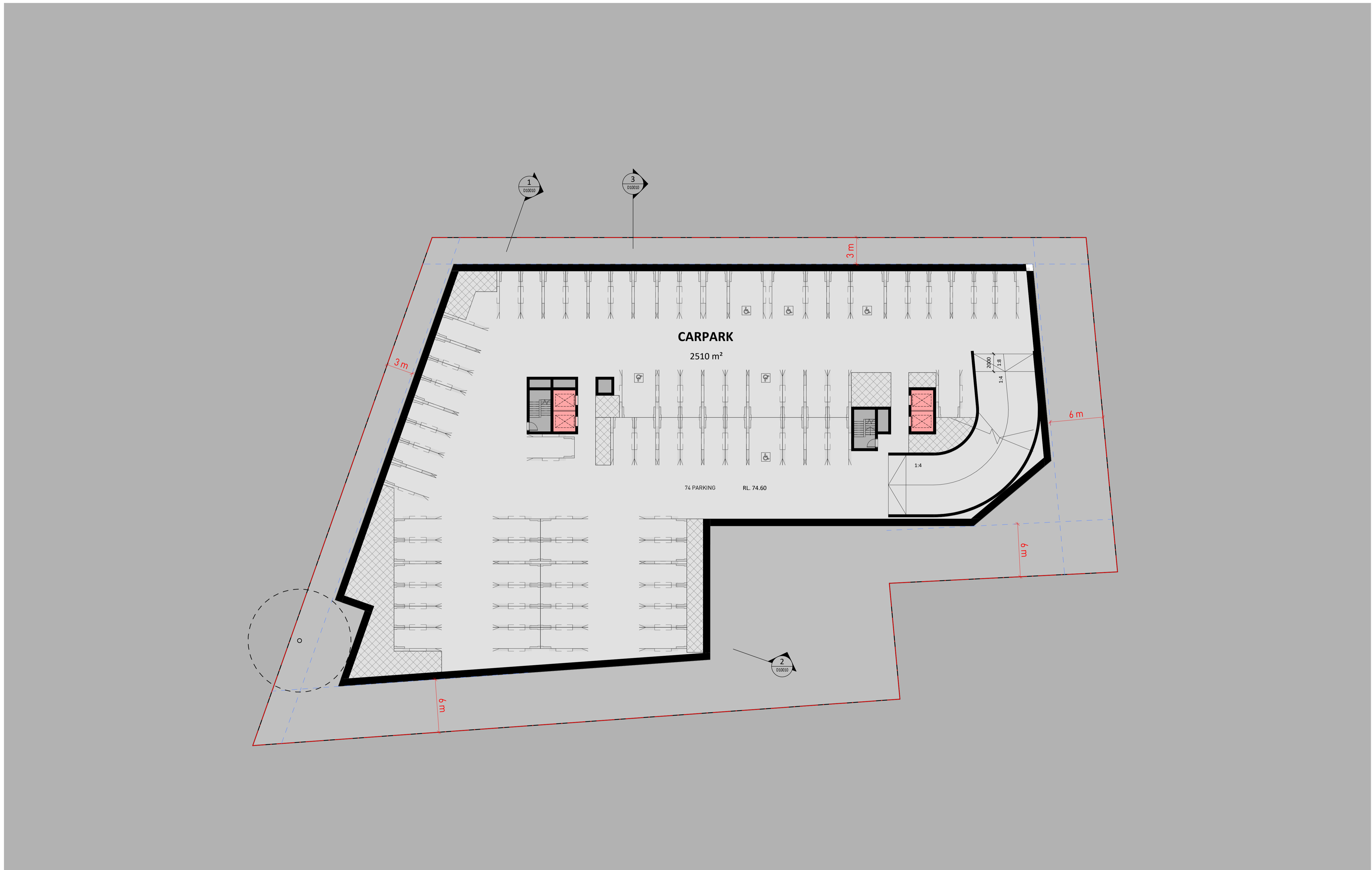


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Project PA030530
BentStreetLindfield
12-16 BENT STREET, LINDFIELD, NSW
2070
Status
SKETCH

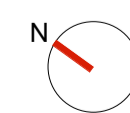
Title
B1-PLAN
BASEMENT LEVEL 3 FLOOR PLAN

Drawing Number
AR-B10000

Revision
1



Key Plan:



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Rev	Amendment	By	Chk*	Date
1	BLOCK PLAN	MS	MS	20240911

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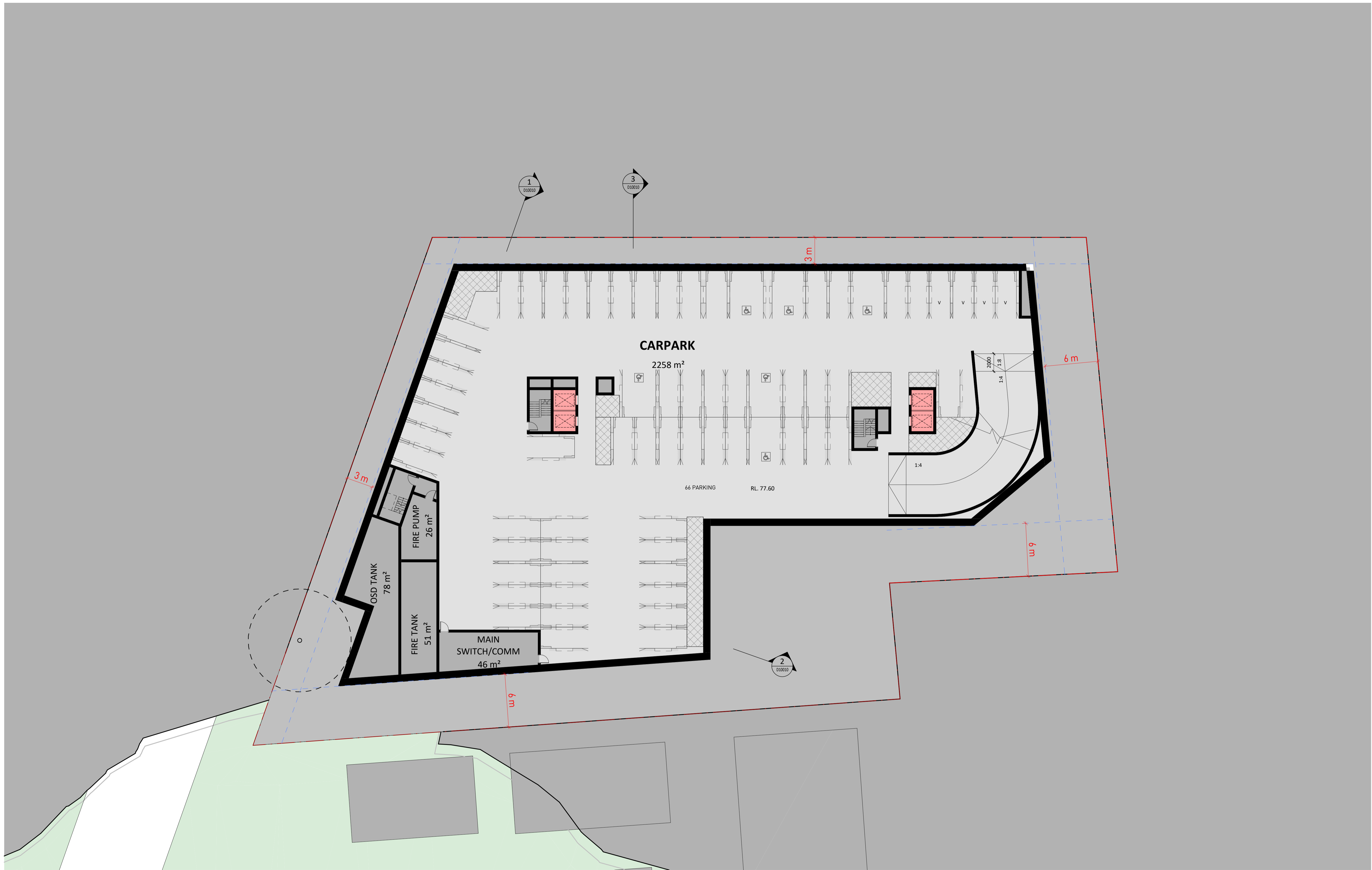


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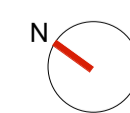
Project PA030530
BentStreetLindfield
12-16 BENT STREET, LINDFIELD, NSW
2070

Status
SKETCH

Title	Drawing Number	Revision
B1-PLAN BASEMENT LEVEL 2 FLOOR PLAN	AR-B10010	1



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Rev	Amendment	By	Chk*	Date
1	BLOCK PLAN	MS	MS	20240911

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

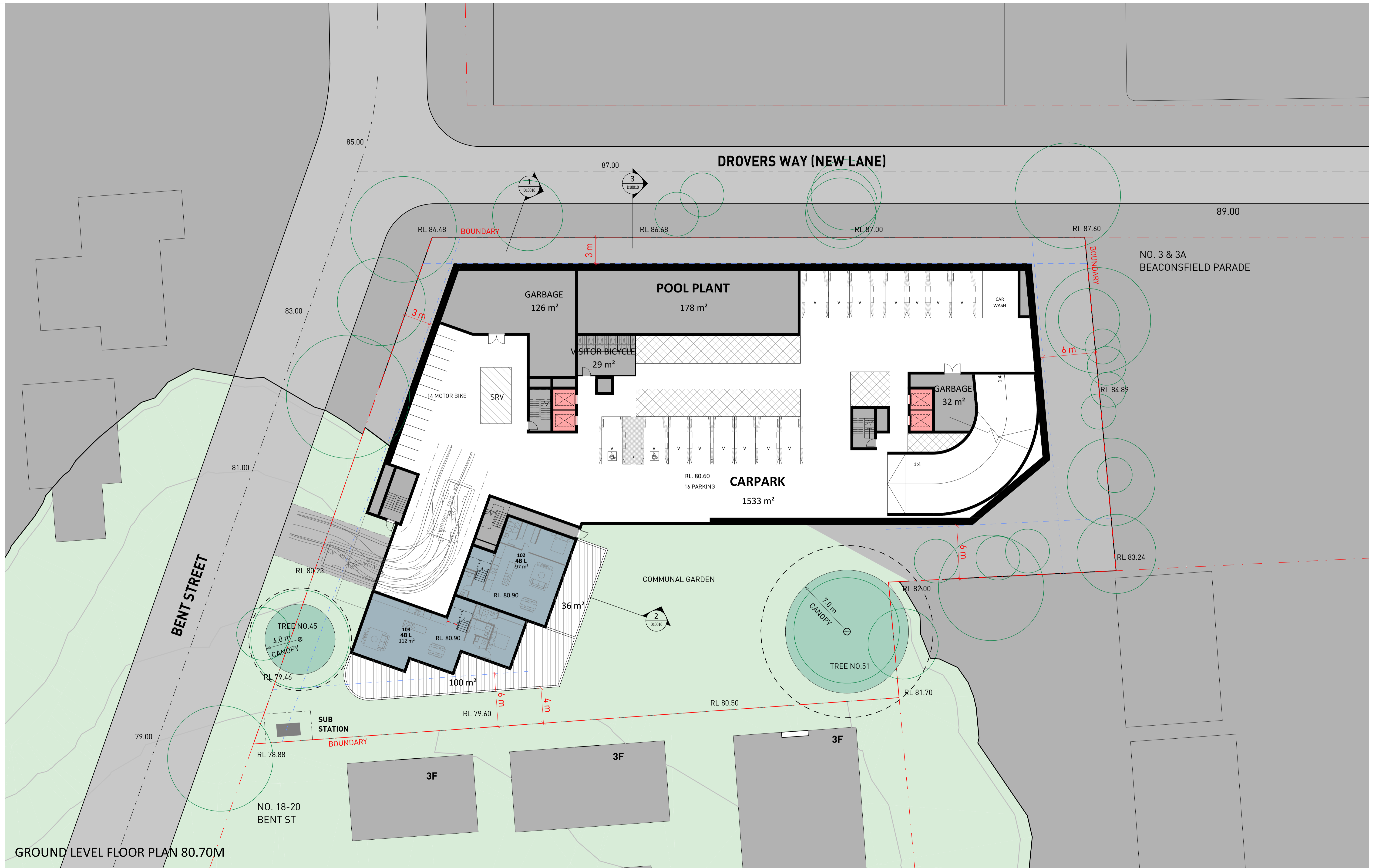


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Project PA030530
BentStreetLindfield
12-16 BENT STREET, LINDFIELD, NSW
2070

Status
SKETCH

Title	Drawing Number	Revision
B1-PLAN BASEMENT LEVEL 1 FLOOR PLAN	AR-B10020	1



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Rev	Amendment	By	Chk*	Date	*Registered Architect
1	BLOCK PLAN	MS	MS	20240911	01 Megumi Sakaguchi NSW Arch No.9391

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PTW

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Project PA030530

BentStreetLindfield
12-16 BENT STREET, LINDFIELD, NSW
2070

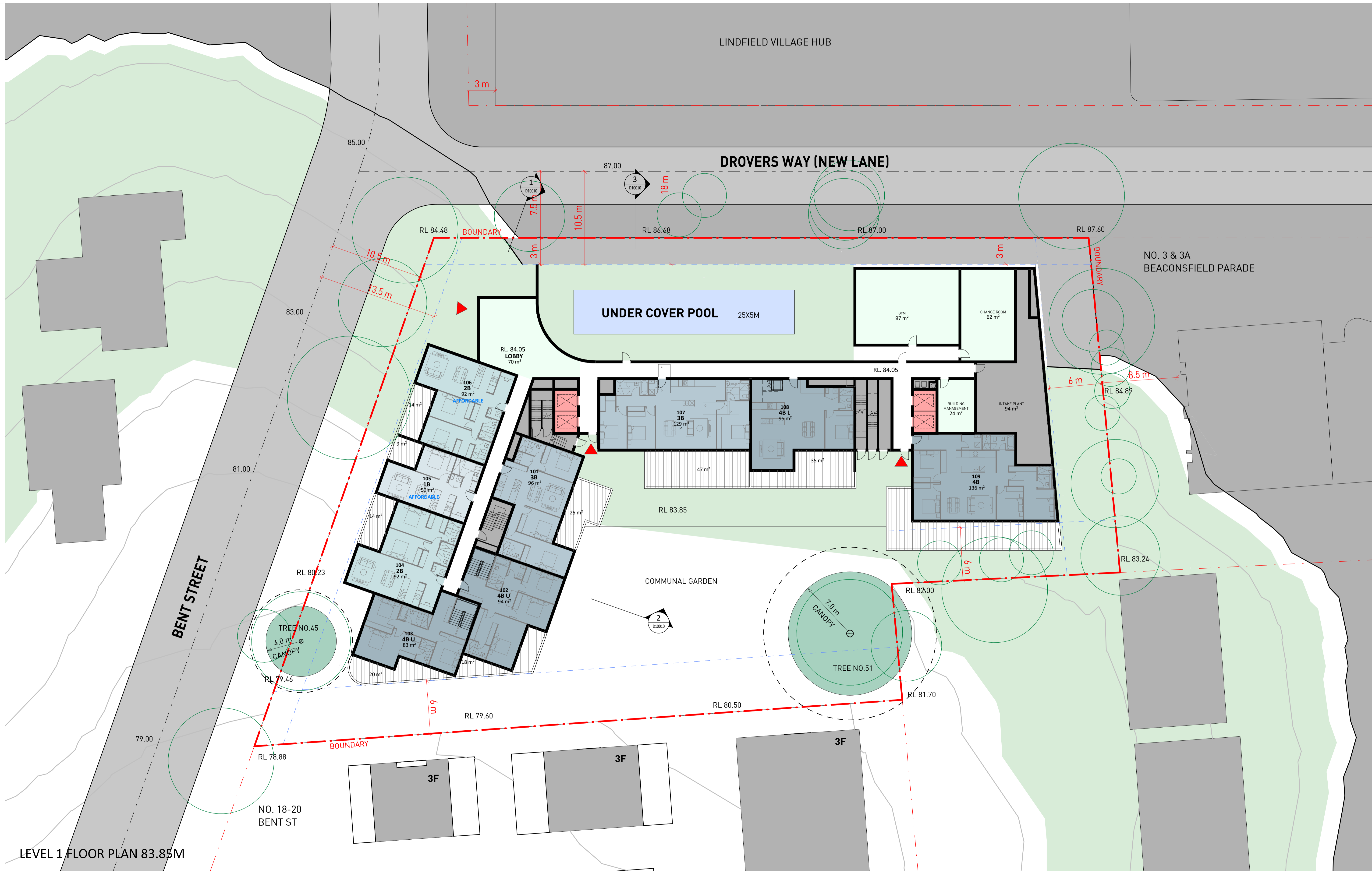
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Title **B1-PLAN**
GROUND LEVEL FLOOR PLAN

Drawing Number **AR-B10030**

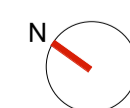
Revision **1**

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LEVEL 1 FLOOR PLAN 83.85M

Key Plan:



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Rev	Amendment	By	Chk*	Date
1	BLOCK PLAN	MS	MS	20240911

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Project PA030530
BentStreetLindfield
12-16 BENT STREET, LINDFIELD, NSW
2070
Status
SKETCH

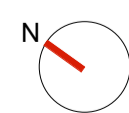
Title
B1-PLAN
LEVEL 1 FLOOR PLAN
Drawing Number
AR-B10040

Revision
1



LEVEL 2 FLOOR PLAN 87.00M

Key Plan:



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Rev	Amendment	By	Chk*	Date	*Registered Architect	Consultants
1	BLOCK PLAN	MS	MS	20240911	01 Megumi Sakaguchi NSW Arch No.9391	

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N Marojevic Architect No.11274



Project PA030530
BentStreetLindfield
12-16 BENT STREET, LINDFIELD, NSW
2070
Status
SKETCH

Title	Drawing Number	Revision
B1-PLAN LEVEL 2 FLOOR PLAN	AR-B10050	1

LEVEL 4 FLOOR PLAN

BENT STREET

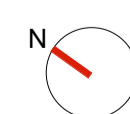
LINDFIELD VILLAGE HUB

DROVERS WAY (NEW LANE)

NO. 3 & 3A
BEACONSFIELD PARADE

NO. 18-20
BENT ST

Key Plan:



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Rev	Amendment	By	Chk*	Date
1	BLOCK PLAN	MS	MS	20240911

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01 Megumi Sakaguchi NSW Arch No.9391

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Project PA030530
BentStreetLindfield
12-16 BENT STREET, LINDFIELD, NSW
2070
Status
SKETCH

Title
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LEVEL 4 FLOOR PLAN
Drawing Number
AR-B10070
Revision
1

LEVEL 5 FLOOR PLAN

BENT STREET

LINDFIELD VILLAGE HUB

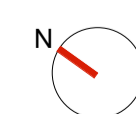
DROVERS WAY (NEW LANE)

NO. 3 & 3A
BEACONSFIELD PARADE

NO. 18-20
BENT ST



Key Plan:



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1	BLOCK PLAN	MS	MS	20240911	01 Megumi Sakaguchi NSW Arch No.9391

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Project PA030530
BentStreetLindfield
12-16 BENT STREET, LINDFIELD, NSW
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Status
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Title	Drawing Number	Revision
B1-PLAN LEVEL 5 FLOOR PLAN	AR-B10080	1

LEVEL 6 FLOOR PLAN

BENT STREET

LINDFIELD VILLAGE HUB

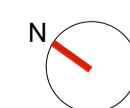
DROVERS WAY (NEW LANE)

NO. 3 & 3A
BEACONSFIELD PARADE

NO. 18-20
BENT ST



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1	BLOCK PLAN	MS	MS	20240911

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Project PA030530
BentStreetLindfield
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Title
B1-PLAN
LEVEL 6 FLOOR PLAN
Drawing Number
AR-B10090
Revision
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LEVEL 7 FLOOR PLAN

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Rev	Amendment	By	Chk*	Date
1	BLOCK PLAN	MS	MS	20240911

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

PTW

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Project PA030530

BentStreetLindfield
12-16 BENT STREET, LINDFIELD, NSW
2070

Status
SKETCH

Title
B1-PLAN
LEVEL 7 FLOOR PLAN

Drawing Number
AR-B10100

Revision
1

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LEVEL 8 FLOOR PLAN

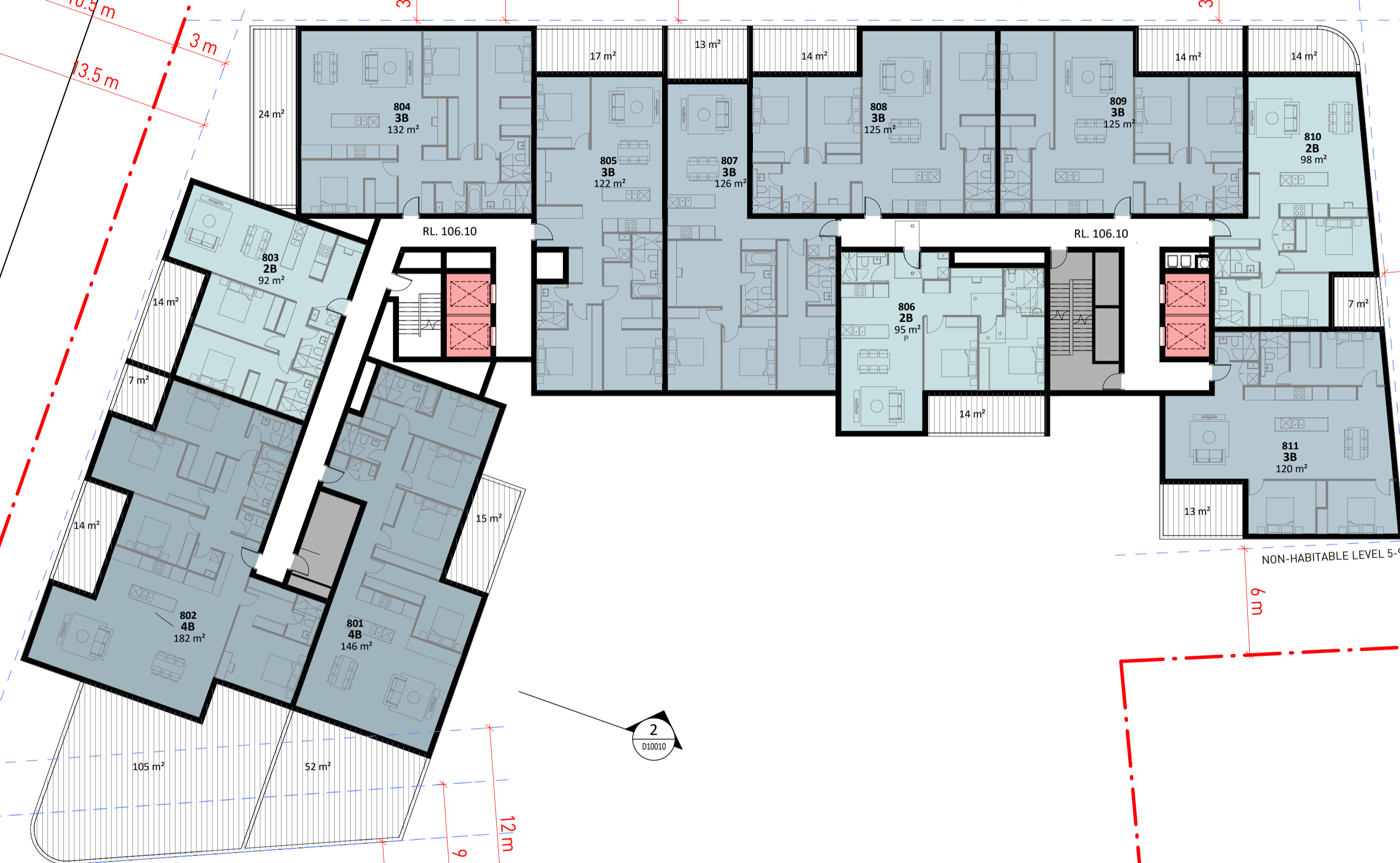
BENT STREET

LINDFIELD VILLAGE HUB

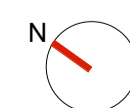
DROVERS WAY (NEW LANE)

NO. 3 & 3A
BEACONSFIELD PARADE

NO. 18-20
BENT ST



Key Plan:



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Rev	Amendment	By	Chk*	Date	*Registered Architect
1	BLOCK PLAN	MS	MS	20240911	01 Megumi Sakaguchi NSW Arch No.9391

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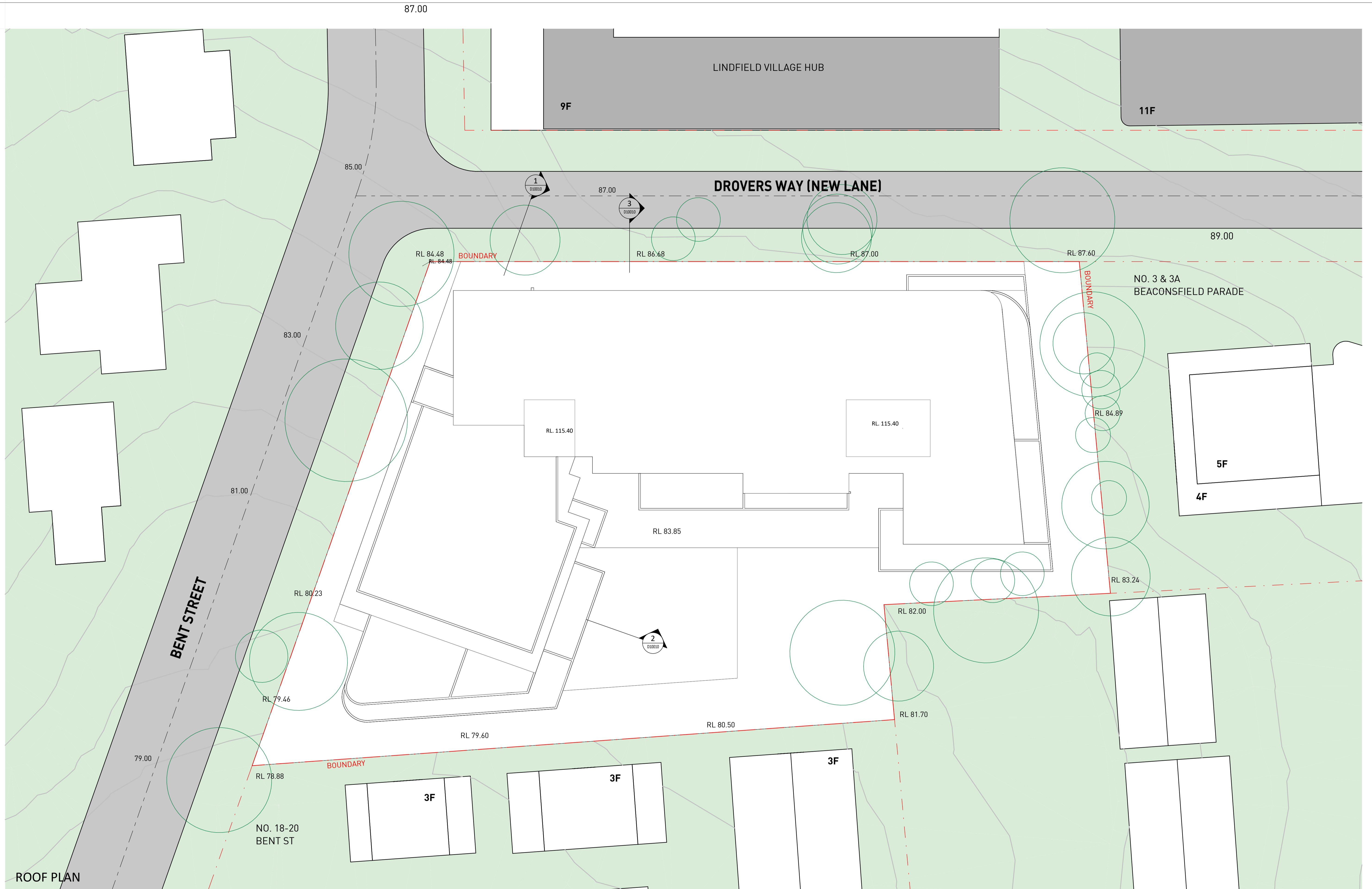
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Project PA030530
BentStreetLindfield
12-16 BENT STREET, LINDFIELD, NSW
2070
Status
SKETCH

Title
B1-PLAN
LEVEL 8 FLOOR PLAN
Drawing Number
AR-B10110
Revision
1



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Rev	Amendment	By	Chk*	Date
1	BLOCK PLAN	MS	MS	20240911

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

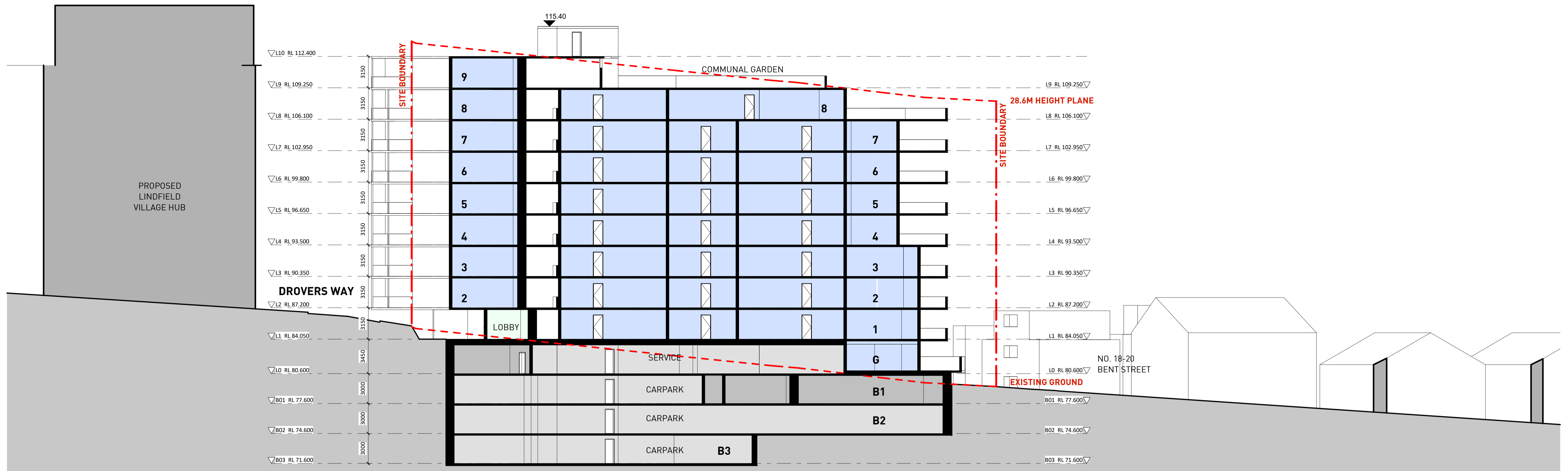
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0 1 2 5 10 15m
1:200 @ A1

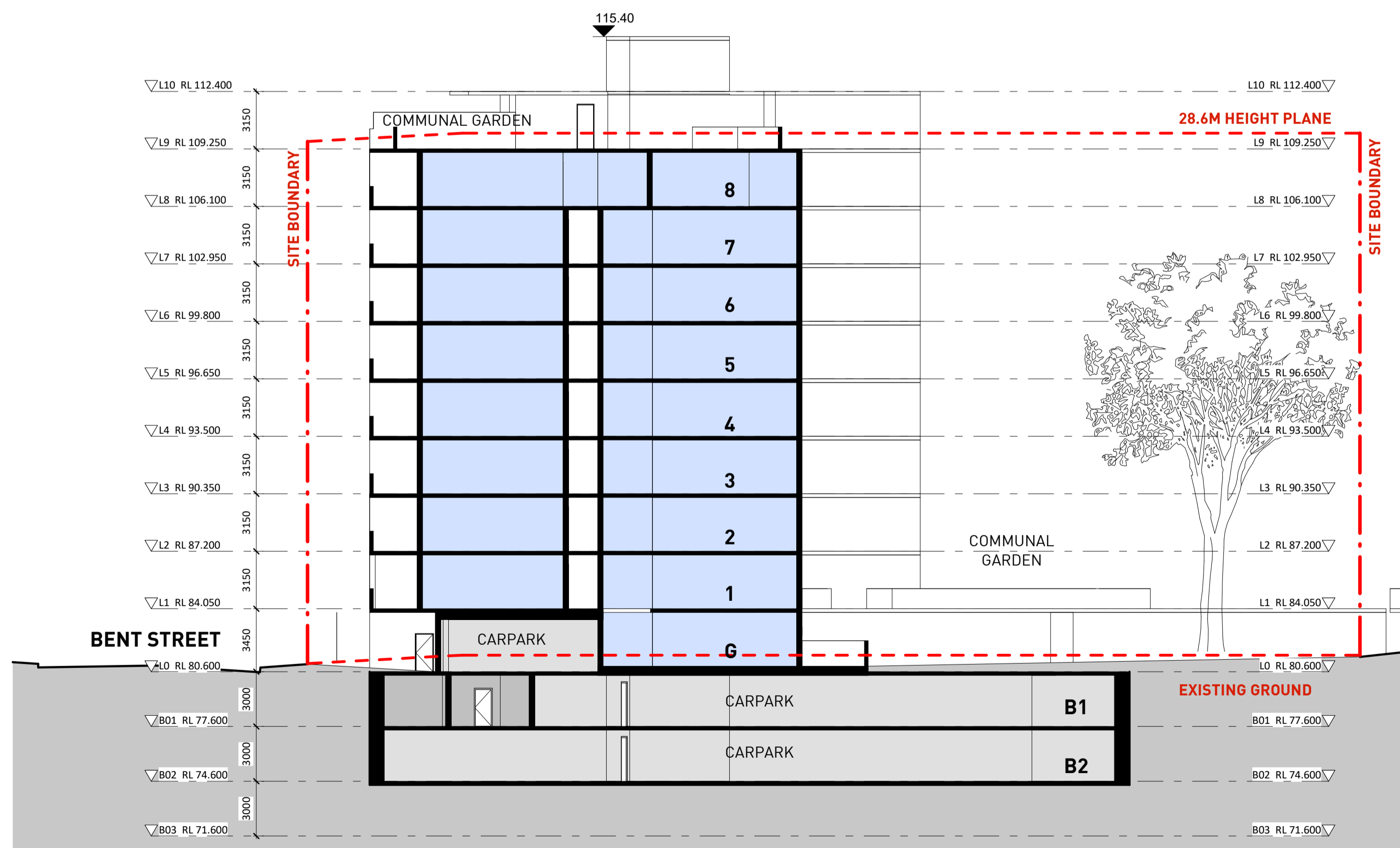
Project PA030530
BentStreetLindfield
12-16 BENT STREET, LINDFIELD, NSW
2070

Status
SKETCH

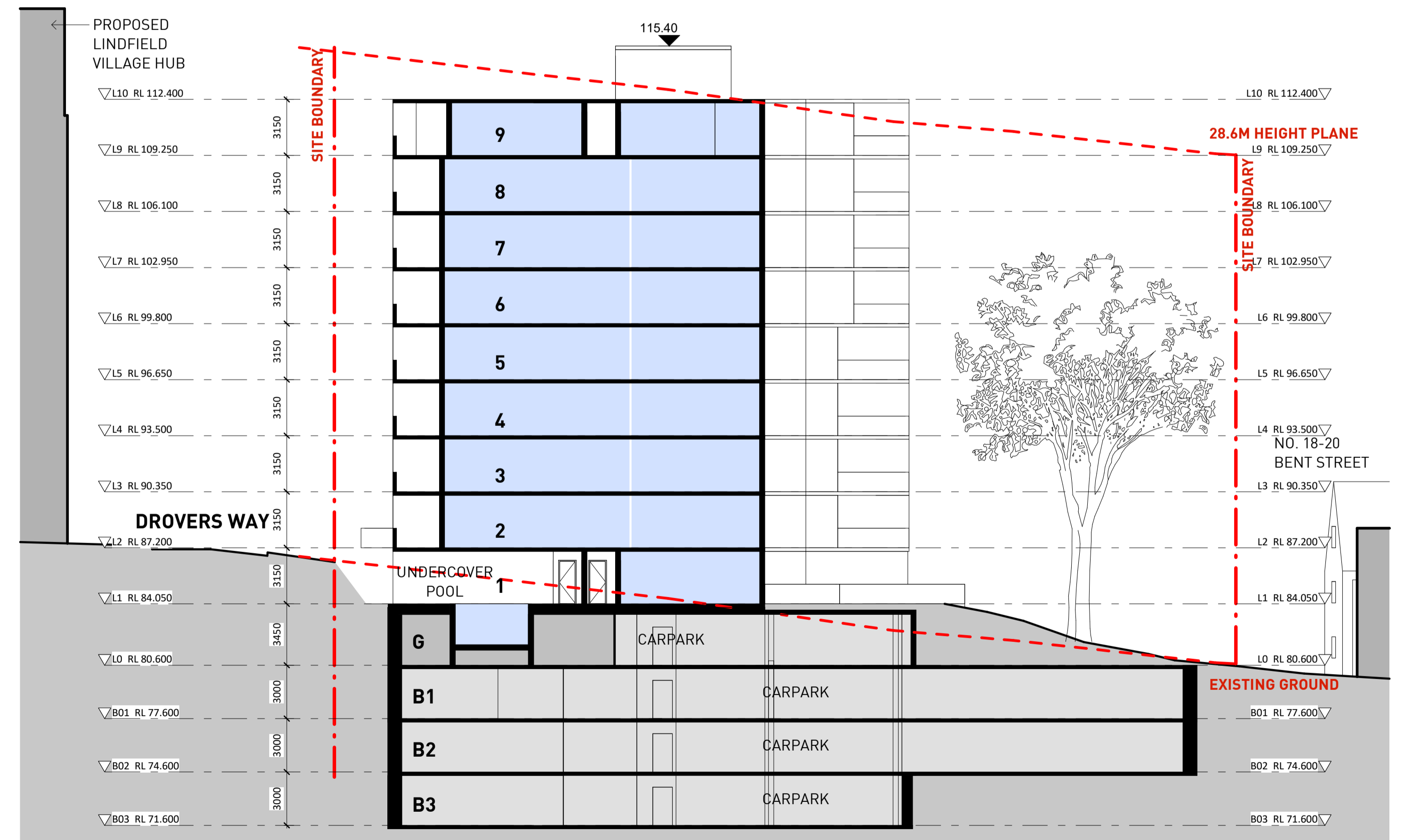
Title	Drawing Number	Revision
B1-PLAN ROOF PLAN	AR-B10130	1



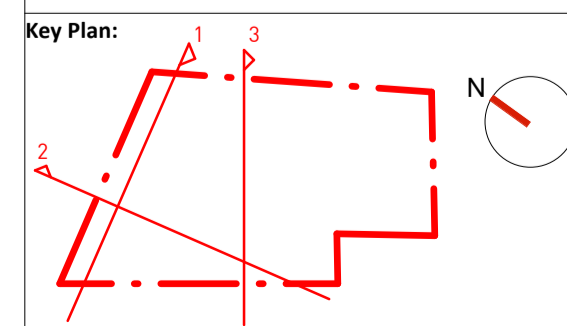
Section 1



Section 2



Section 3



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Rev	Amendment	By	Chk*	Date	*Registered Architect	Consultants
1	BLOCK PLAN	MS	MS	20240911	01 Megumi Sakaguchi NSW Arch No.9391	

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ABN 23 000 454 624
trading as PTW Architects

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

0 1 2 5 10 15m
As indicated @A1

Project PA030530
BentStreetLindfield
12-16 BENT STREET, LINDFIELD, NSW
2070

Status
SKETCH

Title
D1-SECTIONS
SECTIONS

Drawing Number
AR-D10010

Revision
1

14-16 Bent Street Lindfield

11.09.2024

Site Area 4324
 FSR 3.25
 Max GFA 14053

Level	Apartment Number					ADG Compliance			AFFORDABLE				DDA Compliance	
	1B	2B	3B	4B	TOTAL	CV	SA	N-SA	1B	2B	3B	TOTAL	VISITABLE	PLATINUM
Level 09	0	2	3	2	7	5	5	0	0	0	0	0	0	2
Level 08	0	3	6	2	11	9	9	0	0	0	0	0	0	1
Level 07	1	4	7	1	13	9	11	1	0	0	0	0	1	1
Level 06	1	4	7	1	13	9	10	1	0	0	0	0	1	1
Level 05	5	5	5	1	16	9	12	3	4	2	0	6	4	3
Level 04	5	5	5	1	16	9	12	3	4	2	1	7	4	3
Level 03	5	7	5	0	17	10	12	3	5	2	1	8	4	3
Level 02	4	5	6	0	15	9	11	2	4	1	1	6	3	3
Level 01	1	2	2	4	9	6	4	4	1	1	0	2	1	1
Level 00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	22	37	46	12	117	75	86	17	18	8	3	29	18	18
%	18.8%	31.6%	39.3%	10.3%		64.1%	73.5%	14.5%	15.4%	6.8%	2.6%	24.8%	15.4%	15.4%
Target	20%	40-45%	35-40%			>60%	>70%	<15%					>5%	>15%

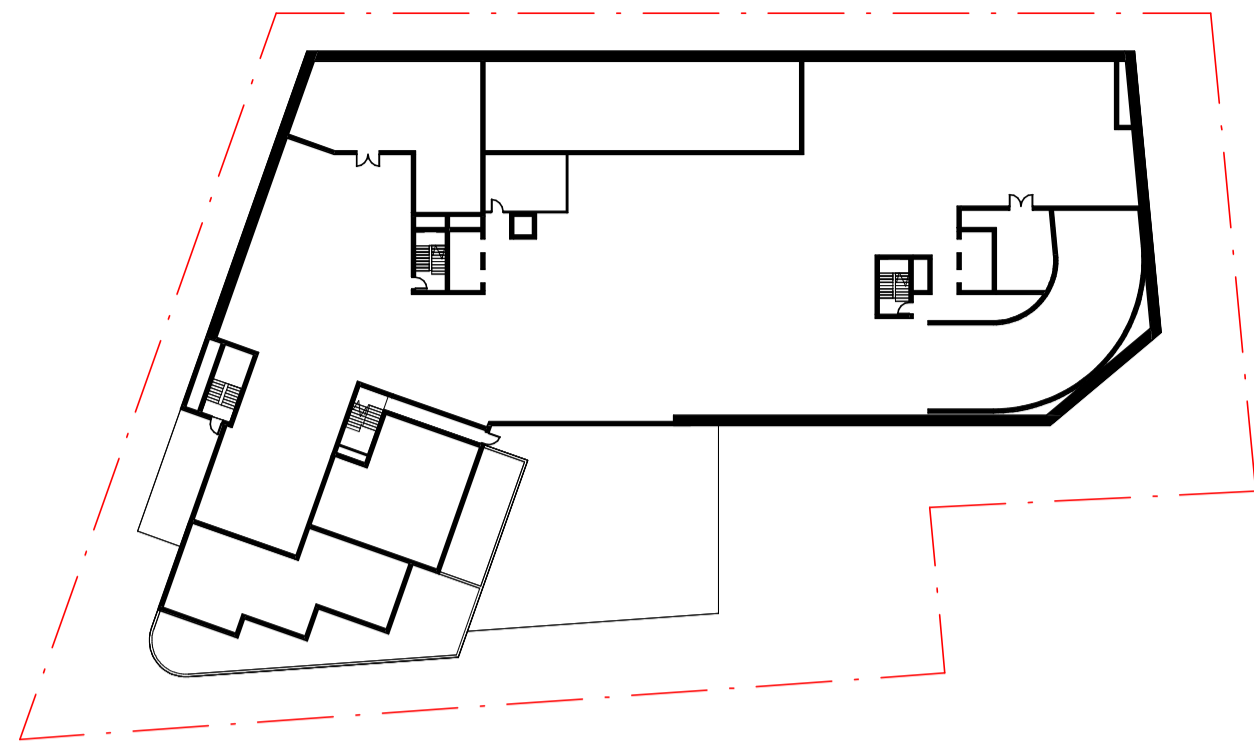
Parking target(marketing)

1B	1	22	22
2B	1	37	37
3B	2	92	92
4B	2	24	24
visitor	0.17	19.422	20
		194.422	195

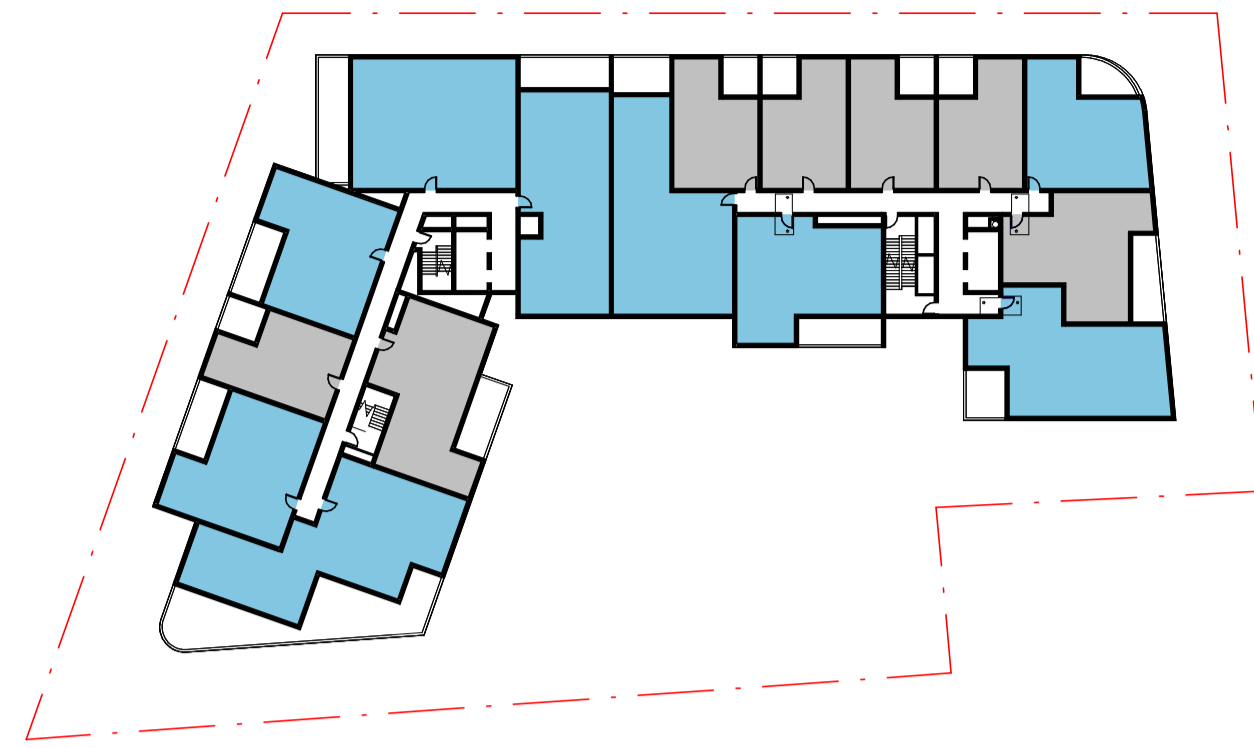
Parking Provided

	Residential		Visitor		
	Standard	Adaptable	standard	Accessible	car wash
L00			13	2	1
B01	56	6	4		
B02	68	6			
B03	46	6			
	170	18	17	2	1
Total	188		20		
G Total	208				

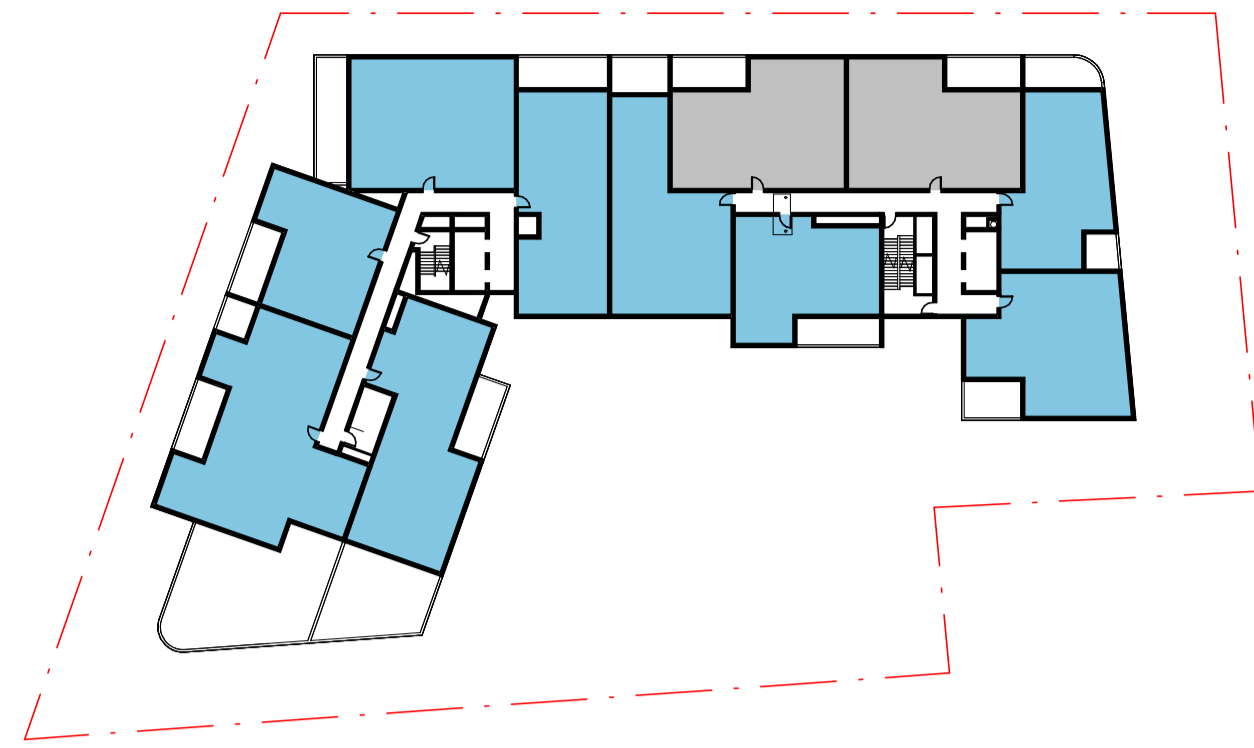
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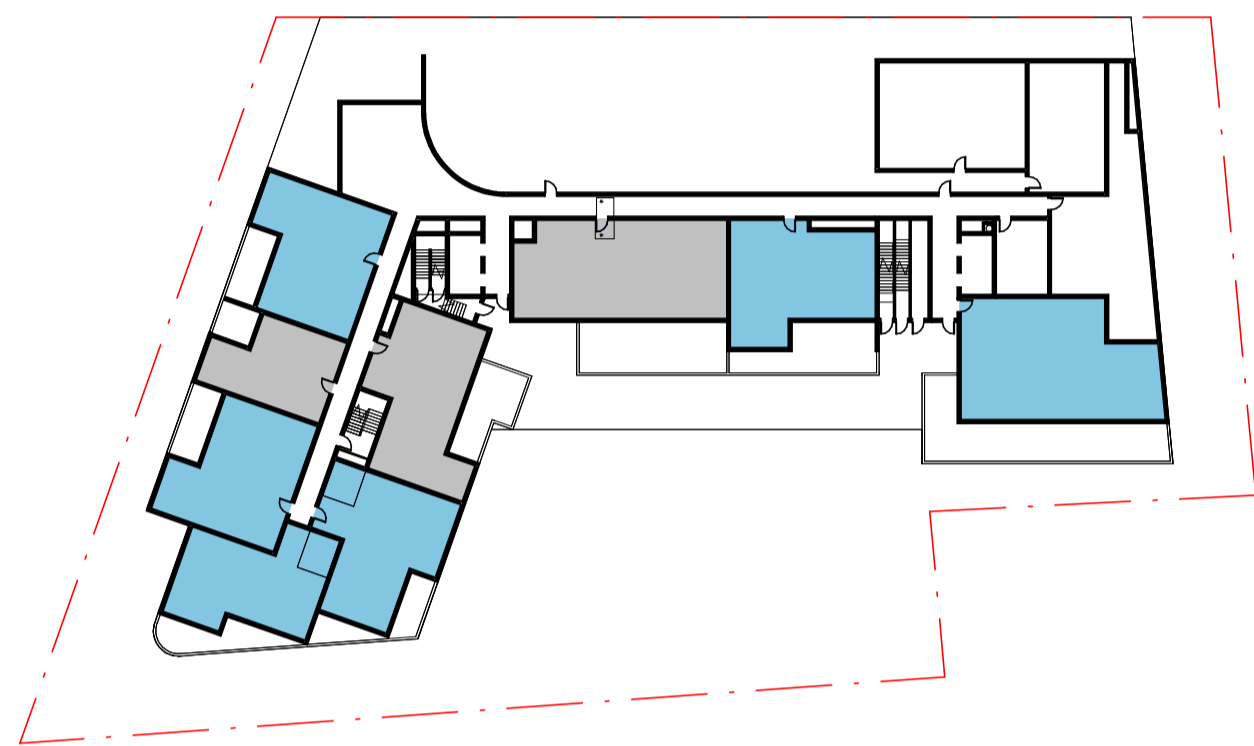
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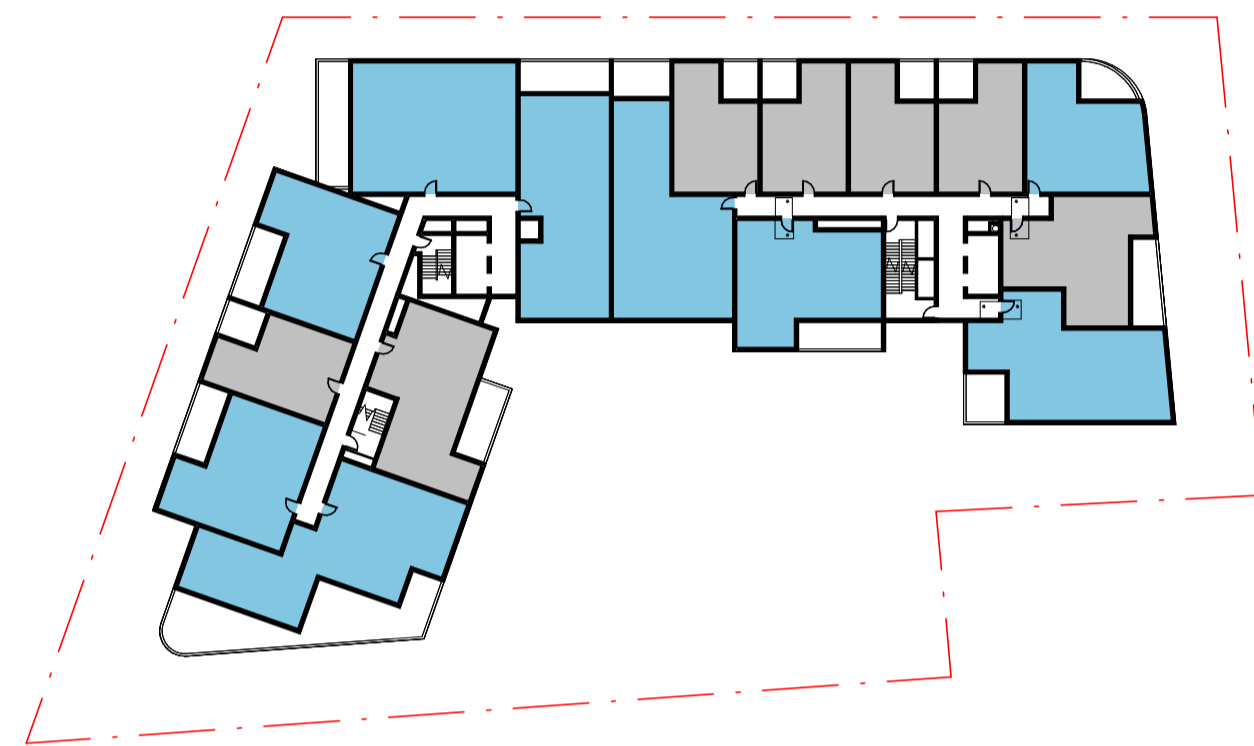
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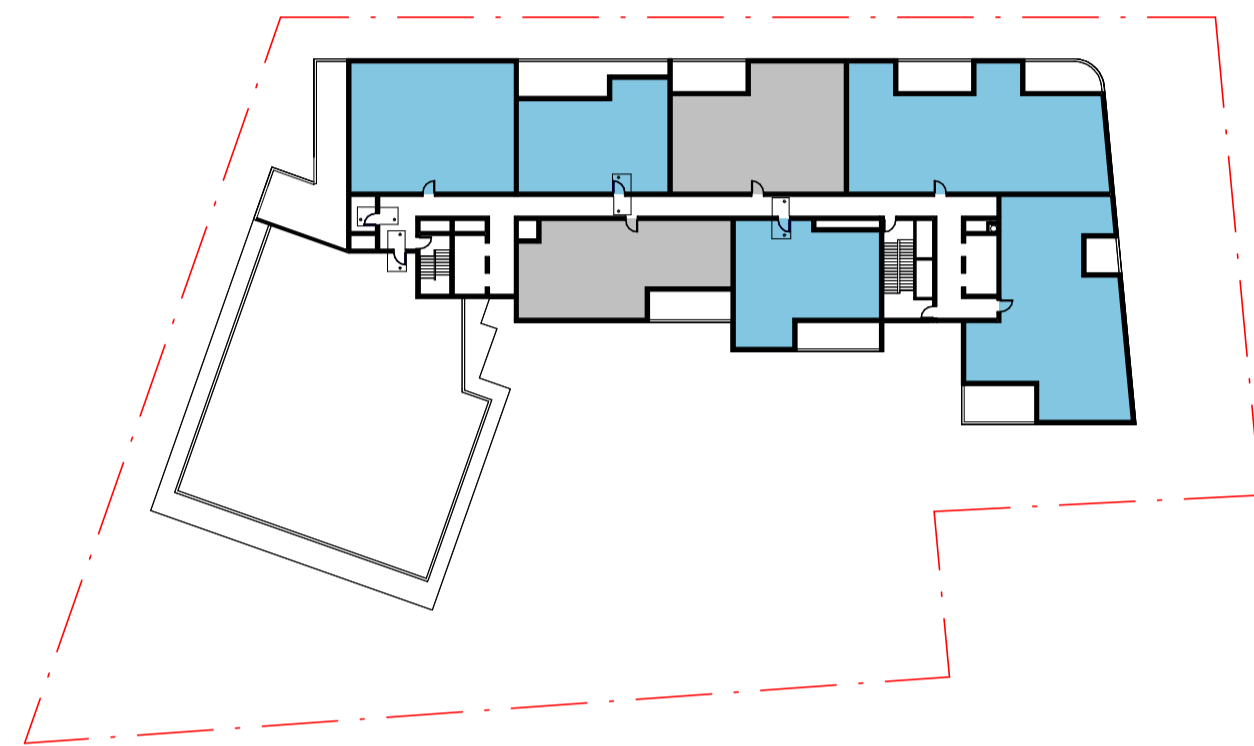
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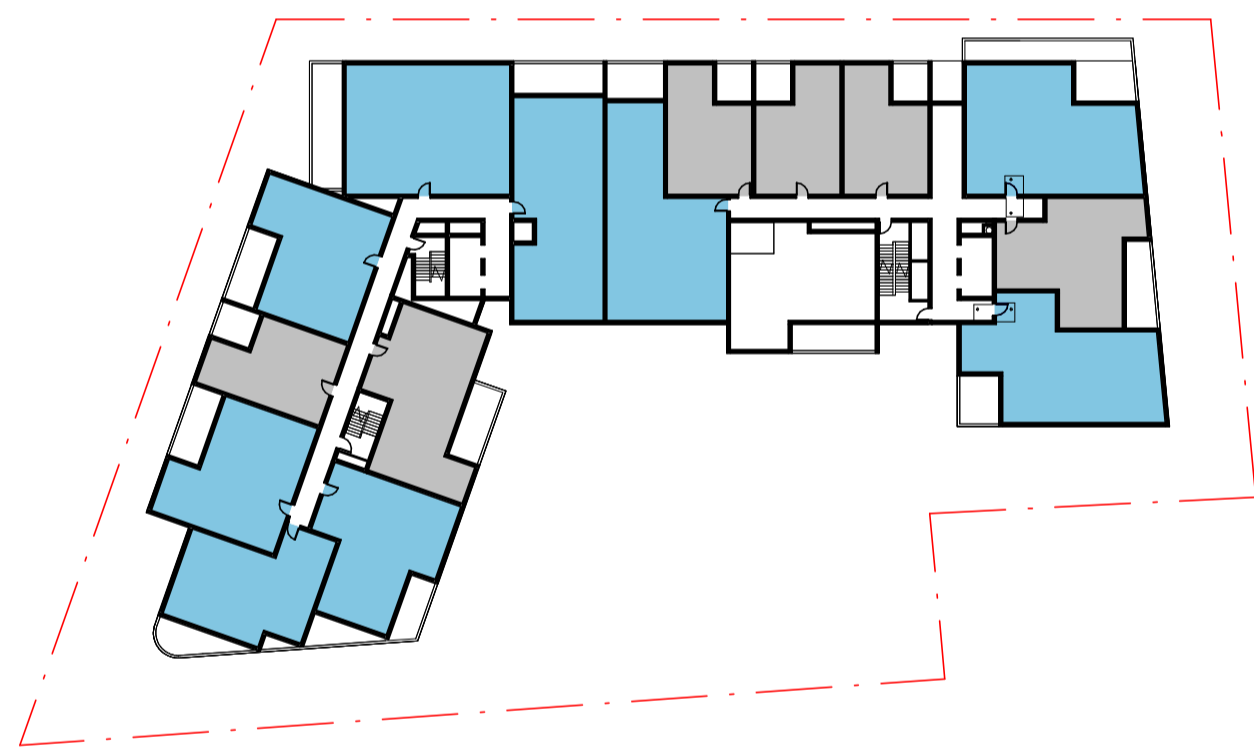
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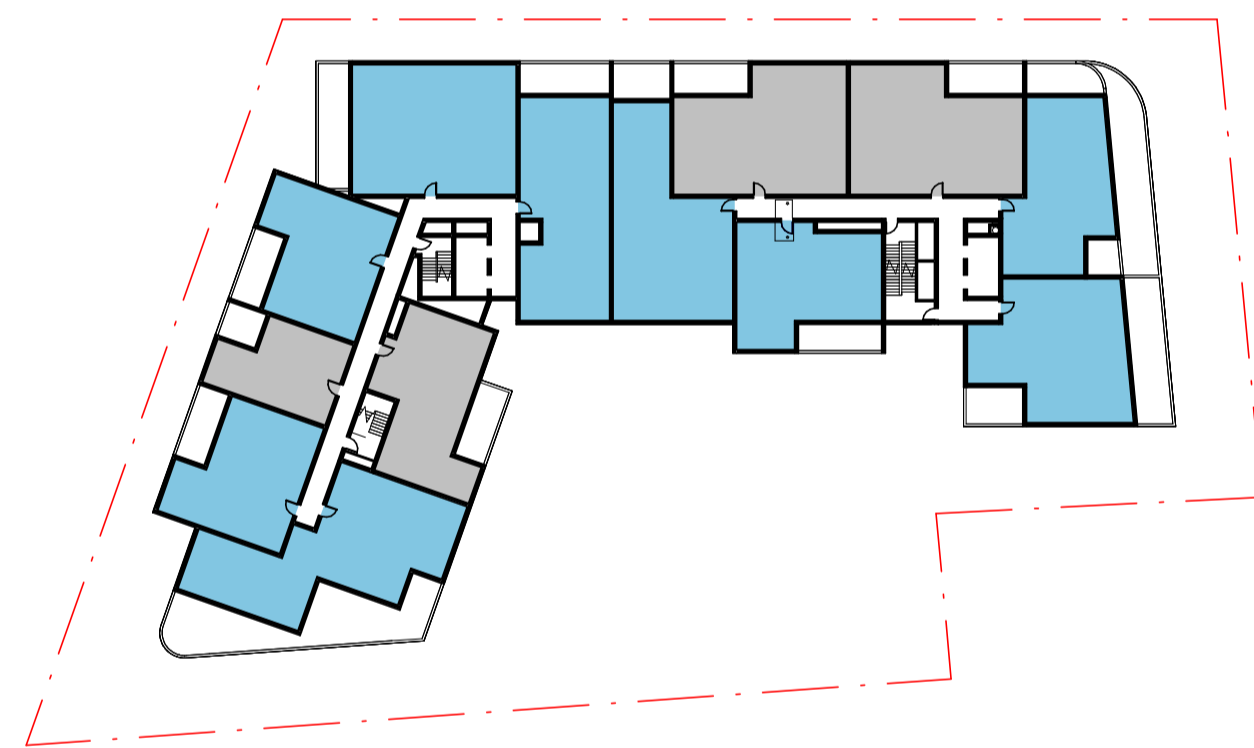
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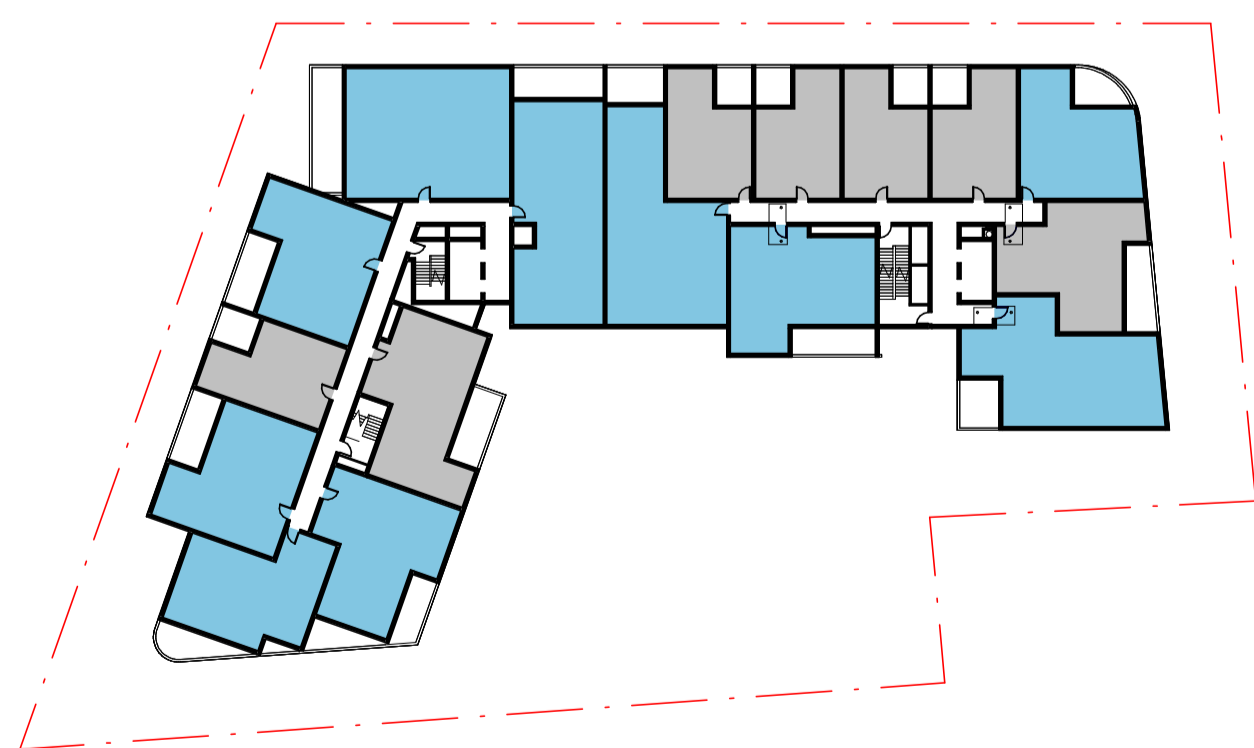
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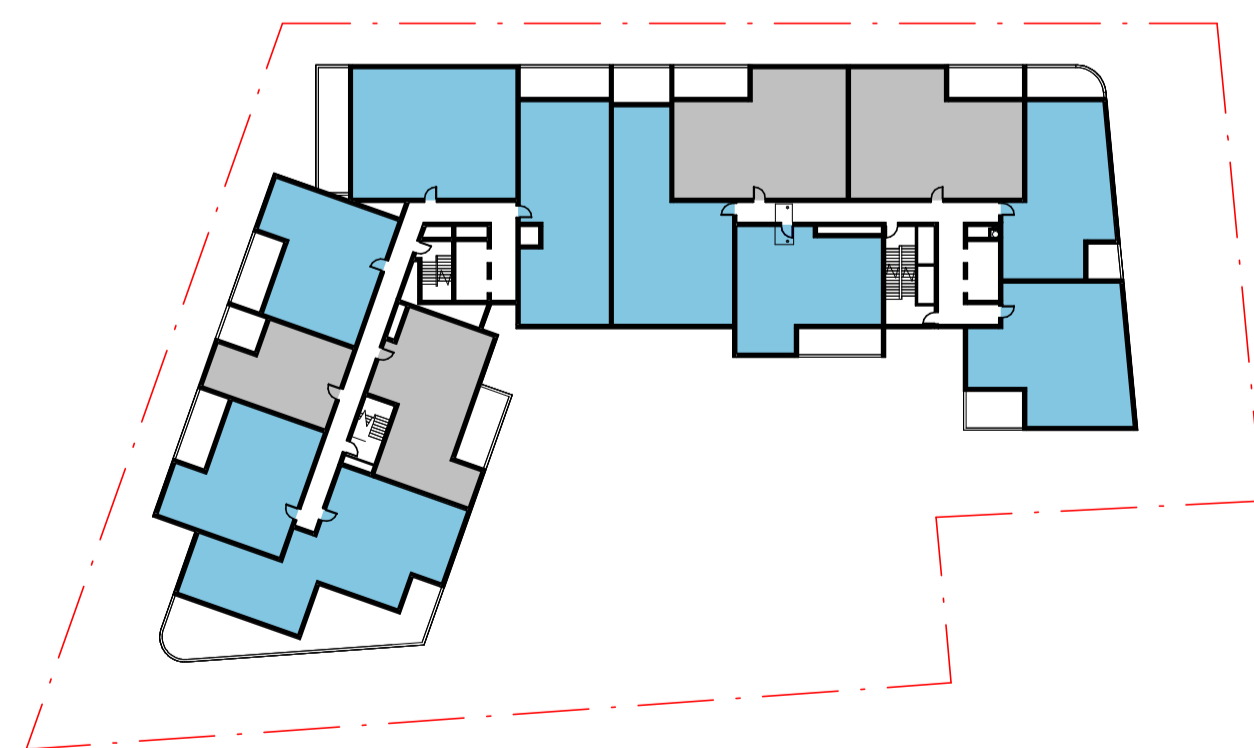
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L3

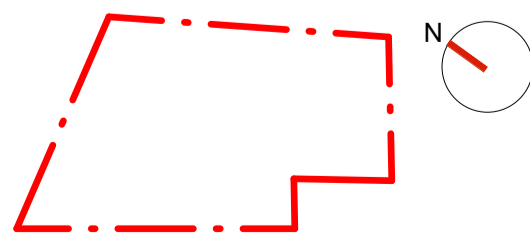


L7



CROSS VENTILATION SUMMARY		
CROSS VENTILATION	UNIT COUNT	PERCENTAGE
YES	75	64.1%
NO	42	35.9%
TOTAL	117	

Key Plan:



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Rev	Amendment	By	Chk*	Date
1	BLOCK PLAN	MS	MS	20240911

*Registered Architect	
01	Megumi Sakaguchi NSW Arch No.9391

Consultants

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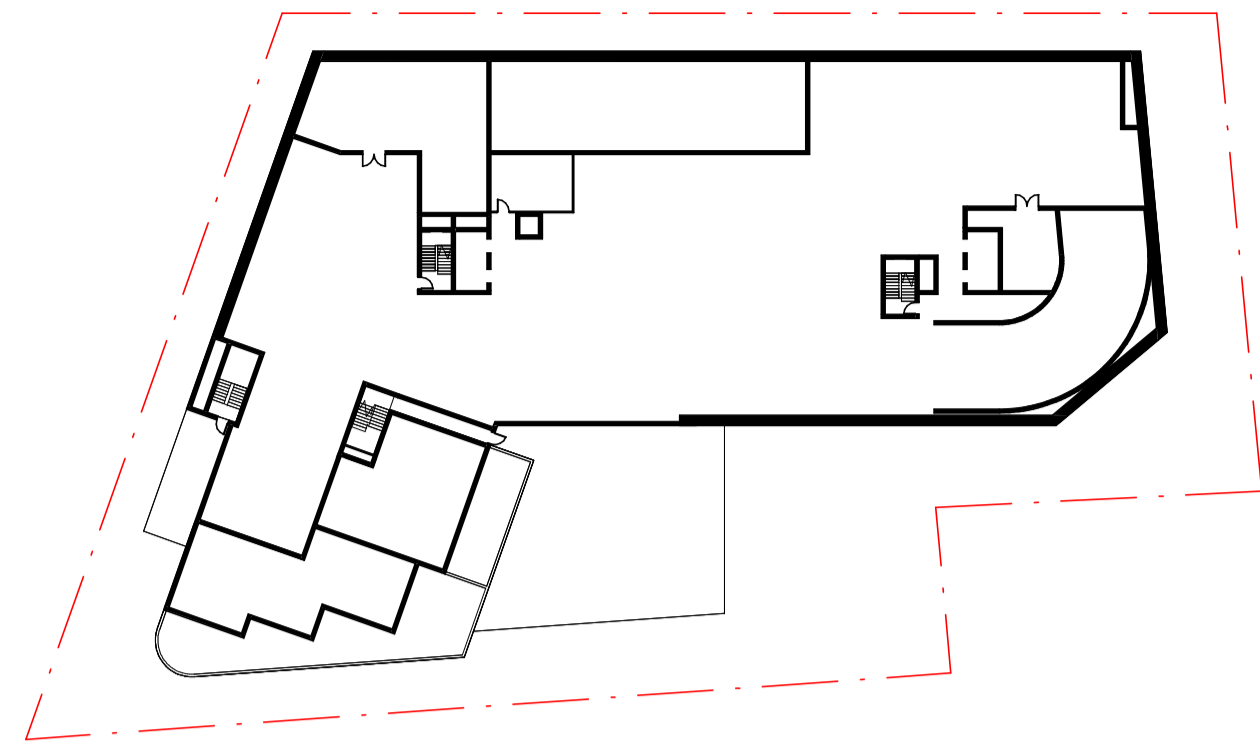
Peddie Thorp & Walker P/L NSW Nominated Architects
ABN 23 000 454 624 5 Parsons Architect No.6098
trading as PTW Architects D Jones Architect No.4778
N Marojevic Architect No.11274



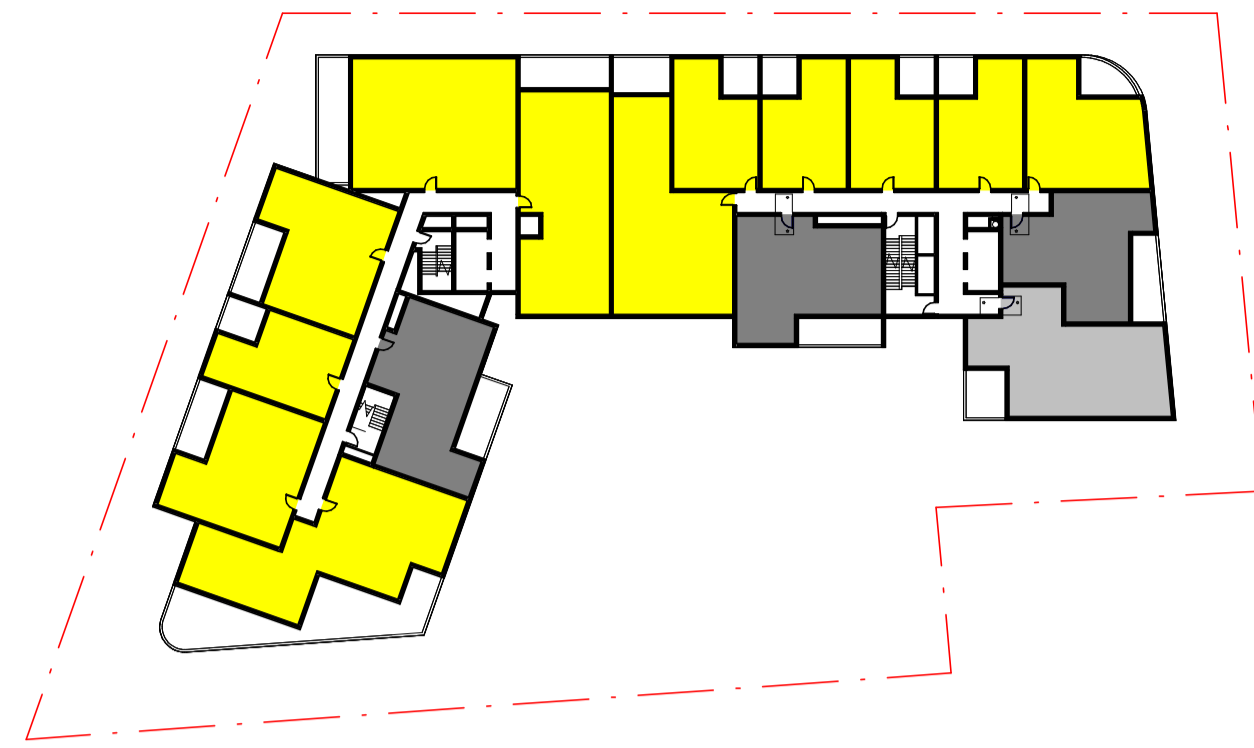
0 1 2 5 10 15m
As indicated @ A1
Project PA030530
BentStreetLindfield
12-16 BENT STREET, LINDFIELD, NSW
2070
Status
DEVELOPMENT APPLICATION

Title
Q-COMPLIANCE DIAGRAMS
CROSS VENTILATION COMPLIANCE DIAGRAMS
Drawing Number
AR-Q4-0010
Revision
1

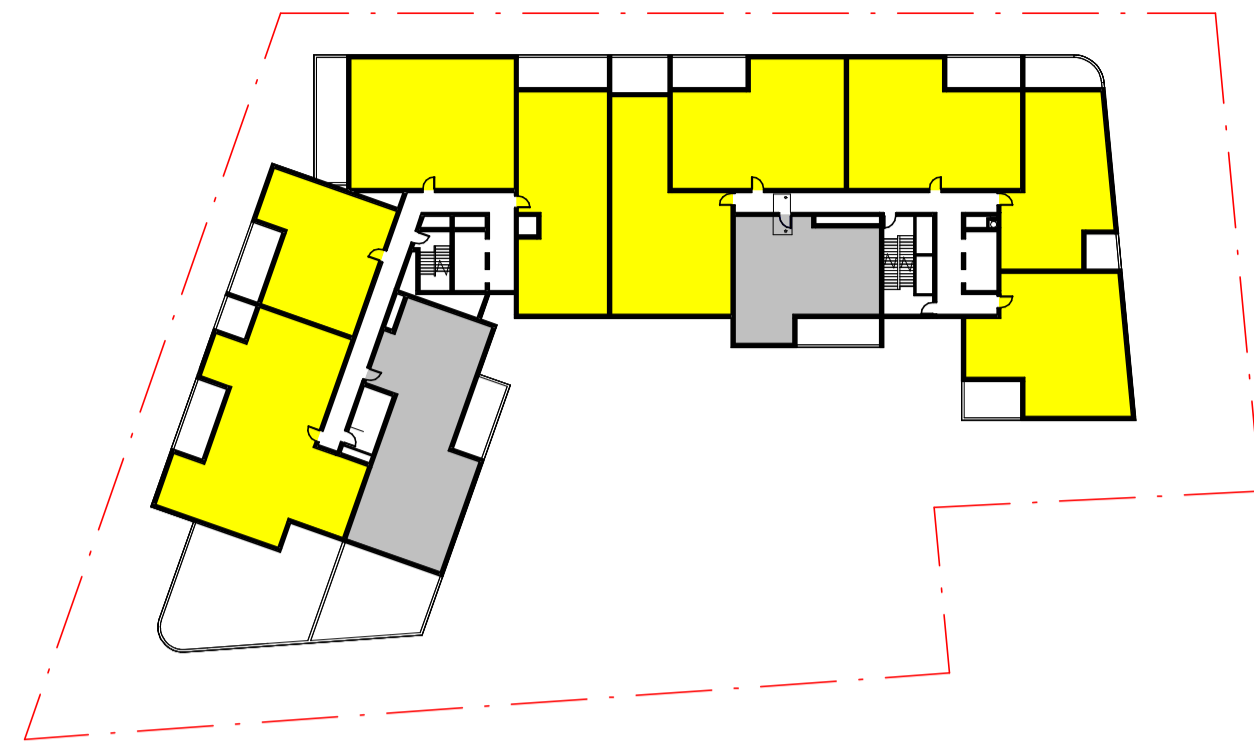
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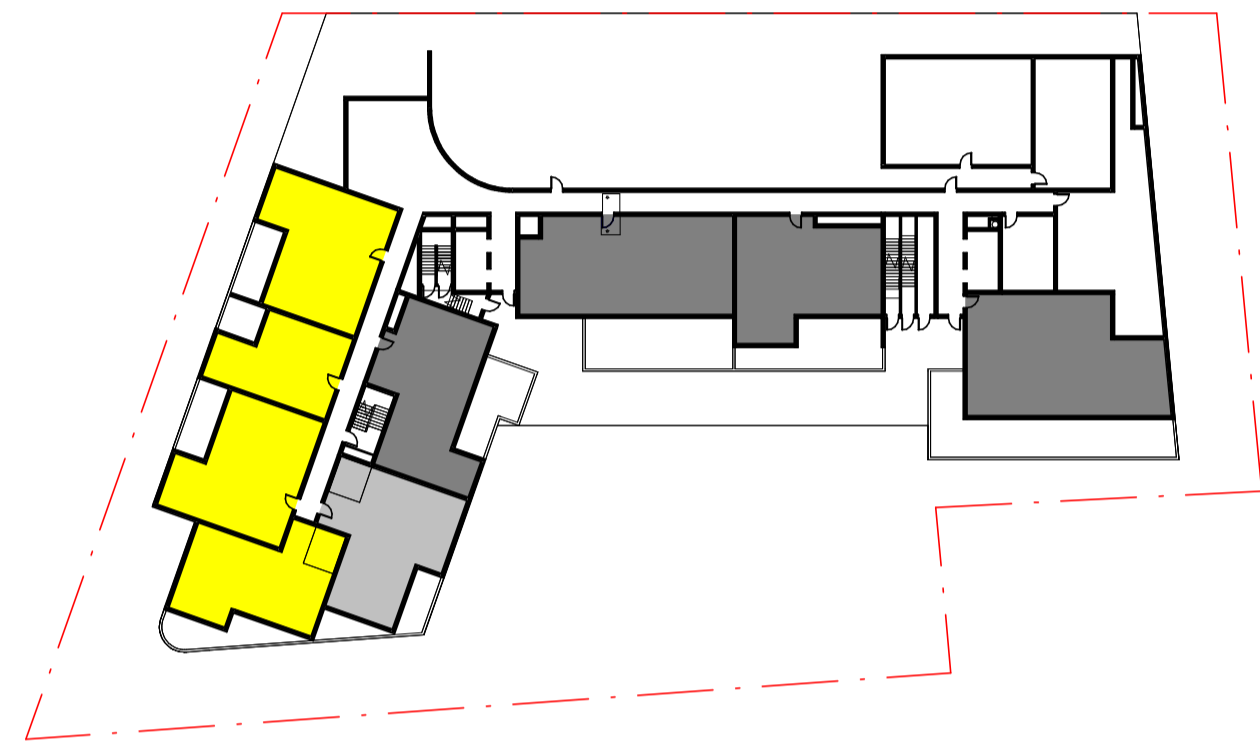
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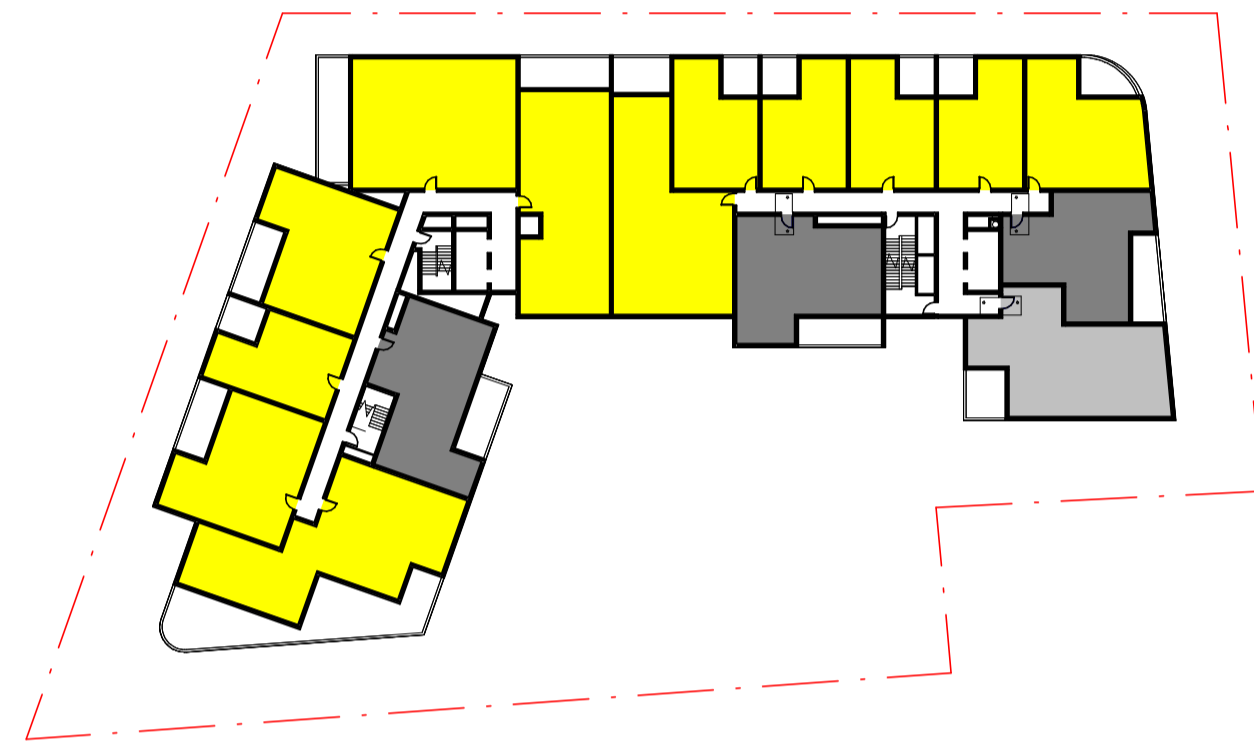
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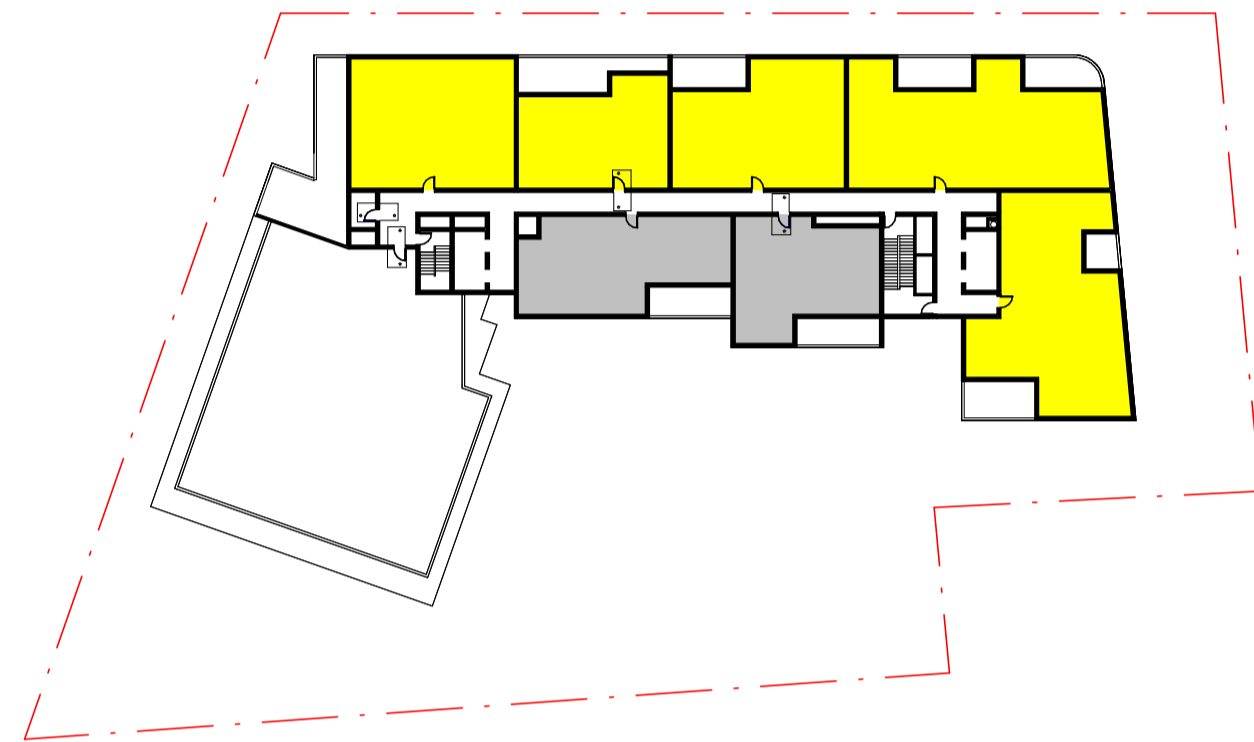
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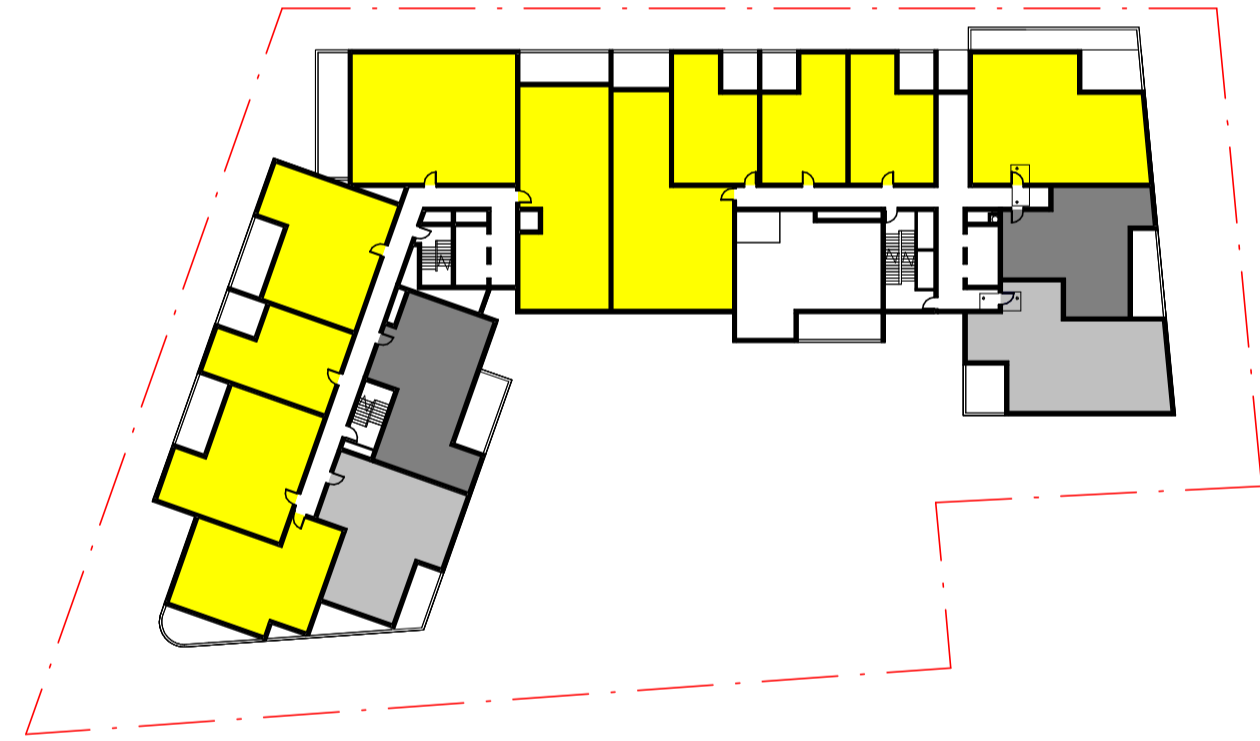
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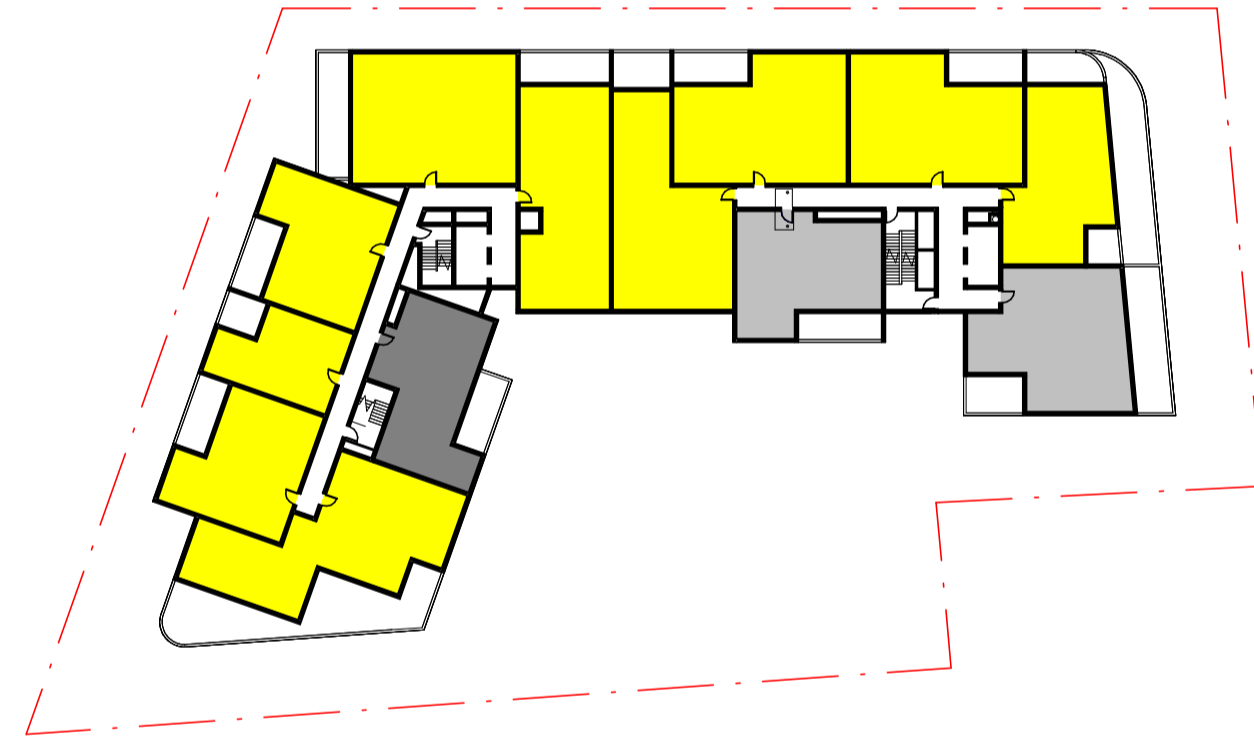
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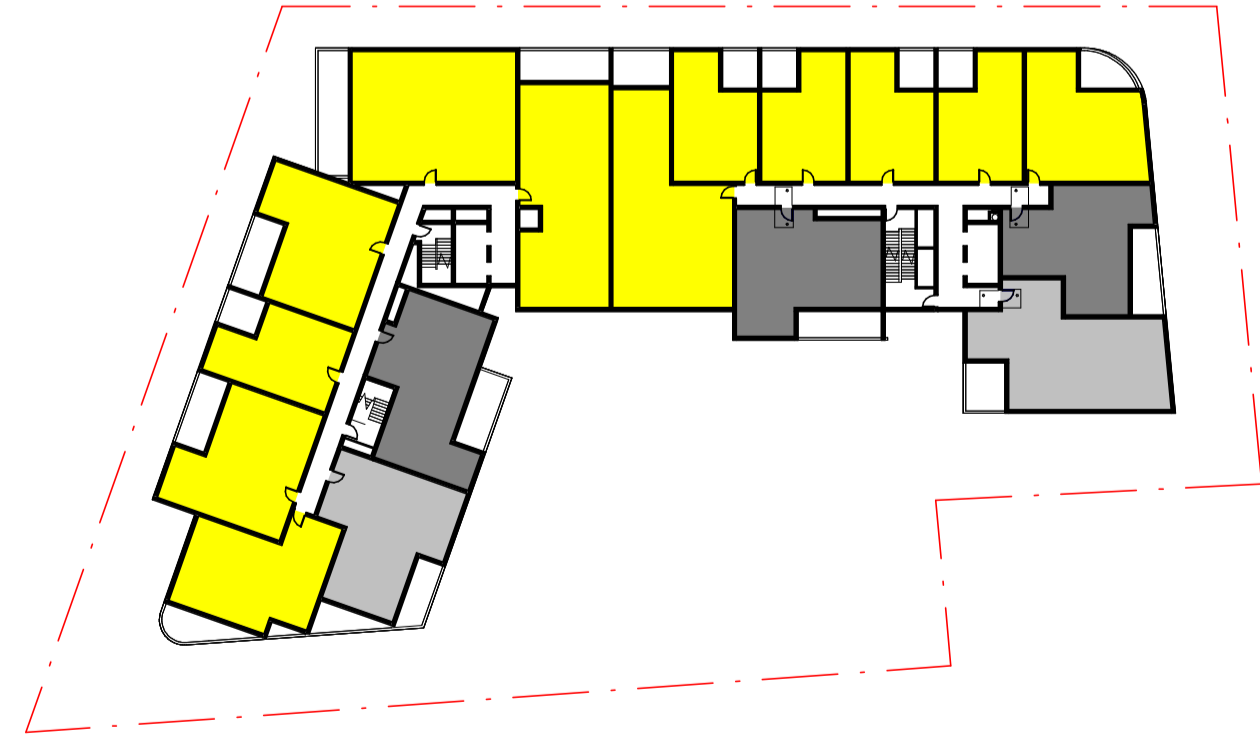
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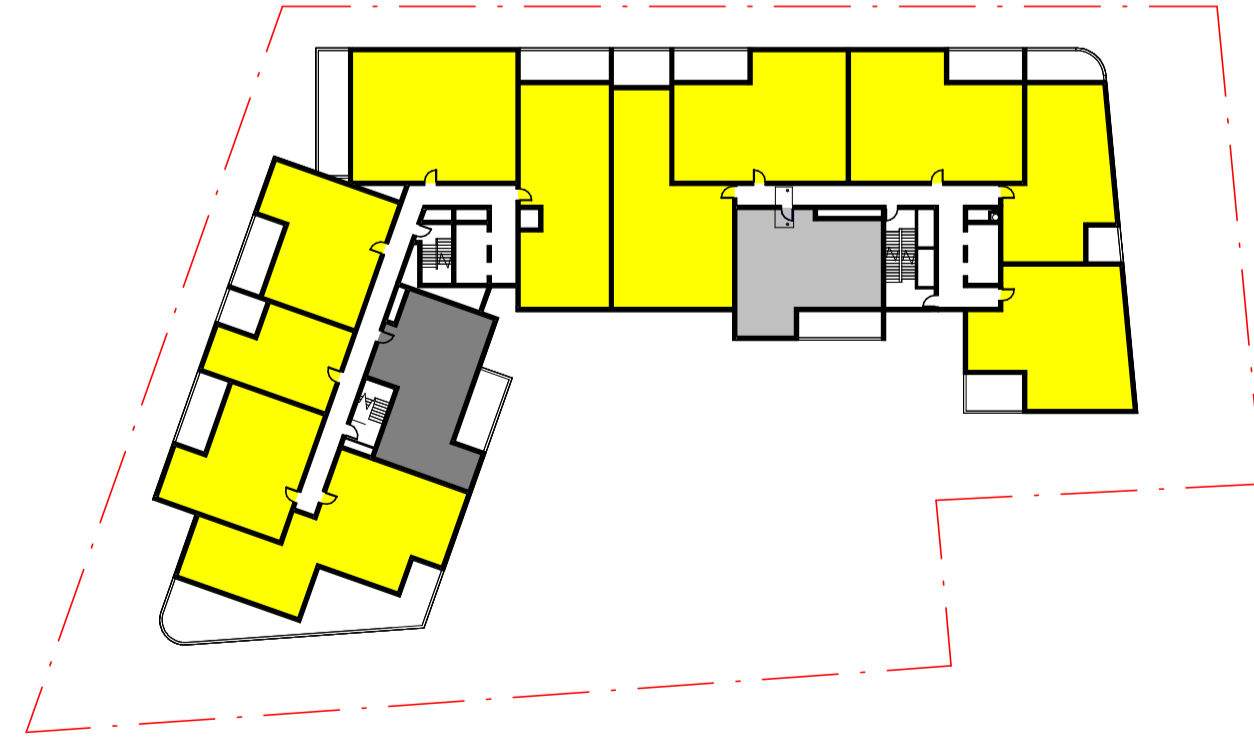
L6



L3

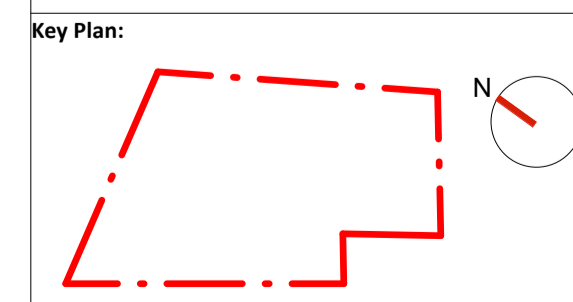


L7



SOLAR ACCESS SUMMARY		
SOLAR ACCESS	UNIT COUNT	PERCENTAGE
>2HRS	86	73.5%
<2HRS	14	12.0%
0HRS	17	14.5%
TOTAL	117	

- >2HRS
- <2HRS
- 0HR



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*Registered Architect	
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Status
DEVELOPMENT APPLICATION

Title
Q-COMPLIANCE DIAGRAMS
SOLAR ACCESS COMPLIANCE
DIAGRAMS
Drawing Number
AR-Q3-0010

Revision
1