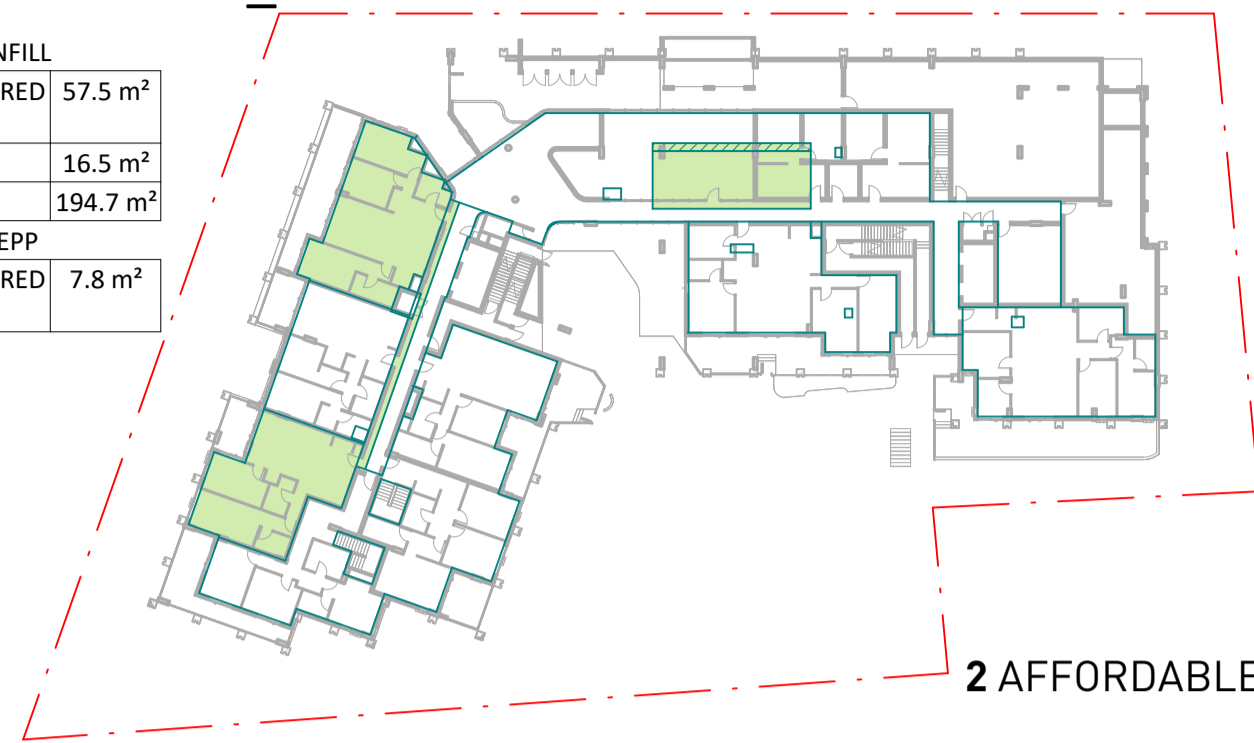


AFFORDABLE GFA_L1

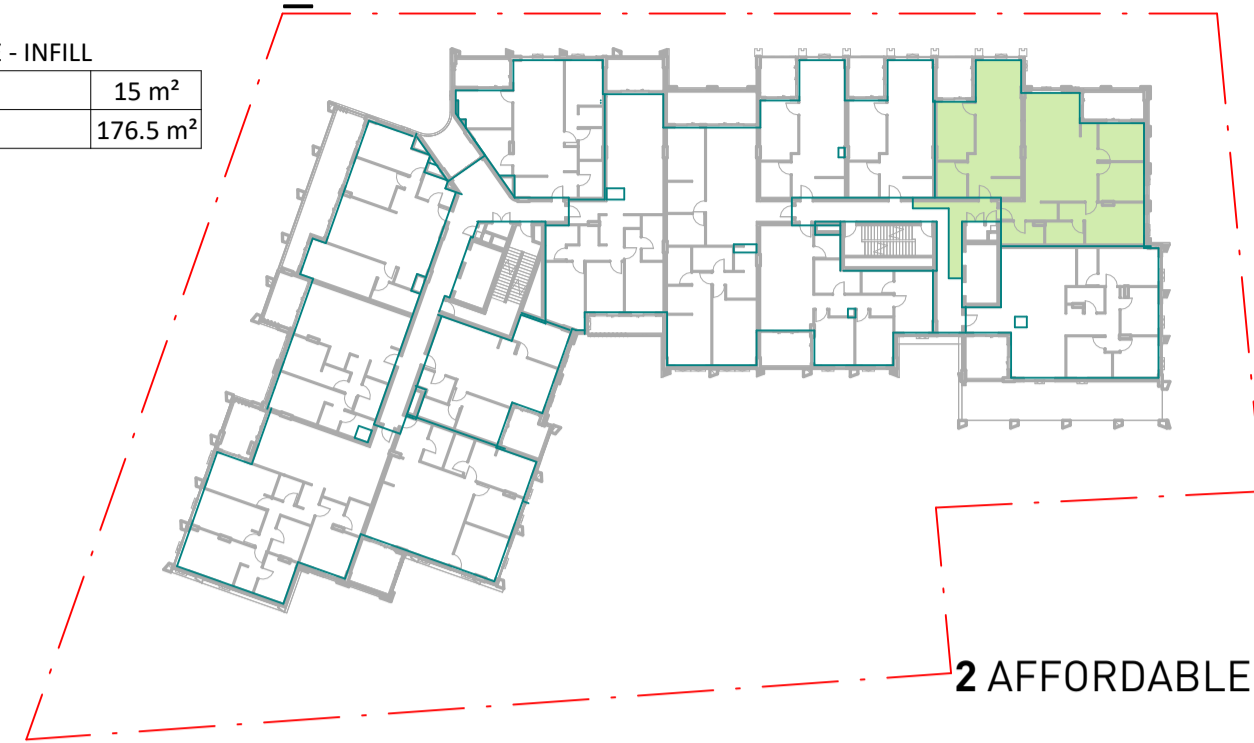
AFFORDABLE - INFILL	
AMENITIES- SHARED CIRCULATION	57.5 m ²
CORRIDOR	16.5 m ²
RESIDENTIAL	194.7 m ²
AFFORDABLE - SEPP	
AMENITIES- SHARED CIRCULATION	7.8 m ²



2 AFFORDABLE - INFILL

AFFORDABLE GFA_L5

AFFORDABLE - INFILL	
CORRIDOR	15 m ²
RESIDENTIAL	176.5 m ²



2 AFFORDABLE - INFILL

AFFORDABLE GFA_L9

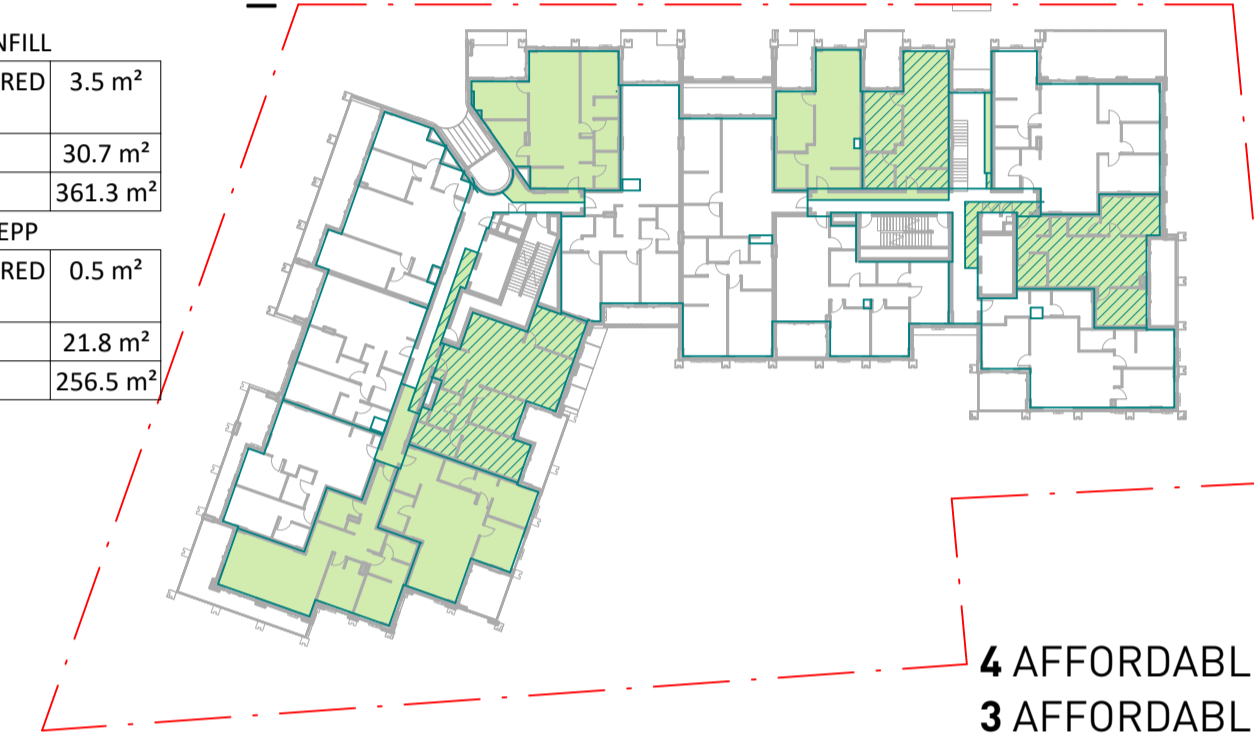
AFFORDABLE - INFILL	
AMENITIES- SHARED CIRCULATION	4.4 m ²
AFFORDABLE - SEPP	
AMENITIES- SHARED CIRCULATION	1.4 m ²



1 AFFORDABLE - INFILL

AFFORDABLE GFA_L2

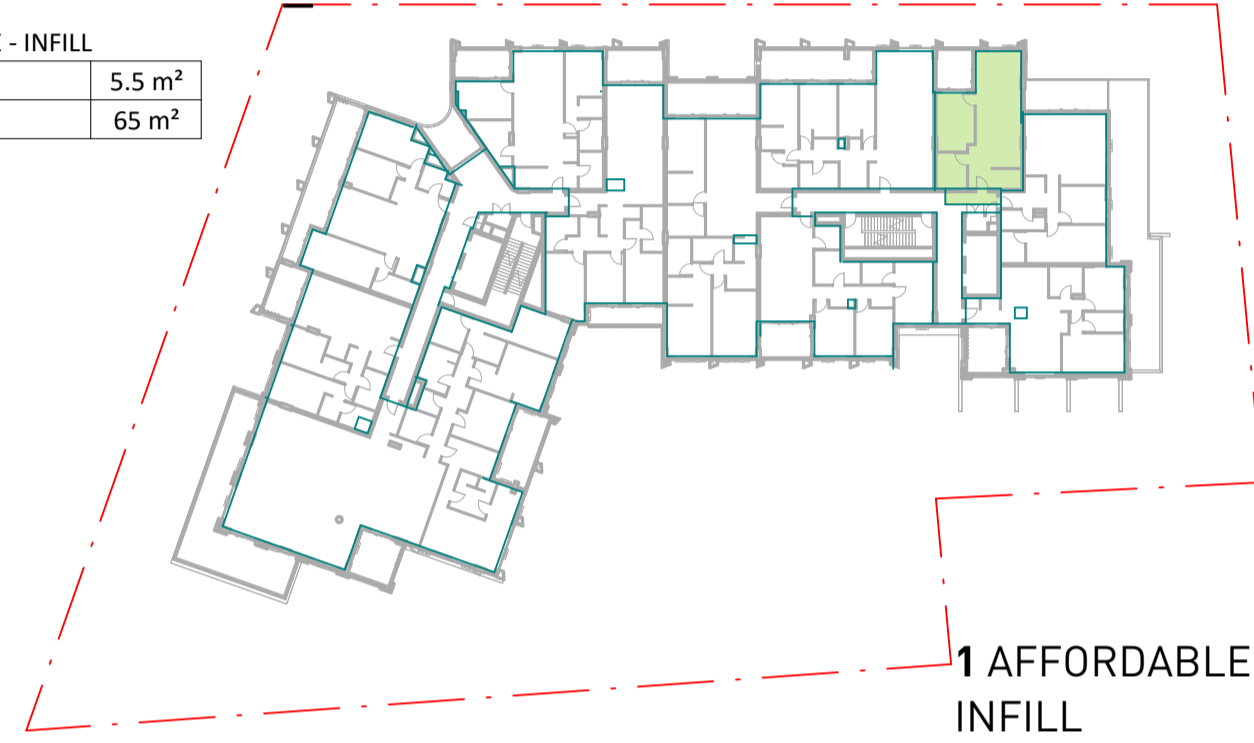
AFFORDABLE - INFILL	
AMENITIES- SHARED CIRCULATION	3.5 m ²
CORRIDOR	30.7 m ²
RESIDENTIAL	361.3 m ²
AFFORDABLE - SEPP	
AMENITIES- SHARED CIRCULATION	0.5 m ²
CORRIDOR	21.8 m ²
RESIDENTIAL	256.5 m ²



4 AFFORDABLE - INFILL
3 AFFORDABLE - SEPP

AFFORDABLE GFA_L6

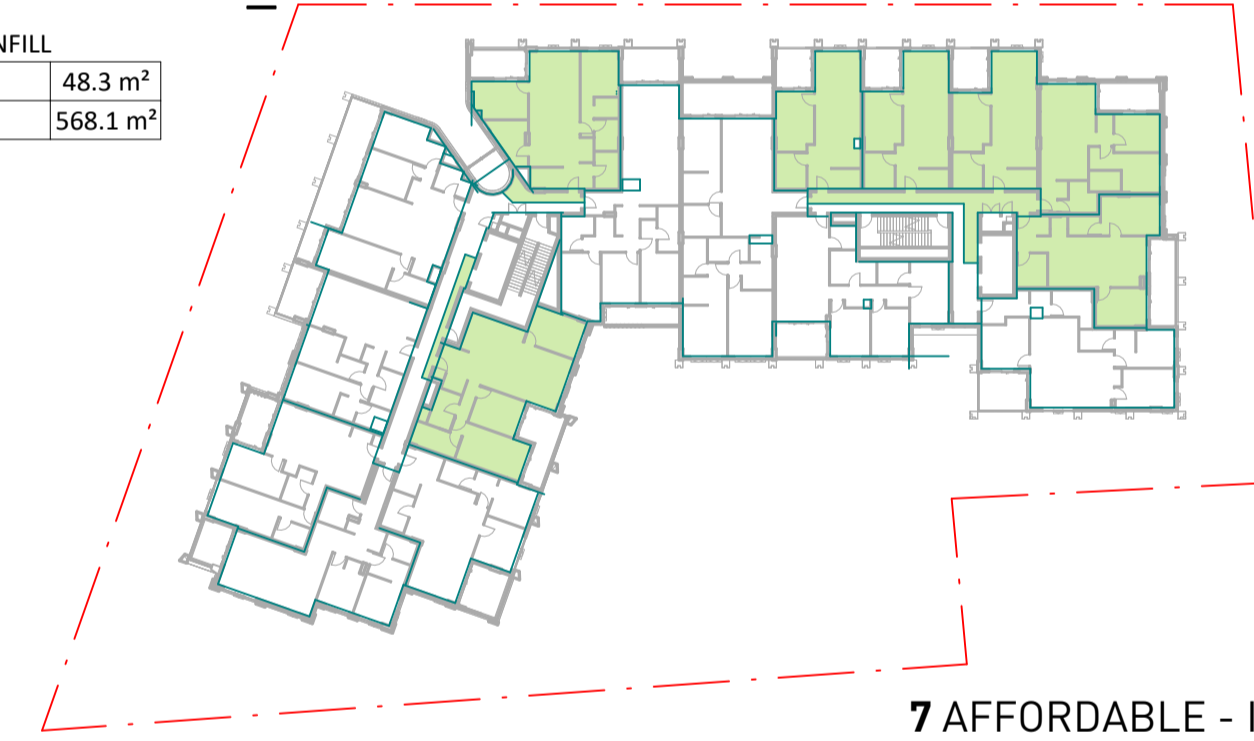
AFFORDABLE - INFILL	
CORRIDOR	5.5 m ²
RESIDENTIAL	65 m ²



1 AFFORDABLE - INFILL

AFFORDABLE GFA_L3

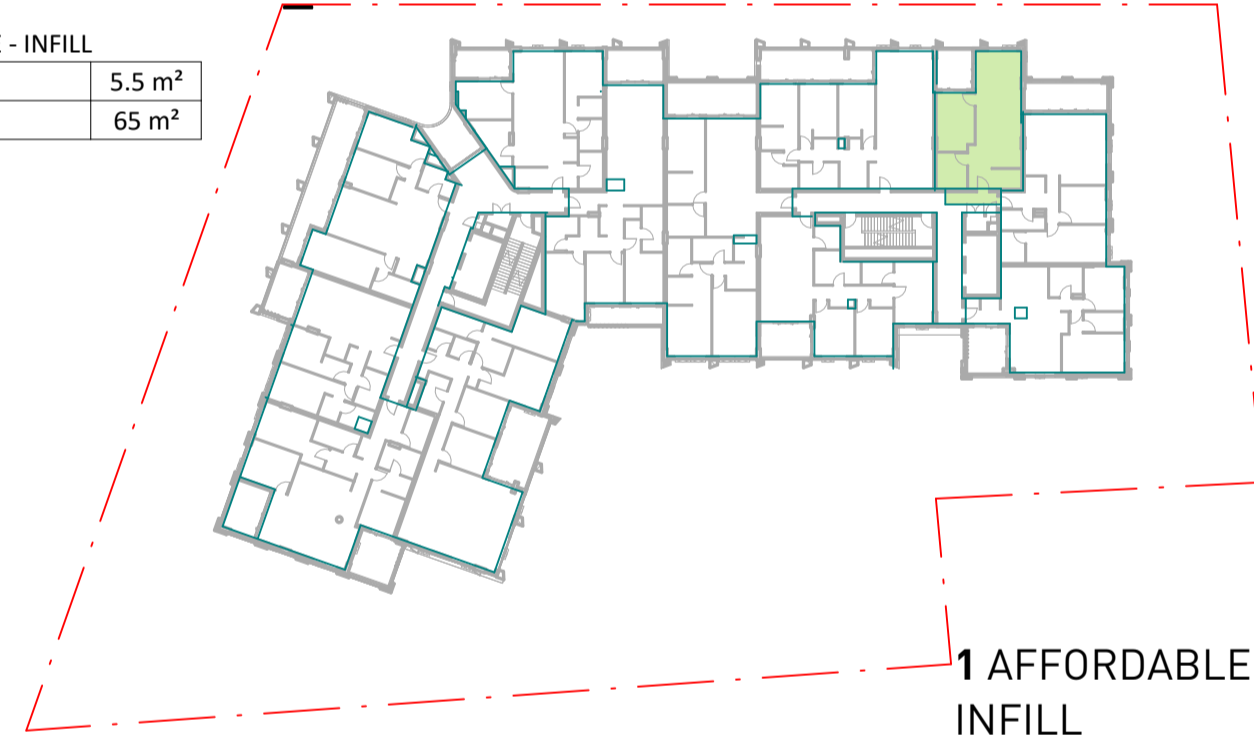
AFFORDABLE - INFILL	
CORRIDOR	48.3 m ²
RESIDENTIAL	568.1 m ²



7 AFFORDABLE - INFILL

AFFORDABLE GFA_L7

AFFORDABLE - INFILL	
CORRIDOR	5.5 m ²
RESIDENTIAL	65 m ²



1 AFFORDABLE - INFILL

AFFORDABLE GFA_L4

AFFORDABLE - INFILL	
CORRIDOR	33.4 m ²
RESIDENTIAL	393.7 m ²



5 AFFORDABLE - INFILL

AFFORDABLE GFA_L8

AFFORDABLE - INFILL	
CORRIDOR	5.5 m ²
RESIDENTIAL	65.2 m ²



1 AFFORDABLE - INFILL

AFFORDABLE - INFILL
 AFFORDABLE - SEPP

A Pro-rata Split is implemented across all Communal Facilities (Amenities) and Shared Circulation areas to ensure that a proportional GFA is allocated to the Affordable Housing component. This approach achieves a consistent distribution of shared spaces based on overall GFA.

- Amenities : Refers to Communal Facilities such as the gym, changing rooms, management office, and communal toilets.
- Shared Circulation : Refers to all circulation used by residents, including both Lobbies and Corridors.

MAXIMUM TOTAL GFA WITH 30% UPLIFT:

4324 m² X 3.25 = **14053 m²**
REQUIRED AFFORDABLE AREA:
14053 m² X 17% = 2389 m²

REQUIRED AFFORDABLE GFA

AFFORDABLE - INFILL	2107.94 m ²	15%
AFFORDABLE - SEPP	281.06 m ²	2%

PROPOSED AFFORDABLE GFA

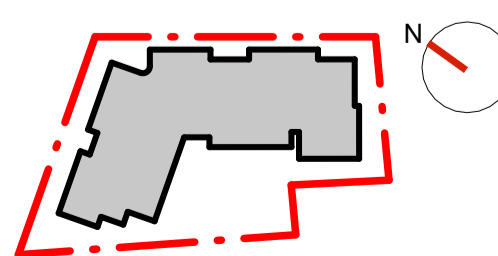
AFFORDABLE	GFA (m ²)	% (Base on Max GFA 14053 m ²)	% (Base on Proposed GFA 13801 m ²)
AFFORDABLE - INFILL	2115.3	15.05%	15.33%
AFFORDABLE - SEPP	288.1	2.05%	2.09%
TOTAL	2403.4	17.1%	17.41%

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

TOTAL AFFORDABLE GFA

LEVEL	NAME	AREA
AFFORDABLE - INFILL		
L1	AMENITIES- SHARED CIRCULATION	57.5 m ²
L1	CORRIDOR	16.5 m ²
L1	RESIDENTIAL	194.7 m ²
L2	AMENITIES- SHARED CIRCULATION	3.5 m ²
L2	CORRIDOR	30.7 m ²
L2	RESIDENTIAL	361.3 m ²
L3	CORRIDOR	48.3 m ²
L3	RESIDENTIAL	568.1 m ²
L4	CORRIDOR	33.4 m ²
L4	RESIDENTIAL	393.7 m ²
L5	CORRIDOR	15 m ²
L5	RESIDENTIAL	176.5 m ²
L6	CORRIDOR	5.5 m ²
L6	RESIDENTIAL	65 m ²
L7	CORRIDOR	5.5 m ²
L7	RESIDENTIAL	65 m ²
L8	CORRIDOR	5.5 m ²
L8	RESIDENTIAL	65.2 m ²
L9	AMENITIES- SHARED CIRCULATION	4.4 m ²
		2115.3 m ²
AFFORDABLE - SEPP		
L1	AMENITIES- SHARED CIRCULATION	7.8 m ²
L2	AMENITIES- SHARED CIRCULATION	0.5 m ²
L2	CORRIDOR	21.8 m ²
L2	RESIDENTIAL	256.5 m ²
L9	AMENITIES- SHARED CIRCULATION	1.4 m ²
		288.1 m ²
TOTAL		2403.4 m²

Key Plan:



Drawing Disclaimer:

Do not scale from drawings.
Verify all dimensions on site before commencing work.
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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.

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

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N Marojevic Architect No.11274



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
AFFORDABLE GFA PLAN

Drawing Number
AR-DA-Q5-0011

Revision
A01