

Document
Project
Project Number
Client
Stage
Date

List of Amendments
12-16 Bent St Lindfield
PA030530
Sundale Northland Development
Development Application
13/11/2025

SUBJECT	AMENDMENT	PREVIOUS SUBMISSION	PROPOSED SCHEME	REFERENCE DRAWING
Car Parking Number	Reduce the total number of carparking spaces to minimum required numbers	164	145	A1-0100-DEVELOPMENT DATA B10000-BASEMENT LEVEL 03 B10010-BASEMENT LEVEL 02 B10020-BASEMENT LEVEL 01 B10030-GROUND LEVEL TRAFFIC REPORT
Numbers of Apartments	Due to the reduction of the massing at the corner along Bent St towards adjoining neighbour No. 18-20 Bent St, the southeast corner towards adjoining neighbour No. 3 - 3a and 5-5a Beaconsfield Parade and top level.	115 units in total including a mix of: 13 * 1B units 34 * 2B units 54 * 3B units 14 * 4B units	Reduced to 111 units in total including a mix of: 14 * 1B units 37 * 2B units 49 * 3B units 11 * 4B units. The changes are the results from the following: Level 5: 15 units reduced to 14 units Level 8: 10 units increased to 11 units Level 9: 8 units reduced to 7 units Level 10: 5 units reduced to 2 units	A1-0100-DEVELOPMENT DATA
Platinum & Silver Units		18 Platinum units (15.7% of the 115 units) 97 Silver units (84.3% of the 115 units)	As a result of the reduction in the total unit count, the number of platinum and silver units changed as follows (totaling 111 units): 17 Platinum units (15.3% of the total units) 94 Silver units (84.7% of the total units)	A1-0100-DEVELOPMENT DATA Q2-0010-PLATINUM- SILVER APARTMENT GA PLANS
GFA & FSR		The previous proposed GFA is 14053 m2 and the resultant FSR is 3.25	The revised proposed GFA is 13801 m2 and the resultant FSR is 3.19 The changes are as following: Ground level: 212 m2 increased to 228 m2 Level 1: 1237m2 reduced to 1233 m2 Level 2: 1630m2 increased to 1657 m2 Level 3: 1623m2 increased to 1654 m2 Level 4: 1614m2 reduced to 1604 m2 Level 5: 1624m2 reduced to 1581 m2 Level 6: 1424m2 increased to 1456 m2 Level 7: 1420m2 increased to 1440 m2 Level 8: 1413m2 reduced to 1354 m2 Level 9: 1065m2 reduced to 983 m2 Level 10: 791m2 reduced to 611 m2	A1-0100-DEVELOPMENT DATA Q5-0010-GFA PLAN
Communal Open space		The previous proposed COS is 1190 m2 (equal to 28% of the 4324 m2 site area)	The revised proposed COS is 1174 m2 (equal to 27% of the 4324 m2 site area)	A1-0100-DEVELOPMENT DATA Q6-0010-COMMUNAL OPEN SPACE LANDSCAPE REPORT

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Deep Soil Area	The total deep soil area in the revised scheme is slightly reduced. This change results from the combination of an increase in deep soil area at the entry point of L02 (facing the new Drovers Way) and a reduction near the car parking entrance, which required widening to incorporate the refuge island.	The previous proposed Deep soil area is 1136.86 m2 (equal to 30.9% of the 4324 m2 site area)	The revised proposed Deep soil area is 1131 m2 (equal to 30.8% of the 4324 m2 site area)	A1-0100-DEVELOPMENT DATA Q5-0010-GFA PLAN LANDSCAPE REPORT
Building Height	In the previous submission, building height was measured from the parapet roof to the natural ground level at the point of maximum non-compliance with the 28.6m height plane. For the revised scheme, the height is measured from the fire egress staircase roof to the natural ground level at that point.	The previous proposed building height is 32.05m (measured from the parapet roof to the natural ground level)	The height of building is 33.6m , measuring from the topmost point i.e. the fire egress staircase roof to the ground level immediately below that point)	A1-0100-DEVELOPMENT DATA B10070-LEVEL 04 FLOOR PLAN B10080-LEVEL 05 FLOOR PLAN B10090-LEVEL 06 FLOOR PLAN B10100-LEVEL 07 FLOOR PLAN B10110-LEVEL 08 FLOOR PLAN B10120-LEVEL 09 FLOOR PLAN D10010-SECTION A-A D10040-SECTION D-D D10050-SECTION E-E Q6-0070-SEPARATION PLAN Q6-0050-HEIGHT PLANE DIAGRAM
Building separation	Reduce bulk at the corner along Bent St towards adjoining neighbour No. 18-20 Bent St and the southeast corner towards adjoining neighbour No. 3 - 3a and 5-5a Beaconsfield Parade.	Set back from the boundary facing the neighbour No. 18-20 Bent St L4-5: 6m L6-Roof: 9m Set back from the boundary facing the neighbour No. 3-3a and 5-5a Beaconsfield Parade L5-9:6m L10-Roof >12m	Set back from the boundary facing the neighbour No. 18-20 Bent St L4-7: 9m L8-Roof: >12m Set back from the boundary facing the neighbour No. 3-3a and 5-5a Beaconsfield Parade L5-8:9m L9-Roof: >12m	
	Top Level Design: Part of the level has been removed and two penthouses 4B units with large terraces on both sides has been provided.	5 units on L10	2 units on L10	B10130-LEVEL 10 FLOOR PLAN Q6-0050-HEIGHT PLANE DIAGRAM
Cross Ventilation	Achieve 63.3% cross ventilation. This percentage includes 7 apartments utilizing plenum ventilation. A wind engineer's report detailing these results is lodged as part of this submission.	Previous design submission achieved cross ventilation compliance, with both natural and plenum based ventilation.	Current remodelled design submission achieves 69 of 109 units (63.6%) up to and including level 9 cross ventilation compliance. The compliant units are a mix of natural and plenum based ventilation configuration.	Q4-0010-CROSS VENTILATION COMPLIANCE DIAGRAMS WIND REPORT
COS-Solar Access	Shadow diagram and communal open space now show the principal communal open space receives min 2 hours of solar access to at least 50% of this area during midwinter.	The Communal Open Space receives at least 2 hours of solar access on the Winter Solstice.	594.4 m2 (50%) of the Communal Open Space in the revised proposed scheme receives at least 2 hours of solar access on the Winter Solstice.	Q3-0020-SHADOW DIAGRAM Q6-0010-COMMUNAL OPEN SPACE
Affordable Area	The GFA diagram now clearly shows the total GFA allocated for affordable housing, broken down into Infill Affordable and SEPP Affordable components. The proposed affordable housing allocation meets the statutory requirement. The list of Affordable units is detailed in the Data Sheet and also tagged on the GA Plans.	28 affordable housing units were provided in the proposal (in a mix of 1B, 2B, 3B) in accordance of the compliance requirement (17%).	26 affordable housing units are provided in the proposal (in a mix of 1B, 2B, 3B) in accordance of the compliance requirement (17% of GFA based on the max FSR 3.25:1).	A1-0100-DEVELOPMENT DATA Q5-0010-GFA PLAN Q5-0011-AFFORDABLE GFA PLAN

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Overshadowing	The sun eye view and shadow diagrams show an improved result . The diagrams demonstrate that a minimum of 2 hours of solar access between 9am – 3pm is achieved for the neighbour No. 18-20 Bent St. The heigh and bulk and scale will not create unreasonable impacts on surrounding properties.	The previous overshadowing study confirmed that the neighbour No. 18-20 Bent Street, received the minimum 2 hours of solar access on the Winter Solstice (81% of the living room and 75% of the Private Open Space).	The revised proposal, featuring reduced massing, improves solar access to No. 18-20 Bent Street. The updated overshadowing study confirms the following access: 88% for the living room and 81% for the Private Open Space.	Q3-0033-SUN EYE VIEW - DATA SHEET Q3-0034-SUN EYE VIEW - SHEET 1-2 Q3-0035-SUN EYE VIEW - SHEET 2-2 Q3-0020-SHADOW DIAGRAM Q3-0021-SHADOW DIAGRAM - LVH TOD ALTERNATIVE 61M