



Phil Choy
Friday, 21 November 2025
Project Manager
Sundale Developments
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Response to Department of Planning, Housing, and Infrastructure queries

Dear Phil Choy,

This letter has been prepared on behalf of Sundale Developments in response to queries raised by to Department of Planning, Housing, and Infrastructure (DPHI). These comments and ADP responses are outlined below.

Comment	Response
<i>We note that the existing overland flow path is proposed to be diverted along the southern and western boundaries. One of the stormwater plans indicates that the overland flow path will connect to that within 18 – 20 Bent Street.</i>	
<i>Our understanding is that overland flow path is a natural path and therefore no connection is needed as such, as long as the pre and post water flows are the same.</i>	
<i>Notwithstanding, based on the note in the civil engineering plans, we request you provide us with the following confirmation from your engineer:</i>	

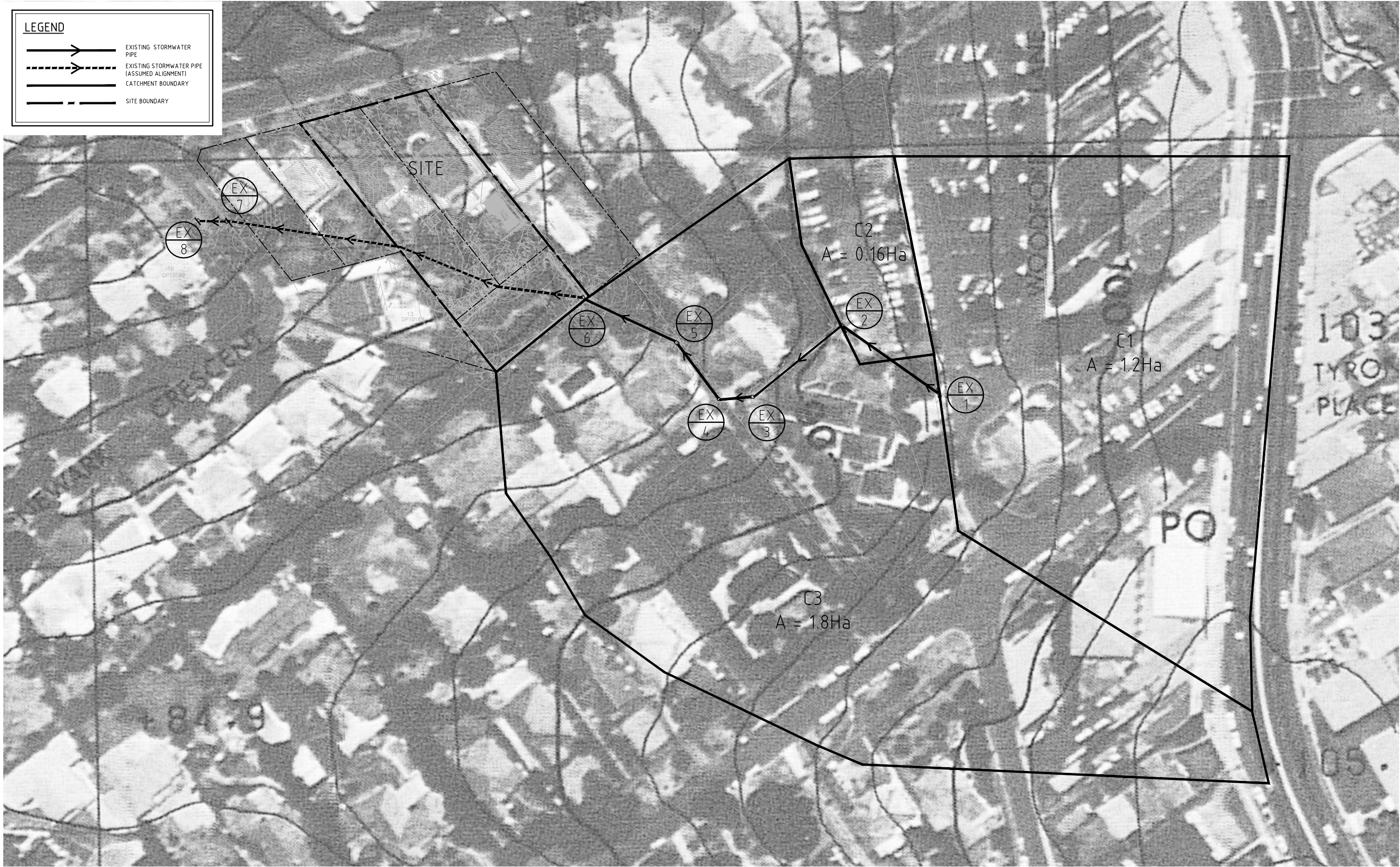
a. <i>whether owner's consent is needed from 18 – 20 Bent Street, for this overland flow path connection, as mentioned in your submitted plans and the screenshot</i>	The downstream development (18-20 Bent Street) has designed and constructed their development under the assumption that all upstream flows will be conveyed through the overland flow path (refer to Appendix A and B). The proposed development does not depart from this design intent. Additionally, an existing Council drainage pipe lies within the 18-20 Bent St overland flow path, conveying upstream flows. This existing stormwater pipe and flow path has an existing easement dedicated for drainage.
b. <i>the overland flow path is not reliant on a retaining wall that is located outside the site boundary</i>	To minimise risks to the development, it can be proposed that a similar retaining wall to existing neighbour can be constructed within the site boundary.
c. <i>whether any other retaining wall at the boundary would be needed to maintain the overland flow path, if the existing retaining wall on the adjoining site is demolished or removed in the future</i>	Refer to above comment.
d. <i>the pre and post-development flows at the boundary, where the flow path enters the neighbouring site at 18 – 20 Bent Street, is the same or improved.</i>	Refer to Section 2.4 of Flood Impact and Risk Assessment by ADP showing the flooding experienced by 18-20 Bent Street is improved.
e. <i>Additionally, CPHR have also commented that the grass lining to the overland flow path swale is an inadequate surface treatment for steep, high-velocity flow. Please propose an alternate treatment to the surface or provide reasons to justify why you consider this treatment to be satisfactory.</i>	The proposed overland flow path grass lining is to be revised to include embedded rocks to mitigate high velocities flows.

Yours sincerely,

Scott Sharma
Director | Structural & Civil

Appendices

[1.1] Appendix A – Catchment Plan from 18-20 Bent Street, Lindfield Flood Study

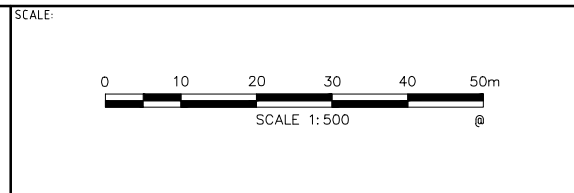


REV	DATE	DESCRIPTION	BY	CHK	APP
1	01.09.14	ISSUED FOR INFORMATION ONLY	AD	AD	AD

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PROJECT: 18-20 BENT STREET
LINDFIELD, NSW

DRAWING: UPSTREAM CATCHMENT
PLAN

CLIENT: ANDY & DAVID FREIMAN

ARCHITECT: MARSTON ARCHITECTS

STATUS: FOR INFORMATION ONLY
NOT TO BE USED FOR CONSTRUCTION

SIZE: A1

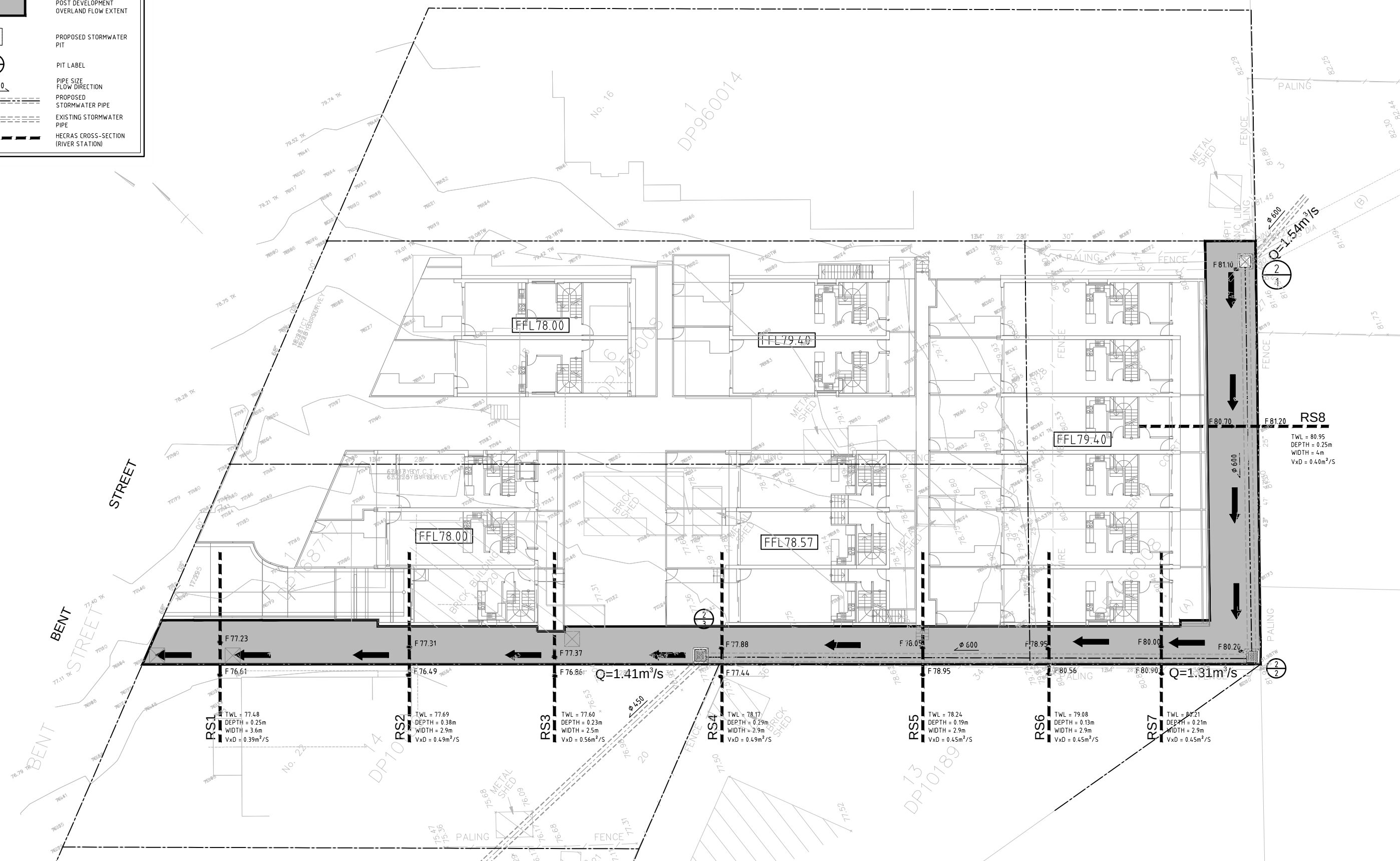
DRAWING NUMBER: 13003_SK-001

REVISION: 01

**[1.2] Appendix B – Overland Flow Path Results from 18-20 Bent Street, Lindfield
Flood Study**

LEGEND

- POST DEVELOPMENT OVERLAND FLOW EXTENT
- PROPOSED STORMWATER PIT
- PIT LABEL
- PIPE SIZE
- FLOW DIRECTION
- PROPOSED STORMWATER PIPE
- EXISTING STORMWATER PIPE
- HECRAS CROSS-SECTION (RIVER STATION)



REV	DATE	DESCRIPTION	BY	CHK	APP
2	22.02.15	ISSUED FOR INFORMATION ONLY	AD	AD	AD
1	01.09.14	ISSUED FOR INFORMATION ONLY	AD	AD	AD

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SCALE:

0 5 10 15m

SCALE 1:150

PROJECT: 18-20 BENT STREET
LINDFIELD, NSW

DRAWING: POST-DEVELOPMENT FLOOD
EXTENT

CLIENT: ANDY & DAVID FREIMAN

ARCHITECT: MARSTON ARCHITECTS

STATUS: FOR INFORMATION ONLY
NOT TO BE USED FOR CONSTRUCTION

SIZE: A1

DRAWING NUMBER: 13003_SK-003

REVISION: 02

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm ON A1 ORIGINAL

