

12-16 BENT STREET, LINDFIELD

DRAWING LIST

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Project PA030530.01
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12-16 BENT STREET, LINDFIELD, NSW
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DEVELOPMENT APPLICATION

Title
A1-GENERAL INFORMATION
COVER

Drawing Number
AR-DA-A1-0000

Revision
A01

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Key Plan:

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PERSPECTIVES

Drawing Number
AR-DA-A1-0001

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A01

SITE INFORMATION

SITE AREA	4,324 m ²
FSR	3.25
PROPOSED HEIGHT OF BUILDING	32.05 m
ALLOWABLE GFA	14,053 m ²

AREA SCHEDULE		
Allowable GFA	SiteArea	Proposed GFA
14053 m ²	4324 m ²	14053 m ²

DEEP SOIL SCHEDULE		
Area	SiteArea	Percentage
1225.8 m ²	4324 m ²	28.35%

COMMUNAL OPEN SPACE SCHEDULE		
Name	Area	Percentage
COS	1433 m ²	33%

SOLAR ACCESS SUMMARY		
SOLAR ACCESS	UNIT COUNT	PERCENTAGE
>2HRS	82	71.3%
<2HRS	17	14.8%
0HRS	16	13.9%
TOTAL	115	

CROSS VENTILATION SUMMARY		
CROSS VENTILATION	UNIT COUNT	PERCENTAGE
YES	66	60.0%
NO	44	40.0%
TOTAL	110	

PLATINUM UNITS		
PLATINUM	UNIT COUNT	Percentage
P	18	15.7%
TOTAL	18	15.7%

SILVER UNITS		
SILVER	UNIT COUNT	Percentage
	97	84.3%
TOTAL	97	84.3%

UNIT MIX					
LEVEL	1B	2B	3B	4B	COUNT
L10	0	0	4	1	5
L9	0	2	4	2	8
L8	0	1	4	5	10
L7	1	3	7	1	12
L6	1	3	6	1	11
L5	3	5	6	1	15
L4	3	5	6	1	15
L3	3	7	6	0	16
L2	2	6	7	0	15
L1	0	2	4	2	8
L0	0	0	0	0	0
	13	34	54	14	115

AFFORDABLE UNITS					
LEVEL	1B	2B	3B	COUNT	AREA
L7	1	0	0	1	63 m ²
L6	1	0	0	1	63 m ²
L5	3	2	0	5	342 m ²
L4	3	3	1	7	536 m ²
L3	3	3	1	7	536 m ²
L2	2	2	1	5	397 m ²
L1	0	1	1	2	194 m ²
	13	11	4	28	2130 m ²

Total GFA: 14053 m²
 Total Unit Area: 12459 m²
 Total Circulation Area: 1594 m²

AFFORDABLE GFA REQUIRED: 17%
 Affordable Unit Area: 12459 x 17%= **2118m²**
 Affordable Circulation Area: 1591 x 17%=271 m²

PARKING SCHEDULE						
LEVEL	RESIDENTIAL	ACCESSIBLE	CARWASH	VISITOR	VISITOR ACCESSIBLE	COUNT
L0	1	0	1	15	4	21
B01	41	6	0	0	0	47
B02	47	6	0	0	0	53
B03	49	6	0	0	0	55
TOTAL	138	18	1	15	4	176

Thermal Comfort Inclusions – 12-16 Bent Street, Lindfield

Glazing Doors / Windows

Glazed windows and doors:
Group A – awning + bifold + casement windows + hinged glazed doors
 U-value: 4.80 (equal to or lower than) SHGC: 0.51 (±5%)
Group B – sliding doors/windows + fixed glazing + louvred windows
 U-value: 4.80 (equal to or lower than) SHGC: 0.59 (±5%)

Upgrade 1 as per thermal comfort table:

Group A – awning + bifold + casement windows + hinged glazed doors
 U-value: 4.10 (equal to or lower than) SHGC: 0.47 (±10%)
Group B – sliding doors/windows + fixed glazing + louvred windows
 U-value: 4.10 (equal to or lower than) SHGC: 0.52 (±10%)

Upgrade 2 as per thermal comfort table:

Group A – awning + bifold + casement windows + hinged glazed doors
 U-value: 2.6 (equal to or lower than) SHGC: 0.50 (±10%)
Group B – sliding doors/windows + fixed glazing + louvred windows
 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

Default colour modelled

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 Windows / Skylights

Skylights are fixed

U-value: 4.22 and SHGC: 0.72

Given values are AFRC total window system values (glass and frame)

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 5.0m², 100mm diameter with 50mm clearance

Sealed Exhaust fans to Kitchen, laundry and bathroom, 250mm diameter with 50mm clearance

External Wall

Brick veneer (metal) stud wall with R2.5 insulation (insulation only value)

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

Thermal break applied as per NCC 2022 requirements.

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

Fixed angle blades modelled as 80% shading

Vertical fixed screen modelled as 10% shading

Canopies and fixed awning modelled as solid horizontal shading

BASIX – Water requirements

Central rainwater storage

Tank size: 1,000L

Collecting from 450m² roof area

Connected to outdoor taps for irrigation of common area landscaping and car wash

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 – Controlled by BMS

Key Plan:

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

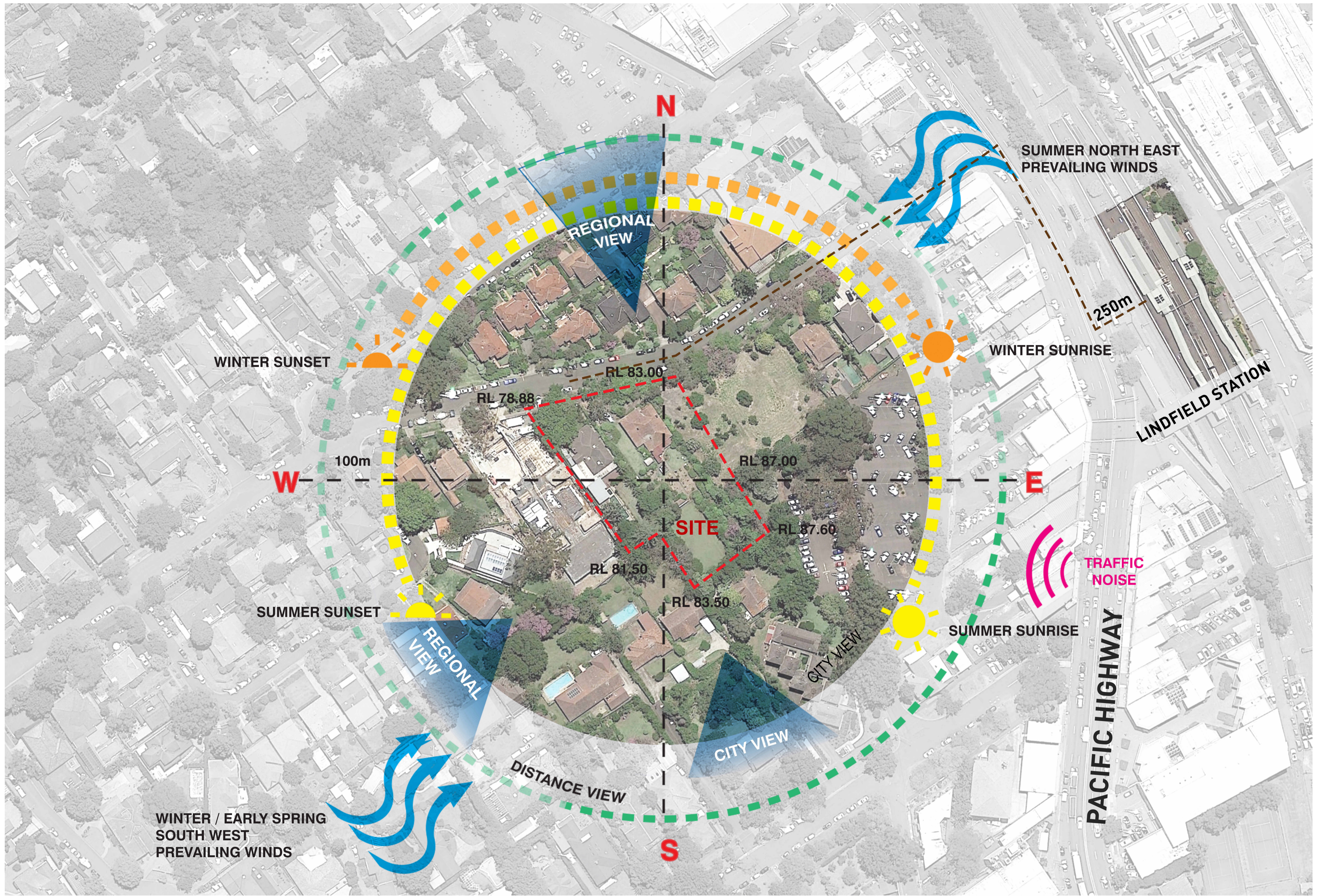
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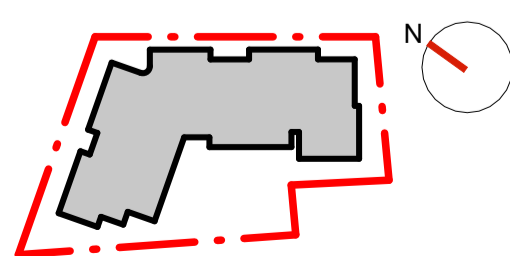
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Drawing Number
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Revision
A01



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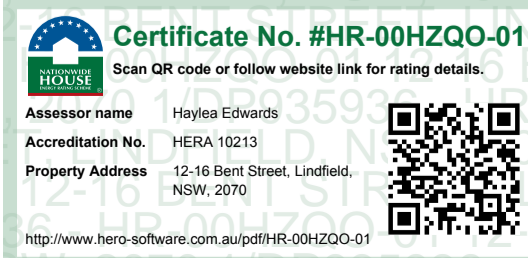


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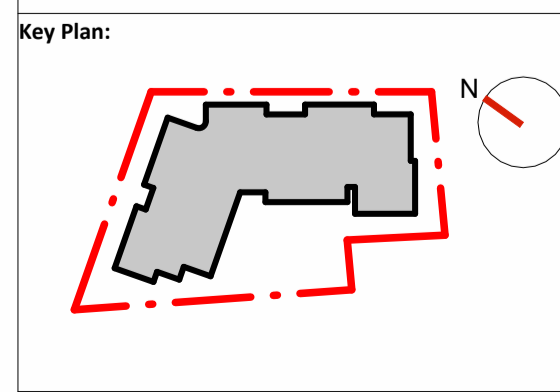
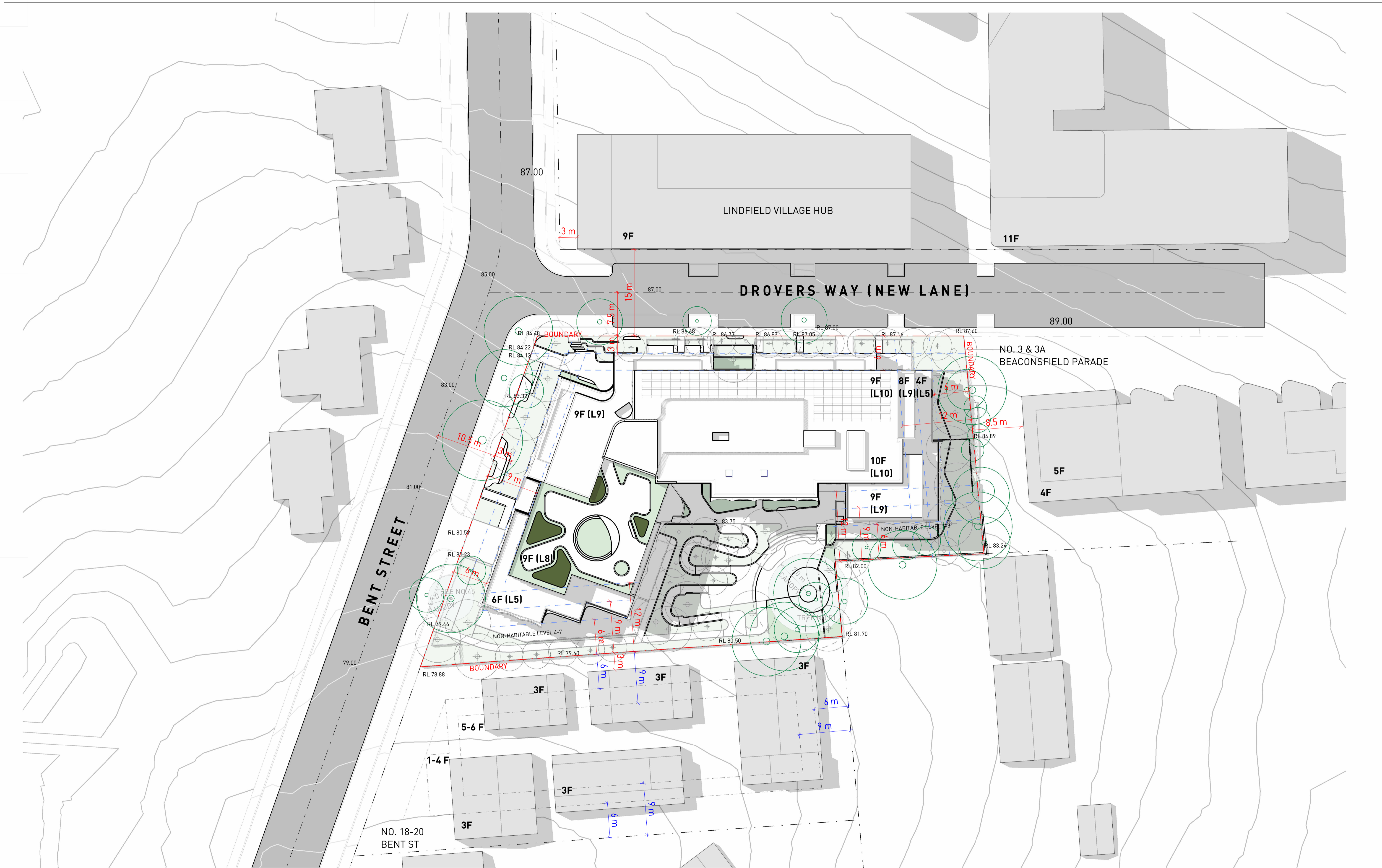
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Title
A1-GENERAL INFORMATION
SITE ANALYSIS

Drawing Number
AR-DA-A1-0200

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A01



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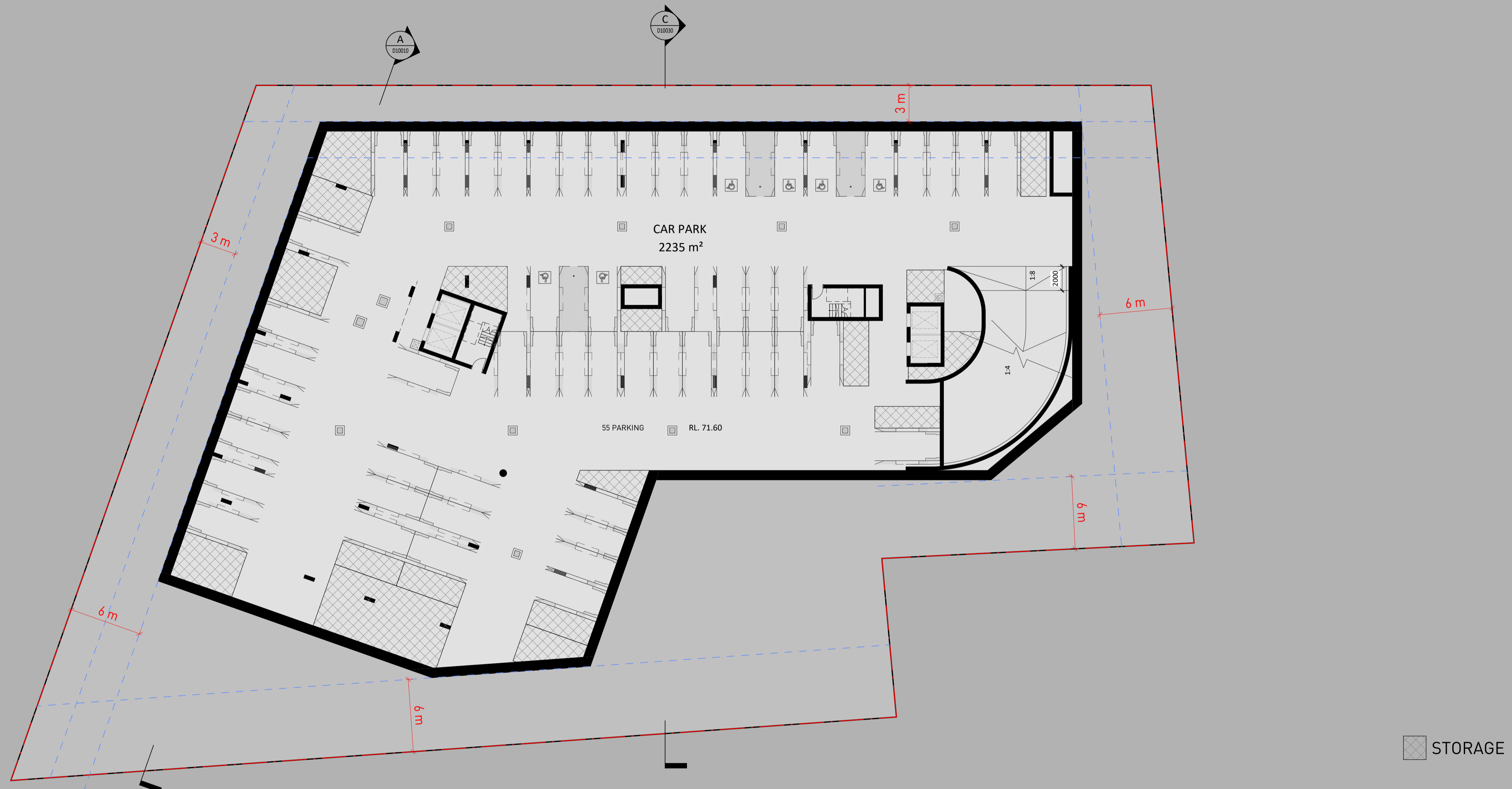
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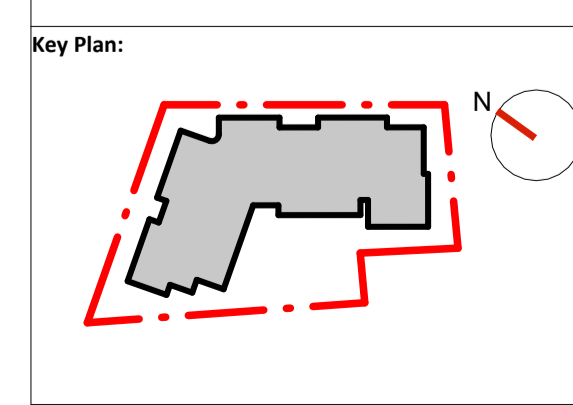
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A1-GENERAL INFORMATION
SITE PLAN

Drawing Number
AR-DA-A10010

Revision
A01



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L0	1	0	1	15	4	21
B01	41	6	0	0	0	47
B02	47	6	0	0	0	53
B03	49	6	0	0	0	55
TOTAL	138	18	1	15	4	176



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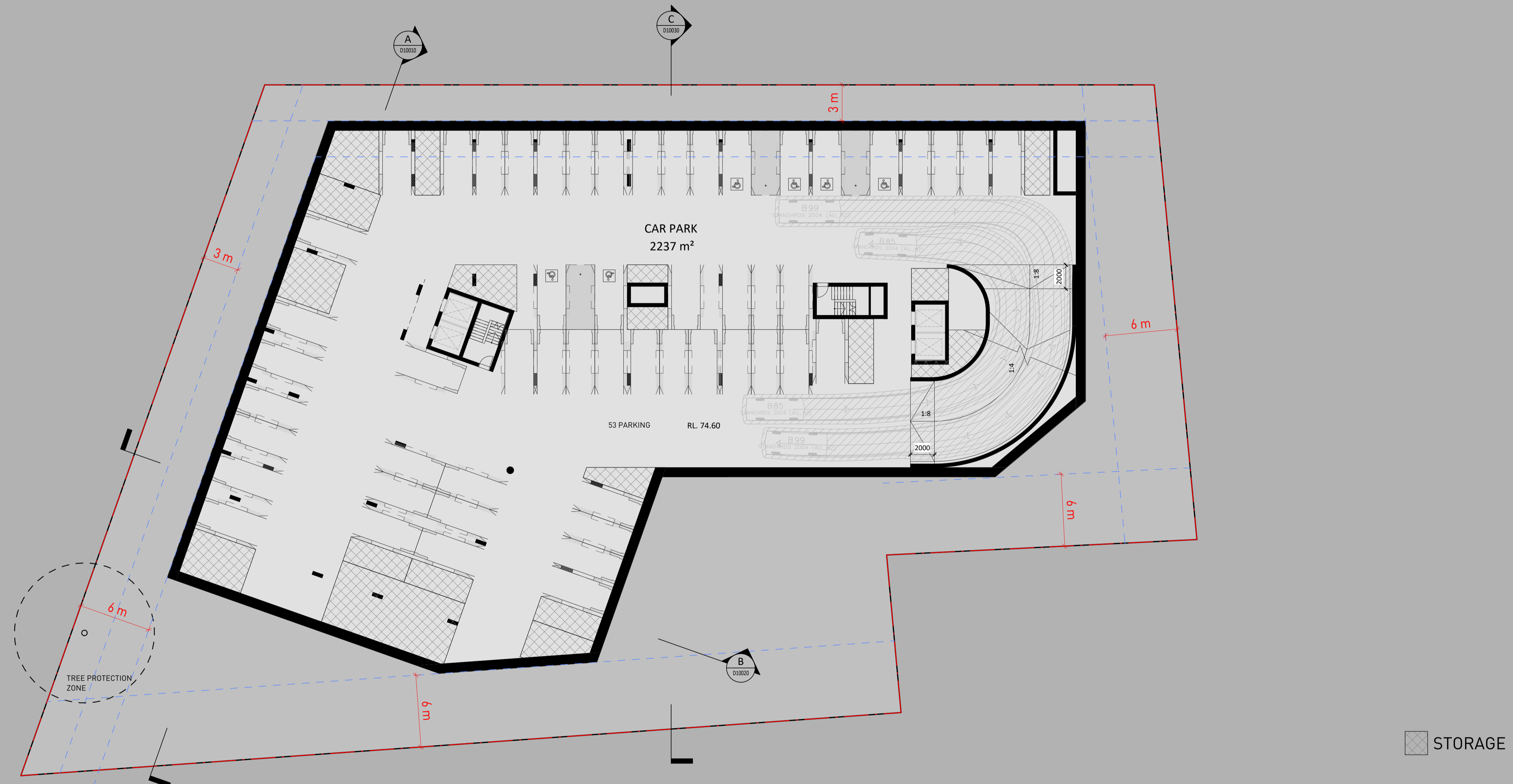
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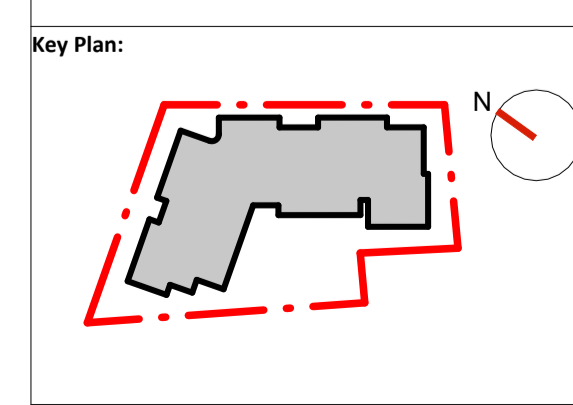
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BASEMENT LEVEL 03 FLOOR PLAN

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

Revision: **A01**



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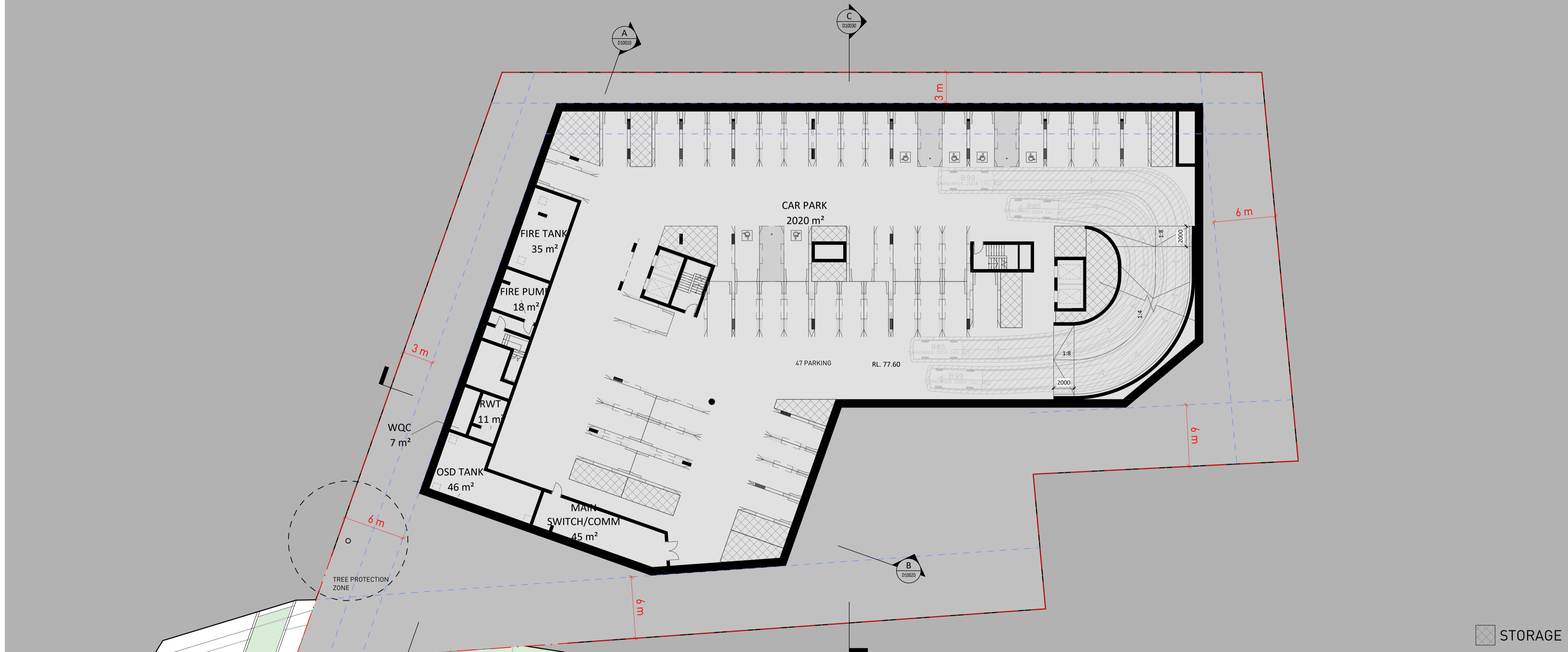
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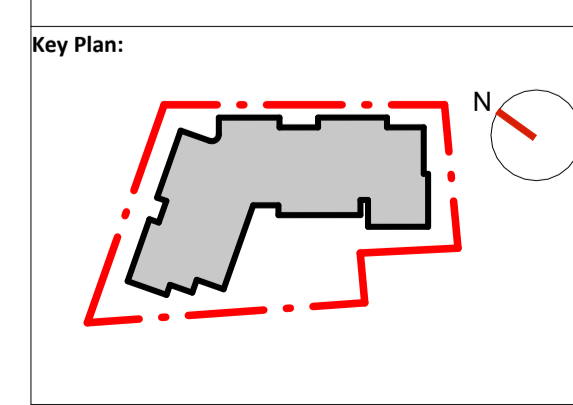
Title: B1-GENERAL ARRANGEMENT PLANS
BASEMENT LEVEL 02 FLOOR PLAN

Drawing Number: **AR-DA-B10010**

Revision: **A01**



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

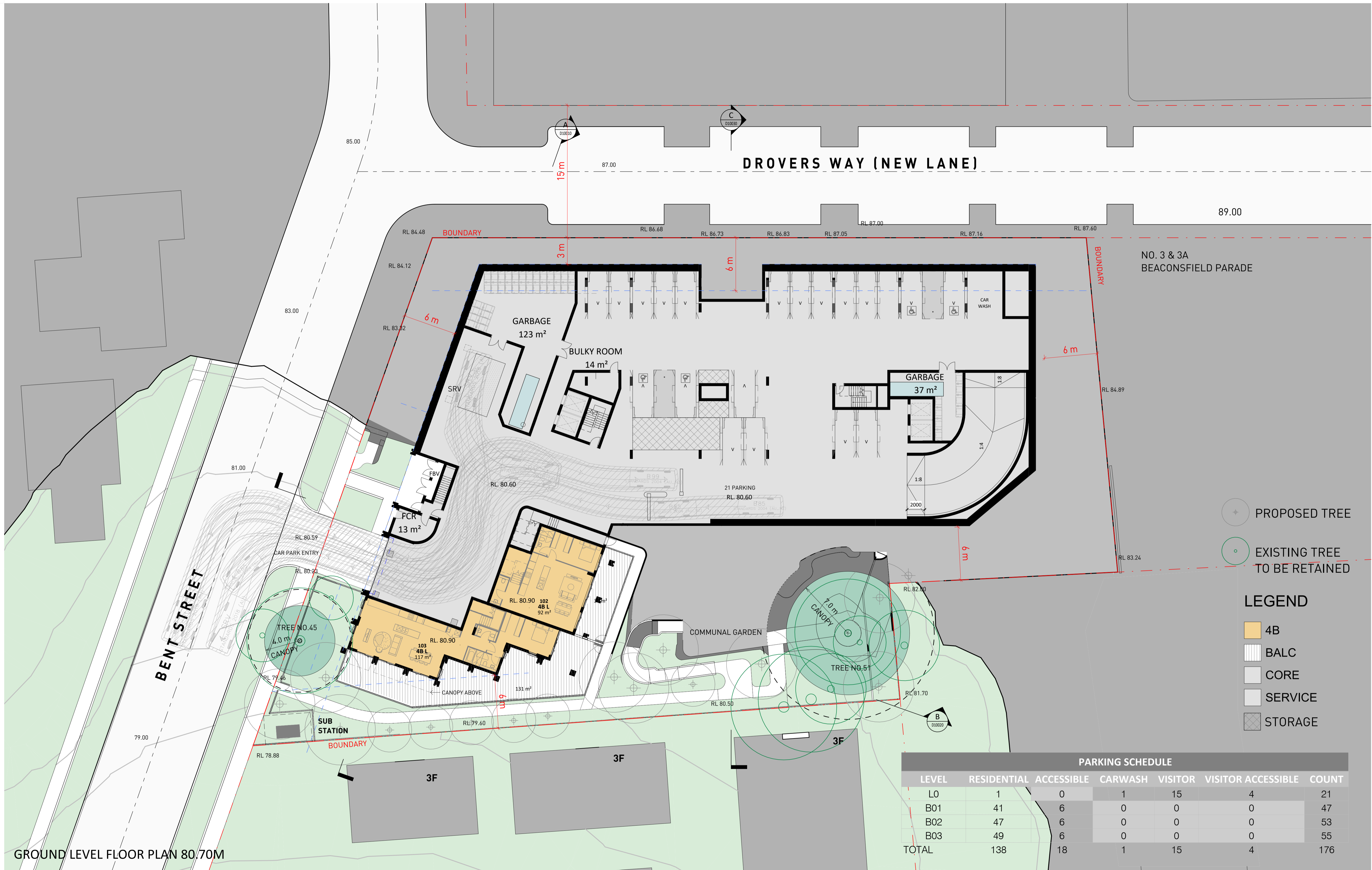


Scale: 1:200 @ A1

Project: PA030530.01
BENT STREET LINFIELD
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: **A01**



- PROPOSED TREE
- EXISTING TREE TO BE RETAINED

LEGEND

- 4B
- BALC
- CORE
- SERVICE
- STORAGE

PARKING SCHEDULE						
LEVEL	RESIDENTIAL	ACCESSIBLE	CARWASH	VISITOR	VISITOR ACCESSIBLE	COUNT
L0	1	0	1	15	4	21
B01	41	6	0	0	0	47
B02	47	6	0	0	0	53
B03	49	6	0	0	0	55
TOTAL	138	18	1	15	4	176

GROUND LEVEL FLOOR PLAN 80,70M

Key Plan:

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Rev	Amendment	By	Chk*	Date
A01	DA SUBMISSION	TT	MS	03.03.25

Certificate No. #HR-00HZQO-01
Scan QR code or follow website link for rating details.

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Accreditation No.: HERA 10213
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Scale: 1:200 @ A1

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

Status: DEVELOPMENT APPLICATION

Title: B1-GENERAL ARRANGEMENT PLANS
GROUND LEVEL FLOOR PLAN

Drawing Number: **AR-DA-B10030**

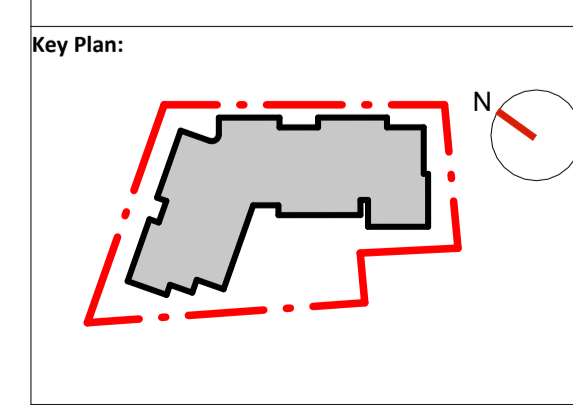
Revision: **A01**



LEVEL 1 FLOOR PLAN 83.85M

- 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
A01	DA SUBMISSION	TT	MS	03.03.25

Certificate No. #HR-00HZQ0-01
Scan QR code or follow website link for rating details.

Assessor name: Hayley Edwards
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0 1 2 5 10 15m
1:200 @ A1

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

Status
DEVELOPMENT APPLICATION

Title
B1-GENERAL ARRANGEMENT PLANS
LEVEL 01 FLOOR PLAN

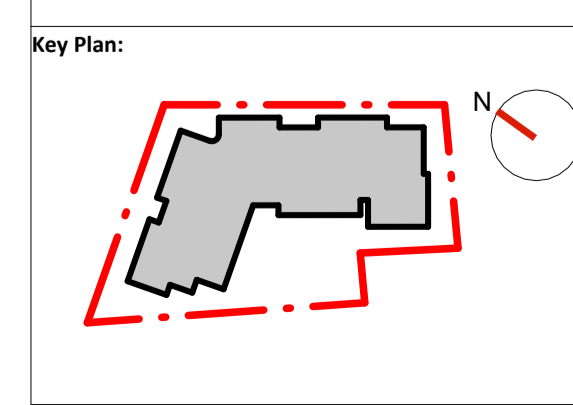
Drawing Number
AR-DA-B10040

Revision
A01



- PROPOSED TREE
 - EXISTING TREE TO BE RETAINED
- LEGEND**
- 1B
 - 2B
 - 3B
 - BALC
 - CORE
 - SERVICE

LEVEL 2 FLOOR PLAN 87.00M



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Rev	Amendment	By	Chk*	Date
A01	DA SUBMISSION	TT	MS	03.03.25



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



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

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

Status
DEVELOPMENT APPLICATION

Title
B1-GENERAL ARRANGEMENT PLANS
LEVEL 02 FLOOR PLAN

Drawing Number
AR-DA-B10050

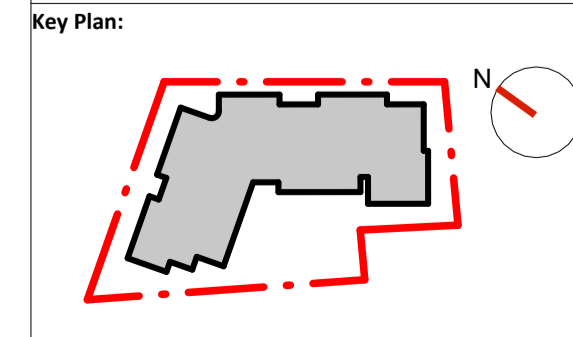
Revision
A01



LEVEL 3 FLOOR PLAN

LEGEND

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



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Rev	Amendment	By	Chk*	Date
A01	DA SUBMISSION	TT	MS	03.03.25



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1 : 200 @ A1

Project PA030530.01

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

Status
DEVELOPMENT APPLICATION

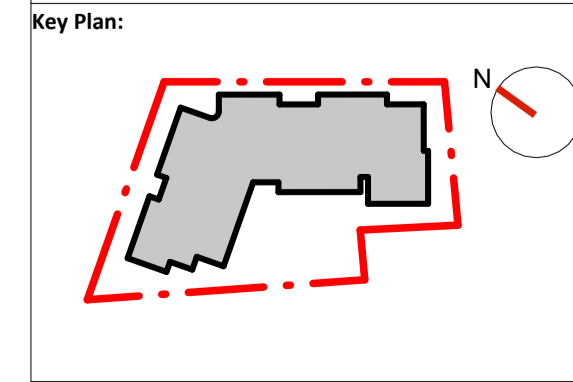
Title	Drawing Number	Revision
B1-GENERAL ARRANGEMENT PLANS LEVEL 03 FLOOR PLAN	AR-DA-B10060	A01



LEGEND

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

LEVEL 4 FLOOR PLAN



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Rev	Amendment	By	Chk*	Date
A01	DA SUBMISSION	TT	MS	03.03.25



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Project PA030530.01

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

Status
DEVELOPMENT APPLICATION

Title	Drawing Number	Revision
B1-GENERAL ARRANGEMENT PLANS LEVEL 04 FLOOR PLAN	AR-DA-B10070	A01



LEVEL 5 FLOOR PLAN

LEGEND

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

Key Plan:

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Rev	Amendment	By	Chk*	Date
A01	DA SUBMISSION	TT	MS	03.03.25

Certificate No. #HR-00HZQ0-01

Scan QR code or follow website link for rating details.

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1 : 200 @ A1

Project PA030530.01

BENT STREET LINFIELD
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
A01



LEGEND

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

LEVEL 6 FLOOR PLAN

Key Plan:

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Rev	Amendment	By	Chk*	Date
A01	DA SUBMISSION	TT	MS	03.03.25

Certificate No. #HR-00HZQ0-01

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Project: PA030530.01

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

Status: DEVELOPMENT APPLICATION

Title		Revision	
B1-GENERAL ARRANGEMENT PLANS LEVEL 06 FLOOR PLAN		A01	
Drawing Number		Revision	
AR-DA-B10090		A01	



NO. 3 & 3A
BEACONSFIELD PARADE

LEGEND

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

LEVEL 7 FLOOR PLAN

Key Plan:

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Rev	Amendment	By	Chk*	Date
A01	DA SUBMISSION	TT	MS	03.03.25

Certificate No. #HR-00HZQO-01

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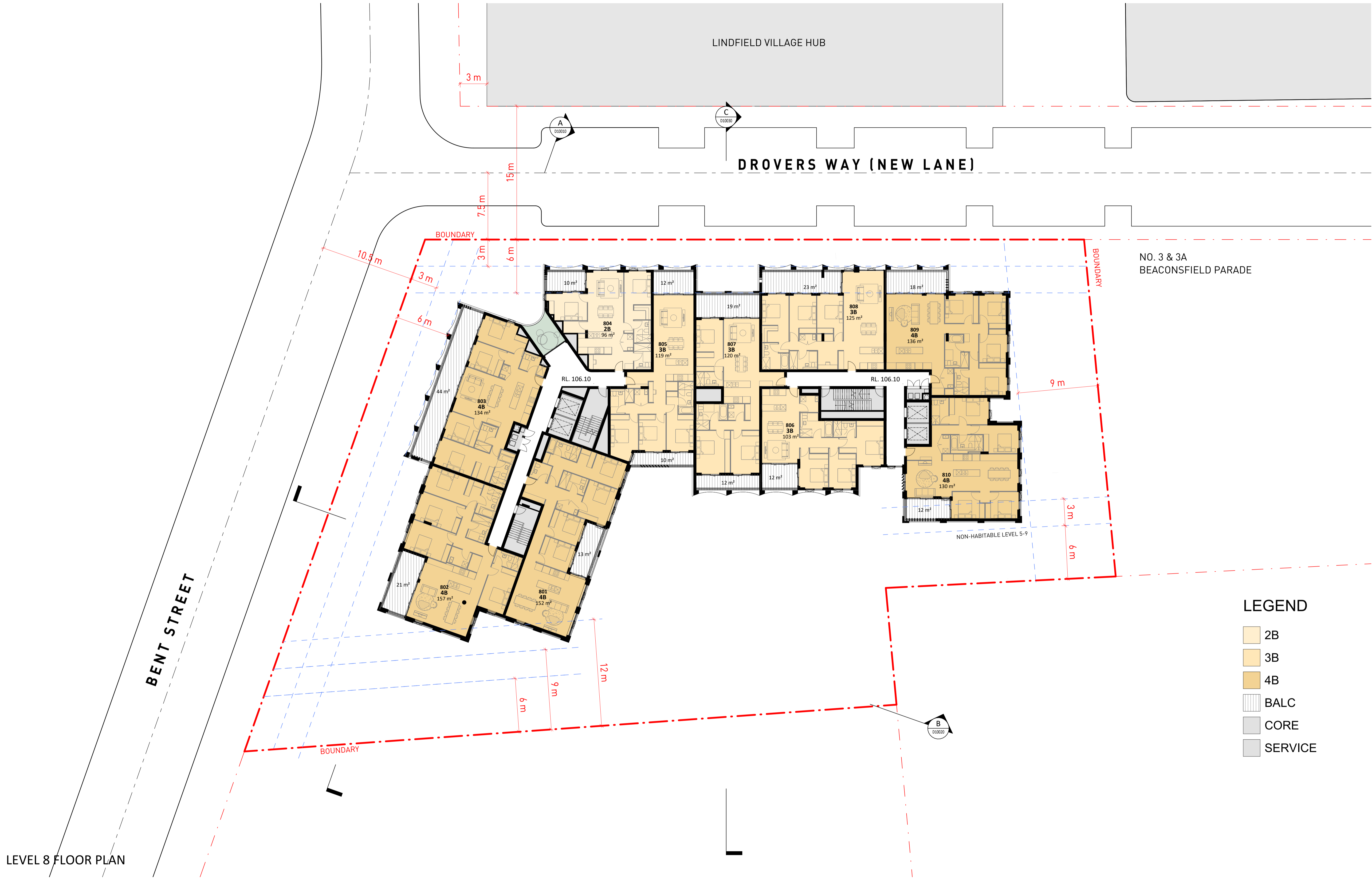
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Project PA030530.01

BENT STREET LINFIELD
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	A01

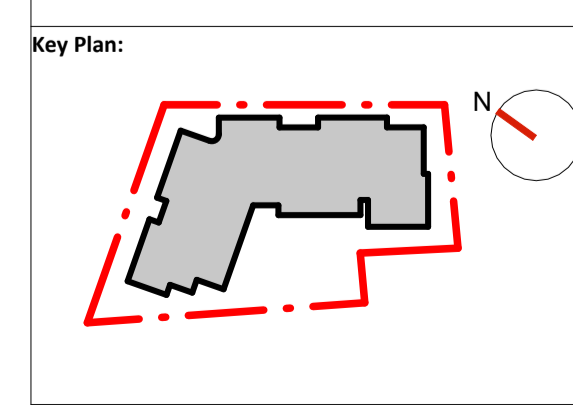


NO. 3 & 3A
BEACONSFIELD PARADE

LEVEL 8 FLOOR PLAN

LEGEND

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



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Rev	Amendment	By	Chk*	Date
A01	DA SUBMISSION	TT	MS	03.03.25



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Project: PA030530.01

BENT STREET LINFIELD
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: A01



LEGEND

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

LEVEL 9 FLOOR PLAN

Key Plan:

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Rev	Amendment	By	Chk*	Date
A01	DA SUBMISSION	TT	MS	03.03.25

Certificate No. #HR-00HZQO-01

Scan QR code or follow website link for rating details.

Assessor name: Hayley Edwards

Accreditation No.: 1484

Property Address: 12-18 Bent Street, Lindfield, NSW, 2070

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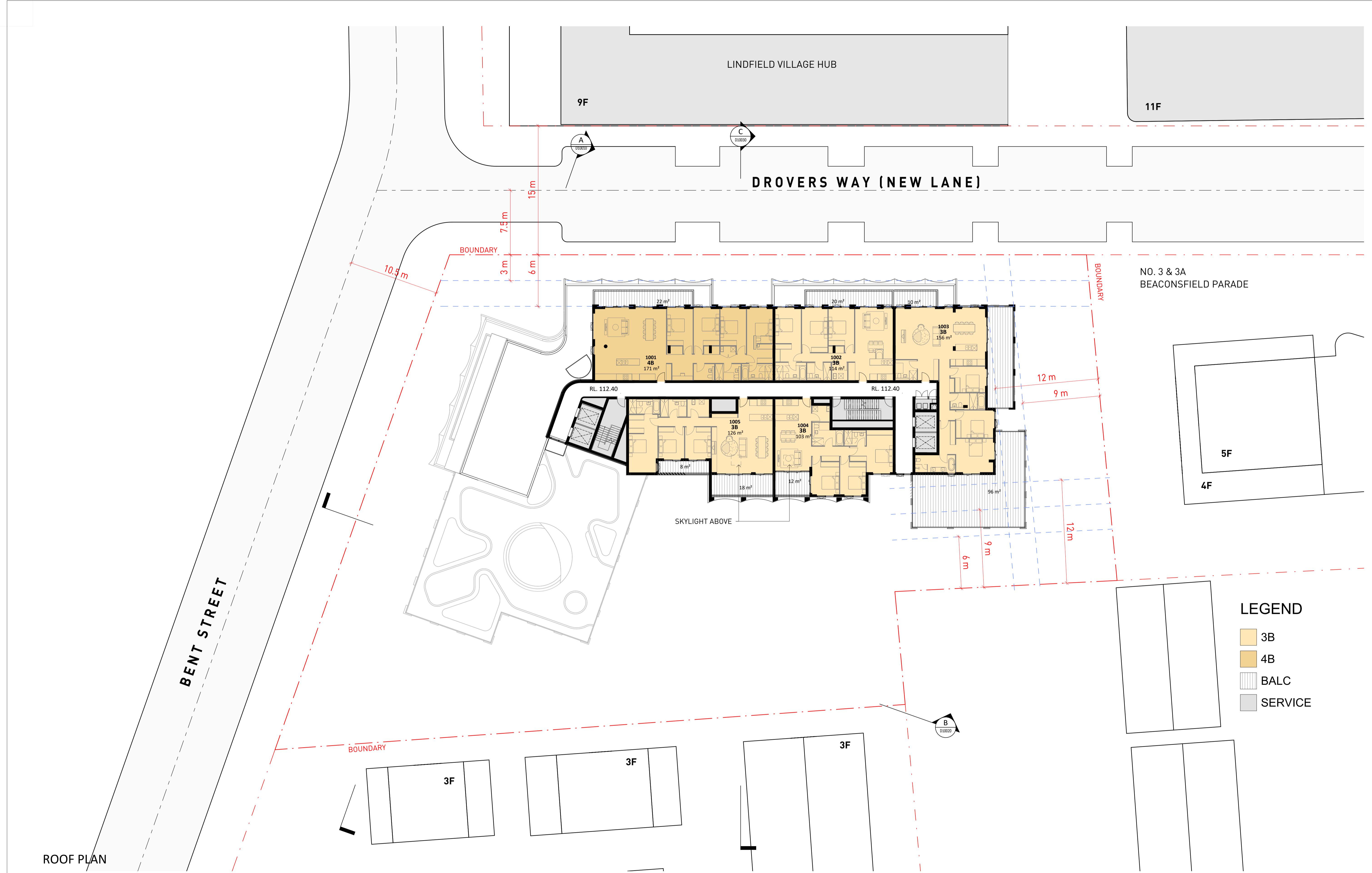
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Project PA030530.01

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12-16 BENT STREET, LINDFIELD, NSW
2070

Status
DEVELOPMENT APPLICATION

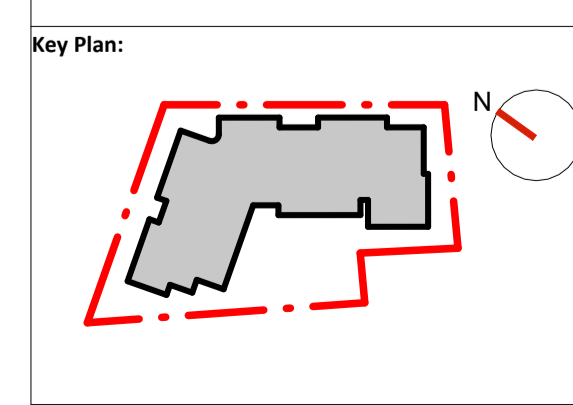
Title	Drawing Number	Revision
B1-GENERAL ARRANGEMENT PLANS LEVEL 09 FLOOR PLAN	AR-DA-B10120	A01



LEGEND

- 3B
- 4B
- BALC
- SERVICE

ROOF PLAN



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A01	DA SUBMISSION	TT	MS	03.03.25



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Scale: 1:200 @ A1

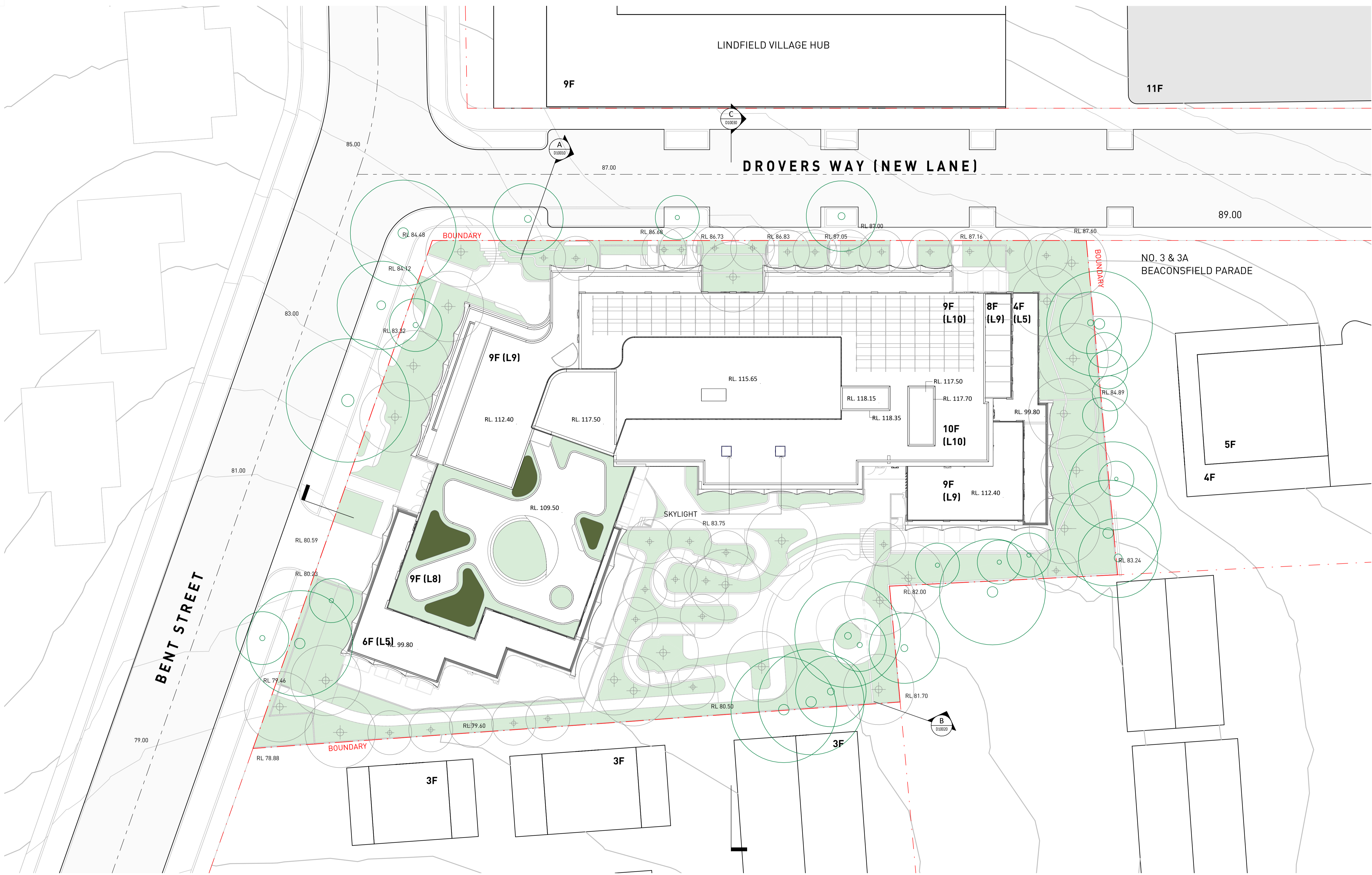
Project: PA030530.01
BENT STREET LINFIELD
12-16 BENT STREET, LINDFIELD, NSW
2070

Status: DEVELOPMENT APPLICATION

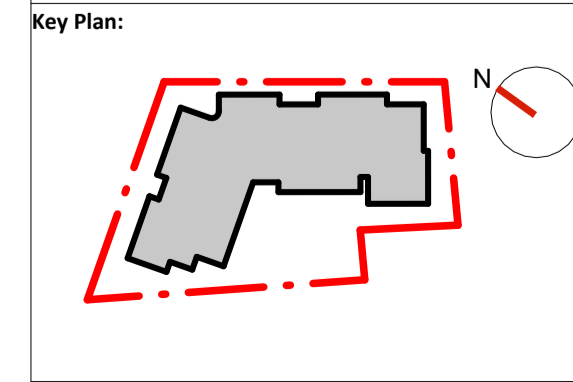
Title: B1-GENERAL ARRANGEMENT PLANS
LEVEL 10 FLOOR PLAN

Drawing Number: **AR-DA-B10130**

Revision: **A01**



ROOF PLAN



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Rev	Amendment	By	Chk*	Date
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 LINFIELD
12-16 BENT STREET, LINDFIELD, NSW
2070

Status
DEVELOPMENT APPLICATION

Title
B1-GENERAL ARRANGEMENT PLANS
ROOF PLAN

Drawing Number
AR-DA-B10140

Revision
A01

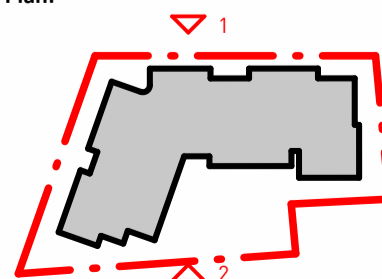


1 EAST ELEVATION (DROVERS WAY)
1 : 200 @A1



2 WEST ELEVATION
1 : 200 @A1

Key Plan:



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A01	DA SUBMISSION	TT	MS	03.03.25



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N Marojevic Architect No.11274

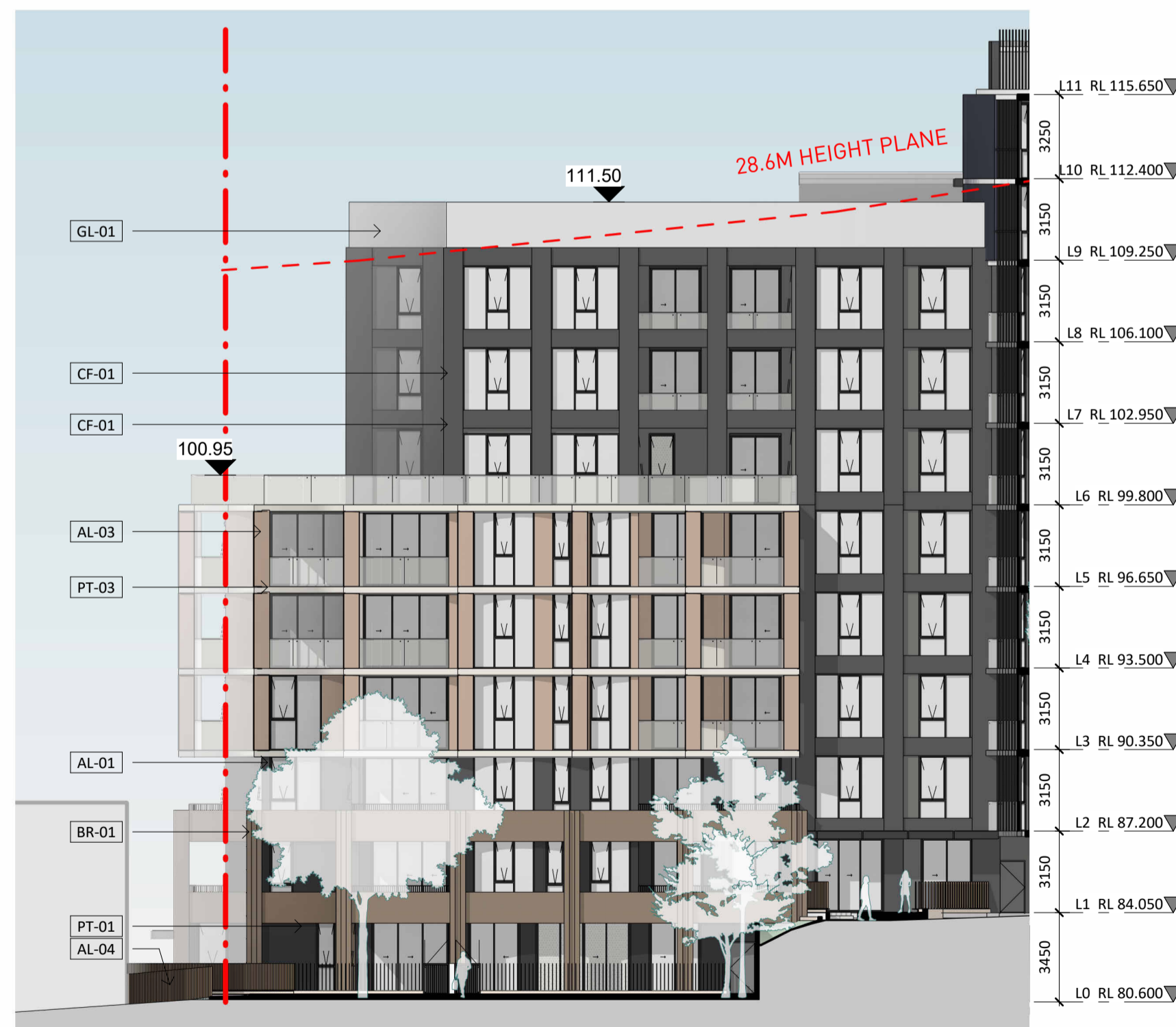


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Project PA030530.01
BENT STREET LINFIELD
12-16 BENT STREET, LINDFIELD, NSW
2070
Status
DEVELOPMENT APPLICATION

Title
C1-ELEVATIONS
E-W ELEVATION
Drawing Number
AR-DA-C1-0010
Revision
A01



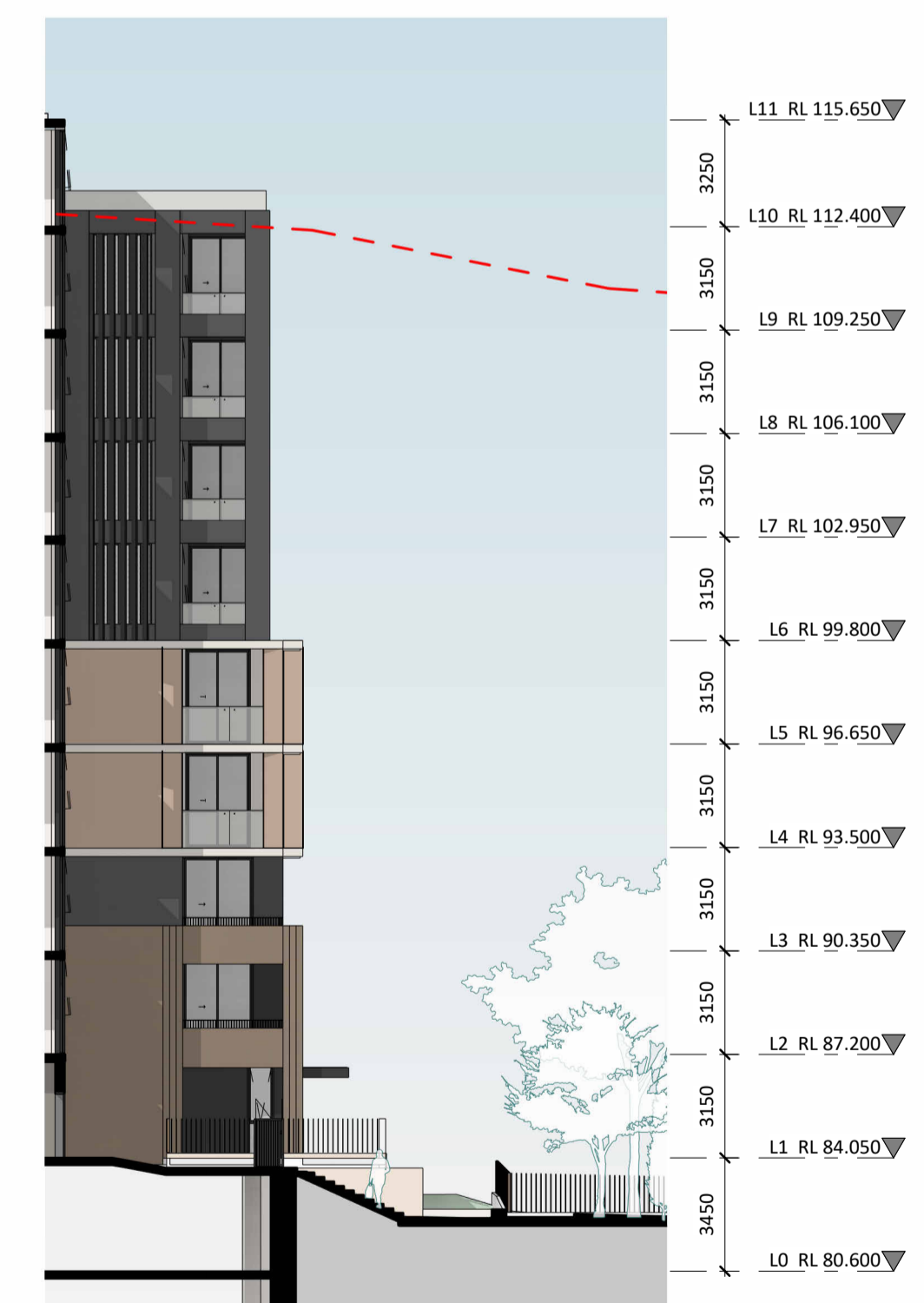
1 NORTH ELEVATION (BENT STREET)
1 : 200



2 SOUTH ELEVATION _VIEW FROM COMMUNAL GARDEN
1 : 200

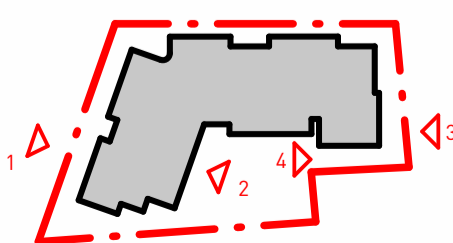


3 SOUTH ELEVATION
1 : 200



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

Title
C1-ELEVATIONS
N-S ELEVATION

Drawing Number
AR-DA-C1-0020

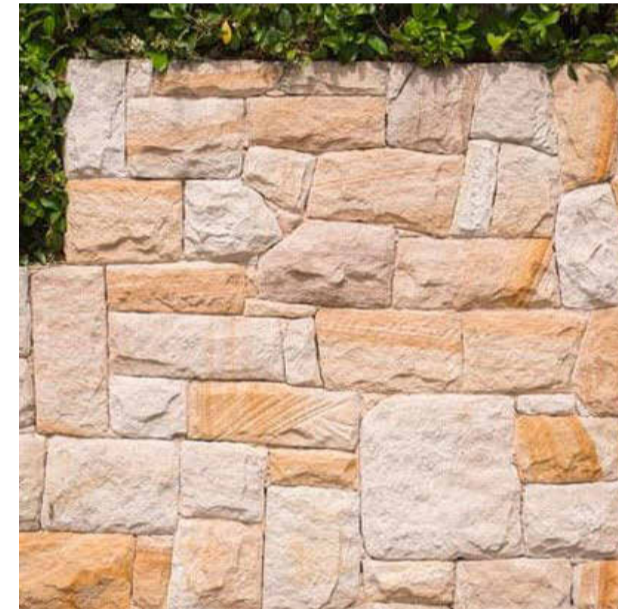
Revision
A01



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

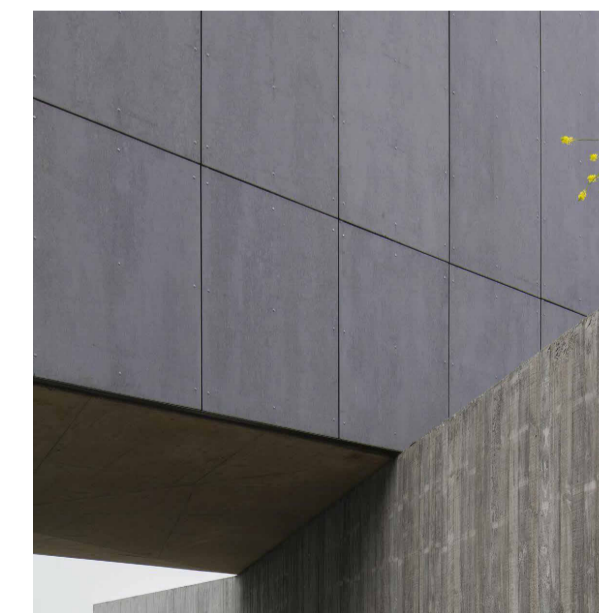
AL-01

BR-01

ST-01

AL-04

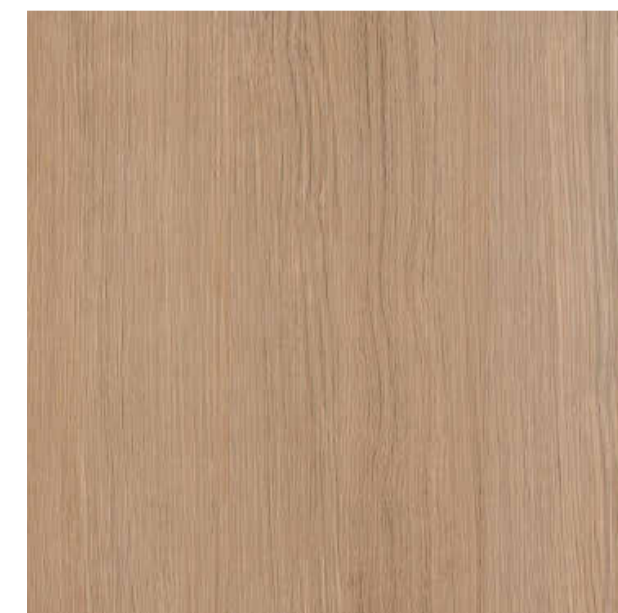
- AL-01** ALUMINIUM CLADDING - DARK GREY
- AL-02** ALUMINIUM POWDER COATED DULUX MONUMENT
- BR-01** LIGHT BROWN BRICK
- GL-01** BALUSTRADE - CLEAR GLASS
- AL-03** ALUMINIUM SLOTS - TIMBER LOOK
- PT-01** DULUX PAINTED DARK GREY
- PT-02** DULUX PAINTED LIGHT GREY
- AL-04** ALUMINIUM FENCE JASPER MATT
-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



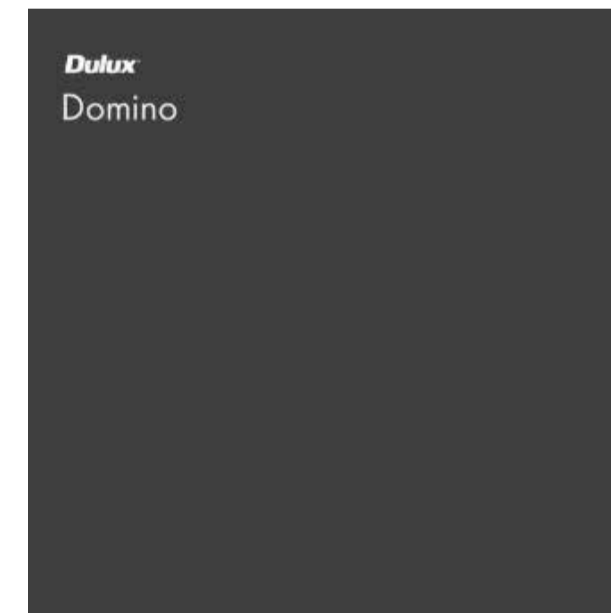
CF-01
COMPRESSED FIBRE CEMENT
PANELS - DARK GREY



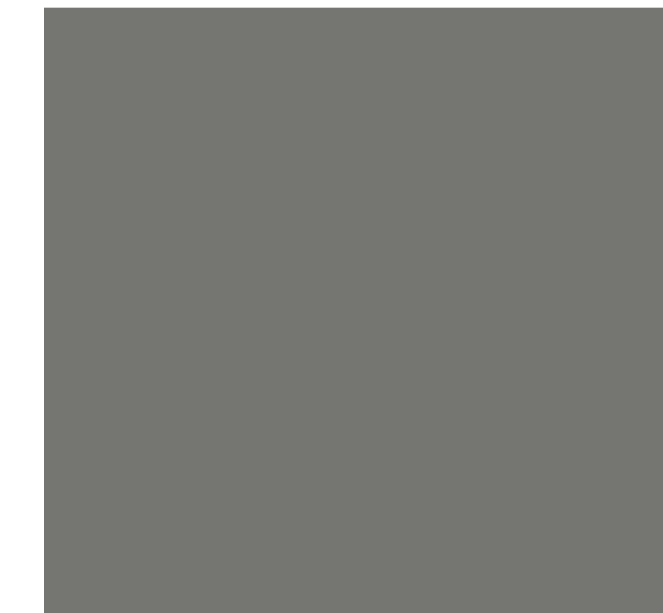
GL-01
BALUSTRADE - CLEAR GLASS



AL-03
ALUMINIUM SLOTS - TIMBER LOOK



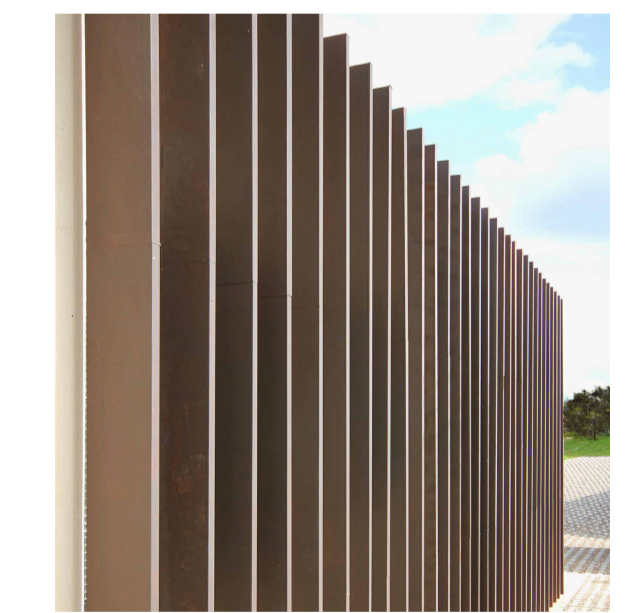
PT-01
DULUX PAINTED DARK GREY



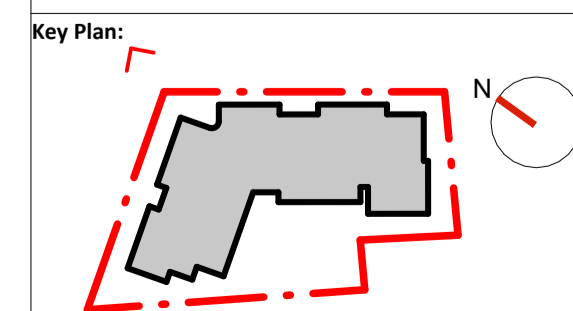
PT-02
DULUX PAINTED LIGHT GREY



PT-03
FLUTED CONCRETE - WHITE PAINT FINISH



AL-04
ALUMINIUM FENCE JASPER MATT



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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



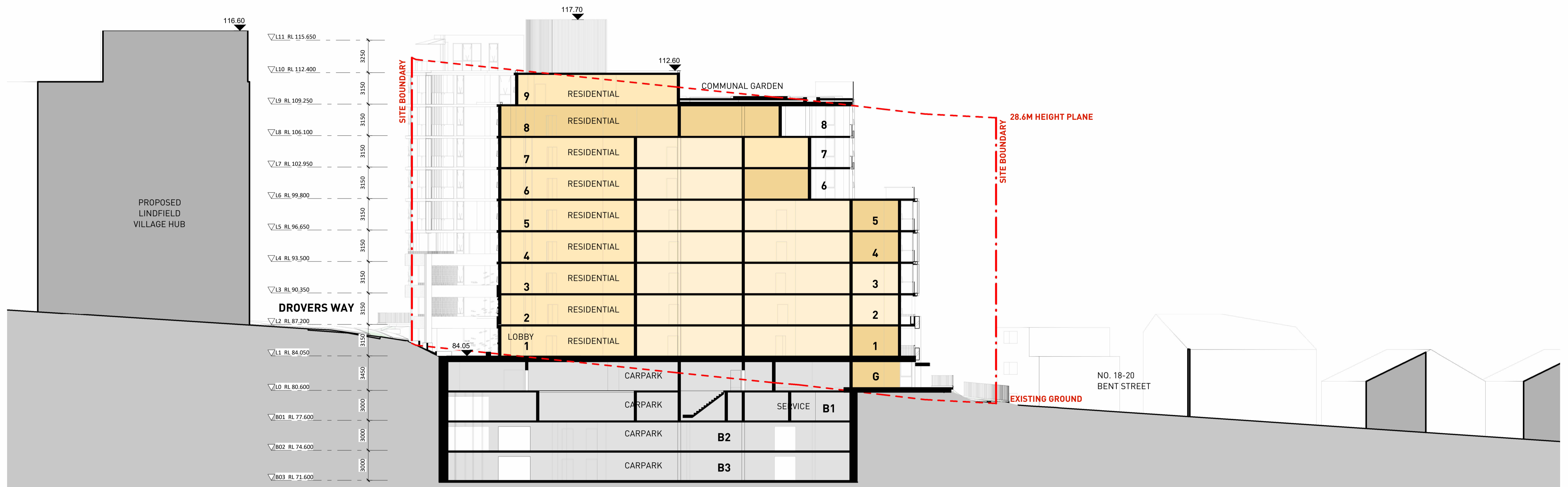
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Project PA030530.01
BENT STREET LINFIELD
12-16 BENT STREET, LINDFIELD, NSW
2070

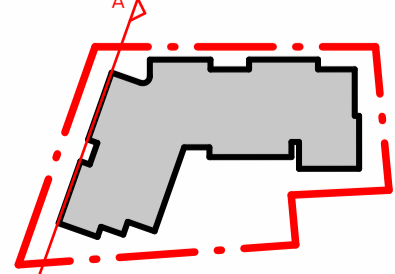
Status
DEVELOPMENT APPLICATION

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

Revision
A01



Key Plan:



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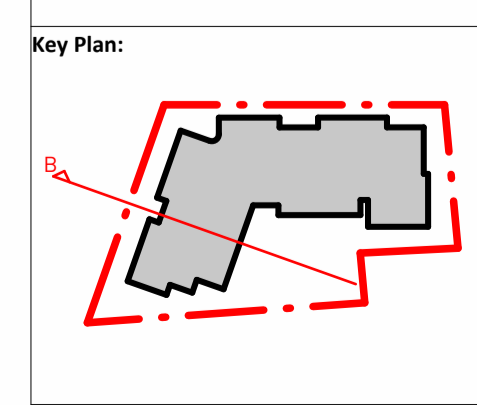
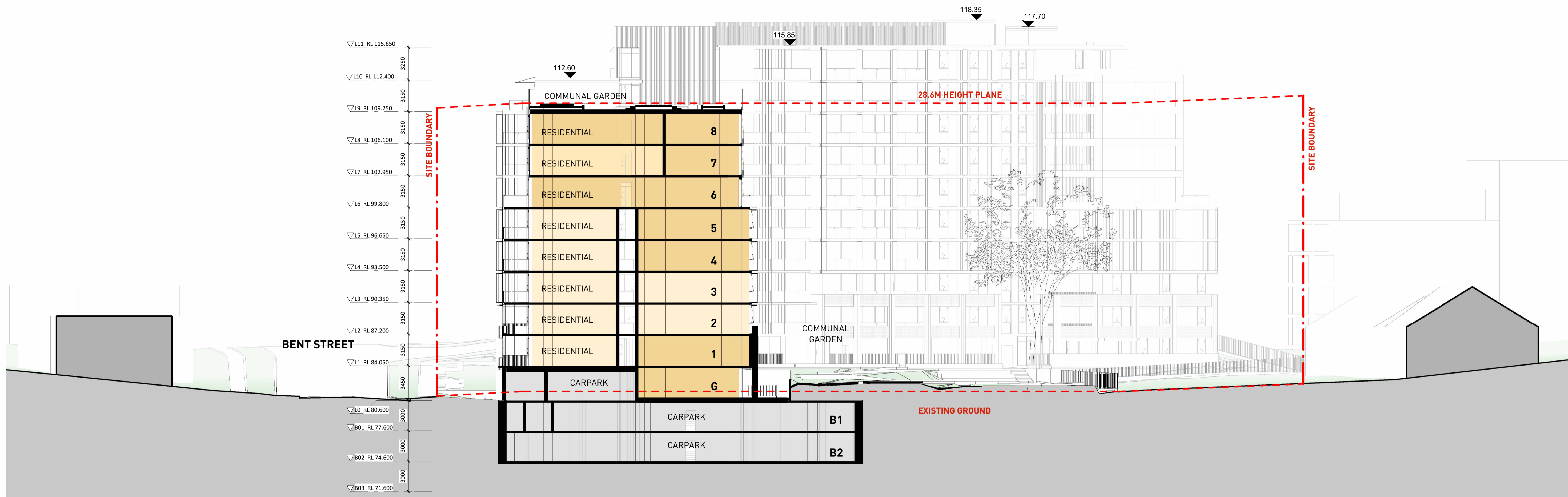
Project PA030530.01
BENT STREET LINFIELD
12-16 BENT STREET, LINDFIELD, NSW
2070

Status
DEVELOPMENT APPLICATION

Title
D1-SECTIONS
SECTION A-A

Drawing Number
AR-DA-D10010

Revision
A01



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Rev	Amendment	By	Chk*	Date
A01	DA SUBMISSION	TT	MS	03.03.25



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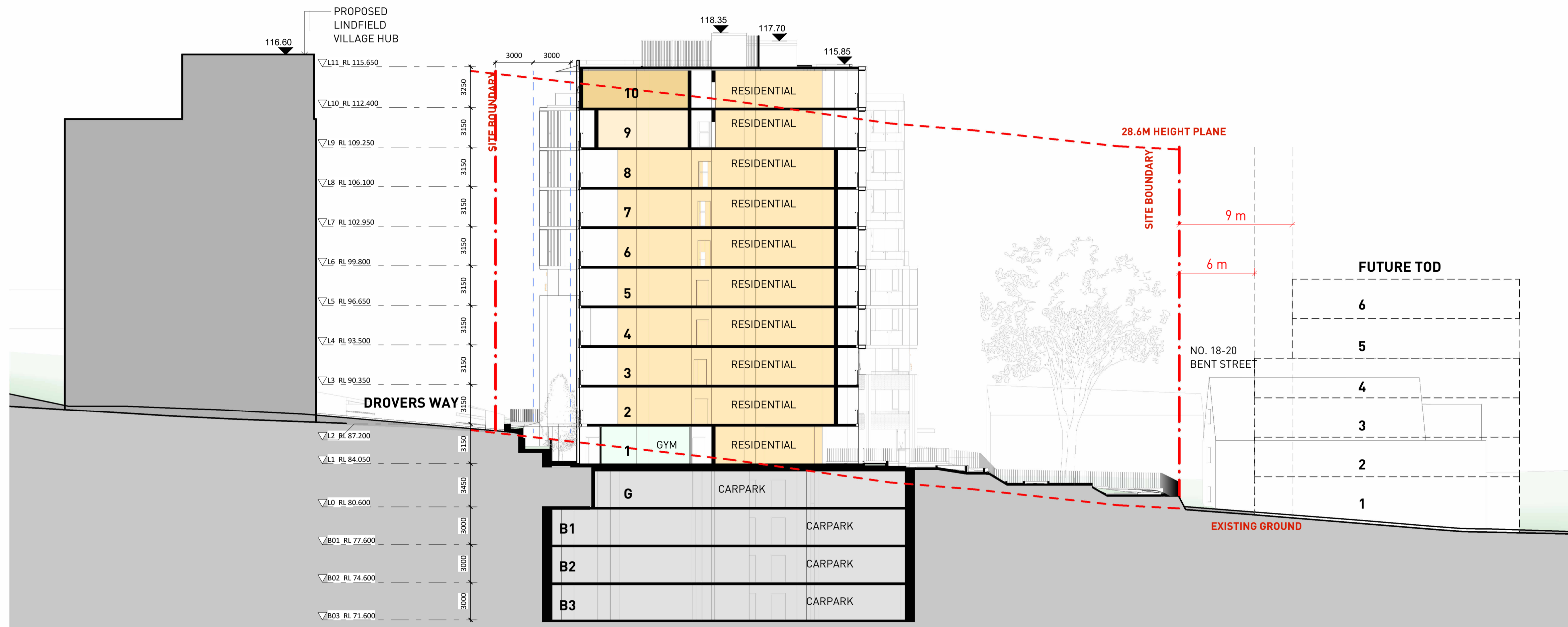
Project PA030530.01
BENT STREET LINFIELD
12-16 BENT STREET, LINDFIELD, NSW
2070

Status
DEVELOPMENT APPLICATION

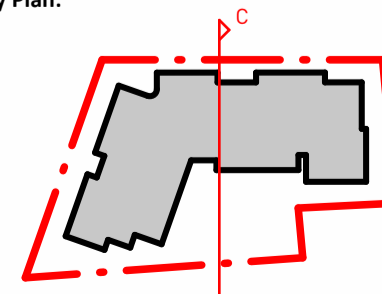
Title
D1-SECTIONS
SECTION B-B

Drawing Number
AR-DA-D10020

Revision
A01



Key Plan:



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A01	DA SUBMISSION	TT	MS	03.03.25



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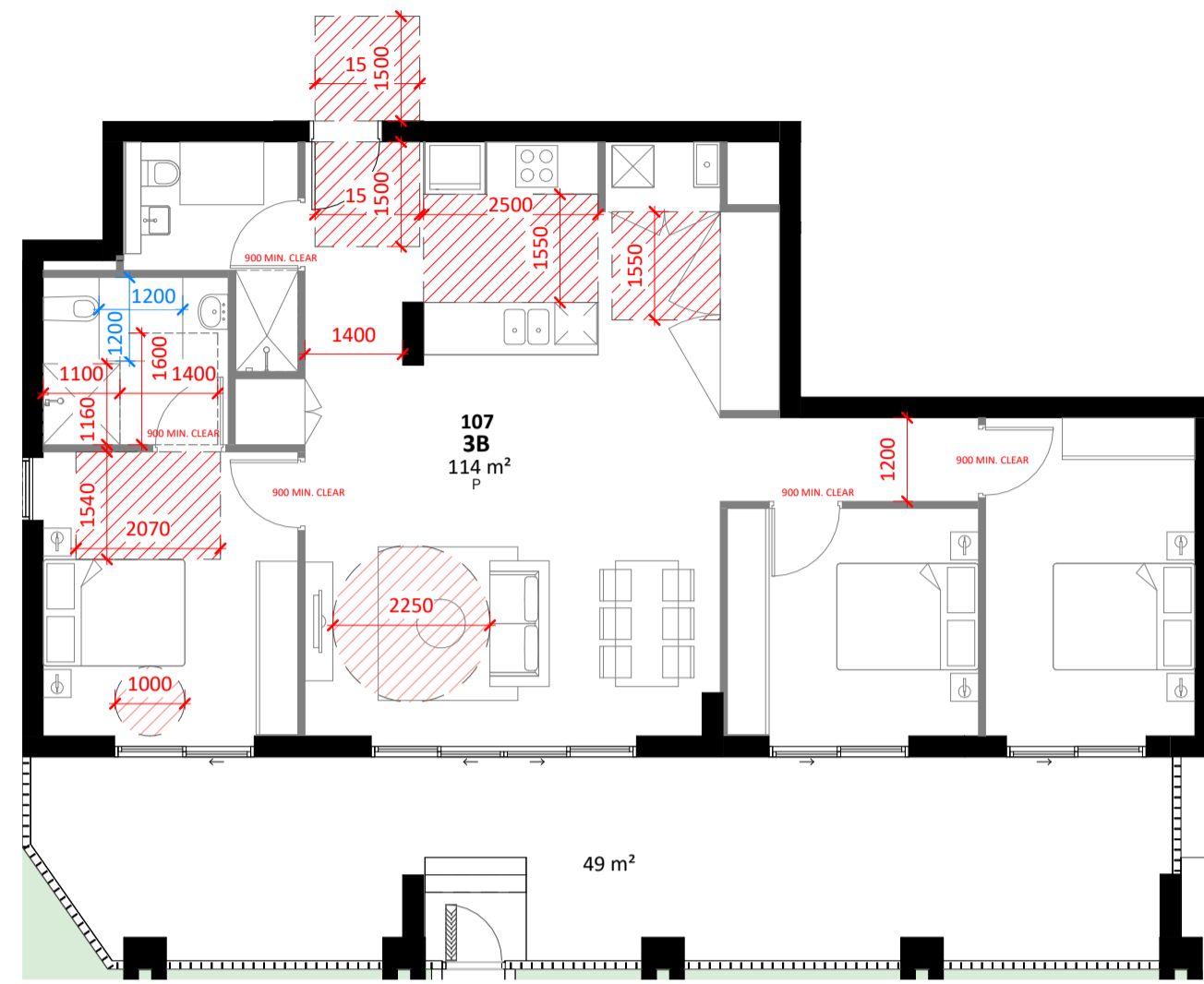
Project PA030530.01
BENT STREET LINFIELD
12-16 BENT STREET, LINDFIELD, NSW
2070

Status
DEVELOPMENT APPLICATION

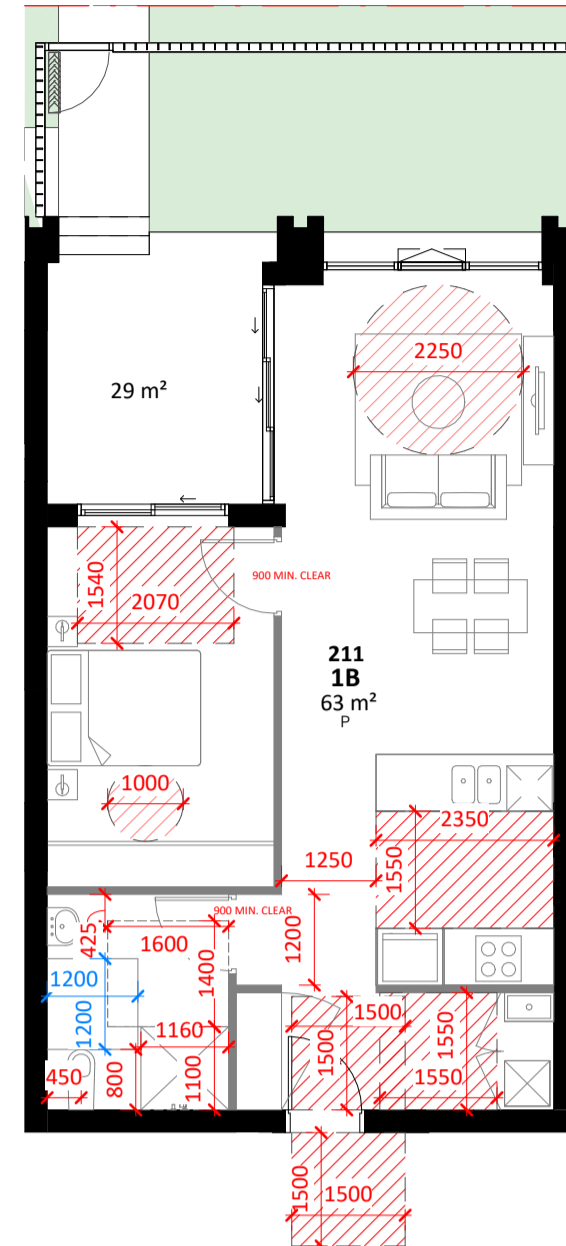
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D1-SECTIONS
SECTION C-C

Drawing Number
AR-DA-D10030

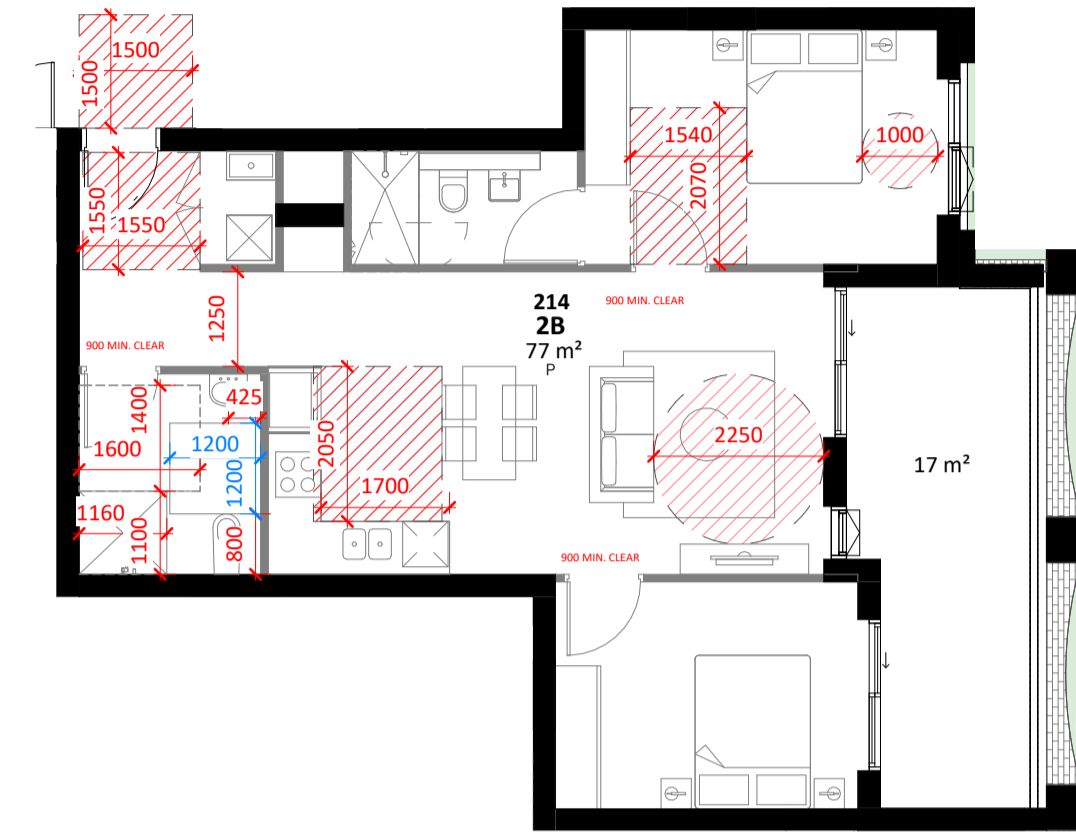
Revision
A01



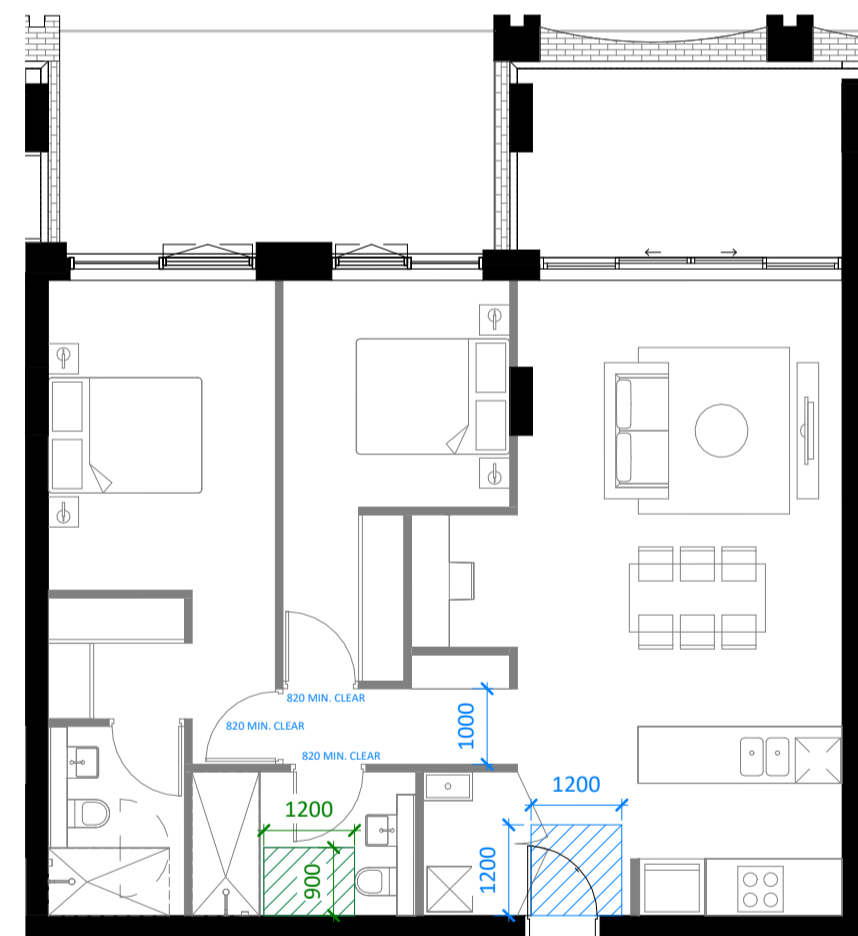
1 PLATINUM APARTMENT - 3B UNIT (UNIT 107)
1 : 100



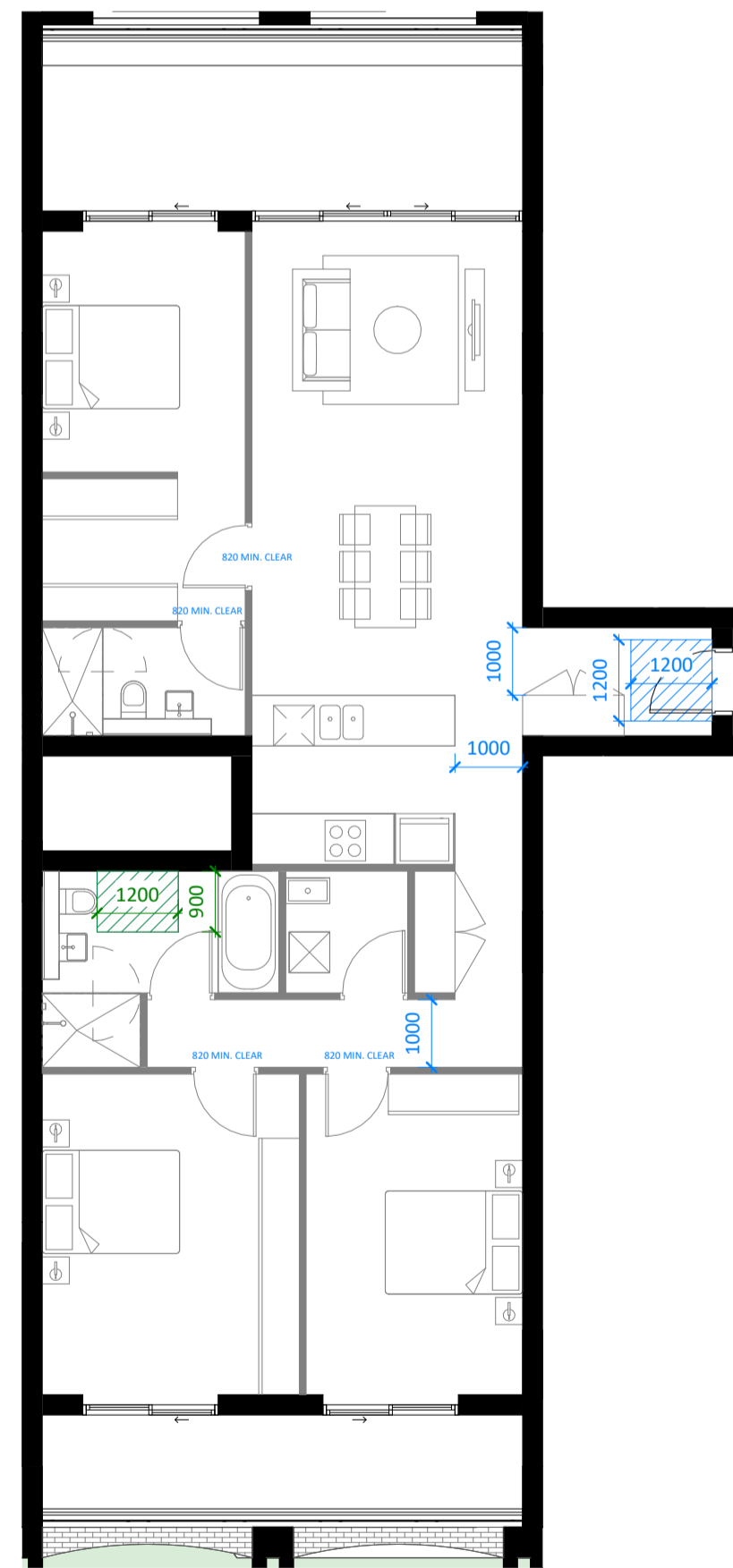
2 PLATINUM APARTMENT - 1B UNIT (UNIT 211)
1 : 100 UNIT 211, 212, 311, 312, 313
410, 411, 412, 510, 511, 512
609, 710



3 PLATINUM APARTMENT - 2B UNIT (UNIT 214)
1 : 100 UNIT 214, 315, 414, 514,



4 SILVER APARTMENT - 2B UNIT (UNIT 205)
1 : 100



5 SILVER APARTMENT - 3B UNIT (UNIT 210)
1 : 100

Key Plan:

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A01	DA SUBMISSION	TT	MS	03.03.25



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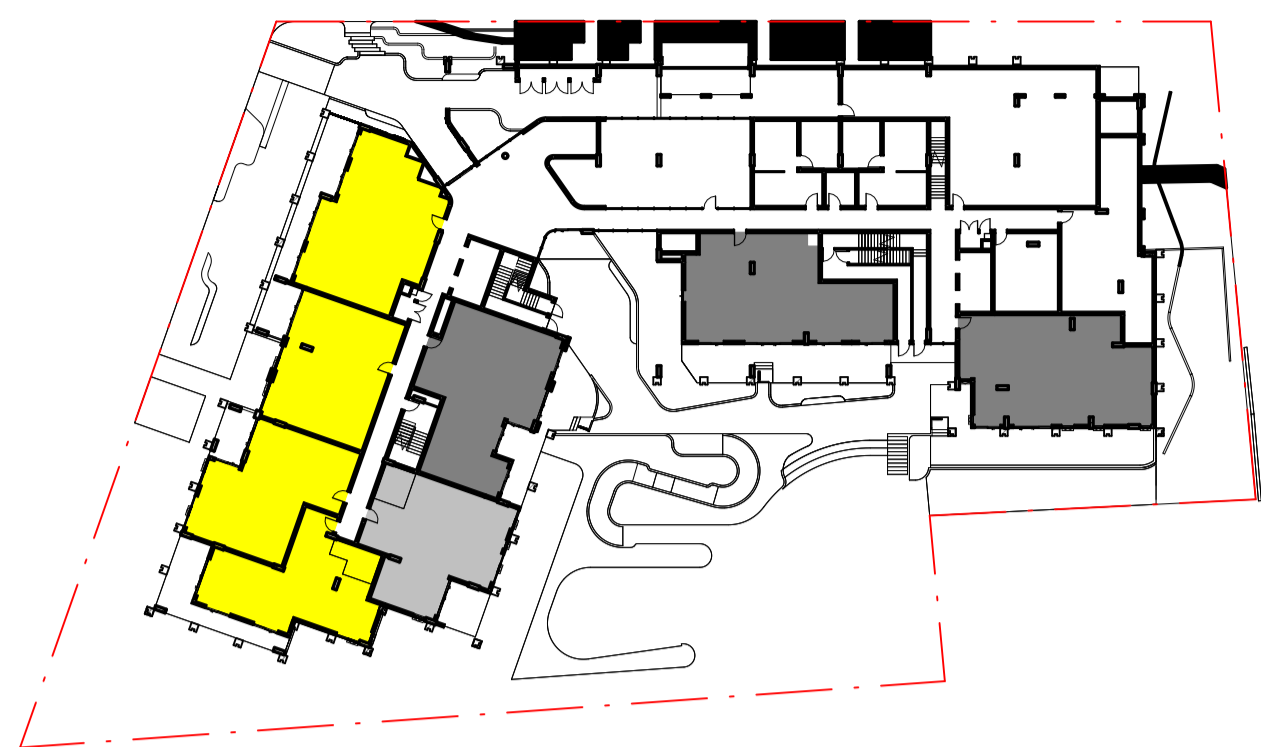
NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778
N Marojevic Architect No.11274



0 1 2 5 10 15m
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Project PA030530.01
BENT STREET LINFIELD
12-16 BENT STREET, LINDFIELD, NSW
2070
Status
DEVELOPMENT APPLICATION

Title
Q-COMPLIANCE DIAGRAMS
PLATINUM/ SILVER APARTMENT
Drawing Number
DA-Q2-0010
Revision
A01

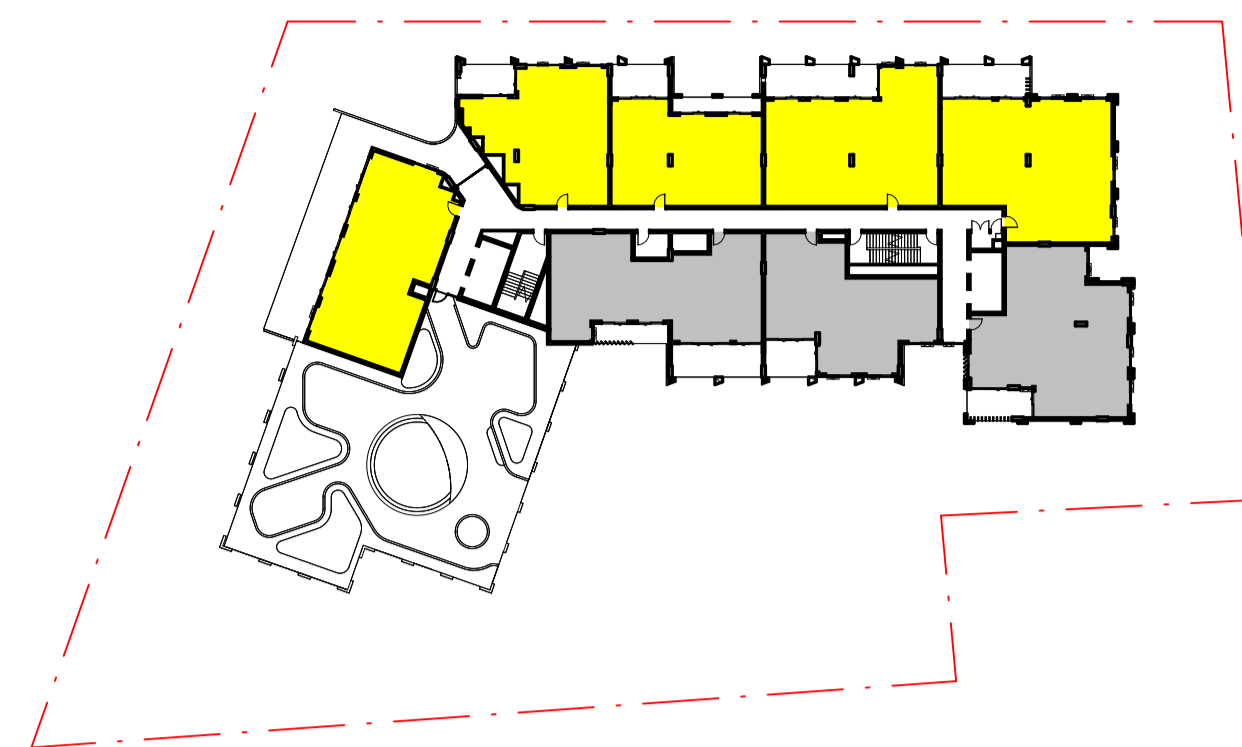
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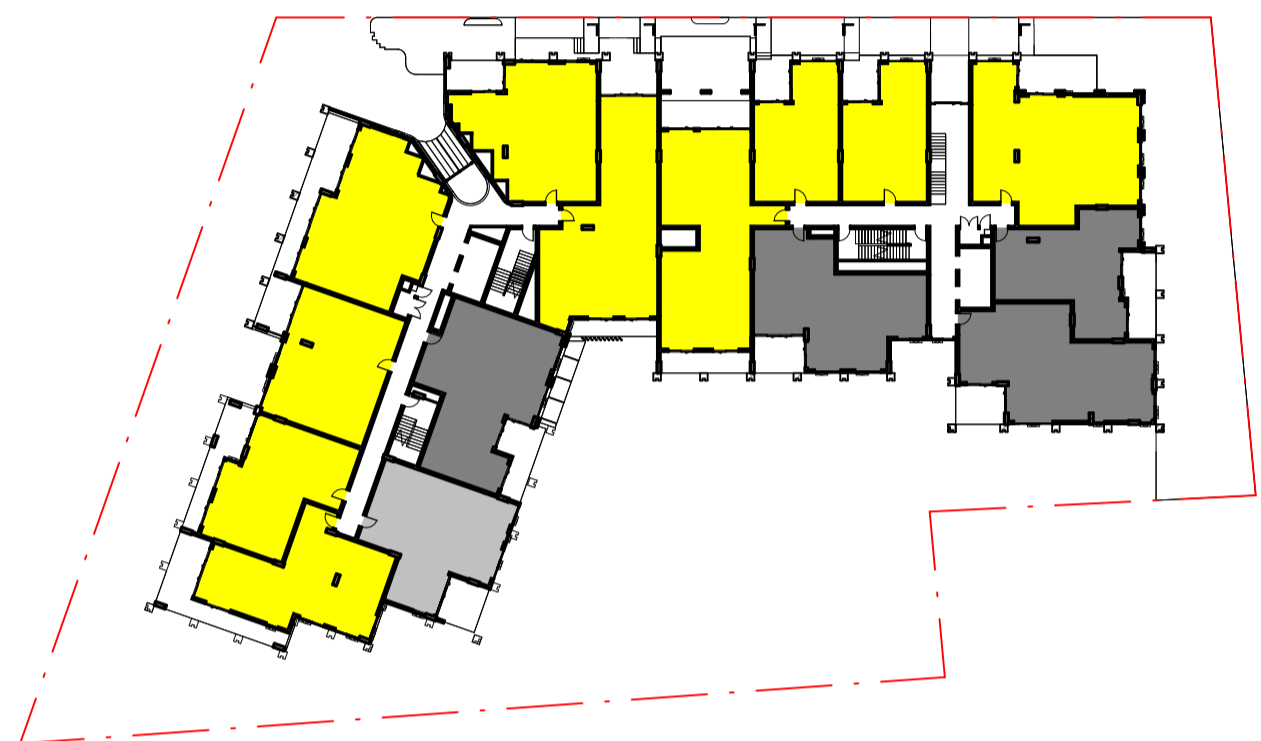
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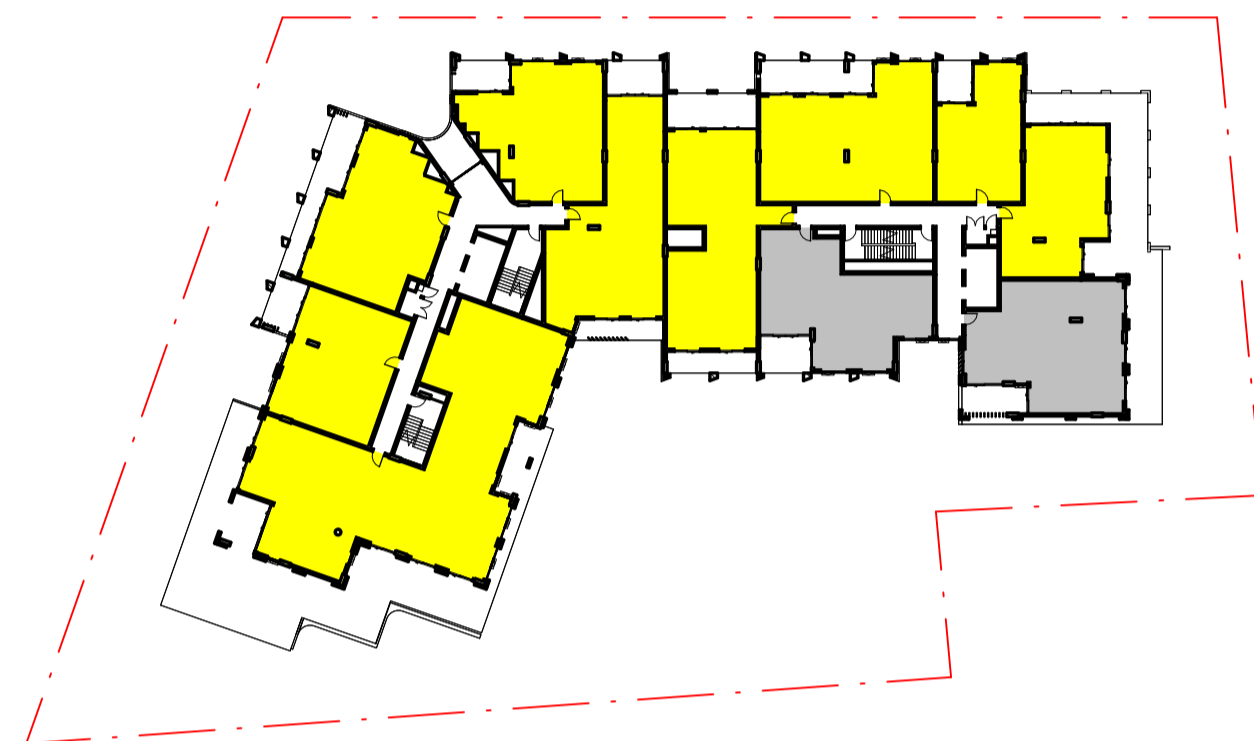
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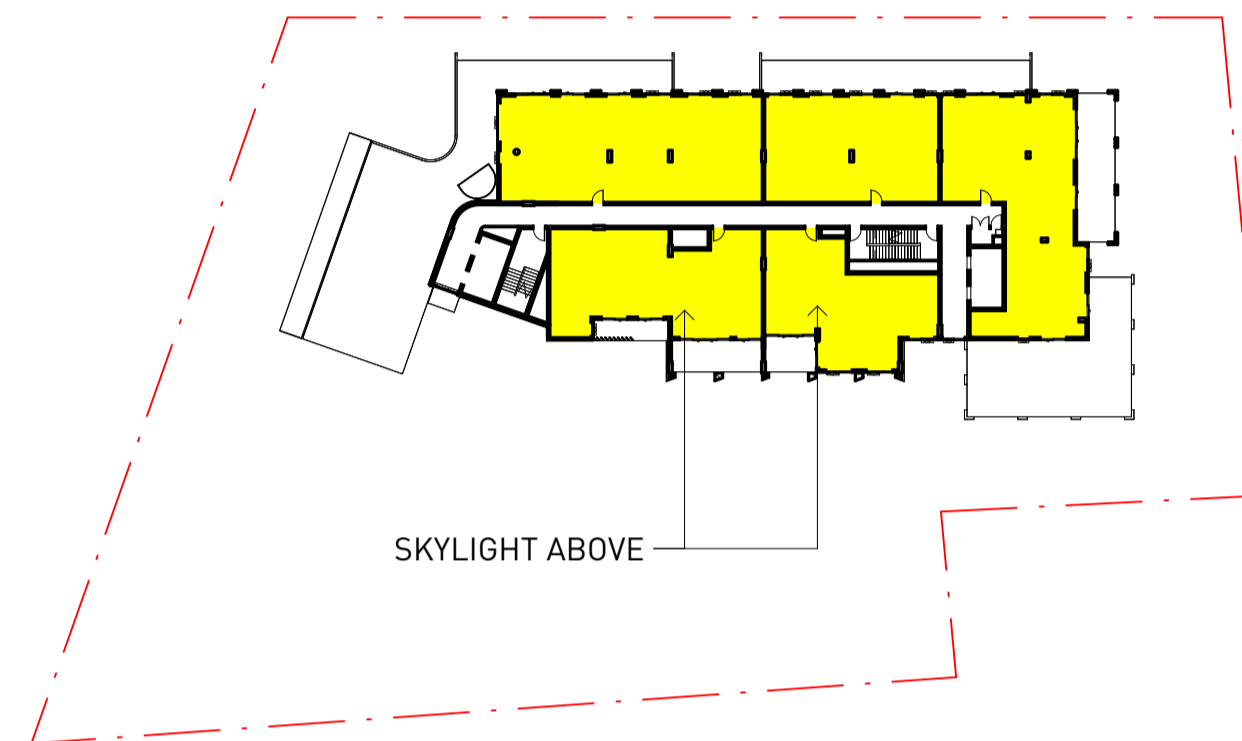
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L6



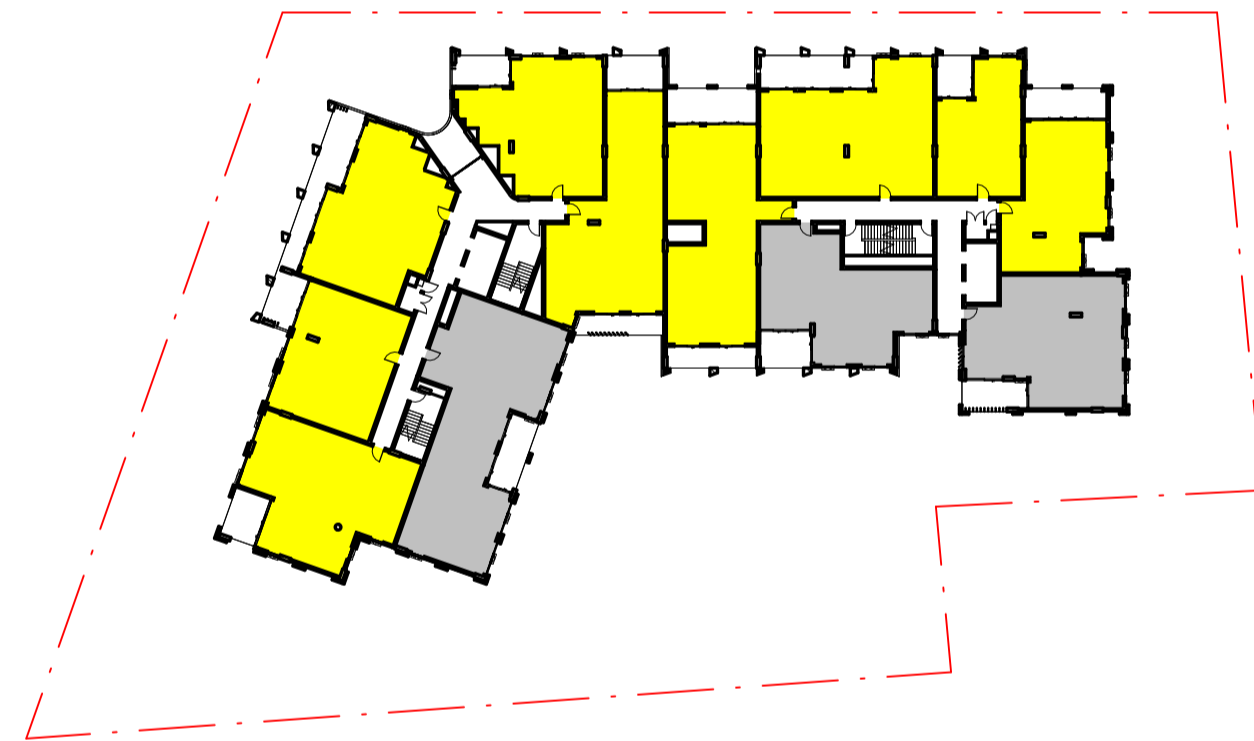
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L3



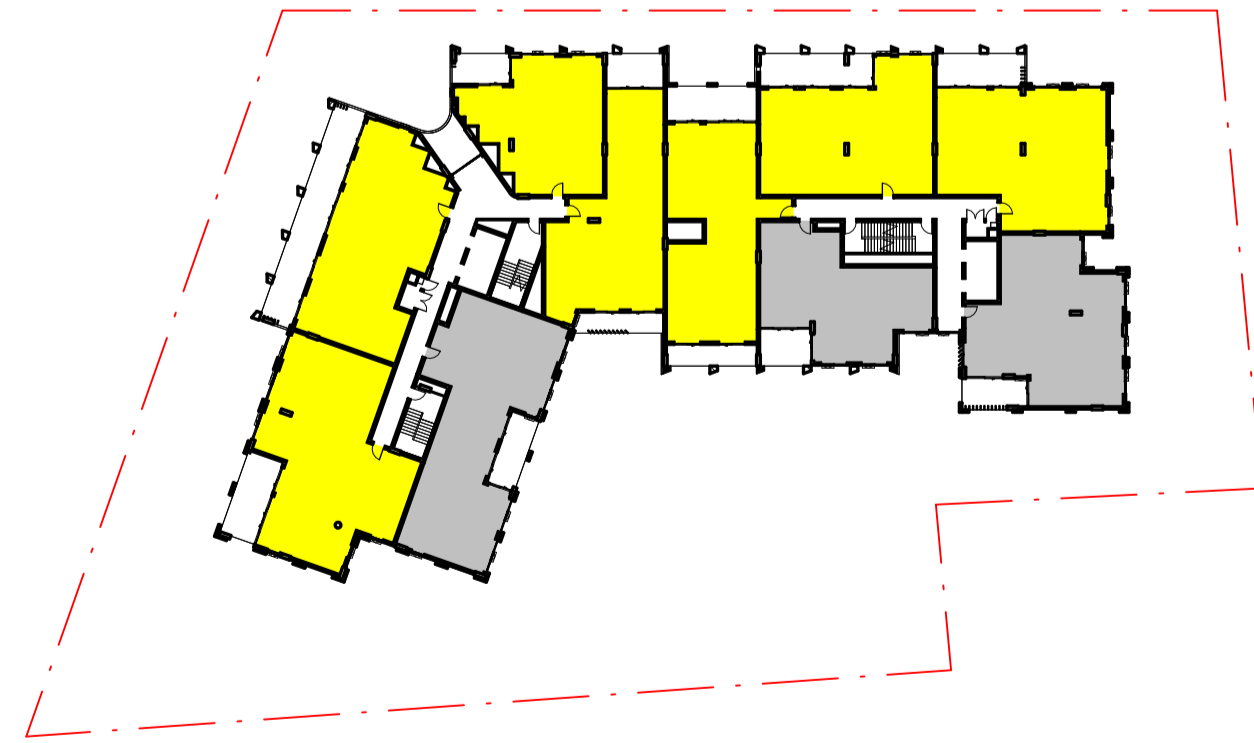
L7



L4



L8

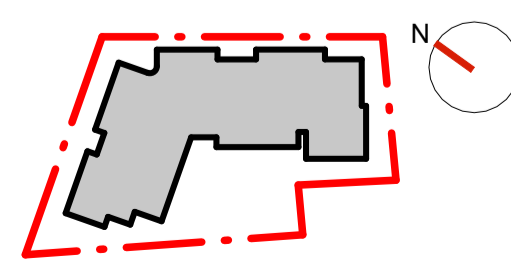


SOLAR ACCESS SUMMARY

SOLAR ACCESS	UNIT COUNT	PERCENTAGE
>2HRS	82	71.3%
<2HRS	17	14.8%
0HRS	16	13.9%
TOTAL	115	

>2HRS
 <2HRS
 0HR

Key Plan:



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A01	DA SUBMISSION	TT	MS	03.03.25



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0 1 2 5 10 15m
 As indicated @ A1

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

Status
 DEVELOPMENT APPLICATION

Title
 Q-COMPLIANCE DIAGRAMS
SOLAR ACCESS COMPLIANCE
 DIAGRAMS

AR-DA-Q3-0010

Revision
A01



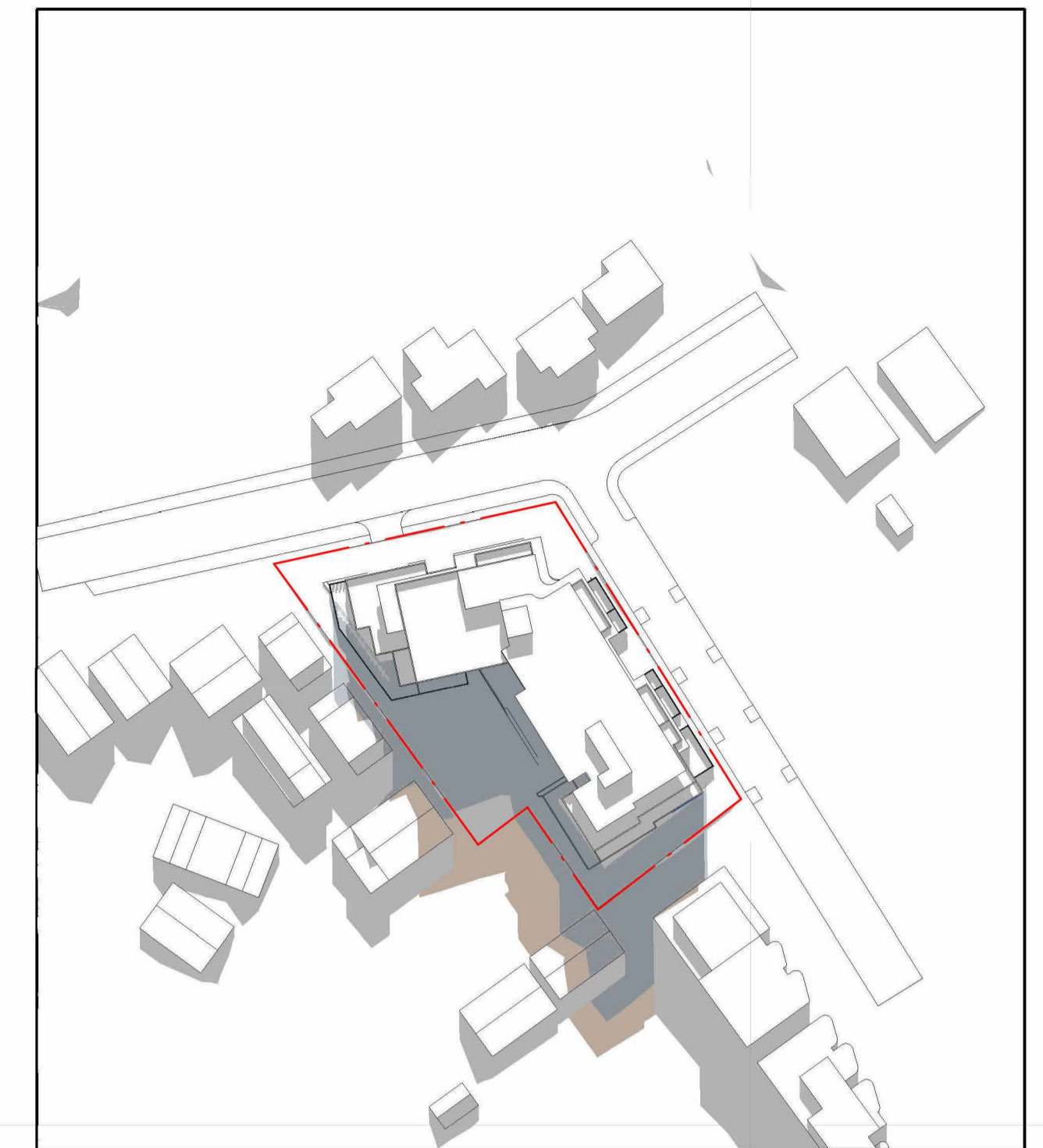
21 June 0900



21 June 1000



21 June 1100



21 June 1200



21 June 1300



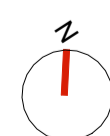
21 June 1400



21 June 1500

-  SITE BOUNDARY
-  TOD SHADOW
-  ADDITIONAL SHADOW

Key Plan:



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Rev	Amendment	By	Chk*	Date
A01	DA SUBMISSION	TT	MS	03.03.25



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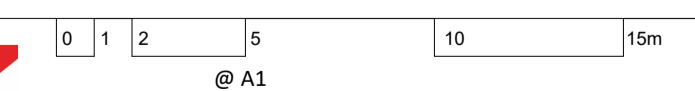


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Peddie Thorp & Walker P/L
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trading as PTW Architects

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



Project PA030530.01

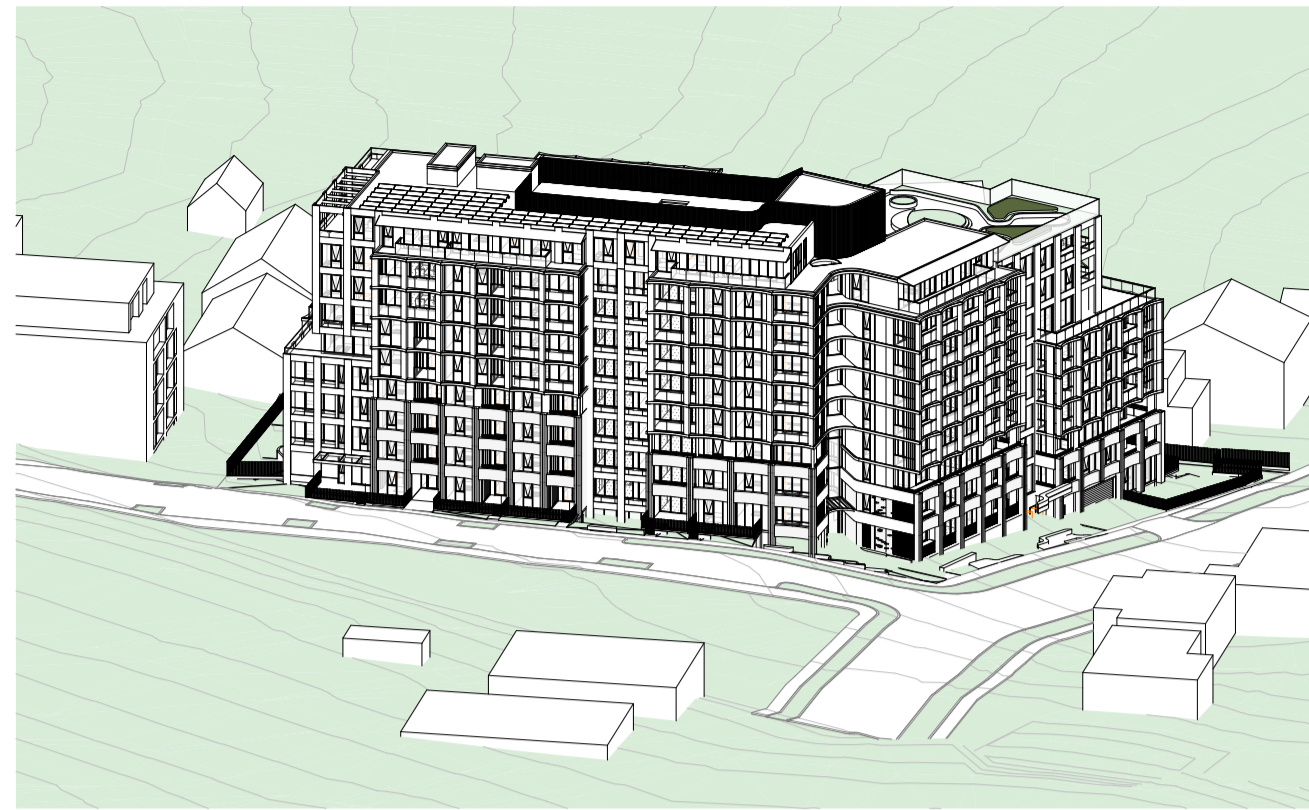
BENT STREET LINFIELD
12-16 BENT STREET, LINDFIELD, NSW
2070

Status
DEVELOPMENT APPLICATION

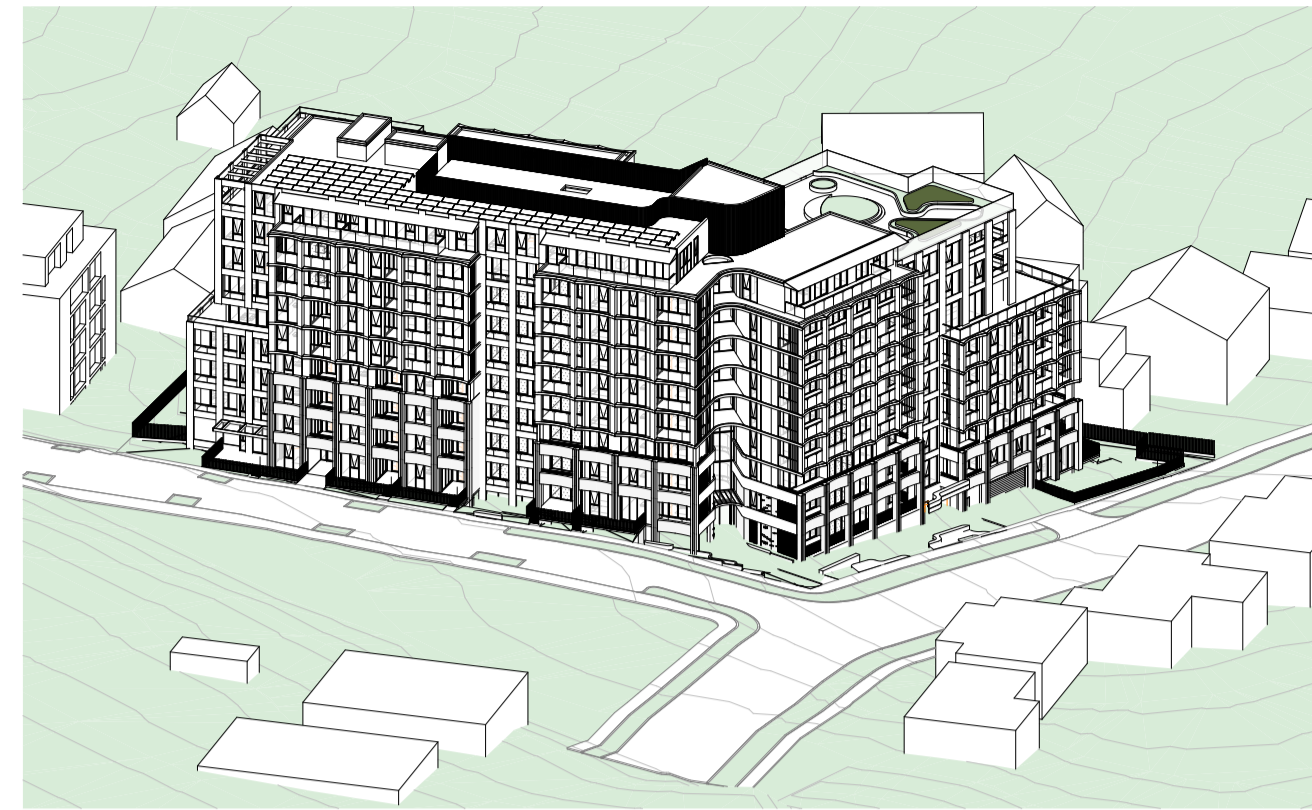
Title
Q-COMPLIANCE DIAGRAMS
SHADOW DIAGRAM

Drawing Number
DA-Q3-0020

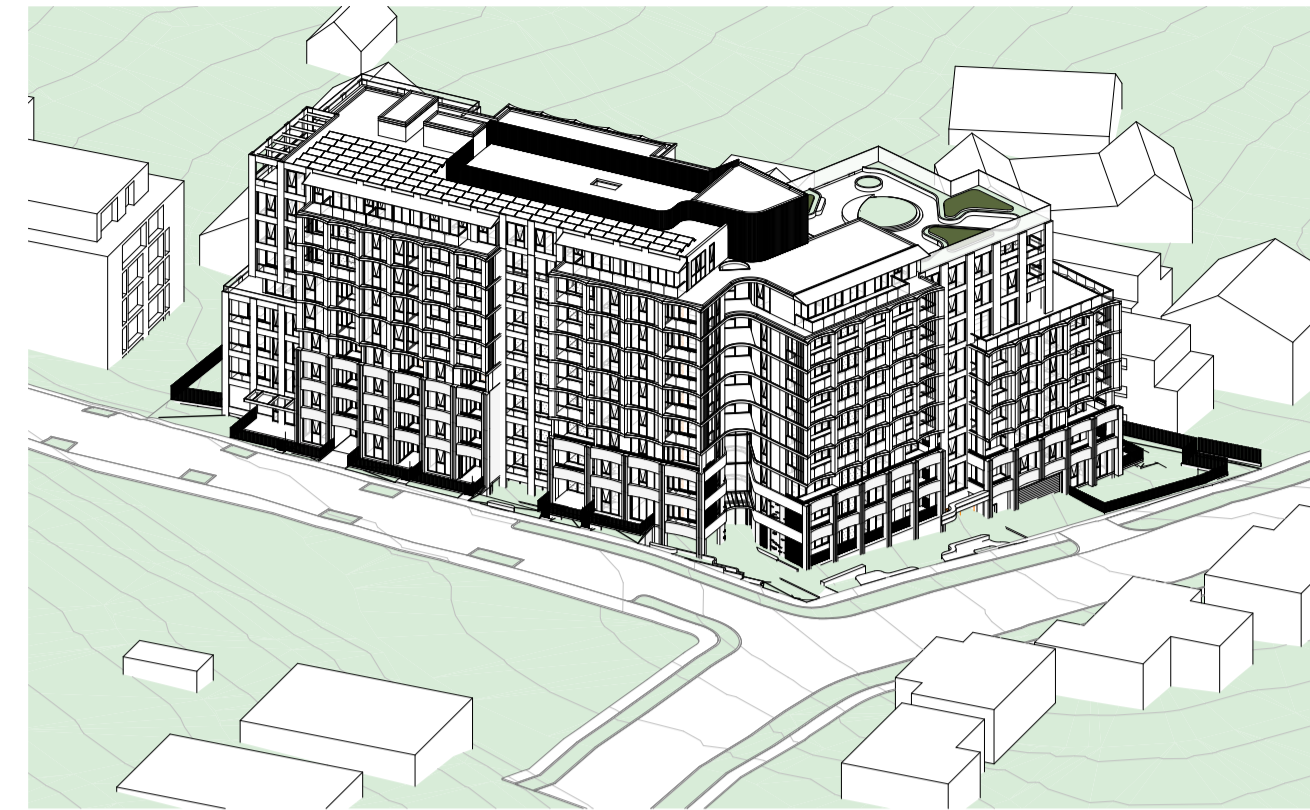
Revision
A01



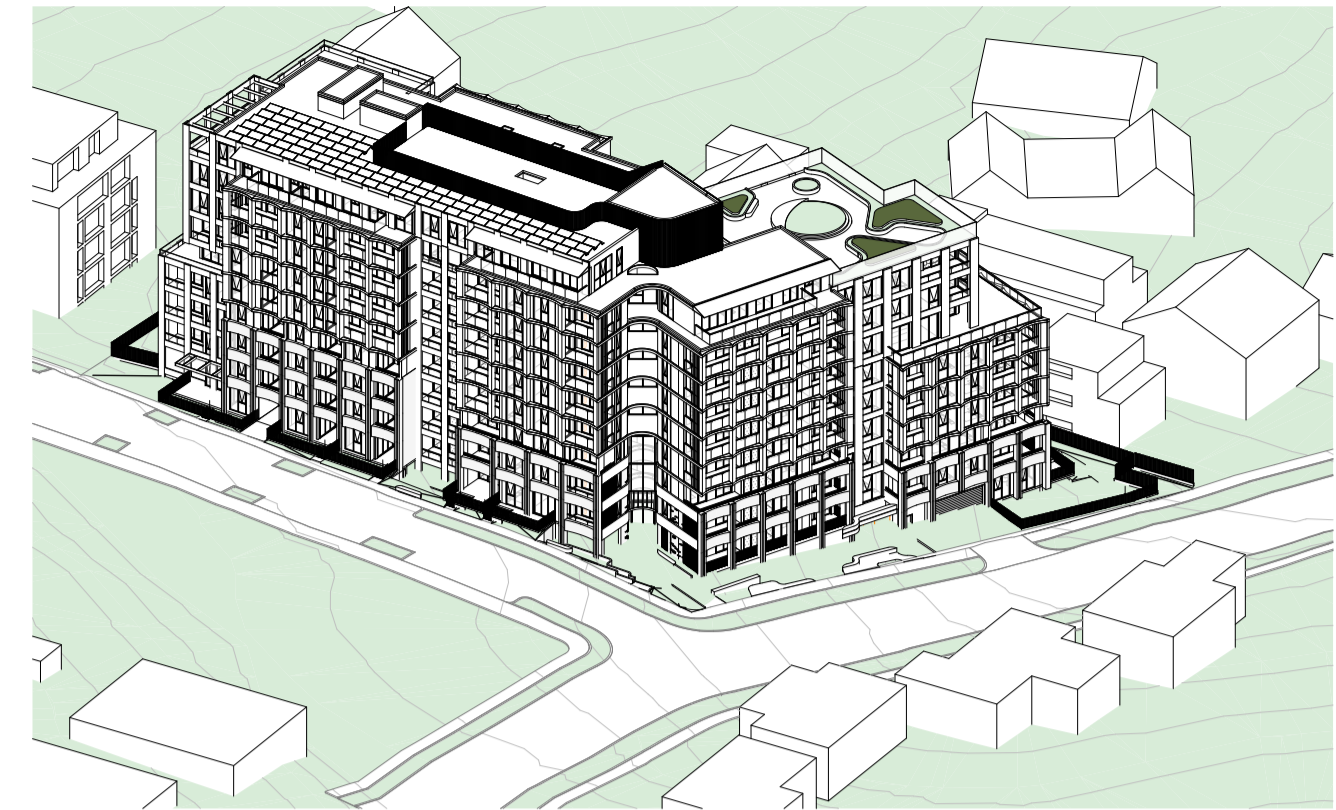
21 June 0900



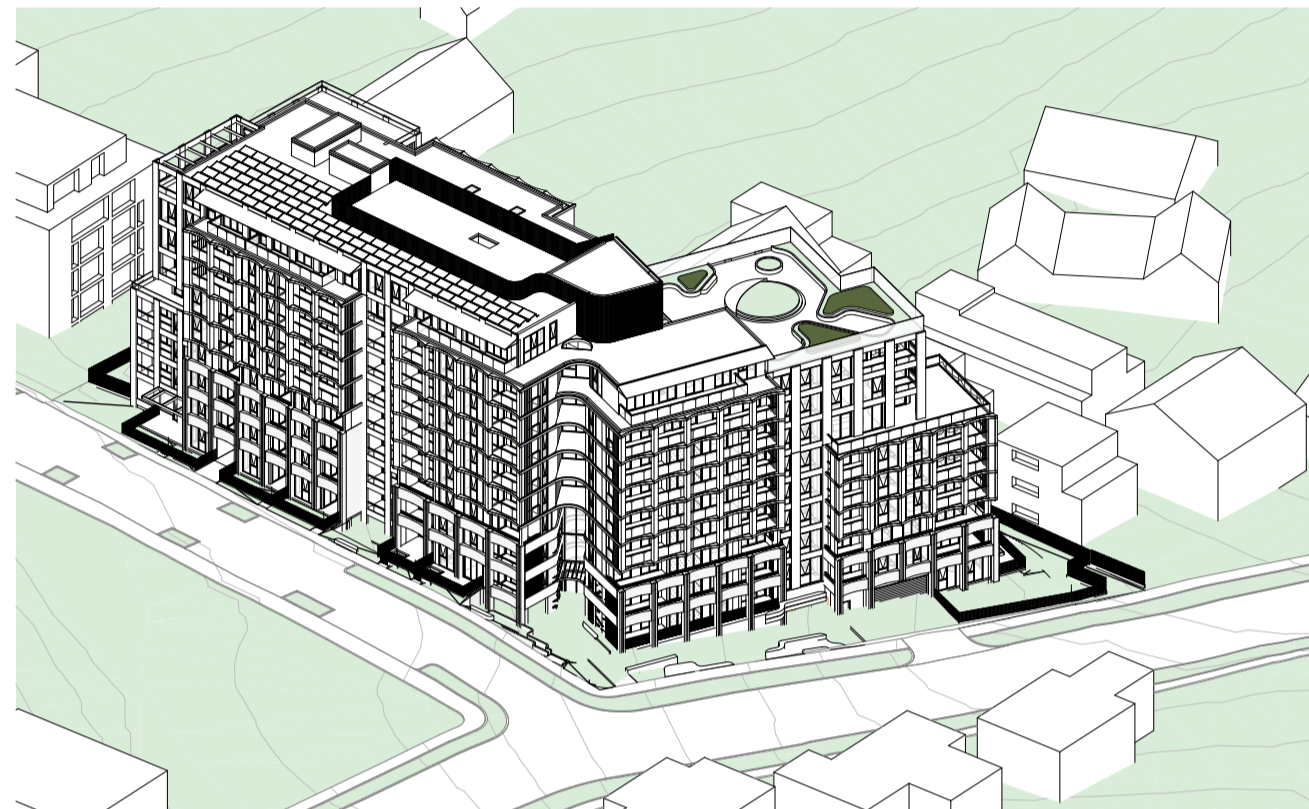
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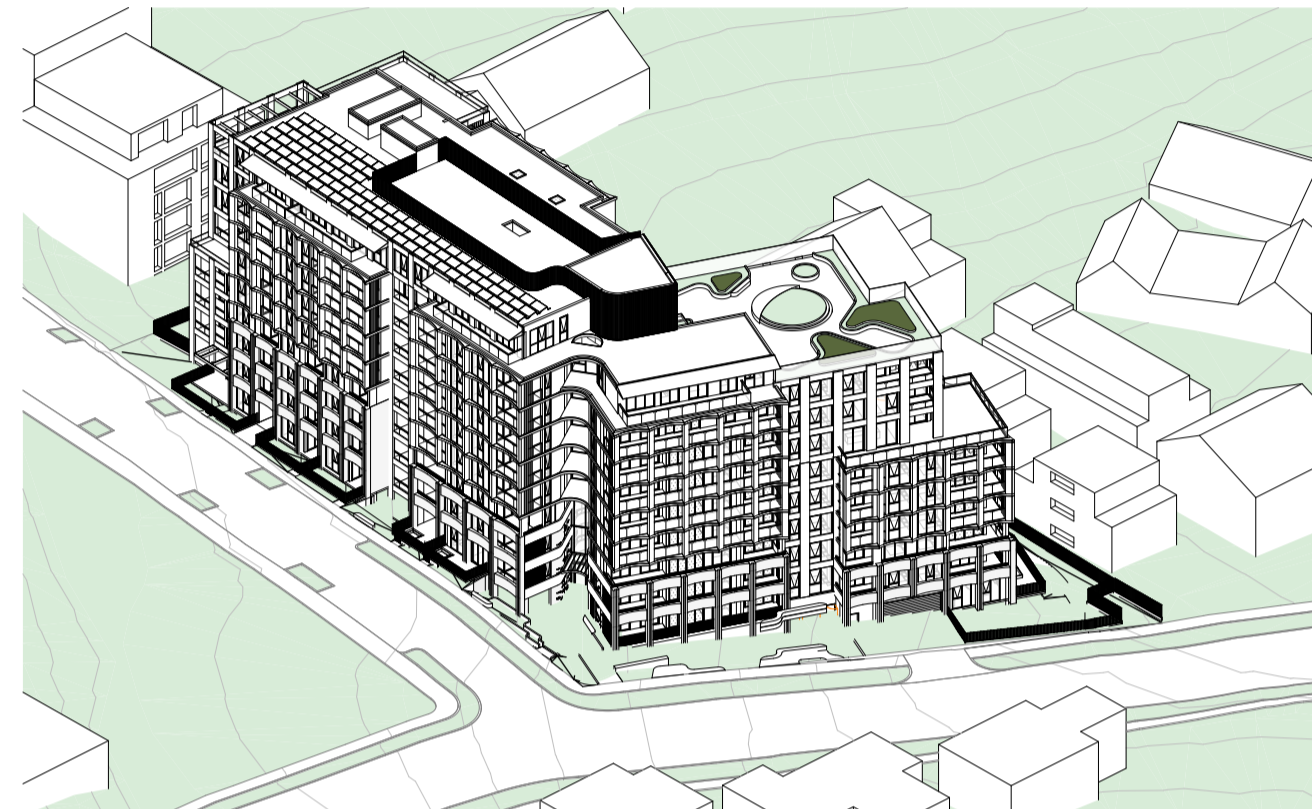
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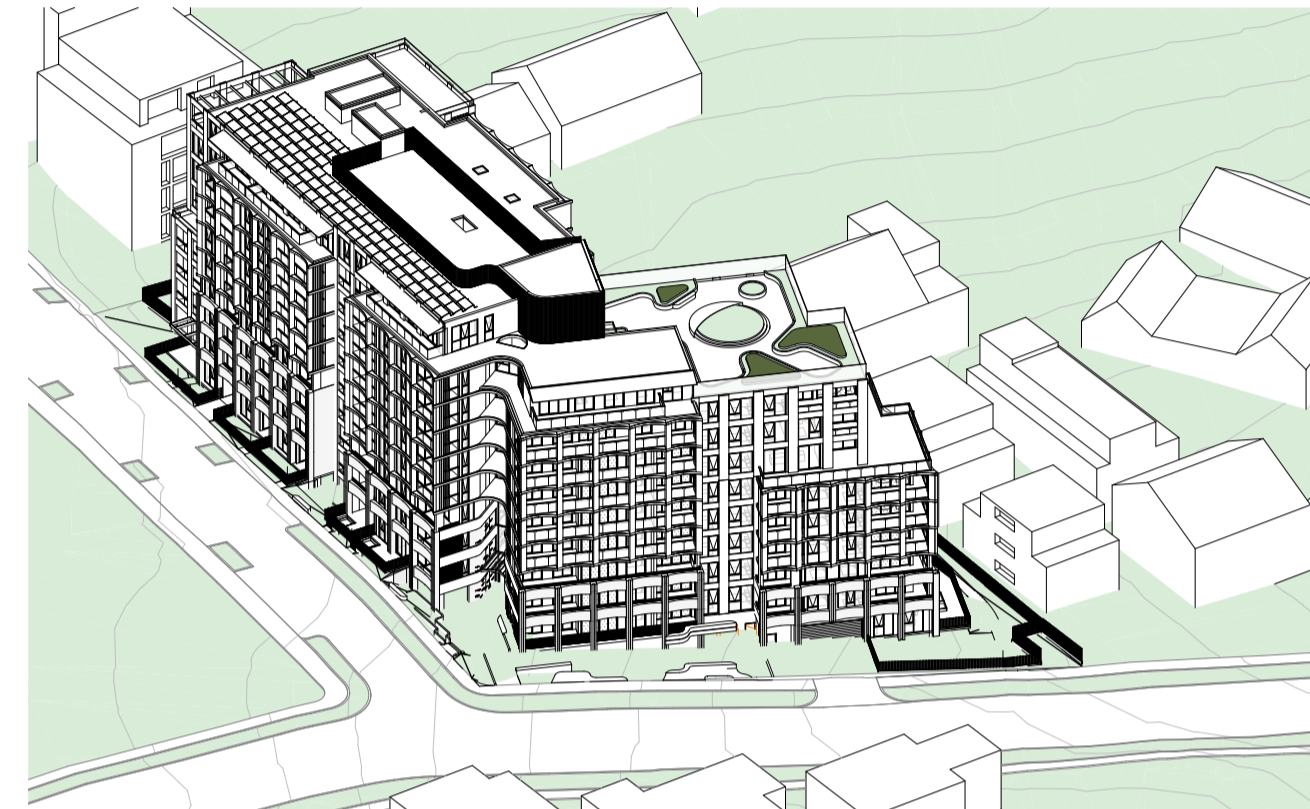
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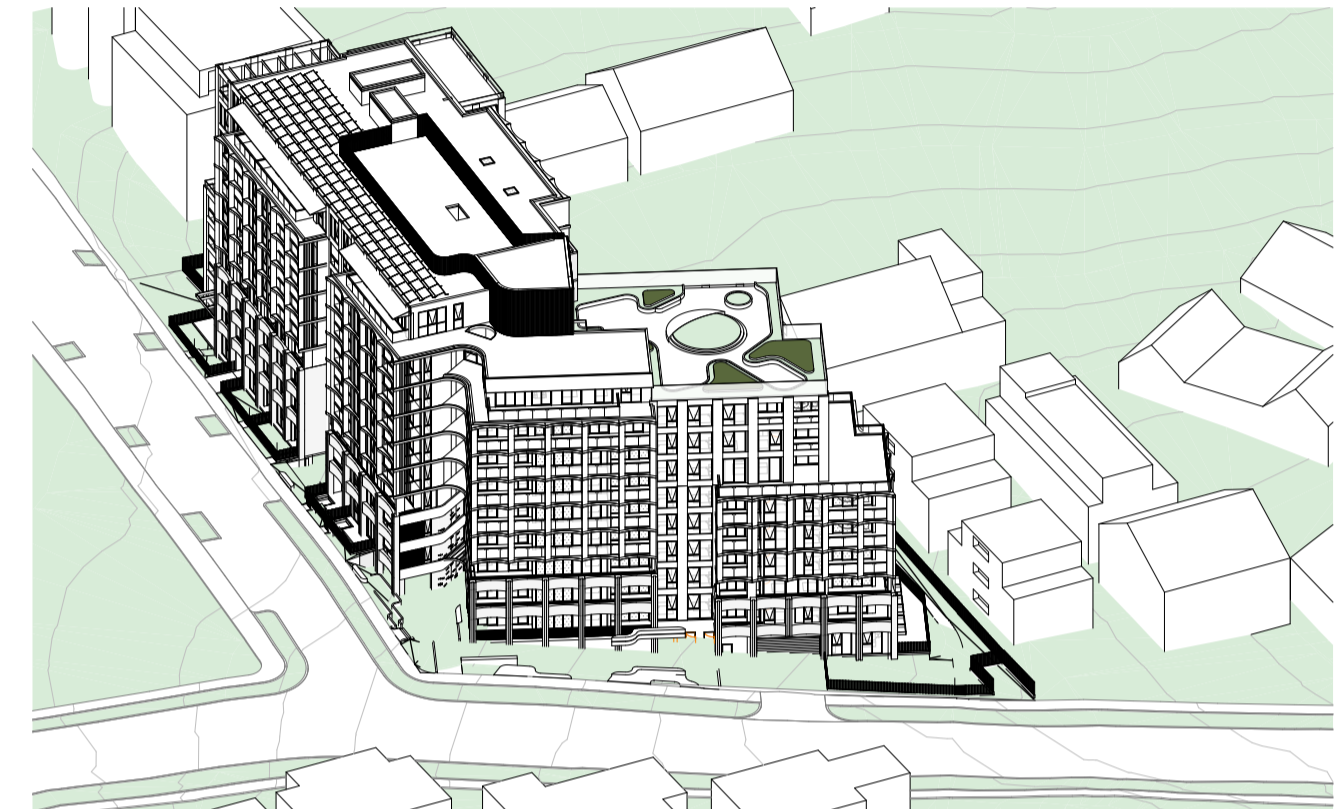
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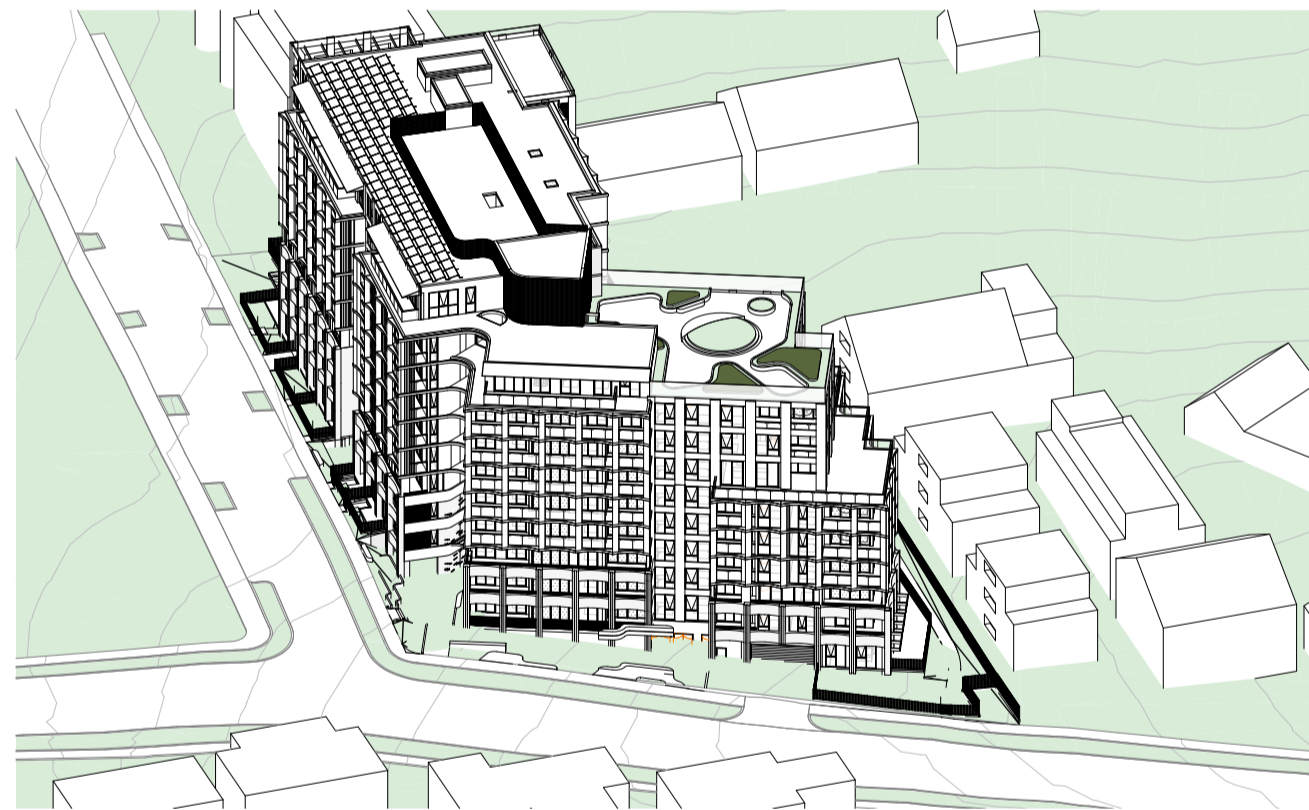
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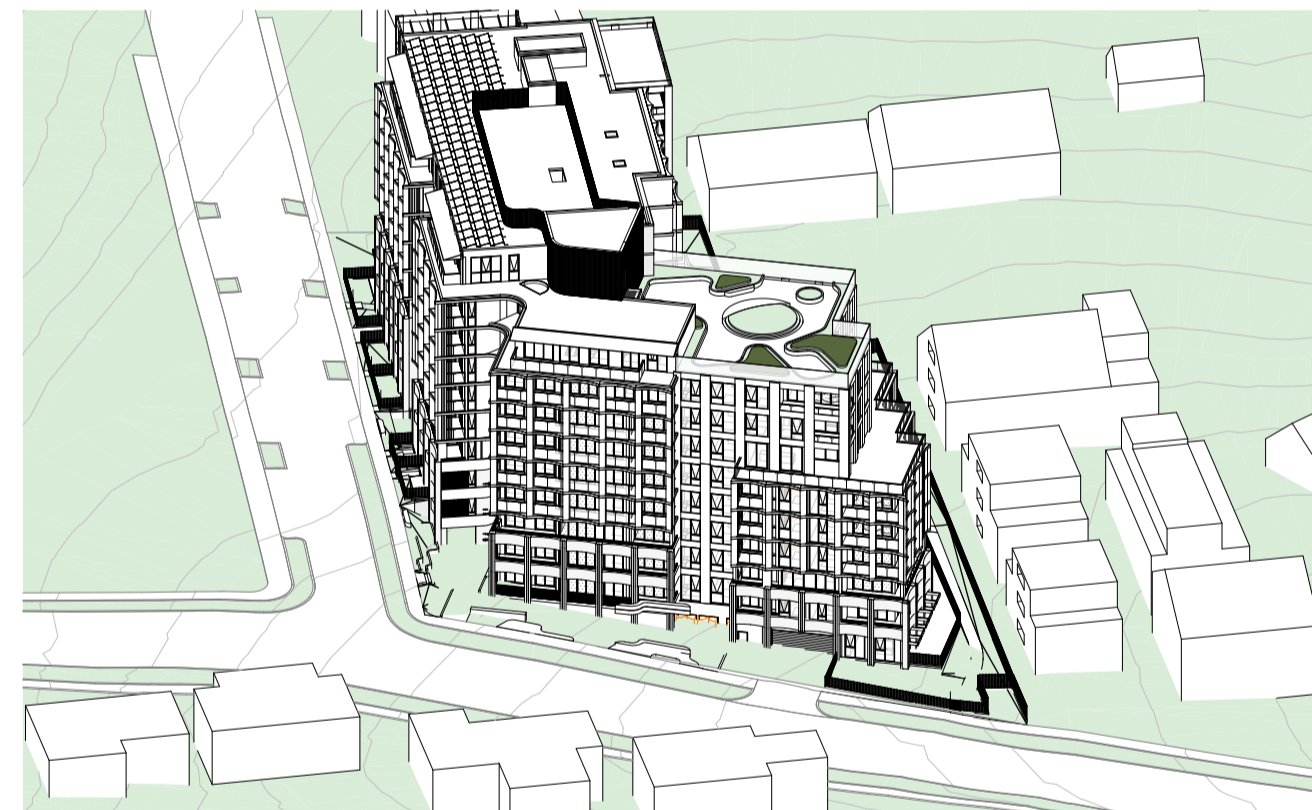
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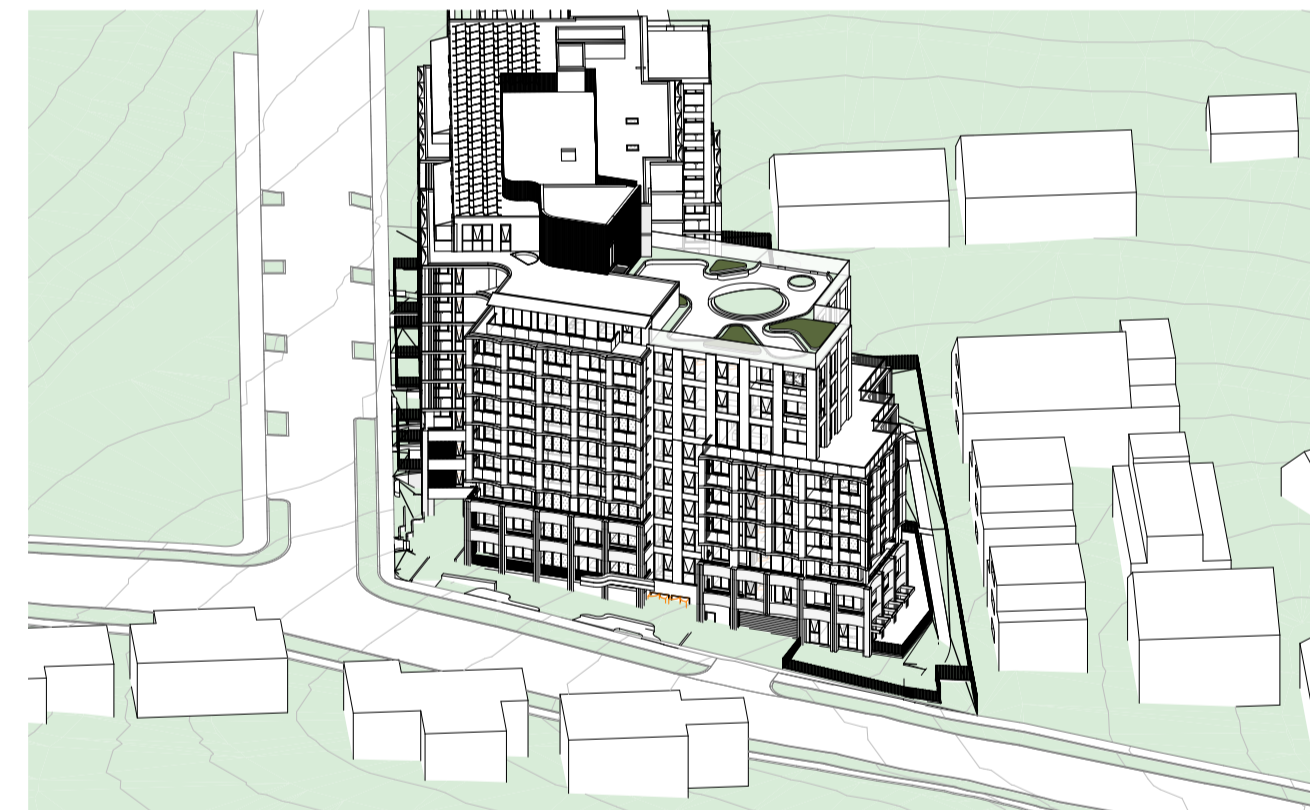
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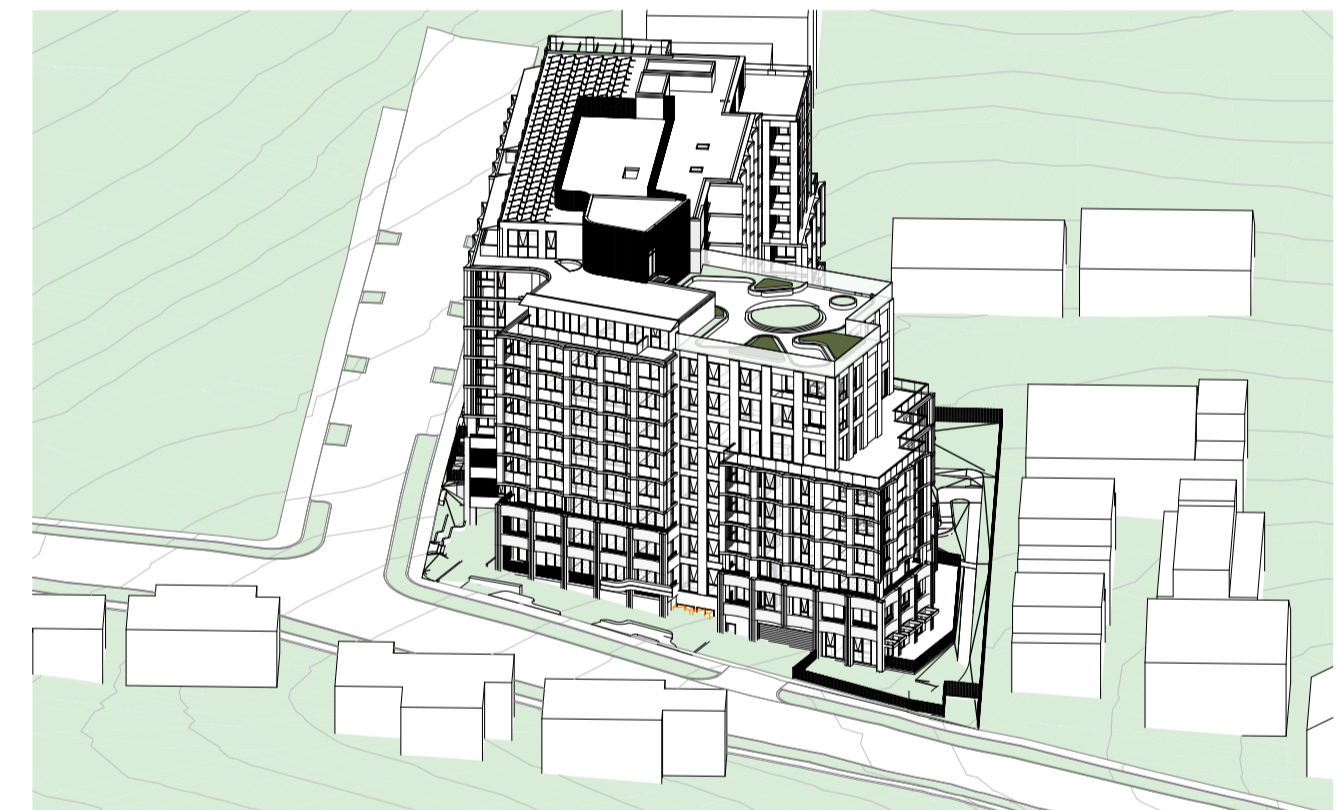
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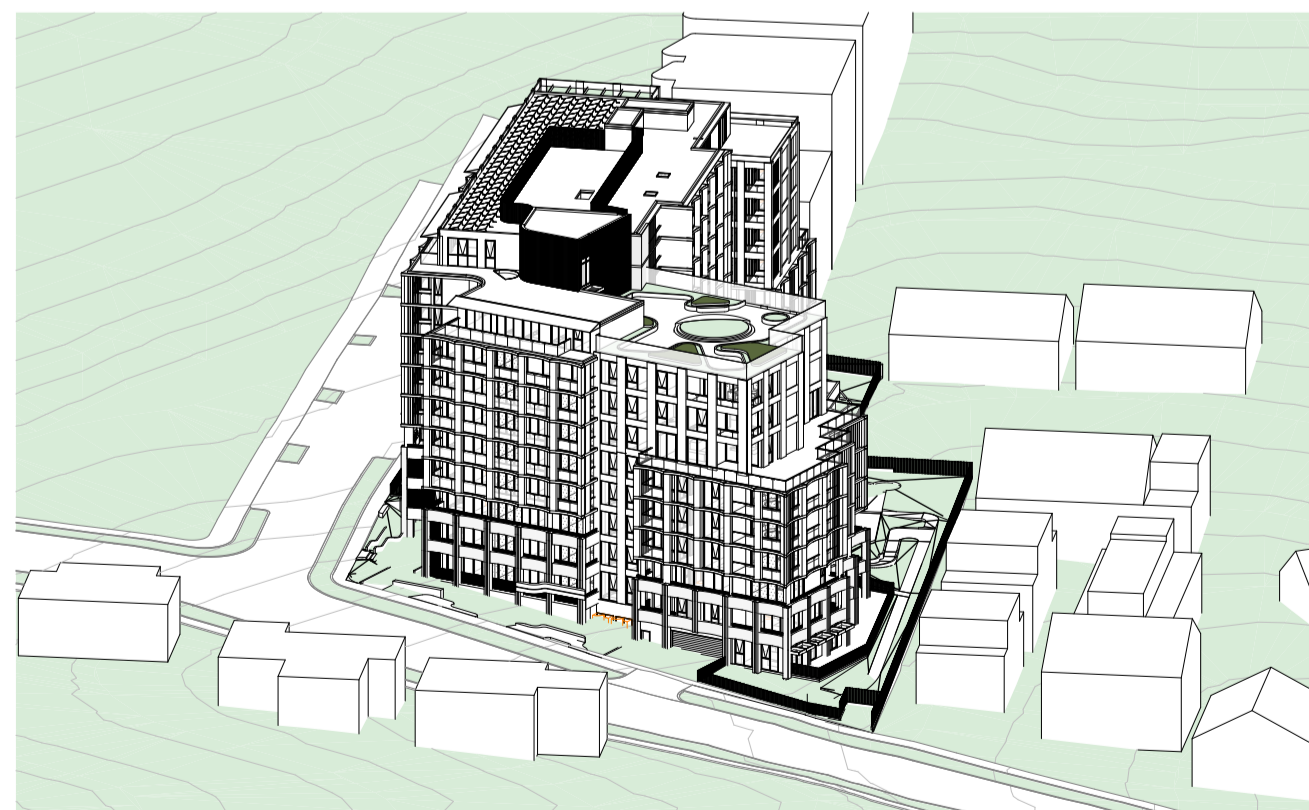
21 June 1330



21 June 1400



21 June 1430



21 June 1500

Key Plan:

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Rev	Amendment	By	Chk*	Date
A01	DA SUBMISSION	TT	MS	03.03.25



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



0 1 2 5 8m Title
Q-COMPLIANCE DIAGRAMS
SUN EYE VIEW

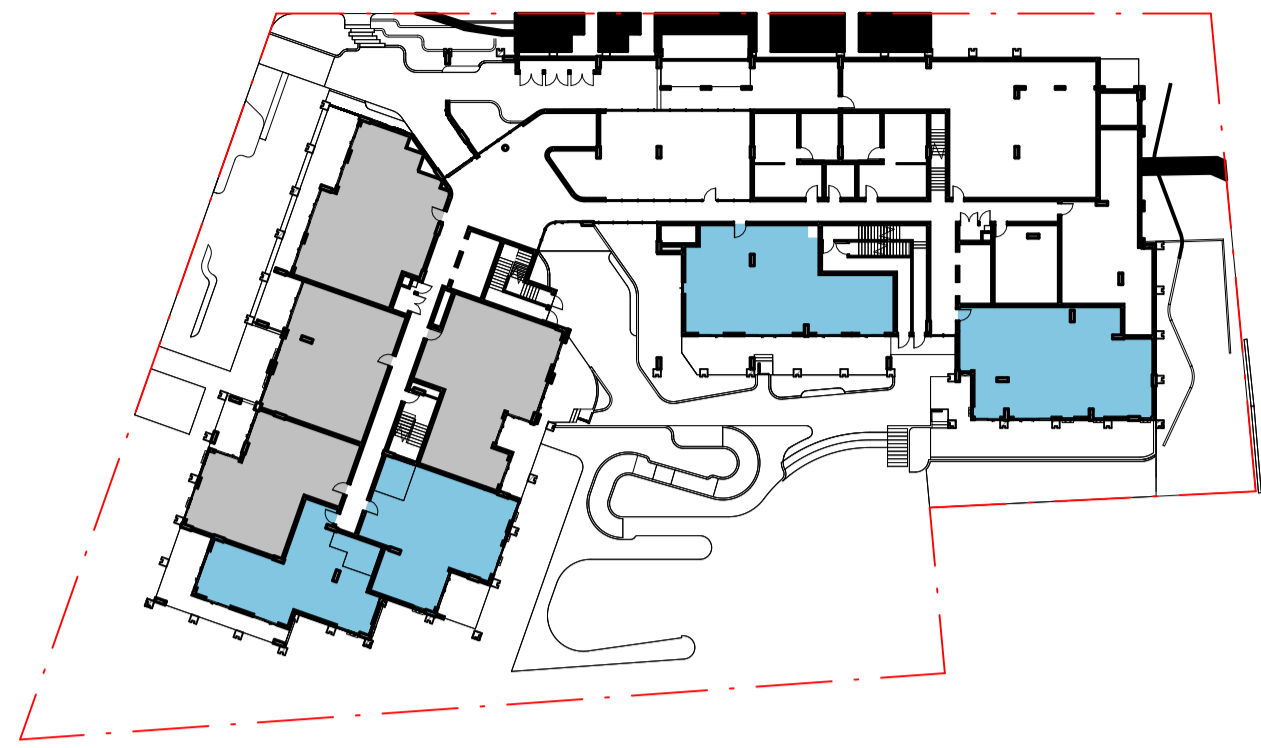
Project PA030530.01
BENT STREET LINFIELD
12-16 BENT STREET, LINDFIELD, NSW
2070

Status
DEVELOPMENT APPLICATION

Drawing Number
AR-Q3-0031

Revision
A01

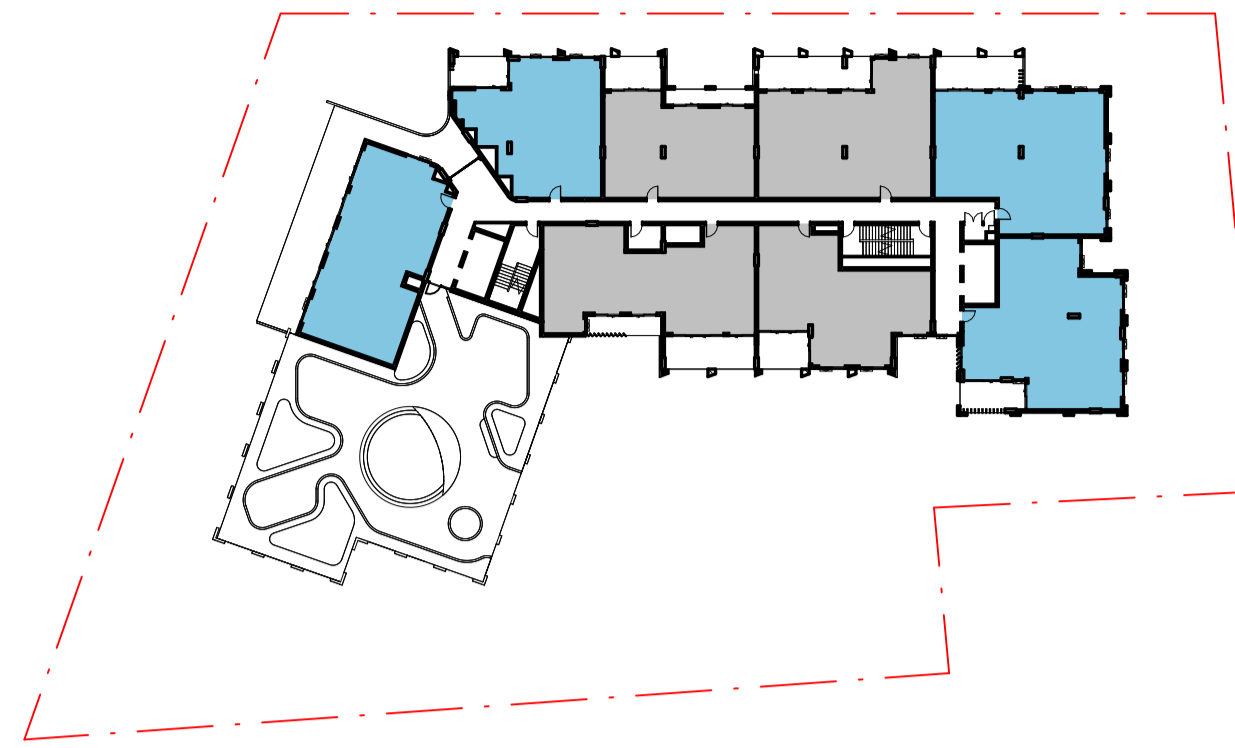
L1



L5



L9



L2



L6



L3



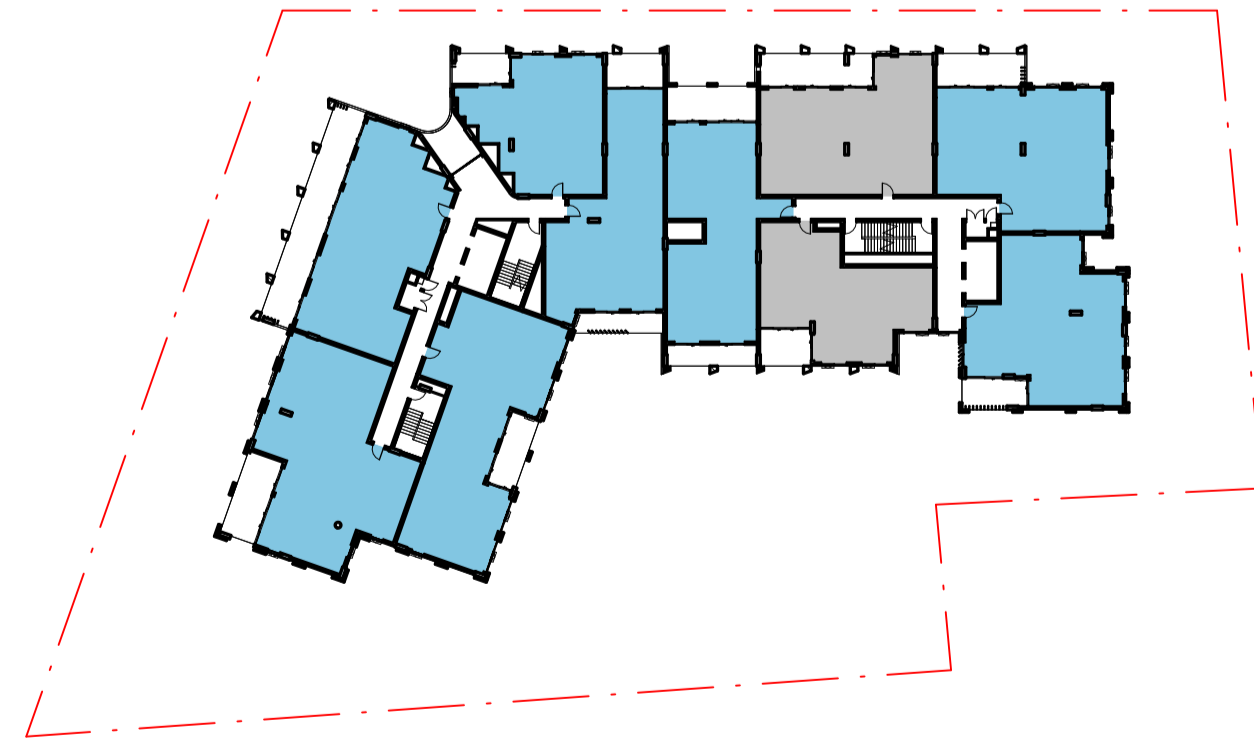
L7



L4



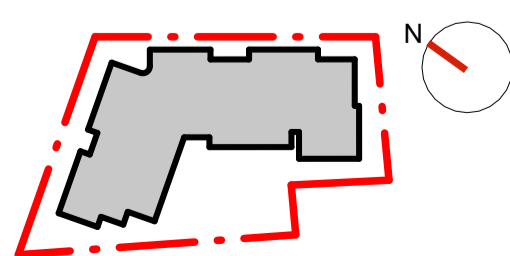
L8



CROSS VENTILATION SUMMARY		
CROSS VENTILATION	UNIT COUNT	PERCENTAGE
YES	66	60.0%
NO	44	40.0%
TOTAL	110	

■ CROSS VENTILATION
■ NO CROSS VENTILATION

Key Plan:



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Rev Amendment

A01 DA SUBMISSION

By Chk* Date

TT MS 03.03.25



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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

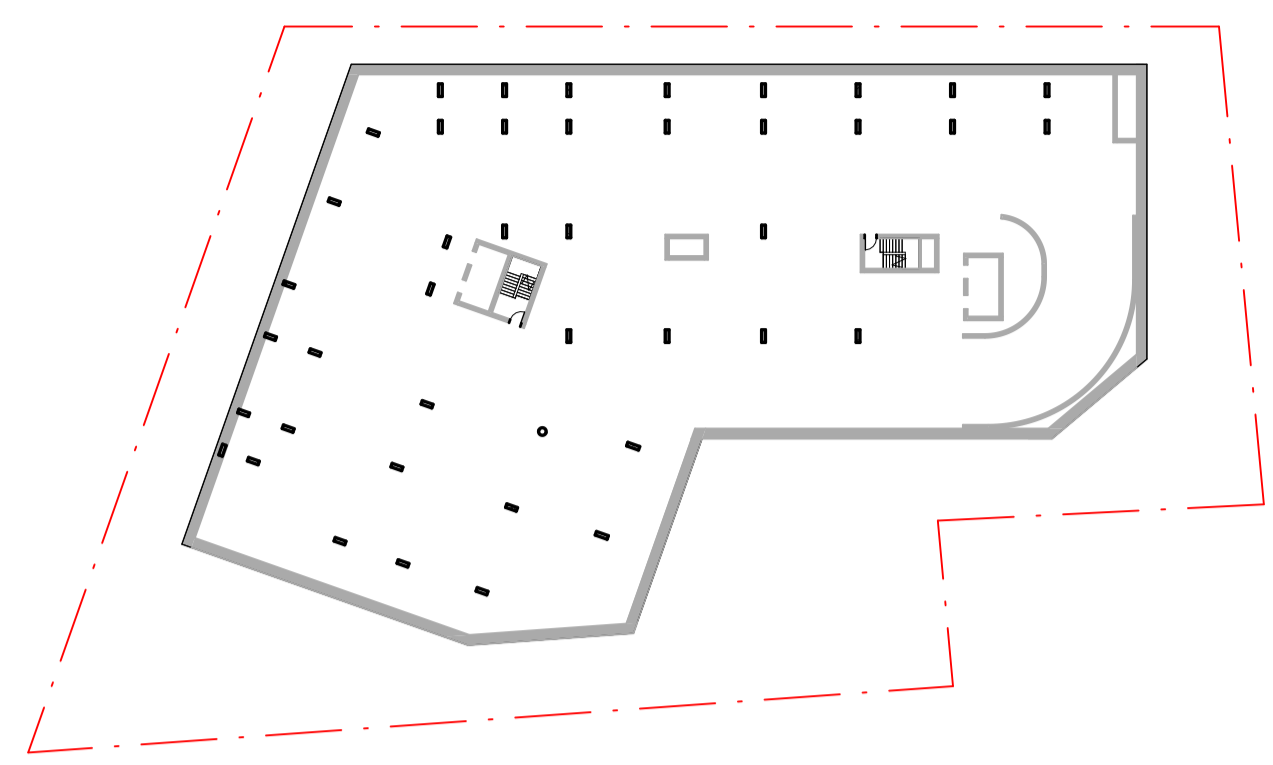
Project PA030530.01
BENT STREET LINFIELD
 12-16 BENT STREET, LINDFIELD, NSW
 2070

Status
 DEVELOPMENT APPLICATION

Title
 Q-COMPLIANCE DIAGRAMS
CROSS VENTILATION
COMPLIANCE DIAGRAMS

Drawing Number
AR-DA-Q4-0010

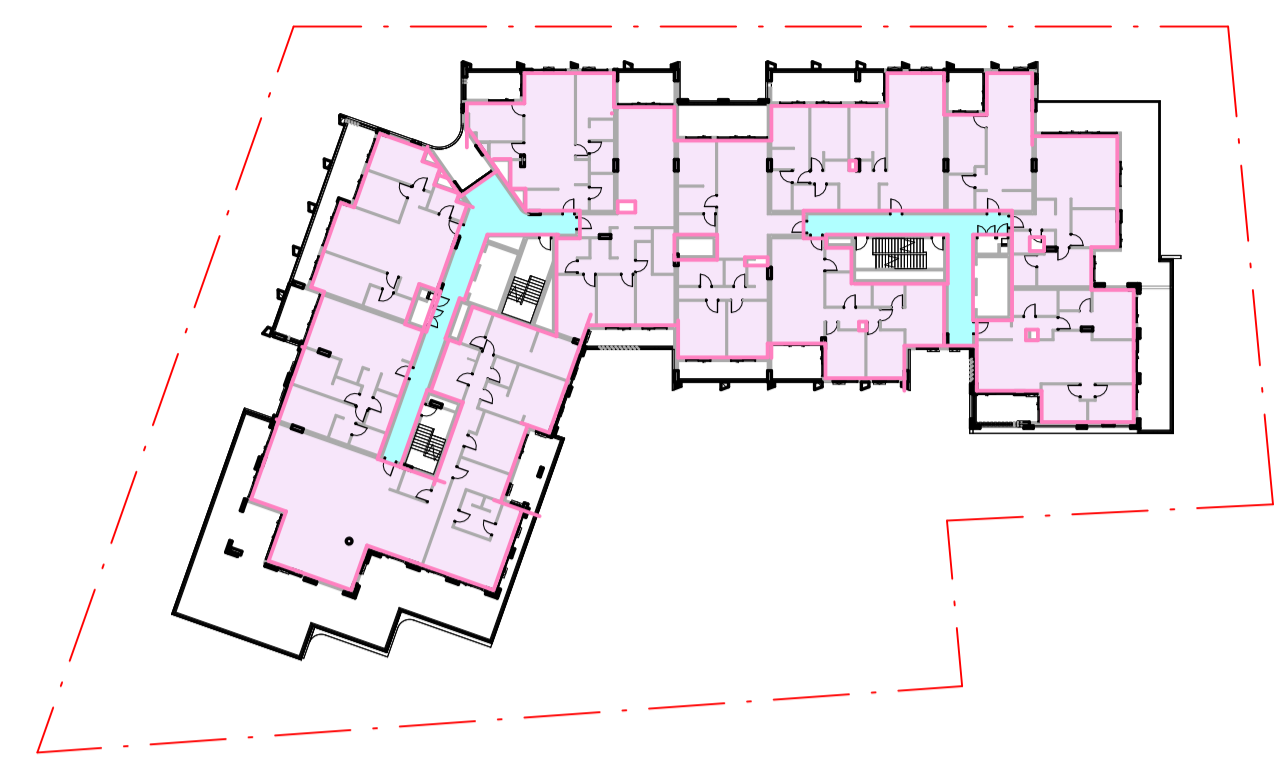
Revision
A01



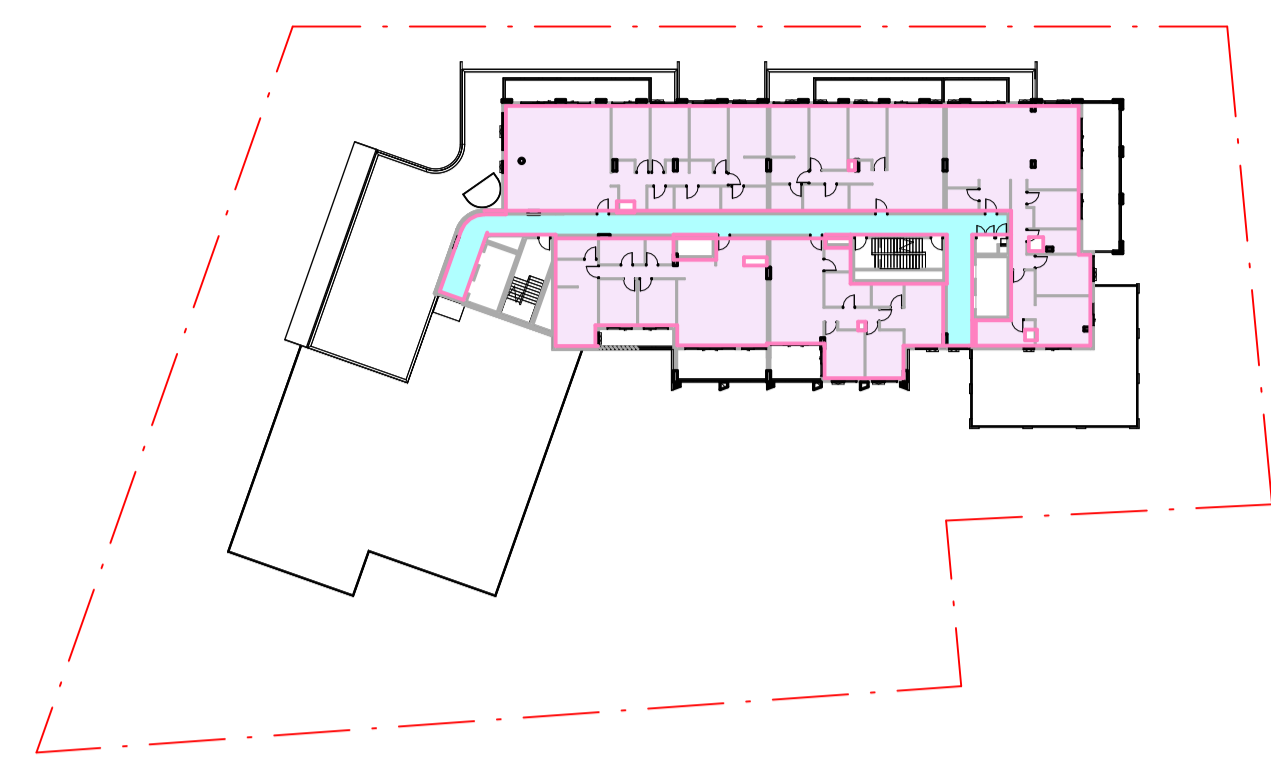
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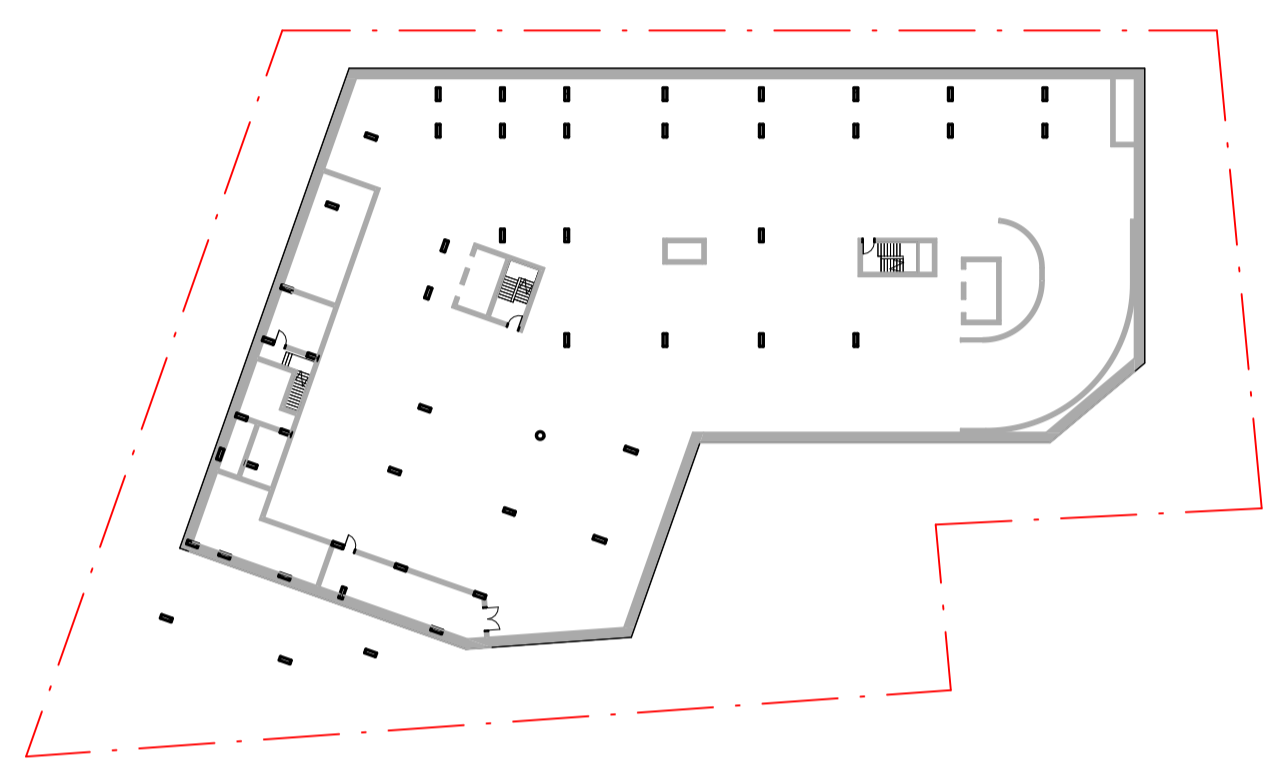
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GFA_L6



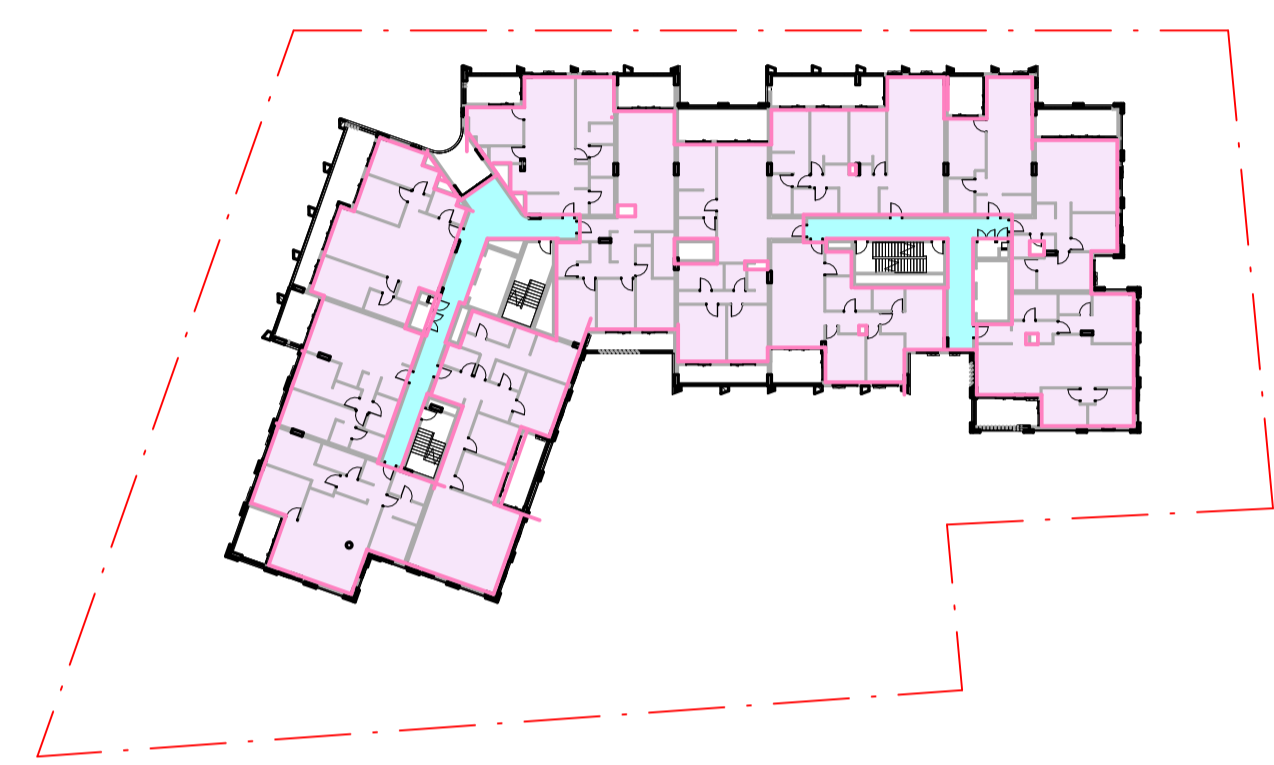
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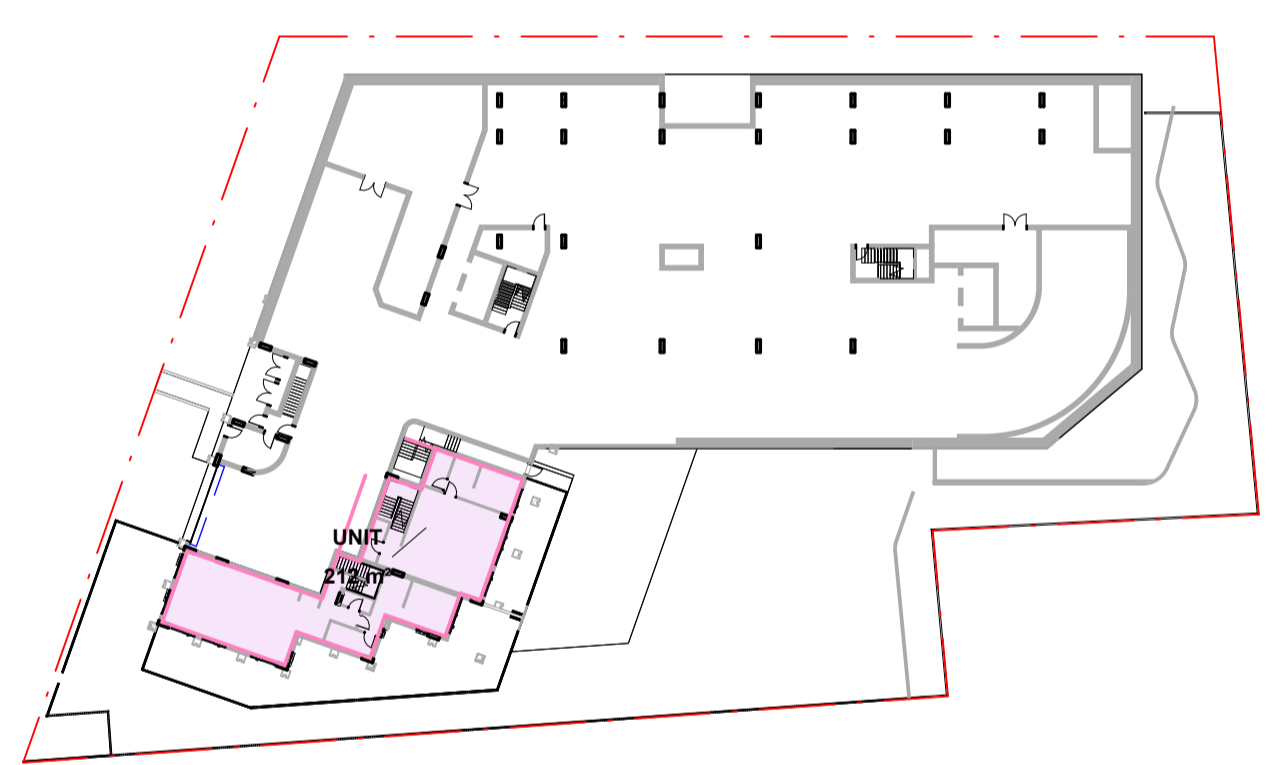
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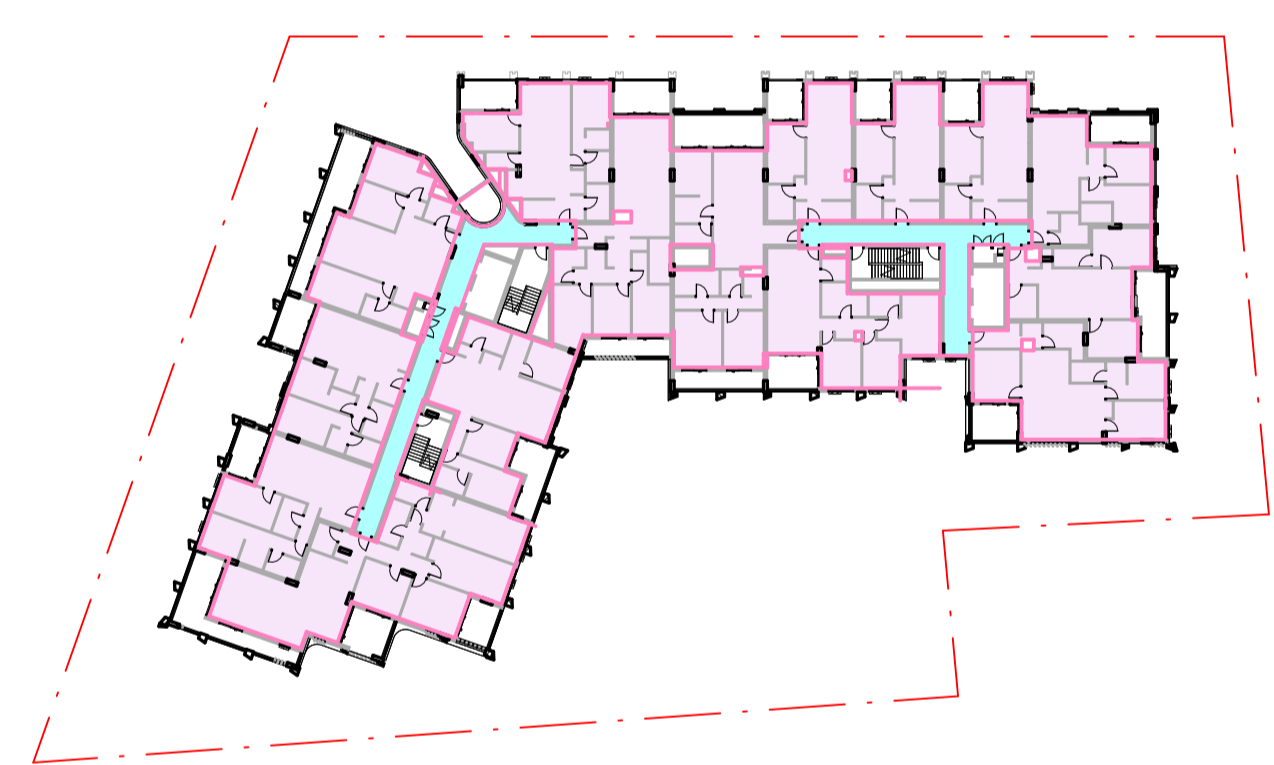
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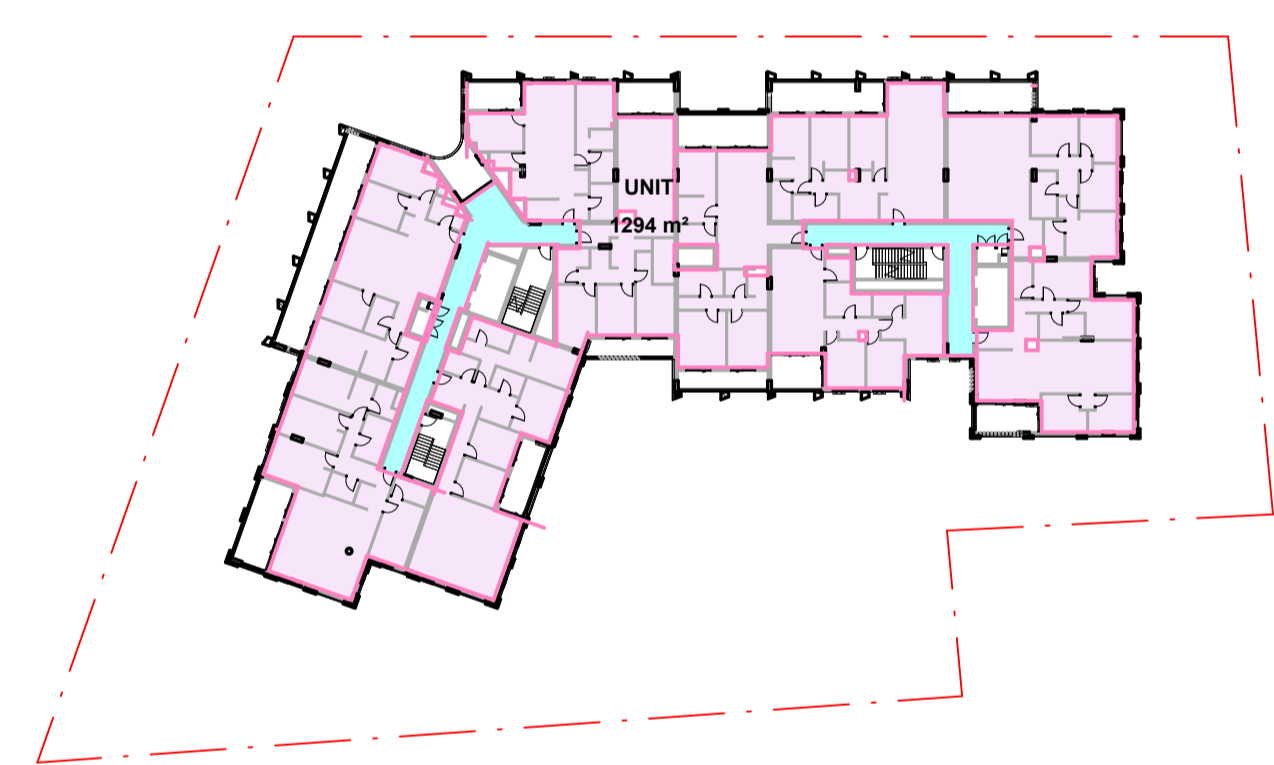
GFA_L7



GFA_L0



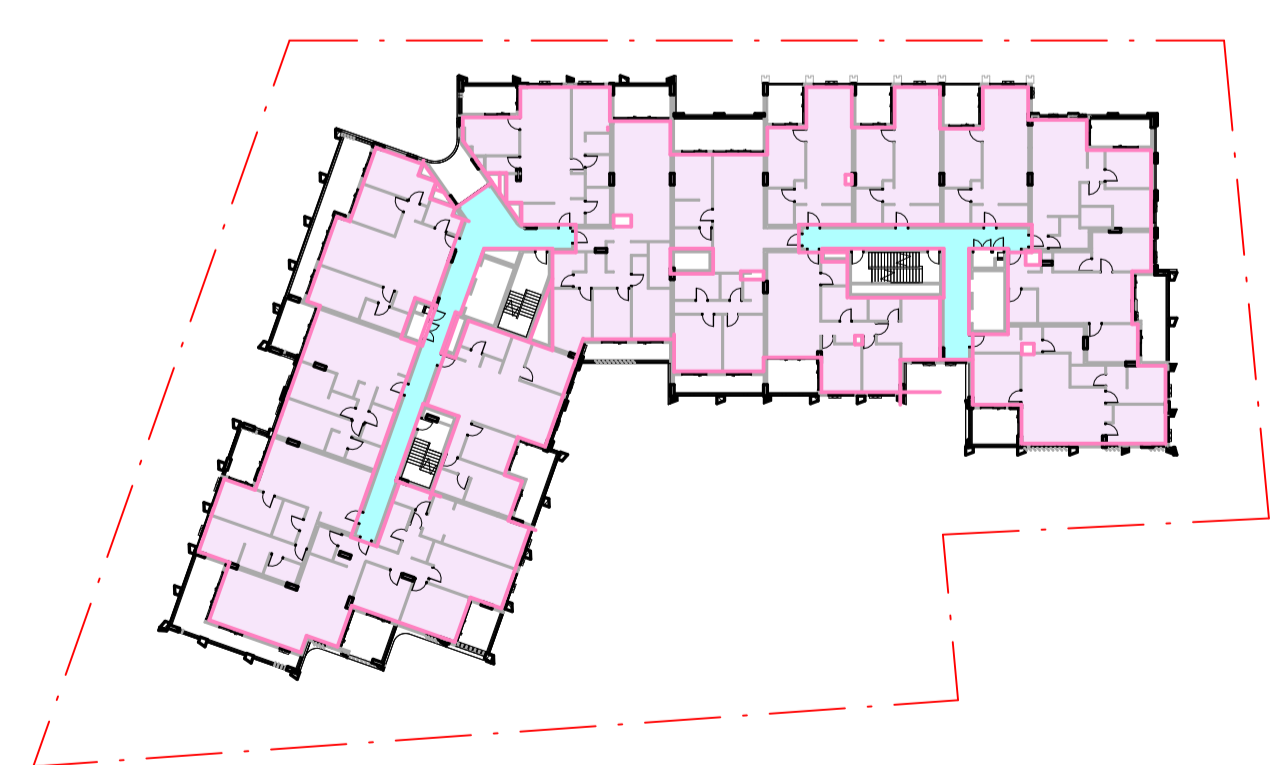
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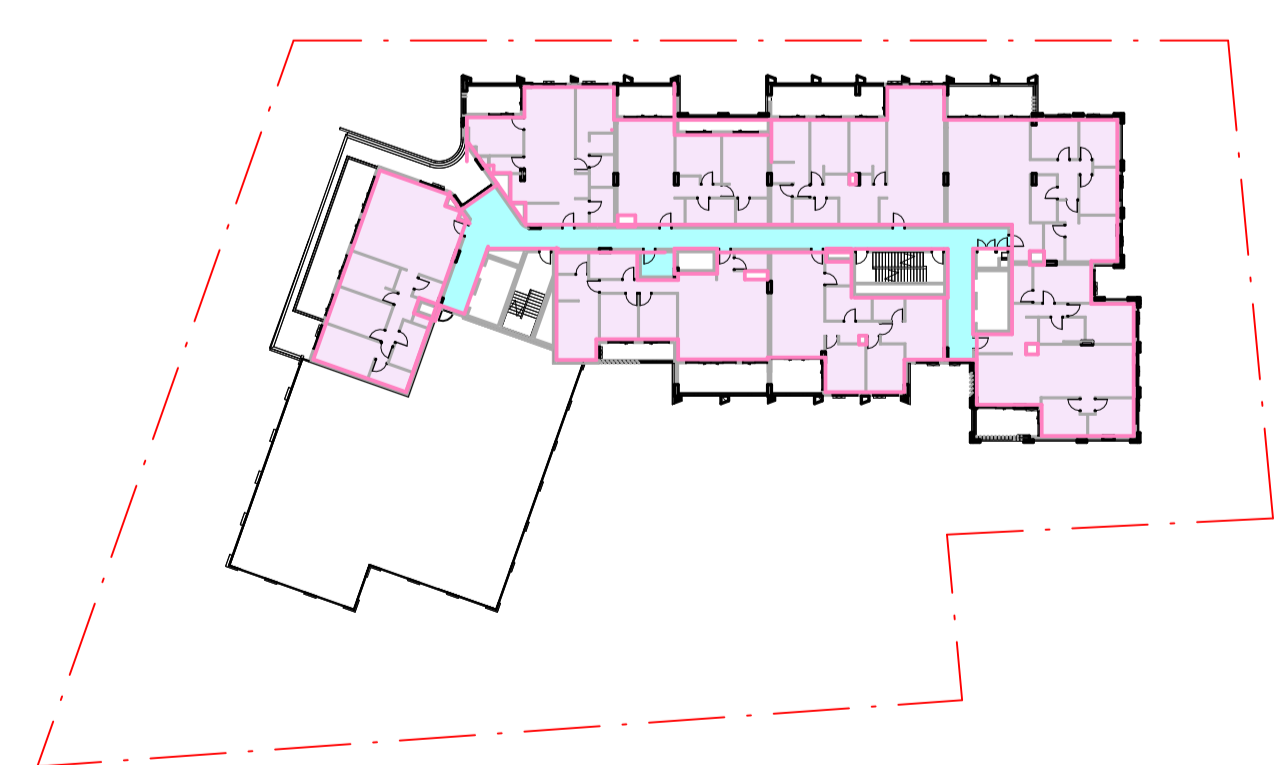
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GFA_L1



GFA_L5



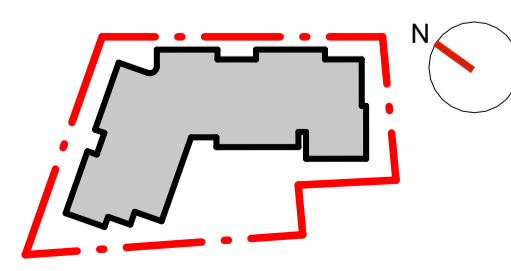
GFA_L9

CIRCULATION
UNIT

GFA SUMMARY	
LEVEL	GFA
L10	791 m ²
L9	1065 m ²
L8	1413 m ²
L7	1420 m ²
L6	1424 m ²
L5	1624 m ²
L4	1614 m ²
L3	1624 m ²
L2	1630 m ²
L1	1237 m ²
L0	212 m ²
TOTAL	14053 m ²

GFA	17% AREA
CIRCULATION	271 m ²
UNIT	12459 m ²

FSR		
GFA	SITE AREA	FSR
14053 m ²	4324 m ²	3.25

Key Plan: 

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Rev	Amendment	By	Chk*	Date
A01	DA SUBMISSION	TT	MS	03.03.25

Certificate No. #HR-00HZQ0-01

Scan QR code or follow website link for rating details.

Assessor name: Hayley Edwards 3599

Accreditation No.: HIRA 16213

Property Address: 12-18 Bent Street, Lindfield, NSW 2070

<http://www.hero-software.com.au/pdf/HR-00HZQ0-01>

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

PTW

As indicated @ A1

Project PA030530.01

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

Status
DEVELOPMENT APPLICATION

Title
Q-COMPLIANCE DIAGRAMS
GFA PLAN

Drawing Number
AR-DA-Q5-0010

Revision
A01

17/03/2025 11:22:08 AM



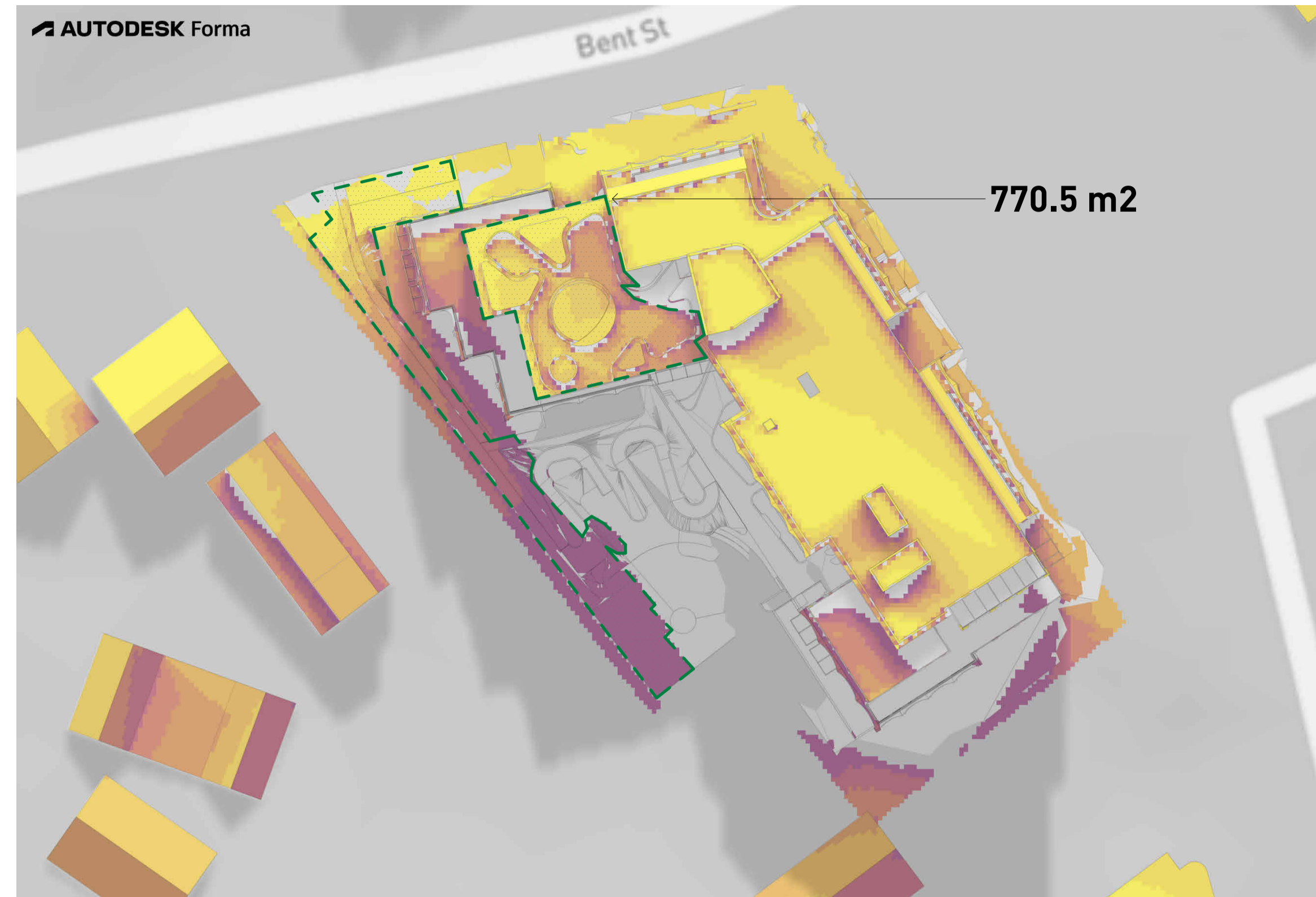
COS AREA REQUIRED: 4324 X 25%= 1081m²

COS AREA ACHIEVED:

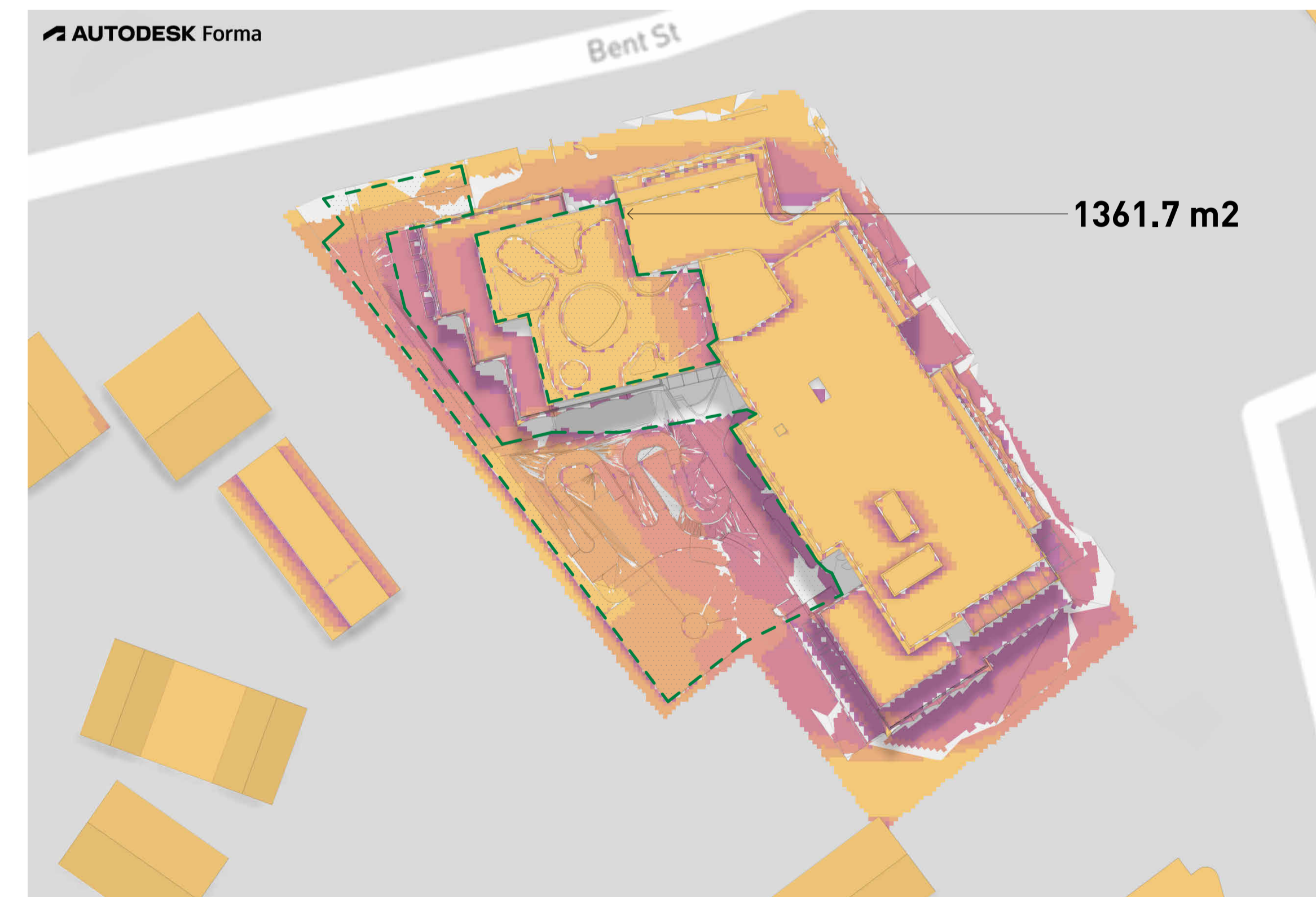
Area	Percentage
1433 m ²	33%

Analysis date	Area	Percentage
Winter	771 m ²	54%
Summer	1362 m ²	95%

COMMUNAL OPEN SPACE

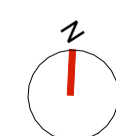


COS Solar Analysis 21 June 9AM to 3PM



COS Solar Analysis 22 December 9AM to 3PM

Key Plan:



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Rev	Amendment	By	Chk*	Date
A01	DA SUBMISSION	TT	MS	03.03.25

Certificate No. #HR-00HZQO-01
Scan QR code or follow website link for rating details.

Assessor name: Hayley Edwards
Accreditation No.: 148333359
Property Address: 12-18 Bent Street, Lindfield, NSW, 2070
<http://www.hero-software.com.au/pdf/HR-00HZQO-01>

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0 1 2 5 10 15m
As indicated @ A1

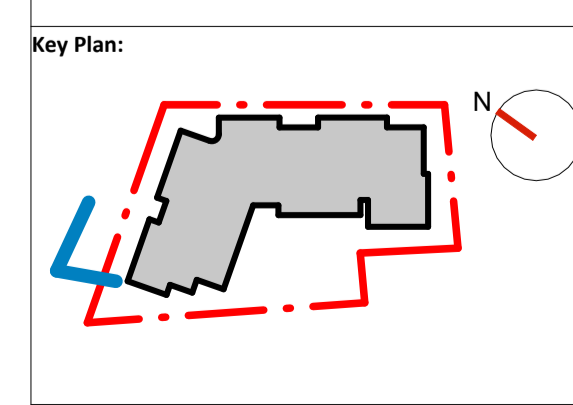
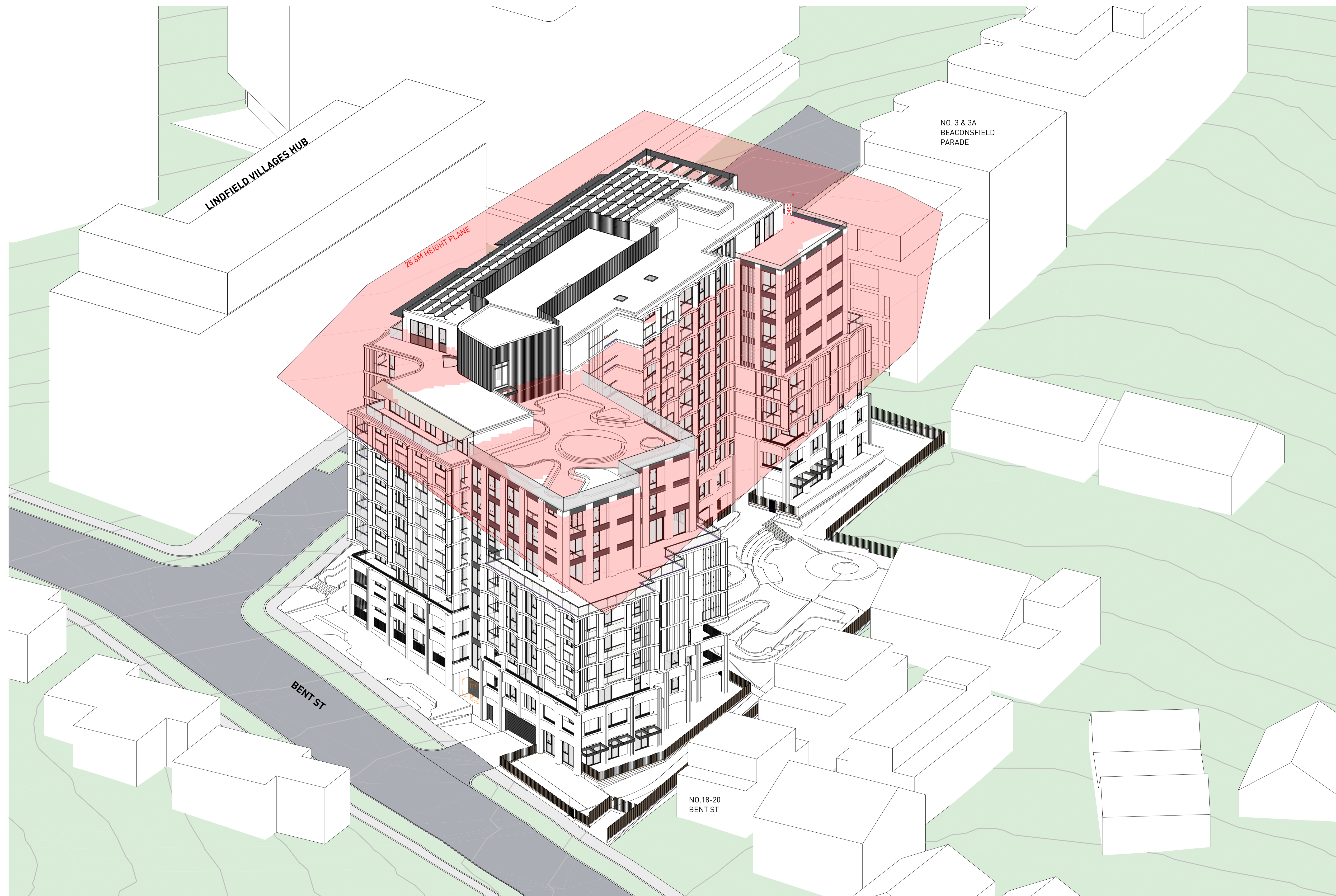
Project PA030530.01
BENT STREET LINFIELD
12-16 BENT STREET, LINDFIELD, NSW
2070

Status
DEVELOPMENT APPLICATION

Title
Q-COMPLIANCE DIAGRAMS
COMMUNAL OPEN SPACE

Drawing Number
AR-DA-Q6-0010

Revision
A01



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A01	DA SUBMISSION	TT	MS	03.03.25



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N Marojevic Architect No.11274



Scale: 1:200 @ A1

Project: PA030530.01

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

Status: DEVELOPMENT APPLICATION

Title: Q-COMPLIANCE DIAGRAMS
HEIGHT PLANE DIAGRAM

Drawing Number: **AR-DA-Q6-0050**

Revision: **A01**