



State Significant Development

Date Submitted: 16/04/2025

Project Name: Residential Flat Building with infill affordable housing, Bent Street Lindfield
Case ID: SSD-78156462

Applicant Details

Project Owner Info

Title	Mr
First Name	Willy
Last name	Du
Role/Position	Director
Phone	0466670798
Email	willy@sundaleddevelopments.com.au
Address	165 WALKER STREET NORTH SYDNEY , . 2060 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	The Trustee for The Sundale Northland Development Unit Trust
ABN	20350675931

Primary Contact Info

Are you the primary contact?
Yes

Title	First Name	Last Name
Mr	Cameron	Gray
Phone	Email	Role/Position
0477003429	cgray@willowtp.com.au	consultant

Address

100
WALKER STREET
NORTH SYDNEY,
New South Wales
2060
AUS

Political Donations

Do you need to disclose a political donation?
No

Development Details

Project Info

Project Name	Residential Flat Building with infill affordable housing, Bent Street Lindfield
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD83,395,816.00
Indicative Operation Jobs	3
Indicative Construction Jobs	50
Number of Occupants	270
Number of Dwellings	115
Gross Floor Area (GFA) sqm	14,053
% of In-fill Affordable Housing	17
Number of In-fill Affordable Dwellings	28

Description of the Development/Infrastructure

Proposed demolition of the existing structures, associated tree removal and bulk earthworks, consolidation of 12-16 Bent Street and construction of a 10 -storey RFB with basement car parking and associated services and infrastructure.

Description of Changes

Briefly describe the proposed changes to the application

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Bent Street Residential Flat Building
Site Address (Street number and name)	12-16 Bent Street, Lindfield
Site Co-ordinates - Latitude	-33.775717
Site Co-ordinates - Longitude	151.167

Local Government Area

Local Government	District Name	Region Name	Primary Region
Ku-ring-gai	North District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP

Lot 3 DP1226294, Lot 1 DP935936, Lot 1 DP960015, Lot 1 DP318518 & Lot 1 DP960014

Site Area

What is the total site area for your development?

Site Area sqm

4,324

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name Owners consent 15 Apr 2025

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

The EDC exceeds \$75 million threshold under Clause 26A of Schedule 1, of the Planning Systems SEPP, and includes an affordable housing component greater than 10%.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

Section under selected Schedule

Section 26A - In-fill Affordable Housing

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

R4 High Density Residential

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No

Is the development wholly residential?

Yes

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

Yes

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?*

No

Has a BDAR waiver been issued?*

Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?*

No

Does the application include a site plan of the land, which indicates

:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?*

Yes

Does the application include

:

- an explanation of how—
 - the design quality principles are addressed in the development
 - in terms of the Apartment Design Guide, the objectives of that guide have been achieved in the development
- drawings of the proposed development in the context of surrounding development, including the streetscape
- the development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations
- drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context
- photomontages of the proposed development in the context of surrounding development
- a sample board of the proposed materials and colours of the facade
- detailed sections of proposed facades
- if appropriate, a model that includes the context
- if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts?

Yes

Does the development involve any subdivision work?*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?*

No

Is the development [BASIX optional development](#)?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?*

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201, 205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

Yes

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

Yes

A licence under the [Pipelines Act 1967](#)?*

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number

66141

Accredited Organisation

PIA

REAP Name

Asher Richardson

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	PA030530DA-PTW-AR-ZZ-M-A-1000_ARCH_SITEPLAN_250416
File Name	Appendix 44 - Ku-ring-gai DCP Assessment Table
File Name	Appendix 7 - Design Verification Statement
File Name	Appendix 4 - Architectural Drawings.
File Name	Appendix 12 - Visual Impact Assessment
File Name	Appendix 6 - Design Report
File Name	Appendix 10 - Urban Design Report
File Name	Appendix 33 - Flood Report
File Name	Appendix 30 - NatHERS and BASIX Assessment_1
File Name	Appendix 26 - Landscape Report
File Name	Appendix 24 - Preliminary Site Investigation
File Name	Appendix 14 - Construction Traffic Management Plan
File Name	Appendix 22 - Groundwater Quality Screening
File Name	Appendix 18 - Stormwater Design Report
File Name	Appendix 19 - Stormwater Drawings
File Name	Appendix 23 - Salinity Assessment
File Name	Appendix 28 - BDAR Waiver_1
File Name	Appendix 38 - Connecting with Country Report
File Name	Appendix 20 - Geotechnical Investigation
File Name	Appendix 15 - Green Travel Plan
File Name	Appendix 9 - SIA and Community Engagement Table
File Name	Appendix 34 - Interim ACHA
File Name	Appendix 13 - Transport Assessment
File Name	Appendix 30 - NatHERS and BASIX Assessment
File Name	Appendix 21 - Acid Sulfate Soil Assessment
File Name	Appendix 32 - Waste Management Plan
File Name	Appendix 36 - Statement of Heritage Impact
File Name	Appendix 35 - Historical Archaeological Assessment
File Name	Appendix 8 - Infrastructure Report
File Name	Appendix 31 - Part F8 and NSW Part J Report
File Name	Appendix 37 - Hazardous Construction Materials Survey
File Name	Appendix 41 - BCA Report
File Name	Appendix 27 - Arborist Report
File Name	Appendix 42 - Access Report
File Name	Appendix 5 - Survey Plan
File Name	Appendix 16 - Noise and Vibration Impact Assessment
File Name	Appendix 28 - BDAR Waiver_2
File Name	Appendix 17 - Civil Report - Water Management
File Name	Appendix 40 - Cl4.6 Variation Request
File Name	Appendix 1 - SEARS
File Name	Appendix 43 - CPTED Report
File Name	Appendix 2 - Estimated Development Cost
File Name	Appendix 28 - BDAR Waiver_3
File Name	Appendix 39 - Community Housing Provider Letter
File Name	Enviornmental Impact Statement