

4 Delmar Parade & 812 Pittwater Road

Dee Why, NSW.

DA Submission

December 2021

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Contents

1.0	Urban & Cultural Context	4
1.01	Greater Context	4
1.02	Site Identification	5
1.03	Planning Controls	6
1.04	Site Photography	7
1.05	Site Photography	8
2.0	Site Analysis	10
2.01	Traffic Conditions	10
2.02	Planning Conditions	11
2.03	Flood Conditions	12
3.0	DSAP	14
3.01	DSAP for 4 Delmar Pde	14
4.0	Design Evolution & Response	16
4.01	Opportunities & Constraints	16
4.02	Delmar Precinct Siting	17
4.03	Connectivity	18
4.04	Flood & Overland Flow Strategy	19
4.05	Connected Landscapes	20
4.06	Solar Access	21
4.07	Precinct Access & Servicing	22
4.08	Future Precinct Ground Plane	23
4.09	Ground floor SOHO units	24
5.0	Design Proposal	26
5.01	Delmar Parade	26
5.02	Eastern view	27
5.03	Southern view	28
5.04	Central Courtyard	29
5.05	Pittwater Road Corner	30
5.06	Material Palette	31

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Urban & Cultural Context

Future Dee Why Town Centre

The future heights of surrounding development have increased under the new LEP controls. Several recent approvals and completed buildings match the anticipated additional density and heights.

The area surrounding the subject site we are referring to as the "Delmar Precinct" has similar constraints to those sites within the Town Centre core, and as such the potential for unlocking their development can be facilitated through intelligent masterplanning.

Legend

	Dee Why Town Centre
	Existing Podiums/Low Level Building (≤ 4 storeys)
	Existing Towers (> 4 storeys)
	Proposed Podiums (< 4 storeys)
	Proposed Towers (> 4 storeys)
	Council Masterplan Option 1 Approved Podiums (≤ 4 storeys)
	Council Masterplan Option 1 Approved Towers (> 4 storeys)
	27 m height limit (Warringah Council LEP)
	21 m height limit (Warringah Council LEP)
	13 m height limit (Warringah Council LEP)
	New Lane
	New Pedestrian Link

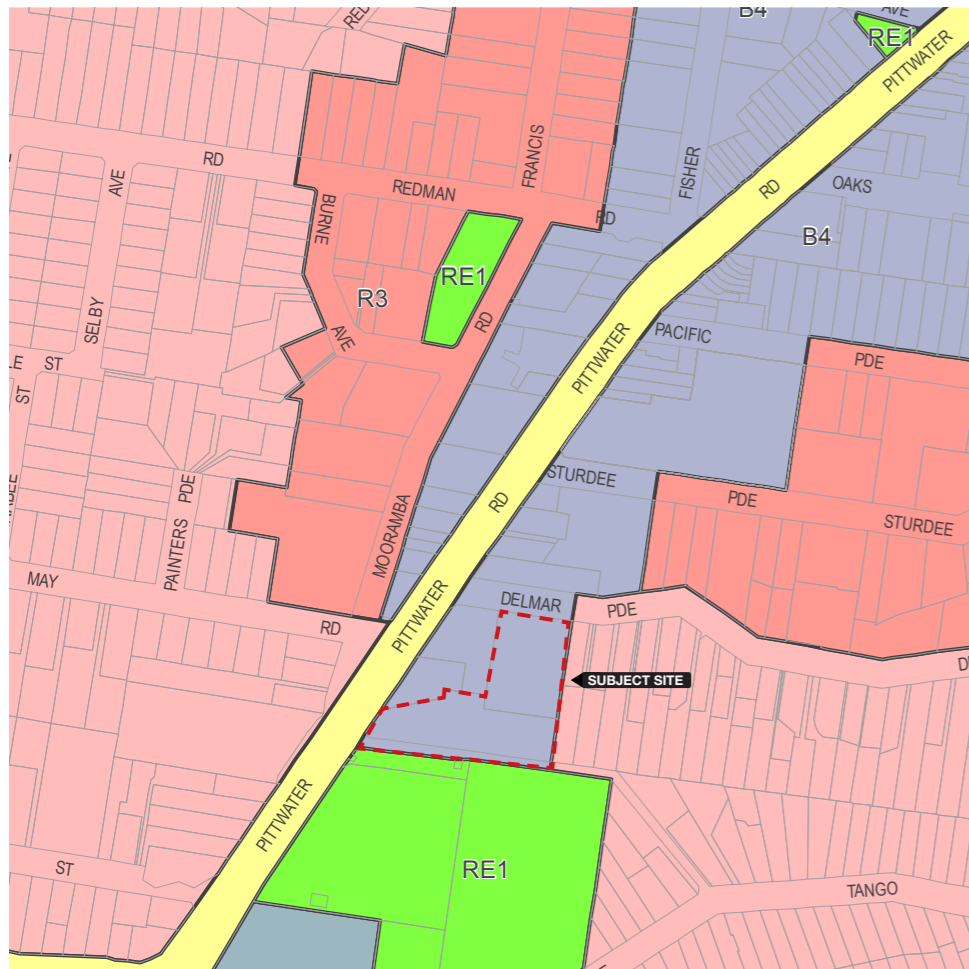




Following initial Pre-DA discussions for 4 Delmar Parade, Landmark Group acquired 812 Pittwater Rd, creating an opportunity for a masterplanned approach to the site.

Warringah LEP 2011

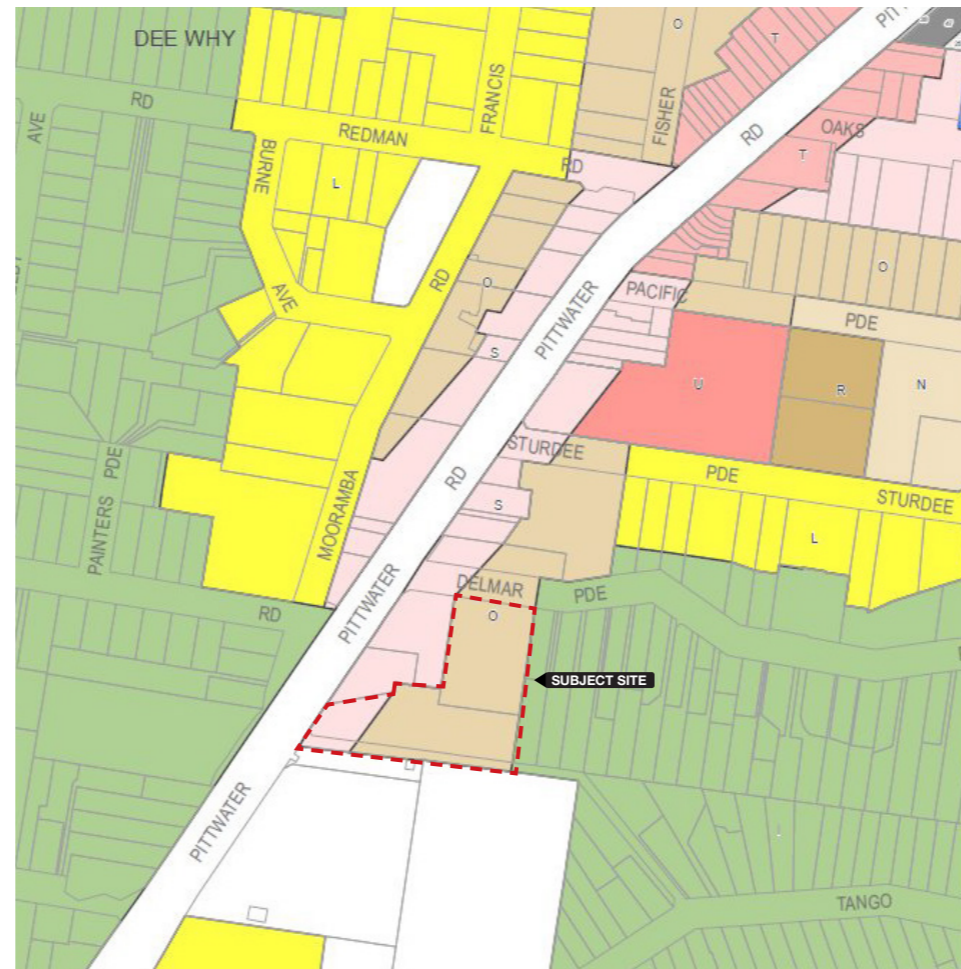
The site sits within the precinct currently undergoing a transition to higher density. The proposed controls for the site under the LEP are FSR of 2.4:1 and 3.2:1 and a height limit of 16m and 24m. Maximum GFA for the site is 19,488m².



Landing Zone

B4 Mixed Use

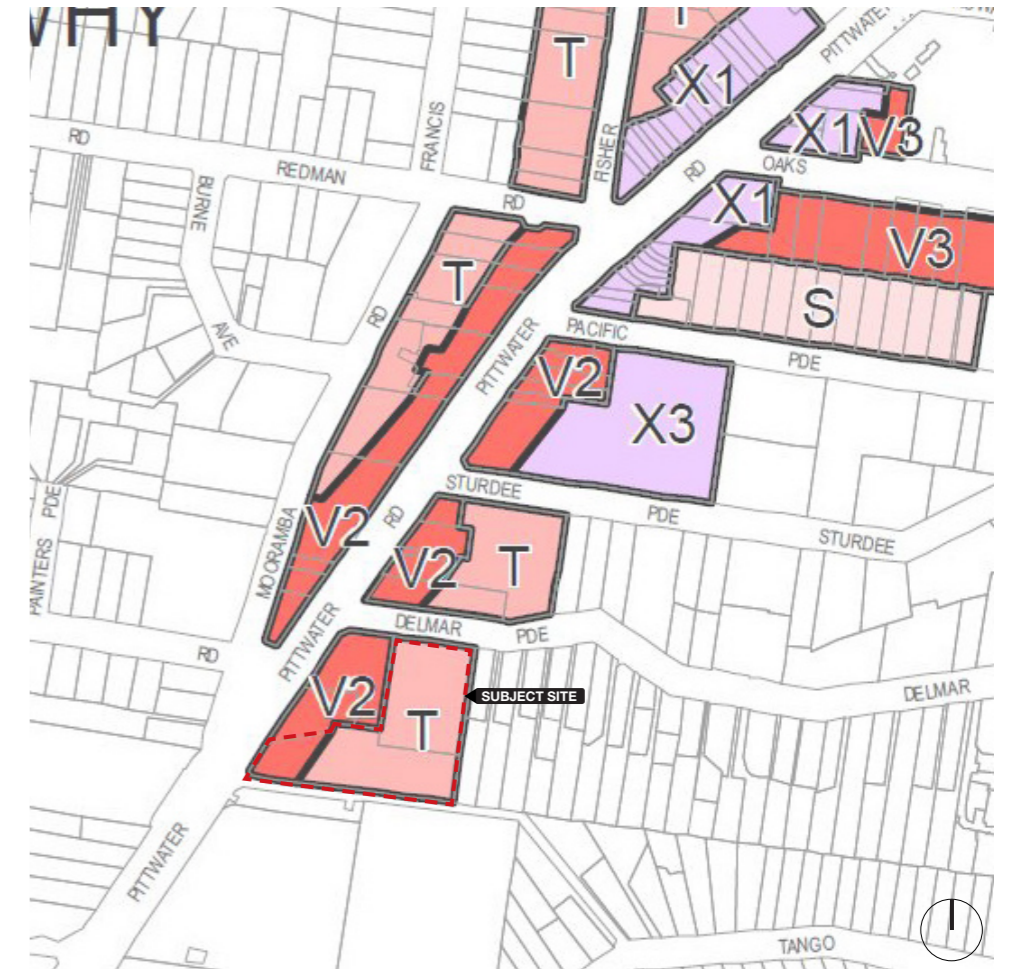
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
B4	Mixed Use
SP2	Infrastructure



Height of Buildings

16m & 24m

O	16m
G	7m
L	11m
N1	13.5m
S1	24m
T1	25m



Floor Space Ratio

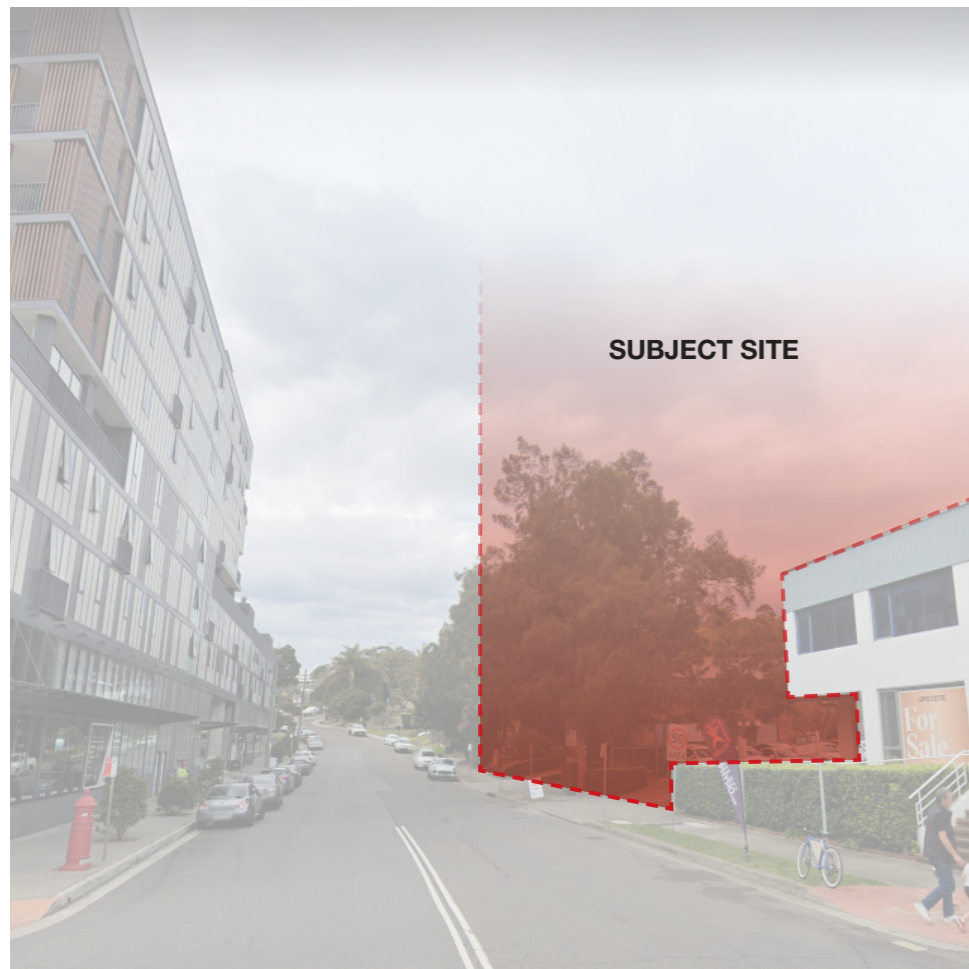
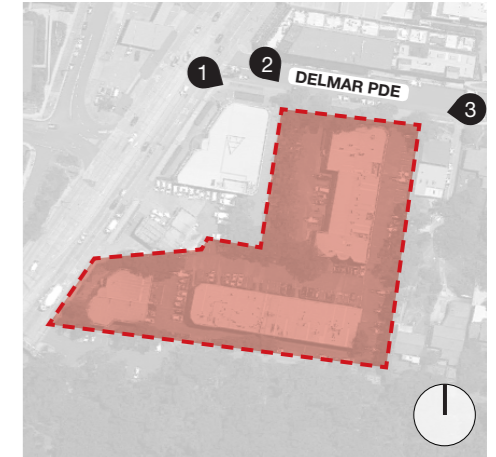
2.4 : 1 & 3.2 : 1

A	0.25
F	0.6
L	0.9
N	1
T	2.4
V2	3.2

1.0 Urban & Cultural Context / 1.04 Site Photography

The subject site is composed of two separate lots.

The first, 4 Delmar Parade is accessed via two driveway entry points along Delmar Parade. The site is currently occupied by single storey, industrial warehousing in the centre of the site. The majority of the site is hardscape paved areas, with a remnant pocket of trees against the site boundary.



View 1
East down Delmar Parade



View 2
South East down Delmar Parade

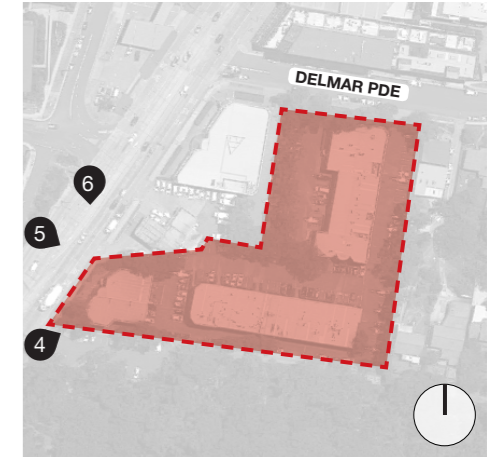


View 3
West from down Delmar Parade

1.0 Urban & Cultural Context / 1.05 Site Photography

The second site, 812 Pittwater Road has frontage directly to Pittwater Road, but no vehicular access, with this being provided via right of ways across 4 Delmar Parade.

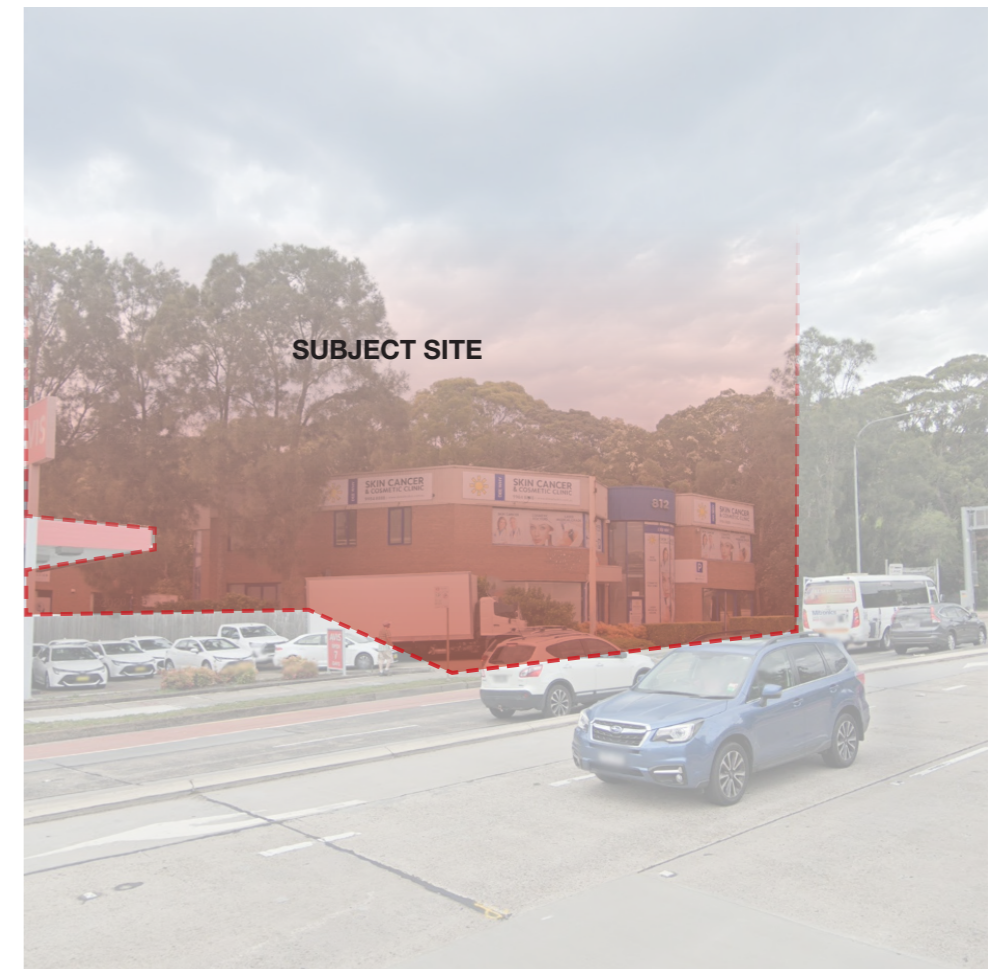
The existing buildings are single and double level industrial warehousing, along with the majority of the site being hardscape paved areas and some residual tree planting.



View 4
North-East down Pittwater Road



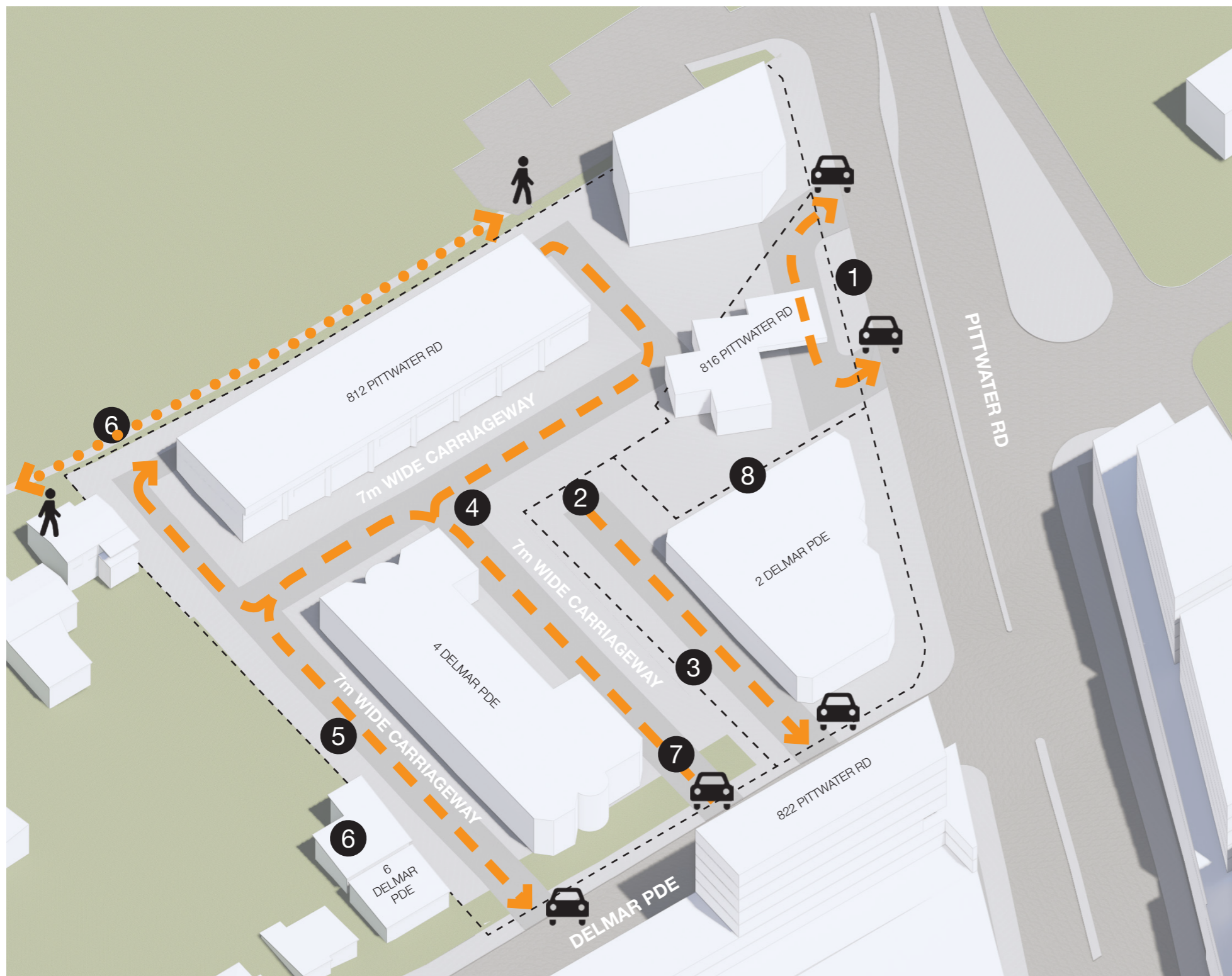
View 5
East on Pittwater Road



View 6
South-West on Pittwater Road

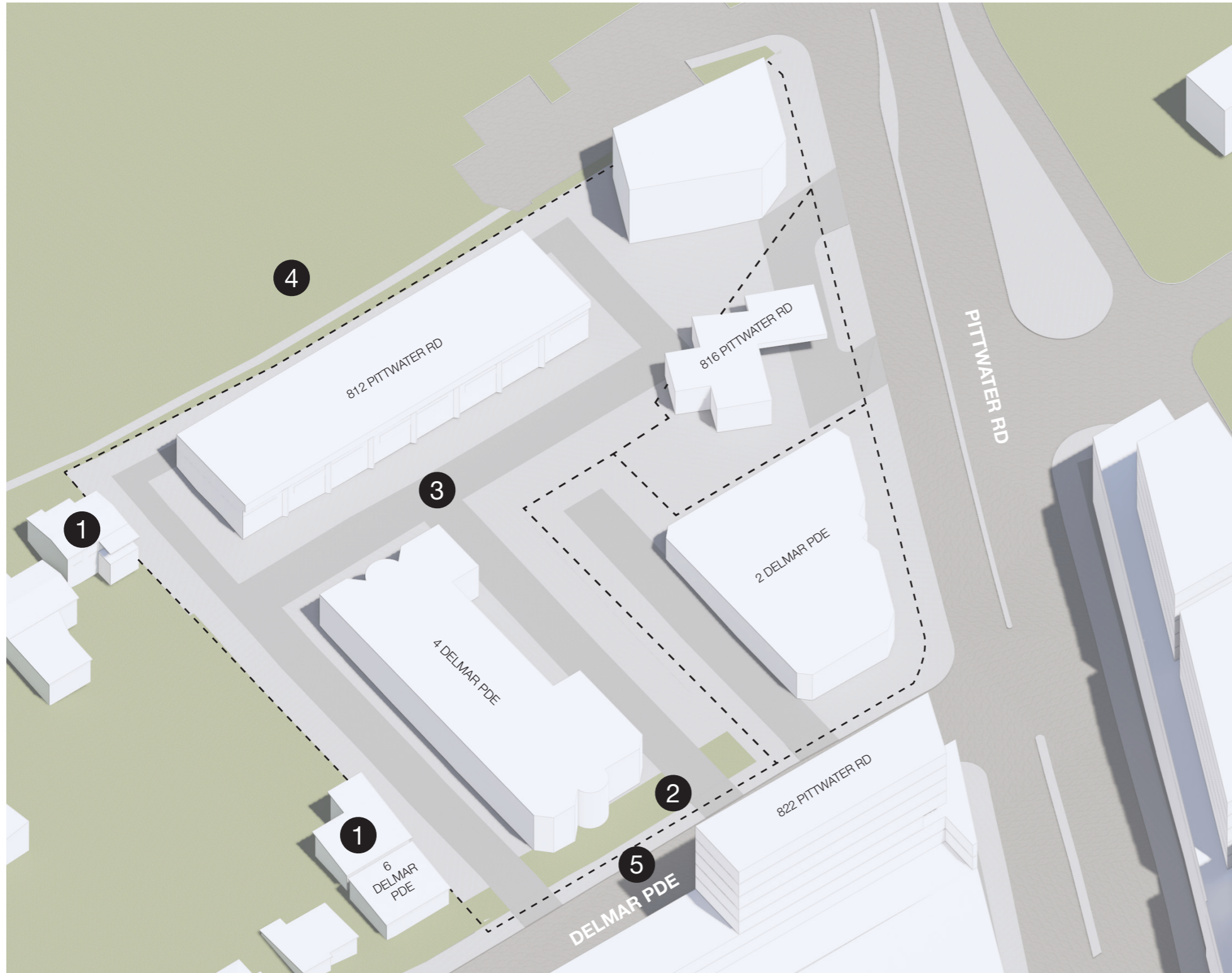
Site Analysis



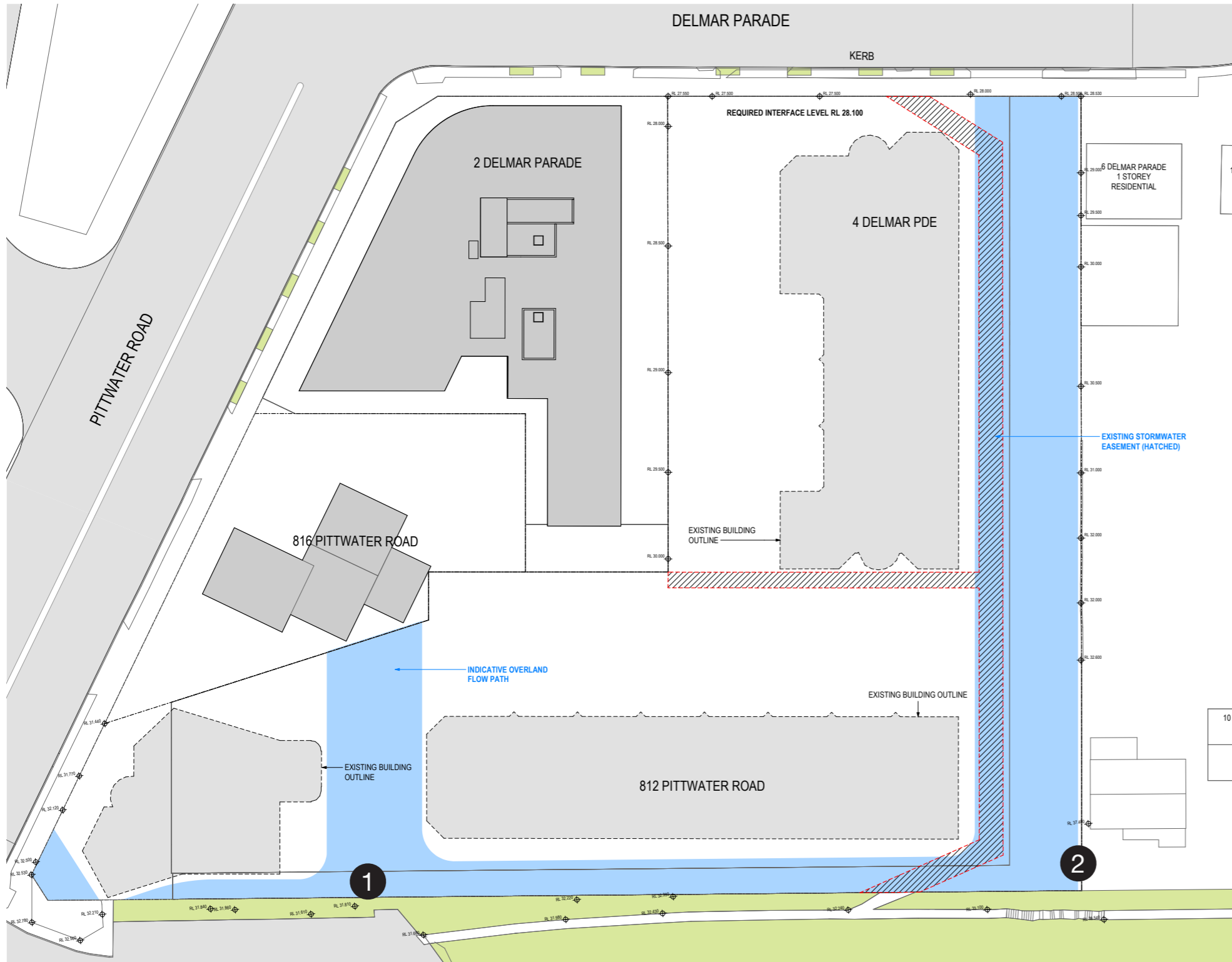


All pedestrian access from Delmar Pde to 812 Pittwater Rd and Units in 4 Delmar Pde is shared via the surface carpark.

- ① Separate access to 816 Pittwater Rd via Pittwater Rd.
- ② Separate access to 2 Delmar Pde via Delmar Pde.
- ③ Separate access to 4 Delmar Pde via Delmar Pde.
- ④ Right of carriageway to 812 Pittwater Rd via 4 Delmar Pde.
- ⑤ Carriageway loops through 4 Delmar Pde for traffic egress back onto Delmar Pde.
- ⑥ Pedestrian pathway connecting Pittwater Rd to Tango Ave.
- ⑦ Driveway proximity to Pittwater Rd
- ⑧ Future access to Avis via 2 Delmar Pde



- ① Change in zoning to low density residential to the east.
- ② Sloping site to the front.
- ③ Significant hardscape paving.
- ④ Stony Range Botanic Garden to south
- ⑤ Overshadowing to north caused by 822 Pittwater Rd



The site is impacted by overland flooding during 1% AEP storm event as per the Dee Why Lagoon flood study. Overland flows are associated with the existing trunk main that traverses the site. When the capacity of the trunk main is exceeded, the water overflows from the system and travels overland into the site.

There are two main entry points for the overland flows into the site.

- 1 From the south, where the water flows from the catchment upstream into the bushland at the rear of the site.
- 2 From the east where the water travels into the site from the adjacent residential area above an existing rock cutting.

DSAP



Prior to acquiring development rights over 812 Pittwater Rd, A DSAP meeting was convened for a design concept for 4 Delmar Pde only. Key feedback received is summarised below. These principles have informed the design response for the development application.

Staging	It is not clear how access would be maintained to 812 Pittwater Rd during construction of 4 Delmar Pde given that car parking extends beneath the proposed 7m right of way	1
Driveway	Traffic issues associated with vehicular ingress / egress located at western portion of Delmar Parade. Heavy preference by council for driveway to be relocated to eastern portion of Delmar Parade.	2
Height	Panel raised concern regarding the proposed height, particularly with respect to view corridors	3
Overshadowing	Overshadowing of 2 Delmar Parade due to the additional height of the proposed building form	4
Commercial Use	Investigate work from home typologies in lieu of commercial behind street frontage	5
Activation	Greater activation to the streetscape	6
Transport	Eliminate undesirable transport routes past residential allotments	7
Habitable Spaces	The changes in level across the site need to be taken into account and balanced with the site's constraints and amenity of the development	8
Address	Consideration to be given to 812 Pittwater Rd having street address in the future	9



Design Evolution & Response



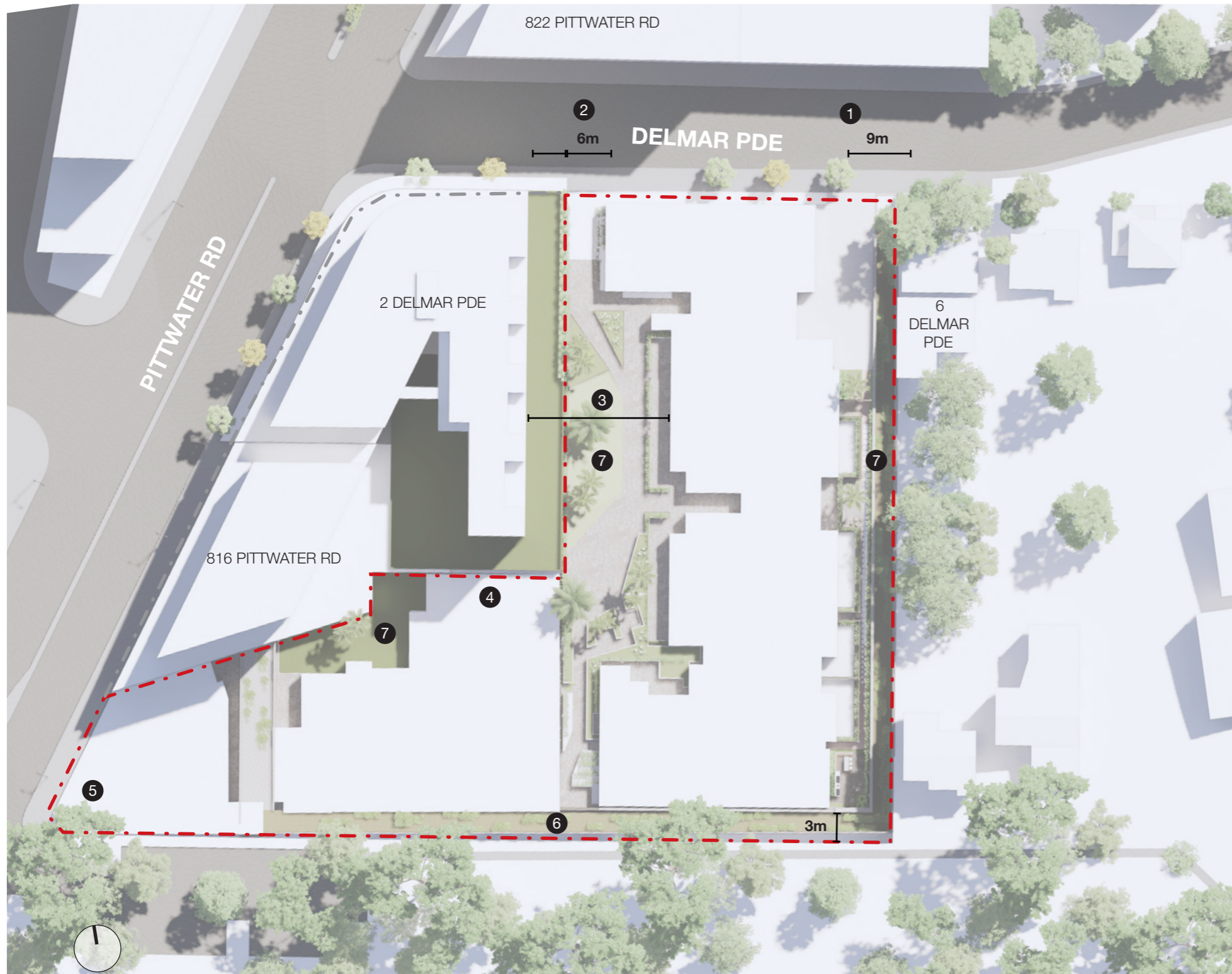
Opportunities

- 1 Establish appropriate transition of built form between land zonings.
- 2 Rationalised vehicular movements into consolidated entry/exit points creates opportunity to define adjacent pedestrian connection.
- 3 Redundant vehicular access way creates opportunity for enhanced landscaping & soften transition to lower density zoning.
- 4 A holistic design response to both 4 Delmar & 812 Pittwater Rd
- 5 Connection to open space to the south / Stony Range Botanic Garden

Constraints

- 1 Tall building with no street setback creates significant overshadowing to Northern end of site.
- 2 Maintaining solar access and creating transition to lower density housing to the east.
- 3 Stormwater easements through the site to be removed and relocated
- 4 Manage solar impact to 2 Delmar Parade
- 5 Undeveloped site at 816 Pittwater Road interface to be considered
- 6 Overland flow bisects site

TO DEE WHY TOWN CENTRE

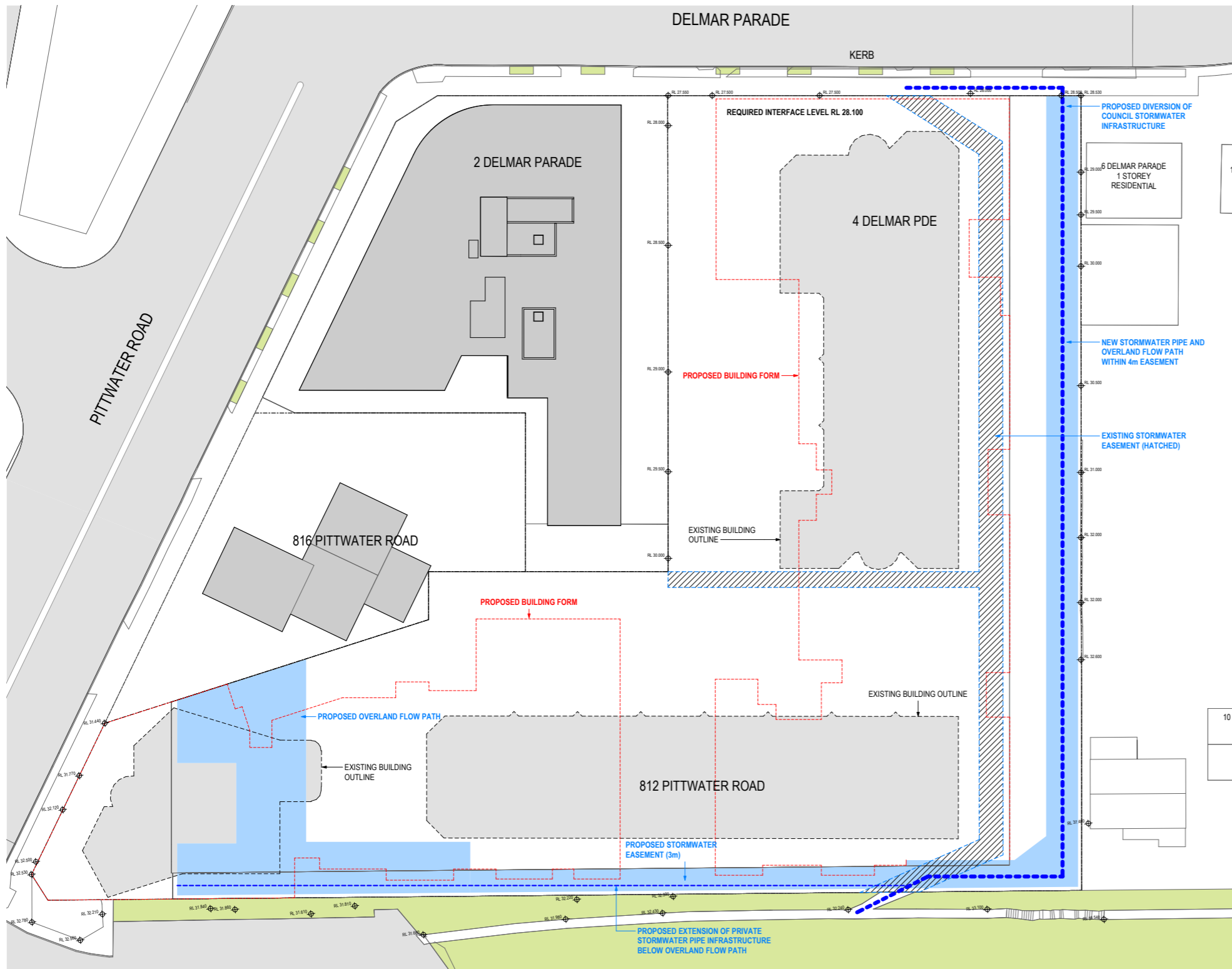


- ① Increased setback to accommodate change of zone
- ② 6m setback to maintain 12m building separation to 2 Delmar.
- ③ Increase setback to maximise amenity to 2 Delmar & achieve consolidated communal open space on ground floor
- ④ Connect podium with 2 Delmar at lower level and provide building separation at upper levels
- ⑤ Connect podium with future development at 816 Pittwater Rd and hold Pittwater Rd at corner - Strong architectural presence at entry to Dee Why
- ⑥ Interface to council carpark and Stony Range Botanic Gardens. Building to address the botanic gardens.
- ⑦ Open space opportunities



Enhance internal and external pedestrian connections and maximise address to all street and public domain boundaries.

- ① Entry Gateway from Delmar Parade with a visual link to central open space
- ② Internal Links between communal areas
- ③ Vehicular entry / exit

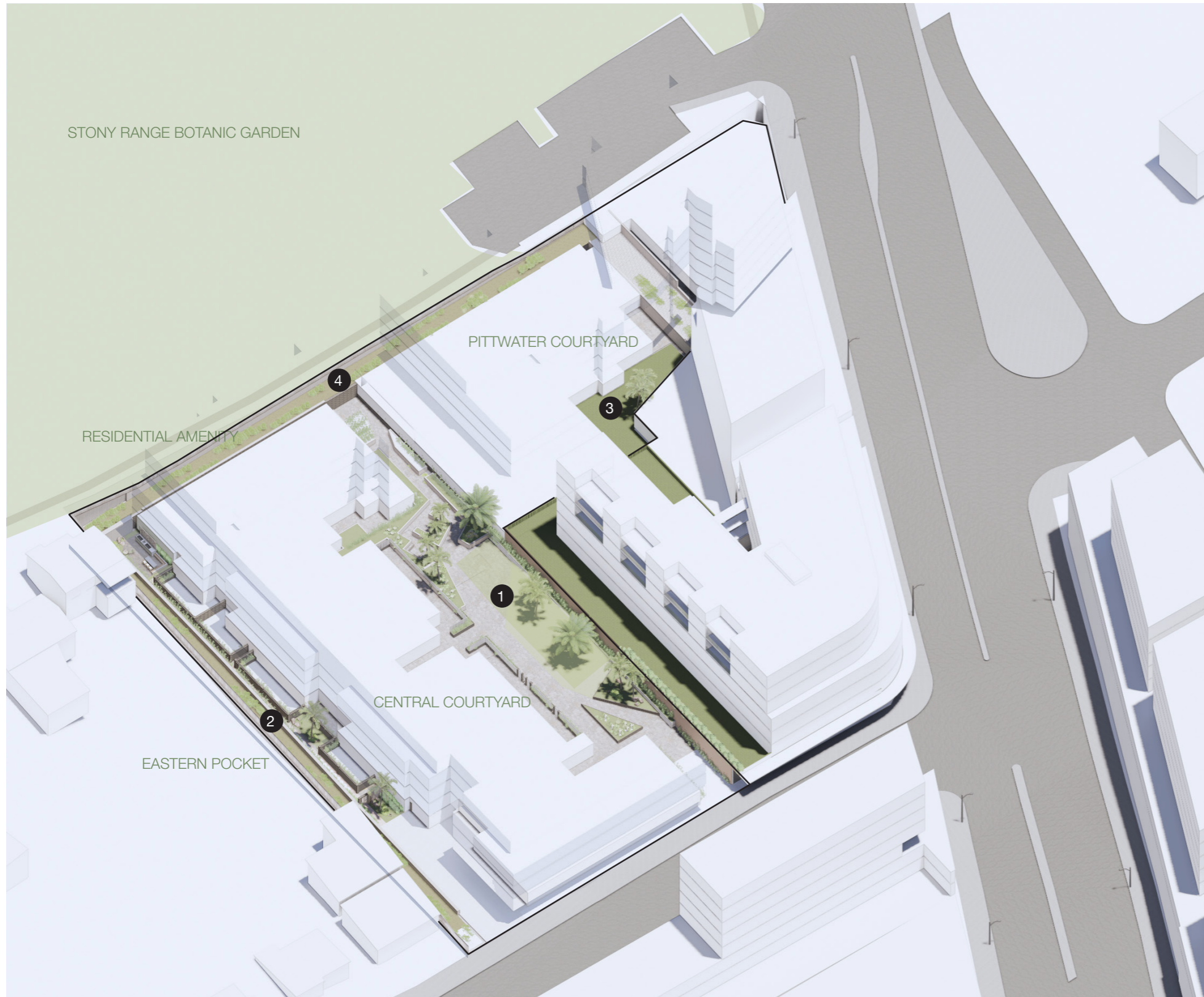


No.4 Delmar Parade is affected by flooding from the low point in Delmar Parade and is raised to the Flood Planning Level to protect it from flooding. To facilitate construction of the development, the existing trunk main will be diverted along the eastern boundary.

To mitigate flood impacts, stormwater overland flows will be directed along the southern and eastern boundaries via a swale with low shrub planting.

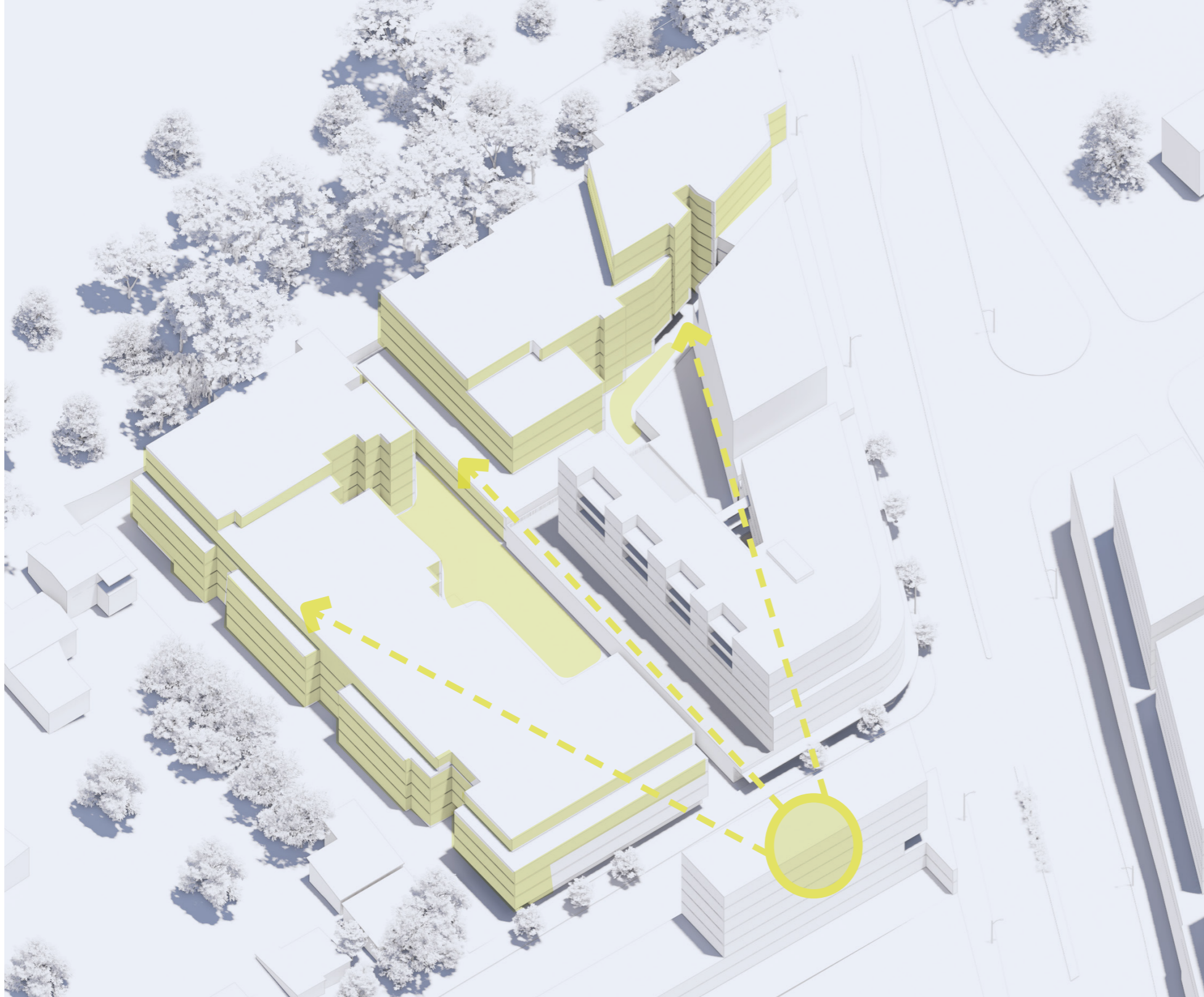
The existing overland flow path between the two buildings on 812 Pittwater Rd is to be relocated within a flood void between ground and level 1 of the proposed building, reducing the overall impact to 816 Pittwater Rd.

A comprehensive flood and overland flow study has been prepared by S&G Consultants Pty Ltd to address the flood planning requirements of Northern Beaches Council



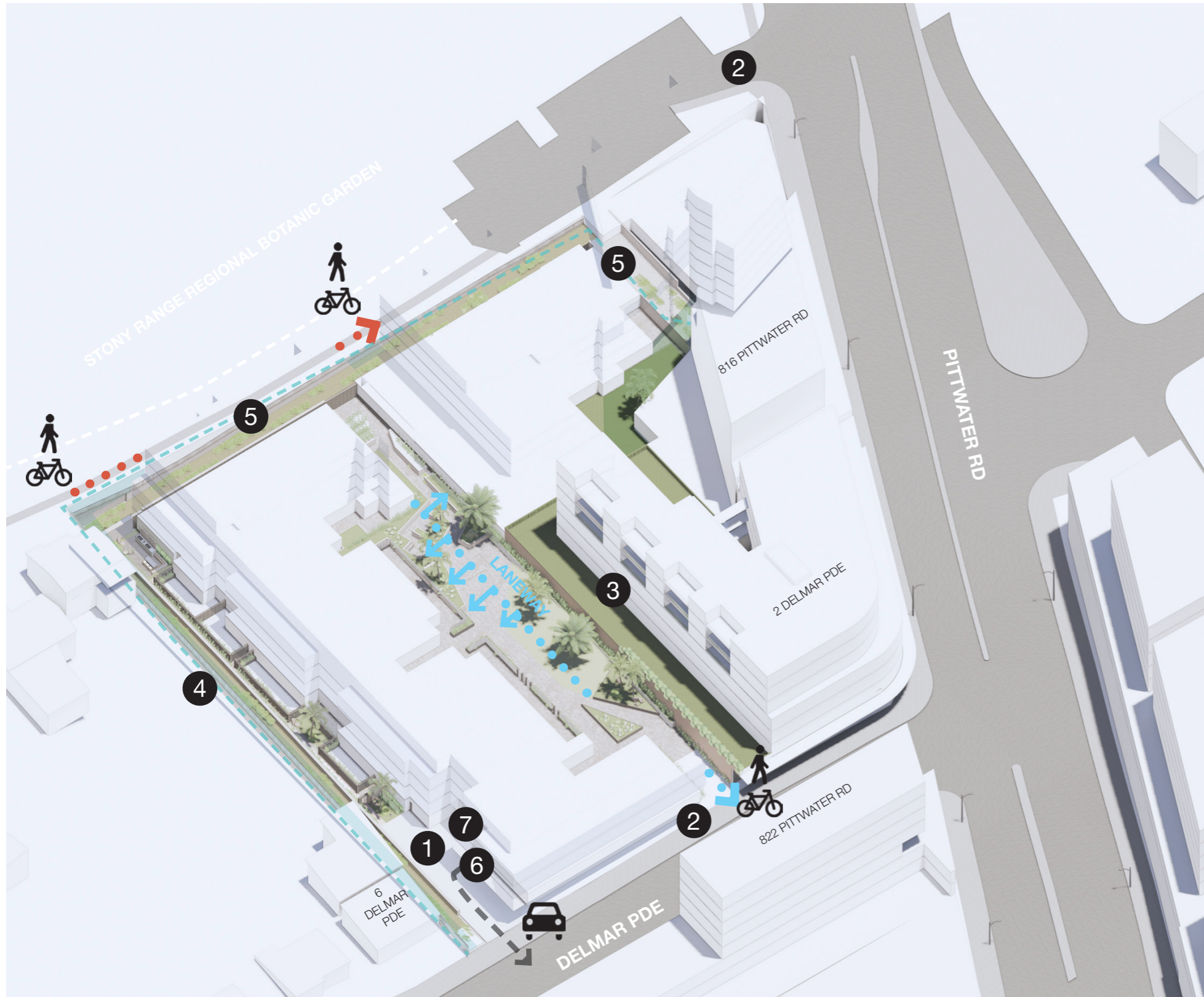
Create a network of linked landscape spaces at ground floor level that allow for full residents access to 3 distinct courtyard environments, each tuned to maximise solar access and amenity

- ① Central courtyard
 - Central hub of communal amenity
 - Large separation between buildings to maximise solar access
- ② Eastern Landscape
 - Landscape edge to precinct
- ③ Pittwater Courtyard
 - Intimate courtyard space
 - Integrated spatially with existing space
- ④ Southern Buffer
 - Landscape to capture overland flow from public open space



Taller building forms north of the site cast shadows across the northern portion. Building forms are consolidated to create solar access to ground level communal spaces and create larger facade areas to receive sunlight.

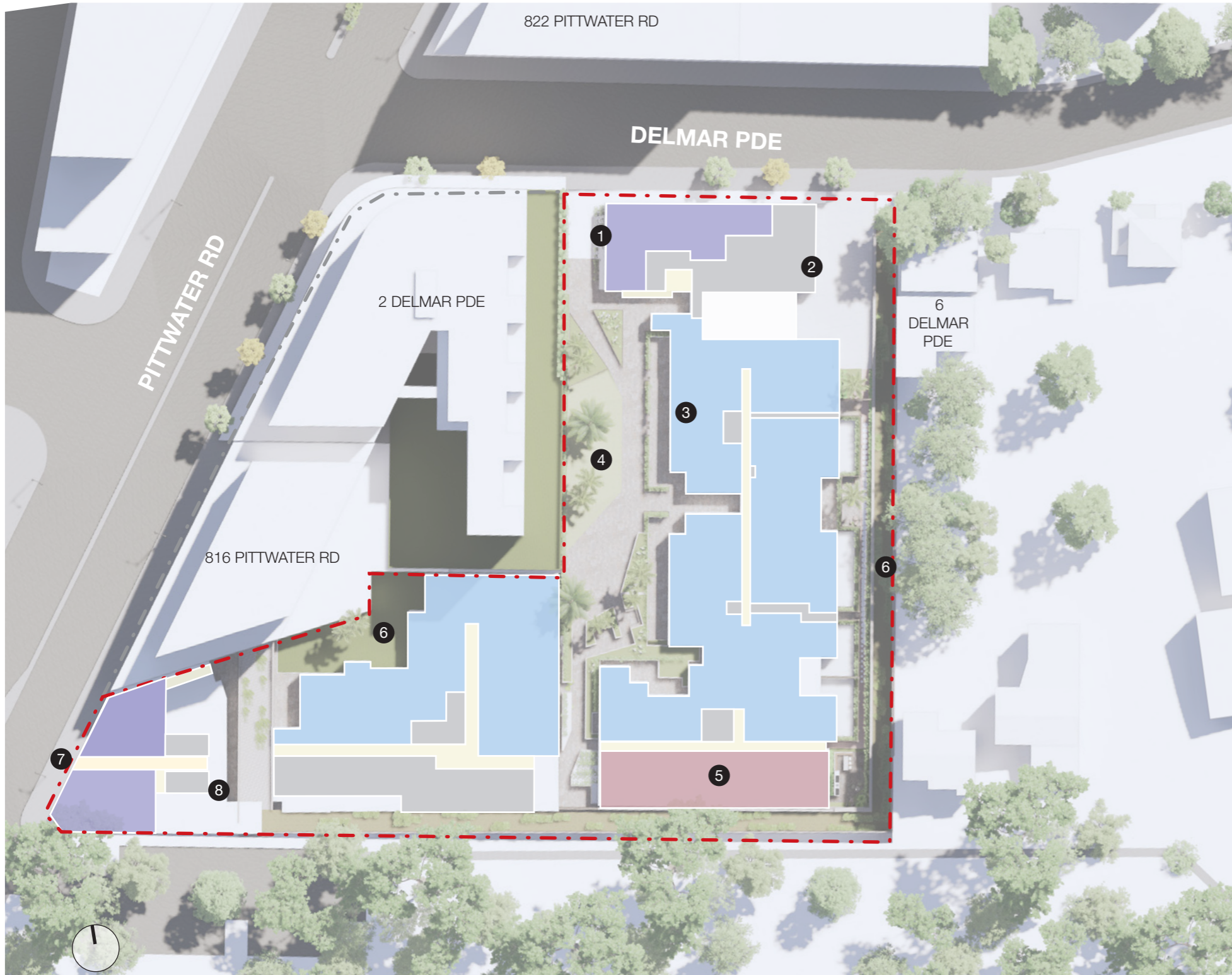
Central forms are positioned on the site to maximise solar access to apartments, and to create deeper solar penetration to ground floor garden areas, removing the need for rooftop communal open space.



As part of this consideration for access to adjacent developments, two new urban spaces will be created.

- ① Site consolidation has allowed for all proposed vehicle movements for sites in the Delmar Precinct to be from Delmar Parade. Vehicular access has been moved away from Pittwater Rd to allow for longer queuing and avoid conflict with 2 Delmar.
- ② Legible entries to both Delmar Parade and Pittwater Road buildings
- ③ Visual link from Delmar Parade to Stony range regional botanic garden.
- ④ Landscaped buffer to neighbouring dwellings and privacy to new residents
- ⑤ Stormwater management through dedicated overland flow pathways
- ⑥ Commercial servicing and loading access through basement to eliminate commercial access through communal open space
- ⑦ Consolidated off street waste collection

TO DEE WHY TOWN CENTRE



- ① Gatehouse entry to Delmar Parade residents
- ② Consolidated loading and basement car park access
- ③ SOHO units with courtyard access
- ④ Central courtyard communal open space
- ⑤ Communal recreation area
- ⑥ Landscape buffer and overland flow path
- ⑦ Pittwater Road building lobby
- ⑧ Stormwater chamber to support overland flow

Legend

	Subject Site
	Commercial/Retail
	Residential
	Lobby
	Residential Amenity
	Services
	Carpark Ramp
	Green Space



As part of the consideration for ground floor commercial zoning, adaptable SOHO units have been included on the ground floor behind the Delmar Pde commercial tenancy.

These units have been designed to function in three forms

1. A Residential Unit

The units functions as a residential unit

2. A SOHO unit

The units functions as a residential unit with dedicated home office. The home office is accessed from the central courtyard and has its own bathroom.

3. A Commercial tenancy

The unit functions as a full commercial tenancy with access for clients through the central courtyard and kitchen and bathroom facilities.

This approach to the commercial zoning creates flexible spaces that address the changing needs of the workplace.

Design Proposal








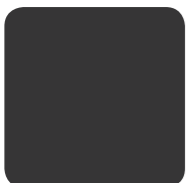
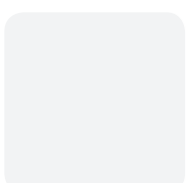










	AF01 Finish Location	Applied Finish - White Tower Elements
	AF02 Finish Location	Applied Finish - Dark Grey Upper Levels and roof / exposed structure
	BK01 Finish Location	Brick - Austral Leisure or similar Podium
	BK02 Finish Location	Honed Blockwork - Natural or similar Courtyards and Landscaping
	BK03 Finish Location	Breezblock Circle Breeze - White or similar Courtyards and Landscaping
	GT01 Finish Location	Glazing clear Windows and Balustrades
	GT02 Finish Location	Opaque Glazing Windows
	MF01 Finish Location	Powdercoated metalwork - Charcoal Window frames, metal work, roller shutter, service louvres
	MF02 Finish Location	Powdercoated metalwork - White Decorative Screens, services louvres



Architectural Drawings