

TP00.00	COVER SHEET	A
TP00.02	DEMOLITION PLAN	A
TP00.03	SITE SURVEY PLAN	A
TP00.04	SITE PLAN	A
TP00.05	SITE ANALYSIS PLAN	A
TP00.06	SUBDIVISION PLAN	A
TP00.07	BULK EXCAVATION DIAGRAM	A
TP01.01	BASEMENT 2	A
TP01.02	BASEMENT 1	A
TP01.03	GROUND	A
TP01.04	LEVEL 1	A
TP01.05	LEVEL 2	A
TP01.06	LEVEL 3	A
TP01.07	LEVEL 4	A
TP01.08	LEVEL 5	A
TP01.09	LEVEL 6	A
TP01.10	LEVEL 7	A
TP01.11	LEVEL 8	A
TP02.05	SITE ELEVATIONS	A
TP02.06	SITE ELEVATIONS	A
TP03.01	SECTIONS	A
TP03.02	SECTIONS 2	A
TP05.01	SHADOW ANALYSIS - POV	A
TP05.02	SHADOW ANALYSIS - POV	A
TP06.01	GFA PLANS	A
TP06.03	DEEP SOIL	A
TP06.04	COMMUNAL / LANDSCAPE PLAN	A
TP06.05	SEPP 65 SOLAR & CROSS VENTILATION COMPLIANCE	A
TP06.21	STORAGE SCHEDULE	A
TP06.31	ADAPTABLE PLANS	A
TP06.32	ADAPTABLE PLANS	A
TP06.33	ADAPTABLE PLANS & LHA SCHEDULE	A
TP10.01	DEVELOPMENT SUMMARY	A
TP12.01	NOTIFICATION - SITE PLAN	A
TP12.02	NOTIFICATION - NORTH ELEVATION	A
TP12.03	NOTIFICATION - SOUTH ELEVATION	A



PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**
4 Delmar Pde & 812 Pittwater Rd, Dee Why

Drawing / **COVER SHEET**

Project No / **221054** Date / **03.12.2021** Author / **SJ**

Scale: @ A1

Drawing No. / **TP00.00 A**

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

Demolition Notes

Contractor to confirm existing conditions on site.

Contractor to demolish existing structure/remove all materials. Cut and seal services as required in accordance with local authority requirements and a.s. codes for that trade u.n.o

Protection of works as required by local authorities

Cleaning of site to epa requirements by contractor

Asbestos
Contractor to allow for complete demolition & removal of all asbestos products. All asbestos products to be removed & handled as per relevant Australian standards

Extent of demolition work as indicated on this drawing & heritage consultants drawings & specifications, including but not limited to the following:
Removal/demolition of all existing floor/slabs & footings, external and internal walls, windows, doors, cladding, gutters, downpipes, rainwater heads, cappings, flashing gutter board supports etc. u.n.o

Removal/demolition of all existing works including but not limited to external steps, paths, carparks, planters & landscaping, gates, fences, garden walls, retaining walls, bollards, light blades signs, columns etc. u.n.o

Removal/demolition of all existing fixtures and fittings including but not limited to lights, taps, basins, wets etc. Disconnection & removal of existing services to be undertaken by appropriate contractors

Contractor to make good damage to adjoining buildings, pavement, laneways, roads, fences, kerbs, channels, services, street furniture, carspace markings etc. (ie. Any adjoining objects/materials not within site boundary) resulting from demolition works.

All repairs to authority requirements or to condition prior to demolition. Contractors are responsible for relocation and co-ordination of road carparking markings, ticket machines etc.

Preliminary
Precautionary measures to be undertaken as described in AS.2601-2001. A "hazardous substances management plan" is to be implemented before and during demolition. If the preliminary investigation of the building identifies any hazardous materials contained therein. These materials will be removed as per the guidelines of the responsible authority and clearance certificate obtained before demolition commences

Safety fencing
Security fences shall be provided to the street boundary of the demolition site and any additional precautionary measures, taken as may be necessary to prevent unauthorised entry to the site, where the demolition site adjoins a public thoroughfare the common boundary between them shall be fenced for its full length with a hoarding unless the least horizontal distance between the common boundary and the nearest part of the structure is greater than twice the height of the structure. The fencing shall be the equivalent of the chain wire as specified in AS.1725

Notices lettered in accordance with AS.1319 and displaying the words "warning demolition in progress", or similar, shall be fixed to the fencing at appropriate places to warn the public. Provision shall be made for ready access to the site by emergency services personnel in the event of fire or accident

Demolition work
Structures shall be demolished in the reverse order to that of their construction. The order of demolition for buildings shall be progressive, storey by storey, having proper regard to the type of construction. No part of any structure shall be left unsupported or unattended in such a condition that it may collapse or become dangerous. Precautions shall be taken to ensure that the stability of all parts of the structure, and the safety of persons on and outside the site, will be maintained in the event of sudden and severe weather changes.

Walls on the boundaries are to be demolished in a safe and workmanship like manner. Walls shall not be laterally loaded by accumulated debris or rubble, to the extent that they are in danger of collapse, allowable loading of the suspended floors shall be determined by an independent structural engineer.

Dust control

The techniques adopted for stripping out and for demolition shall minimise the release of dust into the atmosphere. Before the commencement of stripping or demolition in an area of a structure, any existing accumulations of dust in that area shall be collected, placed in suitable containers and removed. Selection of an appropriate collection technique, such as vacuuming or hosing down, shall take due account of the nature of the dust and the type of hazard it presents. Dust generated during stripping, or during the breaking down of the building fabric to removable sized pieces, shall be kept damp until it is removed from the site or can be otherwise contained. The use of excess water for this purpose shall be avoided.

Noise control

Noise shall be minimised as far as practicable, by the selection of appropriate methods and equipment, and by the use of silencing devices wherever practicable to epa/code requirements.

Note:

1. Attention is drawn to recommendations in AS.2436
2. Hours of operating equipment may be restricted by regulatory authority

Fire services

Where a fire hydrant service or a fire hose reel service is provided in a building, it shall be available at all times during the demolition of the building, so that all remaining storeys except the two uppermost storeys, are serviced. Access to the fire protection services, including any booster fitting, shall be maintained at all times. If a sprinkler system is installed in a building to be demolished, it shall be maintained in an operable condition at each storey below the two uppermost unstripped storeys.

Suitable portable fire extinguishers shall be kept at all times in working area and are not protected by other fire services, and maintained in an operable condition.

Adjoining properties

Safe access to and egress from adjoining buildings shall be maintained at all times for the duration of the demolition work. No demolition activity shall cause damage to or adversely affect the structural integrity of adjoining buildings. The effects of vibration and conversion on adjoining buildings and their occupants shall be minimised by selecting demolition methods and equipment appropriate to the circumstances. Where any surface of an adjoining building is exposed by demolition, the need for weatherproofing the exposed surface shall be investigated and temporary or permanent protection provided as appropriate. Precautions shall be taken to minimise the spreading of mud and debris by vehicles leaving the site.

General

Openings in existing walls and floors, through which there is a risk of persons falling to lower level, shall be either properly guarded or boarded over and the boarding secured against unauthorised or accidental removal. Precautions shall be taken to prevent glass from falling on any person in or outside the building. Demolished material shall not be allowed to fall freely outside the structure unless it is confined within a chute or similar enclosure, which is clear of obstructions to objects falling freely.

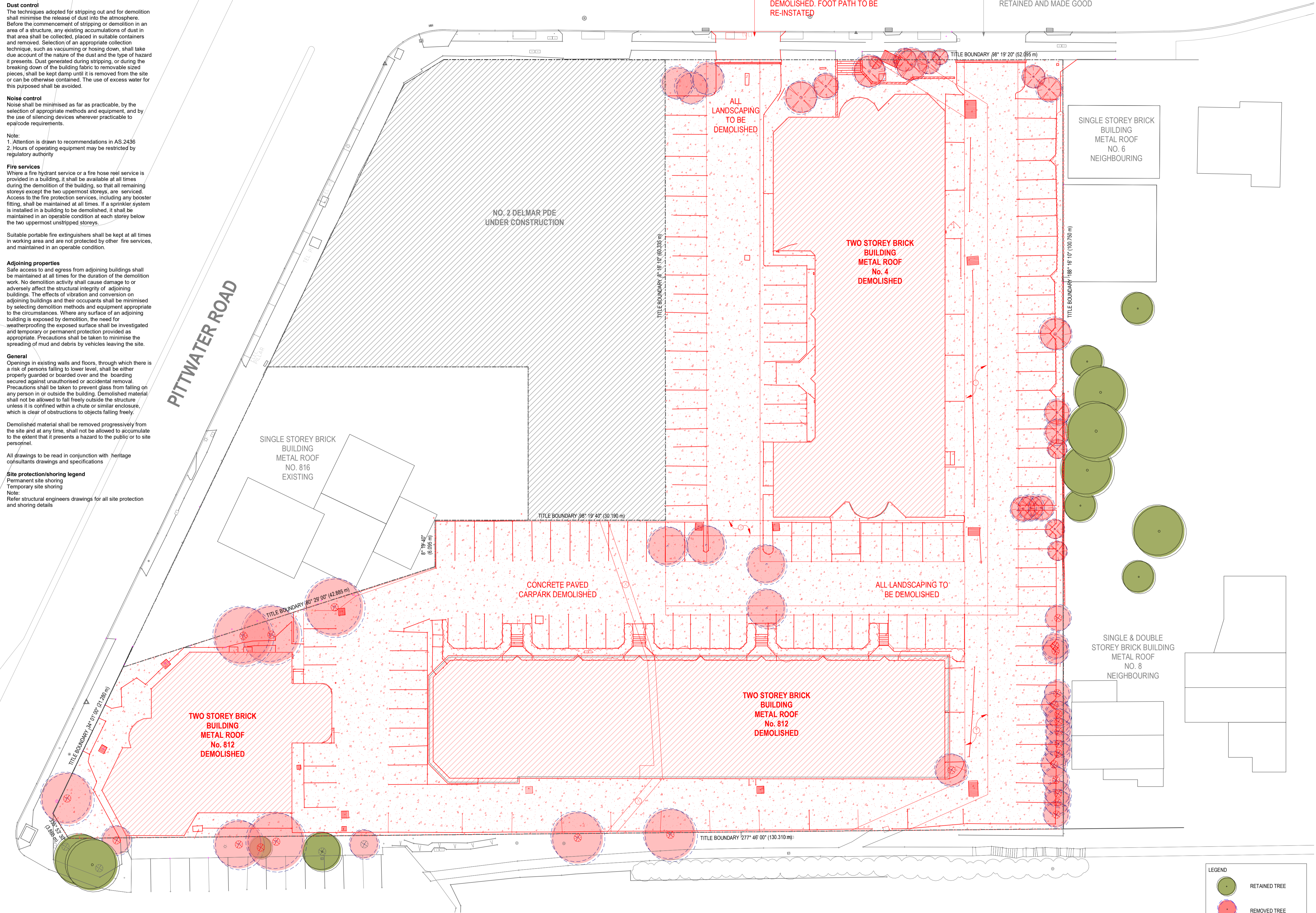
Demolished material shall be removed progressively from the site and at any time, shall not be allowed to accumulate to the extent that it presents a hazard to the public or to site personnel.

All drawings to be read in conjunction with heritage consultants drawings and specifications

Site protection/shoring legend

Permanent site shoring
Temporary site shoring
Note:
Refer structural engineers drawings for all site protection and shoring details

DELMAR PARADE



LEGEND

	RETAINED TREE
	REMOVED TREE
	DEMOLISHED BUILDING
	DEMOLISHED PAVING

PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**
4 Delmar Pde & 812 Pittwater Rd, Dee Why

Drawing / **DEMOLITION PLAN**

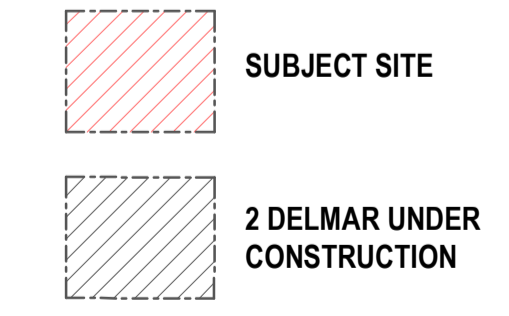
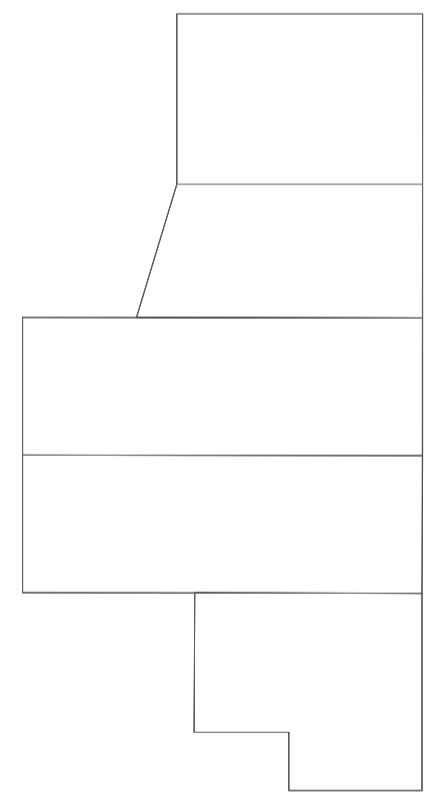
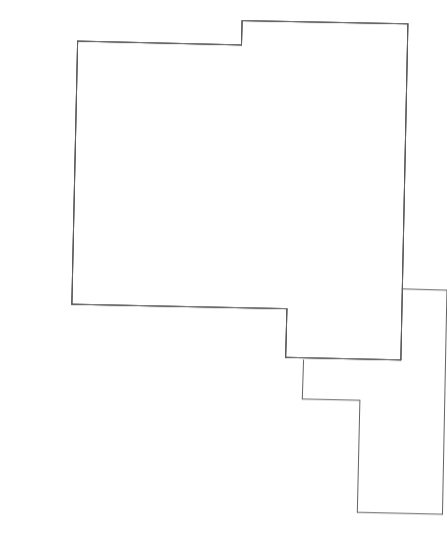
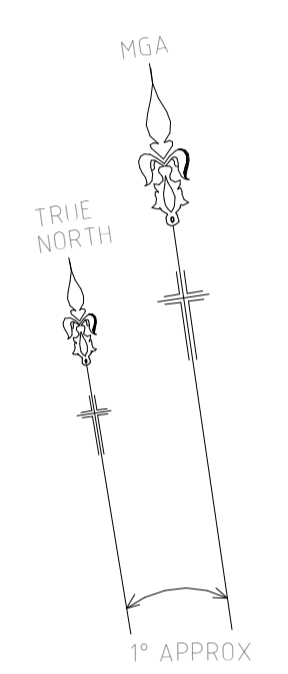
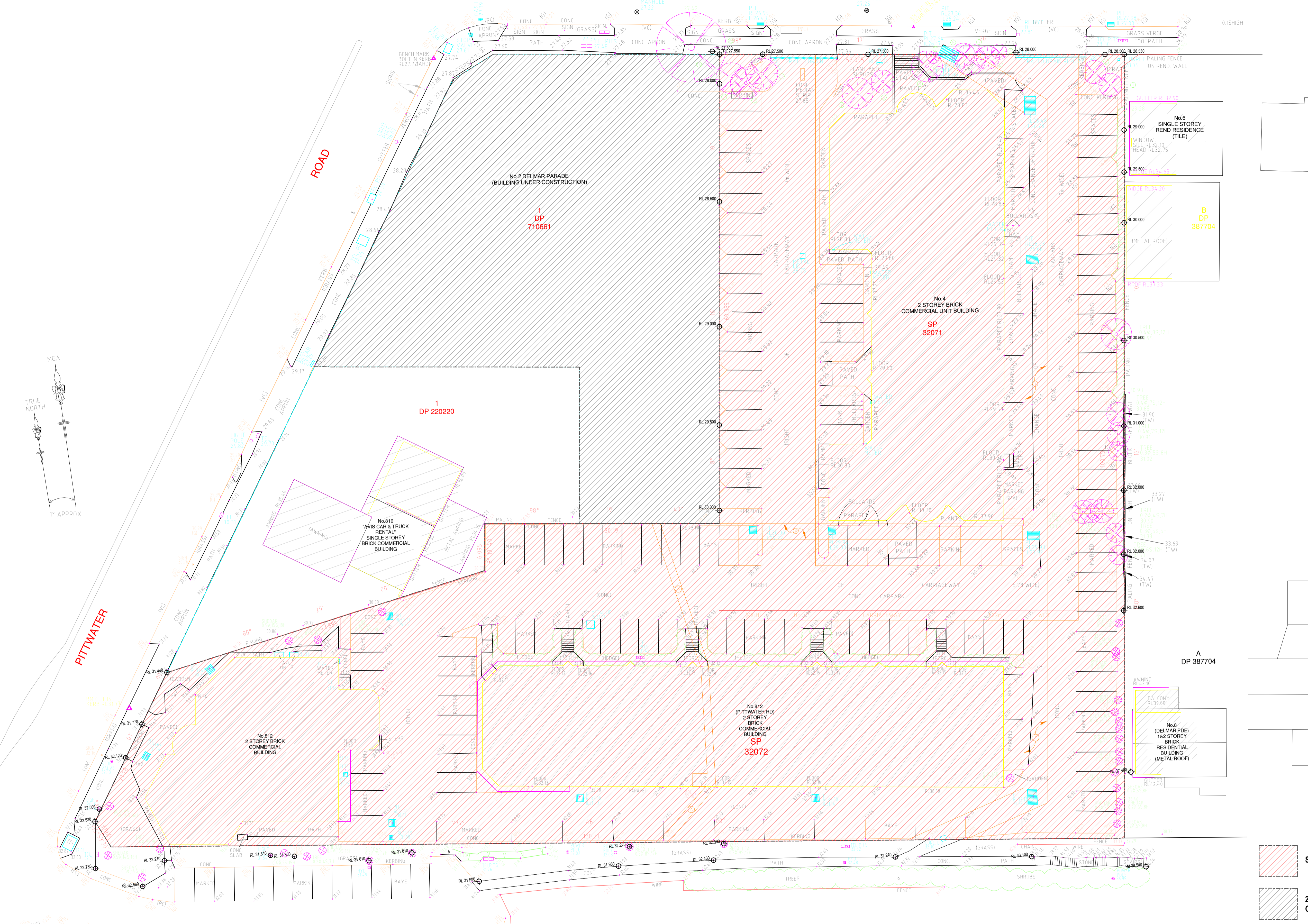
Project No / **221054** Date / **03.12.2021** Author / **SJ**

Scale: @ A1 / **1 : 250**

Drawing No. / **TP00.02 A**

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au



PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**
4 Delmar Pde & 812 Pittwater Rd, Dee Why

Drawing / **SITE SURVEY PLAN**

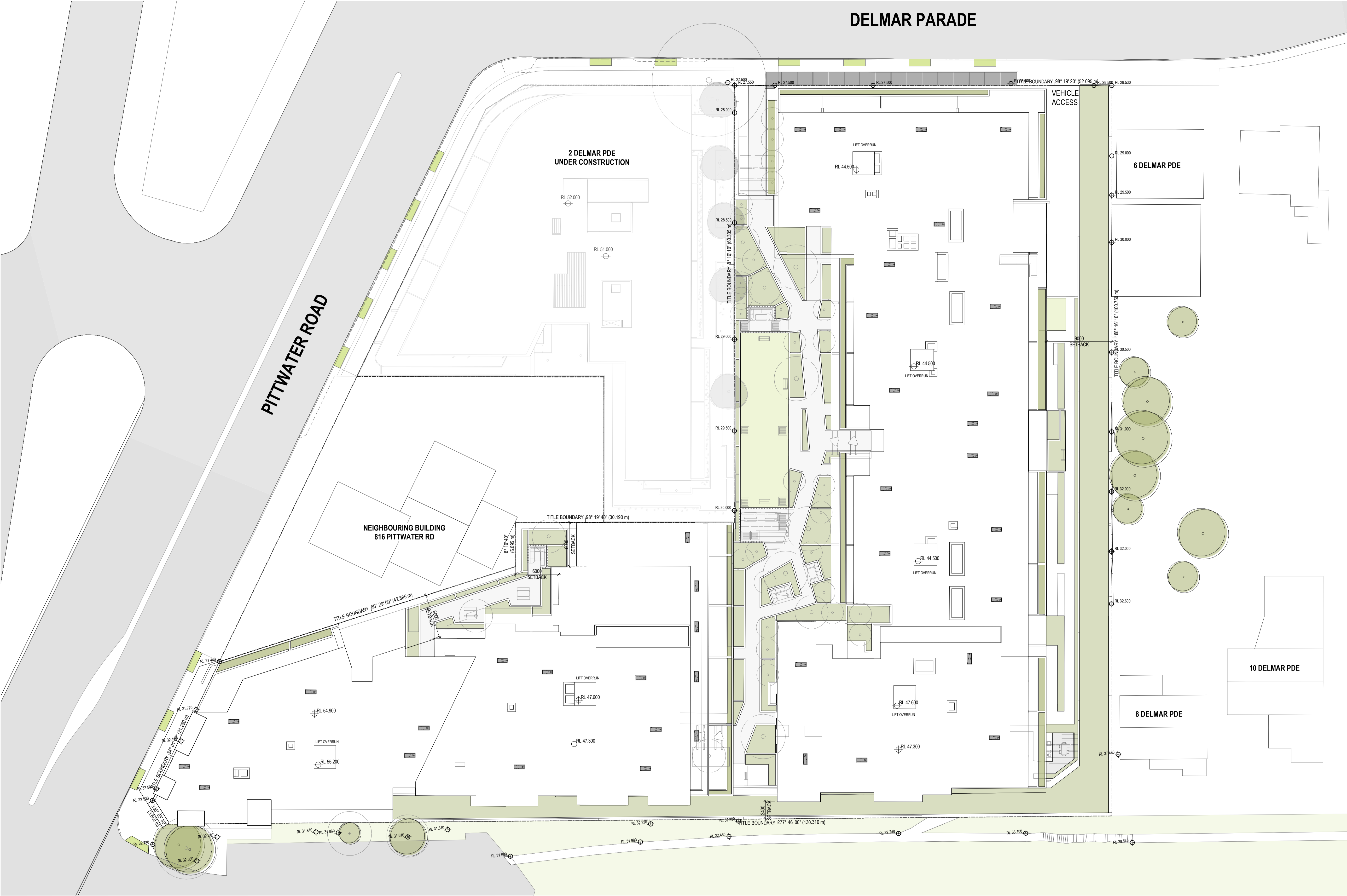
Project No / **221054** Date / **03.12.2021** Author / **DM** Scale: @ A1 / **1 : 250**

Drawing No. / **TP00.03 A**



Brisbane, Melbourne, Sydney
www.rothelowman.com.au

Disclaimer: Rothel Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothel Lowman Property Pty. Ltd. against all claims resulting from use of this document other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothel Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**
4 Delmar Pde & 812 Pittwater Rd, Dee Why

Drawing / **SITE PLAN**

Project No / **221054** Date / **03.12.2021** Author / **SJ**

Scale: @ A1 / **1 : 250**

Drawing No. / **TP00.04 A**

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document or other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

DELMAR PARADE

PITTWATER ROAD

2 DELMAR PDE UNDER CONSTRUCTION

VEHICLE ACCESS

WINTER SUNRISE

6 DELMAR PDE

SUMMER SUNRISE

EXISTING STORMWATER EASEMENT (HATCHED)

NEIGHBOURING BUILDING 816 PITTWATER RD

10 DELMAR PDE

8 DELMAR PDE

LEGEND

- PROMINENT VIEWS
- ARTICULATED CORNER

REFER TO URBAN DESIGN REPORT

PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / 4 Delmar Pde & 812 Pittwater Rd, Dee Why

Drawing / SITE ANALYSIS PLAN

Project No / 221054 Date / 03.12.2021 Author / JC

Scale: @ A1 / 1 : 250

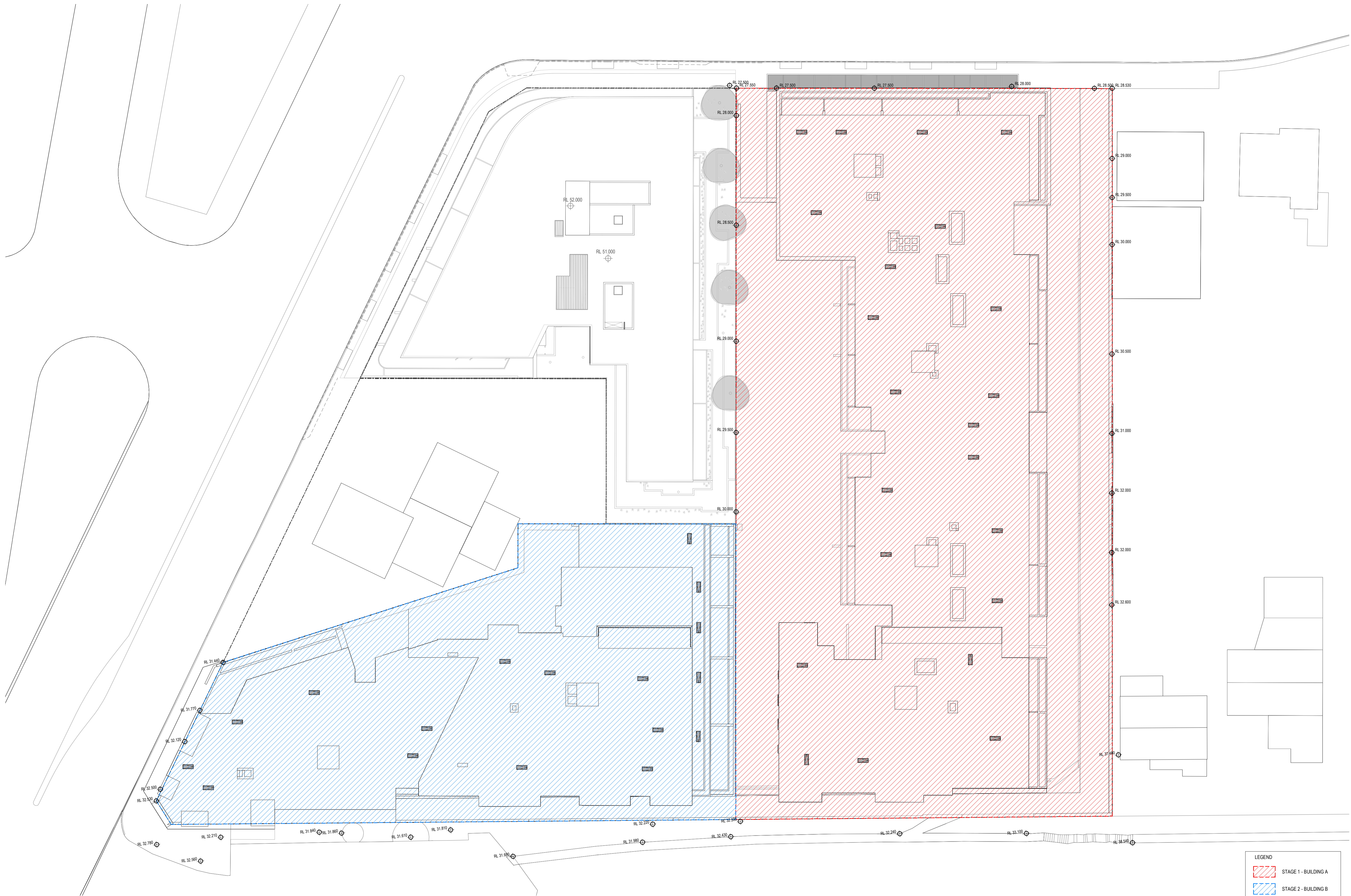
Drawing No. / TP00.05 A

rothelowman

Brisbane, Melbourne, Sydney www.rothelowman.com.au

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document or other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

3/12/2021 6:06:31 PM



LEGEND

- STAGE 1 - BUILDING A
- STAGE 2 - BUILDING B

REFER TO SUBDIVISION PLAN xxxx

PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**
 4 Delmar Pde & 812 Pittwater Rd, Dee Why

Drawing / **SUBDIVISION PLAN**

Project No / **221054** Date / **03.12.2021** Author / **JC**

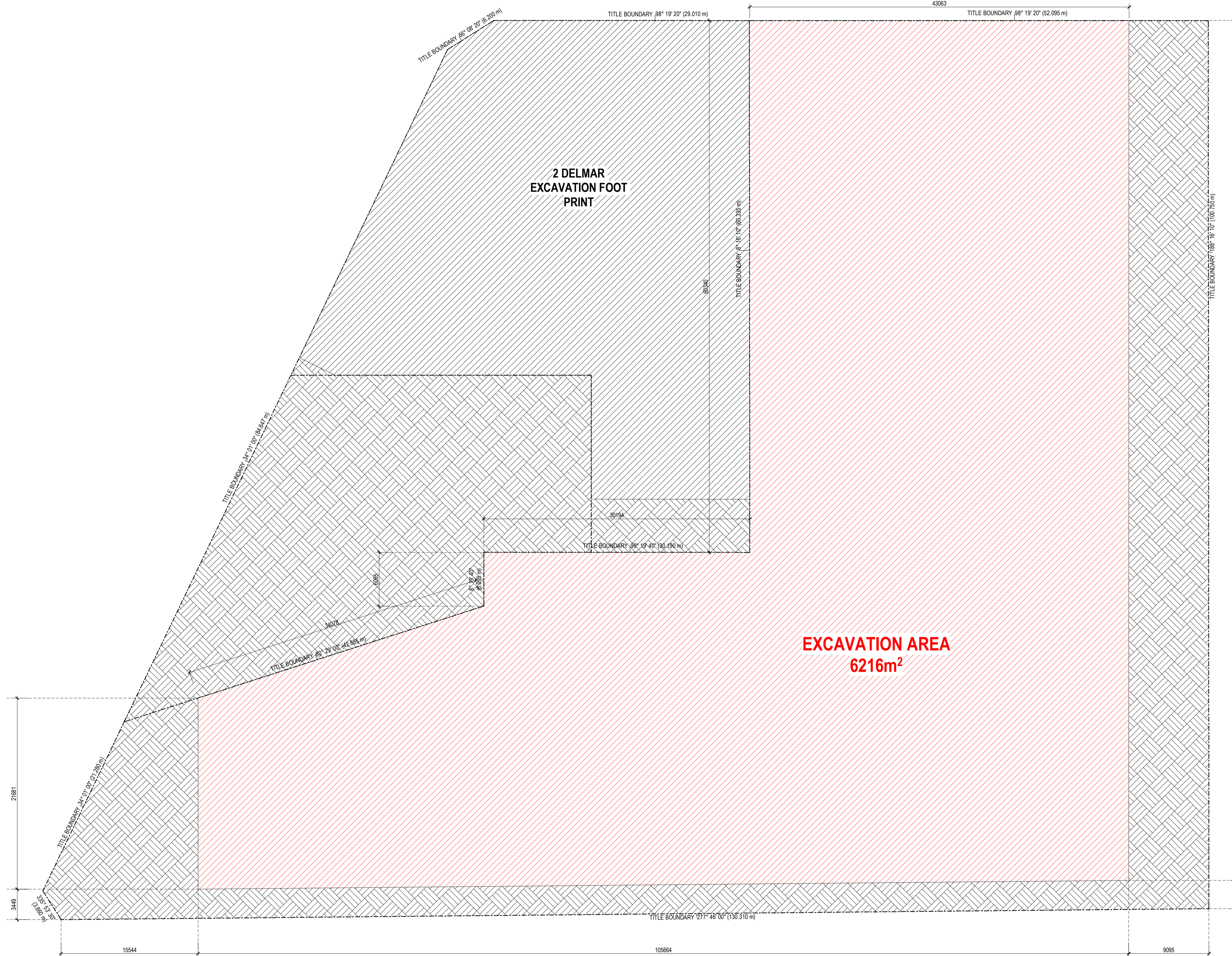
Scale: @ A1 / **1 : 250**

Drawing No. / **TP00.06 A**

rothelowman

Brisbane, Melbourne, Sydney
 www.rothelowman.com.au

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**
 4 Delmar Pde & 812 Pittwater Rd, Dee Why

Drawing / **BULK EXCAVATION DIAGRAM**

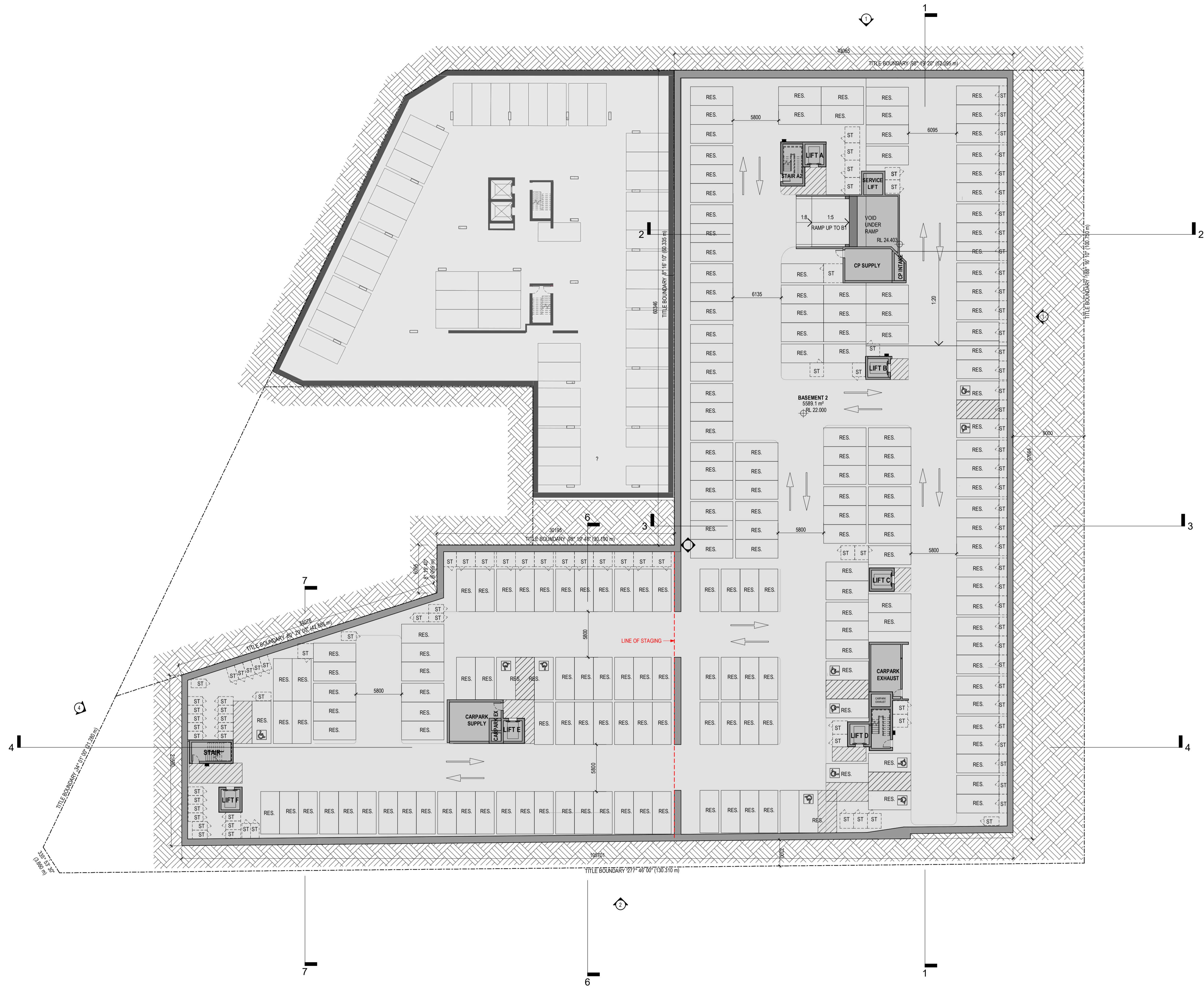
Project No. / **221054** Date / **03.12.2021** Author / **SJ** Scale: @ A1 / **1 : 250**

Drawing No. / **TP00.07 A**

rothelowman

Brisbane, Melbourne, Sydney
 www.rothelowman.com.au

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**
 4 Delmar Pde & 812 Pittwater Rd, Dee Why

Drawing / **BASEMENT 2**

Project No / **221054** Date / **03.12.2021** Author / **BR**

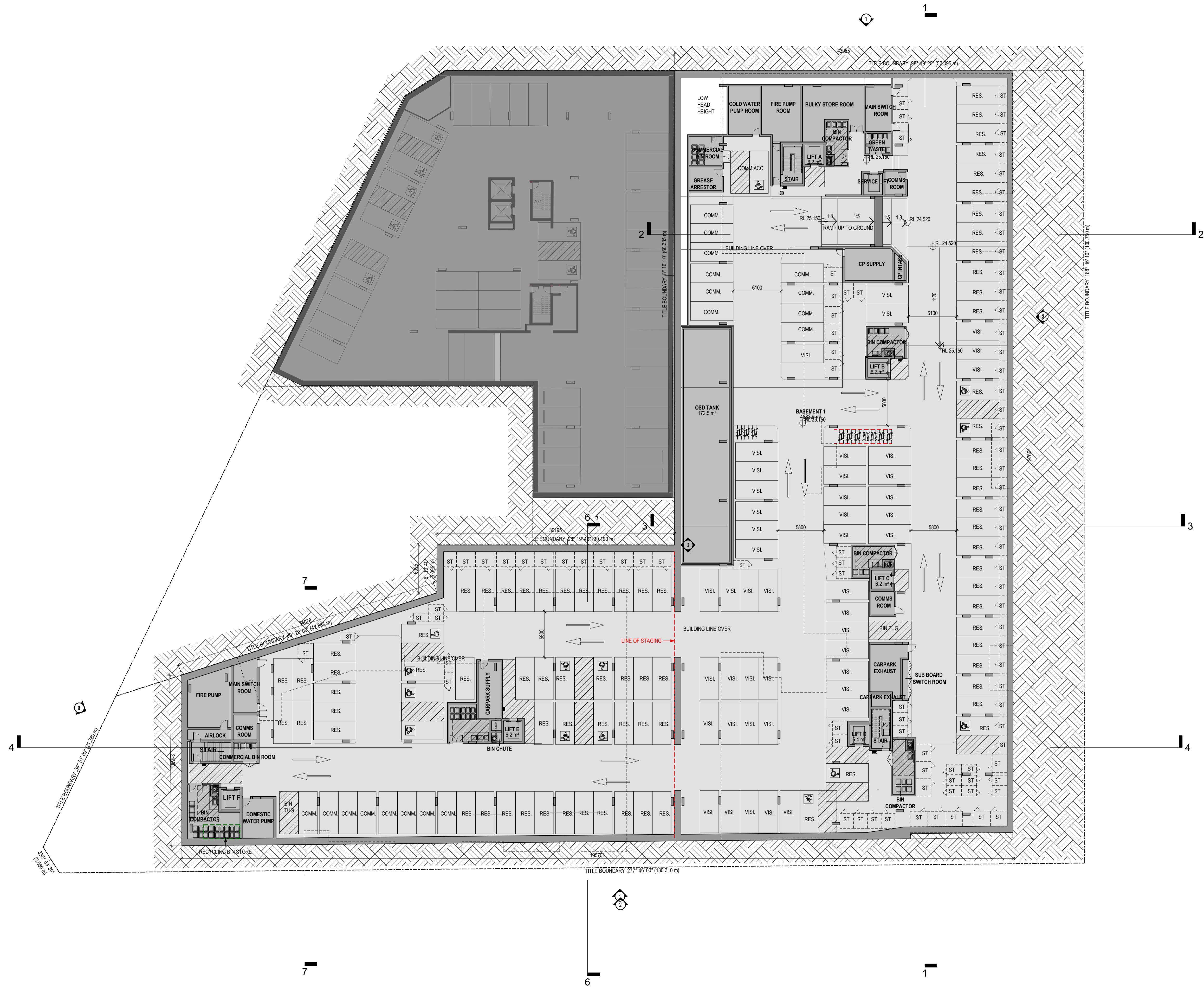
Scale: @ A1 / **1 : 250**

Drawing No. / **TP01.01 A**

rothelowman

Brisbane, Melbourne, Sydney
 www.rothelowman.com.au

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**
 4 Delmar Pde & 812 Pittwater Rd, Dee Why

Drawing / **BASEMENT 1**

Project No / **221054** Date / **03.12.2021** Author / **BR**

Scale: @ A1 / **1 : 250**

Drawing No. / **TP01.02 A**



Brisbane, Melbourne, Sydney
 www.rothelowman.com.au

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**
 4 Delmar Pde & 812 Pittwater Rd, Dee Why

Drawing / **GROUND**

Project No. / **221054** Date / **03.12.2021** Author / **DM** Scale: @ A1 / **1 : 250**

Drawing No. / **TP01.03 A**

rothelowman

Brisbane, Melbourne, Sydney
 www.rothelowman.com.au

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**
 4 Delmar Pde & 812 Pittwater Rd, Dee Why

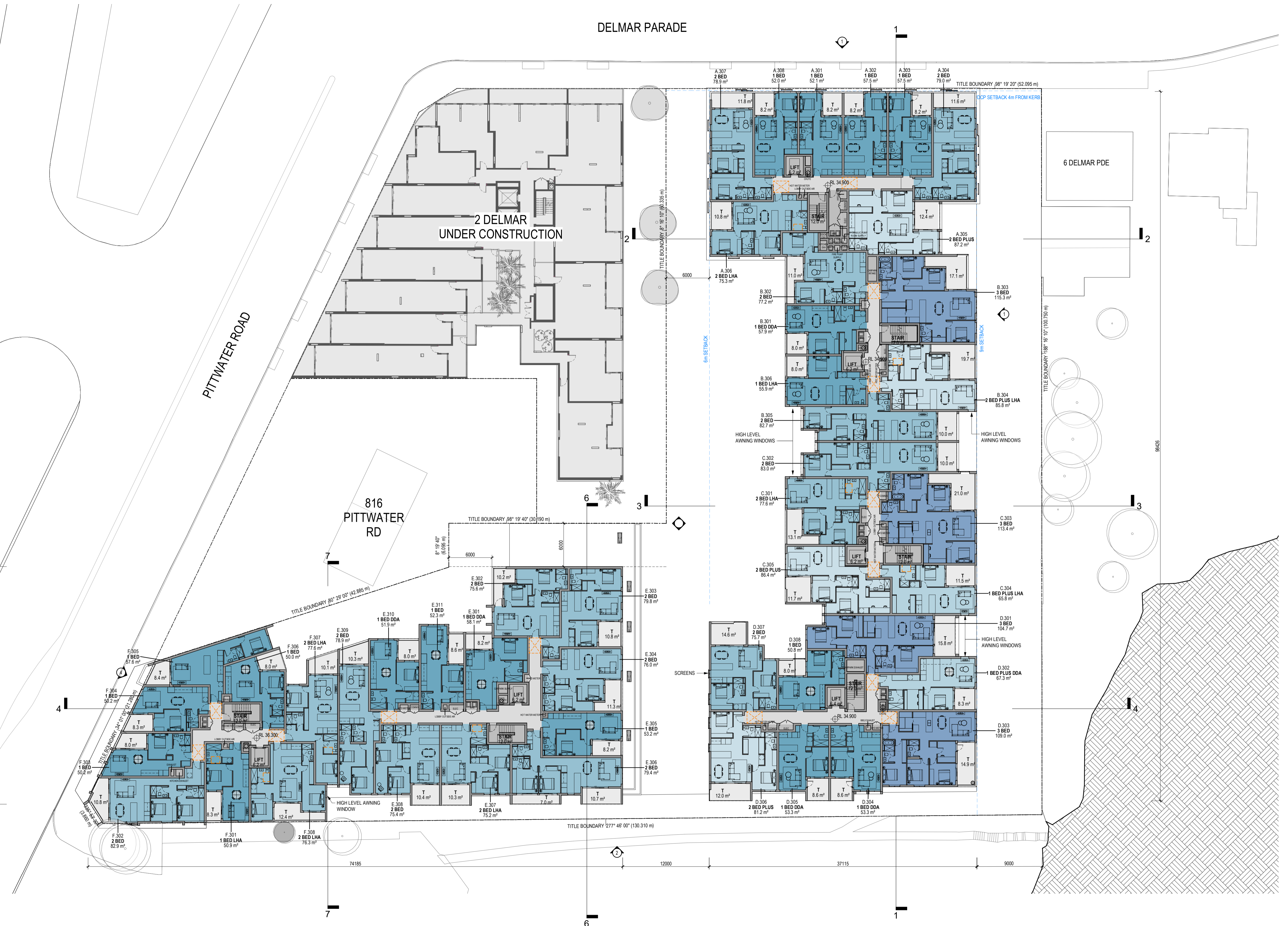
Drawing / **LEVEL 1**

Project No. / **221054** Date / **03.12.2021** Author / **DM** Scale: @ A1 / **1 : 250**

Drawing No. / **TP01.04 A**

rothelowman

Brisbane, Melbourne, Sydney
 www.rothelowman.com.au



PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**
4 Delmar Pde & 812 Pittwater Rd, Dee Why

Drawing / **LEVEL 2**

Project No / **221054** Date / **03.12.2021** Author / **DM** Scale: @ A1 / **1 : 250**

Drawing No. / **TP01.05 A**

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

DELMAR PARADE

PITTWATER ROAD

2 DELMAR UNDER CONSTRUCTION

816 PITTWATER RD

10 DELMAR PDE

8 DELMAR PDE

PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / 4 Delmar Pde & 812 Pittwater Rd, Dee Why

Drawing / LEVEL 3

Project No / 221054 Date / 03.12.2021 Author / DM Scale: @ A1 / 1 : 250

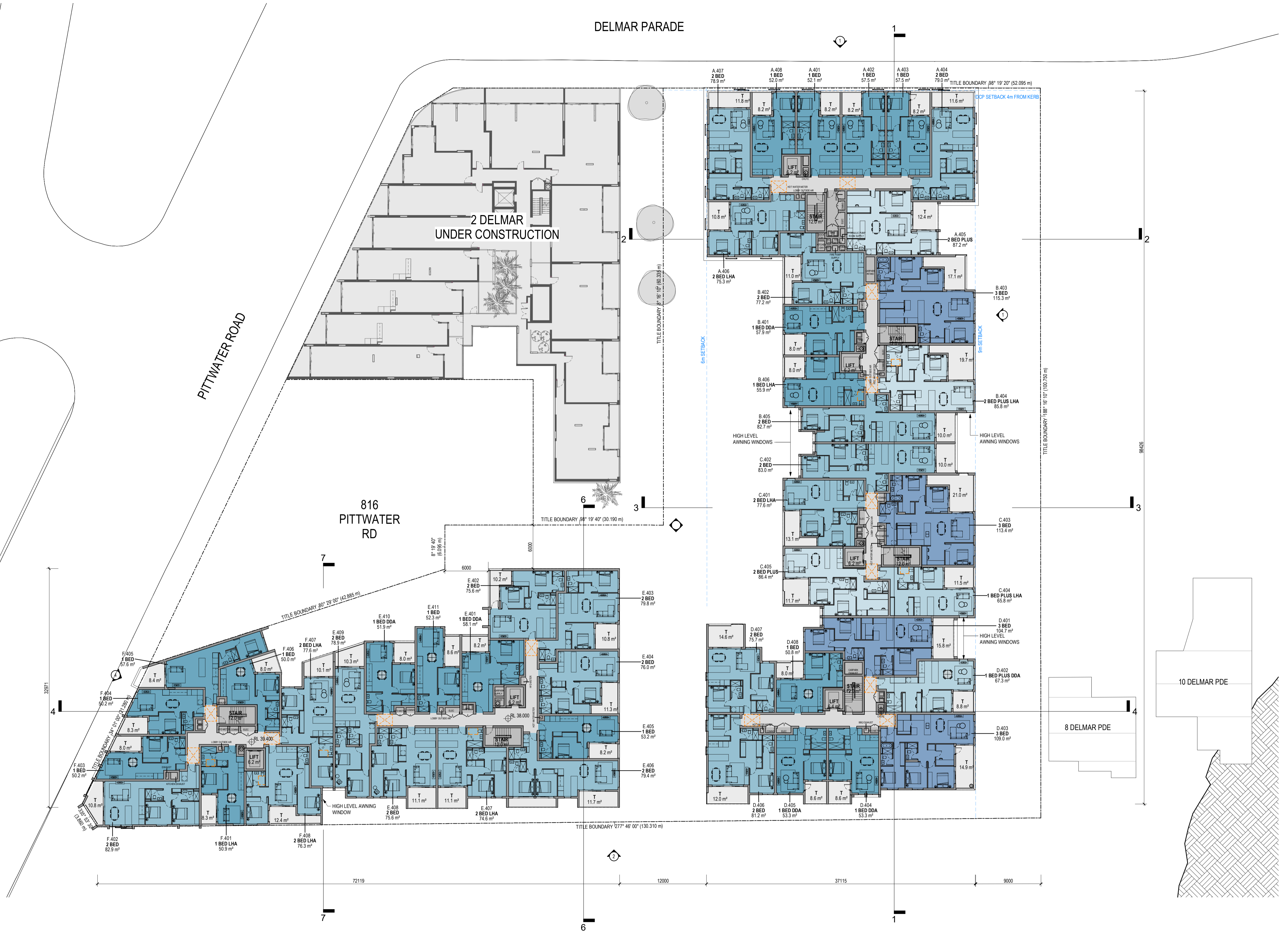
Drawing No / TP01.06 A

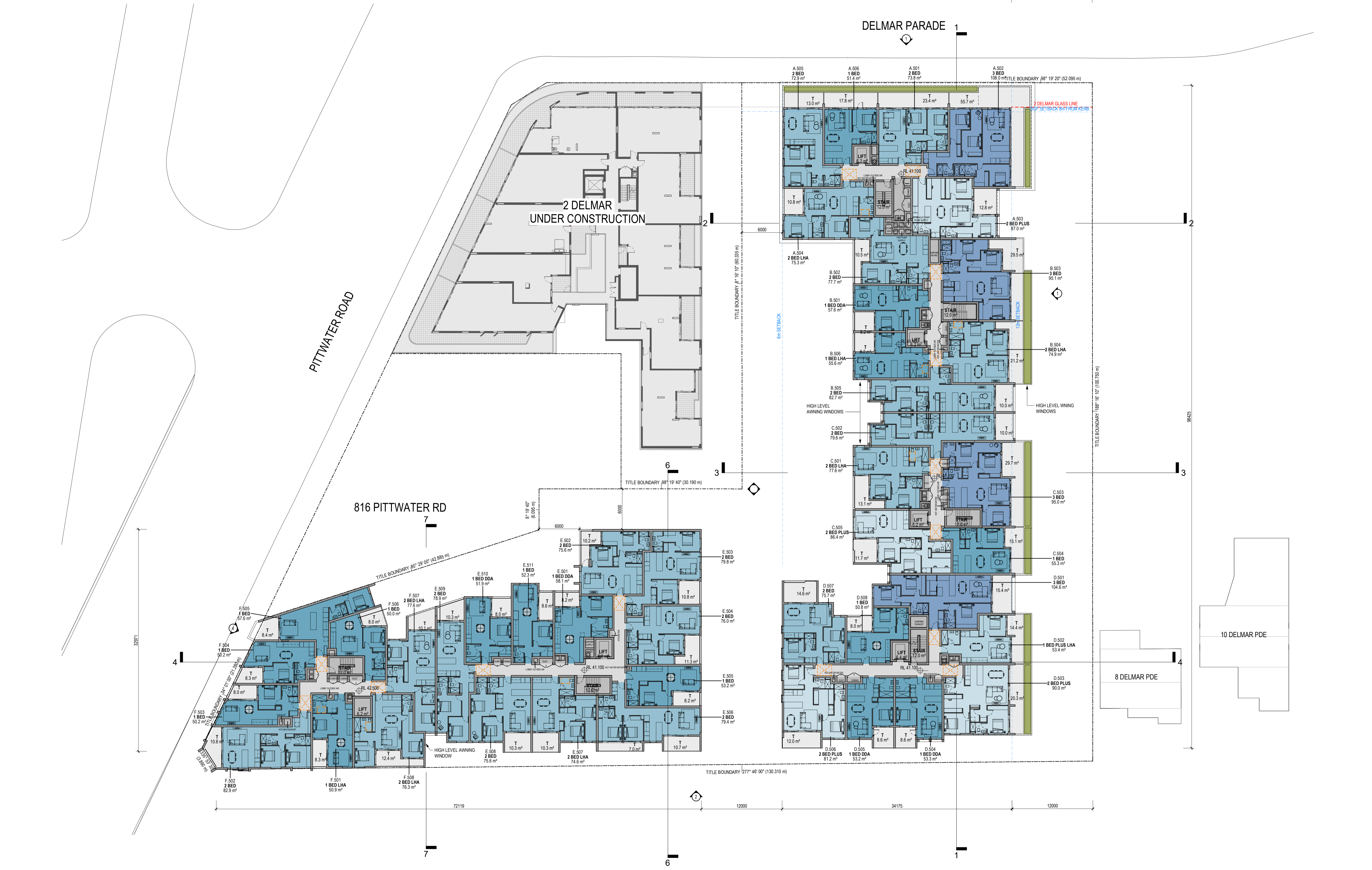
rothelowman

Brisbane, Melbourne, Sydney www.rothelowman.com.au

7/12/2021 12:29:33 PM

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997





PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**
 4 Delmar Pde & 812 Pittwater Rd, Dee Why

Drawing / **LEVEL 4**

Project No / **221054** Date / **03.12.2021** Author / **DM** Scale: @ A1 / **1 : 250**

Drawing No. / **TP01.07 A**

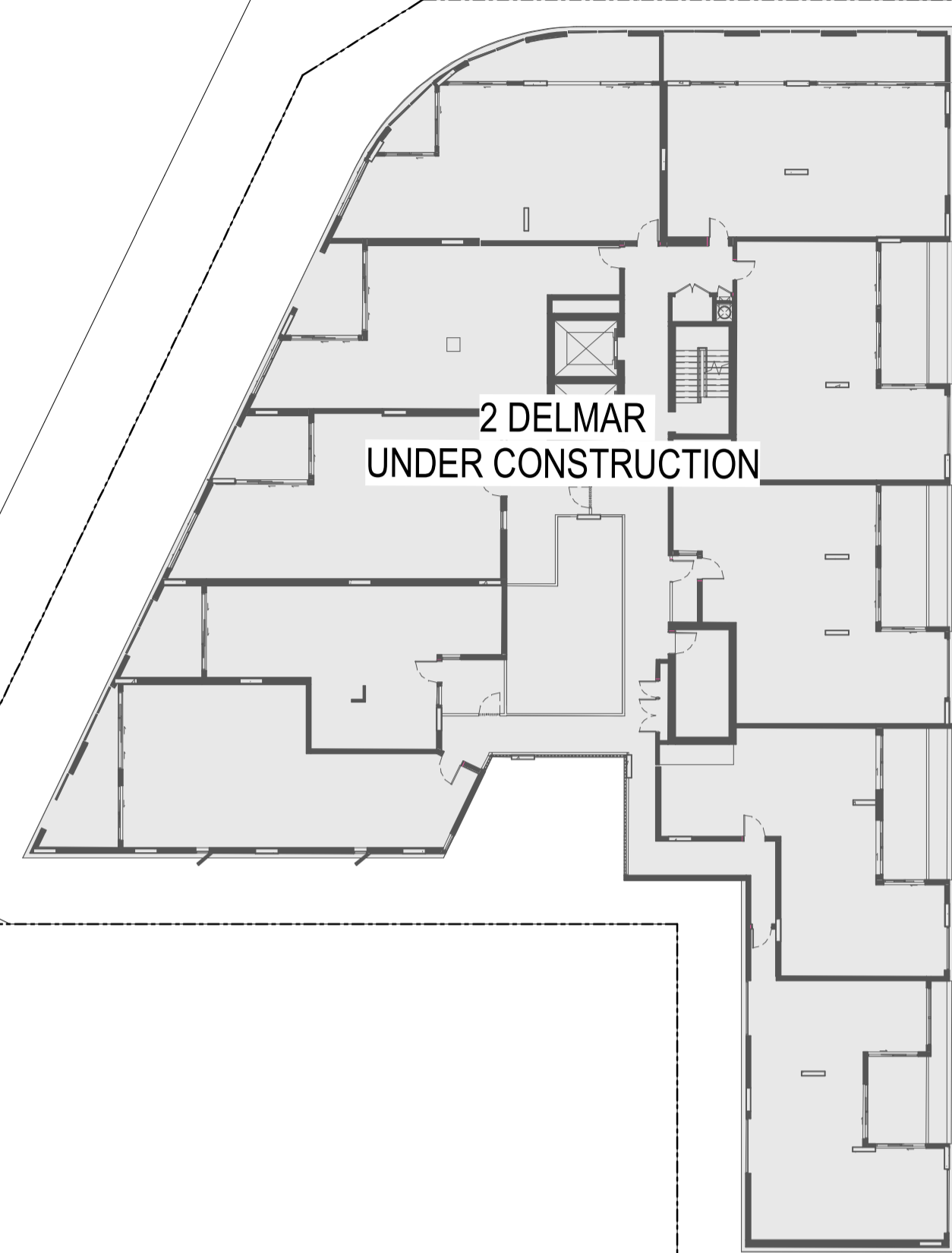
rothelowman

Brisbane, Melbourne, Sydney
 www.rothelowman.com.au

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

DELMAR PARADE 1

TITLE BOUNDARY 88° 19' 20" (52.095 m)

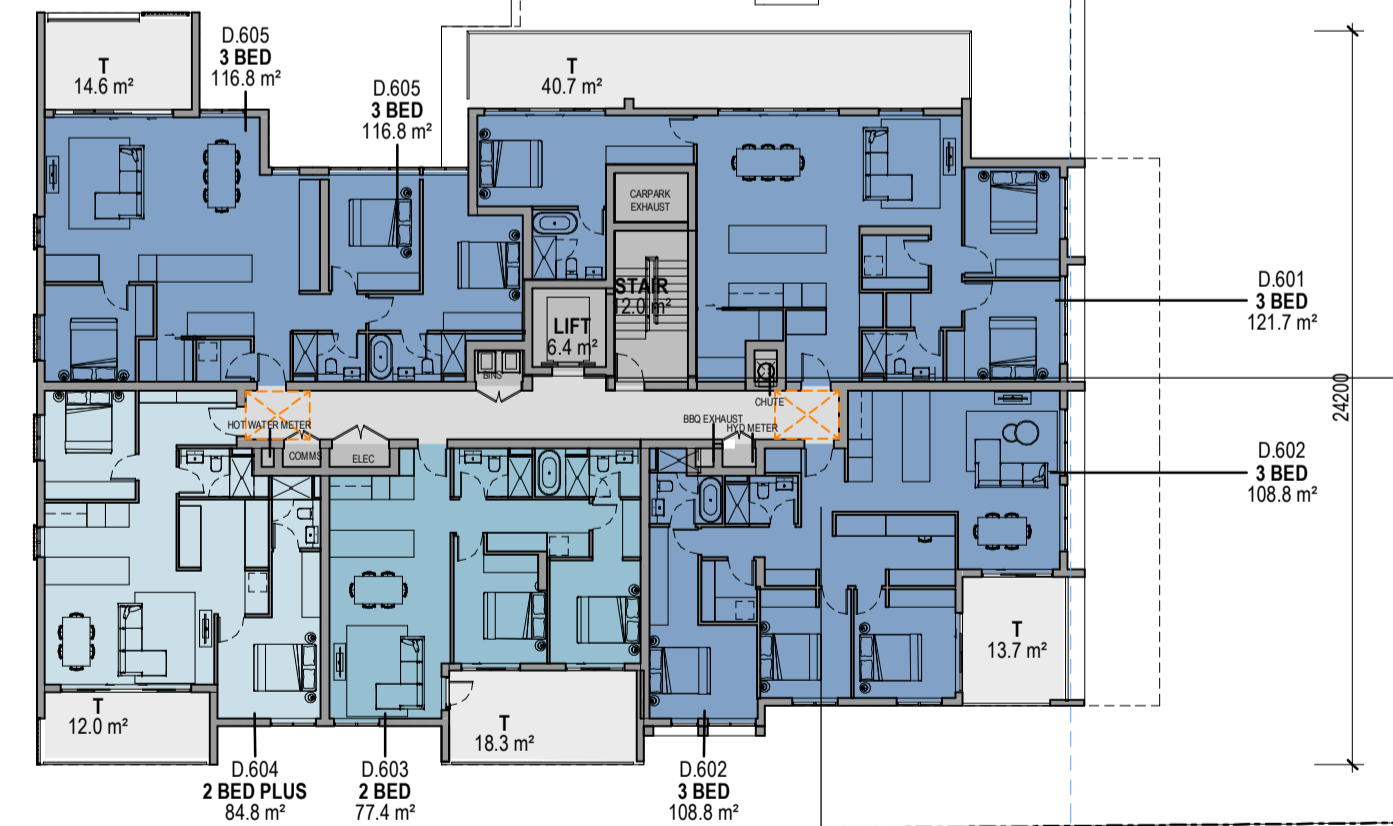
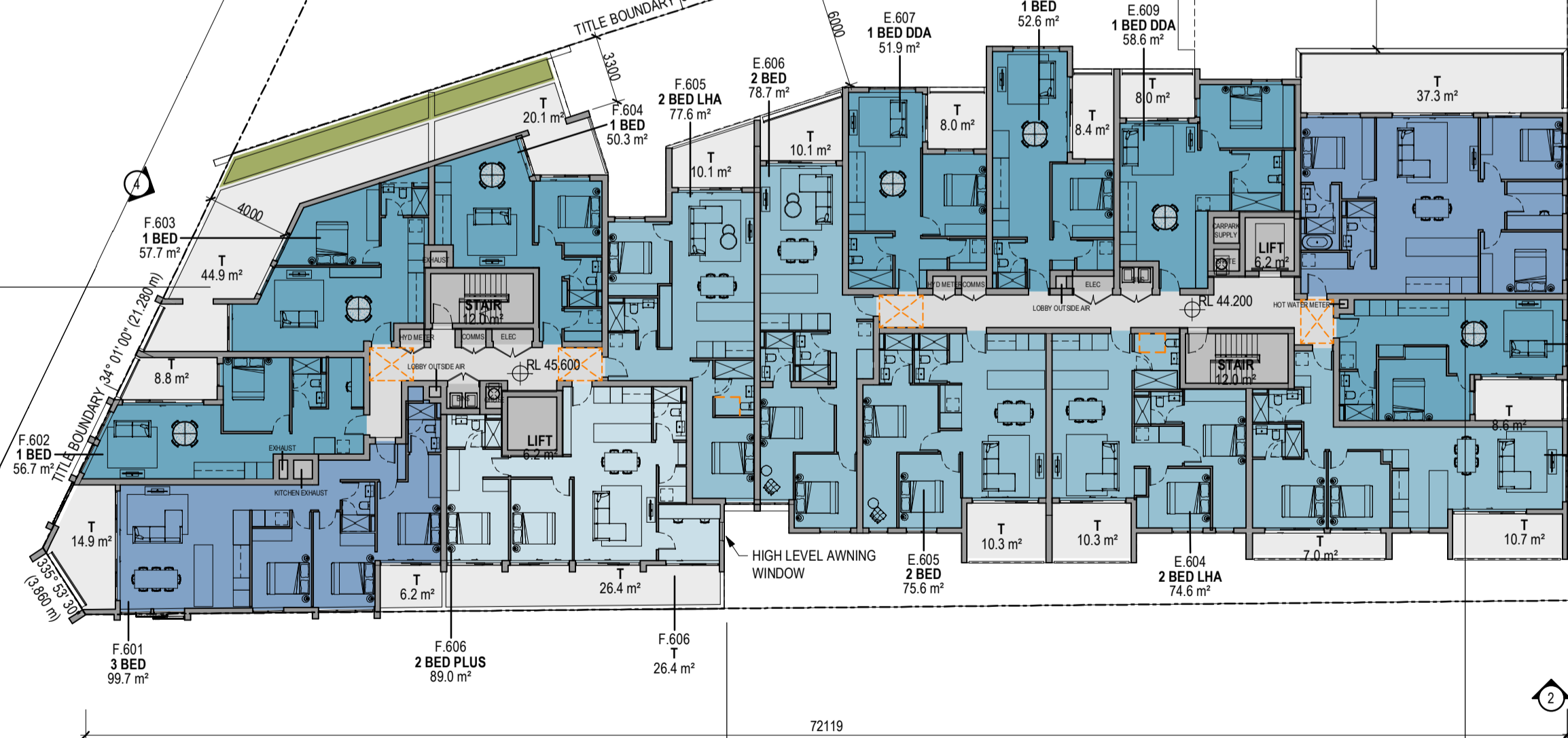


PITTWATER ROAD

2 DELMAR UNDER CONSTRUCTION

816 PITTWATER RD

4



TITLE BOUNDARY 277° 46' 00" (130.310 m)

TITLE BOUNDARY 8° 16' 10" (60.335 m)

TITLE BOUNDARY 88° 19' 40" (30.190 m)

TITLE BOUNDARY 188° 16' 10" (100.750 m)

6

PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / 4 Delmar Pde & 812 Pittwater Rd, Dee Why

Drawing / LEVEL 5

Project No. / 221054 Date / 03.12.2021 Author / DM Scale: @ A1 / 1 : 250

Drawing No. / TP01.08 A

rothelowman

Brisbane, Melbourne, Sydney www.rothelowman.com.au

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

7/12/2021 12:30:02 PM



PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**
 4 Delmar Pde & 812 Pittwater Rd, Dee Why

Drawing / **LEVEL 6**

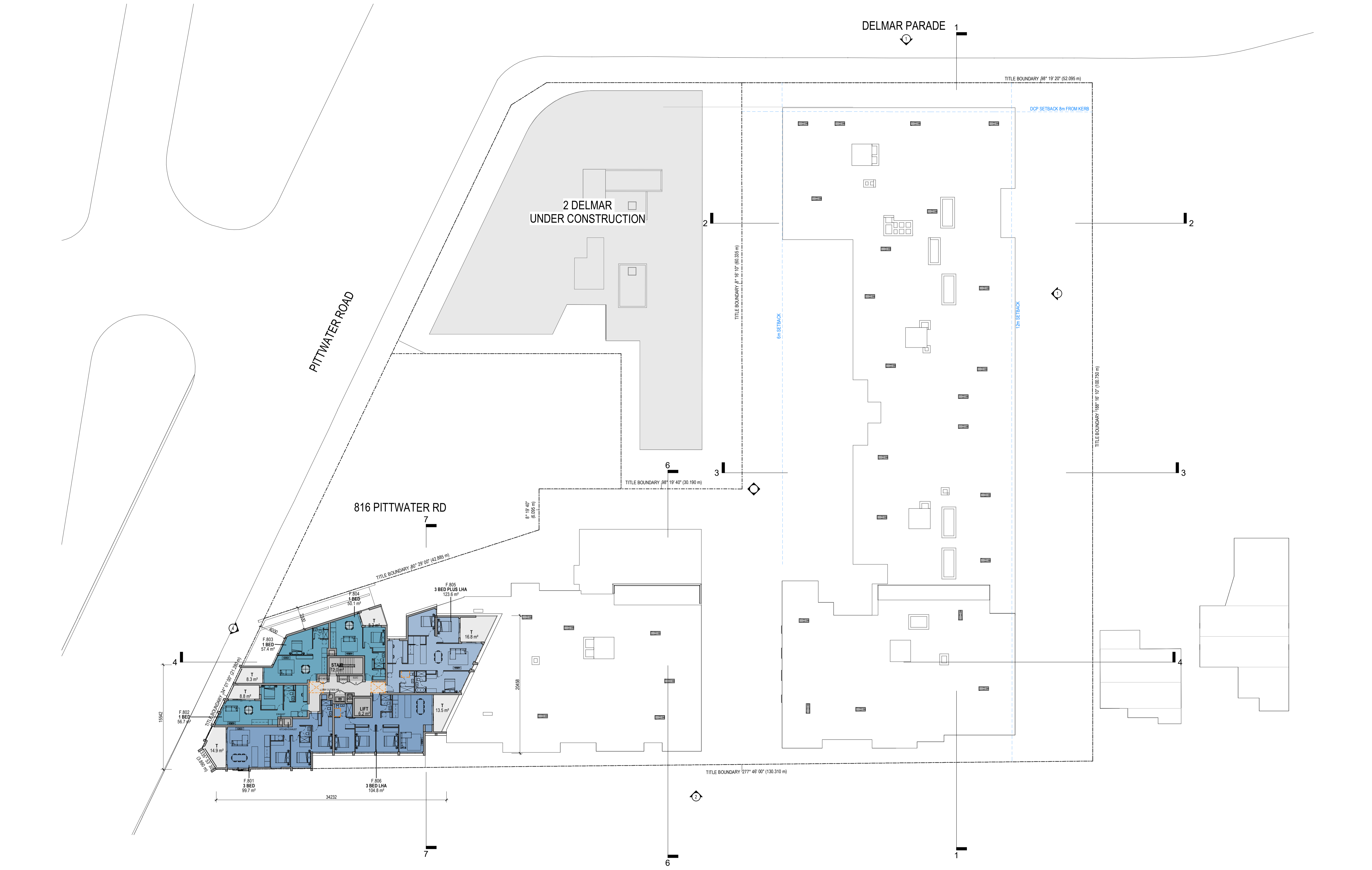
Project No / **221054** Date / **03.12.2021** Author / **DM** Scale: @ A1 / **1 : 250**

Drawing No. / **TP01.09 A**

rothelowman

Brisbane, Melbourne, Sydney
 www.rothelowman.com.au

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**
 4 Delmar Pde & 812 Pittwater Rd, Dee Why

Drawing / **LEVEL 7**

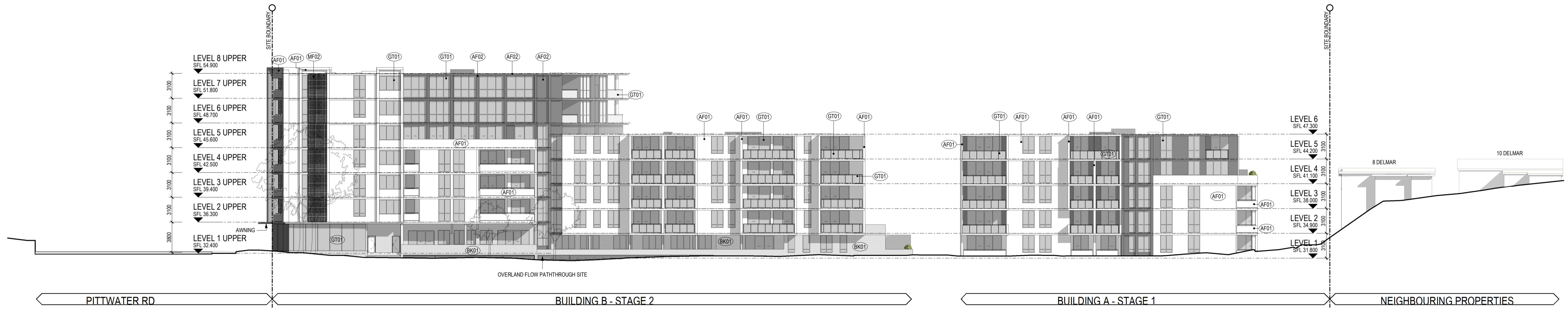
Project No / **221054** Date / **03.12.2021** Author / **DM** Scale: @ A1 / **1 : 250**

Drawing No. / **TP01.10 A**

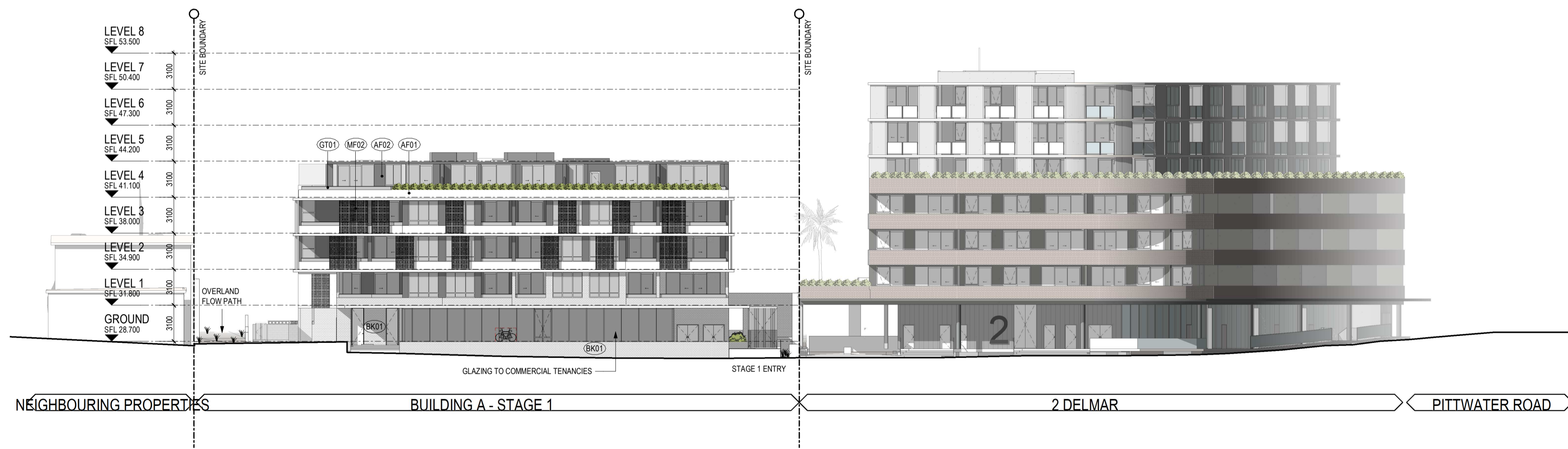


Brisbane, Melbourne, Sydney
 www.rothelowman.com.au

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



SOUTH ELEVATION



NORTH ELEVATION

PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**
4 Delmar Pde & 812 Pittwater Rd, Dee Why

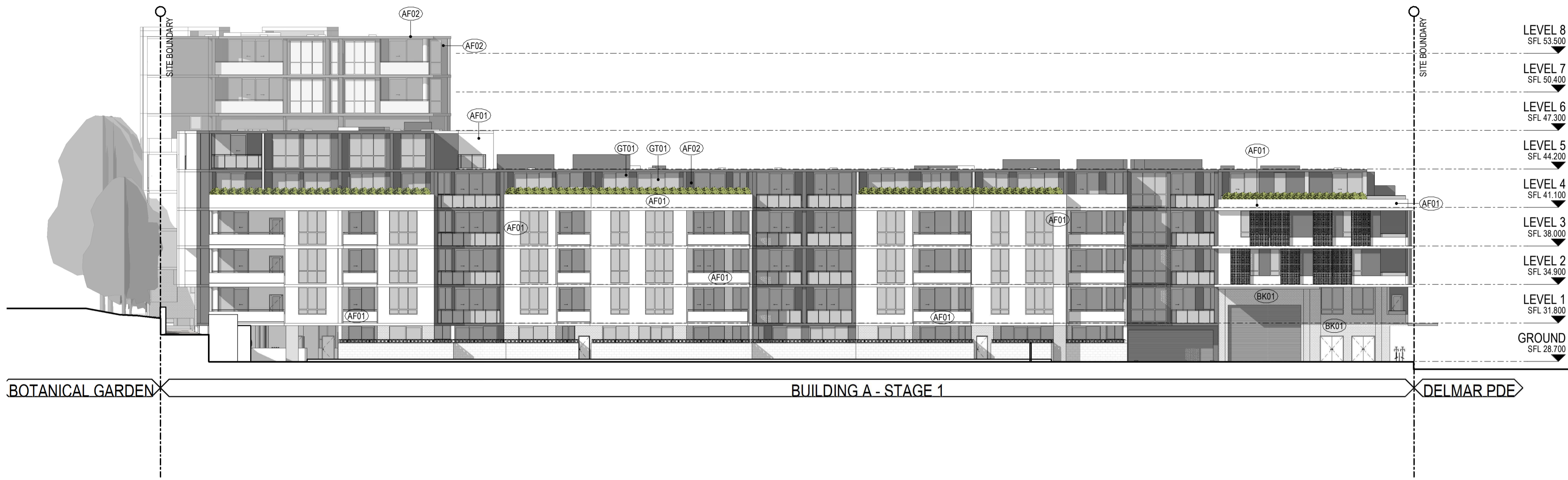
Drawing / **SITE ELEVATIONS**

Project No / **221054** Date / **03.12.2021** Author / **DM** Scale: @ A1 / **1 : 250**

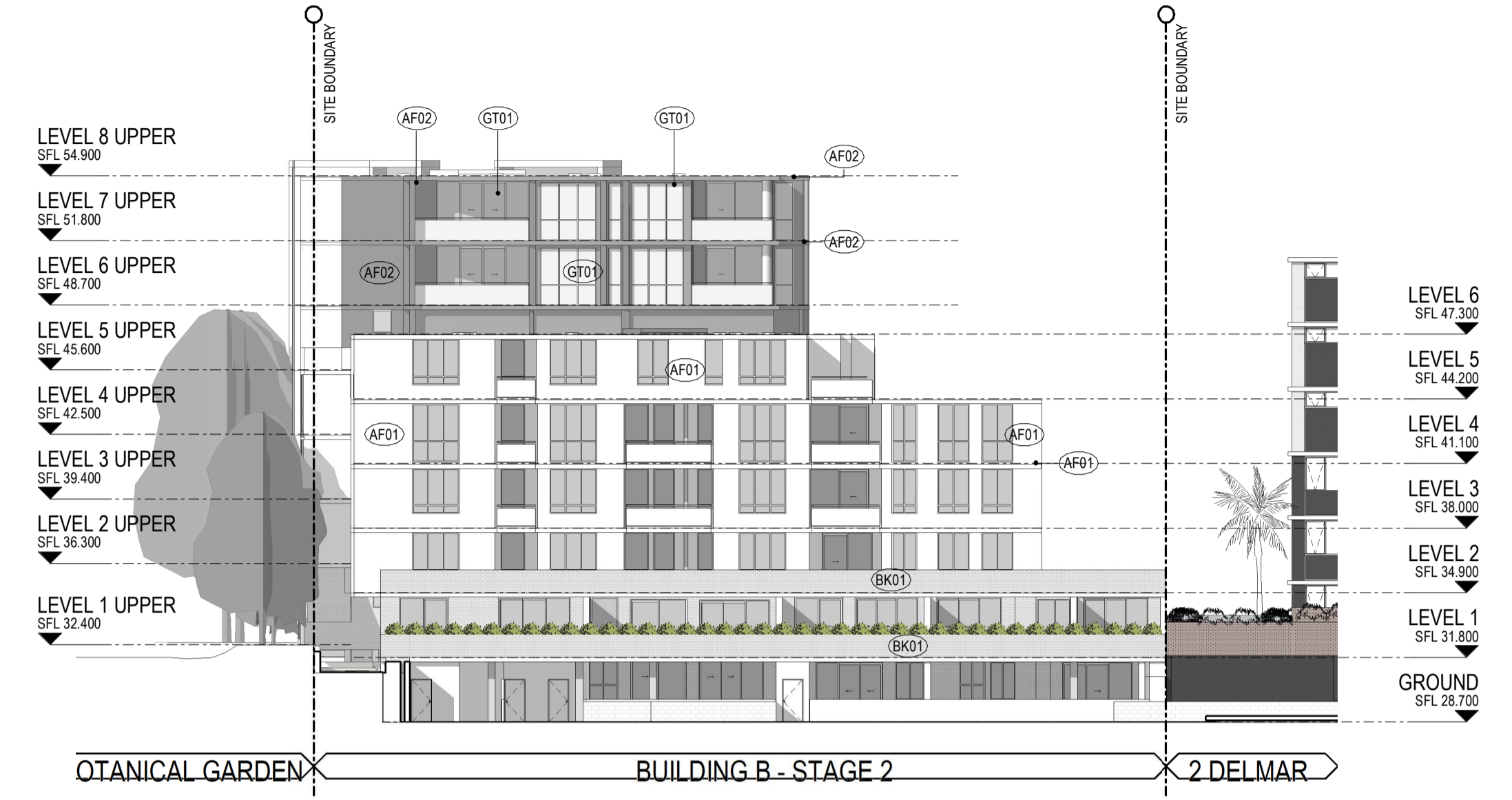
Drawing No. / **TP02.05 A**

rothelowman

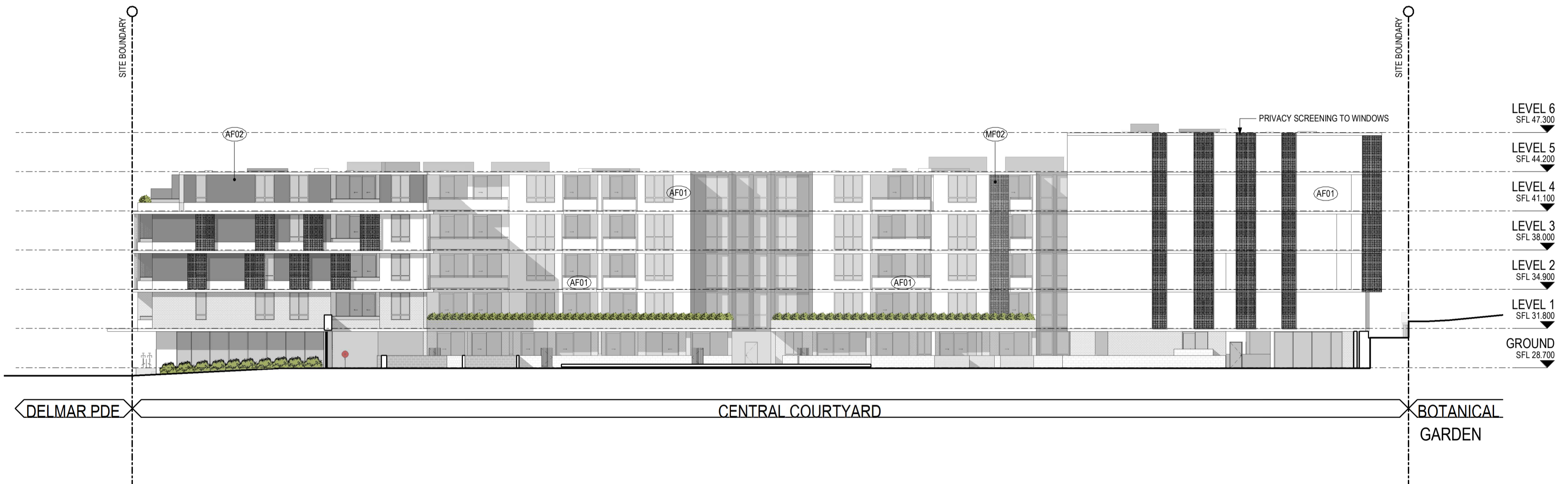
Brisbane, Melbourne, Sydney
www.rothelowman.com.au



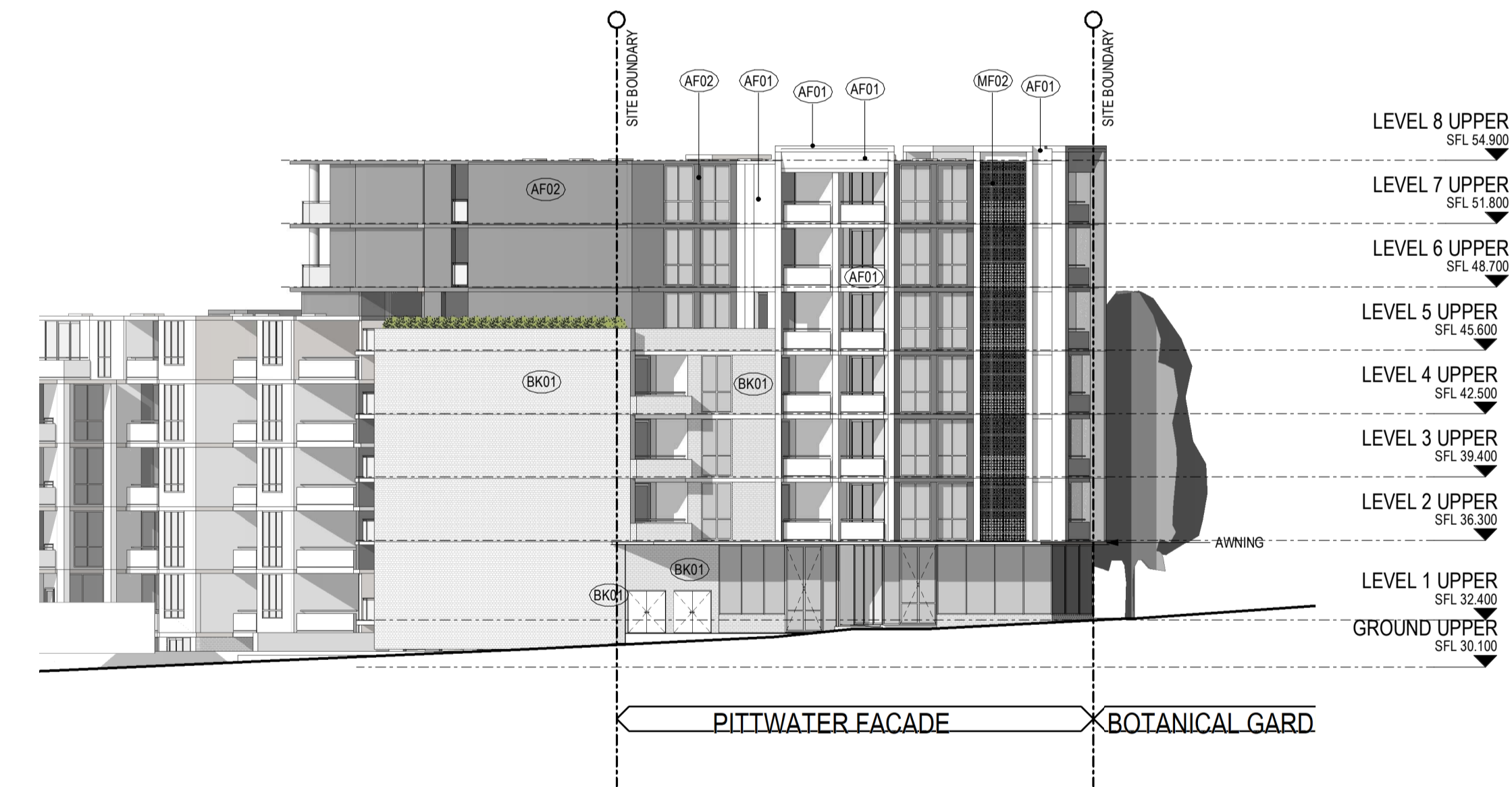
BUILDING A EAST ELEVATION



BUILDING B EAST ELEVATION



BUILDING A WEST ELEVATION



BUILDING B SOUTH WEST ELEVATION

PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**
4 Delmar Pde & 812 Pittwater Rd, Dee Why

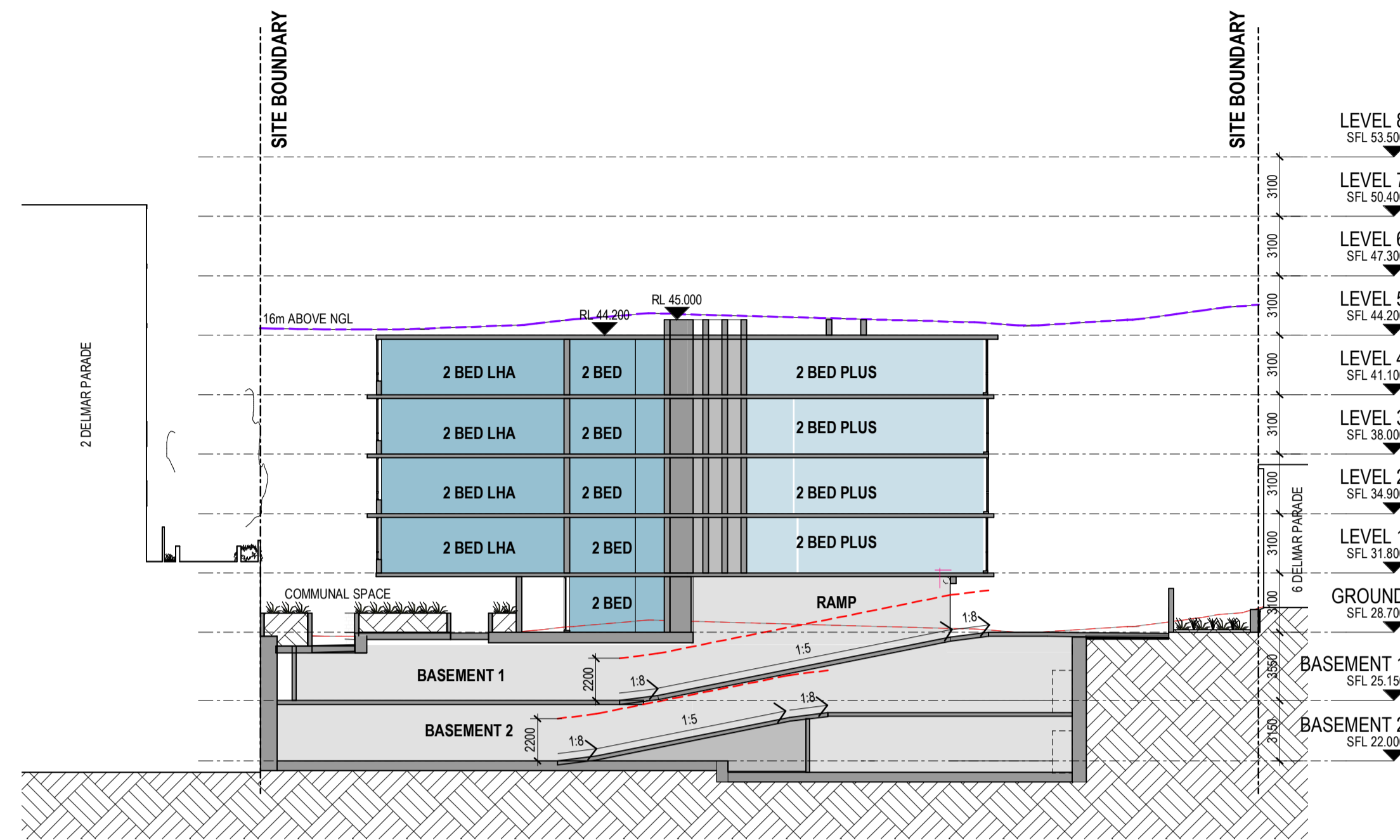
Drawing / **SITE ELEVATIONS**

Project No / **221054** Date / **03.12.2021** Author / **DM** Scale: @ A1 / **1 : 250**

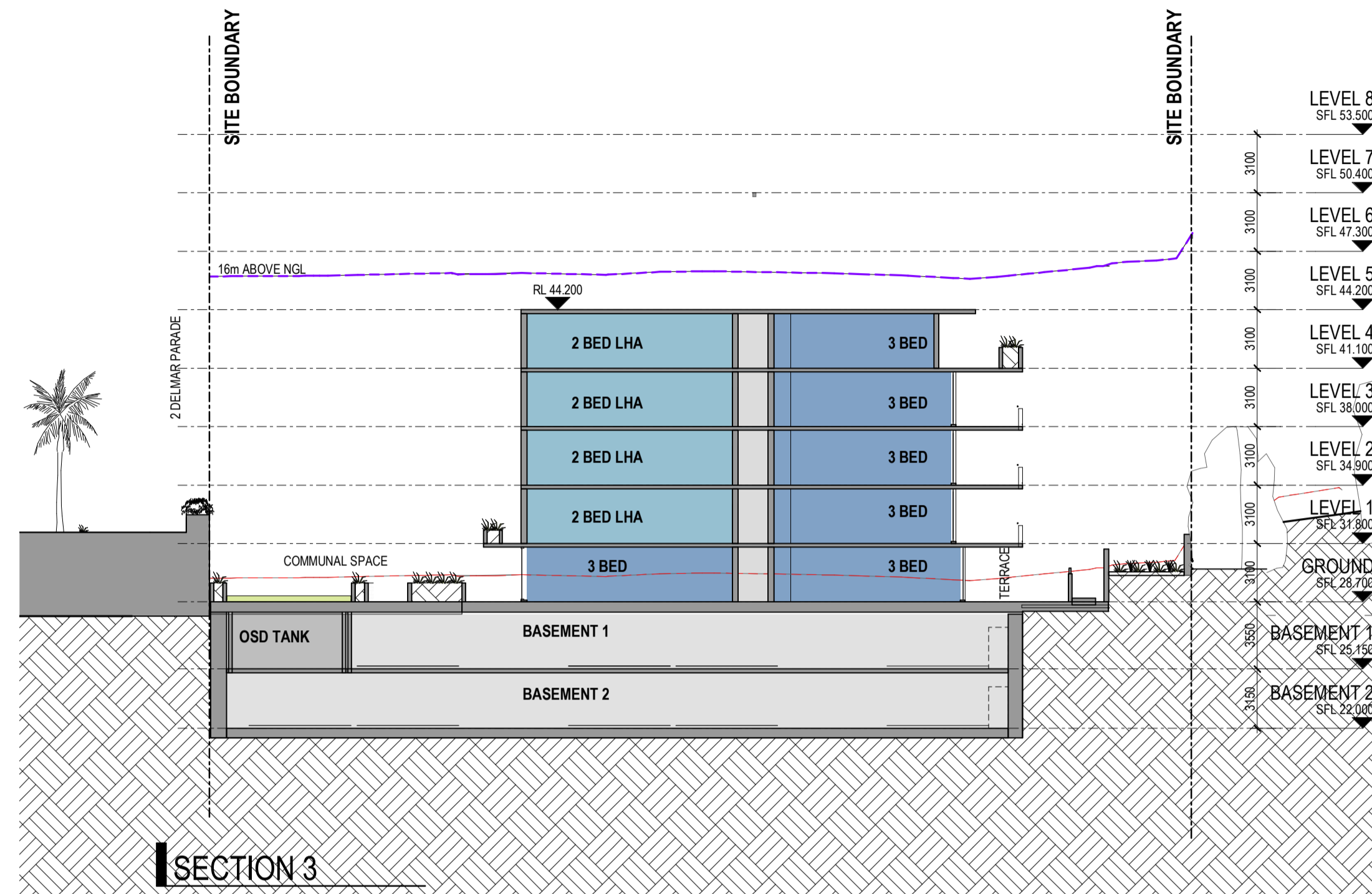
Drawing No. / **TP02.06 A**

rothelowman

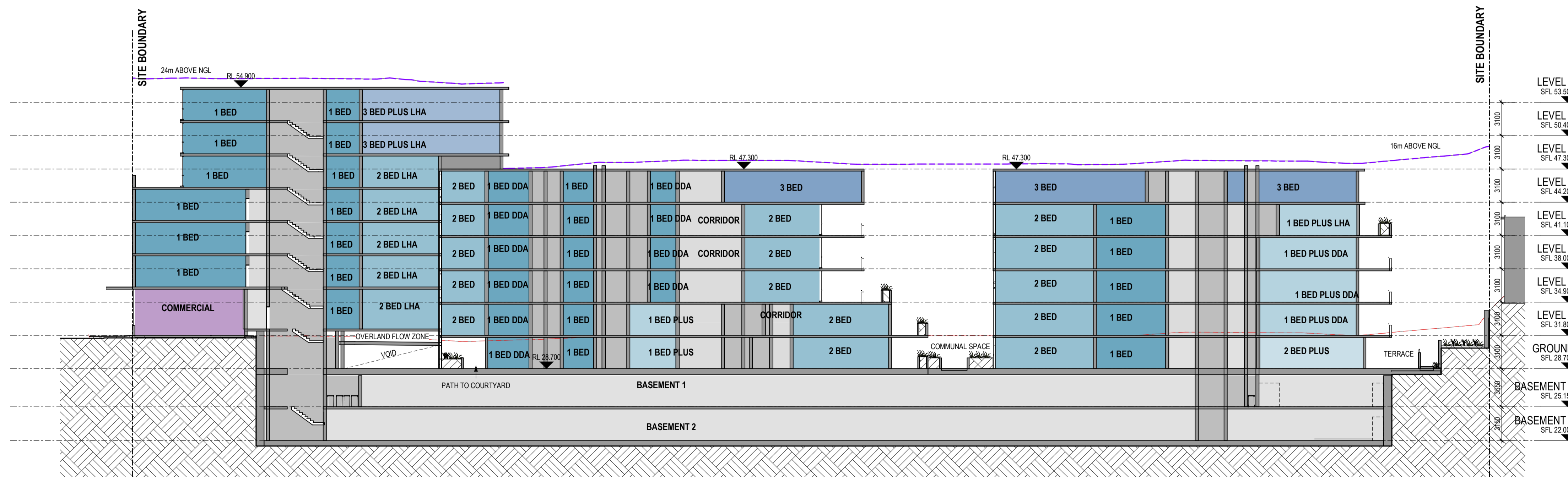
Brisbane, Melbourne, Sydney
www.rothelowman.com.au



SECTION 2



SECTION 3



SECTION 4

PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / 4 Delmar Pde & 812 Pittwater Rd, Dee Why
4 Delmar Pde & 812 Pittwater Rd, Dee Why

Drawing / SECTIONS

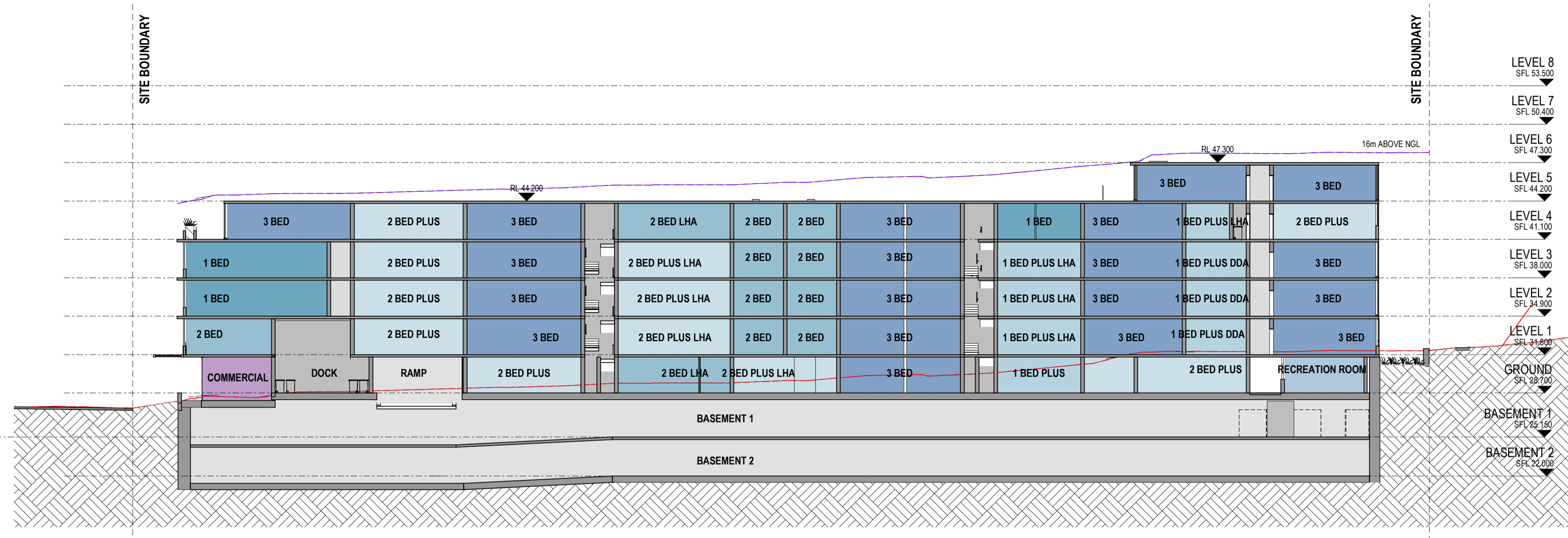
Project No / 221054 Date / 03.12.2021 Author / BR Scale: @ A1 / 1 : 250

Drawing No. / TP03.01 A

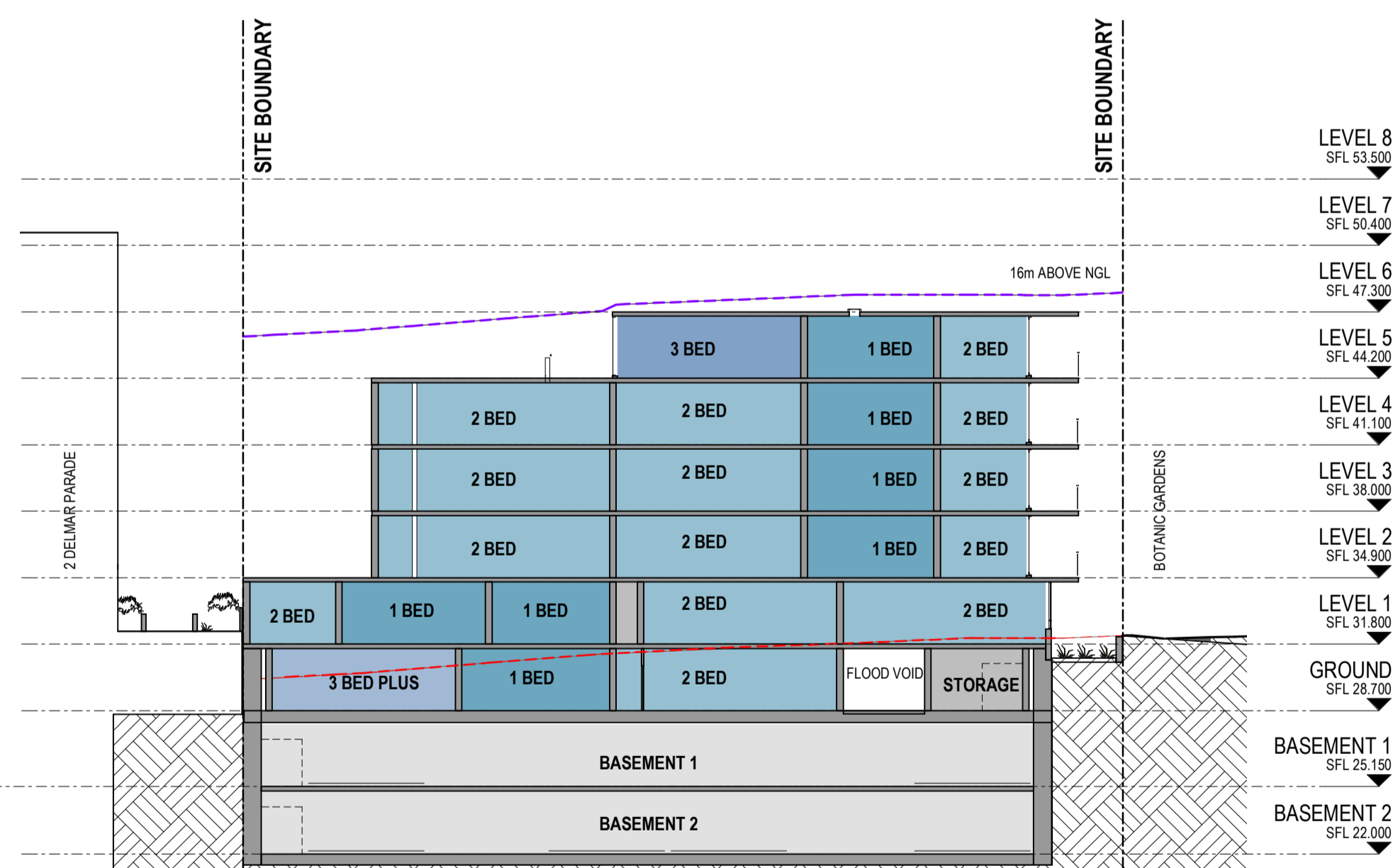
rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

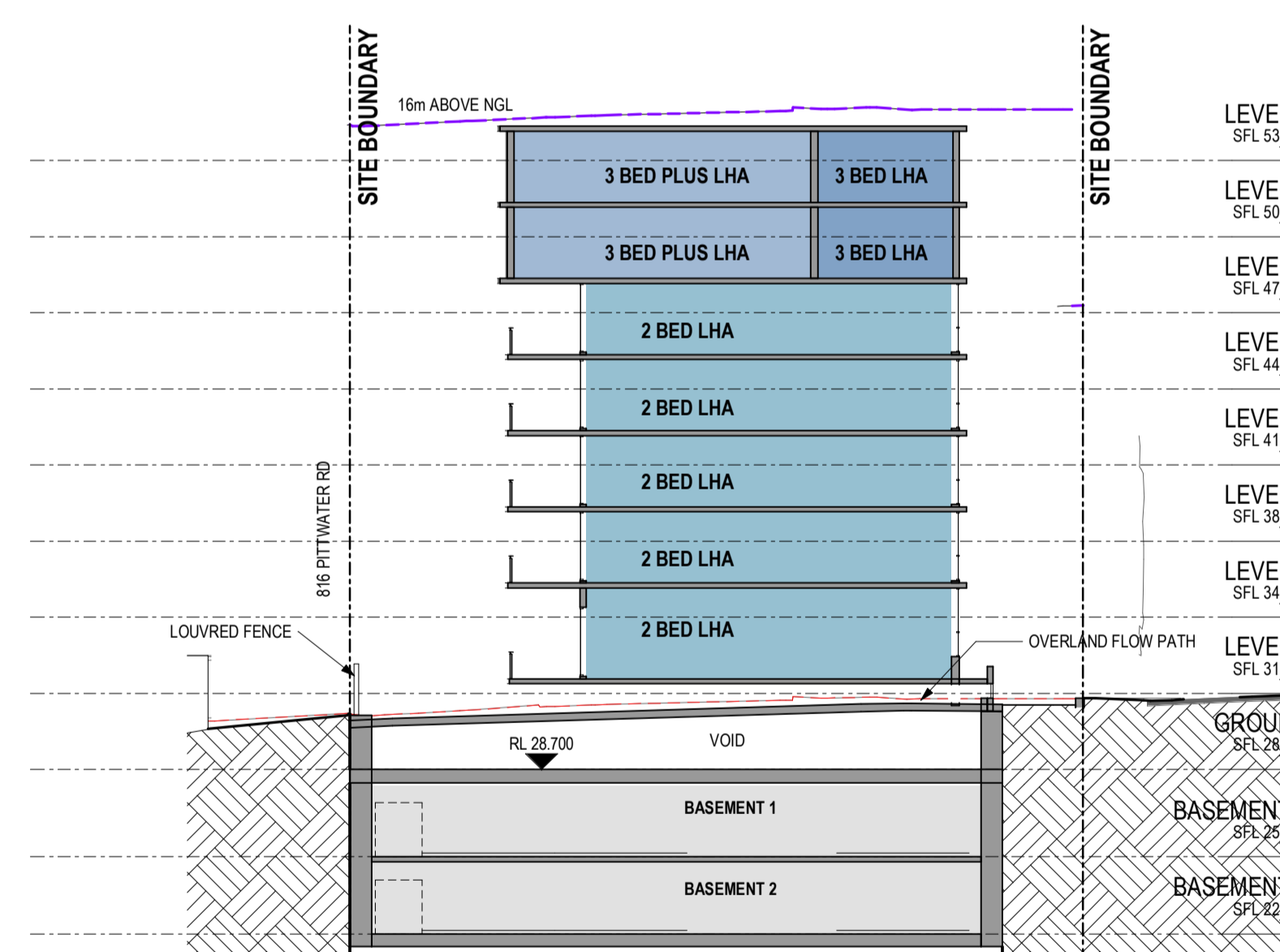
Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



SECTION 5



SECTION 6



SECTION 7

PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / 4 Delmar Pde & 812 Pittwater Rd, Dee Why

Drawing / SECTIONS 2

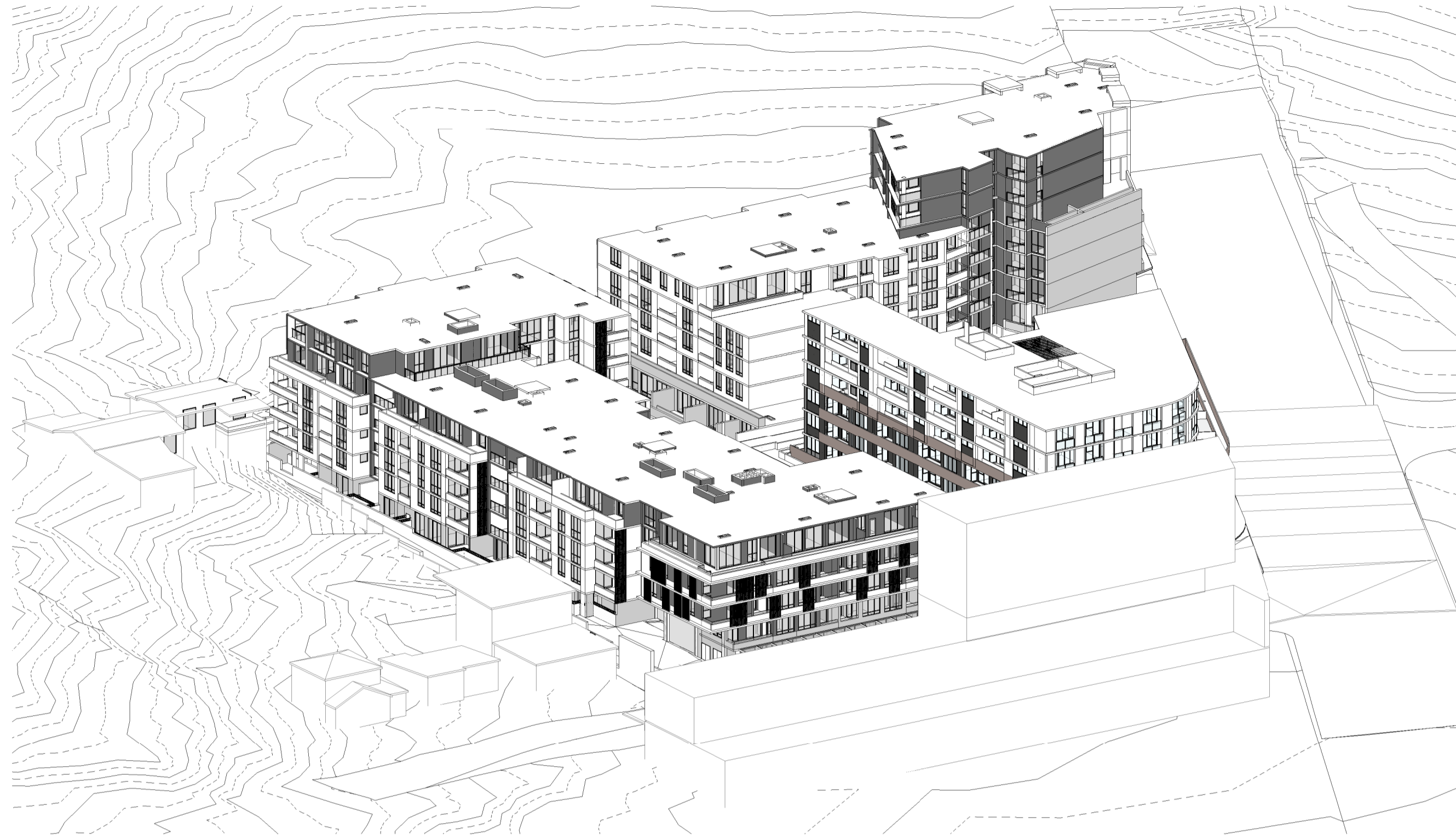
Project No. / 221054 Date / 03.12.2021 Author / JC

Scale: @ A1 / 1 : 250

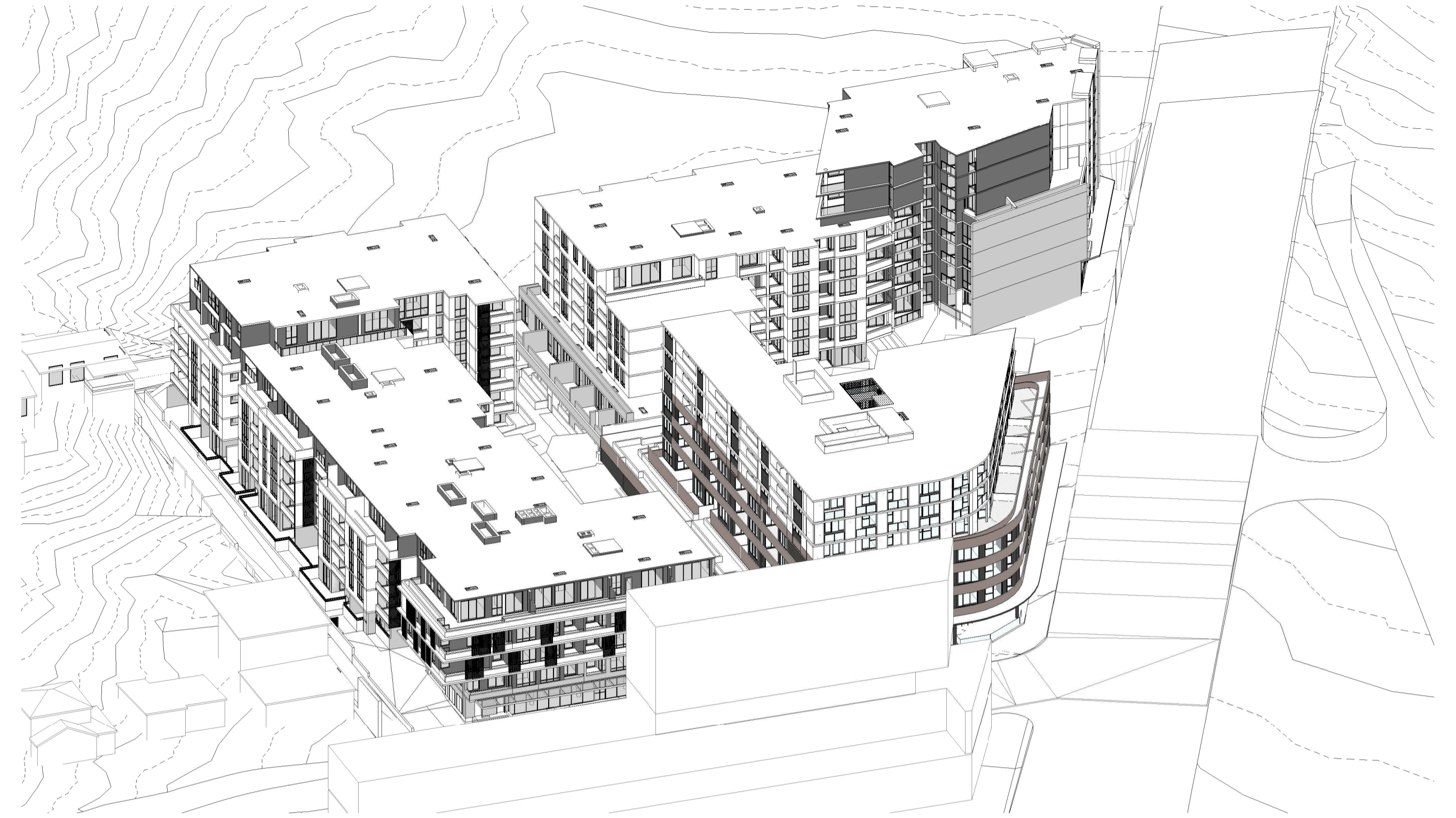
Drawing No. / TP03.02 A

rothelowman

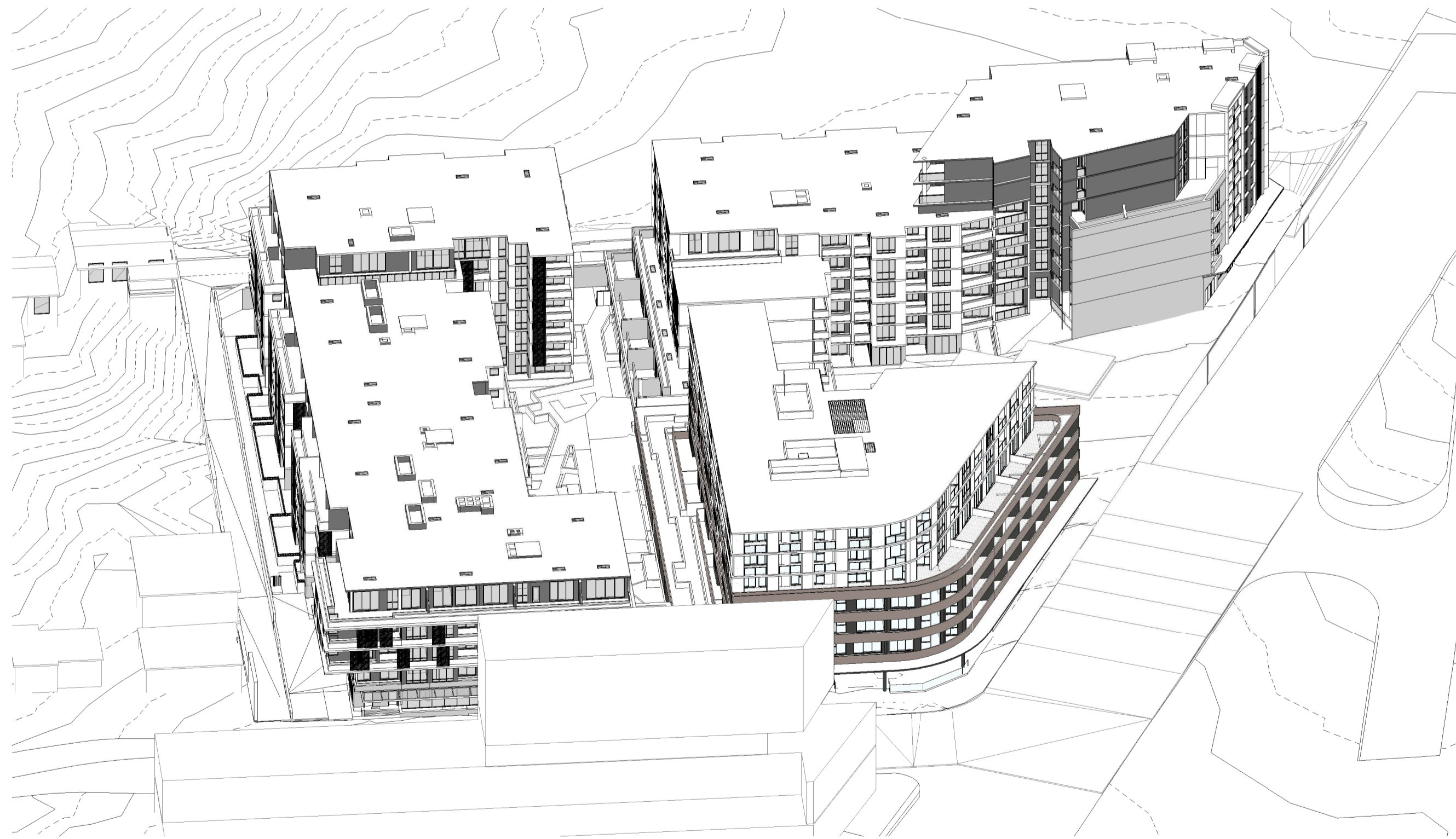
Brisbane, Melbourne, Sydney
www.rothelowman.com.au



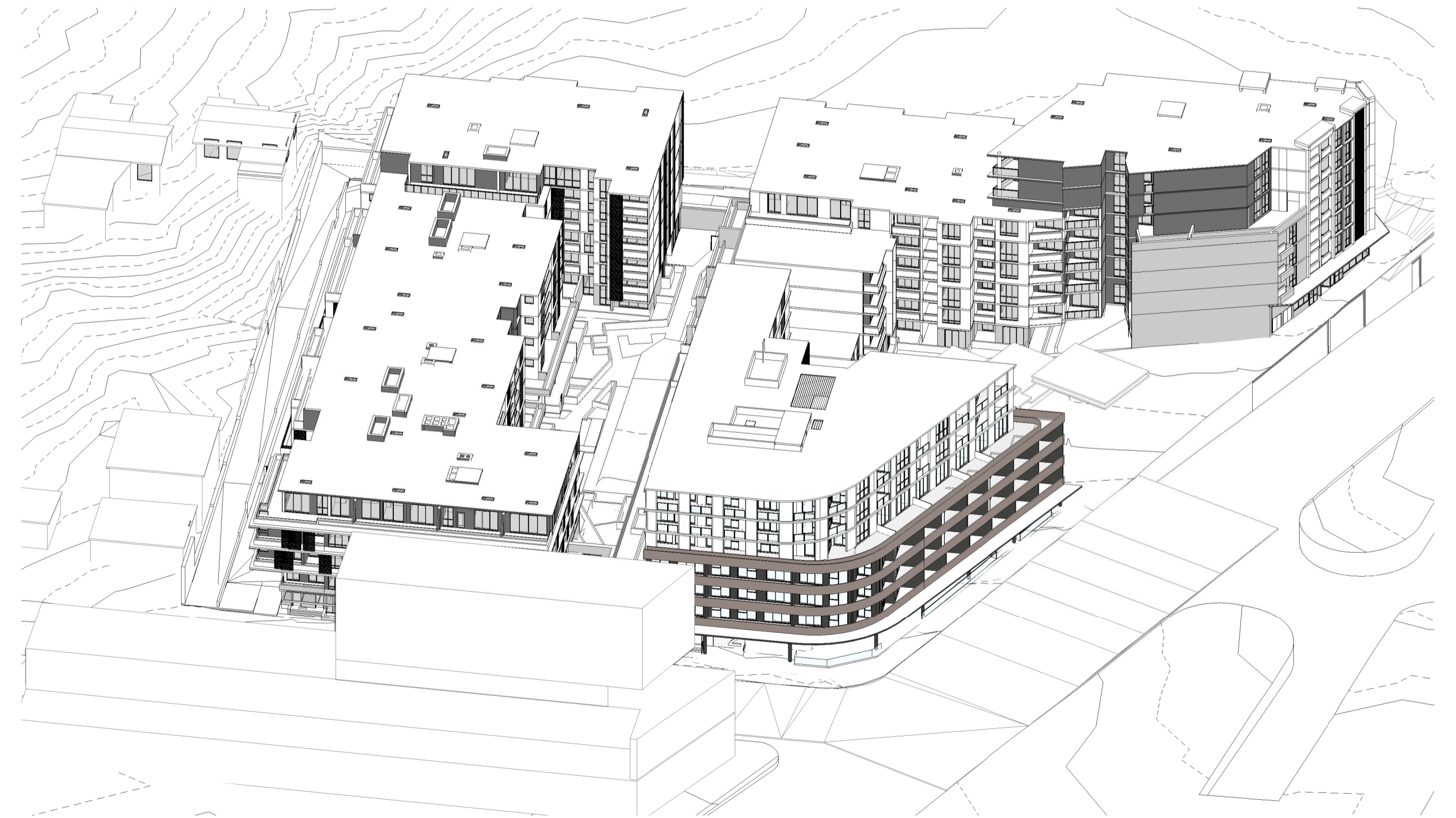
0900



1000



1100



1200

PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**

Drawing / **SHADOW ANALYSIS - POV**

Project No. / **221054** Date / **03.12.2021** Author / **JC**

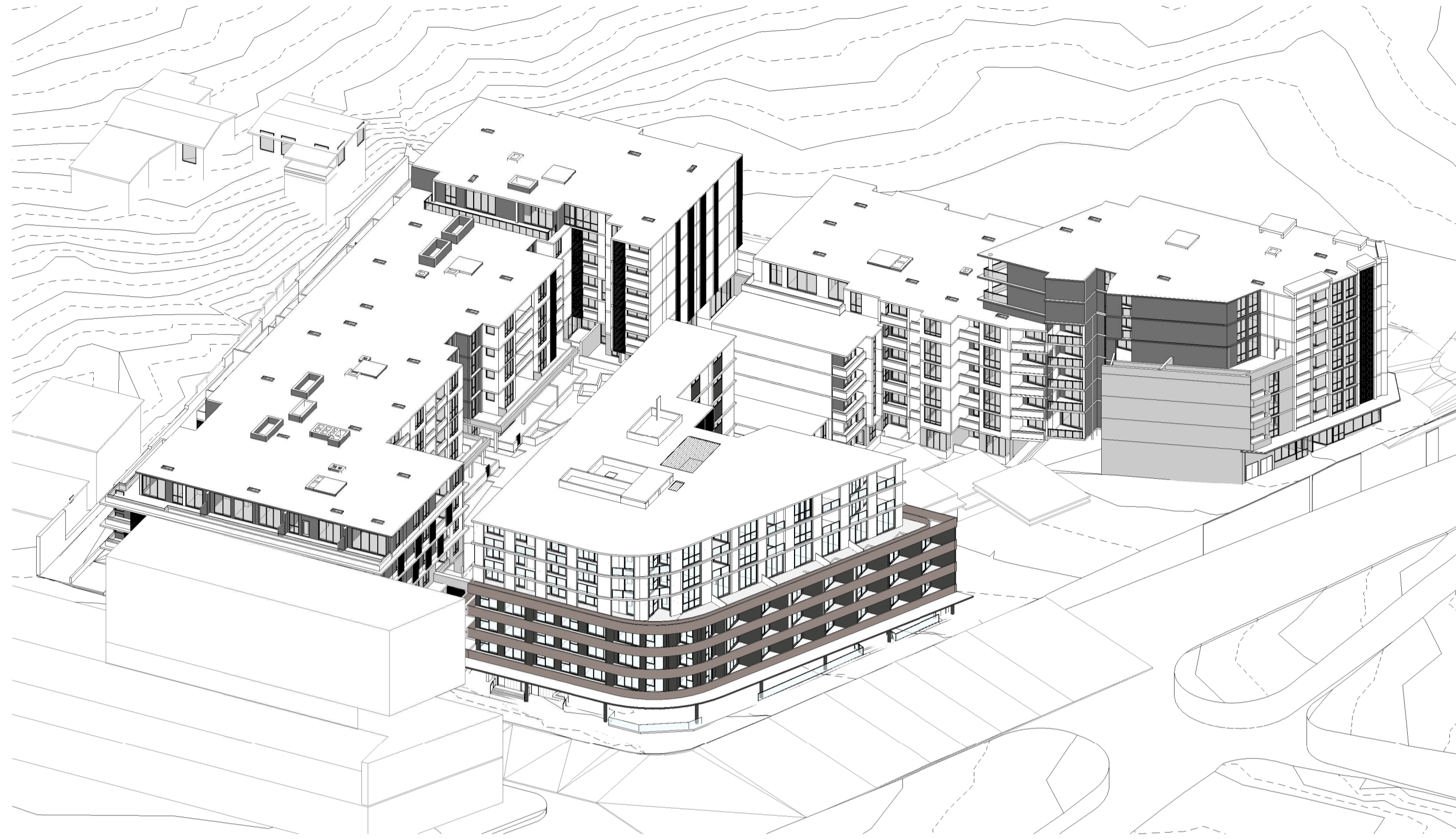
Scale: @ A1

Drawing No. / **TP05.01 A**

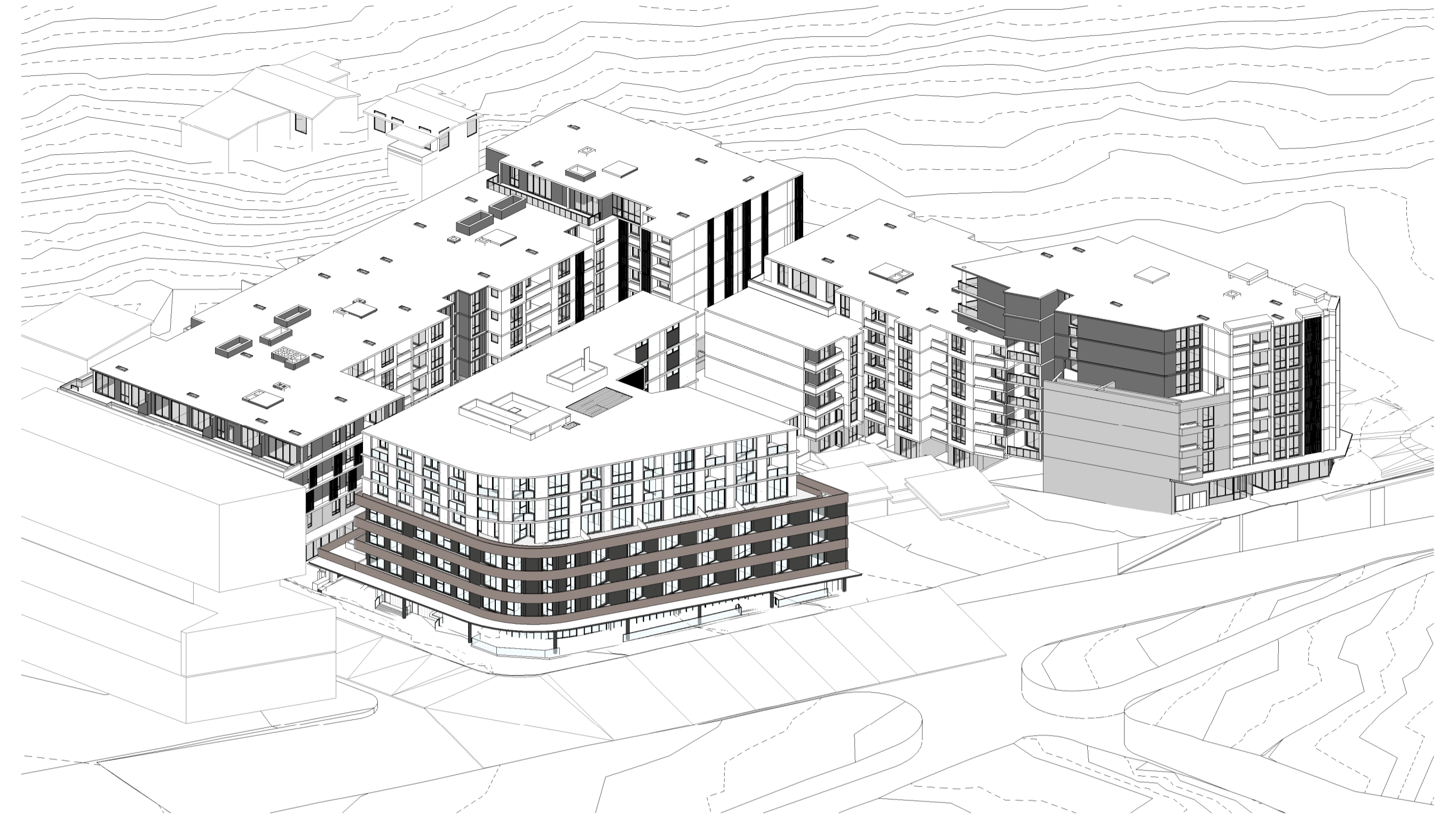
rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

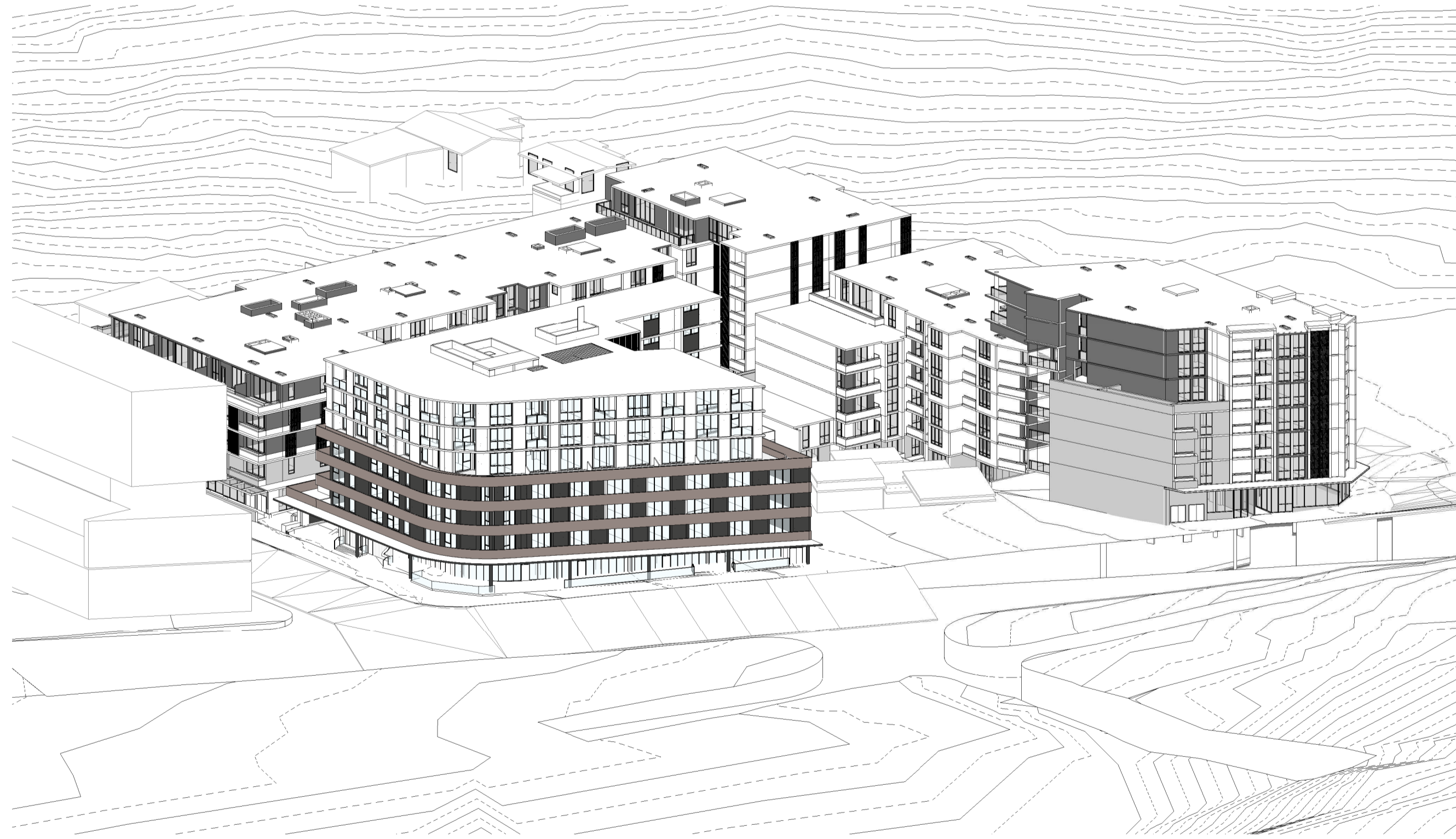
Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



1300



1400



1500

PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**

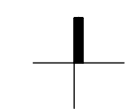
Drawing / **SHADOW ANALYSIS - POV**

Project No / **221054** Date / **03.12.2021** Author / **JC**

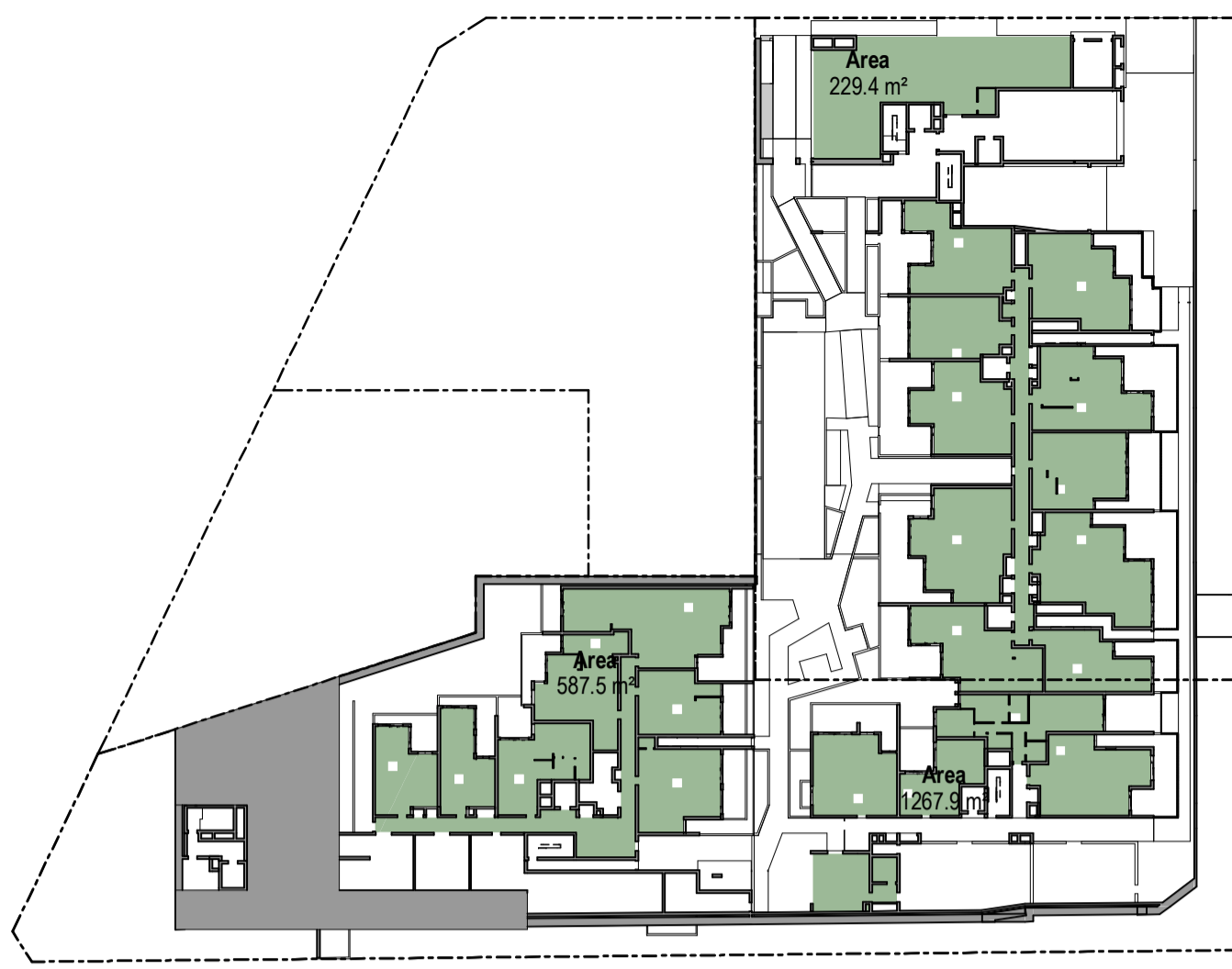
Scale: @ A1

Drawing No. / **TP05.02 A**

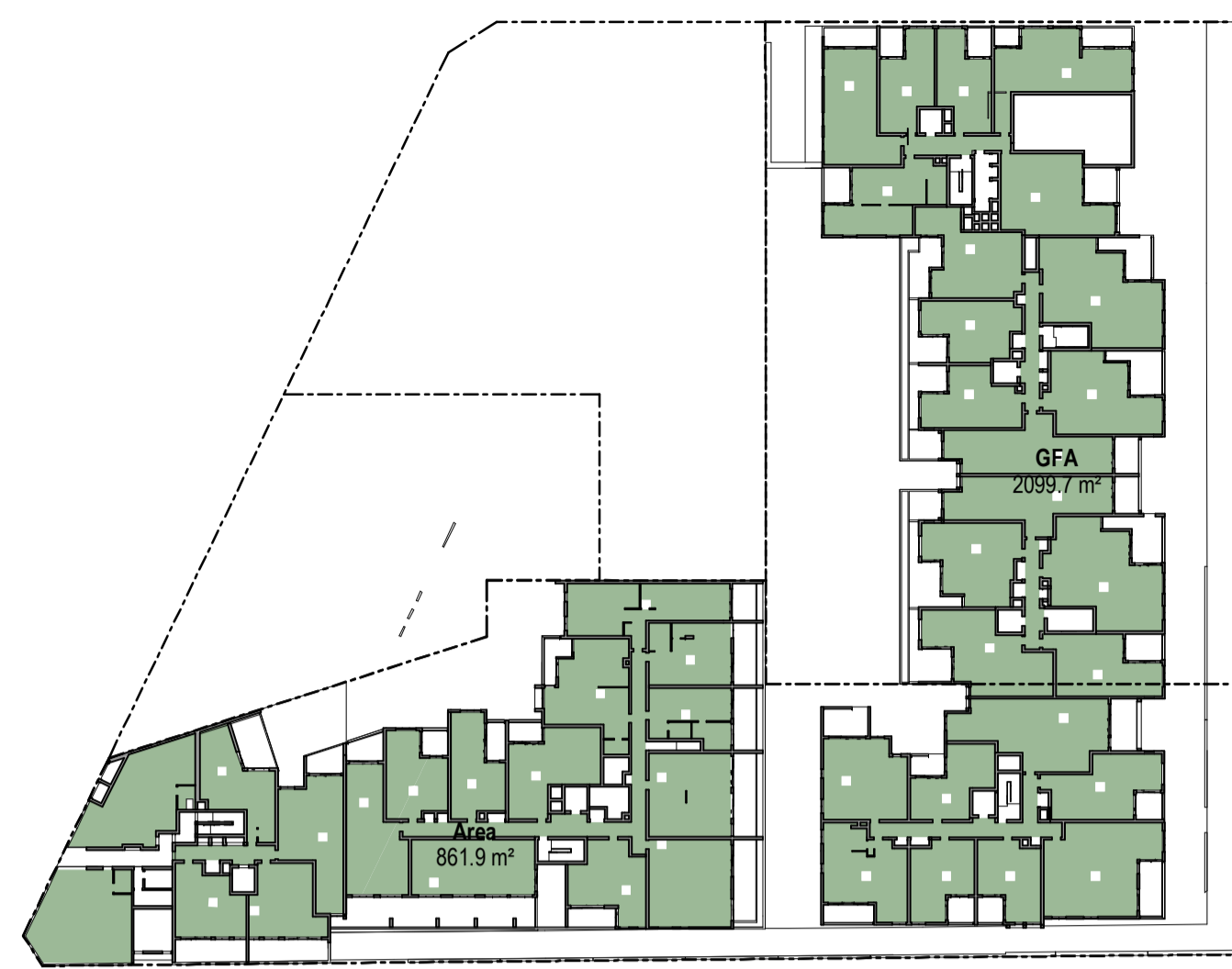
rothelowman



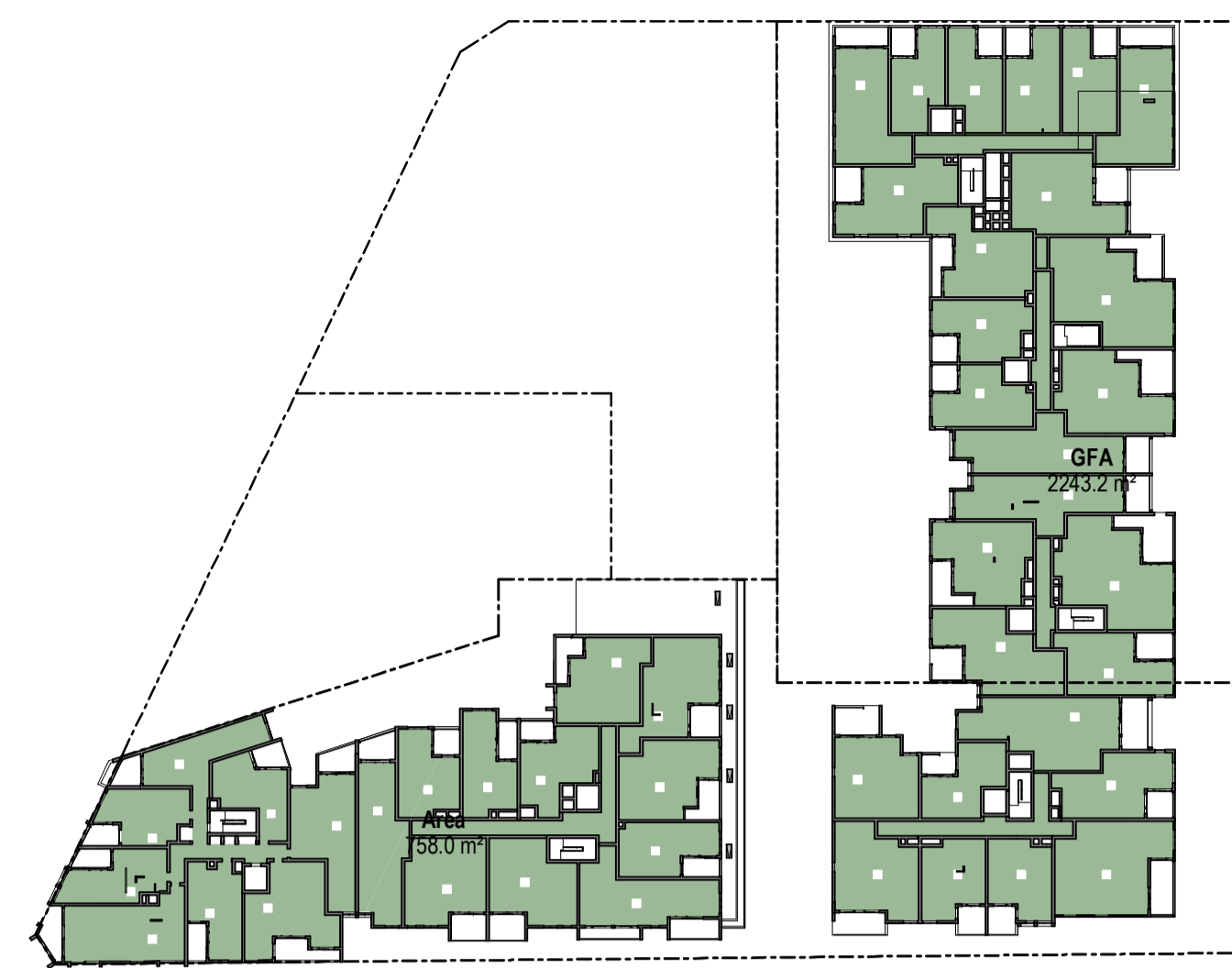
Brisbane, Melbourne, Sydney
www.rothelowman.com.au



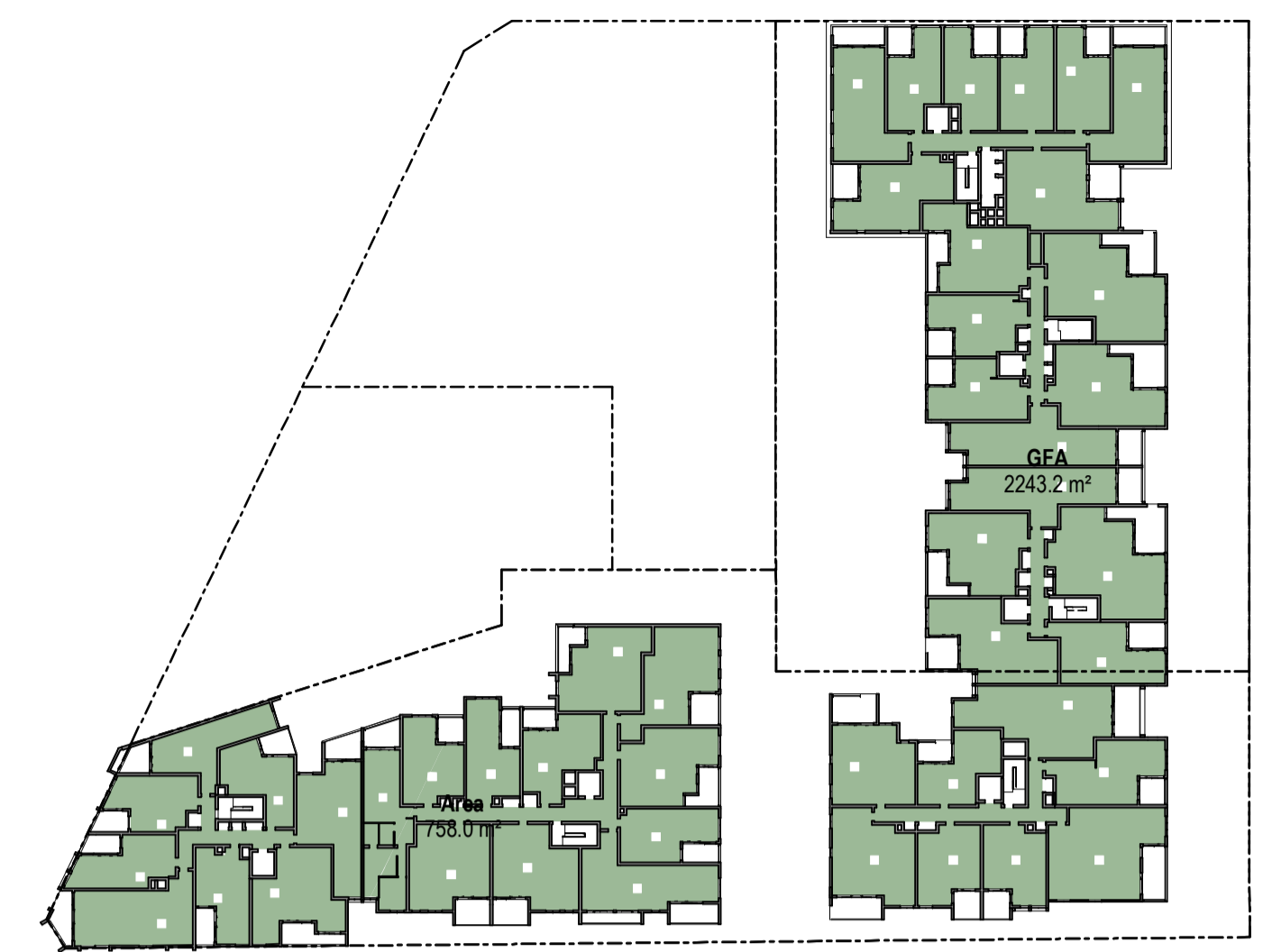
GROUND



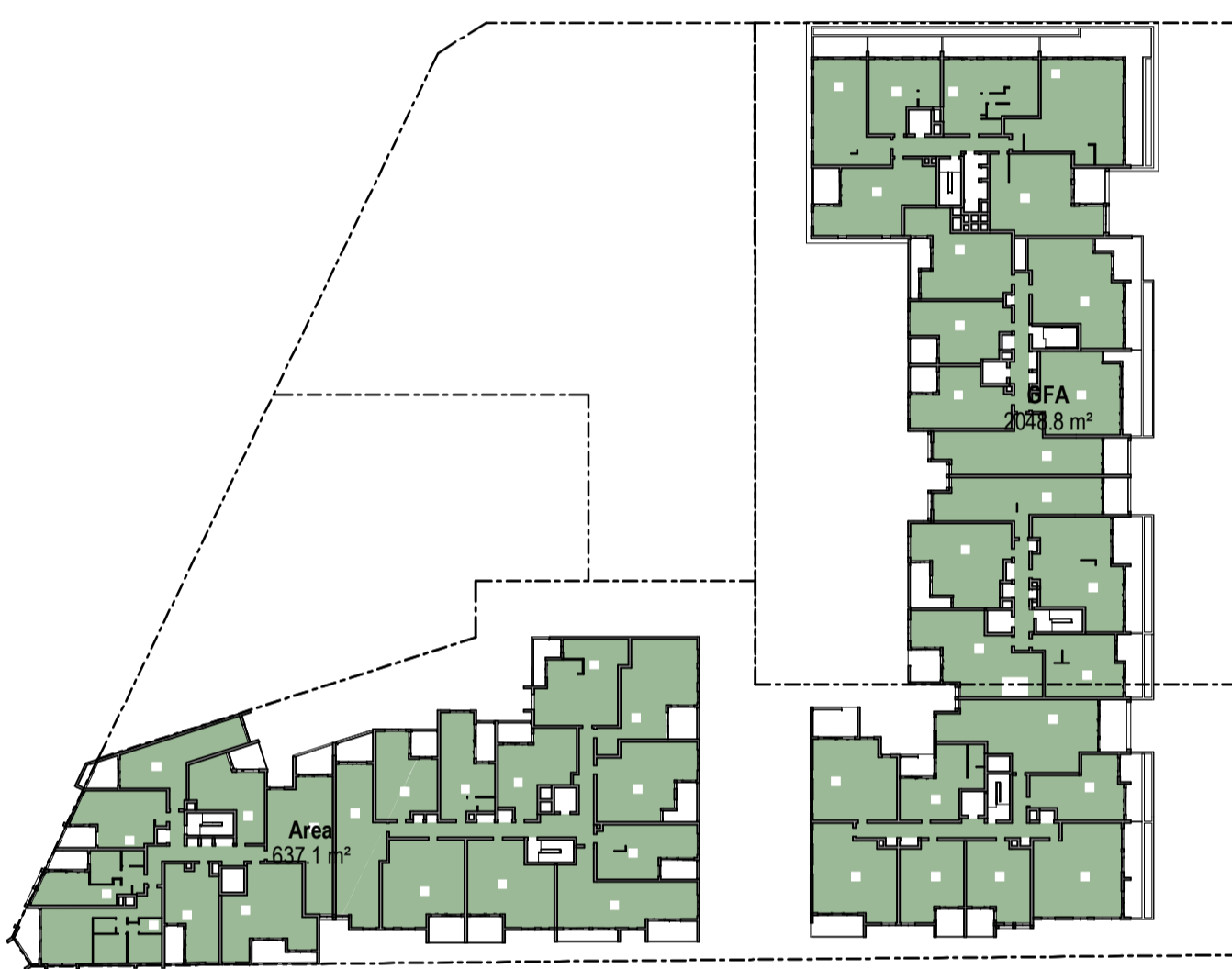
LEVEL 1



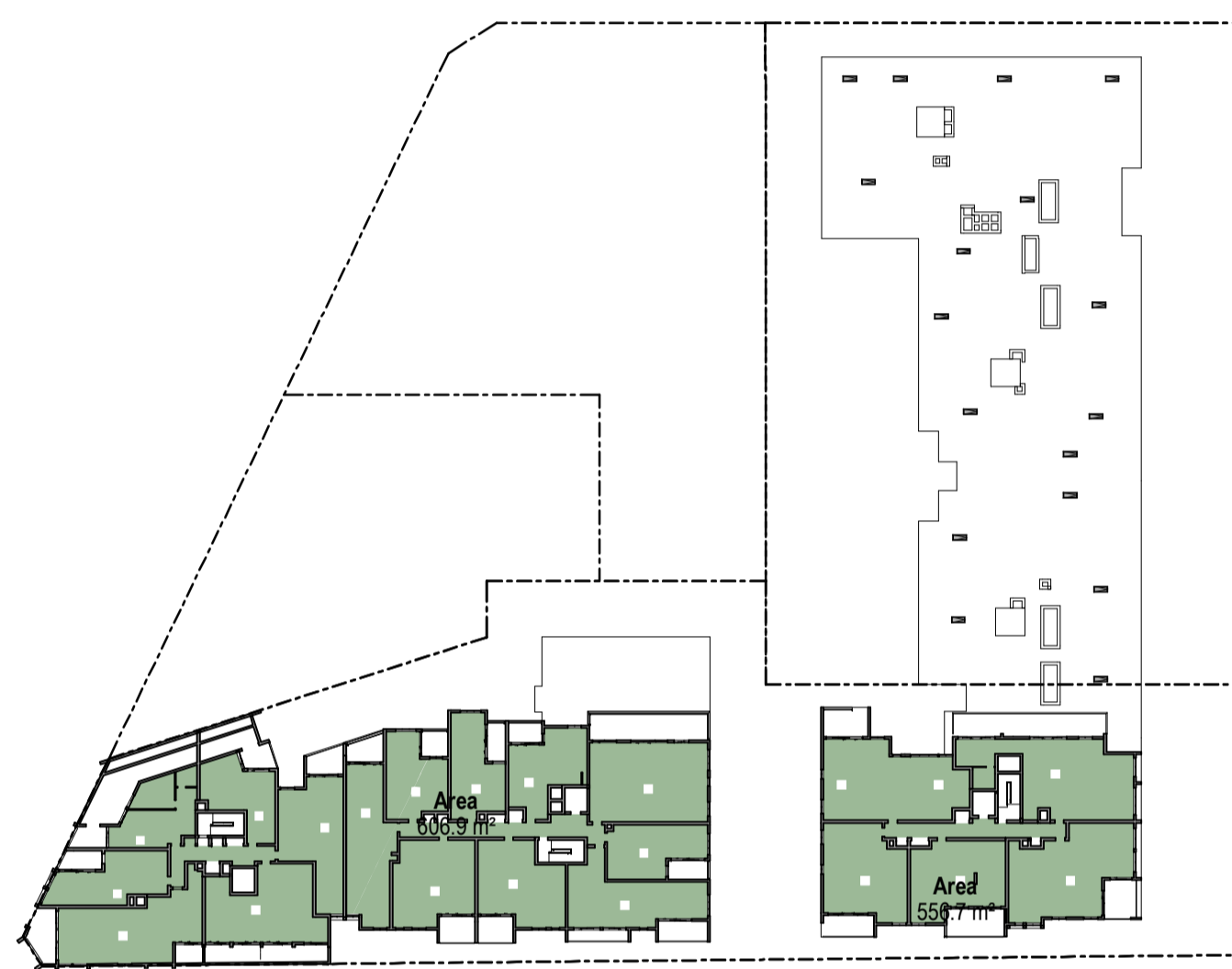
LEVEL 2



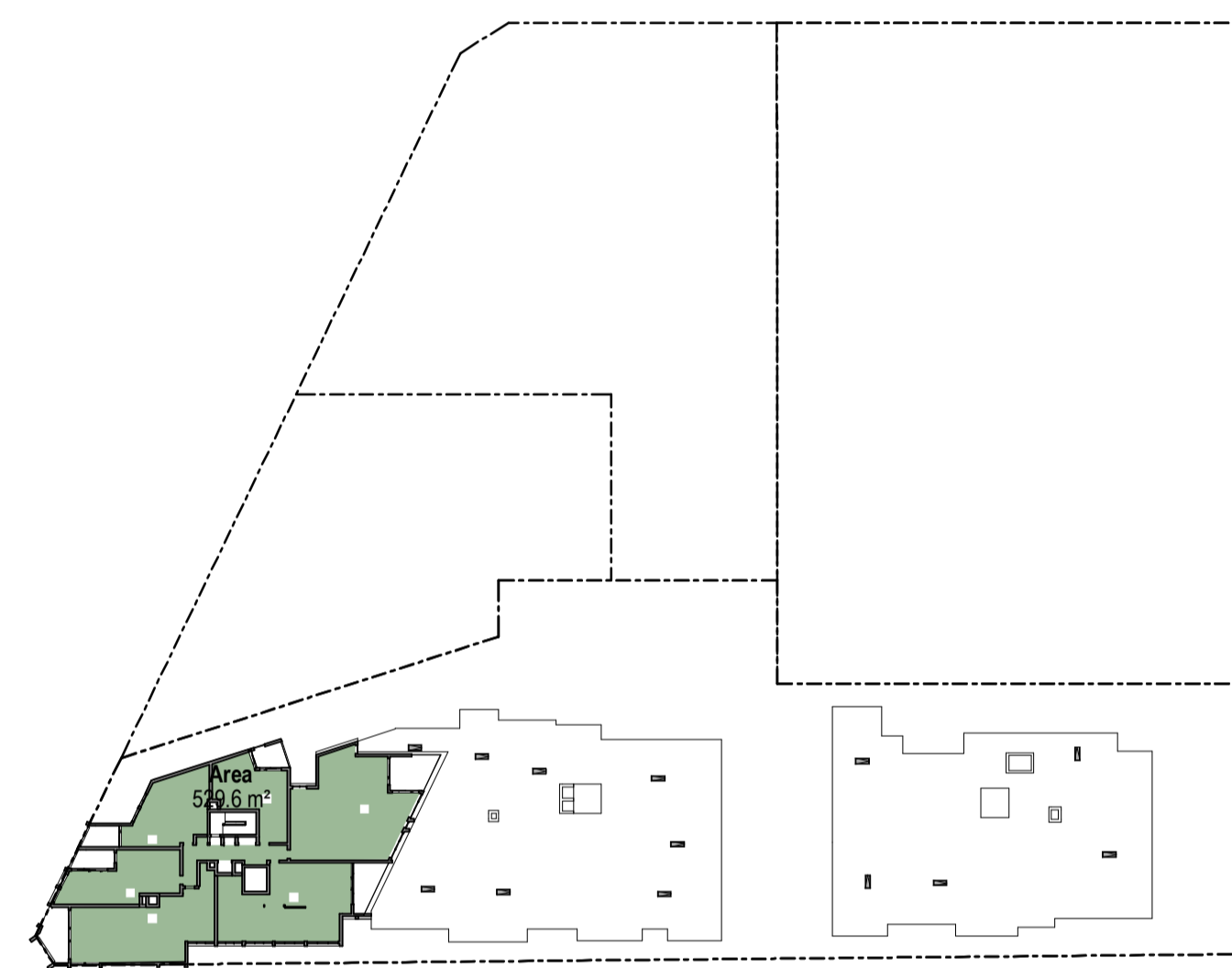
LEVEL 3



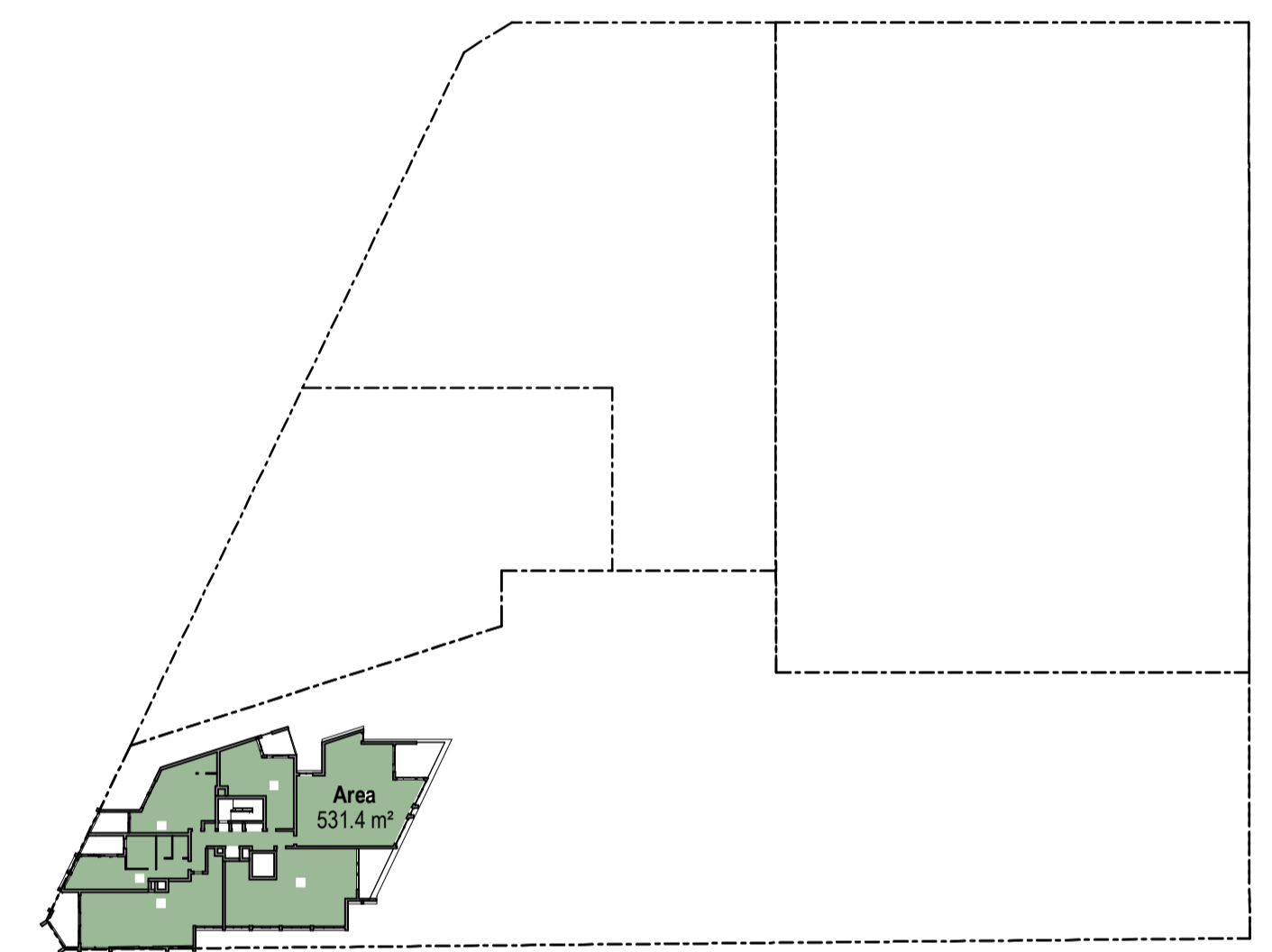
LEVEL 4



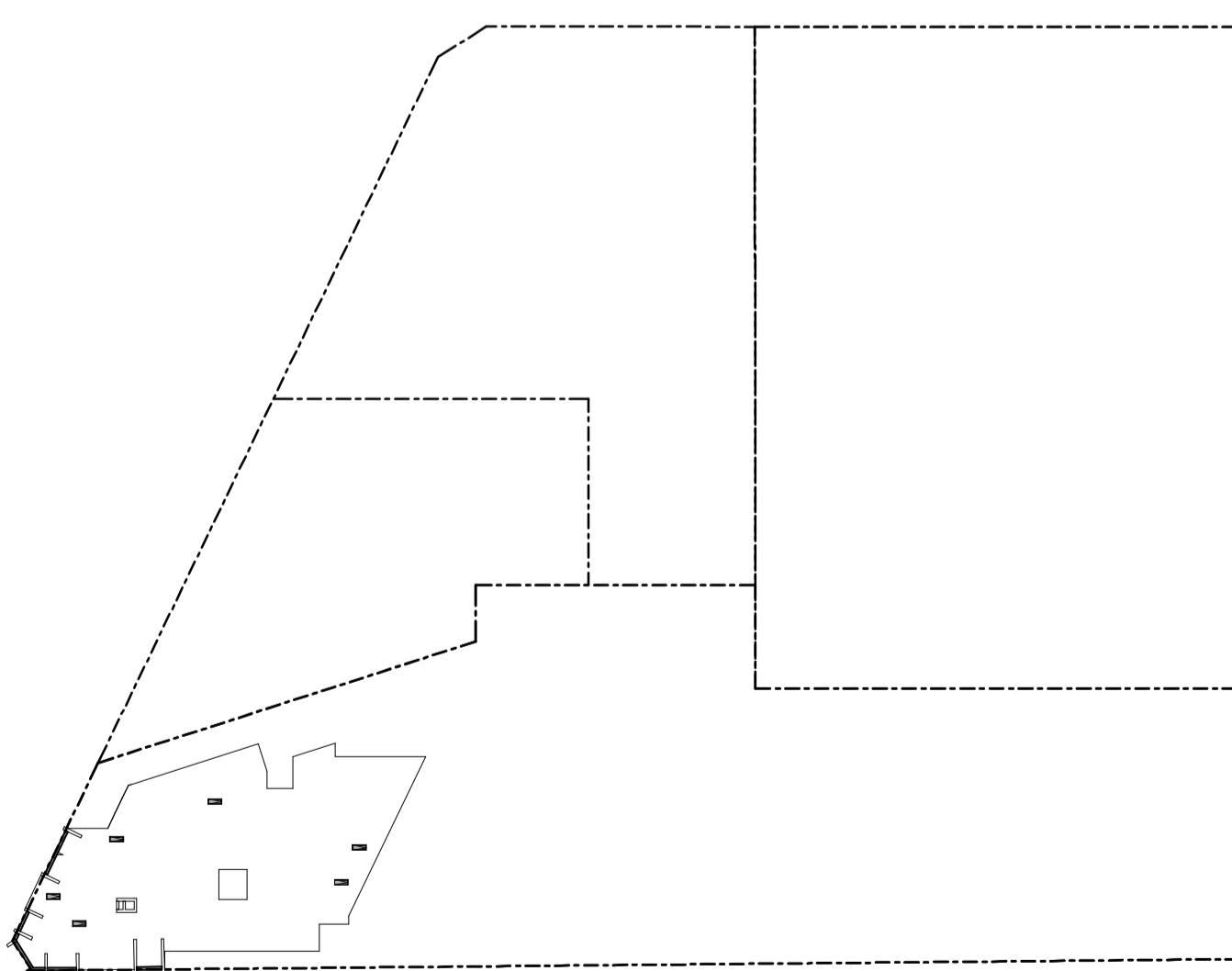
LEVEL 5



LEVEL 6



LEVEL 7



LEVEL 8

GFA
AREA
19205.1 m ²
19205.1 m ²

GFA - 2.4-1	
LEVEL	AREA
GROUND	2137.2 m ²
LEVEL 1	2961.6 m ²
LEVEL 2	3001.2 m ²
LEVEL 3	3001.2 m ²
LEVEL 4	2807.7 m ²
LEVEL 5	1166.2 m ²
	15075.1 m ²

SITE AREA: 6800m²

PERMISSIBLE FSR: 16320m²

GFA - 3.2-1	
LEVEL	AREA
GROUND	31.0 m ²
LEVEL 1	564.7 m ²
LEVEL 2	637.1 m ²
LEVEL 3	637.1 m ²
LEVEL 4	637.1 m ²
LEVEL 5	562.0 m ²
LEVEL 6	529.6 m ²
LEVEL 7	531.4 m ²
	4130.0 m ²

SITE AREA: 990m²

PERMISSIBLE FSR: 3168m²

SITE AREA	FSR	PERMISSIBLE GFA
7790m ²	2.4 & 3.2	19488m ²

PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**
4 Delmar Pde & 812 Pittwater Rd, Dee Why

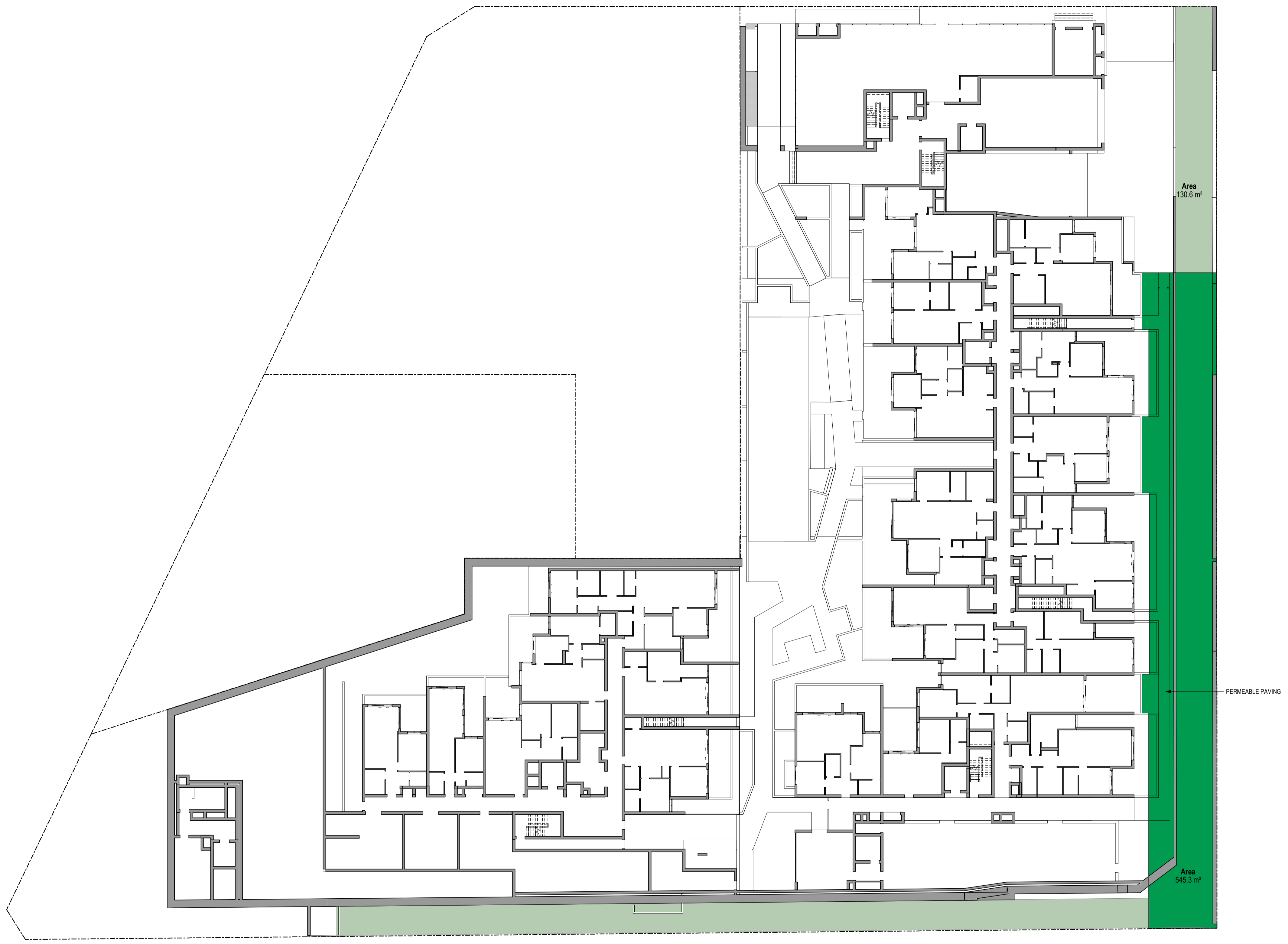
Drawing / **GFA PLANS**

Project No. / **221054** Date / **03.12.2021** Author / **RIC** Scale: @ A1 / **1 : 750**

Drawing No. / **TP06.01 A**

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au



3M-6M DIMENSION
 GREATER THAN 6M DIMENSION

DEEP SOIL	% Achieved	DEEP SOIL	% Achieved
962.8 m ²	12%	417.6 m ²	5%
		545.3 m ²	7%
962.8 m ² 12%		545.3 m ² 7%	

3M-6M DIMENSION
6M OR GREATER DIMENSION

SITE AREA = 7790 m²

PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**
4 Delmar Pde & 812 Pittwater Rd, Dee Why

Drawing / **DEEP SOIL**

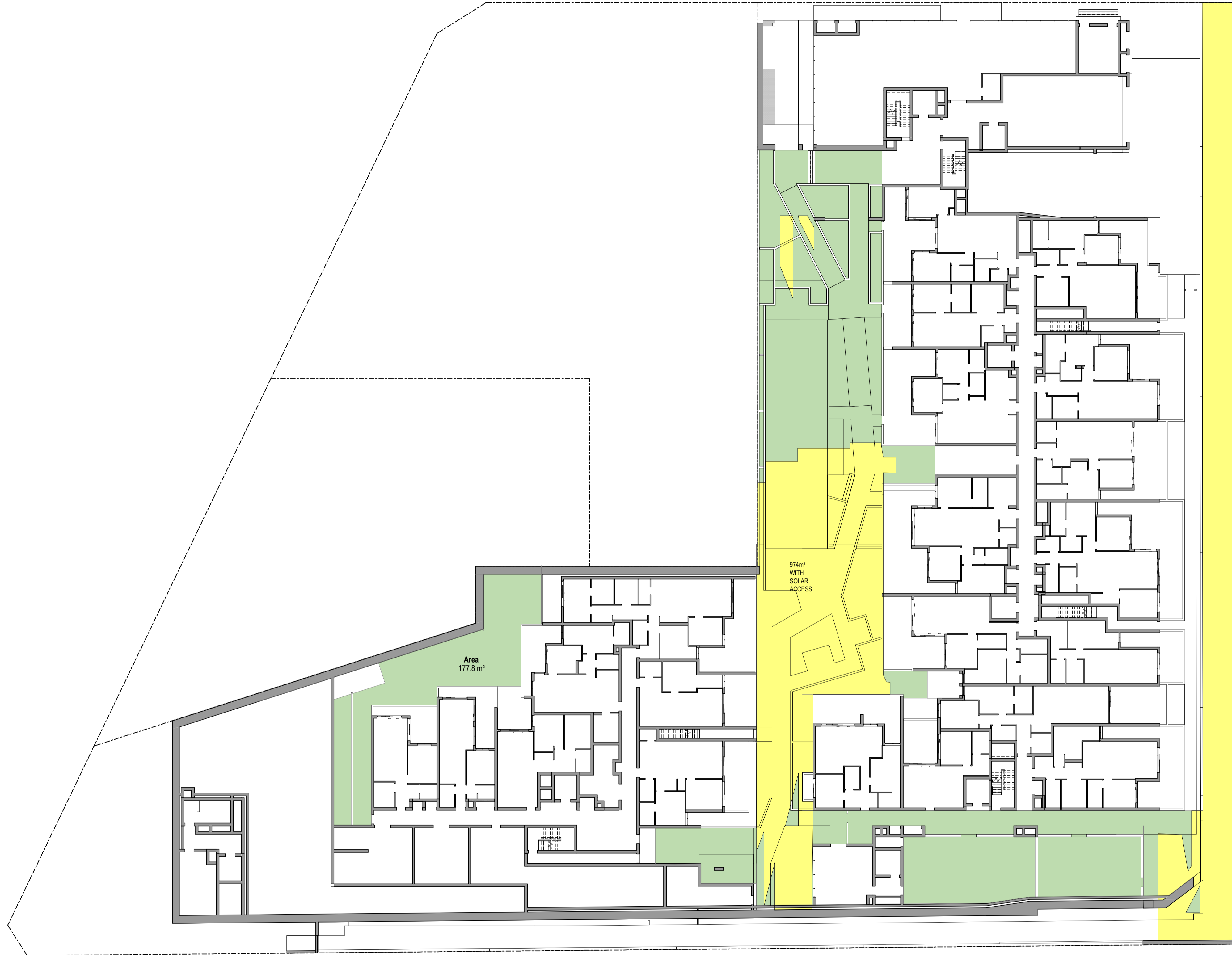
Project No / **221054** Date / **03.12.2021** Author / **BR** Scale: @ A1 / **1 : 250**

Drawing No. / **TP06.03 A**

rothelowman

Brisbane, Melbourne, Sydney
 www.rothelowman.com.au

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



COMMUNAL OPEN SPACE THAT ACHIEVES
 2HR SOLAR ACCESS BETWEEN 9AM AND
 3PM JUNE 21

50% ACHIEVES 2HR SOLAR ACCESS BETWEEN 9AM AND 3PM JUNE 21

COMMUNAL OPEN SPACE	% Achieved
1948.0 m ²	25%

SITE AREA = 7790 m²

PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION

JC

Project / **4 Delmar Pde & 812
 Pittwater Rd, Dee Why**
4 Delmar Pde & 812 Pittwater Rd, Dee Why

Drawing / **COMMUNAL /
 LANDSCAPE PLAN**

Project No / **221054** Date / **03.12.2021** Author / **BR**

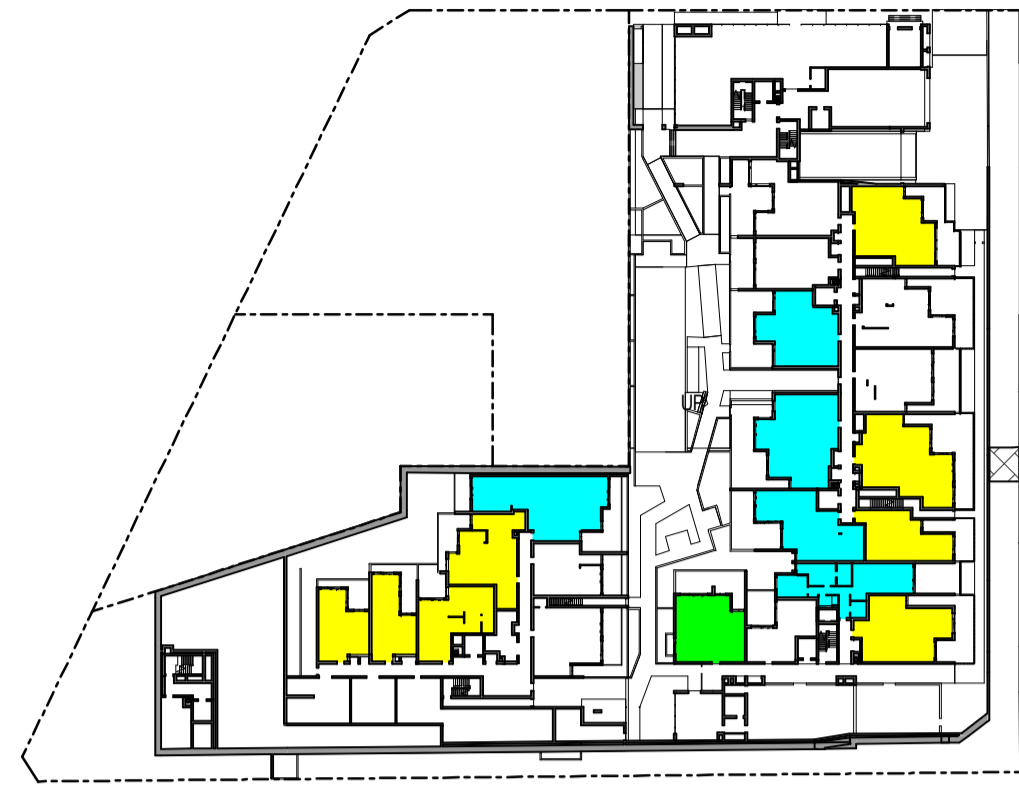
Scale: @ A1 / **1 : 250**

Drawing No. / **TP06.04 A**

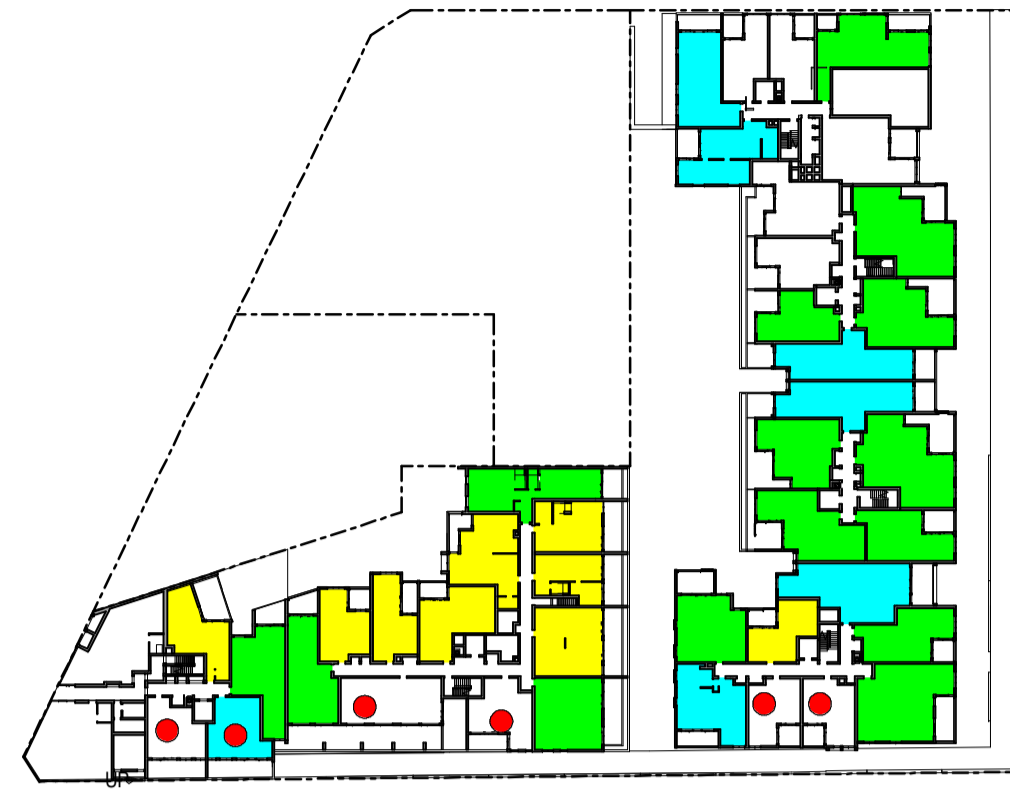
rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

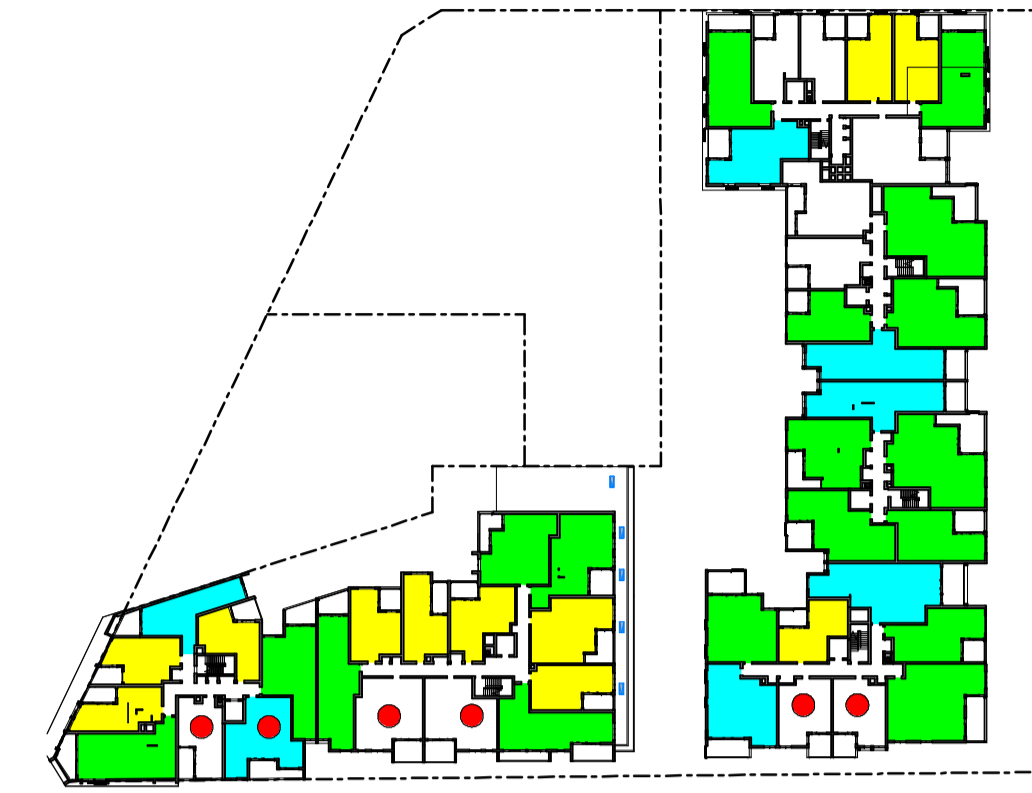
Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



GROUND



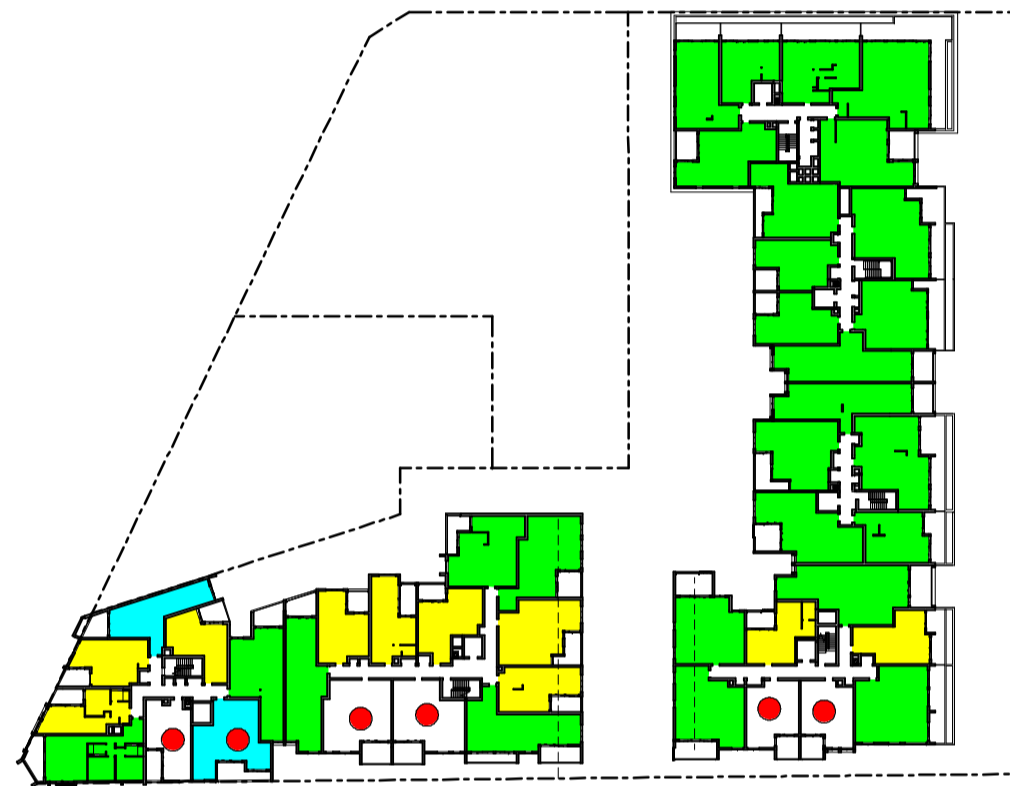
LEVEL 1



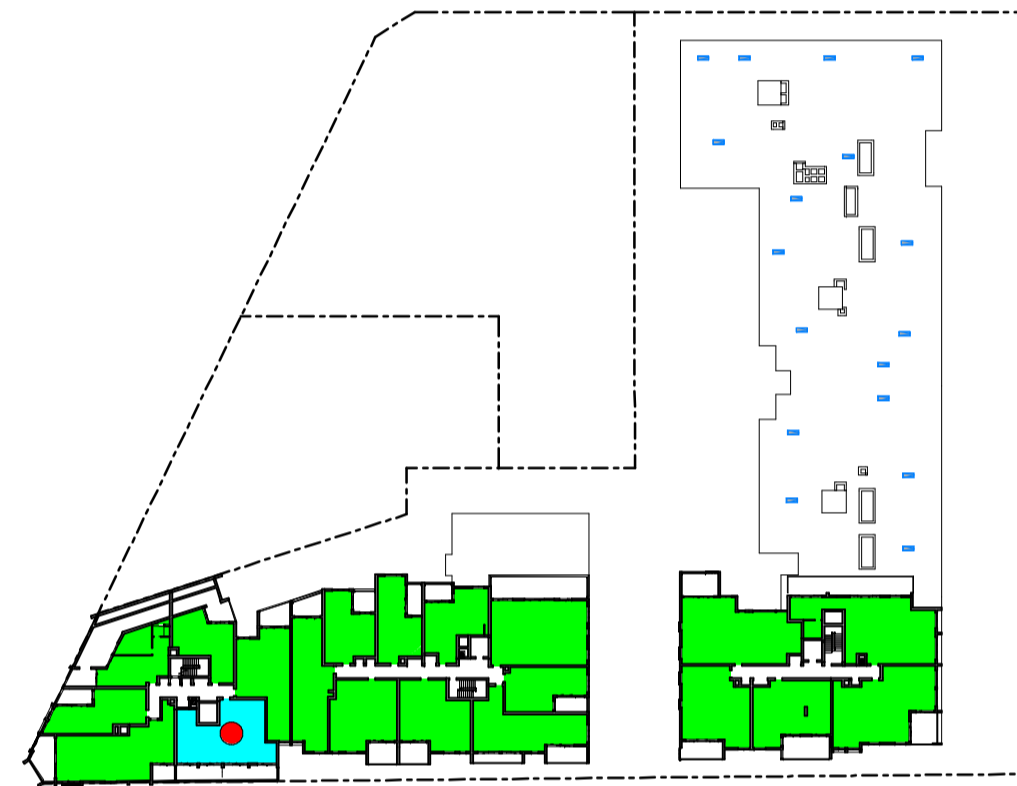
LEVEL 2



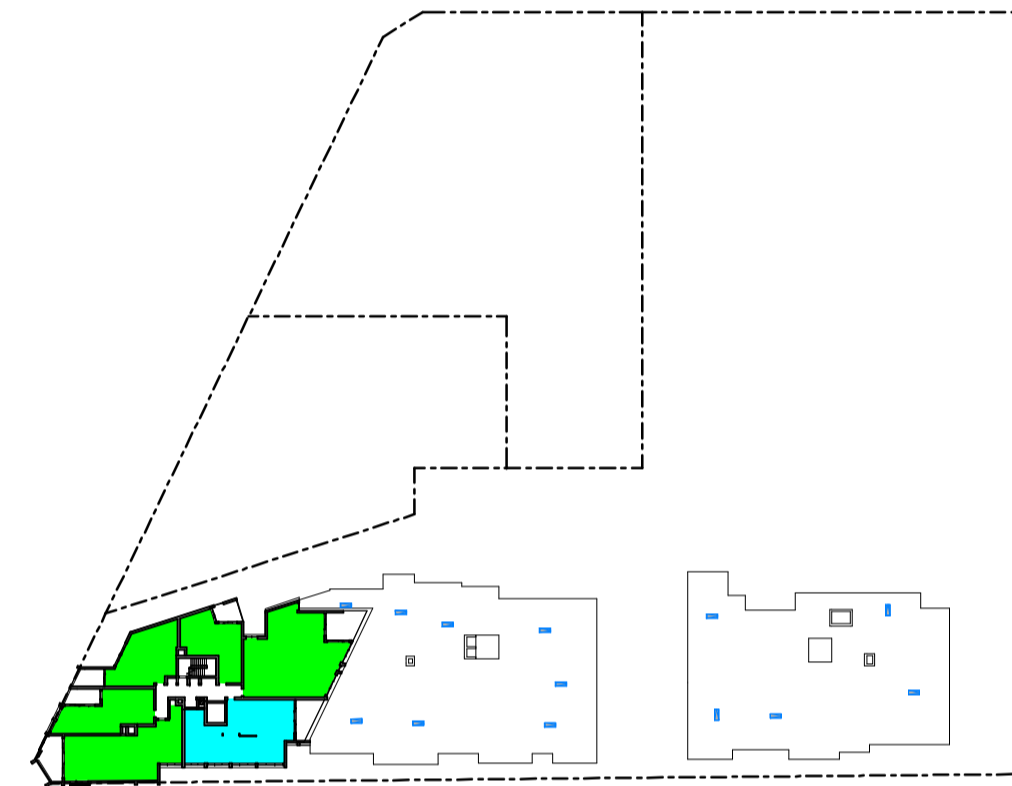
LEVEL 3



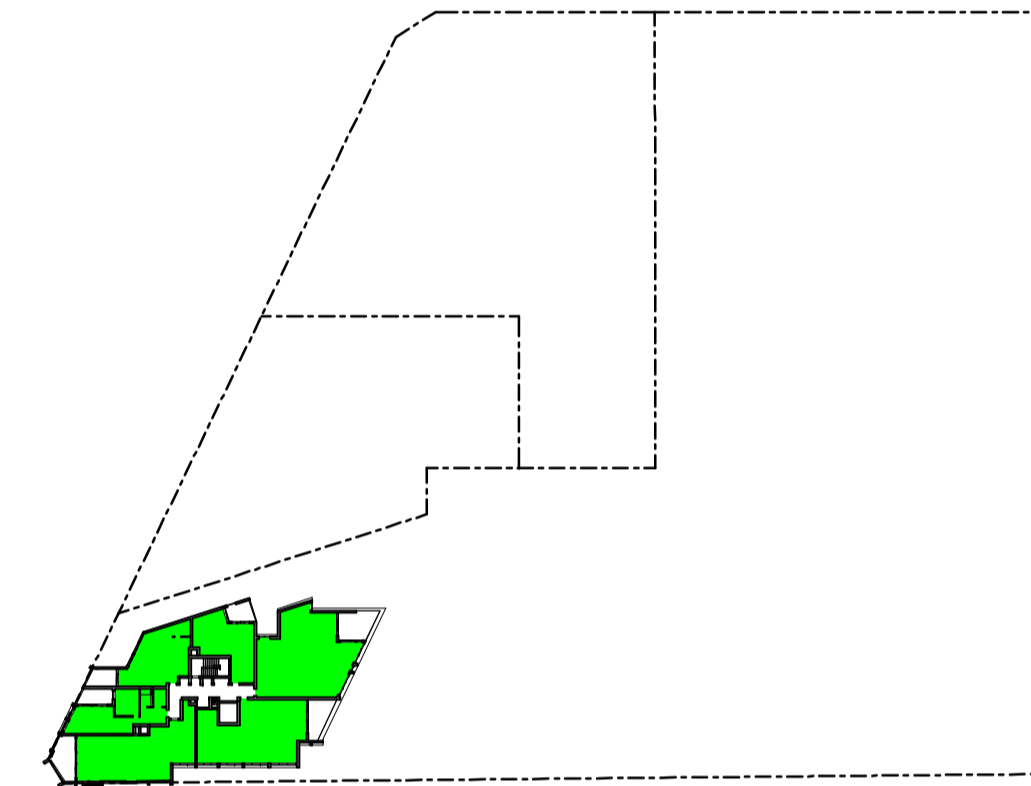
LEVEL 4



LEVEL 5



LEVEL 6



LEVEL 7

SEPP 65 SOLAR & CROSS VENTILATION COMPLIANCE LEGEND

- SOLAR COMPLIANT
- CROSS VENTILATION COMPLIANT
- SOLAR & CROSS VENTILATION COMPLIANT
- NO DIRECT SUNLIGHT
- VENTILATING SKYLIGHT FOR UNIT BELOW

CROSS VENTILATION COMPLIANCE

LEVEL	No. VENTILATION
BASEMENT 2	0
BASEMENT 1	0
GROUND	6
GROUND UPPER	0
LEVEL 1	20
LEVEL 1 UPPER	2
LEVEL 2	21
LEVEL 2 UPPER	4
LEVEL 3	21
LEVEL 3 UPPER	4
LEVEL 4	25
LEVEL 4 UPPER	4
LEVEL 5	14
LEVEL 5 UPPER	6
LEVEL 6 UPPER	6
LEVEL 7 UPPER	6
TOTAL	139

CROSS VENT COMPLIANT
60.4%

SOLAR COMPLIANCE

LEVEL	No. SOLAR
BASEMENT 2	0
BASEMENT 1	0
GROUND	9
GROUND UPPER	0
LEVEL 1	22
LEVEL 1 UPPER	2
LEVEL 2	24
LEVEL 2 UPPER	5
LEVEL 3	27
LEVEL 3 UPPER	5
LEVEL 4	32
LEVEL 4 UPPER	5
LEVEL 5	14
LEVEL 5 UPPER	5
LEVEL 6 UPPER	5
LEVEL 7 UPPER	6
TOTAL	161

SOLAR COMPLIANT
70.0%

NO DIRECT SUNLIGHT COUNT

LEVEL	No. NO DIRECT SUNLIGHT
BASEMENT 2	0
BASEMENT 1	0
GROUND	0
GROUND UPPER	0
LEVEL 1	6
LEVEL 1 UPPER	2
LEVEL 2	4
LEVEL 2 UPPER	1
LEVEL 3	4
LEVEL 3 UPPER	2
LEVEL 4	4
LEVEL 4 UPPER	1
LEVEL 5	0
LEVEL 5 UPPER	1
LEVEL 6 UPPER	0
LEVEL 7 UPPER	0
TOTAL	25

NO DIRECT SUNLIGHT
10.9%

PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**
4 Delmar Pde & 812 Pittwater Rd, Dee Why

Drawing / **SEPP 65 SOLAR & CROSS VENTILATION COMPLIANCE**

Project No. / **221054** Date / **03.12.2021** Author / **SJ**

Scale: @ A1 / **As indicated**

Drawing No. / **TP06.05 A**

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

RESIDENTIAL STORAGE WITHIN APARTMENT			
LEVEL	UNIT	UNIT TYPE	VOLUME
GROUND	B.101	1 BED PLUS LHA	11 m³
GROUND	B.102	2 BED	9 m³
GROUND	B.103	2 BED PLUS	13 m³
GROUND	B.104	2 BED LHA	12 m³
GROUND	B.105	2 BED PLUS LHA	10 m³
GROUND	B.106	2 BED PLUS	10 m³
GROUND	C.101	3 BED	12 m³
GROUND	C.102	3 BED	8 m³
GROUND	C.103	1 BED PLUS	7 m³
GROUND	C.104	2 BED PLUS	12 m³
GROUND	D.101	2 BED PLUS LHA	9 m³
GROUND	D.102	2 BED PLUS	11 m³
GROUND	D.103	2 BED	4 m³
GROUND	D.104	1 BED	5 m³
GROUND	E.101	2 BED	11 m³
GROUND	E.102	3 BED PLUS	22 m³
GROUND	E.103	1 BED	3 m³
GROUND	E.104	2 BED	5 m³
GROUND	E.105	1 BED DDA	4 m³
GROUND	E.106	1 BED	4 m³
GROUND	E.107	1 BED PLUS	10 m³
LEVEL 1	A.201	1 BED	3 m³
LEVEL 1	A.202	2 BED	4 m³
LEVEL 1	A.203	2 BED PLUS	8 m³
LEVEL 1	A.204	2 BED LHA	4 m³
LEVEL 1	A.205	2 BED	4 m³
LEVEL 1	A.206	1 BED	3 m³
LEVEL 1	B.201	1 BED DDA	8 m³
LEVEL 1	B.202	2 BED	4 m³
LEVEL 1	B.203	3 BED	10 m³
LEVEL 1	B.204	2 BED PLUS LHA	8 m³
LEVEL 1	B.205	2 BED	5 m³
LEVEL 1	B.206	1 BED LHA	4 m³
LEVEL 1	C.201	2 BED LHA	6 m³
LEVEL 1	C.202	2 BED	4 m³
LEVEL 1	C.203	3 BED	11 m³
LEVEL 1	C.204	1 BED PLUS LHA	8 m³
LEVEL 1	C.205	2 BED PLUS	12 m³
LEVEL 1	D.201	3 BED	8 m³
LEVEL 1	D.202	1 BED PLUS DDA	11 m³
LEVEL 1	D.203	3 BED	15 m³
LEVEL 1	D.204	1 BED LHA	3 m³
LEVEL 1	D.205	1 BED LHA	3 m³
LEVEL 1	D.206	2 BED	5 m³
LEVEL 1	D.207	2 BED	4 m³
LEVEL 1	D.208	1 BED	5 m³
LEVEL 1	E.201	2 BED	6 m³
LEVEL 1	E.202	2 BED	6 m³
LEVEL 1	E.203	1 BED	9 m³
LEVEL 1	E.204	1 BED	3 m³
LEVEL 1	E.205	2 BED	5 m³
LEVEL 1	E.206	2 BED	5 m³
LEVEL 1	E.207	1 BED PLUS LHA	9 m³
LEVEL 1	E.208	2 BED	6 m³
LEVEL 1	E.209	2 BED	4 m³
LEVEL 1	E.210	1 BED DDA	4 m³
LEVEL 1	E.211	1 BED	4 m³
LEVEL 1	E.212	1 BED PLUS	10 m³
LEVEL 1 UPPER	F.201	1 BED	4 m³
LEVEL 1 UPPER	F.202	1 BED	3 m³
LEVEL 1 UPPER	F.203	2 BED LHA	4 m³
LEVEL 1 UPPER	F.204	1 BED	4 m³
LEVEL 2	A.301	1 BED	3 m³
LEVEL 2	A.302	1 BED	5 m³
LEVEL 2	A.303	1 BED	5 m³
LEVEL 2	A.304	2 BED	4 m³
LEVEL 2	A.305	2 BED PLUS	11 m³
LEVEL 2	A.306	2 BED LHA	4 m³
LEVEL 2	A.307	2 BED	4 m³
LEVEL 2	A.308	1 BED	3 m³
LEVEL 2	B.301	1 BED DDA	8 m³
LEVEL 2	B.302	2 BED	4 m³
LEVEL 2	B.303	3 BED	10 m³
LEVEL 2	B.304	2 BED PLUS LHA	8 m³
LEVEL 2	B.305	2 BED	5 m³
LEVEL 2	B.306	1 BED LHA	4 m³
LEVEL 2	C.301	2 BED LHA	6 m³
LEVEL 2	C.302	2 BED	4 m³
LEVEL 2	C.303	3 BED	11 m³
LEVEL 2	C.304	1 BED PLUS LHA	8 m³
LEVEL 2	C.305	2 BED PLUS	12 m³
LEVEL 2	D.301	3 BED	6 m³

RESIDENTIAL STORAGE WITHIN APARTMENT			
LEVEL	UNIT	UNIT TYPE	VOLUME
LEVEL 2	D.302	1 BED PLUS DDA	11 m³
LEVEL 2	D.303	3 BED	15 m³
LEVEL 2	D.304	1 BED DDA	3 m³
LEVEL 2	D.305	1 BED DDA	3 m³
LEVEL 2	D.306	2 BED PLUS	9 m³
LEVEL 2	D.307	2 BED	4 m³
LEVEL 2	D.308	1 BED	5 m³
LEVEL 2	E.301	1 BED DDA	5 m³
LEVEL 2	E.302	2 BED	5 m³
LEVEL 2	E.303	2 BED	4 m³
LEVEL 2	E.304	2 BED	3 m³
LEVEL 2	E.305	1 BED	3 m³
LEVEL 2	E.306	2 BED	4 m³
LEVEL 2	E.307	2 BED LHA	4 m³
LEVEL 2	E.308	2 BED	4 m³
LEVEL 2	E.309	2 BED	5 m³
LEVEL 2	E.310	1 BED DDA	4 m³
LEVEL 2	E.311	1 BED	4 m³
LEVEL 2 UPPER	F.301	1 BED LHA	3 m³
LEVEL 2 UPPER	F.302	2 BED	5 m³
LEVEL 2 UPPER	F.303	1 BED	3 m³
LEVEL 2 UPPER	F.304	1 BED	3 m³
LEVEL 2 UPPER	F.305	1 BED	5 m³
LEVEL 2 UPPER	F.306	1 BED	3 m³
LEVEL 2 UPPER	F.307	2 BED LHA	4 m³
LEVEL 2 UPPER	F.308	2 BED LHA	5 m³
LEVEL 3	A.401	1 BED	3 m³
LEVEL 3	A.402	1 BED	5 m³
LEVEL 3	A.403	1 BED	5 m³
LEVEL 3	A.404	2 BED	4 m³
LEVEL 3	A.405	2 BED PLUS	11 m³
LEVEL 3	A.406	2 BED LHA	4 m³
LEVEL 3	A.407	2 BED	4 m³
LEVEL 3	A.408	1 BED	3 m³
LEVEL 3	B.401	1 BED DDA	8 m³
LEVEL 3	B.402	2 BED	4 m³
LEVEL 3	B.403	3 BED	10 m³
LEVEL 3	B.404	2 BED PLUS LHA	8 m³
LEVEL 3	B.405	2 BED	5 m³
LEVEL 3	B.406	1 BED LHA	4 m³
LEVEL 3	C.401	2 BED LHA	6 m³
LEVEL 3	C.402	2 BED	4 m³
LEVEL 3	C.403	3 BED	11 m³
LEVEL 3	C.404	1 BED PLUS LHA	8 m³
LEVEL 3	C.405	2 BED PLUS	12 m³
LEVEL 3	D.401	3 BED	8 m³
LEVEL 3	D.402	1 BED PLUS DDA	11 m³
LEVEL 3	D.403	3 BED	15 m³
LEVEL 3	D.404	1 BED DDA	3 m³
LEVEL 3	D.405	1 BED DDA	3 m³
LEVEL 3	D.406	2 BED	9 m³
LEVEL 3	D.407	2 BED	4 m³
LEVEL 3	D.408	1 BED	5 m³
LEVEL 3	E.401	1 BED DDA	5 m³
LEVEL 3	E.402	2 BED	5 m³
LEVEL 3	E.403	2 BED	4 m³
LEVEL 3	E.404	2 BED	5 m³
LEVEL 3	E.405	1 BED	3 m³
LEVEL 3	E.406	2 BED	4 m³
LEVEL 3	E.407	2 BED LHA	4 m³
LEVEL 3	E.408	2 BED	4 m³
LEVEL 3	E.409	2 BED	5 m³
LEVEL 3	E.410	1 BED DDA	4 m³
LEVEL 3	E.411	1 BED	4 m³
LEVEL 3 UPPER	F.401	1 BED LHA	3 m³
LEVEL 3 UPPER	F.402	2 BED	5 m³
LEVEL 3 UPPER	F.403	1 BED	3 m³
LEVEL 3 UPPER	F.404	1 BED	3 m³
LEVEL 3 UPPER	F.405	1 BED	5 m³
LEVEL 3 UPPER	F.406	1 BED	3 m³
LEVEL 3 UPPER	F.407	2 BED LHA	4 m³
LEVEL 3 UPPER	F.408	2 BED LHA	5 m³
LEVEL 4	A.501	2 BED	4 m³
LEVEL 4	A.502	3 BED	6 m³
LEVEL 4	A.503	2 BED PLUS	17 m³
LEVEL 4	A.504	2 BED LHA	4 m³
LEVEL 4	A.505	2 BED	4 m³
LEVEL 4	A.506	1 BED	3 m³
LEVEL 4	B.501	1 BED DDA	8 m³
LEVEL 4	B.502	2 BED	4 m³
LEVEL 4	B.503	3 BED	7 m³
LEVEL 4	B.504	2 BED LHA	4 m³

RESIDENTIAL STORAGE WITHIN APARTMENT			
LEVEL	UNIT	UNIT TYPE	VOLUME
LEVEL 4	B.505	2 BED	5 m³
LEVEL 4	B.506	1 BED LHA	4 m³
LEVEL 4	C.501	2 BED LHA	6 m³
LEVEL 4	C.502	2 BED	3 m³
LEVEL 4	C.503	3 BED	5 m³
LEVEL 4	C.504	1 BED	4 m³
LEVEL 4	C.505	2 BED PLUS	12 m³
LEVEL 4	D.501	3 BED	8 m³
LEVEL 4	D.502	1 BED PLUS LHA	3 m³
LEVEL 4	D.503	2 BED PLUS	10 m³
LEVEL 4	D.504	1 BED DDA	3 m³
LEVEL 4	D.505	1 BED DDA	3 m³
LEVEL 4	D.506	2 BED PLUS	9 m³
LEVEL 4	D.507	2 BED	4 m³
LEVEL 4	D.508	1 BED	5 m³
LEVEL 4	E.501	1 BED DDA	5 m³
LEVEL 4	E.502	2 BED	5 m³
LEVEL 4	E.503	2 BED	4 m³
LEVEL 4	E.504	2 BED	5 m³
LEVEL 4	E.505	1 BED	3 m³
LEVEL 4	E.506	2 BED	4 m³
LEVEL 4	E.507	2 BED LHA	4 m³
LEVEL 4	E.508	2 BED	4 m³
LEVEL 4	E.509	2 BED	5 m³
LEVEL 4	E.510	1 BED DDA	4 m³
LEVEL 4	E.511	2 BED	5 m³
LEVEL 4 UPPER	F.501	1 BED LHA	3 m³
LEVEL 4 UPPER	F.502	2 BED	5 m³
LEVEL 4 UPPER	F.503	1 BED	3 m³
LEVEL 4 UPPER	F.504	1 BED	3 m³
LEVEL 4 UPPER	F.505	1 BED	5 m³
LEVEL 4 UPPER	F.506	1 BED	3 m³
LEVEL 4 UPPER	F.507	2 BED LHA	4 m³
LEVEL 4 UPPER	F.508	2 BED LHA	5 m³
LEVEL 5	D.601	3 BED	9 m³
LEVEL 5	D.602	3 BED	16 m³
LEVEL 5	D.603	2 BED	4 m³
LEVEL 5	D.604	2 BED PLUS	11 m³
LEVEL 5	D.605	3 BED	11 m³
LEVEL 5	E.601	3 BED	5 m³
LEVEL 5	E.602	1 BED	3 m³
LEVEL 5	E.603	2 BED	4 m³
LEVEL 5	E.604	2 BED LHA	4 m³
LEVEL 5	E.605	2 BED	4 m³
LEVEL 5	E.606	2 BED	5 m³
LEVEL 5	E.607	1 BED DDA	4 m³
LEVEL 5	E.608	1 BED	4 m³
LEVEL 5	E.609	1 BED DDA	5 m³
LEVEL 5 UPPER	F.601	3 BED	6 m³
LEVEL 5 UPPER	F.602	1 BED	5 m³
LEVEL 5 UPPER	F.603	1 BED	3 m³
LEVEL 5 UPPER	F.604	1 BED	3 m³
LEVEL 5 UPPER	F.605	2 BED LHA	4 m³
LEVEL 5 UPPER	F.606	2 BED PLUS	5 m³
LEVEL 6 UPPER	F.701	3 BED	6 m³
LEVEL 6 UPPER	F.702	1 BED	5 m³
LEVEL 6 UPPER	F.703	1 BED	3 m³
LEVEL 6 UPPER	F.704	1 BED	3 m³
LEVEL 6 UPPER	F.705	3 BED PLUS LHA	16 m³
LEVEL 6 UPPER	F.706	3 BED LHA	6 m³
LEVEL 7 UPPER	F.801	3 BED	6 m³
LEVEL 7 UPPER	F.802	1 BED	5 m³
LEVEL 7 UPPER	F.803	1 BED	3 m³
LEVEL 7 UPPER	F.804	1 BED	3 m³
LEVEL 7 UPPER	F.805	3 BED PLUS LHA	16 m³
LEVEL 7 UPPER	F.806	3 BED LHA	6 m³

RESIDENTIAL STORAGE IN BASEMENTS + GROUND CAR PARKS & STORAGE CAGES	
VOLUME	NO. OF STORAGE CAGES
BLD A	132
BLD B	107

132
107
TOTAL STORAGE: 239

ALL BASEMENT STORAGE CAGES MINIMUM 4.5m³ TO MEET MINIMUM ADG REQUIREMENTS

ADG REQUIREMENTS

UNIT TYPE	STORAGE SIZE VOLUME
1 BEDROOM UNIT	6m³
2 BEDROOM UNIT	8m³
3 BEDROOM UNIT	10m³

At least 50% of the required storage is to be located in the apartment

PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**

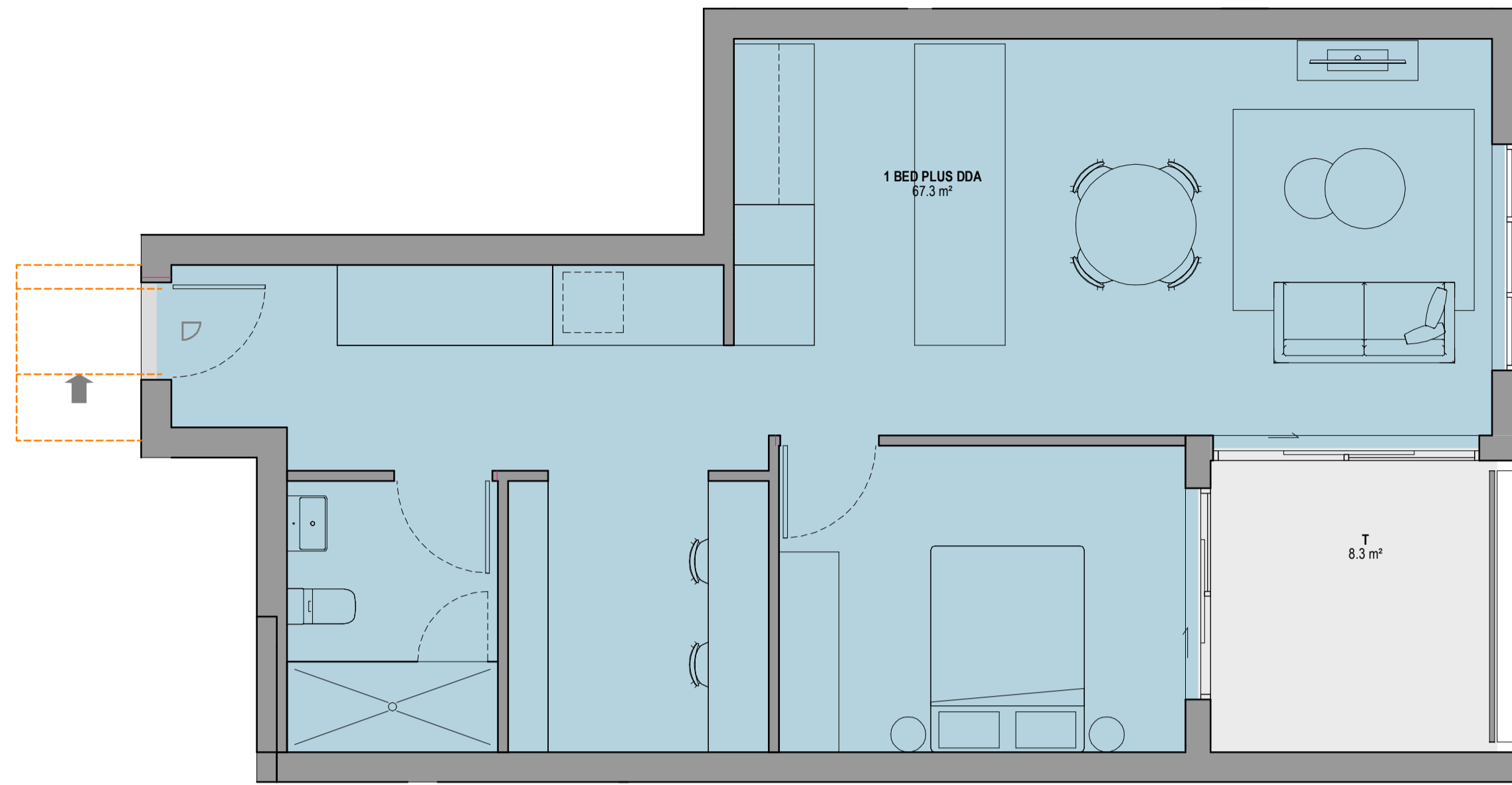
Drawing / **STORAGE SCHEDULE** Project No. / **221054** Date / **03.12.2021** Author / **JC**

Scale: @ A1/

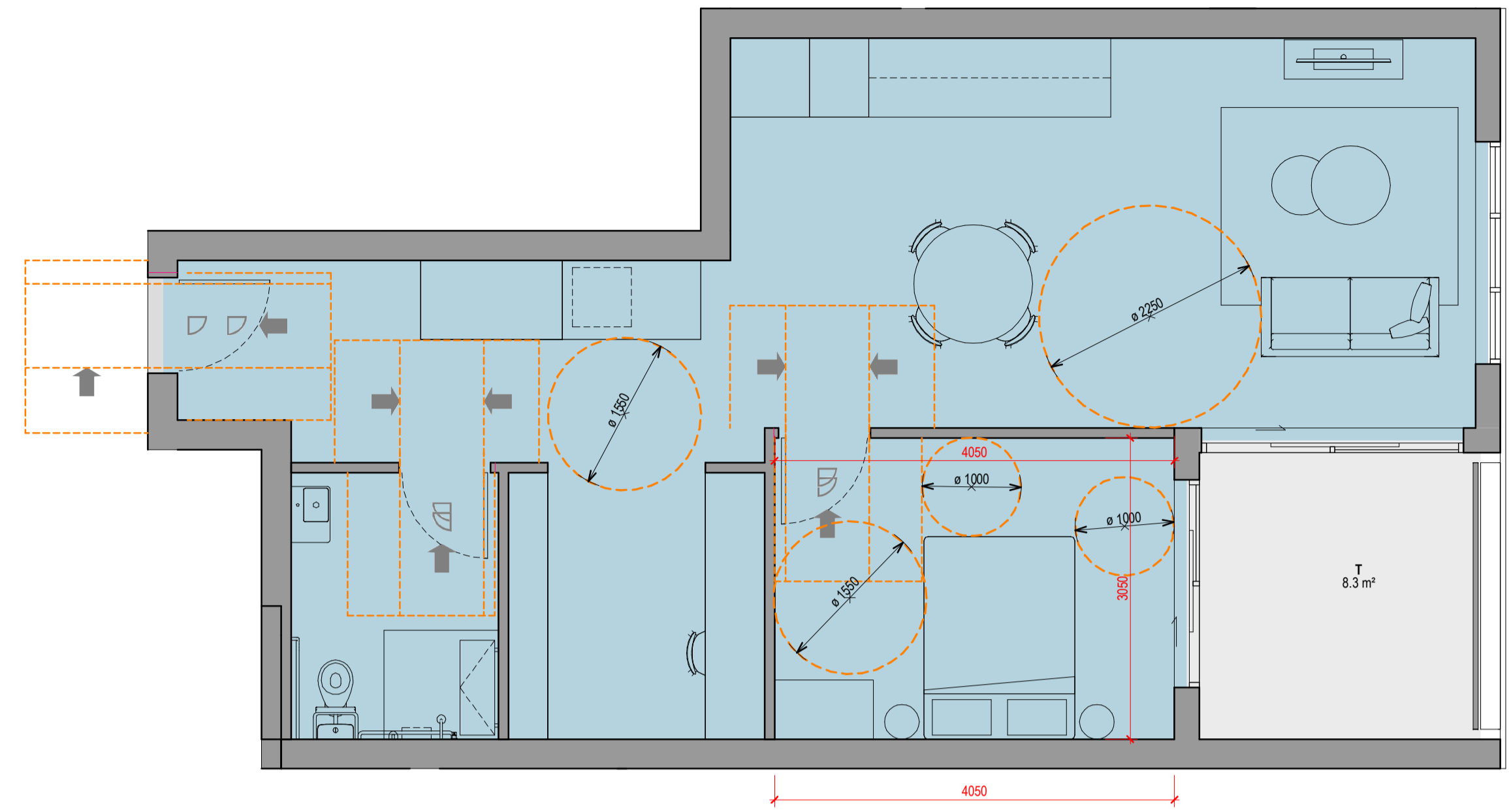
Drawing No. / **TP06.21 A**

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au



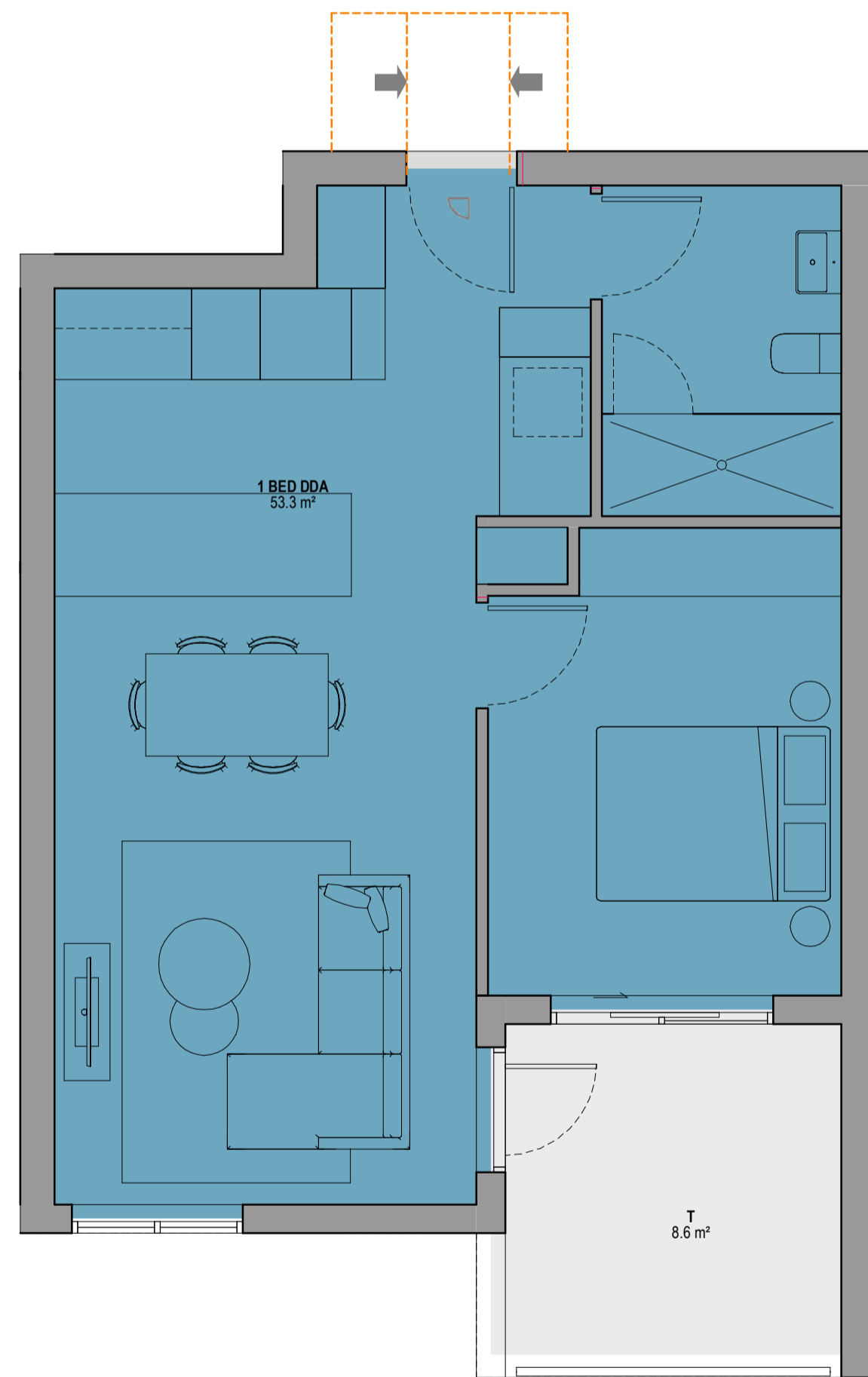
UNIT 1A - PRE



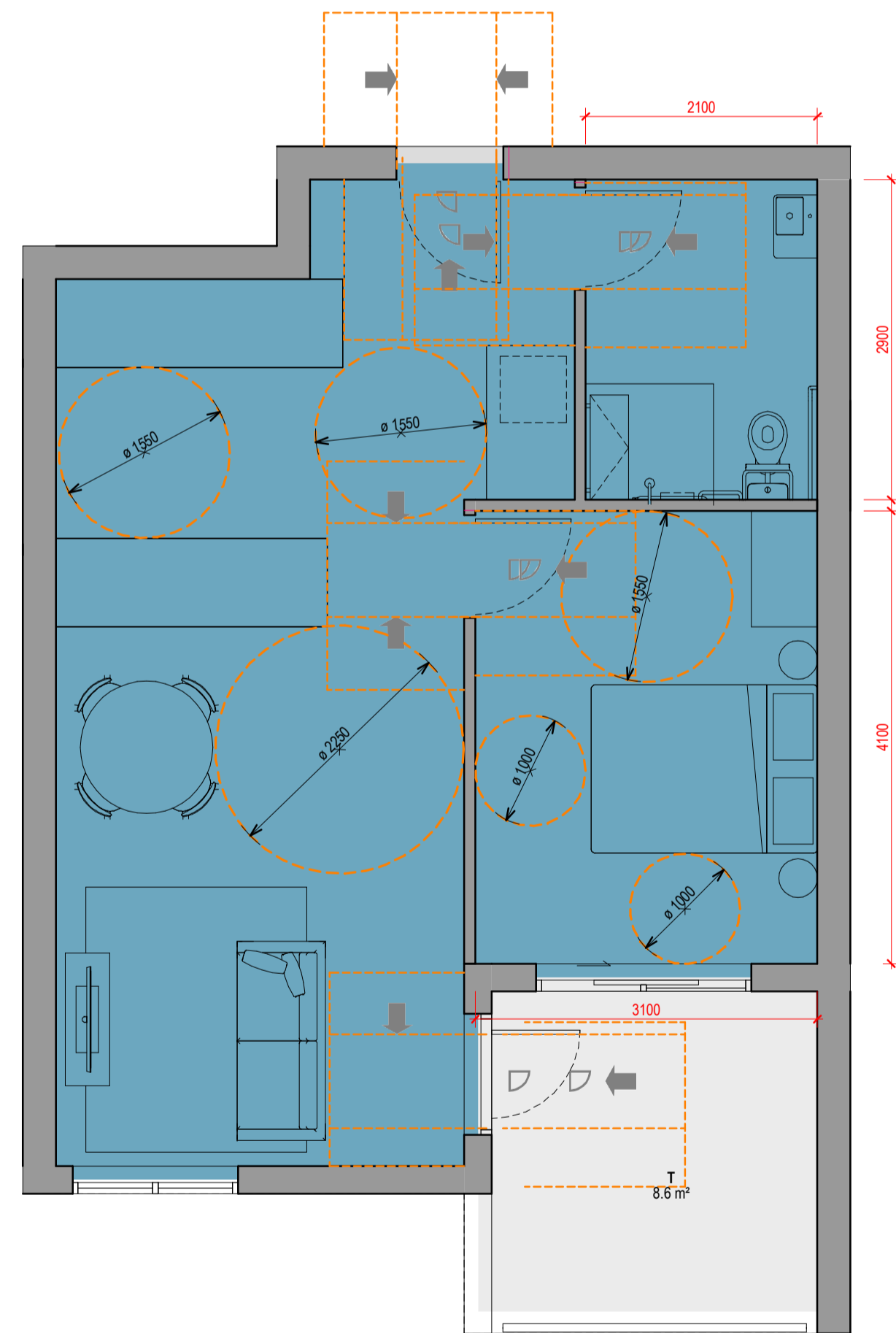
UNIT 1A - POST

UNIT NUMBERS

- D202
- D302
- D402



UNIT 1E DDA - PRE



UNIT 1E DDA - POST

UNIT NUMBERS

- D304
- D305
- D404
- D405
- D504
- D505

PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**
 4 Delmar Pde & 812 Pittwater Rd, Dee Why

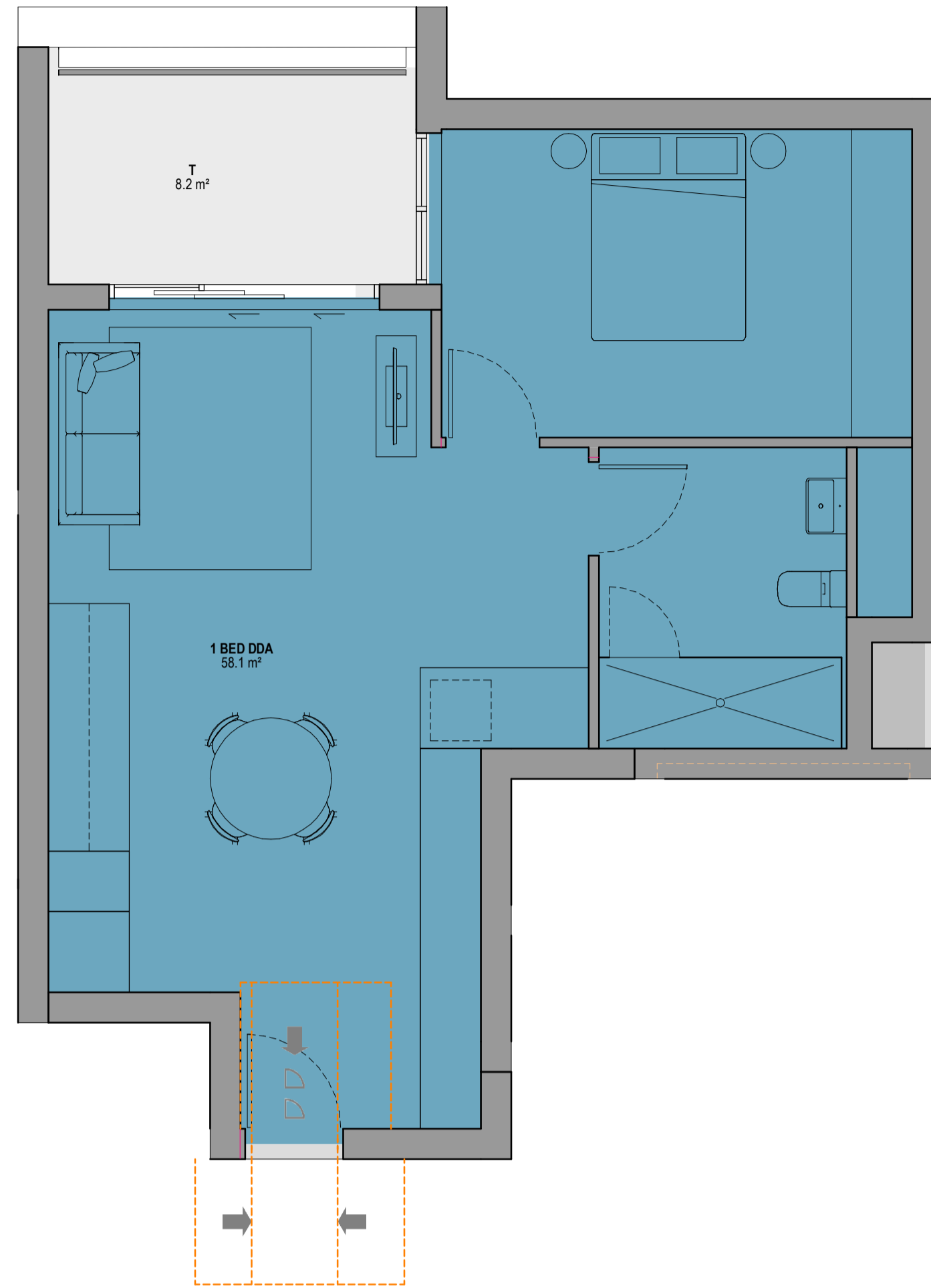
Drawing / **ADAPTABLE PLANS**

Project No / **221054** Date / **03.12.2021** Author / **Author** Scale: @ A1 / **1 : 50**

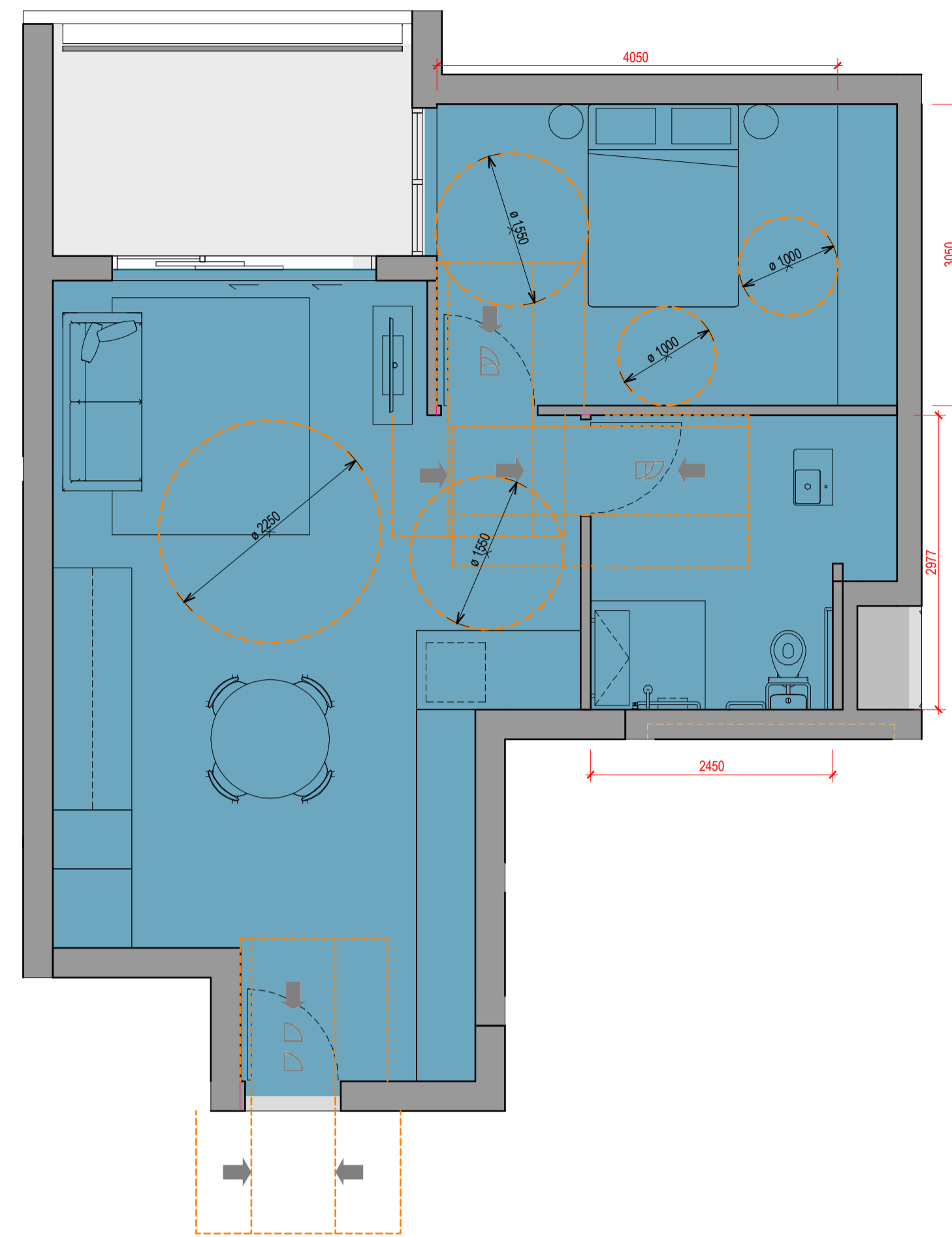
Drawing No. / **TP06.31 A**

rothelowman

Brisbane, Melbourne, Sydney
 www.rothelowman.com.au

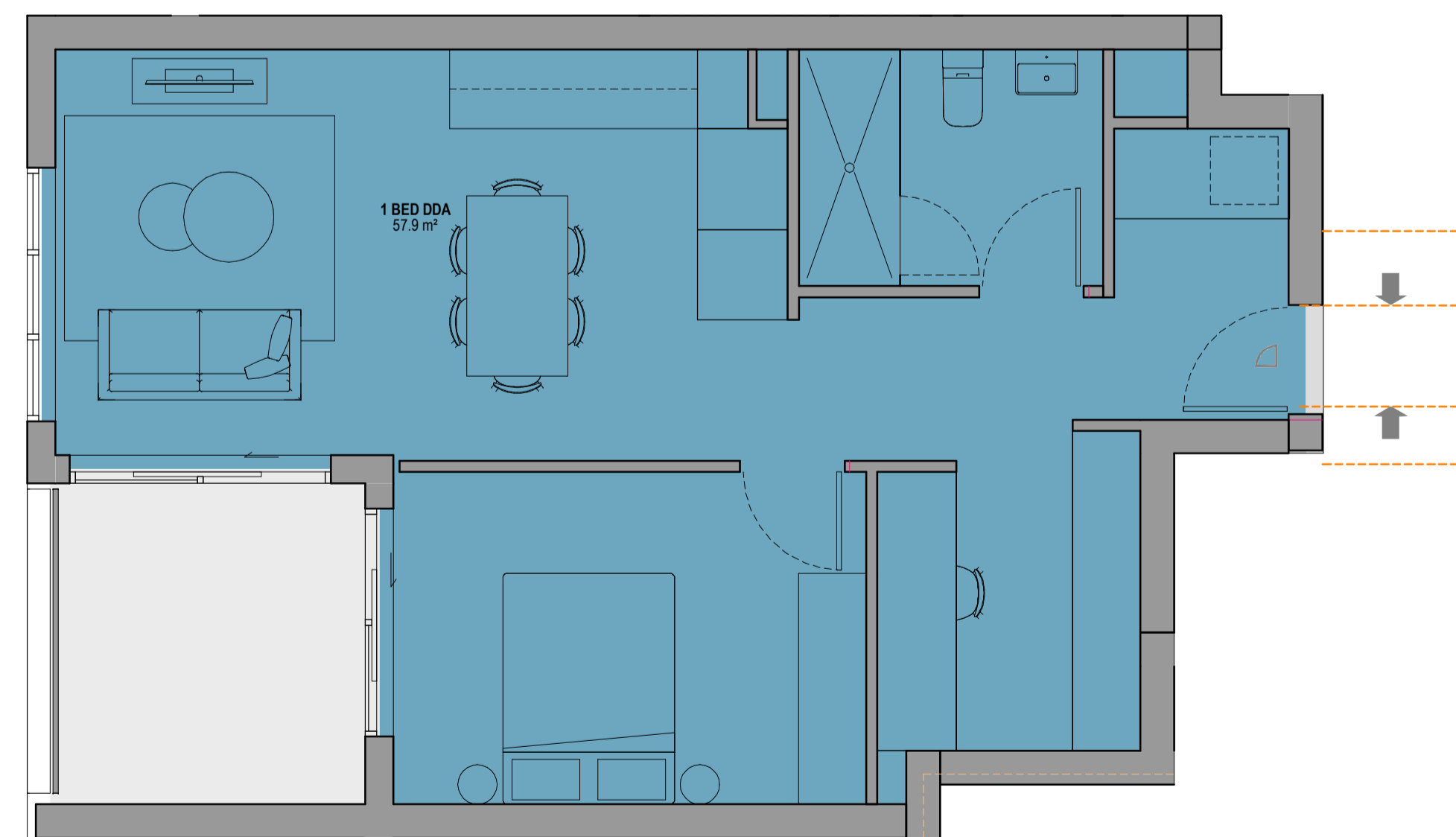


UNIT 1G DDA PRE

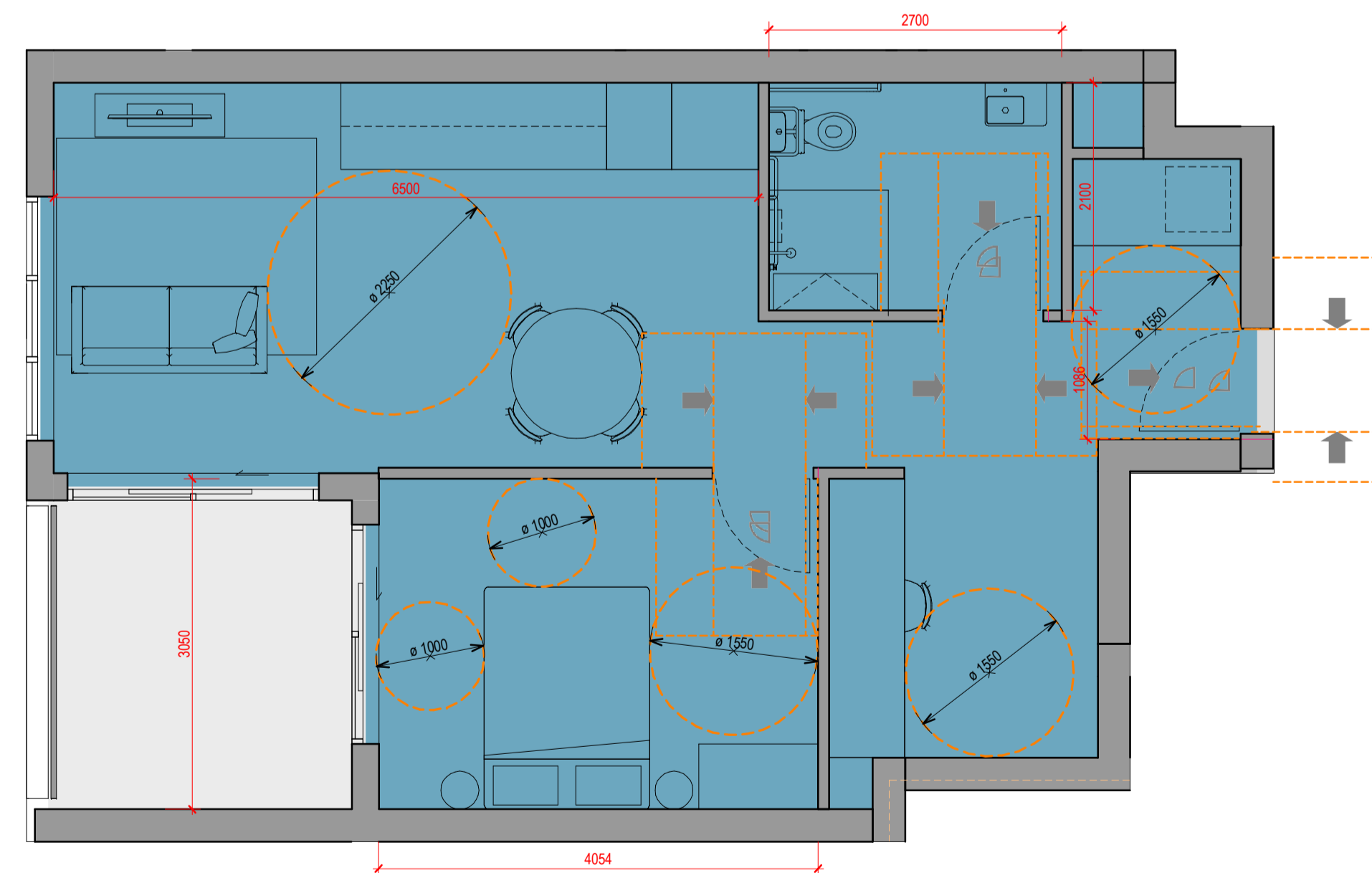


UNIT 1G DDA POST

UNIT NUMBERS
E301
E401
E501
E609



UNIT 1B DDA PRE



UNIT 1B DDA POST

UNIT NUMBERS
B201
B301
B401
B501

PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**
4 Delmar Pde & 812 Pittwater Rd, Dee Why

Drawing / **ADAPTABLE PLANS**

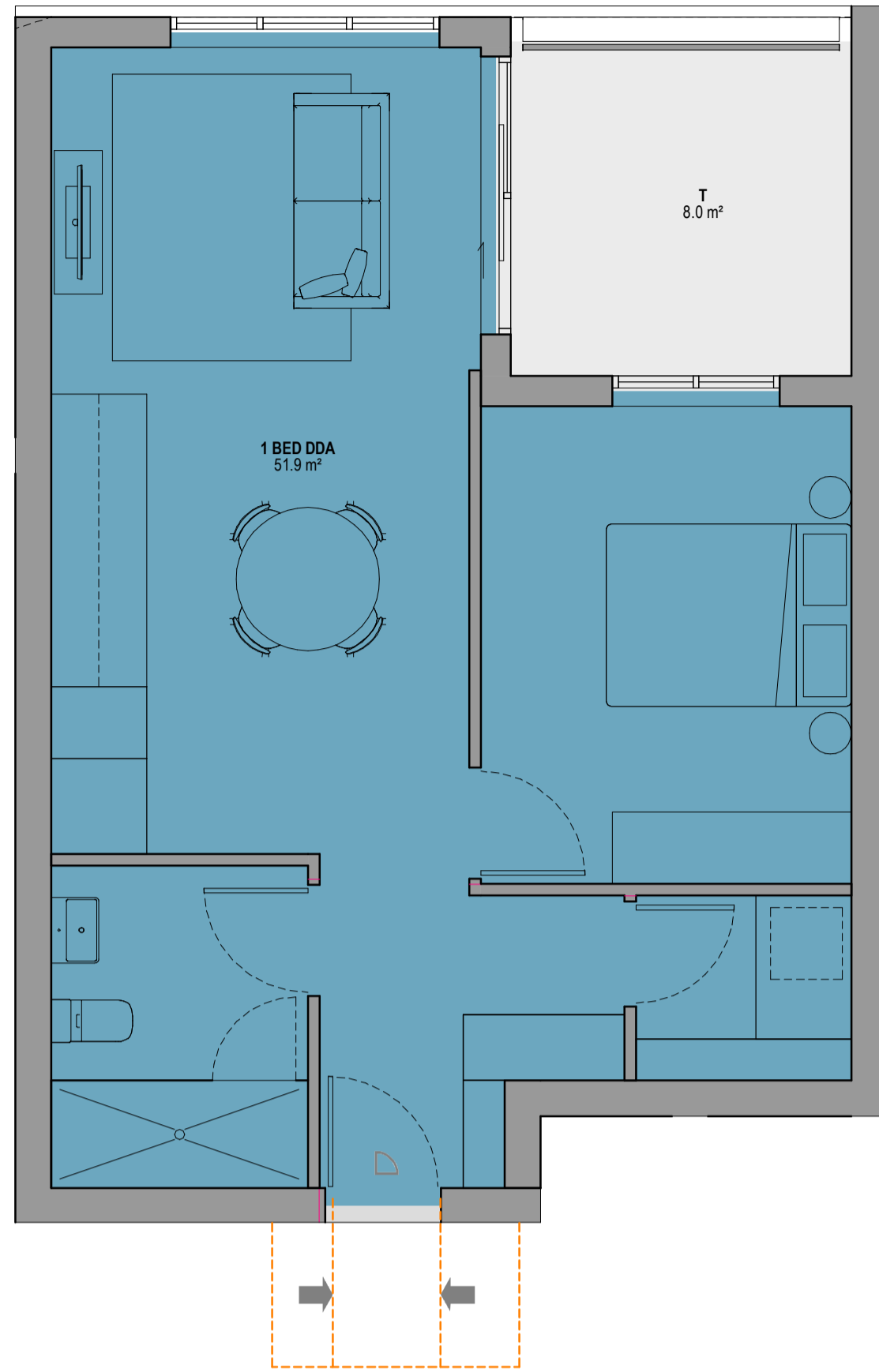
Project No / **221054** Date / **03.12.2021** Author / **JC**

Scale: @ A1 / **1 : 50**

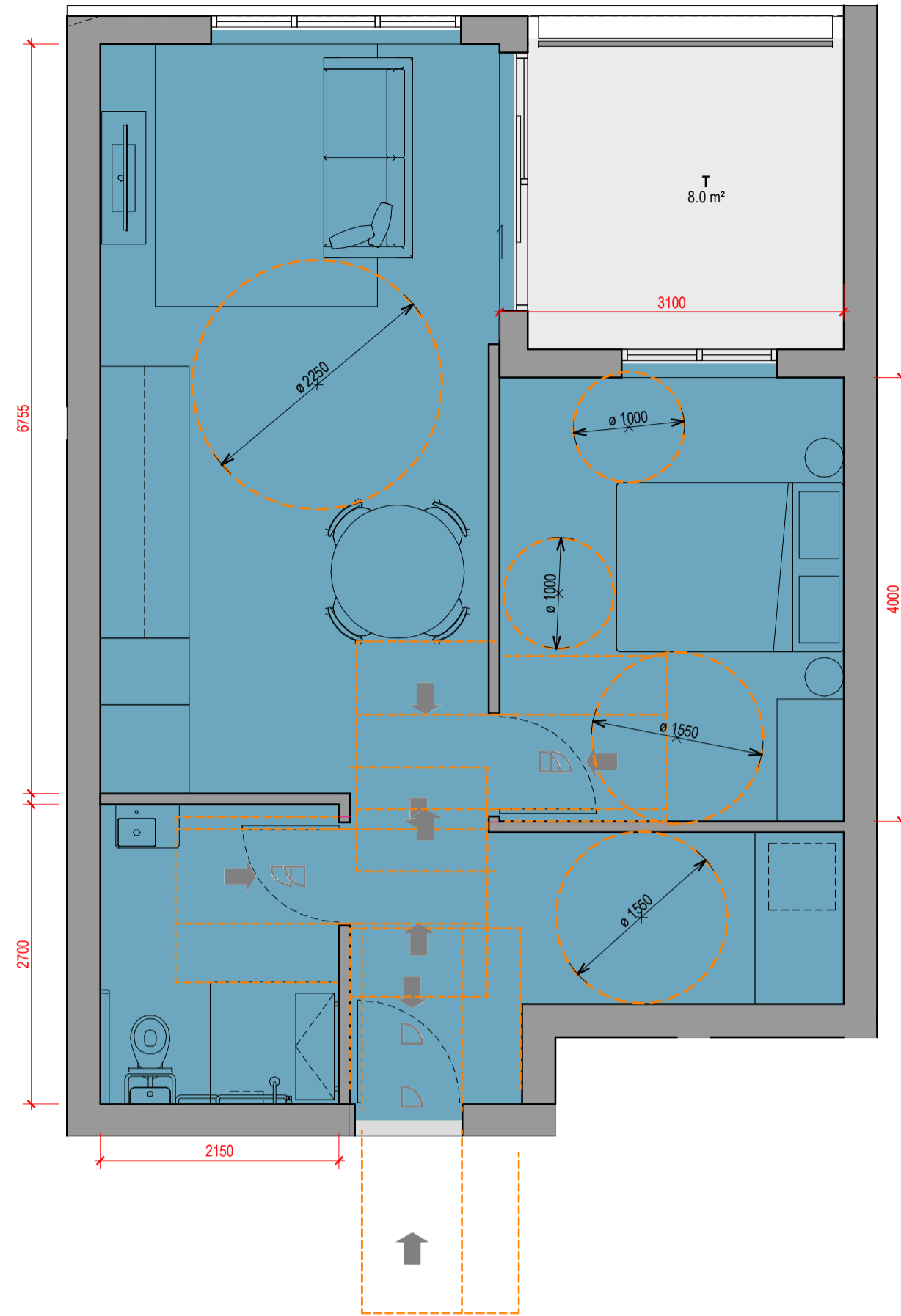
Drawing No. / **TP06.32 A**

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au



UNIT 11 DDA PRE



UNIT 11 DDA POST

UNIT NUMBERS
E105
E210
E310
E410
E510
E607

ADAPTABLE UNITS

NUMBER	TYPE	TOTAL UNITS	BUILDING
B.201	1 BED DDA	1	BLD A
B.301	1 BED DDA	1	BLD A
B.401	1 BED DDA	1	BLD A
B.501	1 BED DDA	1	BLD A
D.202	1 BED PLUS DDA	1	BLD A
D.302	1 BED PLUS DDA	1	BLD A
D.304	1 BED DDA	1	BLD A
D.305	1 BED DDA	1	BLD A
D.402	1 BED PLUS DDA	1	BLD A
D.404	1 BED DDA	1	BLD A
D.405	1 BED DDA	1	BLD A
D.504	1 BED DDA	1	BLD A
D.505	1 BED DDA	1	BLD A
E.105	1 BED DDA	1	BLD B
E.210	1 BED DDA	1	BLD B
E.301	1 BED DDA	1	BLD B
E.310	1 BED DDA	1	BLD B
E.401	1 BED DDA	1	BLD B
E.410	1 BED DDA	1	BLD B
E.501	1 BED DDA	1	BLD B
E.510	1 BED DDA	1	BLD B
E.607	1 BED DDA	1	BLD B
E.609	1 BED DDA	1	BLD B
		23	

LHA SILVER LEVEL COMPLIANT UNITS

NUMBER	TYPE	TOTAL UNITS	BUILDING
B.101	1 BED PLUS LHA	1	BLD A
B.104	2 BED LHA	1	BLD A
B.105	2 BED PLUS LHA	1	BLD A
D.101	2 BED PLUS LHA	1	BLD A
A.204	2 BED LHA	1	BLD A
B.204	2 BED PLUS LHA	1	BLD A
B.206	1 BED LHA	1	BLD A
C.201	2 BED LHA	1	BLD A
C.204	1 BED PLUS LHA	1	BLD A
D.204	1 BED LHA	1	BLD A
D.205	1 BED LHA	1	BLD A
E.207	1 BED PLUS LHA	1	BLD B
F.203	2 BED LHA	1	BLD B
A.306	2 BED LHA	1	BLD A
B.304	2 BED PLUS LHA	1	BLD A
B.306	1 BED LHA	1	BLD A
C.301	2 BED LHA	1	BLD A
C.304	1 BED PLUS LHA	1	BLD A
E.307	2 BED LHA	1	BLD B
F.301	1 BED LHA	1	BLD B
F.307	2 BED LHA	1	BLD B
F.308	2 BED LHA	1	BLD B
A.406	2 BED LHA	1	BLD A
B.404	2 BED PLUS LHA	1	BLD A
B.406	1 BED LHA	1	BLD A
C.401	2 BED LHA	1	BLD A
C.404	1 BED PLUS LHA	1	BLD A
E.407	2 BED LHA	1	BLD B
F.401	1 BED LHA	1	BLD B
F.407	2 BED LHA	1	BLD B
F.408	2 BED LHA	1	BLD B
A.504	2 BED LHA	1	BLD A
B.504	2 BED LHA	1	BLD A
B.506	1 BED LHA	1	BLD A
C.501	2 BED LHA	1	BLD A
D.502	1 BED PLUS LHA	1	BLD A
E.507	2 BED LHA	1	BLD B
F.501	1 BED LHA	1	BLD B
F.507	2 BED LHA	1	BLD B
F.508	2 BED LHA	1	BLD B
E.604	2 BED LHA	1	BLD B
F.605	2 BED LHA	1	BLD B
F.705	3 BED PLUS LHA	1	BLD B
F.706	3 BED LHA	1	BLD B
F.805	3 BED PLUS LHA	1	BLD B
F.806	3 BED LHA	1	BLD B
		46	

PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / 4 Delmar Pde & 812 Pittwater Rd, Dee Why

Drawing / ADAPTABLE PLANS & LHA SCHEDULE

Project No. / 221054 Date / 03.12.2021 Author / JC Scale: @ A1 / 1 : 50

Drawing No. / TP06.33 A

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

BUILDING A - DELMAR PDE

LEVEL	RESIDENTIAL	RESIDENTIAL AMENITIES	PARKING	COMMERCIAL	CIRCULATION/SERVICES	TERRACE	APARTMENTS					TOTAL UNITS	
							No. 1 BEDS	No. 1 BEDS PLUS	No. 2 BEDS	No. 2 BEDS PLUS	No. 3 BEDS		No. 3 BEDS PLUS
BASEMENT 2	0.0 m²	0.0 m²	5589.1 m²	0.0 m²	94.2 m²	0.0 m²	0	0	0	0	0	0	0
BASEMENT 1	0.0 m²	0.0 m²	4883.5 m²	0.0 m²	92.2 m²	0.0 m²	0	0	0	0	0	0	0
GROUND	1166.3 m²	219.4 m²	92.6 m²	235.8 m²	271.3 m²	474.8 m²	1	2	3	6	2	0	14
LEVEL 1	1922.0 m²	0.0 m²	0.0 m²	0.0 m²	221.5 m²	336.9 m²	7	2	9	3	4	0	25
LEVEL 2	2035.9 m²	0.0 m²	0.0 m²	0.0 m²	233.1 m²	311.2 m²	9	2	8	4	4	0	27
LEVEL 3	2035.8 m²	0.0 m²	0.0 m²	0.0 m²	234.1 m²	311.8 m²	9	2	9	3	4	0	27
LEVEL 4	1868.2 m²	0.0 m²	0.0 m²	0.0 m²	224.9 m²	402.4 m²	7	1	9	4	4	0	25
LEVEL 5	509.5 m²	0.0 m²	0.0 m²	0.0 m²	56.7 m²	99.2 m²	0	0	1	1	3	0	5
LEVEL 5 UPPER	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0	0	0	0
	9537.7 m²	219.4 m²	10565.2 m²	235.8 m²	1427.9 m²	1936.4 m²	33	9	39	21	21	0	123
	RESIDENTIAL NSA			COMMERCIAL NSA			26.8%	7.3%	31.7%	17.1%	17.1%	0.0%	100%

GFA - BLD A	
LEVEL	AREA
GROUND	1549.7 m²
LEVEL 1	2099.7 m²
LEVEL 2	2243.2 m²
LEVEL 3	2243.2 m²
LEVEL 4	2048.8 m²
LEVEL 5	556.7 m²
	10741.3 m²
	(INCLUDING COMMERCIAL)

BUILDING B - PITTWATER RD

LEVEL	RESIDENTIAL	RESIDENTIAL AMENITIES	PARKING	COMMERCIAL	CIRCULATION/SERVICES	TERRACE	APARTMENTS					TOTAL UNITS	
							No. 1 BEDS	No. 1 BEDS PLUS	No. 2 BEDS	No. 2 BEDS PLUS	No. 3 BEDS		No. 3 BEDS PLUS
BASEMENT 2	0.0 m²	0.0 m²	0.0 m²	0.0 m²	76.7 m²	0.0 m²	0	0	0	0	0	0	0
BASEMENT 1	0.0 m²	0.0 m²	0.0 m²	0.0 m²	544.9 m²	0.0 m²	0	0	0	0	0	0	0
GROUND	504.0 m²	0.0 m²	0.0 m²	0.0 m²	513.8 m²	139.0 m²	3	1	2	0	0	1	7
GROUND UPPER	0.0 m²	0.0 m²	0.0 m²	0.0 m²	14.0 m²	0.0 m²	0	0	0	0	0	0	0
LEVEL 1	829.6 m²	0.0 m²	0.0 m²	0.0 m²	135.5 m²	160.7 m²	4	2	6	0	0	0	12
LEVEL 1 UPPER	247.5 m²	0.0 m²	0.0 m²	203.0 m²	86.3 m²	67.2 m²	3	0	1	0	0	0	4
LEVEL 2	755.8 m²	0.0 m²	0.0 m²	0.0 m²	89.8 m²	114.0 m²	4	0	7	0	0	0	11
LEVEL 2 UPPER	495.7 m²	0.0 m²	0.0 m²	0.0 m²	57.0 m²	74.3 m²	5	0	3	0	0	0	8
LEVEL 3	755.5 m²	0.0 m²	0.0 m²	0.0 m²	90.0 m²	117.8 m²	4	0	7	0	0	0	11
LEVEL 3 UPPER	495.7 m²	0.0 m²	0.0 m²	0.0 m²	56.6 m²	74.3 m²	5	0	3	0	0	0	8
LEVEL 4	755.5 m²	0.0 m²	0.0 m²	0.0 m²	88.8 m²	113.9 m²	4	0	7	0	0	0	11
LEVEL 4 UPPER	495.7 m²	0.0 m²	0.0 m²	0.0 m²	57.0 m²	74.3 m²	5	0	3	0	0	0	8
LEVEL 5	632.8 m²	0.0 m²	0.0 m²	0.0 m²	69.5 m²	118.7 m²	4	0	4	0	1	0	9
LEVEL 5 UPPER	431.0 m²	0.0 m²	0.0 m²	0.0 m²	50.1 m²	131.4 m²	3	0	1	1	1	0	6
LEVEL 6 UPPER	490.5 m²	0.0 m²	0.0 m²	0.0 m²	50.1 m²	70.4 m²	3	0	0	0	2	1	6
LEVEL 7 UPPER	492.2 m²	0.0 m²	0.0 m²	0.0 m²	50.1 m²	70.4 m²	3	0	0	0	2	1	6
	7381.5 m²	0.0 m²	0.0 m²	203.0 m²	2030.3 m²	1326.3 m²	50	3	44	1	6	3	107
	RESIDENTIAL NSA			COMMERCIAL NSA			46.7%	2.8%	41.1%	0.9%	5.6%	2.8%	100%

GFA - BLD B	
LEVEL	AREA
GROUND	618.5 m²
LEVEL 1	1426.7 m²
LEVEL 2	1395.0 m²
LEVEL 3	1395.0 m²
LEVEL 4	1396.0 m²
LEVEL 5	1171.6 m²
LEVEL 6	529.6 m²
LEVEL 7	531.4 m²
	8463.8 m²
	(INCLUDING COMMERCIAL)

BUILDING A & B SUMMARY

RESIDENTIAL	RESIDENTIAL AMENITIES	PARKING	COMMERCIAL	CIRCULATION/SERVICES	TERRACE	APARTMENTS					TOTAL UNITS	
						No. 1 BEDS	No. 1 BEDS PLUS	No. 2 BEDS	No. 2 BEDS PLUS	No. 3 BEDS		No. 3 BEDS PLUS
16919.2 m²	219.4 m²	10565.2 m²	438.8 m²	3470.7 m²	3262.7 m²	83	12	83	22	27	3	230
RESIDENTIAL NSA			COMMERCIAL NSA			36.1%	5.2%	36.1%	9.6%	11.7%	1.3%	100%

GFA
AREA
19205.1 m²
19205.1 m² (EXCLUDING 1m² RISER PER UNIT)
MAX ALLOWABLE GFA = 19497m²

BASEMENT CARPARKS

Level	CARPARKS			
	Residential	Visitor	Commercial	Total
BASEMENT 2	195	0	0	195
BASEMENT 1	80	46	19	145
GROUND	0	0	0	0
	275	46	19	340

Level	Visitor Bicycle Parks
BASEMENT 1	20
GROUND	2

TOTAL BASEMENT AREA: 11 500m²

TOTAL TANDEMS: 16

AMENDED WARRINGAH DCP 2011

Parking rates within the Dee Why Town Centre

Multi-dwelling housing, Residential flat buildings, Serviced apartments, Shop-top housing:

- 0.6 spaces per 1 bedroom dwelling
- 0.9 spaces per 2 bedroom dwelling
- 1.4 spaces per 3 bedroom dwelling
- 1 visitor space per 5 units or part of dwellings
- 1 car share space per 25 dwellings (for properties with more than 25 dwellings) each with car share space replacing (1) regular car parking space.

Business Premises:

- 1 space per 40m² GFA excluding customer service/access areas
- for customer service/access areas 1 space per 16.4m² GFA

Office Premises:

- 1 space per 40m² GFA

Shop (includes retail/business component of shop top housing, retail premises and neighbourhood shop):

- 1 space per 23.8m² GLFA (4.2 spaces per 100m² GLFA)

*For preliminary feasibility purposes. Areas are not to be used for purpose of lease or sale agreements. Layouts may not comply with building regulations or other regulatory requirements. The information contained in this schedule is believed to be correct at the time of printing. Areas are generally measured in accordance with the Property Council of Australia Method of Measurement.

Rothe Lowman Property Pty. Ltd. retain all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document.

PRELIMINARY

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / 4 Delmar Pde & 812 Pittwater Rd, Dee Why

Drawing / DEVELOPMENT SUMMARY

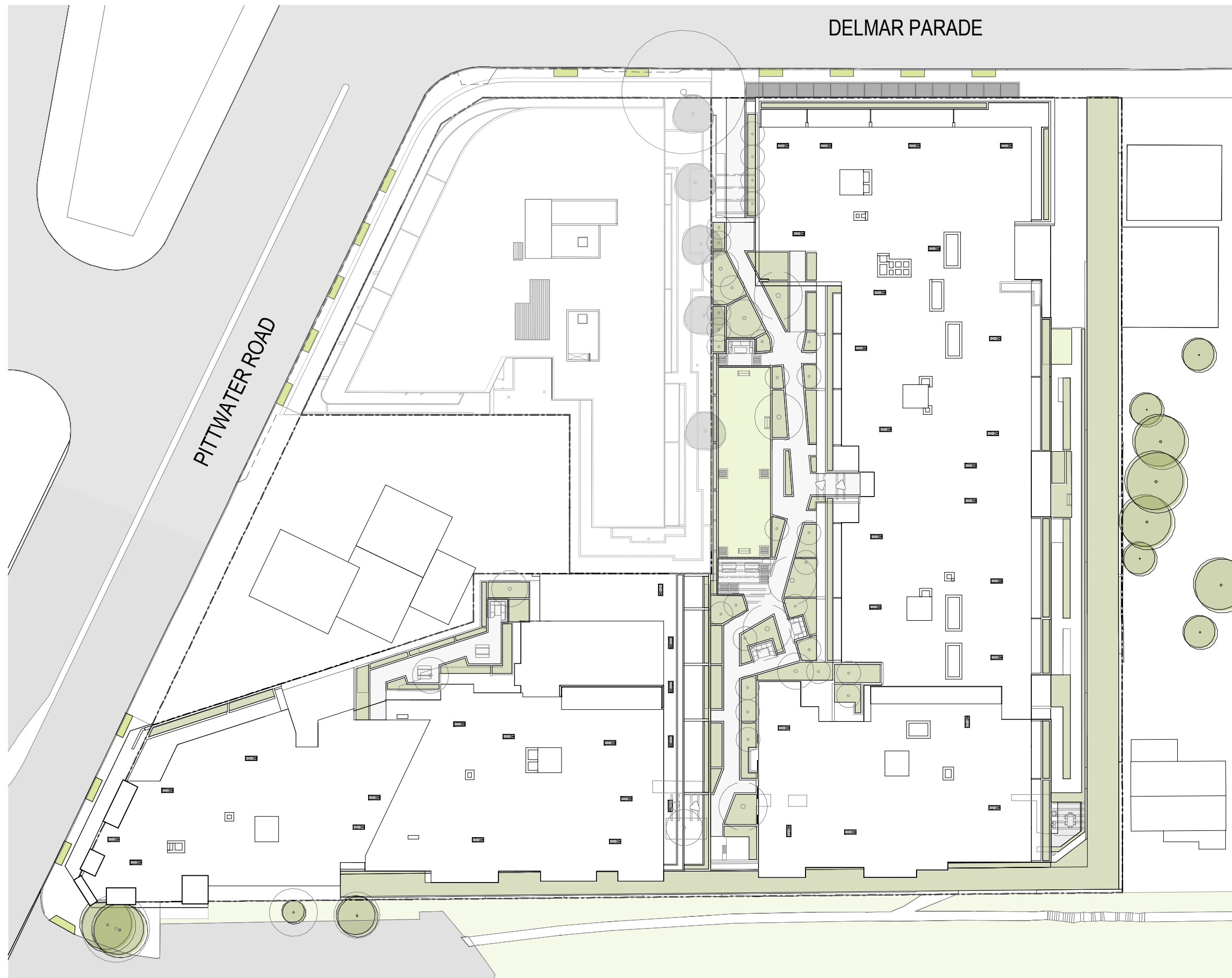
Project No. / 221054 Date / 03.12.2021 Author / JC

Scale: @ A1/

Drawing No. / TP10.01 A

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au



DELMAR PARADE

PITTWATER ROAD

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**
4 Delmar Pde & 812 Pittwater Rd, Dee Why

Drawing / **NOTIFICATION - SITE PLAN**

Project No / **221054** Date / **03.12.2021** Author / **JC**

Scale: @ A3 / **1 : 500**

Drawing No. / **TP12.01 A**

rothelowman

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

3/12/2021 6:21:05 PM

Brisbane, Melbourne, Sydney
www.rothelowman.com.au





NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**
4 Delmar Pde & 812 Pittwater Rd, Dee Why

Drawing / **NOTIFICATION - NORTH ELEVATION**

Project No / **221054**

Date / **03.12.2021**

Author / **JC**

Scale: @ A3 / **1 : 400**

Drawing No. / **TP12.02 A**

rothelowman

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

Brisbane, Melbourne, Sydney
www.rothelowman.com.au



SOUTH WEST ELEVATION



SOUTH ELEVATION

Revisions / A 03.12.2021 DEVELOPMENT APPLICATION JC

Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**
4 Delmar Pde & 812 Pittwater Rd, Dee Why

Drawing / **NOTIFICATION - SOUTH ELEVATION**

Project No / **221054**

Date / **03.12.2021**

Author / **JC**

Scale: @ A3 / **1 : 400**

Drawing No. / **TP12.03 A**

rothelowman

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

Brisbane, Melbourne, Sydney
www.rothelowman.com.au