

TP00.00	COVER SHEET	D
TP00.02	DEMOLITION PLAN	C
TP00.03	SITE SURVEY PLAN	C
TP00.04	SITE PLAN	D
TP00.05	SITE ANALYSIS PLAN	D
TP00.07	BULK EXCAVATION DIAGRAM	D
TP01.01	BASEMENT 2	E
TP01.02	BASEMENT 1	E
TP01.03	GROUND	E
TP01.04	LEVEL 1	E
TP01.05	LEVEL 2	E
TP01.06	LEVEL 3	D
TP01.07	LEVEL 4	D
TP01.08	LEVEL 5	D
TP01.09	LEVEL 6	D
TP01.10	LEVEL 7	D
TP01.11	LEVEL 8	D
TP02.05	SITE ELEVATIONS	D
TP02.06	SITE ELEVATIONS	D
TP03.01	SECTIONS	D
TP03.02	SECTIONS 2	D
TP05.01	SHADOW ANALYSIS - POV	D
TP05.02	SHADOW ANALYSIS - POV	D
TP06.01	GFA PLANS	D
TP06.03	DEEP SOIL	D
TP06.04	COMMUNAL / LANDSCAPE PLAN	D
TP06.05	SEPP 65 SOLAR & CROSS VENTILATION COMPLIANCE	D
TP06.21	STORAGE SCHEDULE	D
TP06.31	ADAPTABLE PLANS	D
TP06.32	ADAPTABLE PLANS	D
TP06.33	ADAPTABLE PLANS & LHA SCHEDULE	D
TP06.40	COMMERCIAL ADAPTATIONS	B
TP07.01	PERSPECTIVES	C
TP07.02	PERSPECTIVES	C
TP07.03	PERSPECTIVES	C
TP10.01	DEVELOPMENT SUMMARY	D
TP12.01	NOTIFICATION - SITE PLAN	C
TP12.02	NOTIFICATION - ELEVATIONS	C
TP12.03	NOTIFICATION - ELEVATIONS	C



Revisions	A	14.12.2021	DEVELOPMENT APPLICATION	JC
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	D	03.03.2023	COUNCIL SUBMISSION	JC

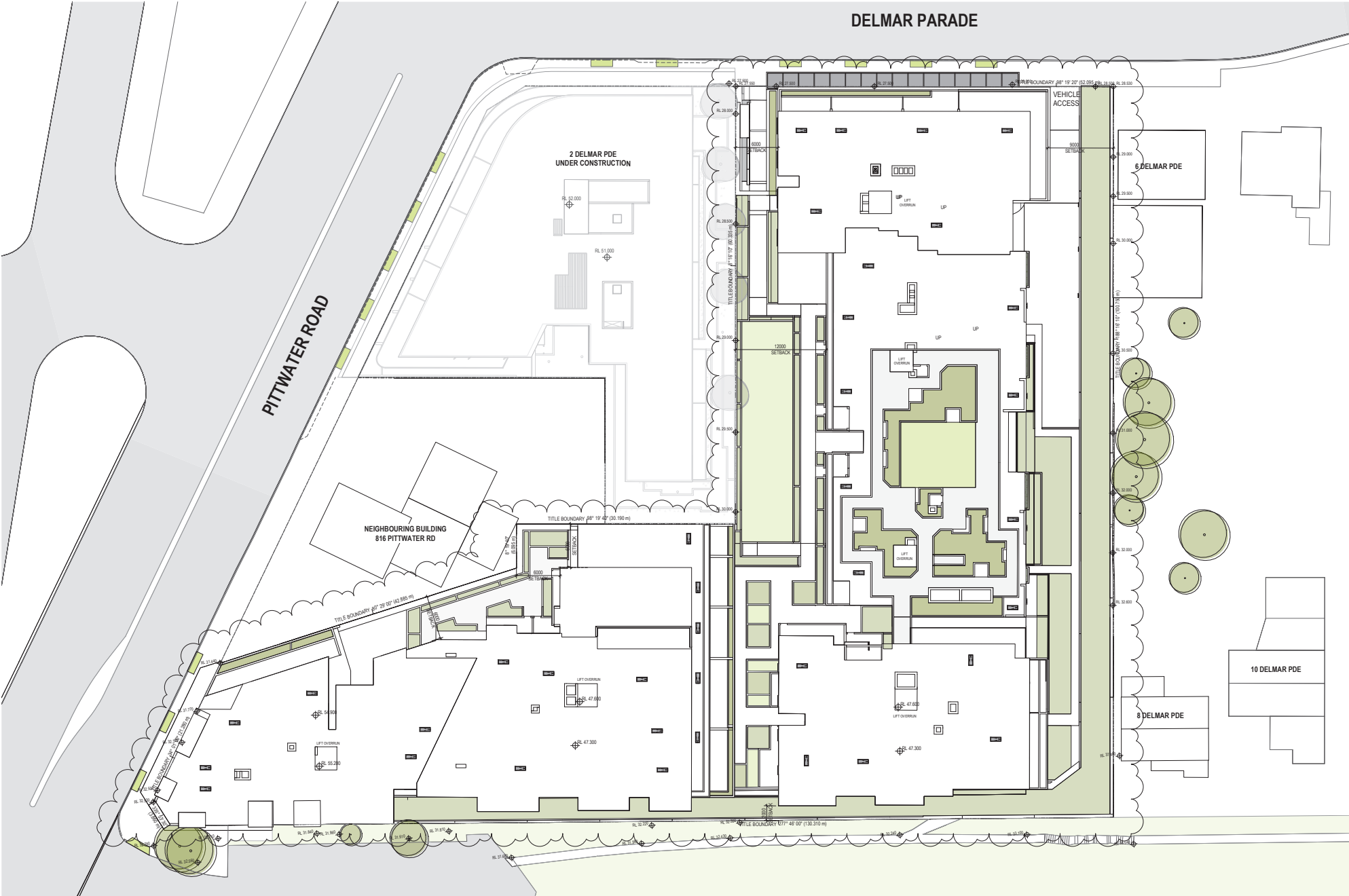
Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why** Drawing / **COVER SHEET**

Project No / **221054** Date / **03.03.2023** Author / **SJ** Scale: @ A / **1 : 200** Drawing No / **TP00.00 D**

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	D	03.03.2023	COUNCIL SUBMISSION	JC

Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**

Drawing / **SITE PLAN**

Project No / **221054** Date / **03.03.2023** Author / **SJ** Scale @ A / **1 : 250**

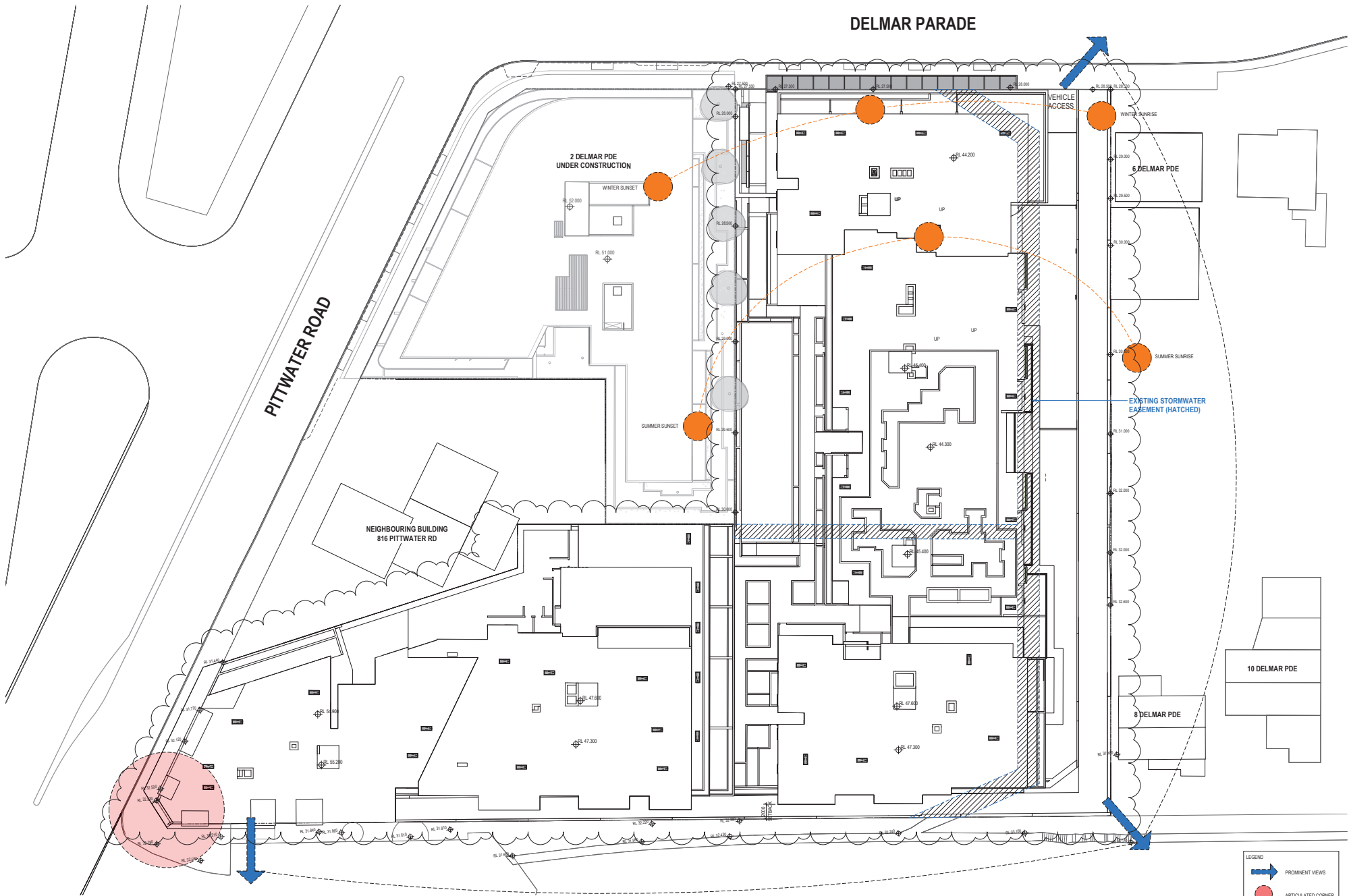
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DELMAR PARADE



LEGEND

- PROMINENT VIEWS
- ARTICULATED CORNER

REFER TO URBAN DESIGN REPORT

Revisions	Date	Description	Author
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C	07.12.2022	COUNCIL SUBMISSION	JC
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Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd**

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

Drawing / **SITE ANALYSIS PLAN**

Project No / **221054**

Date / **03.03.2023**

Author / **JC**

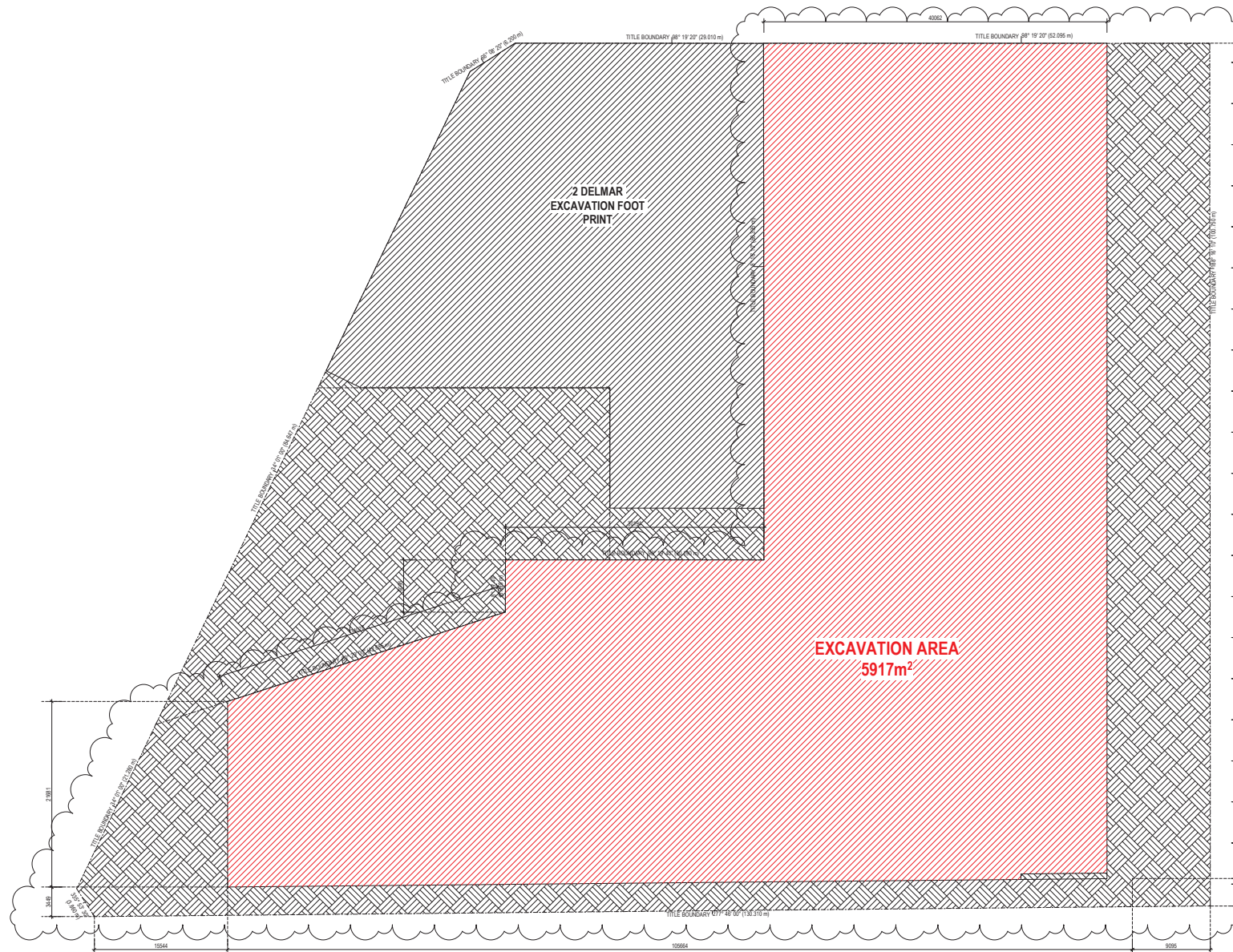
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Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd**

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

Drawing / **BULK EXCAVATION DIAGRAM**

Project No / **221054**

Date / **03.03.2023**

Author / **SJ**

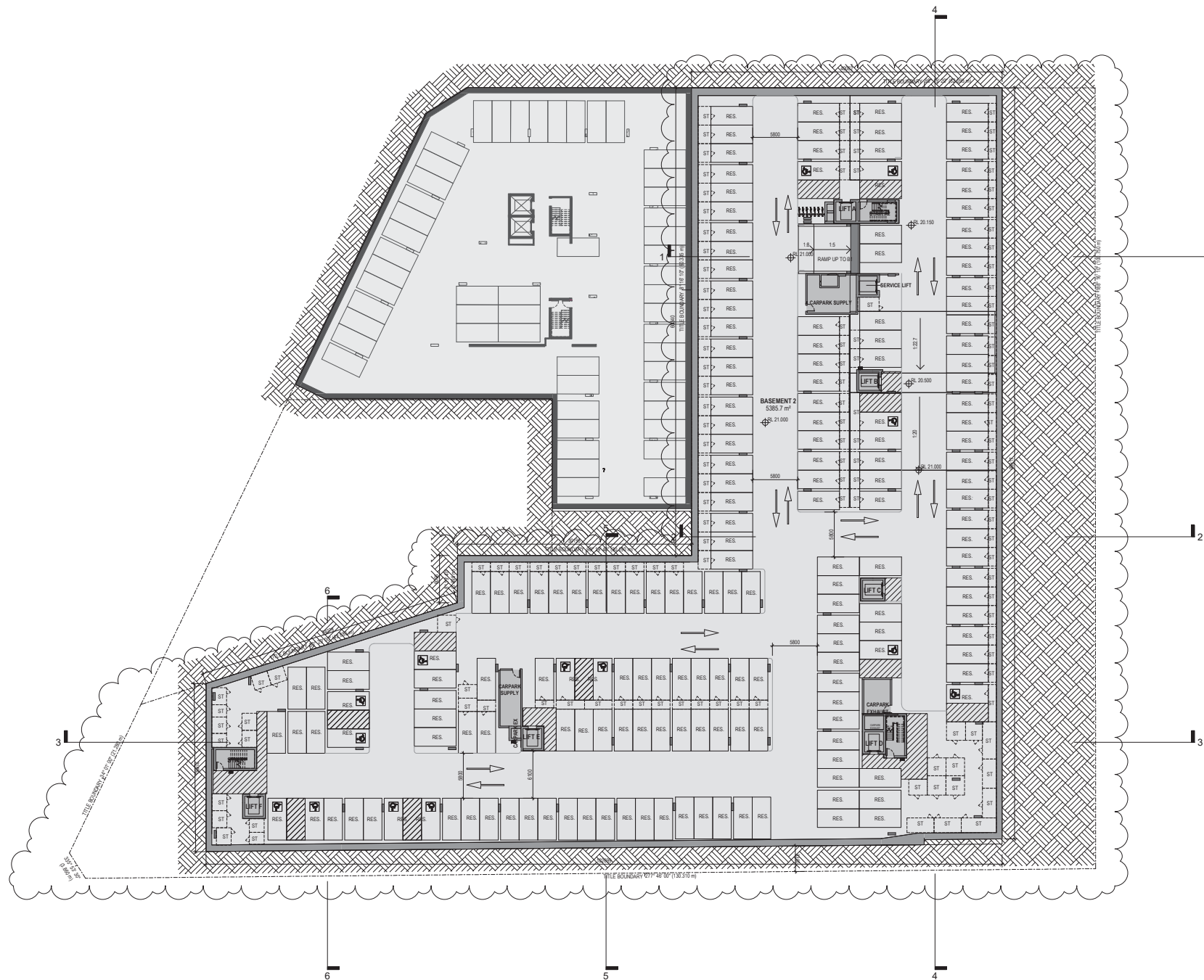
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Drawing No. / **TP00.07 D**

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C	07.12.2022	COUNCIL SUBMISSION	JC
D	16.02.2023	COUNCIL UPDATE	JC
E	03.03.2023	COUNCIL SUBMISSION	JC

Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd**  
 Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**

Drawing / **BASEMENT 2**

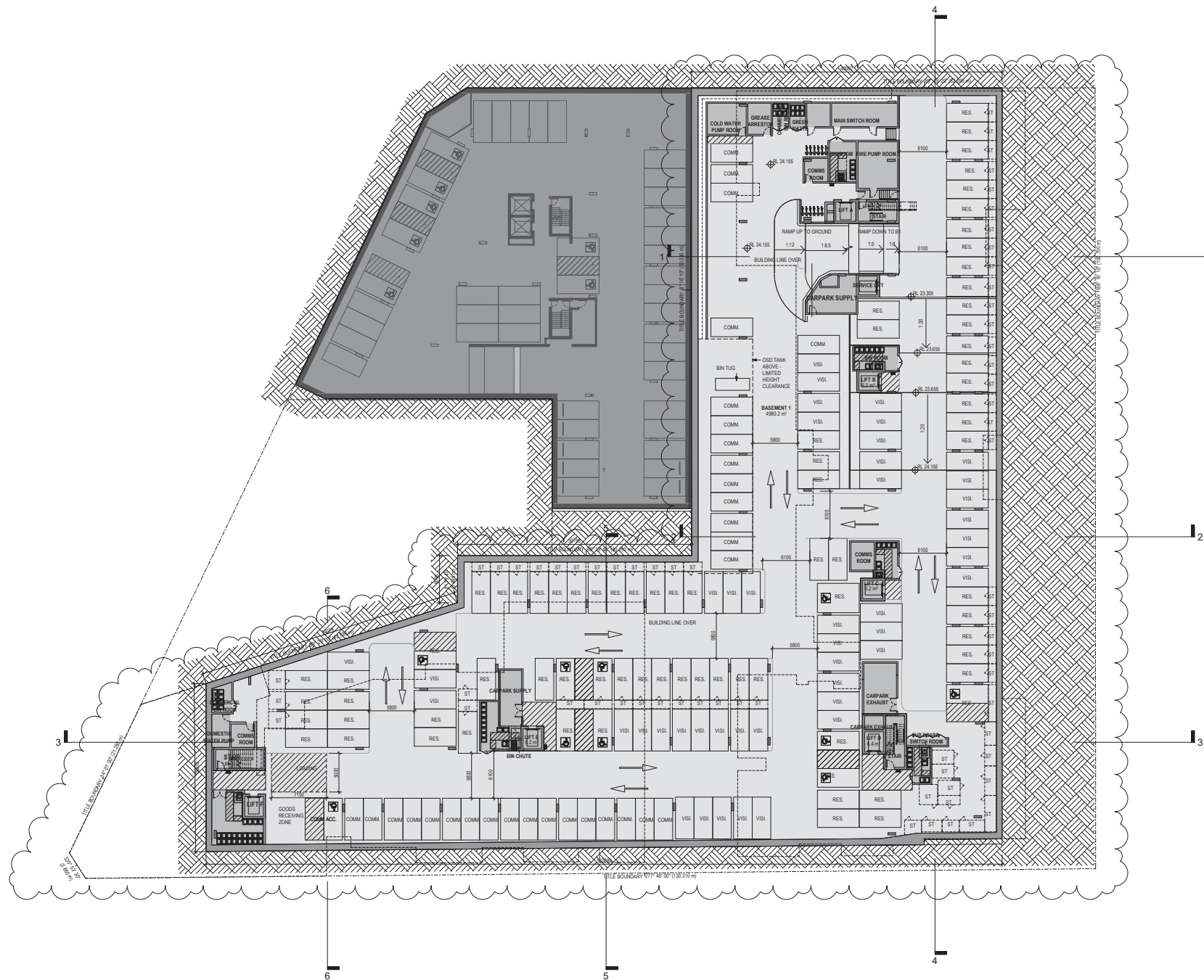
Project No / **221054** Date / **03.03.2023** Author / **BR** Scale @ A / **1 : 250**

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D	16.02.2023	COUNCIL UPDATE	JC
E	03.03.2023	COUNCIL SUBMISSION	JC

Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**

Drawing / **BASEMENT 1**

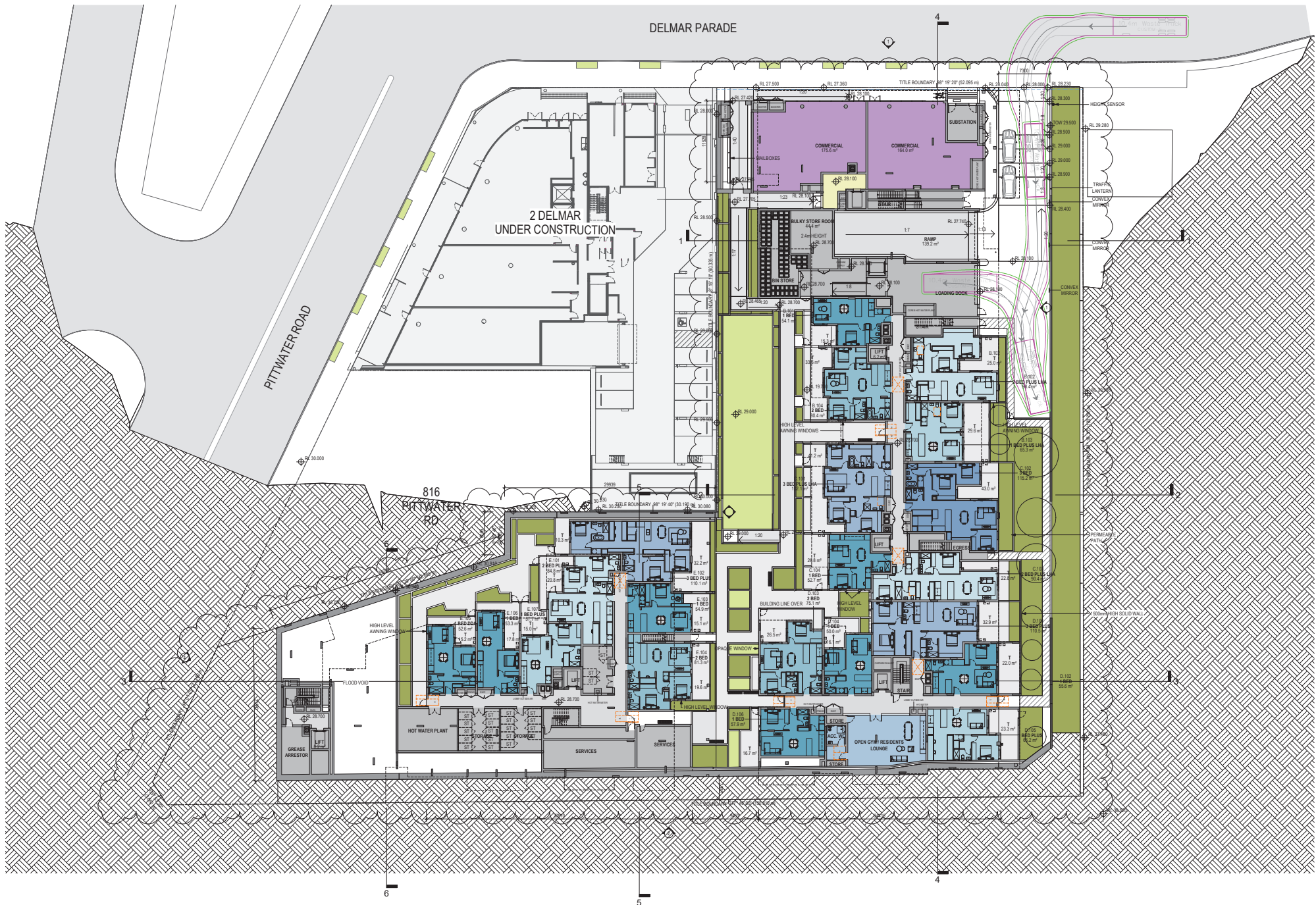
Project No / **221054** Date / **03.03.2023** Author / **BR** Scale @ A / **1 : 250**

Drawing No / **TP01.02 E**

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B	11.11.2022	COUNCIL SUBMISSION	JC
C	07.12.2022	COUNCIL SUBMISSION	JC
D	16.02.2023	COUNCIL UPDATE	JC
E	03.03.2023	COUNCIL SUBMISSION	JC
F	24.03.2023	COUNCIL SUBMISSION	JC

Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**

Drawing / **GROUND**

Project No / **221054** Date / **24.03.2023** Author / **DM** Scale / **1 : 250**

Drawing No / **TP01.03 F**



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DELMAR PARADE

4

PITTWATER ROAD

2 DELMAR UNDER CONSTRUCTION

816 PITTWATER RD

6 DELMAR PDE

DRAFT

Revisions			
A	14.12.2021	DEVELOPMENT APPLICATION	JC
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E	03.03.2023	COUNCIL SUBMISSION	JC

Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why** Drawing / **LEVEL 1**

Project No / **221054** Date / **03.03.2023** Author / **DM** Scale (A1) / **1 : 250**

Drawing No / **TP01.04 E**

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DELMAR PARADE

PITTWATER ROAD

2 DELMAR UNDER CONSTRUCTION

816 PITTWATER RD

6 DELMAR PDE

DRAFT

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Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd**  
 Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**

Drawing / LEVEL 2

Project No / **221054** Date / **03.03.2023** Author / **DM** Scale (A1) / **1 : 250**

Drawing No / **TP01.05 E**

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DELMAR PARADE

PITTWATER ROAD

816  
PITTWATER  
RD

2 DELMAR  
UNDER CONSTRUCTION

10 DELMAR PDE

8 DELMAR PDE

Revisions	Date	Description	By
A	14.12.2021	DEVELOPMENT APPLICATION	JC
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D	03.03.2023	COUNCIL SUBMISSION	JC

Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why** Drawing / **LEVEL 3**

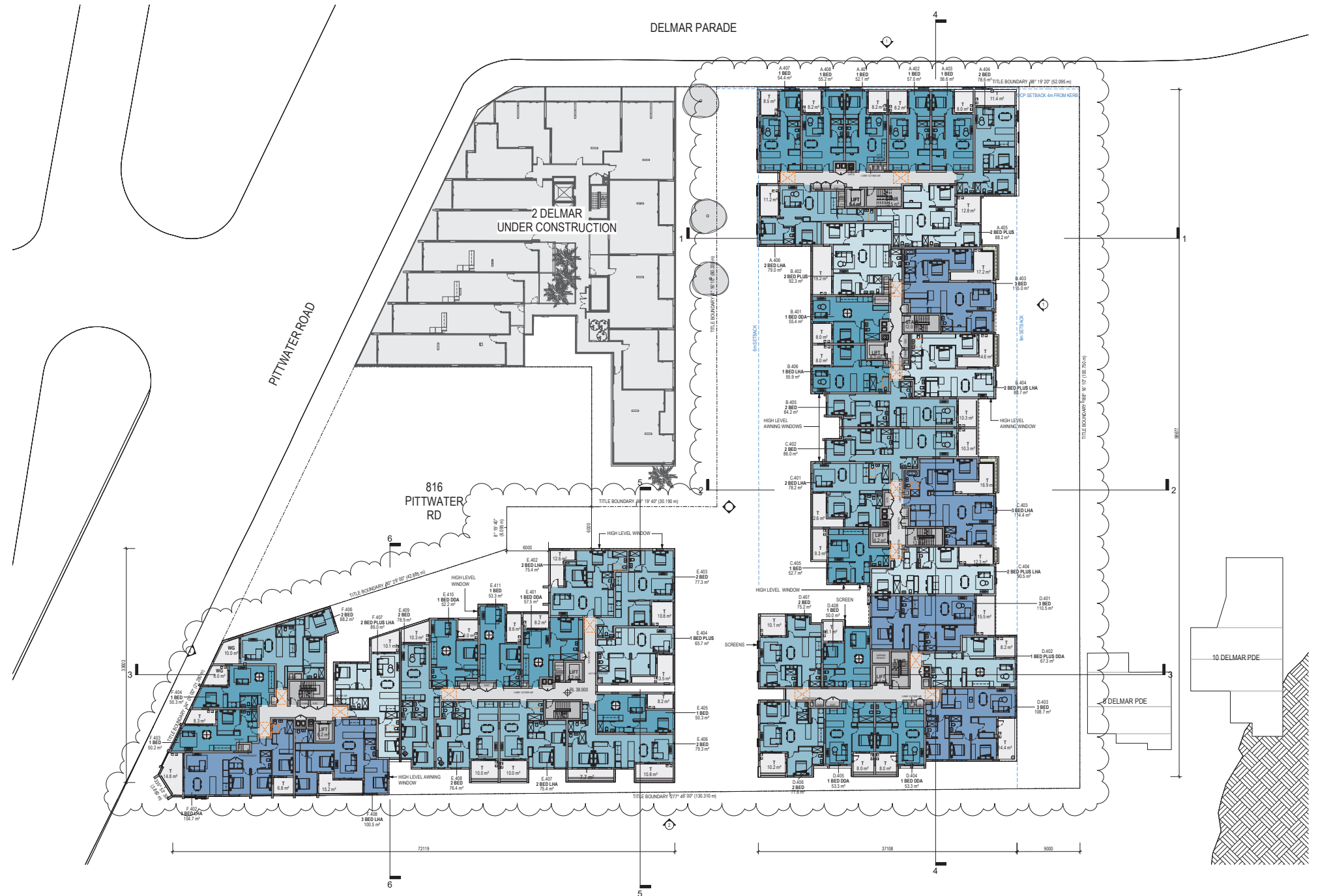
Project No / **221054** Date / **03.03.2023** Author / **DM** Scale @ A / **1 : 250**

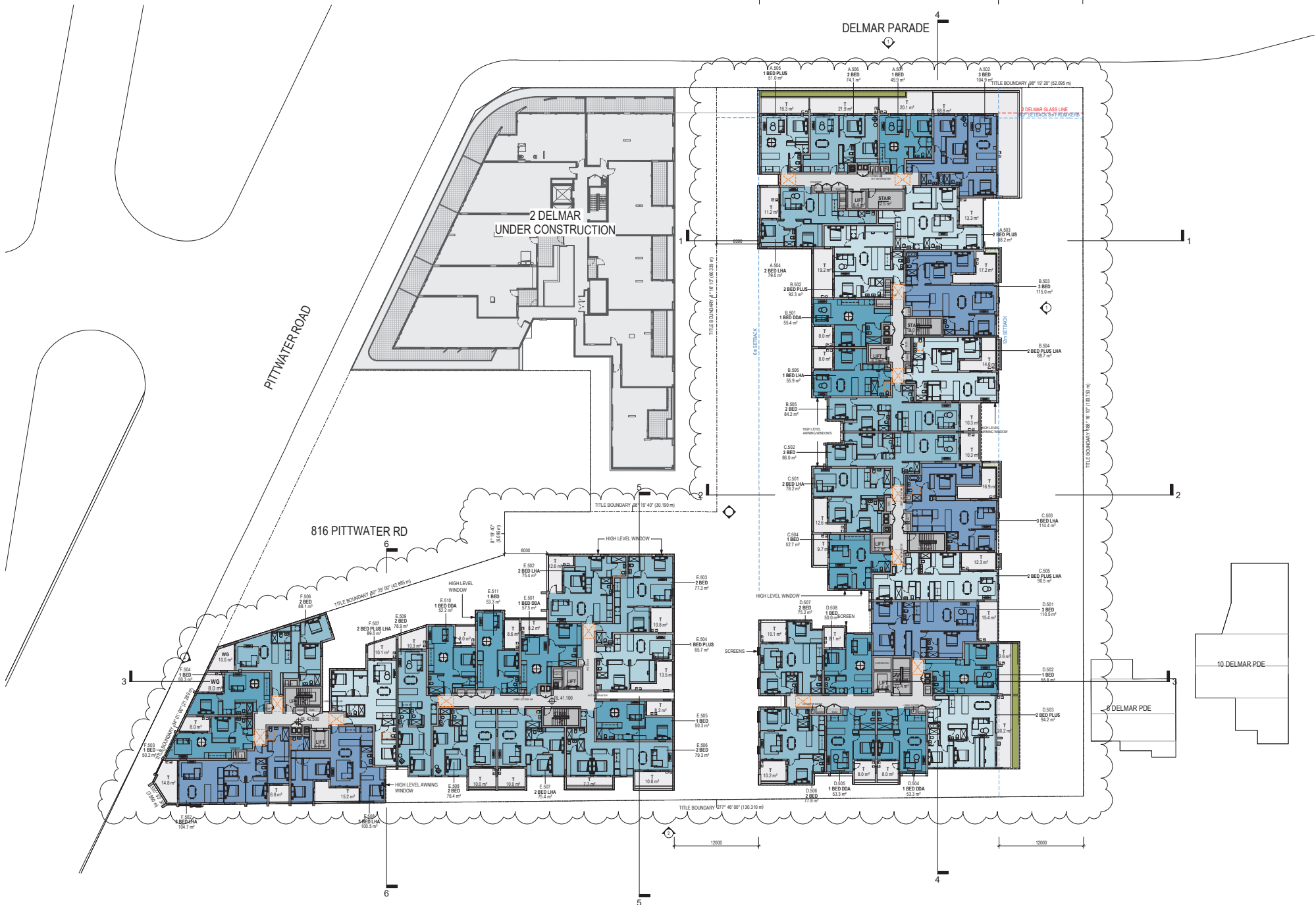
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D	03.03.2023	COUNCIL SUBMISSION	JC

Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why** Drawing / **LEVEL 4**

Project No / **221054** Date / **03.03.2023** Author / **DM** Scale / **1 : 250** Drawing No / **TP01.07 D**



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Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why** Drawing / **LEVEL 5**

Project No / **221054** Date / **03.03.2023** Author / **DM** Scale / **@ A/ 1 : 250** Drawing No / **TP01.08 D**



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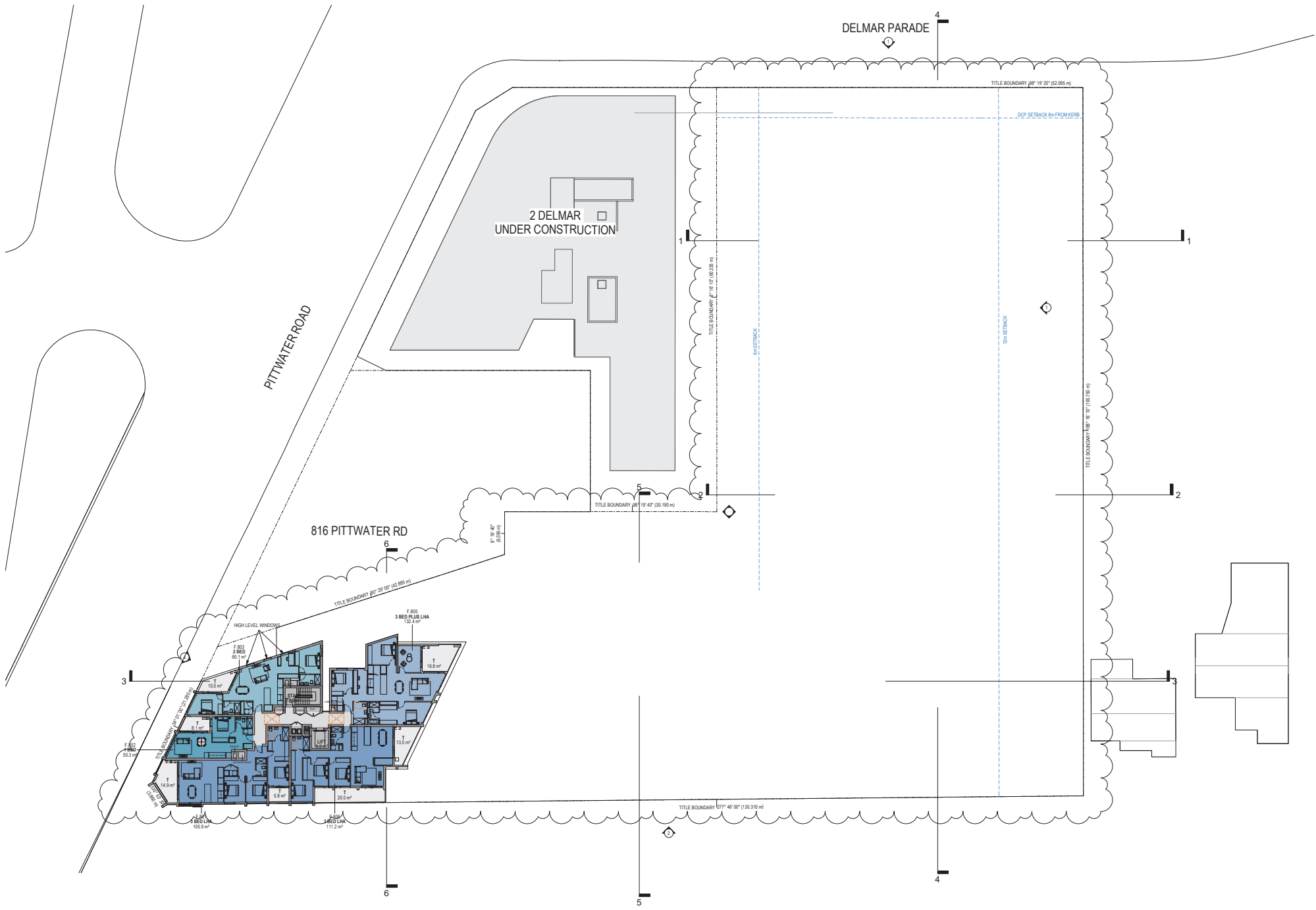
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Project No / **221054** Date / **03.03.2023** Author / **DM** Scale @ A / **1 : 250** Drawing No / **TP01.09 D**



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C	07.12.2022	COUNCIL SUBMISSION	JC
D	03.03.2023	COUNCIL SUBMISSION	JC

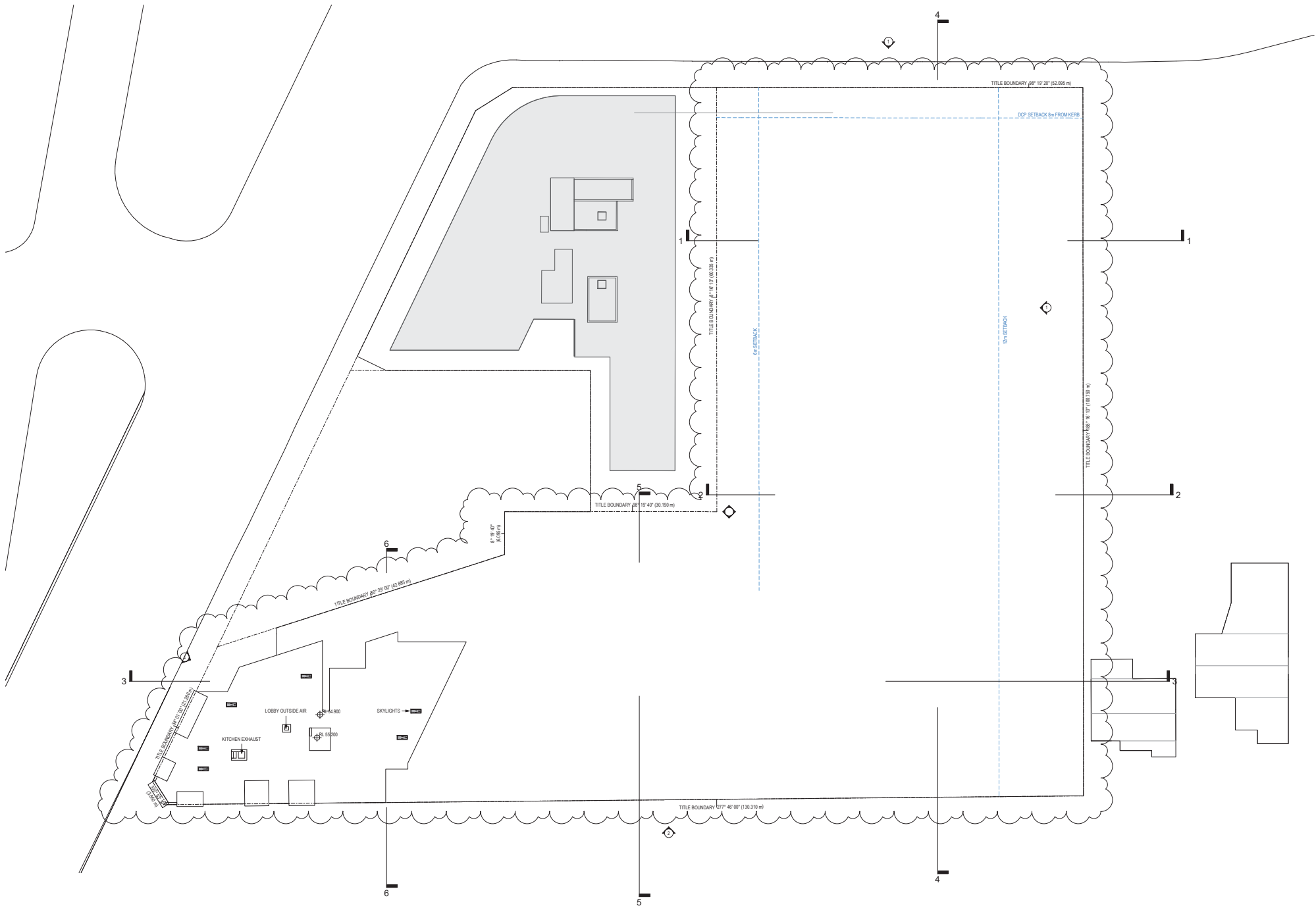
Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why** Drawing / **LEVEL 7**

Project No / **221054** Date / **03.03.2023** Author / **DM** Scale @ A1 / **1 : 250** Drawing No / **TP01.10 D**

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Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why** Drawing / **LEVEL 8**

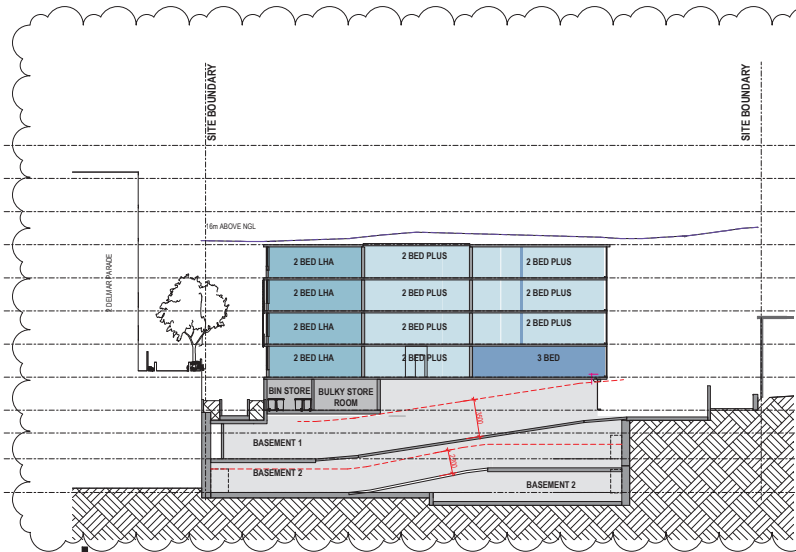
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Drawing No / **TP01.11 D**

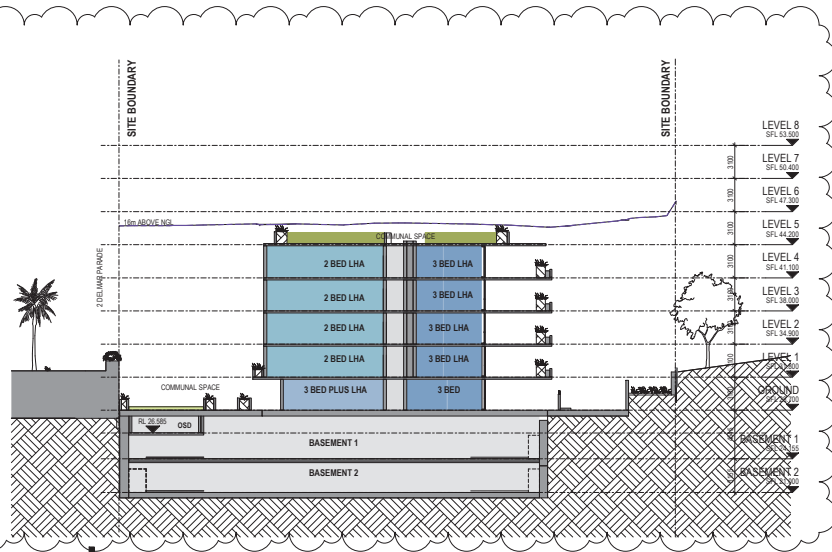


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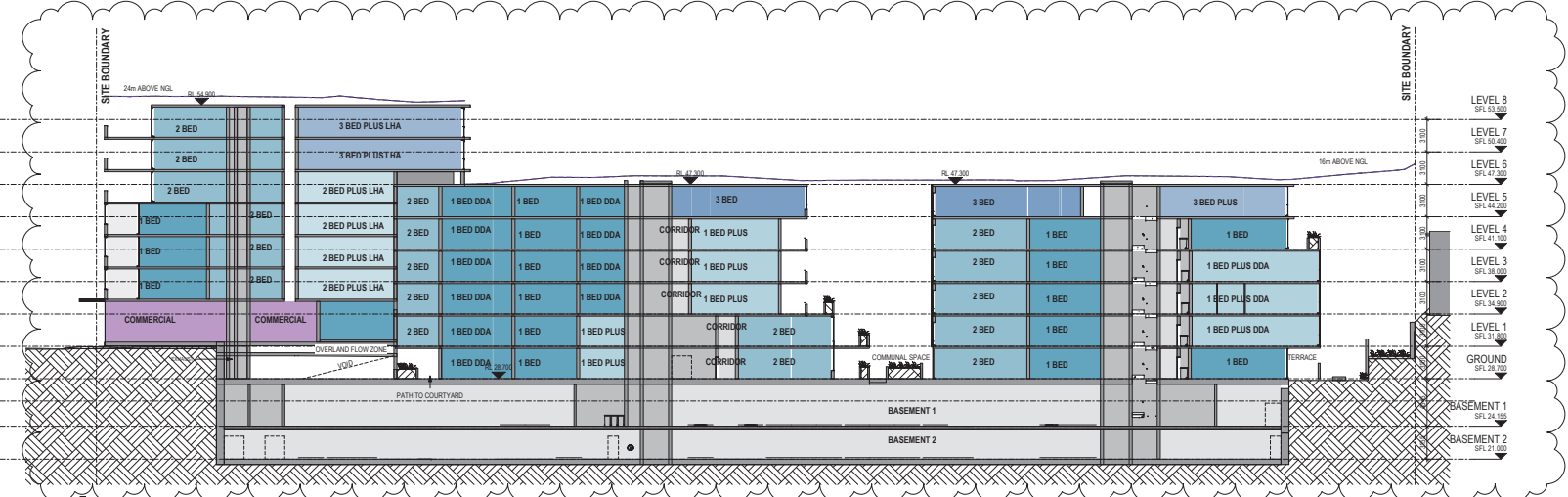
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SECTION 1 - RAMP



SECTION 2



SECTION 3

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Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**

Drawing / **SECTIONS**

Project No / **221054** Date / **03.03.2023** Author / **BR** Scale @ A / **1 : 250**

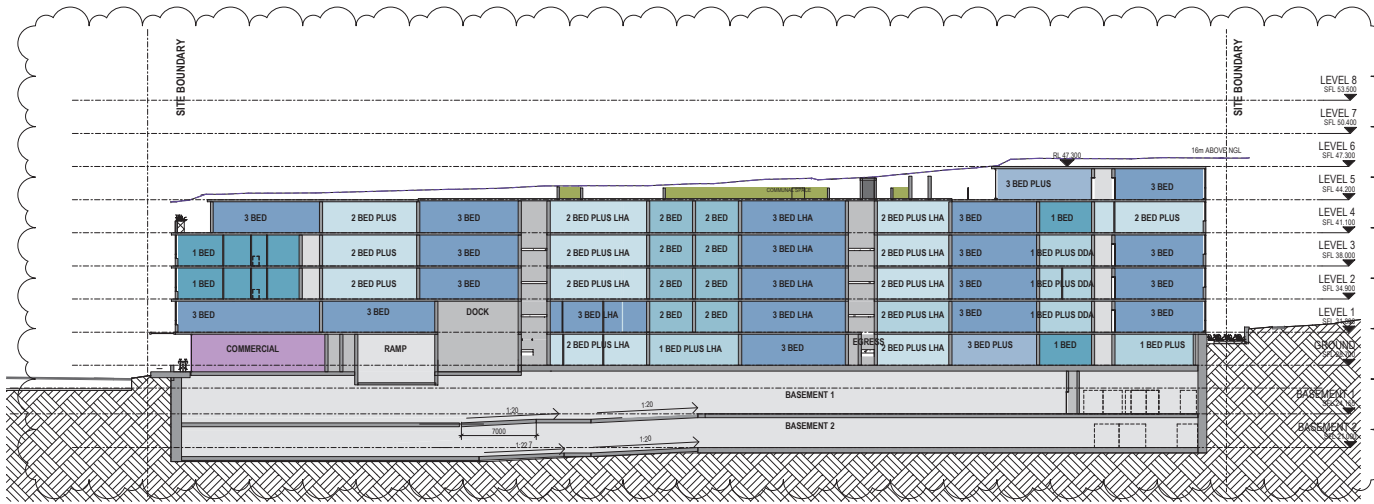
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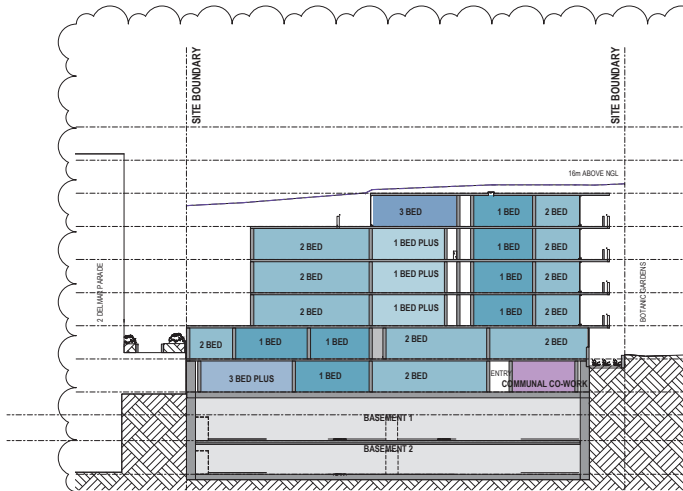
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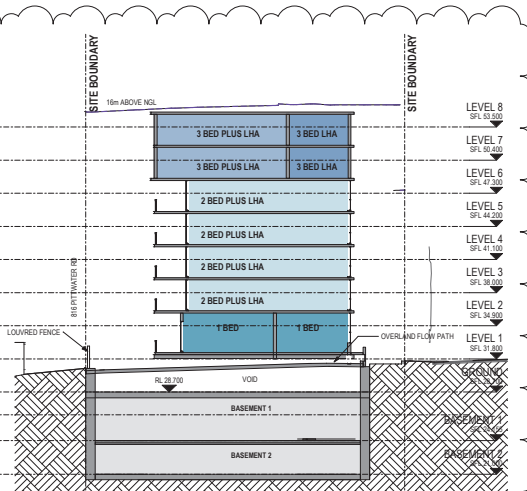




SECTION 4



SECTION 5



SECTION 6

Revisions	A	14.12.2021	DEVELOPMENT APPLICATION	JC
	B <td>11.11.2022 <td>COUNCIL SUBMISSION <td>JC</td> </td></td>	11.11.2022 <td>COUNCIL SUBMISSION <td>JC</td> </td>	COUNCIL SUBMISSION <td>JC</td>	JC
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	D <td>03.03.2023 <td>COUNCIL SUBMISSION <td>JC</td> </td></td>	03.03.2023 <td>COUNCIL SUBMISSION <td>JC</td> </td>	COUNCIL SUBMISSION <td>JC</td>	JC

Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**

Drawing / **SECTIONS 2**

Project No / **221054**

Date / **03.03.2023**

Author / **JC**

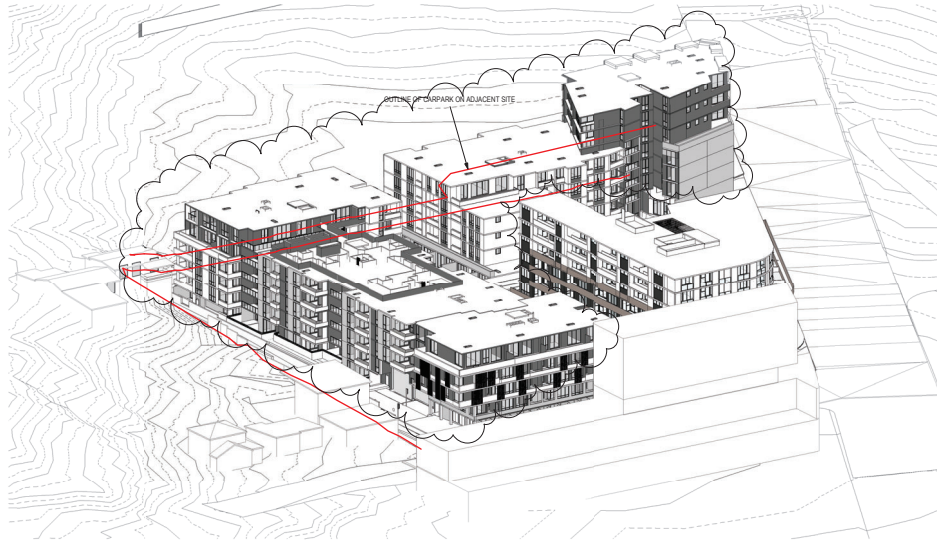
Scale / **@ A/ 1 : 250**

Drawing No / **TP03.02 D**

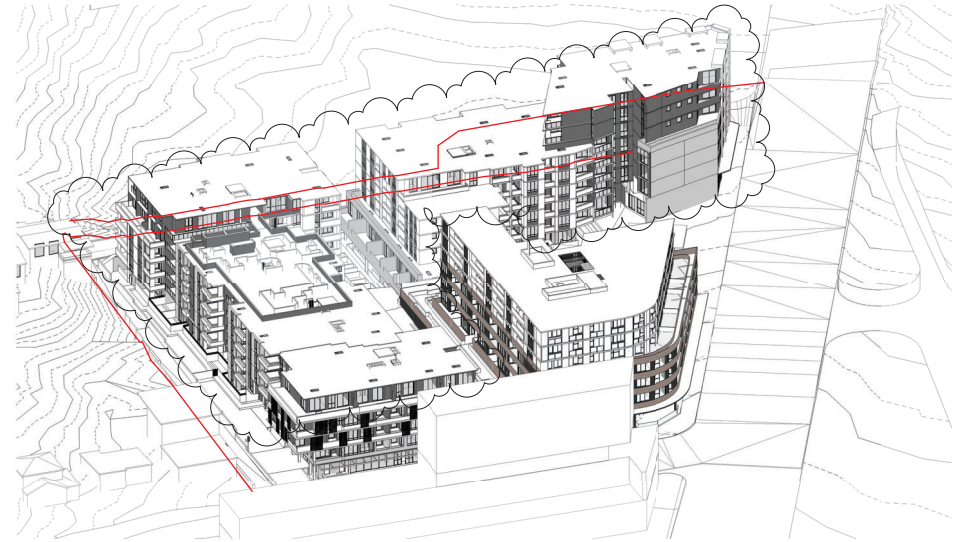
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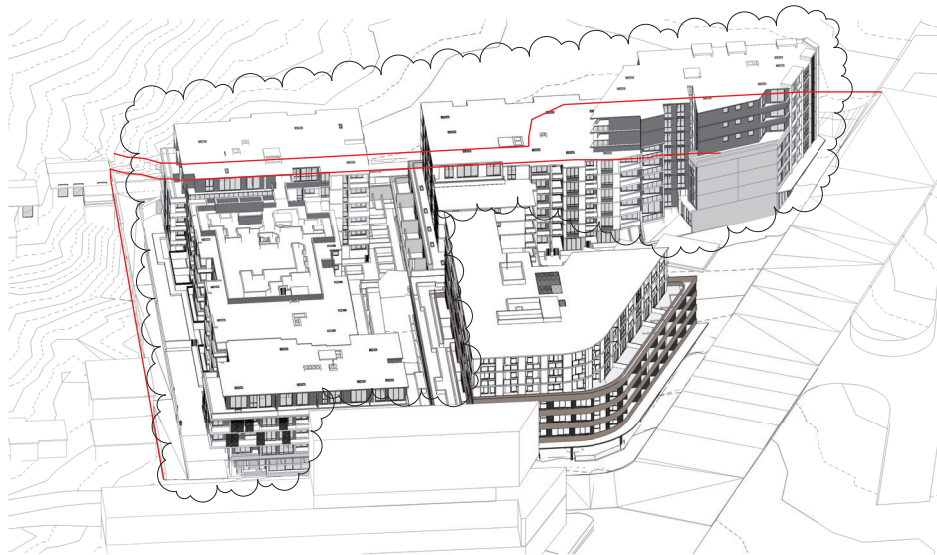
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0900



1000



1100



1200

**DA SUBMISSION**

Revisions	A	14.12.2021	DEVELOPMENT APPLICATION	JC
	B <td>11.11.2022 <td>COUNCIL SUBMISSION <td>JC</td> </td></td>	11.11.2022 <td>COUNCIL SUBMISSION <td>JC</td> </td>	COUNCIL SUBMISSION <td>JC</td>	JC
	C <td>07.12.2022 <td>COUNCIL SUBMISSION <td>JC</td> </td></td>	07.12.2022 <td>COUNCIL SUBMISSION <td>JC</td> </td>	COUNCIL SUBMISSION <td>JC</td>	JC
	D <td>03.03.2023 <td>COUNCIL SUBMISSION <td>JC</td> </td></td>	03.03.2023 <td>COUNCIL SUBMISSION <td>JC</td> </td>	COUNCIL SUBMISSION <td>JC</td>	JC

Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**

Drawing / **SHADOW ANALYSIS - POV**

Project No / **221054** Date / **03.03.2023** Author / **JC**

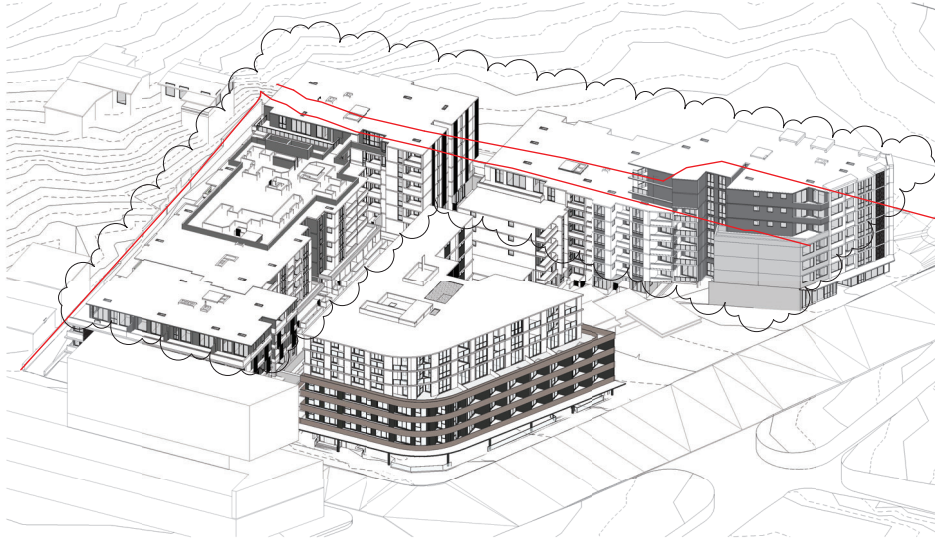
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Drawing No / **TP05.01 D**

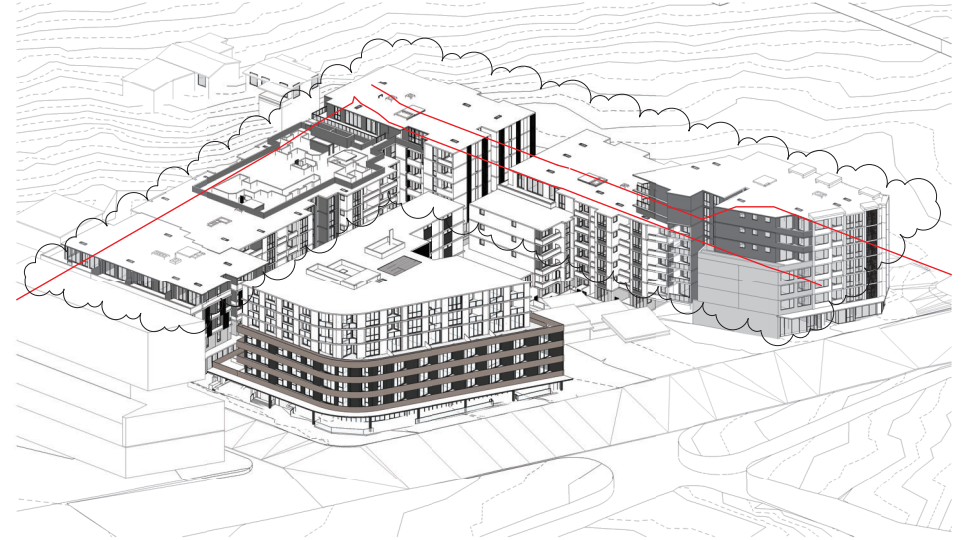
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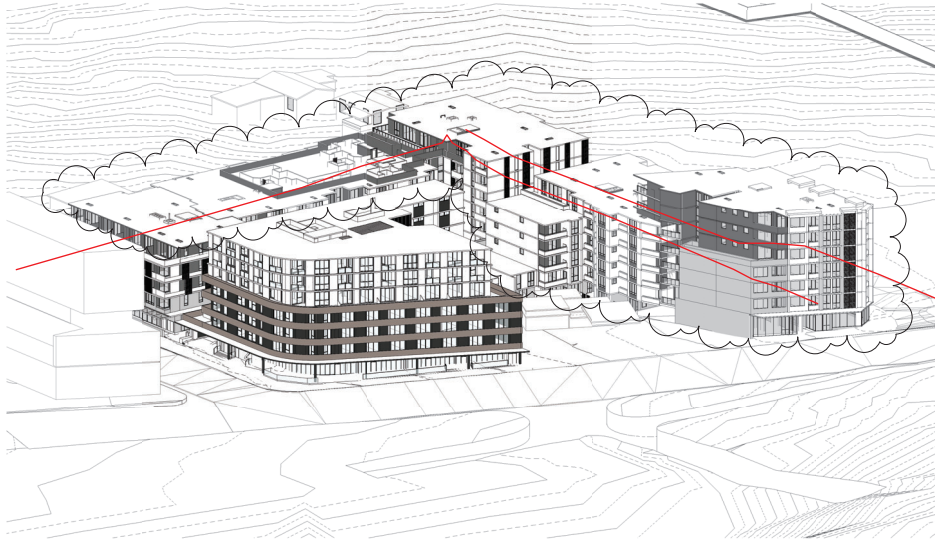
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1300



1400



1500

**DA SUBMISSION**

Revisions	A	14.12.2021	DEVELOPMENT APPLICATION	JC
	B <td>11.11.2022 <td>COUNCIL SUBMISSION <td>JC</td> </td></td>	11.11.2022 <td>COUNCIL SUBMISSION <td>JC</td> </td>	COUNCIL SUBMISSION <td>JC</td>	JC
	C <td>07.12.2022 <td>COUNCIL SUBMISSION <td>JC</td> </td></td>	07.12.2022 <td>COUNCIL SUBMISSION <td>JC</td> </td>	COUNCIL SUBMISSION <td>JC</td>	JC
	D <td>03.03.2023 <td>COUNCIL SUBMISSION <td>JC</td> </td></td>	03.03.2023 <td>COUNCIL SUBMISSION <td>JC</td> </td>	COUNCIL SUBMISSION <td>JC</td>	JC

Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd**

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

Drawing / **SHADOW ANALYSIS - POV**

Project No / **221054**

Date / **03.03.2023**

Author / **JC**

Scale / **@ A1**

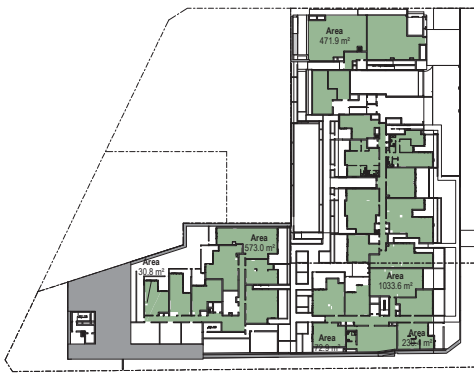
Drawing No / **TP05.02 D**

**rothelowman**

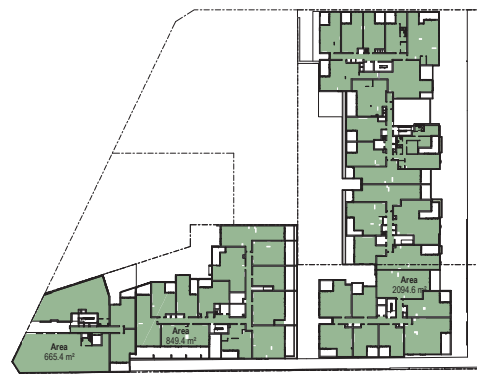
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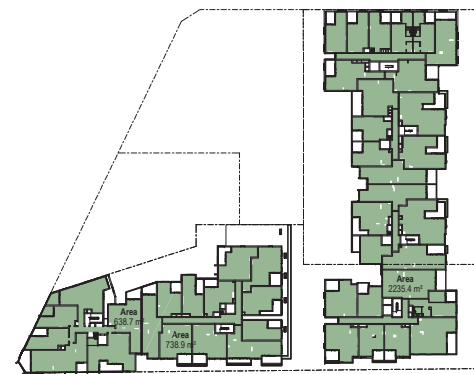
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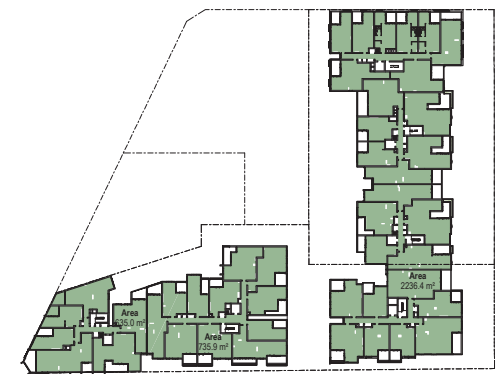
GROUND



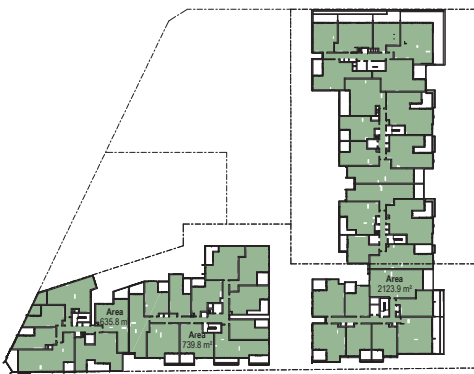
LEVEL 1



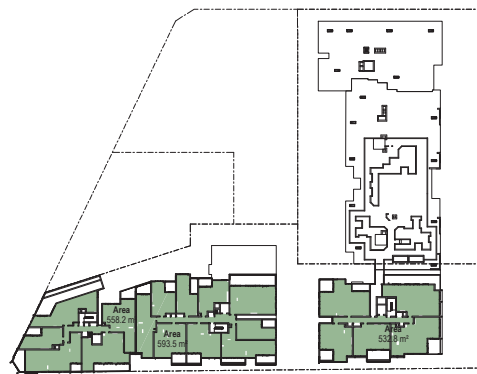
LEVEL 2



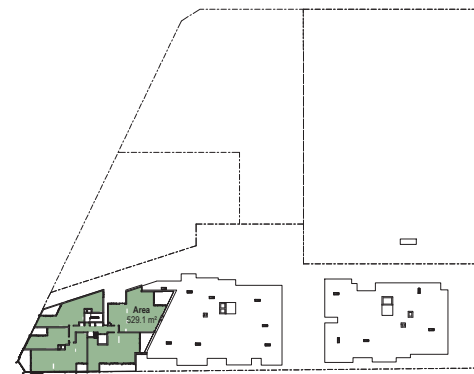
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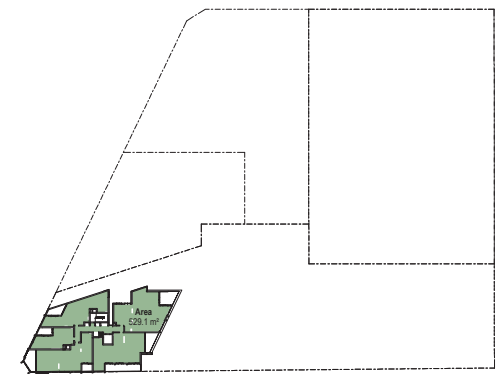
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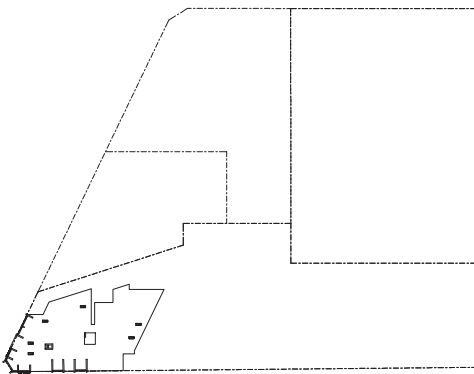
LEVEL 5



LEVEL 6



LEVEL 7



LEVEL 8

GFA
AREA
19484.6 m <sup>2</sup>
19484.6 m <sup>2</sup>

GFA - 2.4-1	
LEVEL	AREA
GROUND	2381.8 m <sup>2</sup>
LEVEL 1	2944.0 m <sup>2</sup>
LEVEL 2	2974.2 m <sup>2</sup>
LEVEL 3	2972.3 m <sup>2</sup>
LEVEL 4	2863.7 m <sup>2</sup>
LEVEL 5	1126.4 m <sup>2</sup>
	15262.4 m <sup>2</sup>

GFA - 3.2-1	
LEVEL	AREA
GROUND	30.8 m <sup>2</sup>
LEVEL 1	665.4 m <sup>2</sup>
LEVEL 2	638.7 m <sup>2</sup>
LEVEL 3	635.0 m <sup>2</sup>
LEVEL 4	635.8 m <sup>2</sup>
LEVEL 5	558.2 m <sup>2</sup>
LEVEL 6	529.1 m <sup>2</sup>
LEVEL 7	529.1 m <sup>2</sup>
	4222.1 m <sup>2</sup>

SITE AREA: 6800m<sup>2</sup>  
PERMISSIBLE FSR: 16320m<sup>2</sup>

SITE AREA: 990m<sup>2</sup>  
PERMISSIBLE FSR: 3168m<sup>2</sup>

SITE AREA	FSR	PERMISSIBLE GFA
7790m <sup>2</sup>	2.4 & 3.2	19488m <sup>2</sup>

Revisions	Date	Description	By
A	14.12.2021	DEVELOPMENT APPLICATION	JC
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D	03.03.2023	COUNCIL SUBMISSION	JC

Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**

Drawing / **GFA PLANS**

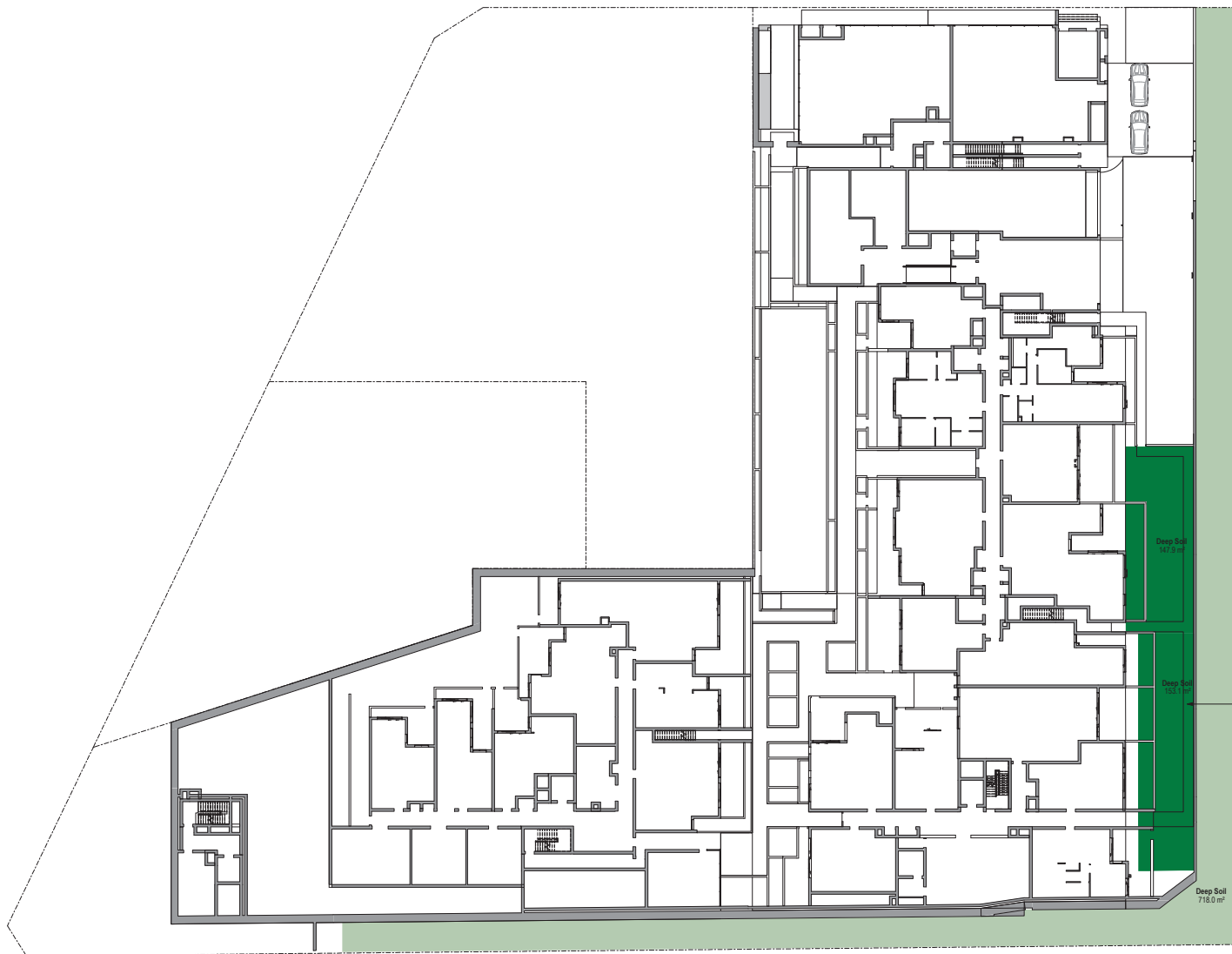
Project No / **221054** Date / **03.03.2023** Author / **RIC** Scale @ A1 / **1 : 750**

Drawing No. / **TP06.01 D**

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MIN. 3M DIMENSION  
MIN. 9M DIMENSION

DEEP SOIL	% Achieved
718.0 m <sup>2</sup>	9%
301.0 m <sup>2</sup>	4%

TOTAL DEEP SOIL	% Achieved
1019.0 m <sup>2</sup>	13%

SITE AREA = 7790 m<sup>2</sup>

Revisions	Date	Description	By
A	14.12.2021	DEVELOPMENT APPLICATION	JC
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C	07.12.2022	COUNCIL SUBMISSION	JC
D	03.03.2023	COUNCIL SUBMISSION	JC

Client: **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd**  
Project: **4 Delmar Pde & 812 Pittwater Rd, Dee Why**

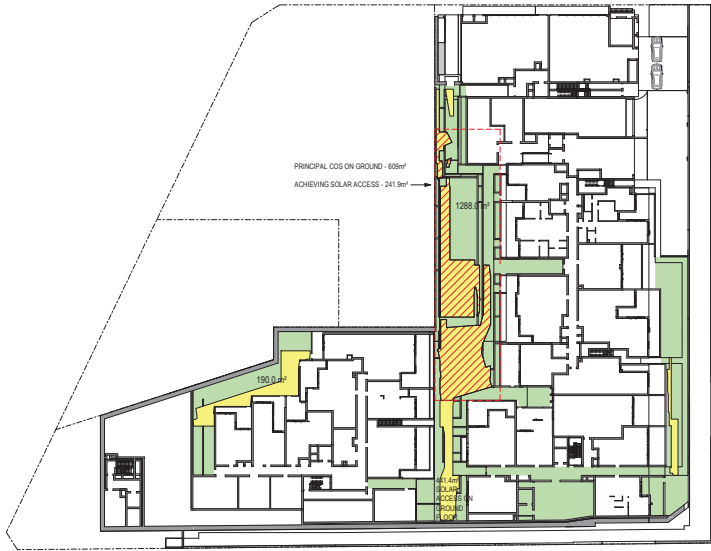
Discipline: **DEEP SOIL**  
Drawing No: **221054**  
Date: **03.03.2023**  
Author: **BR**  
Scale: **1 : 250**

Drawing No: **TP06.03 D**

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**GROUND**



**LEVEL 5**

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

LEVEL	TOTAL COMMUNAL OPEN SPACE	% Achieved
GROUND	1478.1 m <sup>2</sup>	19%
LEVEL 5	533.1 m <sup>2</sup>	7%
	2011.1 m <sup>2</sup>	26%

SITE AREA = 7790 m<sup>2</sup>

  PRINCIPAL COMMUNAL SPACE  
  COMMUNAL OPEN SPACE THAT ACHIEVES 2HR SOLAR ACCESS BETWEEN 9AM AND 3PM JUNE 21 = 974m<sup>2</sup>

PRINCIPAL COMMUNAL SPACE AREA	AREA WITH SOLAR ACCESS	% WITH SOLAR ACCESS
1141.2 m <sup>2</sup>	733.9m <sup>2</sup>	64.3%

Revisions	Date	Description	By
A	14.12.2021	DEVELOPMENT APPLICATION	JC
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C	07.12.2022	COUNCIL SUBMISSION	JC
D	03.03.2023	COUNCIL SUBMISSION	JC

Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd**

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

Drawing / **COMMUNAL / LANDSCAPE PLAN**

Project No / **221054**

Date / **03.03.2023**

Author / **BR**

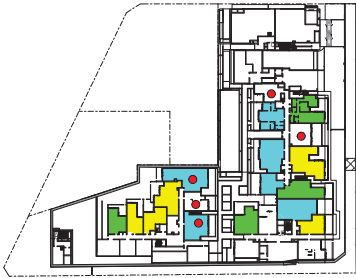
Scale: @ A / **As indicated**

Drawing No. / **TP06.04 D**

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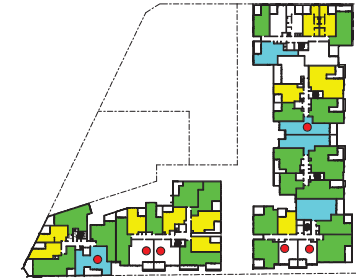
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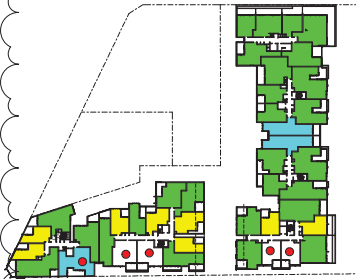
LEVEL 1



LEVEL 2



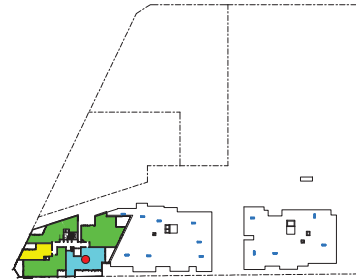
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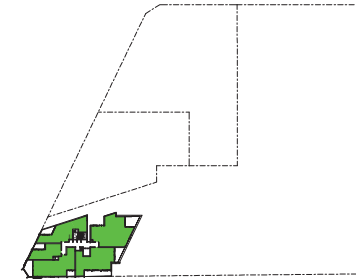
LEVEL 4



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
GROUND	10
GROUND UPPER	0
LEVEL 1	20
LEVEL 1 UPPER	1
LEVEL 2	21
LEVEL 2 UPPER	4
LEVEL 3	21
LEVEL 3 UPPER	4
LEVEL 4	26
LEVEL 4 UPPER	4
LEVEL 5	14
LEVEL 5 UPPER	4
LEVEL 6 UPPER	4
LEVEL 7 UPPER	5
	138

SOLAR COMPLIANCE

LEVEL	No. SOLAR
GROUND	9
GROUND UPPER	0
LEVEL 1	23
LEVEL 1 UPPER	1
LEVEL 2	24
LEVEL 2 UPPER	5
LEVEL 3	26
LEVEL 3 UPPER	5
LEVEL 4	30
LEVEL 4 UPPER	5
LEVEL 5	14
LEVEL 5 UPPER	4
LEVEL 6 UPPER	4
LEVEL 7 UPPER	5
	155

NO DIRECT SUNLIGHT COUNT

LEVEL	No. NO DIRECT SUNLIGHT
GROUND	5
GROUND UPPER	0
LEVEL 1	5
LEVEL 1 UPPER	1
LEVEL 2	6
LEVEL 2 UPPER	1
LEVEL 3	5
LEVEL 3 UPPER	1
LEVEL 4	4
LEVEL 4 UPPER	1
LEVEL 5	0
LEVEL 5 UPPER	1
LEVEL 6 UPPER	1
LEVEL 7 UPPER	0
	31

CROSS VENT COMPLIANT  
63.0%

SOLAR COMPLIANT  
70.8%

NO DIRECT SUNLIGHT  
14.2%

Revisions	Date	Description	By
A	14.12.2021	DEVELOPMENT APPLICATION	JC
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D	03.03.2023	COUNCIL SUBMISSION	JC

Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd**

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

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

Project No / **221054**

Date / **03.03.2023**

Author / **SJ**

Scale / **As indicated**

Drawing No. / **TP06.05 D**

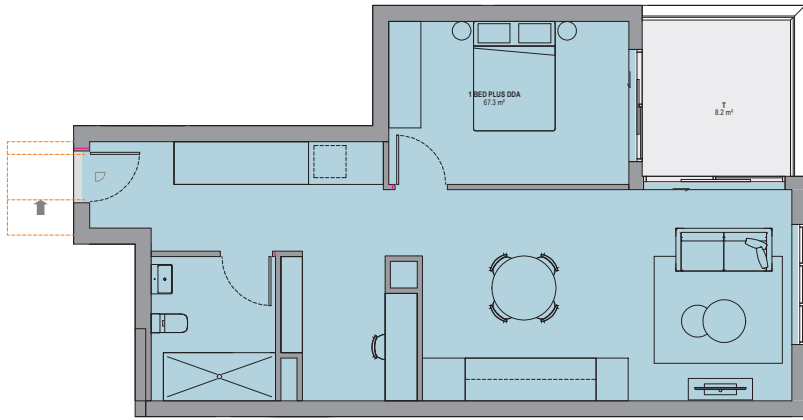
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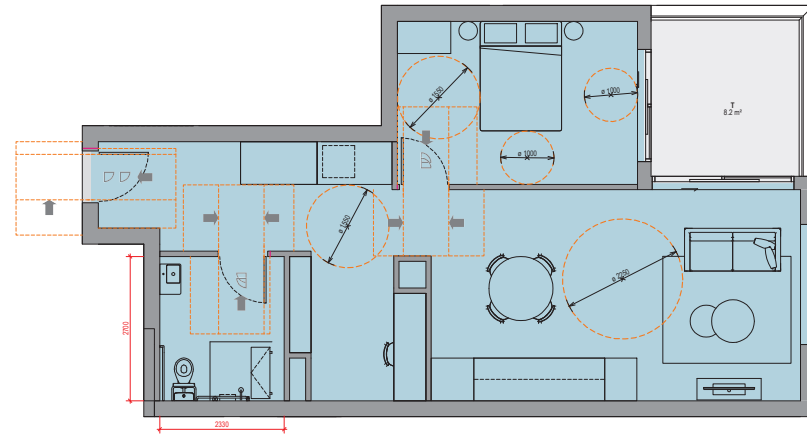
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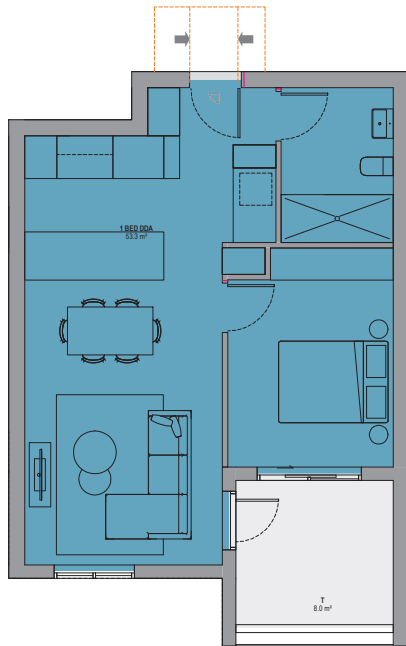


UNIT 1A - PRE

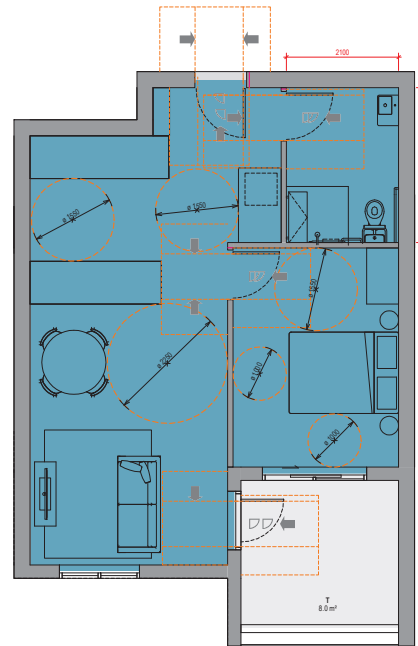


UNIT 1A - POST

UNIT NUMBERS  
D202  
D302  
D402



UNIT 1E DDA - PRE



UNIT 1E DDA - POST

UNIT NUMBERS  
D304  
D305  
D404  
D405  
D504  
D505

Revisions	Date	Description	Author
A	14.12.2021	DEVELOPMENT APPLICATION	JC
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C	07.12.2022	COUNCIL SUBMISSION	JC
D	03.03.2023	COUNCIL SUBMISSION	JC

Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd**

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

Drawing / **ADAPTABLE PLANS**

Project No. / **221054**

Date / **03.03.2023**

Author / **JC**

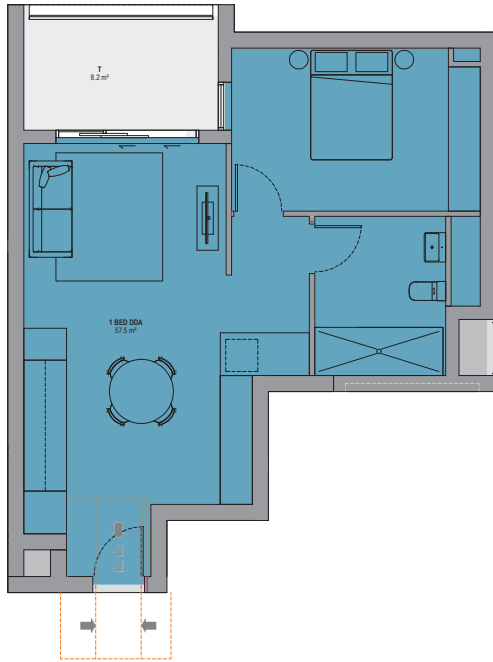
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Drawing No. / **TP06.31 D**

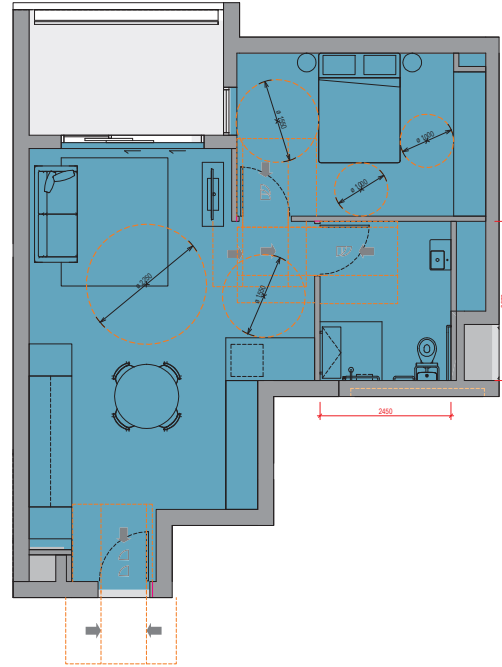
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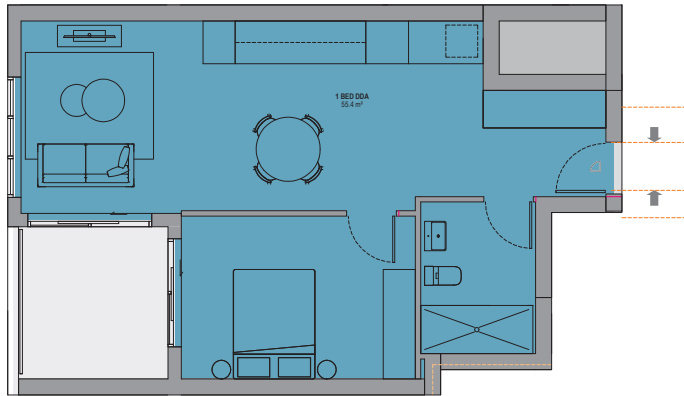


UNIT 1G DDA PRE

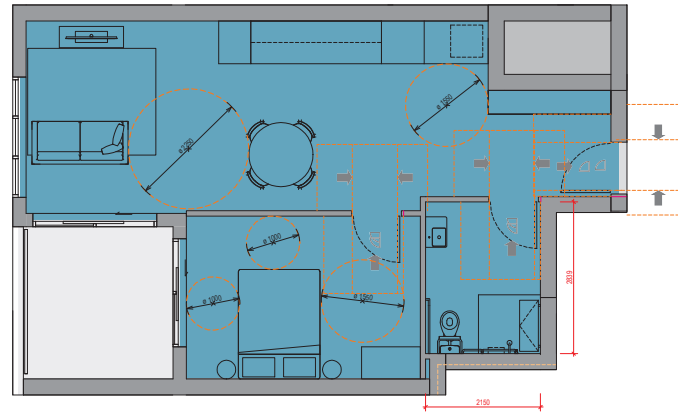


UNIT 1G DDA POST

UNIT NUMBERS  
E301  
E401  
E501  
E609



UNIT 1B DDA PRE



UNIT 1B DDA POST

UNIT NUMBERS  
B201  
B301  
B401  
B501

Revisions	A	14.12.2021	DEVELOPMENT APPLICATION	JC
	B <td>11.11.2022 <td>COUNCIL SUBMISSION <td>JC</td> </td></td>	11.11.2022 <td>COUNCIL SUBMISSION <td>JC</td> </td>	COUNCIL SUBMISSION <td>JC</td>	JC
	C <td>07.12.2022 <td>COUNCIL SUBMISSION <td>JC</td> </td></td>	07.12.2022 <td>COUNCIL SUBMISSION <td>JC</td> </td>	COUNCIL SUBMISSION <td>JC</td>	JC
	D <td>03.03.2023 <td>COUNCIL SUBMISSION <td>JC</td> </td></td>	03.03.2023 <td>COUNCIL SUBMISSION <td>JC</td> </td>	COUNCIL SUBMISSION <td>JC</td>	JC

Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd**

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

Drawing / **ADAPTABLE PLANS**

Project No / **221054**

Date / **03.03.2023** Author / **JC**

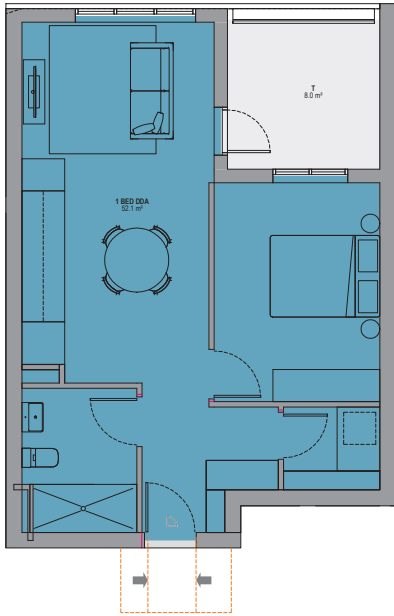
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Drawing No / **TP06.32 D**

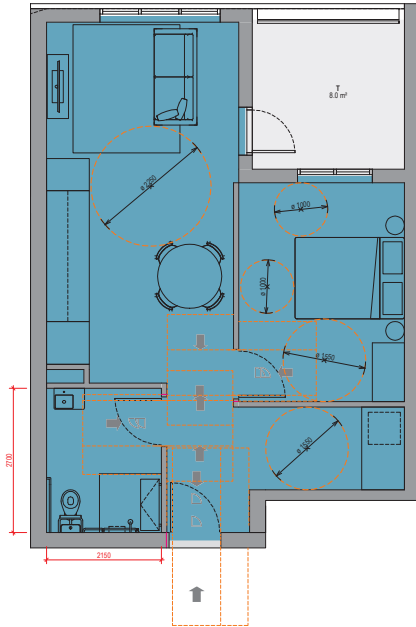
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UNIT 11 DDA PRE



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
C.103	2 BED PLUS LHA	1	BLD A
A.204	2 BED LHA	1	BLD A
B.204	3 BED LHA	1	BLD A
B.206	1 BED LHA	1	BLD A
C.201	2 BED LHA	1	BLD A
C.203	3 BED LHA	1	BLD A
C.204	2 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
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.303	3 BED LHA	1	BLD A
C.304	2 BED PLUS LHA	1	BLD A
E.302	2 BED LHA	1	BLD B
E.307	2 BED LHA	1	BLD B
F.307	2 BED PLUS LHA	1	BLD B
F.308	3 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.403	3 BED LHA	1	BLD A
C.404	2 BED PLUS LHA	1	BLD A
E.402	2 BED LHA	1	BLD B
E.407	2 BED LHA	1	BLD B
F.407	2 BED PLUS LHA	1	BLD B
F.408	3 BED LHA	1	BLD B
A.504	2 BED LHA	1	BLD A
B.504	2 BED PLUS LHA	1	BLD A
B.506	1 BED LHA	1	BLD A
C.501	2 BED LHA	1	BLD A
C.503	3 BED LHA	1	BLD A
E.502	2 BED LHA	1	BLD B
E.507	2 BED LHA	1	BLD B
F.507	2 BED PLUS LHA	1	BLD B
F.508	3 BED LHA	1	BLD B
E.604	2 BED LHA	1	BLD B
F.605	2 BED PLUS 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
		45	

Revisions	Date	Description	Author
A	14.12.2021	DEVELOPMENT APPLICATION	JC
B	11.11.2022	COUNCIL SUBMISSION	JC
C	07.12.2022	COUNCIL SUBMISSION	JC
D	03.03.2023	COUNCIL SUBMISSION	JC

Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**

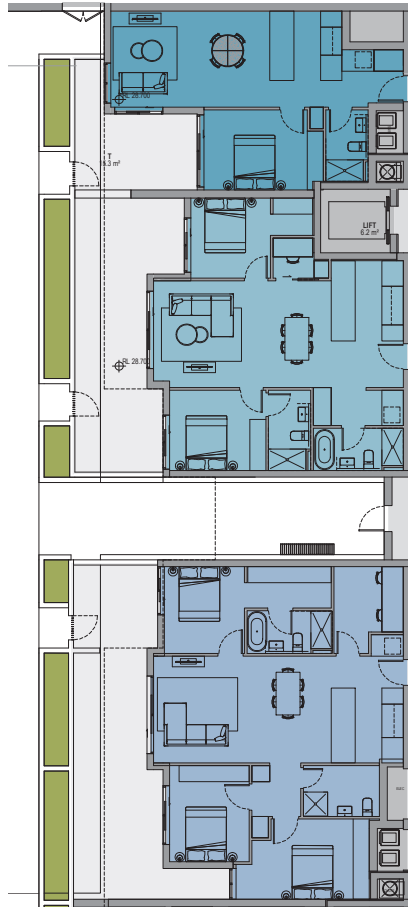
Drawing / **ADAPTABLE PLANS & LHA SCHEDULE** Project No / **221054** Date / **03.03.2023** Author / **JC** Scale: @ A / **1 : 50**

Drawing No. / **TP06.33 D**

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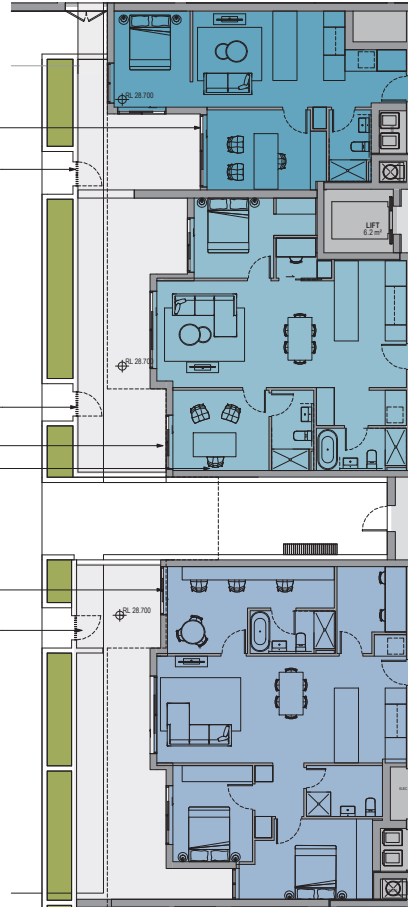
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SEPARATE OFFICE ENTRY  
ACCESS VIA CENTRAL COURTYARD

ACCESS VIA CENTRAL COURTYARD  
SEPARATE OFFICE ENTRY  
OFFICE SPACE

SEPARATE OFFICE ENTRY  
ACCESS VIA CENTRAL COURTYARD

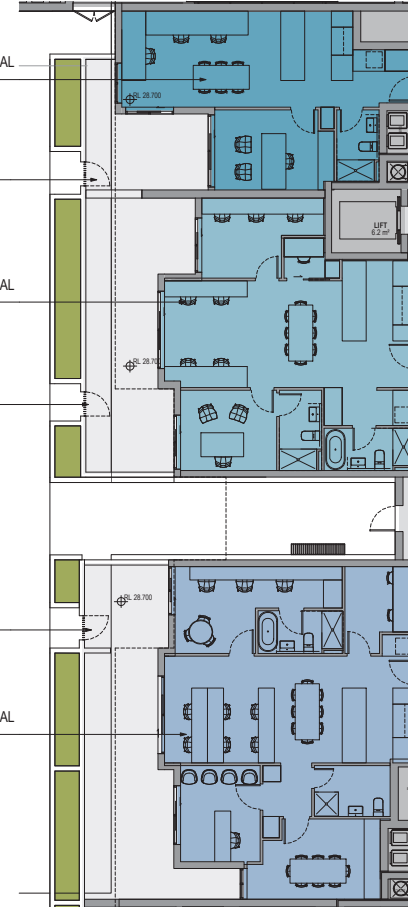


FULL COMMERCIAL SPACE  
ACCESS VIA CENTRAL COURTYARD

FULL COMMERCIAL SPACE  
ACCESS VIA CENTRAL COURTYARD

ACCESS VIA CENTRAL COURTYARD

FULL COMMERCIAL SPACE



GROUND Residential

GROUND Part Commercial

GROUND Full Commercial

Revisions / A 07.12.2022 COUNCIL SUBMISSION JC  
B 03.03.2023 COUNCIL SUBMISSION JC

Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**

Drawing / **COMMERCIAL ADAPTATIONS**

Project No / **221054** Date / **03.03.2023** Author / **JC** Scale @ A / **1 : 100**

Drawing No / **TP06.40 B**

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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 m <sup>2</sup>	0.0 m <sup>2</sup>	5385.7 m <sup>2</sup>	0.0 m <sup>2</sup>	87.2 m <sup>2</sup>	0.0 m <sup>2</sup>	0	0	0	0	0	0	0
BASEMENT 1	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	4980.2 m <sup>2</sup>	0.0 m <sup>2</sup>	130.8 m <sup>2</sup>	0.0 m <sup>2</sup>	0	0	0	0	0	0	0
GROUND	1016.1 m <sup>2</sup>	89.8 m <sup>2</sup>	139.2 m <sup>2</sup>	339.3 m <sup>2</sup>	533.8 m <sup>2</sup>	357.8 m <sup>2</sup>	4	2	2	2	1	2	13
LEVEL 1	1906.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	227.2 m <sup>2</sup>	289.5 m <sup>2</sup>	10	3	5	1	6	0	25
LEVEL 2	2030.5 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	232.8 m <sup>2</sup>	297.4 m <sup>2</sup>	11	1	7	4	4	0	27
LEVEL 3	2030.5 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	230.8 m <sup>2</sup>	297.4 m <sup>2</sup>	11	1	7	4	4	0	27
LEVEL 4	1930.6 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	218.2 m <sup>2</sup>	381.9 m <sup>2</sup>	8	1	7	5	4	0	25
LEVEL 5	484.5 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	73.8 m <sup>2</sup>	102.3 m <sup>2</sup>	0	0	2	0	2	1	5
	9398.2 m <sup>2</sup>	89.8 m <sup>2</sup>	10505.1 m <sup>2</sup>	339.3 m <sup>2</sup>	1734.5 m <sup>2</sup>	1726.2 m <sup>2</sup>	44	8	30	16	21	3	122

36.1%	6.6%	24.6%	13.1%	17.2%	2.5%	100%
-------	------	-------	-------	-------	------	------

GFA - BLD A	
LEVEL	AREA
GROUND	1808.8 m <sup>2</sup>
LEVEL 1	2094.6 m <sup>2</sup>
LEVEL 2	2235.4 m <sup>2</sup>
LEVEL 3	2236.4 m <sup>2</sup>
LEVEL 4	2123.9 m <sup>2</sup>
LEVEL 5	532.8 m <sup>2</sup>
11031.9 m <sup>2</sup> (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
GROUND	552.6 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	489.0 m <sup>2</sup>	167.0 m <sup>2</sup>	4	1	1	1	0	1	8
GROUND UPPER	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	14.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0	0	0	0	0	0	0
LEVEL 1	818.4 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	213.2 m <sup>2</sup>	165.6 m <sup>2</sup>	4	2	6	0	0	0	12
LEVEL 1 UPPER	106.8 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	438.5 m <sup>2</sup>	53.1 m <sup>2</sup>	20.5 m <sup>2</sup>	2	0	0	0	0	0	2
LEVEL 2	741.7 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	86.2 m <sup>2</sup>	118.4 m <sup>2</sup>	4	1	6	0	0	0	11
LEVEL 2 UPPER	483.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	56.5 m <sup>2</sup>	73.3 m <sup>2</sup>	2	0	1	1	2	0	6
LEVEL 3	741.8 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	89.4 m <sup>2</sup>	118.4 m <sup>2</sup>	4	1	6	0	0	0	11
LEVEL 3 UPPER	482.9 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	55.4 m <sup>2</sup>	73.3 m <sup>2</sup>	2	0	1	1	2	0	6
LEVEL 4	741.8 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	89.8 m <sup>2</sup>	118.4 m <sup>2</sup>	4	1	6	0	0	0	11
LEVEL 4 UPPER	482.8 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	55.7 m <sup>2</sup>	72.9 m <sup>2</sup>	2	0	1	1	2	0	6
LEVEL 5	622.8 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	70.1 m <sup>2</sup>	118.9 m <sup>2</sup>	4	0	4	0	1	0	9
LEVEL 5 UPPER	431.5 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	52.2 m <sup>2</sup>	110.6 m <sup>2</sup>	1	0	1	2	1	0	5
LEVEL 6 UPPER	489.5 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	53.9 m <sup>2</sup>	88.7 m <sup>2</sup>	1	0	1	0	2	1	5
LEVEL 7 UPPER	489.9 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	53.9 m <sup>2</sup>	89.1 m <sup>2</sup>	1	0	1	0	2	1	5
	7185.5 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	438.5 m <sup>2</sup>	1432.3 m <sup>2</sup>	1335.2 m <sup>2</sup>	35	6	35	6	12	3	97

36.1%	6.2%	36.1%	6.2%	12.4%	3.1%	100%
-------	------	-------	------	-------	------	------

GFA - BLD B	
LEVEL	AREA
GROUND	603.8 m <sup>2</sup>
LEVEL 1	1514.9 m <sup>2</sup>
LEVEL 2	1377.6 m <sup>2</sup>
LEVEL 3	1371.0 m <sup>2</sup>
LEVEL 4	1375.6 m <sup>2</sup>
LEVEL 5	1151.8 m <sup>2</sup>
LEVEL 6	529.1 m <sup>2</sup>
LEVEL 7	529.1 m <sup>2</sup>
8452.7 m <sup>2</sup> (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
16583.7 m <sup>2</sup>	89.8 m <sup>2</sup>	10505.1 m <sup>2</sup>	777.8 m <sup>2</sup>	8564.1 m <sup>2</sup>	3061.5 m <sup>2</sup>	79	14	65	22	33	6	219

36.1%	6.4%	29.7%	10.0%	15.1%	2.7%	100%
-------	------	-------	-------	-------	------	------

GFA
AREA
19484.6 m <sup>2</sup>
19484.6 m <sup>2</sup>

BASEMENT CARPARKS

Level	CARPARKS			
	Residential	Visitor	Commercial	Total
BASEMENT 2	182	0	0	182
BASEMENT 1	76	44	32	152
GROUND	0	0	0	0
	258	44	32	334

ACCESSIBLE PARKING SPACES: 23

Level	Visitor Bicycle Parks
BASEMENT 2	7
BASEMENT 1	12
GROUND	2

TOTAL TANDEMS: 11  
SMALL CARS: 2

\*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.

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AMENDED WARRINGAH DCP 3011

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 20 dwellings (for properties with more than 25 dwellings) each with car share space replacing (1) regular car parking space.

Business Premises:

- 1 space per 40m<sup>2</sup> GFA excluding customer service/access areas
- 1 space per customer service/access areas 1 space per 16.6m<sup>2</sup> GFA

Office Premises:

- 1 space per 40m<sup>2</sup> GFA

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

- 1 space per 23.8m<sup>2</sup> GLFA (4.2 spaces per 100m<sup>2</sup> GLFA)

Revisions	A	14.12.2021	DEVELOPMENT APPLICATION	JC
	B	11.11.2022	COUNCIL SUBMISSION	JC
	C	07.12.2022	COUNCIL SUBMISSION	JC
	D	03.03.2023	COUNCIL SUBMISSION	JC

Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**

Drawing / **DEVELOPMENT SUMMARY**

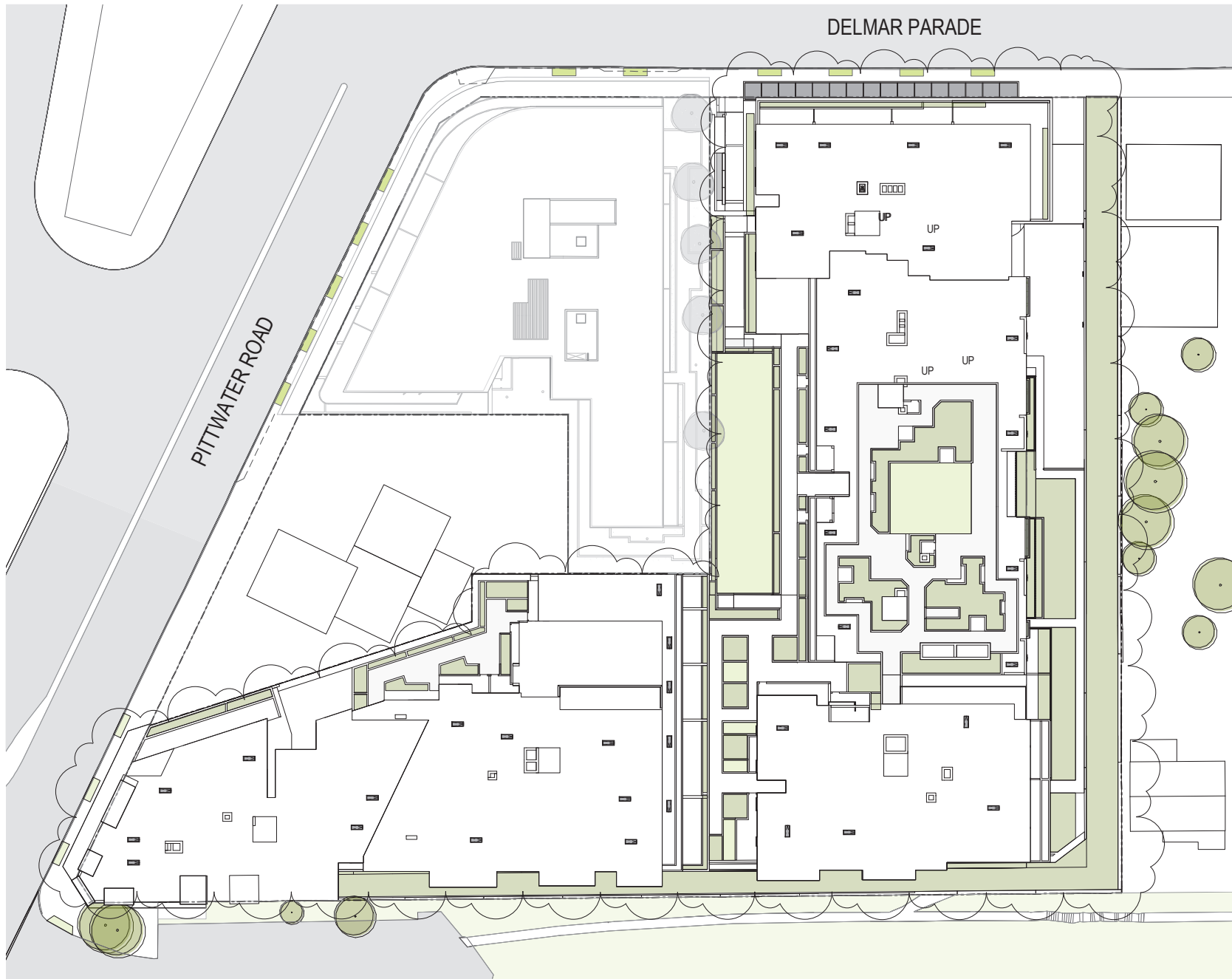
Project No / **221054** Date / **03.03.2023** Author / **JC**

Scale: @ A/

Drawing No. / **TP10.01 D**



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Revisions /  
 A 14.12.2021 DEVELOPMENT APPLICATION JC  
 B 07.12.2022 COUNCIL SUBMISSION JC  
 C 03.03.2023 COUNCIL SUBMISSION JC

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

Drawing /  
**NOTIFICATION - SITE  
 PLAN**

Project No / **221054** Date / **03.03.2023** Author / **JC**

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

Drawing No. / **TP12.01 C**

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**NORTH ELEVATION**



**WEST ELEVATION**



**EAST ELEVATION**

Revisions /  
 A 14.12.2021 DEVELOPMENT APPLICATION JC  
 B 07.12.2022 COUNCIL SUBMISSION JC  
 C 03.03.2023 COUNCIL SUBMISSION JC

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

Drawing /  
**NOTIFICATION -  
 ELEVATIONS**

Project No / **221054** Date / **03.03.2023** Author / **JC**

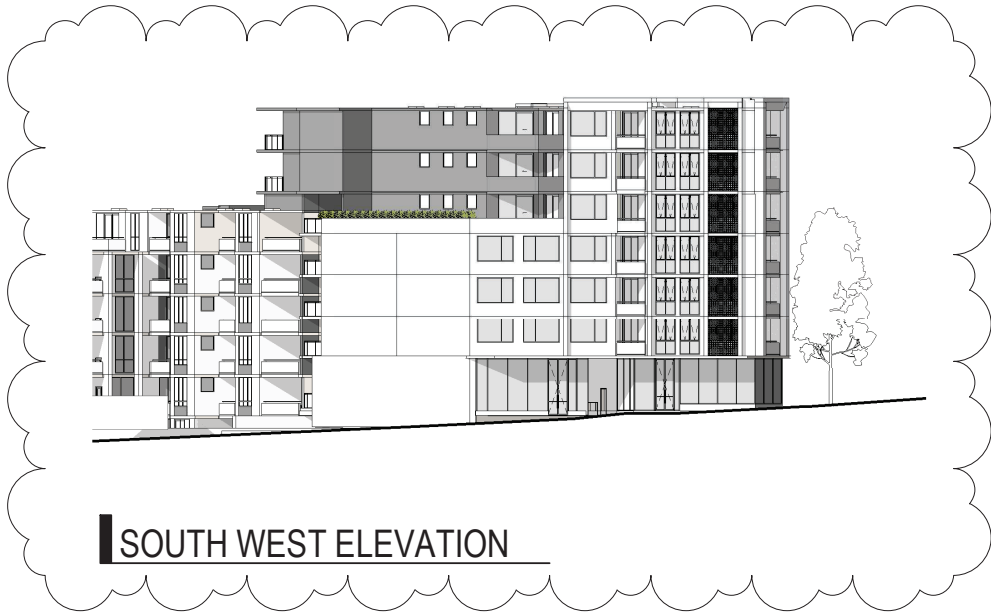
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Drawing No. / **TP12.02 C**

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**SOUTH WEST ELEVATION**



**SOUTH ELEVATION**

Revisions /  
 A 14.12.2021 DEVELOPMENT APPLICATION JC  
 B 07.12.2022 COUNCIL SUBMISSION JC  
 C 03.03.2023 COUNCIL SUBMISSION JC

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

Drawing /  
**NOTIFICATION -  
 ELEVATIONS**

Project No / **221054** Date / **03.03.2023** Author / **JC**

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

Drawing No. / **TP12.03 C**

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