

No.	TITLE	REV
TP00.00	COVER SHEET	C
TP01.01	SITE ANALYSIS - EXISTING PLAN	C
TP01.02	DEMOLITION PLAN	B
TP01.03	SITE ANALYSIS - PROPOSED PLAN	C
TP01.05	SITE PLAN	C
TP01.06	COMMUNAL / LANDSCAPE PLAN	C
TP01.07	BULK EXCAVATION DIAGRAM	C
TP01.08	BASEMENT LEVEL 2	E
TP01.09	BASEMENT LEVEL 1	F
TP01.10	GROUND LEVEL	F
TP01.11	LEVEL 1	D
TP01.12	LEVEL 2	D
TP01.13	LEVEL 3	D
TP01.14	LEVEL 4	D
TP01.15	LEVEL 5	D
TP01.16	LEVEL 6	D
TP01.17	ROOF LEVEL	C
TP02.05	SITE ELEVATIONS - NORTH	D
TP02.06	SITE ELEVATIONS - SOUTH	E
TP02.07	SITE ELEVATIONS - EAST	D
TP02.08	SITE ELEVATIONS - WEST	C
TP03.01	SITE SECTION 1	C
TP03.02	SITE SECTION 2	D
TP03.03	SITE SECTION 3	D
TP03.04	SITE SECTION 4	C
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TP04.02	SHADOW ANALYSIS 1	C
TP04.03	SHADOW ANALYSIS 2	C
TP05.01	STORAGE SCHEDULE	B
TP06.01	ADAPTABLE & LHA PLANS	C
TP08.15	GFA PLANS	C
TP08.16	SEPP65 Solar & Cross Ventilation Compliance	B
TP09.01	EXTERIOR FINISHES	D
TP10.01	DEVELOPMENT SUMMARY	F
TP11.01	PERSPECTIVE 1	B
TP11.02	PERSPECTIVE 2	B
TP12.01	NOTIFICATION - SITE PLAN	C
TP12.02	NOTIFICATION - NORTH ELEVATION	D
TP12.03	NOTIFICATION - SOUTH ELEVATION	E
TP12.04	NOTIFICATION - EAST ELEVATION	D
TP12.05	NOTIFICATION - WEST ELEVATION	C



RFI Response

Revisions	No.	Date	Description
	P2	12.02.2020	s4.55 Submission review
	P3	24.02.2020	s4.55 Submission
	A	25.06.2020	s4.55 Submission RFI Response
	B	15.04.2021	FOR REVIEW
	C	07.05.2021	s4.55 Submission

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Project / **2 DELMAR PARADE**

Drawing / **COVER SHEET**

Project No. / **219132** Date / **07.05.2021** Author / **SJ**

Scale: @ A1/

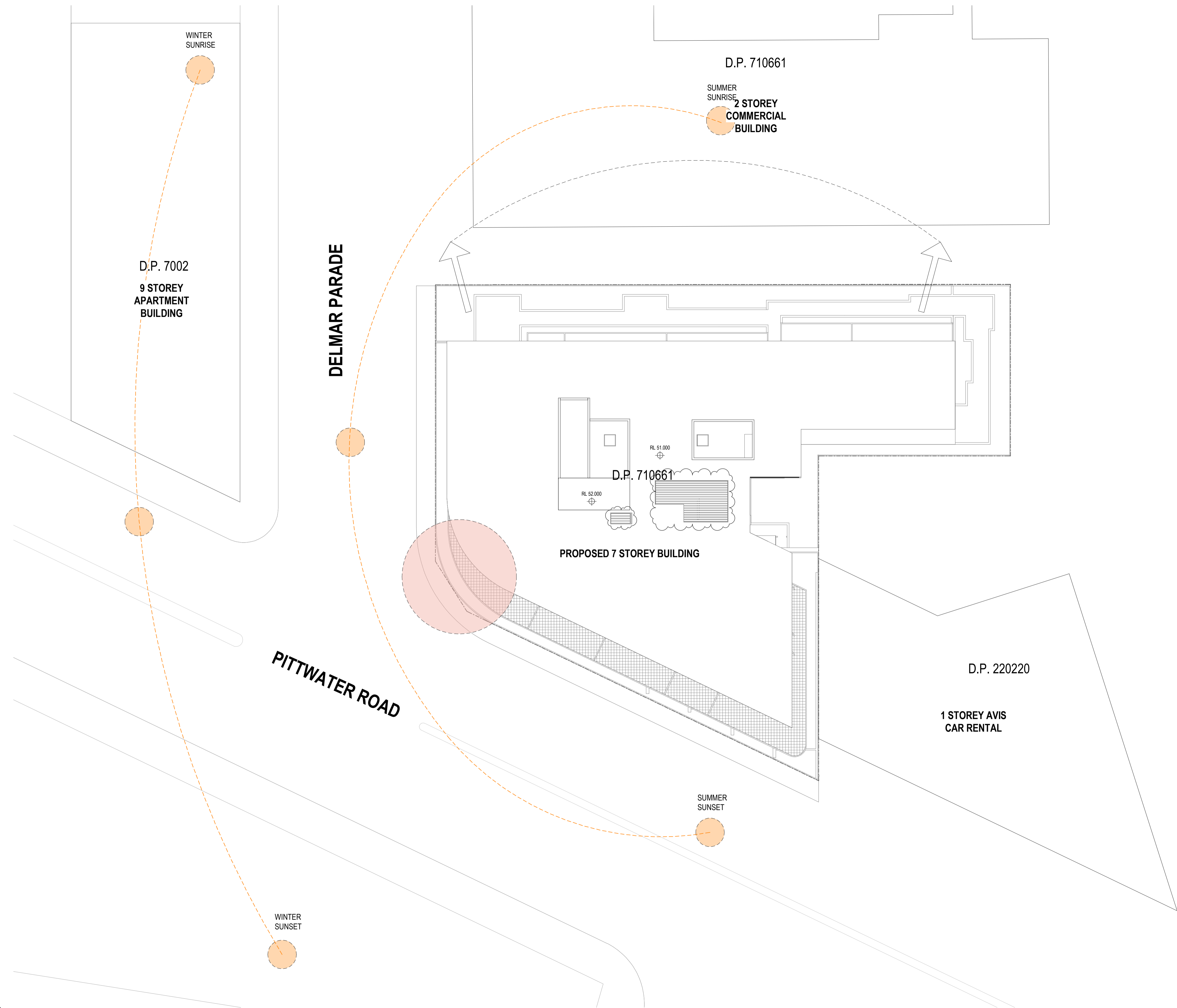
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LEGEND

-  PROMINENT VIEW
-  ARTICULATED CORNER

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A	25.06.2020	s4.55 Submission RFI Response	
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Project **2 DELMAR PARADE**

Drawing **SITE ANALYSIS - PROPOSED PLAN**

Project No **219132**

Date **07.05.2021**

Author **SJ**

Scale: @ A1 **1 : 200**

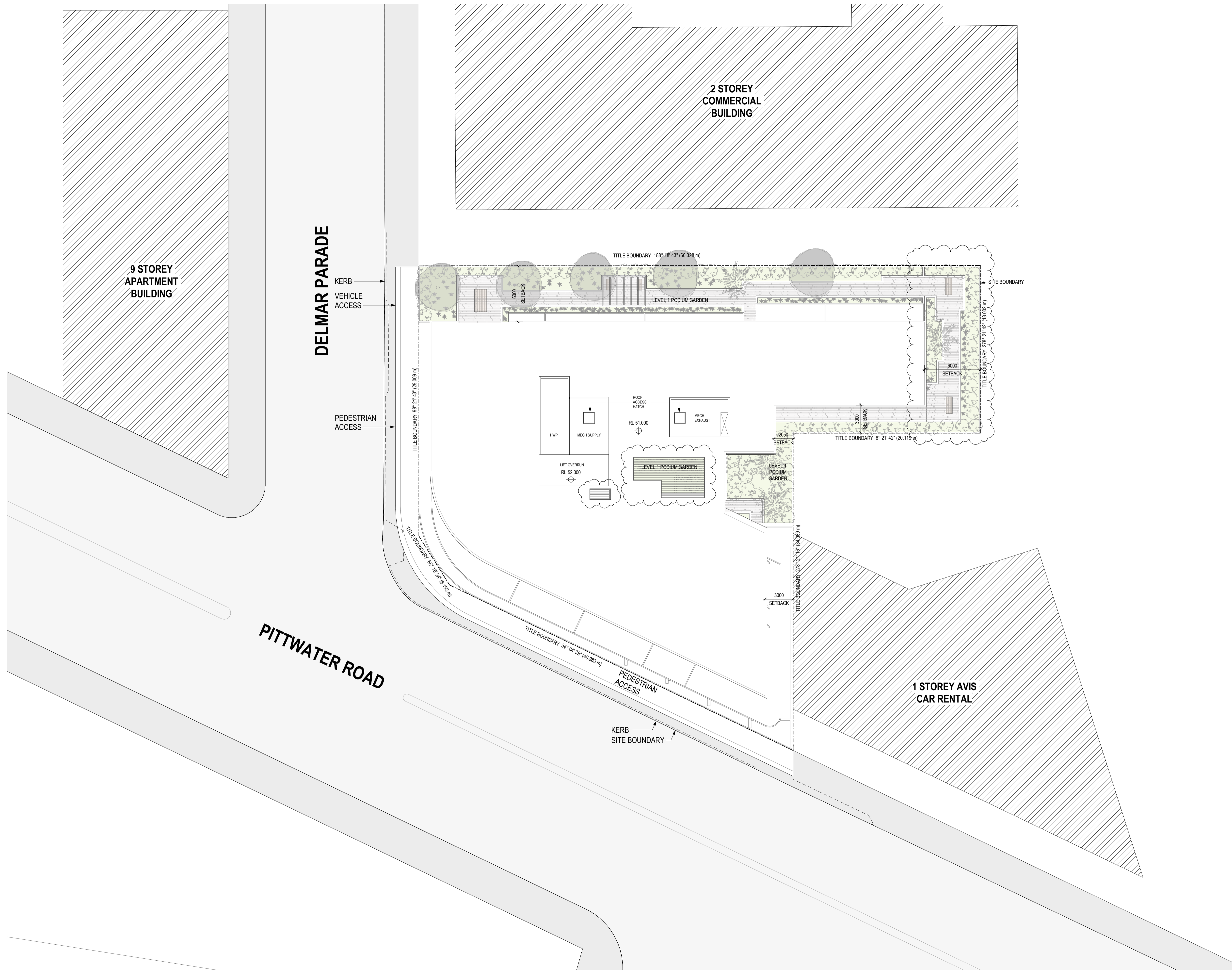
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B	15.04.2021	FOR REVIEW	
C	07.05.2021	s4.55 Submission	

Project **2 DELMAR PARADE**

Drawing **SITE PLAN**

Project No **219132**

Date **07.05.2021**

Author **SJ**

Scale: @ A1 **1 : 200**

Drawing No. **TP01.05 C**

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LEVEL 1

COMMUNAL OPEN SPACE
587 m ²

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Revisions			
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A	25.06.2020	s4.55 Submission RFI Response	
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Project / **2 DELMAR PARADE**

Drawing / **COMMUNAL / LANDSCAPE PLAN**

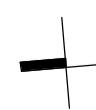
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Drawing No. / **TP01.06 C**

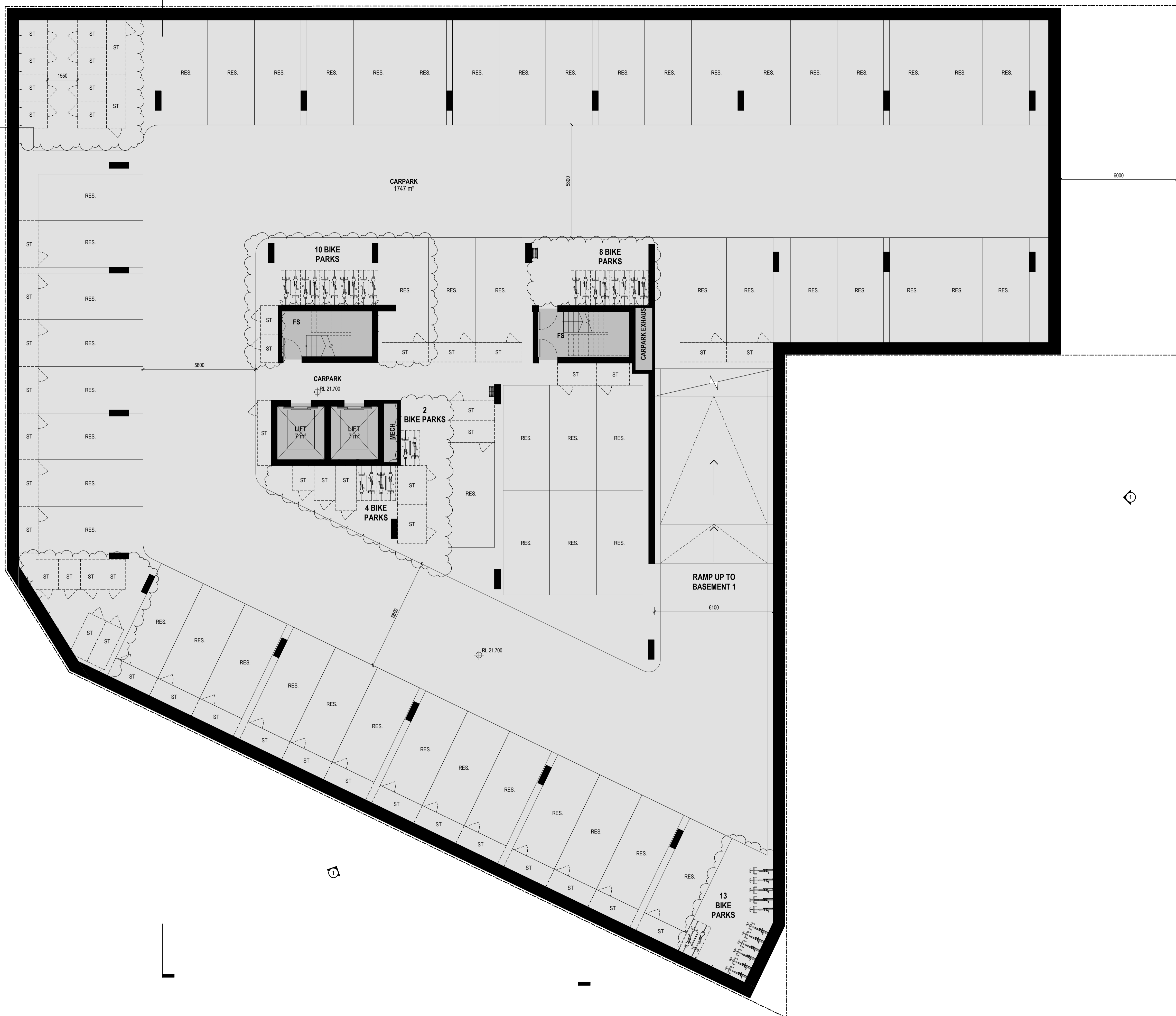
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	C	07.08.2020	s4.55 Submission RFI Response
	D	15.04.2021	FOR REVIEW
	E	07.05.2021	s4.55 Submission

Project / **2 DELMAR PARADE**

Drawing / **BASEMENT LEVEL 2**

Project No. / **219132**

Date / **07.05.2021**

Author / **RIC**

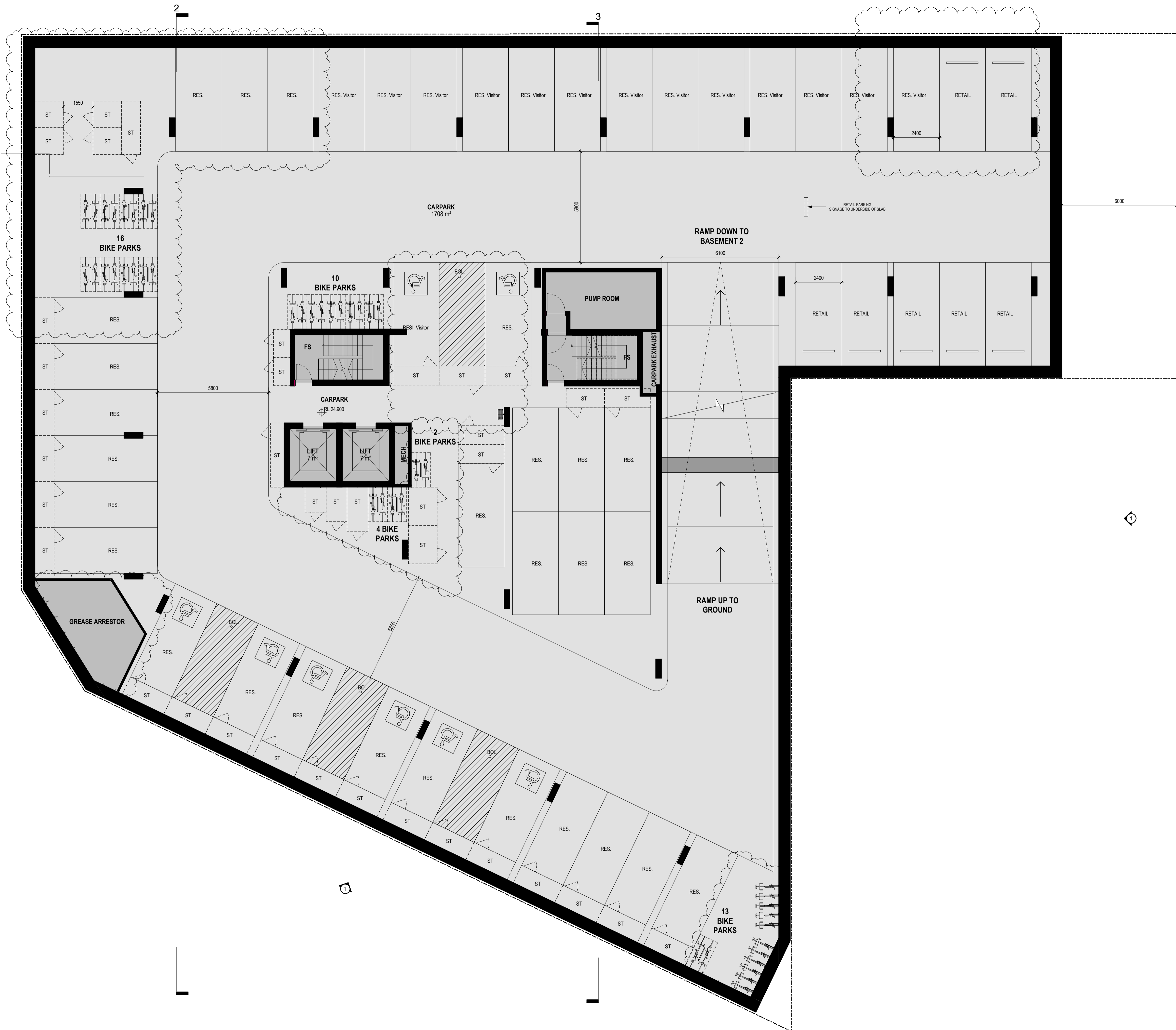
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C	04.08.2020	s4.55 Submission RFI Response
D	07.08.2020	s4.55 Submission RFI Response
E	15.04.2021	FOR REVIEW
F	07.05.2021	s4.55 Submission

Project / **2 DELMAR PARADE**

Drawing / **BASEMENT LEVEL 1**

Project No / **219132**

Date / **07.05.2021**

Author / **BR**

Scale: @ A1 / **1 : 100**

Drawing No. / **TP01.09 F**

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DELMAR PARADE

4 DELMAR PDE BOUNDARY 60.33m



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B	16.07.2020	s4.55 Submission RFI Response
C	04.08.2020	s4.55 Submission RFI Response
D	07.08.2020	s4.55 Submission RFI Response
E	15.04.2021	FOR REVIEW
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Project 2 DELMAR PARADE

Drawing GROUND LEVEL

Project No 219132

Date 07.05.2021

Author BR

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Drawing No. TP01.10 F

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C	15.04.2021	FOR REVIEW	
D	07.05.2021	s4.55 Submission	

Project / 2 DELMAR PARADE

Drawing / LEVEL 1

Project No / 219132

Date / 07.05.2021

Author / RIC

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Revisions	Date	Description
P9	24.02.2020	s4.55 Submission
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C	15.04.2021	FOR REVIEW
D	07.05.2021	s4.55 Submission

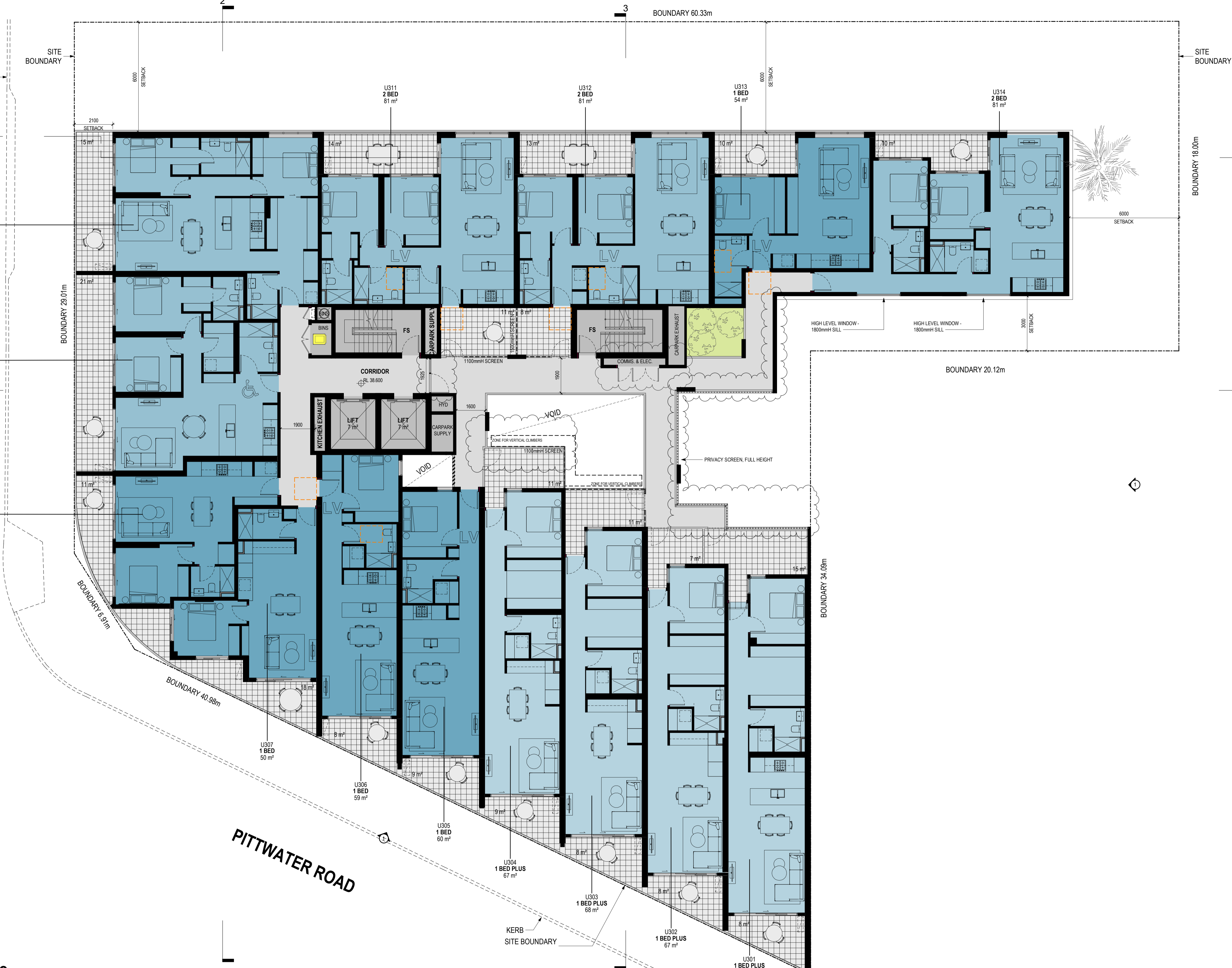
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P9	24.02.2020	s4.55 Submission
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Project / **2 DELMAR PARADE**

Drawing / **LEVEL 3**

Project No / **219132**

Date / **07.05.2021**

Author / **SJ**

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Revisions			
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B	04.08.2020	s4.55 Submission RFI Response	
C	15.04.2021	FOR REVIEW	
D	07.05.2021	s4.55 Submission	

Project / 2 DELMAR PARADE

Drawing / LEVEL 4

Project No. / 219132

Date / 07.05.2021

Author / RIC

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P10	24.02.2020	s4.55 Submission
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C	15.04.2021	FOR REVIEW
D	07.05.2021	s4.55 Submission

Project / 2 DELMAR PARADE

Drawing / LEVEL 5

Project No / 219132

Date / 07.05.2021

Author / SJ

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C	15.04.2021	FOR REVIEW	
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Project / 2 DELMAR PARADE

Drawing / LEVEL 6

Project No. / 219132

Date / 07.05.2021

Author / SJ

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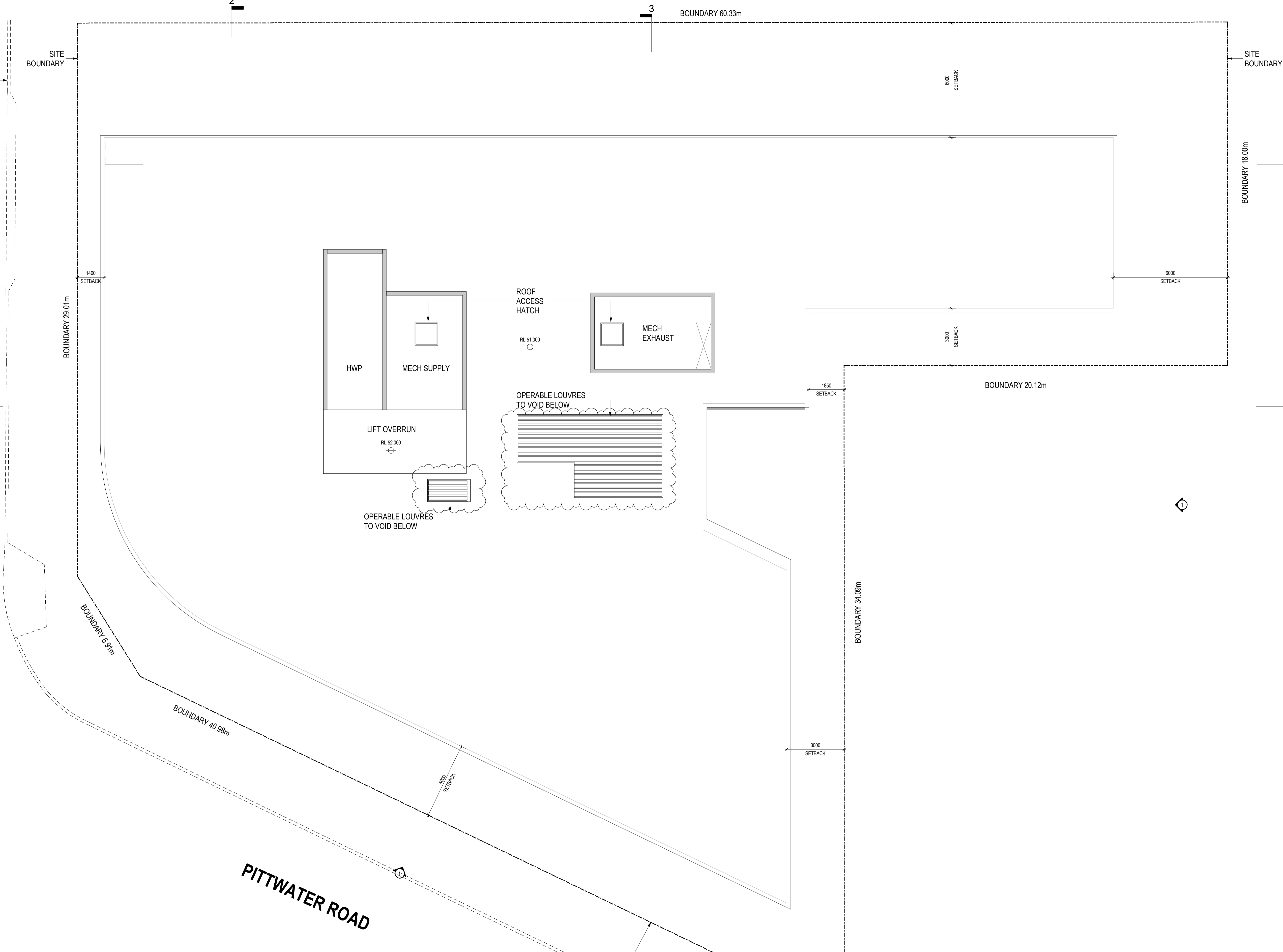
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P9	24.02.2020	s4.55 Submission
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B	15.04.2021	FOR REVIEW
C	07.05.2021	s4.55 Submission

Project / **2 DELMAR PARADE**

Drawing / **ROOF LEVEL**

Project No. / **219132**

Date / **07.05.2021**

Author / **BR**

Scale: @ A1 / **1 : 100**

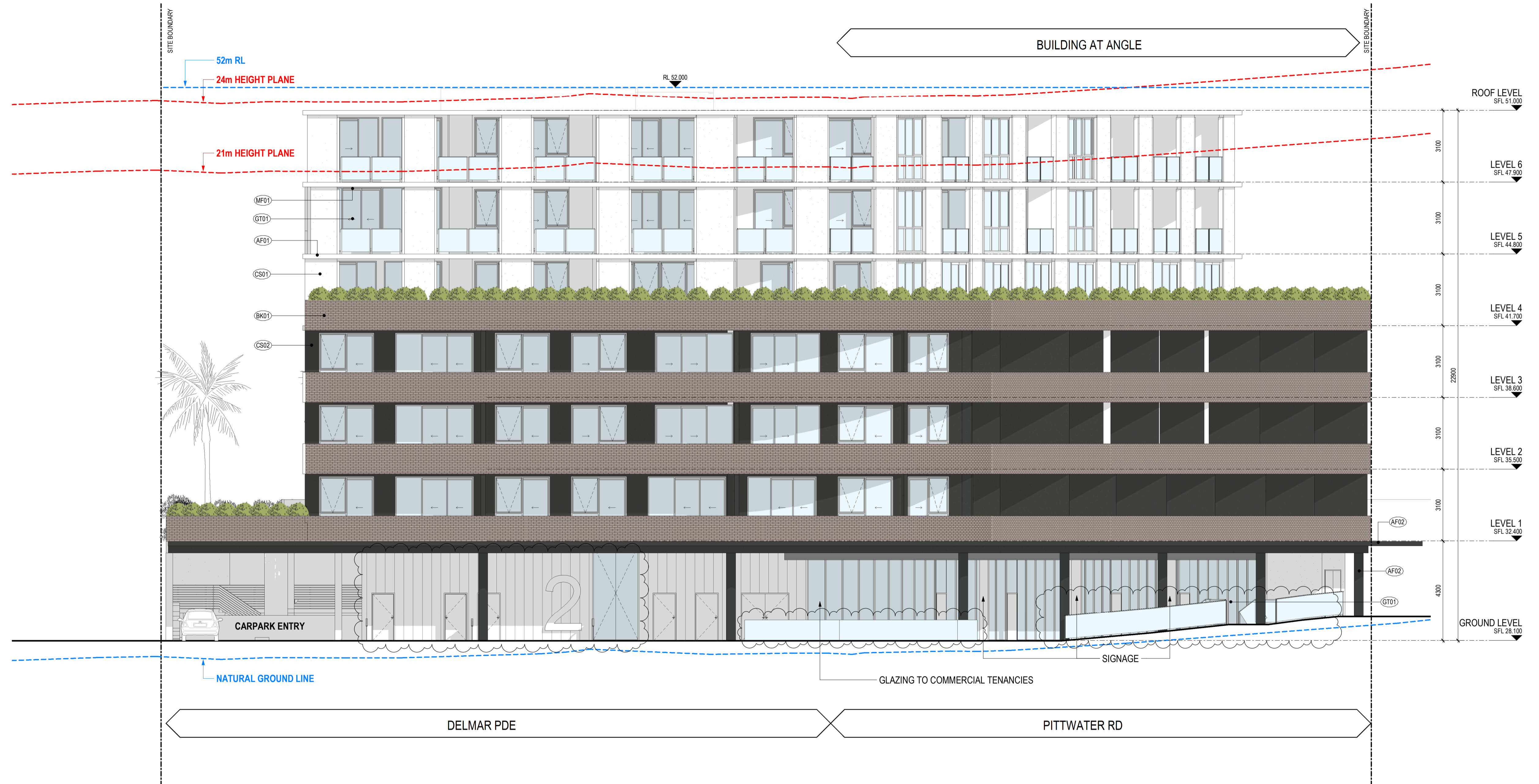
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C	15.04.2021	FOR REVIEW	
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SYMBOL LEGEND:

GENERAL	DOOR TAG:
(W01)	WINDOW NUMBER
(F01)	FINISHED FLOOR LEVEL
(RL)	RELATIVE LEVEL
(SFL)	STRUCTURAL FLOOR LEVEL

FINISHES

REFER TO MATERIAL SELECTIONS FOR DESCRIPTION AND COLOUR	
(AF01)	APPLIED FINISH TYPE 01
(AF02)	APPLIED FINISH TYPE 02
(SP01)	SPANDREL FINISH 01
(BK01)	BRICK FINISH TYPE 01
(CS01)	CEMENT FINISH 01
(CS02)	CEMENT FINISH 02

(GT01)	GLAZING TYPE 01
(MF01)	METAL FINISH 01
(PT01)	PAINT FINISH 01
(TMD)	TIMBER-LOOK COMPOSITE PANEL

Project / **2 DELMAR PARADE**

Drawing / **SITE ELEVATIONS - NORTH**

Project No / **219132**

Date / **07.05.2021**

Author / **BR**

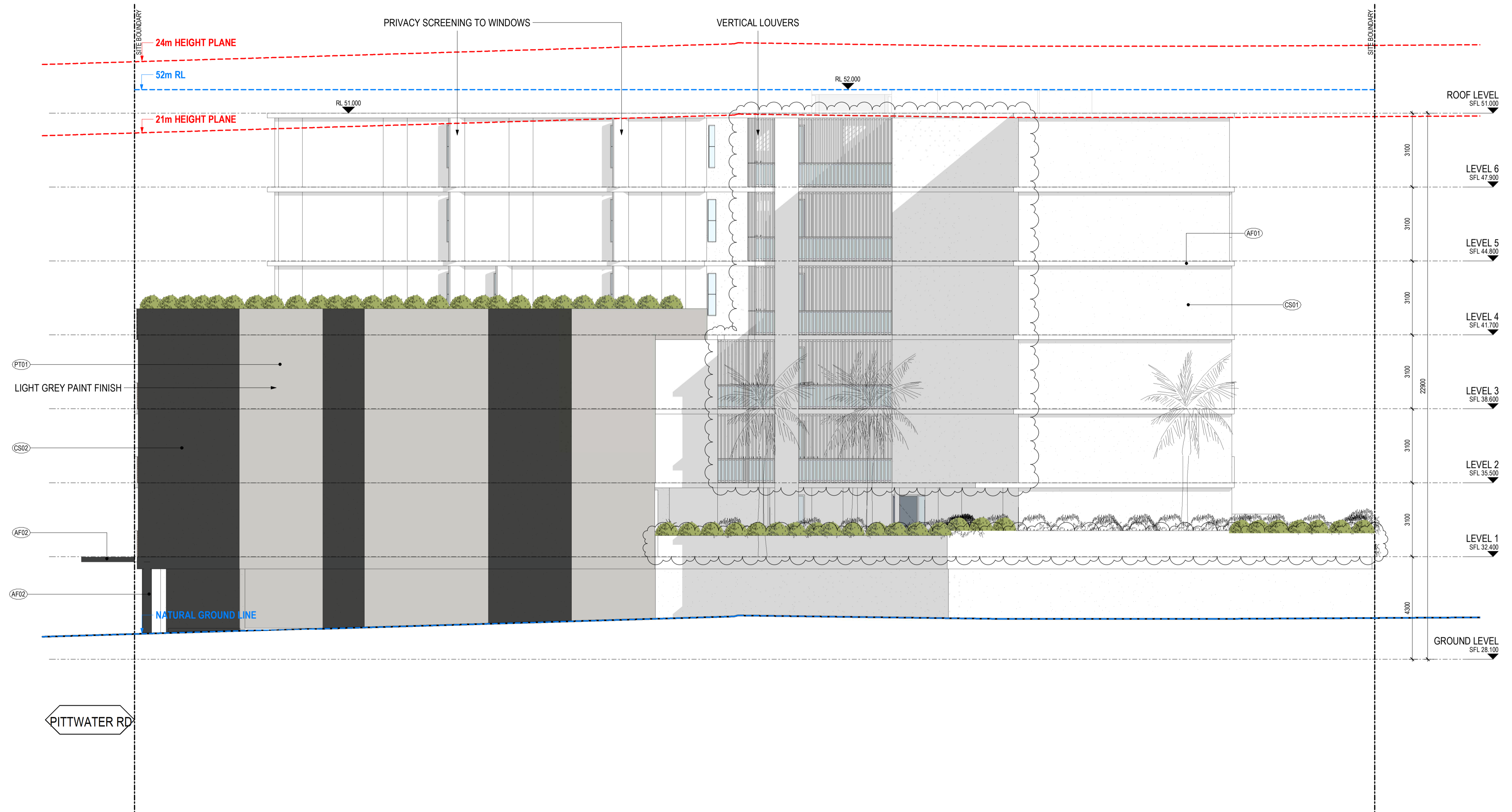
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Revisions	A	B	C	D	E
	25.06.2020	04.08.2020	03.12.2020	15.04.2021	07.05.2021
	s4.55 Submission RFI Response	s4.55 Submission RFI Response	s4.55 Submission RFI Response	FOR REVIEW	s4.55 Submission

SYMBOL LEGEND:

GENERAL	DOOR TAG
(W01)	WINDOW NUMBER
⊕ FFL 0.000	FINISHED FLOOR LEVEL
⊕ RL 0.000	RELATIVE LEVEL
⊕ SFL 0.000	STRUCTURAL FLOOR LEVEL

FINISHES	REFER TO MATERIAL SELECTIONS FOR DESCRIPTION AND COLOUR
(AF01)	APPLIED FINISH TYPE 01
(AF02)	APPLIED FINISH TYPE 02
(SP01)	SPANDREL FINISH 01
(BR01)	BRICK FINISH TYPE 01
(CS01)	CEMENT FINISH 01
(CS02)	CEMENT FINISH 02

(GT01)	GLAZING TYPE 01
(MF01)	METAL FINISH 01
(PT01)	PAINT FINISH 01
(TM01)	TIMBER-LOOK COMPOSITE PANEL

Project / **2 DELMAR PARADE**

Drawing / **SITE ELEVATIONS - SOUTH**

Project No / **219132**

Date / **07.05.2021**

Author / **BR**

Scale: @ A1 / **1 : 100**

Drawing No. / **TP02.06 E**

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P3	24.02.2020	s4.55 Submission	
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SYMBOL LEGEND:

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(RL)	RELATIVE LEVEL
(SFL)	STRUCTURAL FLOOR LEVEL

FINISHES	REFER TO MATERIAL SELECTIONS FOR DESCRIPTION AND COLOUR
(AF01)	APPLIED FINISH TYPE 01
(AF02)	APPLIED FINISH TYPE 02
(SP01)	SPANDREL FINISH 01
(BK01)	BRICK FINISH TYPE 01
(CS01)	CEMENT FINISH 01
(CS02)	CEMENT FINISH 02

(GT01)	GLAZING TYPE 01
(MF01)	METAL FINISH 01
(PT01)	PAINT FINISH 01
(TM01)	TIMBER-LOOK COMPOSITE PANEL

Project / **2 DELMAR PARADE**

Drawing / **SITE ELEVATIONS - EAST**

Project No / **219132**

Date / **07.05.2021**

Author / **BR**

Scale: @ A1 / **1 : 100**

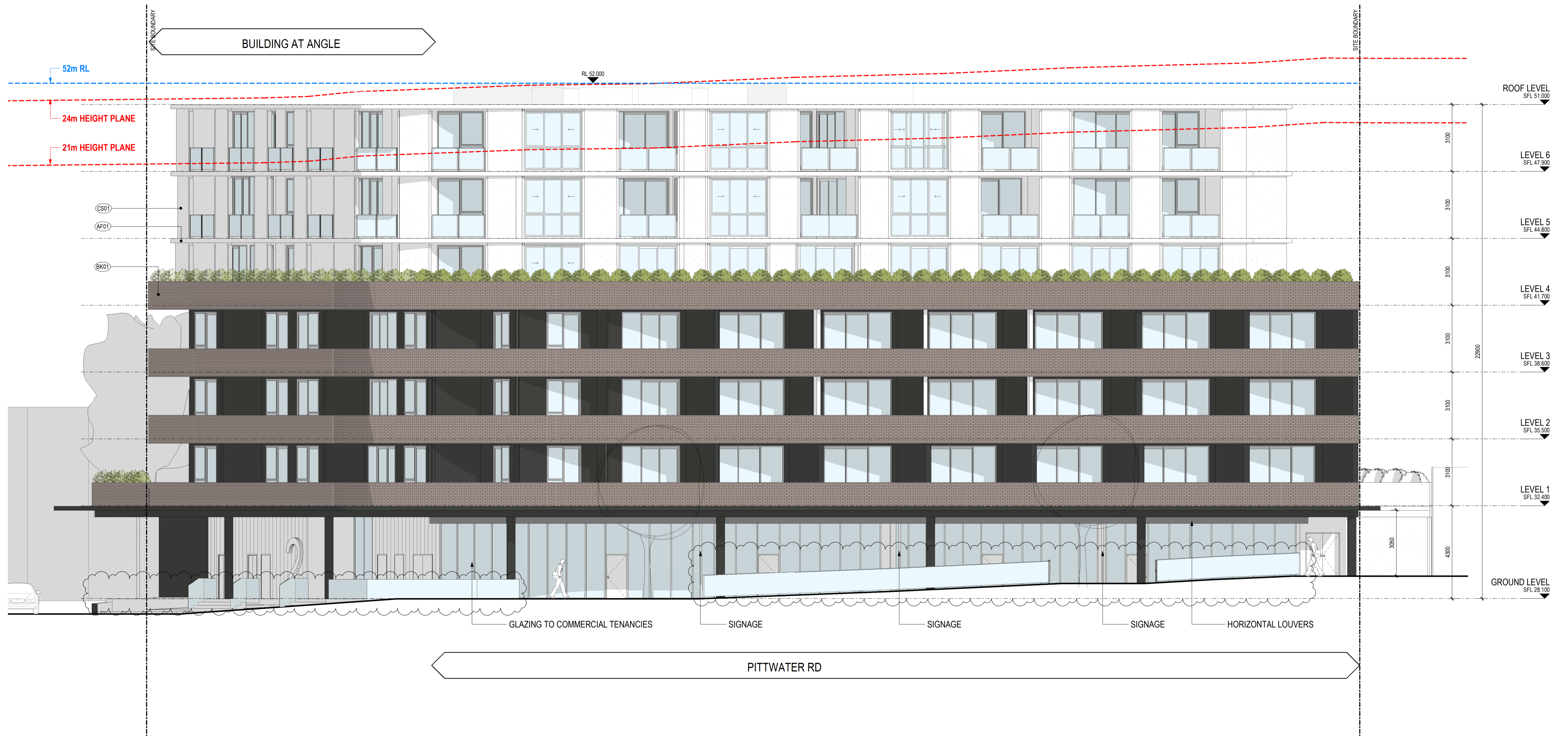
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SYMBOL LEGEND:

GENERAL	DOOR TAG:
(W01)	WINDOW NUMBER
⊕ FFL 0.000	FINISHED FLOOR LEVEL
⊕ RL 0.000	RELATIVE LEVEL
⊕ SFL 0.000	STRUCTURAL FLOOR LEVEL

FINISHES	REFER TO MATERIAL SELECTIONS FOR DESCRIPTION AND COLOUR
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(AF02)	APPLIED FINISH TYPE 02
(SP01)	SPANDREL FINISH 01
(BK01)	BRICK FINISH TYPE 01
(CS01)	CEMENT FINISH 01
(CS02)	CEMENT FINISH 02

(GT01)	GLAZING TYPE 01
(MF01)	METAL FINISH 01
(PT01)	PAINT FINISH 01
(TM01)	TIMBER-LOOK COMPOSITE PANEL

Project / **2 DELMAR PARADE**

Drawing / **SITE ELEVATIONS - WEST**

Project No / **219132**

Date / **07.05.2021**

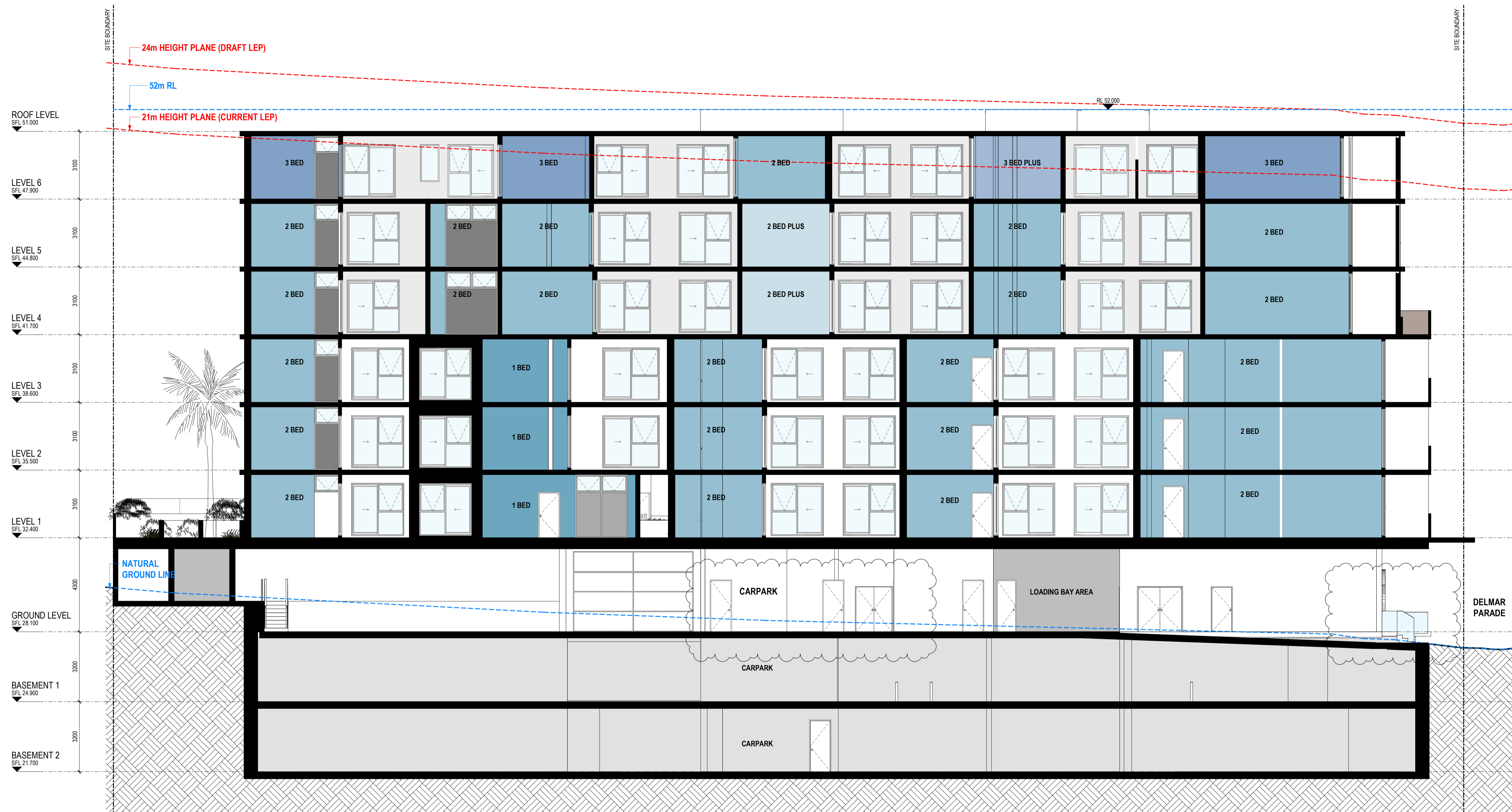
Author / **BR**

Scale: @ A1 / **1 : 100**

Drawing No. / **TP02.08 C**

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RFI Response

Revisions			
P2	12.02.2020	s4.55 Submission review	
P3	24.02.2020	s4.55 Submission	
A	25.06.2020	s4.55 Submission RFI Response	
B	15.04.2021	FOR REVIEW	
C	07.05.2021	s4.55 Submission	

Project / **2 DELMAR PARADE**

Drawing / **SITE SECTION 1**

Project No / **219132**

Date / **07.05.2021**

Author / **BR**

Scale: @ A1 / **1 : 100**

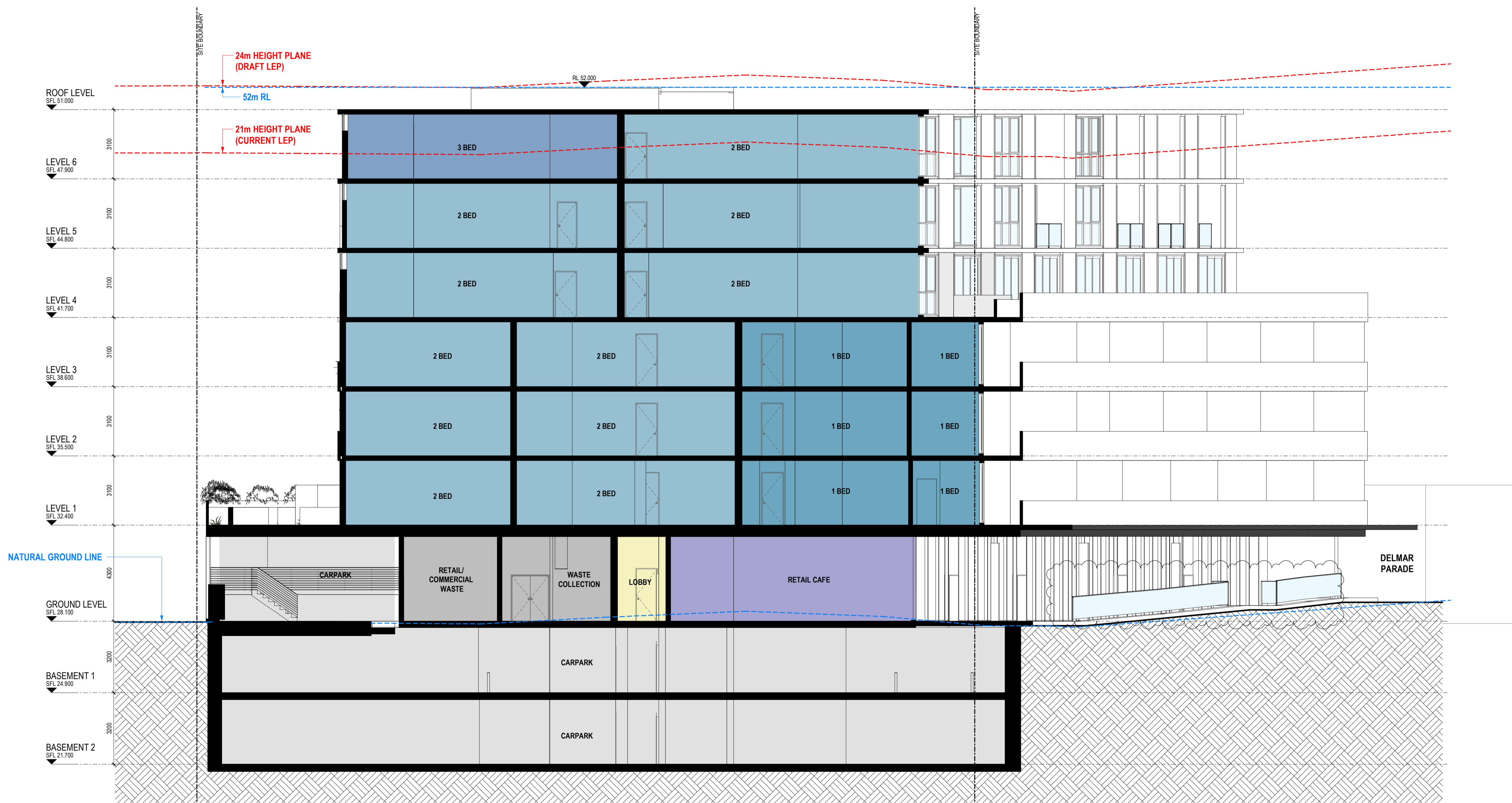
Drawing No. / **TP03.01 C**

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RFI Response

Revisions			
P3	24.02.2020	s4.55 Submission	
A	25.06.2020	s4.55 Submission RFI Response	
B	04.08.2020	s4.55 Submission RFI Response	
C	15.04.2021	FOR REVIEW	
D	07.05.2021	s4.55 Submission	

Project / **2 DELMAR PARADE**

Drawing / **SITE SECTION 2**

Project No / **219132**

Date / **07.05.2021**

Author / **BR**

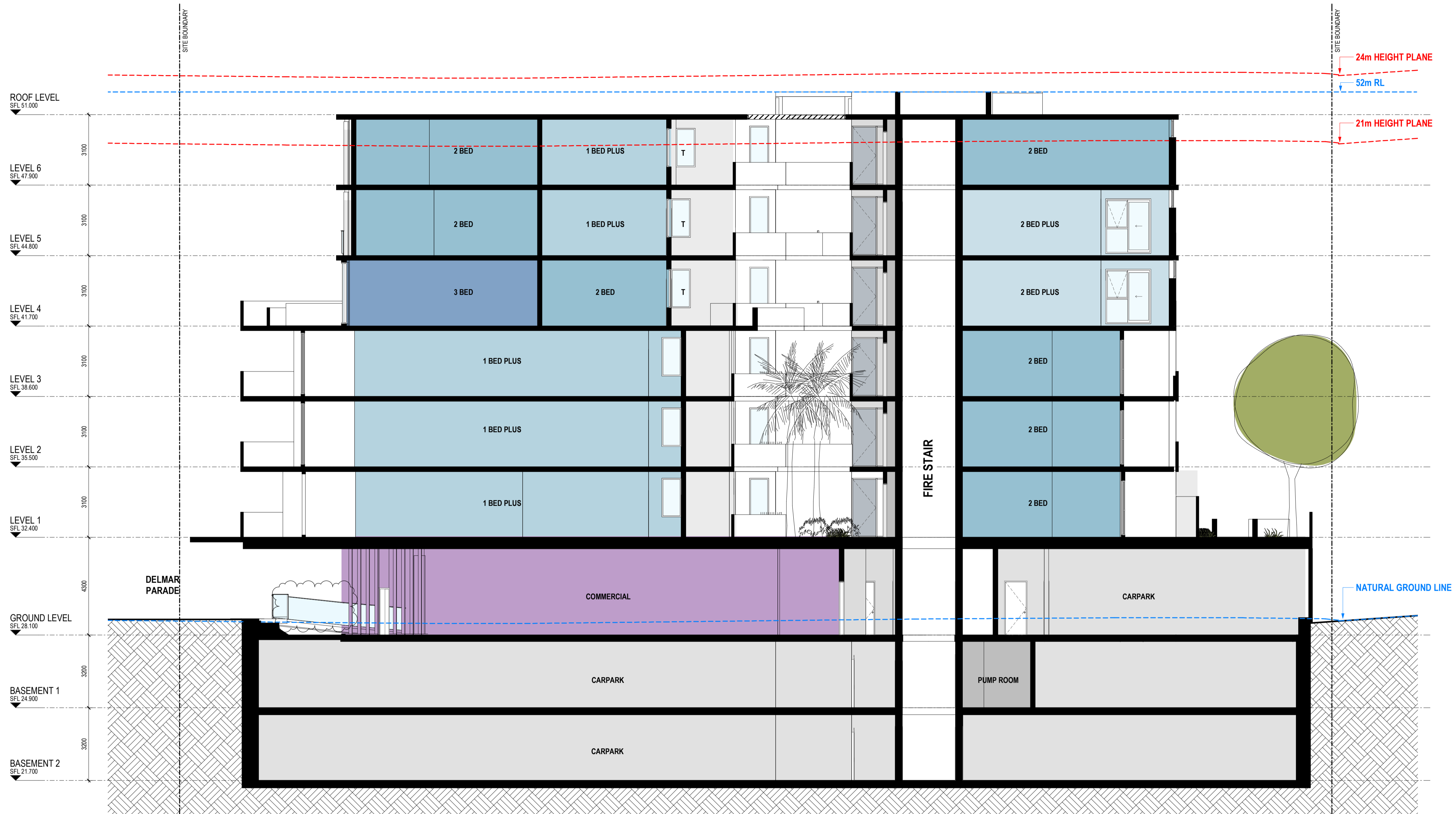
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Drawing No. / **TP03.02 D**

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RFI Response

Revisions	Date	Description
P3	24.02.2020	s4.55 Submission
A	25.06.2020	s4.55 Submission RFI Response
B	04.08.2020	s4.55 Submission RFI Response
C	15.04.2021	FOR REVIEW
D	07.05.2021	s4.55 Submission

Project / **2 DELMAR PARADE**

Drawing / **SITE SECTION 3**

Project No / **219132**

Date / **07.05.2021**

Author / **BR**

Scale: @ A1 / **1 : 100**

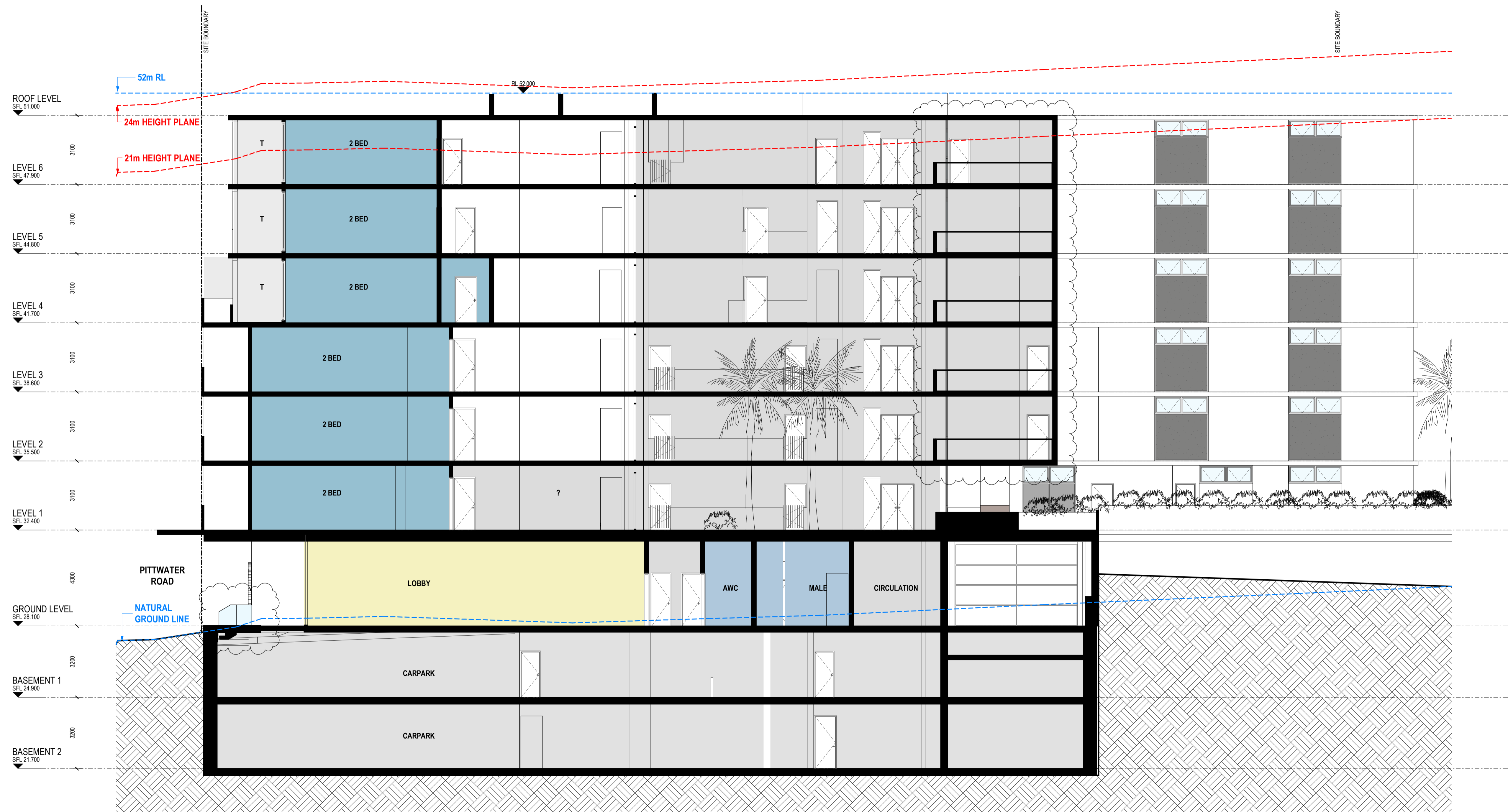
Drawing No. / **TP03.03 D**

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RFI Response

Revisions			
P1	12.02.2020	s4.55 Submission review	
P2	24.02.2020	s4.55 Submission	
A	25.06.2020	s4.55 Submission RFI Response	
B	15.04.2021	FOR REVIEW	
C	07.05.2021	s4.55 Submission	

Project / **2 DELMAR PARADE**

Drawing / **SITE SECTION 4**

Project No / **219132** Date / **07.05.2021**

Author / **BR**

Scale: @ A1 / **1 : 100**

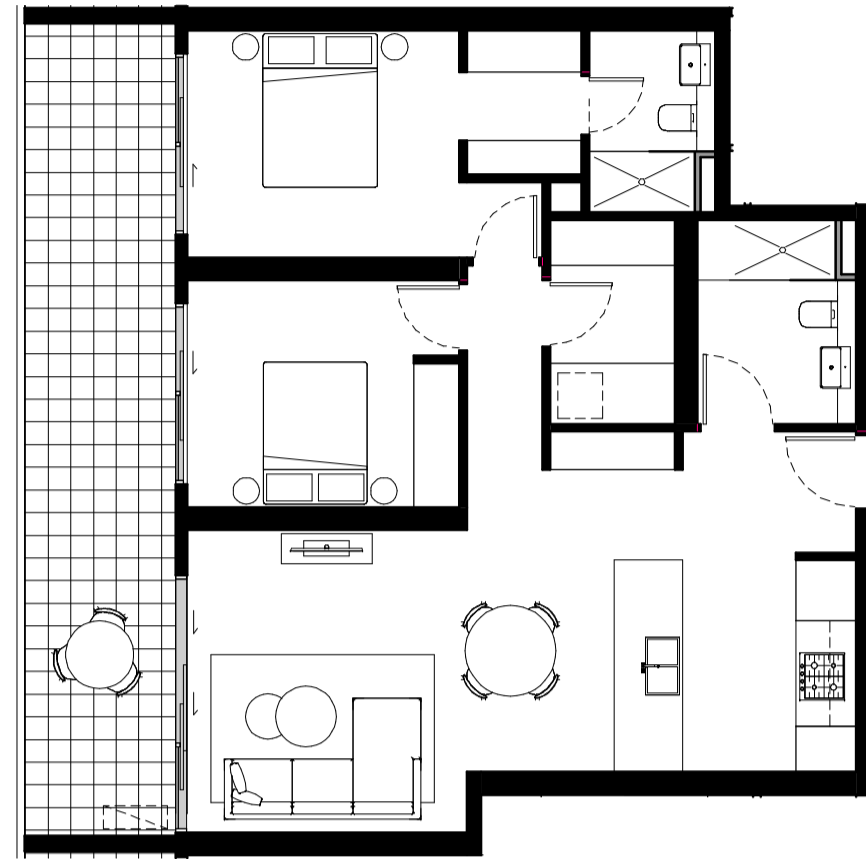
Drawing No. / **TP03.04 C**

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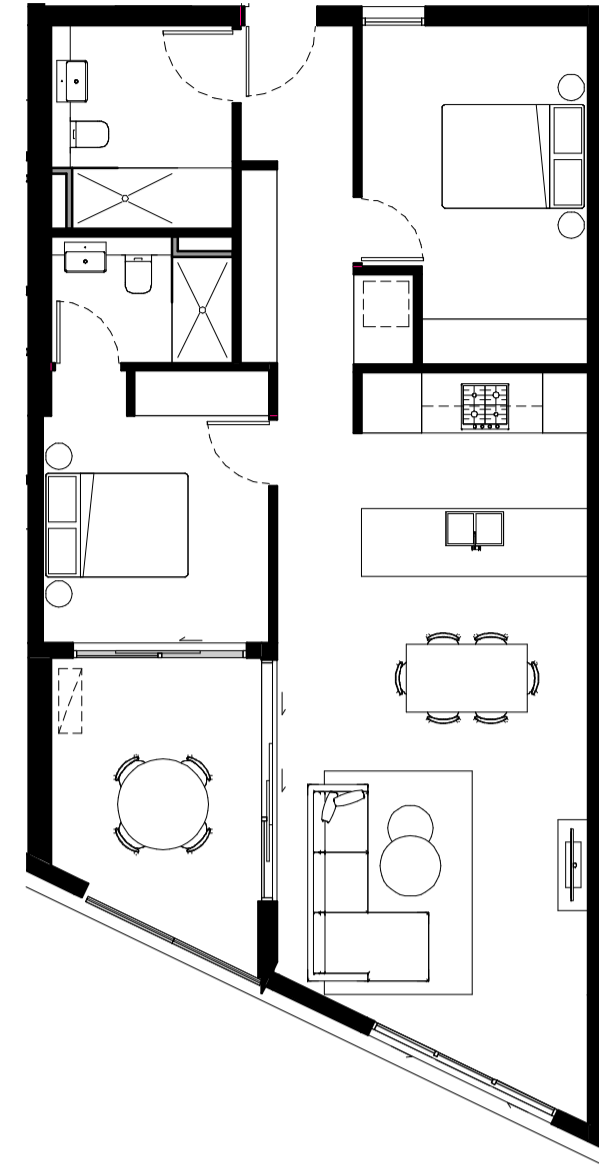
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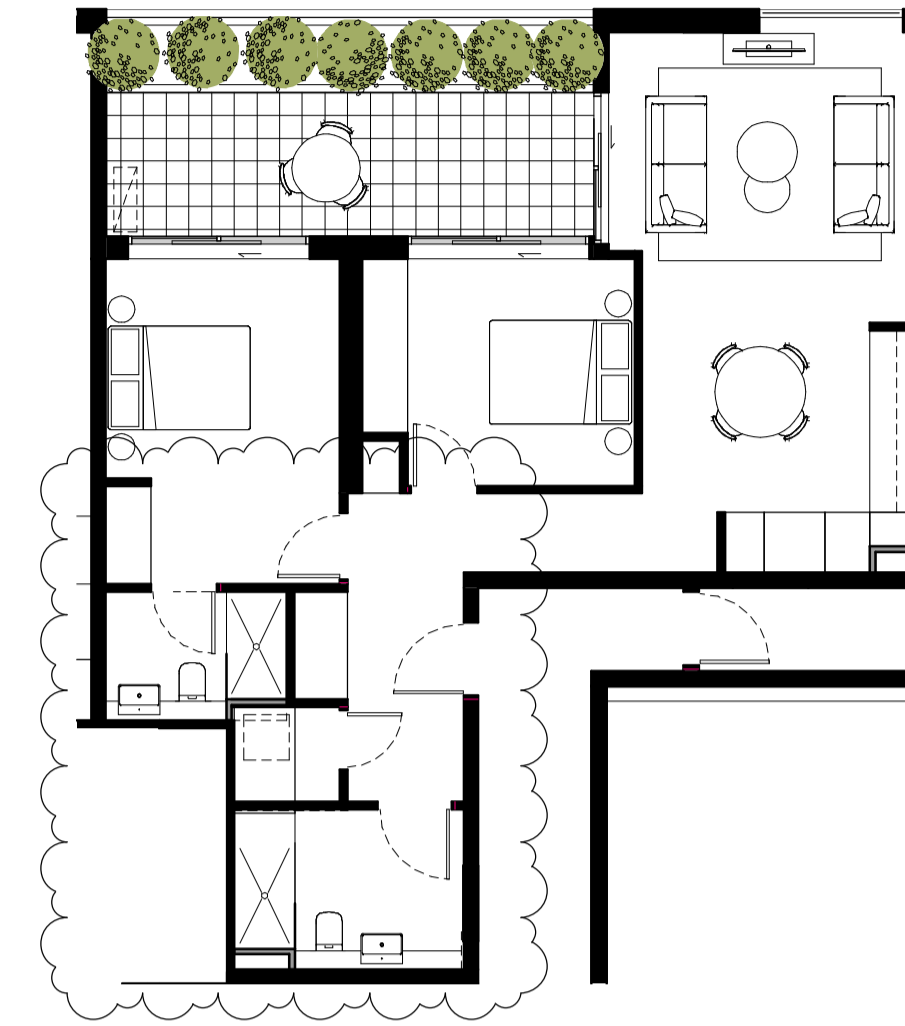
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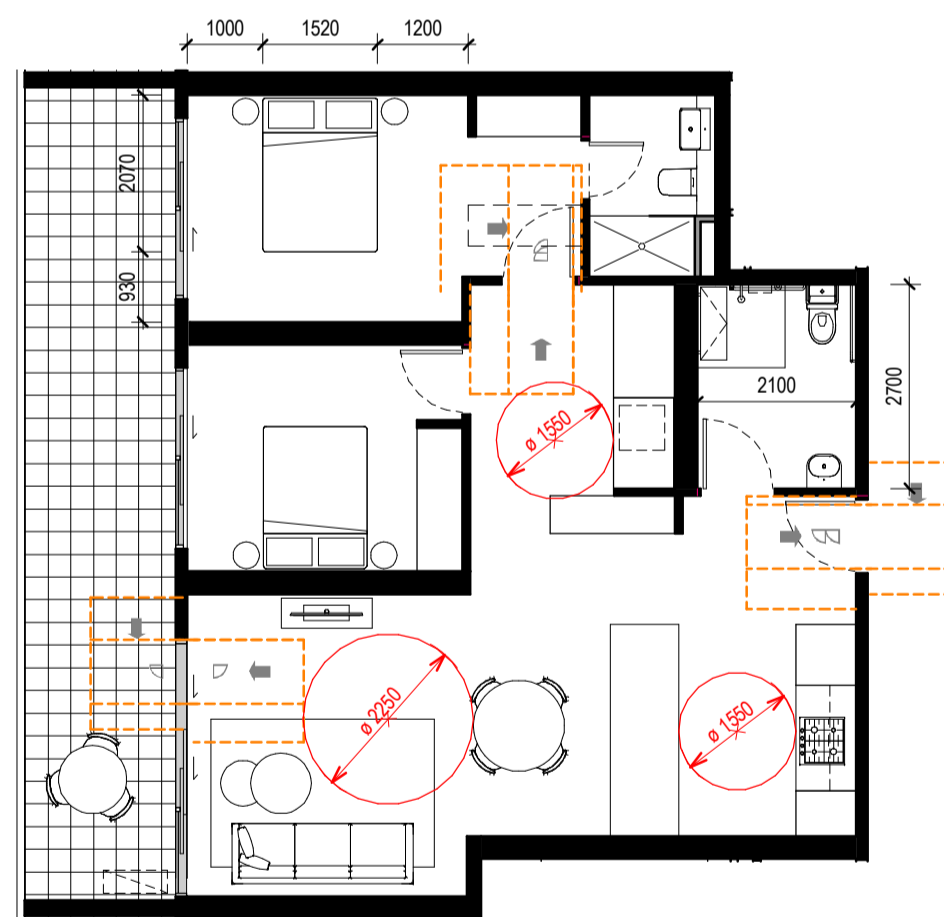
U109, U209, U309 - PRE
ADAPTATION



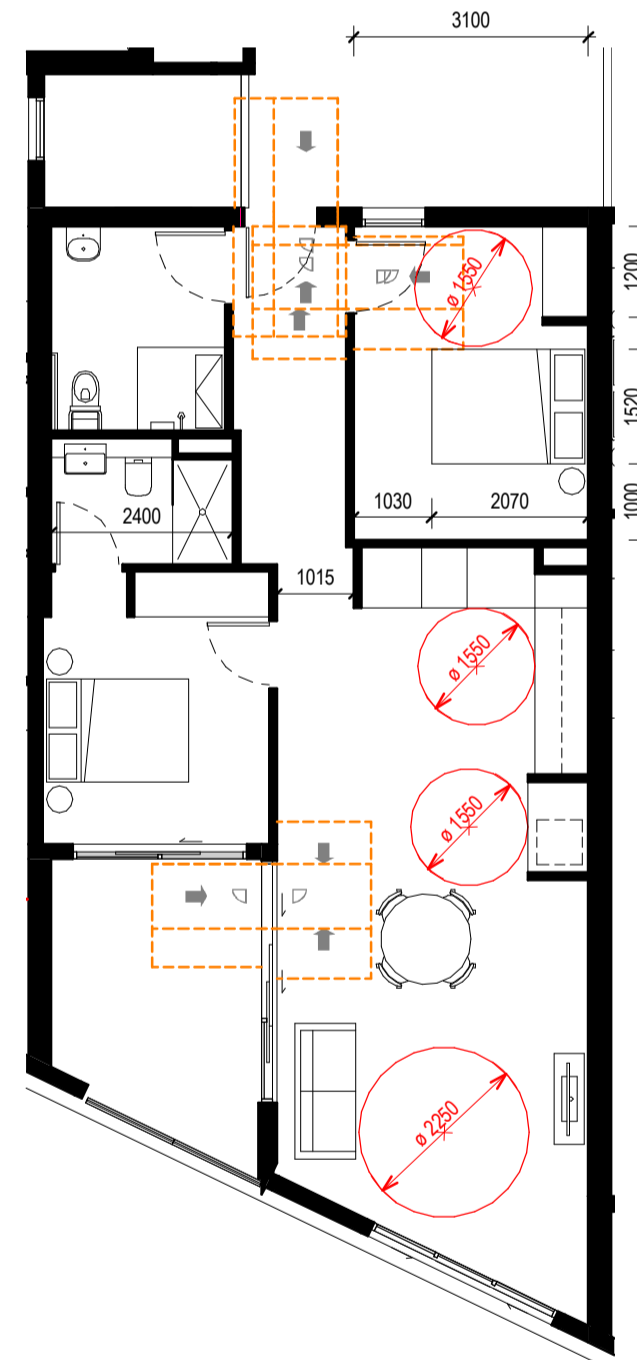
U503, U603 - PRE ADAPTATION



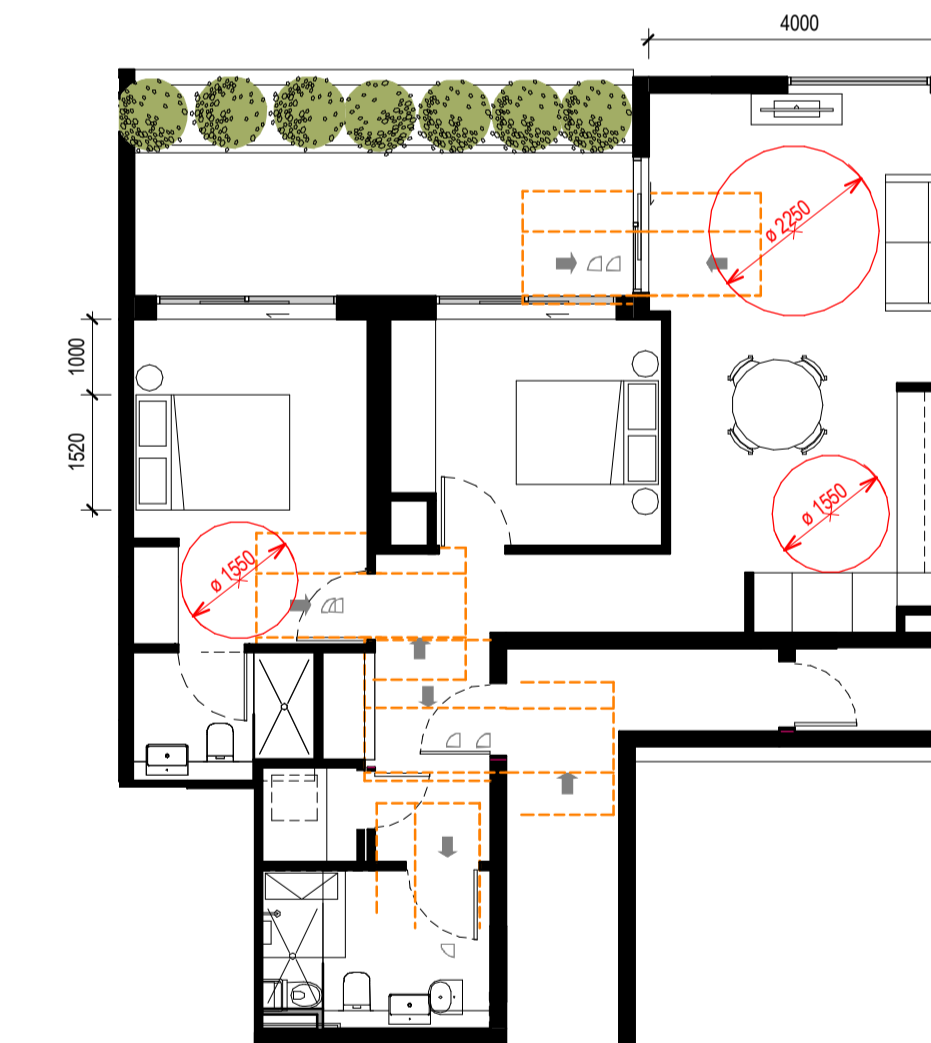
U409, U509 - PRE ADAPTATION



U109, U209, U309 - POST
ADAPTATION



U503, U603 - POST ADAPTATION



U409, U509 - POST ADAPTATION

ADAPTABLE UNITS

10% OF 71 UNITS = 7.1
7 ADAPTABLE UNITS PROVIDED

U109, U209, U309, U503, U603, U409,
U509

LHA UNITS (See Floor Plans TP1.10-TP01.16)

20% OF 71 UNITS = 14.2
15 LHA UNITS PROVIDED

U213, U313, U112, U212, U312
U111, U 211, U311, U106, U206, U306,
U105, U205, U305, U607

RFI Response

Revisions			
P2	12.02.2020	s4.55 Submission review	
P3	24.02.2020	s4.55 Submission	
A	25.06.2020	s4.55 Submission RFI Response	
B	15.04.2021	FOR REVIEW	
C	07.05.2021	s4.55 Submission	

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Project / **2 DELMAR PARADE**

Drawing / **ADAPTABLE & LHA PLANS**

Project No / **219132**

Date / **07.05.2021**

Author / **PN**

Scale: @ A1 / **1 : 100**

Drawing No. / **TP06.01 C**

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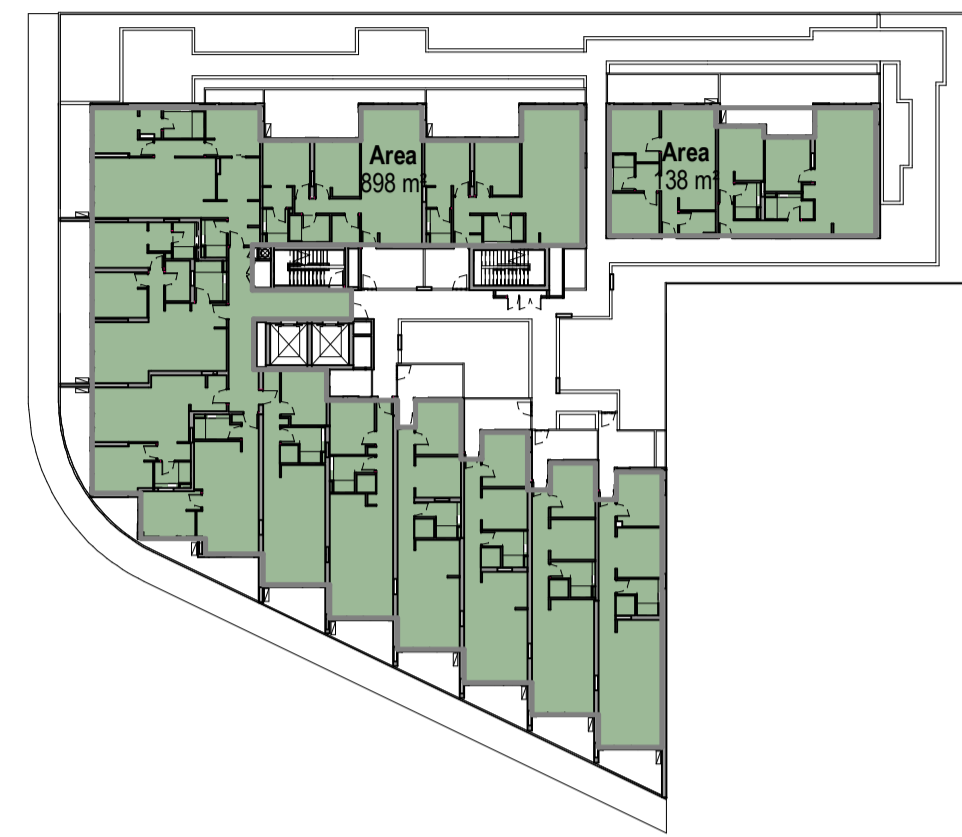
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GROUND LEVEL



LEVEL 1



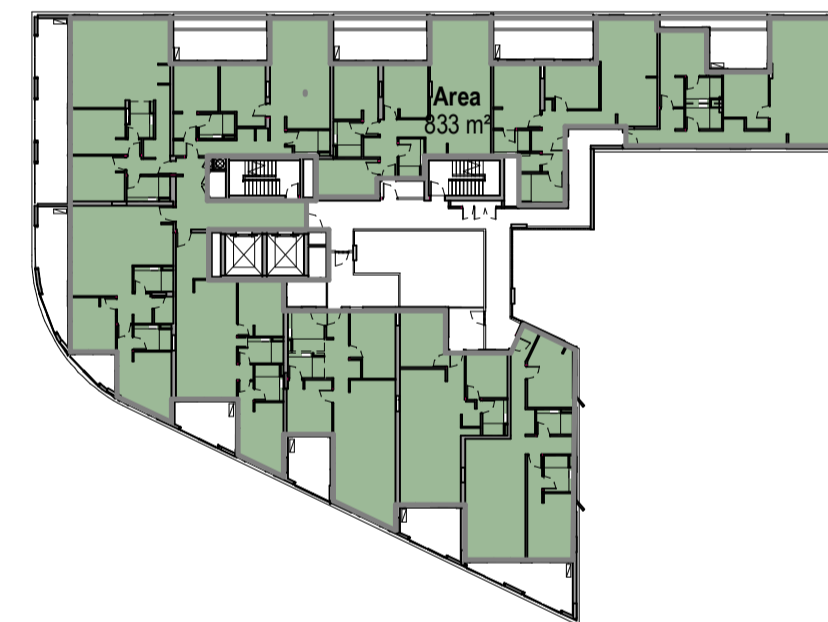
LEVEL 2



LEVEL 3



LEVEL 4



LEVEL 5



LEVEL 6

Site Area	Permissible FSR	Permissible GFA
3276 m ²	6.4	10483 m ²

Gross Floor Area	
Level	Area
GROUND LEVEL	682 m ²
GROUND LEVEL	12 m ²
LEVEL 1	898 m ²
LEVEL 1	138 m ²
LEVEL 2	1037 m ²
LEVEL 3	1037 m ²
LEVEL 4	883 m ²
LEVEL 5	833 m ²
LEVEL 6	824 m ²
	6344 m ²
	FSR = 3.08 : 1

RFI Response

Revisions			
P5	12.02.2020	s4.55 Submission review	
P6	24.02.2020	s4.55 Submission	
A	25.06.2020	s4.55 Submission RFI Response	
B	15.04.2021	FOR REVIEW	
C	07.05.2021	s4.55 Submission	

Project / **2 DELMAR PARADE**

Drawing / **GFA PLANS**

Project No. / **219132** Date / **07.05.2021** Author / **RIC**

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Drawing No. / **TP08.15 C**

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LEVEL	APARTMENTS							TOTAL UNITS
	No. STUDIO	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	0	0	0	0	0	0
BASEMENT 1	0	0	0	0	0	0	0	0
GROUND LEVEL	0	0	0	0	0	0	0	0
LEVEL 1	0	5	4	5	0	0	0	14
LEVEL 2	0	5	4	5	0	0	0	14
LEVEL 3	0	5	4	5	0	0	0	14
LEVEL 4	0	0	0	7	1	2	0	10
LEVEL 5	0	0	1	8	1	0	0	10
LEVEL 6	0	0	1	5	0	2	1	9
ROOF LEVEL	0	0	0	0	0	0	0	0
	0	15	14	35	2	4	1	71

DEVELOPMENT SUMMARY MIX							
STUDIOS	1 BED	1 BED PLUS	2 BED	2 BED PLUS	3 BED	3 BED PLUS	TOTAL
0.0%	15.5%	15.5%	49.1%	6.4%	9.1%	4.5%	100%

LEVEL	CARPARKS				Carwash	Motorbike/ Scooter Park	Bicycle Parks	Stores
	Residential	Visitor	Retail	Total				
BASEMENT 2	56	0	0	56	0	0	37	53
BASEMENT 1	27	14	7	47	0	0	45	39
GROUND LEVEL	0	0	10	10	0	0	4	0
	83	14	17	113	0	0	86	92

DCP:	57	15	17	89
-------------	----	----	----	----

APPROVED DA:	79	16	14	109
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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 (.2 spaces per 100m² GLFA)

RFI Response

Revisions	
B	16.07.2020 s4.55 Submission RFI Response
C	04.08.2020 s4.55 Submission RFI Response
D	07.08.2020 s4.55 Submission RFI Response
E	15.04.2021 FOR REVIEW
F	07.05.2021 s4.55 Submission

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Project **2 DELMAR PARADE**

Drawing **DEVELOPMENT SUMMARY**

Project No. **219132** Date **07.05.2021** Author **RIC**

Scale: @ A1

Drawing No. **TP10.01 F**

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