

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
TP04.01	SHADOW ANALYSIS - VIEWS FROM SUN	C
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			
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

7/05/2021 5:29:26 PM

Project / **2 DELMAR PARADE**

Drawing / **COVER SHEET**

Project No. / **219132**

Date / **07.05.2021**

Author / **SJ**

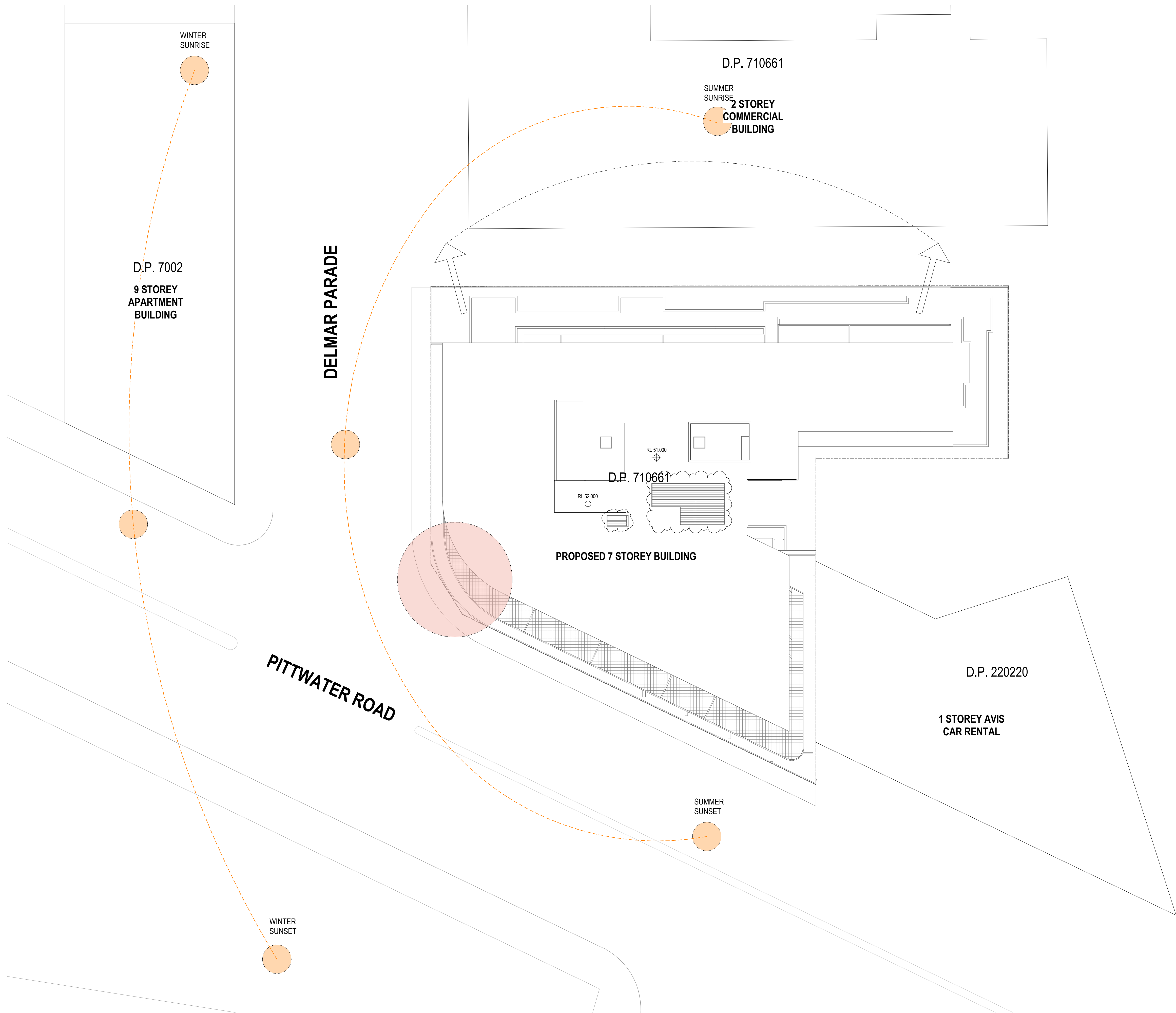
Scale: @ A1/

Drawing No. / **TP00.00 C**


rothelowman


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

2 Delmar Pde
Dee Why, NSW
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



LEGEND

 PROMINENT VIEW

 ARTICULATED CORNER

RFI Response

Revisions	P3	12.02.2020	s4.55 Submission review
	P4	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

7/05/2021 5:29:35 PM

Project **2 DELMAR PARADE**

2 Delmar Pde
Dee Why, NSW

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

Drawing **SITE ANALYSIS -
PROPOSED PLAN**

Project No **219132**

Date **07.05.2021**

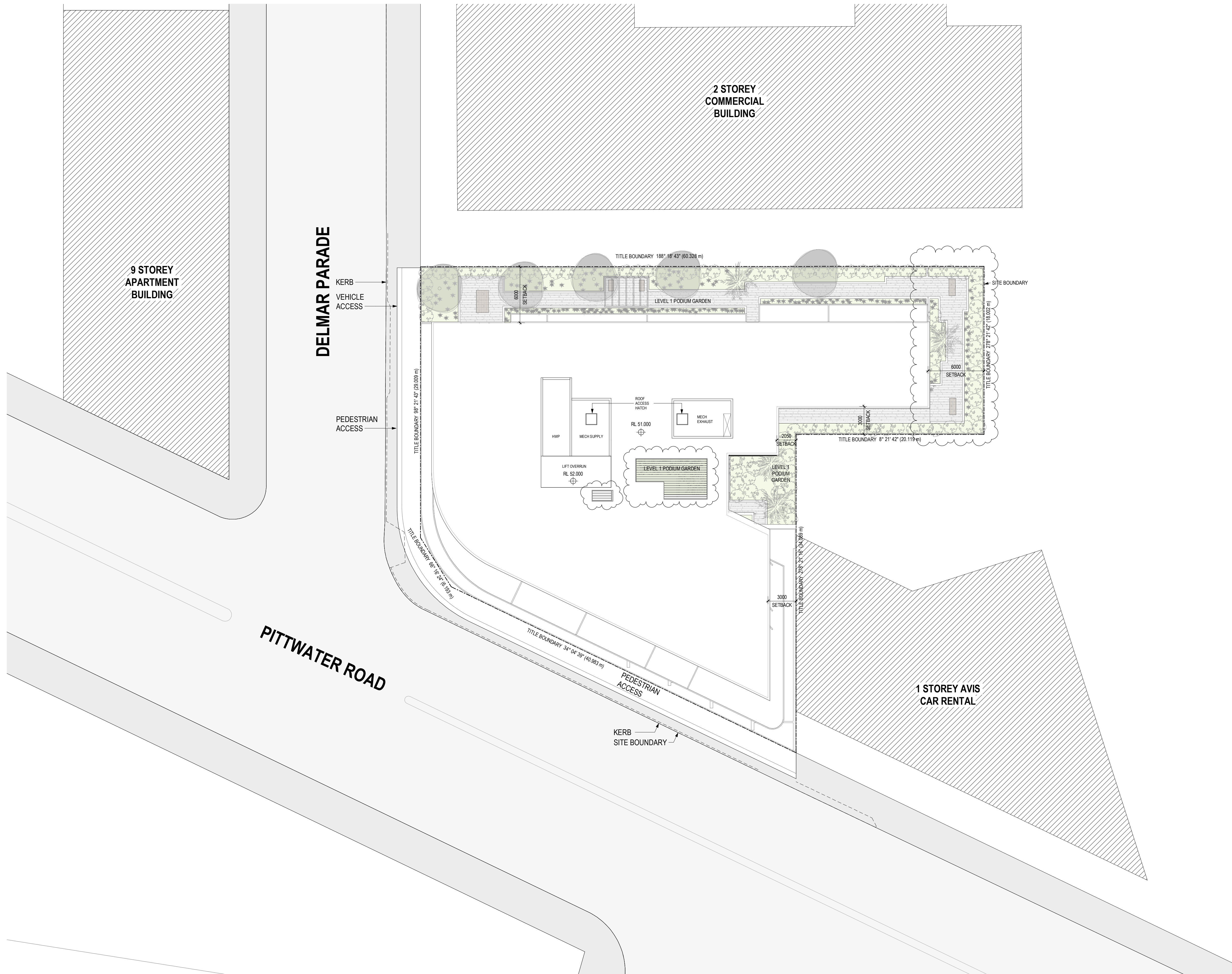
Author **SJ**

Scale: @ A1 **1 : 200**

Drawing No. **TP01.03 C**

rothelowman

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



RFI Response

Revisions			
P3	12.02.2020	s4.55 Submission review	
P4	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	

7/05/2021 5:29:43 PM

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

2 Delmar Pde
Dee Why, NSW

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

rothelowman

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



LEVEL 1

COMMUNAL OPEN SPACE
587 m²

RFI Response

Revisions	P3	12.02.2020	s4.55 Submission review
	P4	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

7/05/2021 5:29:48 PM

Project 2 DELMAR PARADE

Drawing COMMUNAL / LANDSCAPE PLAN

Project No 219132

Date 07.05.2021

Author SJ

Scale: @ A1 1 : 200

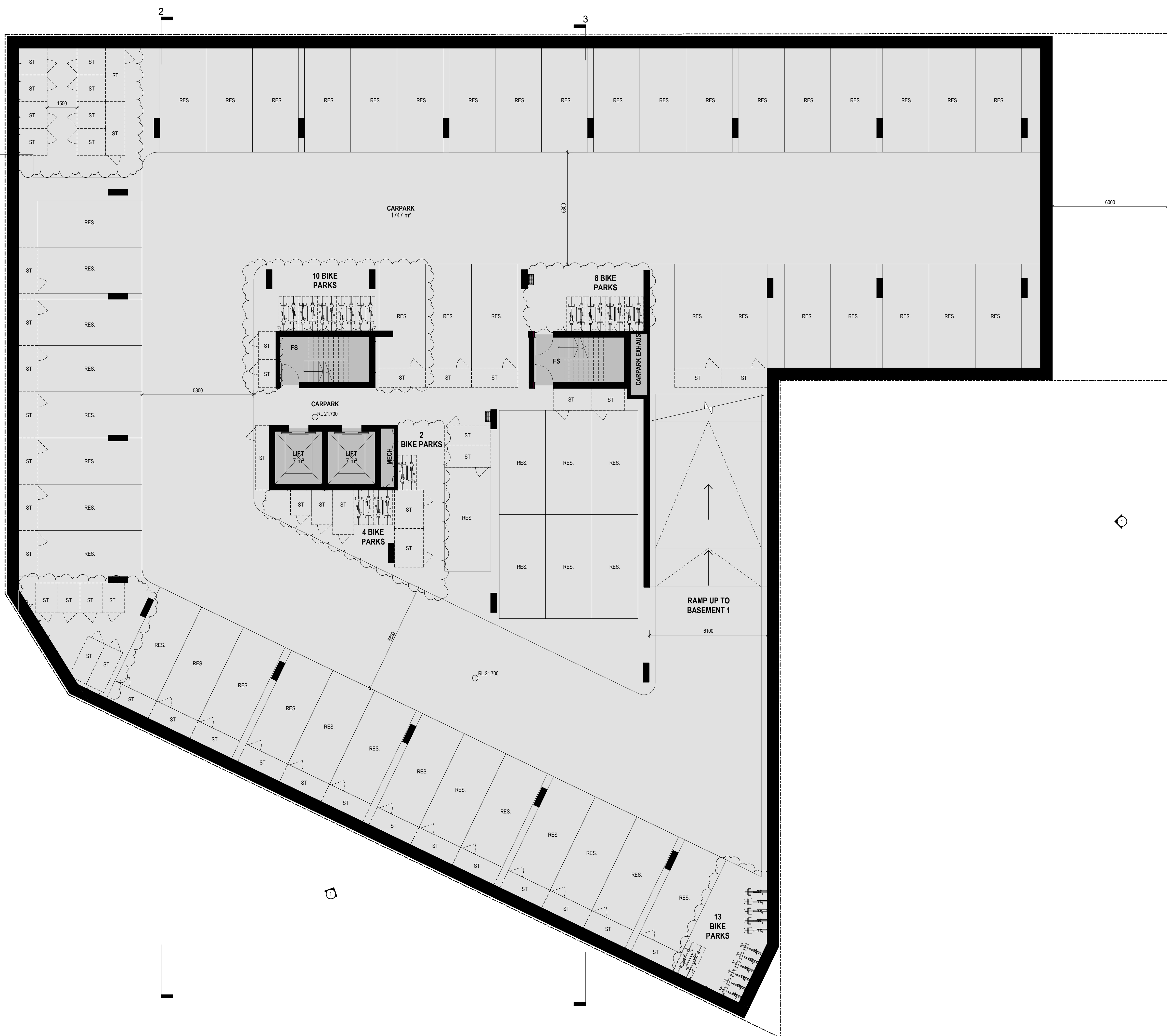
Drawing No. TP01.06 C

2 Delmar Pde
Dee Why, NSW
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



rothelowman

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



RFI Response

Revisions	A	25.06.2020	s4.55 Submission RFI Response
	B	04.08.2020	s4.55 Submission RFI Response
	C	07.08.2020	s4.55 Submission RFI Response
	D	15.04.2021	FOR REVIEW
	E	07.05.2021	s4.55 Submission

7/05/2021 5:29:55 PM

Project / **2 DELMAR PARADE**

Drawing / **BASEMENT LEVEL 2**

Project No. / **219132**

Date / **07.05.2021**

Author / **RIC**

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

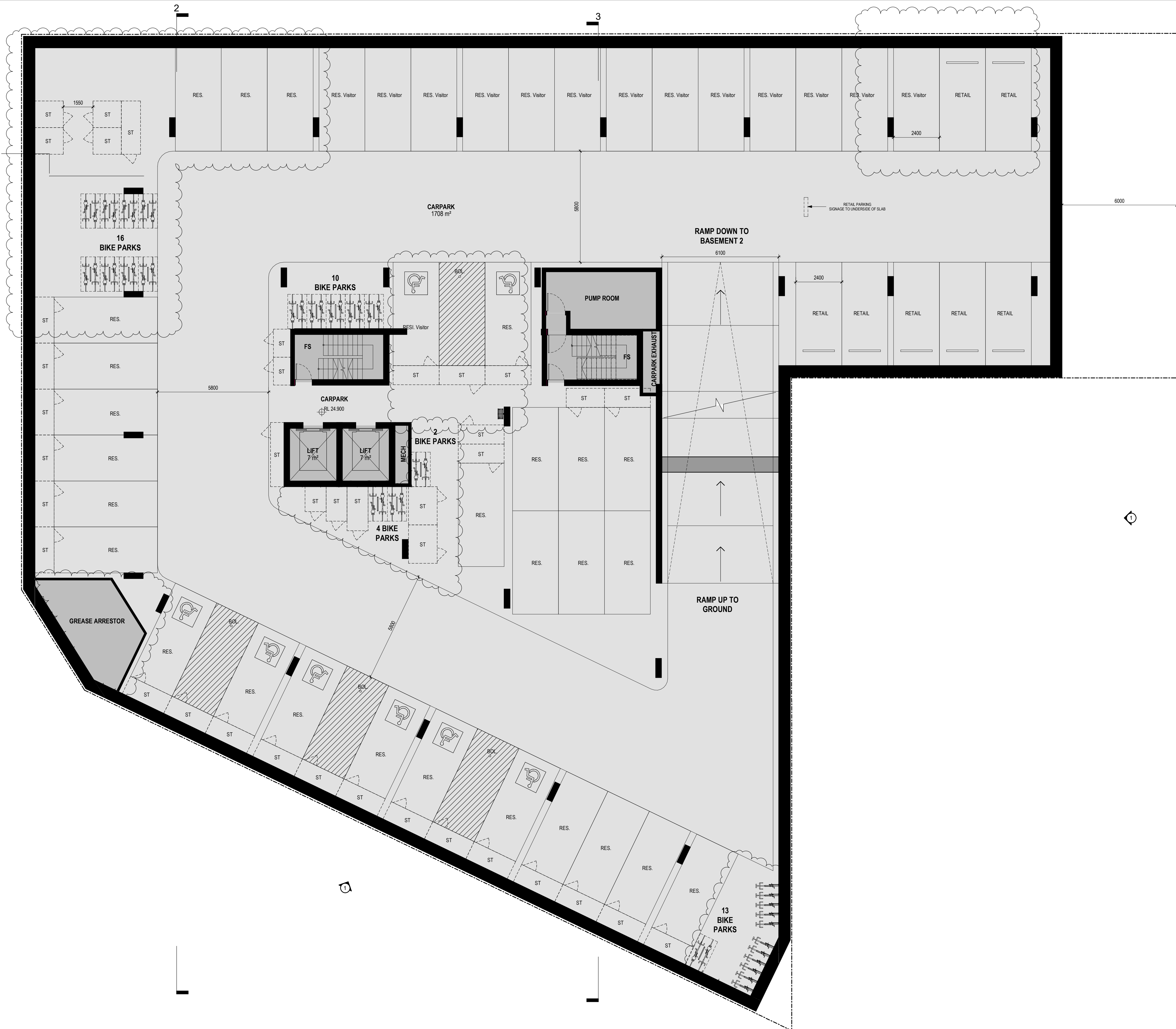
Drawing No. / **TP01.08 E**

2 Delmar Pde
Dee Why, NSW

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

rothelowman

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



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

7/05/2021 5:30:01 PM

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**

2 Delmar Pde
Dee Why, NSW

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

rothelowman

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

DELMAR PARADE



RFI Response

Revisions	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
	G	02.08.2021	s4.55 Submission RFI Response

1/08/2021 7:17:09 PM

Project 2 DELMAR PARADE

Drawing GROUND LEVEL

Project No 219132

Date 02.08.2021

Author BR

Scale: @ A1 1 : 100

Drawing No. TP01.10 G

rothelowman

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

2 Delmar Pde
Dee Why, NSW
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



RFI Response

Revisions	P10	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 / LEVEL 1

Project No / 219132

Date / 07.05.2021

Author / RIC

Scale: @ A1 / 1 : 100

Drawing No. / TP01.11 D

rothelowman

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

2 Delmar Pde
Dee Why, NSW
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



RFI Response

Revisions	P9	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

7/05/2021 5:30:37 PM

Project / 2 DELMAR PARADE

Drawing / LEVEL 2

Project No / 219132

Date / 07.05.2021

Author / BR

Scale: @ A1 / 1 : 100

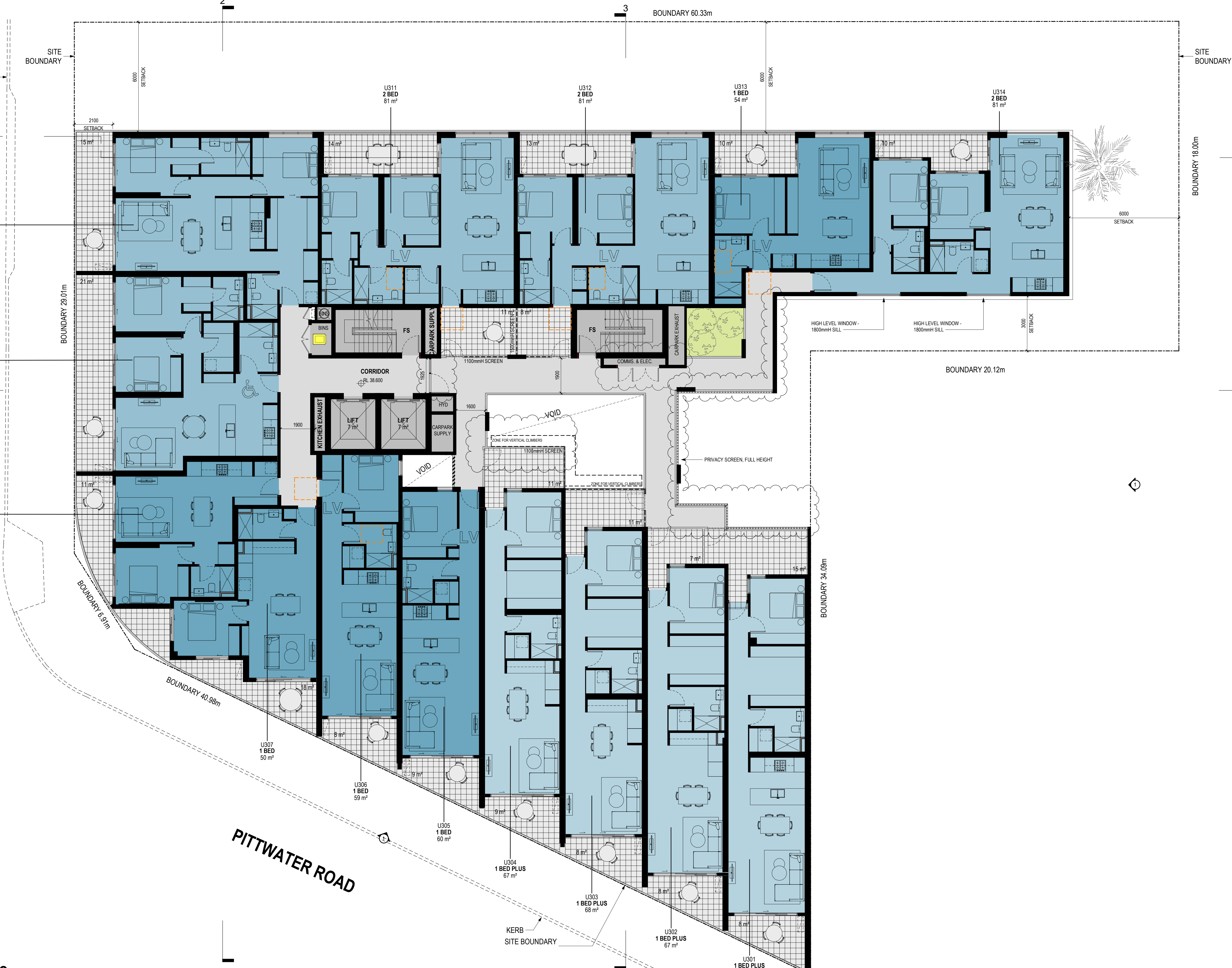
Drawing No. / TP01.12 D

rothelowman

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

2 Delmar Pde
Dee Why, NSW
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



RFI Response

Revisions	P9	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

7/05/2021 5:30:47 PM

Project / 2 DELMAR PARADE

Drawing / LEVEL 3

Project No / 219132

Date / 07.05.2021

Author / SJ

Scale: @ A1 / 1 : 100

Drawing No. / TP01.13 D

2 Delmar Pde
Dee Why, NSW

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

rothelowman

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

DELMAR PARADE



RFI Response

Revisions	P10	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

7/05/2021 5:30:58 PM

Project / 2 DELMAR PARADE

Drawing / LEVEL 4

Project No / 219132

Date / 07.05.2021

Author / RIC

Scale: @ A1 / 1 : 100

Drawing No. / TP01.14 D

2 Delmar Pde
Dee Why, NSW

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

rothelowman

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

DELMAR PARADE



RFI Response

Revisions	P10	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

7/05/2021 5:31:09 PM

Project / 2 DELMAR PARADE

Drawing / LEVEL 5

Project No / 219132

Date / 07.05.2021

Author / SJ

Scale: @ A1 / 1 : 100

Drawing No. / TP01.15 D

2 Delmar Pde
Dee Why, NSW

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

rothelowman

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

DELMAR PARADE



RFI Response

Revisions	P9	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

10/05/2021 10:11:07 AM

Project / **2 DELMAR PARADE**

Drawing / **LEVEL 6**

Project No / **219132**

Date / **07.05.2021**

Author / **SJ**

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

Drawing No. / **TP01.16 D**

2 Delmar Pde
Dee Why, NSW

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

rothelowman

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

DELMAR PARADE

SITE BOUNDARY

KERB

SITE BOUNDARY

BOUNDARY 29.01m

1400 SETBACK

BOUNDARY 6.91m

BOUNDARY 40.99m

PITTWATER ROAD

KERB
SITE BOUNDARY

BOUNDARY 60.33m

6000 SETBACK

SITE BOUNDARY

BOUNDARY 18.00m

1

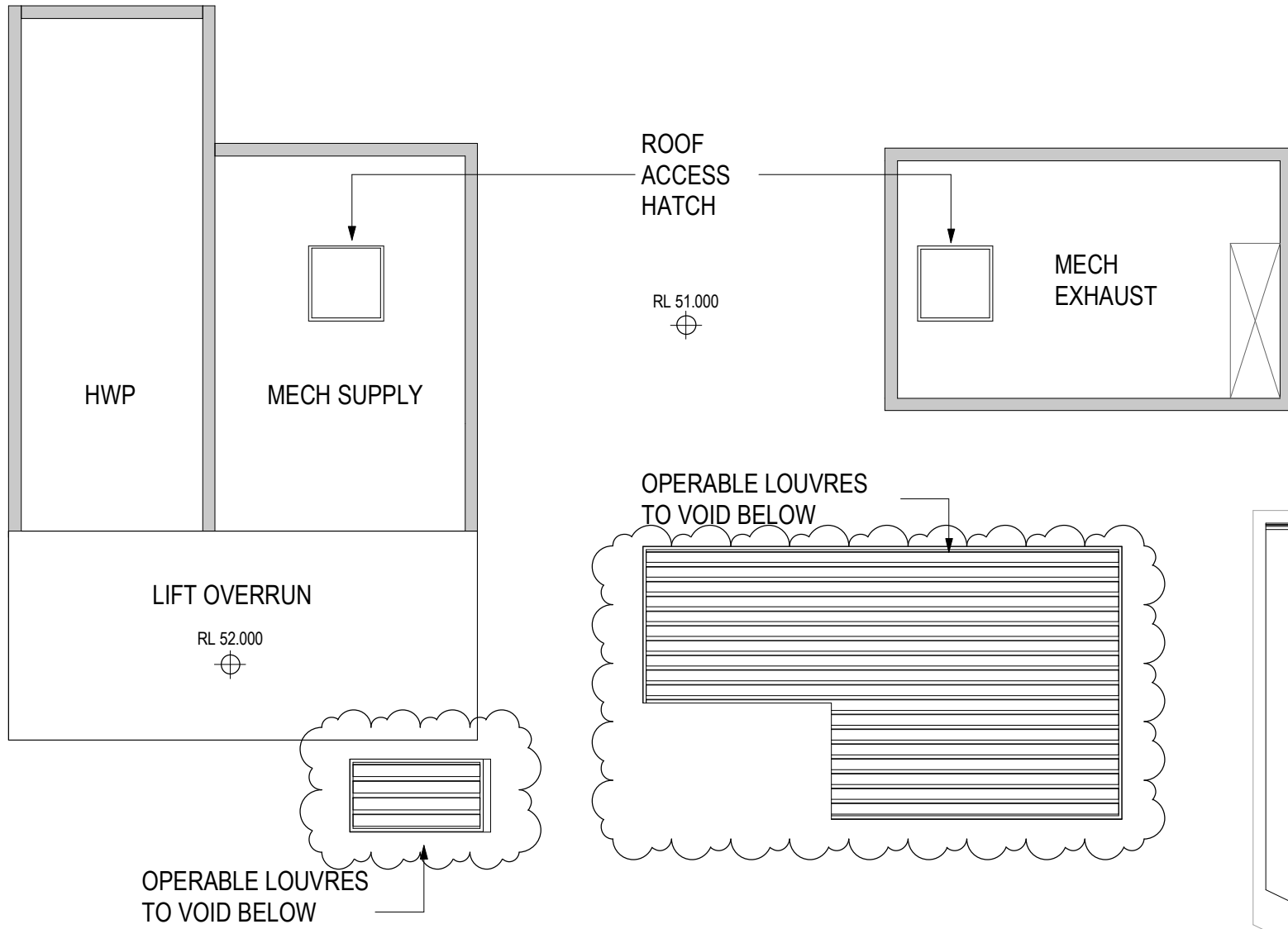
BOUNDARY 20.12m

3000 SETBACK

1850 SETBACK

BOUNDARY 34.09m

3000 SETBACK



RFI Response

Revisions	P8	12.02.2020	s4.55 Submission review
	P9	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

7/05/2021 5:31:23 PM

Project **2 DELMAR PARADE**

Drawing **ROOF LEVEL**

Project No **219132**

Date **07.05.2021**

Author **BR**

Scale: @ A1 **1 : 100**

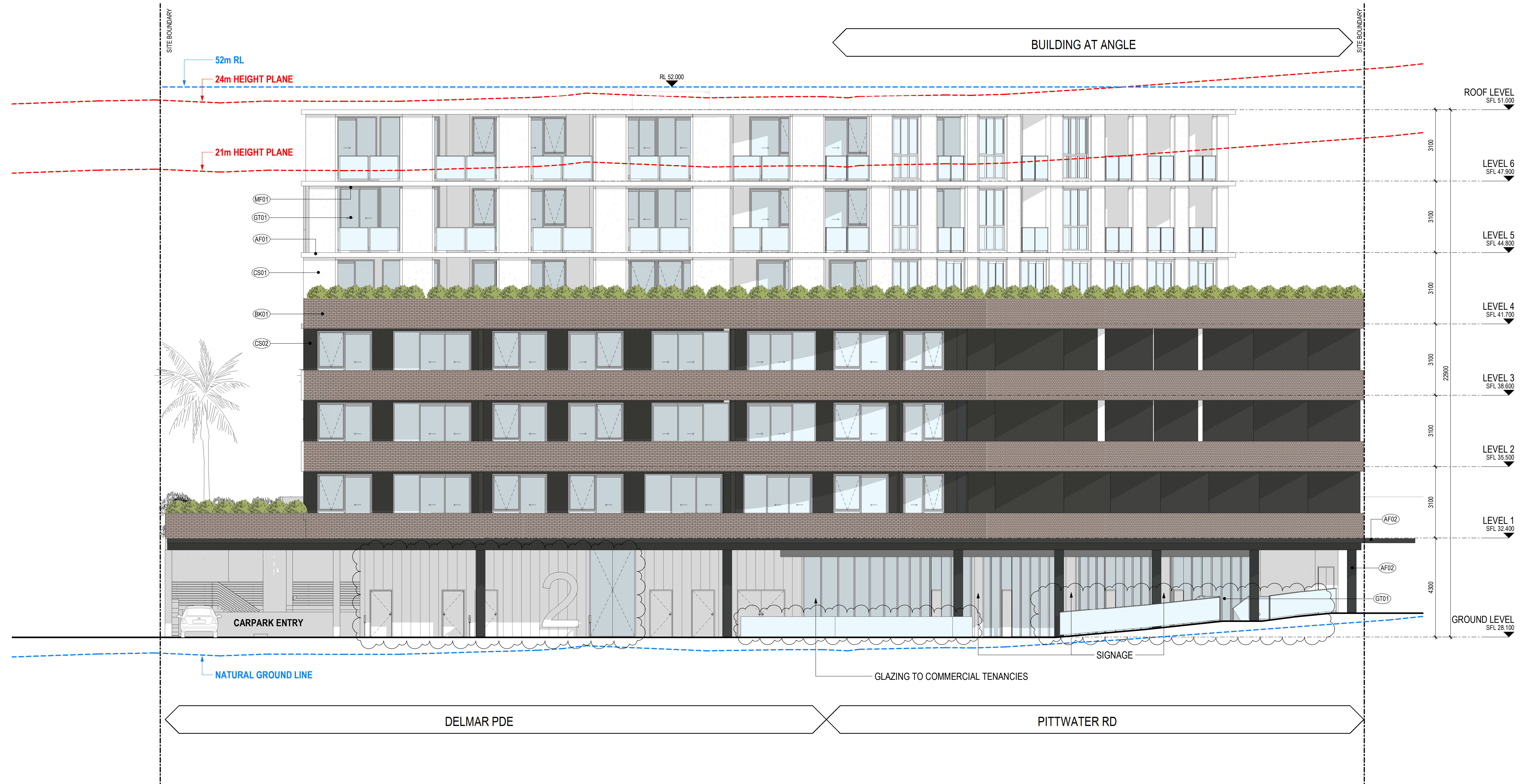
Drawing No. **TP01.17 C**

2 Delmar Pde
Dee Why, NSW

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

rothelowman

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



RFI Response

Revisions			
P3	24.02.2020	s4.55 Submission	
A	25.06.2020	s4.55 Submission RFI Response	
B	16.07.2020	s4.55 Submission RFI Response	
C	15.04.2021	FOR REVIEW	
D	07.05.2021	s4.55 Submission	

7/05/2021 5:34:18 PM

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

FINISHES	
REFER TO MATERIAL SELECTIONS FOR DESCRIPTION AND COLOUR	
(AF01)	APPLIED FINISH TYPE 01
(AF02)	APPLIED FINISH TYPE 02
(AF03)	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
(TMD4)	TIMBER-LOOK COMPOSITE PANEL

Project **2 DELMAR PARADE**

2 Delmar Pde
Dee Why, NSW

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

Drawing **SITE ELEVATIONS - NORTH**

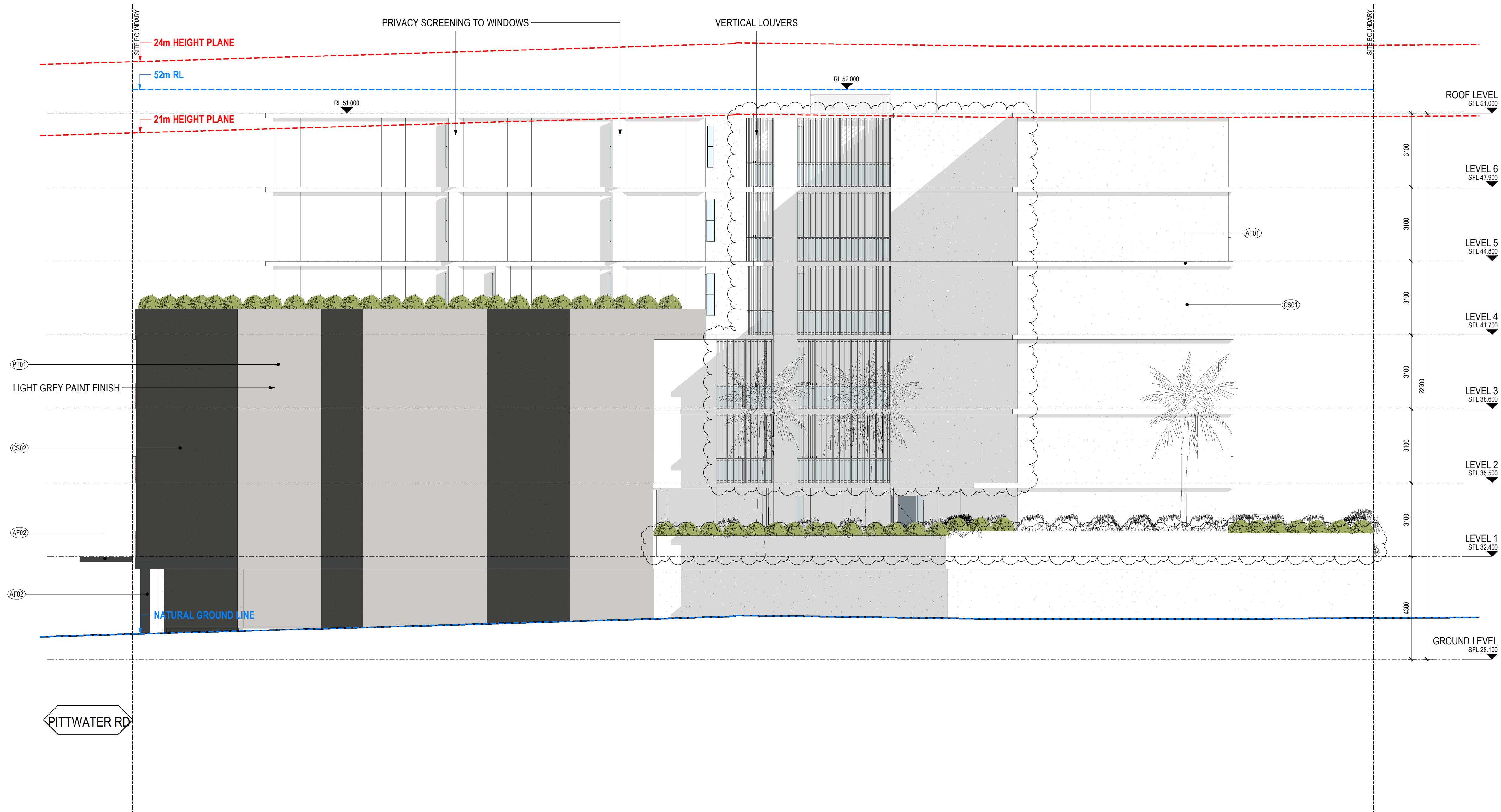
Project No **219132** Date **07.05.2021** Author **BR**

Scale: @ A1 **1 : 100**

Drawing No. **TP02.05 D**

rothelowman

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



RFI Response

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

7/05/2021 5:31:36 PM

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
(AF03)	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
(TMD4)	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**

rothelowman

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

2 Delmar Pde
Dee Why, NSW
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

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

7/05/2021 5:31:54 PM

SYMBOL LEGEND:

GENERAL	DOOR TAG:
(U101.01)	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
(AF03)	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
(TM04)	TIMBER-LOOK COMPOSITE PANEL

Project **2 DELMAR PARADE**

Drawing **SITE ELEVATIONS - EAST**

Project No **219132** Date **07.05.2021** Author **BR**

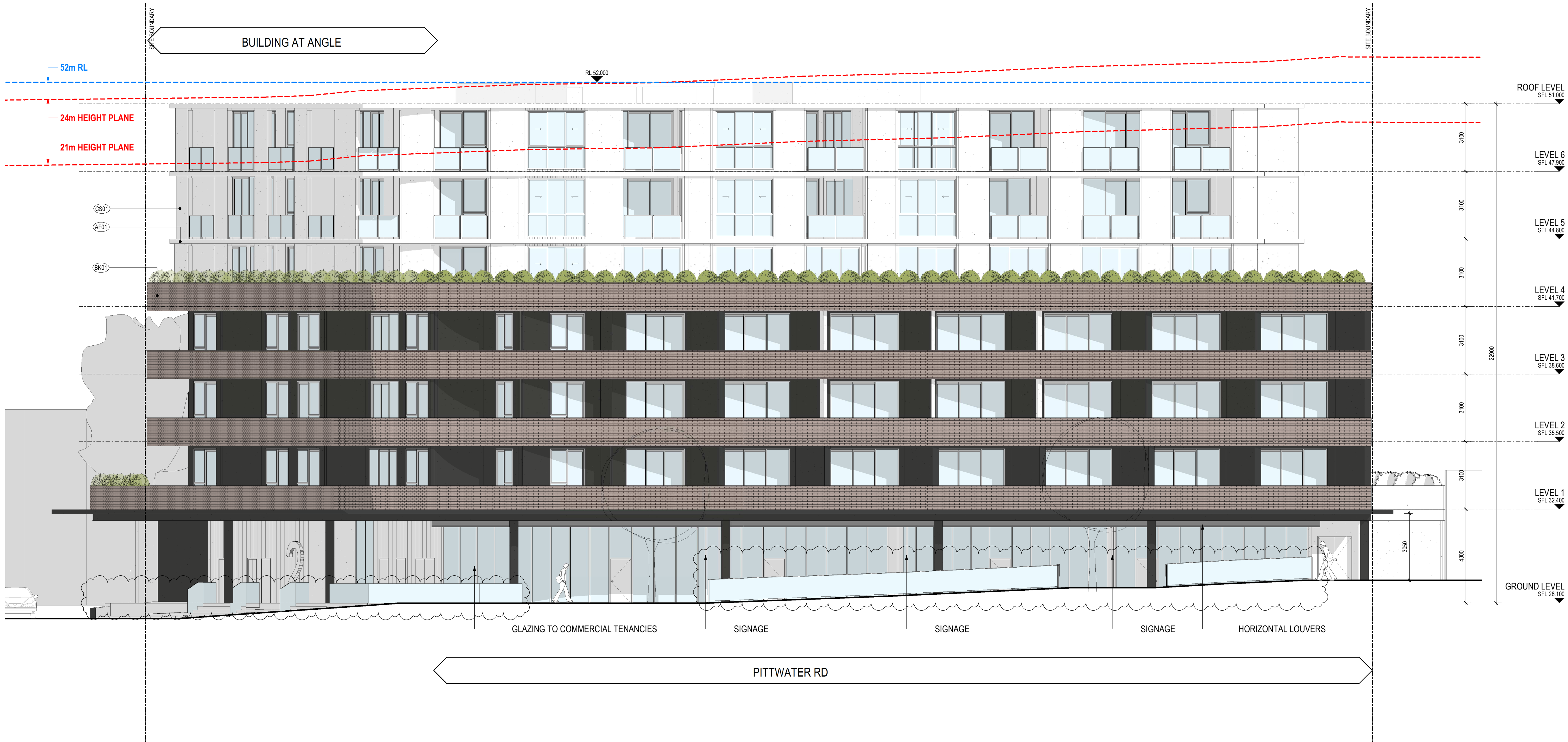
Scale: @ A1 **1 : 100**

Drawing No. **TP02.07 D**

rothelowman

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





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

7/05/2021 5:32:16 PM

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	(GT01)	GLAZING TYPE 01
(AF02)	APPLIED FINISH TYPE 02	(MF01)	METAL FINISH 01
(AF03)	SPANDREL FINISH 01	(PT01)	PAINT FINISH 01
(BK01)	BRICK FINISH TYPE 01	(TMD4)	TIMBER-LOOK COMPOSITE PANEL
(CS01)	CEMENT FINISH 01		
(CS02)	CEMENT FINISH 02		

Project **2 DELMAR PARADE**

Drawing **SITE ELEVATIONS - WEST**

Project No **219132**

Date **07.05.2021**

Author **BR**

Scale: @ A1 **1 : 100**

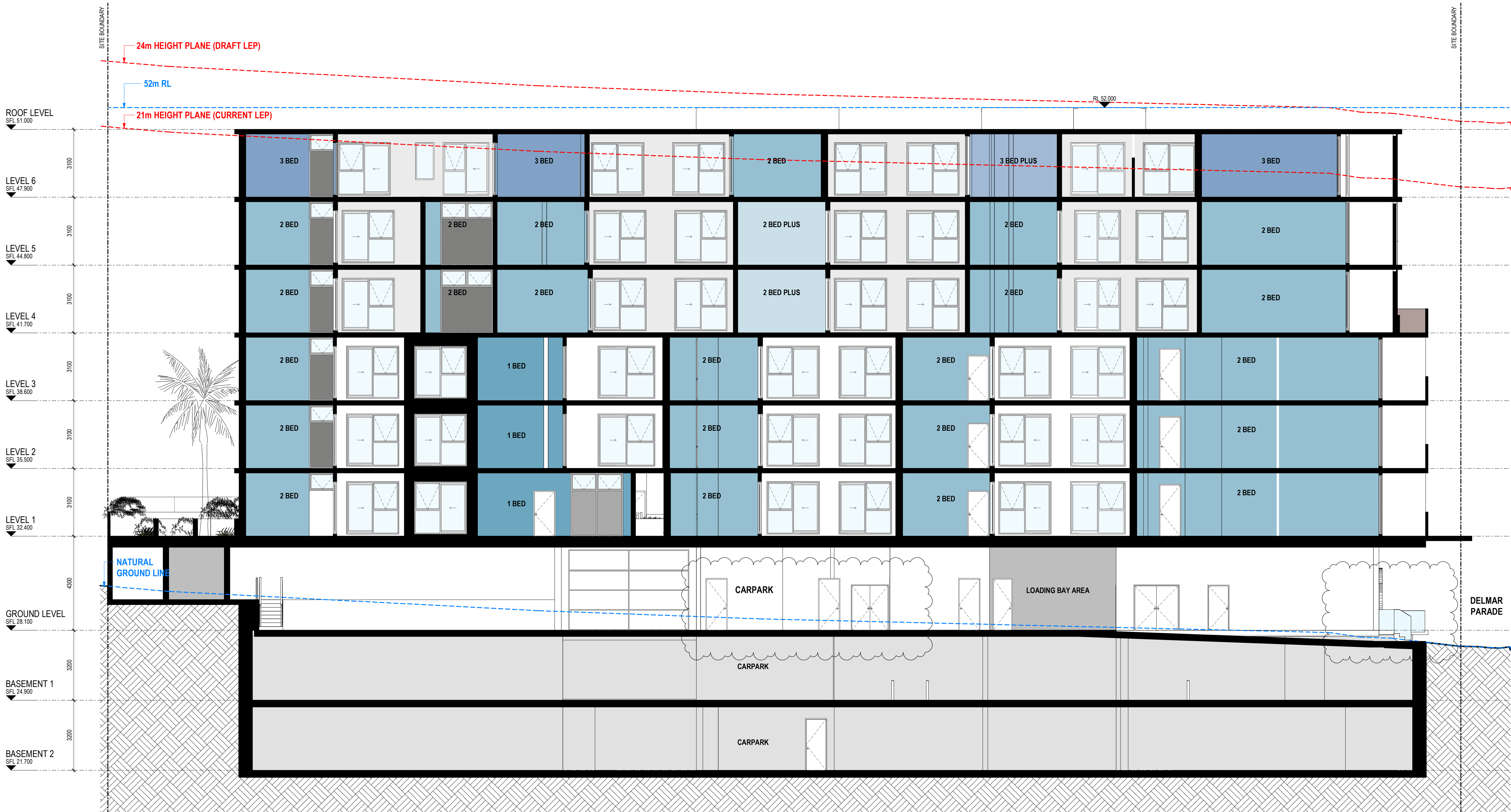
Drawing No. **TP02.08 C**

2 Delmar Pde
Dee Why, NSW

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

rothelowman

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



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

7/05/2021 5:32:28 PM

Project 2 DELMAR PARADE

Drawing SITE SECTION 1

Project No 219132

Date 07.05.2021

Author BR

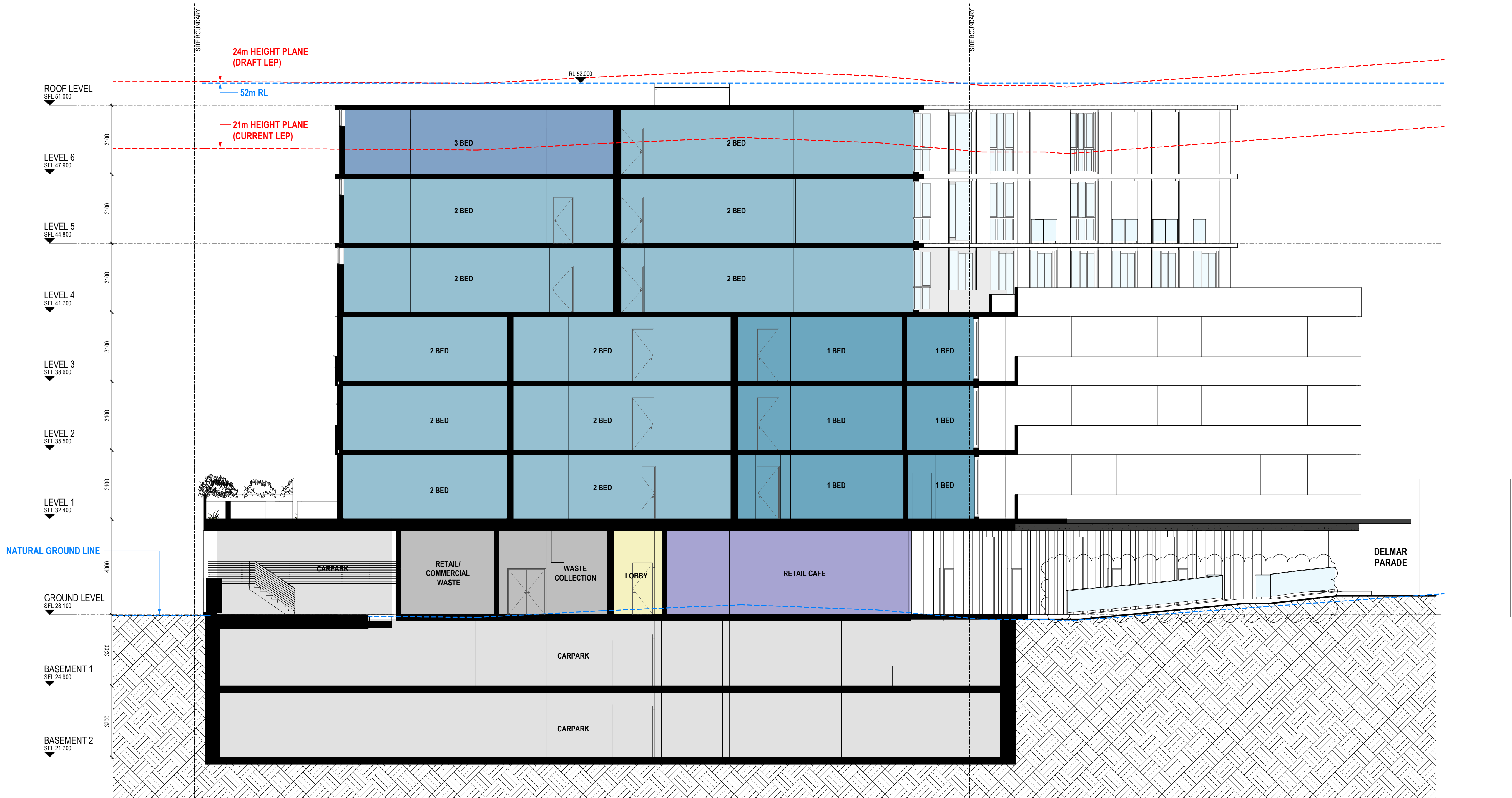
Scale: @ A1 1 : 100

Drawing No. TP03.01 C

rothelowman

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

2 Delmar Pde
Dee Why, NSW
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



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

7/05/2021 5:34:29 PM

Project / 2 DELMAR PARADE

Drawing / SITE SECTION 2

Project No / 219132

Date / 07.05.2021

Author / BR

Scale: @ A1 / 1 : 100

Drawing No. / TP03.02 D

rothelowman

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

2 Delmar Pde
Dee Why, NSW
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

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

7/05/2021 5:34:34 PM

Project **2 DELMAR PARADE**

Drawing **SITE SECTION 3**

Project No **219132**

Date **07.05.2021**

Author **BR**

Scale: @ A1 **1 : 100**

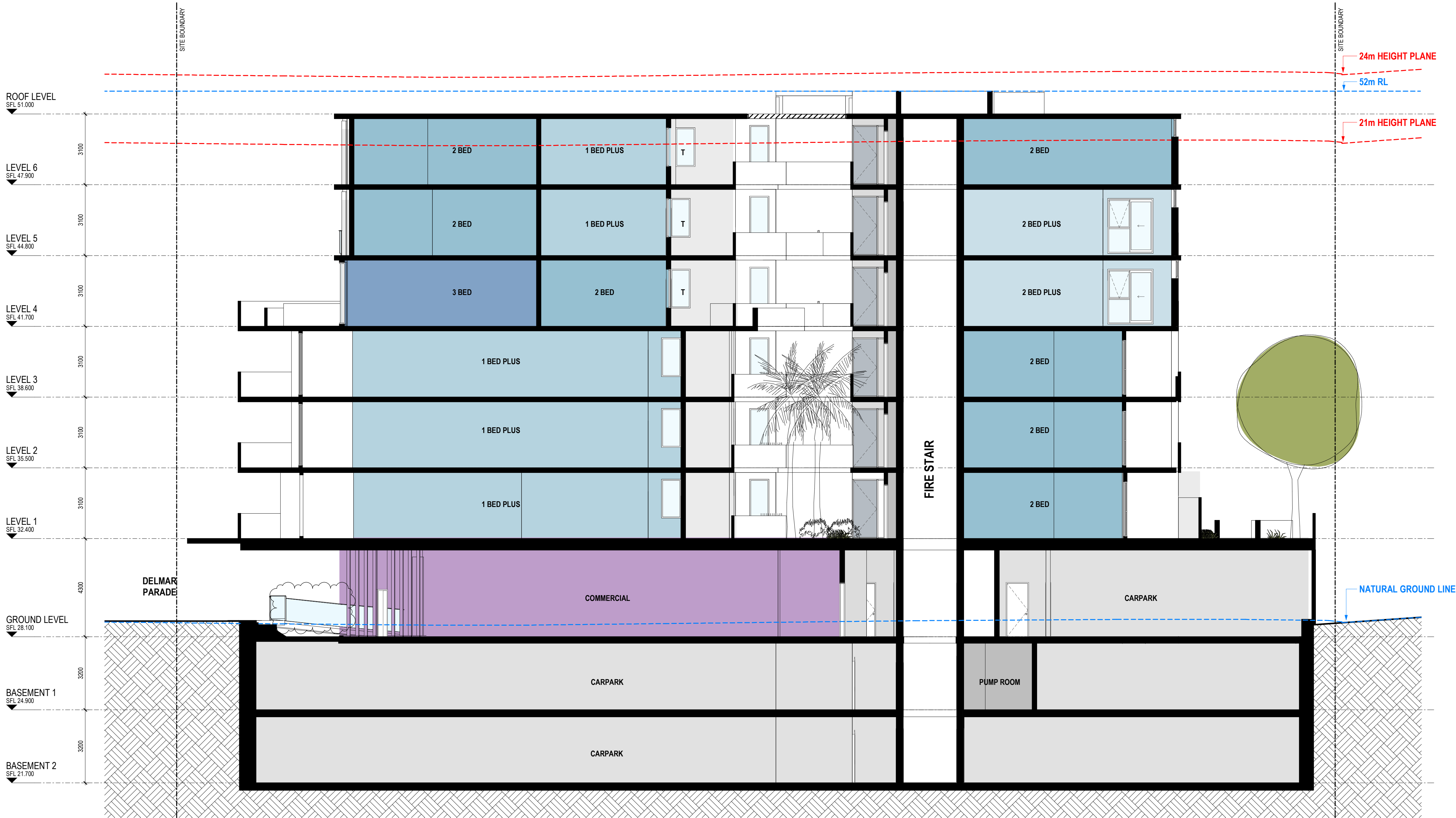
Drawing No. **TP03.03 D**

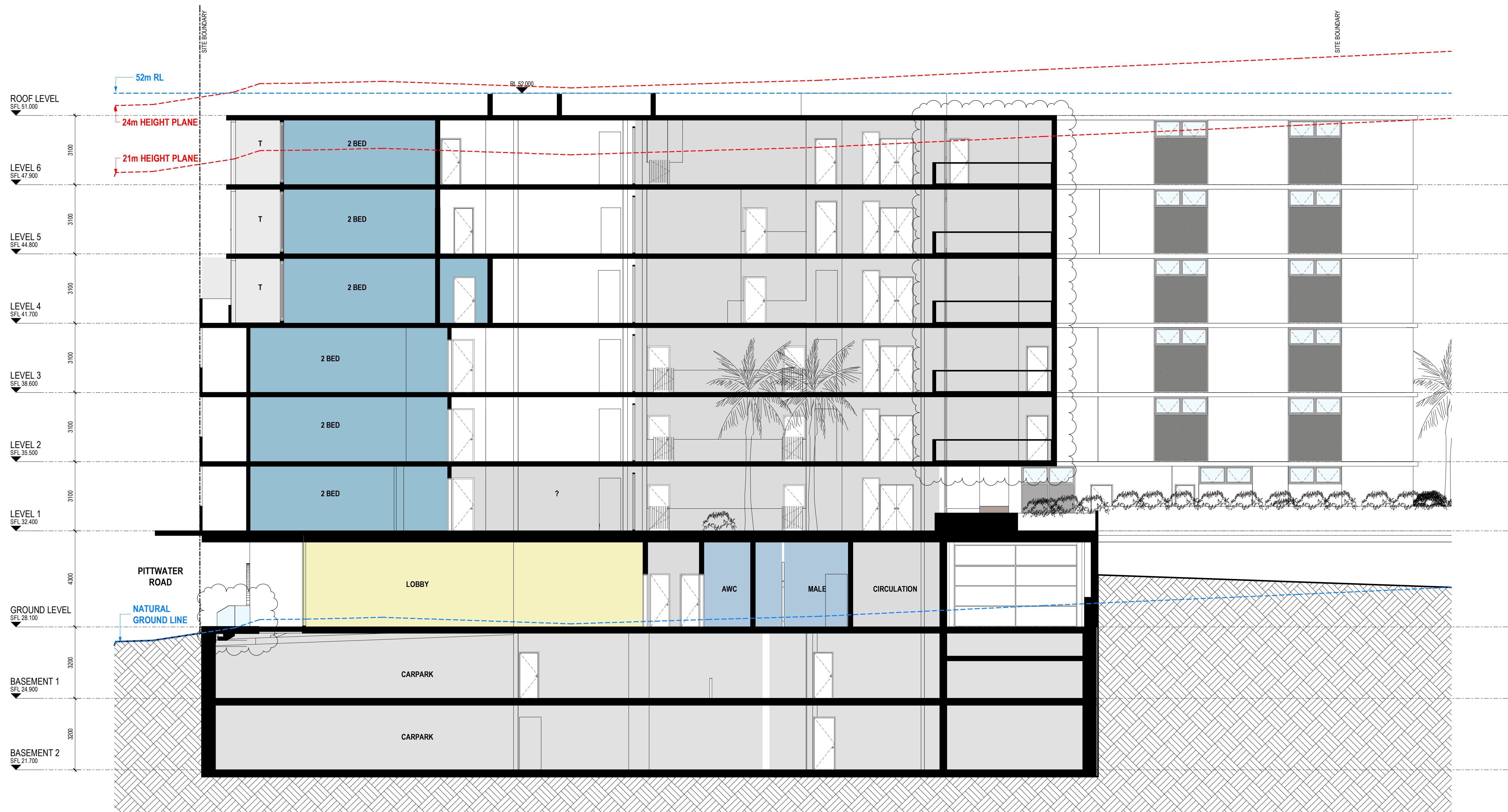
2 Delmar Pde
Dee Why, NSW

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

rothelowman

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





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

7/05/2021 5:34:39 PM

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**

rothelowman

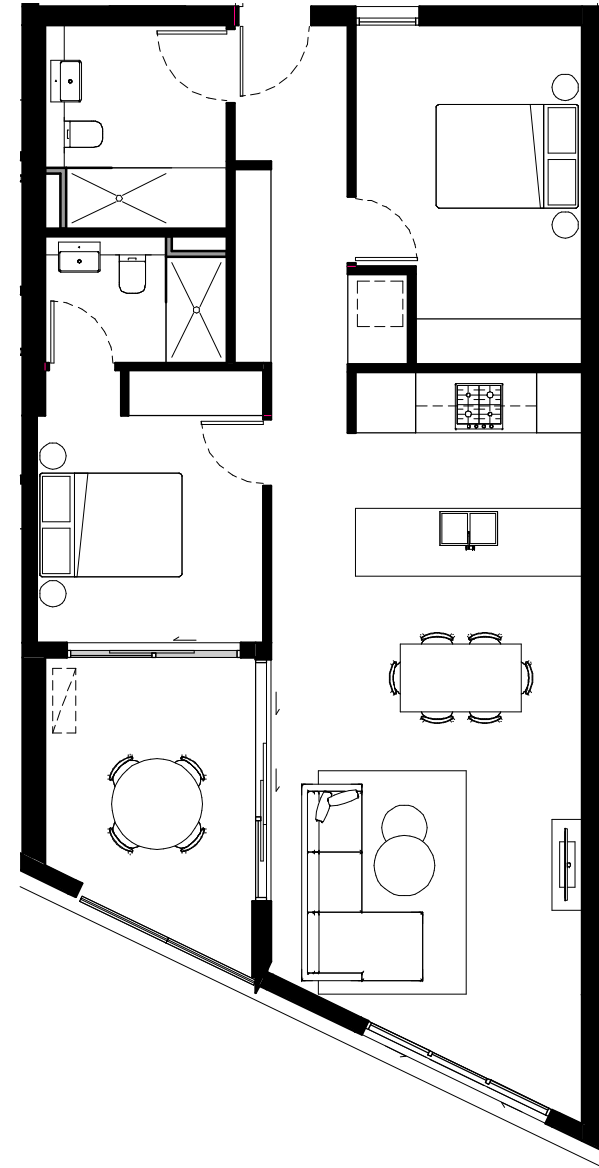
Brisbane, Melbourne, Sydney
www.rothelowman.com.au

2 Delmar Parade
Dee Why, NSW

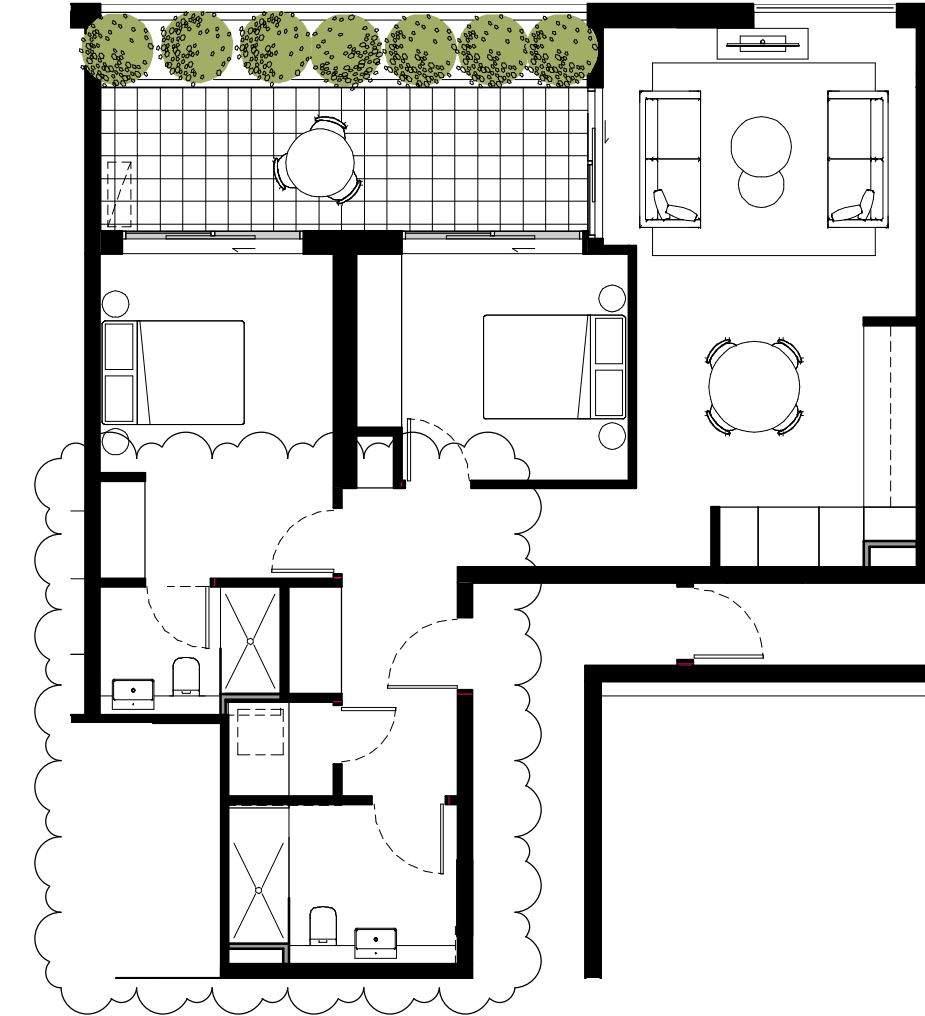
Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any 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



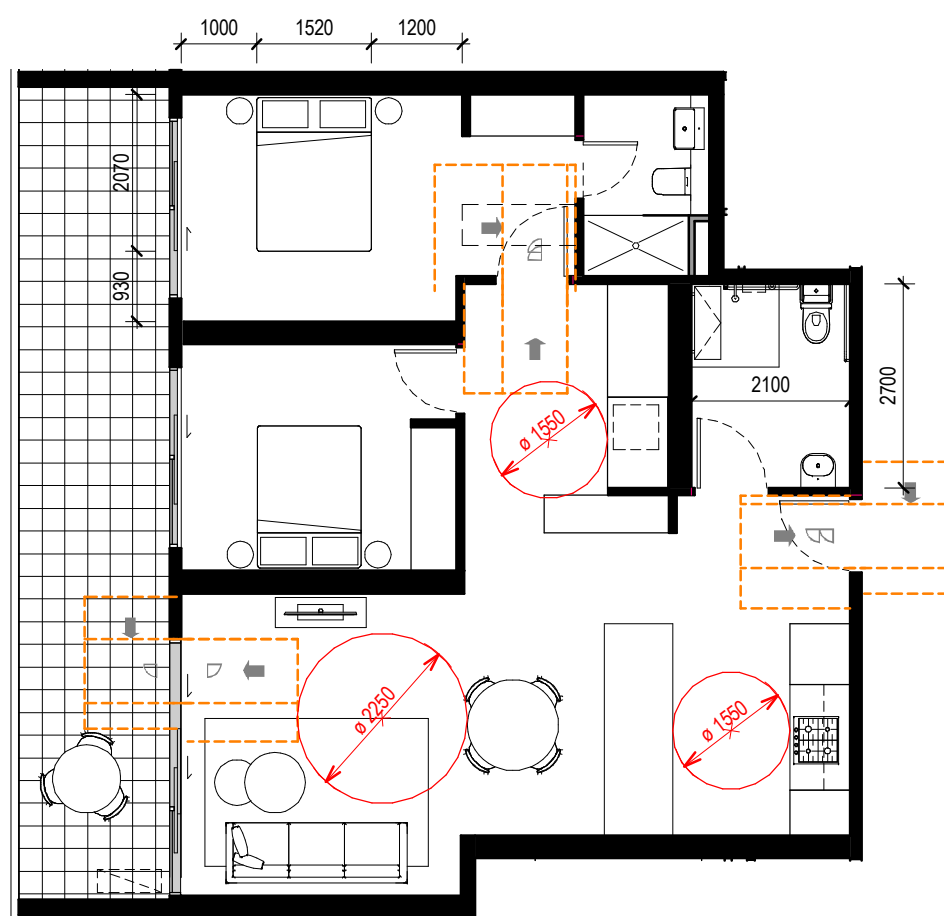
U109, U209, U309 - PRE ADAPTATION



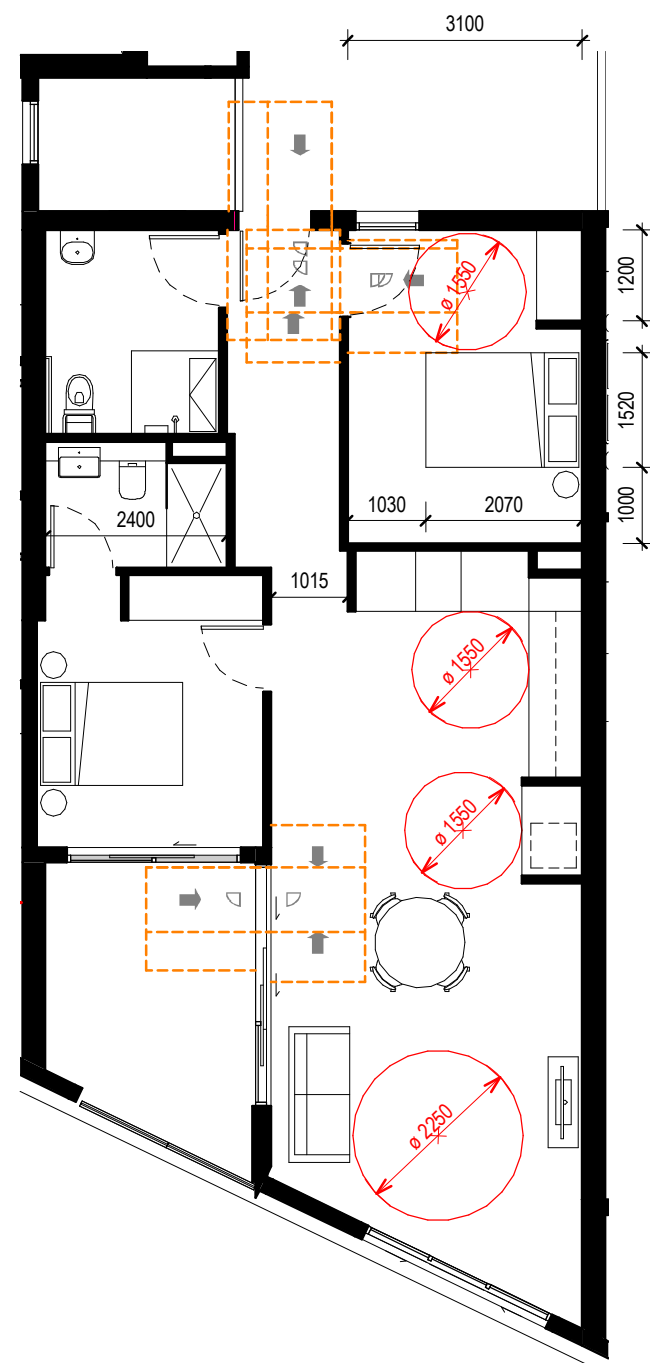
U503, U603 - PRE ADAPTATION



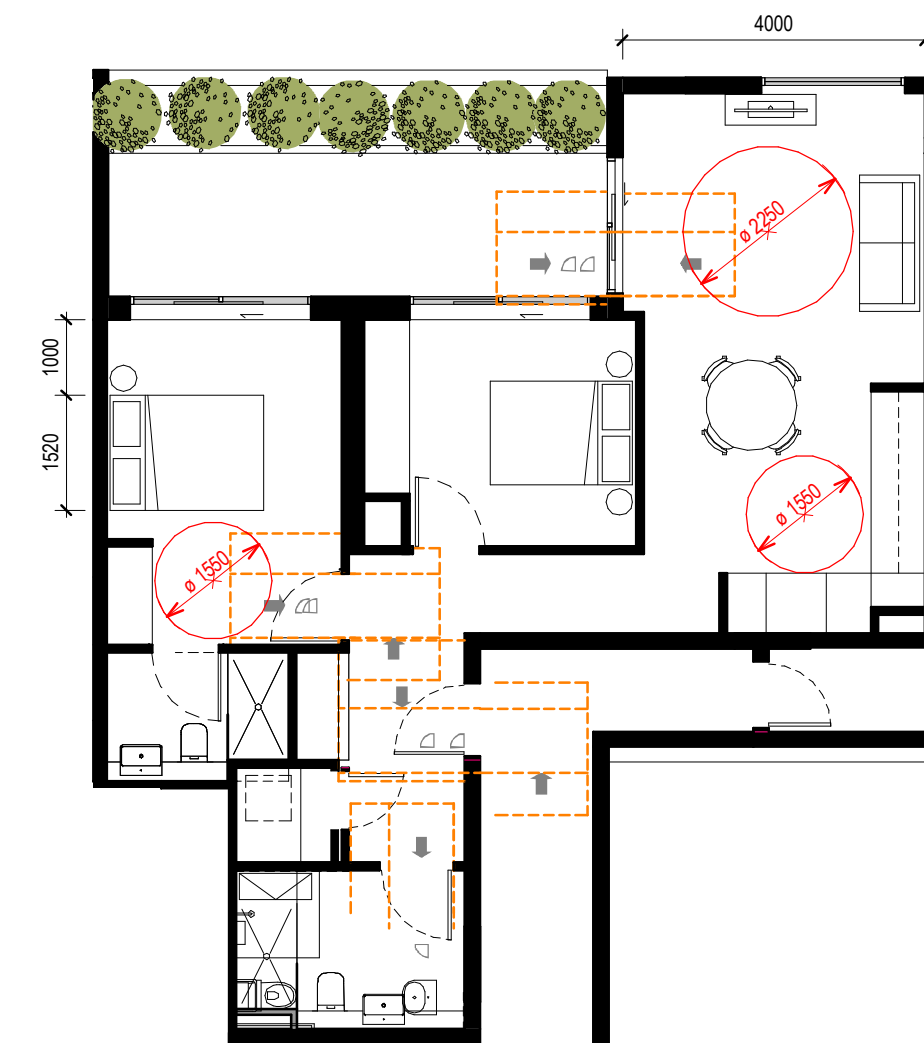
U409, U509 - PRE ADAPTATION



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

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

7/05/2021 5:34:45 PM

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

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**

2 Delmar Pde
Dee Why, NSW

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

rothelowman

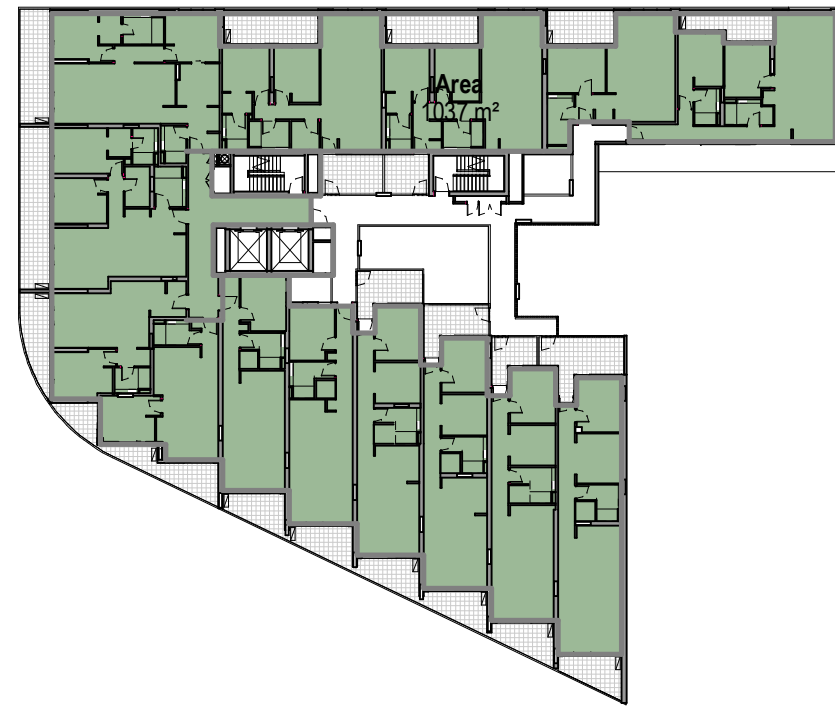
Brisbane, Melbourne, Sydney
www.rothelowman.com.au



GROUND LEVEL



LEVEL 1



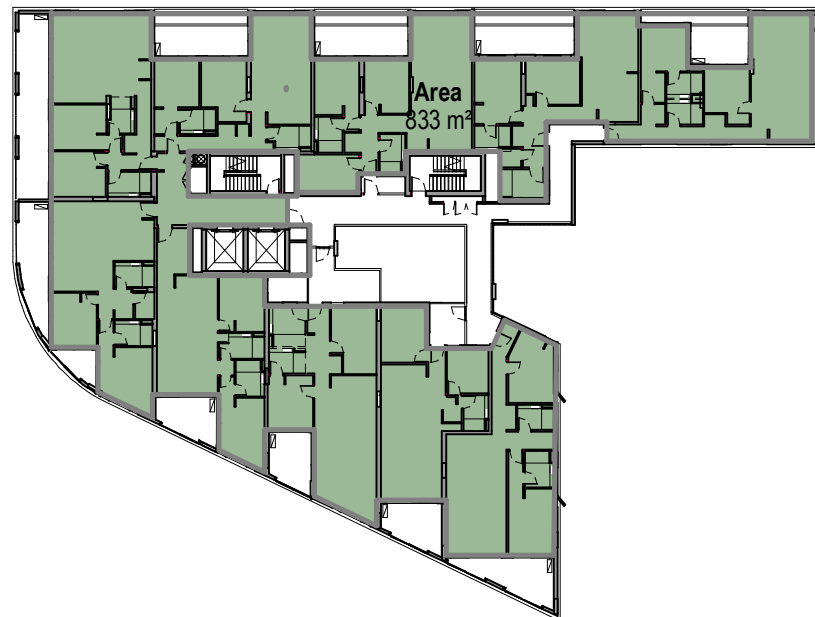
LEVEL 2



LEVEL 3



LEVEL 4



LEVEL 5



LEVEL 6

Site Area	Permissible FSR	Permissible GFA
3276 m²	6.4	10483 m²

Gross Floor Area	
Level	Area
GROUND LEVEL	682 m²
GROUND LEVEL	12 m²
LEVEL 1	898 m²
LEVEL 1	138 m²
LEVEL 2	1037 m²
LEVEL 3	1037 m²
LEVEL 4	883 m²
LEVEL 5	833 m²
LEVEL 6	824 m²

6344 m²

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

7/05/2021 5:34:57 PM

Project **2 DELMAR PARADE**

Drawing **GFA PLANS**

Project No **219132**

Date **07.05.2021**

Author **RIC**

Scale: @ A1 **1 : 500**

Drawing No. **TP08.15 C**

2 Delmar Parade
Dee Why, NSW

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

rothelowman

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

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							TOTAL
STUDIOS	1 BED	1 BED PLUS	2 BED	2 BED PLUS	3 BED	3 BED PLUS	
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
--------------	----	----	----	-----

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

Project2 DELMAR PARADE

DrawingDEVELOPMENT SUMMARY

2 Delmar Pde
Dee Why, NSW

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

Project No219132

Date07.05.2021

AuthorRIC

Scale: @ A1

Drawing NoTP10.01 F

rothelowman