

Demolition Notes

Contractor to confirm existing conditions on site.

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

Protection of works as required by local authorities

Cleaning of site to epa requirements by contractor

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

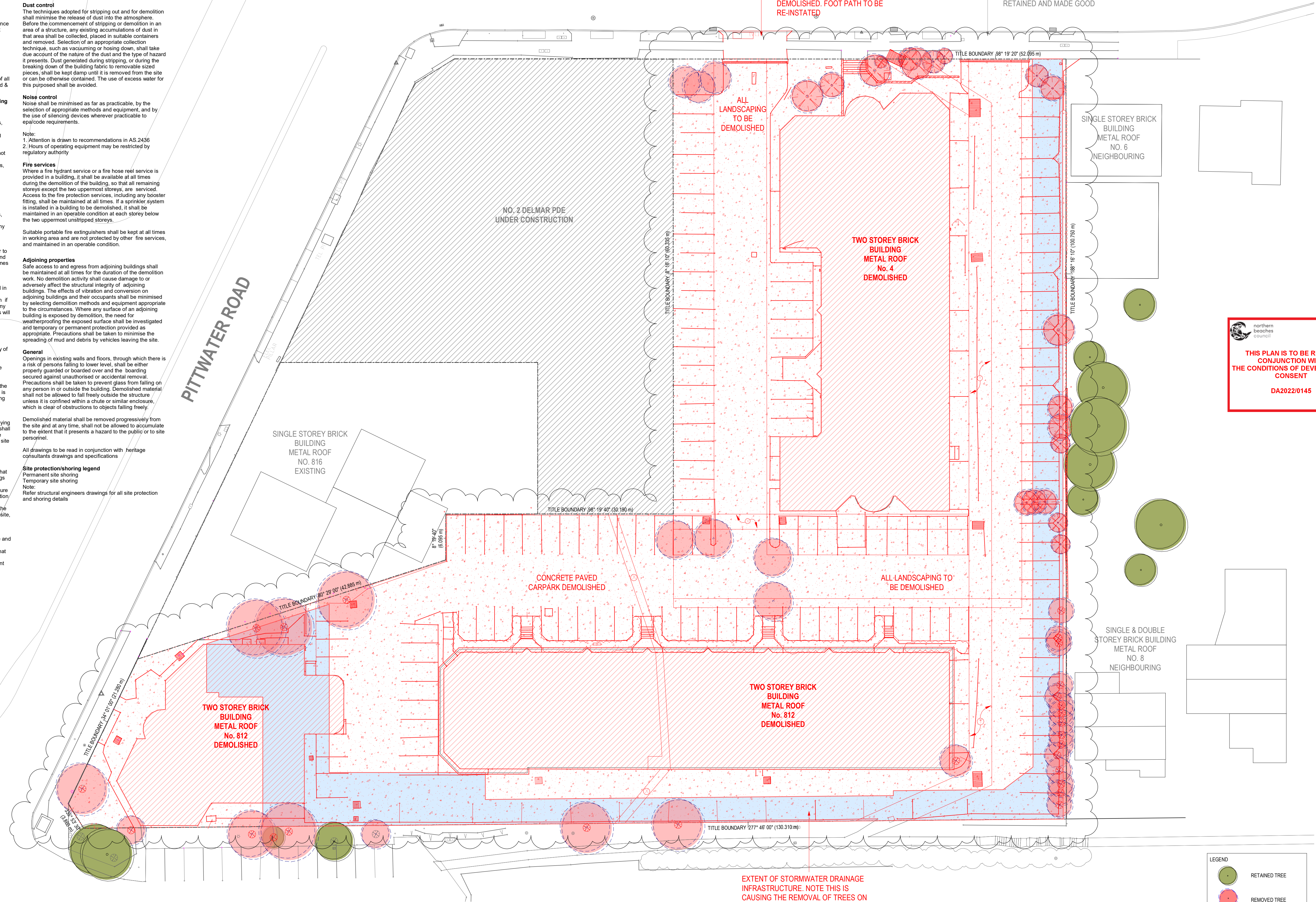
General
Openings in existing walls and floors, through which there is a risk of persons falling to lower level, shall be either properly guarded or boarded over and the boarding secured against unauthorised or accidental removal. Precautions shall be taken to prevent glass from falling on any person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

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

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

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

DELMAR PARADE



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LEGEND

	RETAINED TREE
	REMOVED TREE
	DEMOLISHED BUILDING
	DEMOLISHED PAVING

Revisions

A	14.12.2021	DEVELOPMENT APPLICATION	JC
B	11.11.2022	COUNCIL SUBMISSION	JC
C	07.12.2022	COUNCIL SUBMISSION	JC

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

Drawing / **DEMOLITION PLAN** Project No / **221054** Date / **07.12.2022** Author / **SJ** Scale: @ A1 / **1 : 250**

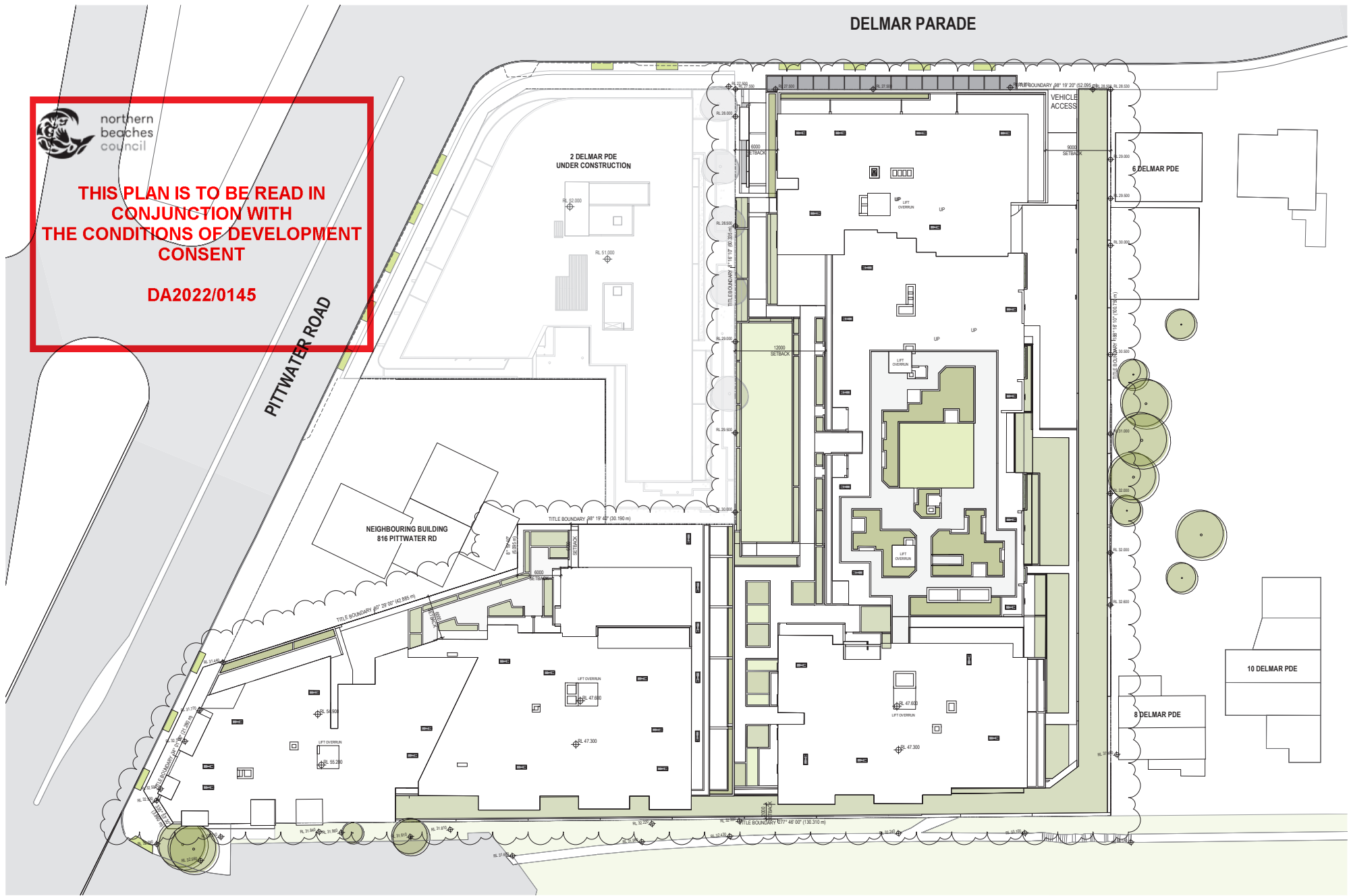
Drawing No. / **TP00.02 C**



 northern beaches council

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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** Drawing No / **TP00.04 D**



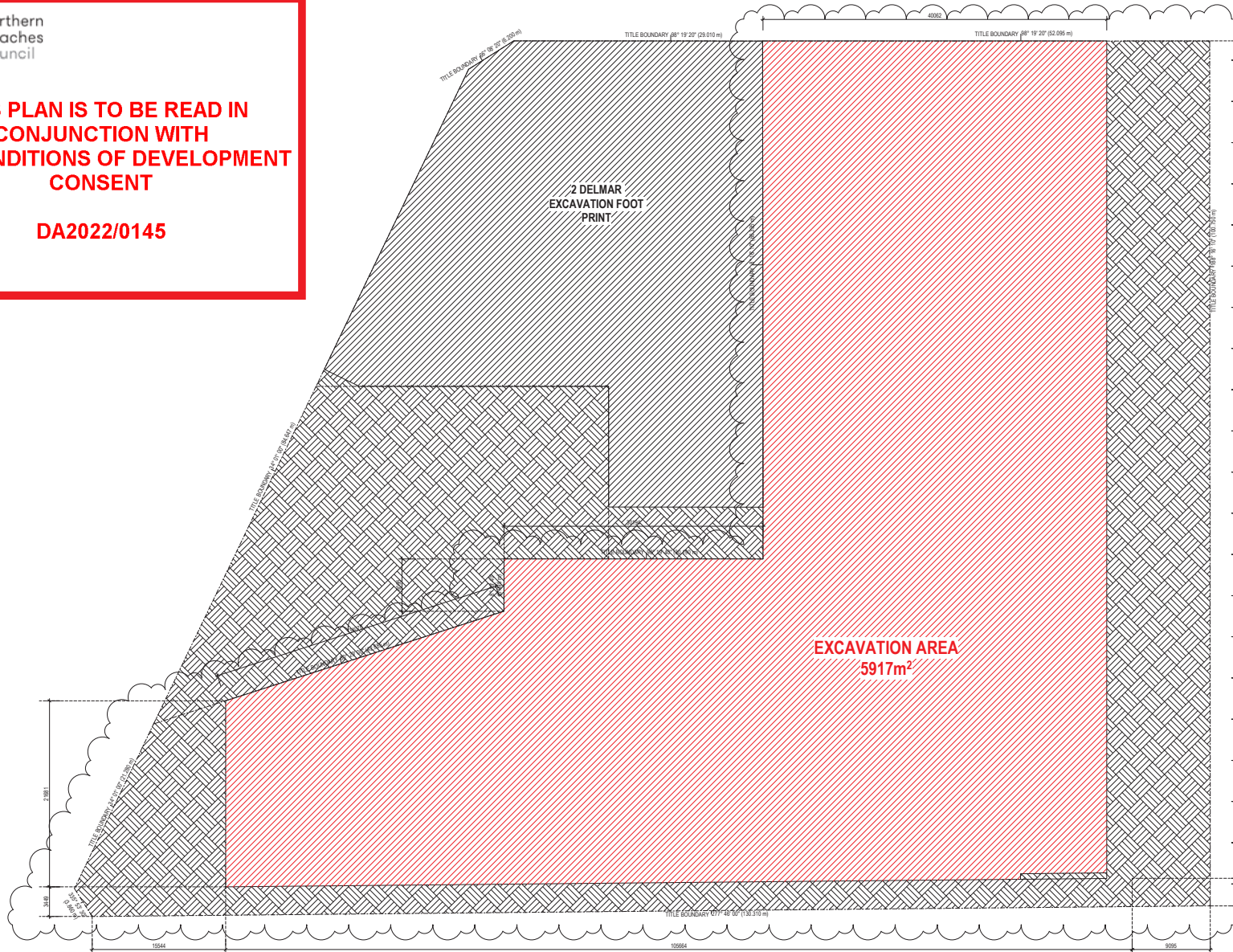
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D	03.03.2023	COUNCIL SUBMISSION	JC

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

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

Drawing / **BULK EXCAVATION DIAGRAM**

Project No / **221054**

Date / **03.03.2023**

Author / **SJ**

Scale @ A1 / **1 : 250**

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

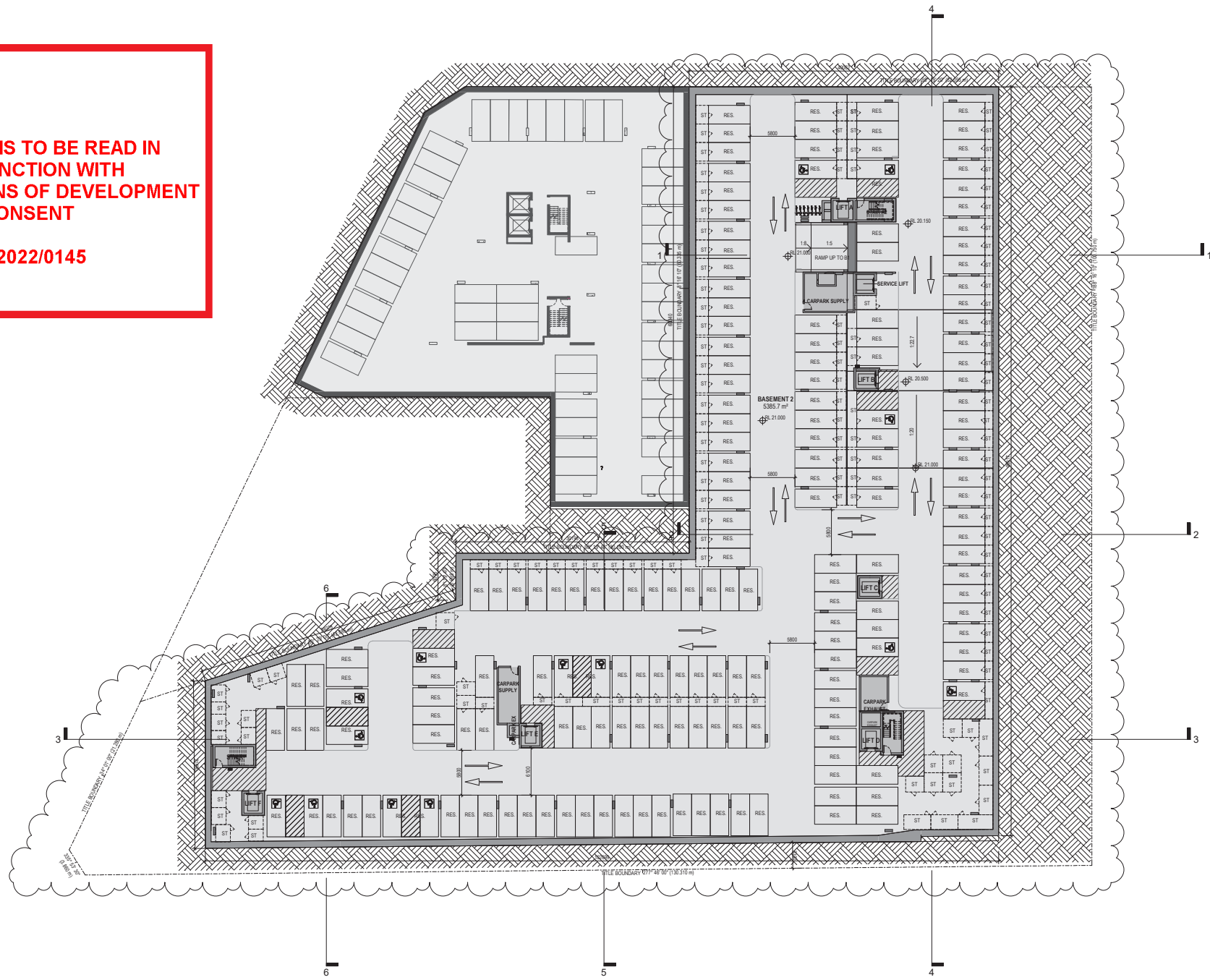


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C	07.12.2022	COUNCIL SUBMISSION	JC
D	16.02.2023	COUNCIL UPDATE	JC
E	03.03.2023	COUNCIL SUBMISSION	JC

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 @ A1 / **1 : 250**

Drawing No. / **TP01.01 E**

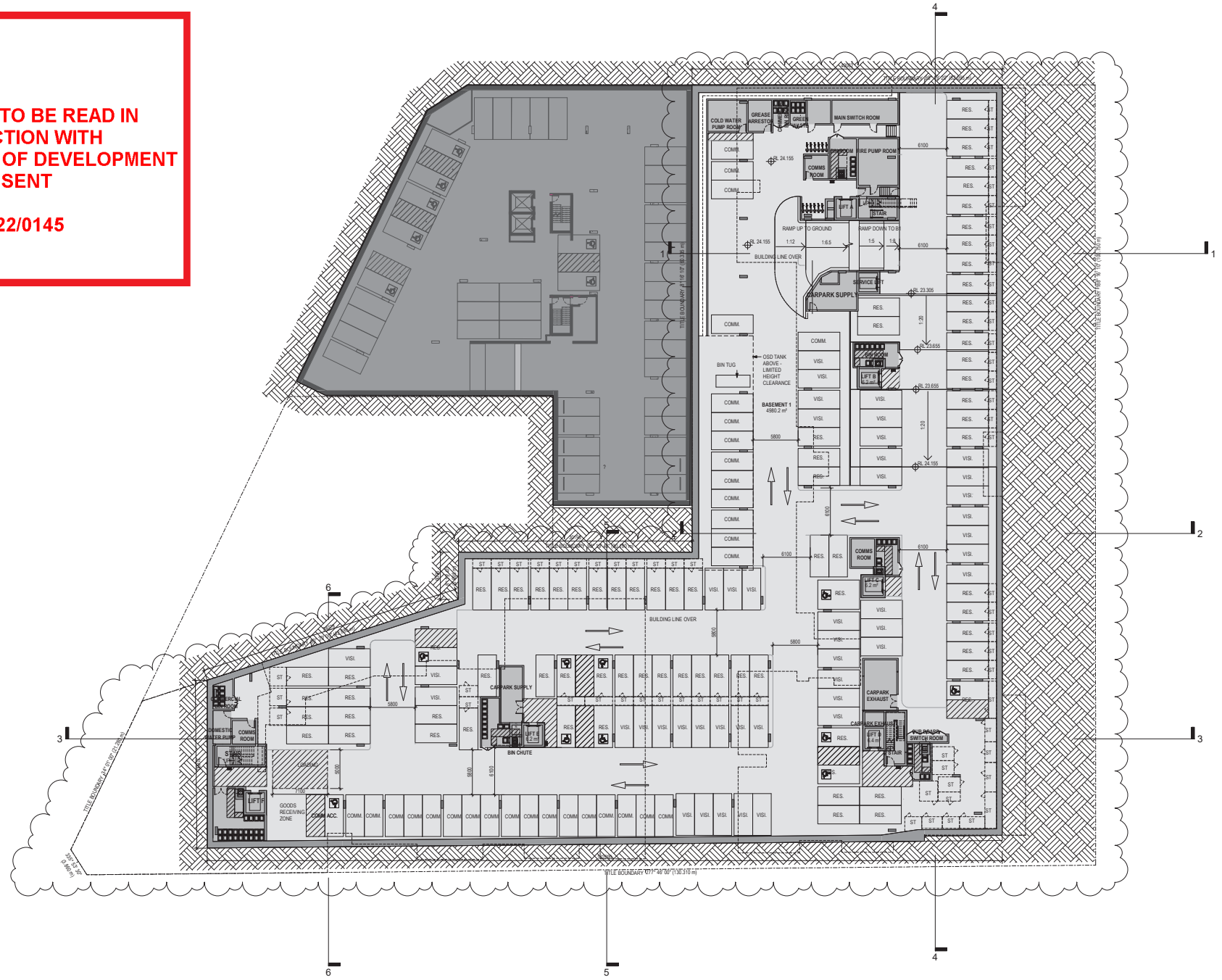
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Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why** Drawing / **BASEMENT 1** Project No / **221054** Date / **03.03.2023** Author / **BR** Scale @ A / **1 : 250** Drawing No / **TP01.02 E**

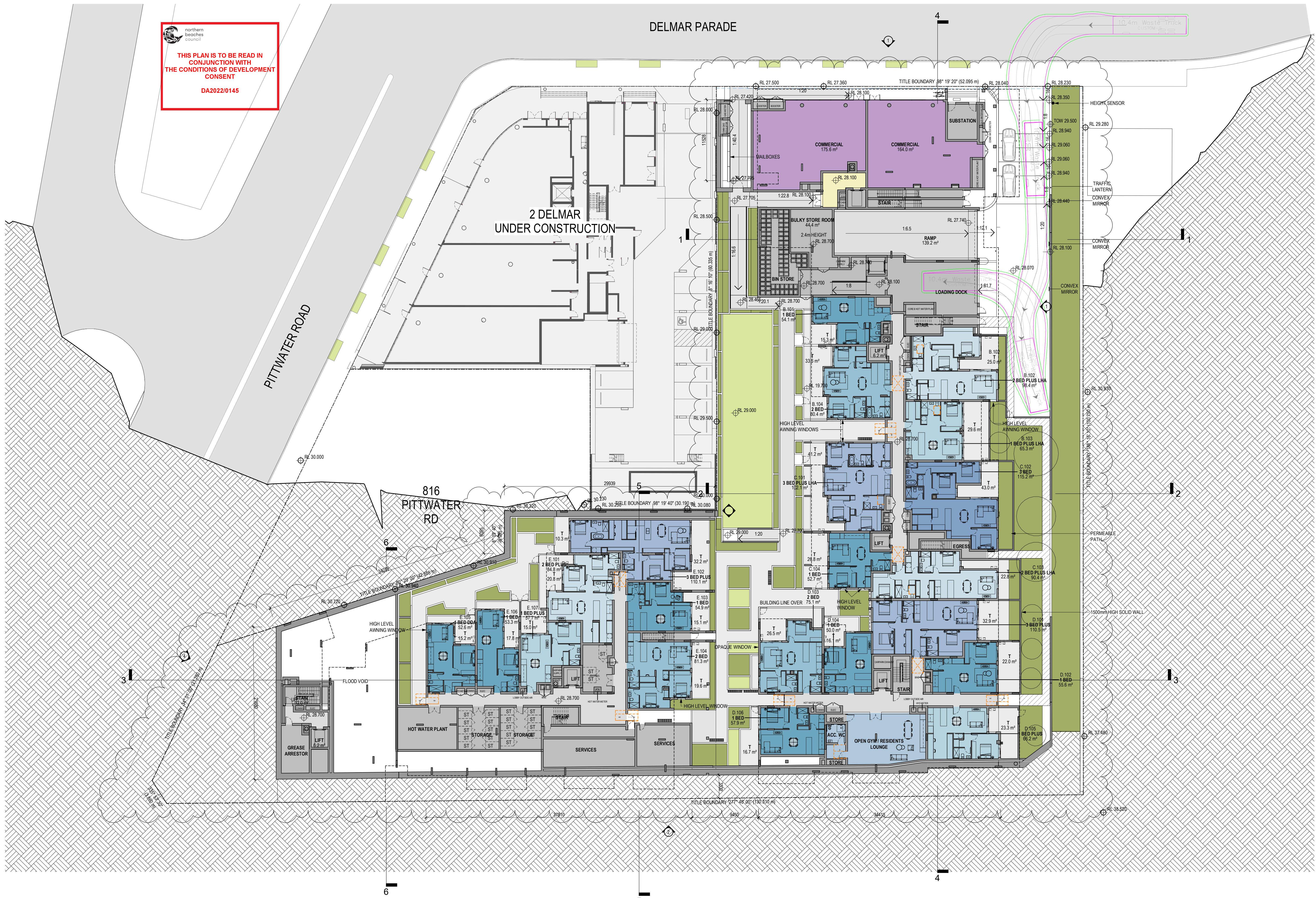
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Revisions			
C	07.12.2022	COUNCIL SUBMISSION	JC
D	16.02.2023	COUNCIL UPDATE	JC
E	03.03.2023	COUNCIL SUBMISSION	JC
F	24.03.2023	COUNCIL SUBMISSION	JC
G	29.03.2023	COUNCIL SUBMISSION	JC

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 / **29.03.2023**

 Author / **DM**

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

Drawing No. / **TP01.03 G**

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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 1**

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

Drawing No / **TP01.04 E**

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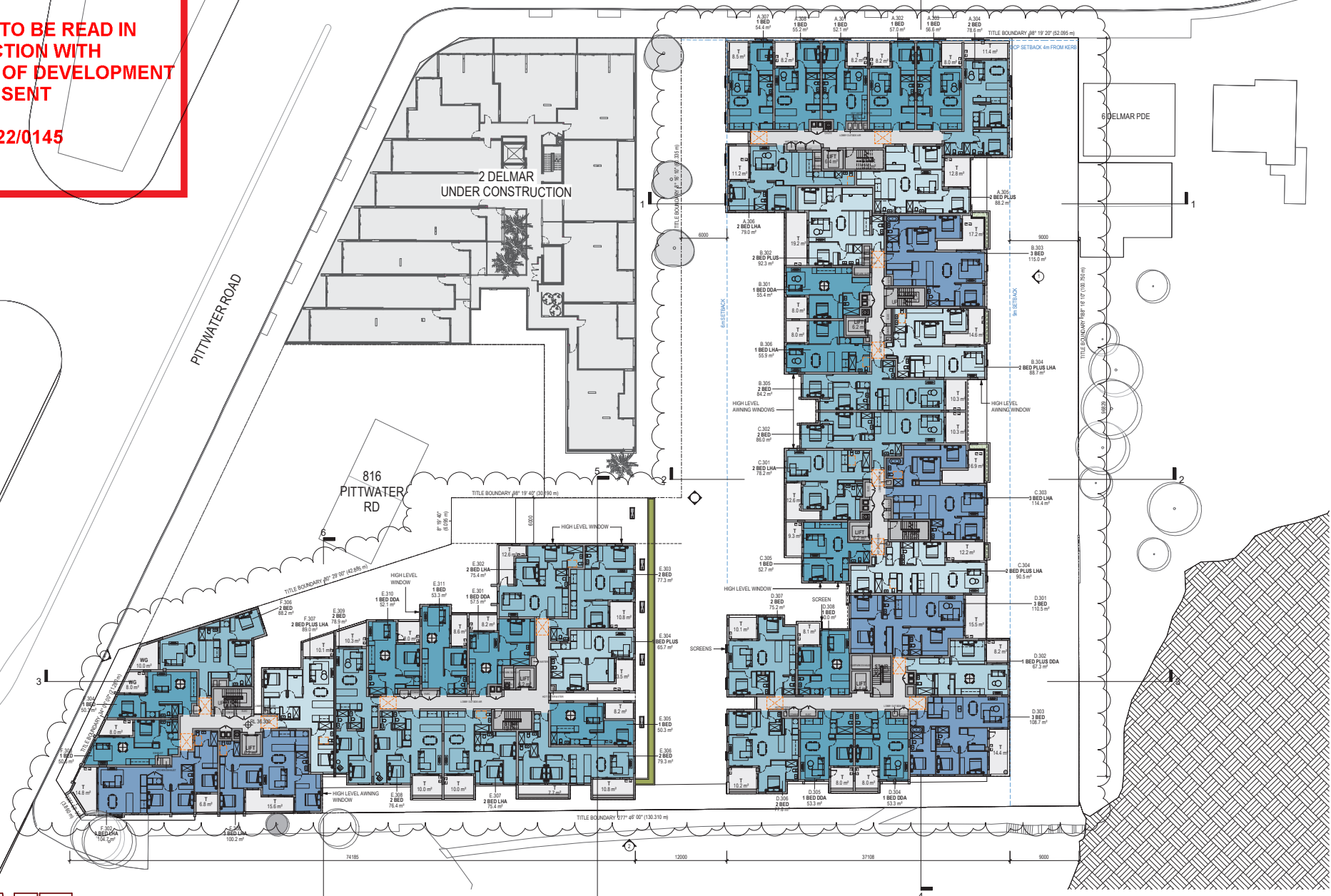
PITTWATER ROAD

816
PITTWATER
RD

2 DELMAR
UNDER CONSTRUCTION

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**

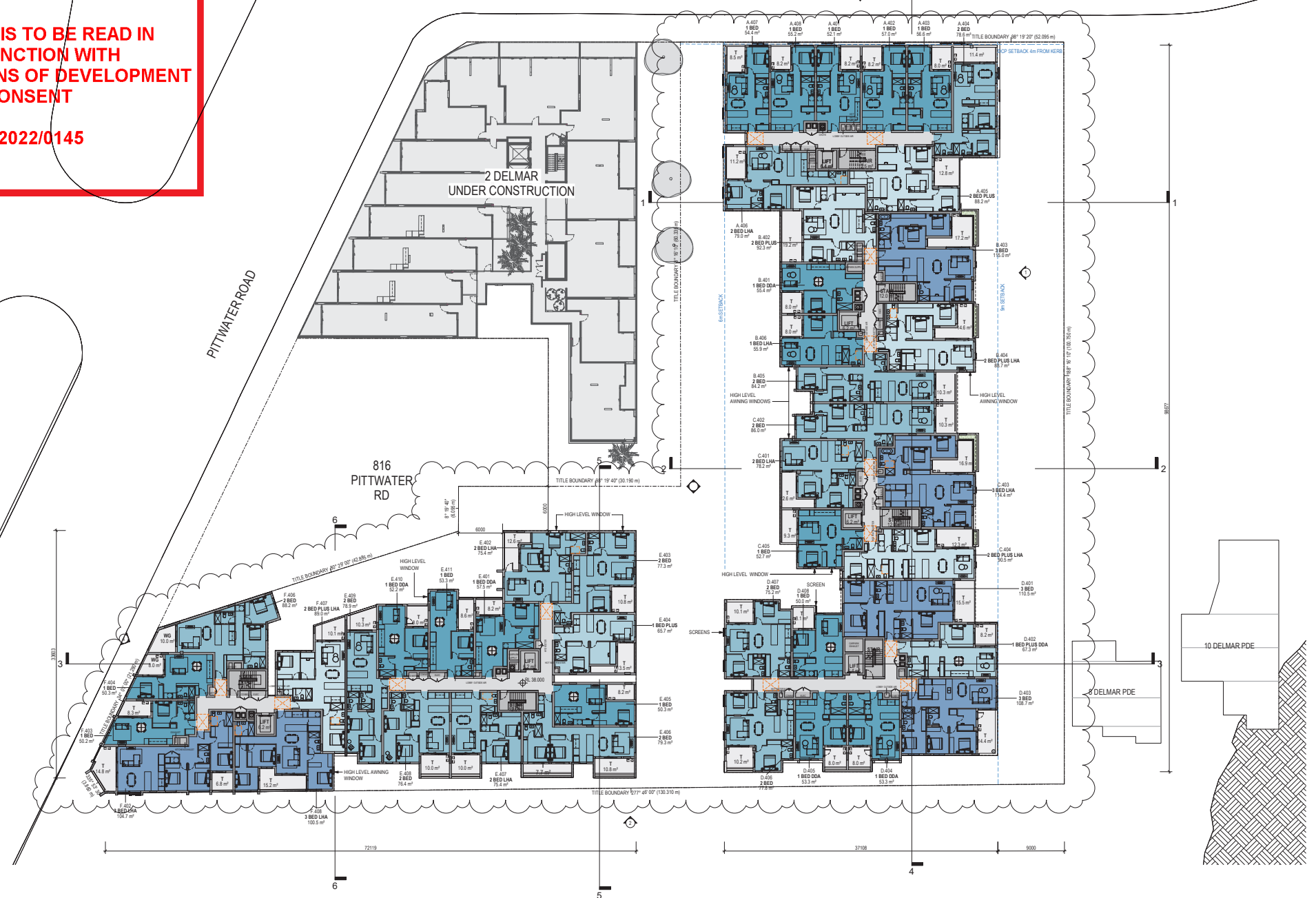


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	C <th>07.12.2022</th> <th>COUNCIL SUBMISSION</th> <th>JC</th>	07.12.2022	COUNCIL SUBMISSION	JC
	D <th>03.03.2023</th> <th>COUNCIL SUBMISSION</th> <th>JC</th>	03.03.2023	COUNCIL SUBMISSION	JC

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

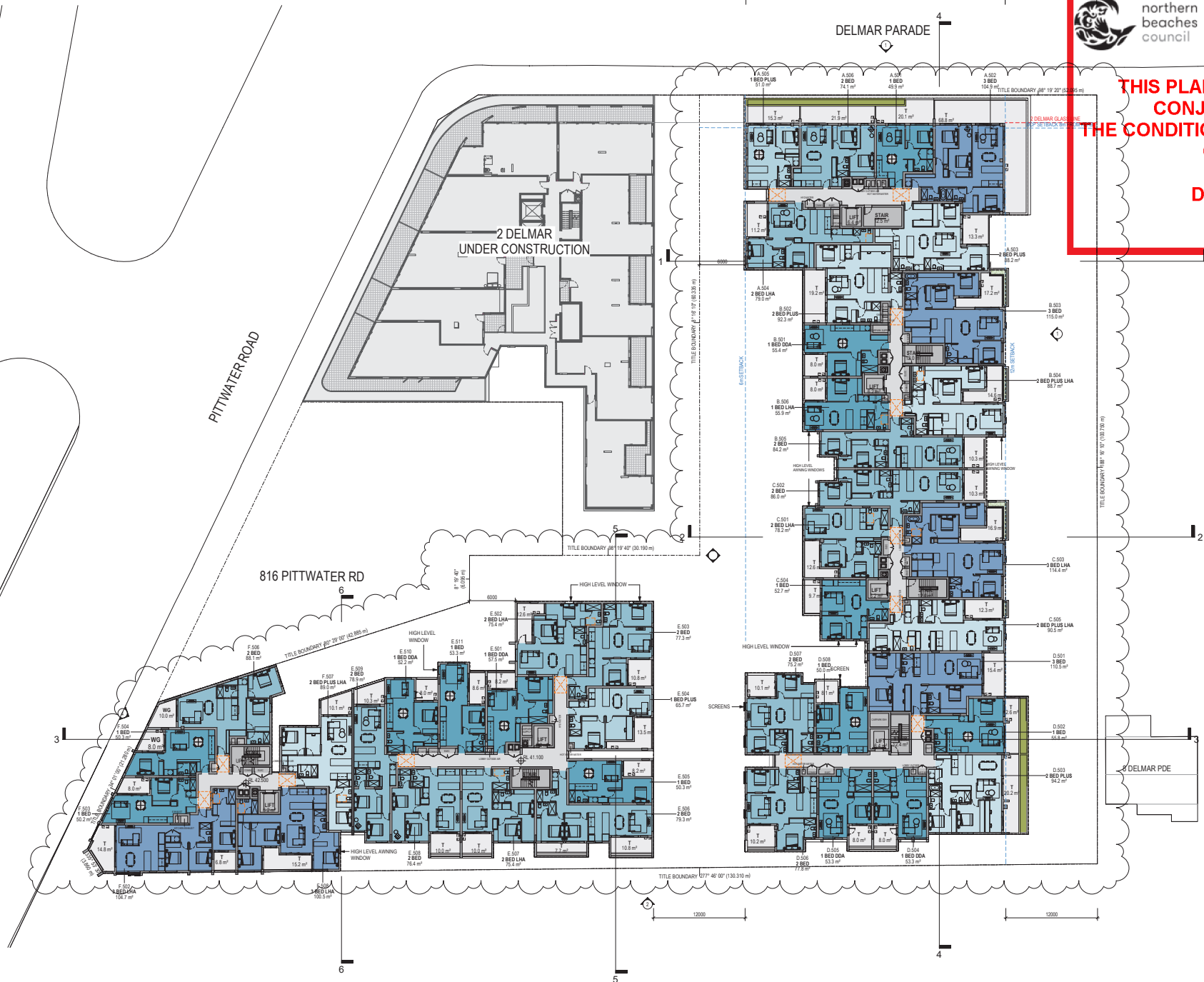
Project No / **221054** Date / **03.03.2023** Author / **DM** Scale (A1) / **1 : 250**

Drawing No / **TP01.06 D**

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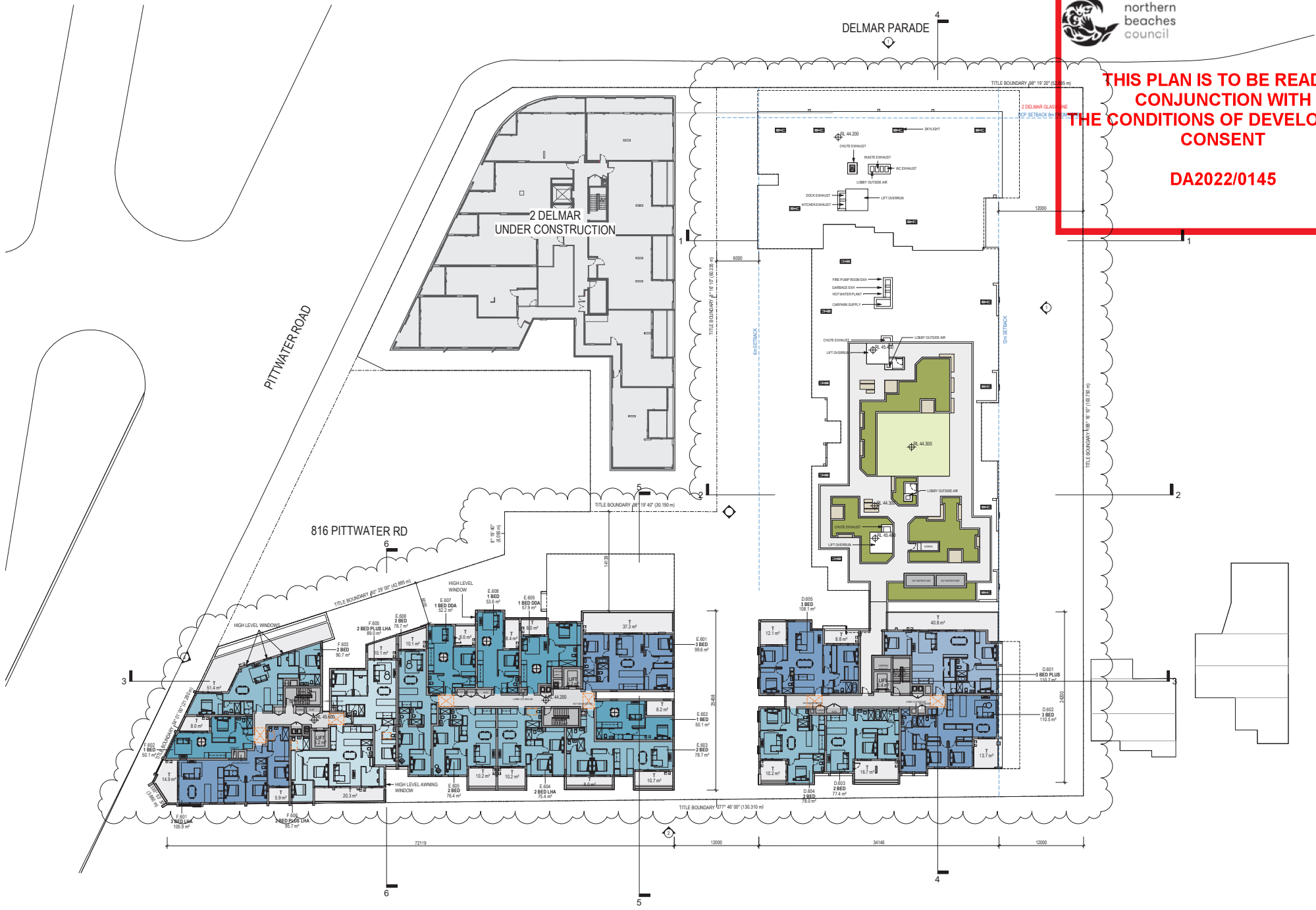
Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why** Drawing / **LEVEL 4**

Project No. / **221054** Date / **03.03.2023** Author / **DM** Scale: @ A / **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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Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why** Drawing / **LEVEL 6**

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

Drawing No / **TP01.09 D**

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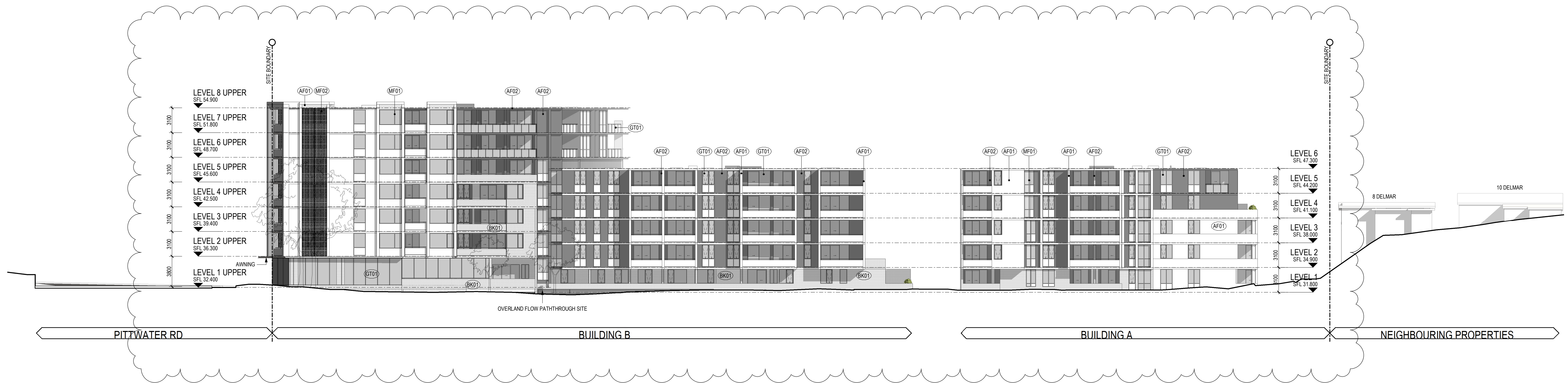
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Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why** Drawing / **LEVEL 7**

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

Drawing No / **TP01.10 D**

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SOUTH ELEVATION



NORTH ELEVATION



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MATERIAL LEGEND

- AF01 - Applied Finish White
 - AF02 - Applied Finish Dark Grey
 - AF03 - Applied Finish Mid Grey
 - BK01 - Brick Austral Leisure or similar
 - BK02 - Homed Blockwork Natural or similar
 - BK03 - Breeseblock White or similar
 - GT01 - Glazing Clear
 - GT02 - Glazing Opaque
 - MF01 - Metal Finish Charcoal
 - MF02 - Metal Finish White
- Refer to Design Report Material Palette

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E	29.03.2023	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 ELEVATIONS**

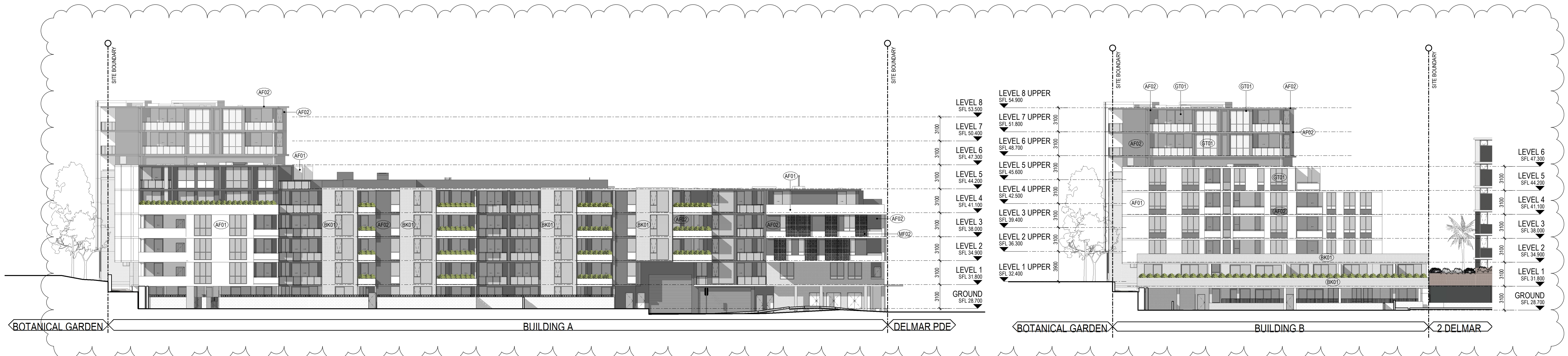
Project No / **221054** Date / **29.03.2023** Author / **DM** Scale: @ A1 / **1 : 250**

Drawing No. / **TP02.05 E**

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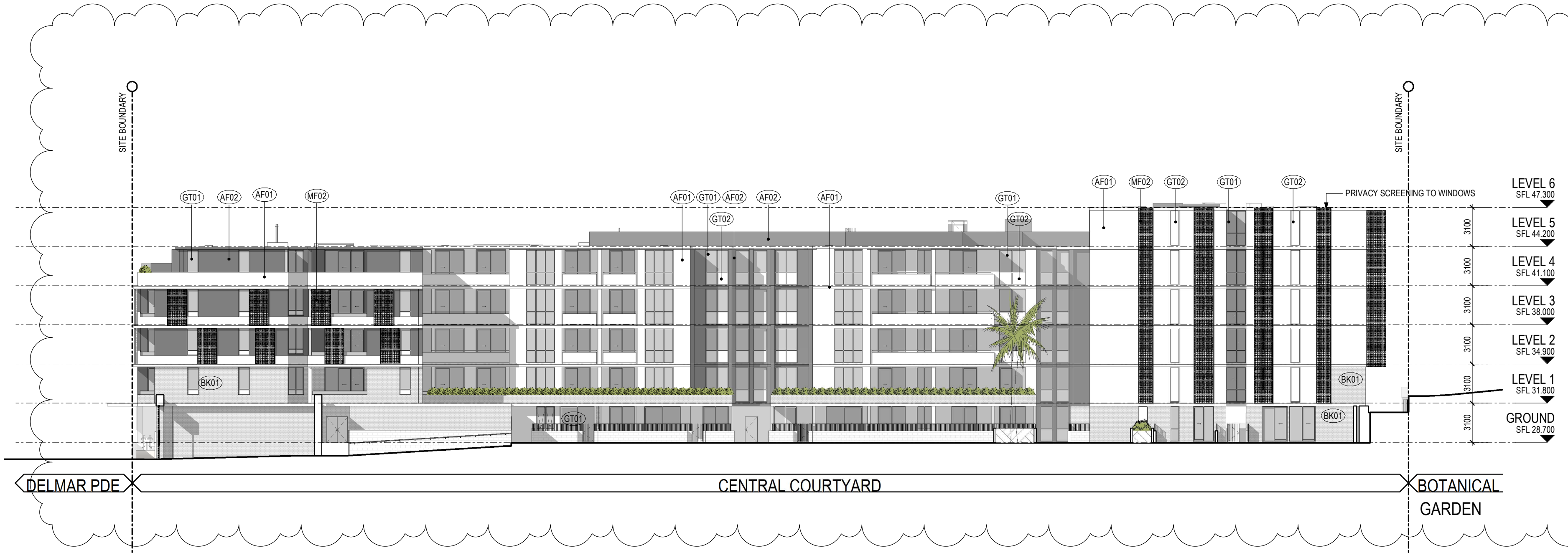
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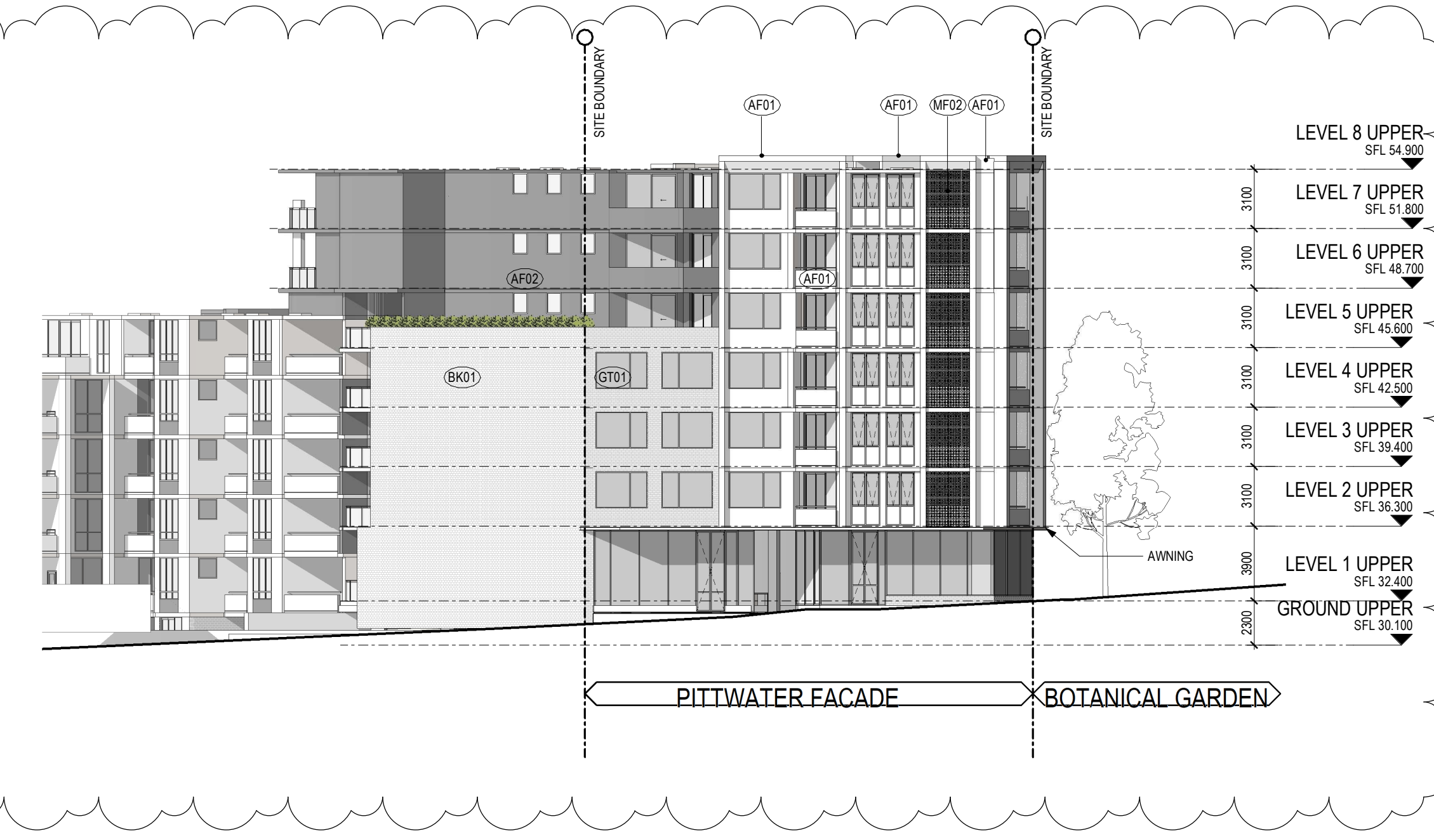


BUILDING A EAST ELEVATION

BUILDING B EAST ELEVATION



BUILDING A WEST ELEVATION



BUILDING B SOUTH WEST ELEVATION



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MATERIAL LEGEND

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 - AF03 - Applied Finish Mid Grey
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 - BK02 - Honed Blockwork Natural or similar
 - BK03 - Breeseblock White or similar
 - GT01 - Glazing Clear
 - GT02 - Glazing Opaque
 - MF01 - Metal Finish Charcoal
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- Refer to Design Report Material Palette

Revisions	Date	Description	Author
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B	11.11.2022	COUNCIL SUBMISSION	JC
C	07.12.2022	COUNCIL SUBMISSION	JC
D	03.03.2023	COUNCIL SUBMISSION	JC
E	29.03.2023	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 ELEVATIONS**

Project No. / **221054**

Date / **29.03.2023**

Author / **DM**

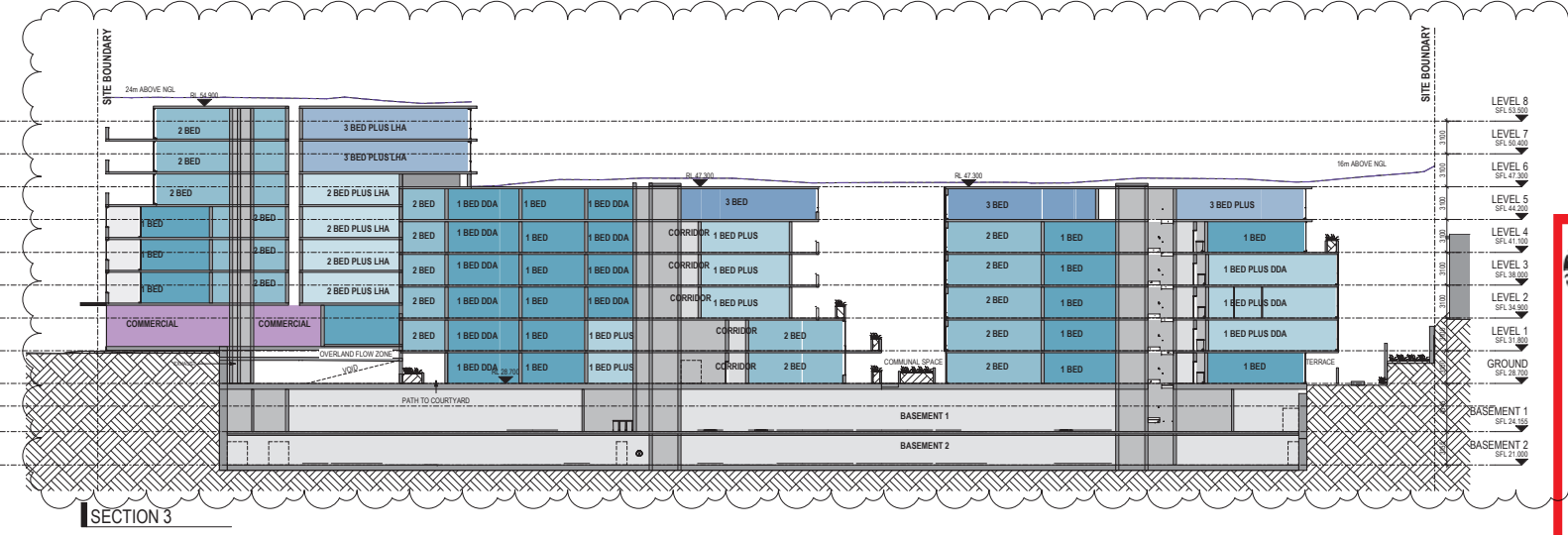
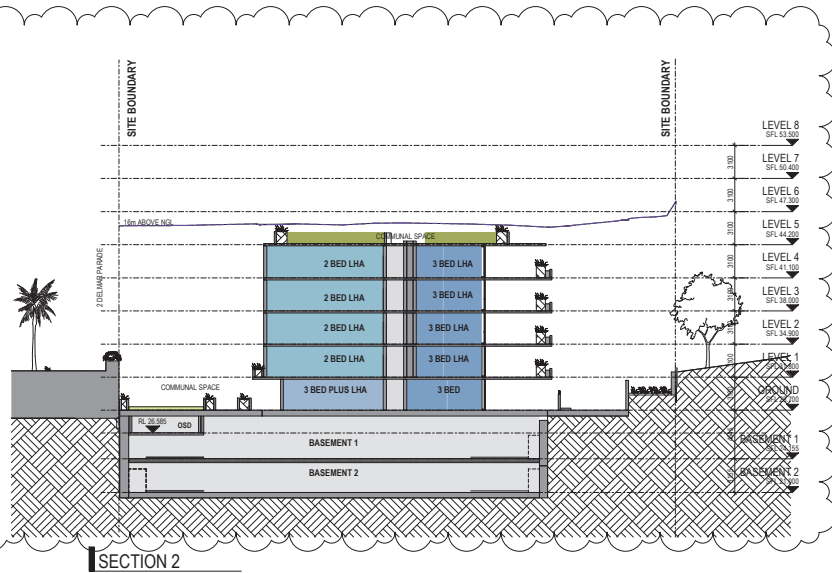
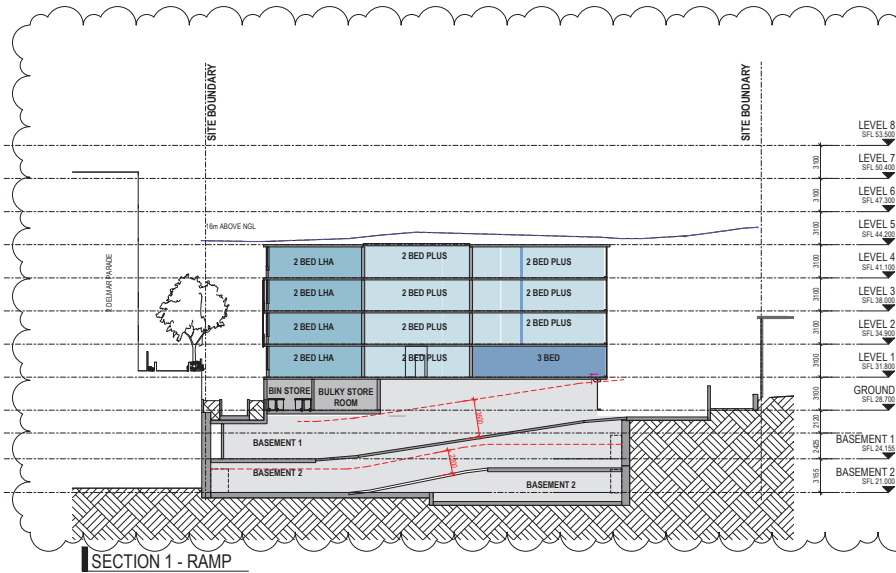
Scale: @ A1 / **1 : 250**

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



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northern beaches council

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DA2022/0145

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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 / **SECTIONS**

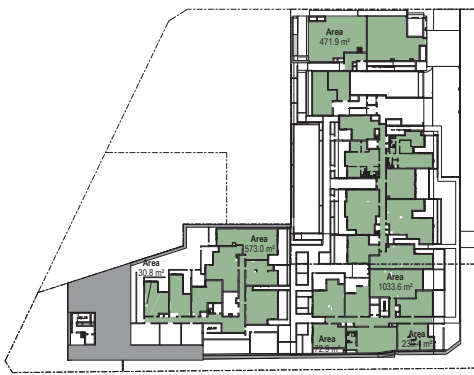
Project No / **221054** Date / **03.03.2023** Author / **BR** Scale @ A / **1 : 250**

Drawing No / **TP03.01 D**

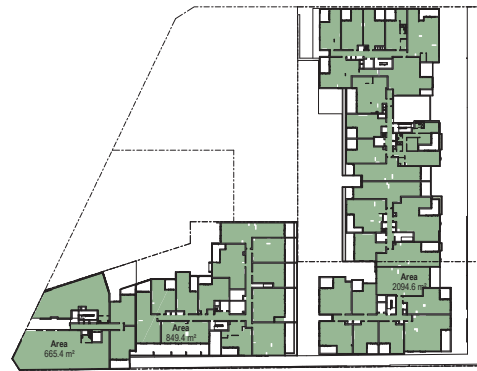
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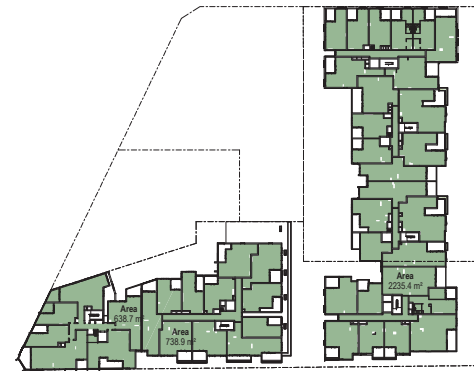
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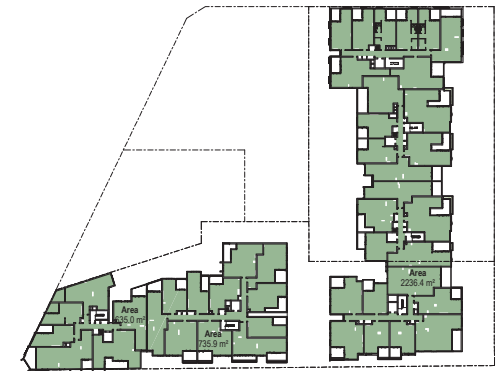
GROUND



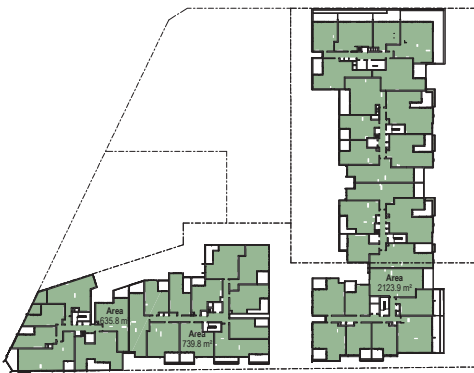
LEVEL 1



LEVEL 2



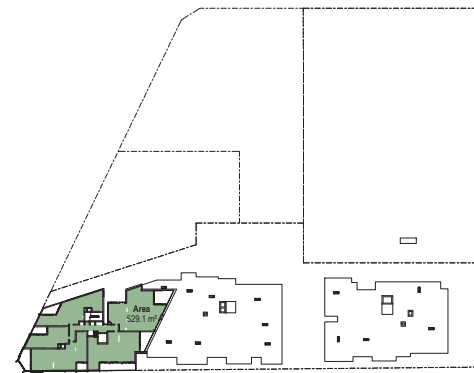
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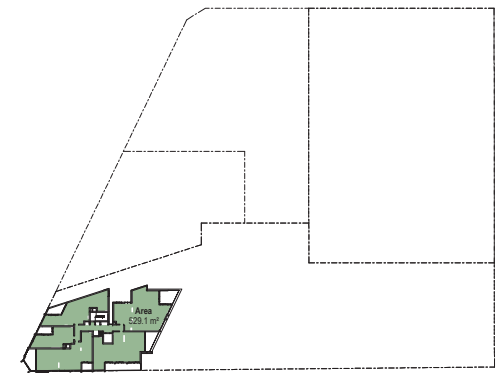
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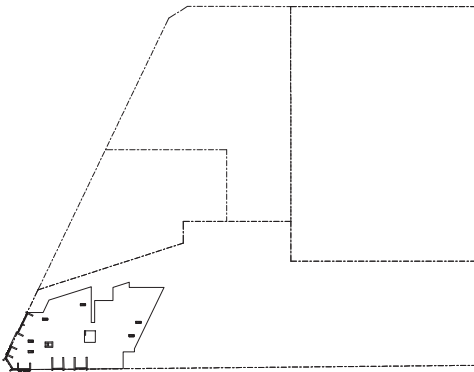
LEVEL 5



LEVEL 6



LEVEL 7



LEVEL 8

GFA	
LEVEL	AREA
GROUND	19484.6 m ²
LEVEL 1	19484.6 m ²

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

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

SITE AREA: 6800m²
PERMISSIBLE FSR: 16320m²

SITE AREA: 990m²
PERMISSIBLE FSR: 3168m²

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



northern beaches council

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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 / **GFA PLANS**

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

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

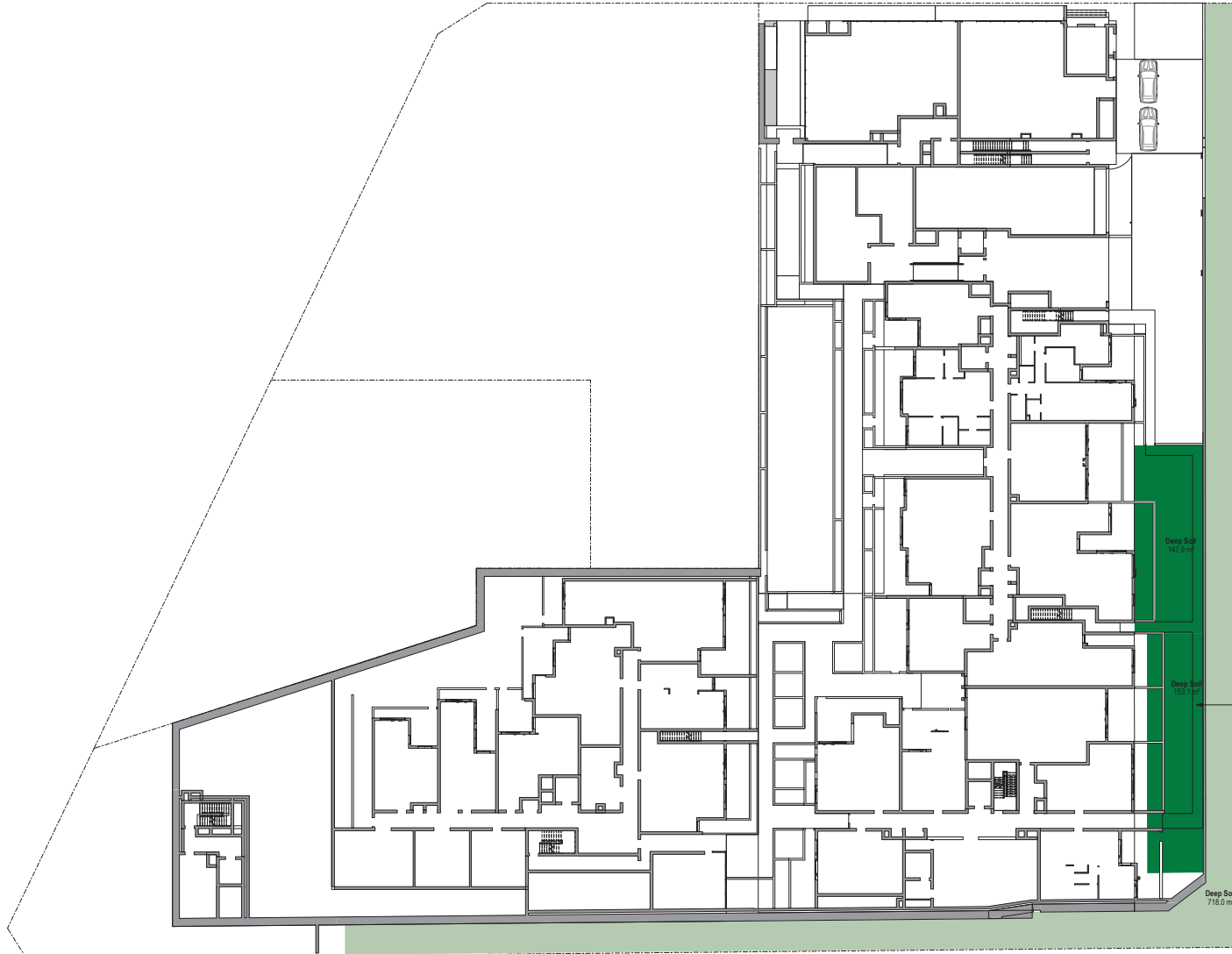
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MIN. 3M DIMENSION
MIN. 9M DIMENSION

DEEP SOIL	% Achieved
718.0 m ²	9%
301.0 m ²	4%

TOTAL DEEP SOIL	% Achieved
1019.0 m ²	13%

SITE AREA = 7790 m²

Revisions	Date	Description	By	Check
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C	07.12.2022	COUNCIL SUBMISSION	JC	JC
D	03.03.2023	COUNCIL SUBMISSION	JC	JC

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

DEEP SOIL

221054

03.03.2023

BR

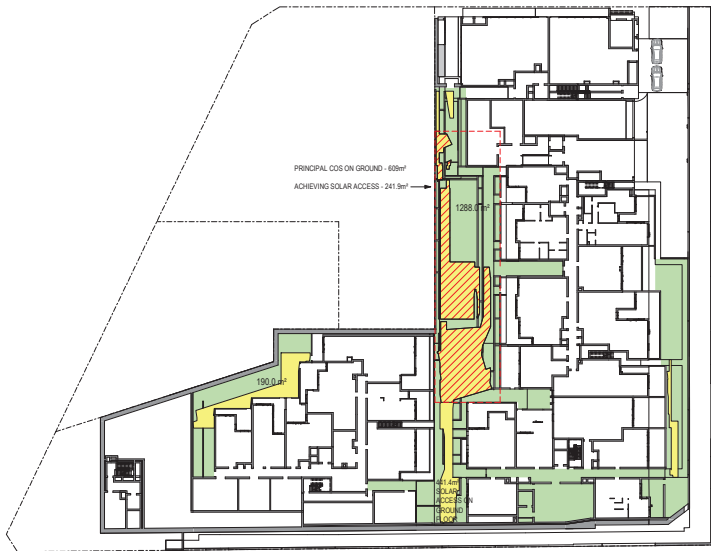
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Drawing No. **TP06.03 D**

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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 ²	19%
LEVEL 5	533.1 m ²	7%
	2011.1 m ²	26%

SITE AREA = 7790 m²

PRINCIPAL COMMUNAL SPACE
 COMMUNAL OPEN SPACE THAT ACHIEVES 2HR SOLAR ACCESS BETWEEN 9AM AND 3PM JUNE 21 = 974m²

PRINCIPAL COMMUNAL SPACE AREA	AREA WITH SOLAR ACCESS	% WITH SOLAR ACCESS
1141.2 m ²	733.9m ²	64.3%



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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 / **COMMUNAL / LANDSCAPE PLAN**

Project No / **221054**

Date / **03.03.2023**

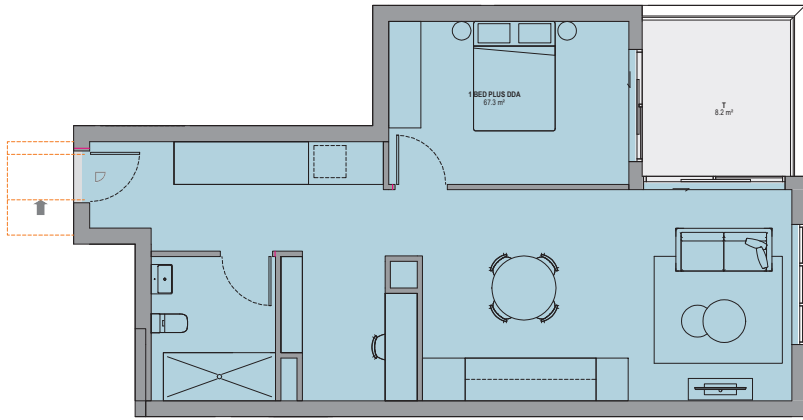
Author / **BR**

Scale: @ A / **As indicated**

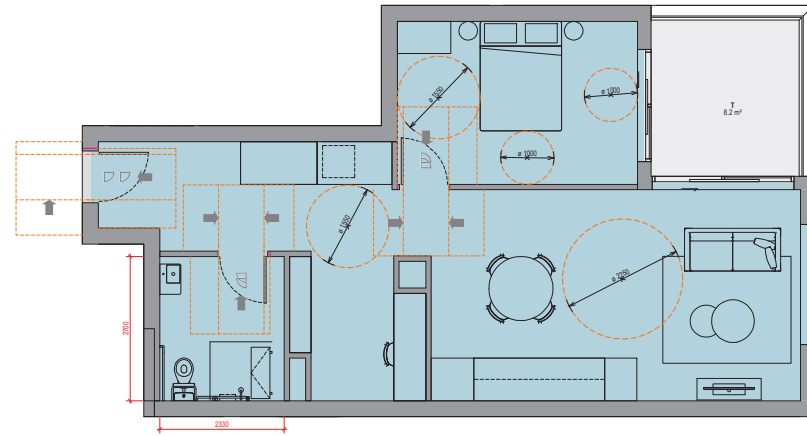
Drawing No. / **TP06.04 D**

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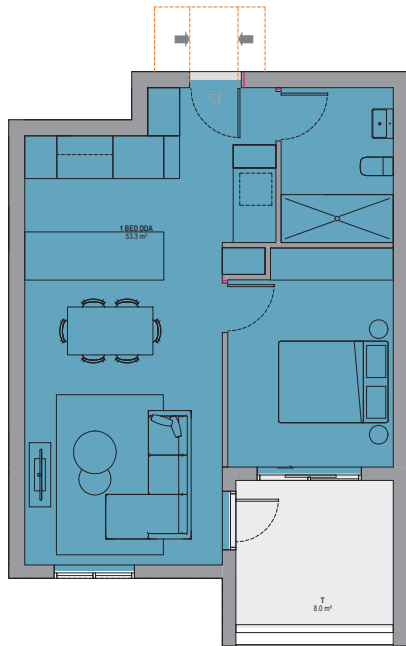


UNIT 1A - PRE

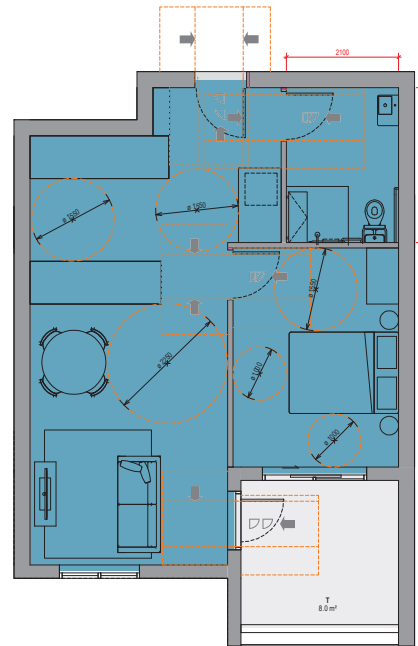


UNIT 1A - POST

UNIT NUMBERS
D202
D302
D402



UNIT 1E DDA - PRE



UNIT 1E DDA - POST

 northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2022/0145

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**

Scale @ A1 / **1 : 50**

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

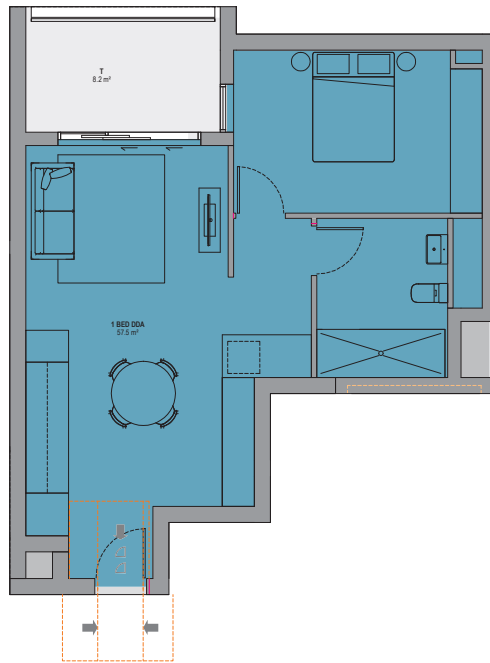
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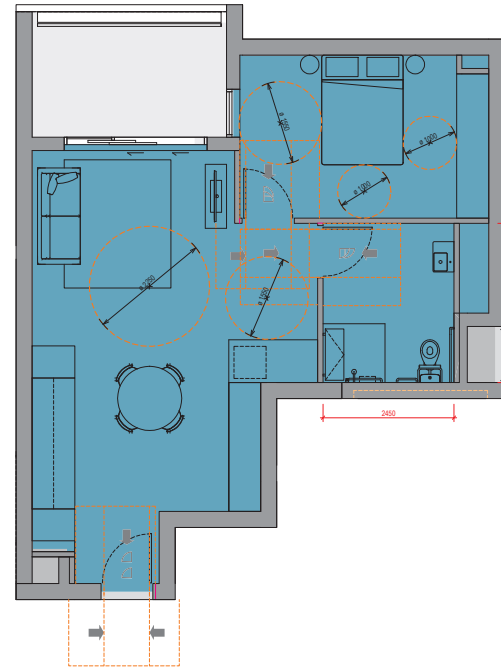
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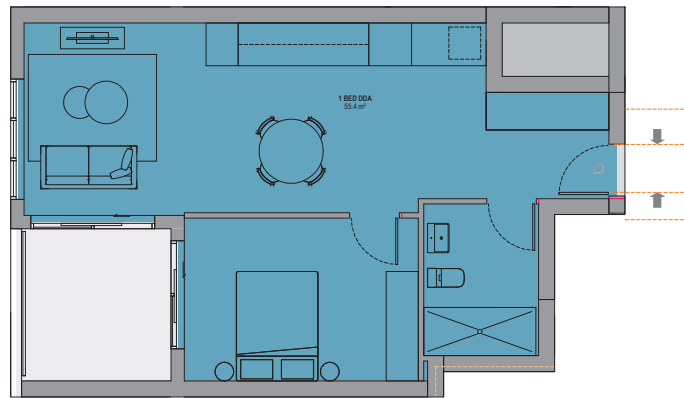


UNIT 1G DDA PRE

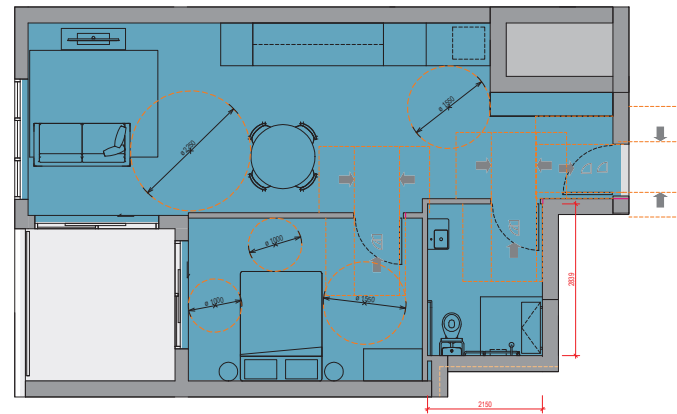


UNIT 1G DDA POST

UNIT NUMBERS
E301
E401
E501
E609



UNIT 1B DDA PRE



UNIT 1B DDA POST

UNIT NUMBERS
E201
E301
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**

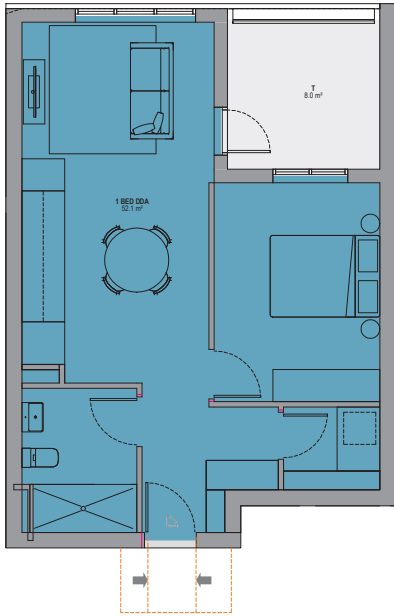
Project No / **221054**

Date / **03.03.2023**

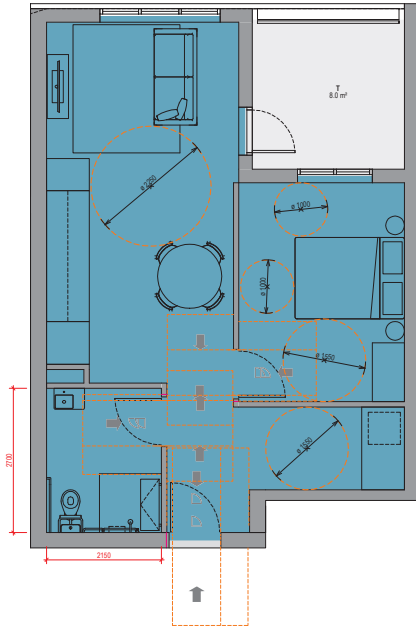
Author / **JC**

Scale @ A / **1 : 50**

Drawing No. / **TP06.32 D**



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	



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

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

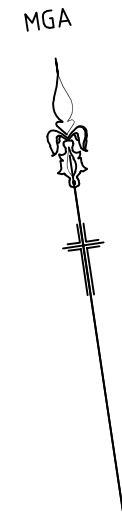


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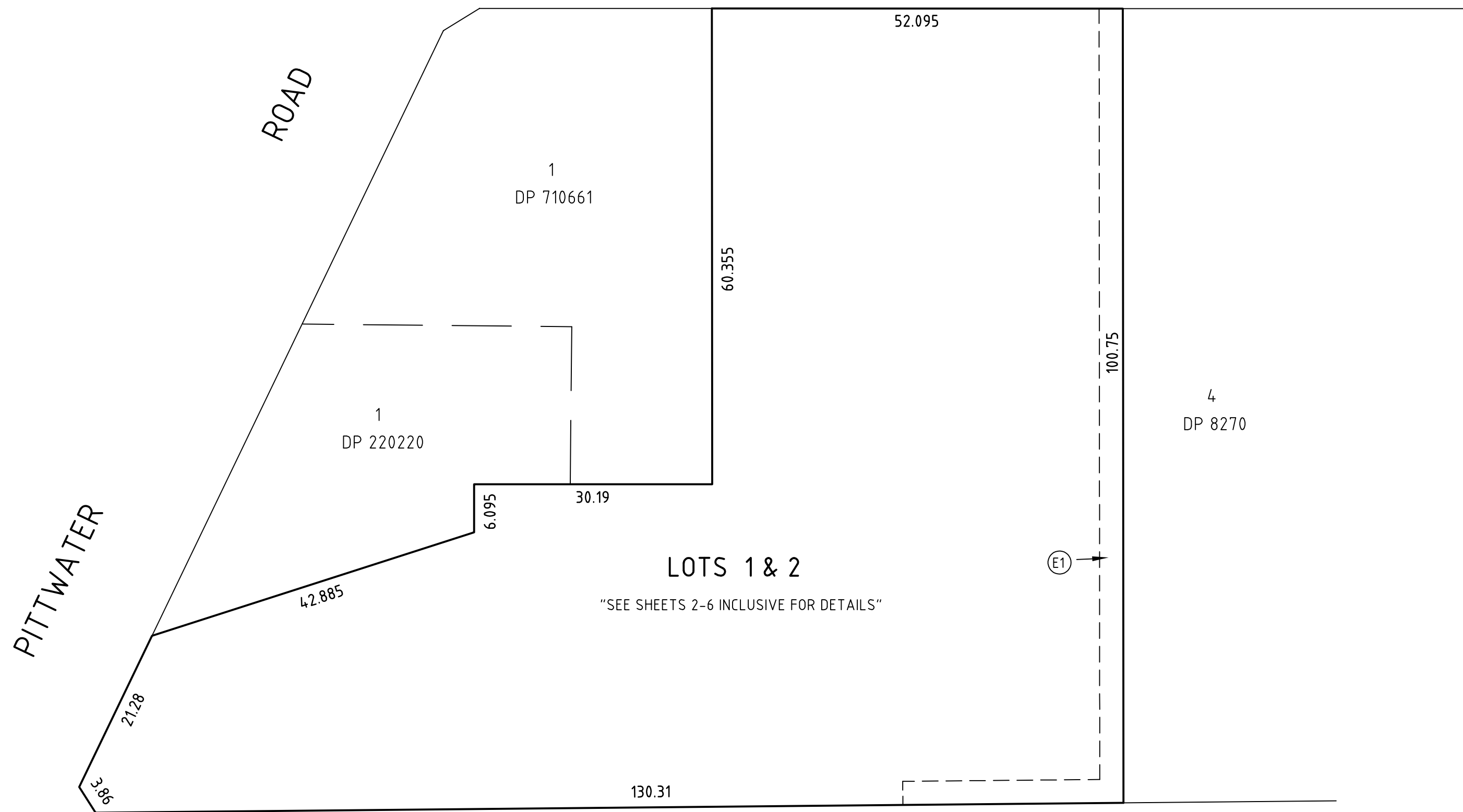
THIS IS A DRAFT PLAN ONLY. ALL BOUNDARIES, DIMENSIONS, AREAS, LEVELS AND EASEMENTS ARE SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION OF BUILDINGS.

THE FINAL STRATUM PLAN WILL INCLUDE ADDITIONAL DETAILS AND SECTIONS



DELMAR

PARADE



(E1) EASEMENT TO DRAIN WATER 3 WIDE (BENEFITS NORTHERN BEACHES COUNCIL)

AREA SCHEDULE - TOTALS	
LOT 1	25,726m ² IN 5 PARTS
LOT 2	13,224m ² IN 5 PARTS

LOTS 1 & 2 ARE STRATUM LOTS LIMITED IN HEIGHT & DEPTH. REFER TO SHEETS 2 - 6 INCLUSIVE FOR DETAILS

ALL LEVELS SHOWN ARE ON AUSTRALIAN HEIGHT DATUM (AHD) ORIGIN OF LEVELS:

THE FOLLOWING NEW EASEMENTS AFFECT THE WHOLE OF LOTS 1 & 2:

- EASEMENT FOR SUPPORT & SHELTER
- EASEMENT FOR SERVICES
- EASEMENT FOR EMERGENCY EGRESS
- EASEMENT FOR AIR EXTRACTION
- EASEMENT FOR ACCESS TO SHARED FACILITIES
- EASEMENT FOR FIRE SERVICES

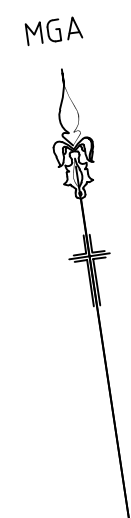
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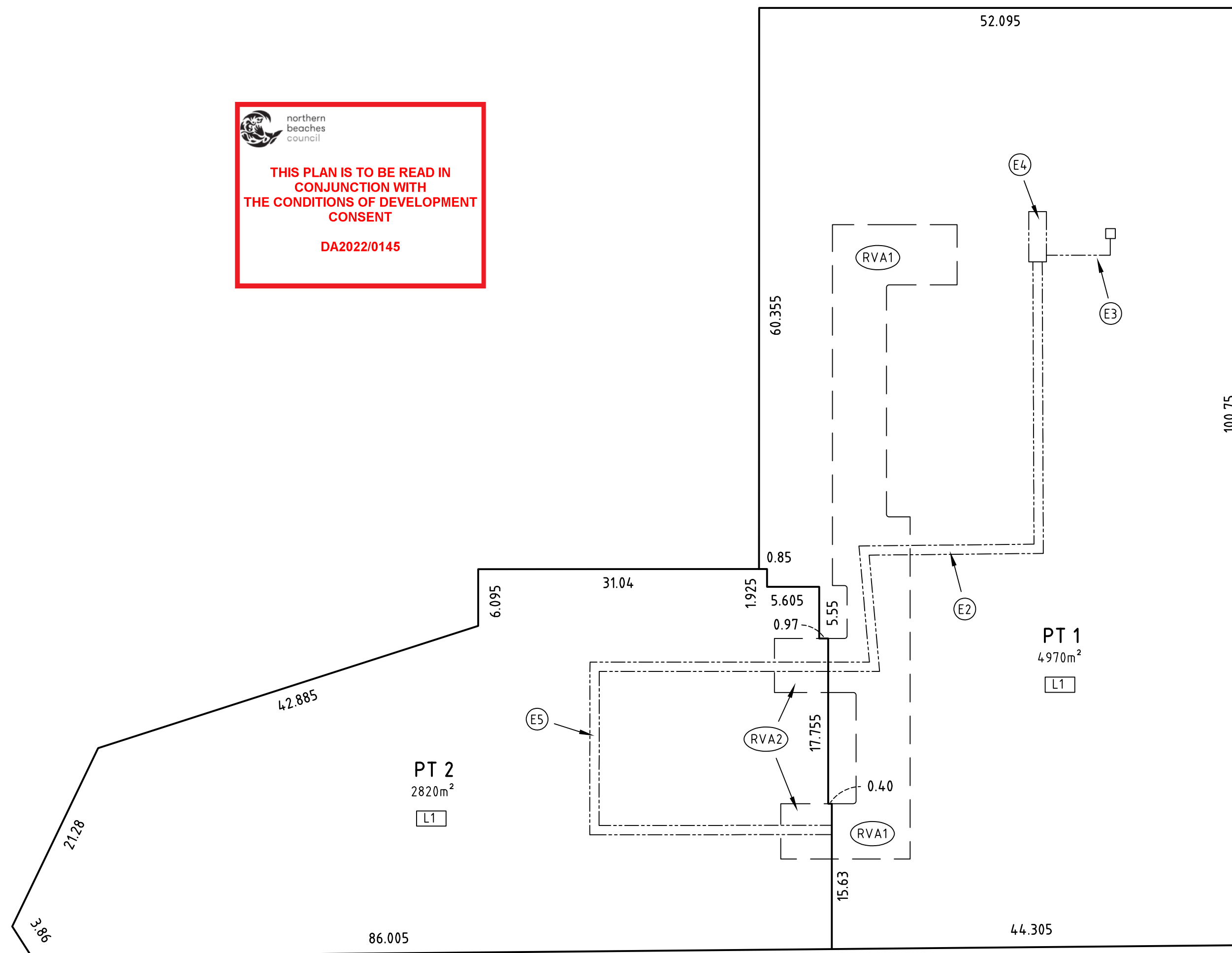
Surveyor: CHRISTOPHER THOMAS NORTON Date of Survey: Surveyor's Ref: 53046 DP2	PLAN OF SUBDIVISION OF THE LAND IN S.P.32071 & S.P.32072	LGA: NORTHERN BEACHES Locality: DEE WHY Subdivision No: Lengths are in metres. Reduction Ratio 1:500	Registered:	DRAFT DP Issue: B Date: 14.12.22
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BASEMENT 2 & BELOW





 THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2022/0145



PT LOT 1 IS A STRATUM LOT LIMITED IN HEIGHT AND DEPTH BY LEVELS ON AUSTRALIAN HEIGHT DATUM (A.H.D) AS DENOTED HERE UNDER:
 [L1] UNLIMITED IN DEPTH & LIMITED IN HEIGHT TO RL24.05

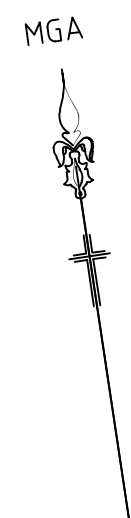
PT LOT 2 IS A STRATUM LOT LIMITED IN HEIGHT AND DEPTH BY LEVELS ON AUSTRALIAN HEIGHT DATUM (A.H.D) AS DENOTED HERE UNDER:
 [L1] UNLIMITED IN DEPTH & LIMITED IN HEIGHT TO RL24.05


- (E2) EASEMENT FOR DRAINAGE OF WATER LIMITED IN STRATUM (BENEFITS LOT 2)
- (E3) EASEMENT FOR DRAINAGE OF WATER & RISING MAIN LIMITED IN STRATUM (BENEFITS LOT 2)
- (E4) EASEMENT FOR DRAINAGE OF WATER & PUMP OUT LIMITED IN STRATUM (BENEFITS LOT 2)
- (E5) EASEMENT FOR DRAINAGE OF WATER LIMITED IN STRATUM (BENEFITS LOT 1)
- (RVA1) RIGHT OF VEHICLE ACCESS LIMITED IN STRATUM (BENEFITS LOT 2)
- (RVA2) RIGHT OF VEHICLE ACCESS LIMITED IN STRATUM (BENEFITS LOT 1)

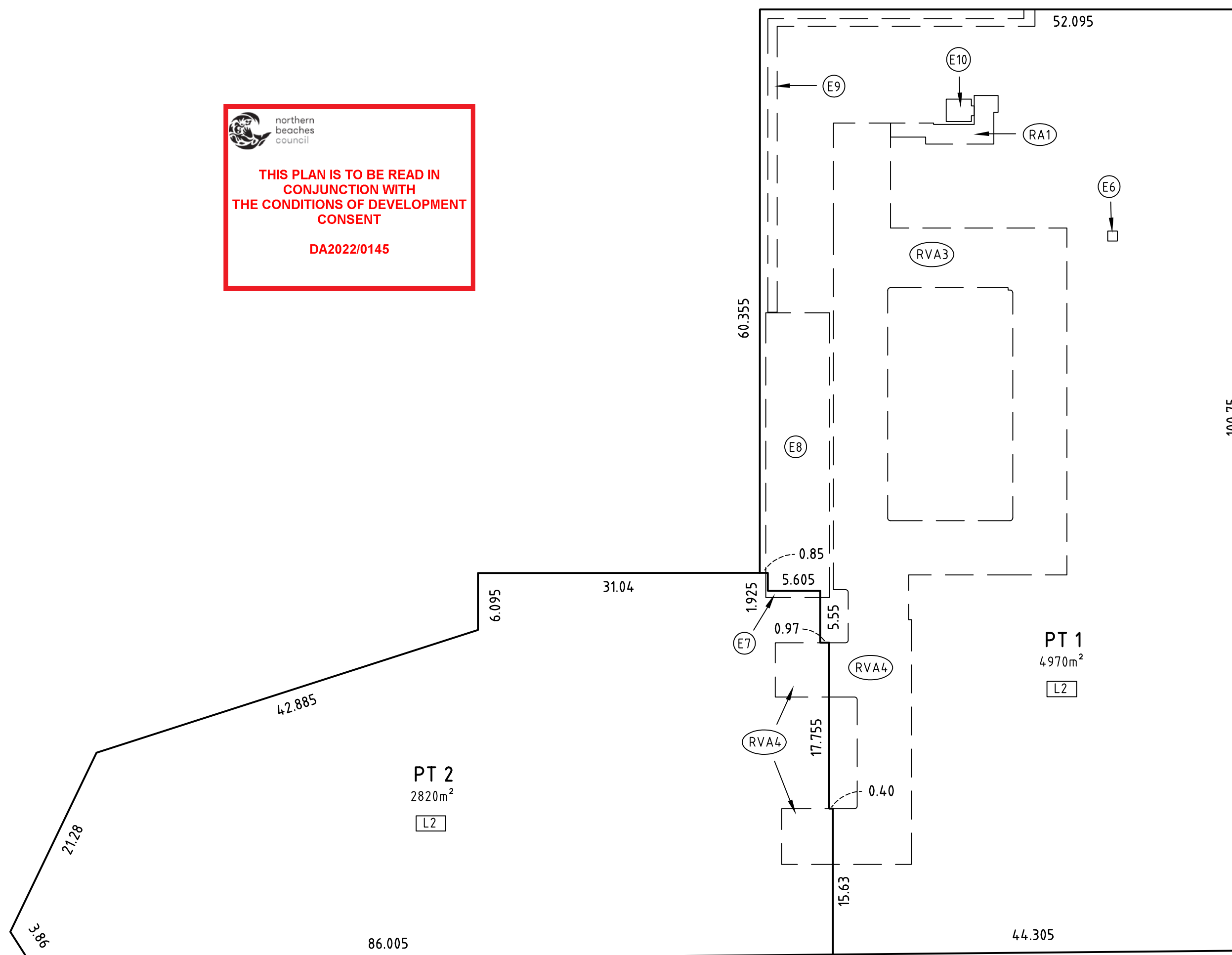
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Surveyor: CHRISTOPHER THOMAS NORTON Date of Survey: Surveyor's Ref: 53046 DP2	PLAN OF SUBDIVISION OF THE LAND IN S.P.32071 & S.P.32072	LGA: NORTHERN BEACHES Locality: DEE WHY Subdivision No: Lengths are in metres. Reduction Ratio 1:400	Registered:	DRAFT DP Issue: B Date: 14.12.22
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BASEMENT 1




 northern beaches council
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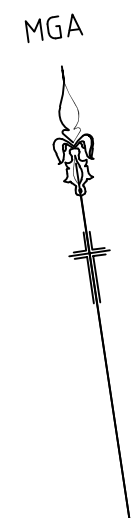
PT LOT 1 IS A STRATUM LOT LIMITED IN HEIGHT AND DEPTH BY LEVELS ON AUSTRALIAN HEIGHT DATUM (A.H.D) AS DENOTED HERE UNDER:
 [L2] LIMITED IN DEPTH TO RL24.05 & LIMITED IN HEIGHT TO RL28.60
PT LOT 2 IS A STRATUM LOT LIMITED IN HEIGHT AND DEPTH BY LEVELS ON AUSTRALIAN HEIGHT DATUM (A.H.D) AS DENOTED HERE UNDER:
 [L2] LIMITED IN DEPTH TO RL24.05 & LIMITED IN HEIGHT TO RL28.60

- (E6) EASEMENT FOR DRAINAGE OF WATER & RISING MAIN LIMITED IN STRATUM (BENEFITS LOT 2)
- (E7) EASEMENT FOR DRAINAGE OF WATER & OSD LIMITED IN STRATUM (BENEFITS LOT 1)
- (E8) EASEMENT FOR DRAINAGE OF WATER & OSD LIMITED IN STRATUM (BENEFITS LOT 2)
- (E9) EASEMENT FOR DRAINAGE OF WATER LIMITED IN STRATUM (BENEFITS LOT 2)
- (E10) EASEMENT TO USE LIFT LIMITED IN STRATUM (BENEFITS LOT 2)
- (RA1) RIGHT OF ACCESS LIMITED IN STRATUM (BENEFITS LOT 2)
- (RVA3) RIGHT OF VEHICLE ACCESS LIMITED IN STRATUM (BENEFITS LOT 2)
- (RVA4) RIGHT OF VEHICLE ACCESS LIMITED IN STRATUM (BENEFITS LOT 1)

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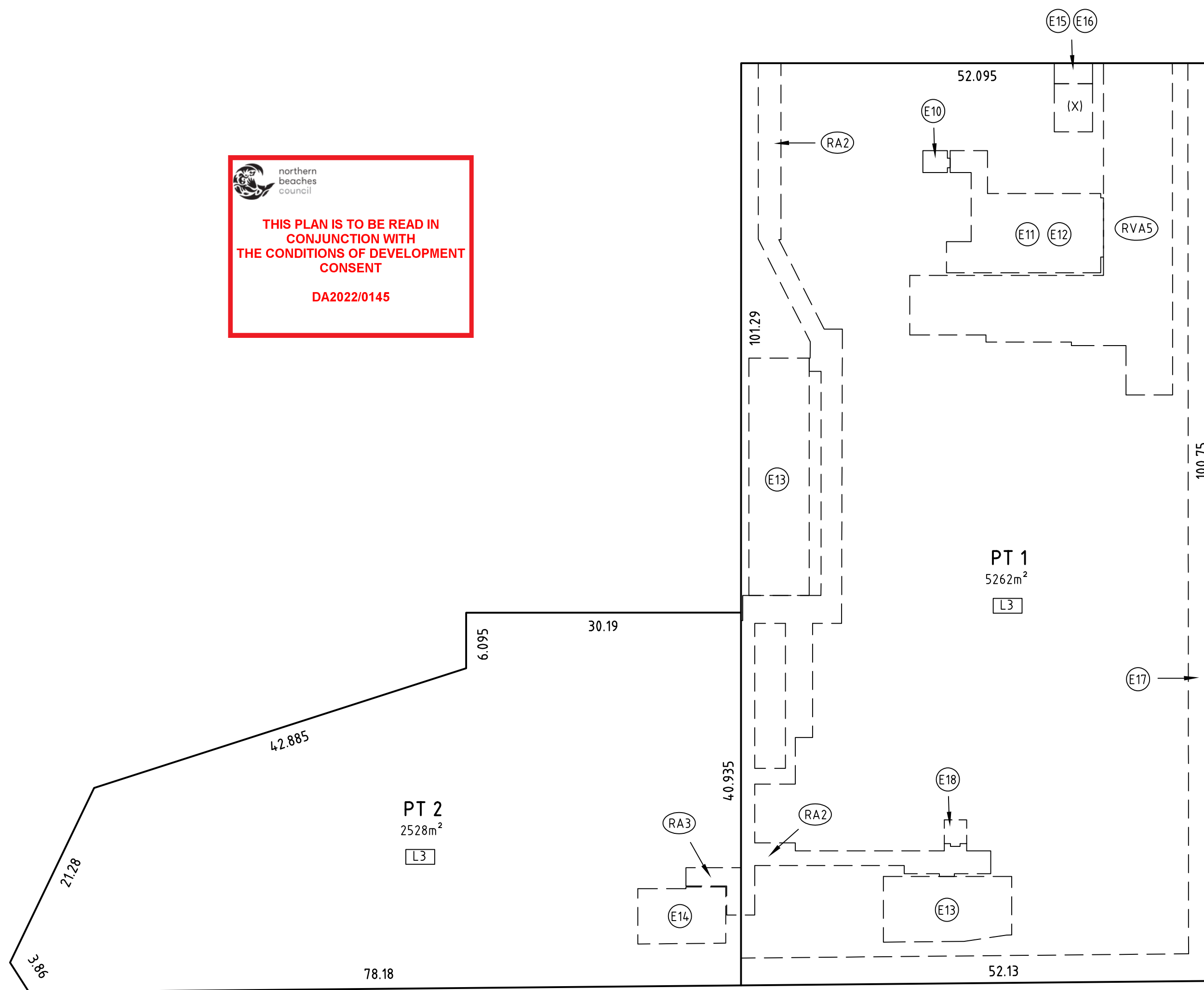
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GROUND FLOOR





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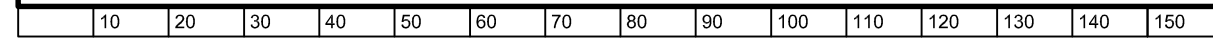
PT LOT 1 IS A STRATUM LOT LIMITED IN HEIGHT AND DEPTH BY LEVELS ON AUSTRALIAN HEIGHT DATUM (A.H.D) AS DENOTED HERE UNDER:
 [L3] LIMITED IN DEPTH TO RL28.60 & LIMITED IN HEIGHT TO RL31.70

PT LOT 2 IS A STRATUM LOT LIMITED IN HEIGHT AND DEPTH BY LEVELS ON AUSTRALIAN HEIGHT DATUM (A.H.D) AS DENOTED HERE UNDER:
 [L3] LIMITED IN DEPTH TO RL28.60 & LIMITED IN HEIGHT TO RL31.70

- (X) LEASE FOR CHAMBER SUBSTATION (AUSGRID)
- (E10) EASEMENT TO USE LIFT LIMITED IN STRATUM (BENEFITS LOT 2)
- (E11) EASEMENT FOR GARBAGE COLLECTION LIMITED IN STRATUM (BENEFITS LOT 2)
- (E12) EASEMENT TO USE LOADING DOCK LIMITED IN STRATUM (BENEFITS LOT 2)
- (E13) EASEMENT FOR RECREATION LIMITED IN STRATUM (BENEFITS LOT 2)
- (E14) EASEMENT FOR RECREATION LIMITED IN STRATUM (BENEFITS LOT 1)
- (E15) EASEMENT FOR ELECTRICITY & OTHER PURPOSES LIMITED IN STRATUM (BENEFITS AUSGRID)
- (E16) RIGHT OF CARRIAGEWAY LIMITED IN STRATUM (BENEFITS AUSGRID)
- (E17) EASEMENT FOR DRAINAGE OF WATER AND OVERLAND FLOW LIMITED IN STRATUM (BENEFITS LOT 2)
- (E18) EASEMENT TO USE LIFT LIMITED IN STRATUM (BENEFITS LOT 2)
- (RA2) RIGHT OF ACCESS LIMITED IN STRATUM (BENEFITS LOT 2)
- (RA3) RIGHT OF ACCESS LIMITED IN STRATUM (BENEFITS LOT 1)
- (RVAS) RIGHT OF VEHICLE ACCESS LIMITED IN STRATUM (BENEFITS LOT 2)

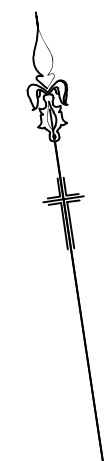
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LEVEL 1 - LEVEL 4

MGA



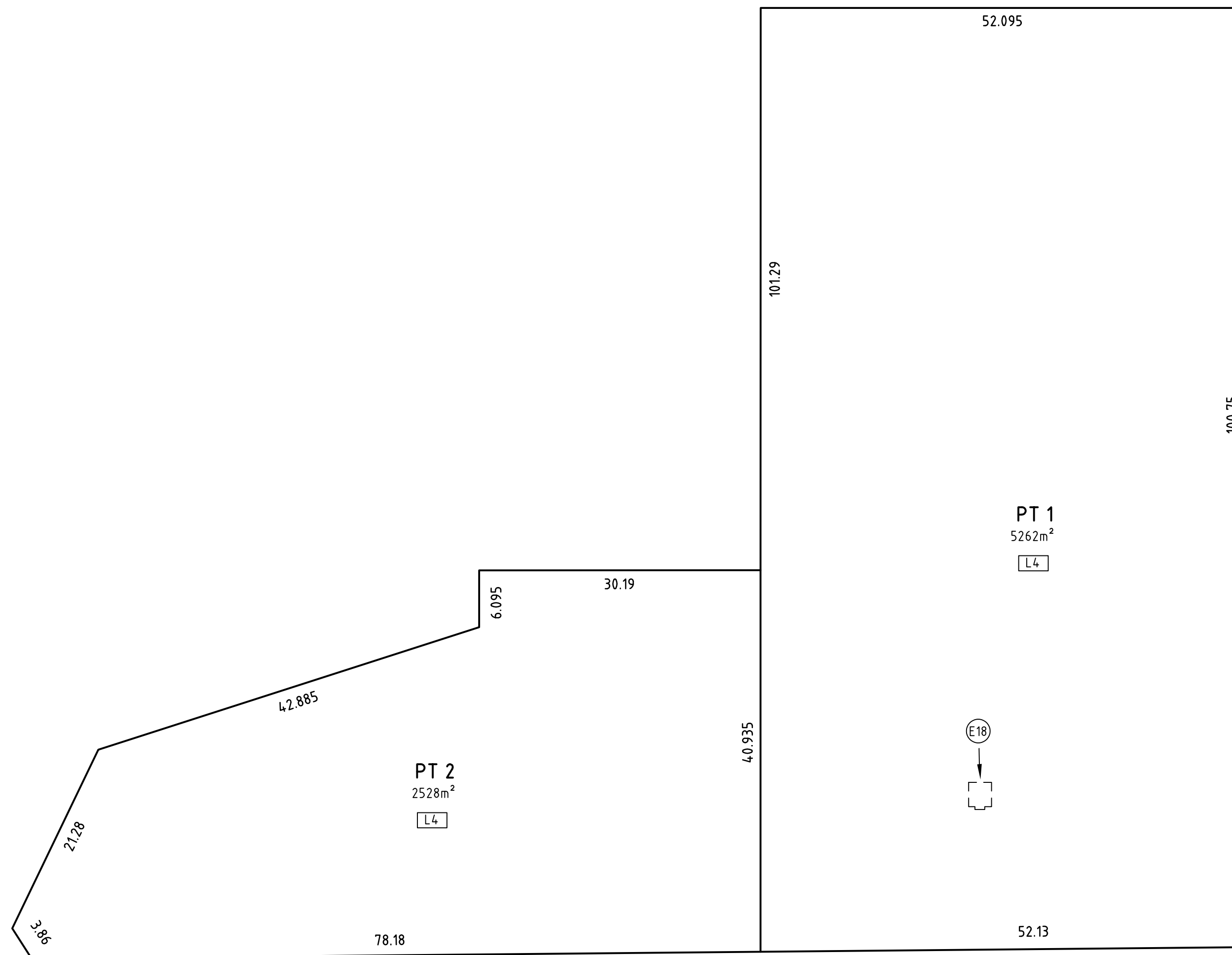
PT LOT 1 IS A STRATUM LOT LIMITED IN HEIGHT AND DEPTH BY LEVELS ON AUSTRALIAN HEIGHT DATUM (A.H.D) AS DENOTED HERE UNDER:

L4 LIMITED IN DEPTH TO RL31.70 & LIMITED IN HEIGHT TO RL44.10

PT LOT 2 IS A STRATUM LOT LIMITED IN HEIGHT AND DEPTH BY LEVELS ON AUSTRALIAN HEIGHT DATUM (A.H.D) AS DENOTED HERE UNDER:

L4 LIMITED IN DEPTH TO RL31.70 & LIMITED IN HEIGHT TO RL44.10

E18 EASEMENT TO USE LIFT LIMITED IN STRATUM (BENEFITS LOT 2)

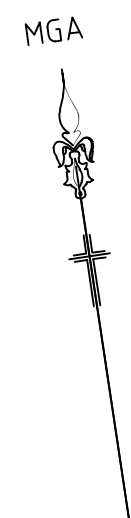



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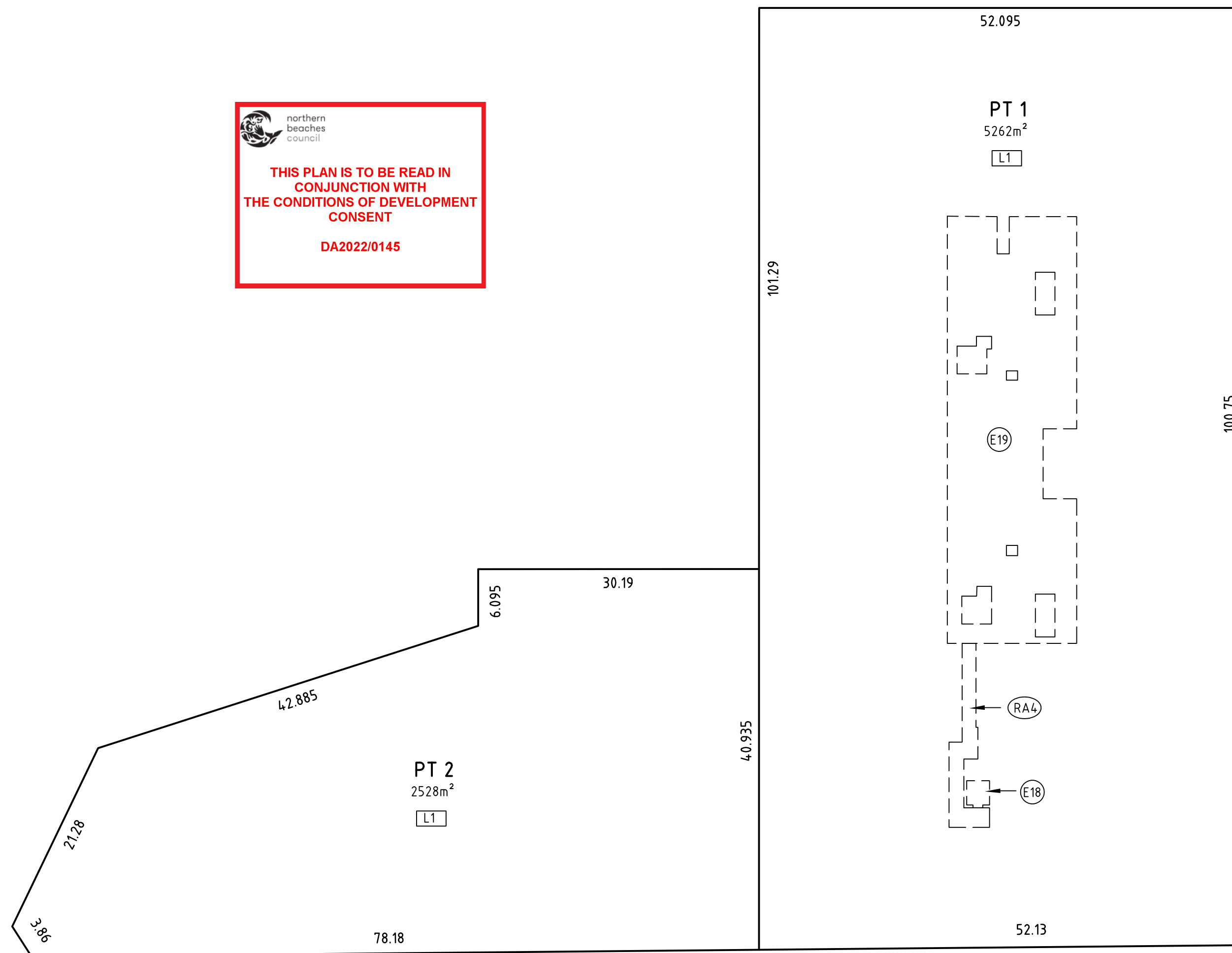
<p>Surveyor: CHRISTOPHER THOMAS NORTON Date of Survey: Surveyor's Ref: 53046 DP2</p>	<p>PLAN OF SUBDIVISION OF THE LAND IN S.P.32071 & S.P.32072</p>	<p>LGA: NORTHERN BEACHES Locality: DEE WHY Subdivision No: Lengths are in metres. Reduction Ratio 1:400</p>	<p>Registered:</p>	<p>DRAFT DP Issue: B Date: 14.12.22</p>
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LEVEL 5 & ABOVE




 northern beaches council
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PT LOT 1 IS A STRATUM LOT LIMITED IN HEIGHT AND DEPTH BY LEVELS ON AUSTRALIAN HEIGHT DATUM (A.H.D) AS DENOTED HERE UNDER:
 [L5] LIMITED IN DEPTH TO RL44.10 & UNLIMITED IN HEIGHT
PT LOT 2 IS A STRATUM LOT LIMITED IN HEIGHT AND DEPTH BY LEVELS ON AUSTRALIAN HEIGHT DATUM (A.H.D) AS DENOTED HERE UNDER:
 [L5] LIMITED IN DEPTH TO RL44.10 & UNLIMITED IN HEIGHT



- (E18) EASEMENT TO USE LIFT LIMITED IN STRATUM (BENEFITS LOT 2)
- (E19) EASEMENT FOR RECREATION LIMITED IN STRATUM (BENEFITS LOT 2)
- (RA4) RIGHT OF ACCESS LIMITED IN STRATUM (BENEFITS LOT 2)

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