

DELMAR PARADE

PITTWATER ROAD

2 DELMAR PDE UNDER CONSTRUCTION

VEHICLE ACCESS

6 DELMAR PDE

NEIGHBOURING BUILDING 816 PITTWATER RD

10 DELMAR PDE

8 DELMAR PDE

 northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
 PROCEEDINGS NO: LEC2023/461757
 DATED: 23 August 2024

Revisions	Date	Description	Author
B	11.11.2022	COUNCIL SUBMISSION	JC
C	07.12.2022	COUNCIL SUBMISSION	JC
D	03.03.2023	COUNCIL SUBMISSION	JC
E	18.09.2023	MODIFICATION SUBMISSION	JC
F	24.06.2024	SECTION 34 RESPONSE	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 / **24.06.2024** Author / **SJ** Scale: @ A1 / **1 : 250**

Drawing No. / **TP00.04 F**

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Revisions	Date	Description	Author
F	24.03.2023	COUNCIL SUBMISSION	JC
G	29.03.2023	COUNCIL SUBMISSION	JC
H	18.09.2023	MODIFICATION SUBMISSION	JC
J	19.03.2024	SOFAC RESPONSE	JC
K	24.06.2024	SECTION 34 RESPONSE	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 / **GROUND**

Project No / **221054** Date / **24.06.2024** Author / **DM** Scale: @ A1 / **1 : 250**

Drawing No. / **TP01.03 K**

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E	03.03.2023	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 / **LEVEL 1**

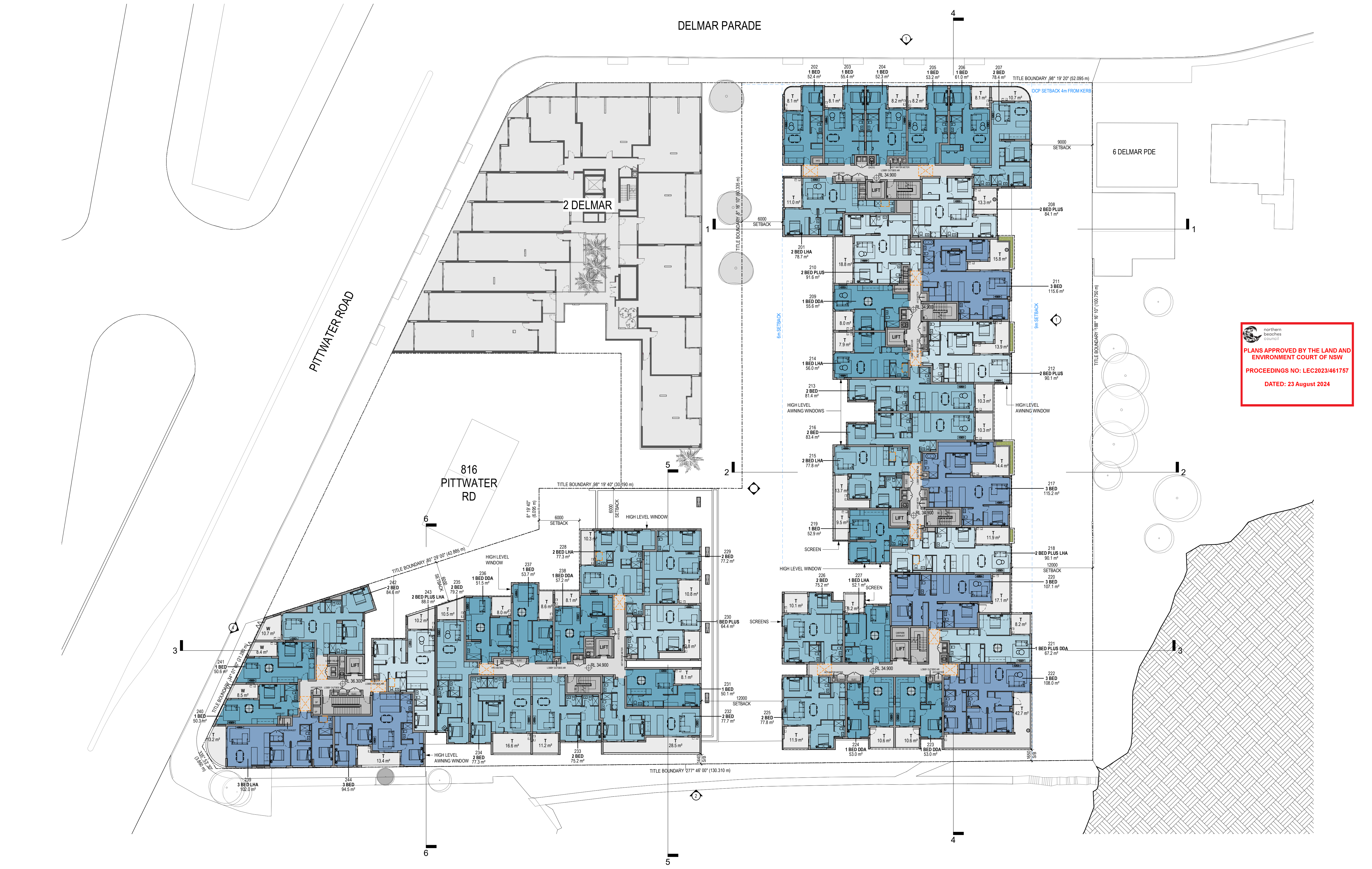
Project No / **221054** Date / **24.06.2024** Author / **DM** Scale: @ A1 / **1 : 250**

Drawing No. / **TP01.04 J**

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K	24.06.2024	SECTION 34 RESPONSE	JC

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 / **24.06.2024** Author / **DM** Scale: @ A1 / **1 : 250**

Drawing No. / **TP01.05 K**



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DELMAR PARADE

PITTWATER ROAD

2 DELMAR

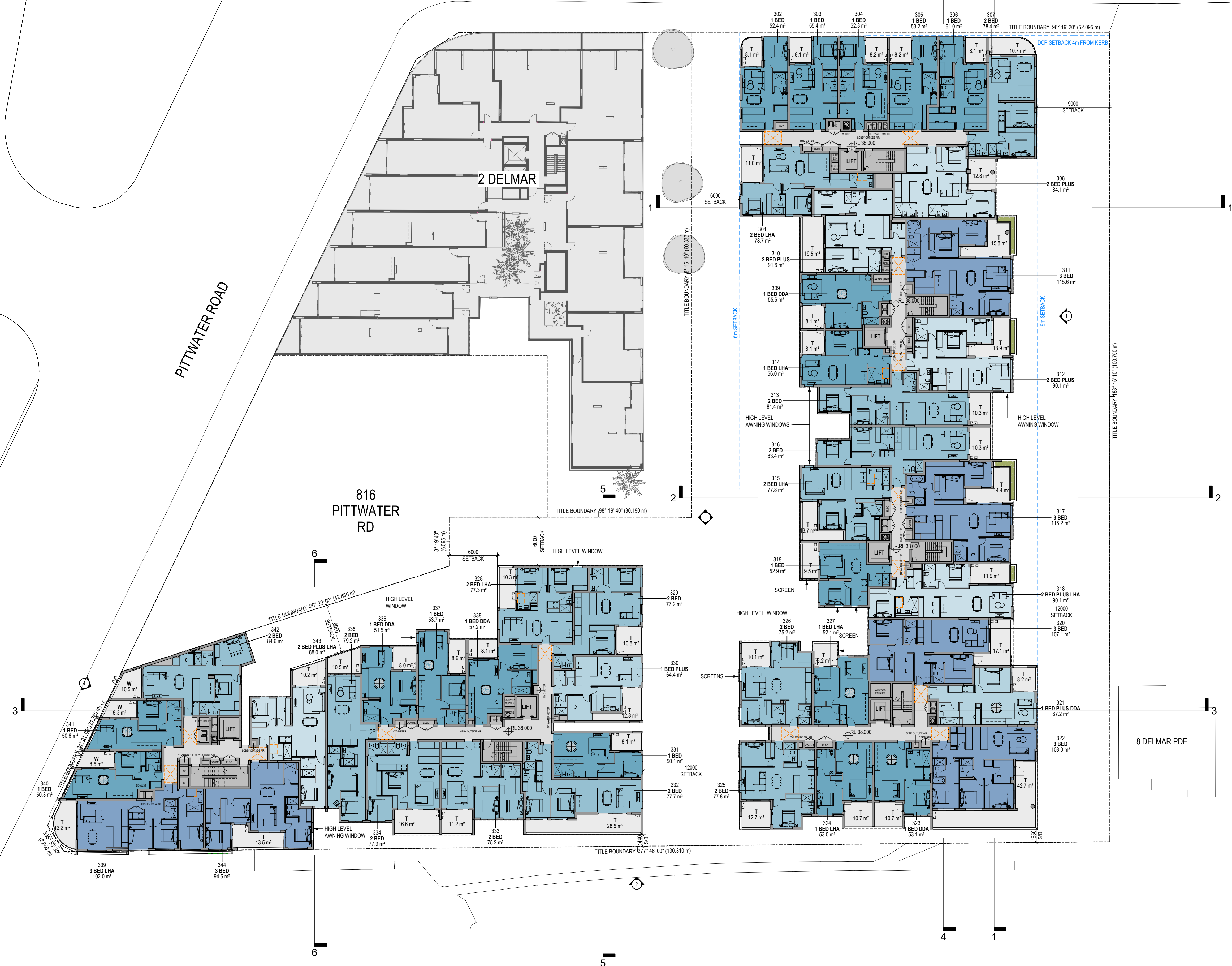
816
PITTWATER
RD

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**

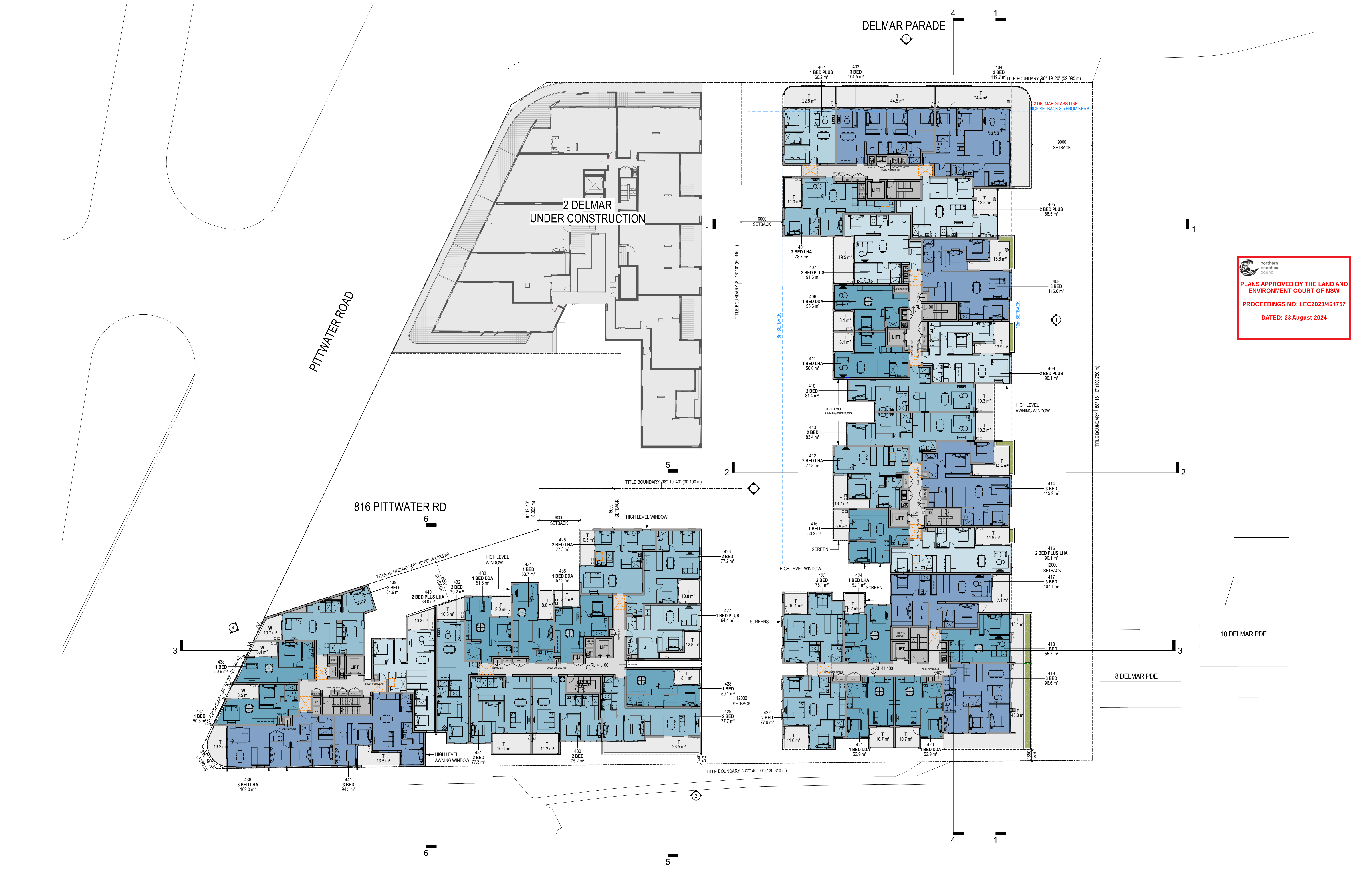
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Project No / **221054** Date / **24.06.2024** Author / **DM** Scale: @ A1 / **1 : 250** Drawing No. / **TP01.06 J**

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J	24.06.2024	SECTION 34 RESPONSE	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 / **24.06.2024**

 Author / **DM**

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

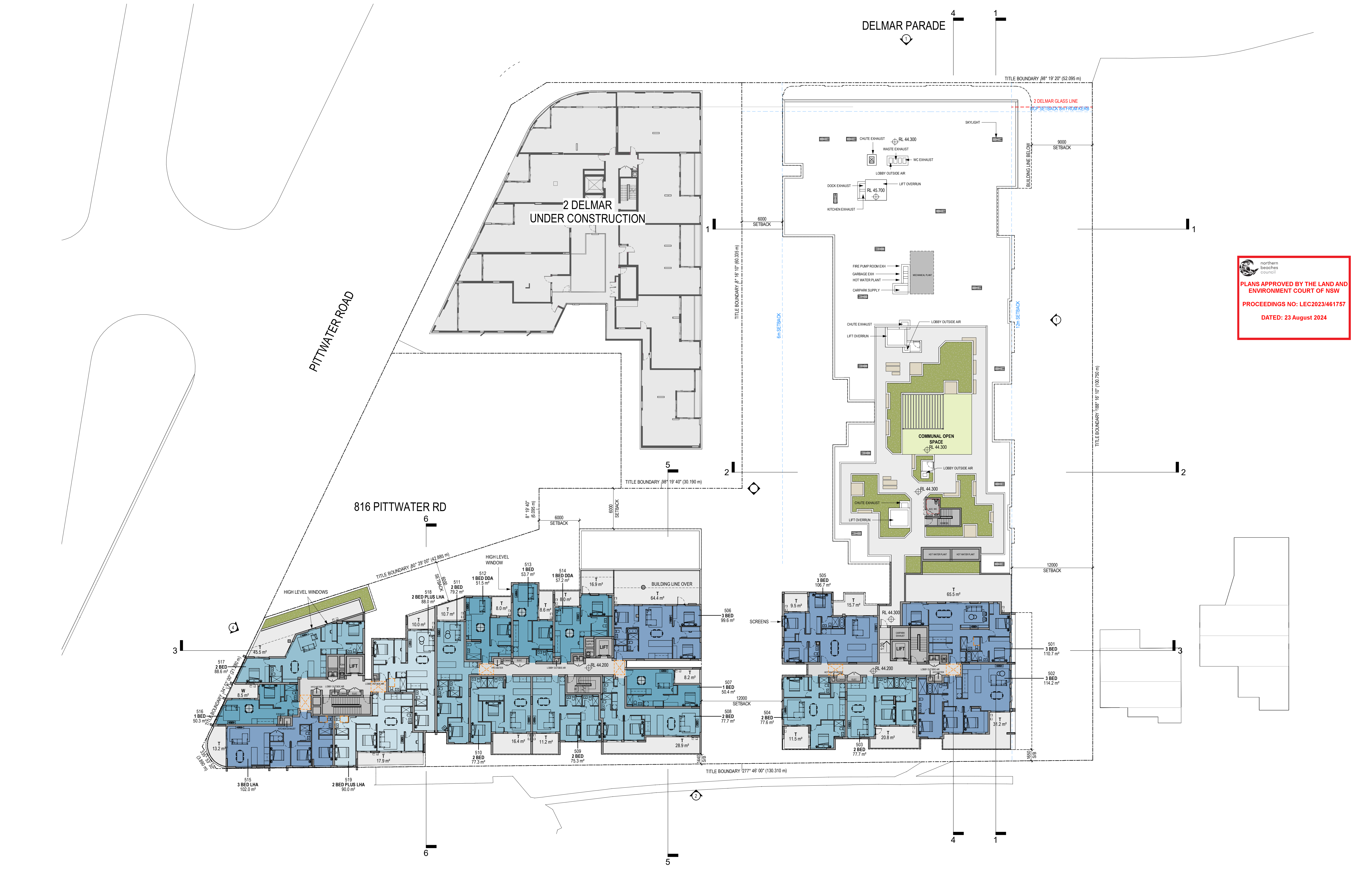
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J	24.06.2024	SECTION 34 RESPONSE	JC

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 / **24.06.2024**

 Author / **DM**

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

Drawing No. / **TP01.08 J**

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DELMAR PARADE

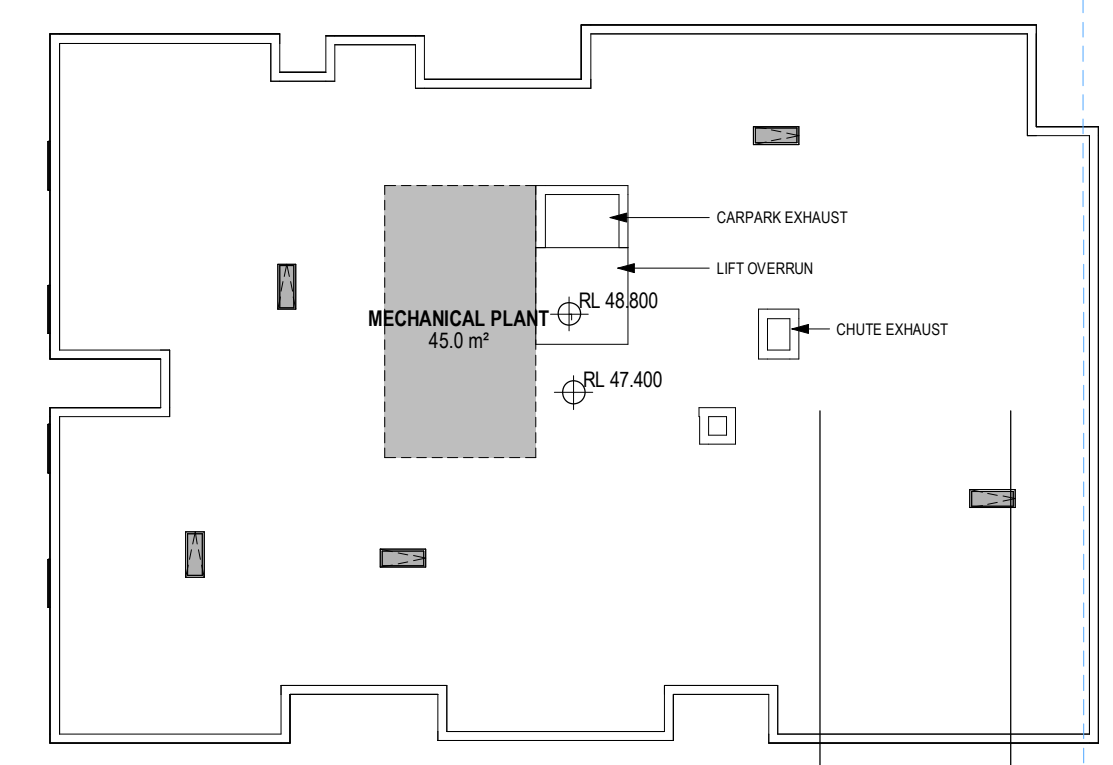
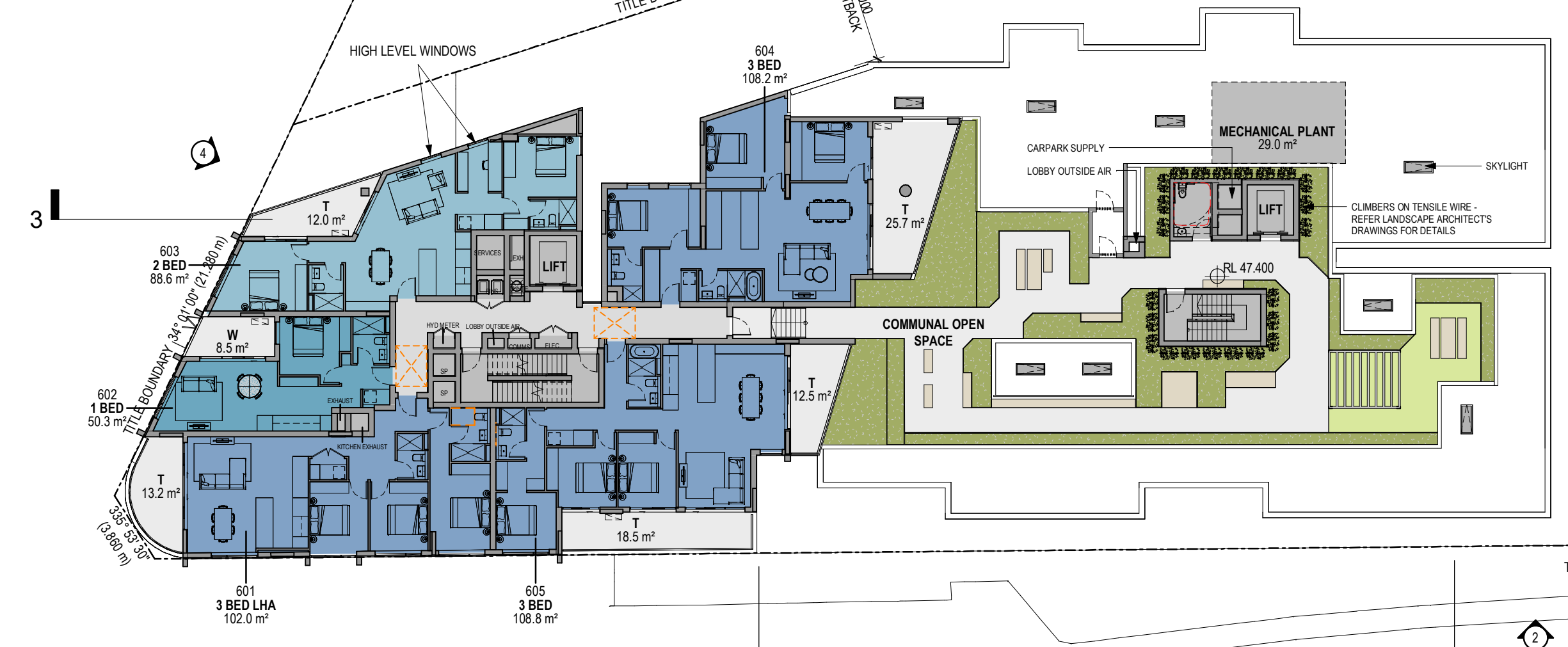
TITLE BOUNDARY 88° 19' 20" (52.095 m)
2 DELMAR TOWER SETBACK
2 DELMAR GLASS LINE
DCP SETBACK 8m FROM KERB

2 DELMAR
UNDER CONSTRUCTION

PITTWATER ROAD

816 PITTWATER RD

northern beaches Council
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J	24.06.2024	SECTION 34 RESPONSE	JC

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 / **24.06.2024** Author / **DM** Scale: @ A1 / **1 : 250**

Drawing No. / **TP01.09 J**

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DELMAR PARADE 4

TITLE BOUNDARY 88° 19' 20" (52.095 m)

DCP SETBACK 8m FROM KERB

2 DELMAR UNDER CONSTRUCTION

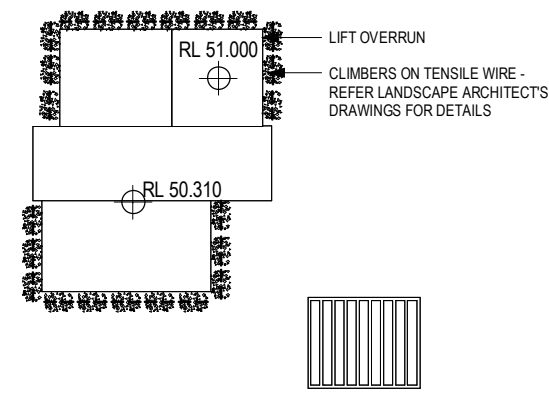
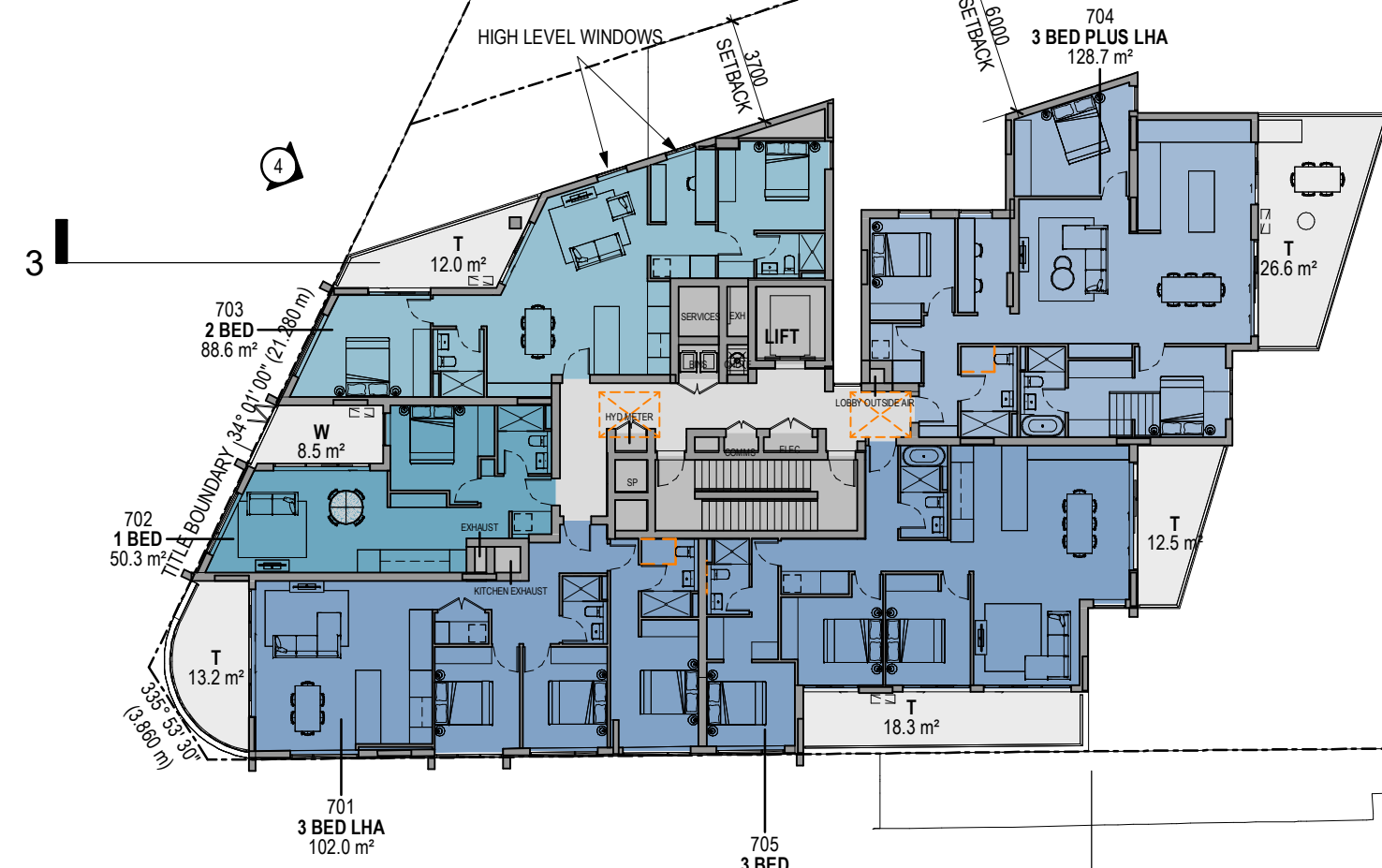
PITTWATER ROAD

northern beaches council
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816 PITTWATER RD 6

TITLE BOUNDARY 88° 19' 40" (30.190 m)

TITLE BOUNDARY 80° 29' 00" (42.866 m)



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

Revisions	Date	Description	Author
E	20.03.2023	CLIENT ISSUE	JC
F	18.09.2023	MODIFICATION SUBMISSION	JC
G	19.03.2024	SOFAC RESPONSE	JC
H	07.05.2024	COUNCIL ISSUE	JC
J	24.06.2024	SECTION 34 RESPONSE	JC

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

Drawing / **LEVEL 7**

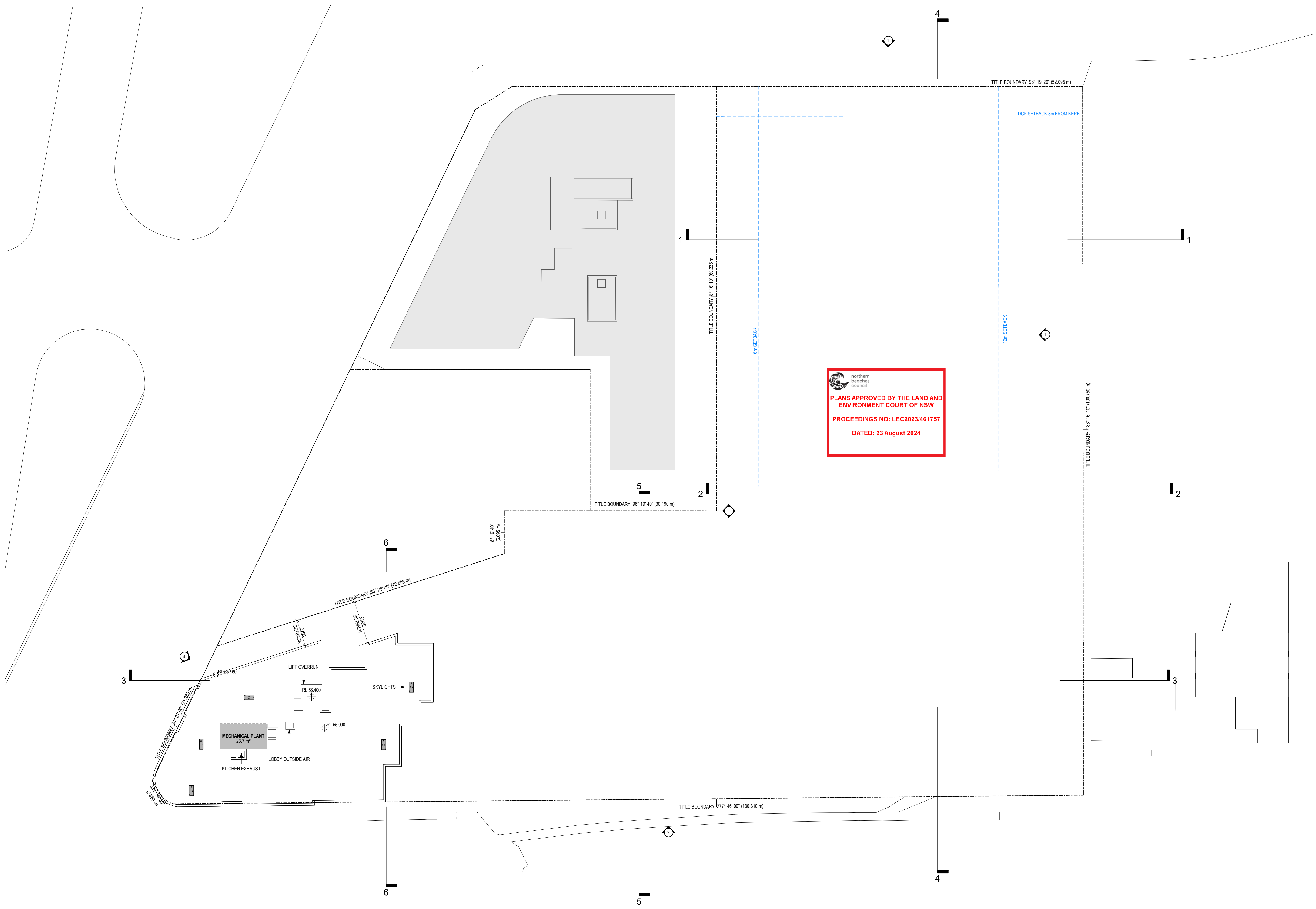
Project No / **221054** Date / **24.06.2024** Author / **DM** Scale: @ A1 / **1 : 250**

Drawing No. / **TP01.10 J**

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J	24.06.2024	SECTION 34 RESPONSE	JC

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

Drawing / **LEVEL 8**

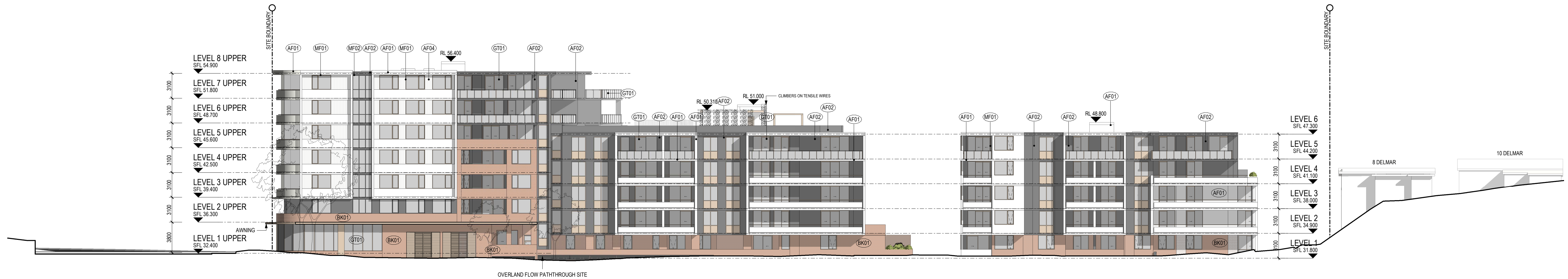
Project No / **221054** Date / **24.06.2024** Author / **DM** Scale: @ A1 / **1 : 250**

Drawing No. / **TP01.11 J**

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SOUTH ELEVATION

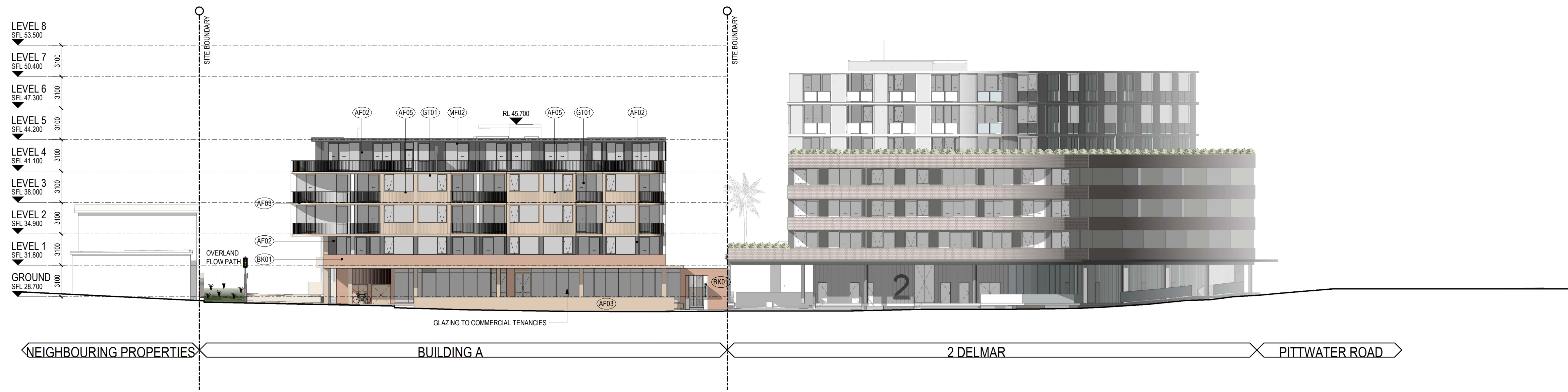


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NORTH ELEVATION

MATERIAL LEGEND

- AF01 - Applied Finish White
- AF02 - Applied Finish Dark Grey
- AF03 - Applied Finish Champagne
- AF04 - Applied Finish Vertical Grooved White
- AF05 - Applied Finish Vertical Grooved Champagne
- BK01 - Brick Austral Park Lane Westminster or similar
- BK02 - Honed Blockwork Limestone or similar
- GT01 - Glazing Clear
- MF01 - Metal Finish Champagne
- MF02 - Metal Finish Dark Grey

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E	29.03.2023	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 ELEVATIONS**

Project No / **221054**

 Date / **24.06.2024**

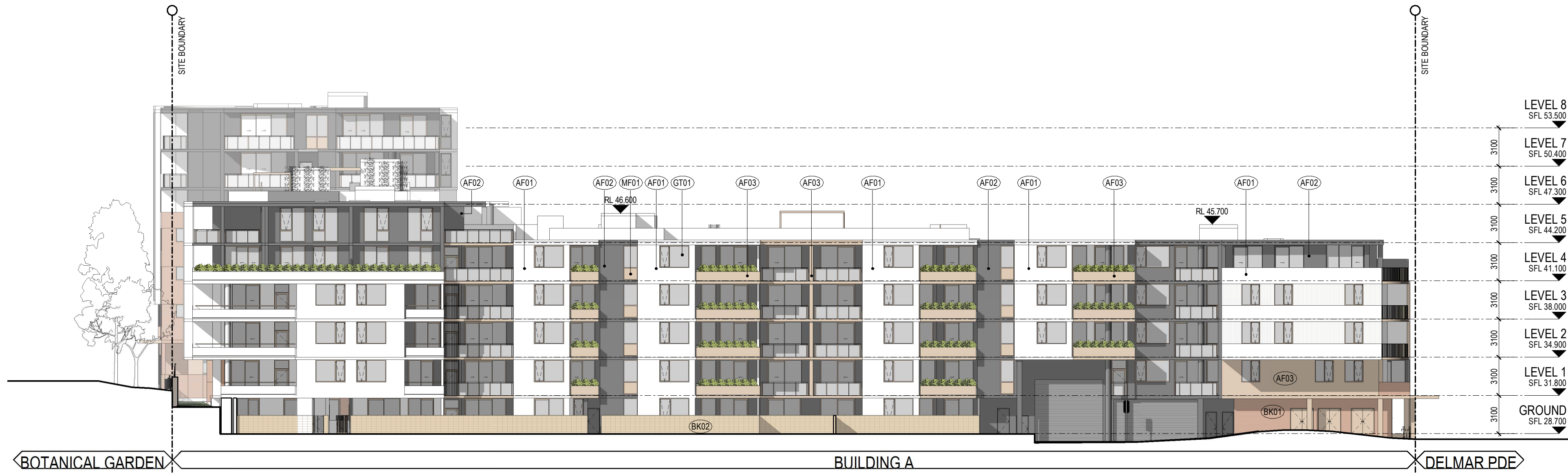
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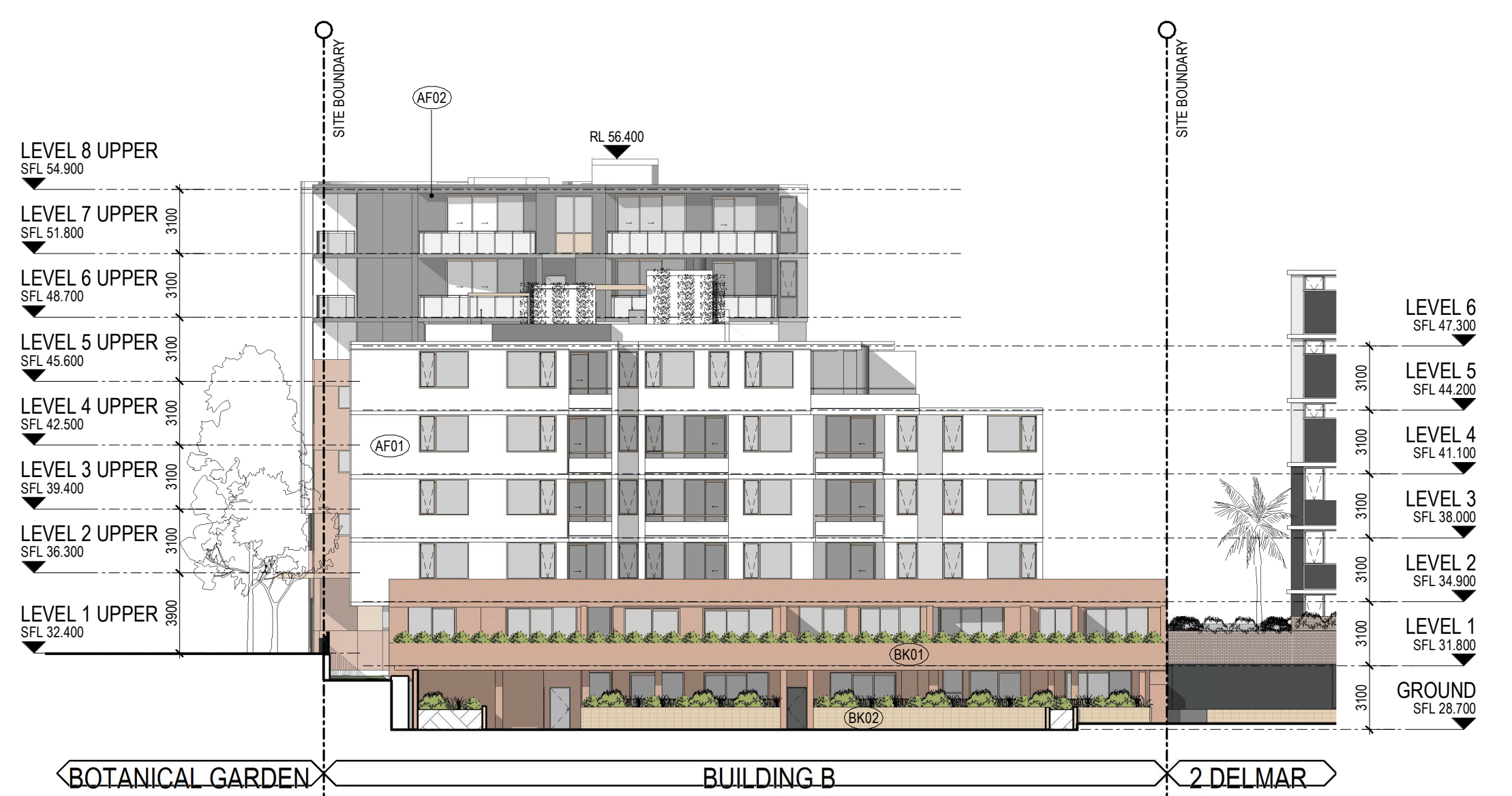
Drawing No. / **TP02.05 J**



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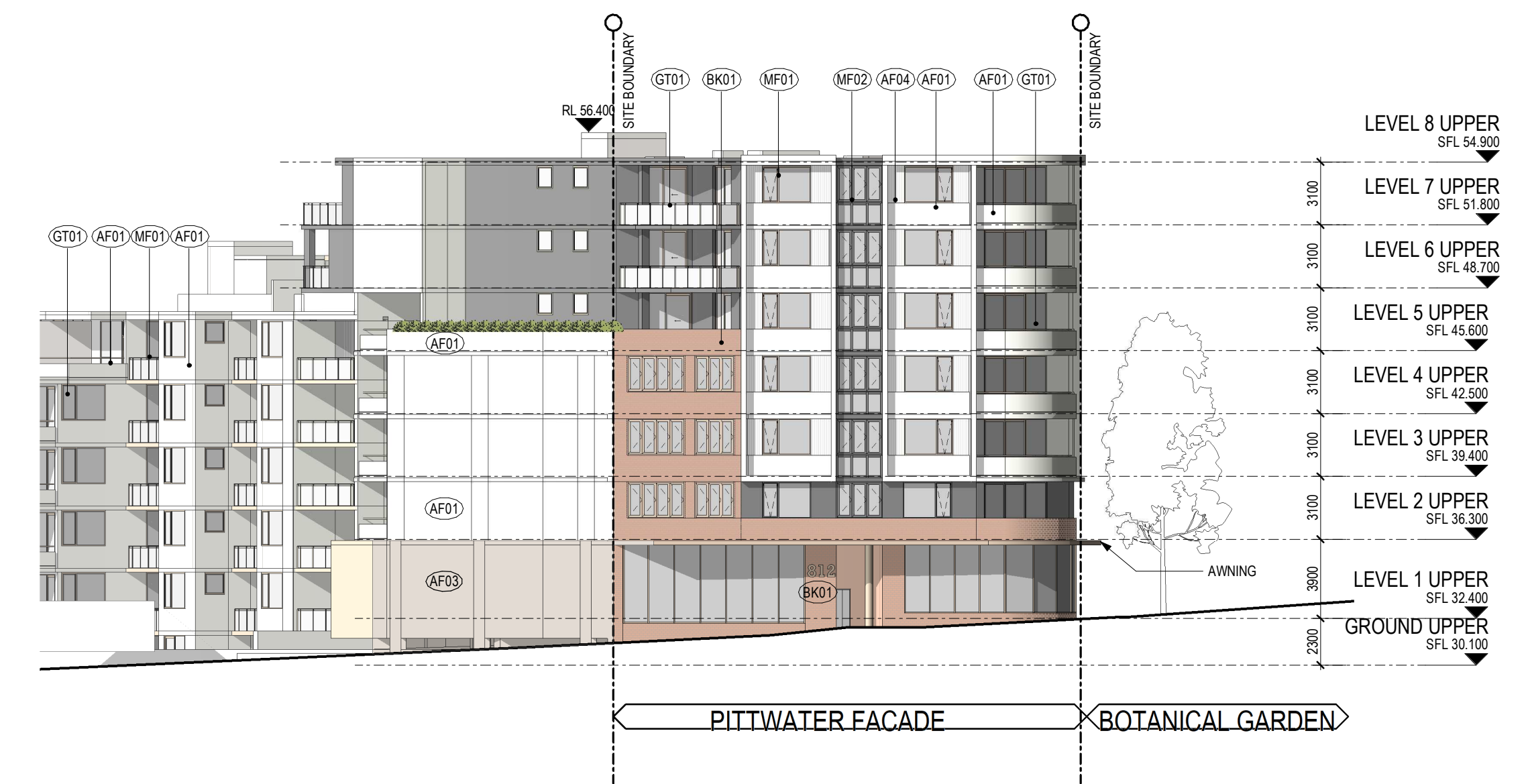
BUILDING A EAST ELEVATION



BUILDING B EAST ELEVATION



BUILDING A WEST ELEVATION



BUILDING B SOUTH WEST ELEVATION


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MATERIAL LEGEND

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- AF02 - Applied Finish Dark Grey
- AF03 - Applied Finish Champagne
- AF04 - Applied Finish Vertical Grooved White
- AF05 - Applied Finish Vertical Grooved Champagne
- BK01 - Brick Austral Park Lane Westminister or similar
- BK02 - Honed Blockwork Limestone or similar
- GT01 - Glazing Clear
- MF01 - Metal Finish Champagne
- MF02 - Metal Finish Dark Grey

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

Drawing / **SITE ELEVATIONS**

Project No / **221054**

Date / **24.06.2024**

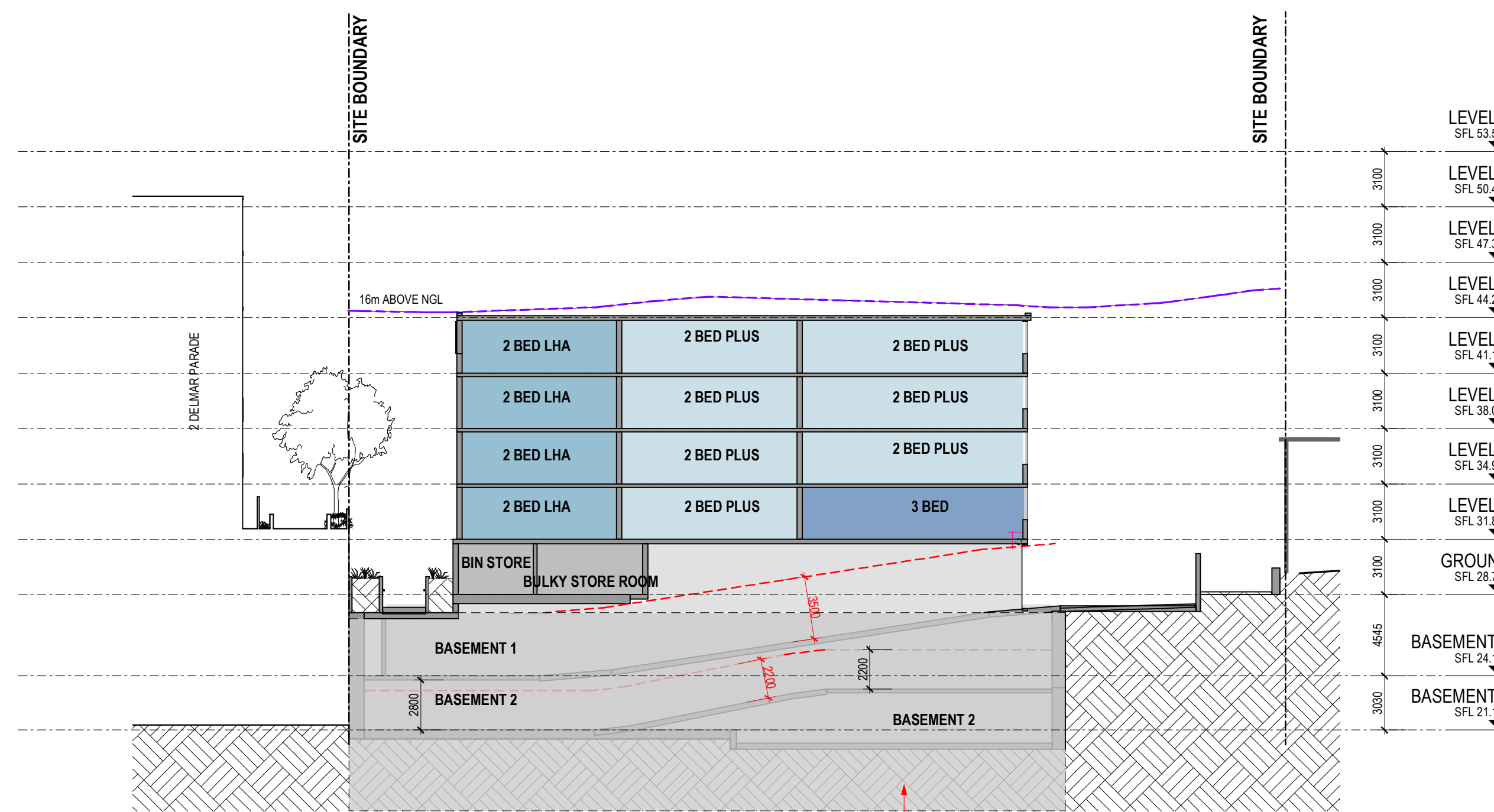
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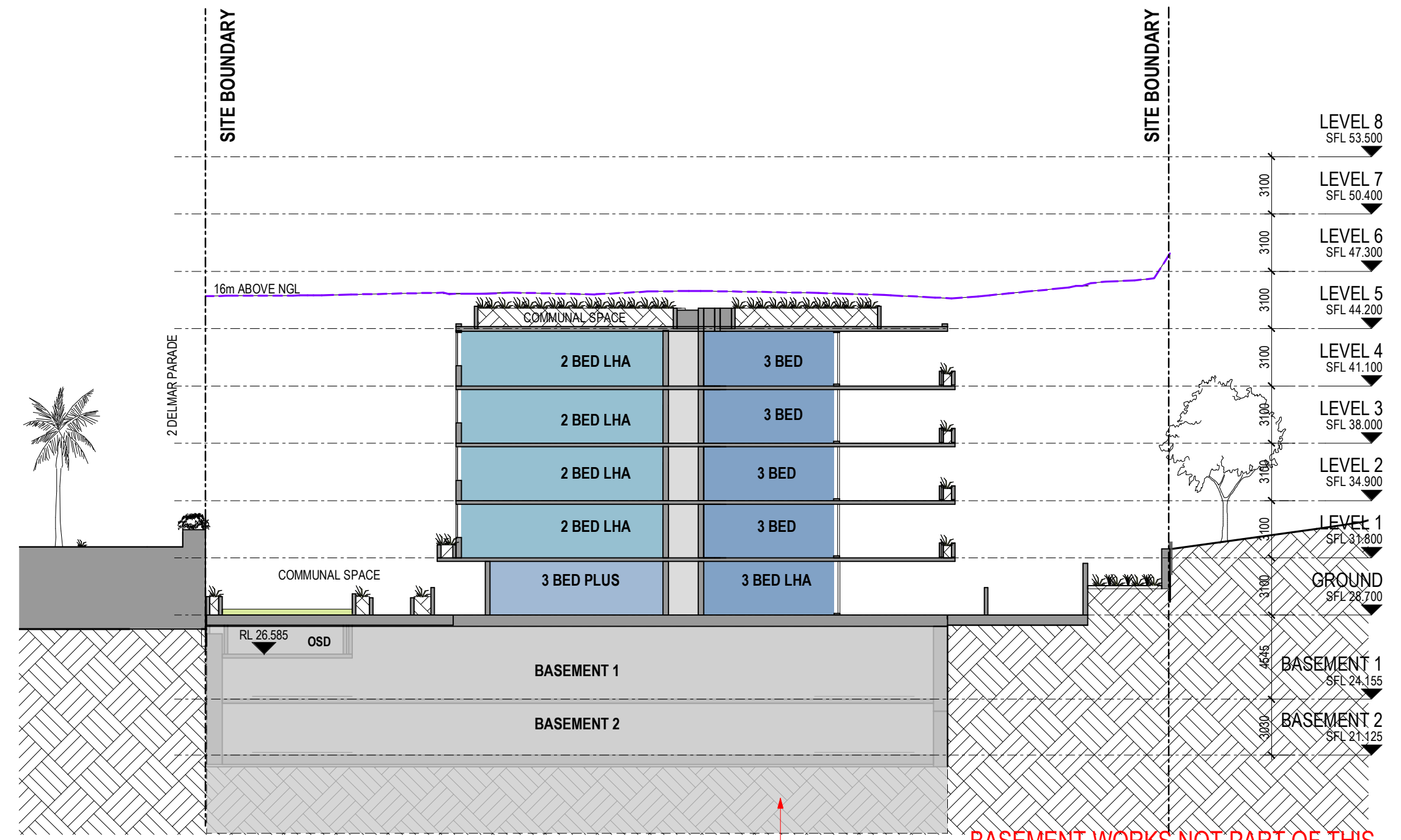
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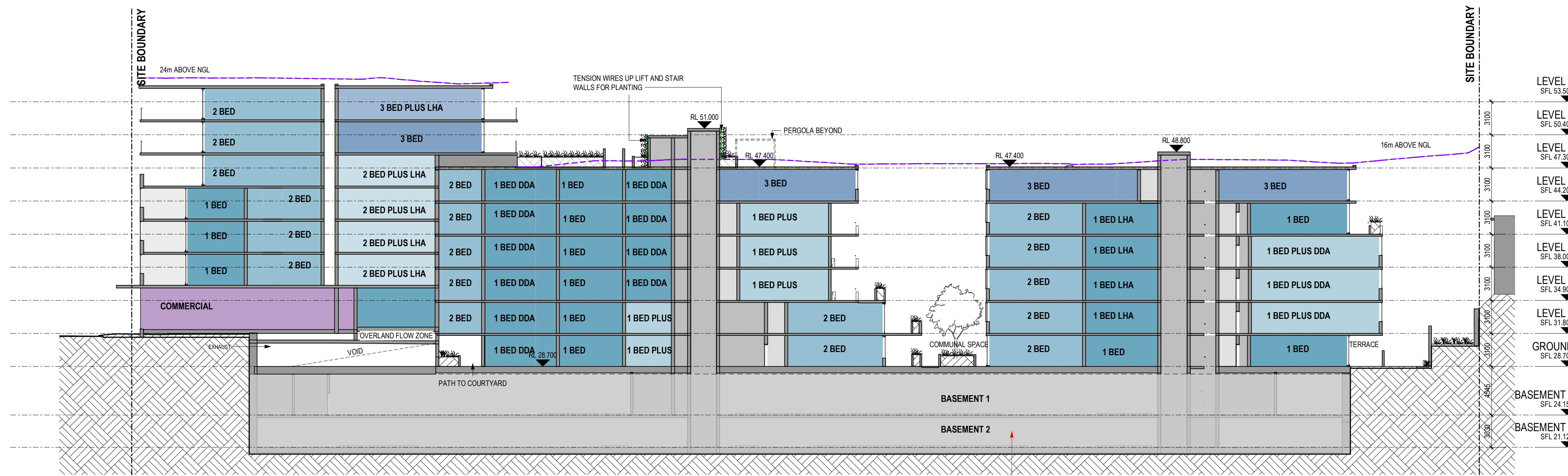
SECTION 1 - RAMP

BASEMENT WORKS NOT PART OF THIS DA MODIFICATION APPLICATION. PLEASE REFER TO MOD2024/0083



SECTION 2

BASEMENT WORKS NOT PART OF THIS DA MODIFICATION APPLICATION. PLEASE REFER TO MOD2024/0083



SECTION 3

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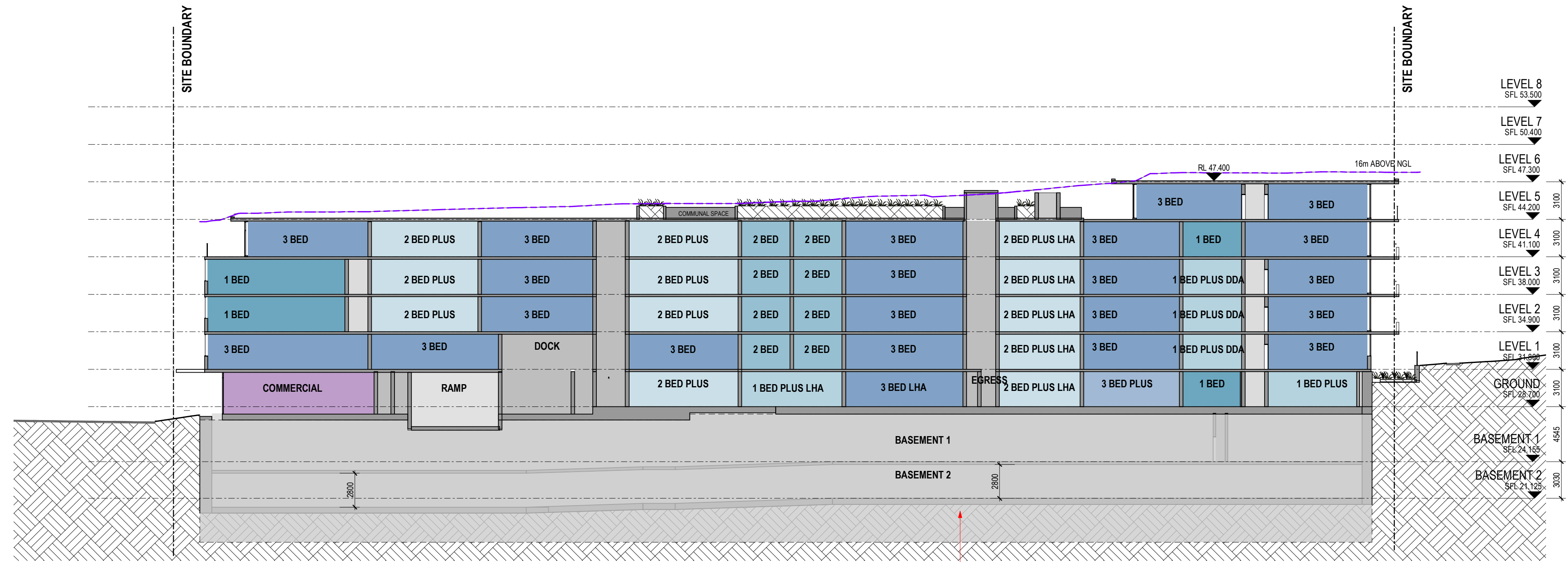
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Project No / **221054** Date / **24.06.2024** Author / **BR** Scale: @ A1 / **1 : 250**

Drawing No. / **TP03.01 H**

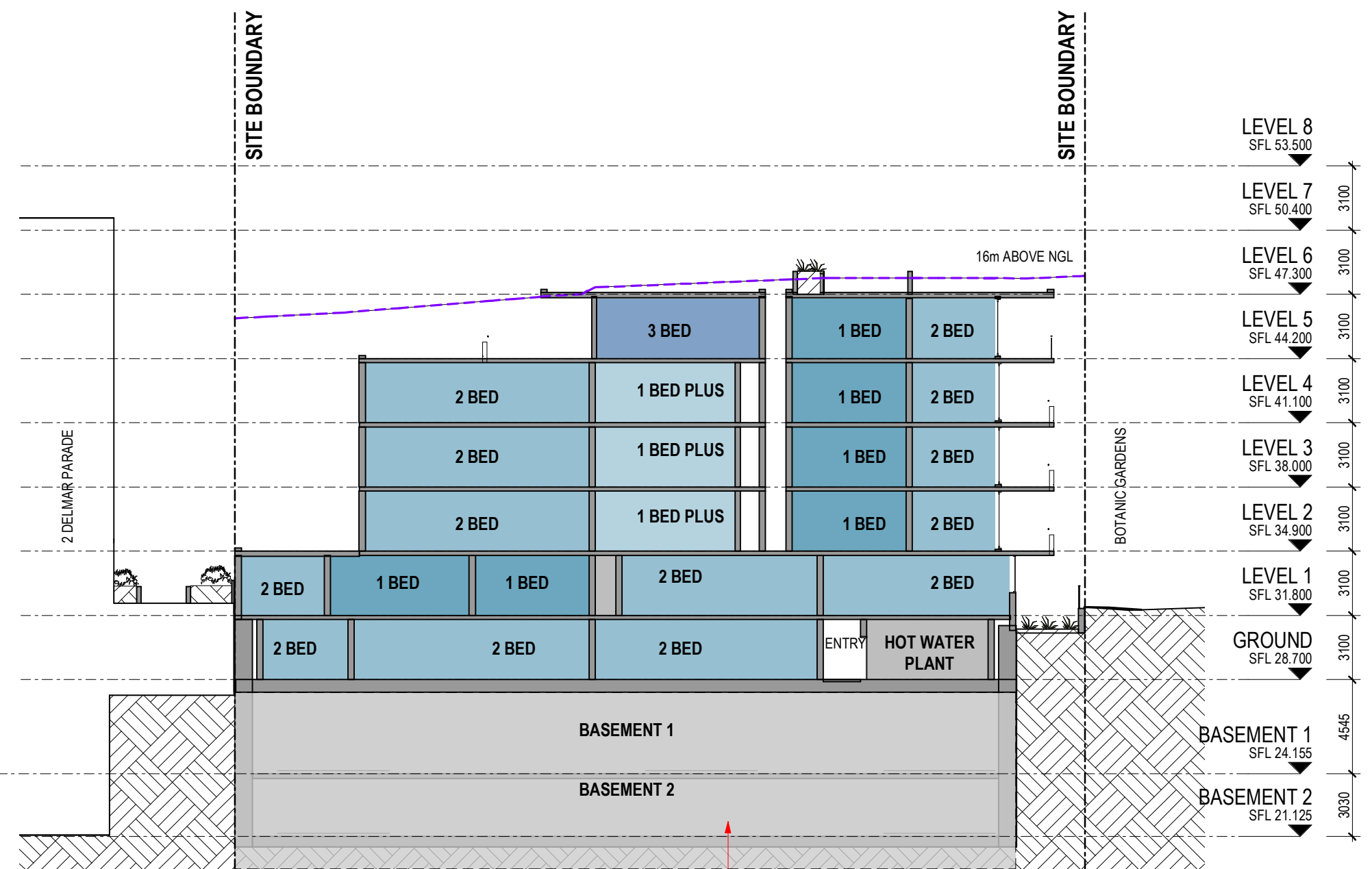
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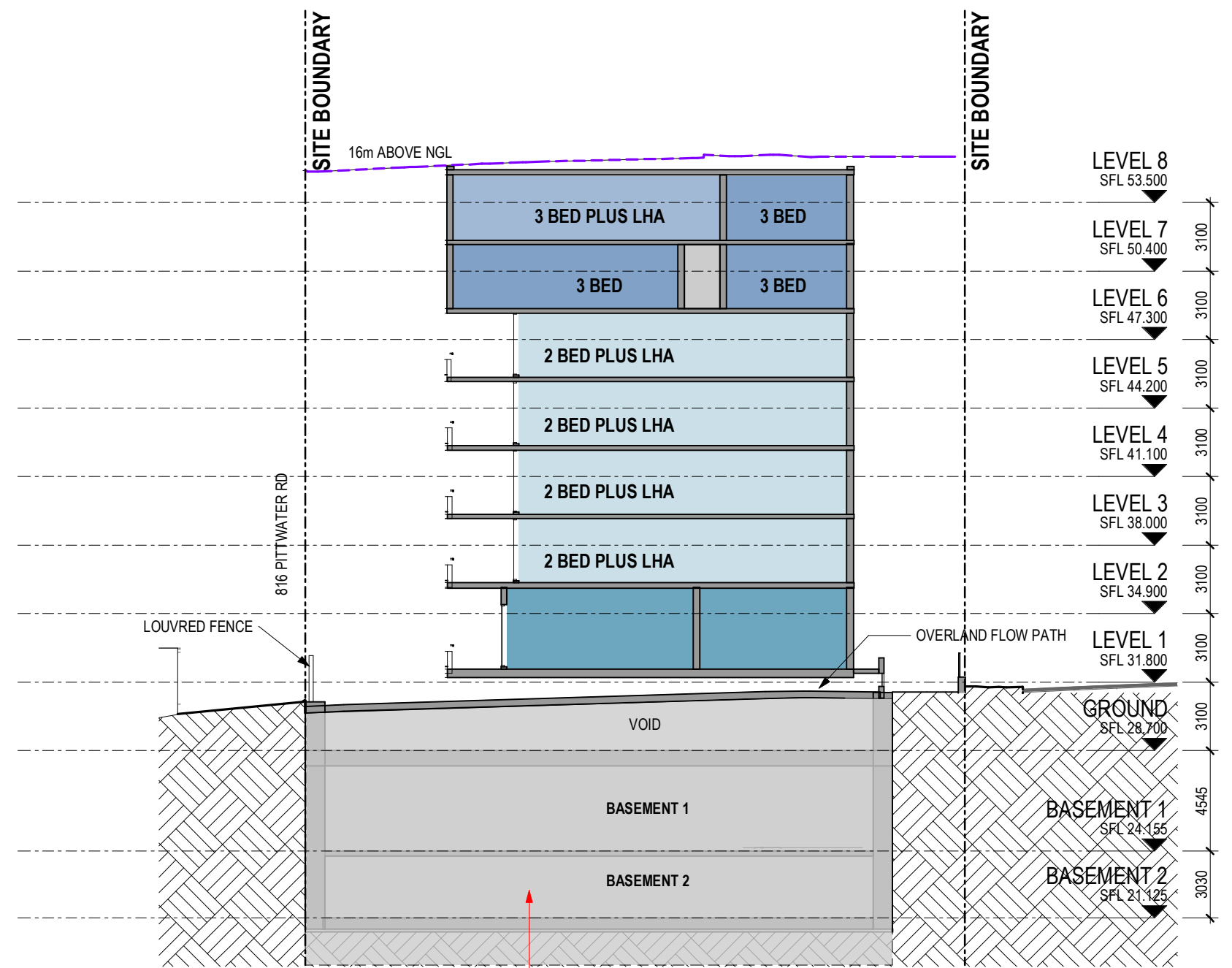
SECTION 4

BASEMENT WORKS NOT PART OF THIS DA MODIFICATION APPLICATION. PLEASE REFER TO MOD2024/0083



SECTION 5

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SECTION 6

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

Drawing / **SECTIONS 2**

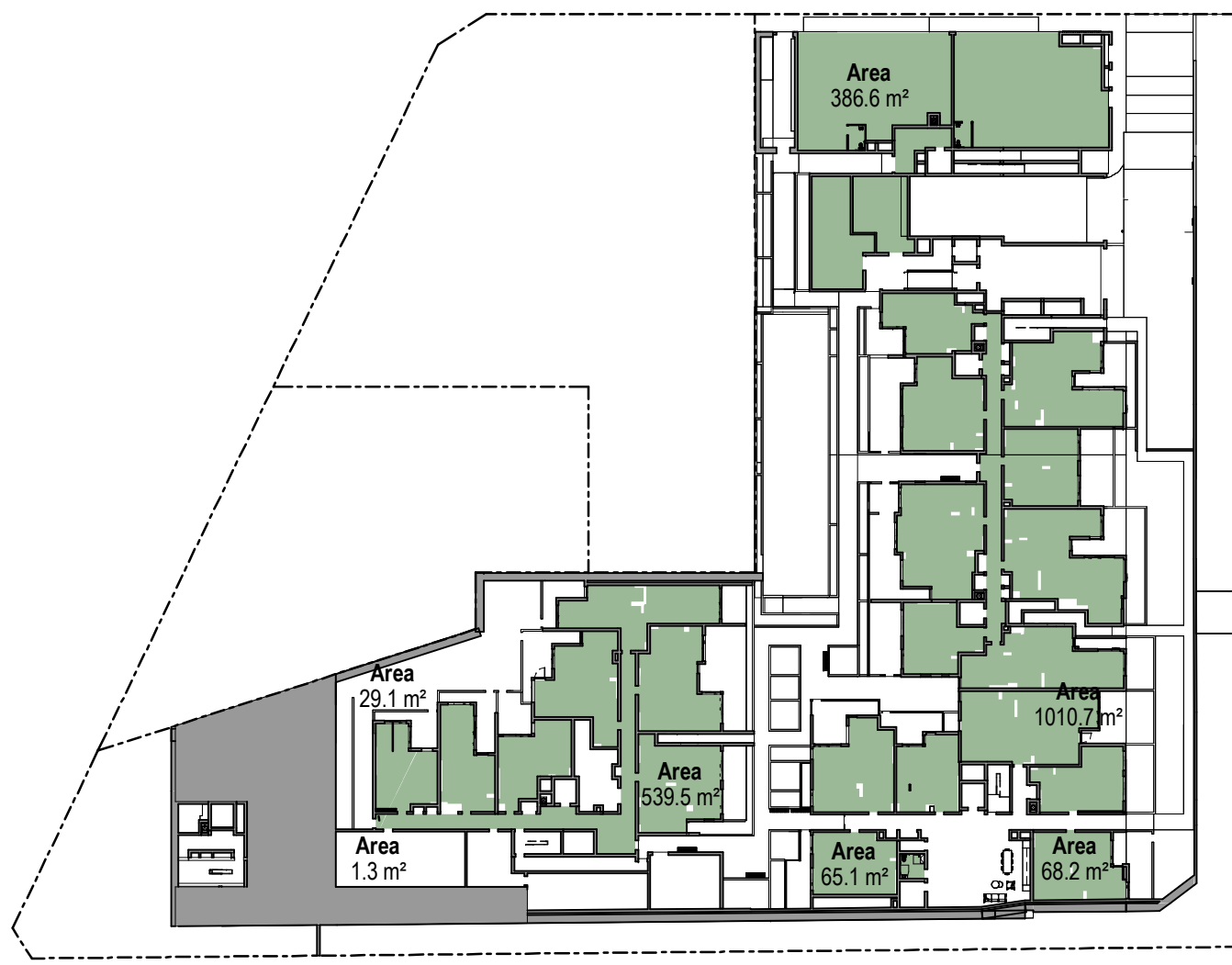
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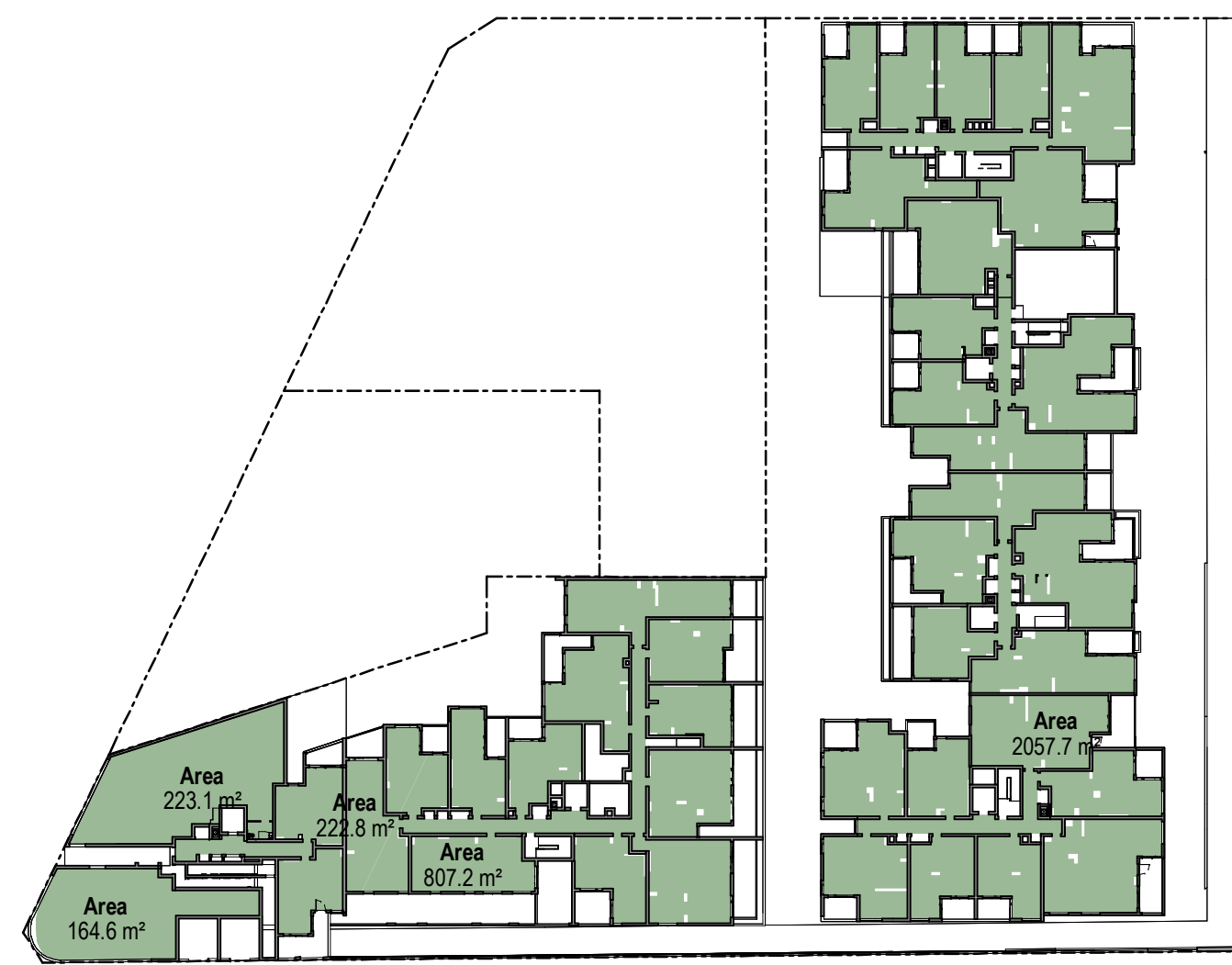
Drawing No. / **TP03.02 G**

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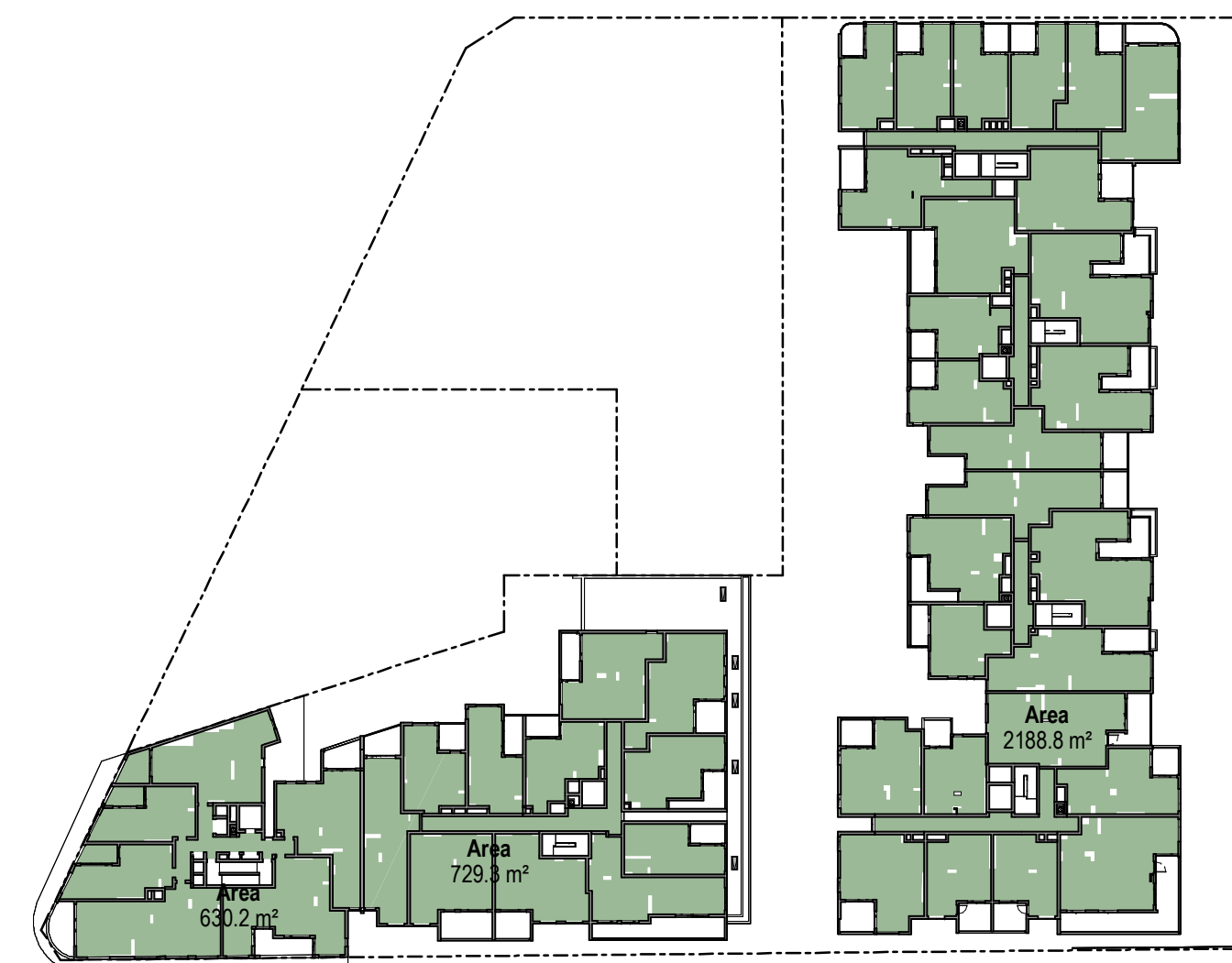
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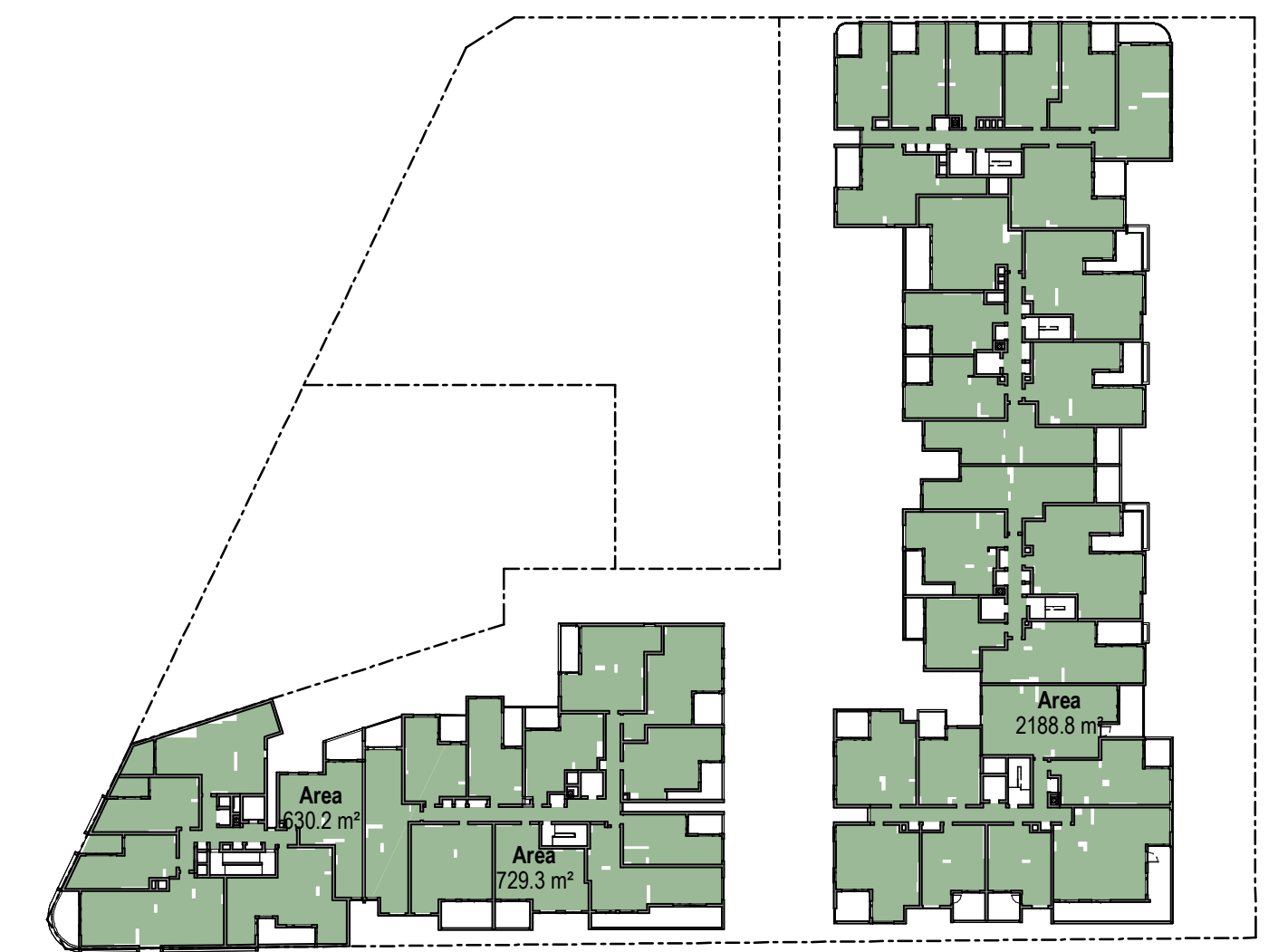
GROUND



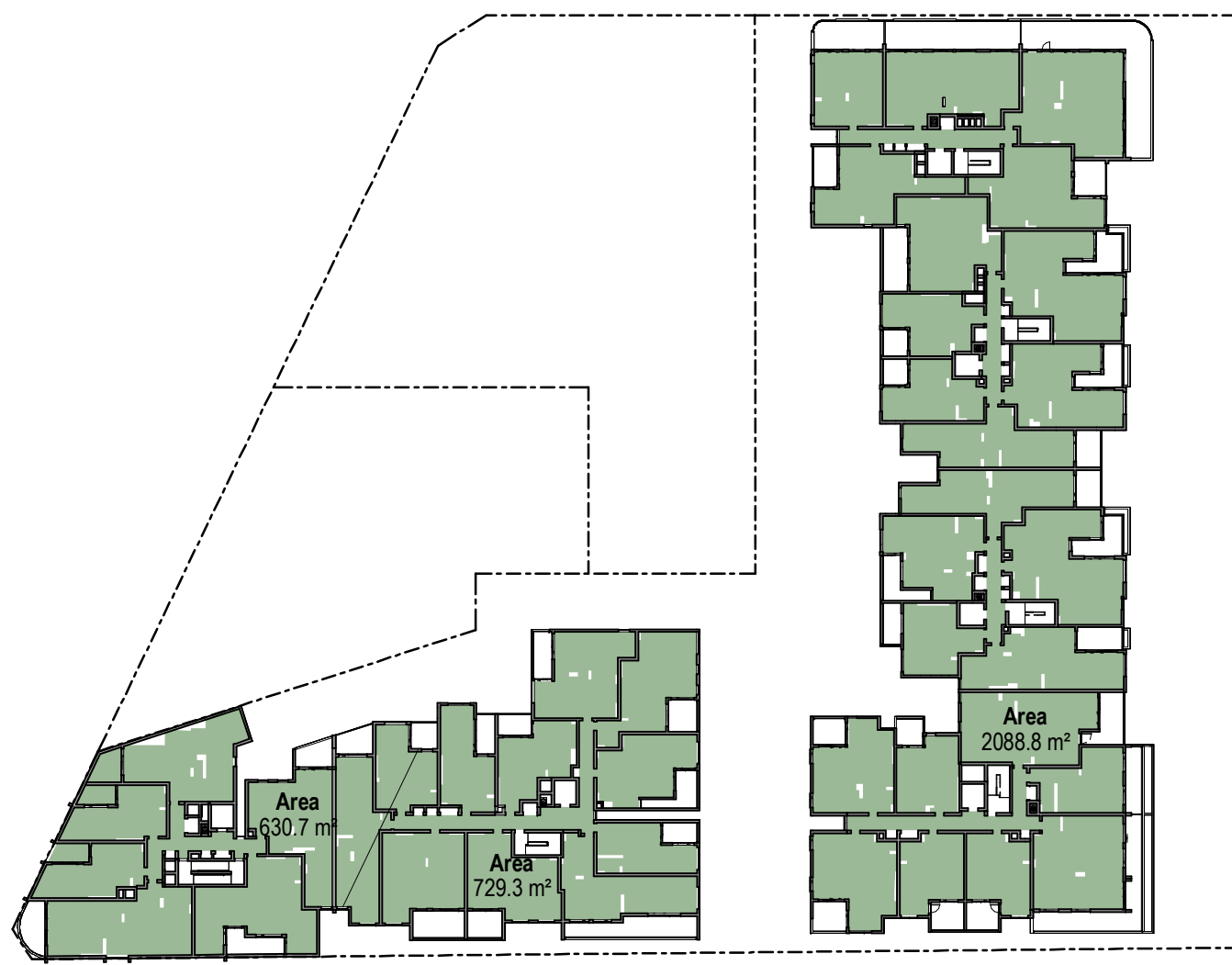
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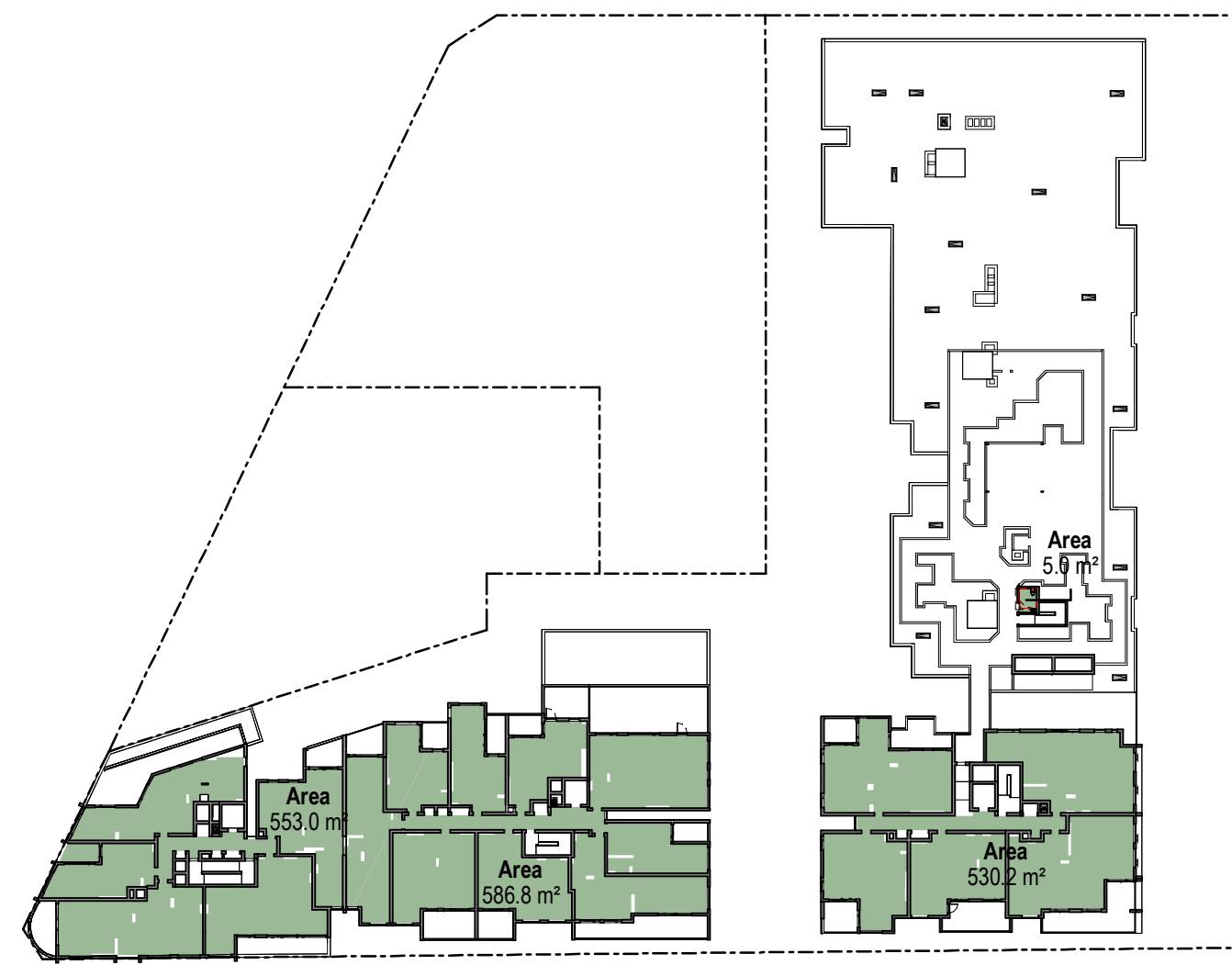
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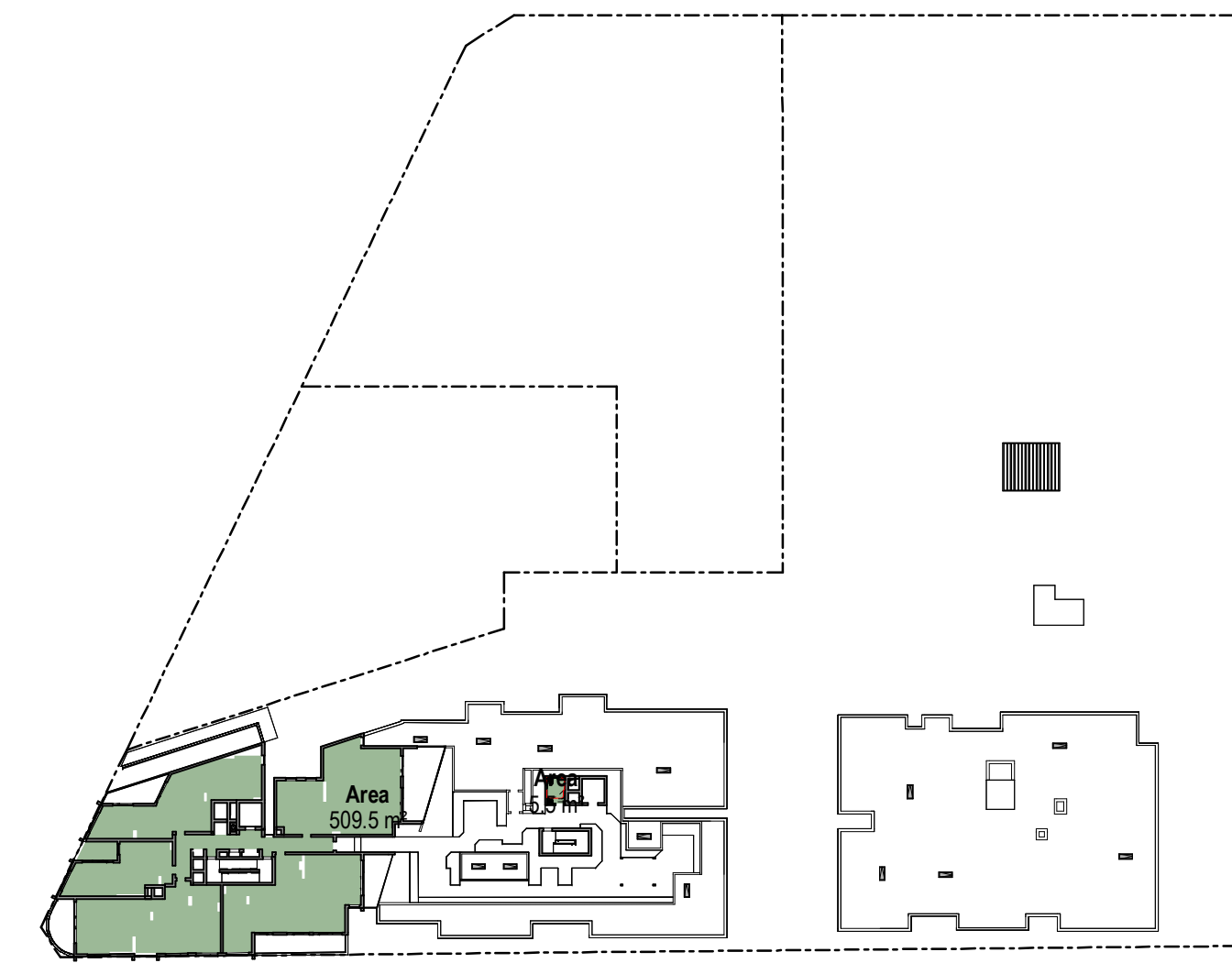
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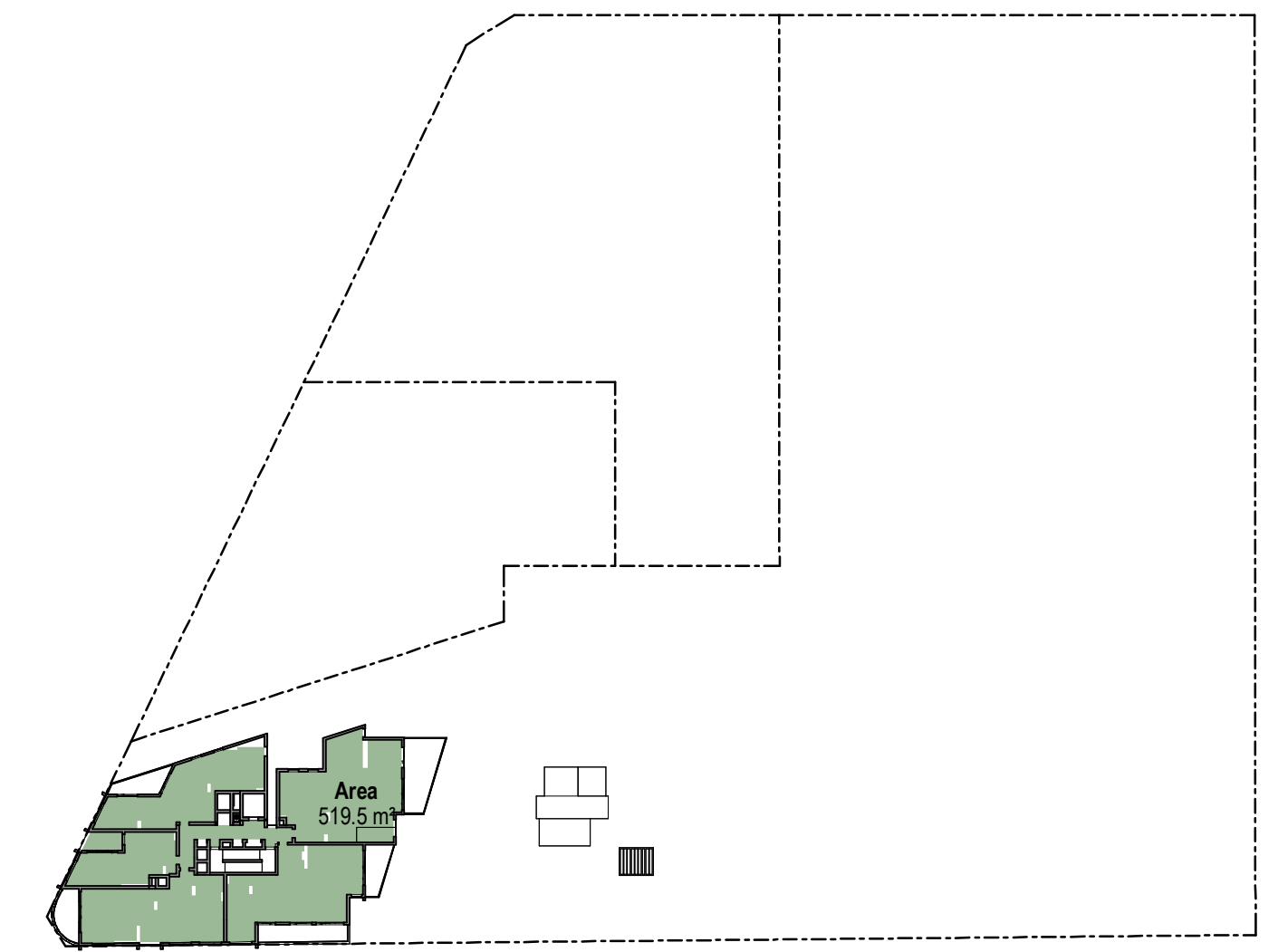
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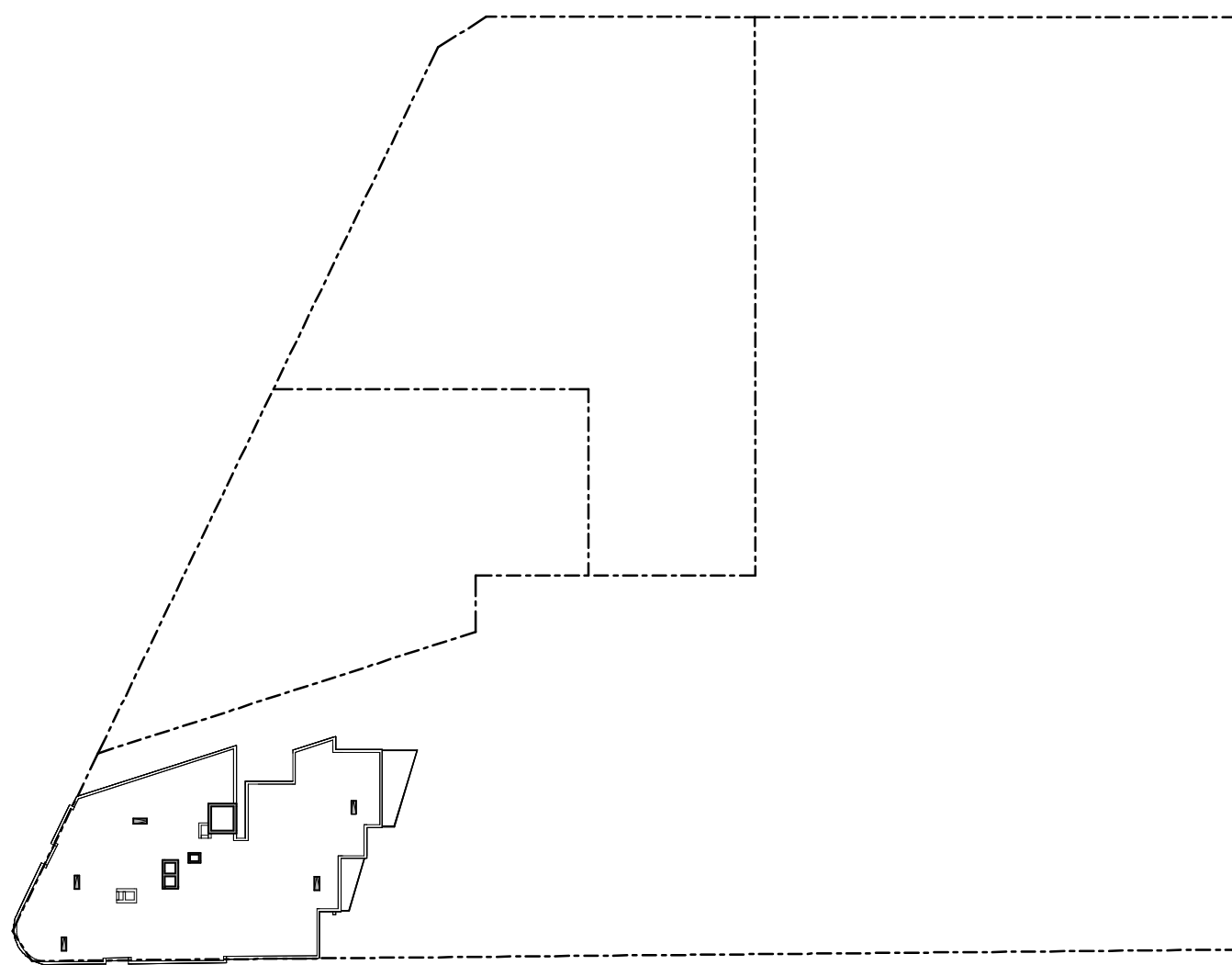
LEVEL 5



LEVEL 6



LEVEL 7



LEVEL 8

GFA
AREA
18960.9 m ²
18960.9 m ²

GFA - 2.4-1	
LEVEL	AREA
GROUND	2200.0 m ²
LEVEL 1	2864.9 m ²
LEVEL 2	2918.1 m ²
LEVEL 3	2918.1 m ²
LEVEL 4	2818.1 m ²
LEVEL 5	1122.1 m ²
LEVEL 6	5.5 m ²
	14846.8 m ²

SITE AREA: 6800m²

PERMISSIBLE FSR: 16320m²

GFA - 3.2-1	
LEVEL	AREA
GROUND	30.5 m ²
LEVEL 1	610.5 m ²
LEVEL 2	630.2 m ²
LEVEL 3	630.2 m ²
LEVEL 4	630.7 m ²
LEVEL 5	553.0 m ²
LEVEL 6	509.5 m ²
LEVEL 7	519.5 m ²
	4114.1 m ²

SITE AREA: 990m²

PERMISSIBLE FSR: 3168m²

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



Revisions			
C	07.12.2022	COUNCIL SUBMISSION	JC
D	03.03.2023	COUNCIL SUBMISSION	JC
E	18.09.2023	MODIFICATION SUBMISSION	JC
F	19.03.2024	SOFAC RESPONSE	JC
G	24.06.2024	SECTION 34 RESPONSE	JC

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

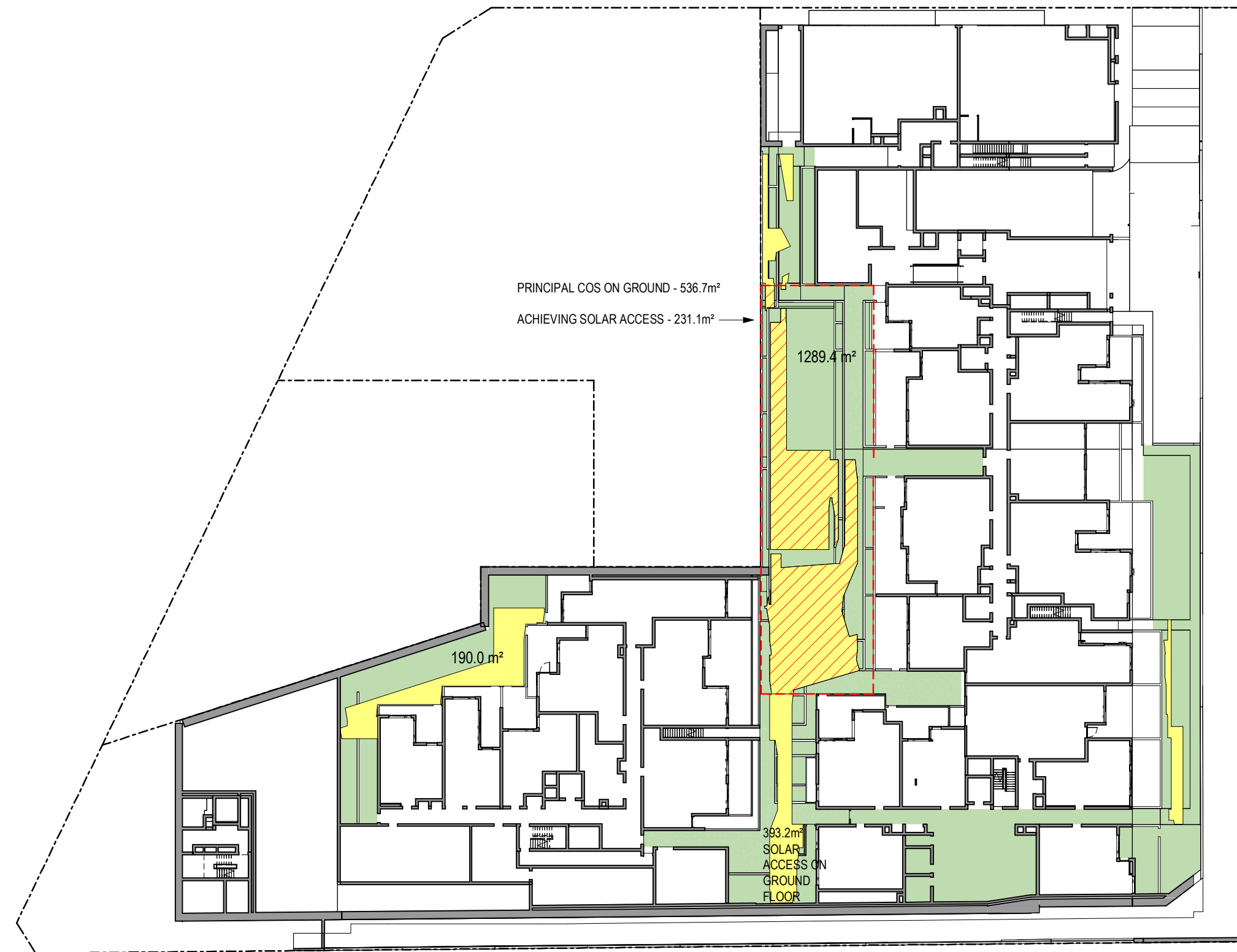
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Project No / **221054** Date / **24.06.2024** Author / **RIC** Scale: @ A1 / **1 : 750**

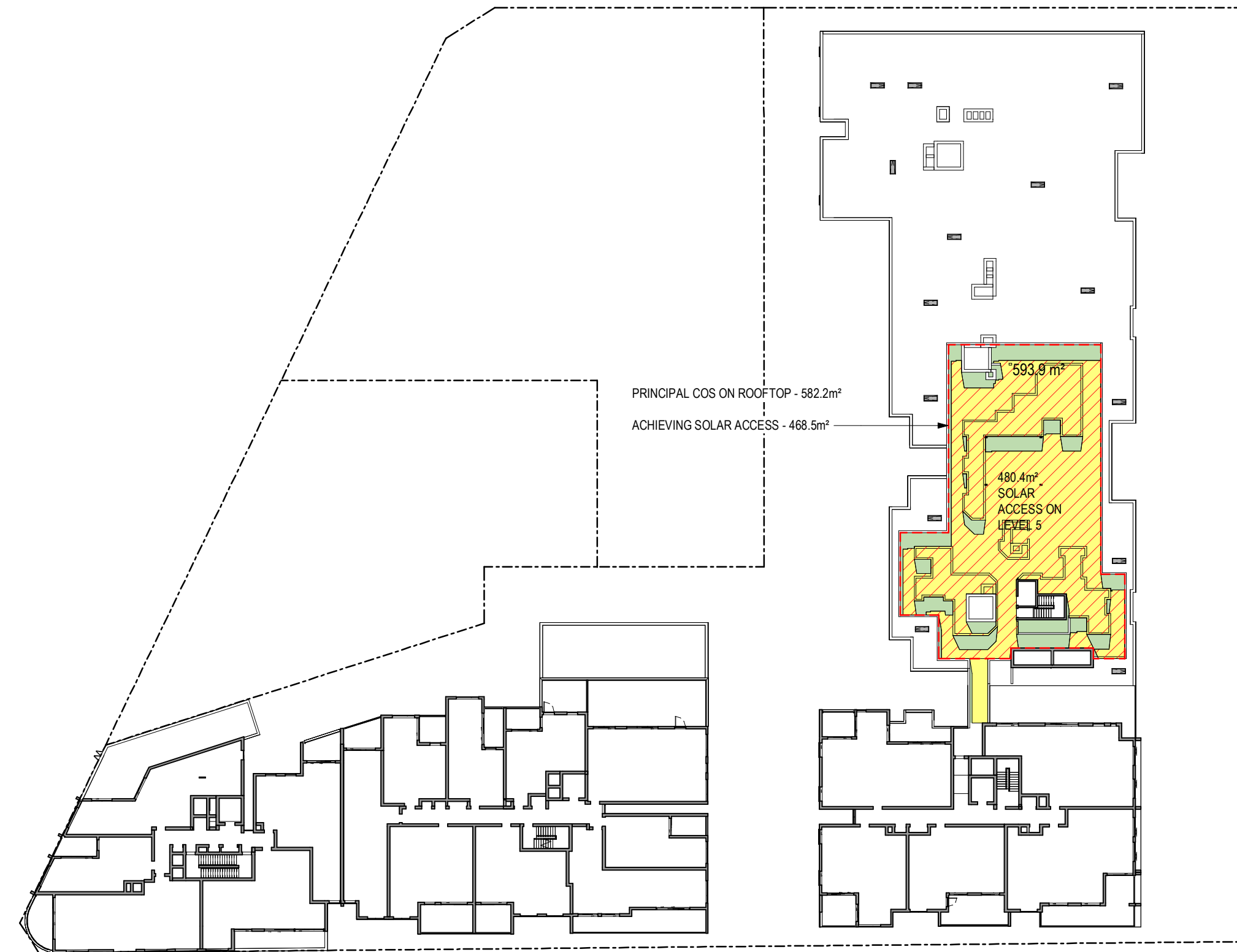
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GROUND



LEVEL 5



LEVEL 6

northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
 PROCEEDINGS NO: LEC2023/461757
 DATED: 23 August 2024

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

LEVEL	TOTAL COMMUNAL OPEN SPACE	% Achieved
GROUND	1479.4 m ²	19%
LEVEL 5	593.9 m ²	8%
LEVEL 6	293.7 m ²	4%

SITE AREA = 7790 m² 2367.0 m² 30%

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

PRINCIPAL COMMUNAL SPACE AREA	AREA WITH SOLAR ACCESS	% WITH SOLAR ACCESS
1412.6m ²	912.6m ²	65%

Revisions	Date	Description	Author
C	07.12.2022	COUNCIL SUBMISSION	JC
D	03.03.2023	COUNCIL SUBMISSION	JC
E	18.09.2023	MODIFICATION SUBMISSION	JC
F	07.05.2024	COUNCIL ISSUE	JC
G	24.06.2024	SECTION 34 RESPONSE	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 / **24.06.2024** Author / **BR**

Scale: @ A1 / **As indicated**

Drawing No. / **TP06.04 G**

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RESIDENTIAL STORAGE WITHIN APARTMENT			
LEVEL	UNIT	UNIT TYPE	VOLUME
GROUND	G.01	1 BED LHA	3.8 m³
GROUND	G.02	2 BED PLUS	6.7 m³
GROUND	G.03	1 BED PLUS LHA	7.9 m³
GROUND	G.04	3 BED LHA	9.7 m³
GROUND	G.05	2 BED PLUS LHA	10.6 m³
GROUND	G.06	1 BED	6.1 m³
GROUND	G.07	3 BED PLUS	5.9 m³
GROUND	G.08	2 BED	7.9 m³
GROUND	G.09	3 BED PLUS	9.2 m³
GROUND	G.10	1 BED	3.3 m³
GROUND	G.11	1 BED PLUS	16.5 m³
GROUND	G.12	1 BED LHA	3.5 m³
GROUND	G.13	2 BED	4.2 m³
GROUND	G.14	1 BED	3.0 m³
GROUND	G.15	2 BED	4.1 m³
GROUND	G.16	2 BED	4.2 m³
GROUND	G.17	2 BED	4.0 m³
GROUND	G.18	2 BED	7.3 m³
GROUND	G.19	1 BED DDA	4.0 m³
GROUND	G.20	1 BED	4.2 m³
GROUND	G.21	1 BED PLUS	7.4 m³
LEVEL 1	101	2 BED LHA	4.2 m³
LEVEL 1	102	1 BED	3.2 m³
LEVEL 1	103	1 BED	4.7 m³
LEVEL 1	104	1 BED	4.7 m³
LEVEL 1	105	1 BED	3.5 m³
LEVEL 1	106	3 BED	7.1 m³
LEVEL 1	107	3 BED	9.6 m³
LEVEL 1	108	1 BED DDA	3.7 m³
LEVEL 1	109	2 BED PLUS	8.7 m³
LEVEL 1	110	3 BED	8.8 m³
LEVEL 1	111	2 BED	4.6 m³
LEVEL 1	112	1 BED LHA	4.1 m³
LEVEL 1	113	2 BED LHA	4.3 m³
LEVEL 1	114	2 BED	4.3 m³
LEVEL 1	115	3 BED	6.7 m³
LEVEL 1	116	2 BED PLUS LHA	10.6 m³
LEVEL 1	117	1 BED	6.1 m³
LEVEL 1	118	3 BED	9.2 m³
LEVEL 1	119	1 BED PLUS DDA	8.0 m³
LEVEL 1	120	3 BED	11.5 m³
LEVEL 1	121	1 BED LHA	3.0 m³
LEVEL 1	122	1 BED LHA	3.0 m³
LEVEL 1	123	1 BED PLUS	7.9 m³
LEVEL 1	124	2 BED	4.2 m³
LEVEL 1	125	1 BED LHA	3.0 m³
LEVEL 1	126	2 BED	4.1 m³
LEVEL 1	127	2 BED	4.9 m³
LEVEL 1	128	1 BED	8.6 m³
LEVEL 1	129	1 BED	4.2 m³
LEVEL 1	130	2 BED	5.0 m³
LEVEL 1	131	2 BED	5.1 m³
LEVEL 1	132	1 BED PLUS LHA	8.9 m³
LEVEL 1	133	2 BED	4.9 m³
LEVEL 1	134	2 BED	4.7 m³
LEVEL 1	135	1 BED DDA	4.0 m³
LEVEL 1	136	1 BED	4.2 m³
LEVEL 1	137	1 BED PLUS	7.4 m³
LEVEL 1 UPPER	138	1 BED	3.4 m³
LEVEL 1 UPPER	139	1 BED	3.7 m³
LEVEL 2	201	2 BED LHA	4.2 m³
LEVEL 2	202	1 BED	3.2 m³
LEVEL 2	203	1 BED	4.7 m³
LEVEL 2	204	1 BED	4.7 m³
LEVEL 2	205	1 BED	3.7 m³
LEVEL 2	206	1 BED	6.1 m³
LEVEL 2	207	2 BED	5.7 m³
LEVEL 2	208	2 BED PLUS	9.6 m³
LEVEL 2	209	1 BED DDA	3.7 m³
LEVEL 2	210	2 BED PLUS	8.7 m³
LEVEL 2	211	3 BED	14.3 m³
LEVEL 2	212	2 BED PLUS	6.8 m³
LEVEL 2	213	2 BED	4.6 m³
LEVEL 2	214	1 BED LHA	4.1 m³
LEVEL 2	215	2 BED LHA	4.3 m³
LEVEL 2	216	2 BED	4.3 m³
LEVEL 2	217	3 BED	6.7 m³
LEVEL 2	218	2 BED PLUS LHA	10.6 m³
LEVEL 2	219	1 BED	6.1 m³
LEVEL 2	220	3 BED	9.2 m³
LEVEL 2	221	1 BED PLUS DDA	8.0 m³
LEVEL 2	222	3 BED	11.5 m³

RESIDENTIAL STORAGE WITHIN APARTMENT			
LEVEL	UNIT	UNIT TYPE	VOLUME
LEVEL 2	223	1 BED DDA	3.1 m³
LEVEL 2	224	1 BED DDA	3.1 m³
LEVEL 2	225	2 BED	7.2 m³
LEVEL 2	226	2 BED	4.2 m³
LEVEL 2	227	1 BED LHA	3.0 m³
LEVEL 2	228	2 BED LHA	4.9 m³
LEVEL 2	229	2 BED	4.8 m³
LEVEL 2	230	1 BED PLUS	8.3 m³
LEVEL 2	231	1 BED	4.7 m³
LEVEL 2	232	2 BED	4.2 m³
LEVEL 2 UPPER	233	2 BED	4.2 m³
LEVEL 2	234	2 BED	4.5 m³
LEVEL 2	235	2 BED	4.3 m³
LEVEL 2	236	1 BED DDA	4.0 m³
LEVEL 2	237	1 BED	4.2 m³
LEVEL 2	238	1 BED DDA	3.7 m³
LEVEL 2 UPPER	239	3 BED LHA	5.1 m³
LEVEL 2 UPPER	240	1 BED	3.1 m³
LEVEL 2 UPPER	241	1 BED	3.1 m³
LEVEL 2 UPPER	242	2 BED	4.2 m³
LEVEL 2 UPPER	243	2 BED PLUS LHA	4.3 m³
LEVEL 2 UPPER	244	3 BED	5.2 m³
LEVEL 3	301	2 BED LHA	4.2 m³
LEVEL 3	302	1 BED	3.2 m³
LEVEL 3	303	1 BED	4.7 m³
LEVEL 3	304	1 BED	4.3 m³
LEVEL 3	305	1 BED	3.7 m³
LEVEL 3	306	1 BED	8.5 m³
LEVEL 3	307	2 BED	5.7 m³
LEVEL 3	308	2 BED PLUS	9.6 m³
LEVEL 3	309	1 BED DDA	3.7 m³
LEVEL 3	310	2 BED PLUS	8.7 m³
LEVEL 3	311	3 BED	14.3 m³
LEVEL 3	312	2 BED PLUS	6.8 m³
LEVEL 3	313	2 BED	4.6 m³
LEVEL 3	314	1 BED LHA	4.1 m³
LEVEL 3	315	2 BED LHA	4.3 m³
LEVEL 3	316	2 BED	4.3 m³
LEVEL 3	317	3 BED	6.7 m³
LEVEL 3	318	2 BED PLUS LHA	10.6 m³
LEVEL 3	319	1 BED	6.1 m³
LEVEL 3	320	3 BED	9.2 m³
LEVEL 3	321	1 BED PLUS DDA	8.0 m³
LEVEL 3	322	3 BED	11.5 m³
LEVEL 3	323	1 BED DDA	3.0 m³
LEVEL 3	324	1 BED LHA	3.1 m³
LEVEL 3	325	2 BED	7.2 m³
LEVEL 3	326	2 BED	4.2 m³
LEVEL 3	327	1 BED LHA	3.0 m³
LEVEL 3	328	2 BED LHA	4.9 m³
LEVEL 3	329	2 BED	4.8 m³
LEVEL 3	330	1 BED PLUS	8.3 m³
LEVEL 3	331	1 BED	4.7 m³
LEVEL 3	332	2 BED	4.2 m³
LEVEL 3	333	2 BED	5.3 m³
LEVEL 3	334	2 BED	4.5 m³
LEVEL 3	335	2 BED	4.3 m³
LEVEL 3	336	1 BED DDA	4.0 m³
LEVEL 3	337	1 BED	4.2 m³
LEVEL 3	338	1 BED DDA	3.7 m³
LEVEL 3 UPPER	339	3 BED LHA	5.1 m³
LEVEL 3 UPPER	340	1 BED	3.1 m³
LEVEL 3 UPPER	341	1 BED	3.1 m³
LEVEL 3 UPPER	342	2 BED	4.2 m³
LEVEL 3 UPPER	343	2 BED PLUS LHA	4.3 m³
LEVEL 3 UPPER	344	3 BED	5.2 m³
LEVEL 4	401	2 BED LHA	4.2 m³
LEVEL 4	402	1 BED PLUS	6.7 m³
LEVEL 4	403	3 BED	5.1 m³
LEVEL 4	404	3 BED	9.2 m³
LEVEL 4	405	2 BED PLUS	9.6 m³
LEVEL 4	406	1 BED DDA	3.7 m³
LEVEL 4	407	2 BED PLUS	8.7 m³
LEVEL 4	408	3 BED	14.3 m³
LEVEL 4	409	2 BED PLUS	6.8 m³
LEVEL 4	410	2 BED	4.6 m³
LEVEL 4	411	1 BED LHA	4.1 m³
LEVEL 4	412	2 BED LHA	4.3 m³
LEVEL 4	413	2 BED	4.3 m³
LEVEL 4	414	3 BED	6.7 m³
LEVEL 4	415	2 BED PLUS LHA	10.6 m³
LEVEL 4	416	1 BED	6.1 m³

RESIDENTIAL STORAGE WITHIN APARTMENT			
LEVEL	UNIT	UNIT TYPE	VOLUME
LEVEL 4	417	3 BED	9.2 m³
LEVEL 4	418	1 BED	5.2 m³
LEVEL 4	419	3 BED	7.2 m³
LEVEL 4	420	1 BED DDA	3.0 m³
LEVEL 4	421	1 BED DDA	3.0 m³
LEVEL 4	422	2 BED	7.2 m³
LEVEL 4	423	2 BED	4.2 m³
LEVEL 4	424	1 BED LHA	3.0 m³
LEVEL 4	425	2 BED LHA	4.9 m³
LEVEL 4	426	2 BED	4.8 m³
LEVEL 4	427	1 BED PLUS	5.3 m³
LEVEL 4	428	1 BED	4.7 m³
LEVEL 4	429	2 BED	4.2 m³
LEVEL 4	430	2 BED	5.9 m³
LEVEL 4	431	2 BED	4.5 m³
LEVEL 4	432	2 BED	4.3 m³
LEVEL 4	433	1 BED DDA	4.0 m³
LEVEL 4	434	1 BED	4.2 m³
LEVEL 4	435	1 BED DDA	3.7 m³
LEVEL 4 UPPER	436	3 BED LHA	5.1 m³
LEVEL 4 UPPER	437	1 BED	3.1 m³
LEVEL 4 UPPER	438	1 BED	3.1 m³
LEVEL 4 UPPER	439	2 BED	4.2 m³
LEVEL 4 UPPER	440	2 BED PLUS LHA	4.3 m³
LEVEL 4 UPPER	441	3 BED	5.2 m³
LEVEL 5	501	3 BED	8.3 m³
LEVEL 5	502	3 BED	5.4 m³
LEVEL 5	503	2 BED	5.0 m³
LEVEL 5	504	2 BED	7.2 m³
LEVEL 5	505	3 BED	5.1 m³
LEVEL 5	506	3 BED	5.2 m³
LEVEL 5	507	1 BED	4.7 m³
LEVEL 5	508	2 BED	4.2 m³
LEVEL 5	509	2 BED	5.9 m³
LEVEL 5	510	2 BED	4.5 m³
LEVEL 5	511	2 BED	4.3 m³
LEVEL 5	512	1 BED DDA	4.0 m³
LEVEL 5	513	1 BED	4.2 m³
LEVEL 5	514	1 BED DDA	3.7 m³
LEVEL 5 UPPER	515	3 BED LHA	5.1 m³
LEVEL 5 UPPER	516	1 BED	3.1 m³
LEVEL 5 UPPER	517	2 BED	13.1 m³
LEVEL 5 UPPER	518	2 BED PLUS LHA	4.3 m³
LEVEL 5 UPPER	519	2 BED PLUS LHA	11.3 m³
LEVEL 6 UPPER	601	3 BED LHA	5.1 m³
LEVEL 6 UPPER	602	1 BED	3.1 m³
LEVEL 6 UPPER	603	2 BED	13.1 m³
LEVEL 6 UPPER	604	3 BED	5.2 m³
LEVEL 6 UPPER	605	3 BED	6.2 m³
LEVEL 7 UPPER	701	3 BED LHA	5.1 m³
LEVEL 7 UPPER	702	1 BED	3.1 m³
LEVEL 7 UPPER	703	2 BED	13.1 m³
LEVEL 7 UPPER	704	3 BED PLUS LHA	10.7 m³
LEVEL 7 UPPER	705	3 BED	6.2 m³

RESIDENTIAL STORAGE IN BASEMENTS + GROUND CAR PARKS & STORAGE CAGES	
VOLUME	NO. OF STORAGE CAGES
BLD A	136
BLD B	97
TOTAL STORAGE: 233	

ALL BASEMENT STORAGE CAGES MINIMUM 5m² TO MEET MINIMUM ADG REQUIREMENTS



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

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

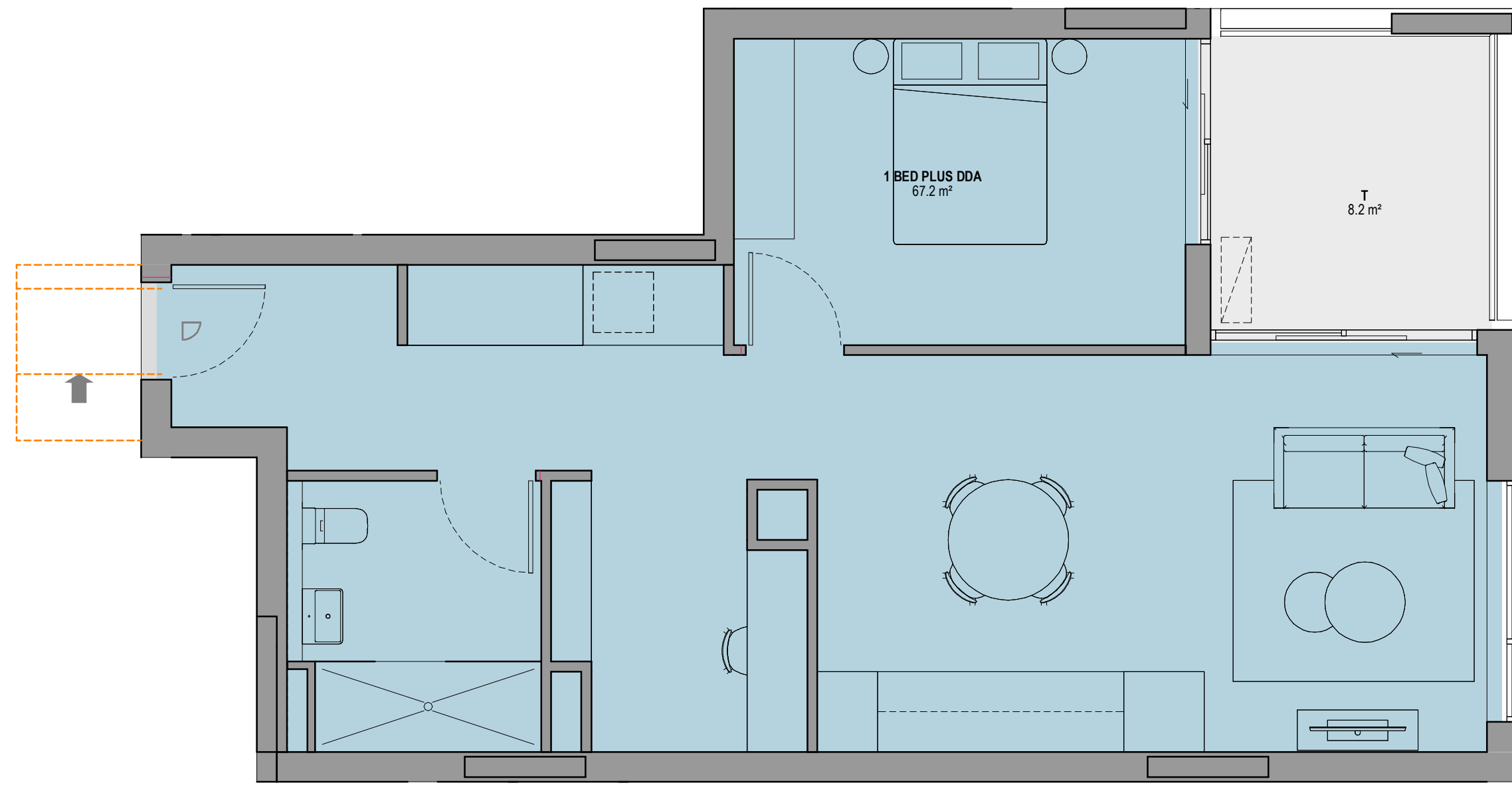
Revisions	Date	Description	Author
B	11.11.2022	COUNCIL SUBMISSION	JC
C	07.12.2022	COUNCIL SUBMISSION	JC
D	03.03.2023	COUNCIL SUBMISSION	JC
E	18.09.2023	MODIFICATION SUBMISSION	JC
F	24.06.2024	SECTION 34 RESPONSE	JC

Client **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project **4 Delmar Pde & 812 Pittwater Rd, Dee Why** Drawing **STORAGE SCHEDULE** Project No **221054** Date **24.06.2024** Author **JC** Scale: @ A1/

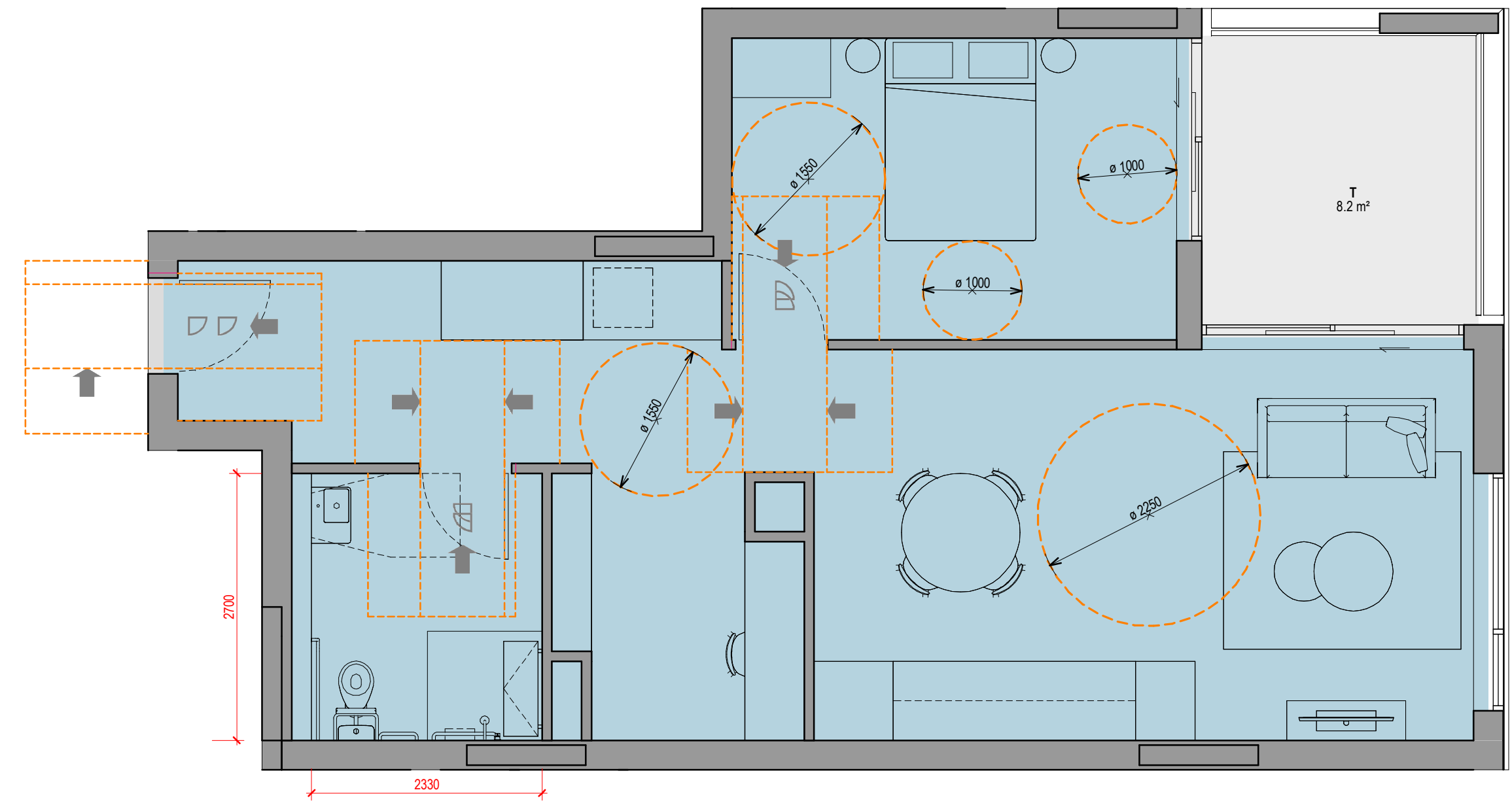
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UNIT 1PLUS 03- PRE



UNIT 1PLUS 03 - POST



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 PROCEEDINGS NO: LEC2023/461757

 DATED: 23 August 2024

Revisions			
B	11.11.2022	COUNCIL SUBMISSION	JC
C	07.12.2022	COUNCIL SUBMISSION	JC
D	03.03.2023	COUNCIL SUBMISSION	JC
E	18.09.2023	MODIFICATION SUBMISSION	JC
F	24.06.2024	SECTION 34 RESPONSE	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 / **24.06.2024**

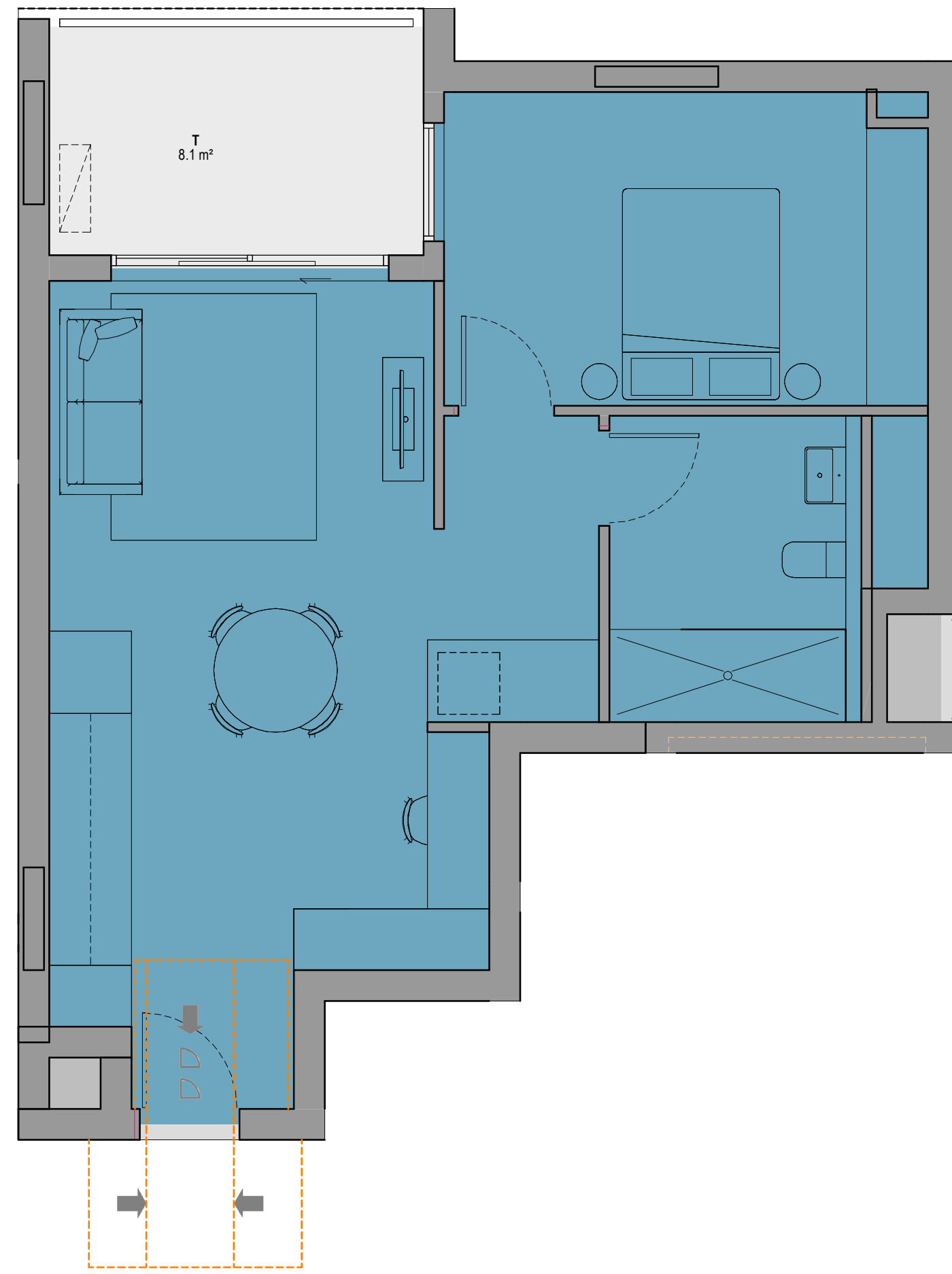
Author / **JC**

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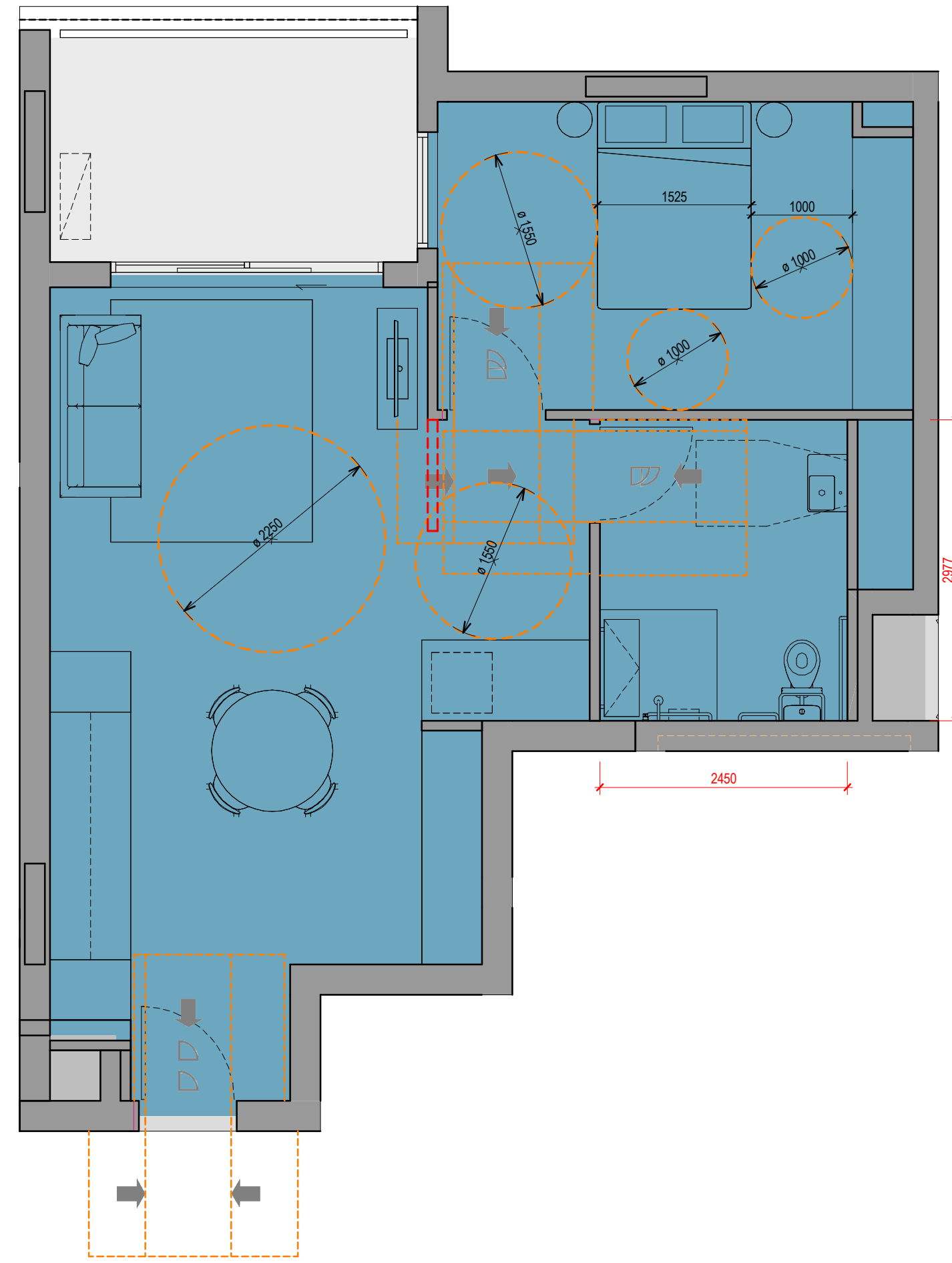
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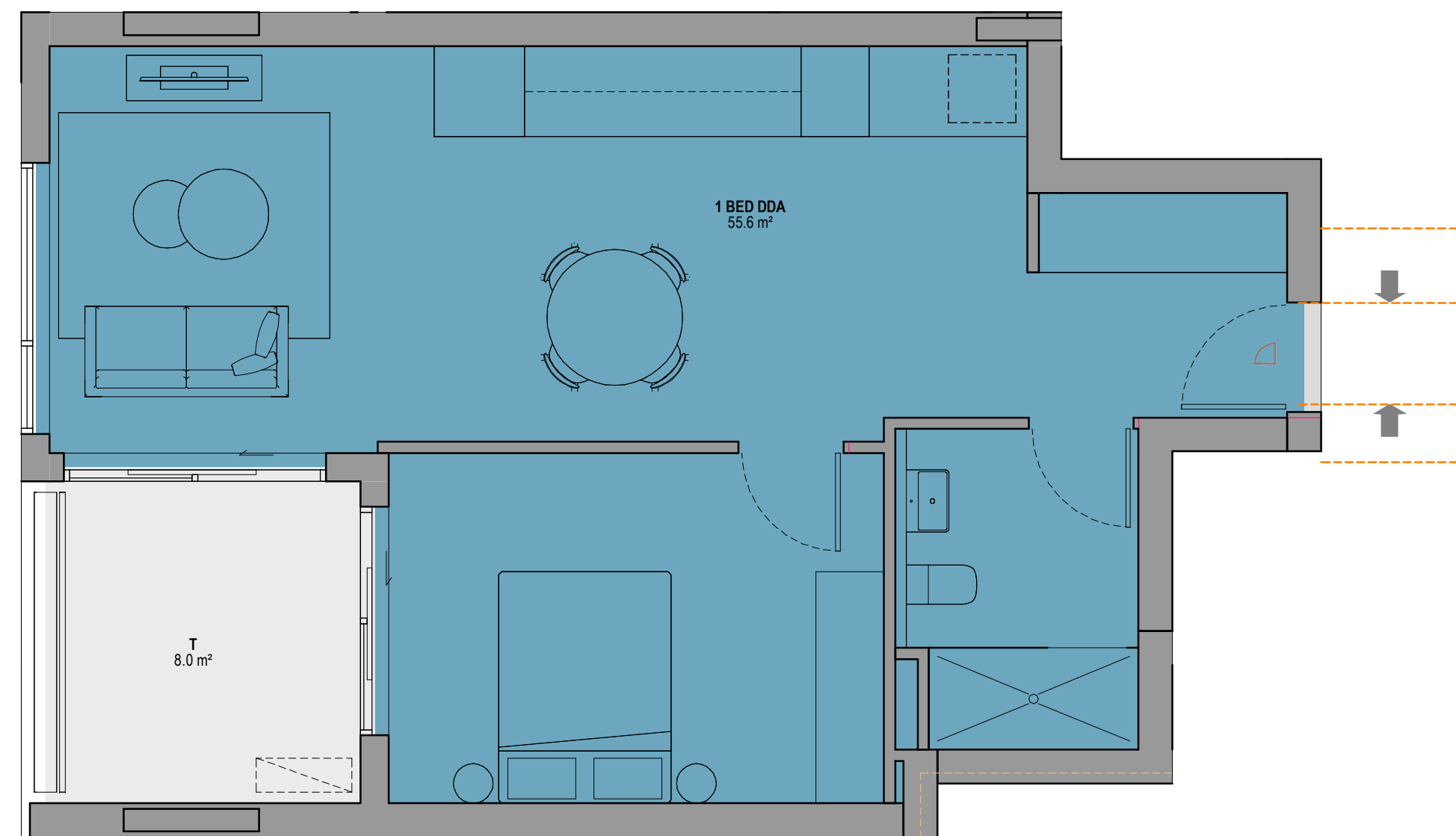


UNIT 1-23 DDA PRE

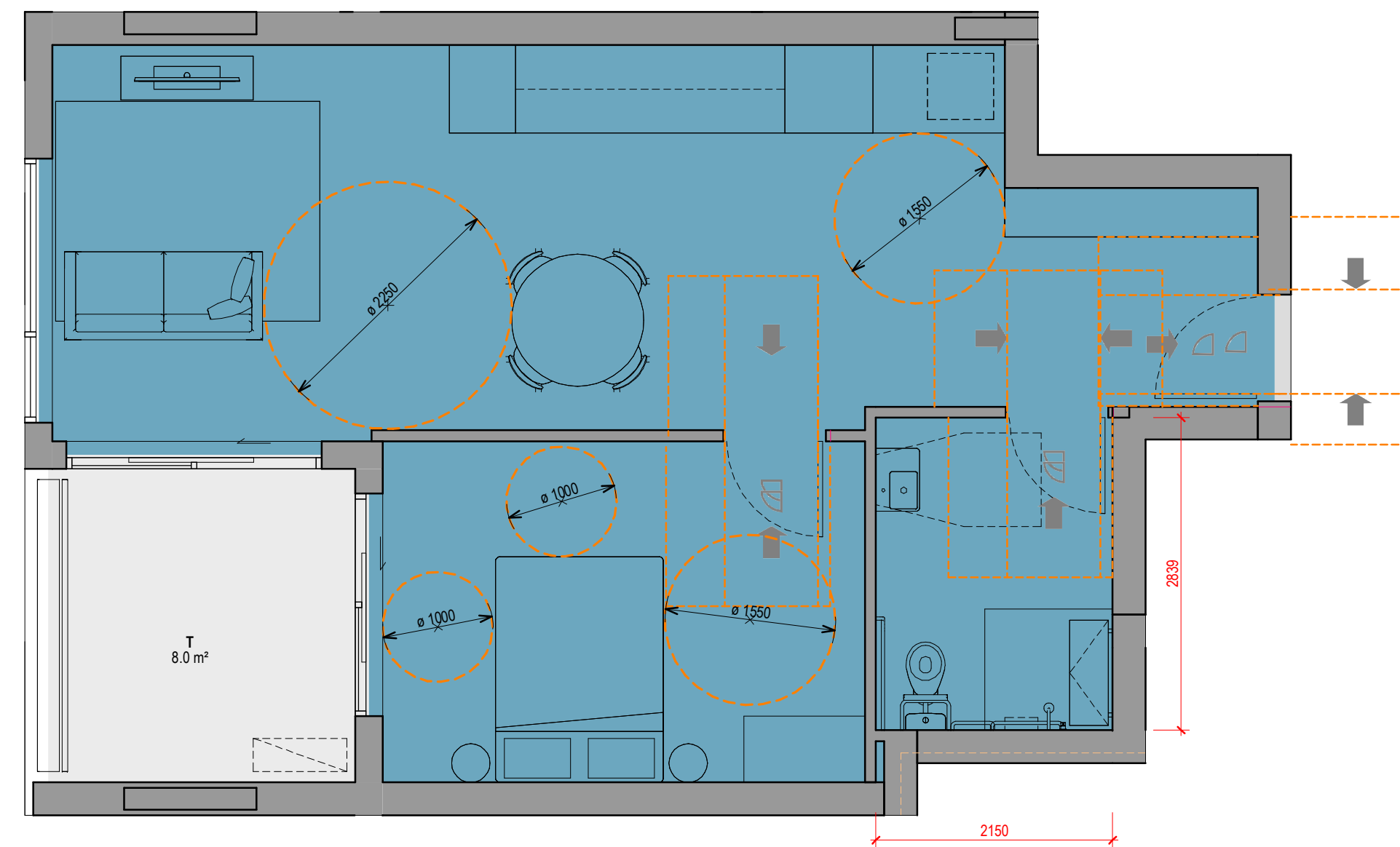


UNIT 1-23 DDA POST

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 PROCEEDINGS NO: LEC2023/461757
 DATED: 23 August 2024



UNIT 1-14 DDA PRE



UNIT 1-14 DDA POST

Revisions	Date	Description	Author
B	11.11.2022	COUNCIL SUBMISSION	JC
C	07.12.2022	COUNCIL SUBMISSION	JC
D	03.03.2023	COUNCIL SUBMISSION	JC
E	18.09.2023	MODIFICATION SUBMISSION	JC
F	24.06.2024	SECTION 34 RESPONSE	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 / **24.06.2024** Author / **JC**

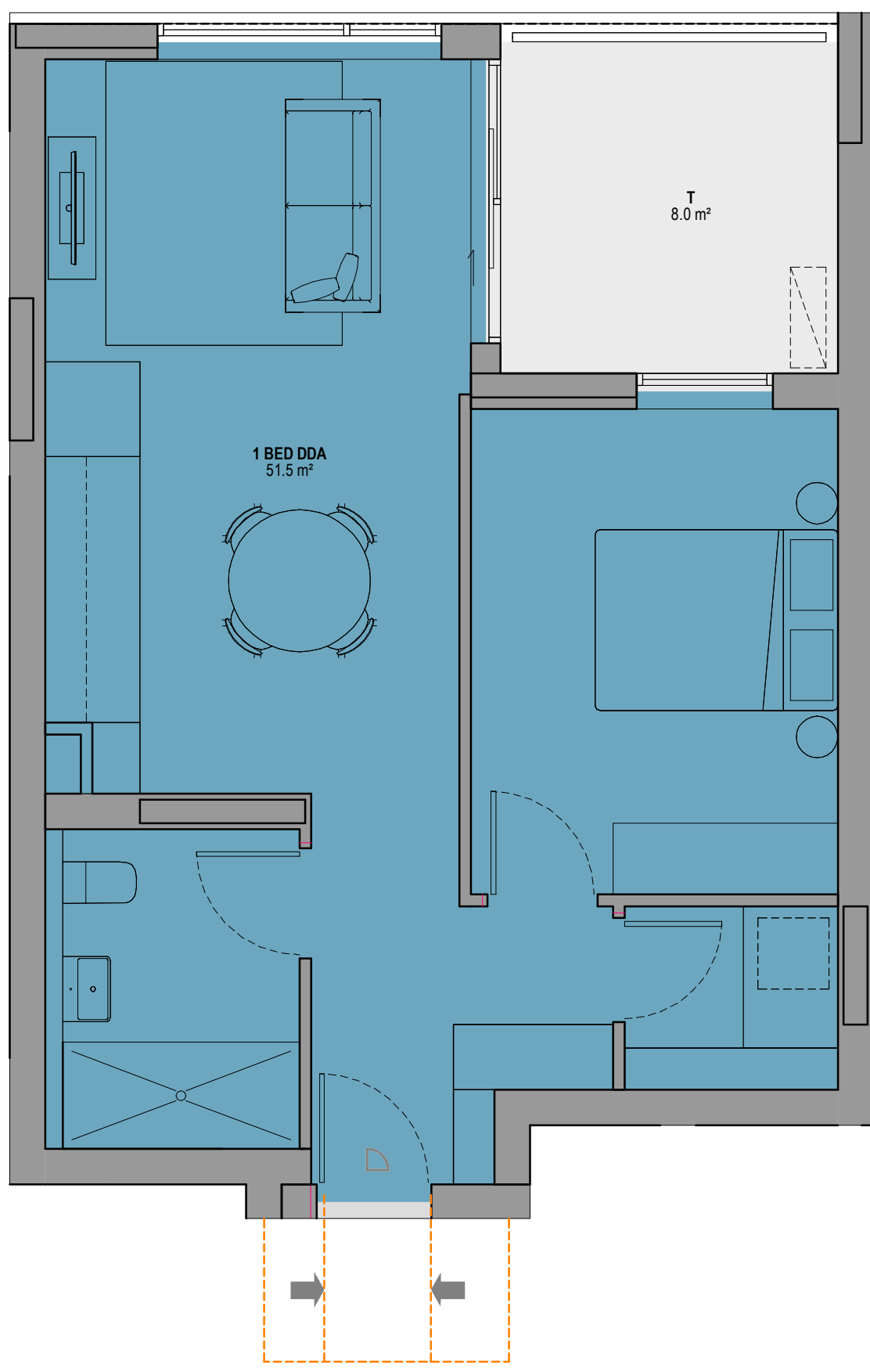
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Drawing No. / **TP06.32 F**

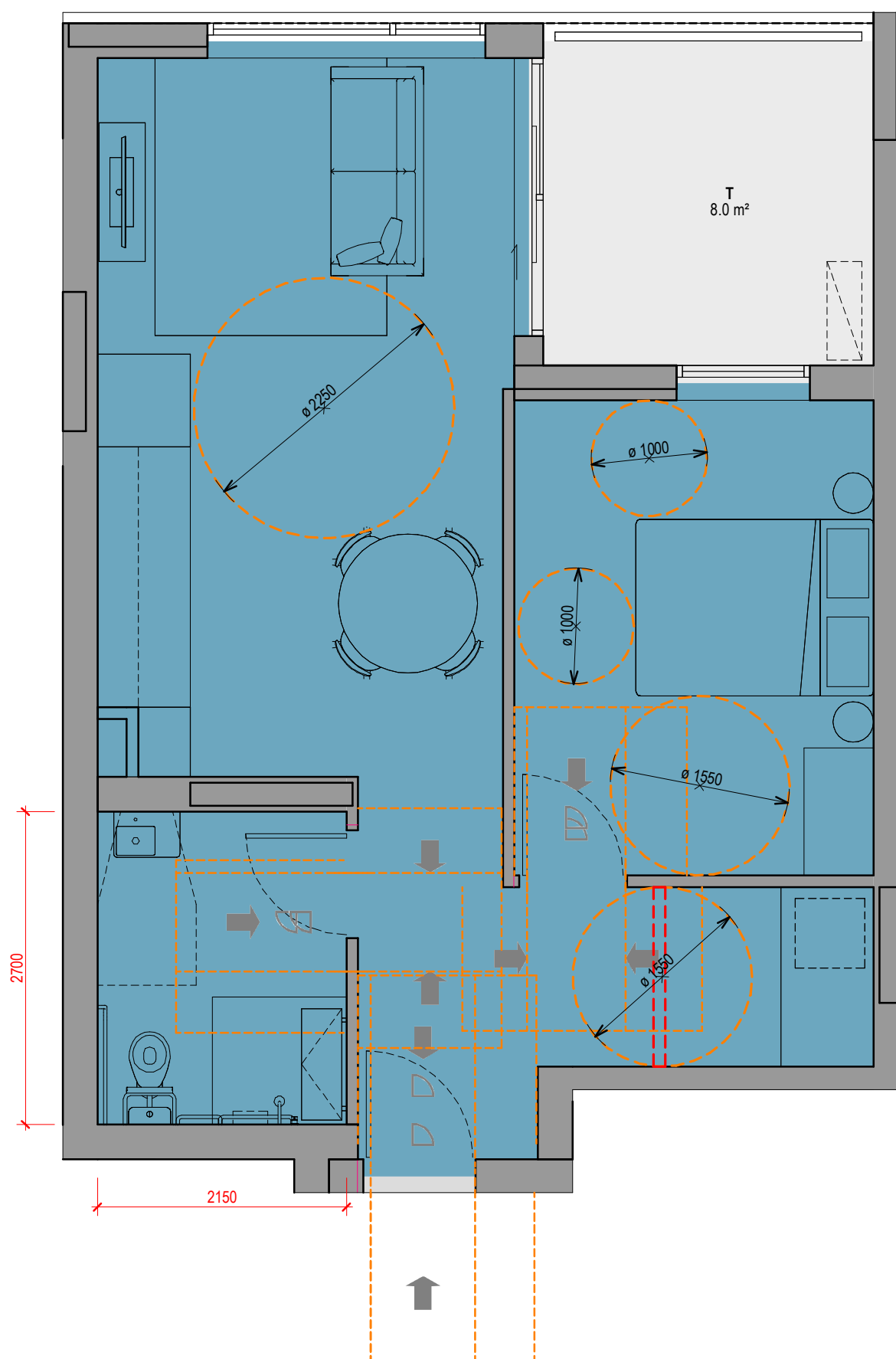
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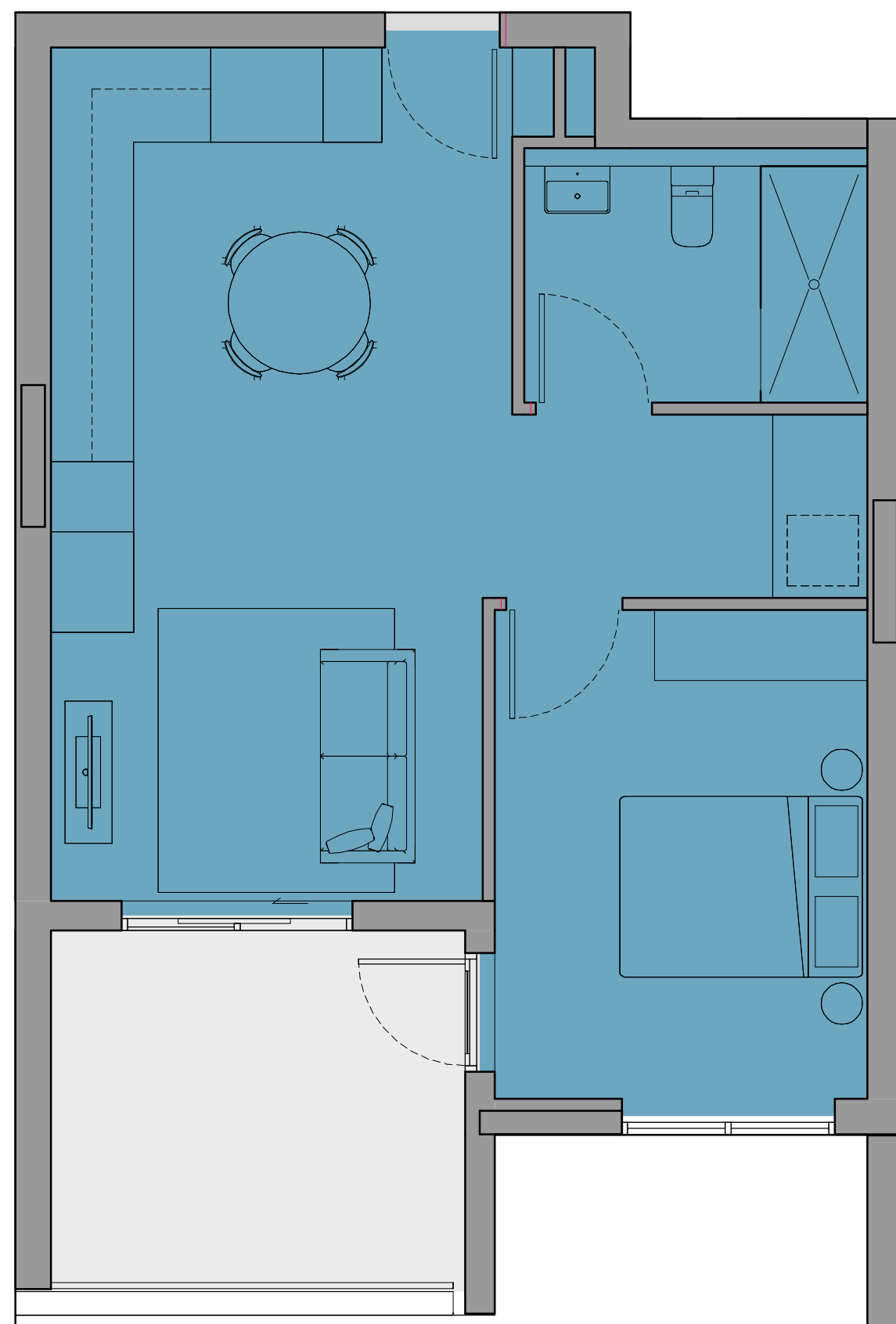
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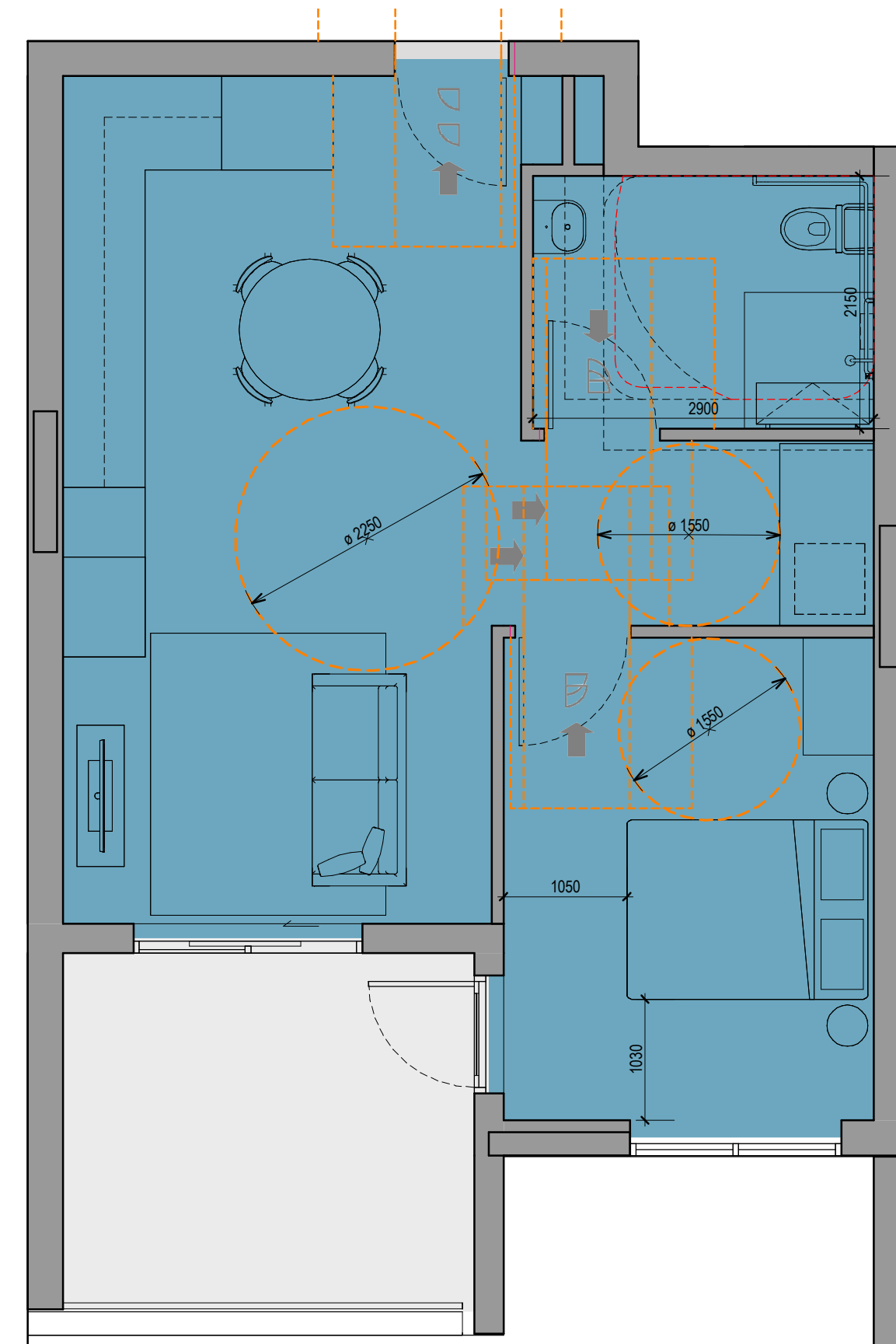
UNIT 1-08 DDA PRE



UNIT 1-08 DDA POST



UNIT 1-22 DDA PRE



UNIT 1-22 DDA POST

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 PROCEEDINGS NO: LEC2023/461757
 DATED: 23 August 2024

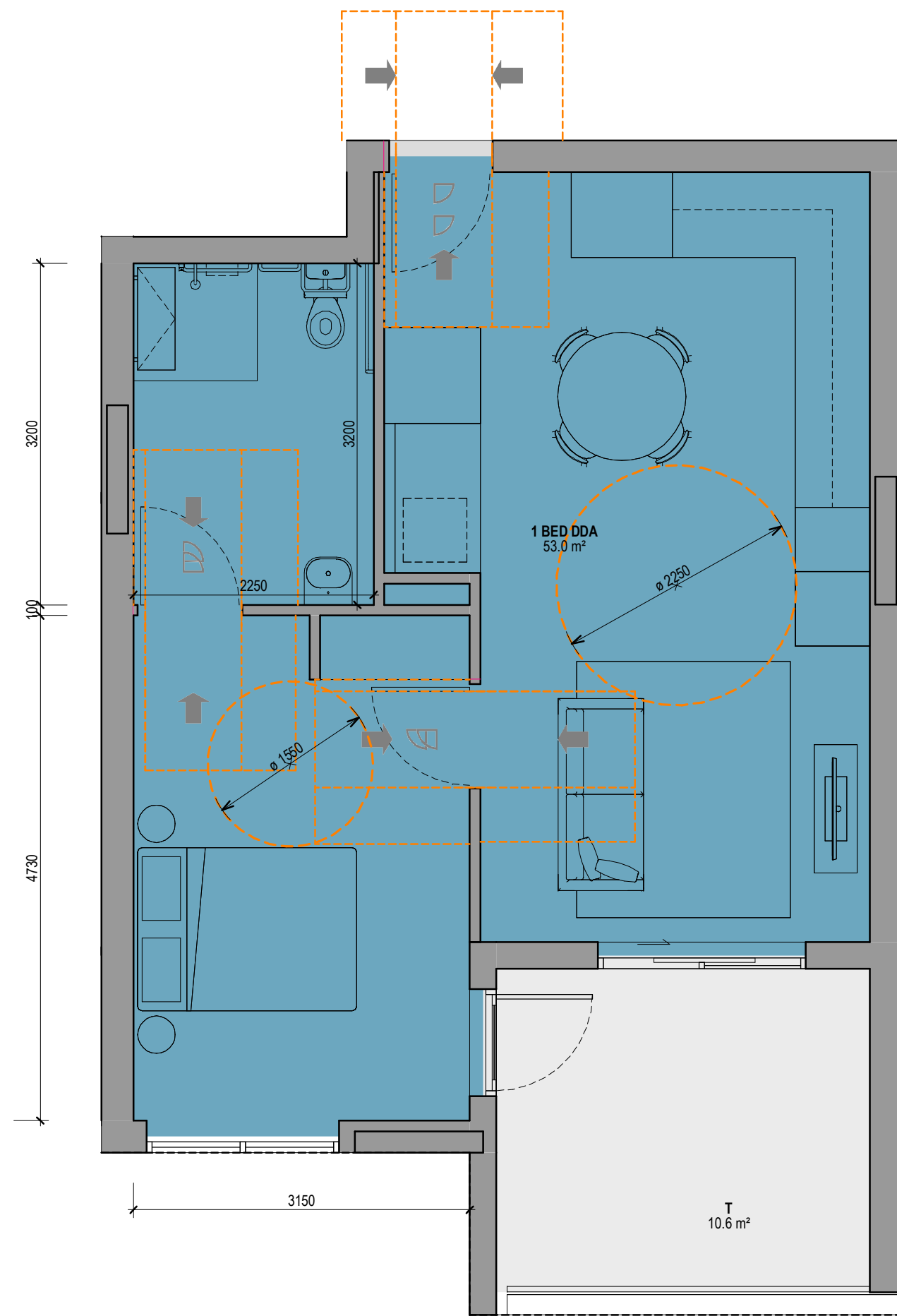
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B	11.11.2022	COUNCIL SUBMISSION	JC
C	07.12.2022	COUNCIL SUBMISSION	JC
D	03.03.2023	COUNCIL SUBMISSION	JC
E	18.09.2023	MODIFICATION SUBMISSION	JC
F	24.06.2024	SECTION 34 RESPONSE	JC

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 / **24.06.2024** Author / **JC** Scale: @ A1 / **1 : 50**

Drawing No. / **TP06.33 F**

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UNIT 1-15



PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

 PROCEEDINGS NO: LEC2023/461757

 DATED: 23 August 2024

ADAPTABLE UNITS

NUMBER	TYPE	TOTAL UNITS	BUILDING
108	1 BED DDA	1	BLD A
119	1 BED PLUS DDA	1	BLD A
135	1 BED DDA	1	BLD B
209	1 BED DDA	1	BLD A
221	1 BED PLUS DDA	1	BLD A
223	1 BED DDA	1	BLD A
224	1 BED DDA	1	BLD A
236	1 BED DDA	1	BLD B
238	1 BED DDA	1	BLD B
309	1 BED DDA	1	BLD A
321	1 BED PLUS DDA	1	BLD A
323	1 BED DDA	1	BLD A
336	1 BED DDA	1	BLD B
338	1 BED DDA	1	BLD B
406	1 BED DDA	1	BLD A
420	1 BED DDA	1	BLD A
421	1 BED DDA	1	BLD A
433	1 BED DDA	1	BLD B
435	1 BED DDA	1	BLD B
512	1 BED DDA	1	BLD B
514	1 BED DDA	1	BLD B
G.19	1 BED DDA	1	BLD B
		22	

LHA SILVER LEVEL COMPLIANT UNITS

NUMBER	TYPE	TOTAL UNITS	BUILDING
G.01	1 BED LHA	1	BLD A
G.03	1 BED PLUS LHA	1	BLD A
G.04	3 BED LHA	1	BLD A
G.05	2 BED PLUS LHA	1	BLD A
G.12	1 BED LHA	1	BLD A
101	2 BED LHA	1	BLD A
112	1 BED LHA	1	BLD A
113	2 BED LHA	1	BLD A
116	2 BED PLUS LHA	1	BLD A
121	1 BED LHA	1	BLD A
122	1 BED LHA	1	BLD A
125	1 BED LHA	1	BLD A
132	1 BED PLUS LHA	1	BLD B
201	2 BED LHA	1	BLD A
214	1 BED LHA	1	BLD A
215	2 BED LHA	1	BLD A
218	2 BED PLUS LHA	1	BLD A
227	1 BED LHA	1	BLD A
228	2 BED LHA	1	BLD B
239	3 BED LHA	1	BLD B
243	2 BED PLUS LHA	1	BLD B
301	2 BED LHA	1	BLD A
314	1 BED LHA	1	BLD A
315	2 BED LHA	1	BLD A
318	2 BED PLUS LHA	1	BLD A
324	1 BED LHA	1	BLD A
327	1 BED LHA	1	BLD A
328	2 BED LHA	1	BLD B
339	3 BED LHA	1	BLD B
343	2 BED PLUS LHA	1	BLD B
401	2 BED LHA	1	BLD A
411	1 BED LHA	1	BLD A
412	2 BED LHA	1	BLD A
415	2 BED PLUS LHA	1	BLD A
424	1 BED LHA	1	BLD A
425	2 BED LHA	1	BLD B
436	3 BED LHA	1	BLD B
440	2 BED PLUS LHA	1	BLD B
515	3 BED LHA	1	BLD B
518	2 BED PLUS LHA	1	BLD B
519	2 BED PLUS LHA	1	BLD B
601	3 BED LHA	1	BLD B
701	3 BED LHA	1	BLD B
704	3 BED PLUS LHA	1	BLD B
		44	

Revisions	Date	Description	Author
A	18.09.2023	MODIFICATION SUBMISSION	JC
B	19.03.2024	SOFAC RESPONSE	JC
C	24.06.2024	SECTION 34 RESPONSE	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 / **24.06.2024**

Author / **JC**

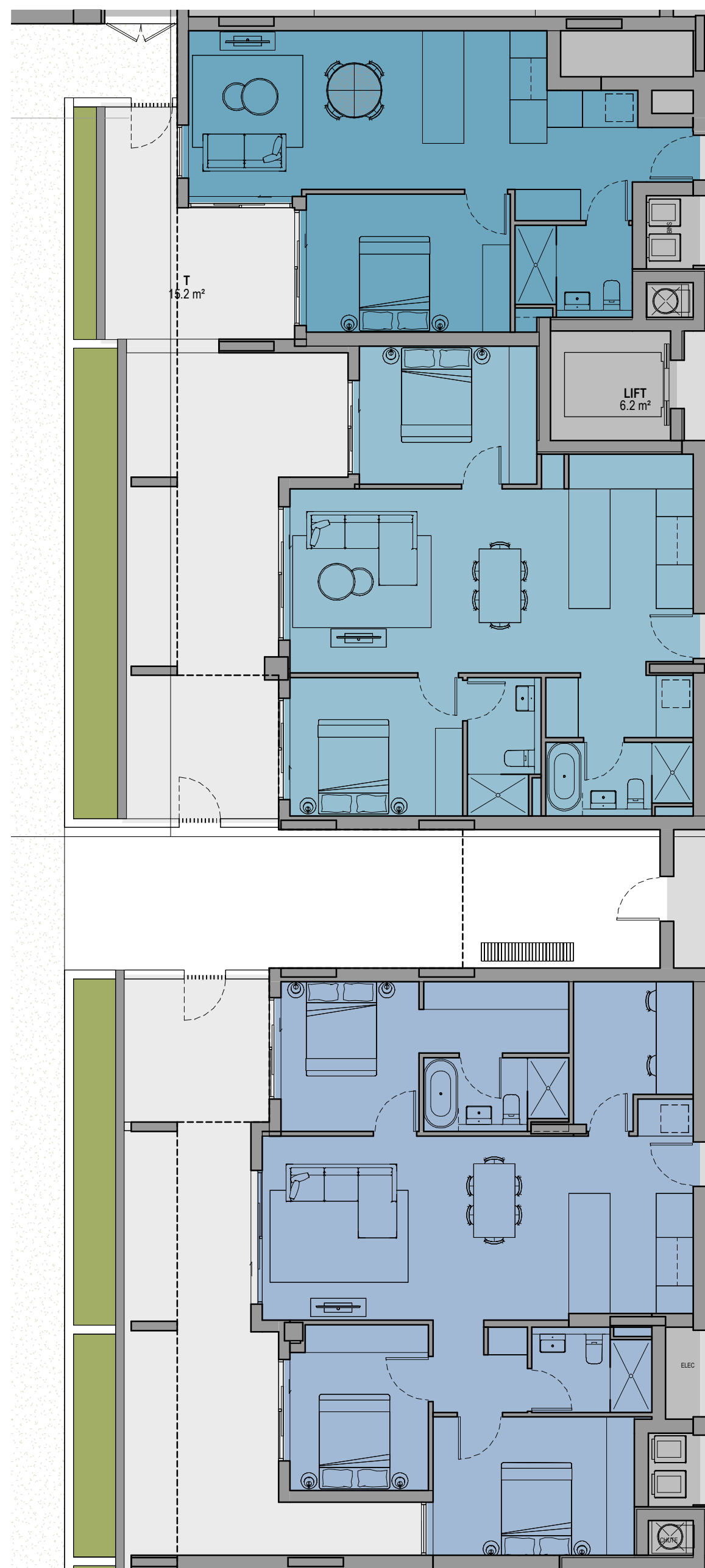
Scale: @ A1 / **1 : 50**

Drawing No. / **TP06.34 C**

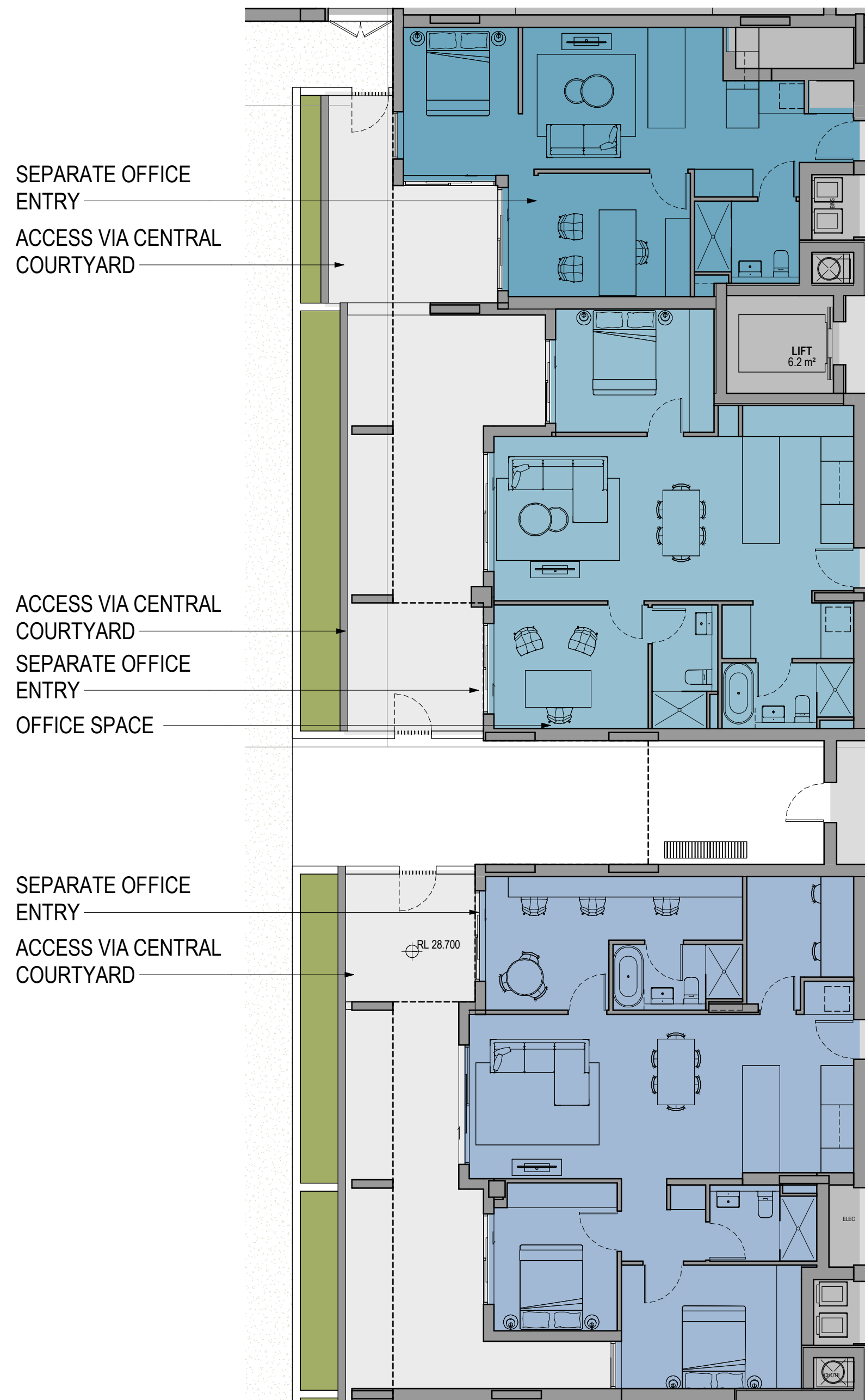
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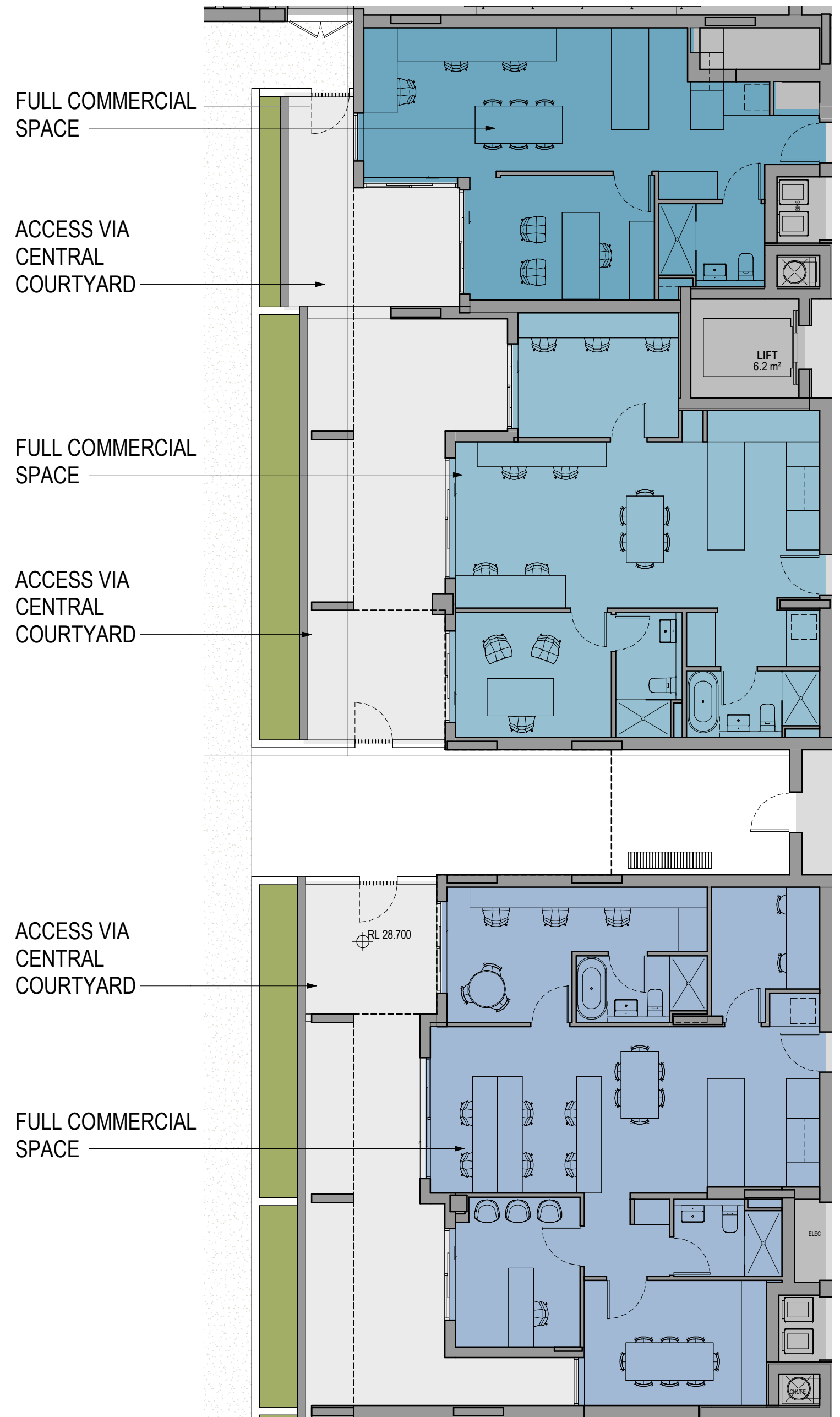

 northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
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GROUND Residential



GROUND Part Commercial



GROUND Full Commercial

Revisions			
A	07.12.2022	COUNCIL SUBMISSION	JC
B	03.03.2023	COUNCIL SUBMISSION	JC
C	18.09.2023	MODIFICATION SUBMISSION	JC
D	24.06.2024	SECTION 34 RESPONSE	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 / **24.06.2024**

Author / **JC**

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