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Revisions	A	14.12.2021	DEVELOPMENT APPLICATION	JC
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	D	03.03.2023	COUNCIL SUBMISSION	JC

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

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

Drawing / **COVER SHEET**

Project No. / **221054**

Date / **03.03.2023**

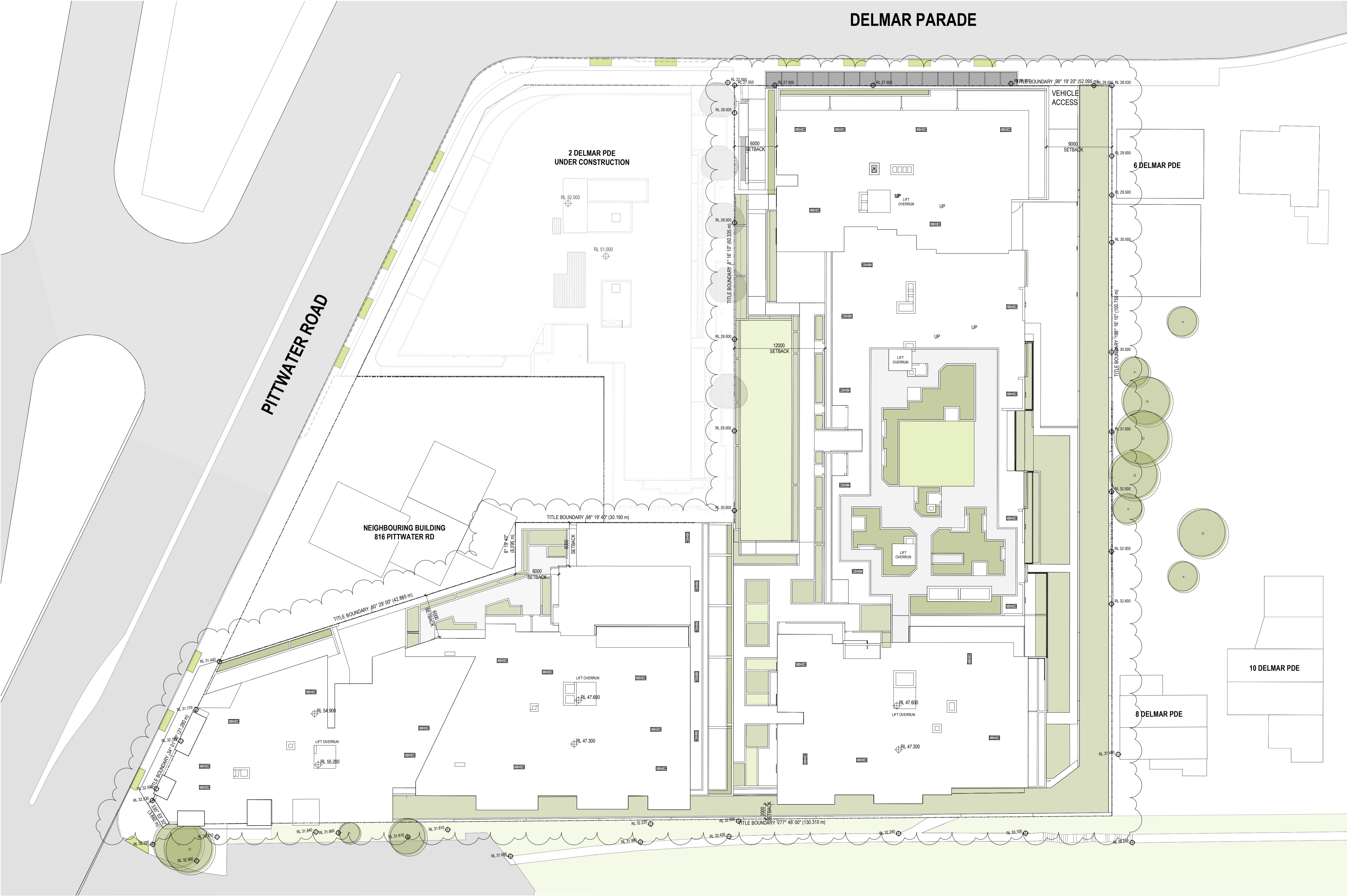
Author / **SJ**

Scale: @ A1 / **1 : 200**

Drawing No. / **TP00.00 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 / **SITE PLAN**

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

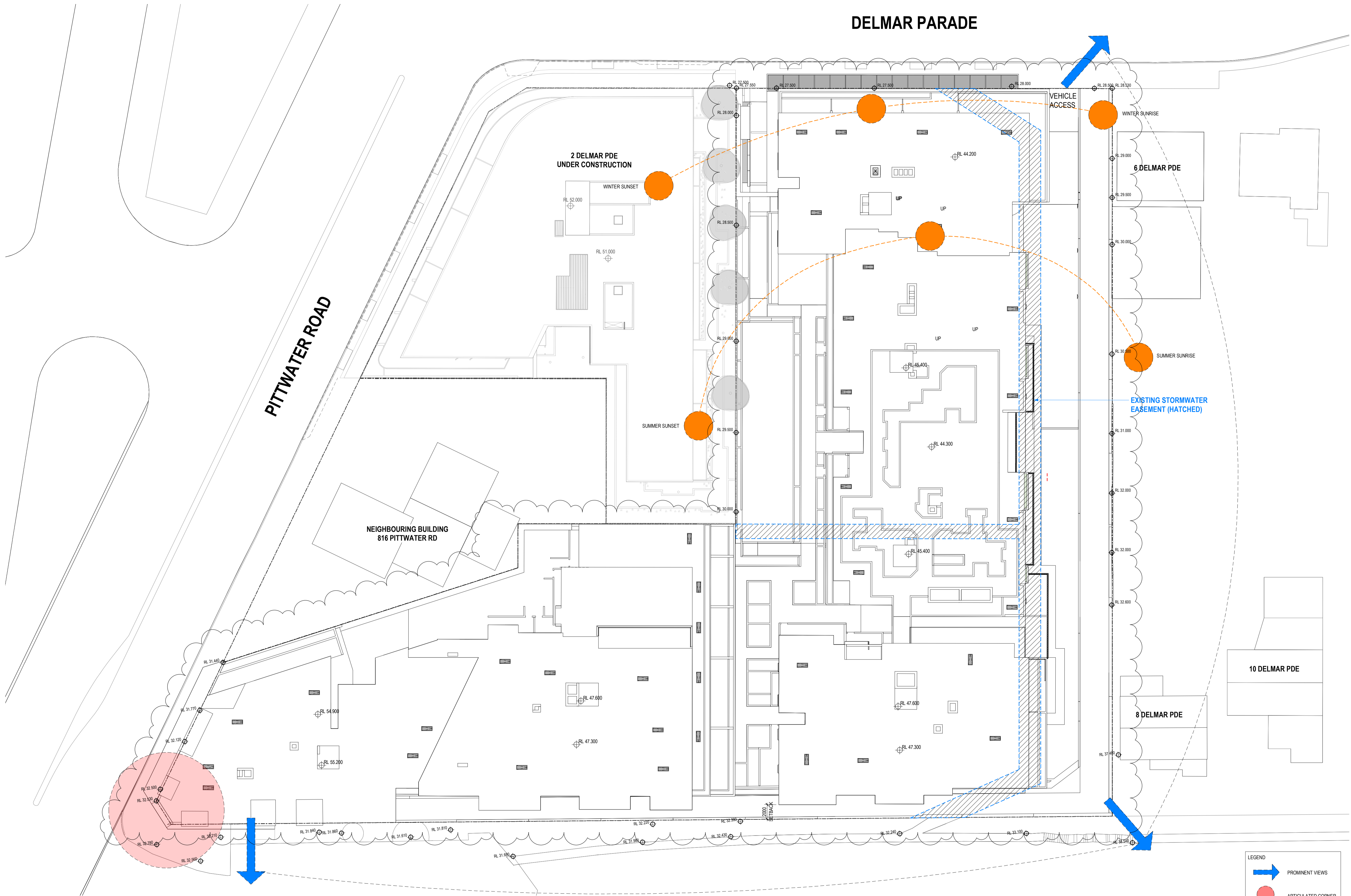
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DELMAR PARADE



LEGEND

-  PROMINENT VIEWS
-  ARTICULATED CORNER

REFER TO URBAN DESIGN REPORT

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

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

Drawing / **SITE ANALYSIS PLAN**

Project No / **221054**

Date / **03.03.2023**

Author / **JC**

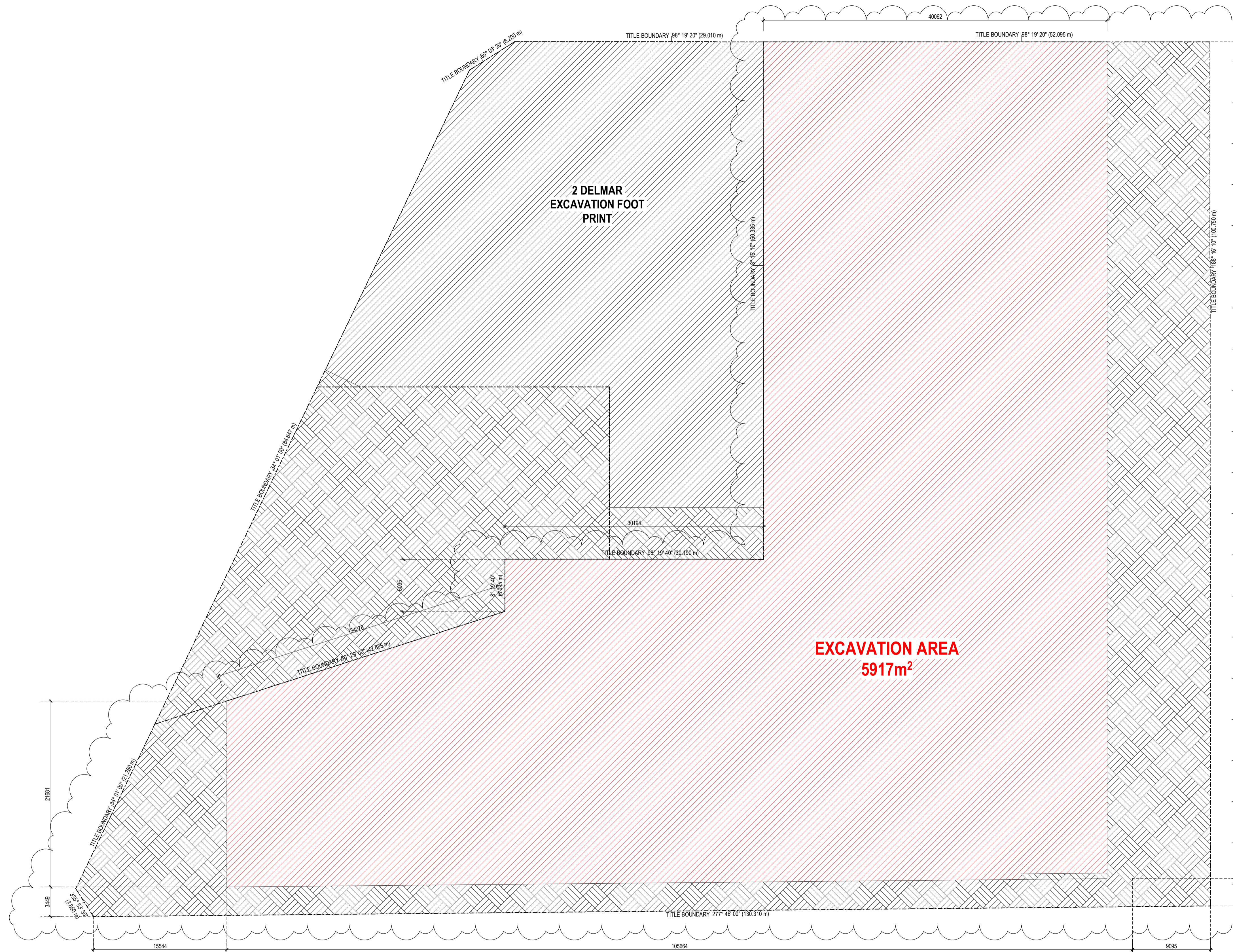
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Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd**

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

Drawing / **BULK EXCAVATION DIAGRAM**

Project No / **221054**

Date / **03.03.2023**

Author / **SJ**

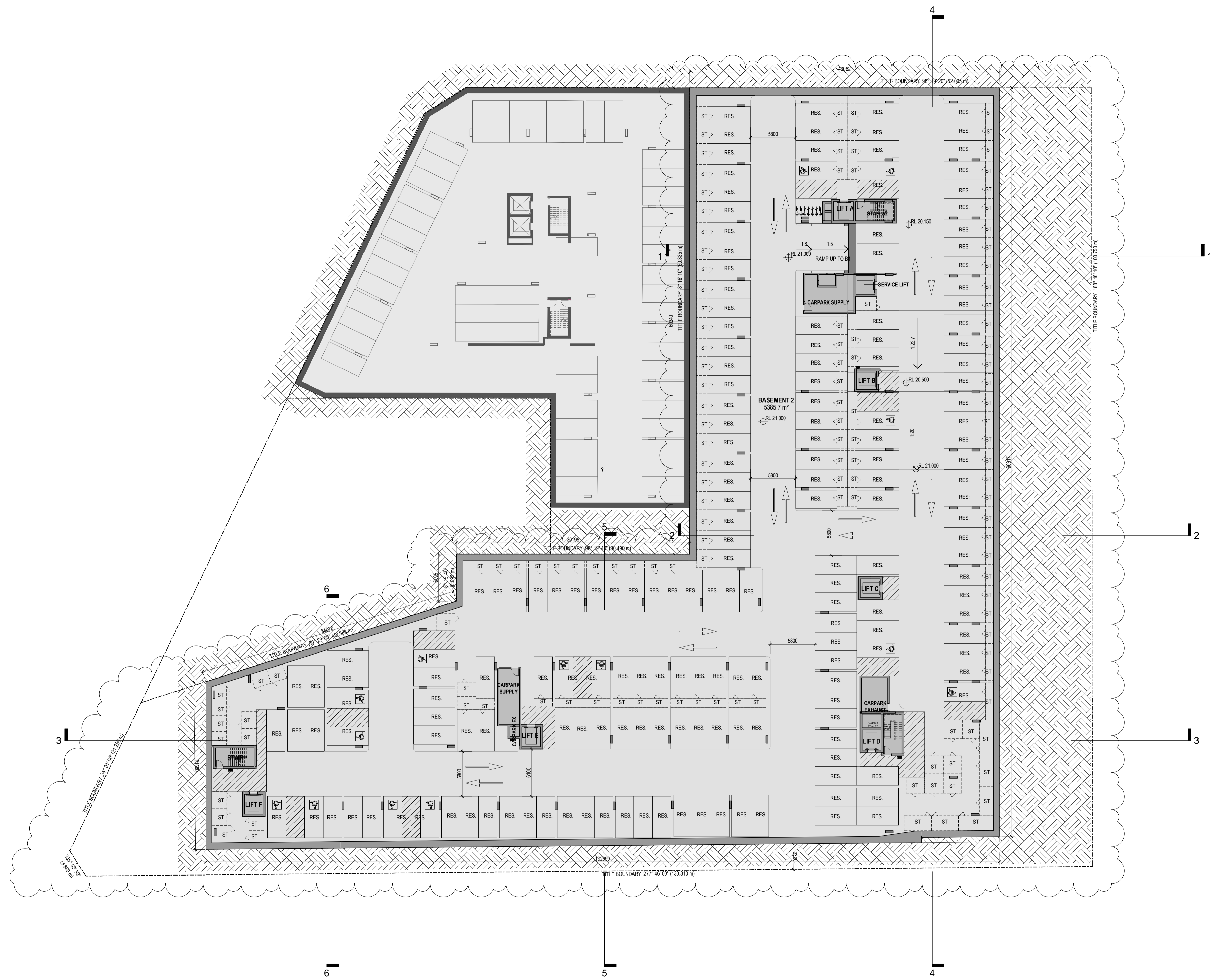
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Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd**
 Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**

Drawing / **BASEMENT 2**

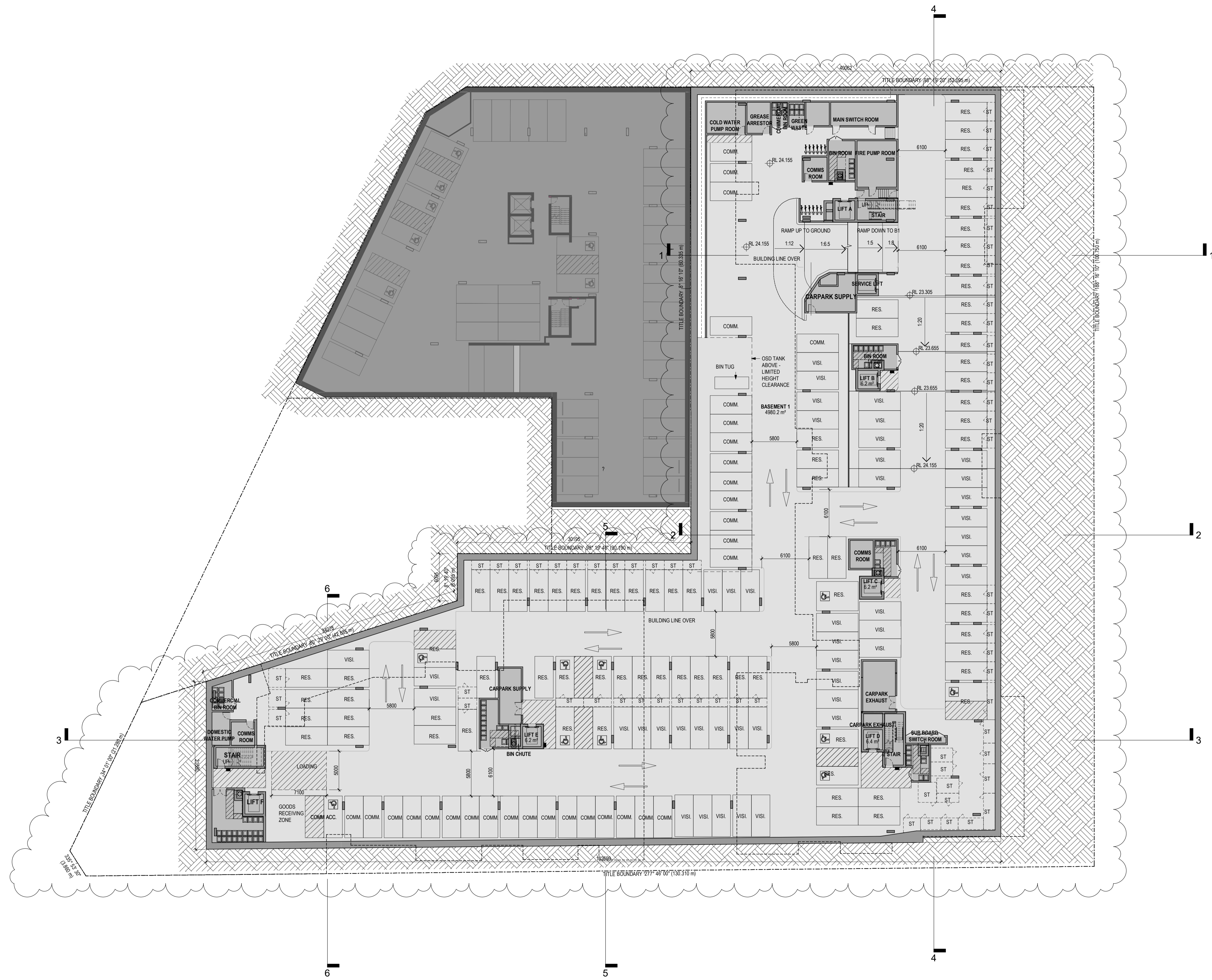
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Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd**
 Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**

Drawing / **BASEMENT 1**

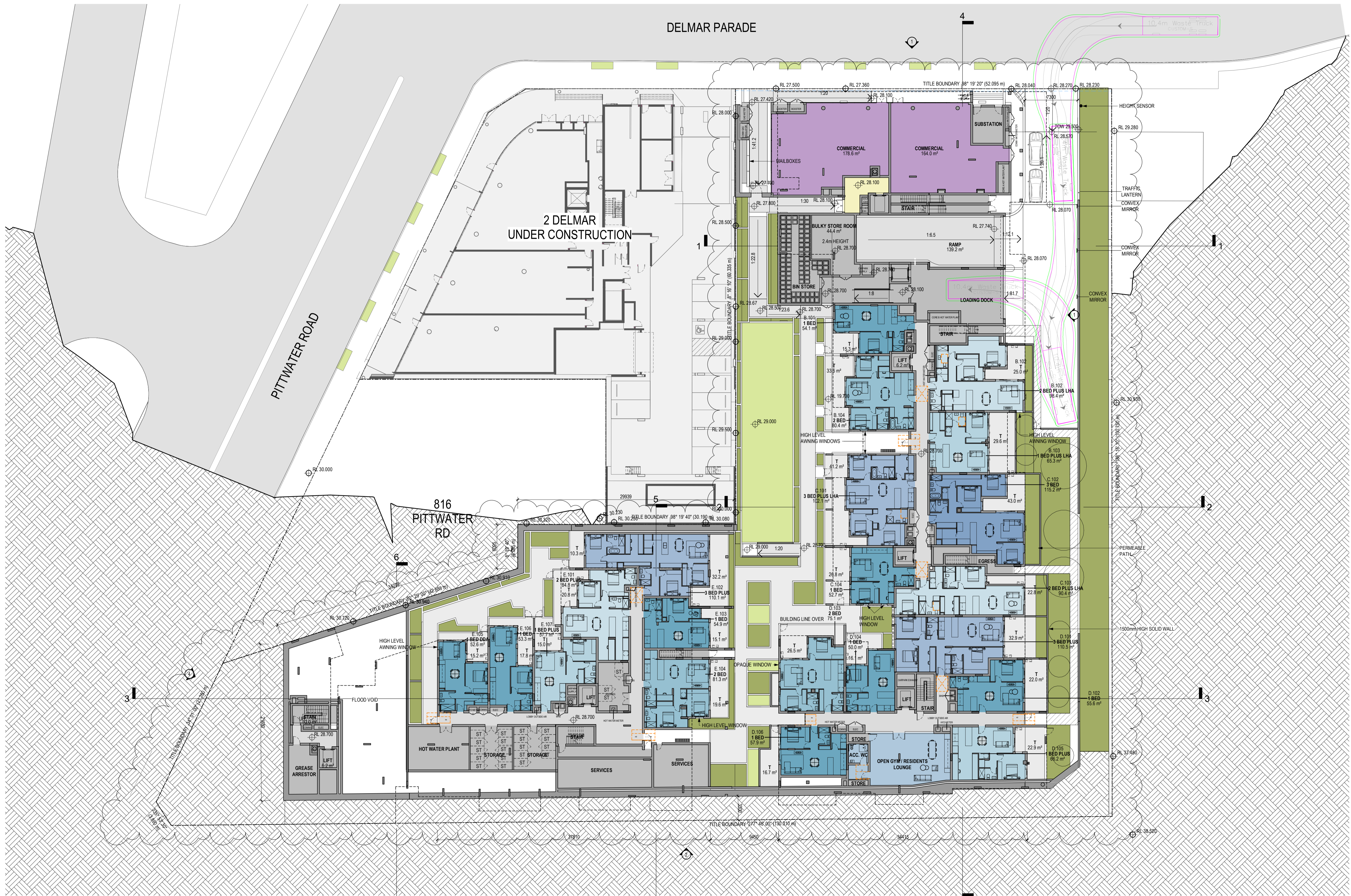
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Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**

Drawing / **GROUND**

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

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DELMAR PARADE

PITTWATER RD

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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DELMAR PARADE

PITTWATER ROAD

2 DELMAR UNDER CONSTRUCTION

816 PITTWATER RD

6 DELMAR PDE

DRAFT

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

Drawing / **LEVEL 2**

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

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DELMAR PARADE

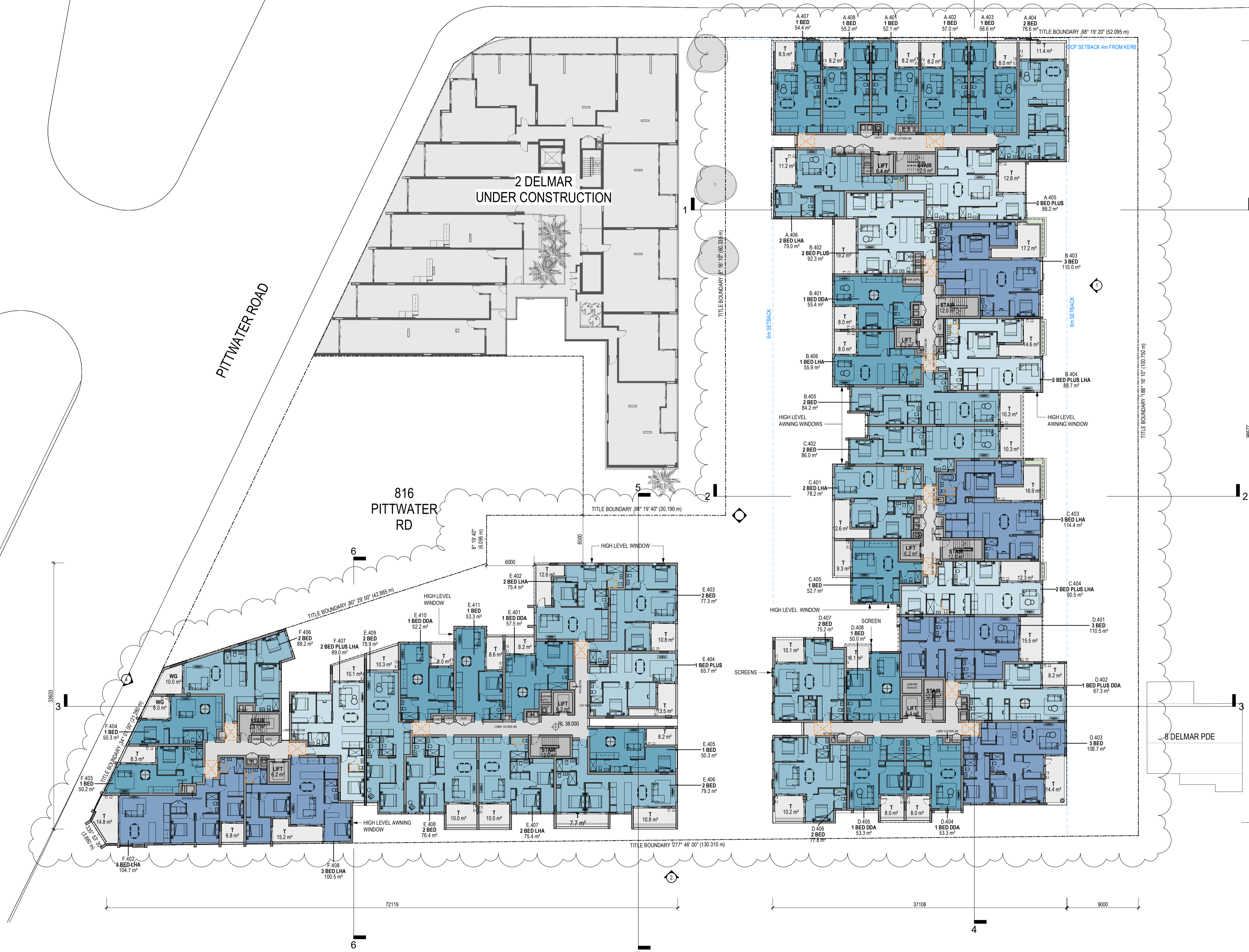
PITTWATER ROAD

2 DELMAR UNDER CONSTRUCTION

816 PITTWATER RD

10 DELMAR PDE

8 DELMAR PDE



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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 3**

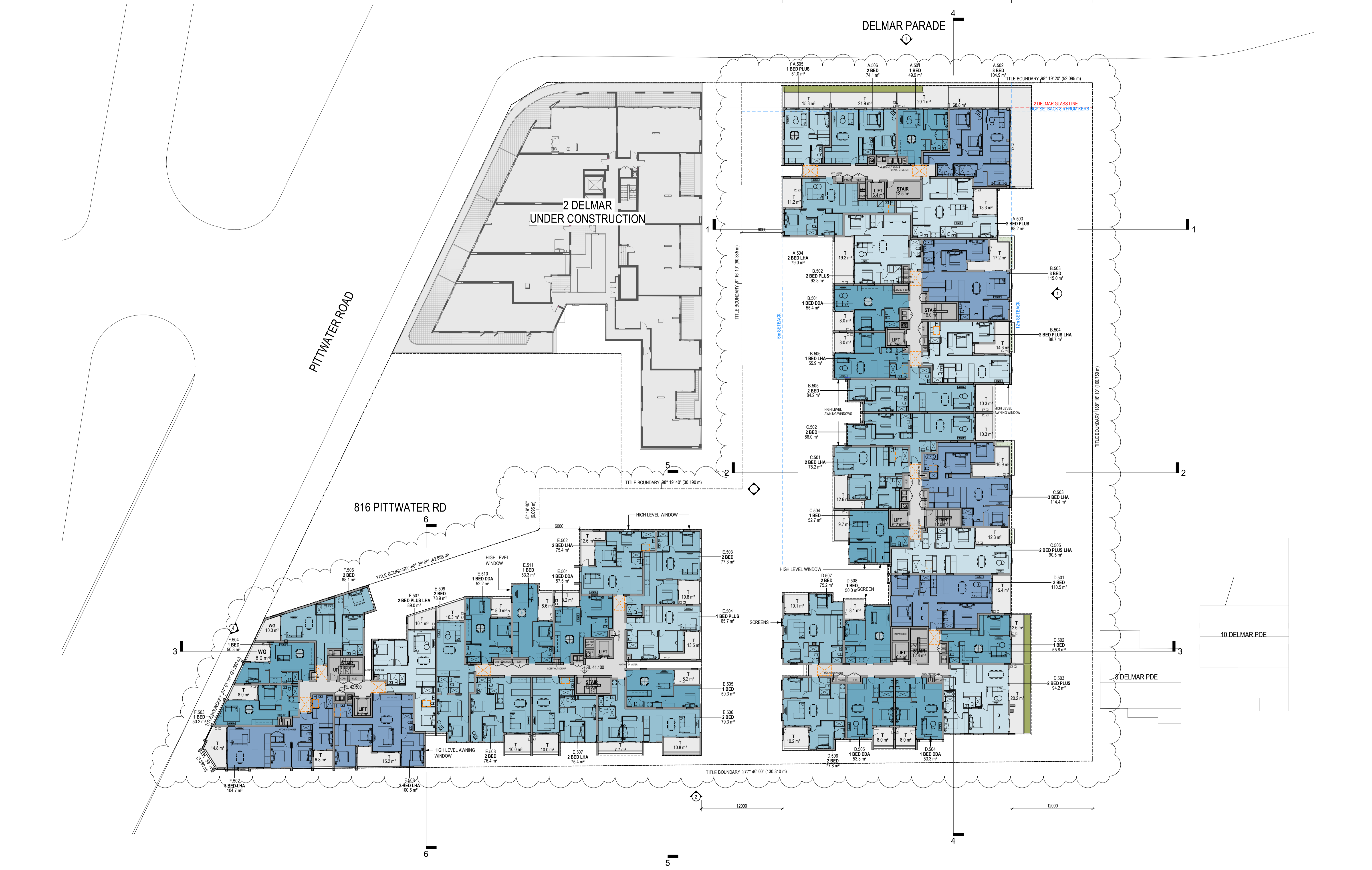
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Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd**
 Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**

Drawing / **LEVEL 4**

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

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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: @ A1 / **1 : 250**

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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**

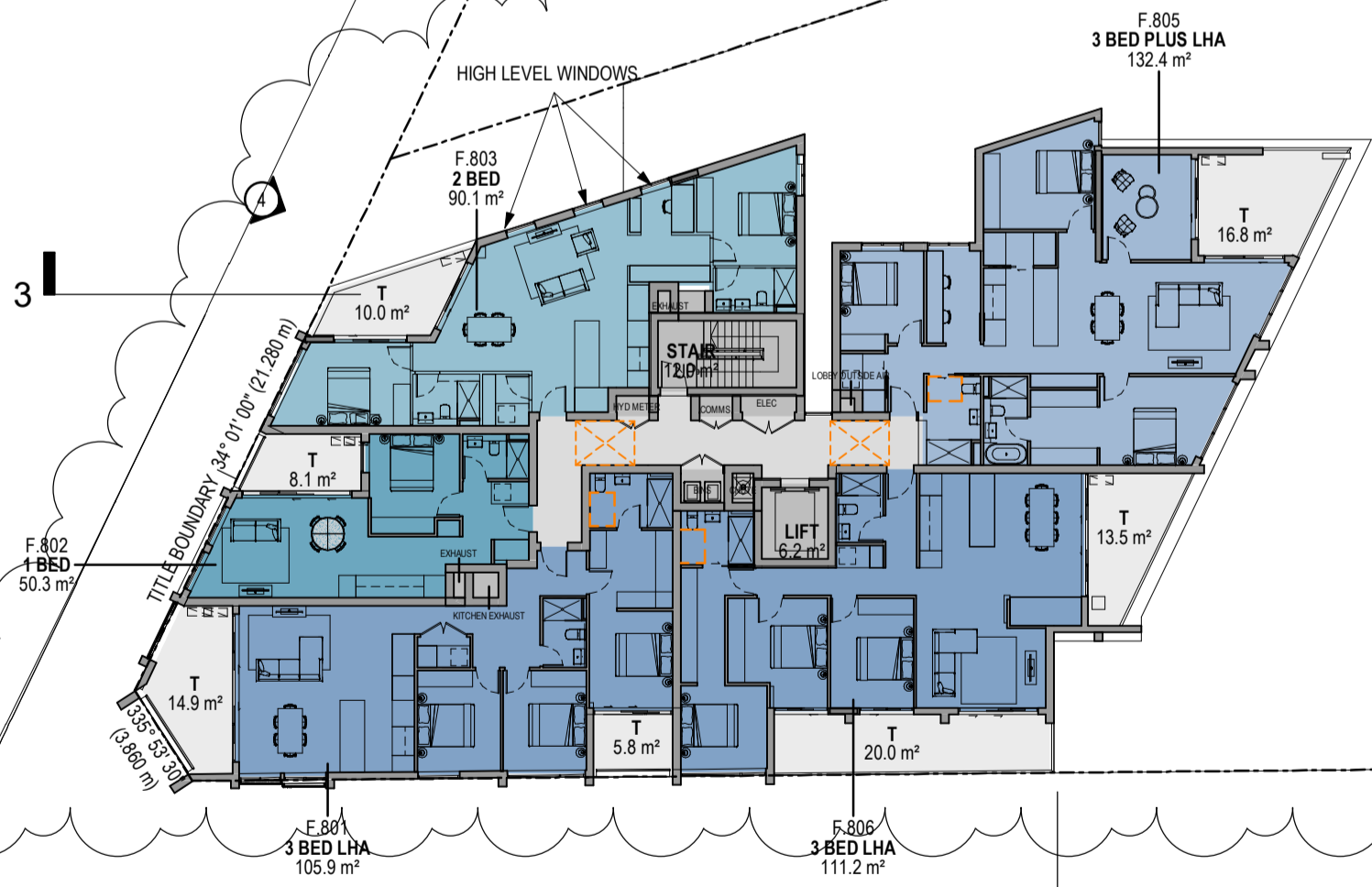
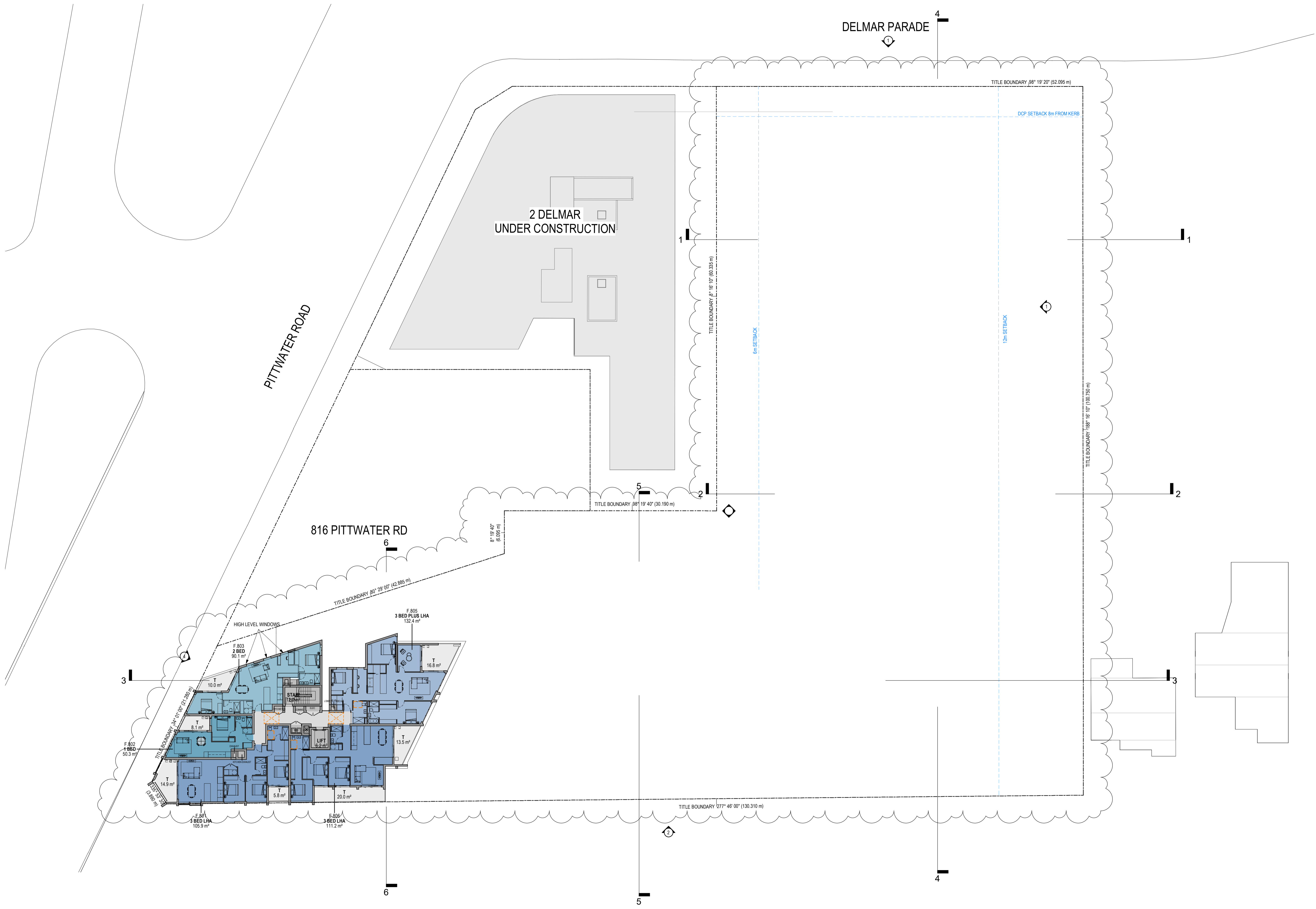
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Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**

Drawing / **LEVEL 7**

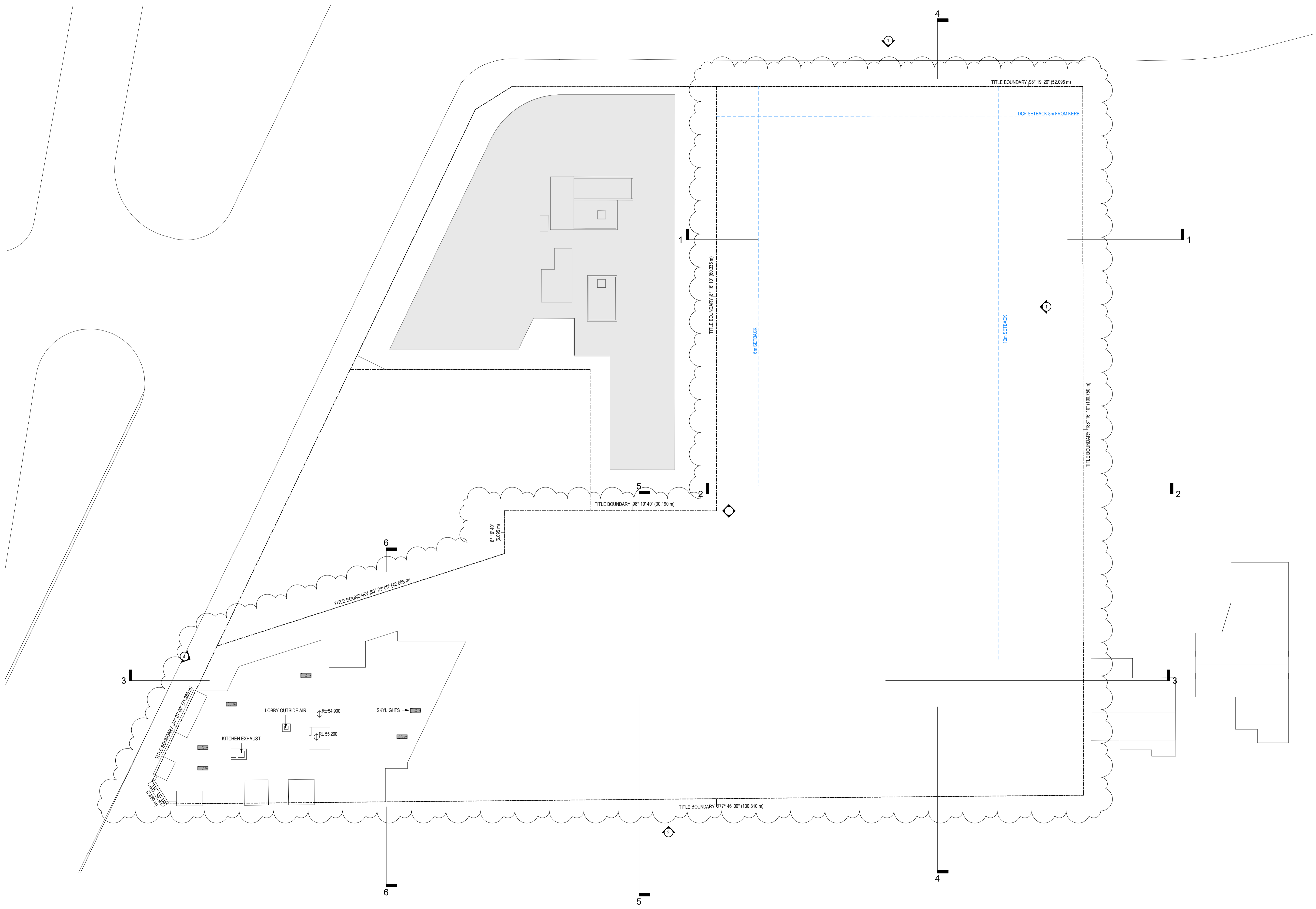
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Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd**
 Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**

Drawing / **LEVEL 8**

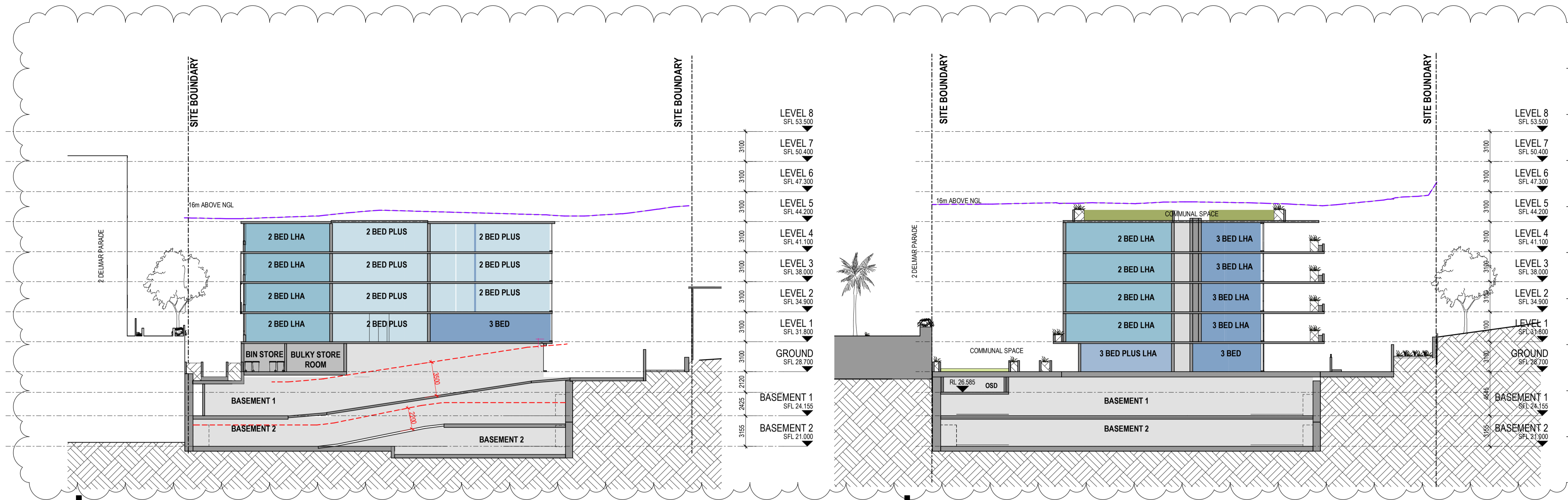
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Drawing No. / **TP01.11 D**

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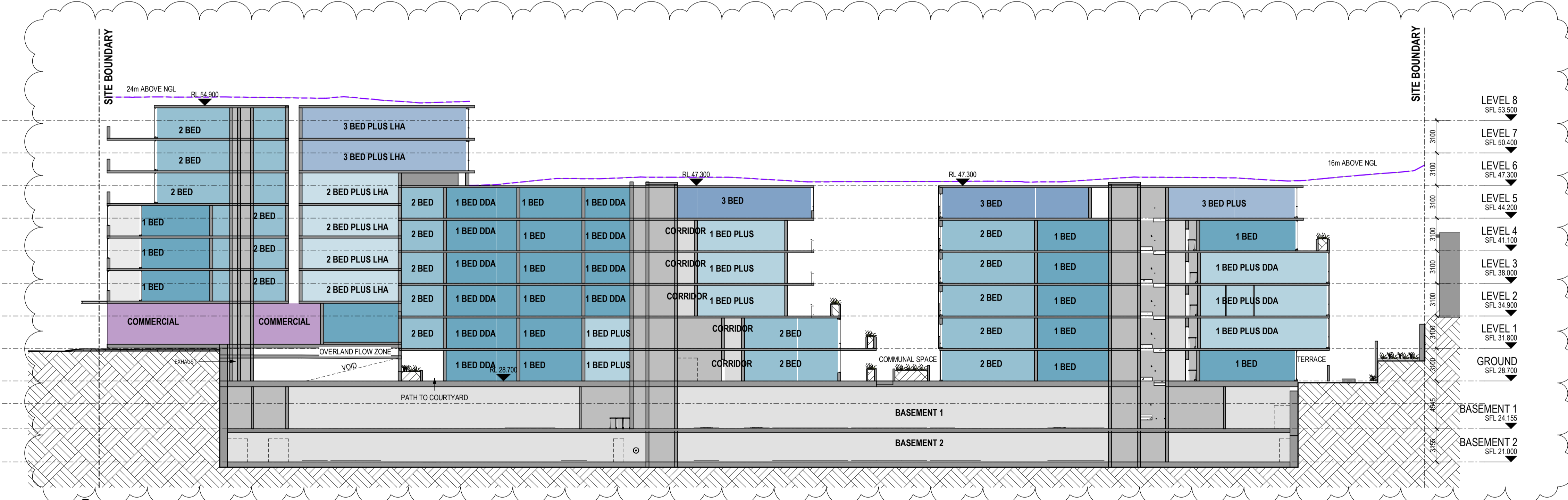
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SECTION 1 - RAMP

SECTION 2



SECTION 3

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

Drawing / **SECTIONS**

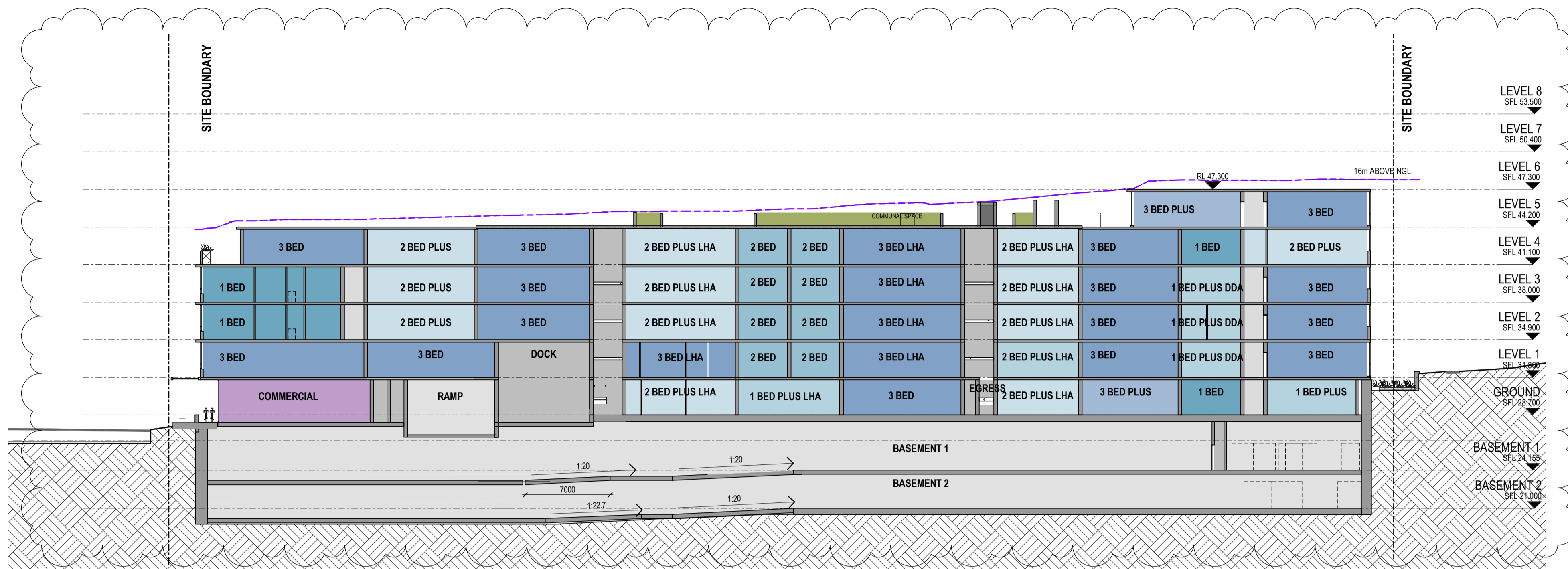
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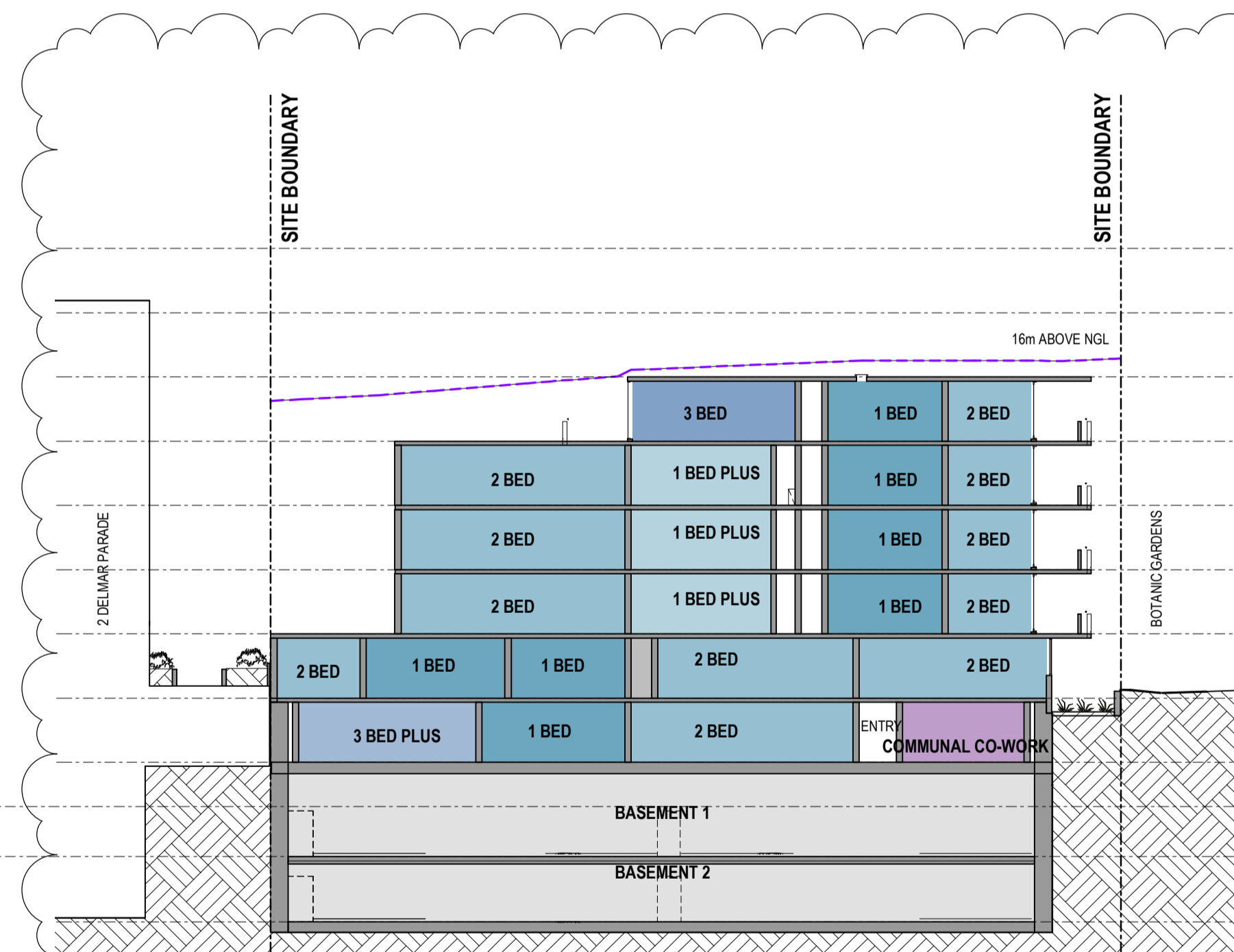
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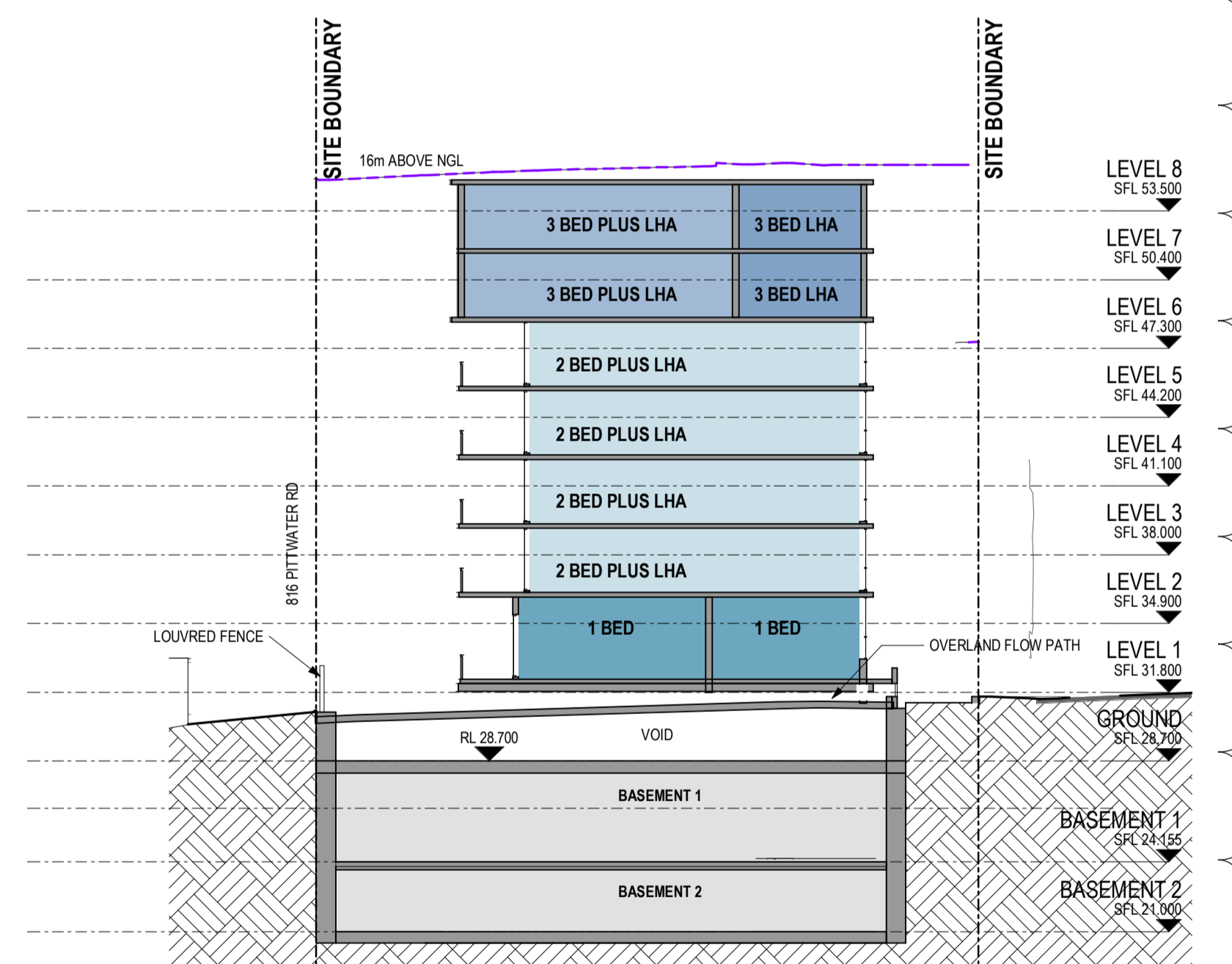
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SECTION 4



SECTION 5



SECTION 6

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

Drawing / **SECTIONS 2**

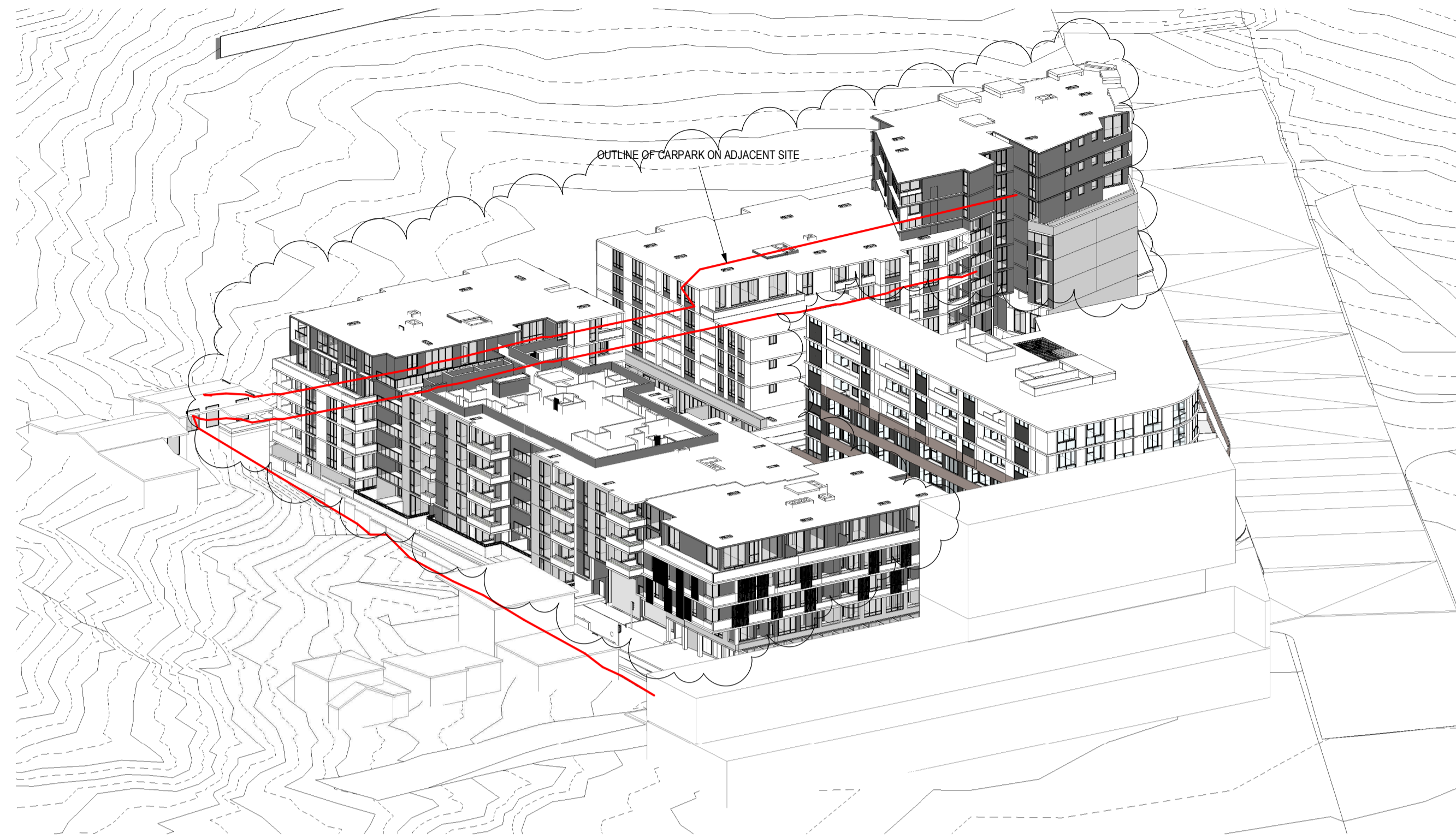
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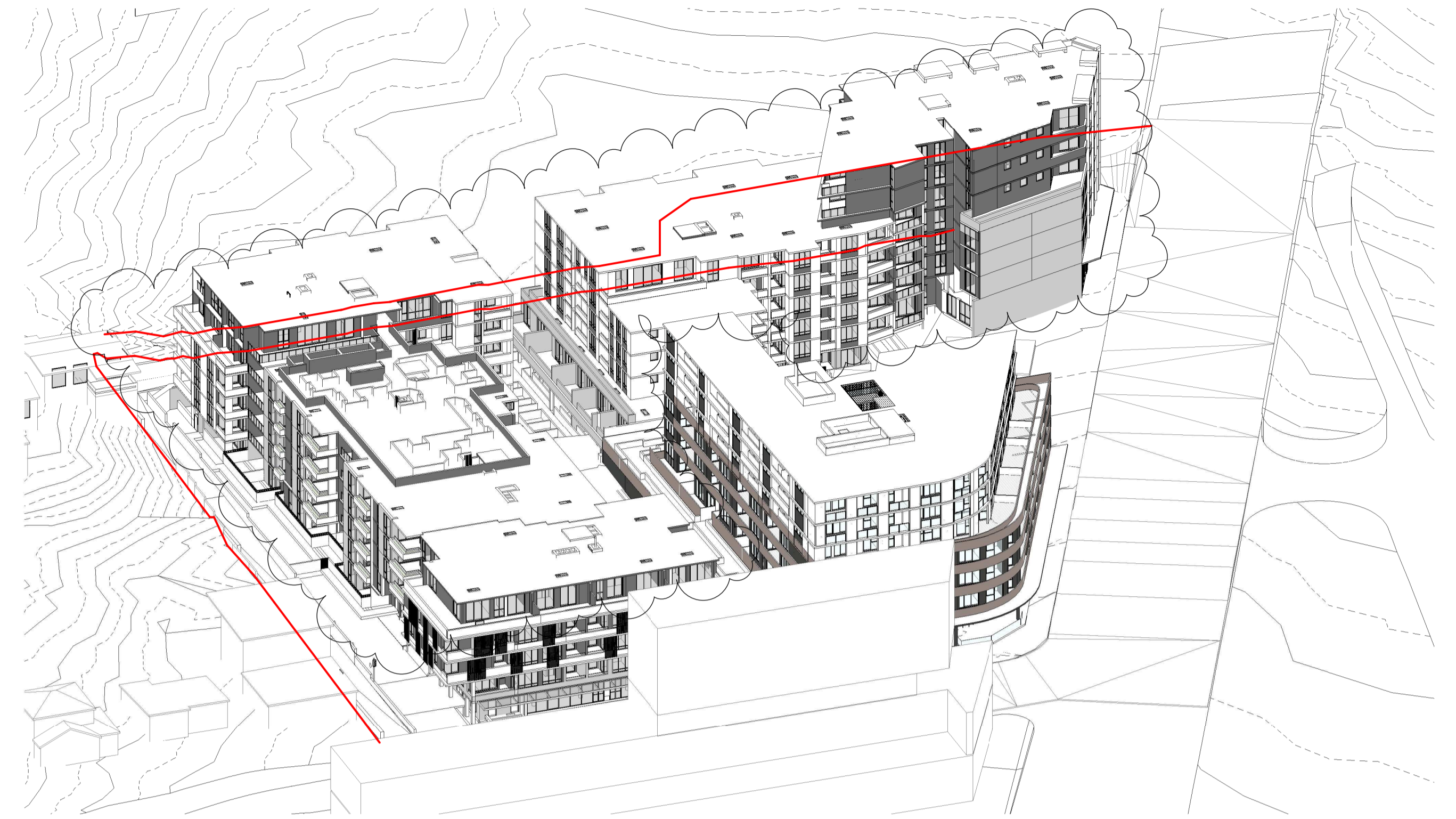
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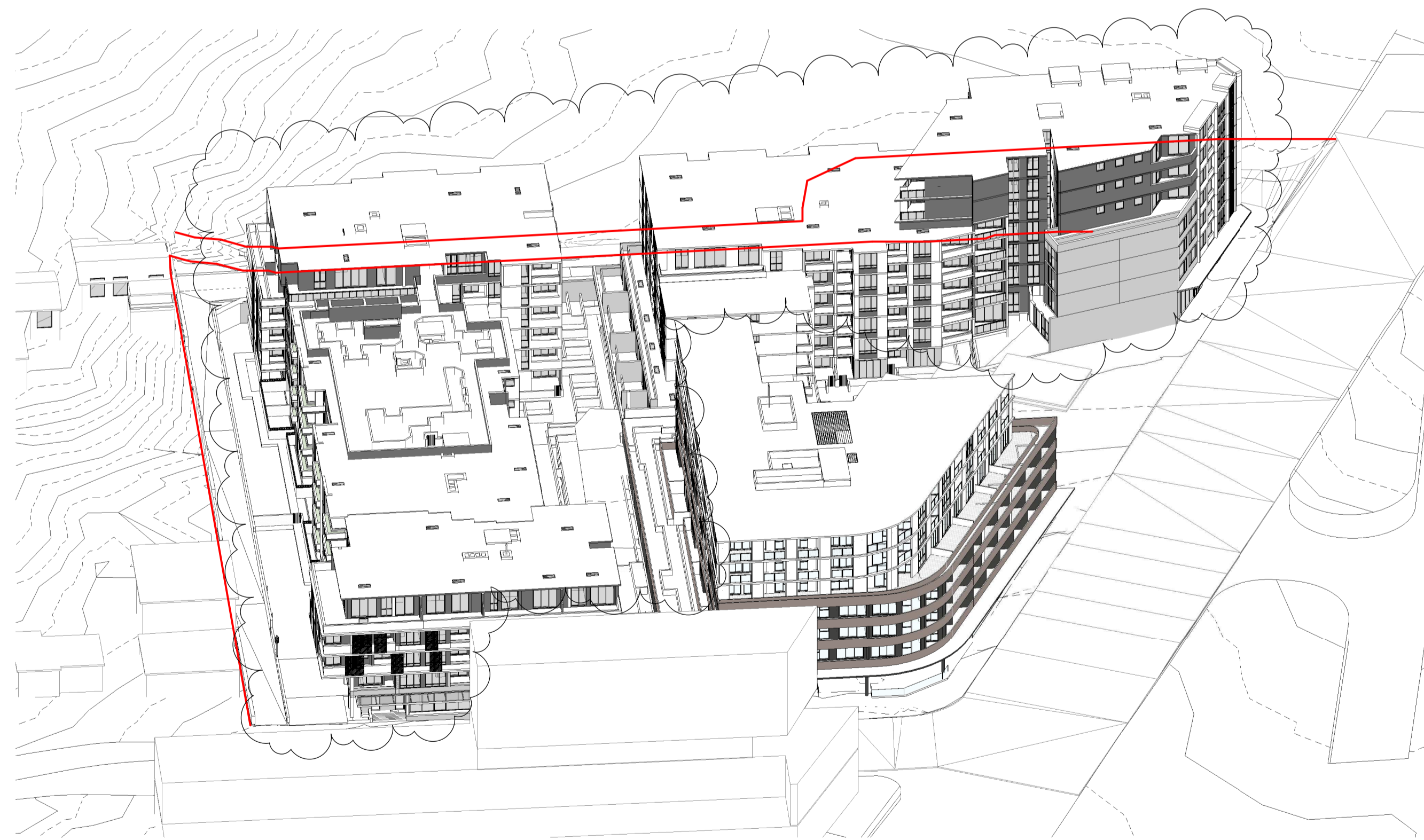
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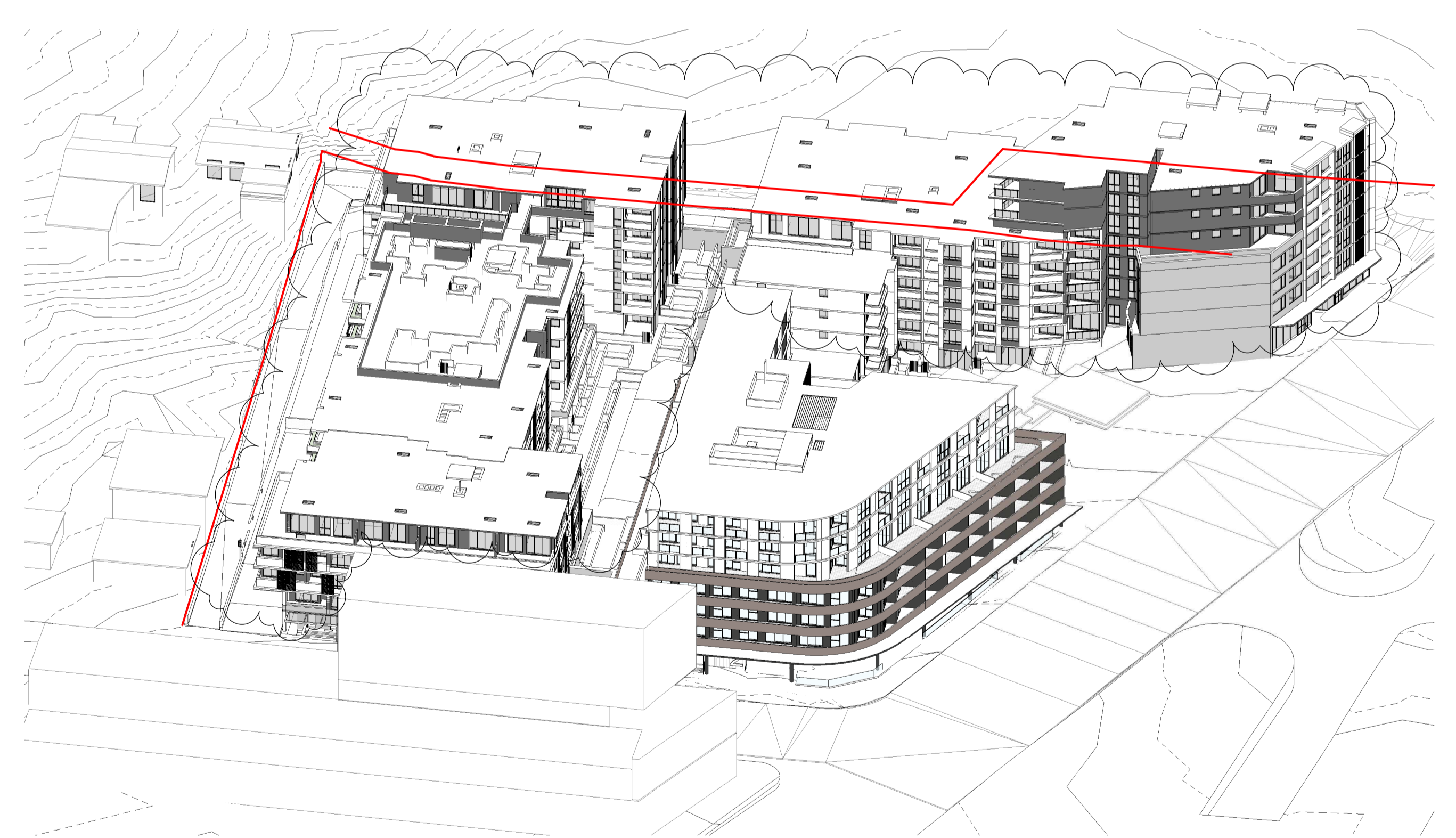
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1100



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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

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

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

Drawing / **SHADOW ANALYSIS - POV**

Project No. / **221054**

Date / **03.03.2023**

Author / **JC**

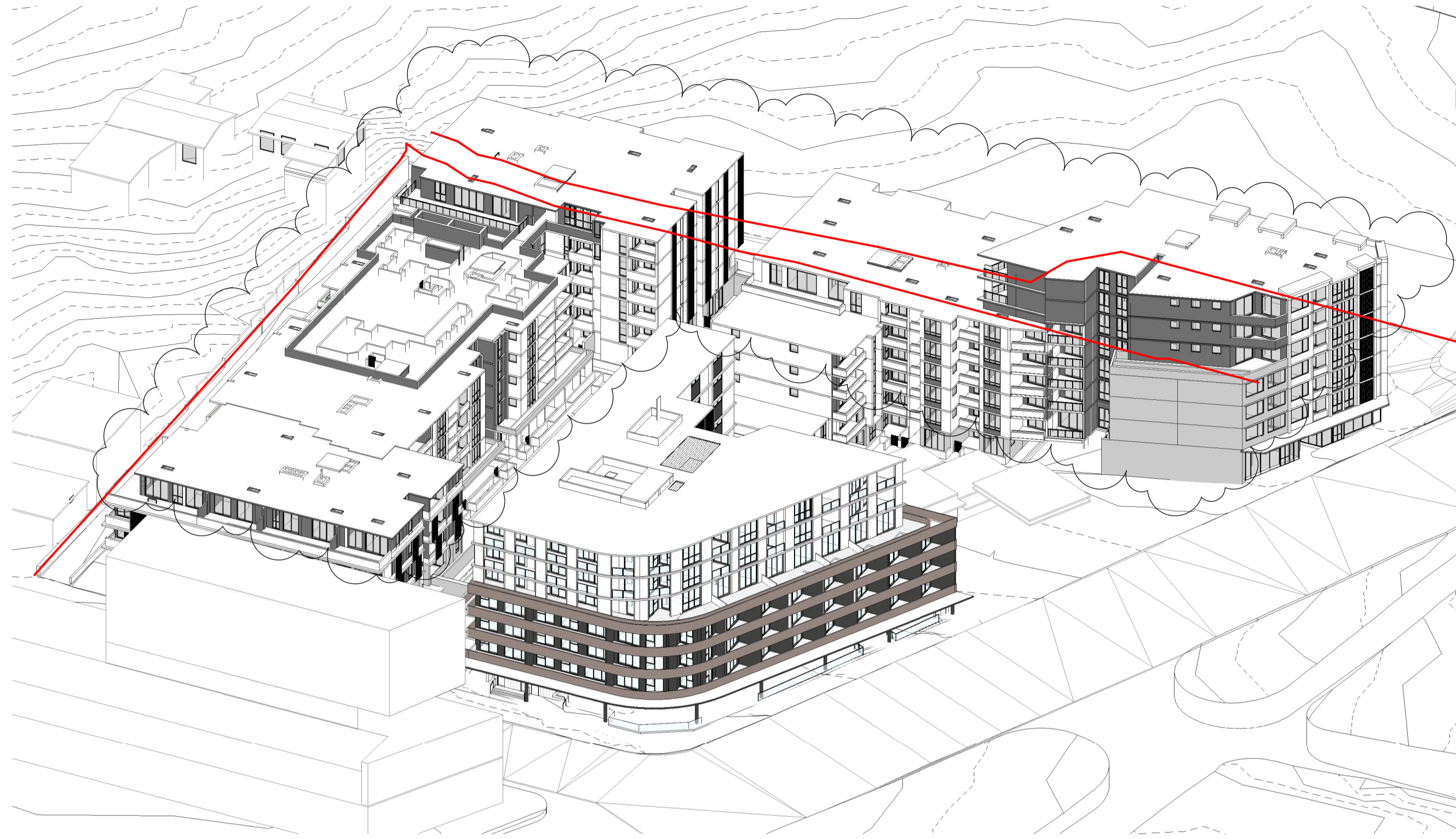
Scale: @ A1

Drawing No. / **TP05.01 D**

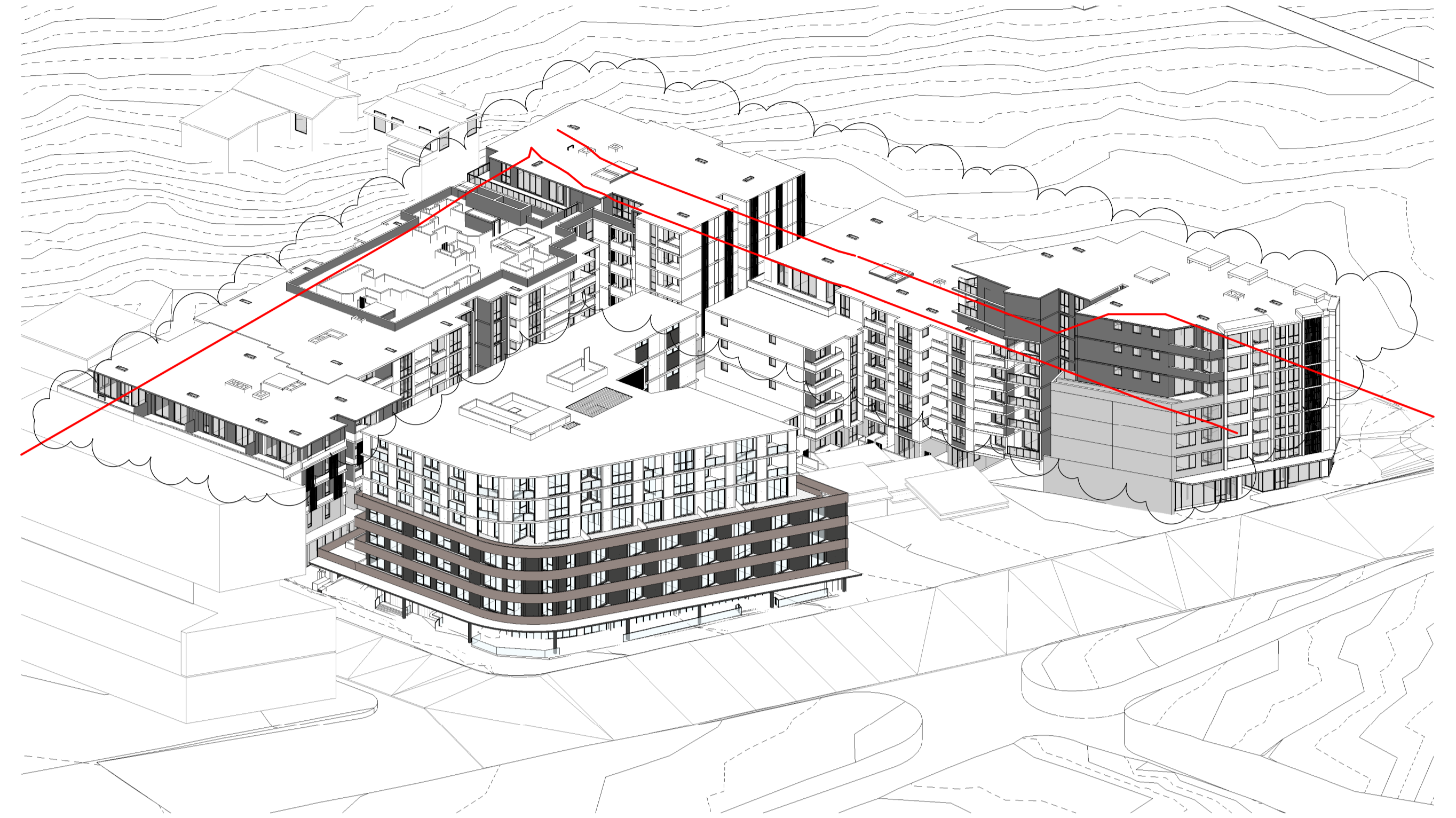
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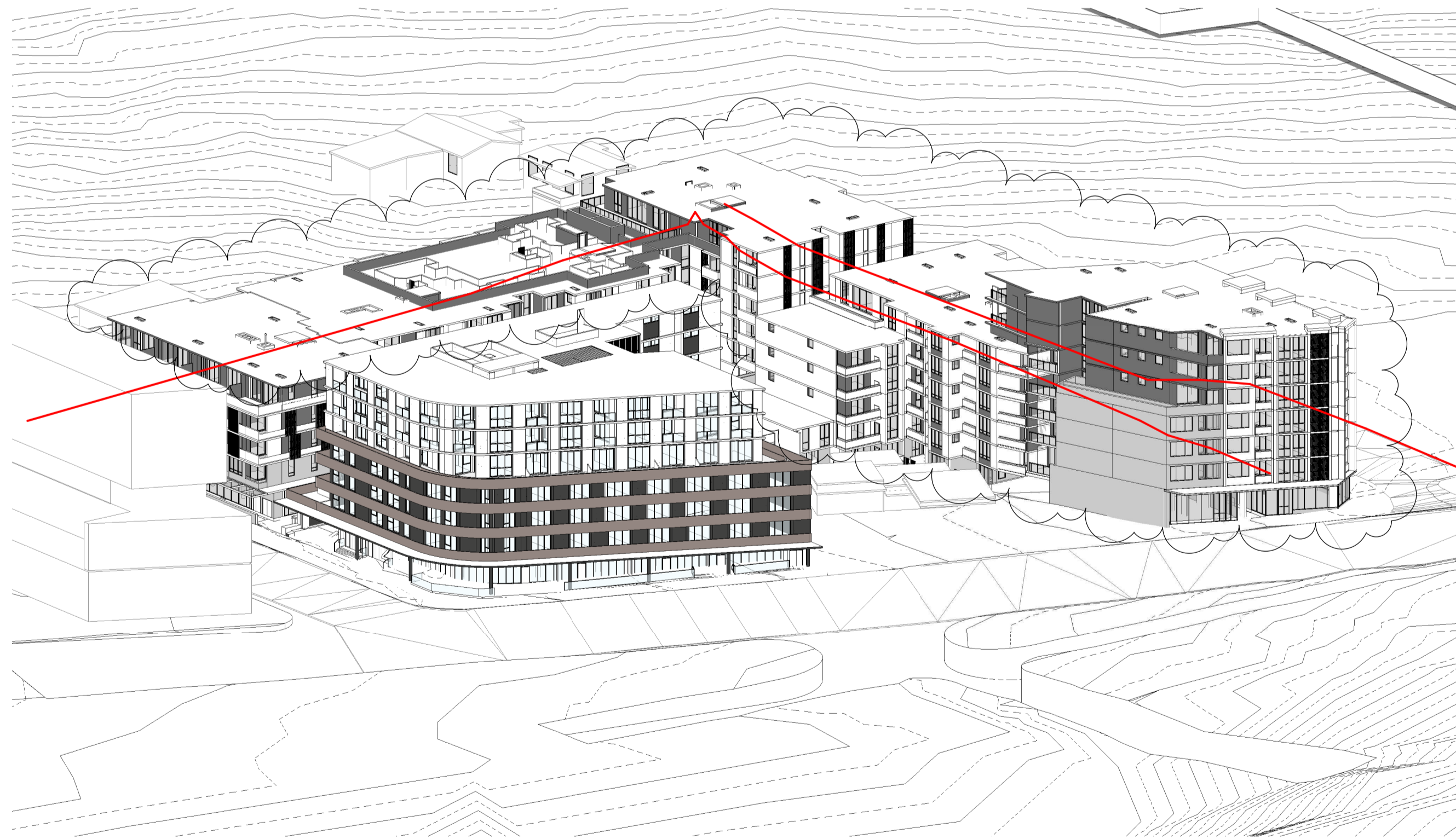
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1300



1400



1500

DA SUBMISSION

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

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

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

Drawing / **SHADOW ANALYSIS - POV**

Project No / **221054**

Date / **03.03.2023**

Author / **JC**

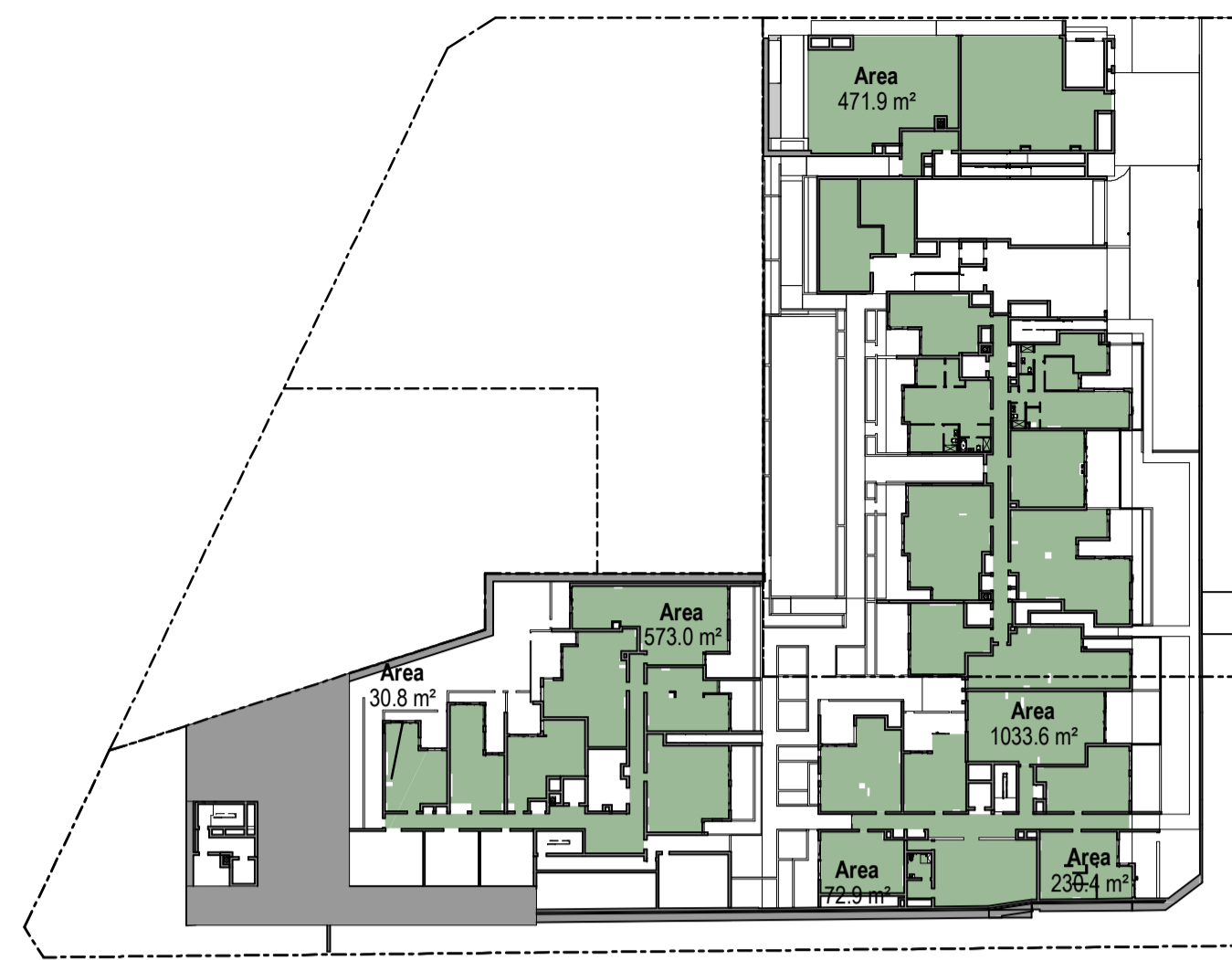
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Drawing No. / **TP05.02 D**

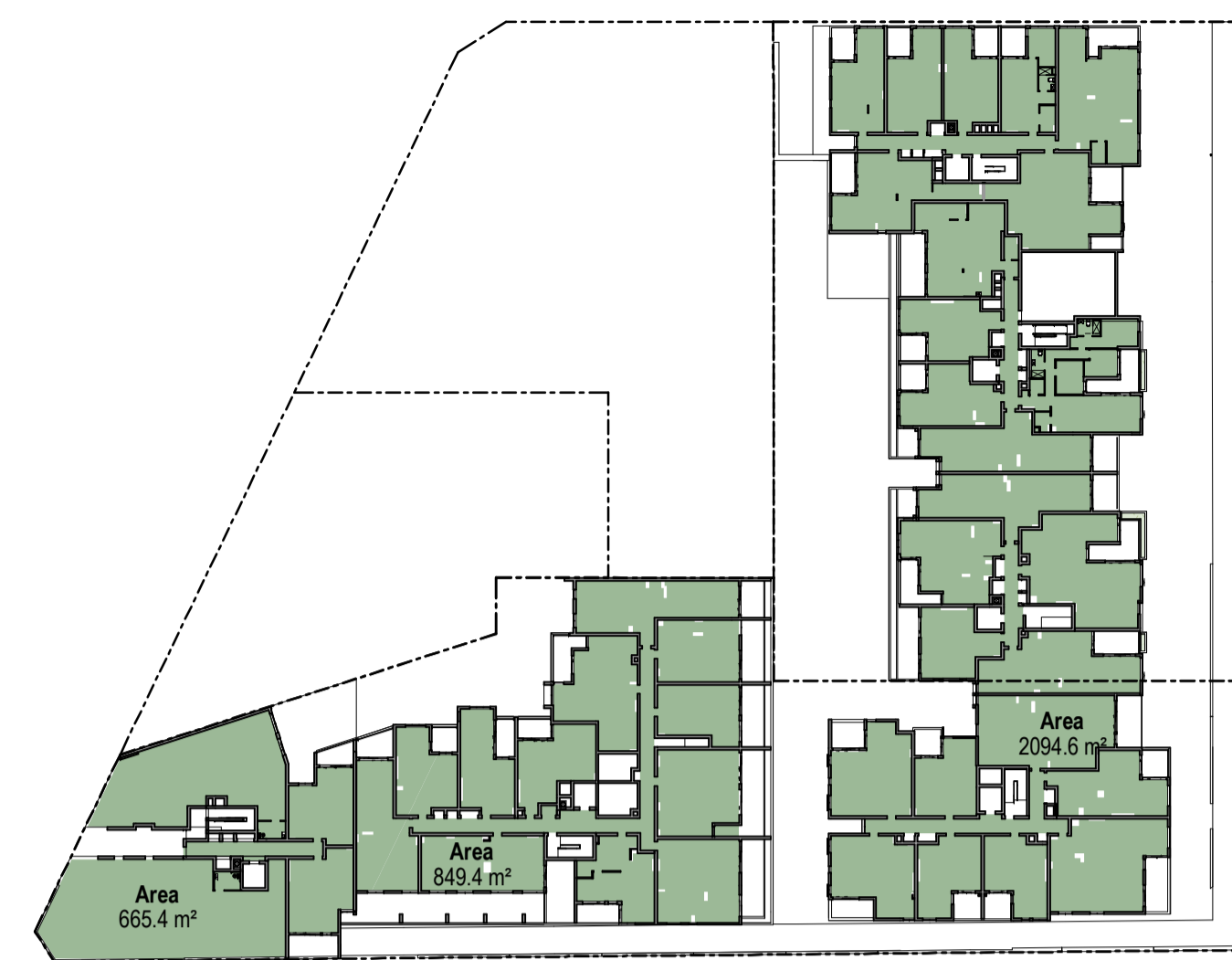
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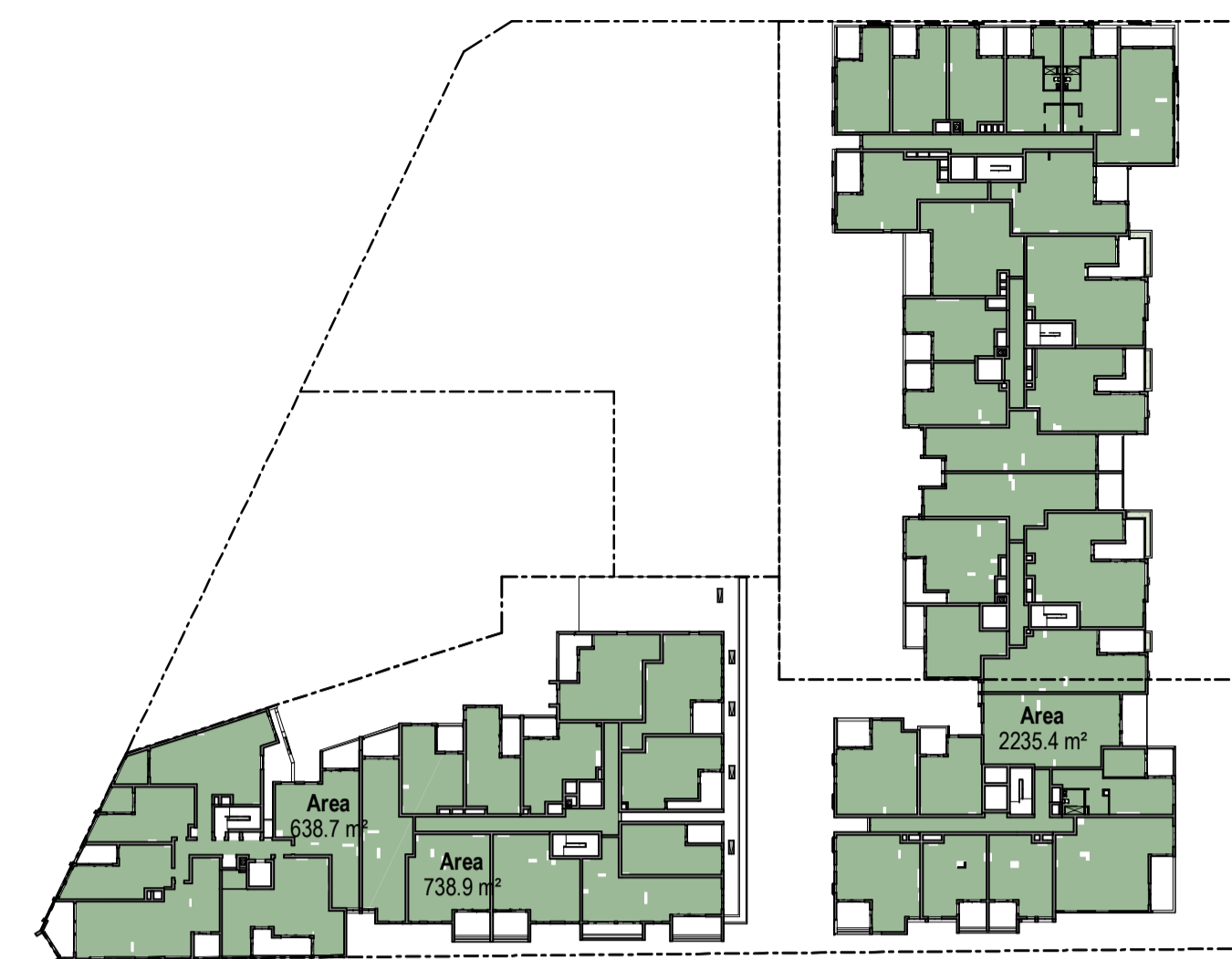
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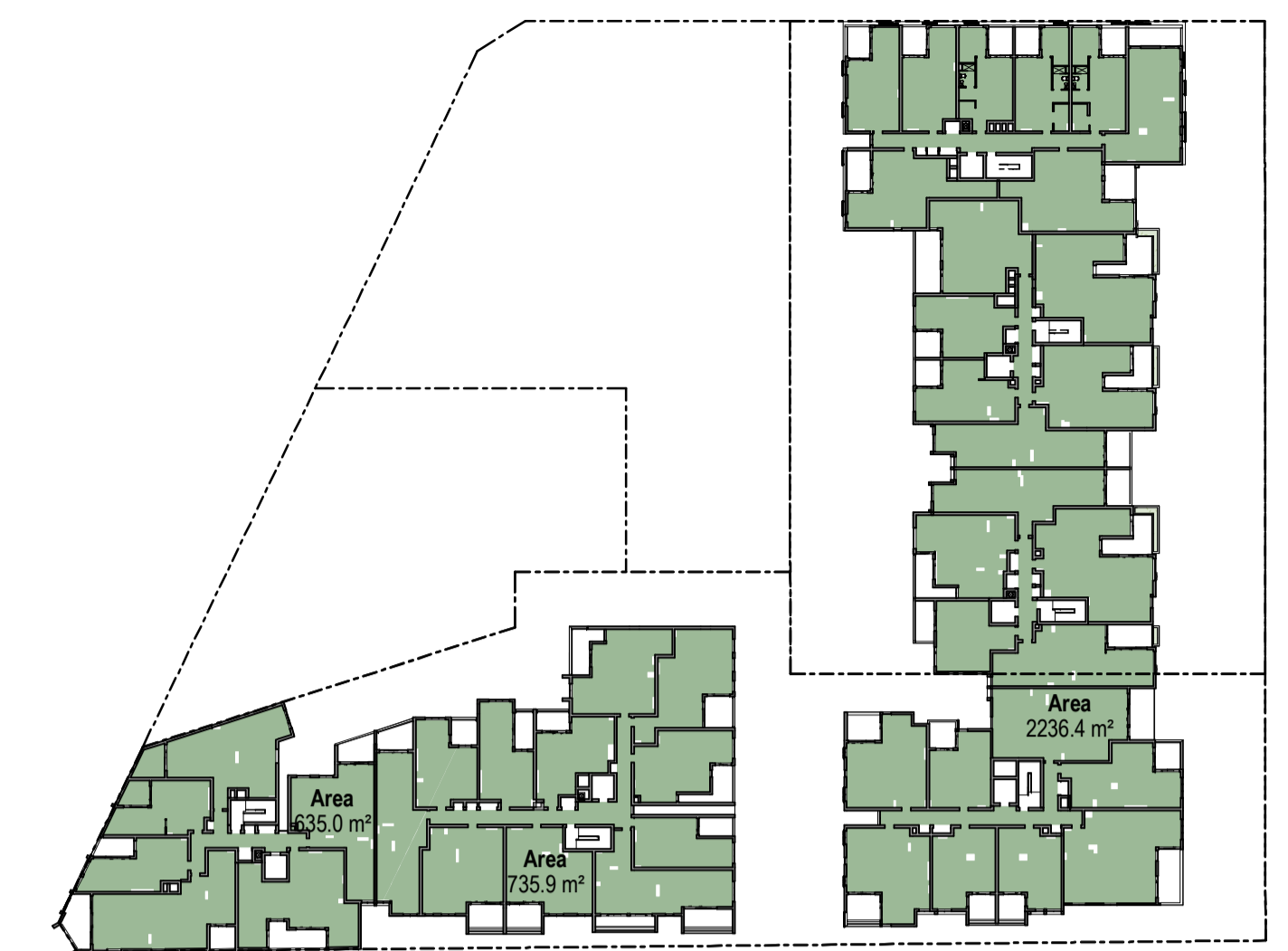
GROUND



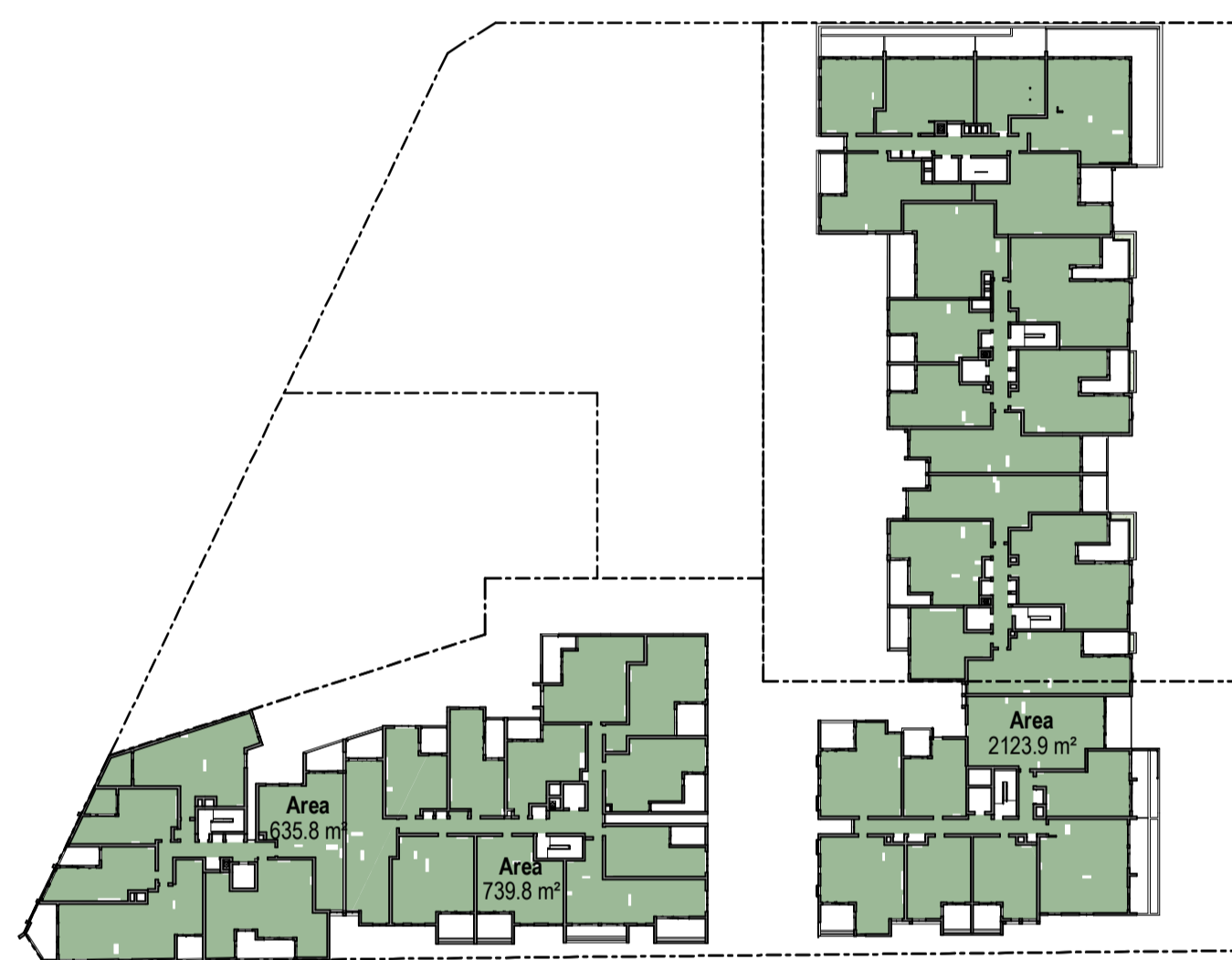
LEVEL 1



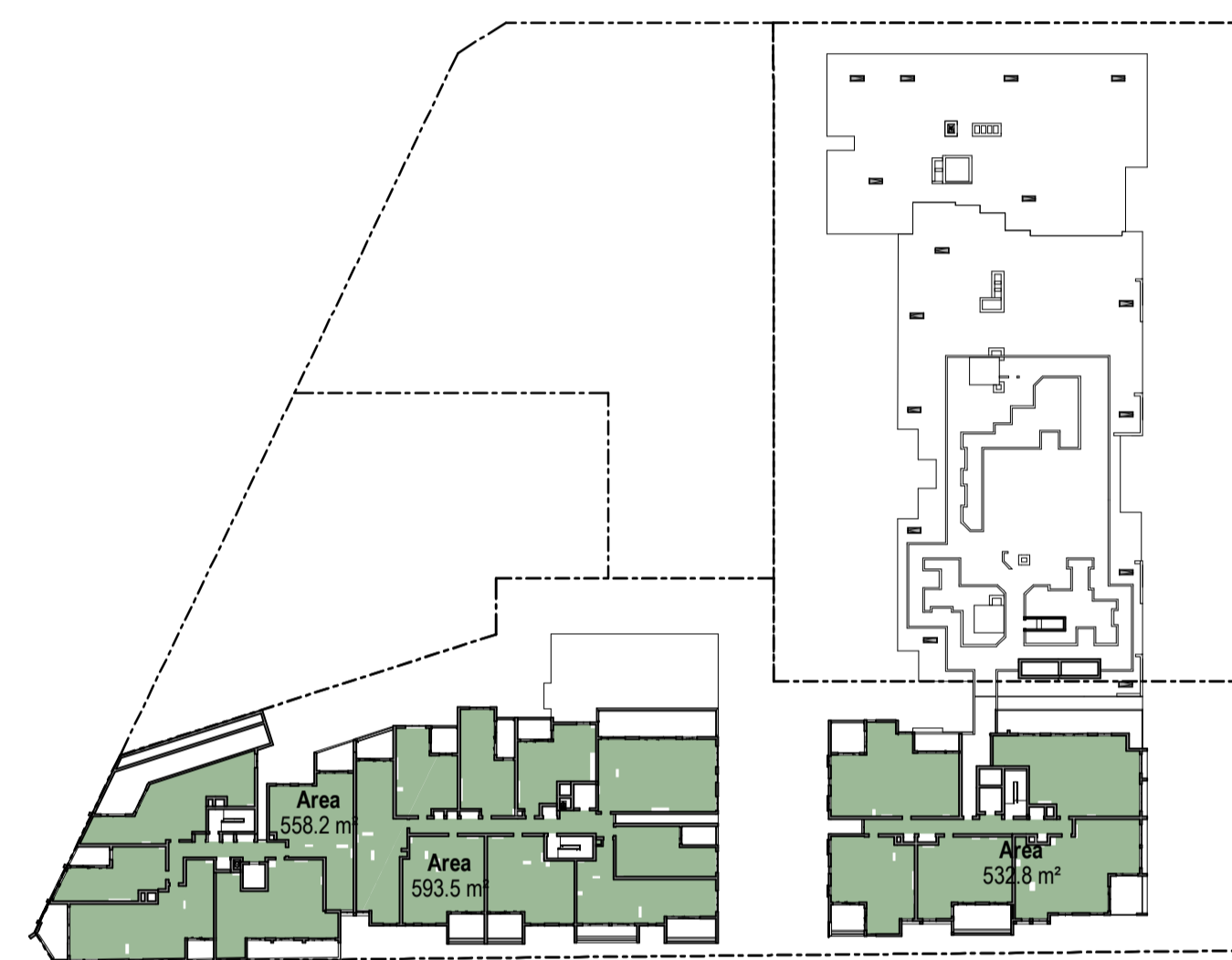
LEVEL 2



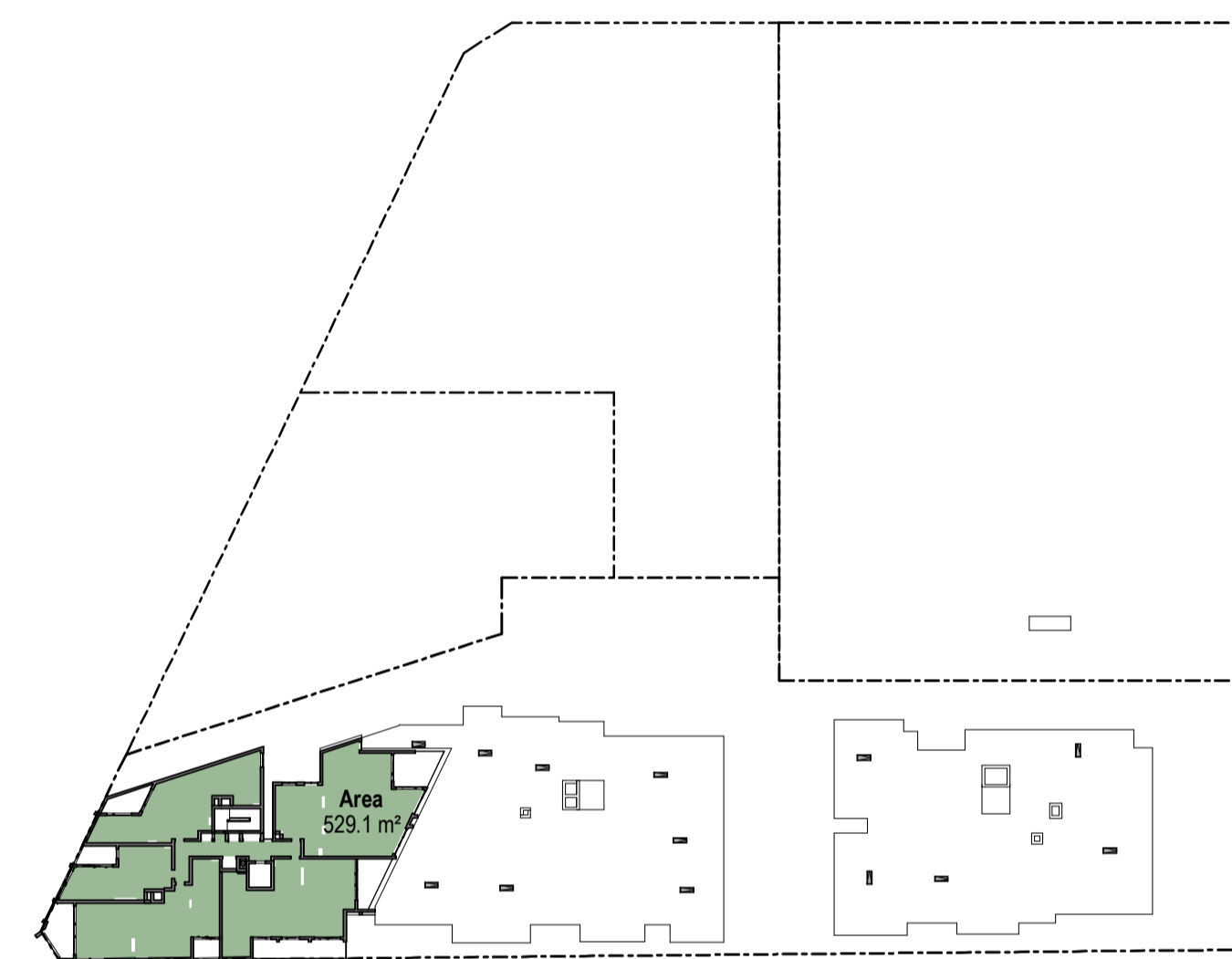
LEVEL 3



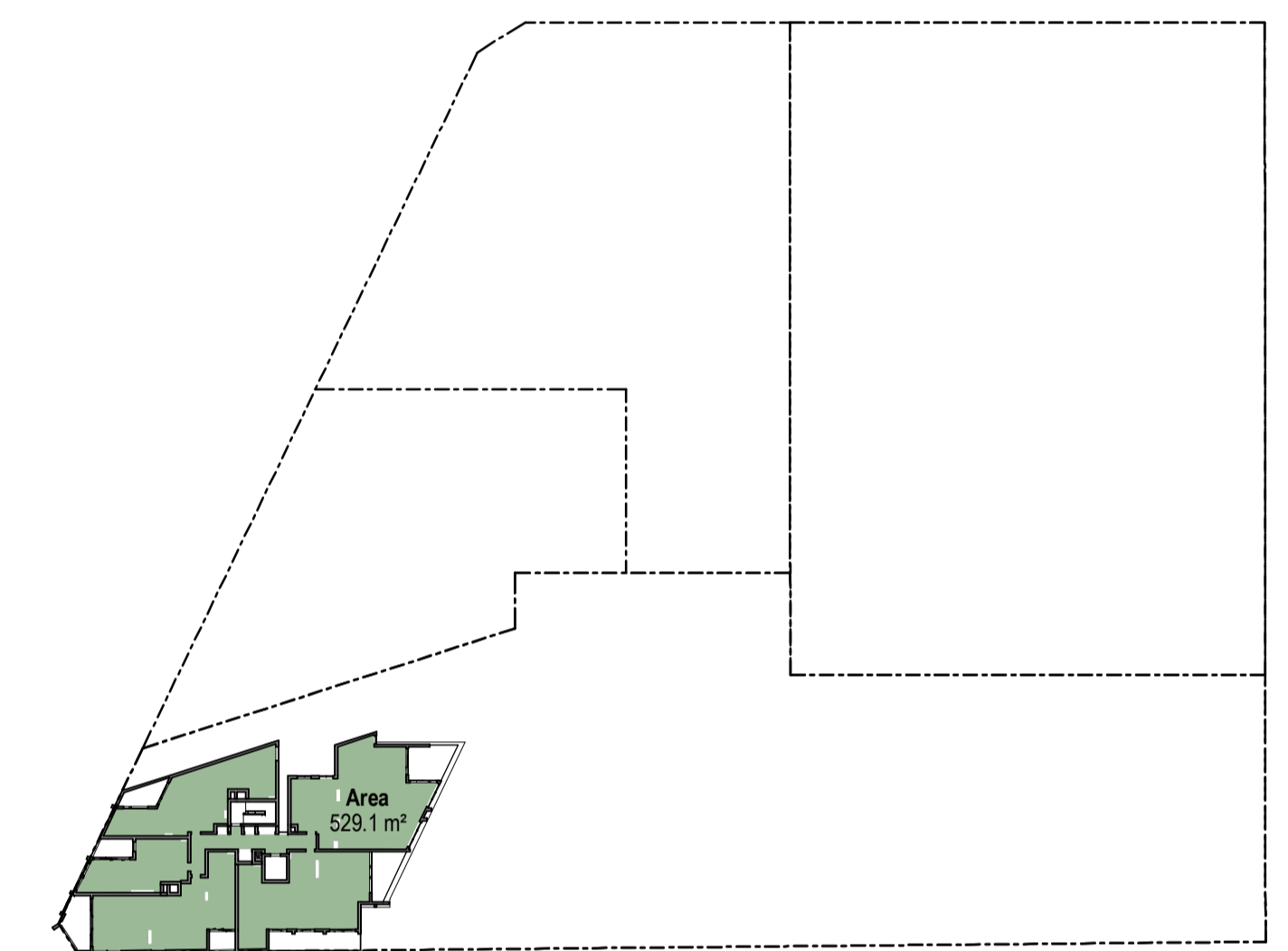
LEVEL 4



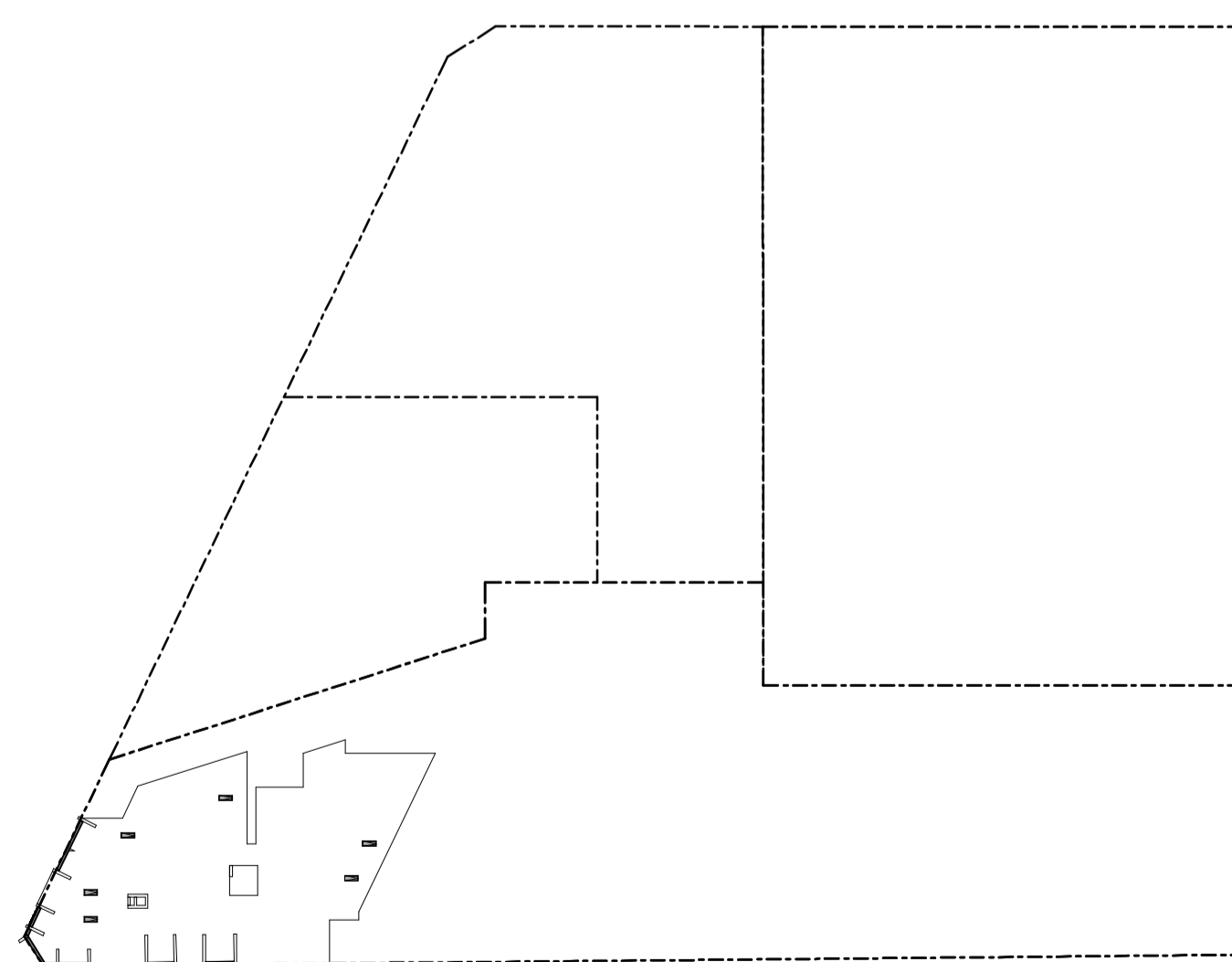
LEVEL 5



LEVEL 6



LEVEL 7



LEVEL 8

GFA
AREA
19484.6 m ²
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

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

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

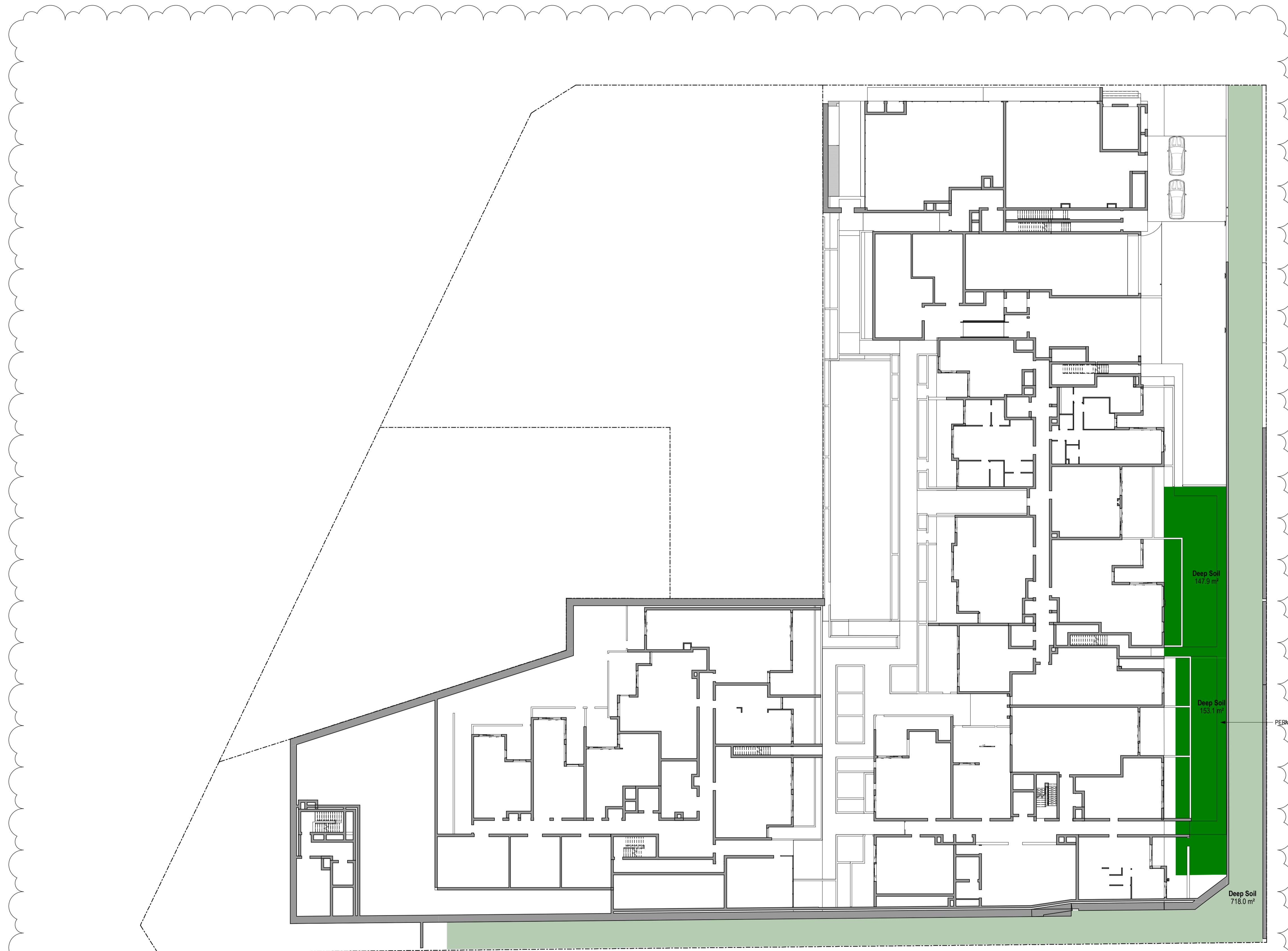
Drawing / **GFA PLANS**

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

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

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MIN. 3M DIMENSION
 MIN. 6M 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	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: **DEEP SOIL**

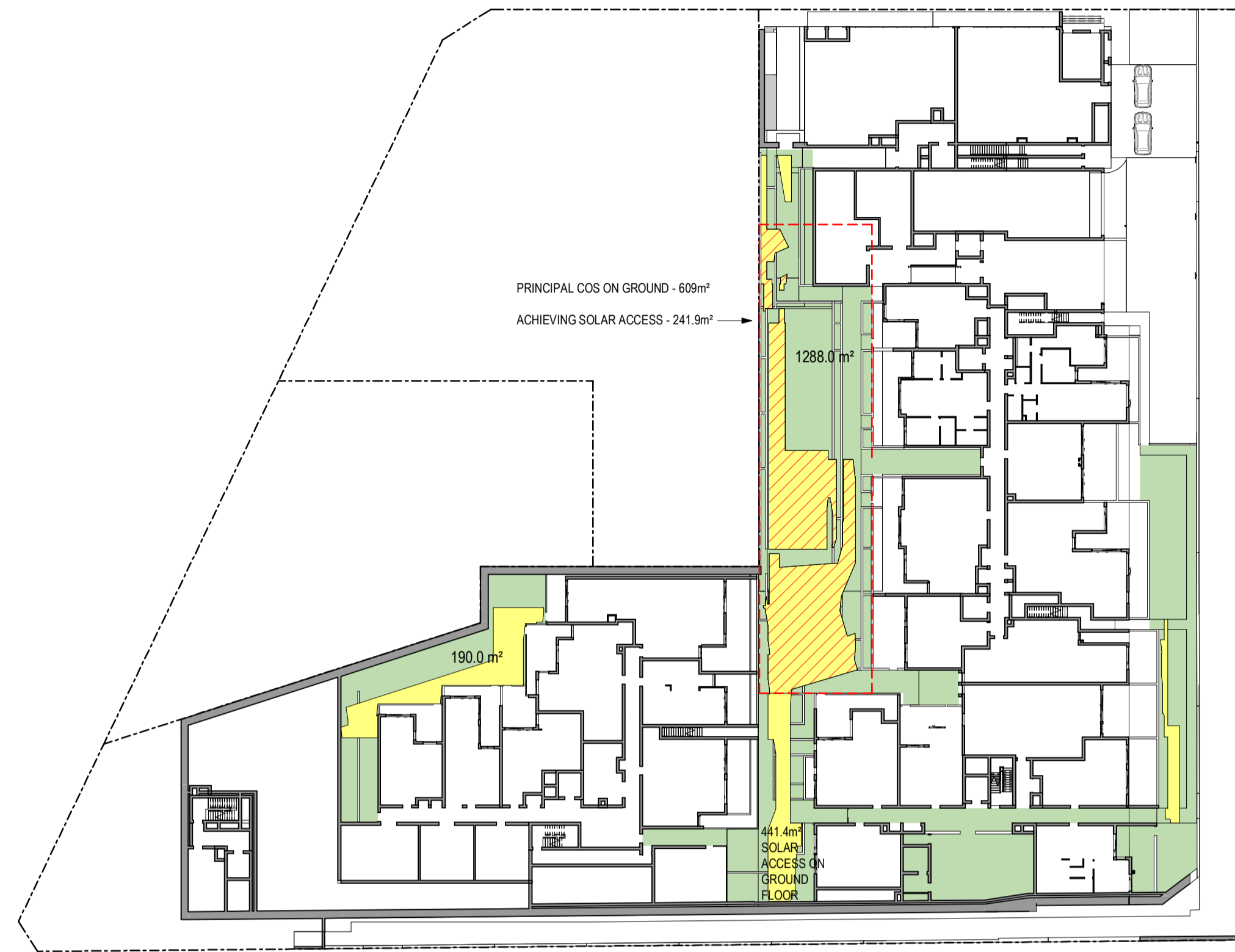
Project No: **221054** Date: **03.03.2023** Author: **BR** Scale: **@ A1 1 : 250**

Drawing No. **TP06.03 D**

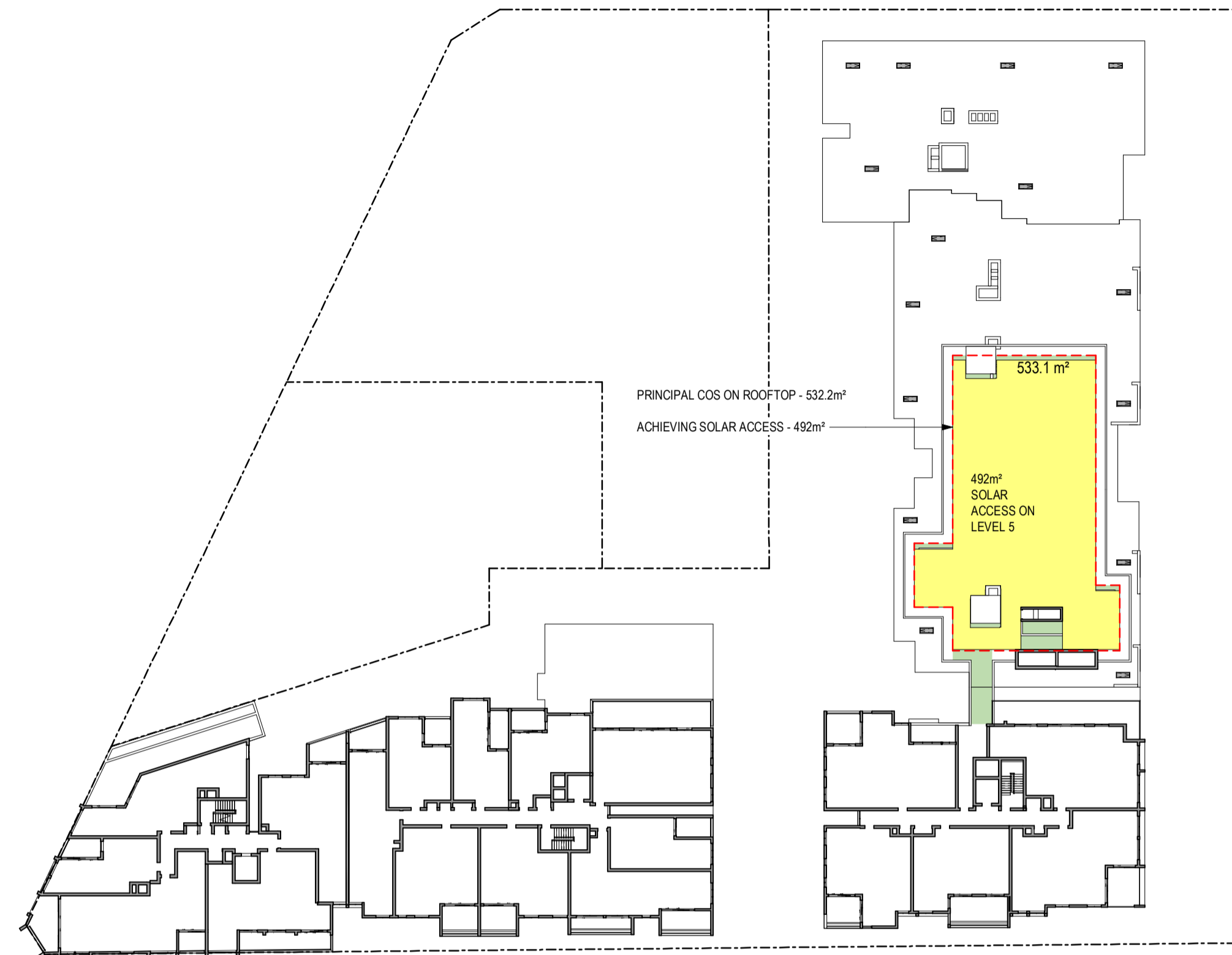
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GROUND



LEVEL 5

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

LEVEL	TOTAL COMMUNAL OPEN SPACE	% Achieved
GROUND	1478.1 m 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%

Revisions			
A	14.12.2021	DEVELOPMENT APPLICATION	JC
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D	03.03.2023	COUNCIL SUBMISSION	JC

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

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

Drawing / **COMMUNAL / LANDSCAPE PLAN**

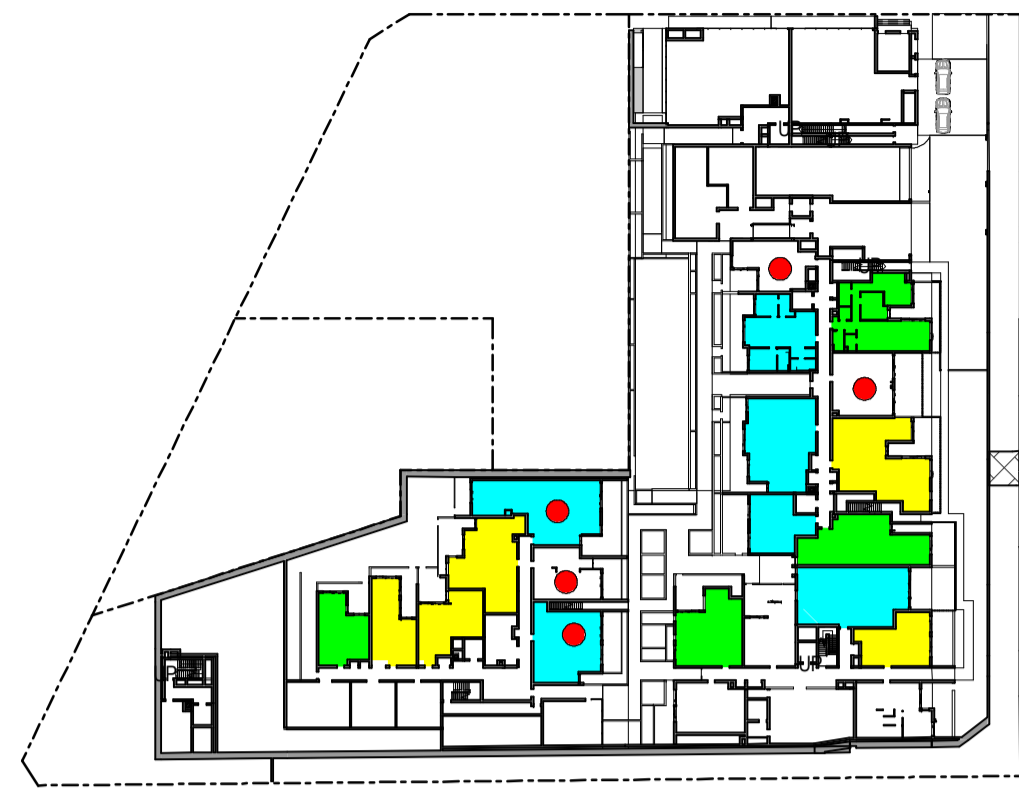
Project No / **221054** Date / **03.03.2023** Author / **BR**

Scale: @ A1 / **As indicated**

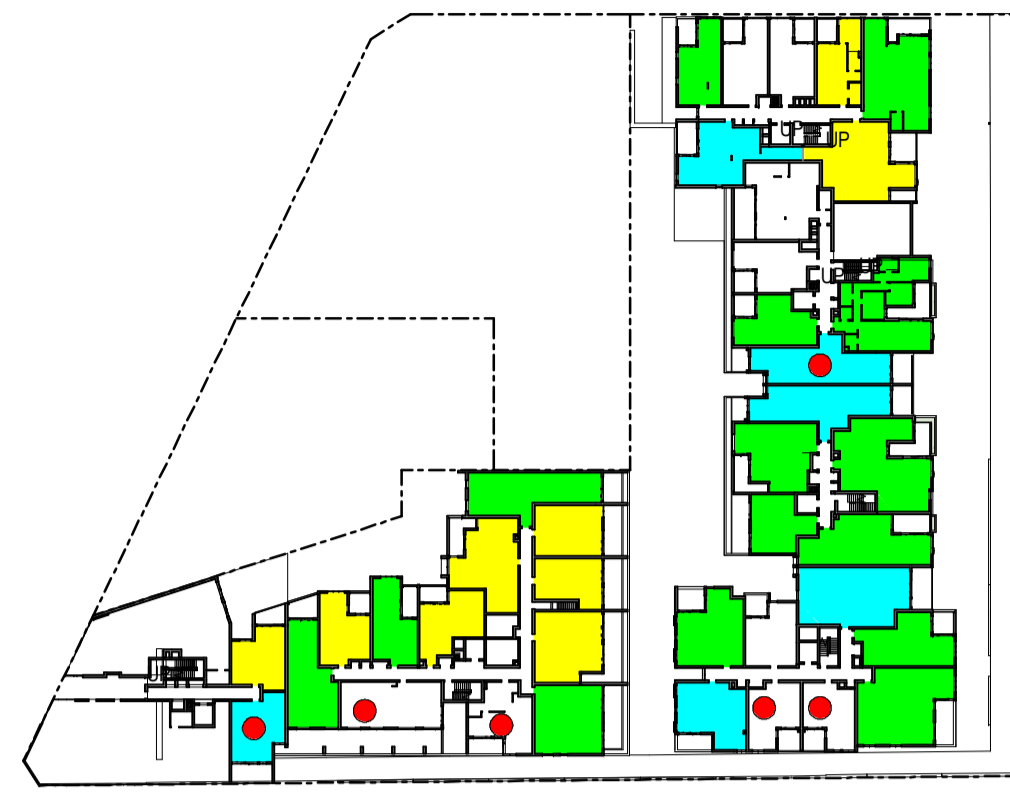
Drawing No. / **TP06.04 D**

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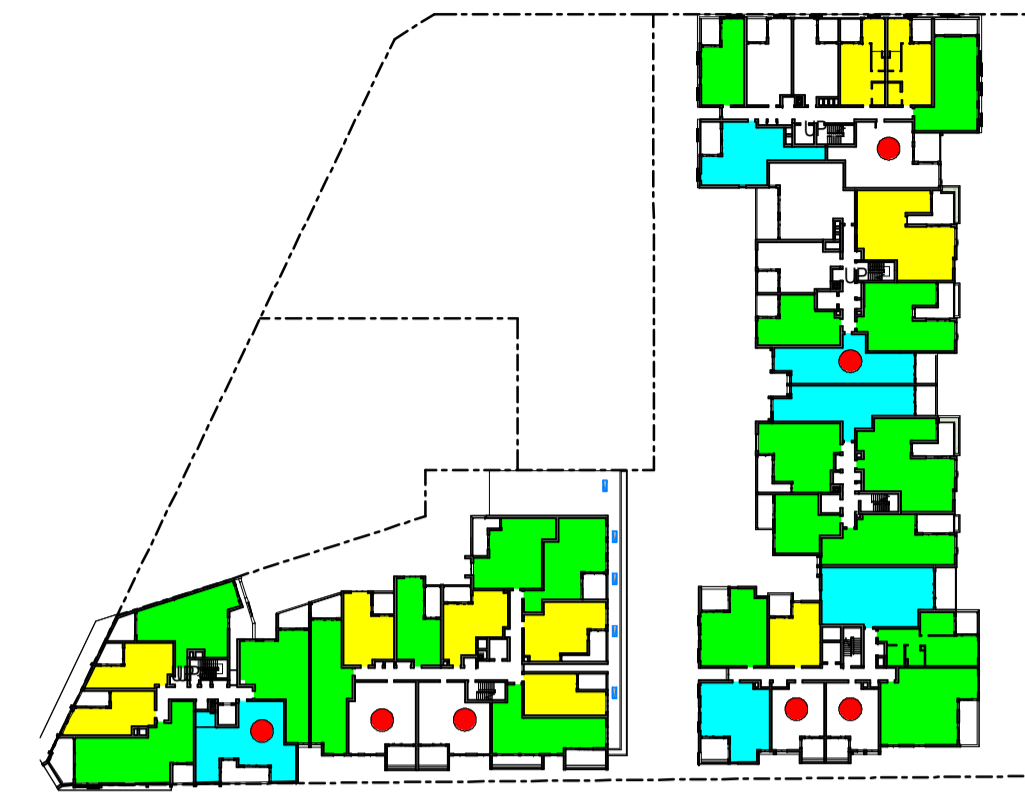
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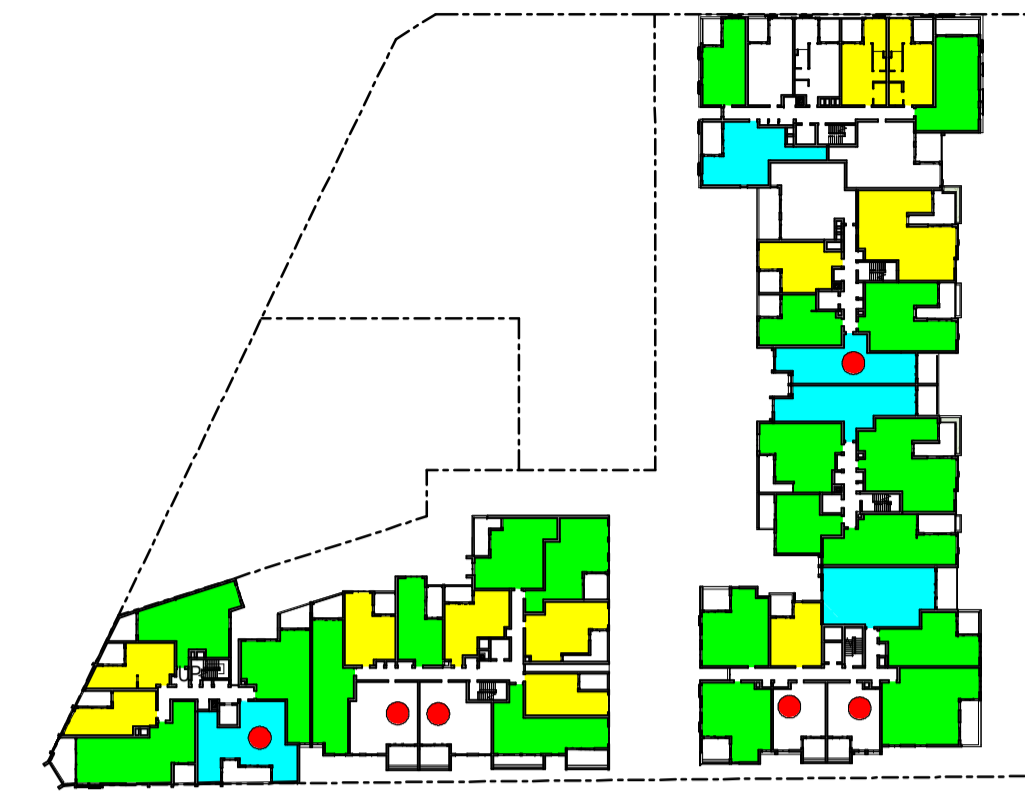
GROUND



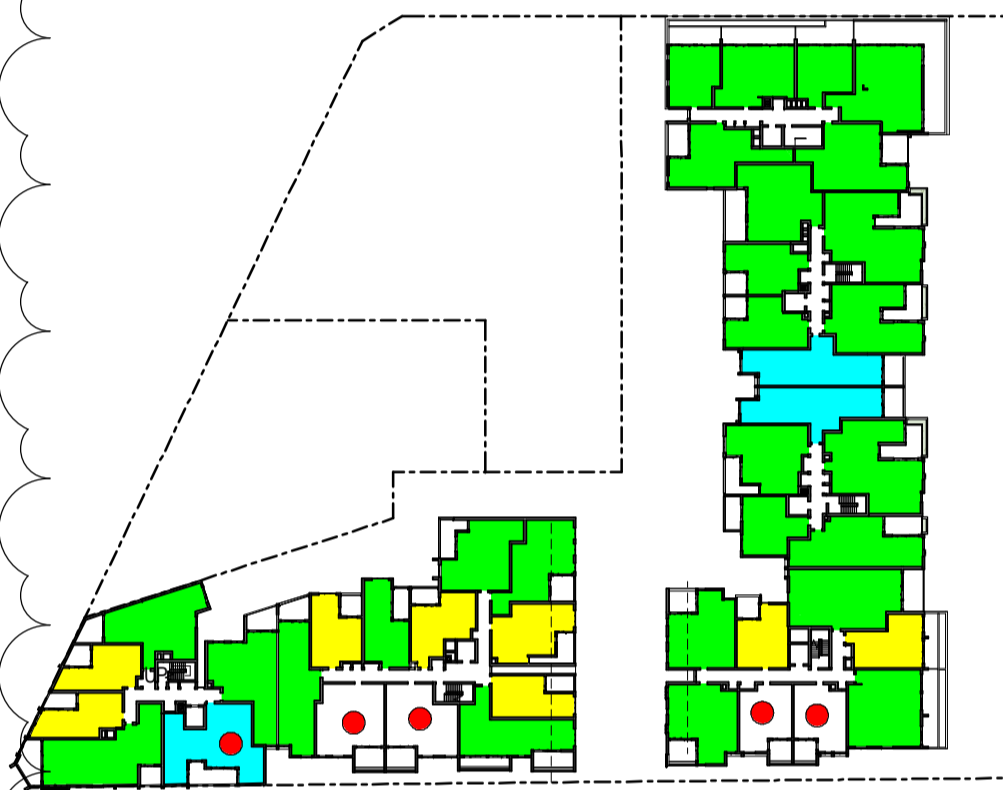
LEVEL 1



LEVEL 2



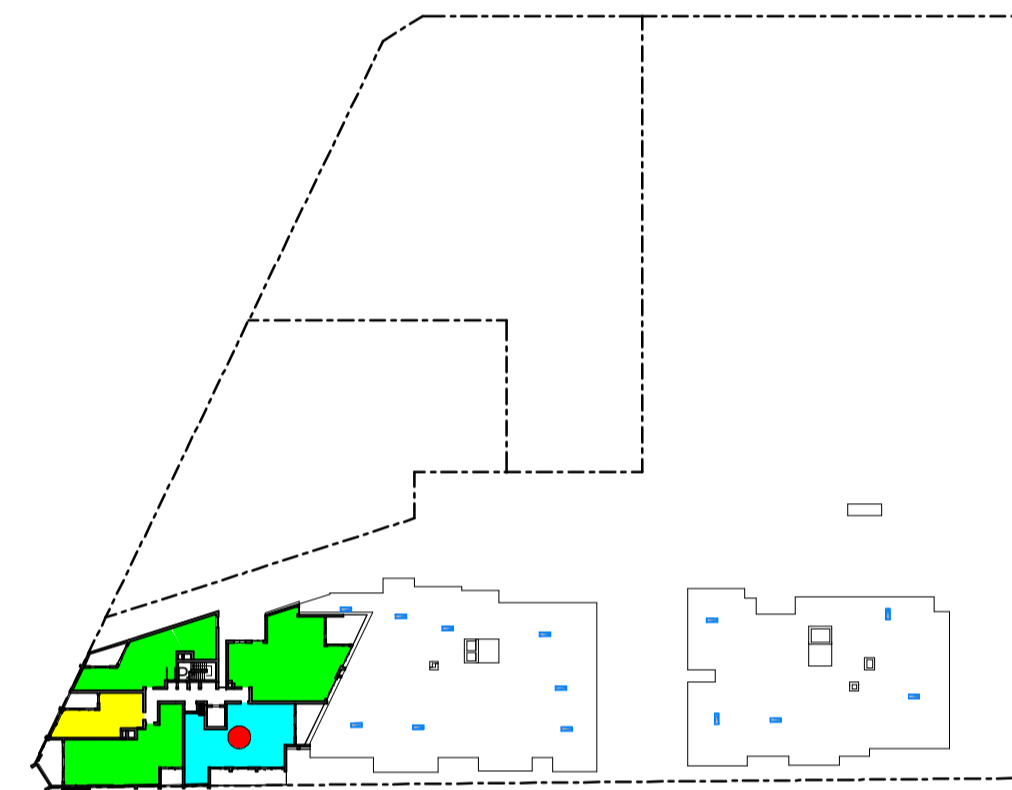
LEVEL 3



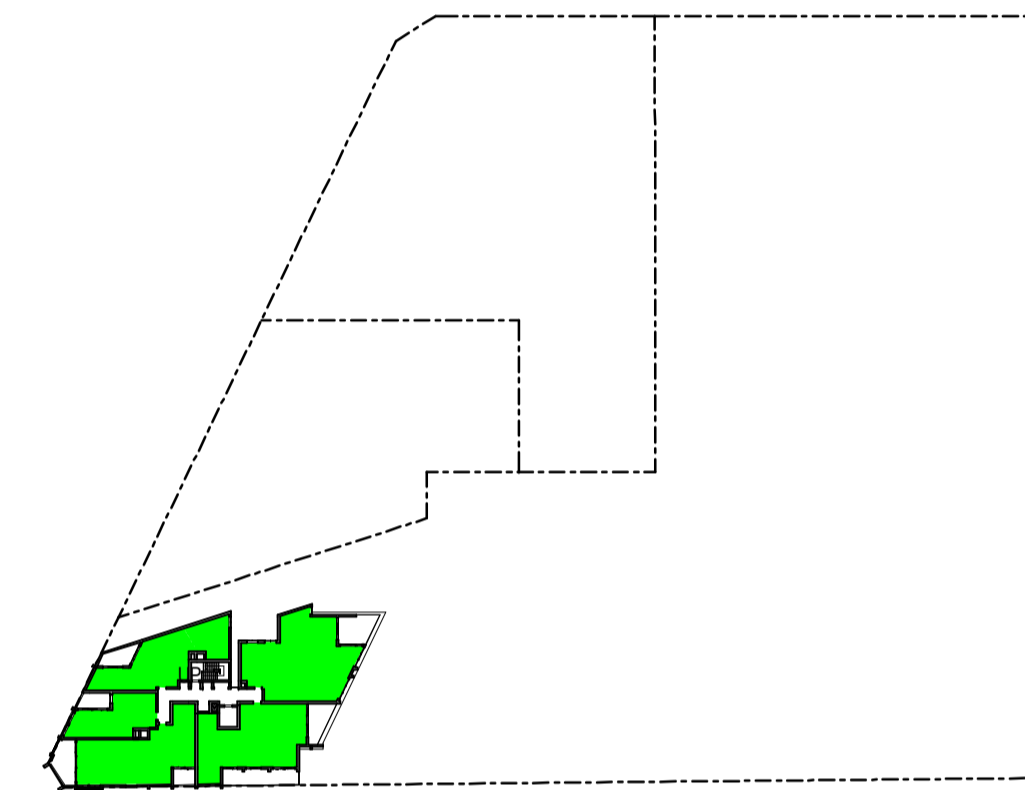
LEVEL 4



LEVEL 5



LEVEL 6



LEVEL 7

SEPP 65 SOLAR & CROSS VENTILATION COMPLIANCE LEGEND

- SOLAR COMPLIANT
- CROSS VENTILATION COMPLIANT
- SOLAR & CROSS VENTILATION COMPLIANT
- NO DIRECT SUNLIGHT
- VENTILATING SKYLIGHT FOR UNIT BELOW

CROSS VENTILATION COMPLIANCE

LEVEL	No. VENTILATION
GROUND	10
GROUND UPPER	0
LEVEL 1	20
LEVEL 1 UPPER	1
LEVEL 2	21
LEVEL 2 UPPER	4
LEVEL 3	21
LEVEL 3 UPPER	4
LEVEL 4	26
LEVEL 4 UPPER	4
LEVEL 5	14
LEVEL 5 UPPER	4
LEVEL 6 UPPER	4
LEVEL 7 UPPER	5
TOTAL	138

SOLAR COMPLIANCE

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

NO DIRECT SUNLIGHT COUNT

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

CROSS VENT COMPLIANT
63.0%

SOLAR COMPLIANT
70.8%

NO DIRECT SUNLIGHT
14.2%

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

Project No. / **221054**

Date / **03.03.2023**

Author / **SJ**

Scale: @ A1 / **As indicated**

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

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RESIDENTIAL STORAGE WITHIN APARTMENT			
LEVEL	UNIT	UNIT TYPE	VOLUME
GROUND	B.101	1 BED	3 m ²
GROUND	B.102	2 BED PLUS LHA	6 m ²
GROUND	B.103	1 BED PLUS LHA	6 m ²
GROUND	B.104	2 BED	6 m ²
GROUND	C.101	3 BED PLUS LHA	7 m ²
GROUND	C.102	3 BED	9 m ²
GROUND	C.103	2 BED PLUS LHA	13 m ²
GROUND	C.104	1 BED	6 m ²
GROUND	D.101	3 BED PLUS	10 m ²
GROUND	D.102	1 BED	3 m ²
GROUND	D.103	2 BED	6 m ²
GROUND	D.104	1 BED	3 m ²
GROUND	D.105	1 BED PLUS	18 m ²
GROUND	D.106	1 BED	4 m ²
GROUND	E.101	2 BED PLUS	10 m ²
GROUND	E.102	3 BED PLUS	21 m ²
GROUND	E.103	1 BED	3 m ²
GROUND	E.104	2 BED	4 m ²
GROUND	E.105	1 BED DDA	4 m ²
GROUND	E.106	1 BED	3 m ²
GROUND	E.107	1 BED PLUS	6 m ²
LEVEL 1	A.201	1 BED	3 m ²
LEVEL 1	A.202	1 BED	6 m ²
LEVEL 1	A.203	3 BED	6 m ²
LEVEL 1	A.204	2 BED LHA	4 m ²
LEVEL 1	A.205	1 BED	4 m ²
LEVEL 1	A.206	1 BED	3 m ²
LEVEL 1	B.201	1 BED DDA	4 m ²
LEVEL 1	B.202	2 BED PLUS	10 m ²
LEVEL 1	B.203	3 BED	10 m ²
LEVEL 1	B.204	3 BED LHA	8 m ²
LEVEL 1	B.205	2 BED	5 m ²
LEVEL 1	B.206	1 BED LHA	4 m ²
LEVEL 1	C.201	2 BED LHA	4 m ²
LEVEL 1	C.202	2 BED	4 m ²
LEVEL 1	C.203	3 BED LHA	10 m ²
LEVEL 1	C.204	2 BED PLUS LHA	13 m ²
LEVEL 1	C.205	1 BED	6 m ²
LEVEL 1	D.201	3 BED	10 m ²
LEVEL 1	D.202	1 BED PLUS DDA	9 m ²
LEVEL 1	D.203	3 BED	13 m ²
LEVEL 1	D.204	1 BED LHA	3 m ²
LEVEL 1	D.205	1 BED LHA	3 m ²
LEVEL 1	D.206	1 BED PLUS	8 m ²
LEVEL 1	D.207	2 BED	5 m ²
LEVEL 1	D.208	1 BED	3 m ²
LEVEL 1	E.201	2 BED	7 m ²
LEVEL 1	E.202	2 BED	5 m ²
LEVEL 1	E.203	1 BED	8 m ²
LEVEL 1	E.204	1 BED	4 m ²
LEVEL 1	E.205	2 BED	4 m ²
LEVEL 1	E.206	2 BED	7 m ²
LEVEL 1	E.207	1 BED PLUS LHA	11 m ²
LEVEL 1	E.208	2 BED	5 m ²
LEVEL 1	E.209	2 BED	4 m ²
LEVEL 1	E.210	1 BED DDA	4 m ²
LEVEL 1	E.211	1 BED	3 m ²
LEVEL 1	E.212	1 BED PLUS	6 m ²
LEVEL 1 UPPER	F.201	1 BED	3 m ²
LEVEL 1 UPPER	F.202	1 BED	7 m ²
LEVEL 2	A.301	1 BED	3 m ²
LEVEL 2	A.302	1 BED	6 m ²
LEVEL 2	A.303	1 BED	6 m ²
LEVEL 2	A.304	2 BED	4 m ²
LEVEL 2	A.305	2 BED PLUS	10 m ²
LEVEL 2	A.306	2 BED LHA	4 m ²
LEVEL 2	A.307	1 BED	6 m ²
LEVEL 2	A.308	1 BED	3 m ²
LEVEL 2	B.301	1 BED DDA	4 m ²
LEVEL 2	B.302	2 BED PLUS	10 m ²
LEVEL 2	B.303	3 BED	10 m ²
LEVEL 2	B.304	2 BED PLUS LHA	8 m ²
LEVEL 2	B.305	2 BED	5 m ²
LEVEL 2	B.306	1 BED LHA	4 m ²
LEVEL 2	C.301	2 BED LHA	4 m ²
LEVEL 2	C.302	2 BED	4 m ²
LEVEL 2	C.303	3 BED LHA	10 m ²
LEVEL 2	C.304	2 BED PLUS LHA	13 m ²
LEVEL 2	C.305	1 BED	6 m ²
LEVEL 2	D.301	3 BED	10 m ²
LEVEL 2	D.302	1 BED PLUS DDA	9 m ²
LEVEL 2	D.303	3 BED	13 m ²

RESIDENTIAL STORAGE WITHIN APARTMENT			
LEVEL	UNIT	UNIT TYPE	VOLUME
LEVEL 2	D.304	1 BED DDA	3 m ²
LEVEL 2	D.305	1 BED DDA	3 m ²
LEVEL 2	D.306	2 BED	7 m ²
LEVEL 2	D.307	2 BED	5 m ²
LEVEL 2	D.308	1 BED	3 m ²
LEVEL 2	E.301	1 BED DDA	3 m ²
LEVEL 2	E.302	2 BED LHA	4 m ²
LEVEL 2	E.303	2 BED	5 m ²
LEVEL 2	E.304	1 BED PLUS	8 m ²
LEVEL 2	E.305	1 BED	3 m ²
LEVEL 2	E.306	2 BED	6 m ²
LEVEL 2	E.307	2 BED LHA	4 m ²
LEVEL 2	E.308	2 BED	4 m ²
LEVEL 2	E.309	2 BED	5 m ²
LEVEL 2	E.310	1 BED DDA	4 m ²
LEVEL 2	E.311	1 BED	3 m ²
LEVEL 2 UPPER	F.302	3 BED LHA	6 m ²
LEVEL 2 UPPER	F.303	1 BED	3 m ²
LEVEL 2 UPPER	F.304	1 BED	5 m ²
LEVEL 2 UPPER	F.306	2 BED	7 m ²
LEVEL 2 UPPER	F.307	2 BED PLUS LHA	6 m ²
LEVEL 2 UPPER	F.308	3 BED LHA	5 m ²
LEVEL 3	A.401	1 BED	3 m ²
LEVEL 3	A.402	1 BED	6 m ²
LEVEL 3	A.403	1 BED	6 m ²
LEVEL 3	A.404	2 BED	6 m ²
LEVEL 3	A.405	2 BED PLUS	10 m ²
LEVEL 3	A.406	2 BED LHA	4 m ²
LEVEL 3	A.407	1 BED	6 m ²
LEVEL 3	A.408	1 BED	3 m ²
LEVEL 3	B.401	1 BED DDA	4 m ²
LEVEL 3	B.402	2 BED PLUS	10 m ²
LEVEL 3	B.403	3 BED	10 m ²
LEVEL 3	B.404	2 BED PLUS LHA	8 m ²
LEVEL 3	B.405	2 BED	5 m ²
LEVEL 3	B.406	1 BED LHA	4 m ²
LEVEL 3	C.401	2 BED LHA	4 m ²
LEVEL 3	C.402	2 BED	4 m ²
LEVEL 3	C.403	3 BED LHA	10 m ²
LEVEL 3	C.404	2 BED PLUS LHA	13 m ²
LEVEL 3	C.405	1 BED	6 m ²
LEVEL 3	D.401	3 BED	10 m ²
LEVEL 3	D.402	1 BED PLUS DDA	9 m ²
LEVEL 3	D.403	3 BED	13 m ²
LEVEL 3	D.404	1 BED DDA	3 m ²
LEVEL 3	D.405	1 BED DDA	3 m ²
LEVEL 3	D.406	2 BED	7 m ²
LEVEL 3	D.407	2 BED	5 m ²
LEVEL 3	D.408	1 BED	3 m ²
LEVEL 3	E.401	1 BED DDA	3 m ²
LEVEL 3	E.402	2 BED LHA	4 m ²
LEVEL 3	E.403	2 BED	5 m ²
LEVEL 3	E.404	1 BED PLUS	8 m ²
LEVEL 3	E.405	1 BED	3 m ²
LEVEL 3	E.406	2 BED	6 m ²
LEVEL 3	E.407	2 BED LHA	4 m ²
LEVEL 3	E.408	2 BED	4 m ²
LEVEL 3	E.409	2 BED	5 m ²
LEVEL 3	E.410	1 BED DDA	4 m ²
LEVEL 3	E.411	1 BED	3 m ²
LEVEL 3 UPPER	F.402	3 BED LHA	6 m ²
LEVEL 3 UPPER	F.403	1 BED	3 m ²
LEVEL 3 UPPER	F.404	1 BED	5 m ²
LEVEL 3 UPPER	F.406	2 BED	7 m ²
LEVEL 3 UPPER	F.407	2 BED PLUS LHA	6 m ²
LEVEL 3 UPPER	F.408	3 BED LHA	5 m ²
LEVEL 4	A.501	1 BED	5 m ²
LEVEL 4	A.502	3 BED	6 m ²
LEVEL 4	A.503	2 BED PLUS	10 m ²
LEVEL 4	A.504	2 BED LHA	4 m ²
LEVEL 4	A.505	1 BED PLUS	3 m ²
LEVEL 4	A.506	2 BED	7 m ²
LEVEL 4	B.501	1 BED DDA	4 m ²
LEVEL 4	B.502	2 BED PLUS	10 m ²
LEVEL 4	B.503	3 BED	10 m ²
LEVEL 4	B.504	2 BED PLUS LHA	8 m ²
LEVEL 4	B.505	2 BED	5 m ²
LEVEL 4	B.506	1 BED LHA	4 m ²
LEVEL 4	C.501	2 BED LHA	4 m ²
LEVEL 4	C.502	2 BED	4 m ²
LEVEL 4	C.503	3 BED LHA	10 m ²
LEVEL 4	C.504	1 BED	6 m ²

RESIDENTIAL STORAGE WITHIN APARTMENT			
LEVEL	UNIT	UNIT TYPE	VOLUME
LEVEL 4	C.505	2 BED PLUS LHA	13 m ²
LEVEL 4	D.501	3 BED	10 m ²
LEVEL 4	D.502	1 BED	5 m ²
LEVEL 2	D.503	2 BED PLUS	14 m ²
LEVEL 4	D.504	1 BED DDA	3 m ²
LEVEL 4	D.505	1 BED DDA	3 m ²
LEVEL 4	D.506	2 BED	7 m ²
LEVEL 4	D.507	2 BED	5 m ²
LEVEL 4	D.508	1 BED	3 m ²
LEVEL 4	E.501	1 BED DDA	3 m ²
LEVEL 4	E.502	2 BED LHA	4 m ²
LEVEL 4	E.503	2 BED	5 m ²
LEVEL 4	E.504	1 BED PLUS	8 m ²
LEVEL 4	E.505	1 BED	3 m ²
LEVEL 4	E.506	2 BED	6 m ²
LEVEL 4	E.507	2 BED LHA	4 m ²
LEVEL 4	E.508	2 BED	4 m ²
LEVEL 4	E.509	2 BED	5 m ²
LEVEL 4	E.510	1 BED DDA	4 m ²
LEVEL 4	E.511	1 BED	3 m ²
LEVEL 4 UPPER	F.502	3 BED LHA	6 m ²
LEVEL 4 UPPER	F.503	1 BED	3 m ²
LEVEL 4 UPPER	F.504	1 BED	5 m ²
LEVEL 4 UPPER	F.506	2 BED	7 m ²
LEVEL 4 UPPER	F.507	2 BED PLUS LHA	6 m ²
LEVEL 3	A.604	2 BED	4 m ²
LEVEL 5	D.601	3 BED PLUS	10 m ²
LEVEL 5	D.602	3 BED	14 m ²
LEVEL 5	D.603	2 BED	4 m ²
LEVEL 5	D.604	2 BED	7 m ²
LEVEL 5	D.605	3 BED	7 m ²
LEVEL 5	E.601	3 BED	5 m ²
LEVEL 5	E.602	1 BED	3 m ²
LEVEL 5	E.603	2 BED	6 m ²
LEVEL 5	E.604	2 BED LHA	4 m ²
LEVEL 5	E.605	2 BED	4 m ²
LEVEL 5	E.606	2 BED	5 m ²
LEVEL 5	E.607	1 BED DDA	4 m ²
LEVEL 5	E.608	1 BED	3 m ²
LEVEL 5	E.609	1 BED DDA	3 m ²
LEVEL 5 UPPER	F.601	3 BED LHA	6 m ²
LEVEL 5 UPPER	F.602	1 BED	3 m ²
LEVEL 5 UPPER	F.603	2 BED	16 m ²
LEVEL 5 UPPER	F.605	2 BED PLUS LHA	6 m ²
LEVEL 5 UPPER	F.606	2 BED PLUS LHA	13 m ²
LEVEL 6 UPPER	F.701	3 BED LHA	6 m ²
LEVEL 6 UPPER	F.702	1 BED	3 m ²
LEVEL 6 UPPER	F.703	2 BED	16 m ²
LEVEL 6 UPPER	F.705	3 BED PLUS LHA	14 m ²
LEVEL 6 UPPER	F.706	3 BED LHA	13 m ²
LEVEL 7 UPPER	F.801	3 BED LHA	6 m ²
LEVEL 7 UPPER	F.802	1 BED	3 m ²
LEVEL 7 UPPER	F.803	2 BED	16 m ²
LEVEL 7 UPPER	F.805	3 BED PLUS LHA	14 m ²
LEVEL 7 UPPER	F.806	3 BED LHA	13 m ²

RESIDENTIAL STORAGE IN BASEMENTS +
GROUND CAR PARKS & STORAGE AREA

VOLUME	NO. OF STORAGE CAGES
	5
5	
BLD A	156
156	
BLD B	104
104	

TOTAL STORAGE: 265
ALL BASEMENT STORAGE CAGES MINIMUM 4.5m² TO MEET MINIMUM ADG REQUIREMENTS

ADG REQUIREMENTS

UNIT TYPE	STORAGE SIZE VOLUME
1 BEDROOM UNIT	6m ²
2 BEDROOM UNIT	8m ²
3 BEDROOM UNIT	10m ²

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

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

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

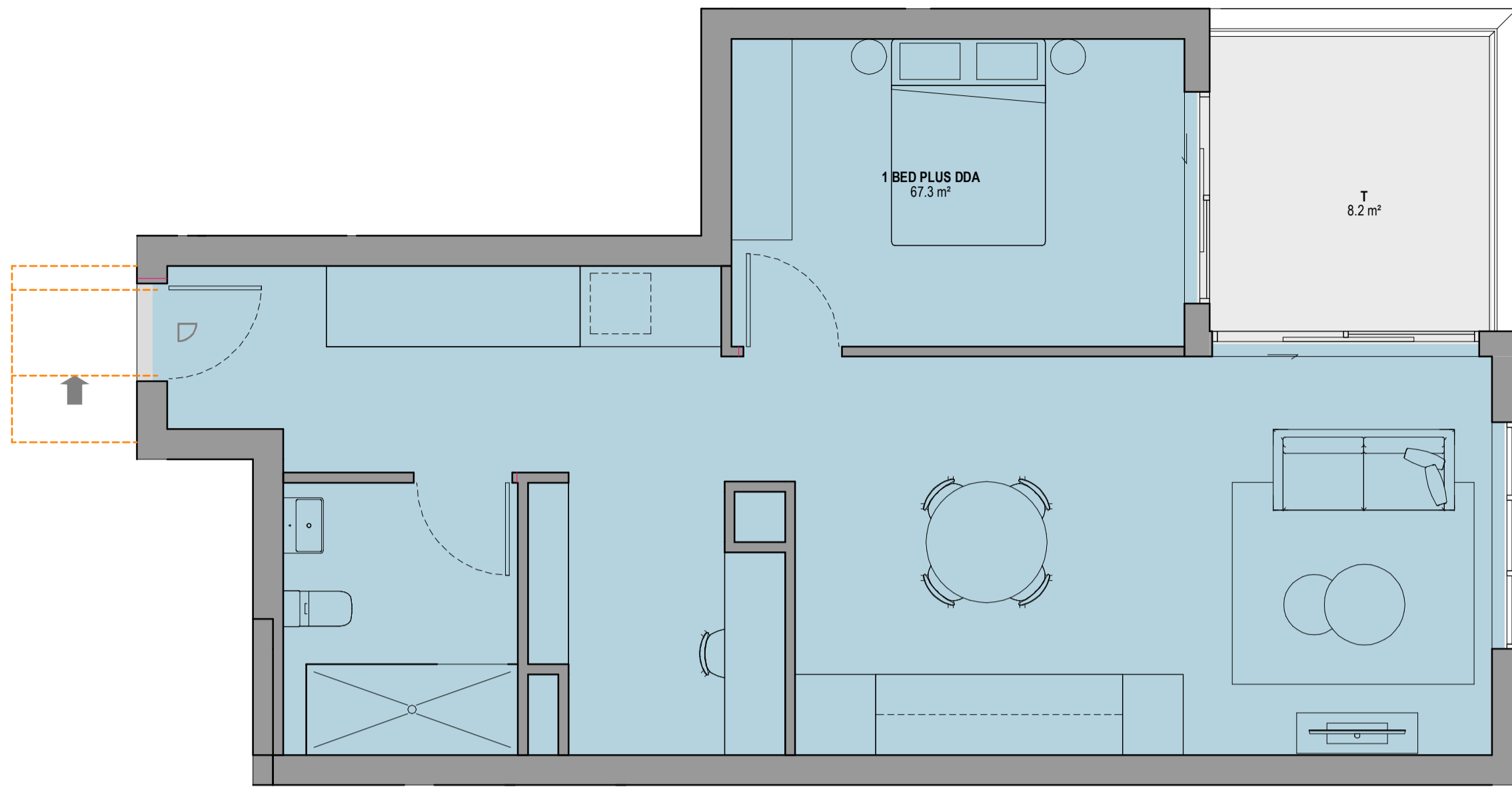
Drawing / **STORAGE SCHEDULE** Project No. / **221054** Date / **03.03.2023** Author / **JC**

Scale: @ A1/

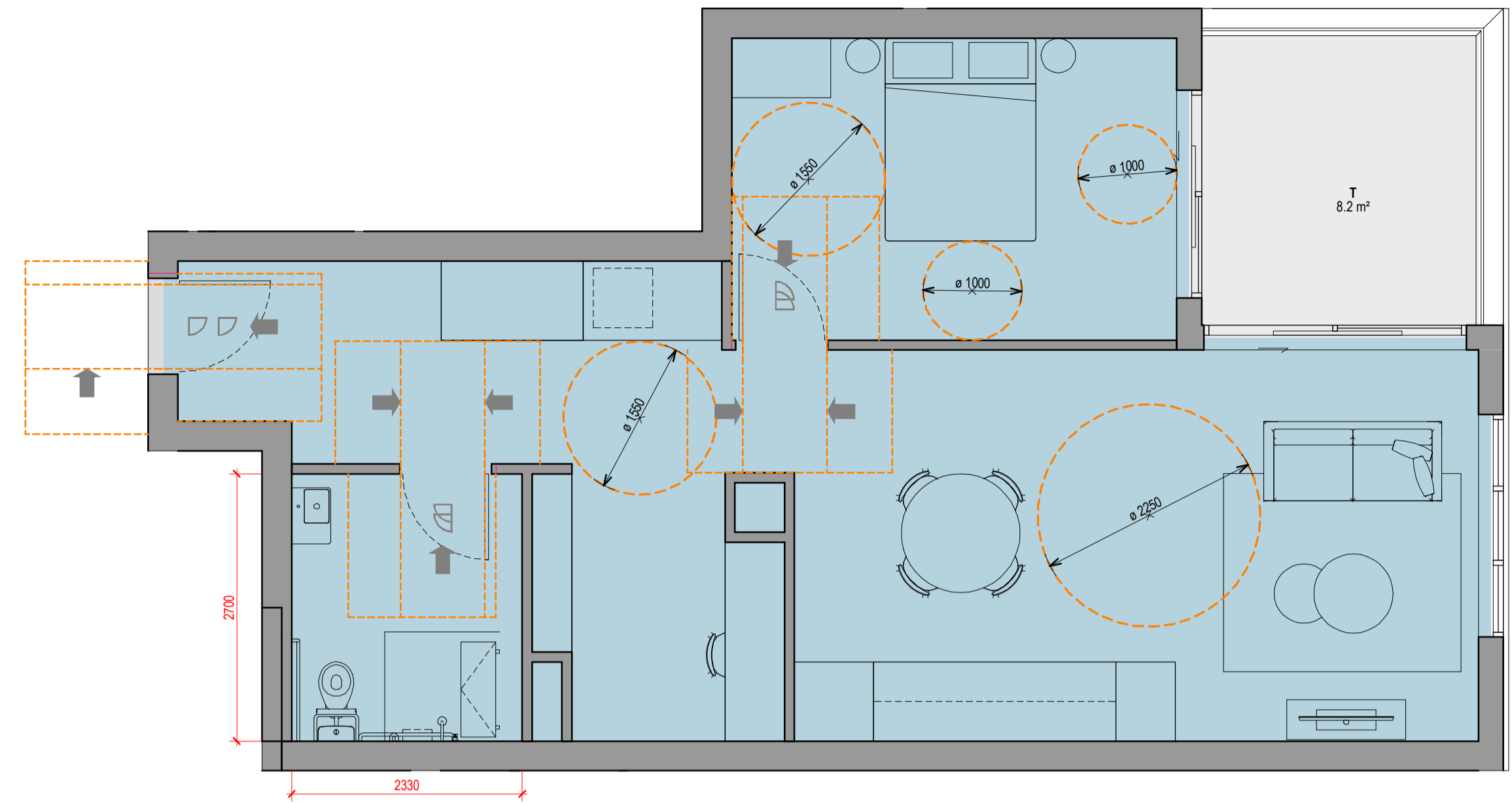
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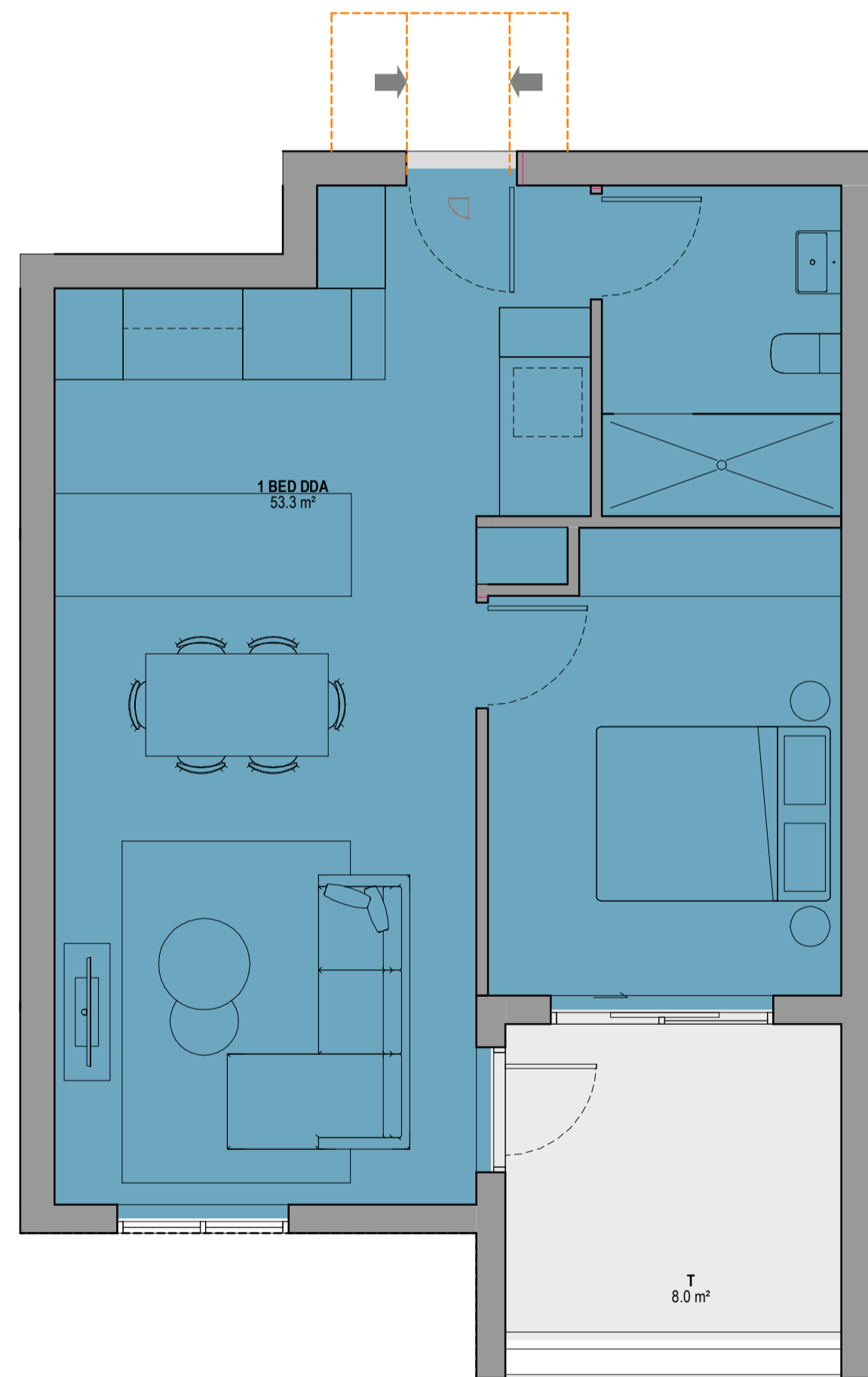


UNIT 1A - PRE

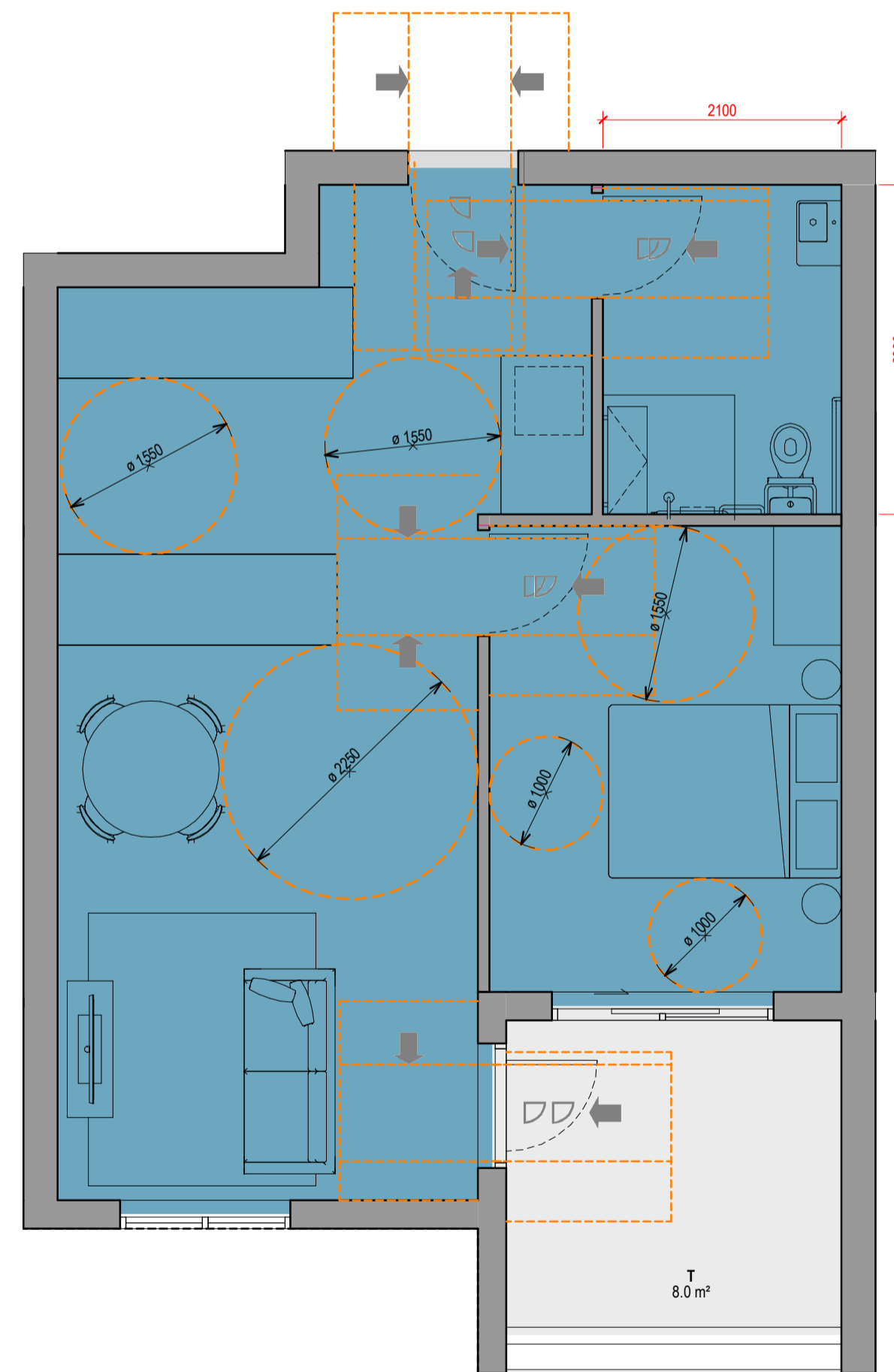


UNIT 1A - POST

UNIT NUMBERS
D202
D302
D402



UNIT 1E DDA - PRE



UNIT 1E DDA - POST

UNIT NUMBERS
D304
D305
D404
D405
D504
D505

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

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

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

Drawing / **ADAPTABLE PLANS**

Project No / **221054**

Date / **03.03.2023**

Author / **JC**

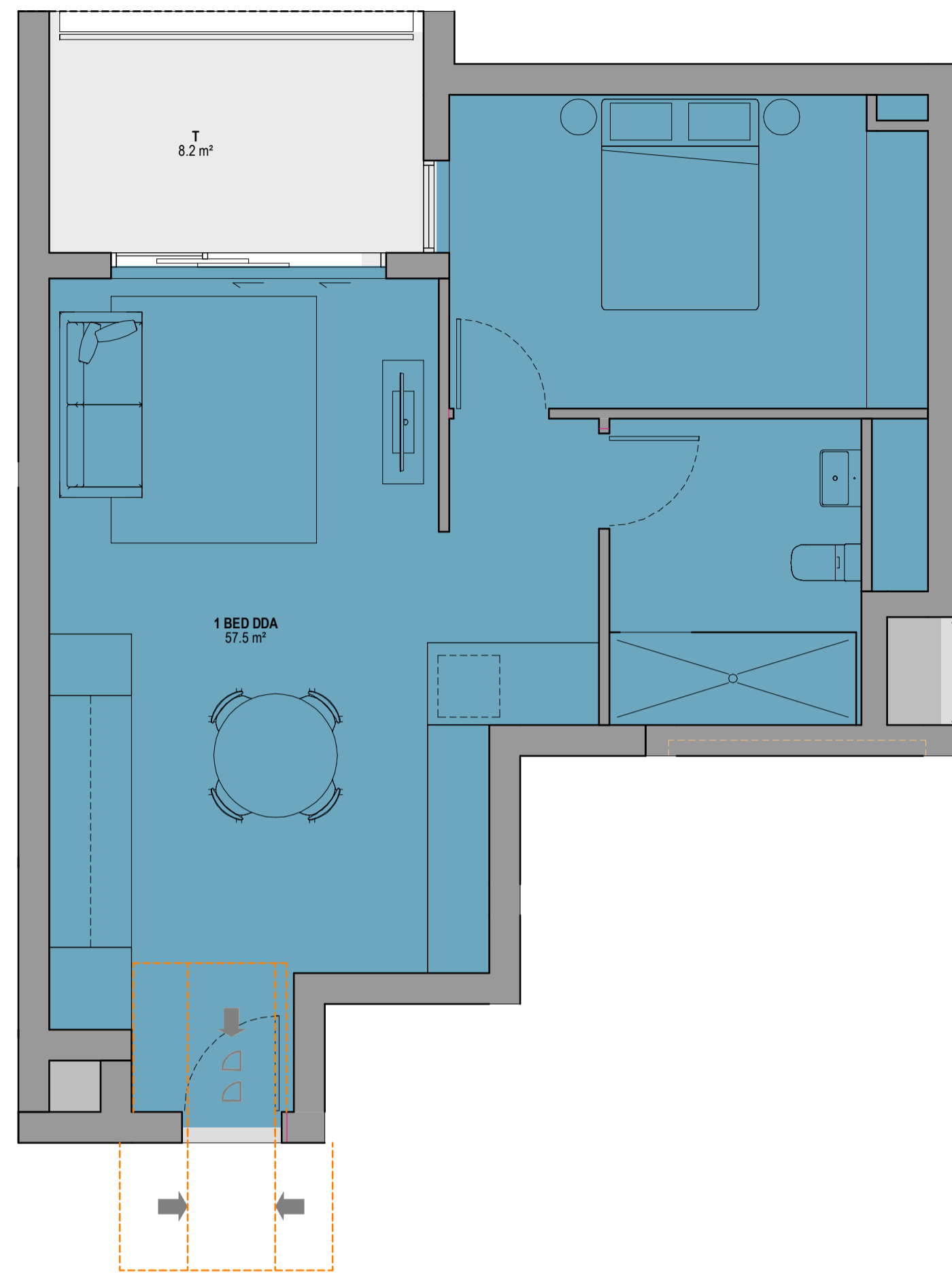
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Drawing No. / **TP06.31 D**

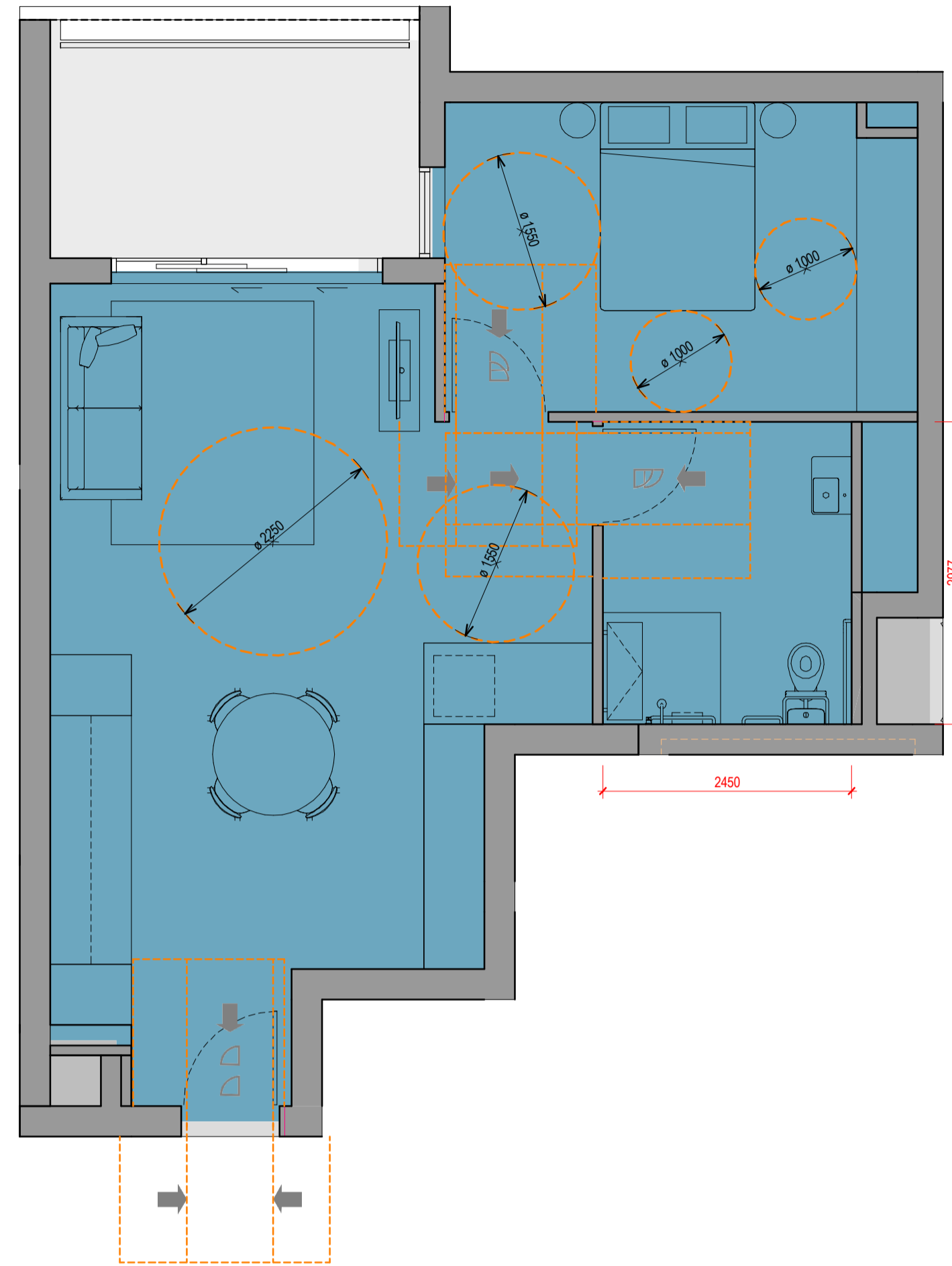
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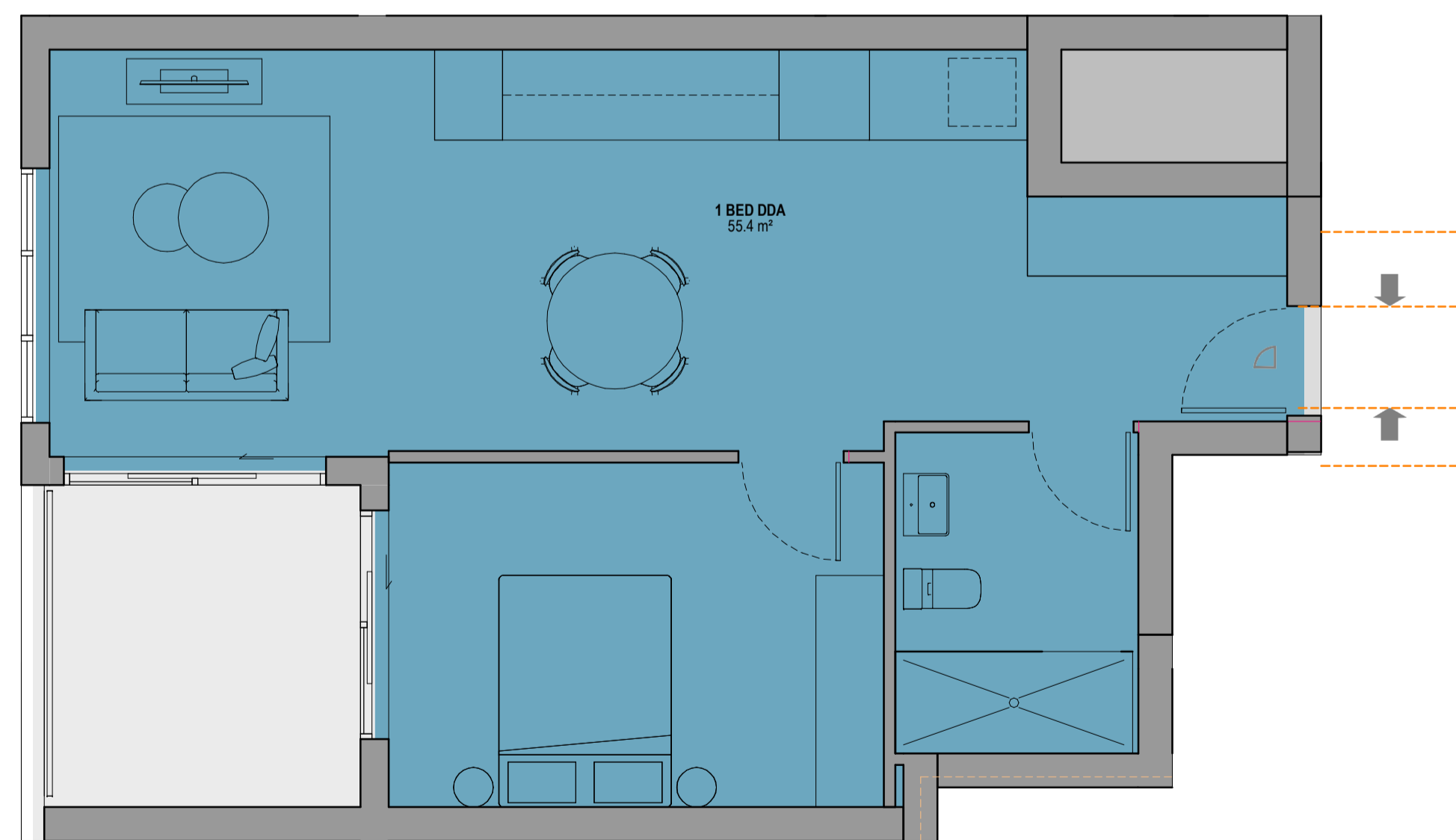


UNIT 1G DDA PRE

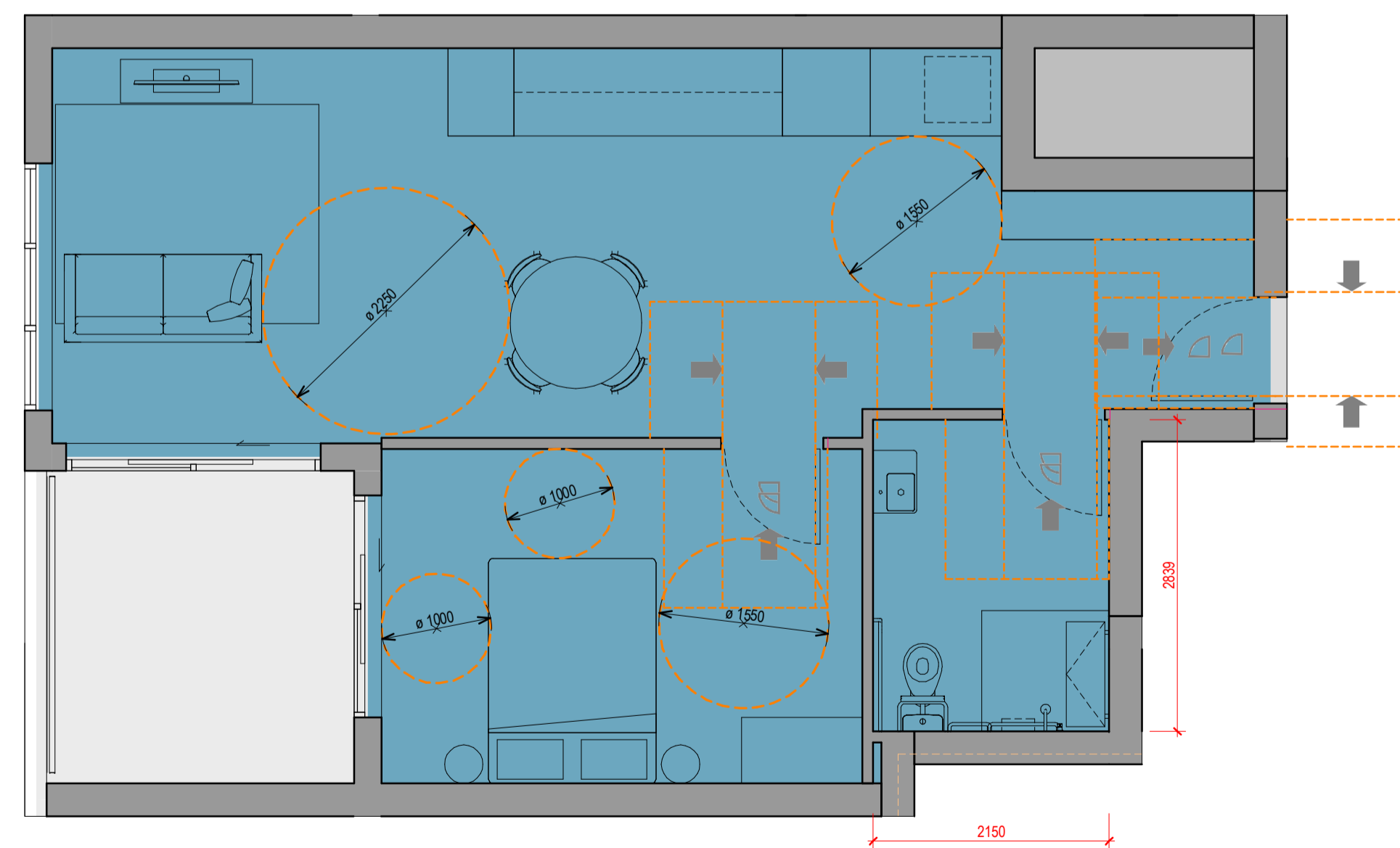


UNIT 1G DDA POST

UNIT NUMBERS
E301
E401
E501
E609



UNIT 1B DDA PRE



UNIT 1B DDA POST

UNIT NUMBERS
B201
B301
B401
B501

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

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

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

Drawing / **ADAPTABLE PLANS**

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

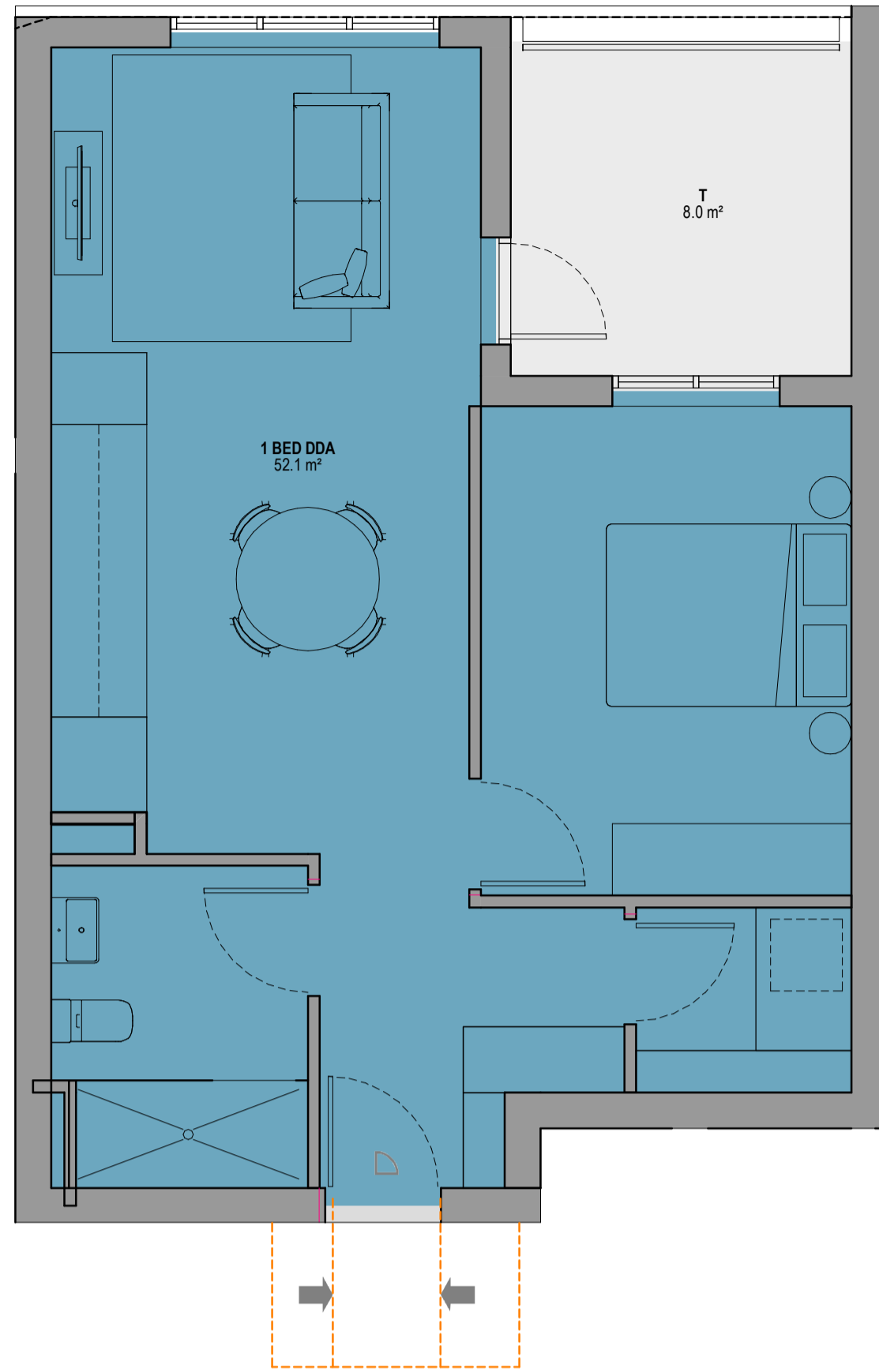
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Drawing No. / **TP06.32 D**

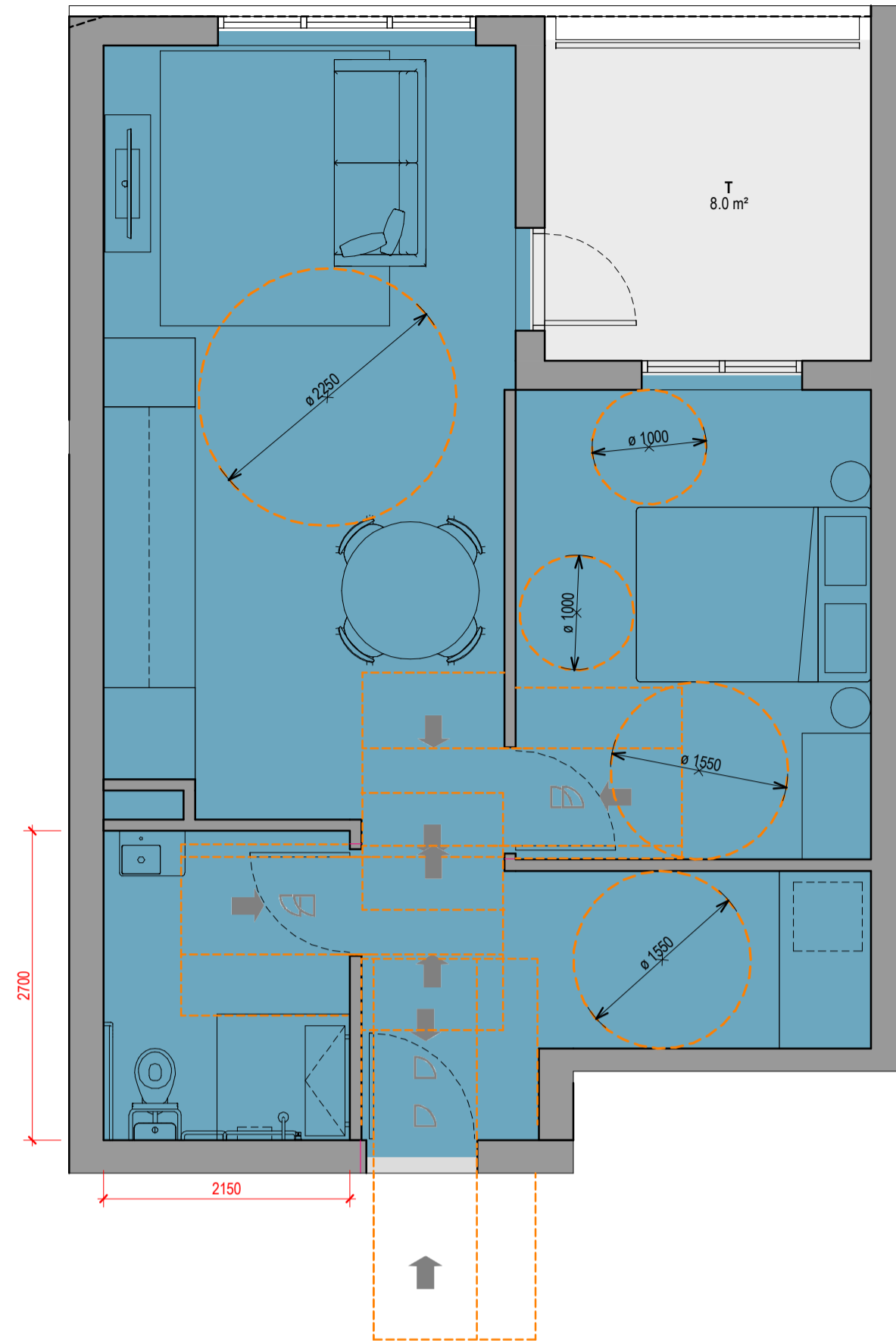
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UNIT 11 DDA PRE



UNIT 11 DDA POST

UNIT NUMBERS
E105
E210
E310
E410
E510
E607

ADAPTABLE UNITS

NUMBER	TYPE	TOTAL UNITS	BUILDING
B.201	1 BED DDA	1	BLD A
B.301	1 BED DDA	1	BLD A
B.401	1 BED DDA	1	BLD A
B.501	1 BED DDA	1	BLD A
D.202	1 BED PLUS DDA	1	BLD A
D.302	1 BED PLUS DDA	1	BLD A
D.304	1 BED DDA	1	BLD A
D.305	1 BED DDA	1	BLD A
D.402	1 BED PLUS DDA	1	BLD A
D.404	1 BED DDA	1	BLD A
D.405	1 BED DDA	1	BLD A
D.504	1 BED DDA	1	BLD A
D.505	1 BED DDA	1	BLD A
E.105	1 BED DDA	1	BLD B
E.210	1 BED DDA	1	BLD B
E.301	1 BED DDA	1	BLD B
E.310	1 BED DDA	1	BLD B
E.401	1 BED DDA	1	BLD B
E.410	1 BED DDA	1	BLD B
E.501	1 BED DDA	1	BLD B
E.510	1 BED DDA	1	BLD B
E.607	1 BED DDA	1	BLD B
E.609	1 BED DDA	1	BLD B
		23	

LHA SILVER LEVEL COMPLIANT UNITS

NUMBER	TYPE	TOTAL UNITS	BUILDING
C.103	2 BED PLUS LHA	1	BLD A
A.204	2 BED LHA	1	BLD A
B.204	3 BED LHA	1	BLD A
B.206	1 BED LHA	1	BLD A
C.201	2 BED LHA	1	BLD A
C.203	3 BED LHA	1	BLD A
C.204	2 BED PLUS LHA	1	BLD A
D.204	1 BED LHA	1	BLD A
D.205	1 BED LHA	1	BLD A
E.207	1 BED PLUS LHA	1	BLD B
A.306	2 BED LHA	1	BLD A
B.304	2 BED PLUS LHA	1	BLD A
B.306	1 BED LHA	1	BLD A
C.301	2 BED LHA	1	BLD A
C.303	3 BED LHA	1	BLD A
C.304	2 BED PLUS LHA	1	BLD A
E.302	2 BED LHA	1	BLD B
E.307	2 BED LHA	1	BLD B
F.307	2 BED PLUS LHA	1	BLD B
F.308	3 BED LHA	1	BLD B
A.406	2 BED LHA	1	BLD A
B.404	2 BED PLUS LHA	1	BLD A
B.406	1 BED LHA	1	BLD A
C.401	2 BED LHA	1	BLD A
C.403	3 BED LHA	1	BLD A
C.404	2 BED PLUS LHA	1	BLD A
E.402	2 BED LHA	1	BLD B
E.407	2 BED LHA	1	BLD B
F.407	2 BED PLUS LHA	1	BLD B
F.408	3 BED LHA	1	BLD B
A.504	2 BED LHA	1	BLD A
B.504	2 BED PLUS LHA	1	BLD A
B.506	1 BED LHA	1	BLD A
C.501	2 BED LHA	1	BLD A
C.503	3 BED LHA	1	BLD A
E.502	2 BED LHA	1	BLD B
E.507	2 BED LHA	1	BLD B
F.507	2 BED PLUS LHA	1	BLD B
F.508	3 BED LHA	1	BLD B
E.604	2 BED LHA	1	BLD B
F.605	2 BED PLUS LHA	1	BLD B
F.705	3 BED PLUS LHA	1	BLD B
F.706	3 BED LHA	1	BLD B
F.805	3 BED PLUS LHA	1	BLD B
F.806	3 BED LHA	1	BLD B
		45	

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

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

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

Drawing / **ADAPTABLE PLANS & LHA SCHEDULE**

Project No. / **221054**

Date / **03.03.2023**

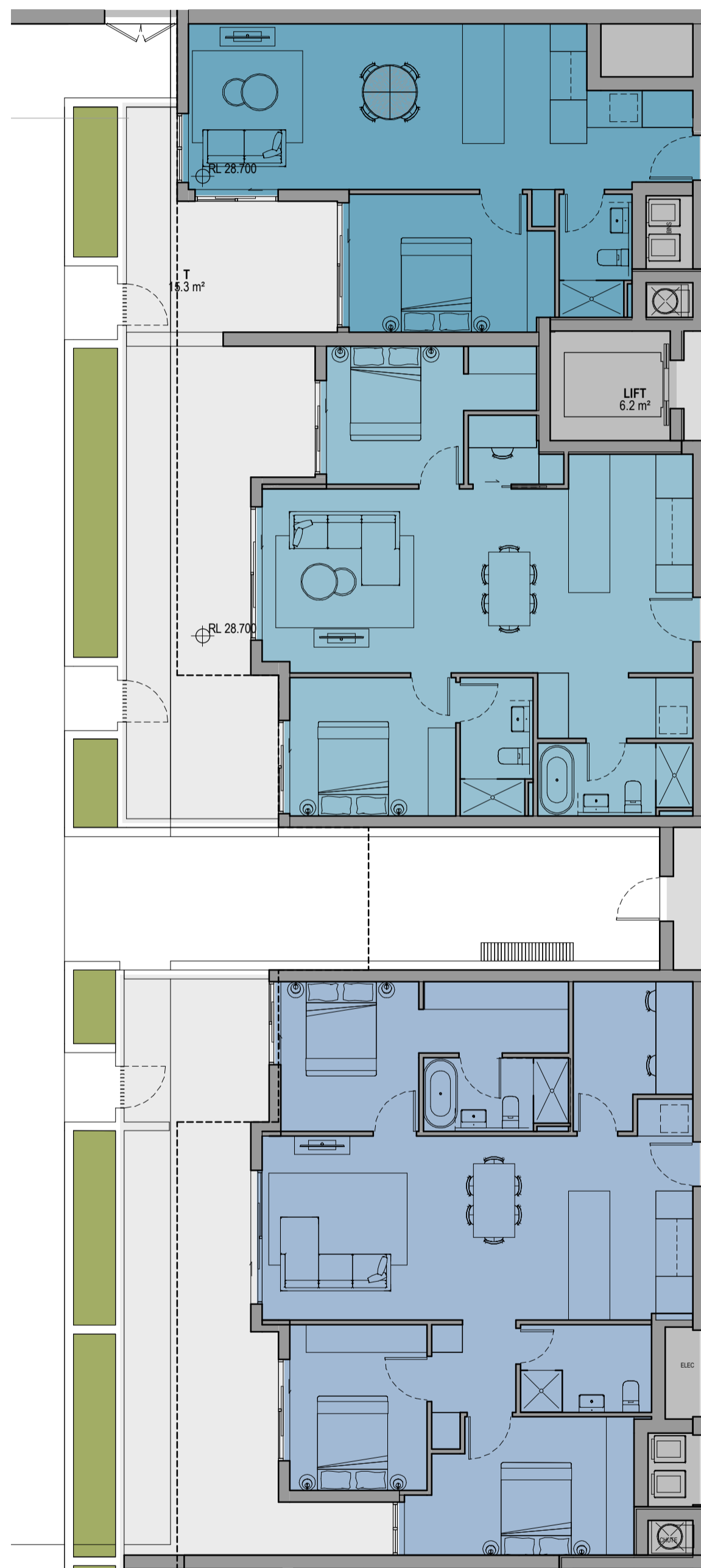
Author / **JC**

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

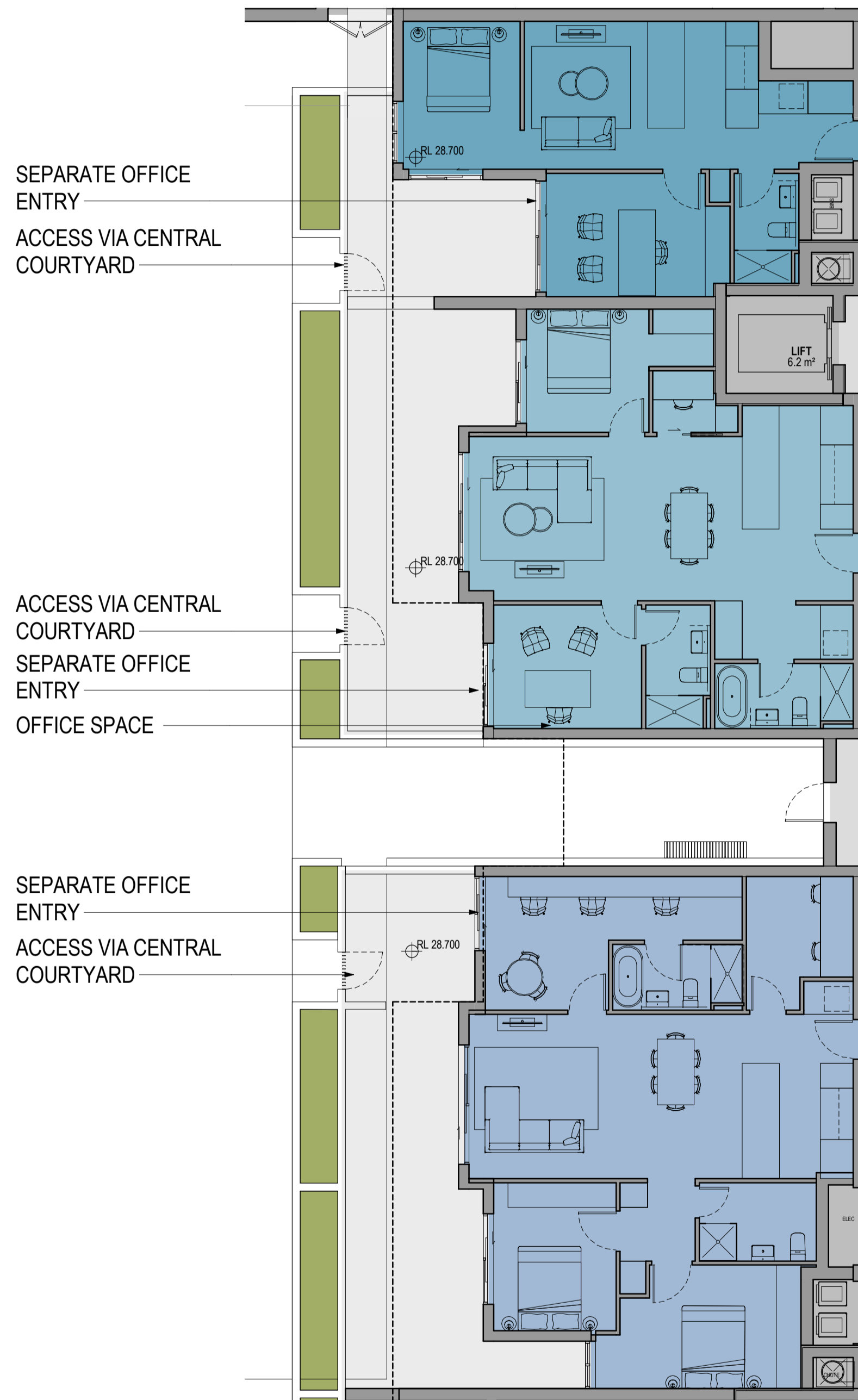
Drawing No. / **TP06.33 D**

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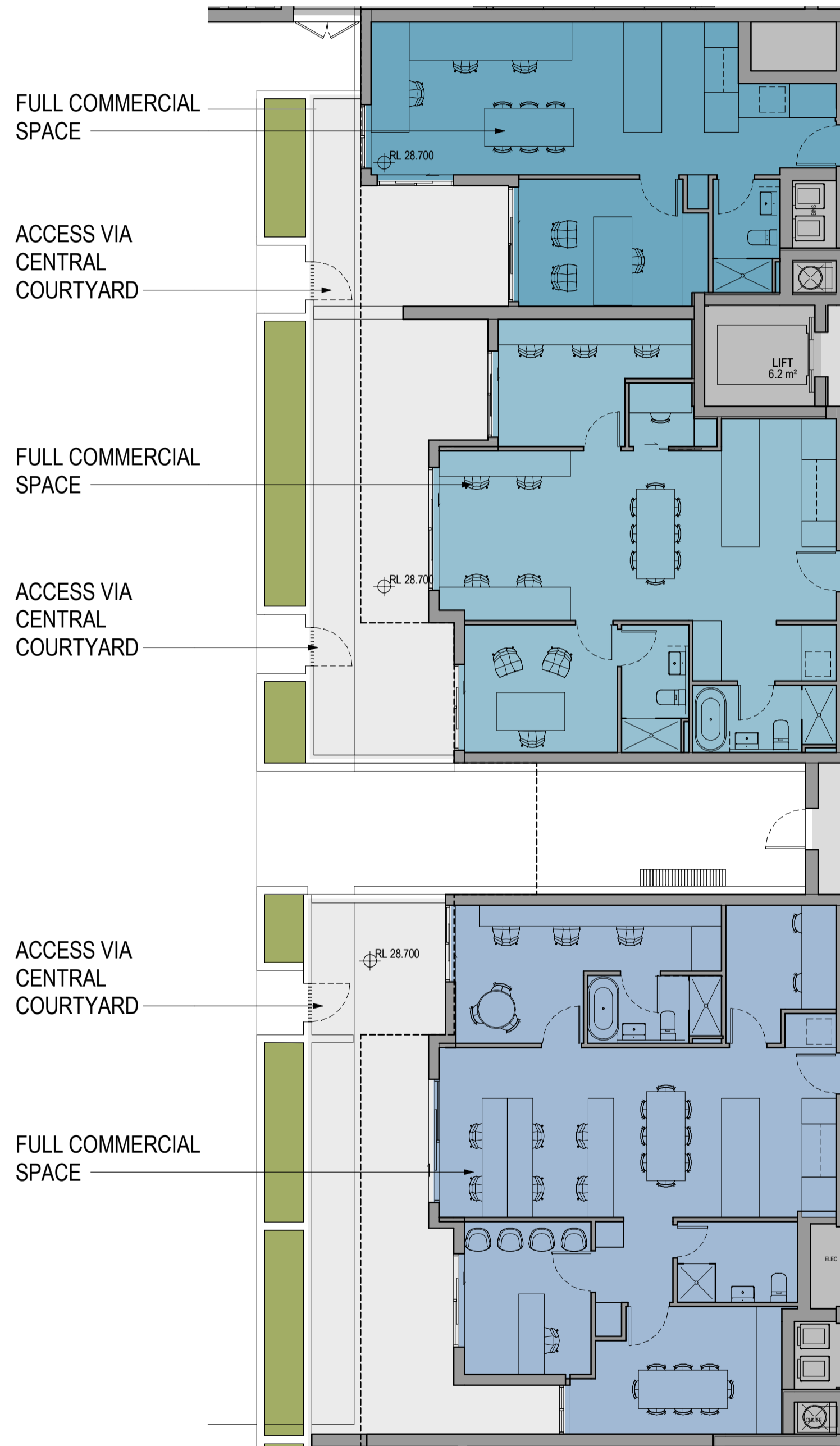
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GROUND Residential



GROUND Part Commercial



GROUND Full Commercial

Revisions			
A	07.12.2022	COUNCIL SUBMISSION	JC
B	03.03.2023	COUNCIL SUBMISSION	JC

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

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

Drawing / **COMMERCIAL ADAPTATIONS**

Project No / **221054**

Date / **03.03.2023**

Author / **JC**

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

Drawing No. / **TP06.40 B**

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BUILDING A - DELMAR PDE

LEVEL	RESIDENTIAL	RESIDENTIAL AMENITIES	PARKING	COMMERCIAL	CIRCULATION/SERVICES	TERRACE	APARTMENTS					TOTAL UNITS	
							No. 1 BEDS	No. 1 BEDS PLUS	No. 2 BEDS	No. 2 BEDS PLUS	No. 3 BEDS		No. 3 BEDS PLUS
BASEMENT 2	0.0 m ²	0.0 m ²	5385.7 m ²	0.0 m ²	87.2 m ²	0.0 m ²	0	0	0	0	0	0	0
BASEMENT 1	0.0 m ²	0.0 m ²	4980.2 m ²	0.0 m ²	130.8 m ²	0.0 m ²	0	0	0	0	0	0	0
GROUND	1016.1 m ²	89.8 m ²	139.2 m ²	339.3 m ²	533.8 m ²	357.8 m ²	4	2	2	2	1	2	13
LEVEL 1	1906.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	227.2 m ²	289.5 m ²	10	3	5	1	6	0	25
LEVEL 2	2030.5 m ²	0.0 m ²	0.0 m ²	0.0 m ²	232.8 m ²	297.4 m ²	11	1	7	4	4	0	27
LEVEL 3	2030.5 m ²	0.0 m ²	0.0 m ²	0.0 m ²	230.8 m ²	297.4 m ²	11	1	7	4	4	0	27
LEVEL 4	1930.6 m ²	0.0 m ²	0.0 m ²	0.0 m ²	218.2 m ²	381.9 m ²	8	1	7	5	4	0	25
LEVEL 5	484.5 m ²	0.0 m ²	0.0 m ²	0.0 m ²	73.8 m ²	102.3 m ²	0	0	2	0	2	1	5
	9398.2 m ²	89.8 m ²	10505.1 m ²	339.3 m ²	1734.5 m ²	1726.2 m ²	44	8	30	16	21	3	122
							36.1%	6.6%	24.6%	13.1%	17.2%	2.5%	100%

GFA - BLD A	
LEVEL	AREA
GROUND	1808.8 m ²
LEVEL 1	2094.6 m ²
LEVEL 2	2235.4 m ²
LEVEL 3	2236.4 m ²
LEVEL 4	2123.9 m ²
LEVEL 5	532.8 m ²
11031.9 m ² (INCLUDING COMMERCIAL)	

BUILDING B - PITTWATER RD

LEVEL	RESIDENTIAL	RESIDENTIAL AMENITIES	PARKING	COMMERCIAL	CIRCULATION/SERVICES	TERRACE	APARTMENTS					TOTAL UNITS	
							No. 1 BEDS	No. 1 BEDS PLUS	No. 2 BEDS	No. 2 BEDS PLUS	No. 3 BEDS		No. 3 BEDS PLUS
GROUND	552.6 m ²	0.0 m ²	0.0 m ²	0.0 m ²	489.0 m ²	167.0 m ²	4	1	1	1	0	1	8
GROUND UPPER	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	14.0 m ²	0.0 m ²	0	0	0	0	0	0	0
LEVEL 1	818.4 m ²	0.0 m ²	0.0 m ²	0.0 m ²	213.2 m ²	165.6 m ²	4	2	6	0	0	0	12
LEVEL 1 UPPER	106.8 m ²	0.0 m ²	0.0 m ²	438.5 m ²	53.1 m ²	20.5 m ²	2	0	0	0	0	0	2
LEVEL 2	741.7 m ²	0.0 m ²	0.0 m ²	0.0 m ²	86.2 m ²	118.4 m ²	4	1	6	0	0	0	11
LEVEL 2 UPPER	483.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	56.5 m ²	73.3 m ²	2	0	1	1	2	0	6
LEVEL 3	741.8 m ²	0.0 m ²	0.0 m ²	0.0 m ²	89.4 m ²	118.4 m ²	4	1	6	0	0	0	11
LEVEL 3 UPPER	482.9 m ²	0.0 m ²	0.0 m ²	0.0 m ²	55.4 m ²	73.3 m ²	2	0	1	1	2	0	6
LEVEL 4	741.8 m ²	0.0 m ²	0.0 m ²	0.0 m ²	89.8 m ²	118.4 m ²	4	1	6	0	0	0	11
LEVEL 4 UPPER	482.8 m ²	0.0 m ²	0.0 m ²	0.0 m ²	55.7 m ²	72.9 m ²	2	0	1	1	2	0	6
LEVEL 5	622.8 m ²	0.0 m ²	0.0 m ²	0.0 m ²	70.1 m ²	118.9 m ²	4	0	4	0	1	0	9
LEVEL 5 UPPER	431.5 m ²	0.0 m ²	0.0 m ²	0.0 m ²	52.2 m ²	110.6 m ²	1	0	1	2	1	0	5
LEVEL 6 UPPER	489.5 m ²	0.0 m ²	0.0 m ²	0.0 m ²	53.9 m ²	88.7 m ²	1	0	1	0	2	1	5
LEVEL 7 UPPER	489.9 m ²	0.0 m ²	0.0 m ²	0.0 m ²	53.9 m ²	89.1 m ²	1	0	1	0	2	1	5
	7185.5 m ²	0.0 m ²	0.0 m ²	438.5 m ²	1432.3 m ²	1335.2 m ²	35	6	35	6	12	3	97
							36.1%	6.2%	36.1%	6.2%	12.4%	3.1%	100%

GFA - BLD B	
LEVEL	AREA
GROUND	603.8 m ²
LEVEL 1	1514.9 m ²
LEVEL 2	1377.6 m ²
LEVEL 3	1371.0 m ²
LEVEL 4	1375.6 m ²
LEVEL 5	1151.8 m ²
LEVEL 6	529.1 m ²
LEVEL 7	529.1 m ²
8452.7 m ² (INCLUDING COMMERCIAL)	

BUILDING A & B SUMMARY

RESIDENTIAL	RESIDENTIAL AMENITIES	PARKING	COMMERCIAL	CIRCULATION/SERVICES	TERRACE	APARTMENTS					TOTAL UNITS	
						No. 1 BEDS	No. 1 BEDS PLUS	No. 2 BEDS	No. 2 BEDS PLUS	No. 3 BEDS		No. 3 BEDS PLUS
16583.7 m ²	89.8 m ²	10505.1 m ²	777.8 m ²	8564.1 m ²	3061.5 m ²	79	14	65	22	33	6	219
						36.1%	6.4%	29.7%	10.0%	15.1%	2.7%	100%

GFA
AREA
19484.6 m ²
19484.6 m ²

BASEMENT CARPARKS

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

ACCESSIBLE PARKING SPACES: 23

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

TOTAL TANDEMS: 11

SMALL CARS: 2

*For preliminary feasibility purposes. Areas are not to be used for purpose of lease or sale agreements. Layouts may not comply with building regulations or other regulatory requirements. The information contained in this schedule is believed to be correct at the time of printing. Areas are generally measured in accordance with the Property Council of Australia Method of Measurement.

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AMENDED WARRINGAH DCP 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 (4.2 spaces per 100m² GLFA)

Revisions			
A	14.12.2021	DEVELOPMENT APPLICATION	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**

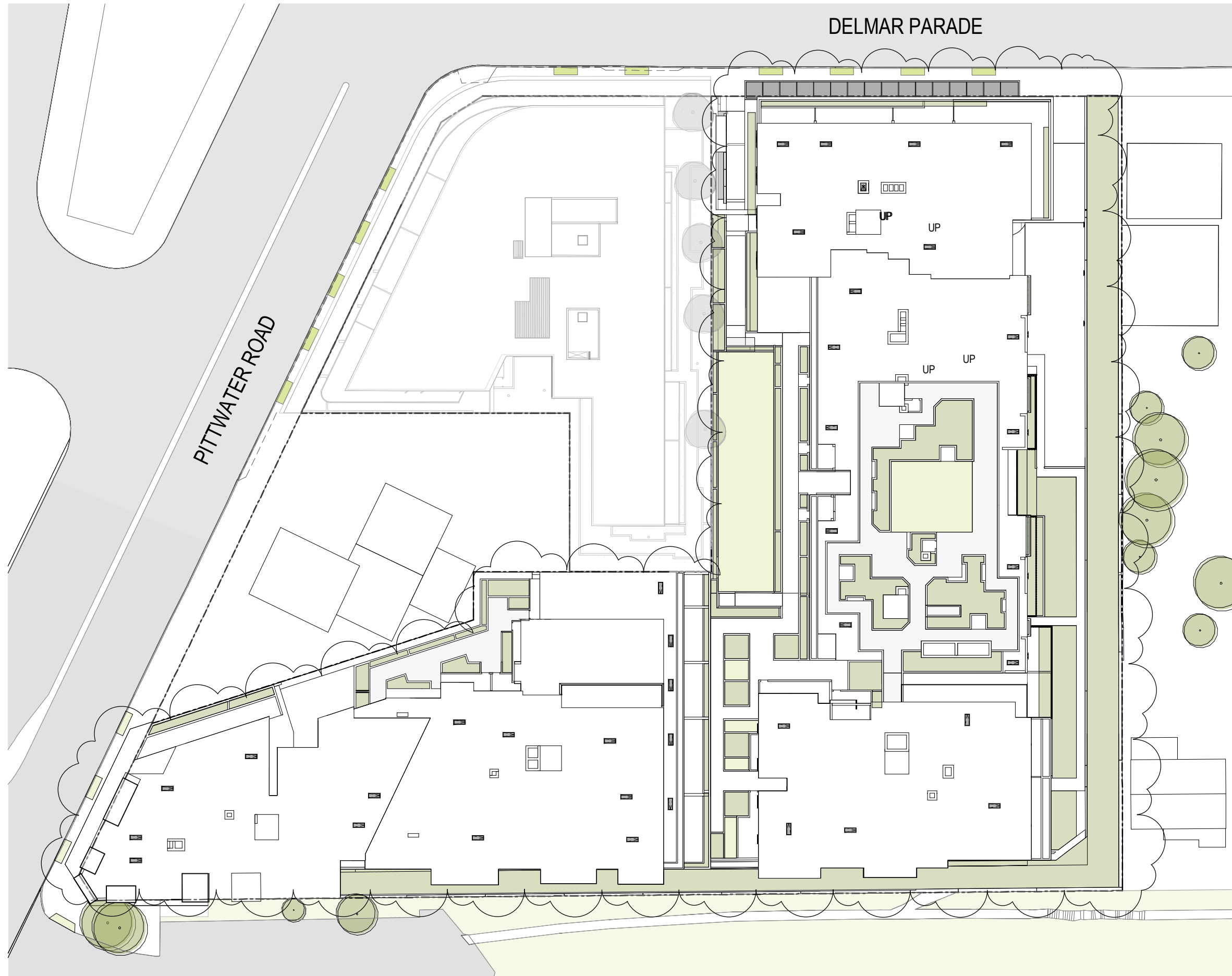
Drawing / **DEVELOPMENT SUMMARY**

Project No. / **221054** Date / **03.03.2023** Author / **JC** Scale: @ A1/

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

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

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

Drawing /
**NOTIFICATION - SITE
 PLAN**

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

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

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

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NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

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

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

Drawing /
**NOTIFICATION -
 ELEVATIONS**

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

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

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

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SOUTH WEST ELEVATION



SOUTH ELEVATION

Revisions	Project	Author
A 14.12.2021 DEVELOPMENT APPLICATION	4 Delmar Pde & 812 Pittwater Rd, Dee Why	JC
B 07.12.2022 COUNCIL SUBMISSION		JC
C 03.03.2023 COUNCIL SUBMISSION		JC

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

Drawing / **NOTIFICATION -
ELEVATIONS**

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

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

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

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