

DEVELOPMENT APPLICATION

12 The Strand, Dee Why, NSW 2099

DRAWING REGISTER

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3D IMAGES			
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LOCATION AERIAL



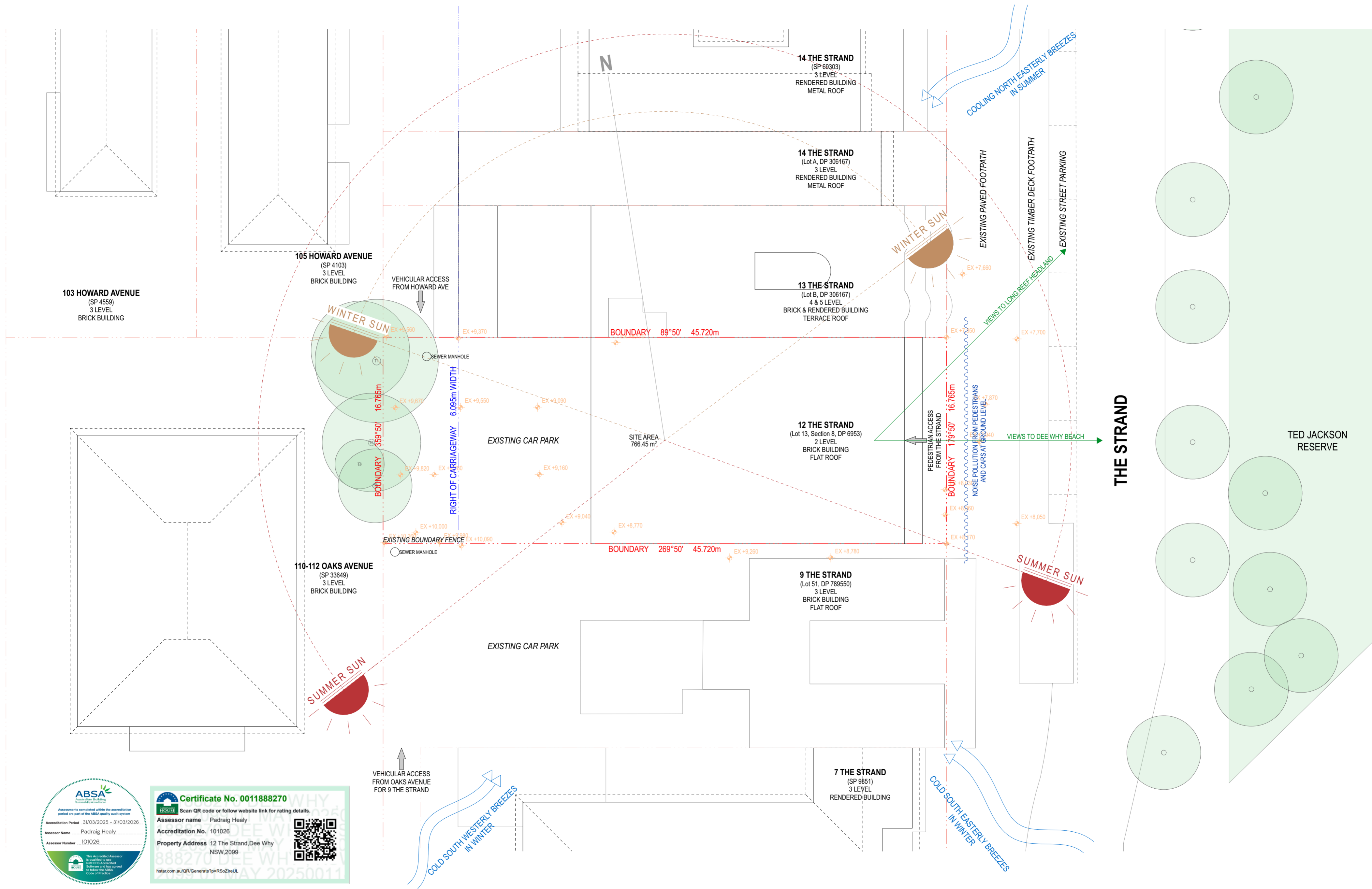
NCC2022 NATHERS THERMAL PERFORMANCE SPECIFICATION - Dee Why				
	Insulation	Colour	Type	Comments
External Walls	R1.3 rigid board (Rt 2.64)	Medium - SA 0.475 - 0.70	Concrete block- brick wall modelled as Reverse Brick Veneer	F01, F02 / North & South boundary wall
	R1.3 rigid board (Rt 2.65)	Medium - SA 0.475 - 0.70	Formboard brick wall modelled as Reverse Brick Veneer	Lightwell walls
	R1.3 rigid board	Medium - SA 0.475 - 0.70	Cavity brick	Party walls between balcony/air and dwelling
Internal Walls			Single brick	Internally inside dwelling
			Concrete	Party walls between dwellings and stair/lift
			Cavity brick	Party walls between units
	R1.3 rigid board		Cavity brick	Shared wall with loading dock
			Cavity brick	Shared wall between lobby/corridor
Floor			Suspended concrete floor	Floor between units
			Suspended concrete floor	Below loading dock/unconditioned spaces
	R2.5			
Floor covering			Bedrooms: tiles	Wet areas: tiles
				Kitchen/living/entry: tiles
Ceiling			Plasterboard	Exposed roof above L3
	R4.1		Plasterboard	
	R2.5		Plasterboard	units with balcony above
Roof		Medium - SA 0.475 - 0.70	Concrete with waterproofing membrane	All exposed roof throughout
	None			
Ceiling fans			Size	Location
			NA	NA
Ceiling penetration			Downlight	Exhaust fan
			Sealed LED downlights throughout	Sealed exhaust fan in kitchen and all wet areas
Glazing			U-Value	SHGC
	4.1 or less	0.52 (+/-5%)	Fixed, sliding windows, sliding doors	e.g., Double glazed clear Aluminium frame to units 101, 102, 201, 202
	3.0 or less	0.50 (+/-5%)	Fixed window	e.g., Thermally broken clear Aluminium frame to dwellings 301, 302
	3.1 or less	0.51 (+/-5%)	sliding windows, sliding doors	
Skylight/Roof window			U-Value	SHGC
	2.6 or less	0.24 (+/-5)	fixed	Velux

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Client	VCross Dee Why Pty Ltd		
REV	DESCRIPTION	DRAWN	DATE
01	Pre-Lodgement Issue	OG	7/8/24
02	For Client Review	OG	12/12/24
03	For Coordination	OG	17/02/25
04	DA Submission	OG	17/04/25

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Series	GENERAL	
Title	Cover	
Job No.	2401	Dwg No.
Scale	@ A2	A-000-001
Date	17/4/2025	Rev.
Drawn/Checked	OG/CJ	04





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 Assessor name Padraig Healy
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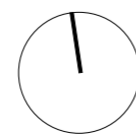


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Series
SITE PLANS

Title
 Site Analysis Plan

Job No. 2401

Scale 1:200 @ A2

Date 17/4/2025

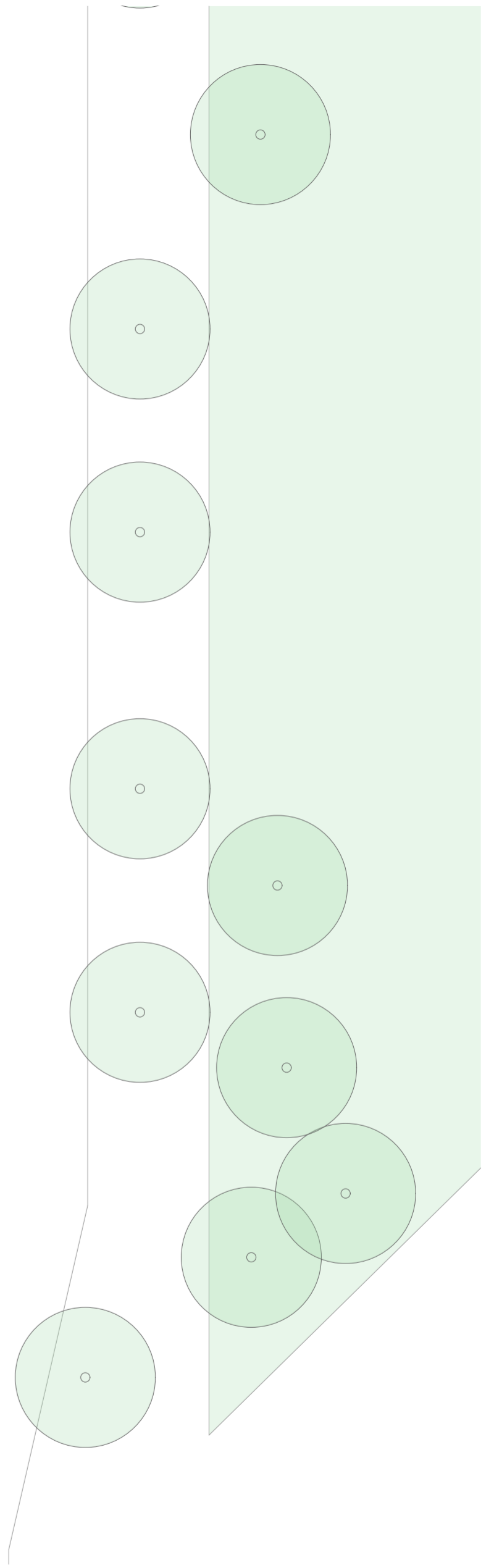
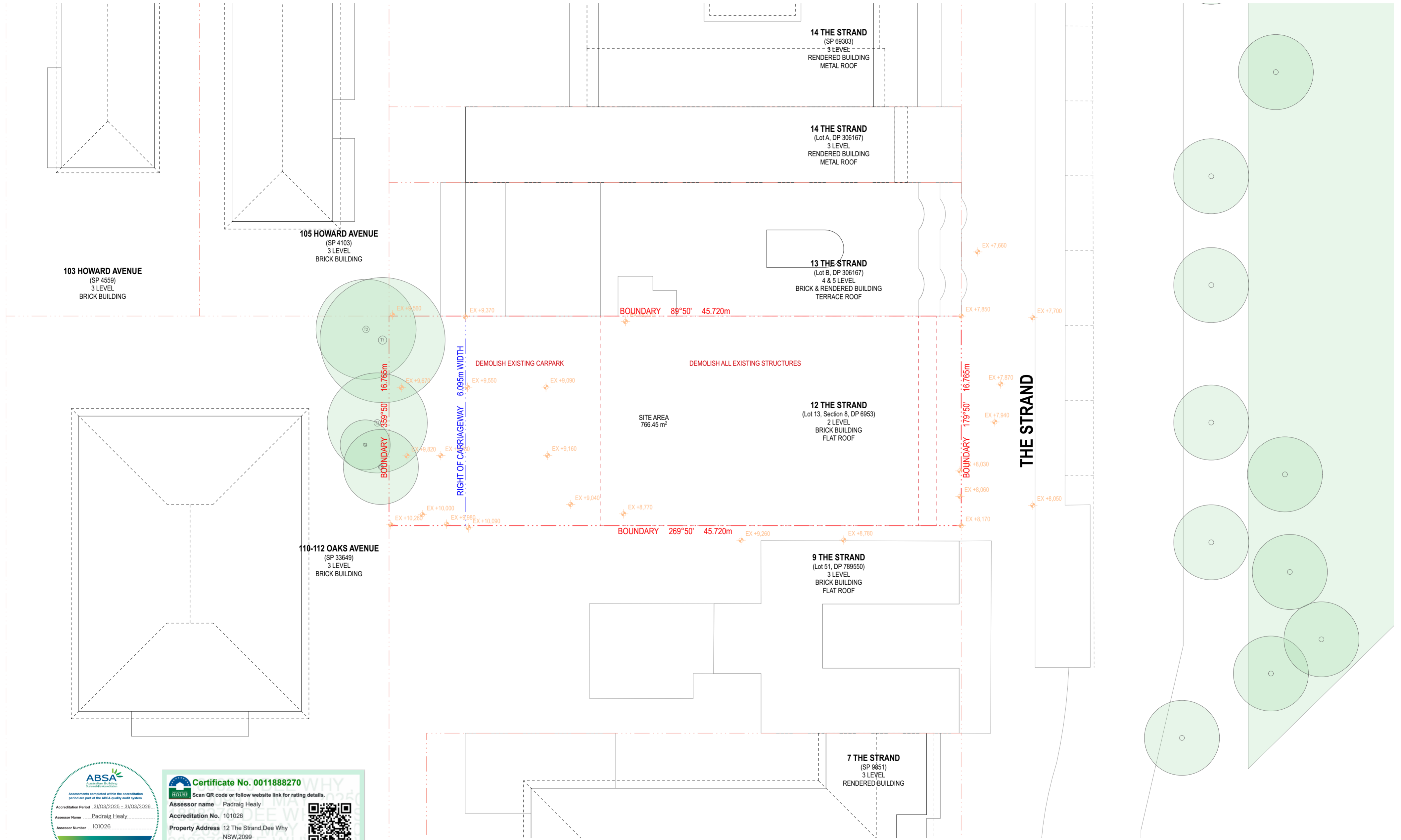
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Dwg No.

A-100-001

Rev.

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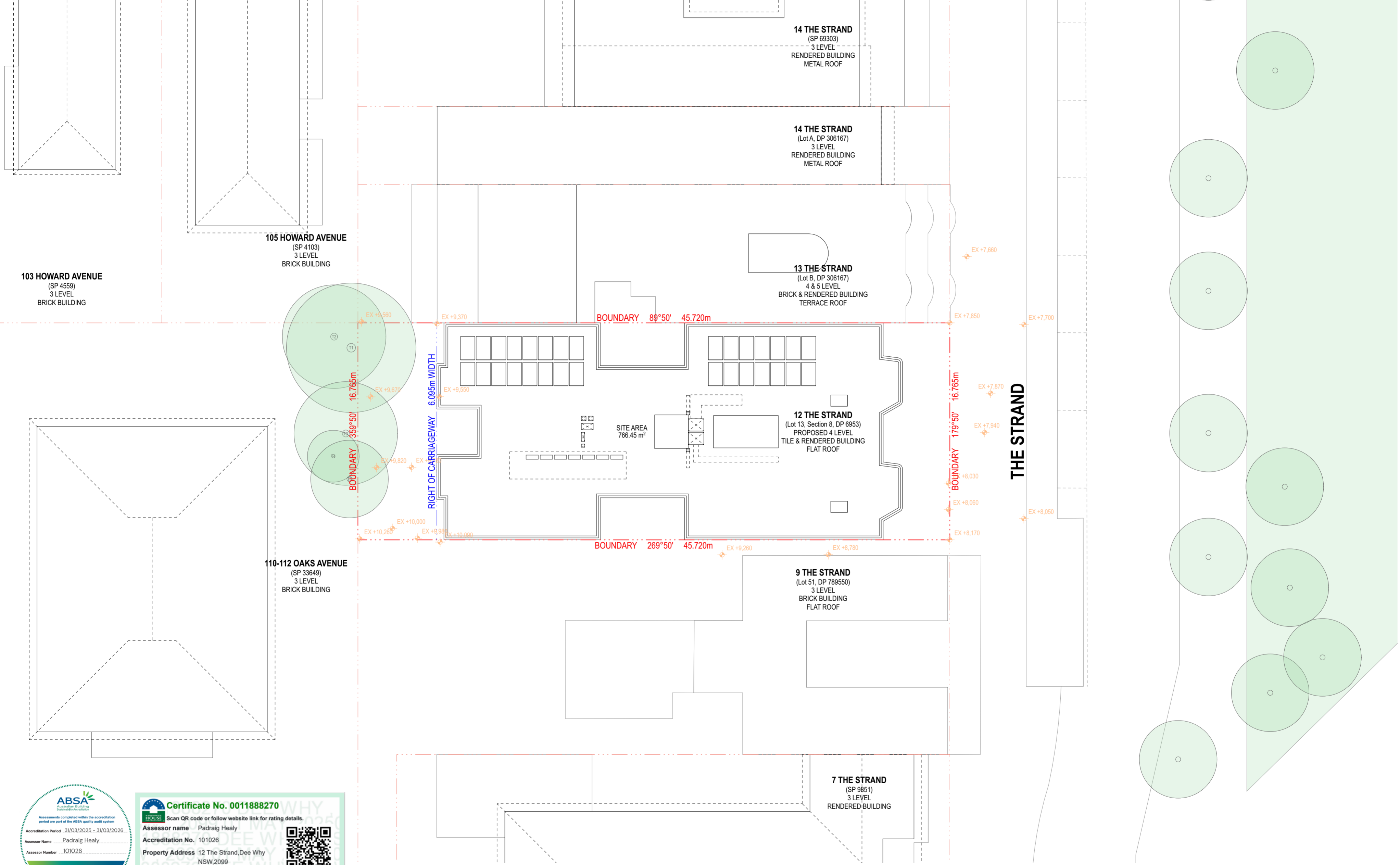
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Series
SITE PLANS

Title
 Demolition Plan

Job No.	2401	Dwg No.	A-100-002
Scale	1:200 @ A2	Rev.	04
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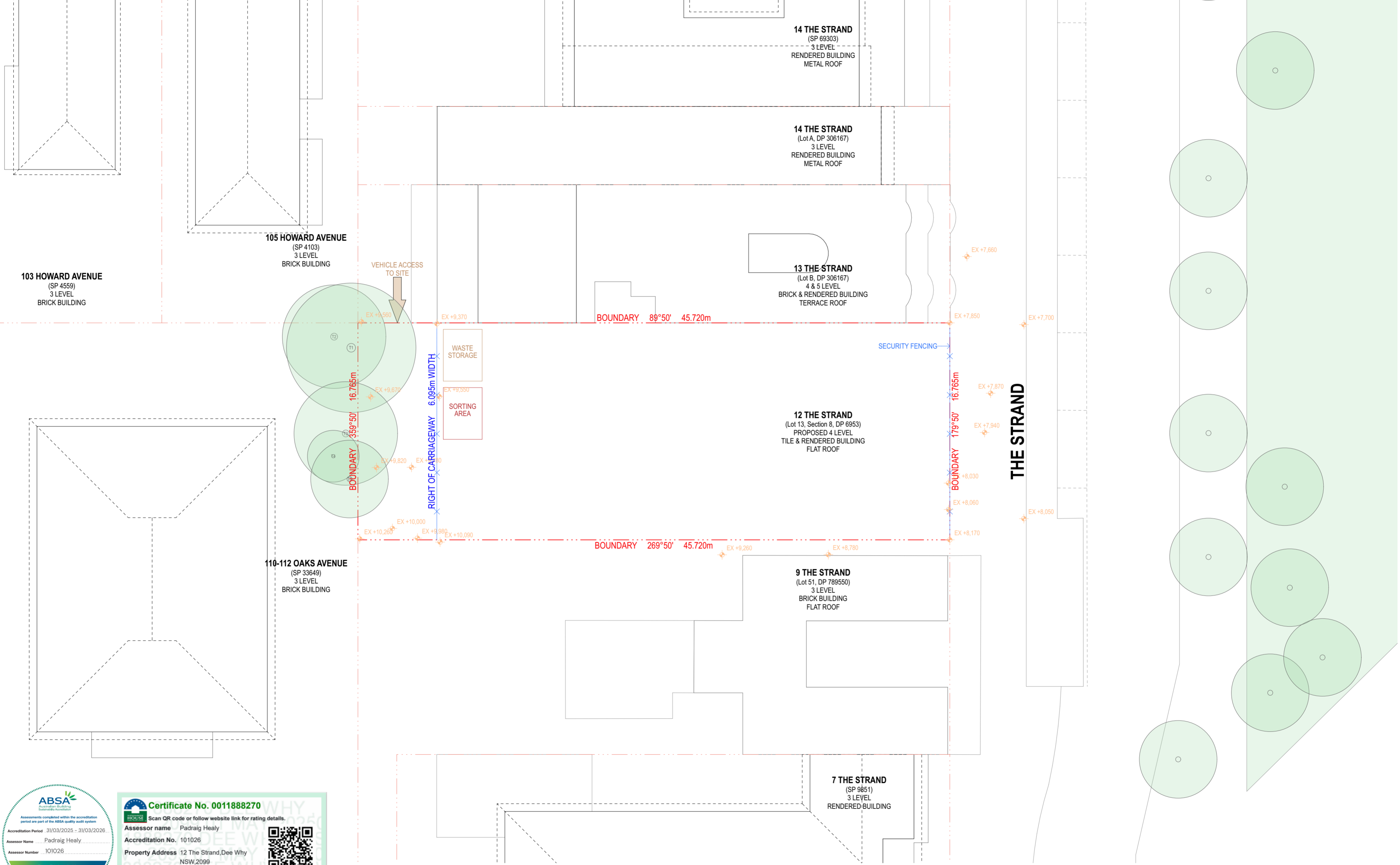
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Series
SITE PLANS

Title
 Proposed Site Plan

Job No.	2401	Dwg No.	A-100-003
Scale	1:200 @ A2	Rev.	
Date	17/4/2025		
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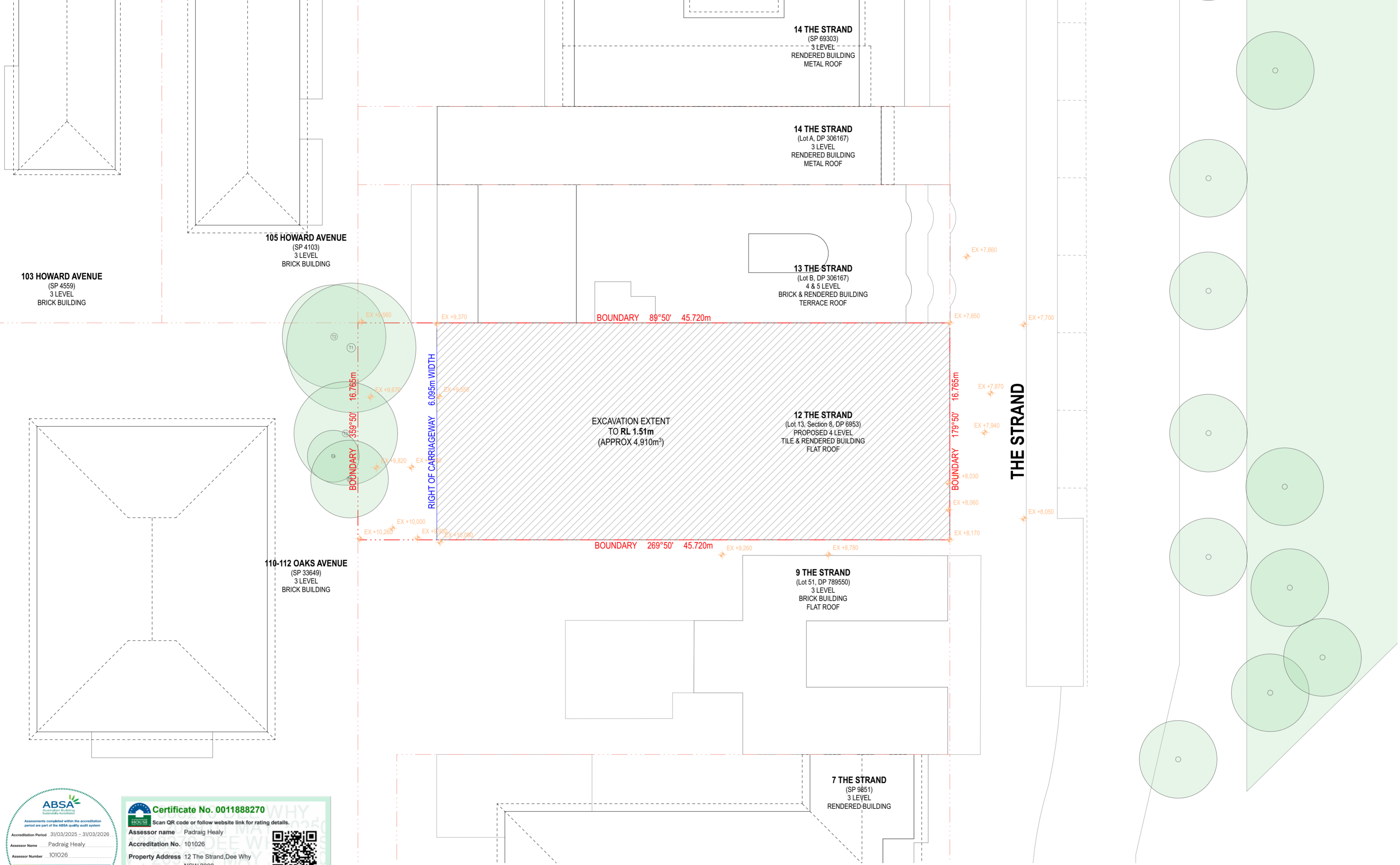
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Series
CONSTRUCTION PLANS

Title
 Excavation Plan

Job No.	2401	Dwg No.	A-101-002
Scale	1:200 @ A2	Rev.	04
Date	17/4/2025		
Drawn/Checked	OG/CJ		

105 HOWARD AVENUE
(SP 4103)
3 LEVEL
BRICK BUILDING

13 THE STRAND
(Lot B, DP 306167)
4 & 5 LEVEL
BRICK & RENDERED BUILDING
TERRACE ROOF

110-112 OAKS AVENUE
(SP 33649)
3 LEVEL
BRICK BUILDING

9 THE STRAND
(Lot 51, DP 789550)
3 LEVEL
BRICK BUILDING
FLAT ROOF



Assessments completed within the accreditation period are part of the ABSA quality audit system.

Accreditation Period: 31/03/2025 - 31/03/2026

Assessor Name: Pdraig Healy

Assessor Number: 101026

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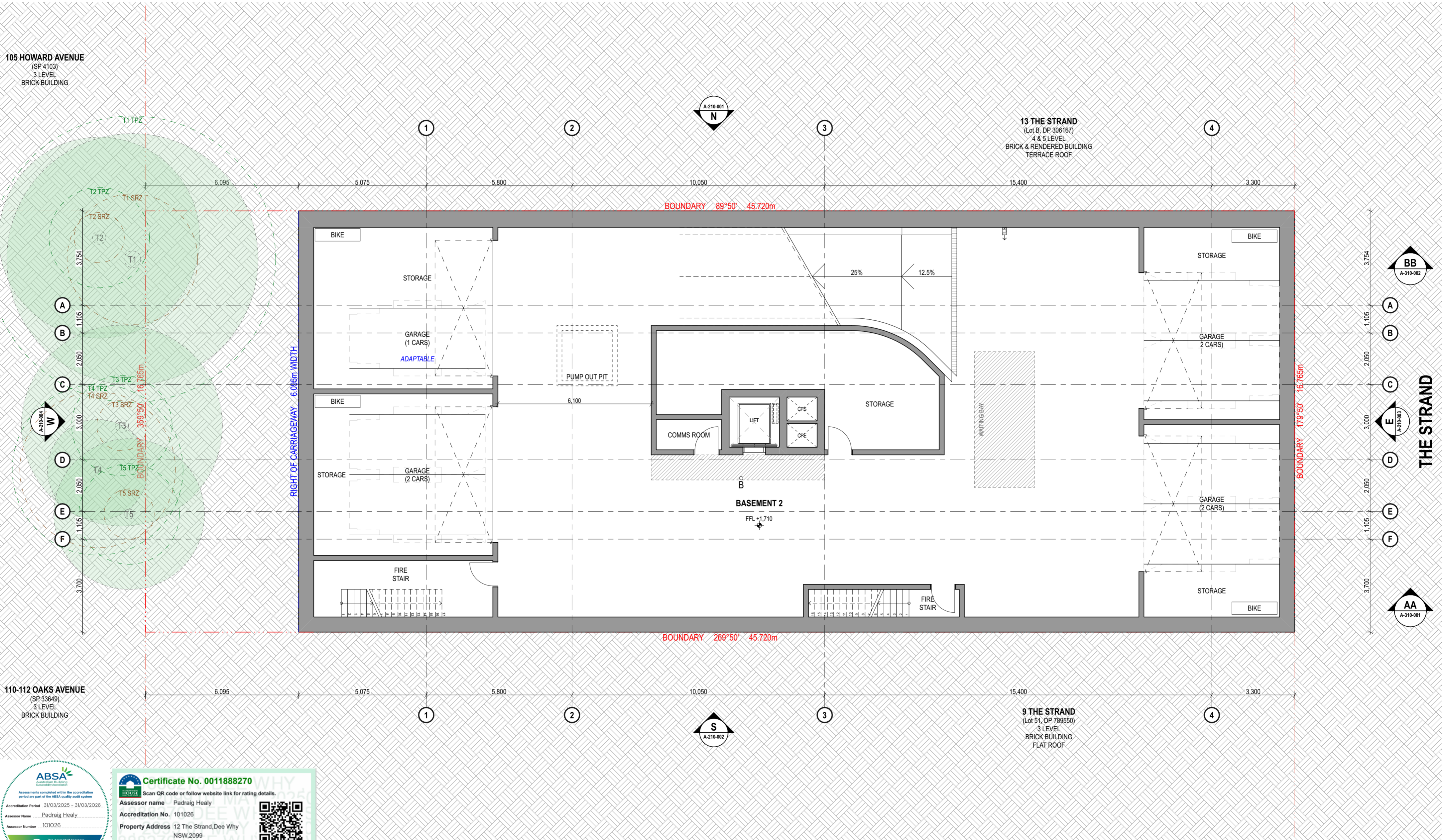
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Series
GA PLANS

Title
Basement 2

Job No.	2401	Dwg No.	A-110-001
Scale	1:100 @ A2	Rev.	04
Date	17/4/2025	Drawn/Checked	OG/CJ

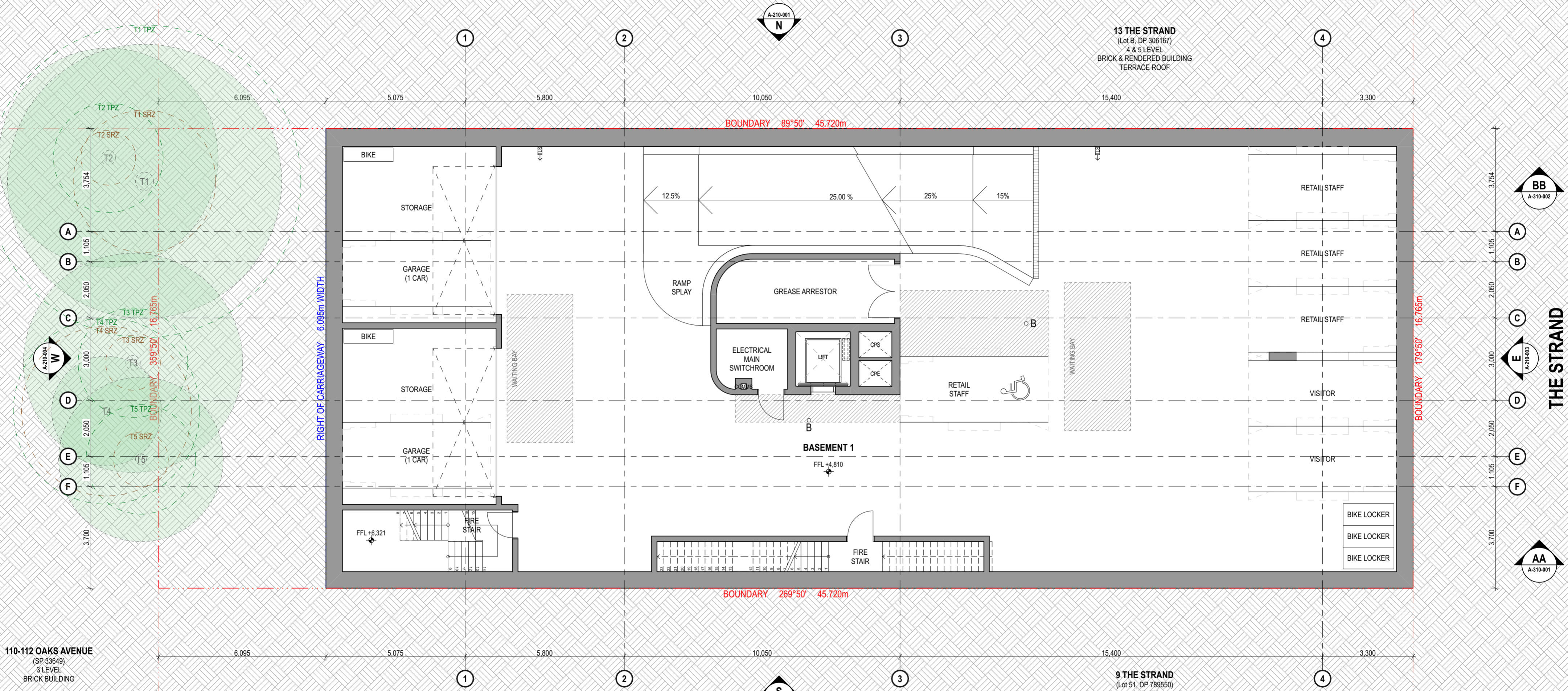


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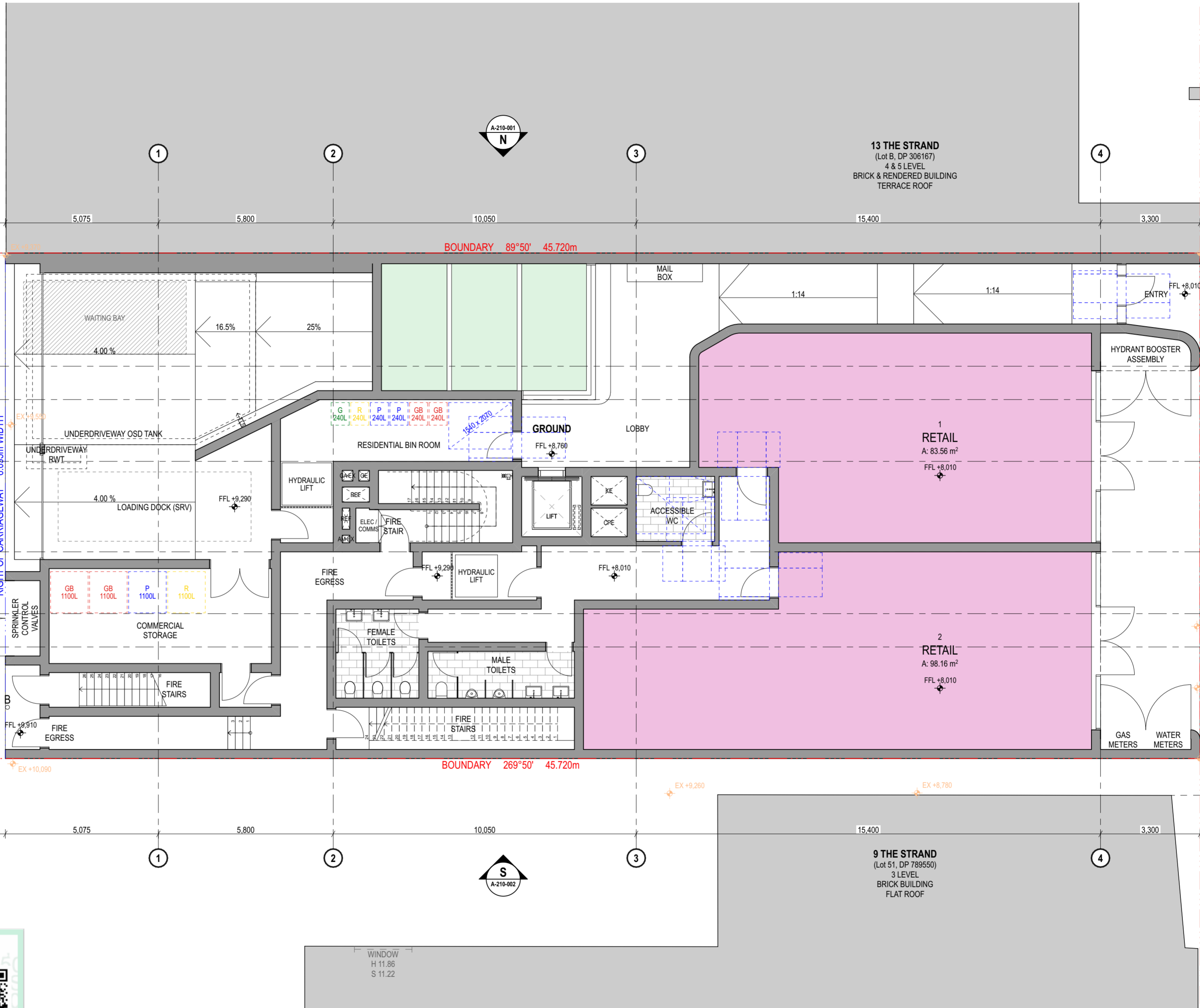
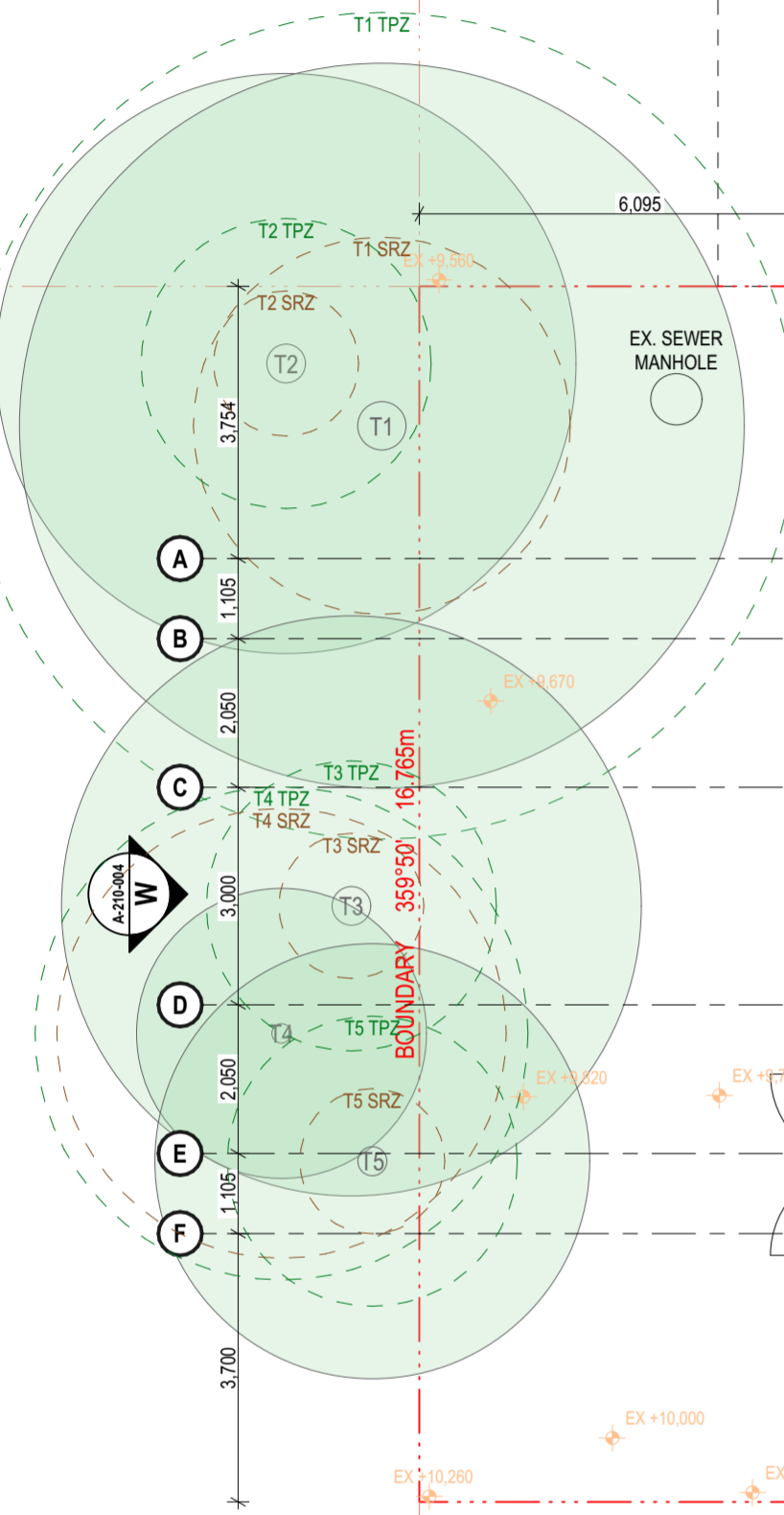
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Series
GA PLANS

Title
Basement 1

Job No.	2401	Dwg No.	A-110-002
Scale	1:100 @ A2	Rev.	04
Date	17/4/2025		
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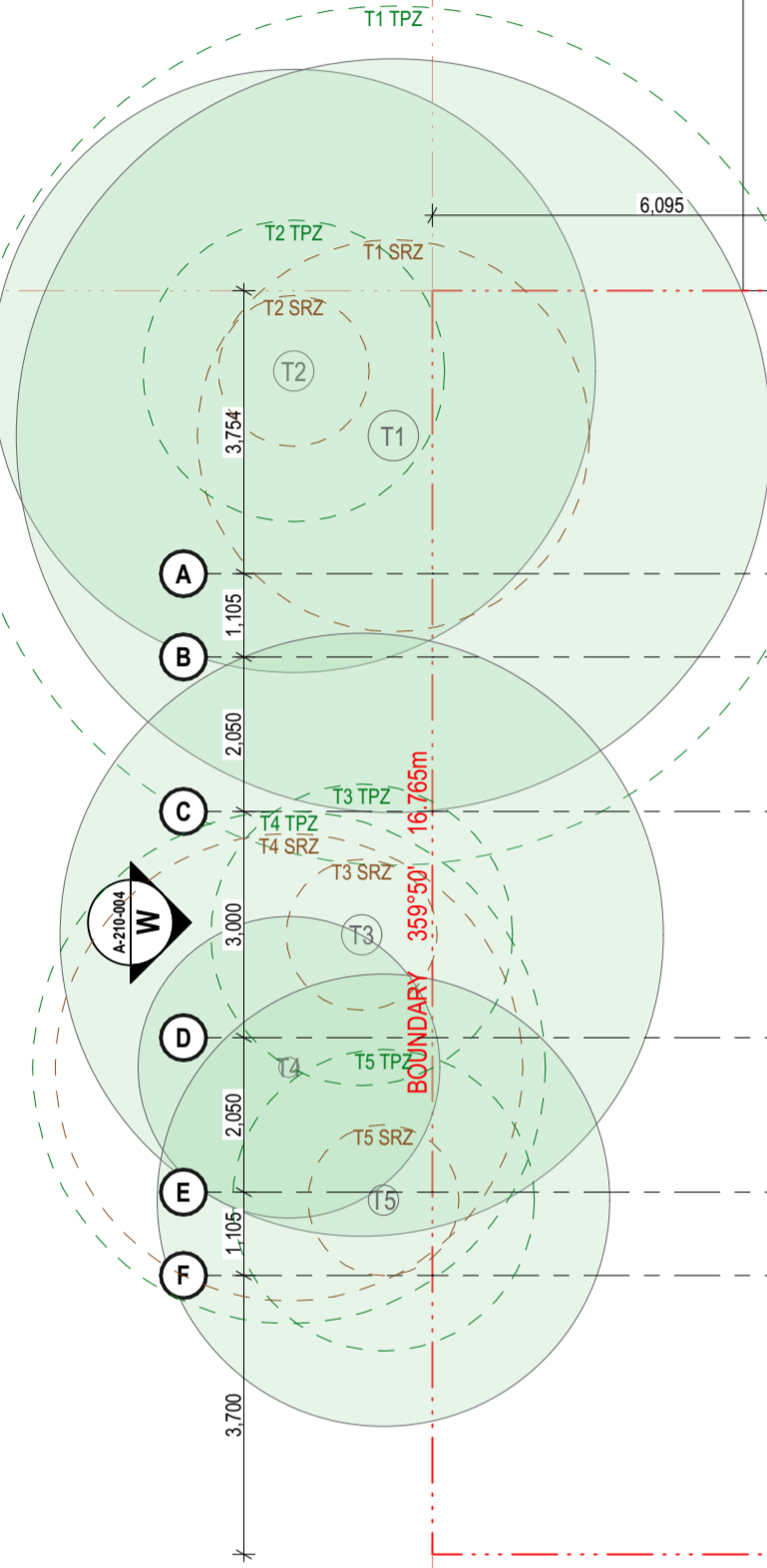
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Series
GA PLANS

Title
Ground Level

Job No.	2401	Dwg No.	A-110-003
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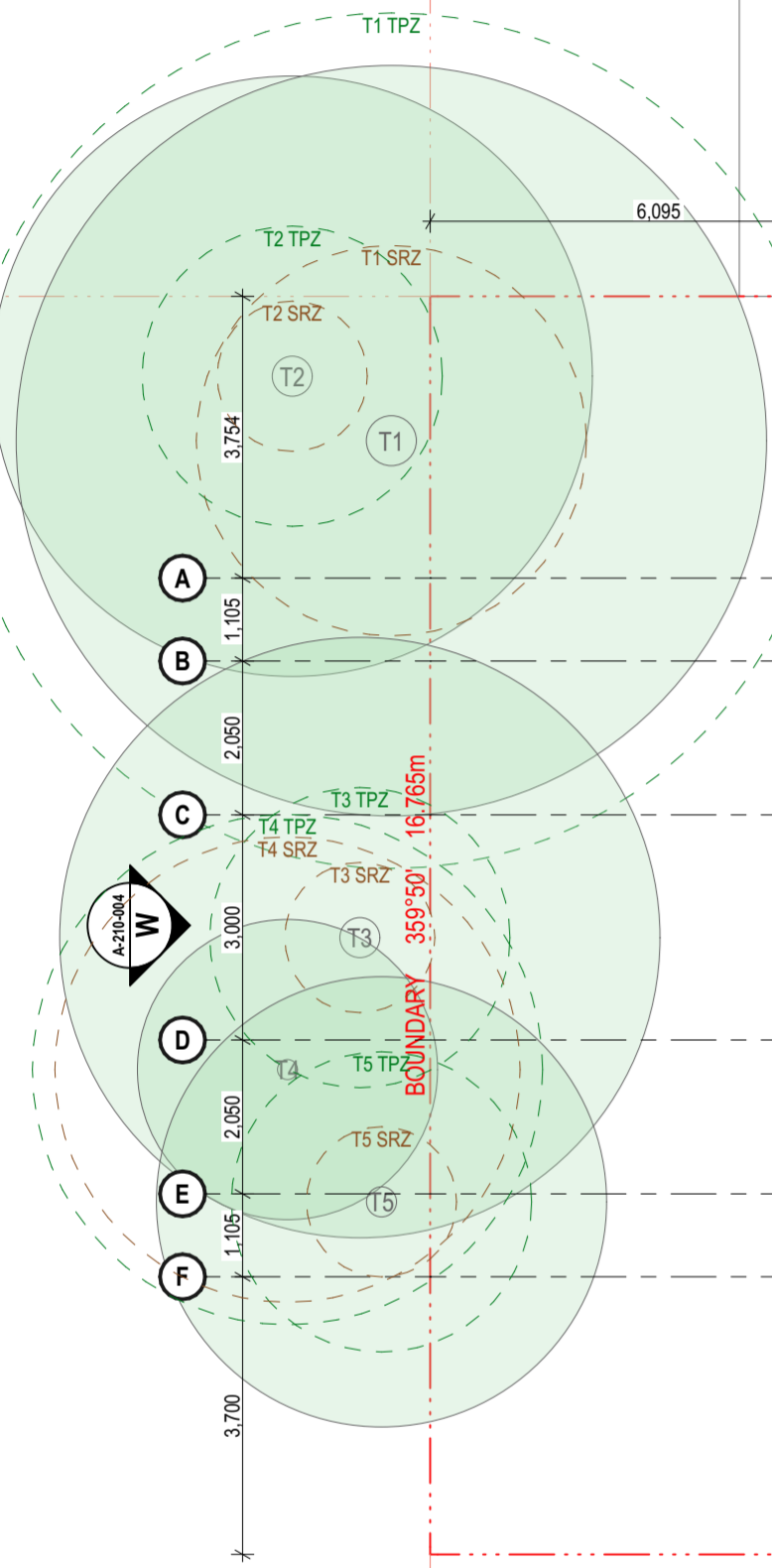
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Series: **GA PLANS**

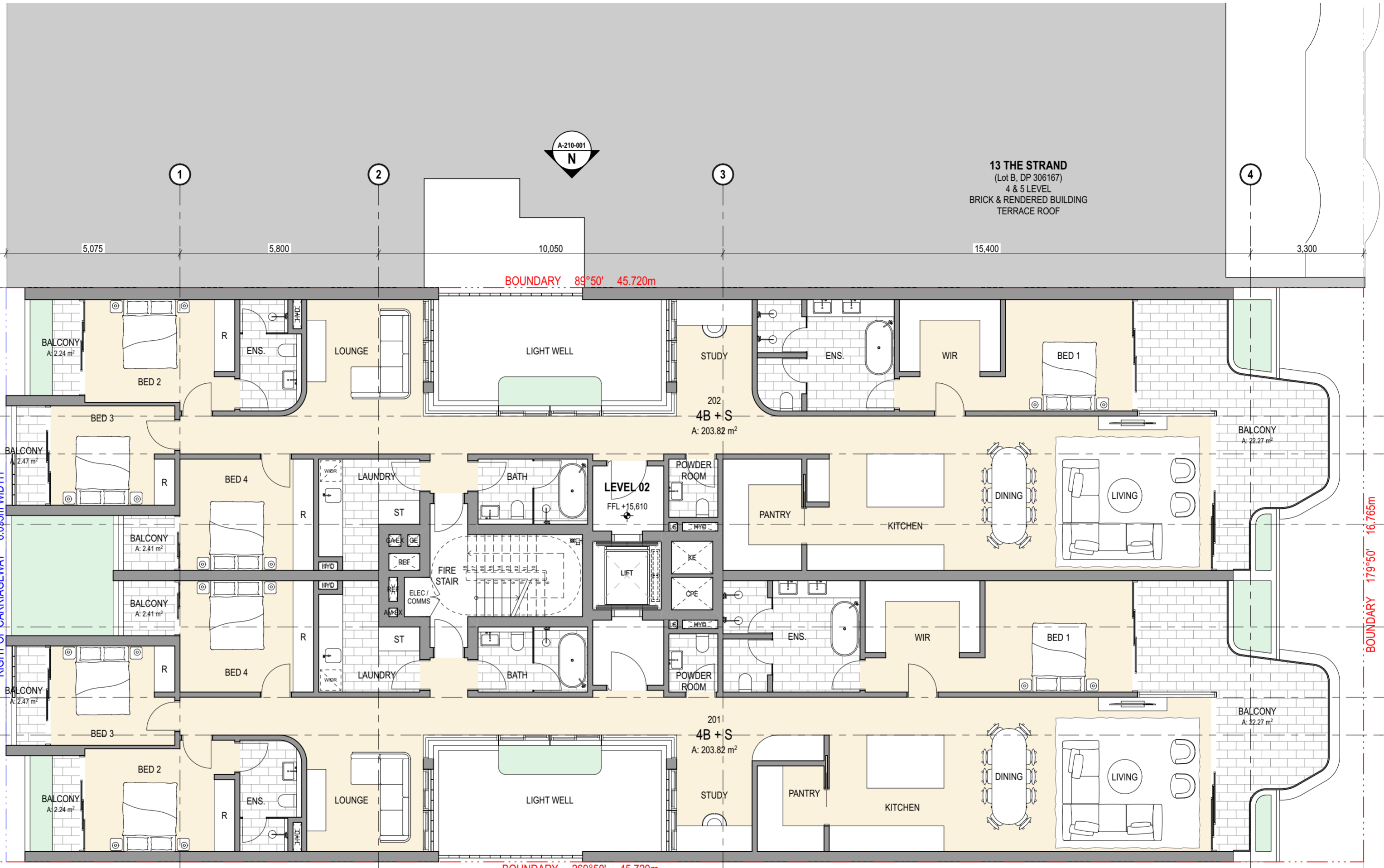
Title: **Level 1**

Job No.	2401	Dwg No.	A-110-004
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BB
A-310-002

E
A-210-003

AA
A-310-001

THE STRAND



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Series
GA PLANS
Title
Level 2

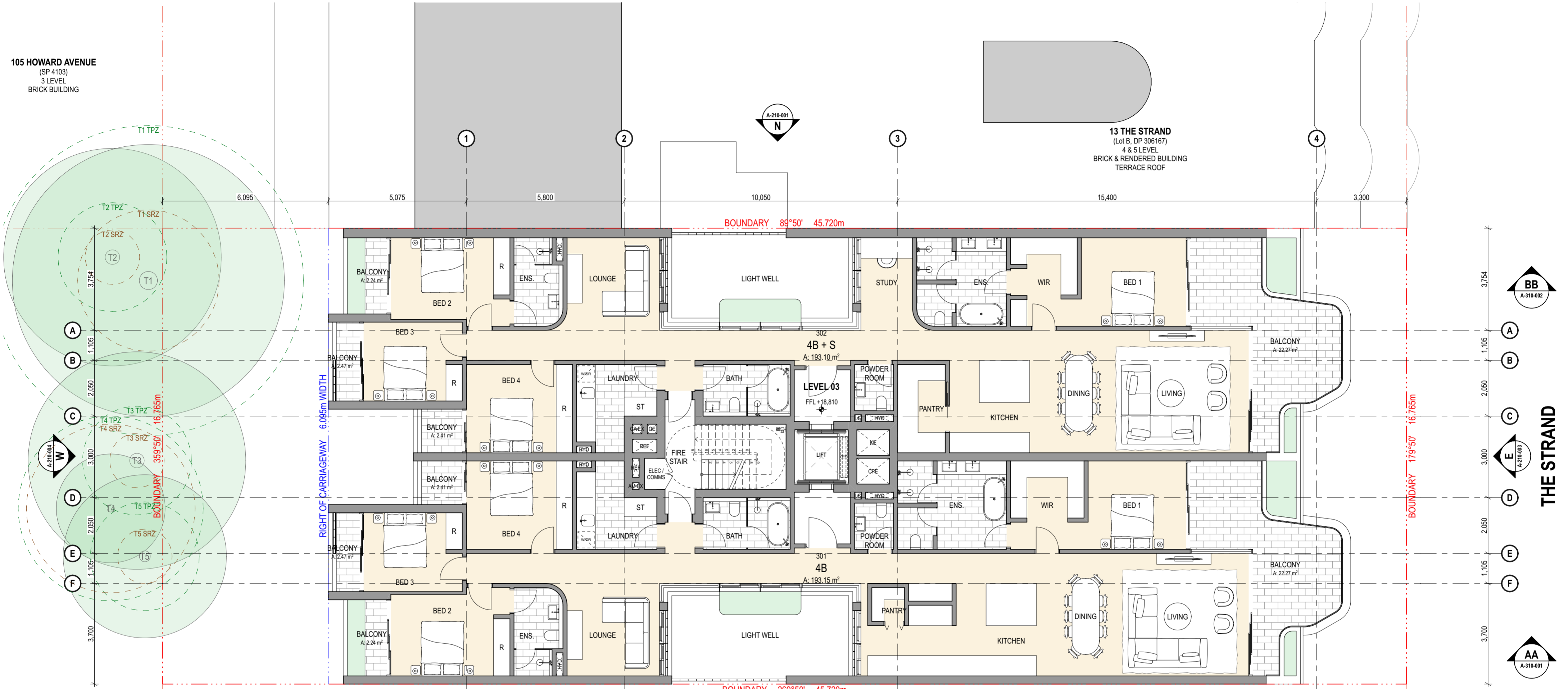
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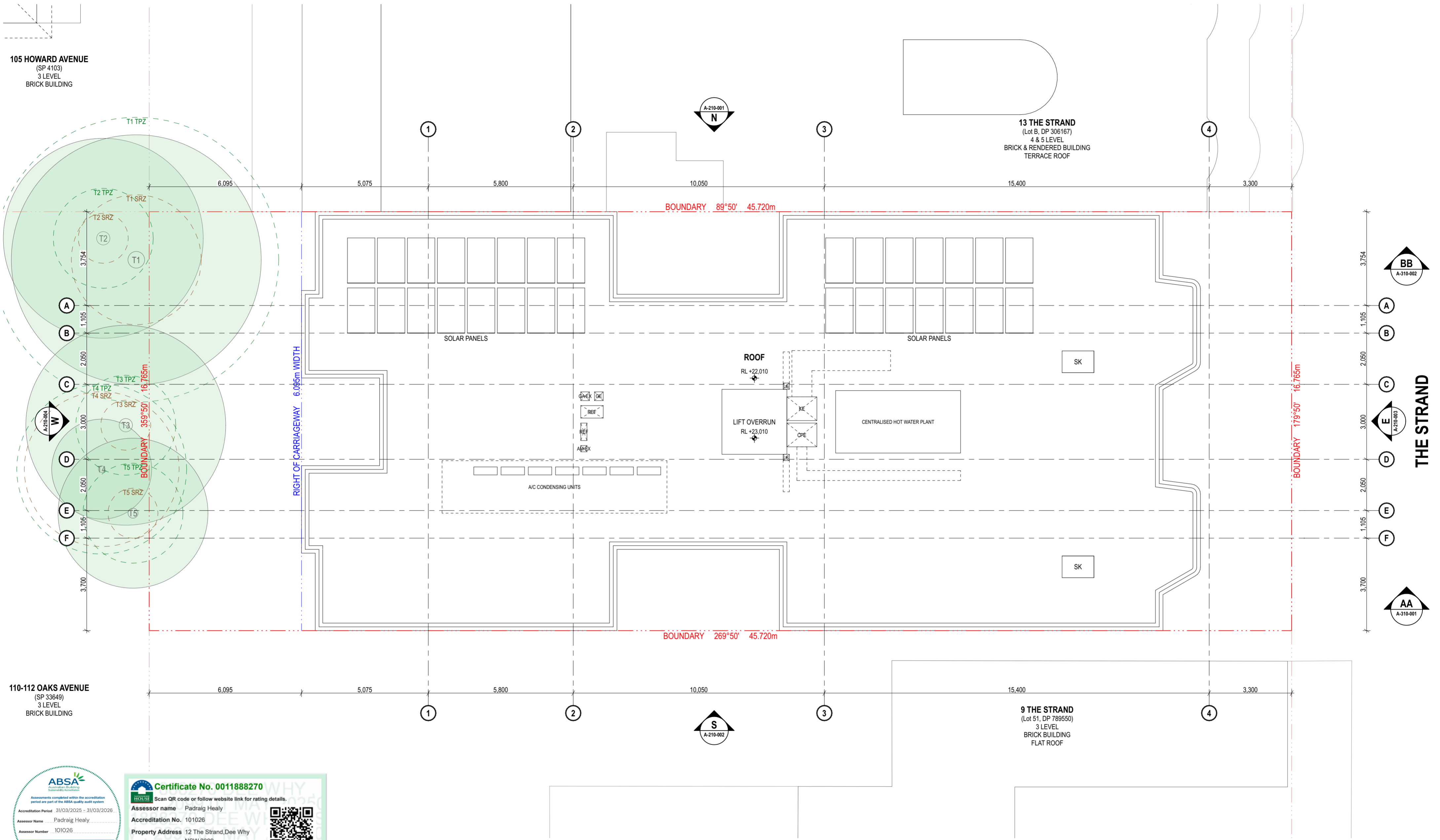
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Series
GA PLANS

Title
Level 3

Job No.	2401	Dwg No.	A-110-006
Scale	1:100 @ A2	Rev.	04
Date	17/4/2025	Drawn/Checked	OG/CJ



105 HOWARD AVENUE
(SP 4103)
3 LEVEL
BRICK BUILDING

13 THE STRAND
(Lot B, DP 306167)
4 & 5 LEVEL
BRICK & RENDERED BUILDING
TERRACE ROOF

110-112 OAKS AVENUE
(SP 33649)
3 LEVEL
BRICK BUILDING

9 THE STRAND
(Lot 51, DP 789550)
3 LEVEL
BRICK BUILDING
FLAT ROOF



Certificate No. 0011888270
Scan QR code or follow website link for rating details.
Assessor name Padraig Healy
Accreditation No. 101026
Property Address 12 The Strand, Dee Why NSW, 2099

hstar.com.au/QR/Generate?P=RSzZireUL

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Project
12 THE STRAND, DEE WHY

Client
VCross Dee Why Pty Ltd

REV	DESCRIPTION	DRAWN	DATE
01	Pre-Lodgement Issue	OG	7/8/24
02	For Client Review	OG	12/12/24
03	For Coordination	OG	17/02/25
04	DA Submission	OG	17/04/25

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

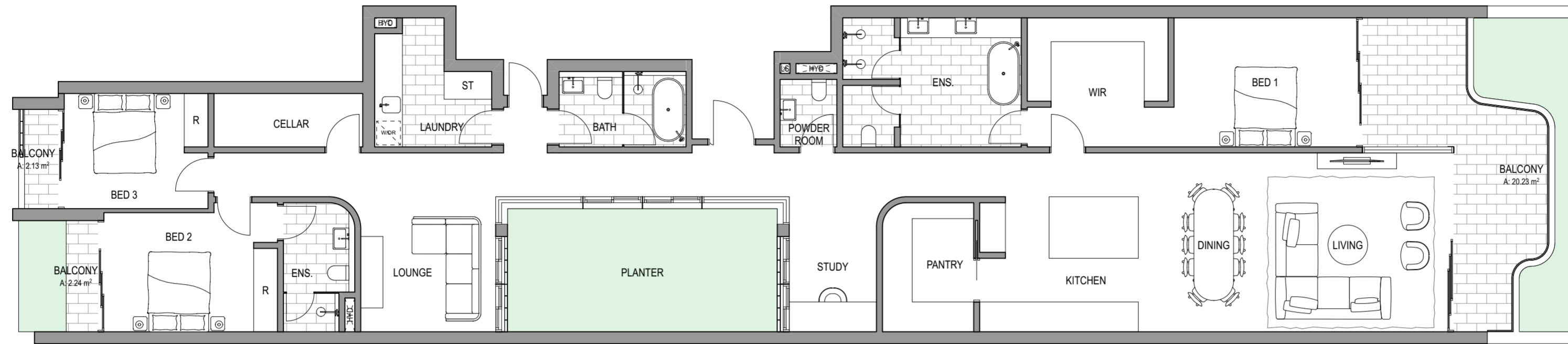
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Series
GA PLANS

Title
Roof

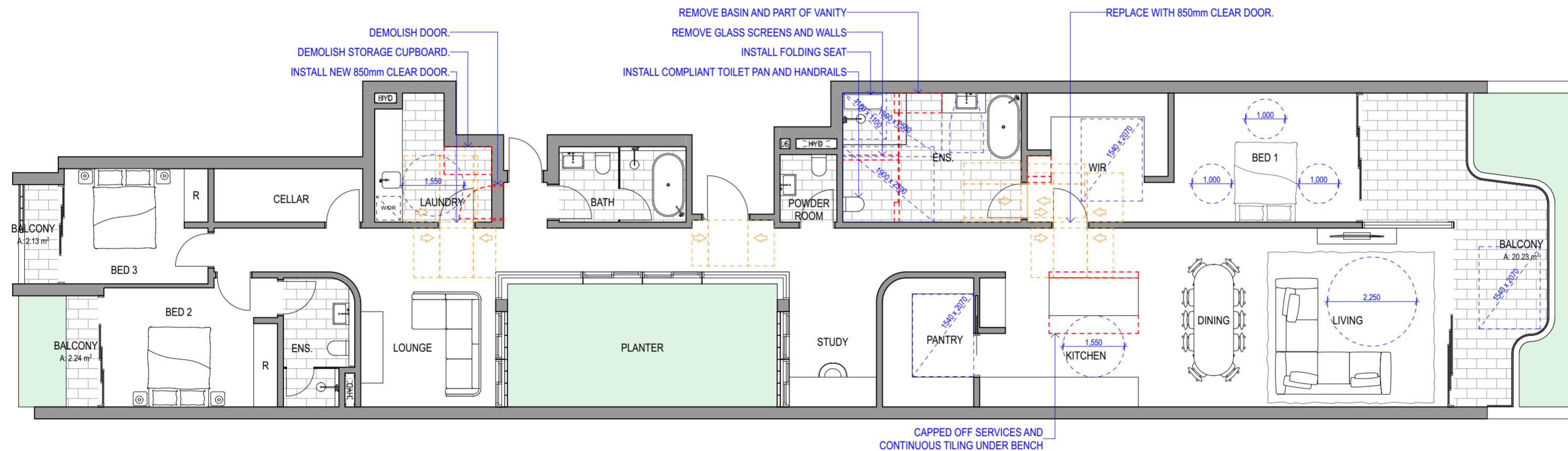
Job No.	2401	Dwg No.	A-110-007
Scale	1:100 @ A2	Rev.	04
Date	17/4/2025		
Drawn/Checked	OG/CJ		



1

Pre-Adaptation - Unit 101

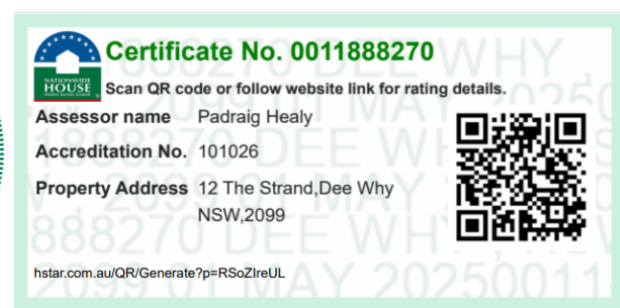
1:100



2

Post-Adaptation - Unit 101

1:100



ADAPTABLE APARTMENTS	
Total Units	6
Warringah DCP 2011 Requirement	10% - 0.6
Proposed	1

COMPLIES

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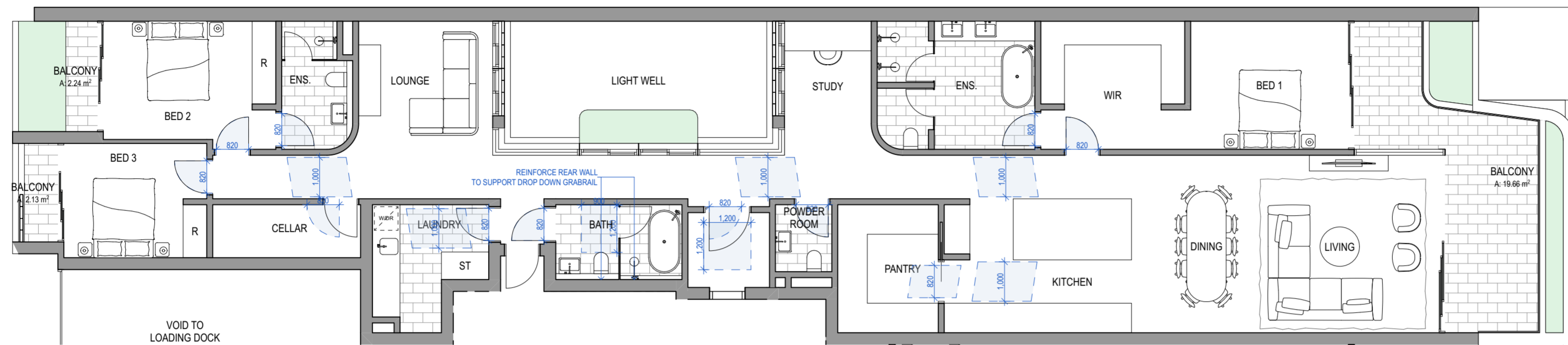
Project	12 THE STRAND, DEE WHY	
Client	VCross Dee Why Pty Ltd	

REV	DESCRIPTION	DRAWN	DATE
03	For Coordination	OG	17/02/25
04	DA Submission	OG	17/04/25

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Series	ADAPTABLE/LIVABLE APARTMENTS	
Title	Adaptable Apartments	

Job No.	2401	Dwg No.	A-115-001
Scale	@ A2	Rev.	
Date	17/4/2025	Rev.	
Drawn/Checked	OG/CJ	Rev.	04



1

Livable Apartment - Unit 102

1:100



Certificate No. 0011888270

Scan QR code or follow website link for rating details.

Assessor name Padraig Healy

Accreditation No. 101026

Property Address 12 The Strand, Dee Why NSW 2099

hstar.com.au/QR/Generate?pi=RS0zireUL

LIVABLE APARTMENTS	
Total Units	6
ADG Requirement	20% - 1.2
Proposed	2

COMPLIES

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12 THE STRAND, DEE WHY

Client
VCross Dee Why Pty Ltd

REV	DESCRIPTION	DRAWN	DATE
04	DA Submission	OG	17/04/25

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Series
ADAPTABLE/LIVABLE APARTMENTS

Title
Livable Apartments

Job No.	2401	Dwg No.	A-115-002
Scale	@ A2	Rev.	04
Date	17/4/2025		
Drawn/Checked	OG/CJ		



Accreditation Period: 31/03/2025 - 31/03/2026
 Assessor Name: Padraig Healy
 Assessor Number: 101026

Certificate No. 0011888270

Scan QR code or follow website link for rating details.

Assessor name: Padraig Healy
 Accreditation No. 101026
 Property Address: 12 The Strand, Dee Why NSW, 2099

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Project
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Client
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REV	DESCRIPTION	DRAWN	DATE
03	For Coordination	OG	17/02/25
04	DA Submission	OG	17/04/25

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

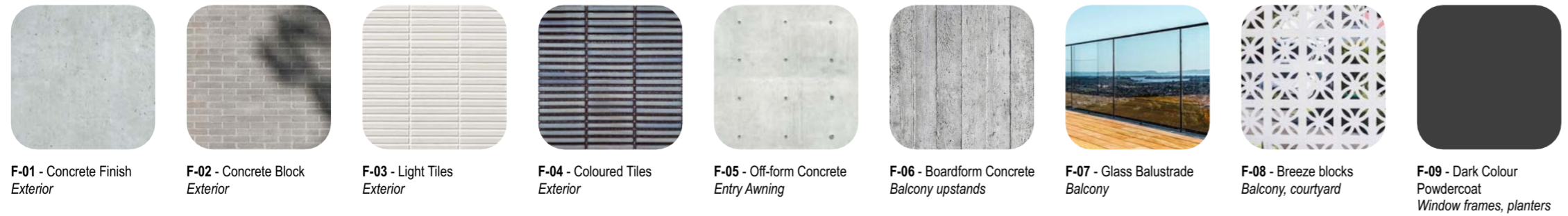
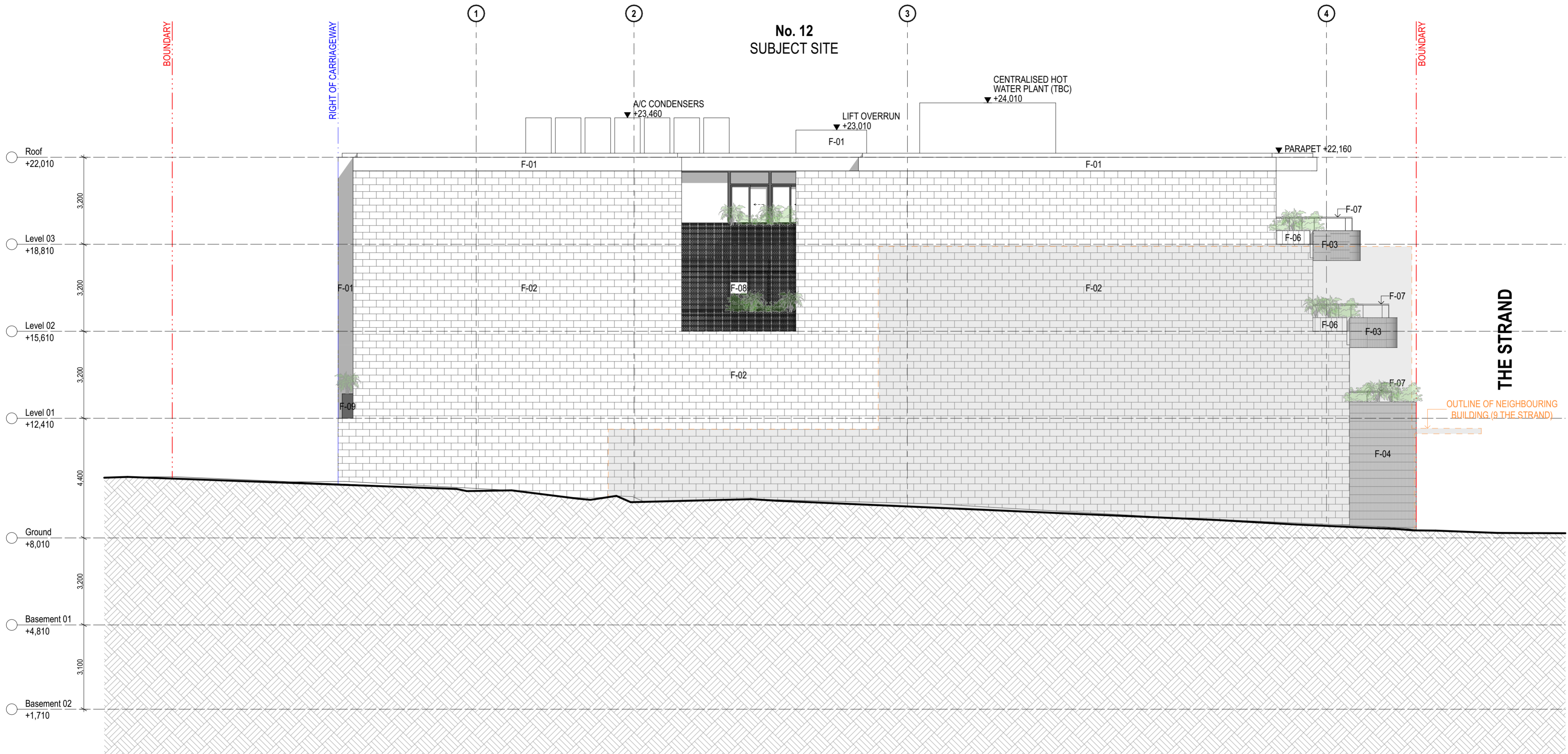
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Series
ELEVATIONS

Title
 North Elevation

Job No.	2401	Dwg No.	A-210-001
Scale	1:100 @ A2	Rev.	04
Date	17/4/2025		
Drawn/Checked	OG/CJ		



Accreditation Period: 31/03/2025 - 31/03/2026
 Assessor Name: Padraig Healy
 Assessor Number: 101026

Certificate No. 0011888270

Scan QR code or follow website link for rating details.

Assessor name: Padraig Healy
 Accreditation No. 101026
 Property Address: 12 The Strand, Dee Why NSW, 2099

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Project		12 THE STRAND, DEE WHY	
Client		VCross Dee Why Pty Ltd	

REV	DESCRIPTION	DRAWN	DATE
03	For Coordination	OG	17/02/25
04	DA Submission	OG	17/04/25

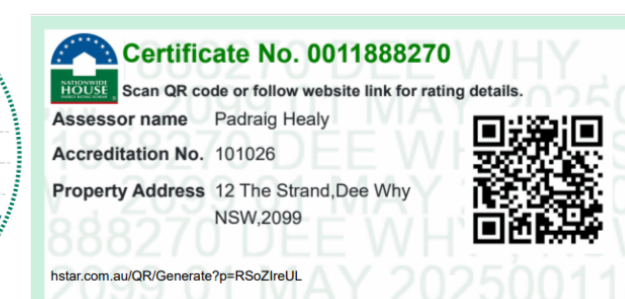
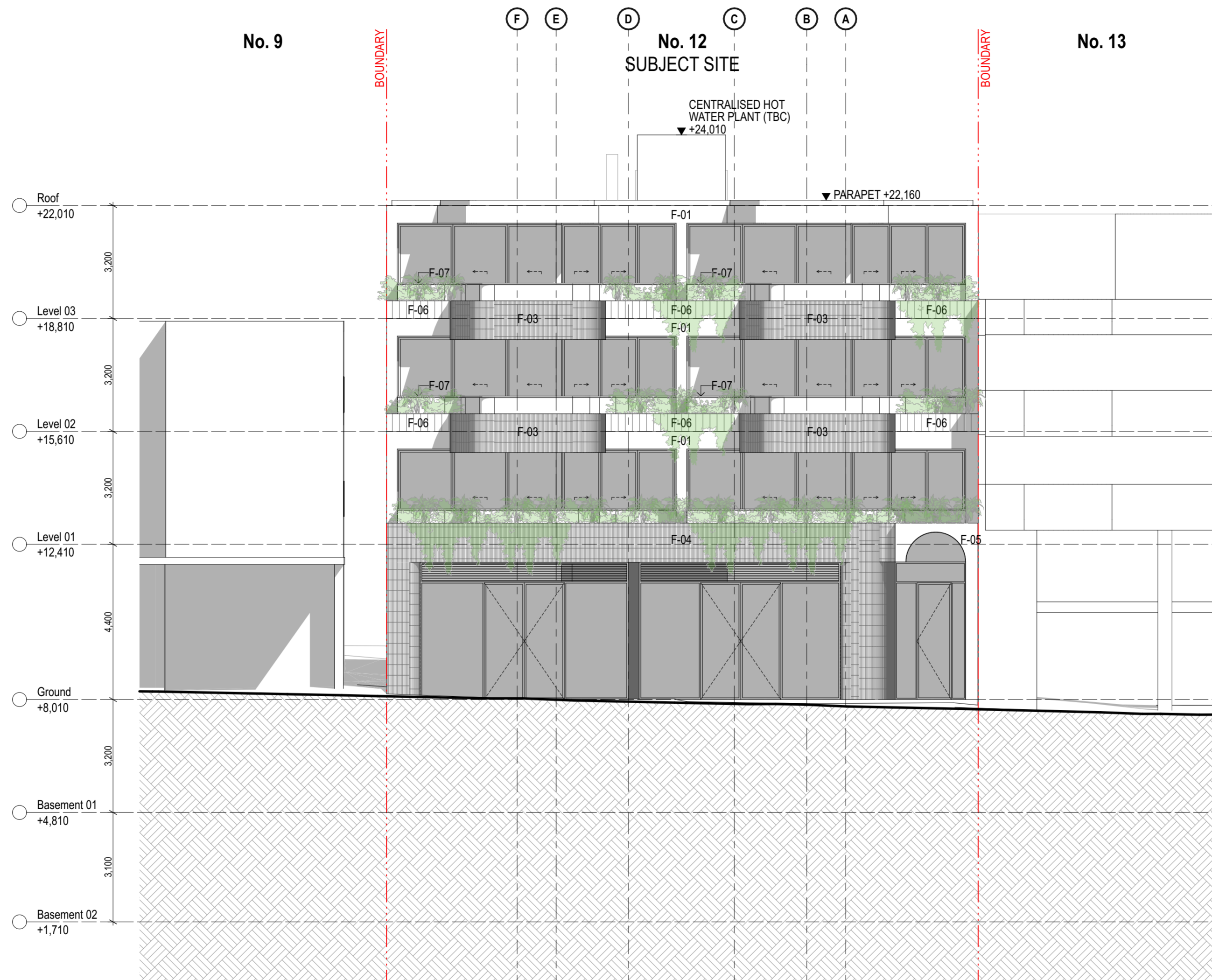
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Series	ELEVATIONS
Title	South Elevation

Job No.	2401	Dwg No.	A-210-002
Scale	1:100 @ A2	Rev.	04
Date	17/4/2025		
Drawn/Checked	OG/CJ		



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Project
12 THE STRAND, DEE WHY
Client
VCross Dee Why Pty Ltd

REV	DESCRIPTION	DRAWN	DATE
03	For Coordination	OG	17/02/25
04	DA Submission	OG	17/04/25

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.
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Series
ELEVATIONS
Title
East Elevation

Job No.	2401	Dwg No.	A-210-003
Scale	1:100 @ A2	Rev.	04
Date	17/4/2025	Drawn/Checked	OG/CJ



Accreditation Period: 31/03/2025 - 31/03/2026
 Assessor Name: Padraig Healy
 Assessor Number: 101026

Certificate No. 0011888270

Assessor name: Padraig Healy
 Accreditation No. 101026
 Property Address: 12 The Strand, Dee Why NSW, 2099



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Project
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REV	DESCRIPTION	DRAWN	DATE
01	Pre-Lodgement Issue	OG	7/8/24
03	For Coordination	OG	17/02/25
04	DA Submission	OG	17/04/25

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

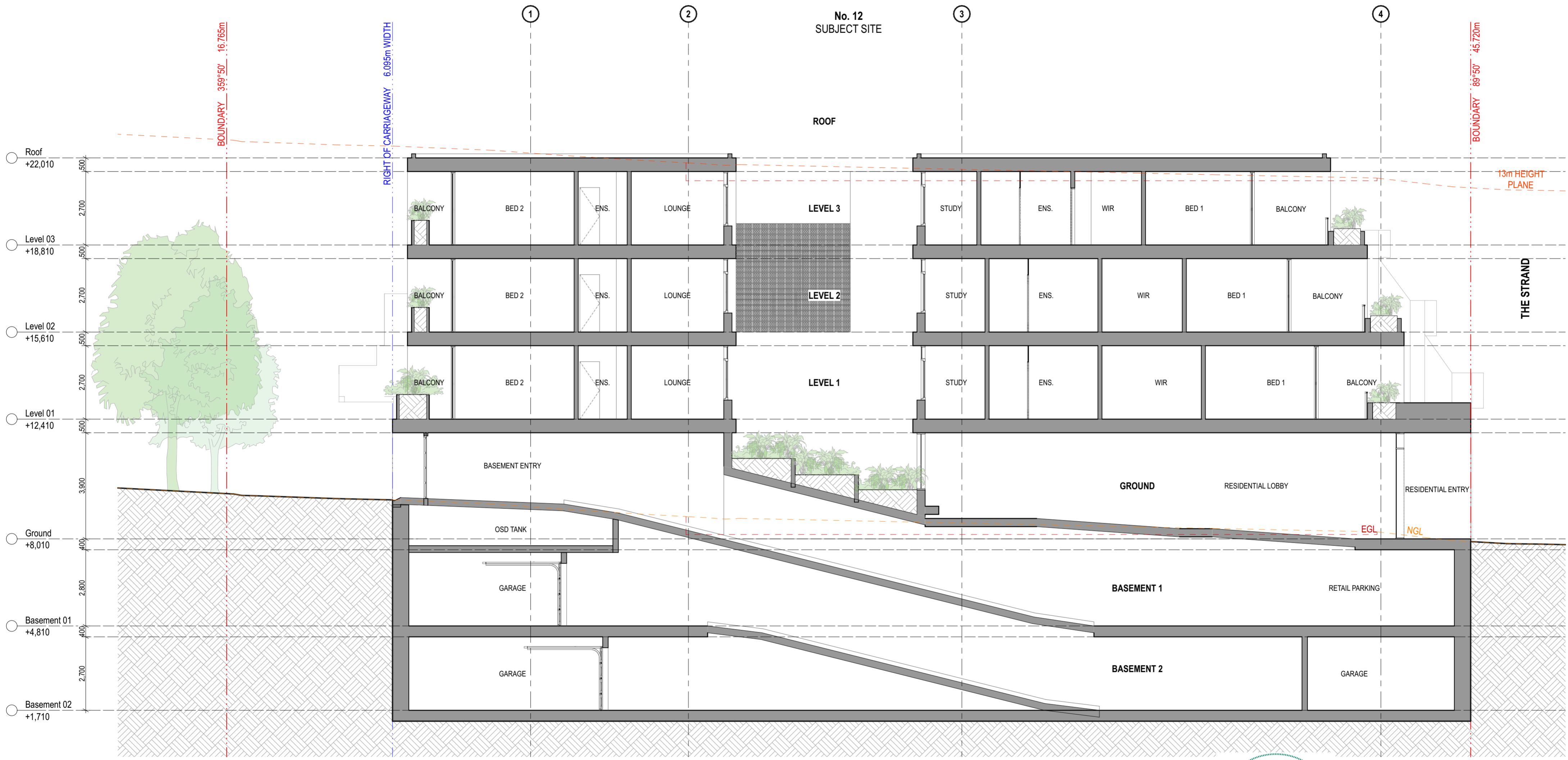
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Series
SECTIONS

Title
 Section AA

Job No.	2401	Dwg No.	A-310-001
Scale	@ A2	Rev.	04
Date	17/4/2025		
Drawn/Checked	OG/CJ		



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Project
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Client
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REV	DESCRIPTION	DRAWN	DATE
03	For Coordination	OG	17/02/25
04	DA Submission	OG	17/04/25

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

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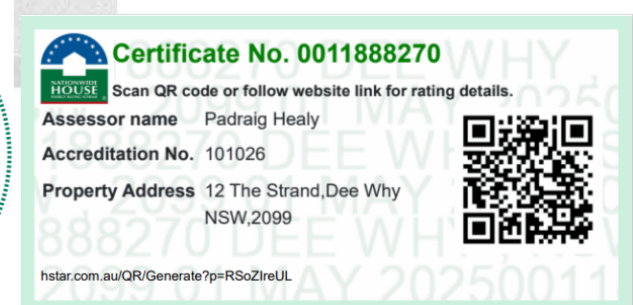
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Series
SECTIONS

Title
 Section BB

Job No.	2401	Dwg No.	A-310-002
Scale	@ A2	Rev.	04
Date	17/4/2025		
Drawn/Checked	OG/CJ		

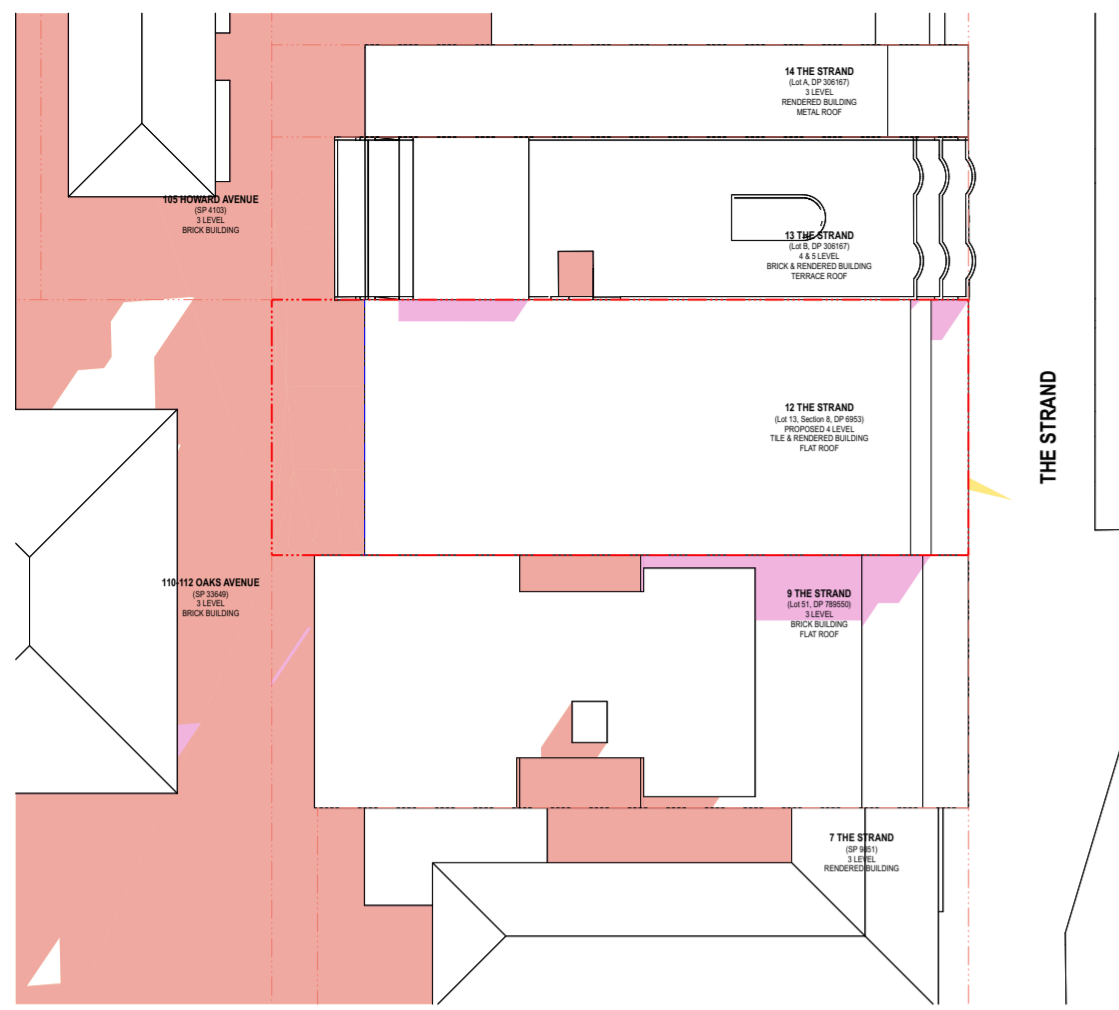
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Scale	@ A2	Rev.	04
Date	17/4/2025		
Drawn/Checked	OG/CJ		



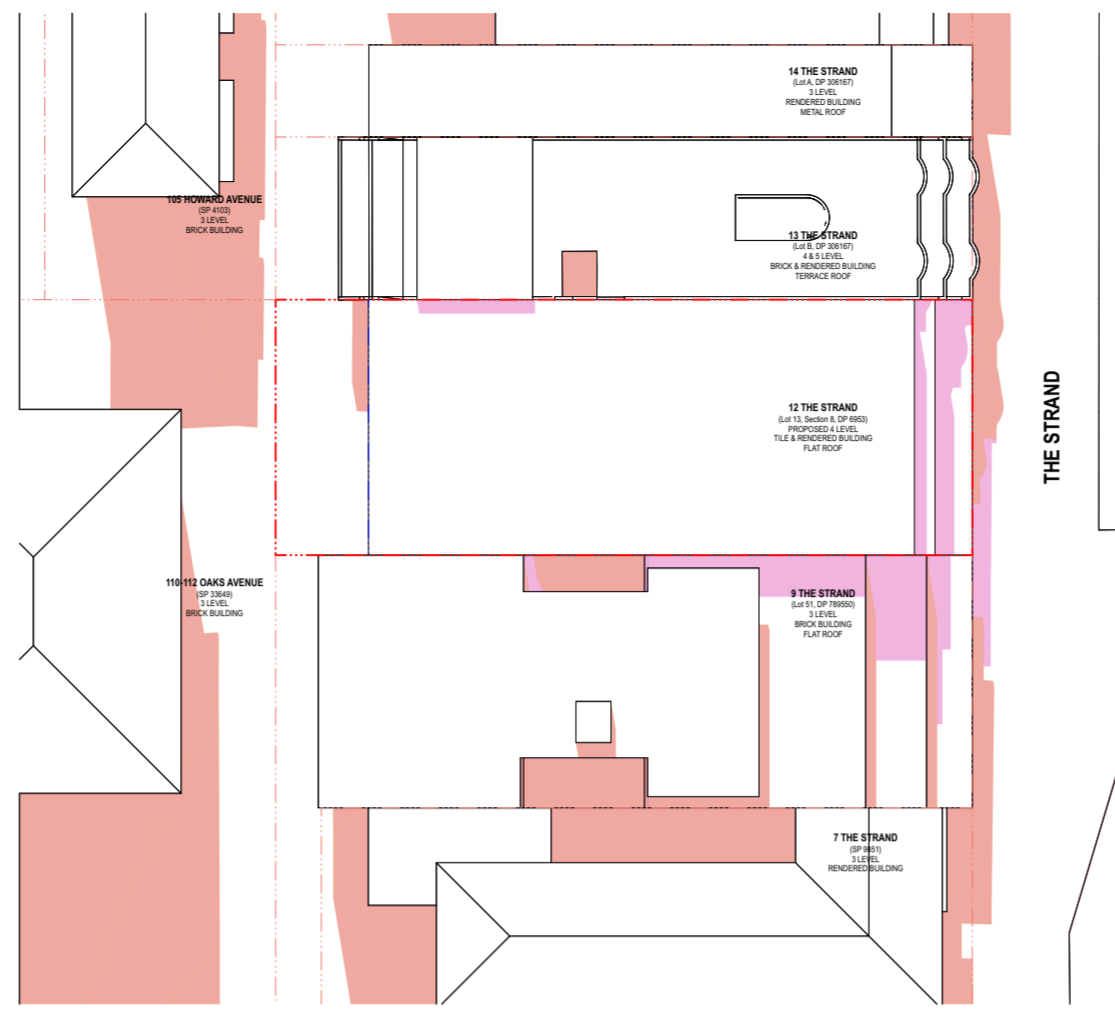
REV	DESCRIPTION	DRAWN	DATE
04	DA Submission	OG	17/04/25

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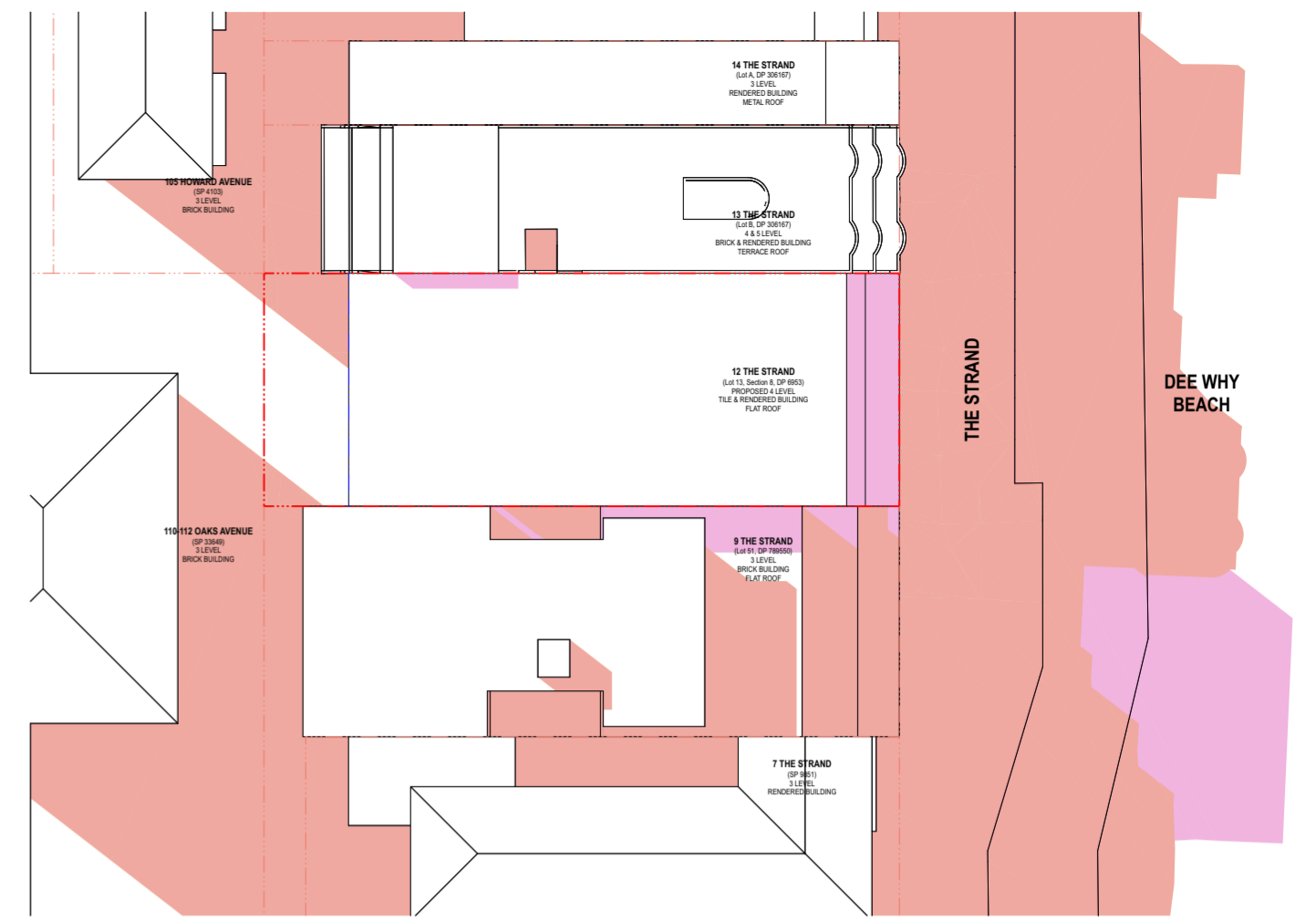
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Scale	@ A2	Rev.	04
Date	17/4/2025		
Drawn/Checked	OG/CJ		



1 HEIGHT COMPLIANT - 9:00

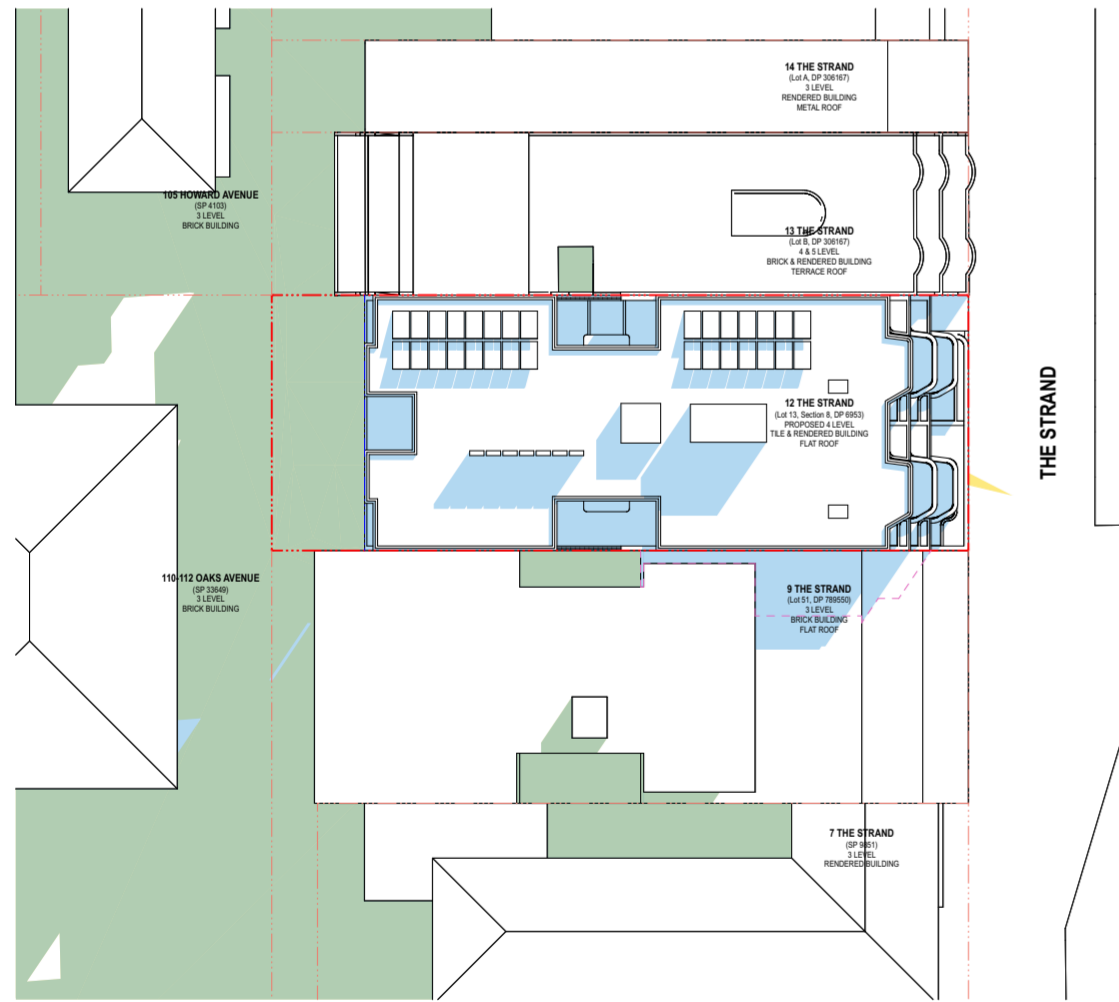


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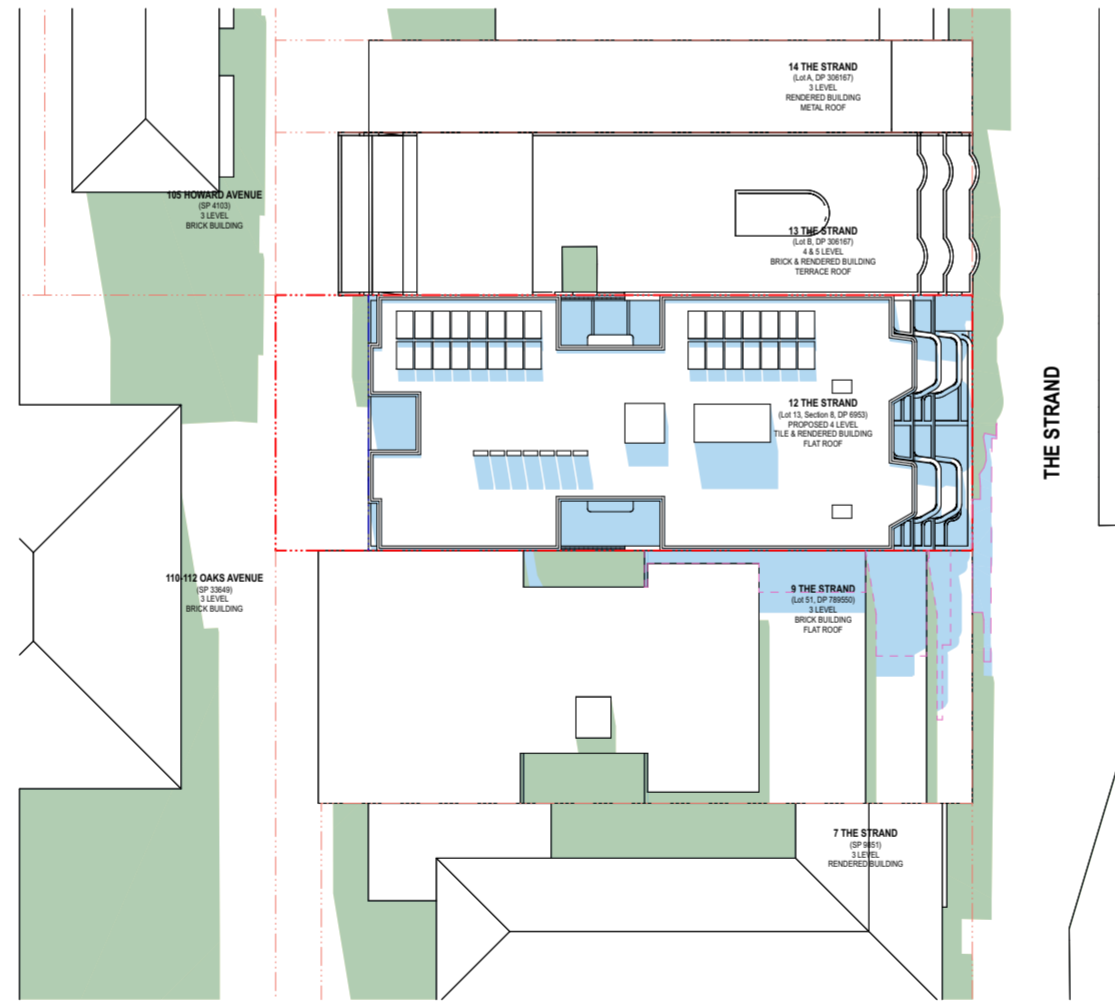


3 HEIGHT COMPLIANT - 15:00

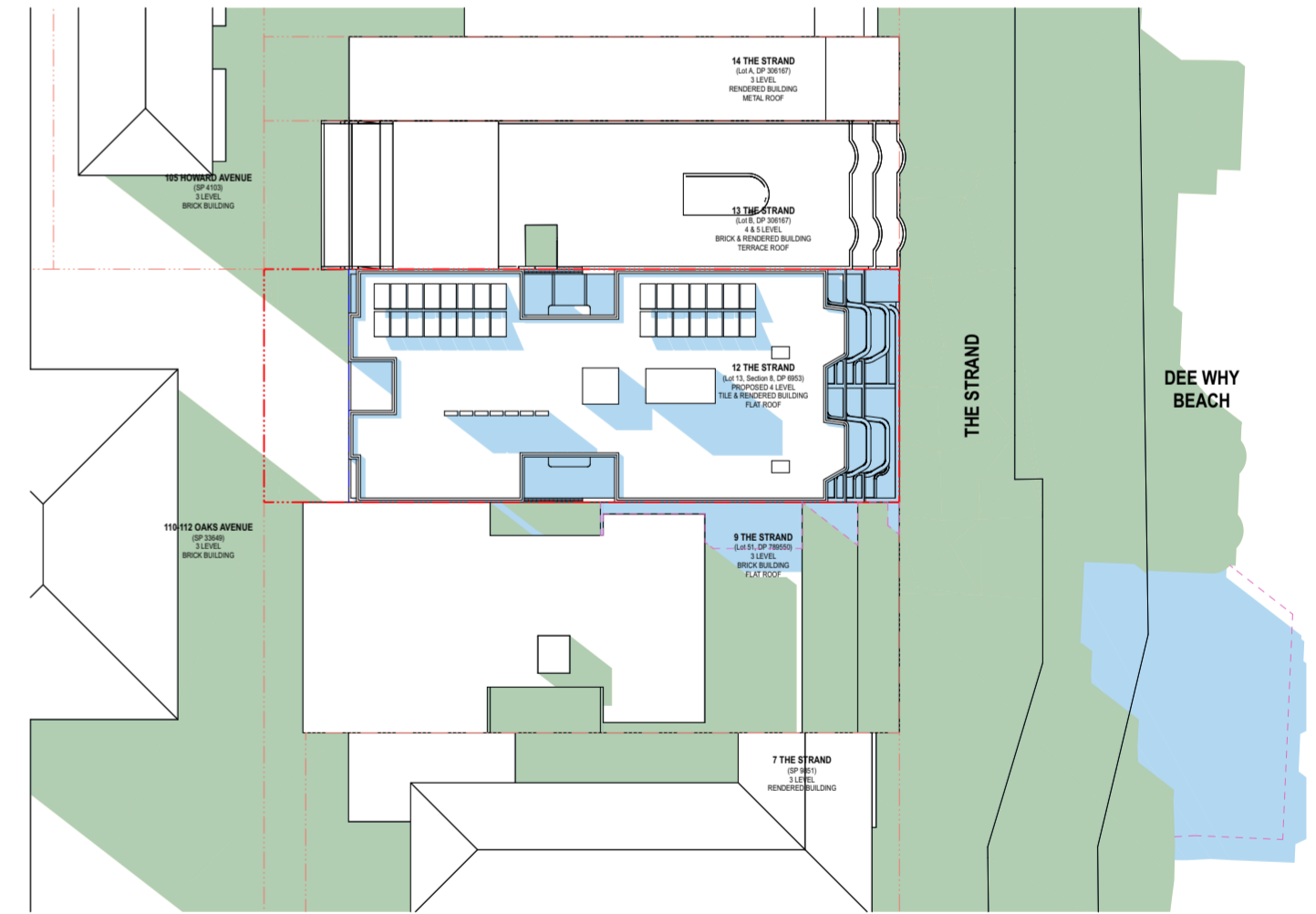
REDUCED SHADOWS
 ADDITIONAL SHADOWS
 EXISTING SHADOWS



4 PROPOSED - 9:00



5 PROPOSED - 12:00



6 PROPOSED - 15:00

Accreditation Period 31/03/2025 - 31/03/2026
 Assessor Name Padraig Healy
 Assessor Number 101026

Certificate No. 0011888270
 Scan QR code or follow website link for rating details.
 Assessor name Padraig Healy
 Accreditation No. 101026
 Property Address 12 The Strand, Dee Why NSW, 2099

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Project
12 THE STRAND, DEE WHY
 Client
 VCross Dee Why Pty Ltd

REV	DESCRIPTION	DRAWN	DATE
01	Pre-Lodgement Issue	OG	7/8/24
03	For Coordination	OG	17/02/25
04	DA Submission	OG	17/04/25

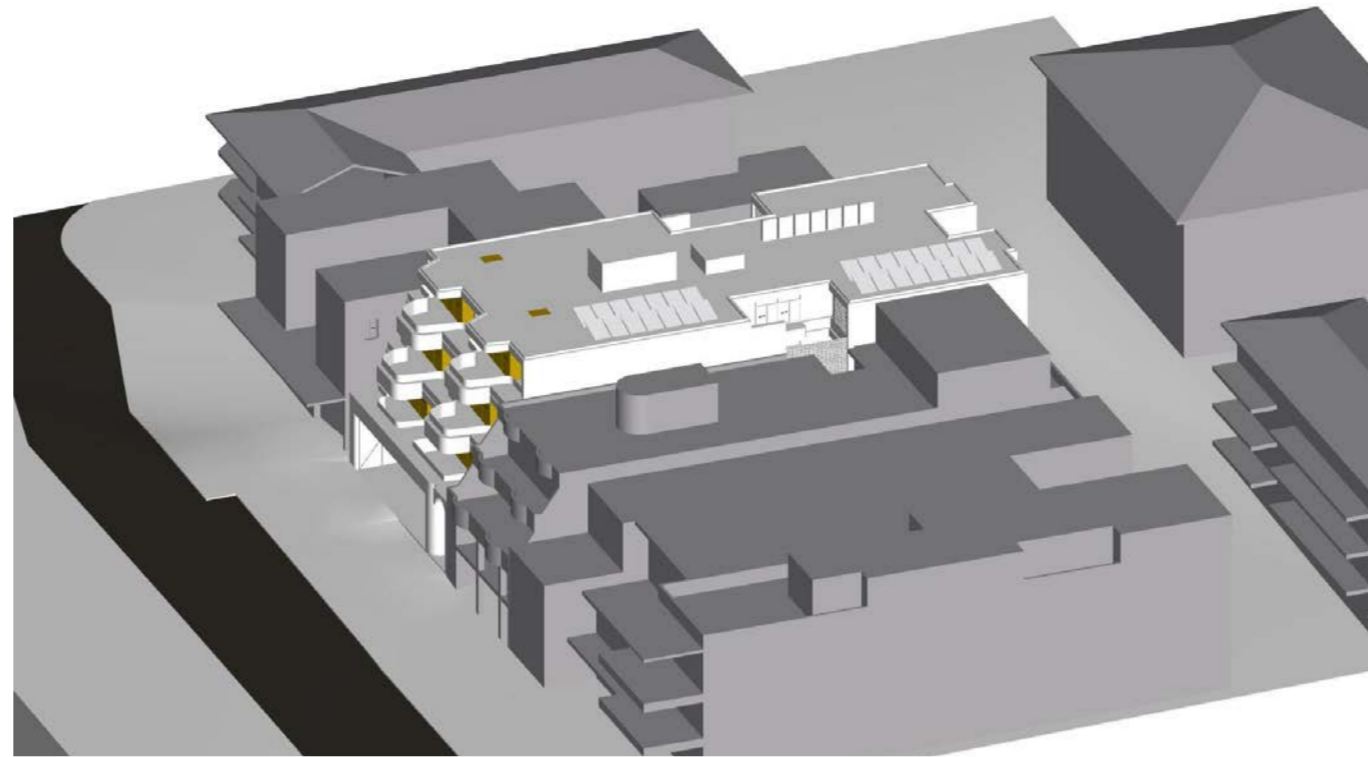
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Series
SHADOW DIAGRAMS
 Title
 Winter Solstice - June 21

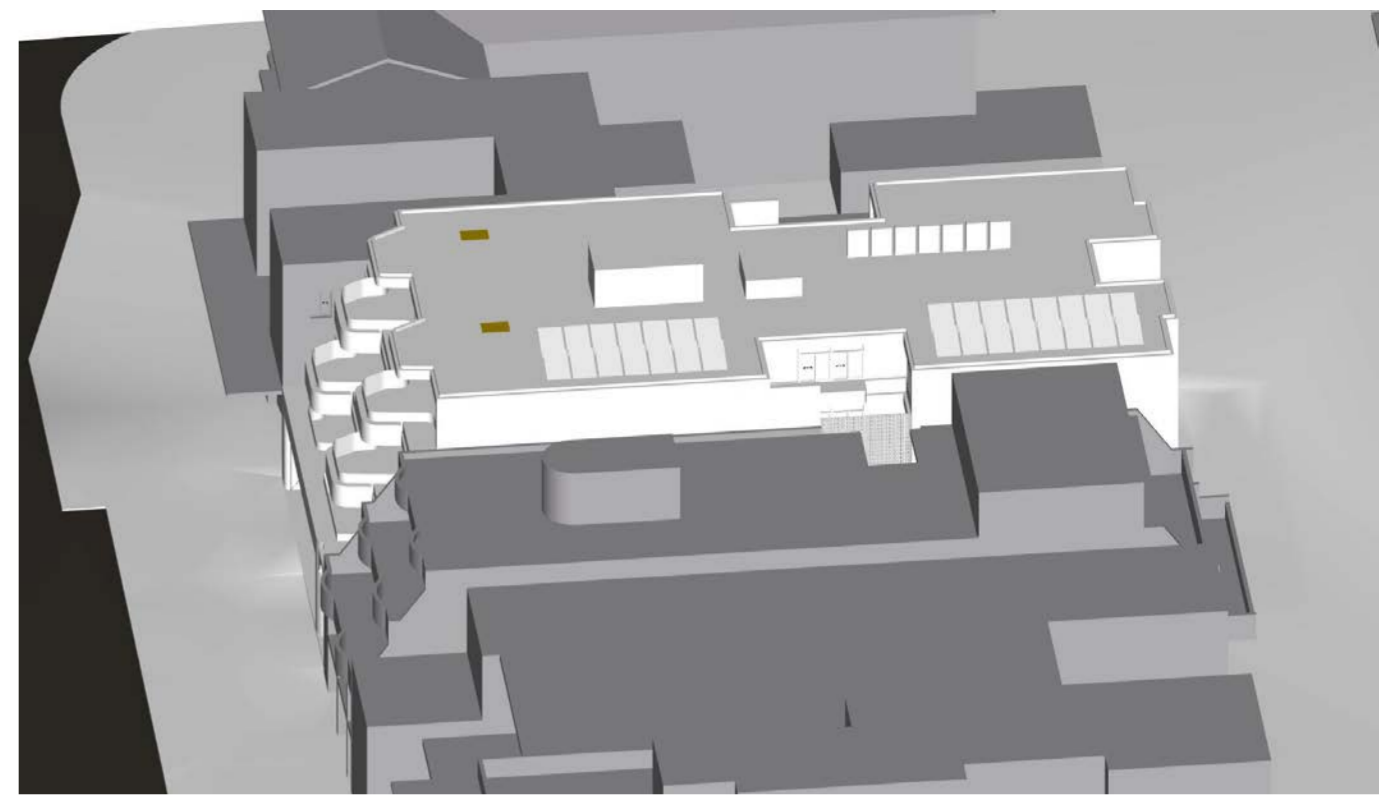
Job No.	2401	Dwg No.	A-720-001
Scale	@ A2	Rev.	04
Date	17/4/2025	Drawn/Checked	OG/CJ



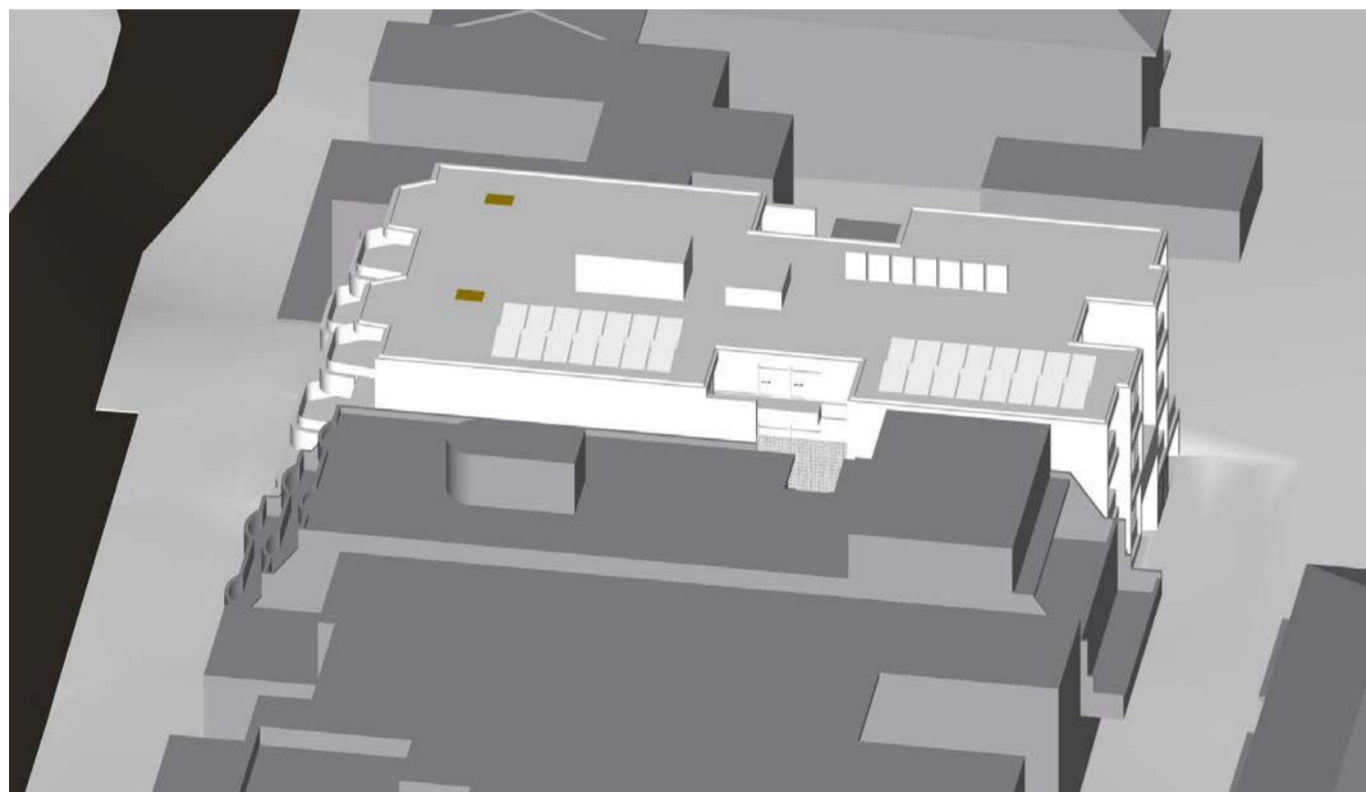
1 9:00



2 10:00



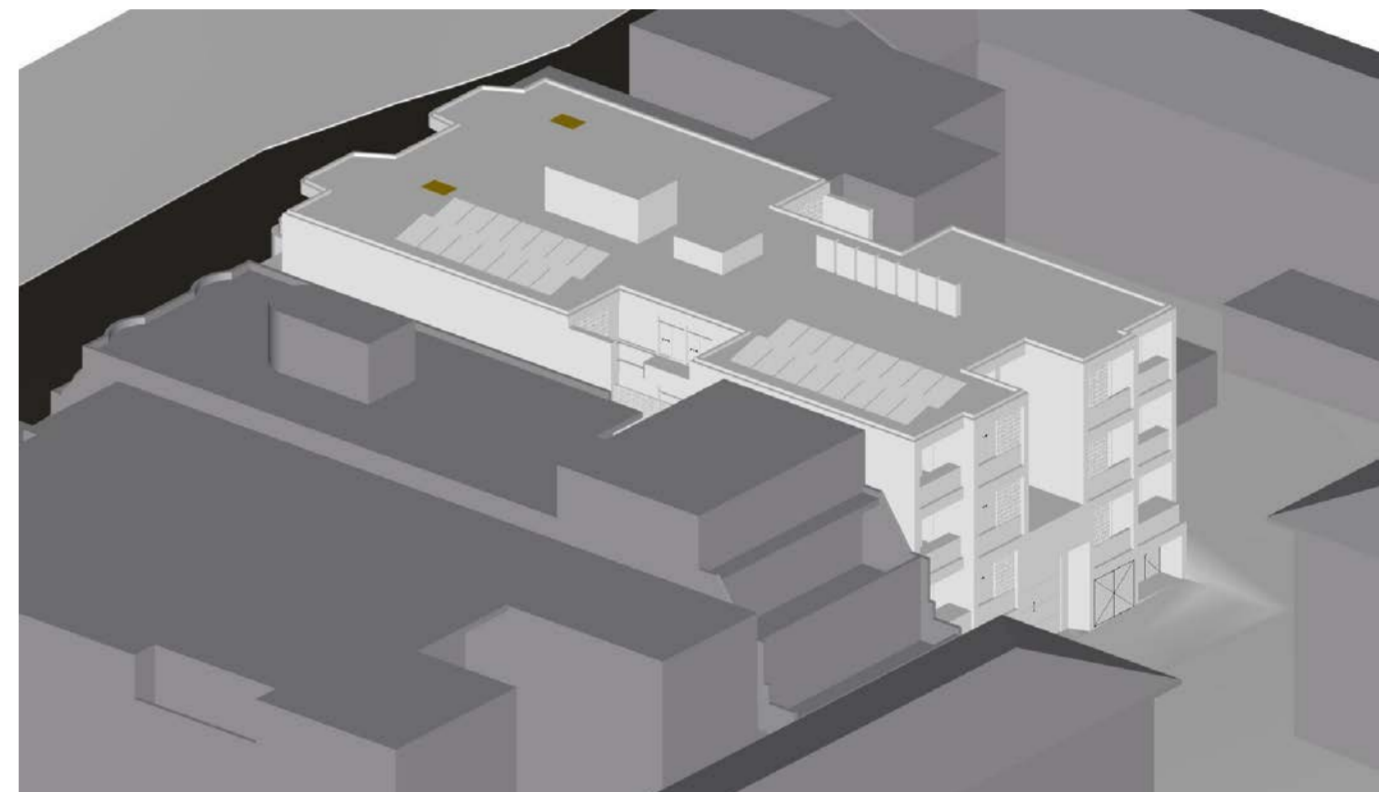
3 11:00



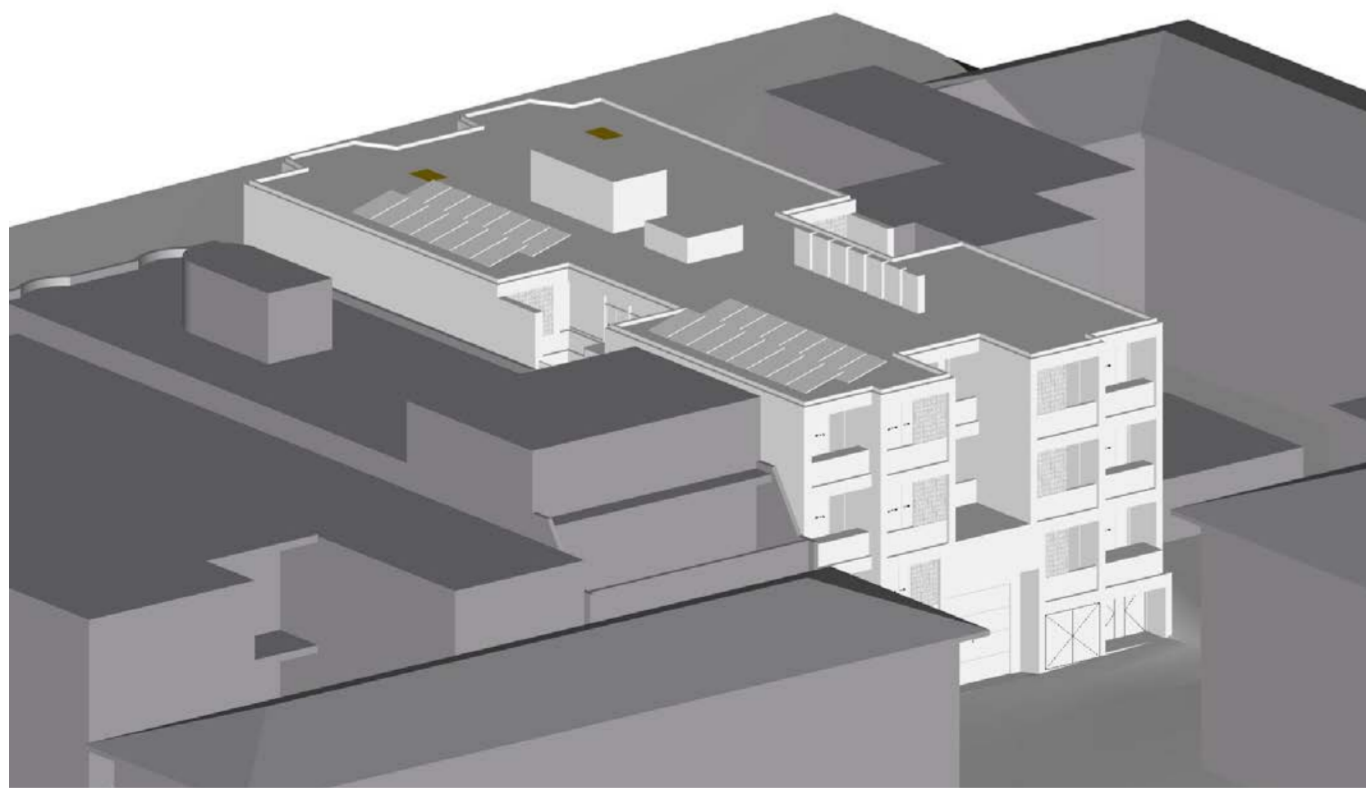
4 12:00



5 13:00



6 14:00




7 15:00

APARTMENT DESIGN GUIDE

Objective 4A Solar and Daylight Access

Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter.

 Solar Access to Living Room Windows

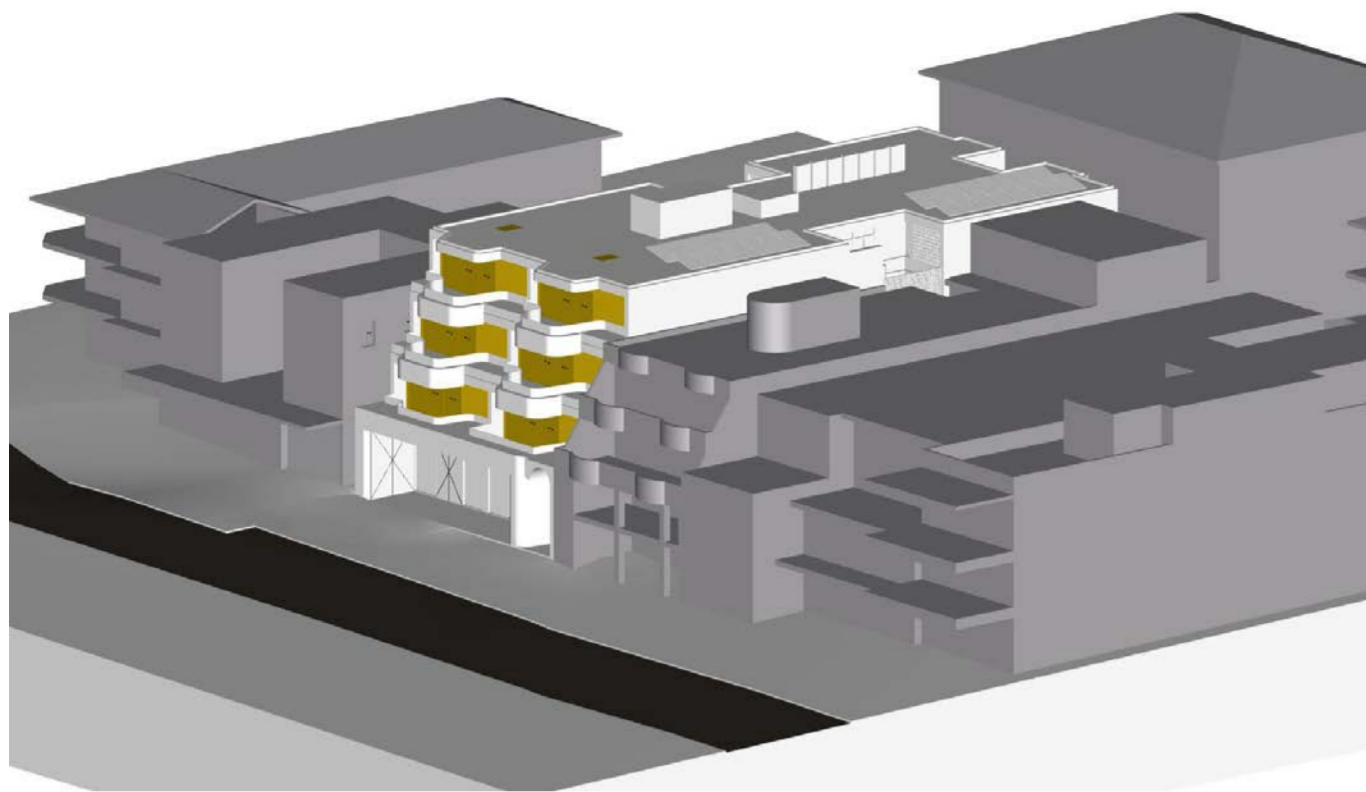
	09:00	10:00	11:00	12:00	13:00	14:00	15:00	Complies
101	Y	Y	N	N	N	N	N	NO
102	Y	Y	N	N	N	N	N	NO
201	Y	Y	N	N	N	N	N	NO
202	Y	Y	N	N	N	N	N	NO
301	Y	Y	Y	Y	Y	Y	Y	YES
302	Y	Y	Y	Y	Y	Y	Y	YES

SOLAR ACCESS	
Total Apts	6
Required	4.2 (70%)
Apts receiving min. 2 hrs	2 (33.4%)

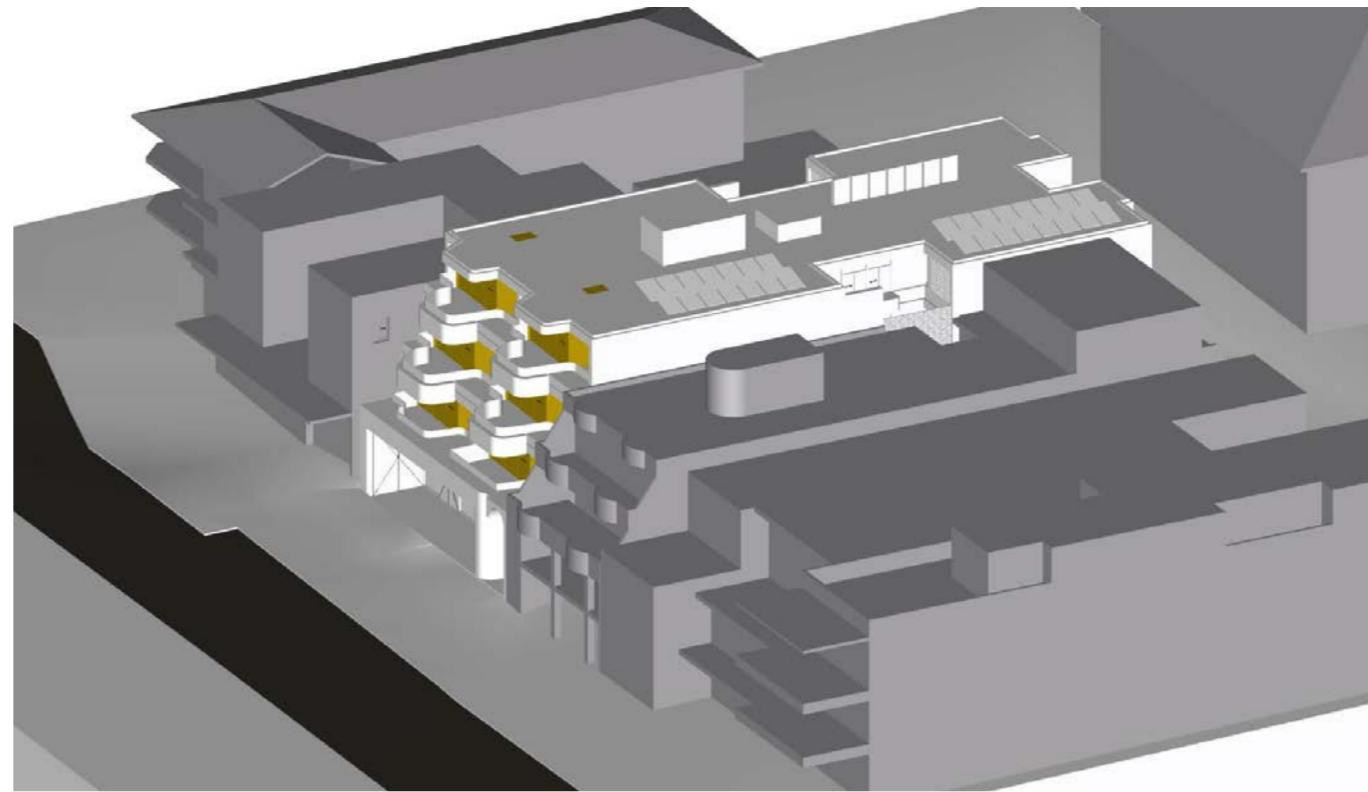


REV	DESCRIPTION	DRAWN	DATE
01	Pre-Lodgement Issue	OG	7/8/24
03	For Coordination	OG	17/02/25
04	DA Submission	OG	17/04/25

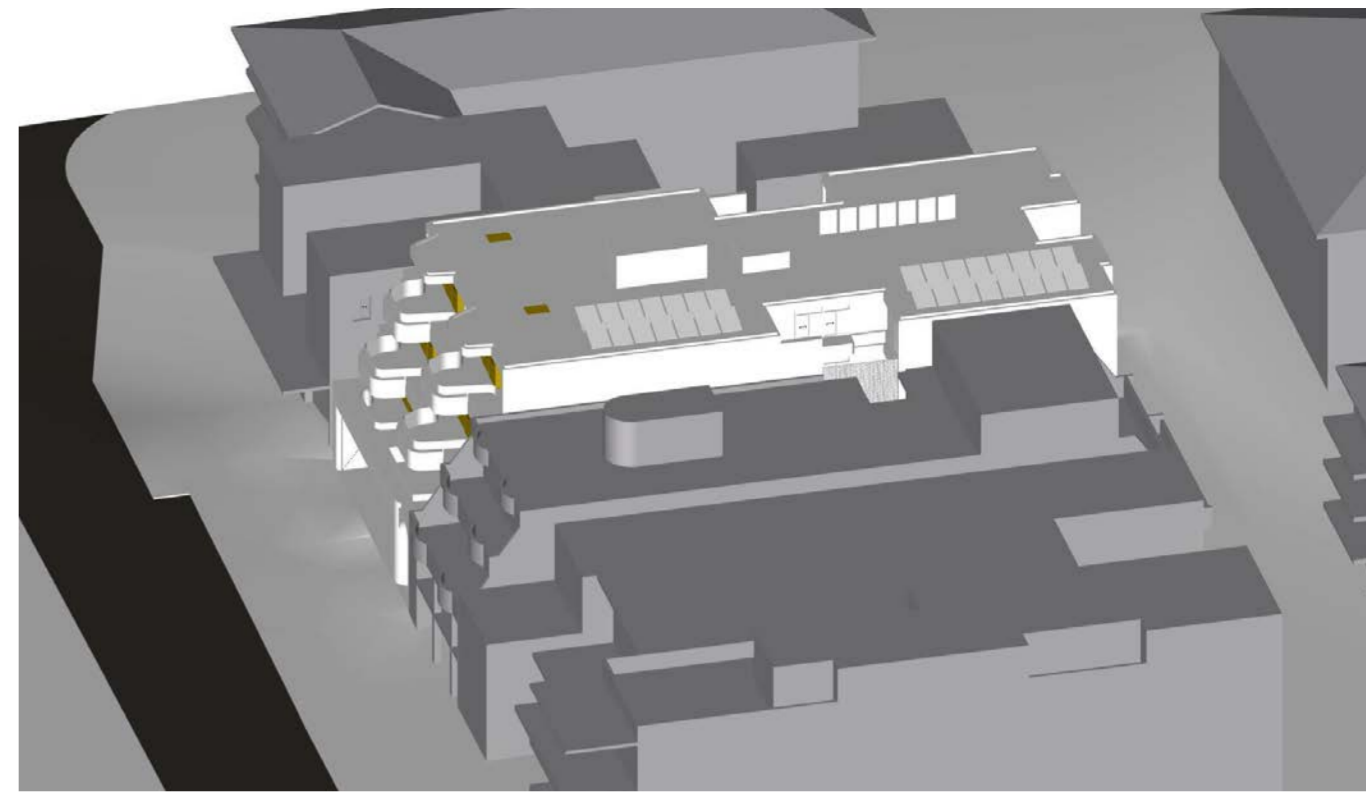
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1 8:30



2 9:30



3 10:30

APARTMENT DESIGN GUIDE

Objective 4A Solar and Daylight Access

5 of the 6 apartments (83.3%) receive 2 hours of direct sunlight between 8:30am and 10:30am at mid winter. Due to the orientation of the site and the access to views, the current arrangement should be deemed appropriate.



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Project		12 THE STRAND, DEE WHY	
Client		VCross Dee Why Pty Ltd	

REV	DESCRIPTION	DRAWN	DATE
03	For Coordination	OG	17/02/25
04	DA Submission	OG	17/04/25

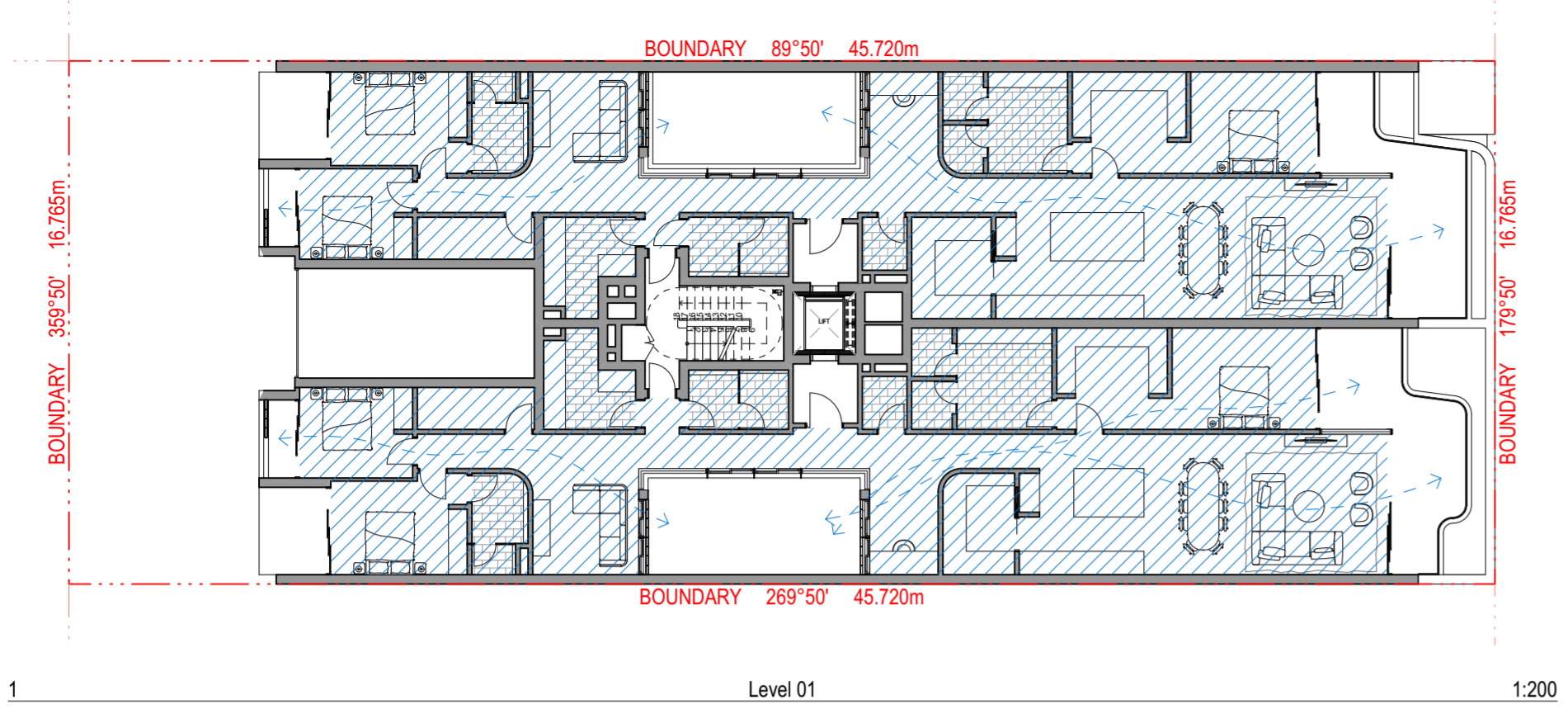
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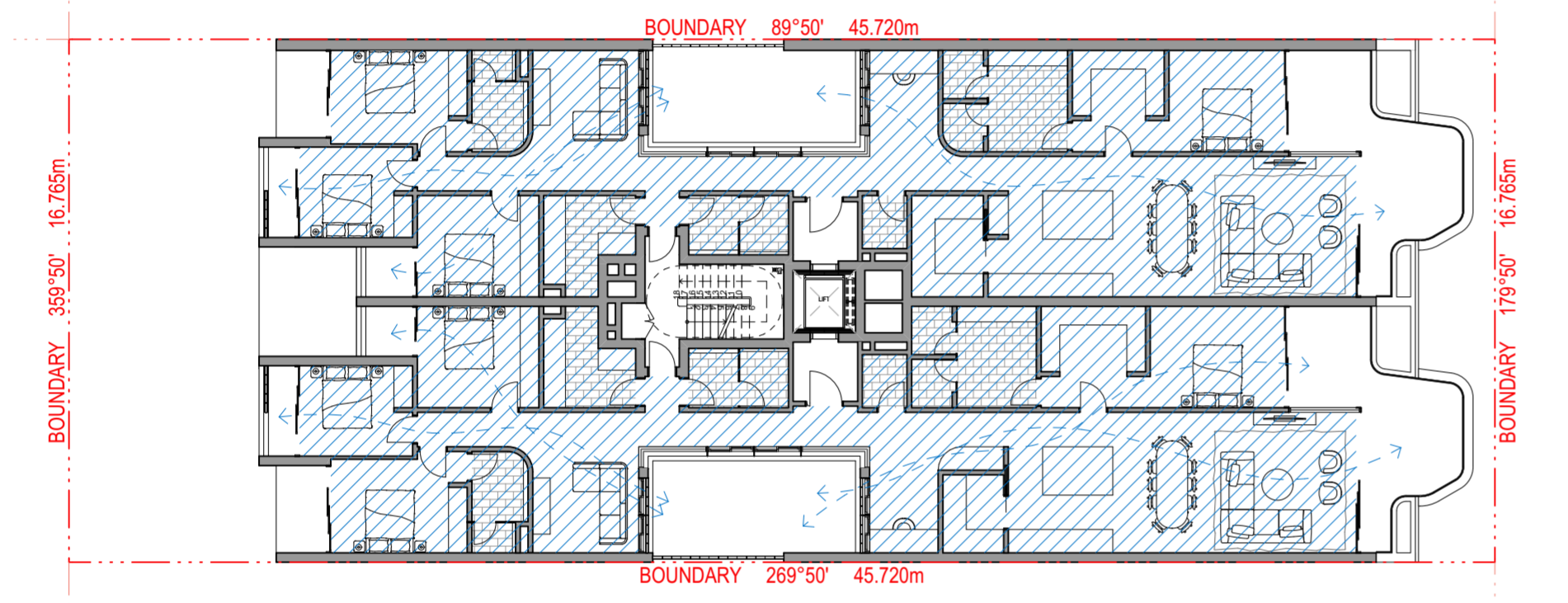
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Series	ADG COMPLIANCE
Title	Solar Access - 2

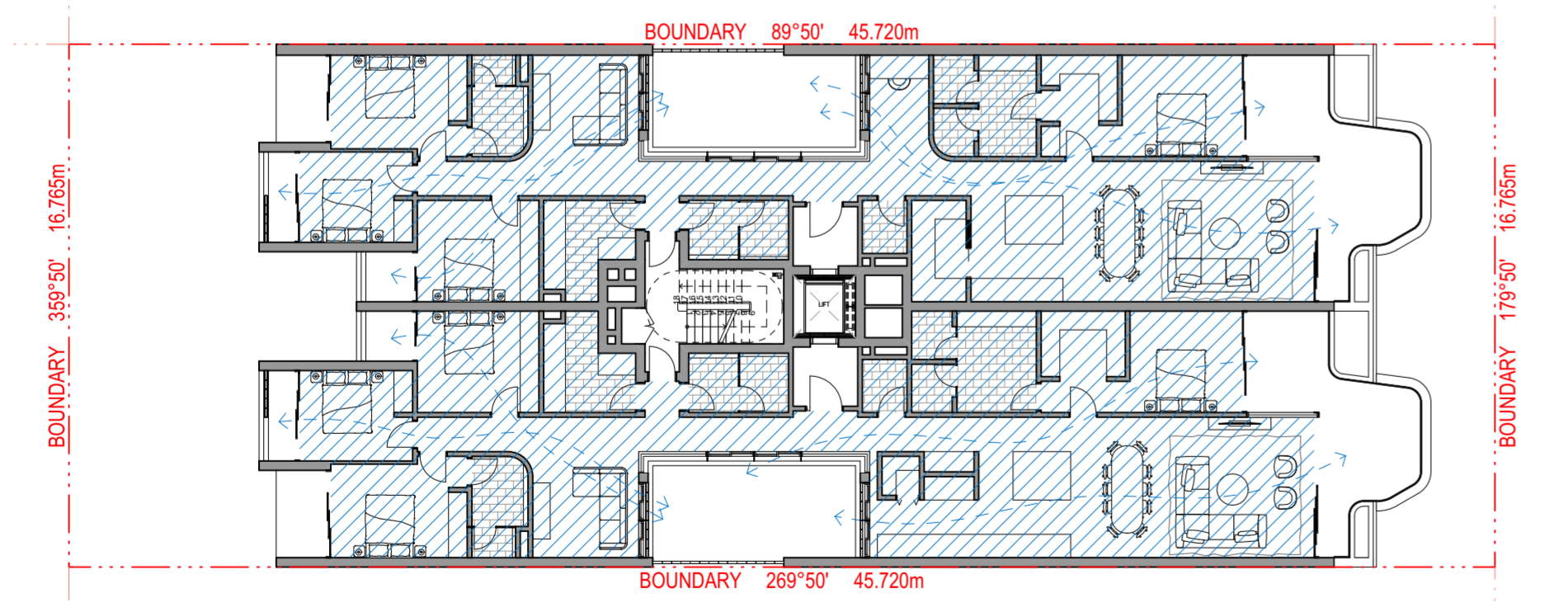
Job No.	2401	Dwg No.	A-730-002
Scale	@ A2	Rev.	04
Date	17/4/2025		
Drawn/Checked	OG/CJ		



1 Level 01 1:200



2 Level 02 1:200



3 Level 03 1:200

APARTMENT DESIGN GUIDE

Objective 4B-3 Natural Ventilation

1. At least 60% of apartments are natural cross ventilated.
 2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.

Naturally Ventilated Not Ventilated

CROSS VENTILATION	
101	Yes
102	Yes
201	Yes
202	Yes
301	Yes
302	Yes
Proposed	100% - 6
Required	60% - 3.6

COMPLIES



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Project
12 THE STRAND, DEE WHY

Client
 VCross Dee Why Pty Ltd

REV	DESCRIPTION	DRAWN	DATE
03	For Coordination	OG	17/02/25
04	DA Submission	OG	17/04/25

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

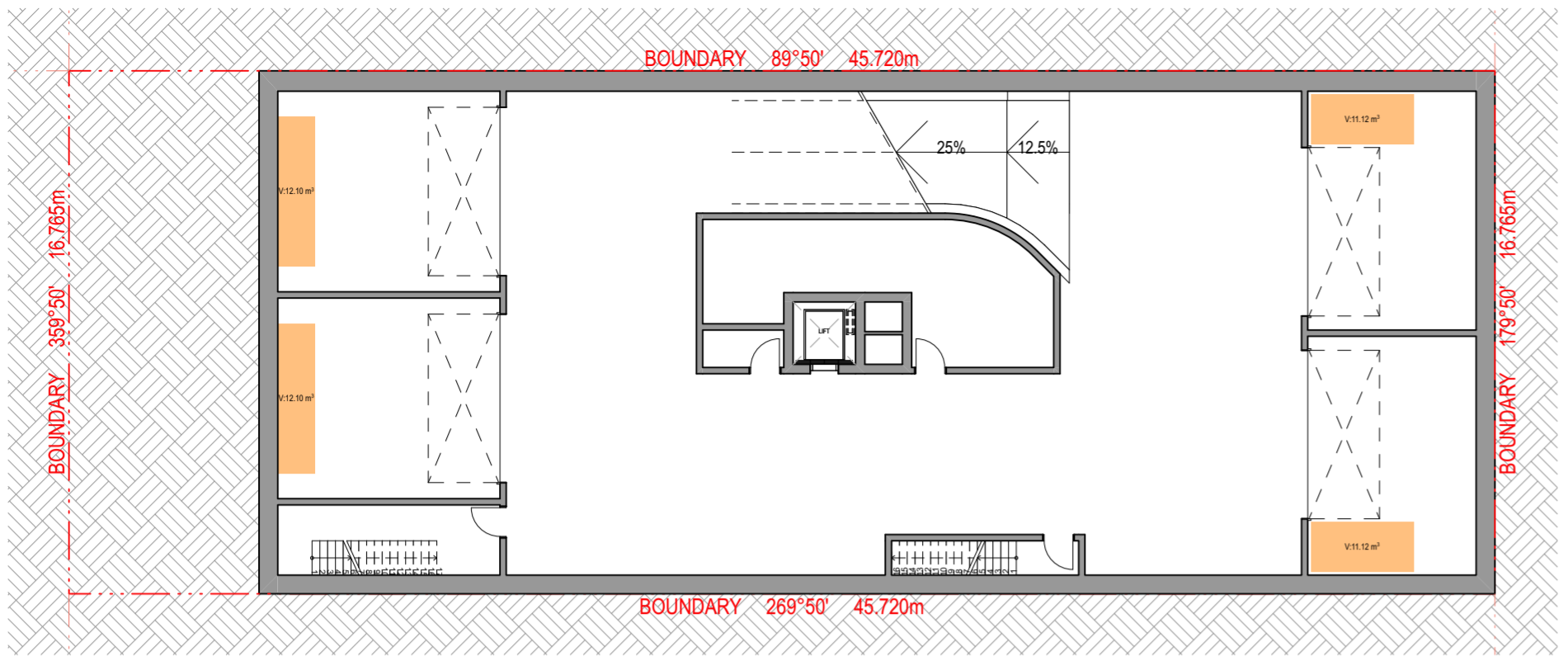
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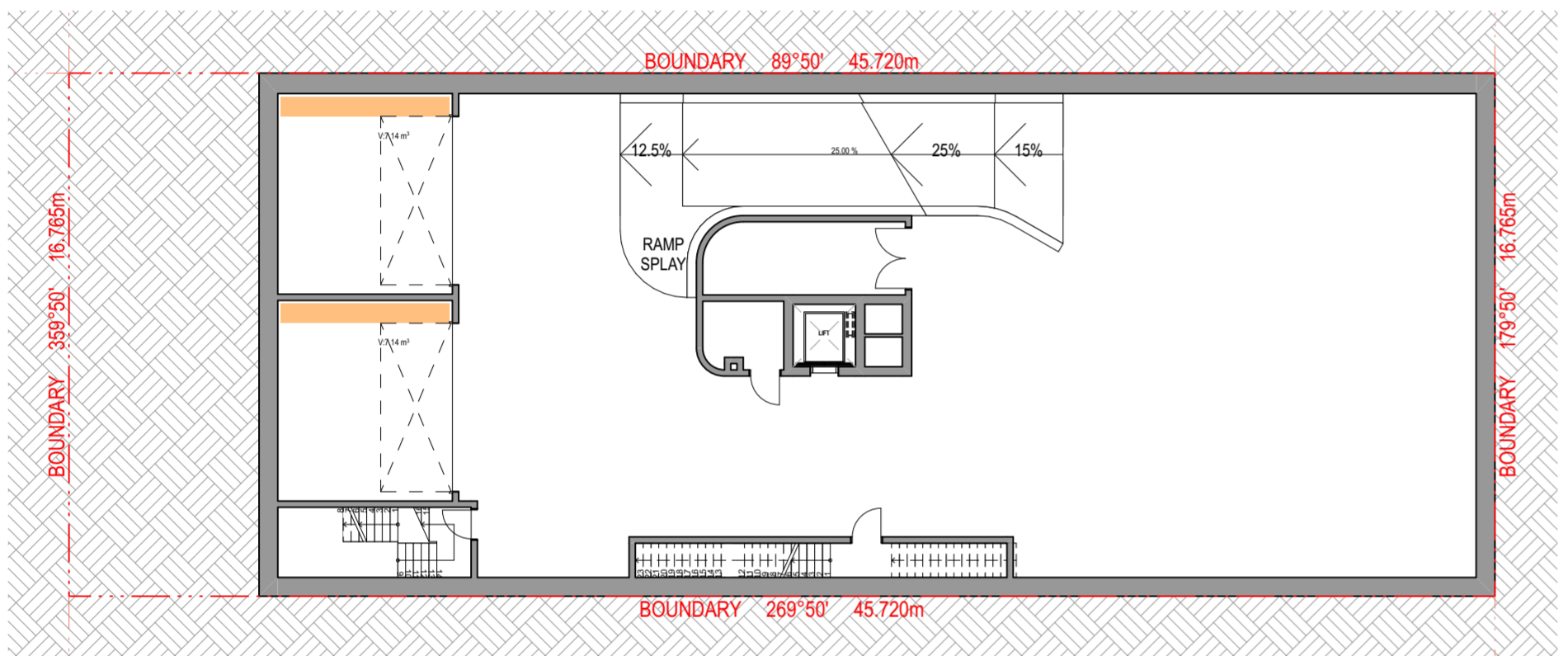
Series
ADG COMPLIANCE

Title
 Ventilation Diagrams

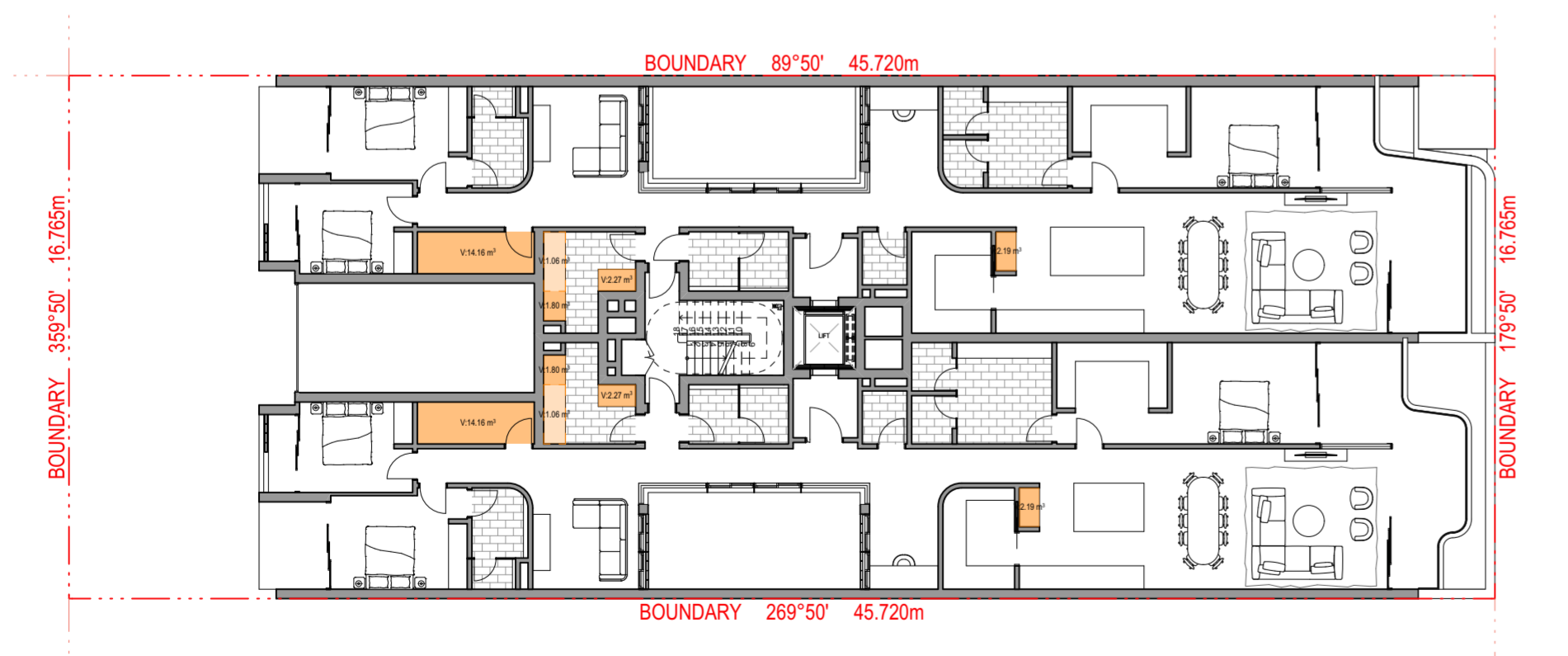
Job No.	2401	Dwg No.	A-731-001
Scale	1:200 @ A2	Rev.	04
Date	17/4/2025	Drawn/Checked	OG/CJ



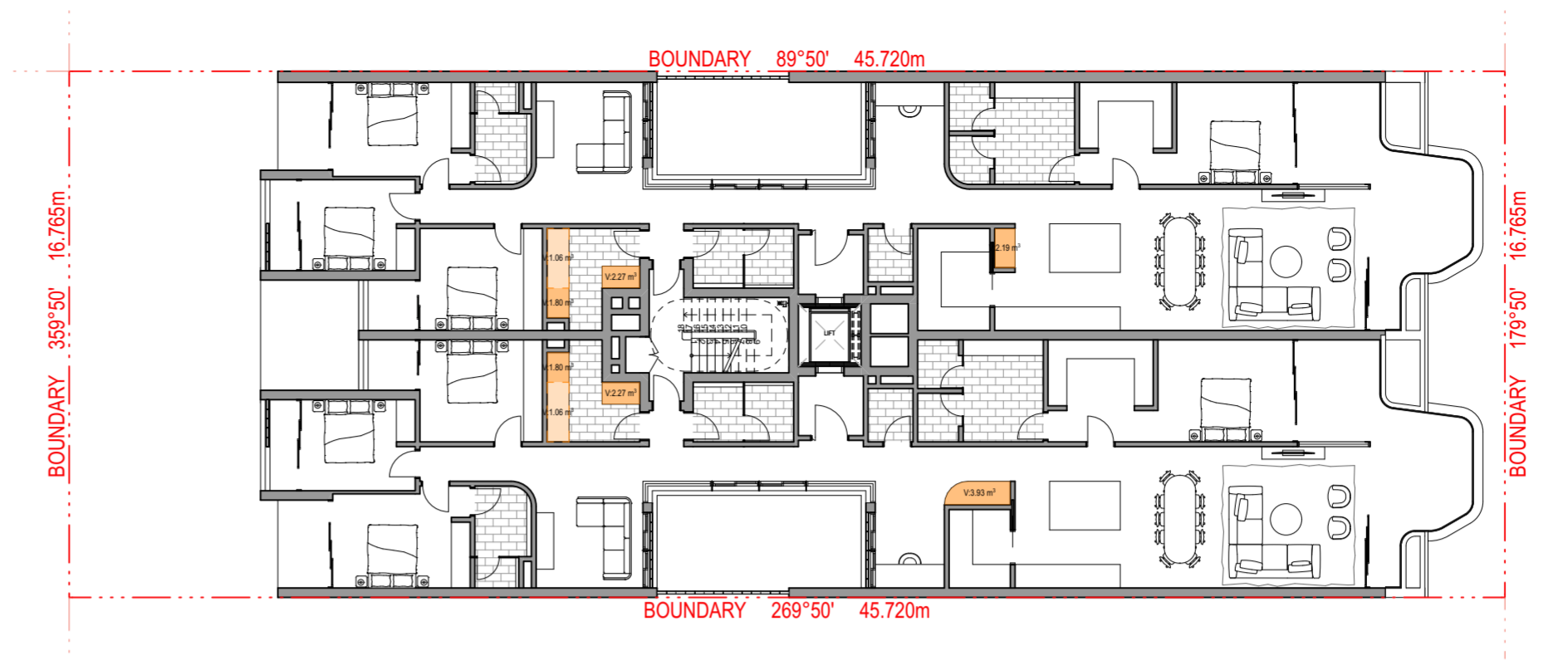
1 Basement 02 1:200



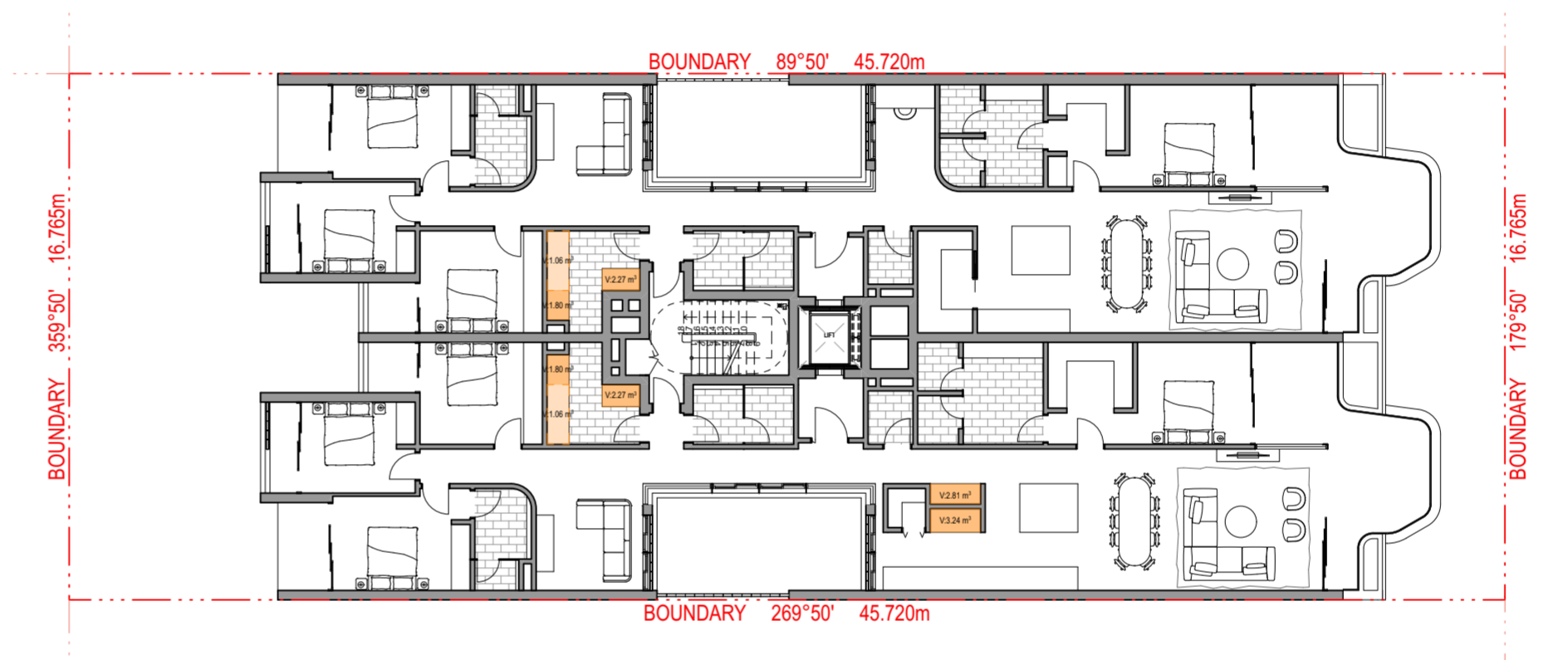
2 Basement 01 1:200



3 Level 01 1:200



4 Level 02 1:200



5 Level 03 1:200

APARTMENT DESIGN GUIDE

Objective 4G-1 Storage

1. In addition to storage in kitchens, bathroom and bedrooms, the following storage is provided:

DWELLING TYPE	STORAGE SIZE	VOLUME
Studio	4m ³	
1 Bedroom	6m ³	
2 Bedrooms	8m ³	
3+ Bedrooms	10m ³	

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



UNIT	LOCATION	VOLUME	UNIT	LOCATION	VOLUME
Unit 101	Internal	21.48	Unit 202	Internal	7.32
	External	12.10		External	11.12
		33.58 m³			18.44 m³
		10 (5)			10 (5)
Unit 102	Internal	21.48	Unit 301	Internal	11.18
	External	7.14		External	12.10
		28.62 m³			23.28 m³
		10 (5)			10 (5)
Unit 201	Internal	9.06	Unit 302	Internal	5.13
	External	11.12		External	7.14
		20.18 m³			12.27 m³
		10 (5)			10 (5)

COMPLIES

Project: **12 THE STRAND, DEE WHY**

Client: **VCross Dee Why Pty Ltd**

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03	For Coordination	OG	17/02/25
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ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

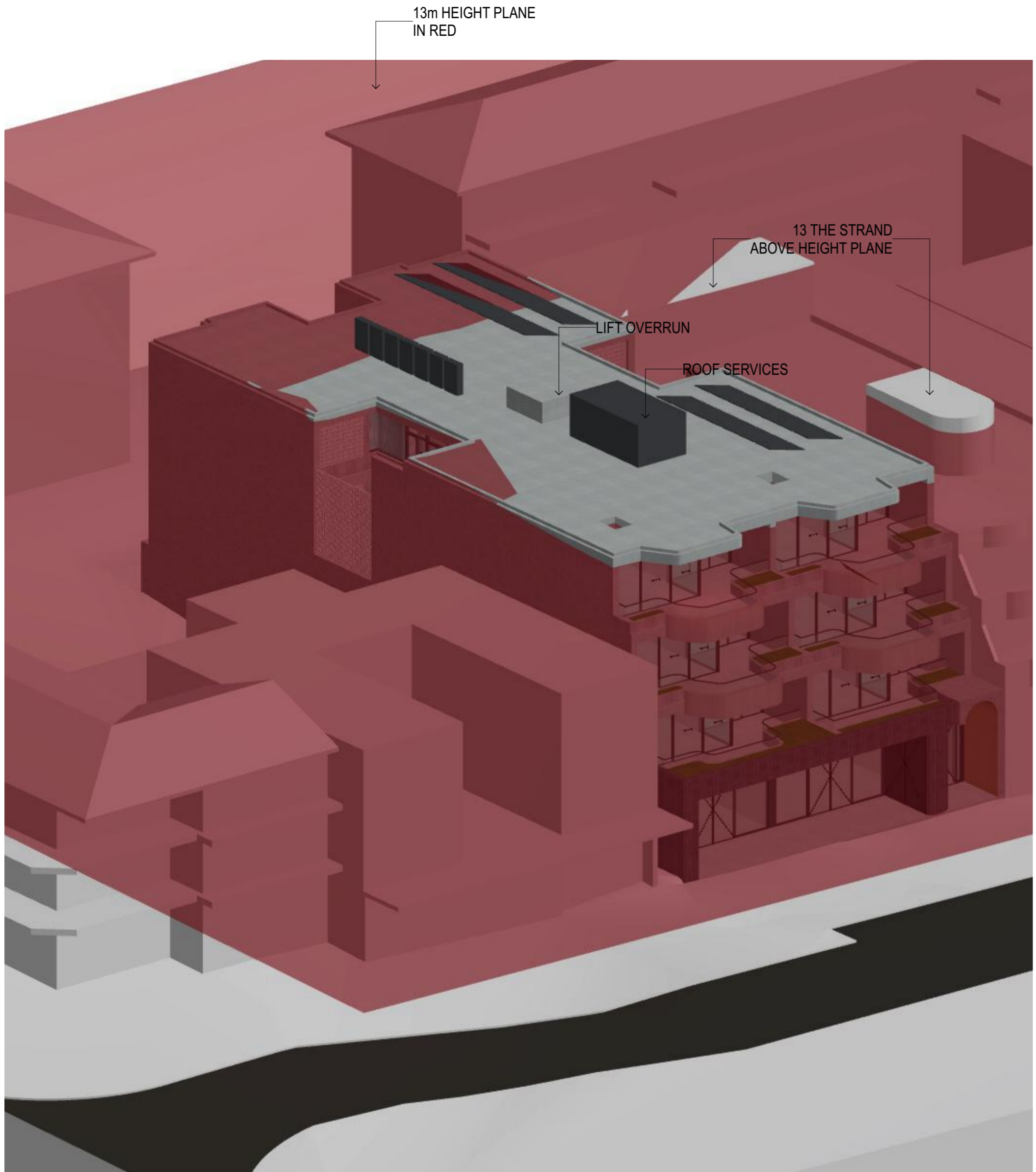
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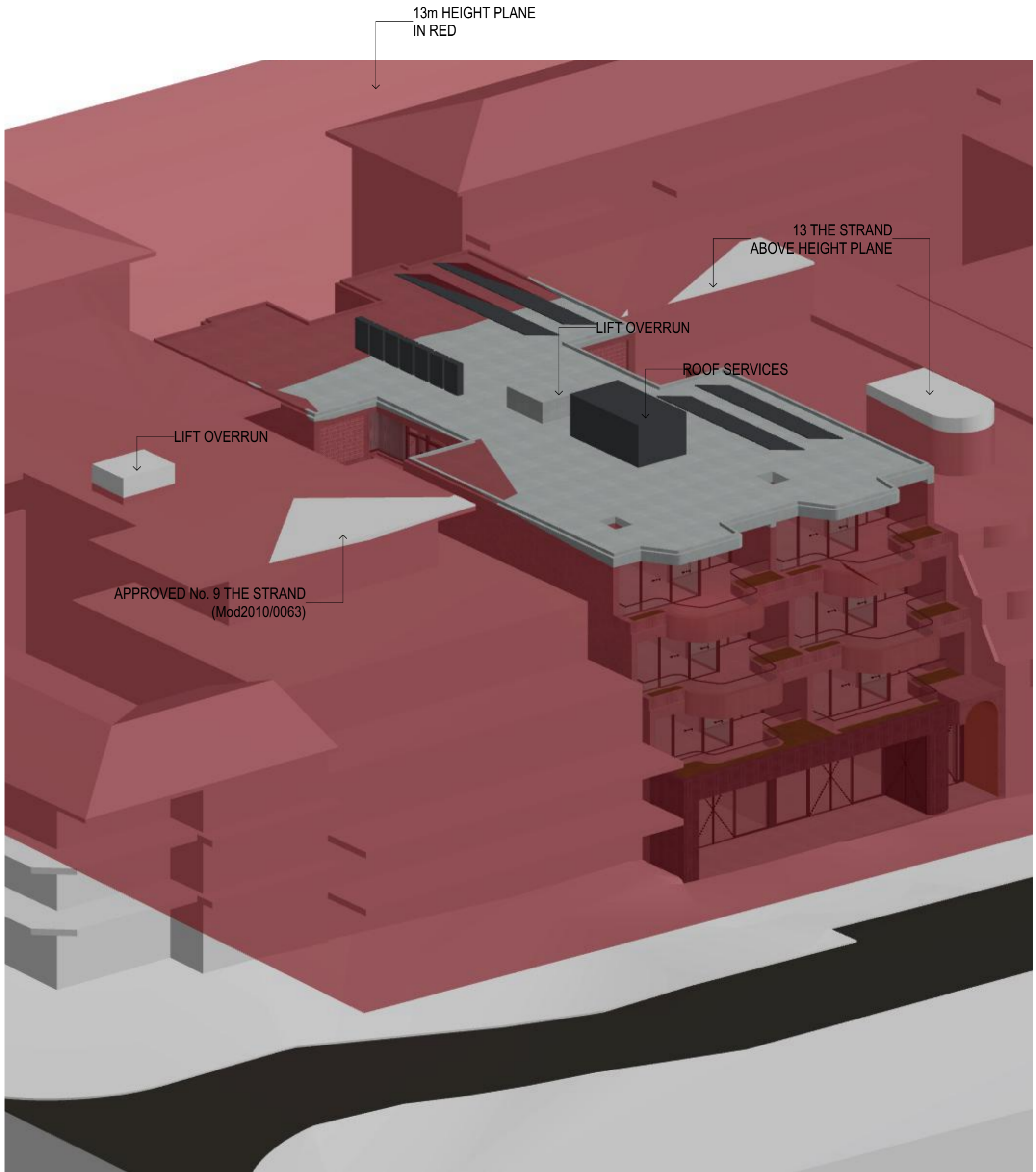
Series: **ADG COMPLIANCE**

Title: **Storage Diagrams**

Job No.	2401	Dwg No.	A-732-001
Scale	1:200 @ A2	Rev.	
Date	17/4/2025	Rev.	04
Drawn/Checked	OG/CJ		



1 With Existing No. 9 The Strand



2 With Approved No. 9 The Strand

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Project
12 THE STRAND, DEE WHY

Client
VCross Dee Why Pty Ltd

REV	DESCRIPTION	DRAWN	DATE
01	Pre-Lodgement Issue	OG	7/8/24
03	For Coordination	OG	17/02/25
04	DA Submission	OG	17/04/25

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Series
SUPPLEMENTARY

Title
Height of Building Diagram

Job No.	2401	Dwg No.	A-810-001
Scale	@ A2	Rev.	04
Date	17/4/2025	Drawn/Checked	OG/CJ



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Project
12 THE STRAND, DEE WHY
 Client
 VCross Dee Why Pty Ltd

REV	DESCRIPTION	DRAWN	DATE
04	DA Submission	OG	17/04/25

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Series
3D IMAGES
 Title
 Photomontage

Job No.	2401	Dwg No.	A-910-001
Scale	@ A2	Rev.	04
Date	17/4/2025		
Drawn/Checked	OG/CJ		