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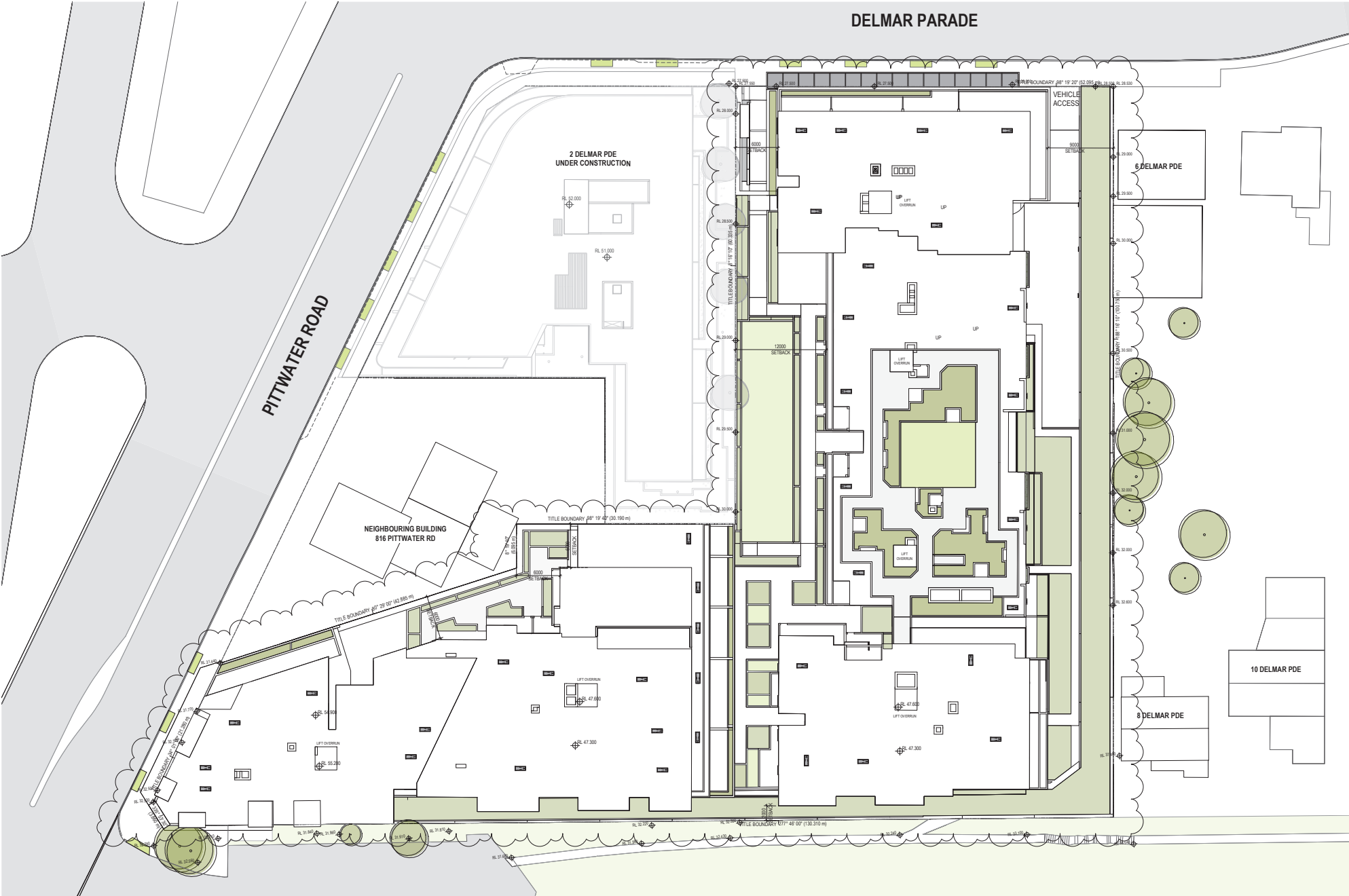
Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why** Drawing / **COVER SHEET**

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

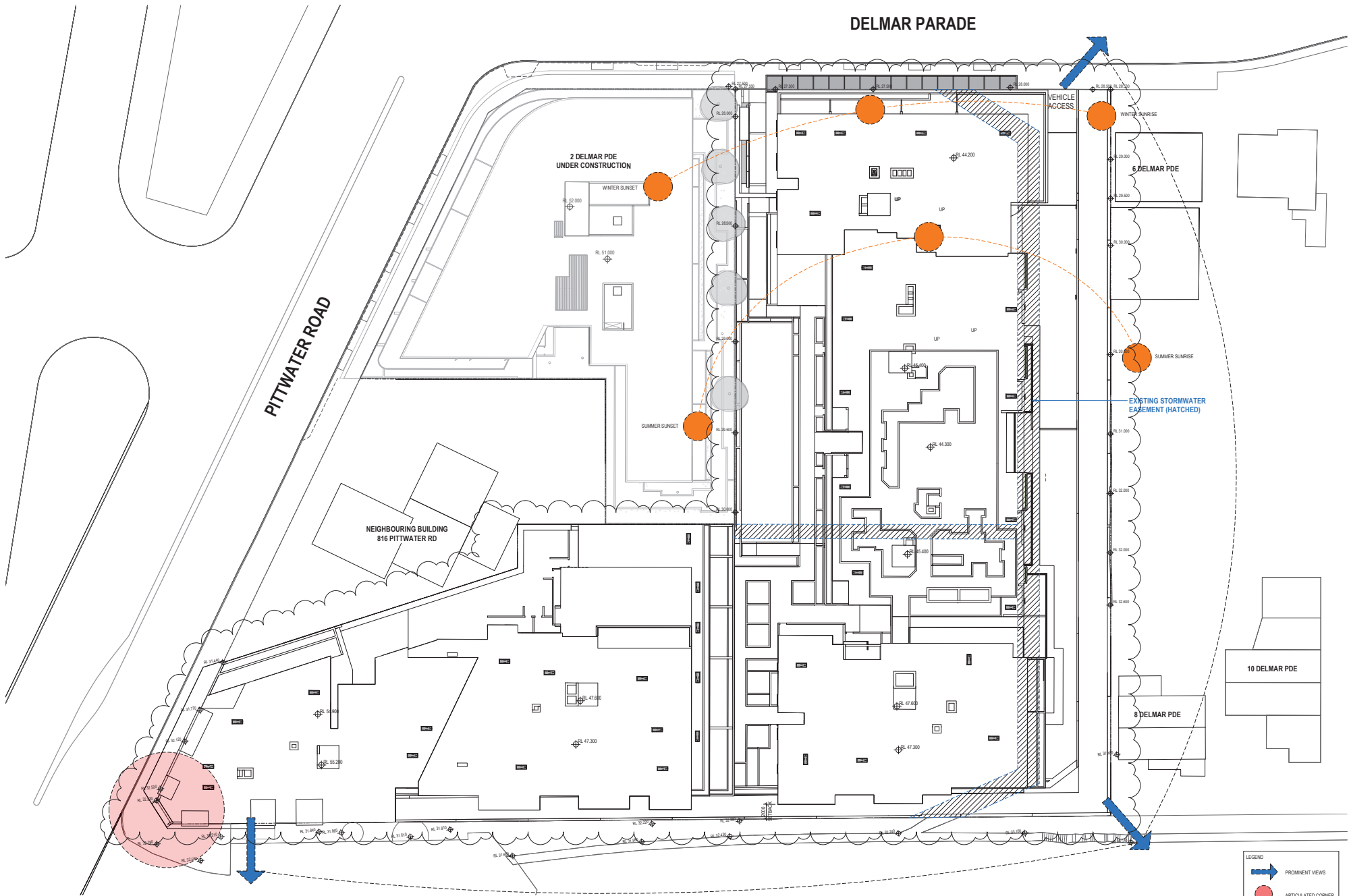
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DELMAR PARADE



LEGEND

- PROMINENT VIEWS
- ARTICULATED CORNER

REFER TO URBAN DESIGN REPORT

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D	03.03.2023	COUNCIL SUBMISSION	JC

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

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

Drawing / **SITE ANALYSIS PLAN**

Project No / **221054**

Date / **03.03.2023**

Author / **JC**

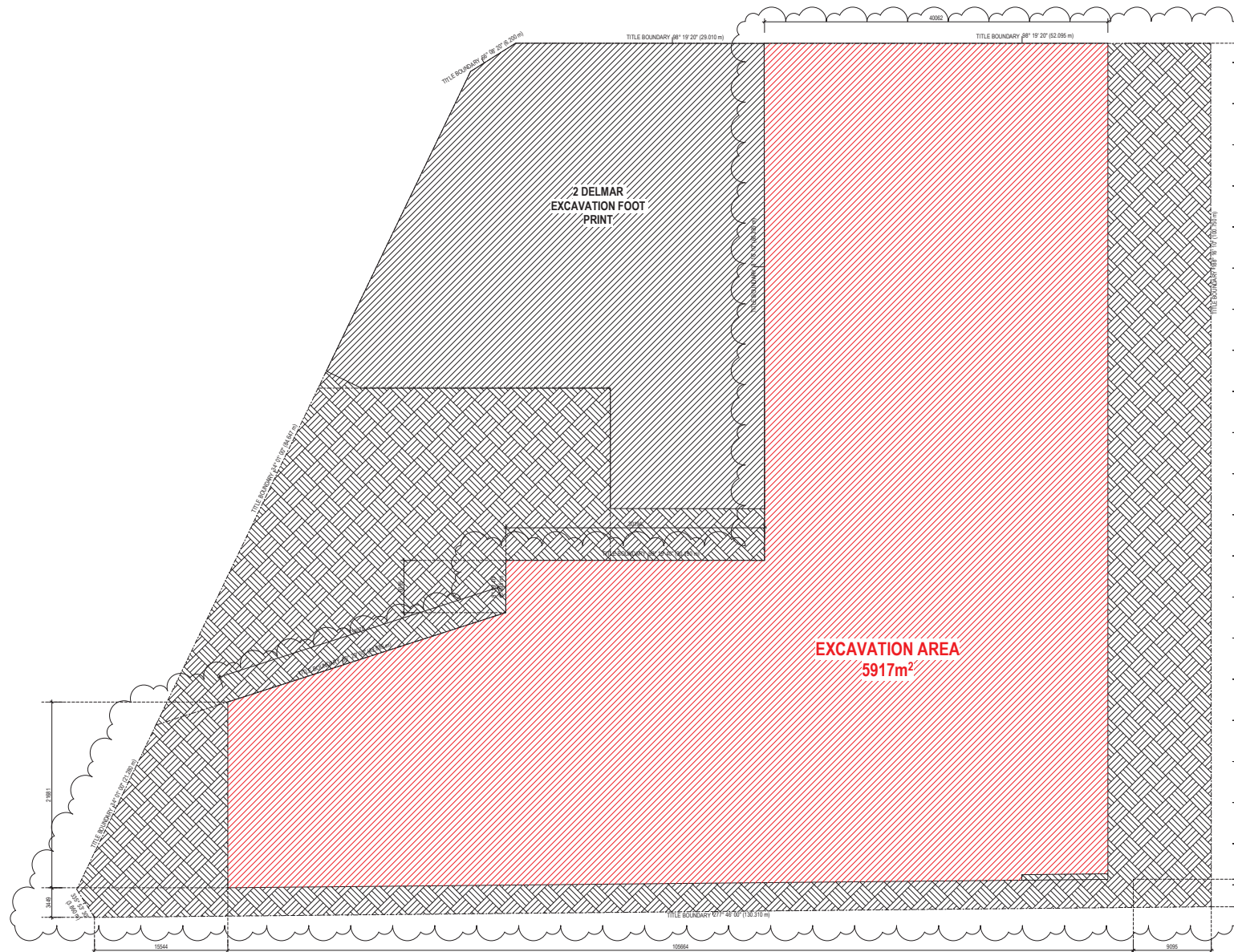
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Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd**

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

Drawing / **BULK EXCAVATION DIAGRAM**

Project No / **221054**

Date / **03.03.2023**

Author / **SJ**

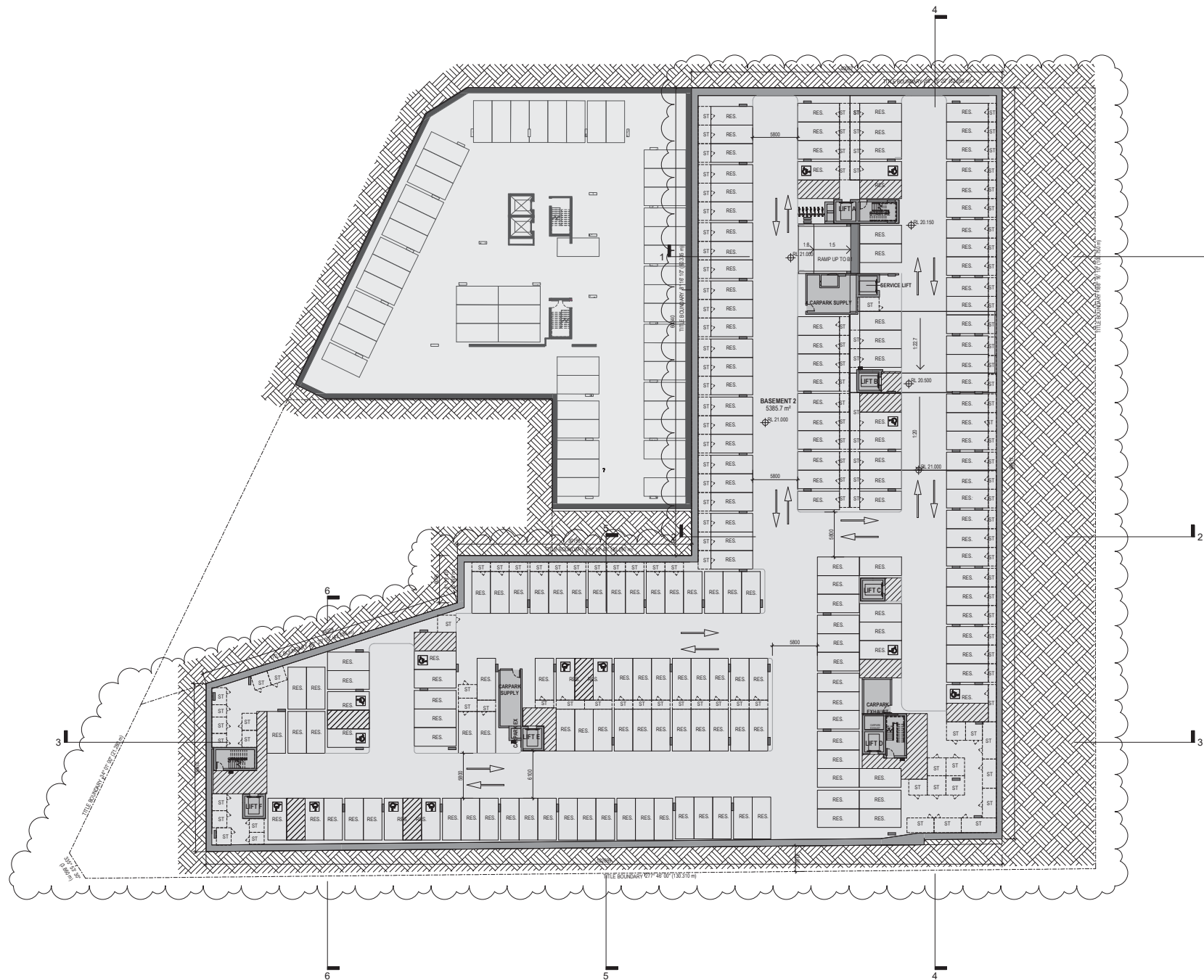
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E	03.03.2023	COUNCIL SUBMISSION	JC

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

Drawing / **BASEMENT 2**

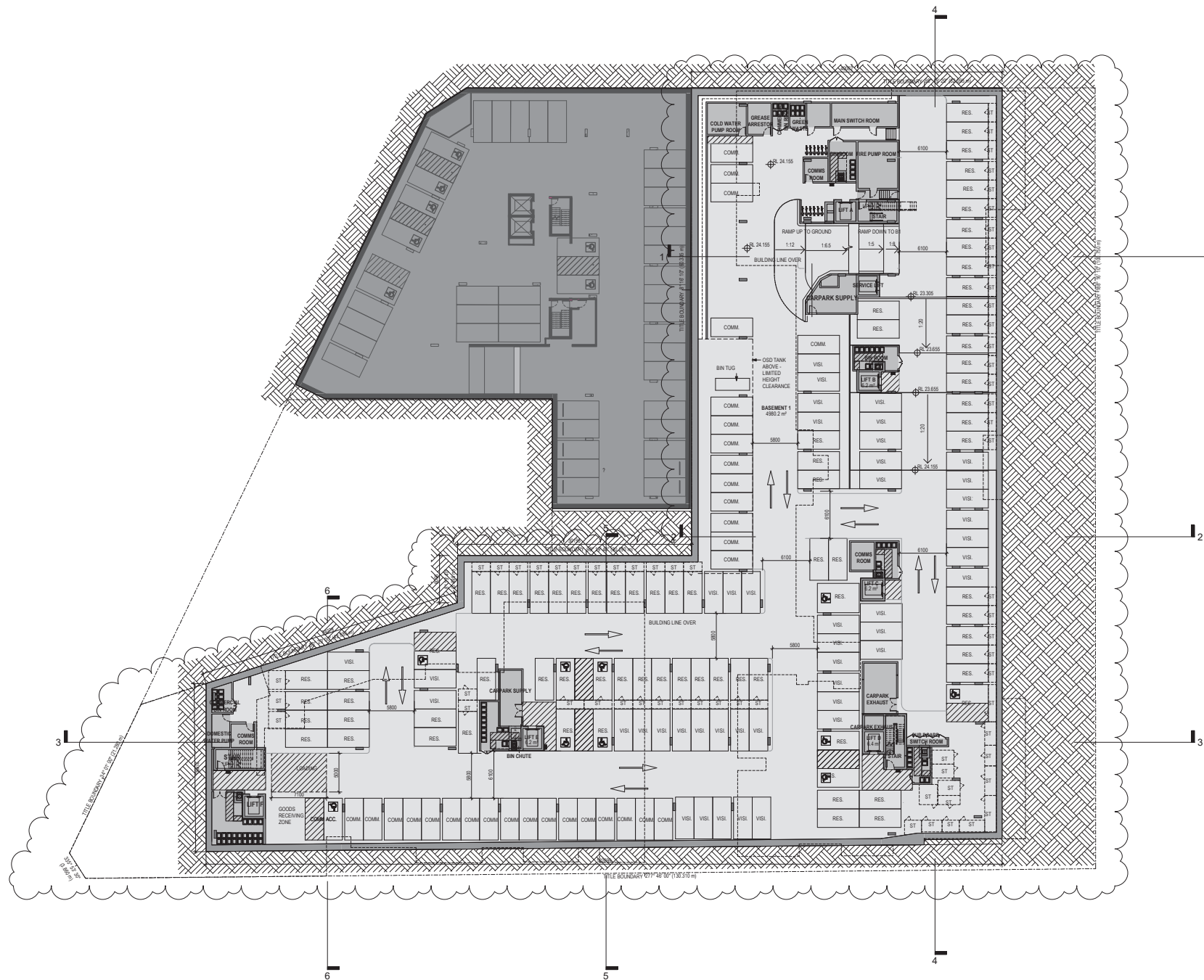
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E	03.03.2023	COUNCIL SUBMISSION	JC

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

Drawing / **BASEMENT 1**

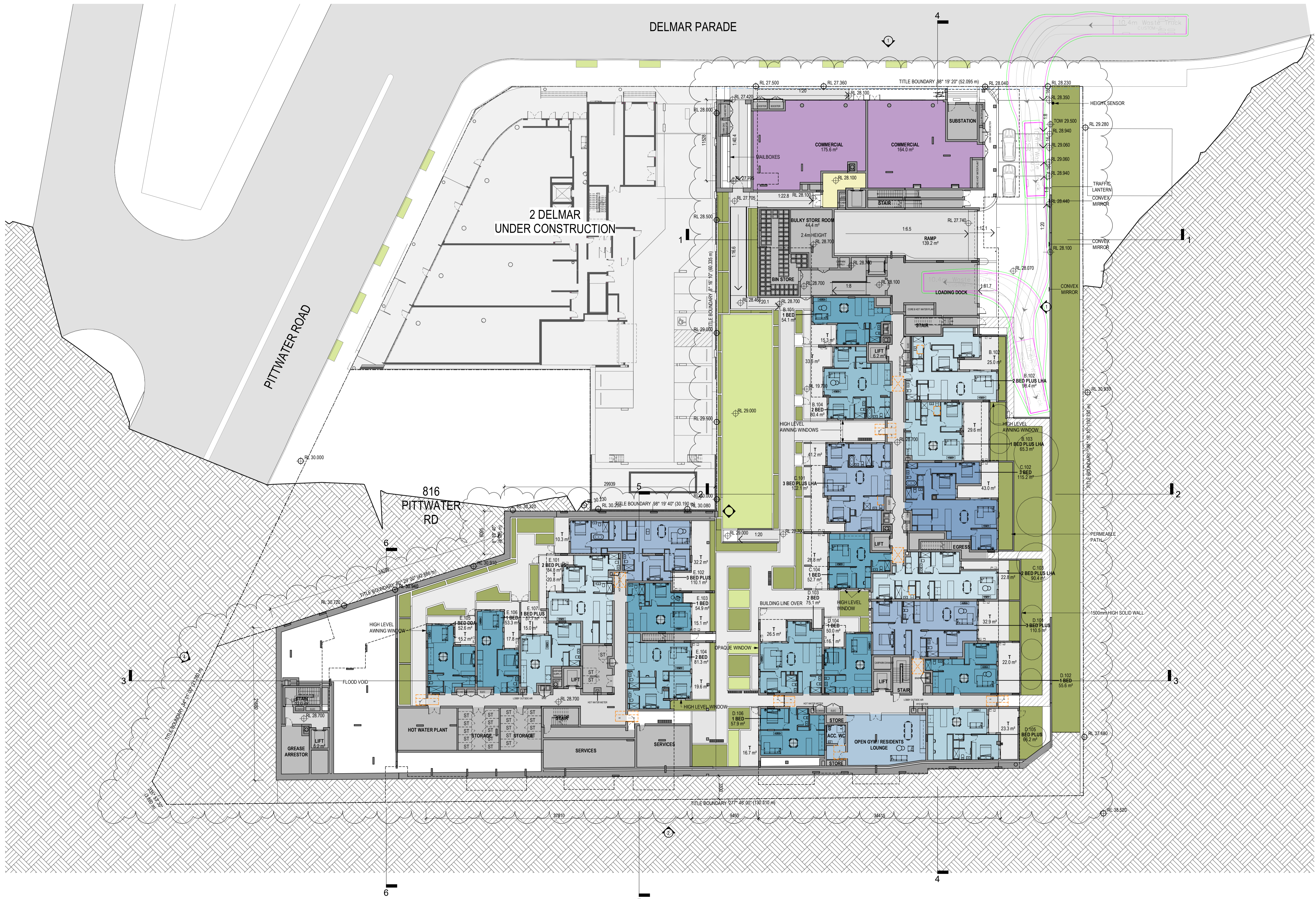
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C	07.12.2022	COUNCIL SUBMISSION	JC
D	16.02.2023	COUNCIL UPDATE	JC
E	03.03.2023	COUNCIL SUBMISSION	JC
F	24.03.2023	COUNCIL SUBMISSION	JC
G	29.03.2023	COUNCIL SUBMISSION	JC

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

Drawing / **GROUND**

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

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



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DELMAR PARADE

4

PITTWATER ROAD

2 DELMAR UNDER CONSTRUCTION

816 PITTWATER RD

6 DELMAR PDE

DRAFT

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Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why** Drawing / **LEVEL 1**

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

Drawing No / **TP01.04 E**

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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**

Drawing No / **TP01.05 E**

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DELMAR PARADE

PITTWATER ROAD

816
PITTWATER
RD

2 DELMAR
UNDER CONSTRUCTION

10 DELMAR PDE

8 DELMAR PDE

Revisions	Date	Description	By
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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**

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

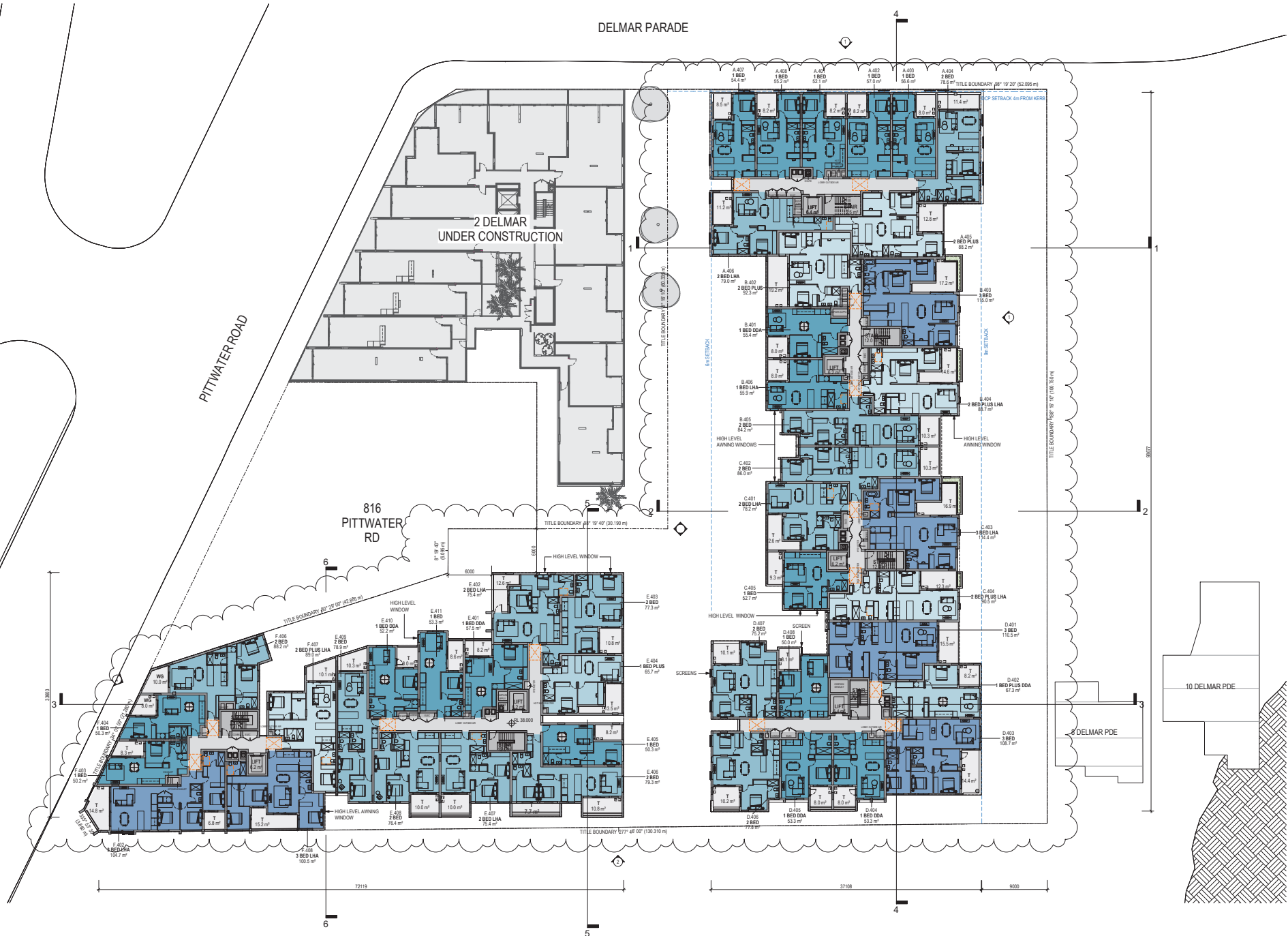
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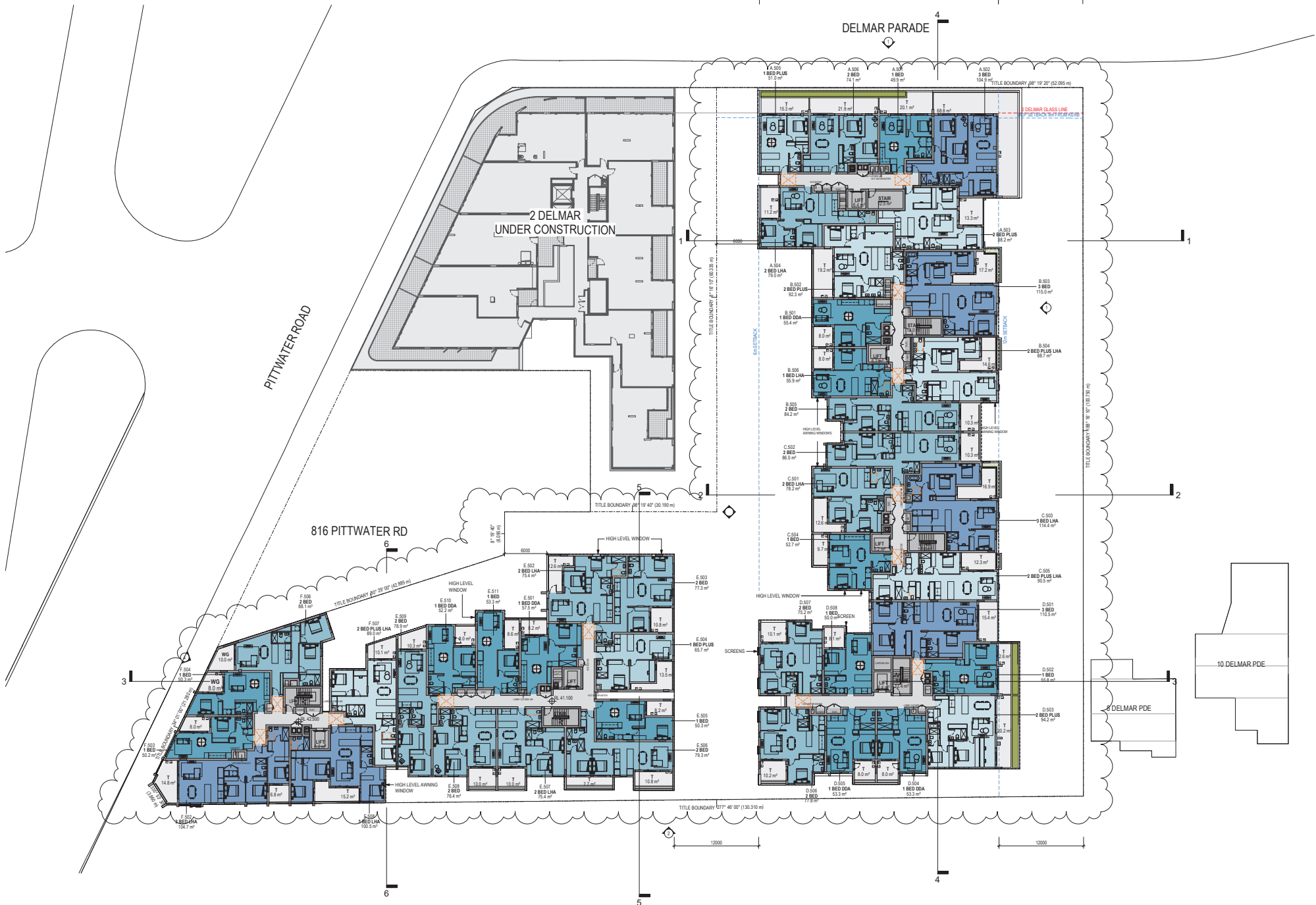
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Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why** Drawing / **LEVEL 4**

Project No / **221054** Date / **03.03.2023** Author / **DM** Scale / **1 : 250** Drawing No / **TP01.07 D**



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Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why** Drawing / **LEVEL 5**

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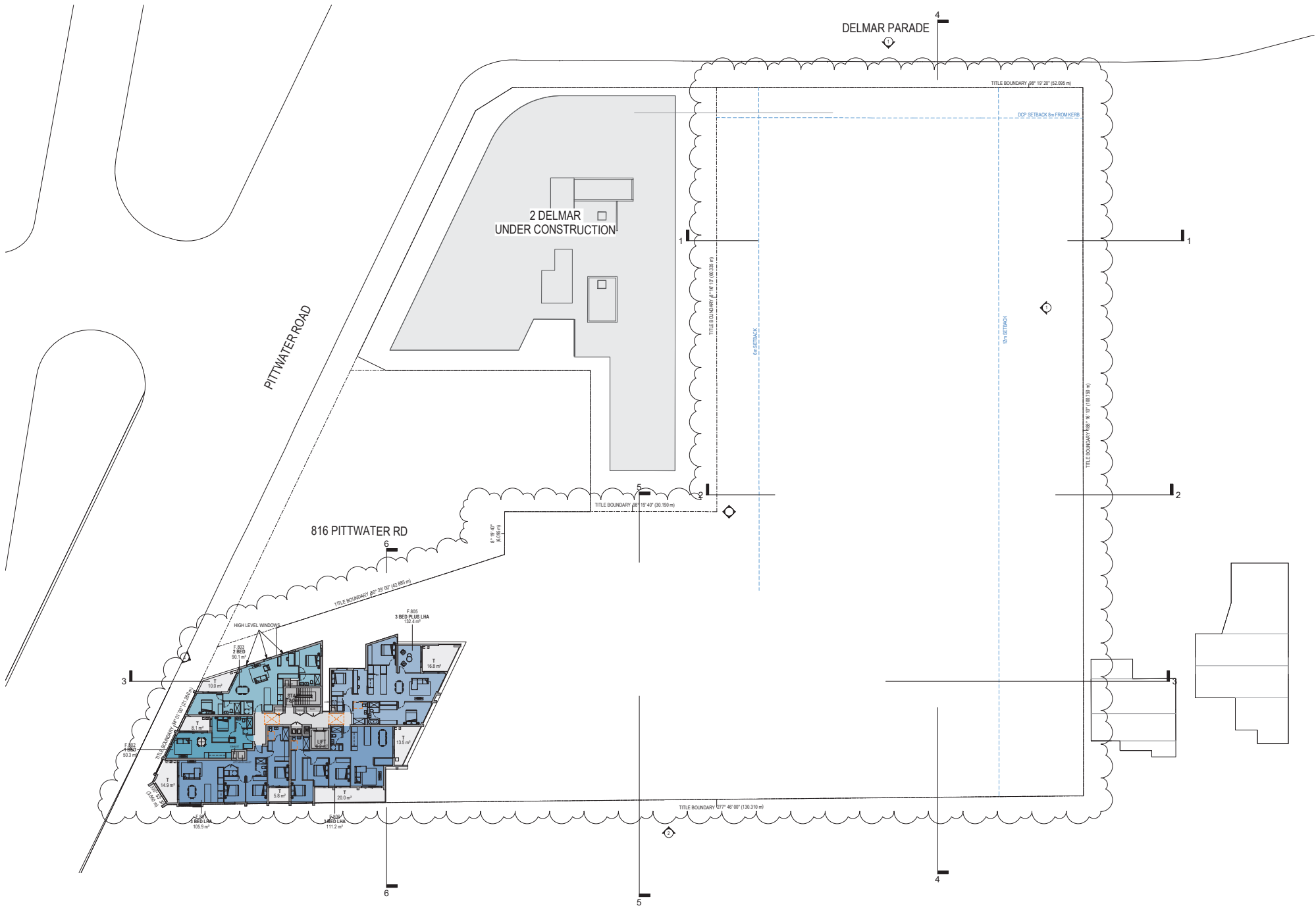
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Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why** Drawing / **LEVEL 7**

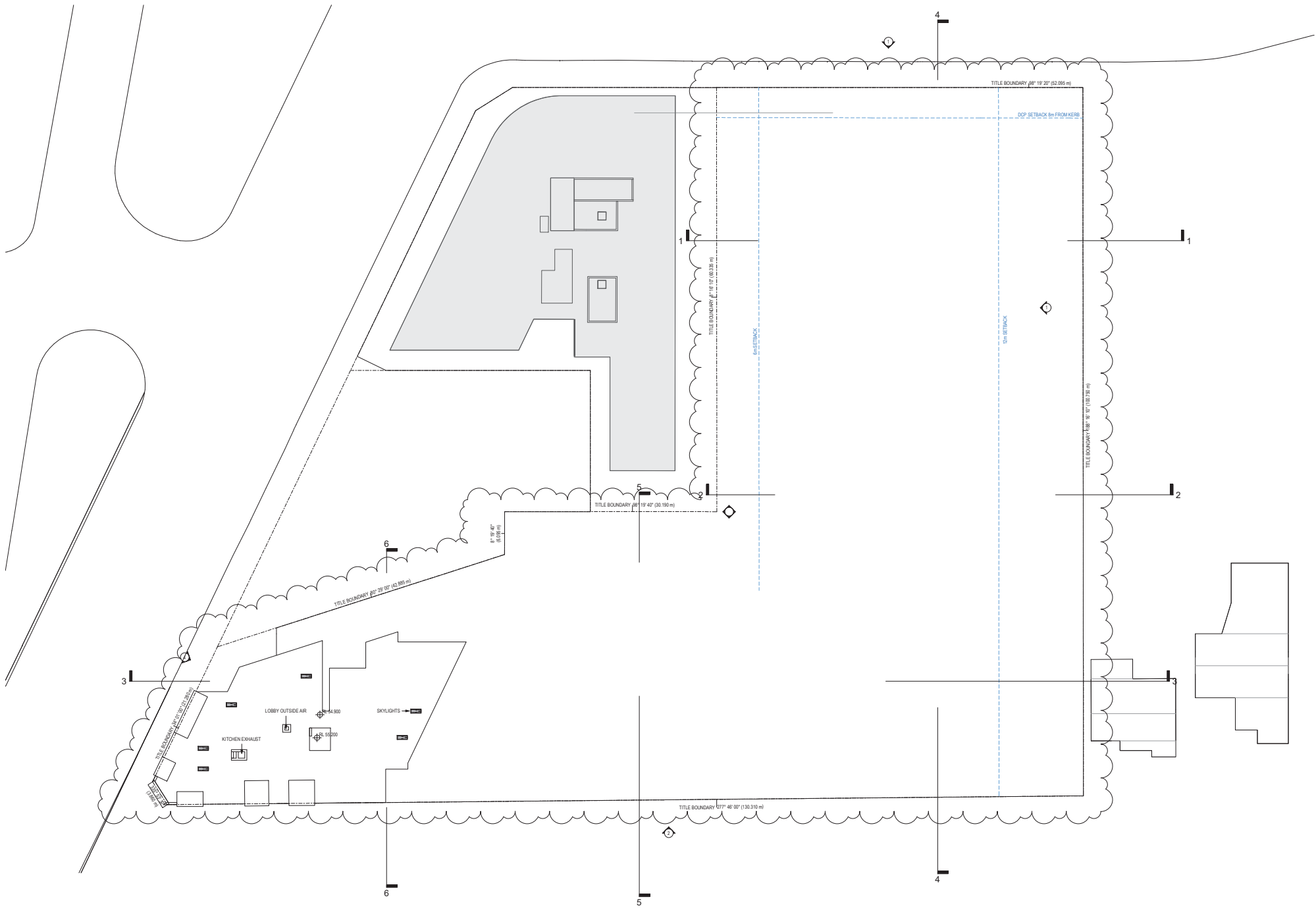
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Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd** Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why** Drawing / **LEVEL 8**

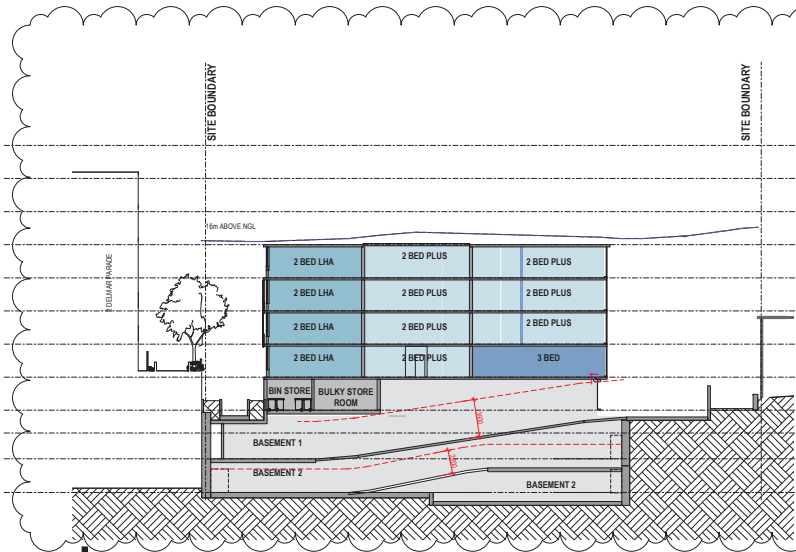
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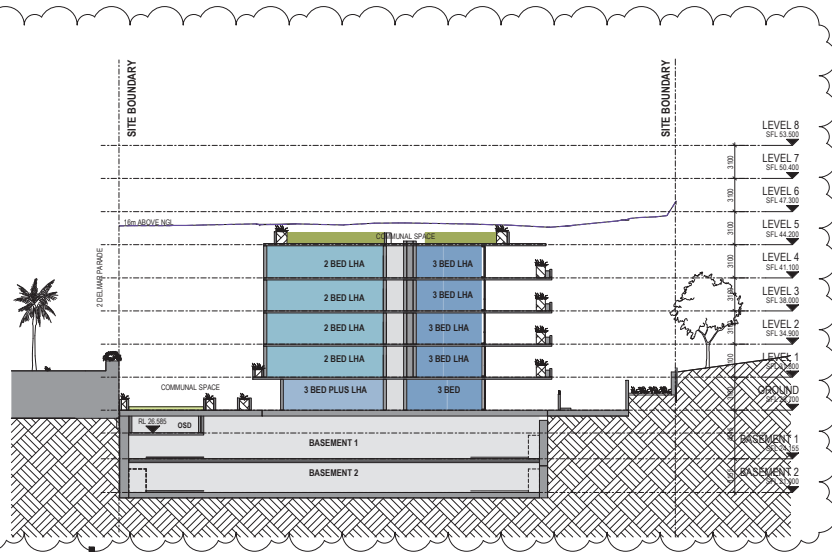
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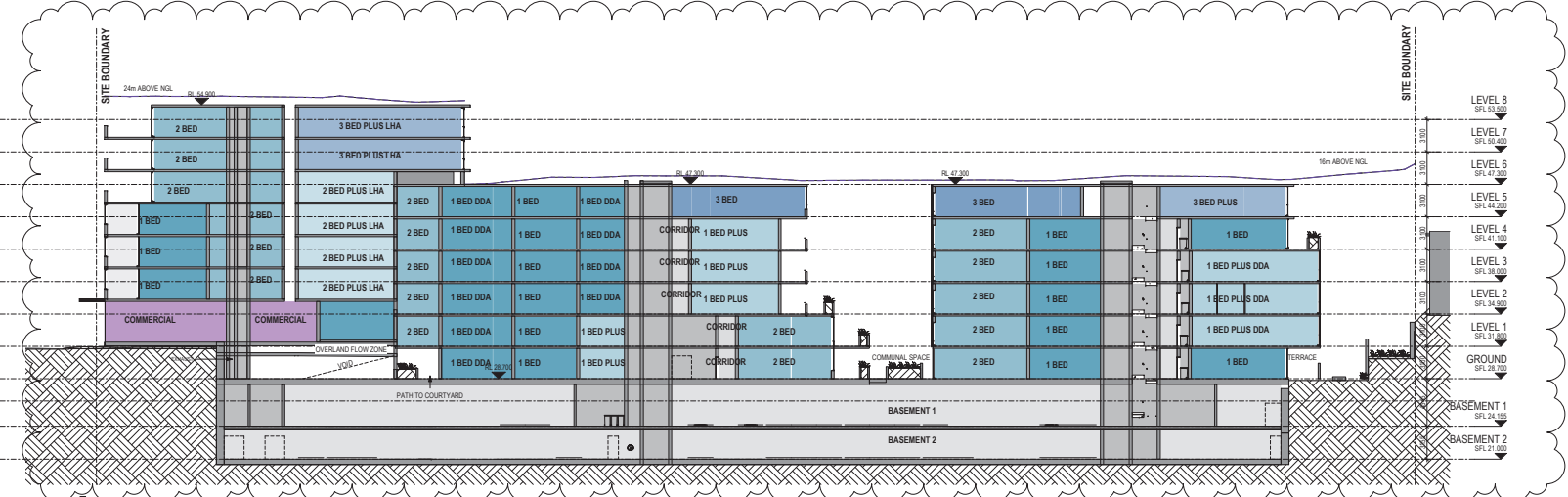
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SECTION 1 - RAMP



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**

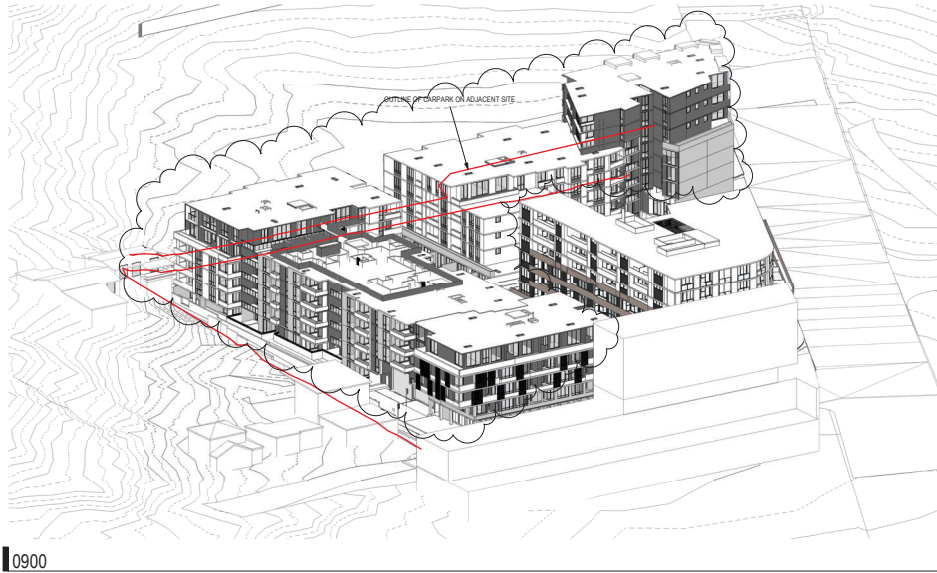
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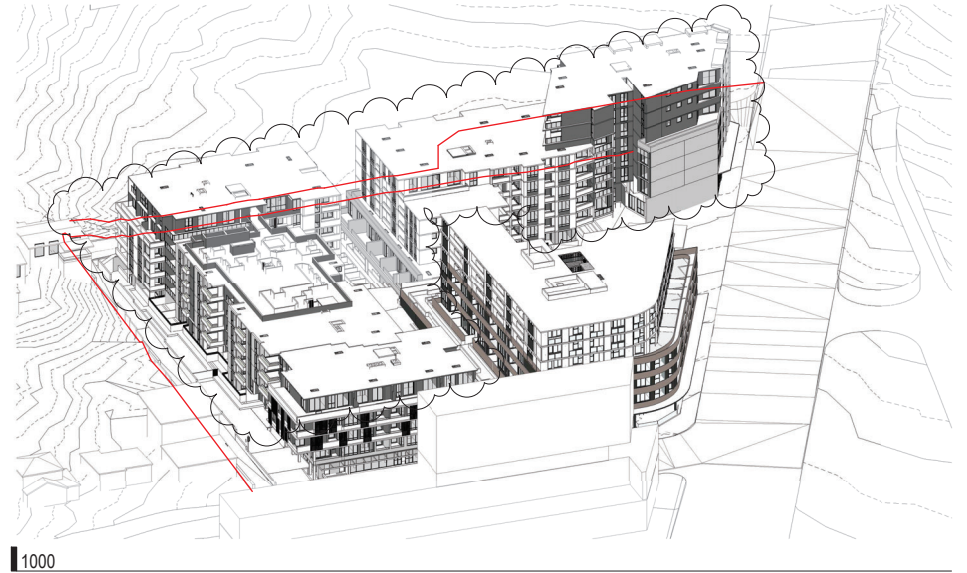


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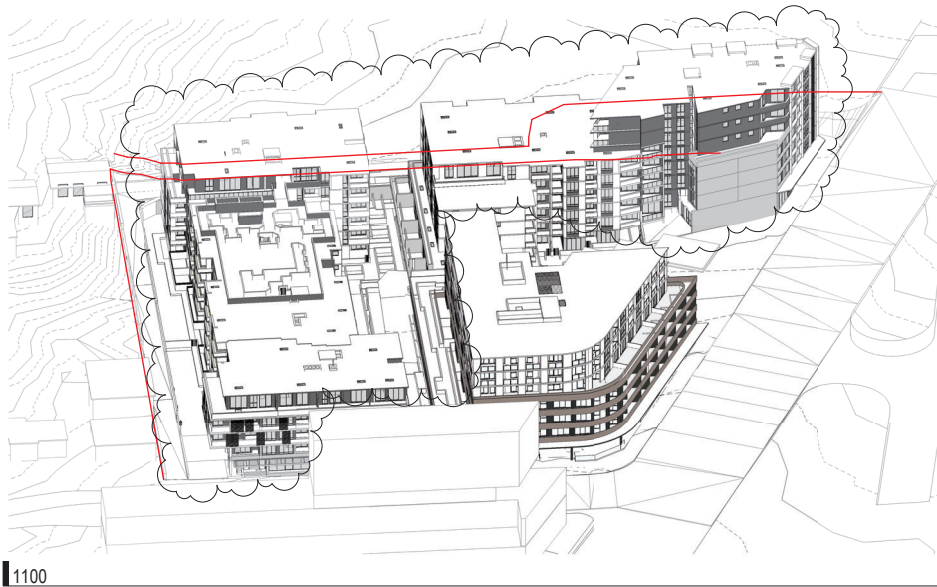
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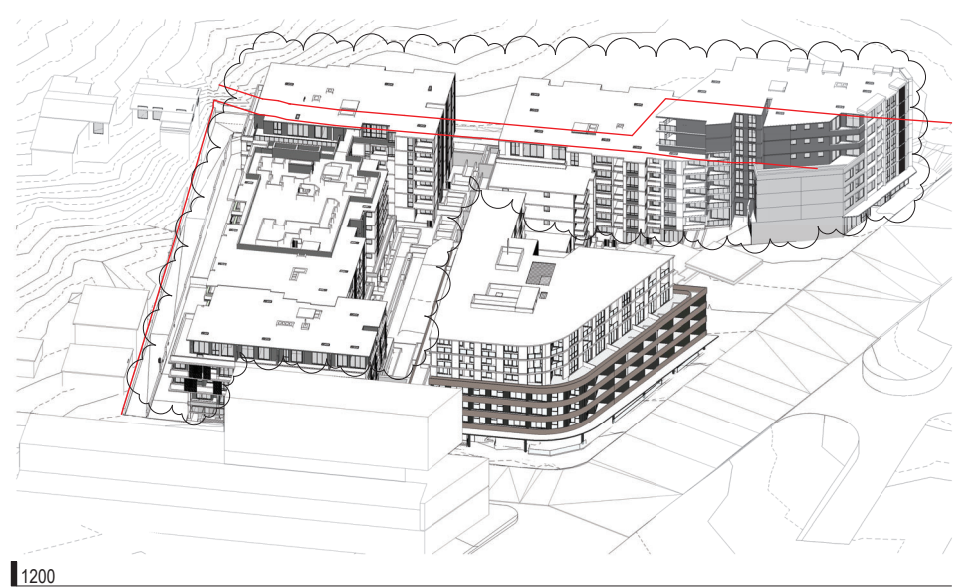
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Revisions	A	14.12.2021	DEVELOPMENT APPLICATION	JC
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	C <td>07.12.2022 <td>COUNCIL SUBMISSION <td>JC</td> </td></td>	07.12.2022 <td>COUNCIL SUBMISSION <td>JC</td> </td>	COUNCIL SUBMISSION <td>JC</td>	JC
	D <td>03.03.2023 <td>COUNCIL SUBMISSION <td>JC</td> </td></td>	03.03.2023 <td>COUNCIL SUBMISSION <td>JC</td> </td>	COUNCIL SUBMISSION <td>JC</td>	JC

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

Drawing / **SHADOW ANALYSIS - POV**

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

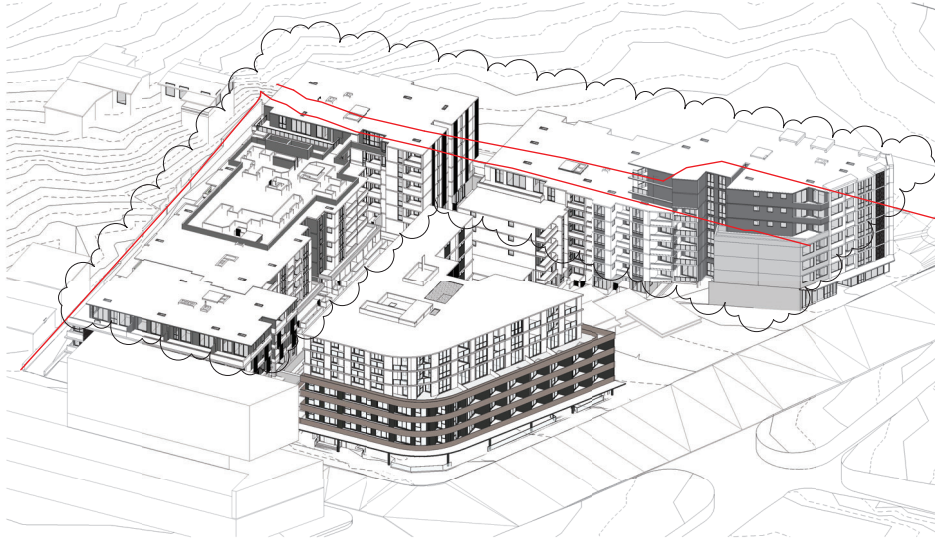
Scale / **@ A1**

Drawing No / **TP05.01 D**

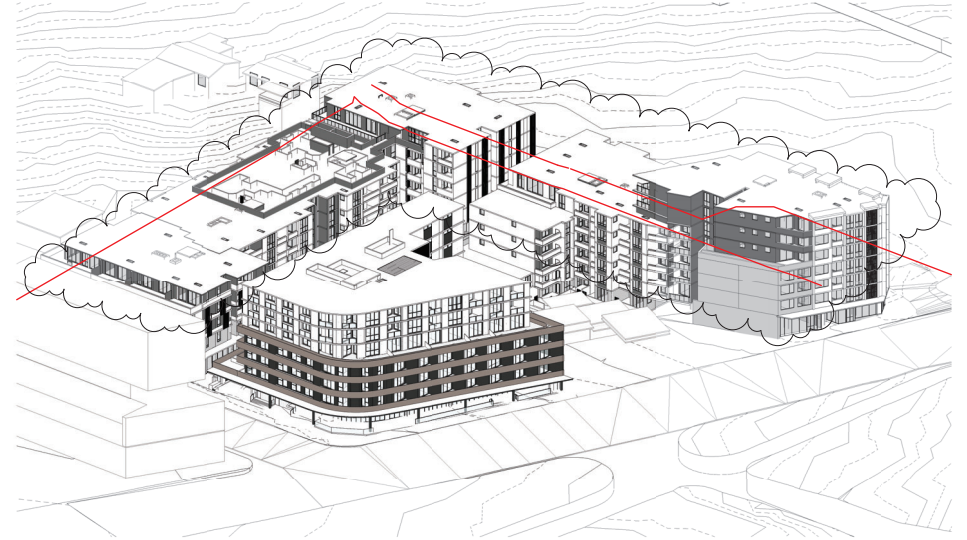
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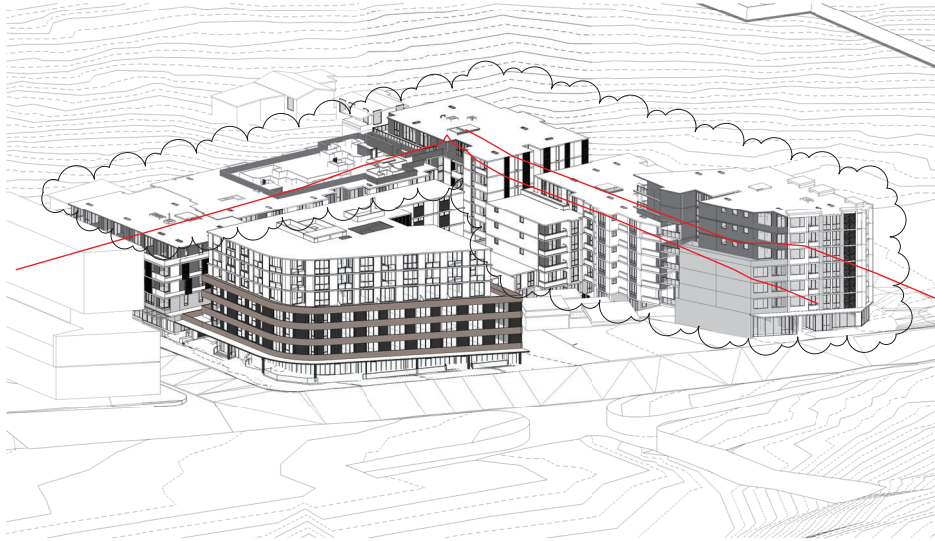
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1300



1400



1500

DA SUBMISSION

Revisions	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 / **SHADOW ANALYSIS - POV**

Project No / **221054**

Date / **03.03.2023**

Author / **JC**

Scale / **@ A1**

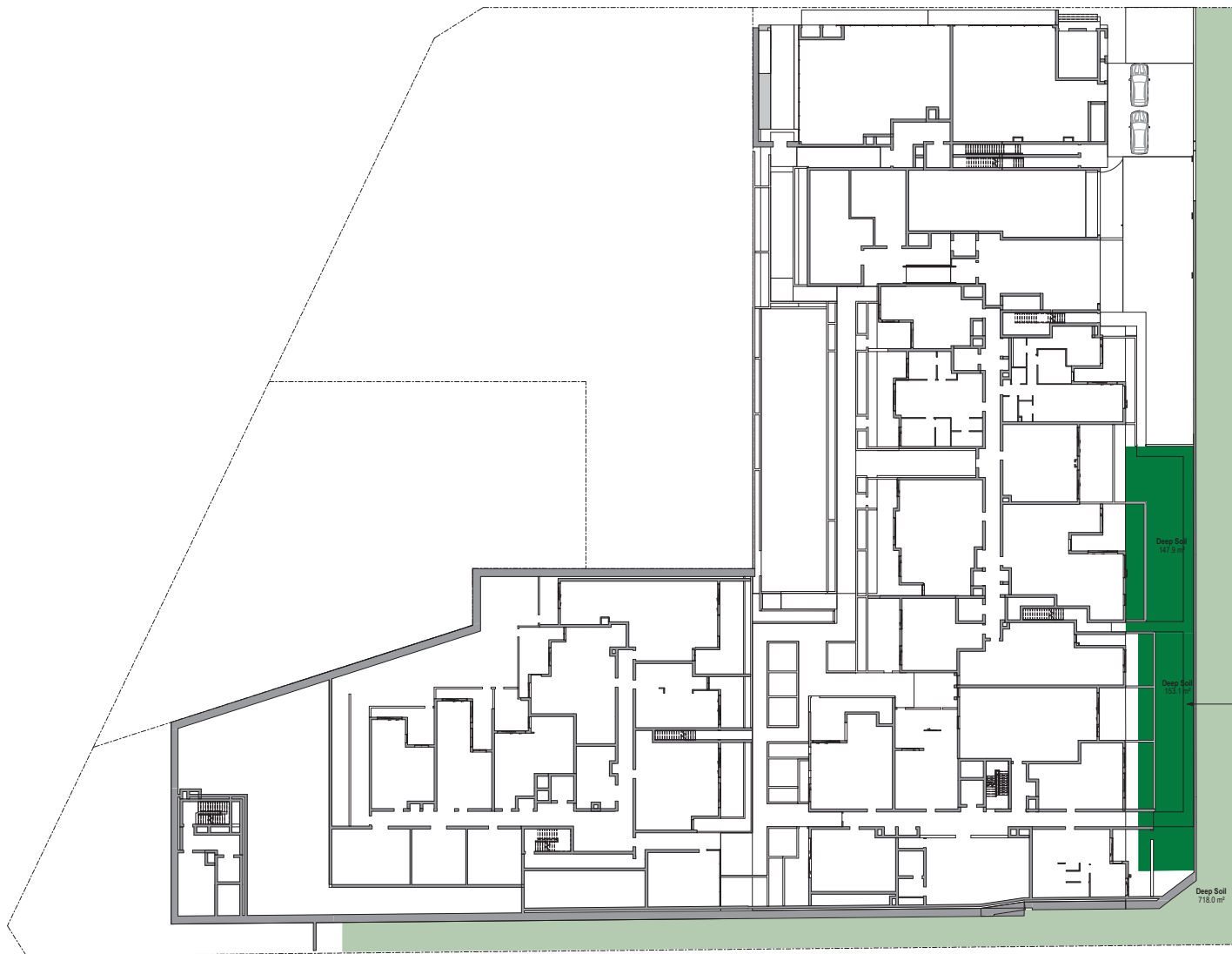
Drawing No / **TP05.02 D**

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3/03/2023 10:51:52 AM



MIN. 3M DIMENSION
MIN. 9M DIMENSION

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

TOTAL DEEP SOIL	% Achieved
1019.0 m ²	13%

SITE AREA = 7790 m²

Revisions	Date	Description	By
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**

DEEP SOIL
221054
03.03.2023
BR
Scale @ A4
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	Date	Description	By
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 / **COMMUNAL / LANDSCAPE PLAN**

Project No / **221054**

Date / **03.03.2023**

Author / **BR**

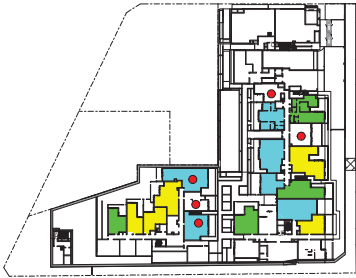
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Drawing No. / **TP06.04 D**

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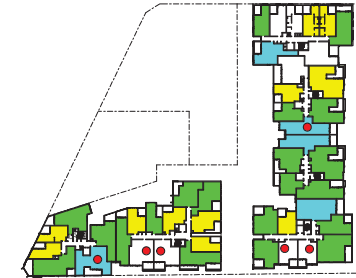
GROUND



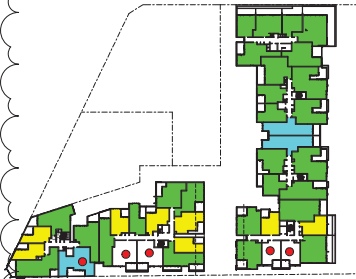
LEVEL 1



LEVEL 2



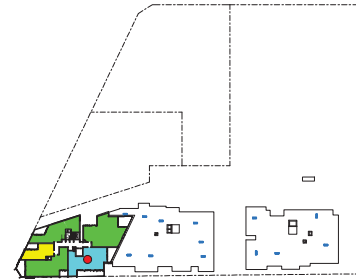
LEVEL 3



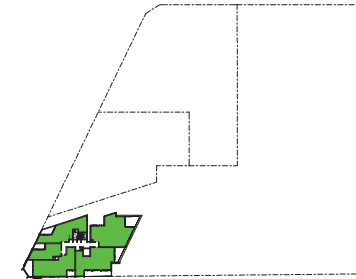
LEVEL 4



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
	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
	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
	31

CROSS VENT COMPLIANT
63.0%

SOLAR COMPLIANT
70.8%

NO DIRECT SUNLIGHT
14.2%

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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 / **As indicated**

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

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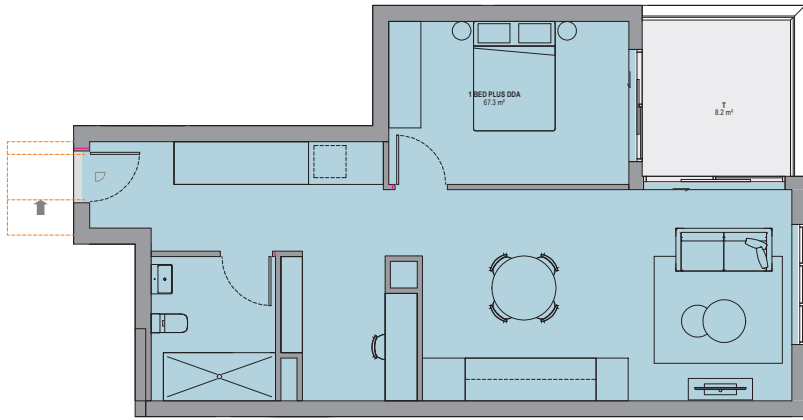
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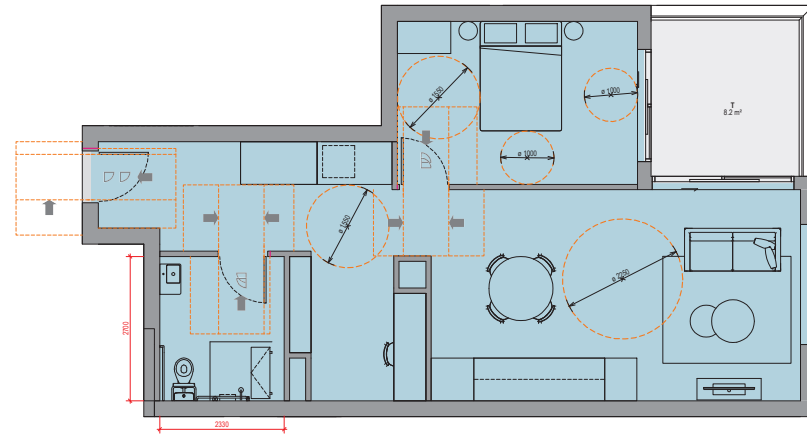
RESIDENTIAL STORAGE WITHIN APARTMENT			
LEVEL	UNIT	UNIT TYPE	VOLUME
GROUND	E-101	1 BED	3 m ³
GROUND	B-102	2 BED PLUS LHA	8 m ³
GROUND	B-103	1 BED PLUS LHA	6 m ³
GROUND	E-104	2 BED	6 m ³
GROUND	C-101	3 BED PLUS LHA	7 m ³
GROUND	C-102	2 BED	9 m ³
GROUND	C-103	2 BED PLUS LHA	9 m ³
GROUND	D-104	1 BED	8 m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

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

RESIDENTIAL STORAGE WITHIN APARTMENT			
LEVEL	UNIT	UNIT TYPE	VOLUME
LEVEL 4	C-505	2 BED PLUS LHA	12 m ³
LEVEL 4	D-501	3 BED	10 m ³
LEVEL 4	D-502	1 BED	5 m ³
LEVEL 4	D-503	2 BED PLUS	9 m ³
LEVEL 4	D-504	1 BED DDA	3 m ³
LEVEL 4	D-505	1 BED DDA	3 m ³
LEVEL 4	D-506	2 BED	4 m ³
LEVEL 4	D-507	2 BED	5 m ³
LEVEL 4	D-508	1 BED	3 m ³
LEVEL 4	E-501	1 BED DDA	3 m ³
LEVEL 4	E-502	2 BED LHA	4 m ³
LEVEL 4	E-503	2 BED LHA	4 m ³
LEVEL 4	E-504	1 BED PLUS	8 m ³
LEVEL 4	E-505	1 BED	3 m ³
LEVEL 4	E-506	2 BED	6 m ³
LEVEL 4	E-507	2 BED LHA	4 m ³
LEVEL 4	E-508	2 BED	4 m ³
LEVEL 4	E-509	2 BED	2 m ³
LEVEL 4	E-510	1 BED DDA	4 m ³
LEVEL 4	E-511	1 BED	3 m ³
LEVEL 4 UPPER	F-503	1 BED	3 m ³
LEVEL 4 UPPER	F-504	1 BED	5 m ³
LEVEL 4 UPPER	F-505	2 BED	7 m ³
LEVEL 4 UPPER	F-507	3 BED LHA	6 m ³
LEVEL 4 UPPER	F-508	3 BED LHA	5 m ³
LEVEL 4 UPPER	F-509	3 BED PLUS LHA	6 m ³
LEVEL 5	D-602	3 BED	14 m ³
LEVEL 5	D-603	2 BED	4 m ³
LEVEL 5	D-604	2 BED	3 m ³
LEVEL 5	D-605	3 BED	7 m ³
LEVEL 5	E-601	3 BED	5 m ³
LEVEL 5	E-602	1 BED	3 m ³
LEVEL 5	E-603	2 BED	6 m ³
LEVEL 5	E-604	2 BED LHA	4 m ³
LEVEL 5	E-605	2 BED	4 m ³
LEVEL 5	E-606	2 BED	5 m ³
LEVEL 5	E-607	1 BED DDA	4 m ³
LEVEL 5	E-608	1 BED	3 m ³
LEVEL 5	E-609	1 BED DDA	3 m ³
LEVEL 5 UPPER	F-601	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-602	1 BED	3 m ³
LEVEL 5 UPPER	F-603	2 BED	16 m ³
LEVEL 5 UPPER	F-605	2 BED PLUS LHA	6 m ³
LEVEL 5 UPPER	F-606	2 BED PLUS LHA	13 m ³
LEVEL 5 UPPER	F-607	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-608	2 BED	3 m ³
LEVEL 5 UPPER	F-609	2 BED	16 m ³
LEVEL 5 UPPER	F-610	3 BED LHA	14 m ³
LEVEL 5 UPPER	F-611	3 BED LHA	13 m ³
LEVEL 5 UPPER	F-612	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-613	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-614	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-615	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-616	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-617	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-618	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-619	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-620	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-621	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-622	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-623	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-624	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-625	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-626	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-627	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-628	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-629	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-630	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-631	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-632	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-633	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-634	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-635	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-636	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-637	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-638	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-639	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-640	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-641	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-642	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-643	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-644	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-645	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-646	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-647	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-648	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-649	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-650	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-651	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-652	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-653	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-654	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-655	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-656	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-657	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-658	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-659	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-660	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-661	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-662	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-663	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-664	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-665	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-666	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-667	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-668	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-669	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-670	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-671	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-672	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-673	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-674	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-675	3 BED LHA	6 m ³
LEVEL 5 UPPER	F-676	3 BED LHA	6 m ³
LEVEL			

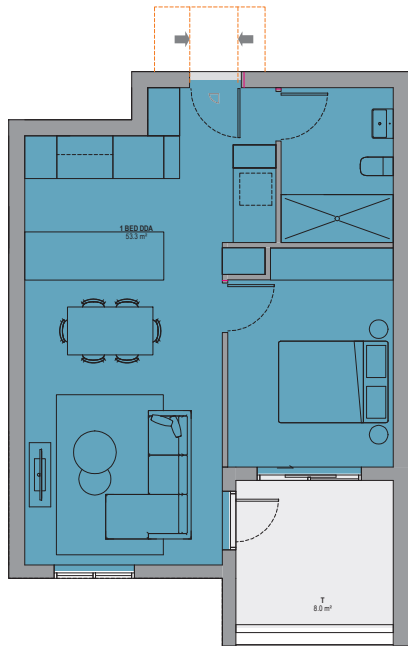


UNIT 1A - PRE

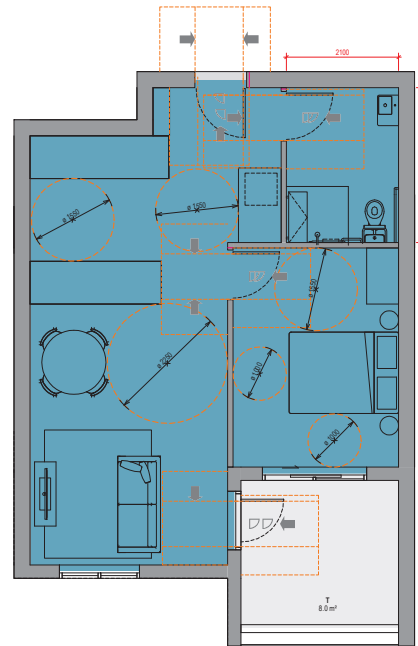


UNIT 1A - POST

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
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**

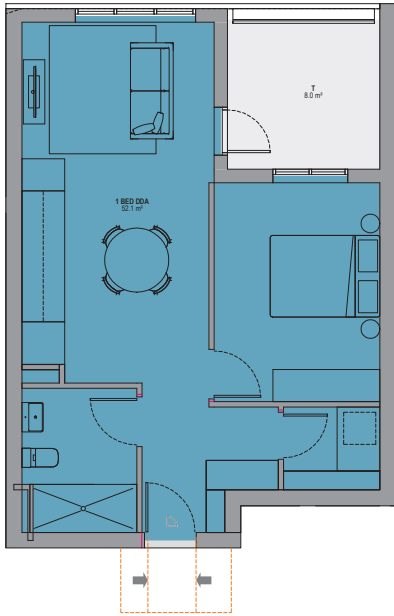
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Drawing No. / **TP06.31 D**

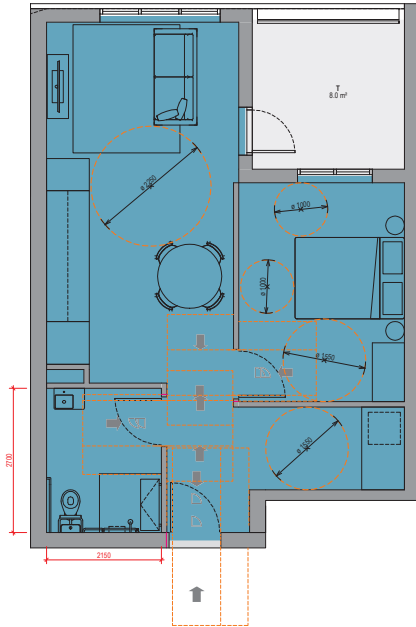
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UNIT 11 DDA PRE



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	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**

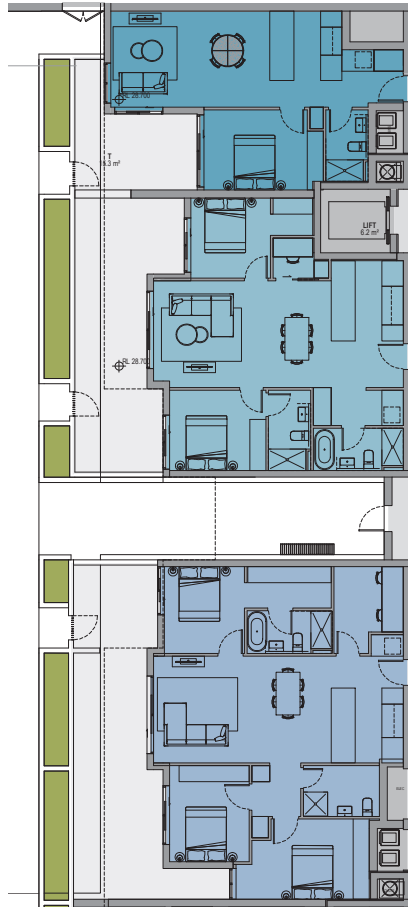
Drawing / **ADAPTABLE PLANS & LHA SCHEDULE** Project No / **221054** Date / **03.03.2023** Author / **JC** Scale: @ A / **1 : 50**

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



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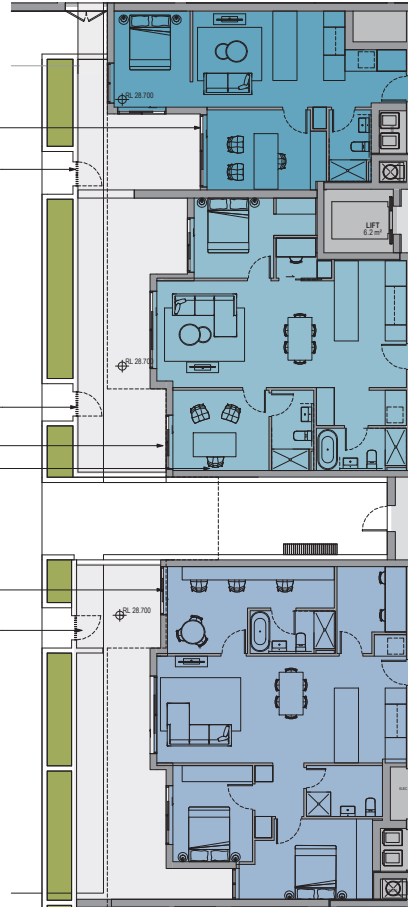
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SEPARATE OFFICE ENTRY
ACCESS VIA CENTRAL COURTYARD

ACCESS VIA CENTRAL COURTYARD
SEPARATE OFFICE ENTRY
OFFICE SPACE

SEPARATE OFFICE ENTRY
ACCESS VIA CENTRAL COURTYARD

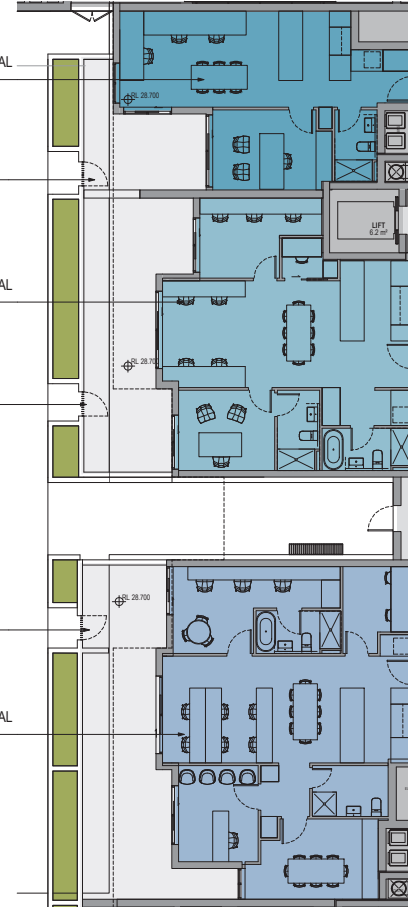


FULL COMMERCIAL SPACE
ACCESS VIA CENTRAL COURTYARD

FULL COMMERCIAL SPACE
ACCESS VIA CENTRAL COURTYARD

ACCESS VIA CENTRAL COURTYARD

FULL COMMERCIAL SPACE



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 @ A / **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 3011

Parking rates within the Dee Why Town Centre

Multi-dwelling housing, Residential flat buildings, Serviced apartments, Shop-top housing:

- 0.8 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 20 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
- 1 space per customer service/access areas 1 space per 16.6m² GFA

Office Premises:

- 1 space per 40m² GFA

Shop (includes retail/business component of shop-top housing, retail premises and neighbourhood shops):

- 1 space per 23.8m² GLFA (4.2 spaces per 100m² GLFA)

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 / **DEVELOPMENT SUMMARY**

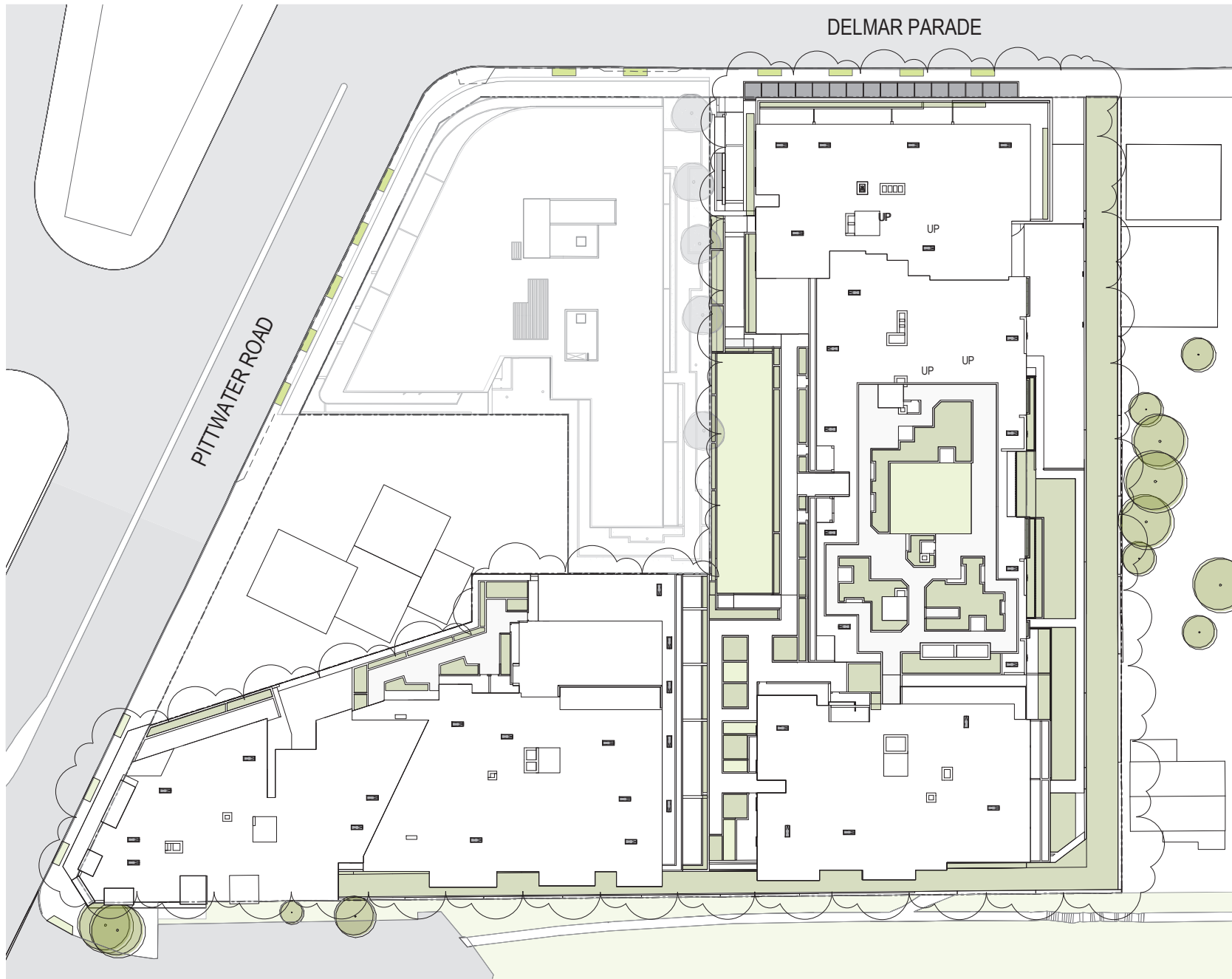
Project No / **221054** Date / **03.03.2023** Author / **JC**

Scale: @ A/

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**

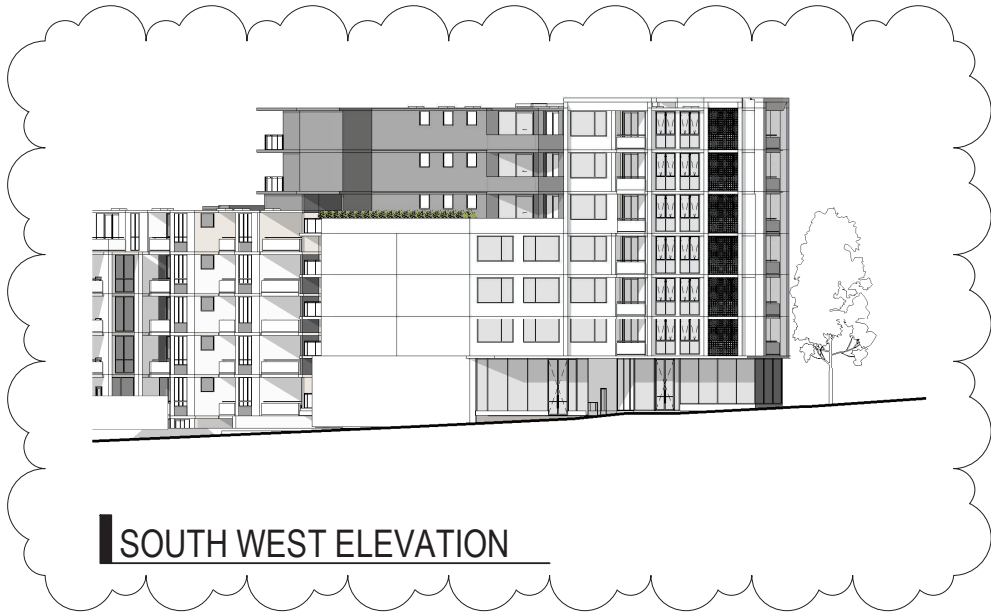
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SOUTH WEST ELEVATION



SOUTH 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**

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

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