

# 67 Pacific Parade, Dee Why 2099

## Development Application

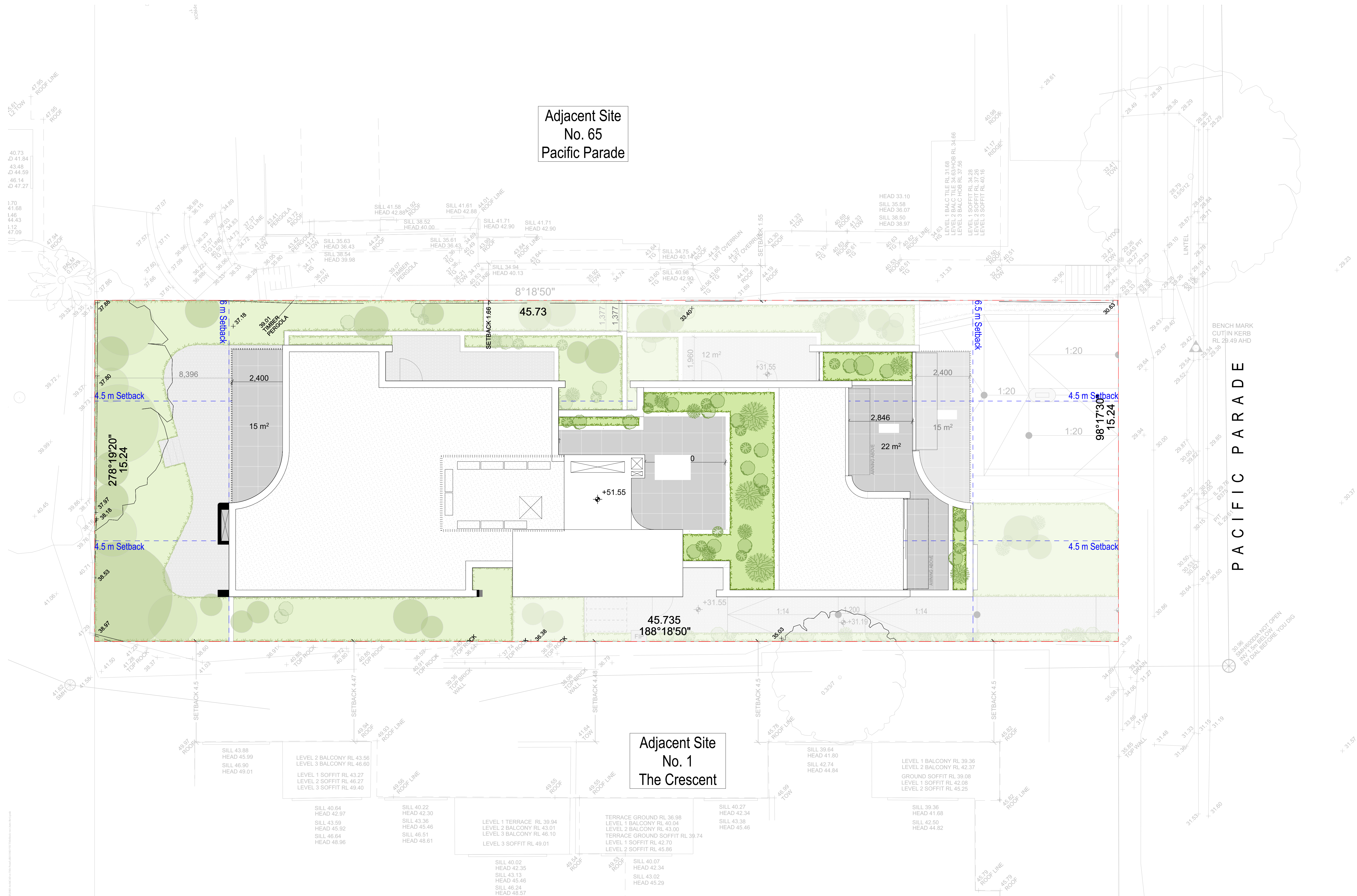


| Subset Name            | Layout ID | Layout Name                   | Revision |
|------------------------|-----------|-------------------------------|----------|
| Cover Pages            |           |                               |          |
|                        | DA000     | Cover Page                    | A        |
| Site                   |           |                               |          |
|                        | DA100     | Site Analysis                 | A        |
|                        | DA101     | Site Plan                     | A        |
| Plans                  |           |                               |          |
|                        | DA200     | Basement Level                | A        |
|                        | DA201     | Ground Floor Plan             | A        |
|                        | DA202     | Level 1 Plan                  | A        |
|                        | DA203     | Level 2 Plan                  | A        |
|                        | DA204     | Level 3 Plan                  | A        |
|                        | DA205     | Level 4 Plan                  | A        |
|                        | DA206     | Level 5 Plan                  | A        |
|                        | DA207     | Roof Plan                     | A        |
| Elevations & Sections  |           |                               |          |
|                        | DA300     | N & E Elevations              | A        |
|                        | DA301     | S & W Elevations              | A        |
|                        | DA302     | Section North-South           | A        |
|                        | DA303     | Section East-West             | A        |
|                        | DA304     | Materials & Finishes          | A        |
| Shadows                |           |                               |          |
|                        | DA400     | Shadow Diagrams               | A        |
|                        | DA401     | Eye of the Sun                | A        |
| Additional Information |           |                               |          |
|                        | DA500     | GFA                           | A        |
|                        | DA501     | Solar Analysis                | A        |
|                        | DA502     | Cross Ventilation             | A        |
|                        | DA503     | Unit Mix                      | A        |
|                        | DA504     | Affordable Housing Dedication | A        |
|                        | DA505     | Deep Soil                     | A        |
|                        | DA506     | Landscape Calculations        | A        |
|                        | DA507     | Adaptable Units               | A        |
|                        | DA508     | Adaptable Unit Layouts        | A        |
|                        | DA509     | Livable Unit                  | A        |
|                        | DA510     | Livable Unit Layout           | A        |
|                        | DA511     | Height Plane Diagram          | A        |
| Notification Plans     |           |                               |          |
|                        | DA600     | Notification Plan             | A        |









| Rev | Date       | By | Chk      | Description |
|-----|------------|----|----------|-------------|
| A   | 17/07/2024 | OD | MW<br>YD | DA ISSUE    |

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David Randerson 8542



|                 |                                      |                |              |
|-----------------|--------------------------------------|----------------|--------------|
| Project Name    | 67 Pacific Parade, Dee Why           | Project Number | 00013395     |
| Project Address | 67 Pacific Parade, Dee Why, NSW 2099 | Drawing Name   | Site Plan    |
|                 |                                      | Scale          | 1:75@A3      |
|                 |                                      | Date           | 17/07/2024   |
| Client          | Adjani                               | Drawing Number | <b>DA101</b> |
|                 |                                      | Revision       | <b>A</b>     |



S30  
DA303

S02  
DA303

Adjacent Site  
No. 65  
Pacific Parade

Red dashed line denotes the LEC  
approved Building Envelope

Perimeter wall to be cut rock face wall

6 m Setback

4.5 m Setback

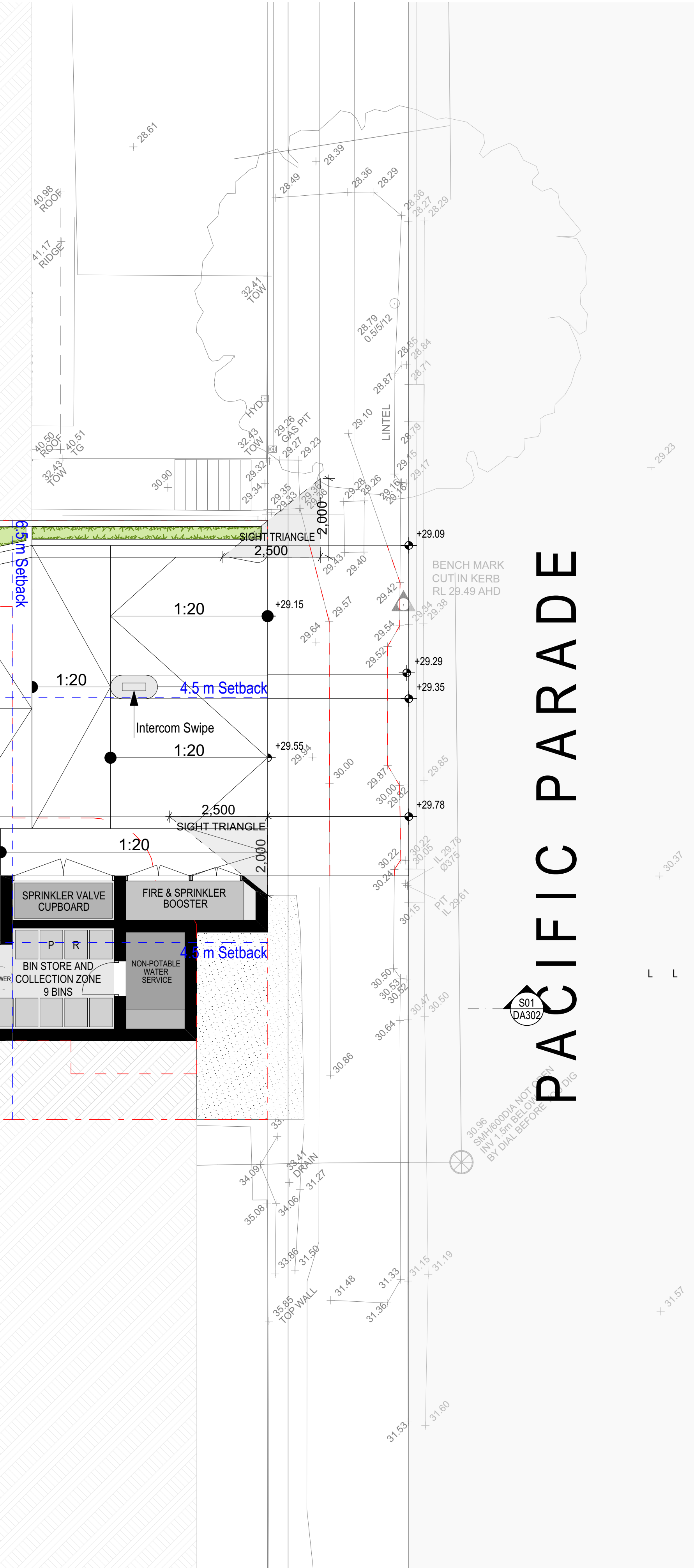
4.5 m Setback

S01  
DA302

S30  
DA303

S02  
DA303

Adjacent Site  
No. 1  
The Crescent



PACIFIC PARADE

S01  
DA302

L L L

+ 31.57

| Rev | Date       | By | Chk      | Description |
|-----|------------|----|----------|-------------|
| A   | 17/07/2024 | OD | MW<br>XD | DA ISSUE    |

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|                 |                                      |                |                |
|-----------------|--------------------------------------|----------------|----------------|
| Project Name    | 67 Pacific Parade, Dee Why           | Project Number | 00013395       |
| Project Address | 67 Pacific Parade, Dee Why, NSW 2099 | Drawing Name   | Basement Level |
| Client          | Adjani                               | Scale          | 1:75@A3        |
|                 |                                      | Date           | 17/07/2024     |
| Drawing Number  | DA200                                | Revision       | A              |







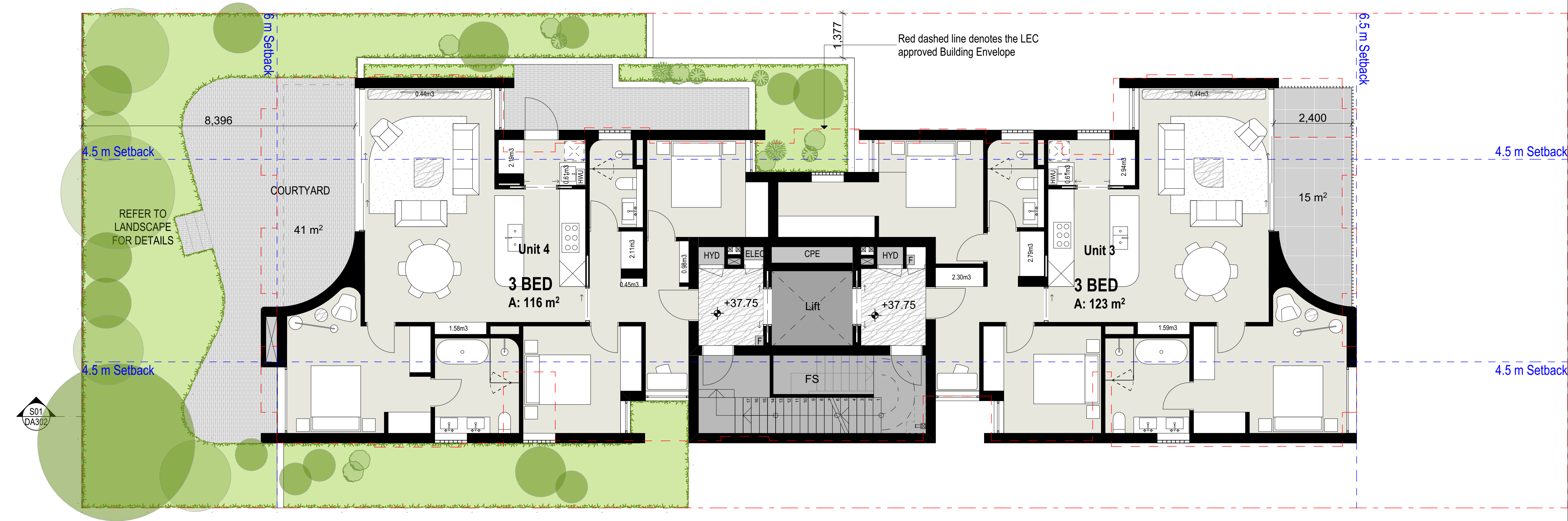




Adjacent Site  
No. 65  
Pacific Parade

Adjacent Site  
No. 1  
The Crescent

PACIFIC PARADE



#toPZvalue

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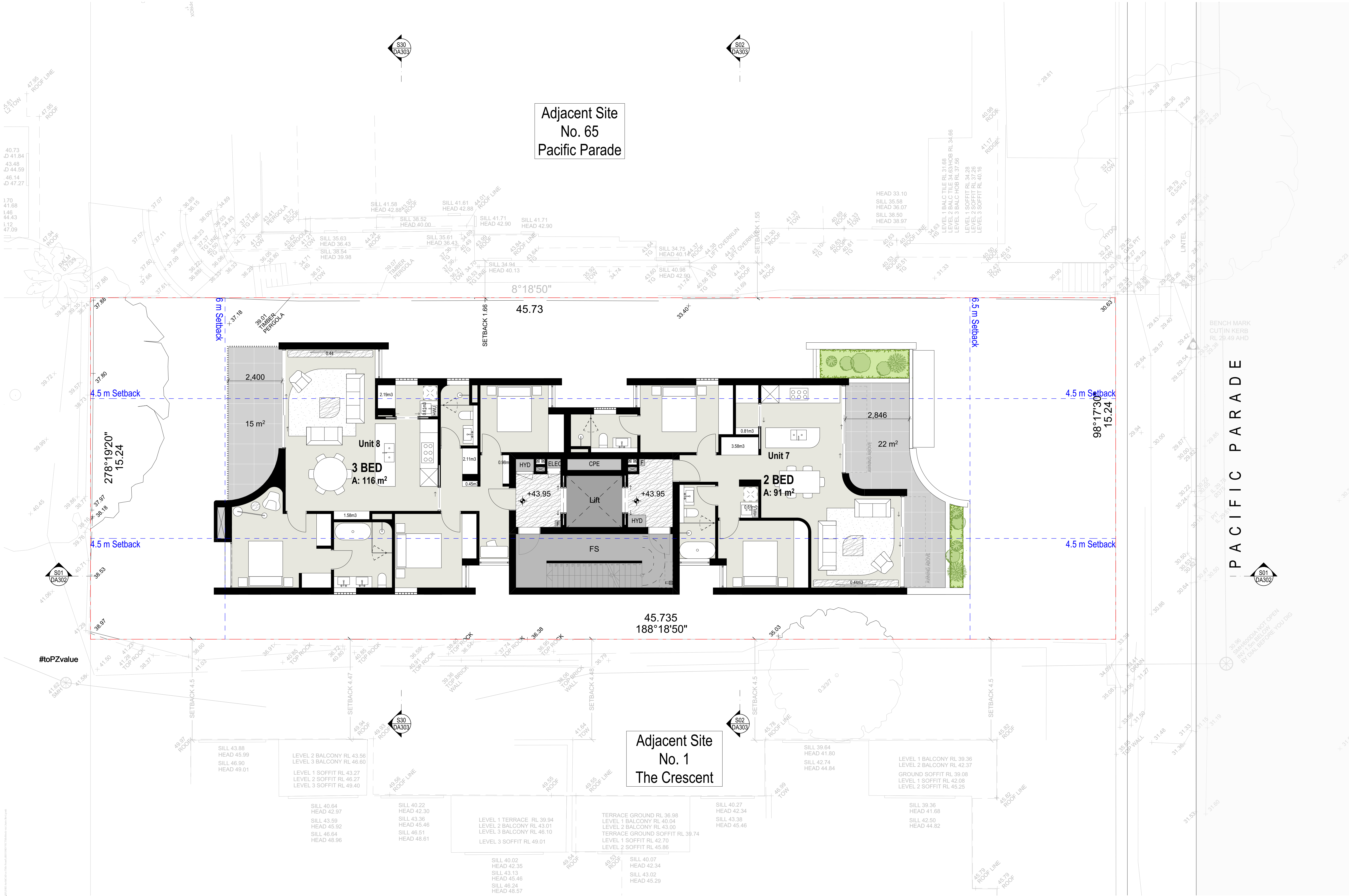
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| Project Name    | 67 Pacific Parade, Dee Why           | Project Number | 00013395     |
| Project Address | 67 Pacific Parade, Dee Why, NSW 2099 | Drawing Name   | Level 2 Plan |
| Client          | Adjani                               | Scale          | 1:75@A3      |
|                 |                                      | Date           | 17/07/2024   |
|                 |                                      | Drawing Number | DA203        |
|                 |                                      | Revision       | A            |



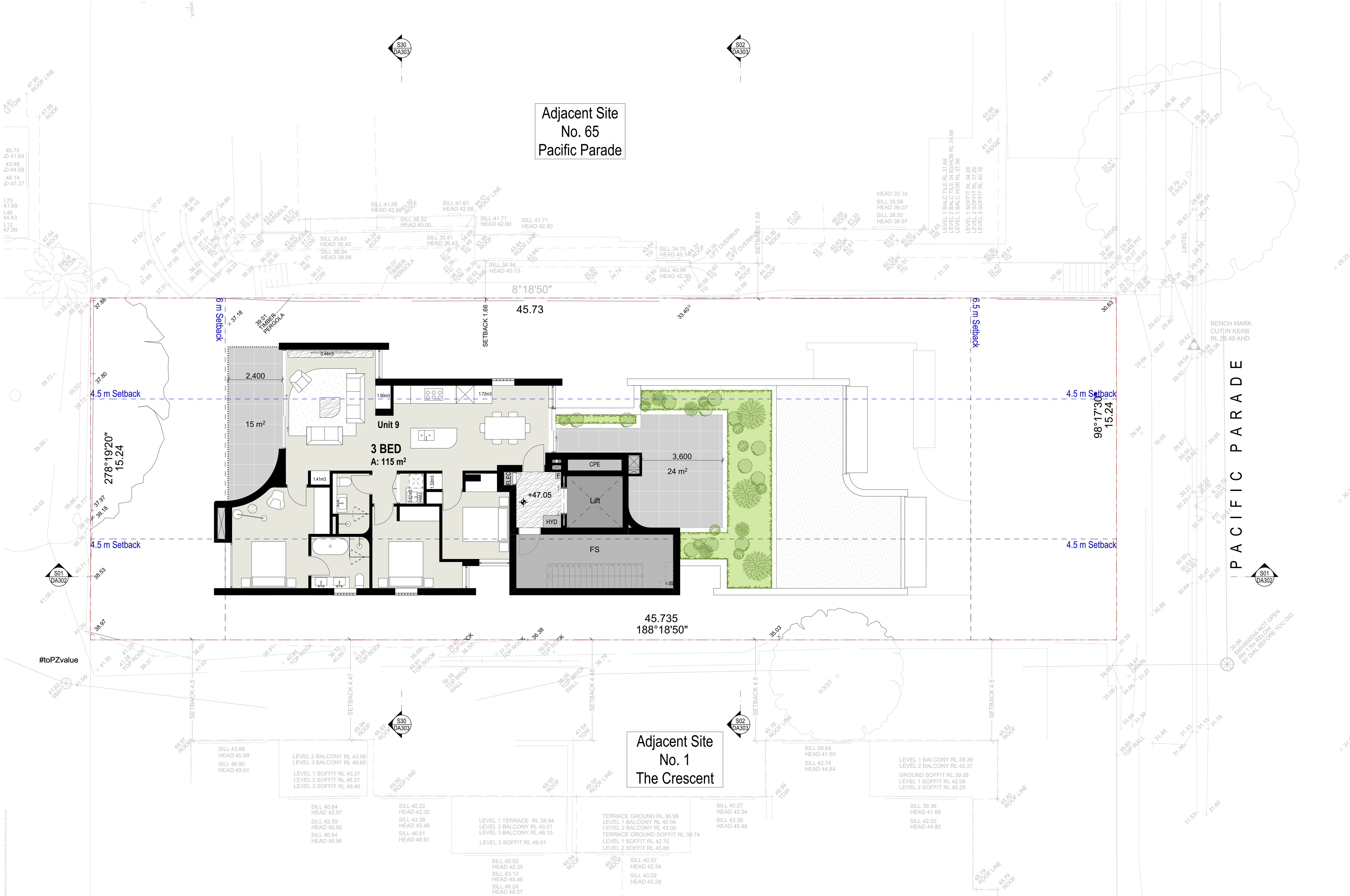
Adjacent Site  
No. 1  
The Crescent



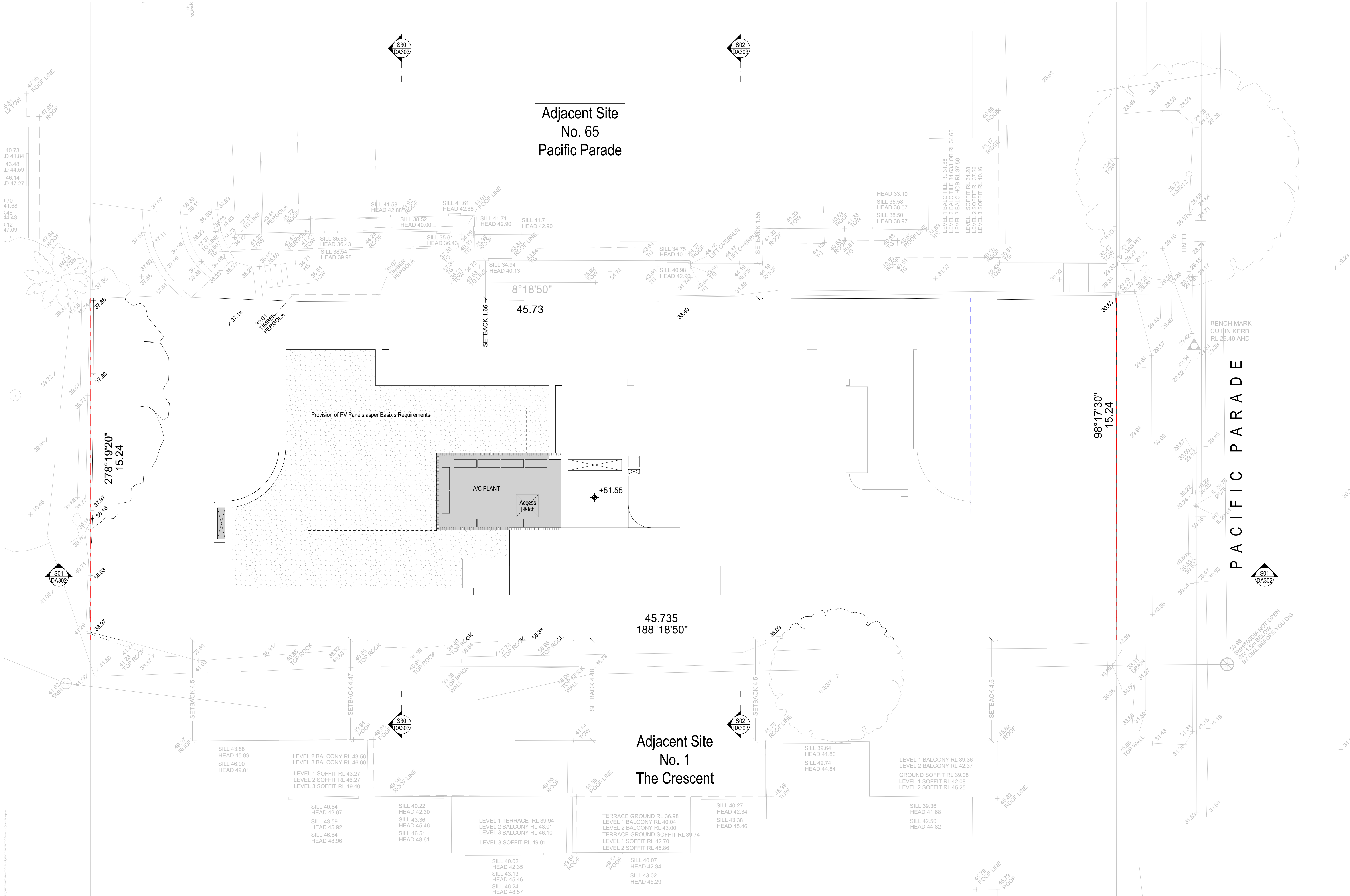








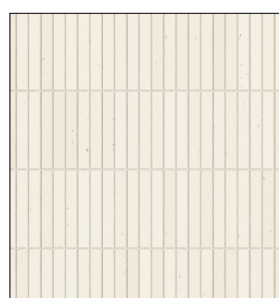
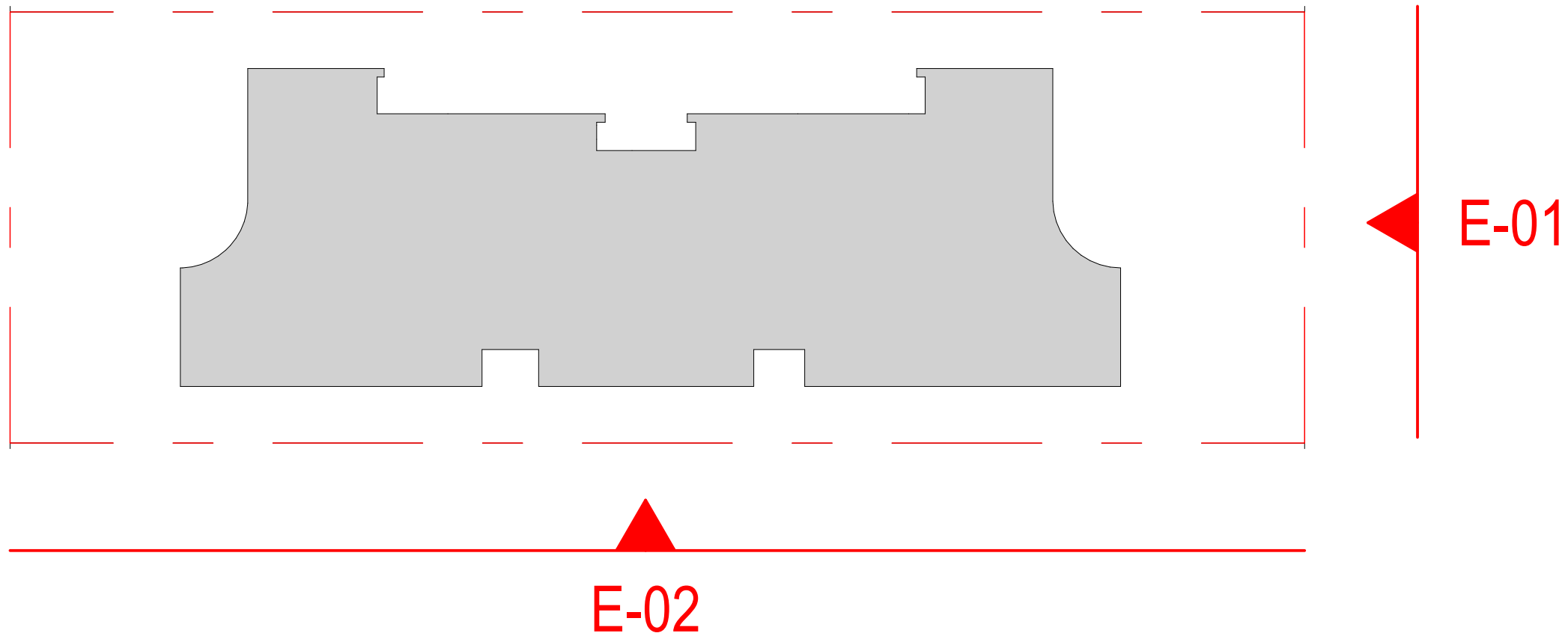








Key Plan



EF01  
LIGHT BRICK



EF02  
BRONZE METAL  
CLADDING



EF03  
MEDIUM BRICK



EF04  
DARKER BRONZE  
METAL CLADDING



EF05  
BRONZE METAL  
BALUSTRADE



EF06  
CONCRETE



EF07  
GLASS



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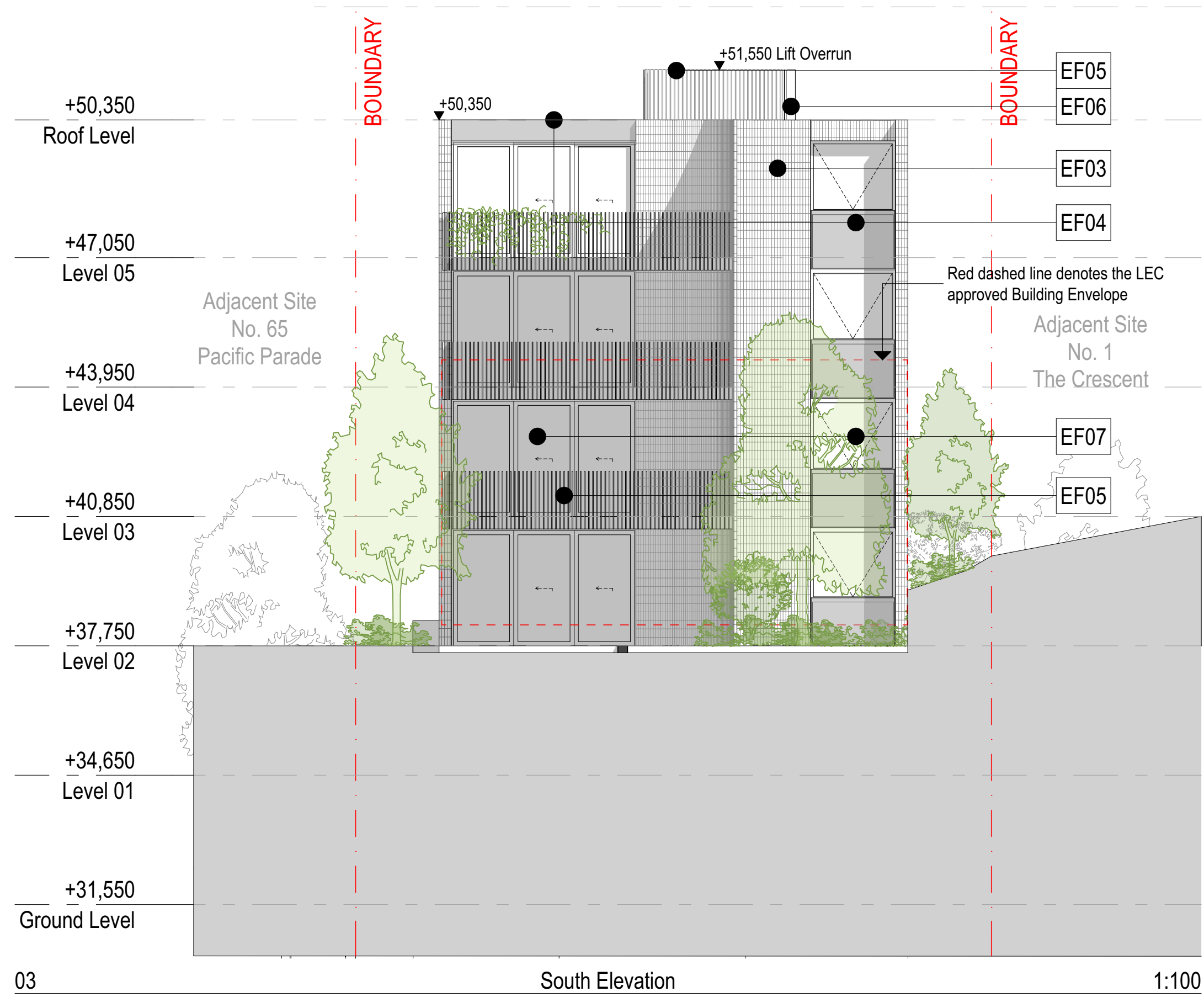
Project Name  
Project Address  
Client

67 Pacific Parade, Dee Why, NSW 2099  
Adjani

Project Number  
Drawing Name  
Scale  
Date

00013395  
N & E Elevations  
1:100, 1:8.33, 1:2.86, 1:1.25, 1:0.625  
17/07/2024  
Drawing Number  
Revision  
DA300  
A

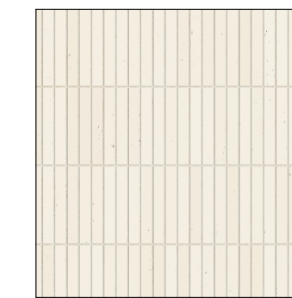
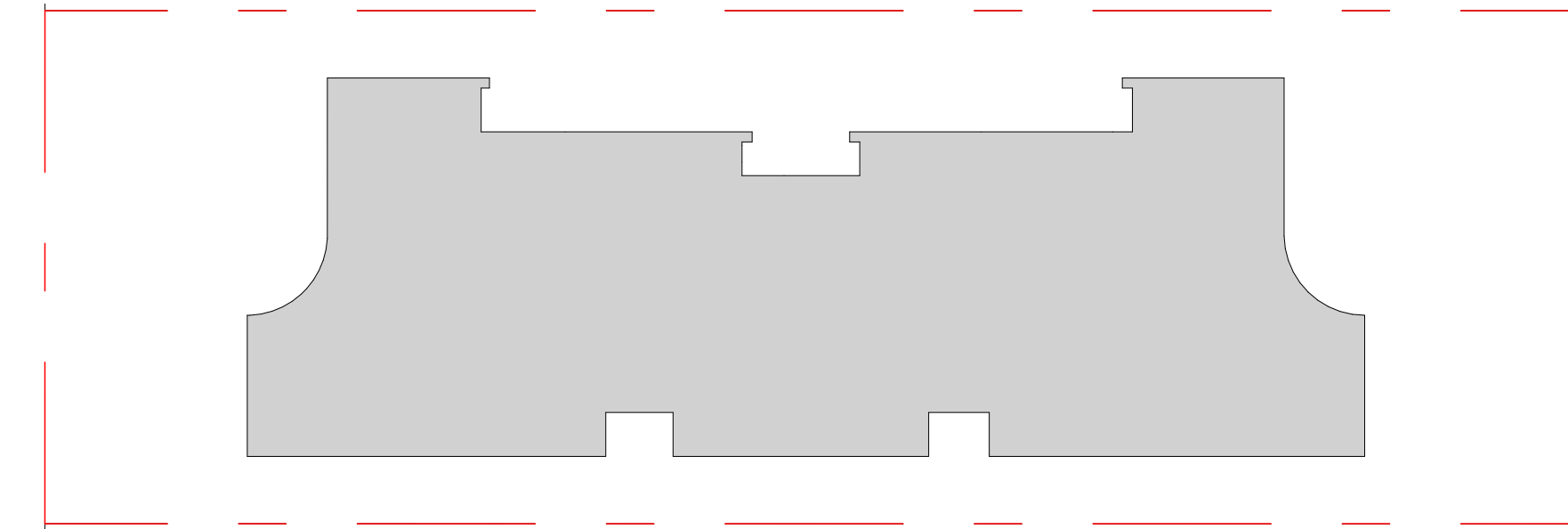




## Key Plan

E-04

E-03



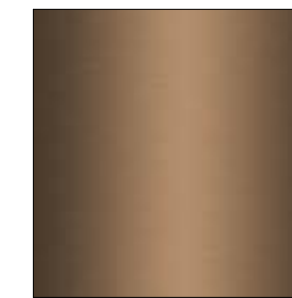
EF01  
LIGHT BRICK



EF02  
BRONZE METAL  
CLADDING



EF03  
MEDIUM BRICK



EF04  
DARKER BRONZE  
METAL CLADDING



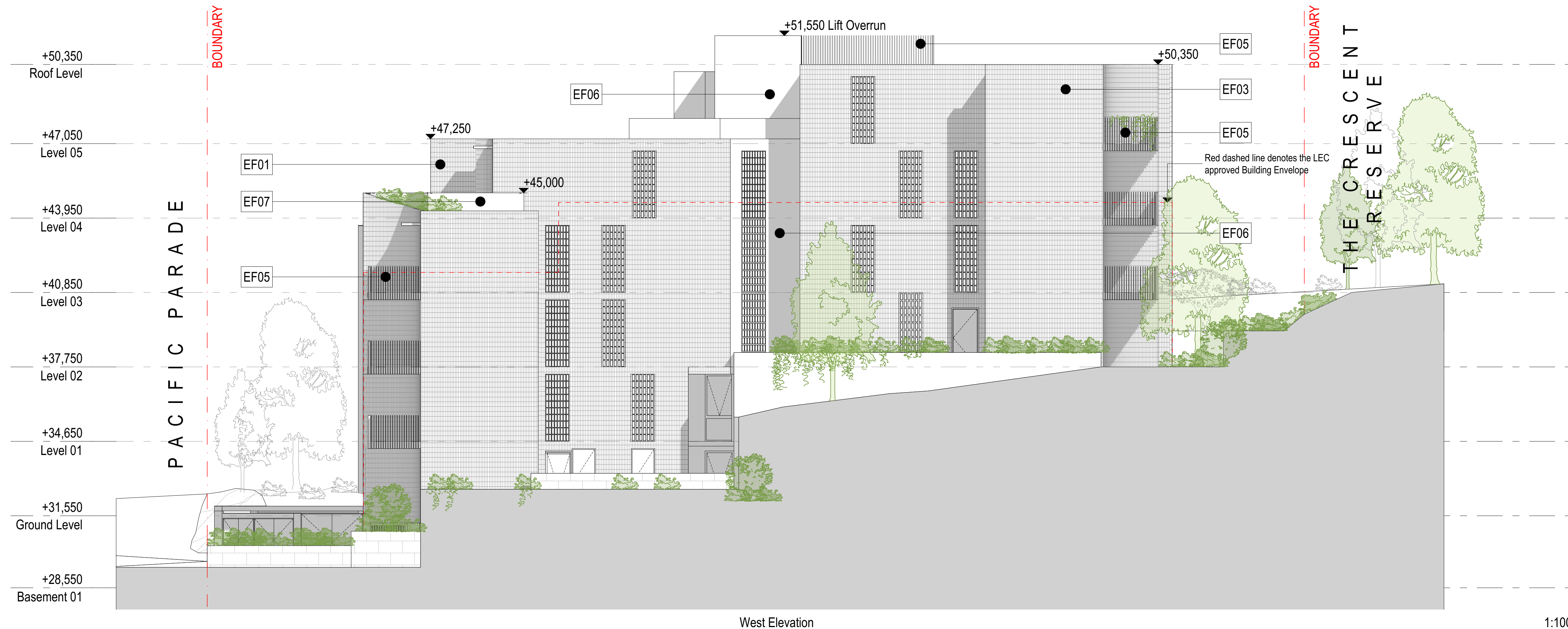
EF05  
BRONZE METAL  
PALISADE



EF06  
TINTED  
CONCRETE



EF07  
GLASS



04

1:100

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Project Name  
Project Address  
  
Client

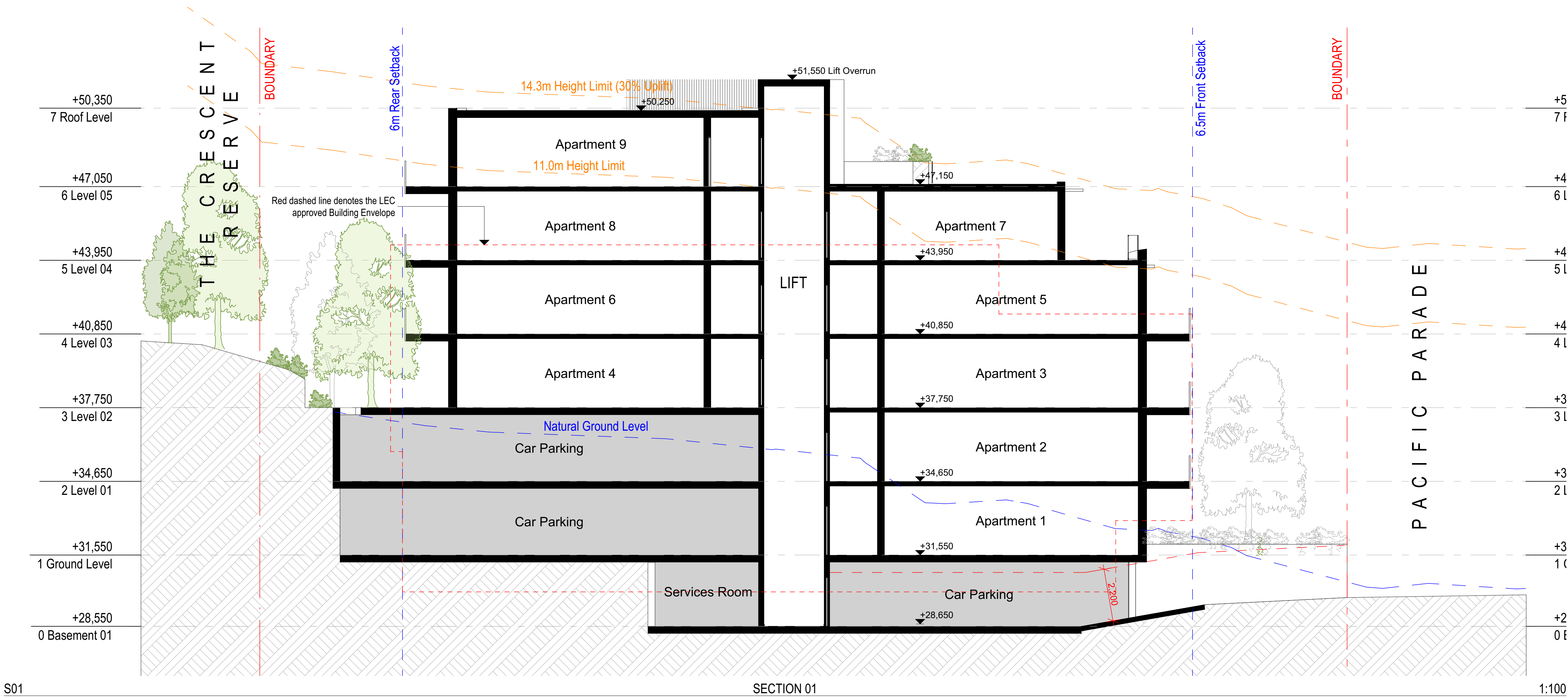
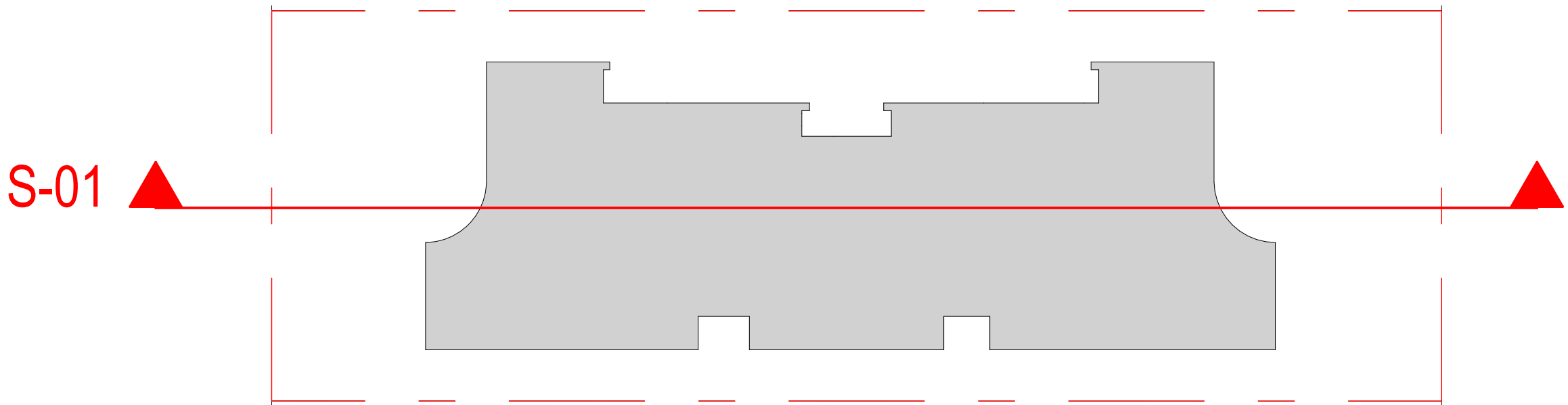
67 Pacific Parade, Dee Why, NSW 2099  
Adjani

Project Number  
Drawing Name  
Scale  
Date  
Revision

00013395  
S & W Elevations  
1:100, 1:200, 1:8.33, 1:2.86, 1:17/07/2024  
**DA301**  
**A**



Key Plan



Project: 67 Pacific Parade, Dee Why, NSW 2099  
Drawing: Section 01  
Scale: 1:100  
Date: 17/07/2024  
Author: DKO Architecture (NSW) Pty Ltd  
Check: DKO Architecture (NSW) Pty Ltd  
Issue: DA ISSUE

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**DKO**

Project Name  
Project Address

67 Pacific Parade, Dee Why, NSW 2099

Project Number  
Drawing Name  
Scale  
Date

00013395  
Section North-South  
1:100, 1:200@A3  
17/07/2024

Client

Adjani

Drawing Number  
Revision

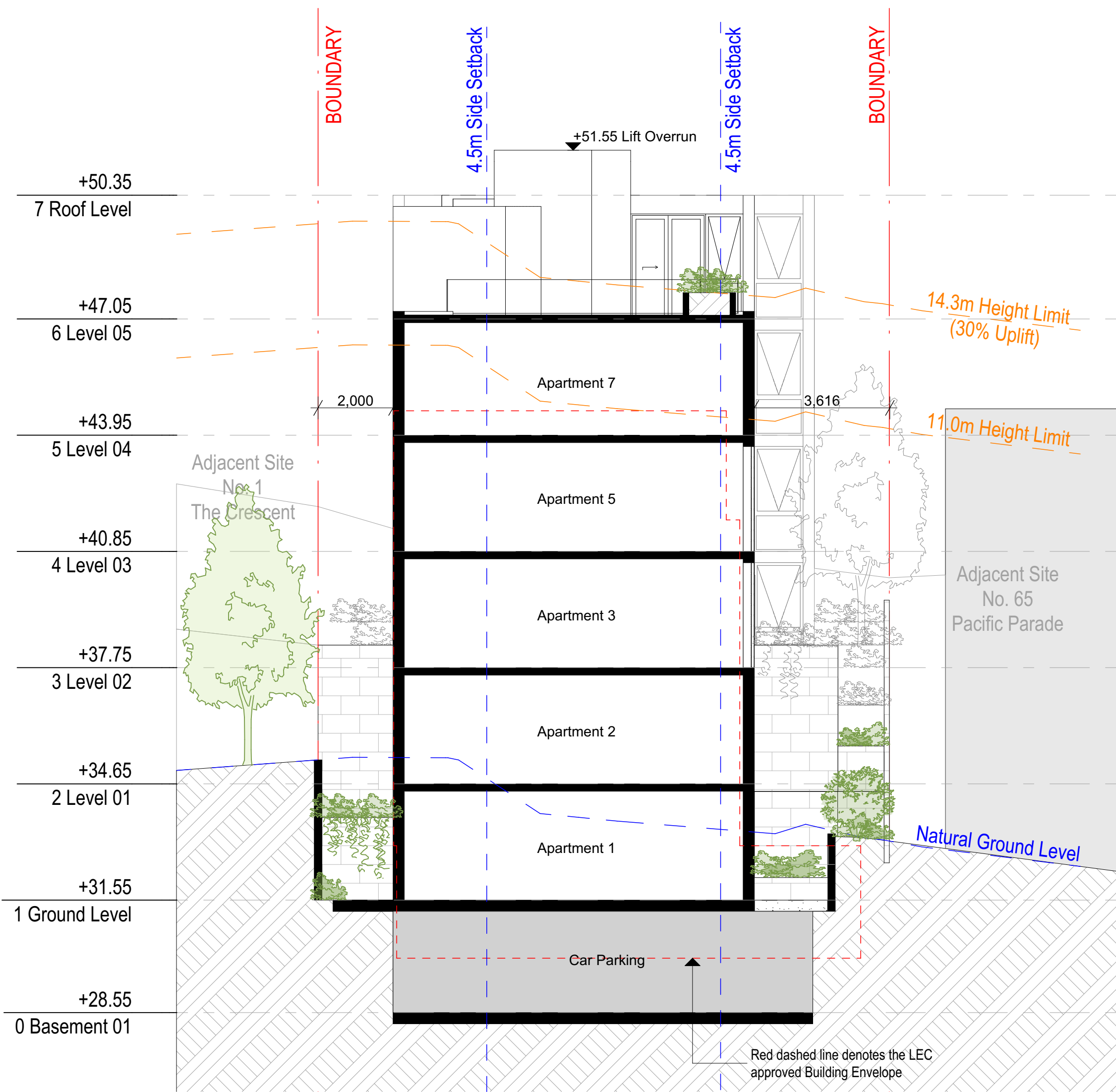
**DA302**  
**A**



Project: 67 Pacific Parade, Dee Why, NSW 2099  
Drawing: Section East-West  
Scale: 1:100  
Date: 17/07/2024  
Author: DA  
Check: MW  
Issue: DA

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S02



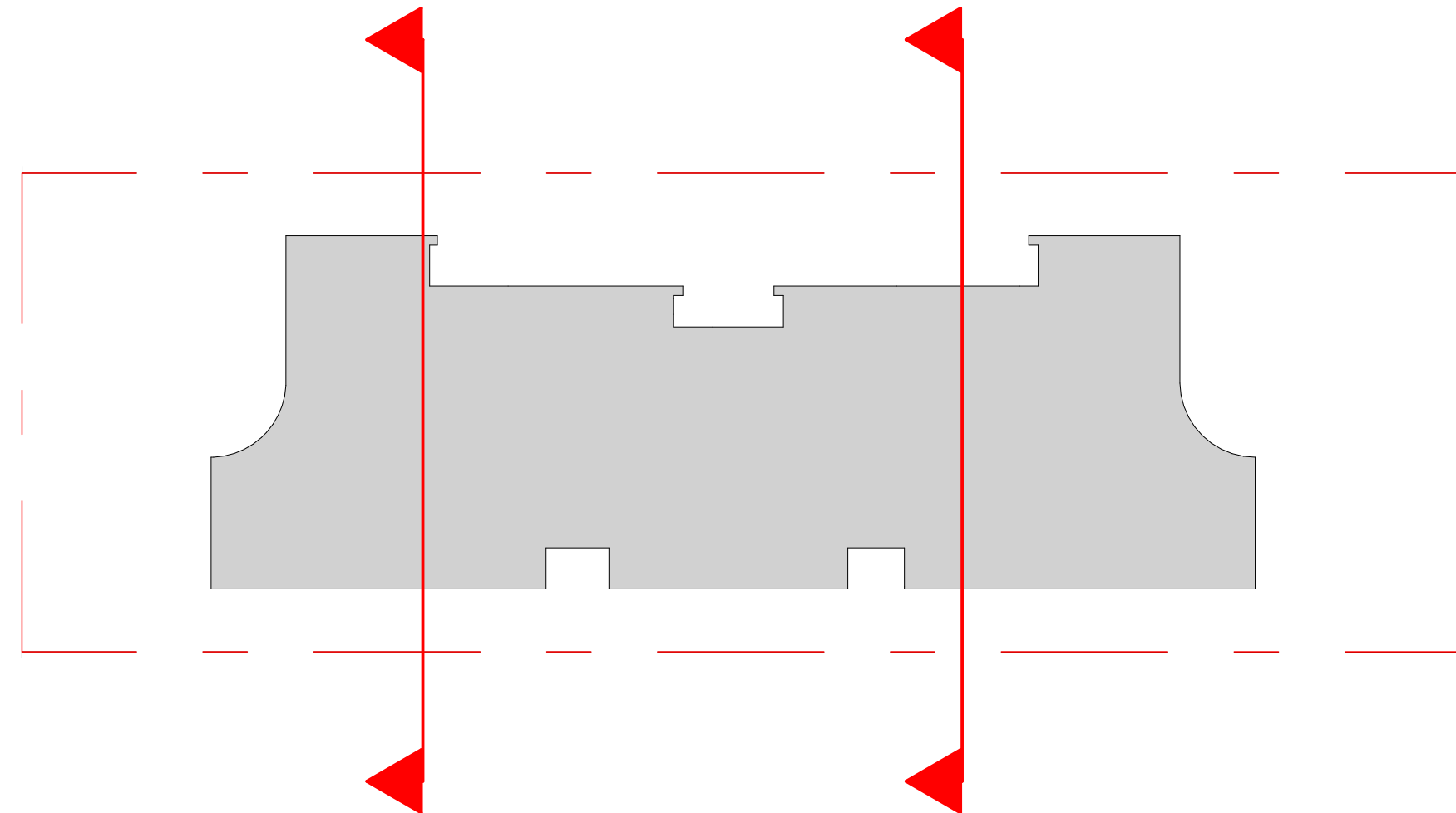
SECTION 02

1:100

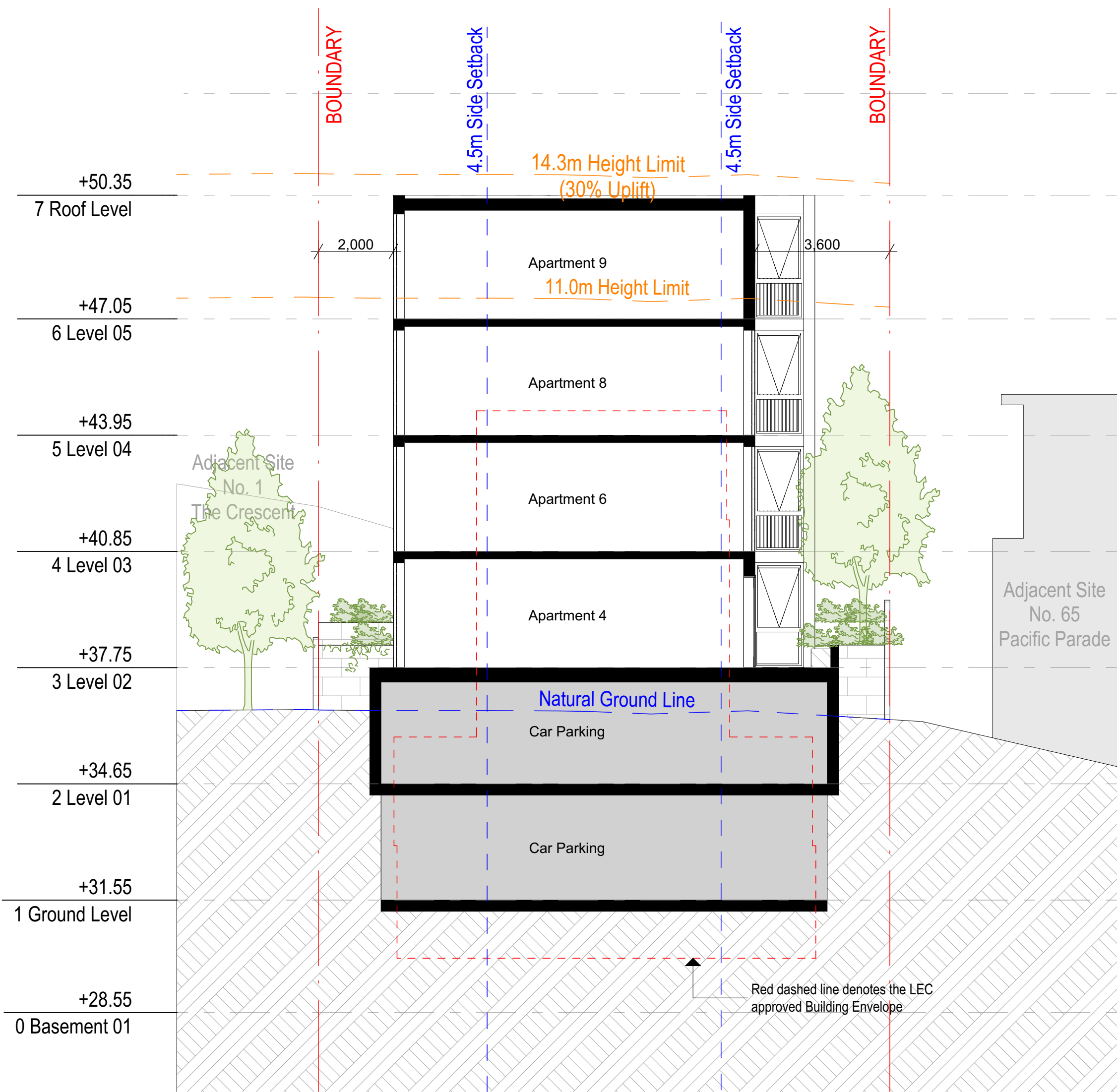
Key Plan

S-03

S-02



S03



SECTION 03

1:100

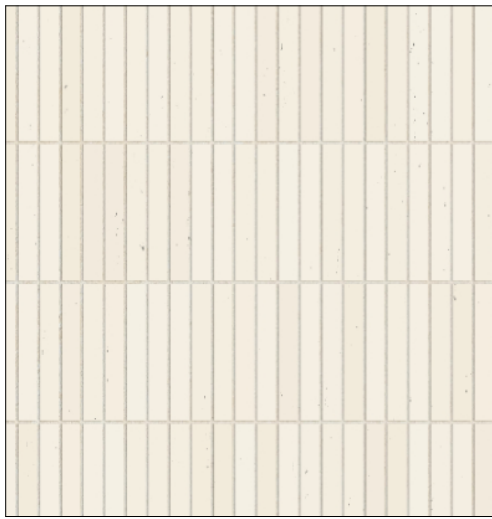
| Rev | Date       | By | Chk | Description |
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|-----------------|--------------------------------------|----------------|-------------------|
| Project Name    | 67 Pacific Parade, Dee Why, NSW 2099 | Project Number | 00013395          |
| Project Address | 67 Pacific Parade, Dee Why, NSW 2099 | Drawing Name   | Section East-West |
| Client          | Adani                                | Scale          | 1:100, 1:200 @ A3 |
|                 |                                      | Date           | 17/07/2024        |
|                 |                                      | Drawing Number | DA303             |
|                 |                                      | Revision       | A                 |





EF01  
LIGHT BRICK



EF02  
BRONZE METAL  
CLADDING



EF05  
BRONZE METAL  
BALUSTRADE



EF06  
CONCRETE



EF07  
GLASS

| Rev | Date       | By | Chk      | Description |
|-----|------------|----|----------|-------------|
| A   | 17/07/2024 | OD | MW<br>XD | DA ISSUE    |

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Project Name  
Project Address

67 Pacific Parade, Dee Why, NSW 2099

Project Number  
Drawing Name  
Scale  
Date

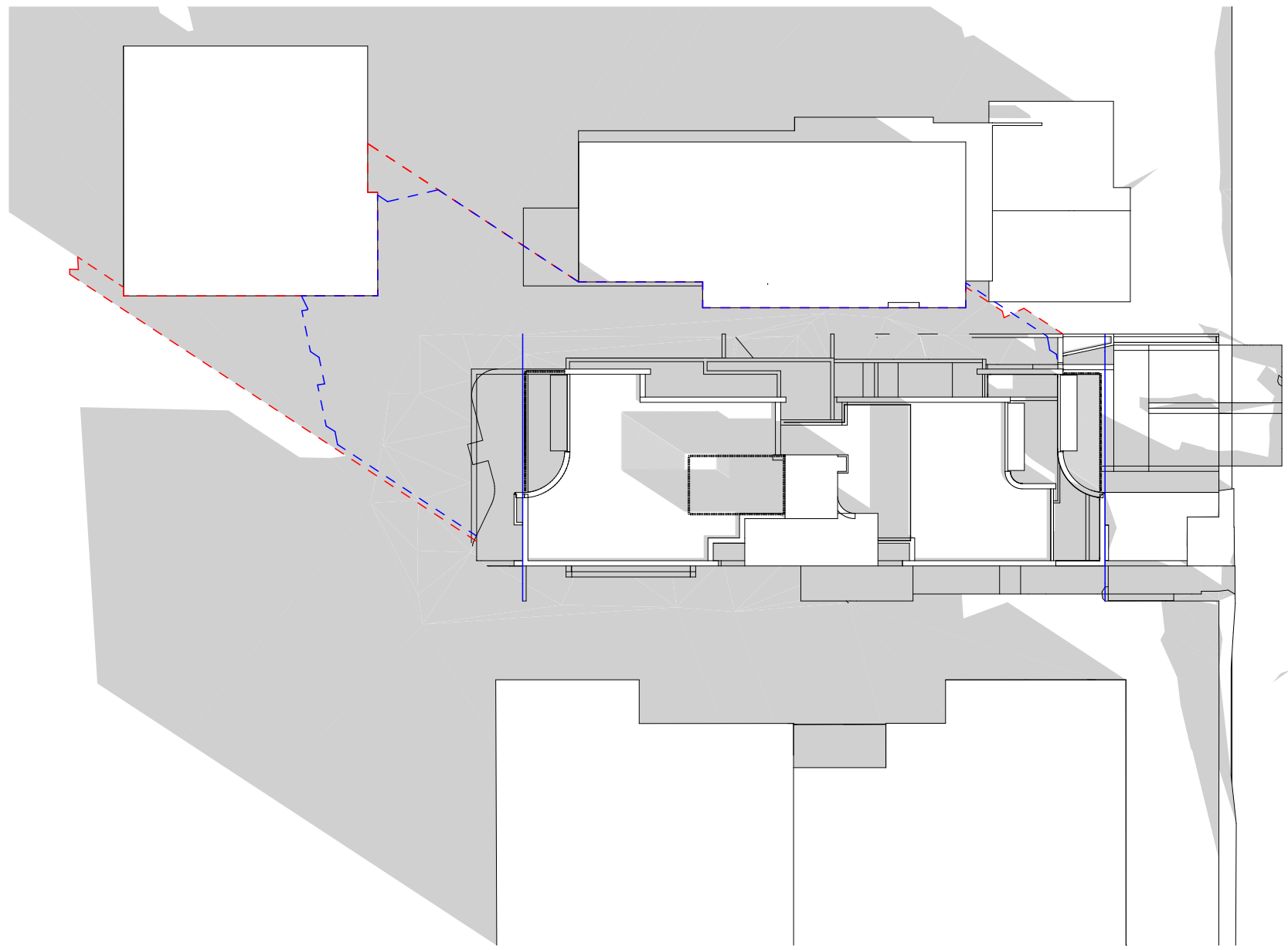
00013395  
Materials & Finishes  
1:0.54, 1:1.61, 1:0.71@A3  
17/07/2024

Client  
Adjani

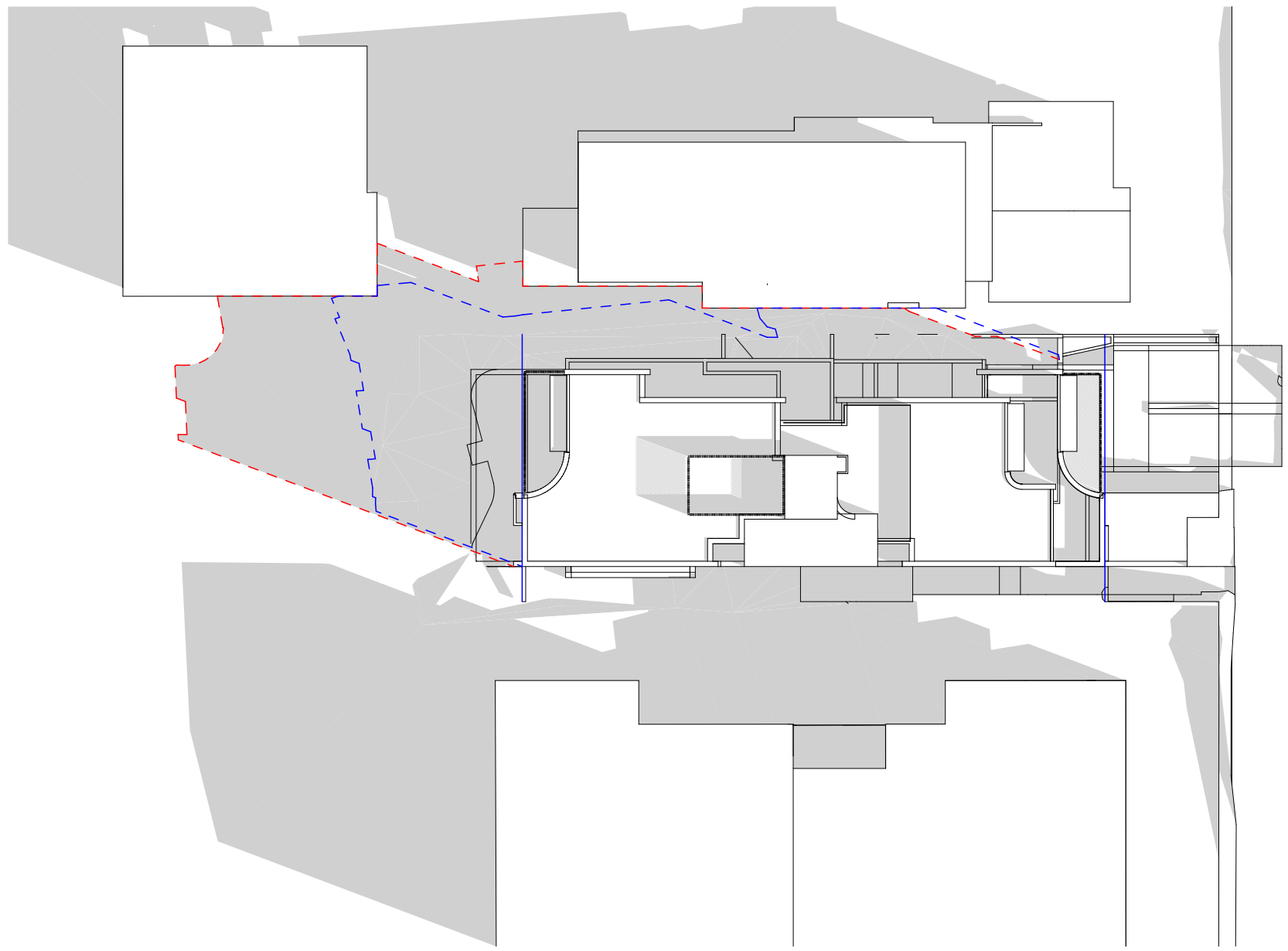
Drawing Number  
Revision

DA304  
A

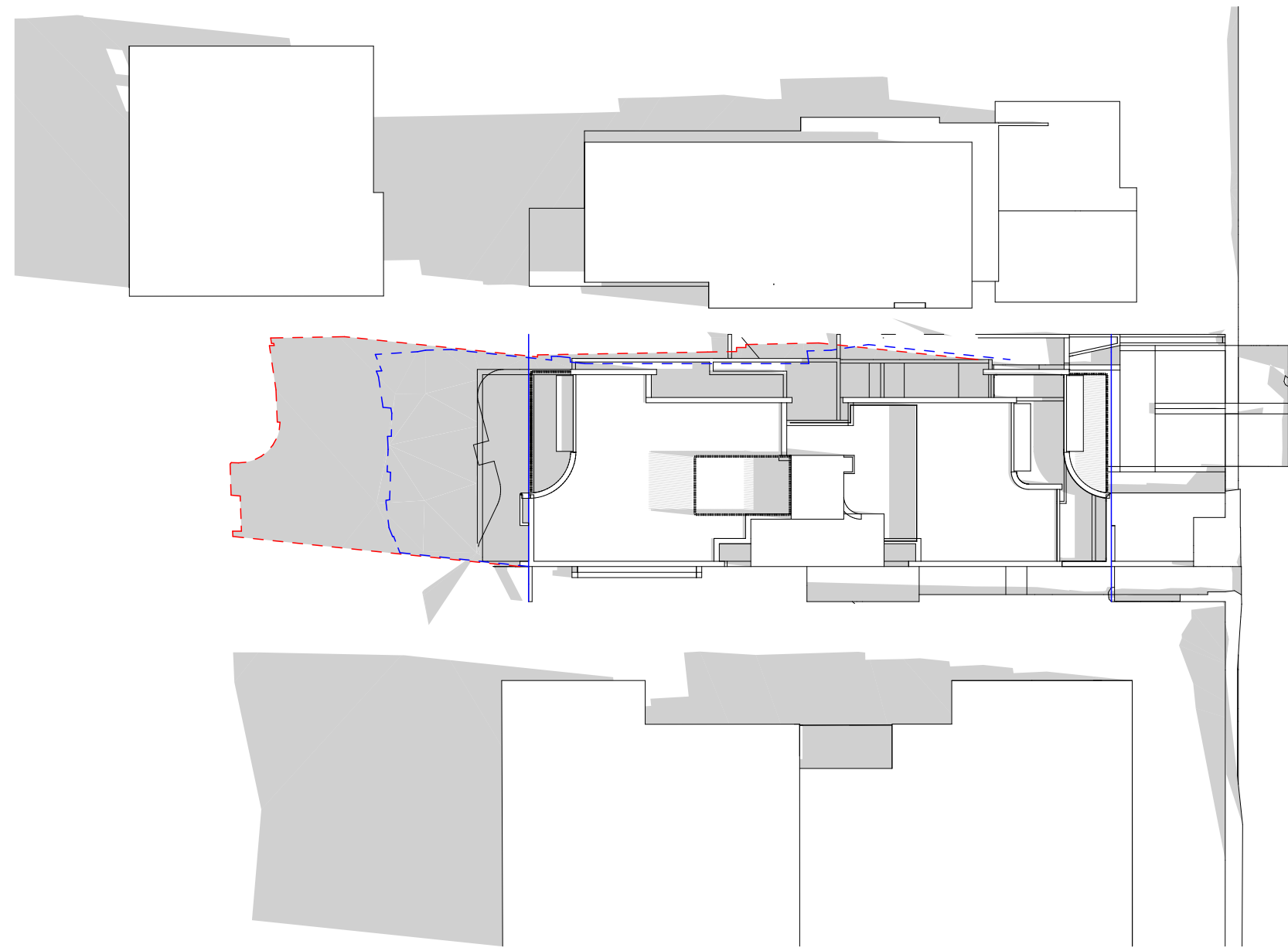




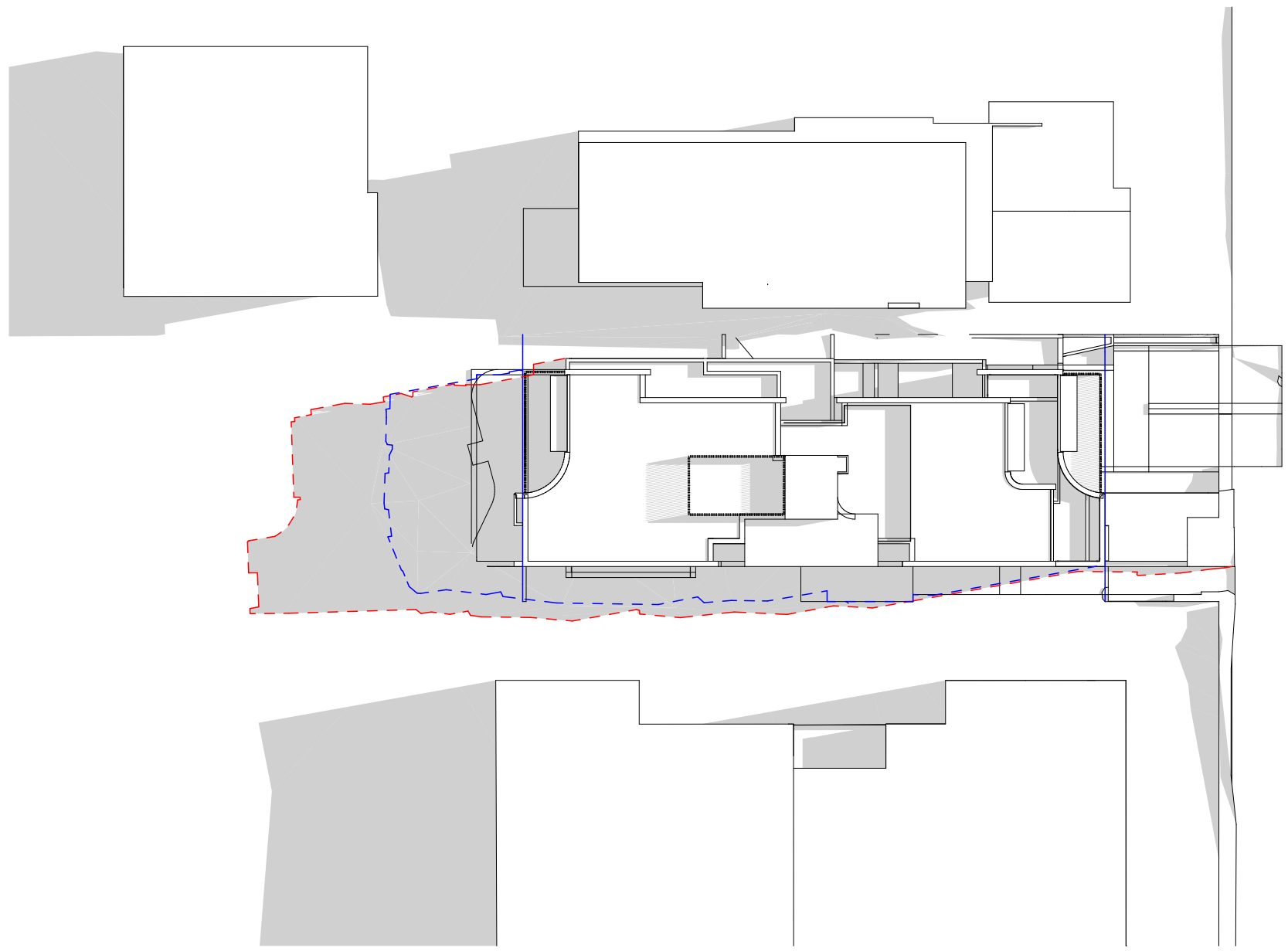
1. June 21 9am



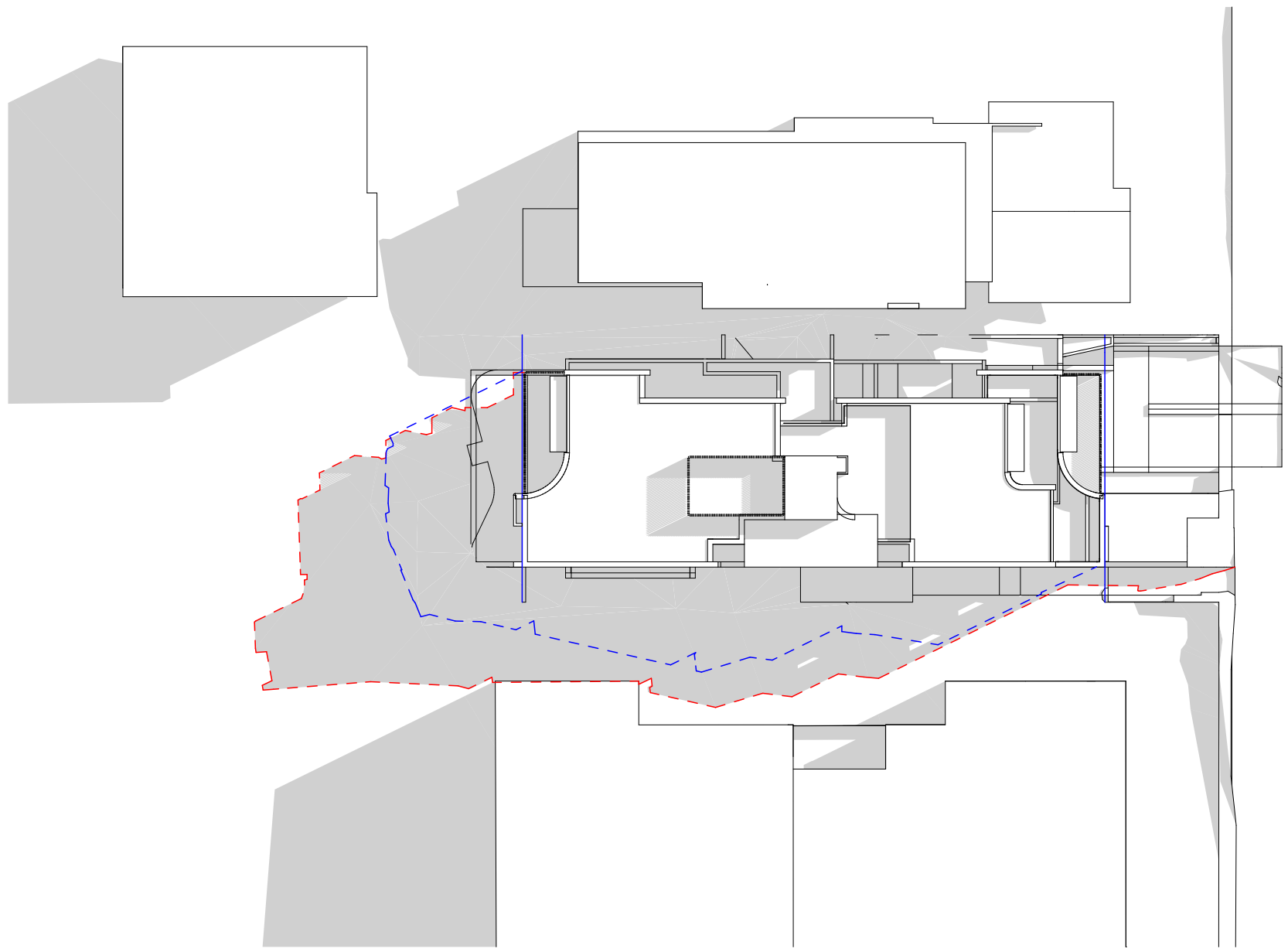
2. June 21 10am



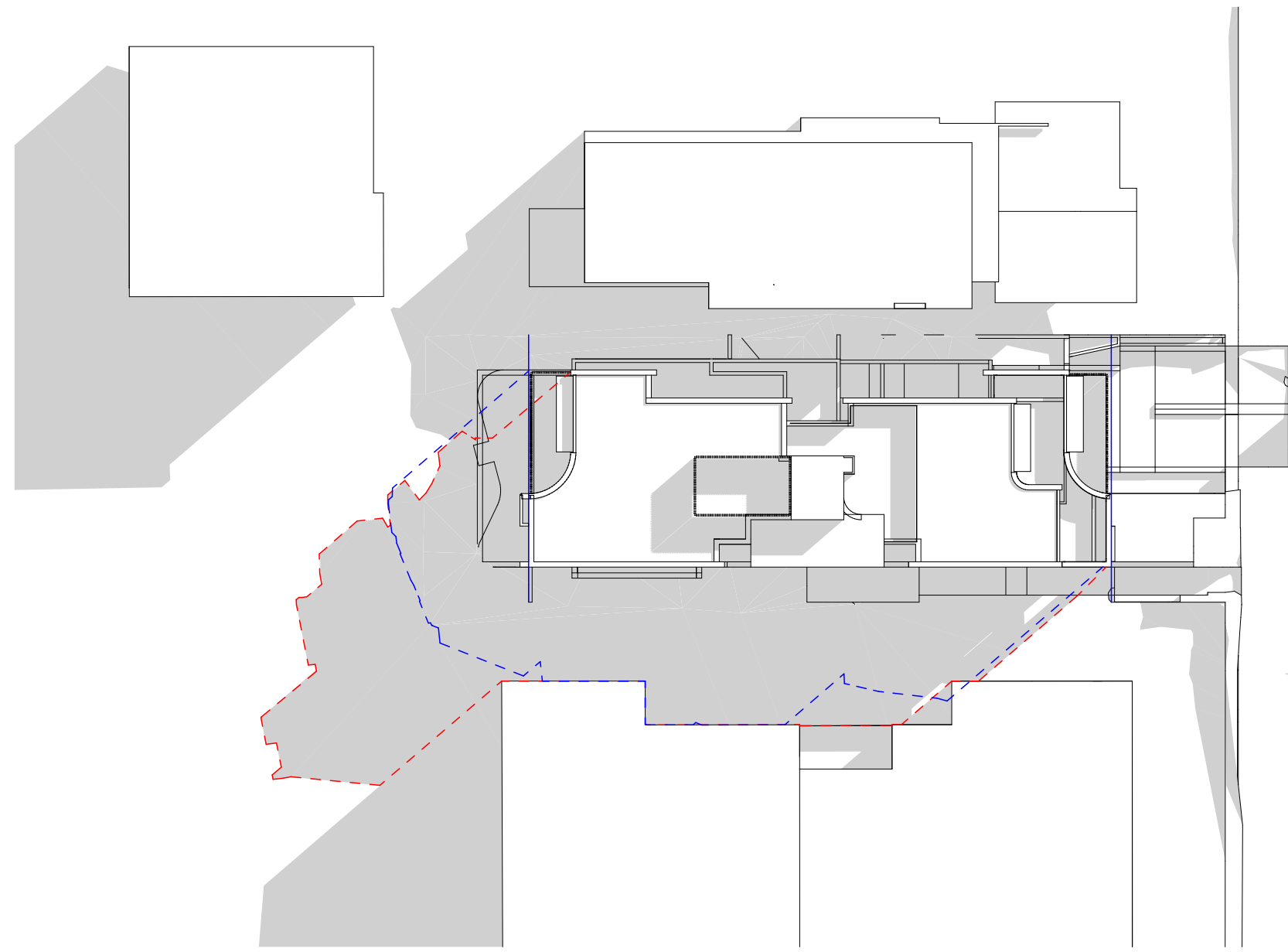
3. June 21 11am



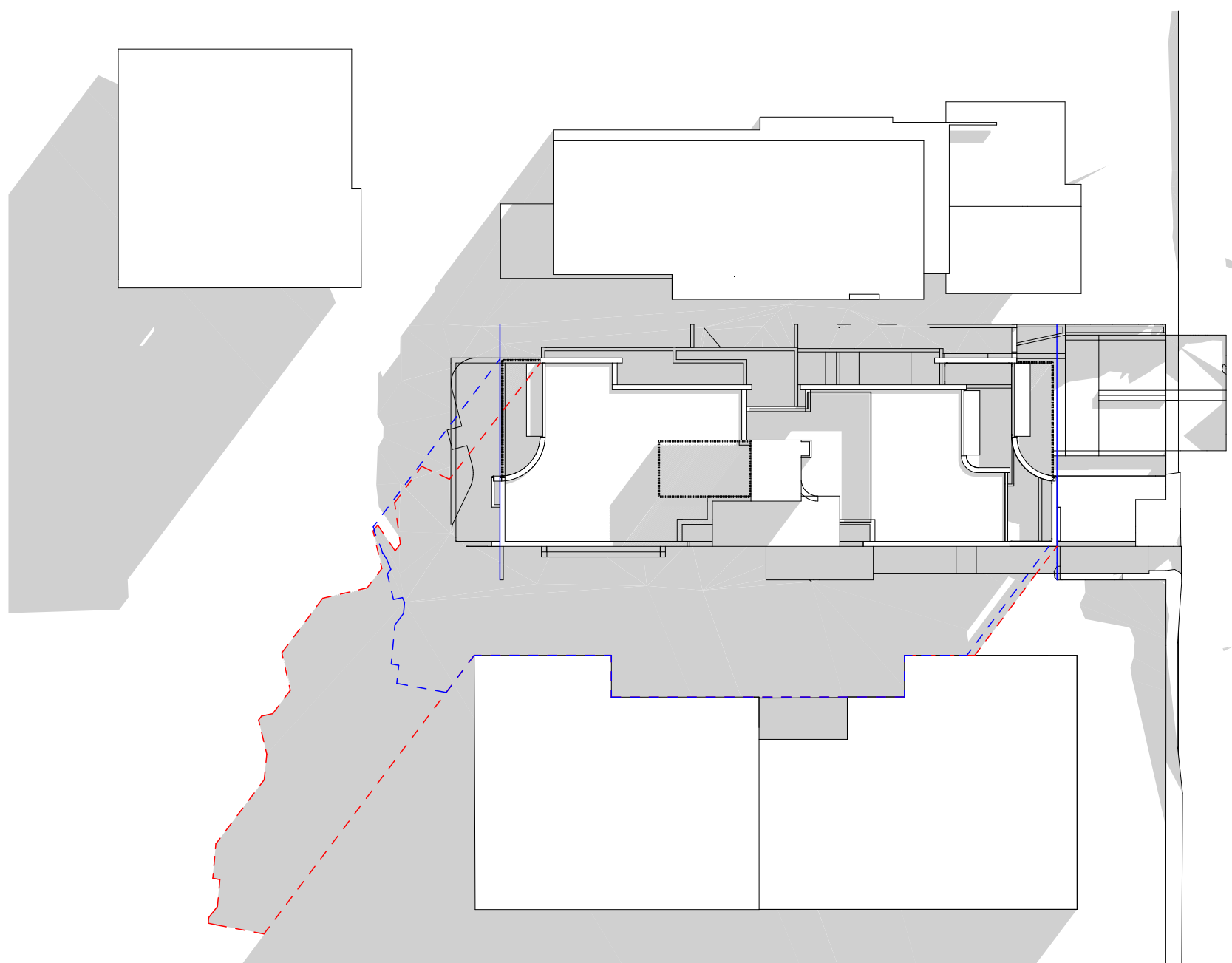
4. June 21 12pm



5. June 21 1pm



6. June 21 2pm



7. June 21 3pm

### Key

- Approved LEC Shadows
- Proposed Shadows

| Rev | Date       | By | Chk      | Description |
|-----|------------|----|----------|-------------|
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Project Name  
Project Address  
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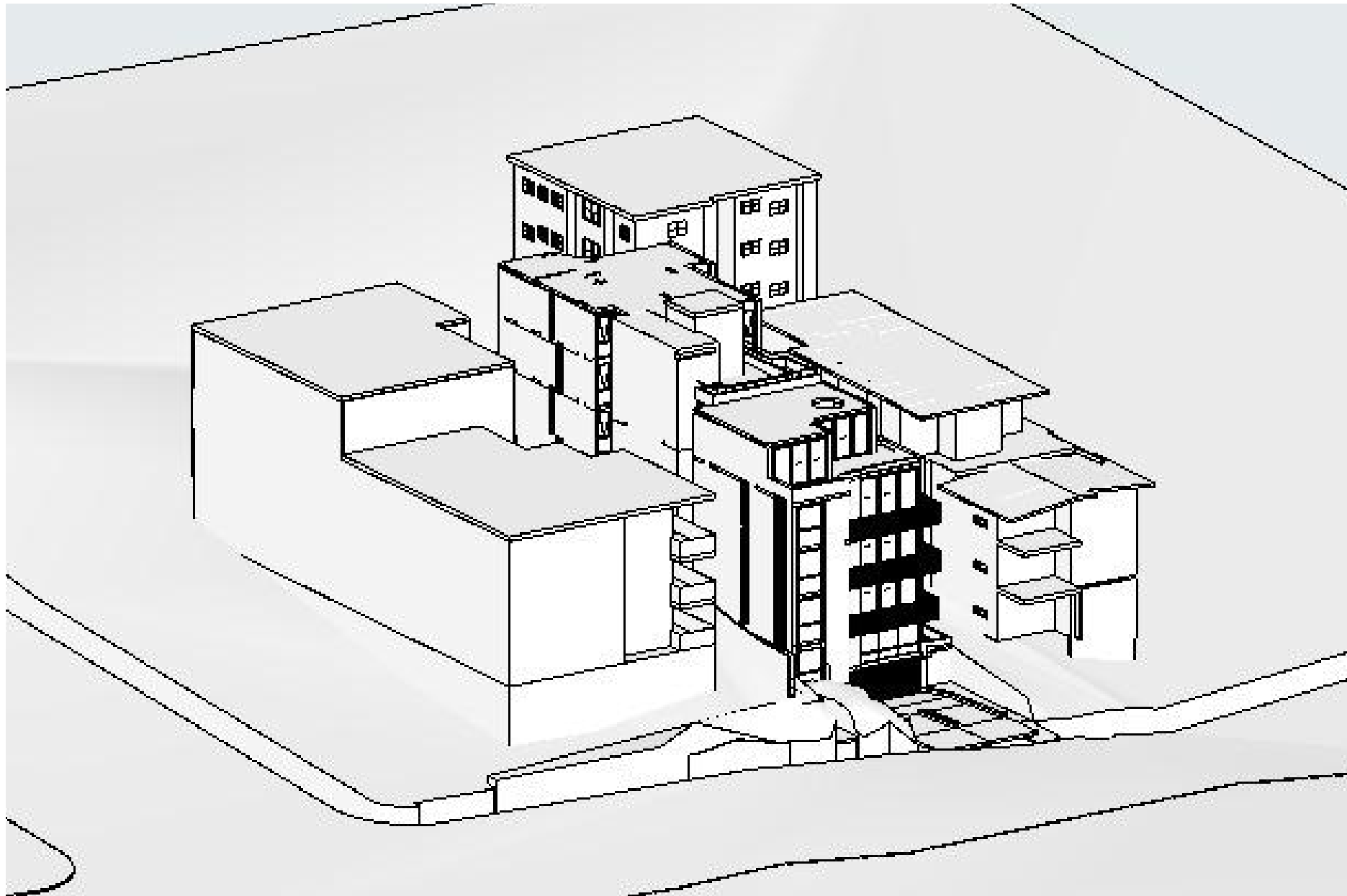
Client  
Adjani

Project Number  
Drawing Name  
Scale  
Date

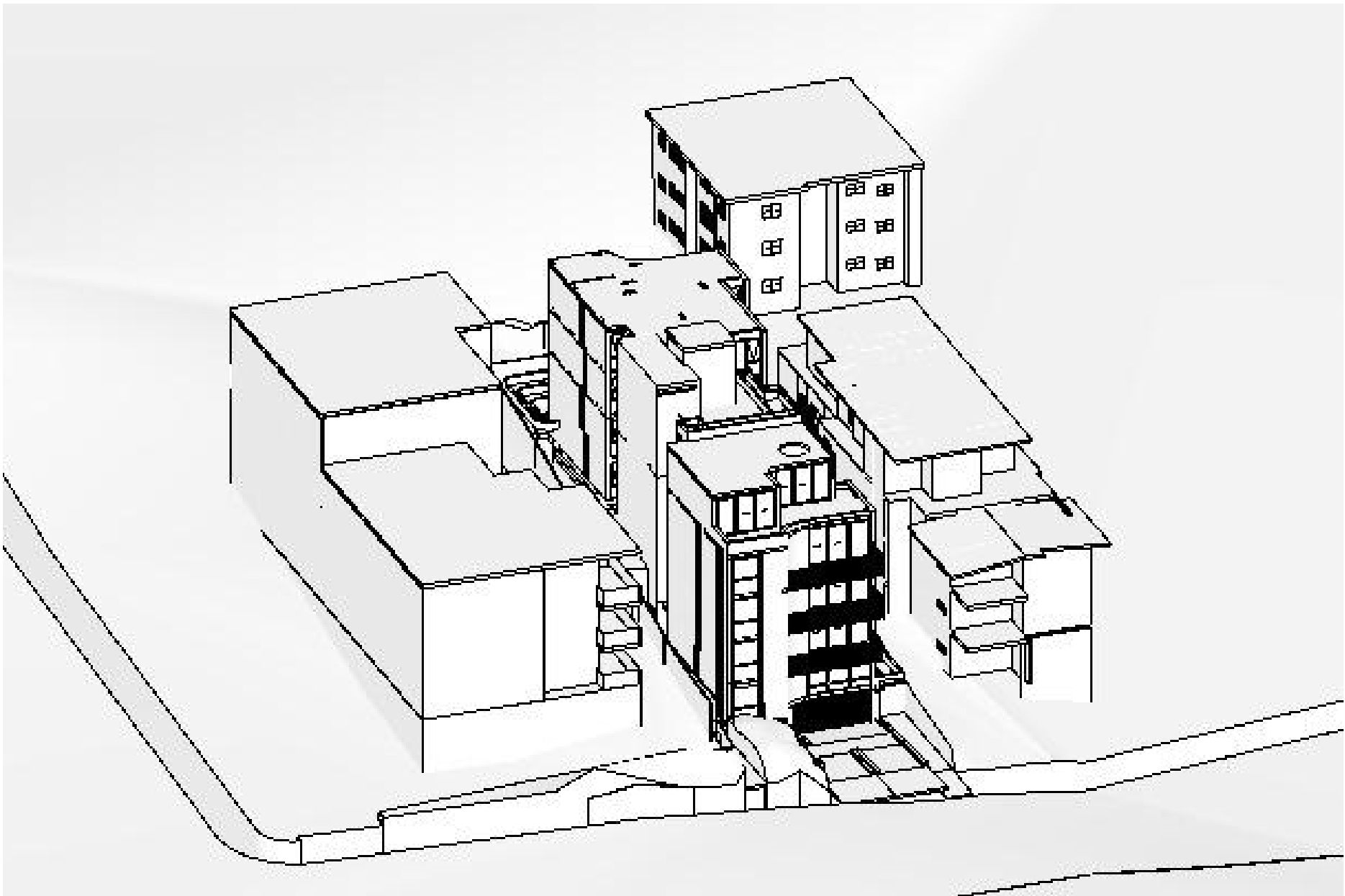
Drawing Number  
Revision

00013395  
Shadow Diagrams  
1:333.33@A3  
17/07/2024  
**DA400**  
**A**

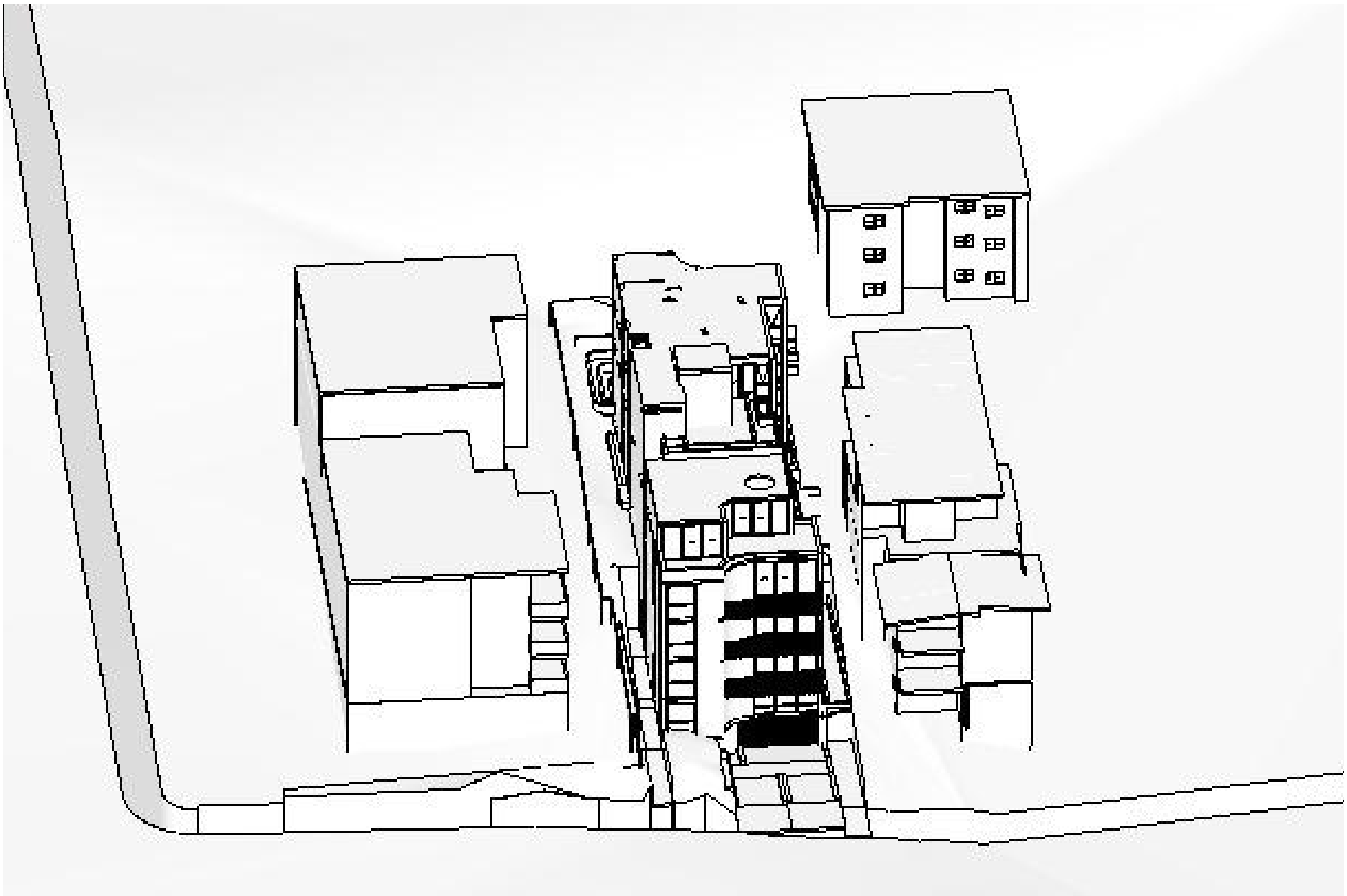




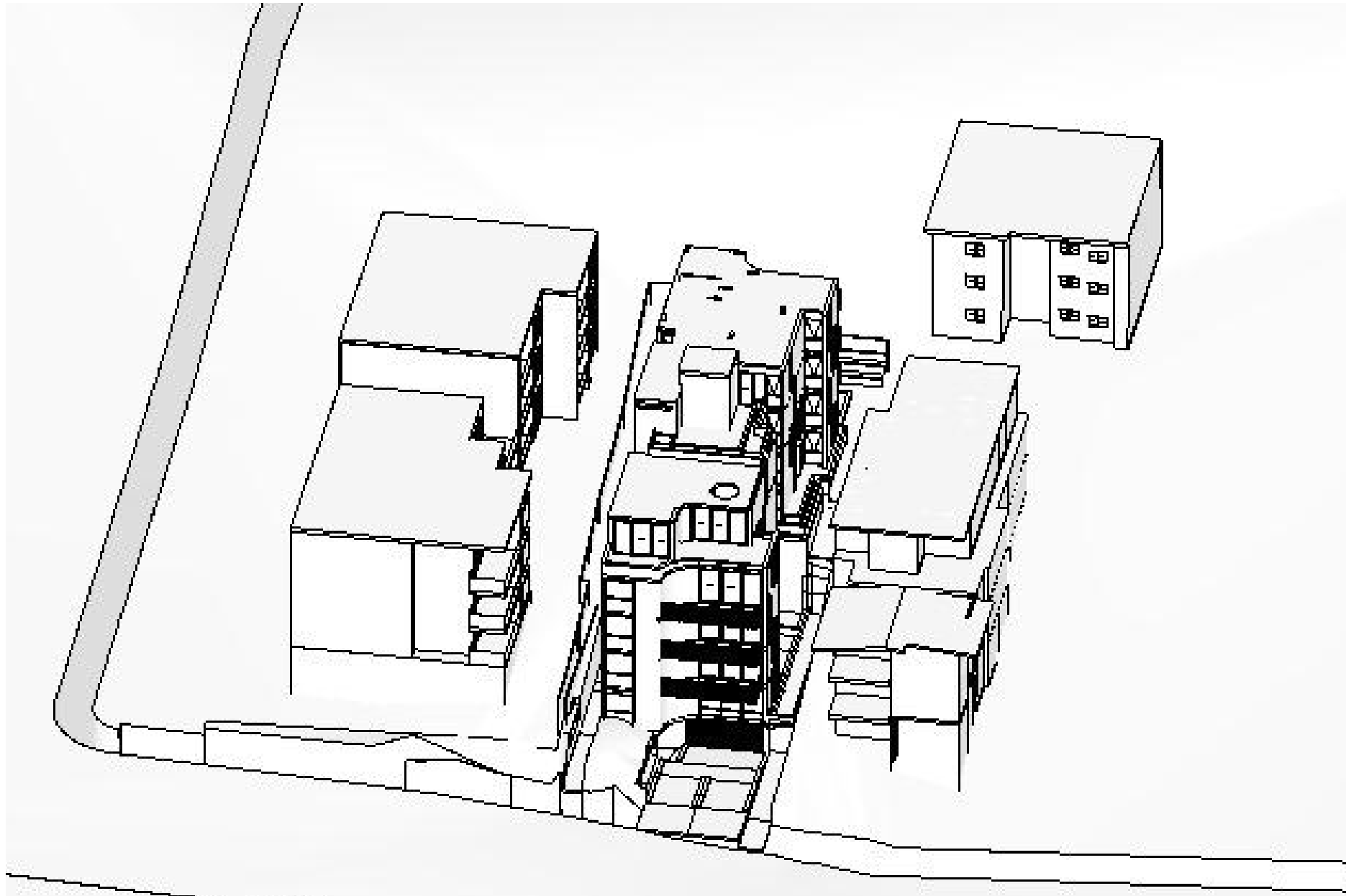
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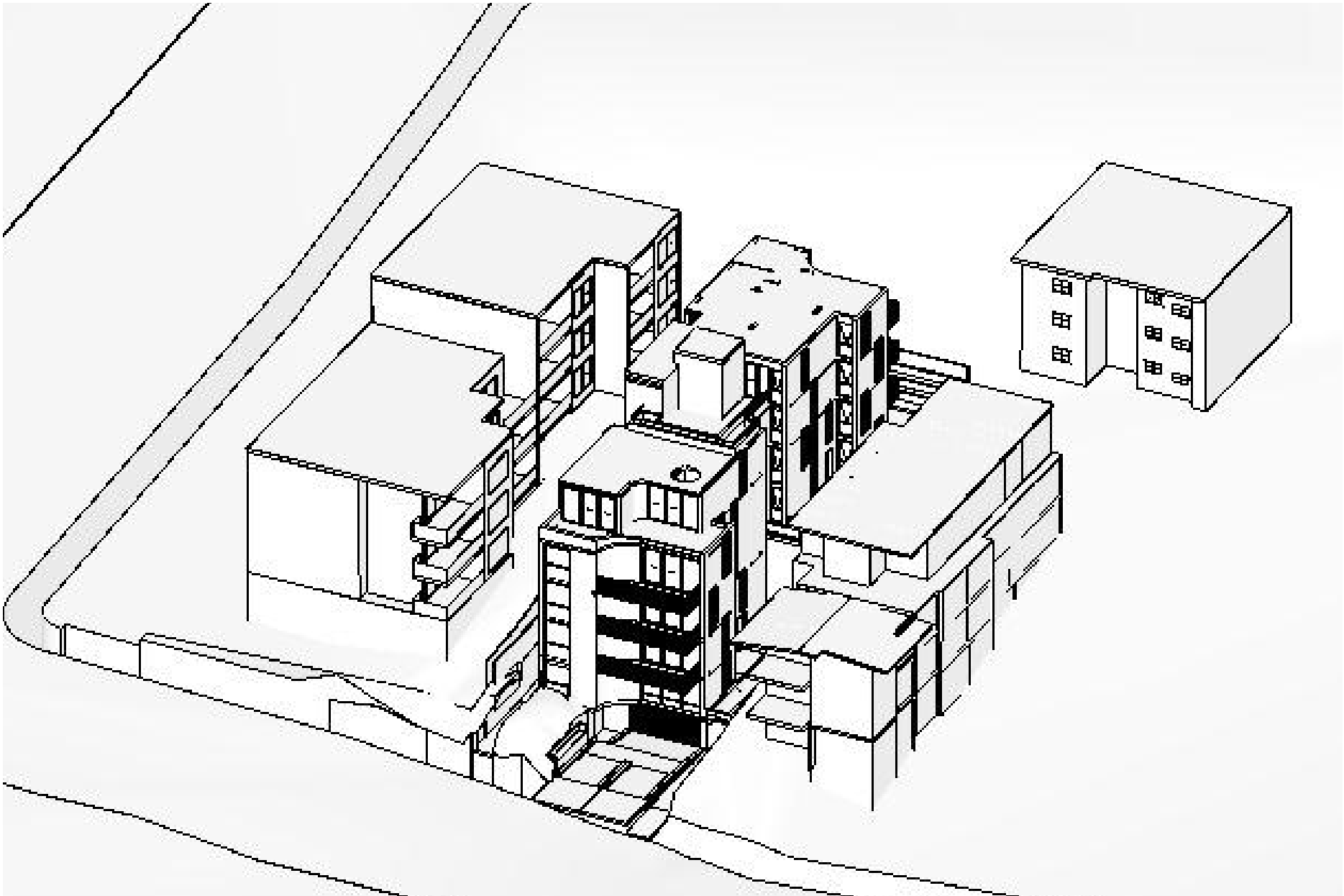
2. 10am June 21



3. 11am June 21



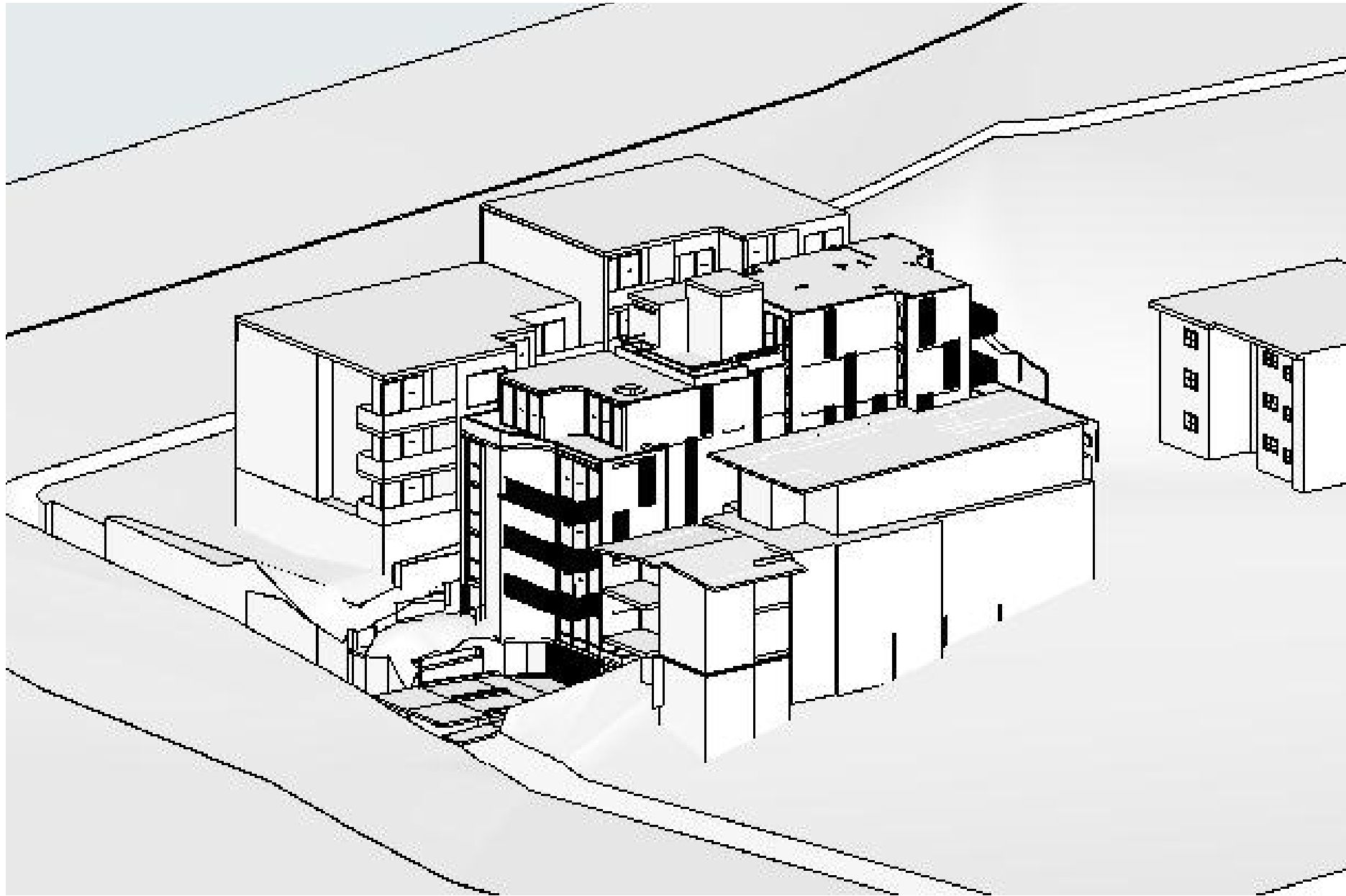
4. 12pm June 21



5. 1pm June 21



6. 2pm June 21



7. 3pm June 21

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DKO

Project Name  
Project Address

67 Pacific Parade, Dee Why, NSW 2099

Project Number  
Drawing Name  
Scale  
Date

00013395  
Eye of the Sun  
1:86.96@A3  
17/07/2024

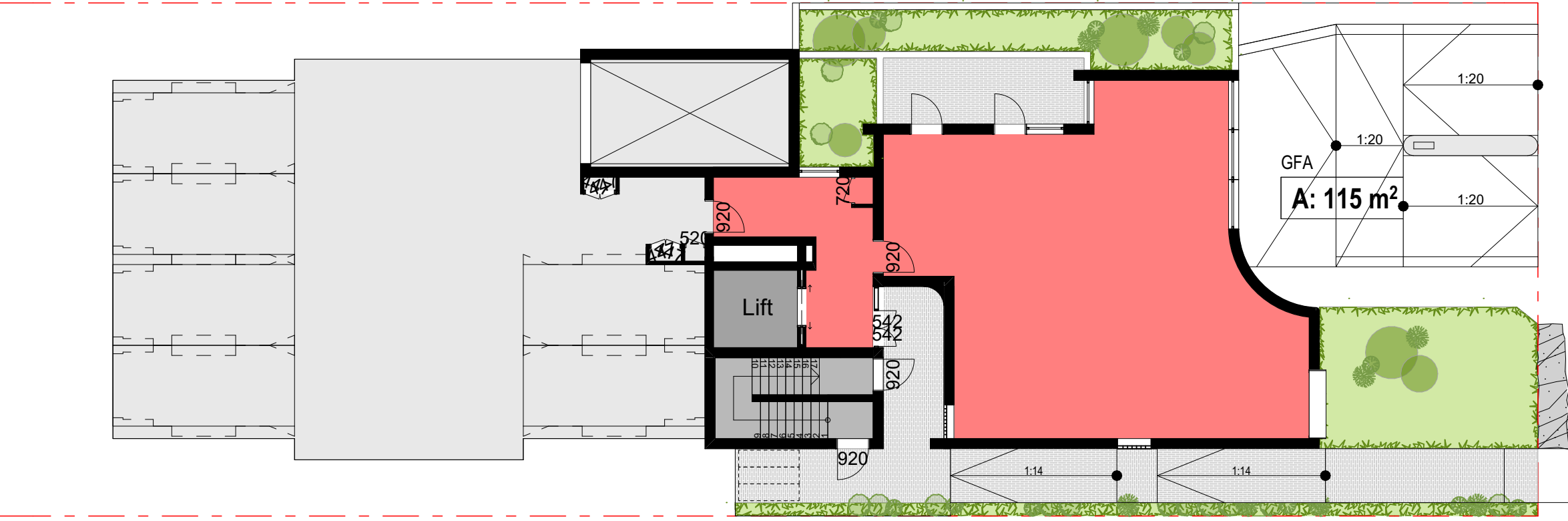
Client  
Adjani

Drawing Number  
Revision

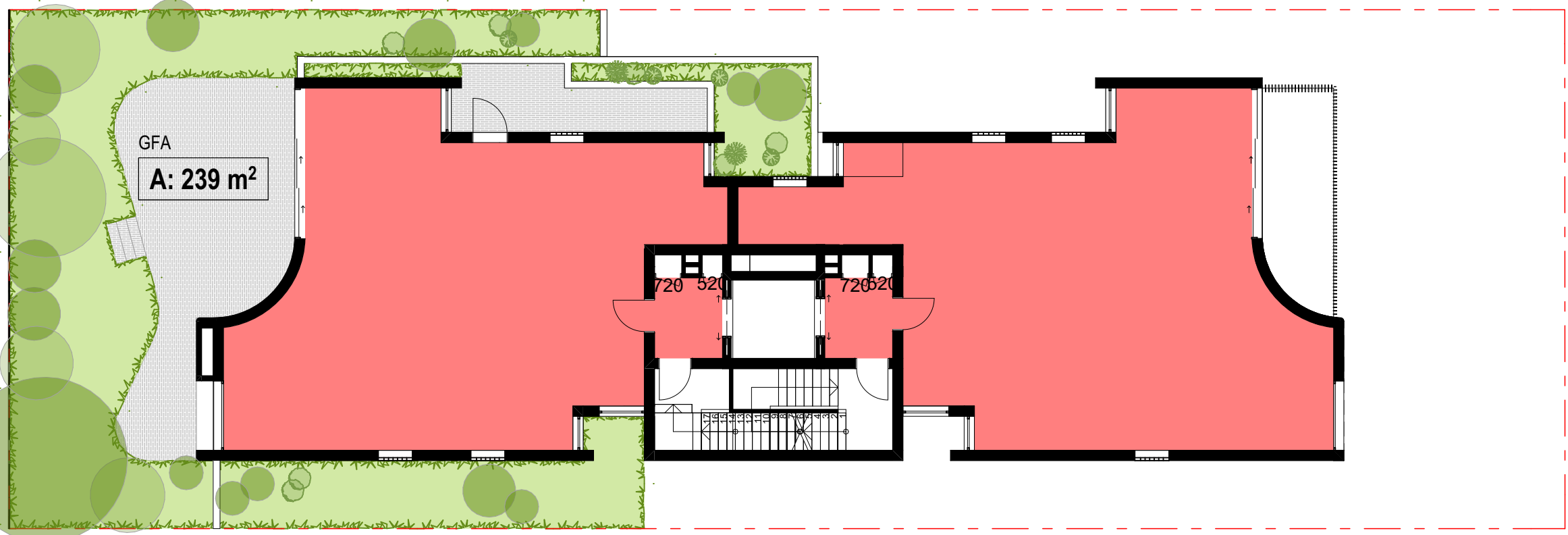
DA401  
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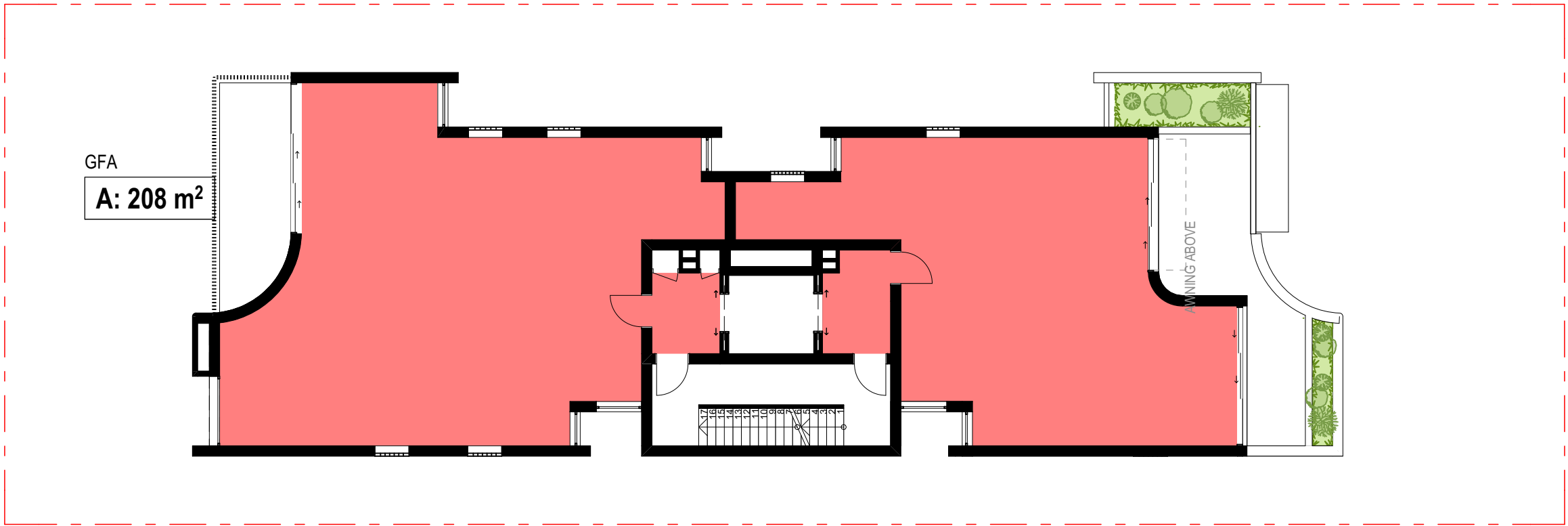
Basement Level Lobby: 0m<sup>2</sup>



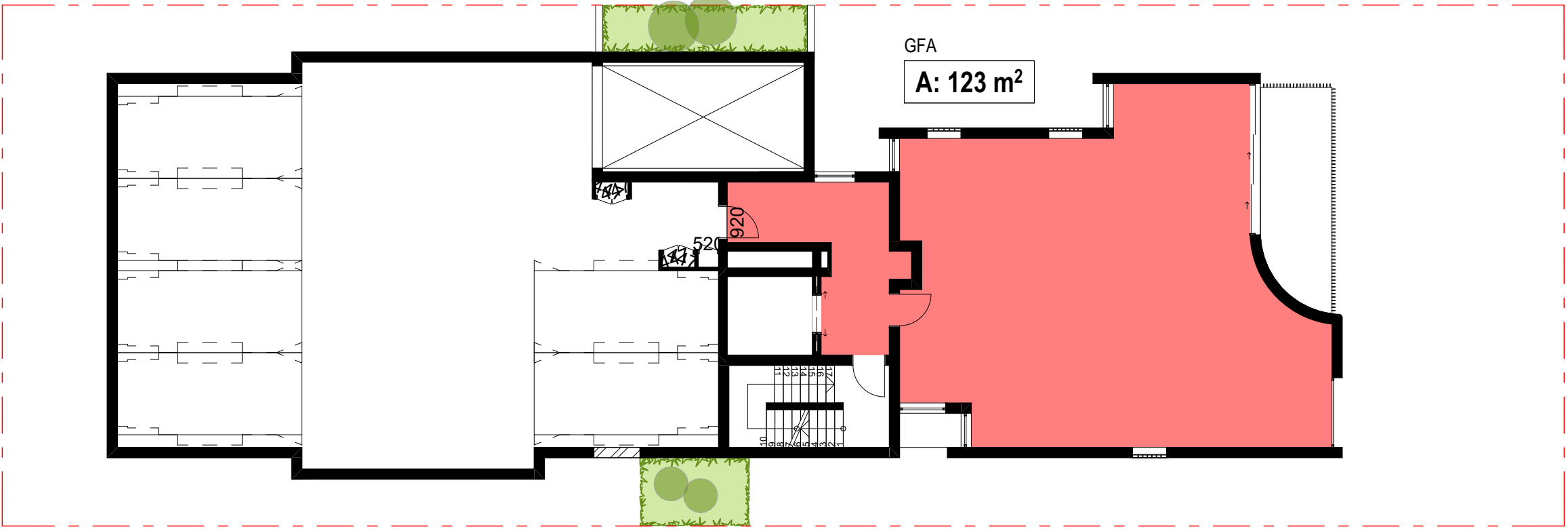
Ground Floor: 115m<sup>2</sup>



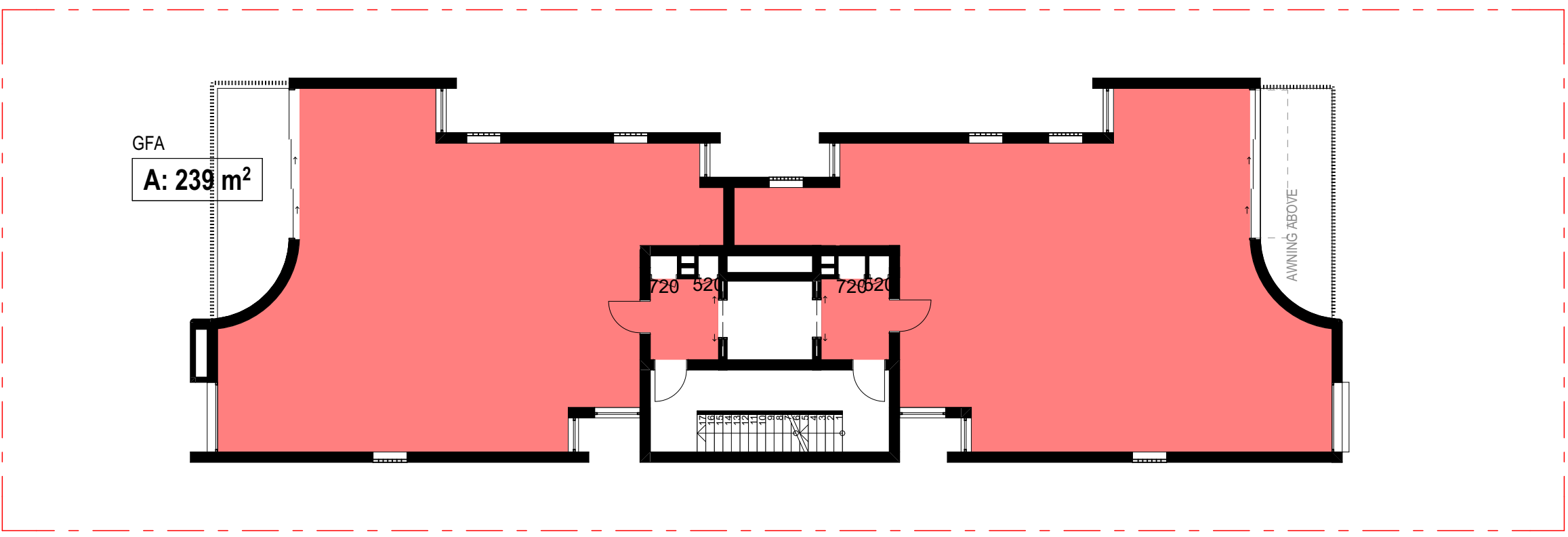
Level 2: 239m<sup>2</sup>



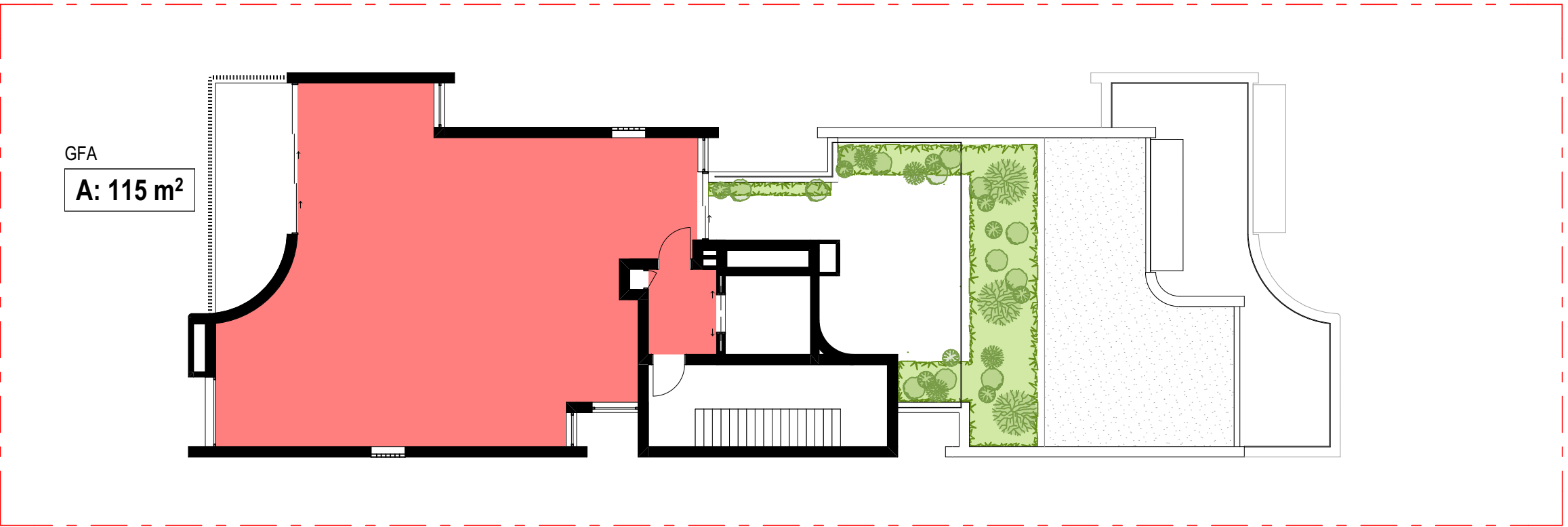
Level 4: 208m<sup>2</sup>



Level 1: 123m<sup>2</sup>



Level 3: 239m<sup>2</sup>



Level 5: 115m<sup>2</sup>

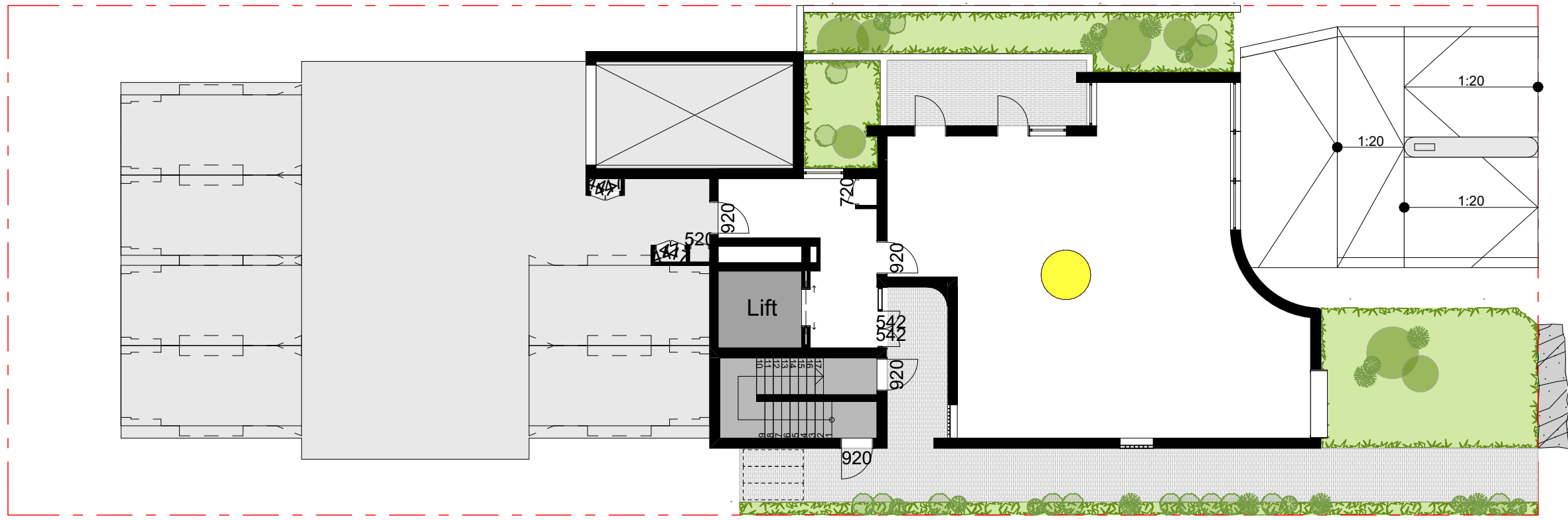
| GFA Calculations |                      |
|------------------|----------------------|
| Story            | Area                 |
| Ground Level     | 115                  |
| Level 01         | 123                  |
| Level 02         | 239                  |
| Level 03         | 239                  |
| Level 04         | 208                  |
| Level 05         | 115                  |
|                  | 1,039 m <sup>2</sup> |

GFA CALCULATION

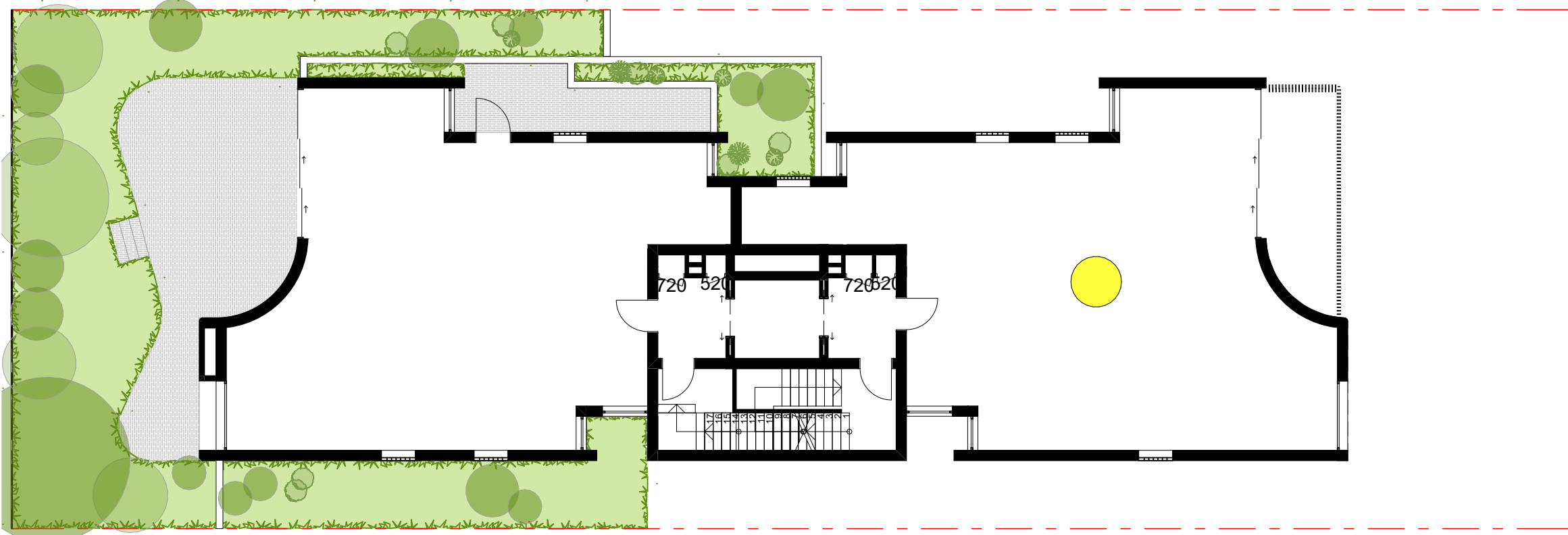
|              |                     |
|--------------|---------------------|
| Site Area    | 695.6 sqm           |
| Proposed GFA | 1,040m <sup>2</sup> |
| Proposed FSR | 1.5:1               |

Note: 1m2 deducted from all apartments due to risers.

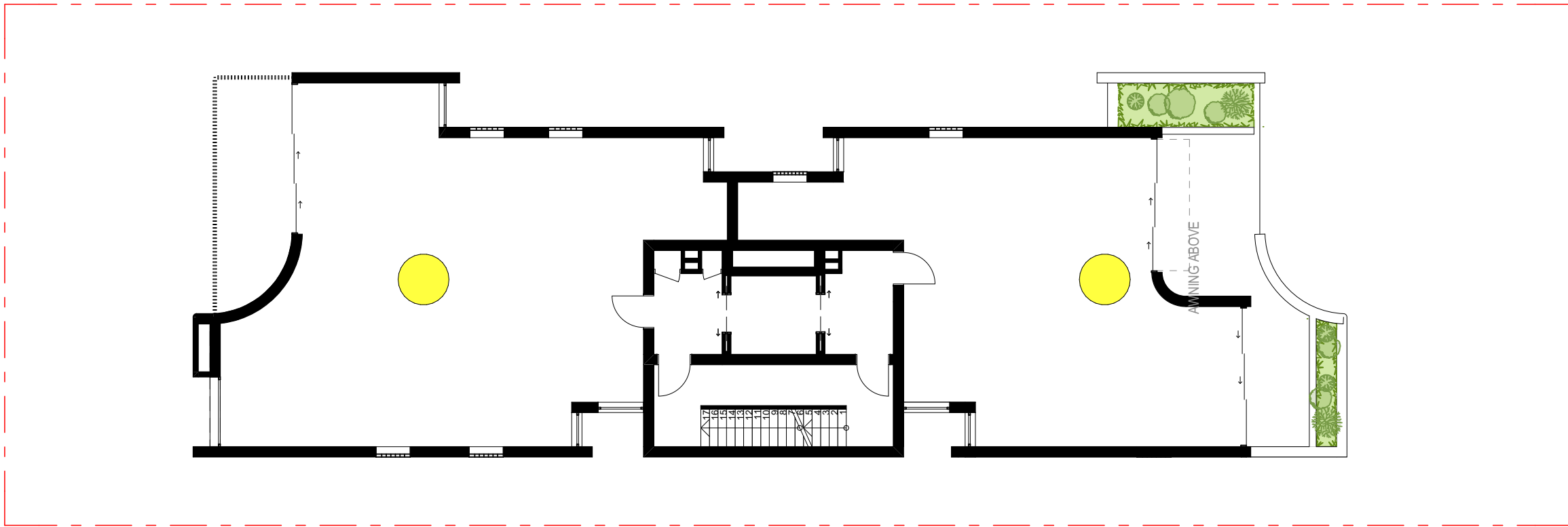




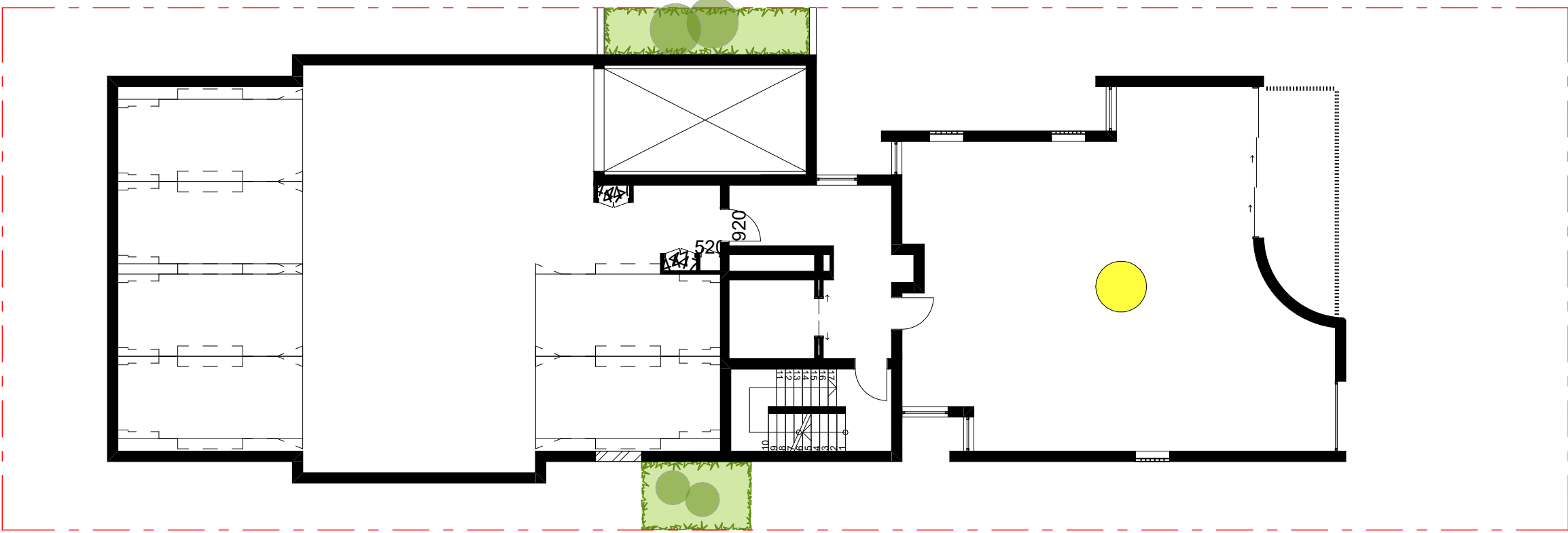
Ground Floor: 1/1



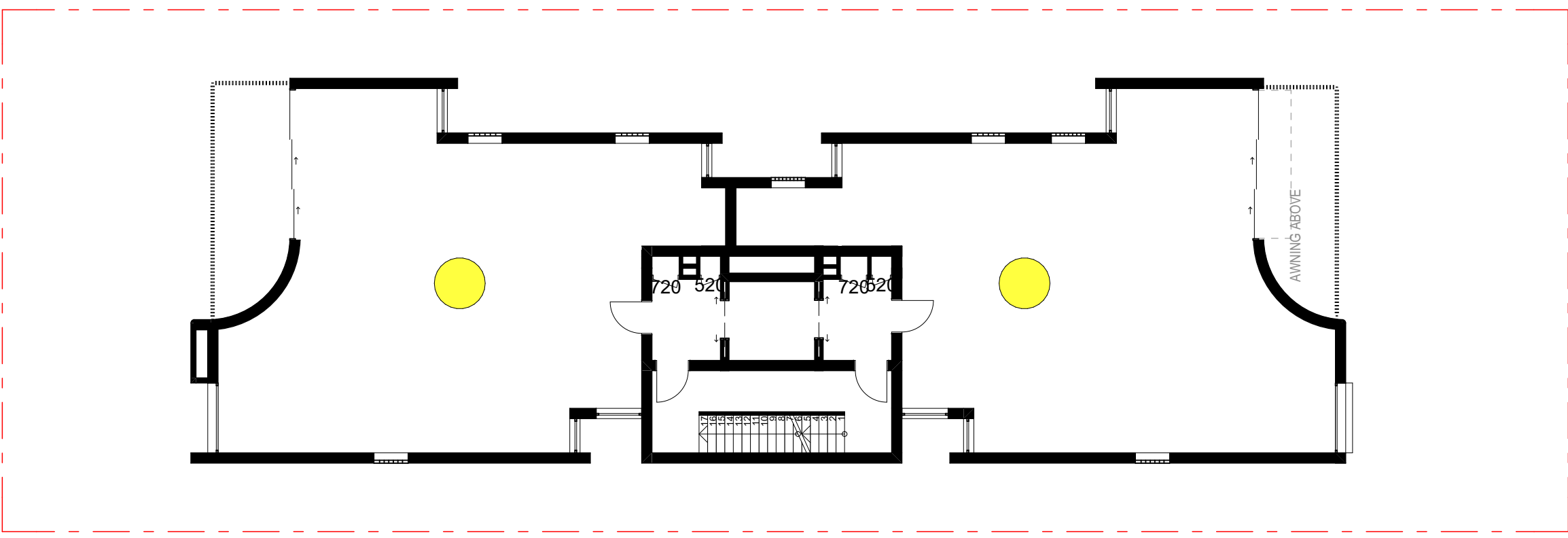
Level 2: 1/2



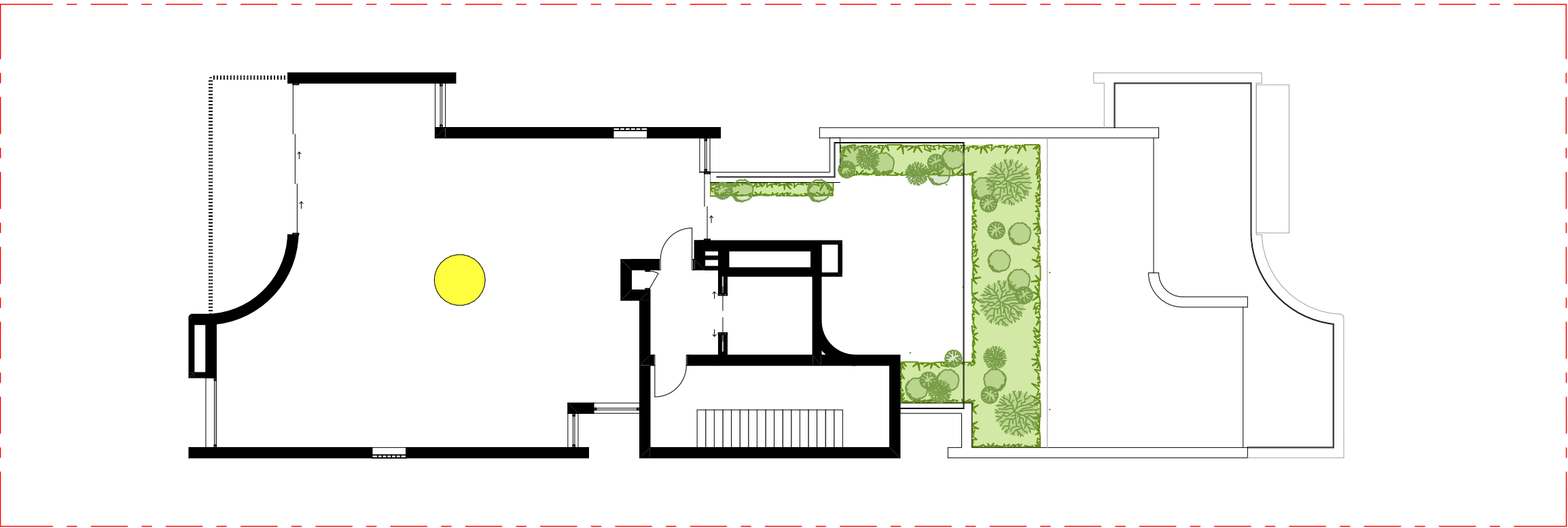
Level 4: 2/2



Level 1: 1/1



Level 3: 2/2

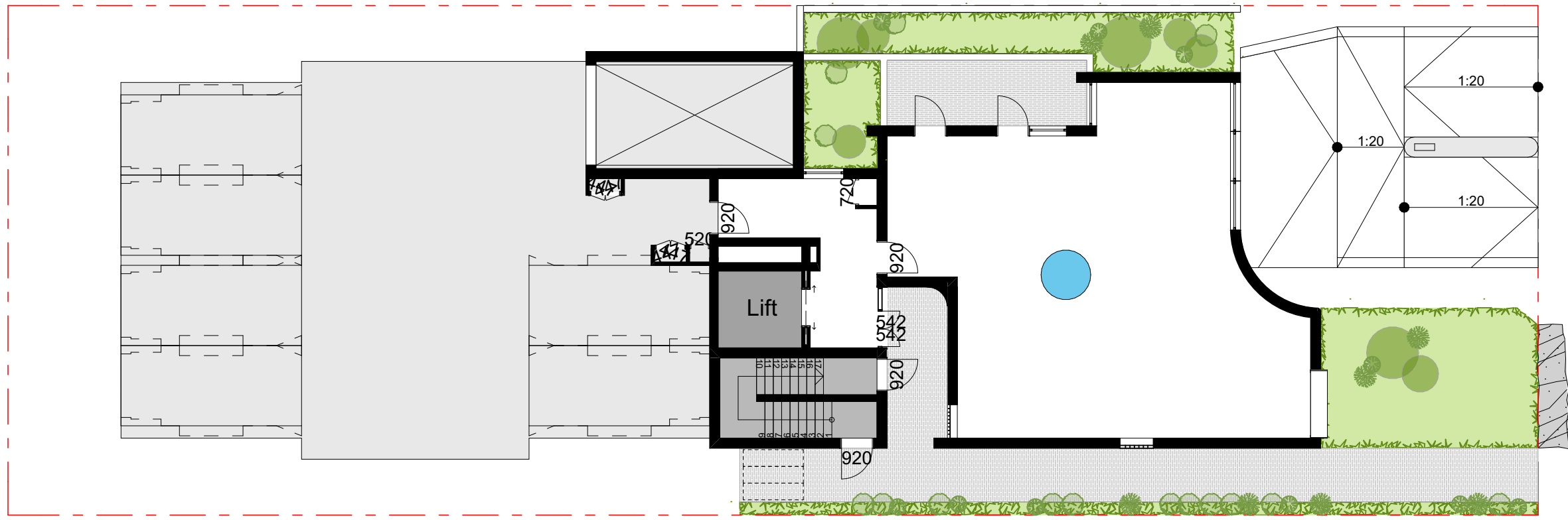


Level 5: 1/1

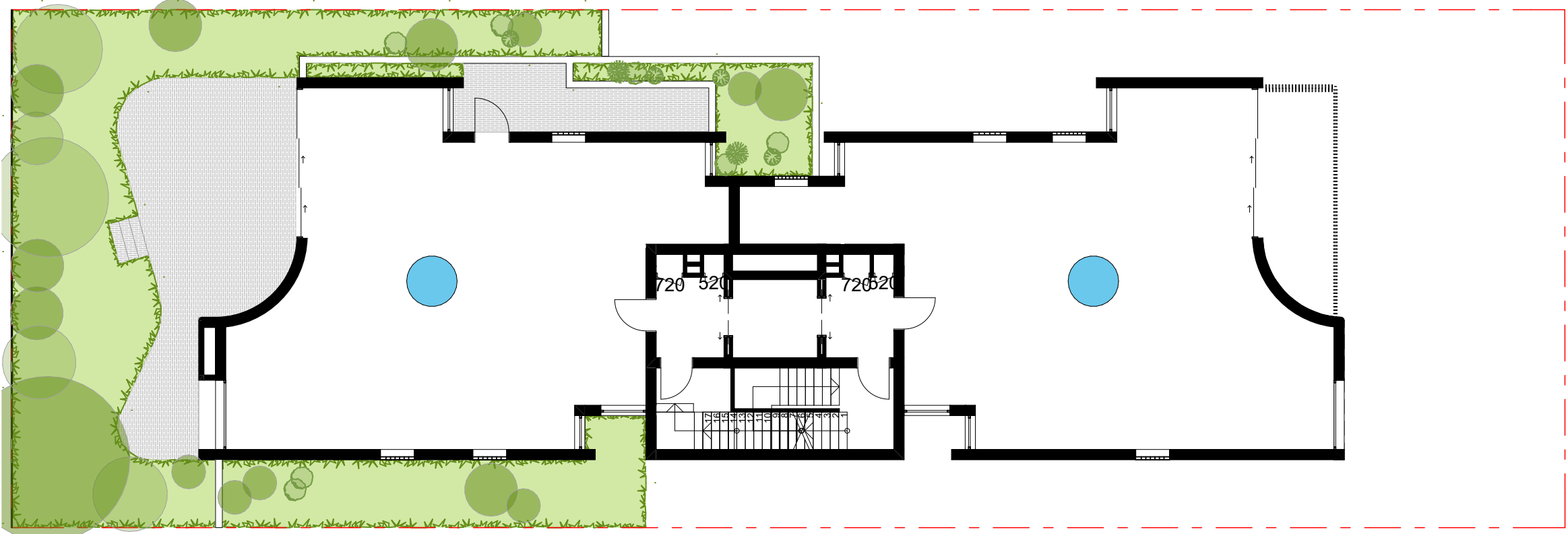
SOLAR ACCESS CALCULATIONS

|                                 |     |     |
|---------------------------------|-----|-----|
| Units with 2+ Hrs Solar Access: | 8/9 | 89% |
| Units with no Solar Access:     | 0/9 | 0%  |

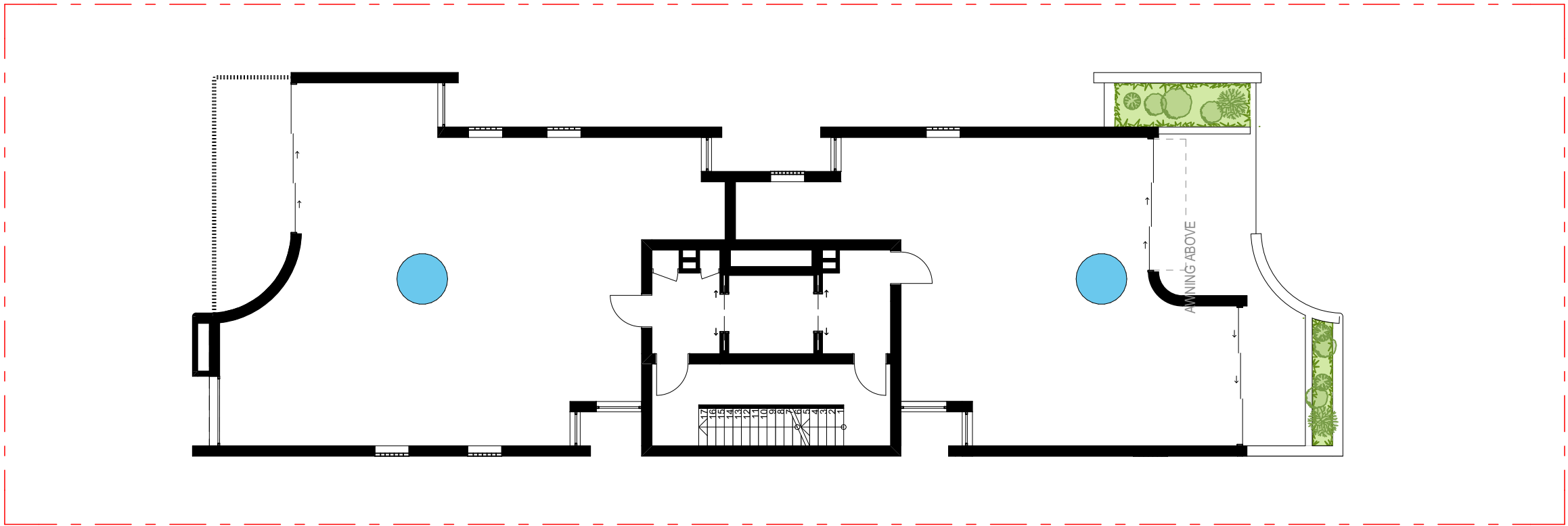




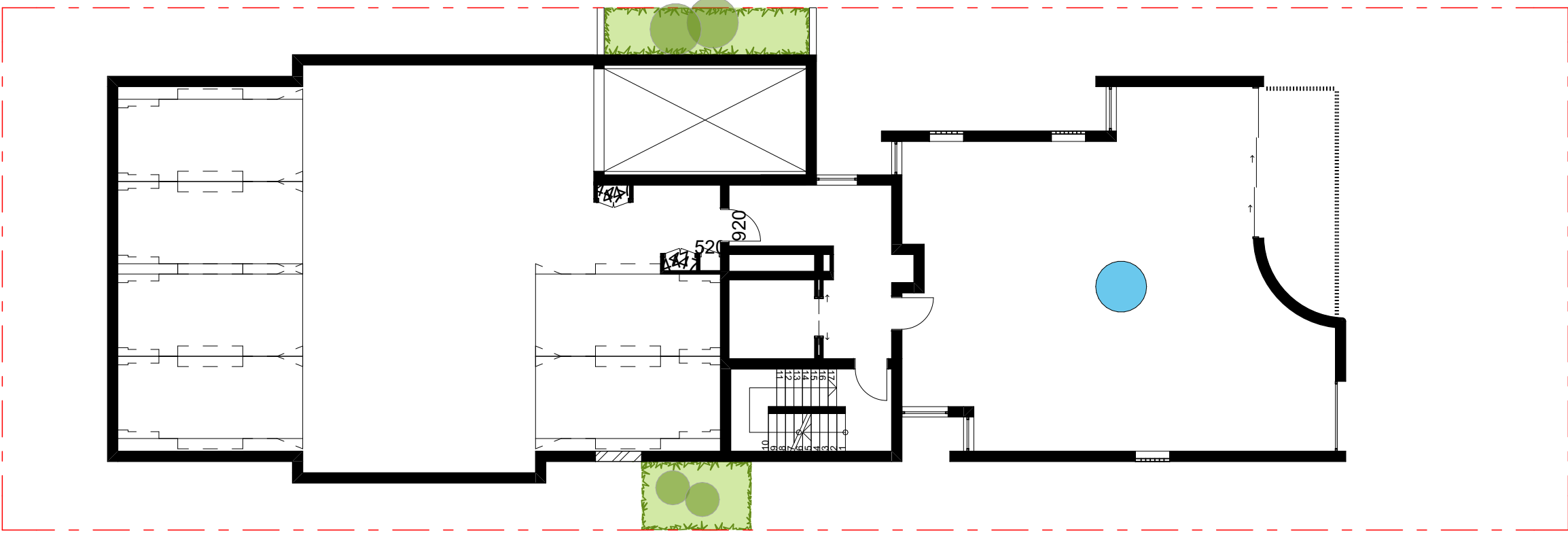
Ground Floor: 1/1



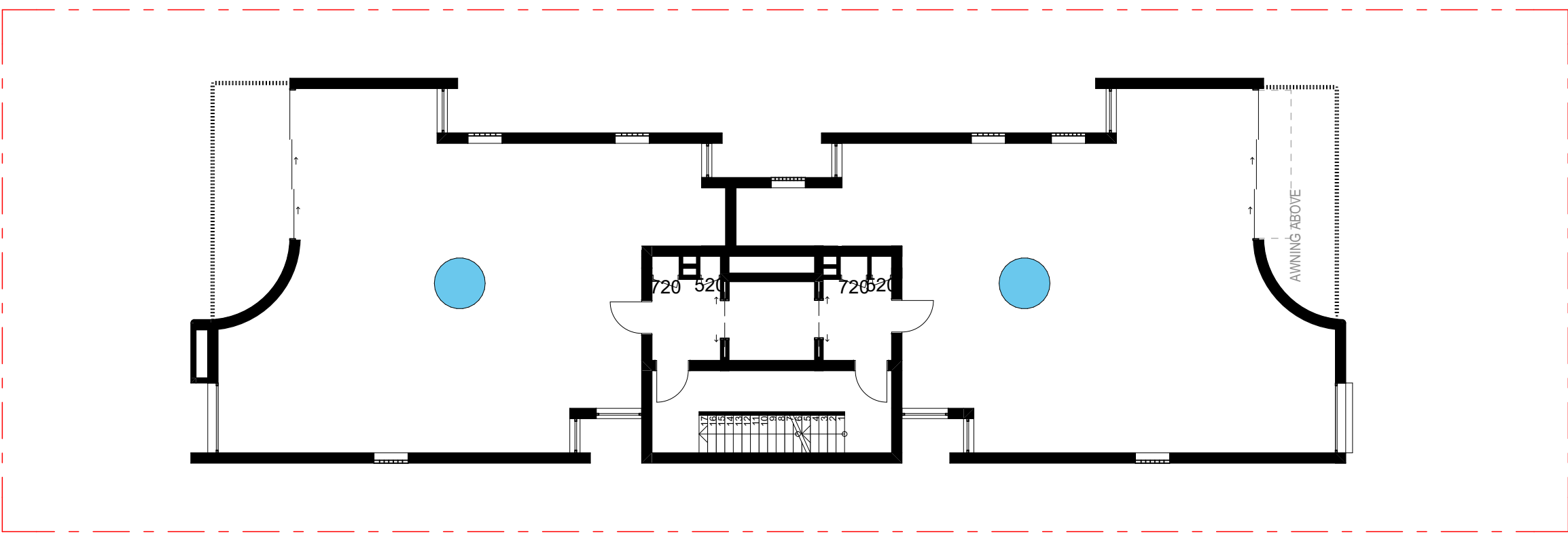
Level 2: 2/2



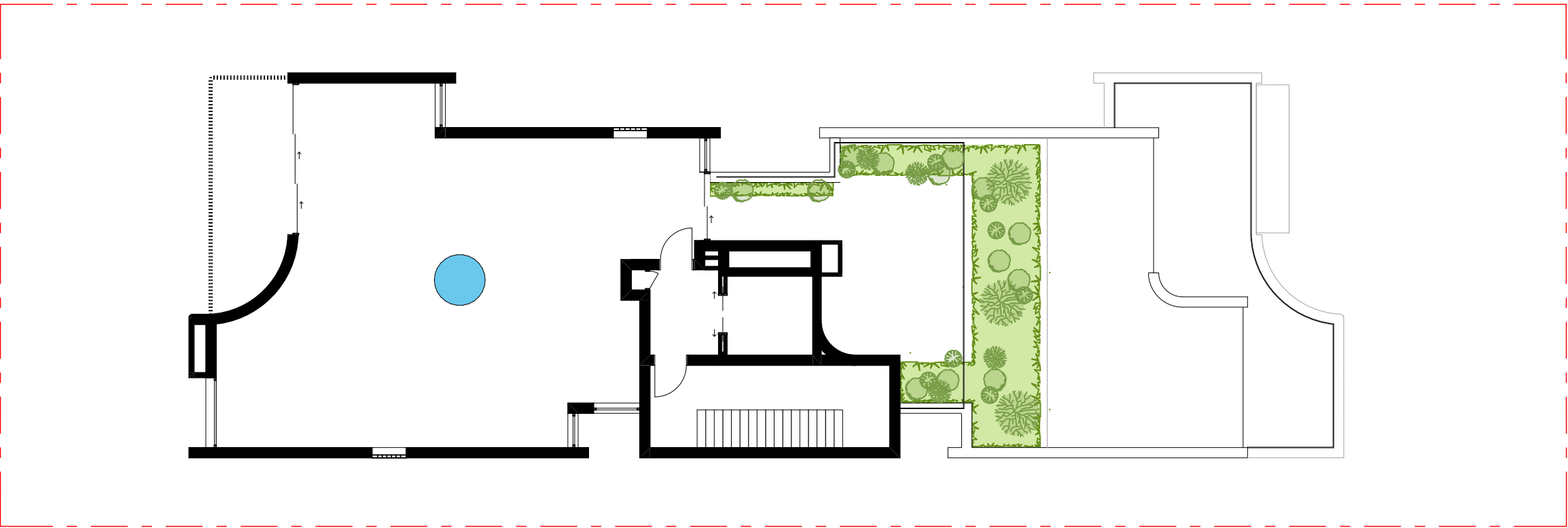
Level 4: 2/2



Level 1: 1/1



Level 3: 2/2

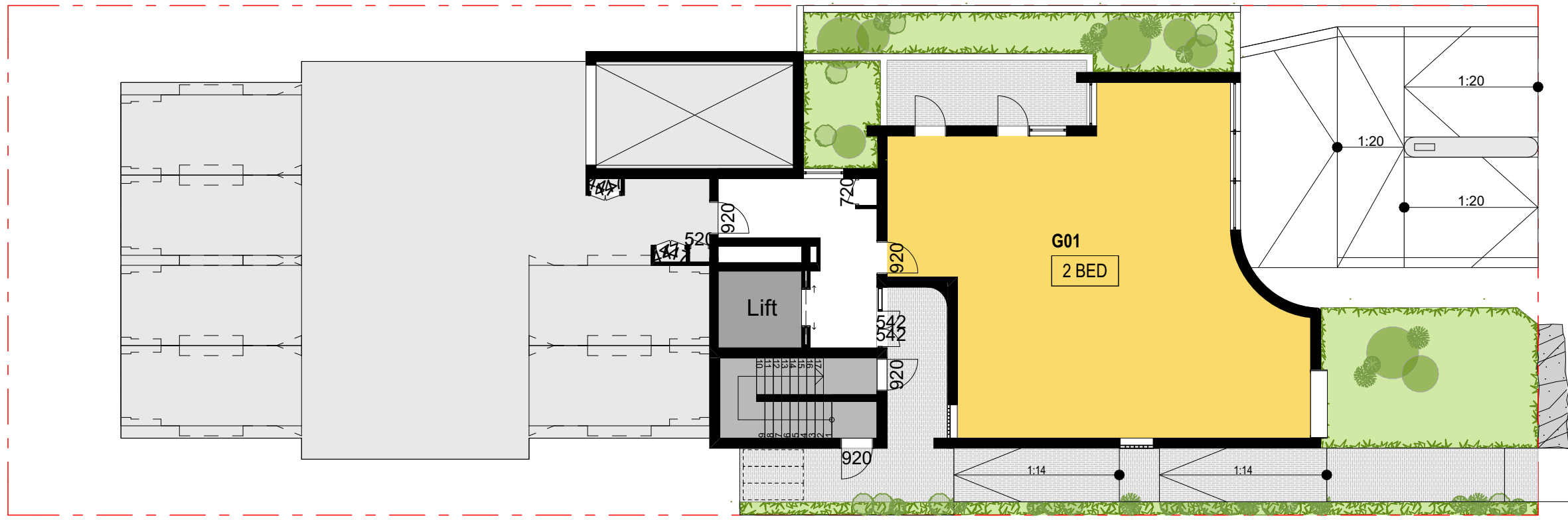


Level 5: 1/1

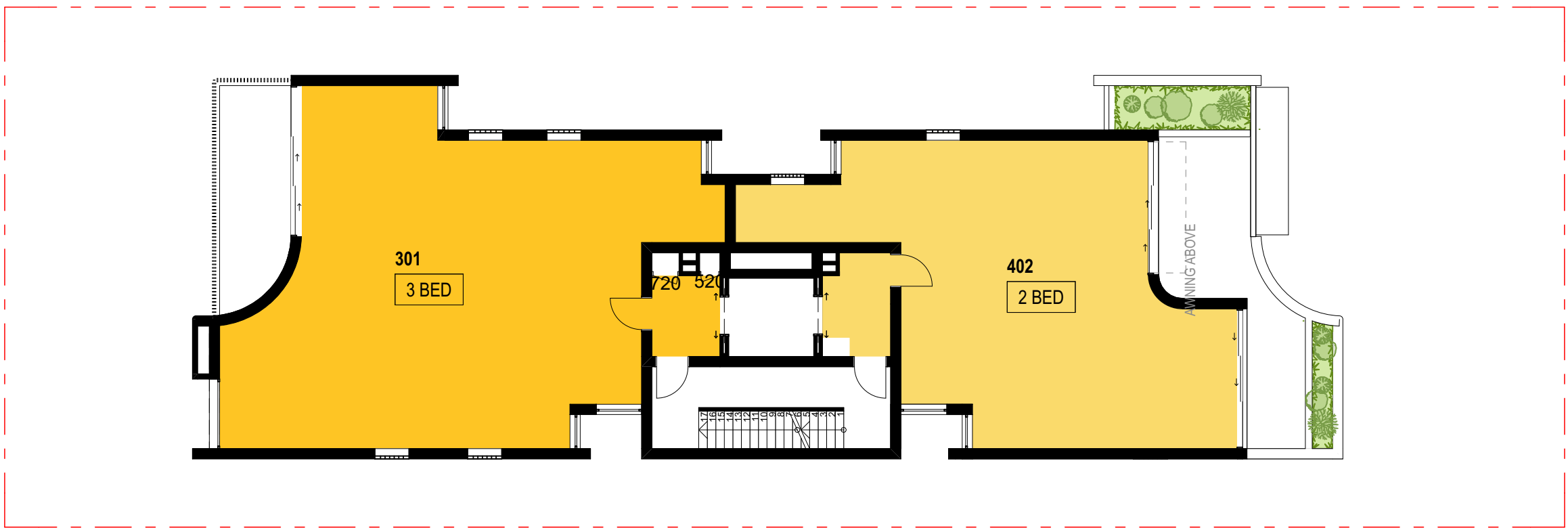
CROSS-VENTILATION CALCULATIONS

● Cross-Ventilated Units: 9/9 100%

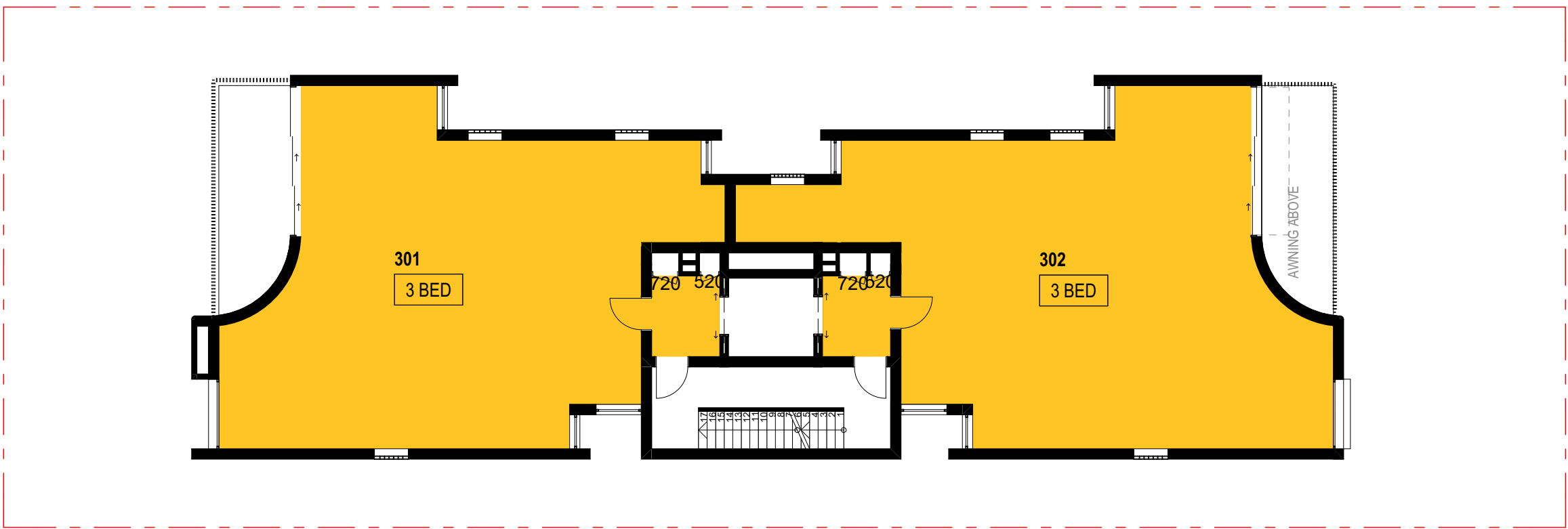




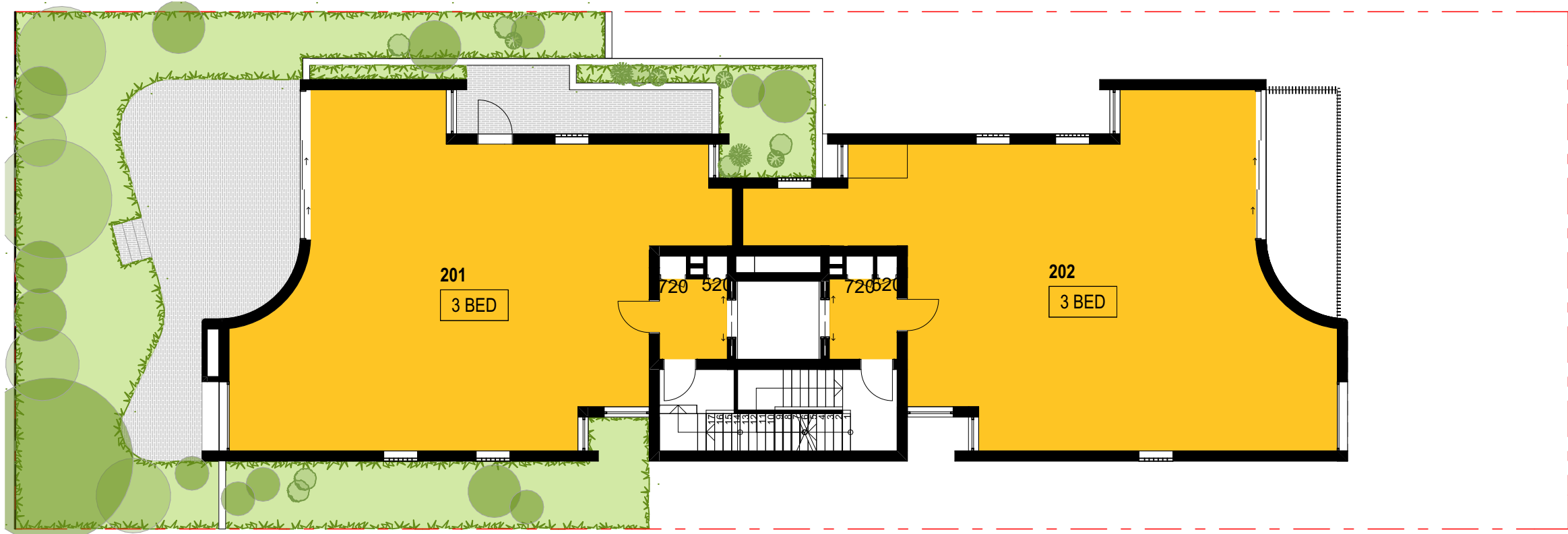
Ground Floor: 2 Bed x 1



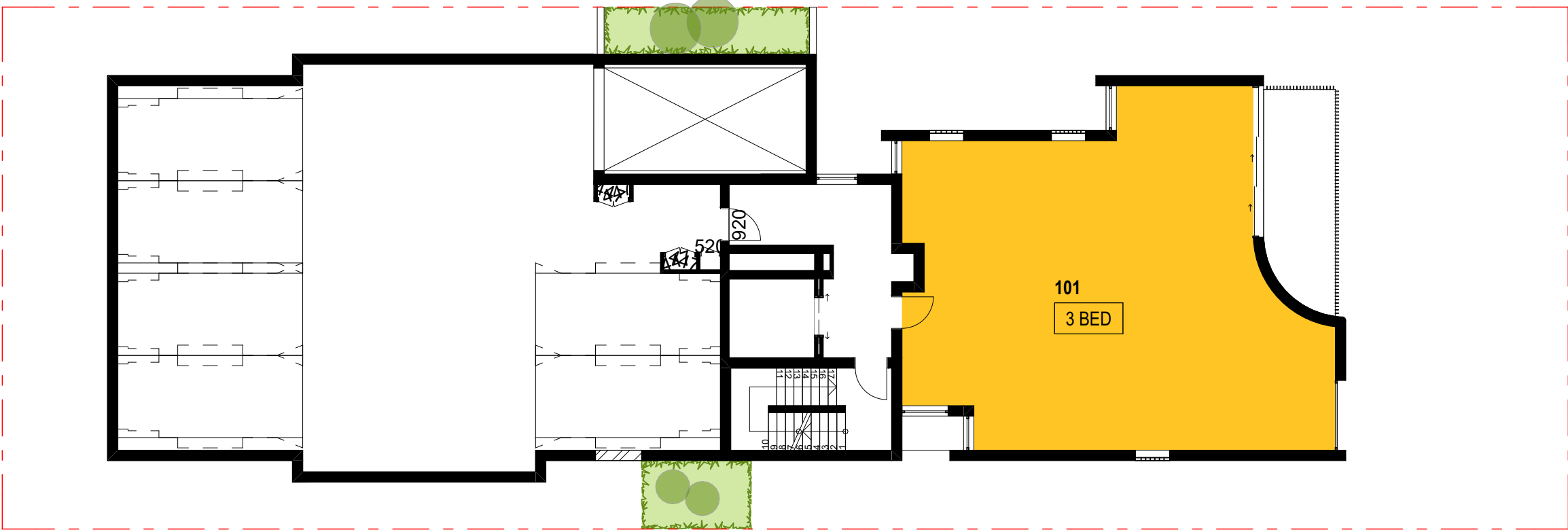
Level 2: 3 Bed x 2



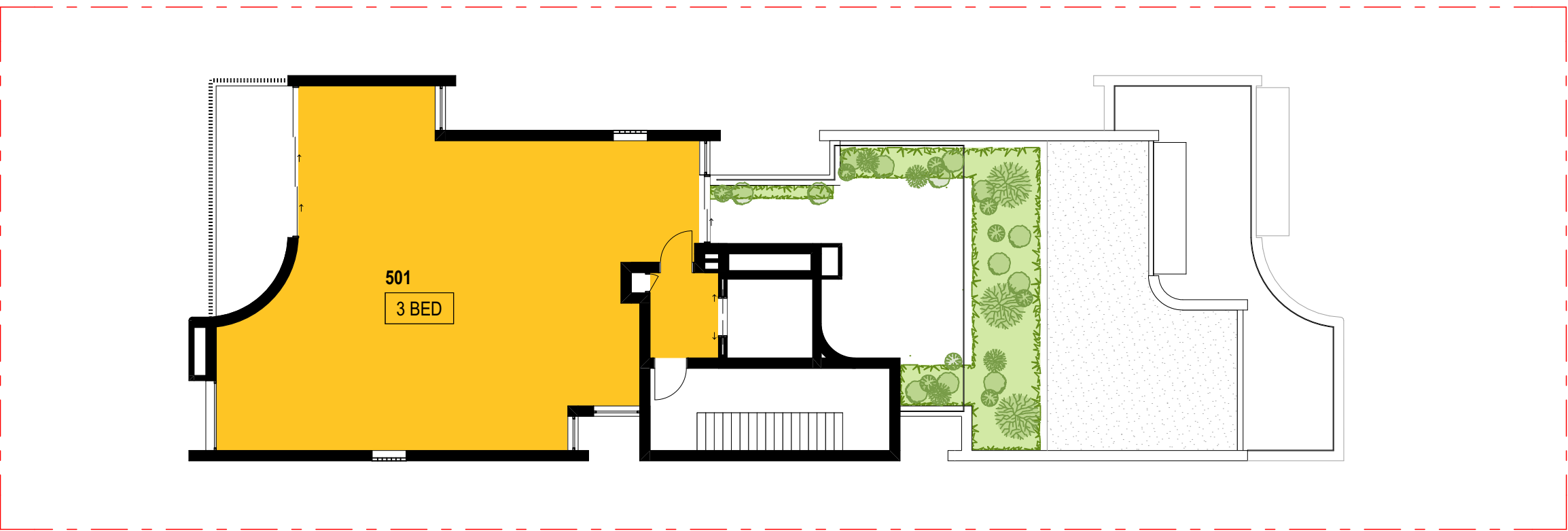
Level 4: 3 Bed x 1 2 Bed x 1



Level 1: 3 Bed x 1



Level 3: 3 Bed x 2



Level 5: 3 Bed x 1

| UNIT MIX |     |       |
|----------|-----|-------|
| 2B:      | 2/9 | (22%) |
| 3B:      | 7/9 | (78%) |

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Kos de Keijzer 5767  
David Randerson 8542

DKO

Project Name  
Project Address  
67 Pacific Parade, Dee Why, NSW 2099

Client  
Adjani

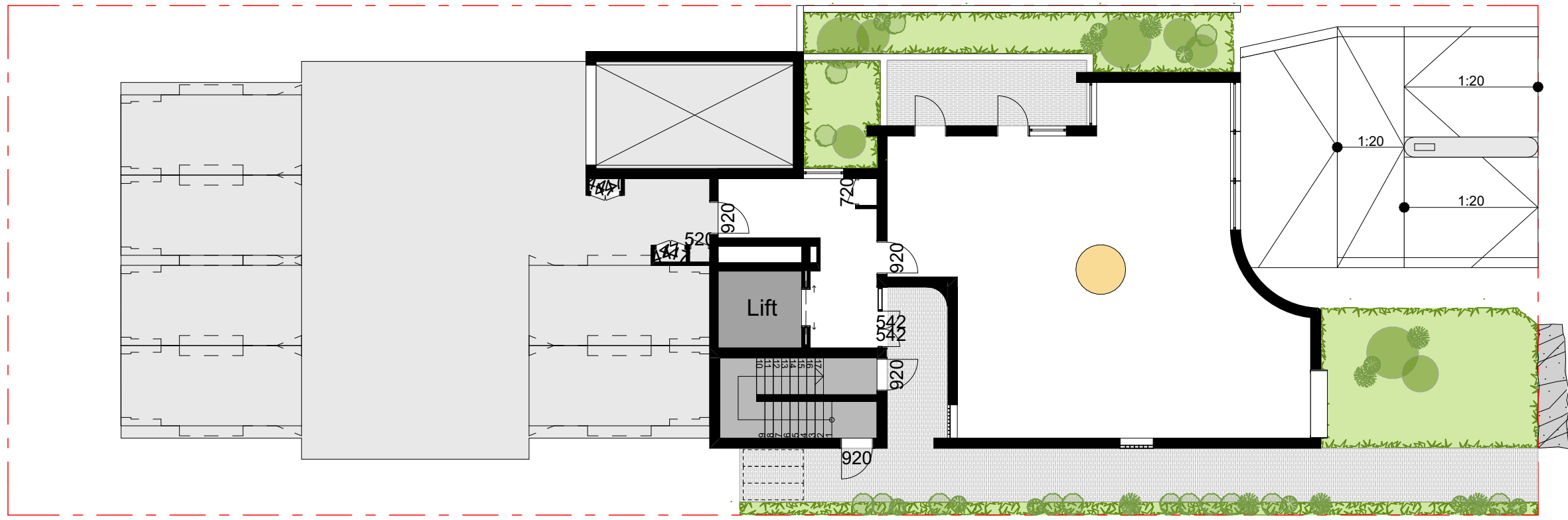
Project Number  
Drawing Name  
Scale  
Date

Drawing Number  
Revision

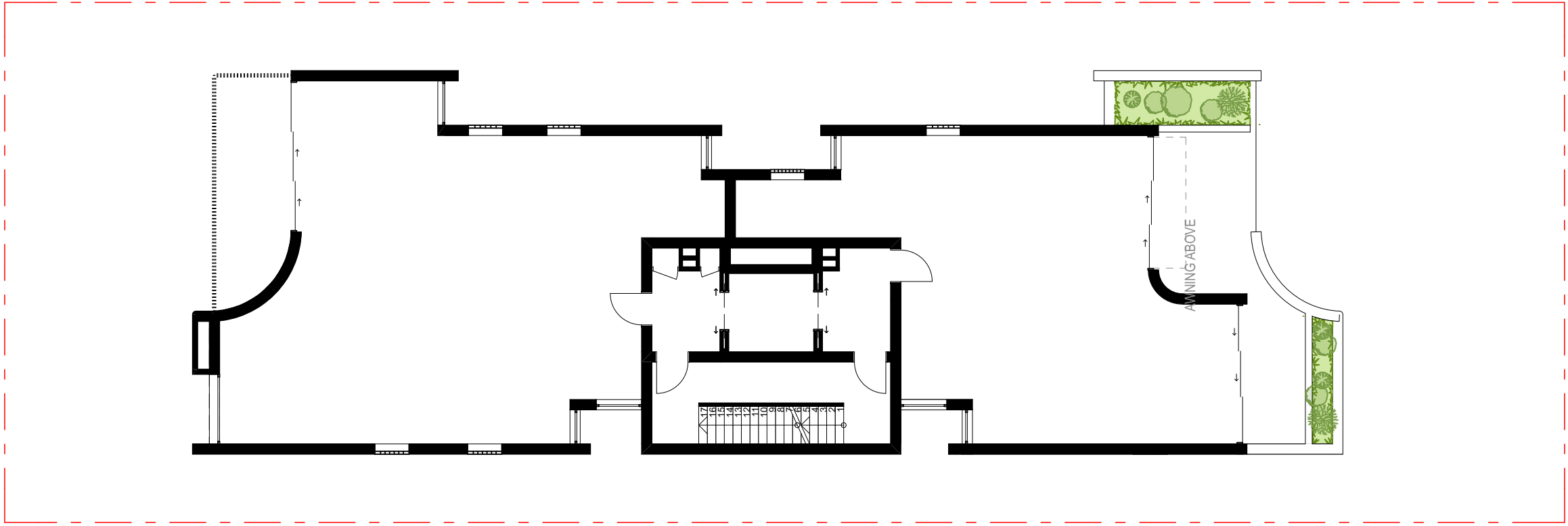
00013395  
Unit Mix  
1:150@A3  
17/07/2024

DA503  
A

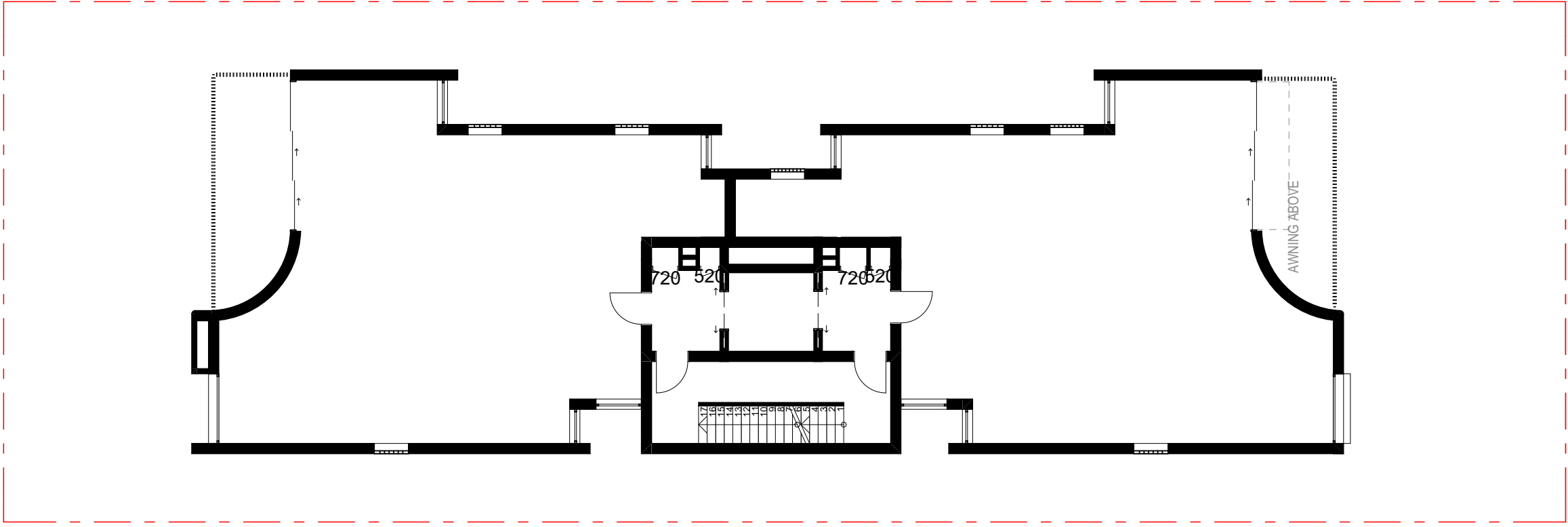




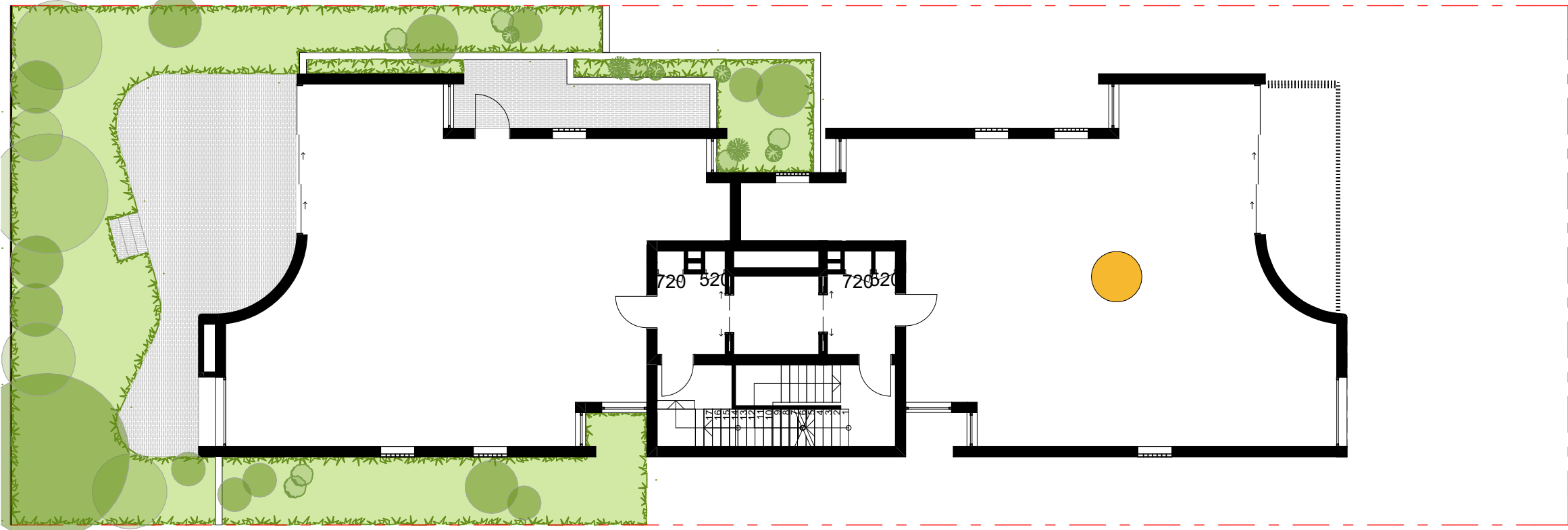
Ground Floor: 2 Bed x 1



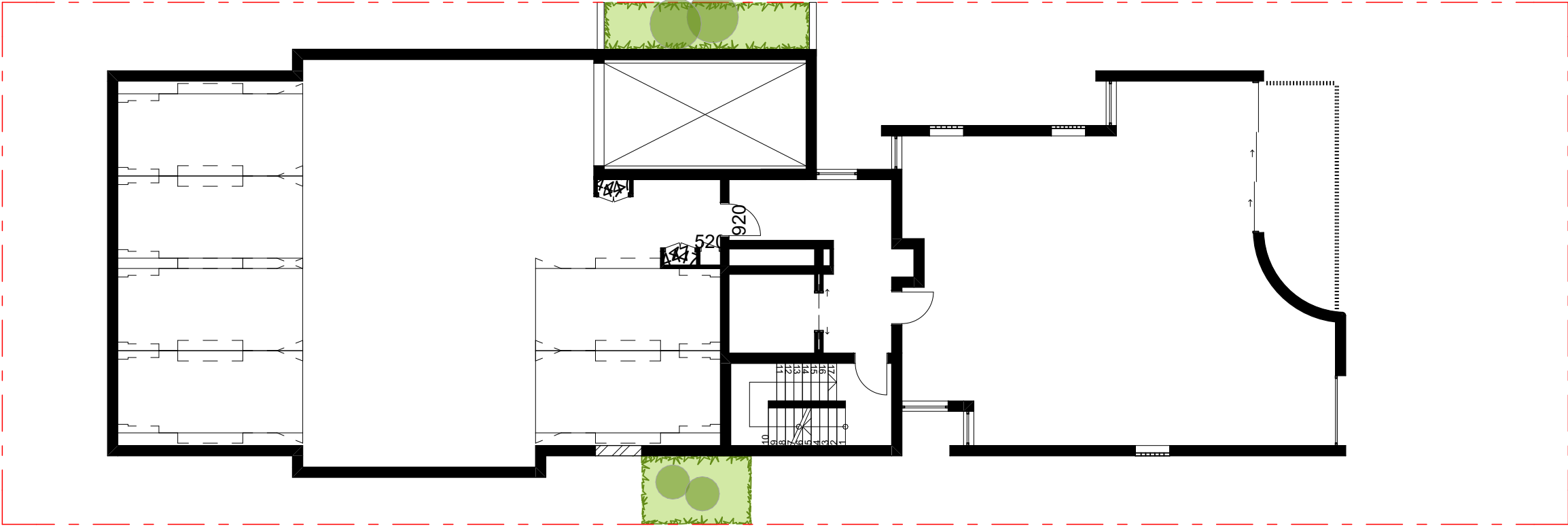
Level 2:



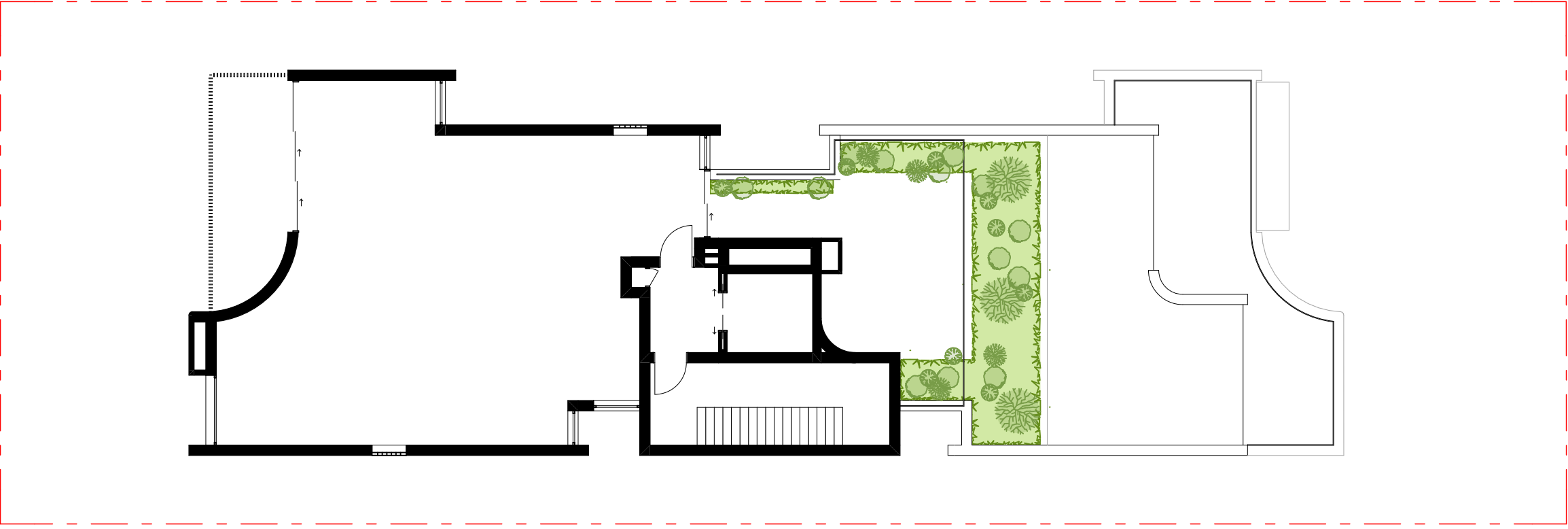
Level 4:



Level 1:



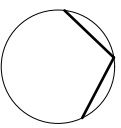
Level 3: 3 Bed x 1



Level 5:

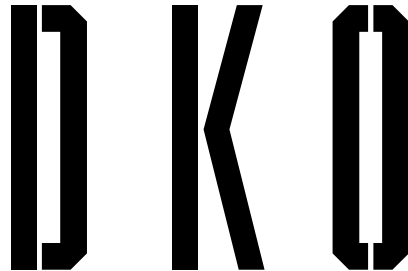
### AFFORDABLE HOUSING DEDICATION

|                                       |           |       |         |
|---------------------------------------|-----------|-------|---------|
| Total No. Units:                      | 9         | 2B:   | 1/9 11% |
| Required No. of Adaptable Units = 20% |           | 3B:   | 1/9 11% |
|                                       | = 2 Units |       |         |
| Proposed No. Adaptable Units:         | 2         | TOTAL | 2/9 22% |



| Rev | Date       | By | Chk      | Description |
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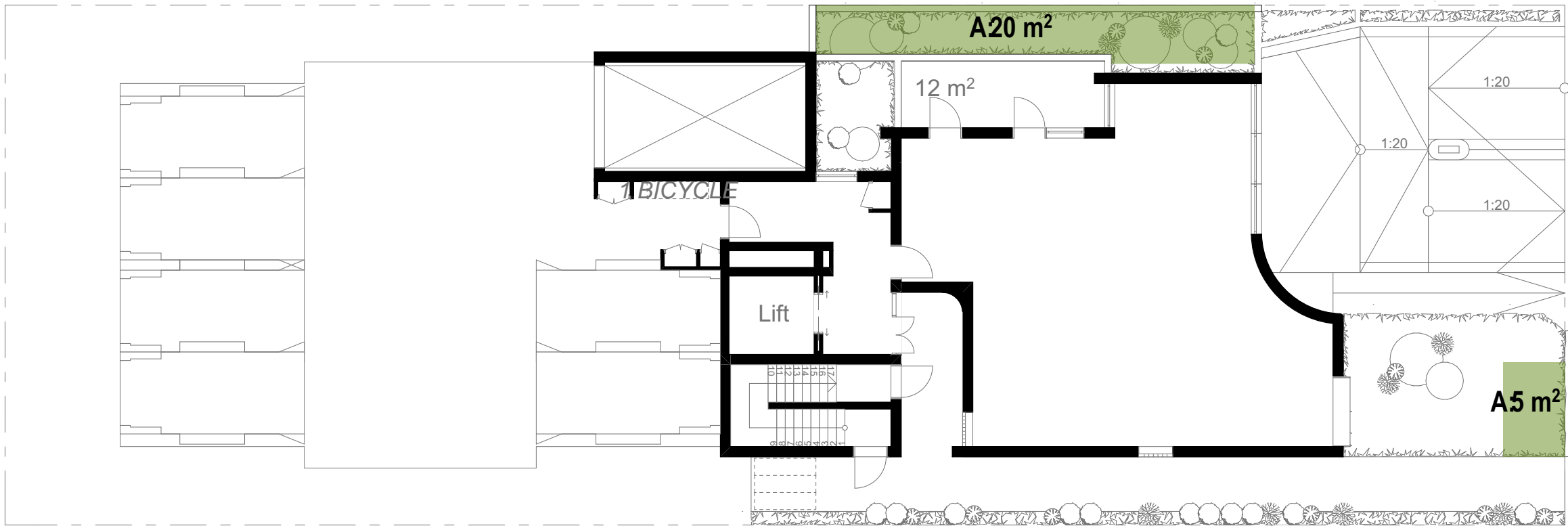
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David Randerson 8542



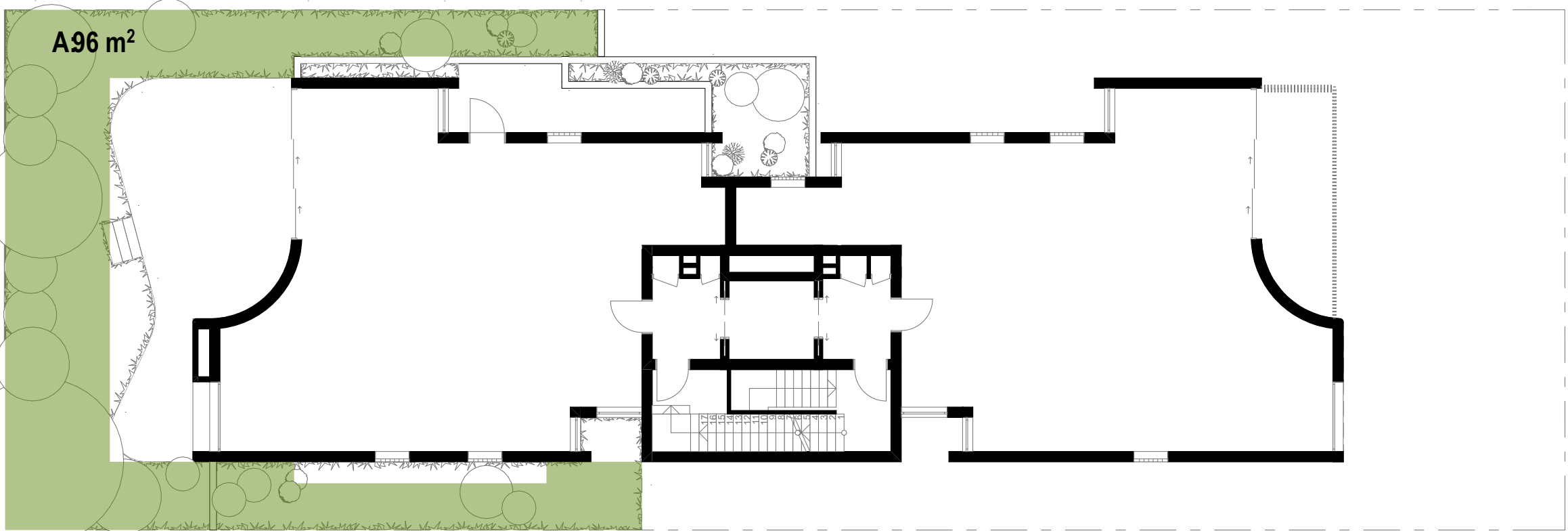
|                 |                                      |                |                             |
|-----------------|--------------------------------------|----------------|-----------------------------|
| Project Name    | 67 Pacific Parade, Dee Why, NSW 2099 | Project Number | 00013395                    |
| Project Address | 67 Pacific Parade, Dee Why, NSW 2099 | Drawing Name   | Affordable Housing Dedicati |
|                 |                                      | Scale          | 1:150 @ A3                  |
|                 |                                      | Date           | 17/07/2024                  |

|        |        |                |       |
|--------|--------|----------------|-------|
| Client | Adjani | Drawing Number | DA504 |
|        |        | Revision       | A     |

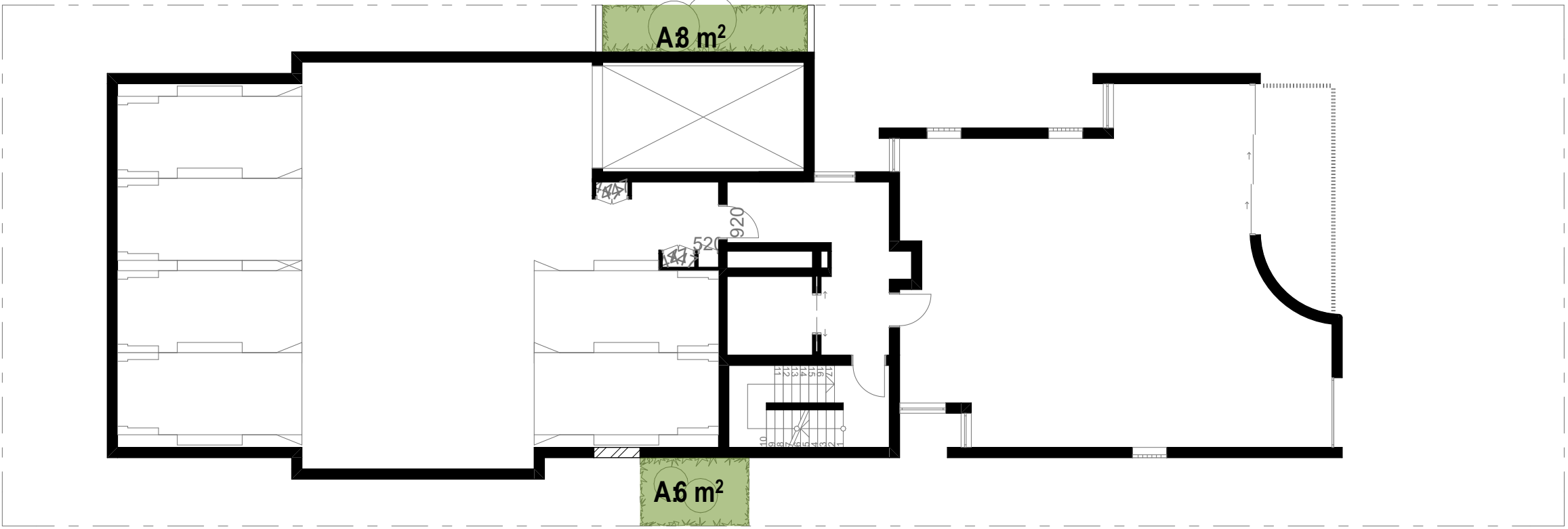




Ground Level  
Proposed Deep Soil: 25m2



Level 2  
Proposed Deep Soil: 96m2



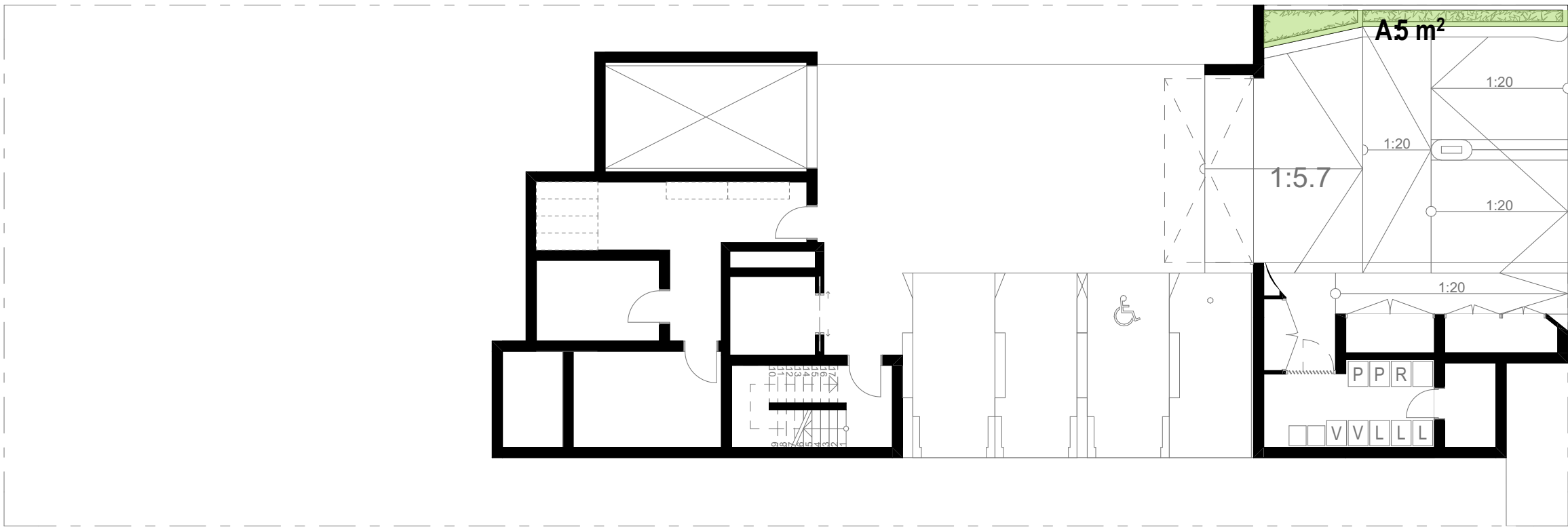
Level 1  
Proposed Deep Soil: 14m2

| Deep Soil Calculations |        |
|------------------------|--------|
| Level Name             | Area   |
| Ground Level           | 25     |
| Level 01               | 14     |
| Level 02               | 96     |
|                        | 135 m² |

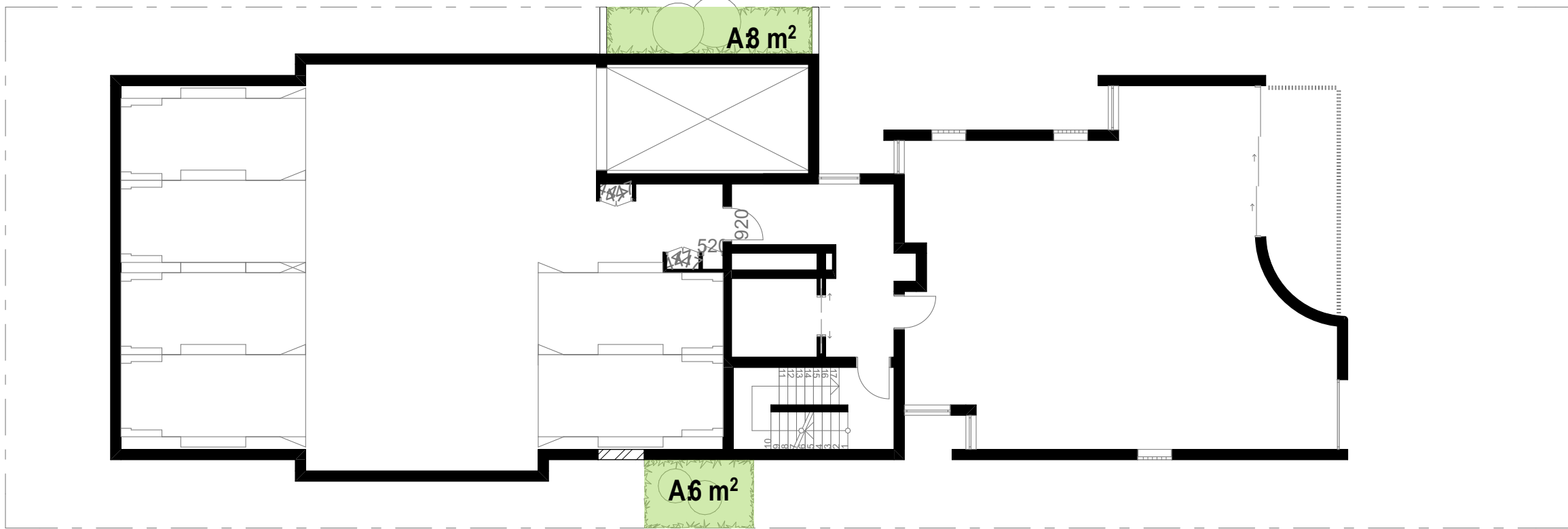
DEEP SOIL CALCULATIONS

|                            |         |       |
|----------------------------|---------|-------|
| Site Area                  | 695.6qm |       |
| Area Required As Deep Soil | 48.7sqm | 7%    |
| Area Proposed As Deep Soil | 135sqm  | 19.4% |

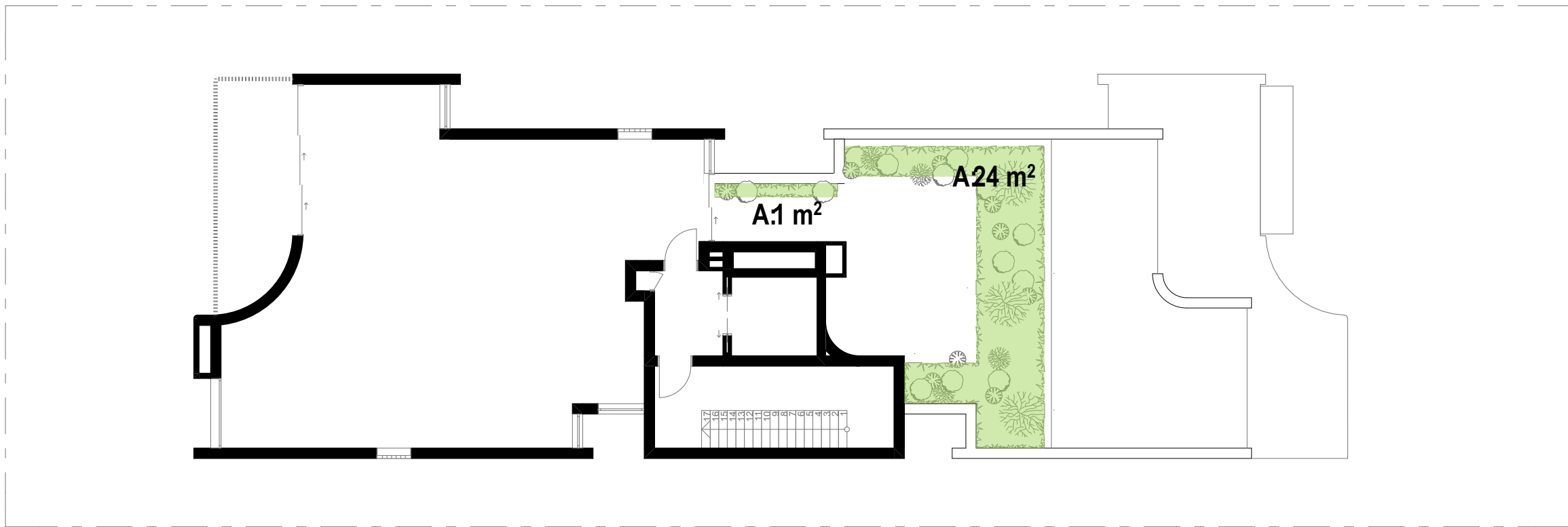




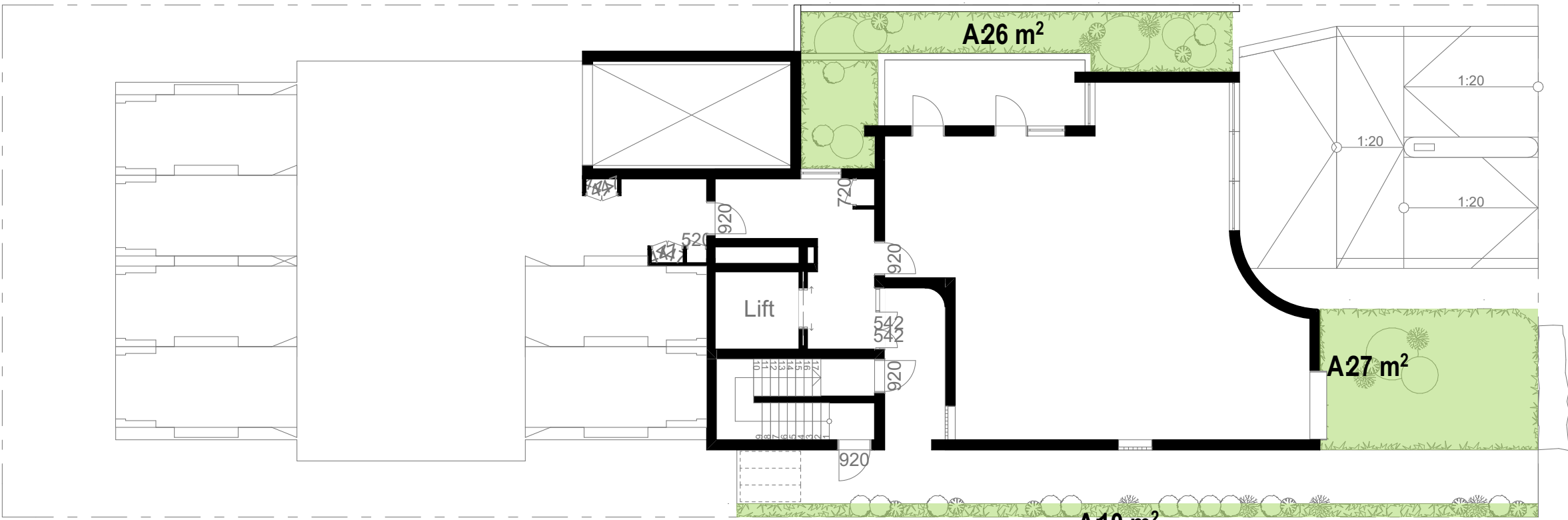
Basement 1  
Proposed Landscape: 5m2



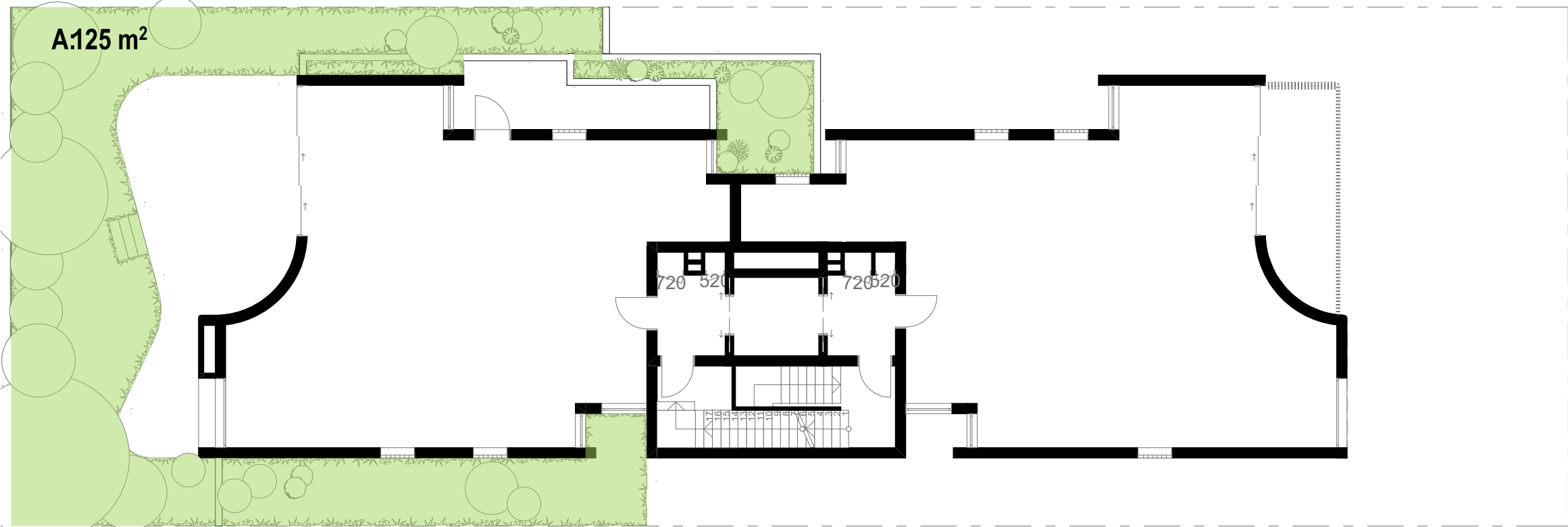
Level 1  
Proposed Landscape: 14m2



Level 3  
Proposed Landscape: 25m2



Ground Level  
Proposed Landscape: 63m2



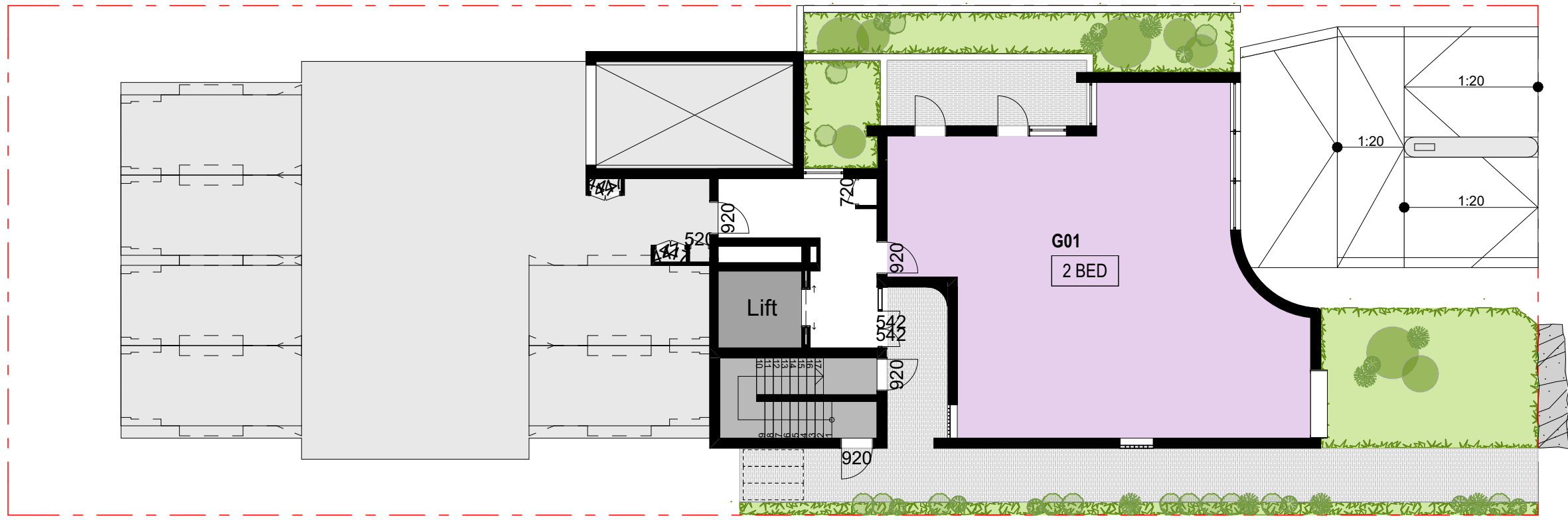
Level 2  
Proposed Landscape: 125m2

| DKO Landscape |               |  |
|---------------|---------------|--|
| Level Name    | Area          |  |
| Basement 01   | 5             |  |
| Ground Level  | 63            |  |
| Level 01      | 14            |  |
| Level 02      | 125           |  |
| Level 05      | 25            |  |
|               | <b>232 m²</b> |  |

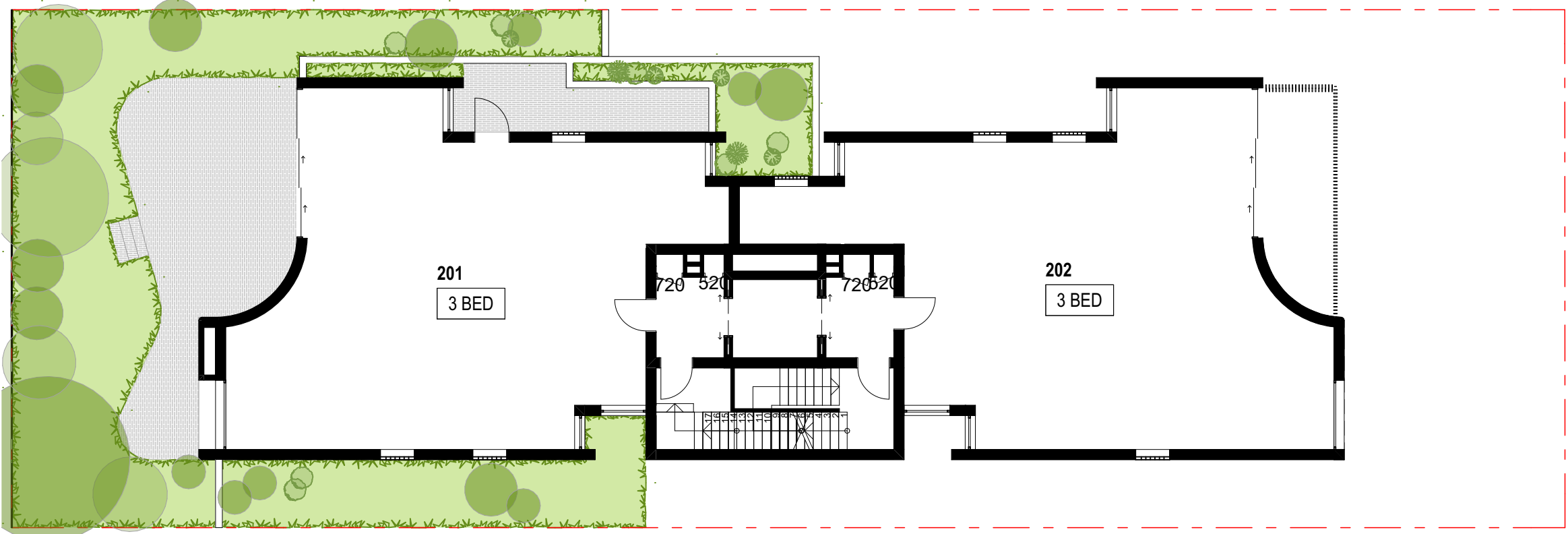
LANDSCAPE CALCULATIONS

|                         |               |            |
|-------------------------|---------------|------------|
| Site Area               | 695.6qm       |            |
| Min. Landscaped Area    | 347.8sqm      | 50%        |
| Proposed Landscape Area | <b>232sqm</b> | <b>33%</b> |

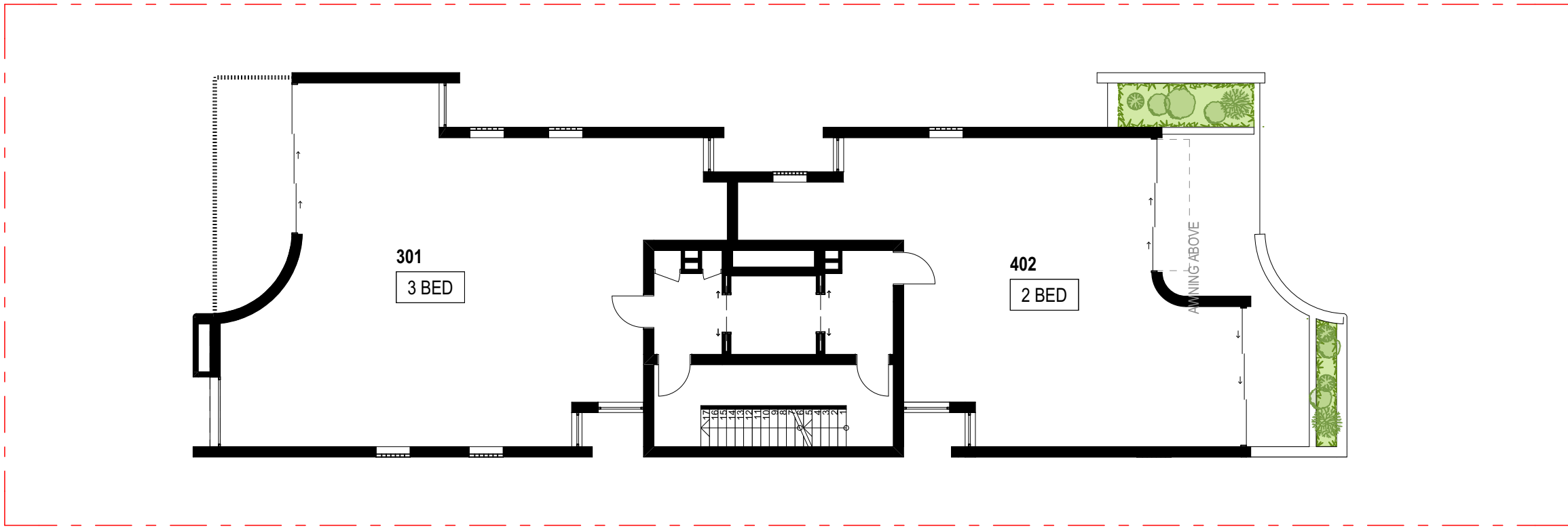




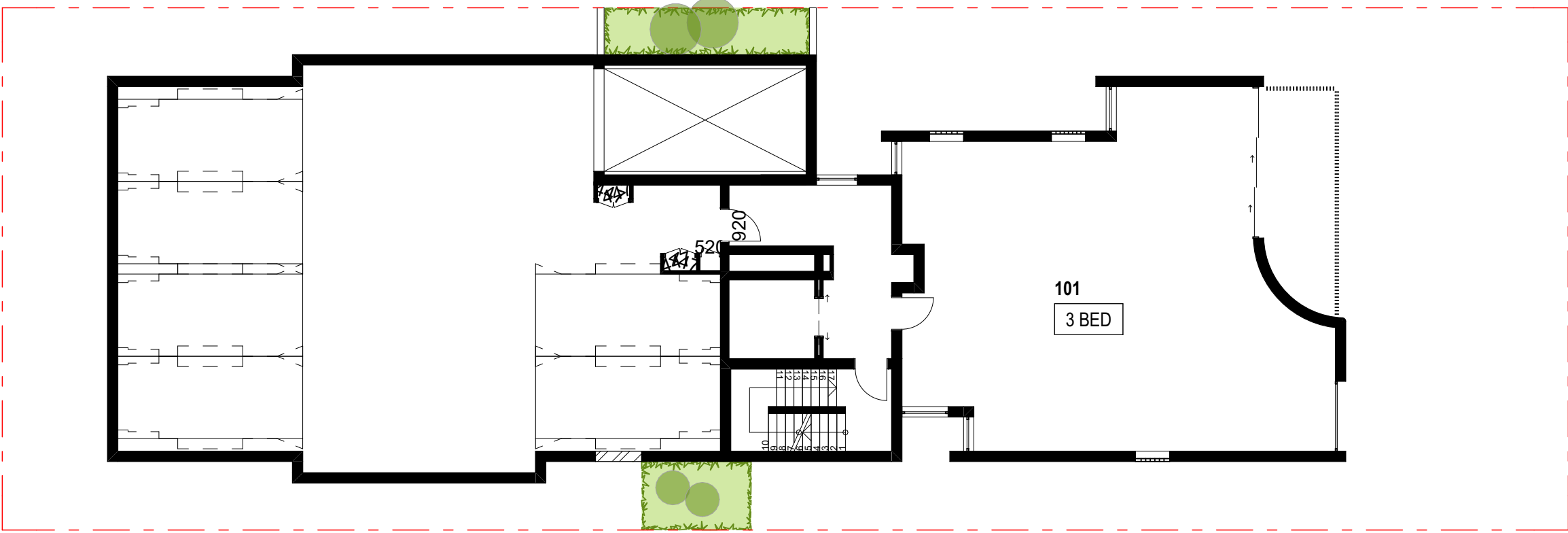
Ground Floor: 1/1



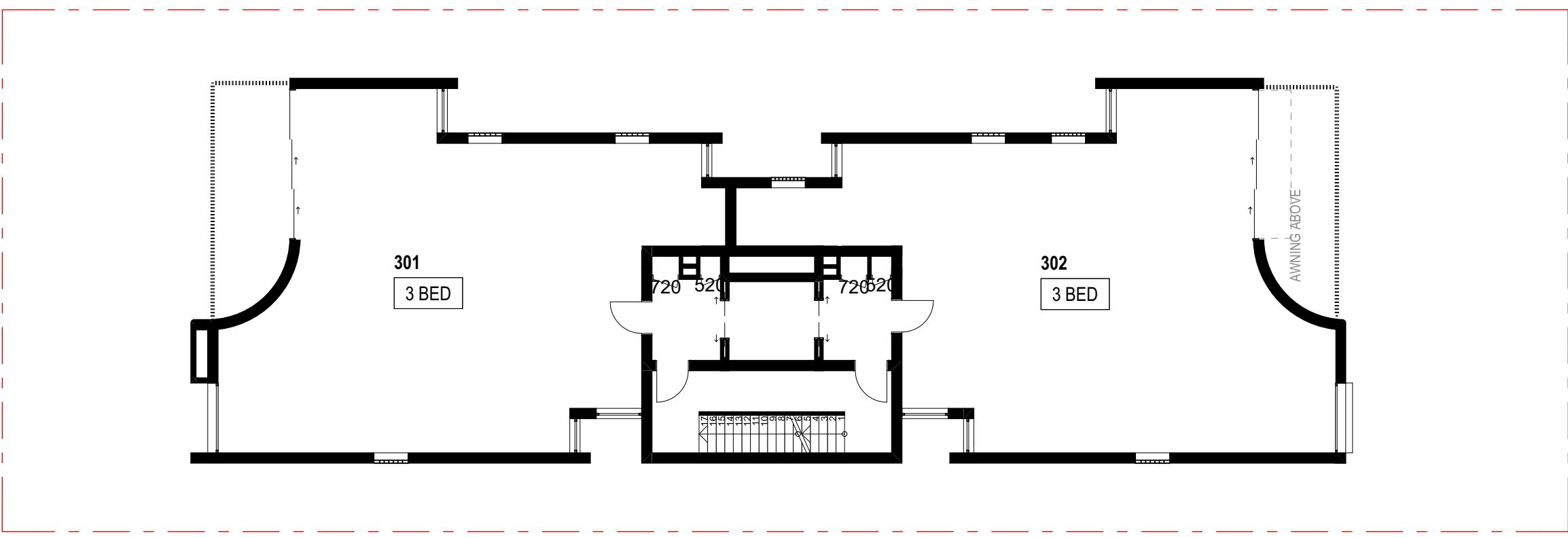
Level 2: 0/2



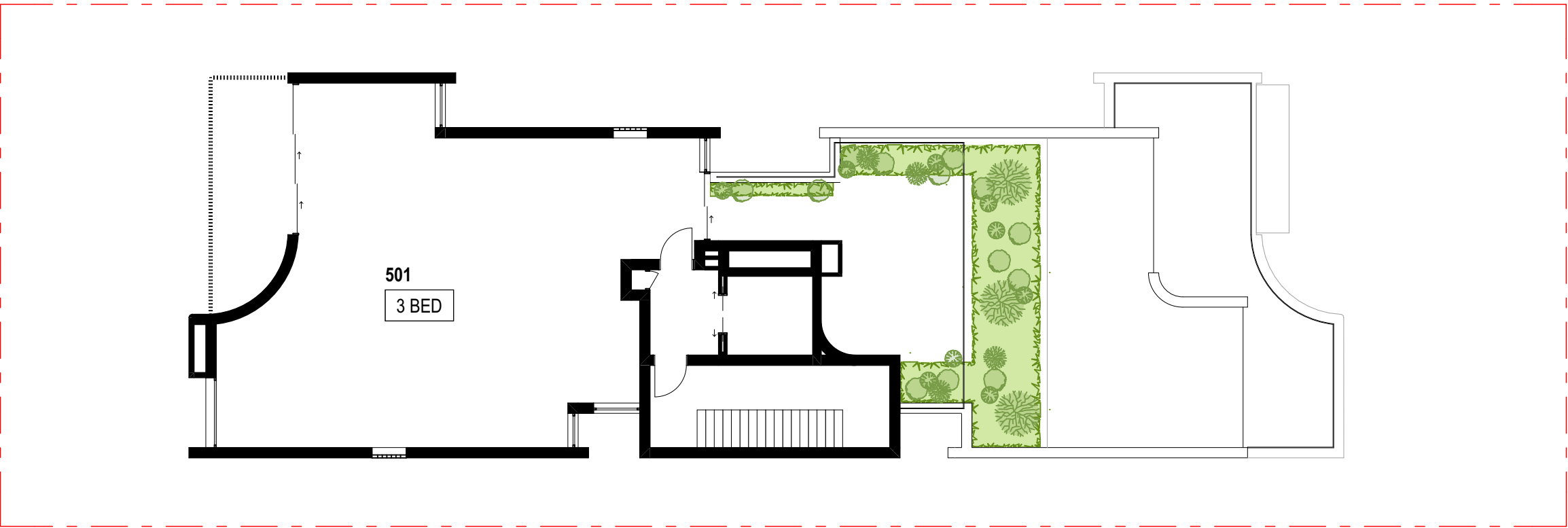
Level 4: 0/2



Level 1: 0/1



Level 3: 0/2



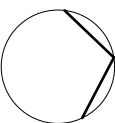
Level 5: 0/1

ADAPTABLE APARTMENTS

Total No. Units: 9

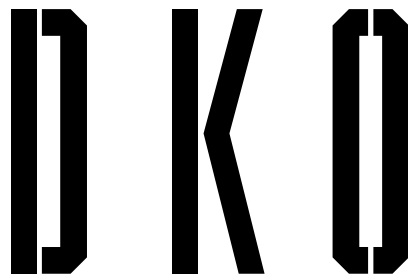
Required No. of Adaptable Units = 10%  
= 1 Unit

Proposed No. Adaptable Units: 1



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NSW: Nominated Architects  
Kees de Keijzer 5767  
David Randerson 8542



Project Name  
Project Address  
67 Pacific Parade, Dee Why, NSW 2099

Client  
Adjani

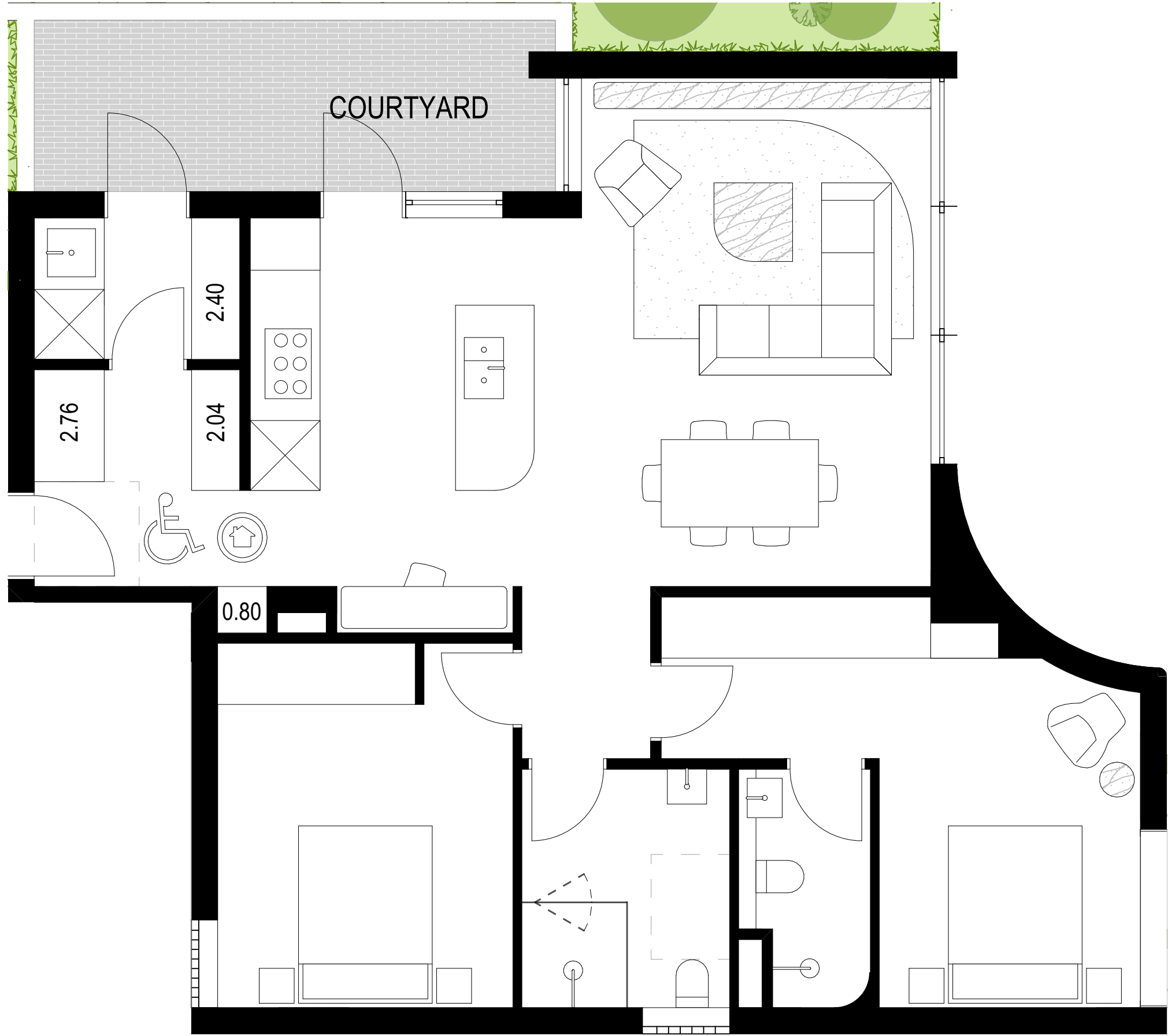
Project Number  
Drawing Name  
Scale  
Date

Drawing Number  
Revision

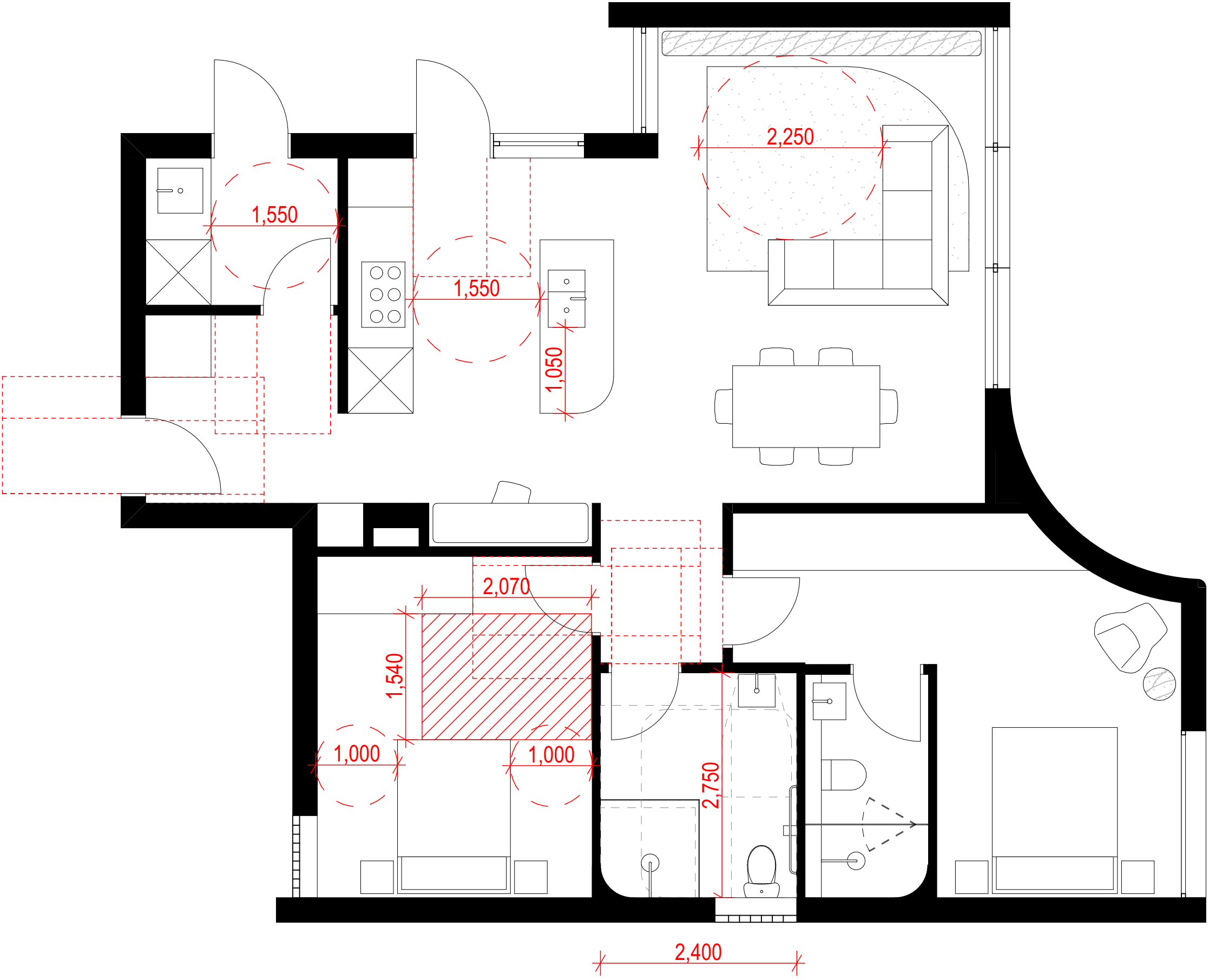
00013395  
Adaptable Units  
1:150@A3  
17/07/2024

DA507  
A

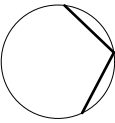




PRE ADAPTABLE UNIT  
2 BED



POST ADAPTABLE UNIT  
2 BED



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Project Name  
Project Address  
67 Pacific Parade, Dee Why, NSW 2099

Client  
Adjani

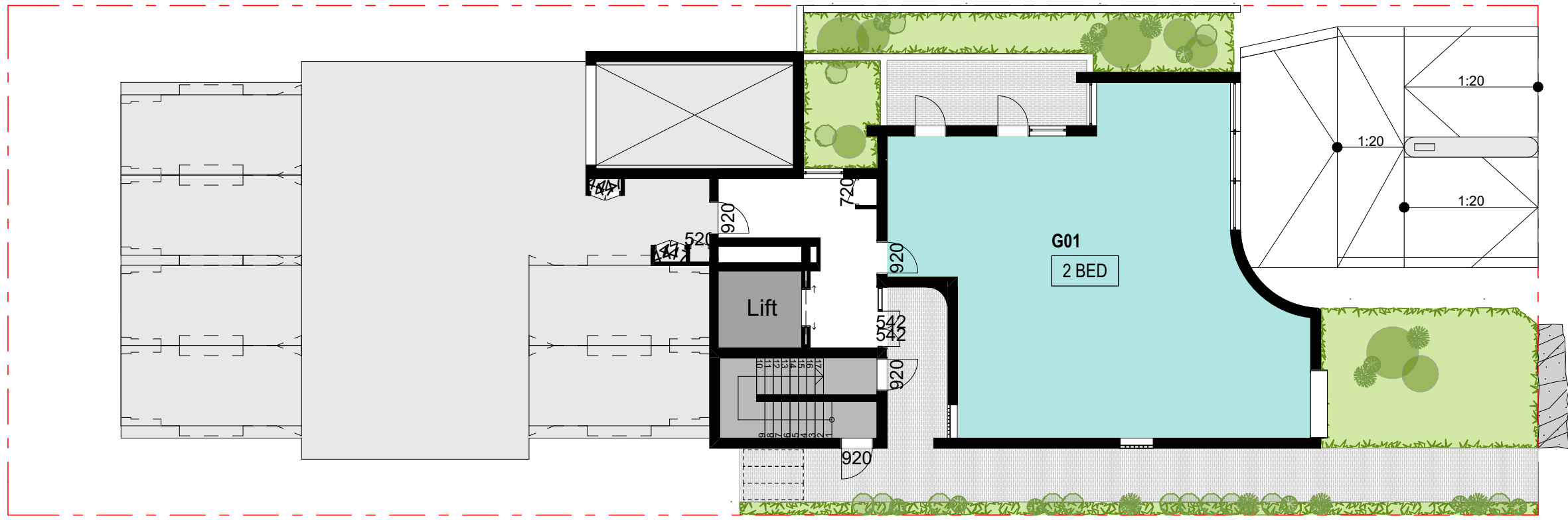
Project Number  
Drawing Name  
Scale  
Date

Drawing Number  
Revision

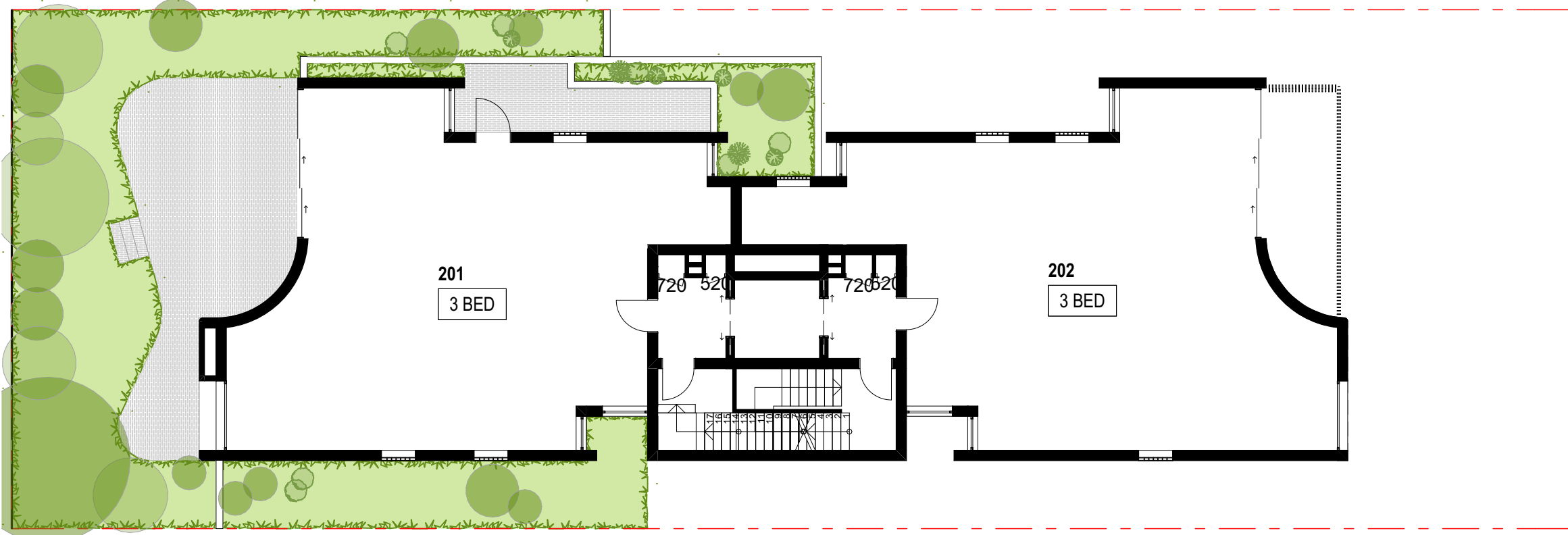
00013395  
Adaptable Unit Layouts  
1:50@A3  
17/07/2024

**DA508**  
**A**

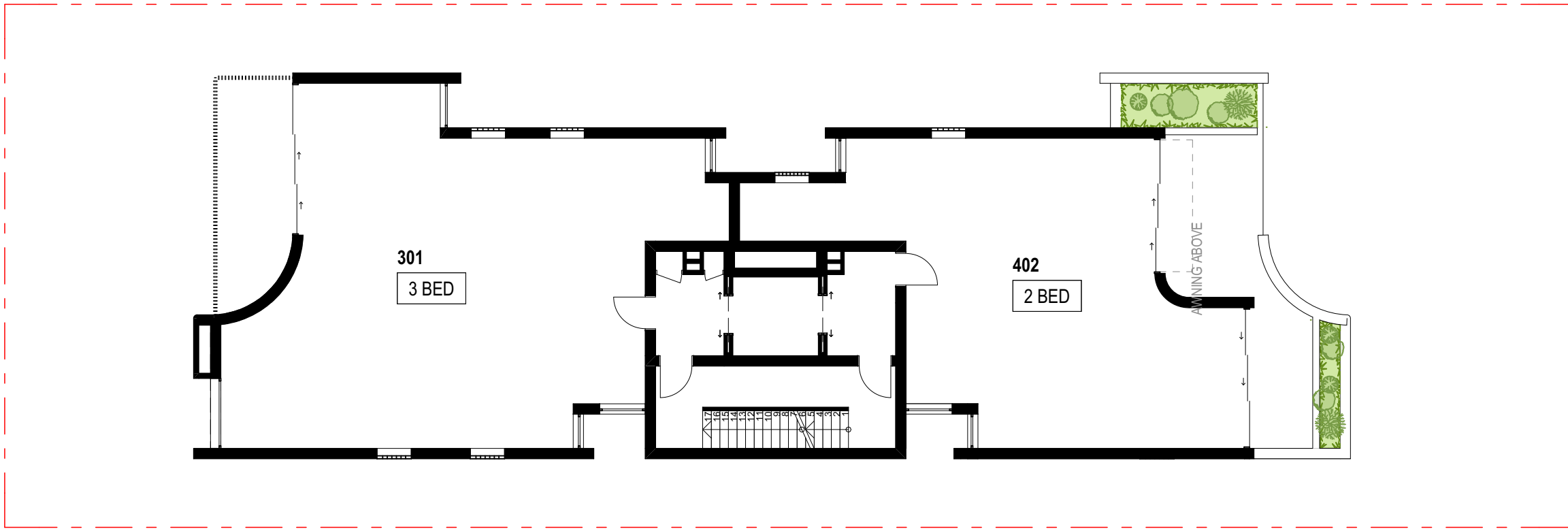




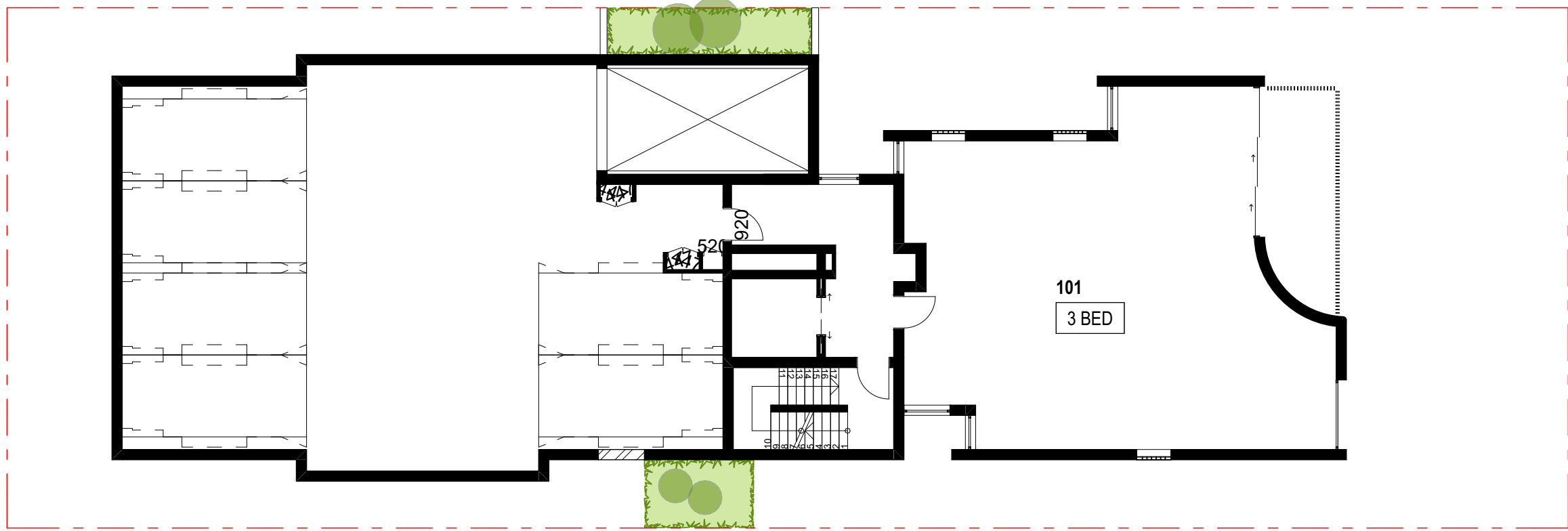
Ground Floor: 1/1



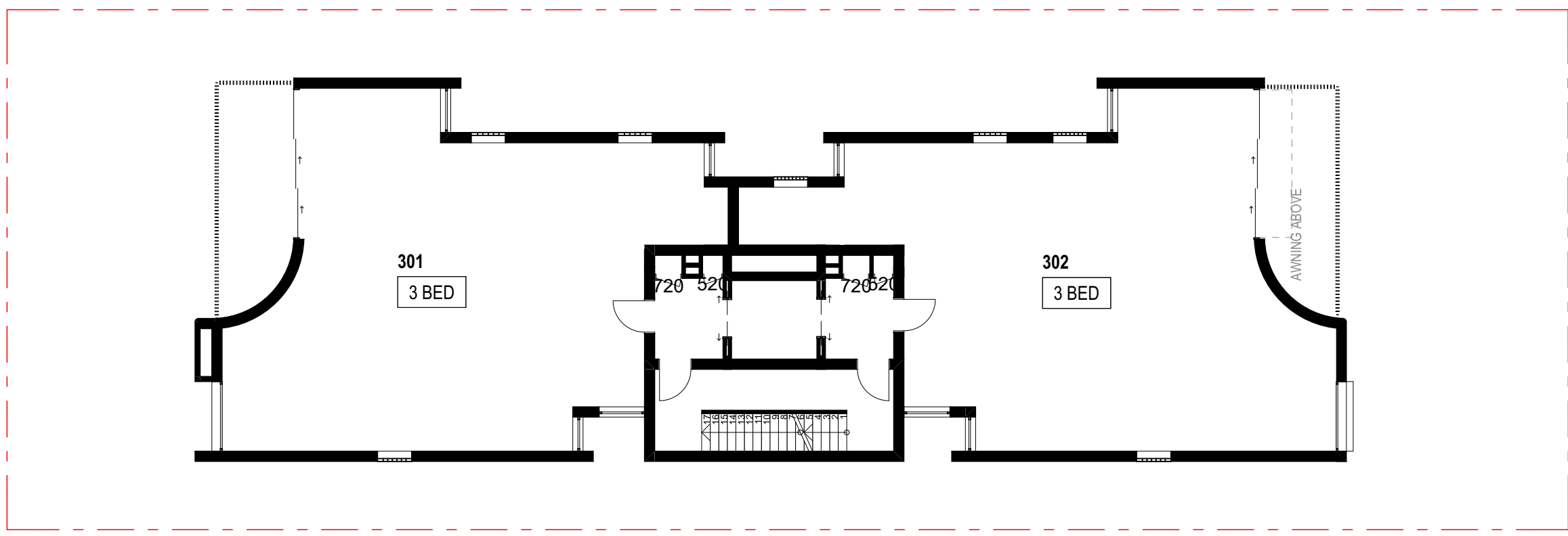
Level 2: 0/2



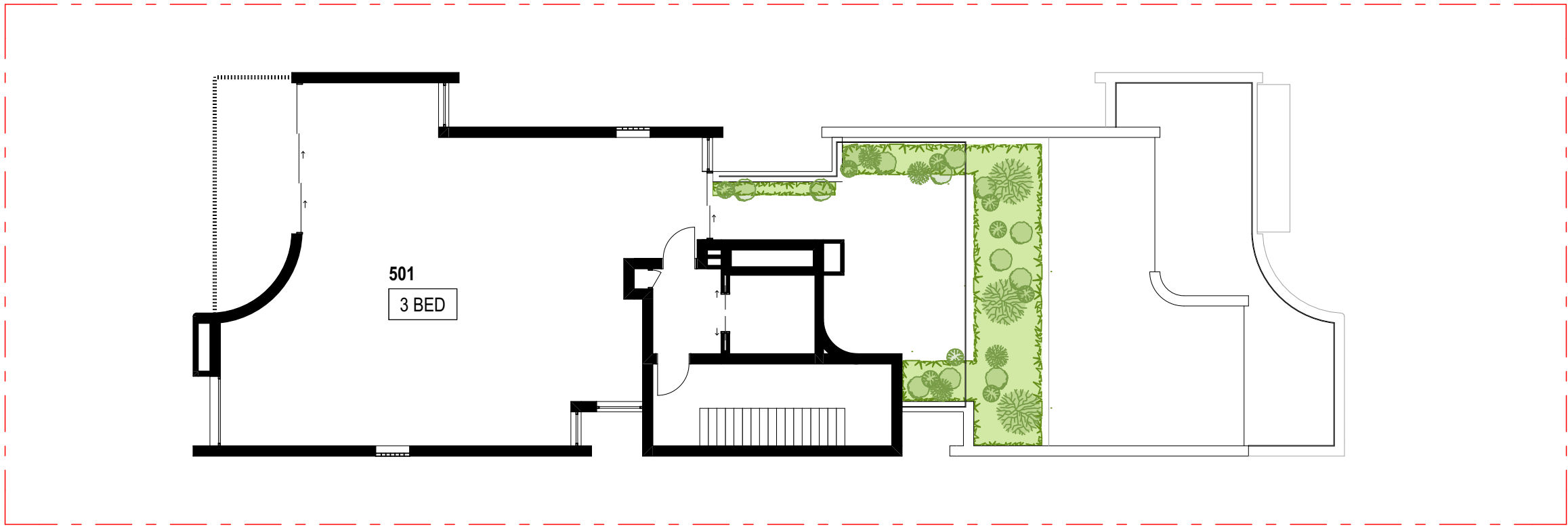
Level 4: 0/2



Level 1: 0/1



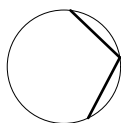
Level 3: 0/2



Level 5: 0/1

LIVABLE APARTMENTS

Total No. Units: 9  
Proposed No. Livable Units: 1



| Rev | Date       | By | Chk      | Description |
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NSW: Nominated Architects  
Koos de Keijzer 5767  
David Randerson 8542



Project Name  
Project Address  
67 Pacific Parade, Dee Why, NSW 2099

Client  
Adjani

Project Number  
Drawing Name  
Scale  
Date

Drawing Number  
Revision

00013395  
Livable Unit  
1:150@A3  
17/07/2024

DA509  
A

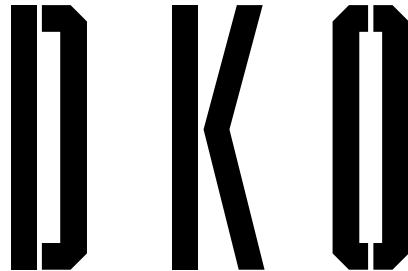




LIVABLE UNIT

| Rev | Date       | By | Chk      | Description |
|-----|------------|----|----------|-------------|
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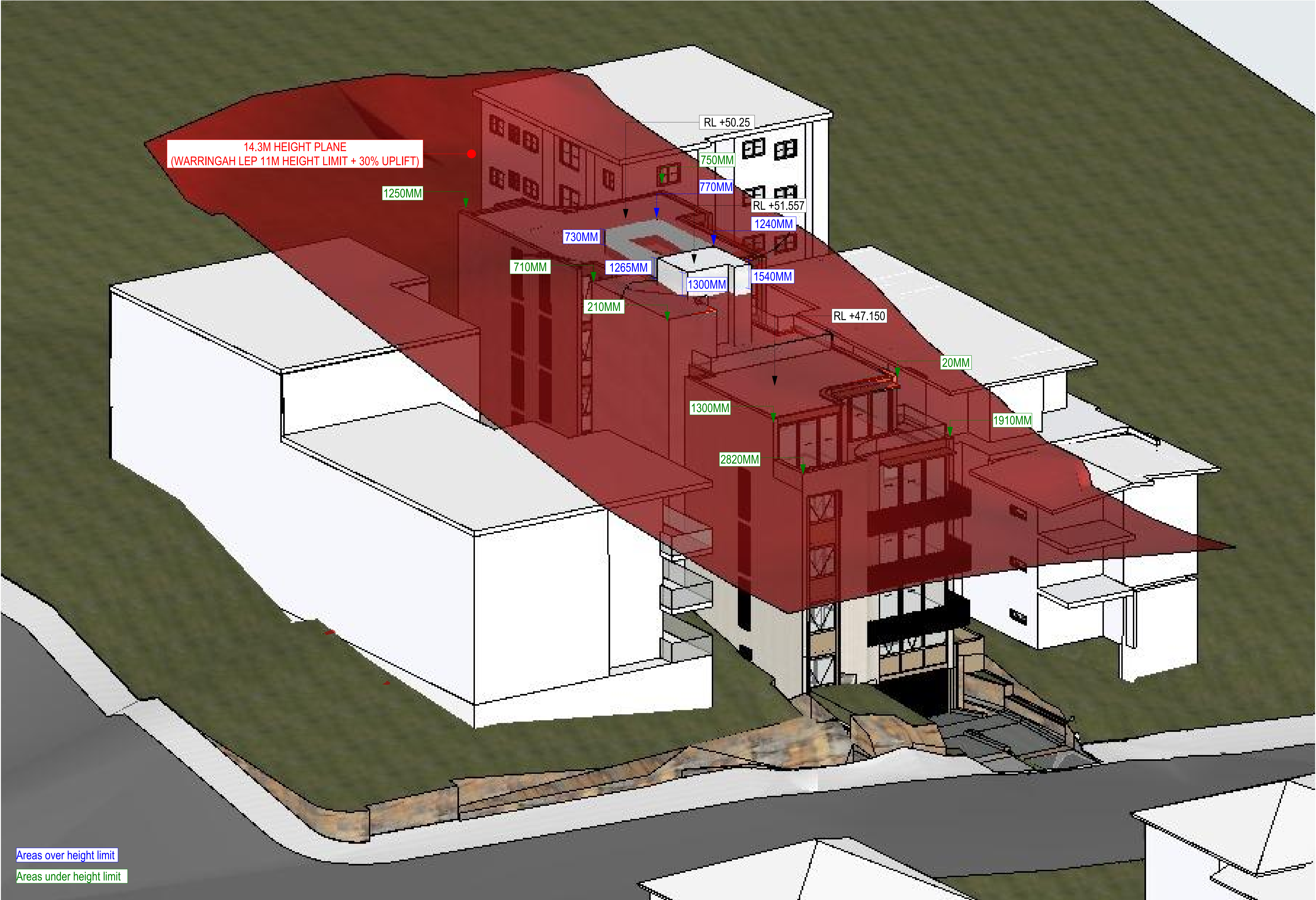
|                 |                                      |
|-----------------|--------------------------------------|
| Project Name    | 67 Pacific Parade, Dee Why, NSW 2099 |
| Project Address |                                      |

|                |                     |
|----------------|---------------------|
| Project Number | 00013395            |
| Drawing Name   | Livable Unit Layout |
| Scale          | 1:50@A3             |
| Date           | 17/07/2024          |

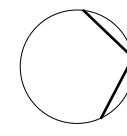
|        |        |
|--------|--------|
| Client | Adjani |
|--------|--------|

|                |       |
|----------------|-------|
| Drawing Number | DA510 |
| Revision       | A     |





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|                 |                                      |                |                      |
|-----------------|--------------------------------------|----------------|----------------------|
| Project Name    | 67 Pacific Parade, Dee Why, NSW 2099 | Project Number | 00013395             |
| Project Address |                                      | Drawing Name   | Height Plane Diagram |
|                 |                                      | Scale          | 1:41.67@A3           |
|                 |                                      | Date           | 17/07/2024           |
| Client          | Adjani                               | Drawing Number | DA511                |
|                 |                                      | Revision       | A                    |



