

DA

2 DELMAR PARADE, DEE WHY, NSW

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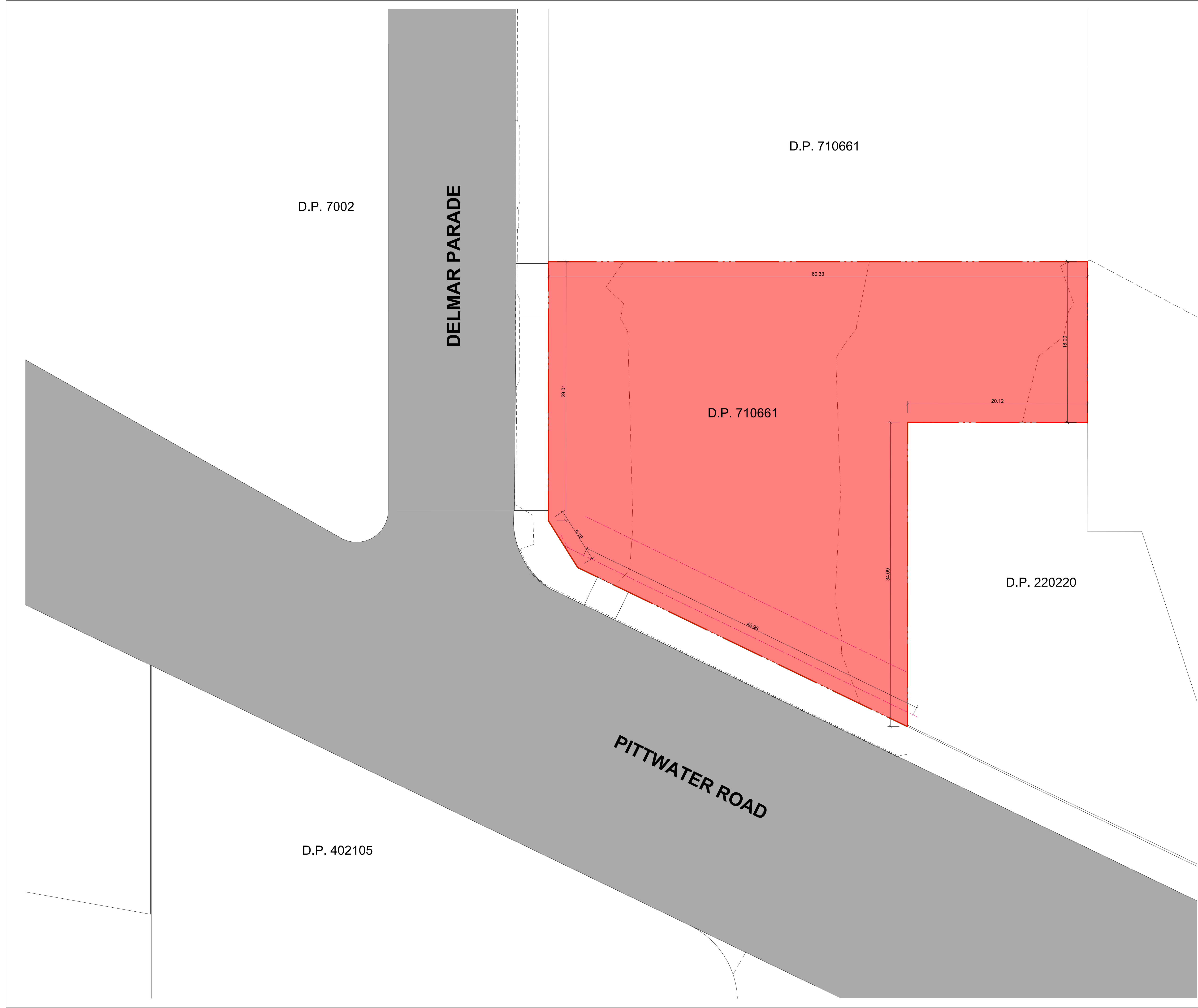
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PROJECT
2 DELMAR PARADE,
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DRAWING TITLE
COVER SHEET

SCALE @A1	DATE 01/12/2017	DRAWN PM	CHECKED PD
JOB 17079	DRAWING DA0.01	REVISION 1	



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DRAWING TITLE

**SITE ANALYSIS -
EXISTING PLAN**

SCALE 1 : 200 @A1	DATE 01/12/2017	DRAWN PM	CHECKED PD
JOB 17079	DRAWING DA1.01	REVISION 1	



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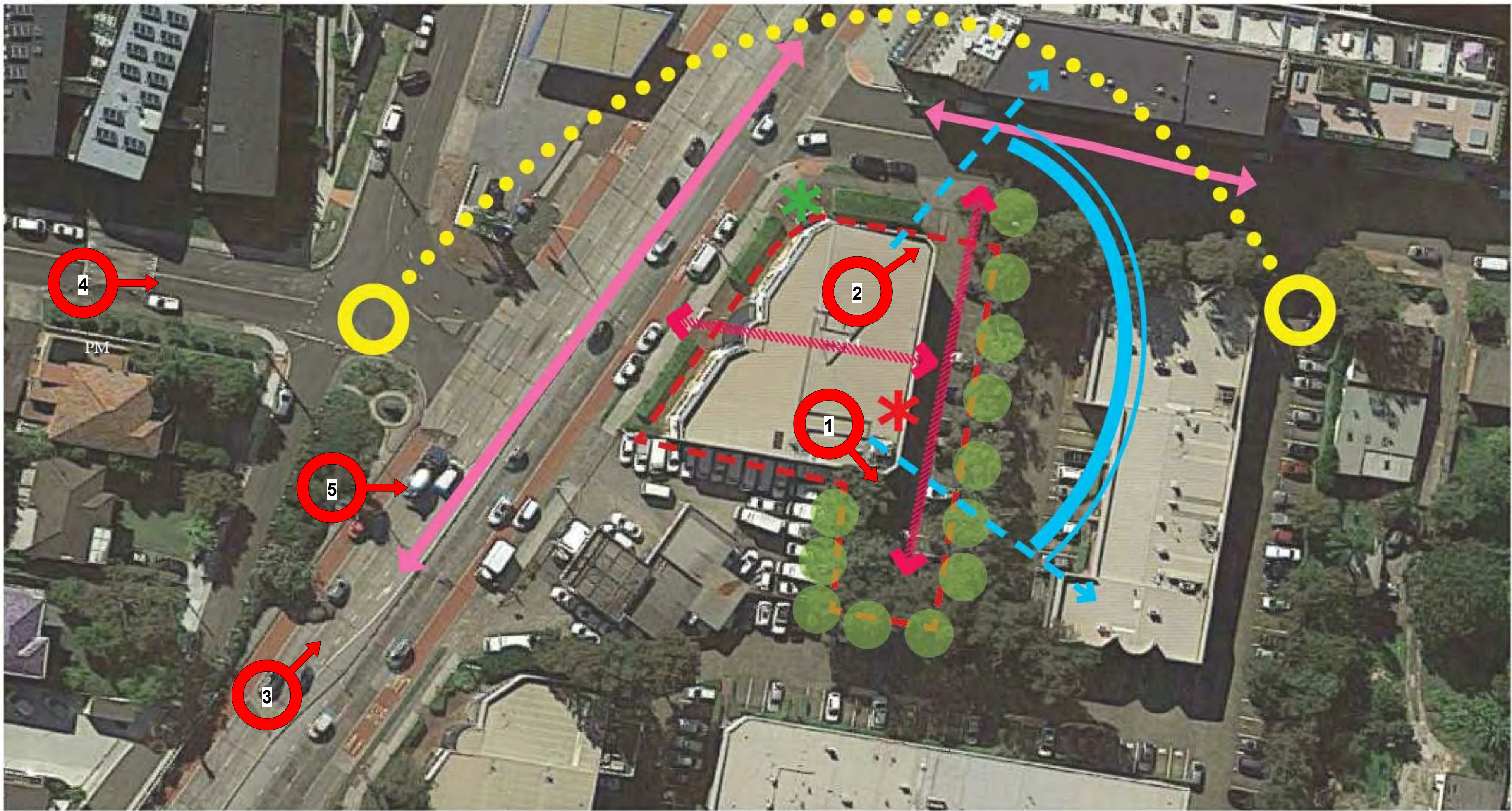
PROJECT

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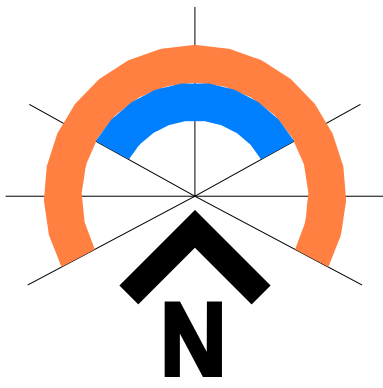
**SITE ANALYSIS -
PROPOSED PLAN**

SCALE 1 : 200 @A1	DATE 01/12/2017	DRAWN PM	CHECKED PD
JOB 17079	DRAWING DA1.02	REVISION 1	



- SOLAR ACCESS
- PROMINENT VIEW
- ARTICULATED CORNER
- MAIN ROAD
- TREE PLANTING
- SITE BOUNDARY
- PEDESTRIAN ACCESS
- BASEMENT ENTRY POINT

Site Analysis



SITE PLAN - CONTEXT LEGEND



VIEW-3



VIEW-4



VIEW-5



VIEW-1 TOWARDS BOTANIC GARDEN



VIEW-2 TOWARDS DEE WHY BEACH

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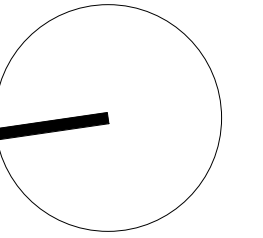
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**SITE ANALYSIS -
CONTEXT**

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@A1	01/12/2017 PM	PM	PD
JOB	DRAWING	REVISION	
17079	DA1.03	1	

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DRAWING TITLE

SITE PLAN

SCALE 1:200 @A1	DATE 01/12/2017	DRAWN PM	CHECKED PD
JOB 17079	DRAWING DA1.04		REVISION 1

LEGEND

- DEMOLISHED TREE
- DEMOLISHED BUILDING
- DEMOLISHED PAVING

DELMAR PARADE

PITTWATER ROAD

D.P. 7002

D.P. 710661

D.P. 710661

D.P. 220220

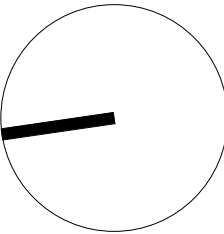
D.P. 402105

TWO STOREY
RENDERED & CONCRETE BUILDING
METAL ROOF
No. 2

CONCRETE
PT UP

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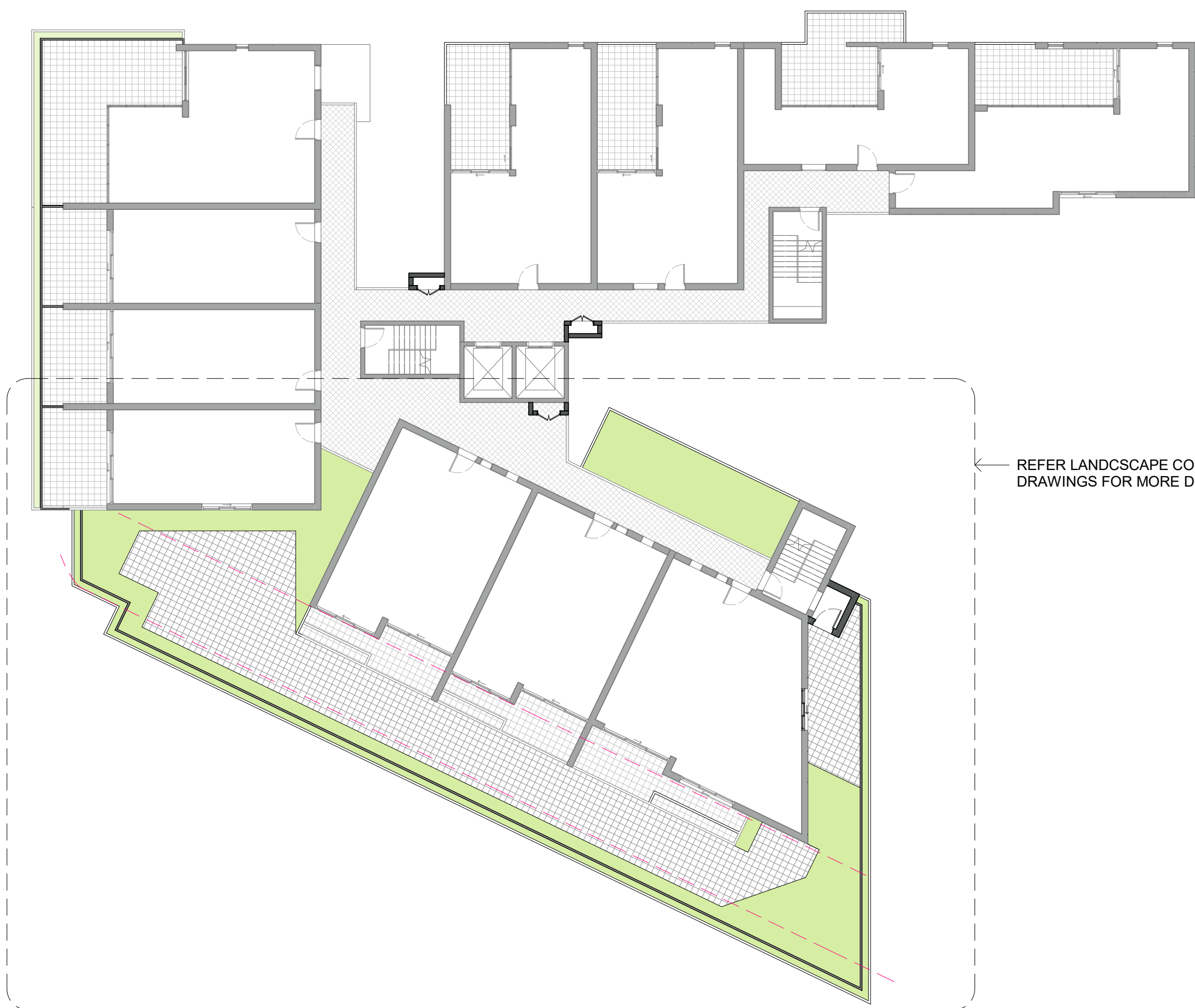
DRAWING TITLE

DEMOLITION PLAN

SCALE 1 : 200 @A1	DATE 01/12/2017	DRAWN PM	CHECKED PD
JOB 17079	DRAWING DA1.05	REVISION 1	



2 LEVEL 1-COMMON OPEN SPACE_DA
1 : 200



4 LEVEL 4-COMMON OPEN SPACE_DA
1 : 200



1 LEVEL 1
1 : 500



3 LEVEL 4
1 : 500

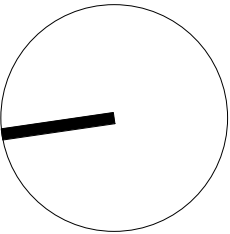
COMMON OPEN SPACE			
Name	Level	Area	Comments

Area-1	LEVEL 1	369.5 m ²	
Area-2	LEVEL 4	227.5 m ²	3 Hour Sun light
Area-3	LEVEL 4	33.0 m ²	
Area-4	LEVEL 4	38.1 m ²	

668.1 m²
SITE AREA = 2060 Sq.Mt.

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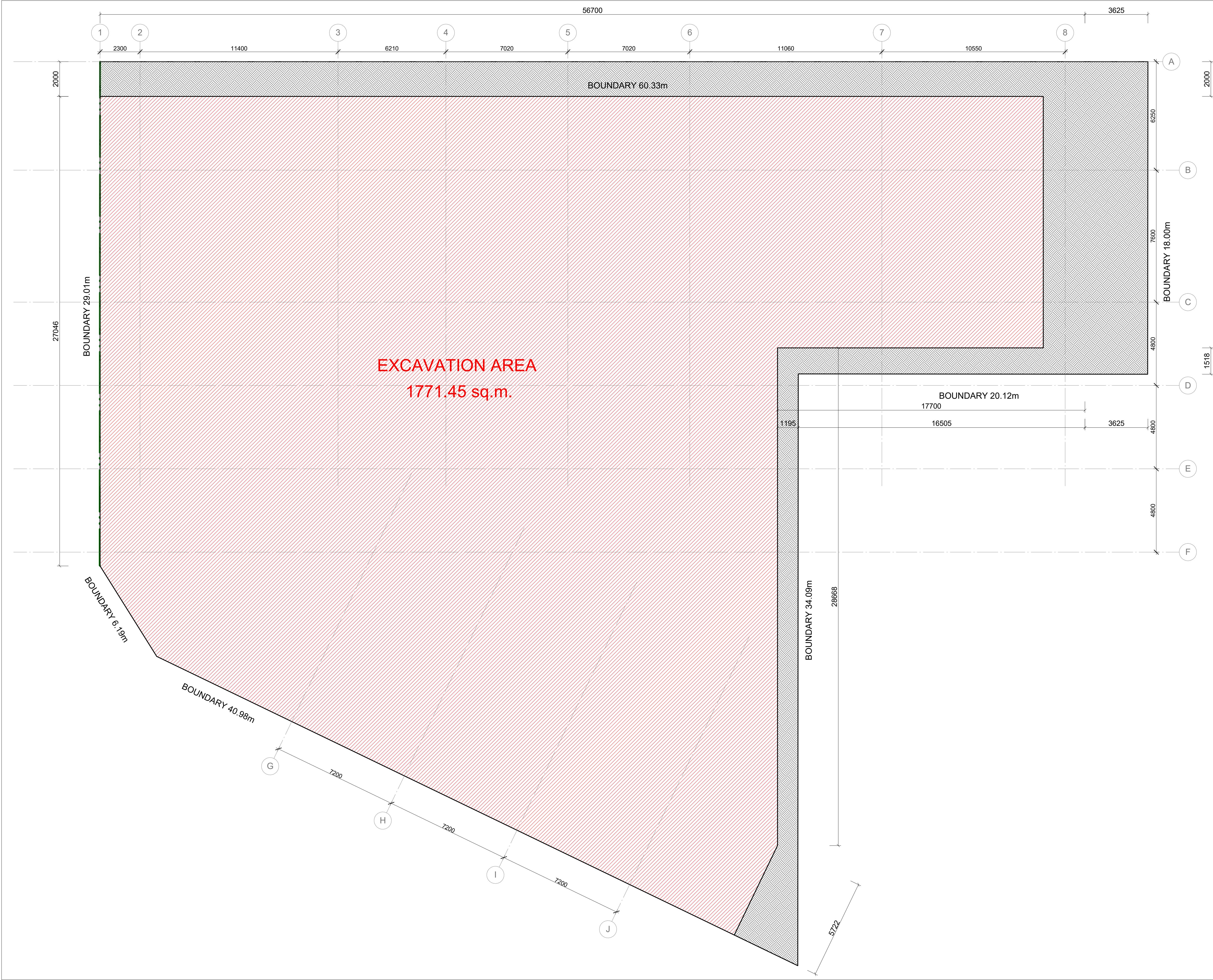
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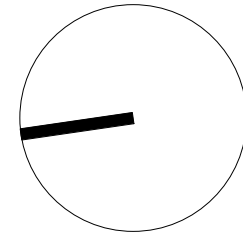
DRAWING TITLE
LANDSCAPE PLAN

SCALE As indicated @A1	DATE 01/12/2017	DRAWN PM	CHECKED PD
JOB 17079	DRAWING DA1.06	REVISION 1	



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14485

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01/12/2017

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2 DELMAR PARADE,
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DRAWING TITLE

BULK EXCAVATION
PLAN

SCALE

1 : 100 @A1

DATE

01/12/2017

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DRAWING

DA1.07

REVISION

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DEVELOPMENT APPLICATION

PARKING SCHEDULE	
Level	Count
BASEMENT 2	49
BASEMENT 1	48
GROUND LEVEL	20
Grand total	117

REVISION	DATE	DESCRIPTION	BY
1	29/11/2017	DEVELOPMENT APPLICATION	PM
2	1/12/2017	DEVELOPMENT APPLICATION	PM

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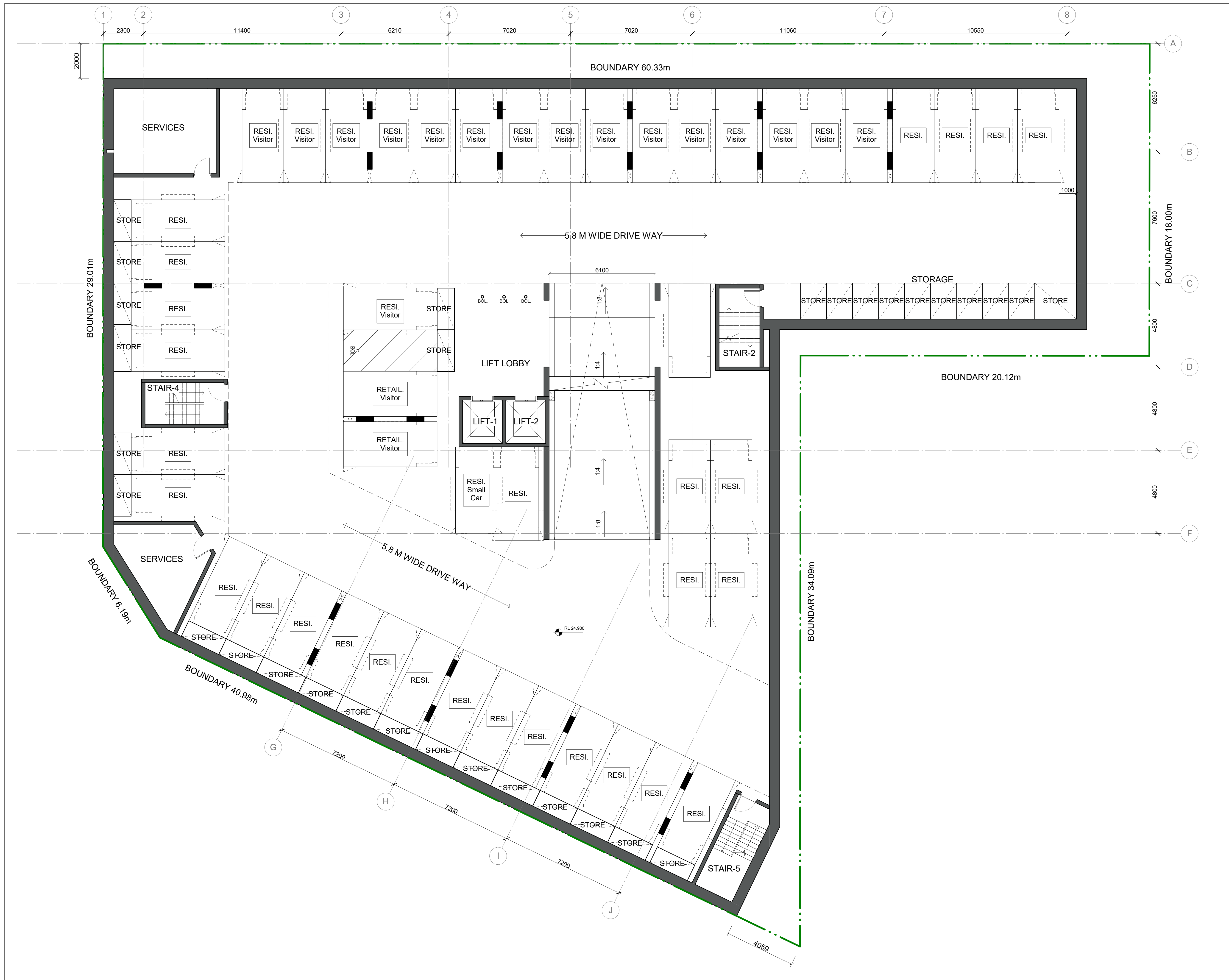
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DRAWING TITLE

BASEMENT LEVEL-2

SCALE	DATE	DRAWN	CHECKED
1:100 @A1	1/12/2017	PM	PD

JOB	DRAWING	REVISION
17079	DA2.01	2



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BASEMENT 2	49
BASEMENT 1	48
GROUND LEVEL	20
Grand total	117

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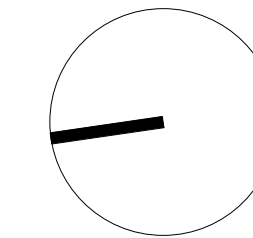
BASEMENT LEVEL-1

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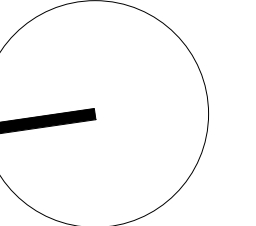
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LEVEL 1

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING	REVISION	
17079	DA2.04	1	



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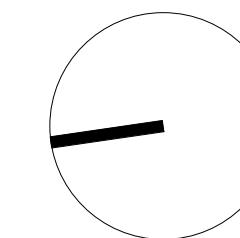
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LEVEL-3

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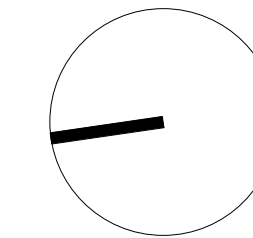
DRAWING TITLE
LEVEL-4

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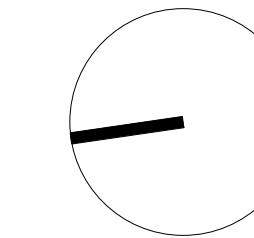
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LEVEL-5

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17079	DA2.08	1	



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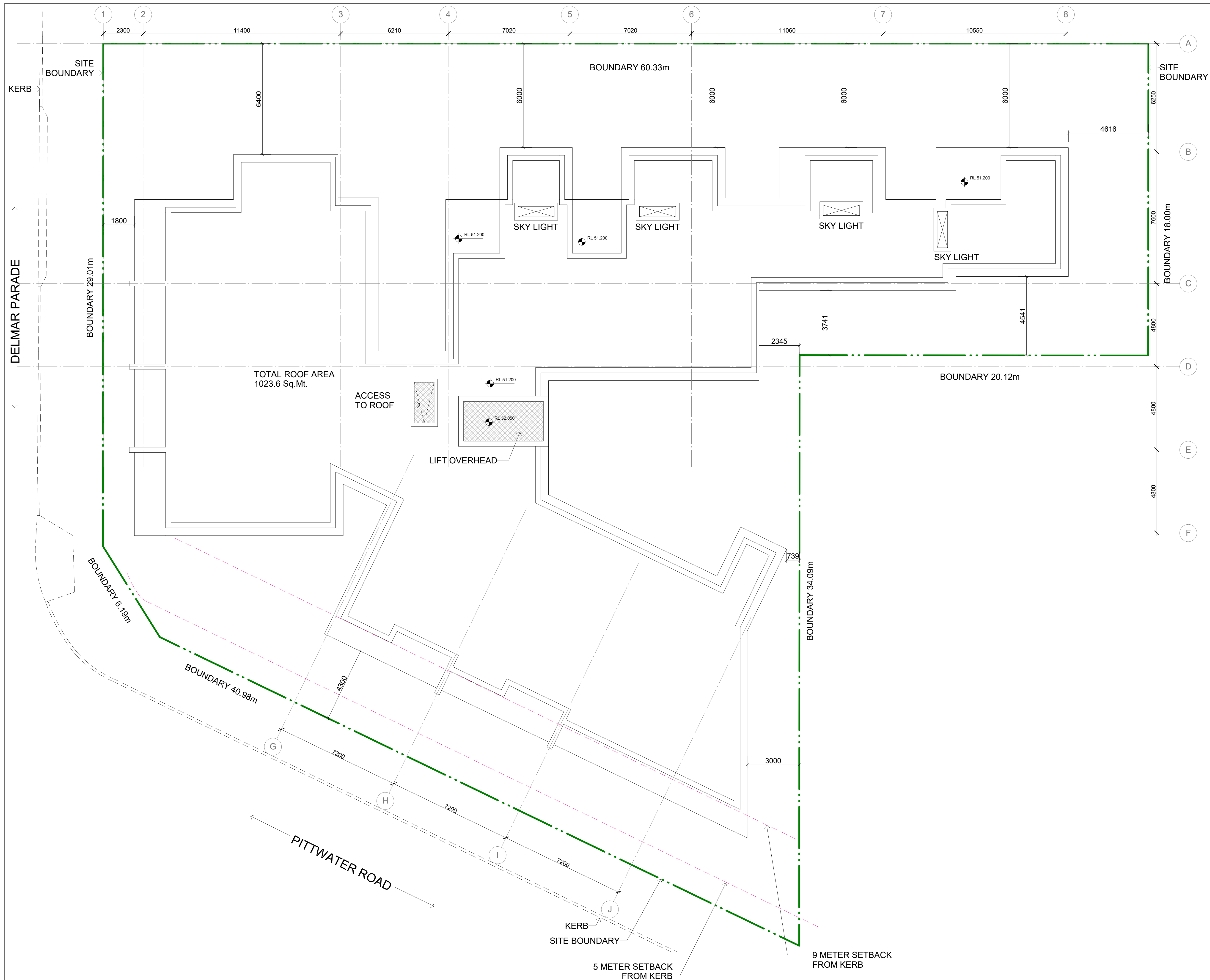
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PROJECT
**2 DELMAR PARADE,
DEE WHY, NSW**

DRAWING TITLE
LEVEL-6

SCALE 1 : 100 @A1	DATE 01/12/2017	DRAWN PM	CHECKED PD
JOB 17079	DRAWING DA2.09	REVISION 1	



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PROJECT

**2 DELMAR PARADE,
DEE WHY, NSW**

DRAWING TITLE

ROOF LEVEL

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A1	01/12/2017	PM	PD

JOB	DRAWING	REVISION
17079	DA2.10	1

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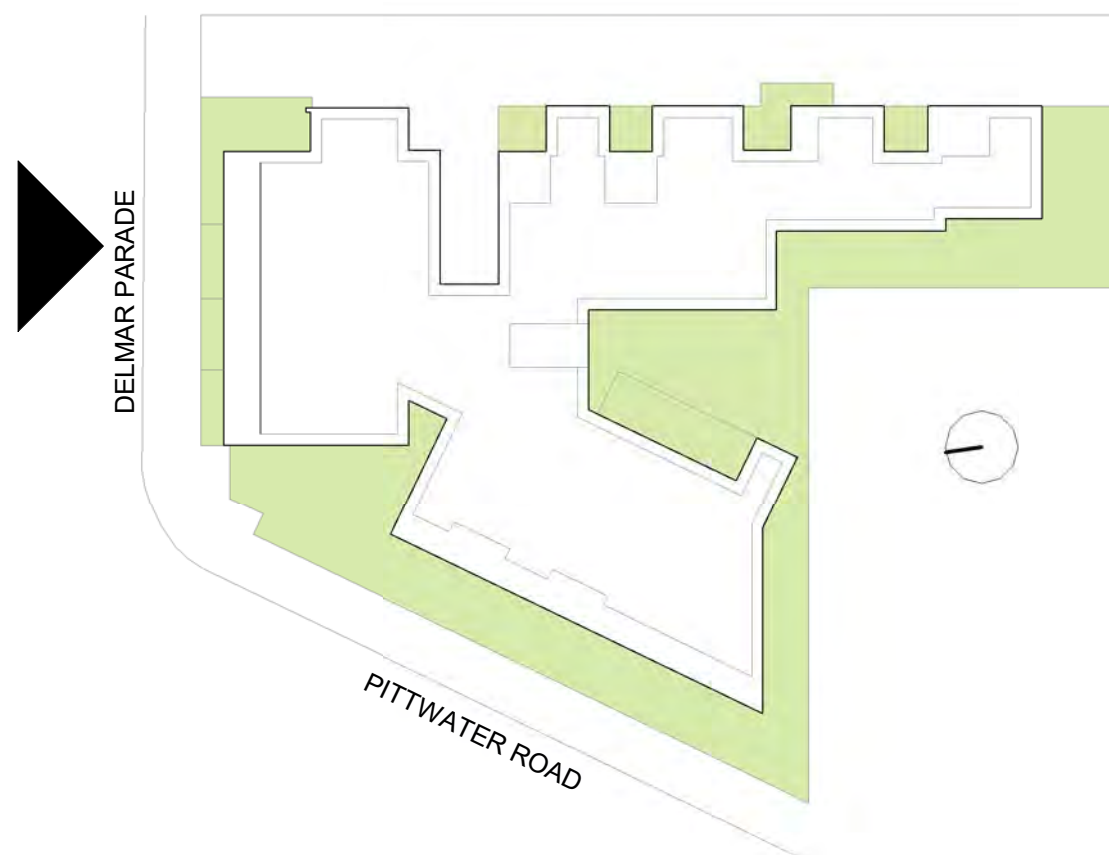
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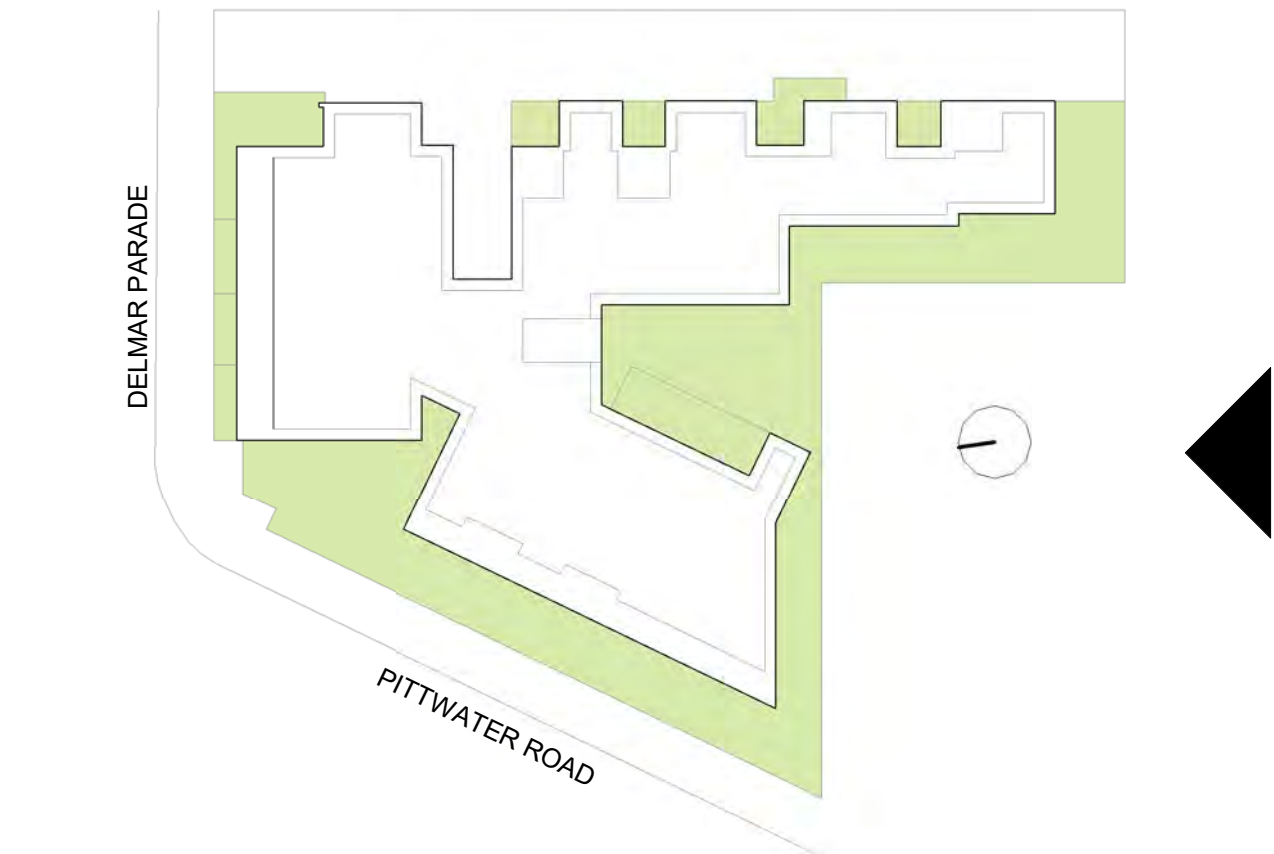


PROJECT
2 DELMAR PARADE,
DEE WHY, NSW

DRAWING TITLE
SITE ELEVATIONS -
NORTH - COLOURED

SCALE	DATE	DRAWN	CHECKED
As indicated @A1	01/12/2017	PM	PD
JOB	DRAWING	REVISION	
17079	DA3.01	1	





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PROJECT
**2 DELMAR PARADE,
DEE WHY, NSW**

DRAWING TITLE
**SITE ELEVATIONS -
SOUTH - COLOURED**

SCALE	DATE	DRAWN	CHECKED
As indicated @A1	01/12/2017	PM	PD
JOB	DRAWING	REVISION	
17079	DA3.02	1	

NOTE: IN THIS ELEVATION, ALL FULL HEIGHT WINDOWS ARE DESIGNED WITH SPANDREL PANEL AT BOTTOM FOR 800MM HEIGHT FOR FIRE SEPARATION ISSUE WHICH IS GRAPHICALLY SHOWN AS OPAQUE IN THIS DRAWING.



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PROJECT
2 DELMAR PARADE,
DEE WHY, NSW

DRAWING TITLE
SITE ELEVATIONS -
EAST - COLOURED

SCALE	DATE	DRAWN	CHECKED
As indicated @A1	01/12/2017	PM	PD
JOB	DRAWING	REVISION	
17079	DA3.03	1	

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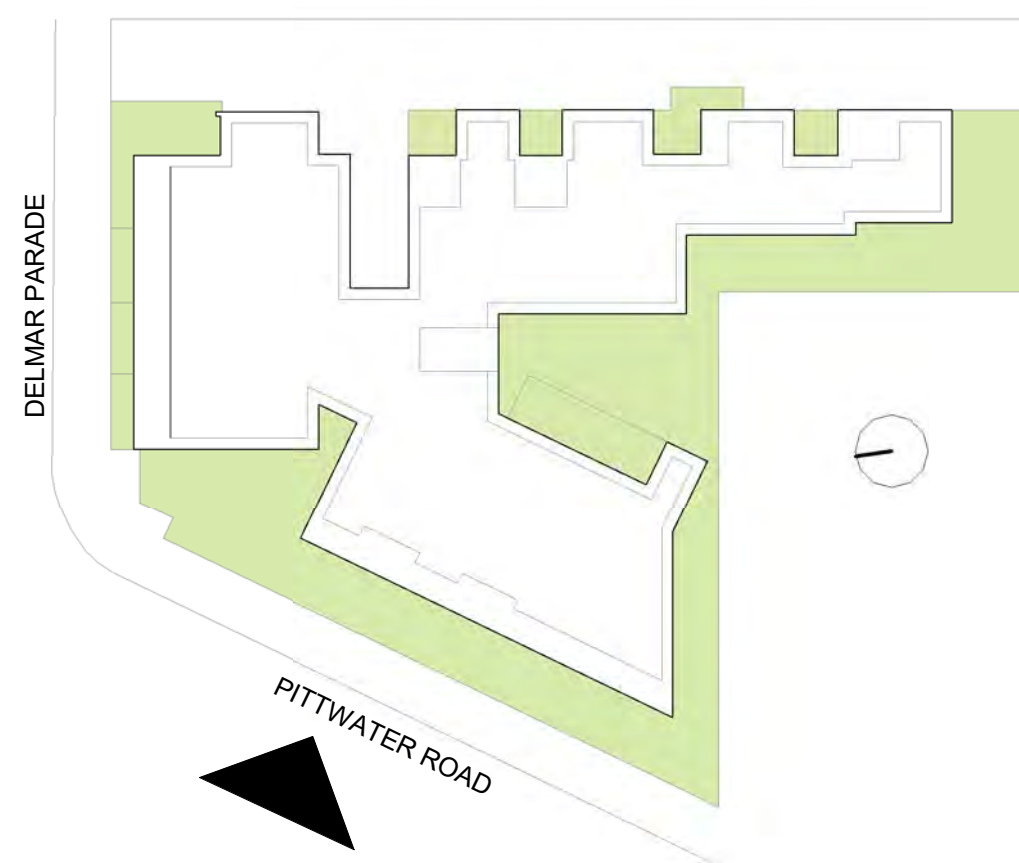
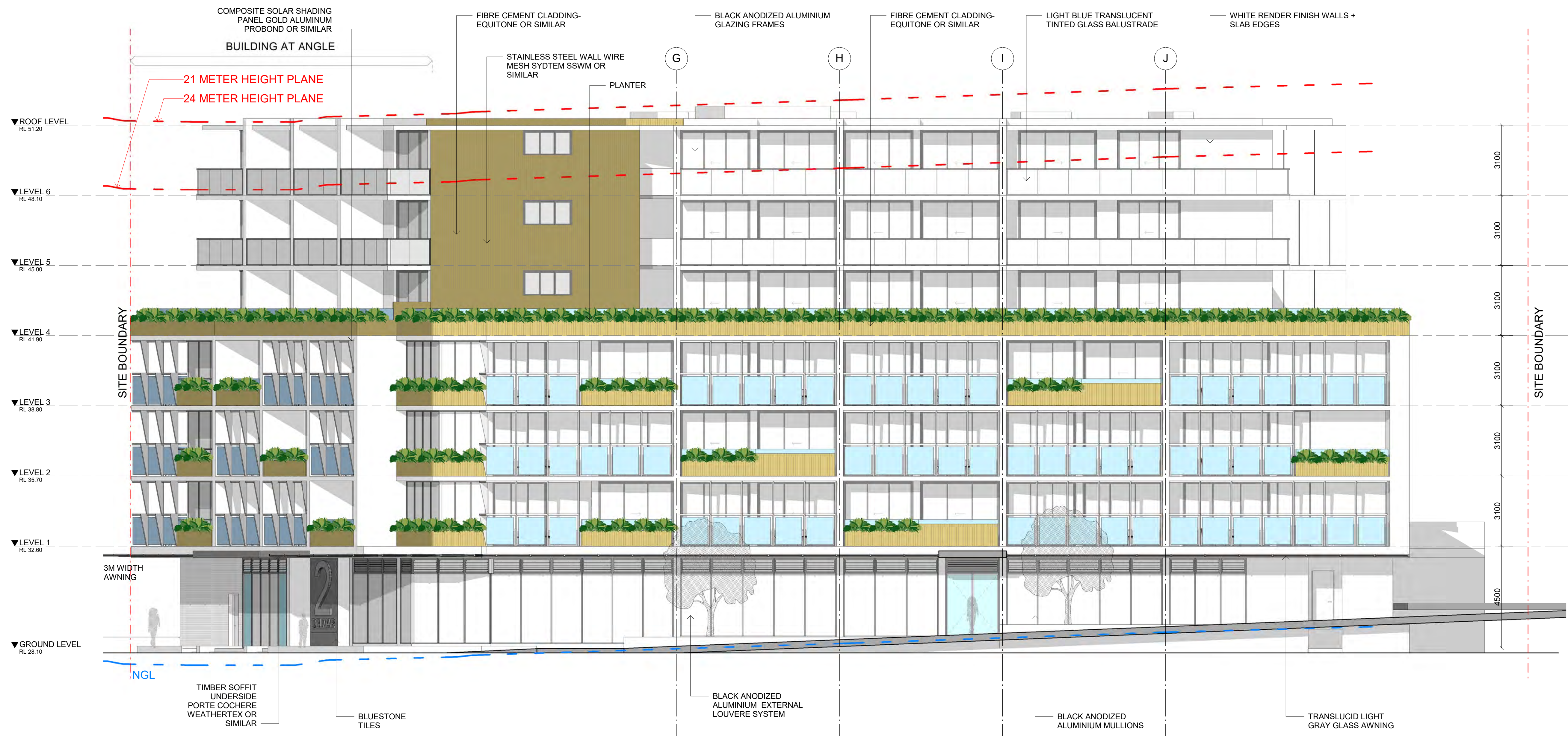
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2 DELMAR PARADE,
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DRAWING TITLE

SITE ELEVATIONS -
WEST - COLOURED

SCALE	DATE	DRAWN	CHECKED
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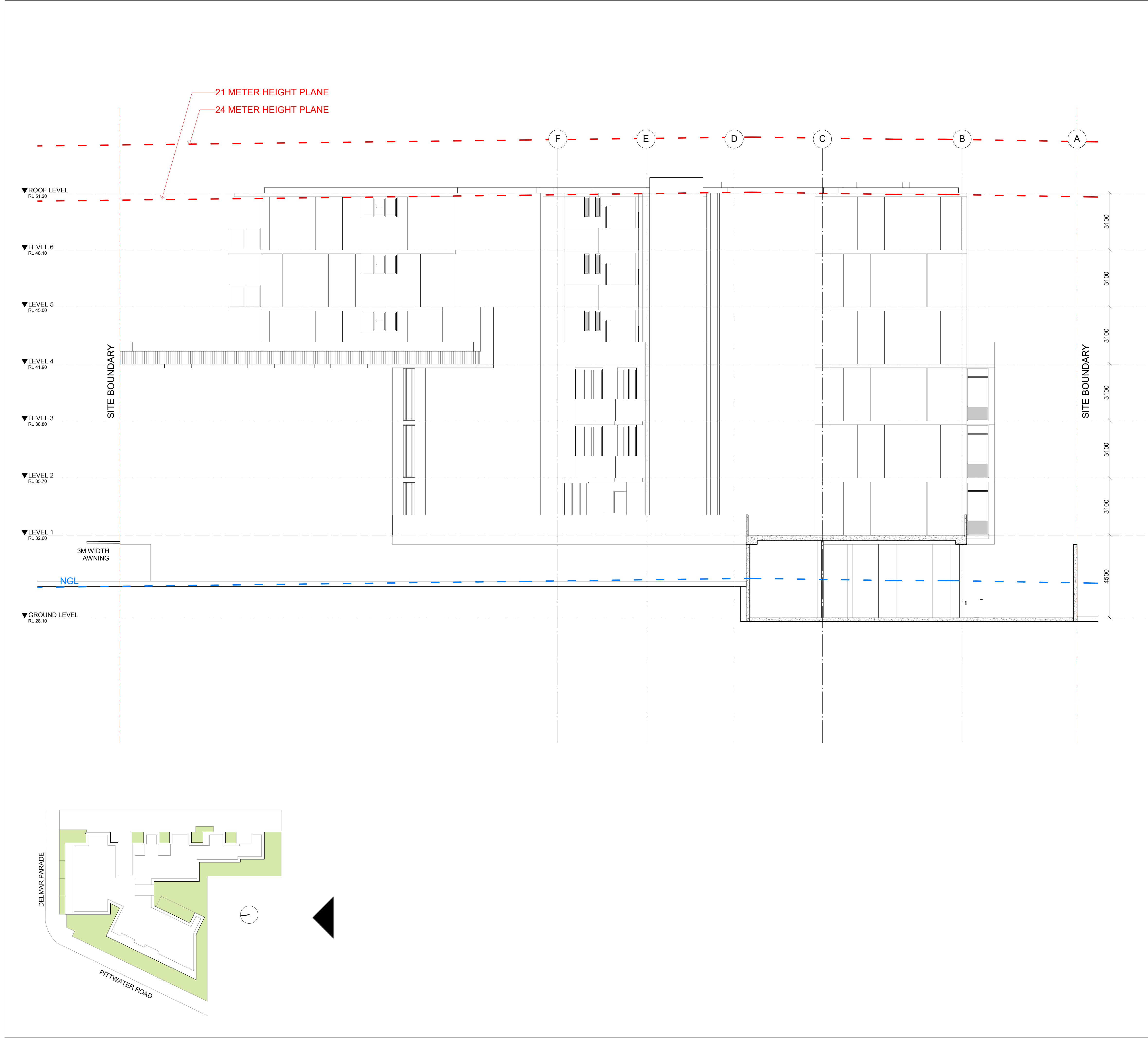
PROJECT

2 DELMAR PARADE, DEE WHY, NSW

DRAWING TITLE

SITE ELEVATIONS - NORTH

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JOB	DRAWING	REVISION	
17079	DA3.05	1	



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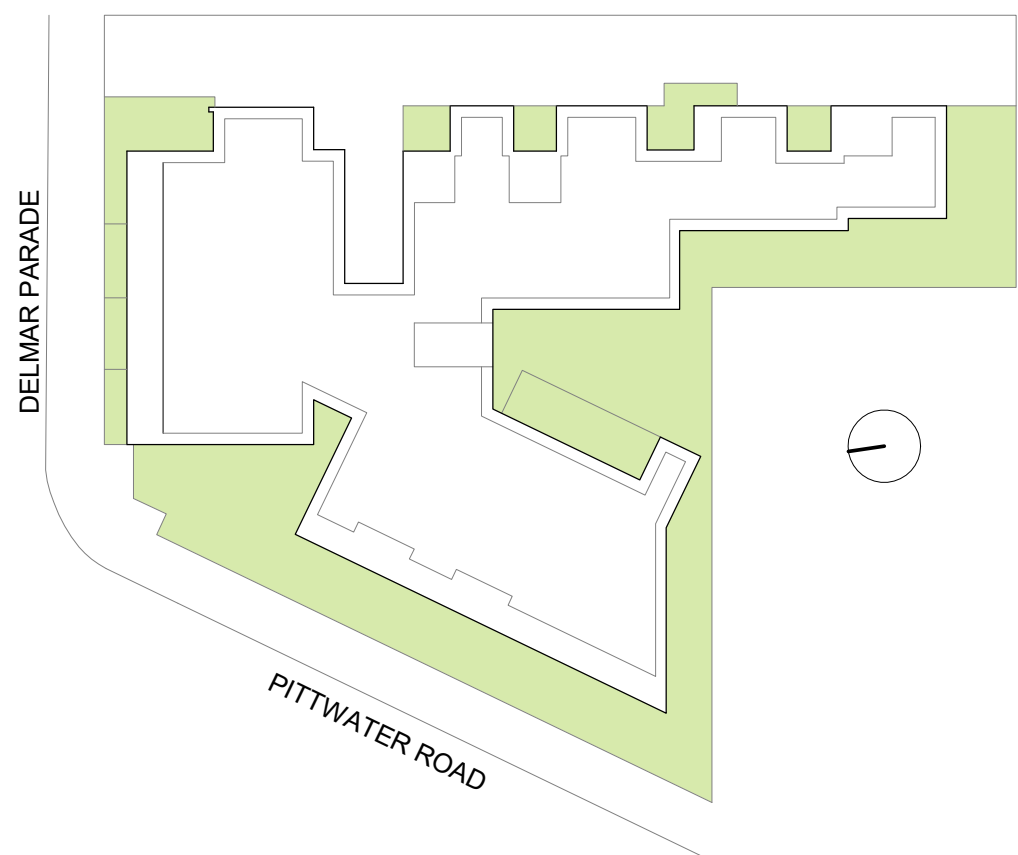
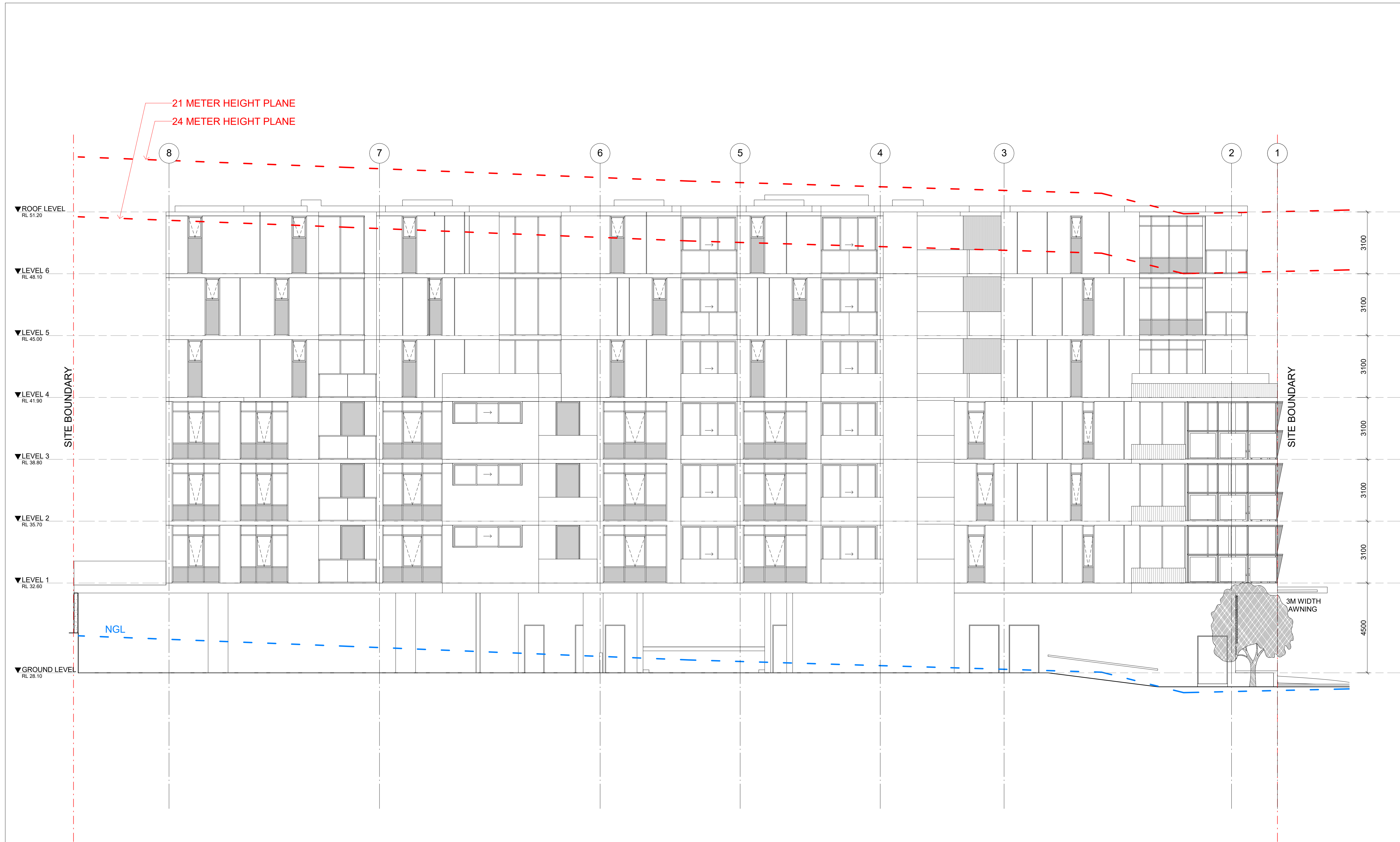
PROJECT

2 DELMAR PARADE,
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DRAWING TITLE

SITE ELEVATIONS - SOUTH

SCALE As indicated @A1	DATE 01/12/2017	DRAWN PM	CHECKED PD
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DRAWING TITLE
SITE ELEVATIONS -
EAST

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JOB	DRAWING	REVISION	
17079	DA3.07	1	



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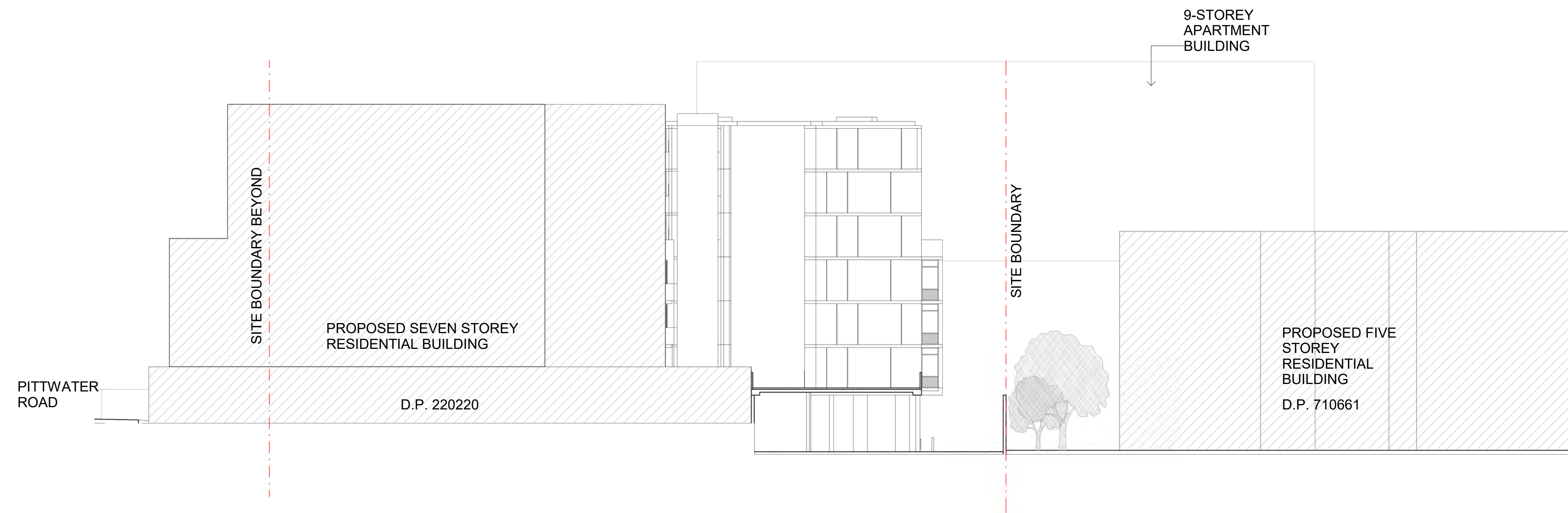
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PROJECT
**2 DELMAR PARADE,
DEE WHY, NSW**

DRAWING TITLE
**SITE ELEVATIONS -
WEST**

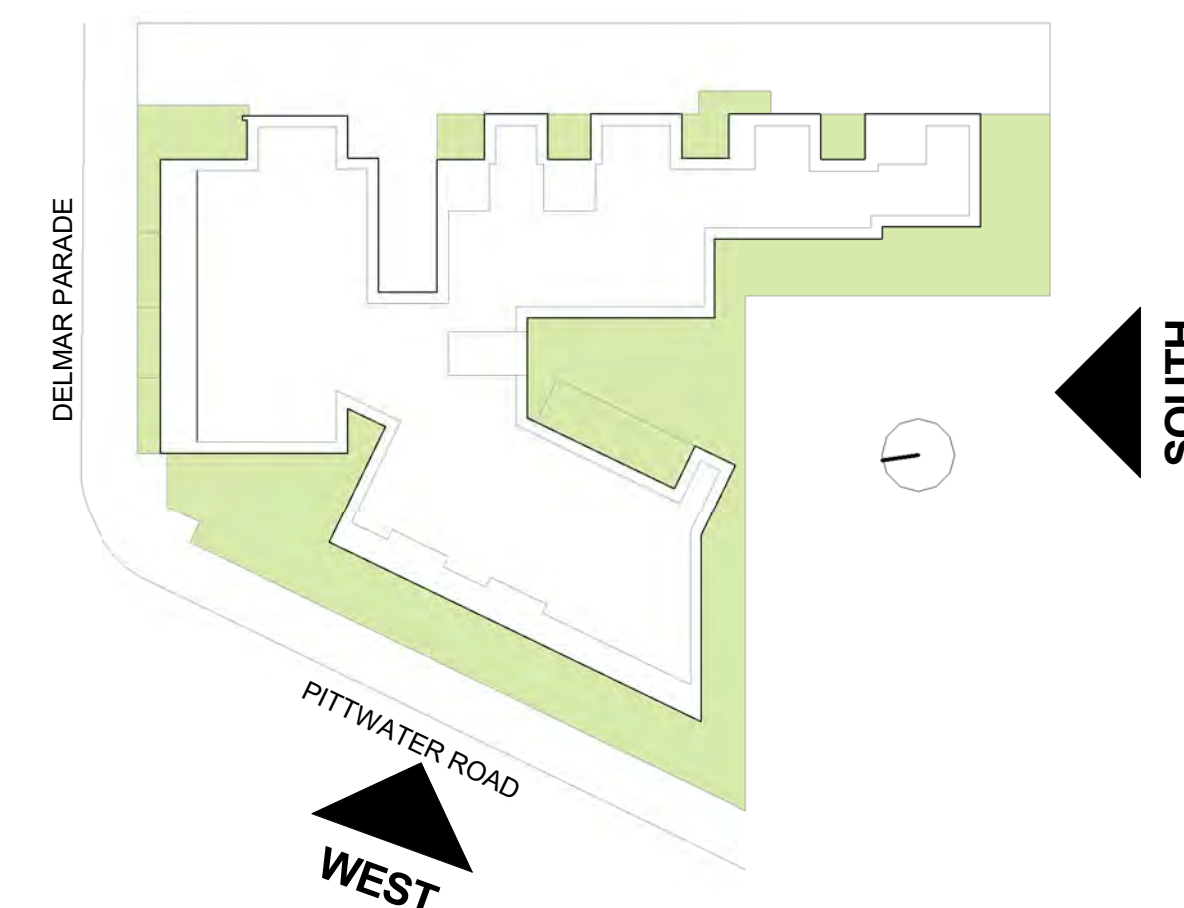
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1 SOUTH OVERALL_DA
1 : 200



2 WEST OVERALL_DA
1 : 200



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PROJECT
**2 DELMAR PARADE,
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DRAWING TITLE
**OVERALL SITE
ELEVATION**

SCALE As indicated @A1	DATE 01/12/2017	DRAWN Author	CHECKED Checker
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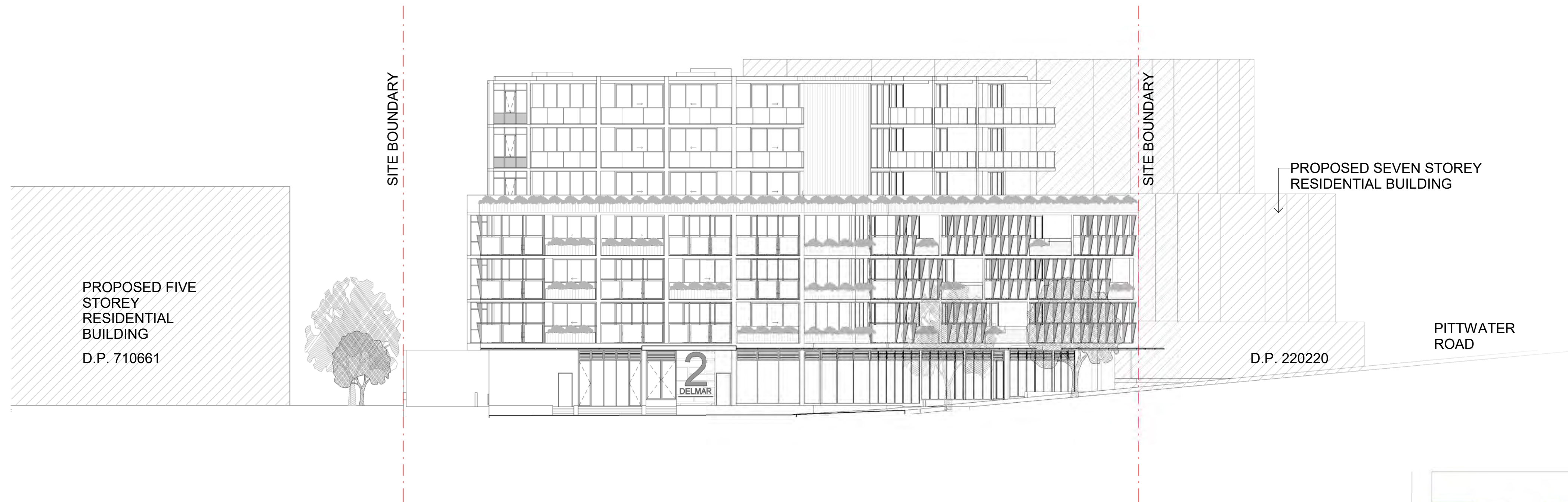
PROJECT
**2 DELMAR PARADE,
DEE WHY, NSW**

DRAWING TITLE
**OVERALL SITE
ELEVATION**

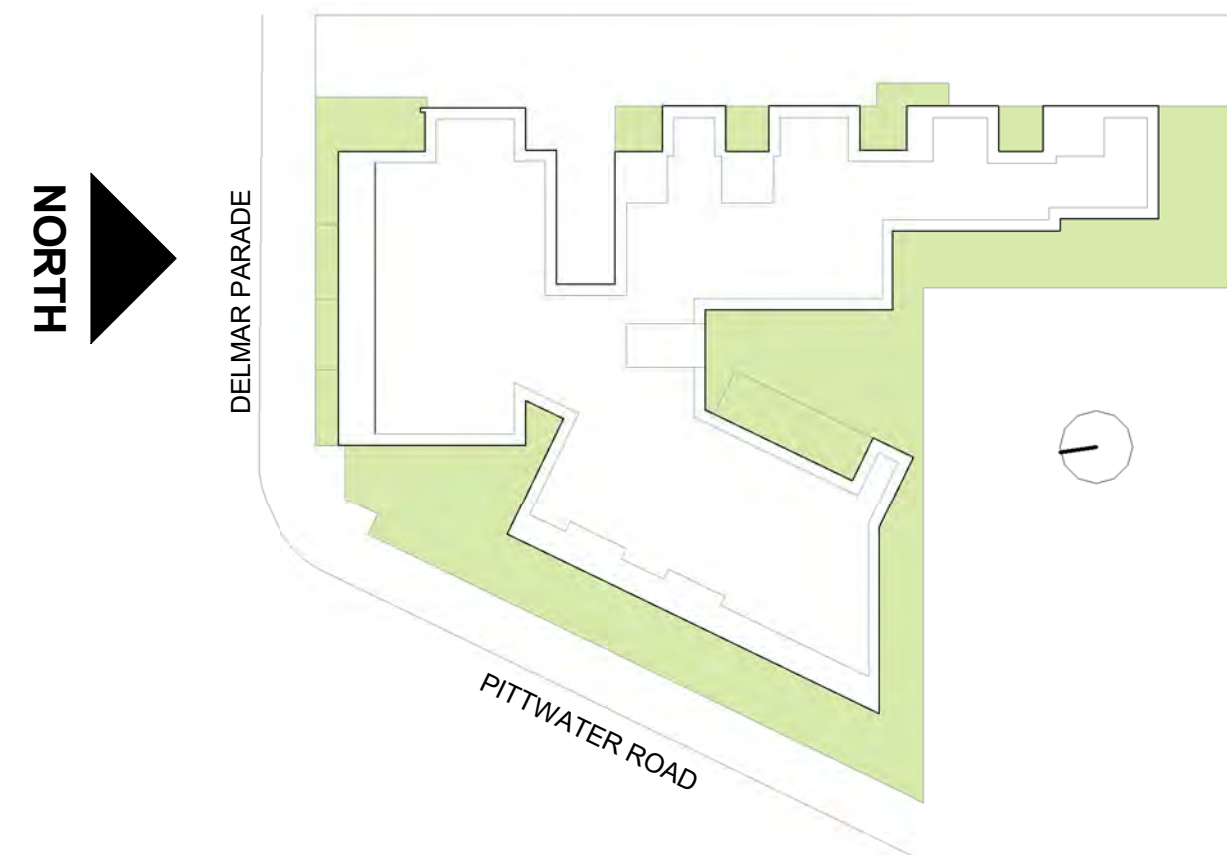
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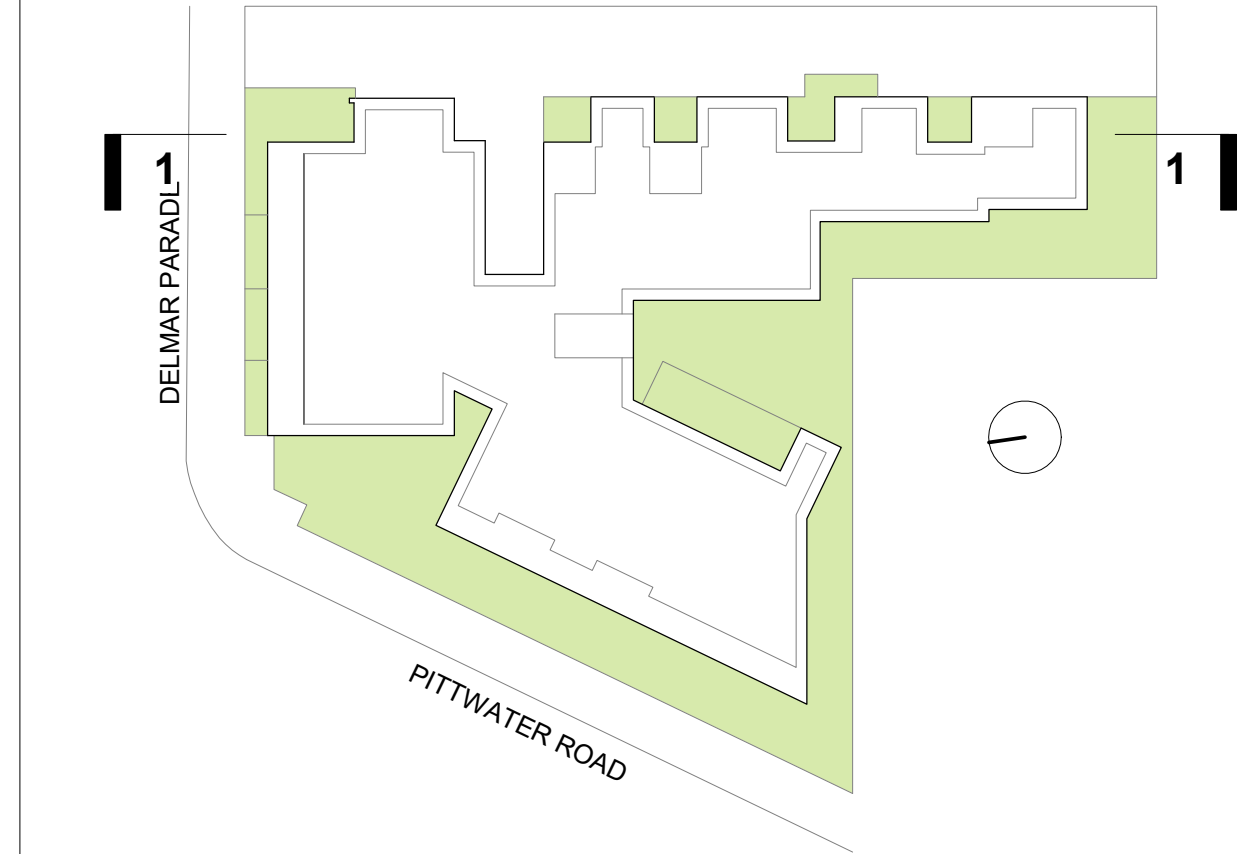
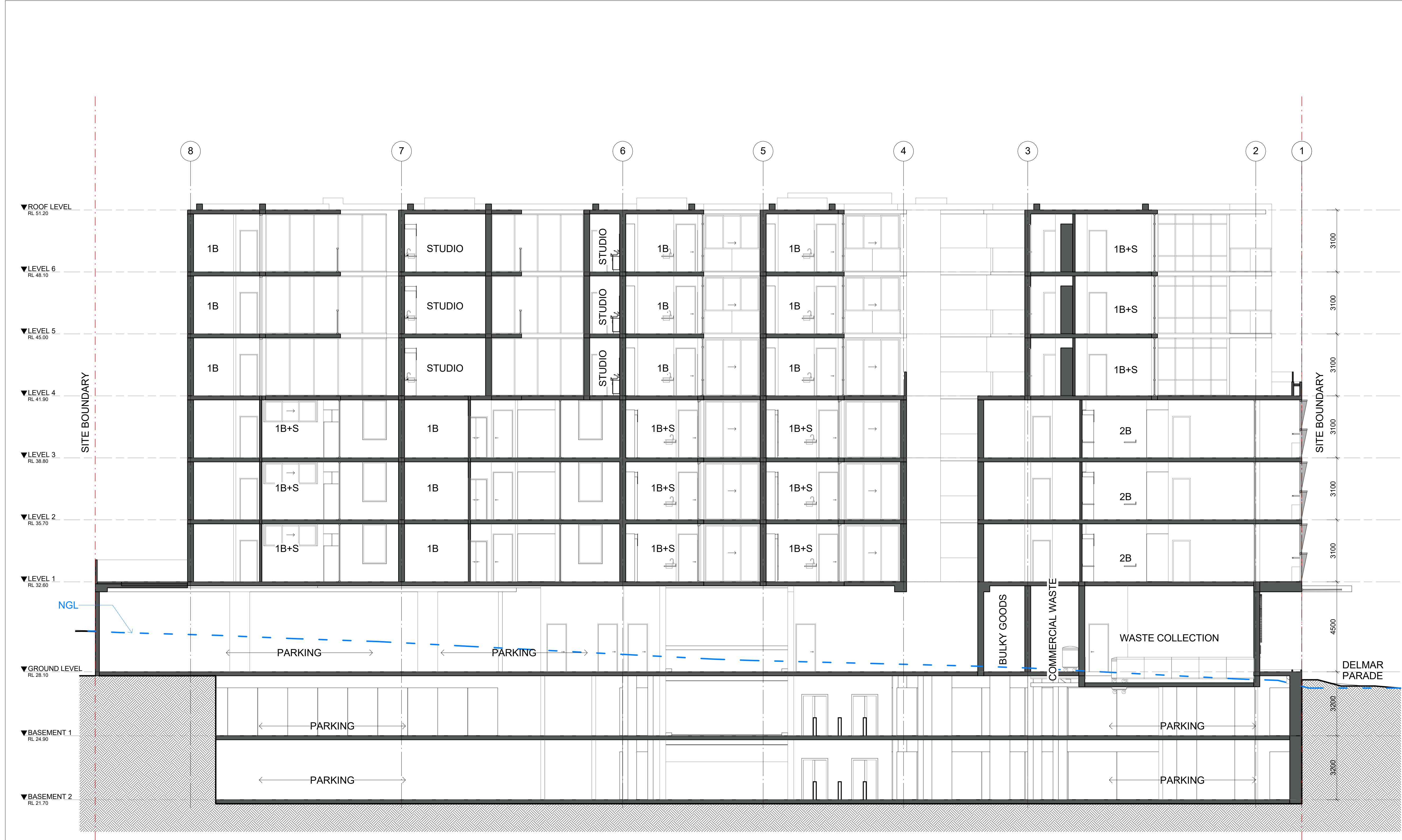


1 EAST OVERALL_DA
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2 NORTH OVERALL_DA
1 : 200





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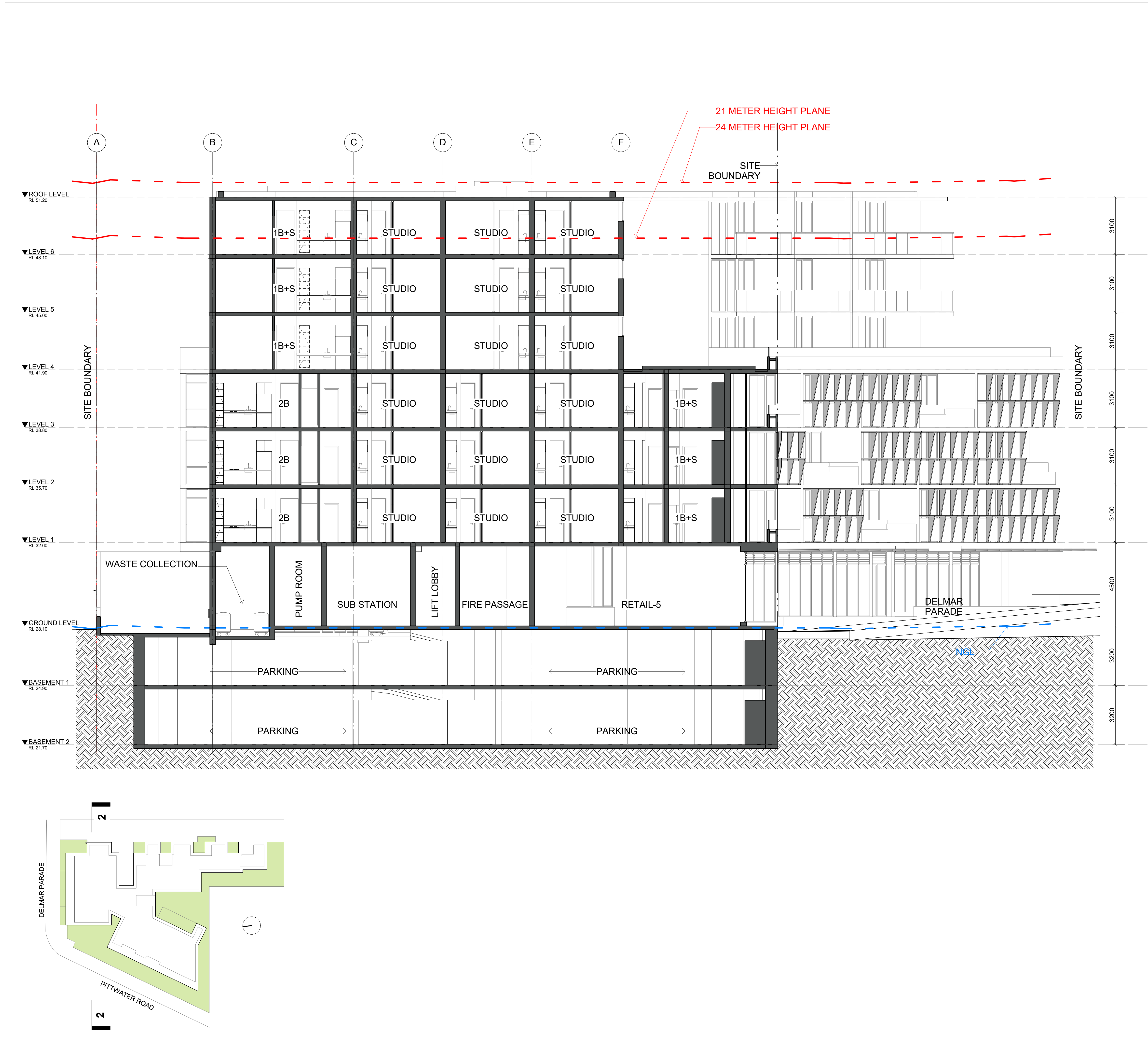
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PROJECT
**2 DELMAR PARADE,
DEE WHY, NSW**

DRAWING TITLE
**SITE SECTION -
SECTION 1-1**

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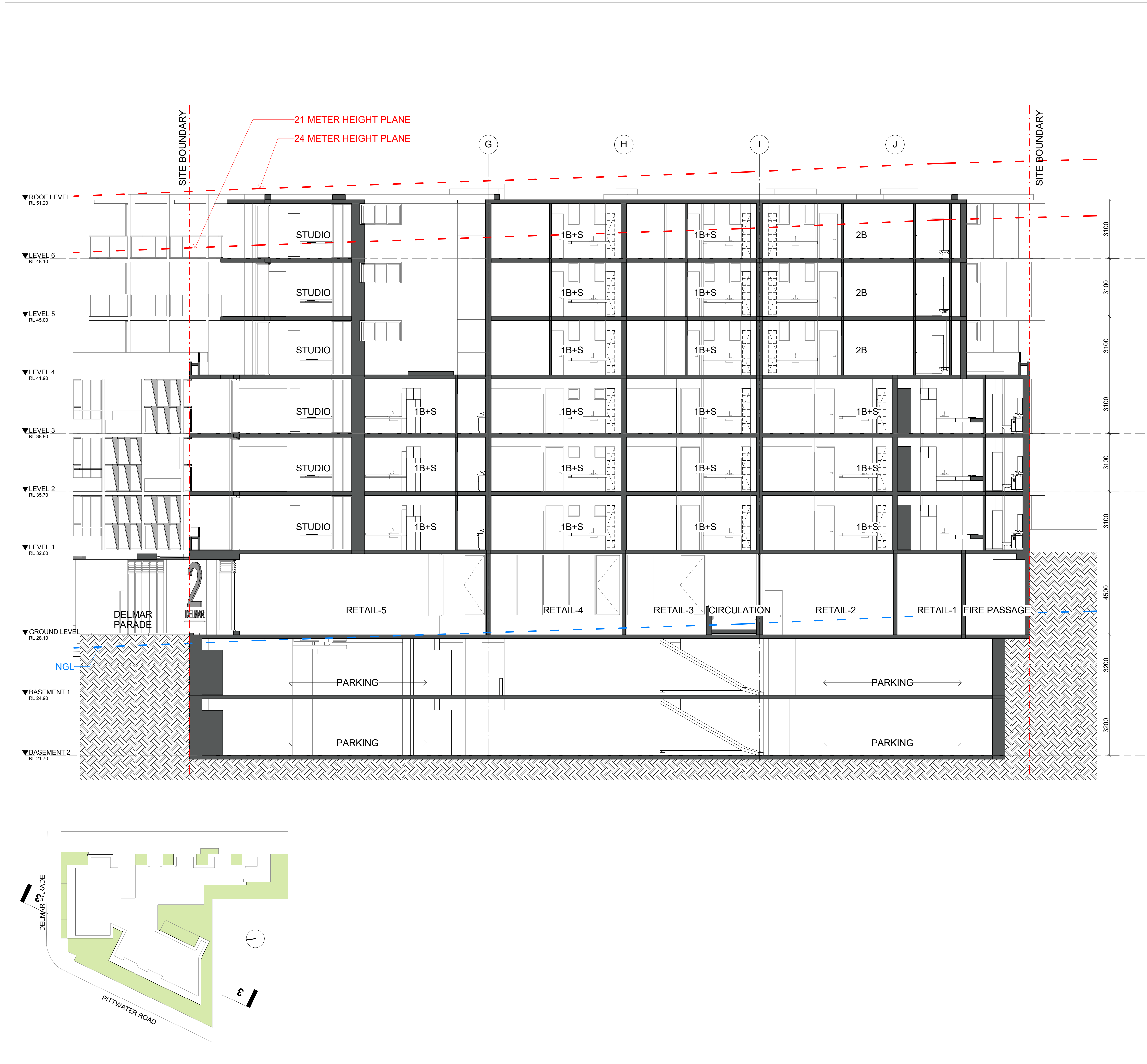
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2 DELMAR PARADE,
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DRAWING TITLE
SITE SECTION -
SECTION 2-2

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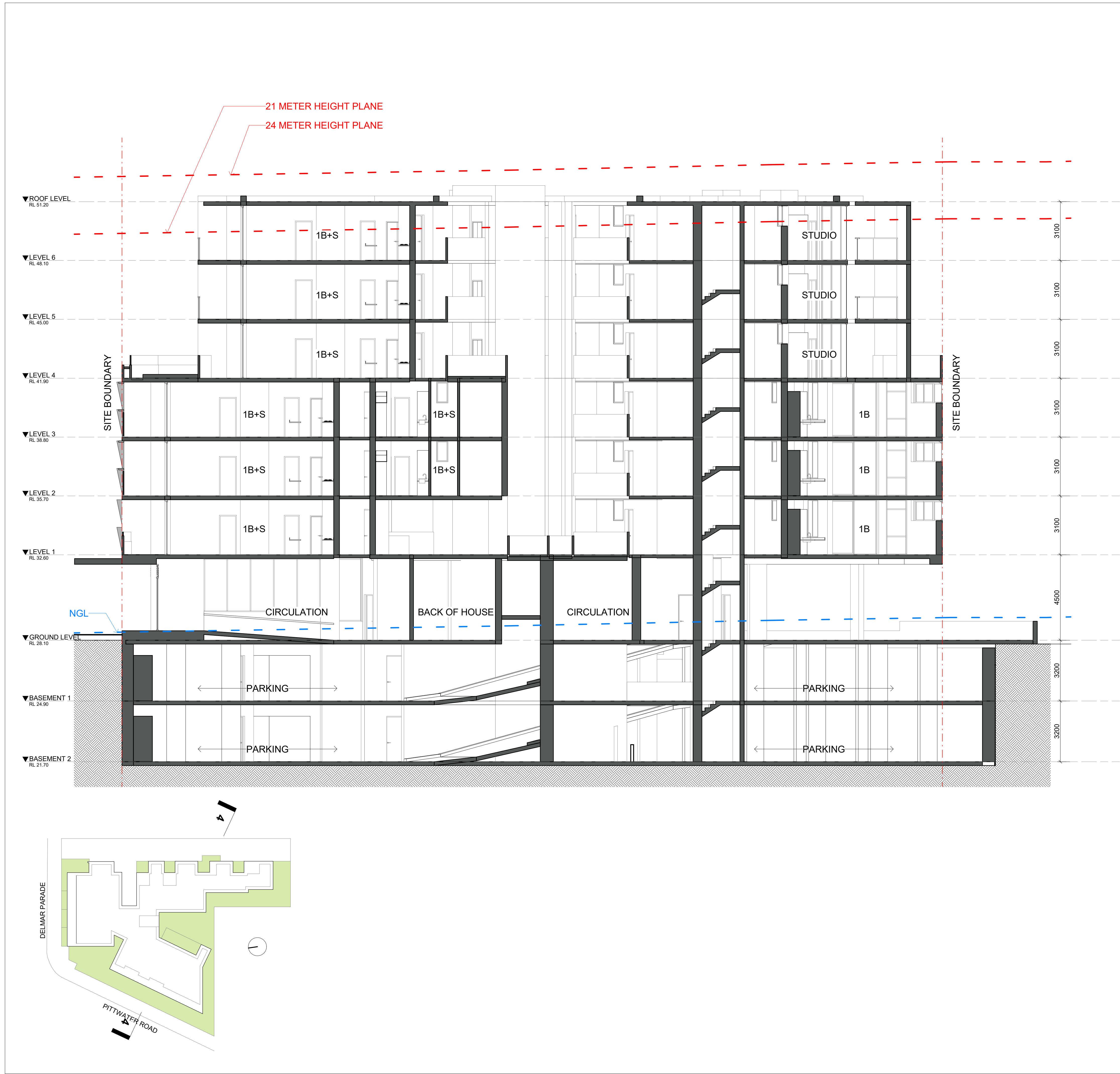
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PROJECT
2 DELMAR PARADE,
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DRAWING TITLE
SITE SECTION -
SECTION 3-3

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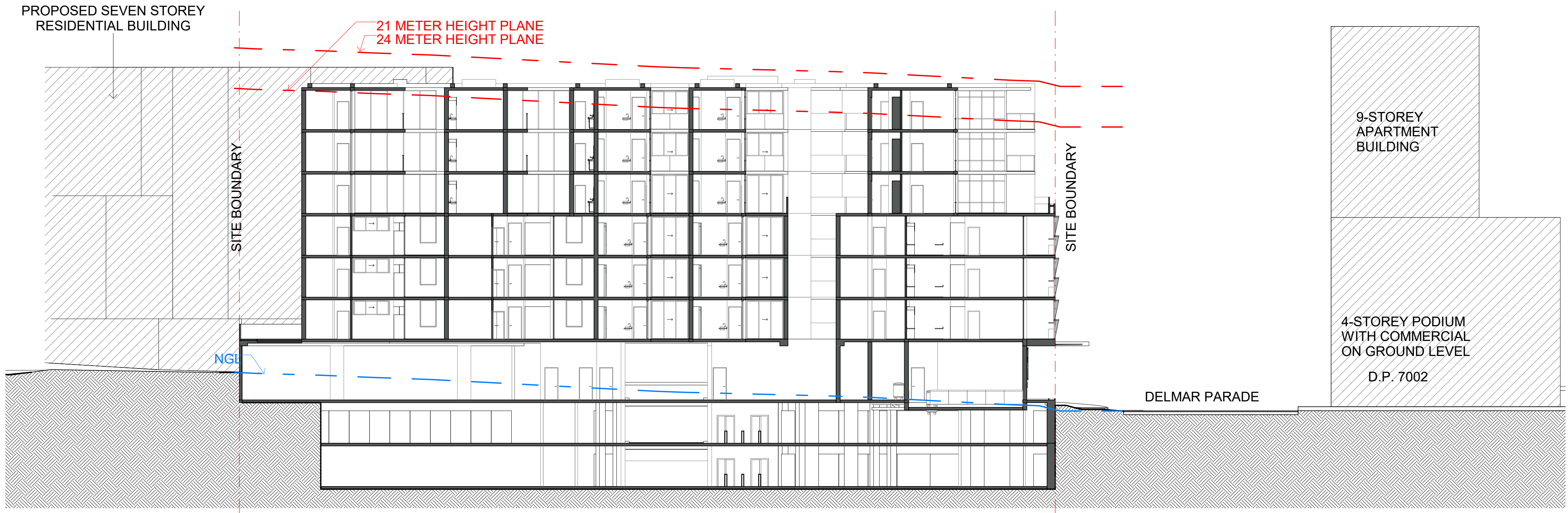
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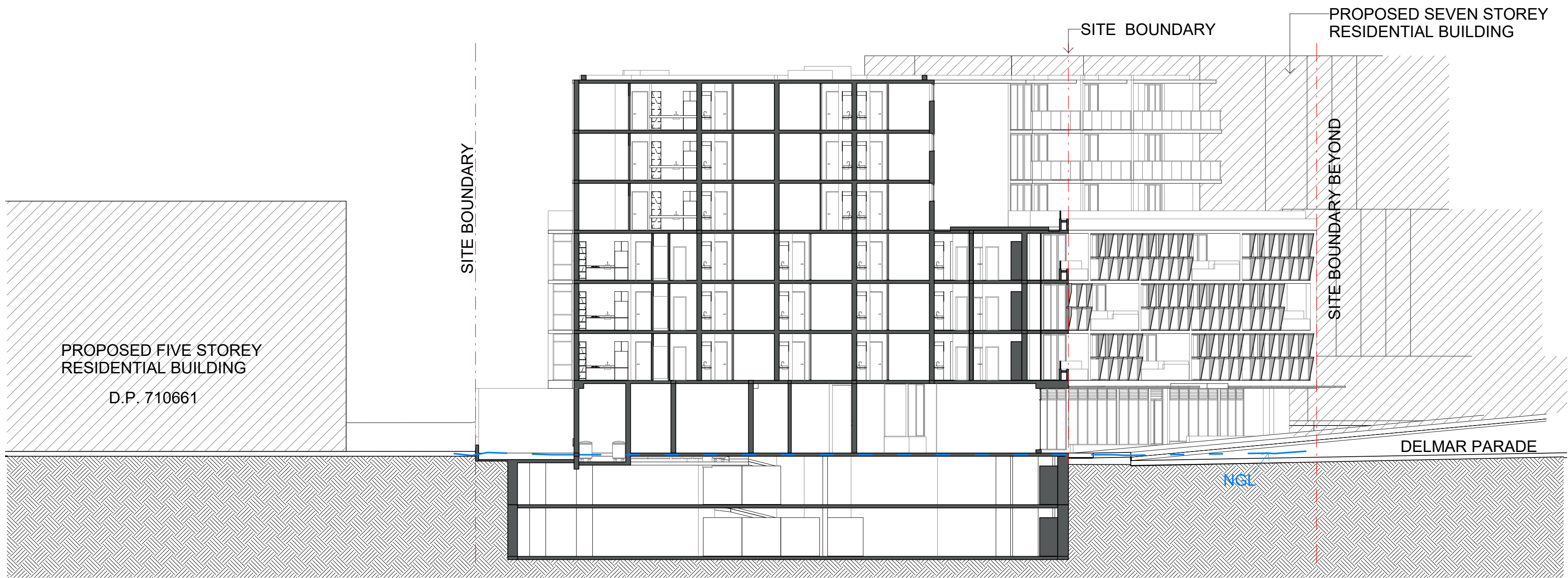
PROJECT
**2 DELMAR PARADE,
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DRAWING TITLE
**SITE SECTION -
SECTION 4-4**

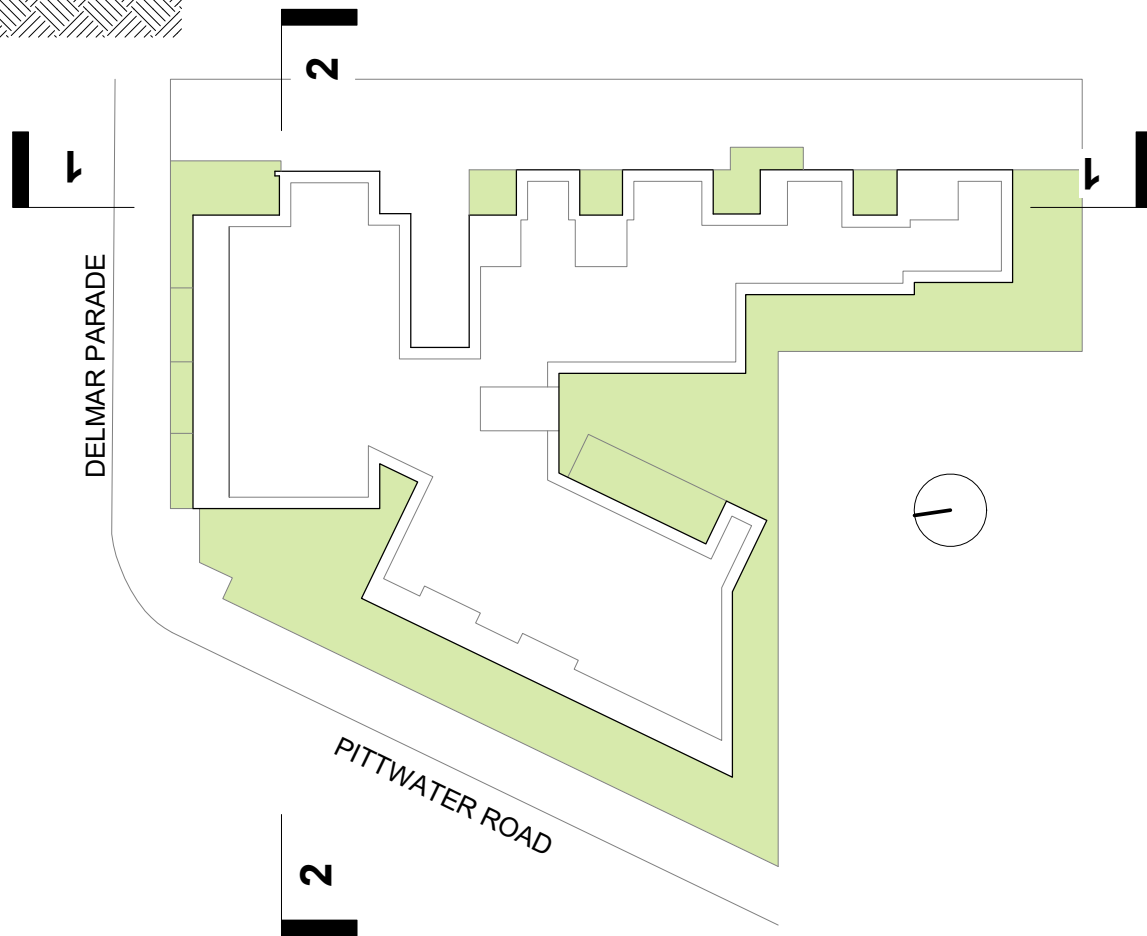
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1 SECTION 1-1-DA (OVERALL)
1 : 200



2 SECTION 2-2-DA (OVERALL)
1 : 200



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PROJECT
2 DELMAR PARADE,
DEE WHY, NSW

DRAWING TITLE
OVERALL SITE
SECTION

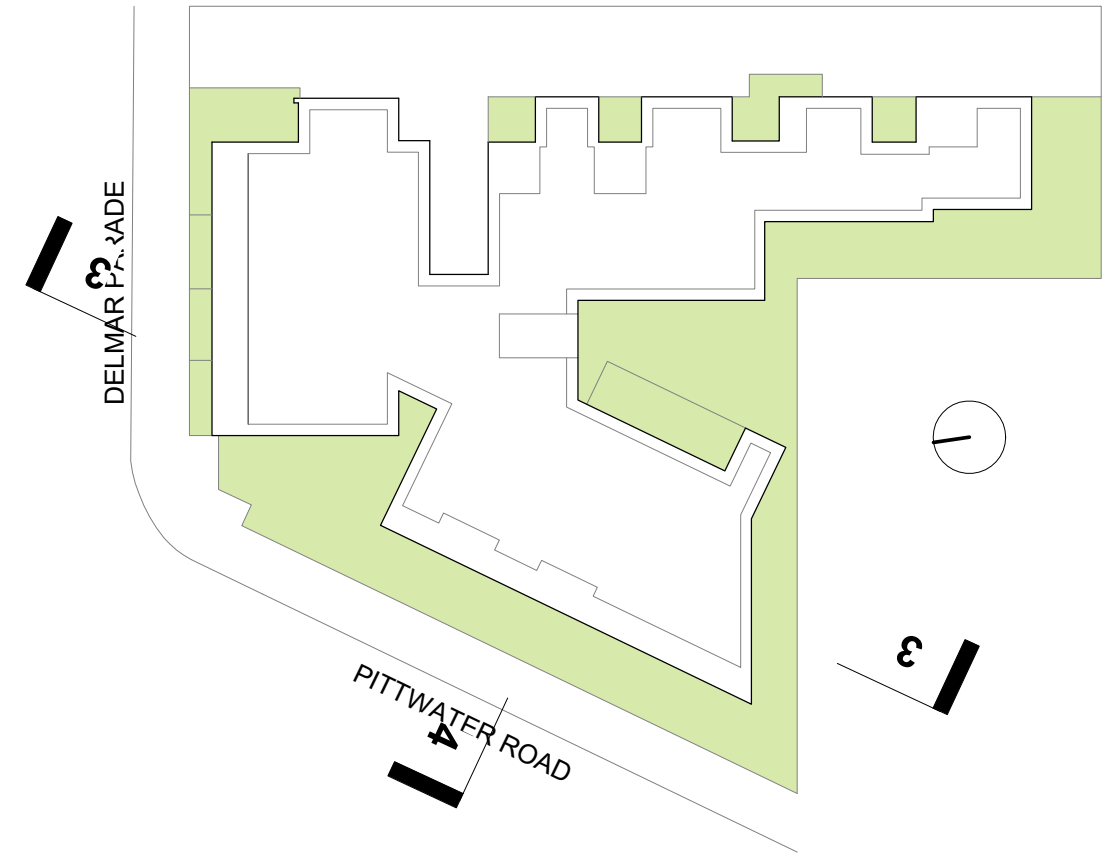
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17079	DA4.05	1	



1 SECTION 3-3-DA (OVERALL)
1 : 200



2 SECTION 4-4-DA (OVERALL)
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SCALE As indicated @A1	DATE 01/12/2017	DRAWN Author	CHECKED Checker
JOB 17079	DRAWING DA4.06	REVISION 1	



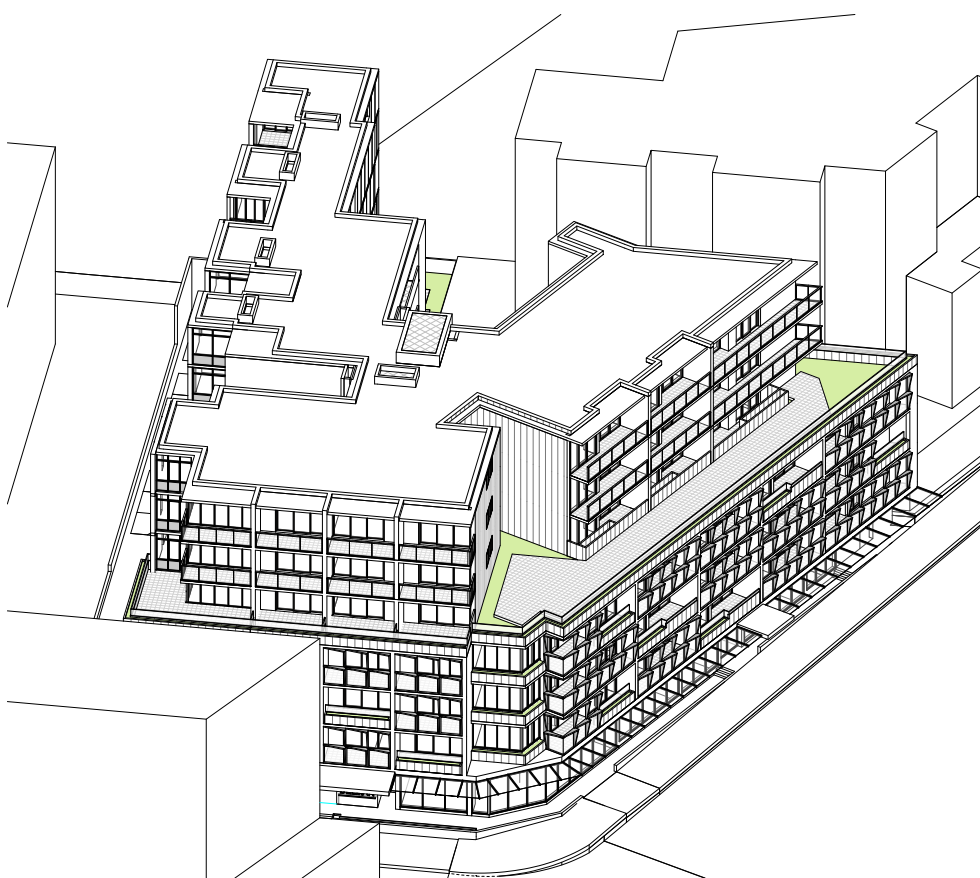
1 VIEW FROM SUN - 9 AM WINTER SOLSTICE



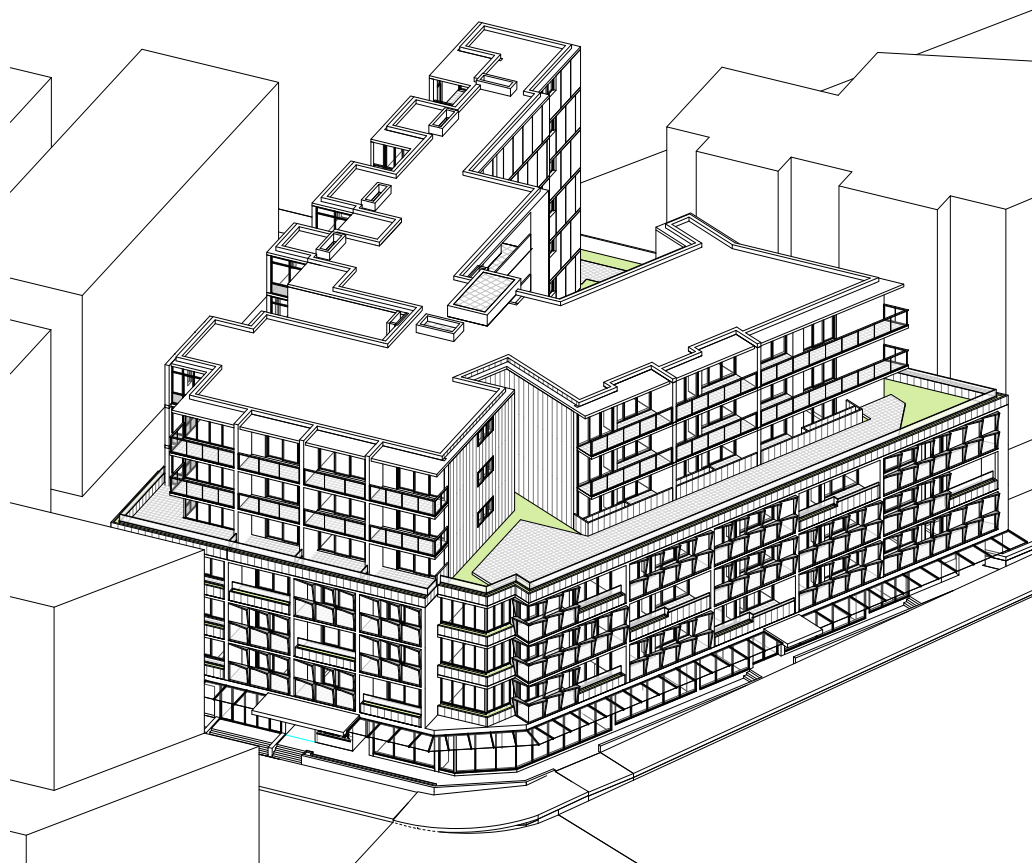
2 VIEW FROM SUN - 10 AM WINTER SOLSTICE



3 VIEW FROM SUN - 11 AM WINTER SOLSTICE



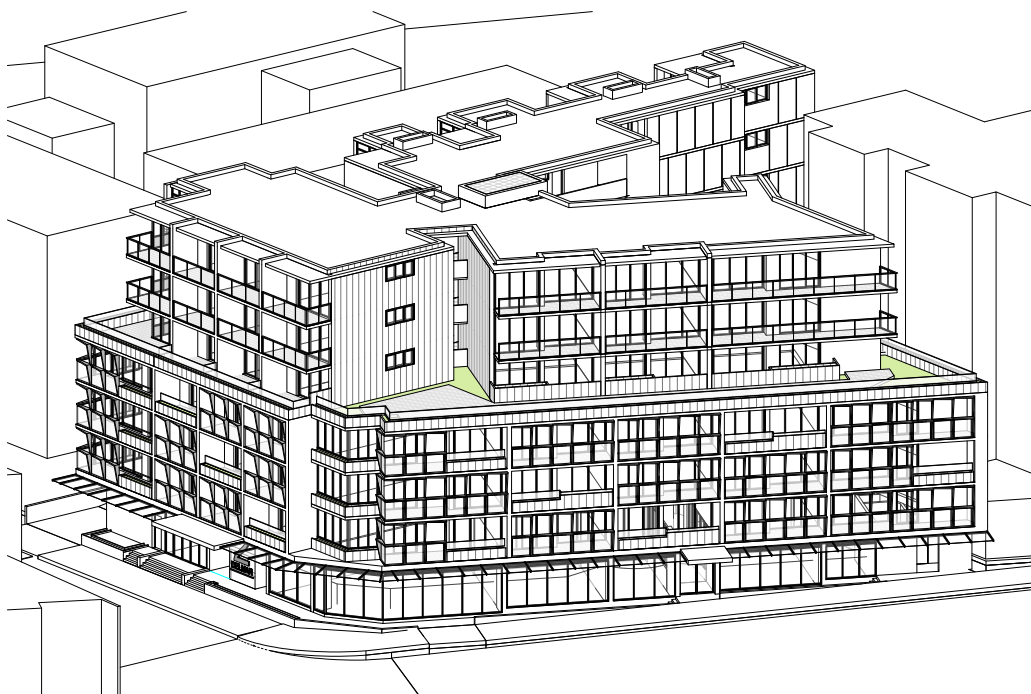
4 VIEW FROM SUN - 12 PM WINTER SOLSTICE



5 VIEW FROM SUN - 1 PM WINTER SOLSTICE



6 VIEW FROM SUN - 2 PM WINTER SOLSTICE



7 VIEW FROM SUN - 3 PM WINTER SOLSTICE

VIEWS FROM THE SUN HIGHLIGHTS THE SOLAR ACCESS TO THE BUILDING FORM THE POSITION OF THE SUN ON THE WORST DAY FOR SOLAR ACCESS - JUNE 21. THE PARTS OF THE BUILDING THAT CAN BE SEEN ARE THE PARTS RECEIVING SUNLIGHT, THE PARTS OF THE BUILDING NOT SEEN ARE IN SHADOW.

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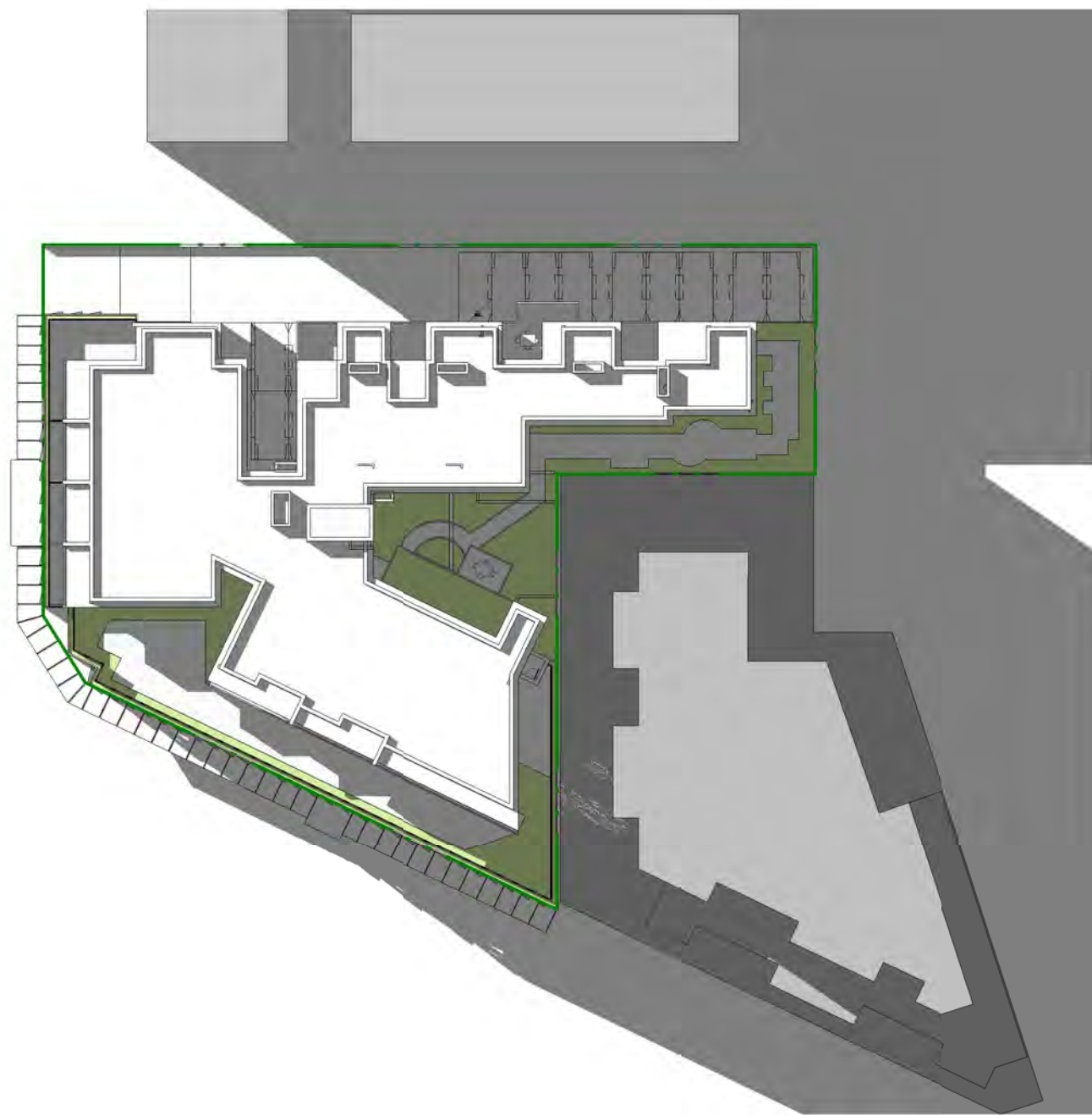
PROJECT

2 DELMAR PARADE,
DEE WHY, NSW

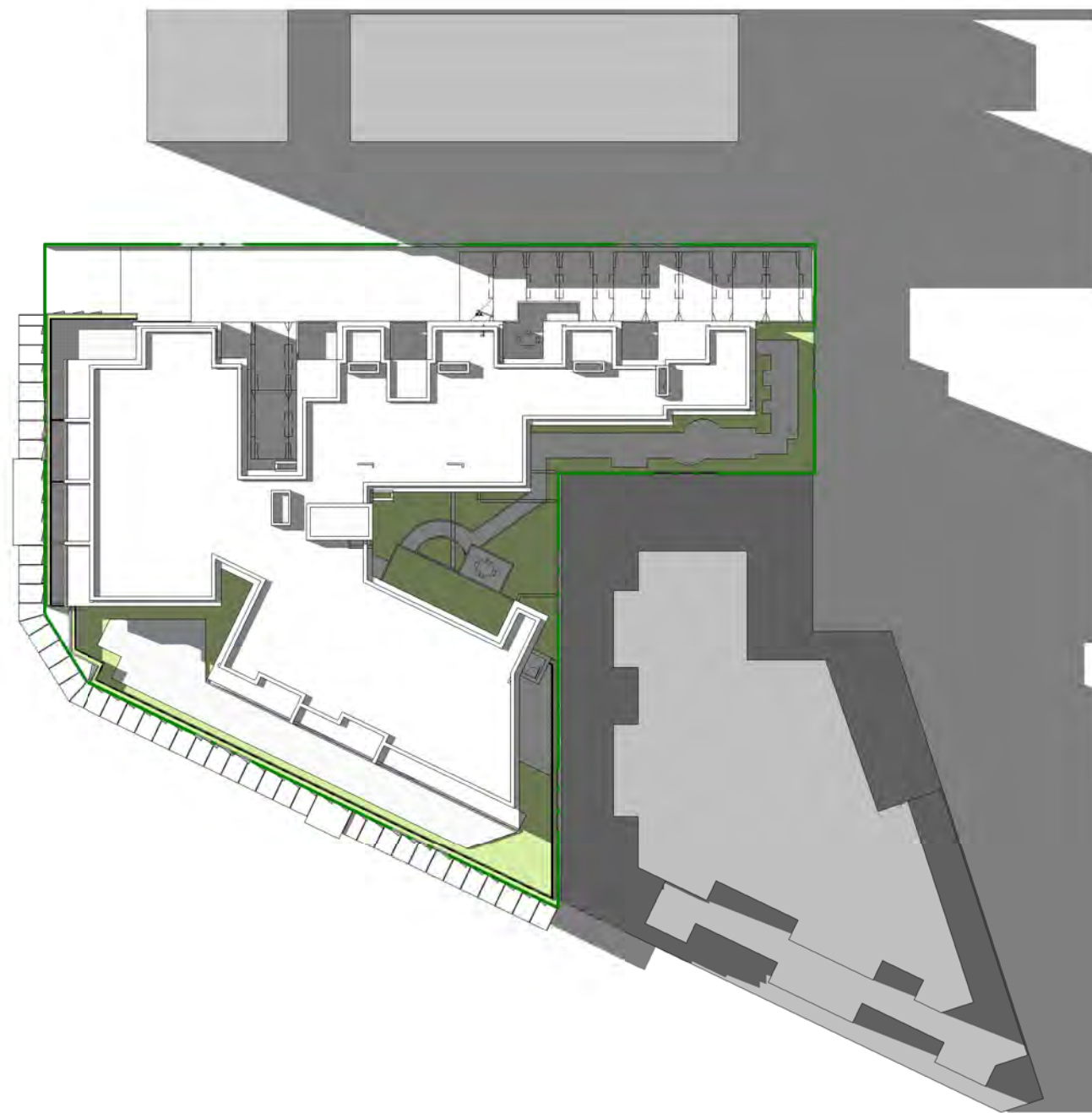
DRAWING TITLE

SHADOW ANALYSIS -
VIEWS FROM SUN

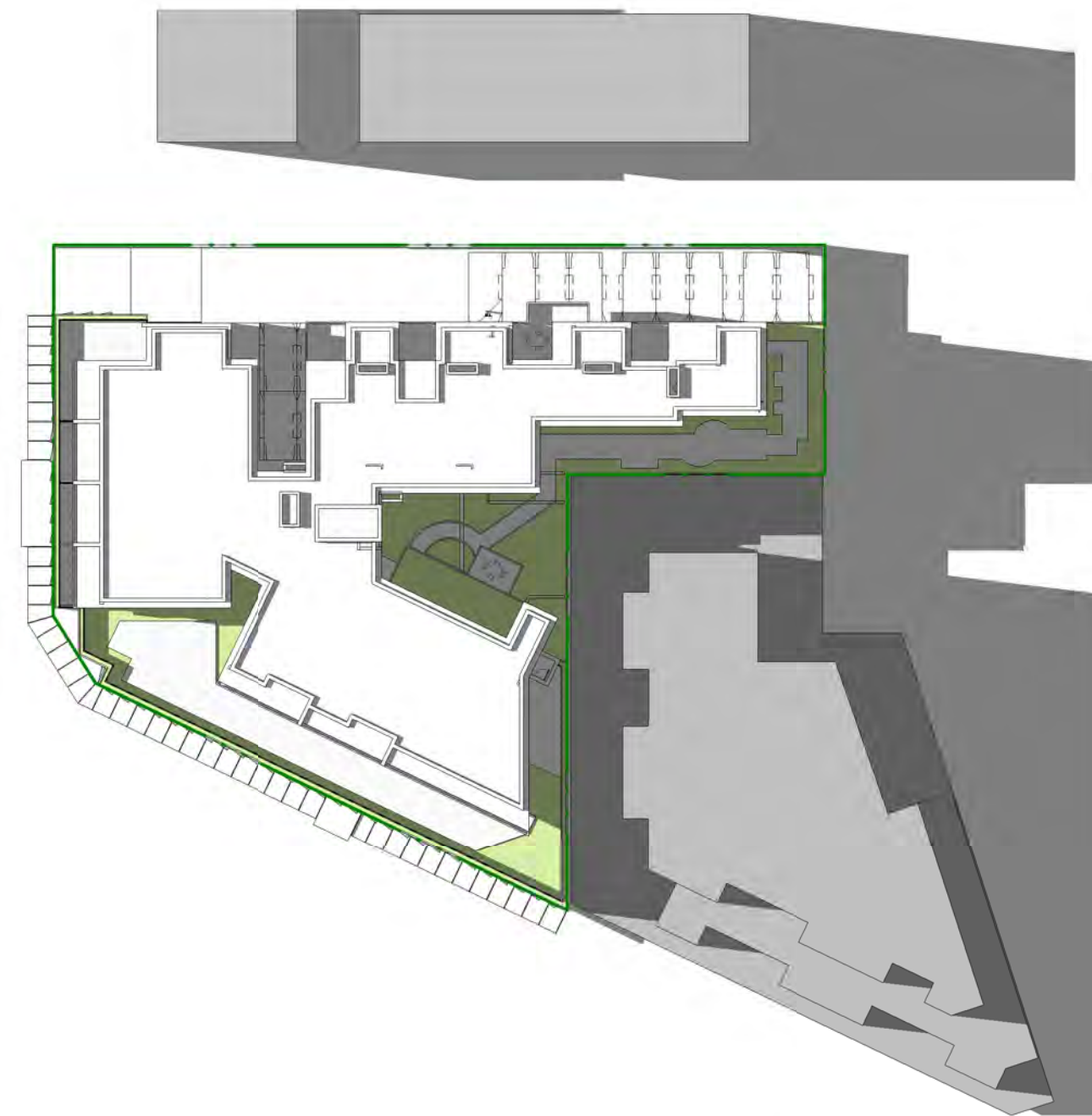
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@A1	01/12/2017	PM	PD
JOB	DRAWING	REVISION	
17079	DA5.01	1	



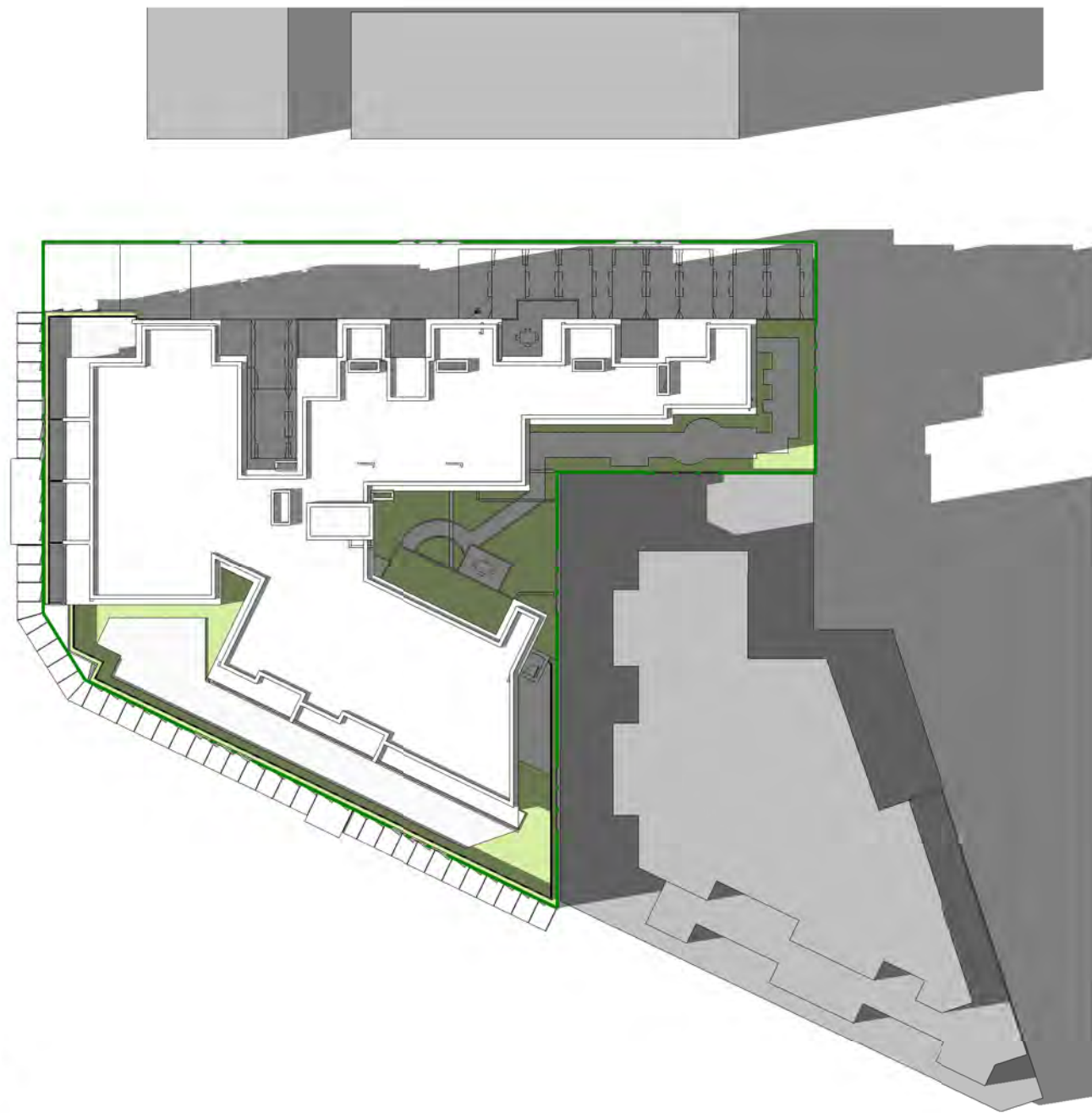
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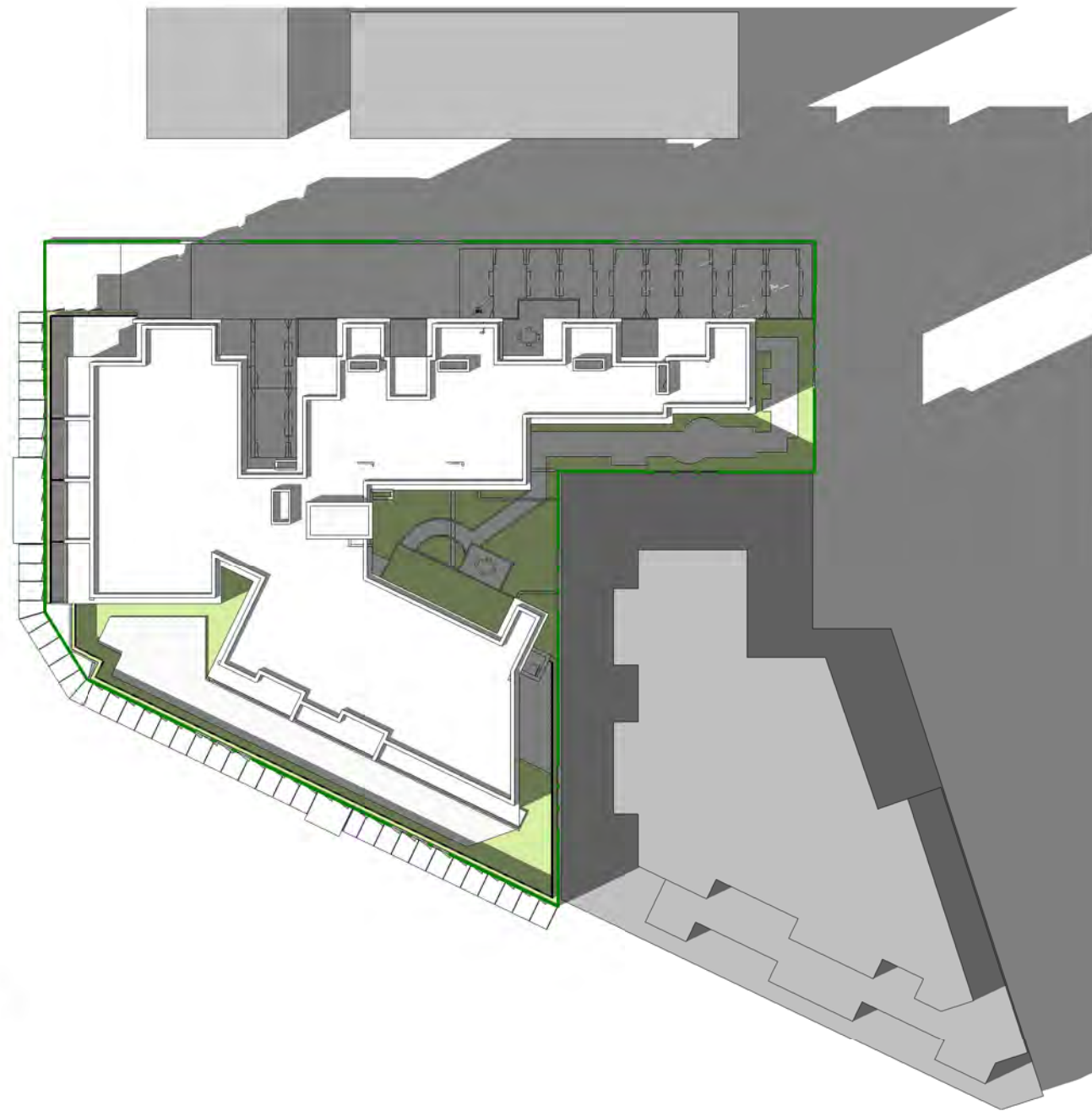
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1 : 500



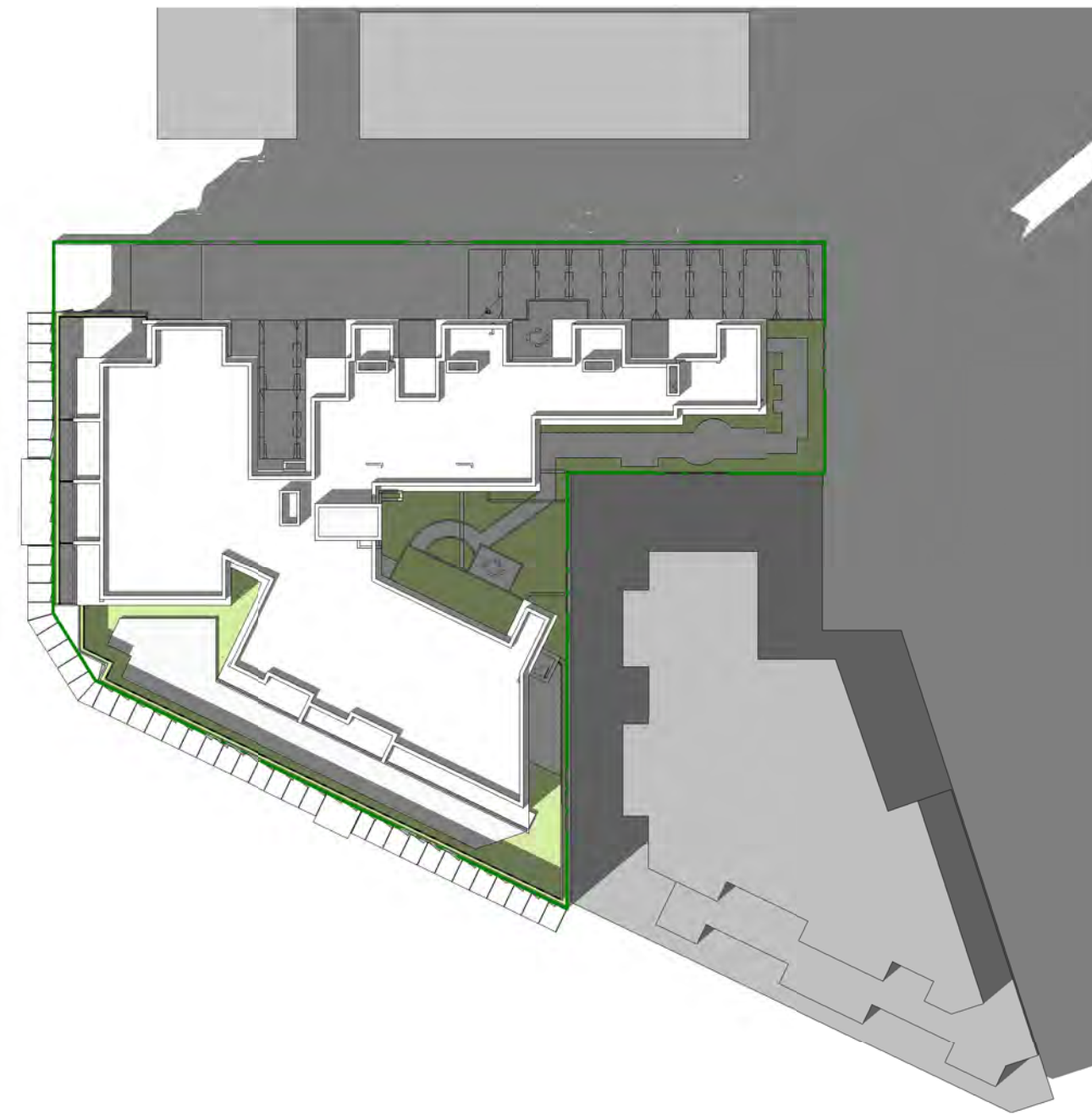
3 SHADOW DIAGRAM - 11 AM WINTER SOLSTICE
1 : 500



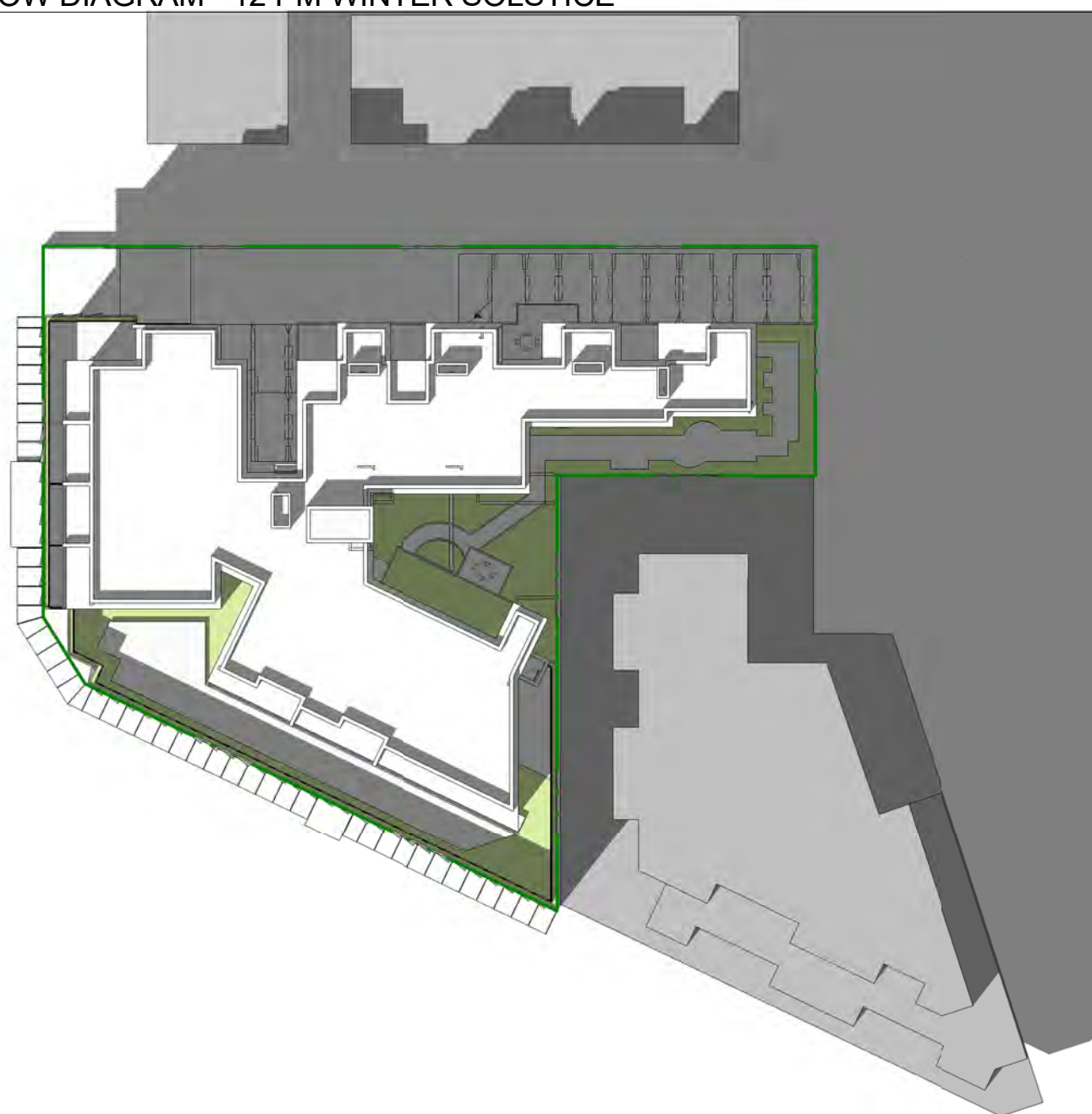
4 SHADOW DIAGRAM - 12 PM WINTER SOLSTICE
1 : 500



5 SHADOW DIAGRAM - 1 PM WINTER SOLSTICE
1 : 500



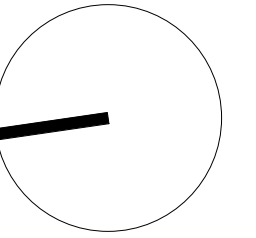
6 SHADOW DIAGRAM - 2 PM WINTER SOLSTICE
1 : 500



7 SHADOW DIAGRAM - 3 PM WINTER SOLSTICE
1 : 500

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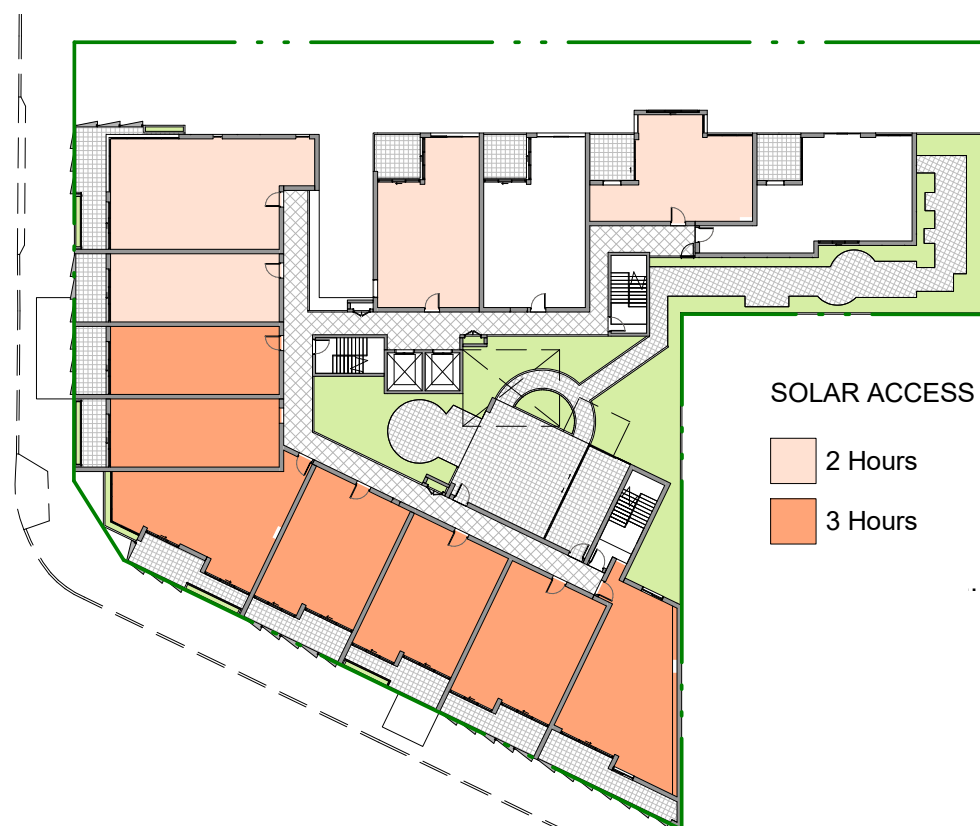
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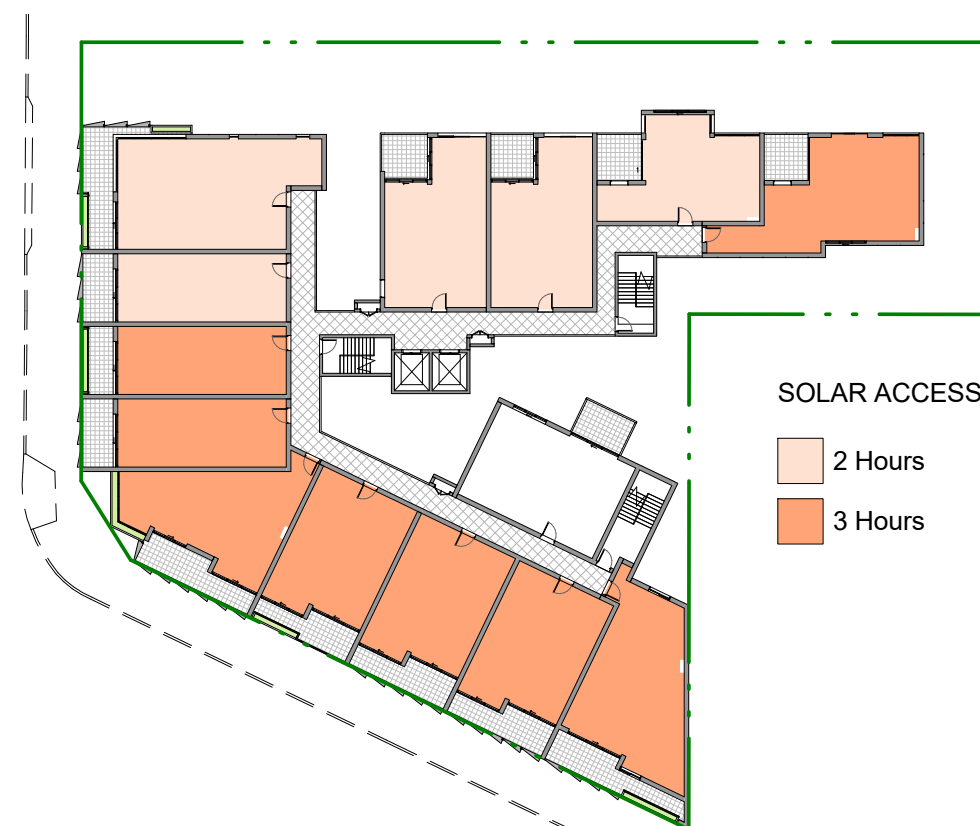
PROJECT
**2 DELMAR PARADE,
DEE WHY, NSW**

DRAWING TITLE
SHADOW ANALYSIS

SCALE 1 : 500 @A1	DATE 01/12/2017 PM	DRAWN PM	CHECKED PD
JOB 17079	DRAWING DA5.02	REVISION 1	



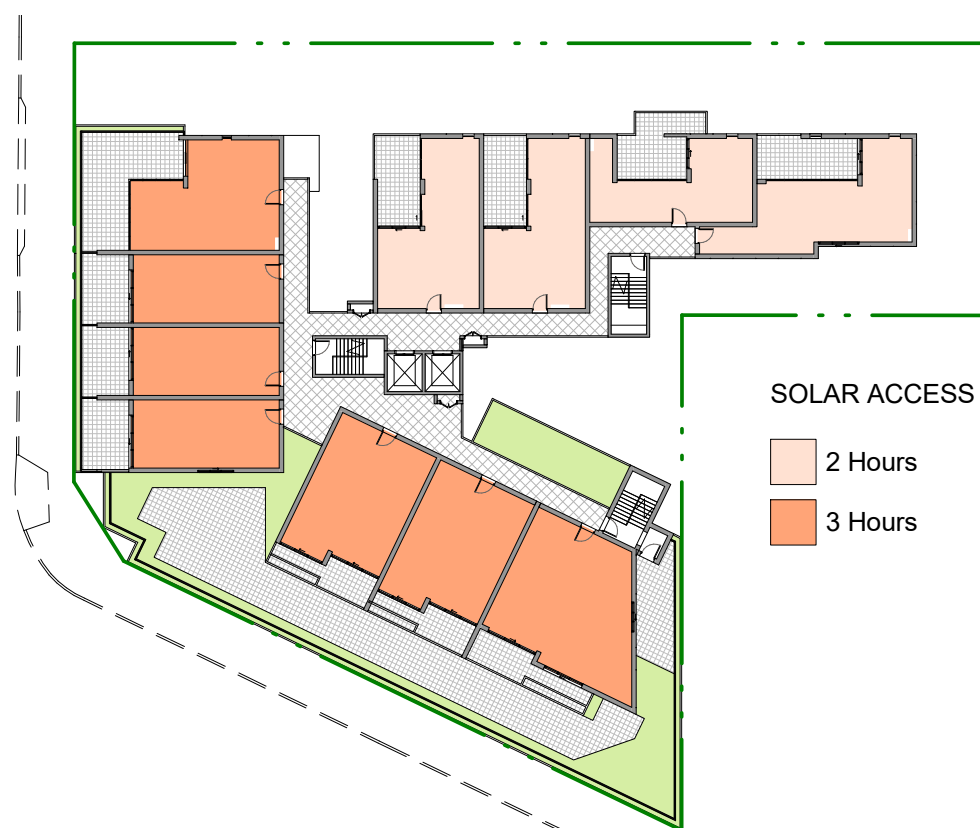
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1 : 500



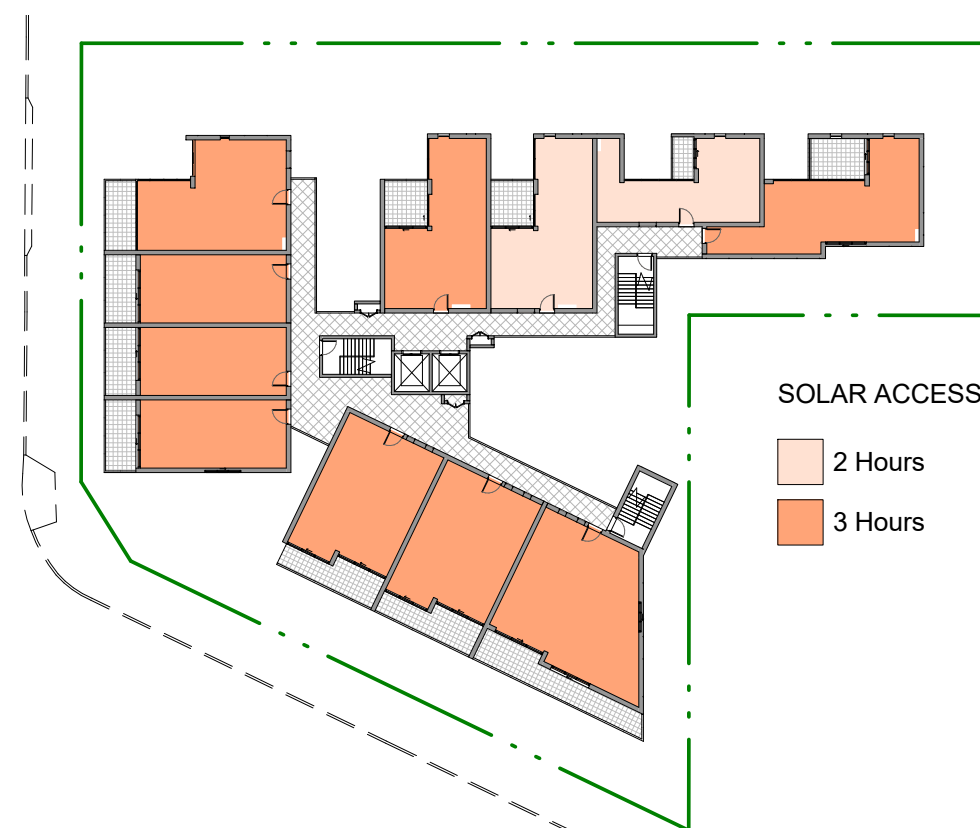
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1 : 500



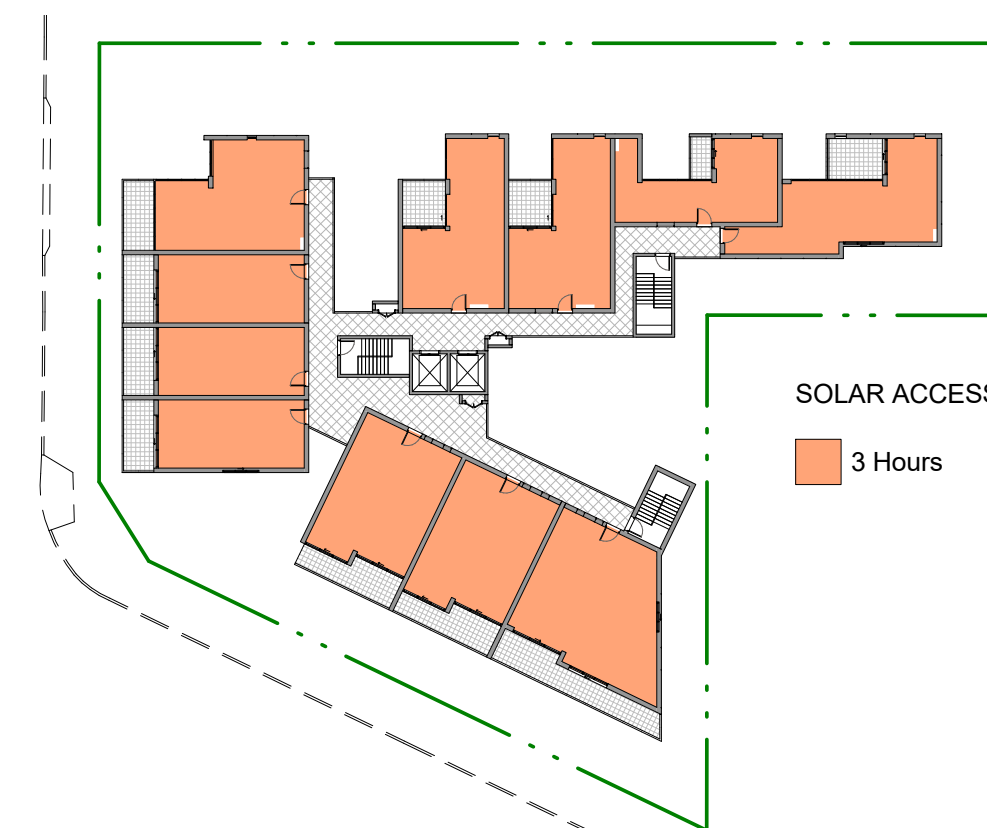
3 LEVEL 3 SOLAR_DA
1 : 500



4 LEVEL 4 SOLAR_DA
1 : 500



5 LEVEL 5 SOLAR_DA
1 : 500



6 LEVEL 6 SOLAR_DA
1 : 500

TOTAL NUMBER OF UNITS
WITH 3 HOURS OR MORE OF SOLAR
ACCESS TO LIVING AREAS = **50**

TOTAL NUMBER OF UNITS
WITH MIN 2 HOURS OF SOLAR ACCESS TO
LIVING AREAS = **2**

TOTAL NUMBER OF UNITS
WITH 2 HOURS OR MORE OF SOLAR ACCESS TO POS= **70**

TOTAL NUMBER OF UNITS PROPOSED
IN THE DEVELOPMENT = **74**

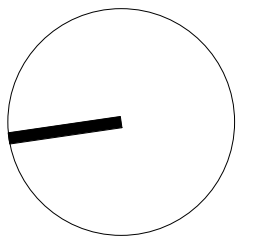
TOTAL PERCENTAGE ACHIEVED FOR 3 HOURS OR MORE TO LIVING AREAS = **50 / 74 = 67.6%**

TOTAL PERCENTAGE ACHIEVED FOR MIN 2 HOURS TO LIVING AREAS = **2 / 74 = 2.7%**

TOTAL PERCENTAGE ACHIEVED FOR 2 HOURS OR MORE TO LIVING & POS = **70 / 74 = 94.6%**

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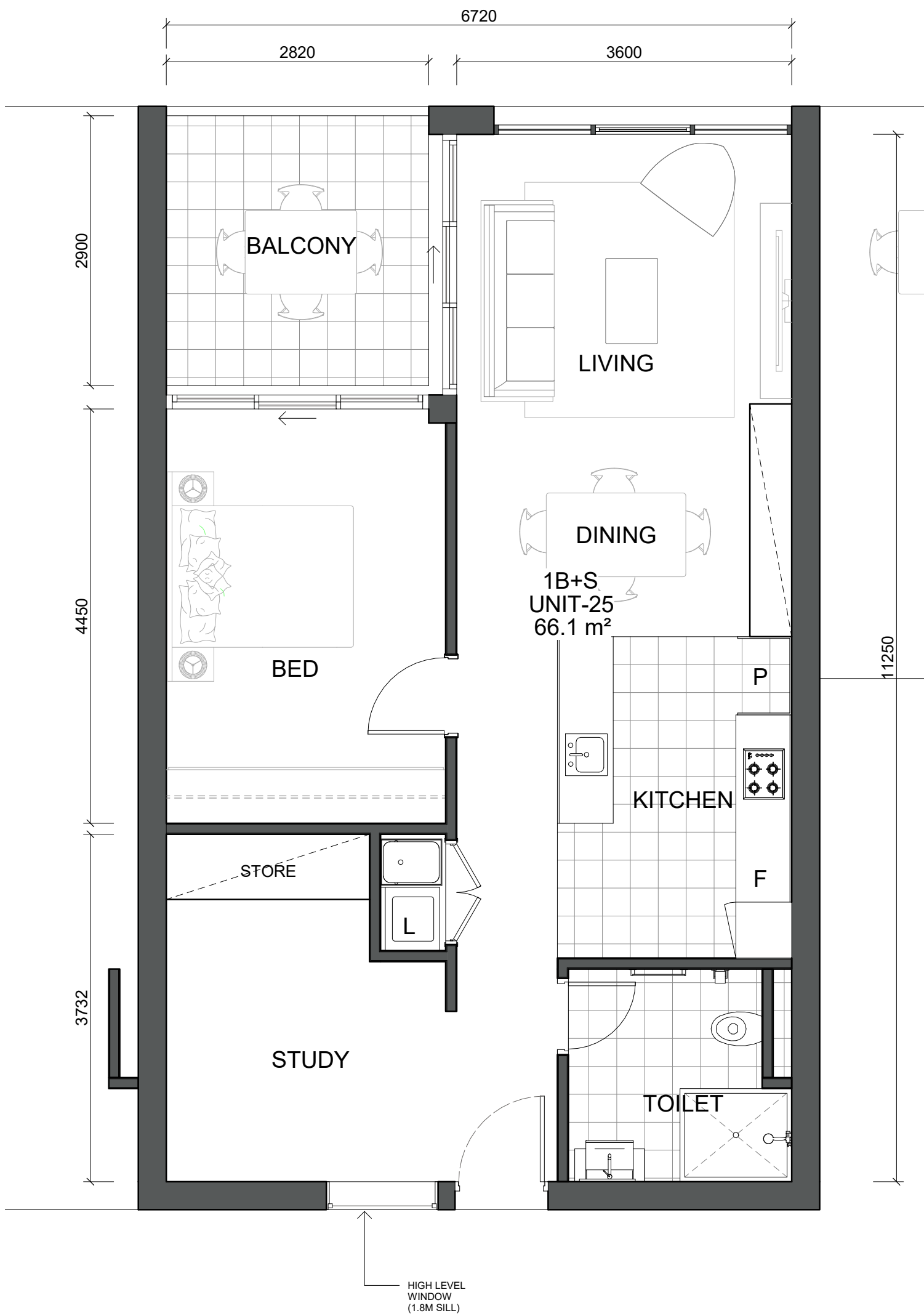
**2 DELMAR PARADE,
DEE WHY, NSW**

DRAWING TITLE

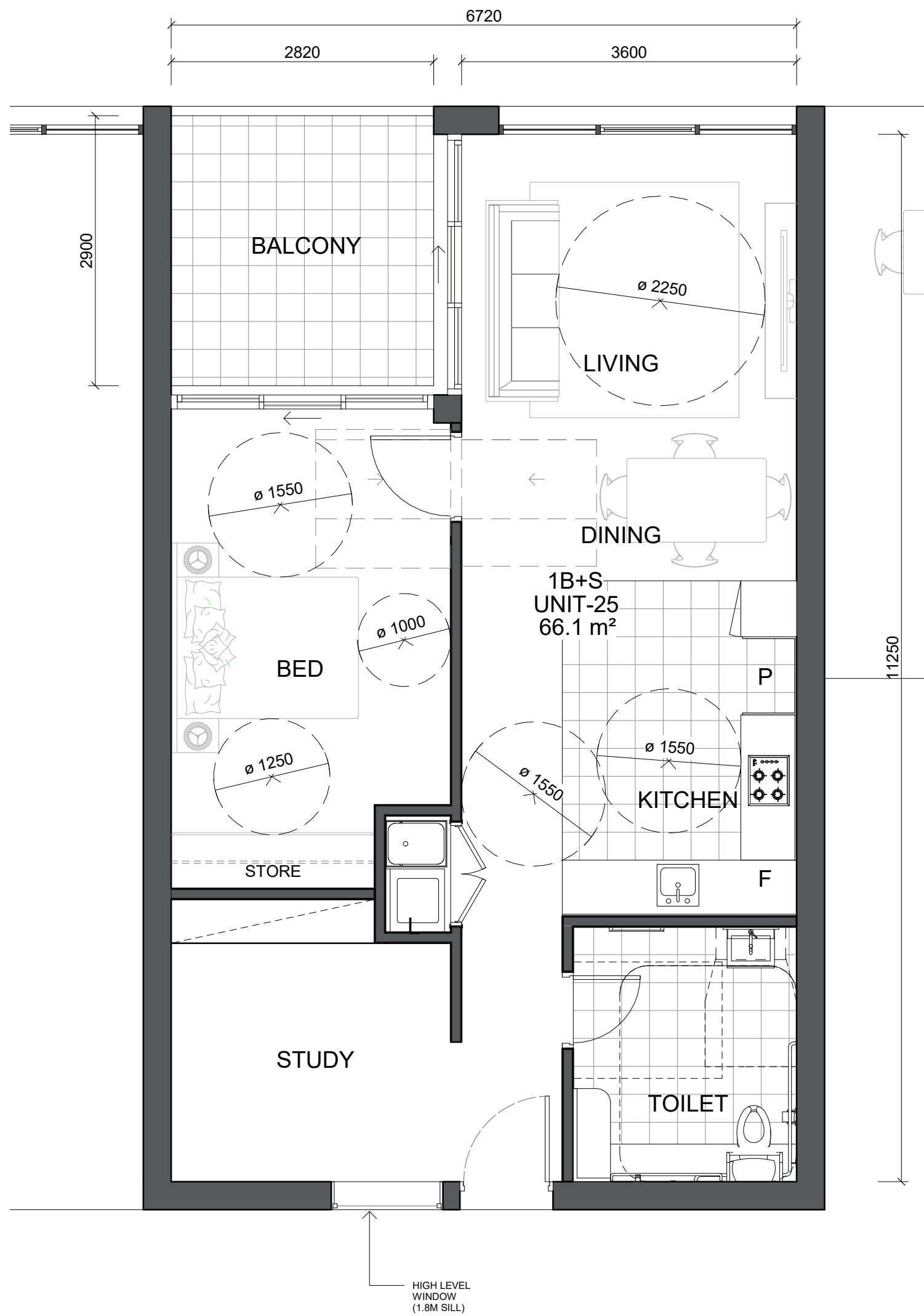
SOLAR ACCESS

SCALE	DATE	DRAWN	CHECKED
1 : 500 @A1	01/12/2017	PM	PD

JOB	DRAWING	REVISION
17079	DA5.03	1



1 1 BED+STUDY TYPE-2
1 : 50



2 1 BED+STUDY TYPE-2
1 : 50

NOTE:

- BEDROOM**
- MODIFY WARDROBE TO SUIT
 - MODIFIED ENSUITE TOILET LAYOUT

- BATHROOM**
- REPLACE BATHROOM WITH ACCESSIBLE BATHROOM COMPLAINT WITH AS1428.1.
 - ALL DRAINAGE POINTS FOR ADAPTED PLAN WILL BE CAPPED DURING CONSTRUCTION.

NOTE: AS ADVISED BY BCA CONSULTANT THAT WE MAY NOT REQUIRE TO PROVIDE ADAPTABLE UNITS IF 20% LIVABLE UNITS ARE PROPOSED.

HOWEVER WE HAVE SHOWN THE FEASIBILITY STUDY OF PROVIDING ADAPTABLE UNIT DESIGN AND IN FUTURE IF IT IS REQUIRED TO ACCOMMODATE THAN WE CAN ACHIEVE THE SAME.

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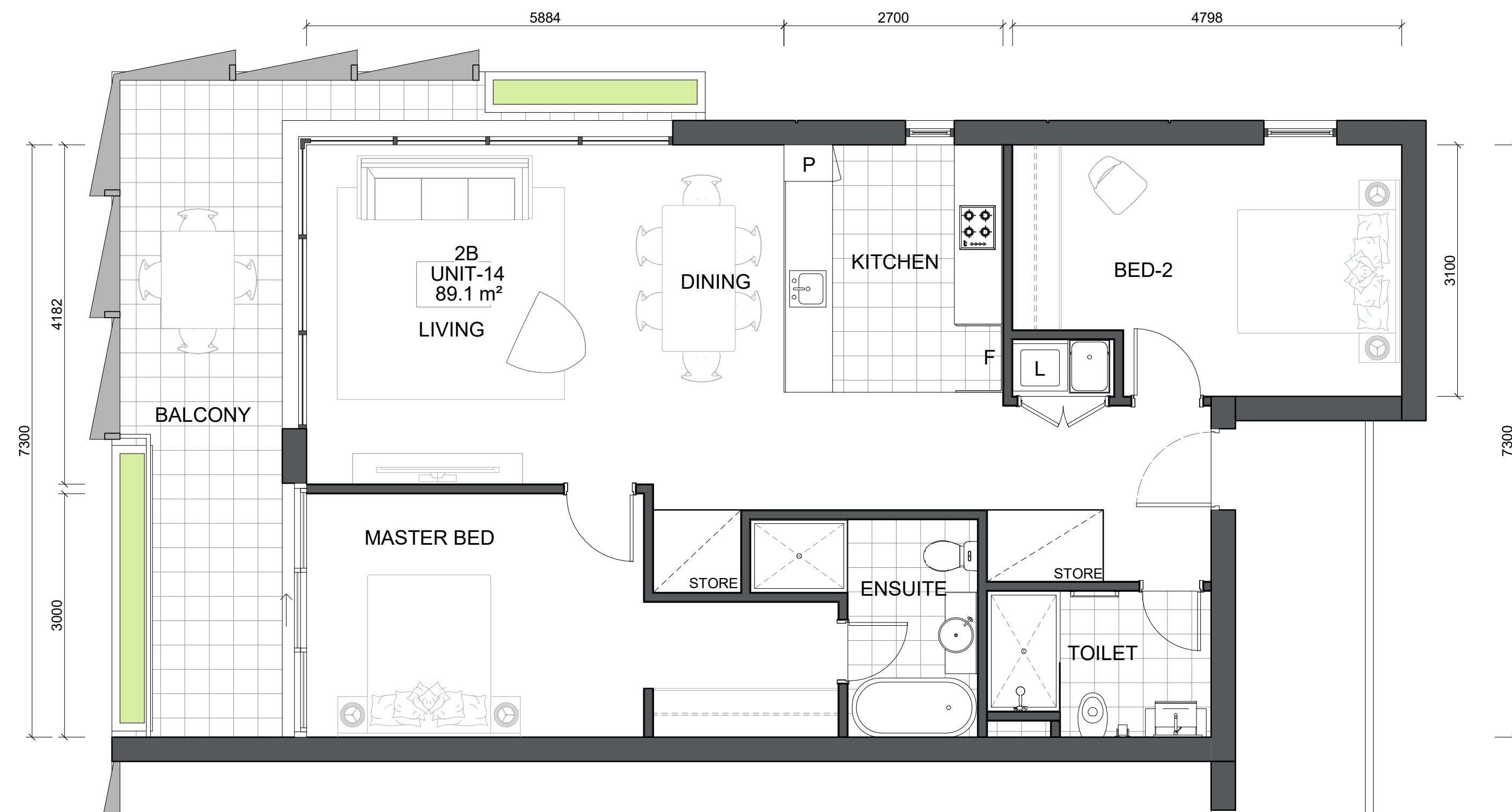
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PROJECT
**2 DELMAR PARADE,
DEE WHY, NSW**

DRAWING TITLE
**ADAPTABLE UNIT PLAN
- TYPE 1B+S TYPE 2**

SCALE	DATE	DRAWN	CHECKED
As indicated @A1	01/12/2017	PM	PD
JOB	DRAWING	REVISION	
17079	DA6.01	1	



1 2 BED TYPE-1
1 : 50



2 2 BED TYPE-1
1 : 50

NOTE:

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DRAWING TITLE
**ADAPTABLE UNIT PLAN
- TYPE 2B TYPE 1**

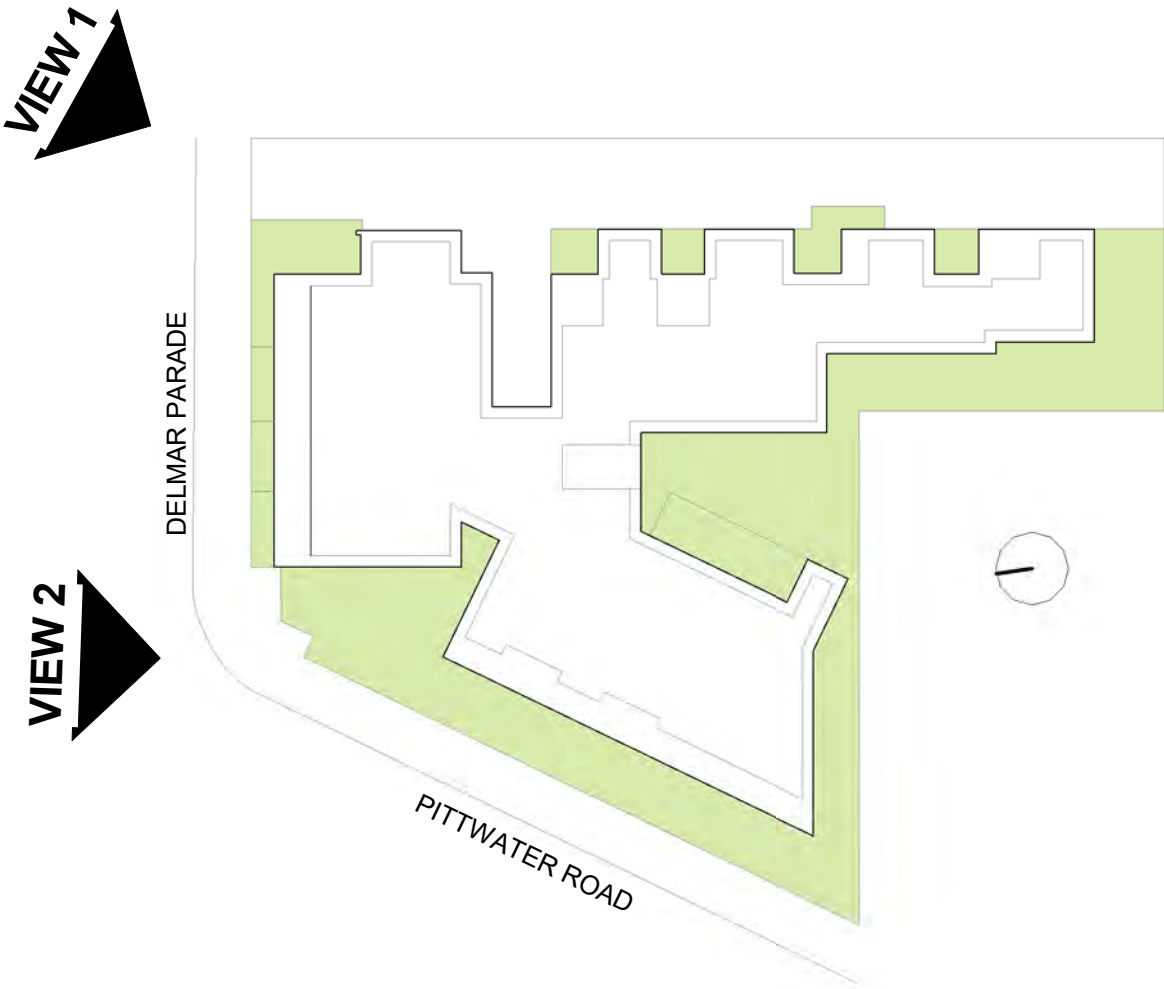
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JOB	DRAWING	REVISION	
17079	DA6.02	1	



1 VIEW-1



2 VIEW-2



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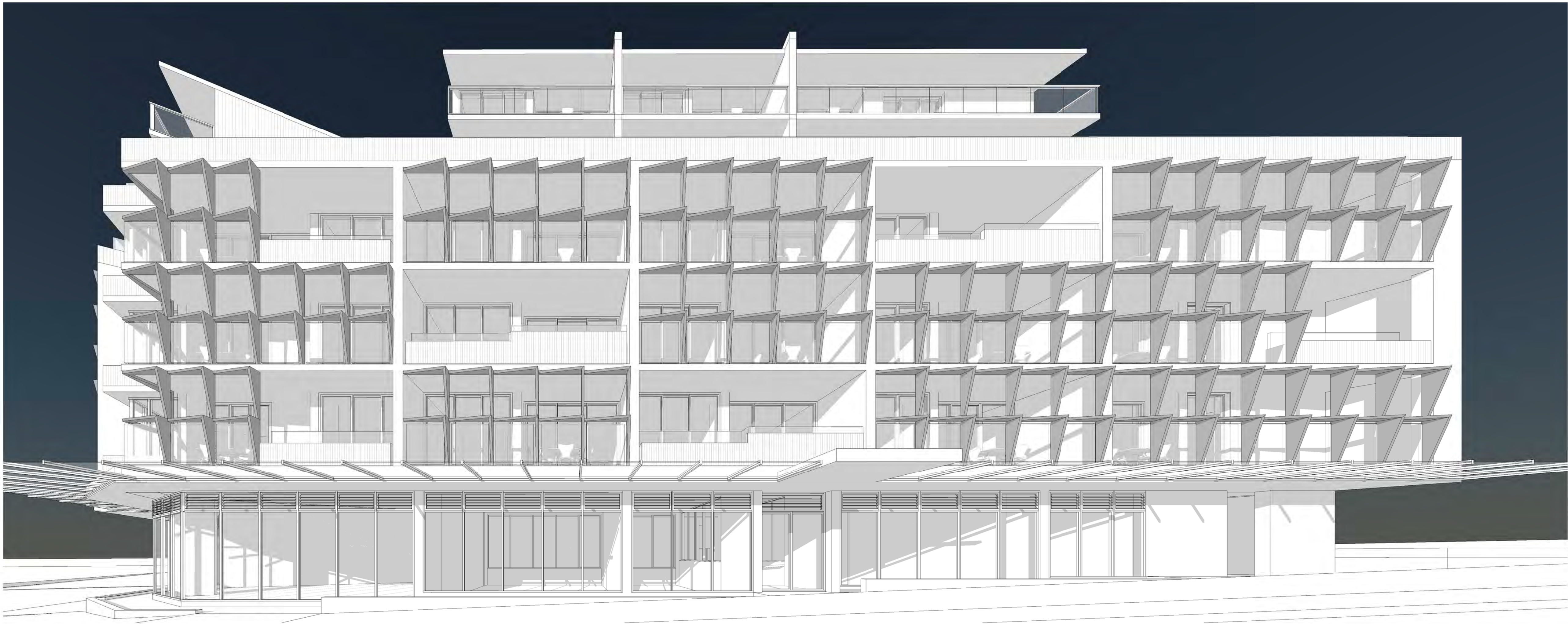
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PROJECT
**2 DELMAR PARADE,
DEE WHY, NSW**

DRAWING TITLE
VIEWS - SHEET 1

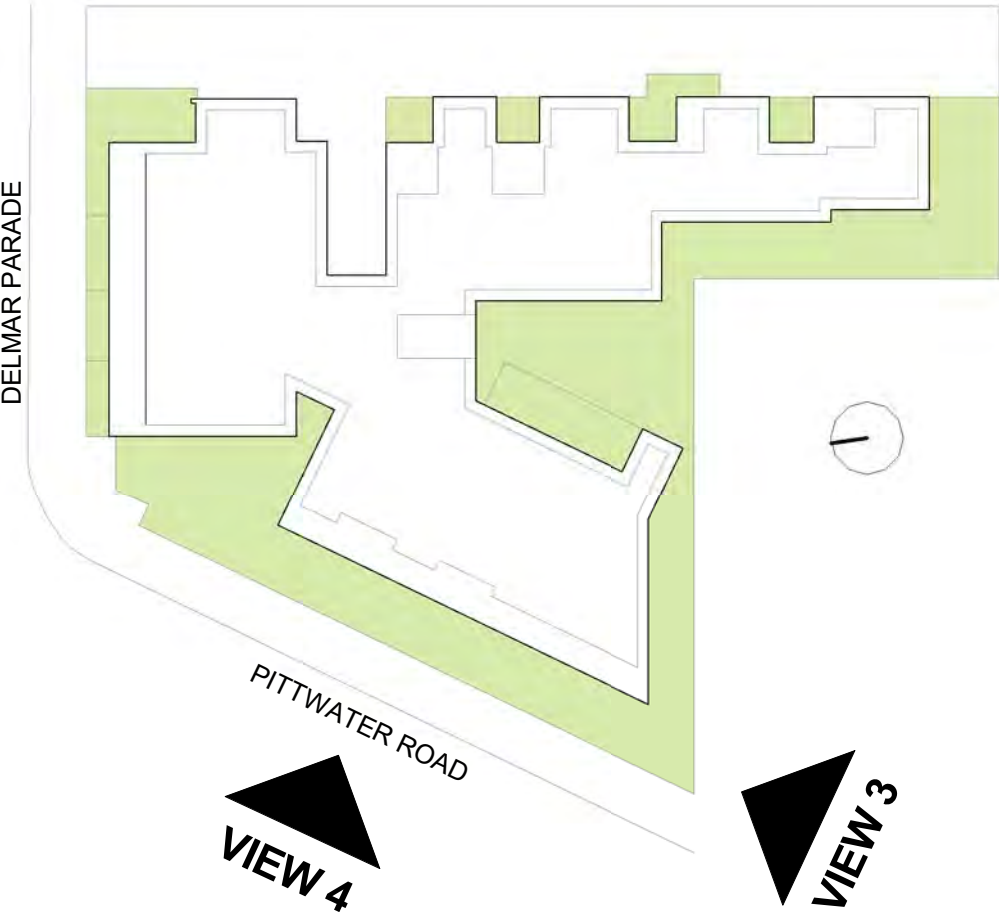
SCALE 1 : 500 @A1	DATE 01/12/2017	DRAWN PM	CHECKED PD
JOB 17079	DRAWING DA7.01	REVISION 1	



2 VIEW-4



1 VIEW-3



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PROJECT
2 DELMAR PARADE, DEE WHY, NSW

DRAWING TITLE
VIEWS - SHEET 2

SCALE 1 : 500 @A1	DATE 01/12/2017 PM	DRAWN PM	CHECKED PD
JOB 17079	DRAWING DA7.02	REVISION 1	



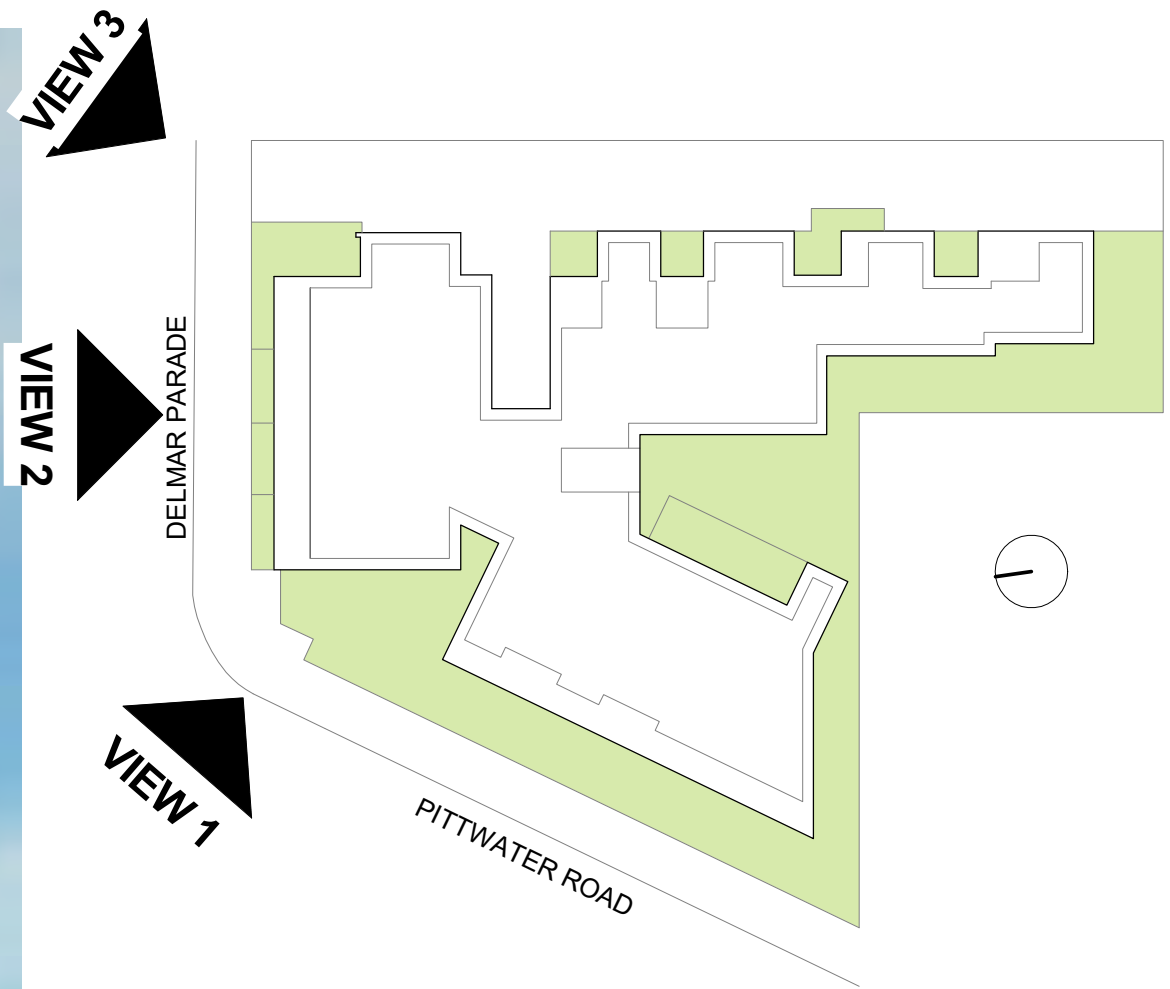
VIEW 1



VIEW 2



VIEW 3



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2 DELMAR PARADE, DEE WHY, NSW

DRAWING TITLE

PHOTOMONTAGES - SHEET 1

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17079	DA7.03	1



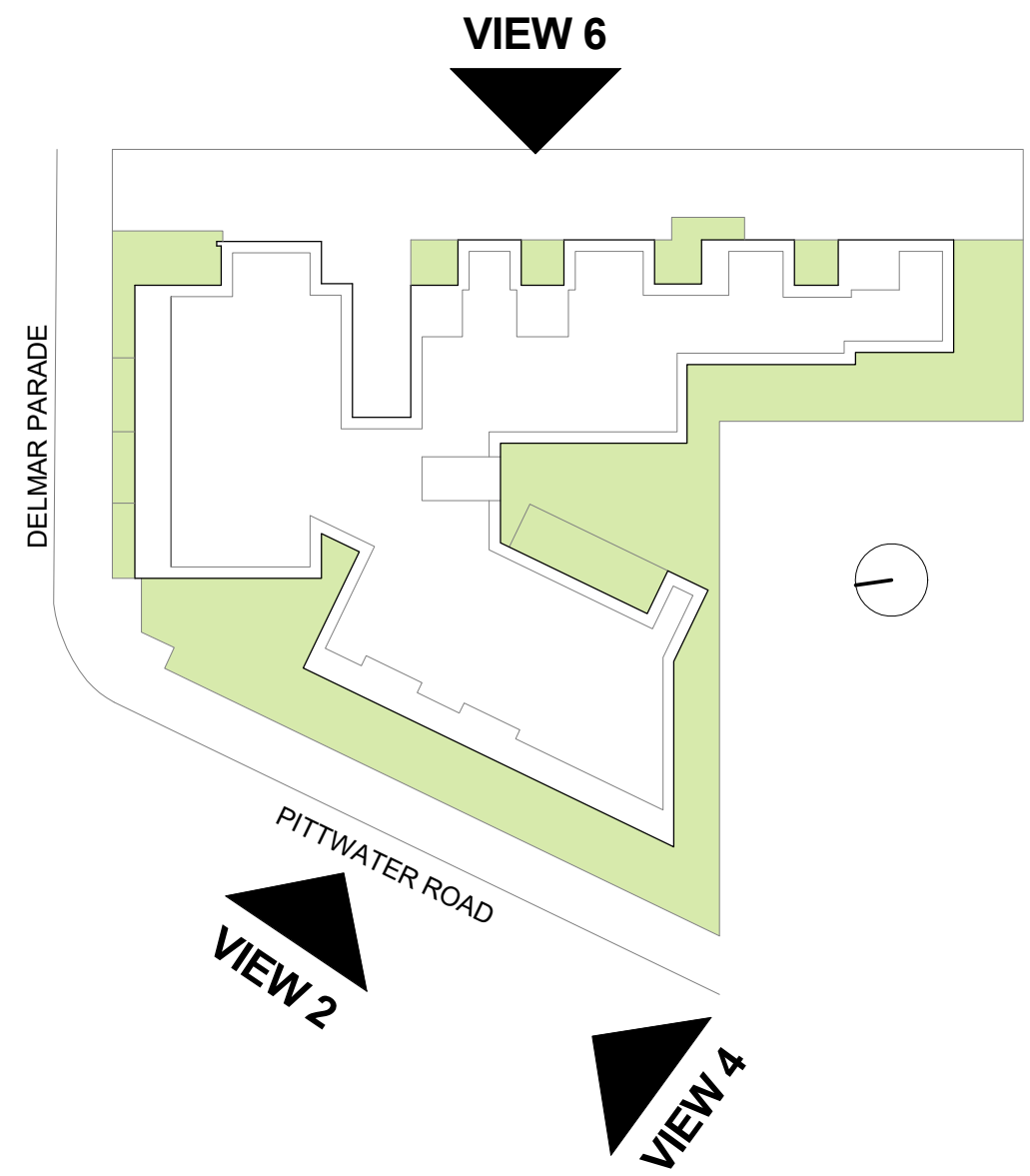
VIEW 4



VIEW 5



VIEW 6



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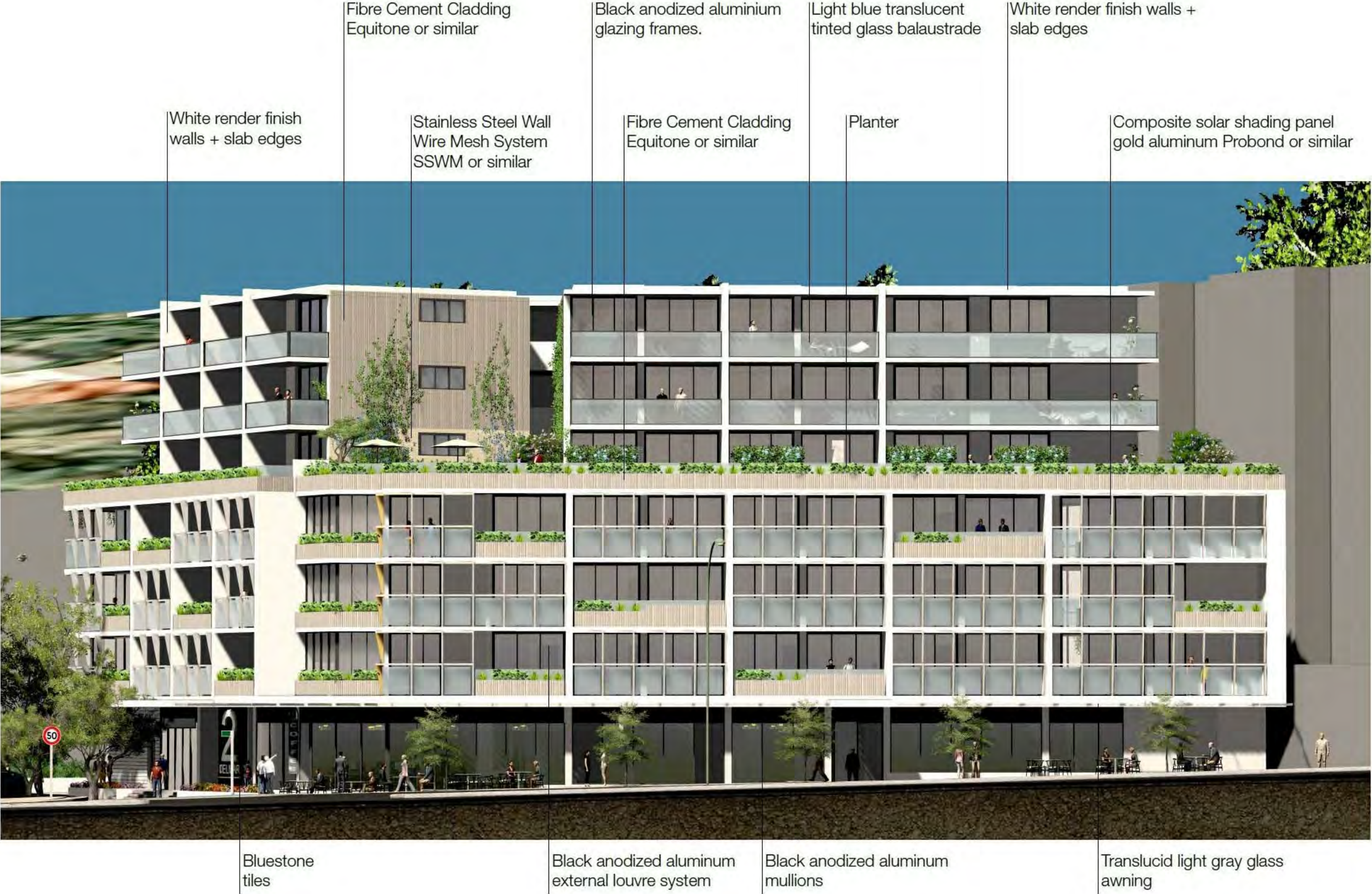
2 DELMAR PARADE, DEE WHY, NSW

DRAWING TITLE

PHOTOMONTAGE - SHEET 2

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*ALL CLADDING MATERIALS WITH
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Black anodized aluminium
glazing frames.

Fibre Cement Cladding -
Equitone or similar

Fibre Cement Cladding -
Equitone or similar

Light blue translucent
tinted glass balaustrade

Planter

Stainless Steel Wall Wire
Mesh System SSWM or
similar

White render finish walls +
slab edges

Composite solar shading panel
gold aluminum Probond or similar

Lighweight cement type Sycon
axxon cladding or similar

Bluestone
tiles

Timber soffit underside
porte cochere Weathertex
or similar

Black anodized aluminum
external louvre system

Black anodized aluminum
mullions

Translucid light gray glass
awning



Fibre Cement Cladding Equitone
or similar



Timber soffit underside porte
cochere Weathertex or similar



Black anodized aluminium
glazing frames.



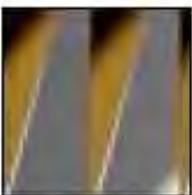
Bluestone tiles



Lighweight cement type Sycon
axxon cladding or similar



Black anodized aluminium mullions



Composite solar shading panel
gold aluminum Probond or similar



Light blue translucent tinted glass
balaustrade



Black anodized aluminium external
louvre system louvreclad or similar



Stainless Steel Wall Wire Mesh
System SSWM or similar



Translucid light gray glass awning



White render finish walls + slab
edges

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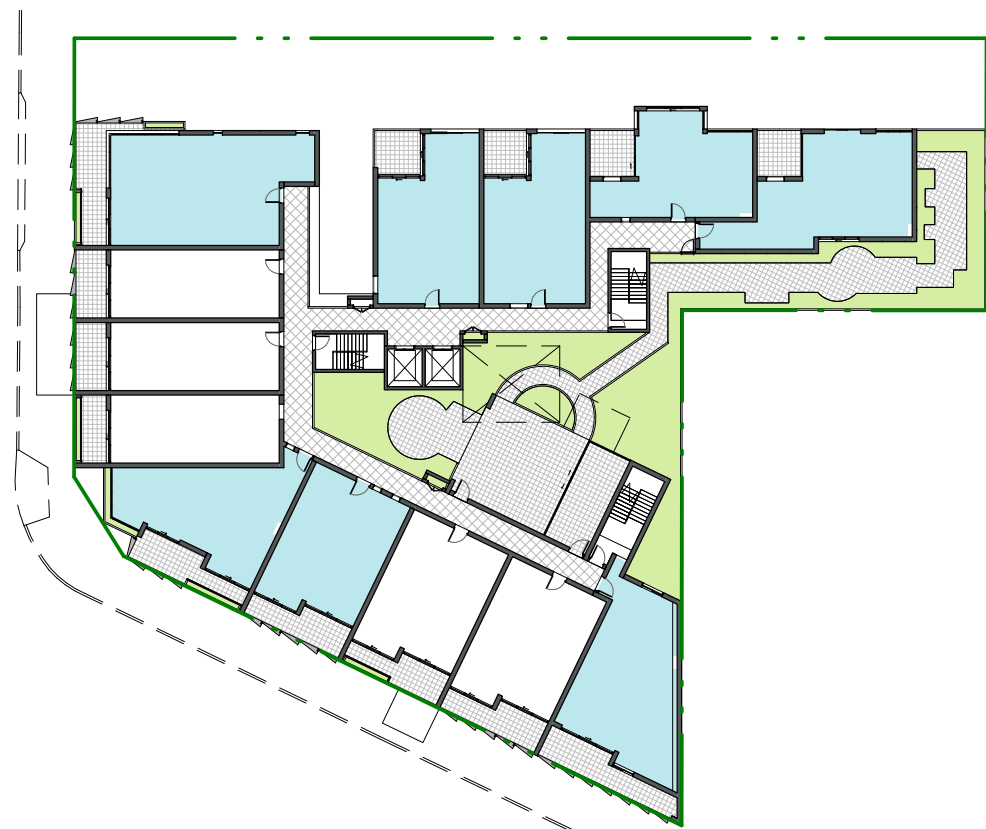
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PROJECT
2 DELMAR PARADE,
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DRAWING TITLE
EXTERIOR FINISHES

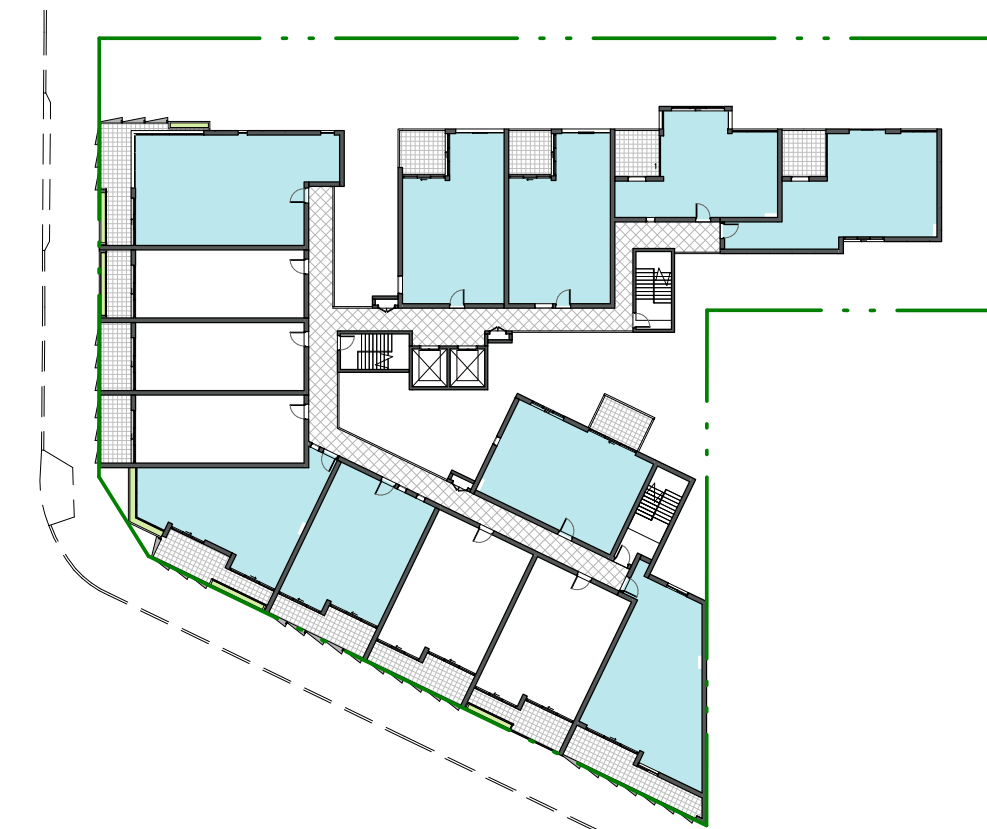
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17079	DA8.02	1	



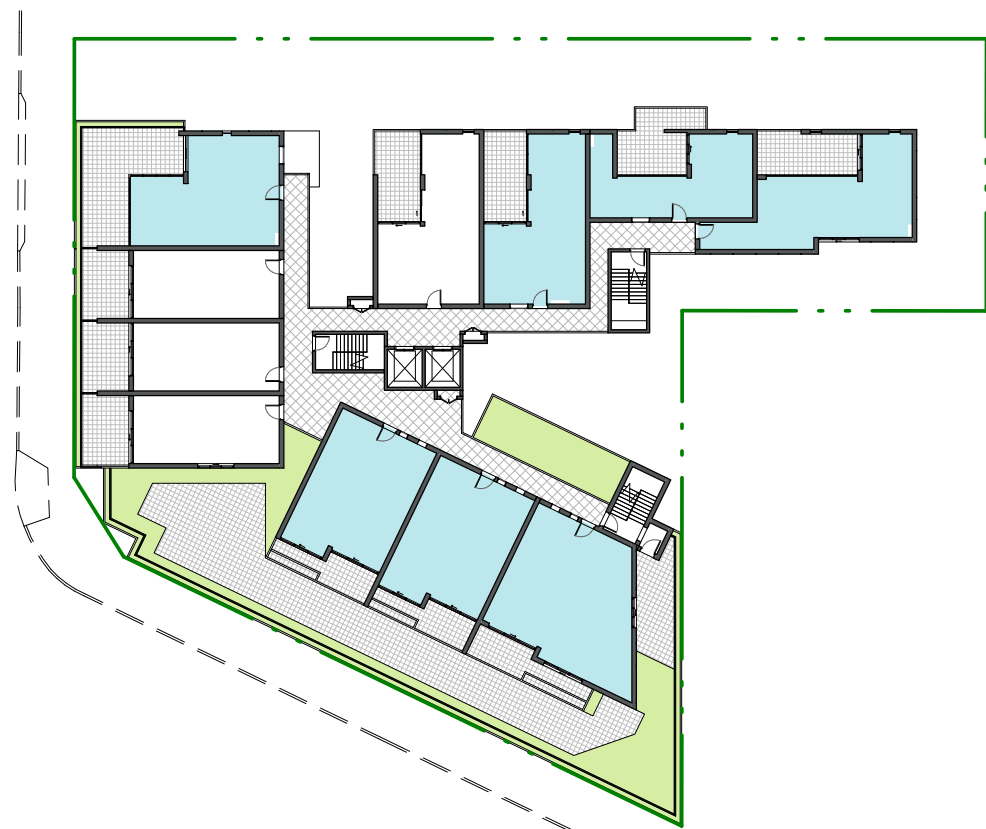
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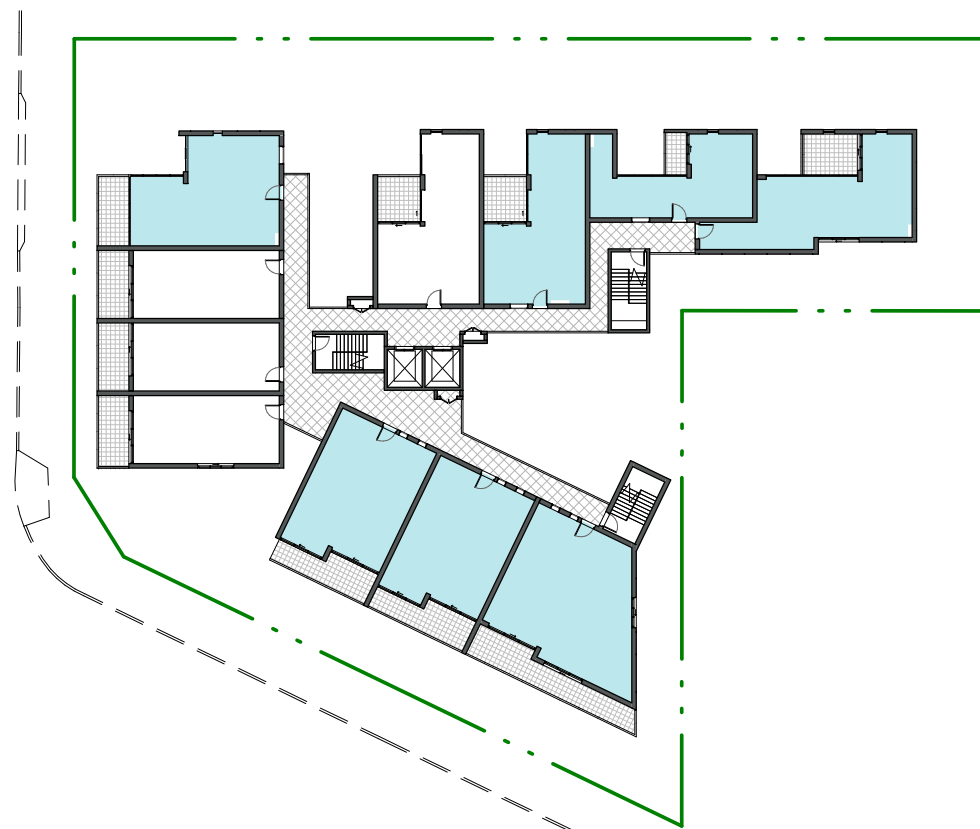
2 LEVEL 2_VENTILATION_DA
1 : 500



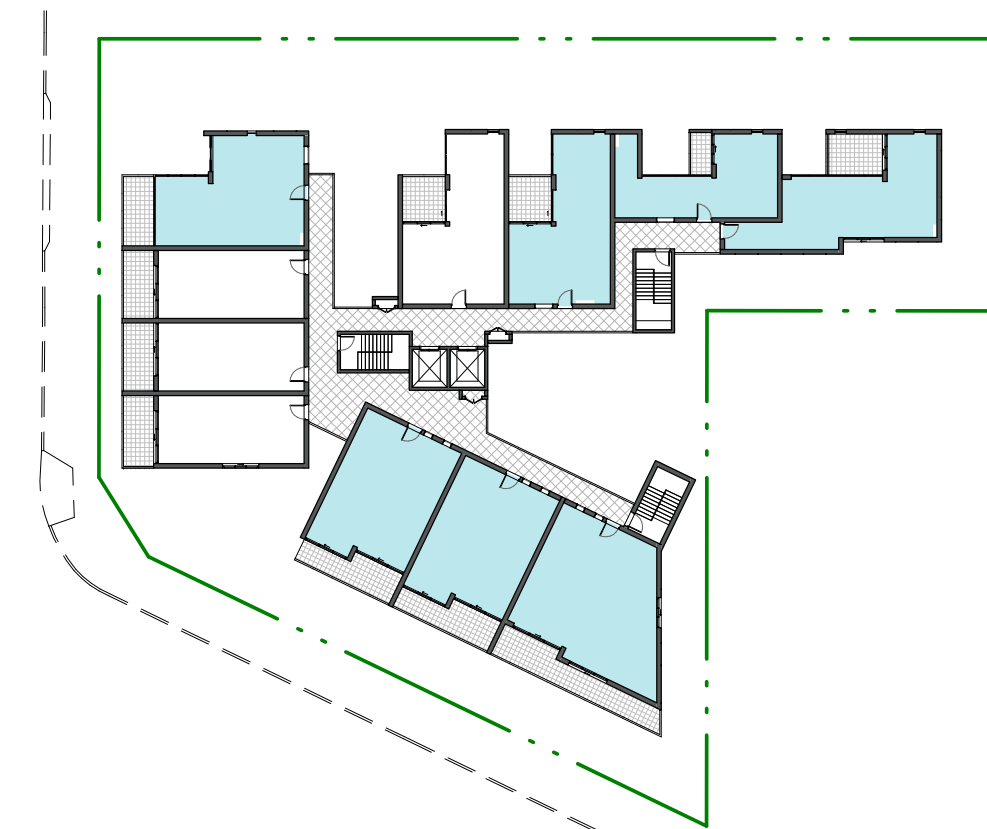
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1 : 500



4 LEVEL 4_VENTILATION_DA
1 : 500



5 LEVEL 5_VENTILATION_DA
1 : 500

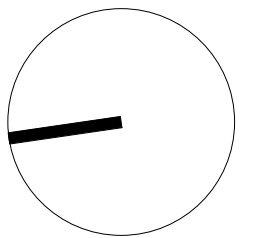


6 LEVEL 6_VENTILATION_DA
1 : 500

TOTAL NUMBER OF UNITS
WITH NATURAL CROSS VENTILATION ACHIEVED = **47**
TOTAL NUMBER OF UNITS PROPOSED
IN THE DEVELOPMENT = **74**
TOTAL PERCENTAGE ACHIEVED = **47 / 74 = 63.5%**

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DEVELOPMENT APPLICATION



REVISION	DATE	DESCRIPTION	BY
1	01/12/2017	DEVELOPMENT APPLICATION	PM

marchese
partners

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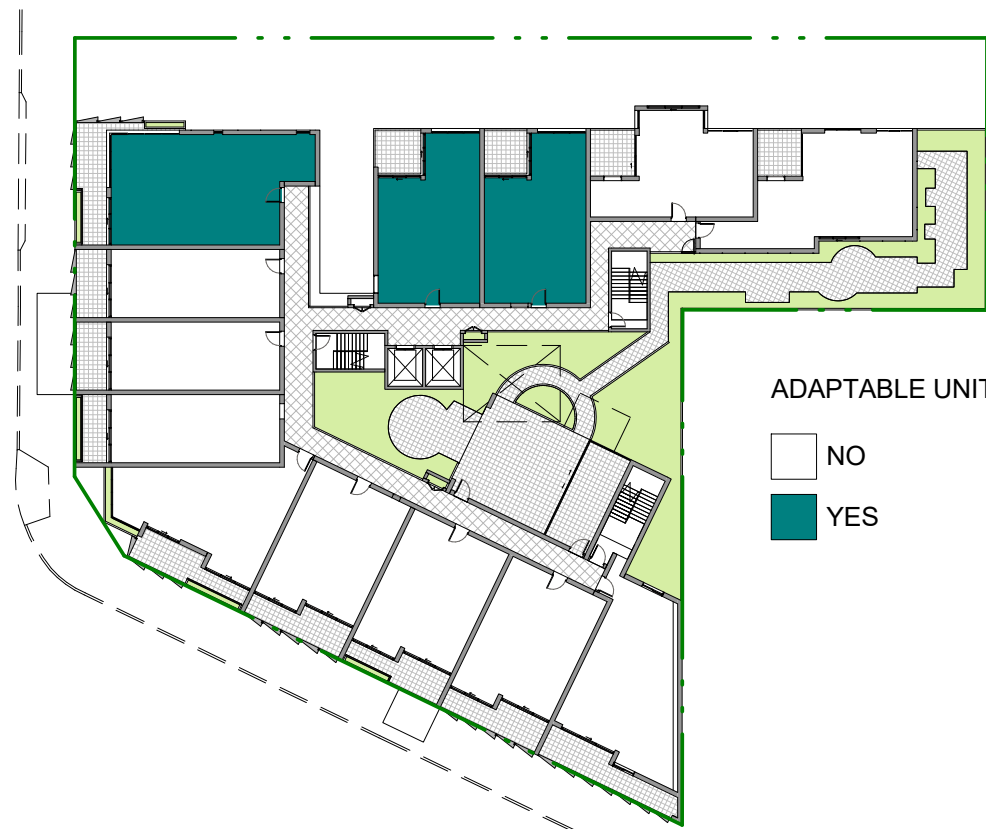
CLIENT
GANNET DEVELOPMENTS



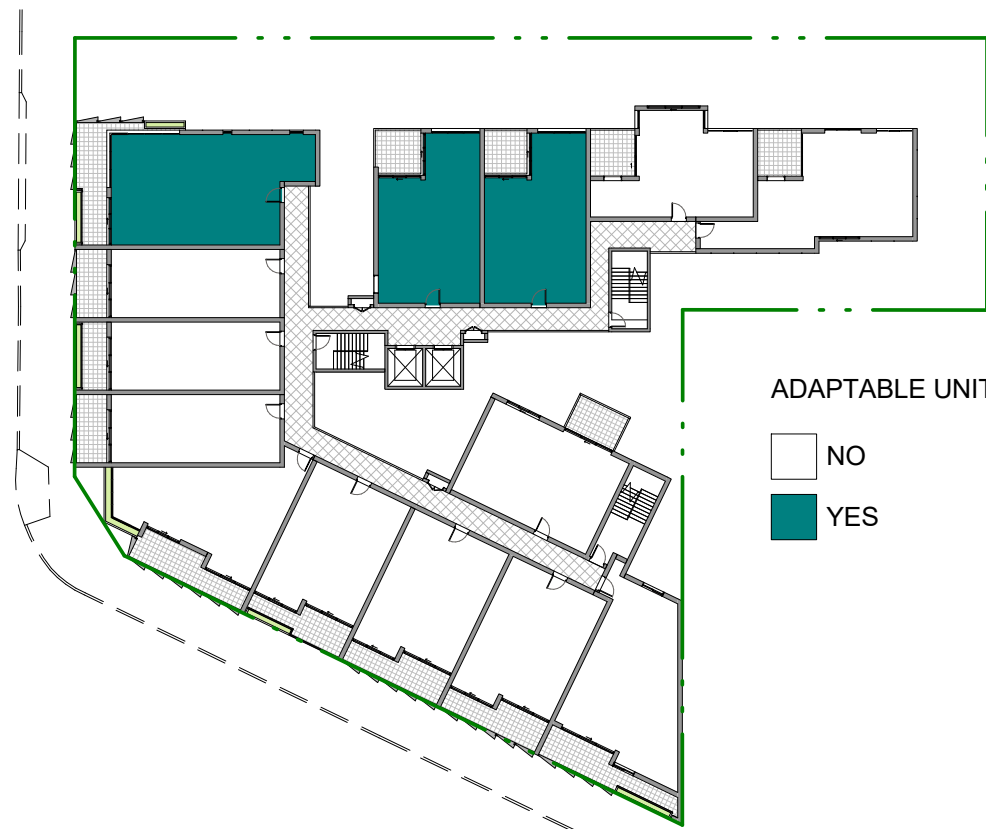
PROJECT
**2 DELMAR PARADE,
DEE WHY, NSW**

DRAWING TITLE
**CROSS VENTILATION
SCHEDULE**

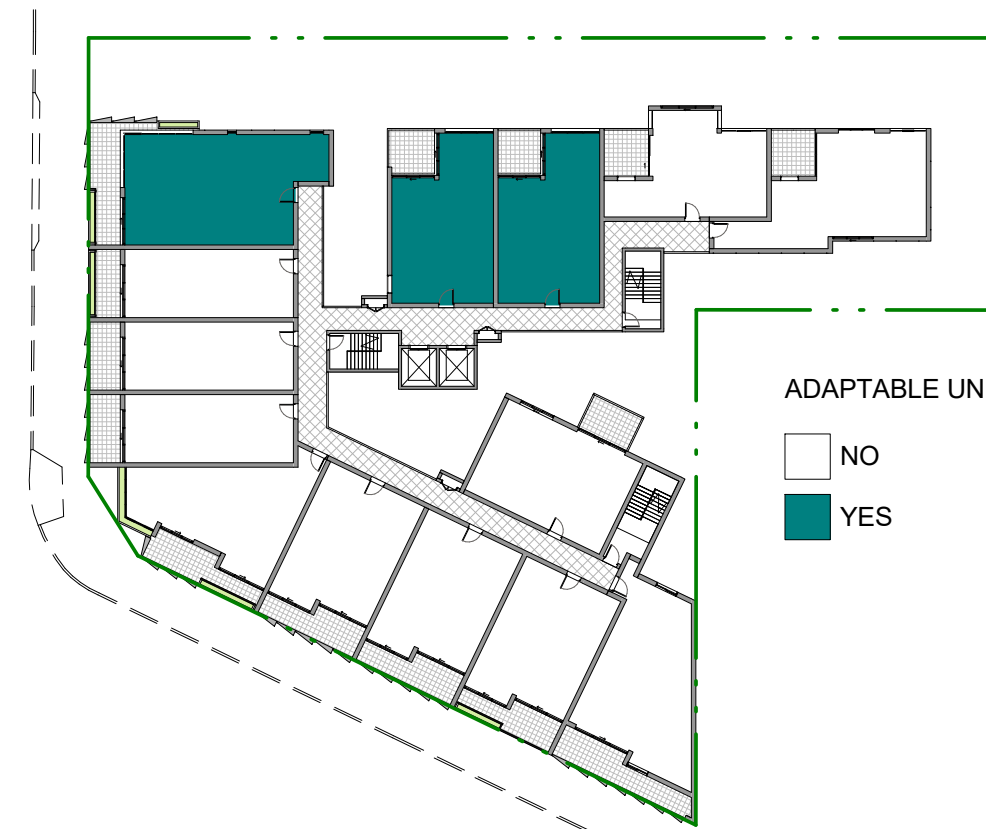
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JOB 17079	DRAWING DA9.01	REVISION 1	



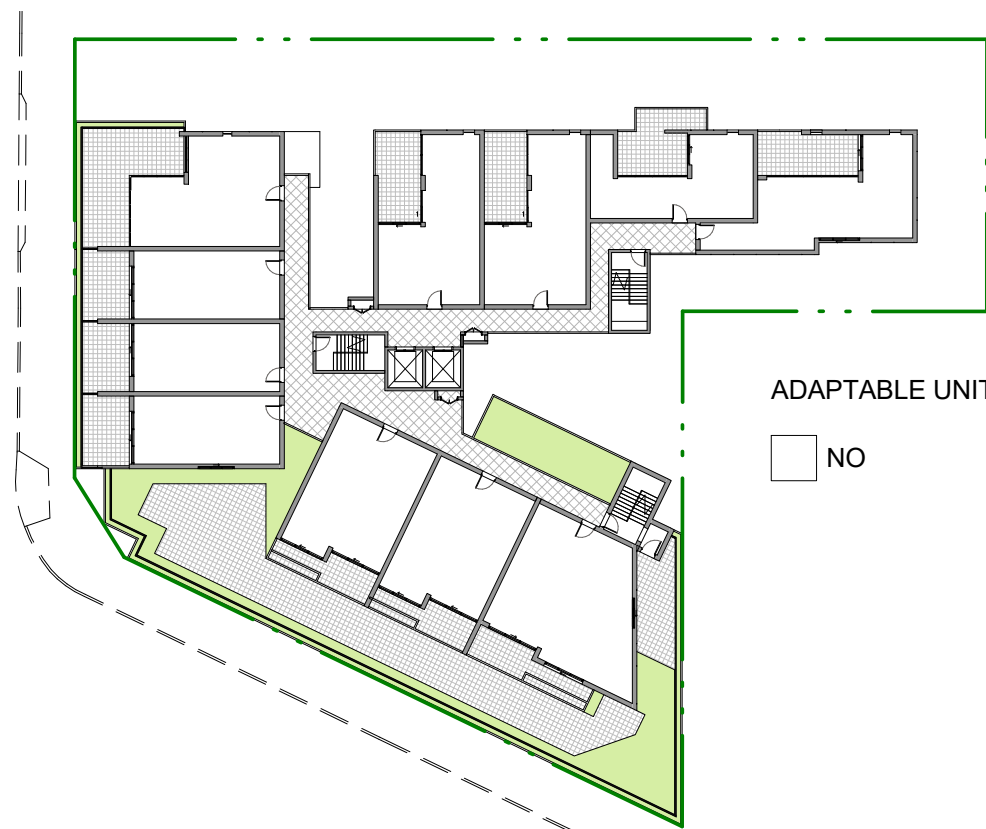
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1 : 500



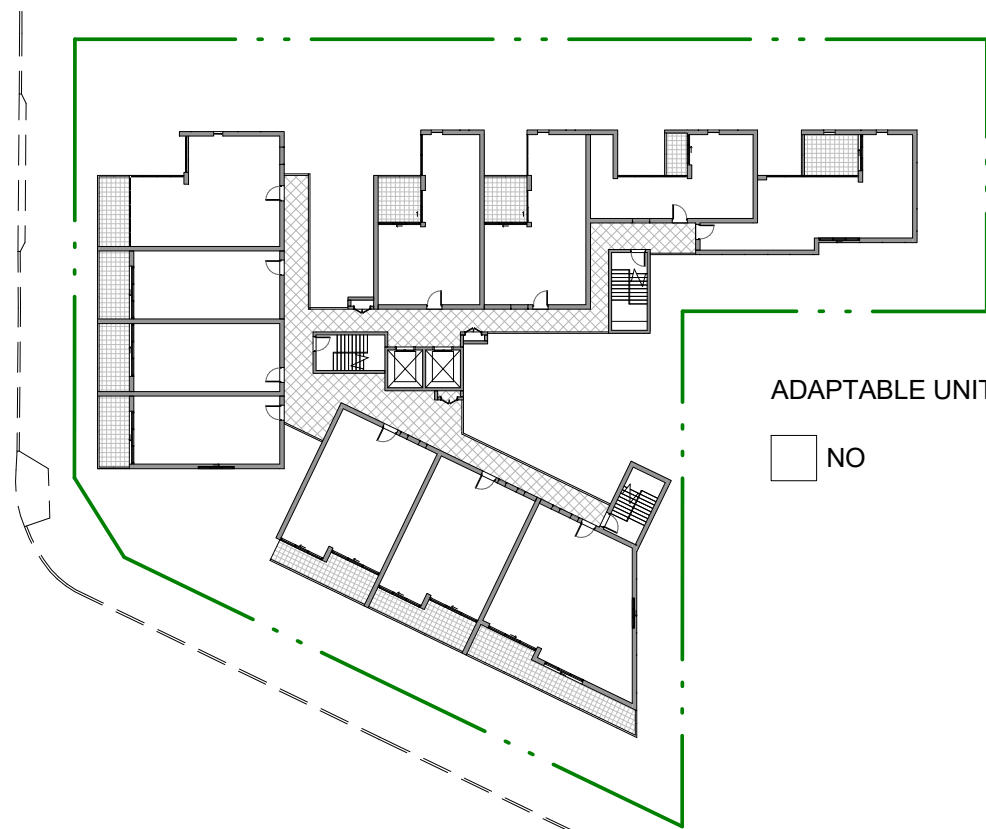
2 LEVEL 2 ADAPTABLE_DA
1 : 500



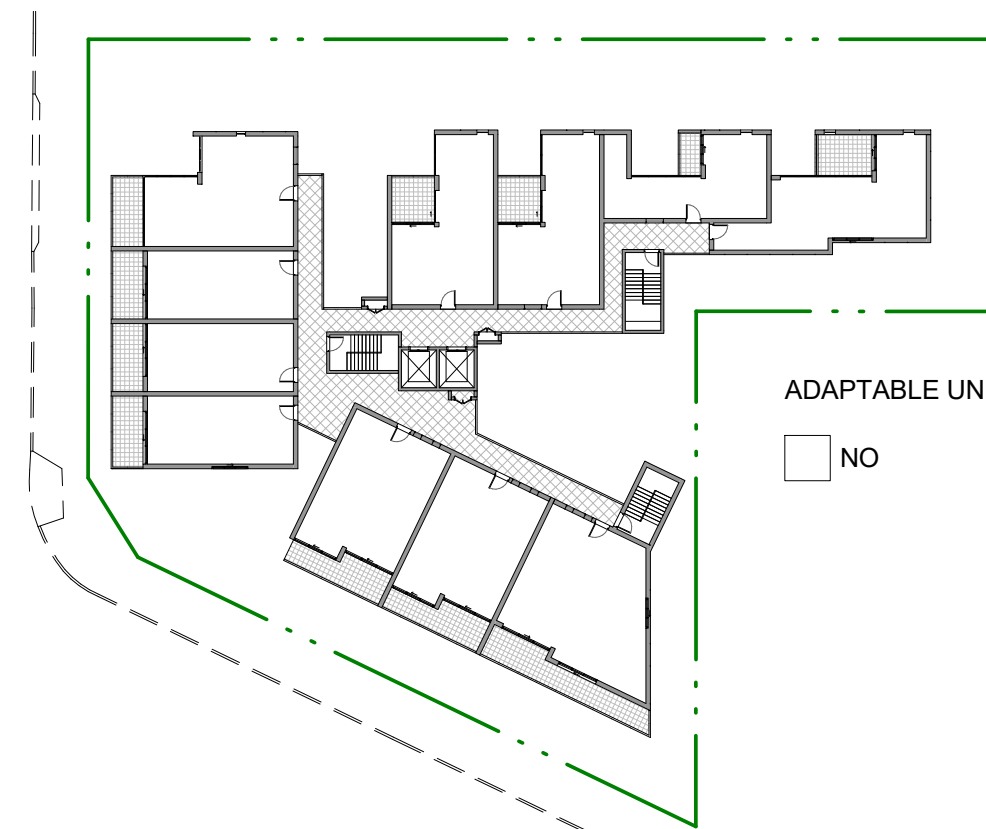
3 LEVEL 3 ADAPTABLE_DA
1 : 500



4 LEVEL 4 ADAPTABLE_DA
1 : 500



5 LEVEL 5 ADAPTABLE_DA
1 : 500



6 LEVEL 6 ADAPTABLE_DA
1 : 500

ADAPTABLE COMPLIANCE_DA	
ADAPTABLE	Count
YES	9
NO	65

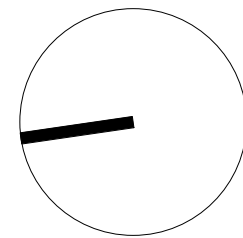
Minimum 10%
9/74 = 12%

NOTE: AS ADVISED BY BCA CONSULTANT THAT WE MAY NOT REQUIRE TO PROVIDE ADAPTABLE UNITS IF 20% LIVABLE UNITS ARE PROPOSED.

HOWEVER WE HAVE SHOWN THE FEASIBILITY STUDY OF PROVIDING ADAPTABLE UNIT DESIGN AND IN FUTURE IF IT IS REQUIRED TO ACCOMMODATE THAN WE CAN ACHIEVE THE SAME.

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1	01/12/2017	DEVELOPMENT APPLICATION	PM

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DEVELOPMENTS

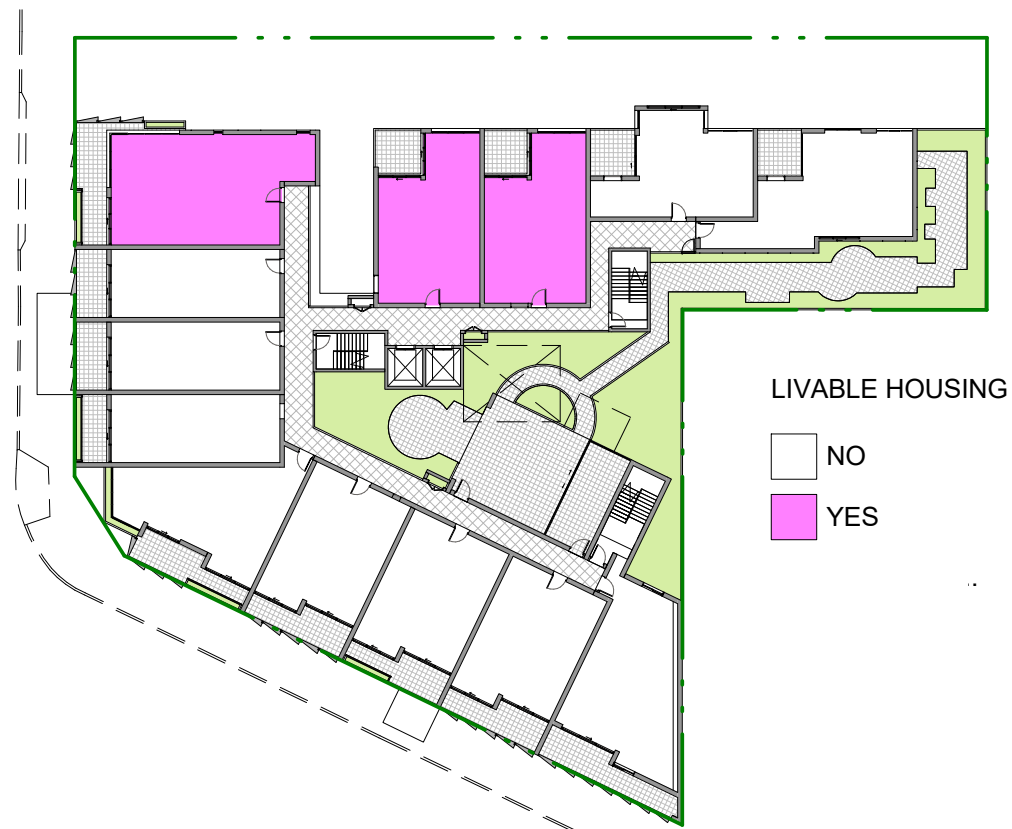


PROJECT
2 DELMAR PARADE,
DEE WHY, NSW

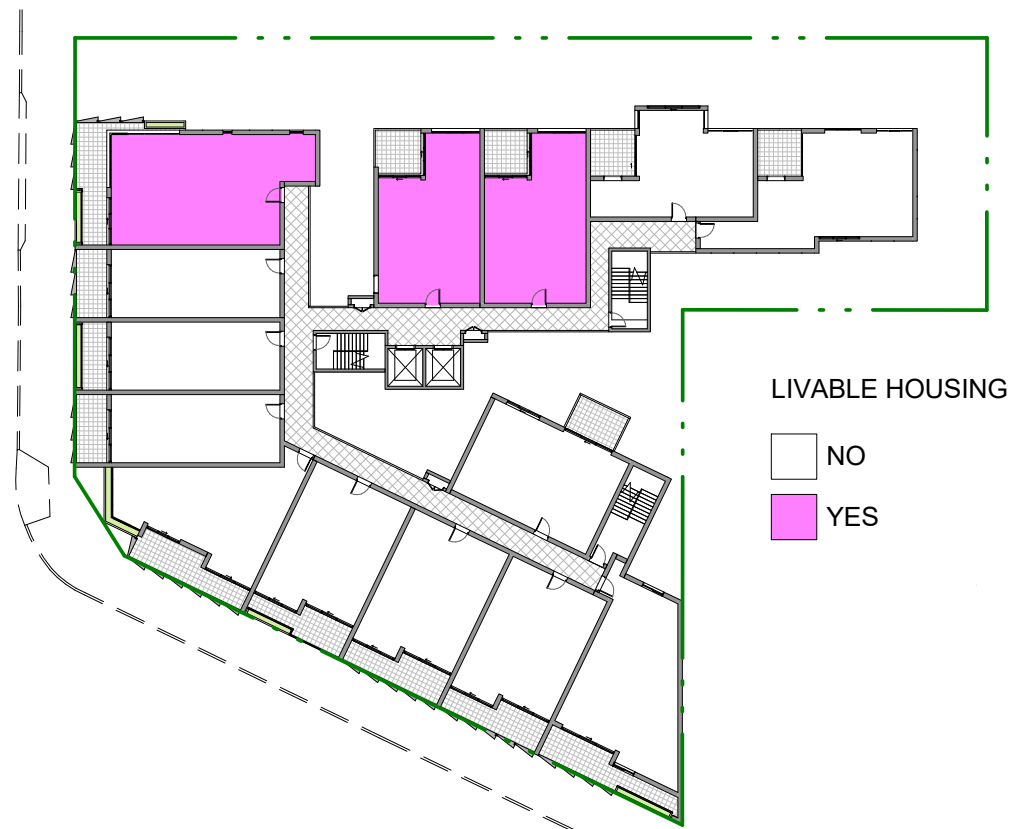
DRAWING TITLE

ADAPTABLE UNITS
SCHEDULE

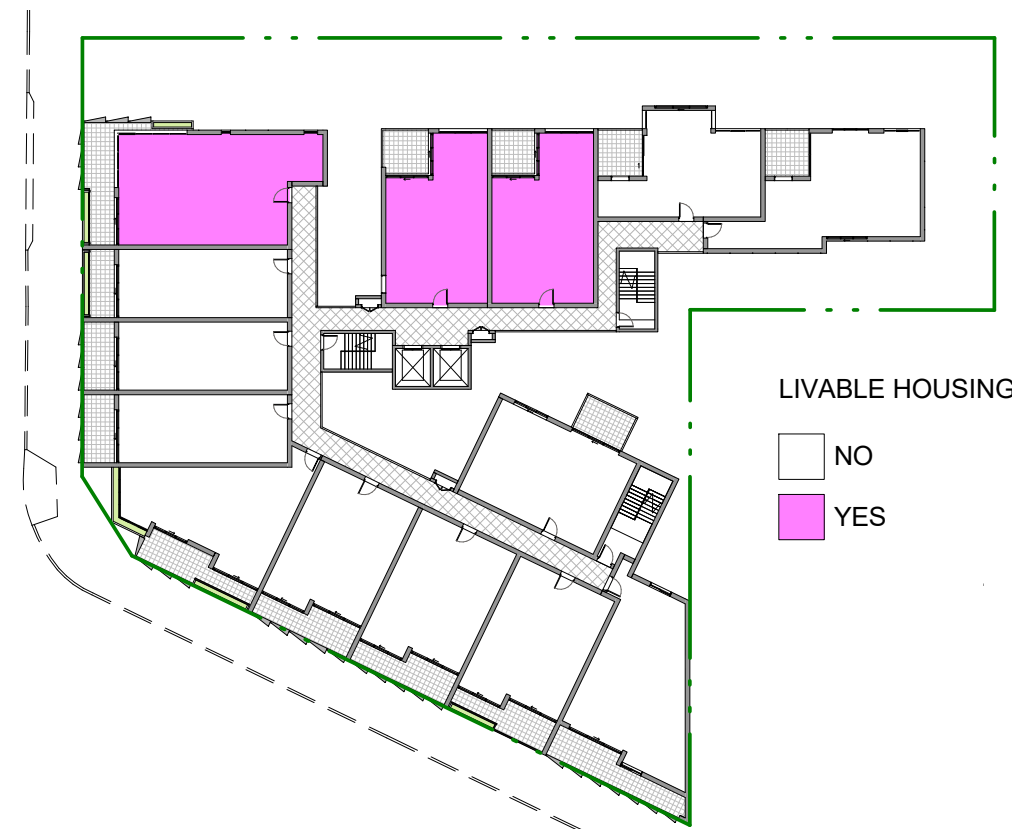
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JOB	DRAWING	REVISION	
17079	DA9.02	1	



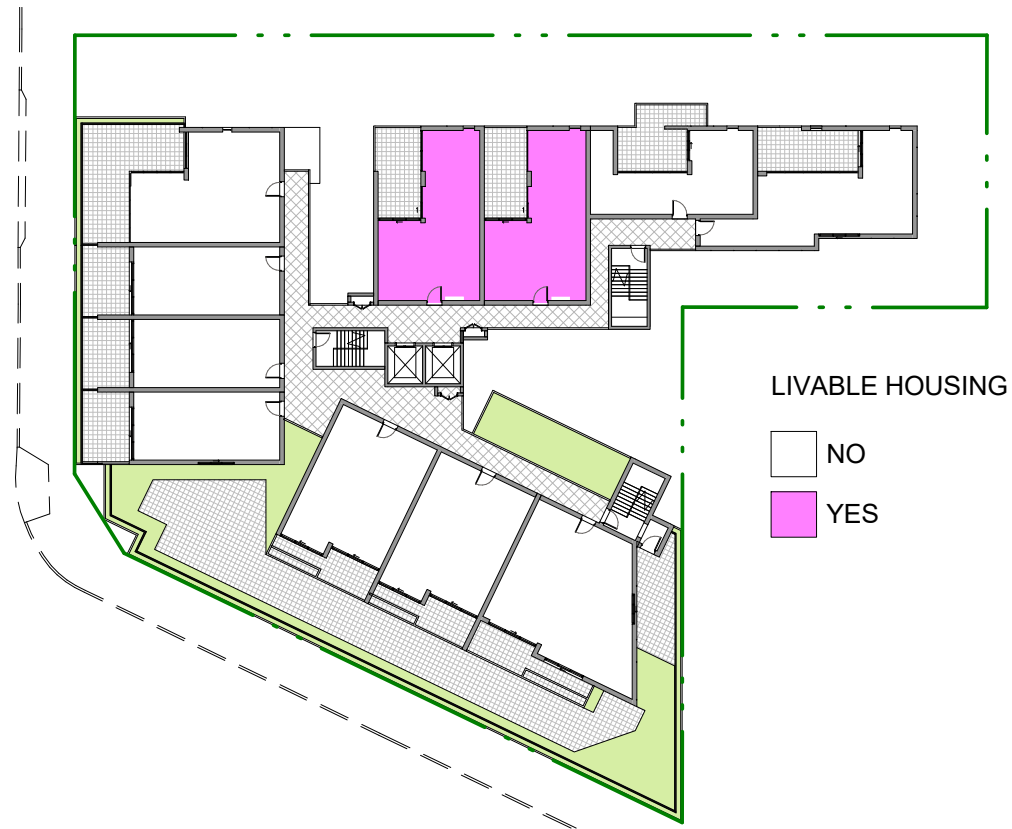
1 LEVEL 1 LIVABLE HOUSE_DA
1 : 500



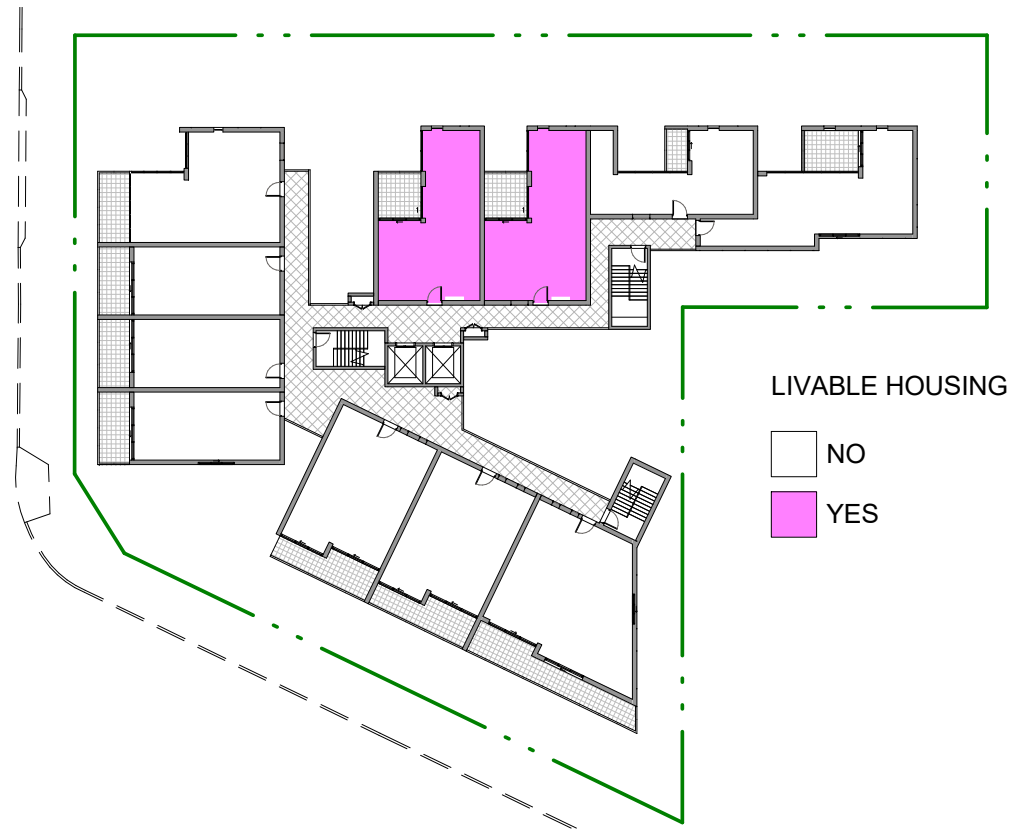
2 LEVEL 2 LIVABLE HOUSE_DA
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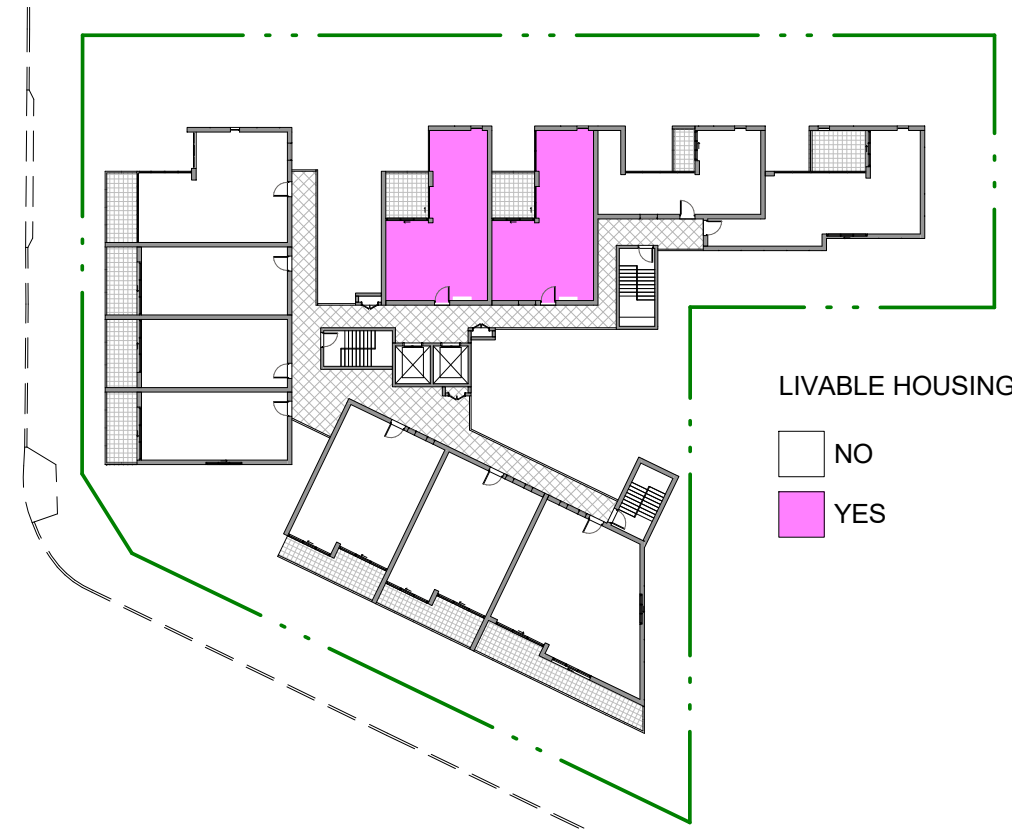
3 LEVEL 3 LIVABLE HOUSE_DA
1 : 500



4 LEVEL 4 LIVABLE HOUSE_DA
1 : 500



5 LEVEL 5 LIVABLE HOUSE_DA
1 : 500



6 LEVEL 6 LIVABLE HOUSE_DA
1 : 500

LIVABLE HOUSING COMPLIANCE_DA	
LIVABLE HOUSING	Count
YES	15
NO	59

Minimum 20%
15/74 = 20%

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1	01/12/2017	DEVELOPMENT APPLICATION	PM

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GANNET DEVELOPMENTS

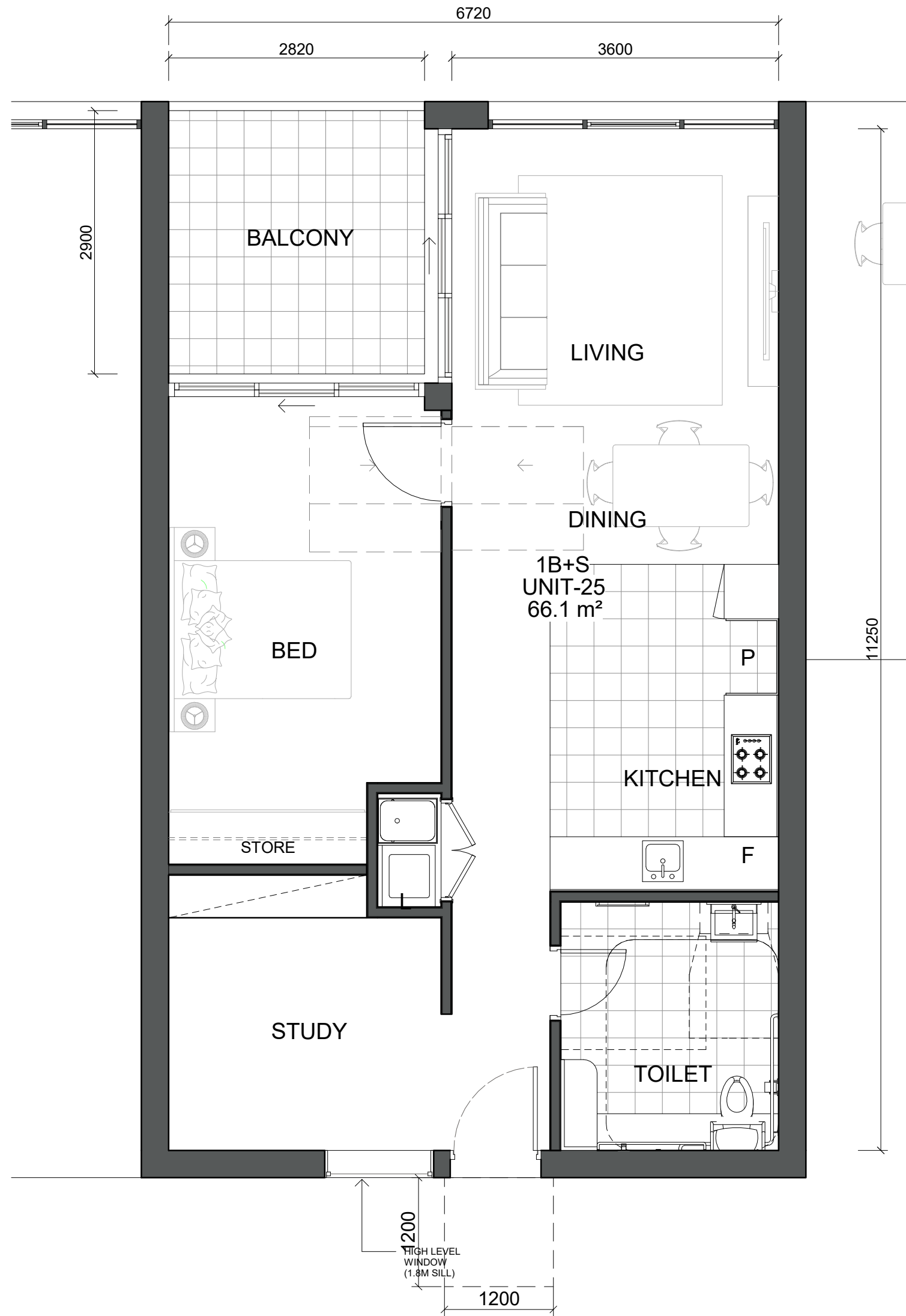
PROJECT

**2 DELMAR PARADE,
DEE WHY, NSW**

DRAWING TITLE

**SILVER UNIVERSAL
LIVING SCHEDULE**

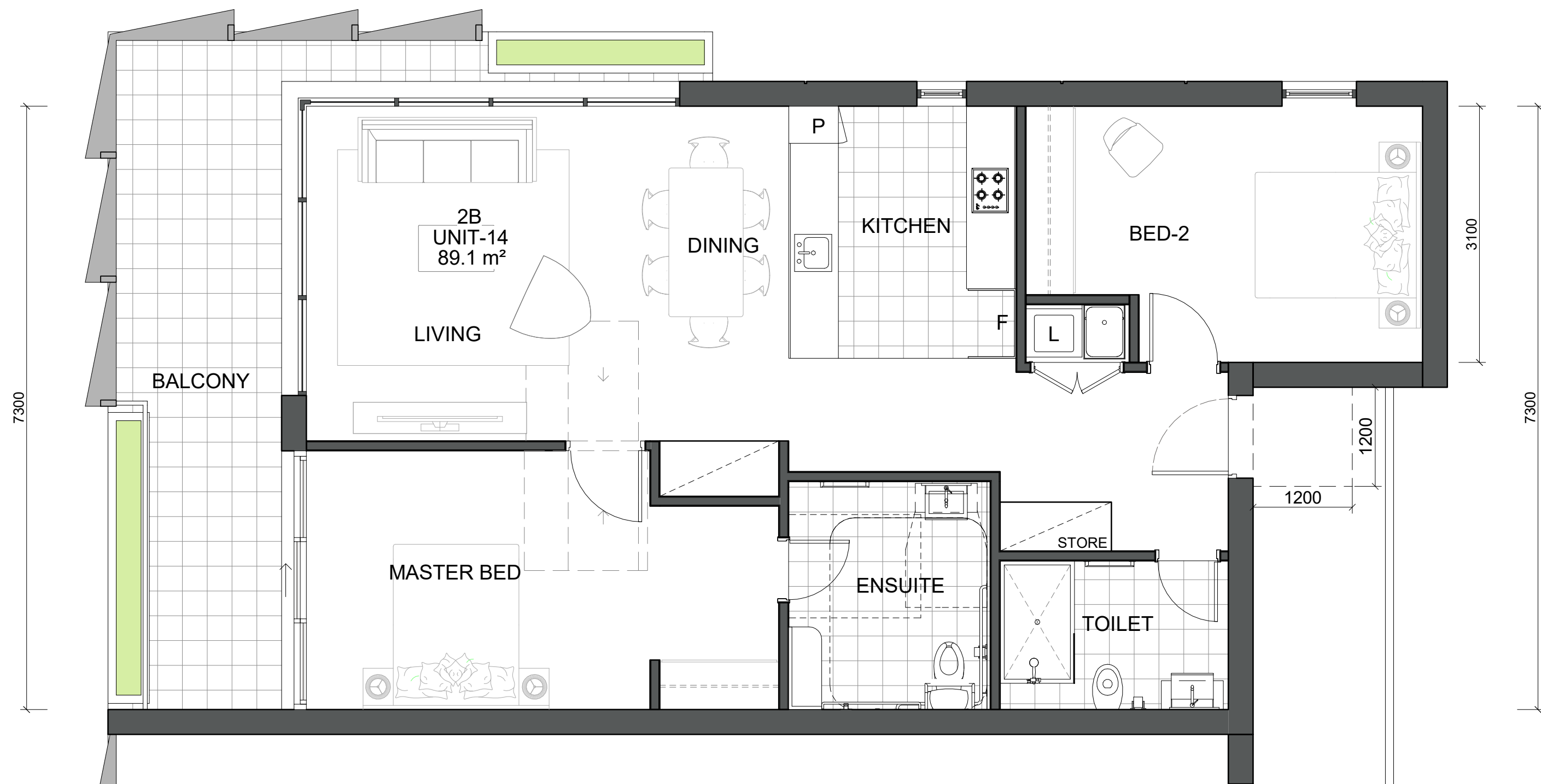
SCALE 1 : 500 @A1	DATE 01/12/2017	DRAWN Author	CHECKED Checker
JOB 17079	DRAWING DA9.03	REVISION 1	



1 1 BED+STUDY TYPE-2
1 : 50



2 2 BED+STUDY TYPE
1 : 50



3 2 BED TYPE-1
1 : 50

1. DWELLING ACCESS
PERFORMANCE STATEMENT - THERE IS A SAFE, CONTINUOUS, STEP-FREE PATHWAY FROM THE STREET ENTRANCE AND/OR PARKING AREA TO A DWELLING ENTRANCE THAT IS LEVEL.
SILVER LEVEL
A. PROVIDE A SAFE AND CONTINUOUS PATHWAY FROM:
I. THE FRONT BOUNDARY OF THE ALLOTMENT; OR
II. A CAR PARKING SPACE, WHERE PROVIDED, WHICH MAY INCLUDE THE DRIVEWAY ON THE ALLOTMENT, TO AN ENTRANCE THAT IS LEVEL (STEP-FREE) AS SPECIFIED IN ELEMENT 2.
THIS PROVISION DOES NOT APPLY WHERE THE AVERAGE SLOPE OF THE GROUND WHERE THE PATH WOULD FEATURE IS STEEPER THAN 1:14.
B. THE PATH OF TRAVEL AS REFERRED TO IN (A) SHOULD HAVE A MINIMUM CLEAR WIDTH OF 1000MM AND –
I. AN EVEN, FIRM, SLIP RESISTANT SURFACE;
II. A CROSSFALL OF NOT MORE THAN 1:40;
III. A MAXIMUM PATHWAY SLOPE OF 1:14, WITH LANDINGS PROVIDED AT NO GREATER THAN 9M FOR A 1:14 RAMP AND NO GREATER THAN 15M FOR RAMPS STEEPER THAN 1:20. LANDINGS SHOULD BE NO LESS THAN 1200MM IN LENGTH; AND
IV. BE STEP-FREE
C. A STEP RAMP MAY BE INCORPORATED AT AN ENTRANCE DOORWAY WHERE THERE IS A CHANGE IN HEIGHT OF 190MM OR LESS. THE STEP RAMP SHOULD PROVIDE:
I. A MAXIMUM GRADIENT OF 1:10
II. A MINIMUM CLEAR WIDTH OF 1000MM (PLEASE NOTE: WIDTH SHOULD REFLECT THE PATHWAY WIDTH)
III. A MAXIMUM LENGTH OF 1900MM
LEVEL LANDINGS NO LESS THAN 1200MM IN LENGTH, EXCLUSIVE OF THE SWING OF THE DOOR OR GATE THAN OPENS ONTO THEM.
MUST BE PROVIDED AT THE HEAD AND FOOT OF THE RAMP.
NOTE THE WIDTH OF THE LANDING WILL BE DETERMINED BY THE ADJOINING PATHWAY.

2. DWELLING ENTRANCE
PERFORMANCE STATEMENT - THERE IS AT LEAST ONE LEVEL (STEP-FREE) ENTRANCE INTO THE DWELLING TO ENABLE HOME OCCUPANTS TO EASILY ENTER AND EXIT THE DWELLING.
SILVER LEVEL
A. THE DWELLING SHOULD PROVIDE AN ENTRANCE DOOR WITH -
I. A MINIMUM CLEAR OPENING WIDTH OF 820MM (SEE FIGURE 2(A));
II. A LEVEL (STEP-FREE) TRANSITION AND THRESHOLD (MAXIMUM VERTICAL TOLERANCE OF 5MM BETWEEN ABUTTING SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELED); AND
III. REASONABLE SHELTER FROM THE WEATHER.
B. A LEVEL LANDING AREA OF AT LEAST 1200MM X 1200MM SHOULD BE PROVIDED AT THE LEVEL (STEP FREE)
C. WHERE THE THRESHOLD AT THE ENTRANCE EXCEEDS 5MM AND IS LESS THAN 56MM, A RAMPED THRESHOLD MAY BE PROVIDED (SEE FIGURE 1(B)).
D. THE LEVEL (STEP-FREE) ENTRANCE SHOULD BE CONNECTED TO THE SAFE AND CONTINUOUS PATHWAY AS SPECIFIED IN ELEMENT 1.
NOTE THE ENTRANCE MUST INCORPORATE WATERPROOFING AND TERMITE MANAGEMENT REQUIREMENTS AS SPECIFIED IN THE NCC.

3. CAR PARKING (WHERE PART OF THE DWELLING ACCESS)
PERFORMANCE STATEMENT - WHERE THE PARKING SPACE IS PART OF THE DWELLING ACCESS IT SHOULD ALLOW A PERSON TO OPEN THEIR CAR DOORS FULLY AND EASILY MOVE AROUND THE VEHICLE.
NOT APPLICABLE

4. INTERNAL DOORS & CORRIDORS
PERFORMANCE STATEMENT - INTERNAL DOORS AND CORRIDORS FACILITATE COMFORTABLE AND UNIMPEDED MOVEMENT BETWEEN SPACES.
SILVER LEVEL
A. DOORWAYS TO ROOMS ON THE ENTRY LEVEL USED FOR LIVING, DINING, BEDROOM, BATHROOM, KITCHEN, LAUNDRY AND SANITARY COMPARTMENT PURPOSES SHOULD PROVIDE:
I. A MINIMUM CLEAR OPENING WIDTH OF 820MM (SEE FIGURE 2(A)); AND
II. A LEVEL TRANSITION AND THRESHOLD (MAXIMUM VERTICAL TOLERANCE OF 5MM BETWEEN ABUTTING SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELED).
B. INTERNAL CORRIDORS/PASSAGEWAYS TO THE DOORWAYS REFERRED TO IN (A) SHOULD PROVIDE A MINIMUM CLEAR WIDTH OF 1000MM.

5. TOILET
PERFORMANCE STATEMENT - THE GROUND (OR ENTRY) LEVEL HAS A TOILET TO SUPPORT EASY ACCESS FOR HOME OCCUPANTS AND VISITORS.
SILVER LEVEL
A. DWELLINGS SHOULD HAVE A TOILET ON THE GROUND (OR ENTRY) LEVEL THAT PROVIDES:
I. A MINIMUM CLEAR WIDTH OF 900MM BETWEEN THE WALLS OF THE BATHROOM IF LOCATED IN A SEPARATE ROOM; AND
II. A MINIMUM 1200MM CLEAR CIRCULATION SPACE FORWARD OF THE TOILET PAN EXCLUSIVE OF THE SWING OF THE DOOR IN ACCORDANCE WITH FIGURE 3(A).
B. IF THE TOILET IS LOCATED WITHIN THE GROUND (OR ENTRY) LEVEL BATHROOM, THE TOILET PAN SHOULD BE LOCATED IN THE CORNER OF THE ROOM TO ENABLE THE INSTALLATION OF GRABRAILS.

6. SHOWER
PERFORMANCE STATEMENT - THE BATHROOM AND SHOWER IS DESIGNED FOR EASY AND INDEPENDENT ACCESS FOR ALL HOME OCCUPANTS.
SILVER LEVEL
A. ONE BATHROOM SHOULD FEATURE A SLIP RESISTANT, HOBLESS (STEP-FREE) SHOWER RECESS. SHOWER SCREENS ARE PERMITTED PROVIDED THEY CAN BE EASILY REMOVED AT A LATER DATE.
B. THE SHOWER RECESS SHOULD BE LOCATED IN THE CORNER OF THE ROOM TO ENABLE THE INSTALLATION OF GRABRAILS AT A FUTURE DATE.

7. REINFORCEMENT OF BATHROOM & TOILET WALLS
PERFORMANCE STATEMENT - THE BATHROOM AND TOILET WALLS ARE BUILT TO ENABLE GRABRAILS TO BE SAFELY AND ECONOMICALLY INSTALLED.
SILVER LEVEL
A. EXCEPT FOR WALLS CONSTRUCTED OF SOLID MASONRY OR CONCRETE, THE WALLS AROUND THE SHOWER, BATH (IF PROVIDED) AND TOILET SHOULD BE REINFORCED TO PROVIDE A FIXING SURFACE FOR THE SAFE INSTALLATION OF GRABRAILS.
B. THE FASTENINGS, WALL REINFORCEMENT AND GRABRAILS COMBINED MUST BE ABLE TO WITHSTAND AT LEAST 1100N OF FORCE APPLIED IN ANY POSITION AND IN ANY DIRECTION. WHEN IT COMES TO ASSESSING THE EXISTENCE OF WALL REINFORCING, THE ASSESSOR HANDBOOK PROVIDES INFORMATION ON A WALL SCANNING DEVICE THAT CAN BE USED TO VERIFY THAT REINFORCEMENT EXISTS BEHIND WALL SHEETING. THIS INFORMATION ALONG WITH EVIDENCE SUCH AS DETAILS AND DRAWINGS COLLECTED FROM THE BUILDER MAY BE SUFFICIENT TO SATISFY AN ASSESSOR. IT IS ALSO POSSIBLE THAT AN INSPECTION OF THE WALLS PRIOR TO SHEETING IS NEEDED. ASSESSORS SHOULD DETERMINE THE INSPECTION REQUIREMENTS FOR AS BUILT INSPECTIONS WITH THEIR CLIENT AND BUILDER AS EARLY IN THE CONSTRUCTION PROCESS AS POSSIBLE. OFTEN ASKING THE BUILDER TO PHOTOGRAPH THE WALL BEFORE THE SHEETING IS APPLIED IS SUFFICIENT.
C. THE WALLS AROUND THE TOILET ARE TO BE REINFORCED BY INSTALLING:
I. NOGGINGS WITH A THICKNESS OF AT LEAST 25MM IN ACCORDANCE WITH FIGURE 6(A); OR
II. SHEETING WITH A THICKNESS OF AT LEAST 12MM IN ACCORDANCE WITH FIGURE 6(B).
D. THE WALLS AROUND THE BATH ARE TO BE REINFORCED BY INSTALLING:
I. NOGGINGS WITH A THICKNESS OF AT LEAST 25MM IN ACCORDANCE WITH FIGURE 7(A); OR
II. SHEETING WITH A THICKNESS OF AT LEAST 12MM IN ACCORDANCE WITH FIGURE 7(B).
E. THE WALLS AROUND THE HOBLESS (STEP-FREE) SHOWER RECESS ARE TO BE REINFORCED BY INSTALLING:
I. NOGGINGS WITH A THICKNESS OF AT LEAST 25MM IN ACCORDANCE WITH FIGURE 8(A); OR
II. SHEETING WITH A THICKNESS OF AT LEAST 12MM IN ACCORDANCE WITH FIGURE 8(B).

8. INTERNAL STAIRWAYS
PERFORMANCE STATEMENT - WHERE INSTALLED, STAIRWAYS ARE DESIGNED TO REDUCE THE LIKELIHOOD OF INJURY AND ALSO ENABLE FUTURE ADAPTATION.

SILVER LEVEL
A. STAIRWAYS IN DWELLINGS MUST FEATURE:
I. A CONTINUOUS HANDRAIL ON ONE SIDE OF THE STAIRWAY WHERE THERE IS A RISE OF MORE THAN 1M.

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DEVELOPMENT APPLICATION

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1	01/12/2017	DEVELOPMENT APPLICATION	PM

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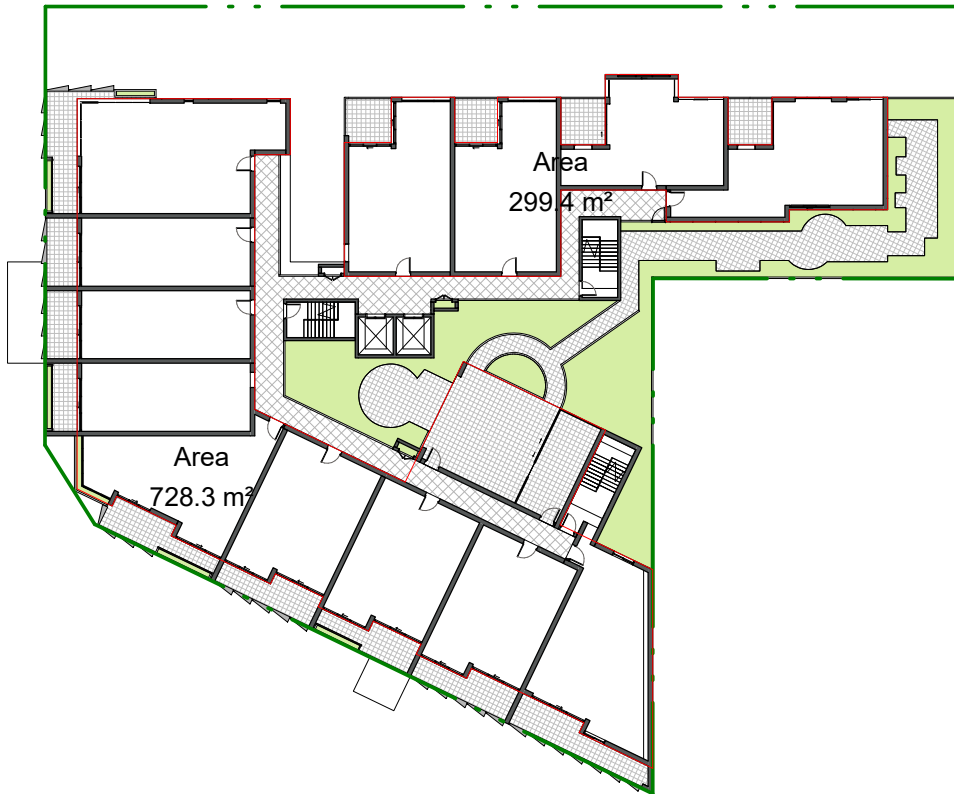
PROJECT
2 DELMAR PARADE,
DEE WHY, NSW

DRAWING TITLE
LIVABLE UNIT PLANS

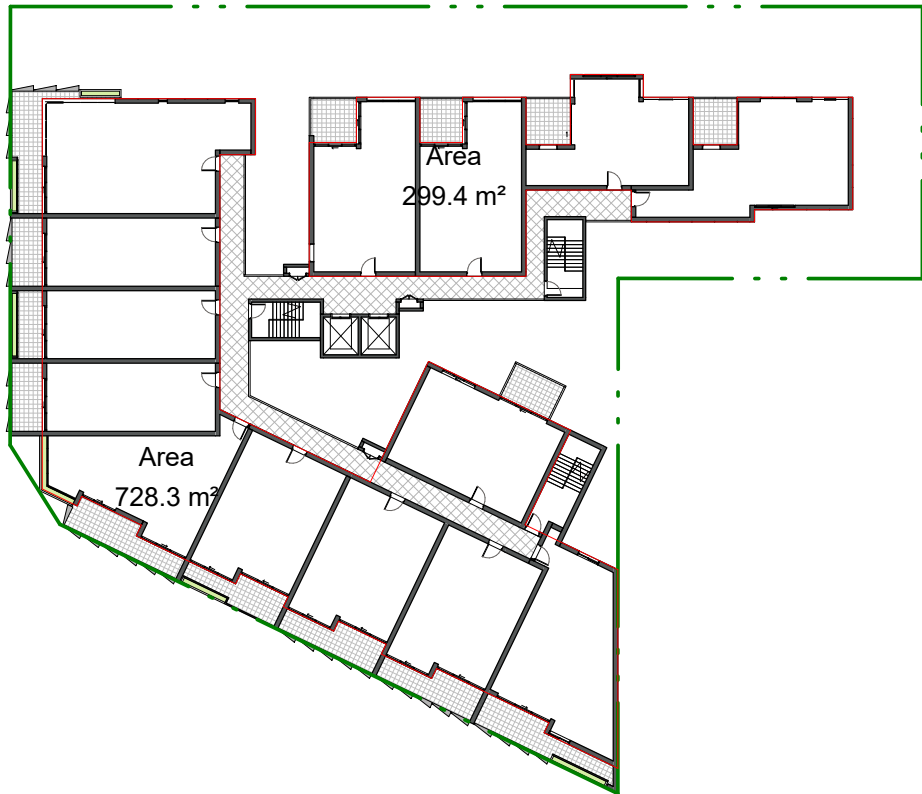
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JOB 17079	DRAWING DA9.04	REVISION 1	



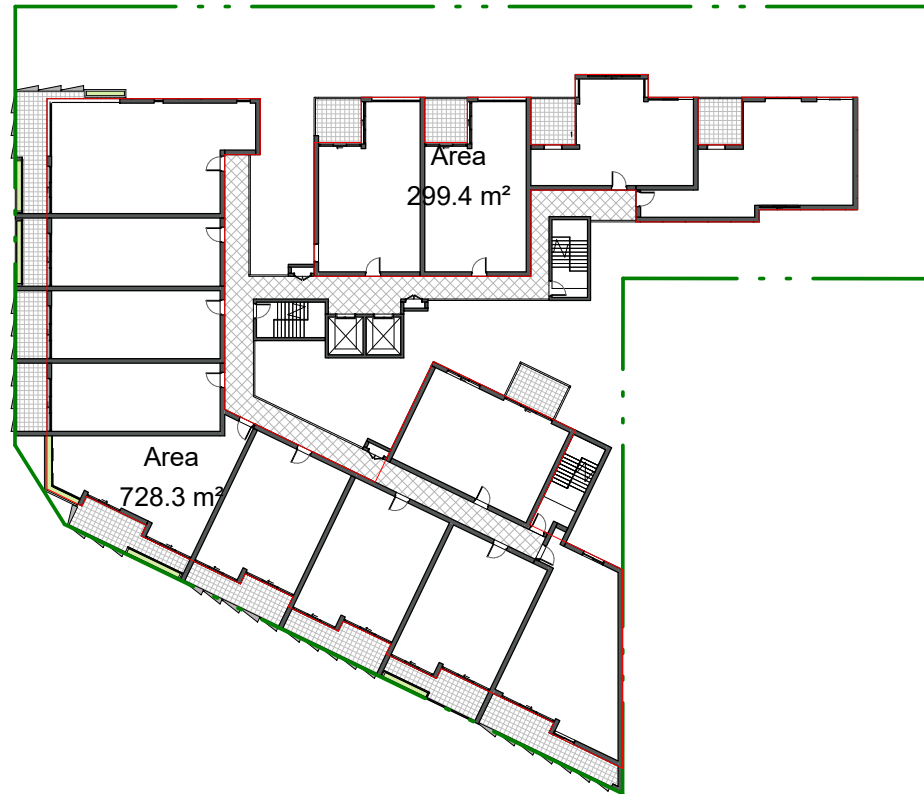
1 GROUND LEVEL
1 : 500



2 LEVEL 1
1 : 500



3 LEVEL 2
1 : 500



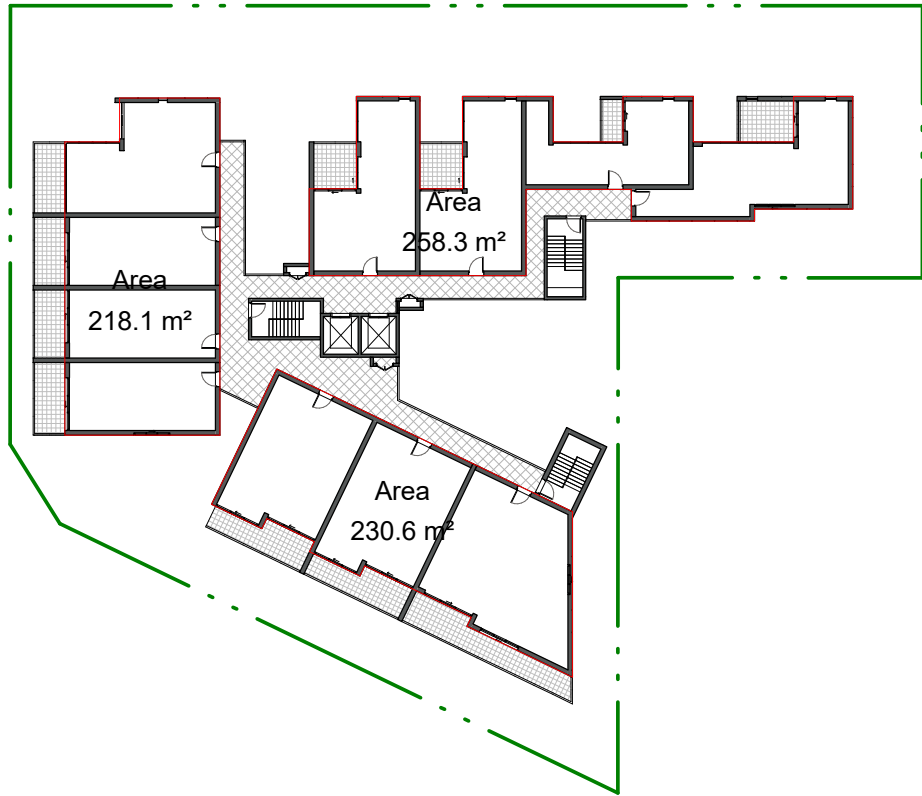
4 LEVEL 3
1 : 500



5 LEVEL 4
1 : 500



6 LEVEL 5
1 : 500



7 LEVEL 6
1 : 500

UNIT INTERNAL AREA...		
Level	Name	Area

LEVEL 1	1B	56.4 m²
LEVEL 1	1B+S	71.0 m²
LEVEL 1	1B+S	64.6 m²
LEVEL 1	1B+S	61.6 m²
LEVEL 1	1B+S	61.6 m²
LEVEL 1	1B+S	61.6 m²
LEVEL 1	1B+S	66.1 m²
LEVEL 1	1B+S	66.1 m²
LEVEL 1	2B	89.1 m²
LEVEL 1	2B	73.6 m²
LEVEL 1	STUDIO	50.2 m²
LEVEL 1	STUDIO	50.2 m²
LEVEL 1	STUDIO	50.2 m²

LEVEL 2	1B	56.4 m²
LEVEL 2	1B+S	71.0 m²
LEVEL 2	1B+S	64.6 m²
LEVEL 2	1B+S	61.6 m²
LEVEL 2	1B+S	61.6 m²
LEVEL 2	1B+S	66.1 m²
LEVEL 2	1B+S	66.1 m²
LEVEL 2	1B+S	65.2 m²
LEVEL 2	2B	89.1 m²
LEVEL 2	2B	73.6 m²
LEVEL 2	STUDIO	50.2 m²
LEVEL 2	STUDIO	50.2 m²
LEVEL 2	STUDIO	50.2 m²

UNIT INTERNAL AREA...		
Level	Name	Area

LEVEL 3	1B	56.4 m²
LEVEL 3	1B+S	71.0 m²
LEVEL 3	1B+S	64.6 m²
LEVEL 3	1B+S	61.6 m²
LEVEL 3	1B+S	61.6 m²
LEVEL 3	1B+S	61.6 m²
LEVEL 3	1B+S	66.1 m²
LEVEL 3	1B+S	66.1 m²
LEVEL 3	1B+S	65.2 m²
LEVEL 3	2B	89.1 m²
LEVEL 3	2B	73.6 m²
LEVEL 3	STUDIO	50.2 m²
LEVEL 3	STUDIO	50.2 m²
LEVEL 3	STUDIO	50.2 m²

LEVEL 4	1B	57.4 m²
LEVEL 4	1B	60.3 m²
LEVEL 4	1B	57.4 m²
LEVEL 4	1B+S	61.6 m²
LEVEL 4	1B+S	61.6 m²
LEVEL 4	1B+S	61.6 m²
LEVEL 4	2B	80.7 m²
LEVEL 4	STUDIO	43.4 m²
LEVEL 4	STUDIO	43.4 m²
LEVEL 4	STUDIO	43.4 m²
LEVEL 4	STUDIO	44.9 m²

UNIT INTERNAL AREA...		
Level	Name	Area

LEVEL 5	1B	57.4 m²
LEVEL 5	1B	60.3 m²
LEVEL 5	1B	57.4 m²
LEVEL 5	1B+S	61.6 m²
LEVEL 5	1B+S	61.6 m²
LEVEL 5	1B+S	61.6 m²
LEVEL 5	1B+S	61.6 m²
LEVEL 5	2B	80.7 m²
LEVEL 5	STUDIO	44.9 m²
LEVEL 5	STUDIO	43.4 m²
LEVEL 5	STUDIO	43.4 m²

LEVEL 6	1B	57.4 m²
LEVEL 6	1B	60.3 m²
LEVEL 6	1B	57.4 m²
LEVEL 6	1B+S	61.6 m²
LEVEL 6	1B+S	61.6 m²
LEVEL 6	1B+S	61.6 m²
LEVEL 6	2B	80.7 m²
LEVEL 6	STUDIO	44.9 m²
LEVEL 6	STUDIO	43.4 m²
LEVEL 6	STUDIO	43.4 m²

UNIT TYPES - PER LEVEL		
Level	Name	Count

LEVEL 1	1B	1
LEVEL 1	1B+S	7
LEVEL 1	2B	2
LEVEL 1	STUDIO	3
		13

LEVEL 2	1B	1
LEVEL 2	1B+S	8
LEVEL 2	2B	2
LEVEL 2	STUDIO	3
		14

LEVEL 3	1B	1
LEVEL 3	1B+S	8
LEVEL 3	2B	2
LEVEL 3	STUDIO	3
		14

LEVEL 4	1B	3
LEVEL 4	1B+S	3
LEVEL 4	2B	1
LEVEL 4	STUDIO	4
		11

LEVEL 5	1B	3
LEVEL 5	1B+S	3
LEVEL 5	2B	1
LEVEL 5	STUDIO	4
		11

LEVEL 6	1B	3
LEVEL 6	1B+S	3
LEVEL 6	2B	1
LEVEL 6	STUDIO	4
		11

Grand total 74

RETAIL AREA SCHEDULE		
Level	Name	Area

GROUND LEVEL	RETAIL-1	60.5 m²
GROUND LEVEL	RETAIL-2	64.9 m²
GROUND LEVEL	RETAIL-3	39.8 m²
GROUND LEVEL	RETAIL-4	65.2 m²
GROUND LEVEL	RETAIL-5	121.0 m²
		351.4 m²

GFA CALCULATION	
Level	Area

GROUND LEVEL	388.0 m²
LEVEL 1	1027.7 m²
LEVEL 2	1027.7 m²
LEVEL 3	1027.7 m²
LEVEL 4	706.9 m²
LEVEL 5	706.9 m²
LEVEL 6	706.9 m²
Grand total	5591.8 m²

UNIT YIELD	
Unit Type	Count

1B	12
1B+S	32
2B	9
STUDIO	21
Grand total	74

PARKING SCHEDULE	
Level	Count

BASEMENT 2	49
BASEMENT 1	48
GROUND LEVEL	20
Grand total	117

PARKING REQUIRED AS PER COUNCIL:
1 x STUDIO = 1x21 = 21
1 x 1 BED = 1x12 = 12
1 x 1 BED+S = 1x32 = 32
1.2 x 2 BED = 1.2x09 = 11

TOTAL FOR RESIDENCE = 76

1 VISITOR PER 5 UNITS = 15

1 COMMERCIAL PARKING PER 16.4 m² = 22

TOTAL CAR PARK REQUIRED = 76+15+22 = 113

TOTAL CAR PARK REQUIRED = 113
TOTAL CAR PARK PROVIDED = 117

TOTAL TENDAM CAR PARKS = 07
TOTAL 2 ACCISSIBLE VISIOTR CAR PARK PROVIDED.
ONE FOR RETAIL AND ONE FOR RESIDENCE

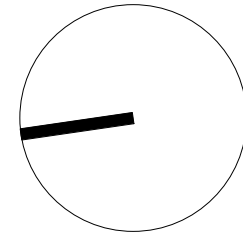
TOTAL NUMBER OF BICYCLE SPACE = 82 IN BASEMENT-2

PLOT AREA : 2060 m²
TOTAL GFA ALLOWED = 2060 x 3.2 = 6592 m²

PROPOSED GFA = 5591.8 m²
CURRENT FSR = 2.71:1

IMPORTANT NOTES:
Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of MARCHESE + PARTNERS INTERNATIONAL PTY. LTD.

DEVELOPMENT APPLICATION



REVISION	DATE	DESCRIPTION	BY
1	01/12/2017	DEVELOPMENT APPLICATION	PM

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CLIENT
GANNET
DEVELOPMENTS

PROJECT
2 DELMAR PARADE,
DEE WHY, NSW

DRAWING TITLE
FSR CALCULATIONS

SCALE 1 : 500 @A1	DATE 01/12/2017	DRAWN PM	CHECKED PD
JOB 17079	DRAWING DA9.05	REVISION 1	