

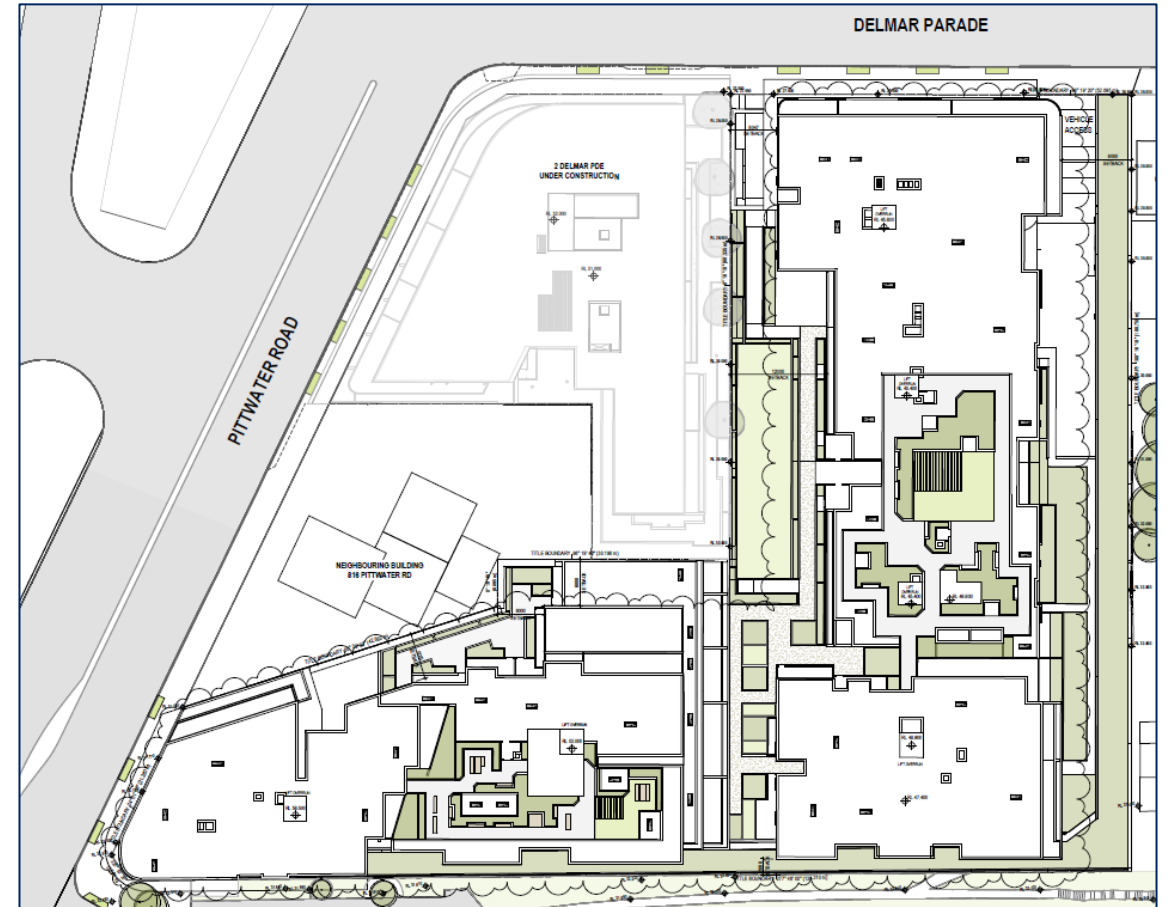
SSD 68230714 - Mixed use development with affordable housing, 4 Delmar Parade and 812 Pittwater Road, Dee Why

IPC Briefing

26 November 2024

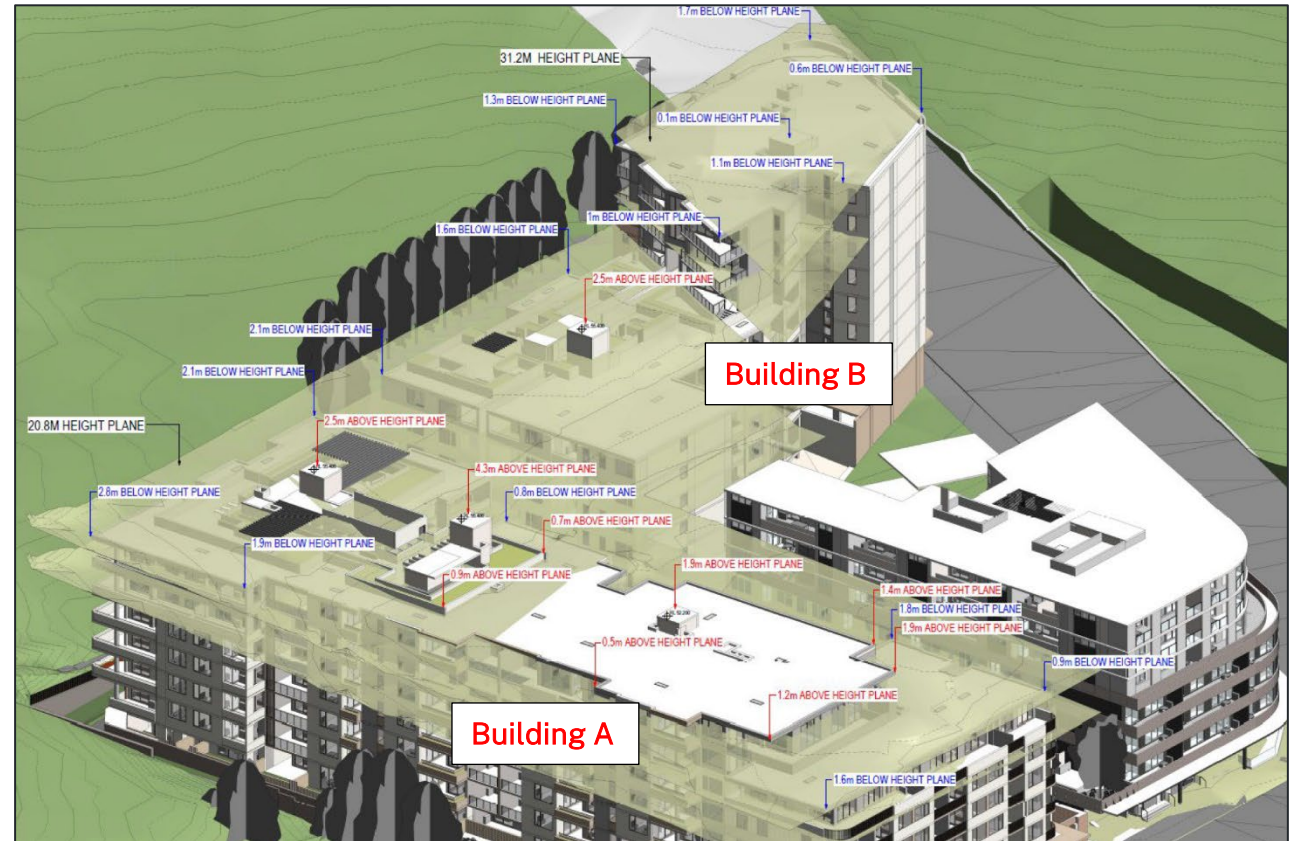
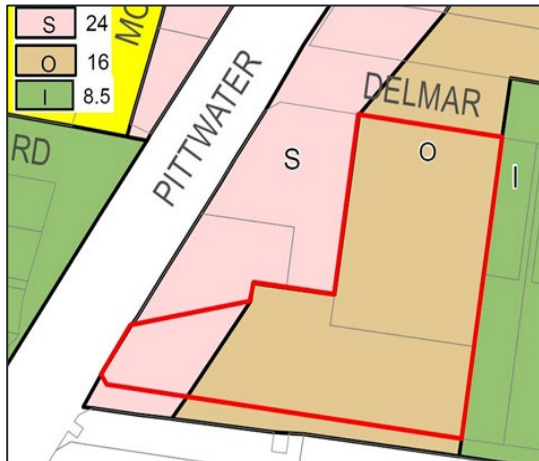
Approved Local DA

- DA2022/0145 approved by Sydney North Planning Panel has been modified on two occasions.
- The consent, as modified, approves:
 - demolition, tree removal and excavation
 - construction of 218 apartments, 4 commercial tenancies and a 3 level basement
 - relocation and upgrade of stormwater infrastructure
 - associated landscaping and infrastructure works.



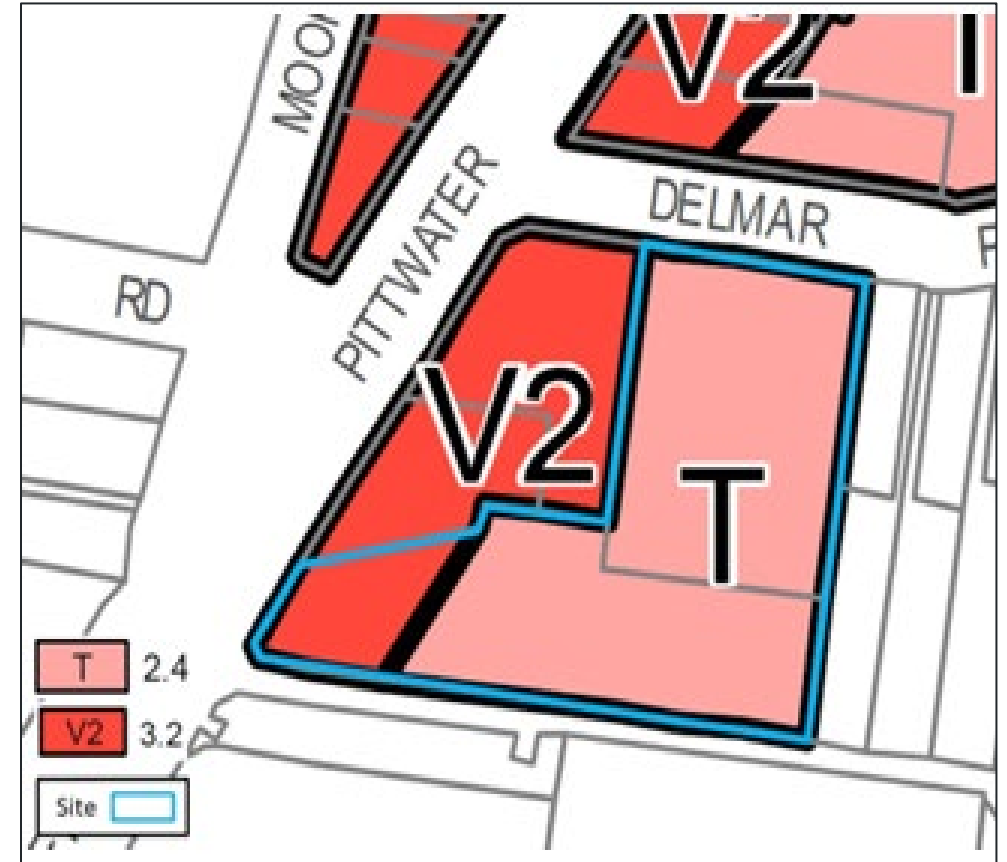
Built form: building height

	LEP max. building height	Max. building height permitted (LEP + Housing SEPP)	Proposed building height	Difference
Eastern portion (O)	16 m	20.8 m	25.1 m	+4.3 m (20.7% exceedance)
Western portion (S)	24 m	31.2 m	30.2 m	-1m (complies)



Built form: floor space ratio

Site Location	Site area	LEP max. FSR	Max FSR permitted (LEP + Housing SEPP)	Max. GFA permitted	Proposed GFA	Difference
Eastern portion (T)	6,800m ²	2.4:1	3.12:1	21,216m ²	19,337.7m ²	-1,878.3m ² (complies)
Western portion (V2)	990m ²	3.2:1	4.16:1	4,118m ²	5,616.7m ²	+1,498.3m ² (36.4% exceedance)
Total	7,790m ²			25,334m ²	24,954.4m ²	-380m ² (complies)



Built form: podium height

Building / street frontage	LEP max. podium height	Proposed podium height	Variation	Approved DA podium height
Building A / Delmar Parade	2 storeys	5 storeys	3 storeys	4 storeys
Building B / Pittwater Road	3 storeys	9 storey tower (no podium)	6 storeys	7 storey tower (no podium)



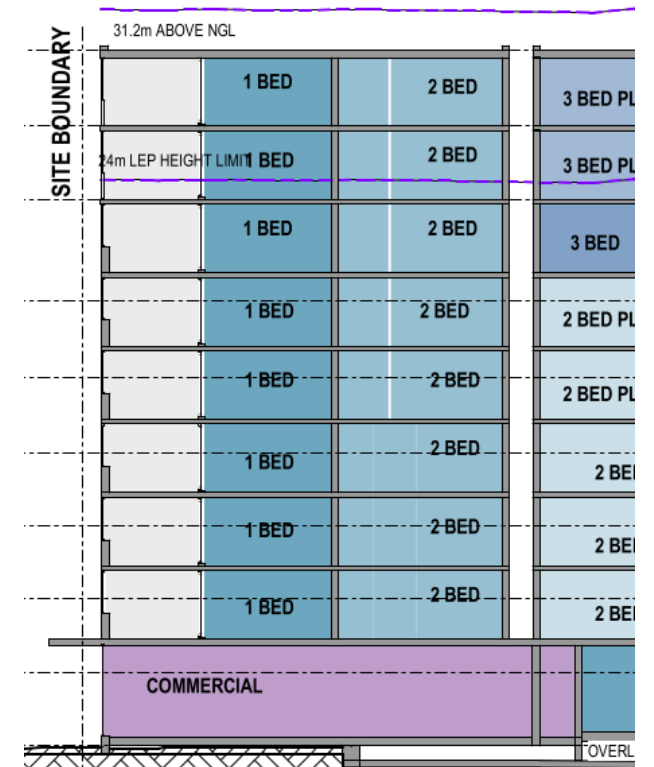
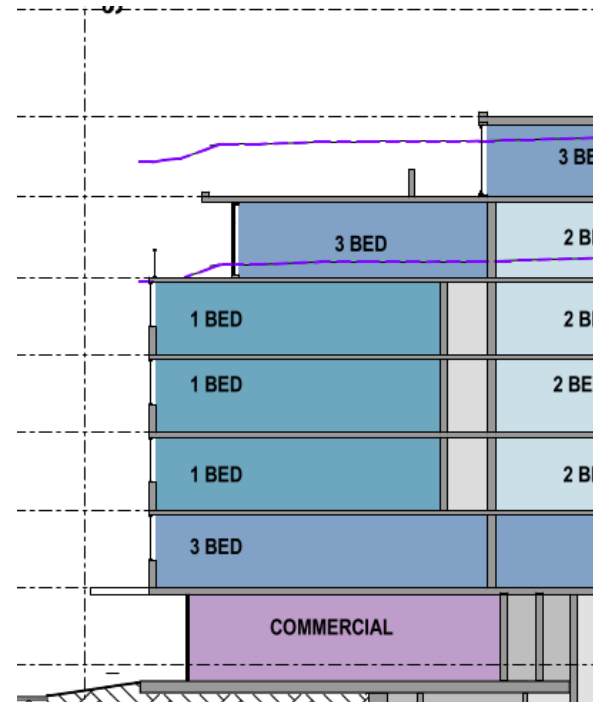
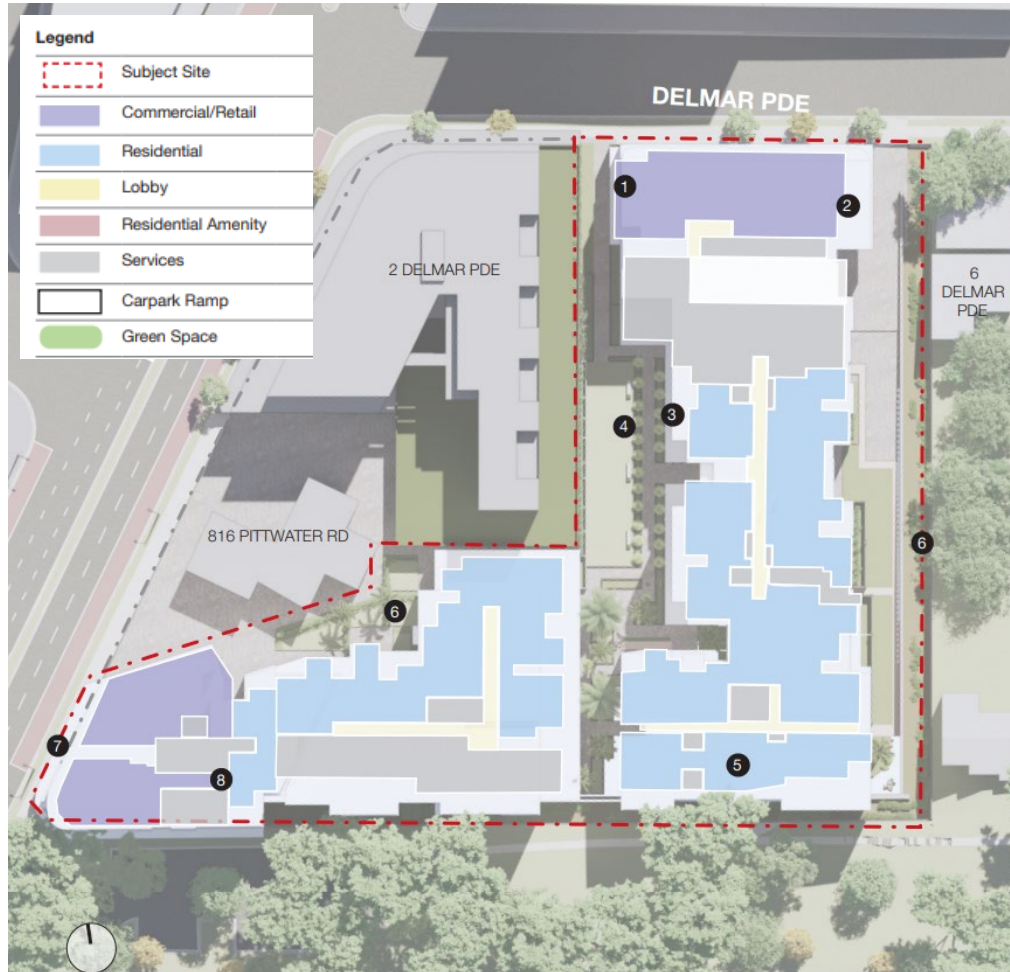
Built form: podium height



Built form: podium height

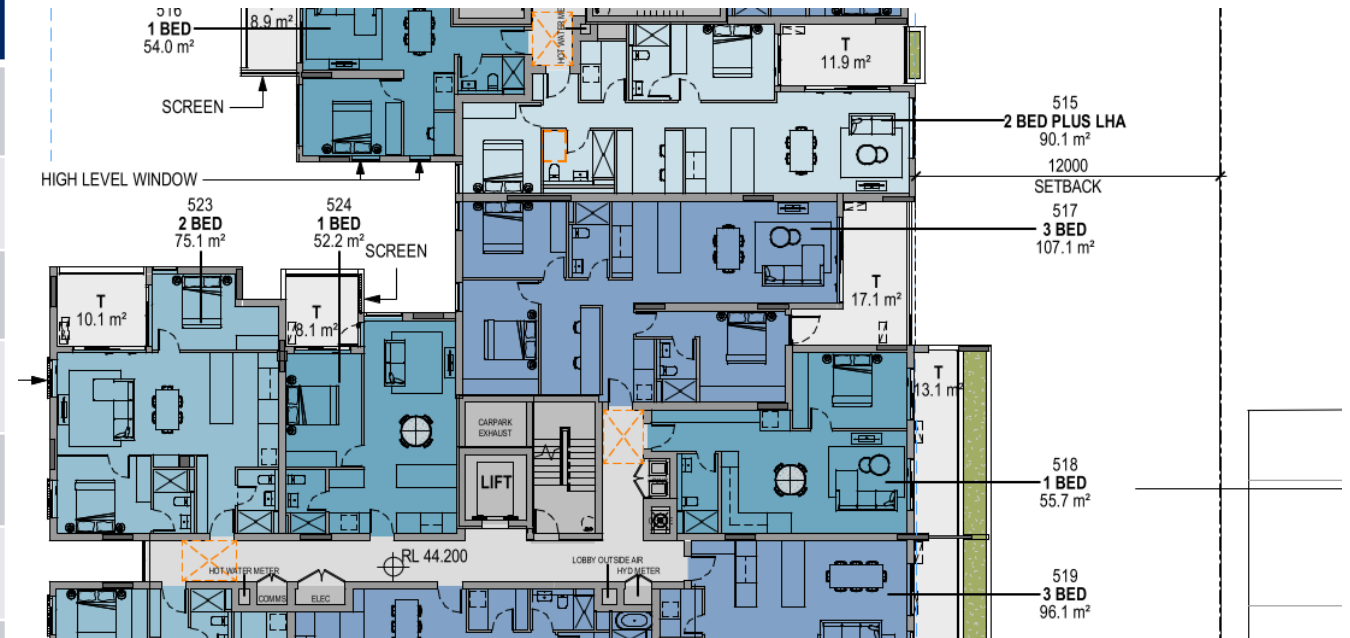


Built form: podium land use



Built form: building separation

Location	ADG recommendation	Provided
Building A and B at ground to level 3 (internal)	12 m	1.5 m to 7 m
Building A and B at levels 4 to 6 (internal)	18 m	12 m
Building A to low density residential zone at level 4 to level 6	12 m	9 m
Building A to 2 Delmar Parade at level 4 to level 5	9 m	6 m
Building B and 816 Pittwater Road at ground to level 3	6 m	0 m to 6 m
Building B and 816 Pittwater Road at level 4 to level 7	9 m	0 m to 6 m
Building B and 816 Pittwater Road at level 8 to 9	12 m	0 m



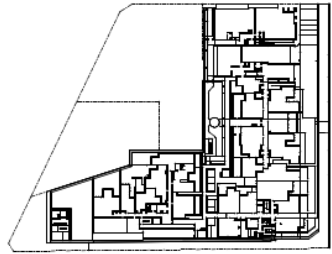
Traffic and parking



Impacts to Stony Range Regional Botanical Gardens



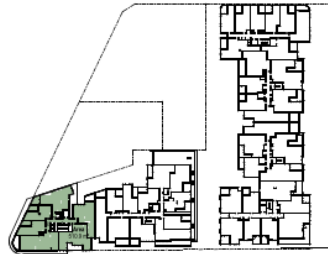
Affordable housing



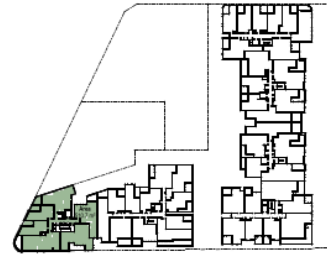
GROUND



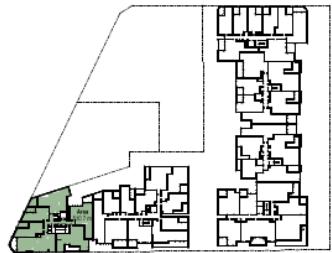
LEVEL 1



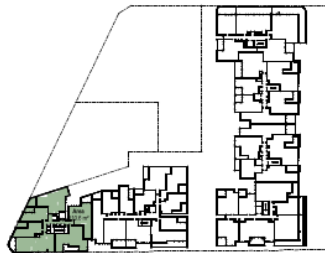
LEVEL 2



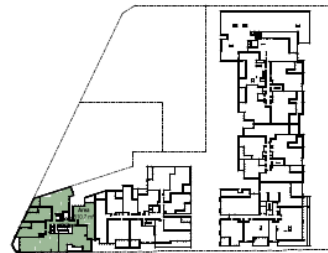
LEVEL 3



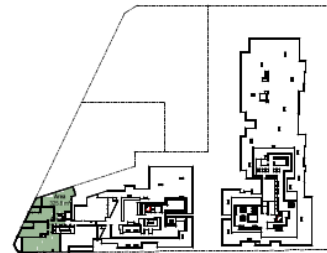
LEVEL 4



LEVEL 5



LEVEL 6



LEVEL 7



LEVEL 8



LEVEL 9

LEVEL	CORE	RESIDENTIAL AREA	CORRIDOR AREA
LEVEL 1	F	107.3 m ²	27.7 m ²
LEVEL 2	F	510.9 m ²	35.4 m ²
LEVEL 3	F	510.7 m ²	35.6 m ²
LEVEL 4	F	510.7 m ²	35.6 m ²
LEVEL 5	F	510.6 m ²	35.6 m ²
LEVEL 6	F	510.7 m ²	35.6 m ²
LEVEL 7	F	325.8 m ²	21.1 m ²
LEVEL 8	F	324.8 m ²	21.2 m ²
LEVEL 9	F	220.7 m ²	15.5 m ²
		3532.1 m ²	263.2 m ²

AFFORDABLE HOUSING GFA
3795.3 m²
3795.3 m²



Drainage and stormwater flow

