

DELMAR

DEE WHY





ABOUT LANDMARK GROUP

CREATING OUTSTANDING RESIDENTIAL COMMUNITIES WHERE PEOPLE LOVE TO LIVE

Landmark is an Australian residential property developer specialising in creating attractive developments in places where people love to live, ideally located close to transport, shops, cafes, restaurants and parks.

With over 20 years' experience, we've successfully completed thousands of apartments and luxury homes across Sydney, from the North Shore and Northern Beaches to the Sutherland Shire and Western Suburbs.

Importantly, our 'Landmark Quality Difference' sets us apart. We offer an extended 10-year Structural Warranty on all our buildings beyond NSW's statutory 6 years'. We don't use combustible cladding or materials and take extra care with waterproofing and mould protection. Landmark also follows a rigorous proprietary quality assurance regime, dedicated to rectifying any post-completion anomalies quickly and effectively.





DELMAR



MOMENTS FROM THE BEACH





IN THE HEART OF AN URBAN NEIGHBOURHOOD



NATURE'S WONDERLAND AT YOUR DOORSTEP

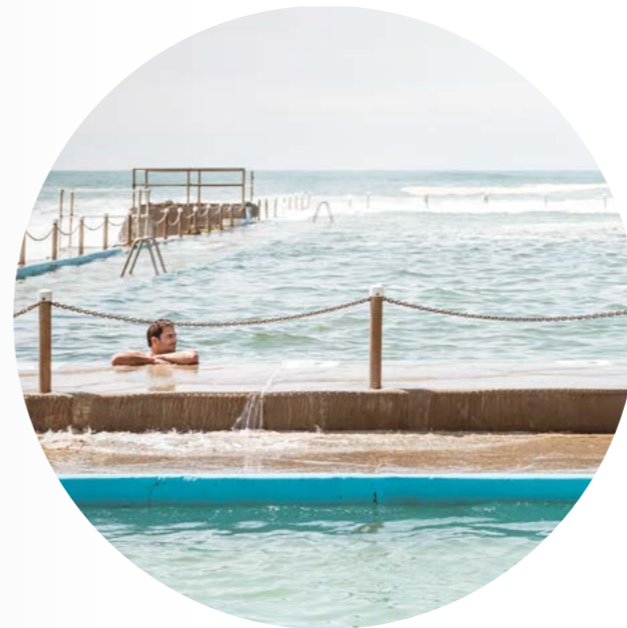


COASTAL WALKS

Kilometres of pristine coastline encompass renowned ocean surf beaches, spectacular swimming spots and sheltered bays. Take a stroll along the dramatic coastal walks, breathe in the views, and indulge your love of Dee Why's fresh sea air anytime you choose.

DEE WHY BEACH

Get up early and catch a wave. Spend sun-filled days on the sand with the blue of the ocean as your backdrop. Dee Why's safe, patrolled beach is one the finest on the Northern Beaches boasting magnificent views up and down the coast.



DEE WHY BATHS

Just by the promenade alongside the beach, this 50-metre pool with its special toddler area is simply idyllic. Enjoy laps and naps amongst the spectacular scenery as this coastal gem spills out towards the ocean beyond.



LONG REEF GOLF CLUB

Golfing legend Peter Thomson describes it as "the best site of any golf course in Sydney". The beautiful beachside setting has made Long Reef one of our finest golf clubs, commanding unsurpassed views all the way to the Central Coast in the north and Manly in the south.



IMMERSE YOURSELF IN COOL GREEN LANDSCAPES, RIGHT NEXT DOOR

STONY RANGE BOTANIC GARDEN

A cool oasis on your doorstep, filled with native trees, grasses, ferns, palms and our precious wildlife. The vivid colours of the gardens' spectacular floral displays come to life in spring, though its beauty is breathtaking any time of year.



YOUR URBAN NEIGHBOURHOOD

LIGHTHOUSE MALL

For all your everyday needs and more, Lighthouse Mall has seeded a new hub for the Northern Beaches with its full line Woolworths supermarket, banking services, Crunch Fitness gymnasium and lively piazza-style dining precinct.



BY DANIELLA BOUTIQUE

If you're looking for a dress for a special occasion, look no further. This women's fashion boutique has you covered from formal gowns, evening wear, cocktail and mother of the bride dresses plus great matching accessories and shoes.

CAFE CULTURE



CORRETTO

Just a stone's throw from the beach, Corretto is the all-day European bar and eatery Dee Why's been waiting for. Spectacular views to the rolling ocean surf are perfected paired with share plates and amazing cocktails served up from early morning until late.



THE BEACH SHED

Once a salty old surf club shed, a cool and relaxed vibe now emanates from this tiny converted cafe overlooking the waves at south Dee Why beach. On a sunny day the outdoor seating is great for families, sandy feet, and parents with prams.



BREW AND I

Drop by for a brew and a banter at this friendly hole-in-the-wall café, just around the corner from your home. It's a bustling little hub boasting a simple nutritious menu, well-sourced produce and locally roasted coffee, dine in or on-the-go before your commute.

EASY RIDE TO THE CITY FROM THE SEA

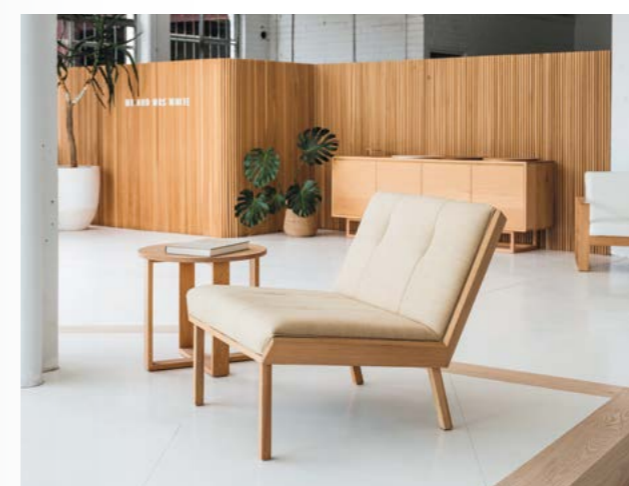
B-LINE BUS

The new B-Line rapid bus transit service offers an easy limited-stop commute to the CBD or to Manly to catch the express harbour ferry to Circular Quay. The B-Line's fleet of modern yellow double deck buses provide frequent and reliable services between Mona Vale and Wynyard. There is no need to plan your trip on B-Line – it's a high frequency 'turn up and go' bus service running 7 days a week.



OLIVER'S TWIST ESPRESSO & WINE

Grab a morning paper and sunny seat at this casual eatery and wine bar. It's a favourite for those in need of a coffee fix while shopping, or a weekend brunch. Enclosed decking where thoughtful heaters and rugs keep you warm in the winter months.



MR & MRS SMITH

Based out of a cool warehouse-style space, a husband and wife team create timeless timber furniture and bespoke pieces on site here in Dee Why. Take a peek into the workroom from the showroom floor and see the beautiful timbers being turned by hand.



URBAN COOL BY THE BEACH

ABOUT THE BUILDING

Dee Why is Delmar's inspiration – a place that reflects all the best attributes of the city and coast. At the gateway to Dee Why's growing town centre and a stroll to the beach, Delmar's 'inside-out' design approach captures the suburb's dual urban and coastal lifestyles. The exterior palette mirrors the colours of the shore. Dee Why's busy weekday life is reflected in Delmar's proximity to retail hubs and super-express bus transit. The relaxed weekend life is seen in the cool, landscaped internal courtyard atrium and the open 'breezeway' apartment design that draws light and air into the homes. It offers a new type of breathable living that combines beach house style 'front porches' with 'backyard' balconies that address both the street and internal atrium while opening out to views and flow-through air.

ARCHITECTURE'S NEW WAVE

ROTLOWMAN ARCHITECTS

Rothelowman brings a unique depth of thought and remarkable skill to the creation of Delmar. Since establishment in 1991, the award-winning firm has been at the forefront of an innovative, design-led approach to the evolution of the modern Australian city. When designing residential buildings, Rothelowman has no generic formula. Instead, the firm focuses on the local story and incorporates this narrative into the design. Delmar exemplifies this philosophy. It provides for the diverse experiences of living in an urban beachside – a perfect fusion of Dee Why's multi-faceted ocean and city lifestyles.



Beach vibes with an urban edge. Close to the ocean waves and the lively beat of Dee Why's town centre, life at Delmar moves at your own pace. A stunning internal atrium and communal gardens bring a fresh feel while onsite and nearby retail ensure doorstep convenience. Above all, Delmar's beautiful one, two and three-bedroom apartments really capture that easy beach house mood.





A fresh face in the heart of Dee Why. Delmar's modern architectural form is an inspired first for this sought-after beach suburb – a compelling fusion of contemporary and coastal architecture. Breathe in the district views to the hillside or glimpses over the tree canopies to the coast. For everyday convenience, all apartments include video intercom security, secure parking and ample storage to stow your beach kit.





Cool, cosmopolitan and blissfully calm. Delmar's easy interior mood feels so right in this coastal setting. Beautiful Carrara marble benchtops, islands and splashbacks add sophistication while European stainless steel appliances, generous pantry storage and thoughtful soft-closing drawers deliver a seamless feel for home chefs.





DELMAR

AN OASIS OF CALM

DELMAR

A BEAUTIFUL SPACE TO RINSE
THE SALT AND SUN FROM YOUR HAIR.

Indulgent bathrooms and ensuites reflect the textures and colours of nature imparting warmth and beauty to these serene private spaces. Open marble display shelving paired with mirrored cabinets offer practical elegance while full-height tiles and frameless glass screens create a clean-lined contemporary look. Every space is detailed to an exceptional standard to create homes that reflect the timeless style and easy comfort of beachside life.



2 DELMAR PARADE - DEE WHY

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DELMAR

You'll love the sense of the space and the easy flow to your entertainer terrace. Expansive glazing amplifies the sense of openness, drawing in natural light while effortlessly maintaining privacy. The interiors are thoroughly modern and luxurious in spirit with neutral tones and timber-look tiled floors tying everything together.

DELMAR

2 DELMAR PARADE - DEE WHY



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DELMAR

Alfresco living finds its ultimate expression as doors slide back to expand interior space and blur the lines between inside and out. Each apartment embraces sunlight with wonderful flow-through designs featuring front and rear balconies or open courtyards that allow the spaces to fully “breathe”. It’s your perfect beach village retreat within city limits.

DELMAR

2 DELMAR PARADE - DEE WHY



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2 DELMAR PDE DEE WHY

SEE YOURSELF HERE

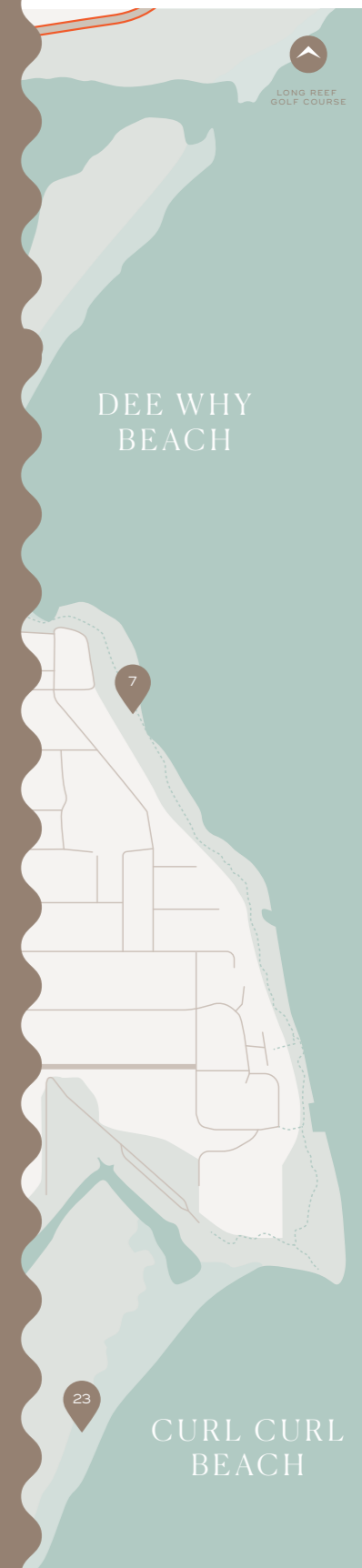
The city, the beach, shopping and leisure. Wherever you want to be, whatever you want to do, Dee Why brings a relaxed beach lifestyle within reach. Moments from Dee Why's lively village, an express commute to the CBD, and an easy stroll to the rolling ocean waves. Life's essentials and life's pleasures are always nearby.

FUTURE DEE WHY

Exciting infrastructure improvements are on the way. The new Northern Beaches hospital is operational, planned upgrades to Dee Why's town centre and major expansion of Warringah Mall are in the works. Open to traffic in 2026, the Western Harbour Tunnel and Beaches Link will make it easier, faster and safer to get around Sydney from the Northern Beaches.



THE BEACH ON YOUR DOORSTEP & THE CITY IN YOUR SIGHTS

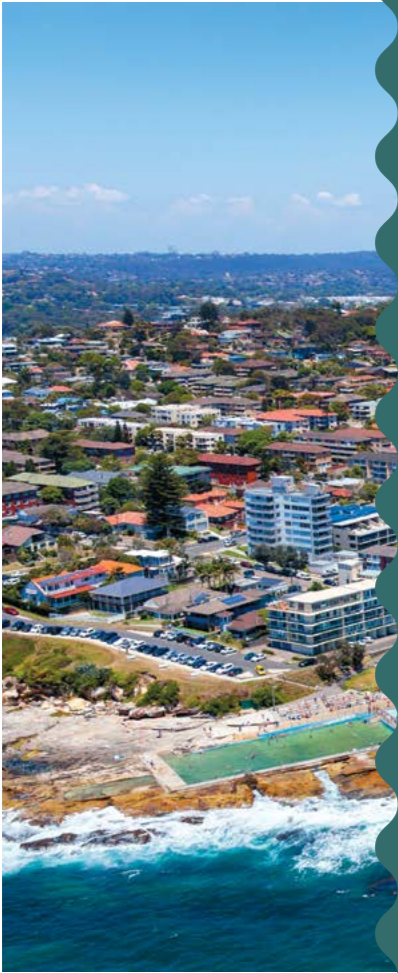




2 DELMAR DEE WHY

LOCATION

The city, the beach, shopping. Wherever you want to be, where Dee Why brings a relaxed beach reach. Moments from Dee Why an express commute to the city to the rolling ocean waves. Life's pleasures are always near.

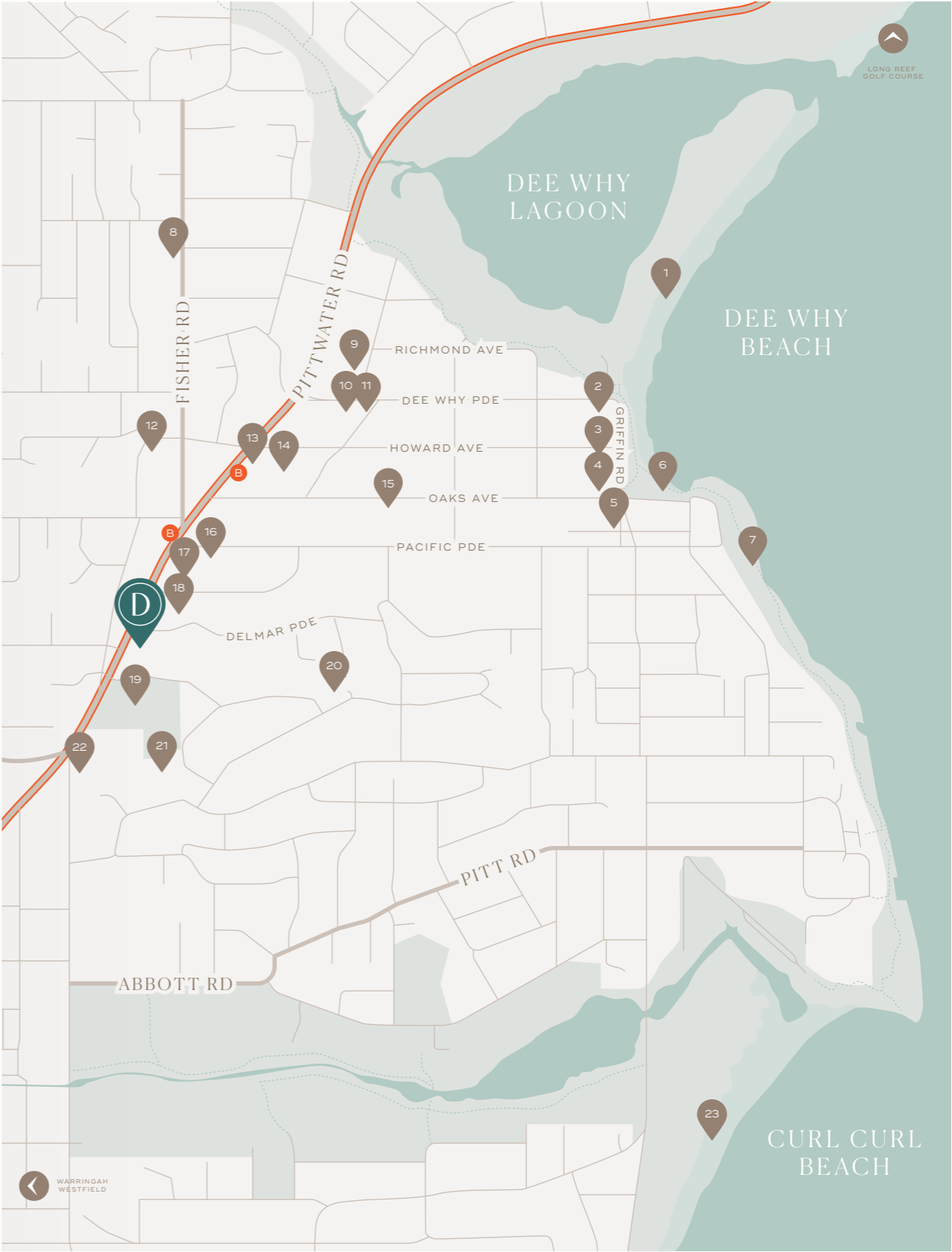


YOUR AREA

- 1 DEE WHY BEACH
- 2 CORRETTO
- 3 STELLA BLUE
- 4 GIRDERS CAFÉ
- 5 BEACH BURRITO
- 6 THE BEACH SHED
- 7 DEE WHY TO MANLY COASTAL WALK
- 8 DEE WHY PUBLIC SCHOOL
- 9 DEE WHY KINDERGARTEN
- 10 DEE WHY VILLAGE PLAZA
- 11 DEE WHY VILLAGE COLES
- 12 BY DANIELLA BOUTIQUE
- 13 LIGHTHOUSE
- 14 WOOLWORTHS
- 15 ST KEVIN'S CATHOLIC PRIMARY SCHOOL
- 16 DEE WHY GRAND COLES
- 17 DEE WHY GRAND
- 18 BREW & I
- 19 STONY RANGE BOTANIC GARDEN
- 20 DELMAR PRIVATE HOSPITAL
- 21 ST LUKES GRAMMAR SCHOOL
- 22 MR & MRS WHITE
- 23 CURL CURL BEACH
- B B-LINE BUS STOP



DELMAR

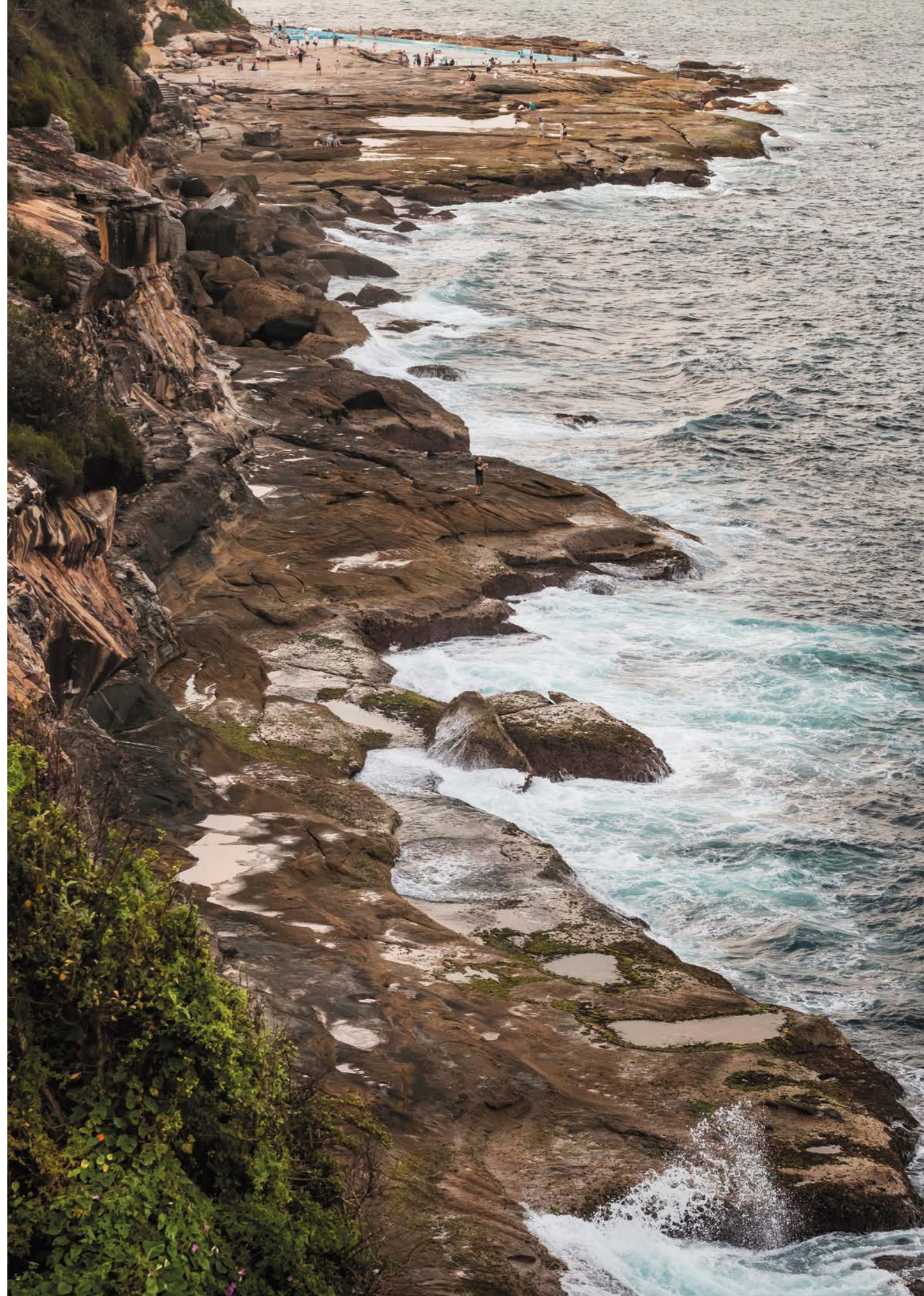




DELMAR

WHERE BEACH VIBES
MEET URBAN EDGE.
YOUR SEACHANGE
IN THE CITY.
DELMAR BRINGS IT
ALL HOME.

2 DELMAR PARADE - DEE WHY





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