

# DRAWING LIST

COVER SHEET	
A001	COVER SHEET
SITE	
A002	SITE ANALYSIS PLAN
A010	SITE PLAN
A011	DEMOLITION PLAN
A012	EXCAVATION PLAN
FLOOR PLANS	
A100	BASEMENT LEVEL 2 PLAN
A101	BASEMENT LEVEL 1 PLAN
A102	GROUND FLOOR PLAN
A103	LEVEL 1 PLAN
A104	LEVEL 2 PLAN
A105	ROOF PLAN
ELEVATIONS	
A300	SOUTH ELEVATION
A301	EAST ELEVATION
A302	NORTH AND WEST ELEVATION
SECTIONS	
A310	SECTION AA
A311	SECTION BB
A312	SECTION CC
MATERIAL AND FINISHES	
A320	MATERIAL AND FINISHES
SHADOW DIAGRAMS	
A400	SHADOW DIAGRAM - SHEET 01
A401	SHADOW DIAGRAM - SHEET 02
A402	SHADOW DIAGRAM - SHEET 03
A403	SHADOW DIAGRAM - SHEET 04
SOLAR STUDY DIAGRAMS	
A405	SOLAR STUDIES - SHEET 01
A406	SOLAR STUDIES - SHEET 02
A407	SOLAR STUDIES - SHEET 03

# NOTES

C2.9	TABLE 3 - TYPE A CONSTRUCTION MINIMUM FRL OF BUILDING ELEMENT BASEMENT FLOORS - B1 AND B2 - 120/120/120
C2.9	TABLE 3 - TYPE A CONSTRUCTION MINIMUM FRL OF BUILDING ELEMENT GROUND FLOOR SLAB - 240/240/240
C2.9	TABLE 3 - TYPE A CONSTRUCTION MINIMUM FRL OF BUILDING ELEMENT ALL RESIDENTIAL FLOOR SLABS - 90/90/90 ACOUSTIC RATING - $R_w + C_{tr} > 50$ and $L_n, W > 62$
C3.11	ALL SOLE OCCUPANCY UNITS TO HAVE A SELF-CLOSING FIRE DOOR WITH MINIMUM FRL OF -/60/30
D1.7	BASEMENT 1 ACCESSIBLE WC TO HAVE A SELF-CLOSING FIRE DOOR WITH MINIMUM FRL OF -/60/30
D3.3	ALL ACCESSIBLE BATHROOMS TO INCLUDE ALL AS1428:1 CIRCULATION - FITTINGS - FIXTURES - CLEARANCES IN THE LIKE FOR FULL COMPLIANCE - INCLUDING SHELVES
E1.3	FIP LOCATED IN RESIDENTIAL LOBBY
E1.3	BOOSTER ASSEMBLY LOCATED ON ROBERTSON ROAD ENTRY
E1.5	SPRINKLERS LOCATED IN ALL BASEMENT LEVELS

# CONSULTANTS

SURVEYOR	ADAM CLERKE SURVEYORS PTY LTD	38 KEVIN AVENUE, AVALON 2107	02 9918 4111
LANDSCAPING	SITE IMAGE-LANSCAPE ARCHITECT	LEVEL 1, 3-5 BAPTIST STREET REDFERN NSW 2016	02 8332 5600
STORM WATER & FLOODING	DEMLAKIAN ENGINEERING	5 RIDGE ST, NORTH SYDNEY NSW 2060	02 9955 4485
ASSESSMENT OF TRAFFIC & PARKING IMPLICATIONS	TRANSPORT AND TRAFFIC PLANNING	SUITE 502, L5 282 VICTORIA AVE, CHATSWOOD 2067	02 9411 5660
TRAFFIC & TRANSPORT MANAGEMENT PLAN	SBMG PTY LTD	PO BOX 8136, GLENMORE PARK NSW 2745	0467 370 380
ACCESSIBILITY	ACCESSIBLE BUILDING SOLUTIONS	124 UPPER WASHINGTON DRIVE, BONNET BAY NSW 2226	02 9528 0276
GEOTECHNICAL & SITE INVESTIGATION	ASSET GEOTECHNICAL	SUITE 2.05/56 DELHI RD, NORTH RYDE NSW 2113	0410 325 566
BASIX	DAMIAN OTOOLE TOWN PLANNING PTY	STUDIO 9.L5 35 BUCKINGHAM STREET, SURRY HILL 2010	0413 031 971
PLANNING (SEE)	HAMPTONS PROPERTY SERVICES	SUITE 404, 203-233 NEW SOUTH HEAD ROAD, EDGECLIFF	02 9386 7009
PHOTOMONTAGE & MODELING	ARCHITECTURAL IMAGES	46/6-8 HERBERT STREET, ST LEONARDS NSW 2065	02 9460 8943
PRIVATE CERTIFIER/BCA REPORT	DIX GARDNER GROUP	LEVEL 4, 155 CASTELREAGH ST, SYDNEY NSW 2000	0428 281 188
ARBORIST	DAMIAN GREEN		0450 575 677

# UNITS

UNIT	LEVEL	1 BED	2 BED	3 BED	BATH	ENS	ADPT.	UNIT AREA	BALCONY/COURTYARD AREA	LIFT ACCESS	DIRECT SUNLIGHT	CROSS THROUGH VENTILATION	SINGLE ASPECT	LIVING ROOM WIDTH	PARKING REQUIRED
01	1		█		█			90 m <sup>2</sup>	11 m <sup>2</sup>	█		█		> 4m	2
02	1		█		█	█	█	94 m <sup>2</sup>	16 m <sup>2</sup>	█			█	>4m	2
03	1		█		█	█		87 m <sup>2</sup>	10 m <sup>2</sup> /14 m <sup>2</sup>	█	█	█		>4m	2
04	1		█		█	█		87 m <sup>2</sup>	10 m <sup>2</sup> /8 m <sup>2</sup>	█	█	█		4m	2
05	1		█		█	█		94 m <sup>2</sup>	10 m <sup>2</sup> /27 m <sup>2</sup>	█	█	█		4m	2
06	1		█		█	█		83 m <sup>2</sup>	9 m <sup>2</sup> /48 m <sup>2</sup>	█	█	█		4m	2
07	1	█			█	█		70 m <sup>2</sup>	9 m <sup>2</sup> /47 m <sup>2</sup>	█	█	█		3.6m	1
08	1			█	█	█		110 m <sup>2</sup>	12 m <sup>2</sup> /38 m <sup>2</sup>	█	█	█		4m	2
09	2				█	█	█	89 m <sup>2</sup>	78 m <sup>2</sup>	█	█	█		> 4m	2
10	2				█	█	█	79 m <sup>2</sup>	30 m <sup>2</sup>	█	█	█		>4m	2
11	2				█	█		77 m <sup>2</sup>	31 m <sup>2</sup>	█	█	█		4m	2
12	2	█			█	█		51 m <sup>2</sup>	21 m <sup>2</sup>	█	█	█		3.6m	1
13	2		█		█	█		95 m <sup>2</sup>	21 m <sup>2</sup>	█	█	█		>4m	2
TOTAL		2	10	1	13 UNITS		3	1106 m <sup>2</sup>			84% (1/3)	92% (1/3)	7% (1/3)		24

# RETAIL

RETAIL SPACE	AREA	STORAGE AREA	PARKING REQUIRED	PARKING PROVIDED
1	40 m <sup>2</sup>	8 m <sup>2</sup>		
2	42 m <sup>2</sup>	13 m <sup>2</sup>		
3	42 m <sup>2</sup>	4 m <sup>2</sup>		
4	42 m <sup>2</sup>	-	1 space per 30m <sup>2</sup>	
5	48 m <sup>2</sup>	-		
6	43 m <sup>2</sup>	16 m <sup>2</sup>		
7	135 m <sup>2</sup>	-		
8	156 m <sup>2</sup>	-		
TOTAL	548 m <sup>2</sup>		18.2 (548/30)	19

# PARKING

	UNITS	UNIT VISITOR	RETAIL	TOTAL
REQUIRED	24	5	19	48
PROVIDED	26	6	20	52

Assessor #	20420	Certificate #	0005506340	Issued:	151220		
Thermal Performance Specifications							
<small>These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents</small>							
Windows	Product ID	Glass	Frame	U value	SHGC	Area M <sup>2</sup>	Detail
Single glazed	Low e	Aluminium		5.6	0.41		As per plans
Skylights	Product ID	Glass	Frame	U value	SHGC	Area M <sup>2</sup>	Detail
Single glazed	Clear	Aluminium					As per plans
<small>Window and skylight U and SHGC values, if specified, are according to ANAC 2005. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.</small>							
External walls	Construction	Insulation	Colour - solar abs.	Detail			
Brick veneer/Framed	R2.5	Medium		As per plans			
Internal walls	Construction	Insulation	Detail				
Plasterboard	None		As per plans.				
Floors	Construction	Insulation	Covering	Detail			
Concrete	None/R2.0		Varies	As per plans. Insulation where car park below.			
Ceilings	Construction	Insulation	Detail				
Plasterboard	R2.5/None		As per plans. Insulation where adjoins roof/exterior.				
Roof	Construction	Insulation	Colour - solar abs.	Detail			
Metal	Foil + R1.0	Medium		As per plans.			
Window cover	Internal (curtains)	External (awnings, shutters, etc)					
As plans		As plans					
Fixed shading	Eaves (width - inc. gutters, h1 above windows)	Location					
As plans - eaves/soffits		As plans - eaves/soffits/louvers as shown					
Overshadowing	Overshadowing structures	Overshadowing trees					
NA							
Orientation, Exposure, Ventilation and Infiltration							
Orientation of nominal north:	0	Living area open to entry:	Y	Ventilated skylights:	N		
Terrain category:	Suburban	Doors separate living areas:	N	Open fire, unflued gas heat:	N		
Roof ventilation:	Unventilated	Stair open to heated areas:	Y/N	Vented downlights:	N		
Cross ventilation:	Standard	Seals to windows and doors:	Y	Wall and ceiling vents:	N		
Subfloor:	Enclosed	Exhaust fans without dampers:	N				



ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL BOUNDARIES & CONTOURS SUBJECT TO SURVEY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR IN WHOLE WITHOUT THE PERMISSION OF CRAWFORD ARCHITECTS PTY LTD.

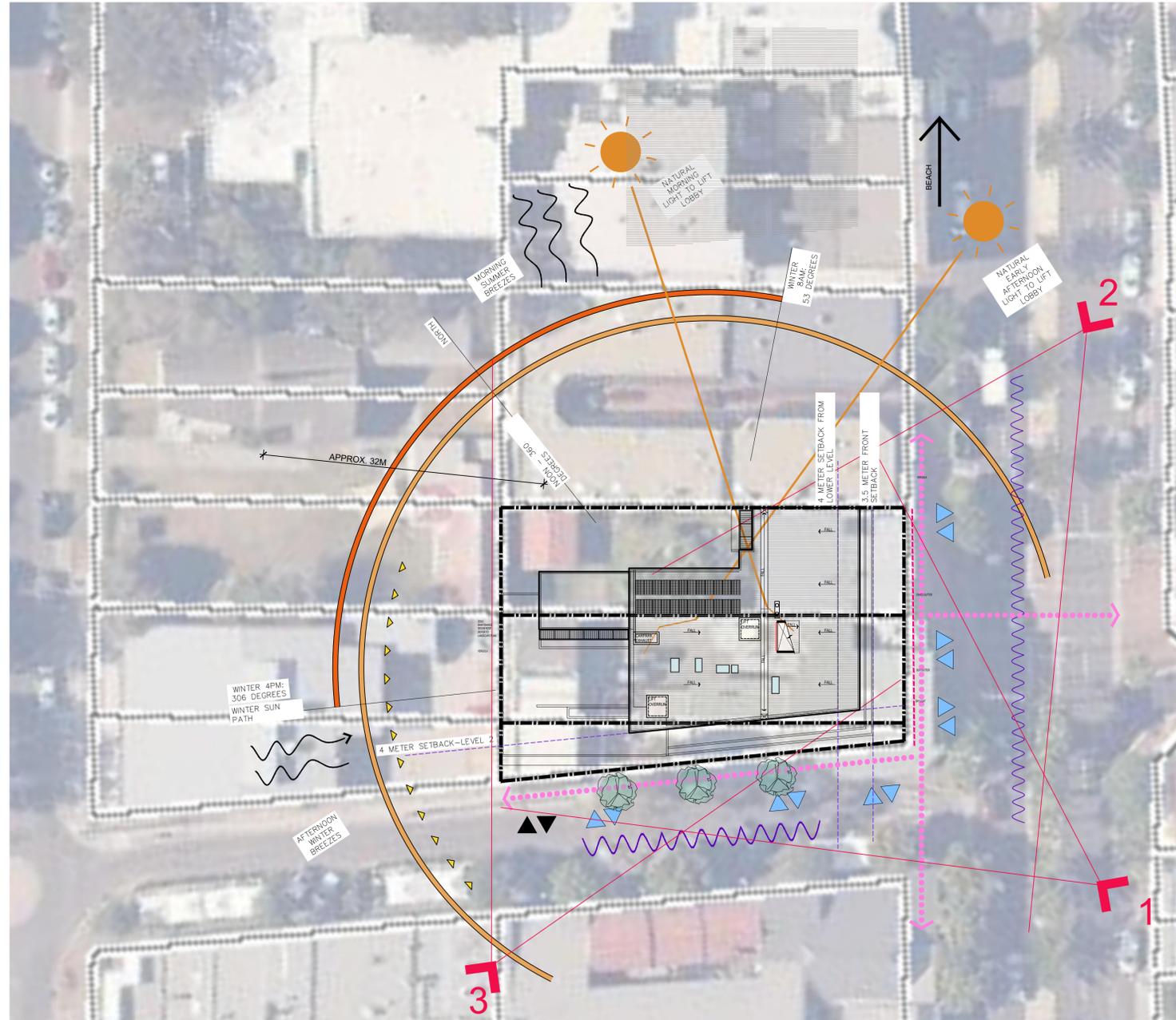
© CRAWFORD ARCHITECTS PTY LTD 2017  
SUITE 3.01, LEVEL 3.80 MOUNT STREET  
NORTH SYDNEY, NSW 2060 AUSTRALIA  
ABN 56 120 779 106  
NOMINATED ARCHITECTS:  
TONY GRAY 5303 & PAUL GOOSELL 6726

P 02 9660 3644 www.crawford.com.au  
E arch@crawford.com.au

NO	DATE	AMENDMENTS
08	21.06.22	DA ISSUE
07	21.06.21	DA ISSUE
06	20.12.15	DA ISSUE
05	20.12.15	DA ISSUE
04	20.11.23	ISSUED TO COUNCIL
03	20.09.19	REVISED ISSUED
02	20.03.06	ISSUED TO COUNCIL
01	19.10.15	DA ISSUE

CLIENT	PROJECT	TITLE	SCALE	N/A	PROJECT NUMBER	DRAWING NUMBER	ISSUE
DEVELOPMENT LINK	MIXED USE DEVELOPMENT	COVERSHEET SCHEDULE	APPROVED	MT	18057	A001	08
	351-353 BARRENJOEY ROAD, NEWPORT NSW 2106		CHECKED	PG			
			DATE	JAN 2019			
			STATUS	DA			

crawford architects



**8.2**  
NATIONWIDE HOUSE ENERGY RATING SCHEME

23.8 MJ/m<sup>2</sup>

0005506340 15 Dec 2020

Assessor: Damian O'Toole  
Accreditation No.: 20420  
Address: 351-353 BARRENJOEY RD, NEWPORT, NSW, 2106

www.nathers.gov.au hstar.com.au

**ABSA**  
Sustainable Building Assessment

ABSA Assessments completed within the accreditation period are part of the ABSA quality seal system.

Accreditation Period: 01/04/2020-31/03/2021  
Assessor Name: Damian O'Toole  
Assessor Number: 20420

ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL BOUNDARIES & CONTOURS SUBJECT TO SURVEY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR IN WHOLE WITHOUT THE PERMISSION OF CRAWFORD ARCHITECTS PTY LTD.

© CRAWFORD ARCHITECTS PTY LTD 2017  
SUITE 3.01, LEVEL 3.80 MOUNT STREET  
NORTH SYDNEY, NSW 2060 AUSTRALIA  
ABN 56 120 779 106  
NOMINATED ARCHITECTS:  
TONY GRAY 5303 & PAUL GOOSELL 6726  
P 02 9660 3644 www.crawford.com.au  
E arch@crawford.com.au

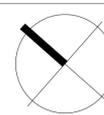
ISSUE	DATE	AMENDMENTS
07	21.06.21	DA ISSUE
06	20.12.15	DA ISSUE
05	20.12.15	DA ISSUE
04	20.11.23	ISSUED TO COUNCIL
03	20.08.19	REVISED ISSUED
02	20.03.06	ISSUED TO COUNCIL
01	19.10.15	DA ISSUE

CLIENT  
DEVELOPMENT LINK

PROJECT  
MIXED USE DEVELOPMENT

351-353 BARRENJOEY ROAD, NEWPORT NSW 2106  
LOT 65 & 66 SEC 5 DP 6248

TITLE  
SITE ANALYSIS



SCALE: N/A  
APPROVED: MT  
DRAWN: PG  
CHECKED: PG  
DATE: JAN 2019  
STATUS: DA

PROJECT NUMBER: 18057  
DRAWING NUMBER: A002

07

ISSUE: 07

crawford architects

## Schedule of BASIX commitments

### 1. Commitments for Residential flat buildings - Mixed Use Building

- (a) Dwellings
  - (i) Water
  - (ii) Energy
  - (iii) Thermal Comfort
- (b) Common areas and central systems/facilities
  - (i) Water
  - (ii) Energy

### 2. Commitments for multi-dwelling houses

### 3. Commitments for single dwelling houses

### 4. Commitments for common areas and central systems/facilities for the development (non-building specific)

- (i) Water
- (ii) Energy

## Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

### 1. Commitments for Residential flat buildings - Mixed Use Building

#### (a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.	✓	✓	
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).			✓
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: <ul style="list-style-type: none"> <li>(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below, and</li> <li>(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.</li> </ul>		✓	✓
(f) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(h) The pool or spa must be located as specified in the table.	✓	✓	
(i) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

Dwelling no.	Fixtures				Appliances			Individual pool			Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	4 star	-	-	-	-	-	-

Dwelling no.	Alternative water source							
	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/or at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: <ul style="list-style-type: none"> <li>(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and</li> <li>(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.</li> </ul>		✓	
(h) The applicant must install in the dwelling: <ul style="list-style-type: none"> <li>(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances &amp; other efficiency measures" column of the table below;</li> <li>(bb) each appliance for which a rating is specified for that dwelling in the "Appliances &amp; other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and</li> <li>(cc) any clothes drying line specified for the dwelling in the "Appliances &amp; other efficiency measures" column of the table.</li> </ul>		✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

Dwelling no.	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 5 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

Dwelling no.	Cooling		Heating		Artificial lighting					Natural lighting		
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
4, 11	1-phase airconditioning EER 3.0 - 3.5	-	1-phase airconditioning EER 3.0 - 3.5	-	3	1	yes	yes	yes	yes	0	yes
10, 13	1-phase airconditioning EER 3.0 - 3.5	-	1-phase airconditioning EER 3.0 - 3.5	-	1	1	yes	yes	yes	yes	0	yes
All other dwellings	1-phase airconditioning EER 3.0 - 3.5	-	1-phase airconditioning EER 3.0 - 3.5	-	2	1	yes	yes	yes	yes	0	yes

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	no	4.5 star	-	2 star	yes	yes

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: <ul style="list-style-type: none"> <li>(aa) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or</li> <li>(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.</li> </ul>	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

Dwelling no.	Thermal loads	
	Area adjusted heating load (in MJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in MJ/m <sup>2</sup> /yr)
1	12.0	20.0
2	13.0	26.0
3	9.0	22.0
4	2.0	25.0
5	16.0	23.0
6	5.0	26.0
7	3.0	20.0
8	2.0	29.0
9	5.0	21.0

Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in MJ/m <sup>2</sup> /yr)
10	6.0	22.0
11	16.0	27.0
12	19.0	22.0
13	11.0	25.0
All other dwellings	7.0	28.0

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Car park area	ventilation supply only	carbon monoxide monitor + 2-speed fan	fluorescent	time clocks	No
Lift car (No. 1)	-	-	compact fluorescent	connected to lift call button	No
Garbage room	ventilation supply only	-	fluorescent	manual on / manual off	No
Plant or service room	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Lobby	ventilation supply only	time clock or BMS controlled	compact fluorescent	motion sensors	No

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 5

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 15.0 peak kW

- Notes
- In these commitments, "applicant" means the person carrying out the development.
  - The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
  - This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
  - If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
  - If a star or other rating is specified in a commitment, this is a minimum rating.
  - All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

- Legend
- Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
  - Commitments identified with a "✓" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
  - Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfillment it is required to monitor in relation to the building or part, has been fulfilled).

ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL BOUNDARIES & CONTOURS SUBJECT TO SURVEY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR IN WHOLE WITHOUT THE PERMISSION OF CRAWFORD ARCHITECTS PTY LTD.

© CRAWFORD ARCHITECTS PTY LTD 2017  
SUITE 3.01, LEVEL 3 80 MOUNT STREET  
NORTH SYDNEY, NSW 2060 AUSTRALIA  
ABN 56 120 779 106  
NOMINATED ARCHITECTS  
TONY GRAY 5303 & PAUL GOOSELL 6726  
P 02 9660 3644 www.crawford.com.au  
E arch@crawford.com.au

ISSUE	DATE	AMENDMENTS
03	21.06.21	DA ISSUE
02	20.06.18	DA ISSUE
01	20.12.15	DA ISSUE

CLIENT PROJECT TITLE  
DEVELOPMENT LINK MIXED USE DEVELOPMENT BASIX SHEET 02

351-353 BARRENJOEY ROAD, NEWPORT NSW 2106  
LOT 65 & 66 SEC 5 DP 6248

SCALE N/A PROJECT NUMBER 18057 DRAWING NUMBER A004 ISSUE 03

APPROVED MT  
DRAWN PG  
CHECKED PG  
DATE JAN 2019  
STATUS DA

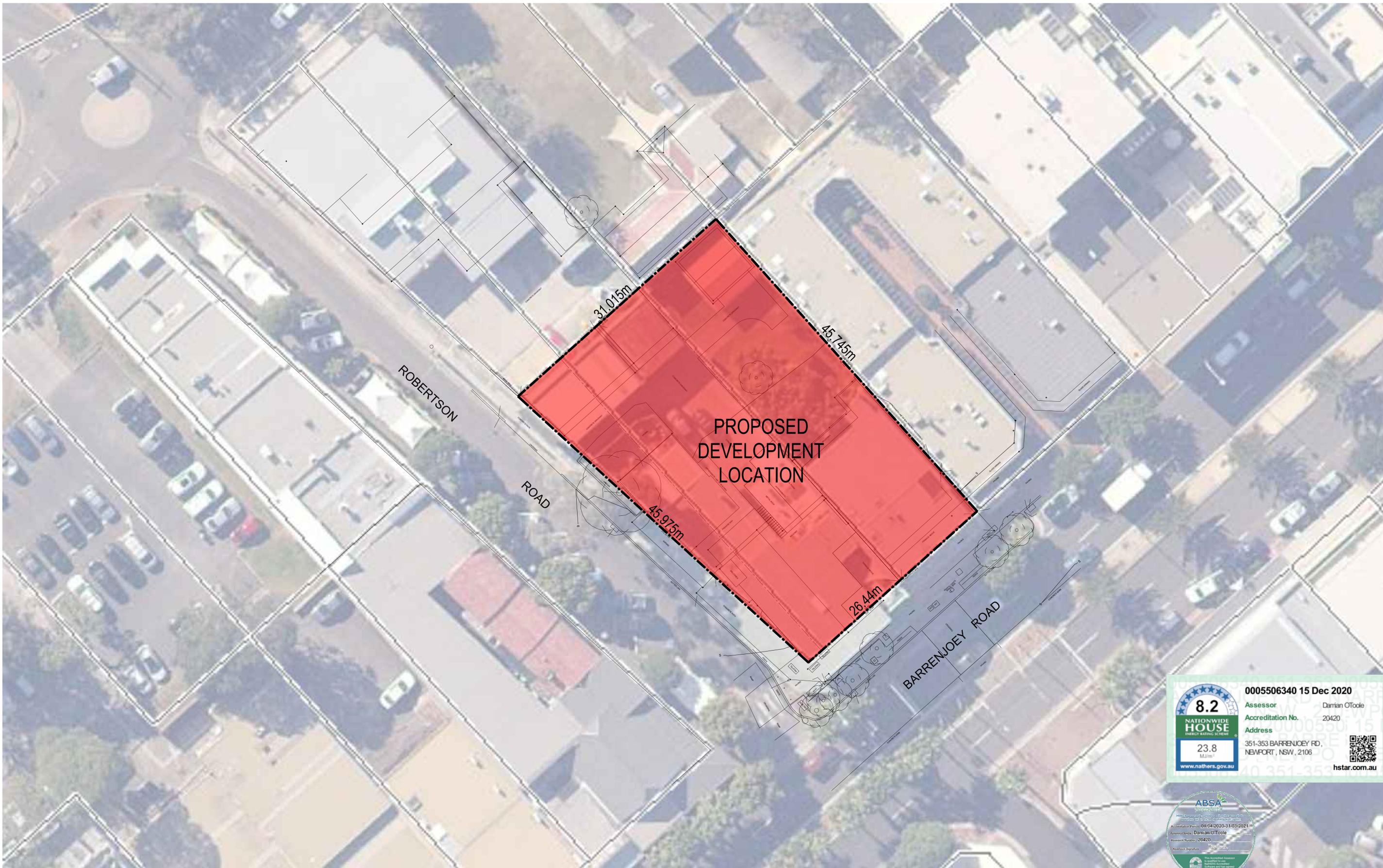
23.8 MJ/m<sup>2</sup>  
www.nathers.gov.au

351-353 BARRENJOEY RD,  
NEWPORT, NSW, 2106  
hstar.com.au

ABSAs  
Sustainable Building  
Accreditation  
HBB Assessments completed within the accreditation  
period are part of the ABSAs audit system.  
Accreditation Period 01/04/2020-31/03/2021  
Assessor Name Damian O'Toole  
Assessor Number 20420  
Assessor Signature

This Accredited Assessor  
is authorised to use  
the ABSA logo and  
to issue the ABSA  
Certificate of  
Compliance.

crawford architects



**8.2**  
NATIONWIDE HOUSE ENERGY RATING SCHEME  
23.8 MJ/m<sup>2</sup>  
www.nathers.gov.au

**0005506340 15 Dec 2020**  
Assessor: Damian O'Toole  
Accreditation No.: 20420  
Address: 351-353 BARRENJOEY RD, NEWPORT, NSW, 2106  
hstar.com.au

**ABS**  
Accreditation Period: 01/04/2020-31/03/2021  
Assessor Name: Damian O'Toole  
Assessor Number: 20420

ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL BOUNDARIES & CONTOURS SUBJECT TO SURVEY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR IN WHOLE WITHOUT THE PERMISSION OF CRAWFORD ARCHITECTS PTY LTD.

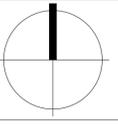
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED BY A DIRECTOR OF CRAWFORD ARCHITECTS PTY LTD.

© CRAWFORD ARCHITECTS PTY LTD 2017  
SUITE 3.01, LEVEL 3.80 MOUNT STREET  
NORTH SYDNEY, NSW 2060 AUSTRALIA  
ABN: 56 120 779 106  
NOMINATED ARCHITECTS:  
TONY GRAY 5303 & PAUL GOOSELL 6726  
P: 02 9660 3644 www.crawford.com.au  
E: arch@crawford.com.au

ISSUE	DATE	AMENDMENTS
08	21.06.21	DA ISSUE
07	20.12.17	DA ISSUE

CLIENT: DEVELOPMENT LINK  
PROJECT: MIXED USE DEVELOPMENT  
351-353 BARRENJOEY ROAD, NEWPORT NSW 2106  
LOT 65 & 66 SEC 5 DP 6248

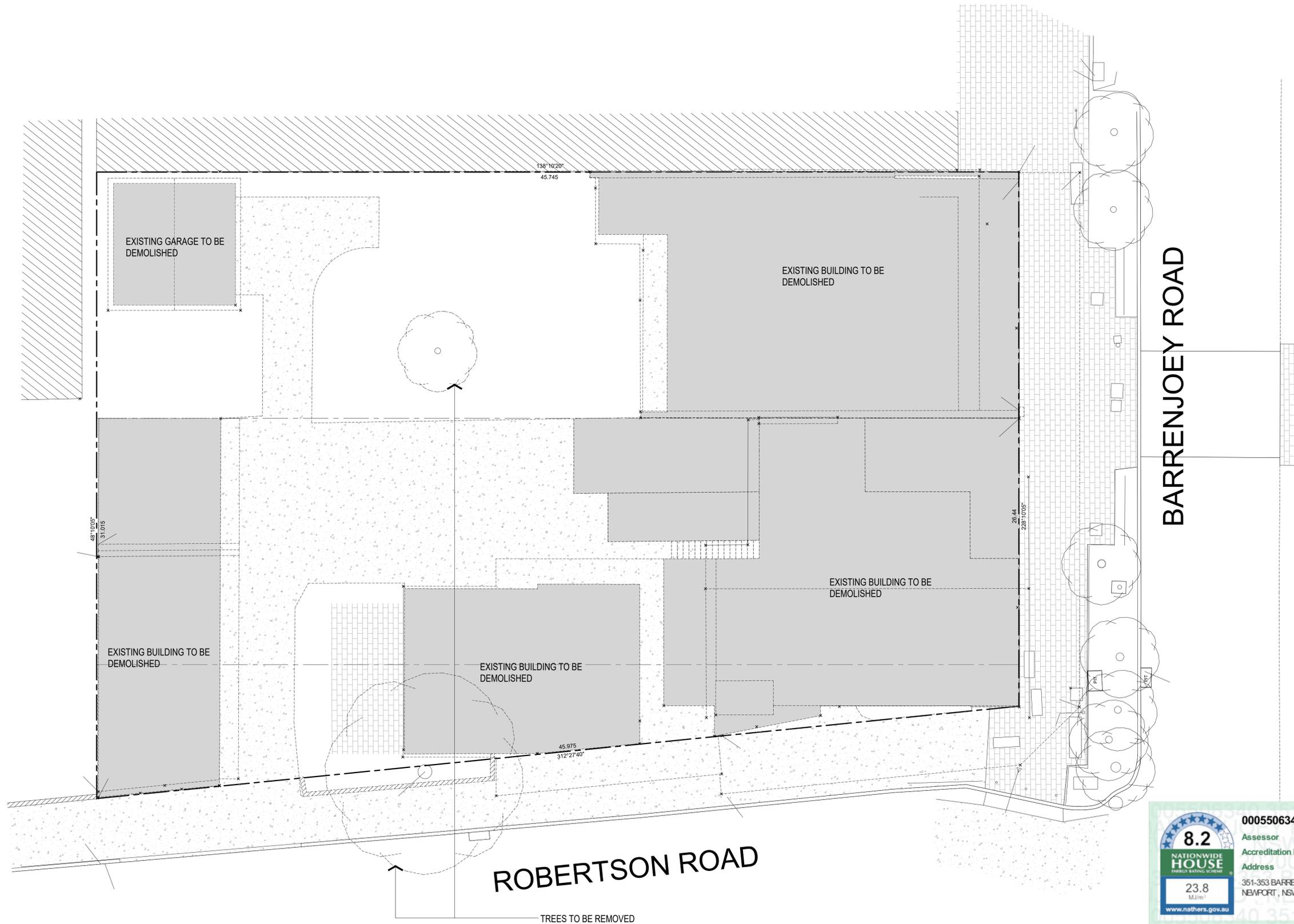
TITLE: SITE LOCATION PLAN



SCALE: 1:100 @ A1  
APPROVED: LH  
DRAWN: PG  
CHECKED: PG  
DATE: JAN 2019  
STATUS: DA

PROJECT NUMBER: 18057  
DRAWING NUMBER: A010

ISSUE: 08  
crawford architects



**8.2**  
NATIONWIDE HOUSE ENERGY RATING SCHEME

23.8 MJ/m<sup>2</sup>

www.nathers.gov.au

**0005506340 15 Dec 2020**

Assessor: Damian O'Toole  
Accreditation No.: 20420  
Address: 351-353 BARRENJOEY RD, NEWPORT, NSW, 2106

hstar.com.au

**ABSA**  
Sustainable Building Accreditation

ABSA Assessments completed within the accreditation period are part of the ABSA quality seal system.

Accreditation Period: 01/04/2020-31/03/2021  
Assessor Name: Damian O'Toole  
Assessor Number: 20420

ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL BOUNDARIES & CONTOURS SUBJECT TO SURVEY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR IN WHOLE WITHOUT THE PERMISSION OF CRAWFORD ARCHITECTS PTY LTD.

© CRAWFORD ARCHITECTS PTY LTD 2017  
SUITE 3.01, LEVEL 3.80 MOUNT STREET  
NORTH SYDNEY, NSW 2060 AUSTRALIA  
ABN 56 120 779 106  
NOMINATED ARCHITECTS:  
TONY GRAY 5303 & PAUL GOOSELL 6726

ISSUE	DATE	AMENDMENTS
07	21.06.21	DA ISSUE
06	20.12.15	DA ISSUE
05	20.12.15	DA ISSUE
04	20.11.23	ISSUED TO COUNCIL
03	20.08.19	REVISED ISSUED
02	20.03.06	ISSUED TO COUNCIL
01	19.10.15	DA ISSUE

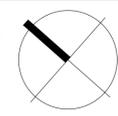
P 02 9660 3644 www.crawford.com.au  
E arch@crawford.com.au

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED BY A DIRECTOR OF CRAWFORD ARCHITECTS PTY LTD

CLIENT  
**DEVELOPMENT LINK**

PROJECT  
**MIXED USE DEVELOPMENT**

TITLE  
**DEMOLITION PLAN**



SCALE: 1:100 @ A1

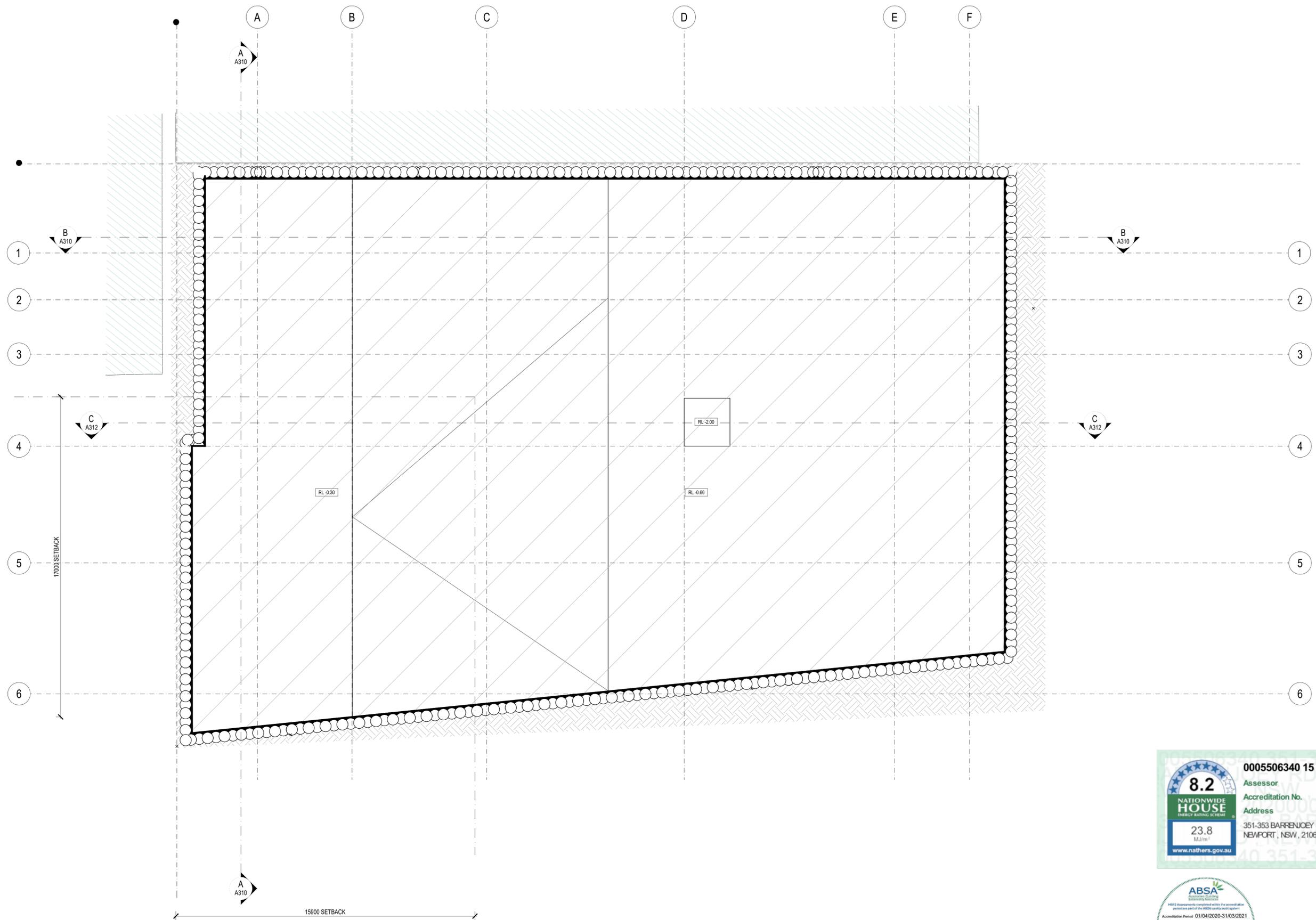
APPROVED: MT  
DRAWN: PG  
CHECKED: PG  
DATE: JAN 2019  
STATUS: DA

PROJECT NUMBER  
**18057**

DRAWING NUMBER  
**A011**

ISSUE  
**07**

**crawford**  
architects



**8.2**  
NATIONWIDE HOUSE  
ENERGY RATING SCHEME

23.8  
Mj/m<sup>2</sup>

www.nathers.gov.au

**0005506340 15 Dec 2020**

Assessor: Damian O'Toole  
Accreditation No.: 20420  
Address: 351-353 BARRENJOEY RD, NEWPORT, NSW, 2106

hstar.com.au

**ABSA**  
Sustainable Building Accreditation

ABSA Assessments completed within the accreditation period are part of the ABSA quality seal system.

Accreditation Period: 01/04/2020-31/03/2021  
Assessor Name: Damian O'Toole  
Assessor Number: 20420

ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL BOUNDARIES & CONTOURS SUBJECT TO SURVEY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR IN WHOLE WITHOUT THE PERMISSION OF CRAWFORD ARCHITECTS PTY LTD.

© CRAWFORD ARCHITECTS PTY LTD 2017  
SUITE 3.01, LEVEL 3.80 MOUNT STREET  
NORTH SYDNEY, NSW 2060 AUSTRALIA  
ABN 56 120 779 106  
NOMINATED ARCHITECTS:  
TONY GRAY 5303 & PAUL GOOSELL 6726  
ARCHITECTS PTY LTD  
P 02 9660 3644 www.crawford.com.au  
E arch@crawford.com.au

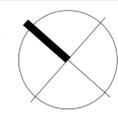
ISSUE	DATE	AMENDMENTS
07	21.06.21	DA ISSUE
06	20.12.15	DA ISSUE
05	20.12.15	DA ISSUE
04	20.11.23	ISSUED TO COUNCIL
03	20.08.19	REVISED ISSUED
02	20.03.06	ISSUED TO COUNCIL
01	19.10.15	DA ISSUE

CLIENT  
**DEVELOPMENT LINK**

PROJECT  
**MIXED USE DEVELOPMENT**

351-353 BARRENJOEY ROAD, NEWPORT NSW 2106  
LOT 65 & 66 SEC 5 DP 6248

TITLE  
**EXCAVATION PLAN**



SCALE: 1:100 @ A1  
APPROVED: MT  
DRAWN: PG  
CHECKED: PG  
DATE: JAN 2019  
STATUS: DA

PROJECT NUMBER  
**18057**

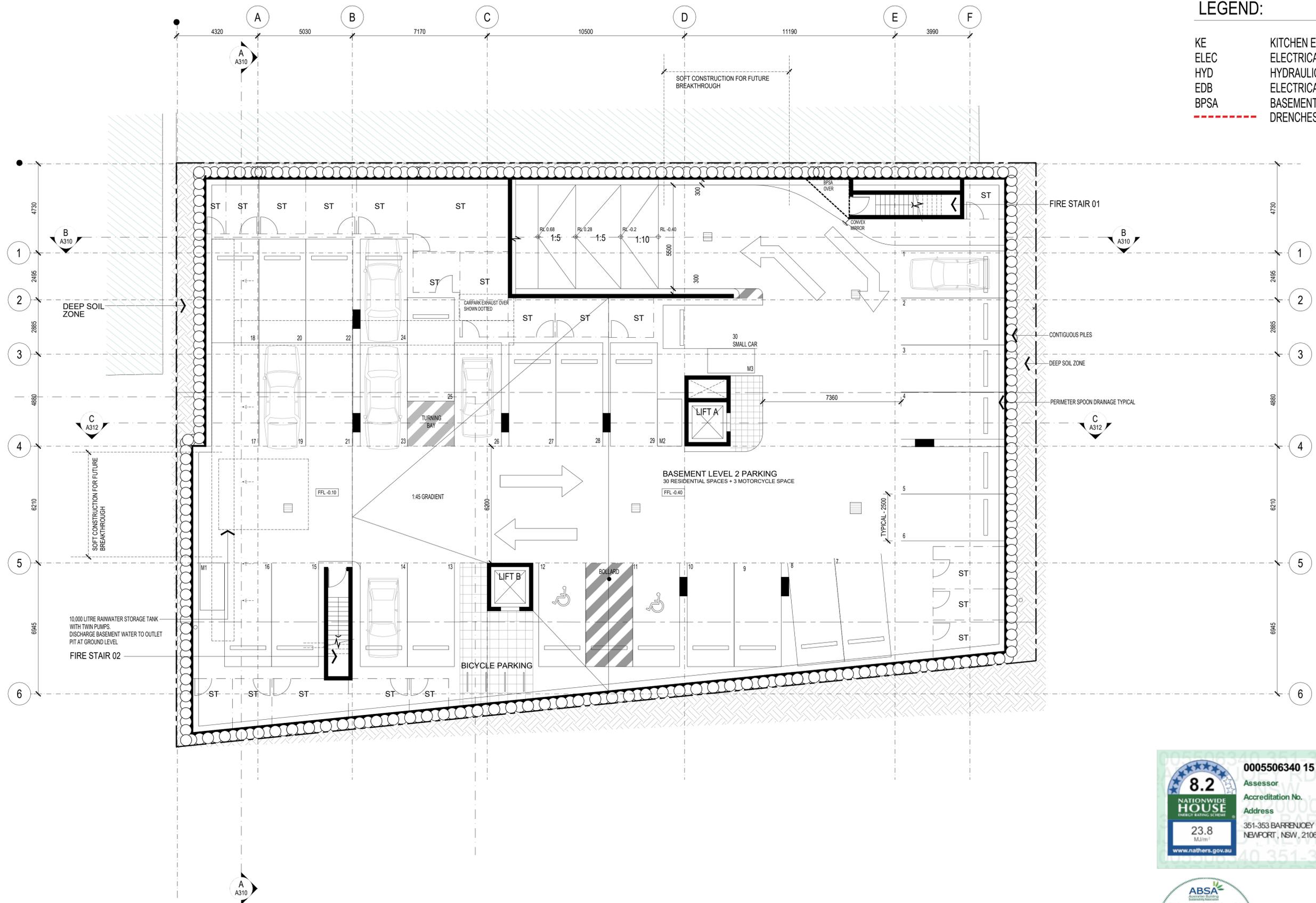
DRAWING NUMBER  
**A012**

ISSUE  
**07**



**LEGEND:**

- KE KITCHEN EXHAUST
- ELEC ELECTRICAL ROOM
- HYD HYDRAULICS RISER
- EDB ELECTRICAL BOARDS
- BPSA BASEMENT PARKING SUPPLY AIR DRENCHES



**0005506340 15 Dec 2020**

**8.2**  
NATIONWIDE HOUSE ENERGY RATING SCHEME  
23.8 MJ/m<sup>2</sup>

Assessor: Damian O'Toole  
Accreditation No.: 20420  
Address: 351-353 BARRENJOEY RD, NEWPORT, NSW, 2106

www.nathers.gov.au hstar.com.au

**ABSA**  
Sustainable Building Accreditation  
Accreditation Period: 01/04/2020-31/03/2021  
Assessor Name: Damian O'Toole  
Assessor Number: 20420

ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL BOUNDARIES & CONTOURS SUBJECT TO SURVEY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR IN WHOLE WITHOUT THE PERMISSION OF CRAWFORD ARCHITECTS PTY LTD.

ISSUE	DATE	AMENDMENTS
19	21.06.21	DA ISSUE
18	21.06.10	ISSUED TO CONSULTANT
17	20.12.15	DA ISSUE
16	20.12.15	DA ISSUE
15	20.12.01	ISSUED TO CONSULTANTS
14	20.11.23	ISSUED TO COUNCIL
13	20.11.04	DSAP ISSUE

© CRAWFORD ARCHITECTS PTY LTD 2017  
SUITE 3.01, LEVEL 3 80 MOUNT STREET  
NORTH SYDNEY, NSW 2060 AUSTRALIA  
ABN 56 120 779 106  
NOMINATED ARCHITECTS  
TONY GRAY 5303 & PAUL GODSELL 6726  
ARCHITECTS PTY LTD

CLIENT: DEVELOPMENT LINK  
PROJECT: MIXED USE DEVELOPMENT  
351-353 BARRENJOEY ROAD, NEWPORT NSW 2106  
LOT 65 & 66 SEC 5 DP 6248

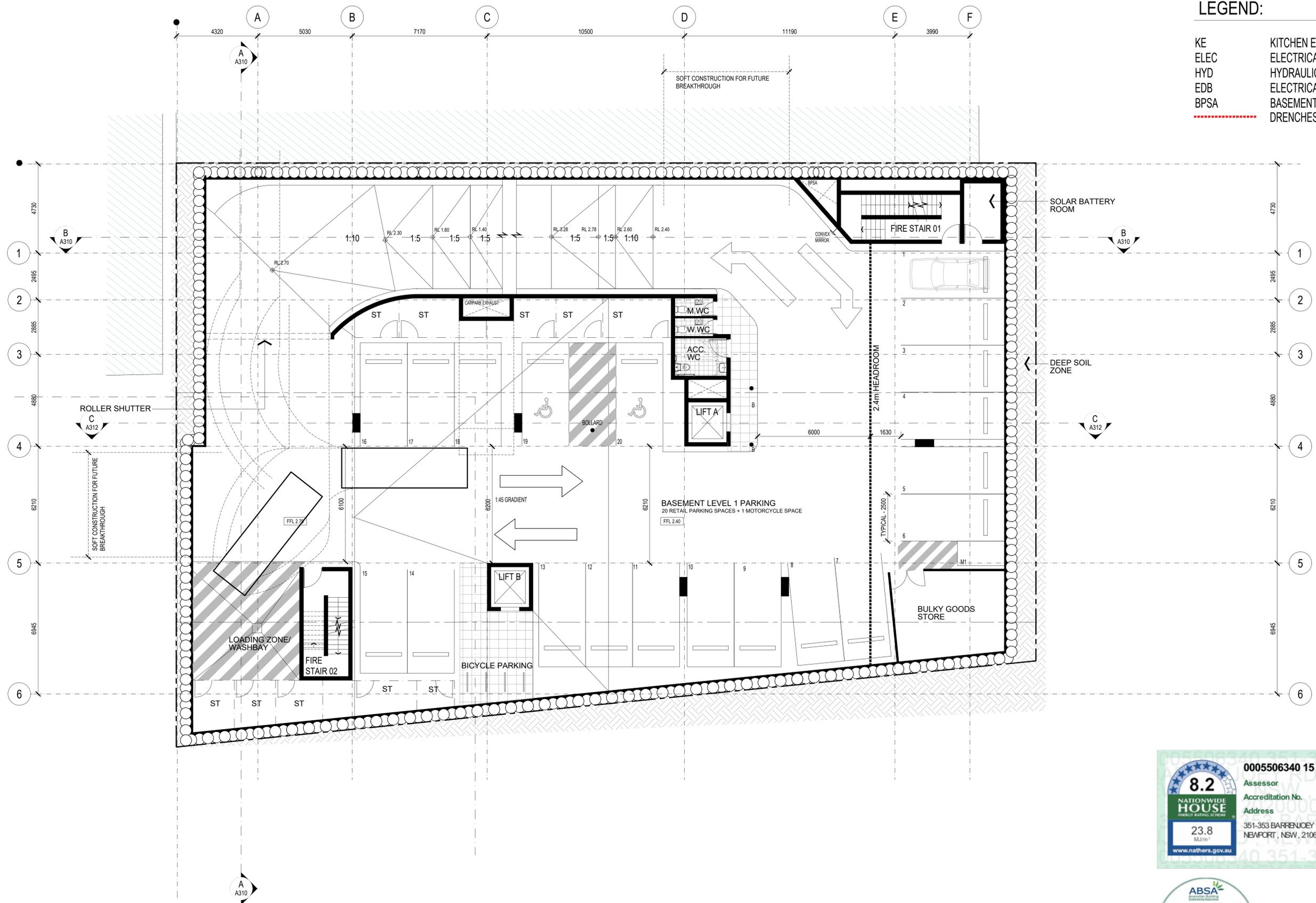
TITLE: BASEMENT 2 FLOOR PLAN  
SCALE: 1:100 @ A1  
APPROVED: MT LH  
DRAWN: PG  
CHECKED: PG  
DATE: JAN 2019  
STATUS: DA

PROJECT NUMBER: 18057  
DRAWING NUMBER: A100  
ISSUE: 19



**LEGEND:**

- KE KITCHEN EXHAUST
- ELEC ELECTRICAL ROOM
- HYD HYDRAULICS RISER
- EDB ELECTRICAL BOARDS
- BPSA BASEMENT PARKING SUPPLY AIR DRENCHES



**0005506340 15 Dec 2020**

**8.2**  
NATIONWIDE HOUSE ENERGY RATING SYSTEM

Assessor: Damian O'Toole  
Accreditation No.: 20420  
Address: 351-353 BARRENJOEY RD, NEWPORT, NSW, 2106

23.8 MJ/m<sup>2</sup>

www.nathers.gov.au

hstar.com.au

**ABSA**  
Sustainable Building Accreditation

ABSA Assessments completed within the accreditation period are part of the ABSA energy audit system.

Accreditation Period: 01/04/2020-31/03/2021  
Assessor Name: Damian O'Toole  
Assessor Number: 20420

ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL BOUNDARIES & CONTOURS SUBJECT TO SURVEY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR IN WHOLE WITHOUT THE PERMISSION OF CRAWFORD ARCHITECTS PTY LTD.

© CRAWFORD ARCHITECTS PTY LTD 2017  
SUITE 3.01, LEVEL 3.80 MOUNT STREET  
NORTH SYDNEY, NSW 2060 AUSTRALIA  
ABN 56 120 779 106  
NOMINATED ARCHITECTS:  
TONY GRAY 5303 & PAUL GODSELL 6726  
ARCHITECTS PTY LTD

ISSUE	DATE	AMENDMENTS
19	21.06.21	DA ISSUE
18	21.06.10	ISSUED TO CONSULTANT
17	20.12.15	DA ISSUE
16	20.12.15	DA ISSUE
15	20.12.01	ISSUED TO CONSULTANTS
14	20.11.23	ISSUED TO COUNCIL
13	20.11.04	DSAP ISSUE

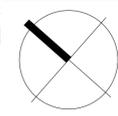
P 02 9660 3644 www.crawford.com.au  
E arch@crawford.com.au

CLIENT  
**DEVELOPMENT LINK**

PROJECT  
**MIXED USE DEVELOPMENT**

351-353 BARRENJOEY ROAD, NEWPORT NSW 2106  
LOT 65 & 66 SEC 5 DP 6248

TITLE  
**BASEMENT 1 FLOOR PLAN**



SCALE: 1:100 @ A1  
APPROVED: MT LH  
DRAWN: PG  
CHECKED: PG  
DATE: JAN 2019  
STATUS: DA

PROJECT NUMBER  
**18057**

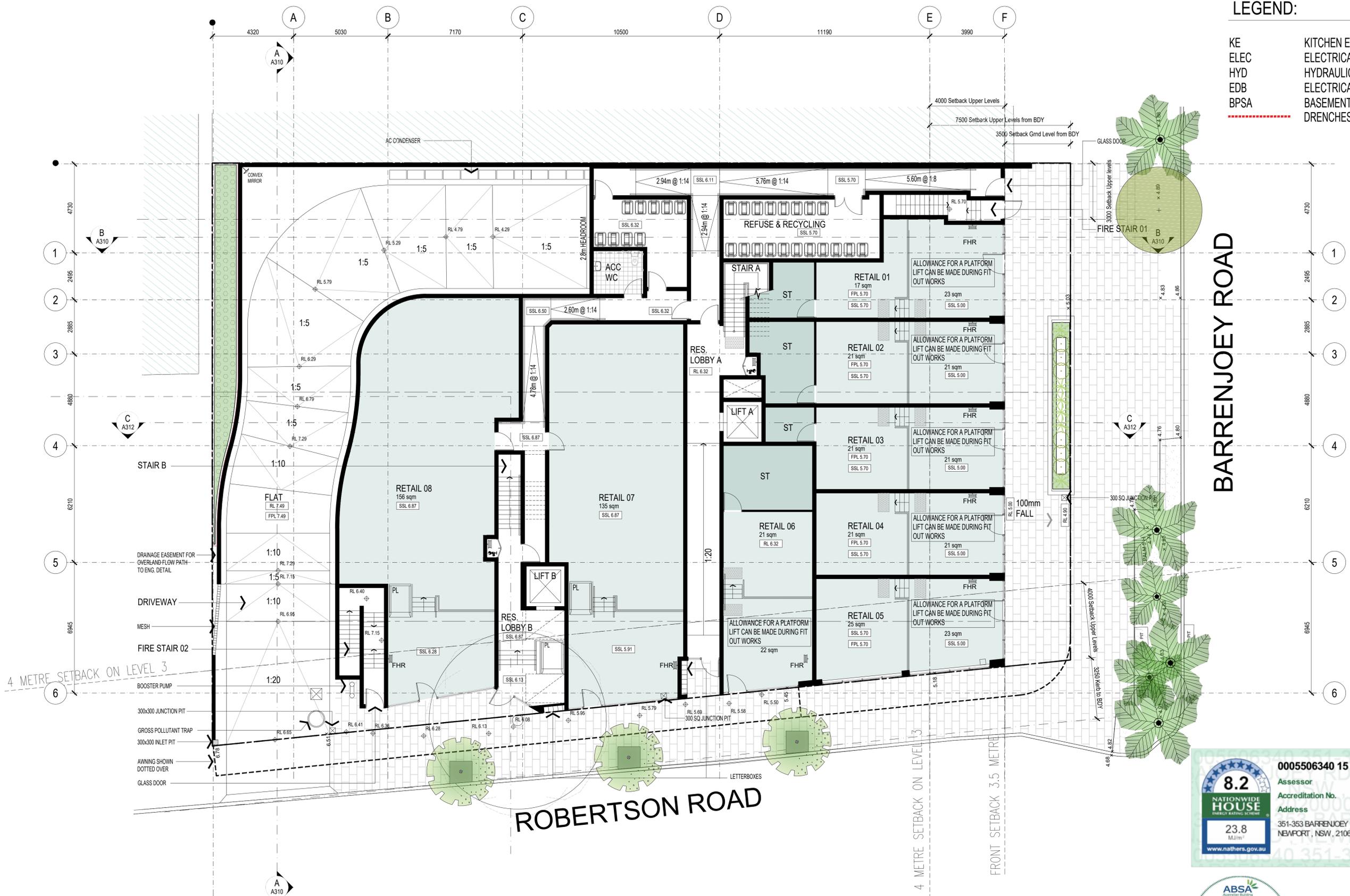
DRAWING NUMBER  
**A101**

ISSUE  
**19**



LEGEND:

- KE KITCHEN EXHAUST
- ELEC ELECTRICAL ROOM
- HYD HYDRAULICS RISER
- EDB ELECTRICAL BOARDS
- BPSA BASEMENT PARKING SUPPLY AIR
- ..... DRENCHES



BARRENJOEY ROAD

ROBERTSON ROAD

**0005506340 15 Dec 2020**

**8.2** Assessor: Damian O'Toole  
 Accreditation No. 20420  
 Address: 351-353 BARRENJOEY RD, NEWPORT, NSW, 2106

23.8 MJ/m<sup>2</sup>  
 www.nathers.gov.au

hstar.com.au

**ABSA**  
 Sustainable Building Accreditation  
 Accreditation Period: 01/04/2020-31/03/2021  
 Assessor Name: Damian O'Toole  
 Assessor Number: 20420

ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL BOUNDARIES & CONTOURS SUBJECT TO SURVEY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR IN WHOLE WITHOUT THE PERMISSION OF CRAWFORD ARCHITECTS PTY LTD

© CRAWFORD ARCHITECTS PTY LTD 2017  
 SUITE 3.01, LEVEL 3.80 MOUNT STREET  
 NORTH SYDNEY, NSW 2060 AUSTRALIA  
 ABN 56 120 779 106  
 NOMINATED ARCHITECTS:  
 TONY GRAY 5303 & PAUL GOOSELL 6726  
 ARCHITECTS PTY LTD  
 P 02 9660 3644 www.crawford.com.au  
 E arch@crawford.com.au

ISSUE	DATE	AMENDMENTS
28	21.06.21	DA ISSUE
27	21.06.16	ISSUED TO CLIENT
26	21.06.16	ISSUED TO CONSULTANT
25	21.06.15	ISSUED TO CONSULTANT

CLIENT: DEVELOPMENT LINK  
 PROJECT: MIXED USE DEVELOPMENT  
 351-353 BARRENJOEY ROAD, NEWPORT NSW 2106  
 LOT 65 & 66 SEC 5 DP 6248

TITLE: GROUND FLOOR PLAN



SCALE: 1:100 @ A1  
 APPROVED: MT LH HH  
 DRAWN: PG  
 CHECKED: PG  
 DATE: JAN 2019  
 STATUS: DA

PROJECT NUMBER: 18057

DRAWING NUMBER: A102

ISSUE: 28



LEGEND:

- KE KITCHEN EXHAUST
- ELEC ELECTRICAL ROOM
- HYD HYDRAULICS RISER
- EDB ELECTRICAL BOARDS
- BPSA BASEMENT PARKING SUPPLY AIR
- DRENCHES



**0005506340 15 Dec 2020**

**8.2**  
NATIONWIDE HOUSE ENERGY RATING SCHEME

Assessor: Damian O'Toole  
Accreditation No.: 20420  
Address: 351-353 BARRENJOEY RD, NEWPORT, NSW, 2106

23.8 MJ/m<sup>2</sup>

www.nathers.gov.au

hstar.com.au

**ABSA**  
Sustainable Building Accreditation

ABSA Assessments completed within the accreditation period are part of the ABSA quality seal system.

Accreditation Period: 01/04/2020-31/03/2021  
Assessor Name: Damian O'Toole  
Assessor Number: 20420

ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL BOUNDARIES & CONTOURS SUBJECT TO SURVEY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR IN WHOLE WITHOUT THE PERMISSION OF CRAWFORD ARCHITECTS PTY LTD.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED BY A DIRECTOR OF CRAWFORD ARCHITECTS PTY LTD.

© CRAWFORD ARCHITECTS PTY LTD 2017  
SUITE 3.01, LEVEL 3.80 MOUNT STREET  
NORTH SYDNEY, NSW 2060 AUSTRALIA  
ABN 56 120 779 106  
NOMINATED ARCHITECTS:  
TONY GRAY 5303 & PAUL GOOSELL 6726

NO	DATE	DESCRIPTION
30	21.06.22	DA ISSUE
29	21.06.21	DA ISSUE
28	21.06.21	ISSUED TO CONSULTANTS
ISSUE	DATE	AMENDMENTS

P 02 9660 3644 www.crawford.com.au  
E arch@crawford.com.au

CLIENT: DEVELOPMENT LINK  
PROJECT: MIXED USE DEVELOPMENT  
TITLE: FIRST FLOOR PLAN

351-353 BARRENJOEY ROAD, NEWPORT NSW 2106  
LOT 65 & 66 SEC 5 DP 6248

SCALE: 1:100 @ A1

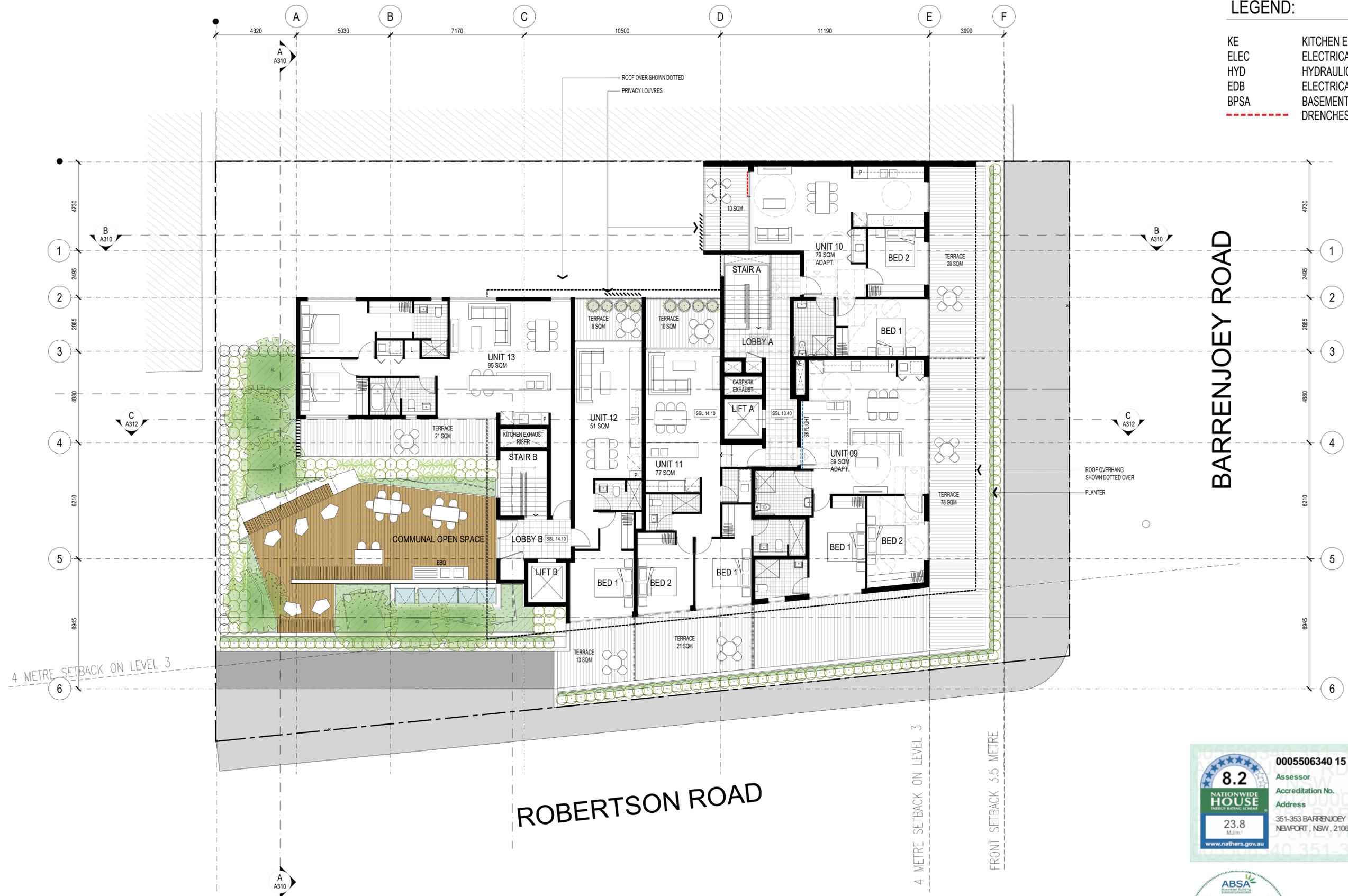
APPROVED: MT LH  
DRAWN: PG  
CHECKED: PG  
DATE: JAN 2019  
STATUS: DA

PROJECT NUMBER: 18057  
DRAWING NUMBER: A103  
ISSUE: 30

**crawford architects**

LEGEND:

- KE KITCHEN EXHAUST
- ELEC ELECTRICAL ROOM
- HYD HYDRAULICS RISER
- EDB ELECTRICAL BOARDS
- BPSA BASEMENT PARKING SUPPLY AIR
- - - - - DRENCHES



**0005506340 15 Dec 2020**

**8.2**  
NATIONWIDE HOUSE  
ENERGY RATING SCHEME

Assessor: Damian O'Toole  
Accreditation No.: 20420  
Address: 351-353 BARRENJOEY RD, NEWPORT, NSW, 2106

23.8 MJ/m<sup>2</sup>

www.nathers.gov.au

hstar.com.au

**ABSA**  
Sustainable Building Assessment

ABSA Assessments completed within the accreditation period are part of the ABSA quality seal system.

Accreditation Period: 01/04/2020-31/03/2021  
Assessor Name: Damian O'Toole  
Assessor Number: 20420

ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL BOUNDARIES & CONTOURS SUBJECT TO SURVEY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR IN WHOLE WITHOUT THE PERMISSION OF CRAWFORD ARCHITECTS PTY LTD.

© CRAWFORD ARCHITECTS PTY LTD 2017  
SUITE 3.01, LEVEL 3.80 MOUNT STREET  
NORTH SYDNEY, NSW 2060 AUSTRALIA  
ABN 56 120 779 106  
NOMINATED ARCHITECTS:  
TONY GRAY 5303 & PAUL GOOSELL 6726

P 02 9660 3644 www.crawford.com.au  
E arch@crawford.com.au

ISSUE	DATE	AMENDMENTS
29	21.06.22	DA ISSUE

CLIENT: DEVELOPMENT LINK  
PROJECT: MIXED USE DEVELOPMENT  
TITLE: SECOND FLOOR PLAN

351-353 BARRENJOEY ROAD, NEWPORT NSW 2106  
LOT 65 & 66 SEC 5 DP 6248

SCALE: 1:100 @ A1

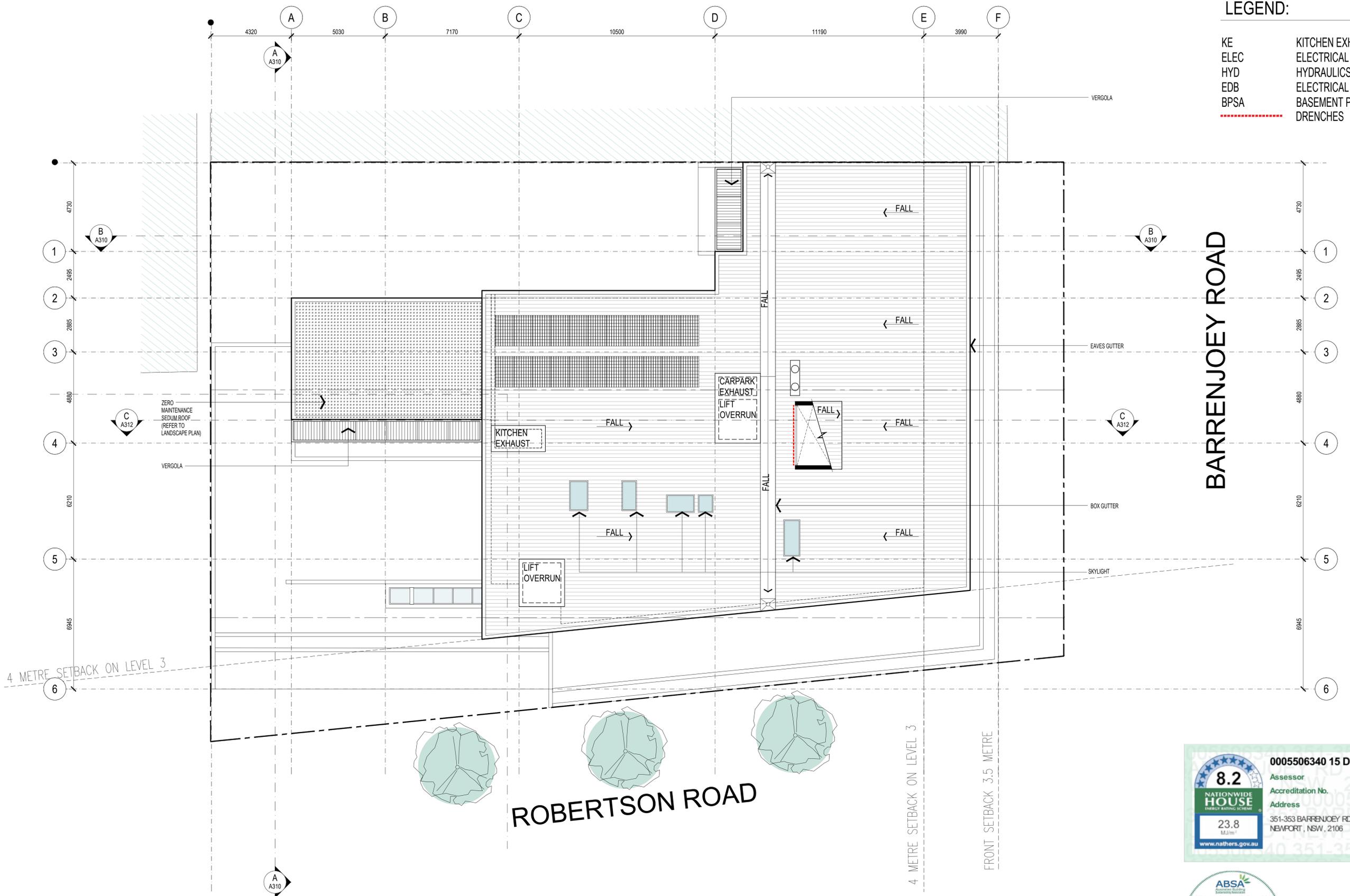
APPROVED: PG  
DRAWN: MT LH  
CHECKED: PG  
DATE: JAN 2019  
STATUS: DA

PROJECT NUMBER: 18057  
DRAWING NUMBER: A104  
ISSUE: 29

**crawford architects**

LEGEND:

- KE KITCHEN EXHAUST
- ELEC ELECTRICAL ROOM
- HYD HYDRAULICS RISER
- EDB ELECTRICAL BOARDS
- BPSA BASEMENT PARKING SUPPLY AIR
- DRENCHES



**0005506340 15 Dec 2020**

**8.2**  
NATIONWIDE HOUSE  
ENERGY RATING SCHEME

Assessor: Damian O'Toole  
Accreditation No.: 20420  
Address: 351-353 BARRENJOEY RD, NEWPORT, NSW, 2106

23.8 MJ/m<sup>2</sup>

www.nathers.gov.au

hstar.com.au

**ABSA**  
Sustainable Building Accreditation

ABSA Assessments completed within the accreditation period are part of the ABSA quality seal system.

Accreditation Period: 01/04/2020-31/03/2021  
Assessor Name: Damian O'Toole  
Assessor Number: 20420

ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL BOUNDARIES & CONTOURS SUBJECT TO SURVEY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR IN WHOLE WITHOUT THE PERMISSION OF CRAWFORD ARCHITECTS PTY LTD.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED BY A DIRECTOR OF CRAWFORD ARCHITECTS PTY LTD.

© CRAWFORD ARCHITECTS PTY LTD 2017  
SUITE 3.01, LEVEL 3 80 MOUNT STREET  
NORTH SYDNEY, NSW 2060 AUSTRALIA  
ABN 56 120 779 106  
NOMINATED ARCHITECTS:  
TONY GRAY 5303 & PAUL GODSELL 6726

ISSUE	DATE	AMENDMENTS
26	21.06.22	DA ISSUE
25	21.06.21	DA ISSUE
24	21.06.18	DA ISSUE
23	21.06.10	ISSUED TO CONSULTANT
22	20.12.15	DA ISSUE
21	20.12.15	DA ISSUE

P 02 9660 3644 www.crawford.com.au  
E arch@crawford.com.au

CLIENT: DEVELOPMENT LINK  
PROJECT: MIXED USE DEVELOPMENT  
TITLE: ROOF PLAN

351-353 BARRENJOEY ROAD, NEWPORT NSW 2106  
LOT 65 & 66 SEC 5 DP 6248

SCALE: 1:100 @ A1

APPROVED: MT LH HH  
DRAWN: PG  
CHECKED: PG  
DATE: JAN 2019  
STATUS: DA

PROJECT NUMBER: 18057  
DRAWING NUMBER: A105  
ISSUE: 26

**crawford architects**

- REDUCED LEVEL 01 FLOOR PLATE
- MODIFIED BUILDING ENVELOPE TO ENHANCE ROBERTSON ROAD PLAZA DIRECT SUNLIGHT
- INTRUSION OF LEVEL 02 INTO THE 8.5m HEIGHT LIMIT



**000506340 15 Dec 2020**

**8.2**  
NATIONWIDE HOUSE ENERGY RATING SCHEME

Assessor: Damian O'Toole  
Accreditation No.: 20420  
Address: 351-353 BARRENJOEY RD, NEWPORT, NSW, 2106

23.8 MJ/m²

www.nathers.gov.au

hstar.com.au

**ABSA**  
Building Surveying Accreditation

ABSA Assessments completed within the accreditation period are valid for the ABSA quality seal system.

Accreditation Period: 01/04/2020-31/03/2021  
Assessor Name: Damian O'Toole  
Assessor Number: 20420

ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL BOUNDARIES & CONTOURS SUBJECT TO SURVEY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR IN WHOLE WITHOUT THE PERMISSION OF CRAWFORD ARCHITECTS PTY LTD

© CRAWFORD ARCHITECTS PTY LTD 2017  
SUITE 3.01, LEVEL 3.80 MOUNT STREET  
NORTH SYDNEY, NSW 2060 AUSTRALIA  
ABN 56 120 779 106  
NOMINATED ARCHITECTS:  
TONY GRAY 5303 & PAUL GODSELL 6726

P 02 9660 3644 www.crawford.com.au  
E arch@crawford.com.au

ISSUE	DATE	AMENDMENTS
02	21.06.30	DA ISSUE
01	21.06.22	DA ISSUE

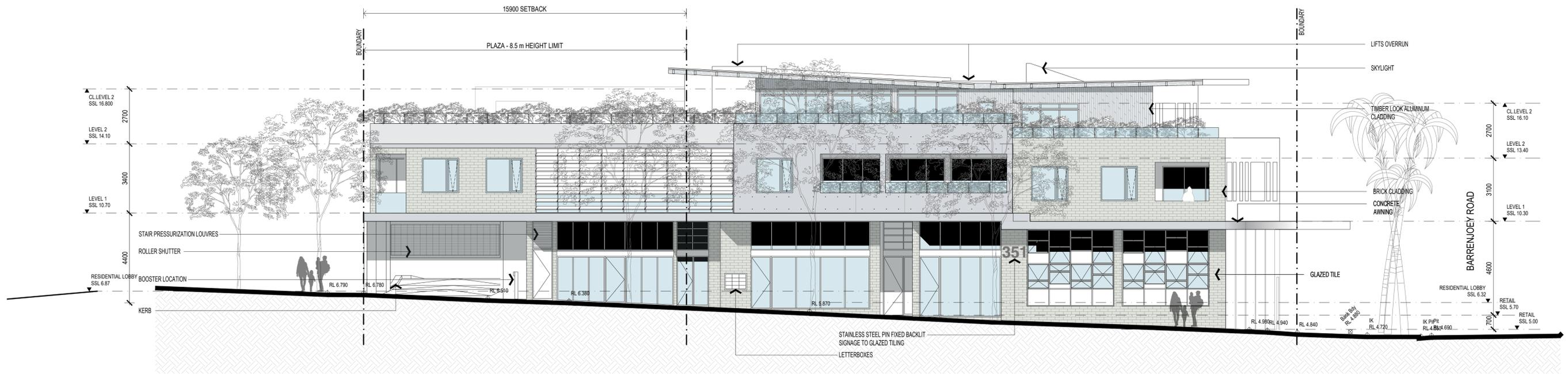
CLIENT: DEVELOPMENT LINK  
PROJECT: MIXED USE DEVELOPMENT  
351-353 BARRENJOEY ROAD, NEWPORT NSW 2106  
LOT 65 & 66 SEC 5 DP 6248

TITLE: VARIATION TO BUILDING HEIGHT  
SCALE: 1:100 @ A1

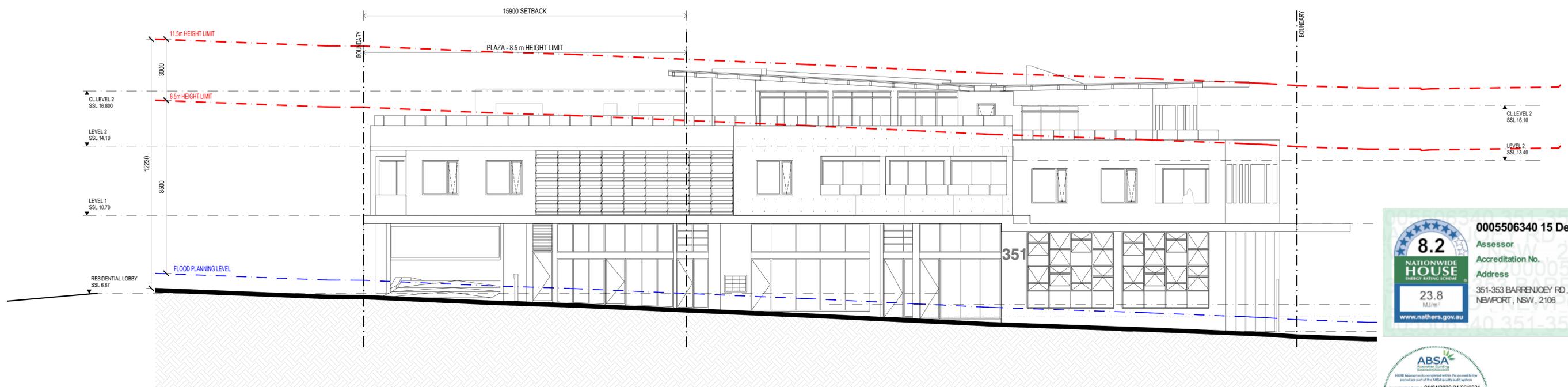
APPROVED: MT LH  
DRAWN: PG  
CHECKED: PG  
DATE: JAN 2019  
STATUS: DA

PROJECT NUMBER: 18057  
DRAWING NUMBER: A110  
ISSUE: 02

**crawford architects**



STREET ELEVATION / ROBERTSON ROAD



STREET ELEVATION / ROBERTSON ROAD - HEIGHT PLANES

**8.2**  
NATIONWIDE HOUSE  
ENERGY RATING SCHEME

0005506340 15 Dec 2020  
Assessor: Damian O'Toole  
Accreditation No.: 20420  
Address: 351-353 BARRENJOEY RD, NEWPORT, NSW, 2106

23.8  
MJ/m<sup>2</sup>

www.nathers.gov.au

hstar.com.au

**ABSA**  
Sustainable Building Accreditation

ABSA Assessments completed within the accreditation period are part of the ABSA quality system.

Accreditation Period: 01/04/2020-31/03/2021  
Assessor Name: Damian O'Toole  
Assessor Number: 20420

ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL BOUNDARIES & CONTOURS SUBJECT TO SURVEY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR IN WHOLE WITHOUT THE PERMISSION OF CRAWFORD ARCHITECTS PTY LTD.

© CRAWFORD ARCHITECTS PTY LTD 2017  
SUITE 3.01, LEVEL 3.80 MOUNT STREET  
NORTH SYDNEY, NSW 2060 AUSTRALIA  
ABN 56 120 779 106  
NOMINATED ARCHITECTS:  
TONY GRAY 5303 & PAUL GOOSELL 6726  
P 02 9660 3644 www.crawford.com.au  
E arch@crawford.com.au

ISSUE	DATE	AMENDMENTS
19	21.06.21	DA ISSUE
18	21.06.15	ISSUED TO CONSULTANT
17	21.06.11	ISSUED TO CONSULTANT
16	20.12.15	DA ISSUE
15	20.12.15	DA ISSUE
14	20.12.09	ISSUED TO CONSULTANT

CLIENT  
DEVELOPMENT LINK

PROJECT  
MIXED USE DEVELOPMENT

351-353 BARRENJOEY ROAD, NEWPORT NSW 2106

LOT 65 & 66 SEC 5 DP 6248

TITLE  
SOUTH ELEVATION



SCALE: 1:100 @ A1  
APPROVED: MN  
DRAWN: PG  
CHECKED: PG  
DATE: JAN 2019  
STATUS: DA

PROJECT NUMBER  
18057

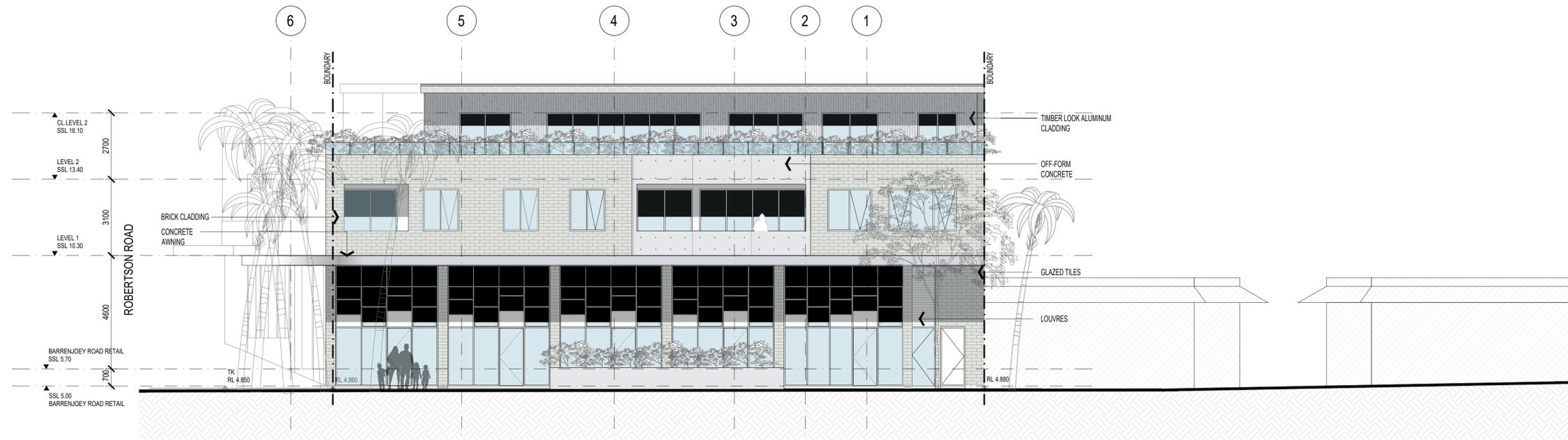
DRAWING NUMBER

**A300**

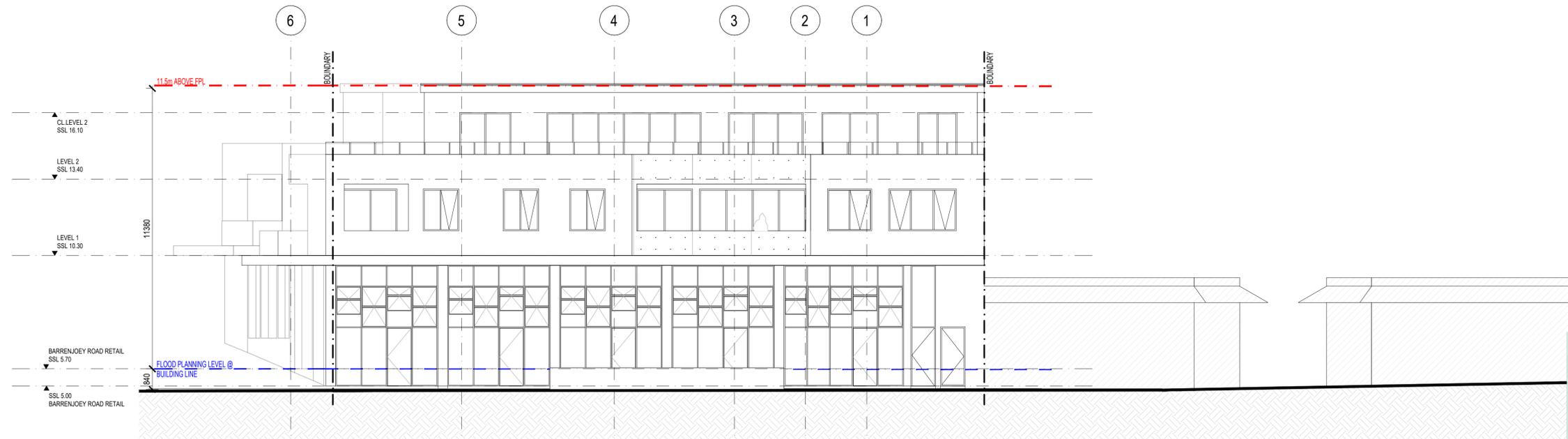
ISSUE

**19**

**crawford**  
architects



STREET ELEVATION / BARRENJOEY ROAD



STREET ELEVATION / BARRENJOEY ROAD - HEIGHT PLANES

**0005506340 15 Dec 2020**

**8.2**  
NATIONWIDE HOUSE ENERGY RATING SCHEME

Assessor: Damian O'Toole  
Accreditation No.: 20420  
Address: 351-353 BARRENJOEY RD, NEWPORT, NSW, 2106

23.8 MJ/m<sup>2</sup>

www.nathers.gov.au

hstar.com.au

**ABSA**  
Sustainable Building Accreditation

HWS Assessments completed within the accreditation period are part of the ABSA quality seal system.

Accreditation Period: 01/04/2020-31/03/2021  
Assessor Name: Damian O'Toole  
Assessor Number: 20420

ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL BOUNDARIES & CONTOURS SUBJECT TO SURVEY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR IN WHOLE WITHOUT THE PERMISSION OF CRAWFORD ARCHITECTS PTY LTD.

© CRAWFORD ARCHITECTS PTY LTD 2017  
SUITE 3.01, LEVEL 3.80 MOUNT STREET  
NORTH SYDNEY, NSW 2060 AUSTRALIA  
ABN: 56 120 779 106  
NOMINATED ARCHITECTS:  
TONY GRAY 5303 & PAUL GOOSELL 6726

P 02 9660 3644 www.crawford.com.au  
E arch@crawford.com.au

17	21.06.21	DA ISSUE
ISSUE	DATE	AMENDMENTS

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED BY A DIRECTOR OF CRAWFORD ARCHITECTS PTY LTD

CLIENT: DEVELOPMENT LINK  
PROJECT: MIXED USE DEVELOPMENT  
TITLE: EAST ELEVATION  
351-353 BARRENJOEY ROAD, NEWPORT NSW 2106  
LOT 65 & 66 SEC 5 DP 6248

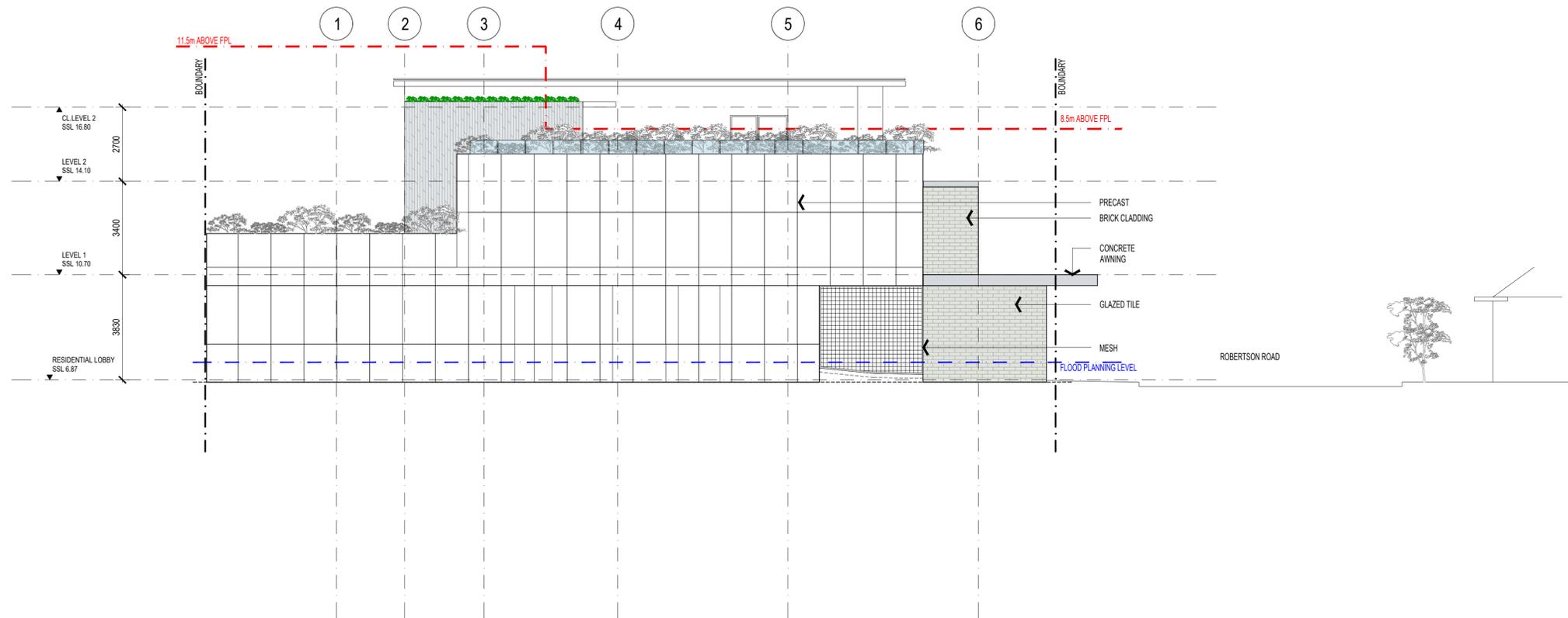
SCALE: 1:100 @ A1  
PROJECT NUMBER: 18057  
DRAWING NUMBER: A301  
ISSUE: 17

APPROVED: MN  
DRAWN: PG  
CHECKED: PG  
DATE: JAN 2019  
STATUS: DA





NORTH ELEVATION



WEST ELEVATION

0005506340 15 Dec 2020

**8.2**  
NATIONWIDE HOUSE  
ENERGY RATING SCHEME

Assessor: Damian O'Toole  
Accreditation No.: 20420  
Address: 351-353 BARRENJOEY RD, NEWPORT, NSW, 2106

23.8  
MJ/m<sup>2</sup>

www.nathers.gov.au

hstar.com.au

**ABSA**  
Sustainable Building Accreditation

HWS Assessments completed within the accreditation period are part of the ABSA quality seal system.

Accreditation Period: 01/04/2020-31/03/2021  
Assessor Name: Damian O'Toole  
Assessor Number: 20420

ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL BOUNDARIES & CONTOURS SUBJECT TO SURVEY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR IN WHOLE WITHOUT THE PERMISSION OF CRAWFORD ARCHITECTS PTY LTD.

© CRAWFORD ARCHITECTS PTY LTD 2017  
SUITE 3.01, LEVEL 3.80 MOUNT STREET  
NORTH SYDNEY, NSW 2060 AUSTRALIA  
ABN 56 120 779 106  
NOMINATED ARCHITECTS:  
TONY GRAY 5303 & PAUL GOOSELL 6726  
P 02 9660 3644 www.crawford.com.au  
E arch@crawford.com.au

ISSUE	DATE	AMENDMENTS
15	21.06.21	DA ISSUE
14	21.06.11	ISSUED TO CONSULTANT
13	20.12.15	DA ISSUE

CLIENT  
**DEVELOPMENT LINK**

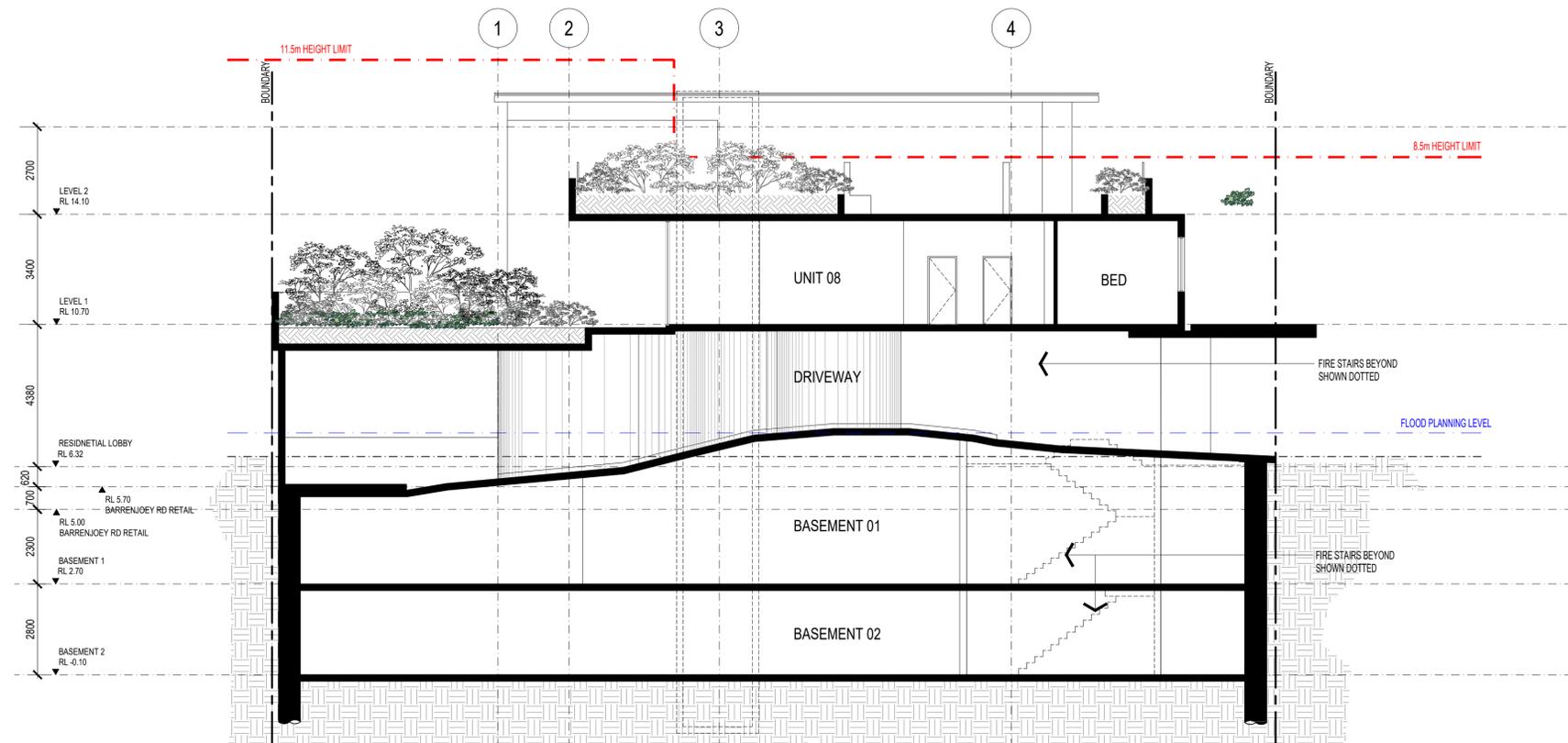
PROJECT  
**MIXED USE DEVELOPMENT**  
351-353 BARRENJOEY ROAD, NEWPORT NSW 2106  
LOT 65 & 66 SEC 5 DP 6248

TITLE  
**NORTH AND WEST ELEVATIONS**

SCALE: 1:100 @ A1  
APPROVED: MN  
DRAWN: PG  
CHECKED: PG  
DATE: JAN 2019  
STATUS: DA

PROJECT NUMBER: 18057  
DRAWING NUMBER: **A302**

ISSUE: **15**  
**crawford architects**



**8.2**  
NATIONWIDE HOUSE  
ENERGY RATING SCHEME

23.8  
MJ/m<sup>2</sup>

www.nathers.gov.au

**0005506340 15 Dec 2020**

Assessor: Damian O'Toole  
Accreditation No.: 20420  
Address: 351-353 BARRENJOEY RD, NEWPORT, NSW, 2106

hstar.com.au

**ABSA**  
Sustainable Building  
Accreditation

ABSA Assessments completed within the accreditation period are part of the ABSA quality seal system.

Accreditation Period: 01/04/2020-31/03/2021  
Assessor Name: Damian O'Toole  
Assessor Number: 20420

ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL BOUNDARIES & CONTOURS SUBJECT TO SURVEY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR IN WHOLE WITHOUT THE PERMISSION OF CRAWFORD ARCHITECTS PTY LTD.

© CRAWFORD ARCHITECTS PTY LTD 2017  
SUITE 3.01, LEVEL 3.80 MOUNT STREET  
NORTH SYDNEY, NSW 2060 AUSTRALIA  
ABN 56 120 779 106  
NOMINATED ARCHITECTS:  
TONY GRAY 5303 & PAUL GOOSELL 6726  
ARCHITECTS PTY LTD

P 02 9660 3644 www.crawford.com.au  
E arch@crawford.com.au

ISSUE	DATE	AMENDMENTS
13	21.06.21	DA ISSUE
12	20.12.15	DA ISSUE
11	20.12.15	DA ISSUE
10	20.12.08	ISSUED TO CONSULTANTS
09	20.11.23	ISSUED TO COUNCIL

CLIENT  
**DEVELOPMENT LINK**

PROJECT  
**MIXED USE DEVELOPMENT**

TITLE  
**SECTION AA**

351-353 BARRENJOEY ROAD, NEWPORT NSW 2106

LOT 65 & 66 SEC 5 DP 6248

SCALE: 1:100 @ A1

APPROVED  
DRAWN: HH - MT  
CHECKED: PG  
DATE: JAN 2019  
STATUS: DA

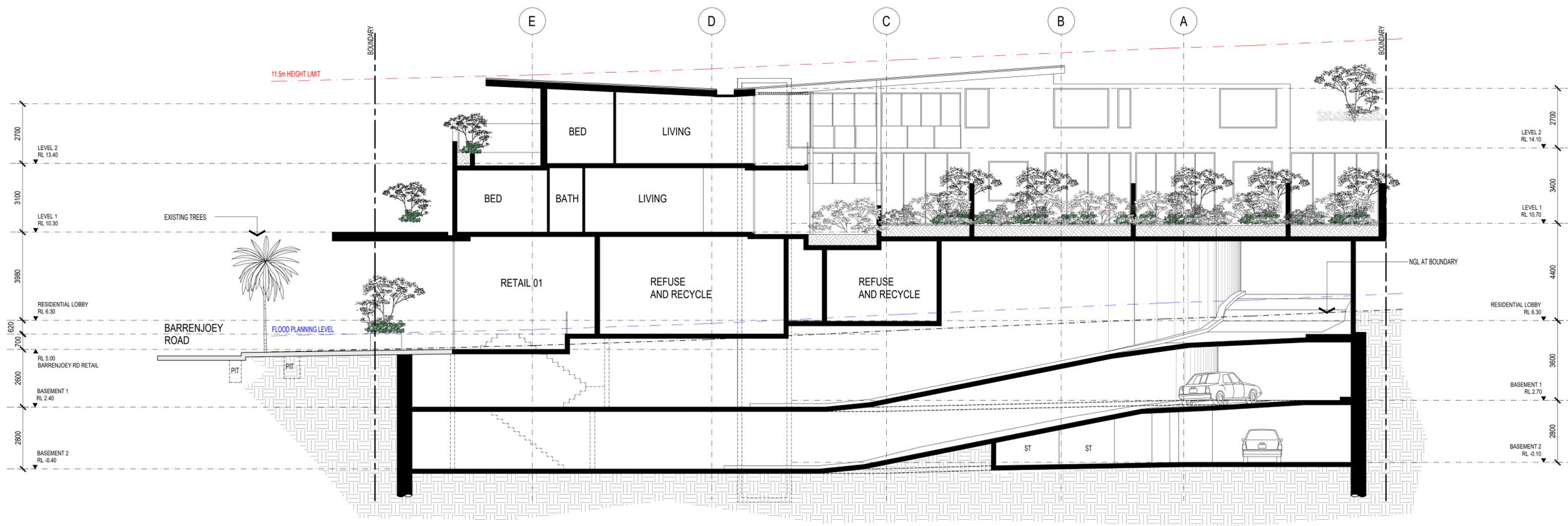
PROJECT NUMBER  
**18057**

DRAWING NUMBER  
**A310**

ISSUE

**13**

**crawford**  
architects



**0005506340 15 Dec 2020**

**8.2**  
NATIONWIDE HOUSE  
ENERGY RATING SCHEME

Assessor: Damian O'Toole  
Accreditation No.: 20420  
Address: 351-353 BARRENJOEY RD, NEWPORT, NSW, 2106

23.8 MJ/m<sup>2</sup>

www.nathers.gov.au

hstar.com.au

**ABSA**  
Sustainable Building Accreditation

ABSA Assessments completed within the accreditation period are part of the ABSA quality seal system.

Accreditation Period: 01/04/2020-31/03/2021  
Assessor Name: Damian O'Toole  
Assessor Number: 20420

ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL BOUNDARIES & CONTOURS SUBJECT TO SURVEY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR IN WHOLE WITHOUT THE PERMISSION OF CRAWFORD ARCHITECTS PTY LTD.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED BY A DIRECTOR OF CRAWFORD ARCHITECTS PTY LTD.

© CRAWFORD ARCHITECTS PTY LTD 2017  
SUITE 3.01, LEVEL 3.80 MOUNT STREET  
NORTH SYDNEY, NSW 2060 AUSTRALIA  
ABN 56 120 779 106  
NOMINATED ARCHITECTS:  
TONY GRAY 5303 & PAUL GOOSELL 6726

P 02 9660 3644 www.crawford.com.au  
E arch@crawford.com.au

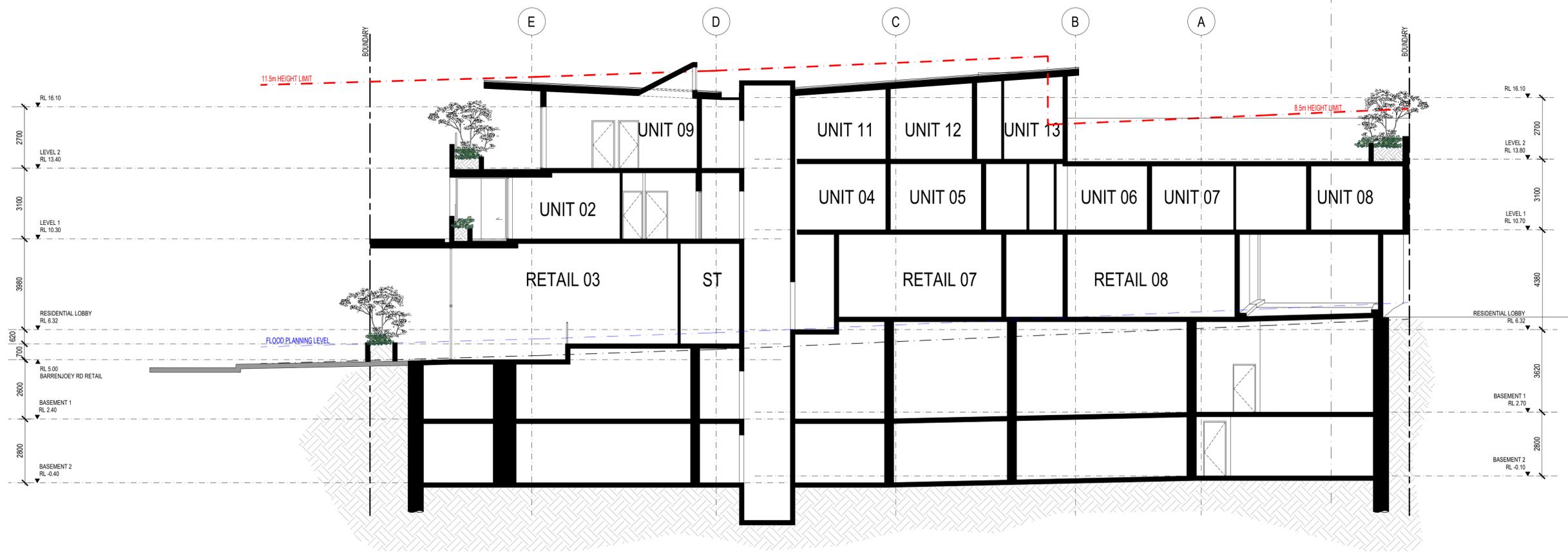
ISSUE	DATE	AMENDMENTS
13	21.06.21	DA ISSUE
12	20.12.19	DA ISSUE
11	20.12.19	DA ISSUE
10	20.12.08	ISSUED TO CONSULTANTS
09	20.11.23	ISSUED TO COUNCIL

CLIENT: DEVELOPMENT LINK  
PROJECT: MIXED USE DEVELOPMENT  
TITLE: SECTION BB  
SCALE: 1:100 @ A1  
PROJECT NUMBER: 18057  
DRAWING NUMBER: A311  
ISSUE: 13

351-353 BARRENJOEY ROAD, NEWPORT NSW 2106  
LOT 65 & 66 SEC 5 DP 6248

APPROVED: HH - MT  
DRAWN: PG  
CHECKED: PG  
DATE: JAN 2019  
STATUS: DA

18057 **A311** 13 **crawford architects**



**0005506340 15 Dec 2020**

**8.2**  
NATIONWIDE HOUSE  
ENERGY RATING SCHEME

Assessor: Damian O'Toole  
Accreditation No. 20420  
Address: 351-353 BARRENJOEY RD, NEWPORT, NSW, 2106

23.8 MJ/m<sup>2</sup>

www.nathers.gov.au

hstar.com.au

**ABSA**  
Sustainable Building Accreditation

ABSA Assessments completed within the accreditation period are part of the ABSA quality seal system.

Accreditation Period: 01/04/2020-31/03/2021  
Assessor Name: Damian O'Toole  
Assessor Number: 20420

ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL BOUNDARIES & CONTOURS SUBJECT TO SURVEY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR IN WHOLE WITHOUT THE PERMISSION OF CRAWFORD ARCHITECTS PTY LTD.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED BY A DIRECTOR OF CRAWFORD ARCHITECTS PTY LTD.

© CRAWFORD ARCHITECTS PTY LTD 2017  
SUITE 3.01, LEVEL 3.80 MOUNT STREET  
NORTH SYDNEY, NSW 2060 AUSTRALIA  
ABN 56 120 779 106  
NOMINATED ARCHITECTS:  
TONY GRAY 5303 & PAUL COOSELL 6726  
ARCHITECTS PTY LTD  
P 02 9560 3644 www.crawford.com.au  
E arch@crawford.com.au

ISSUE	DATE	AMENDMENTS
06	21.06.21	DA ISSUE
05	20.12.15	DA ISSUE
04	20.12.15	DA ISSUE
03	20.12.08	ISSUED TO CONSULTANTS
02	20.11.23	ISSUED TO COUNCIL
01	20.11.20	DSAP ISSUE

CLIENT: DEVELOPMENT LINK  
PROJECT: MIXED USE DEVELOPMENT  
TITLE: SECTION CC  
351-353 BARRENJOEY ROAD, NEWPORT NSW 2106  
LOT 65 & 66 SEC 5 DP 6248

SCALE: 1:100 @ A1  
APPROVED: HH - MT  
DRAWN: PG  
CHECKED: PG  
DATE: JAN 2019  
STATUS: DA

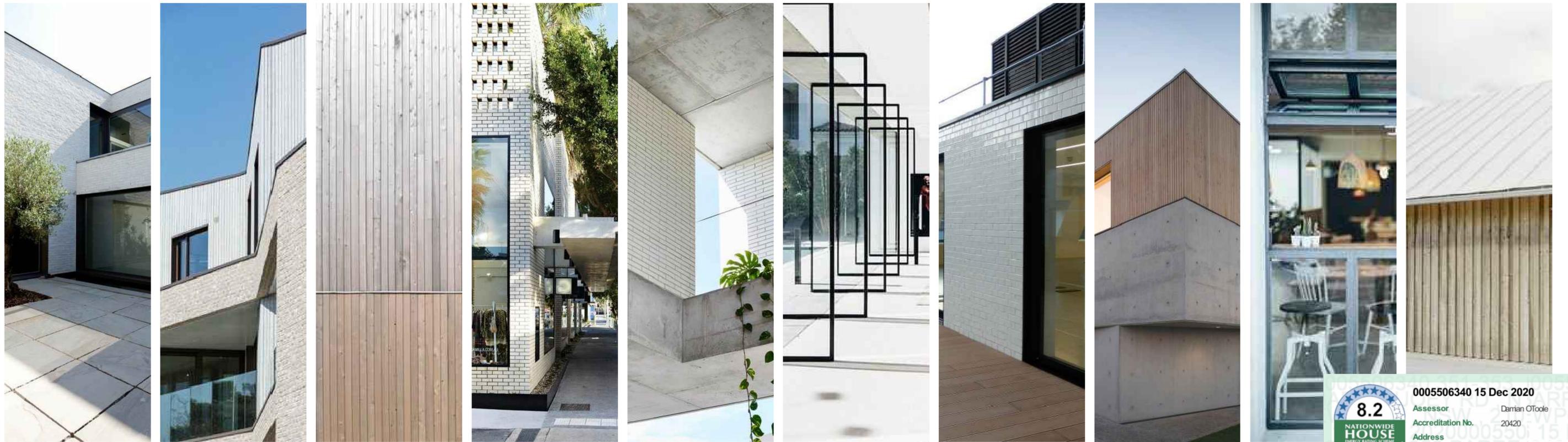
PROJECT NUMBER: 18057  
DRAWING NUMBER: A312

06

ISSUE: 06  
crawford architects



FRONT ELEVATION / ROBERTSON ROAD



**8.2**  
NATIONWIDE  
HOUSE  
ENERGY RATING SCHEME

23.8  
MJ/m<sup>2</sup>

www.nathers.gov.au

0005506340 15 Dec 2020

Assessor: Damian O'Toole  
Accreditation No.: 20420

Address:  
351-353 BARRENJOEY RD,  
NEWPORT, NSW, 2106

hstar.com.au

**ABSA**  
Sustainable Building  
Accreditation

HBB Assessments completed within the accreditation period are part of the ABSA quality seal system.

Accreditation Period: 01/04/2020-31/03/2021

Assessor Name: Damian O'Toole  
Assessor Number: 20420

Assessor Signature: \_\_\_\_\_

ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL BOUNDARIES & CONTOURS SUBJECT TO SURVEY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR IN WHOLE WITHOUT THE PERMISSION OF CRAWFORD ARCHITECTS PTY LTD.

© CRAWFORD ARCHITECTS PTY LTD 2017  
SUITE 3.01, LEVEL 3.80 MOUNT STREET  
NORTH SYDNEY, NSW 2060 AUSTRALIA  
ABN 56 120 779 106  
NOMINATED ARCHITECTS:  
TONY GRAY 5303 & PAUL GOOSELL 6726  
P 02 9660 3644 www.crawford.com.au  
E arch@crawford.com.au

ISSUE	DATE	AMENDMENTS
08	21.06.21	DA ISSUE
07	20.12.15	DA ISSUE
06	20.12.15	DA ISSUE
05	20.11.23	ISSUED TO COUNCIL
04	20.07.02	REVISED ISSUE
03	20.06.19	REVISED ISSUE
02	20.05.01	REVISED ISSUE
01	19.10.15	DA ISSUE

CLIENT  
DEVELOPMENT LINK

PROJECT  
MIXED USE DEVELOPMENT

TITLE  
MATERIAL AND FINISHES

351-353 BARRENJOEY ROAD, NEWPORT NSW 2106

LOT 65 & 66 SEC 5 DP 6248

SCALE  
1:100 @ A1

APPROVED  
DRAWN: HH  
CHECKED: PG  
DATE: JAN 2019  
STATUS: DA

PROJECT NUMBER  
18057

DRAWING NUMBER

A320

ISSUE

08

crawford  
architects



BEFORE



AFTER

**0005506340 15 Dec 2020**

**8.2**  
NATIONWIDE HOUSE  
ENERGY RATING SCHEME

Assessor: Damian O'Toole  
Accreditation No.: 20420  
Address: 351-353 BARRENJOEY RD, NEWPORT, NSW, 2106

23.8 MJ/m<sup>2</sup>

www.nathers.gov.au

hstar.com.au

**ABSA**  
Sustainable Building Accreditation

HBB Assessments completed within the accreditation period are part of the ABSA quality seal system.

Accreditation Period: 01/04/2020-31/03/2021  
Assessor Name: Damian O'Toole  
Assessor Number: 20420

ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL BOUNDARIES & CONTOURS SUBJECT TO SURVEY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR IN WHOLE WITHOUT THE PERMISSION OF CRAWFORD ARCHITECTS PTY LTD.

© CRAWFORD ARCHITECTS PTY LTD 2017  
SUITE 3.01, LEVEL 3 80 MOUNT STREET  
NORTH SYDNEY, NSW 2060 AUSTRALIA  
ABN 56 120 779 106  
NOMINATED ARCHITECTS:  
TONY GRAY 5303 & PAUL GOOSELL 6726  
ARCHITECTS PTY LTD

P 02 9660 3644 www.crawford.com.au  
E arch@crawford.com.au

ISSUE	DATE	AMENDMENTS
06	21.06.21	DA ISSUE
05	20.12.16	DA ISSUE
04	20.11.23	ISSUED TO COUNCIL
03	20.09.19	REVISED ISSUED
02	20.05.04	REVISED DA ISUE
01	19.10.15	DA ISSUE

CLIENT: DEVELOPMENT LINK  
PROJECT: MIXED USE DEVELOPMENT  
351-353 BARRENJOEY ROAD, NEWPORT NSW 2106  
LOT 65 & 66 SEC 5 DP 6248

TITLE: BEFORE & AFTER PHOTOMONTAGE

SCALE: -  
APPROVED: HH  
DRAWN: PG  
CHECKED: PG  
DATE: JAN 2019  
STATUS: DA

PROJECT NUMBER: 18057

DRAWING NUMBER: A321

ISSUE: 06

crawford architects



9:00am  
21th JUNE



10:00am  
21th JUNE



11:00am  
21th JUNE

**0005506340 15 Dec 2020**

**8.2**  
NATIONWIDE HOUSE  
ENERGY RATING SCHEME

Assessor: Damian O'Toole  
Accreditation No.: 20420  
Address: 351-353 BARRENJOEY RD, NEWPORT, NSW, 2106

23.8  
MJ/m<sup>2</sup>

www.nathers.gov.au

hstar.com.au

**ABSA**  
Sustainable Building Accreditation

HSR Assessments accredited within the accreditation period are part of the ABSA quality seal system.

Accreditation Period: 01/04/2020-31/03/2021  
Assessor Name: Damian O'Toole  
Assessor Number: 20420

ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL BOUNDARIES & CONTOURS SUBJECT TO SURVEY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR IN WHOLE WITHOUT THE PERMISSION OF CRAWFORD ARCHITECTS PTY LTD.

© CRAWFORD ARCHITECTS PTY LTD 2017  
SUITE 3.01, LEVEL 3 80 MOUNT STREET  
NORTH SYDNEY, NSW 2060 AUSTRALIA  
ABN 56 120 779 106  
NOMINATED ARCHITECTS:  
TONY GRAY 5303 & PAUL GODSELL 6726

P 02 9660 3644 www.crawford.com.au  
E arch@crawford.com.au

ISSUE	DATE	AMENDMENTS
08	21.06.21	DA ISSUE
07	20.12.15	DA ISSUE

CLIENT: DEVELOPMENT LINK  
PROJECT: MIXED USE DEVELOPMENT  
TITLE: SHADOW DIAGRAMS SHEET 01

351-353 BARRENJOEY ROAD, NEWPORT NSW 2106  
LOT 65 & 66 SEC 5 DP 6248

SCALE: NTS  
APPROVED: PG  
CHECKED: PG  
DATE: JAN 2019  
STATUS: DA

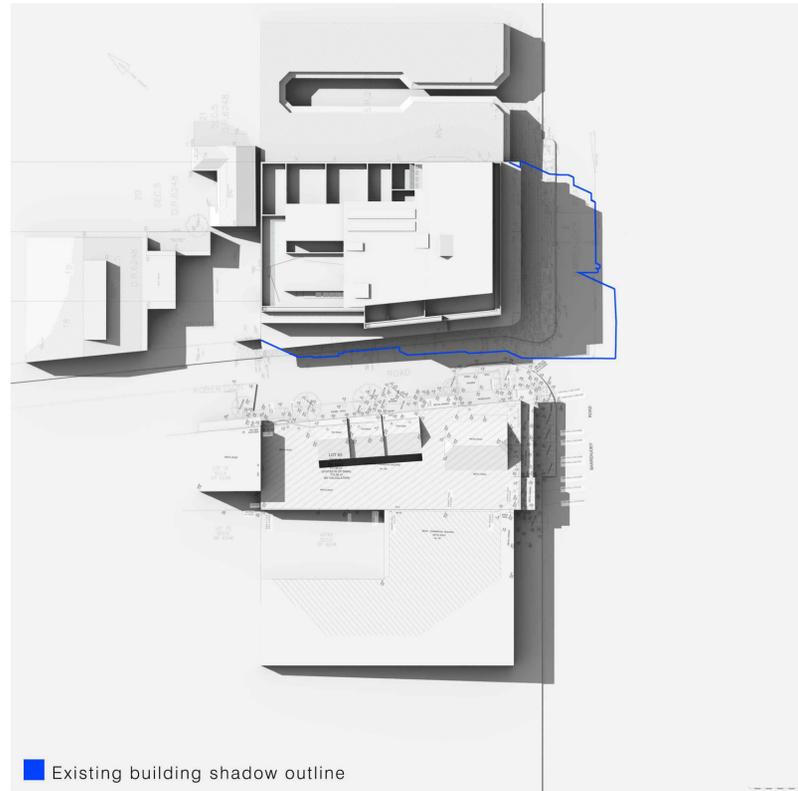
PROJECT NUMBER: 18057  
DRAWING NUMBER: A400

ISSUE: 08  
crawford architects



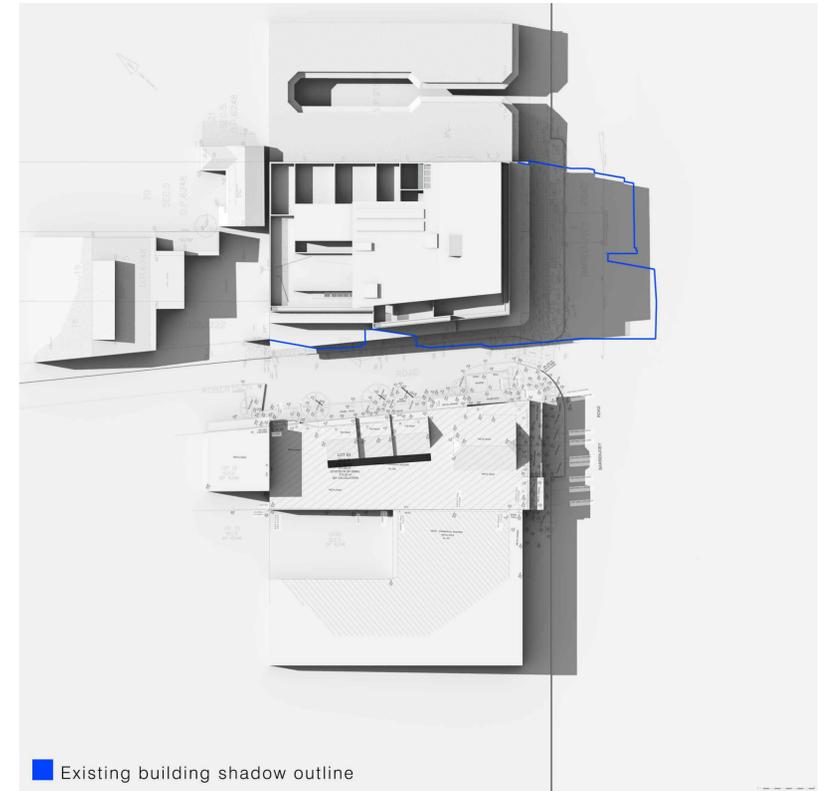
Existing building shadow outline

12:00pm  
21th JUNE



Existing building shadow outline

1:00pm  
21th JUNE



Existing building shadow outline

2:00pm  
21th JUNE

**0005506340 15 Dec 2020**

**8.2**  
NATIONWIDE HOUSE  
ENERGY RATING SCHEME

Assessor: Damian O'Toole  
Accreditation No.: 20420  
Address: 351-353 BARRENJOEY RD, NEWPORT, NSW, 2106

23.8  
MJ/m<sup>2</sup>

www.nathers.gov.au

hstar.com.au

**ABSA**  
Sustainable Building  
Accreditation

ABSA Assessments completed within the accreditation period are part of the ABSA quality seal system.

Accreditation Period: 01/04/2020-31/03/2021  
Assessor Name: Damian O'Toole  
Assessor Number: 20420

ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL BOUNDARIES & CONTOURS SUBJECT TO SURVEY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR IN WHOLE WITHOUT THE PERMISSION OF CRAWFORD ARCHITECTS PTY LTD.

© CRAWFORD ARCHITECTS PTY LTD 2017  
SUITE 3.01, LEVEL 3 80 MOUNT STREET  
NORTH SYDNEY, NSW 2060 AUSTRALIA  
ABN 56 120 779 106  
NOMINATED ARCHITECTS:  
TONY GRAY 5303 & PAUL GODSELL 6726

P 02 9660 3644 www.crawford.com.au  
E arch@crawford.com.au

ISSUE	DATE	AMENDMENTS
08	21.06.21	DA ISSUE
07	20.12.16	DA ISSUE

CLIENT: DEVELOPMENT LINK  
PROJECT: MIXED USE DEVELOPMENT  
TITLE: SHADOW DIAGRAMS SHEET 02

351-353 BARRENJOEY ROAD, NEWPORT NSW 2106  
LOT 65 & 66 SEC 5 DP 6248

SCALE: NTS  
APPROVED: PG  
CHECKED: PG  
DATE: JAN 2019  
STATUS: DA

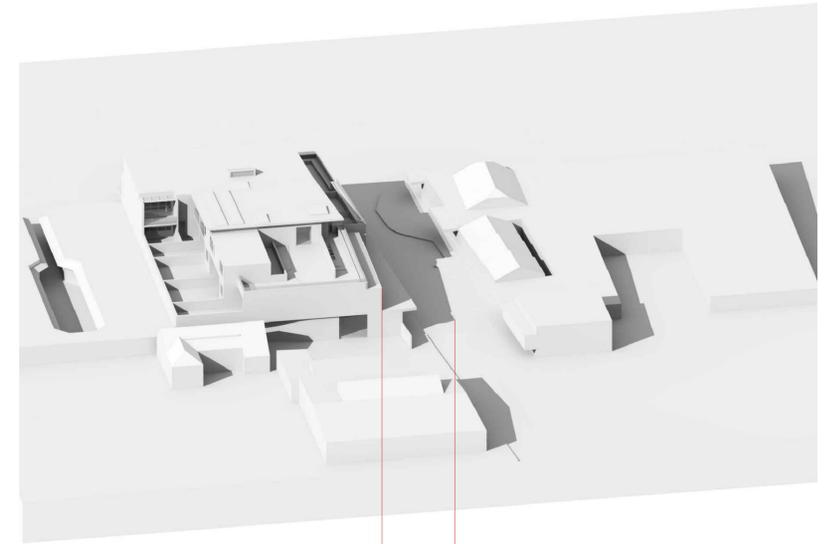
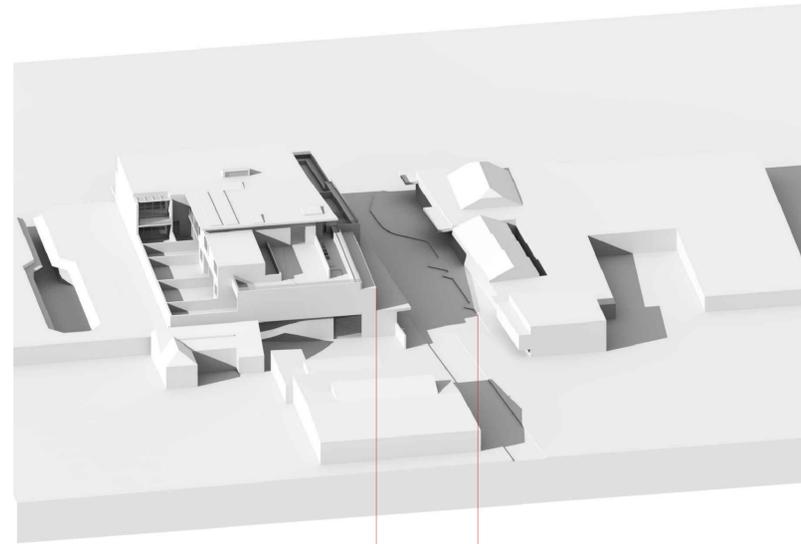
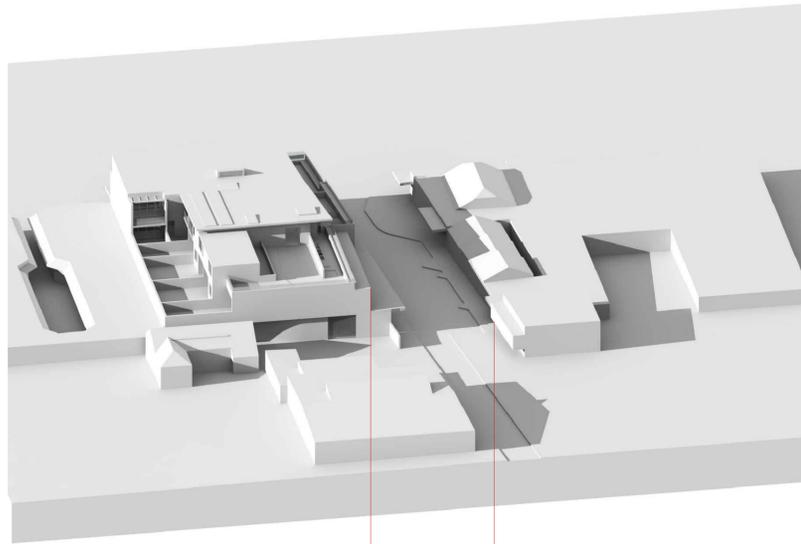
PROJECT NUMBER: 18057  
DRAWING NUMBER: A401

07

ISSUE: 07

**crawford**  
architects

AMENDED SCHEME



9:00am  
21th JUNE

10:00am  
21th JUNE

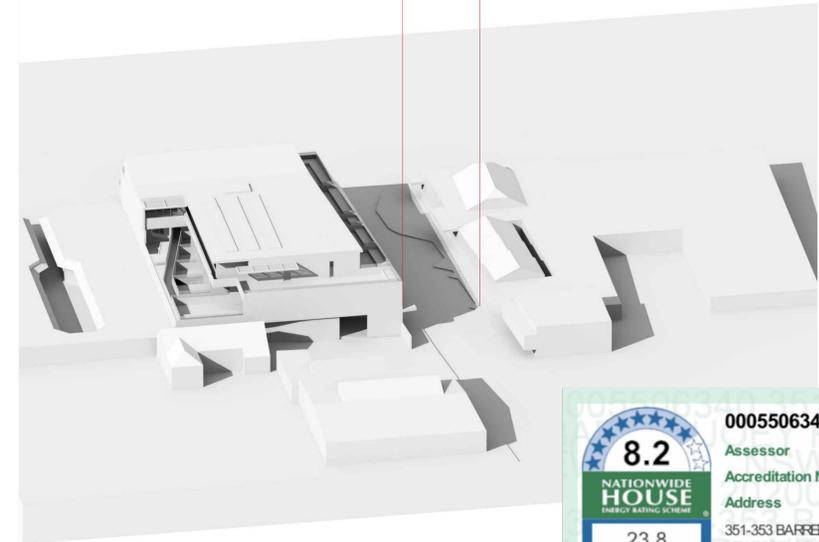
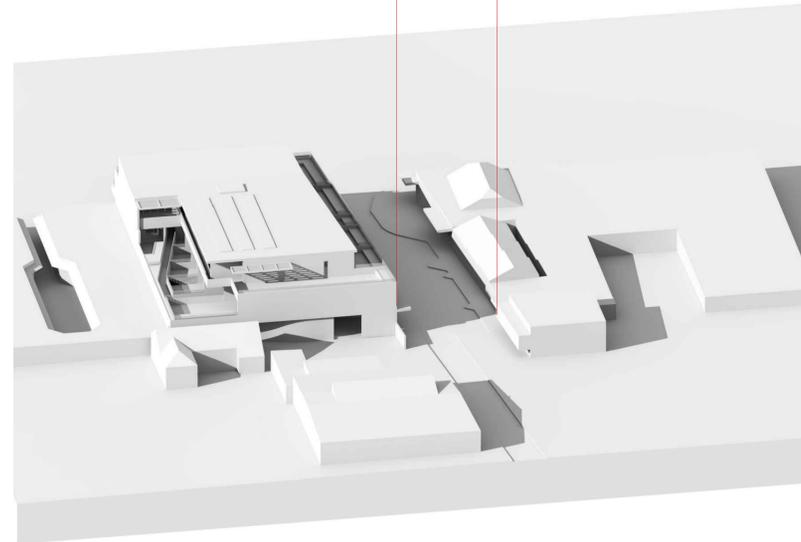
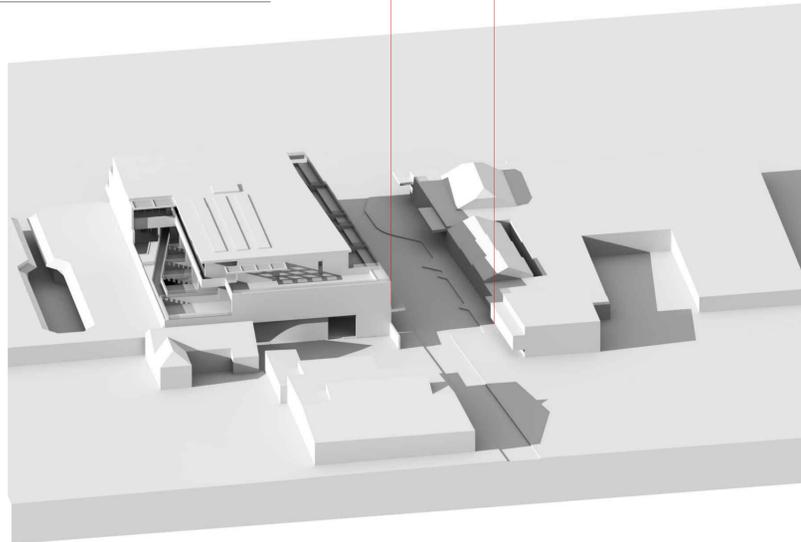
11:00am  
21th JUNE

**CHANGES** REDUCED PARAPET // NO FOOTPATH PERCEIVED CHANGE // REDUCED ELEVATIONAL SHADOWS

REDUCED PARAPET // REDUCED SHADOWLINE

REDUCED PARAPET // REDUCED SHADOWLINE

PREVIOUS SCHEME



9:00am  
21th JUNE

10:00am  
21th JUNE

11:00am  
21th JUNE

0005506340 15 Dec 2020  
 Assessor: Damian O'Toole  
 Accreditation No.: 20420  
 Address: 351-353 BARRENJOEY RD, NEWPORT, NSW, 2106  
 23.8 M<sup>2</sup>  
 www.nathers.gov.au  
 hstar.com.au

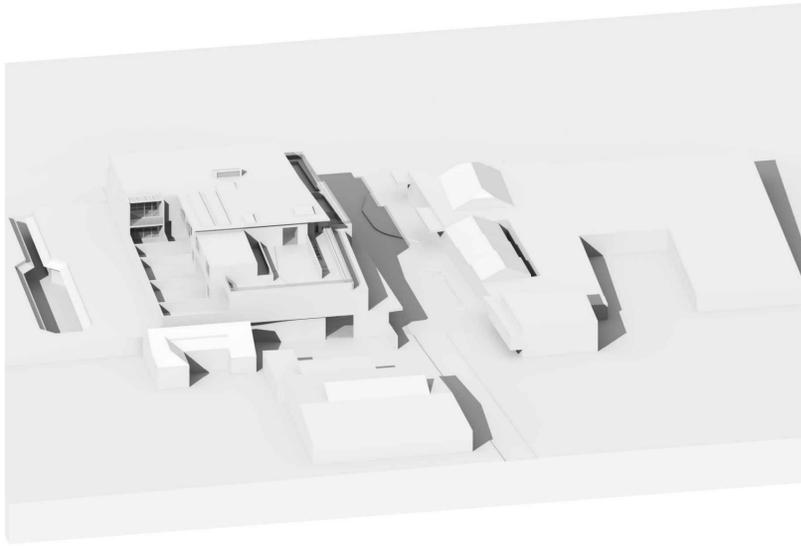
ABSA  
 8.2  
 NATIONWIDE HOUSE ENERGY RATING SCHEME  
 Accreditation Period: 01/04/2020-31/03/2021  
 Assessor Name: Damian O'Toole  
 Assessor Number: 20420

ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL BOUNDARIES & CONTOURS SUBJECT TO SURVEY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR IN WHOLE WITHOUT THE PERMISSION OF CRAWFORD ARCHITECTS PTY LTD.  
 © CRAWFORD ARCHITECTS PTY LTD 2017  
 SUITE 3.01, LEVEL 3 80 MOUNT STREET  
 NORTH SYDNEY, NSW 2060 AUSTRALIA  
 ABN 56 120 779 106  
 NOMINATED ARCHITECTS  
 TONY GRAY 5303 & PAUL GODSELL 6726  
 P 02 9660 3644 www.crawford.com.au  
 E arch@crawford.com.au

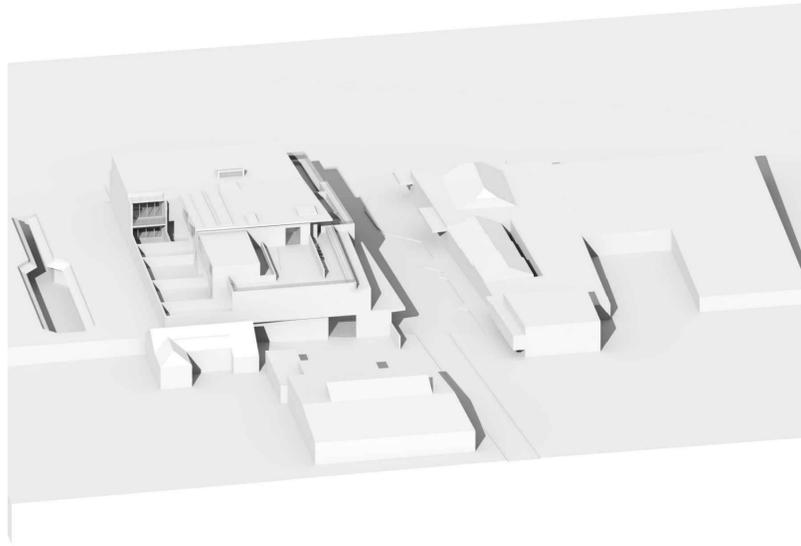
02	21.06.20	DA ISSUE
01	21.06.22	DA ISSUE
ISSUE	DATE	AMENDMENTS

CLIENT: DEVELOPMENT LINK  
 PROJECT: MIXED USE DEVELOPMENT  
 351-353 BARRENJOEY ROAD, NEWPORT NSW 2106  
 LOT 65 & 66 SEC 5 DP 6248  
 TITLE: SHADOW DIAGRAMS SHEET 03  
 SCALE: NTS  
 APPROVED: PG  
 DRAWN: PG  
 CHECKED: PG  
 DATE: JAN 2019  
 STATUS: DA

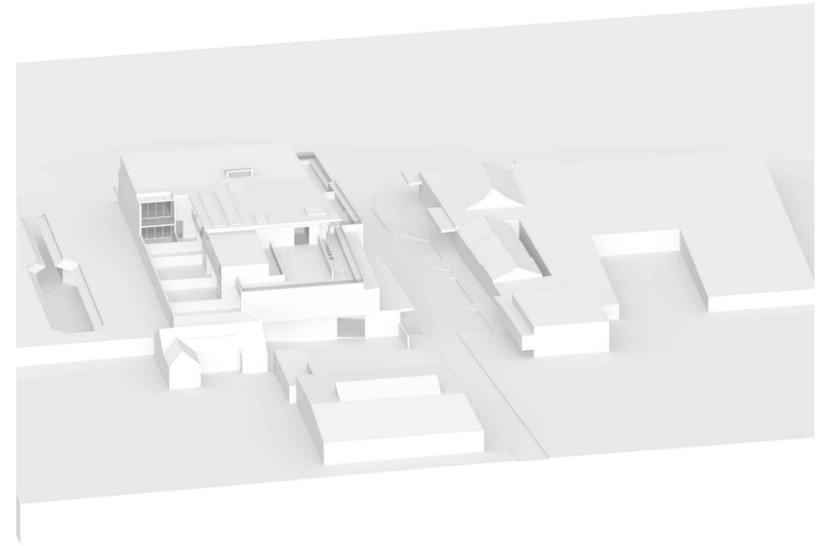
PROJECT NUMBER: 18057  
 DRAWING NUMBER: A402  
 ISSUE: 02  
 crawford architects



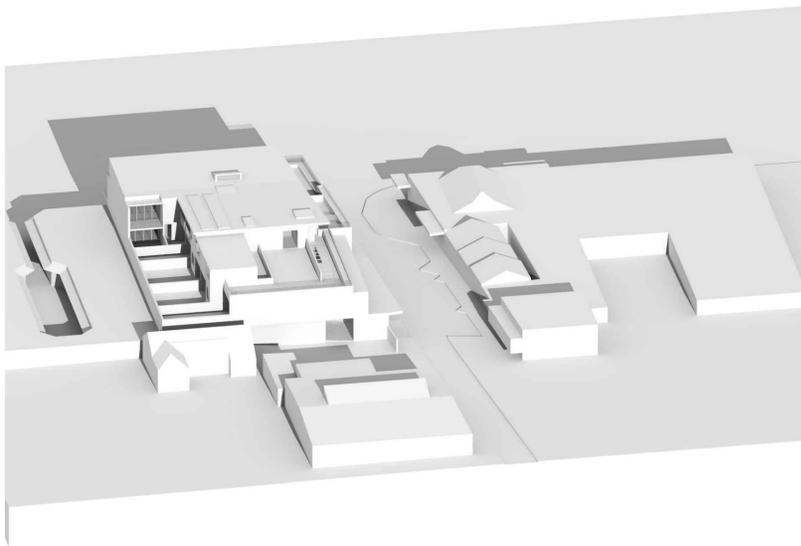
12:00pm  
21th JUNE



1:00pm  
21th JUNE



2:00pm  
21th JUNE



3:00pm  
21th JUNE

**8.2**  
NATIONWIDE HOUSE  
ENERGY RATING SCHEME

23.8  
MJ/m<sup>2</sup>

www.nathers.gov.au

**0005506340 15 Dec 2020**

Assessor: Damian O'Toole  
Accreditation No.: 20420  
Address: 351-353 BARRENJOEY RD, NEWPORT, NSW, 2106

hstar.com.au

**ABSA**  
Sustainable Building  
Accreditation

HWS Assessments completed within the accreditation period are part of the ABSA quality assurance system.

Accreditation Period: 01/04/2020-31/03/2021  
Assessor Name: Damian O'Toole  
Assessor Number: 20420

ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL BOUNDARIES & CONTOURS SUBJECT TO SURVEY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR IN WHOLE WITHOUT THE PERMISSION OF CRAWFORD ARCHITECTS PTY LTD.

© CRAWFORD ARCHITECTS PTY LTD 2017  
SUITE 3.01, LEVEL 3 80 MOUNT STREET  
NORTH SYDNEY, NSW 2060 AUSTRALIA  
ABN 56 120 779 106  
NOMINATED ARCHITECTS:  
TONY GRAY 5303 & PAUL GOOSELL 6726

P 02 9660 3644 www.crawford.com.au  
E arch@crawford.com.au

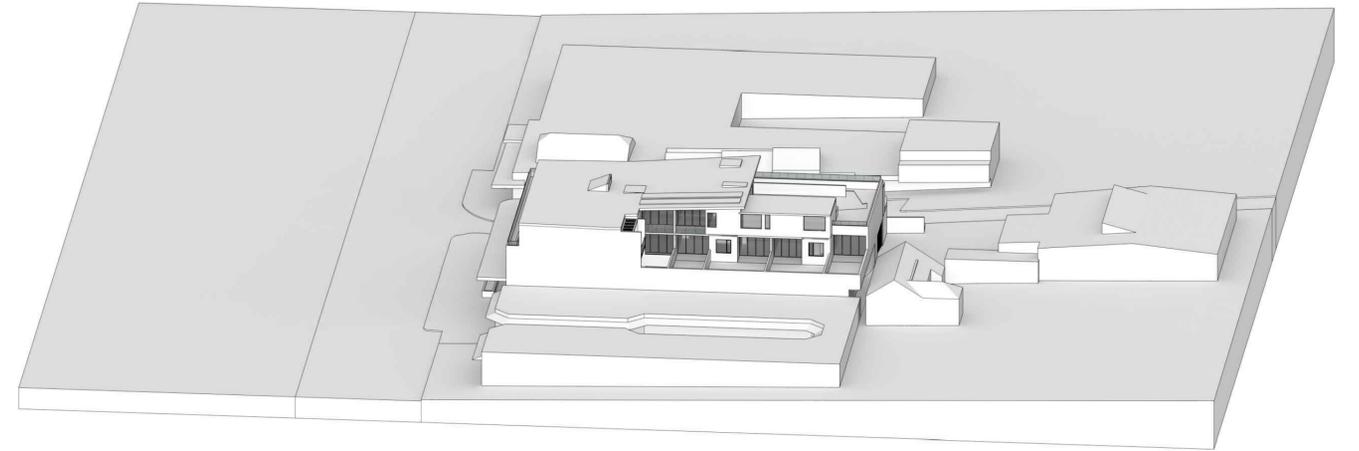
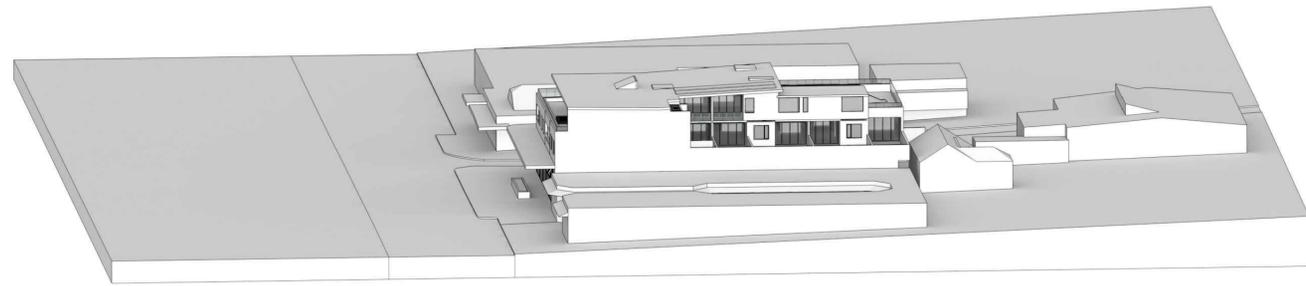
ISSUE	DATE	AMENDMENTS
01	21.06.22	DA ISSUE

CLIENT: DEVELOPMENT LINK  
PROJECT: MIXED USE DEVELOPMENT  
TITLE: SHADOW DIAGRAMS SHEET 04  
351-353 BARRENJOEY ROAD, NEWPORT NSW 2106  
LOT 65 & 66 SEC 5 DP 6248

SCALE: NTS  
APPROVED: PG  
DRAWN: PG  
CHECKED: PG  
DATE: JAN 2019  
STATUS: DA

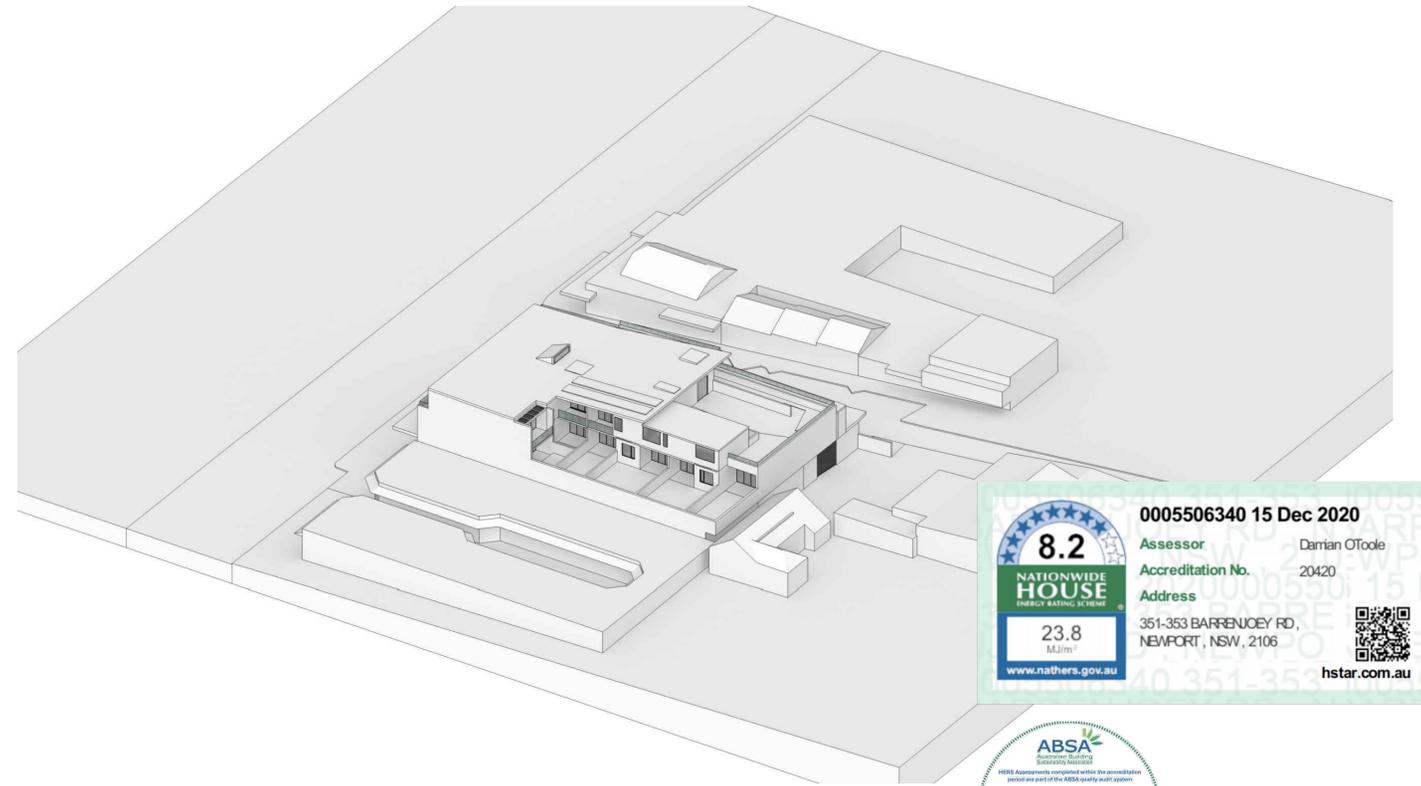
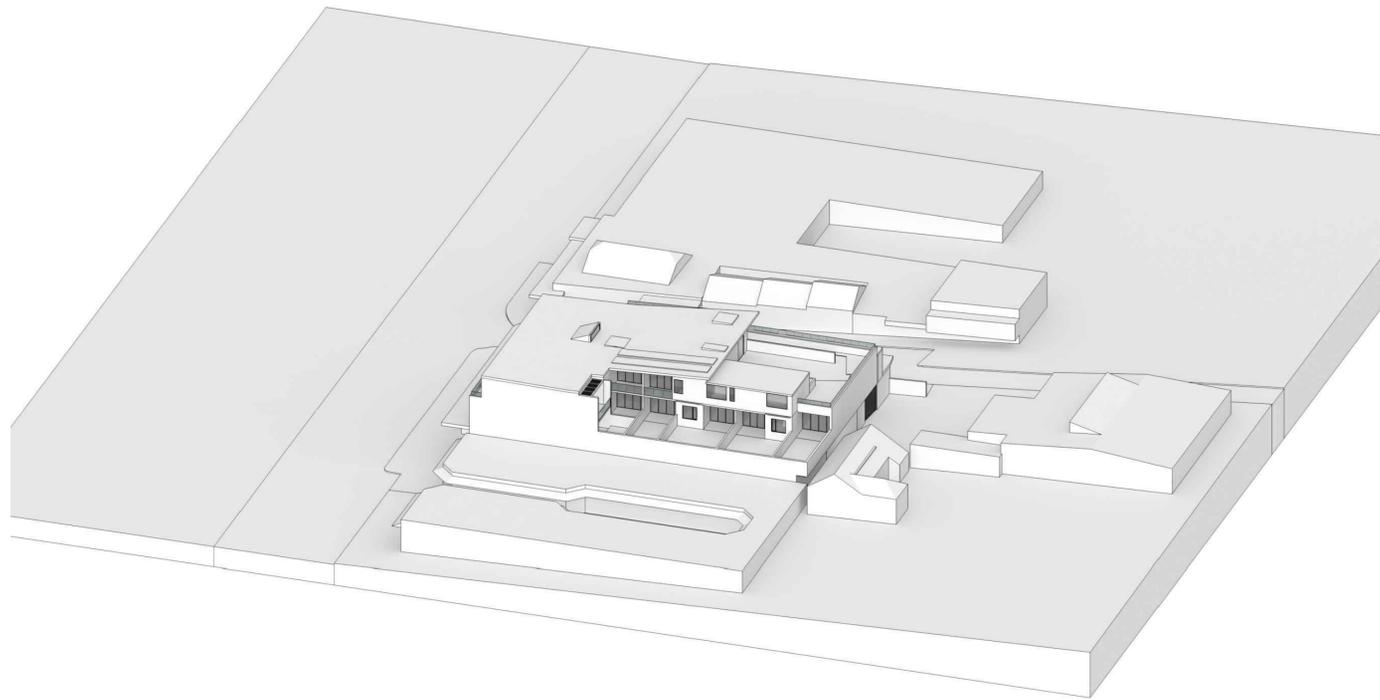
PROJECT NUMBER: 18057  
DRAWING NUMBER: A403  
ISSUE: 01





8:00am

9:00am



10:00am

11:00am

**8.2**  
NATIONWIDE HOUSE  
ENERGY RATING SCHEME

23.8  
MJ/m<sup>2</sup>

www.nathers.gov.au

0005506340 15 Dec 2020

Assessor: Damian O'Toole  
Accreditation No.: 20420

Address: 351-353 BARRENJOEY RD, NEWPORT, NSW, 2106

hstar.com.au

**ABSA**  
Sustainable Building  
Accreditation

ABSA Assessments completed within the accreditation period are part of the ABSA quality seal system.

Accreditation Period: 01/04/2020-31/03/2021

Assessor Name: Damian O'Toole  
Assessor Number: 20420

Assessor Signature: \_\_\_\_\_

ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL BOUNDARIES & CONTOURS SUBJECT TO SURVEY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR IN WHOLE WITHOUT THE PERMISSION OF CRAWFORD ARCHITECTS PTY LTD.

© CRAWFORD ARCHITECTS PTY LTD 2017  
SUITE 3.01, LEVEL 3 80 MOUNT STREET  
NORTH SYDNEY, NSW 2060 AUSTRALIA  
ABN 56 120 779 106  
NOMINATED ARCHITECTS:  
TONY GRAY 5303 & PAUL GOOSELL 6726

P 02 9660 3644 www.crawford.com.au  
E arch@crawford.com.au

ISSUE	DATE	AMENDMENTS
07	21.06.22	DA ISSUE

CLIENT: DEVELOPMENT LINK  
PROJECT: MIXED USE DEVELOPMENT  
351-353 BARRENJOEY ROAD, NEWPORT NSW 2106  
LOT 65 & 66 SEC 5 DP 6248

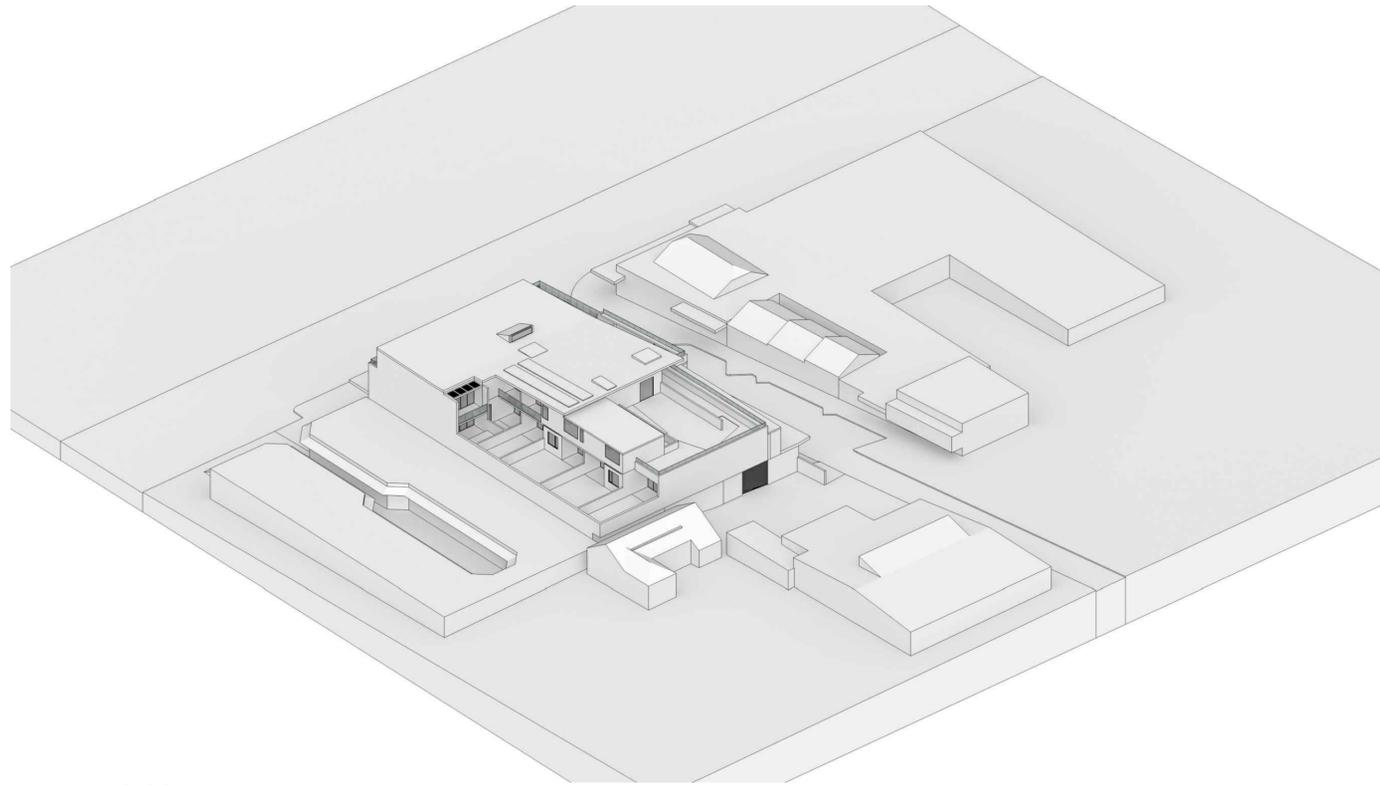
TITLE: SOLAR STUDIES SHEET 01

SCALE: NTS  
APPROVED: PG  
CHECKED: PG  
DATE: JAN 2019  
STATUS: DA

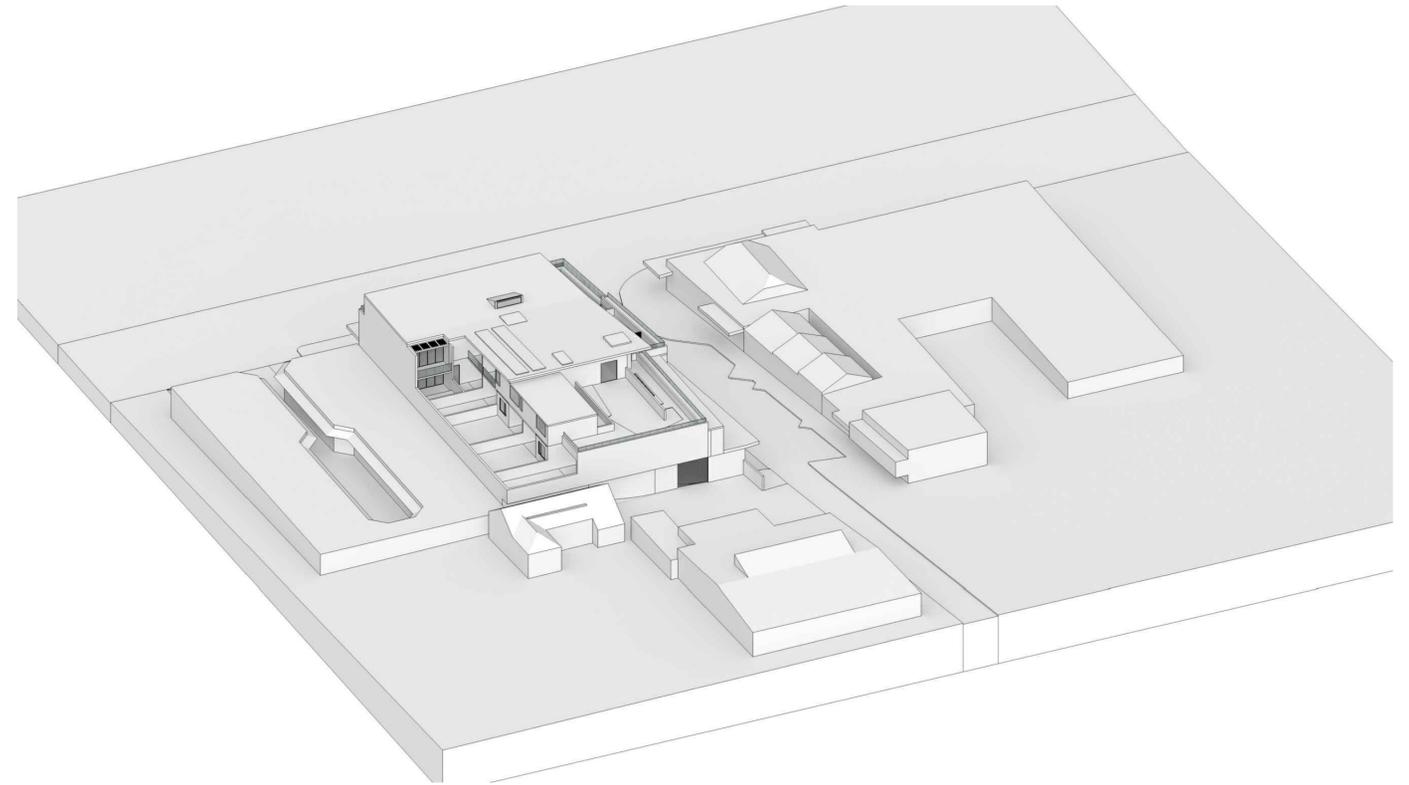
PROJECT NUMBER: 18057  
DRAWING NUMBER: A405

ISSUE: 07

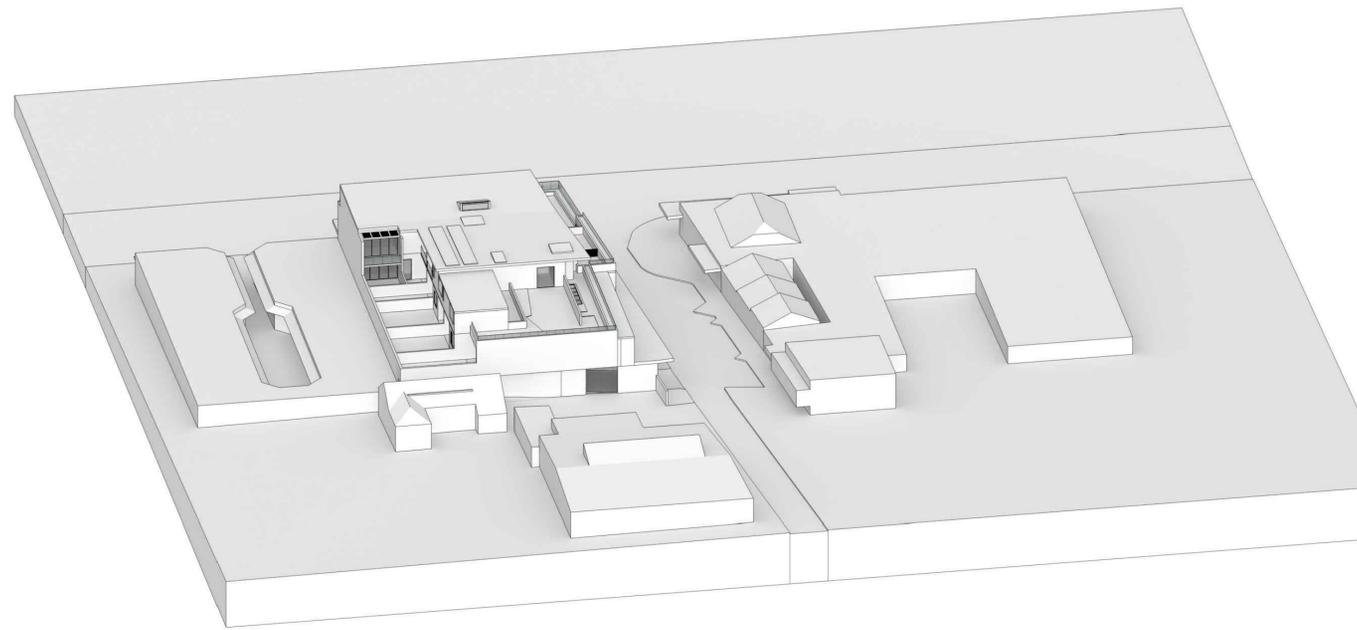




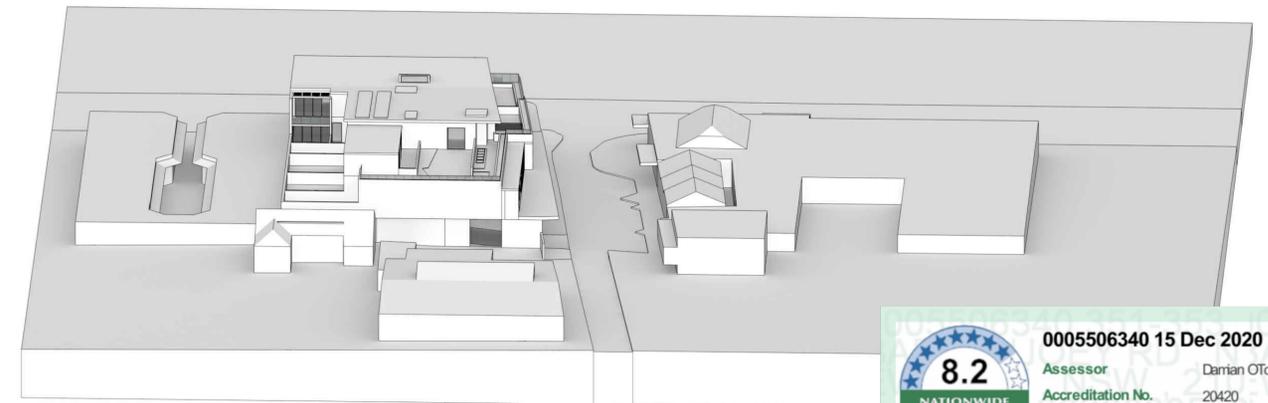
12:00pm



1:00pm



2:00pm



3:00pm

**8.2**  
NATIONWIDE HOUSE ENERGY RATING SCHEME  
23.8 MJ/m<sup>2</sup>  
www.nathers.gov.au

0005506340 15 Dec 2020  
Assessor: Damian O'Toole  
Accreditation No.: 20420  
Address: 351-353 BARRENJOEY RD, NEWPORT, NSW, 2106  
hstar.com.au

**ABSA**  
Sustainable Building Accreditation  
HBB Assessments completed within the accreditation period are part of the ABSA quality seal system.  
Accreditation Period: 01/04/2020-31/03/2021  
Assessor Name: Damian O'Toole  
Assessor Number: 20420  
Assessor Signature: [Signature]

ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL BOUNDARIES & CONTOURS SUBJECT TO SURVEY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR IN WHOLE WITHOUT THE PERMISSION OF CRAWFORD ARCHITECTS PTY LTD.

© CRAWFORD ARCHITECTS PTY LTD 2017  
SUITE 3.01, LEVEL 3 80 MOUNT STREET  
NORTH SYDNEY, NSW 2060 AUSTRALIA  
ABN 56 120 779 106  
NOMINATED ARCHITECTS:  
TONY GRAY 5303 & PAUL GOOSELL 6726

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED BY A DIRECTOR OF CRAWFORD ARCHITECTS PTY LTD

P 02 9660 3644 www.crawford.com.au  
E arch@crawford.com.au

ISSUE	DATE	AMENDMENTS
04	21.06.22	DA ISSUE

CLIENT: DEVELOPMENT LINK  
PROJECT: MIXED USE DEVELOPMENT  
351-353 BARRENJOEY ROAD, NEWPORT NSW 2106  
LOT 65 & 66 SEC 5 DP 6248

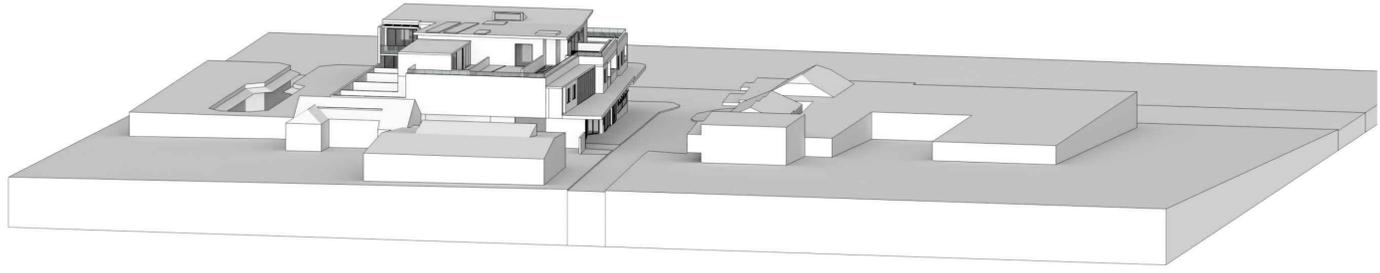
TITLE: SOLAR STUDIES SHEET 02

SCALE: NTS  
APPROVED: PG  
DRAWN: PG  
CHECKED: PG  
DATE: JAN 2019  
STATUS: DA

PROJECT NUMBER: 18057  
DRAWING NUMBER: A406

ISSUE: 04





4:00pm

**0005506340 15 Dec 2020**

**8.2**  
NATIONWIDE HOUSE  
ENERGY RATING SCHEME

Assessor: Damian O'Toole  
Accreditation No.: 20420  
Address: 351-353 BARRENJOEY RD, NEWPORT, NSW, 2106

23.8  
MJ/m<sup>2</sup>

www.nathers.gov.au

hstar.com.au

**ABSA**  
Sustainable Building Assessment

HBA Assessments completed within the accreditation period are part of the ABSA quality seal system.

Accreditation Period: 01/04/2020-31/03/2021  
Assessor Name: Damian O'Toole  
Assessor Number: 20420

ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL BOUNDARIES & CONTOURS SUBJECT TO SURVEY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR IN WHOLE WITHOUT THE PERMISSION OF CRAWFORD ARCHITECTS PTY LTD.

© CRAWFORD ARCHITECTS PTY LTD 2017  
SUITE 3.01, LEVEL 3.80 MOUNT STREET  
NORTH SYDNEY, NSW 2060 AUSTRALIA  
ABN: 56 120 779 106  
NOMINATED ARCHITECTS:  
TONY GRAY 5303 & PAUL GOOSELL 6726

ISSUE	DATE	AMENDMENTS
04	21.06.22	DA ISSUE
03	20.12.16	DA ISSUE
02	20.12.15	DA ISSUE
01	20.12.15	DA ISSUE

P 02 9660 3644 www.crawford.com.au  
E arch@crawford.com.au

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED BY A DIRECTOR OF CRAWFORD ARCHITECTS PTY LTD

CLIENT  
**DEVELOPMENT LINK**

PROJECT  
**MIXED USE DEVELOPMENT**

351-353 BARRENJOEY ROAD, NEWPORT NSW 2106  
LOT 65 & 66 SEC 5 DP 6248

TITLE  
**SOLAR STUDIES SHEET 03**

SCALE: NTS  
APPROVED: PG  
CHECKED: PG  
DATE: JAN 2019  
STATUS: DA

PROJECT NUMBER  
**18057**

DRAWING NUMBER  
**A407**

ISSUE  
**04**

