

UNITS

UNIT	LEVEL	STUDIO	1 BED	1 BED + STUDY	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 (PER UNIT)	PARKING SPACES PROVIDED
101A	1		■				■			50.0m ²	8.0m ²	■			■	> 3.6m	1	1
102A	1		■				■			50.5m ²	8.0m ²	■	■		■	3.6m	1	1
103A	1		■				■			68.6m ²	8.7/36.2m ²		■			> 4m	1	1
104A	1		■				■		■	56.3m ²	8.6/12.6m ²				■	3.6m	1	1
105A	1						■	■		97.7m ²	14.7/36.4m ²		■	■	■	> 4m	1.2	1.2
106A	1						■			91.4m ²	15.5m ²	■			■	4m	1.2	1.2
107A	1		■				■			58.1m ²	9.6m ²			■	■	> 3.6m	1	1
108A	1						■	■		84.0m ²	10.3m ²			■	■	4m	1.2	1.2
109A	1						■	■		90.6m ²	17.7m ²			■		> 4m	1.2	1.2
101B	1						■			90.7m ²	10.4/10.2m ²		■			> 4m	1.2	1.2
102B	1			■			■			67.5m ²	10.6m ²	■		■	■	3.6m	1	1
103B	1						■	■		87.2m ²	16.1/85.5m ²	■	■	■		4.0m	1.2	1.2
201A - 301A	2 - 3		■				■			50.0m ²	8.0m ²	■	■		■	> 3.6 m2	1	1
202A - 302A	2 - 3		■				■			50.5m ²	8.0m ²		■		■	3.6m2	1	1
203A - 303A	2 - 3		■				■			67.8m ²	8.7m ²		■	■		> 4m2	1	1
204A - 304A	2 - 3		■				■		■	56.3m ²	9.7m ²				■	3.6m2	1	1
205A - 305A	2 - 3						■	■		101.2m ²	11.5m ²		■	■	■	> 4m2	1.2	1.2
206A - 306A	2 - 3						■			91.4m ²	15.5m ²			■	■	4 m2	1.2	1.2
207A - 307A	2 - 3		■				■			58.1m ²	9.6m ²			■	■	> 3.6m2	1	1
208A - 308A	2 - 3						■	■		84.0m ²	10.3m ²			■	■	4m2	1.2	1.2
209A - 309A	2 - 3						■	■		90.6m ²	10.0m ²		■	■	■	> 4m2	1.2	1.2
201B - 301B	2 - 3						■	■		99.8m ²	10.0m ²			■		> 4m2	1.2	1.2
202B - 302B	2 - 3			■			■			67.8m ²	10.4m ²			■	■	3.6m2	1	1
203B - 303B	2 - 3						■	■		87.2m ²	10.0m ²	■	■	■		4.0m2	1.2	1.2
401A	4		■				■			50.0m ²	12.8m ²		■		■	> 4m2	1	1
402A	4		■				■			63.3m ²	8.0m ²		■	■	■	> 4m2	1	1
403A	4		■				■		■	55.0m ²	9.7m ²			■	■	3.6m2	1	1
404A	4		■				■			55.1m ²	8.1m ²		■	■	■	> 4m2	1	1
405A	4						■			70.6m ²	21.0m ²			■	■	> 4m2	1.2	1.2
406A	4						■	■		74.0m ²	24.5m ²		■	■	■	> 4m2	1.2	1.2
407A	4						■	■		106.1m ²	53.9m ²		■	■	■	> 4m2	1.5	1.5
401B	4						■			86.7m ²	10.4m ²			■		> 4m2	1.2	1.2
402B	4		■				■			59.0m ²	14.4m ²		■	■		> 4 m2	1	1
403B	4	■					■			40.9m ²	6.7m ²	■	■	■		4m2	1	1
501A - 601A	5 - 6		■				■			50.1m ²	8.1m ²	■	■		■	> 3.6m2	1	1
502A - 602A	5 - 6		■				■			60.8m ²	9.0m ²		■	■	■	> 4m2	1	1
503A - 603A	5 - 6		■				■		■	55.0m ²	9.7m ²				■	3.6m2	1	1
504A - 604A	5 - 6		■				■			55.1m ²	8.1m ²		■	■	■	> 4m2	1	1
505A - 605A	5 - 6						■			70.9m ²	10.4m ²			■	■	> 4m2	1.2	1.2
506A - 606A	5 - 6		■				■			52.6m ²	9.0m ²	■			■	3.6m	1	1
507A - 607A	5 - 6						■	■		83.1m ²	10.0m ²	■		■	■	> 4m2	1.2	1.2
508A - 608A	5 - 6						■	■		90.6m ²	10.0m ²		■	■	■	> 4m2	1.2	1.2
501B - 601B	5 - 6						■			77.2m ²	10.1m ²		■	■		4m2	1.2	1.2
502B - 602B	5 - 6		■				■			54.7m ²	8.4m ²		■	■		3.6m2	1	1
503B - 603B	5 - 6	■					■			40.1m ²	6.7m ²	■	■	■	■	> 3.6m2	1	1
701A	7						■	■		110.6m ²	12.5m ²	■	■	■		> 4m2	1.5	1.5
702A	7		■				■		■	53.6m ²	9.7m ²				■	>3.6m2	1	1
703A	7		■				■			61.2m ²	8.0m ²		■		■	> 3.6m2	1	1
704A	7		■				■			55.0m ²	8.2m ²			■	■	> 4m2	1	1
705A	7		■				■			52.6m ²	9.0m ²				■	>3.6m2	1	1
706A	7						■	■		83.1m ²	10.0m ²			■	■	> 3.6m2	1.2	1.2
707A	7						■	■		90.6m ²	10.0m ²		■	■	■	> 4m2	1.2	1.2
701B	7	■					■			41.3m ²	7.8m ²				■	> 3m2	1	1
702B	7		■				■			54.7m ²	8.4m ²		■	■		3.6 m2	1	1
703B	7		■				■			50.1m ²	8.0m ²	■	■	■	■	> 3.6m2	1	1
TOTAL		3	34	6	32	2	78 UNITS		12	5566.9m ²			56.4% (44 78)	73% (57 78)	57.6% (45 78)		85.2	86

RETAIL

RETAIL SPACE	AREA	STORAGE AREA	PARKING REQUIRED	PARKING PROVIDED
1	60.5m2	25.0m2		
2	73.1m2	24.4m2		
3	75.5m2	27.1m2		
4	27.7m2	9.5m2		
5	47.6m2	-		
6	44.9m2	-		
7	39.8m2	9.6m2		
8	43.5m2	15.6m2		
9	43.5m2	14.4m2		
10	43.5m2	11.5m2		
11	51.4m2	12.9m2		
12	60.9m2	8.8m2		
TOTAL	612.2m2		37.3 (612.2/16.4)	37

PARKING

	UNITS	UNIT VISITOR	RETAIL	CARSHARE	TOTAL
REQUIRED	86	16	37	3	142
PROVIDED	77	16	37	3	133

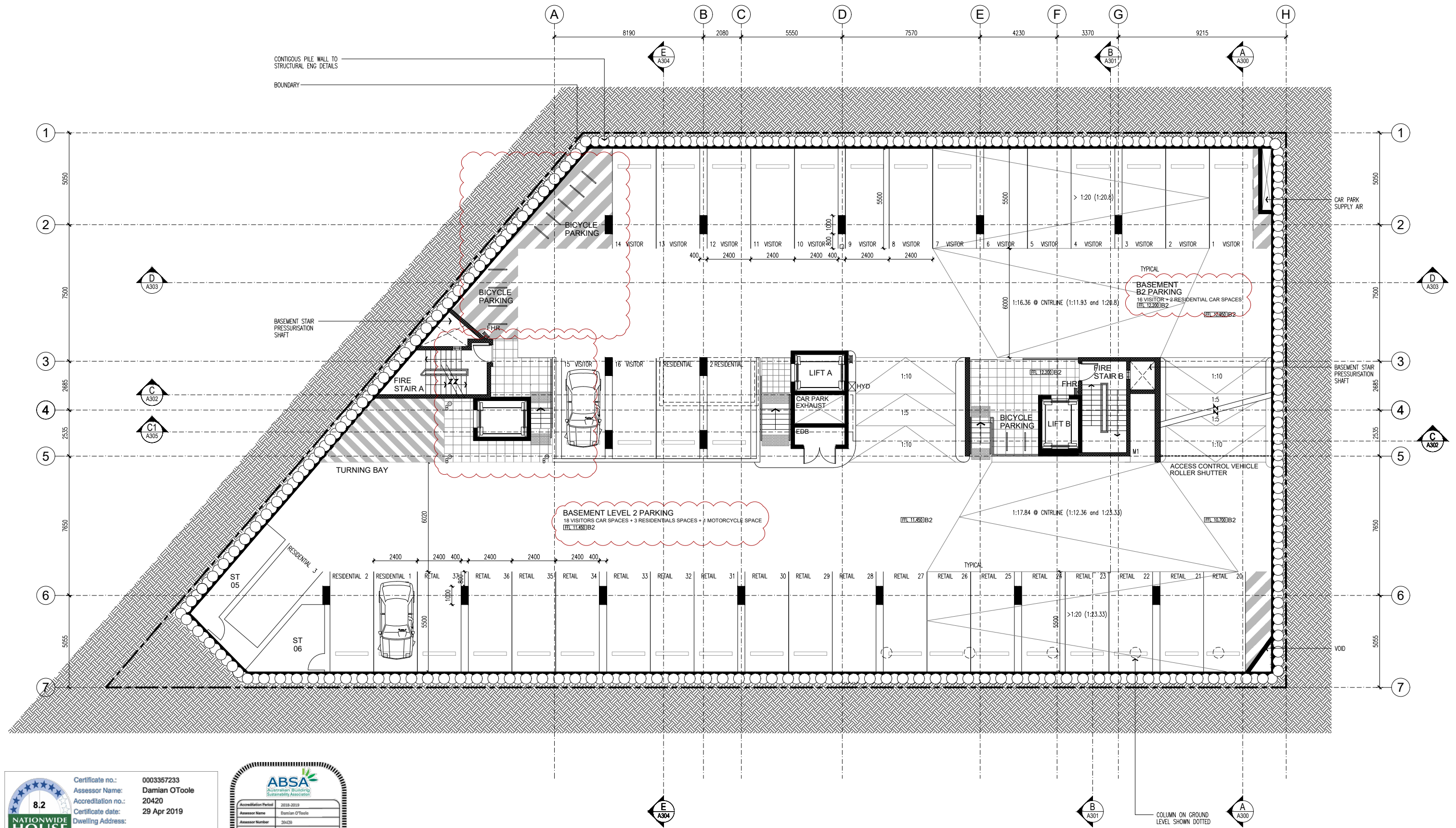
Assessor # 20420		Certificate # 0003357233			Issued: 290419		
Thermal Performance Specifications							
These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall 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							
Windows	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
Single glazed		Clear	Aluminium	7.63	0.75		As per plans
Single glazed		Low e	Aluminium	5.60	0.41		Western facade
Skylights	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
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.							
External walls	Construction	Insulation	Colour – solar abs.	Detail			
Cavity brick/Framed		R2.0	Medium and dark	As per plans			
Internal walls	Construction	Insulation	Detail				
Plasterboard		None	As per plans. Within units				
Hebel/Plasterboard		None	As per plans. Between units				
Floors	Construction	Insulation	Covering	Detail			
Concrete		None	Varies	As per plans. Lower level			
Framed		None	Varies	As per plans. Upper level			
Ceilings	Construction	Insulation	Detail				
Plasterboard		R2.5	As per plans				
Roof	Construction	Insulation	Colour – solar abs.	Detail			
Metal		R1.5	Dark	As per plans			
Concrete		R1.0	Dark	As per plans			
Window cover	Internal (curtains)		External (awnings, shutters, etc)				
As plans			-				
Fixed shading	Eaves (width - inc. gutters, h1 above windows)			Location			
	As plans – eaves /soffits	As plans – eaves/soffits/couves 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:		N	Vented downlights: N	
Cross ventilation:		Standard	Seals to windows and doors:		Y	Wall and ceiling vents: N	
Subfloor:		Conditioned	Exhaust fans without dampers:		N		

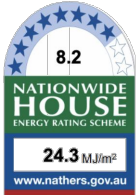
8.2
NATIONWIDE HOUSE
ENERGY RATING SCHEME
24.3 MJ/m²
www.nathers.gov.au

Certificate no.: 0003357233
Assessor Name: Damian O'Toole
Accreditation no.: 20420
Certificate date: 29 Apr 2019
Dwelling Address: 8 OAKS AVE DEE WHY, NSW 2099
www.nathers.gov.au

ABSA
(Australian Building Sustainability Association)
Accreditation Period: 2018-2019
Assessor Name: Damian O'Toole
Assessor Number: 20420
Assessor Signature: [Signature]
HERS Assessments completed within the accreditation period are part of the ABSA quality audit system.

This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow an Assessor Code of Practice.





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Accreditation Period: 2018-2021
Assessor Name: Damian O'Toole
Assessor Number: 20420
Assessor Signature: [Signature]
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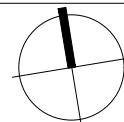
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ISSUE	DATE	AMENDMENTS
E	19/08/28	DA REVISIONS
D	19/08/23	CLIENT AND CONSULTANT ISSUE
C	19/08/09	ISSUED TO CLIENT
B	19/06/04	ISSUED TO CLIENT
A	19/05/03	DA ISSUE

CLIENT
DEVELOPMENTLINK

PROJECT
MIXED USE DEVELOPMENT
LOTS 1,2,3,4 - D.P.9900
8 OAKS AVENUE, DEE WHY NSW 2099

TITLE
BASEMENT LEVEL 2
FLOOR PLAN



SCALE
1:100 @ A1
1:200 @ A3

APPROVED
DRAWN
CHECKED

DATE
STATUS

PG
MT
-

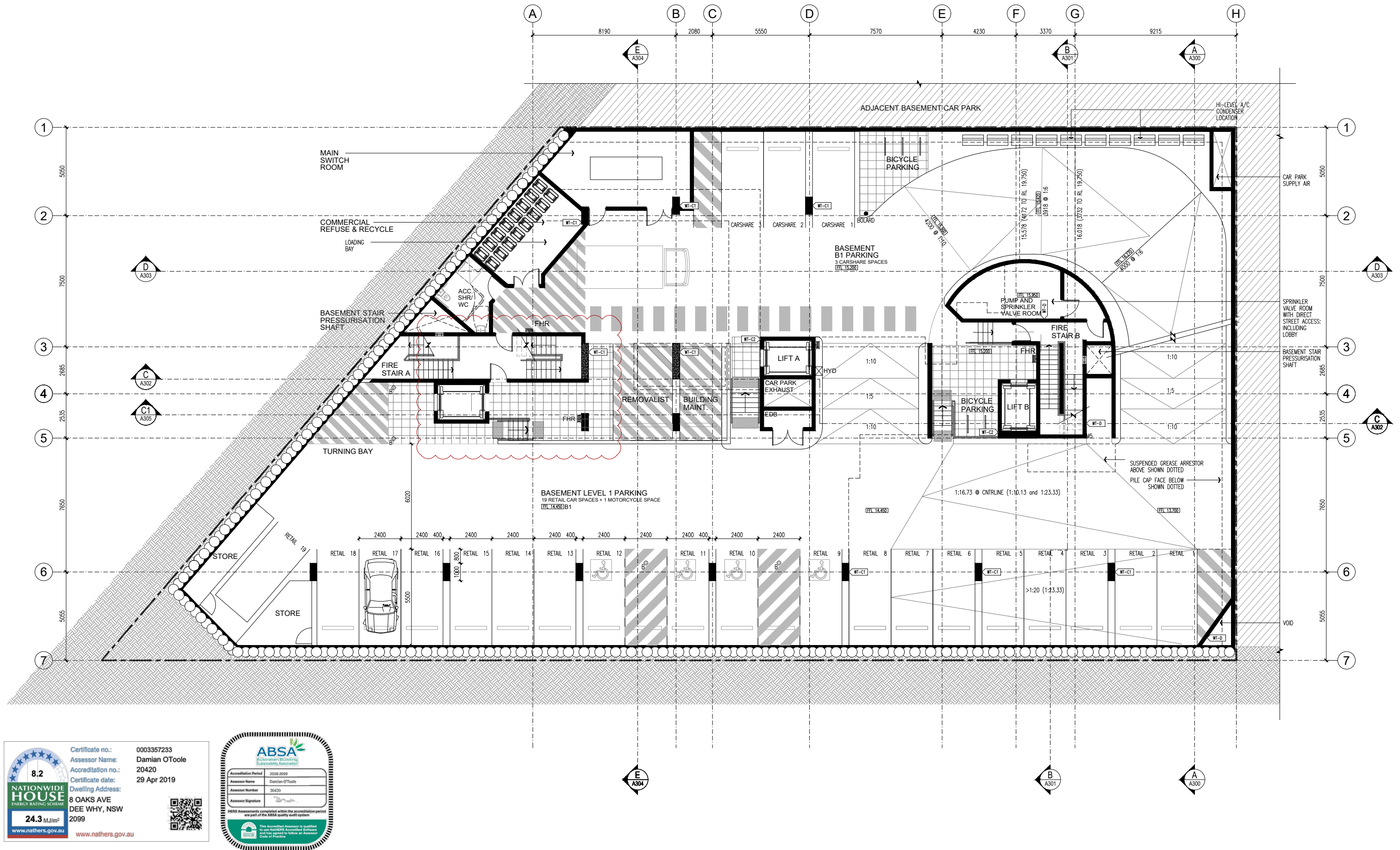
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DA

PROJECT NUMBER
18041

DRAWING NUMBER
A102

ISSUE





8.2
NATIONWIDE
HOUSE
ENERGY RATING SCHEME
24.3 MJ/m²
www.nathers.gov.au

Certificate no.: 0003357233
Assessor Name: Damian O'Toole
Accreditation no.: 20420
Certificate date: 29 Apr 2019
Dwelling Address: 8 OAKS AVE DEE WHY, NSW 2099

ABSA
Australian Building Sustainability Association

Accreditation Period: 2019-2021
Assessor Name: Damian O'Toole
Assessor Number: 20420
Assessor Signature: [Signature]

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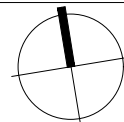
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C	19/08/08	ISSUED TO CLIENT
B	19/06/04	ISSUED TO CLIENT
A	19/05/03	DA ISSUE

DEVELOPMENTLINK

MIXED USE DEVELOPMENT
LOTS 1,2,3,4 - D.P.9900
8 OAKS AVENUE, DEE WHY NSW 2099

BASEMENT LEVEL 1
FLOOR PLAN



SCALE: 1:100 @ A1
1:200 @ A3

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DRAWN CHECKED -
DATE NOV 2018
STATUS DA

PROJECT NUMBER
18041

DRAWING NUMBER
A103

ISSUE

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8.2

NATIONWIDE
HOUSE
ENERGY RATING SCHEME

24.3 MJ/m²

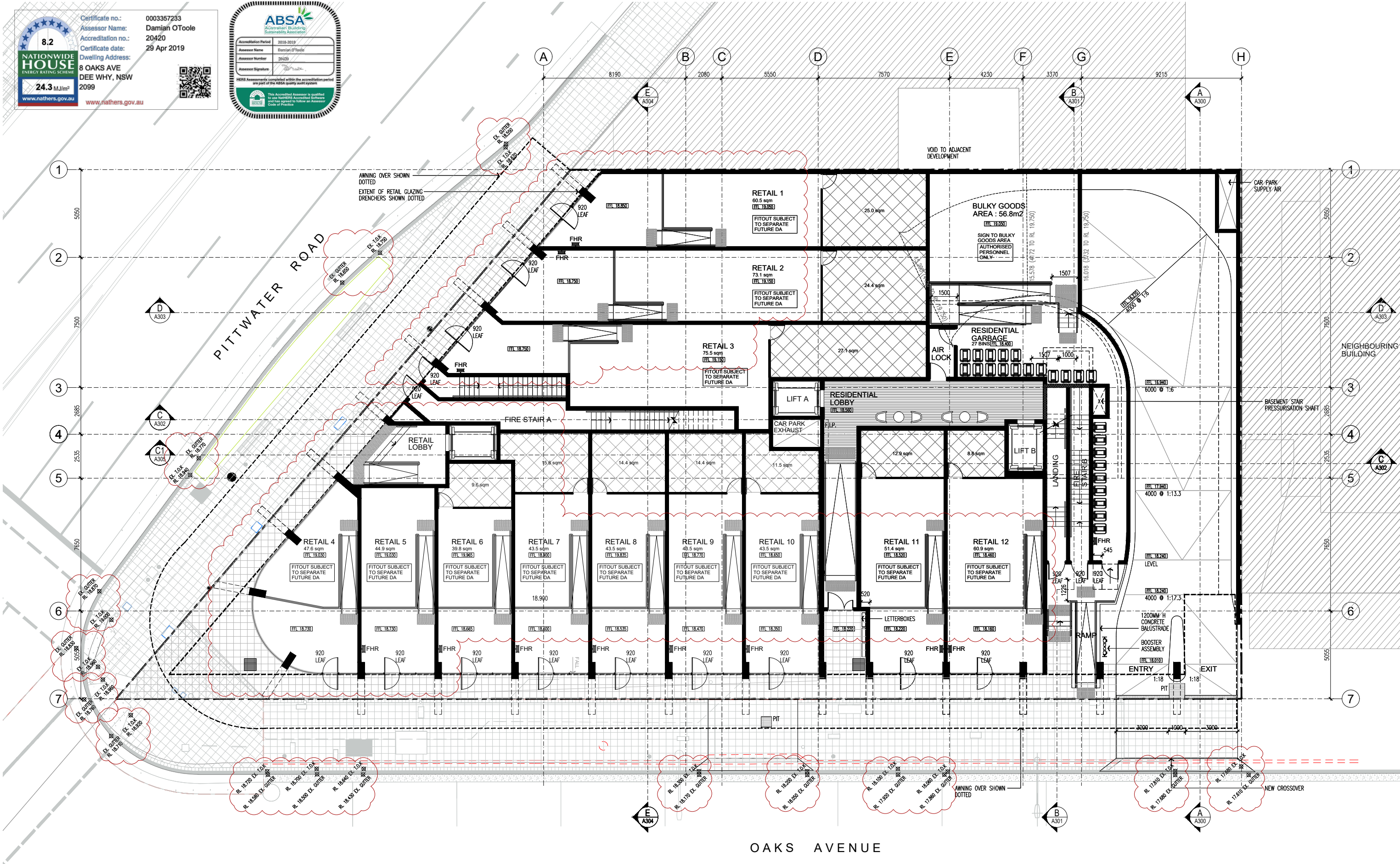
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Certificate no.: 0003357233
Assessor Name: Damian O'Toole
Accreditation no.: 20420
Certificate date: 29 Apr 2019
Dwelling Address: 8 OAKS AVE
DEE WHY, NSW
2099

ABSA
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J	19/08/28	DA REVISIONS
H	19/08/23	CLIENT AND CONSULTANT ISSUE
G	19/08/20	CONSULTANT ISSUE
ISSUE	DATE	AMENDMENTS

CLIENT
DEVELOPMENTLINK

PROJECT
MIXED USE DEVELOPMENT
LOTS 1,2,3,4 - D.P.9900
8 OAKS AVENUE, DEE WHY NSW 2099

TITLE
GROUND FLOOR PLAN

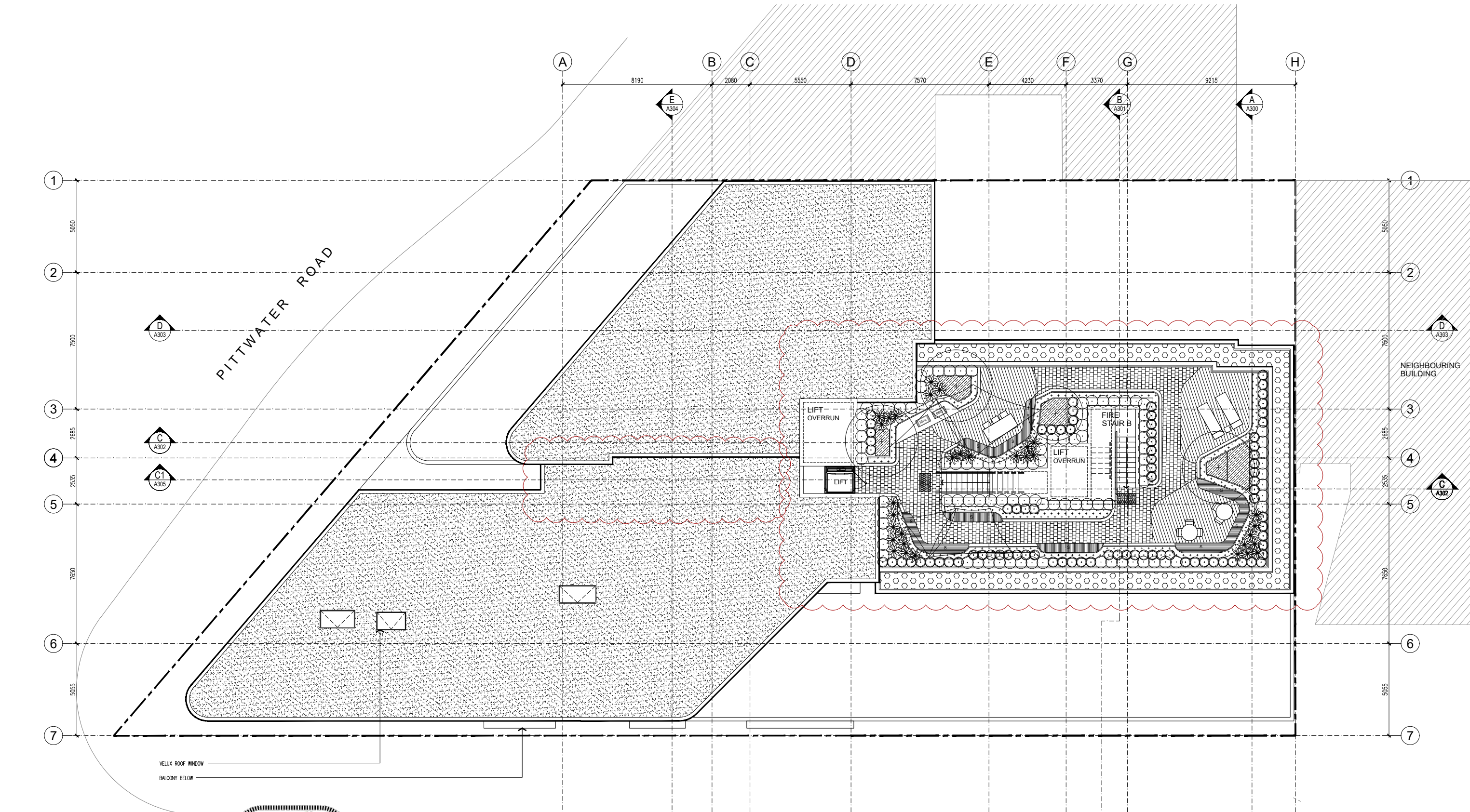
SCALE
1:100 @ A1
1:200 @ A3

PROJECT NUMBER
18041

DRAWING NUMBER
A104

ISSUE

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VELUX ROOF WINDOW
BALCONY BELOW

Certificate no.: 0003357233
Assessor Name: Damian O'Toole
Accreditation no.: 20420
Certificate date: 29 Apr 2019
Dwelling Address: 8 OAKS AVE DEE WHY, NSW 2099
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Assessor Name: Damian O'Toole
Assessor Number: 20420
Assessor Signature: [Signature]
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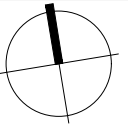
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G	19/08/28	DA REVISIONS
ISSUE	DATE	AMENDMENTS

CLIENT
DEVELOPMENTLINK

PROJECT
MIXED USE DEVELOPMENT
LOTS 1,2,3,4 - D.P.9900
8 OAKS AVENUE, DEE WHY NSW 2099

TITLE
LEVEL 8
FLOOR PLAN



SCALE
1:100 @ A1
1:200 @ A3

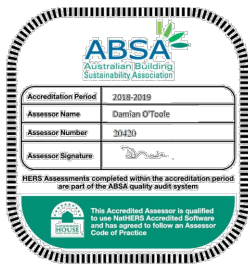
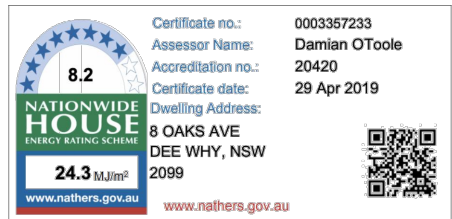
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ISSUE	DATE	AMENDMENTS
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C	19/08/23	CLIENT AND CONSULTANT ISSUE
B	19/08/23	CLIENT AND CONSULTANT ISSUE
A	19/05/03	DA ISSUE

CLIENT
DEVELOPMENTLINK

PROJECT
MIXED USE DEVELOPMENT
LOTS 1,2,3,4 - D.P.9900
8 OAKS AVENUE, DEE WHY NSW 2099

TITLE
SOUTH ELEVATION

SCALE
1:100 @ A1
1:200 @ A3

APPROVED PG
DRAWN NS
CHECKED -

DATE NOV 2018
STATUS DA

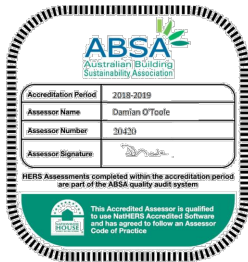
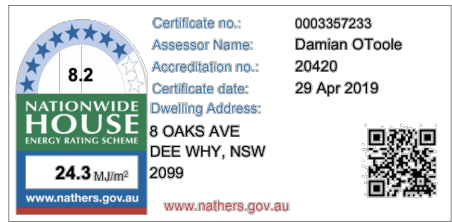
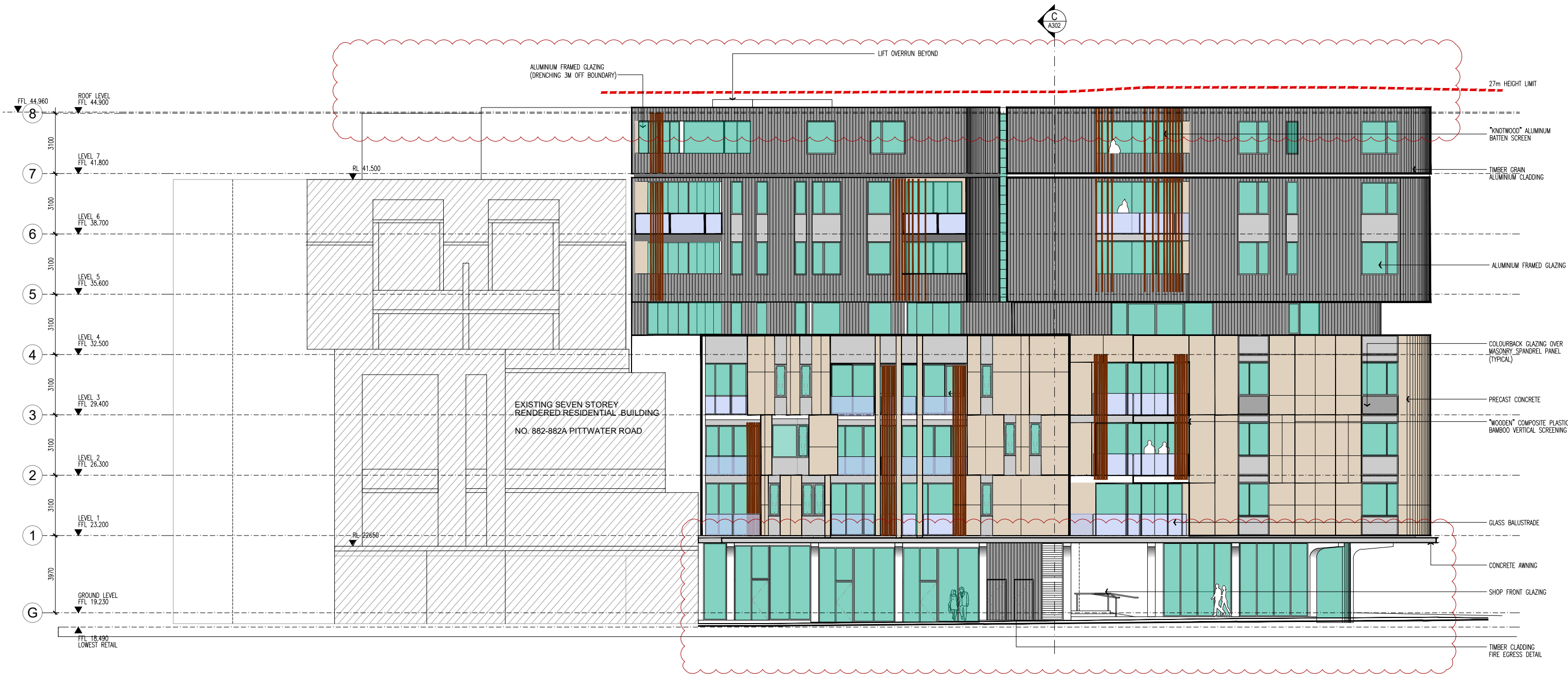
PROJECT NUMBER
DRAWING NUMBER

18041

A200

ISSUE

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E: arch@crawford.com.au

ISSUE	DATE	AMENDMENTS
E	19/08/28	DA REVISIONS
D	19/08/27	CONSULTANT ISSUE
C	19/08/23	CLIENT AND CONSULTANT ISSUE
B	19/08/23	CLIENT AND CONSULTANT ISSUE
A	19/05/03	DA ISSUE

DEVELOPMENTLINK

MIXED USE DEVELOPMENT
LOTS 1,2,3,4 - D.P.9900
8 OAKS AVENUE, DEE WHY NSW 2099

WEST ELEVATION

SCALE: 1:100 @ A1
1:200 @ A3

APPROVED PG
DRAWN NS
CHECKED -

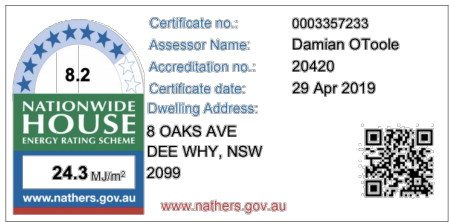
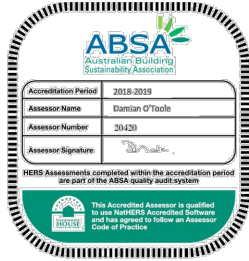
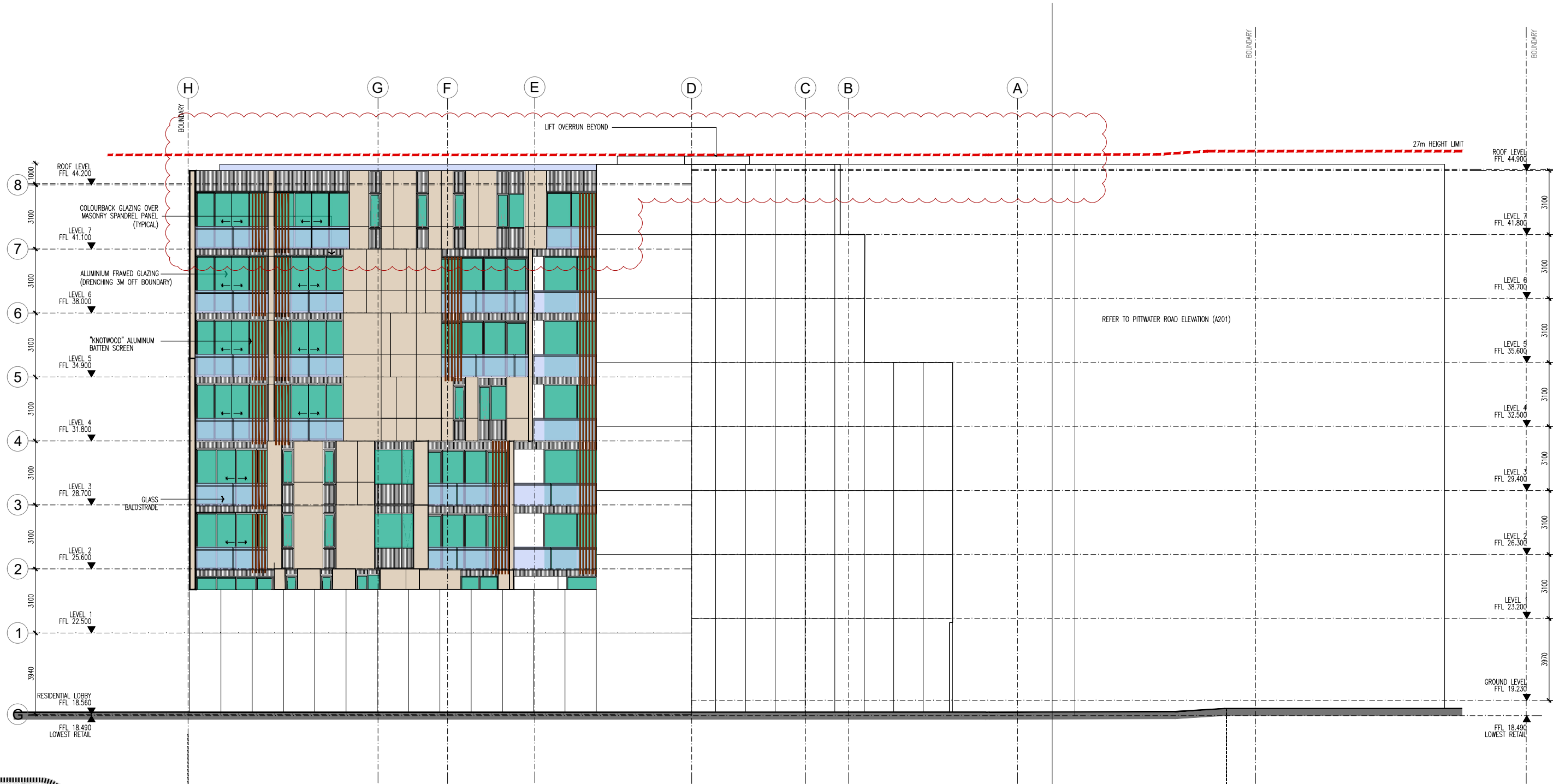
DATE NOV 2018
STATUS DA

PROJECT NUMBER 18041
DRAWING NUMBER

A201

ISSUE





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A	19/05/03	DA ISSUE

CLIENT
DEVELOPMENTLINK

PROJECT
MIXED USE DEVELOPMENT
LOTS 1,2,3,4 - D.P.9900
8 OAKS AVENUE, DEE WHY NSW 2099

TITLE
NORTH ELEVATION

SCALE
1:100 @ A1
1:200 @ A3

APPROVED PG
DRAWN NS
CHECKED -

DATE NOV 2018
STATUS DA

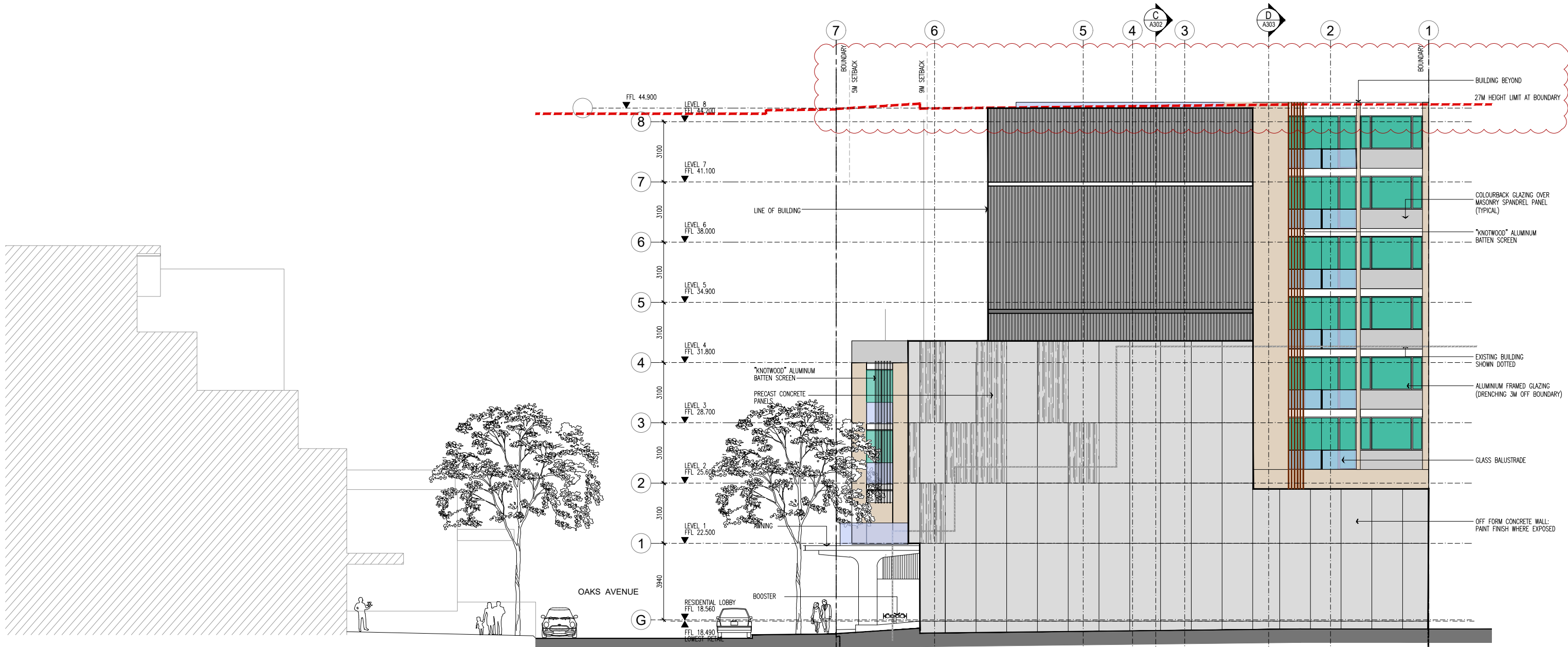
PROJECT NUMBER
DRAWING NUMBER

18041

A202

ISSUE





8.2
NATIONWIDE HOUSE
ENERGY RATING SCHEME
24.3 MJ/m²
www.nathers.gov.au

Certificate no.: 0003357233
Assessor Name: Damian O'Toole
Accreditation no.: 20420
Certificate date: 29 Apr 2019
Dwelling Address: 8 OAKS AVE DEE WHY, NSW 2099

ABSA
Australian Building Sustainability Association
Accreditation Period: 2019-2029
Assessor Name: Damian O'Toole
Assessor Number: 20420
Assessor Signature: [Signature]
NEBS Assessments completed within the accreditation period are part of the ABSA quality audit system.

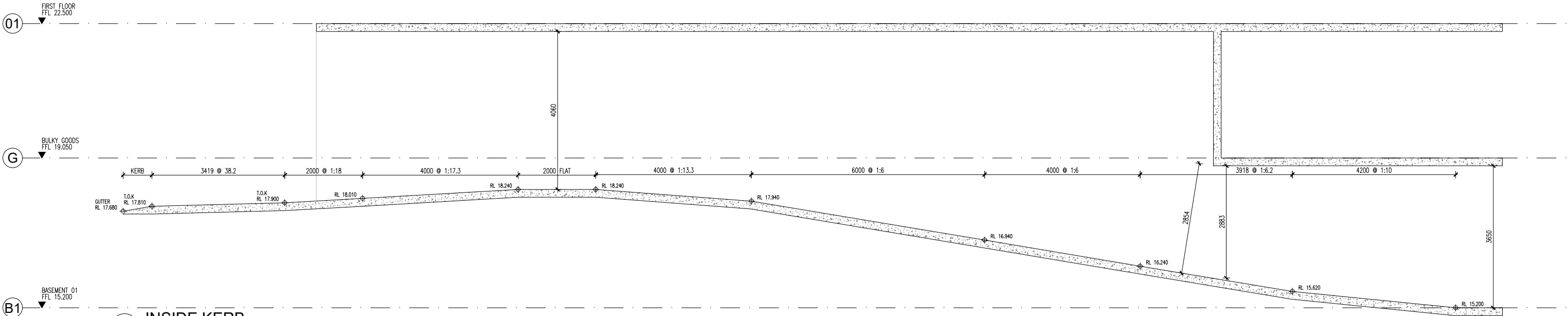
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D	19/08/27	CONSULTANT ISSUE
C	19/08/23	CLIENT AND CONSULTANT ISSUE
B	19/08/23	CLIENT AND CONSULTANT ISSUE
A	19/05/03	DA ISSUE
ISSUE	DATE	AMENDMENTS

CLIENT: DEVELOPMENTLINK
PROJECT: MIXED USE DEVELOPMENT
TITLE: EAST ELEVATION
SCALE: 1:100 @ A1
1:200 @ A3
PROJECT NUMBER: 18041
DRAWING NUMBER: A203
ISSUE: E
APPROVED: PG
DRAWN: NS
CHECKED: -
DATE: NOV 2018
STATUS: DA

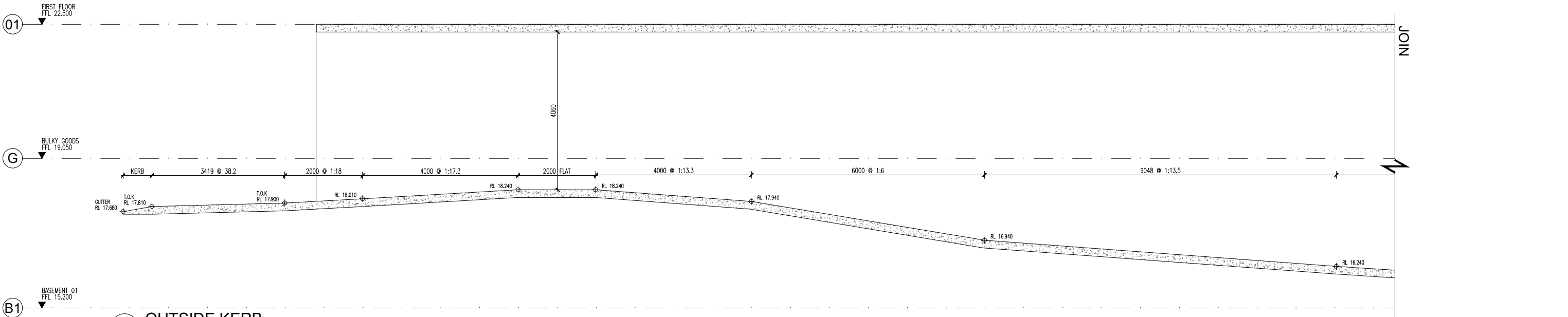
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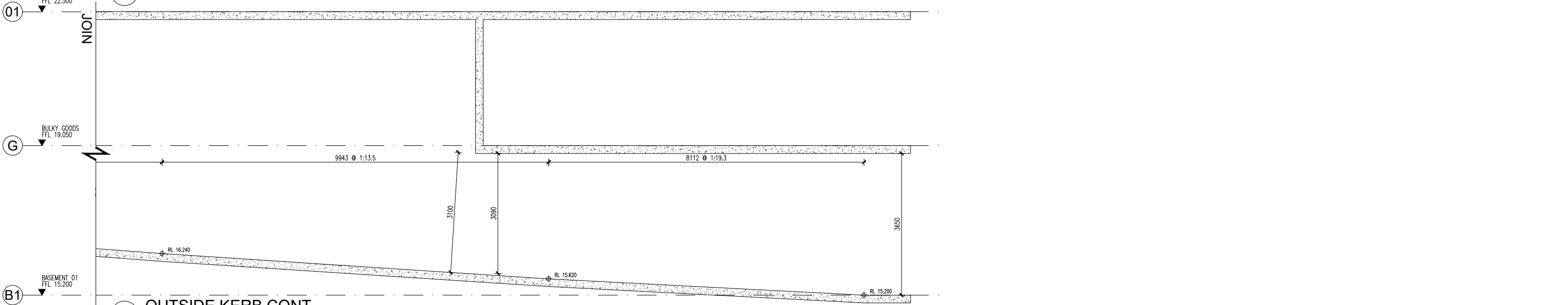
18041
A203
E
crawford architects



INSIDE KERB



OUTSIDE KERB



OUTSIDE KERB CONT.

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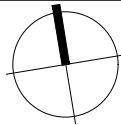
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C	19/08/28	DA REVISIONS
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ISSUE	DATE	AMENDMENTS

DEVELOPMENTLINK

MIXED USE DEVELOPMENT
LOTS 1,2,3,4 - D.P.9900
8 OAKS AVENUE, DEE WHY NSW 2099

RAMP SECTION



SCALE 1:50 @ A1
1:100 @ A3

APPROVED PG
DRAWN MT
CHECKED -

DATE NOV 2018
STATUS DA

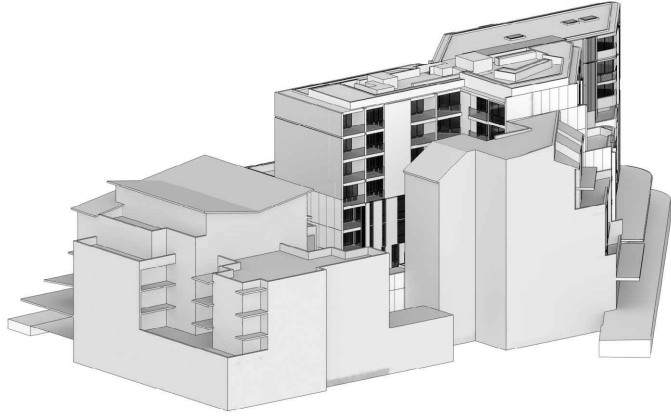
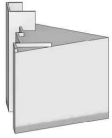
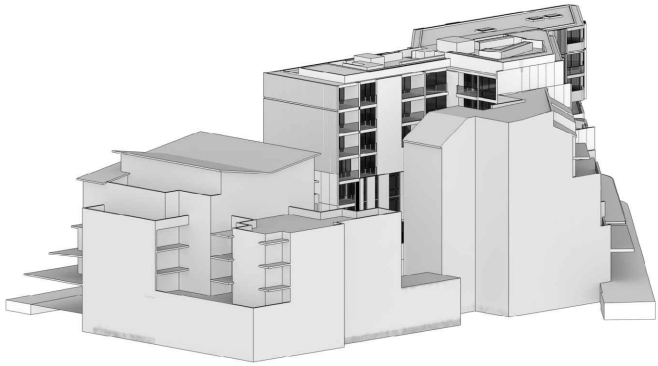
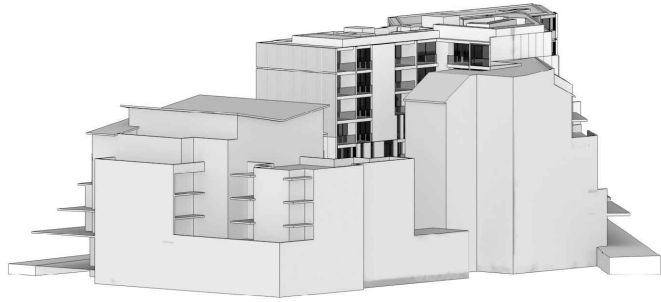
PROJECT NUMBER 18041

DRAWING NUMBER

A310

ISSUE

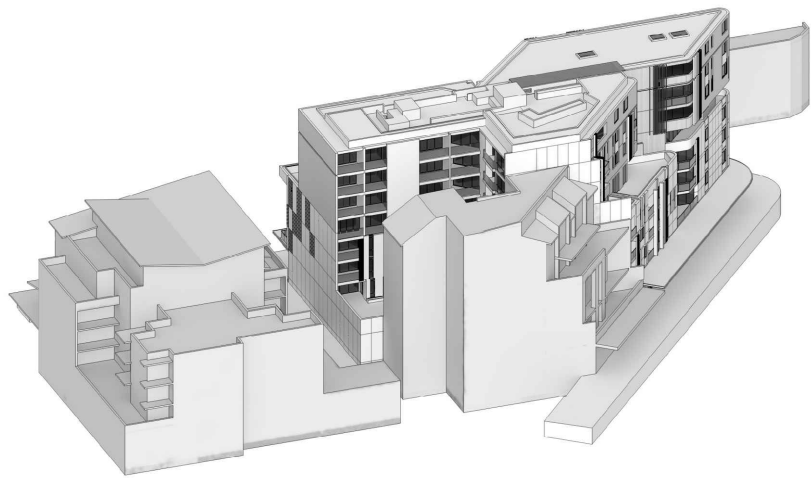
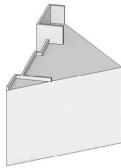
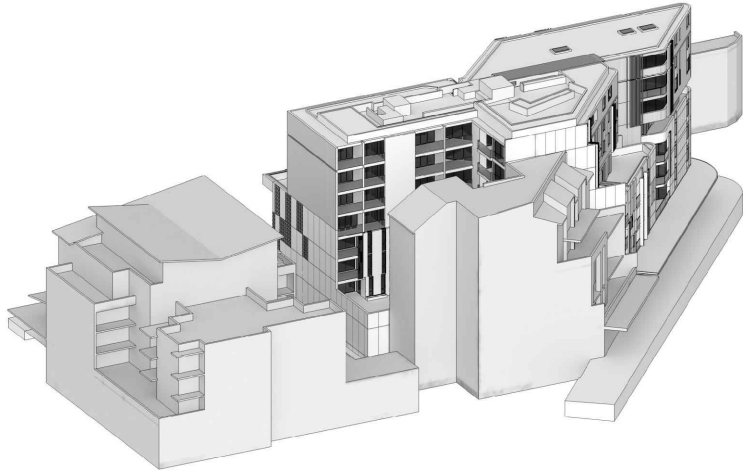
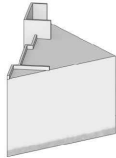
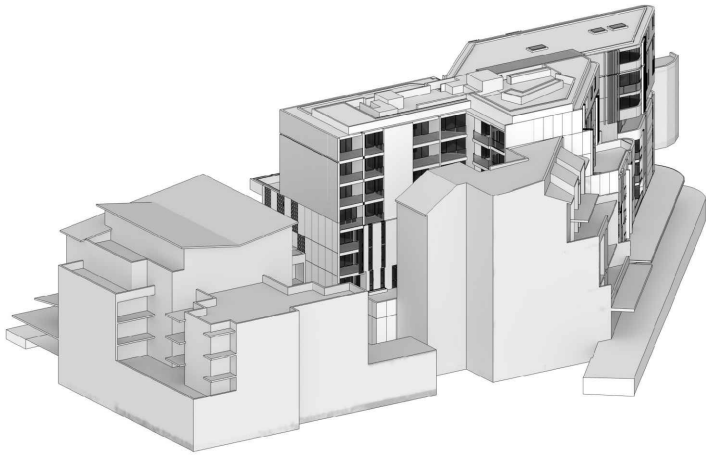
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7:30am
21st JUNE

8:00am
21st JUNE

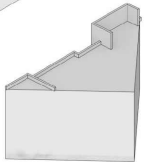
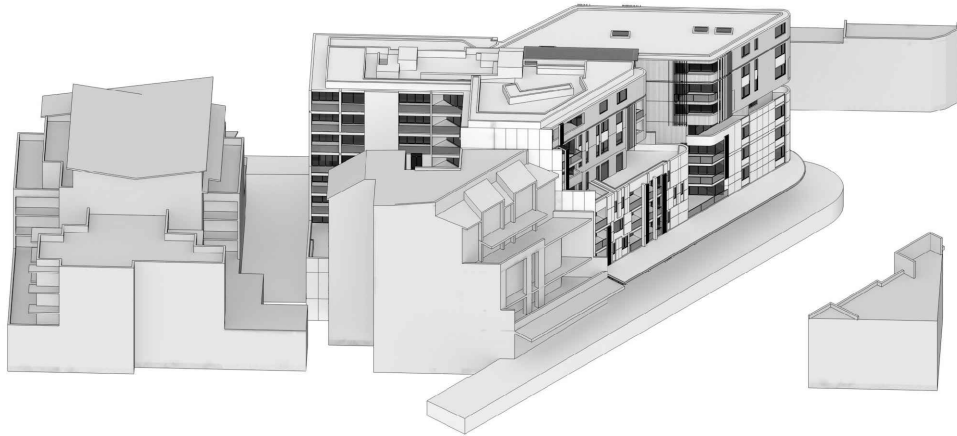
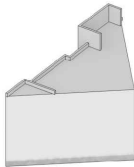
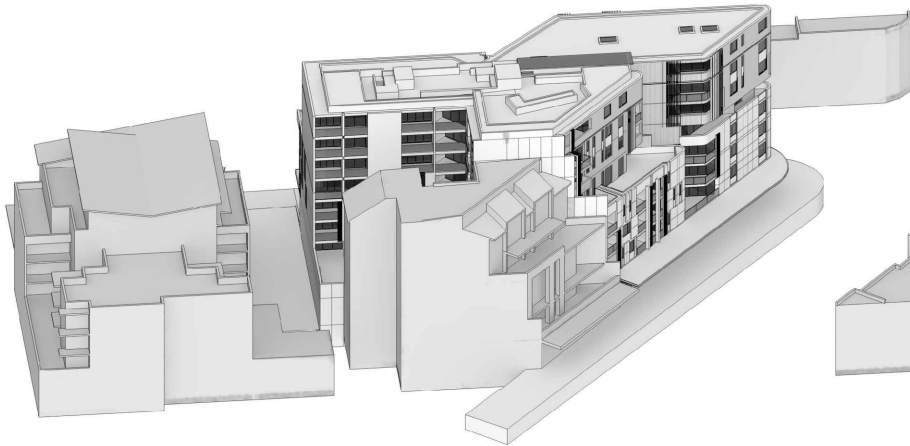
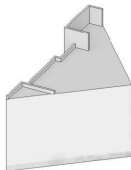
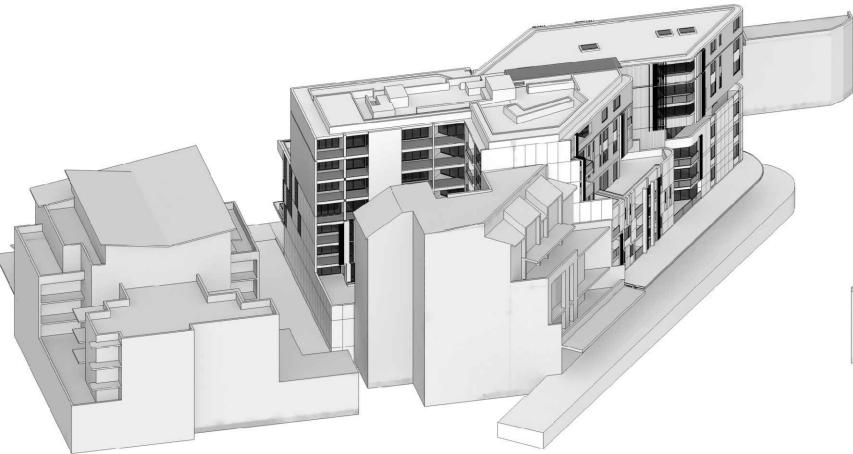
8:30am
21st JUNE



9:00am
21st JUNE

9:30am
21st JUNE

10:00am
21st JUNE



10:30am
21st JUNE

11:00am
21st JUNE

11:30am
21st JUNE

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B	19/08/23	CLIENT AND CONSULTANT ISSUE
A	19/05/03	DA ISSUE
ISSUE	DATE	AMENDMENTS

CLIENT
DEVELOPMENTLINK

PROJECT
MIXED USE DEVELOPMENT
LOTS 1,2,3,4 - D.P.9900
8 OAKS AVENUE, DEE WHY NSW 2099

TITLE
DIRECT SOLAR ANALYSIS

SCALE
N.T.S.

APPROVED
DRAWN
CHECKED

DATE
STATUS

NOV 2018
DA

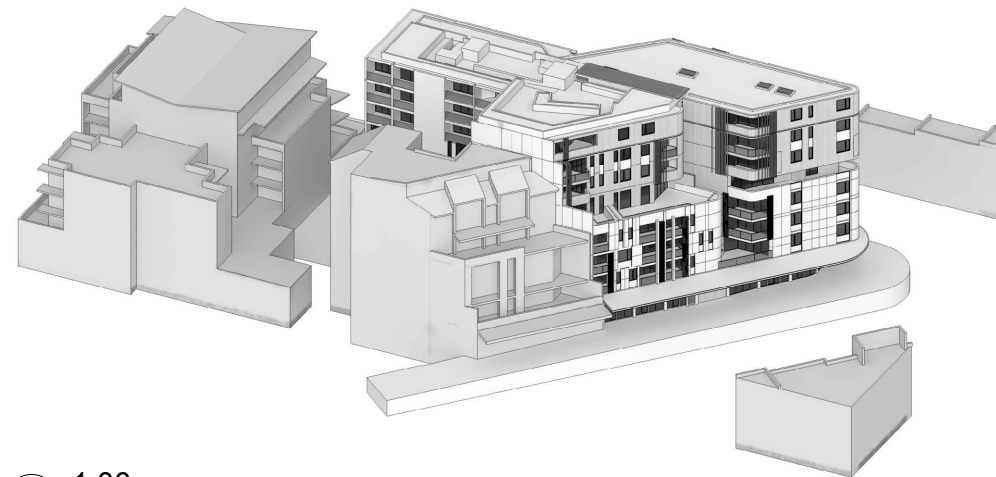
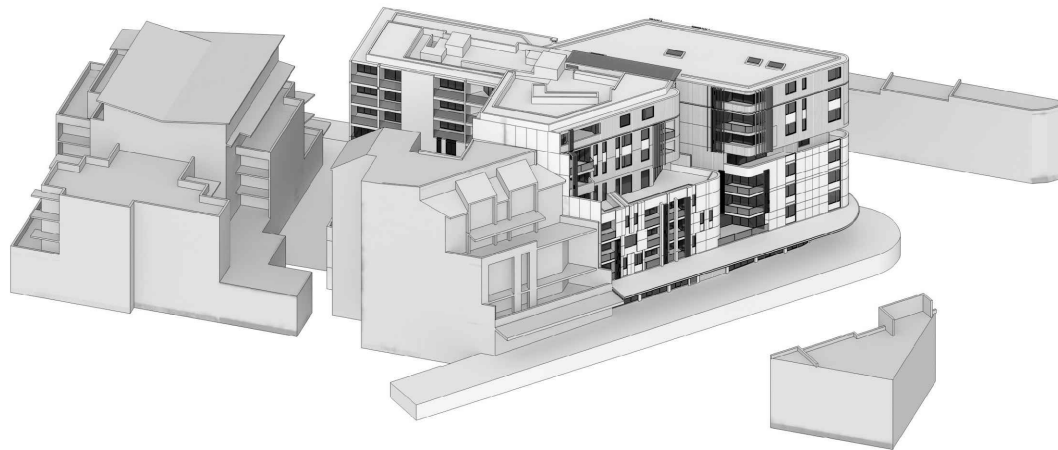
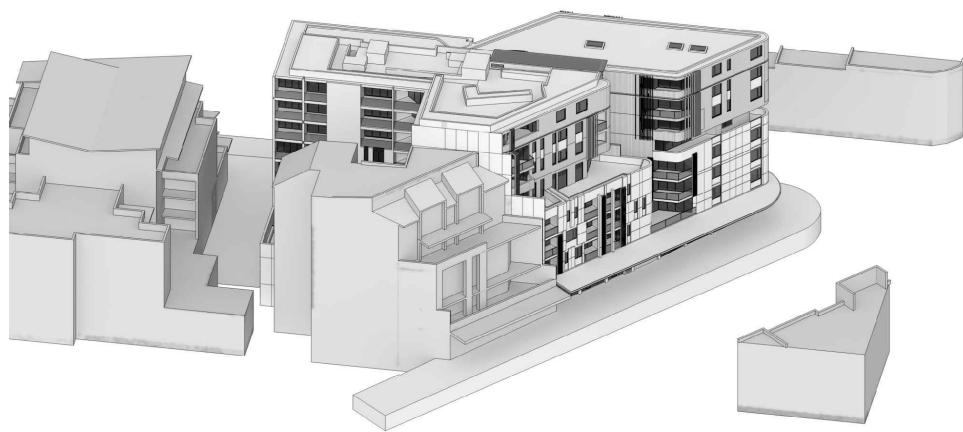
PROJECT NUMBER
18041

DRAWING NUMBER

A400

ISSUE

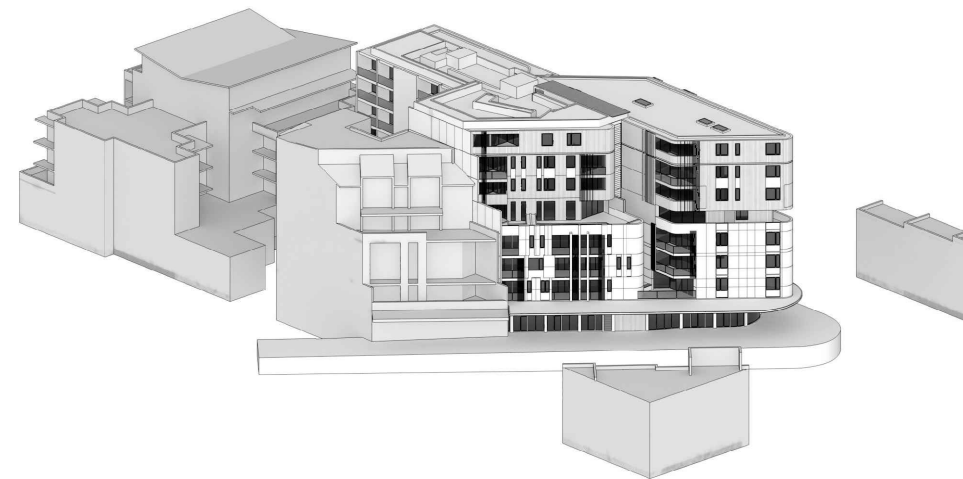
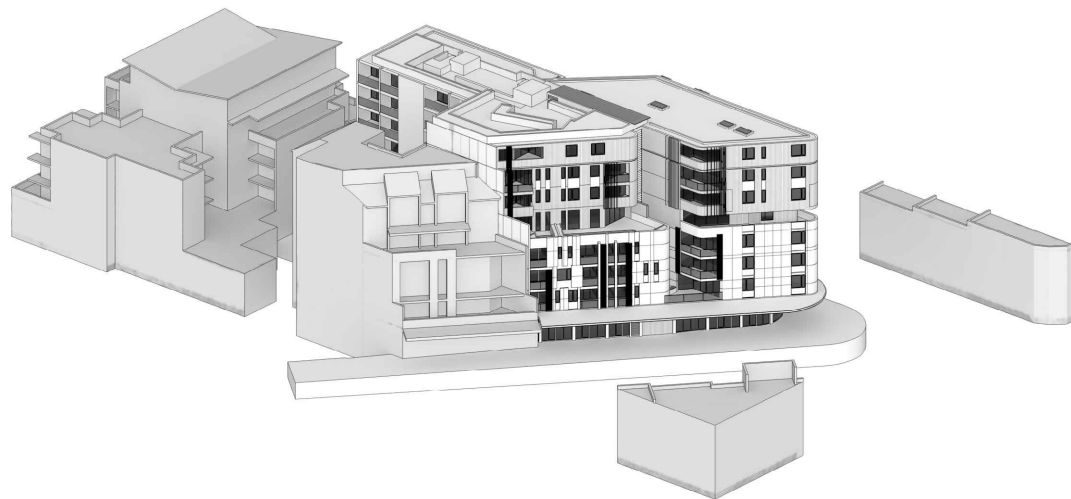
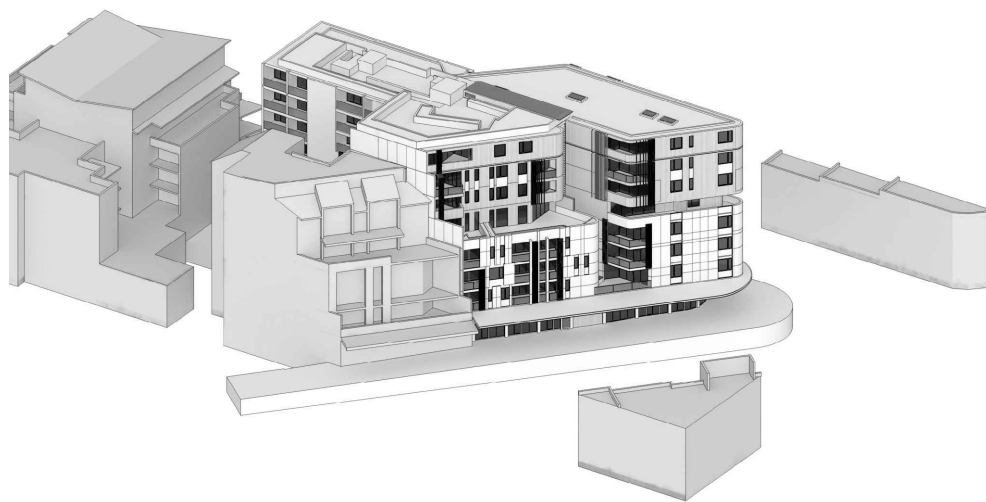
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12:00pm
21st JUNE

12:30pm
21st JUNE

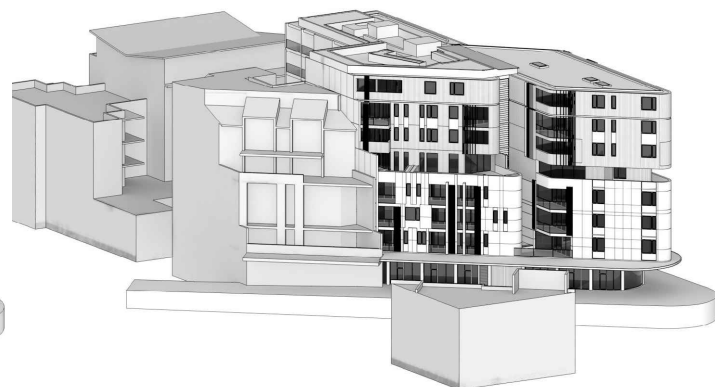
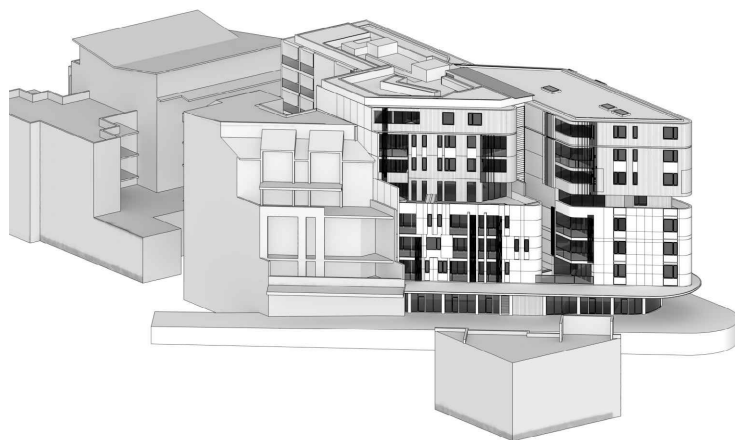
1:00pm
21st JUNE



1:30pm
21st JUNE

2:00pm
21st JUNE

2:30pm
21st JUNE



3:00pm
21st JUNE

3:30pm
21st JUNE

4:00pm
21st JUNE

4:30pm
21st JUNE

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ISSUE	DATE	AMENDMENTS

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DEVELOPMENTLINK

PROJECT
MIXED USE DEVELOPMENT
LOTS 1,2,3,4 - D.P.9900
8 OAKS AVENUE, DEE WHY NSW 2099

TITLE
DIRECT SOLAR ANALYSIS

SCALE N.T.S.

APPROVED PG
DRAWN LP
CHECKED -

DATE NOV 2018
STATUS DA

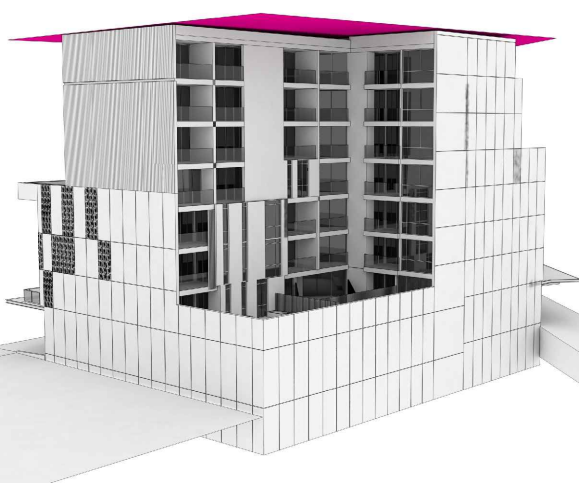
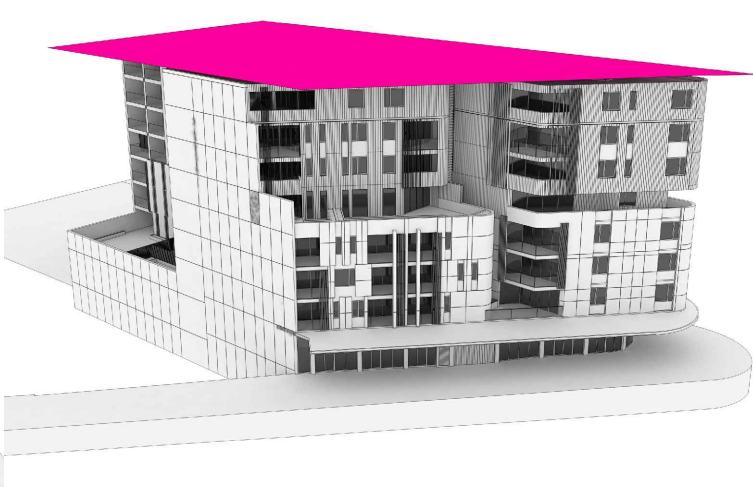
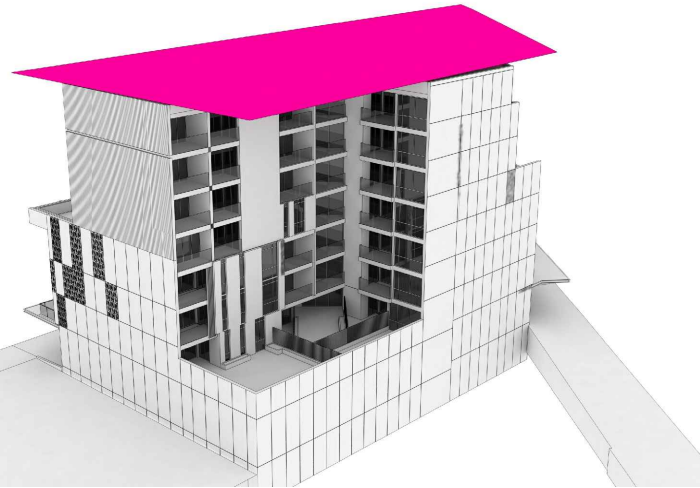
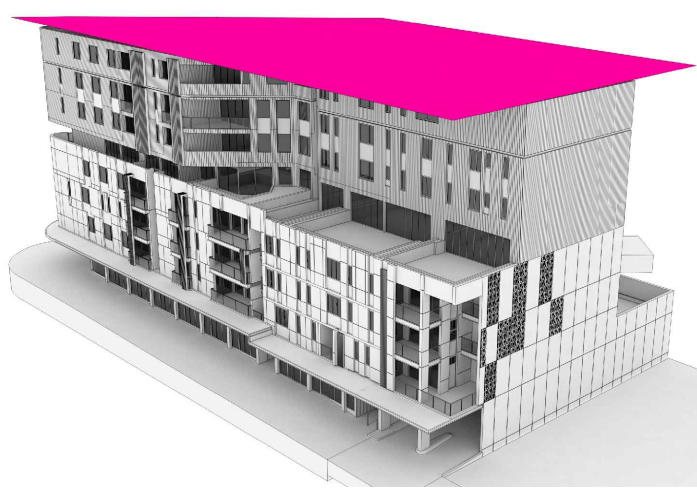
PROJECT NUMBER
18041

DRAWING NUMBER

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A	19/05/03	DA ISSUE
ISSUE	DATE	AMENDMENTS

CLIENT
DEVELOPMENTLINK

PROJECT
MIXED USE DEVELOPMENT
LOTS 1,2,3,4 - D.P.9900
8 OAKS AVENUE, DEE WHY NSW 2099

TITLE
HEIGHT BLANKET ANALYSIS

SCALE N.T.S.
APPROVED PG
DRAWN LP
CHECKED -
DATE NOV 2018
STATUS DA

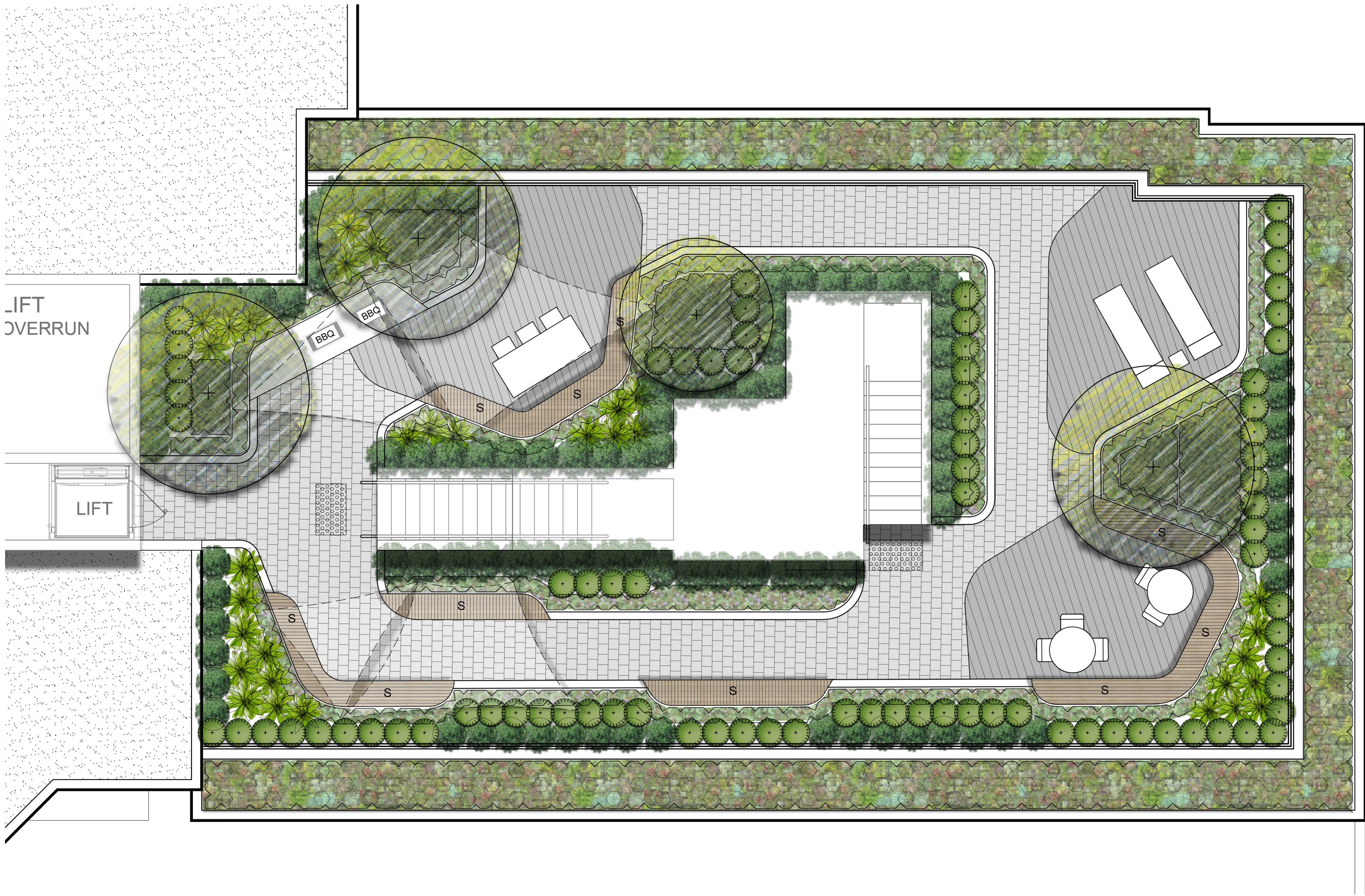
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18041

A410

ISSUE

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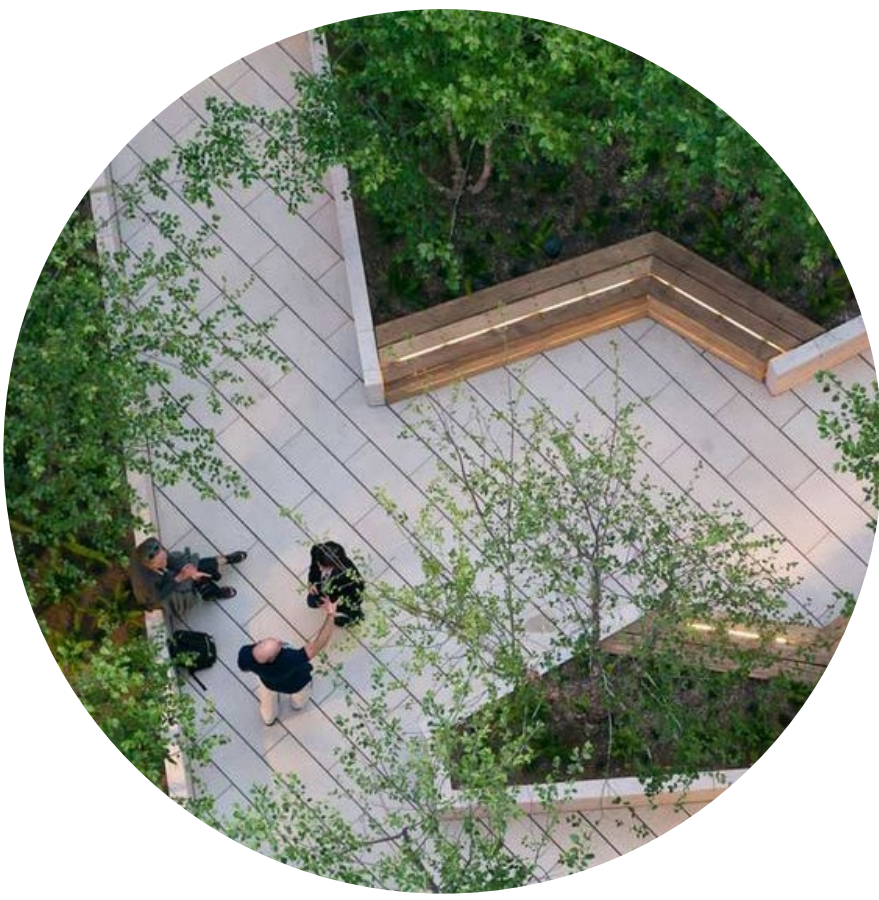
Communal BBQ area



Screen planting



Proposed timber elements



Seating setback from edges within planting



Shaded areas with shade sails



Decorative screening for potential privacy, wind and fall protection



Proposed lounge seating areas



Green Roof planting matrix

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

F	Architectural Coordination
E	Architectural Coordination
D	Architectural Coordination
C	Architectural Coordination
B	For Review
A	For Review
Issue	Revision Description

SM	NM	26.08.2019
SM	NM	26.08.2019
JM	NM	11.07.2018
JM	NM	17.10.2018
JM	NM	18.09.2018
JM	NM	18.09.2017
Drawn	Check	Date

LEGEND

- Proposed Tree (Refer Detail & Plant Schedule)
- Shrubs & Accents (Refer Detail & Plant Schedule)
- Groundcover/ Grasses (Refer Detail & Plant Schedule)

- Shade Sail
- Paving Type 1
- Paving Type 2

- Timber Seat
- Green Roof Matrix

SITE IMAGE
Landscape Architects
Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia
Tel: (61 2) 8332 5600
Fax: (61 2) 9668 2877
www.siteimage.com.au

Client:
DEVELOPMENTLINK
Project:
8 Oaks Avenue
Dee Why

Drawing Name:
Landscape Plan Roof

Scale: 1:50 @ A1
Job Number:
SS17-3607

Drawing Number:
103
Issue:
F