



DEVELOPMENT INCLUDES:

- 1 GROUND FLOOR RETAIL
- 3 COMMERCIAL SUITES
- 1 COMMUNAL LIVING RM
- 1 MANAGERS ROOM/OFFICE
- 19 BOARDING ROOMS including three accessible rooms

SITE DATA

- 6.4m Wide Site
- 9 Storeys
- No Basement
- No Parking
- On the B-line
- Outside bus stop
- Stones throw to retailing
- Stroll to the beach
- Sandwiched between the stark unarticulated flat Meriton development to the north, and the quirky Steven Holl inspired Pensacola Seaside folly to the south

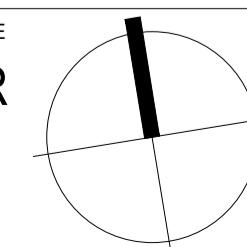
SUSTAINABILITY CREDENTIALS

- No basement excavation - reduced environmental impact
- No basement excavation - reduced construction noise
- No basement excavation - reduced construction traffic
- No basement excavation - reduced construction timeframes
- No car parking provided on site - promotes living without motor vehicles
- No car parking provided on site - promotes use of Public transport
- No car parking provided on site - promotes healthier alternative forms of transport - such as cycling
- Good access to public transport - opposite B-LINE bus stop - travelling in both directions
- Considerable on-site bicycling parking provisions
- Insulated roof - Sedum layer beneath solar panels
- Solar panels on roof
- Solar panels operate more efficiently, as they are cooler, when elevated above a green roof (sedum) in lieu of concrete
- Smaller footprint (GFA) units require less energy to heat or cool
- Smaller footprint encourages reduced carbon footprint with respect to purchases for fitout, furnishings, and daycore.
- Minimal length facades exposed to heat loads
- Longer length facades substantially insulated by adjacent buildings.
- Ventilation slot provided full length of building.
- Good proportion of commercial opportunity provides live/work ability within the same building
- Substantial roof-top communal areas (noting short walk to the beach)
- 5 star energy efficient fitting, fitments and appliances.
- Double glazing

INFILL, TRANSITIONAL, TRANSITIONAL, ARBITRATIONAL ARCHITECTURE

- Materials
- Setbacks
- Awnings
- Heights
- Respects Podium heights
- Arbitrates materials
- Follows setbacks
- Marrys building heights
- Blends and transitions awnings

ISSUE	DATE	AMENDMENTS
J	21.01.25	REVISED DA ISSUE
H	21.07.23	ISSUED TO COUNCIL
G	21.07.06	ISSUED TO COUNCIL

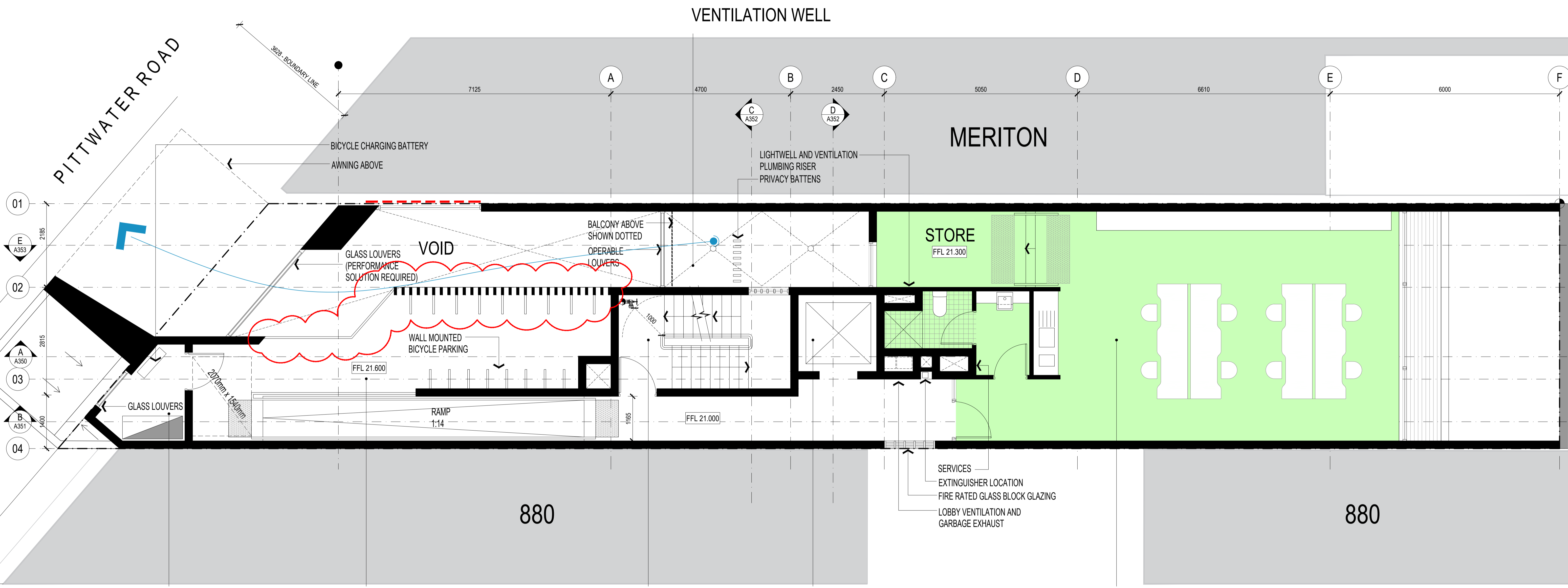


NOTES

- ALL LOADBEARING WALLS AND BOUNDING CONSTRUCTION TO BE 120/120/120

LEGEND

- - - - - BOUNDARY
- - - - - DRENCHERS
- UNIT 01 — UNIT NUMBER
- 28.0 SQM — TOTAL AREA
- 20.0 SQM — TOTAL AREA EXCLUDING KITCHEN & TOILETS
- ACCESSIBLE UNIT
- COMMERCIAL SPACE
- CROSS-VENTILATION



SWITCH ROOM

FRL 120/120/120

BICYCLE STORAGE

FIRE EGRESS

FIRE ISOLATED STAIR DISCHARGE AT STREET

LIFT

MINIMUM FRL 90/90/90
AS1428 COMPLIANT
STRETCHER COMPLIANT
EMERGENCY LIFT

COMMERCIAL 02

75.6 SQM

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NORTH SYDNEY, NSW 2060 AUSTRALIA		Q	21.06.15	ISSUED TO COUNCIL
ABN 56 120 779 106		P	21.05.10	ISSUED TO CONSULTANT
NOMINATED ARCHITECTS:		N	21.03.24	ISSUED TO CONSULTANT
TONY GRAY 5303 & PAUL GOOSELL 6726		M	21.03.03	ISSUED TO CONSULTANT
P 02 9660 3644 www.crawford.com.au		L	21.03.01	ISSUED FOR MEETING
E arch@crawford.com.au		ISSUE	DATE	AMENDMENTS

CLIENT: DEVELOPMENT LINK

PROJECT: ARH DEE WHY

TITLE: LEVEL 1 FLOOR PLAN

882A PITTWATER ROAD, DEE WHY NSW 2099

SCALE: 1:50 @ A1

APPROVED: MT

DRAWN: PG

CHECKED: PG

DATE: NOV 2020

STATUS: DA

PROJECT NUMBER: 20036

DRAWING NUMBER: A101

ISSUE: S

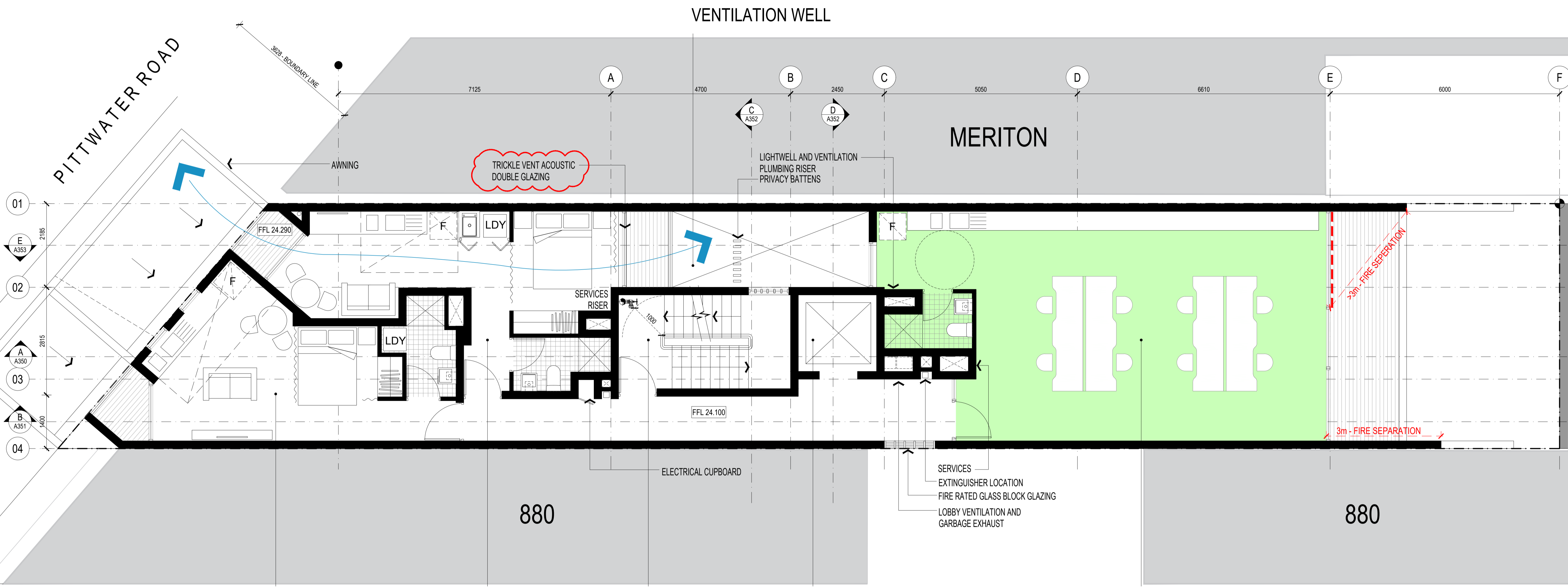
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L2.01
27.8 SQM
17.6 SQM

SINGLE ASPECT
INTERNAL KITCHENETTE
INTERNAL LAUNDRY
INTERNAL BATHROOM
BALCONY

L2.02
28.8 SQM
20.7 SQM

CROSS VENTILATION
INTERNAL KITCHENETTE
INTERNAL LAUNDRY
INTERNAL BATHROOM
BALCONY

FIRE EGRESS
FIRE ISOLATED STAIR
DISCHARGE AT STREET

LIFT
MINIMUM FRL 90/90/90
AS1428 COMPLIANT
STRETCHER COMPLIANT
EMERGENCY LIFT

COMMERCIAL 03
63.7 SQM

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L	21.03.01	ISSUED FOR MEETING	
K	21.02.26	ISSUED TO CONSULTANT	
ISSUE	DATE	AMENDMENTS	

CLIENT: DEVELOPMENT LINK
PROJECT: ARH DEE WHY
TITLE: LEVEL 2 FLOOR PLAN
SCALE: 1:50 @ A1
PROJECT NUMBER: 20036
DRAWING NUMBER: A102
ISSUE: S

882A PITTWATER ROAD, DEE WHY NSW 2099

APPROVED: MT
DRAWN: PG
CHECKED: PG
DATE: NOV 2020
STATUS: DA

20036 A102

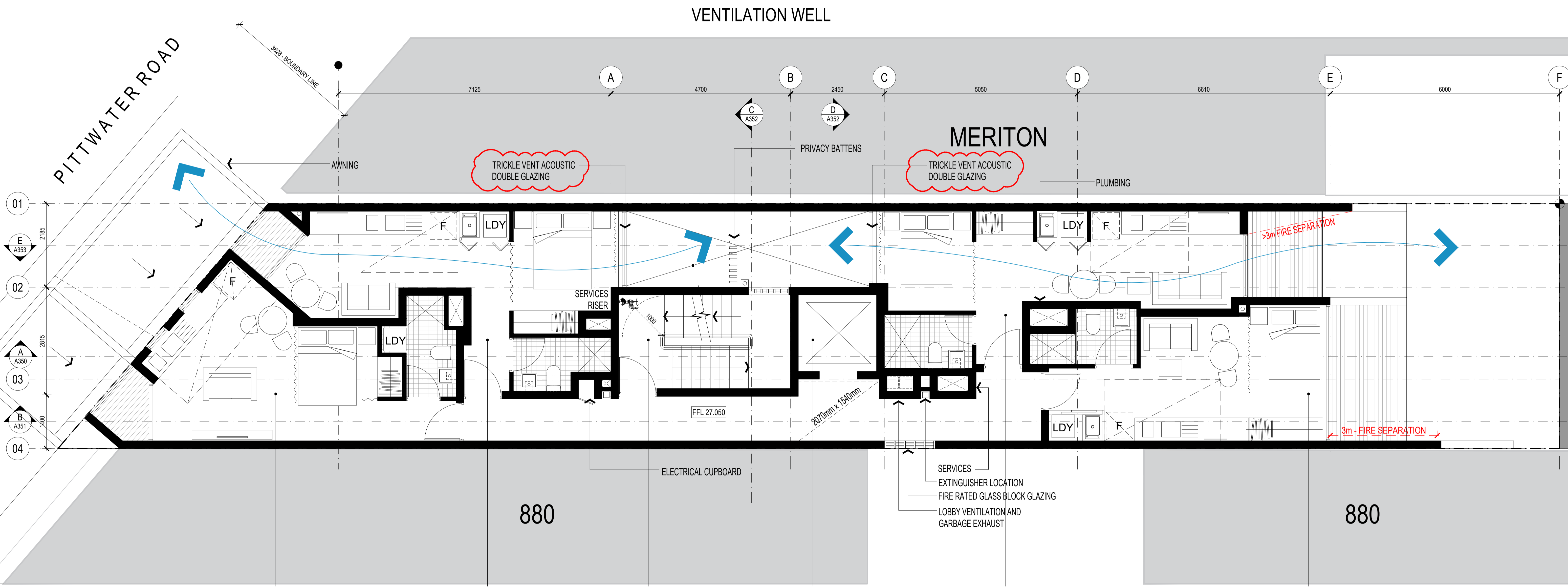
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L3.01
27.8 SQM
17.6 SQM

SINGLE ASPECT
INTERNAL KITCHENETTE
INTERNAL LAUNDRY
INTERNAL BATHROOM
BALCONY

L3.02
28.8 SQM
20.7 SQM

CROSS VENTILATION
INTERNAL KITCHENETTE
INTERNAL LAUNDRY
INTERNAL BATHROOM
BALCONY

FIRE EGRESS
FIRE ISOLATED STAIR
DISCHARGE AT STREET

LIFT
MINIMUM FRL 90/90/90
AS1428 COMPLIANT
STRETCHER COMPLIANT
EMERGENCY LIFT

L3.03
29.0 SQM
21.3 SQM

CROSS VENTILATION
INTERNAL KITCHENETTE
INTERNAL LAUNDRY
INTERNAL BATHROOM
LARGE BALCONY

L3.04
24.7 SQM
16.2 SQM

SINGLE ASPECT
INTERNAL KITCHENETTE
INTERNAL LAUNDRY
INTERNAL BATHROOM
LARGE BALCONY

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K	21.02.26	ISSUED TO CONSULTANT	
J			
ISSUE	DATE	AMENDMENTS	

CLIENT: DEVELOPMENT LINK PROJECT: ARH DEE WHY TITLE: LEVEL 3 FLOOR PLAN SCALE: 1:50 @ A1

882A PITTWATER ROAD, DEE WHY NSW 2099

PROJECT NUMBER: 20036 DRAWING NUMBER: A103

APPROVED: MT CHECKED: PG DATE: NOV 2020 STATUS: DA

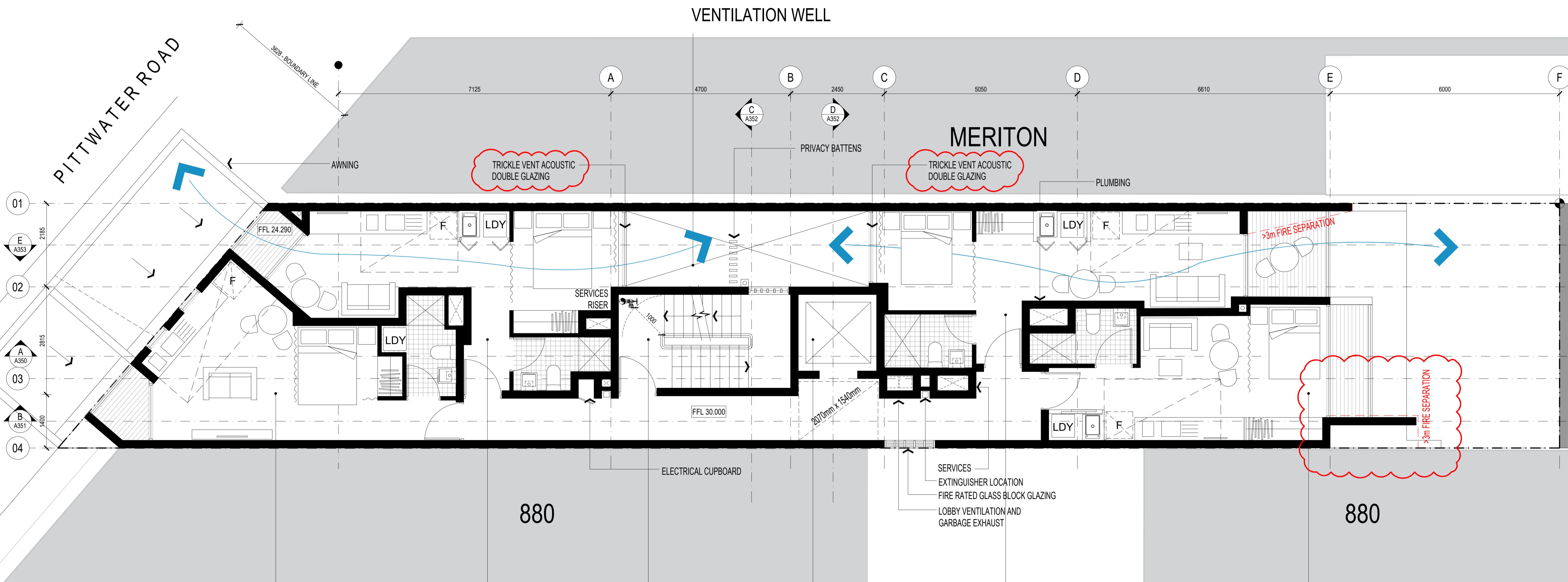
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- COMMERCIAL SPACE
- CROSS-VENTILATION



L4.01
27.8 SQM
17.6 SQM

SINGLE ASPECT
INTERNAL KITCHENETTE
INTERNAL LAUNDRY
INTERNAL BATHROOM
BALCONY

L4.02
28.8 SQM
20.7 SQM

CROSS VENTILATION
INTERNAL KITCHENETTE
INTERNAL LAUNDRY
INTERNAL BATHROOM
BALCONY

FIRE EGRESS
FIRE ISOLATED STAIR
DISCHARGE AT STREET

LIFT
MINIMUM FRL 90/90/90
AS1428 COMPLIANT
STRETCHER COMPLIANT
EMERGENCY LIFT

L4.03
29.0 SQM
21.3 SQM

CROSS VENTILATION
INTERNAL KITCHENETTE
INTERNAL LAUNDRY
INTERNAL BATHROOM
LARGE BALCONY

L4.04
24.7 SQM
16.0 SQM

SINGLE ASPECT
INTERNAL KITCHENETTE
INTERNAL LAUNDRY
INTERNAL BATHROOM
LARGE BALCONY

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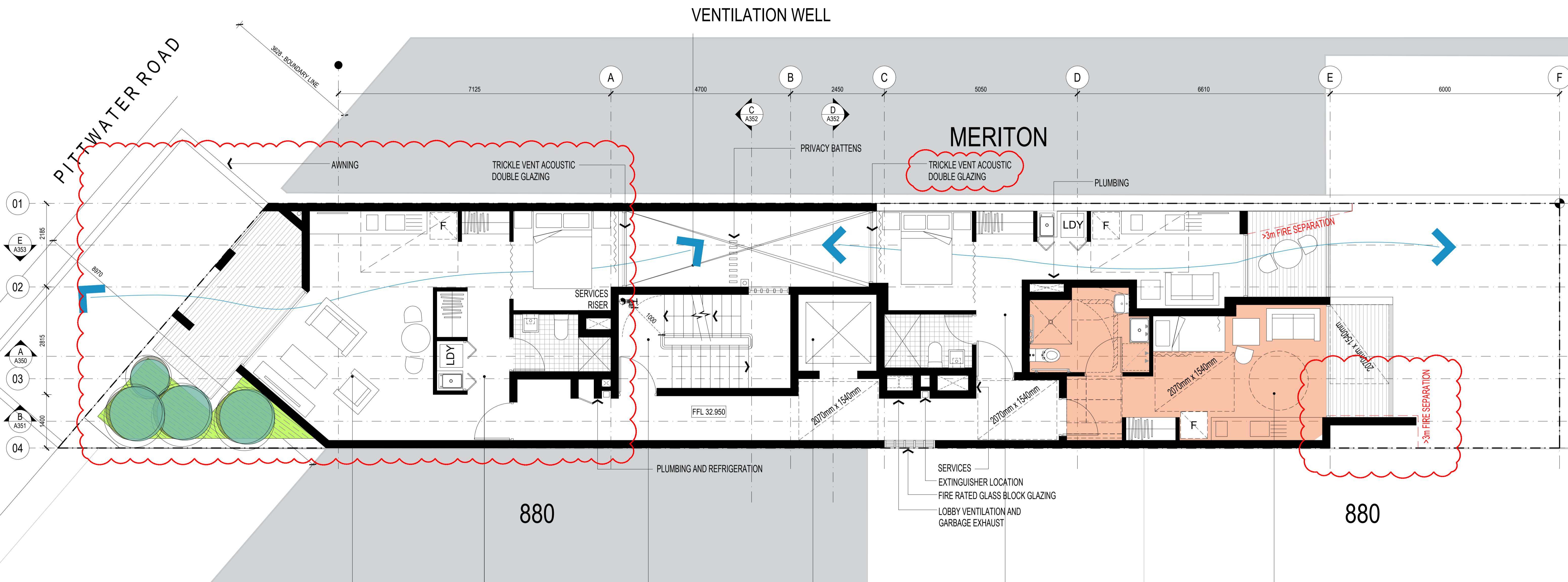
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- COMMERCIAL SPACE
- CROSS-VENTILATION



L5.01
45.2 SQM
41.1 SQM

L5.02
DELETED

CROSS VENTILATION
INTERNAL KITCHENETTE
INTERNAL LAUNDRY
INTERNAL BATHROOM
TERRACE

FIRE EGRESS
FIRE ISOLATED STAIR
DISCHARGE AT STREET

LIFT
MINIMUM FRL 90/90/90
AS1428 COMPLIANT
STRETCHER COMPLIANT
EMERGENCY LIFT

L5.03
27.3 SQM
19.6 SQM

CROSS VENTILATION
INTERNAL KITCHENETTE
INTERNAL LAUNDRY
INTERNAL BATHROOM
LARGE BALCONY

L5.04 ACCESSIBLE
25.7 SQM
13.8 SQM

ACCESSIBLE
COMPLIANT INTERNAL CIRCULATION
SINGLE ASPECT
INTERNAL KITCHENETTE
INTERNAL LAUNDRY
INTERNAL BATHROOM
LARGE BALCONY

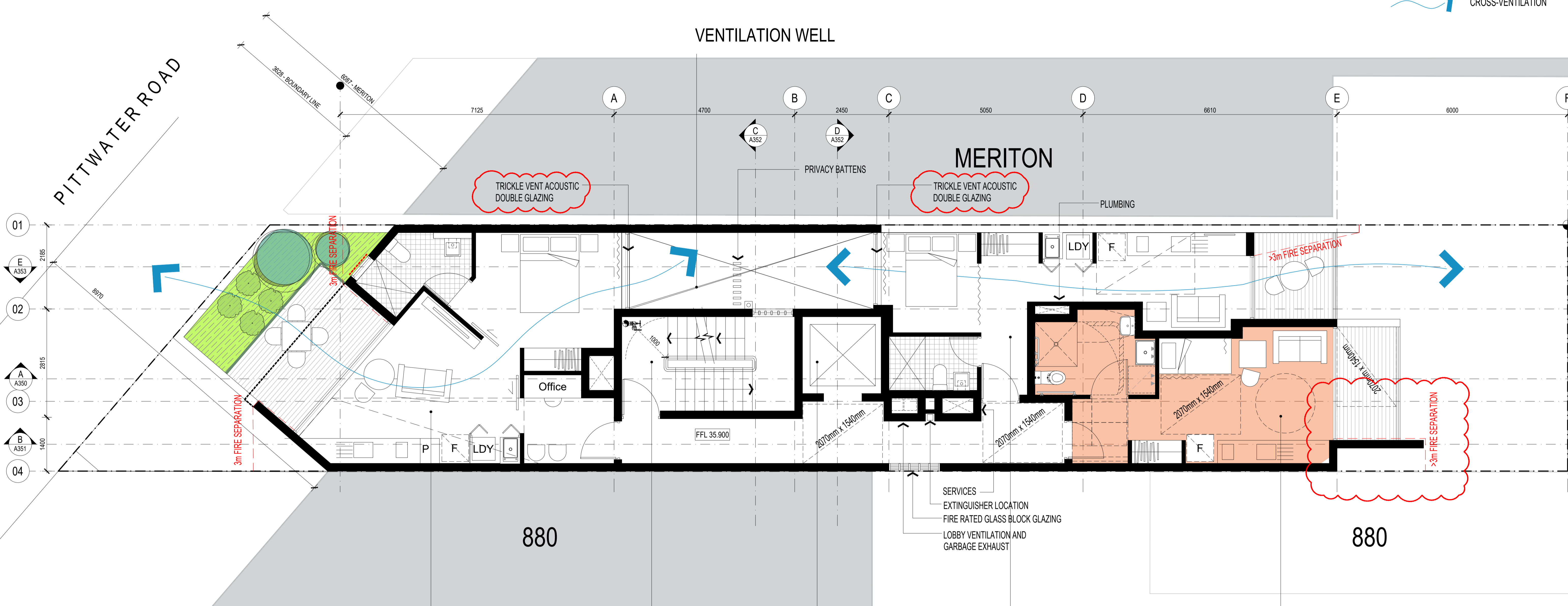
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<p>MANAGERS ROOM 40.7 SQM 23.6 SQM</p> <p>INTEGRATED OFFICE CROSS VENTILATION INTERNAL KITCHEN AND LAUNDRY INTERNAL BATHROOM COURTYARD</p>	<p>FIRE EGRESS FIRE ISOLATED STAIR DISCHARGE AT STREET</p>	<p>LIFT MINIMUM FRL 90/90/90 AS1428 COMPLIANT STRETCHER COMPLIANT EMERGENCY LIFT</p>	<p>L6.02 27.3 SQM 19.6 SQM</p> <p>CROSS VENTILATION INTERNAL KITCHENETTE INTERNAL LAUNDRY INTERNAL BATHROOM LARGE BALCONY</p>	<p>L6.03 ACCESSIBLE 25.7 SQM 13.8 SQM</p> <p>ACCESSIBLE COMPLIANT INTERNAL CIRCULATION SINGLE ASPECT INTERNAL KITCHENETTE INTERNAL LAUNDRY INTERNAL BATHROOM LARGE BALCONY</p>
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NOMINATED ARCHITECTS:
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882A PITTWATER ROAD, DEE WHY NSW 2099

APPROVED: MT CHECKED: PG DATE: NOV 2020 STATUS: DA

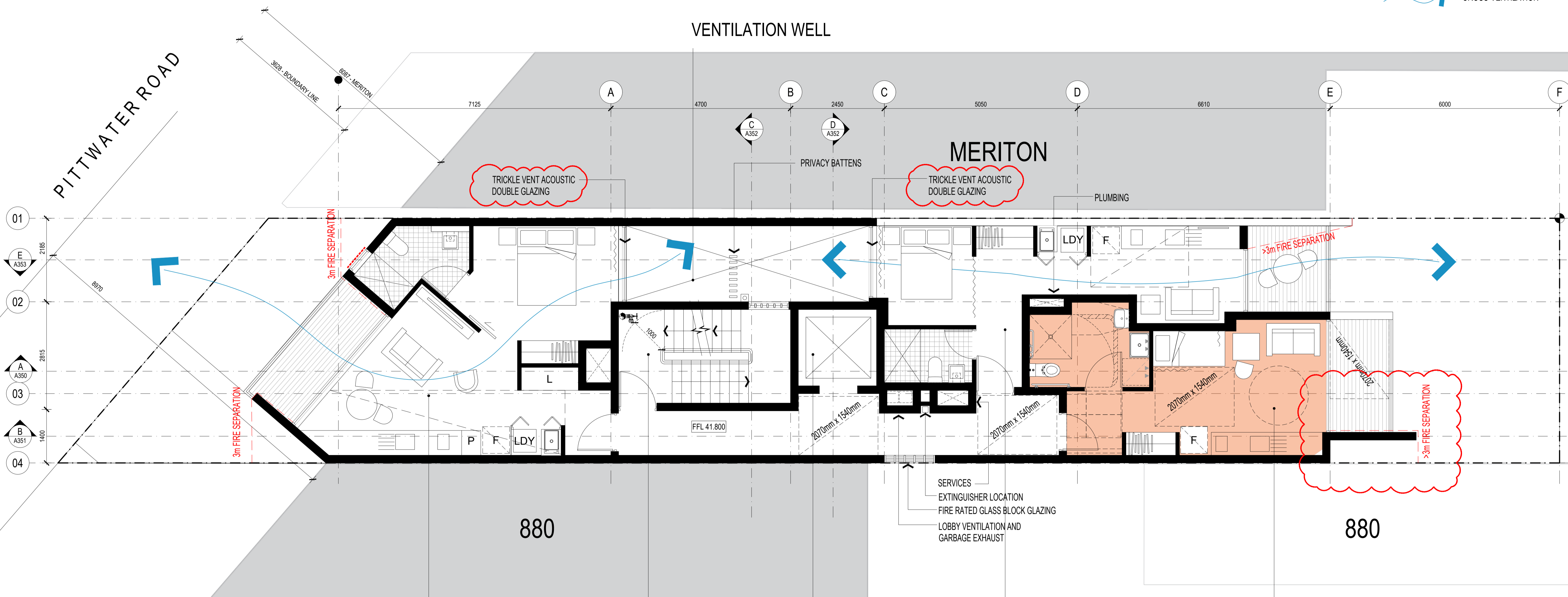
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L7.01
40.7 SQM
24.1 SQM

CROSS VENTILATION
INTERNAL KITCHEN
INTERNAL LAUNDRY
INTERNAL BATHROOM
BALCONY

FIRE EGRESS
FIRE ISOLATED STAIR
DISCHARGE AT STREET

LIFT
MINIMUM FRL 90/90/90
AS1428 COMPLIANT
STRETCHER COMPLIANT
EMERGENCY LIFT

L7.02
27.3 SQM
19.6 SQM

CROSS VENTILATION
INTERNAL KITCHENETTE
INTERNAL LAUNDRY
INTERNAL BATHROOM
LARGE BALCONY

L7.03 ADAPTABLE
25.7 SQM
13.8 SQM

ACCESSIBLE
COMPLIANT INTERNAL CIRCULATION
SINGLE ASPECT
INTERNAL KITCHENETTE
INTERNAL LAUNDRY
INTERNAL BATHROOM
LARGE BALCONY

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LEVEL 7 FLOOR PLAN

SCALE: 1:50 @ A1

APPROVED: MT
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CHECKED: PG
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STATUS: DA

PROJECT NUMBER: 20036
DRAWING NUMBER: **A107**

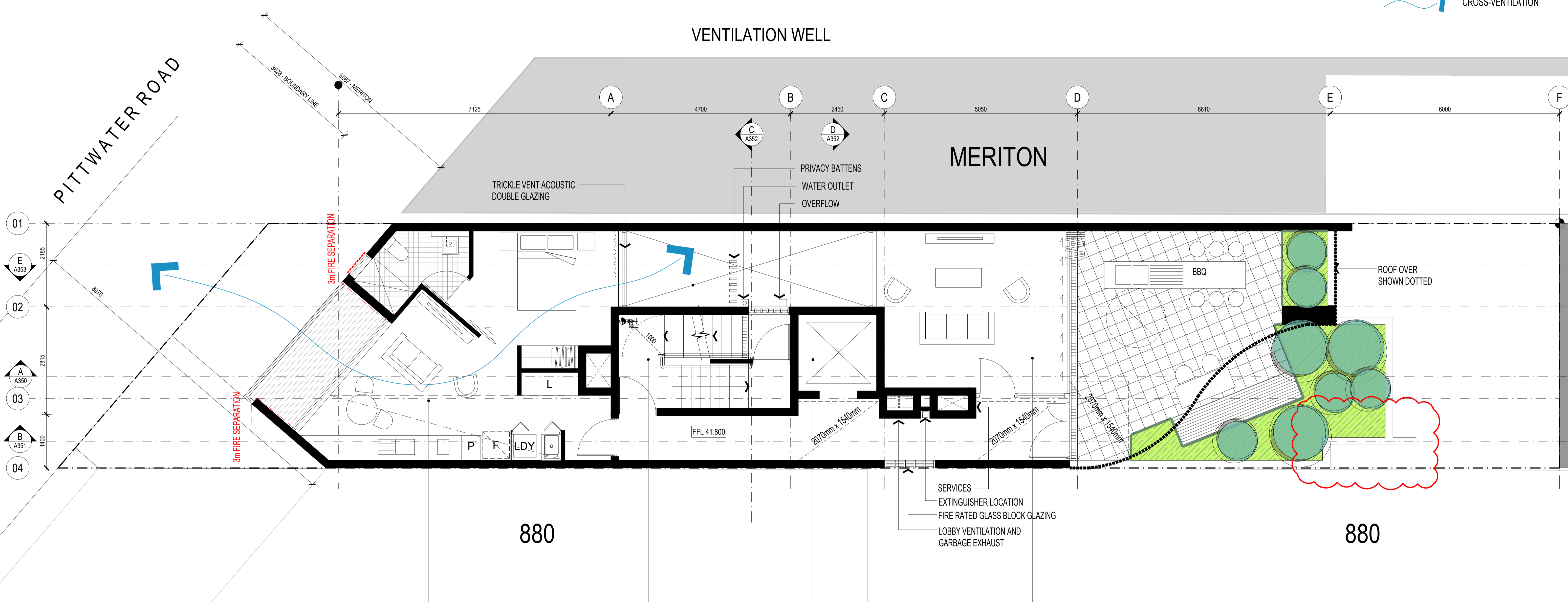
ISSUE: **S** crawford architects

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L8.01
40.7 SQM
24.1 SQM

CROSS VENTILATION
INTERNAL KITCHEN
INTERNAL LAUNDRY
INTERNAL BATHROOM
BALCONY

FIRE EGRESS
FIRE ISOLATED STAIR
DISCHARGE AT STREET

LIFT
MINIMUM FRL 90/90/90
AS1428 COMPLIANT
STRETCHER COMPLIANT
EMERGENCY LIFT

COMMUNAL SPACE
20 SQM

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L	21.05.10	ISSUED TO CONSULTANT
K	21.03.24	ISSUED TO CONSULTANT
J	21.03.03	ISSUED TO CONSULTANT
H	21.03.01	ISSUED FOR MEETING
ISSUE	DATE	AMENDMENTS

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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

CLIENT: DEVELOPMENT LINK
PROJECT: ARH DEE WHY
TITLE: LEVEL 8 FLOOR PLAN
SCALE: 1:50 @ A1
PROJECT NUMBER: 20036
DRAWING NUMBER: A108
ISSUE: P

882A PITTWATER ROAD, DEE WHY NSW 2099

APPROVED: MT
DRAWN: PG
CHECKED: PG
DATE: NOV 2020
STATUS: DA

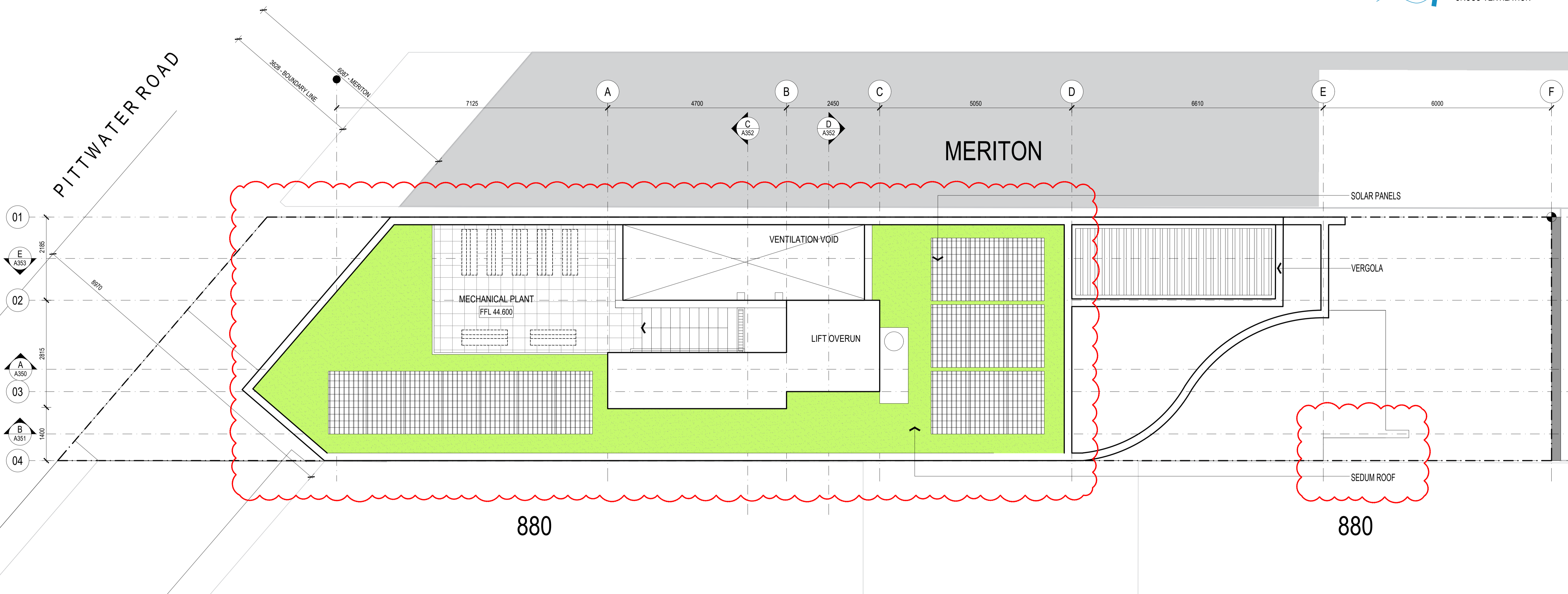
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NOTES

- ALL LOADBEARING WALLS AND BOUNDING CONSTRUCTION TO BE 120/120/120

LEGEND

- - - - - BOUNDARY
- - - - - DRENCHERS
- UNIT 01 — UNIT NUMBER
- 28.0 SQM — TOTAL AREA
- 20.0 SQM — TOTAL AREA EXCLUDING KITCHEN & TOILETS
- ACCESSIBLE UNIT
- COMMERCIAL SPACE
- CROSS-VENTILATION



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.

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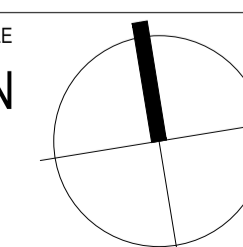
ISSUE	DATE	AMENDMENTS
P	22.01.25	REVISED DA ISSUE
N	21.07.06	ISSUED TO COUNCIL
M	21.06.15	ISSUED TO COUNCIL
L	21.05.10	ISSUED TO CONSULTANT
K	21.03.24	ISSUED TO CONSULTANT
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CLIENT
DEVELOPMENT LINK

PROJECT
ARH DEE WHY

882A PITTWATER ROAD, DEE WHY NSW 2099

TITLE
ROOF PLAN



SCALE 1:50 @ A1
 APPROVED
 DRAWN MT
 CHECKED PG
 DATE NOV 2020
 STATUS DA

PROJECT NUMBER DRAWING NUMBER
20036 A109

A109

ISSUE
P **crawford architects**

