

The art of *Beaches Living*

EXPLORE

Dive in, cast off, sail away, with the ocean on your doorstep.

EAT

From fancy to fuss-free, Dee Why has you covered.

DRINK

The rise of our local brewery and distillery scene.

SHOP

Organic produce? On-trend fashion? Simply fill your basket.

LIVE

Spark your imagination with coastal style notes.



Artist impression

COMING SOON

HAMPTONS *by Rose*

Tailored living for *unforgettable moments*

Offering an exquisite variety of 1, 2 and 3 bedroom apartments accompanied by a few individually designed penthouses. Register your interest now at hamptonsbyrose.com.au



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ARTISTIC INSPIRATION

Born and raised on the beaches, local artist Amanda Tye shares her personal experiences of coastal life, and explains how it's inspired her career as an acclaimed landscape artist.



THE ROSE GROUP STORY

We talk to Bryan Rose, the Managing Director of Rose Group, about the family's strong connection to the Northern Beaches, and the legacy they are striving to create.



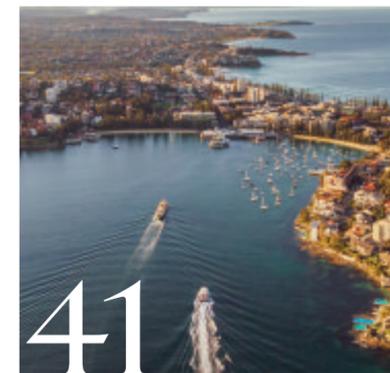
FILL YOUR BASKET

Find out where to shop for all your essentials: from pantry staples and local fresh produce, to on-trend fashion and homewares.

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Take a peek inside local schools, and some of the co-working spaces that have started to emerge in and around Dee Why. Has there ever been a better time to skip the commute?



THE CITY CONNECTION

Need to hop into the city, or Manly? Look no further than the fabulously convenient B-Line bus and Manlys famous ferry service.

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Luxe linen, local artwork, beautiful biophilia, wood and wicker. When it comes to putting the finishing touches on a coastal home, there are a few secrets that locals are happy to share.



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THE CREATORS

The Rose Group is a multi-award winning family business. We share the same values as your family, whilst offering our experience as creators of quality Australian living.

OUR ACCOLADES

Rose Group is thrilled to be returning to our Northern Beaches 'roots', and bring these beautiful new homes to Dee Why. We hope our contribution enhances the community, and offers a beautiful new way of life to our residents.



Welcome

Situated in the very heart of the Northern Beaches, Dee Why has become a fascinating destination. With its stunning beach, natural beauty and amazing amenity we believe Dee Why is a place well worth celebrating, a place that is enjoying its time in the sun.

Hamptons by Rose will introduce a new coastal inspired neighbourhood to Dee Why and we wanted to take this opportunity to shine a light on all the fantastic businesses, facilities and amenities that make Dee Why such a great place to live, work and play.

So, we've taken the time to create this area guide to share our favourite spots to surf, swim, walk, eat and shop in this beautiful coastal community. Some of them will be familiar to you, but you may discover a few well-kept secrets in these pages which may become your favourites too!

To all the locals who make the Dee Why and the wider Northern Beaches community what it is — thank you. Rose is proud to be contributing to the evolution of Dee Why with Hamptons by Rose, and can't wait to welcome her residents to this new neighbourhood within the vibrant coastal community of the Northern Beaches.

*Stuart Rose, Managing Director,
Rose Group.*



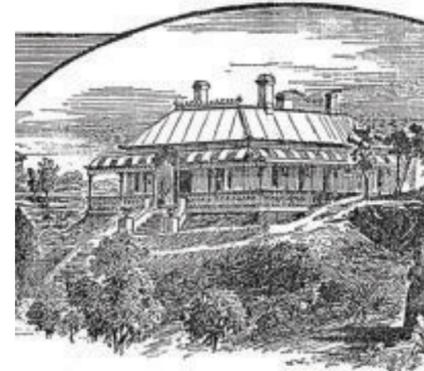
The evolution of Dee Why

Nestled between Curl Curl and Collaroy, Dee Why is unofficially considered to be the centre of the Northern Beaches. While much of the area's indigenous heritage has been sadly lost, we believe it was once home to several Aboriginal clans, including the Gayamaygal, Gamaragal, Garigal and Darramurragal people. At Dee Why's southern end, there is evidence of a midden, and several rock engravings remain in nearby areas.

WHAT'S IN A NAME?

One of the most commonly asked questions about Dee Why is where its unusual name came from. The answer is unclear, but many believe it was inspired by the notes of surveyor, James Meehan, who recorded the first written reference to Dee Why in September 1815 — referring to the beach as 'DY'.

European settlement of Dee Why began in the early 1800s, when William Cossar was granted 500 acres stretching from Dee Why lagoon to Long Reef. This was subsequently acquired by James Jenkins, a convict who'd been sent to Sydney in 1802 for stealing sheep, and inherited by his daughter, Elizabeth Jenkins.



THE SALVATION ARMY CONNECTION

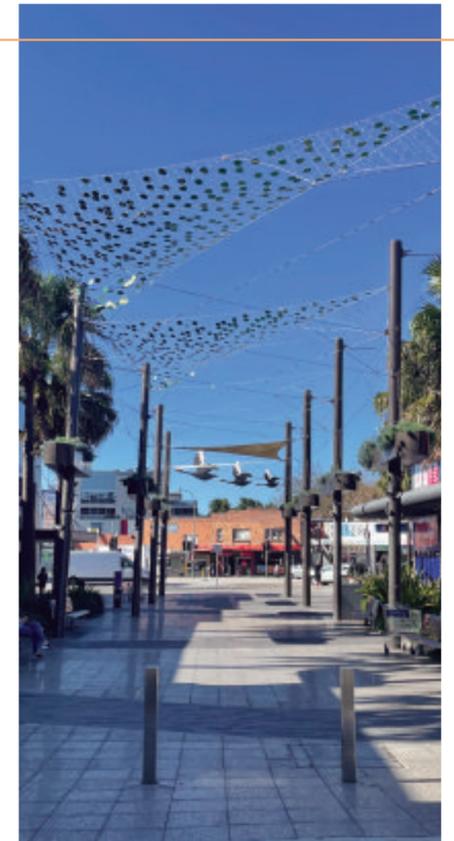
Elizabeth was deeply impressed by the work of the Salvation Army, and went on to donate to them several plots of land, including a site at Dee Why which was earmarked as the location for a Home of Rest for Salvation Army officers. The building, now called Pacific Lodge, was opened by General Booth in 1892 — and was the very first permanent structure erected in Dee Why. It remains a heritage-listed treasure that will be carefully restored as part of the Hamptons development.

Following Elizabeth Jenkins' death in 1900, there was some dispute over the sheer amount of land in Dee Why that had become property of the Salvation Army. This led to the subdivision of the Dee Why Salvation Army land holdings in 1911. At the same time, other landowners were also subdividing, sowing the seeds of what would become the Dee Why town centre we know today.

DEE WHY STARTS TO TAKE SHAPE

In 1911, there were just five dwellings in Dee Why, and a population of 62. But, thanks to the subdivision and the introduction of tram lines, a postal service, and a school, this changed very quickly. And when the Spit and Roseville bridges were opened, access to Dee Why improved even further — the population grew dramatically. By the mid 1950s, there were over 11,000 people calling Dee Why home. Throughout the 1960s and 70s, units began to spring up around Dee Why, and the beachfront strip was revitalised with a string of cafes and restaurants.

Along the way, the Dee Why Surf Lifesaving Club was established, and its members made contributions to the beachfront that live on today — including the iconic Norfolk Island pines, and Dee Why's rockpool. Like several other local groups, the Dee Why SLC took the black swan as its emblem, paying homage to the large flocks that once inhabited the lagoon.



THE TOWN CENTRE OF TODAY

It certainly took a while for Dee Why's town centre to catch up to neighbouring suburbs in terms of amenity — but in 2013, the award-winning 20-year Dee Why Town Centre Masterplan was created, paving the way for an exciting future. As part of this masterplan, a host of improvements have been delivered, including the new Walter Gors Park, Redman Road shared plaza, streetscape upgrades, and a shared path on Howard Avenue. The goal of all these enhancements: to make Dee Why the attractive, contemporary, and vibrant town centre it is today.

Now, Dee Why is almost unrecognisable from 100, 50 or even 20 years ago. Modern luxury apartment blocks sit alongside red brick three-storey flats, and the B-line bus route has made Dee Why's connection to the rest of Sydney seamless. Fresh new precincts such as the Lighthouse are bringing a host of fantastic amenities to the suburb — from office suites and banks to gyms, a childcare centre and eateries.

With the urban landscape continuing to evolve — and the beach just as beautiful as it's ever been — there's never been a better time to live in Dee Why.

Beach Life

There's a good reason why so many people gravitate towards the Northern Beaches. With the ocean on your doorstep, life immediately becomes more relaxed and attuned with nature — especially the beach itself. Whether you're a keen surfer or simply love to watch the waves roll in, the beach has a magnetic pull that's hard to resist.

Dee Why Point.



Local surf break, Freshwater Beach.

SURF'S UP!

In Australia, the Northern Beaches was the birthplace of surfboard riding, and it has continued to grow in popularity ever since. From Brookvale's innovative board making scene in the 1950s, to the first World Surfing Championship competition in 1964, the Northern Beaches is where countless iconic moments took place. The community is still home to the likes of world champions like Midget Farrelly, Tom Carroll and Layne Beachley, who have showcased Australia's talent on a global stage.

When it comes to picking your perfect break, you'll be spoiled for choice. Just moments from Hamptons by Rose is Dee Why Point and Long Reef — all of which are popular go-to spots for local surfers.

Butter Box and Brown Water are popular for hydrofoiling and kite surfing too.

For those looking to learn, Collaroy and Freshwater are both good places to start, especially Freshwater — where breaking waves roll all the way into the beach, giving you plenty of time to perfect your stance. On small days, North Curl Curl can also be nice and consistent for beginners.

Further north, you'll find North Narrabeen, which has gained a cult following, not just in Australia but worldwide. Not for the faint-hearted, this wave can easily reach 8 foot or more, and when it's on, it's well and truly on. Keep traveling up the coast to find family-friendly Palm Beach,

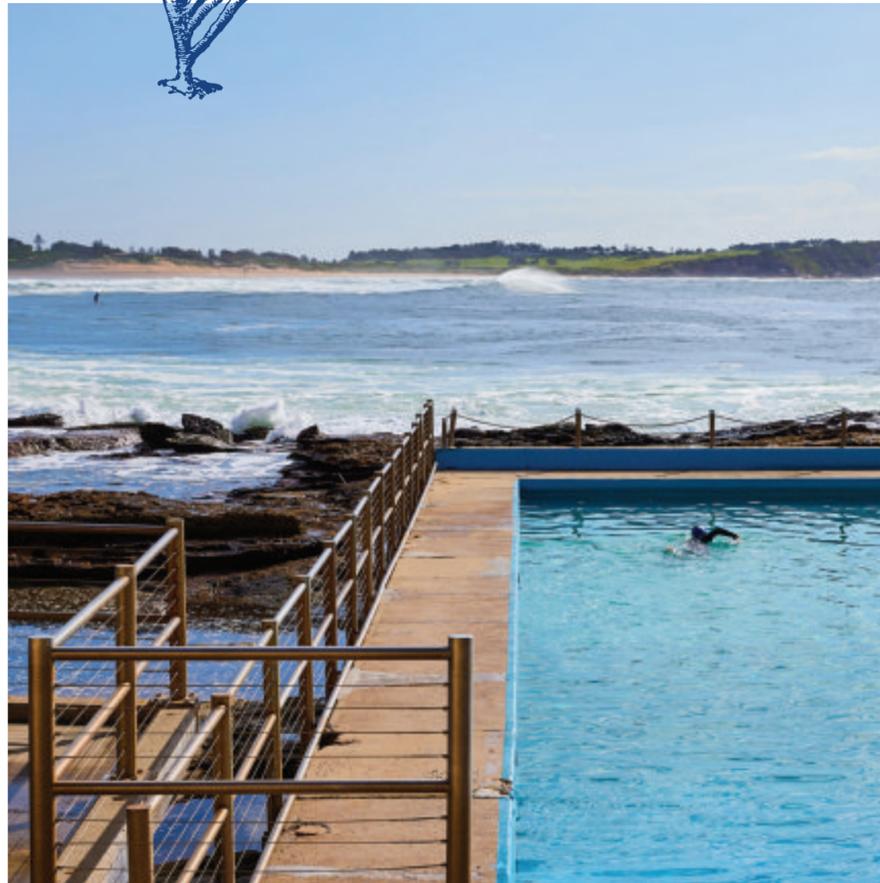
Newport and Avalon — which has both a beach break, and the more challenging Avalon reef break.

Of course, we can't forget the iconic Manly beach further south, which caters to surfers of all capabilities. Beginners will be right at home in the sheltered corner of South Steyne, while North Steyne really gets going when surf is coming from the east, thanks to the offshore bombora. Manly is also home to stunning Fairy Bower, and the notorious Deadman's reef break, which has been known to reach 15 foot during huge winter swells.



ROCKPOOLS A PLENTY

If you enjoy a dip, there's possibly no better place to live on earth. As well as the many patrolled beaches within arm's reach, the Northern Beaches has many natural rockpools to enjoy — giving you the unbeatable feeling of ocean water with the safety of a conventional swimming pool. Dee Why boasts an Olympic-length pool with a toddlers' area, while nearby Collaroy Rockpool is easily accessible for those with a need for a ramp. Further afield, there are more rockpools at Freshwater, Curl Curl, Mona Vale and Bilgola to name a few.



DIVE IN, CAST OFF, SAIL AWAY

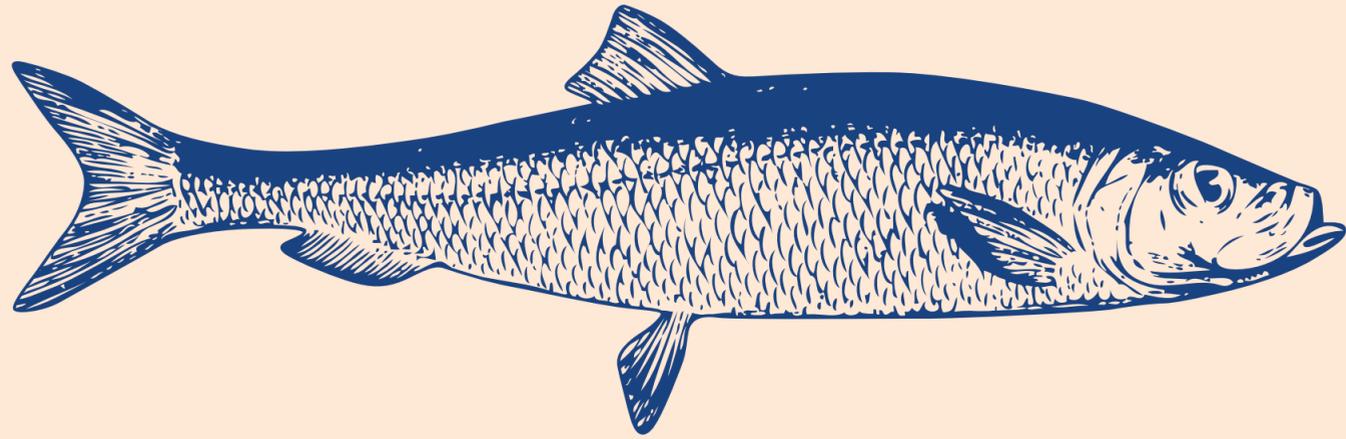
Swimming can dovetail nicely into your social life in Dee Why, thanks to the area's various organised swim clubs. Founded in 1947, Dee Why RSL Swim Club is one of the oldest, with a season running from October to Easter. The club meets at Dee Why Rockpool every Sunday morning, rain, hail or shine, and even hosts its own annual swimming carnival. And if you're brave enough to swim through the winter months, the Dee Why Icepicks will no doubt love to hear from you!

If you'd rather spend your weekend on the water (not in it), there are plenty of opportunities to do just that. Learn to sail, windsurf or kayak at nearby Manly, and spend weekends cruising around secluded bays and hidden coves. With moorings, wharves and boat ramps dotting the coastline, having a boat of your own is no longer an impossible dream. For keen fishermen and women, there are also plenty of spots to throw in a line, including Dee Why Cliff Reserve, Dee Why Lagoon and North Curl Curl Shelf (just be sure to stick to current regulations, as they change throughout the year).

*Stand-up paddle boarding,
Fisherman's Beach.*



Wine & Dine



COYA

1/61-63 Carawa Road, Cromer

Why we love it:

An elegant blend of Australiana and Middle Eastern cuisine, Coya offers 6 and 10 course degustation menus where every course is a work of art.

Luxe level:

Fine dining

coyacromer.com.au



BERT'S BAR & BRASSERIE

The Newport, 2 Kalinya Street, Newport

Why we love it:

Old school charm delivered with the confidence and style you'd expect from the Merivale. Enjoy sumptuous Mediterranean-inspired cuisine in the plushiest of dining room settings.

Luxe level:

Fine dining

merivale.com/venues/berts

TOTHY BROTHERS

180 South Creek Road, Wheeler Heights

Why we love it:

This American style Deli and Bar — brings you great food (including free range and barley fed beef from Tasmania) and delectably creative cocktails. The Tothy Brothers are recognised for their 12-hour smoked pastrami (the magic is in their salt brine consisting of 18 spices and signature pastrami rub).

Luxe level:

Upscale diner

tothybrothersdeli.com.au

From fancy date nights to fabulous coffee and fuss-free pub meals, Dee Why well and truly has you covered. It's impossible to highlight all the fabulous foodie destinations in our neighbourhood — but here are a few to get you started.



PILU

On the beach, Moore Road, Freshwater

Why we love it:

Two-hatted Pilu serves up mouth-watering Sardinian cuisine with a modern twist — and the view directly on to Freshwater beach is hard to top. Keep an eye out for their regular VIP events too!

Luxe level:

Fine dining

pilu.com.au

ST ALMA

20 Albert Street, Freshwater

Why we love it:

St Alma's fresh, seasonal menu embodies Mexico's coastal flavours, and the cocktail list is irresistible (try the fig mezcal Negroni). If you're dining with friends, the six-course tasting menu will not disappoint.

Luxe level:

Upscale diner

st-alma.com.au



GIRDLER'S GRIND

7/8 The Strand, Dee Why

Why we love it:

Super wholesome, nourishing food that doesn't skimp on flavour. There's something for everyone on the menu, and we love the bar seating — not to mention the top notch commitment to sustainability.

Luxe level:

Casual café

girdlers.com.au



DECK 23

23 The Strand, Dee Why

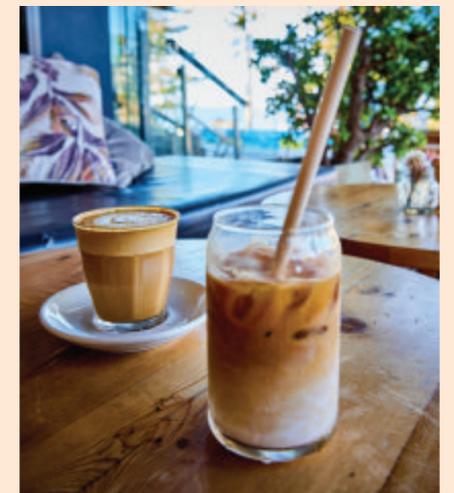
Why we love it:

Directly overlooking the beach, this Japanese restaurant and bar does all the classics you crave. The Kingfish carpaccio and slow cooked duck breast are highlights, but there are lots of vegetarian options too.

Luxe level:

Upscale diner

deckdw.com



CORRETTO

1/24 The Strand, Dee Why

Why we love it:

The decor is cute, the ambiance is relaxed, and we can't go past the Long Lunch specials (especially because there's a vegan option AND bottomless mimosas to boot).

Luxe level:
Casual café

correttodeewhy.com.au



THE FRENCH BASKET

15 The Strand, Dee Why

Why we love it:

Authentic French flavours, and everything is baked in small batches to guarantee freshness. The pastry genuinely melts in your mouth and the coffee is up to the highest standards of caffeinated aficionados.

Luxe level:
Quick bites

frenchbasket.com.au



BERKELO

8 William Street, Brookvale

Why we love it:

Berkelo is built on a die-hard commitment to seasonality and sustainability, and you can taste it. We love their sourdough (and the fact their produce is locally grown in their Terrey Hills market garden).

Luxe level:
Quick bites

berkelo.com.au



LONG REEF GOLF CLUB

Anzac Avenue, Long Reef Golf Club

Why we love it:

Open every day for breakfast and lunch (and Friday night for dinner), the club's Long Reef Golf Club has the best views you could ask for (and the fish and chips aren't half bad either).

Luxe level:
Casual café

longreefgolfclub.com.au



BREW & I

Lot 51, 822 Pittwater Road, Dee Why

Why we love it:

As the name suggests, these guys are all about the coffee. We love that they use Barrel One beans from a local Brookvale roaster. Lots of tasty organic teas and gluten free treats too.

Luxe level:
Quick bites

brewandi.business.site



MOMO BAR

15-19 Pacific Parade, Dee Why

Why we love it:

The best hand-rolled Nepalese dumplings and Hawaiian poké bowls in town (and healthy to boot).

Luxe level:
Quick bites

momobar.life



DEE WHY HOTEL

834 Pittwater Road, Dee Why

Why we love it:

An institution since 1977, Dee Why Hotel is relaxed, welcoming and great value. We love the burgers, their family-friendly atmosphere, and their daily specials (\$10 margaritas? Say no more).

Luxe level:
Pub fare

deewhyhotel.com.au



21 GRAMS

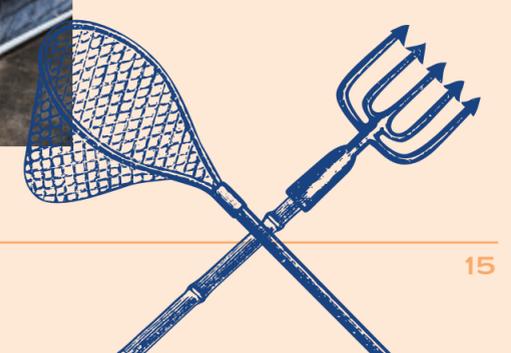
3 South Creek Road, Dee Why

Why we love it:

Here you'll not only find some of the best coffee in the area, but also an unbeatable bacon & egg roll with Kewpie mayo. It'd be worth traveling for (even if you didn't have to!).

Luxe level:
Quick bites

21grams.com.au





HIDE OUT

30 Fisher Road, Dee Why

Why we love it:

It may be tiny but this little café has loads of heart. We love all the healthy options on the menu, from the summery salads to winter warmer soups.

Luxe level:
Quick bites

facebook.com/hideoutdeewhy



DEE WHY RSL

932 Pittwater Rd, Dee Why

Why we love it:

The newly renovated Dee Why RSL has been completely re-imagined — this RSL has been named as one of the best in Sydney, for very good reason! For a modern dining experience, with traditional values still at heart — try 'Flame'. Flame's focus is on local suppliers, superb Australian steak and an extensive seafood menu — prepared exactly as you like it, and all paired with an impeccable wine list.

Luxe level:
Fine dining & Pub fare

deewhyrsl.com.au



HARBORD HOTEL

29 Moore Road, Freshwater

Why we love it:

Recently renovated, the Harbord Hotel now has a fresh, fun, Californian feel. The menu of pub classics also features raw tuna tostadas and lobster rolls — and live music is also on the menu.

Luxe level:
Pub fare

harbordhotel.com.au



HARBORD DIGGERS

88 Evans Street, Freshwater

Why we love it:

This enormous club on the Freshwater headland is home to a range of restaurants from Giovanni Pilu's famous Italian to classic fish & chips — so there's something for everyone. The Ocean Terrace also makes it one of the best outdoor spaces on the beaches with panoramic ocean views. Plus, the kids are covered too with Major Fun, a huge indoor kids play centre!

Luxe level:
Fine dining & Pub fare

harborddiggers.com.au



Natural *appeal*



WALK ON THE WILD SIDE

One of Dee Why's true hidden gems is Stony Range Regional Botanic Garden. An oasis of native plants, it has a network of interconnected walkways to explore, all of which take you through a series of different micro-climates — from rainforest gully to sandstone heath to cascading waterfalls. Famous for its floral displays and 'bush tucker', Stony Range is an idyllic place to while away the day, immersing yourself in the sights, sounds and fragrances of the Australian bush.



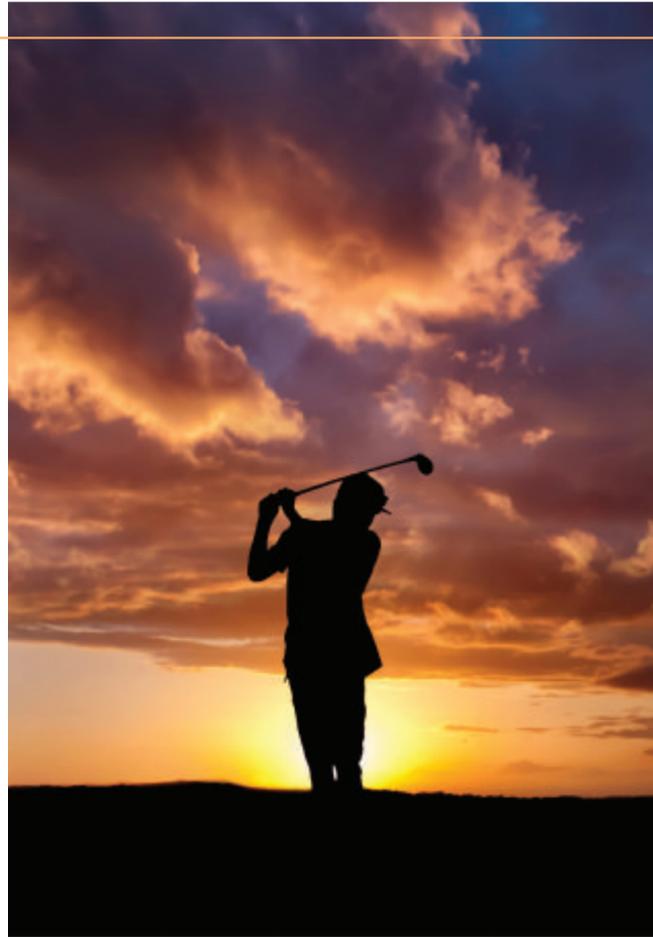
For a different kind of walk, Dee Why Headland is a spectacular slice of nature just minutes from home. Tucked between Curl Curl and Dee Why beaches, the rugged sandstone headland has breathtaking ocean views — and it also acts as an important wildlife corridor. The walk takes around 45 minutes, and you can start at either end — but be warned, it's quite a workout! For a more leisurely option, there's also the Long Reef Headland walk, which is a little longer but has a well-defined path (and equally lovely views).



When it comes to a post-walk picnic location, Fisherman's Beach is a local secret that's hard to beat. Hidden between Collaroy Point and the northern base of Long Reef Point Headland, it's a very sheltered and quiet bay that forms part of the aquatic reserve, making it a great place to snorkel too.

WELL ABOVE PAR

Golf is an undeniably popular pastime on the beaches, and you have a range of courses and clubs to choose from, including Cromer Golf Club, Bayview Golf Club and Terrey Hills Pitch & Putt. And of course, we can't forget Long Reef Golf Course, which happens to be the finest beachfront golf course in the whole of Sydney — not to mention your local!



FOR THE KIDS

Kids need to burn off some steam? Head to your newly revamped local, Walter Gors Park, which boasts playgrounds, water gardens, BBQ facilities and more. Just off Dee Why Strand, there's also Michaela Howie Playground, which offers a shady retreat that's perfect after a beach session in the sun.



A DOGGY DREAM COME TRUE

The Northern Beaches is a wonderfully dog-friendly place to call home, with over 29 off-leash dog parks — and at Hamptons by Rose, some of the very best are just minutes from home. Stretching most of the way down Curl Curl beach is the fabulous Flora and Richie Robert Reserve, which is off-leash 24/7 and gives water-loving pups direct access to the lagoon. Bayview and Sandy Bay Reserve are also great for dogs who like the water.



FOR THE FITNESS FANATICS

Prefer to exercise indoors (perhaps with Netflix to distract you from the burn)? You're well catered for in Dee Why. Fitness First Dee Why is a long-standing favourite, as is Crunch Fitness at The Lighthouse. GFitness Freshwater at Harbord Diggers is a contemporary gym with a high end luxury fit out. Options include reformer Pilates and 'Concept G' — a fitness workout designed to deliver rapid calorie burning, strength and total body fitness in a purpose built, boutique studio that feels more like a nightclub! Dee Why also hosts a specialist Mum's gym, Bump. Yoga enthusiasts will also be spoilt for choice, with Inspire Dee Why, Asana Yoga & Pilates, and the Yoga Space. For those who love a sweat, Bikram Yoga is just up the road in Brookvale too.



Brewed in our backyard

The Northern Beaches' industrial heritage has long been linked to the surfboard shapers who once populated the non-residential areas on the beaches. But in the last decade or so, there's been a rise of new breweries, distilleries and alcohol-free beverage producers emerging amid the factories and warehouses — giving our local scene an enticing new flavour.

7TH DAY BREWERY

7thdaybrewery.com.au

This socially-minded Brookvale brewery celebrates the ritual of having a relaxed beer after a hard day's work. What began as a mini home brew set up grew to become what is now a thriving operation with a large taproom where locals can enjoy a constantly evolving range of lagers, pilsners and pale ales. 7th Day beers are also available at many discerning bottle shops, pubs and bars right across the state.

What makes 7th Day Brewery so special is their 'Drink Good, Do Good' ethos. As well as partnering with many local businesses, charities and sporting teams, 7th Day are also determined to run as sustainably as possible. Energy usage throughout the entire brewery is 100% carbon neutral — and they even have a hydroponic plant wall that helps offset CO² emissions. This is definitely beer you can feel good about drinking.



BUCKETTY'S

buckettys.com.au

It may not have been open long, but Bucketty's Brewery has already made a big impression on the local community. The family-run operation is a brewery that converts to a live music venue 5 nights a week, showcasing local bands and serving a range of home-brewed beers. Lunch and dinner is taken care of by an onsite food truck, Dope Fusion, which serves up everything from decadent loaded fries to healthy rice bowls — whatever goes with your tippie of choice!

Bucketty's also opens up Friday, Saturday and Sunday at noon, and offers exclusive brewery tours before opening to the public. You'll get the chance to sample raw ingredients and taste beer directly from the brite tanks and fermenters before it even goes into the keg. It doesn't get much fresher than this.



DAD & DAVE'S

dadndavesbrewing.com.au

Another independent craft brewery in Brookvale, Dad & Dave's, truly is a family operation, with every member of the family involved in the business. Their focus is on using traditional ingredients (think water, hops, malt, yeast) and bringing them to life in a new way using some innovative ingredients and brewing techniques.

Dad & Dave's also offers burgers to go with the bevies in the form of their very own food truck, and they have recently branched out into spirits and alcoholic sparkling water via a partnership with the Wildspirit Distillery.





NOMAD

nomadbrewingco.com.au

One of the first breweries to set up shop in Brookvale, Nomad was established by locals, Kerrie and John, who wanted to turn their passion for slow food and beverages into a business. Fast forward almost a decade and Nomad has cemented its reputation as a unique and creative brewery which pioneers trends instead of following them.

The Nomad line-up is ever-changing but there will always be a sour or hazy beer on the menu. Nomad's colourful packaging is just as enticing as their beers, and they continue to experiment with new limited releases that challenge the way we think and drink!



MANLY SPIRITS

manlyspirits.com.au

The original distillery to call the Northern Beaches home, Manly Spirits creates Australian gins, botanical vodkas and whiskies that rival the best in the world. Their inspiration (and ingredients) come from the local coast — and may include anything from the lilly pilly berries found growing on coastal garden trees, to Nasturtium and sea fig — growing on the sand dunes.

While Manly Spirits are now stocked by the likes of Dan Murphy's, we still say the best way to experience them is in the distillery itself, whether it's with a cocktail masterclass, a distillery tour, or a casual drink at the bar.



"If we could pick a Manly Spirits cocktail to go with Hamptons lifestyle, it'd have to be this. Fresh, bright, effervescent — and oh so easy to sip! "



Cask Ginger Sazerac

Served in a Nick & Nora glass

Ingredients:

45ml Coastal Stone Whisky (Bourbon cask) produced by Manly Spirits

10ml Ginger syrup

2 dashes Peychaud bitters

1 dash Absinthe

Method:

1. Muddle Whisky, syrup, bitters & Absinthe with ice — shake hard
2. Strain into pre-chilled glass
3. Garnish with lemon peel

Artistic inspiration

Photography: Gabby Villalba & Julie Adams



The Northern Beaches community not only has rich creative heritage — it has a clear vision for the future, summed up in the Arts and Creativity Strategy Connected through Creativity 2029.

The three-phase strategy aims to infuse public spaces with creativity, nurture a thriving arts hub, make room for creativity, share local stories, and listen to and support Aboriginal communities.

Already, the Northern Beaches supports a diverse and evolving cultural ecosystem that includes photographers, designers, silversmiths, ceramicists, surfboard shapers, painters, sculptors, poets, writers, filmmakers, screen-printers, musicians and more.

Follow [@brookvaleartsdistrict.org.au](https://www.instagram.com/brookvaleartsdistrict.org.au) and [@visitbrookvale](https://www.instagram.com/visitbrookvale) on Instagram to be kept up to date with all the events!

Amanda Tye



HAMPTONS' FEATURE ARTIST

Rose Property Group is thrilled to have award-winning local artist, Amanda Tye, involved in the Hamptons project. Known for her dreamy, evocative landscapes, Amanda has been a Northern Beaches resident all her life, and draws great inspiration from the area for her work. We had a chat to Amanda about her involvement with the Hamptons, and why she loves to call the beaches home.



Can you tell us a little bit about your background, Amanda? What's been your journey as an artist?

I grew up at Allambie Heights, surrounded by the birds and bush, usually wearing no shoes! And I've lived and worked here all my life. The only time I really left besides travel, was when I studied Fine Arts and Art Education at COFA in Paddington, where I majored in sculpture, but I completed a lot of other electives including painting and photography. I've always painted, but for many years it was on the side while I taught at Manly Selective. In 2017 I became an artist full time, and since then I have been fortunate to be able to make a living from it!

How would you describe your work?

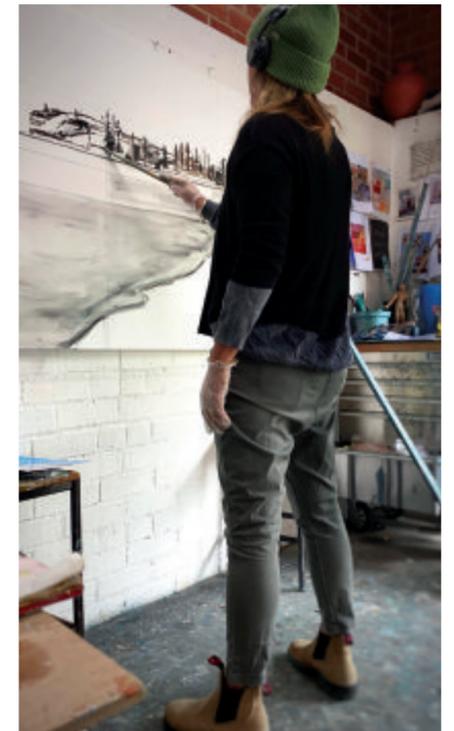
I mainly paint the landscape and I'd describe my work as a combination of representational with elements of abstraction. I usually start with the realistic part of the composition, then

slowly abstract the piece with more simplified areas in shape, form and colour. I like to revisit the place that you can recognise, but there's also the sense of it being a feeling or a moment captured in time.

How did you come to be involved in the Hamptons by Rose project?

That's a good question! Initially, I gained a lot of exposure locally through a mural that I painted on Dee Why beach a while ago, which ended up sitting there for three or four years! I think the brand team for Rose Property Group got in touch with me as they knew of this piece, and thought I was a good fit for the project, being an artist that lives and works locally.

As well as being passionate about the local area, I'm obsessed with architecture, so it was really important to me to do my homework into the developer and project. Integrity is really important to me, and it was great to see that the Hamptons is a



ARTISTIC INSPIRATION

development by people with local heritage who really get the area, and want to make a positive contribution. It will be great to be part of that.

Can you tell me a little bit about the piece you're creating for the Hamptons?

The perspective they wanted was quite specific — it's a view looking back at Dee Why beach, with the headland on one side, working your way round to the shops and palm trees. Like you're out in the water looking back. To get the right perspective, I actually went out with my husband and daughters on our surfboards with the cameras and then Photo-shopped the view with a shot from the sand!

The artwork I create will be hung in the Hamptons, but it'll also be used as key art for the brand and marketing. This is a big deal for me, as it's the first time my art has gone digital — I've been fortunate to only ever sell original works, but this feels like the right project to explore new applications.

I never used to be an early bird, but since I left teaching I started going for these long walks with my dog at 5:30am, and it's opened up a whole new colour palette that is inspiring my work — you get these pinks and peaches, and I'm enjoying that warmth. It will work well with my piece for the Hamptons, as the brand colours for the property will feature peaches and dark blues.

Finally, what do you love about the Northern Beaches way of life?

We are so spoilt here! There's an abundance of beauty in the landscape, the beaches, the bush, the people — we have good food, we have everything! The sunshine and outdoor way of life comes naturally... exercise is easy because we have such beautiful places to enjoy walking and running! Living here just makes you feel good. And Dee Why is so diverse. It's a place where so many different people can feel at home.



A family legacy

IN CONVERSATION WITH BRYAN ROSE

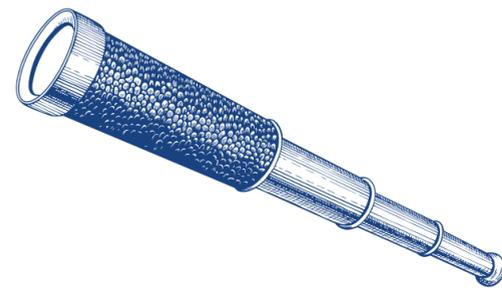
"I am the third generation of my family, born and raised in Manly. My Mum was born there and my Grandmother spent her entire life there. I have cherished memories of growing up by the ocean, days spent on the beach and evenings enjoying family barbecues on our verandah.

When the site for Hamptons by Rose became available it's fair to say we leapt at the opportunity to transform it into a beautiful residential neighbourhood. Like all Rose communities, it has something quite unique to offer.

The proximity to everything you need is exceptional — you're literally two minutes from all the happenings in Dee Why itself, not to mention the beach, parks and open spaces, great schools and transport. Whilst you find yourself in the middle of everything that makes Dee Why and the Northern Beaches so sought after, you also find yourself surrounded by this amazing verdant, old growth bushland. So there's this great sense of seclusion and serenity which is so important for a balanced lifestyle. I must say, I'm delighted to be bringing our family business back to the Northern Beaches.



Artist impression



{Left} Signature Rose Group — Breakfast Point. {Above} Contemporary Hamptons aesthetic for Dee Why.

With Hamptons by Rose we're creating a very special place — a place that really captures what it means to live on the Northern Beaches and contribute to the local community. From the seaside feel of the architecture, to the myriad of different floor plans, verandahs positioned as outdoor rooms, timeless interiors inspired by the coast — we want her residents to come home every day to their own unique place.

At Rose we have a saying that is so important to us and is at the core of the Hamptons — 'Landscaping is the cover on the book'. We spend as much time and effort on designing our landscaping as we do our homes, and at the Hamptons we find a place already abundant in old growth trees.

We have meticulously selected plantings and designed pathways and 'outdoor' rooms to preserve and revere our majestic trees.

The unique aspects of this place — the old growth trees, the sandstone, its elevation — lend themselves to Hamptons by Rose becoming a community within a community. A place where you're close to everything you need and want, but where you can also retreat into your own private, secluded space — your home. We also have Pacific Lodge, the very first permanent building in Dee Why. We are protecting this important piece of local heritage and returning it to its former beauty and prominence.

Essentially, Hamptons by Rose is about creating a coastal lifestyle neighbourhood by enhancing the best of what nature has provided. To create a place where her residents feel connected to the community and to nature, to have neighbours who become friends, to be able to sit on their verandahs and enjoy the ocean breeze and sunlight filtering through the trees. This is truly the quintessential Northern Beaches way of life as I remember it growing up, and we can't wait to share it with you."

Bryan Rose, Managing Director, Rose Group.

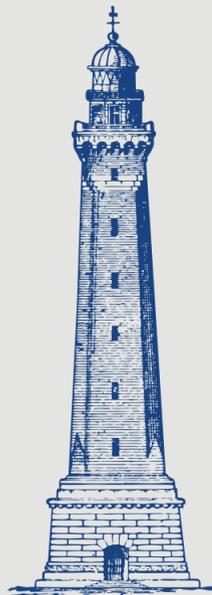
Fill your *basket*

Fresh produce? Pantry staples? On-trend fashion?
Whatever you're shopping for, you don't have far to go.

THE LIGHTHOUSE PRECINCT

888 Pittwater Road, Dee Why

Whether you're doing the weekly supermarket shop, visiting the gym, getting a beauty treatment or grabbing lunch, the Lighthouse Precinct is your one-stop-shop. Boasting a large Woolworths and BWS, this open-air village has a number of eateries and loads of other essentials — from dry-cleaners to major banks. Above the shopping village, there are also beautiful serviced apartments ideal for visiting guests.



WESTFIELD WARRINGAH MALL

Warringah Road, Brookvale

High end fashion boutiques rub shoulders with major department stores and cosy cafés at nearby Warringah Mall. There's no doubt that this bright, airy mall provides retail therapy at its best — not to mention a host of entertainment, dining and wellbeing options. The mall also comes alive with regular activities — from school holiday workshops to free goodies and competitions.

THE ORGANIC SCARECROW

29 Lawrence Street, Freshwater

Founded and run by a local family, The Organic Scarecrow is your go-to for all things fresh, organic and sustainable. Their range includes everything from seasonal fresh produce boxes to locally-sourced meats and sustainably caught seafood. Stock up your pantry with all-organic essentials, pick up freshly roasted Barrell One coffee beans, and even compile your own gift hamper.



BEACHES MARKET

1472 Pittwater Road, Warriewood

One of the best farmers and fresh produce markets in the whole of Sydney, the Beaches Market has a bit of a cult following! Held every Friday from 8am to 12:30pm, its stallholders offer local specialty cheeses, honey, fish, meat, olive oils, baked goods, flowers, kombucha and so much more. It's wise to get in early though, as traders tend to sell out fast!



FILL YOUR BASKET

INDIAN EMPORIUM SPICE MARKET

Shop 1/910 Pittwater Road, Dee Why

Need something unfamiliar or exotic for an Indian or Asian recipe? This is the place to go. If the family-run Indian Emporium Spice Market doesn't already have it in stock, they'll know just where to find it! Along with a dazzling array of ingredients, ready-made meals, cooking utensils and Bollywood paraphernalia, you'll find friendly service and even personal advice and cooking tips!



VUMBACA FRUIT MARKET

22 Howard Avenue, Dee Why

A Dee Why institution since 1963, Vumbaca is a traditional Italian-owned family fruit and veg store that's kept up with the times. Luigi's weekly specials make it easy to eat seasonally and affordably, and most of their fresh produce is proudly Australian grown. Vumbaca also stocks a tempting range of imported goodies, including authentic Italian biscotti!

SHIRALEE ORGANIC MEATS

25 Cross Street, Brookvale

This premium Australian Certified Organic butcher takes pride in selling meat that is 100% traceable, sourced exclusively from highly ethical, local producers. From free range chicken schnitzel and preservative-free sausages to aged scotch fillet, everything at Shiralee is produced in a way you can feel good about. As well as delivering Australia-wide, they also supply some of the best restaurants and cafés on the beaches.



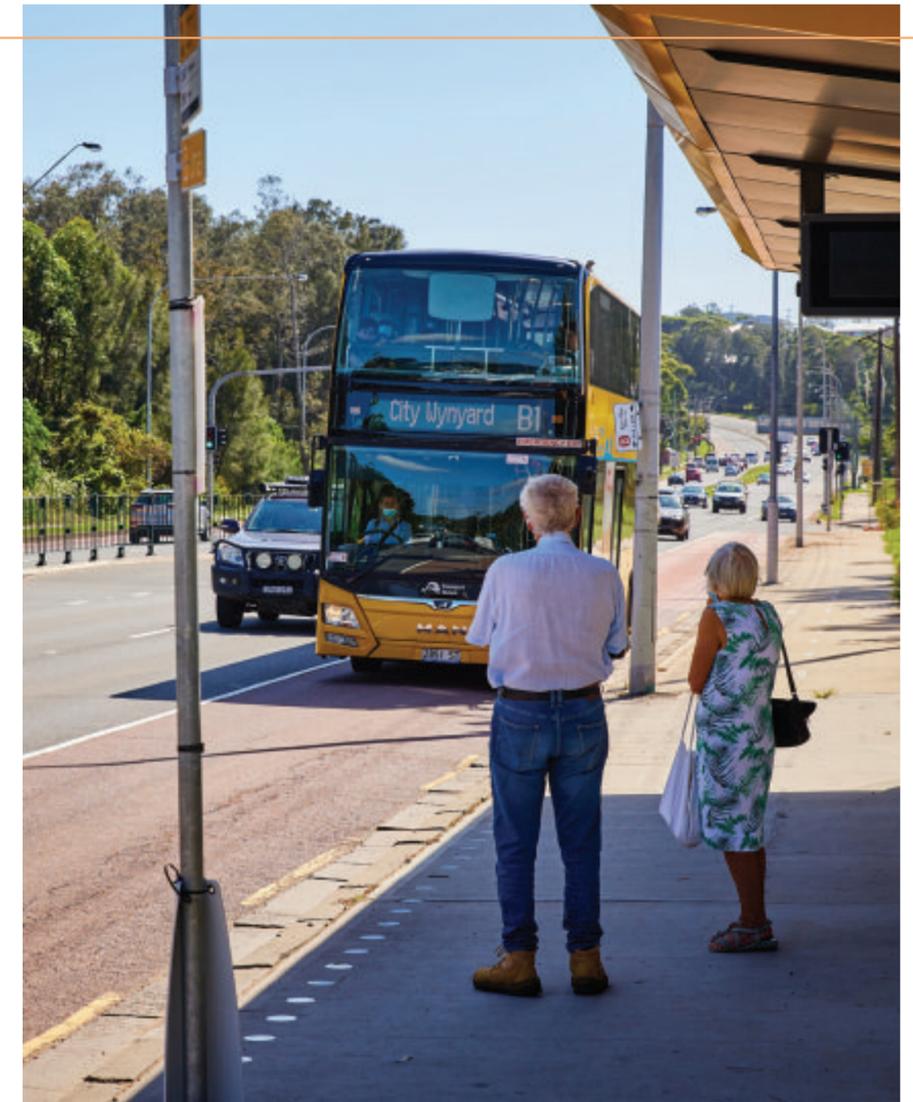
Live & Learn

Whatever your lifestyle, you don't have to go far from Dee Why to work, study or play. Dee Why now boasts several co-working spaces ideal for professionals wanting to work close to home (but not in it!). WOTSO in Brookvale has a whole host of facilities available, including meeting rooms, offices, event spaces and even a podcast studio — and even closer to home, there's The Bunker in Dee Why.

School students are supremely well catered to, with three primary schools nearby (Dee Why Public, St John's Catholic and St Kevin's Catholic), and three high schools (St Luke's Grammar, Cromer

Campus, Manly Selective, Freshwater Campus and Pittwater House). Those wanting to do tertiary studies close to home have the option of Northern Beaches TAFE, Northern Beaches Community College and Manly's award-winning International College of Management.

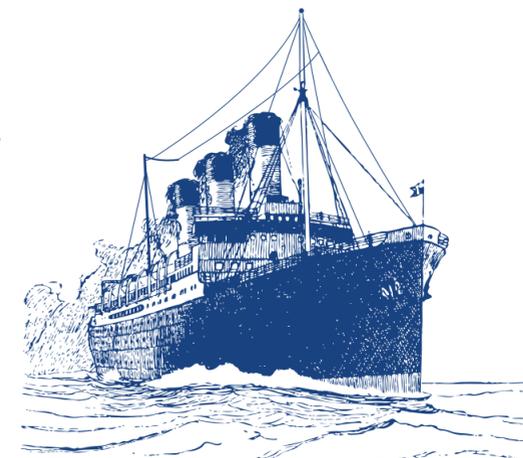
Home to many young families, Dee Why also has childcare well and truly covered, with centres such as Ekidna Daycare, Mindchamps, Kindalin Early Learning, Dee Why Kindergarten and Reggio Emilia Early Learning all conveniently located.



Connectivity

Need to hop into the city or Manly? The B-Line bus provides a quick and reliable transport network that runs from Monavale, right through to Wynyard in the CBD. The fleet of high frequency double-decker buses operates 7 days a week, and connects to pedestrian and bicycle networks. The good news: there's a stop right on your doorstep in Dee Why.

Bus routes can also take you from Dee Why to Manly in a matter of minutes, where you have the option of jumping on a Sydney Ferry or Fast Ferry. It's definitely a nice way to commute!



HAMPTONS *by Rose*

The Great Outdoors

- 01 Dee Why Beach
- 02 Dee Why Lagoon
- 03 Stony Range Botanic Garden
- 04 Walter Gors Park
- 05 Long Reef Golf Course

Food & Drink

- 06 Brew & I
- 07 Queen K Espresso
- 08 Dee Why Hotel
- 09 Cabana Café & Creperie
- 10 Momo Bar
- 11 Wings & Tins
- 12 Oaks Avenue Patisserie
- 13 The Burek Guy
- 14 Livoti's
- 15 Hideout Café
- 16 Wildwater Grill
- 17 Girdler's Grind
- 18 The French Basket
- 19 Corretto
- 20 Dee Why RSL

Retail

- 21 Lighthouse
- 22 Dee Why Grand
- 23 Officeworks

Education & Coworking Space

- 24 St Luke's Grammar School
- 25 Fisher Road School
- 26 The Bunker Coworking Space
- 27 Dee Why Library

Health & Fitness

- 28 Fitness First Platinum
- 29 Bump Health & Fitness
- 30 Crunch Fitness
- 31 Dee Why Medical Centre

Transport & Pathways

- 32 Dee Why B-line & City Buses
- Cycle Pathways & Walks



Coastal style notes

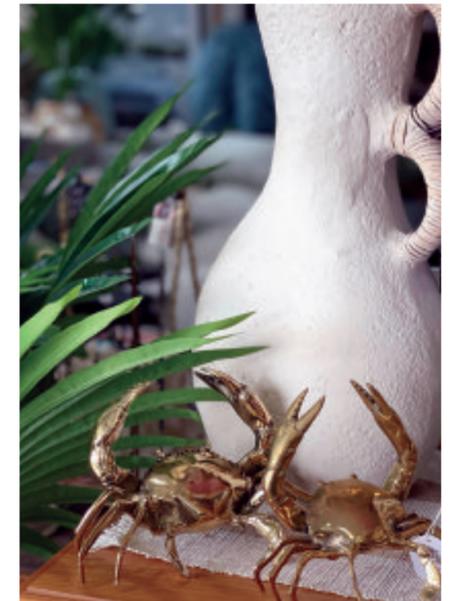
Beachside living has a distinct look and feel — and that’s exactly what Hamptons is designed to capture. And when it comes to putting the finishing touches to your home, you’ll find plenty of inspiration in the colours and textures in our delightful coastal fringe as well as many local businesses to be found here.



LUXE LINEN

Nothing says contemporary coastal living like buttery-soft French linen, and there are so many ways to integrate it into your interiors. Upholstery, table napery and bed sheets are beautiful in linen, but smaller accents also work, such as linen throw rugs or cushions. Neutral, earthy tones work best — think sage and olive greens, soft greys, warm rust tones and dusky pinks.

Where to find it:
Visit Freshwater House Interiors (Lawrence Street, Freshwater) to browse linen, soft furnishings, and plenty of other goodies. For bedding, we can’t go past Bed Threads (bedthreads.com.au).



WICKER AND WOOD

Bringing the outside into your home is a great way to reflect the Northern Beaches nature-rich lifestyle. When selecting your furnishings, consider more rustic materials such as textured wicker and bamboo, and raw timbers. A classic rattan sofa or outdoor setting will immediately bring a dash of Cape Cod to Dee Why.

Where to find it:
We love Alfresco Emporium (Pittwater Road, Collaroy) for their beautiful furniture and homeware collections — but be warned, you can easily lose an entire day in there!





CHIC AND COMFY DAYBEDS

There's something decadent about a daybed — and once you install one, you'll find it hard to resist its lure! A great addition to any verandah or living room, day beds provide the perfect nook to curl up with a book or even snatch a cheeky afternoon siesta.

Where to find it:
Beachwood Designs (Avalon Parade, Avalon Beach) has a lovely range of beautifully crafted daybeds, and they're locally made here on the beaches.



BEAUTIFUL BIOPHILIA

Fresh flowers and indoor plants bring an instant feel-good factor to any space — and they can even help improve indoor air quality. We love the look of a statement Monstera, rubber plant or fiddle leaf fig, a vine trailing from a hanging pot, or even a vase full of rustic natives. Succulents are also extremely low maintenance, which is perfect if you're not blessed with a green thumb.

Where to find it:
Whitehouse Flowers (William Street, Brookvale) has a fabulous range of plants, planters and floral arrangements. We also love the range at New Leaf Nursery (Powderworks Road, Ingleside).



LOCAL ARTWORKS

Art is a wonderful way to bring colour and character to your interiors, especially if you're sticking to a more muted, natural colour scheme for the rest of your interiors. The other wonderful thing about art is that it's easy to rotate and change around, giving you loads of flexibility in how you curate your spaces — not to mention the scope to express your individual style and taste.

Where to find it:
DiversARTy (South Creek Road, Cromer) is a studio and gallery that has an ever-changing collection of artworks by predominantly local artists. Well worth a look.





The creators

The Rose Group is a multi-award winning family business. We share the same values as your family, whilst offering our experience as creators of quality Australian living.

The lasting legacy we're creating is built on a passion for excellence and attention to detail in the planning, design and delivery of superior quality properties and neighbourhoods. At Rose, we don't just create homes — we deliver thoughtfully-planned, environmentally conscious, beautifully designed communities. Hamptons by Rose is our newest expression of this tradition, in the heart of Sydney's Northern Beaches.

When looking at a new neighbourhood, we always consider the intricate

interconnections between family, home, community and environment. Our developments are defined by well-thought-out urban plans, beautiful architecture, inviting interiors and landscape designs that act as an extension of the home — paving natural connections between people and their surrounds.

Creating a Rose development calls on the expertise of a highly skilled, multi-disciplinary team, encompassing the very best architects, engineers, designers, contractors and craftsmen.

We're proud to have built such a team, with projects brought to life via superior development supervision, construction management and oversight.

Over the past 40 years, Rose has designed and delivered over 300 luxury houses and townhouses, 3000 apartments and 800 new home sites — and our team has proven their ability to bring our visions to life, time and time again.



Breakfast Point.



Dee Why Beach.



Our accolades

In 2005 Rose was honoured by His Royal Highness, The Prince of Wales, as the Founder and Patron of the International Network for Traditional Building, Architecture and Urbanism (INTBAU). The Prince of Wales recognised Rose for the application of traditional coastal architecture and urbanism in the creation of Breakfast Point.

LANE COVE

The Lane Cove Council's Civic Design Award 1995 for outstanding contribution to the conservation and enhancement of the built environment through excellence in design.



CAPE CABARITA

Winner of the Multi-Housing category, the Landscape Contractors Association of NSW, 2001 annual awards.

Winner, Best Master Planned Development Award, Urban Development Institute of Australia, 2000.

Winner, Best Residential Lifestyle Development, Urban Development Institute of Australia, 2000/2001.

BREAKFAST POINT

Winner, Urban Taskforce Development Excellence Award for Residential Master Planned Community, 2004.

Winner, Best Master Planned Residential Lifestyle Development, Urban Development Institute of Australia, 2004.

Winner, the President's Award for Excellence in Urban Development, Urban Development Institute of Australia, 2005.



THANK YOU

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Rose Group acknowledges the Traditional Custodians of Australian lands and waters. We pay our respects to elders past, present and emerging.

Disclaimer

Exterior Façade and Landscape CGI's
Artist's impressions completed prior to final development approval. Some existing trees not shown on some Artist's impressions. Indicative for illustrative purposes only, and not intended to be representative of the final property. Façade, finishes, colours, hard and soft landscaping and other aspects of the property may differ from this illustration on completion of construction. Actual views and streetscape may differ from this Artist's impression upon completion of construction.



COMING SOON

HAMPTONS *by Rose*



Artist impression

Tailored living for *unforgettable moments*

Offering an exquisite variety of 1, 2 and 3 bedroom apartments accompanied by a few individually designed penthouses. Register your interest now at hamptonsbyrose.com.au.

