

NOTES

ALL CARPARKING SPACES TO CONFORM WITH
AS 2890.1 @ 2400mm x 5400mm

SEPP 0.2/unit x 52	= 7 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 12 spaces
Staff	= 6 spaces
Dis. general use	= 2 spaces
	= 29 Req. (31 supplied)
Motorcycle Parking	= 12 spaces
Bicycle Parking	= 15 spaces

Francis Street	Basement	1 Manager
	L1	2
	L2	4
	L3	4
Fisher Road	Ground	1 (+1 Manager)
	L1	11
	L2	10
	L3	10
	L4	10
	L5	2 (O.O.A)
		41 (+ 2 O.O.A)
	Total	51 (+1 Manager, 2 O.O.A)

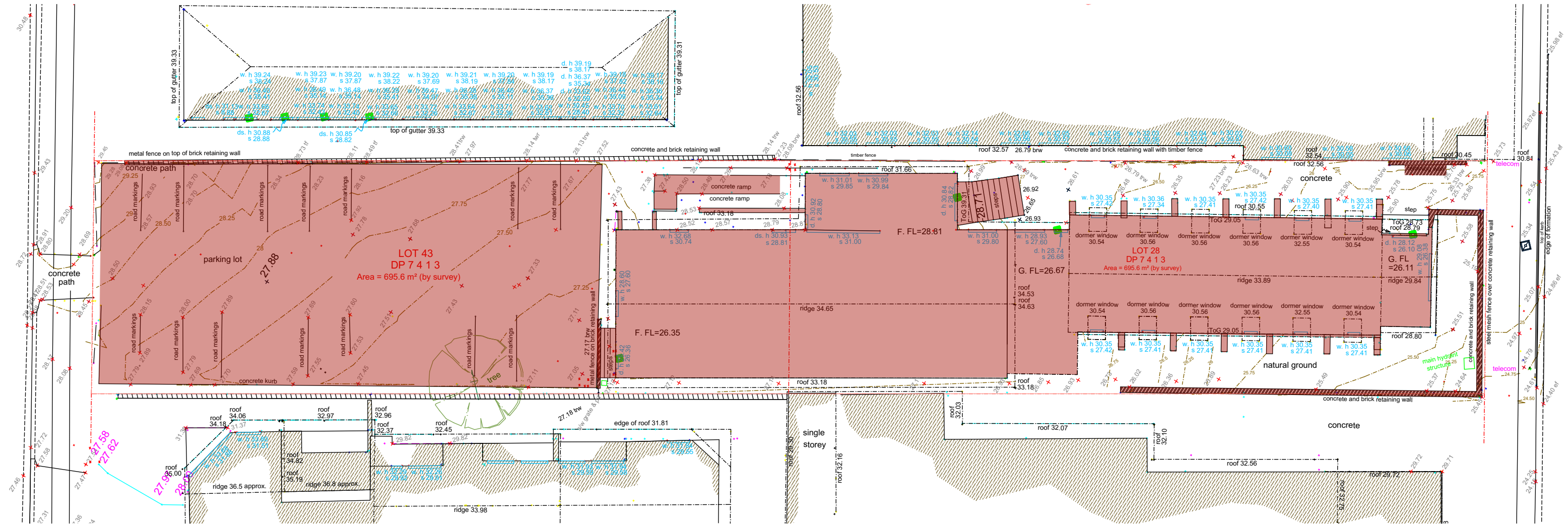
BOARDING UNITS

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	1,013.58	
GROUND LEVEL FISHER RD		13.6	34.7	497.52	
LEVEL 1 FISHER RD	41.9	13.6	22.8	105.79	27.6
LEVEL 2 FISHER RD	38.0	13.6	18.2	441.11	33.7
LEVEL 3 FISHER RD	38.0	13.6	18.2	441.11	6.9
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BASEMENT LEVEL FRANCIS ST	37.7	4.8		105.79	
LEVEL 1 FRANCIS ST		4.8	4.6	165.64	
LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46	
LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46	
	239.8 m²	127.1 m²	193.7 m²	5,090.32 m²	249.6 m²

DEVELOPMENT STATISTICS

ZONE	B4 Mixed use & R3 Residential
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m² (2 X 695.6m²)
Council	Northern Beaches
Unit No.	51 Units + Manager & 2 O.O.A
Area of Building	5,090.32m²
FSR DELIVERED	2.91 : 1
Car Parking	31 Spaces, including 12 Disabled carpark





**northern
beaches
council**

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2022/1510

PROPOSED DEMOLITION PLAN

1:250 @ A3

ITEMS MARKED TO BE DEMOLISHED
PRIOR TO CONSTRUCTION

WINDOW SCHEDULE				
Name	W x H Dimensions	Specification	No.	Type
W01	2,400x2,400		28	Door
W02	1,500x1,500		2	Window
W03	2,400x2,400		19	Door
W04	2,575x1,800		1	Window
W05	1,578x3,000	Aluminium-framed stackable sliding double glazed doors	2	Door
W06	1,500x2,100		1	Window
W07	2,400x2,100		3	Window
W08	3,500x2,400		2	Door
W09	2,400x2,100		2	Window
W10	1,800x2,100		11	Door
W11	1,500x1,500		10	Window
W12	900x900		4	Window
W13	1,500x1,500		8	Window
W14	600x2,700		66	Window
W15	5,795x700		1	Window
W16	5,795x700		1	Window
W17	2,400x2,400		2	Door
W18	1,000x2,100		3	Door
W19	3,646x400		2	Window
W20	3,430x700		4	Window
W21	2,400x1,200		11	Window
W22	2,380x700		2	Window
W23	8,871x2,100		1	Door
W24	5,795x2,100		2	Door
W25	1,200x1,200		4	Window
W26	3,430x700		2	Window
W27	1,200x2,400		1	Door



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The George Group Pty Ltd
ABN 11 075 939 847
Level 1, 335 MONA VALE RD, TERREY
HILLS, NSW, Australia, 2084

ISSUE	AMENDMENT DETAILS	DATE
CD	CONCEPT DESIGN	26.06.17
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	12.08.20
DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	DEVELOPMENT APPLICATION	JULY.22
DA	AMENDMENTS TO DA DRAWINGS	MARCH.23

GENERAL NOTES
BUILDER TO CHECK AND VERIFY ALL
DIMENSIONS, LEVELS AND ANGLES ON SITE
PRIOR TO COMMENCEMENT OF WORK AND/OR
MANUFACTURE OF COMPONENTS.
ALL WORKS TO CONFORM WITH ALL BCA AND
OTHER RELEVANT AUTHORITY REQUIREMENTS.

SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS
**28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA**
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
**PROPOSED
DEMOLITION**
DRAWING NO. AMENDMENT
4089/4.2 DA

NOTES		BOARDING UNITS		AREA SCHEDULES					DEVELOPMENT STATISTICS		
ALL CARPARKING SPACES TO CONFORM WITH AS 2890.1 @ 2400mm x 5400mm		Francis Street	Basement	1 Manager	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS	ZONE	B4 Mixed use & R3 Residential
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	L2		4								
	L3		4								
			10 (+ 1 Manager)								
Manager = 1 spaces	Fisher Road	Ground	1 (+1 Manager)								
Cafe = 2 spaces		L1	11								
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Bicycle Parking = 15 spaces	Total		51 (+1 Manager, 2 O.O.A)								
					239.8 m²	127.1 m²	193.7 m²	5,090.32 m²	249.6 m²		

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BOARDING UNITS

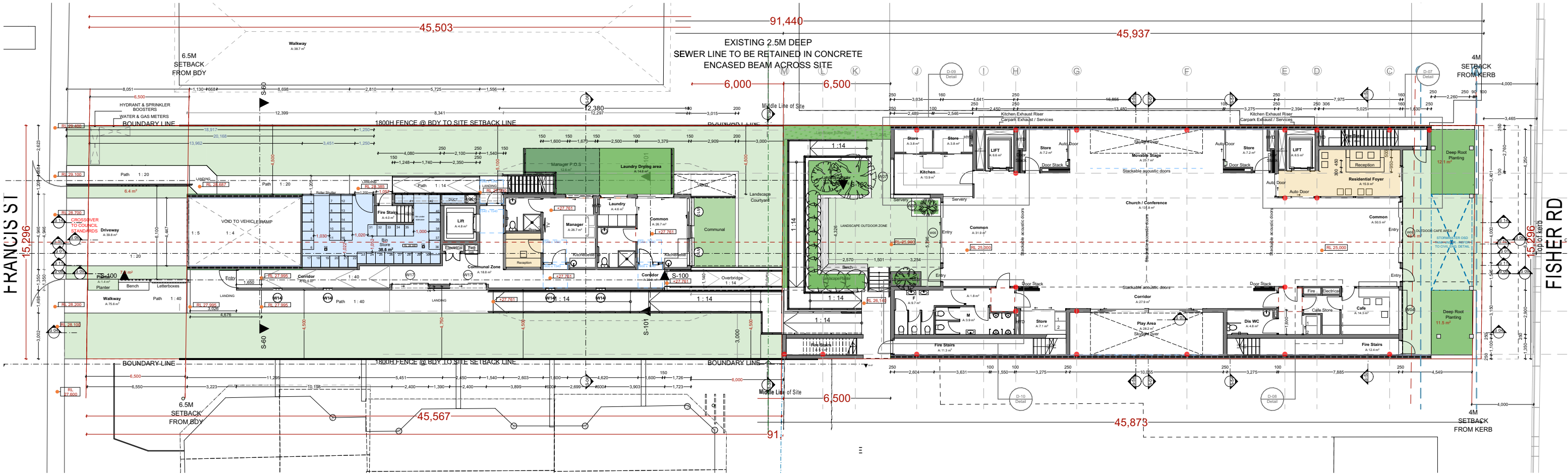
Francis Street	Basement	1 Manager
	L1	2
	L2	4
	L3	4
Fisher Road	Ground	10 (+ 1 Manager)
	L1	11
	L2	10
	L3	10
Total	L4	10
	L5	2 (O.O.A)
		41 (+ 2 O.O.A)
		51 (+1 Manager, 2 O.O.A)

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
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Car Parking	31 Spaces, including 12 Disabled carparks



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DA2022/1510

PROPOSED GROUND FLOOR LANDSCAPE PLAN

@ A3

WINDOW SCHEDULE				
Name	W x H Dimensions	Specification	No.	Type
W01	2,400x2,400		28	Door
W02	1,500x1,500		2	Window
W03	2,400x2,400		17	Door
W04	2,575x1,800		1	Window
W05	4,000x3,000	Aluminium-framed stackable sliding double glazed doors	2	Door
W07	2,400x2,100		2	Window
W08	3,500x2,400		2	Door
W09	1,500x2,100		1	Door
W09	2,400x2,100		2	Window
W10	1,500x2,100		1	Door
W10	1,800x1,850		2	Door
W10	1,800x2,100		6	Door
W10	2,400x2,400		1	Door
W10	2,400x2,700		1	Door
W10	900x2,100		1	Door
W11	1,500x1,500		8	Window
W11	900x2,100		1	Door
W12	1,500x2,100		1	Door
W12	900x2,100		1	Door
W12	900x900		4	Window
W13	1,500x1,500		8	Window
W13	1,500x2,100		1	Door
W14	1,900x2,700		1	Window
W14	5,795x1,300		2	Window
W14	600x2,400		2	Window
W14	600x2,700		59	Window
W14	950x2,100		2	Door



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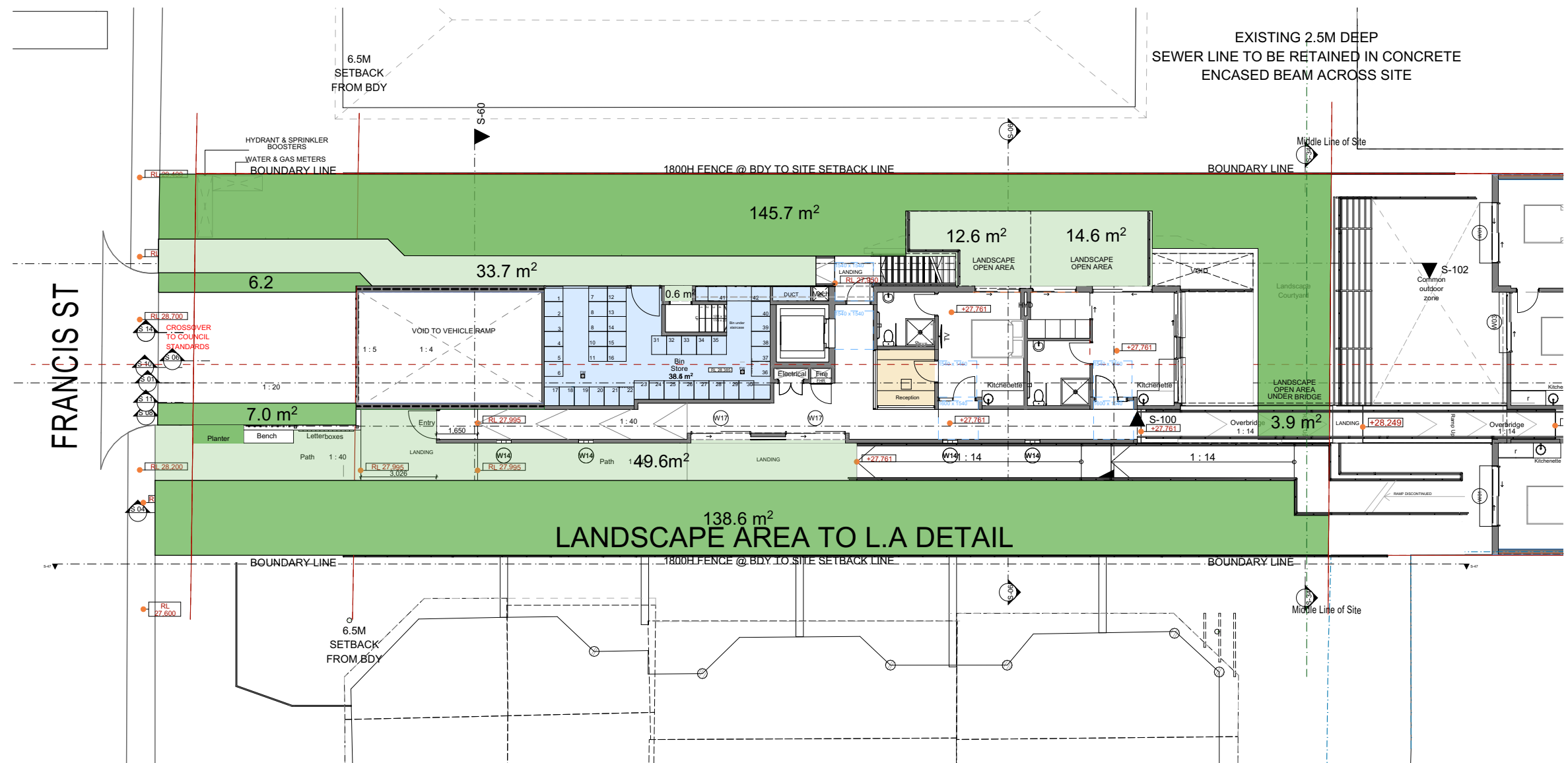
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GENERAL NOTES
BUILDER TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS AND ANGLES ON SITE PRIOR TO COMMENCEMENT OF WORK AND/OR MANUFACTURE OF COMPONENTS.
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SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS
28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED
GROUND FLOOR LANDSCAPE
DRAWING NO. AMENDMENT
4089/4.9 DA



NOTE: REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR SPECIFIC LAYOUTS

 northern beaches council

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DA2022/1510

PROPOSED FRANCIS STREET LEVEL 1 LANDSCAPE AREA



CMS Colorbond metal sheeting
- dark charcoal colour



W Green tinted glass
- Double glazed



PW2 Powdercoated Aluminium
- Green colour
Solid pattern



PW1 Powdercoated Aluminium
- Mid Bronze colour
-Larger pattern



C1 Ceminte Barestone
1200MM X 3000MM
-Light Grey





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DA2022/1510

PROPOSED MATERIAL SCHEDULE



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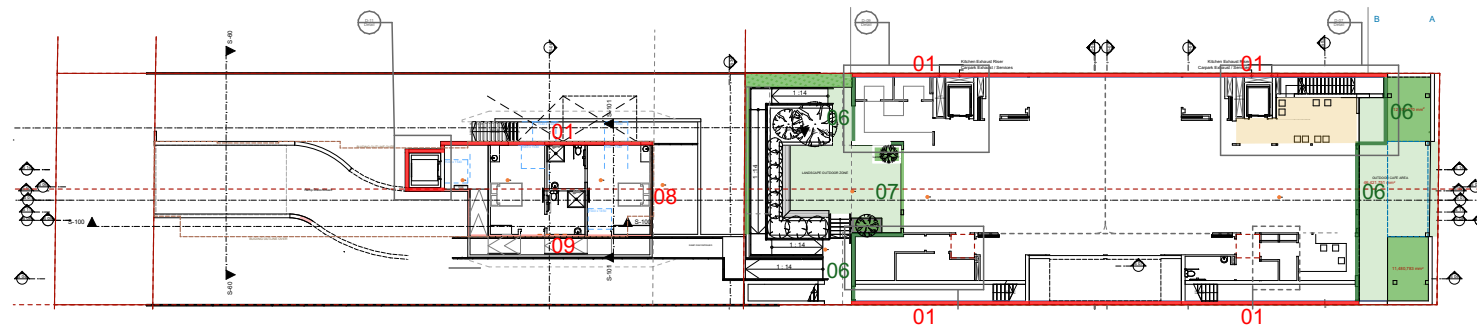
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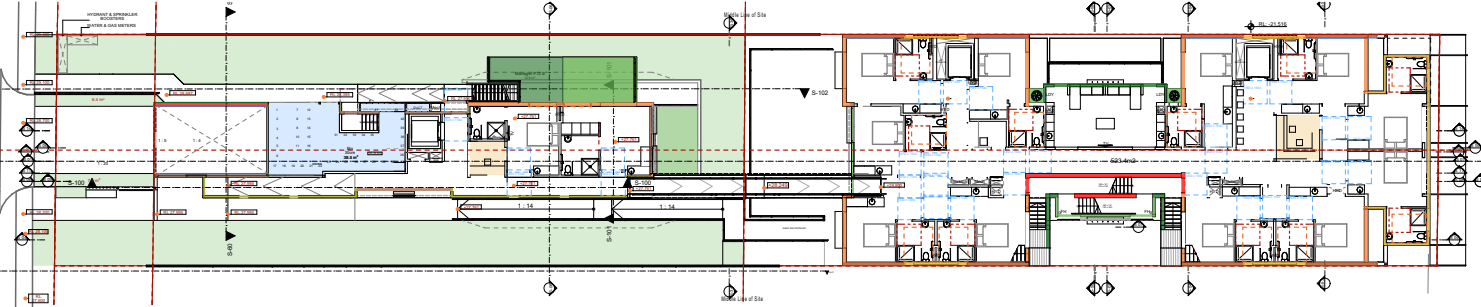
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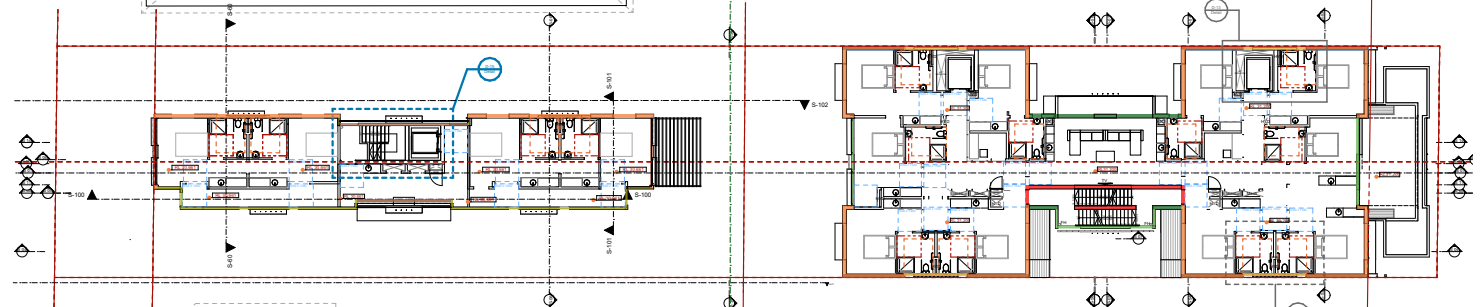
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DA



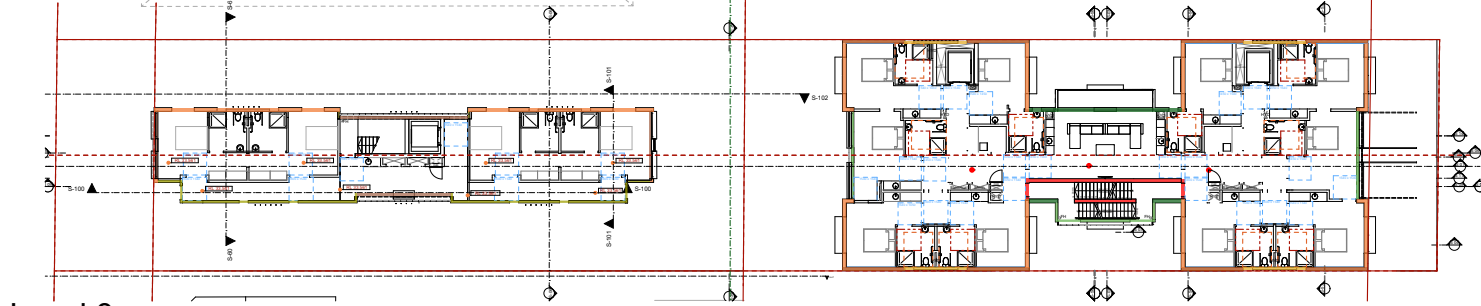
Ground Level



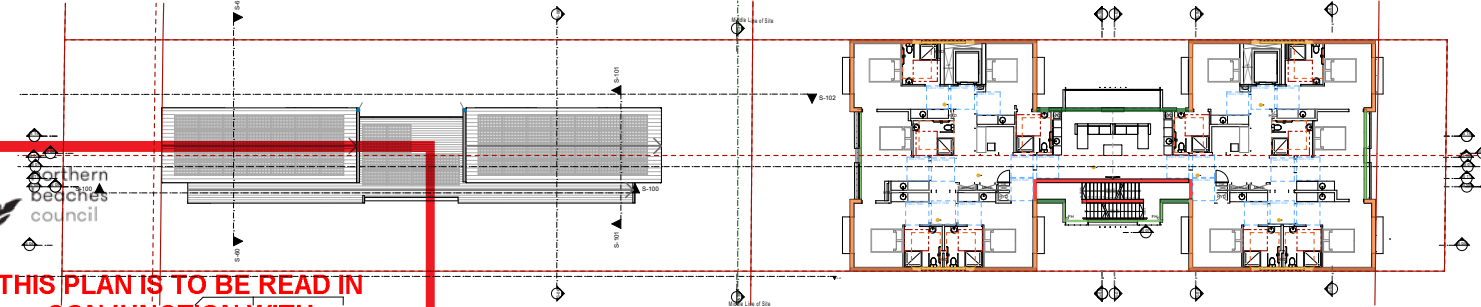
Level 1



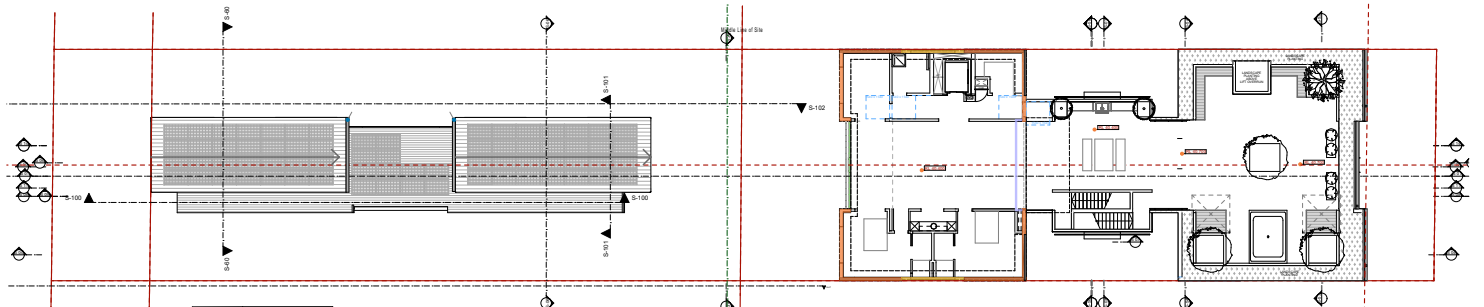
Level 2



Level 3



Level 4



Level 5

Wall List						
Element ID	Wall	Wall Type	Thicke...	2D Plan Preview	2D Cross Section Preview	3D Axonometry
SW - 01		Precast Concrete Composite Panel Wall	250			
SW - 02		Aluminium Panel Wall	250			
SW - 03		GENERIC - STRUCTURAL	250			
SW - 04		GENERIC - STRUCTURAL	160			
SW - 05		GENERIC - STRUCTURAL	150			
SW - 06		GENERIC - STRUCTURAL	250			
SW - 07		GENERIC - EXTERNAL CLADDING	160			
SW - 07		GENERIC - STRUCTURAL	160			
SW - 08		GENERIC - STRUCTURAL	150			
SW - 09		GENERIC - STRUCTURAL	150			
SW - 10		GENERIC - STRUCTURAL	160			

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PROPOSED WALL TYPES



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MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED
WALL TYPES

DRAWING NO. 4089/4.15
AMENDMENT DA



NOTE : FW = FLOOR WASTE

NOTE : BIN DIMENSION IN DRAWINGS ARE SHOWN AS 750MM X 600MM

DOMESTIC BINS SCHEDULE

BIN TYPE AND LOCATION	QUANTITY	CAPACITY IN LITRE	COLLECTION
FRACIS ST BINS ROOM INTERNAL CAPACITY -240 LITRE SMALLER BINS - BIN DIMENSION : 730 X 580  240 Litre General Waste bin service GENERAL WASTE ADD TO AGREEMENT 	42@240L	10,080L	COUNCIL COLLECTION AT FRANCIS ST
TOTALS	42@240L	10,080L	COUNCIL COLLECTION AT FRANCIS ST

REQUIRED BINS VOLUME ACCORDING TO COUNCIL : 42@240L = 10,080L

PROPOSED BINS VOLUME AT FRANCIS ST : 42@240L = 10,080L

DOES COMPLY WITH THE REQUIREMENT

PROPOSED FRANCIS ST RESIDENTIAL BINS SCHEDULE



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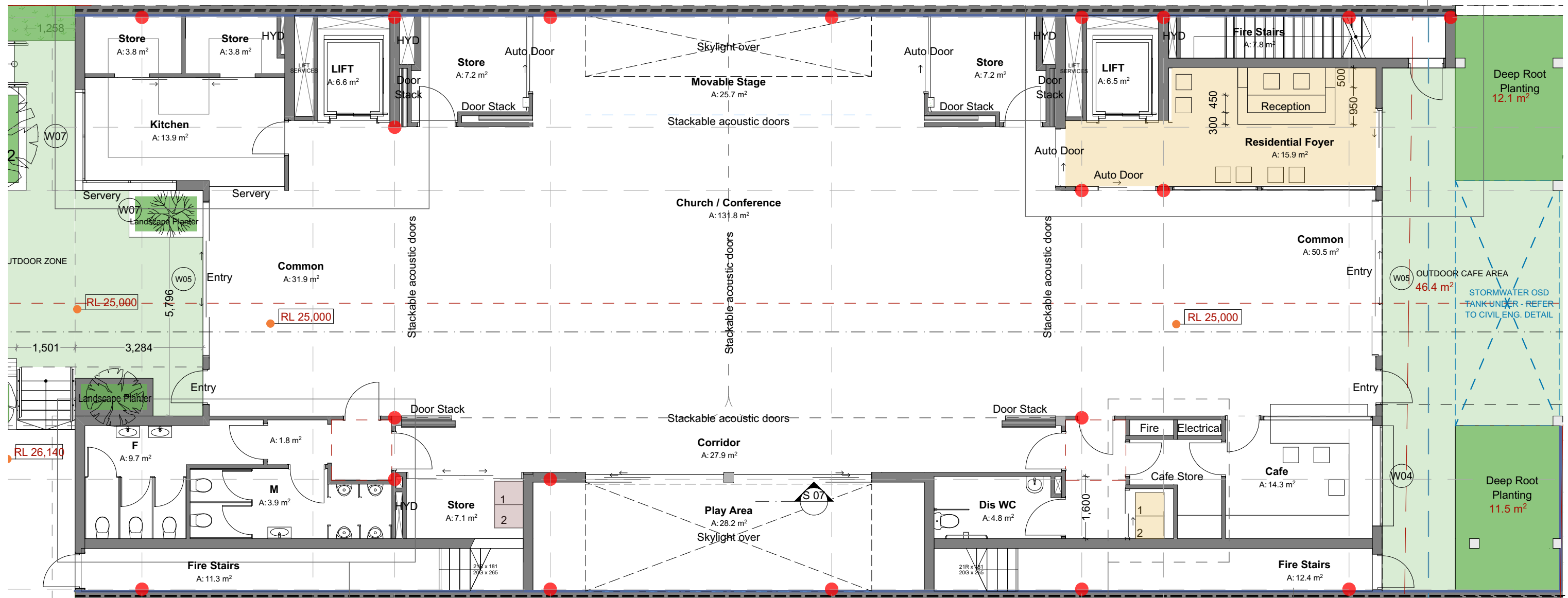
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DRAWING TITLE
PROPOSED
FRANCIS ST RESIDENTIAL
BINS SCHEDULE
DRAWING NO. 4089/4.16
AMENDMENT
DA



COMMERCIAL BINS SCHEDULE

	FISHER RD CHURCH BIN STORE BIN STORE NEXT TO TOILET	2@240L	COUNCIL COLLECTION AT FISHER RD
	FISHER RD CAFE BIN STORE NEXT TO CAFE	2@240L	COUNCIL COLLECTION AT FISHER RD

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DA2022/1510

PROPOSED FISHER RD COMMERCIAL BINS SCHEDULE

SEPP 0.2/unit x 52	= 7 spaces
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Dis. general use	= 2 spaces
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Motorcycle Parking	= 12 spaces
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		10 (+ 1 Manager)
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		41 (+ 2 O.O.A)
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Area of Building	5,090.32m ²
FSR DELIVERED	2.91 : 1
Car Parking	31 Spaces, including 12 Disabled carparks

Architectural site plan showing building layout, parking spaces, and site boundaries. The plan includes dimensions, elevations, and a legend for symbols used.

Legend:

- Red circle: LOAD BEARING POINT / COLUMN POSITION
- Dashed line: CENTRE LINE THROUGH SITE
- Red line: BOUNDARY LINE
- Grey line: BEAMS OVER TO STRUCTURAL ENG DETAIL

Window Schedule Table:

Name	W x H Dimensions	Specification	No.	Type	Glazed Area
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W09	1,500x2,100		1	Door	
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W10	1,500x2,100		1	Door	
W10	1,800x1,850		2	Door	
W10	1,800x2,100		8	Door	
W10	2,400x2,400		1	Door	
W10	2,400x2,700		1	Door	
W10	900x2,100		1	Door	
W11	1,500x1,500		8	Window	
W11	900x2,100	1	Door		
W12	1,900x2,100	1	Door		
W12	900x2,100	1	Door		
W12	900x900	4	Window		
W13	1,500x1,500	8	Window		
W13	1,500x2,100	1	Door		
W14	1,900x2,700	1	Window		
W14	5,795x300	2	Window		
W14	600x2,400	2	Window		
W14	600x2,700	58	Window		
W14	850x2,100	2	Door		

GENERAL NOTES
BUILDER TO CHECK AND VERIFY ALL
DIMENSIONS, LEVELS AND ANGLES ON SITE
PRIOR TO COMMENCEMENT OF WORK AND/OR
MANUFACTURE OF COMPONENTS.
ALL WORKS TO CONFORM WITH ALL BCA AND
OTHER RELEVANT AUTHORITY REQUIREMENTS

SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS

**28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA**

PROJECT

MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED
UPPER BASEMENT CARPARK LEVEL

DRAWING NO. AMENDMENT
4089/5.2 DA

DA2022/1510

PROPOSED UPPER BASEMENT CARPARK LEVEL PLAN

~~1:200 @ A3~~

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The George Group Pty Ltd
ABN 11 075 939 847
Level 1, 335 MONA VALE RD, TERREY
HILLS, NSW, Australia, 2084

ISSUE	AMENDMENT DETAILS	DATE
CD	CONCEPT DESIGN	26.06.17
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	12.08.20
DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	DEVELOPMENT APPLICATION	JULY 22
DA	AMENDMENTS TO DA DRAWINGS	MARCH 23



NOTES

ALL CARPARKING SPACES TO CONFORM WITH
AS 2890.1 @ 2400mm x 5400mm

SEPP 0.2/unit x 52	= 7 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 12 spaces
Staff	= 6 spaces
Dis. general use	= 2 spaces
	= 29 Req. (31 supplied)
Motorcycle Parking	= 12 spaces
Bicycle Parking	= 15 spaces

BOARDING UNITS

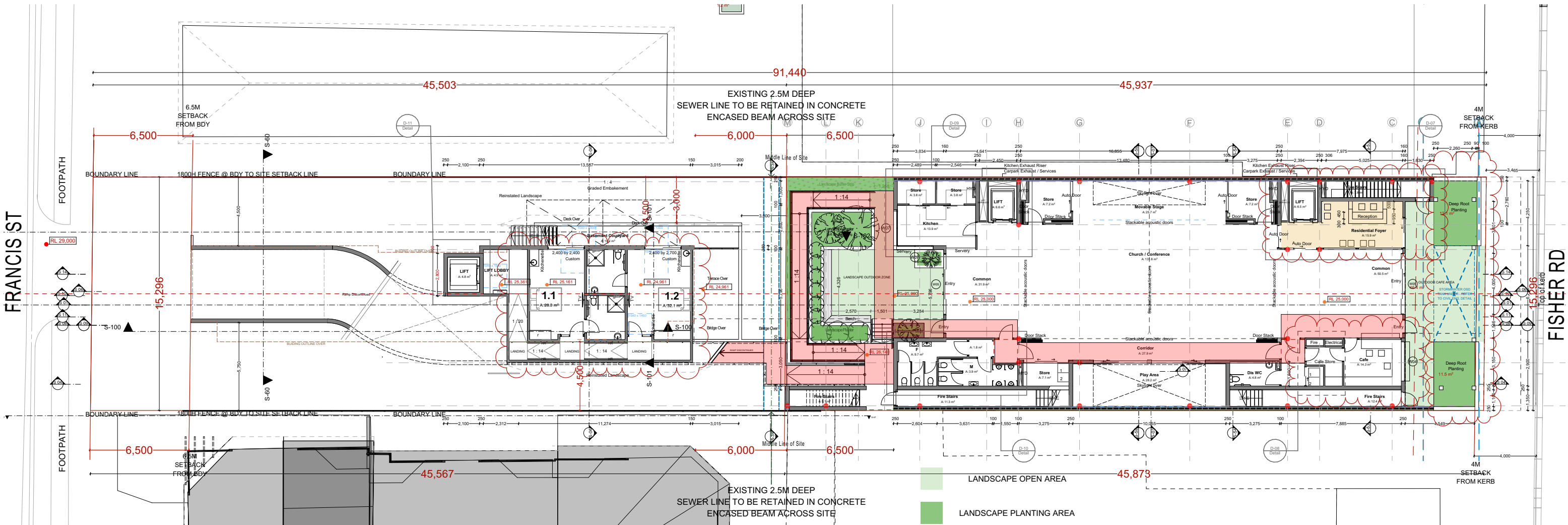
Francis Street	Basement	1 Manager
	L1	2
	L2	4
	L3	4
Fisher Road	Ground	1 (+1 Manager)
	L1	11
	L2	10
	L3	10
	L4	10
	L5	2 (O.O.A)
		41 (+ 2 O.O.A)
	Total	51 (+1 Manager, 2 O.O.A)

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	1,013.58	
GROUND LEVEL FISHER RD		13.6	34.7	497.52	
LEVEL 1 FISHER RD	41.9	13.6	22.8	105.79	27.6
LEVEL 2 FISHER RD	38.0	13.6	18.2	441.11	33.7
LEVEL 3 FISHER RD	38.0	13.6	18.2	441.11	6.9
LEVEL 4 FISHER RD	38.0	13.6	18.2	441.11	6.9
ROOFTOP LEVEL		6.7		181.32	174.5
BASEMENT LEVEL FRANCIS ST	37.7	4.8		105.79	
LEVEL 1 FRANCIS ST		4.8	4.6	165.64	
LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46	
LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46	
	239.8 m²	127.1 m²	193.7 m²	5,090.32 m²	249.6 m²

DEVELOPMENT STATISTICS

ZONE	B4 Mixed use & R3 Residential
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m² (2 X 695.6m²)
Council	Northern Beaches
Unit No.	51 Units + Manager & 2 O.O.A
Area of Building	5,090.32m²
FSR DELIVERED	2.91 : 1
Car Parking	31 Spaces, including 12 Disabled carparks





**northern
beaches
council**

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2022/1510

PROPOSED GROUND LEVEL PLAN

1:250 @ A3



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ISSUE	AMENDMENT DETAILS	DATE
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DA	DEVELOPMENT APPLICATION	JULY.22
DA	AMENDMENTS TO DA DRAWINGS	MARCH.23

GENERAL NOTES
BUILDER TO CHECK AND VERIFY ALL
DIMENSIONS, LEVELS AND ANGLES ON SITE
PRIOR TO COMMENCEMENT OF WORK AND/OR
MANUFACTURE OF COMPONENTS.
ALL WORKS TO CONFORM WITH ALL BCA AND
OTHER RELEVANT AUTHORITY REQUIREMENTS.

SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS
28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
**PROPOSED
GROUND LEVEL**
DRAWING NO. AMENDMENT
4089/5.3 DA

NOTES

ALL CARPARKING SPACES TO CONFORM WITH AS 2890.1 @ 2400mm x 5400mm

SEPP 0.2/unit x 52	= 7 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 12 spaces
Staff	= 6 spaces
Dis. general use	= 2 spaces
	= 29 Req. (31 supplied)
Motorcycle Parking	= 12 spaces
Bicycle Parking	= 15 spaces

BOARDING UNITS

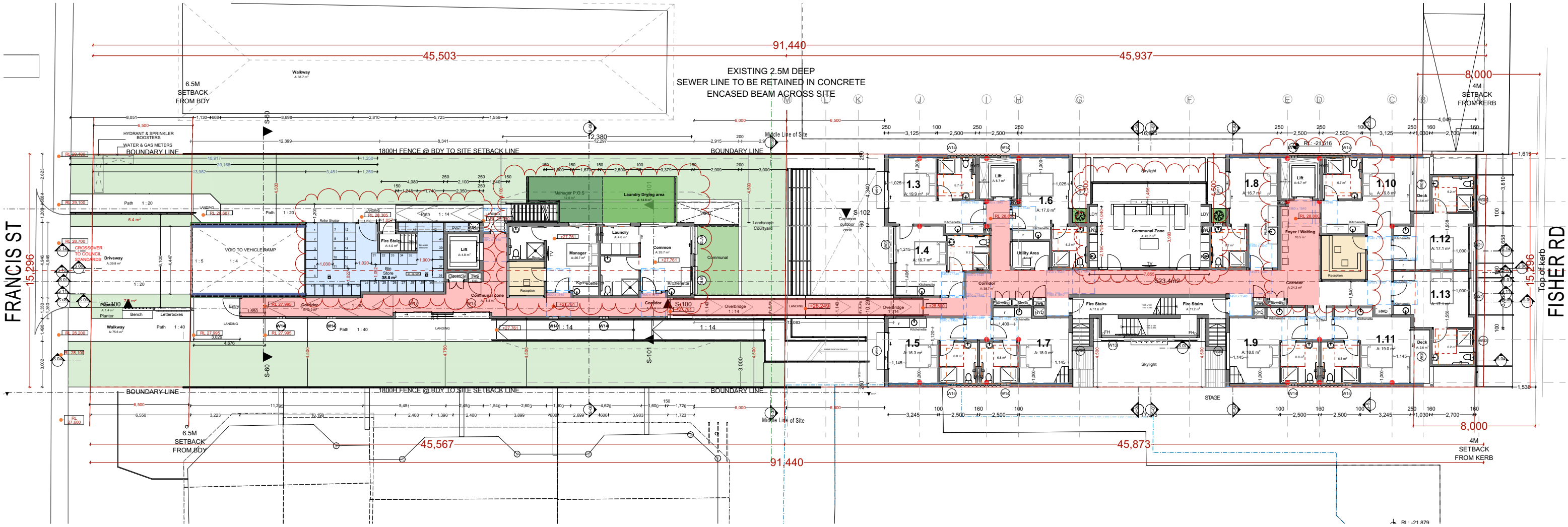
Francis Street	Basement	1 Manager
	L1	2
	L2	4
	L3	4
Fisher Road	Ground	1 (+1 Manager)
	L1	11
	L2	10
	L3	10
	L4	10
	L5	2 (O.O.A)
Total		41 (+ 2 O.O.A)
		51 (+1 Manager, 2 O.O.A)

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	1,013.58	
GROUND LEVEL FISHER RD		13.6	34.7	497.52	
LEVEL 1 FISHER RD	41.9	13.6	22.8	105.79	27.6
LEVEL 2 FISHER RD	38.0	13.6	18.2	441.11	33.7
LEVEL 3 FISHER RD	38.0	13.6	18.2	441.11	6.9
LEVEL 4 FISHER RD	38.0	13.6	18.2	441.11	6.9
ROOFTOP LEVEL		6.7		181.32	174.5
BASEMENT LEVEL FRANCIS ST	37.7	4.8		105.79	
LEVEL 1 FRANCIS ST		4.8	4.6	165.64	
LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46	
LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46	
	239.8 m²	127.1 m²	193.7 m²	5,090.32 m²	249.6 m²

DEVELOPMENT STATISTICS

ZONE	B4 Mixed use & R3 Residential
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m² (2 X 695.6m²)
Council	Northern Beaches
Unit No.	51 Units + Manager & 2 O.O.A
Area of Building	5,090.32m²
FSR DELIVERED	2.91 : 1
Car Parking	31 Spaces, including 12 Disabled carparks





THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2022/1510

PROPOSED LEVEL 1 PLAN

1:250 @ A3

- CENTRE LINE THROUGH SITE
- BEAMS OVER TO STRUCTURAL ENG DETAIL
- LOAD BEARING POINT / COLUMN POSITION
- BOUNDARY LINE
- Residential Access Path through site
- Bin Room
- Landscape area

WINDOW SCHEDULE				
Name	W x H Dimensions	Specification	No.	Type
W01	2,400x2,400		28	Door
W02	1,500x1,500		2	Window
W03	2,400x2,400		17	Door
W04	2,575x1,800		1	Window
W05	4,000x3,000	Aluminium-framed stackable sliding double glazed doors	2	Door
W07	2,400x2,100		2	Window
W08	3,500x2,400		2	Door
W09	1,500x2,100		1	Door
W09	2,400x2,100		2	Window
W10	1,500x2,100		1	Door
W10	1,800x1,850		2	Door
W10	1,800x2,100		8	Door
W10	2,400x2,400		1	Door
W10	2,400x2,700		1	Door
W10	900x2,100		1	Door
W11	1,500x1,500		1	Window
W11	900x2,100		1	Door
W12	1,500x2,100		1	Door
W12	900x2,100		1	Door
W12	900x900		4	Window
W13	1,500x1,500		8	Window
W13	1,500x2,100		1	Door
W14	1,900x2,700		1	Window
W14	5,795x1,300		2	Window
W14	600x2,400		2	Window
W14	600x2,700		59	Window
W14	950x2,100		2	Door

NOTES

ALL CARPARKING SPACES TO CONFORM WITH
AS 2890.1 @ 2400mm x 5400mm

SEPP 0.2/unit x 52	= 7 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 12 spaces
Staff	= 6 spaces
Dis. general use	= 2 spaces
	= 29 Req. (31 supplied)
Motorcycle Parking	= 12 spaces
Bicycle Parking	= 15 spaces

BOARDING UNITS

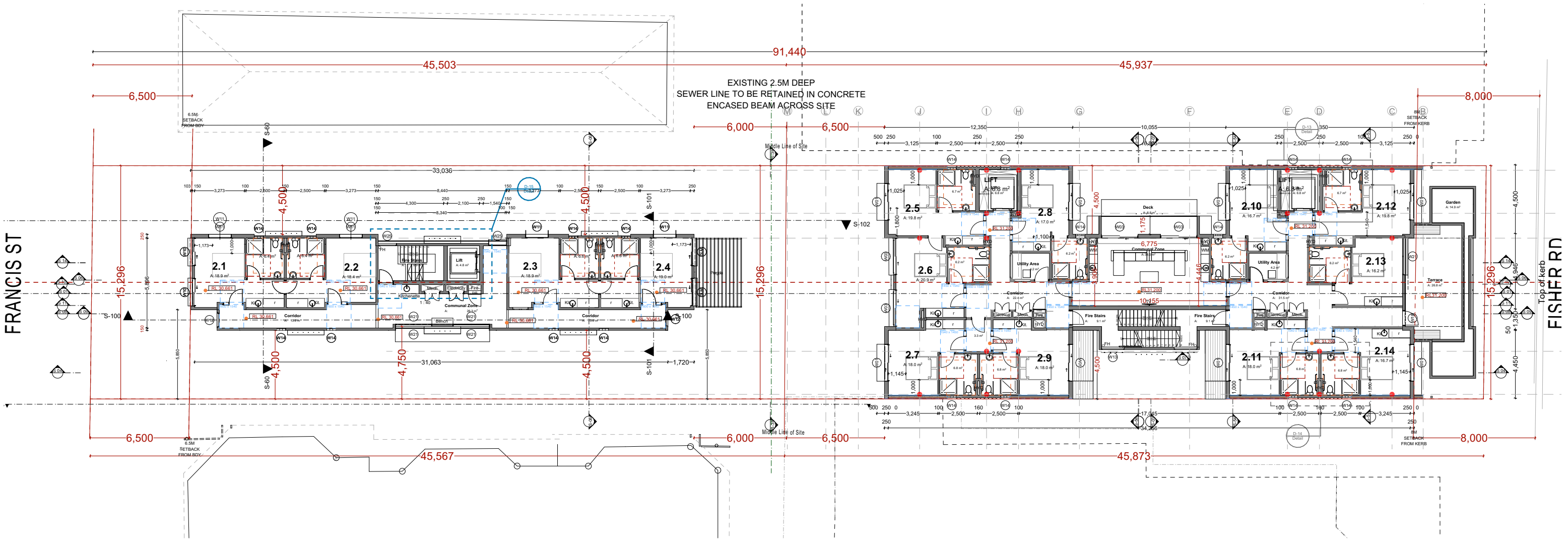
Francis Street	Basement	1 Manager
	L1	2
	L2	4
	L3	4
Fisher Road	Ground	1 (+1 Manager)
	L1	11
	L2	10
	L3	10
Total	L4	10
	L5	2 (O.O.A)
		41 (+ 2 O.O.A)
		51 (+1 Manager, 2 O.O.A)

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	1,013.58	
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	239.8 m²	127.1 m²	193.7 m²	5,090.32 m²	249.6 m²

DEVELOPMENT STATISTICS

ZONE	B4 Mixed use & R3 Residential
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m² (2 X 695.6m²)
Council	Northern Beaches
Unit No.	51 Units + Manager & 2 O.O.A
Area of Building	5,090.32m²
FSR DELIVERED	2.91 : 1
Car Parking	31 Spaces, including 12 Disabled carparks





**northern
beaches
council**

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2022/1510

PROPOSED LEVEL 2 PLAN

1:250 @ A3

- BOUNDARY LINE
- CENTRE LINE THROUGH SITE
- BEAMS OVER TO STRUCTURAL ENG DETAIL
- LOAD BEARING POINT / COLUMN POSITION

WINDOW SCHEDULE				
Name	W x H Dimensions	Specification	No.	Type
W01	2,400x2,400		28	Door
W02	1,500x1,500		2	Window
W03	2,400x2,400		17	Door
W04	2,575x1,800		1	Window
W05	4,000x3,000	Aluminium-framed stackable sliding double glazed doors	2	Door
W07	2,400x2,100		2	Window
W08	3,500x2,400		2	Door
W09	1,500x2,100		1	Door
W09	2,400x2,100		2	Window
W10	1,500x2,100		1	Door
W10	1,800x1,850		2	Door
W10	1,800x2,100		8	Door
W10	2,400x2,400		1	Door
W10	2,400x2,700		1	Door
W10	900x2,100		1	Door
W11	1,500x1,500		8	Window
W11	900x2,100		1	Door
W12	1,500x2,100		1	Door
W12	900x2,100		1	Door
W12	900x900		4	Window
W13	1,500x1,500		8	Window
W13	1,500x2,100		1	Door
W14	1,900x2,700		1	Window
W14	5,795x1,300		2	Window
W14	600x2,400		2	Window
W14	600x2,700		59	Window
W14	950x2,100		2	Door



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ISSUE	AMENDMENT DETAILS	DATE
CD	CONCEPT DESIGN	26.06.17
DA	PRE DEVELOPMENT APPLICATION	15.04.20
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DA	DEVELOPMENT APPLICATION	JULY.22
DA	AMENDMENTS TO DA DRAWINGS	MARCH.23

GENERAL NOTES
BUILDER TO CHECK AND VERIFY ALL
DIMENSIONS, LEVELS AND ANGLES ON SITE
PRIOR TO COMMENCEMENT OF WORK AND/OR
MANUFACTURE OF COMPONENTS.
ALL WORKS TO CONFORM WITH ALL BCA AND
OTHER RELEVANT AUTHORITY REQUIREMENTS.

SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS
28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
**PROPOSED
LEVEL 2**
DRAWING NO. 4089/5.5
AMENDMENT
DA

NOTES

ALL CARPARKING SPACES TO CONFORM WITH
AS 2890.1 @ 2400mm x 5400mm

SEPP 0.2/unit x 52	= 7 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 12 spaces
Staff	= 6 spaces
Dis. general use	= 2 spaces
	= 29 Req. (31 supplied)
Motorcycle Parking	= 12 spaces
Bicycle Parking	= 15 spaces

Francis Street	Basement	1 Manager
	L1	2
	L2	4
	L3	4
Fisher Road	Ground	1 (+1 Manager)
	L1	11
	L2	10
	L3	10
Total	L4	10
	L5	2 (O.O.A)
		41 (+ 2 O.O.A)
		51 (+1 Manager, 2 O.O.A)

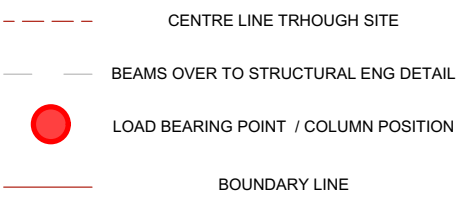
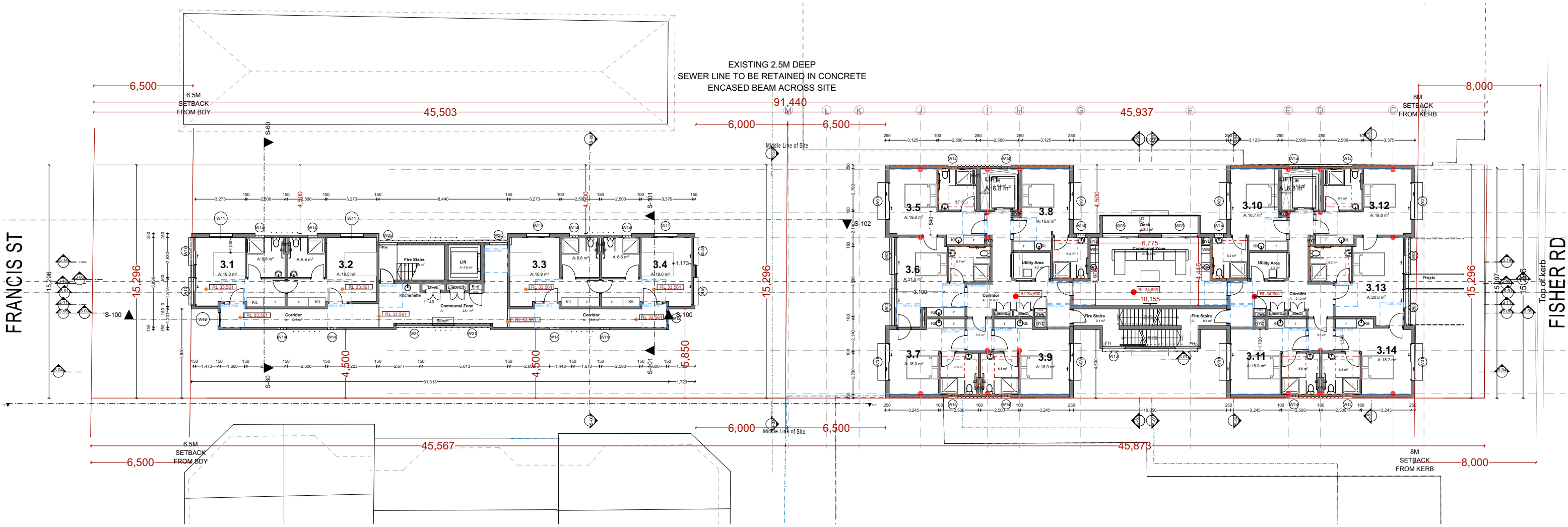
BOARDING UNITS

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	1,013.58	
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BASEMENT LEVEL FRANCIS ST	37.7	4.8		105.79	
LEVEL 1 FRANCIS ST		4.8	4.6	165.64	
LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46	
LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46	
	239.8 m²	127.1 m²	193.7 m²	5,090.32 m²	249.6 m²

DEVELOPMENT STATISTICS

ZONE	B4 Mixed use & R3 Residential
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m² (2 X 695.6m²)
Council	Northern Beaches
Unit No.	51 Units + Manager & 2 O.O.A
Area of Building	5,090.32m²
FSR DELIVERED	2.91 : 1
Car Parking	31 Spaces, including 12 Disabled carparks



WINDOW SCHEDULE					
Name	W x H Dimensions	Specification	No.	Type	Glazed Area
W01	2,400x2,400		28	Door	
W02	1,500x1,500		2	Window	
W03	2,400x2,400		17	Door	
W04	2,575x1,800		1	Window	
W05	4,000x3,000	Aluminium-framed stackable sliding double glazed doors	2	Door	
W07	2,400x2,100		2	Window	
W08	3,500x2,400		2	Door	
W09	1,500x2,100		1	Door	
W09	2,400x2,100		2	Window	
W10	1,500x2,100		1	Door	
W10	1,800x1,850		2	Door	
W10	1,800x2,100		8	Door	
W10	2,400x2,400		1	Door	
W10	2,400x2,700		1	Door	
W10	900x2,100		1	Door	
W11	1,500x1,500		8	Window	
W11	900x2,100		1	Door	
W12	1,500x2,100		1	Door	
W12	900x2,100		1	Door	
W12	900x900		4	Window	
W13	1,500x1,500		8	Window	
W13	1,500x2,100		1	Door	
W14	1,900x2,700		1	Window	
W14	5,795x1,300		2	Window	
W14	600x2,400		2	Window	
W14	600x2,700		59	Window	
W14	950x2,100		2	Door	



northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2022/1510

PROPOSED LEVEL 3 PLAN

1:250 @ A3



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The George Group Pty Ltd
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Level 1, 335 MONA VALE RD, TERREY HILLS, NSW, Australia, 2084

ISSUE	AMENDMENT DETAILS	DATE
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GENERAL NOTES
BUILDER TO CHECK AND VERIFY ALL DIMENSIONS. LEVELS AND ANGLES ON SITE PRIOR TO COMMENCEMENT OF WORK AND/OR MANUFACTURE OF COMPONENTS.
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SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS
28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099, AUSTRALIA

PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED LEVEL 3

DRAWING NO. AMENDMENT
4089/5.6 DA

NOTES

ALL CARPARKING SPACES TO CONFORM WITH
AS 2890.1 @ 2400mm x 5400mm

SEPP 0.2/unit x 52	= 7 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 12 spaces
Staff	= 6 spaces
Dis. general use	= 2 spaces
	= 29 Req. (31 supplied)
Motorcycle Parking	= 12 spaces
Bicycle Parking	= 15 spaces

Francis Street	Basement	1 Manager
	L1	2
	L2	4
	L3	4
		10 (+ 1 Manager)
Fisher Road	Ground	1 (+1 Manager)
	L1	11
	L2	10
	L3	10
	L4	10
	L5	2 (O.O.A)
		41 (+ 2 O.O.A)
Total		51 (+1 Manager, 2 O.O.A)

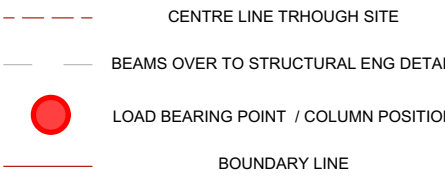
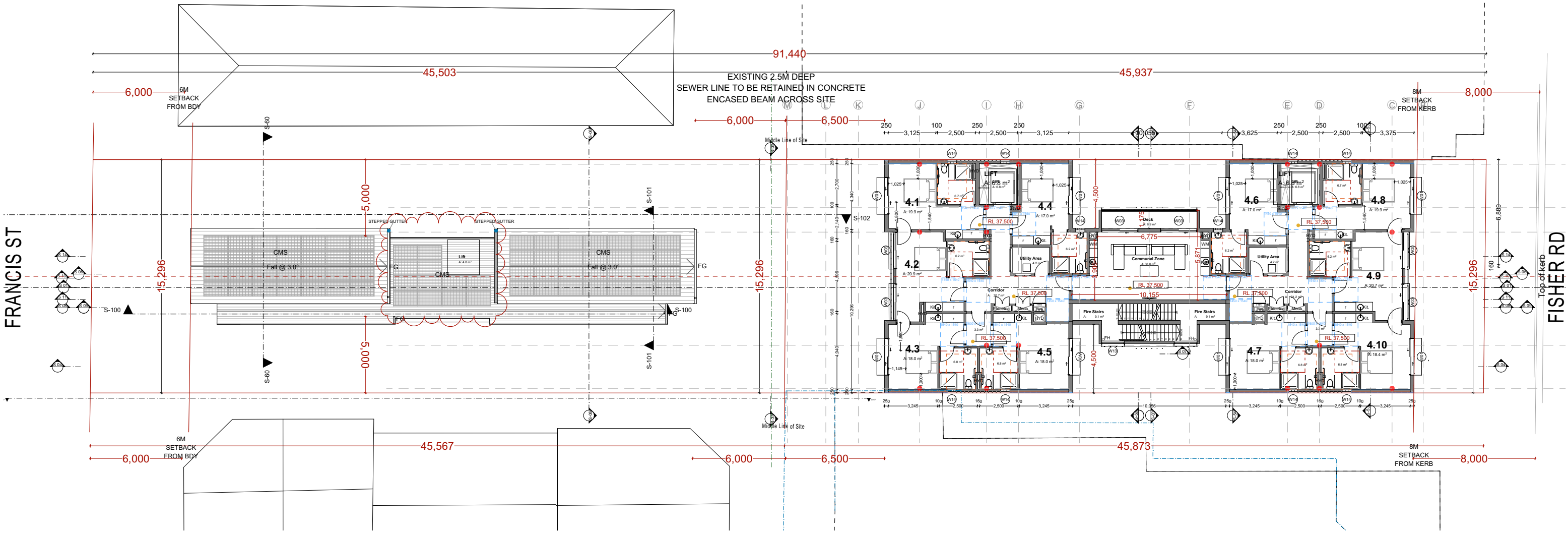
BOARDING UNITS

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	1,013.58	
GROUND LEVEL FISHER RD		13.6	34.7	497.52	
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LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46	
	239.8 m²	127.1 m²	193.7 m²	5,090.32 m²	249.6 m²

DEVELOPMENT STATISTICS

ZONE	B4 Mixed use & R3 Residential
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m² (2 X 695.6m²)
Council	Northern Beaches
Unit No.	51 Units + Manager & 2 O.O.A
Area of Building	5,090.32m²
FSR DELIVERED	2.91 : 1
Car Parking	31 Spaces, including 12 Disabled carparks



WINDOW SCHEDULE					
Name	W x H Dimensions	Specification	No.	Type	Glazed Area
W01	2,400x2,400		28	Door	
W02	1,500x1,500		2	Window	
W03	2,400x2,400		17	Door	
W04	2,575x1,800		1	Window	
W05	4,000x3,000	Aluminium-framed stackable sliding double glazed doors	2	Door	
W07	2,400x2,100		2	Window	
W08	3,500x2,400		2	Door	
W09	1,500x2,100		1	Door	
W09	2,400x2,100		2	Window	
W10	1,500x2,100		1	Door	
W10	1,800x1,850		2	Door	
W10	1,800x2,100		8	Door	
W10	2,400x2,400		1	Door	
W10	2,400x2,700		1	Door	
W10	900x2,100		1	Door	
W11	1,500x1,500		8	Window	
W11	900x2,100		1	Door	
W12	1,500x2,100		1	Door	
W12	900x2,100		1	Door	
W12	900x900		4	Window	
W13	1,500x1,500		8	Window	
W13	1,500x2,100		1	Door	
W14	1,900x2,700		1	Window	
W14	5,795x1,300		2	Window	
W14	600x2,400		2	Window	
W14	600x2,700		59	Window	
W14	950x2,100		2	Door	



northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2022/1510

PROPOSED LEVEL 4 PLAN

1:250 @ A3



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ISSUE	AMENDMENT DETAILS	DATE
CD	CONCEPT DESIGN	26.06.17
DA	PRE DEVELOPMENT APPLICATION	15.04.20
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DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	DEVELOPMENT APPLICATION	JULY.22
DA	AMENDMENTS TO DA DRAWINGS	MARCH.23

GENERAL NOTES
BUILDER TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS AND ANGLES ON SITE PRIOR TO COMMENCEMENT OF WORK AND/OR MANUFACTURE OF COMPONENTS.
ALL WORKS TO CONFORM WITH ALL BCA AND OTHER RELEVANT AUTHORITY REQUIREMENTS.

SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS
28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099, AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED LEVEL 4
DRAWING NO. **4089/5.7** AMENDMENT **DA**

NOTES

ALL CARPARKING SPACES TO CONFORM WITH
AS 2890.1 @ 2400mm x 5400mm

SEPP 0.2/unit x 52	= 7 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 12 spaces
Staff	= 6 spaces
Dis. general use	= 2 spaces
	= 29 Req. (31 supplied)
Motorcycle Parking	= 12 spaces
Bicycle Parking	= 15 spaces

Francis Street	Basement	1 Manager
	L1	2
	L2	4
	L3	4
		10 (+ 1 Manager)
Fisher Road	Ground	1 (+1 Manager)
	L1	11
	L2	10
	L3	10
	L4	10
	L5	2 (O.O.A)
		41 (+ 2 O.O.A)
Total		51 (+1 Manager, 2 O.O.A)

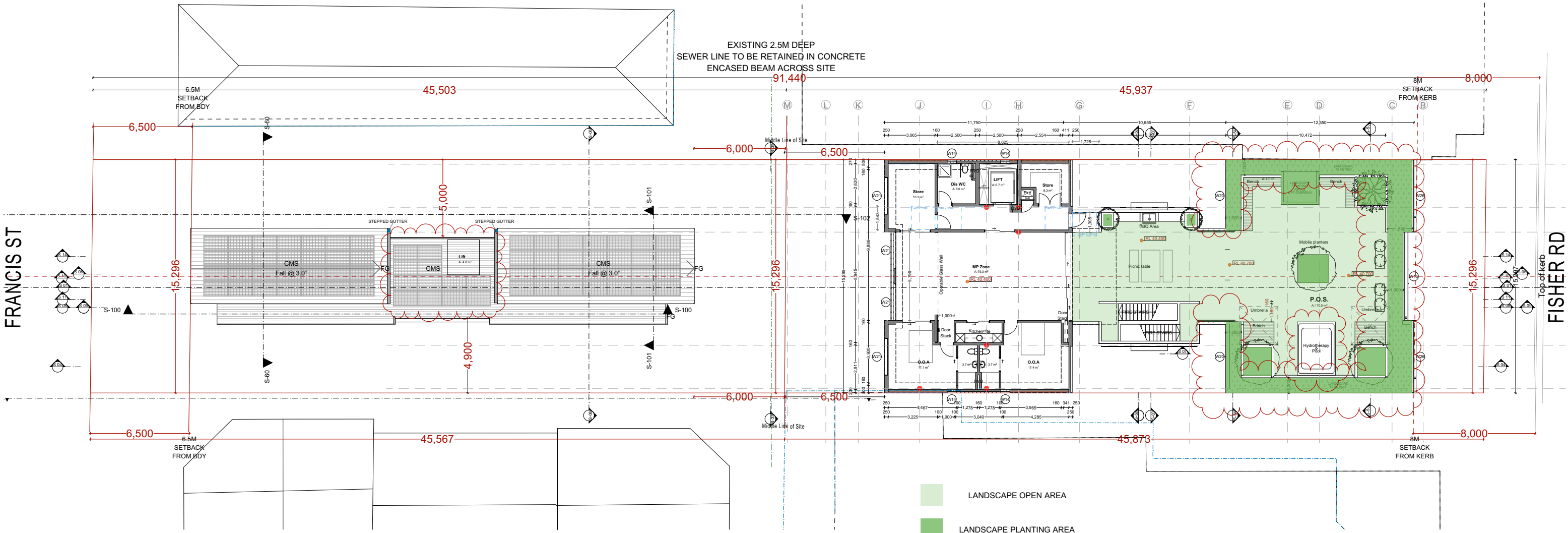
BOARDING UNITS

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	1,013.58	
GROUND LEVEL FISHER RD		13.6	34.7	497.52	
LEVEL 1 FISHER RD	41.9	13.6	22.8	105.79	27.6
LEVEL 2 FISHER RD	38.0	13.6	18.2	441.11	33.7
LEVEL 3 FISHER RD	38.0	13.6	18.2	441.11	6.9
LEVEL 4 FISHER RD	38.0	13.6	18.2	441.11	6.9
ROOFTOP LEVEL		6.7		181.32	174.5
BASEMENT LEVEL FRANCIS ST	37.7	4.8		105.79	
LEVEL 1 FRANCIS ST		4.8	4.6	165.64	
LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46	
LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46	
	239.8 m ²	127.1 m ²	193.7 m ²	5,090.32 m²	249.6 m ²

DEVELOPMENT STATISTICS

ZONE	B4 Mixed use & R3 Residential
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m ² (2 X 695.6m ²)
Council	Northern Beaches
Unit No.	51 Units + Manager & 2 O.O.A
Area of Building	5,090.32m ²
FSR DELIVERED	2.91 : 1
Car Parking	31 Spaces, including 12 Disabled carparks





THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2022/1510



PROPOSED ROOFTOP LEVEL PLAN

1:250 @ A3

WINDOW SCHEDULE					
Name	W x H Dimensions	Specification	No.	Type	Glazed Area
W01	2,400x2,400		28	Door	
W02	1,500x1,500		2	Window	
W03	2,400x2,400		17	Door	
W04	2,575x1,800		1	Window	
W05	4,000x3,000	Aluminium-framed stackable sliding double glazed doors	2	Door	
W07	2,400x2,100		2	Window	
W08	3,500x2,400		2	Door	
W09	1,500x2,100		1	Door	
W09	2,400x2,100		2	Window	
W10	1,500x2,100		1	Door	
W10	1,800x1,850		2	Door	
W10	1,800x2,100		8	Door	
W10	2,400x2,400		1	Door	
W10	2,400x2,700		1	Door	
W10	900x2,100		1	Door	
W11	1,500x1,500		8	Window	
W11	900x2,100		1	Door	
W12	1,500x2,100		1	Door	
W12	900x2,100		1	Door	
W12	900x900		4	Window	
W13	1,500x1,500		8	Window	
W13	1,500x2,100		1	Door	
W14	1,900x2,700		1	Window	
W14	5,795x1,300		2	Window	
W14	600x2,400		2	Window	
W14	600x2,700		59	Window	
W14	950x2,100		2	Door	



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GENERAL NOTES
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ALL WORKS TO CONFORM WITH ALL BCA AND OTHER RELEVANT AUTHORITY REQUIREMENTS.

SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS
28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA

PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED ROOFTOP LEVEL

DRAWING NO. AMENDMENT
4089/5.8 DA

NOTES

ALL CARPARKING SPACES TO CONFORM WITH
AS 2890.1 @ 2400mm x 5400mm

SEPP 0.2/unit x 52	= 7 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 12 spaces
Staff	= 6 spaces
Dis. general use	= 2 spaces
	= 29 Req. (31 supplied)
Motorcycle Parking	= 12 spaces
Bicycle Parking	= 15 spaces

Francis Street	Basement	1 Manager
	L1	2
	L2	4
	L3	4
		10 (+ 1 Manager)
Fisher Road	Ground	1 (+1 Manager)
	L1	11
	L2	10
	L3	10
	L4	10
	L5	2 (O.O.A)
		41 (+ 2 O.O.A)
Total		51 (+1 Manager, 2 O.O.A)

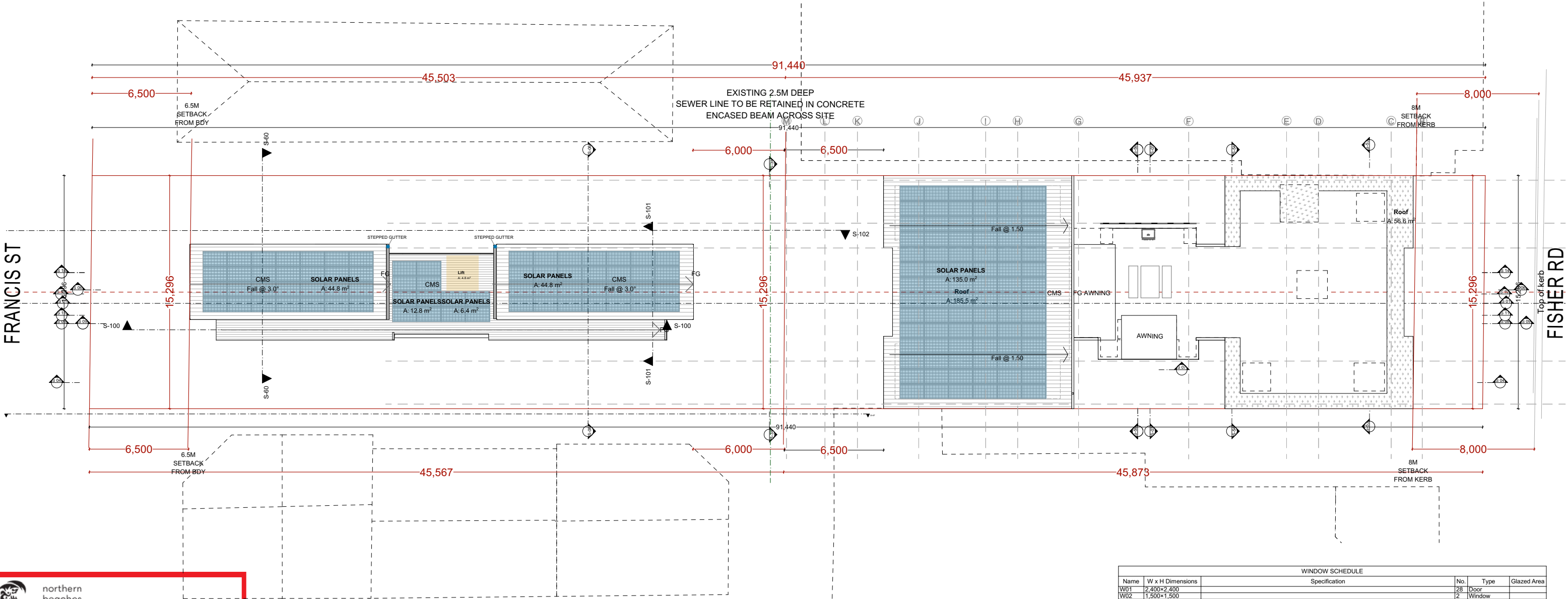
BOARDING UNITS

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	1,013.58	
GROUND LEVEL FISHER RD		13.6	34.7	497.52	
LEVEL 1 FISHER RD	41.9	13.6	22.8	105.79	27.6
LEVEL 2 FISHER RD	38.0	13.6	18.2	441.11	33.7
LEVEL 3 FISHER RD	38.0	13.6	18.2	441.11	6.9
LEVEL 4 FISHER RD	38.0	13.6	18.2	441.11	6.9
ROOFTOP LEVEL		6.7		181.32	174.5
BASEMENT LEVEL FRANCIS ST	37.7	4.8		105.79	
LEVEL 1 FRANCIS ST		4.8	4.6	165.64	
LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46	
LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46	
	239.8 m²	127.1 m²	193.7 m²	5,090.32 m²	249.6 m²

DEVELOPMENT STATISTICS

ZONE	B4 Mixed use & R3 Residential
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m² (2 X 695.6m²)
Council	Northern Beaches
Unit No.	51 Units + Manager & 2 O.O.A
Area of Building	5,090.32m²
FSR DELIVERED	2.91 : 1
Car Parking	31 Spaces, including 12 Disabled carparks





**northern
beaches
council**

**THIS PLAN IS TO BE READ IN
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CONSENT**

DA2022/1510



PROPOSED ROOF PLAN

1:250 @ A3

WINDOW SCHEDULE					
Name	W x H Dimensions	Specification	No.	Type	Glazed Area
W01	2,400x2,400		28	Door	
W02	1,500x1,500		2	Window	
W03	2,400x2,400		17	Door	
W04	2,575x1,800		1	Window	
W05	4,000x3,000	Aluminium-framed stackable sliding double glazed doors	2	Door	
W07	2,400x2,100		2	Window	
W08	3,500x2,400		2	Door	
W09	1,500x2,100		1	Door	
W09	2,400x2,100		2	Window	
W10	1,500x2,100		1	Door	
W10	1,800x1,850		2	Door	
W10	1,800x2,100		8	Door	
W10	2,400x2,400		1	Door	
W10	2,400x2,700		1	Door	
W10	900x2,100		1	Door	
W11	1,500x1,500		8	Window	
W11	900x2,100		1	Door	
W12	1,500x2,100		1	Door	
W12	900x2,100		1	Door	
W12	900x900		4	Window	
W13	1,500x1,500		8	Window	
W13	1,500x2,100		1	Door	
W14	1,900x2,700		1	Window	
W14	5,795 x 300		2	Window	
W14	600x2,400		2	Window	
W14	600x2,700		59	Window	
W14	950x2,100		2	Door	



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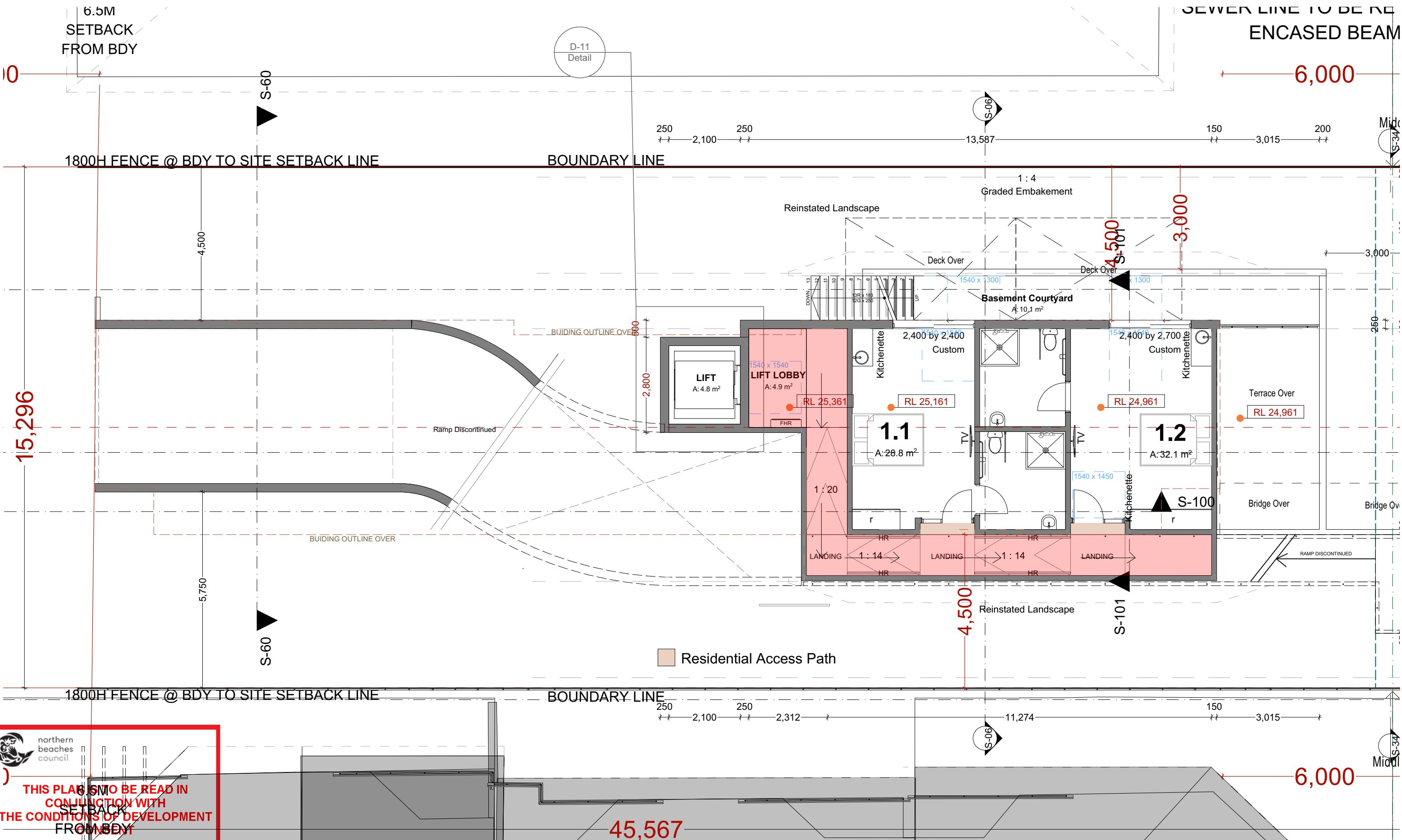
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DA	AMENDMENTS TO DA DRAWINGS	MARCH.23

GENERAL NOTES
BUILDER TO CHECK AND VERIFY ALL
DIMENSIONS, LEVELS AND ANGLES ON SITE
PRIOR TO COMMENCEMENT OF WORK AND/OR
MANUFACTURE OF COMPONENTS.
ALL WORKS TO CONFORM WITH ALL BCA AND
OTHER RELEVANT AUTHORITY REQUIREMENTS.

SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS
**28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA**
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
**PROPOSED
ROOF**
DRAWING NO. **AMENDMENT
4089/5.9 DA**



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT FROM THE DA

DA2022/1510

PROPOSED FRANCIS STREET BASEMENT LEVEL PLAN

1:100 @ A3

W12	900x2,100	1	Door
W12	900x900	4	Window
W13	1,500x1,500	8	Window
W13	1,500x2,100	1	Door
W14	1,900x2,700	1	Window
W14	5,795x1,300	2	Window
W14	600x2,400	2	Window
W14	600x2,700	59	Window
W14	950x2,100	2	Door



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CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS
28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED FRANCIS STREET BASEMENT LEVEL
DRAWING NO. 4089/5.10
AMENDMENT DA

NOTES

ALL CARPARKING SPACES TO CONFORM WITH AS 2890.1 @ 2400mm x 5400mm

SEPP 0.2/unit x 52 = 7 spaces

Manager = 1 spaces

Cafe = 2 spaces

Church = 12 spaces

Staff = 6 spaces

Dis. general use = 2 spaces

Motorcycle Parking = 29 Req. (31 supplied)

Bicycle Parking = 15 spaces

BOARDING UNITS

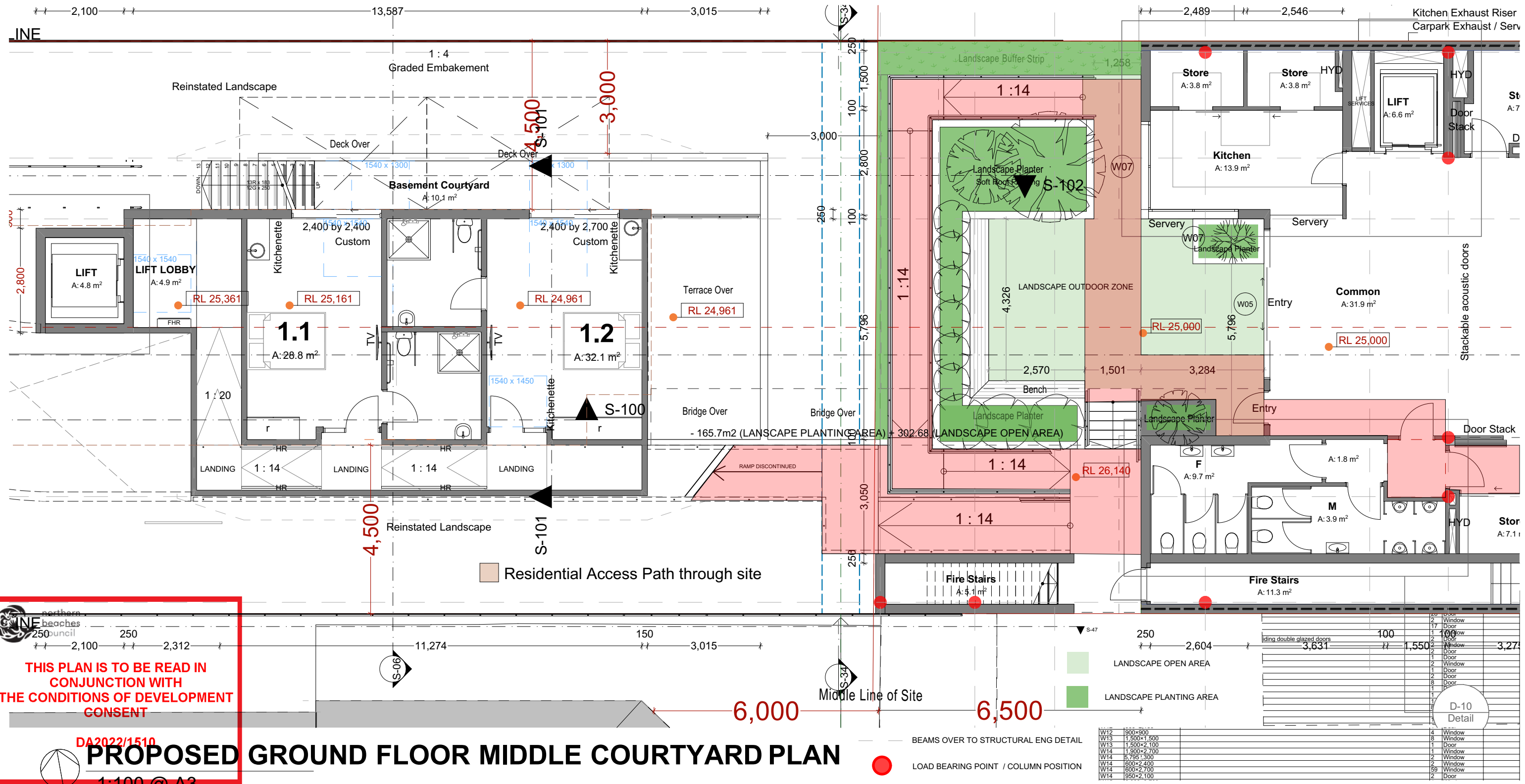
Francis Street	Basement	1 Manager
	L1	2
	L2	4
	L3	4
Fisher Road	Ground	1 (+1 Manager)
	L1	11
	L2	11
	L3	10
	L4	10
	L5	2 (O.O.A)
Total		41 (+ 2 O.O.A)

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	1,013.58	
GROUND LEVEL FISHER RD		13.6	34.7	497.52	
LEVEL 1 FISHER RD	41.9	13.6	22.8	105.79	27.6
LEVEL 2 FISHER RD	38.0	13.6	18.2	441.11	33.7
LEVEL 3 FISHER RD	38.0	13.6	18.2	441.11	6.9
LEVEL 4 FISHER RD	38.0	13.6	18.2	441.11	6.9
ROOFTOP LEVEL		6.7		181.32	174.5
BASEMENT LEVEL FRANCIS ST	37.7	4.8		105.79	
LEVEL 1 FRANCIS ST		4.8	4.6	165.64	
LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46	
LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46	
	239.8 m²	127.1 m²	193.7 m²	5,090.32 m²	249.6 m²

DEVELOPMENT STATISTICS

ZONE	B4 Mixed use & R3 Residential
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m² (2 X 695.6m²)
Council	Northern Beaches
Unit No.	51 Units + Manager & 2 O.O.A
Area of Building	5,090.32m²
FSR DELIVERED	2.91 : 1
Car Parking	31 Spaces, including 12 Disabled carparks



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2022/1510

PROPOSED GROUND FLOOR MIDDLE COURTYARD PLAN

1:100 @ A3



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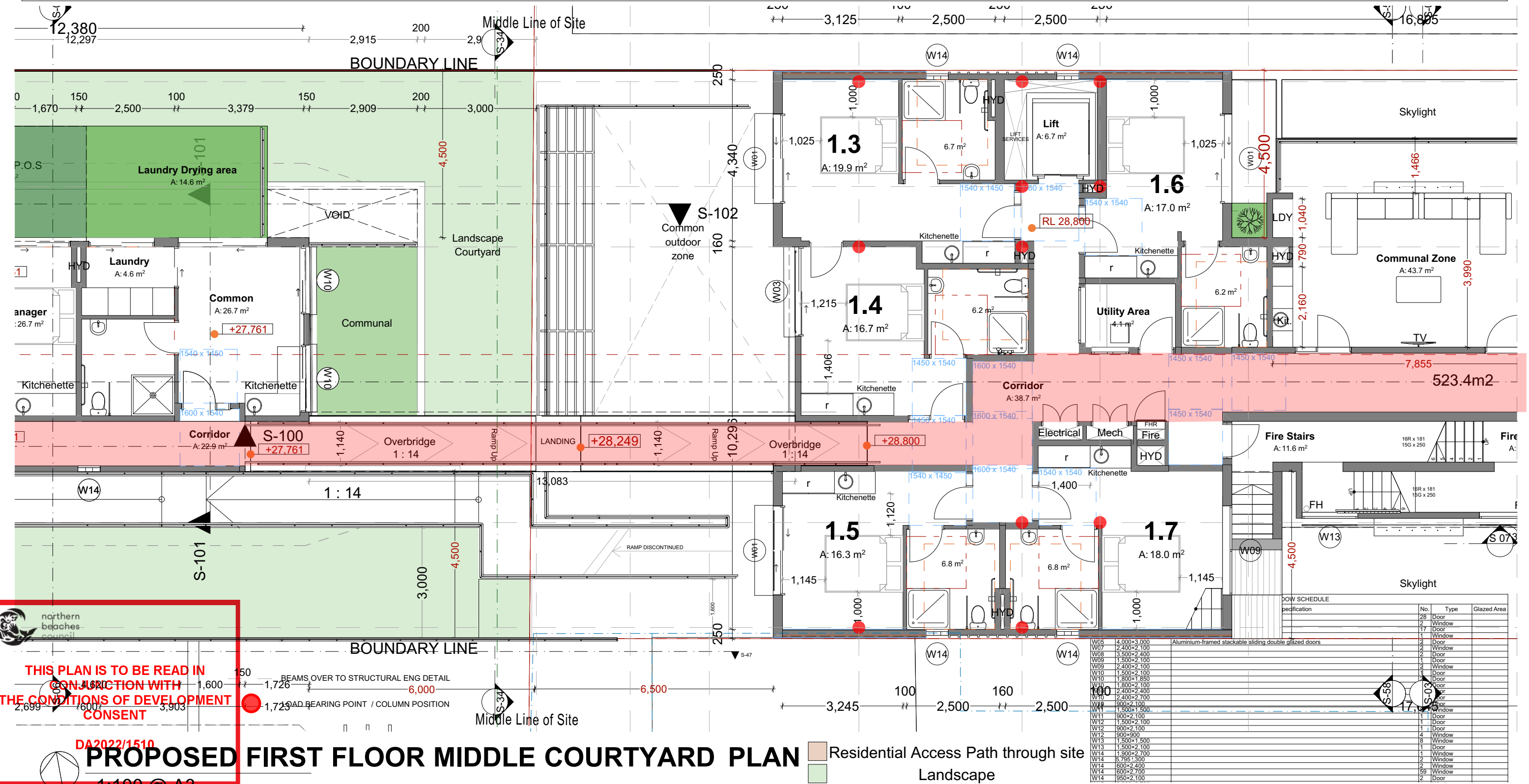
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SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS
28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED
GROUND FLOOR MIDDLE COURTYARD
DRAWING NO. 4089/5.12
AMENDMENT DA

NOTES		BOARDING UNITS		AREA SCHEDULES					DEVELOPMENT STATISTICS	
ALL CARPARKING SPACES TO CONFORM WITH AS 2890.1 @ 2400mm x 5400mm		Francis Street		COMMON		LIFTS	FIRE STAIRS	BUILDING AREA	ZONE	
SEPP 0.2/unit x 52	= 7 spaces	Basement	1 Manager			16.6	30.5	890.64	B4 Mixed use & R3 Residential	
Manager	= 1 spaces	L1	2			16.6	26.7	1,013.58	DP	
Cafe	= 2 spaces	L2	4			13.6	34.7	497.52	Site Area	
Church	= 12 spaces	L3	4			41.9	22.8	105.79	1391.2m ² (2 X 695.6m ²)	
Staff	= 6 spaces	Fisher Road		LEVEL 2 FISHER RD		38.0	18.2	441.11	Council	
Dis. general use	= 2 spaces	Ground	1 (+1 Manager)	LEVEL 3 FISHER RD		38.0	18.2	441.11	Northern Beaches	
	= 29 Req. (31 supplied)	L1	11	LEVEL 4 FISHER RD		38.0	18.2	441.11	Unit No.	
Motorcycle Parking	= 12 spaces	L2	10	ROOFTOP LEVEL		6.7		181.32	51 Units + Manager & 2 O.O.A	
Bicycle Parking	= 15 spaces	L3	10	BASEMENT LEVEL FRANCIS ST		37.7	4.8	105.79	Area of Building	
		L4	10	LEVEL 1 FRANCIS ST			4.6	165.64	5,090.32m ²	
		L5	2 (O.O.A)	LEVEL 2 FRANCIS ST		23.1	9.9	193.46	FSR DELIVERED	
			41 (+ 2 O.O.A)	LEVEL 3 FRANCIS ST		23.1	9.9	193.46	2.91 : 1	
		Total	51 (+1 Manager, 2 O.O.A)			239.8 m ²	127.1 m ²	5,090.32 m ²	Car Parking	
								249.6 m ²	31 Spaces, including 12 Disabled carparks	



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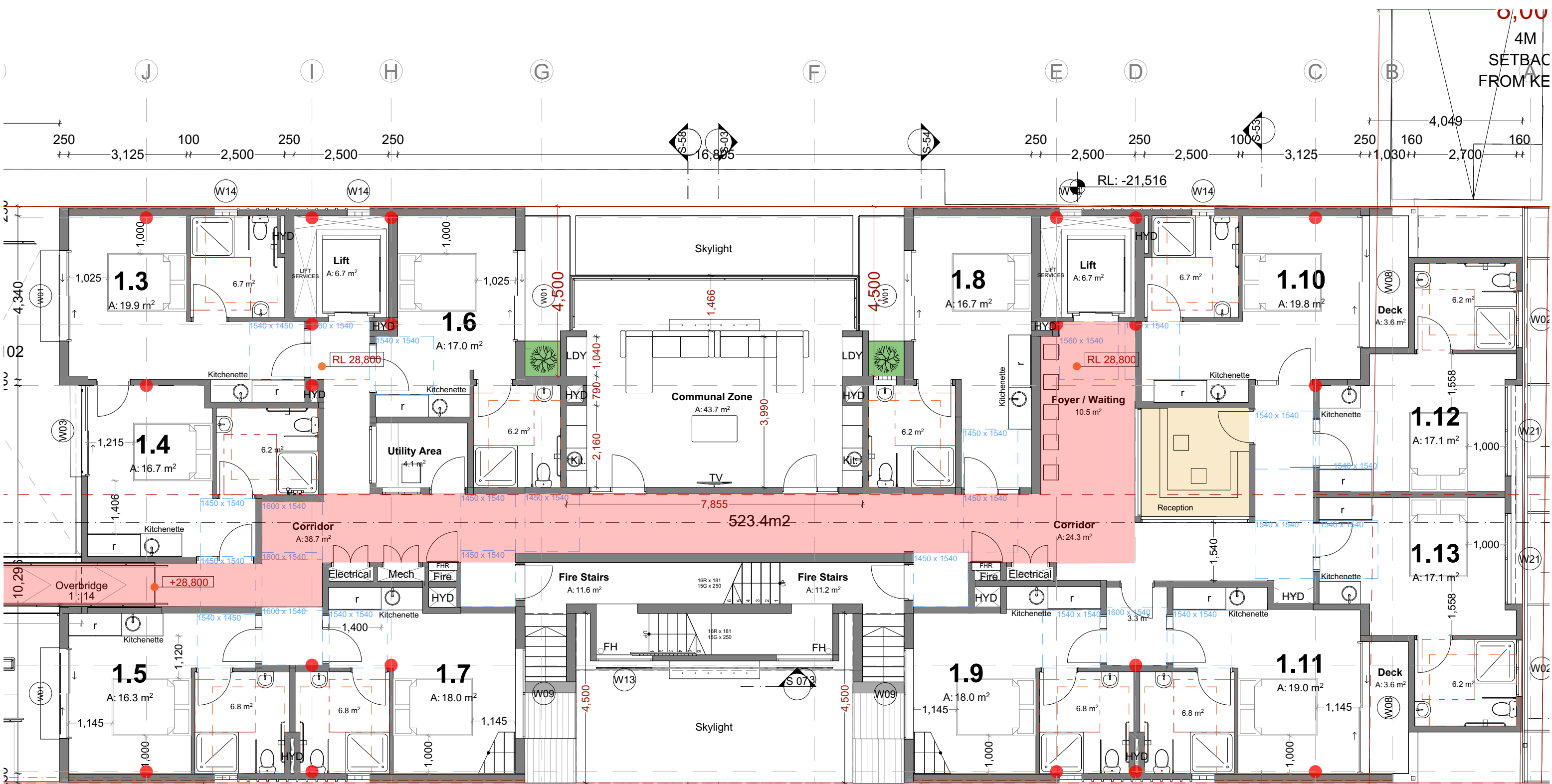
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DRAWN	WPC
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STAGE	DA

CLIENT / ADDRESS
28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA

PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED FIRST FLOOR MIDDLE COURTYARD

DRAWING NO. **4089/5.13** AMENDMENT **DA**



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2022/1510

PROPOSED FISHER ROAD LEVEL 1 PLAN

1:100 @ A3

- Residential Access Path through site
- Landscape
- BEAMS OVER TO STRUCTURAL ENG DETAIL
- LOAD BEARING POINT / COLUMN POSITION

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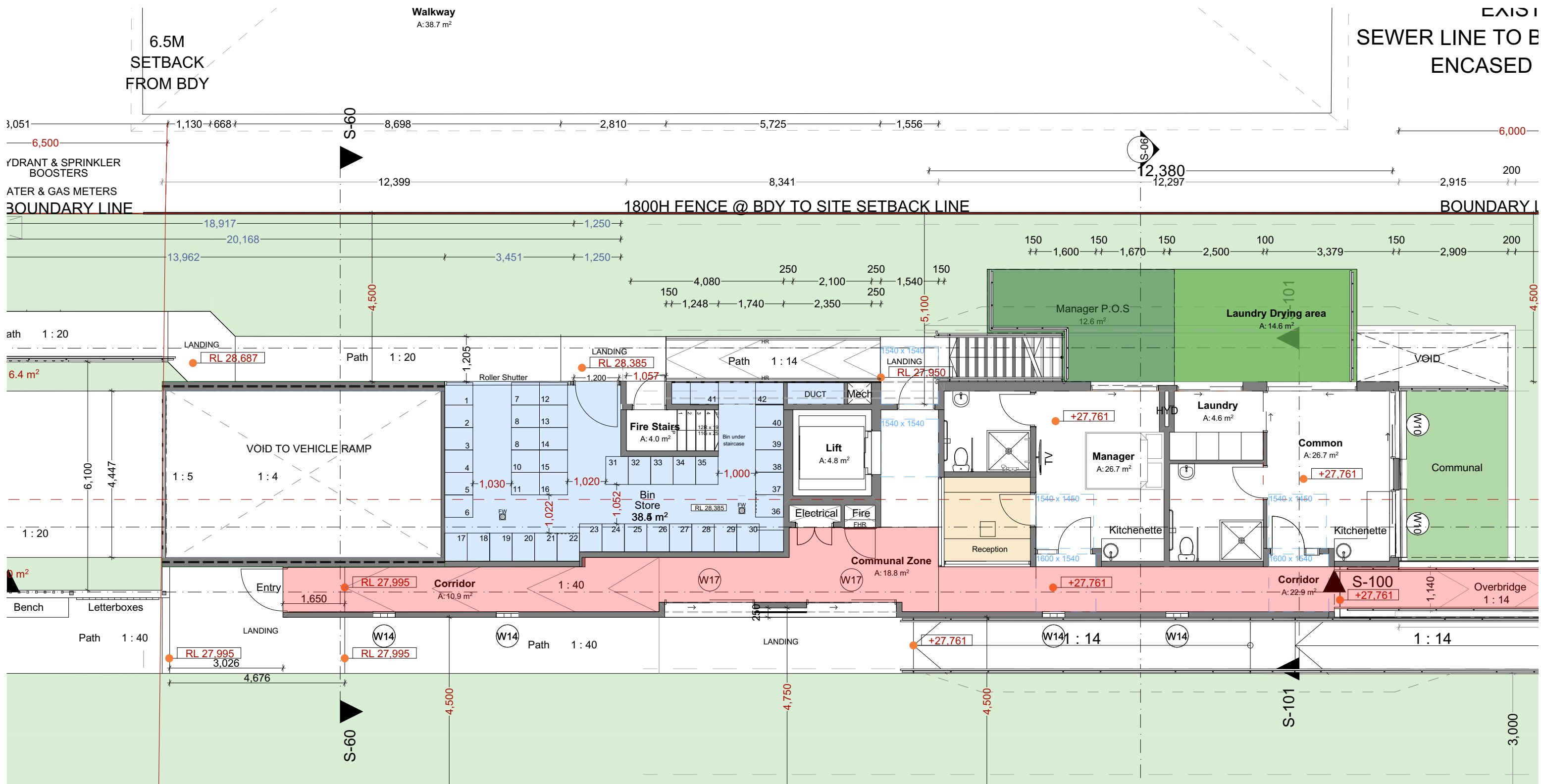
ISSUE	AMENDMENT DETAILS	DATE
CD	CONCEPT DESIGN	26.06.17
DA	PRE DEVELOPMENT APPLICATION	15.04.20
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DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	DEVELOPMENT APPLICATION	JULY.22
DA	AMENDMENTS TO DA DRAWINGS	MARCH.23

GENERAL NOTES
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SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS
**28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA**
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
**PROPOSED
FISHER ROAD LEVEL 1**
DRAWING NO. 4089/5.14
AMENDMENT DA



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DA2022/1510

PROPOSED FRANCIS STREET LEVEL 1 PLAN

1:100 @ A3

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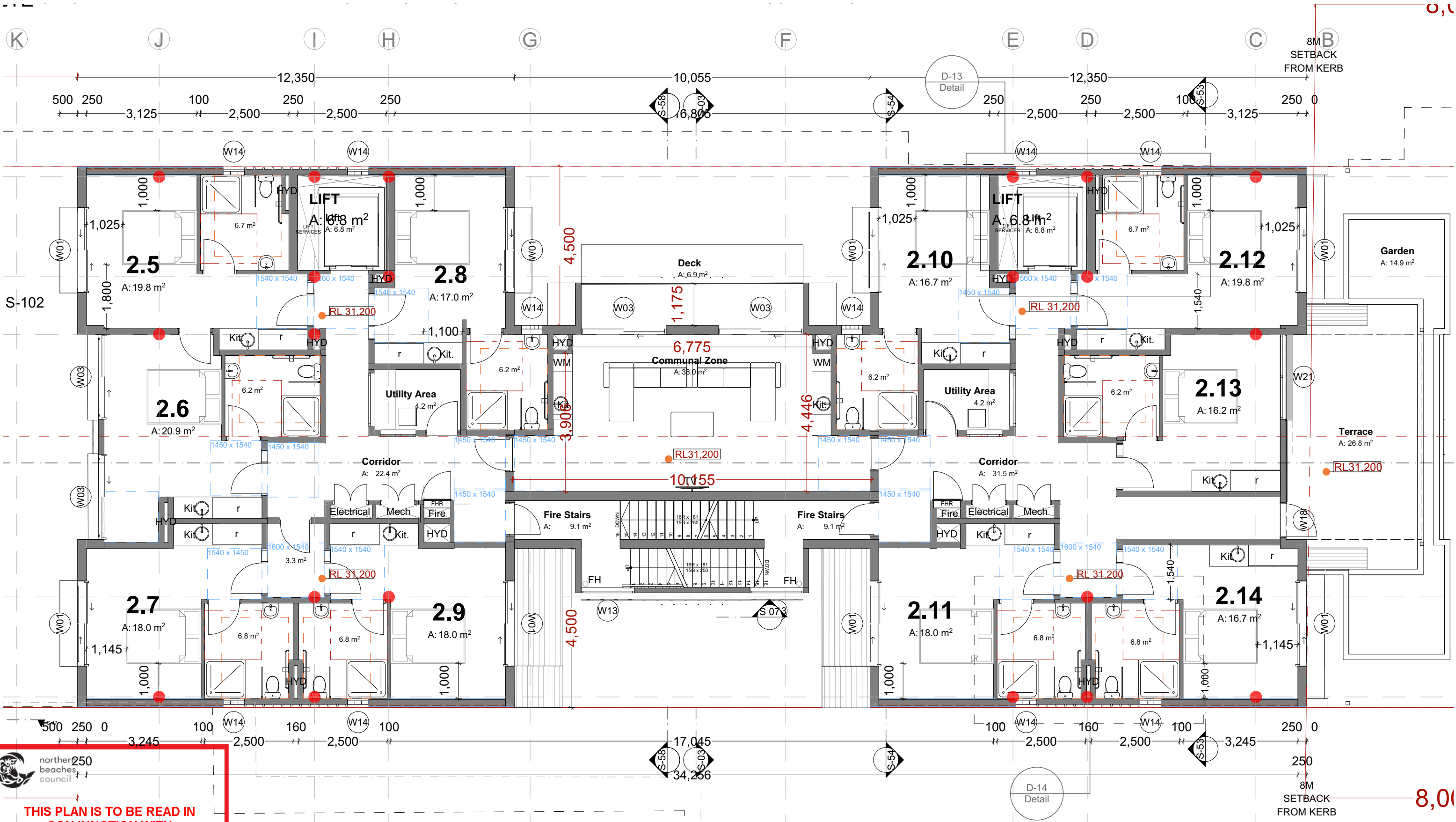
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AUSTRALIA

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MIXED-USE COMMUNITY CENTRE

DRAWING TITLE

PROPOSED FRANCIS STREET LEVEL 1

DRAWING NO. 4089/5.15
AMENDMENT DA



northern beaches council

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PROPOSED FISHER ROAD LEVEL 2 PLAN

1:100 @ A3

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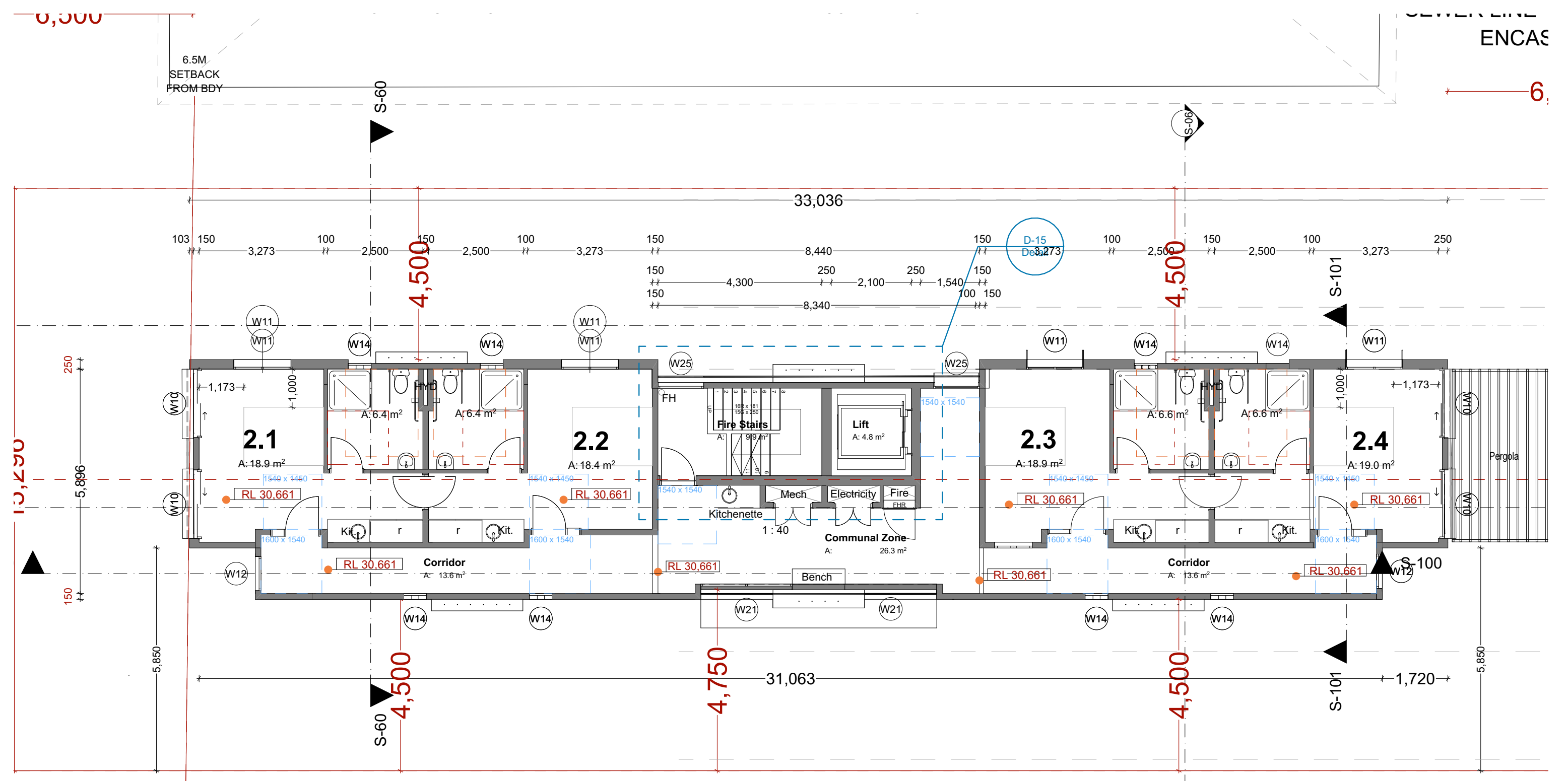
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DRAWING TITLE
PROPOSED
FISHER ROAD LEVEL 2

DRAWING NO. 4089/5.16
AMENDMENT DA



6 500
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DA2022/1510

PROPOSED FRANCIS STREET LEVEL 2 PLAN

1:100 @ A3



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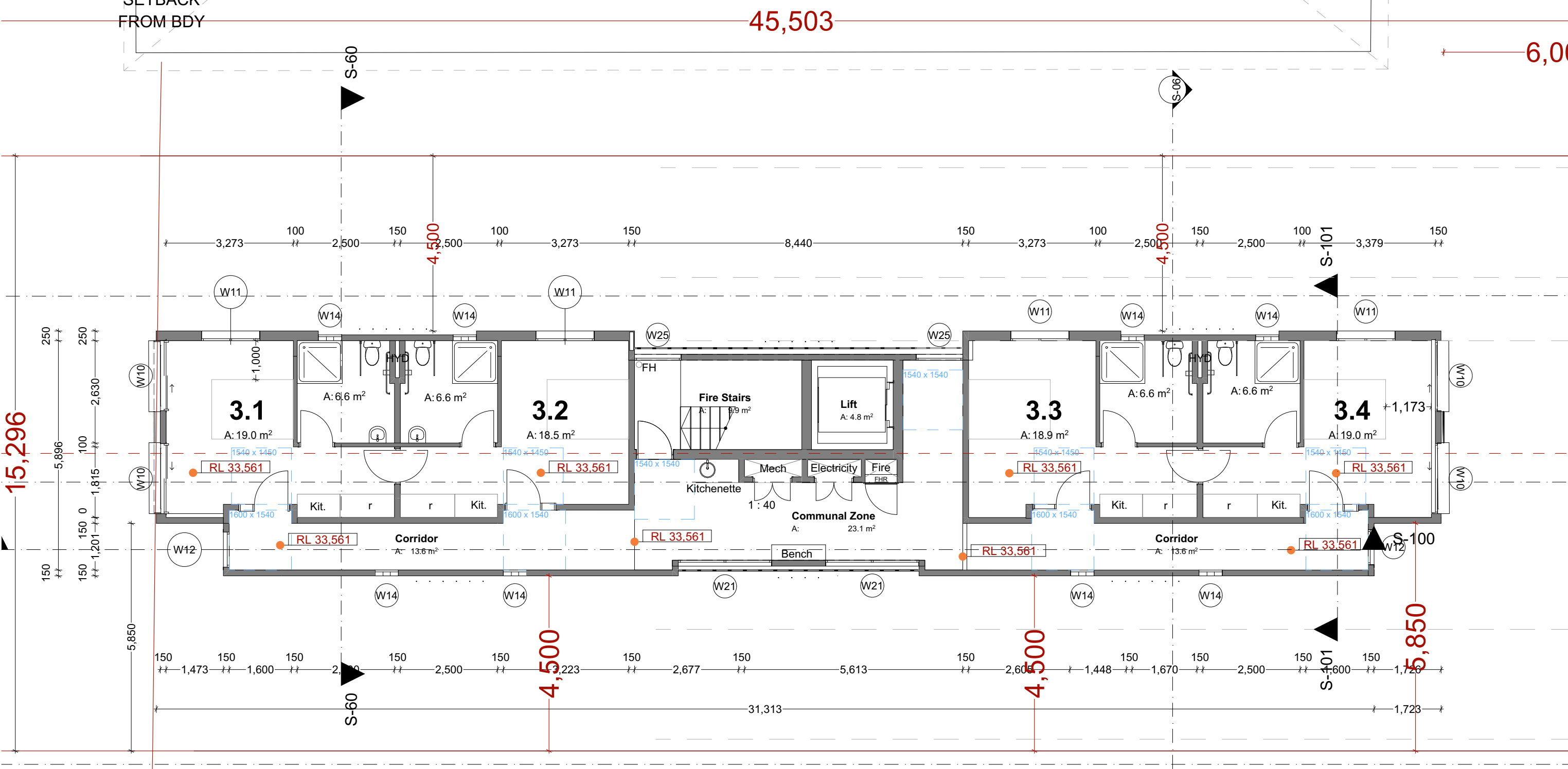
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FRANCIS STREET LEVEL 2**
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northern beaches council

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6.5M SETBACK FROM BDY

15,296

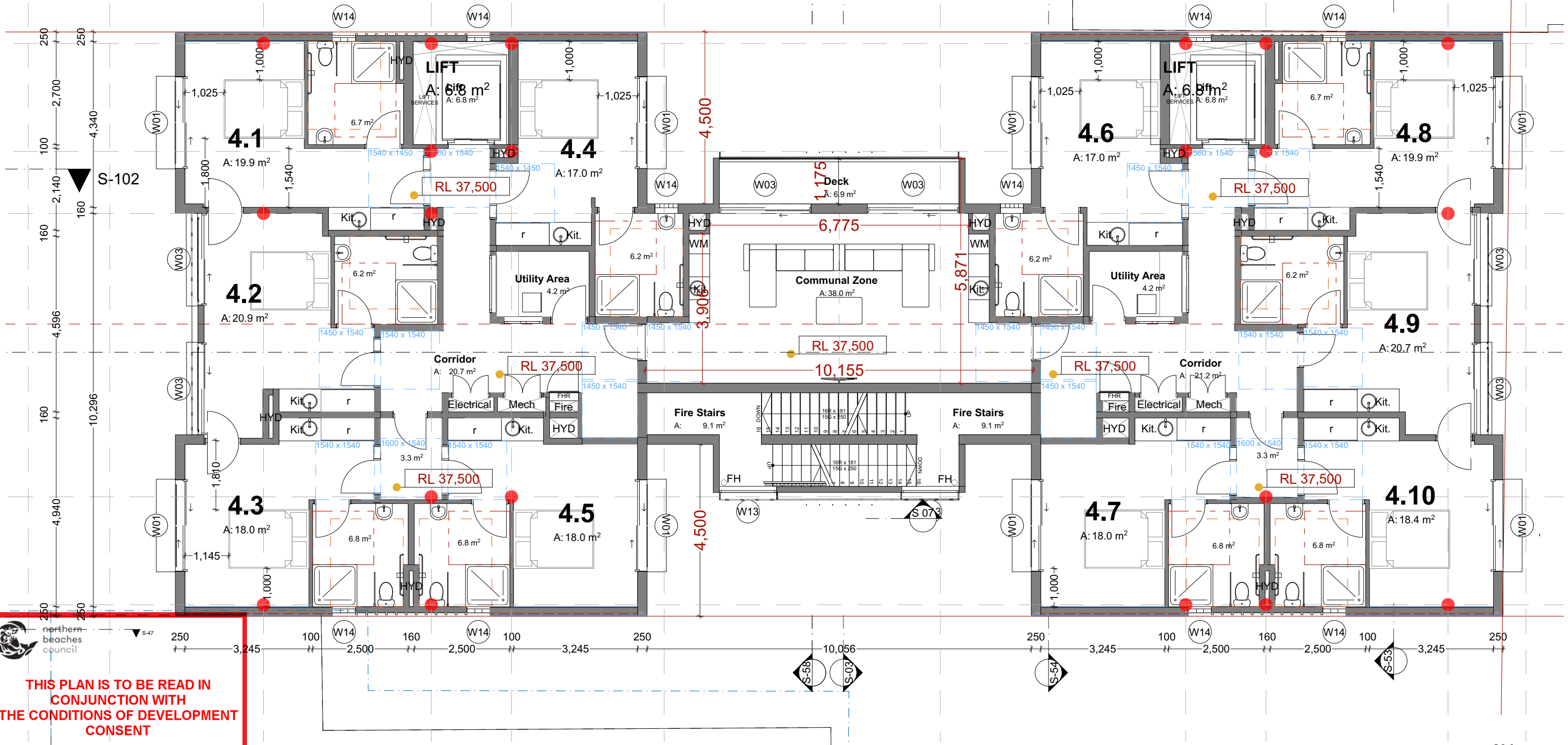
1:100 @ A3

CONCRETE
SITE

-6,500

45,937

8M
SETBACK
FROM KERB



DA2022/1510

PROPOSED FISHER ROAD LEVEL 4 PLAN

1:100 @ A3

BEAMS OVER TO STRUCTURAL ENG DETAIL

LOAD BEARING POINT / COLUMN POSITION

W12	900x900	4	Window
W13	1,500x1,500	8	Window
W13	1,500x2,100	1	Door
W14	1,900x2,700	1	Window
W14	5,795x1,300	2	Window
W14	600x2,400	2	Window
W14	600x2,700	59	Window
W14	950x2,100	2	Door



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FISHER ROAD LEVEL 4
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DRAWING TITLE
**PROPOSED
FISHER ROAD LEVEL 5**
DRAWING NO. 4089/5.21
AMENDMENT DA

NOTES

ALL CARPARKING SPACES TO CONFORM WITH
AS 2890.1 @ 2500mm x 5400mm

SEPP 0.2/unit x 52	= 7 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 12 spaces
Staff	= 6 spaces
Dis. general use	= 2 spaces
	= 29 Req. (31 supplied)
Motorcycle Parking	= 12 spaces
Bicycle Parking	= 15 spaces

Francis Street

Basement
L1
L2
L3

1 Manager
2
4
4
10 (+ 1 Manager)

Fisher Road

Ground
L1
L2
L3
L4
L5

1 (+1 Manager)
11
10
10
10
2 (O.O.A)

41 (+ 2 O.O.A)

Total

51 (+1 Manager, 2 O.O.A)

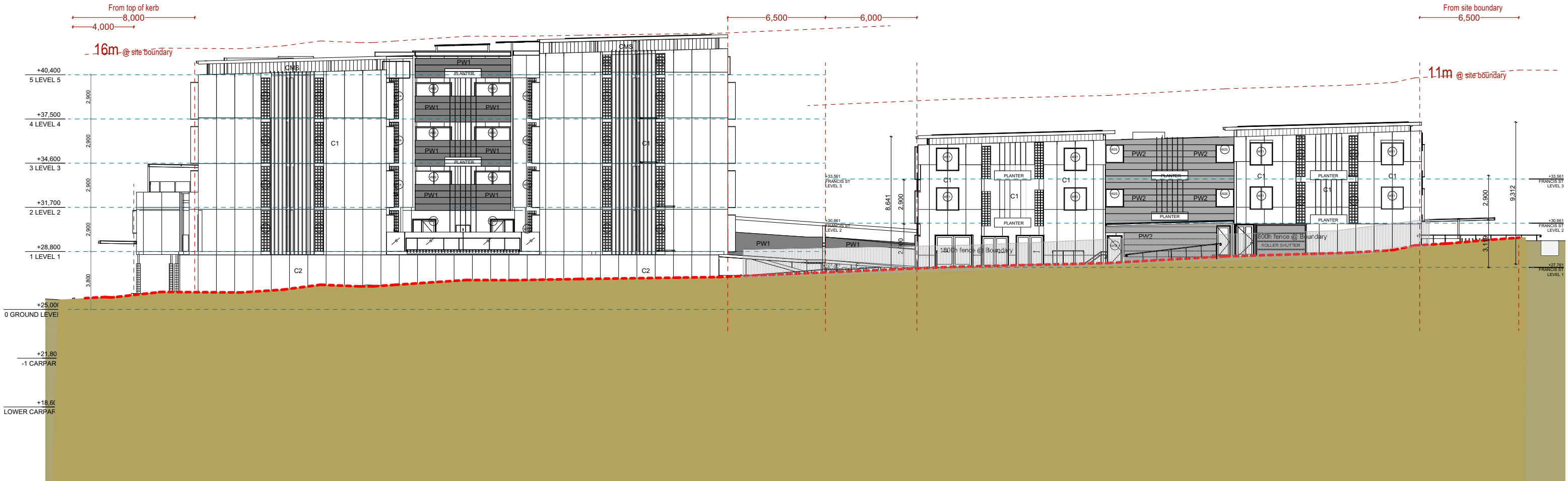
BOARDING UNITS

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	1,013.58	
GROUND LEVEL FISHER RD		13.6	34.7	497.52	
LEVEL 1 FISHER RD	41.9	13.6	22.8	525.58	27.6
LEVEL 2 FISHER RD	38	13.6	18.2	441.11	33.7
LEVEL 3 FISHER RD	38	13.6	18.2	441.11	6.9
LEVEL 4 FISHER RD	38	13.6	18.2	441.11	6.9
ROOFTOP LEVEL		6.7		181.32	174.5
BASEMENT LEVEL FRANCIS ST	37.7	4.8		105.79	
LEVEL 1 FRANCIS ST		4.8	4.6	165.64	
LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46	
LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46	
	239.8 m²	127.1 m²	193.7 m²	5,090.32 m²	249.6 m²

DEVELOPMENT STATISTICS

ZONE	B4 Mixed use & R3 Residential
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m² (2 X 695.6m²)
Council	Northern Beaches
Unit No.	51 Units + Manager & 2 O.O.A
Area of Building	5,090.32m²
FSR DELIVERED	2.91 : 1
Car Parking	31 Spaces, including 12 Disabled carparks





**northern
beaches
council**

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DA2022/1510

PROPOSED NORTH SITE ELEVATION

1:250 @ A3

FINISHES LEGEND			
C1	Concrete type 1	B	Balustrade
C2	Concrete type 2	F	Fence @ 1800h
PW1	Perforated Aluminium Panel type1 - 25mm	SH	Sun Hood to detail
PW2	Perforated Aluminium Panel type 2- 25mm	PS	Privacy Screen @ 1700h
FG	Fascia Gutter	FH	Fire Hydrant
CMS	Colorbond Metal Sheeting	FHR	Fire Hose Reel



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MIXED-USE COMMUNITY CENTRE

DRAWING TITLE

PROPOSED
NORTH SITE ELEVATION

DRAWING NO. **4089/06.1** AMENDMENT
DA

NOTES		BOARDING UNITS		AREA SCHEDULES					DEVELOPMENT STATISTICS	
ALL CARPARKING SPACES TO CONFORM WITH AS 2890.1 @ 2500mm x 5400mm				COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS	ZONE	B4 Mixed use & R3 Residential
SEPP 0.2/unit x 52	= 7 spaces	Francis Street	Basement		16.6	30.5	890.64		DP	Lot 28 and 43 On DP 7413
Manager	= 1 spaces		L1		16.6	26.7	1,013.58		Site Area	1391.2m² (2 X 695.6m²)
Cafe	= 2 spaces		L2		13.6	34.7	497.52		Council	Northern Beaches
Church	= 12 spaces		L3		41.9	22.8	525.58	27.6	Unit No.	51 Units + Manager & 2 O.O.A
Staff	= 6 spaces	Fisher Road	Ground	1 (+1 Manager)	38	18.2	441.11	33.7	Area of Building	5,090.32m²
Dis. general use	= 2 spaces		L1		38	13.6	441.11	6.9		
	= 29 Req. (31 supplied)		L2		38	13.6	441.11	6.9		
Motorcycle Parking	= 12 spaces		L3		38	13.6	441.11	6.9		
Bicycle Parking	= 15 spaces		L4		38	13.6	441.11	6.9		
			L5		38	13.6	441.11	6.9		
			L6		38	13.6	441.11	6.9		
			L7		38	13.6	441.11	6.9		
			L8		38	13.6	441.11	6.9		
			L9		38	13.6	441.11	6.9		
			L10		38	13.6	441.11	6.9		
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			L116		38	13.6	441.11	6.9		
			L117		38	13.6	441.11	6.9		
			L118		38	13.6	441.11	6.9		
			L119		38	13.6	441.11	6.9		
			L120		38	13.6	441.11	6.9		
			L121		38	13.6	441.11	6.9		
			L122		38	13.6	441.11	6.9		
			L123		38	13.6	441.11	6.9		
			L124		38	13.6	441.11	6.9		
			L125		38	13.6	441.11	6.9		
			L126		38	13.6	441.11	6.9		
			L127		38	13.6	441.11	6.9		
			L128		38	13.6	441.11	6.9		
			L129		38	13.6	441.11	6.9		
			L130		38	13.6	441.11	6.9		
			L131		38	13.6	441.11	6.9		
			L132		38	13.6	441.11	6.9		
			L133		38	13.6	441.11	6.9		
			L134		38	13.6	441.11	6.9		
			L135		38	13.6	441.11	6.9		
			L136		38	13.6	441.11	6.9		
			L137		38	13.6	441.11	6.9		
			L138		38	13.6	441.11	6.9		
			L139		38	13.6	441.11	6.9		
			L140		38	13.6	441.11	6.9		
			L141		38	13.6	441.11	6.9		
			L142		38	13.6	441.11	6.9		
			L143		38	13.6	441.11	6.9		
			L144		38	13.6	441.11	6.9		
			L145		38	13.6	441.11	6.9		
			L146		38	13.6	441.11	6.9		
			L147		38	13.6	441.11	6.9		
			L148		38	13.6	441.11	6.9		
			L149		38	13.6	441.11	6.9		
			L150		38	13.6	441.11	6.9		
			L151		38	13.6	441.11	6.9		
			L152		38	13.6	441.11	6.9		
			L153		38	13.6	441.11	6.9		
			L154		38	13.6	441.11	6.9		
			L155		38	13.6	441.11	6.9		
			L156		38	13.6	441.11	6.9		
			L157		38	13.6	441.11	6.9		
			L158		38	13.6	441.11	6.9		
			L159		38	13.6	441.11	6.9		
			L160		38	13.6	441.11	6.9		
			L161		38	13.6	441.11	6.9		
			L162		38	13.6	441.11	6.9		
			L163		38	13.6	441.11	6.9		
			L164		38	13.6	441.11			

NOTES		BOARDING UNITS		AREA SCHEDULES					DEVELOPMENT STATISTICS			
ALL CARPARKING SPACES TO CONFORM WITH AS 2890.1 @ 2500mm x 5400mm		Francis Street	Basement	1 Manager	LOWER CARPARK		16.6	30.5	890.64	ZONE	B4 Mixed use & R3 Residential	
SEPP 0.2/unit x 52	= 7 spaces		L1	2	UPPER CARPARK		16.6	26.7	1,013.58	DP	Lot 28 and 43 On DP 7413	
Manager	= 1 spaces		L2	4	GROUND LEVEL FISHER RD			13.6	34.7	497.52	Site Area	1391.2m² (2 X 695.6m²)
Cafe	= 2 spaces		L3	4	LEVEL 1 FISHER RD	41.9	13.6	22.8	525.58	Council	Northern Beaches	
Church	= 12 spaces	Fisher Road	Ground	10 (+ 1 Manager)	LEVEL 2 FISHER RD	38	13.6	18.2	441.11	Unit No.	51 Units + Manager & 2 O.O.A	
Staff	= 6 spaces		L1	11	LEVEL 3 FISHER RD	38	13.6	18.2	441.11	Area of Building	5,090.32m²	
Dis. general use	= 2 spaces		L2	10	LEVEL 4 FISHER RD	38	13.6	18.2	441.11			
	= 29 Req. (31 supplied)		L3	10	ROOFTOP LEVEL		6.7		181.32			
Motorcycle Parking	= 12 spaces		L4	10	BASEMENT LEVEL FRANCIS ST	37.7	4.8		105.79			
Bicycle Parking	= 15 spaces		L5	2 (O.O.A)	LEVEL 1 FRANCIS ST		4.8	4.6	165.64	FSR DELIVERED	2.91 : 1	
		Total		41 (+ 2 O.O.A)	LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46	Car Parking	31 Spaces, including 12 Disabled carparks	
				51 (+1 Manager, 2 O.O.A)	LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46			
						239.8 m²	127.1 m²	193.7 m²	5,090.32 m²			
									249.6 m²			



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2022/1510

PROPOSED FRANCIS STREET NORTH ELEVATION

1:100 @ A3

FINISHES LEGEND			
C1	Concrete type 1	B	Balustrade
C2	Concrete type 2	F	Fence @ 1800h
PW1	Perforated Aluminium Panel type1 - 25mm	SH	Sun Hood to detail
PW2	Perforated Aluminium Panel type 2- 25mm	PS	Privacy Screen @ 1700h
FG	Fascia Gutter	FH	Fire Hydrant
CMS	Colorbond Metal Sheetting	FHR	Fire Hose Reel



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Level 1, 335 MONA VALE RD, TERREY HILLS, NSW, Australia, 2084

Sydney • Brisbane • Melbourne • Perth • Hong Kong • Dubai • Thailand • PNG
Architects • Modular • Management • Planning • Development • Interior Design • Construction

ISSUE	AMENDMENT DETAILS	DATE
CD	CONCEPT DESIGN	26.06.17
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	12.08.20
DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	DEVELOPMENT APPLICATION	JULY.22
DA	AMENDMENTS TO DA DRAWINGS	MARCH.23

GENERAL NOTES
BUILDER TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS AND ANGLES ON SITE PRIOR TO COMMENCEMENT OF WORK AND/OR MANUFACTURE OF COMPONENTS.
ALL WORKS TO CONFORM WITH ALL BCA AND OTHER RELEVANT AUTHORITY REQUIREMENTS.

SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS
**28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA**
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
**PROPOSED
FRANCIS STREET NORTH ELEVATION**
DRAWING NO. 4089/06.3
AMENDMENT DA

NOTES

ALL CARPARKING SPACES TO CONFORM WITH
AS 2890.1 @ 2500mm x 5400mm

SEPP 0.2/unit x 52	= 7 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 12 spaces
Staff	= 6 spaces
Dis. general use	= 2 spaces
	= 29 Req. (31 supplied)
Motorcycle Parking	= 12 spaces
Bicycle Parking	= 15 spaces

Francis Street	Basement	1 Manager
	L1	2
	L2	4
	L3	4
		10 (+ 1 Manager)
Fisher Road	Ground	1 (+1 Manager)
	L1	11
	L2	10
	L3	10
	L4	10
	L5	2 (O.O.A)
		41 (+ 2 O.O.A)
Total		51 (+1 Manager, 2 O.O.A)

BOARDING UNITS

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	1,013.58	
GROUND LEVEL FISHER RD		13.6	34.7	497.52	
LEVEL 1 FISHER RD	41.9	13.6	22.8	525.58	27.6
LEVEL 2 FISHER RD	38	13.6	18.2	441.11	33.7
LEVEL 3 FISHER RD	38	13.6	18.2	441.11	6.9
LEVEL 4 FISHER RD	38	13.6	18.2	441.11	6.9
ROOFTOP LEVEL		6.7		181.32	174.5
BASEMENT LEVEL FRANCIS ST	37.7	4.8		105.79	
LEVEL 1 FRANCIS ST		4.8	4.6	165.64	
LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46	
LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46	
	239.8 m²	127.1 m²	193.7 m²	5,090.32 m²	249.6 m²

DEVELOPMENT STATISTICS

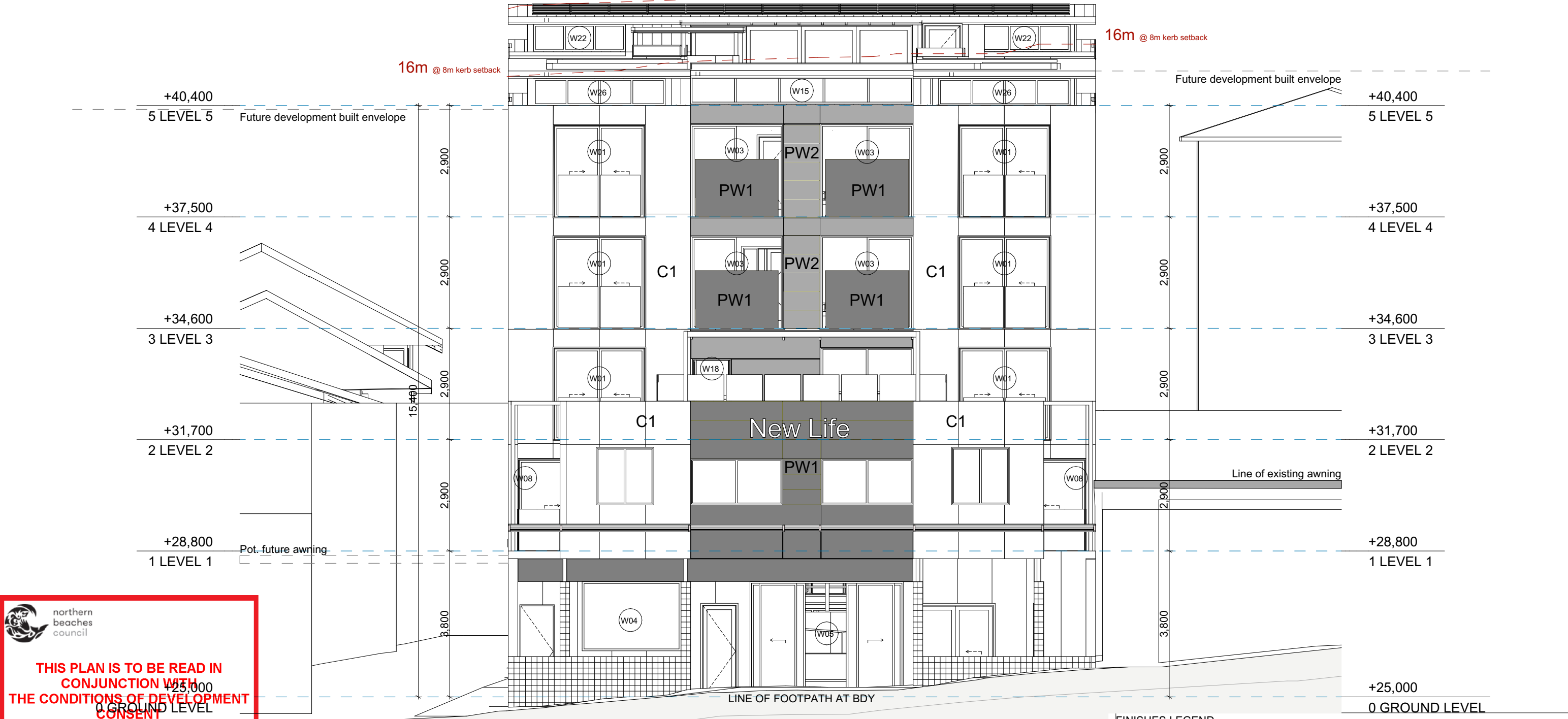
ZONE	B4 Mixed use & R3 Residential
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m² (2 X 695.6m²)
Council	Northern Beaches
Unit No.	51 Units + Manager & 2 O.O.A
Area of Building	5,090.32m²
FSR DELIVERED	2.91 : 1
Car Parking	31 Spaces, including 12 Disabled carparks

16m @ rear of Fisher Rd

16m @ rear of Fisher Rd

16m @ 8m kerb setback

16m @ 8m kerb setback





northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2022/1510

FINISHES LEGEND			
C1	Concrete type 1	B	Balustrade
C2	Concrete type 2	F	Fence @ 1800h
PW1	Perforated Aluminium Panel type1 - 25mm	SH	Sun Hood to detail
PW2	Perforated Aluminium Panel type 2- 25mm	PS	Privacy Screen @ 1700h
FG	Fascia Gutter	FH	Fire Hydrant
CMS	Colorbond Metal Sheetting	FHR	Fire Hose Reel



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ISSUE	AMENDMENT DETAILS	DATE
CD	CONCEPT DESIGN	26.06.17
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	12.08.20
DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	DEVELOPMENT APPLICATION	JULY.22
DA	AMENDMENTS TO DA DRAWINGS	MARCH.23

GENERAL NOTES
BUILDER TO CHECK AND VERIFY ALL
DIMENSIONS, LEVELS AND ANGLES ON SITE
PRIOR TO COMMENCEMENT OF WORK AND/OR
MANUFACTURE OF COMPONENTS.
ALL WORKS TO CONFORM WITH ALL BCA AND
OTHER RELEVANT AUTHORITY REQUIREMENTS.

SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

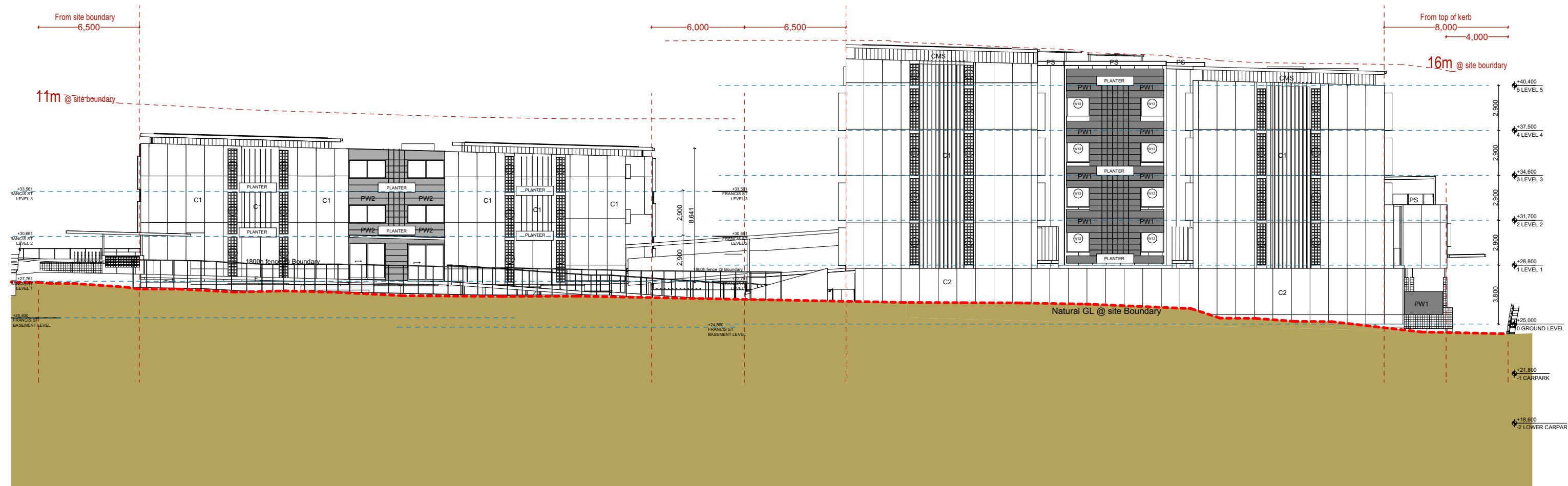
CLIENT / ADDRESS
28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED
EAST ELEVATION FISHER ROAD
DRAWING NO. **4089/06.4** AMENDMENT
DA

DEVELOPMENT STATISTICS

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	1,013.58	
GROUND LEVEL FISHER RD		13.6	34.7	497.52	
LEVEL 1 FISHER RD	41.9	13.6	22.8	525.58	27.6
LEVEL 2 FISHER RD	38	13.6	18.2	441.11	33.7
LEVEL 3 FISHER RD	38	13.6	18.2	441.11	6.9
LEVEL 4 FISHER RD	38	13.6	18.2	441.11	6.9
ROOFTOP LEVEL		6.7		181.32	174.5
BASEMENT LEVEL FRANCIS ST	37.7	4.8		105.79	
LEVEL 1 FRANCIS ST		4.8	4.6	165.64	
LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46	
LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46	
	239.8 m²	127.1 m²	193.7 m²	5,090.32 m²	249.6 m²

ZONE	B4 Mixed use & R3 Residential
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m ² (2 X 695.6m ²)
Council Unit No.	Northern Beaches 51 Units + Manager & 2 O.O.A
Area of Building	5,090.32m ²
FSR DELIVERED	2.91 : 1
Car Parking	31 Spaces, including 12 Disabled car parks



DRAWING NO.	AMENDMENT
4089/06.5	DA

FINISHES LEGEND		
C1	Concrete type 1	B Balustrade
C2	Concrete type 2	F Fence @ 1800h
PW1	Perforated Aluminium Panel type1 - 25mm	SH Sun Hood to detail
PW2	Perforated Aluminium Panel type 2- 25mm	PS Privacy Screen @ 1700h
FG	Fascia Gutter	FH Fire Hydrant
CMS	Colorbond Metal Sheetting	FHR Fire Hose Reel

ALL CARPARKING SPACES TO CONFORM WITH
AS 2890.1 @ 2500mm x 5400mm

SEPP 0.2/unit x 52	= 7 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 12 spaces
Staff	= 6 spaces
Dis. general use	= 2 spaces
	= 29 Req. (31 supplied)
Motorcycle Parking	= 12 spaces
Bicycle Parking	= 15 spaces

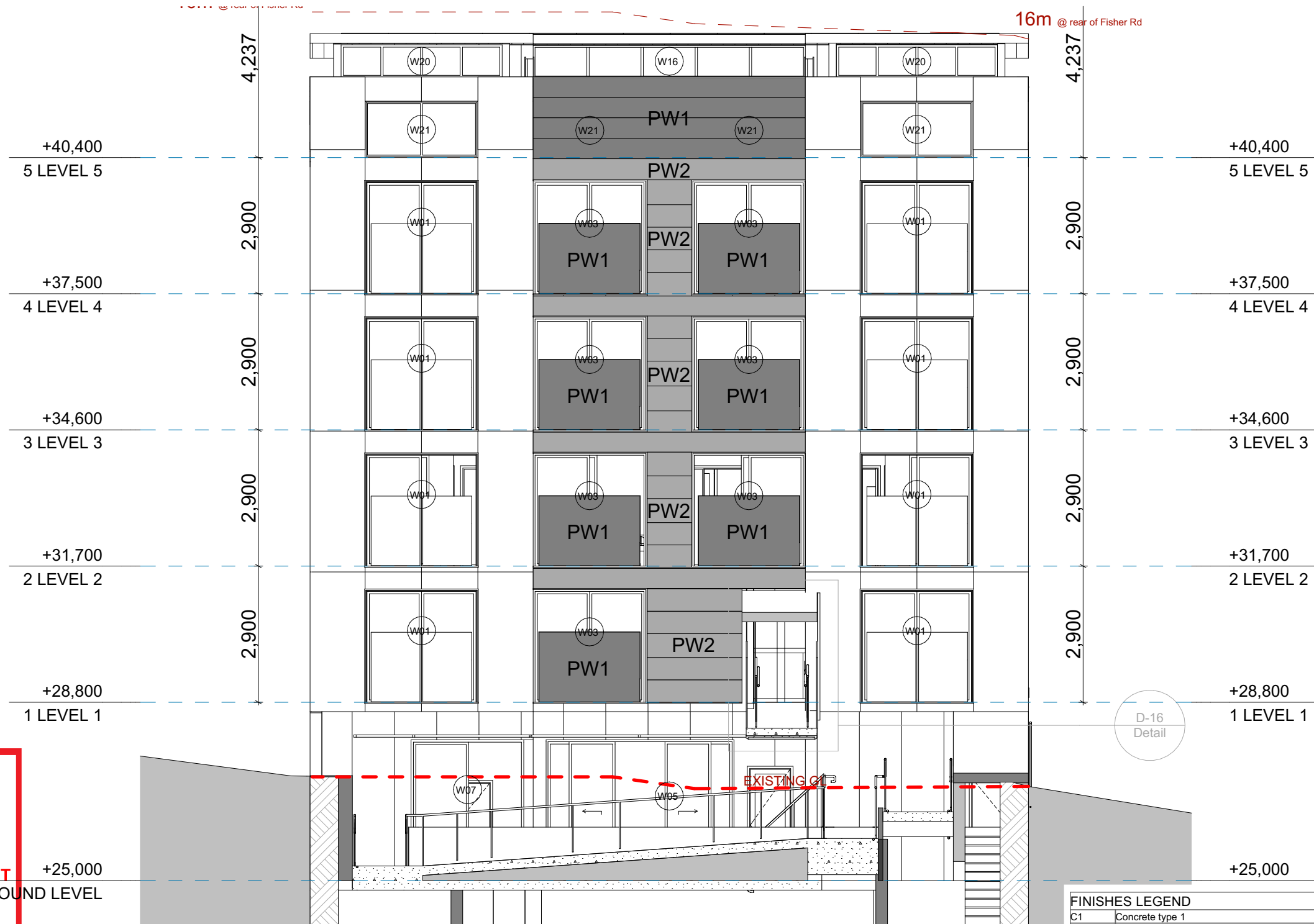
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segment      1 Manager
              2
              4
              4
              10 (+ 1 Manager)
bound      1 (+ 1 Manager)
            11
            10
            10
            10
            2 (O.O.A)
            41 (+ 2 O.O.A)
            51 (+ 1 Manager, 2 O.O.A)

```

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	1,013.58	
GROUND LEVEL FISHER RD		13.6	34.7	497.52	
LEVEL 1 FISHER RD	41.9	13.6	22.8	525.58	27.6
LEVEL 2 FISHER RD	38	13.6	18.2	441.11	33.7
LEVEL 3 FISHER RD	38	13.6	18.2	441.11	6.9
LEVEL 4 FISHER RD	38	13.6	18.2	441.11	6.9
ROOFTOP LEVEL		6.7		181.32	174.5
BASEMENT LEVEL FRANCIS ST	37.7	4.8		105.79	
LEVEL 1 FRANCIS ST		4.8	4.6	165.64	
LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46	
LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46	
	239.8 m ²	127.1 m ²	193.7 m ²	5,090.32 m ²	249.6 m ²

ZONE	B4 Mixed use & R3 Residential
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m ² (2 X 695.6m ²)
Council	Northern Beaches
Unit No.	51 Units + Manager & 2 O.O.A
Area of Building	5,090.32m ²
FSR DELIVERED	2.91 : 1
Car Parking	31 Spaces, including 12 Disabled carpark



 northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

0 GROUP

DA2022/1510

PROPOSED

1:100 @ A3

FINISHES LEGEND			
C1	Concrete type 1	B	Balustrade
C2	Concrete type 2	F	Fence @ 1800h
PW1	 Perforated Aluminium Panel type1 - 25mm	SH	Sun Hood to detail
PW2	 Perforated Aluminium Panel type 2- 25mm	PS	Privacy Screen @ 1700h
FG	Fascia Gutter	FH	Fire Hydrant
CMS	Colorbond Metal Sheetting	FHR	Fire Hose Reel

GENERAL NOTES
BUILDER TO CHECK AND VERIFY ALL
DIMENSIONS. LEVELS AND ANGLES ON SITE
PRIOR TO COMMENCEMENT OF WORK AND/OR
MANUFACTURE OF COMPONENTS.
ALL WORKS TO CONFORM WITH ALL BCA AND
OTHER RELEVANT AUTHORITY REQUIREMENTS

SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS

**28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA**

PROJECT

MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
**PROPOSED
WEST ELEVATION FISHER ROAD**

DRAWING NO. AMENDMENT
4089/06.6 DA



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 Level 1, 335 MONA VALE RD, TERREY
 HILLS, NSW, Australia. 2084

ISSUE	AMENDMENT DETAILS	DATE
CD	CONCEPT DESIGN	26.06.17
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	12.08.20
DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	DEVELOPMENT APPLICATION	JULY 22
DA	AMENDMENTS TO DA DRAWINGS	MARCH 23

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Architects • Modular • Management • Planning • Development • Interior Design • Construction

NOTES

ALL CARPARKING SPACES TO CONFORM WITH
AS 2890.1 @ 2500mm x 5400mm

SEPP 0.2/unit x 52	= 7 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 12 spaces
Staff	= 6 spaces
Dis. general use	= 2 spaces
	= 29 Req. (31 supplied)
Motorcycle Parking	= 12 spaces
Bicycle Parking	= 15 spaces

BOARDING UNITS

Francis Street	Basement	1 Manager
	L1	2
	L2	4
	L3	4
		10 (+ 1 Manager)
Fisher Road	Ground	1 (+1 Manager)
	L1	11
	L2	10
	L3	10
	L4	10
	L5	2 (O.O.A)
Total		51 (+1 Manager, 2 O.O.A)

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	1,013.58	
GROUND LEVEL FISHER RD		13.6	34.7	497.52	
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LEVEL 2 FISHER RD	38	13.6	18.2	441.11	33.7
LEVEL 3 FISHER RD	38	13.6	18.2	441.11	6.9
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BASEMENT LEVEL FRANCIS ST	37.7	4.8		105.79	
LEVEL 1 FRANCIS ST		4.8	4.6	165.64	
LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46	
LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46	
239.8 m²		127.1 m²	193.7 m²	5,090.32 m²	249.6 m²

DEVELOPMENT STATISTICS

ZONE	B4 Mixed use & R3 Residential
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m² (2 X 695.6m²)
Council	Northern Beaches
Unit No.	51 Units + Manager & 2 O.O.A
Area of Building	5,090.32m²
FSR DELIVERED	2.91 : 1
Car Parking	31 Spaces, including 12 Disabled carpark



FINISHES LEGEND			
C1	Concrete type 1	B	Balustrade
C2	Concrete type 2	F	Fence @ 1800h
PW1	Perforated Aluminium Panel type1 - 25mm	SH	Sun Hood to detail
PW2	Perforated Aluminium Panel type 2- 25mm	PS	Privacy Screen @ 1700h
FG	Fascia Gutter	FH	Fire Hydrant
CMS	Colorbond Metal Sheetting	FHR	Fire Hose Reel

PROPOSED WEST ELEVATION FRANCIS STREET

1:100 @ A3

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ISSUE	AMENDMENT DETAILS	DATE
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GENERAL NOTES
BUILDER TO CHECK AND VERIFY ALL
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MANUFACTURE OF COMPONENTS.
ALL WORKS TO CONFORM WITH ALL BCA AND
OTHER RELEVANT AUTHORITY REQUIREMENTS.

SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS
**28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA**
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
**PROPOSED
WEST ELEVATION FRANCIS STREET**
DRAWING NO. AMENDMENT
4089/06.7 DA

NOTES		BOARDING UNITS		AREA SCHEDULES						DEVELOPMENT STATISTICS	
ALL CARPARKING SPACES TO CONFORM WITH AS 2890.1 @ 2500mm x 5400mm											
SEPP 0.2/unit x 52	= 7 spaces	Francis Street	Basement	1 Manager	LOWER CARPARK		16.6	30.5	890.64		
Manager	= 1 spaces		L1	2	UPPER CARPARK		16.6	26.7	1,013.58		
Cafe	= 2 spaces		L2	4	GROUND LEVEL FISHER RD			13.6	34.7	497.52	
Church	= 12 spaces	Fisher Road	L3	4	LEVEL 1 FISHER RD	41.9	13.6	22.8	525.58	27.6	
Staff	= 6 spaces			10 (+ 1 Manager)	LEVEL 2 FISHER RD	38	13.6	18.2	441.11	33.7	
Dis. general use	= 2 spaces		Ground	1 (+1 Manager)	LEVEL 3 FISHER RD	38	13.6	18.2	441.11	6.9	
	= 29 Req. (31 supplied)		L1	11	LEVEL 4 FISHER RD	38	13.6	18.2	441.11	6.9	
Motorcycle Parking	= 12 spaces		L2	10	ROOFTOP LEVEL			6.7	181.32	174.5	
Bicycle Parking	= 15 spaces		L3	10	BASEMENT LEVEL FRANCIS ST	37.7	4.8		105.79		
			L4	10	LEVEL 1 FRANCIS ST		4.8	4.6	165.64		
		L5	2 (O.O.A)	LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46			
			41 (+ 2 O.O.A)	LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46			
			51 (+1 Manager, 2 O.O.A)		239.8 m²	127.1 m²	193.7 m²	5,090.32 m²	249.6 m²		

NOTES

ALL CARPARKING SPACES TO CONFORM WITH
AS 2890.1 @ 2500mm x 5400mm

SEPP 0.2/unit x 52	= 7 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 12 spaces
Staff	= 6 spaces
Dis. general use	= 2 spaces
	= 29 Req. (31 supplied)
Motorcycle Parking	= 12 spaces
Bicycle Parking	= 15 spaces

Francis Street

Basement
L1
L2
L3

1 Manager
2
4
4

Fisher Road

Ground
L1
L2
L3
L4
L5

1 (+1 Manager)

11
10
10
10
2 (O.O.A)
41 (+ 2 O.O.A)

Total

51 (+1 Manager, 2 O.O.A)

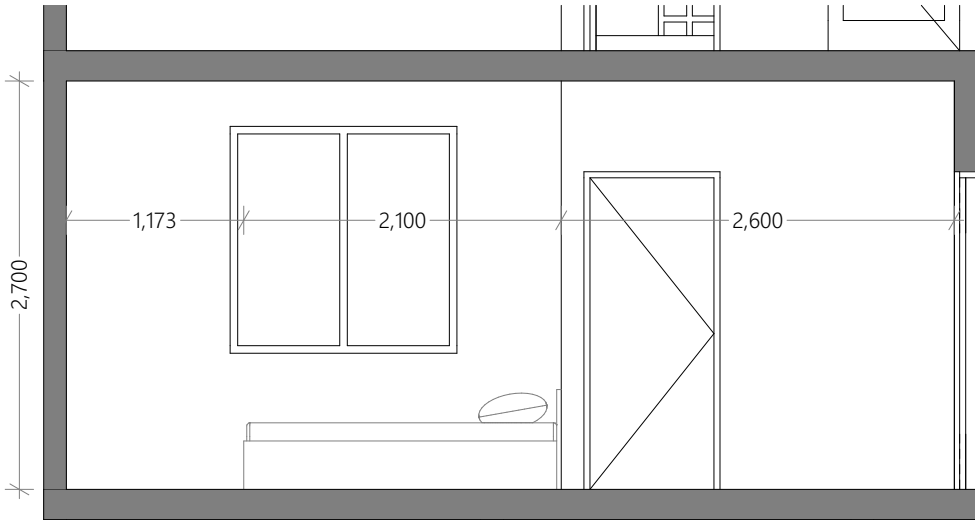
BOARDING UNITS

AREA SCHEDULES

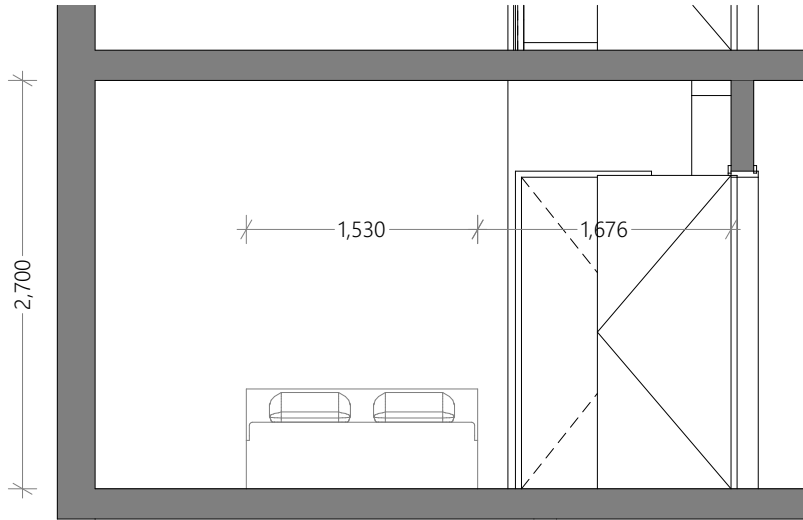
	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	1,013.58	
GROUND LEVEL FISHER RD		13.6	34.7	497.52	
LEVEL 1 FISHER RD	41.9	13.6	22.8	525.58	27.6
LEVEL 2 FISHER RD	38	13.6	18.2	441.11	33.7
LEVEL 3 FISHER RD	38	13.6	18.2	441.11	6.9
LEVEL 4 FISHER RD	38	13.6	18.2	441.11	6.9
ROOFTOP LEVEL		6.7		181.32	174.5
BASEMENT LEVEL FRANCIS ST	37.7	4.8		105.79	
LEVEL 1 FRANCIS ST		4.8	4.6	165.64	
LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46	
LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46	
	239.8 m²	127.1 m²	193.7 m²	5,090.32 m²	249.6 m²

DEVELOPMENT STATISTICS

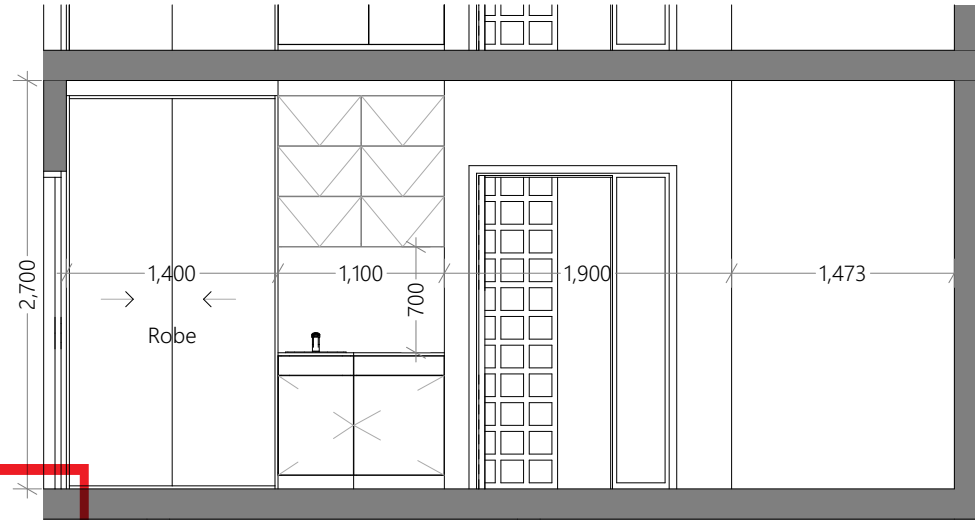
ZONE	B4 Mixed use & R3 Residential
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m² (2 X 695.6m²)
Council	Northern Beaches
Unit No.	51 Units + Manager & 2 O.O.A
Area of Building	5,090.32m²
FSR DELIVERED	2.91 : 1
Car Parking	31 Spaces, including 12 Disabled carparks



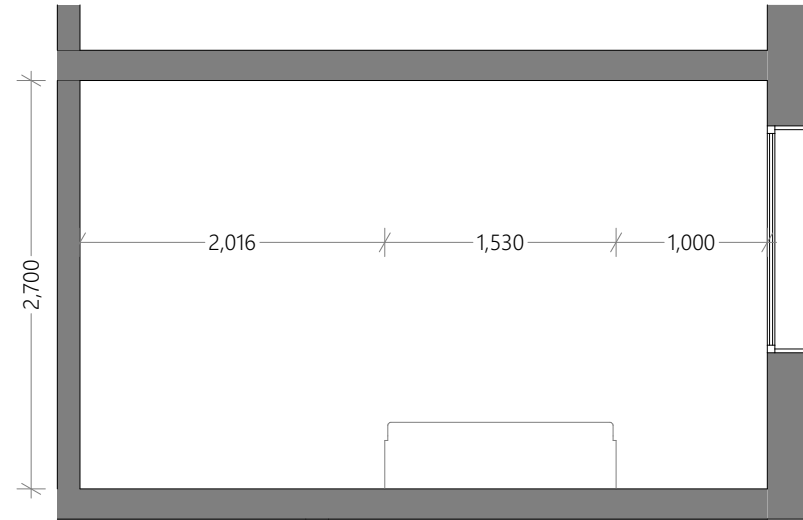
1.1 BEDROOM ELEVATION 1 1:50



1.1 BEDROOM ELEVATION 2 1:50



1.1 BEDROOM ELEVATION 3 1:50



1.1 BEDROOM ELEVATION 4 1:50

FINISHES LEGEND			
C1	Concrete type 1	B	Balustrade
C2	Concrete type 2	F	Fence @ 1800h
PW1	Perforated Aluminium Panel type1 - 25mm	SH	Sun Hood to detail
PW2	Perforated Aluminium Panel type 2- 25mm	PS	Privacy Screen @ 1700h
FG	Fascia Gutter	FH	Fire Hydrant
CMS	Colorbond Metal Sheetting	FHR	Fire Hose Reel

 northern
beaches
council

**THIS PLAN IS TO BE READ IN
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CONSENT**

DA2022/1510

PROPOSED BEDROOM ELEVATIONS

@ A3



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ISSUE	AMENDMENT DETAILS	DATE
CD	CONCEPT DESIGN	26.06.17
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	12.08.20
DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	DEVELOPMENT APPLICATION	JULY.22
DA	AMENDMENTS TO DA DRAWINGS	MARCH.23

GENERAL NOTES
BUILDER TO CHECK AND VERIFY ALL
DIMENSIONS. LEVELS AND ANGLES ON SITE
PRIOR TO COMMENCEMENT OF WORK AND/OR
MANUFACTURE OF COMPONENTS.
ALL WORKS TO CONFORM WITH ALL BCA AND
OTHER RELEVANT AUTHORITY REQUIREMENTS.

SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS

28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE

PROPOSED
BEDROOM ELEVATIONS

DRAWING NO. AMENDMENT
4089/06.9 DA

NOTES		BOARDING UNITS		AREA SCHEDULES					DEVELOPMENT STATISTICS		
ALL CARPARKING SPACES TO CONFORM WITH AS 2890.1 @ 2500mm x 5400mm		Francis Street	Basement	1 Manager	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS	ZONE	B4 Mixed use & R3 Residential
	L1		2								
SEPP 0.2/unit x 52	= 7 spaces		L2	4							
Manager	= 1 spaces		L3	4							
Cafe	= 2 spaces			10 (+ 1 Manager)							
Church	= 12 spaces	Fisher Road	Ground	1 (+1 Manager)	239.8 m²	127.1 m²	193.7 m²	5,090.32 m²	249.6 m²	DP	Lot 28 and 43 On DP 7413
Staff	= 6 spaces		L1	11							
Dis. general use	= 2 spaces		L2	10							
	= 29 Req. (31 supplied)		L3	10							
			L4	10							
Motorcycle Parking	= 12 spaces		L5	2 (O.O.A)	239.8 m²	127.1 m²	193.7 m²	5,090.32 m²	249.6 m²	FSR DELIVERED	2.91 : 1
Bicycle Parking	= 15 spaces		41 (+ 2 O.O.A)								
			51 (+1 Manager, 2 O.O.A)								

NOTES

ALL CARPARKING SPACES TO CONFORM WITH
AS 2890.1 @ 2500mm x 5400mm

SEPP 0.2/unit x 52	= 7 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 12 spaces
Staff	= 6 spaces
Dis. general use	= 2 spaces
	= 29 Req. (31 supplied)
Motorcycle Parking	= 12 spaces
Bicycle Parking	= 15 spaces

Francis Street

Basement
L1
L2
L3

1 Manager
2
4
4
10 (+ 1 Manager)

Fisher Road

Ground
L1
L2
L3
L4
L5

1 (+1 Manager)

2 (O.O.A)
41 (+ 2 O.O.A)

Total

51 (+1 Manager, 2 O.O.A)

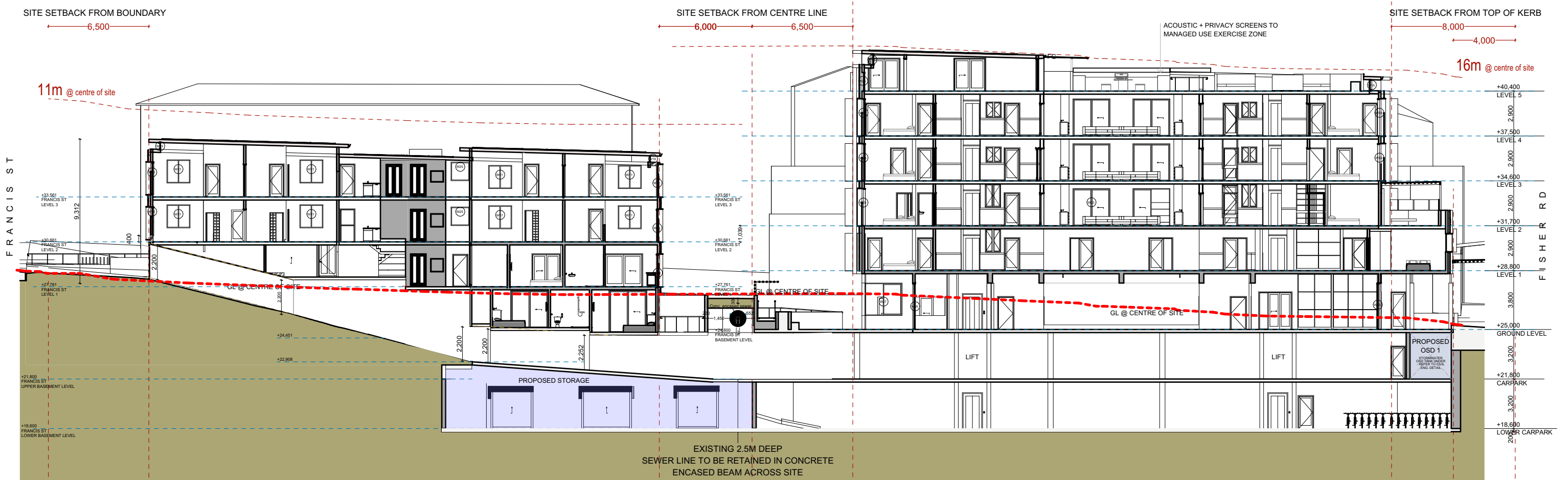
BOARDING UNITS

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
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	239.8 m²	127.1 m²	193.7 m²	5,090.32 m²	249.6 m²

DEVELOPMENT STATISTICS

ZONE	B4 Mixed use & R3 Residential
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m² (2 X 695.6m²)
Council	Northern Beaches
Unit No.	51 Units + Manager & 2 O.O.A
Area of Building	5,090.32m²
FSR DELIVERED	2.91 : 1
Car Parking	31 Spaces, including 12 Disabled carparks





**northern
beaches
council**

**THIS PLAN IS TO BE READ IN
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CONSENT**

DA2022/1510

PROPOSED SECTION THROUGH CENTRE OF SITE

1:250 @ A3



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DA	AMENDMENTS TO DA DRAWINGS	MARCH.23

GENERAL NOTES
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PRIOR TO COMMENCEMENT OF WORK AND/OR
MANUFACTURE OF COMPONENTS.
ALL WORKS TO CONFORM WITH ALL BCA AND
OTHER RELEVANT AUTHORITY REQUIREMENTS.

SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS
28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
**PROPOSED
SECTION THROUGH CENTRE OF SITE**
DRAWING NO. **4089/07.1** AMENDMENT
DA

NOTES

ALL CARPARKING SPACES TO CONFORM WITH
AS 2890.1 @ 2500mm x 5400mm

SEPP 0.2/unit x 52	= 7 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 12 spaces
Staff	= 6 spaces
Dis. general use	= 2 spaces
	= 29 Req. (31 supplied)
Motorcycle Parking	= 12 spaces
Bicycle Parking	= 15 spaces

Francis Street	Basement	1 Manager
	L1	2
	L2	4
	L3	4
Fisher Road	Ground	1 (+1 Manager)
	L1	11
	L2	10
	L3	10
	L4	10
	L5	2 (O.O.A)
		41 (+ 2 O.O.A)
	Total	51 (+1 Manager, 2 O.O.A)

BOARDING UNITS

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	1,013.58	
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LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46	
LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46	
	239.8 m²	127.1 m²	193.7 m²	5,090.32 m²	249.6 m²

DEVELOPMENT STATISTICS

ZONE	B4 Mixed use & R3 Residential
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m² (2 X 695.6m²)
Council	Northern Beaches
Unit No.	51 Units + Manager & 2 O.O.A
Area of Building	5,090.32m²
FSR DELIVERED	2.91 : 1
Car Parking	31 Spaces, including 12 Disabled carparks





northern
beaches
council

THIS PLAN IS TO BE READ IN
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CONSENT

DA2022/1510

PROPOSED EAST SUN SLOT SECTION

@ A3



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ISSUE	AMENDMENT DETAILS	DATE
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DA	DEVELOPMENT APPLICATION	14.05.22
DA	DEVELOPMENT APPLICATION	JULY.22
DA	AMENDMENTS TO DA DRAWINGS	MARCH.23

GENERAL NOTES
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SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS
28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED
EAST SUN SLOT SECTION
DRAWING NO. 4089/07.2
AMENDMENT DA

ALL CARPARKING SPACES TO CONFORM WITH
AS 2890.1 @ 2500mm x 5400mm

SEPP 0.2/unit x 52	= 7 spaces
Manager	= 1 space
Cafe	= 2 spaces
Church	= 12 spaces
Staff	= 6 spaces
Dis. general use	= 2 spaces
	= 29 Req.
Motorcycle Parking	= 12 spaces
Bicycle Parking	= 15 spaces

Francis Street	Basement	1 Manager
	L1	2
	L2	4
	L3	4
		10 (+ 1 Manager)
Fisher Road	Ground	1 (+1 Manager)
	L1	11
	L2	10
	L3	10
	L4	10
	L5	2 (O.O.A)
		41 (+ 2 O.O.A)
Total		51 (+1 Manager, 2 O.O.A)

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	1,013.58	
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LEVEL 1 FRANCIS ST		4.8	4.6	165.64	
LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46	
LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46	
	239.8 m ²	127.1 m ²	193.7 m ²	5,090.32 m ²	249.6 m ²

ZONE	B4 Mixed use & R3 Residential
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m ² (2 X 695.6m ²)
Council	Northern Beaches
Unit No.	51 Units + Manager & 2 O.O.A
Area of Building	5,090.32m ²
FSR DELIVERED	2.91 : 1
Car Parking	31 Spaces, including 12 Disabled carpark



**THIS PLAN IS TO BE READ IN
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CONDITIONS OF DEVELOPMENT
CONSENT**

DA2022/1510

PROPOSED LONG SECTION 02

1:250 @ A3



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GENERAL NOTES
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SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS
28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
**PROPOSED
LONG SECTION 02**

DRAWING NO. AMENDMENT
4089/07.3 DA

NOTES

ALL CARPARKING SPACES TO CONFORM WITH AS 2890.1 @ 2500mm x 5400mm

SEPP 0.2/unit x 52	= 7 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 12 spaces
Staff	= 6 spaces
Dis. general use	= 2 spaces
	= 29 Req. (31 supplied)
Motorcycle Parking	= 12 spaces
Bicycle Parking	= 15 spaces

Francis Street

Basement
L1
L2
L3

1 Manager
2
4
4
10 (+ 1 Manager)

Fisher Road

Ground
L1
L2
L3
L4
L5

1 (+1 Manager)

11
10
10
10
2 (O.O.A)
41 (+ **2 O.O.A**)
51 (+1 Manager, 2 O.O.A)

Total

BOARDING UNITS

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
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DEVELOPMENT STATISTICS

ZONE	B4 Mixed use & R3 Residential
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Site Area	1391.2m² (2 X 695.6m²)
Council	Northern Beaches
Unit No.	51 Units + Manager & 2 O.O.A
Area of Building	5,090.32m²
FSR DELIVERED	2.91 : 1
Car Parking	31 Spaces, including 12 Disabled carparks

SITE SETBACK FROM TOP OF KERB

SITE SETBACK FROM CENTRE LINE

16m @ centre of site

11m @ centre of site

NATURAL GROUNDLINE

Cont. encased sewer



northern
beaches
council

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CONSENT

DA2022/1510

PROPOSED NORTHERN PODIUM SECTION

1:250 @ A3



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SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS

28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE

PROPOSED
NORTHERN PODIUM SECTION

DRAWING NO. 4089/07.4
AMENDMENT
DA

NOTES

ALL CARPARKING SPACES TO CONFORM WITH
AS 2890.1 @ 2500mm x 5400mm

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Cafe	= 2 spaces
Church	= 12 spaces
Staff	= 6 spaces
Dis. general use	= 2 spaces
	= 29 Req. (31 supplied)
Motorcycle Parking	= 12 spaces
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Francis Street

Basement
L1
L2
L3

1 Manager
2
4
4
10 (+ 1 Manager)

Fisher Road

Ground
L1
L2
L3
L4
L5

1 (+1 Manager)

11
10
10
10
2 (O.O.A)
41 (+ 2 O.O.A)
51 (+1 Manager, 2 O.O.A)

Total

BOARDING UNITS

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
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DEVELOPMENT STATISTICS

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Site Area	1391.2m² (2 X 695.6m²)
Council	Northern Beaches
Unit No.	51 Units + Manager & 2 O.O.A
Area of Building	5,090.32m²
FSR DELIVERED	2.91 : 1
Car Parking	31 Spaces, including 12 Disabled carpark





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DA2022/1510

PROPOSED LONG SECTION 03
1:250 @ A3



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DA	DEVELOPMENT APPLICATION	14.05.22
DA	DEVELOPMENT APPLICATION	JULY.22
DA	AMENDMENTS TO DA DRAWINGS	MARCH.23

GENERAL NOTES
BUILDER TO CHECK AND VERIFY ALL
DIMENSIONS, LEVELS AND ANGLES ON SITE
PRIOR TO COMMENCEMENT OF WORK AND/OR
MANUFACTURE OF COMPONENTS.
ALL WORKS TO CONFORM WITH ALL BCA AND
OTHER RELEVANT AUTHORITY REQUIREMENTS.

SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS
**28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA**
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
**PROPOSED
LONG SECTION 03**
DRAWING NO. 4089/07.5
AMENDMENT
DA



 northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2022/1510

PROPOSED CONCRETE ENCASED SEWER CROSS SECTION

1:100 @ A3



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The George Group Pty Ltd
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HILLS, NSW, Australia, 2084

Sydney • Brisbane • Melbourne • Perth • Hong Kong • Dubai • Thailand • PNG
Architects • Modular • Management • Planning • Development • Interior Design • Construction

ISSUE	AMENDMENT DETAILS	DATE
CD	CONCEPT DESIGN	26.06.17
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	12.08.20
DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	DEVELOPMENT APPLICATION	JULY.22
DA	AMENDMENTS TO DA DRAWINGS	MARCH.23

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SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS
**28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA**
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
**PROPOSED
CONCRETE ENCASED SEWER CROSS**
DRAWING NO. 4089/07.6
AMENDMENT DA



 northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2022/1510

PROPOSED FRANCIS STREET CROSS SECTION

1:100 @ A3



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DA	DEVELOPMENT APPLICATION	JULY.22
DA	AMENDMENTS TO DA DRAWINGS	MARCH.23

GENERAL NOTES
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DIMENSIONS, LEVELS AND ANGLES ON SITE
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MANUFACTURE OF COMPONENTS.
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OTHER RELEVANT AUTHORITY REQUIREMENTS.

SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS
**28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA**
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
**PROPOSED
FRANCIS STREET CROSS SECTION**
DRAWING NO. 4089/07.7
AMENDMENT DA



 northern
beaches
council

**THIS PLAN IS TO BE READ IN
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THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2022/1510

PROPOSED FISHER ROAD CROSS SECTION

1:100 @ A3



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DA	AMENDMENTS TO DA DRAWINGS	MARCH.23

GENERAL NOTES
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MANUFACTURE OF COMPONENTS.
ALL WORKS TO CONFORM WITH ALL BCA AND
OTHER RELEVANT AUTHORITY REQUIREMENTS.

SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS

28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE

PROPOSED
FISHER ROAD CROSS SECTION

DRAWING NO. 4089/07.8
AMENDMENT DA

NOTES

ALL CARPARKING SPACES TO CONFORM WITH
AS 2890.1 @ 2500mm x 5400mm

SEPP 0.2/unit x 52	= 7 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 12 spaces
Staff	= 6 spaces
Dis. general use	= 2 spaces
	= 29 Req. (31 supplied)
Motorcycle Parking	= 12 spaces
Bicycle Parking	= 15 spaces

Francis Street	Basement	1 Manager
	L1	2
	L2	4
	L3	4
Fisher Road		10 (+ 1 Manager)
	Ground	1 (+1 Manager)
	L1	11
	L2	10
	L3	10
	L4	10
	L5	2 (O.O.A)
		41 (+ 2 O.O.A)
Total		51 (+1 Manager, 2 O.O.A)

BOARDING UNITS

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	1,013.58	
GROUND LEVEL FISHER RD		13.6	34.7	497.52	
LEVEL 1 FISHER RD	41.9	13.6	22.8	525.58	27.6
LEVEL 2 FISHER RD	38	13.6	18.2	441.11	33.7
LEVEL 3 FISHER RD	38	13.6	18.2	441.11	6.9
LEVEL 4 FISHER RD	38	13.6	18.2	441.11	6.9
ROOFTOP LEVEL		6.7		181.32	174.5
BASEMENT LEVEL FRANCIS ST	37.7	4.8		105.79	
LEVEL 1 FRANCIS ST		4.8	4.6	165.64	
LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46	
LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46	
	239.8 m²	127.1 m²	193.7 m²	5,090.32 m²	249.6 m²

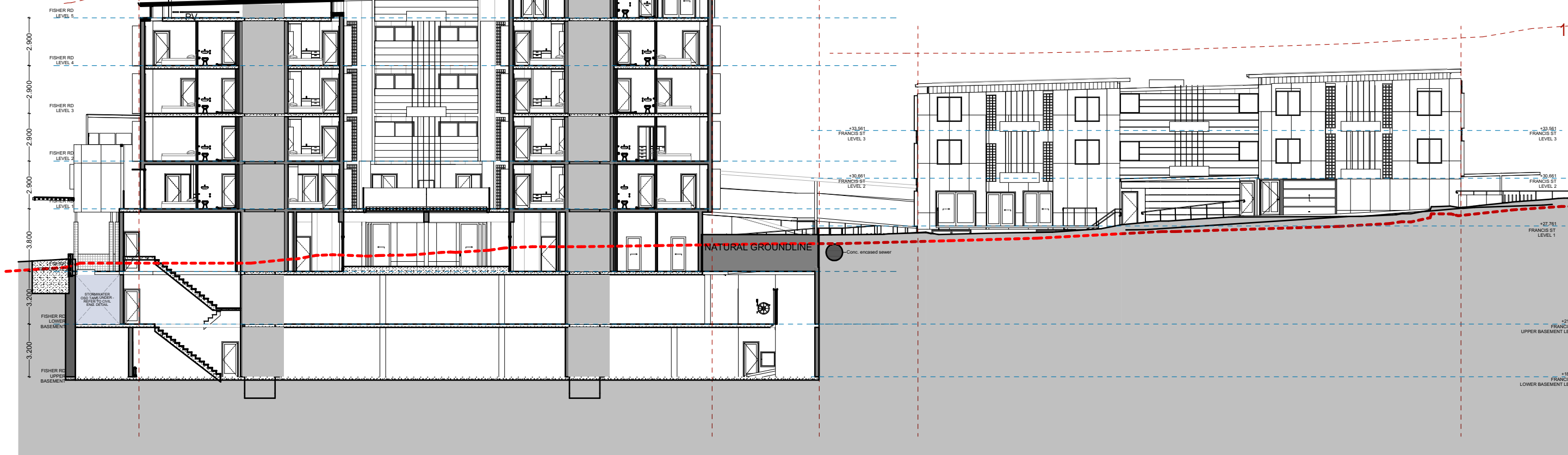
DEVELOPMENT STATISTICS

ZONE	B4 Mixed use & R3 Residential
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m² (2 X 695.6m²)
Council	Northern Beaches
Unit No.	51 Units + Manager & 2 O.O.A
Area of Building	5,090.32m²
FSR DELIVERED	2.91 : 1
Car Parking	31 Spaces, including 12 Disabled carparks

SITE SETBACK FROM TOP OF KERB

SITE SETBACK FROM CENTRE LINE

16m @ centre of site





northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
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CONSENT

DA2022/1510

PROPOSED NORTH SECTION

1:250 @ A3



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ISSUE	AMENDMENT DETAILS	DATE
CD	CONCEPT DESIGN	26.06.17
DA	PRE DEVELOPMENT APPLICATION	15.04.20
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DA	DEVELOPMENT APPLICATION	JULY.22
DA	AMENDMENTS TO DA DRAWINGS	MARCH.23

GENERAL NOTES
BUILDER TO CHECK AND VERIFY ALL
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MANUFACTURE OF COMPONENTS.
ALL WORKS TO CONFORM WITH ALL BCA AND
OTHER RELEVANT AUTHORITY REQUIREMENTS.

SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS
28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED
NORTH SECTION
DRAWING NO. 4089/07.9
AMENDMENT DA

NOTES		BOARDING UNITS		AREA SCHEDULES						DEVELOPMENT STATISTICS										
ALL CARPARKING SPACES TO CONFORM WITH AS 2890.1 @ 2500mm x 5400mm				Francis Street	Basement	1 Manager	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS	ZONE	B4 Mixed use & R3 Residential							
SEPP 0.2/unit x 52 = 7 spaces					L1	2						UPPER CARPARK	16.6	30.5	890.64	DP	Lot 28 and 43 On DP 7413			
Manager = 1 spaces					L2	4						GROUND LEVEL FISHER RD		13.6	34.7	497.52	Site Area	1391.2m² (2 X 695.6m²)		
Cafe = 2 spaces				L3	4	LEVEL 1 FISHER RD						41.9	13.6	22.8	525.58	27.6	Council	Northern Beaches		
Church = 12 spaces				Fisher Road	Ground 1 (+1 Manager)	LEVEL 2 FISHER RD						38	13.6	18.2	441.11	33.7	Unit No.	51 Units + Manager & 2 O.O.A		
Staff = 6 spaces						LEVEL 3 FISHER RD						38	13.6	18.2	441.11	6.9	Area of Building	5,090.32m²		
Dis. general use = 2 spaces						L1						11	LEVEL 4 FISHER RD	38	13.6	18.2	441.11	6.9		
= 29 Req. (31 supplied)						L2						10	ROOFTOP LEVEL		6.7		181.32	174.5		
Motorcycle Parking = 12 spaces						L3						10	BASEMENT LEVEL FRANCIS ST	37.7	4.8		105.79			
Bicycle Parking = 15 spaces						L4						10	LEVEL 1 FRANCIS ST		4.8	4.6	165.64			
				L5	2 (O.O.A)	LEVEL 2 FRANCIS ST						23.1	4.8	9.9	193.46		FSR DELIVERED	2.91 : 1		
					41 (+ 2 O.O.A)	LEVEL 3 FRANCIS ST						23.1	4.8	9.9	193.46		Car Parking	31 Spaces, including 12 Disabled car parks		
				Total	51 (+1 Manager, 2 O.O.A)							239.8 m²	127.1 m²	193.7 m²	5,090.32 m²	249.6 m²				



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2022/1510

PROPOSED SEWER PIPE CROSS SECTION

@ A3



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ISSUE	AMENDMENT DETAILS	DATE
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DA	AMENDMENTS TO DA DRAWINGS	MARCH.23

GENERAL NOTES
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SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS
28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED
SEWER PIPE CROSS SECTION

DRAWING NO. 4089/07.10
AMENDMENT DA

NOTES

ALL CARPARKING SPACES TO CONFORM WITH
AS 2890.1 @ 2500mm x 5400mm

SEPP 0.2/unit x 52	= 7 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 12 spaces
Staff	= 6 spaces
Dis. general use	= 2 spaces
	= 29 Req. (31 supplied)
Motorcycle Parking	= 12 spaces
Bicycle Parking	= 15 spaces

BOARDING UNITS

Francis Street	Basement	1 Manager
	L1	2
	L2	4
	L3	4
Fisher Road		10 (+ 1 Manager)
	Ground	1 (+1 Manager)
	L1	11
	L2	10
	L3	10
	L4	10
	L5	2 (O.O.A)
		41 (+ 2 O.O.A)
Total		51 (+1 Manager, 2 O.O.A)

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	1,013.58	
GROUND LEVEL FISHER RD		13.6	34.7	497.52	
LEVEL 1 FISHER RD	41.9	13.6	22.8	525.58	27.6
LEVEL 2 FISHER RD	38	13.6	18.2	441.11	33.7
LEVEL 3 FISHER RD	38	13.6	18.2	441.11	6.9
LEVEL 4 FISHER RD	38	13.6	18.2	441.11	6.9
ROOFTOP LEVEL		6.7		181.32	174.5
BASEMENT LEVEL FRANCIS ST	37.7	4.8		105.79	
LEVEL 1 FRANCIS ST		4.8	4.6	165.64	
LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46	
LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46	
	239.8 m²	127.1 m²	193.7 m²	5,090.32 m²	249.6 m²

DEVELOPMENT STATISTICS

ZONE	B4 Mixed use & R3 Residential
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m² (2 X 695.6m²)
Council	Northern Beaches
Unit No.	51 Units + Manager & 2 O.O.A
Area of Building	5,090.32m²
FSR DELIVERED	2.91 : 1
Car Parking	31 Spaces, including 12 Disabled carparks





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council

THIS PLAN IS TO BE READ IN
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DA2022/1510

PROPOSED CARPARK TURNING
@ A3



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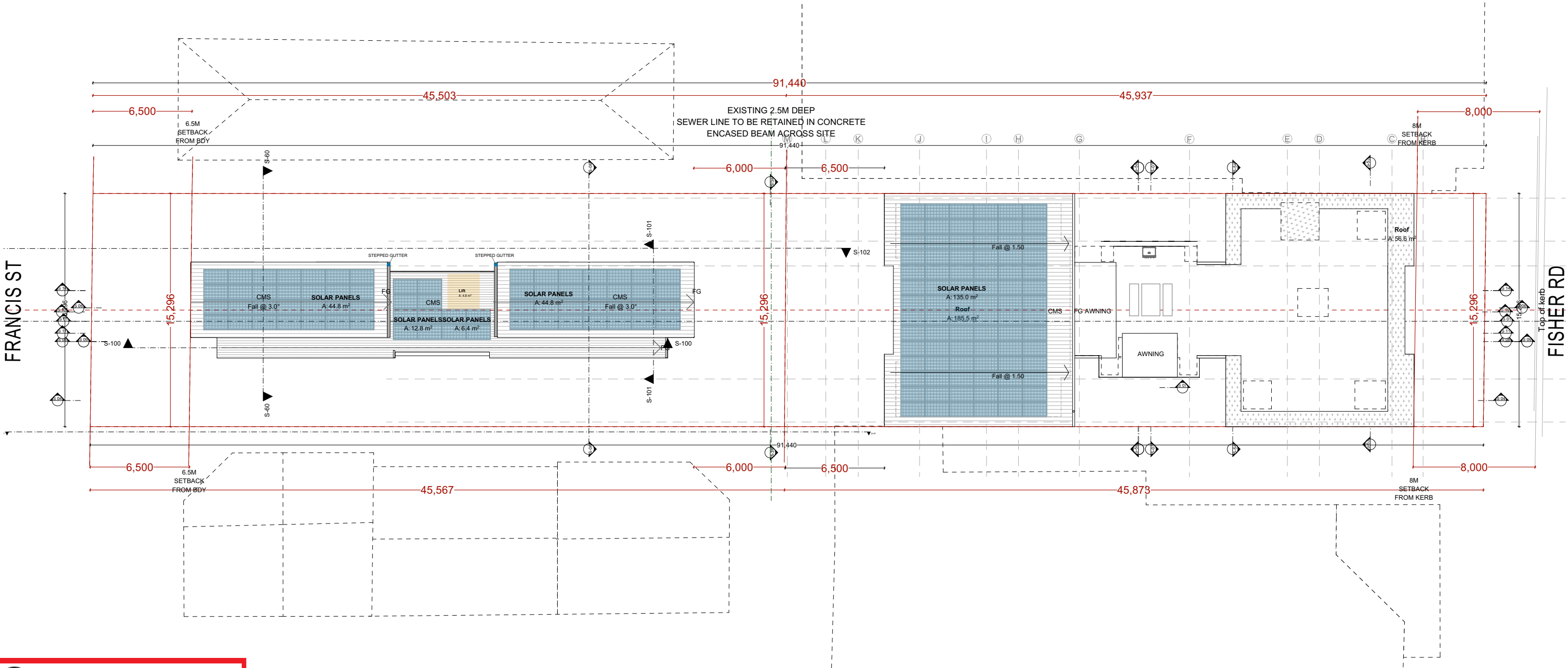
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GENERAL NOTES
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ALL WORKS TO CONFORM WITH ALL BCA AND
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SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS
**28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA**
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
**PROPOSED
CARPARK TURNING**
DRAWING NO. 4089/07.11
AMENDMENT DA



 northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2022/1510

PROPOSED ROOFTOP SOLAR PANEL LAYOUT PLAN



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SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS
28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED
ROOFTOP SOLAR PANEL
LAYOUT PLAN
DRAWING NO. 4089/08.1
AMENDMENT DA

NOTES

ALL CARPARKING SPACES TO CONFORM WITH
AS 2890.1 @ 2500mm x 5400mm

SEPP 0.2/unit x 52	= 7 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 12 spaces
Staff	= 6 spaces
Dis. general use	= 2 spaces
	= 29 Req. (31 supplied)
Motorcycle Parking	= 12 spaces
Bicycle Parking	= 15 spaces

BOARDING UNITS

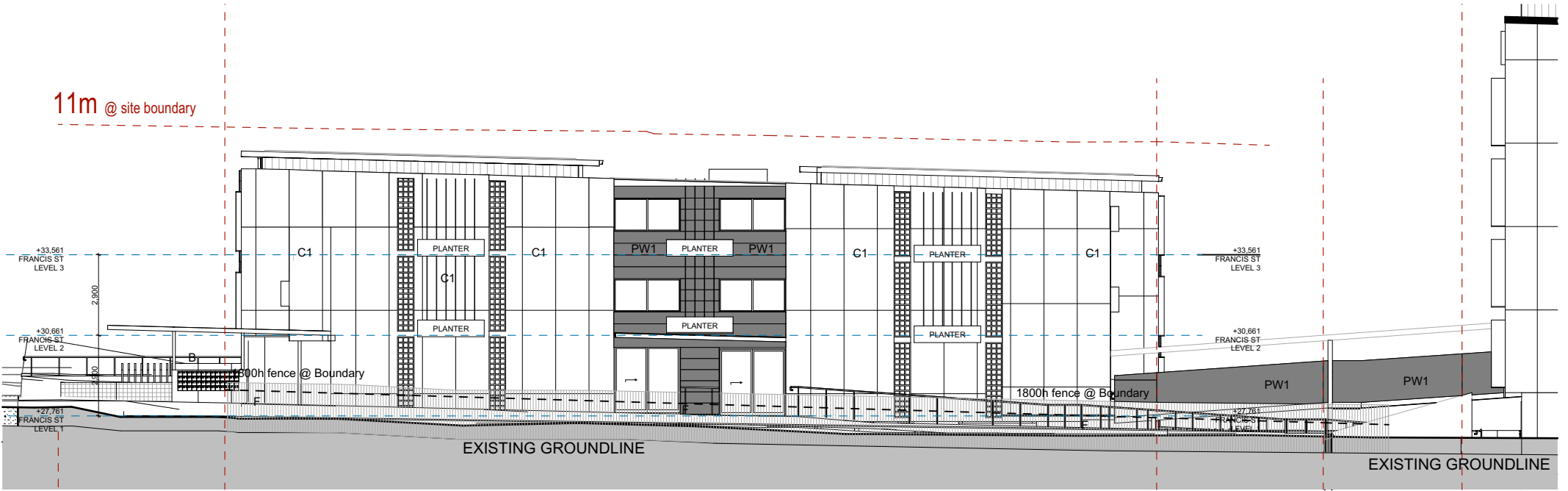
Francis Street	Basement	1 Manager
	L1	2
	L2	4
	L3	4
Fisher Road		10 (+ 1 Manager)
	Ground	1 (+1 Manager)
	L1	11
	L2	10
	L3	10
	L4	10
	L5	2 (O.O.A)
		41 (+ 2 O.O.A)
Total		51 (+1 Manager, 2 O.O.A)

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	1,013.58	
GROUND LEVEL FISHER RD		13.6	34.7	497.52	
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LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46	
LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46	
	239.8 m²	127.1 m²	193.7 m²	5,090.32 m²	249.6 m²

DEVELOPMENT STATISTICS

ZONE	B4 Mixed use & R3 Residential
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m² (2 X 695.6m²)
Council	Northern Beaches
Unit No.	51 Units + Manager & 2 O.O.A
Area of Building	5,090.32m²
FSR DELIVERED	2.91 : 1
Car Parking	31 Spaces, including 12 Disabled carparks





northern
beaches
council

THIS PLAN IS TO BE READ IN
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DA2022/1510

PROPOSED BOUNDARY FENCE DETAILS

1:200 @ A3



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DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS
28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED
BOUNDARY FENCE DETAILS
DRAWING NO. 4089/08.2
AMENDMENT DA