

DEVELOPMENT APPLICATION

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

MIXED-USE COMMUNITY CENTRE



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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

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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	NEW DEVELOPMENT APPLICATION	JULY.22

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
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SCALE	As shown
DRAWN	KVA
DATE	JUNE 2022
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
COVER PAGE

DRAWING NO. 4089/01
AMENDMENT DA

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4089/18	SOLAR PERSPECTIVE 4PM			☐

PROPOSED DRAWING SCHEDULE



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DRAWING NO. 4089/02
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PROPOSED FISHER ROAD 3D PERSPECTIVE 1



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DRAWING TITLE
**PROPOSED
FISHER ROAD 3D
PERSPECTIVE 1**
DRAWING NO. 4089/03.1
AMENDMENT DA



PROPOSED FISHER ROAD 3D PERSPECTIVE 2



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PROPOSED
FISHER ROAD 3D
PERSPECTIVE 2

DRAWING NO. 4089/03.2
AMENDMENT DA



PROPOSED FISHER ROAD 3D PERPSECTIVE 3



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PROPOSED
FISHER ROAD 3D
PERPSECTIVE 3

DRAWING NO. 4089/03.3
AMENDMENT DA



PROPOSED NORTHERN PERSPECTIVE



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DRAWING TITLE
**PROPOSED
NORTHERN PERSPECTIVE**
DRAWING NO. AMENDMENT
4089/03.4 DA



PROPOSED SOUTHERN PERSPECTIVE



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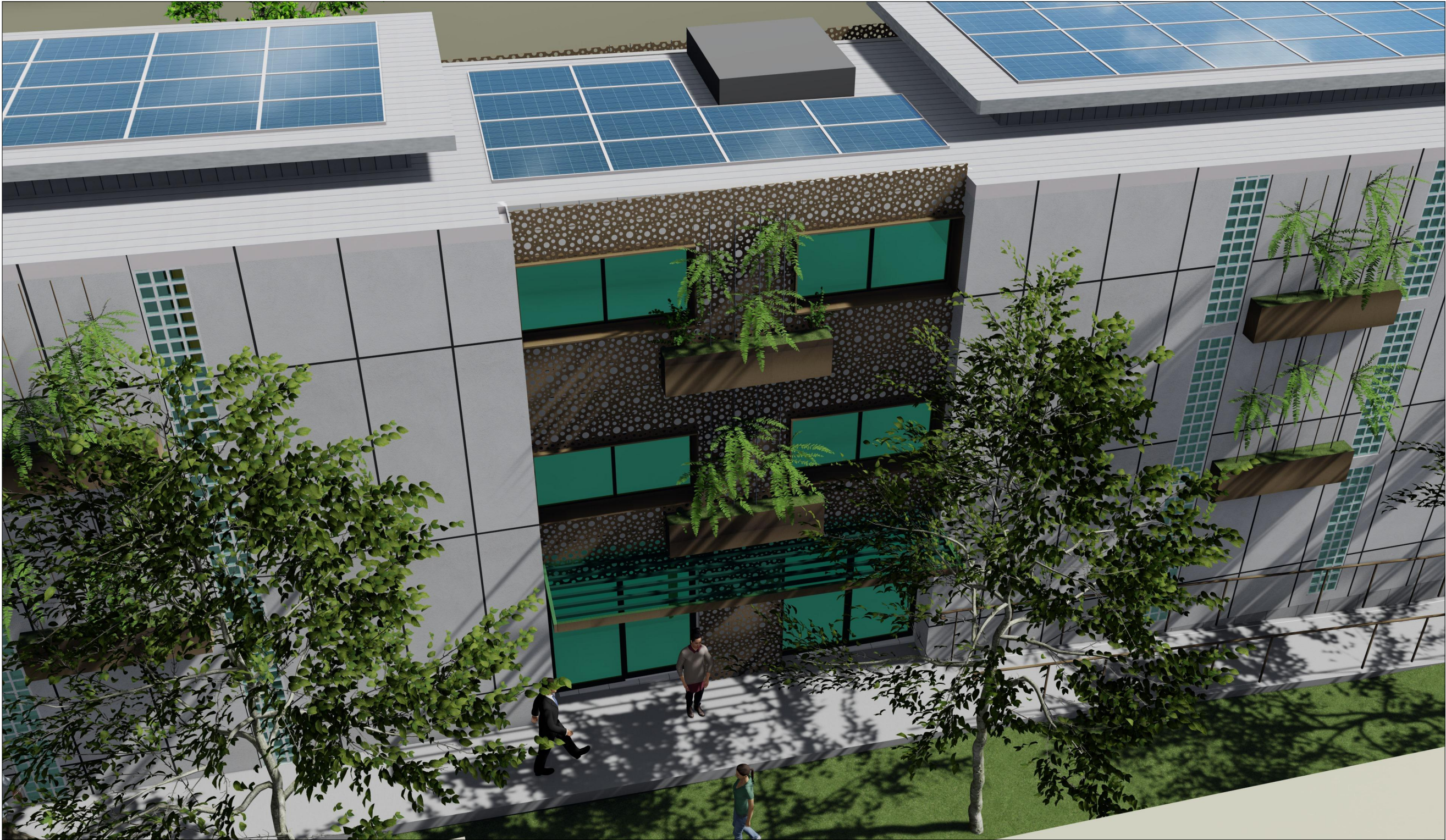
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DRAWING TITLE
PROPOSED
SOUTHERN PERSPECTIVE
DRAWING NO. AMENDMENT
4089/03.5 DA



PROPOSED 3D VIEW FRANCIS STREET SOUTH



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DRAWING TITLE
PROPOSED
3D VIEW FRANCIS STREET
SOUTH
DRAWING NO. 4089/03.6
AMENDMENT DA



PROPOSED 3D VIEW FRANCIS STREET NORTH



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PROPOSED
3D VIEW FRANCIS STREET
NORTH

DRAWING NO. 4089/03.7
AMENDMENT DA



PROPOSED 3D VIEW FRANCIS STREET



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3D VIEW FRANCIS STREET

DRAWING NO. 4089/03.8
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PROPOSED FRANCIS STREET PERSPECTIVE 1



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**PROPOSED
FRANCIS STREET
PERSPECTIVE 1**
DRAWING NO. AMENDMENT
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PROPOSED FRANCIS STREET PERSPECTIVE 2



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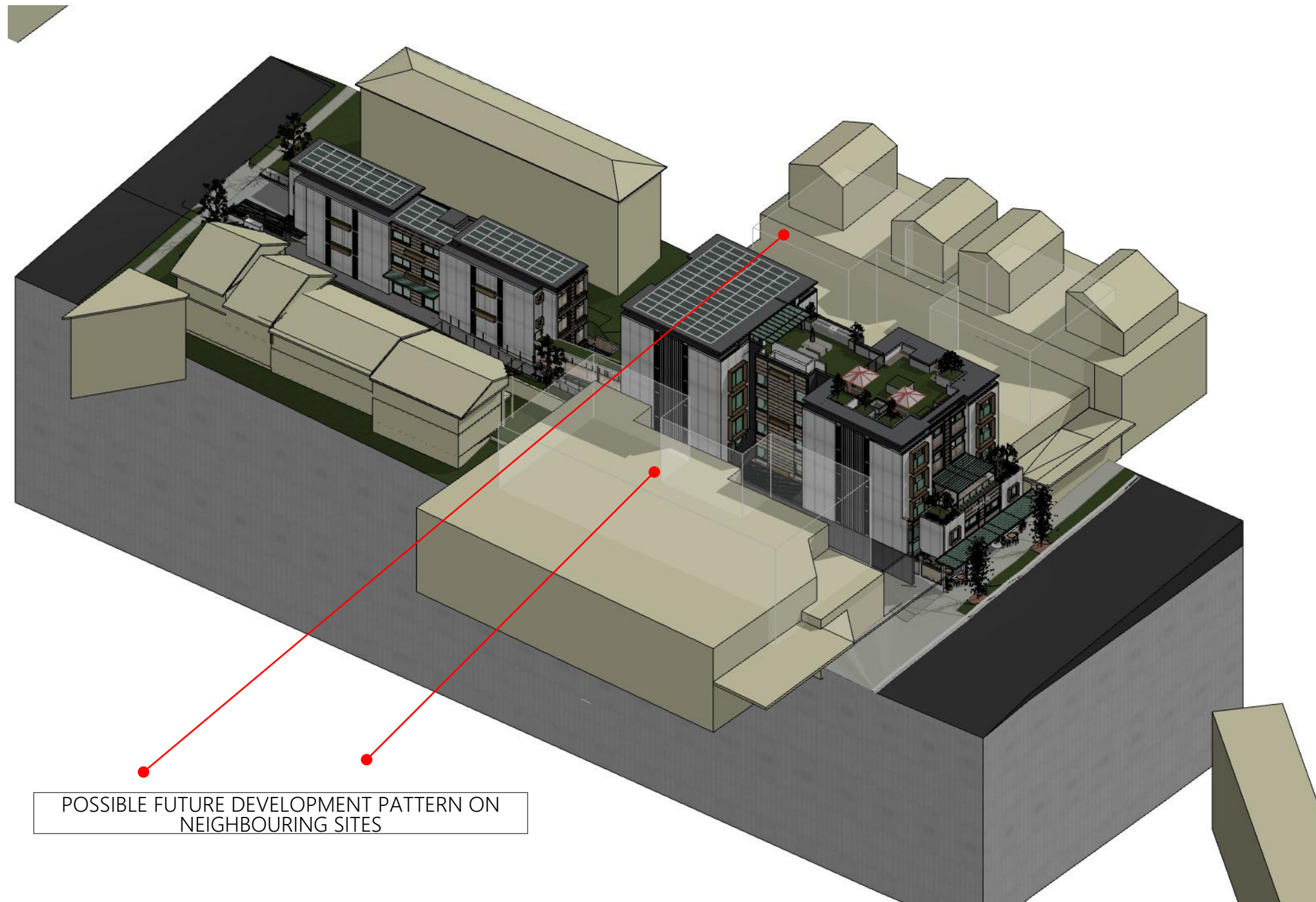
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AUSTRALIA**
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
**PROPOSED
FRANCIS STREET
PERSPECTIVE 2**
DRAWING NO. 4089/03.10
AMENDMENT DA



POSSIBLE FUTURE DEVELOPMENT PATTERN ON NEIGHBOURING SITES

PROPOSED 3D ISOMETRIC



PROPOSED MIDDLE COURTYARD PERSPECTIVE



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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

Sydney • Brisbane • Melbourne • Perth • Hong Kong • Dubai • Thailand • PNG
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ISSUE	AMENDMENT DETAILS	DATE
CD	CONCEPT DESIGN	28.11.18
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	NEW DEVELOPMENT APPLICATION	JULY.22

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	KVA
DATE	JUNE 2022
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
MIDDLE COURTYARD
PERSPECTIVE**
DRAWING NO. 4089/03.12
AMENDMENT DA



PROPOSED MIDDLE COURTYARD PERSPECTIVE



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DEE WHY, NSW, 2099,
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PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
**PROPOSED
MIDDLE COURTYARD
PERSPECTIVE**
DRAWING NO. 4089/03.13
AMENDMENT DA



PROPOSED ROOFTOP AREA 3D



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DEE WHY, NSW, 2099,
AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED
ROOFTOP AREA 3D
DRAWING NO. 4089/03.14
AMENDMENT DA



PROPOSED ROOFTOP OUTDOOR 3D



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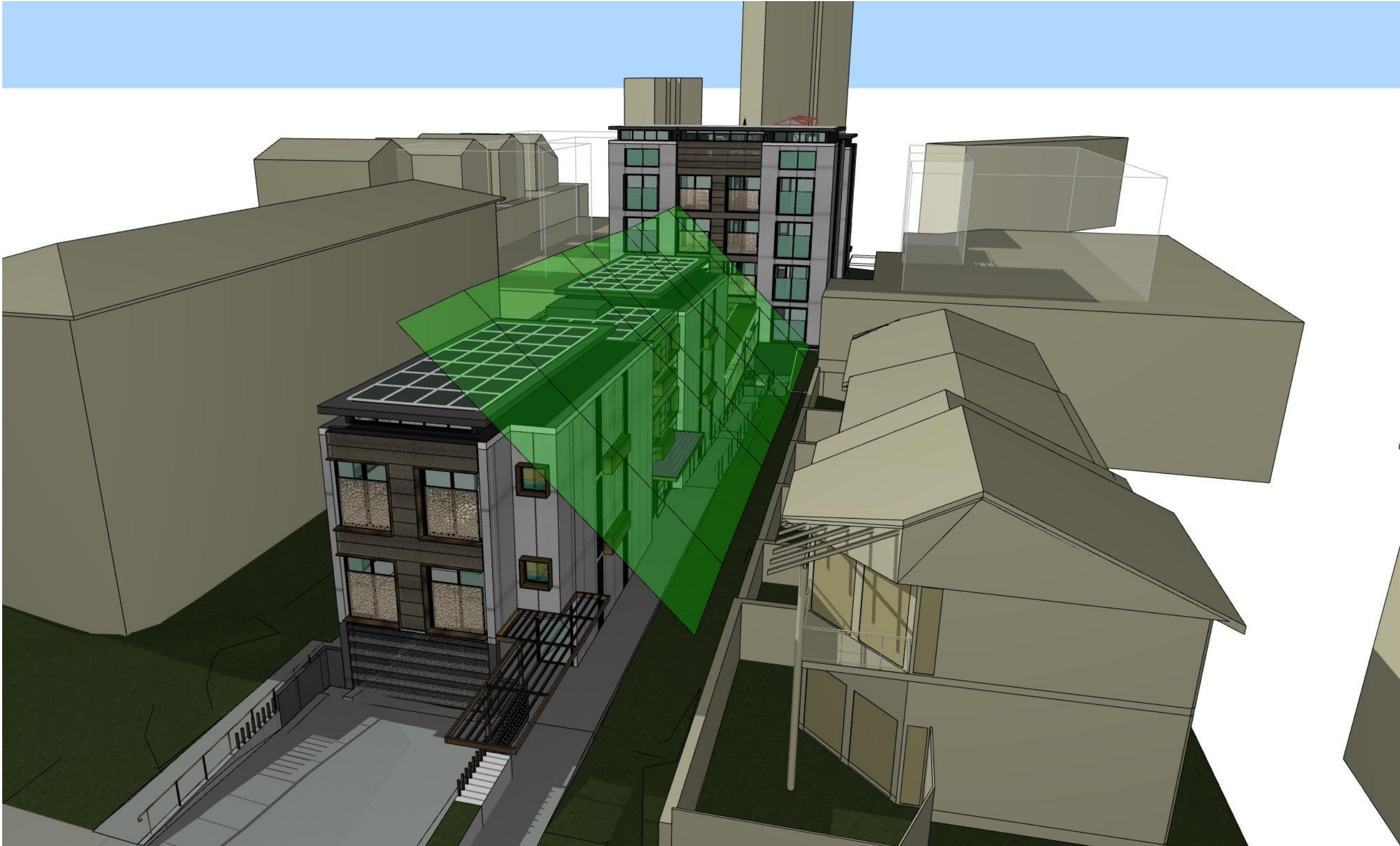
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STAGE	DA

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

DRAWING TITLE
**PROPOSED
ROOFTOP OUTDOOR 3D**
DRAWING NO. 4089/03.15
AMENDMENT DA



PROPOSED ENVELOPE CONTROL 4.5M @ 45 DEGREES SOUTH - FRANCIS ST



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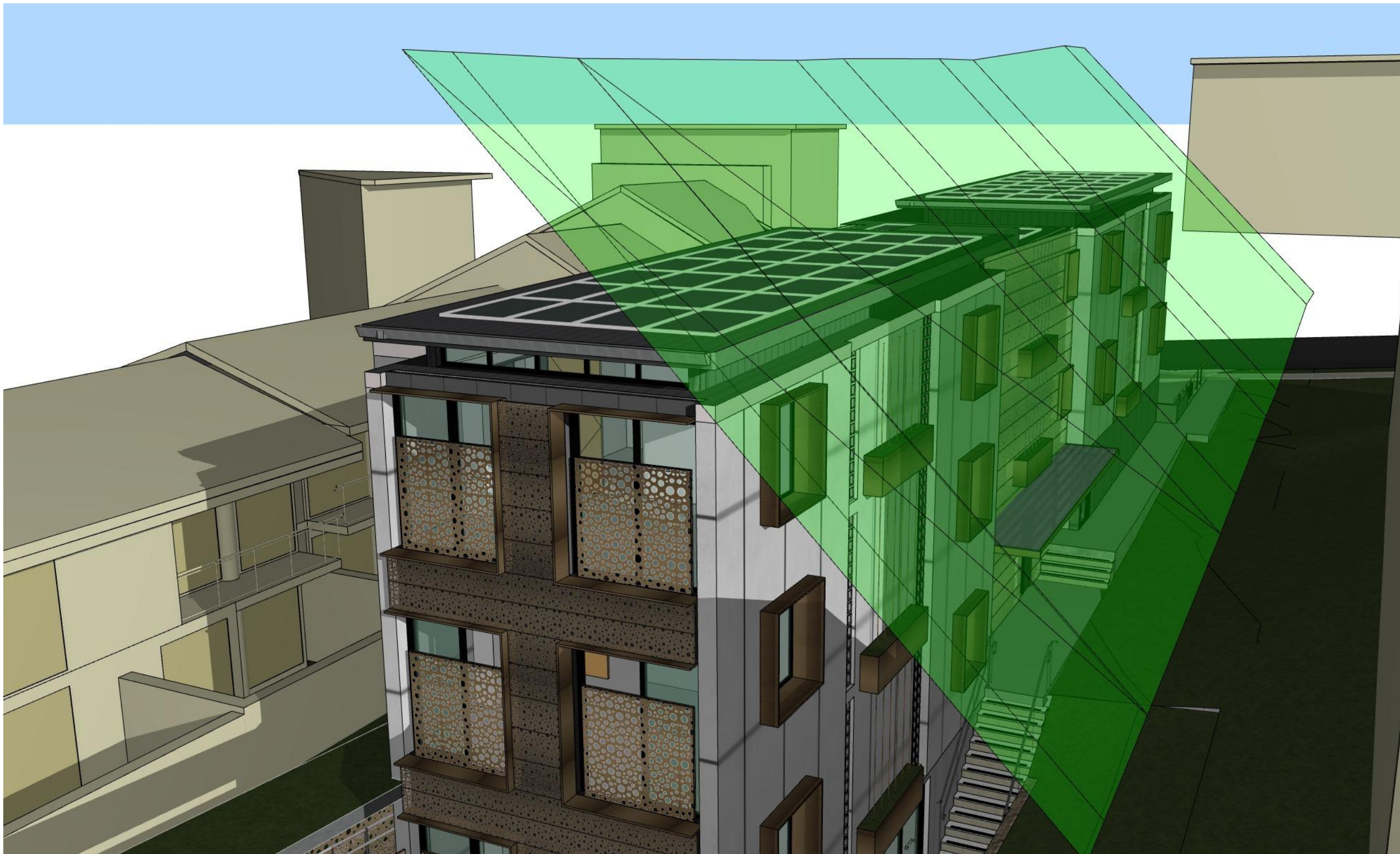
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DATE	JUNE 2022
CHECKED	Philip.G
STAGE	DA

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

DRAWING TITLE
PROPOSED
ENVELOPE CONTROL 4.5M @
45 DEGREES SOUTH -
FRANCIS ST
DRAWING NO. 4089/03.16
AMENDMENT
DA



PROPOSED ENVELOPE CONTROL 4.5M @ 45 DEGREES NORTH - FRANCIS ST



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ISSUE	AMENDMENT DETAILS	DATE
CD	CONCEPT DESIGN	28.11.18
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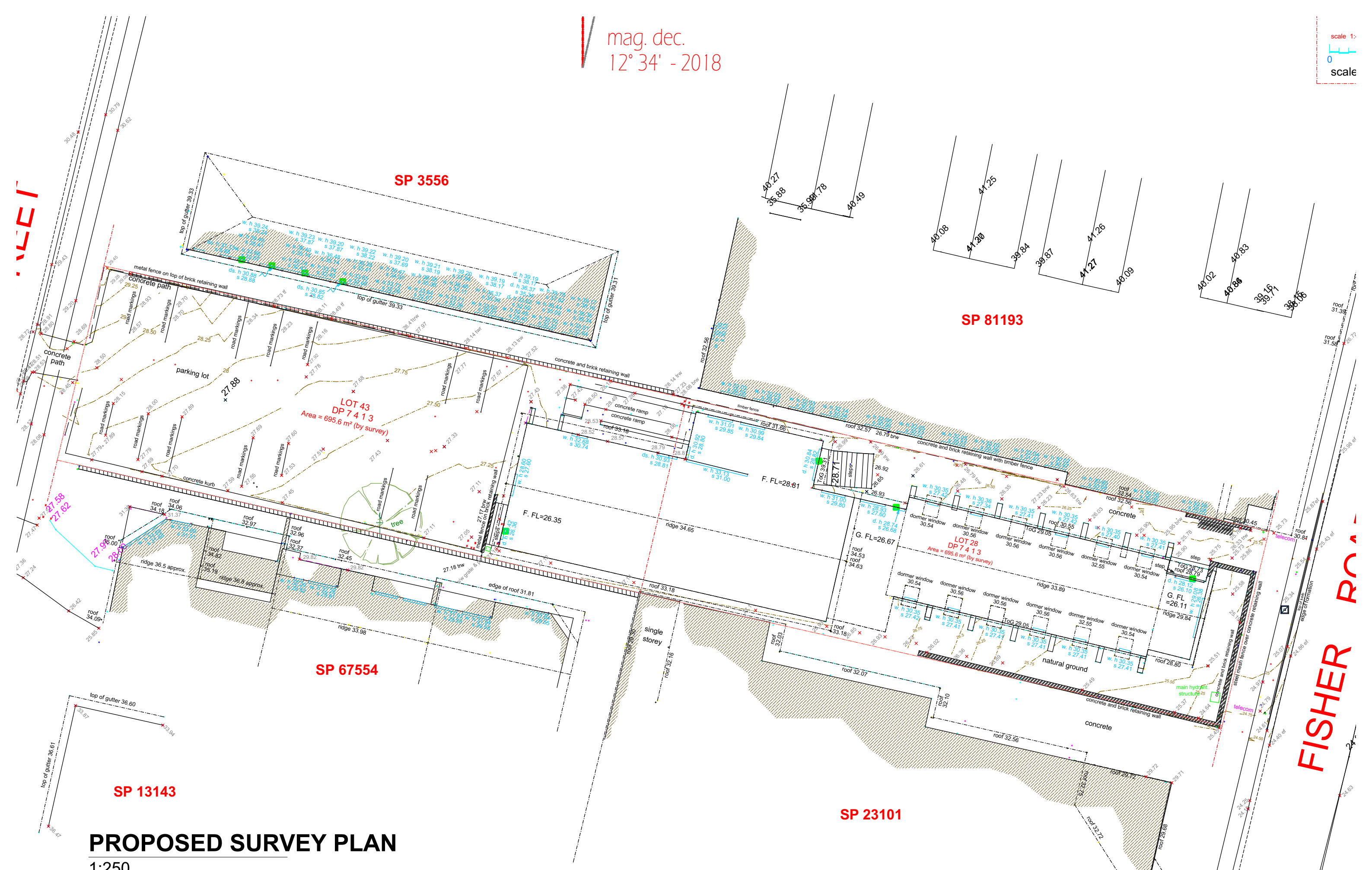
SCALE	As shown
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STAGE	DA

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

DRAWING TITLE
PROPOSED
ENVELOPE CONTROL 4.5M @
45 DEGREES NORTH -
FRANCIS ST
DRAWING NO. 4089/03.17
AMENDMENT
DA

mag. dec.
12° 34' - 2018

scale 1:
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scale



PROPOSED SURVEY PLAN

1:250



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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	NEW DEVELOPMENT APPLICATION	JULY.22

SCALE	As shown
DRAWN	KVA
DATE	JUNE 2022
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS
28 FISHER RD DEE WHY NSW
2099 AUSTRALIA
PROJECT
COMERICAL BUILDING

DRAWING TITLE
PROPOSED
SURVEY
DRAWING NO. AMENDMENT
4089/4.1 DA

NOTES

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

SEPP 0.2/unit x 52	= 10 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 15 spaces
Staff	= 4 spaces
Dis. general use	= 2 spaces
	= 29 Req. (34 supplied)
Motorcycle Parking	= 11 spaces
Bicycle Parking	= 11 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)

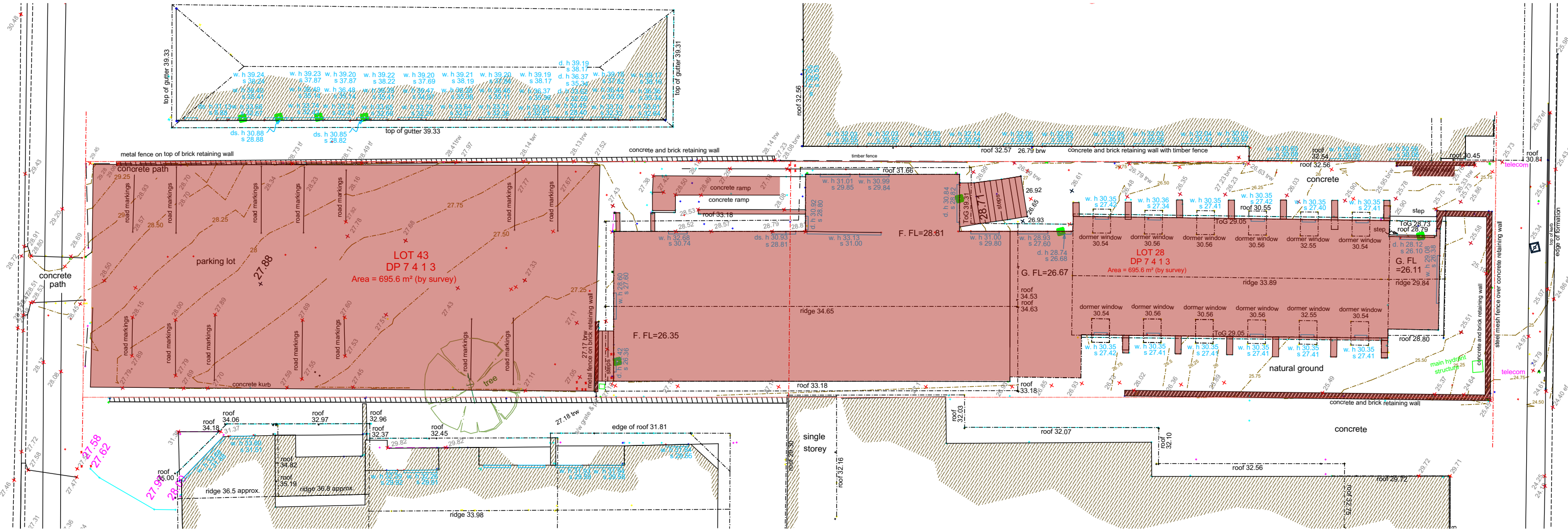
BOARDING UNITS

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	998.12	
GROUND LEVEL FISHER RD		13.6	34.7	503.41	
LEVEL 1 FISHER RD	41.9	13.6	22.8	513.51	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		89.31	
LEVEL 1 FRANCIS ST		4.8	4.6	161.77	
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	5,048.33 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	5,048.33m²
FSR DELIVERED	2.98 : 1
Car Parking	34 Spaces, including 6 Disabled carpark



ITEMS IN RED 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	5,786x3,000	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



PROPOSED DEMOLITION PLAN

1:250 @ A3



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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
DEMOLITION
DRAWING NO. 4089/4.2
AMENDMENT
DA



PROPOSED SITE CONTEXT STUDY



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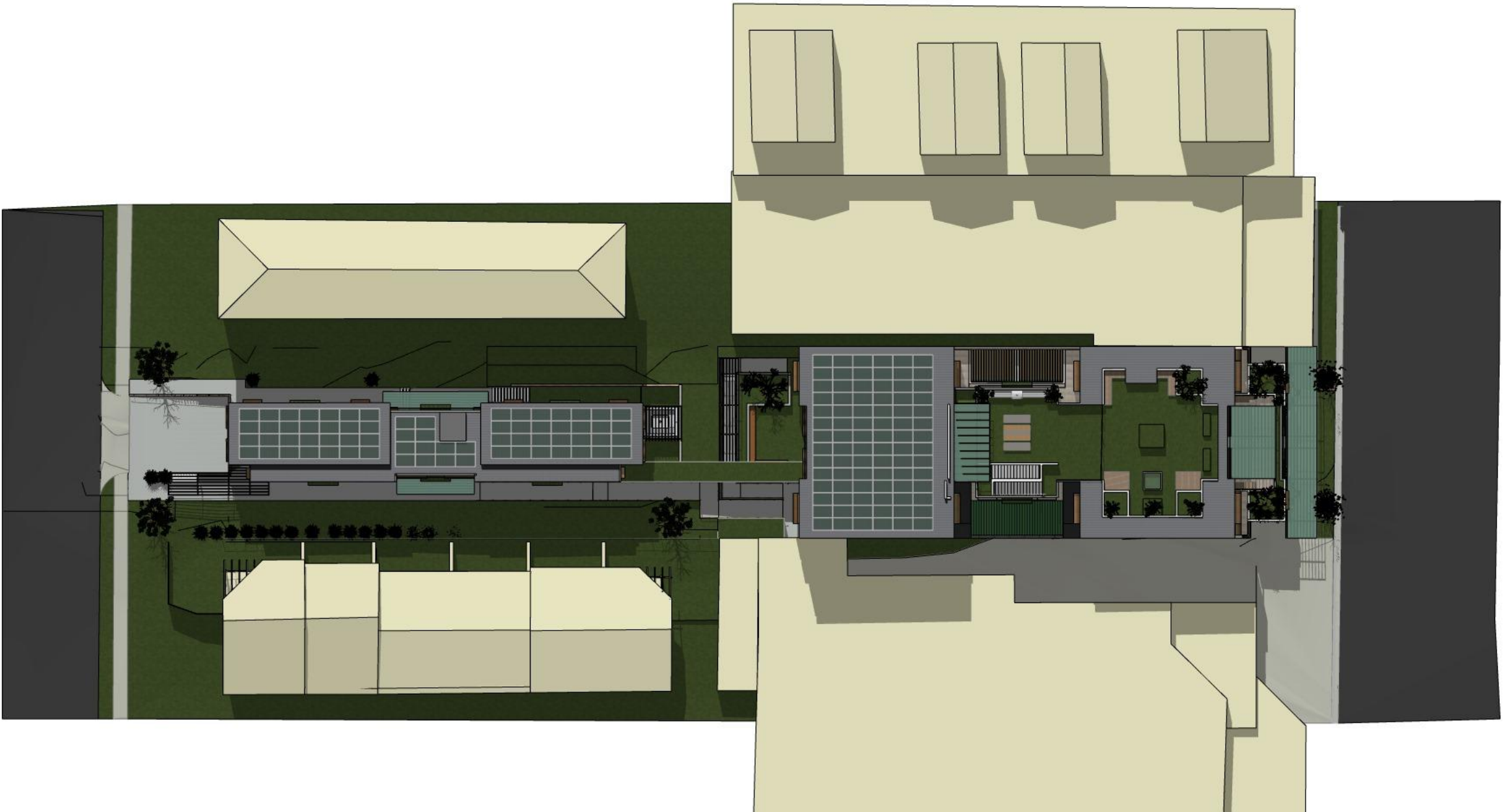
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28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED
SITE CONTEXT STUDY
DRAWING NO. 4089/4.3
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	= 10 spaces		L1	2				890.64		DP	Lot 28 and 43 On DP 7413
Manager	= 1 spaces		L2	4				998.12		Site Area	1391.2m ² (2 X 695.6m ²)
Cafe	= 2 spaces		L3	4				503.41		Council	Northern Beaches
Church	= 15 spaces	Fisher Road	Ground	1 (+1 Manager)	41.9	13.6	22.8	513.51	27.6	Unit No.	51 Units + Manager & 2 O.O.A
Staff	= 4 spaces		L1	11	38.0	13.6	18.2	441.11	33.7	Area of Building	5,048.33m ²
Dis. general use	= 2 spaces		L2	10				181.32	174.5		
	= 29 Req. (34 supplied)		L3	10				89.31			
Motorcycle Parking	= 11 spaces		L4	10			4.6	161.77			
Bicycle Parking	= 11 spaces		L5	2 (O.O.A)	23.1	4.8	9.9	193.46		FSR DELIVERED	2.98 : 1
				41 (+ 2 O.O.A)	23.1	4.8	9.9	193.46		Car Parking	34 Spaces, including 6 Disabled carparks
		Total		51 (+1 Manager, 2 O.O.A)	239.8 m ²	127.1 m ²	193.7 m ²	5,048.33 m ²	249.6 m ²		



PROPOSED SITE & LANDSCAPE PLAN

NTS



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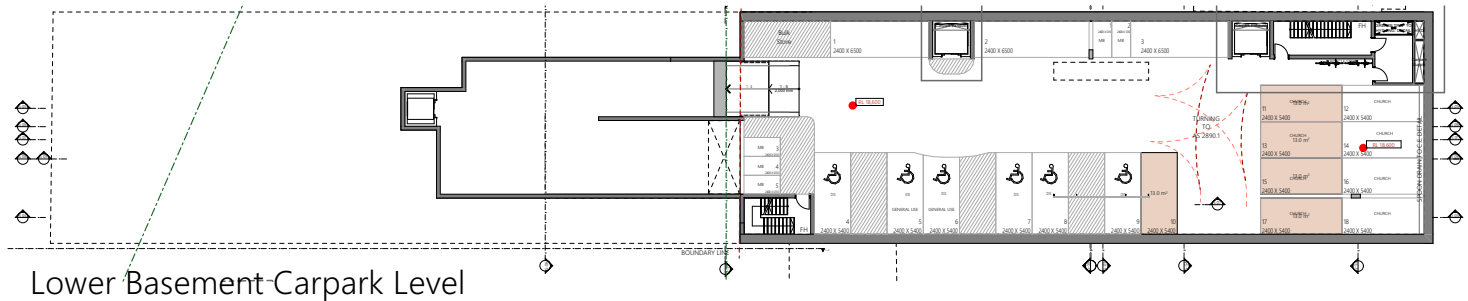
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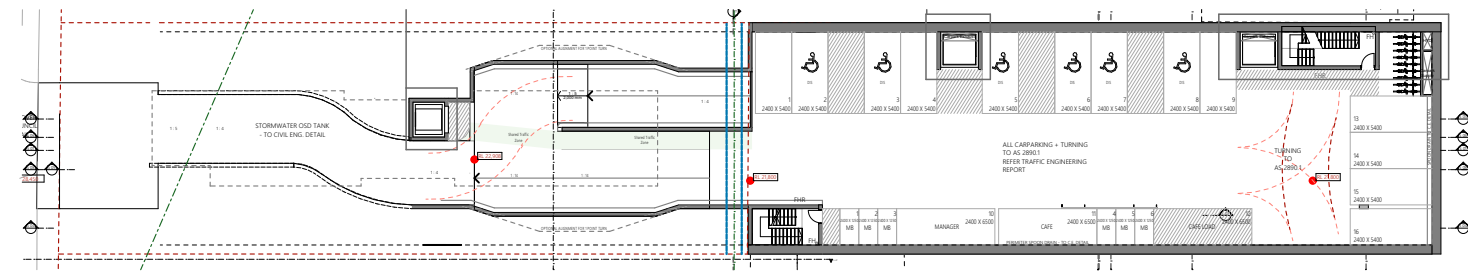
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STAGE	DA

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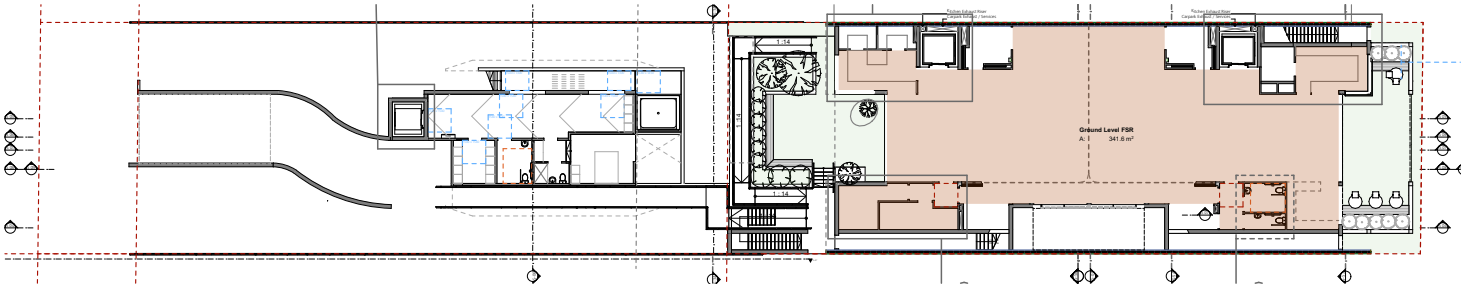
DRAWING TITLE
PROPOSED
SITE & LANDSCAPE
DRAWING NO. 4089/4.4
AMENDMENT DA



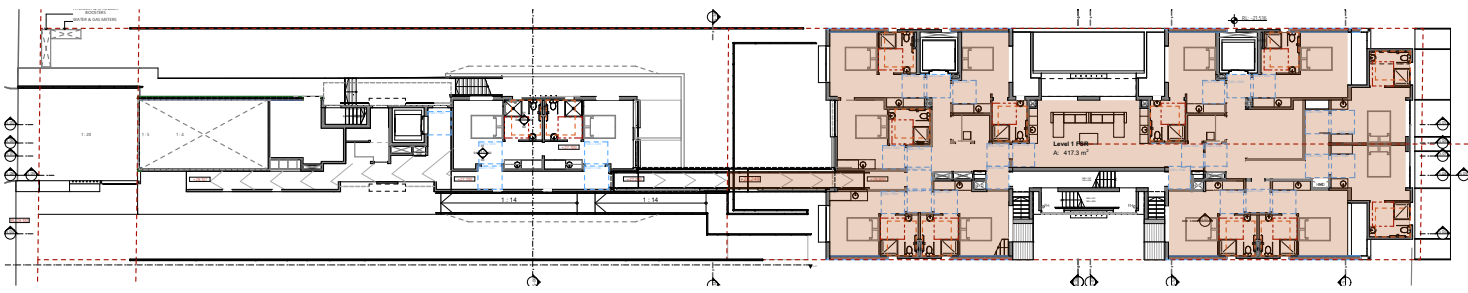
Lower Basement Carpark Level



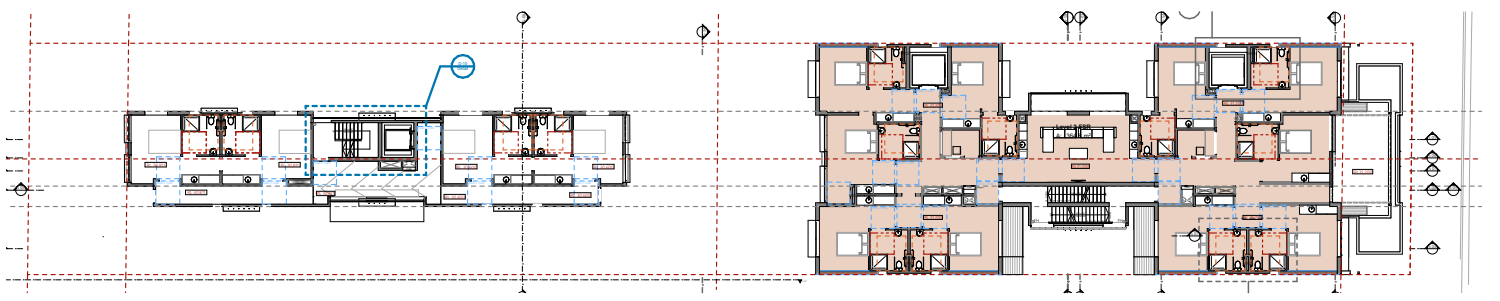
Upper Basement Carpark Level



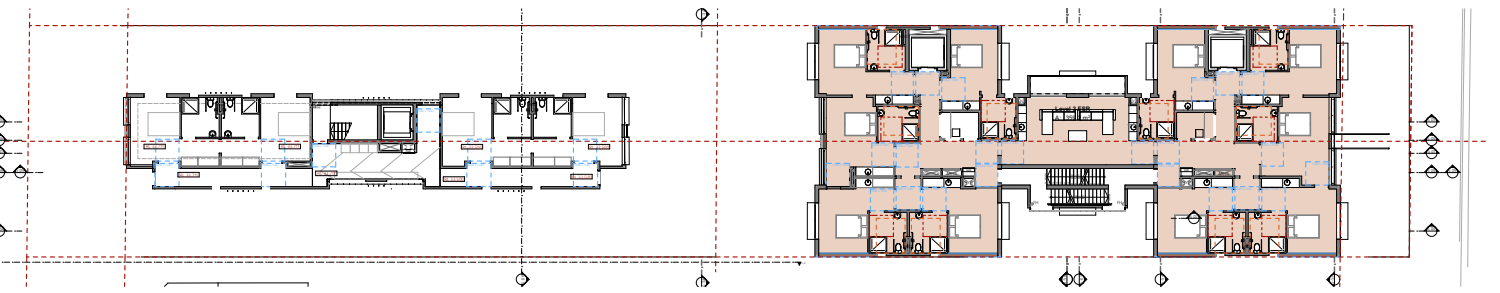
Ground Level



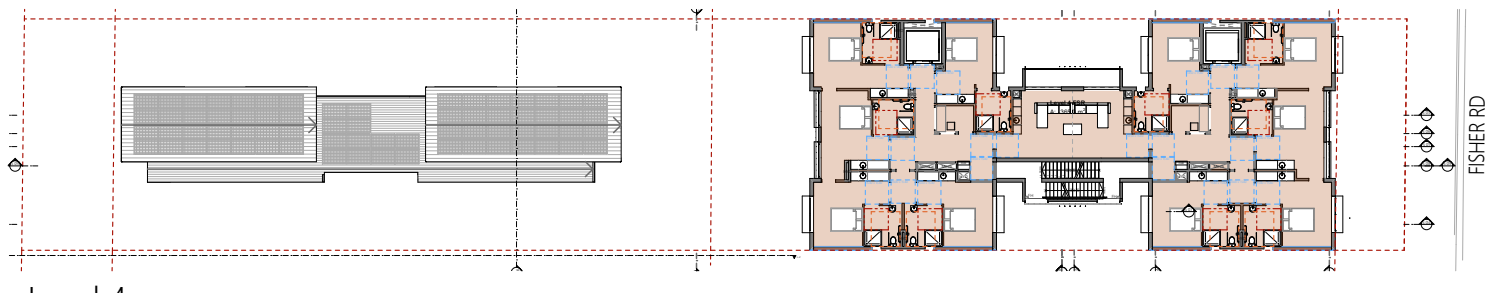
Level 1



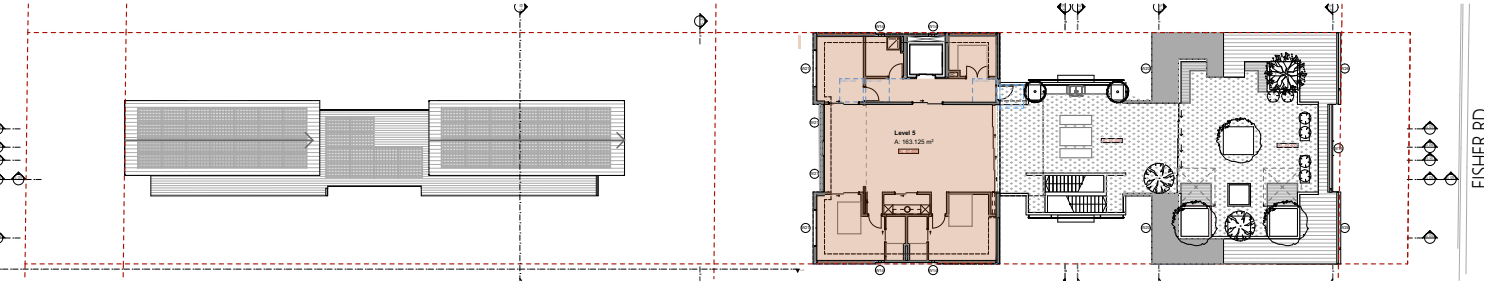
Level 2



Level 3



Level 4



Level 5

FISHER RD FLOOR SPACE RATIO (FSR)	
ZONE NAME	AREA (m2)
LOWER CARPARK FSR	64.80
GROUND LEVEL FSR	341.50
LEVEL 1 FSR	417.28
LEVEL 2 FSR	364.77
LEVEL 3 FSR	359.19
LEVEL 4 FSR	364.99
LEVEL 5 FSR	163.26
TOTAL GFA	2,075.79

	MAX GFA
FSR DELIVERED 2.98 : 1	2,075.79 / 695.6 = 2.9841
FSR MAXIMUM 2.99 : 1	695.6 x 2.99 = 2,079.84

AVAILABLE GFA :
2,079.84 - 2,075.79 = 4.05m2 (ADDDITIONAL)
DOES COMPLY WITH REQUIREMENTS

NOTE

FSR MAXIMUM = 2.99 : 1
FSR DELIVERED = 2.98 : 1

NOTE : SITE AREA OF
FISHER RD END =
695.6m2

PROPOSED FLOOR SPACE RATIO



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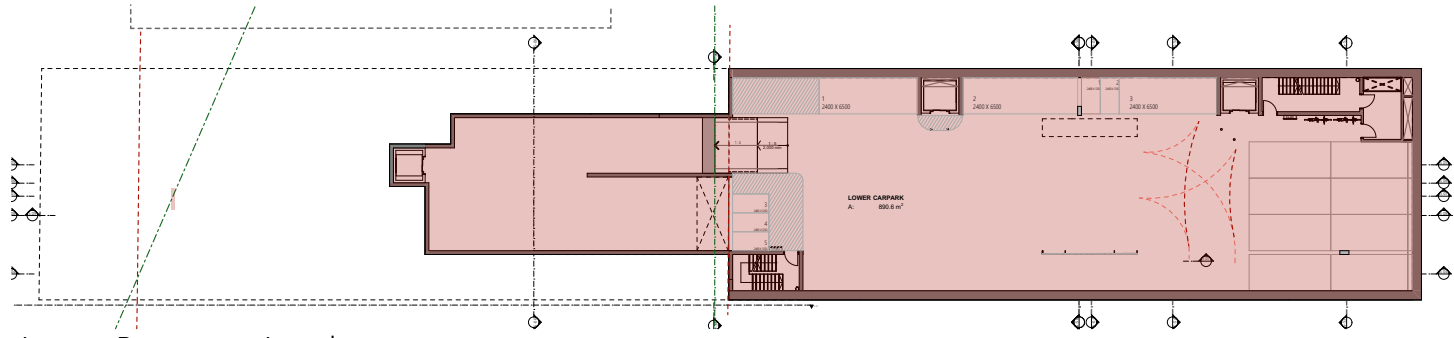
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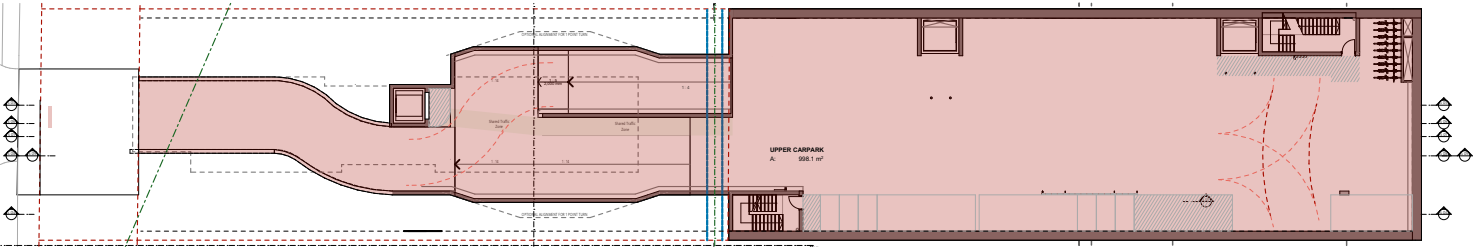
SCALE	As shown
DRAWN	KVA
DATE	JUNE 2022
CHECKED	Philip.G
STAGE	DA

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

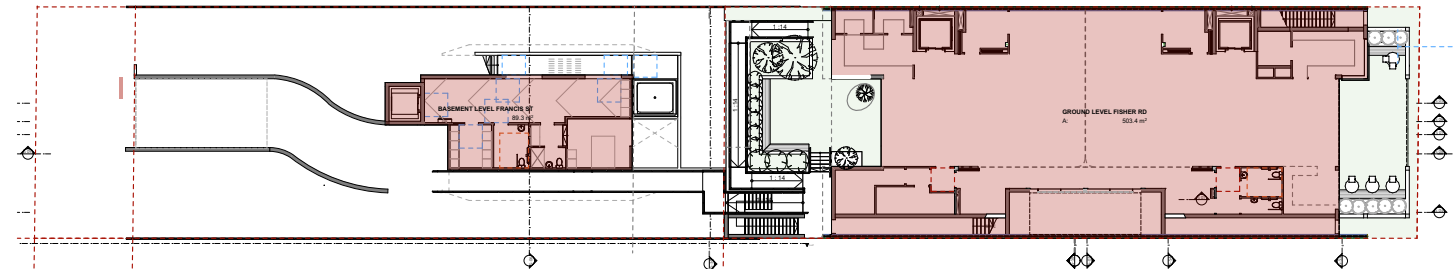
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PROPOSED
FLOOR SPACE RATIO
DRAWING NO. 4089/4.5
AMENDMENT
DA



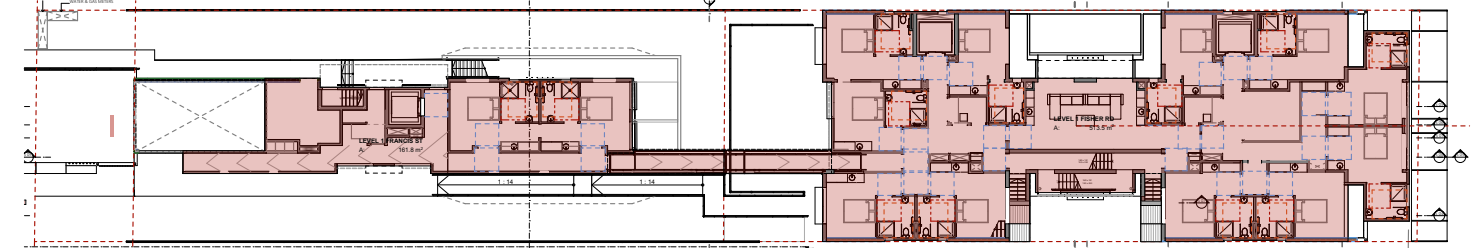
Lower Basement Level



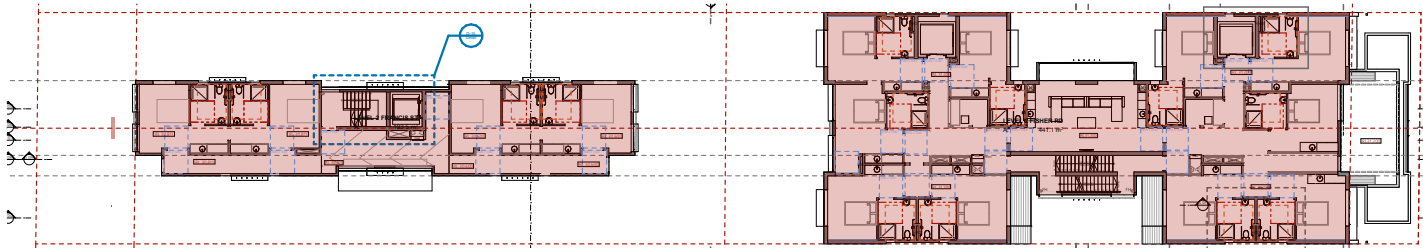
Basement Level



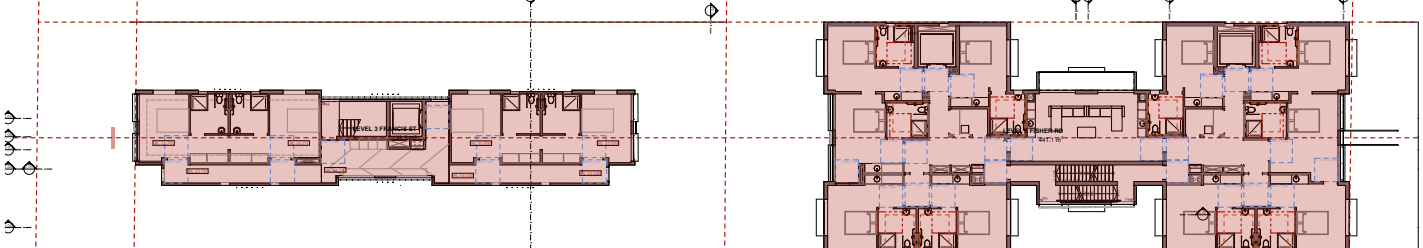
Ground Level



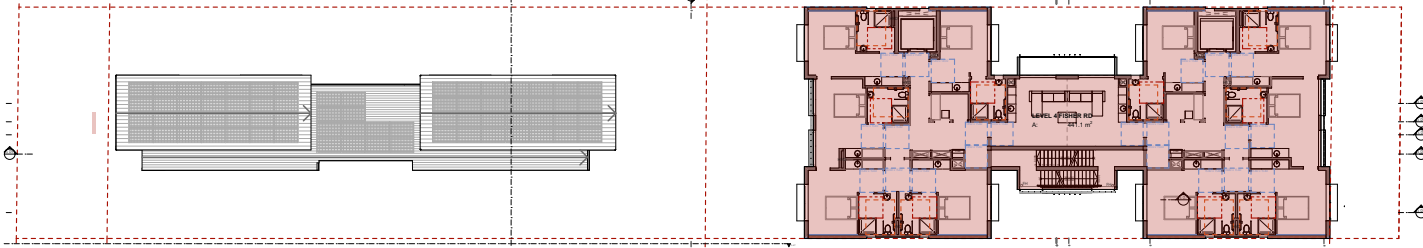
Level 1



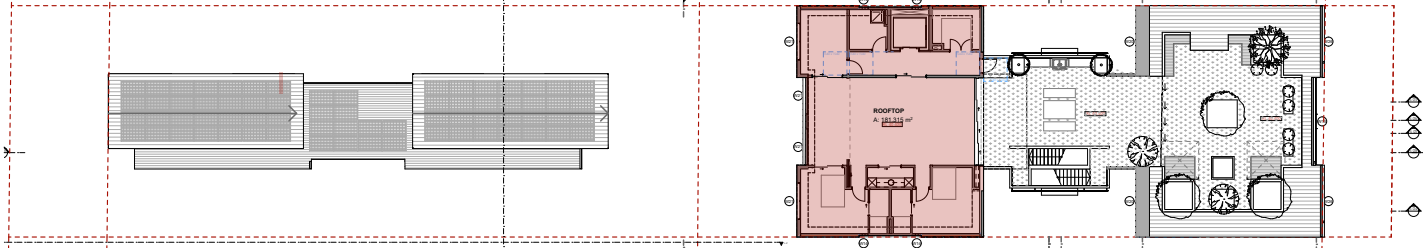
Level 2



Level 3



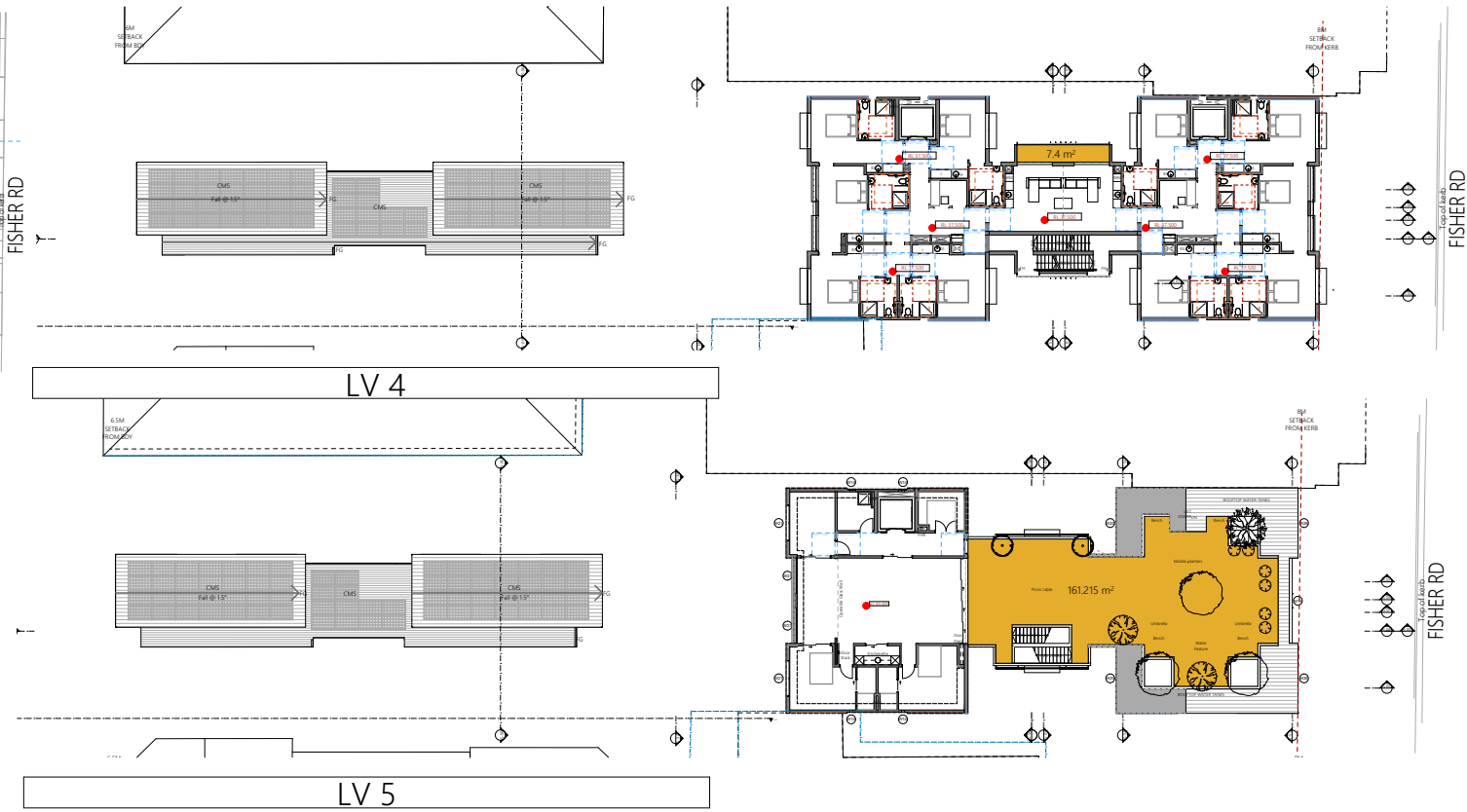
Level 4



Level 5

Total Buildable Floor Area		
Name	No.	Area
LOWER CARPARK	-2	890.64
UPPER CARPARK	-1	998.12
GROUND LEVEL FISHER RD	0	503.41
BASEMENT LEVEL FRANCIS ST	0	89.31
LEVEL 1 FISHER RD	1	513.51
LEVEL 1 FRANCIS ST	1	161.77
LEVEL 2 FISHER RD	2	441.11
LEVEL 2 FRANCIS ST	2	193.46
LEVEL 3 FRANCIS ST	3	193.46
LEVEL 3 FISHER RD	3	441.11
LEVEL 4 FISHER RD	4	441.11
ROOFTOP	5	181.32
		5,048.33 m ²

PROPOSED BUILDABLE FLOOR AREA



COMMUNAL OPEN SPACE

GF	LV 1	LV 2	LV 3	LV 4	LV 5	TOTAL
86.6m2	429.3m2	33.1m2	7.4m2	7.4m2	161.22m2	725.02m2

TOTAL COMMUNAL OPEN AREA : 725.02m2

DOES COMPLY WITH REQUIREMENTS OF 20% OF THE SITE WHICH IS 278.24m2

NOTE : SITE AREA = 1,391.2m2
 20% OF COMMUNAL OPEN AREA = 1,391.2m2 x 20%
 = 278.24m2

PROPOSED FISHER RD COMMUNAL OPEN SPACE AREA



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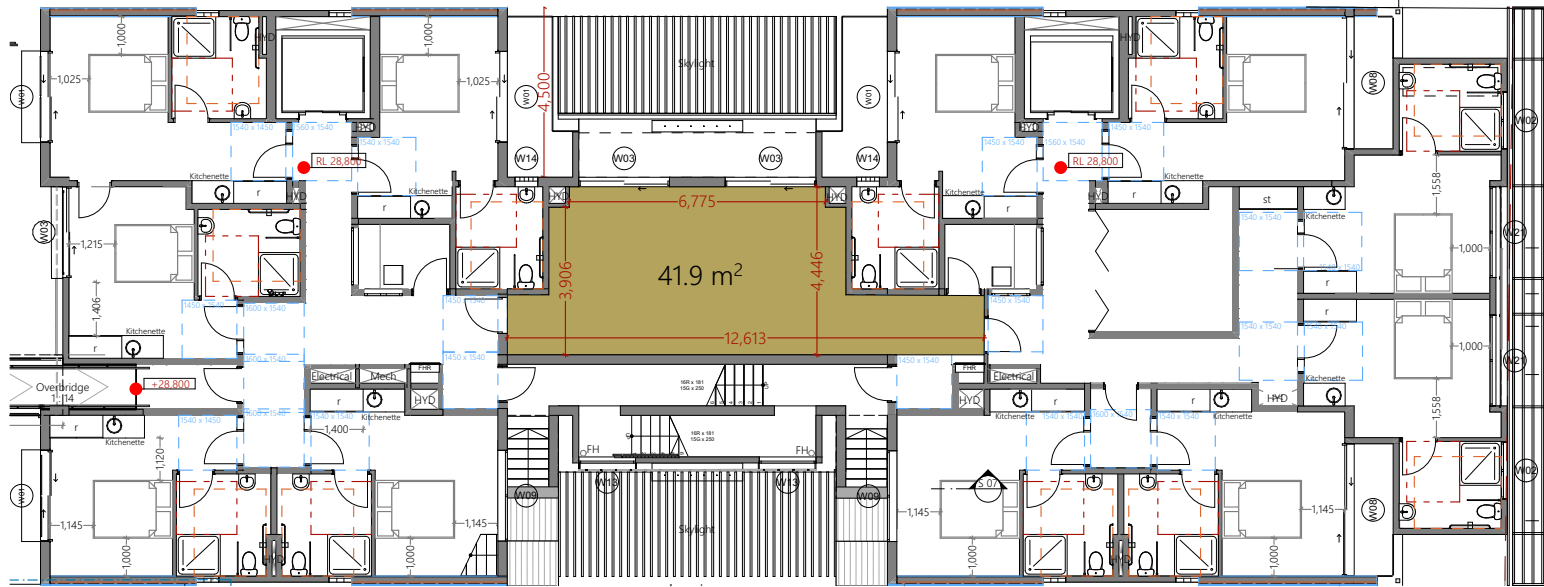
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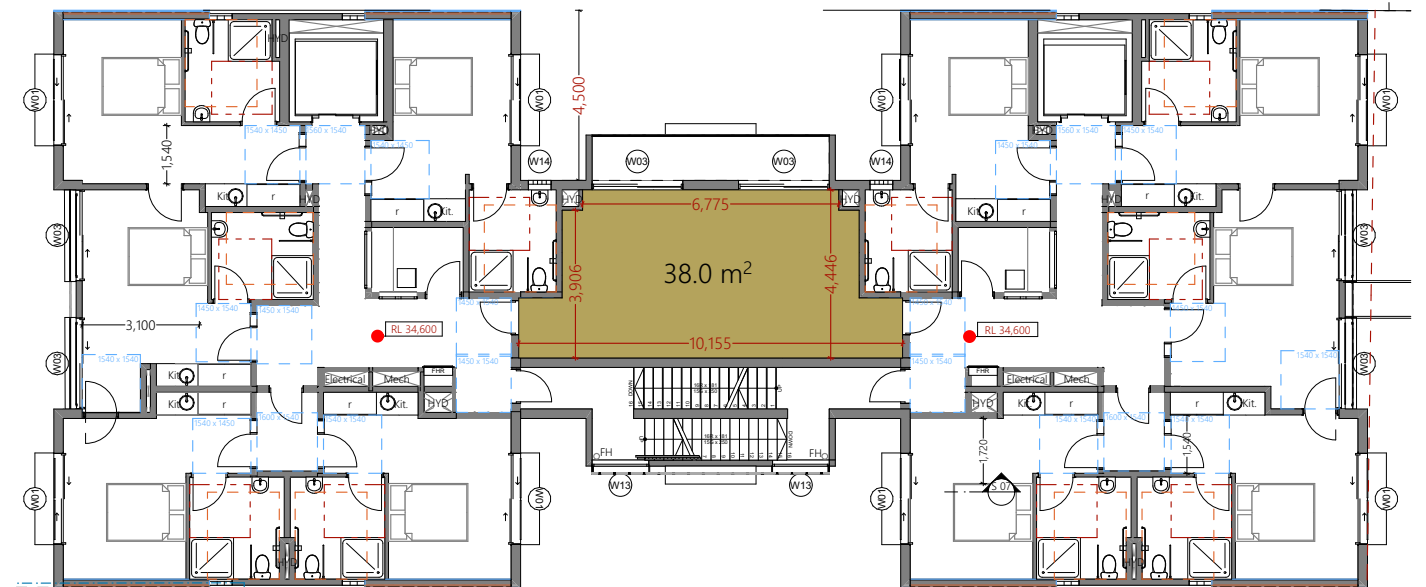
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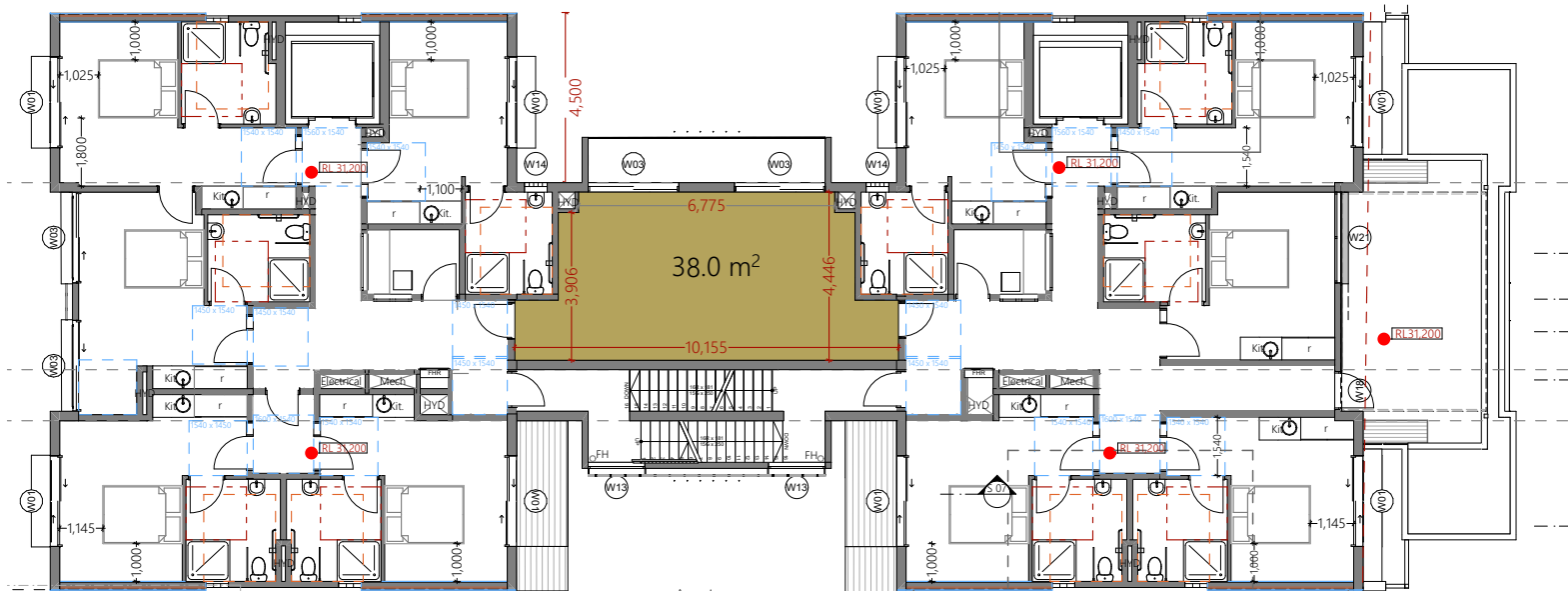
DRAWING TITLE
PROPOSED
FISHER RD COMMUNAL OPEN
SPACE AREA
DRAWING NO. 4089/4.7 **AMENDMENT**
DA



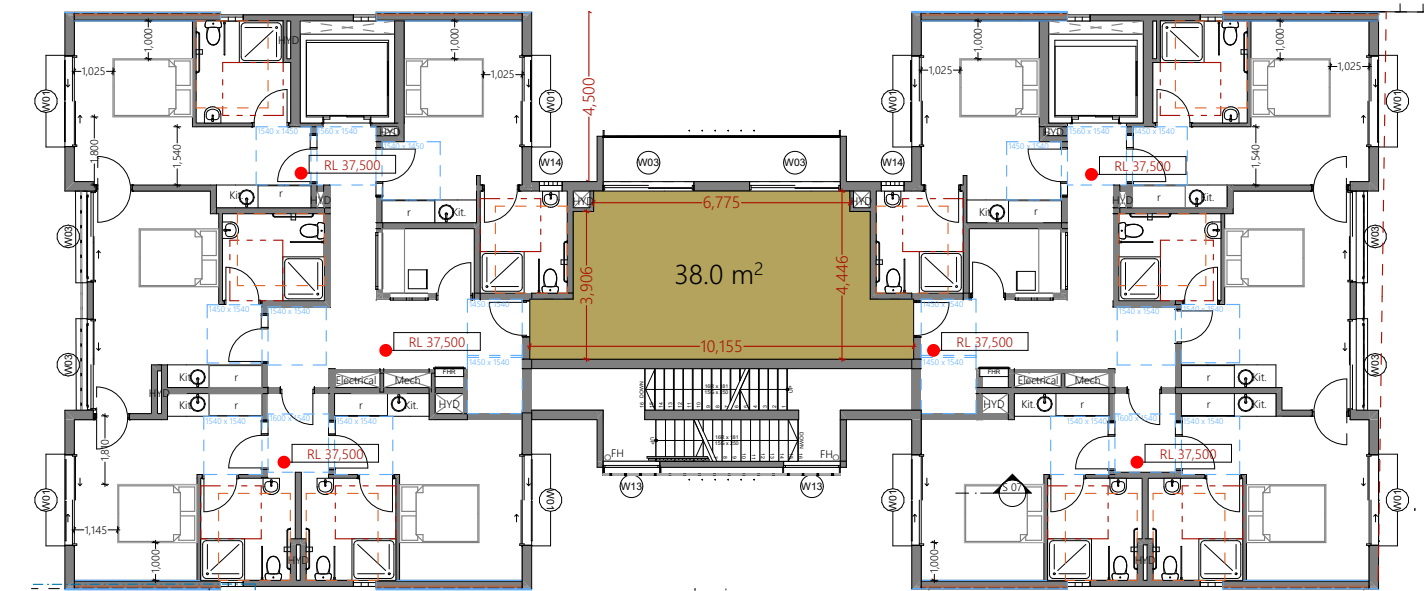
LV 1



LV 3



LV 2



LV 4

LEVEL	COMMUNAL LIVING AREA	REQUIRED AREA	BOARDING UNITS
LEVEL 1	41.9m2	30m2 + (2m2 x 5) =40m2	11
LEVEL 2	38m2	30m2 + (2m2 x 4) =38m2	10
LEVEL 3	38m2	30m2 + (2m2 x 4) =38m2	10
LEVEL 4	38m2	30m2 + (2m2 x 4) =38m2	10

DOES COMPLY WITH REQUIREMENTS OF 30m2 + 2m2 PER EACH BOARDING ROOM OVER 6 ROOMS

PROPOSED FISHER RD COMMUNAL LIVING AREA

NOTES

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

SEPP 0.2/unit x 52	= 10 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 15 spaces
Staff	= 4 spaces
Dis. general use	= 2 spaces
	= 29 Req. (34 supplied)
Motorcycle Parking	= 11 spaces
Bicycle Parking	= 11 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)

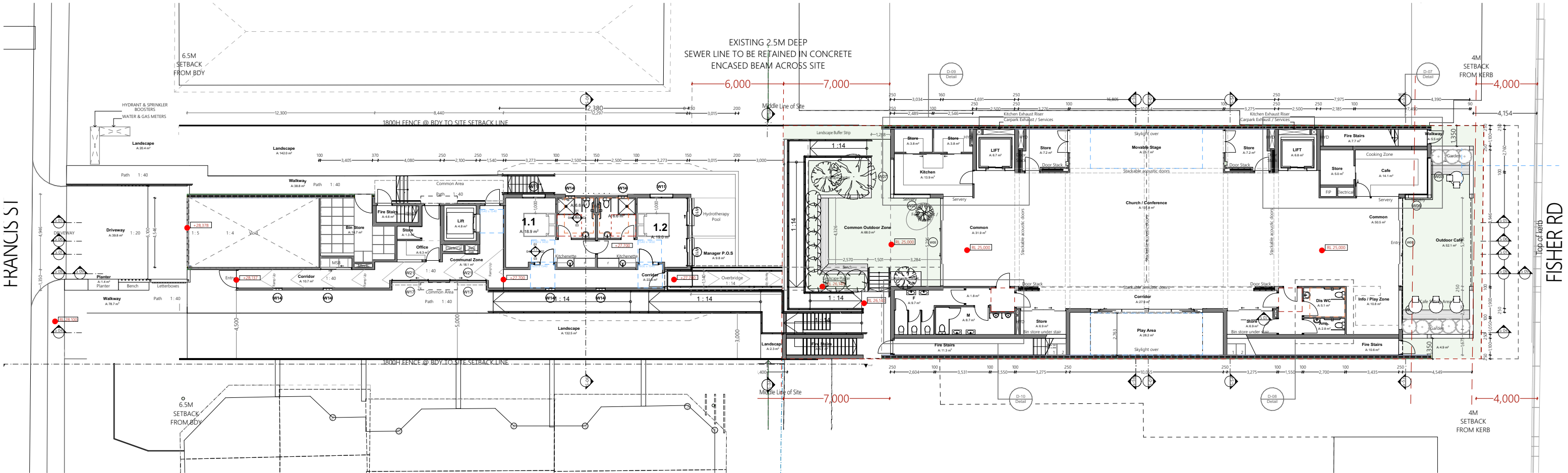
BOARDING UNITS

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	998.12	
GROUND LEVEL FISHER RD		13.6	34.7	503.41	
LEVEL 1 FISHER RD	41.9	13.6	22.8	513.51	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		89.31	
LEVEL 1 FRANCIS ST		4.8	4.6	161.77	
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	5,048.33 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	5,048.33m ²
FSR DELIVERED	2.98 : 1
Car Parking	34 Spaces, including 6 Disabled carparks



PROPOSED GROUND FLOOR LANDSCAPE PLAN

@ A3



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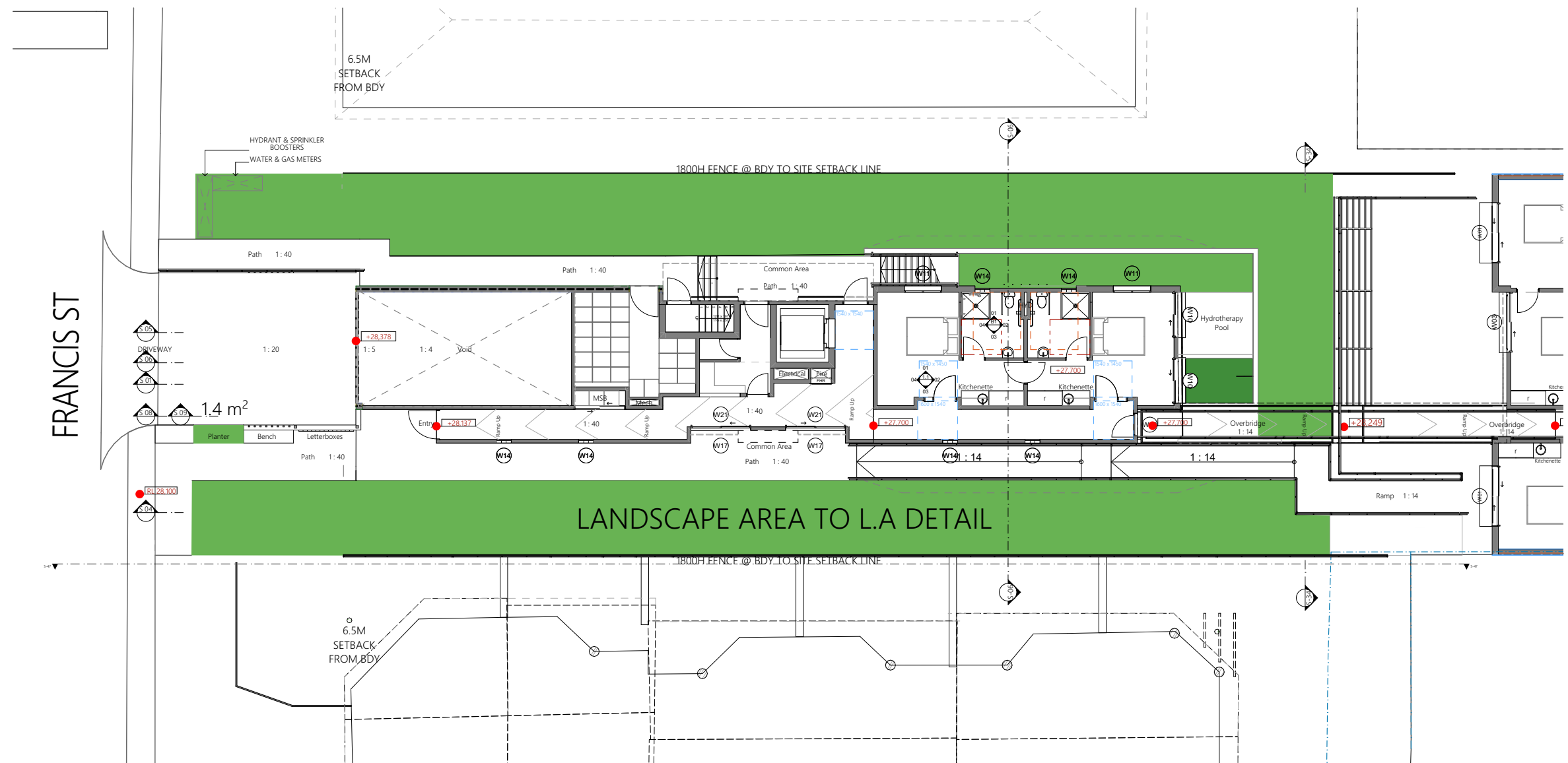
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DRAWING TITLE
PROPOSED
GROUND FLOOR LANDSCAPE
DRAWING NO. 4089/4.9
AMENDMENT
DA



FRANCIS ST LANDSCAPE STATISTICS

Site Area m ²	695.6 m ²	
Deep-root Landscape Area	297.2	42.7%
Soft Landscape Area	11.2	1.6%
	308.4	44.3%
Landscape @ >3m width	284.3	40.9%

NOTE: REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR SPECIFIC LAYOUTS

PROPOSED FRANCIS STREET LANDSCAPE AREA



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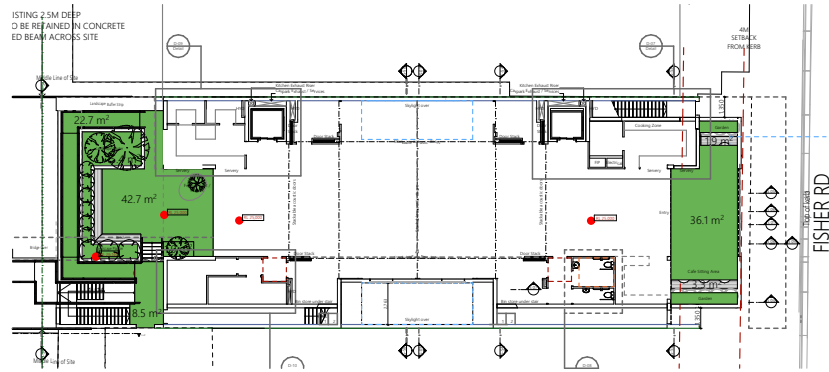
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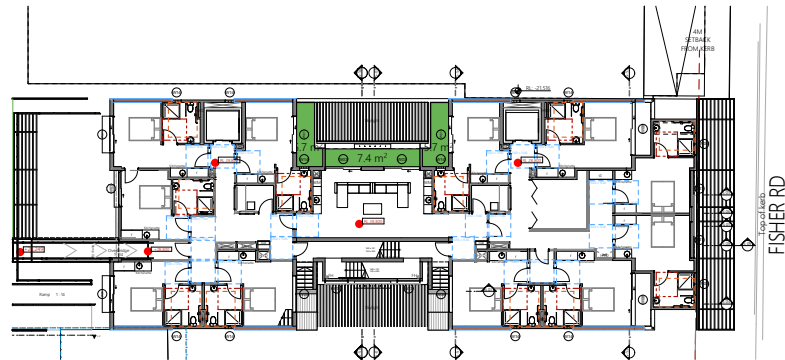
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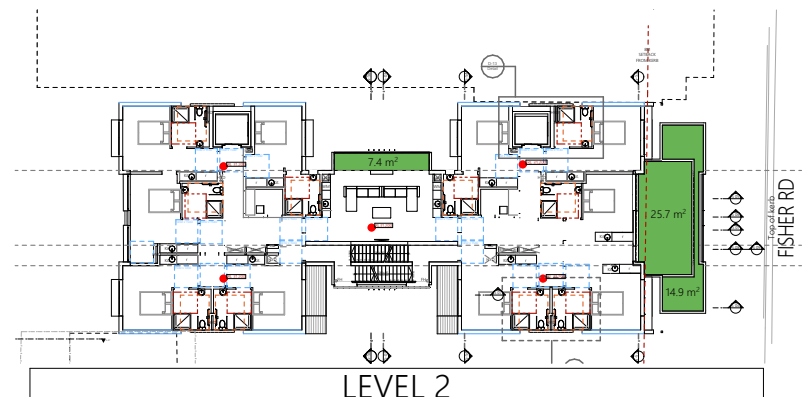
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PROPOSED
FRANCIS STREET LANDSCAPE
AREA
DRAWING NO. 4089/4.10
AMENDMENT DA



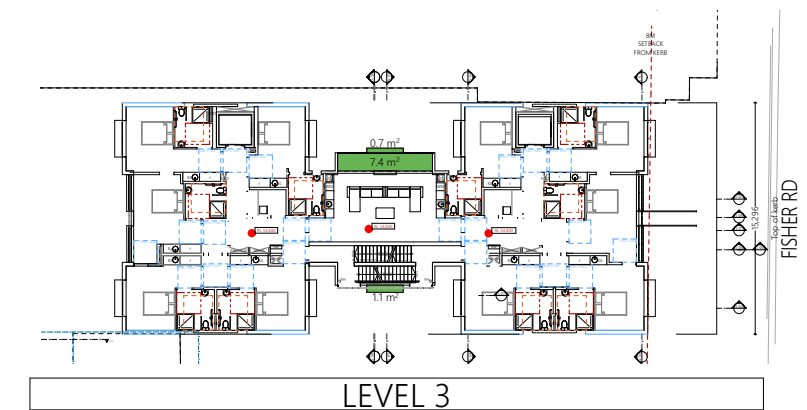
GROUND LEVEL



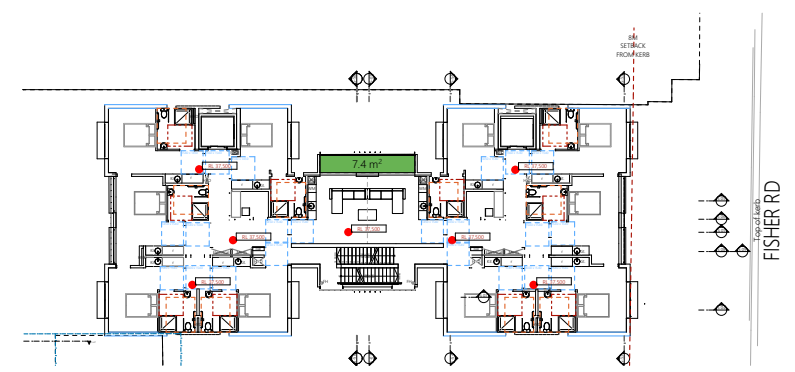
LEVEL 1



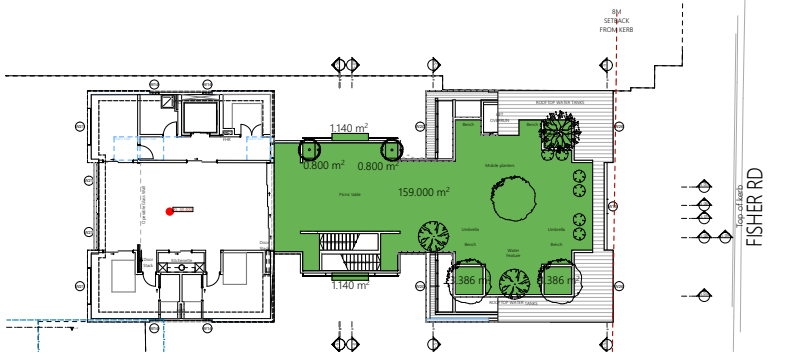
LEVEL 2



LEVEL 3



LEVEL 4



ROOF LEVEL

TOTAL LANDSCAPED AREA FOR 28 FISHER RD : 388.95m2
DOES COMPLY WITH REQUIREMENTS OF 20% LANDSCAPED AREA WHICH IS 139.12m2

NOTE : 20% OF LANDSCAPED AREA
= SITE AREA OF FISHER END X 20%

$$= 695.6 \times 20\% \\ 139.12\text{m}^2$$

	LANDSCAPED OPEN AREA	GARDEN BED
GF	110m2	22.5m2
LV 1	18.8m2	-
LV 2	33.1m2	14.9m2
LV 3	7.4m2	1.8m2
LV 4	7.4m2	-
ROOF LV	159m2	14.05m2
TOTAL	335.7m2	53.25m2
GRAND TOTAL : 388.95m2		

PROPOSED FISHER RD LANDSCAPED AREA



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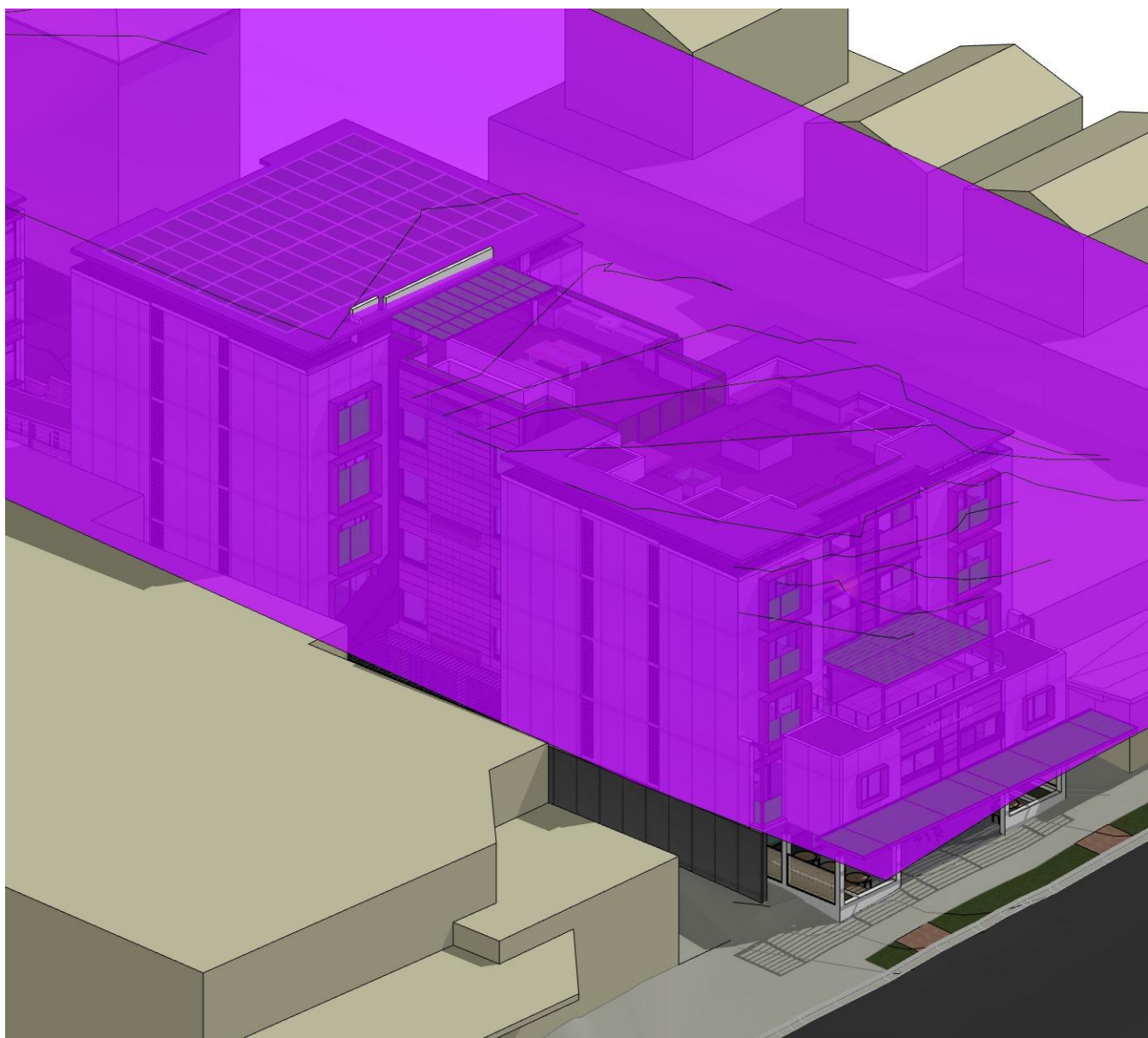
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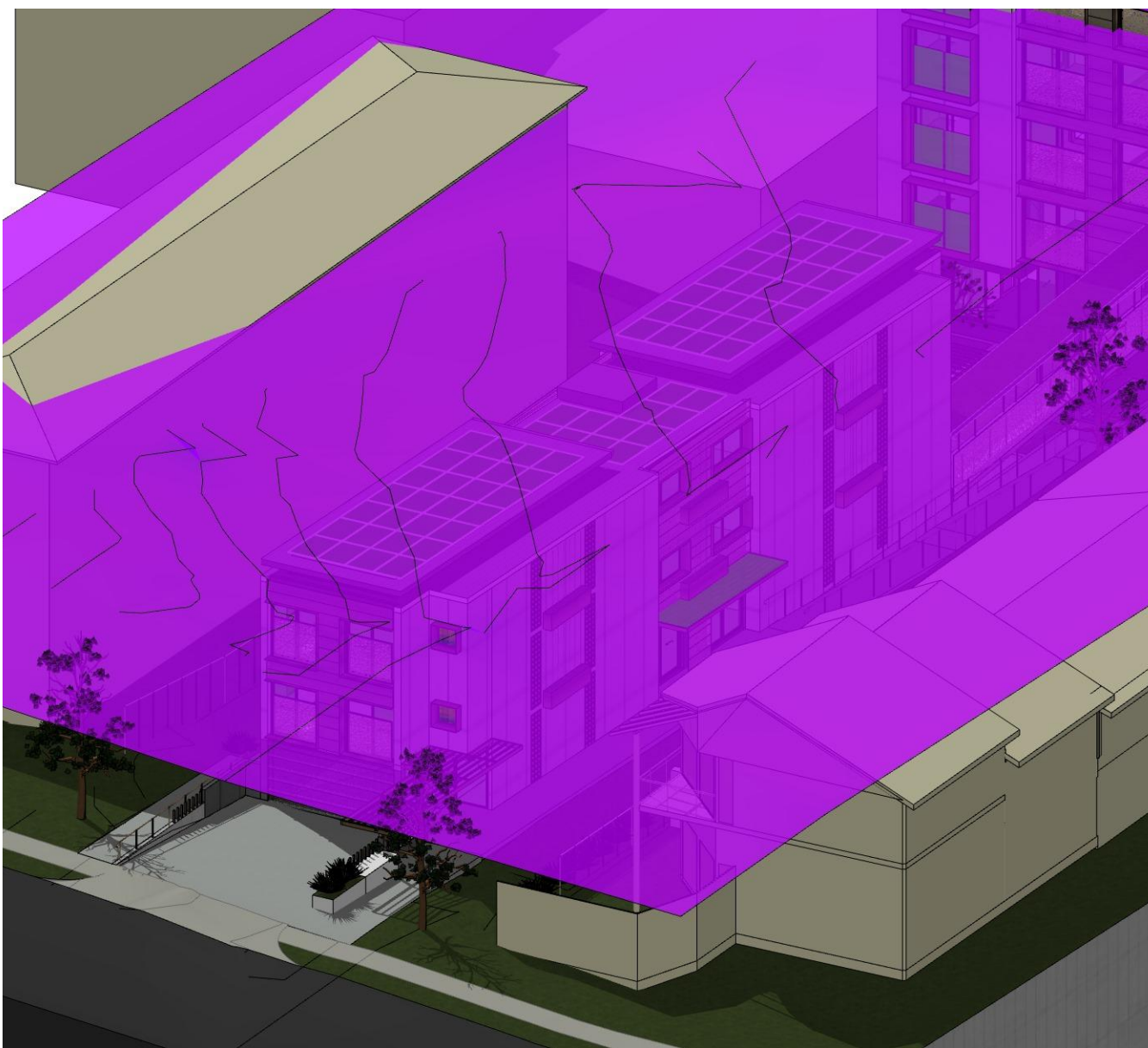
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DRAWING TITLE
PROPOSED
FISHER RD LANDSCAPED
AREA
DRAWING NO. 4089/4.11
AMENDMENT DA



Fisher Road:

Allowable height limit of 16m is not exceeded



Francis Street:

Allowable height limit of 11m is not exceeded

PROPOSED ALLOWABLE HEIGHT MESH



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DRAWING TITLE
**PROPOSED
ALLOWABLE HEIGHT MESH**
DRAWING NO. 4089/4.12
AMENDMENT DA



CMS Colorbond metal sheeting
- dark charcoal colour



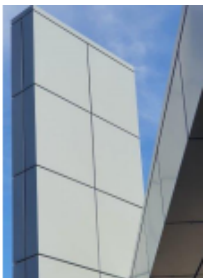
W Green tinted glass
- Double glazed



C2 Ceminte Barestone
1200MM X 3000MM
-Dark Grey



PW1 Powdercoated Aluminium
- Mid Bronze colour
-Larger pattern
PW2 Powdercoated Aluminium
- Mid Bronze colour
-Smaller pattern



C1 Ceminte Barestone
1200MM X 3000MM
-Light Grey



PROPOSED MATERIAL SCHEDULE



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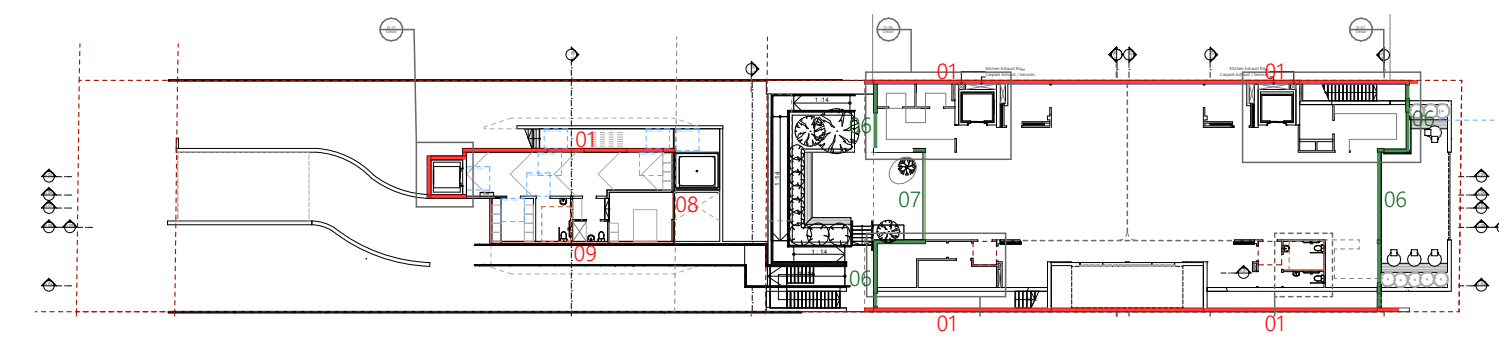
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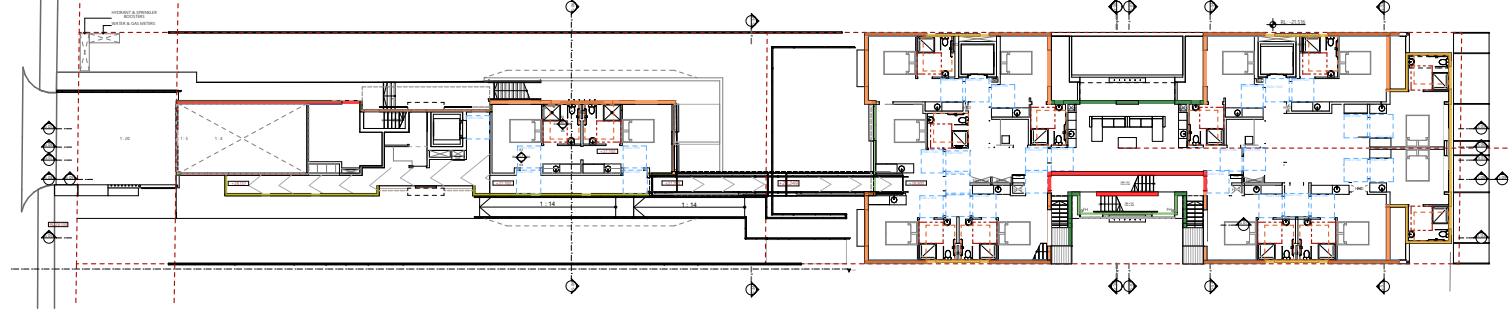
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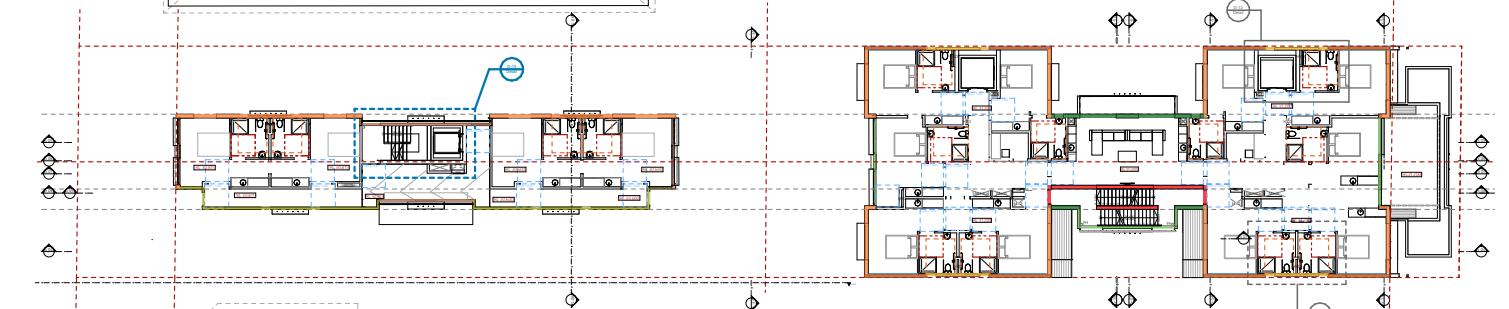
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PROPOSED
MATERIAL SCHEDULE
DRAWING NO. 4089/4.13
AMENDMENT DA



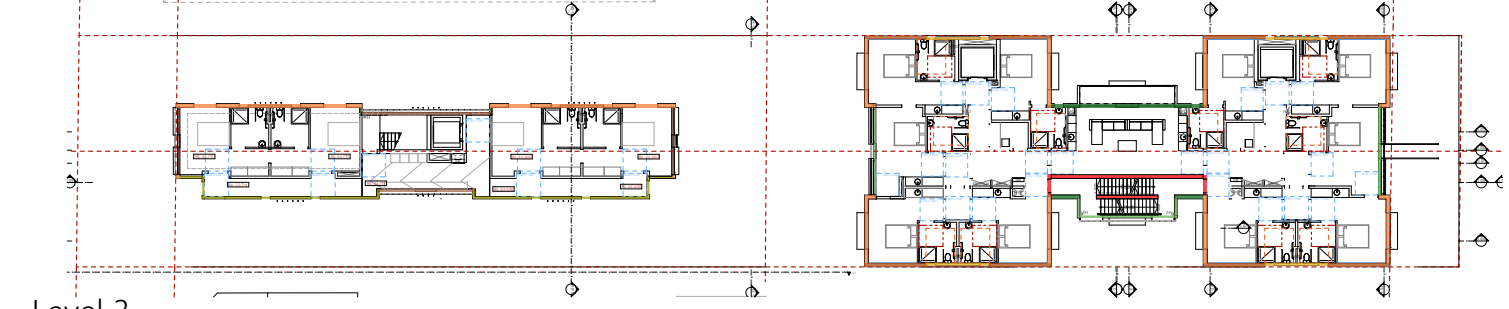
Ground Level



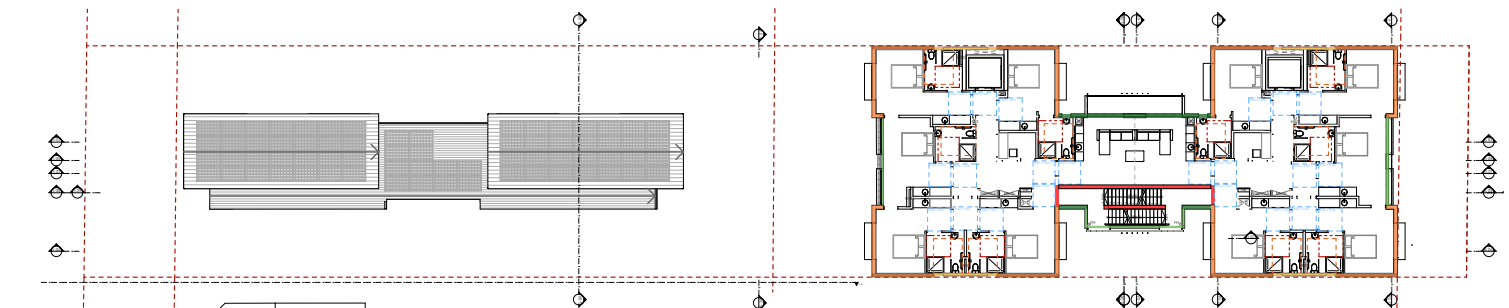
Level 1



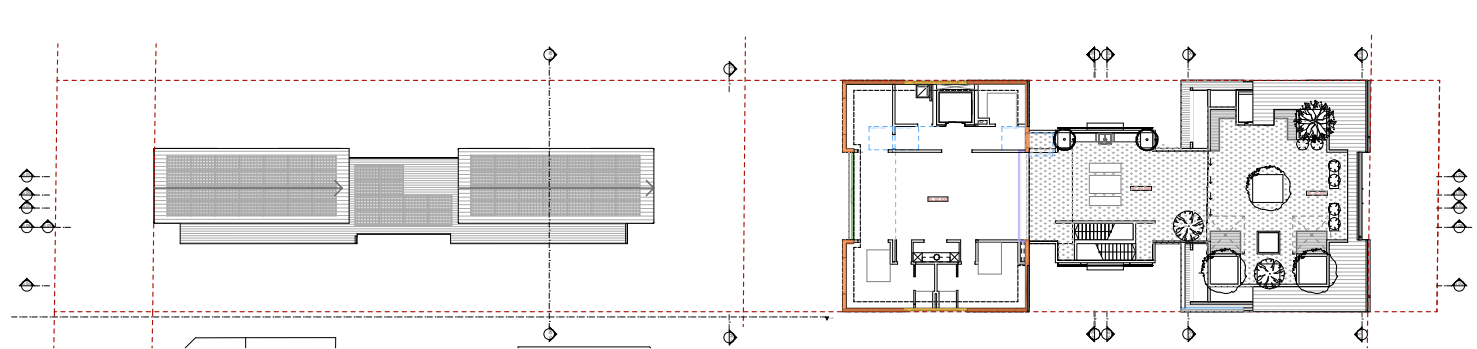
Level 2



Level 3



Level 4



Level 5

Wall List						
Element ID	Wall	Wall Type	Thickne...	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			

PROPOSED WALL TYPES

SEPP 0.2/unit x 52	= 10 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 15 spaces
Staff	= 4 spaces
Dis. general use	= 2 spaces
	= 29 Req. (34 supplied)
Motorcycle Parking	= 11 spaces
Bicycle Parking	= 11 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	
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LEVEL 1 FISHER RD	41.9	13.6	22.8	513.51	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		89.31	
LEVEL 1 FRANCIS ST		4.8	4.6	161.77	
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	5,048.33 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	Northern Beaches
Unit No.	51 Units + Manager & 2 O.O.A
Area of Building	5,048.33m ²
FSR DELIVERED	2.98 : 1
Car Parking	34 Spaces, including 6 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		19	Door	
W04	2,750x1,800		1	Window	
W05	5,796x3,000	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	
W14	860x2,100		2	Door	
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	3,450x700		4	Window	
W21	1,000x1,000		2	Window	
W21	2,400x1,200		11	Window	
W22	5,795x1,000		2	Window	
W22	2,380x700		2	Window	
W24	2,400x2,100		2	Door	
W25	1,200x1,200		4	Window	



1:200 @ A3



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	28.11.18
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	18.08.20
DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	NEW DEVELOPMENT APPLICATION	JULY.22

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	KVA
DATE	JUNE 2022
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS

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

PROJECT
MIXED-USE COMMUNITY CENT

DRAWING TITLE
**PROPOSED
UPPER BASEMENT CARPARK LEVEL**

DRAWING NO. AMENDMENT
4089/5.2 DA

NOTES

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

SEPP 0.2/unit x 52	= 10 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 15 spaces
Staff	= 4 spaces
Dis. general use	= 2 spaces
	= 29 Req. (34 supplied)
Motorcycle Parking	= 11 spaces
Bicycle Parking	= 11 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

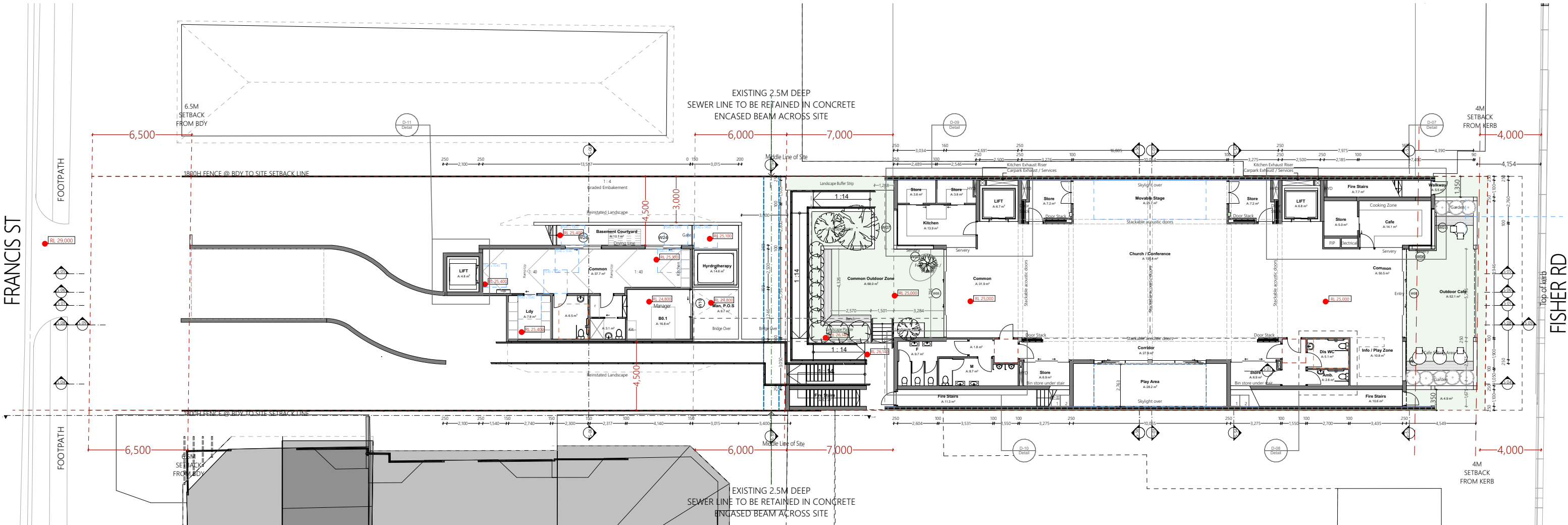
BOARDING UNITS

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	998.12	
GROUND LEVEL FISHER RD		13.6	34.7	503.41	
LEVEL 1 FISHER RD	41.9	13.6	22.8	513.51	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		89.31	
LEVEL 1 FRANCIS ST		4.8	4.6	161.77	
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	5,048.33 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	5,048.33m²
FSR DELIVERED	2.98 : 1
Car Parking	34 Spaces, including 6 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		19	Door	
W04	2,575x1,800		1	Window	
W05	5,786x3,000	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	
W14	950x2,100		2	Door	
W15	5,785x700		1	Window	
W16	5,785x700		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	1,000x1,000		2	Window	
W21	2,400x1,200		11	Window	
W22	5,785x1,000		2	Window	
W22	2,390x700		2	Window	
W24	2,400x2,100		2	Door	
W25	1,200x1,200		4	Window	



PROPOSED GROUND LEVEL PLAN

1:250 @ 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	28.11.18
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	18.08.20
DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	NEW DEVELOPMENT APPLICATION	JULY.22

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	KVA
DATE	JUNE 2022
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 @ 2500mm x 5400mm

SEPP 0.2/unit x 52	= 10 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 15 spaces
Staff	= 4 spaces
Dis. general use	= 2 spaces
	= 29 Req. (34 supplied)
Motorcycle Parking	= 11 spaces
Bicycle Parking	= 11 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

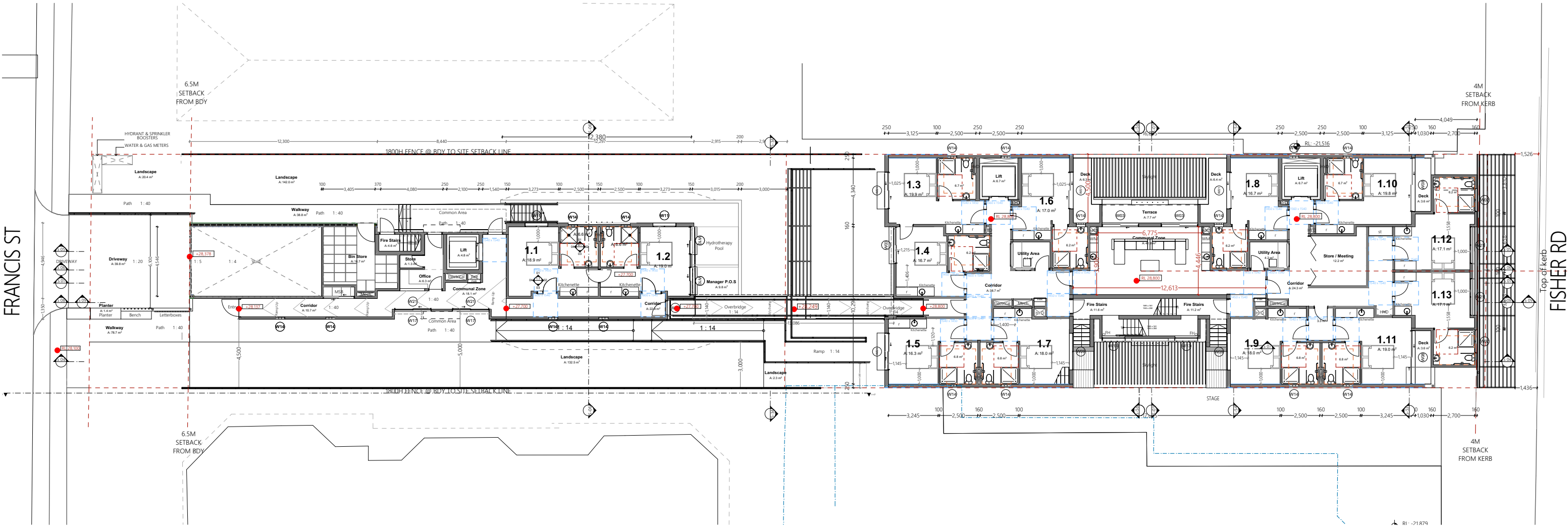
BOARDING UNITS

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	998.12	
GROUND LEVEL FISHER RD		13.6	34.7	503.41	
LEVEL 1 FISHER RD	41.9	13.6	22.8	513.51	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		89.31	
LEVEL 1 FRANCIS ST		4.8	4.6	161.77	
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	5,048.33 m²	249.6 m²

AREA SCHEDULES

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	5,048.33m²
FSR DELIVERED	2.98 : 1
Car Parking	34 Spaces, including 6 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		19	Door	
W04	2,575x1,800		1	Window	
W05	5,795x3,000	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	
W14	950x2,100	2	Door		
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	1,000x1,000	2	Window		
W21	2,400x1,200	11	Window		
W22	5,795x1,000	2	Window		
W22	2,390x700	2	Window		
W24	2,400x2,100	2	Door		
W25	1,200x1,200	4	Window		



PROPOSED LEVEL 1 PLAN

1:250 @ 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	28.11.18
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	18.08.20
DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	NEW DEVELOPMENT APPLICATION	JULY.22

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	KVA
DATE	JUNE 2022
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 1
DRAWING NO. **4089/5.4** AMENDMENT
DA

NOTES

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

SEPP 0.2/unit x 52	= 10 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 15 spaces
Staff	= 4 spaces
Dis. general use	= 2 spaces
	= 29 Req. (34 supplied)
Motorcycle Parking	= 11 spaces
Bicycle Parking	= 11 spaces

Francis Street

Basement

1 Manager
2
4
4

Fisher Road

Ground

1 (+1 Manager)

L1
L2
L3
L4
L5

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

Total

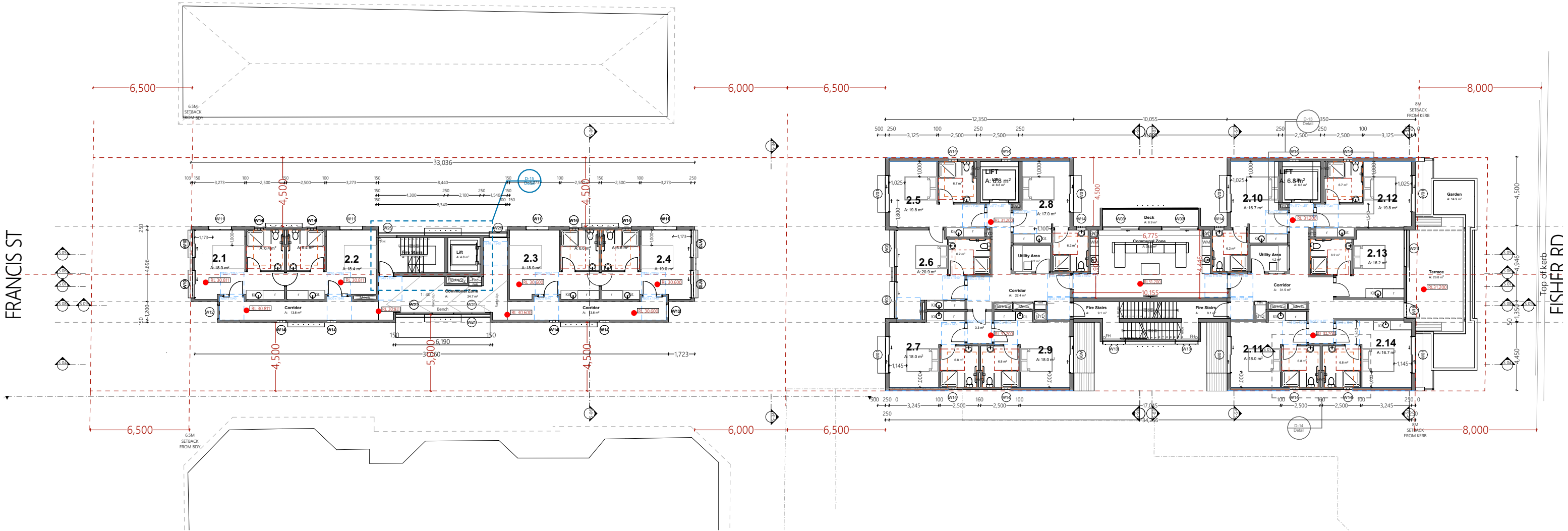
BOARDING UNITS

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	998.12	
GROUND LEVEL FISHER RD		13.6	34.7	503.41	
LEVEL 1 FISHER RD	41.9	13.6	22.8	513.51	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		89.31	
LEVEL 1 FRANCIS ST		4.8	4.6	161.77	
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	5,048.33 m²	249.6 m²

AREA SCHEDULES

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	5,048.33m²
FSR DELIVERED	2.98 : 1
Car Parking	34 Spaces, including 6 Disabled carparks



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	5,785x3,000	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	950x2,100		2	Door
W16	5,785x700		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	1,000x1,000		2	Window
W22	2,400x1,200		11	Window
W23	5,785x1,000		2	Window
W24	2,390x700		2	Window
W25	2,400x2,100		2	Door
W26	1,200x1,200		4	Window



PROPOSED LEVEL 2 PLAN

1:250 @ 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	28.11.18
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	18.08.20
DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	NEW DEVELOPMENT APPLICATION	JULY.22

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	KVA
DATE	JUNE 2022
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 @ 2500mm x 5400mm

SEPP 0.2/unit x 52	= 10 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 15 spaces
Staff	= 4 spaces
Dis. general use	= 2 spaces
	= 29 Req. (34 supplied)
Motorcycle Parking	= 11 spaces
Bicycle Parking	= 11 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)

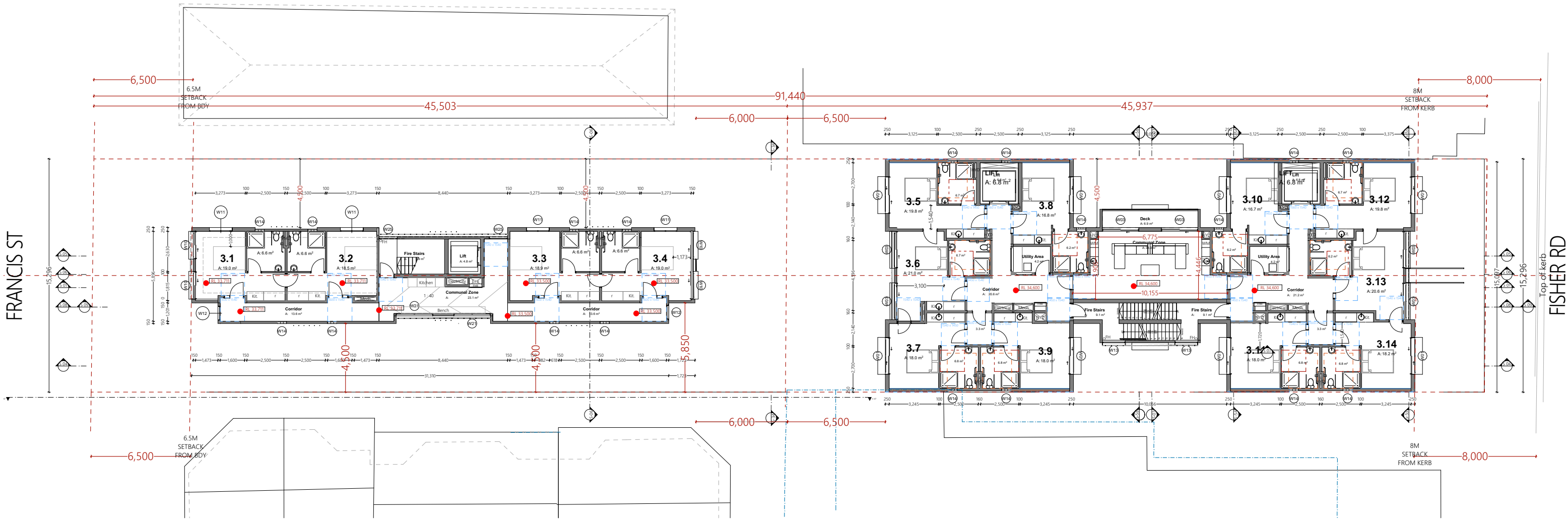
BOARDING UNITS

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	998.12	
GROUND LEVEL FISHER RD		13.6	34.7	503.41	
LEVEL 1 FISHER RD	41.9	13.6	22.8	513.51	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		89.31	
LEVEL 1 FRANCIS ST		4.8	4.6	161.77	
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	5,048.33 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	5,048.33m²
FSR DELIVERED	2.98 : 1
Car Parking	34 Spaces, including 6 Disabled carparks



PROPOSED LEVEL 3 PLAN

1:250 @ A3



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

ISSUE	AMENDMENT DETAILS	DATE
CD	CONCEPT DESIGN	28.11.18
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	18.08.20
DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	NEW DEVELOPMENT APPLICATION	JULY.22

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	KVA
DATE	JUNE 2022
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

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		19	Door	
W04	2,575x1,800		1	Window	
W05	5,795x3,000	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	Window	
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	
W14	950x2,100		2	Door	
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	1,000x1,000		2	Window	
W21	2,400x1,200		11	Window	
W22	5,795 x1,000		2	Window	
W22	2,390x700		2	Window	
W24	2,400x2,100		2	Door	
W25	1,200x1,200		4	Window	

NOTES

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

SEPP 0.2/unit x 52	= 10 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 15 spaces
Staff	= 4 spaces
Dis. general use	= 2 spaces
	= 29 Req. (34 supplied)
Motorcycle Parking	= 11 spaces
Bicycle Parking	= 11 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

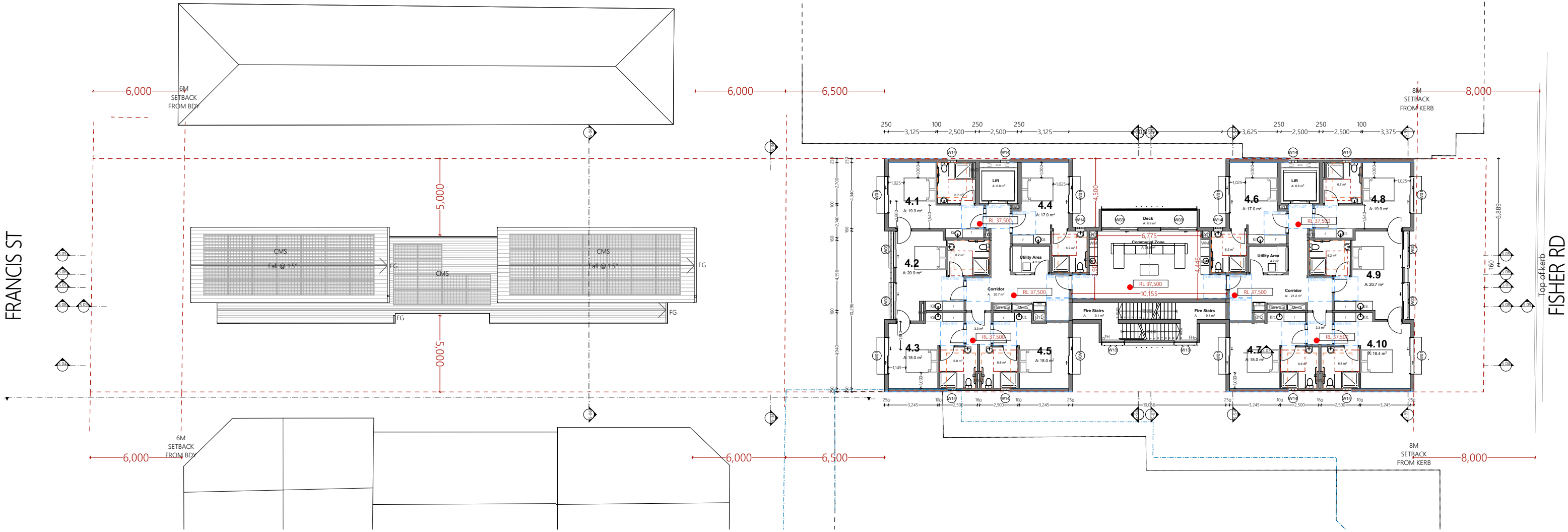
BOARDING UNITS

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	998.12	
GROUND LEVEL FISHER RD		13.6	34.7	503.41	
LEVEL 1 FISHER RD	41.9	13.6	22.8	513.51	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		89.31	
LEVEL 1 FRANCIS ST		4.8	4.6	161.77	
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	5,048.33 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	5,048.33m²
FSR DELIVERED	2.98 : 1
Car Parking	34 Spaces, including 6 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		19	Door	
W04	2,575x1,800		1	Window	
W05	5,786x3,000	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	
W14	950x2,100		2	Door	
W15	5,795x700		1	Window	
W16	5,795x700		1	Window	
W17	2,400x2,400		3	Door	
W18	1,000x2,100		3	Door	
W19	3,646x400		2	Window	
W20	3,430x700		4	Window	
W21	1,000x1,000		2	Window	
W21	2,400x1,200		11	Window	
W22	5,795x1,000		2	Window	
W22	2,390x700		2	Window	
W24	2,400x2,100		2	Door	
W25	1,200x1,200		4	Window	



PROPOSED LEVEL 4 PLAN

1:250 @ 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	28.11.18
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	18.08.20
DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	NEW DEVELOPMENT APPLICATION	JULY.22

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	KVA
DATE	JUNE 2022
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 @ 2500mm x 5400mm

SEPP 0.2/unit x 52	= 10 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 15 spaces
Staff	= 4 spaces
Dis. general use	= 2 spaces
	= 29 Req. (34 supplied)
Motorcycle Parking	= 11 spaces
Bicycle Parking	= 11 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)

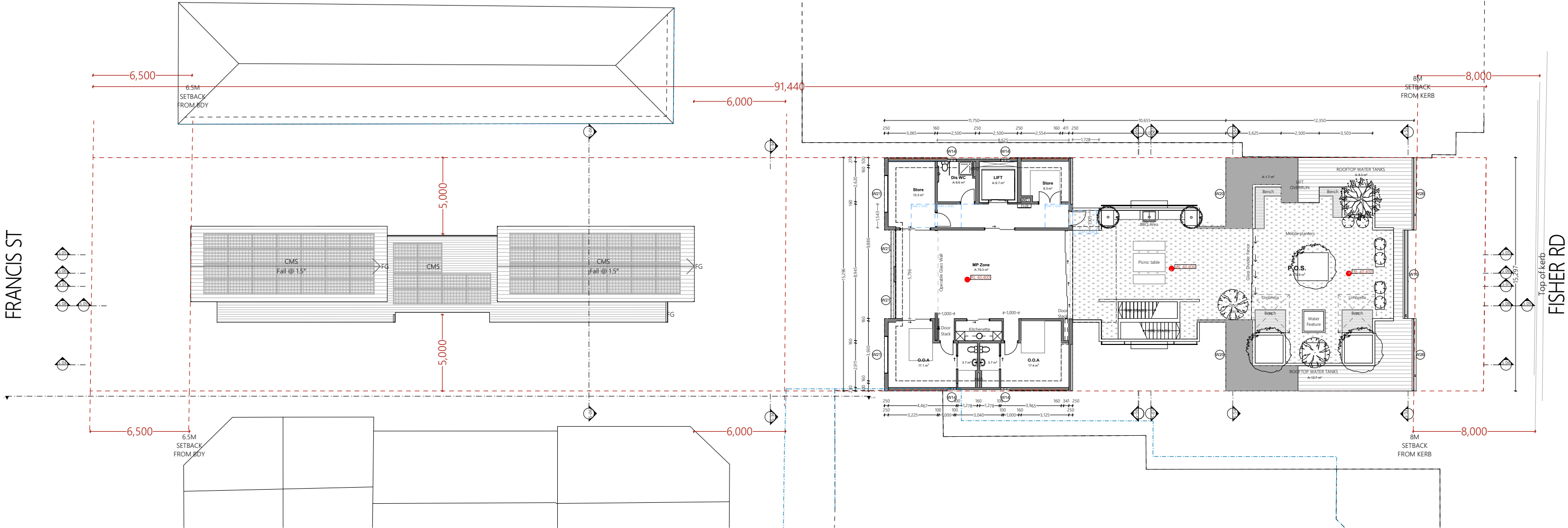
BOARDING UNITS

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	998.12	
GROUND LEVEL FISHER RD		13.6	34.7	503.41	
LEVEL 1 FISHER RD	41.9	13.6	22.8	513.51	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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ROOFTOP LEVEL		6.7		181.32	174.5
BASEMENT LEVEL FRANCIS ST	37.7	4.8		89.31	
LEVEL 1 FRANCIS ST		4.8	4.6	161.77	
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	5,048.33 m²	249.6 m²

AREA SCHEDULES

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	5,048.33m²
FSR DELIVERED	2.98 : 1
Car Parking	34 Spaces, including 6 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		19	Door	
W04	2,575x1,800		1	Window	
W05	5,785x3,000	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	950x2,100		2	Door	
W16	5,785x700		1	Window	
W17	2,400x2,400		1	Window	
W18	1,000x2,100		2	Door	
W19	3,646x400		3	Door	
W20	3,430x700		2	Window	
W21	1,000x1,000		4	Window	
W22	2,400x1,200		2	Window	
W23	5,785x1,000		11	Window	
W24	2,390x700		2	Window	
W25	2,400x2,100		2	Door	
W26	1,200x1,200		4	Window	



PROPOSED ROOFTOP LEVEL PLAN

1:250 @ A3



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HILLS, NSW, Australia, 2084

ISSUE	AMENDMENT DETAILS	DATE
CD	CONCEPT DESIGN	28.11.18
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DA	DEVELOPMENT APPLICATION	14.05.22
DA	NEW DEVELOPMENT APPLICATION	JULY.22

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	KVA
DATE	JUNE 2022
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. 4089/5.8
AMENDMENT
DA

NOTES

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

SEPP 0.2/unit x 52	= 10 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 15 spaces
Staff	= 4 spaces
Dis. general use	= 2 spaces
	= 29 Req. (34 supplied)
Motorcycle Parking	= 11 spaces
Bicycle Parking	= 11 spaces

Francis Street

Basement

1 Manager
2
4
4

Fisher Road

Ground

1 (+1 Manager)

L1
L2
L3
L4
L5

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

Total

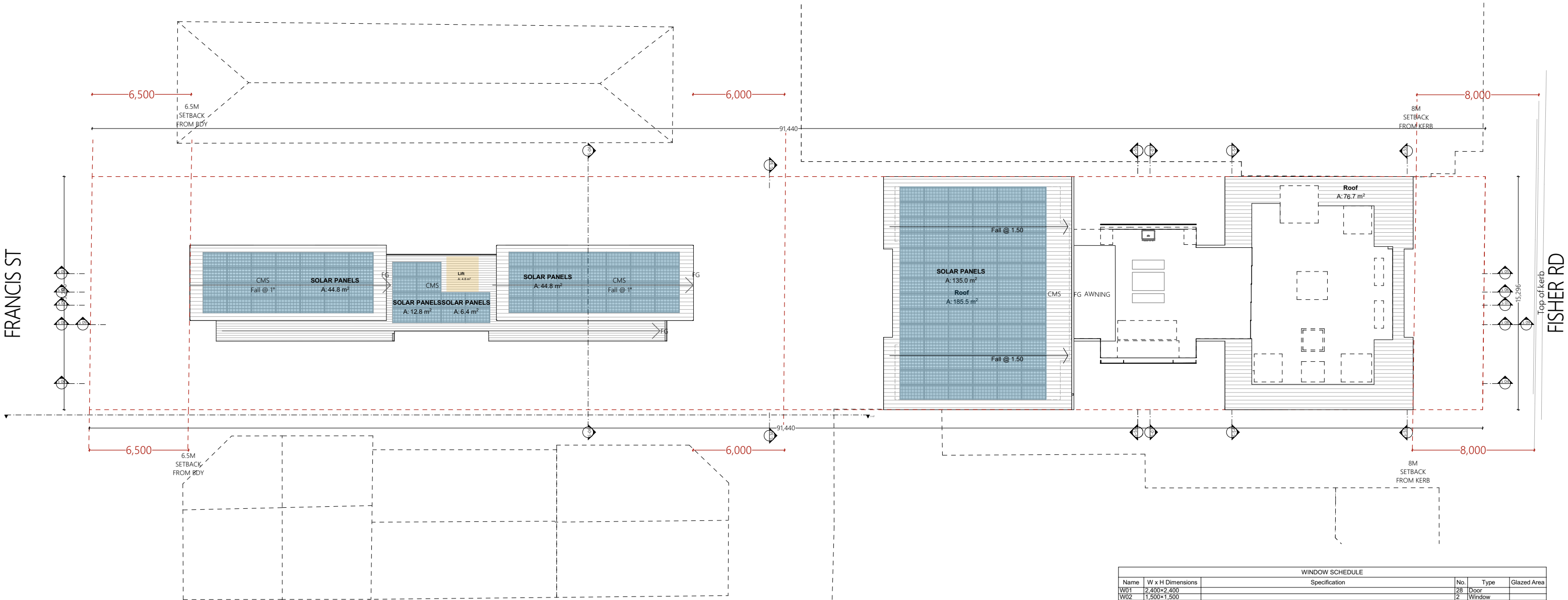
BOARDING UNITS

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	998.12	
GROUND LEVEL FISHER RD		13.6	34.7	503.41	
LEVEL 1 FISHER RD	41.9	13.6	22.8	513.51	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		89.31	
LEVEL 1 FRANCIS ST		4.8	4.6	161.77	
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	5,048.33 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	5,048.33m²
FSR DELIVERED	2.98 : 1
Car Parking	34 Spaces, including 6 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		19	Door	
W04	2,575x1,800		1	Window	
W05	5,786x3,000	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	
W14	950x2,100	2	Door		
W15	5,785x700	1	Window		
W16	5,785x700	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	1,000x1,000	2	Window		
W21	2,400x1,200	11	Window		
W22	5,785x1,000	2	Window		
W22	2,390x700	2	Window		
W24	2,400x2,100	2	Door		
W25	1,200x1,200	4	Window		



PROPOSED ROOF PLAN

1:250 @ A3



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

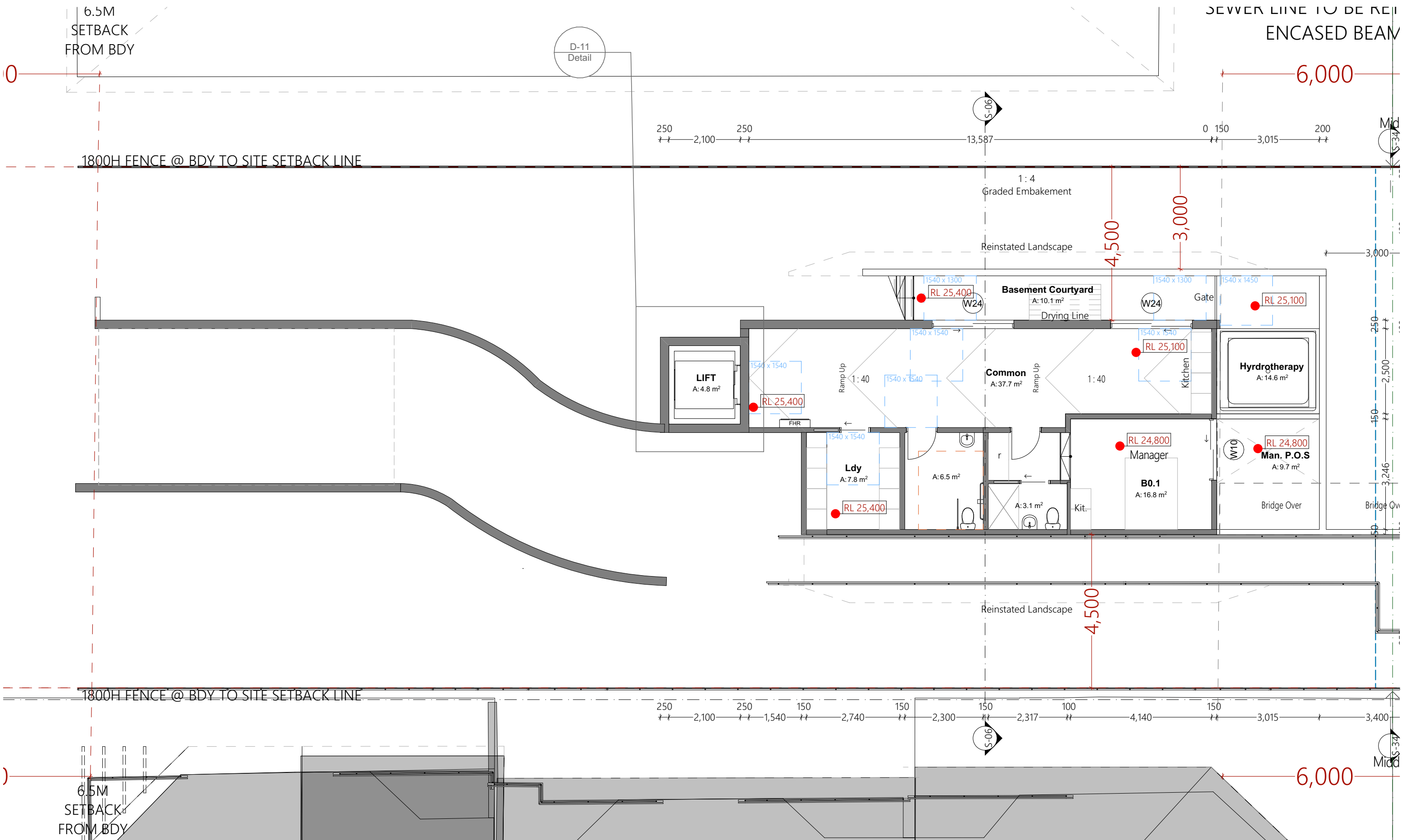
ISSUE	AMENDMENT DETAILS	DATE
CD	CONCEPT DESIGN	28.11.18
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	18.08.20
DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	NEW DEVELOPMENT APPLICATION	JULY.22

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	KVA
DATE	JUNE 2022
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. 4089/5.9
AMENDMENT
DA



PROPOSED FRANCIS STREET BASEMENT LEVEL PLAN

1:100 @ A3



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ISSUE	AMENDMENT DETAILS	DATE
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DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	NEW DEVELOPMENT APPLICATION	JULY.22

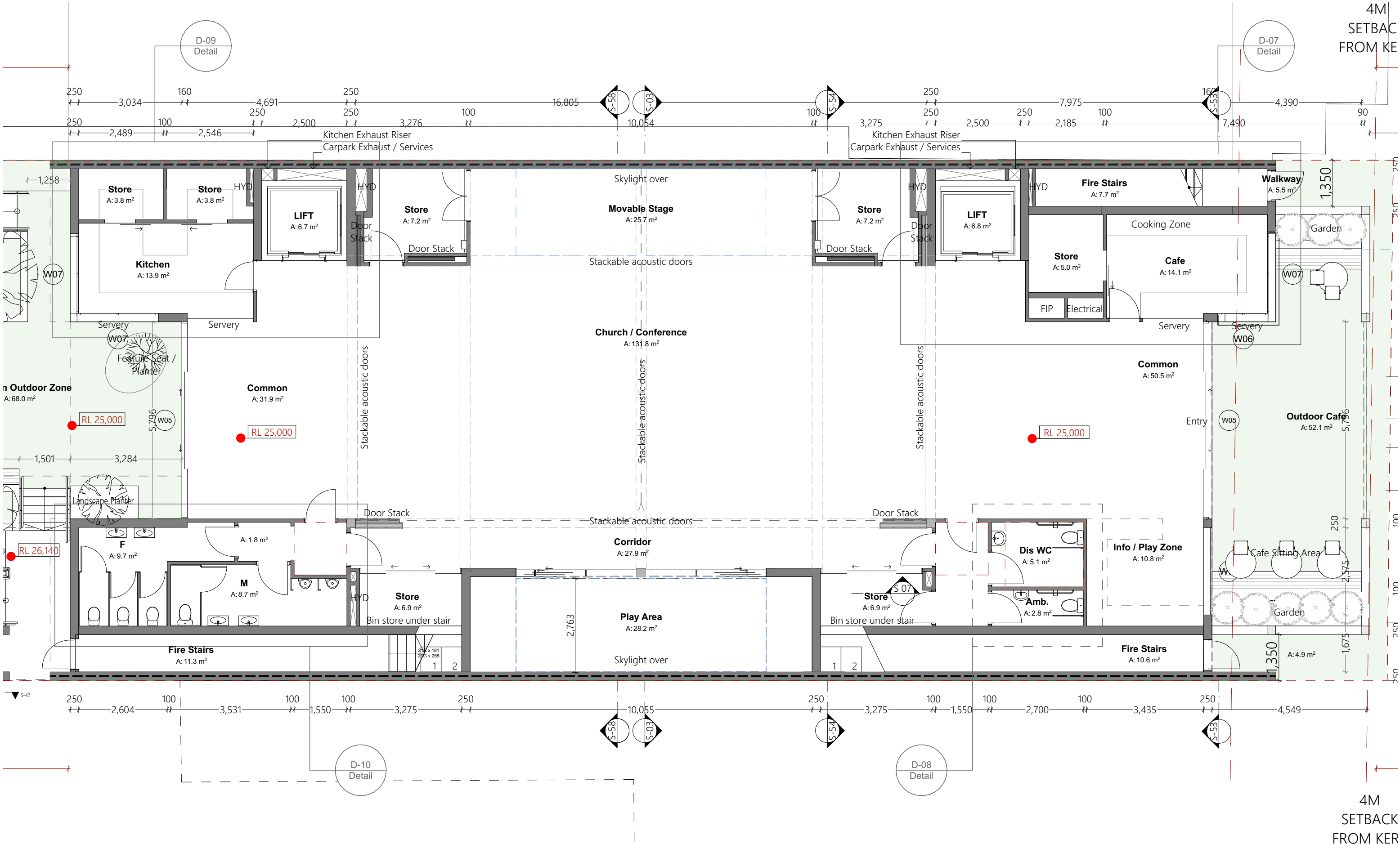
GENERAL NOTES
BUILDER TO CHECK AND VERIFY ALL
DIMENSIONS, LEVELS AND ANGLES ON SITE
PRIOR TO COMMENCEMENT OF WORK AND/OR
MANUFACTURE OF COMPONENTS.
ALL WORKS TO CONFORM WITH ALL BCA AND
OTHER RELEVANT AUTHORITY REQUIREMENTS.

SCALE	As shown
DRAWN	KVA
DATE	JUNE 2022
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	AMENDMENT
PROPOSED FRANCIS STREET BASEMENT LEVEL	DA
DRAWING NO.	4089/5.10

W18	1,000x2,100	13	Door
W19	3,646x400	2	Window
W20	3,430x700	4	Window
W21	1,000x1,000	2	Window
W21	2,400x1,200	11	Window
W22	5,795x1,000	2	Window
W22	2,390x700	2	Window
W24	2,400x2,100	2	Door
W25	1,200x1,200	4	Window



PROPOSED FISHER ROAD GROUND LEVEL PLAN

1:100 @ A3



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

ISSUE	AMENDMENT DETAILS	DATE
CD	CONCEPT DESIGN	28.11.18
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DA	DEVELOPMENT APPLICATION	18.08.20
DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	NEW DEVELOPMENT APPLICATION	JULY.22

GENERAL NOTES
BUILDER TO CHECK AND VERIFY ALL
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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	KVA
DATE	JUNE 2022
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 GROUND LEVEL
DRAWING NO. 4089/5.11
AMENDMENT
DA

NOTES

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

SEPP 0.2/unit x 52	= 10 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 15 spaces
Staff	= 4 spaces
Dis. general use	= 2 spaces
	= 29 Req. (34 supplied)
Motorcycle Parking	= 11 spaces
Bicycle Parking	= 11 spaces

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

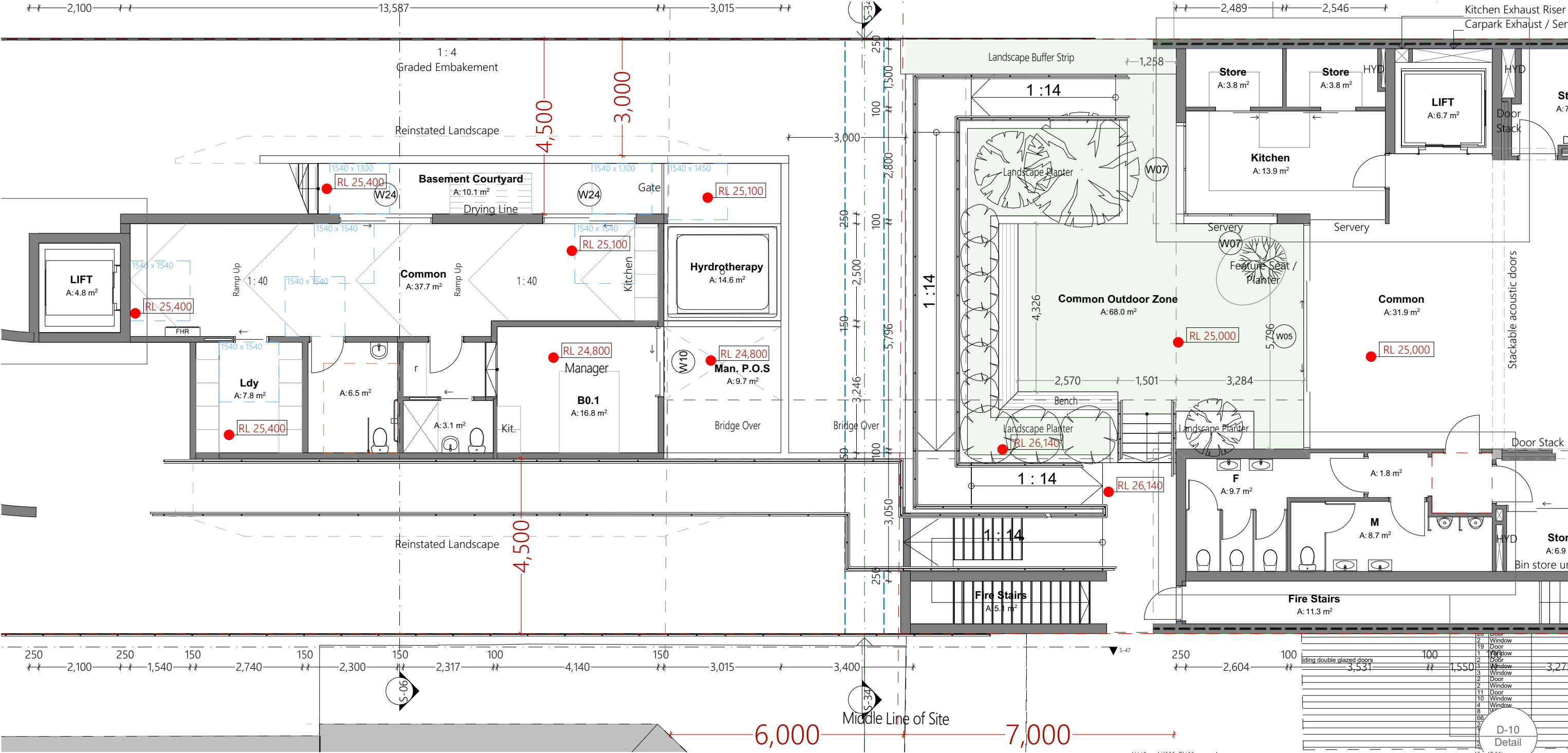
BOARDING UNITS

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	998.12	
GROUND LEVEL FISHER RD		13.6	34.7	503.41	
LEVEL 1 FISHER RD	41.9	13.6	22.8	513.51	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		89.31	
LEVEL 1 FRANCIS ST		4.8	4.6	161.77	
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	5,048.33 m²	249.6 m²

AREA SCHEDULES

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	5,048.33m²
FSR DELIVERED	2.98 : 1
Car Parking	34 Spaces, including 6 Disabled carparks



PROPOSED GROUND FLOOR MIDDLE COURTYARD PLAN

1:100 @ A3



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ISSUE	AMENDMENT DETAILS	DATE
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DA	DEVELOPMENT APPLICATION	14.05.22
DA	NEW DEVELOPMENT APPLICATION	JULY.22

GENERAL NOTES
BUILDER TO CHECK AND VERIFY ALL
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PRIOR TO COMMENCEMENT OF WORK AND/OR
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SCALE	As shown
DRAWN	KVA
DATE	JUNE 2022
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

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

SEPP 0.2/unit x 52	= 10 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 15 spaces
Staff	= 4 spaces
Dis. general use	= 2 spaces
	= 29 Req. (34 supplied)
Motorcycle Parking	= 11 spaces
Bicycle Parking	= 11 spaces

BOARDING UNITS

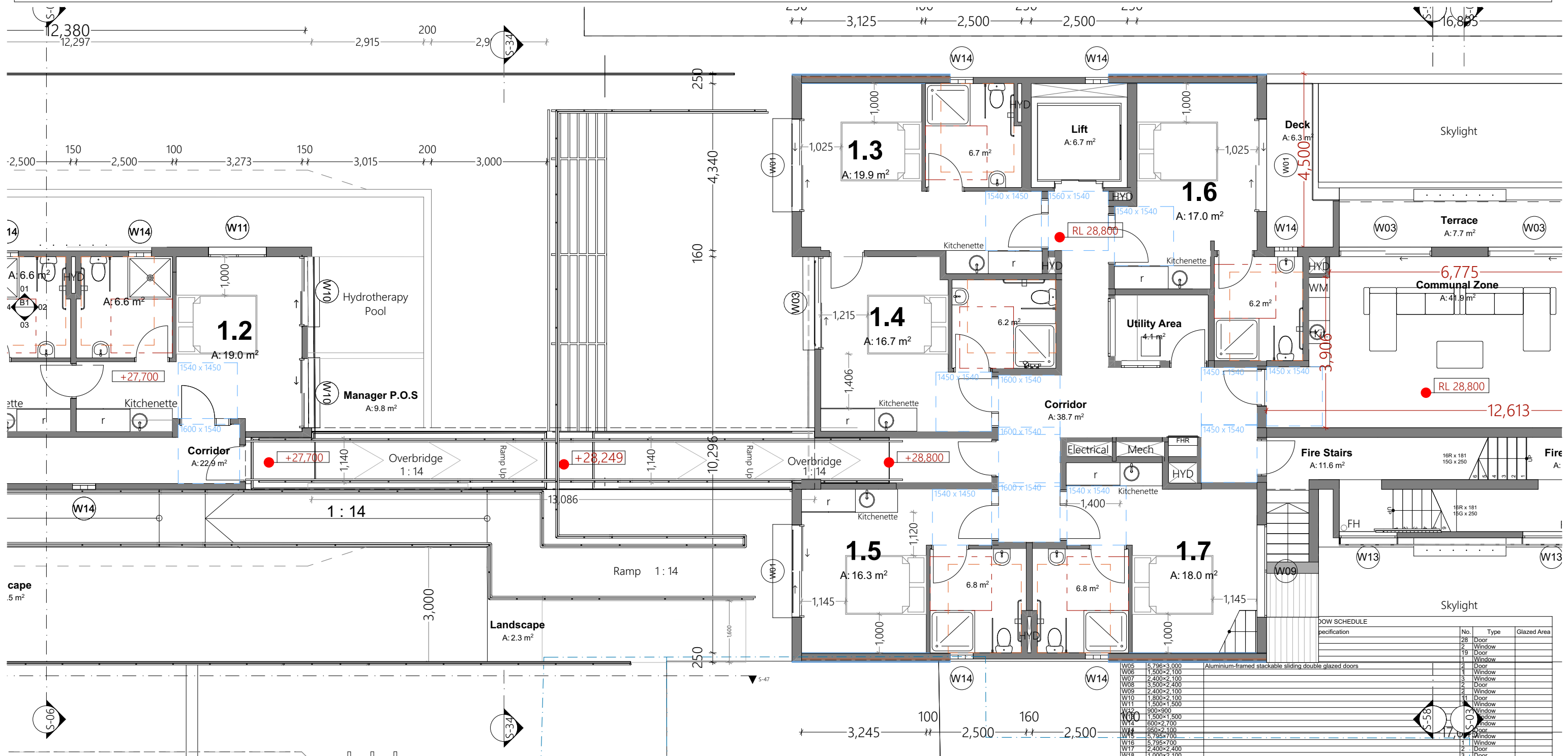
Francis Street	Basement	1 Manager
	L1	2
	L2	4
	L3	4
		10 (+ 1 Manager)
Fisher Road	Ground	1 (+1 Manager)
	L1	11
	L2	10
	L3	10
	L4	10
	L5	2 (O.O.A)
		41 (+ 2 O.O.A)
Total		51 (+1 Manager, 2 O.O.A)

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	998.12	
GROUND LEVEL FISHER RD		13.6	34.7	503.41	
LEVEL 1 FISHER RD	41.9	13.6	22.8	513.51	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		89.31	
LEVEL 1 FRANCIS ST		4.8	4.6	161.77	
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	5,048.33 m ²	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	5,048.33m ²
FSR DELIVERED	2.98 : 1
Car Parking	34 Spaces, including 6 Disabled carparks



PROPOSED FIRST FLOOR MIDDLE COURTYARD PLAN

1:100 @ 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	28.11.18
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	18.08.20
DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	NEW DEVELOPMENT APPLICATION	JULY.22

GENERAL NOTES
BUILDER TO CHECK AND VERIFY ALL
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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	KVA
DATE	JUNE 2022
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS

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

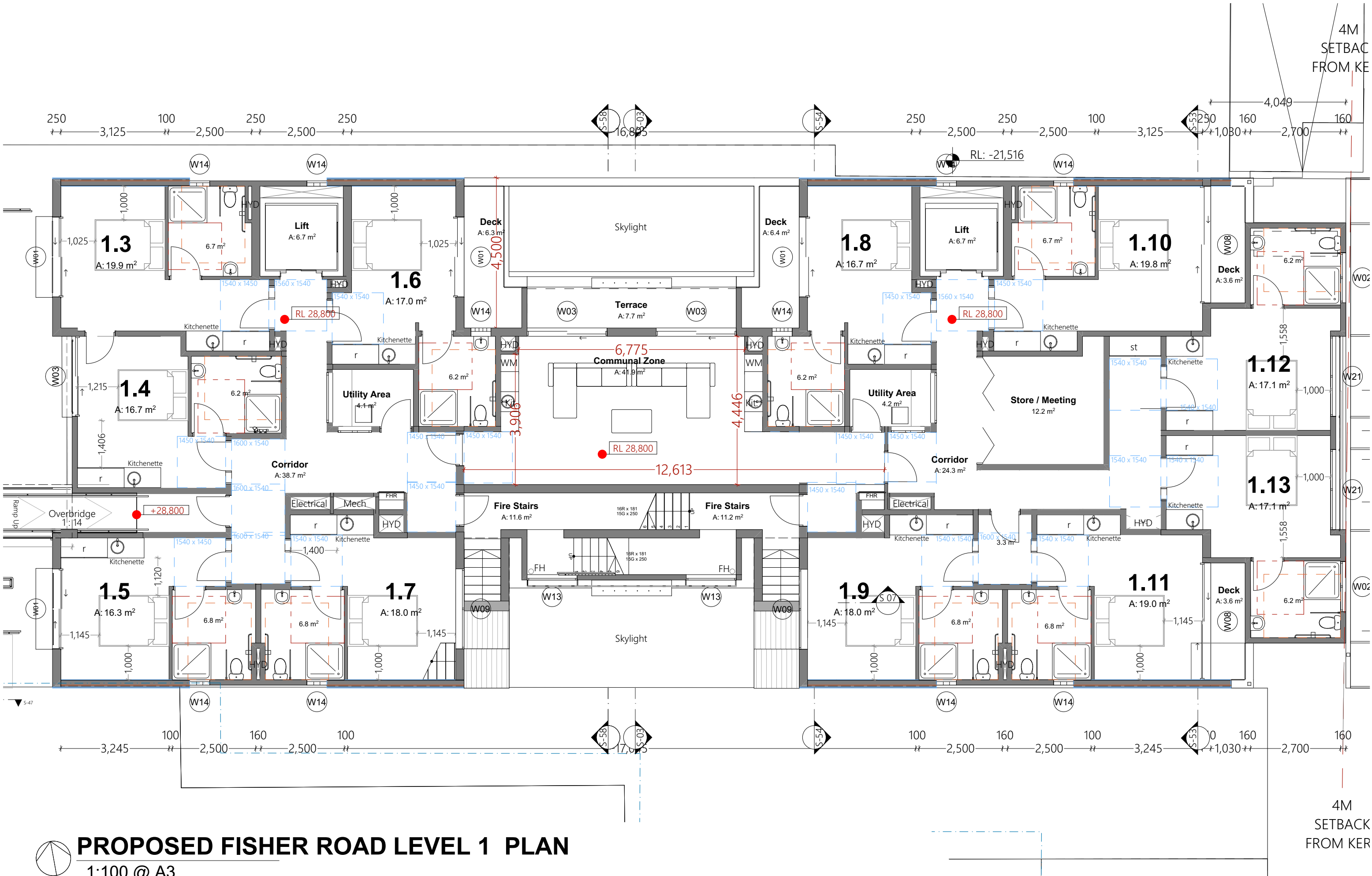
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE

**PROPOSED
FIRST FLOOR MIDDLE COURTYARD**

DRAWING NO. AMENDMENT
4089/5.13 DA





PROPOSED FISHER ROAD LEVEL 1 PLAN

1:100 @ A3



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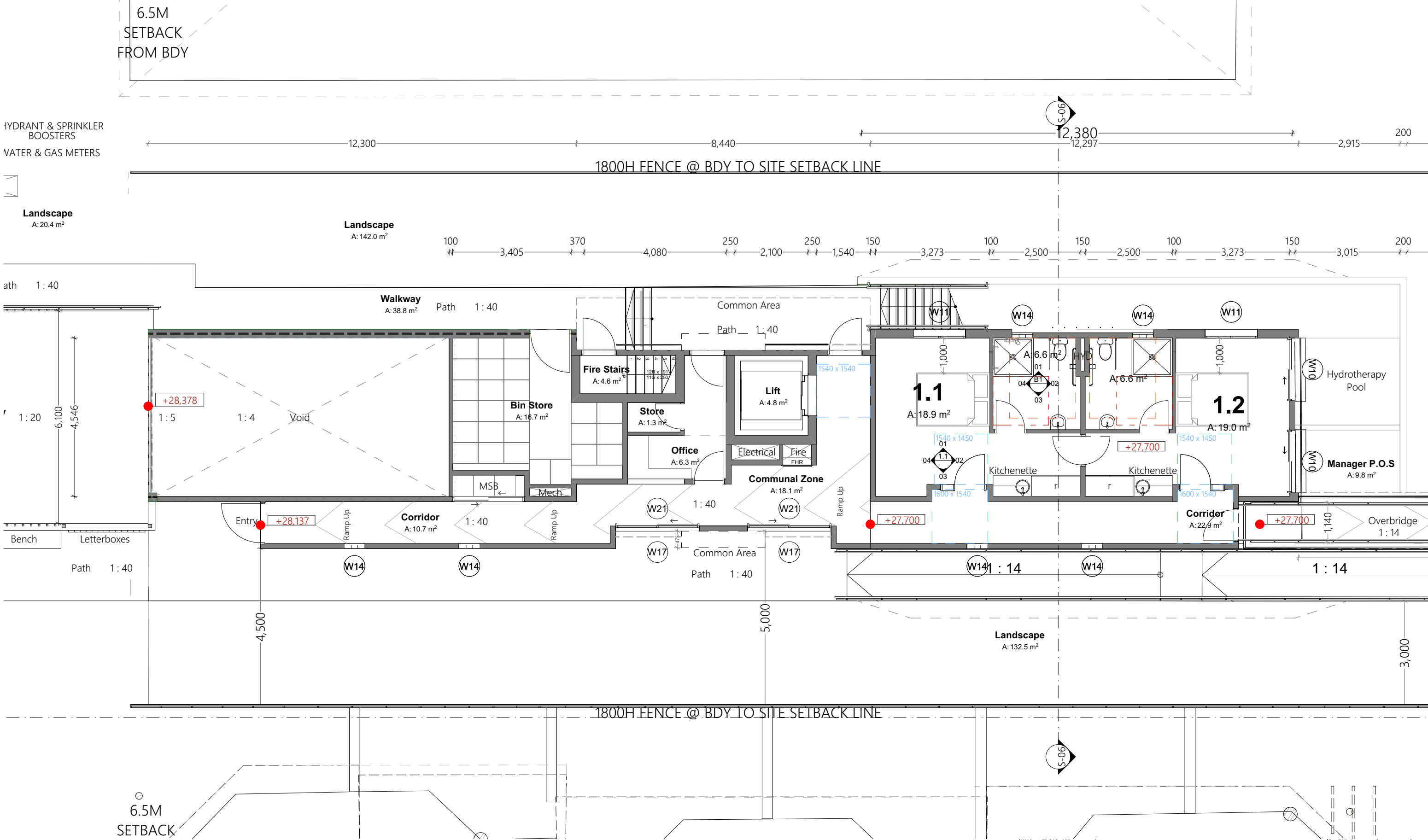
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STAGE	DA

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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



PROPOSED FRANCIS STREET LEVEL 1 PLAN

1:100 @ A3



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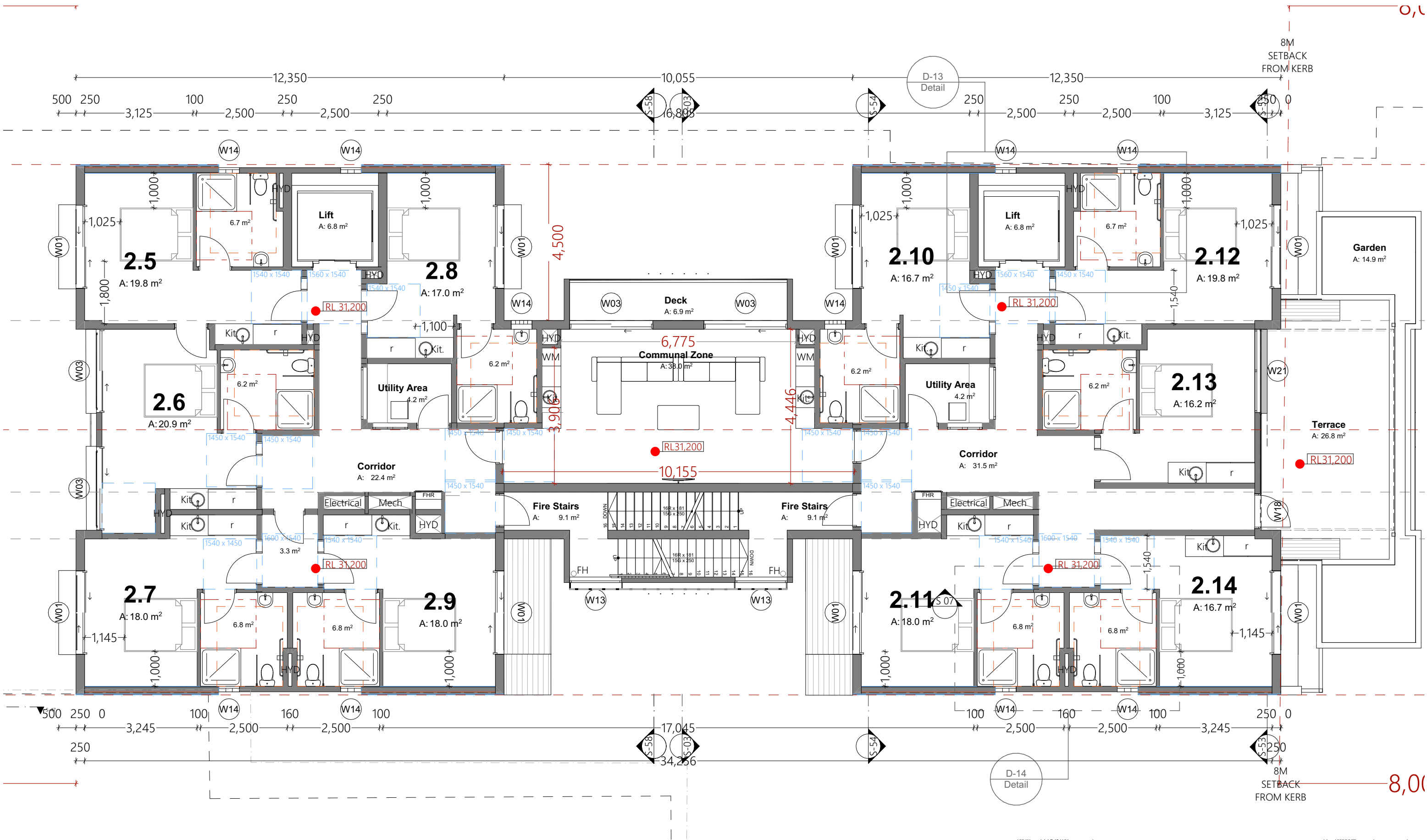
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DEE WHY, NSW, 2099,
AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED
FRANCIS STREET LEVEL 1
DRAWING NO. 4089/5.15
AMENDMENT
DA



PROPOSED FISHER ROAD LEVEL 2 PLAN

1:100 @ A3



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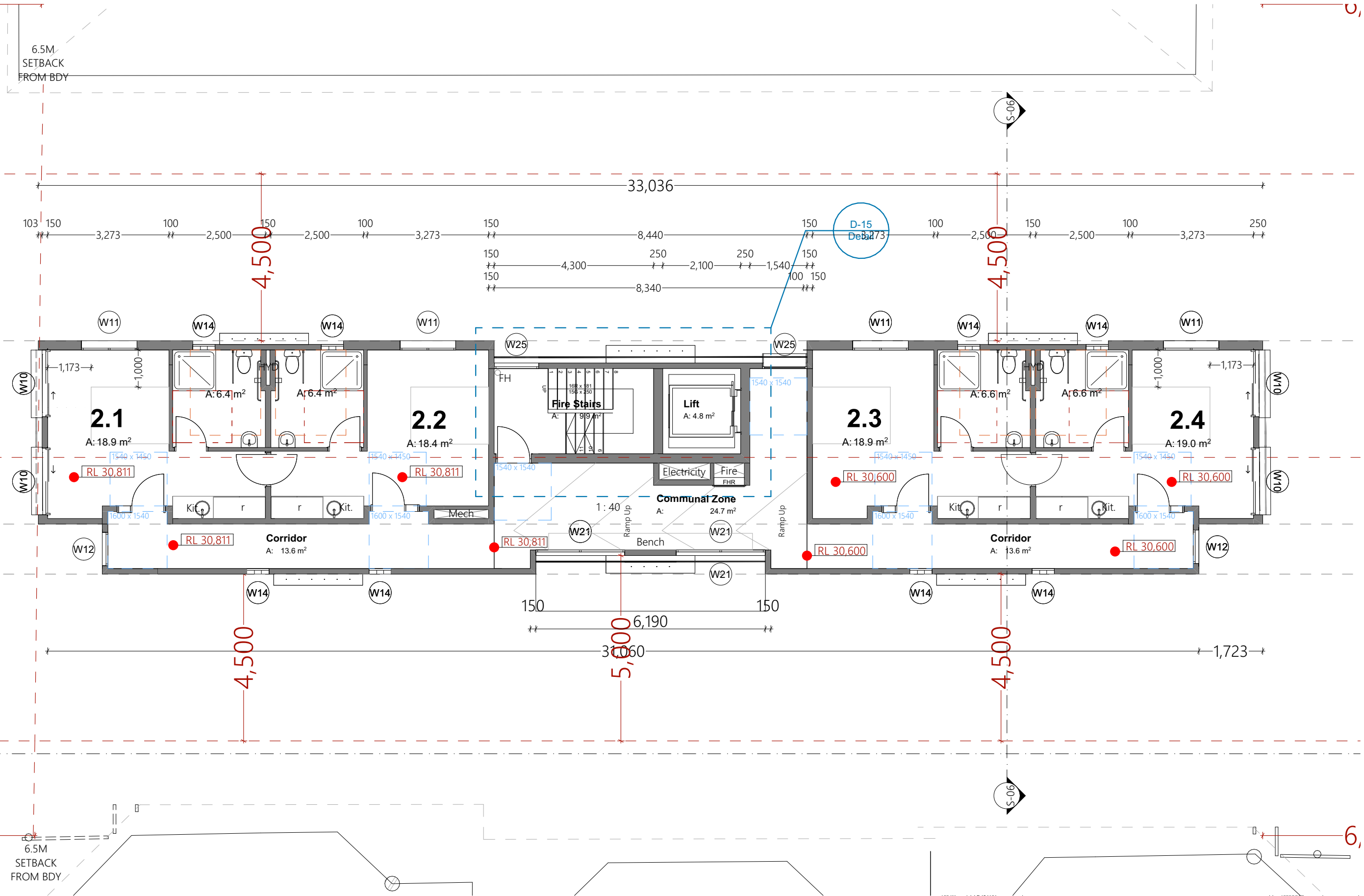
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CLIENT / ADDRESS
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DEE WHY, NSW, 2099,
AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED
FISHER ROAD LEVEL 2
DRAWING NO. 4089/5.16
AMENDMENT
DA

ITEM	DESCRIPTION	QUANTITY	UNIT
W17	2,400x2,400	1	Window
W18	1,000x2,100	1	Door
W19	3,646x400	2	Window
W20	3,430x700	4	Window
W21	1,000x1,000	2	Window
W22	2,400x1,200	11	Window
W23	5,795x1,000	2	Window
W24	2,390x700	2	Window
W25	2,400x2,100	2	Door
W26	1,200x1,200	4	Window



PROPOSED FRANCIS STREET LEVEL 2 PLAN

1:100 @ A3



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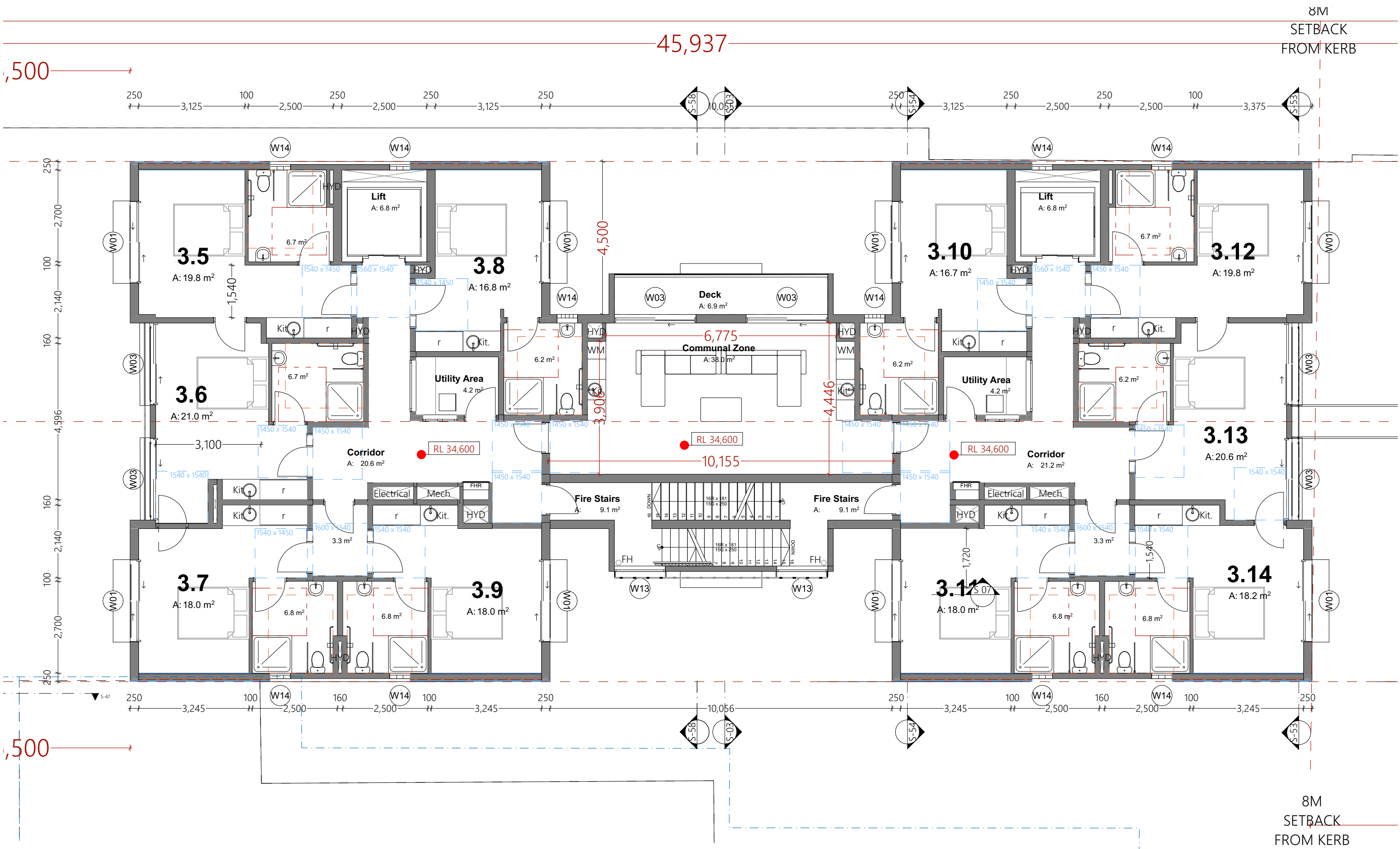
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CLIENT / ADDRESS
28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED
FRANCIS STREET LEVEL 2
DRAWING NO. 4089/5.17
AMENDMENT DA



PROPOSED FISHER ROAD LEVEL 3 PLAN

1:100 @ A3



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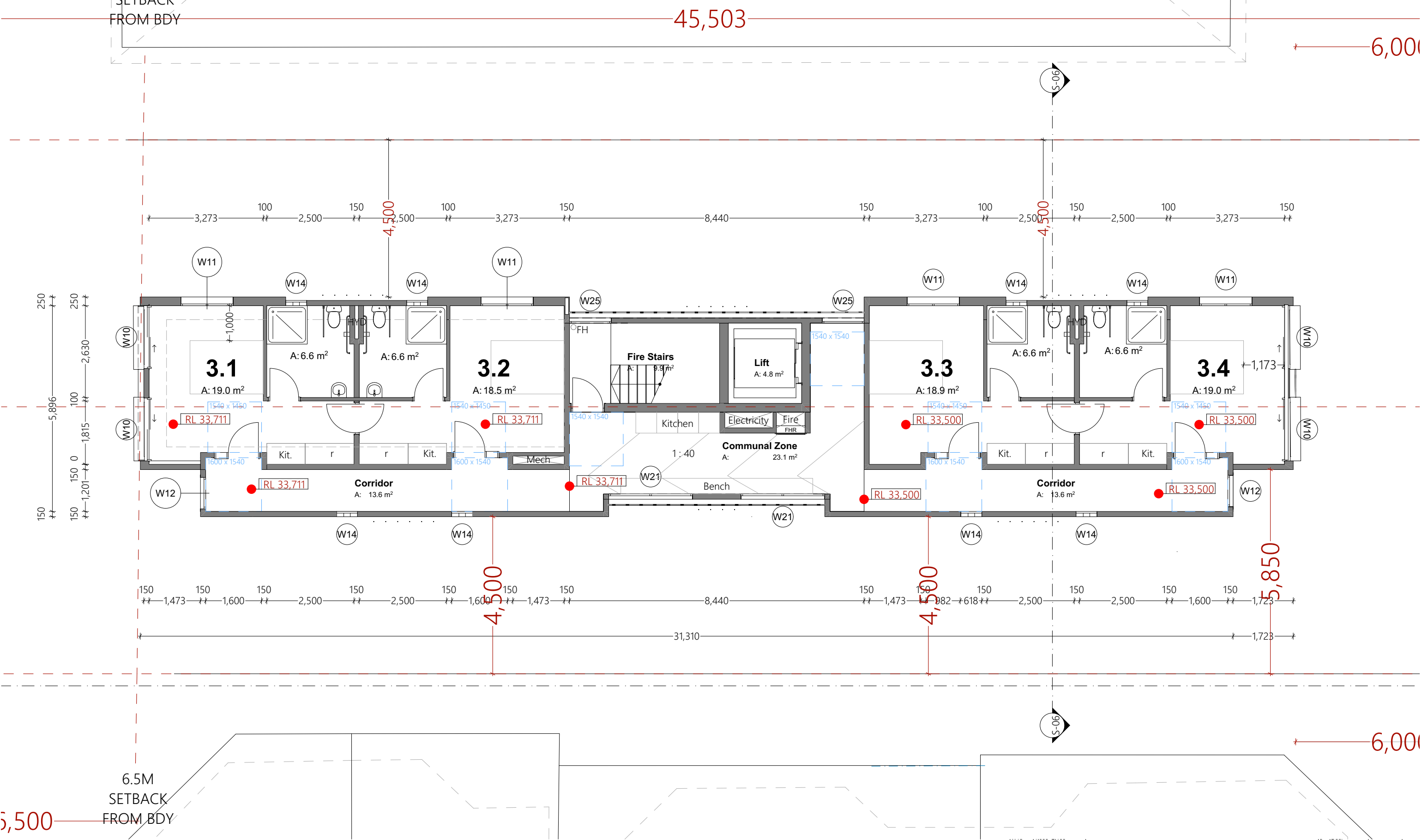
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AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED
FISHER ROAD LEVEL 3
DRAWING NO. 4089/5.18
AMENDMENT
DA

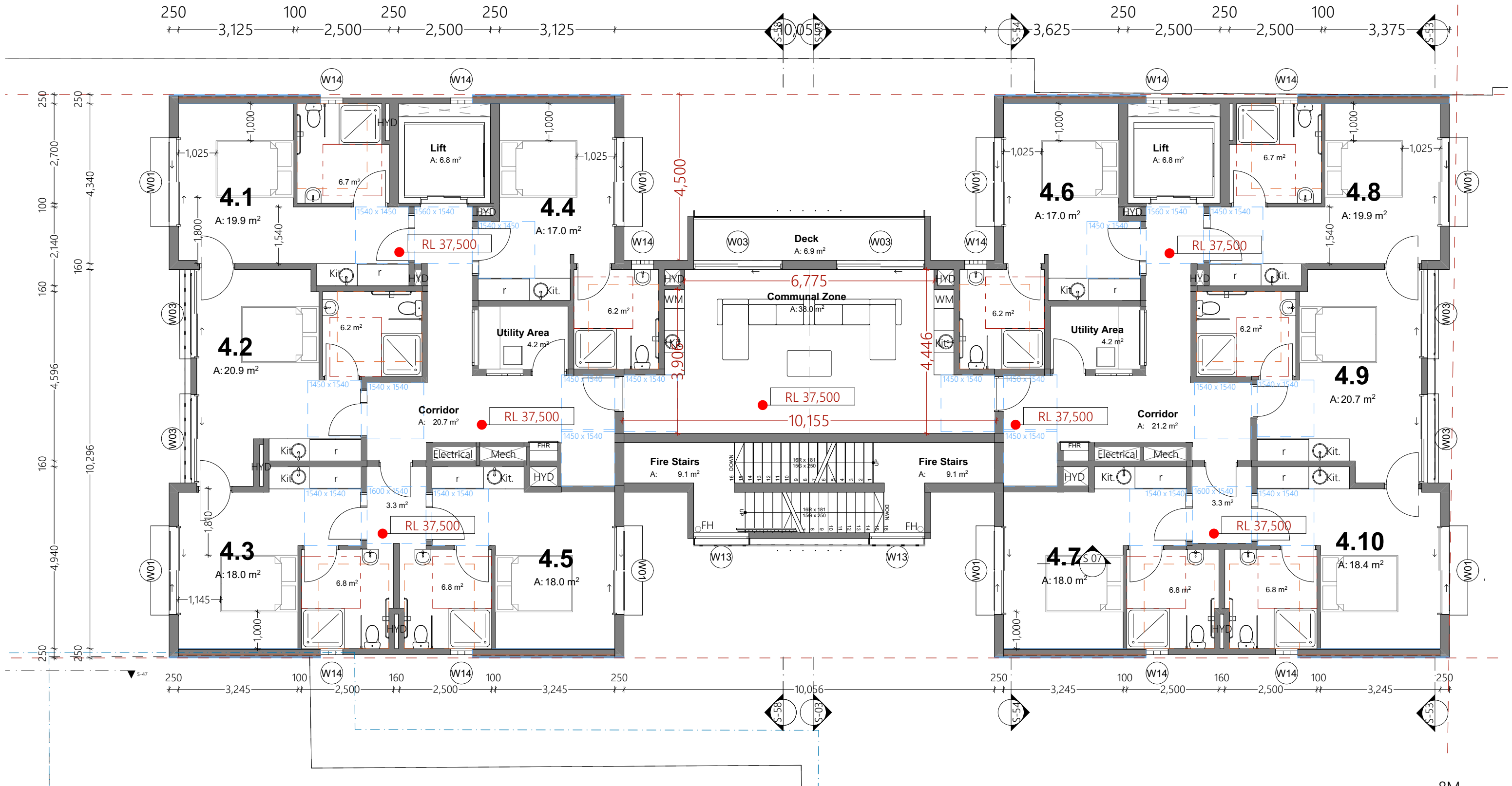


PROPOSED FRANCIS STREET LEVEL 3 PLAN

1:100 @ A3

6,500

8M
SETBACK
FROM KERB



PROPOSED FISHER ROAD LEVEL 4 PLAN

1:100 @ A3



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

DRAWING TITLE
PROPOSED
FISHER ROAD LEVEL 4
DRAWING NO. 4089/5.20
AMENDMENT
DA

W19	3,640x400	2	Window
W20	3,430x700	4	Window
W21	1,000x1,000	2	Window
W22	2,400x1,200	11	Window
W23	5,795x1,000	2	Window
W24	2,390x700	2	Window
W25	2,400x2,100	2	Door
W26	1,200x1,200	4	Window

8M
SETBACK
FROM KERB



1:100 @ A3



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HILLS, NSW, Australia, 2084

ISSUE	AMENDMENT DETAILS	DATE
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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
FISHER ROAD LEVEL 5

DRAWING NO. **AMENDMENT**
4089/5.21 **DA**

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NOTES

BOARDING UNITS

AREA SCHEDULES

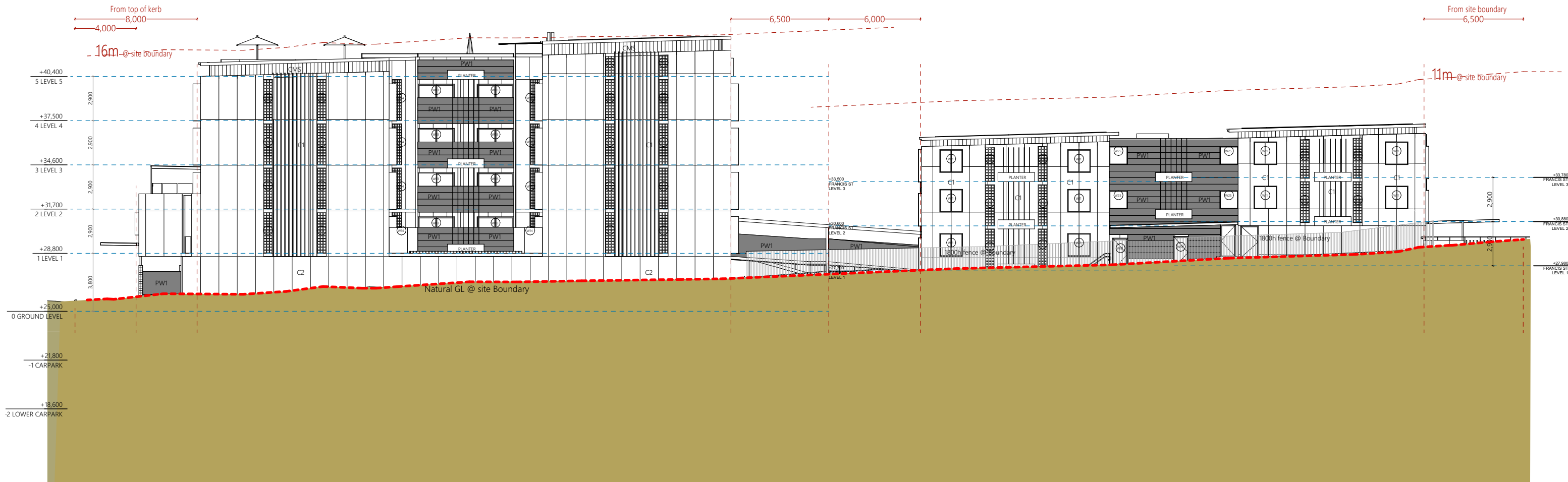
DEVELOPMENT STATISTICS

ALL CARPARKING SPACES TO CONFORM WITH AS 2890.1 @ 2500mm x 5400mm	
SEPP 0.2/unit x 52	= 10 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 15 spaces
Staff	= 4 spaces
Dis. general use	= 2 spaces
	= 29 Req. (34 supplied)
Motorcycle Parking	= 11 spaces
Bicycle Parking	= 11 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	998.12	
GROUND LEVEL FISHER RD		13.6	34.7	503.41	
LEVEL 1 FISHER RD	41.9	13.6	22.8	513.51	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		89.31	
LEVEL 1 FRANCIS ST		4.8	4.6	161.77	
LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46	
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	239.8 m ²	127.1 m ²	193.7 m ²	5,048.33 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	5,048.33m ²
FSR DELIVERED	2.98 : 1
Car Parking	34 Spaces, including 6 Disabled carpark



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 Sheetng	FHR	Fire Hose Reel

CLIENT / ADDRESS	DRAWING TITLE
28 FISHER RD + 9 FRANCIS ST DEE WHY, NSW, 2099, AUSTRALIA	PROPOSED NORTH SITE ELEVATION
PROJECT	DRAWING NO. AMENDMENT
MIXED-USE COMMUNITY CENTRE	4089/06.1 DA



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STAGE	DA

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

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SEPP 0.2/unit x 52	= 10 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 15 spaces
Staff	= 4 spaces
Dis. general use	= 2 spaces
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Motorcycle Parking	= 11 spaces
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Fisher Road

Basement	1 Manager
L1	2
L2	4
L3	4
	10 (+ 1 Manager)
Ground	1 (+1 Manager)
L1	11
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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. AMENDMENT
4089/06.3 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

NOTES

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

SEPP 0.2/unit x 52	= 10 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 15 spaces
Staff	= 4 spaces
Dis. general use	= 2 spaces
	= 29 Req. (34 supplied)
Motorcycle Parking	= 11 spaces
Bicycle Parking	= 11 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

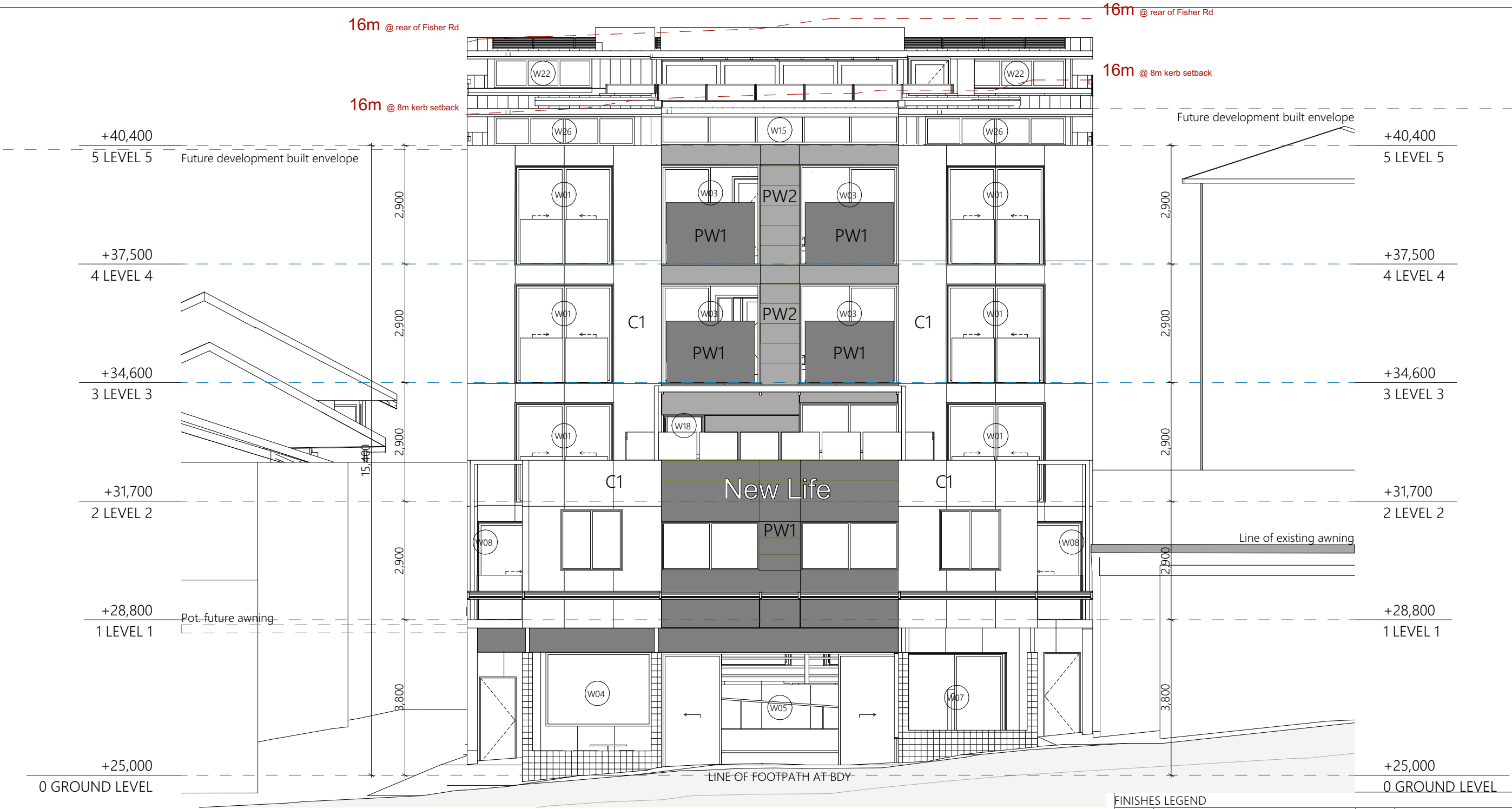
BOARDING UNITS

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	998.12	
GROUND LEVEL FISHER RD		13.6	34.7	503.41	
LEVEL 1 FISHER RD	41.9	13.6	22.8	513.51	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		89.31	
LEVEL 1 FRANCIS ST		4.8	4.6	161.77	
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	5,048.33 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	5,048.33m²
FSR DELIVERED	2.98 : 1
Car Parking	34 Spaces, including 6 Disabled carparks



PROPOSED EAST ELEVATION FISHER ROAD

1:100 @ A3



Ph: (+61) 1300 799 986
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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	28.11.18
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	18.08.20
DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	NEW DEVELOPMENT APPLICATION	JULY.22

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	KVA
DATE	JUNE 2022
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

NOTES

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

SEPP 0.2/unit x 52 = 10 spaces
Manager = 1 spaces
Cafe = 2 spaces
Church = 15 spaces
Staff = 4 spaces
Dis. general use = 2 spaces
= **29** Req. (34 supplied)
Motorcycle Parking = 11 spaces
Bicycle Parking = 11 spaces

BOARDING UNITS

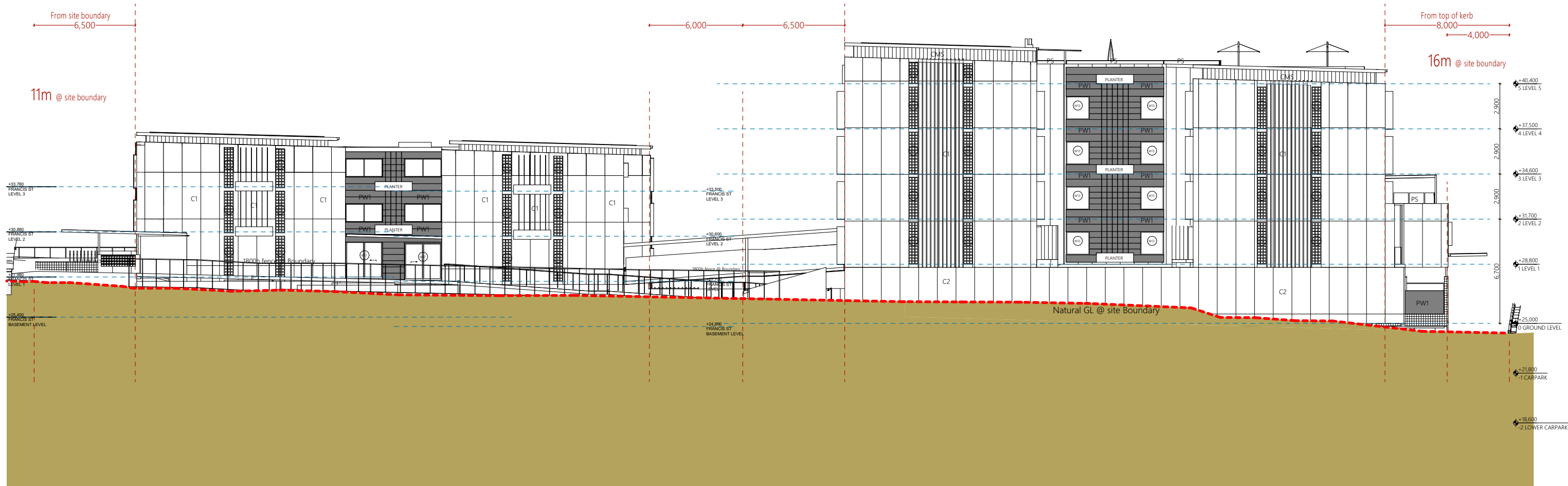
Francis Street	Basement	1 Manager
	L1	2
	L2	4
	L3	4
Fisher Road	Ground	1 (+1 Manager)
	L1	11
	L2	10
	L3	10
	L4	10
	L5	2 (O.O.A)
		41 (+ 2 O.O.A)
Total		51 (+1 Manager, 2 O.O.A)

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	998.12	
GROUND LEVEL FISHER RD		13.6	34.7	503.41	
LEVEL 1 FISHER RD	41.9	13.6	22.8	513.51	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
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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	5,048.33 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	5,048.33m²
FSR DELIVERED	2.98 : 1
Car Parking	34 Spaces, including 6 Disabled carparks



PROPOSED SOUTH 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 Sheetting	FHR	Fire Hose Reel



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

ISSUE	AMENDMENT DETAILS	DATE
CD	CONCEPT DESIGN	28.11.18
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	18.08.20
DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	NEW DEVELOPMENT APPLICATION	JULY.22

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	KVA
DATE	JUNE 2022
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

SOUTH ELEVATION

DRAWING NO. 4089/06.5
AMENDMENT DA

NOTES

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

SEPP 0.2/unit x 52	= 10 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 15 spaces
Staff	= 4 spaces
Dis. general use	= 2 spaces
	= 29 Req. (34 supplied)
Motorcycle Parking	= 11 spaces
Bicycle Parking	= 11 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

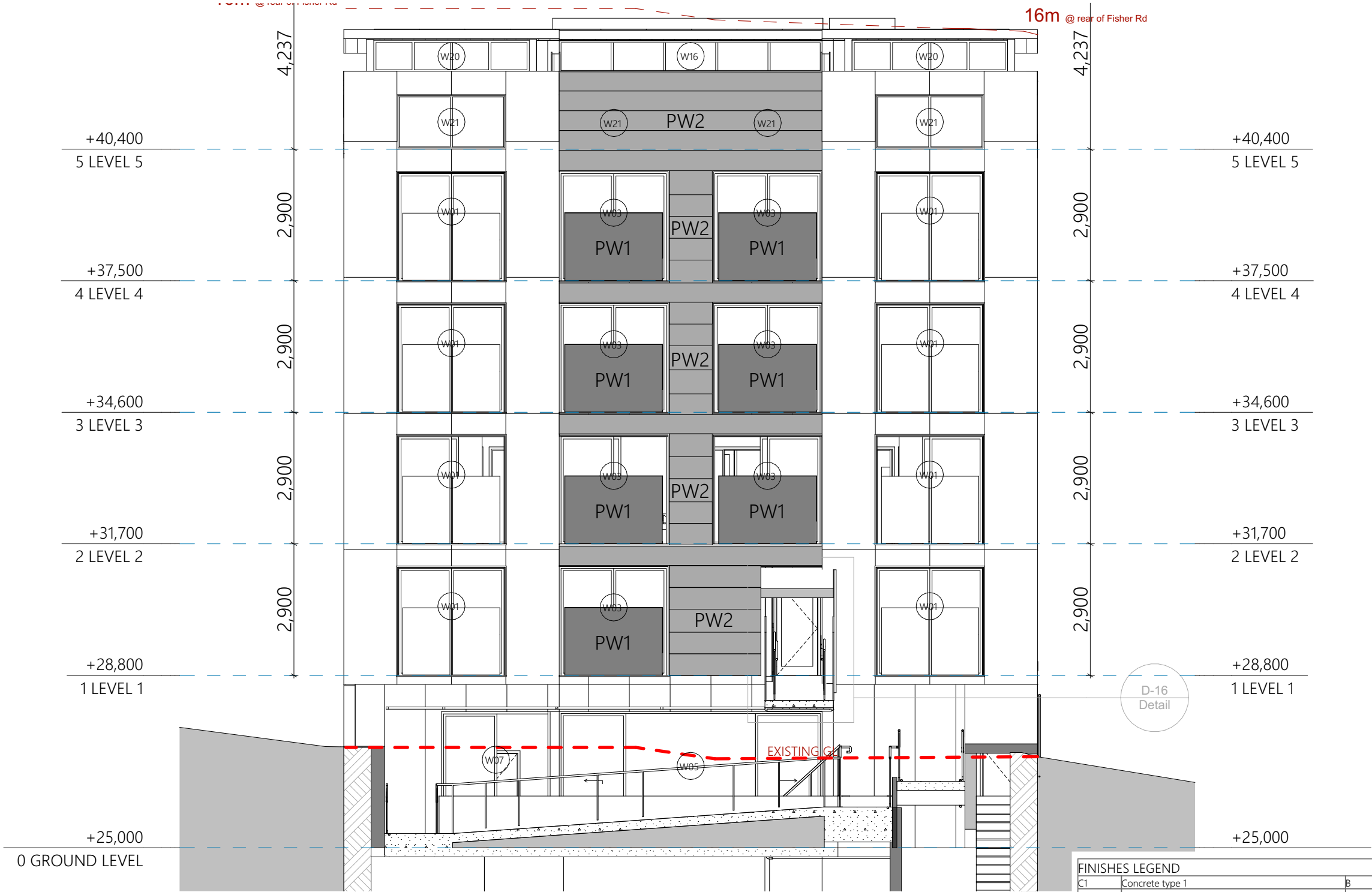
BOARDING UNITS

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	998.12	
GROUND LEVEL FISHER RD		13.6	34.7	503.41	
LEVEL 1 FISHER RD	41.9	13.6	22.8	513.51	27.6
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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	5,048.33 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	5,048.33m²
FSR DELIVERED	2.98 : 1
Car Parking	34 Spaces, including 6 Disabled carparks



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 FISHER ROAD

1:100 @ A3



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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	28.11.18
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DA	NEW DEVELOPMENT APPLICATION	JULY.22

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OTHER RELEVANT AUTHORITY REQUIREMENTS.

SCALE	As shown
DRAWN	KVA
DATE	JUNE 2022
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. **4089/06.6** AMENDMENT
DA

NOTES

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

SEPP 0.2/unit x 52

= 10 spaces

Manager

= 1 spaces

Cafe

= 2 spaces

Church

= 15 spaces

Staff

= 4 spaces

Dis. general use

= 2 spaces

= **29** Req. (34 supplied)

Motorcycle Parking

= 11 spaces

Bicycle Parking

= 11 spaces

BOARDING UNITS

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

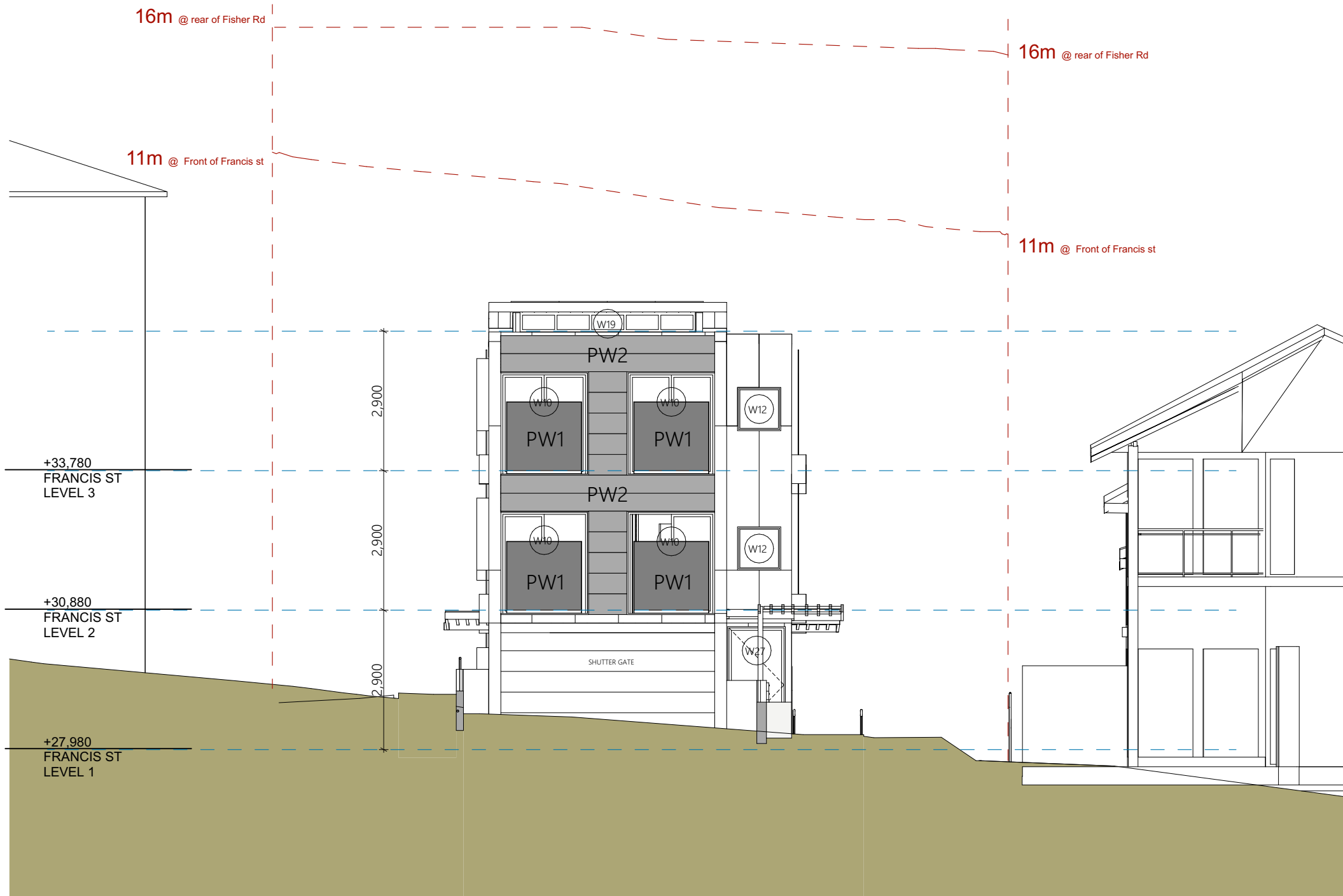
51 (+1 Manager, 2 O.O.A)

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	998.12	
GROUND LEVEL FISHER RD		13.6	34.7	503.41	
LEVEL 1 FISHER RD	41.9	13.6	22.8	513.51	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		89.31	
LEVEL 1 FRANCIS ST		4.8	4.6	161.77	
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	5,048.33 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	5,048.33m²
FSR DELIVERED	2.98 : 1
Car Parking	34 Spaces, including 6 Disabled carparks



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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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	28.11.18
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	18.08.20
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DA	NEW DEVELOPMENT APPLICATION	JULY.22

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

SCALE	As shown
DRAWN	KVA
DATE	JUNE 2022
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. **4089/06.7** AMENDMENT **DA**

NOTES

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

SEPP 0.2/unit x 52

= 10 spaces

Manager

= 1 spaces

Cafe

= 2 spaces

Church

= 15 spaces

Staff

= 4 spaces

Dis. general use

= 2 spaces

= **29** Req. (34 supplied)

Motorcycle Parking

= 11 spaces

Bicycle Parking

= 11 spaces

Francis Street

Basement

L1

L2

L3

Fisher Road

Ground

L1

L2

L3

L4

L5

Total

1 Manager

2

4

4

10 (+ 1 Manager)

1 (+1 Manager)

11

10

10

10

2 (O.O.A)

41 (+ 2 O.O.A)

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

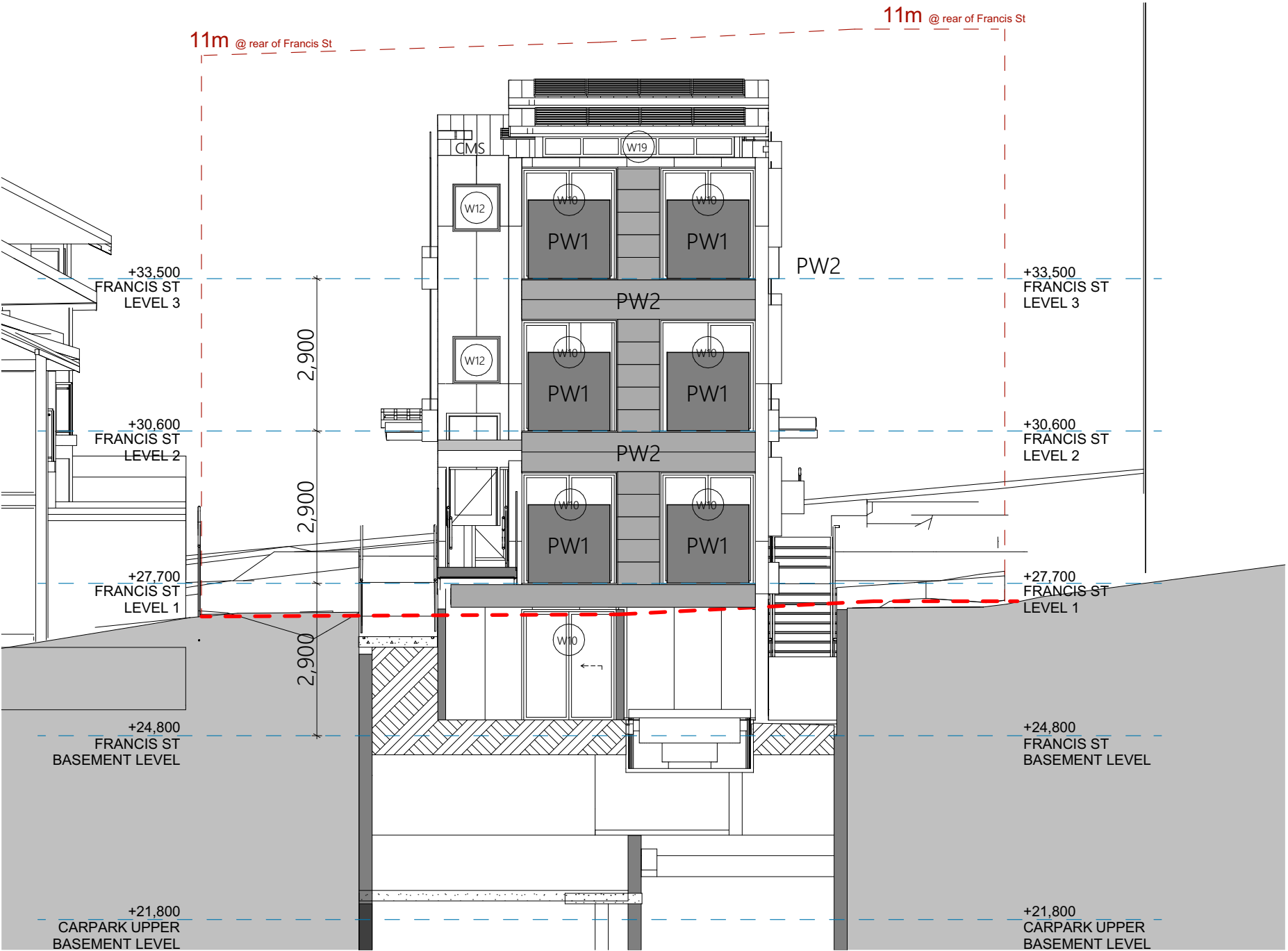
BOARDING UNITS

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	998.12	
GROUND LEVEL FISHER RD		13.6	34.7	503.41	
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BASEMENT LEVEL FRANCIS ST	37.7	4.8		89.31	
LEVEL 1 FRANCIS ST		4.8	4.6	161.77	
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	5,048.33 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	5,048.33m²
FSR DELIVERED	2.98 : 1
Car Parking	34 Spaces, including 6 Disabled carpark



PROPOSED EAST ELEVATION FRANCIS STREET

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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GENERAL NOTES
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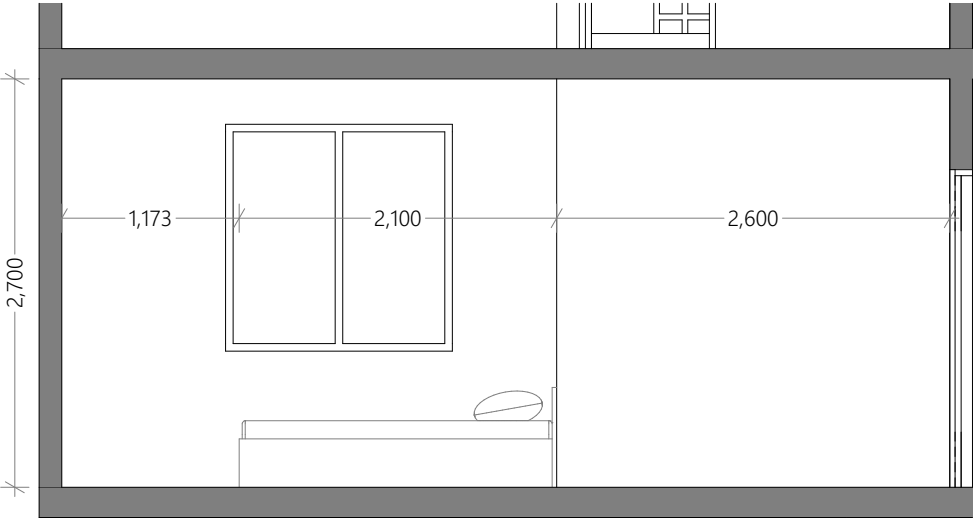
SCALE	As shown
DRAWN	KVA
DATE	JUNE 2022
CHECKED	Philip.G
STAGE	DA

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

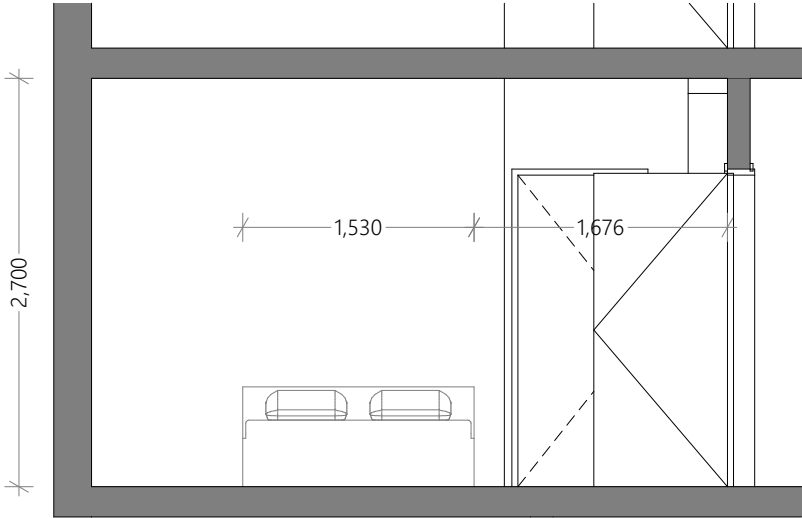
DRAWING TITLE
**PROPOSED
EAST ELEVATION FRANCIS STREET**

DRAWING NO. 4089/06.8
AMENDMENT DA

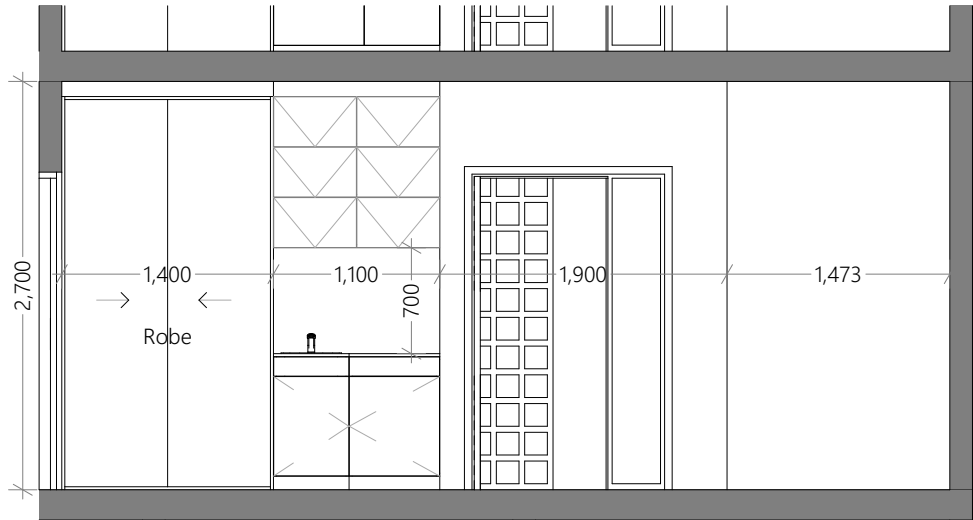
NOTES		BOARDING UNITS		AREA SCHEDULES						DEVELOPMENT STATISTICS		
ALL CARPARKING SPACES TO CONFORM WITH AS 2890.1 @ 2500mm x 5400mm		Francis Street	Basement	1 Manager	LOWER CARPARK	16.6	30.5	890.64		ZONE	B4 Mixed use & R3 Residential	
SEPP 0.2/unit x 52 = 10 spaces	L1		2	UPPER CARPARK	16.6	26.7	998.12		DP			Lot 28 and 43 On DP 7413
Manager = 1 spaces	L2		4	GROUND LEVEL FISHER RD	13.6	34.7	503.41		Site Area			1391.2m² (2 X 695.6m²)
Cafe = 2 spaces	L3		4	LEVEL 1 FISHER RD	41.9	13.6	22.8	513.51	27.6			Council
Church = 15 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 = 4 spaces		L1	11	LEVEL 3 FISHER RD	38	13.6	18.2	441.11	6.9	Area of Building	5,048.33m²	
Dis. general use = 2 spaces		L2	10	LEVEL 4 FISHER RD	38	13.6	18.2	441.11	6.9			
= 29 Req. (34 supplied)		L3	10	ROOFTOP LEVEL		6.7		181.32	174.5			
		L4	10	BASEMENT LEVEL FRANCIS ST	37.7	4.8		89.31				
Motorcycle Parking = 11 spaces		L5	2 (O.O.A)	LEVEL 1 FRANCIS ST		4.8	4.6	161.77		FSR DELIVERED	2.98 : 1	
Bicycle Parking = 11 spaces			41 (+ 2 O.O.A)	LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46		Car Parking	34 Spaces, including 6 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	5,048.33 m²	249.6 m²			



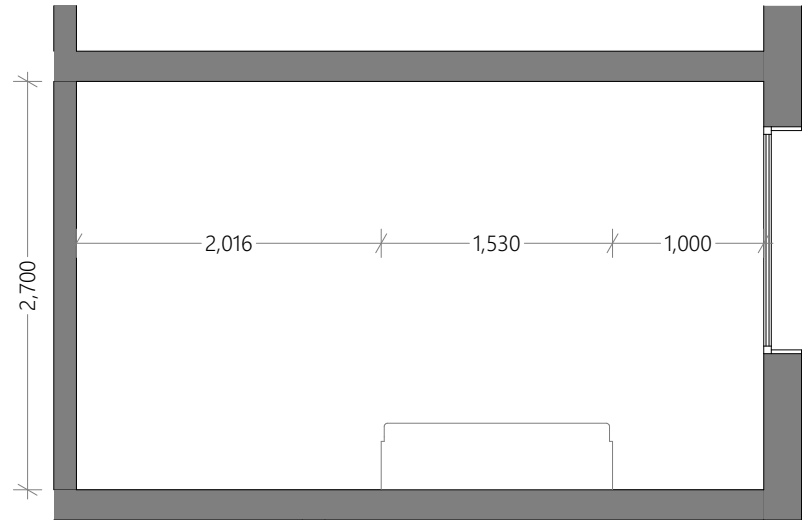
1.1 BEDROOM ELEVATION 1 1:50



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 Sheeting	FHR	Fire Hose Reel

PROPOSED BEDROOM ELEVATIONS

@ A3



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DA	DEVELOPMENT APPLICATION	16.12.20
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DA	NEW DEVELOPMENT APPLICATION	JULY.22

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.

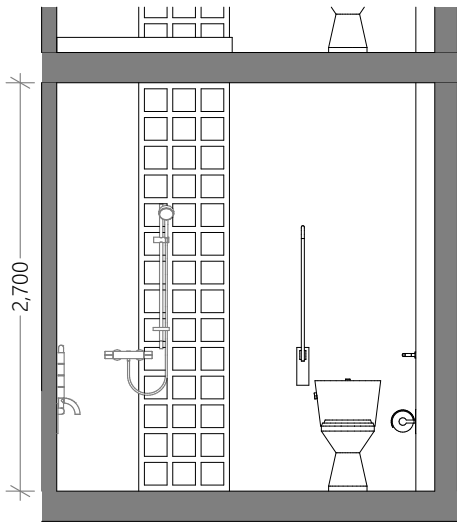
SCALE	As shown
DRAWN	KVA
DATE	JUNE 2022
CHECKED	Philip.G
STAGE	DA

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

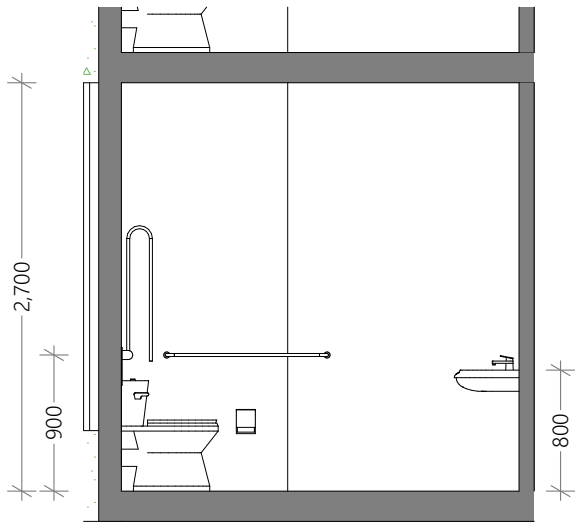
DRAWING TITLE
PROPOSED
BEDROOM ELEVATIONS

DRAWING NO. AMENDMENT
4089/06.9 DA

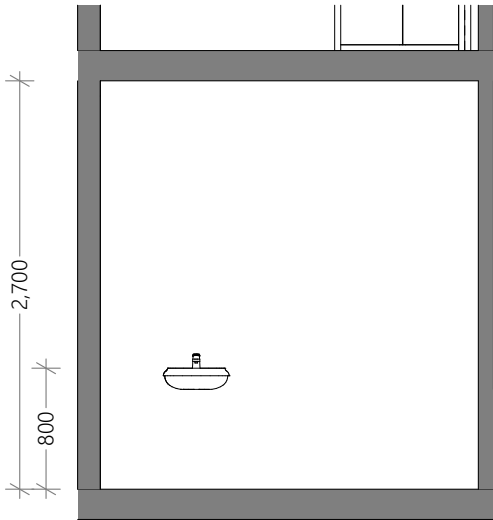
NOTES		BOARDING UNITS		AREA SCHEDULES						DEVELOPMENT STATISTICS	
ALL CARPARKING SPACES TO CONFORM WITH AS 2890.1 @ 2500mm x 5400mm		Francis Street	Basement	1 Manager	LOWER CARPARK		16.6	30.5	890.64		
SEPP 0.2/unit x 52 = 10 spaces	L1		2	UPPER CARPARK			16.6	26.7	998.12		
Manager = 1 spaces	L2		4	GROUND LEVEL FISHER RD				13.6	34.7	503.41	
Cafe = 2 spaces	L3		4	LEVEL 1 FISHER RD	41.9		13.6	22.8	513.51	27.6	
Church = 15 spaces		Fisher Road		10 (+ 1 Manager)	LEVEL 2 FISHER RD	38	13.6	18.2	441.11	33.7	
Staff = 4 spaces			Ground	1 (+1 Manager)	LEVEL 3 FISHER RD	38	13.6	18.2	441.11	6.9	
Dis. general use = 2 spaces			L1	11	LEVEL 4 FISHER RD	38	13.6	18.2	441.11	6.9	
			L2	10	ROOFTOP LEVEL			6.7	181.32	174.5	
			L3	10	BASEMENT LEVEL FRANCIS ST	37.7		4.8	89.31		
			L4	10	LEVEL 1 FRANCIS ST			4.8	4.6	161.77	
Motorcycle Parking = 11 spaces		L5	2 (O.O.A)	LEVEL 2 FRANCIS ST	23.1		4.8	9.9	193.46		
Bicycle Parking = 11 spaces			41 (+ 2 O.O.A)	LEVEL 3 FRANCIS ST	23.1		4.8	9.9	193.46		
		Total	51	(+1 Manager, 2 O.O.A)		239.8 m²	127.1 m²	193.7 m²	5,048.33 m²	249.6 m²	



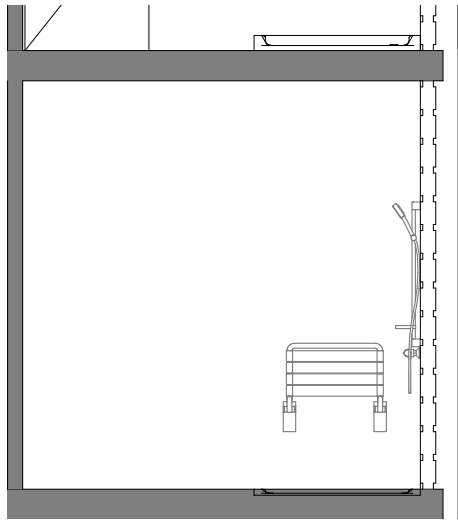
BATHROOM 1 ELEVATION 1 1:50



BATHROOM 1 ELEVATION 2 1:50



BATHROOM 1 ELEVATION 3 1:50



BATHROOM 1 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 Sheeting	FHR	Fire Hose Reel

PROPOSED BATHROOM ELEVATIONS

@ A3



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ISSUE	AMENDMENT DETAILS	DATE
CD	CONCEPT DESIGN	28.11.18
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	18.08.20
DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	NEW DEVELOPMENT APPLICATION	JULY.22

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	KVA
DATE	JUNE 2022
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
BATHROOM ELEVATIONS**

DRAWING NO. AMENDMENT
4089/06.10 DA

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

Total239.8 m²

2.98 : 1

PROPOSED SECTION THROUGH CENTRE OF SITE

1:250 @ A3

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DA	DEVELOPMENT APPLICATION	14.05.22
DA	NEW DEVELOPMENT APPLICATION	JULY 22

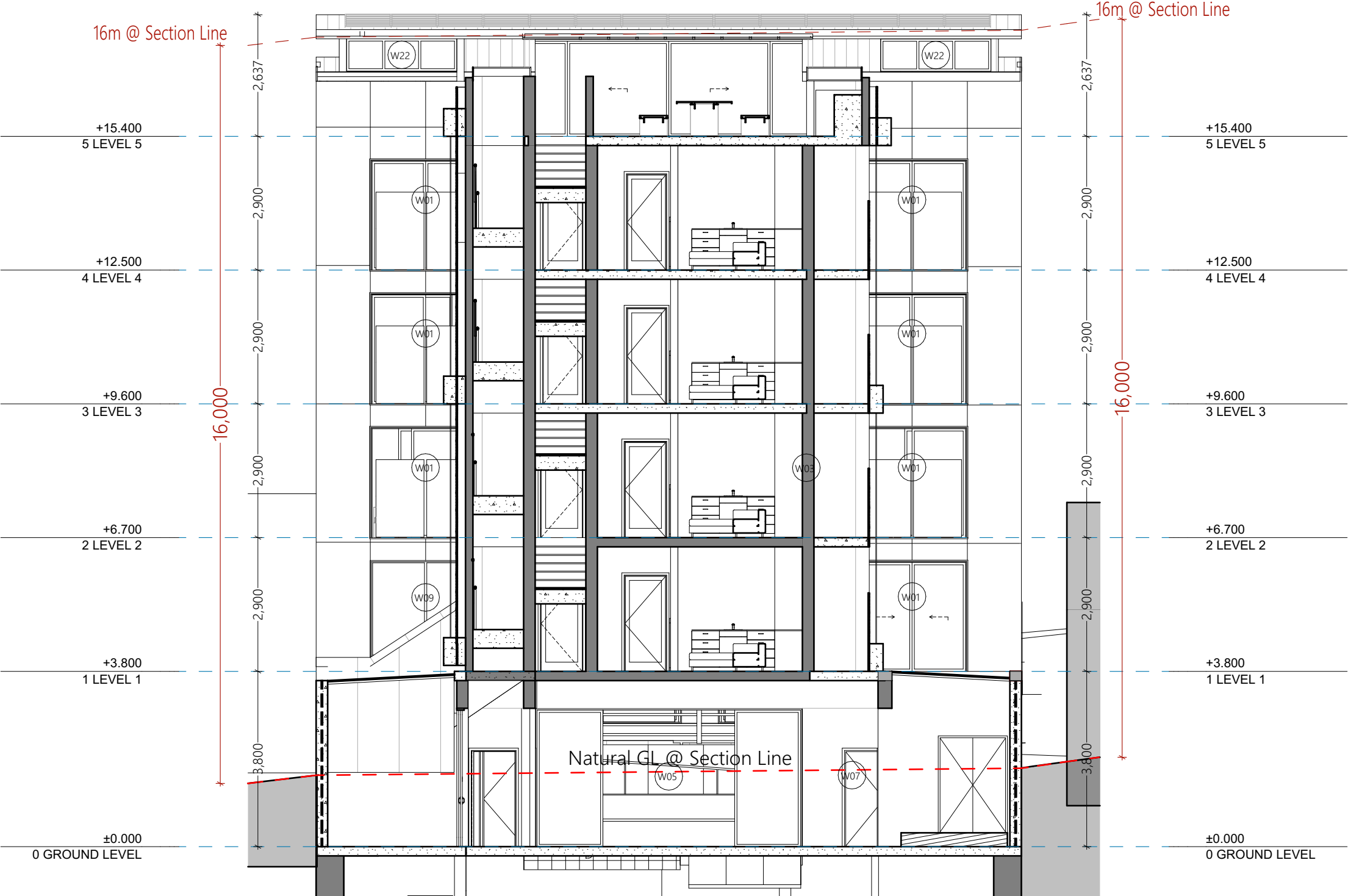
GENERAL NOTES
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SCALE	As shown
DRAWN	KVA
DATE	JUNE 2022
CHECKED	Philip.G
STAGE	DA

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. AMENDMENT	
4089/07.1	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	LOWER CARPARK		16.6	30.5	890.64		ZONE	B4 Mixed use & R3 Residential	
SEPP 0.2/unit x 52	= 10 spaces		L1	2	UPPER CARPARK		16.6	26.7	998.12		DP	Lot 28 and 43 On DP 7413	
Manager	= 1 spaces		L2	4	GROUND LEVEL FISHER RD			13.6	34.7	503.41		Site Area	1391.2m ² (2 X 695.6m ²)
Cafe	= 2 spaces		L3	4	LEVEL 1 FISHER RD	41.9	13.6	22.8	513.51	27.6	Council	Northern Beaches	
Church	= 15 spaces	Fisher Road	Ground	10 (+ 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	= 4 spaces		L1	11	LEVEL 3 FISHER RD	38	13.6	18.2	441.11	6.9	Area of Building	5,048.33m ²	
Dis. general use	= 2 spaces		L2	10	LEVEL 4 FISHER RD	38	13.6	18.2	441.11	6.9			
	= 29 Req. (34 supplied)		L3	10	ROOFTOP LEVEL		6.7		181.32	174.5			
Motorcycle Parking	= 11 spaces		L4	10	BASEMENT LEVEL FRANCIS ST	37.7	4.8		89.31				
Bicycle Parking	= 11 spaces		L5	2 (O.O.A)	LEVEL 1 FRANCIS ST		4.8	4.6	161.77				
			41 (+ 2 O.O.A)	LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46		FSR DELIVERED	2.98 : 1		
			51 (+1 Manager, 2 O.O.A)	LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46		Car Parking	34 Spaces, including 6 Disabled carparks		
		Total				239.8 m ²	127.1 m ²	193.7 m ²	5,048.33 m ²	249.6 m ²			



PROPOSED EAST SUN SLOT SECTION

@ A3



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DA	NEW DEVELOPMENT APPLICATION	JULY.22

GENERAL NOTES
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SCALE	As shown
DRAWN	KVA
DATE	JUNE 2022
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

NOTES

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

SEPP 0.2/unit x 52 = 10 spaces
Manager = 1 spaces
Cafe = 2 spaces
Church = 15 spaces
Staff = 4 spaces
Dis. general use = 2 spaces
= **29** Req. (34 supplied)
Motorcycle Parking = 11 spaces
Bicycle Parking = 11 spaces

BOARDING UNITS

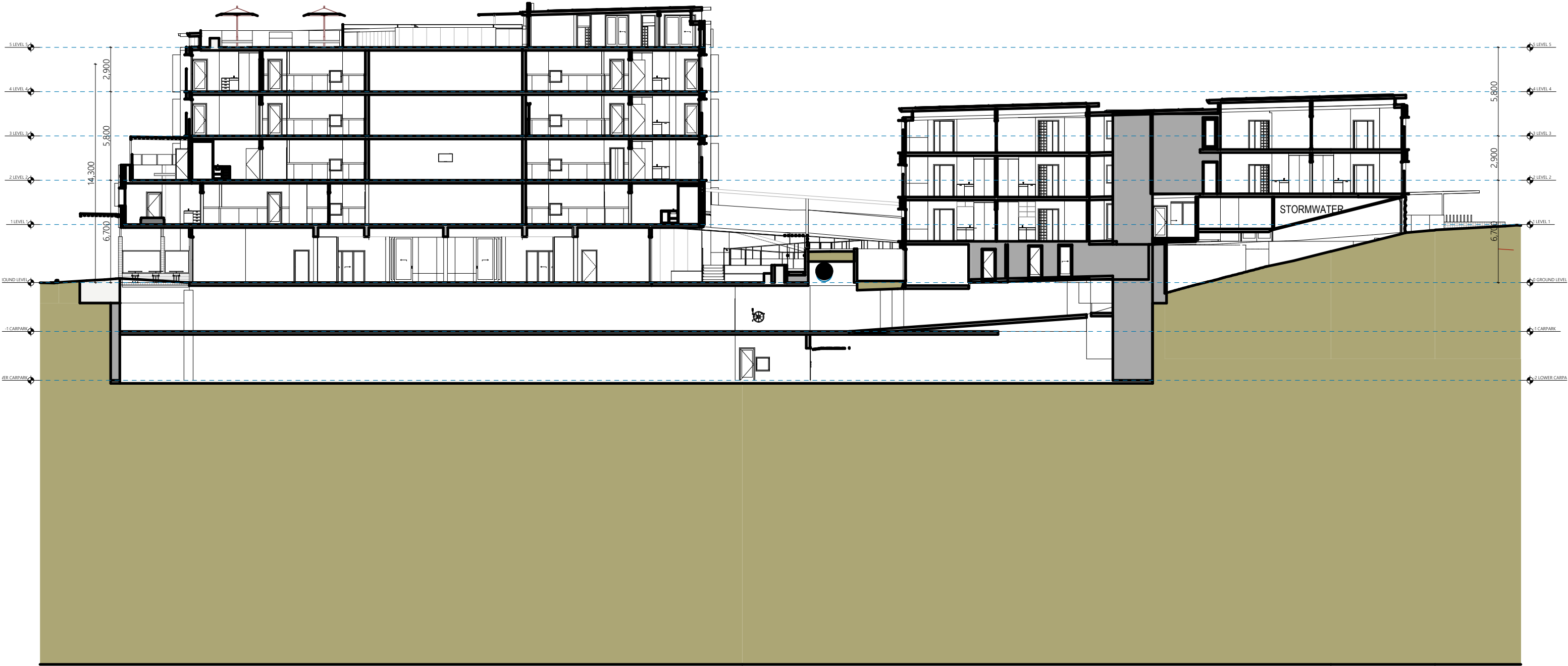
Francis Street	Basement	1 Manager
	L1	2
	L2	4
	L3	4
Fisher Road	Ground	1 (+1 Manager)
	L1	11
	L2	10
	L3	10
Total	L4	10
	L5	2 (O.O.A)
		41 (+ 2 O.O.A)
		51 (+1 Manager, 2 O.O.A)

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	998.12	
GROUND LEVEL FISHER RD		13.6	34.7	503.41	
LEVEL 1 FISHER RD	41.9	13.6	22.8	513.51	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		89.31	
LEVEL 1 FRANCIS ST		4.8	4.6	161.77	
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	5,048.33 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	5,048.33m²
FSR DELIVERED	2.98 : 1
Car Parking	34 Spaces, including 6 Disabled carparks



PROPOSED LONG SECTION 02

1:250 @ A3



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ISSUE	AMENDMENT DETAILS	DATE
CD	CONCEPT DESIGN	28.11.18
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DA	DEVELOPMENT APPLICATION	18.08.20
DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	NEW DEVELOPMENT APPLICATION	JULY.22

GENERAL NOTES
BUILDER TO CHECK AND VERIFY ALL
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SCALE	As shown
DRAWN	KVA
DATE	JUNE 2022
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. 4089/07.3
AMENDMENT DA

NOTES

BOARDING UNITS

AREA SCHEDULES

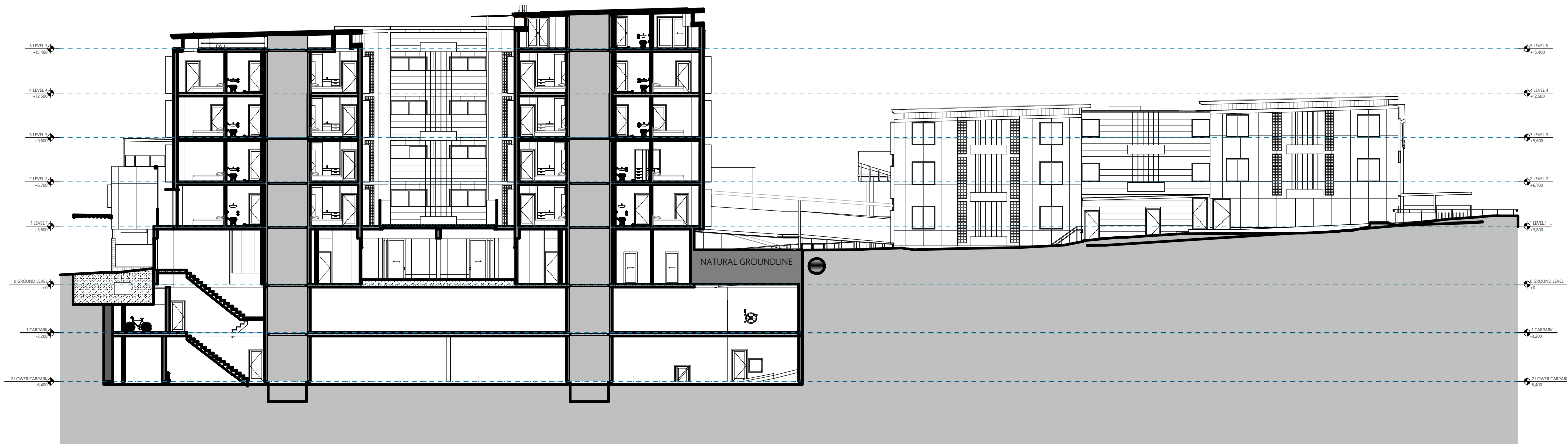
DEVELOPMENT STATISTICS

ALL CARPARKING SPACES TO CONFORM WITH AS 2890.1 @ 2500mm x 5400mm		Fr
SEPP 0.2/unit x 52	= 10 spaces	
Manager	= 1 spaces	
Cafe	= 2 spaces	
Church	= 15 spaces	Fr
Staff	= 4 spaces	
Dis. general use	= 2 spaces	
	= 29 Req. (34 supplied)	
Motorcycle Parking	= 11 spaces	
Bicycle Parking	= 11 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	998.12	
GROUND LEVEL FISHER RD		13.6	34.7	503.41	
LEVEL 1 FISHER RD	41.9	13.6	22.8	513.51	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		89.31	
LEVEL 1 FRANCIS ST		4.8	4.6	161.77	
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	5,048.33 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	Northern Beaches
Unit No.	51 Units + Manager & 2 O.O.A
Area of Building	5,048.33m ²
FSR DELIVERED	2.98 : 1
Car Parking	34 Spaces, including 6 Disabled carpark



PROPOSED NORTHERN PODIUM SECTION

1:250 @ A3



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DA	DEVELOPMENT APPLICATION	14.05.22
DA	NEW DEVELOPMENT APPLICATION	JULY.22

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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
NORTHERN PODIUM SECTION**

DRAWING NO. AMENDMENT
4089/07.4 DA

NOTES

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

SEPP 0.2/unit x 52 = 10 spaces
Manager = 1 spaces
Cafe = 2 spaces
Church = 15 spaces
Staff = 4 spaces
Dis. general use = 2 spaces
= **29** Req. (34 supplied)
Motorcycle Parking = 11 spaces
Bicycle Parking = 11 spaces

BOARDING UNITS

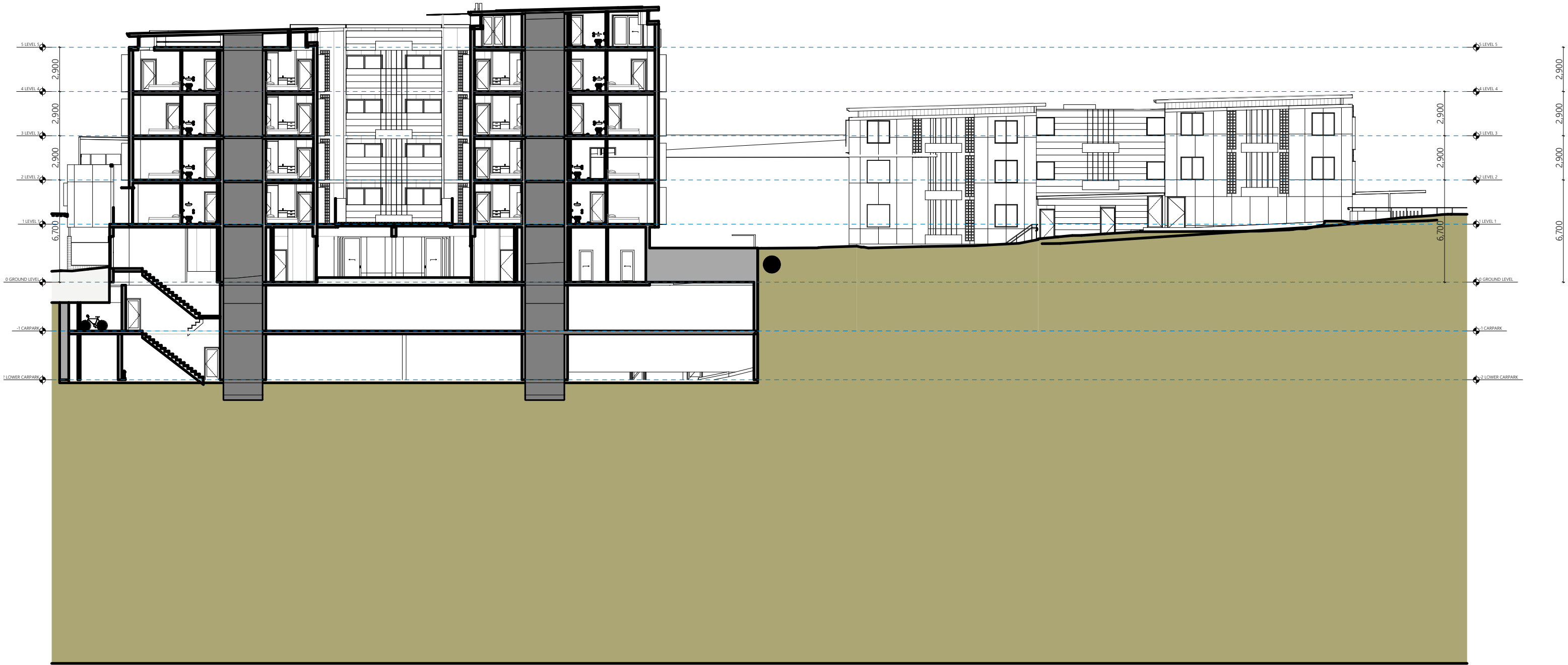
Francis Street	Basement	1 Manager
	L1	2
	L2	4
	L3	4
Fisher Road	Ground	1 (+1 Manager)
	L1	11
	L2	10
	L3	10
Total	L4	10
	L5	2 (O.O.A)
		41 (+ 2 O.O.A)
		51 (+1 Manager, 2 O.O.A)

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
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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	5,048.33 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	5,048.33m²
FSR DELIVERED	2.98 : 1
Car Parking	34 Spaces, including 6 Disabled carparks



PROPOSED LONG SECTION 03

1:250 @ A3



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SCALE	As shown
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CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS

28 FISHER RD + 9 FRANCIS ST
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AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED
LONG SECTION 03

DRAWING NO. 4089/07.5
AMENDMENT DA



PROPOSED CONCRETE ENCASED SEWER CROSS SECTION

1:100 @ A3



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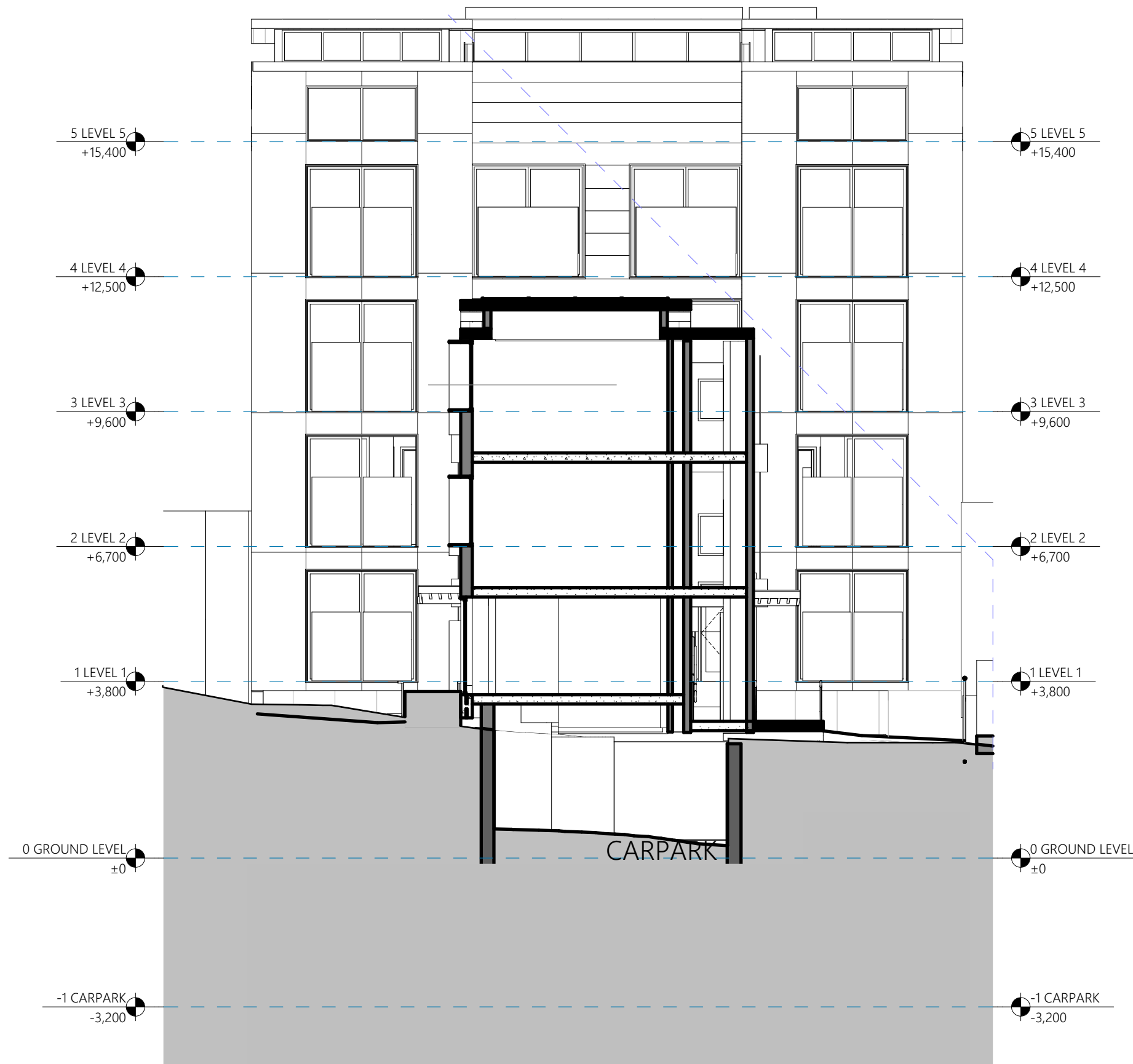
ISSUE	AMENDMENT DETAILS	DATE
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SCALE	As shown
DRAWN	KVA
DATE	JUNE 2022
CHECKED	Philip.G
STAGE	DA

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



PROPOSED FRANCIS STREET CROSS SECTION

1:100 @ A3



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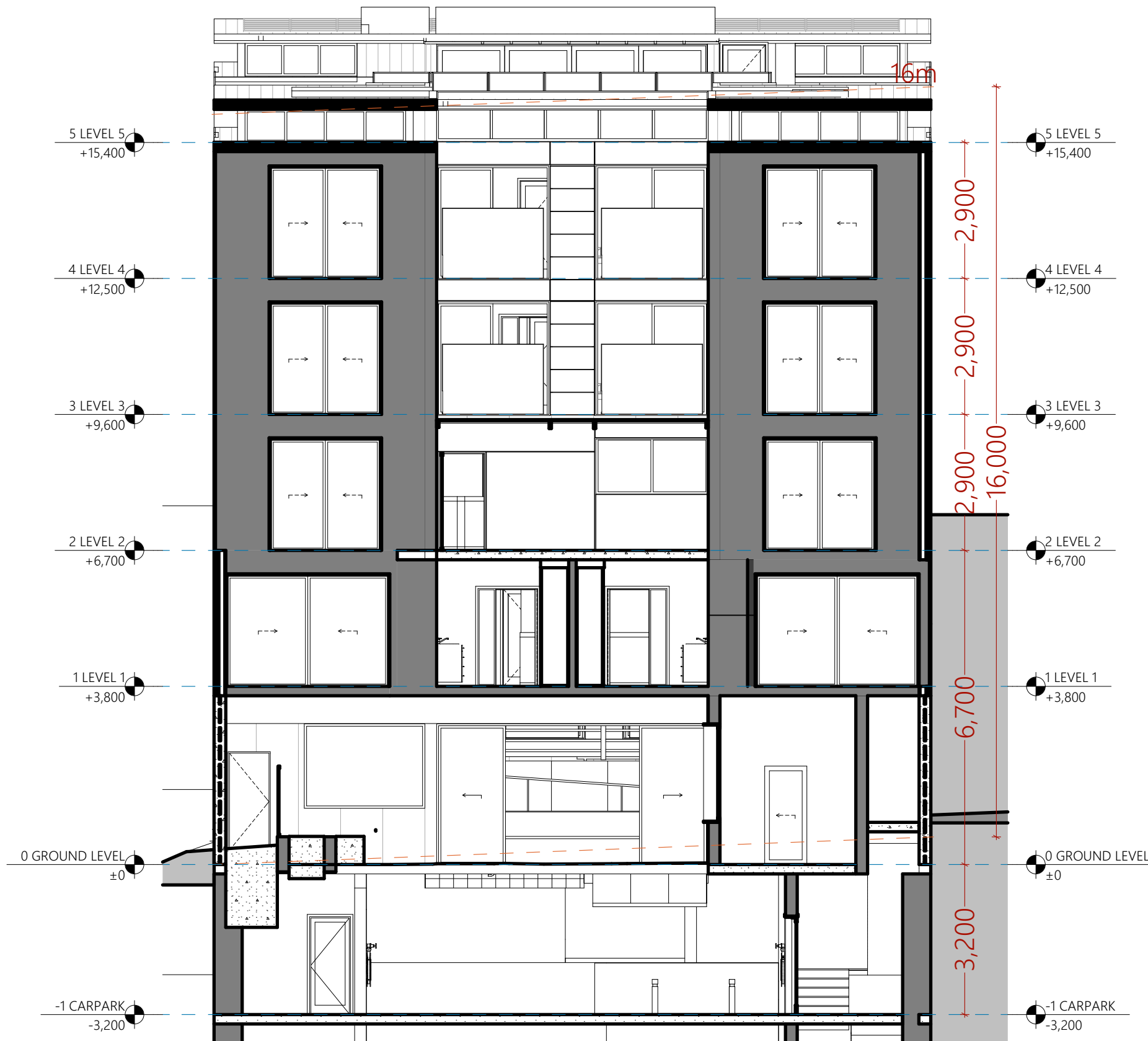
ISSUE	AMENDMENT DETAILS	DATE
CD	CONCEPT DESIGN	28.11.18
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	18.08.20
DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	NEW DEVELOPMENT APPLICATION	JULY.22

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	KVA
DATE	JUNE 2022
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



PROPOSED FISHER ROAD CROSS SECTION

1:100 @ A3



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The George Group Pty Ltd
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SCALE	As shown
DRAWN	KVA
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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
FISHER ROAD CROSS SECTION
DRAWING NO. 4089/07.8
AMENDMENT
DA

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

BOARDING UNITS

AREA SCHEDULES

DEVELOPMENT STATISTICS



PROPOSED NORTH SECTION



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DA	NEW DEVELOPMENT APPLICATION	JULY.22

GENERAL NOTES
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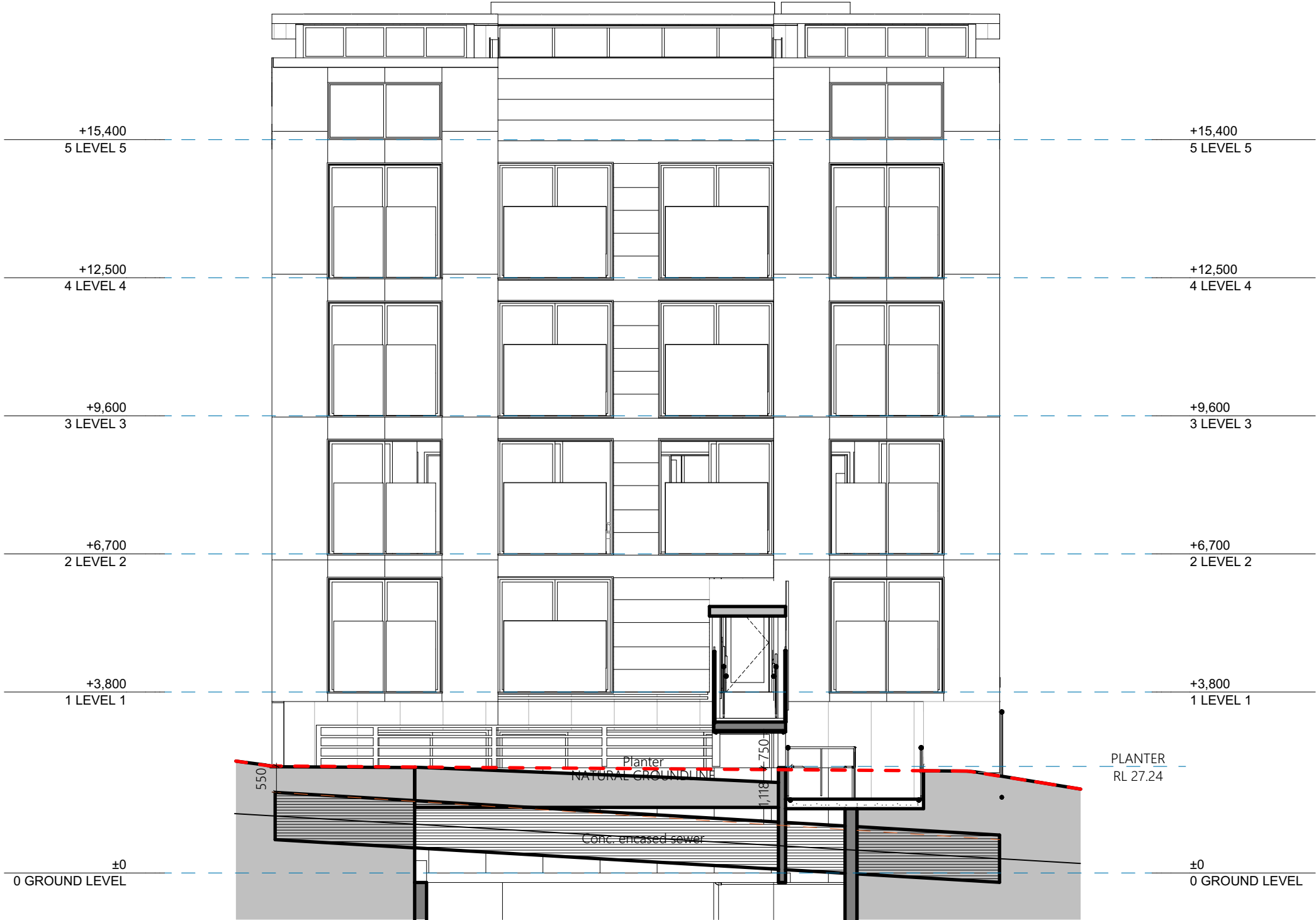
SCALE	As shown
DRAWN	KVA
DATE	JUNE 2022
CHECKED	Philip.G
STAGE	DA

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. AMENDMENT
4089/07.9 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
SEPP 0.2/unit x 52	= 10 spaces		L1	2		16.6	30.5	890.64		DP	Lot 28 and 43 On DP 7413
Manager	= 1 spaces		L2	4		16.6	26.7	998.12		Site Area	1391.2m ² (2 X 695.6m ²)
Cafe	= 2 spaces		L3	4						Council	Northern Beaches
Church	= 15 spaces	Fisher Road	Ground	1 (+1 Manager)						Unit No.	51 Units + Manager & 2 O.O.A
Staff	= 4 spaces		L1	11						Area of Building	5,048.33m ²
Dis. general use	= 2 spaces		L2	10							
	= 29 Req. (34 supplied)		L3	10							
Motorcycle Parking	= 11 spaces		L4	10							
Bicycle Parking	= 11 spaces		L5	2 (O.O.A)							
				41 (+ 2 O.O.A)							
		Total		51 (+1 Manager, 2 O.O.A)							
					239.8 m ²	127.1 m ²	193.7 m ²	5,048.33 m ²	249.6 m ²		
										FSR DELIVERED	2.98 : 1
										Car Parking	34 Spaces, including 6 Disabled carparks



PROPOSED SEWER PIPE CROSS SECTION

@ A3



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DA	DEVELOPMENT APPLICATION	14.05.22
DA	NEW DEVELOPMENT APPLICATION	JULY.22

GENERAL NOTES
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SCALE	As shown
DRAWN	KVA
DATE	JUNE 2022
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 = 10 spaces
Manager = 1 spaces
Cafe = 2 spaces
Church = 15 spaces
Staff = 4 spaces
Dis. general use = 2 spaces
= **29** Req. (34 supplied)
Motorcycle Parking = 11 spaces
Bicycle Parking = 11 spaces

BOARDING UNITS

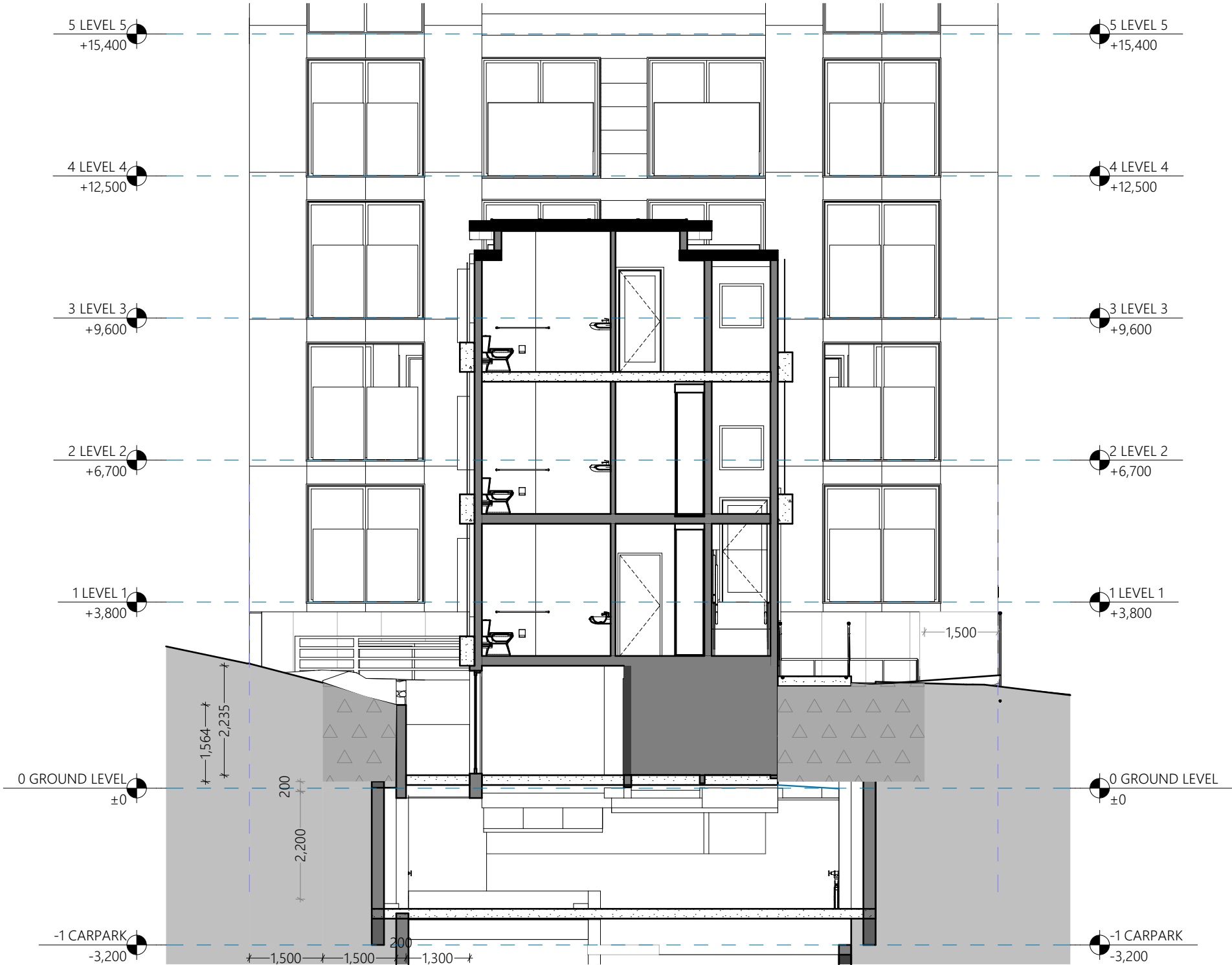
Francis Street	Basement	1 Manager
	L1	2
	L2	4
	L3	4
Fisher Road		10 (+ 1 Manager)
	Ground	1 (+1 Manager)
	L1	11
	L2	10
	L3	10
	L4	10
	L5	2 (O.O.A)
		41 (+ 2 O.O.A)
Total		51 (+1 Manager, 2 O.O.A)

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	998.12	
GROUND LEVEL FISHER RD		13.6	34.7	503.41	
LEVEL 1 FISHER RD	41.9	13.6	22.8	513.51	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		89.31	
LEVEL 1 FRANCIS ST		4.8	4.6	161.77	
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	5,048.33 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	5,048.33m²
FSR DELIVERED	2.98 : 1
Car Parking	34 Spaces, including 6 Disabled carparks



PROPOSED CARPARK TURNING
@ A3



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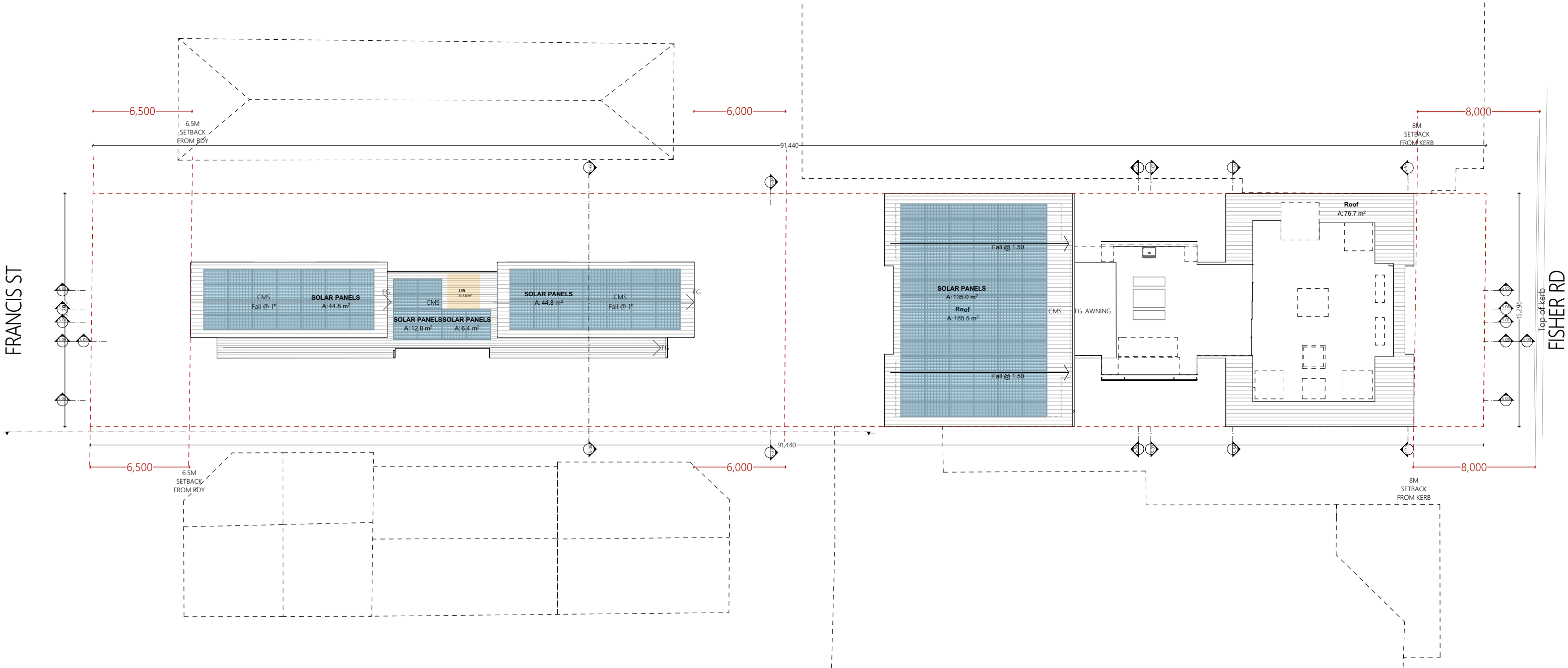
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DA	NEW DEVELOPMENT APPLICATION	JULY.22

GENERAL NOTES
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SCALE	As shown
DRAWN	KVA
DATE	JUNE 2022
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



PROPOSED ROOFTOP SOLAR PANEL LAYOUT PLAN



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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
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 = 10 spaces

Manager = 1 spaces

Cafe = 2 spaces

Church = 15 spaces

Staff = 4 spaces

Dis. general use = 2 spaces

= **29 Req.** (34 supplied)

Motorcycle Parking = 11 spaces

Bicycle Parking = 11 spaces

BOARDING UNITS

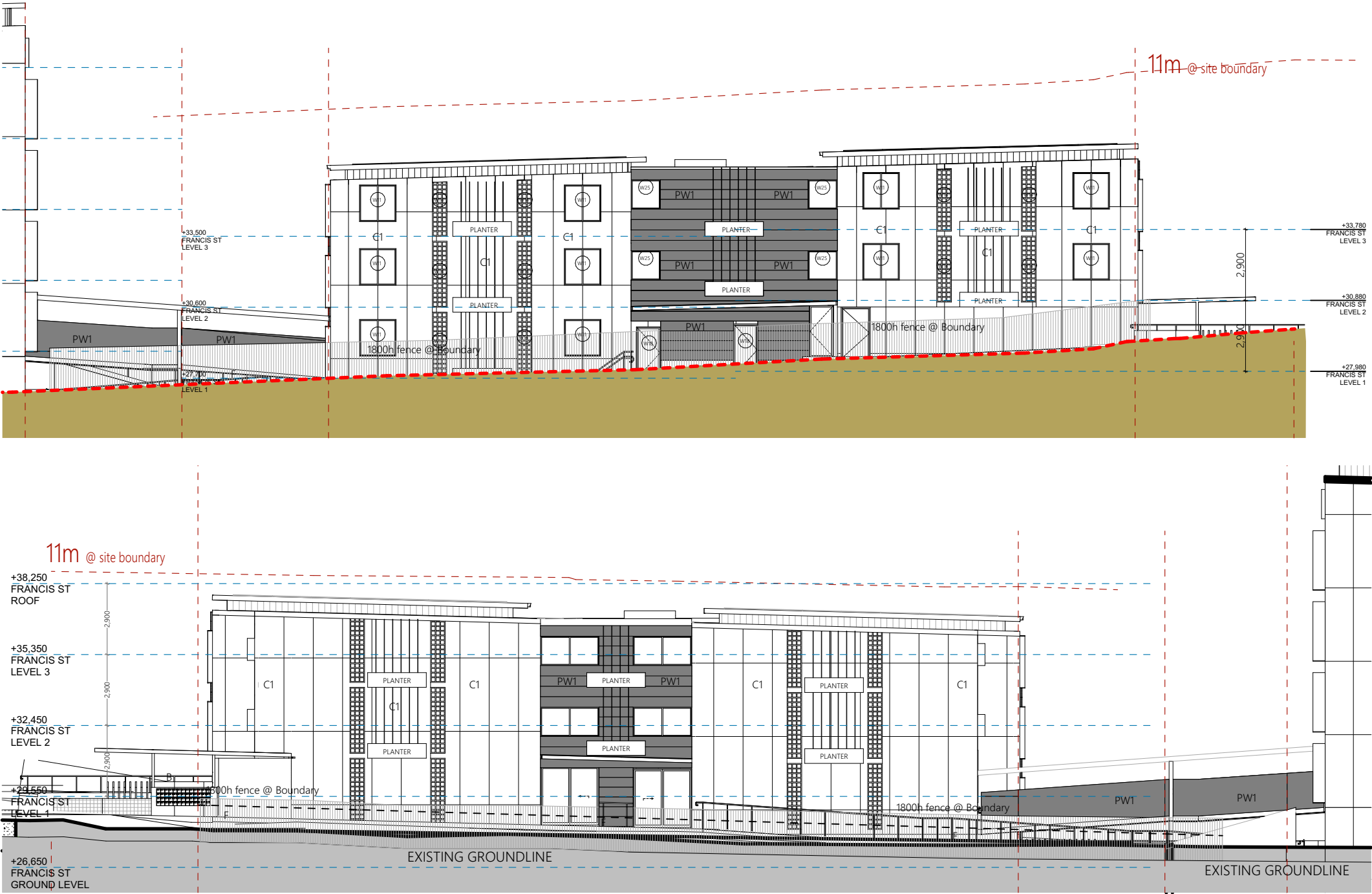
Francis Street	Basement	1 Manager
	L1	2
	L2	4
	L3	4
		10 (+ 1 Manager)
Fisher Road	Ground	1 (+1 Manager)
	L1	11
	L2	10
	L3	10
	L4	10
	L5	2 (O.O.A)
		41 (+ 2 O.O.A)
Total		51 (+1 Manager, 2 O.O.A)

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	998.12	
GROUND LEVEL FISHER RD		13.6	34.7	503.41	
LEVEL 1 FISHER RD	41.9	13.6	22.8	513.51	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
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ROOFTOP LEVEL		6.7		181.32	174.5
BASEMENT LEVEL FRANCIS ST	37.7	4.8		89.31	
LEVEL 1 FRANCIS ST		4.8	4.6	161.77	
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	5,048.33 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	5,048.33m²
FSR DELIVERED	2.98 : 1
Car Parking	34 Spaces, including 6 Disabled carparks



PROPOSED BOUNDARY FENCE DETAILS

1:200 @ A3



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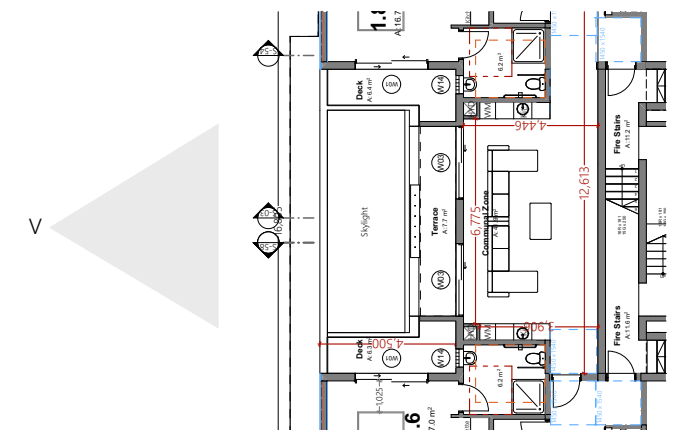
SCALE	As shown
DRAWN	KVA
DATE	JUNE 2022
CHECKED	Philip.G
STAGE	DA

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



Communal living rooms achieve the minimum of 3 hours of solar access in mid-winter



PROPOSED COMMUNAL AREA SUN SHADOW STUDY



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DA	NEW DEVELOPMENT APPLICATION	JULY 22

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CLIENT / ADDRESS

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

PROJECT

MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED
COMMUNAL AREA SUN
SHADOW STUDY

DRAWING NO. AMENDMENT
4089/08.3 DA

NOTES

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

SEPP 0.2/unit x 52	= 10 spaces
Manager	= 1 spaces
Cafe	= 2 spaces
Church	= 15 spaces
Staff	= 4 spaces
Dis. general use	= 2 spaces
	= 29 Req. (34 supplied)
Motorcycle Parking	= 11 spaces
Bicycle Parking	= 11 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
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	L4	10
	L5	2 (O.O.A)
		41 (+ 2 O.O.A)
Total		51 (+1 Manager, 2 O.O.A)

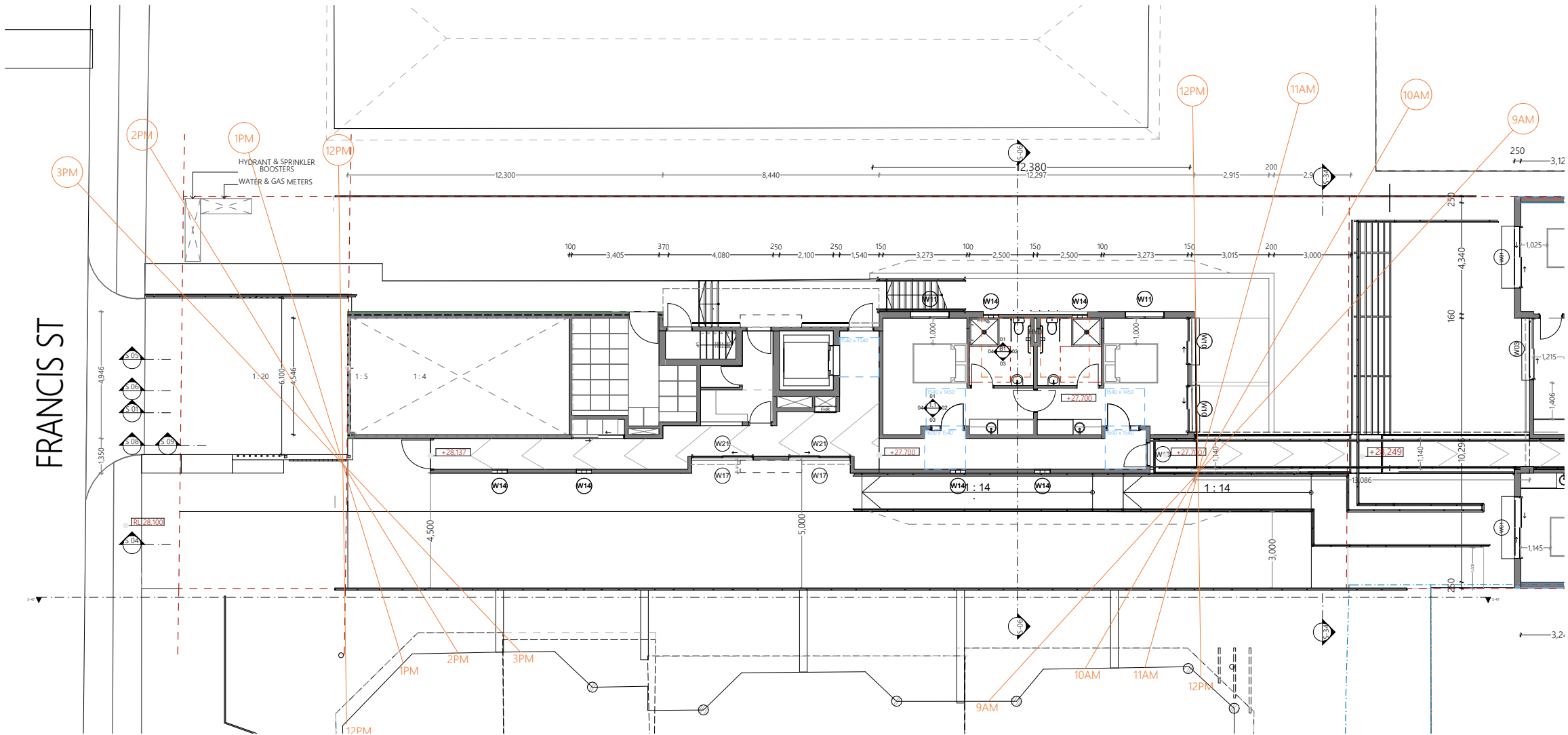
BOARDING UNITS

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
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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	5,048.33m²
FSR DELIVERED	2.98 : 1
Car Parking	34 Spaces, including 6 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		19	Door	
W04	2,575x1,800		1	Window	
W05	5,785x3,000	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	
W14	950x2,100		2	Door	
W15	5,785x700		1	Window	
W16	5,785x700		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	1,000x1,000		2	Window	
W21	2,400x1,200		11	Window	
W22	5,785x1,000		2	Window	
W22	2,390x700		2	Window	
W24	2,400x2,100		2	Door	
W25	1,200x1,200		4	Window	



PROPOSED SOLAR ACCESS DIAGRAM PLAN

@ A3



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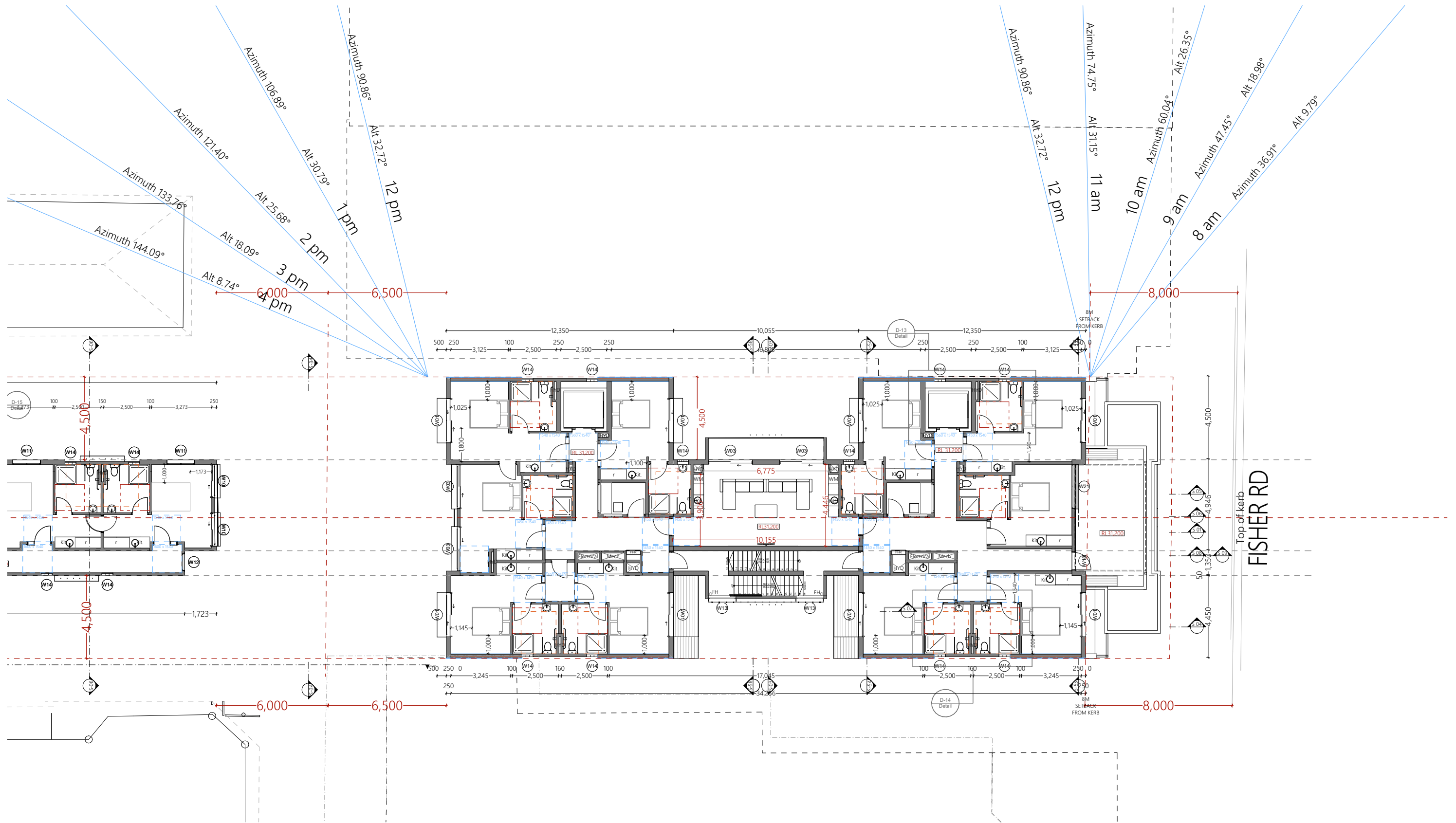
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DATE	JUNE 2022
CHECKED	Philip.G
STAGE	DA

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

DRAWING TITLE
PROPOSED
SOLAR ACCESS DIAGRAM
DRAWING NO. 4089/09.1
AMENDMENT DA



PROPOSED FISHER ROAD 21 JUNE SOLAR ACCESS DIAGRAM



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DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	NEW DEVELOPMENT APPLICATION	JULY.22

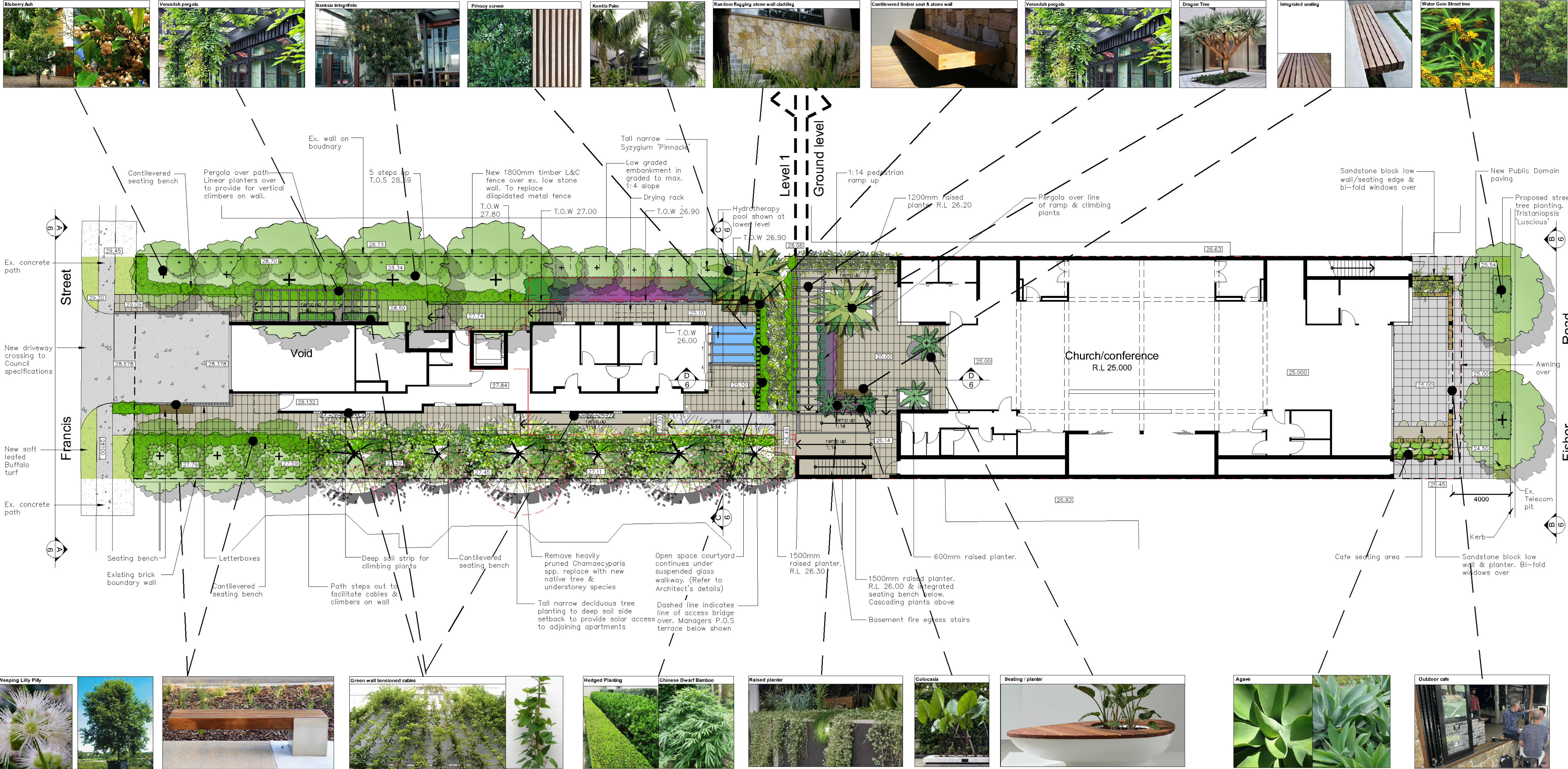
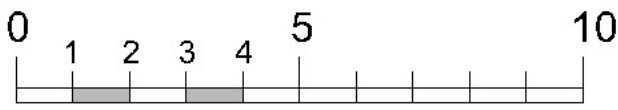
GENERAL NOTES
BUILDER TO CHECK AND VERIFY ALL
DIMENSIONS, LEVELS AND ANGLES ON SITE
PRIOR TO COMMENCEMENT OF WORK AND/OR
MANUFACTURE OF COMPONENTS.
ALL WORKS TO CONFORM WITH ALL BCA AND
OTHER RELEVANT AUTHORITY REQUIREMENTS.

SCALE	As shown
DRAWN	KVA
DATE	JUNE 2022
CHECKED	Philip.G
STAGE	DA

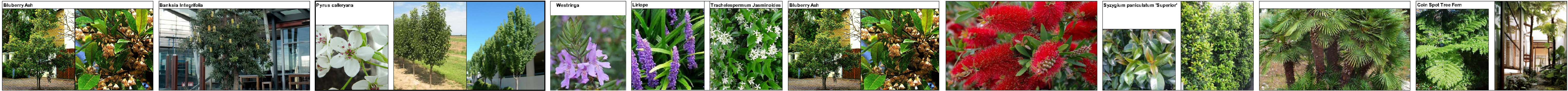
CLIENT / ADDRESS
28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED
FISHER ROAD 21 JUNE SOLAR
ACCESS DIAGRAM
DRAWING NO. 4089/09.2
AMENDMENT DA

Landscape plan - Ground floor / Level 1 1:150 @ A1



Landscape plan - Ground floor / Level 1 1:150 @ A1



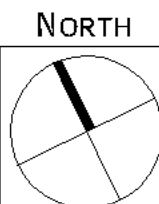
AMENDMENTS		
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D	2.5.22	-
C	29.4.22	-
B	20.4.22	For FINAL REVIEW
A	28.3.22	-



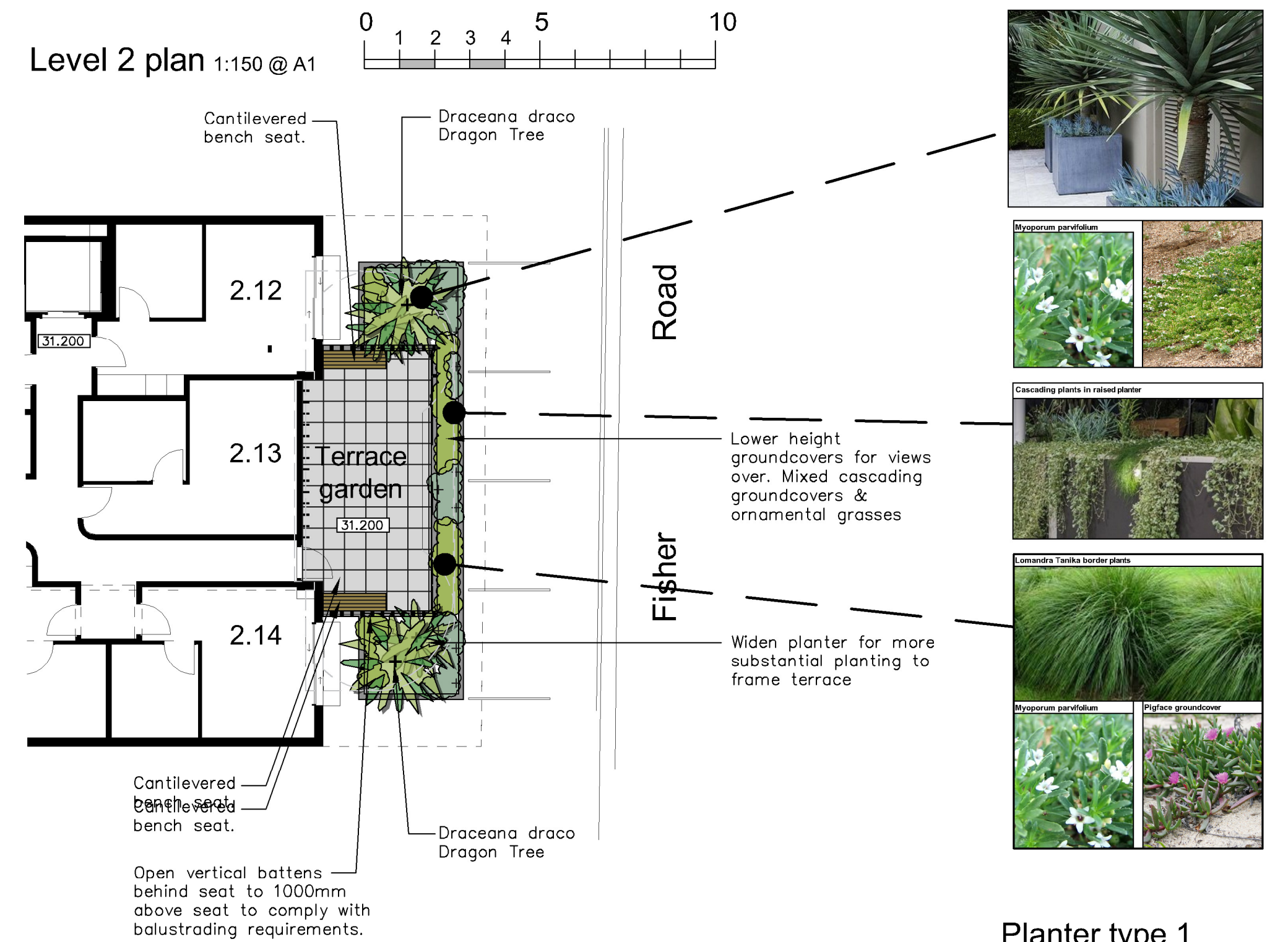
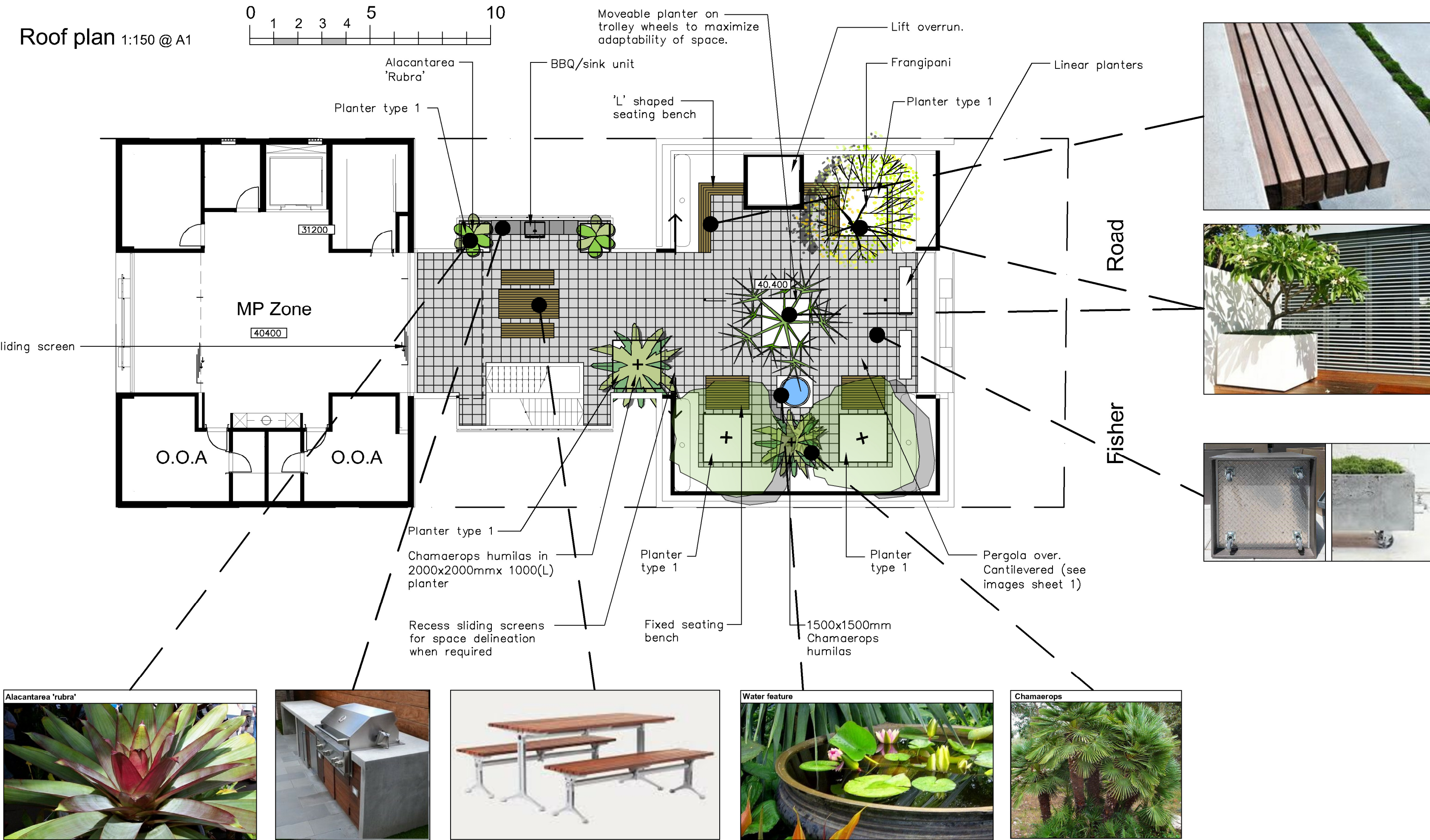
PO Box 4050. ACT 2602
ABN: 16 949 100 279
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EMAIL: PAUL@SCRIVENER-DESIGN.COM
PROJECT: MIXED-USE COMMUNITY CENTRE
28 FISHER ROAD & 9 FRANCIS STREET,
DEE WHY, NSW
DWG: LANDSCAPE PLAN - GROUND LEVEL /
SECTION THROUGH SITE

DATE: 3.5.22 SCALE: 1:150 @A1
JOB REF: 22/2293

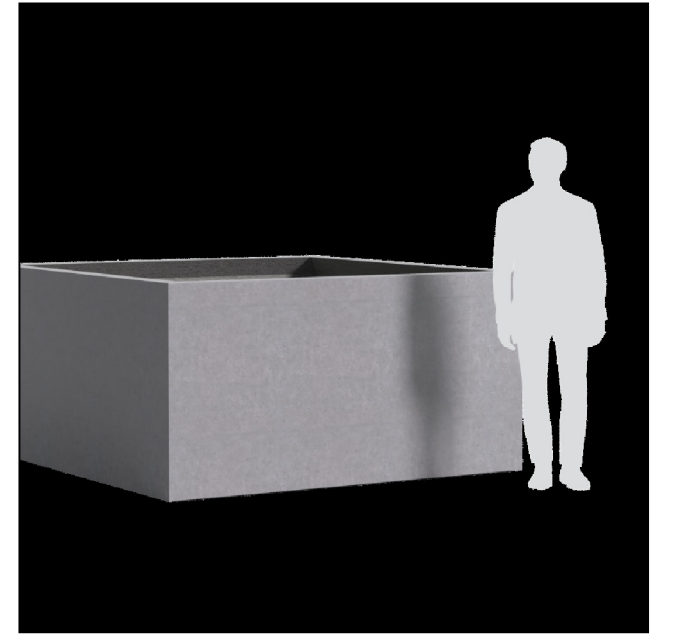
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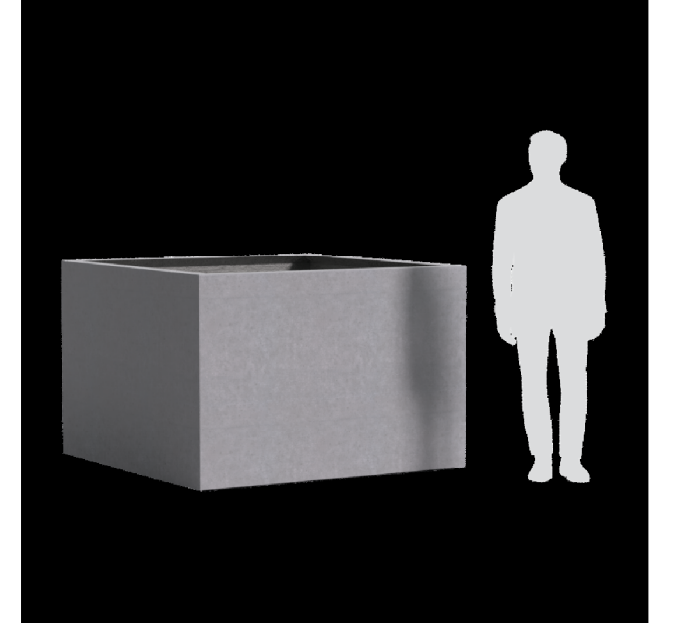
1 of 6
DA
ISSUE- E



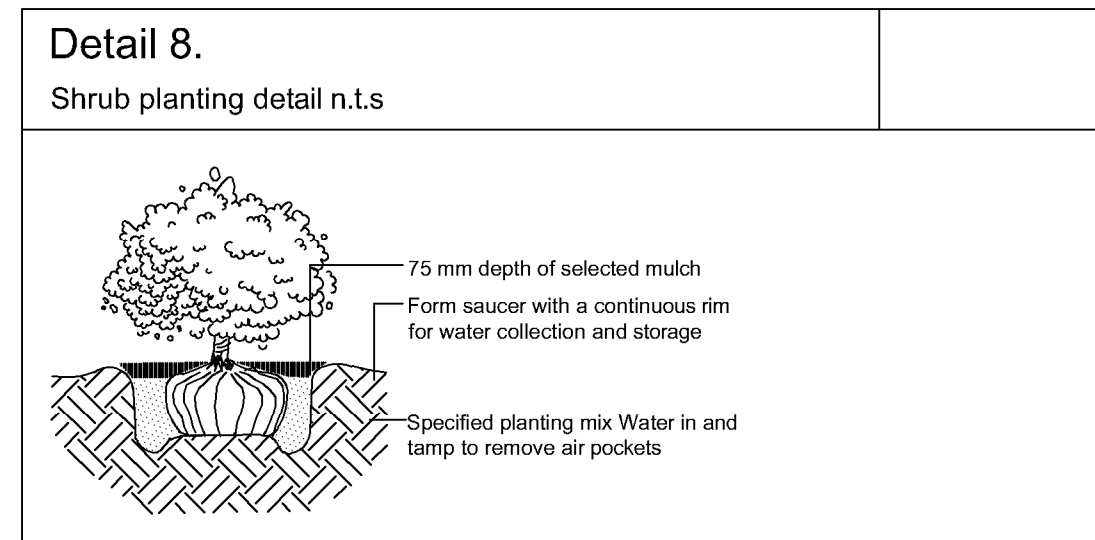
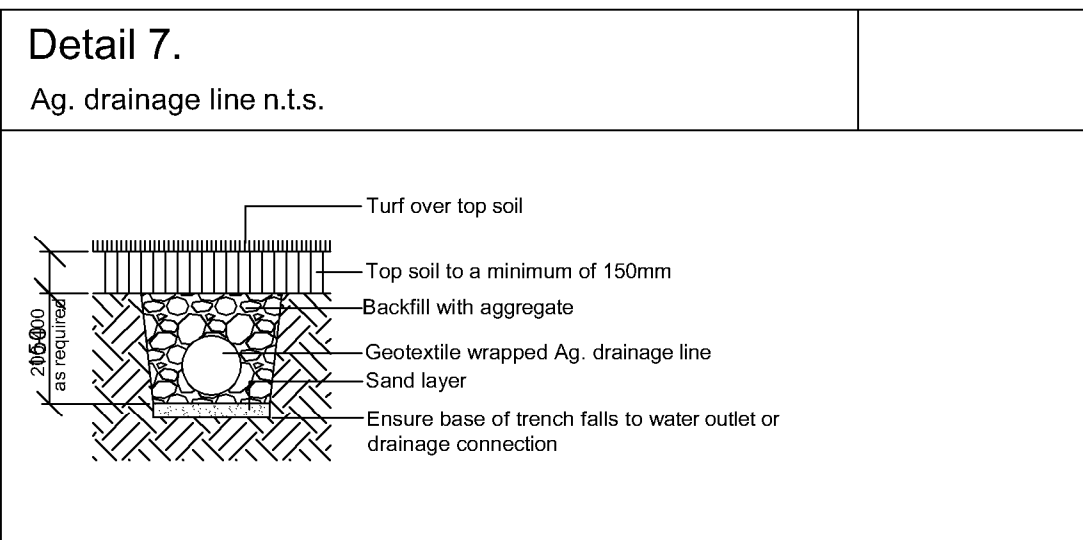
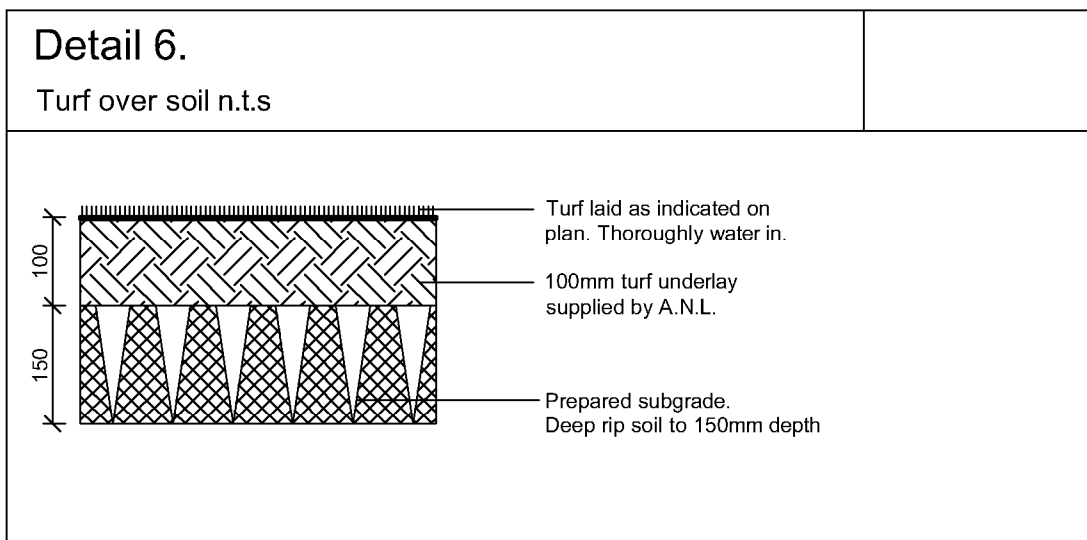
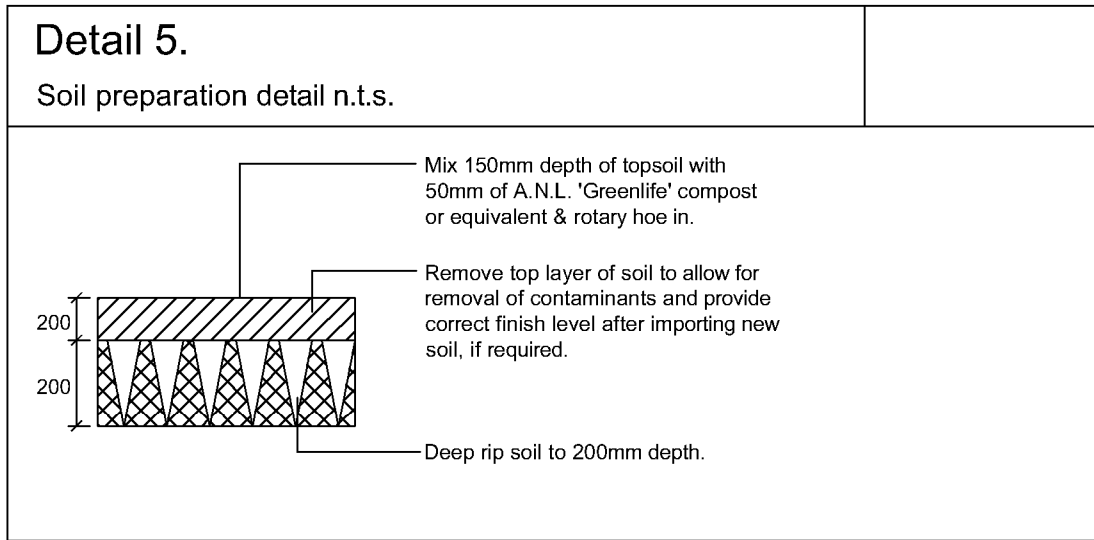
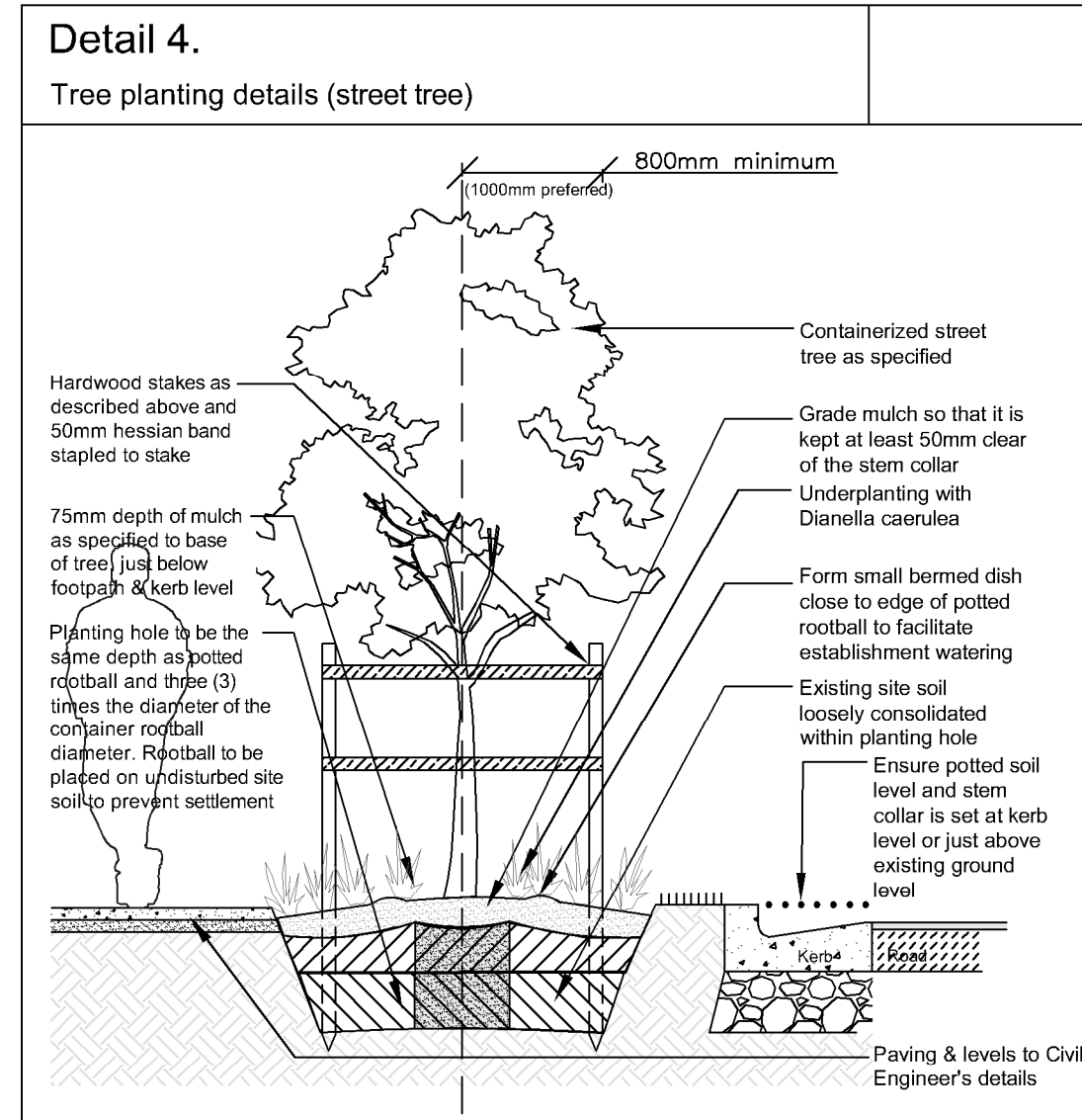
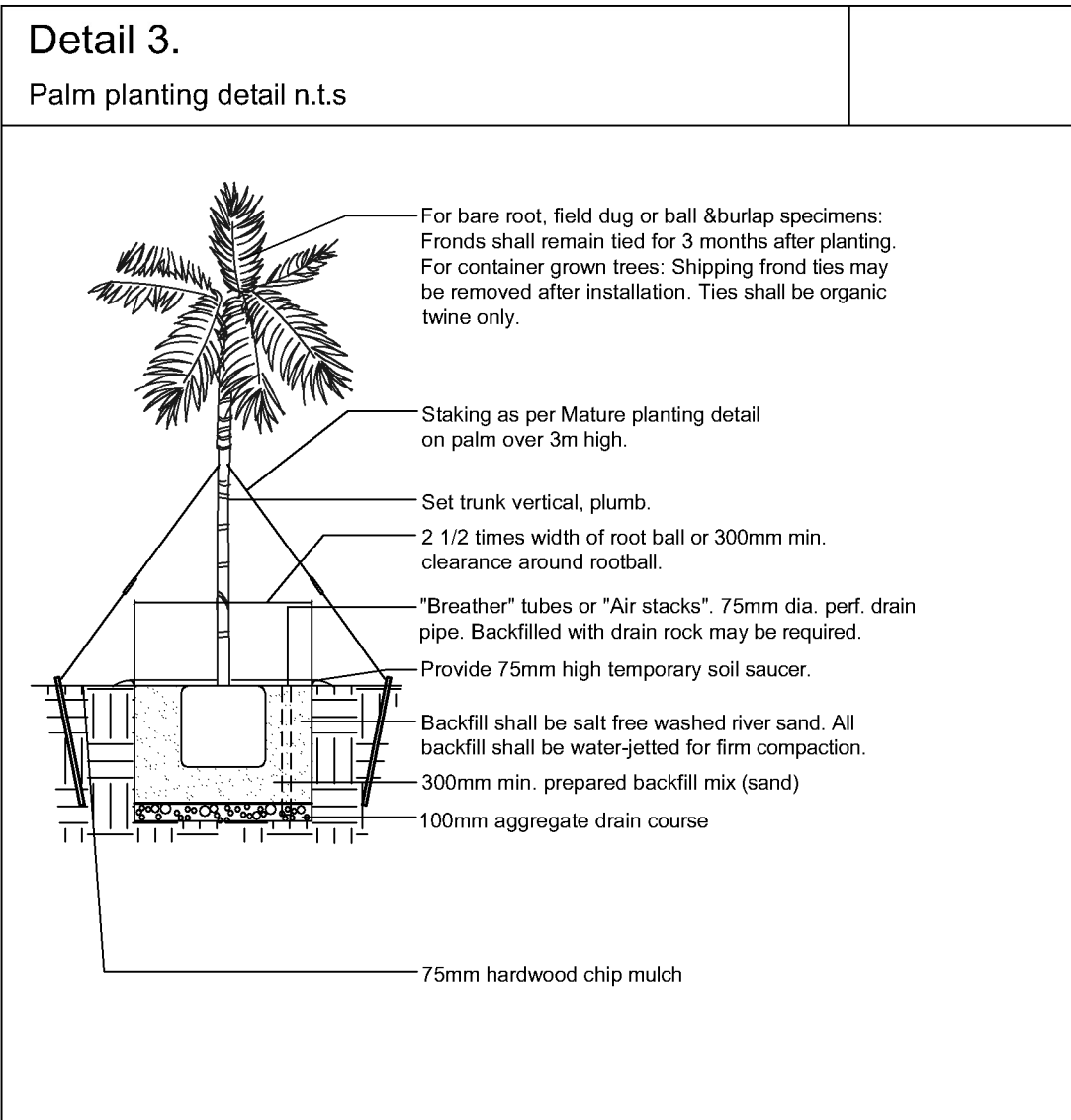
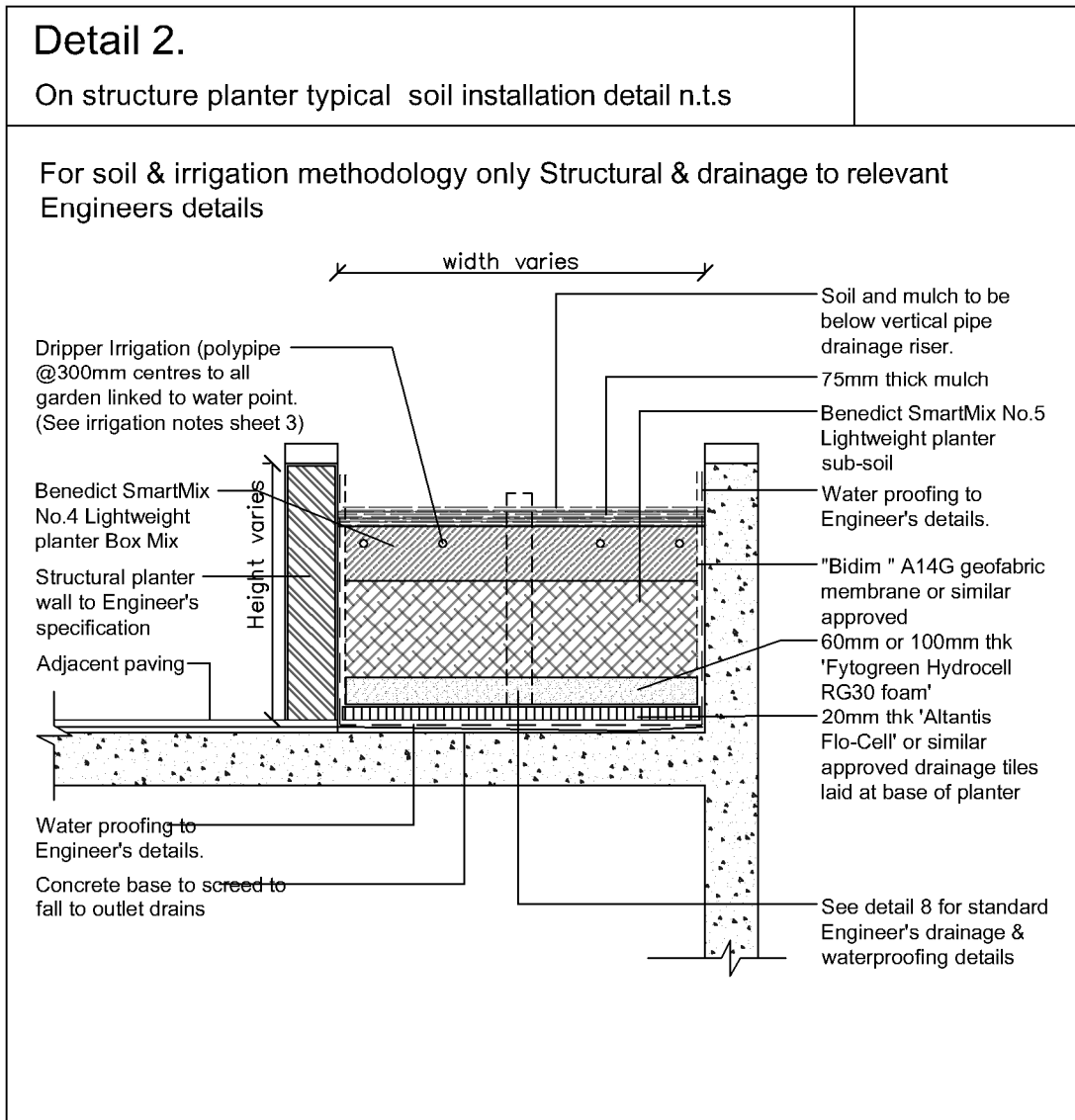
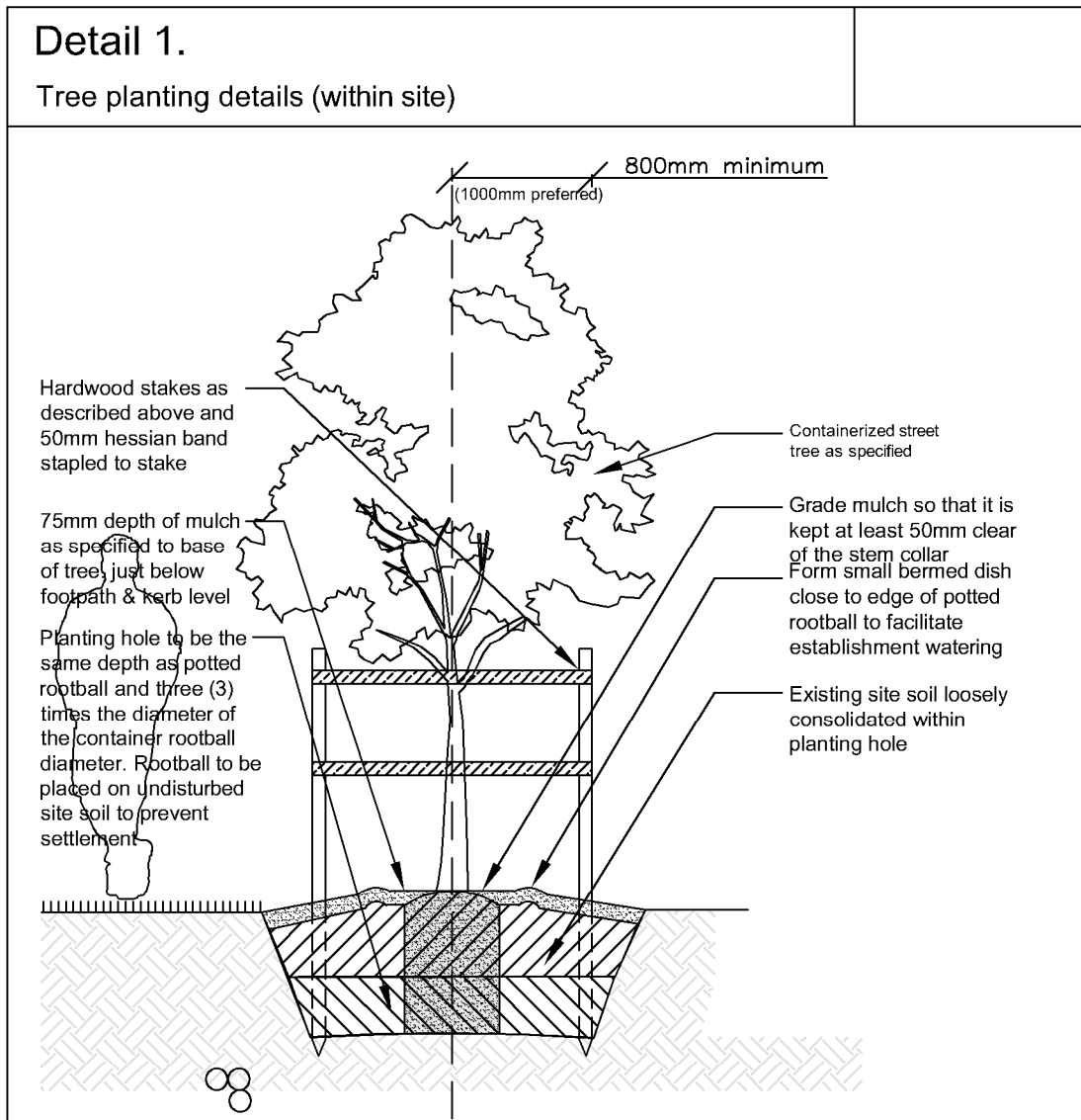
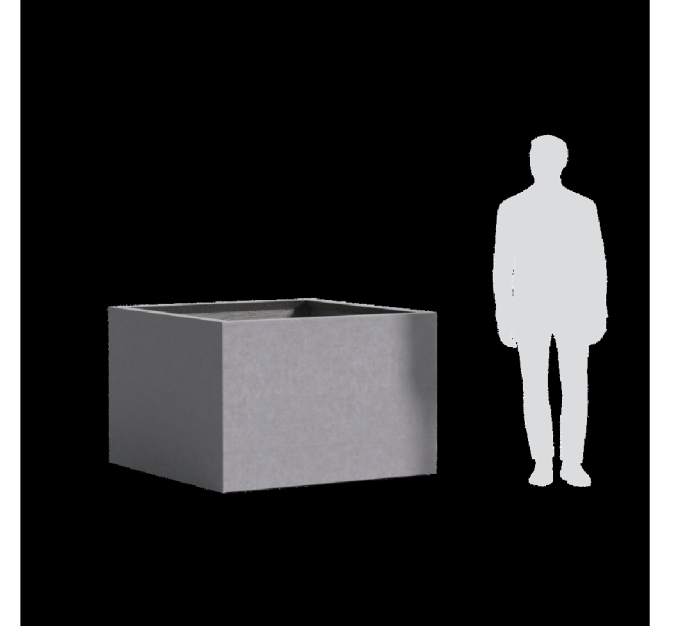
Planter type 1
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Planter type 2
Quatro GRC 1500x1500x1000(h)



Planter type 3
Quatro GRC 800x1000x600(h)



AMENDMENTS		
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B	20.4.22	FOR FINAL REVIEW
A	10.03.22	-

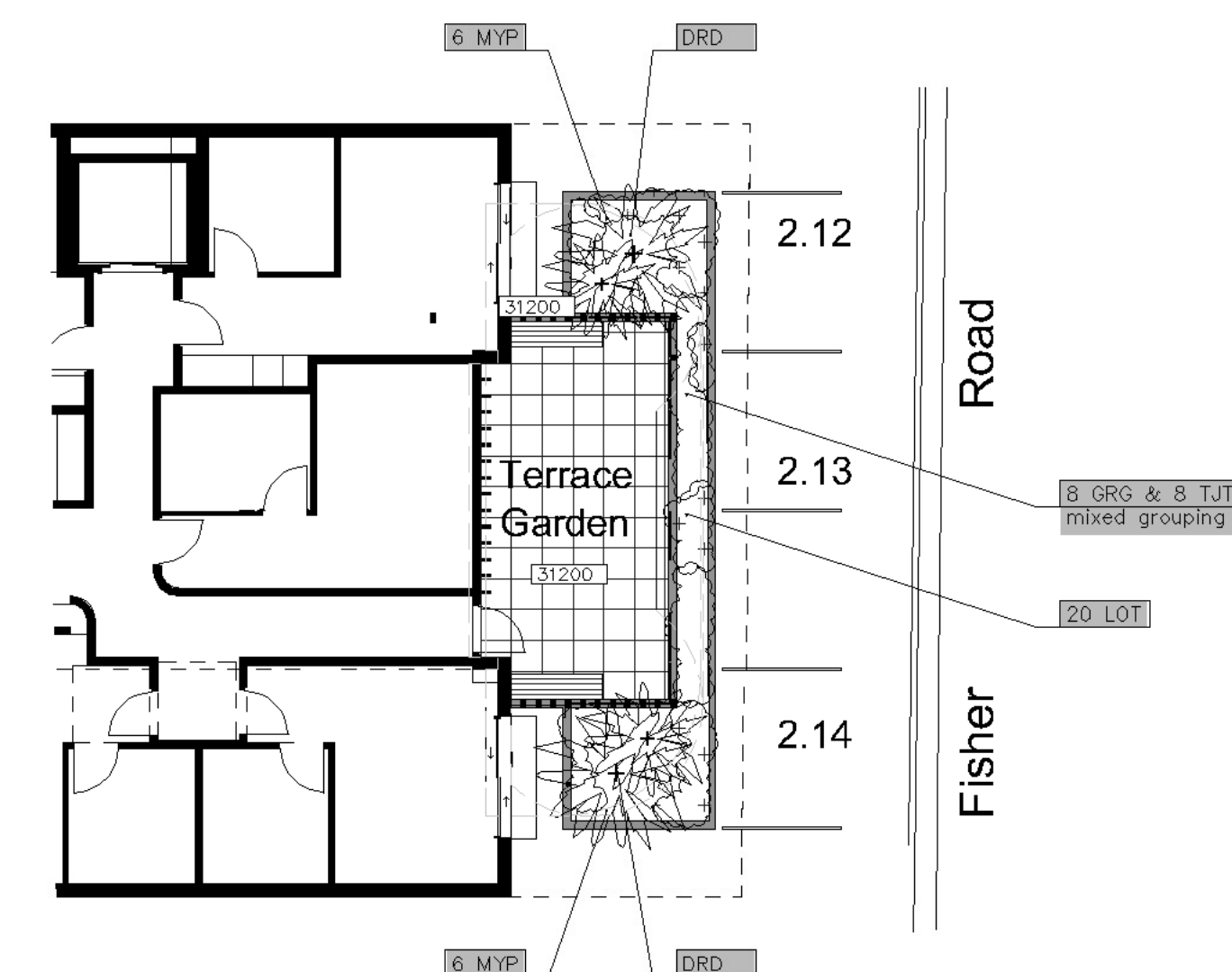
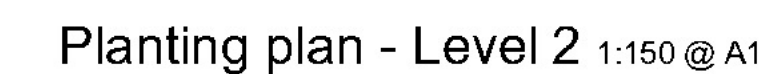
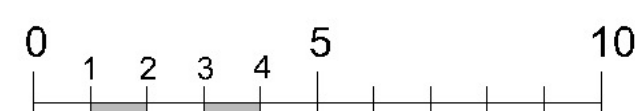


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PROJECT: MIXED-USE COMMUNITY CENTRE
28 FISHER ROAD & 9 FRANCIS STREET,
DEE WHY, NSW
DWG: ROOF LEVEL & LEVEL 2 LANDSCAPE PLAN /
WEST ELEVATION

DATE: 3.5.22 SCALE: 1:150 @A1
JOB REF: 22/2293
BUILDER MUST VERIFY ALL DIMENSIONS OF THE SITE BEFORE
WORK COMMENCES.
FIGURED DIMENSIONS SHOULD BE USED IN PREFERENCE TO
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NORTH
DA
ISSUE- E

2 of 6

A horizontal number line is shown with major tick marks labeled 0, 1, 2, 3, 4, 5, and 10. There are also minor tick marks between the major ones, representing intervals of 0.5 units. The segments between 1 and 2, and between 3 and 4, are shaded gray.



ER Planting Symbol

AMENDMENTS		
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D	2.5.22	-
C	28.4.22	
B	20.4.22	FOR FINAL REVIEW
A	10.03.22	-



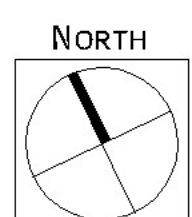
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	ABN: 16 949 100 279
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	EMAIL: PAUL@SCRIVENER-DESIGN.COM
PROJECT:	MIXED-USE COMMUNITY CENTRE 28 FISHER ROAD & 9 FRANCIS STREET, DEE WHY, NSW
DWG:	PLANTING PLANS

DATE: 3.5.22 SCALE: 1:150 @A1

JOB REF: 22/2293

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4 OF 6
DA
ISSUE- E

Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
Trees						
BIN	Bankisa integrifolia	Coast Banksia (medium indigenous tree)	75Lt	3x50x50x1800	12-15.0M	3
ER	Elaeocarpus reticulatus	Blueberry Ash (indigenous small tree)	75Lt	3x50x50x1800	6-8.0M	2
PIS	Pistachia chinensis	Chinese Pistachio (Hardy deciduous tree. Vertical habit)	100Lt	3x50x50x1800	7-10.0M	3
PYC	Pyrus calleryana ‘Çapital’	Ornamental Pear (medium deciduous narrow vertical habit tree)	100Lt	2x50x50x1800	10-12.0M	3
SYF	Waterhousia floribunda ‘Sweeper’	Sweeper Waterhousia (Ozbreed ® ‘DOW20)	75Lt	3x38x38x1800	8-10.0M	3
TLL	Tristaniopsis laurina ‘Luscious’	Water Gum cultivar (indigenous small-med tree)	150Lt	3x50x50x1800	5-7.0M	2
Shrubs / small feature trees						
BMJ	Buxus microphylla ‘Japonica’	Japanese Box Hedge (formal low hedging lant)	200mm	nil	0.4-1.2M	62
GRG	Grevillea ‘Robyn Gordon’	Robyn Gordon (native flowering screen plan. Can be hedged)	250mm	nil	3-5.0M	8
PLU	Plumeria acutifolia	Frangipani (small flowering deciduous tree)	45Lt	in large roof planter	3-4.0M	1
PTT	Pittosporum tobira ‘Miss Muffet’	Miss Muffet Pittosporum (bright green foliage hedge)	200mm	hedged	0.8-1.0M	9
SNN	Syzygium ‘Straight & Narrow’	Straight & Narrow Lilly Pilly (very narrow and vertical screen)	300mm	hedged to req.height	3-5.0M	16
SPI	Syzygium australe ‘Pinnacle’	Pinnacle Lily Pily (narrow vertical growing screening plant)	300mm	nil	3-5.0M	6
STR	Strelitzia reginea	Bird of Paradise (Strappy leaved flowering accent plant)	250mm	nil	1-1.2M	5
WFN	Westringia fruticosa ‘Naringa’	Ozbreed Grey Box® (hardy low screen can be hedged)	200mm	hedged	0.4-0.7M	14
WFB	Westringia fruticosa ‘Blue Gem’	Dwarf Blue Westringia (hardy low gorwing plant)	150mm	hedged	1.2-1.5M	10
Ferns / Palms / Succulents						
AGV	Agave attenuata	Century plant (striking spiky leaved succulent)	200mm	nil	0.5M	4
ALR	Alacantarea ‘Rubra’	Giant Bromeliade (Large succulent leaved ornamental plant)	300mm	nil	1.0M	2
BGU	Bambusa guangxiensis	Dwarf Chinese Bamboo (ornamental bamboo can be hedged)	200mm	nil	2-3.5M	1
BSW	Textilus gracilis	Slender Weavers (non-invasive ornamental Bamboo)	300mm	nil	6-8.0M	3
CHM	Chamaerops humilis	Europena Fan Palm (Hardy Small – med palm)	300mm	nil	3-5.0M	2
COB	Colocasia esculenta ‘	Elephants ears (Large leaved plant)	200mm	nil	1-1.5M	3
CYR	Cycas revolutum	Sago Palm (striking native low palm like)	300mm	nil	2-2.5M	11
DRD	Draceana draco	Dragon Tree (striking feature plant)	200Lt	nil	2.5-3.5M	4
HOF	Howea forsterana	Kentia Palm (tall palm)	semi-adv	wire guys	5-7.0M	2
RHA	Raphis excelsor	Lady Finger Palm	300mm	nil	2-2.5M	2
Groundcovers/Climbers						
CIS	Cissus Antarctica	Kangaroo Vine (climbers on wall mounted vertical cables)	300mm	nil	0.2M	16
DIC	Dianella caerulea	Blue Flax Lily (native grass like plant)	140mm	nil	0.4M	24
CRG	Carpobrotus glaucescens	Pigface (very hardy salt wind tolerant trailing groundcover)	200mm	nil	0.2M	20
HIS	Hibbertia scandens	Guinea Flower (flowering climber / groundcover)	200mm	nil	0.3M	16
MYP	Myoprum parvifolium	Creeping Boobliala (native cascading groundcover)	140mm	nil	0.2M	24
SED	Sedum spp.	Sedum groundcovers planted in crib wall	140mm	nil	0.2M	300
TJA	Trachelospermum asiaticum	Flatmat Star Jasmine (FT01 Ozbbreed hyvrid groundcover)	200mm	nil	0.2M	14
TJT	Trachelospermum tricolor	Variegated Star Jasmine (variegated colour groundcover)	200mm	nil	0.5M	18
VH	Viola hederacea	Native Violets (native low groundcover)	tubes	nil	0.1M	20
WIS	Wisteria sinensis	Chinese Wisteria (deciduous climber over pergola)	300mm	over pergola	5.0M	3
Ornamental grasses/strappy leaved plants						
CM	Clivea miniata	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	39
CRP	Crinum pedunculatum	Swamp Lily (native mass planted groundcover)	200mm	nil	0.5-0.7	16
DIA	Dianella ‘Cassa Blue’	Hybrid Flax Lily (native grass like plant)	100mm	nil	0.4M	32
LOT	Lomandra ‘Tanika’	Dwarf Mat Rush (native mass planted groundcover)	140mm	nil	0.4M	141
SML	Spathyphyllum ‘Alo Moana’	Peace Lilly (shade tolerant flowering. Glossy leaves)	200mm	nil	0.4M	6

Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible. Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found. Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that’s meets the specific development consent conditions of the project.

General installation notes

1. Site preparation
Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape work. In particular, root systems of existing plants must not be disturbed if possible. Any nearby site works should be carried carefully using hand tools. To ensure the survival and growth of existing trees during landscaping works, protect by fencing or armoring where necessary. Trees shall not be removed or lopped unless specific written approval to do so is given or is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds, and the lighting of fires shall not occur within three (3) metres of any existing trees. Do not stockpile soil, rubble or other debris cleared from the site, or building materials, within the dripline of existing trees. Vehicular access shall not be permitted within three (3) metres of any tree.

2. Soil preparation
All proposed planting areas to be deep ripped to 200mm (where possible) and clay soils to be treated with clay breaker.. Apply at least 200mm depth good quality garden soil mix to all garden planting areas. To comply with AS 4419 Turfed areas as noted to be laid over 100mm min. good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. To be worked in with rotary hoe except where tree root damage would otherwise occur. In such situations care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees and to comply with the requirements of the Arborist's report. Where planting is to occur in existing soil profiles ensure soil conditioners and compost worked into the top 200mm profile. To comply with AS 4454:1999 .

3. New plantings
Newly planted trees and large shrubs should be secured to stakes with hessian ties to prevent rocking by wind. Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix. (Please note mature heights of planting as shown on planting schedule can vary due to site conditions, locations in constricted deep soil or over slab planters and so forth) Also shallow soils in certain locations may affect planting heights. Nominated heights for plantings in raised planters over slabs are nominated as less than their normal expected heights in acknowledgement of the contained soil environment. For other deep soil trees heights are subject to particular site conditions, and intended hedging or pruning for functional requirements such as available planting width, intended access under branches and solar access.

4. Planter wall waterproofing.
All slab areas to be waterproofed and 'Atlantis' drainage cell installed with geotextile fabric or similar approved. Refer Engineer's details for ALL structural, drainage and installation details whatsoever for wall construction. All raised gardens to have the following soils:
• Benedicts Smart Mix no. 4 Lightweight Planter Mix (or approved equivalent) to min. 400-500mm depth.. To comply with AS 4419 and AS 3743
• All planter boxes are to have automatic dripline irrigation system.
• Landscape contractor to install all planter box fill material and plant material after other site works are completed to ensure no deterioration of waterproof membrane behind external walls.

5. Mulching
All planting areas to be mulched with a minimum 75mm thick cover of recycled hard wood chip mulch and then all plant areas to be thoroughly soaked with water. To comply with AS 4454

6. Fertiliser
All planting areas to be fertilised with 9 month 'NPK' slow release fertiliser.

7. Staking
To those plants indicated on the planting schedules provide: hardwood stakes as nominated and driven into ground to a depth able to achieve rigid support. No staking in raised planters to avoid damaging waterproofing installation

8. Turfing
Turfed areas to be to be laid over 100mm good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. See details sheet

9. Structural
All structural details whatsoever to Engineer's details.

Irrigation notes

Automatic drip line watering system to be selected. To extend to ALL common area garden and landscape zones in the development including both the deep soil and raised planter wall areas and including all raised planter boxes over slab on all levels.(All lawn areas to be excluded.

Water supply tap hosecocks and water supply conduit to be coordinated by Hydraulic and Structural Engineer's details). Dripline supply system only to be incorporated.

Prior to approval by the project manager and prior to installation the Contractor responsible for the irrigation installation is to provide an irrigation design to meet the following requirements.

Generally: Supply an automatic drip line irrigation system. To include all piping to solenoids either PVC lines and/or class 12 pressure pipe or low density, rubber modified polypropylene reticulation as required to provide water supply to the nominated areas. To be coordinated with Hydraulic engineers plans. To include all bends, junctions, ends, ball valves, solenoids and all other ancillary equipment. Backwash valve: An approved backwash prevention valve is to be located at the primary water source for top up valves to rainwater tanks (where applicable).

Ensure rain sensor is installed for common area garden zones connected to timers

Root inhibiting system. Driplines to be 'Netafim Techline AS XR' drip tubing or approved equivalent

Automatic Controller: For all common area landscape areas provide automatic 2 week timer with hourly multi-cycle operation for each zone as noted on the irrigation areas plan on sheet. Battery timers to isolated planter boxes to private terraces.

Performance: It shall be the Landscape Contractor's responsibility to ensure and guarantee satisfactory operation of the irrigation system. The system is to be fit for the purpose and should utilize sufficient solenoids to provide for the varying watering requirements of landscape areas to allow all plants and lawn areas to thrive and attain long term viability.

Testing: After the system has been installed to the satisfaction of the project manager, the installation shall be tested under working conditions. Acceptance of the installed plant and equipment shall be subject to these being satisfactory.

Warranty: A twelve month warranty is to be provided in writing by the Landscape Contractor, which shall commit the Landscape Contractor to rectify the system (the items they have installed) to the satisfaction of the project manager or nominated representative. This will apply should any fault develop, or the capacity or efficiency fall below that guaranteed, or should the discharge or pressure be inadequate, or should defects develop in the filter unit or control heads, or any blockages that may develop in the system.

Approvals: The Landscape Contractor is to liaise as necessary, to ensure that the irrigation system conforms with all Water Board, Council and Australian standards (AS)

Maintenance schedule

The Landscape Contractor shall maintain the contract areas by accepted horticultural practices as well as rectifying any defects that become apparent in the works under normal use. The Landscape Contractor shall maintain the works and make good all defects for a period of twenty six (26) weeks after the date of practical completion. Practical completion of the landscape works shall include but not be limited to the replacement of plants which have failed or been damaged or stolen during work under the contract. Landscape maintenance shall include but not be limited to the following: watering, rubbish removal, spraying and wiping leaf surfaces, replacing failed plants, maintaining mulch, pruning, insect and disease control, cleaning of surrounding areas. Mow the nature strip turf when it is established at regular intervals to maintain an average height of 50mm.

After the completion of the defects period noted above the owners corporation of the residence are responsible for the ongoing maintenance and viability of the gardens and ongoing maintenance shall include the following:

- Regular hand watering of gardens if installed drip line irrigation system is turned off. Irrigation to be installed and maintained as per manufacturers specifications including regular checks for function of system, to check for leaks and to ensure general good working operation. Regular maintenance of the irrigation system battery timers (where required) for isolated planter beds in common areas. Battery timers for private terraces are the responsibility of the individual unit owners.
- Mulch is to be regularly topped up every 6 months to ensure an even 75mm coverage in all garden beds
- Regular pruning of plants is to be undertaken to ensure continued uniform growth of canopy and foliage of trees and shrubs. Removal of vegetation over the long term (if and when required) as the garden matures. Subject to the relevant council applications
- Regular assessment of plants for evidence of insect attack or disease. Appropriate pest oil, white oil of industry standard safe to use pest spray is to be employed if required
- Garden/lawn edging to be inspected regularly after practical completion to ensure it is maintained in good order. Replace where required if defective sections are discovered
- All garden refuse, rubbish and associated items that arise from the regular garden maintenance procedures are to be collected and stored in appropriate general waste or green waste containers as is appropriate. Excess waste unable to be stored in Council waste containers is to be removed from the site is a timely manner.

AMENDMENTS

E	3.5.22	FOR DA
D	2.5.22	-
C	29.4.22	
B	20.4.22	FOR FINAL REVIEW
A	10.03.22	-



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PROJECT: MIXED-USE COMMUNITY CENTRE
28 FISHER ROAD & 9 FRANCIS STREET,
DEE WHY, NSW

DWG: DETAILS & NOTES

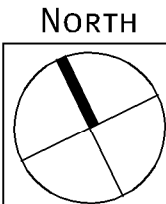
DATE: 3.5.22

SCALE: 1:150 @A1

JOB REF: 22/2293

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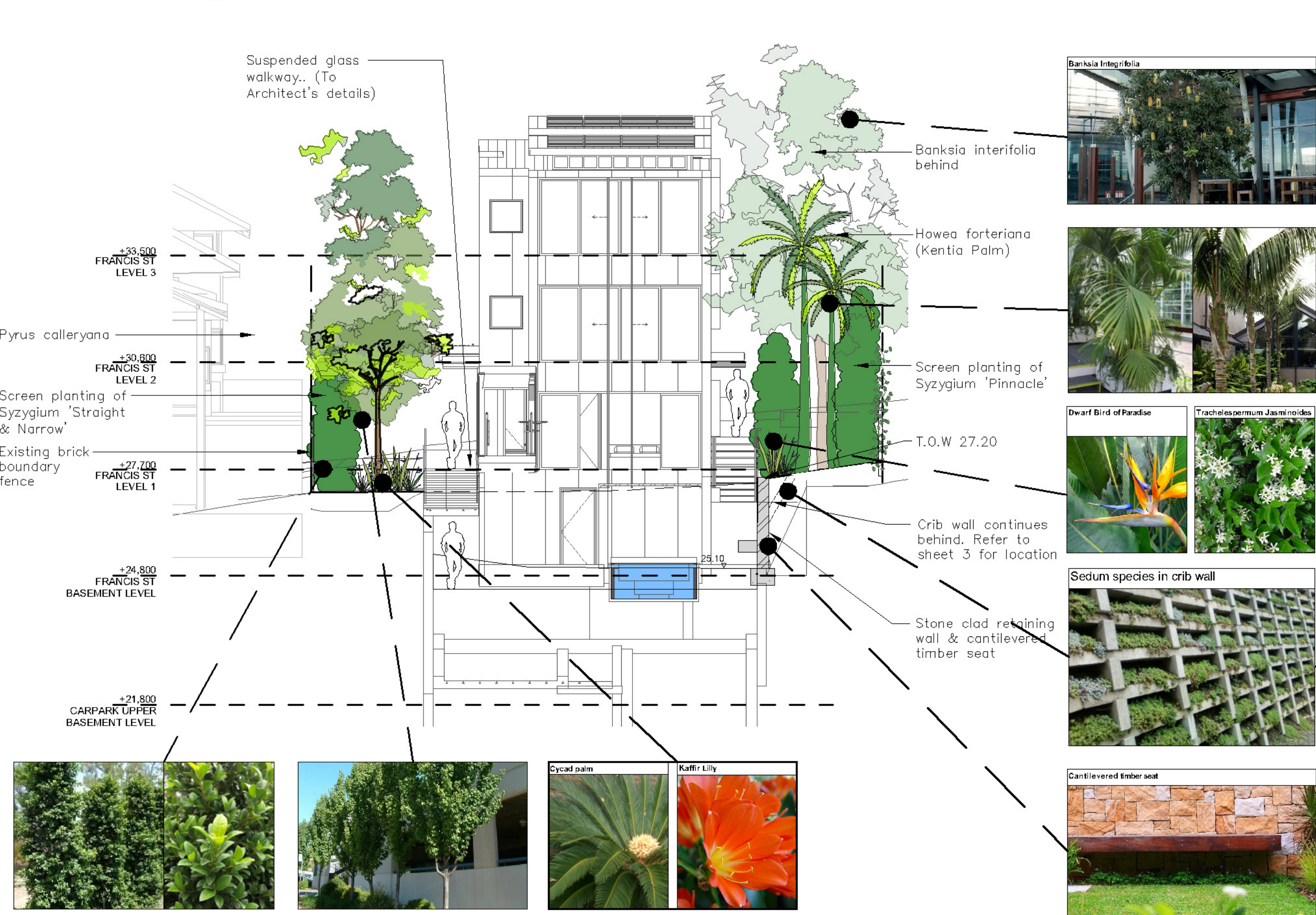
5 of 6

DA
ISSUE- E

Elevation AA 1:100 @ A1



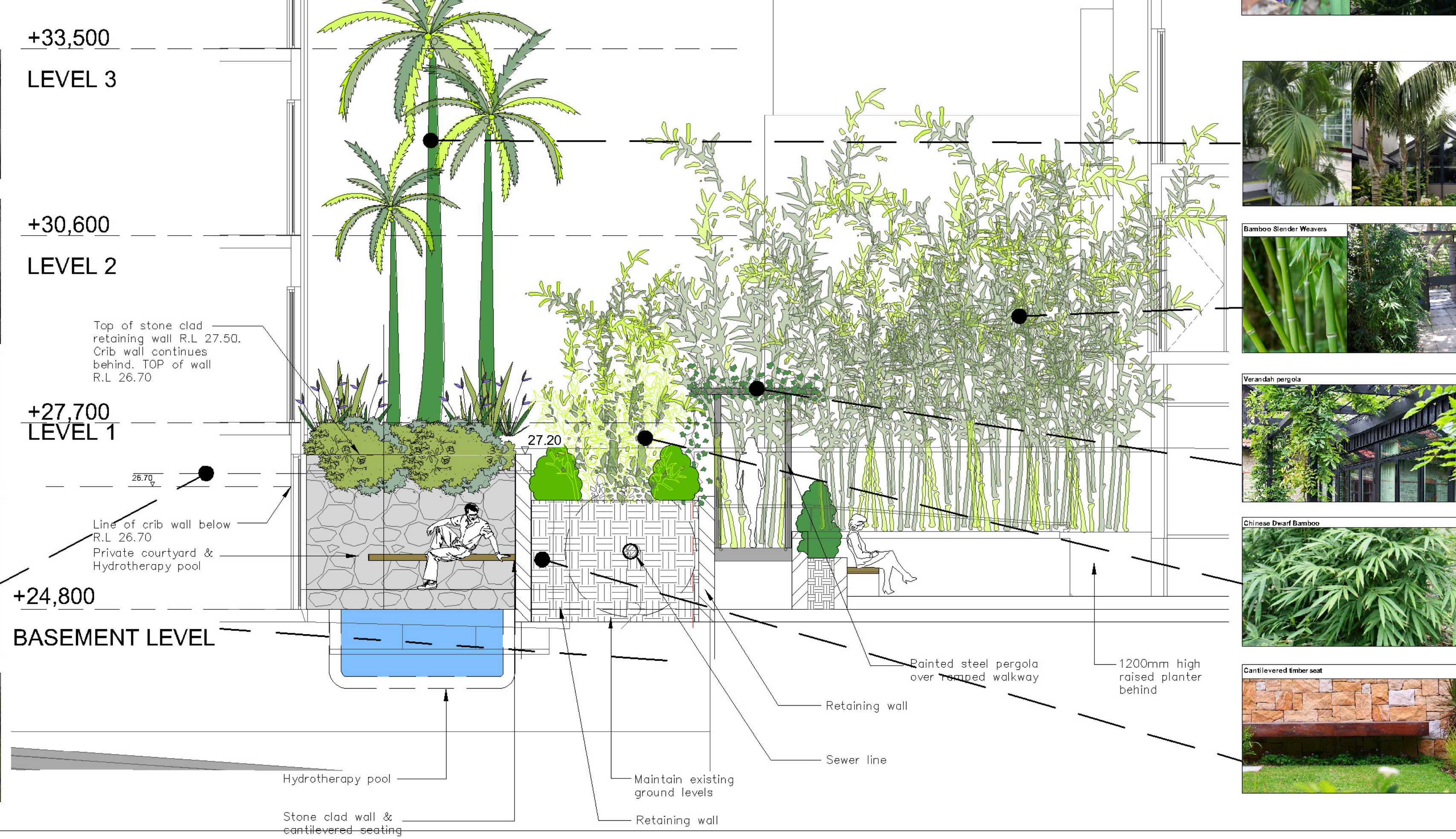
Elevation CC 1:100 @ A1



Elevation BB 1:100 @ A1



Elevation DD 1:50 @ A1

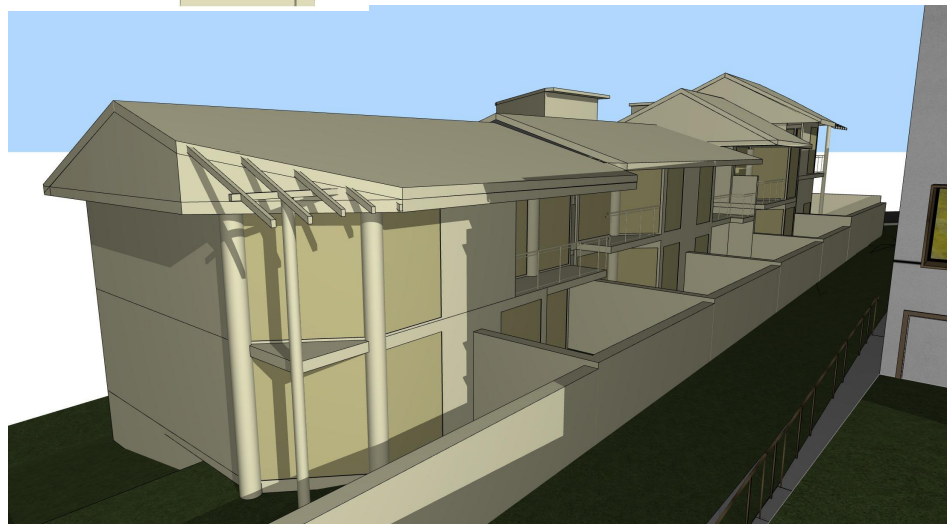
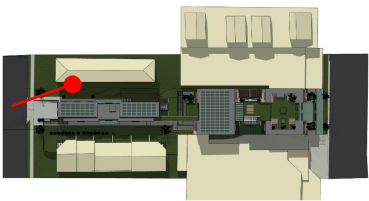


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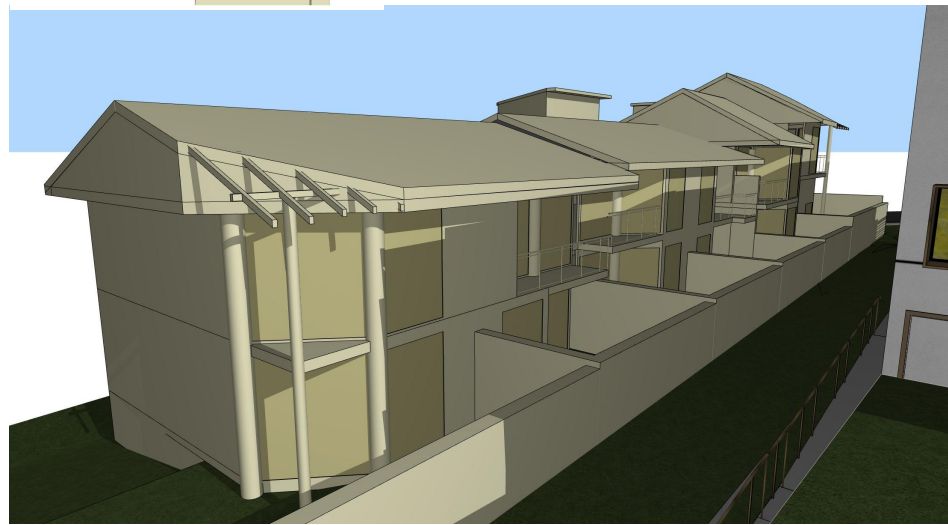
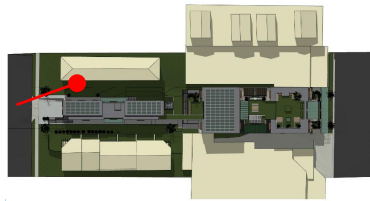
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EMAIL: PAUL@SCRIVENER-DESIGN.COM
PROJECT: MIXED-USE COMMUNITY CENTRE
28 FISHER ROAD & 9 FRANCIS STREET,
DEE WHY, NSW
DWG: LANDSCAPE PLAN - GROUND LEVEL /
SECTION THROUGH SITE

DATE: 3.5.22 SCALE: 1:150 @A1
JOB REF: 22/2293
BUILDER MUST VERIFY ALL DIMENSIONS OF THE SITE BEFORE
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NORTH
6 of 6
DA
ISSUE- E



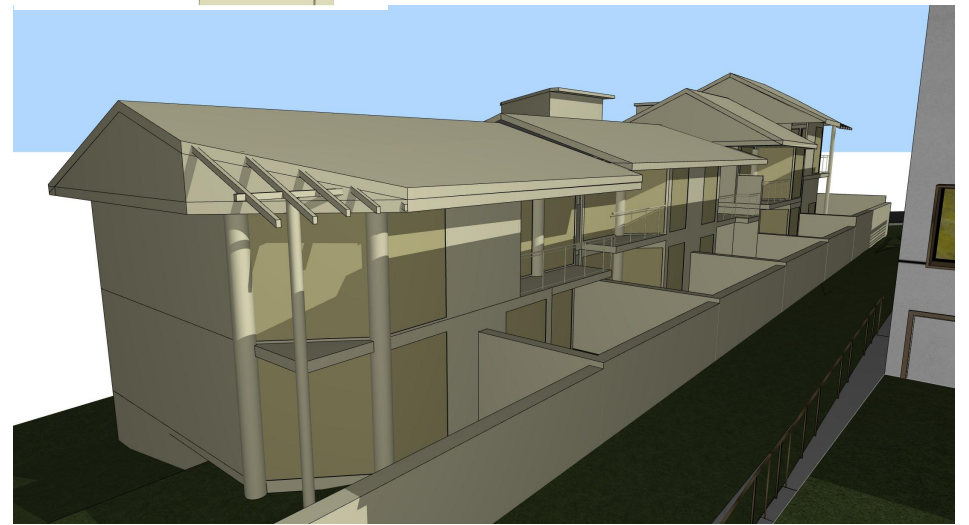
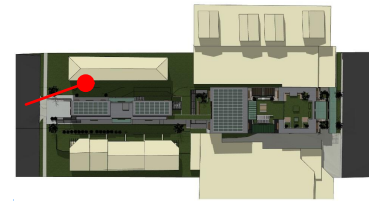
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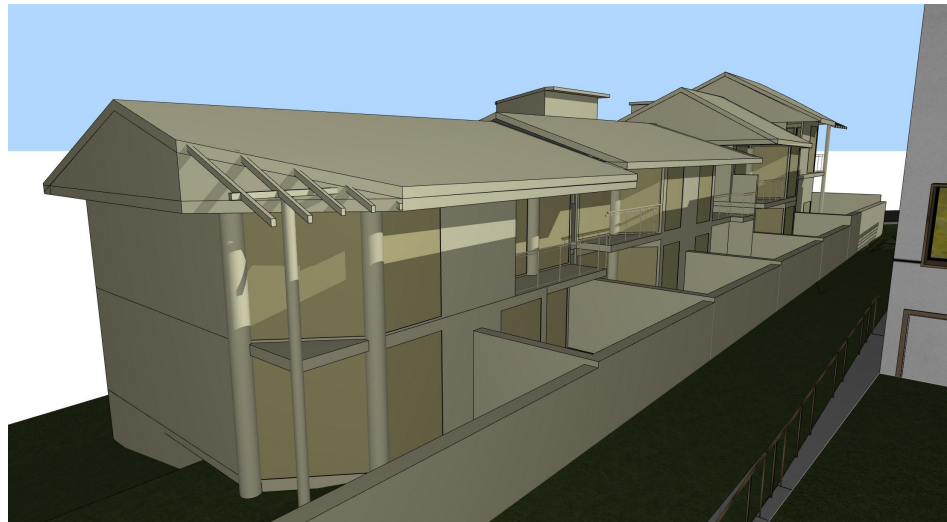
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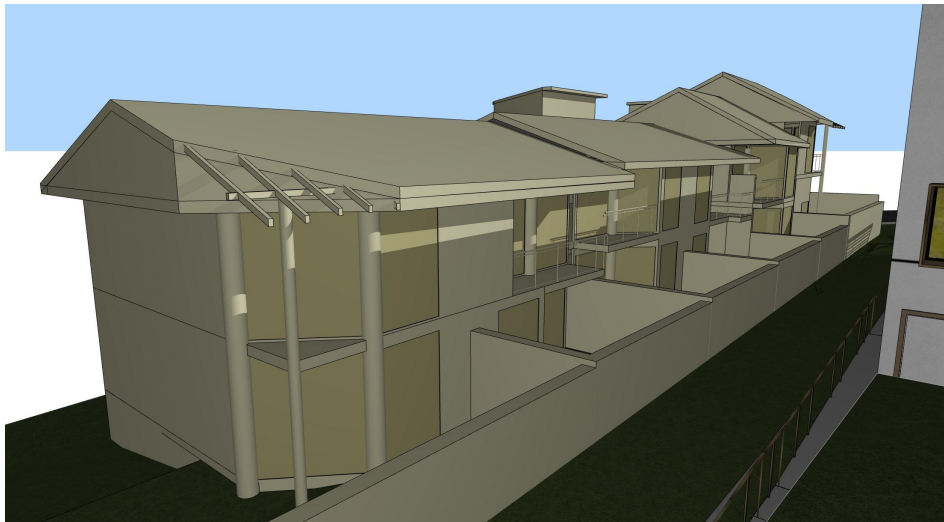
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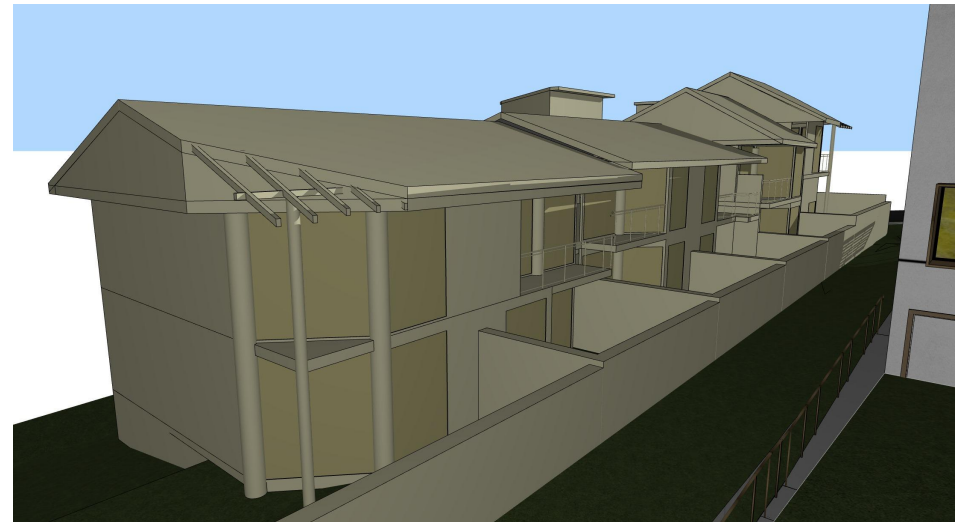
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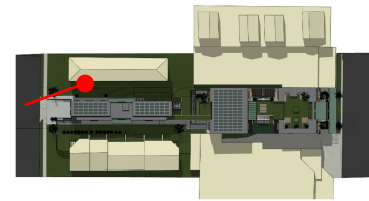
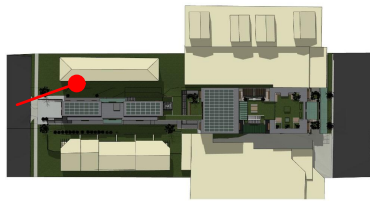
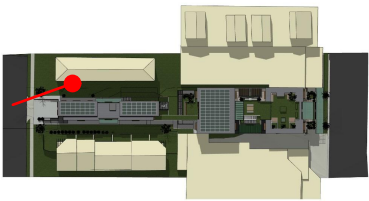
21.06 2PM

1:625



21.06 3PM

1:625



PROPOSED FRANCIS ST SOUTHERN NEIGHBOUR SUN STUDY - JUNE 21



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ISSUE	AMENDMENT DETAILS	DATE
CD	CONCEPT DESIGN	28.11.18
DA	PRE DEVELOPMENT APPLICATION	15.04.20
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DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	NEW DEVELOPMENT APPLICATION	JULY.22

GENERAL NOTES
BUILDER TO CHECK AND VERIFY ALL
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PRIOR TO COMMENCEMENT OF WORK AND/OR
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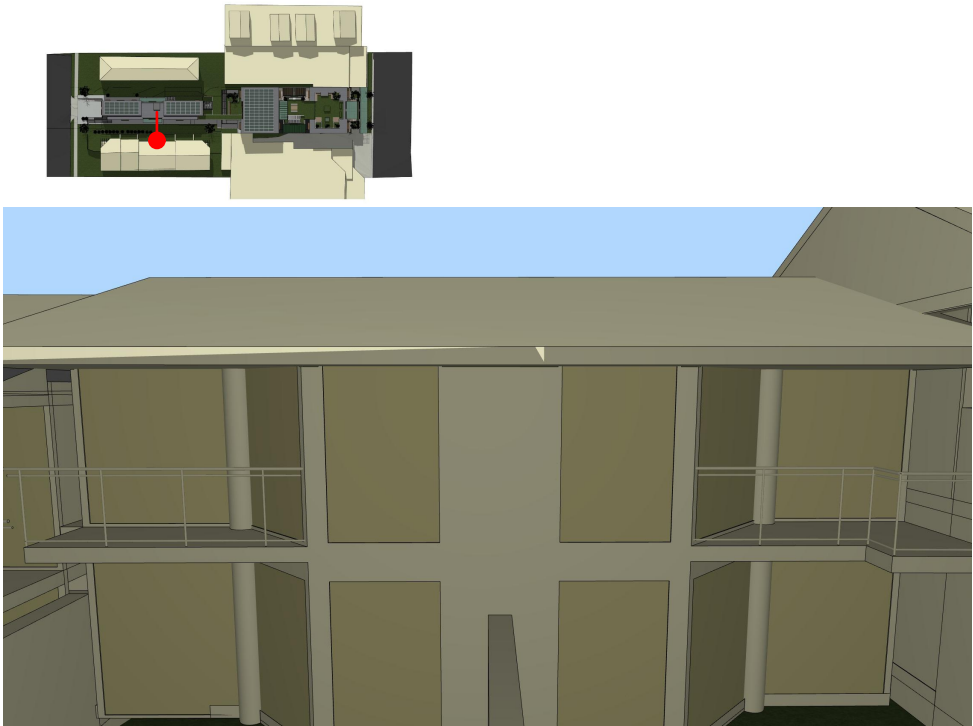
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DATE	JUNE 2022
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS

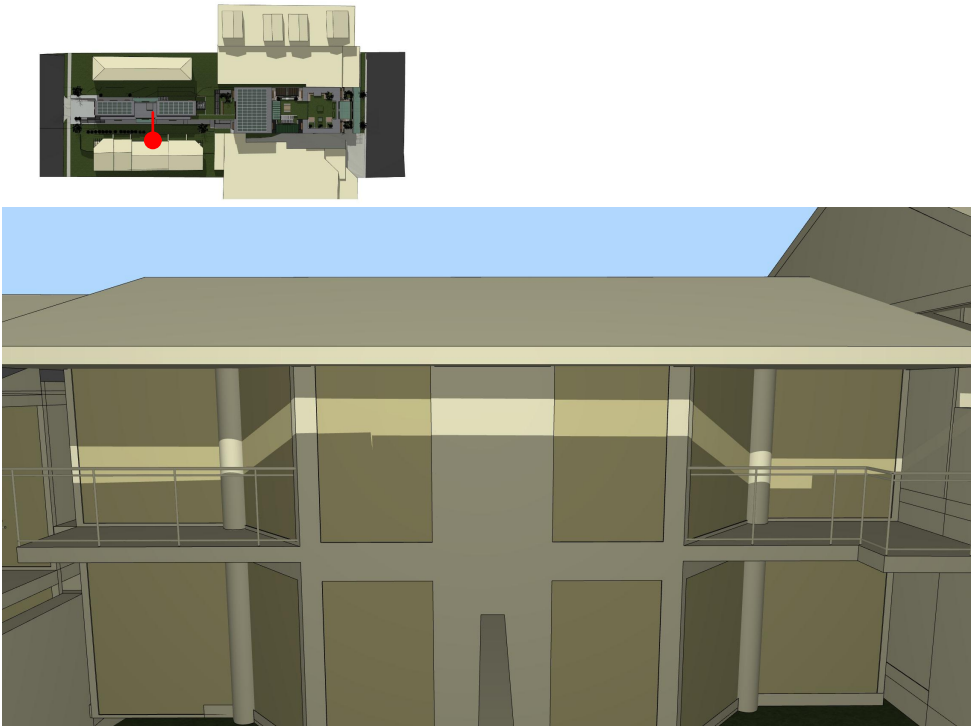
28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE

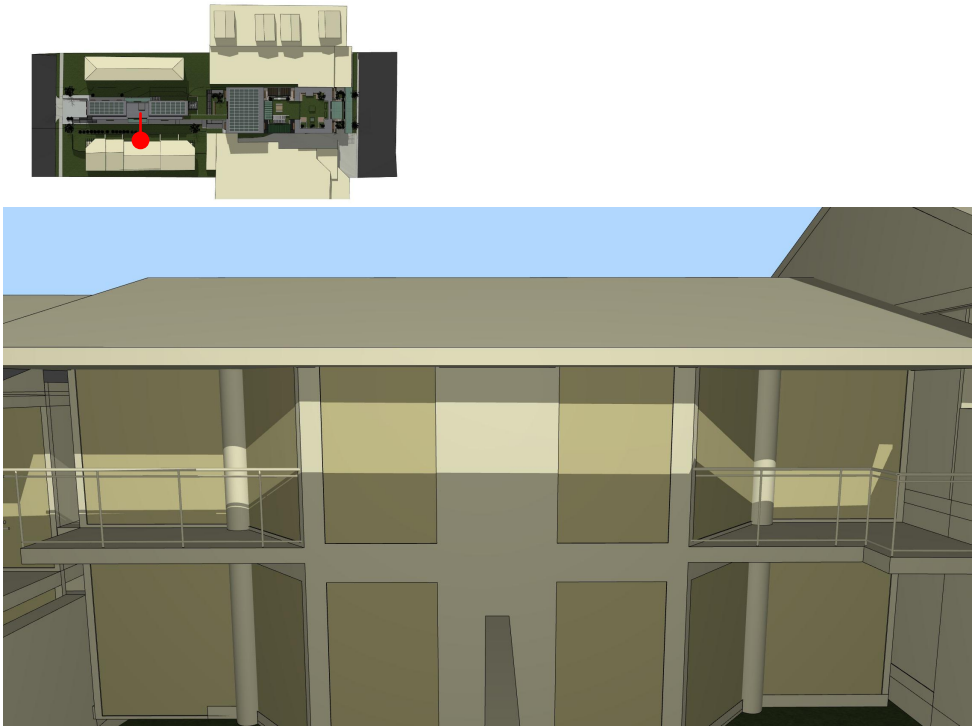
PROPOSED
FRANCIS ST SOUTHERN
NEIGHBOUR SUN STUDY -
JUNE 21
DRAWING NO. 4089/09.4
AMENDMENT
DA



21.06 10am Middle 1:625



21.06 11am Middle 1:625



21.06 12pm Middle 1:625



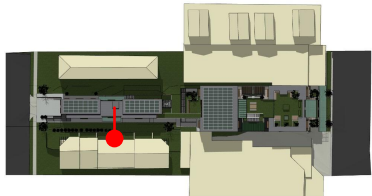
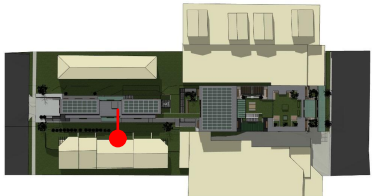
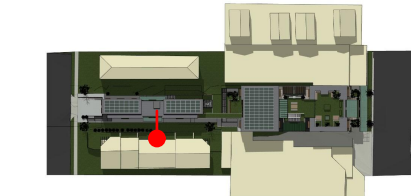
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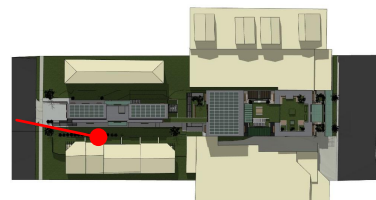
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21.06 3pm Middle 1:625

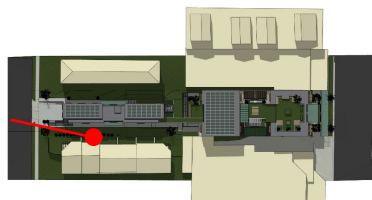


PROPOSED FRANCIS ST SOUTHERN NEIGHBOUR MIDDLE SUN STUDY - JUNE 21



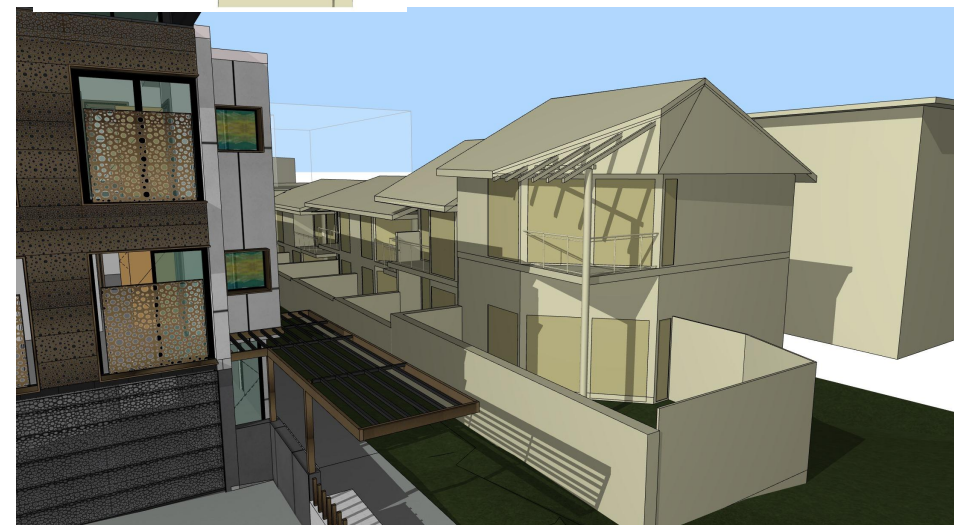
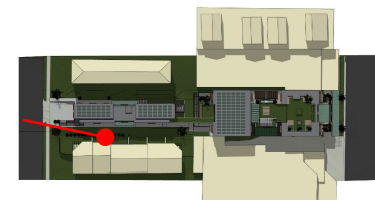
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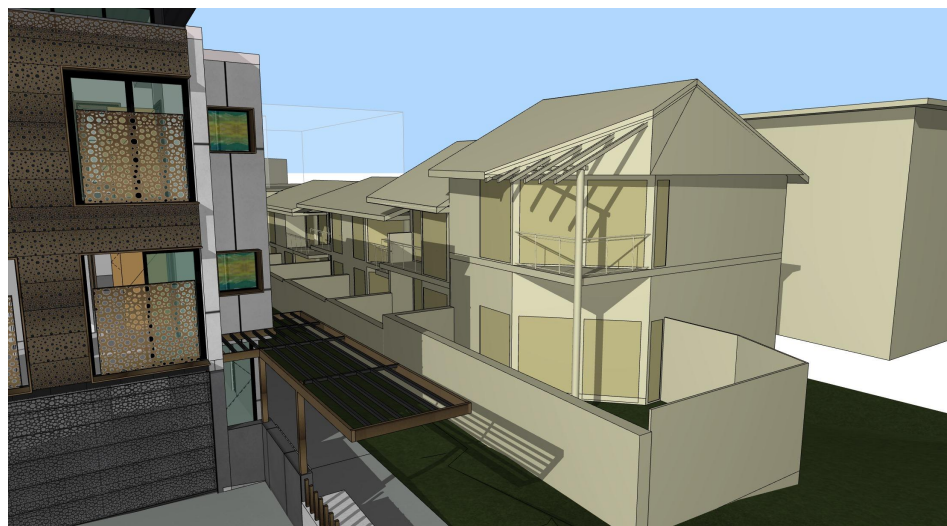
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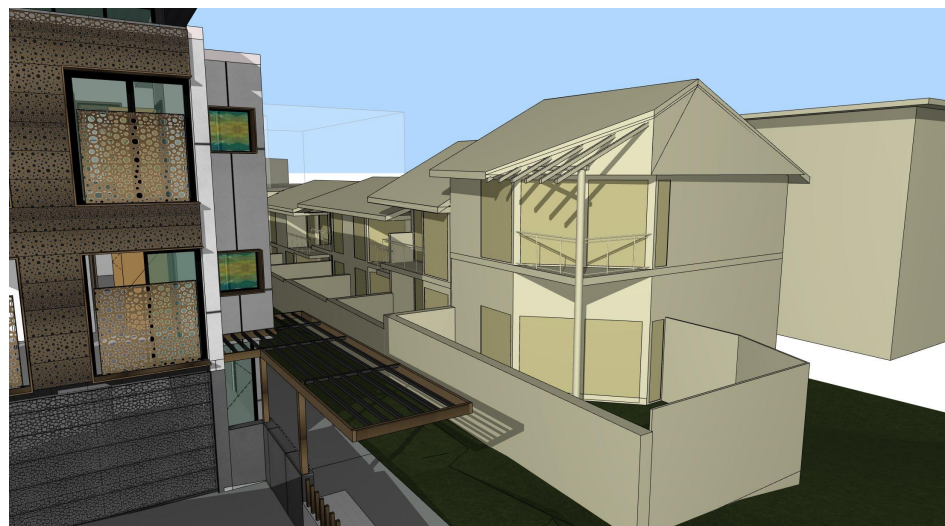
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21.06 1pm W

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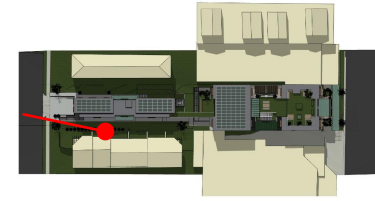
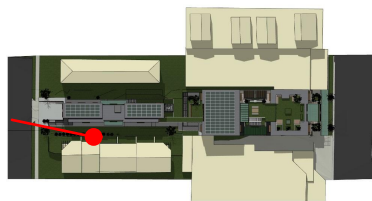
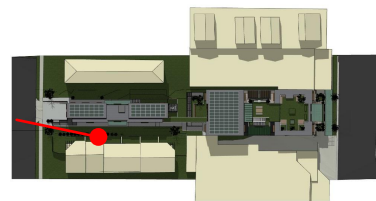
21.06 2pm W

1:625



21.06 3pm W

1:625



PROPOSED FRANCIS ST SOUTHERN NEIGHBOUR WEST SUN STUDY - JUNE 21



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DA	NEW DEVELOPMENT APPLICATION	JULY.22

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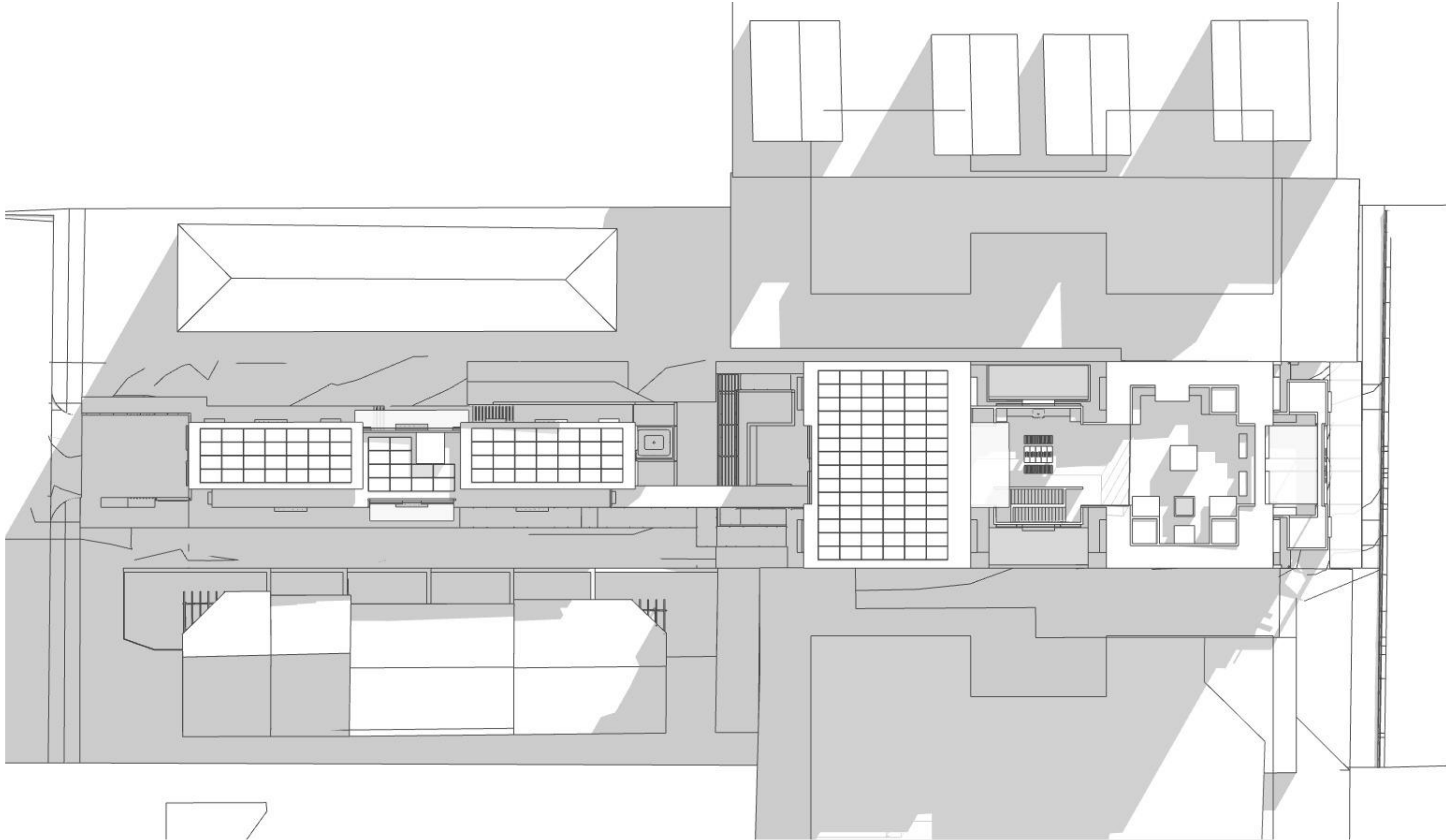
SCALE	As shown
DRAWN	KVA
DATE	JUNE 2022
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS

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

DRAWING TITLE

PROPOSED
FRANCIS ST SOUTHERN
NEIGHBOUR WEST SUN STUDY
- JUNE 21
DRAWING NO. AMENDMENT
4089/09.6 DA



PROPOSED SUN SHADOW SITE PLAN - 9AM JUNE 21



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SCALE	As shown
DRAWN	KVA
DATE	JUNE 2022
CHECKED	Philip.G
STAGE	DA

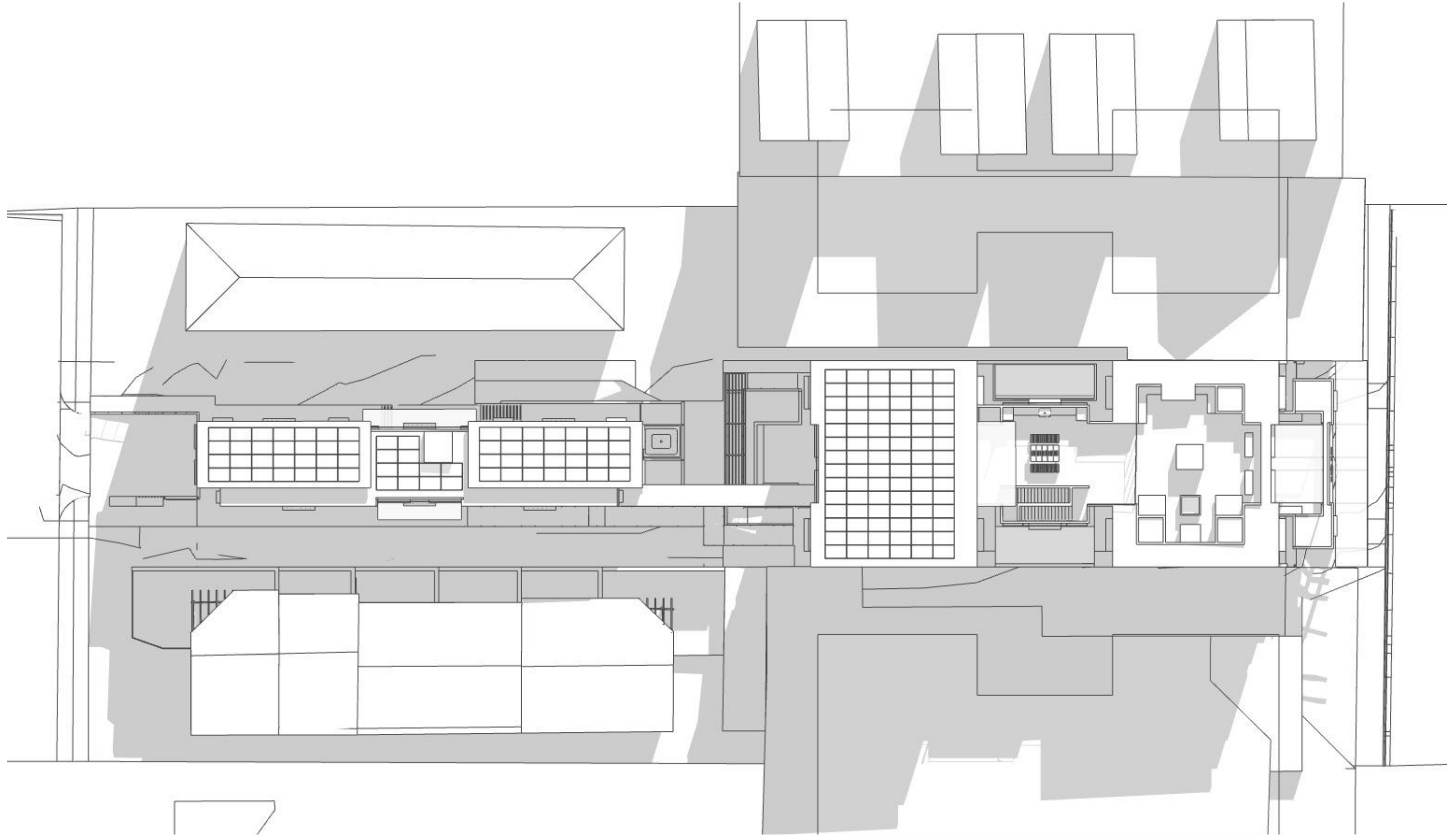
CLIENT / ADDRESS

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PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE

PROPOSED
SUN SHADOW SITE PLAN -
9AM JUNE 21

DRAWING NO. AMENDMENT
4089/09.7 DA



PROPOSED SUN SHADOW SITE PLAN - 10AM JUNE 21



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SCALE	As shown
DRAWN	KVA
DATE	JUNE 2022
CHECKED	Philip.G
STAGE	DA

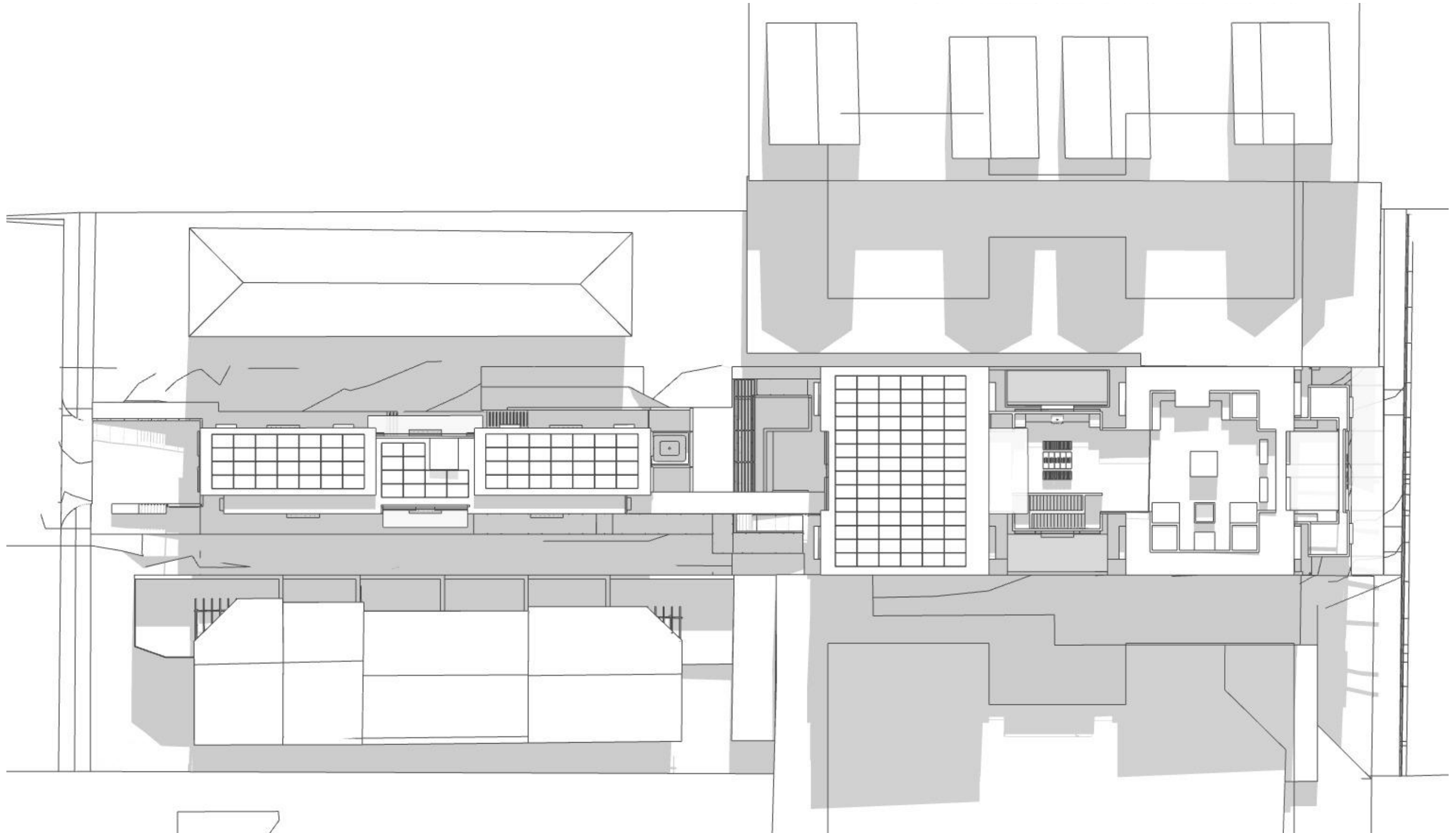
CLIENT / ADDRESS

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DRAWING TITLE

PROPOSED
SUN SHADOW SITE PLAN -
10AM JUNE 21

DRAWING NO. AMENDMENT
4089/09.8 DA



PROPOSED SUN SHADOW SITE PLAN - 11AM JUNE 21



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SCALE	As shown
DRAWN	KVA
DATE	JUNE 2022
CHECKED	Philip.G
STAGE	DA

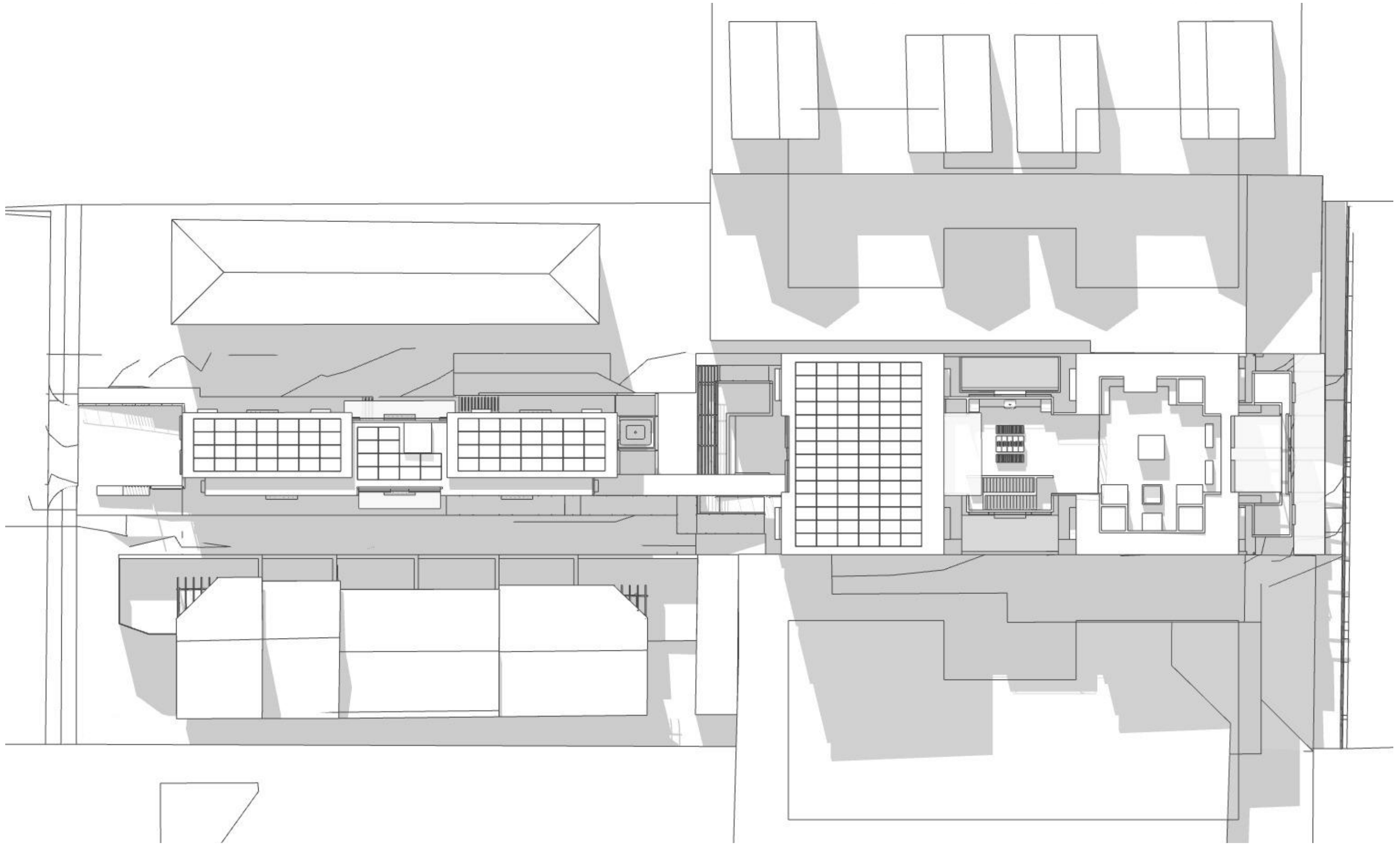
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MIXED-USE COMMUNITY CENTRE

DRAWING TITLE

PROPOSED
SUN SHADOW SITE PLAN -
11AM JUNE 21

DRAWING NO. 4089/09.9
AMENDMENT DA



PROPOSED SUN SHADOW SITE PLAN - 12PM JUNE 21



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SCALE	As shown
DRAWN	KVA
DATE	JUNE 2022
CHECKED	Philip.G
STAGE	DA

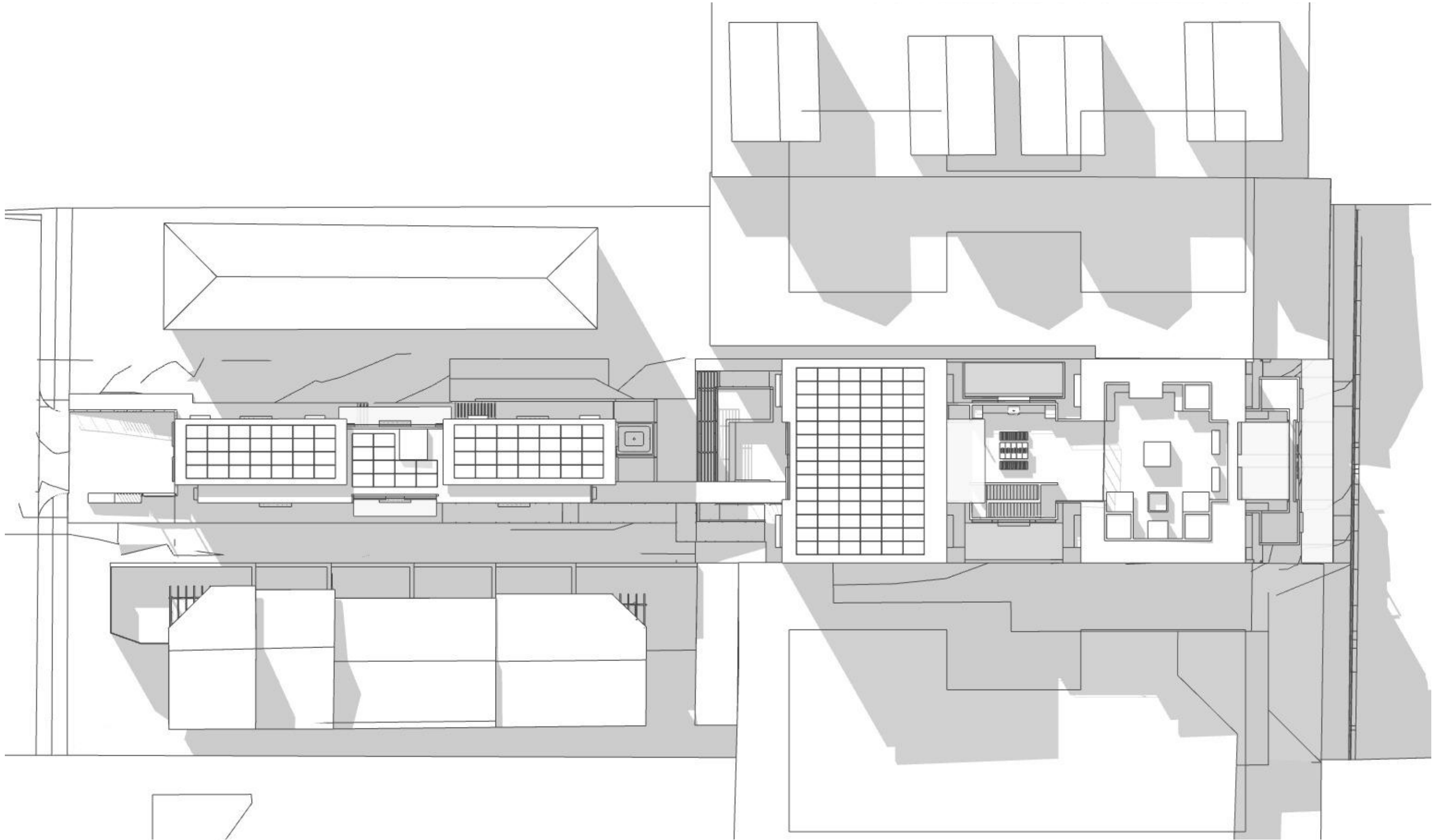
CLIENT / ADDRESS

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DRAWING TITLE

PROPOSED
SUN SHADOW SITE PLAN -
12PM JUNE 21

DRAWING NO. 4089/09.10
AMENDMENT DA



PROPOSED SUN SHADOW SITE PLAN - 1PM JUNE 21



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SCALE	As shown
DRAWN	KVA
DATE	JUNE 2022
CHECKED	Philip.G
STAGE	DA

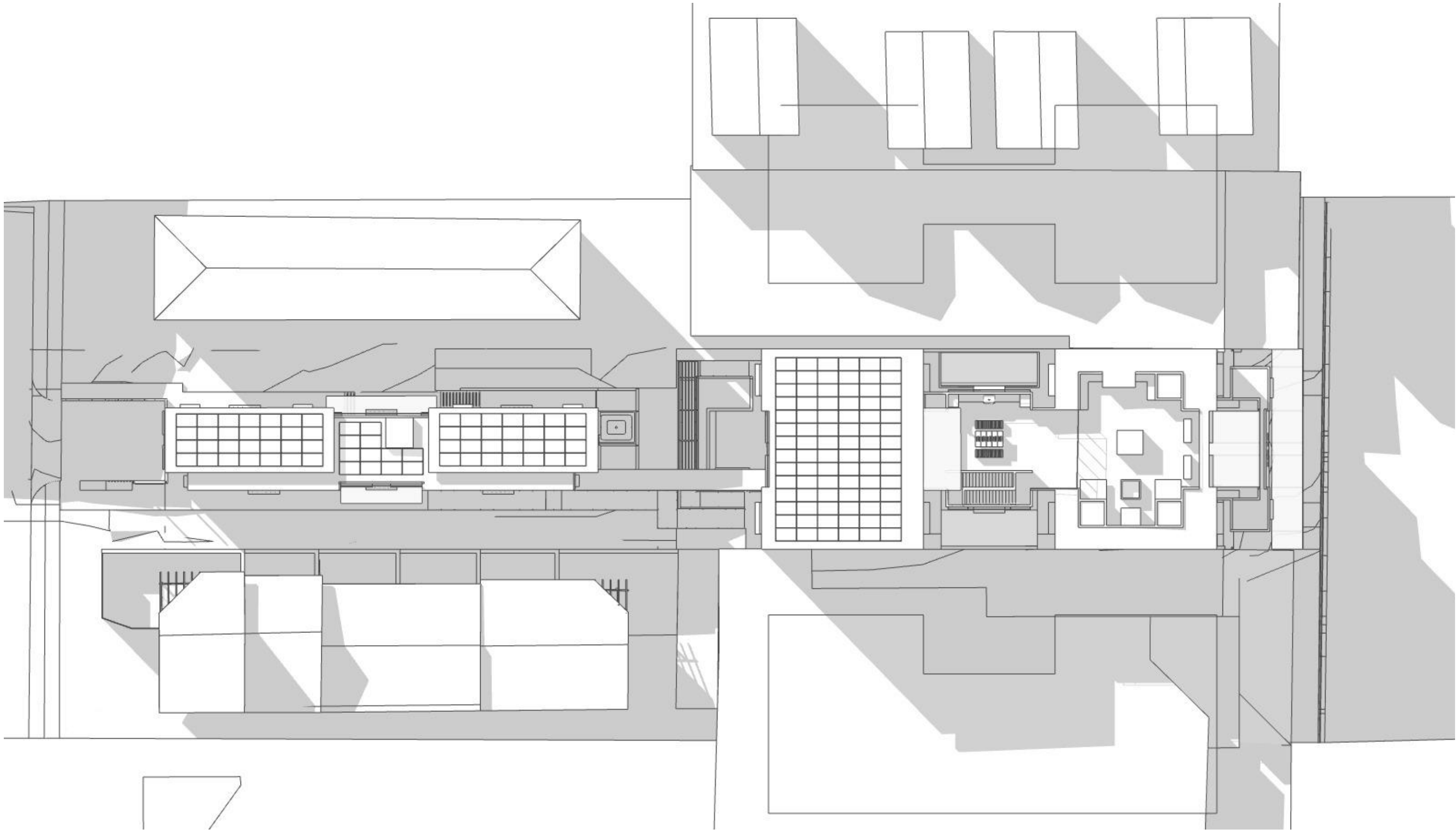
CLIENT / ADDRESS

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AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE

PROPOSED
SUN SHADOW SITE PLAN -
1PM JUNE 21

DRAWING NO. 4089/09.11
AMENDMENT DA



PROPOSED SUN SHADOW SITE PLAN - 2PM JUNE 21



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SCALE	As shown
DRAWN	KVA
DATE	JUNE 2022
CHECKED	Philip.G
STAGE	DA

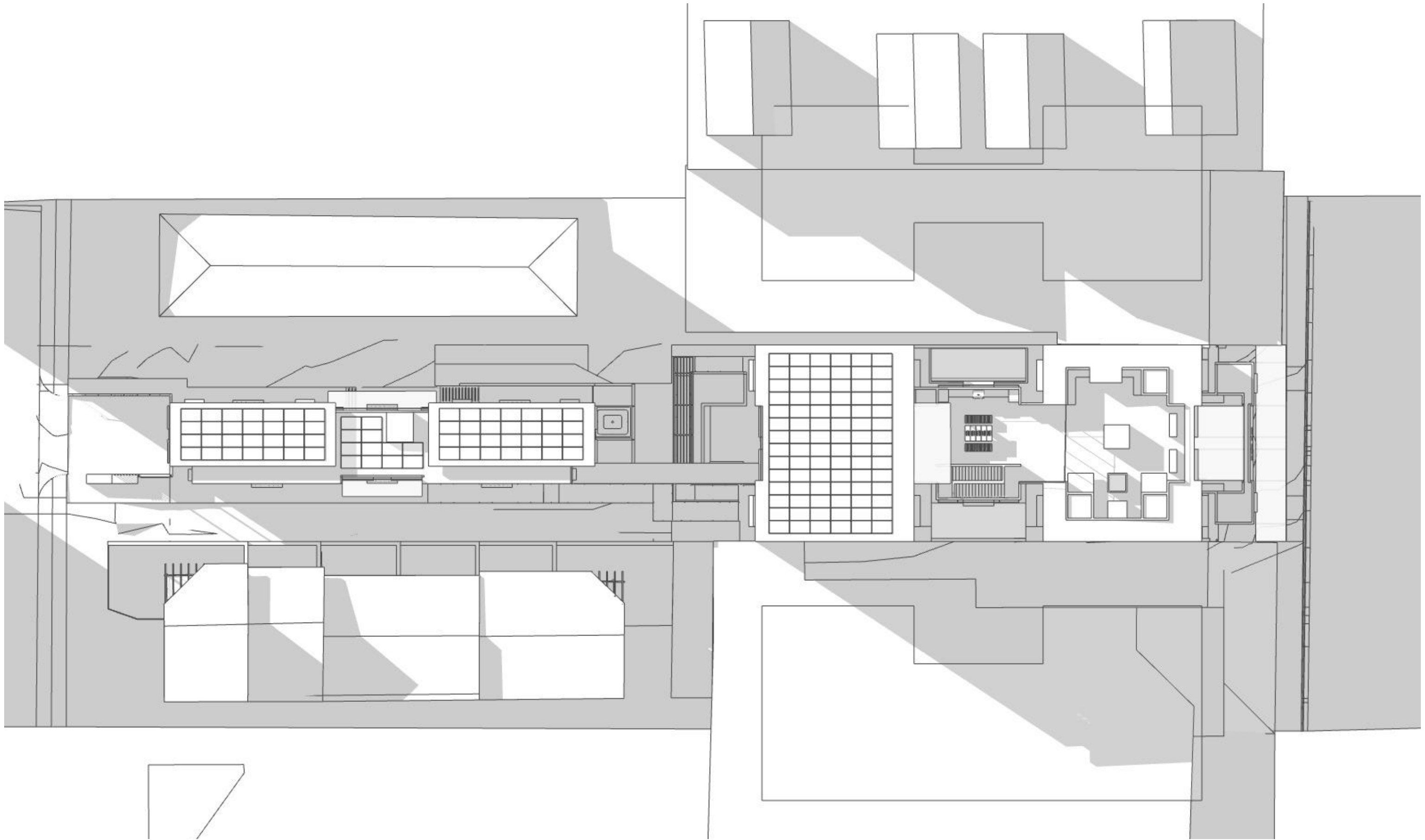
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AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE

PROPOSED
SUN SHADOW SITE PLAN -
2PM JUNE 21

DRAWING NO. 4089/09.12
AMENDMENT DA



PROPOSED SUN SHADOW SITE PLAN - 3PM JUNE 21



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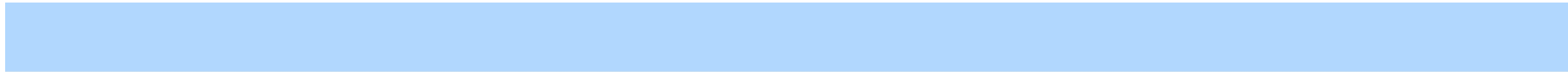
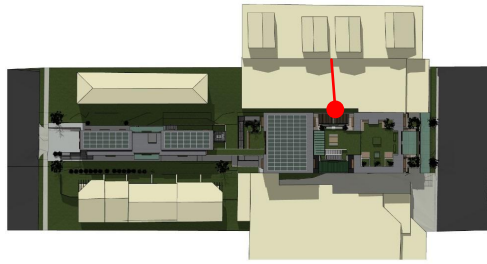
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DRAWN	KVA
DATE	JUNE 2022
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS
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DEE WHY, NSW, 2099,
AUSTRALIA
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MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED
SUN SHADOW SITE PLAN -
3PM JUNE 21
DRAWING NO. 4089/09.13
AMENDMENT DA



PROPOSED SOLAR PERSPECTIVE 8AM



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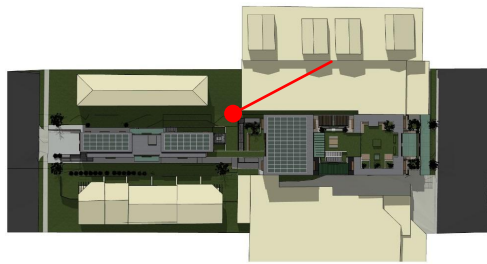
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DRAWN	KVA
DATE	JUNE 2022
CHECKED	Philip.G
STAGE	DA

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PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
**PROPOSED
SOLAR PERSPECTIVE 8AM**
DRAWING NO. AMENDMENT
4089/10 DA



PROPOSED SOLAR PERSPECTIVE 9AM



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The George Group Pty Ltd
ABN 11 075 939 847
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HILLS, NSW, Australia, 2084

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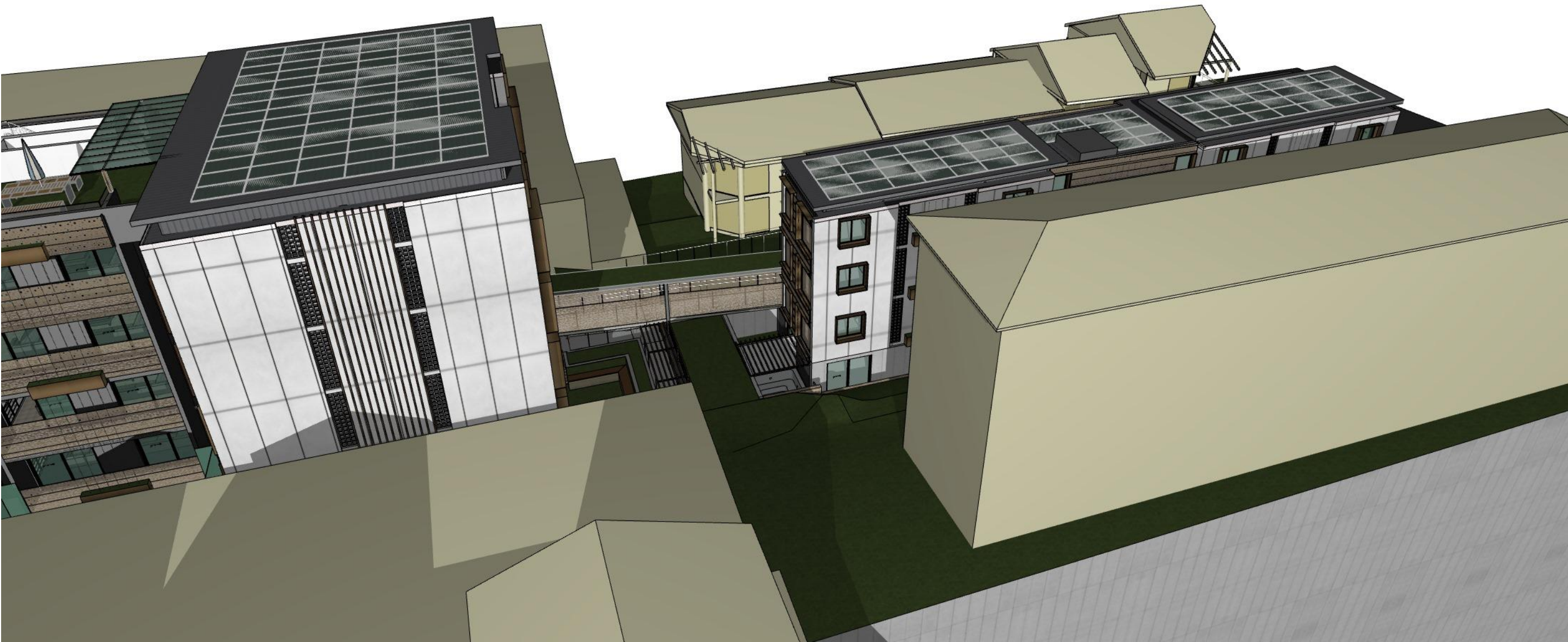
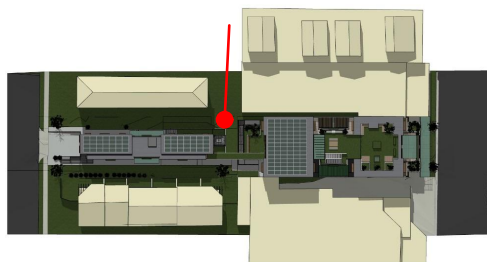
ISSUE	AMENDMENT DETAILS	DATE
CD	CONCEPT DESIGN	28.11.18
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	12.08.20
DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	NEW DEVELOPMENT APPLICATION	JULY.22

GENERAL NOTES
BUILDER TO CHECK AND VERIFY ALL
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SCALE	As shown
DRAWN	KVA
DATE	JUNE 2022
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
SOLAR PERSPECTIVE 9AM
DRAWING NO. 4089/11
AMENDMENT DA



PROPOSED SOLAR PERSPECTIVE 10AM



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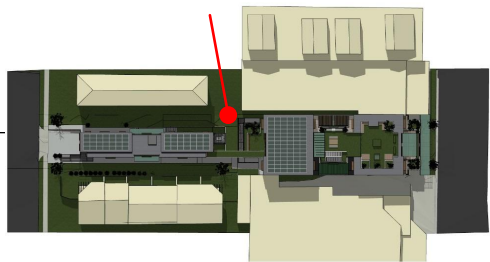
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PROPOSED
SOLAR PERSPECTIVE 10AM
DRAWING NO. 4089/12
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PROPOSED SOLAR PERSPECTIVE 11AM



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PROPOSED SOLAR PERSPECTIVE 12PM



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PROPOSED SOLAR PERSPECTIVE 1PM



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SOLAR PERSPECTIVE 1PM

DRAWING NO. 4089/15
AMENDMENT DA



PROPOSED SOLAR PERSPECTIVE 2PM



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SOLAR PERSPECTIVE 2PM
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PROPOSED SOLAR PERSPECTIVE 3PM



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PROPOSED
SOLAR PERSPECTIVE 3PM

DRAWING NO. 4089/17
AMENDMENT DA



PROPOSED SOLAR PERSPECTIVE 4PM



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