

DEVELOPMENT APPLICATION

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

MIXED-USE COMMUNITY CENTRE



AMENDED DA DOCUMENTS MARCH 2023



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The George Group Pty Ltd
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Level 1, 335 MONA VALE RD, TERREY
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ISSUE	AMENDMENT DETAILS	DATE
CD	CONCEPT DESIGN	26.06.17
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	12.08.20
DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	DEVELOPMENT APPLICATION	JULY.22
DA	AMENDMENTS TO DA DRAWINGS	MARCH.23

GENERAL NOTES
BUILDER TO CHECK AND VERIFY ALL
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SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

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

DRAWING TITLE
**PROPOSED
COVER PAGE**
DRAWING NO. 4089/01
AMENDMENT DA

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PROPOSED DRAWING SCHEDULE



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DRAWING NO. AMENDMENT
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PROPOSED FISHER ROAD 3D PERSPECTIVE 1



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FISHER ROAD 3D
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DRAWING NO. 4089/03.1
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PROPOSED FISHER ROAD 3D PERSPECTIVE 2



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FISHER ROAD 3D
PERSPECTIVE 2

DRAWING NO. 4089/03.2
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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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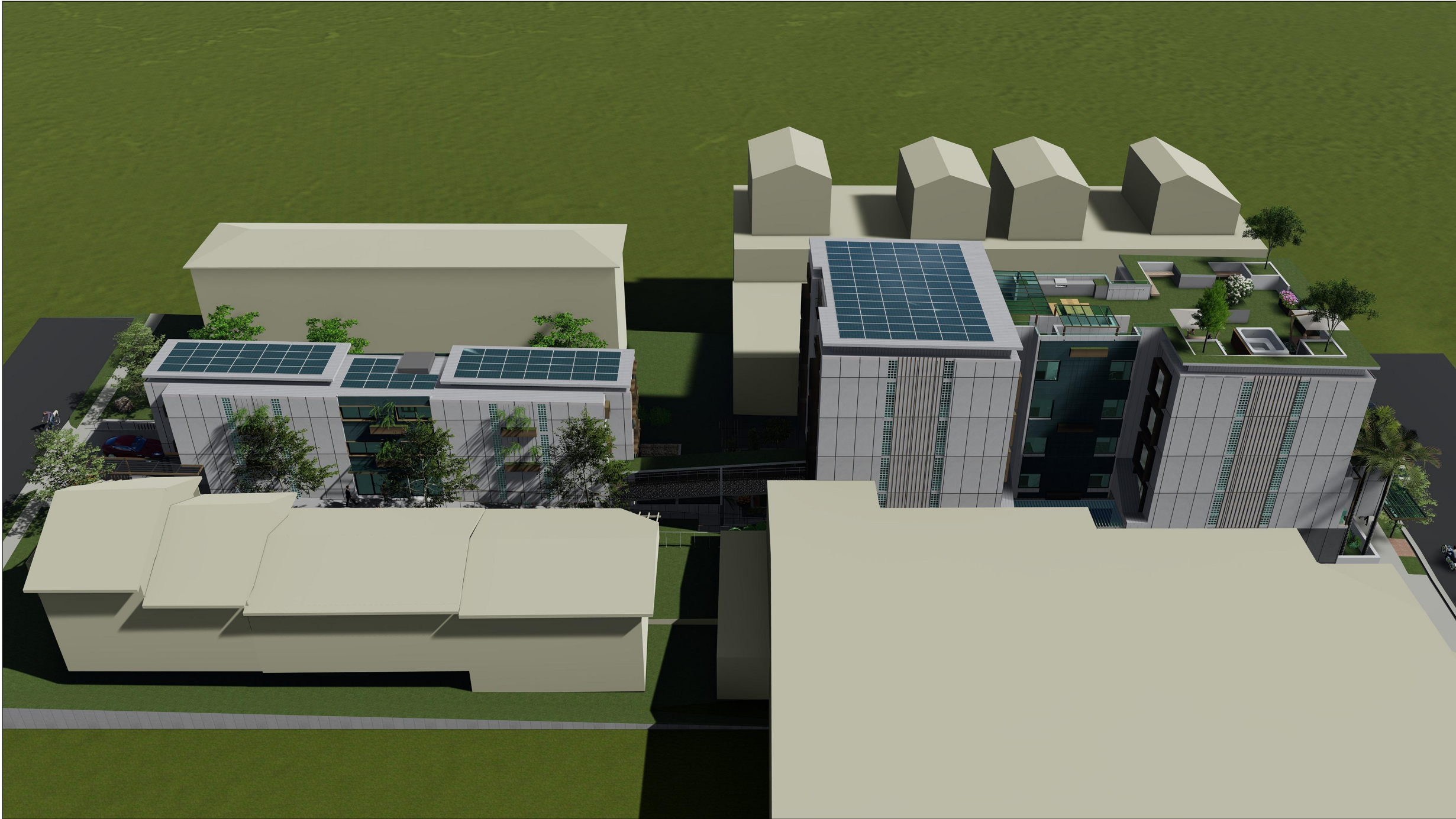
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DRAWING TITLE
PROPOSED
NORTHERN PERSPECTIVE

DRAWING NO. 4089/03.4
AMENDMENT DA



PROPOSED SOUTHERN PERSPECTIVE



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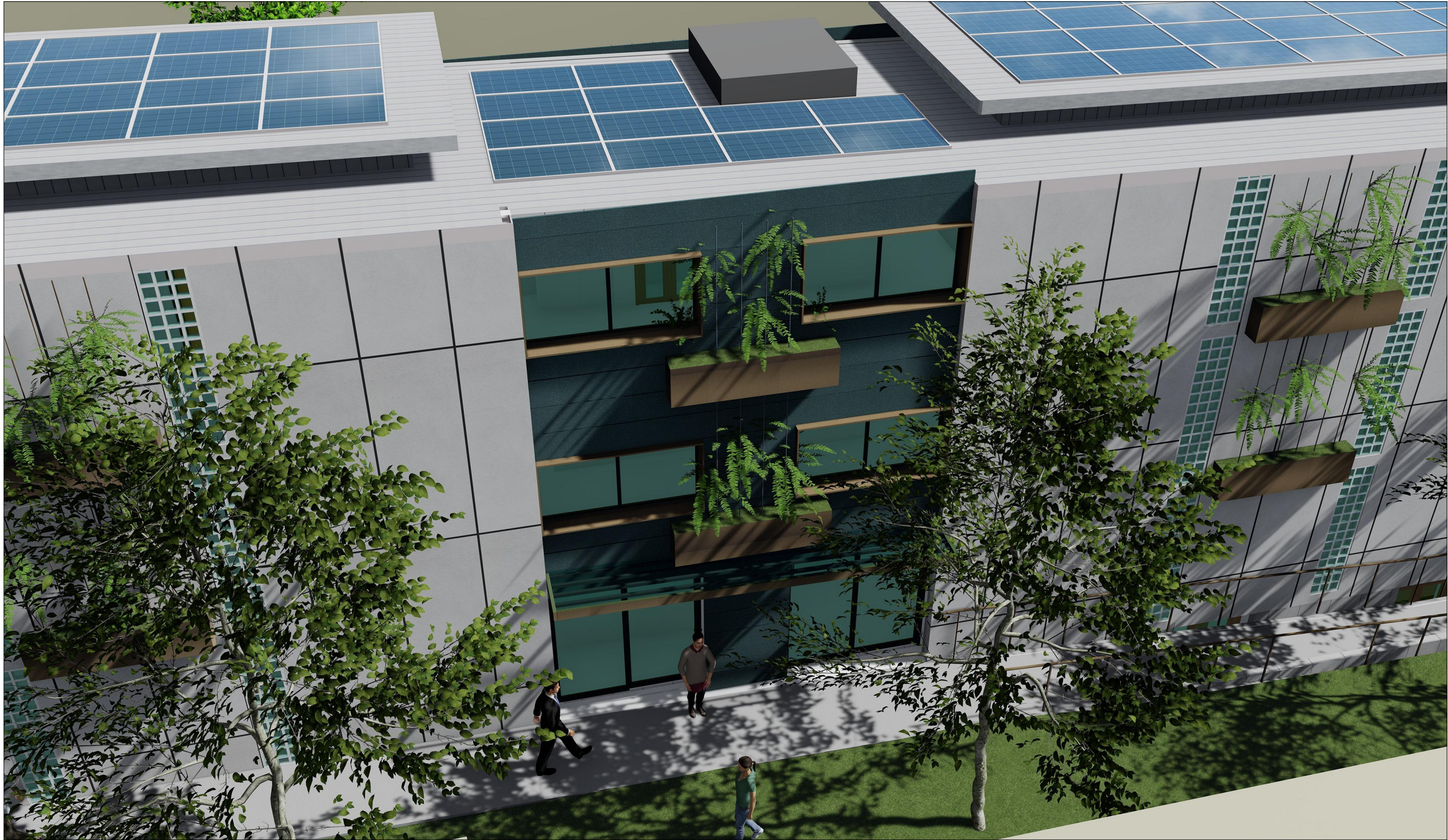
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**PROPOSED
SOUTHERN PERSPECTIVE**
DRAWING NO. AMENDMENT
4089/03.5 DA



PROPOSED 3D VIEW FRANCIS STREET SOUTH



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

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PROPOSED FRANCIS STREET PERSPECTIVE 1



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



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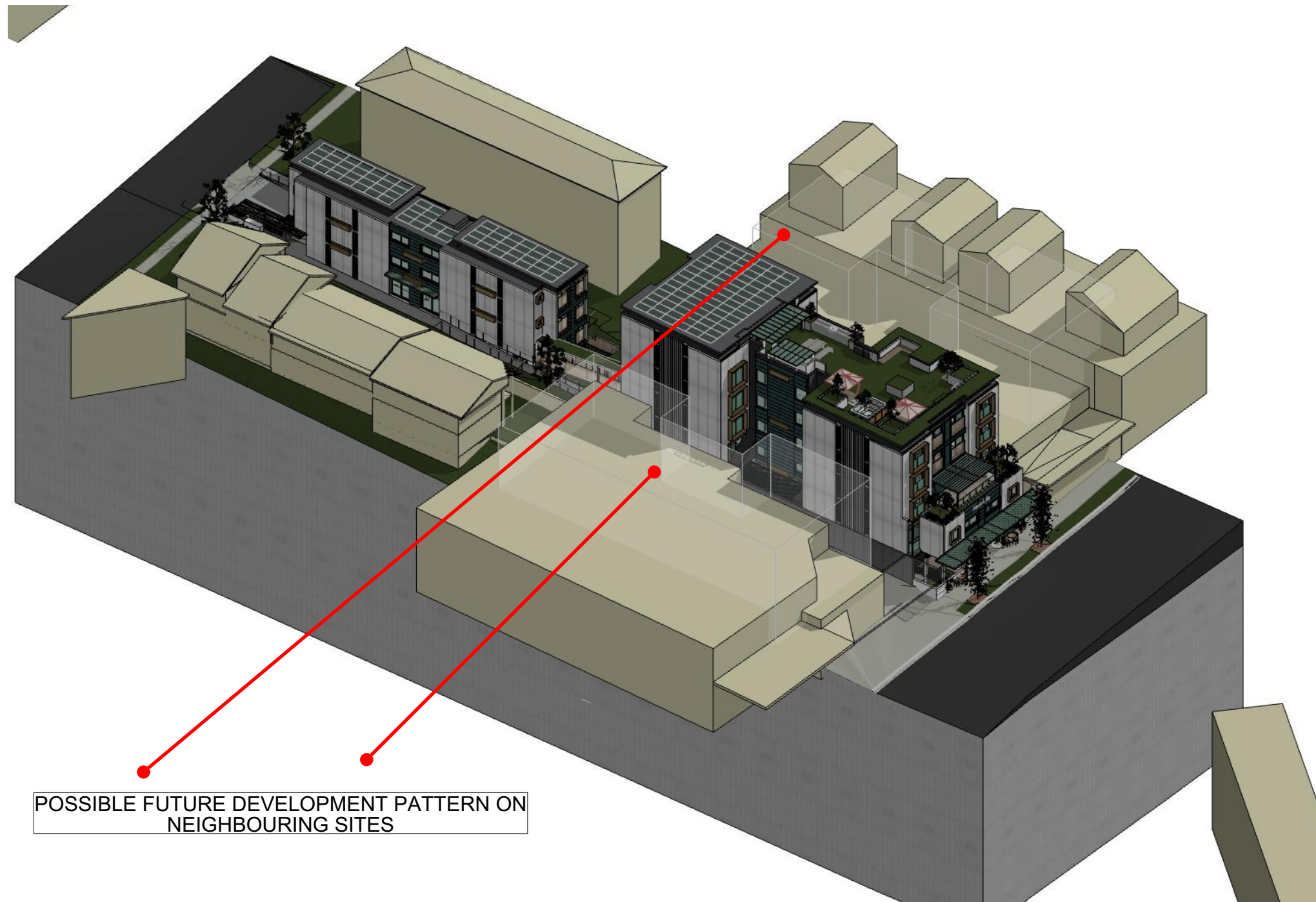
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PERSPECTIVE 2

DRAWING NO. 4089/03.10
AMENDMENT DA



POSSIBLE FUTURE DEVELOPMENT PATTERN ON
NEIGHBOURING SITES

PROPOSED 3D ISOMETRIC



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

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

DRAWING TITLE
**PROPOSED
3D ISOMETRIC**
DRAWING NO. AMENDMENT
4089/03.11 DA



PROPOSED MIDDLE COURTYARD PERSPECTIVE



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Web: www.georgegroup.com.au

The George Group Pty Ltd
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PROPOSED
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DRAWING NO. 4089/03.12
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DRAWING TITLE
PROPOSED
MIDDLE COURTYARD
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DRAWING NO. 4089/03.13
AMENDMENT DA



PROPOSED ROOFTOP AREA 3D



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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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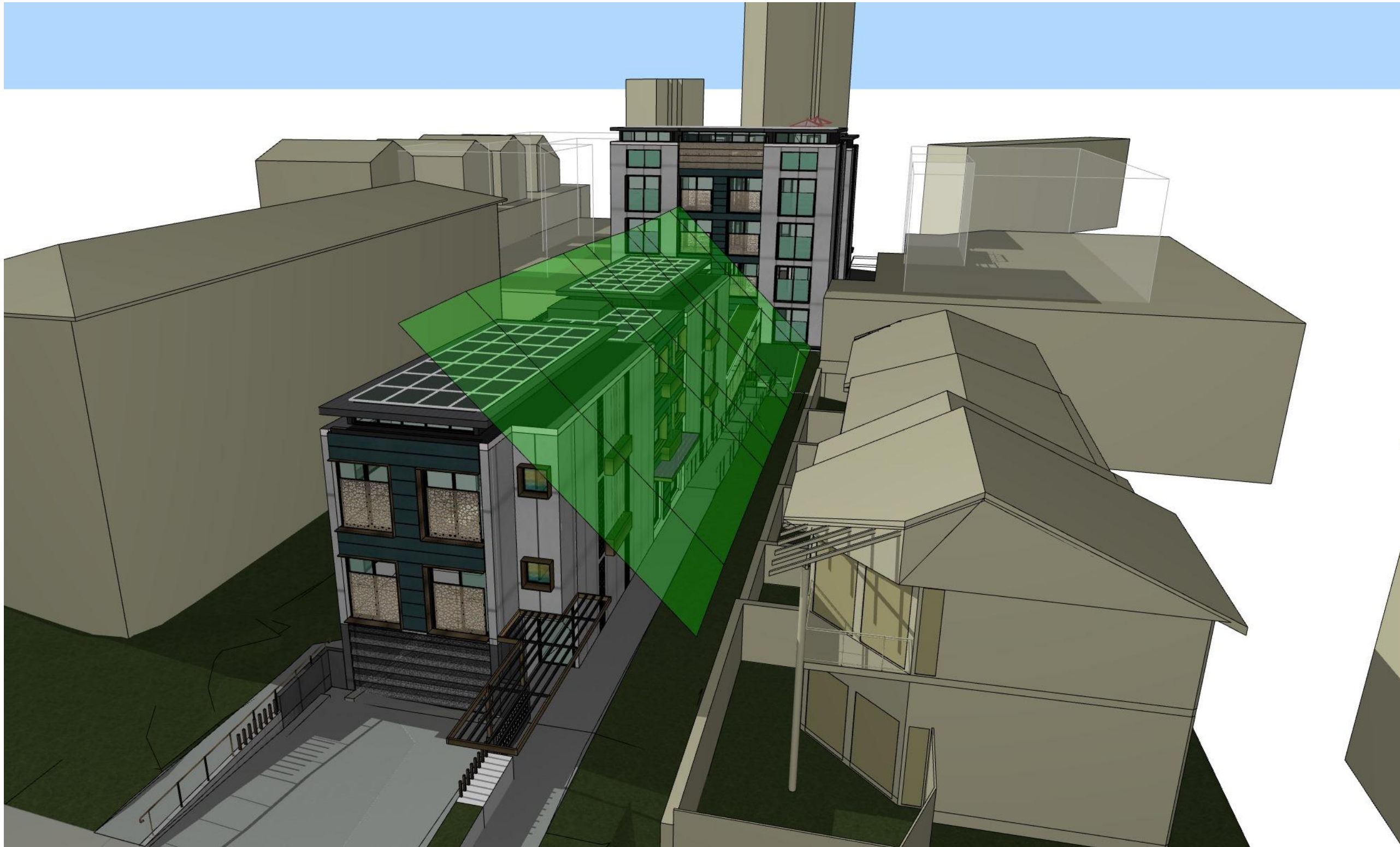
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MIXED-USE COMMUNITY CENTRE

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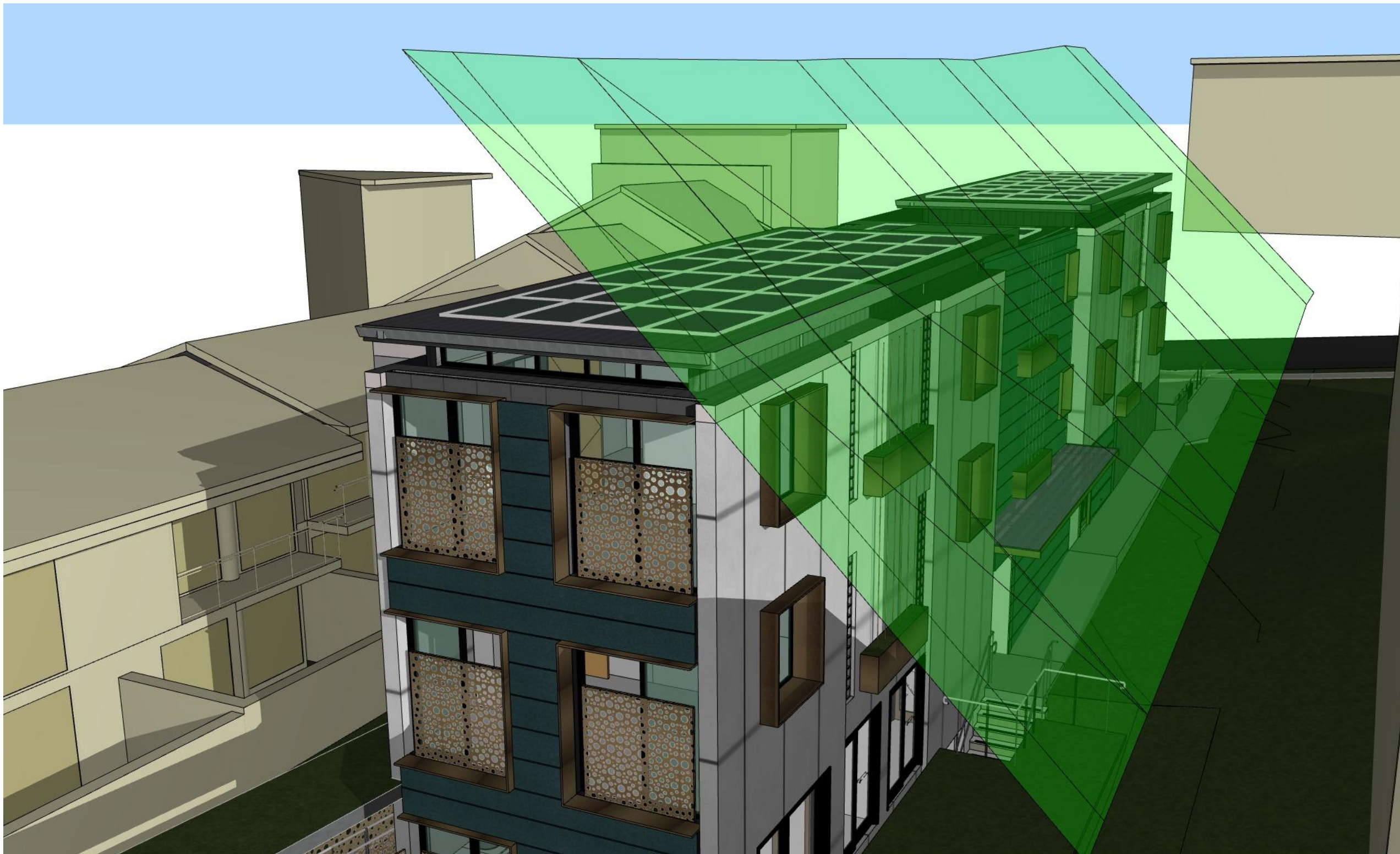
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DRAWING TITLE
PROPOSED
ENVELOPE CONTROL 4.5M @
45 DEGREES SOUTH -
FRANCIS ST
DRAWING NO. 4089/03.16
AMENDMENT
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PROPOSED ENVELOPE CONTROL 4.5M @ 45 DEGREES NORTH - FRANCIS ST



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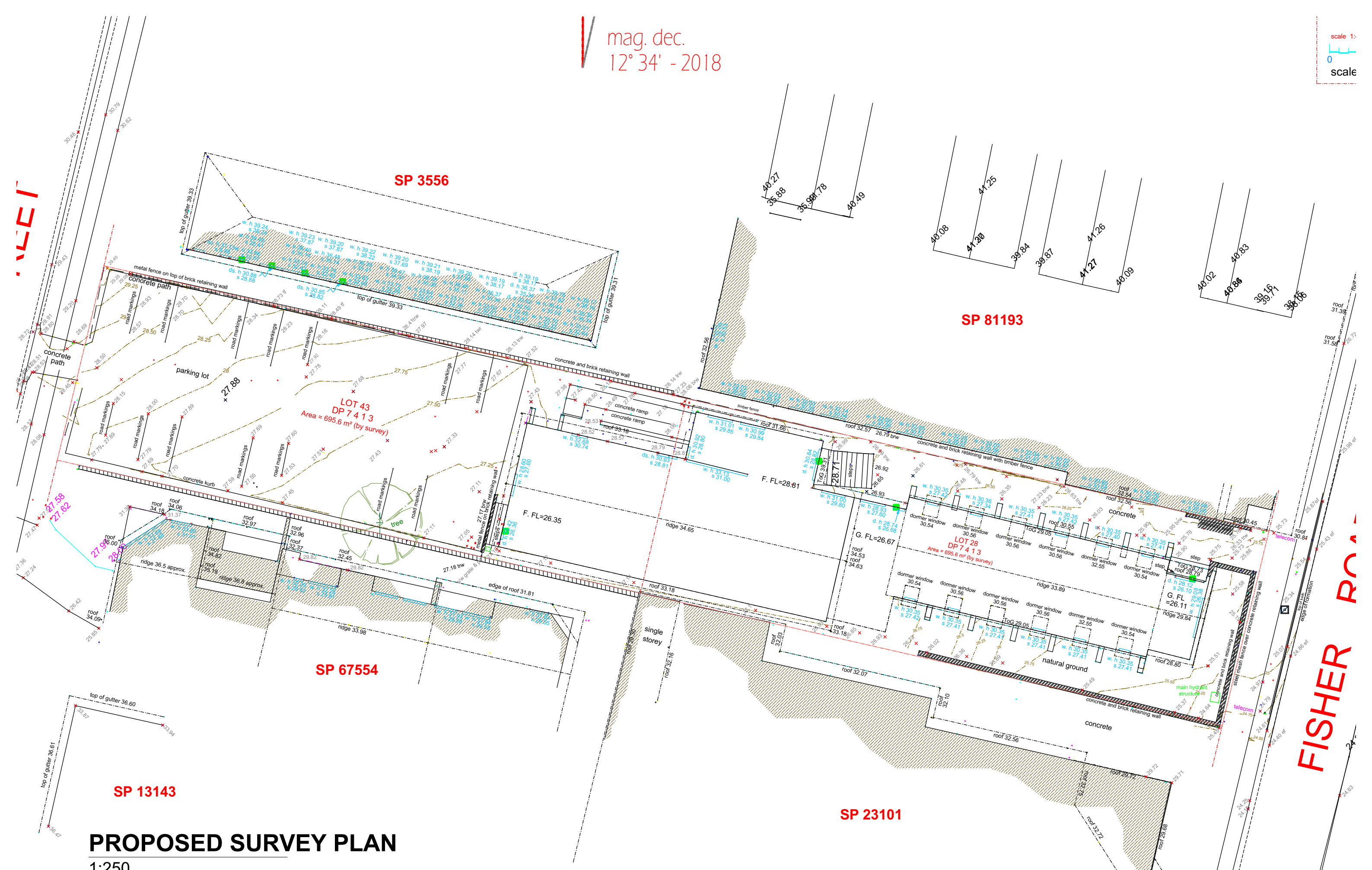
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DRAWING TITLE
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ENVELOPE CONTROL 4.5M @
45 DEGREES NORTH -
FRANCIS ST
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mag. dec.
12° 34' - 2018

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PROPOSED SURVEY PLAN

1:250



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

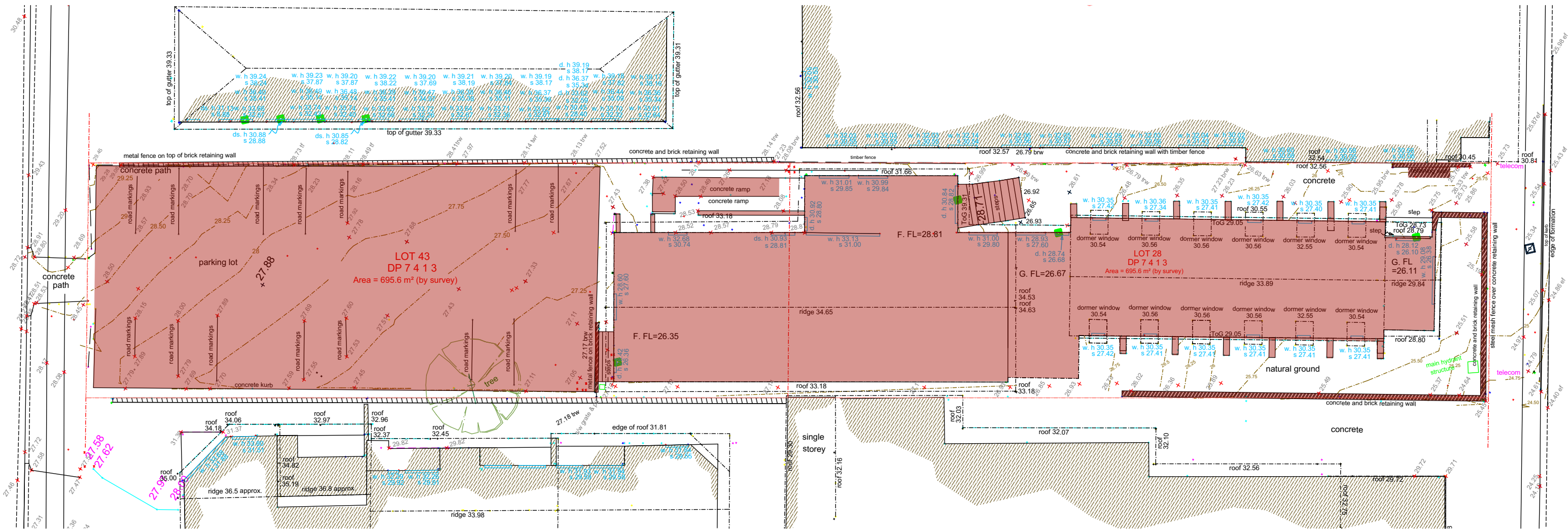
DRAWING TITLE
PROPOSED
SURVEY
DRAWING NO. AMENDMENT
4089/4.1 DA

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

BOARDING UNITS

AREA SCHEDULES

DEVELOPMENT STATISTICS



WINDOW SCHEDULE					
Name	W x H Dimensions	Specification	No.	Type	Glazed Area
W01	2,400×2,400	Aluminium-framed stackable sliding double glazed doors	28	Door	
W02	1,500×1,500		2	Window	
W03	2,400×2,400		19	Door	
W04	2,575×1,800		1	Window	
W05	5,795×3,400		2	Door	
W06	1,500×2,100		1	Window	
W07	2,400×2,100		3	Window	
W08	3,500×2,400		2	Door	
W09	2,400×2,100		2	Window	
W10	1,800×2,100		11	Door	
W11	1,500×1,500		10	Window	
W12	800×900		4	Window	
W13	1,500×1,500		8	Window	
W14	800×2,700		66	Window	
W15	5,795×700		1	Window	
W16	5,795×700		1	Window	
W17	2,400×2,400		2	Door	
W18	1,000×2,100		3	Door	
W19	3,546×400		2	Window	
W20	3,330×700		4	Window	
W21	2,400×1,200		11	Window	
W22	2,390×700		2	Window	
W23	6,871×2,100		1	Door	
W24	5,795 × 2,100		2	Door	
W25	1,200×1,200		4	Window	
W26	3,430×700		2	Window	
W27	1,200×2,400		2	Door	



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CHECKED	Philip.G
STAGE	DA

DRAWING TITLE
PROPOSED
DEMOLITION

DRAWING NO. **AMENDMENT**
4089/4.2 **DA**



PROPOSED SITE CONTEXT STUDY



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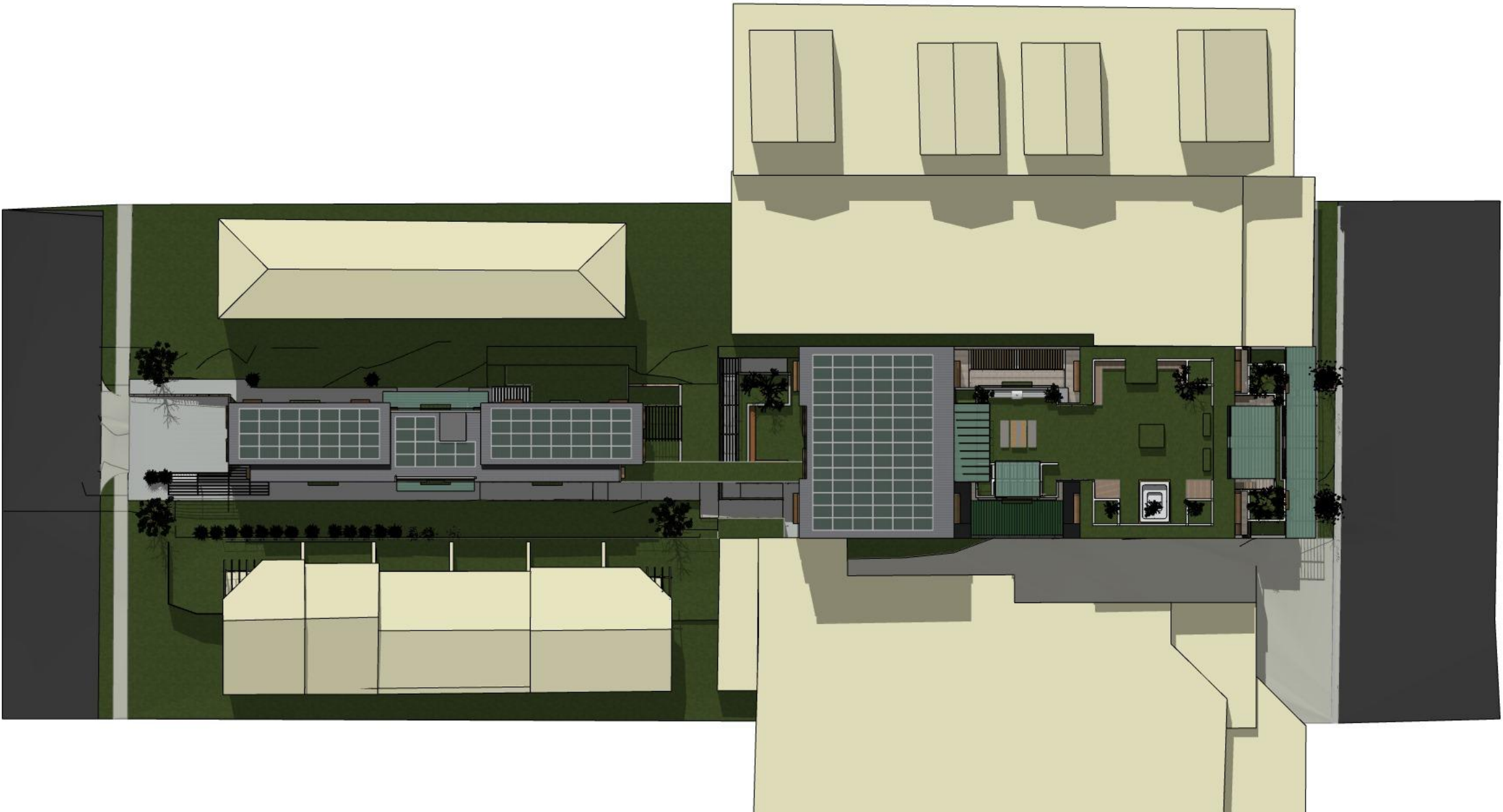
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CLIENT / ADDRESS
28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED
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 @ 2400mm x 5400mm		Francis Street	Basement	1 Manager	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS	ZONE	B4 Mixed use & R3 Residential	
			L1	2				890.64		DP	Lot 28 and 43 On DP 7413	
SEPP 0.2/unit x 52	= 7 spaces		L2	4				1,013.58		Site Area	1391.2m² (2 X 695.6m²)	
Manager	= 1 spaces		L3	4				497.52		Council	Northern Beaches	
Cafe	= 2 spaces	Fisher Road		10 (+ 1 Manager)	LEVEL 1 FISHER RD	41.9	13.6	22.8	105.79	27.6	Unit No.	51 Units + Manager & 2 O.O.A
Church	= 12 spaces		Ground	1 (+1 Manager)	LEVEL 2 FISHER RD	38.0	13.6	18.2	441.11	33.7	Area of Building	5,090.32m²
Staff	= 6 spaces		L1	11	LEVEL 3 FISHER RD	38.0	13.6	18.2	441.11	6.9		
Dis. general use	= 2 spaces		L2	10	LEVEL 4 FISHER RD	38.0	13.6	18.2	441.11	6.9		
	= 29 Req. (31 supplied)		L3	10	ROOFTOP LEVEL		6.7		181.32	174.5		
Motorcycle Parking	= 12 spaces		L4	10	BASEMENT LEVEL FRANCIS ST	37.7	4.8		105.79			
Bicycle Parking	= 15 spaces	L5	2 (O.O.A)	LEVEL 1 FRANCIS ST		4.8	4.6	165.64		FSR DELIVERED	2.91 : 1	
			41 (+ 2 O.O.A)	LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46		Car Parking	31 Spaces, including 12 Disabled carparks	
		Total	51 (+1 Manager, 2 O.O.A)	LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46				
					239.8 m²	127.1 m²	193.7 m²	5,090.32 m²	249.6 m²			



PROPOSED SITE & LANDSCAPE PLAN

NTS



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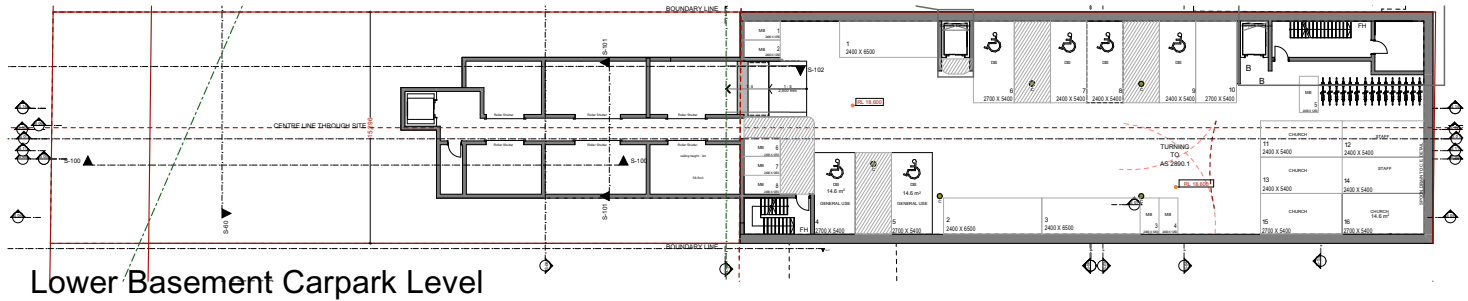
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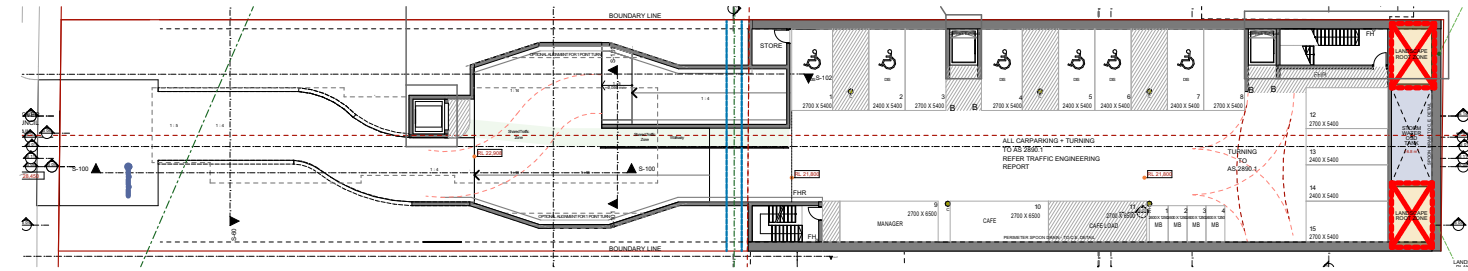
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DRAWING TITLE
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SITE & LANDSCAPE

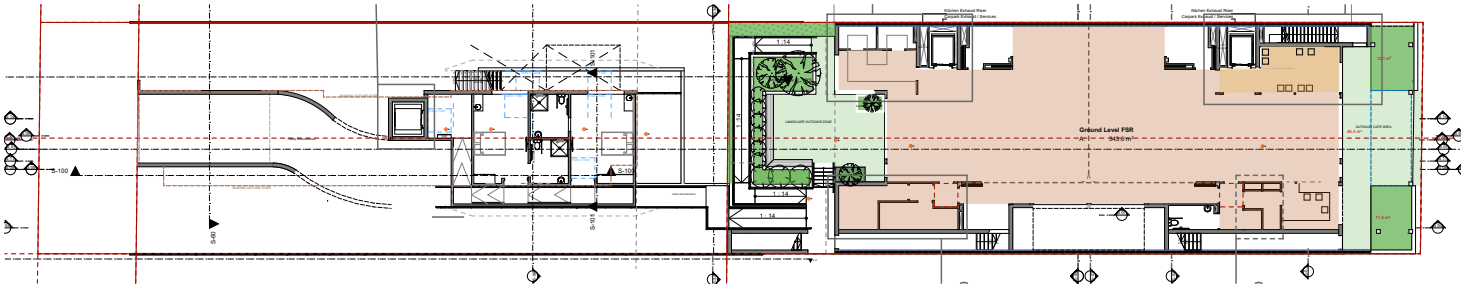
DRAWING NO. 4089/4.4
AMENDMENT DA



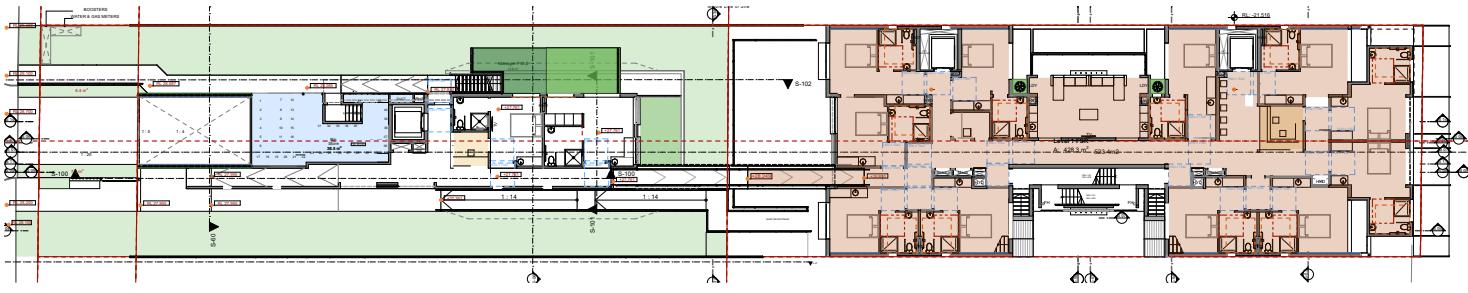
Lower Basement Carpark Level



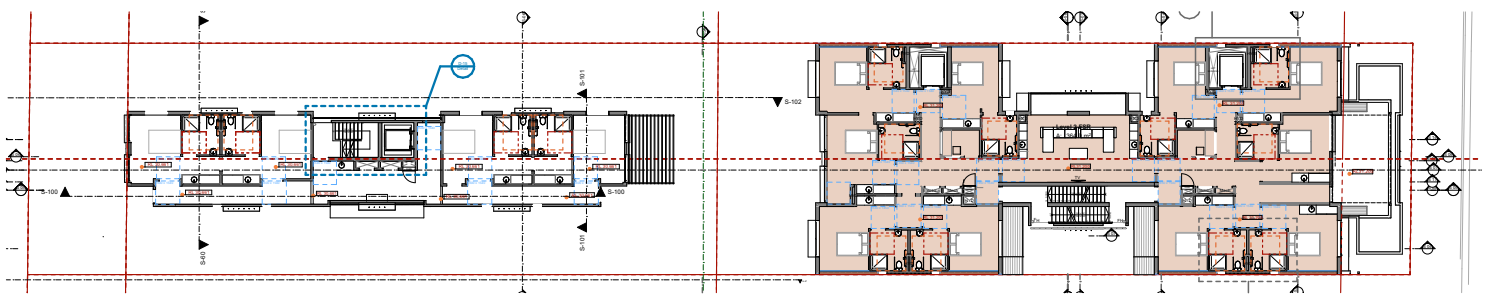
Upper Basement Carpark Level



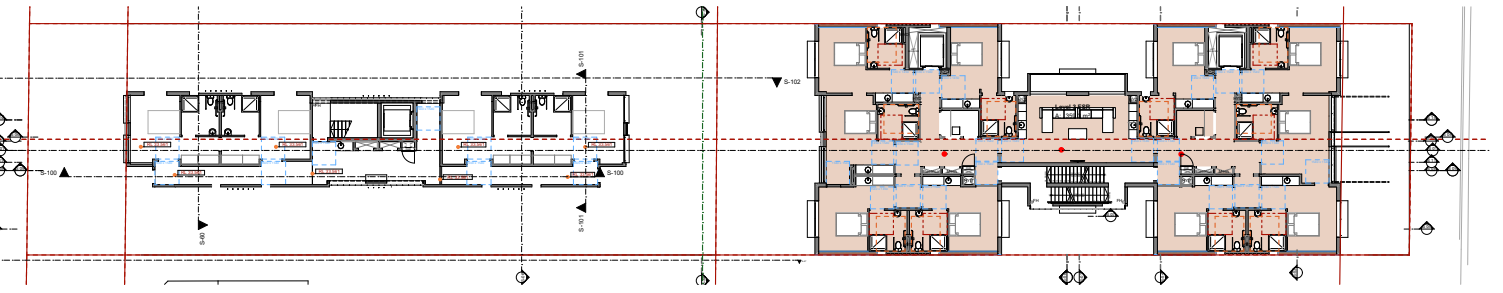
Ground Level



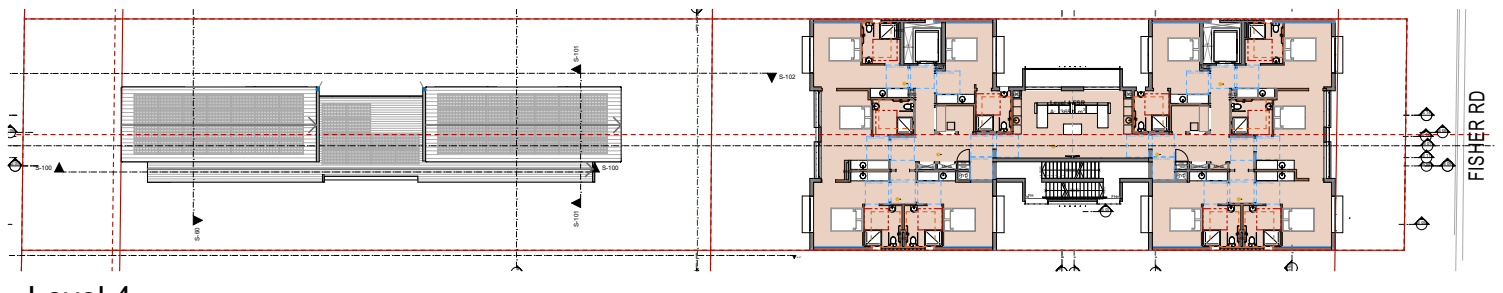
Level 1



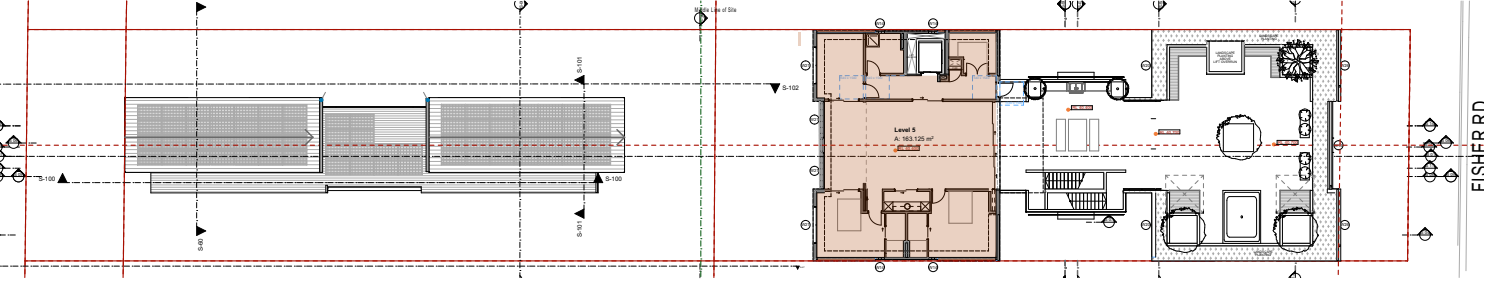
Level 2



Level 3



Level 4



Level 5

FISHER RD FLOOR SPACE RATIO (FSR)	
ZONE NAME	AREA (m2)
LOWER CARPARK FSR	-
GROUND LEVEL FSR	343.60
LEVEL 1 FSR	427.50
LEVEL 2 FSR	364.90
LEVEL 3 FSR	359.30
LEVEL 4 FSR	365.10
LEVEL 5 FSR	163.13
TOTAL GFA	2,023.53

	MAX GFA
FSR DELIVERED 2.91 : 1	2,023.53 / 695.6 = 2.9090
FSR MAXIMUM 2.99 : 1	695.6 x 2.99 = 2,079.84

AVAILABLE GFA :
2,079.84 - 2,023.53 = 56.31m2 (ADDITIONAL)
DOES COMPLY WITH REQUIREMENTS

NOTE

FSR MAXIMUM = 2.99 : 1
FSR DELIVERED = 2.91 : 1

NOTE : SITE AREA OF
FISHER RD END =
695.6m2

PROPOSED FLOOR SPACE RATIO



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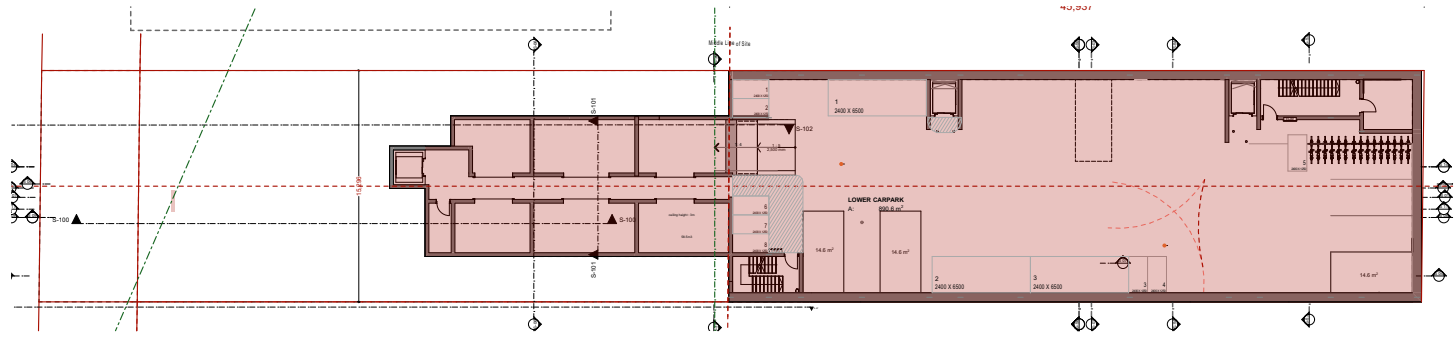
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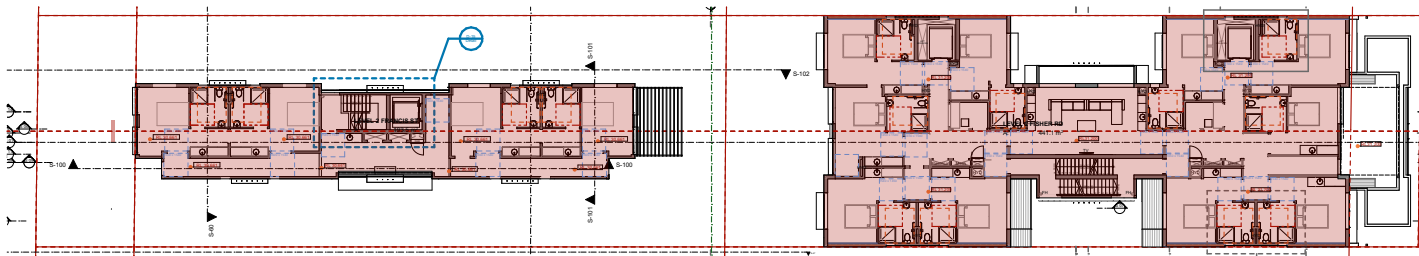
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CHECKED	Philip.G
STAGE	DA

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

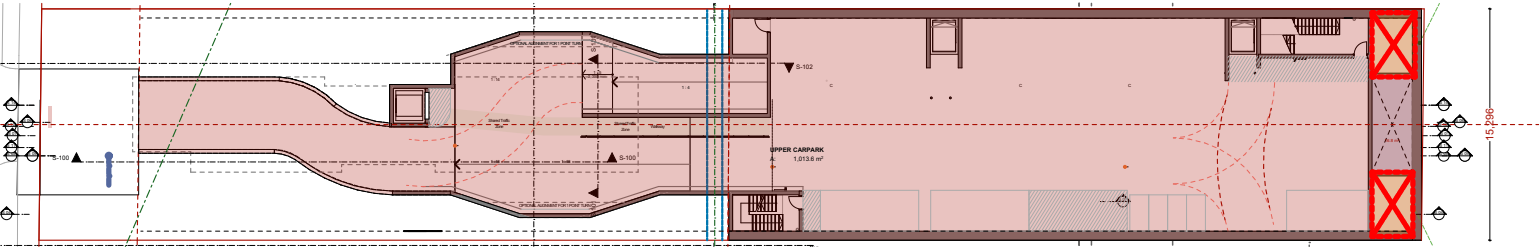
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PROPOSED
FLOOR SPACE RATIO
DRAWING NO. 4089/4.5
AMENDMENT
DA



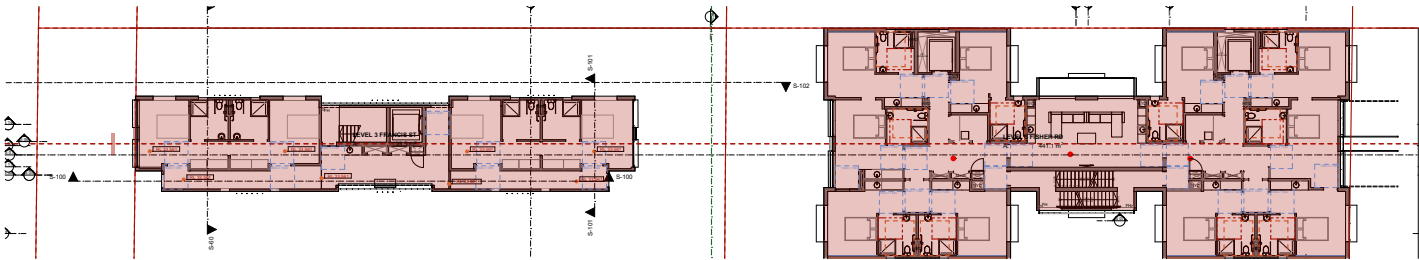
Lower Basement Level



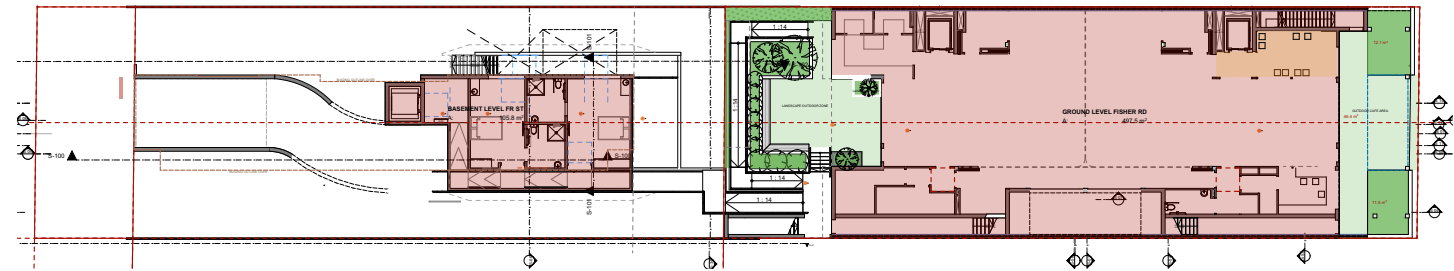
Level 2



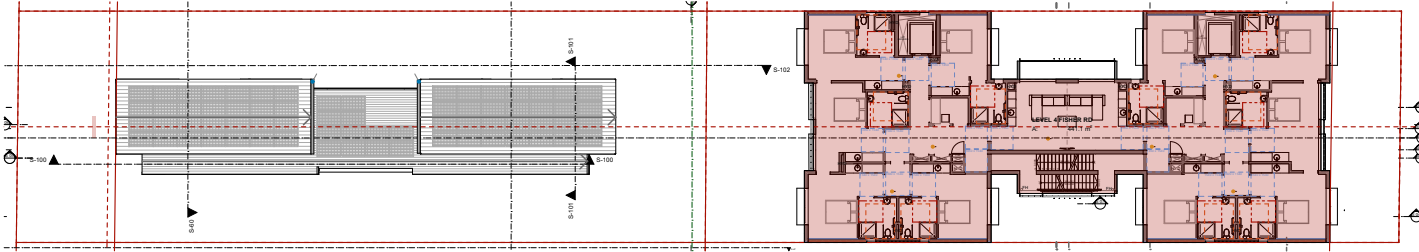
Basement Level



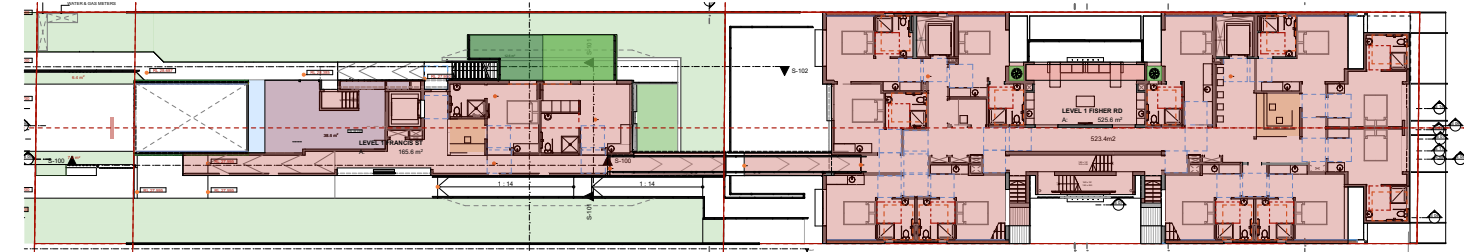
Level 3



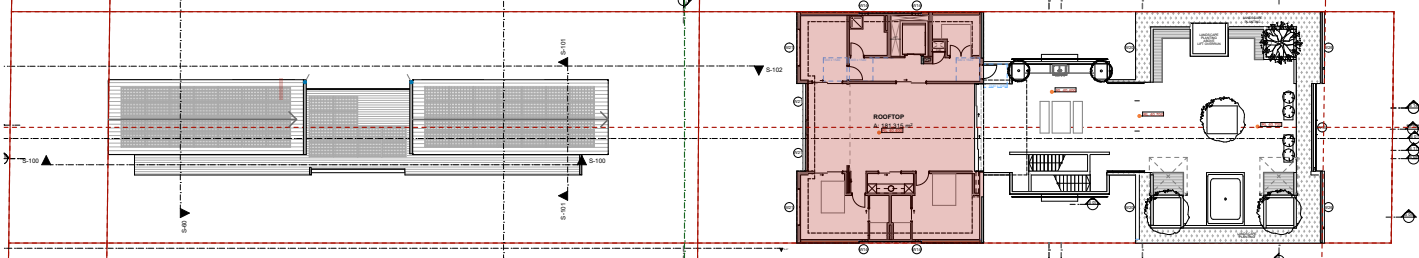
Ground Level



Level 4



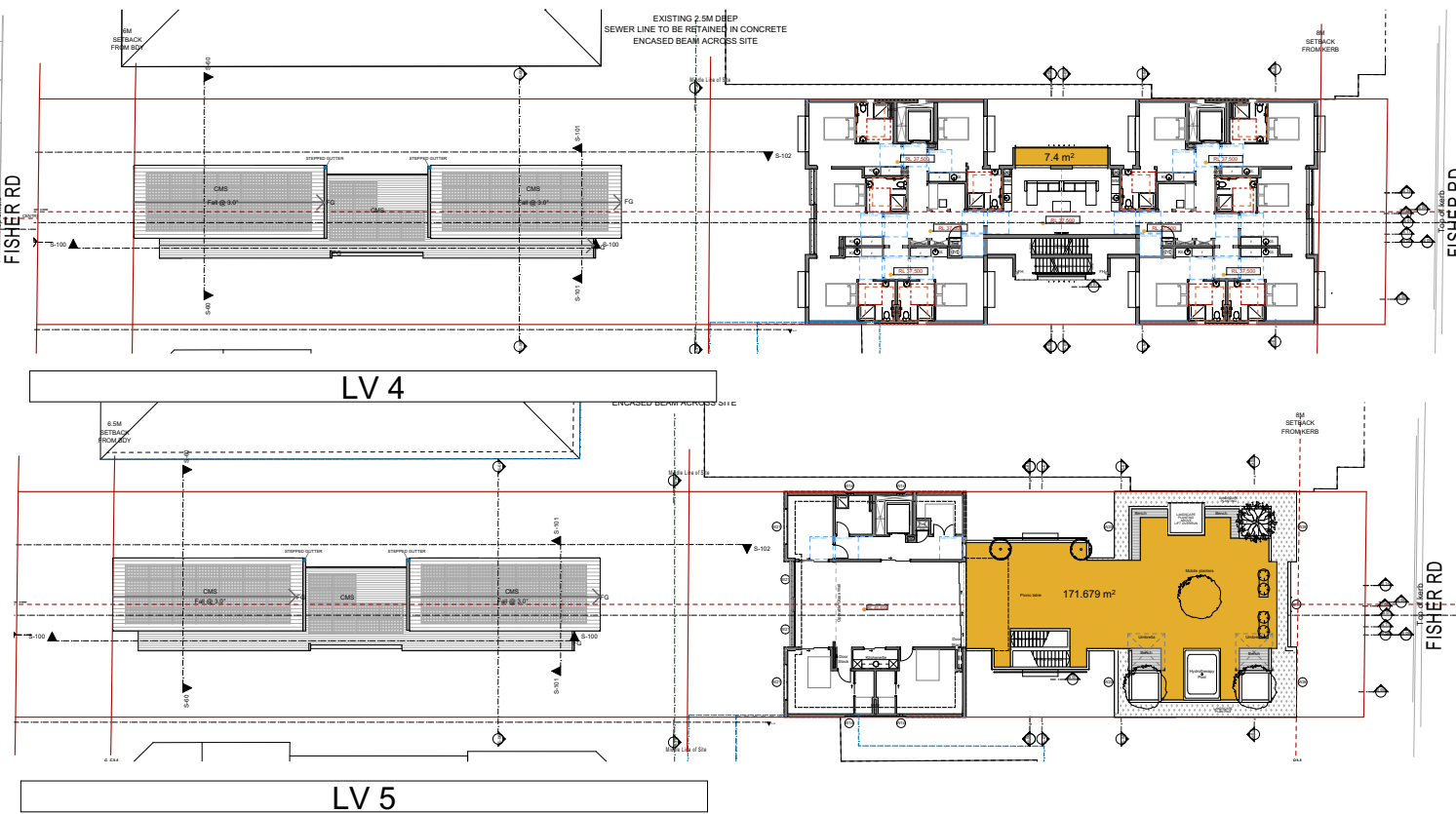
Level 1



Level 5

Total Buildable Floor Area		
Name	No.	Area
LOWER CARPARK	-2	890.64
UPPER CARPARK	-1	1,013.58
GROUND LEVEL FISHER RD	0	497.52
BASEMENT LEVEL FR ST	0	105.79
LEVEL 1 FISHER RD	1	525.58
LEVEL 1 FRANCIS ST	1	165.64
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
		5,090.32 m ²

PROPOSED BUILDABLE FLOOR AREA



COMMUNAL OPEN SPACE

GF	LV 1	LV 2	LV 3	LV 4	LV 5	TOTAL
89.2m2	429.3m2	33.1m2	7.4m2	7.4m2	171.68m2	738.08m2

TOTAL COMMUNAL OPEN AREA : 738.08m2

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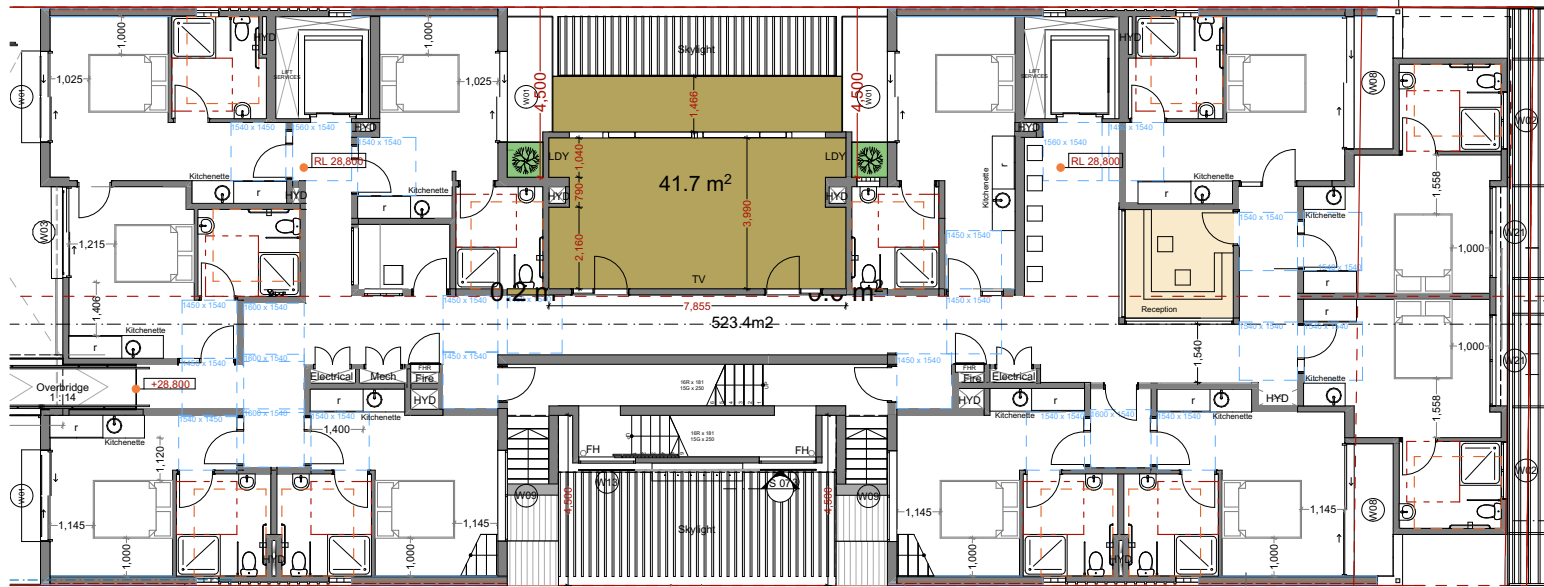
ISSUE	AMENDMENT DETAILS	DATE
CD	CONCEPT DESIGN	26.06.17
DA	PRE DEVELOPMENT APPLICATION	15.04.20
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DA	DEVELOPMENT APPLICATION	JULY.22
DA	AMENDMENTS TO DA DRAWINGS	MARCH.23

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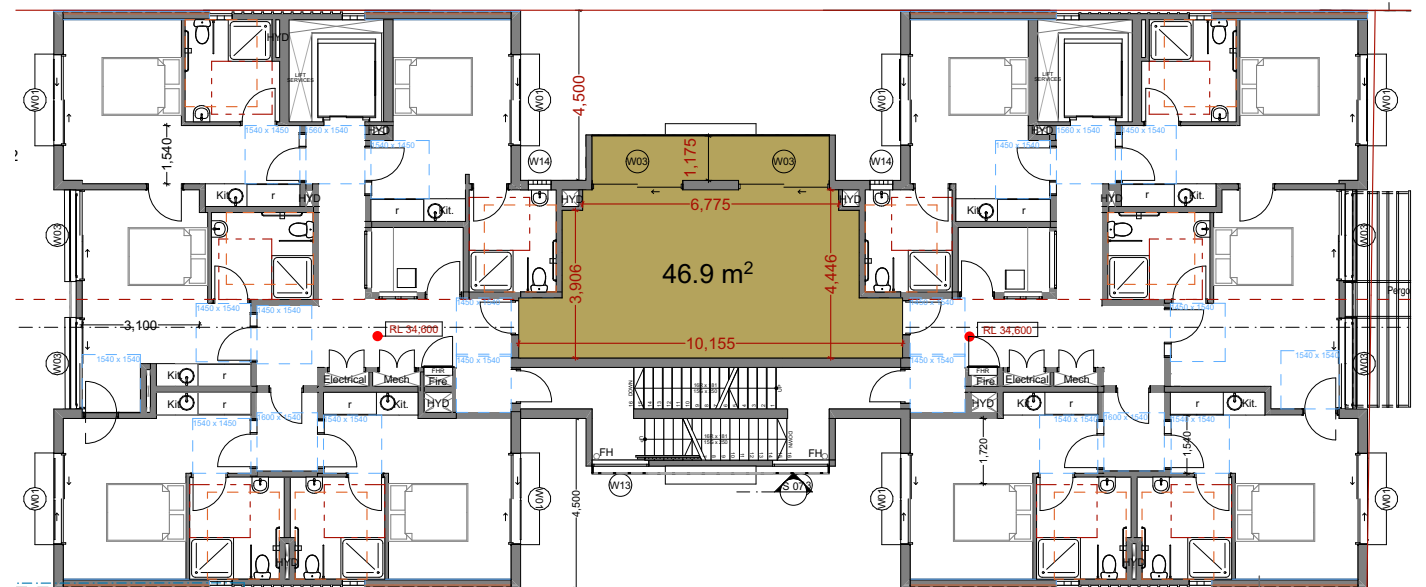
SCALE	As shown
DRAWN	WPC
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CHECKED	Philip.G
STAGE	DA

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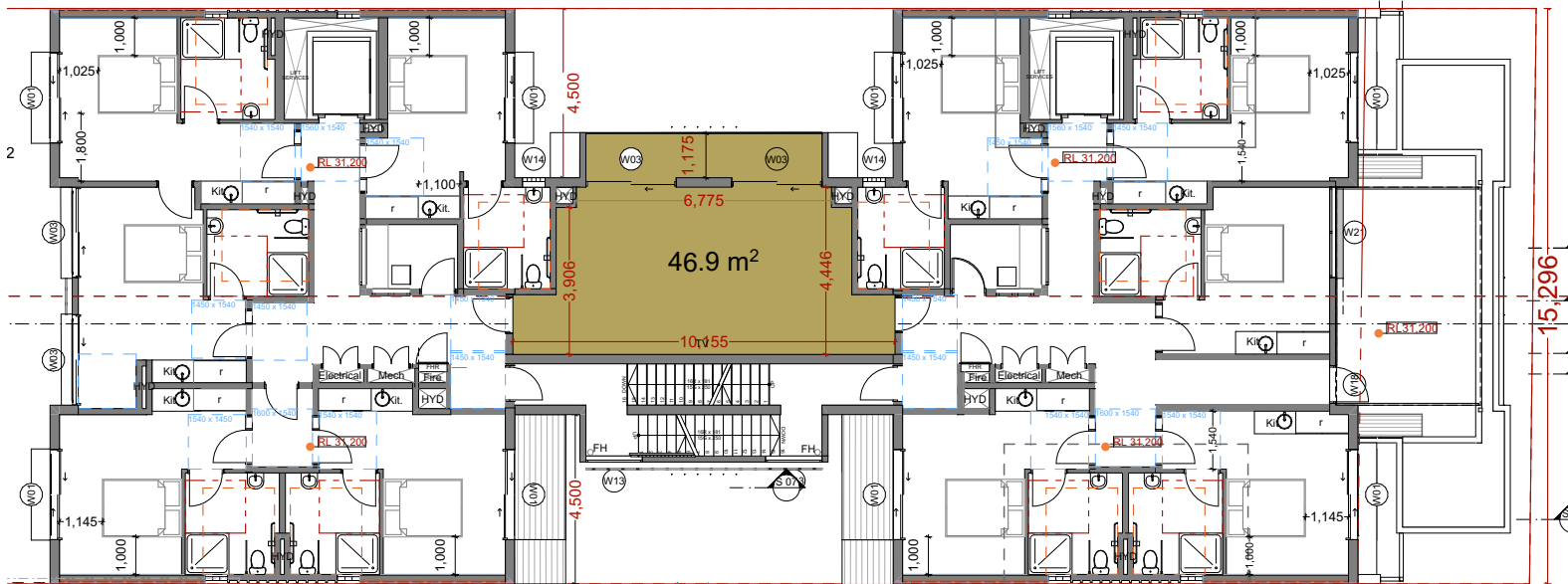
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 PROPOSED
 FISHER RD COMMUNAL OPEN
 SPACE AREA
 DRAWING NO. 4089/4.7
 AMENDMENT
 DA



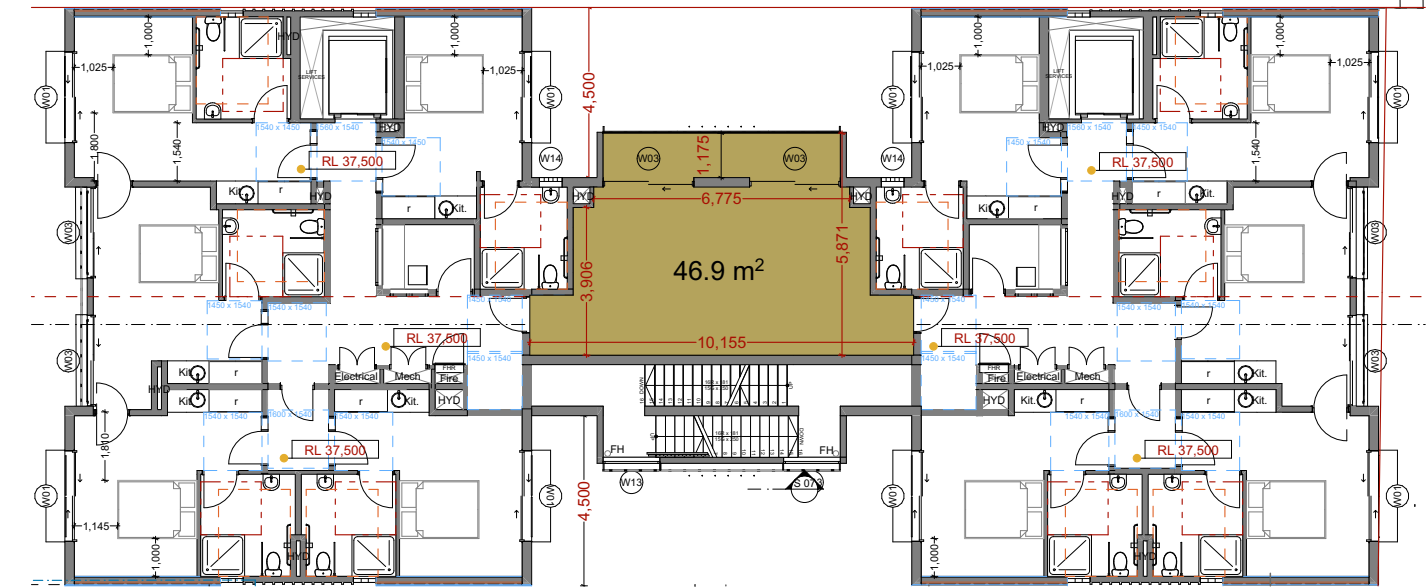
LV 1



LV 3



LV 2



LV 4

LEVEL	COMMUNAL LIVING AREA	REQUIRED AREA	BOARDING UNITS
LEVEL 1	41.7m2	30m2 + (2m2 x 5) =40m2	11
LEVEL 2	46.9m2	30m2 + (2m2 x 4) =38m2	10
LEVEL 3	46.9m2	30m2 + (2m2 x 4) =38m2	10
LEVEL 4	46.9m2	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



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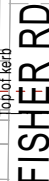
DRAWING TITLE
PROPOSED
FISHER RD COMMUNAL LIVING AREA
DRAWING NO. 4089/4.8
AMENDMENT DA

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)

AS 2890.1 @ 2400mm x 5400mm		Francis Street	Basement	1 Manager
SEPP 0.2/unit x 52	= 7 spaces		L1	2
Manager	= 1 spaces		L2	4
Cafe	= 2 spaces		L3	4
Church	= 12 spaces			10 (+ 1 Manager)
Staff	= 6 spaces	Fisher Road	Ground	1 (+1 Manager)
Dis. general use	= 2 spaces		L1	11
	= 29 Req. (31 supplied)		L2	10
			L3	10
			L4	10
Motorcycle Parking	= 12 spaces		L5	2 (O.O.A)
Bicycle Parking	= 15 spaces			41 (+ 2 O.O.A)
		Total		51 (+1 Manager, 2 O.O.A)

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

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



Name	W x H Dimensions	Specification	No.	Type	Glazed Area
W01	2,400x2,400		28	Door	
W02	1,500x1,500		2	Window	
W03	2,400x2,400		17	Door	
W04	2,575x1,800		1	Window	
W05	4,000x3,000	Aluminium-framed stackable sliding double glazed doors	2	Door	
W07	2,400x2,100		2	Window	
W08	3,500x2,400		2	Door	
W09	1,500x2,100		1	Door	
W09	2,400x2,100		2	Window	
W10	1,500x2,100		1	Door	
W10	1,800x1,850		2	Door	
W10	1,800x2,100		8	Door	
W10	2,400x2,400		1	Door	
W10	2,400x2,700		1	Door	
W10	900x2,100		1	Door	
W11	1,500x1,500		8	Window	
W11	900x2,100		1	Door	
W12	1,500x2,100		1	Door	
W12	900x2,100		1	Door	
W12	900x900		4	Window	
W13	1,500x1,500		8	Window	
W13	1,500x2,100		1	Door	
W14	1,800x2,700		1	Window	
W14	5,795x300		2	Window	
W14	600x2,400		2	Window	
W14	600x2,700		59	Window	
W14	950x2,100		2	Door	

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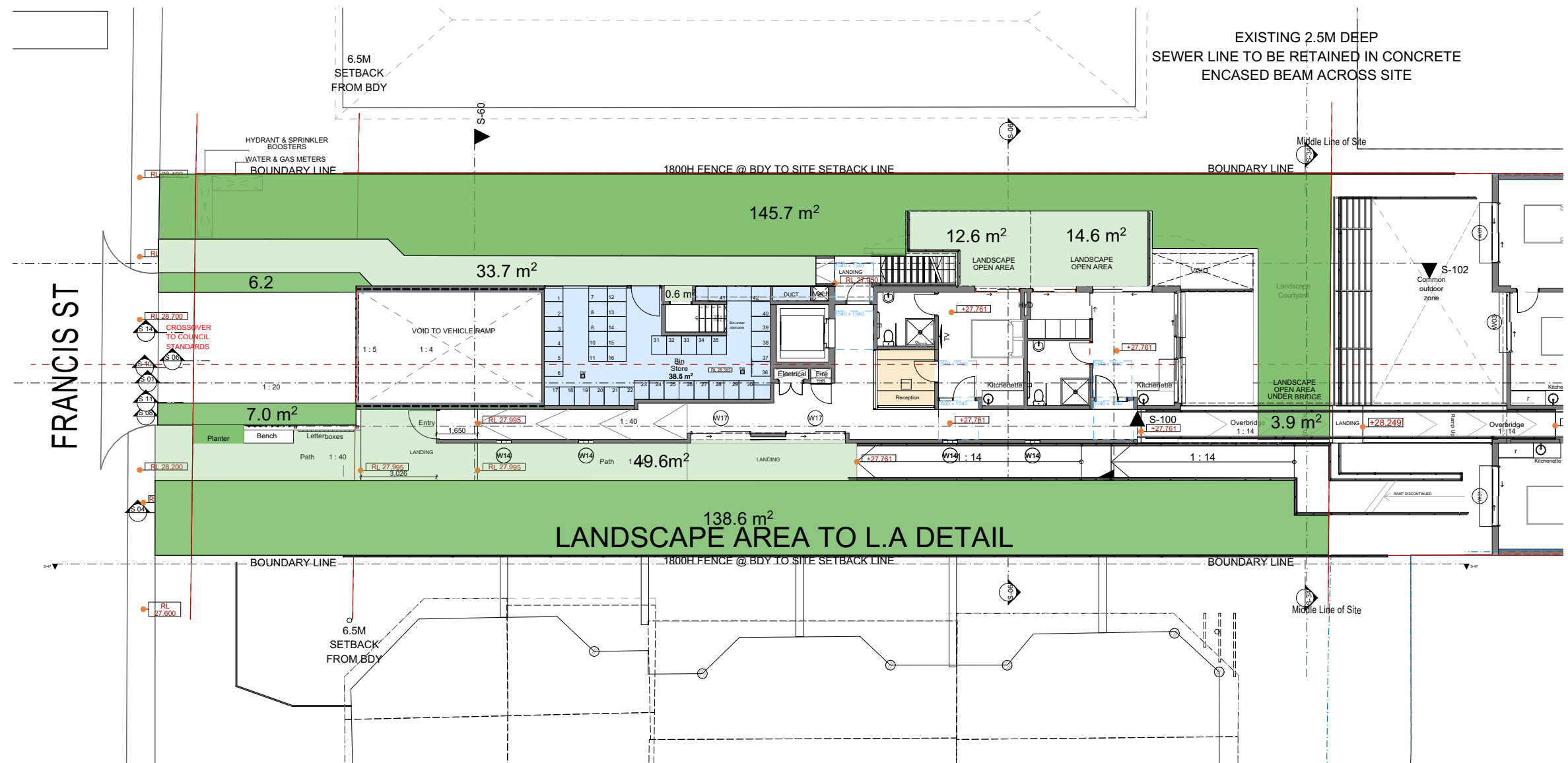
PROJECT

MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
**PROPOSED
GROUND FLOOR LANDSCAPE**

DRAWING NO. AMENDMENT
4089/4.9 DA





NOTE: REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR SPECIFIC LAYOUTS

PROPOSED FRANCIS STREET LEVEL 1 LANDSCAPE AREA



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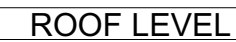
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DRAWING TITLE
PROPOSED
FRANCIS STREET LEVEL 1
LANDSCAPE AREA
DRAWING NO. AMENDMENT
4089/4.10 DA

$$\begin{array}{r} 6.2 \\ +1.1 \\ +1.4 \\ +15.4 \\ +11.5 \\ +12.1 \\ +3.0 \\ = \\ 50.7 \\ \text{m}^2 \end{array}$$

$$\begin{array}{r} 0.9 \\ + \\ 0.9 \\ = \\ 1.8 \\ \text{m}^2 \end{array}$$

14.9
m2

$$\begin{array}{r} 0.7 \\ + \\ 1.1 \\ = \\ 1.8 \\ \text{m}^2 \end{array}$$

$$-m_2$$

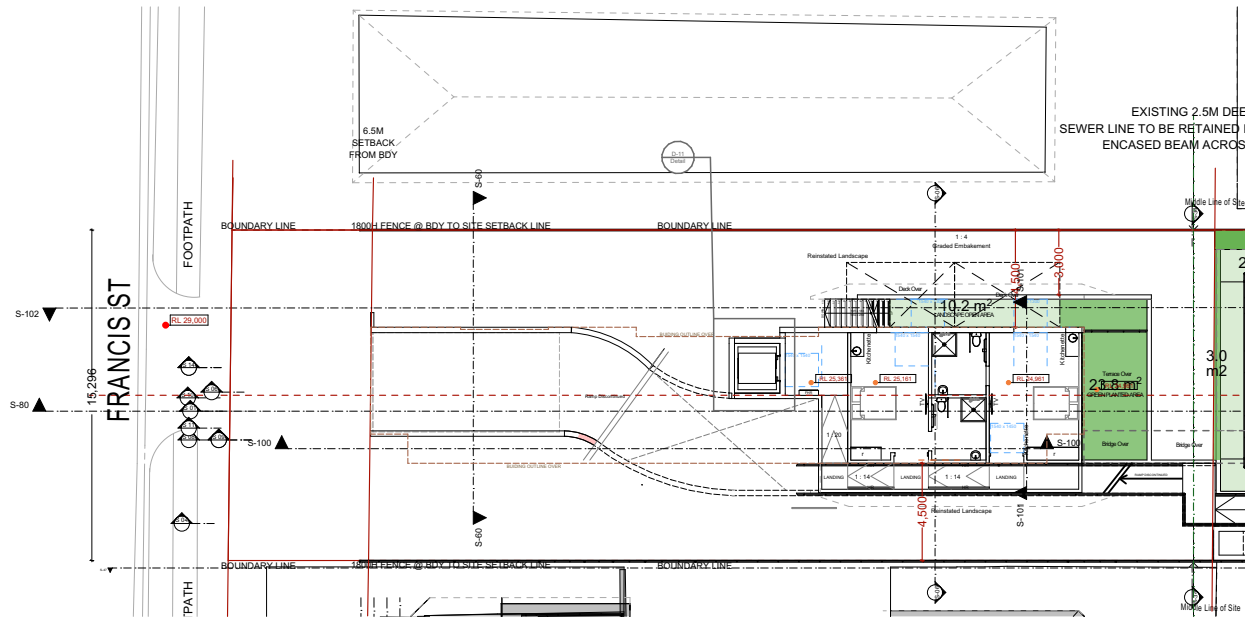
50.825
+1.080
+1.080
+2.554
+3.386
+3.386
+3.386
+0.326
+0.326
+1.140
+1.140
+5.471
=
74.1
m2

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

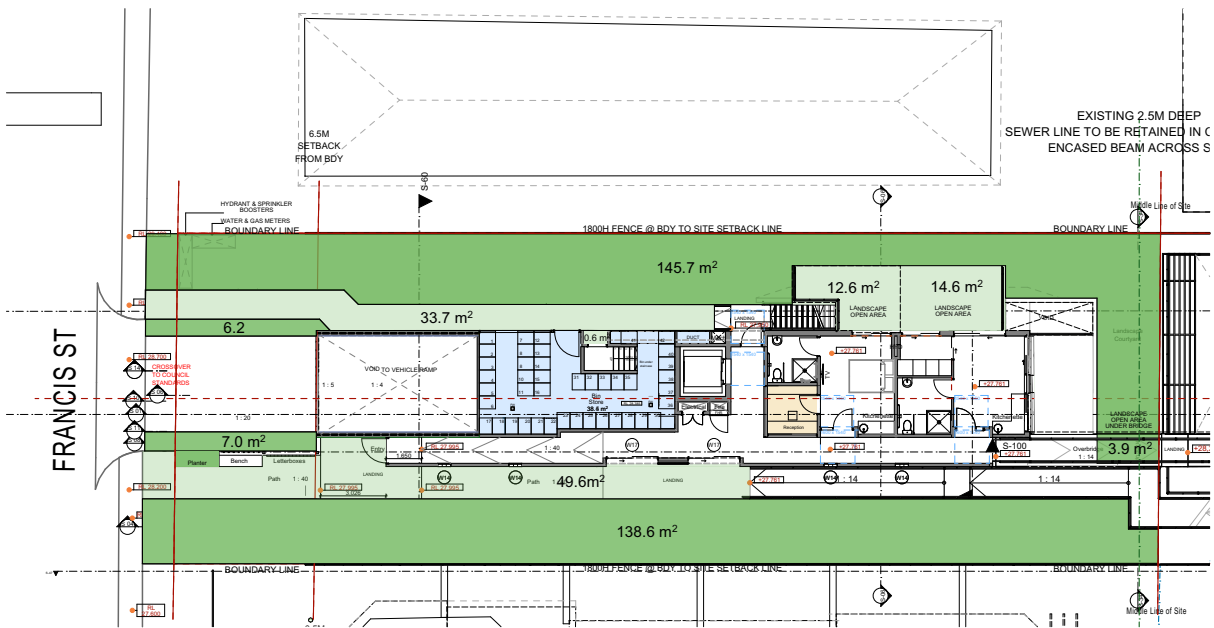
$$= 695.6 \times 20\%$$
$$139.12\text{m}^2$$

	LANDSCAPED OPEN AREA	GREEN PLANTED AREA
GF	111.8m2	50.7m2
LV 1	18.9m2	1.8m2
LV 2	33.1m2	14.9m2
LV 3	7.4m2	1.8m2
LV 4	7.4m2	-
ROOF LV	152.478m2	74.1m2
TOTAL	331.078m2	143.3m2
	GRAND TOTAL : 474.38m2	

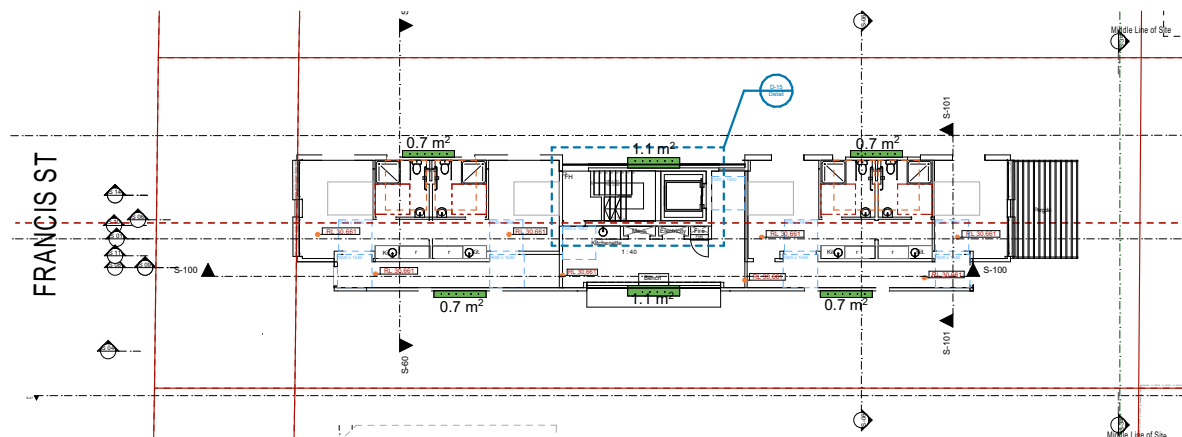
PROPOSED FISHER RD LANDSCAPED AREA



GROUND LEVEL



LEVEL 1



LEVEL 2

GROUND LEVEL PLANTERS CALCULATIONS

23.8

LEVEL 1 PLANTERS CALCULATIONS

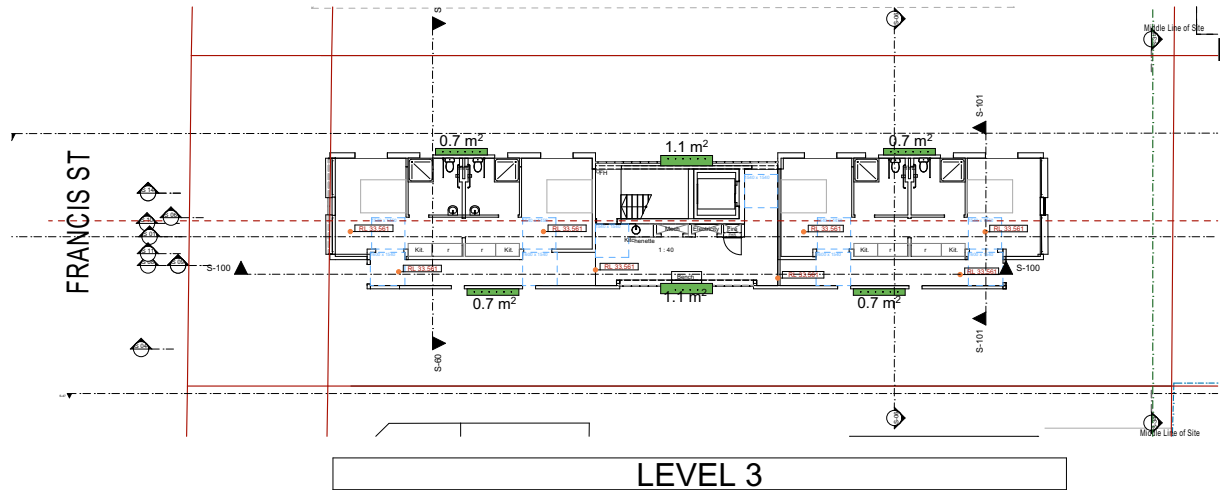
145.7
+
138.6
+
7.0
+
6.2
+
3.9
=
298.9

LEVEL 2 PLANTERS CALCULATIONS

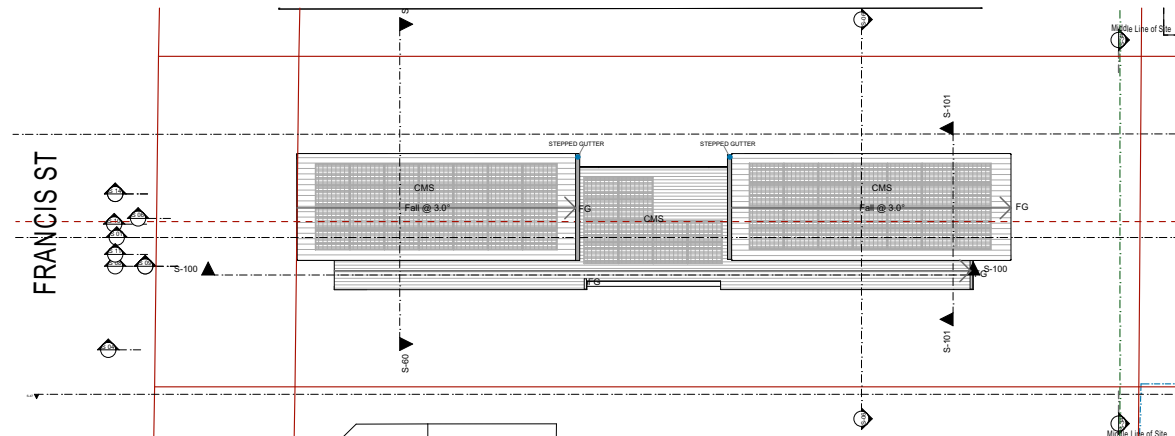
1.1
+
1.1
+
0.7
+
0.7
+
0.7
+
0.7
=
5.0

LEVEL 3 PLANTERS CALCULATIONS

1.1
+
1.1
+
0.7
+
0.7
+
0.7
+
0.7
=
5.0



LEVEL 3



ROOF LEVEL

ROOF LEVEL PLANTERS CALCULATIONS

-

NOTE : REQUIRED 20% OF
LANDSCAPED AREA
= SITE AREA OF FRANCIS END X 20%

= 695.6 X 20%
139.12m2

	LANDSCAPED OPEN AREA	GREEN PLANTED AREA
GF	10.2m2	23.8m2
LV 1	110.6m2	298.9m2
LV 2	-	5.0m2
LV 3	-	5.0m2
ROOF LV	-	-
TOTAL	120.8m2	332.7m2
GRAND TOTAL : 453.5m2		

332.7m2 (LANSCAPE PLANTING AREA) + 120.8 (LANDSCAPE OPEN AREA)
= TOTAL COMBINED LANDSCAPED AREA FOR 9 FRANCIS ST : 453.5m2

DOES COMPLY WITH REQUIREMENTS OF 20% LANDSCAPED AREA WHICH IS 139.12m2

PROPOSED FRANCIS STREET LANDSCAPED AREA



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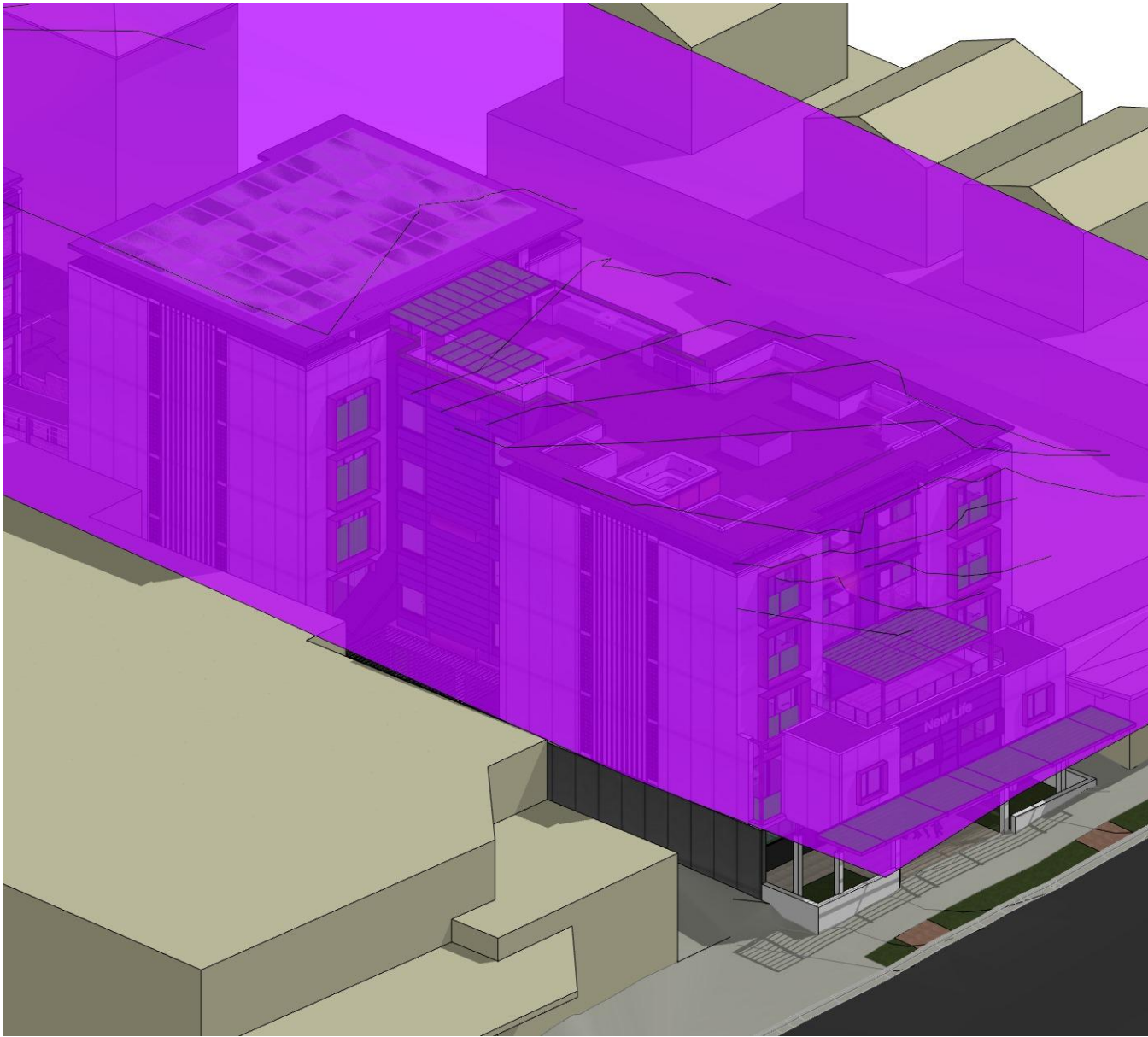
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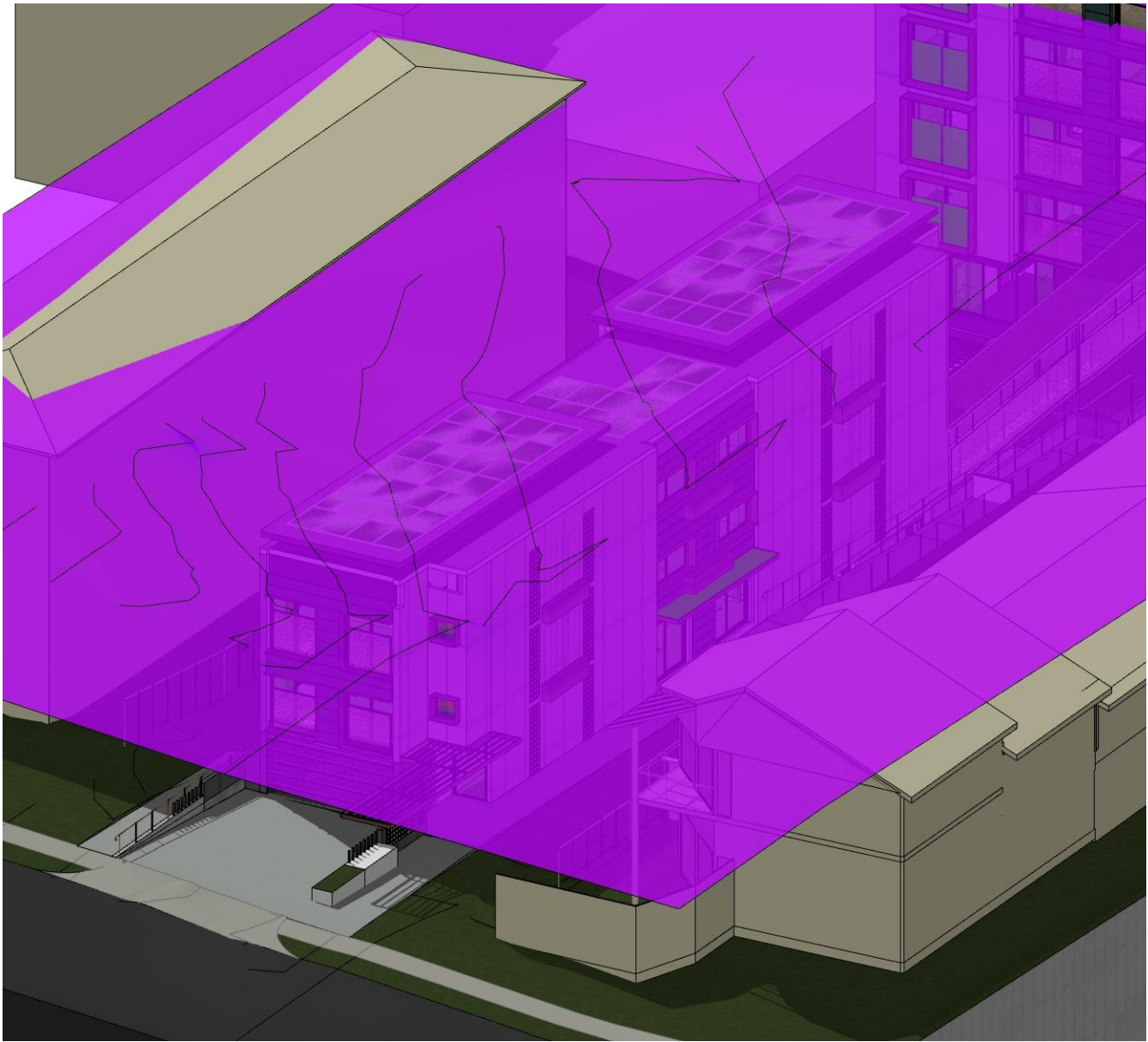
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DRAWING TITLE
PROPOSED
FRANCIS STREET
LANDSCAPED AREA
DRAWING NO. 4089/4.12
AMENDMENT DA



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. 4089/4.13
AMENDMENT DA



CMS Colorbond metal sheeting
- dark charcoal colour



W Green tinted glass
- Double glazed



C2 Ceminte Barestone
1200MM X 3000MM
-Dark Grey



PW2 Powdercoated Aluminium
- Green colour
Solid pattern



PW1 Powdercoated Aluminium
- Mid Bronze colour
-Larger pattern



C1 Ceminte Barestone
1200MM X 3000MM
-Light Grey

PROPOSED MATERIAL SCHEDULE



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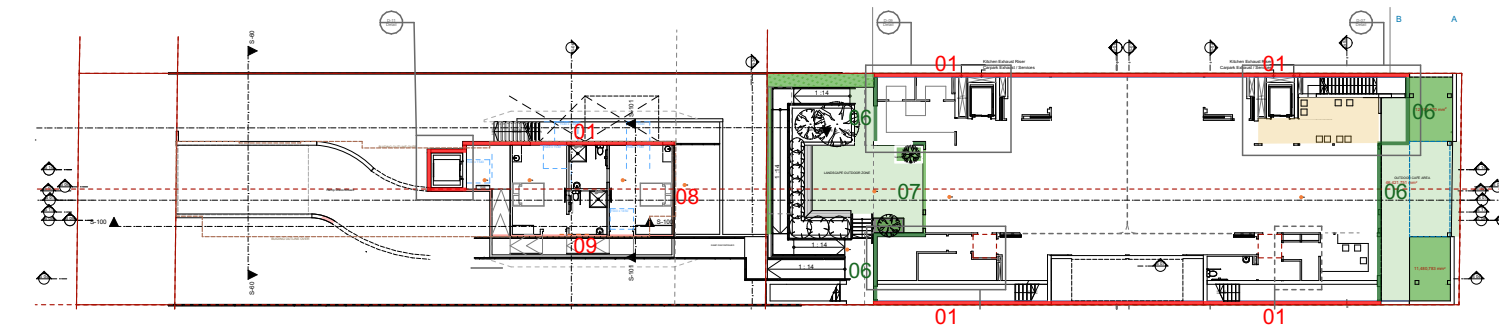
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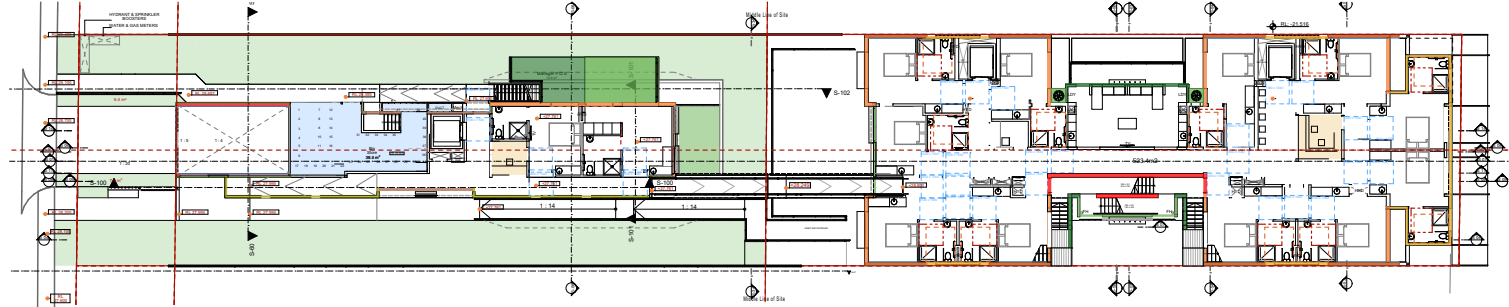
SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

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

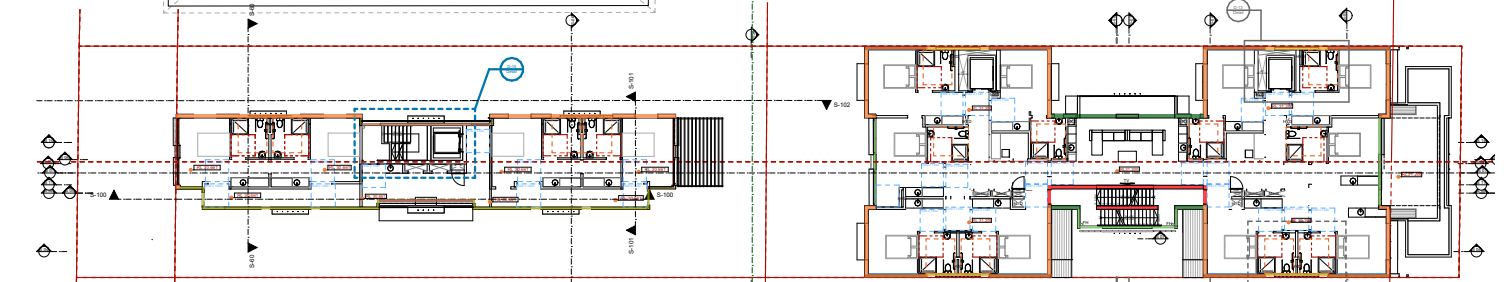
DRAWING TITLE
PROPOSED
MATERIAL SCHEDULE
DRAWING NO. 4089/4.14
AMENDMENT DA



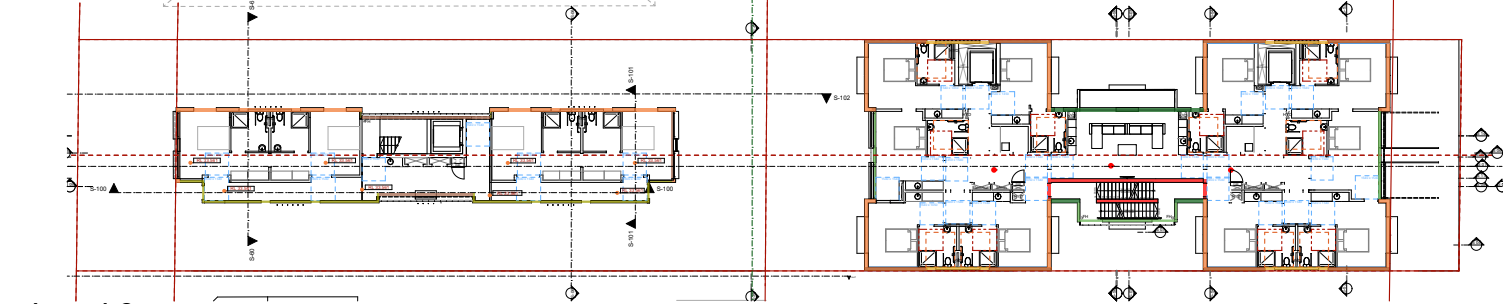
Ground Level



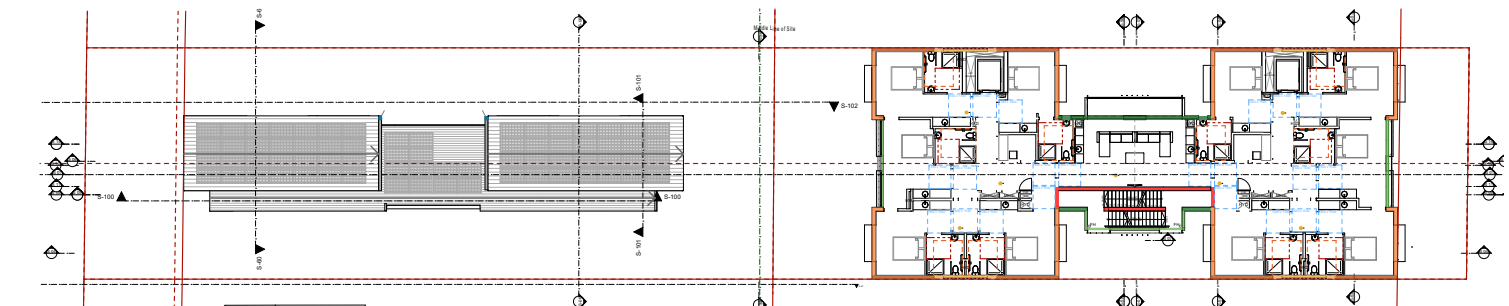
Level 1



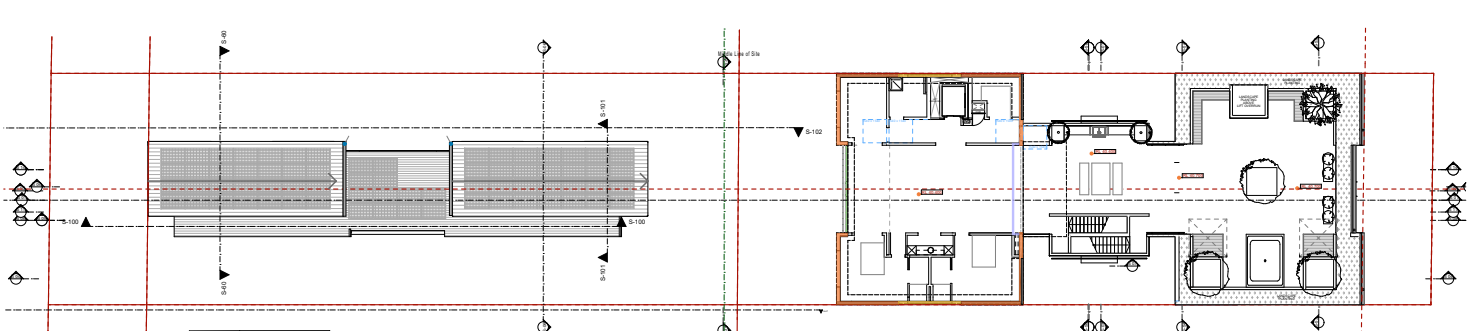
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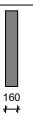
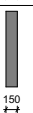
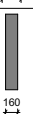
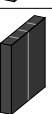
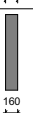
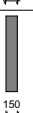
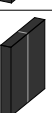
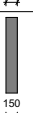
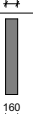
Level 3



Level 4



Level 5

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

PROPOSED WALL TYPES



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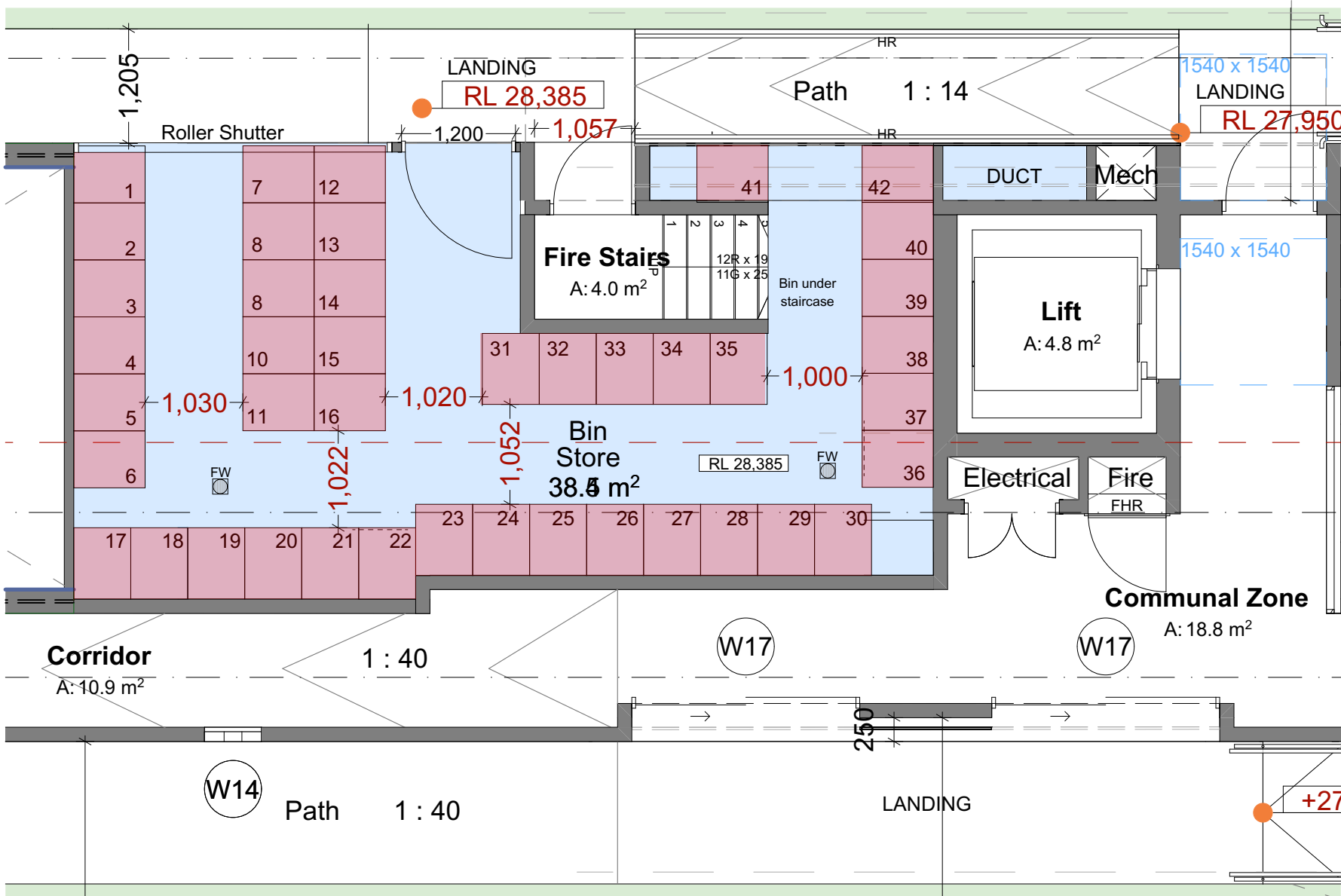
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MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED
WALL TYPES
DRAWING NO. 4089/4.15
AMENDMENT DA



NOTE : FW = FLOOR WASTE

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

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

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

DOES COMPLY WITH THE REQUIREMENT

DOMESTIC BINS SCHEDULE

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

PROPOSED FRANCIS ST RESIDENTIAL BINS SCHEDULE



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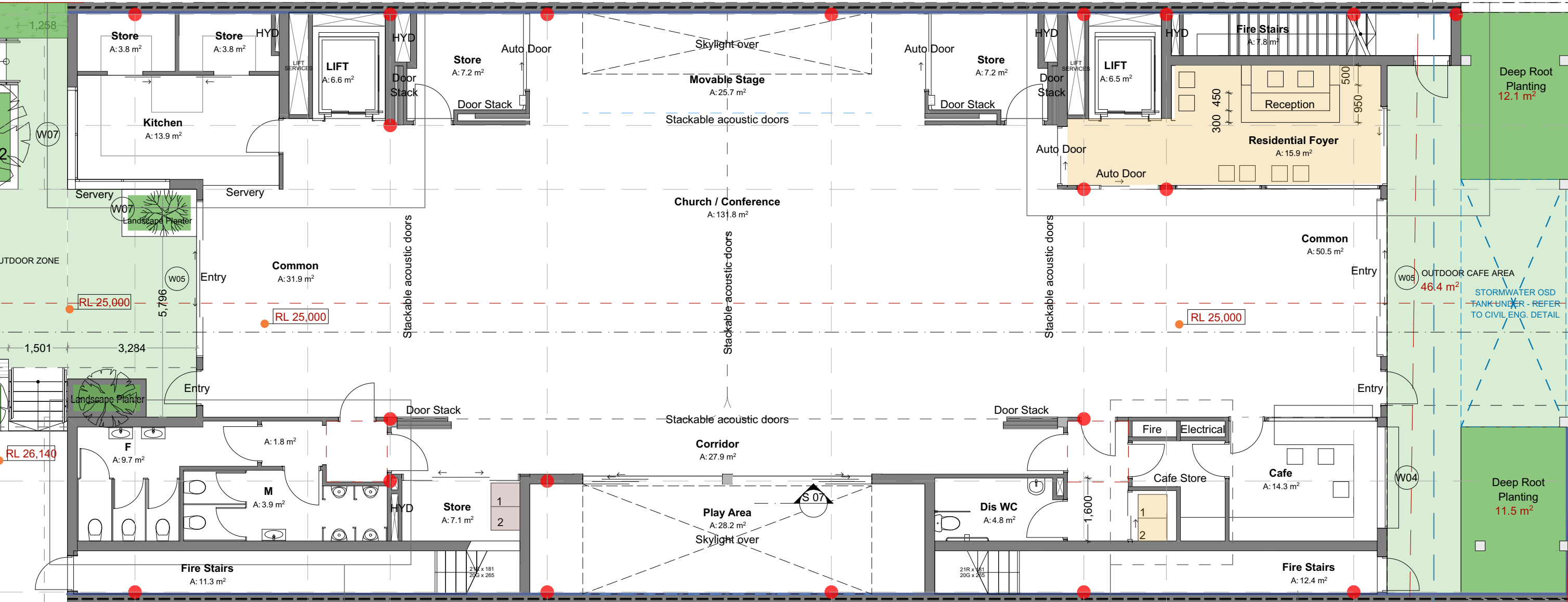
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PROPOSED
FRANCIS ST RESIDENTIAL
BINS SCHEDULE
DRAWING NO. 4089/4.16
AMENDMENT DA



COMMERCIAL BINS SCHEDULE

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

PROPOSED FISHER RD COMMERCIAL BINS SCHEDULE



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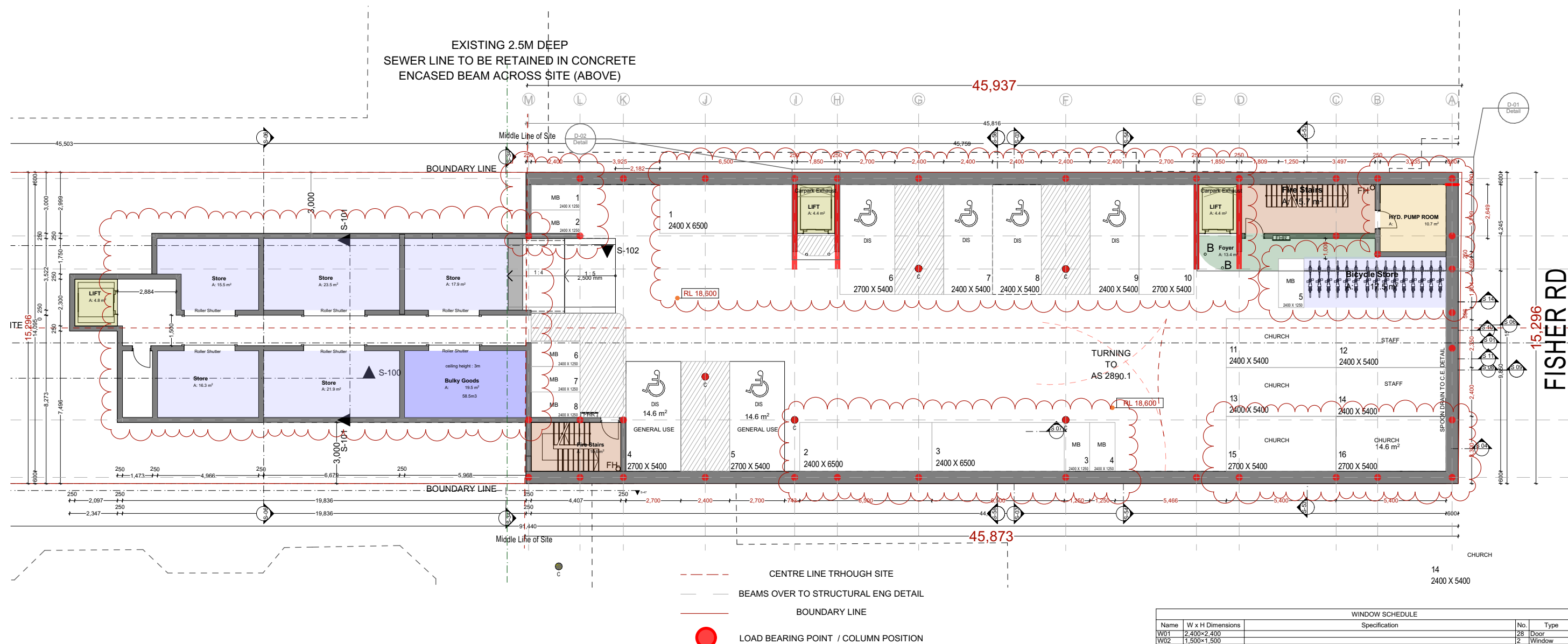
DRAWING TITLE
PROPOSED
FISHER RD COMMERCIAL BINS
SCHEDULE
DRAWING NO. 4089/4.17
AMENDMENT DA

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

BOARDING UNITS

AREA SCHEDULES

DEVELOPMENT STATISTICS



WINDOW SCHEDULE					
Name	W x H Dimensions	Specification	No.	Type	Glazed Area
W01	2,400x2,400		28	Door	
W02	1,500x1,500		2	Window	
W03	2,400x2,400		17	Door	
W04	2,575x1,800		1	Window	
W05	4,000x3,000	Aluminium-framed stackable sliding double glazed doors	1	Door	
W07	2,400x2,100		2	Window	
W08	3,500x2,400		2	Door	
W09	1,500x2,100		1	Door	
W09	2,400x2,100		2	Window	
W10	1,500x2,100		1	Door	
W10	1,800x1,950		2	Door	
W10	1,800x2,100		8	Door	
W10	2,400x2,400		1	Door	
W10	2,400x2,700		1	Door	
W10	900x2,100		1	Door	
W11	1,500x1,500		8	Window	
W11	900x2,100		1	Door	
W12	1,500x2,100		1	Door	
W12	900x2,100		1	Door	
W12	900x900		4	Window	
W13	1,500x1,500		8	Window	
W13	1,500x2,100		1	Door	
W14	1,900x2,700		1	Window	
W14	5,795x300		2	Window	
W14	600x2,400		2	Window	
W14	600x2,700		59	Window	
W14	950x2,100		2	Door	

1:200 @ A3

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DEE WHY, NSW, 2099,
AUSTRALIA

PROJECT
MIXED-USE COMMUNITY CENT

DRAWING TITLE

**PROPOSED
LOWER BASEMENT CARPARK LEVEL**

DRAWING NO. AMENDMENT
4089/5.1 DA

NOTES

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

SEPP 0.2/unit x 52 = 7 spaces

Manager = 1 spaces

Cafe = 2 spaces

Church = 12 spaces

Staff = 6 spaces

Dis. general use = 2 spaces

Motorcycle Parking = 29 Req. (31 supplied)

Bicycle Parking = 15 spaces

BOARDING UNITS

Francis Street

Basement

L1

L2

L3

10 (+ 1 Manager)

Fisher Road

Ground

L1

L2

L3

L4

L5

2 (O.O.A)

41 (+ 2 O.O.A)

Total

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

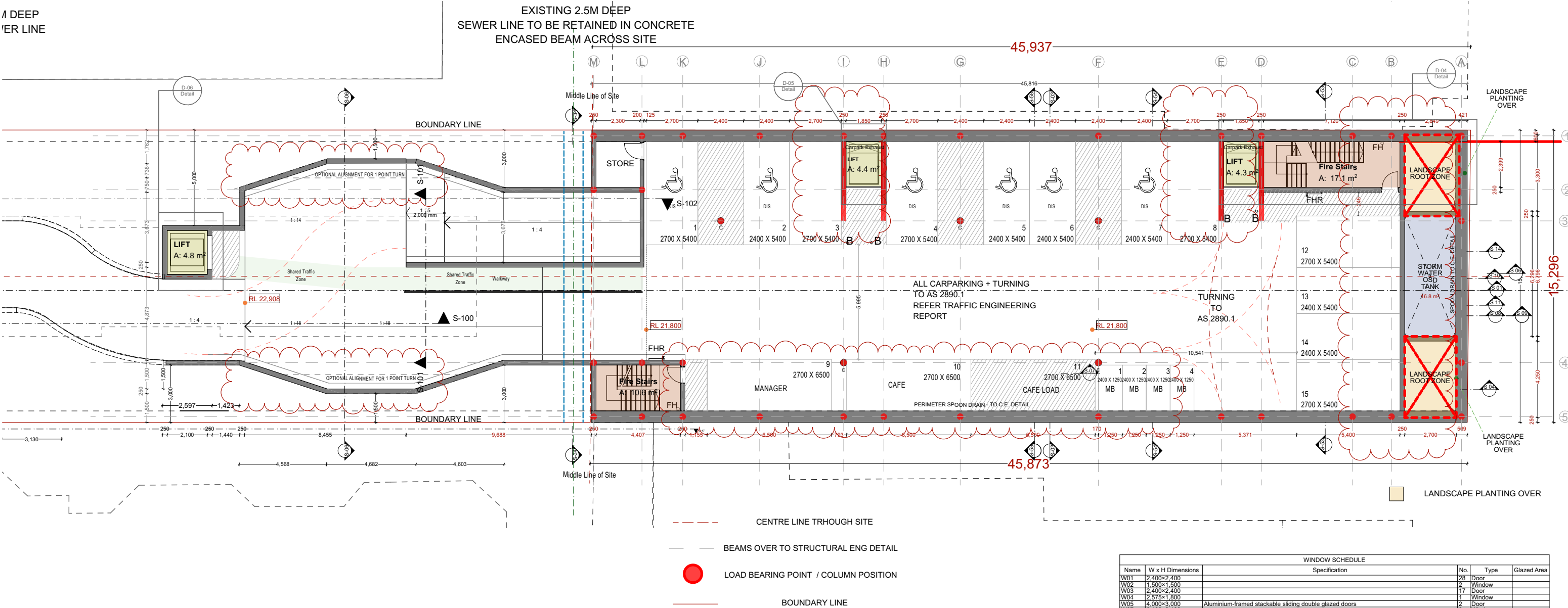
AREA SCHEDULES

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

DEVELOPMENT STATISTICS

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

1 DEEP
ER LINE



NOTE : REFER TO THE TRAFFIC ENGINEER DOCUMENTATION FOR SPECIFIC LAYOUT ITEMS AND REQUIREMENTS

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



PROPOSED UPPER BASEMENT CARPARK LEVEL PLAN

1:200 @ A3



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DRAWING TITLE
PROPOSED
UPPER BASEMENT CARPARK LEVEL
DRAWING NO. AMENDMENT
4089/5.2 DA

NOTES

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

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

BOARDING UNITS

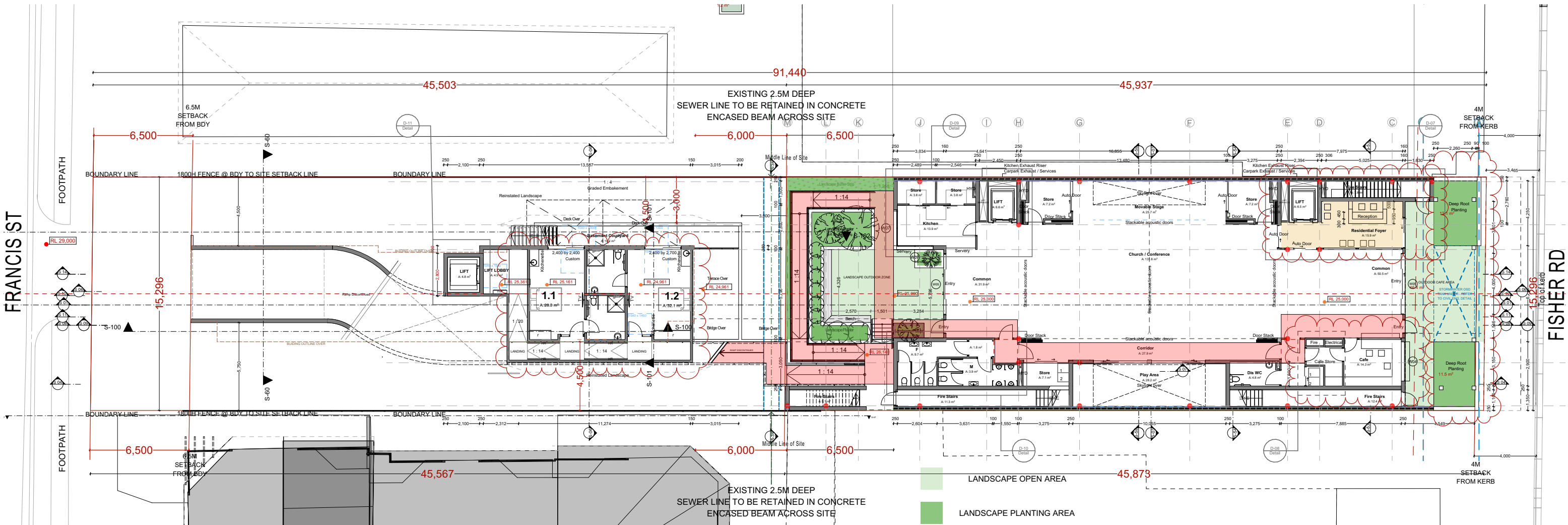
Francis Street	Basement	1 Manager
	L1	2
	L2	4
	L3	4
Fisher Road	Ground	10 (+ 1 Manager)
	L1	1 (+1 Manager)
	L2	11
	L3	10
	L4	10
	L5	2 (O.O.A)
		41 (+ 2 O.O.A)
Total		51 (+1 Manager, 2 O.O.A)

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
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Area of Building	5,090.32m²
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Car Parking	31 Spaces, including 12 Disabled carparks



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

WINDOW SCHEDULE				
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W08	3,500x2,400		2	Door
W09	1,500x2,100		1	Door
W09	2,400x2,100		2	Window
W10	1,500x2,100		1	Door
W10	1,800x1,850		2	Door
W10	1,800x2,100		1	Door
W10	2,400x2,400		8	Door
W10	2,400x2,700		1	Door
W10	900x2,100		1	Door
W11	1,500x1,500		8	Window
W11	900x2,100		1	Door
W12	1,500x2,100		1	Door
W12	900x2,100		1	Door
W12	900x900		4	Window
W13	1,500x1,500		8	Window
W13	1,500x2,100		1	Door
W14	1,900x2,700		1	Window
W14	5,795x1,300		2	Window
W14	600x2,400		2	Window
W14	600x2,700		59	Window
W14	950x2,100		2	Door



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1:250 @ A3



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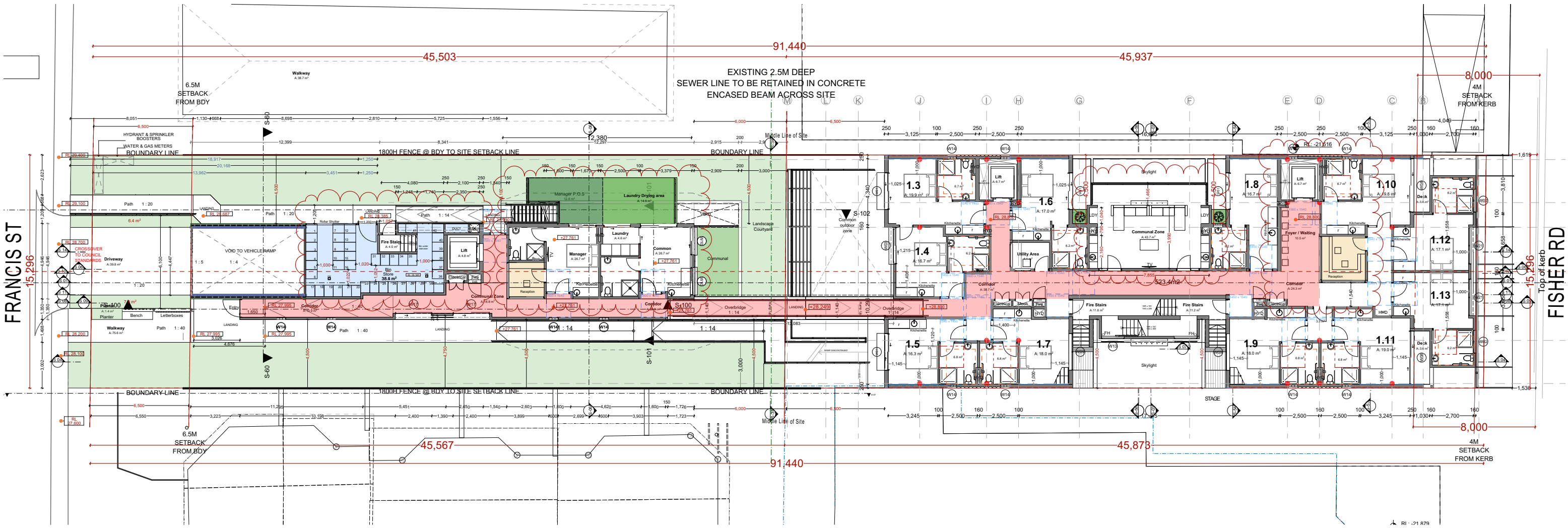
GENERAL NOTES
BUILDER TO CHECK AND VERIFY ALL
DIMENSIONS, LEVELS AND ANGLES ON SITE
PRIOR TO COMMENCEMENT OF WORK AND/OR
MANUFACTURE OF COMPONENTS.
ALL WORKS TO CONFORM WITH ALL BCA AND
OTHER RELEVANT AUTHORITY REQUIREMENTS.

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

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

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

NOTES			BOARDING UNITS			AREA SCHEDULES					DEVELOPMENT STATISTICS	
ALL CARPARKING SPACES TO CONFORM WITH AS 2890.1 @ 2400mm x 5400mm						COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS	ZONE	B4 Mixed use & R3 Residential
SEPP 0.2/unit x 52	= 7 spaces		Francis Street	Basement	1 Manager						DP	Lot 28 and 43 On DP 7413
Manager	= 1 spaces			L1	2	LOWER CARPARK	16.6	30.5	890.64		Site Area	Lot 28 and 43 On DP 7413
Cafe	= 2 spaces			L2	4	UPPER CARPARK	16.6	26.7	1,013.58		Council	1391.2m ² (2 X 695.6m ²)
Church	= 12 spaces			L3	4	GROUND LEVEL FISHER RD		13.6	497.52		Unit No.	Northern Beaches
Staff	= 6 spaces		Fisher Road	Ground	1 (+1 Manager)	LEVEL 1 FISHER RD	41.9	13.6	105.79	27.6	Area of Building	51 Units + Manager & 2 O.O.A
Dis. general use	= 2 spaces			L1	11	LEVEL 2 FISHER RD	38.0	13.6	441.11	33.7		
	= 29 Req. (31 supplied)			L2	10	LEVEL 3 FISHER RD	38.0	13.6	441.11	6.9		
Motorcycle Parking	= 12 spaces			L3	10	LEVEL 4 FISHER RD	38.0	13.6	441.11	6.9		
Bicycle Parking	= 15 spaces			L4	10	ROOFTOP LEVEL		6.7	181.32	174.5		
				L5	2 (O.O.A)	BASEMENT LEVEL FRANCIS ST	37.7	4.8	105.79			
					41 (+ 2 O.O.A)	LEVEL 1 FRANCIS ST		4.8	165.64			
					51 (+1 Manager, 2 O.O.A)	LEVEL 2 FRANCIS ST	23.1	4.8	193.46			
						LEVEL 3 FRANCIS ST	23.1	4.8	193.46			
							239.8 m ²	127.1 m ²	193.7 m ²	5,090.32 m ²	FSR DELIVERED	2.91 : 1
											Car Parking	31 Spaces, including 12 Disabled carparks



RESIDENTIAL ACCESS PATH DIAGRAM



PROPOSED LEVEL 1 PLAN

1:250 @ A3



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ISSUE	AMENDMENT DETAILS	DATE
CD	CONCEPT DESIGN	26.06.17
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	12.08.20
DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	DEVELOPMENT APPLICATION	JULY.22
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GENERAL NOTES
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SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

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

DRAWING TITLE
PROPOSED
LEVEL 1
DRAWING NO. AMENDMENT
4089/5.4 DA

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

NOTES

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

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

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

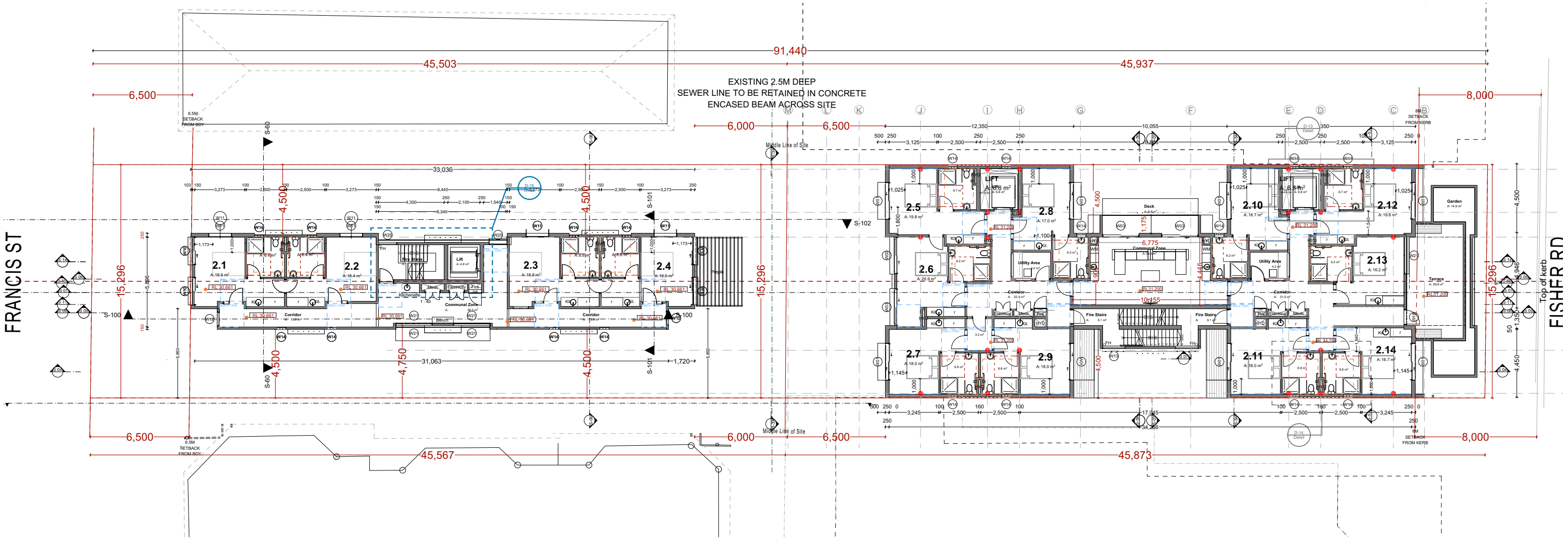
BOARDING UNITS

AREA SCHEDULES

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

DEVELOPMENT STATISTICS

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



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

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



PROPOSED LEVEL 2 PLAN

1:250 @ A3



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ISSUE	AMENDMENT DETAILS	DATE
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GENERAL NOTES
BUILDER TO CHECK AND VERIFY ALL
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SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

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

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

NOTES

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

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

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

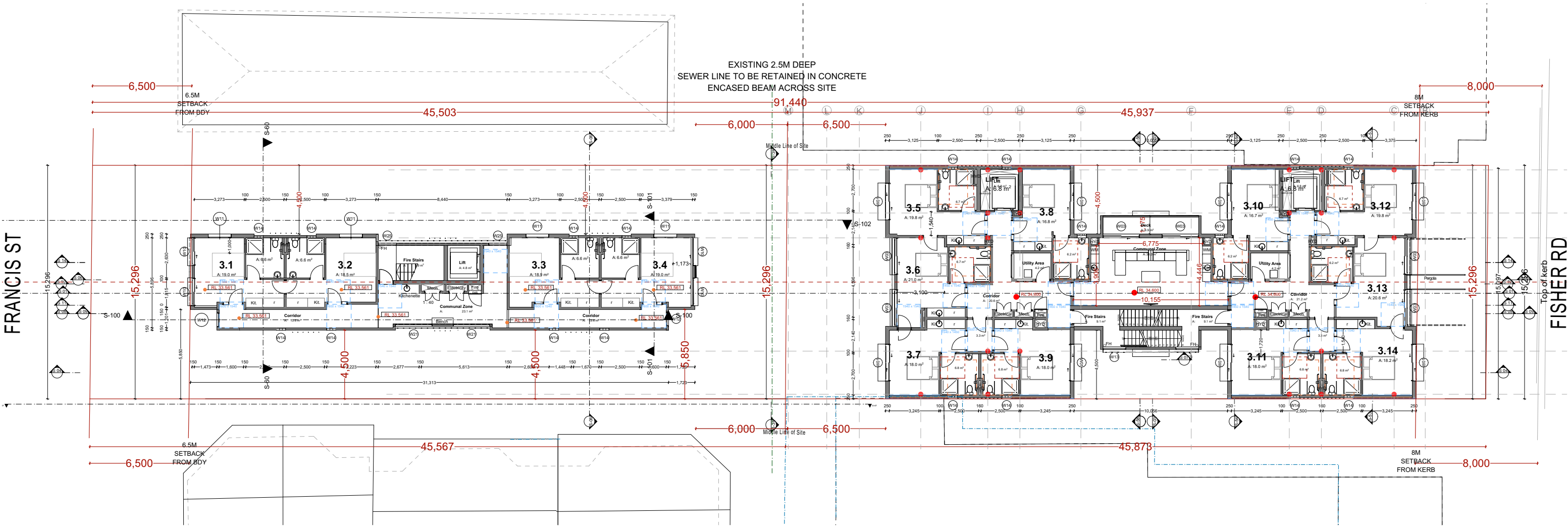
BOARDING UNITS

AREA SCHEDULES

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

DEVELOPMENT STATISTICS

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



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

WINDOW SCHEDULE				
Name	W x H Dimensions	Specification	No.	Type
W01	2,400x2,400		28	Door
W02	1,500x1,500		2	Window
W03	2,400x2,400		17	Door
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W08	3,500x2,400		2	Door
W09	1,500x2,100		1	Door
W09	2,400x2,100		2	Window
W10	1,500x2,100		1	Door
W10	1,800x1,850		2	Door
W10	1,800x2,100		8	Door
W10	2,400x2,400		1	Door
W10	2,400x2,700		1	Door
W10	900x2,100		1	Door
W11	1,500x1,500		8	Window
W11	900x2,100		1	Door
W12	1,500x2,100		1	Door
W12	900x2,100		1	Door
W12	900x900		4	Window
W13	1,500x1,500		8	Window
W13	1,500x2,100		1	Door
W14	1,900x2,700		1	Window
W14	5,795x1,300		2	Window
W14	600x2,400		2	Window
W14	600x2,700		59	Window
W14	950x2,100		2	Door



PROPOSED LEVEL 3 PLAN

1:250 @ A3



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

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

DRAWING TITLE
PROPOSED
LEVEL 3
DRAWING NO. 4089/5.6
AMENDMENT
DA

NOTES

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

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

BOARDING UNITS

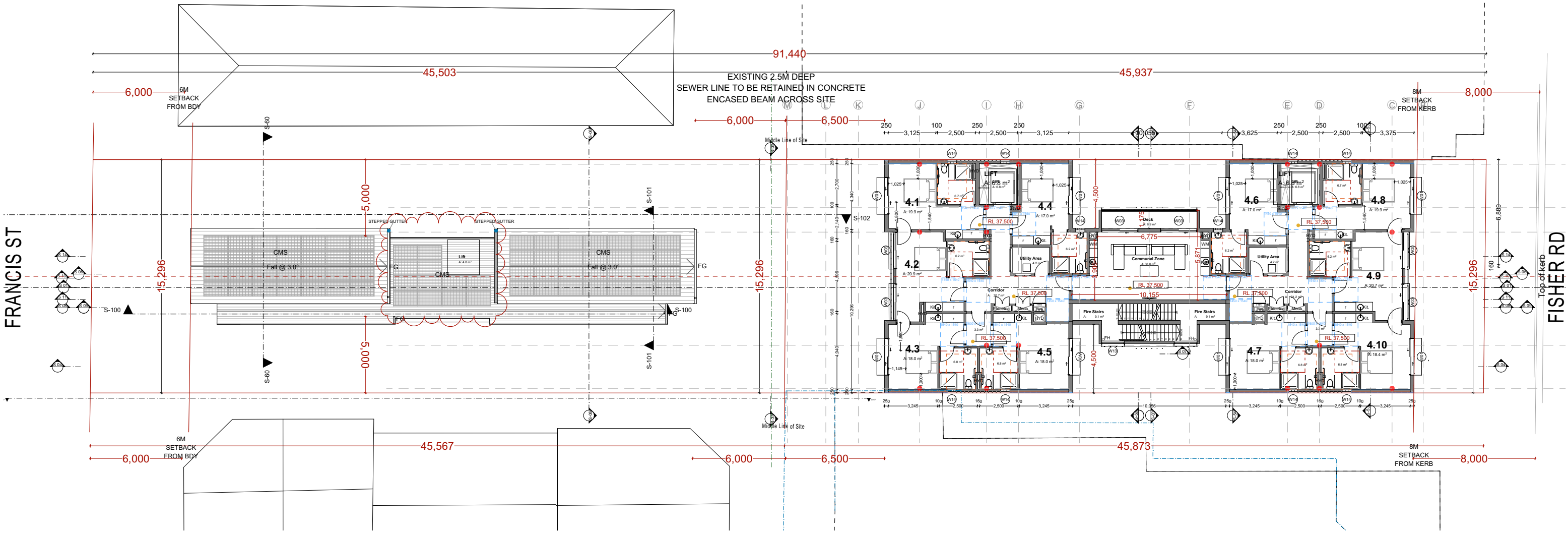
Francis Street	Basement	1 Manager
	L1	2
	L2	4
	L3	4
Fisher Road		10 (+ 1 Manager)
	Ground	1 (+1 Manager)
	L1	11
	L2	10
	L3	10
	L4	10
	L5	2 (O.O.A)
		41 (+ 2 O.O.A)
Total		51 (+1 Manager, 2 O.O.A)

AREA SCHEDULES

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

DEVELOPMENT STATISTICS

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



--- CENTRE LINE THROUGH SITE

--- BEAMS OVER TO STRUCTURAL ENG DETAIL

● LOAD BEARING POINT / COLUMN POSITION

--- BOUNDARY LINE

WINDOW SCHEDULE					
Name	W x H Dimensions	Specification	No.	Type	Glazed Area
W01	2,400x2,400		28	Door	
W02	1,500x1,500		2	Window	
W03	2,400x2,400		17	Door	
W04	2,575x1,800		1	Window	
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W09	1,500x2,100				
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W12	900x2,100		1	Door	
W12	900x900		4	Window	
W13	1,500x1,500		8	Window	
W13	1,500x2,100		1	Door	
W14	1,900x2,700		1	Window	
W14	5,795x1,300		2	Window	
W14	600x2,400		2	Window	
W14	600x2,700		59	Window	
W14	950x2,100		2	Door	



PROPOSED LEVEL 4 PLAN

1:250 @ A3



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SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
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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
LEVEL 4
DRAWING NO. AMENDMENT
4089/5.7 DA

NOTES

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

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

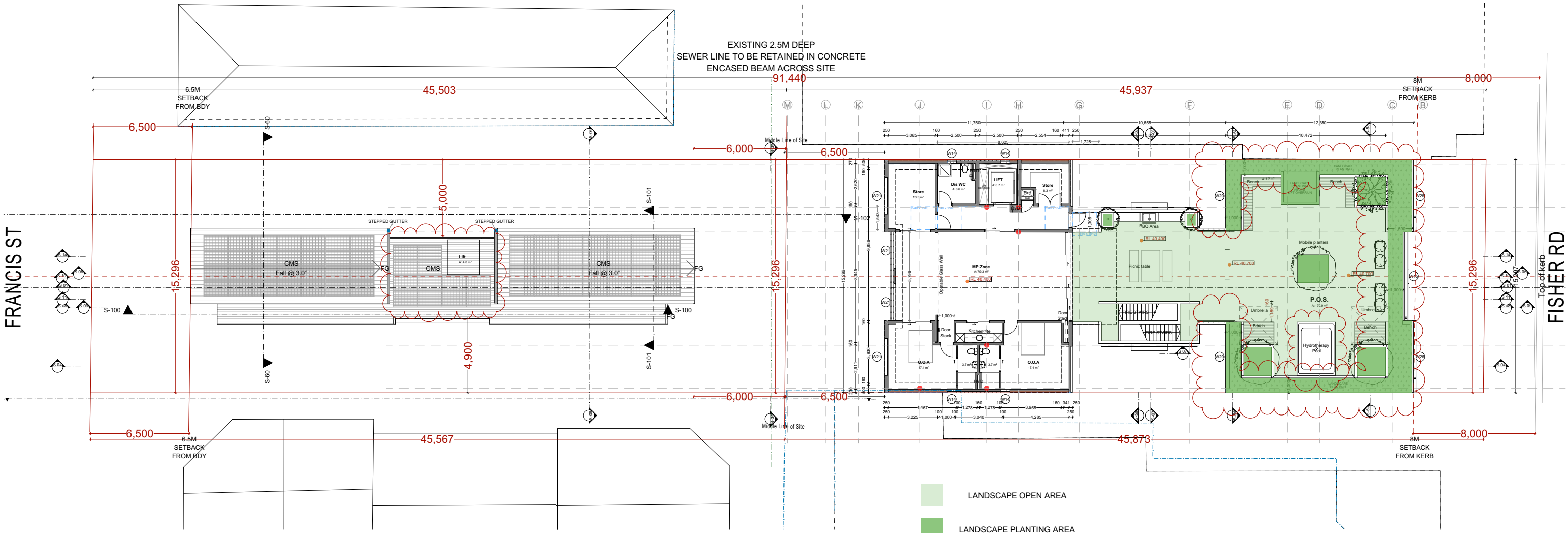
BOARDING UNITS

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
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ROOFTOP LEVEL		6.7		181.32	174.5
BASEMENT LEVEL FRANCIS ST	37.7	4.8		105.79	
LEVEL 1 FRANCIS ST		4.8	4.6	165.64	
LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46	
LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46	
	239.8 m ²	127.1 m ²	193.7 m ²	5,090.32 m²	249.6 m ²

DEVELOPMENT STATISTICS

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



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



PROPOSED ROOFTOP LEVEL PLAN

1:250 @ A3



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

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

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

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

DRAWING TITLE
**PROPOSED
ROOFTOP LEVEL**
DRAWING NO. 4089/5.8
AMENDMENT
DA

NOTES

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

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

Francis Street

Basement
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

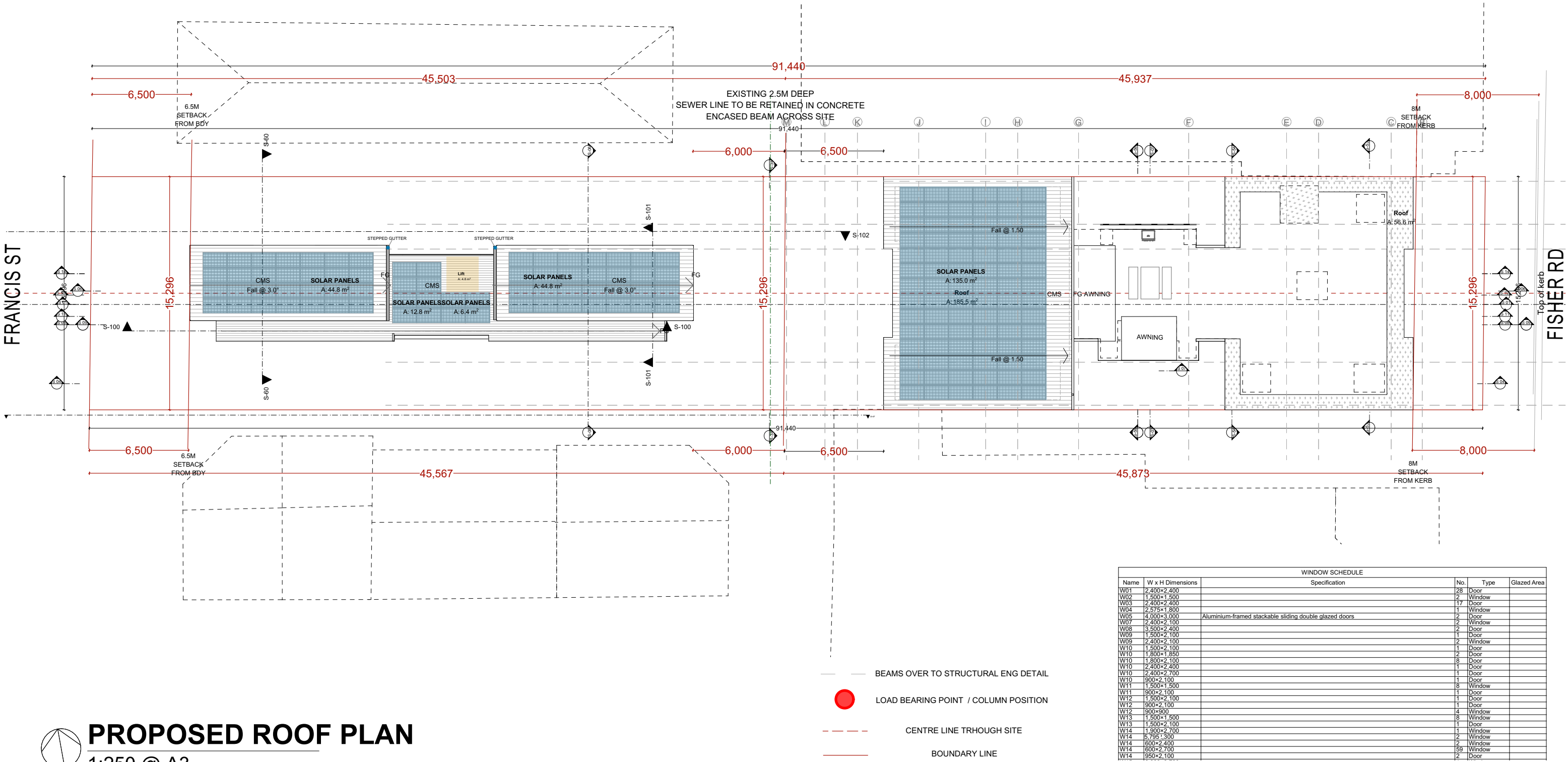
BOARDING UNITS

AREA SCHEDULES

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

DEVELOPMENT STATISTICS

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



PROPOSED ROOF PLAN

1:250 @ A3



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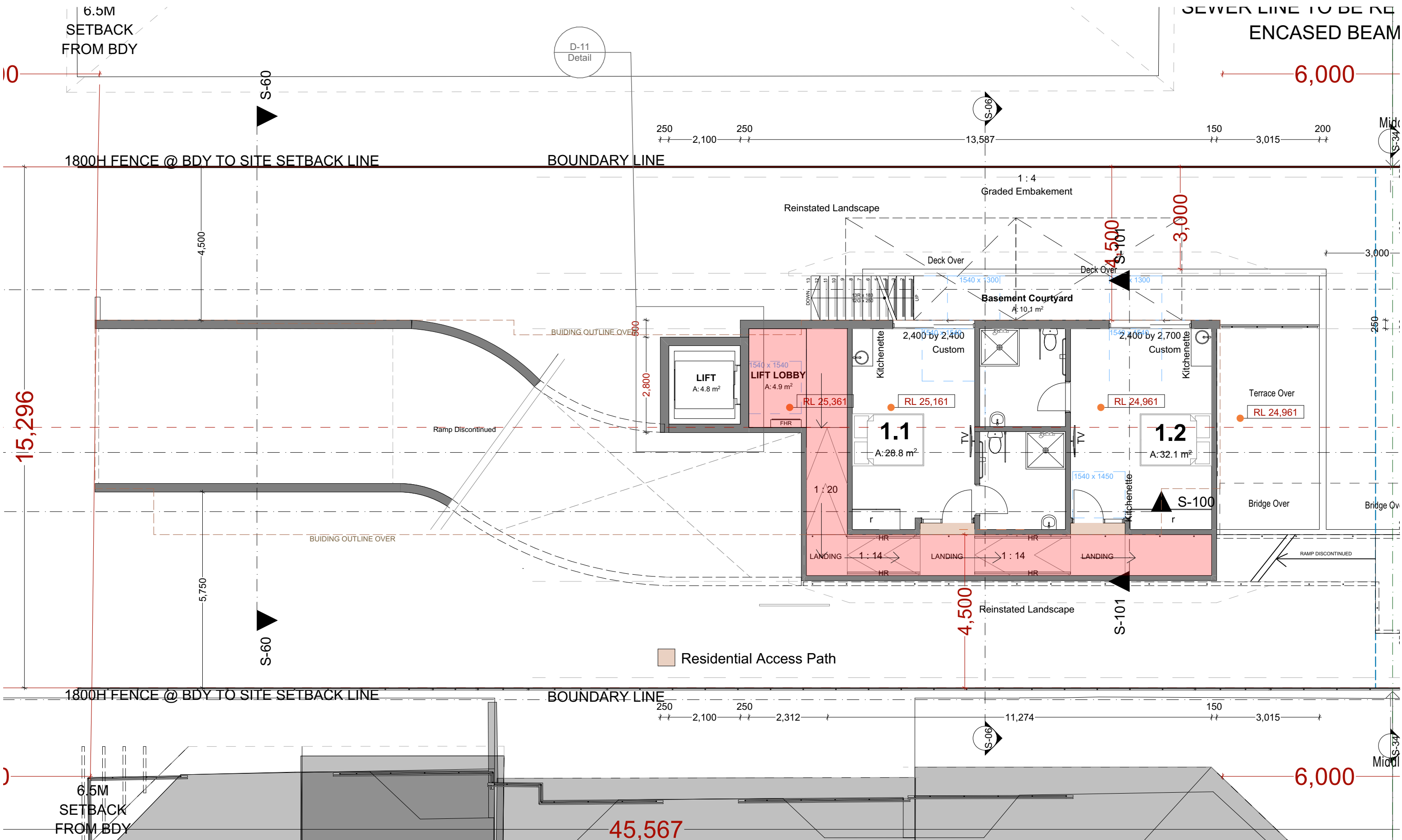
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SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

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

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



PROPOSED FRANCIS STREET BASEMENT LEVEL PLAN

1:100 @ A3



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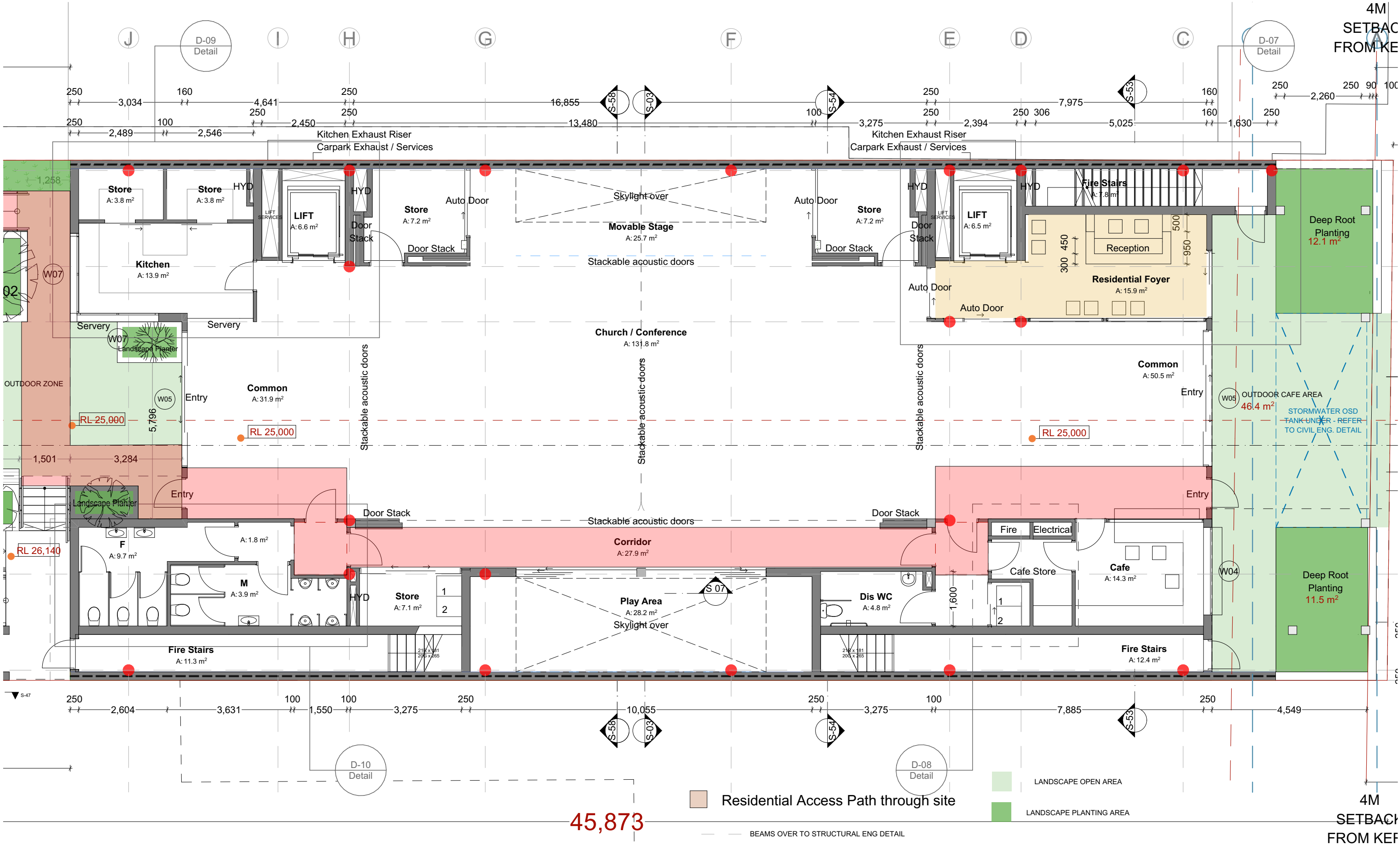
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STAGE	DA

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

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

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



PROPOSED FISHER ROAD GROUND LEVEL PLAN

1:100 @ A3



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DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

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

DRAWING TITLE
PROPOSED
FISHER ROAD GROUND LEVEL
DRAWING NO. 4089/5.11
AMENDMENT DA

NOTES

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

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

BOARDING UNITS

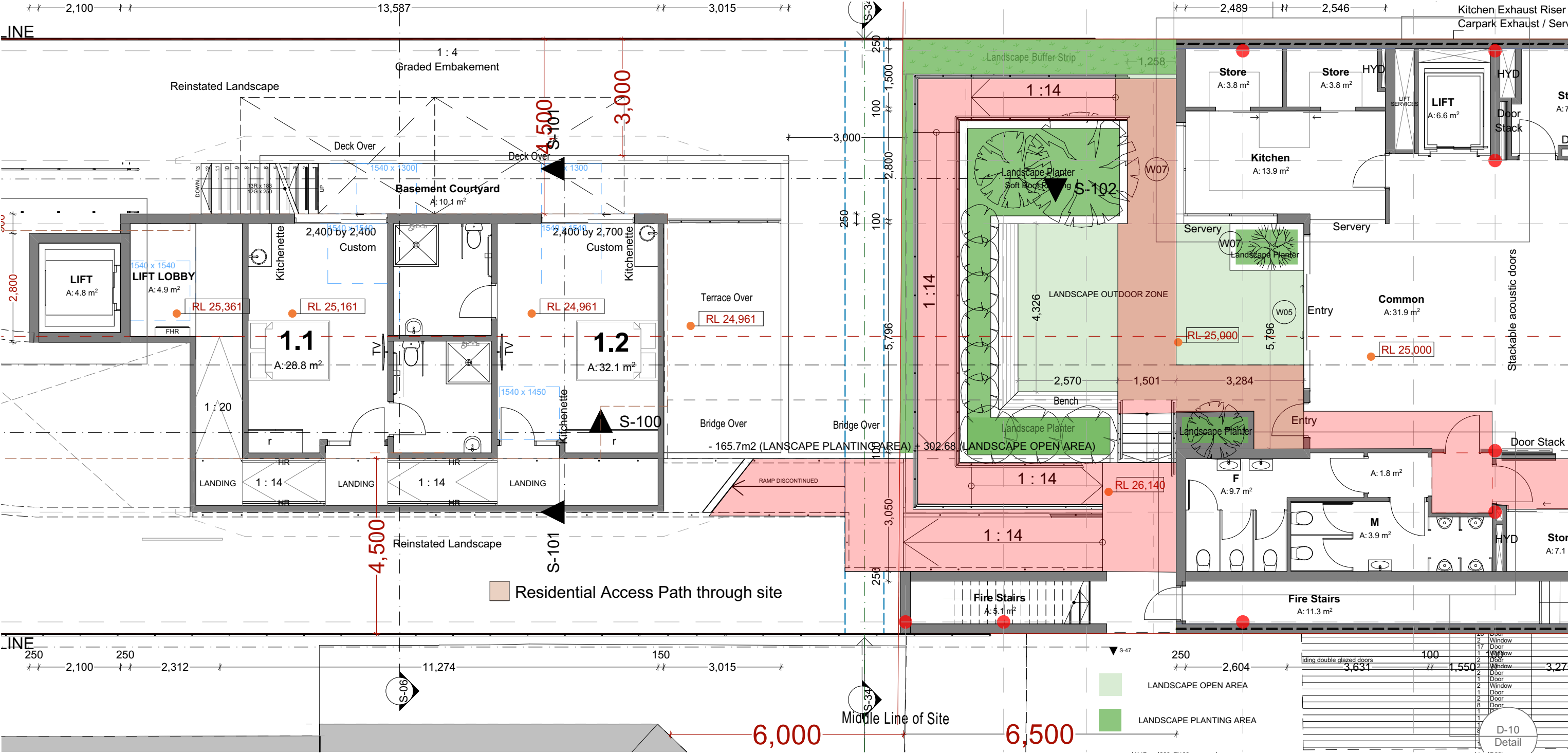
Francis Street	Basement	1 Manager
	L1	2
	L2	4
	L3	4
Fisher Road	Ground	1 (+1 Manager)
	L1	11
	L2	11
	L3	10
	L4	10
	L5	2 (O.O.A)
		41 (+ 2 O.O.A)
Total		51 (+1 Manager, 2 O.O.A)

AREA SCHEDULES

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

DEVELOPMENT STATISTICS

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



PROPOSED GROUND FLOOR MIDDLE COURTYARD PLAN

1:100 @ A3



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GENERAL NOTES
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DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

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

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

NOTES

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

SEPP 0.2/unit x 52 = 7 spaces

Manager = 1 spaces

Cafe = 2 spaces

Church = 12 spaces

Staff = 6 spaces

Dis. general use = 2 spaces

Motorcycle Parking = 12 spaces

Bicycle Parking = 15 spaces

BOARDING UNITS

Francis Street

Basement

L1

L2

L3

10 (+ 1 Manager)

Fisher Road

Ground

L1

L2

L3

L4

L5

2 (O.O.A)

41 (+ 2 O.O.A)

Total

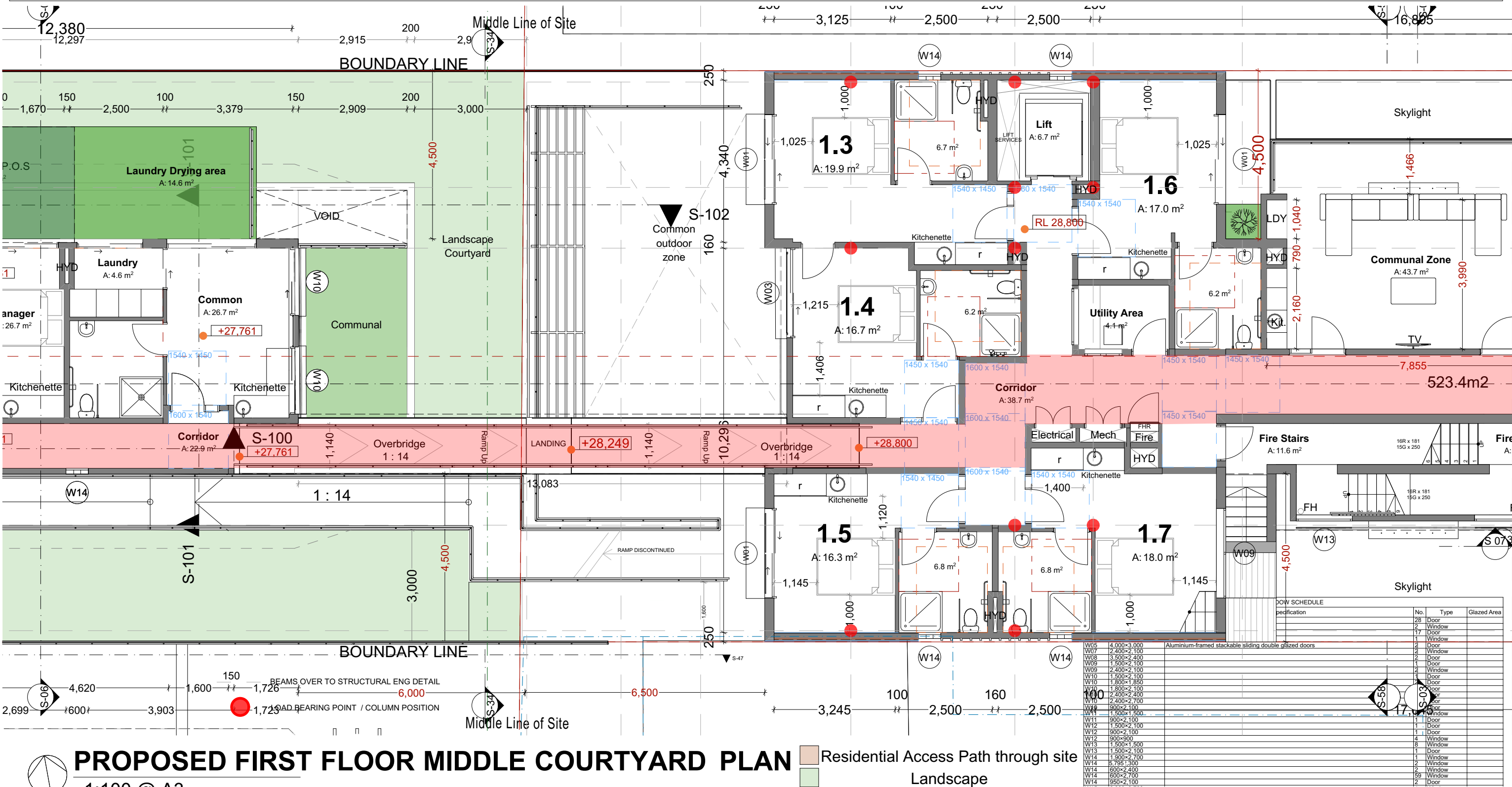
51 (+1 Manager, 2 O.O.A)

AREA SCHEDULES

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

DEVELOPMENT STATISTICS

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



PROPOSED FIRST FLOOR MIDDLE COURTYARD PLAN

1:100 @ A3



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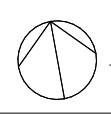
ISSUE	AMENDMENT DETAILS	DATE
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SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

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

DRAWING TITLE
PROPOSED
FIRST FLOOR MIDDLE COURTYARD
DRAWING NO. 4089/5.13
AMENDMENT DA



PROPOSED FISHER ROAD LEVEL 1 PLAN

1:100 @ A3



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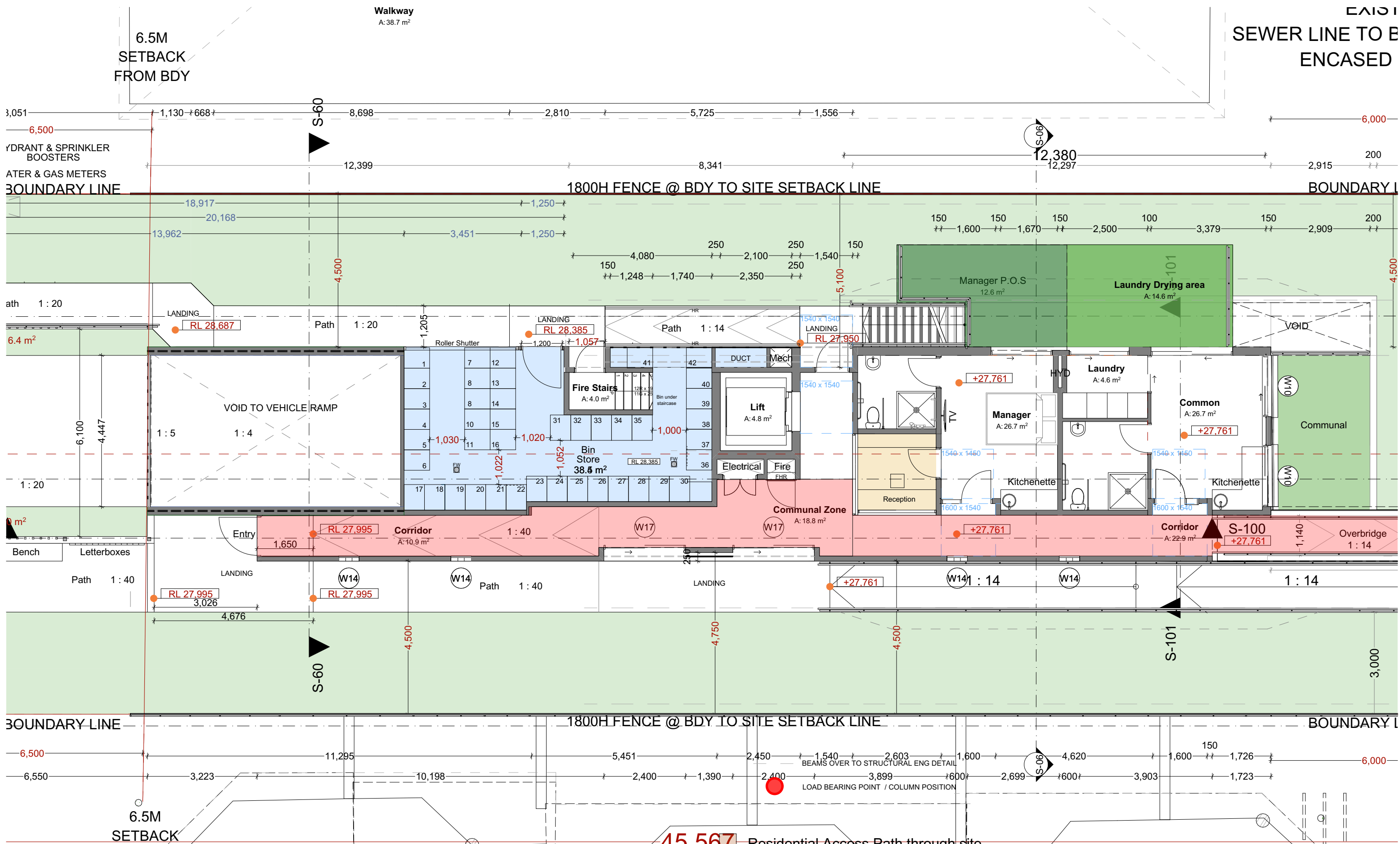
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CHECKED	Philip.G
STAGE	DA

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

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



PROPOSED FRANCIS STREET LEVEL 1 PLAN

1:100 @ A3



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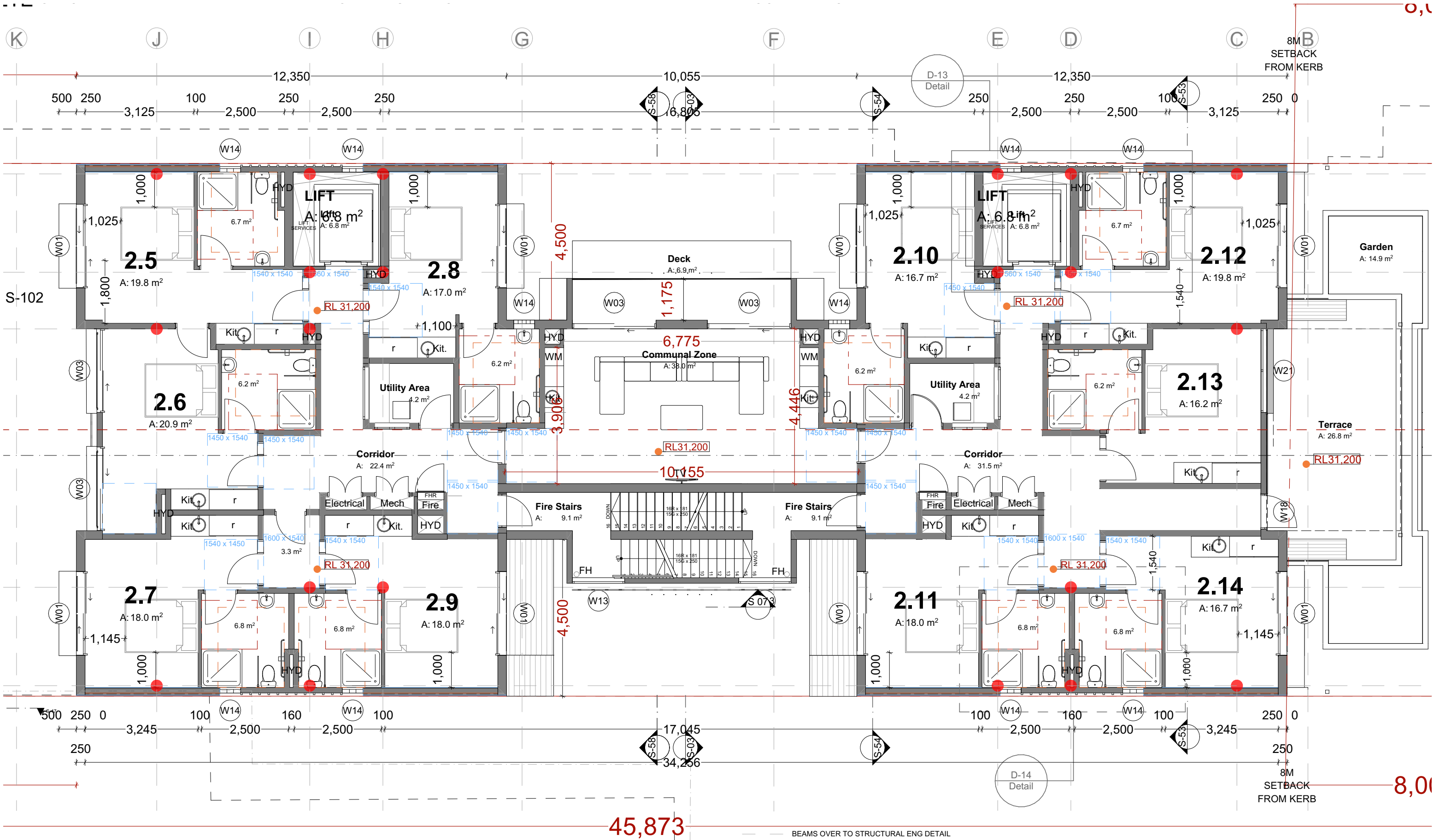
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28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
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DRAWING TITLE
PROPOSED
FRANCIS STREET LEVEL 1
DRAWING NO. 4089/5.15
AMENDMENT
DA

W12	900x900	14	Window
W13	1,500x1,500	8	Window
W13	1,500x2,100	1	Door
W14	1,900x2,700	1	Window
W14	5,795x300	2	Window
W14	600x2,400	2	Window
W14	600x2,700	59	Window
W14	950x2,100	2	Door



PROPOSED FISHER ROAD LEVEL 2 PLAN

1:100 @ A3



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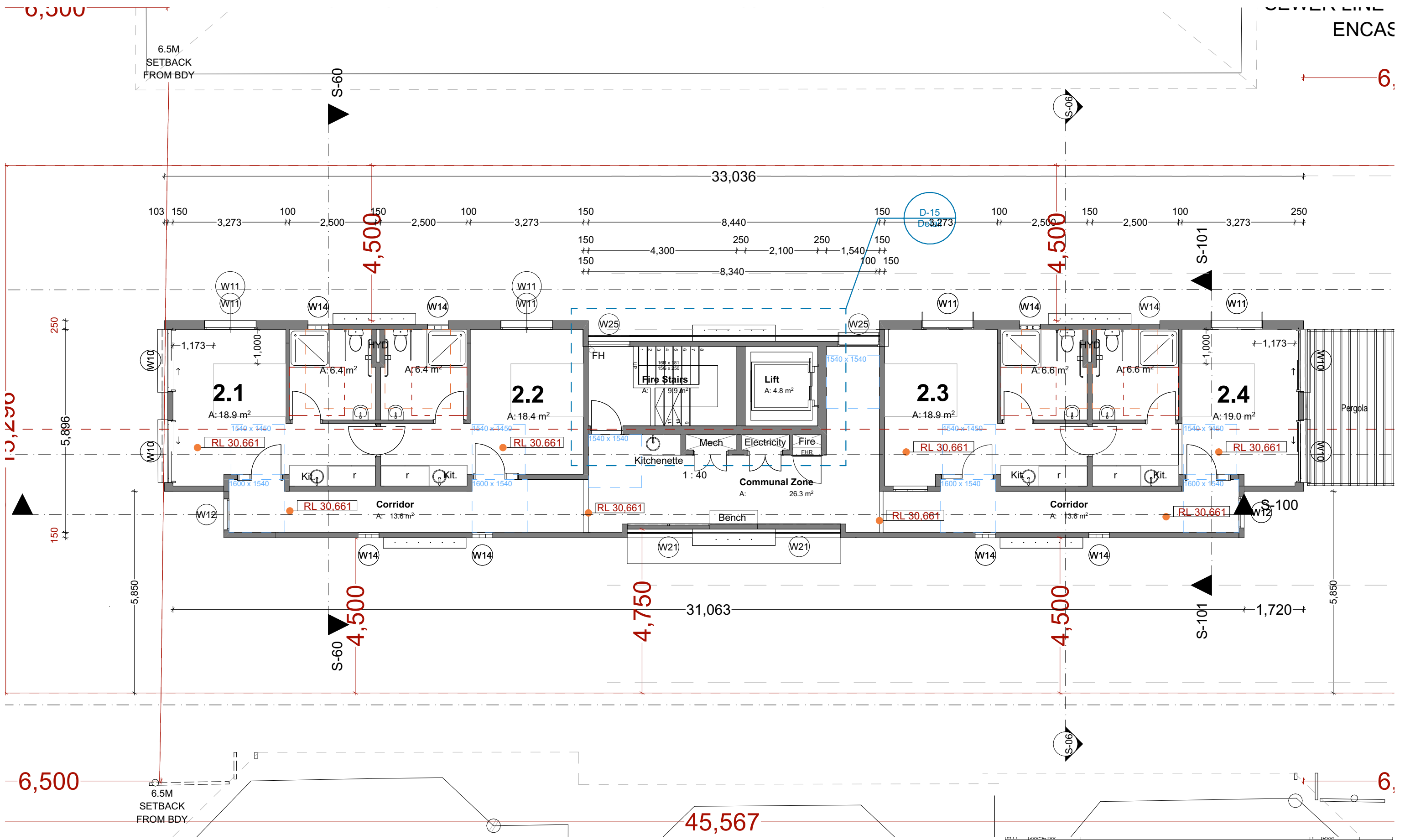
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DA	DEVELOPMENT APPLICATION	JULY.22
DA	AMENDMENTS TO DA DRAWINGS	MARCH.23

GENERAL NOTES
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PRIOR TO COMMENCEMENT OF WORK AND/OR
MANUFACTURE OF COMPONENTS.
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SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

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

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



PROPOSED FRANCIS STREET LEVEL 2 PLAN

1:100 @ A3



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Web: www.georgegroup.com.au

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

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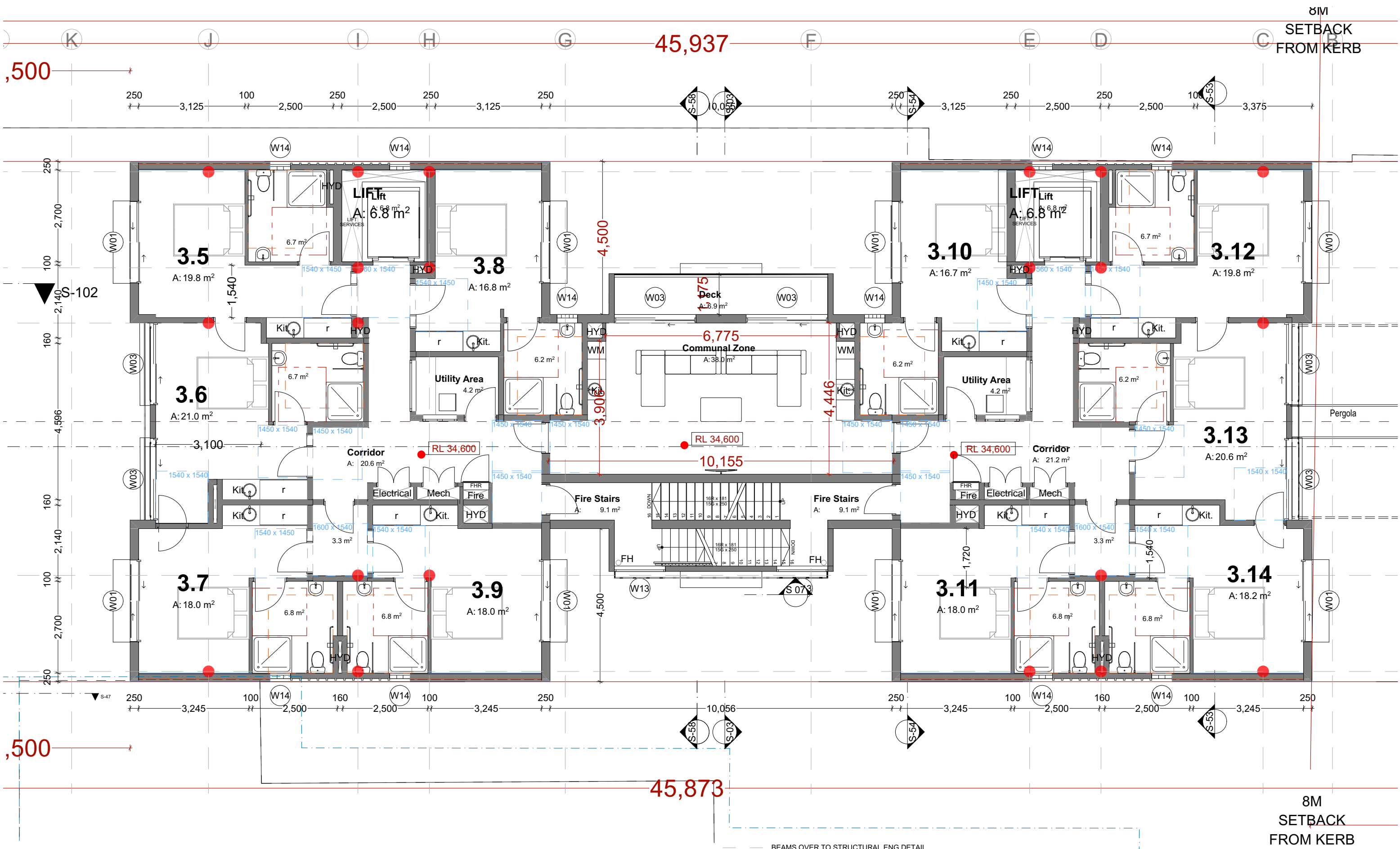
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CLIENT / ADDRESS
28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

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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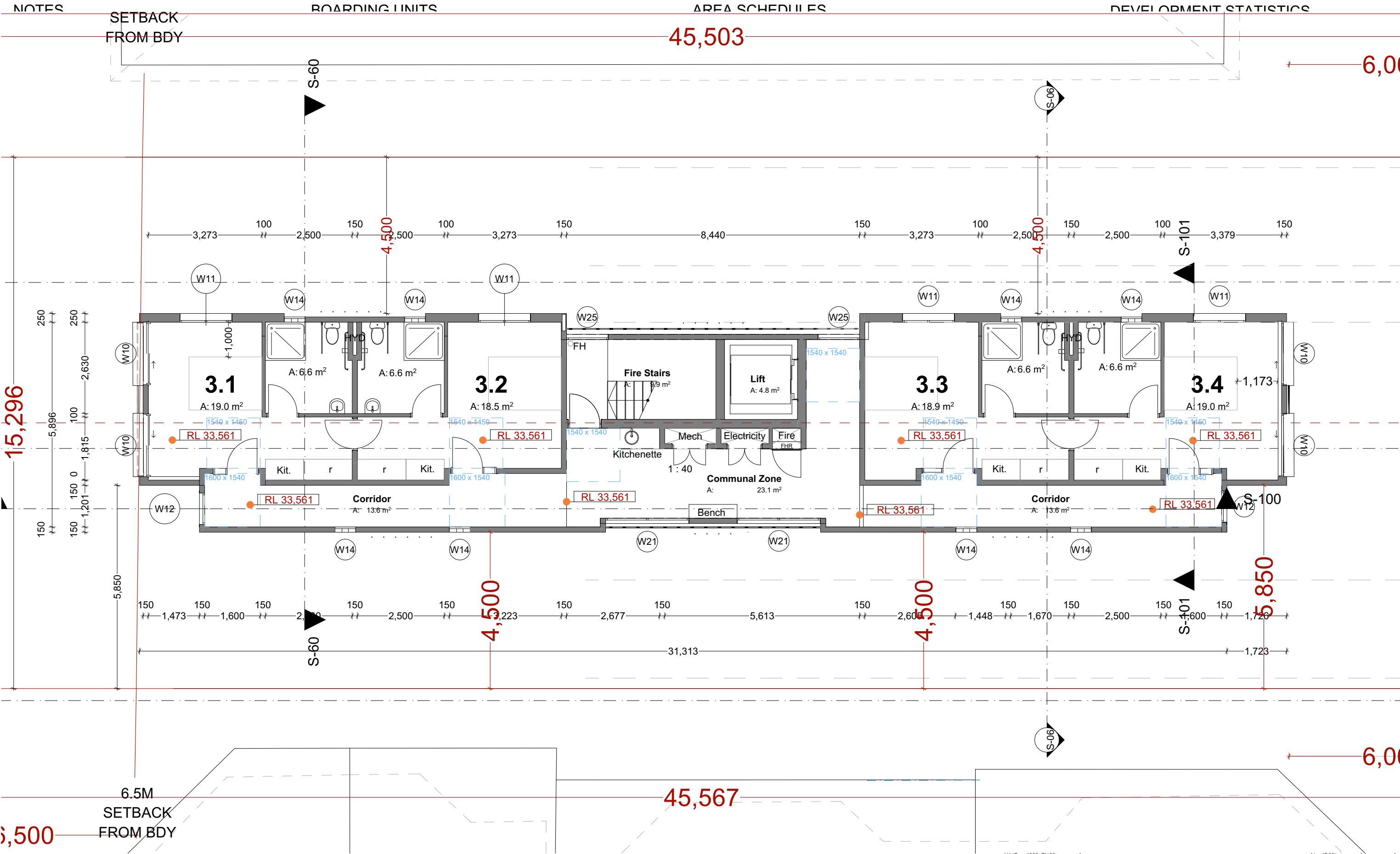
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PROJECT
MIXED-USE COMMUNITY CENTRE

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



PROPOSED FRANCIS STREET LEVEL 3 PLAN

1:100 @ A3



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

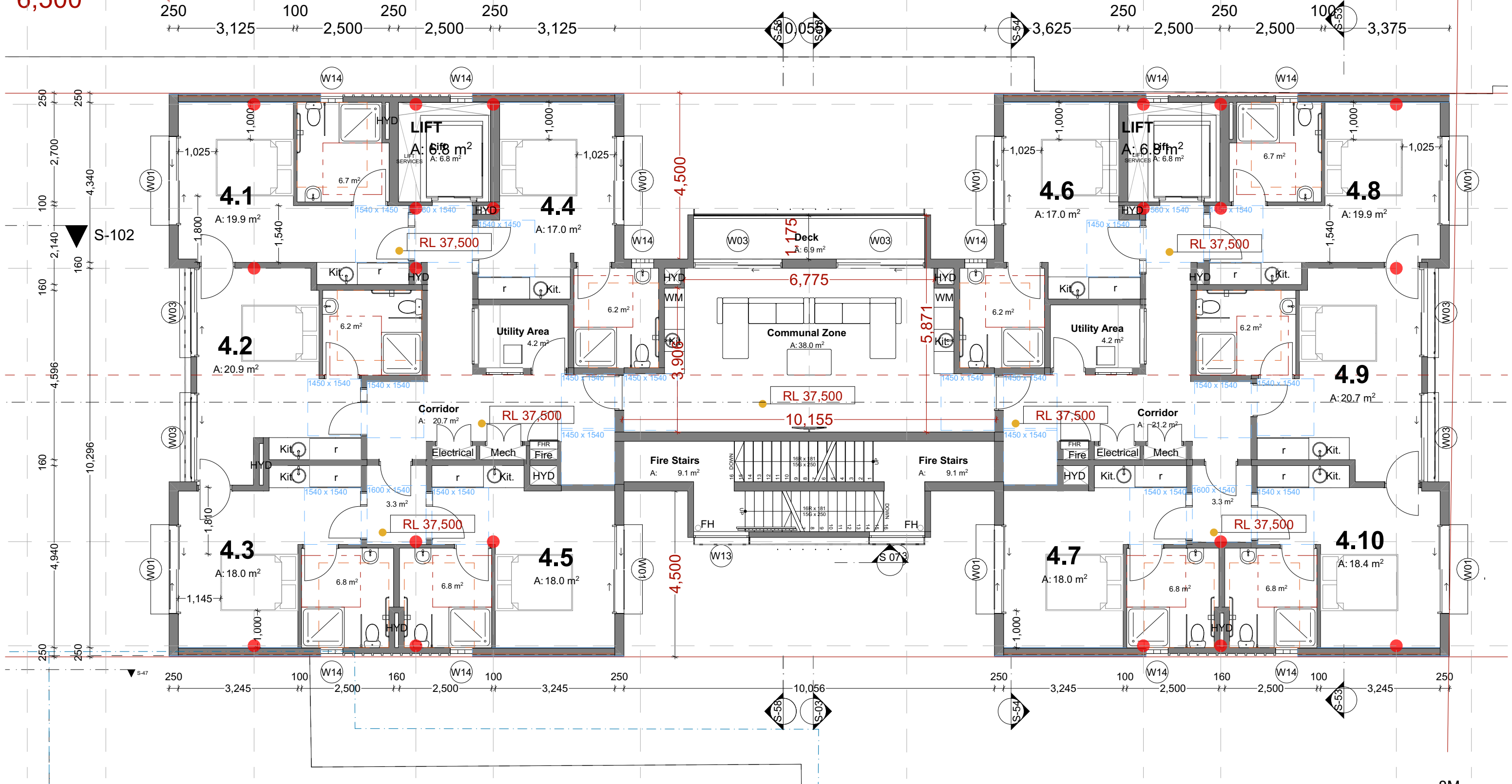
DRAWING TITLE
PROPOSED
FRANCIS STREET LEVEL 3
DRAWING NO. 4089/5.19
AMENDMENT DA

CONCRETE
SITE

-6,500

45,937

8M
SETBACK
FROM KERB



PROPOSED FISHER ROAD LEVEL 4 PLAN

1:100 @ A3



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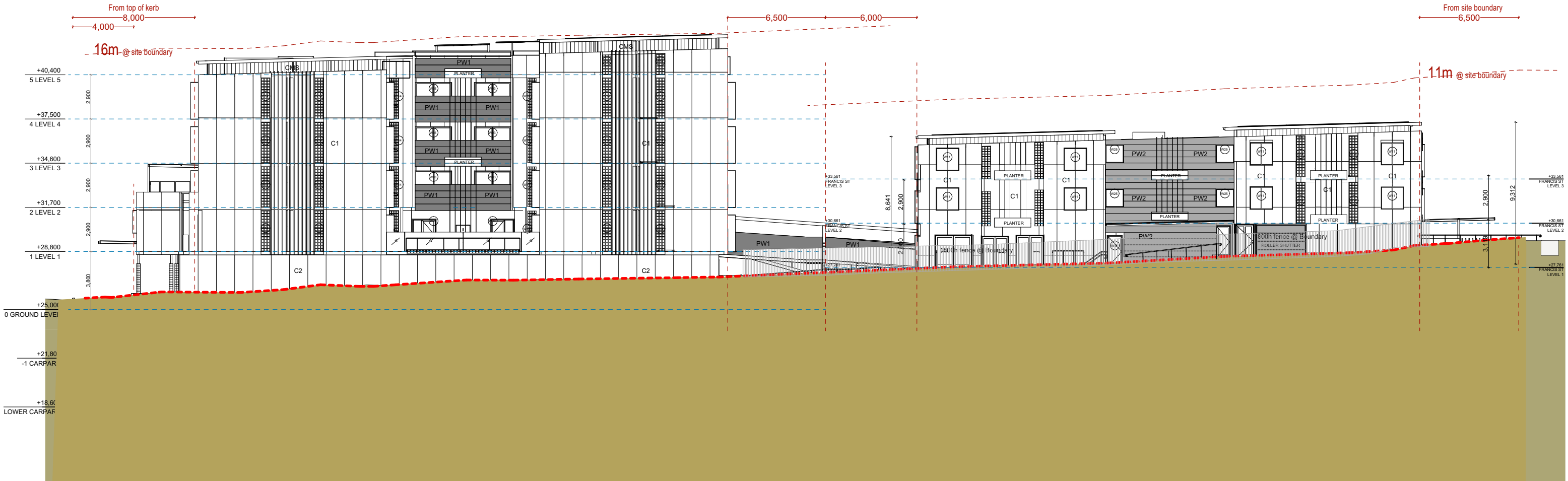
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CLIENT / ADDRESS
28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

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

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

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



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 Sheetting	FHR	Fire Hose Reel



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

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

DRAWING TITLE
**PROPOSED
NORTH SITE ELEVATION**
DRAWING NO. 4089/06.1
AMENDMENT DA

NOTES		BOARDING UNITS		AREA SCHEDULES					DEVELOPMENT STATISTICS			
ALL CARPARKING SPACES TO CONFORM WITH AS 2890.1 @ 2500mm x 5400mm												
SEPP 0.2/unit x 52	= 7 spaces	Francis Street	Basement	1 Manager	LOWER CARPARK	16.6	30.5	890.64	ZONE	B4 Mixed use & R3 Residential		
Manager	= 1 spaces		L1	2	UPPER CARPARK		16.6	26.7	1,013.58	DP	Lot 28 and 43 On DP 7413	
Cafe	= 2 spaces		L2	4	GROUND LEVEL FISHER RD			13.6	34.7	497.52	Site Area	1391.2m² (2 X 695.6m²)
Church	= 12 spaces		L3	4	LEVEL 1 FISHER RD	41.9	13.6	22.8	525.58	27.6	Council	Northern Beaches
Staff	= 6 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
Dis. general use	= 2 spaces		L1	11	LEVEL 3 FISHER RD	38	13.6	18.2	441.11	6.9	Area of Building	5,090.32m²
	= 29 Req. (31 supplied)		L2	10	LEVEL 4 FISHER RD	38	13.6	18.2	441.11	6.9		
Motorcycle Parking	= 12 spaces		L3	10	ROOFTOP LEVEL			6.7	181.32	174.5		
Bicycle Parking	= 15 spaces		L4	10	BASEMENT LEVEL FRANCIS ST	37.7	4.8		105.79			
			L5	2 (O.O.A)	LEVEL 1 FRANCIS ST		4.8	4.6	165.64			
			41 (+ 2 O.O.A)	LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46		FSR DELIVERED	2.91 : 1	
			51 (+1 Manager, 2 O.O.A)	LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46		Car Parking	31 Spaces, including 12 Disabled carpark	
					239.8 m²	127.1 m²	193.7 m²	5,090.32 m²	249.6 m²			

NOTES

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

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

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

BOARDING UNITS

AREA SCHEDULES

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

DEVELOPMENT STATISTICS

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



PROPOSED FRANCIS STREET NORTH ELEVATION

1:100 @ A3

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



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STAGE	DA

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

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

NOTES

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

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

Francis Street

Basement
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	1,013.58	
GROUND LEVEL FISHER RD		13.6	34.7	497.52	
LEVEL 1 FISHER RD	41.9	13.6	22.8	525.58	27.6
LEVEL 2 FISHER RD	38	13.6	18.2	441.11	33.7
LEVEL 3 FISHER RD	38	13.6	18.2	441.11	6.9
LEVEL 4 FISHER RD	38	13.6	18.2	441.11	6.9
ROOFTOP LEVEL		6.7		181.32	174.5
BASEMENT LEVEL FRANCIS ST	37.7	4.8		105.79	
LEVEL 1 FRANCIS ST		4.8	4.6	165.64	
LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46	
LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46	
	239.8 m²	127.1 m²	193.7 m²	5,090.32 m²	249.6 m²

DEVELOPMENT STATISTICS

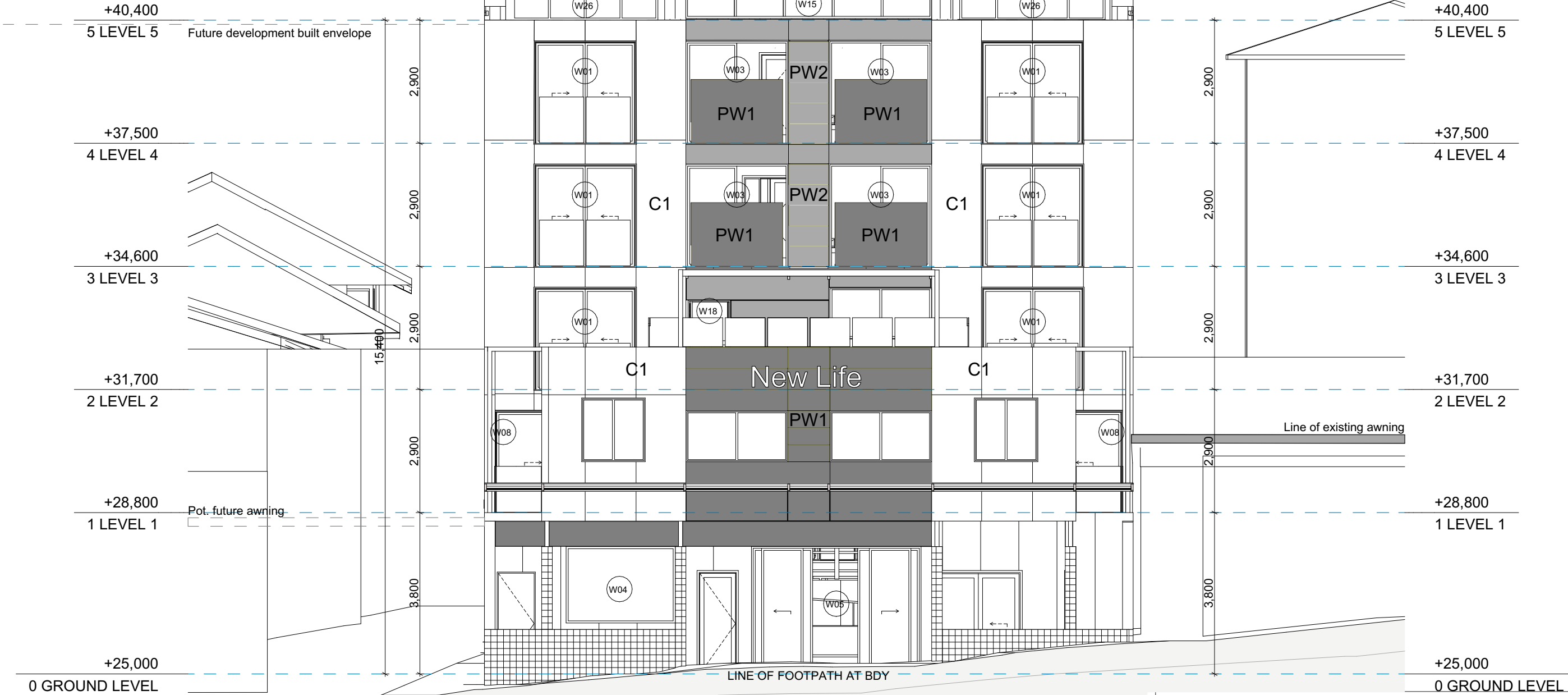
ZONE	B4 Mixed use & R3 Residential
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m² (2 X 695.6m²)
Council	Northern Beaches
Unit No.	51 Units + Manager & 2 O.O.A
Area of Building	5,090.32m²
FSR DELIVERED	2.91 : 1
Car Parking	31 Spaces, including 12 Disabled carparks

16m @ rear of Fisher Rd

16m @ rear of Fisher Rd

16m @ 8m kerb setback

16m @ 8m kerb setback



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 EAST ELEVATION FISHER ROAD

1:100 @ A3



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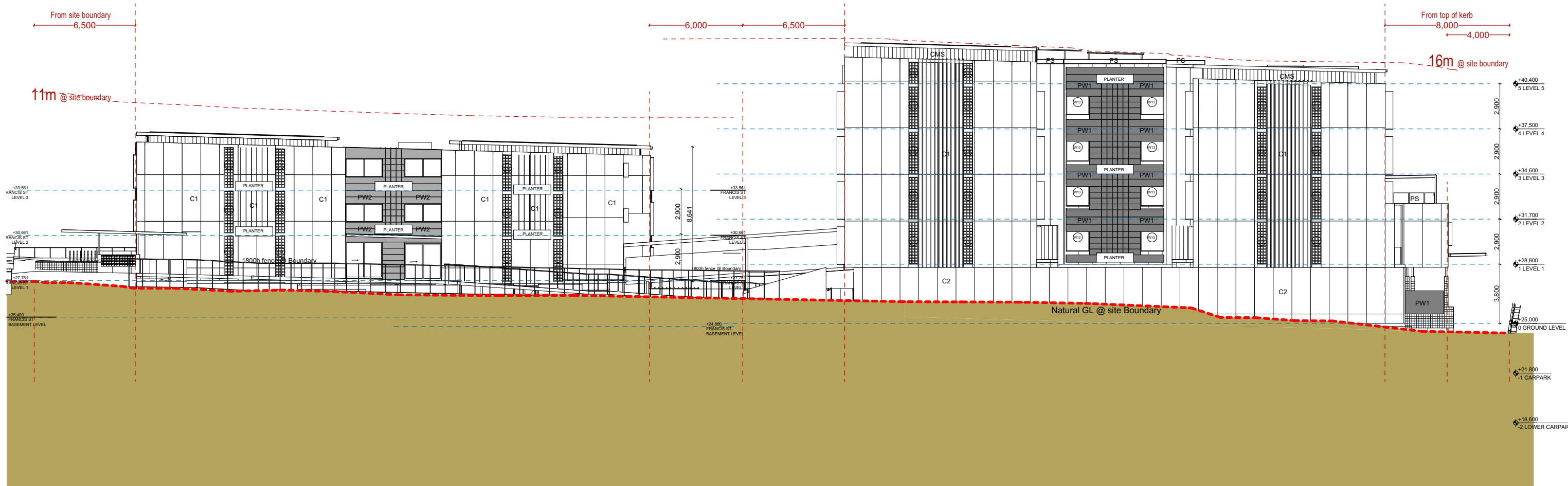
CLIENT / ADDRESS

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

DRAWING TITLE

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

NOTES		BOARDING UNITS		AREA SCHEDULES						DEVELOPMENT STATISTICS		
ALL CARPARKING SPACES TO CONFORM WITH AS 2890.1 @ 2500mm x 5400mm		Francis Street	Basement	1 Manager	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS	ZONE	B4 Mixed use & R3 Residential	
SEPP 0.2/unit x 52	= 7 spaces		L1	2		16.6	30.5	890.64		DP	Lot 28 and 43 On DP 7413	
Manager	= 1 spaces		L2	4		16.6	26.7	1,013.58		Site Area	1391.2m² (2 X 695.6m²)	
Cafe	= 2 spaces		L3	4		13.6	34.7	497.52		Council	Northern Beaches	
Church	= 12 spaces	Fisher Road	Ground	1 (+1 Manager)		13.6	22.8	525.58	27.6	Unit No.	51 Units + Manager & 2 O.O.A	
Staff	= 6 spaces		L1	11		38	13.6	18.2	441.11	33.7	Area of Building	5,090.32m²
Dis. general use	= 2 spaces		L2	10		38	13.6	18.2	441.11	6.9		
	= 29 Req. (31 supplied)		L3	10		38	13.6	18.2	441.11	6.9		
Motorcycle Parking	= 12 spaces		L4	10		ROOFTOP LEVEL	6.7		181.32	174.5		
Bicycle Parking	= 15 spaces		L5	2 (O.O.A)		BASEMENT LEVEL FRANCIS ST	37.7	4.8		105.79		
			L4	10	LEVEL 1 FRANCIS ST		4.8	4.6	165.64			
				2 (O.O.A)	LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46			
				41 (+ 2 O.O.A)	LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46			
				51 (+1 Manager, 2 O.O.A)		239.8 m²	127.1 m²	193.7 m²	5,090.32 m²	249.6 m²		



PROPOSED SOUTH ELEVATION

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

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

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

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

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

CLIENT / ADDRESS

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

DRAWING TITLE

PROPOSED

SOUTH ELEVATION

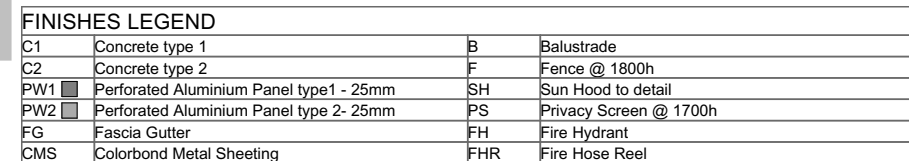
DRAWING NO. 4089/06.5
AMENDMENT DA

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

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

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

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



1:100 @ A3



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DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	DEVELOPMENT APPLICATION	JULY 22
DA	AMENDMENTS TO DA DRAWINGS	MARCH 23

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

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

CLIENT / ADDRESS

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

PROJECT

MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED
WEST ELEVATION FISHER ROAD

DRAWING NO. AMENDMENT
4089/06.6 DA

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

NOTES

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

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

BOARDING UNITS

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

AREA SCHEDULES

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

DEVELOPMENT STATISTICS

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



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

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

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

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

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

NOTES

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

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

BOARDING UNITS

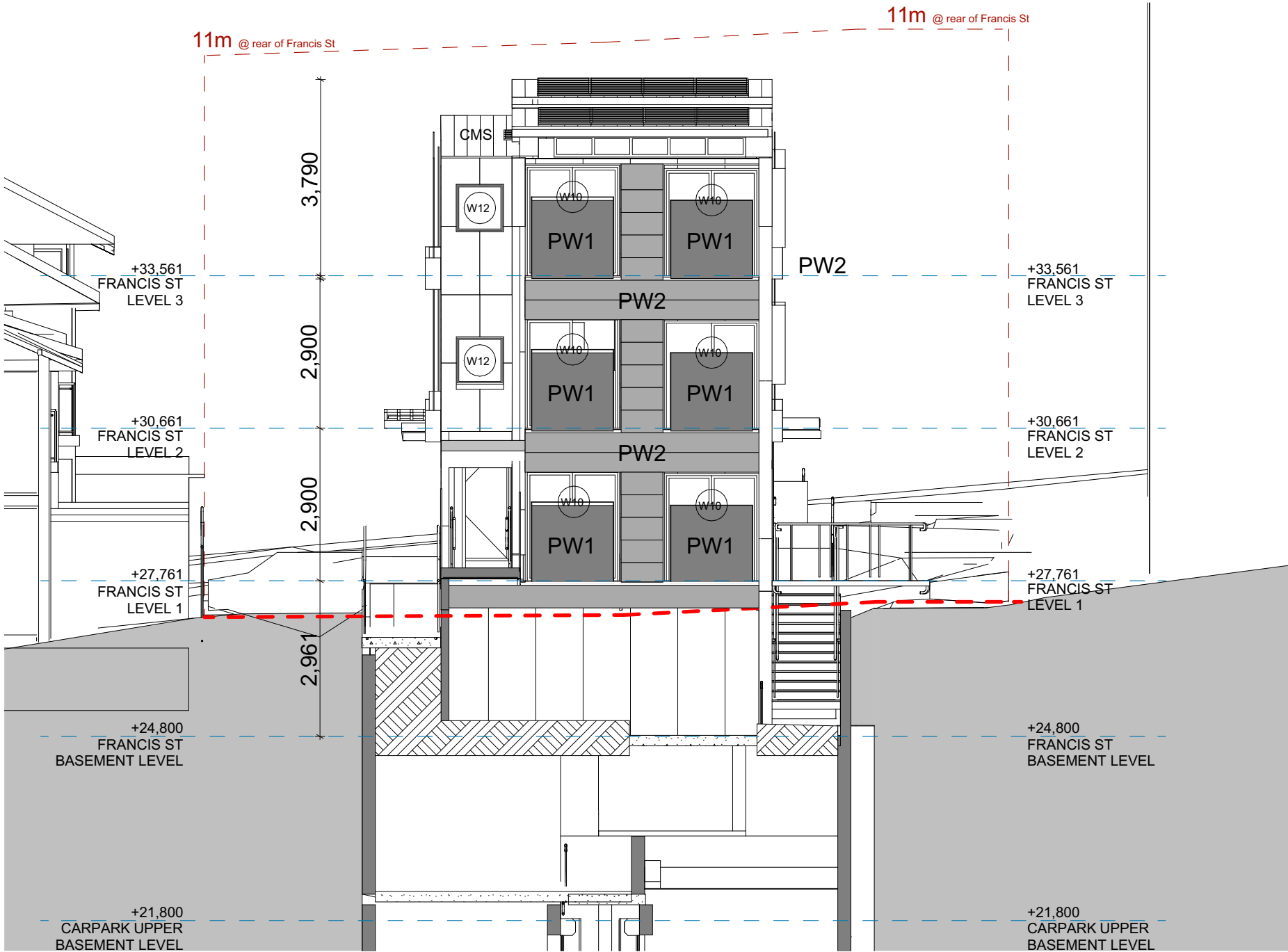
Francis Street	Basement	1 Manager
	L1	2
	L2	4
	L3	4
Fisher Road		10 (+ 1 Manager)
	Ground	1 (+1 Manager)
	L1	11
	L2	10
	L3	10
	L4	10
	L5	2 (O.O.A)
		41 (+ 2 O.O.A)
Total		51 (+1 Manager, 2 O.O.A)

AREA SCHEDULES

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

DEVELOPMENT STATISTICS

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



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

GENERAL NOTES
BUILDER TO CHECK AND VERIFY ALL
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MANUFACTURE OF COMPONENTS.
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SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS

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

DRAWING TITLE

PROPOSED
EAST ELEVATION FRANCIS STREET

DRAWING NO. 4089/06.8
AMENDMENT DA

NOTES

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

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

Francis Street

Basement
L1
L2
L3

1 Manager
2
4
4

Fisher Road

Ground
L1
L2
L3
L4
L5

1 (+1 Manager)

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

Total

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

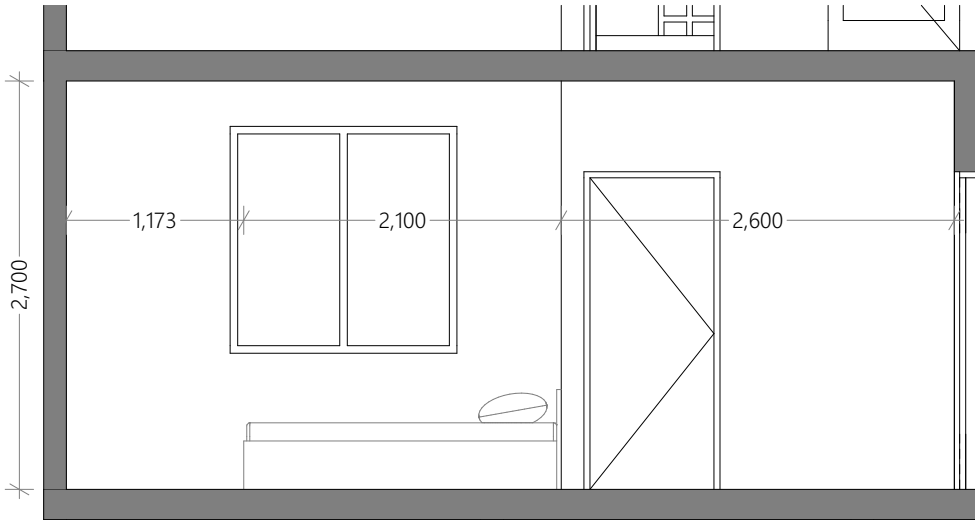
BOARDING UNITS

AREA SCHEDULES

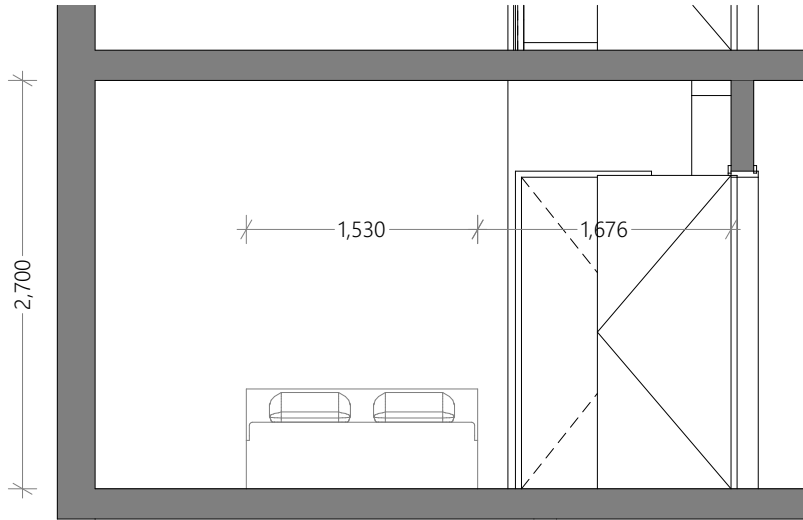
	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	1,013.58	
GROUND LEVEL FISHER RD		13.6	34.7	497.52	
LEVEL 1 FISHER RD	41.9	13.6	22.8	525.58	27.6
LEVEL 2 FISHER RD	38	13.6	18.2	441.11	33.7
LEVEL 3 FISHER RD	38	13.6	18.2	441.11	6.9
LEVEL 4 FISHER RD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

DEVELOPMENT STATISTICS

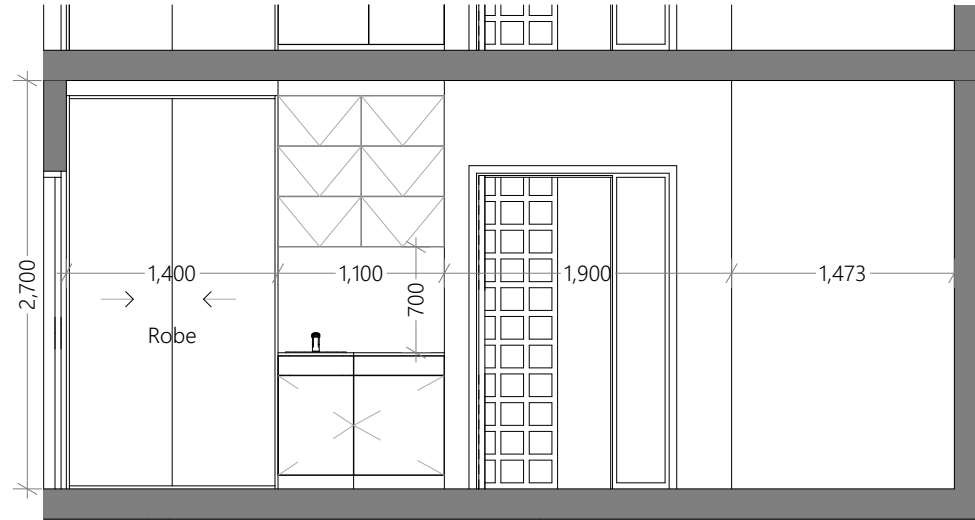
ZONE	B4 Mixed use & R3 Residential
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m² (2 X 695.6m²)
Council	Northern Beaches
Unit No.	51 Units + Manager & 2 O.O.A
Area of Building	5,090.32m²
FSR DELIVERED	2.91 : 1
Car Parking	31 Spaces, including 12 Disabled carpark



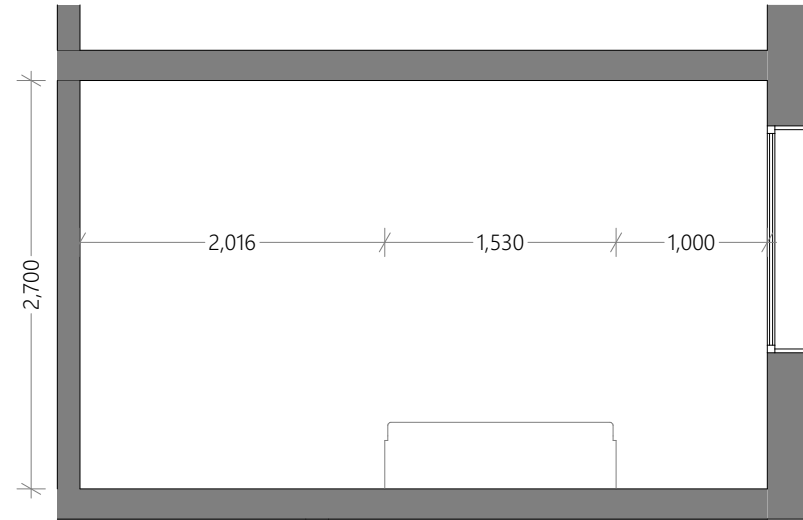
1.1 BEDROOM ELEVATION 1 1:50



1.1 BEDROOM ELEVATION 2 1:50



1.1 BEDROOM ELEVATION 3 1:50



1.1 BEDROOM ELEVATION 4 1:50

PROPOSED BEDROOM ELEVATIONS

@ A3



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

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

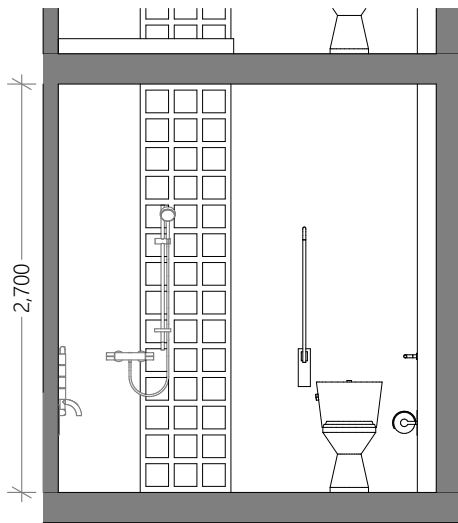
CLIENT / ADDRESS
**28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA**
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
**PROPOSED
BEDROOM ELEVATIONS**
DRAWING NO. AMENDMENT
4089/06.9 DA

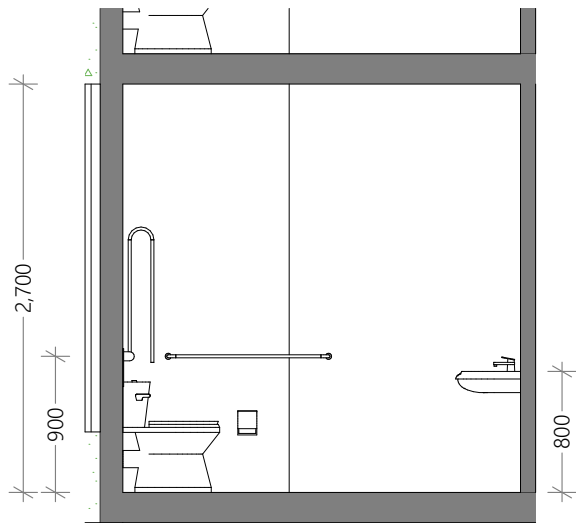
FINISHES LEGEND			
C1	Concrete type 1	B	Balustrade
C2	Concrete type 2	F	Fence @ 1800h
PW1	Perforated Aluminium Panel type1 - 25mm	SH	Sun Hood to detail
PW2	Perforated Aluminium Panel type 2- 25mm	PS	Privacy Screen @ 1700h
FG	Fascia Gutter	FH	Fire Hydrant
CMS	Colorbond Metal Sheetting	FHR	Fire Hose Reel

NOTES		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	= 7 spaces		L1	2	UPPER CARPARK		16.6	26.7	1,013.58		
Manager	= 1 spaces		L2	4	GROUND LEVEL FISHER RD			13.6	34.7	497.52	
Cafe	= 2 spaces		L3	4	LEVEL 1 FISHER RD	41.9	13.6	22.8	525.58	27.6	
Church	= 12 spaces	Fisher Road	Ground	1 (+1 Manager)	LEVEL 2 FISHER RD	38	13.6	18.2	441.11	33.7	
Staff	= 6 spaces		L1	11	LEVEL 3 FISHER RD	38	13.6	18.2	441.11	6.9	
Dis. general use	= 2 spaces		L2	10	LEVEL 4 FISHER RD	38	13.6	18.2	441.11	6.9	
	= 29 Req. (31 supplied)		L3	10	ROOFTOP LEVEL			6.7	181.32	174.5	
Motorcycle Parking	= 12 spaces		L4	10	BASEMENT LEVEL FRANCIS ST	37.7	4.8		105.79		
Bicycle Parking	= 15 spaces		L5	2 (O.O.A)	LEVEL 1 FRANCIS ST		4.8	4.6	165.64		
				41 (+ 2 O.O.A)	LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46		
				51 (+1 Manager, 2 O.O.A)	LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46		
		Total				239.8 m²	127.1 m²	193.7 m²	5,090.32 m²	249.6 m²	

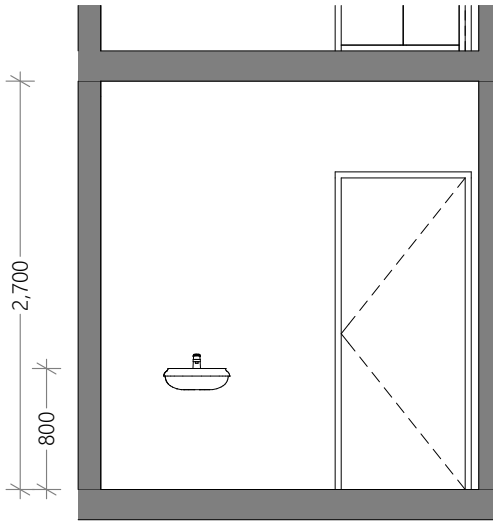
ZONE	B4 Mixed use & R3 Residential
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Council	Northern Beaches
Unit No.	51 Units + Manager & 2 O.O.A
Area of Building	5,090.32m²
FSR DELIVERED	2.91 : 1
Car Parking	31 Spaces, including 12 Disabled carpark



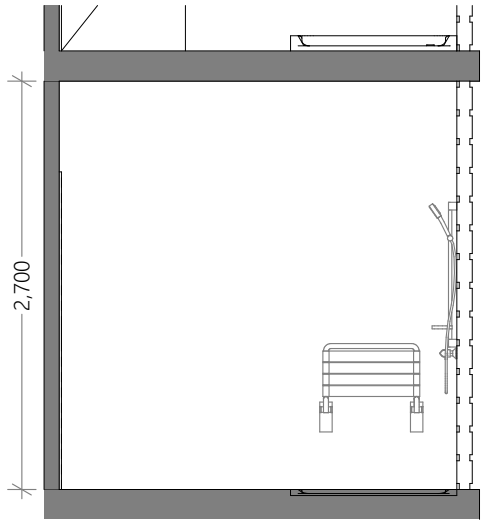
BATHROOM 1 ELEVATION 1 1:50



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 Sheetting	FHR	Fire Hose Reel

PROPOSED BATHROOM ELEVATIONS

@ A3



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DA	AMENDMENTS TO DA DRAWINGS	MARCH.23

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

CLIENT / ADDRESS

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

DRAWING TITLE
PROPOSED BATHROOM ELEVATIONS

DRAWING NO.	AMENDMENT
4089/06.10	DA

NOTES

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

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

Francis Street

Basement
L1
L2
L3

1 Manager
2
4
4

Fisher Road

Ground
L1
L2
L3
L4
L5

1 (+1 Manager)

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

Total

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

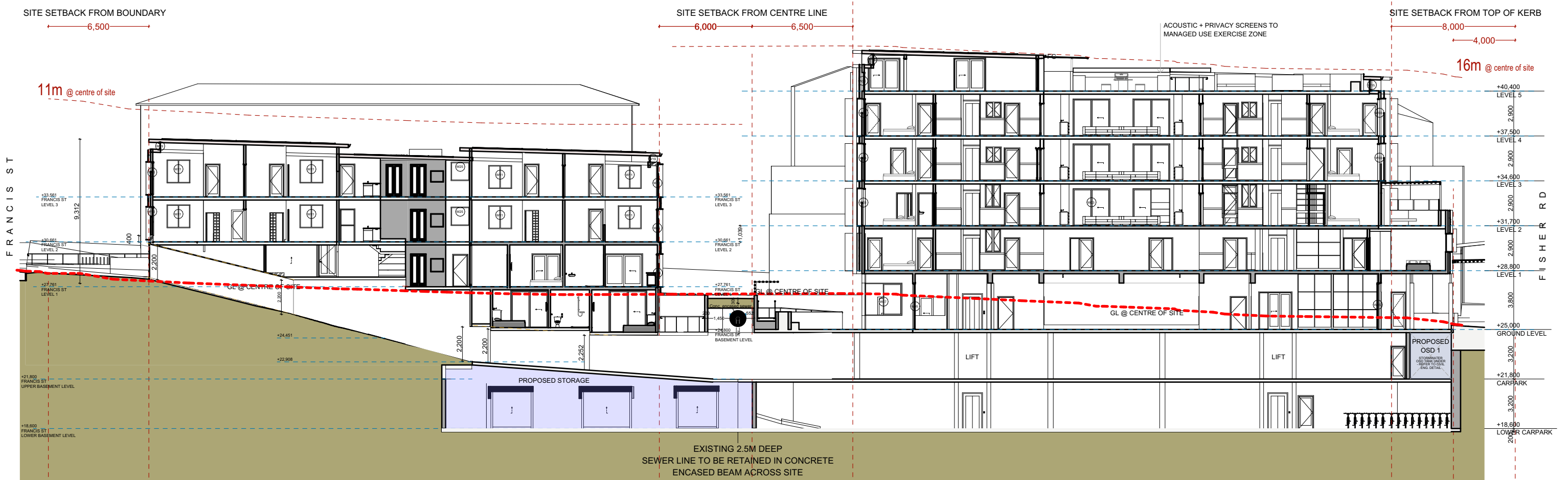
BOARDING UNITS

AREA SCHEDULES

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

DEVELOPMENT STATISTICS

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



PROPOSED SECTION THROUGH CENTRE OF SITE

1:250 @ A3



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

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

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

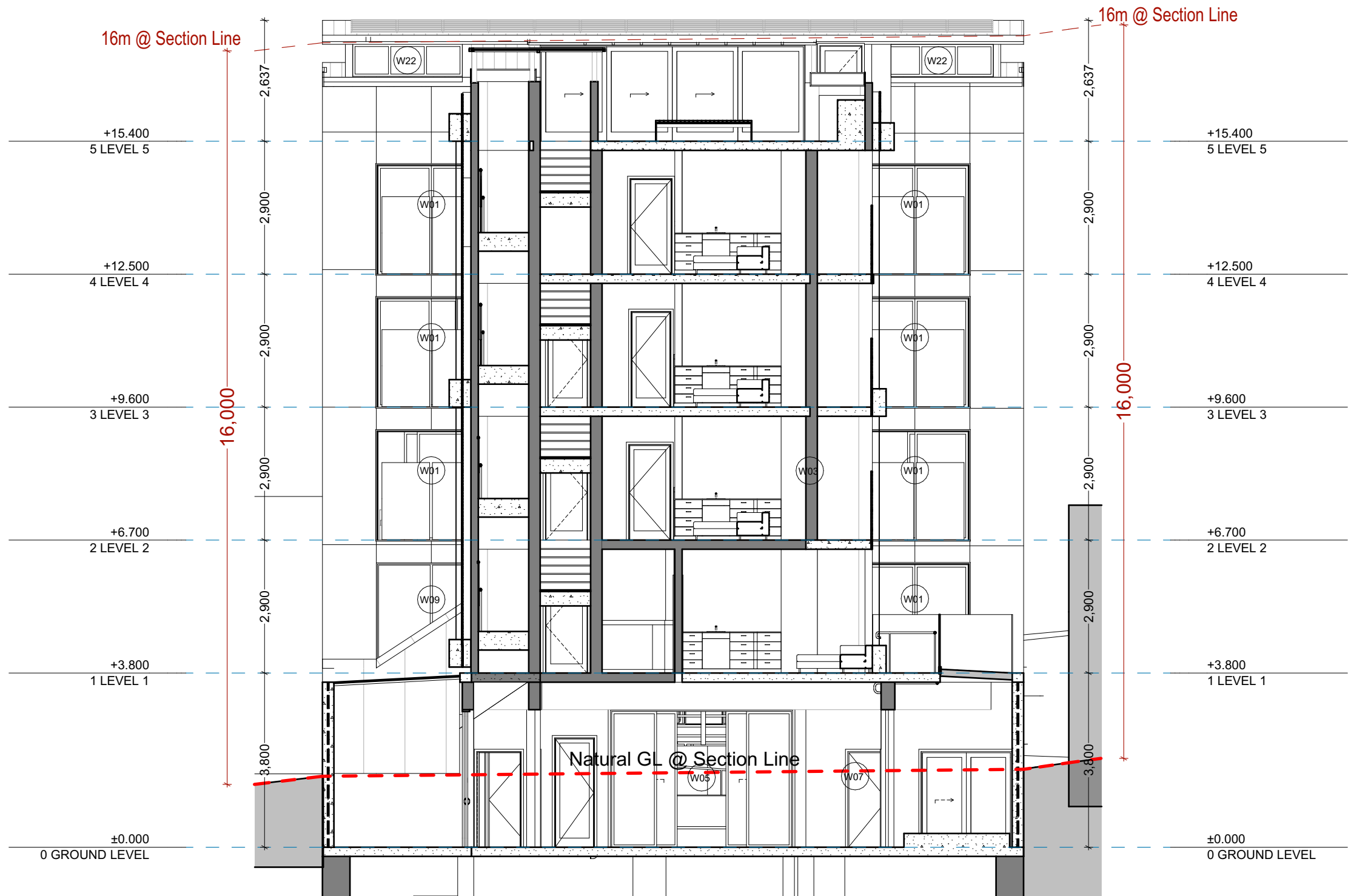
CLIENT / ADDRESS

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

DRAWING TITLE

PROPOSED
SECTION THROUGH CENTRE OF SITE
DRAWING NO. 4089/07.1
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		COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS	ZONE	B4 Mixed use & R3 Residential
SEPP 0.2/unit x 52 = 7 spaces				L1	2	UPPER CARPARK			16.6	30.5	890.64		DP	Lot 28 and 43 On DP 7413
Manager = 1 spaces				L2	4	GROUND LEVEL FISHER RD			16.6	26.7	1,013.58		Site Area	1391.2m² (2 X 695.6m²)
Cafe = 2 spaces				L3	4	LEVEL 1 FISHER RD	41.9		13.6	22.8	525.58	27.6	Council	Northern Beaches
Church = 12 spaces			Fisher Road	Ground	1 (+1 Manager)	LEVEL 2 FISHER RD	38		13.6	18.2	441.11	33.7	Unit No.	51 Units + Manager & 2 O.O.A
Staff = 6 spaces				L1	11	LEVEL 3 FISHER RD	38		13.6	18.2	441.11	6.9	Area of Building	5,090.32m²
Dis. general use = 2 spaces				L2	10	LEVEL 4 FISHER RD	38		13.6	18.2	441.11	6.9		
= 29 Req. (31 supplied)				L3	10	ROOFTOP LEVEL			6.7		181.32	174.5		
Motorcycle Parking = 12 spaces				L4	10	BASEMENT LEVEL FRANCIS ST	37.7		4.8		105.79			
Bicycle Parking = 15 spaces				L5	2 (O.O.A)	LEVEL 1 FRANCIS ST			4.8	4.6	165.64			
					41 (+ 2 O.O.A)	LEVEL 2 FRANCIS ST	23.1		4.8	9.9	193.46		FSR DELIVERED	2.91 : 1
					51 (+1 Manager, 2 O.O.A)	LEVEL 3 FRANCIS ST	23.1		4.8	9.9	193.46		Car Parking	31 Spaces, including 12 Disabled carparks
			Total					239.8 m²	127.1 m²	193.7 m²	5,090.32 m²	249.6 m²		



PROPOSED EAST SUN SLOT SECTION

@ A3



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

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

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

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

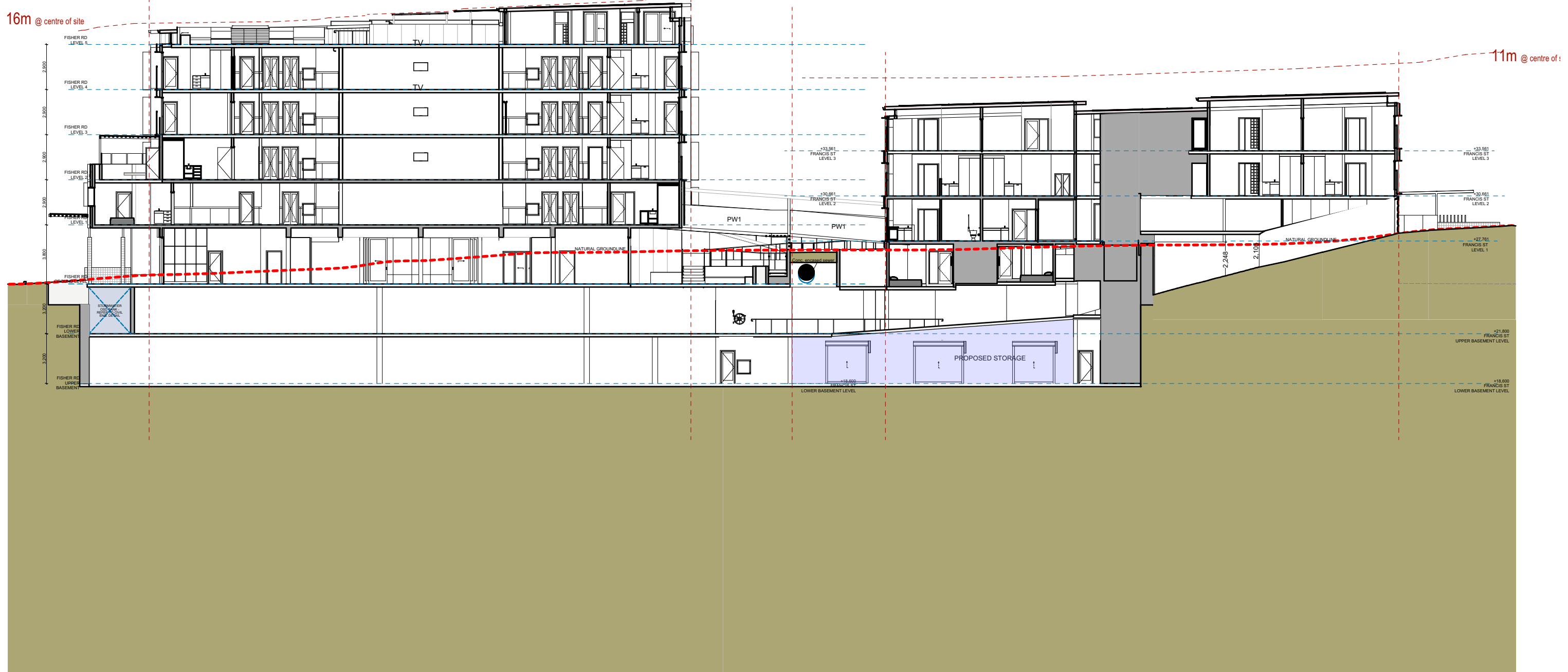
DRAWING TITLE
PROPOSED
EAST SUN SLOT SECTION
DRAWING NO. 4089/07.2
AMENDMENT DA

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

BOARDING UNITS

AREA SCHEDULES

DEVELOPMENT STATISTICS



1:250 @ A3



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DA	DEVELOPMENT APPLICATION	16.12.20
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DA	DEVELOPMENT APPLICATION	JULY.22
DA	AMENDMENTS TO DA DRAWINGS	MARCH.23

GENERAL NOTES
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CLIENT / ADDRESS

DRAWING TITLE
PROPOSED
LONG SECTION 02

DRAWING NO. AMENDMENT
4089/07.3 DA

NOTES

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

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

Francis Street

Basement
L1
L2
L3

1 Manager
2
4
4
10 (+ 1 Manager)

Fisher Road

Ground
L1
L2
L3
L4
L5

1 (+1 Manager)

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

Total

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

BOARDING UNITS

AREA SCHEDULES

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

DEVELOPMENT STATISTICS

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

SITE SETBACK FROM TOP OF KERB

SITE SETBACK FROM CENTRE LINE

16m @ centre of site

11m @ centre of site

NATURAL GROUNDLINE

Cont. encased sewer

PROPOSED NORTHERN PODIUM SECTION

1:250 @ A3



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

GENERAL NOTES
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PRIOR TO COMMENCEMENT OF WORK AND/OR
MANUFACTURE OF COMPONENTS.
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OTHER RELEVANT AUTHORITY REQUIREMENTS.

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

CLIENT / ADDRESS

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

DRAWING TITLE

PROPOSED

NORTHERN PODIUM SECTION

DRAWING NO. 4089/07.4
AMENDMENT DA

NOTES

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

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

Francis Street

Basement
L1
L2
L3

1 Manager
2
4
4
10 (+ 1 Manager)

Fisher Road

Ground
L1
L2
L3
L4
L5

1 (+1 Manager)

11
10
10
10
2 (O.O.A)
41 (+ 2 O.O.A)
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	1,013.58	
GROUND LEVEL FISHER RD		13.6	34.7	497.52	
LEVEL 1 FISHER RD	41.9	13.6	22.8	525.58	27.6
LEVEL 2 FISHER RD	38	13.6	18.2	441.11	33.7
LEVEL 3 FISHER RD	38	13.6	18.2	441.11	6.9
LEVEL 4 FISHER RD	38	13.6	18.2	441.11	6.9
ROOFTOP LEVEL		6.7		181.32	174.5
BASEMENT LEVEL FRANCIS ST	37.7	4.8		105.79	
LEVEL 1 FRANCIS ST		4.8	4.6	165.64	
LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46	
LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46	
	239.8 m²	127.1 m²	193.7 m²	5,090.32 m²	249.6 m²

DEVELOPMENT STATISTICS

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

SITE SETBACK FROM TOP OF KERB

SITE SETBACK FROM CENTRE LINE

16m @ centre of site

11m @ centre of site

NATURAL GROUNDLINE

Conc. encased sewer

PROPOSED LONG SECTION 03

1:250 @ A3



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

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

CLIENT / ADDRESS

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

DRAWING TITLE

PROPOSED
LONG SECTION 03

DRAWING NO. 4089/07.5
AMENDMENT DA



PROPOSED CONCRETE ENCASED SEWER CROSS SECTION

1:100 @ A3



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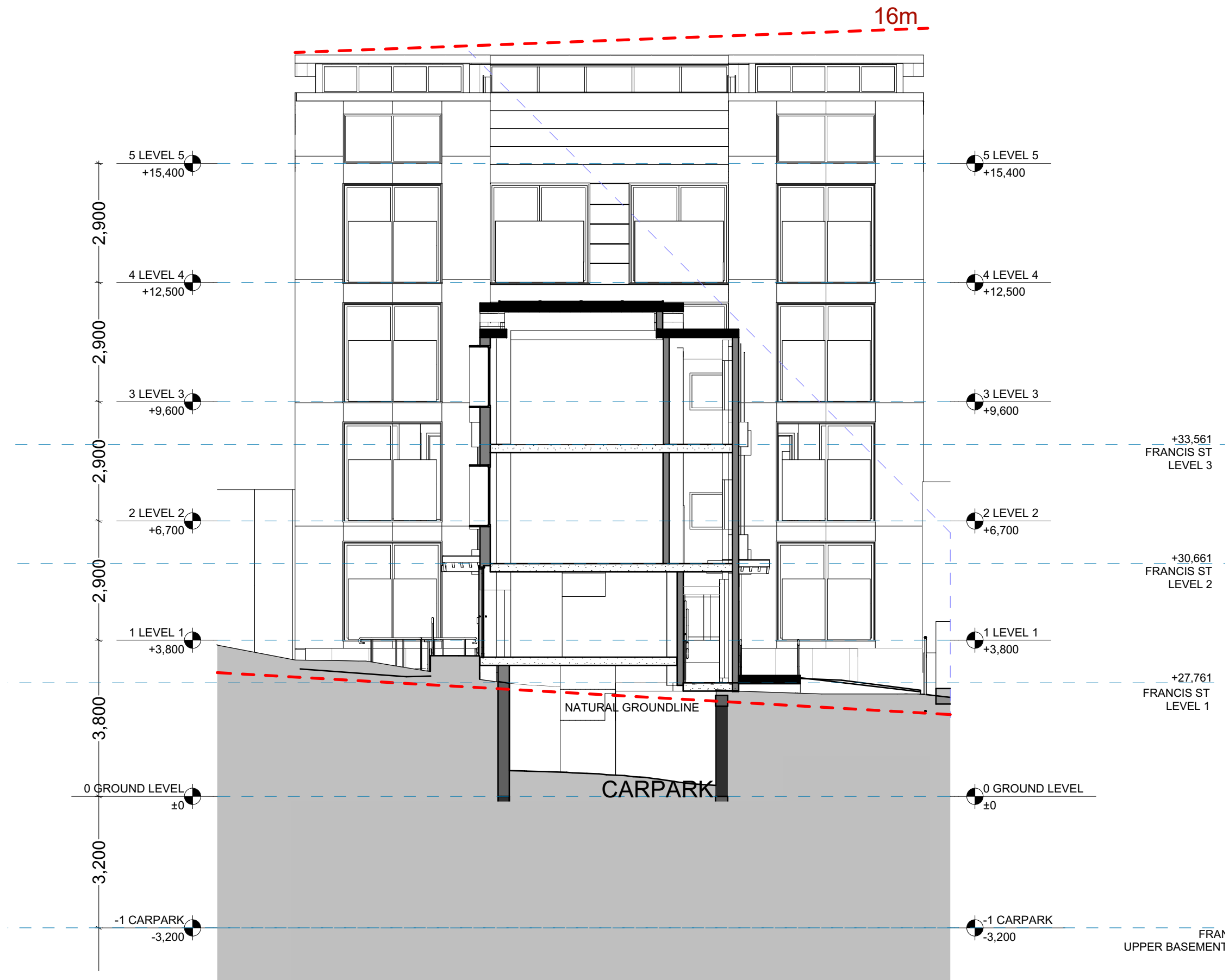
ISSUE	AMENDMENT DETAILS	DATE
CD	CONCEPT DESIGN	26.06.17
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DA	AMENDMENTS TO DA DRAWINGS	MARCH.23

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

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

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



PROPOSED FRANCIS STREET CROSS SECTION

1:100 @ A3



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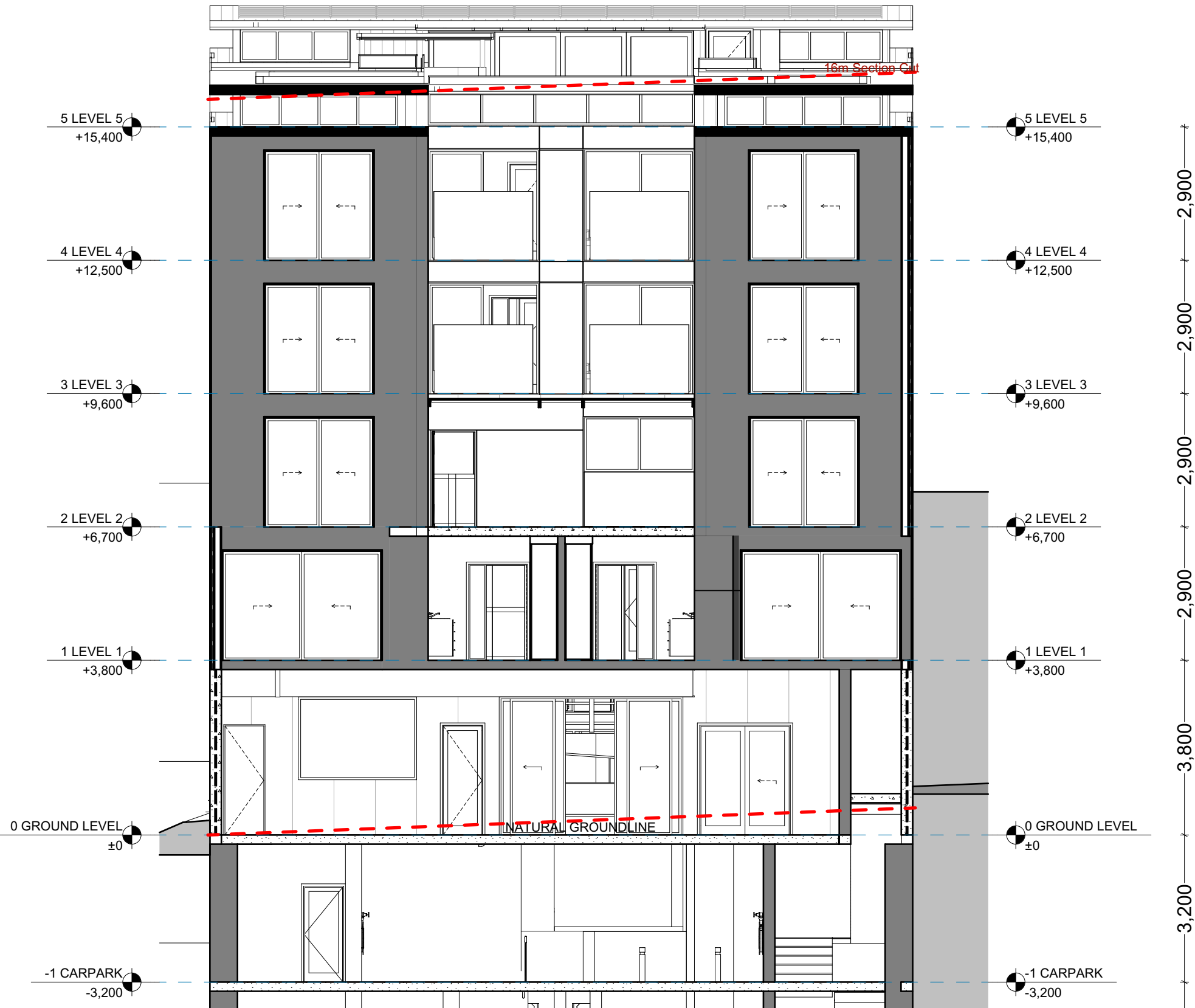
ISSUE	AMENDMENT DETAILS	DATE
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SCALE	As shown
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DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

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

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

DRAWING TITLE
PROPOSED
FISHER ROAD CROSS SECTION
DRAWING NO. 4089/07.8
AMENDMENT DA

NOTES

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

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

Francis Street

Basement	1 Manager
L1	2
L2	4
L3	4
	10 (+ 1 Manager)

Fisher Road

Ground	1 (+1 Manager)
L1	11
L2	10
L3	10
L4	10
L5	2 (O.O.A)
	41 (+ 2 O.O.A)
Total	51 (+1 Manager, 2 O.O.A)

BOARDING UNITS

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
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UPPER CARPARK		16.6	26.7	1,013.58	
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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	5,090.32m²
FSR DELIVERED	2.91 : 1
Car Parking	31 Spaces, including 12 Disabled carparks

SITE SETBACK FROM TOP OF KERB

SITE SETBACK FROM CENTRE LINE

16m @ centre of site



PROPOSED NORTH SECTION

1:250 @ A3



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

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

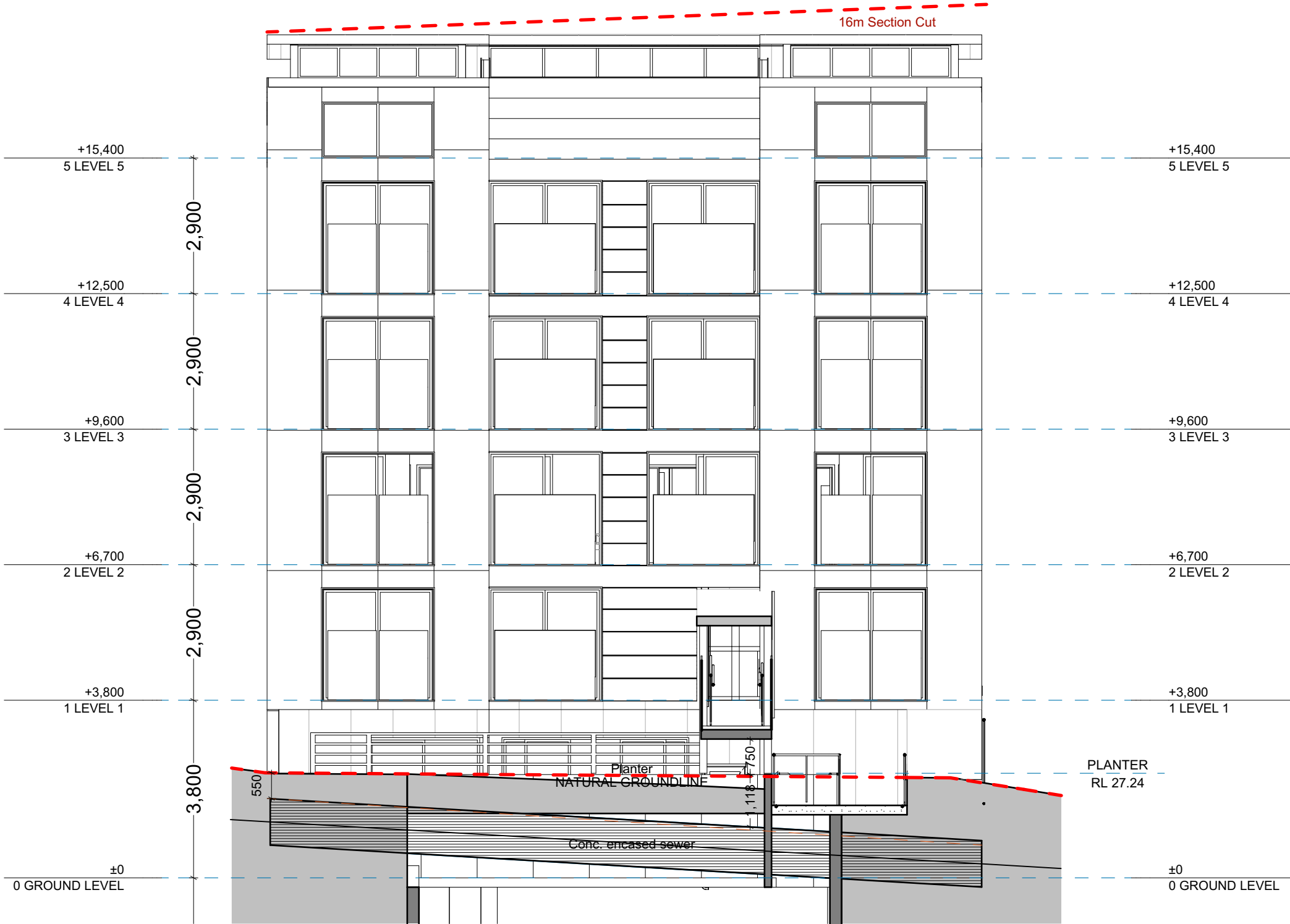
CLIENT / ADDRESS

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

DRAWING TITLE
PROPOSED
NORTH SECTION

DRAWING NO. 4089/07.9
AMENDMENT DA

NOTES		BOARDING UNITS		AREA SCHEDULES						DEVELOPMENT STATISTICS			
ALL CARPARKING SPACES TO CONFORM WITH AS 2890.1 @ 2500mm x 5400mm		Francis Street	Basement	1 Manager	LOWER CARPARK		16.6	30.5	890.64		ZONE	B4 Mixed use & R3 Residential	
SEPP 0.2/unit x 52	= 7 spaces		L1	2	UPPER CARPARK		16.6	26.7	1,013.58		DP	Lot 28 and 43 On DP 7413	
Manager	= 1 spaces		L2	4	GROUND LEVEL FISHER RD			13.6	34.7	497.52		Site Area	1391.2m ² (2 X 695.6m ²)
Cafe	= 2 spaces		L3	4	LEVEL 1 FISHER RD	41.9	13.6	22.8	525.58	27.6	Council	Northern Beaches	
Church	= 12 spaces	Fisher Road	Ground	1 (+1 Manager)	LEVEL 2 FISHER RD	38	13.6	18.2	441.11	33.7	Unit No.	51 Units + Manager & 2 O.O.A	
Staff	= 6 spaces		L1	11	LEVEL 3 FISHER RD	38	13.6	18.2	441.11	6.9	Area of Building	5,090.32m ²	
Dis. general use	= 2 spaces		L2	10	LEVEL 4 FISHER RD	38	13.6	18.2	441.11	6.9			
	= 29 Req. (31 supplied)		L3	10	ROOFTOP LEVEL		6.7		181.32	174.5			
Motorcycle Parking	= 12 spaces		L4	10	BASEMENT LEVEL FRANCIS ST	37.7	4.8		105.79				
Bicycle Parking	= 15 spaces		L5	2 (O.O.A)	LEVEL 1 FRANCIS ST		4.8	4.6	165.64		FSR DELIVERED	2.91 : 1	
			41 (+ 2 O.O.A)	LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46		Car Parking	31 Spaces, including 12 Disabled car parks		
		Total	51 (+1 Manager, 2 O.O.A)	LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46					
					239.8 m ²	127.1 m ²	193.7 m ²	5,090.32 m ²	249.6 m ²				



PROPOSED SEWER PIPE CROSS SECTION

@ A3



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

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

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

DRAWING TITLE
PROPOSED
SEWER PIPE CROSS SECTION
DRAWING NO. 4089/07.10
AMENDMENT DA

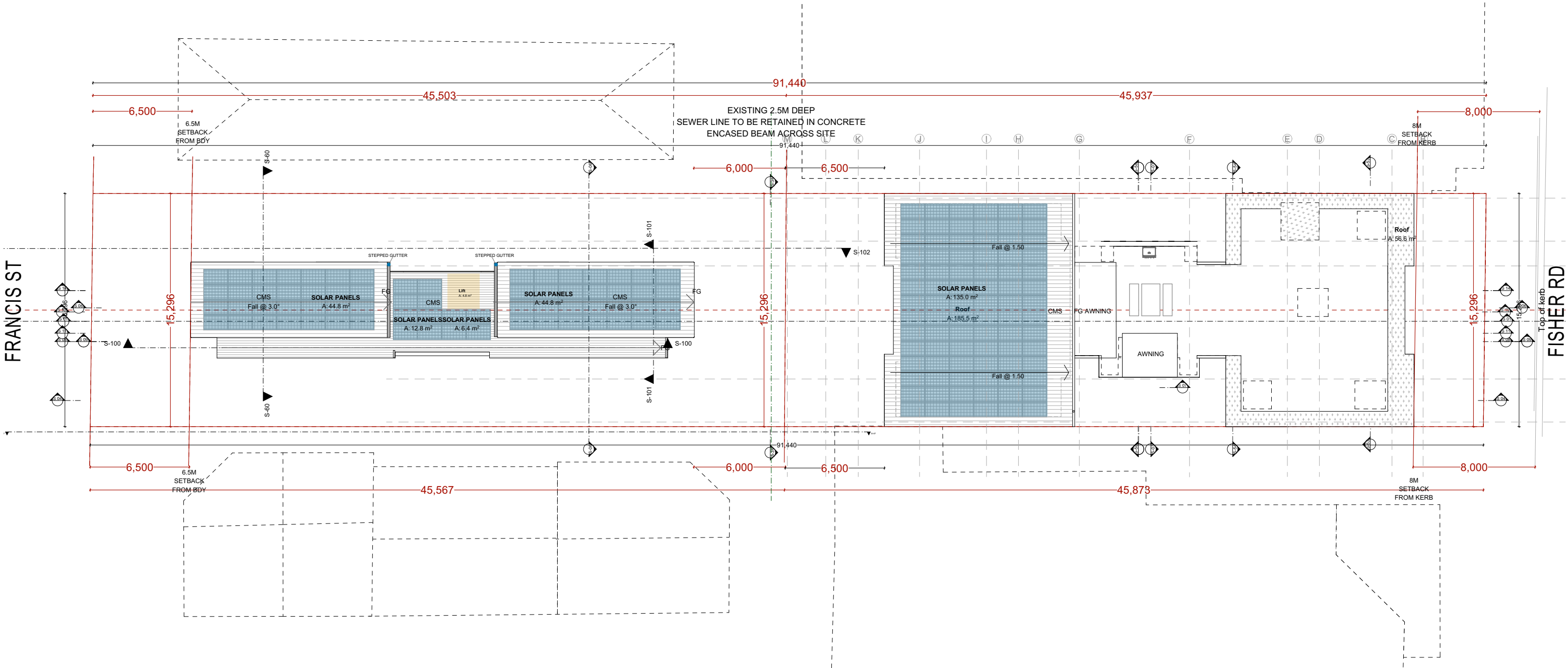
ALL CARPARKING SPACES TO CONFORM WITH
AS 2890.1 @ 2500mm x 5400mm

BOARDING UNITS

AREA SCHEDULES

DEVELOPMENT STATISTICS





PROPOSED ROOFTOP SOLAR PANEL LAYOUT PLAN



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DRAWN	WPC
DATE	MARCH 2023
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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
ROOFTOP SOLAR PANEL
LAYOUT PLAN
DRAWING NO. 4089/08.1
AMENDMENT DA

NOTES

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

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

BOARDING UNITS

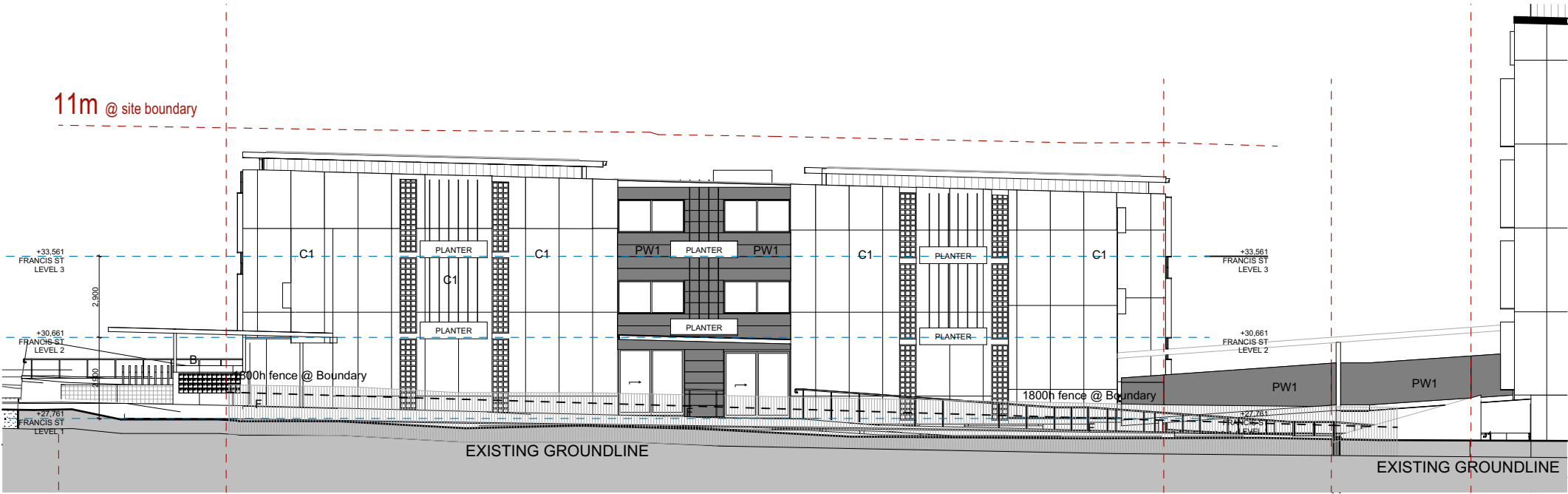
Francis Street	Basement	1 Manager
	L1	2
	L2	4
	L3	4
		10 (+ 1 Manager)
Fisher Road	Ground	1 (+1 Manager)
	L1	11
	L2	10
	L3	10
	L4	10
	L5	2 (O.O.A)
		41 (+ 2 O.O.A)
Total		51 (+1 Manager, 2 O.O.A)

AREA SCHEDULES

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

DEVELOPMENT STATISTICS

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



PROPOSED BOUNDARY FENCE DETAILS

1:200 @ A3



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

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

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



21 June @ 10 am

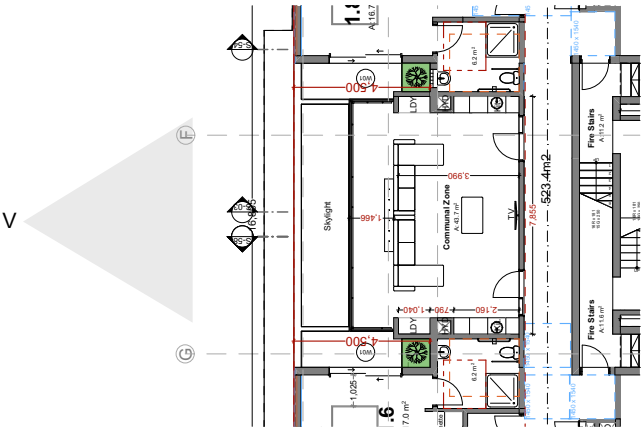


21 June @ 11 am



21 June @ 12 PM

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

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

DRAWING TITLE
PROPOSED
COMMUNAL AREA SUN
SHADOW STUDY
DRAWING NO. 4089/08.3
AMENDMENT
DA

NOTES

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

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

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

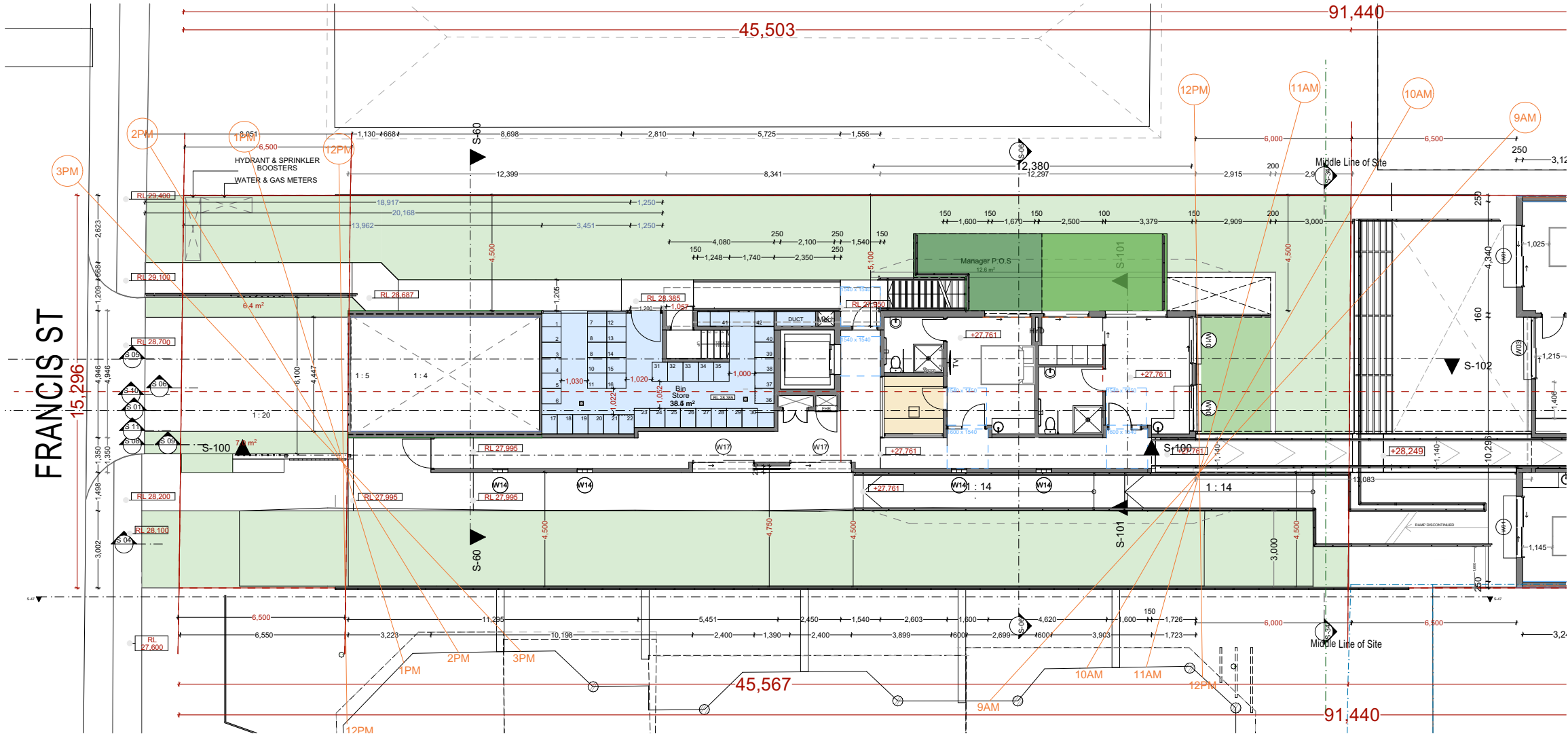
BOARDING UNITS

AREA SCHEDULES

	COMMON	LIFTS	FIRE STAIRS	BUILDING AREA	DECKS
LOWER CARPARK		16.6	30.5	890.64	
UPPER CARPARK		16.6	26.7	1,013.58	
GROUND LEVEL FISHER RD		13.6	34.7	497.52	
LEVEL 1 FISHER RD	41.9	13.6	22.8	105.79	27.6
LEVEL 2 FISHER RD	38.0	13.6	18.2	441.11	33.7
LEVEL 3 FISHER RD	38.0	13.6	18.2	441.11	6.9
LEVEL 4 FISHER RD	38.0	13.6	18.2	441.11	6.9
ROOFTOP LEVEL		6.7		181.32	174.5
BASEMENT LEVEL FRANCIS ST	37.7	4.8		105.79	
LEVEL 1 FRANCIS ST		4.8	4.6	165.64	
LEVEL 2 FRANCIS ST	23.1	4.8	9.9	193.46	
LEVEL 3 FRANCIS ST	23.1	4.8	9.9	193.46	
		239.8 m ²	127.1 m ²	193.7 m ²	5,090.32 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	5,090.32m ²
FSR DELIVERED	2.91 : 1
Car Parking	31 Spaces, including 12 Disabled carparks



WINDOW SCHEDULE				
Name	W x H Dimensions	Specification	No.	Type
W01	2,400x2,400		28	Door
W01	900x2,100		1	Door
W02	1,500x1,500		2	Window
W03	2,400x2,400		17	Door
W04	2,575x1,800		1	Window
W05	4,000x3,000	Aluminium-framed stackable sliding double glazed doors	2	Door
W07	2,400x2,100		2	Window
W08	3,500x2,400		8	Window
W09	1,500x2,100		1	Door
W09	2,400x2,100		2	Window
W10	1,500x2,100		1	Door
W10	1,800x1,550		2	Door
W10	1,800x2,100		8	Door
W10	900x2,100		1	Door
W11	1,500x1,500		8	Window
W11	900x2,100		1	Door
W12	1,500x2,100		1	Door
W12	900x2,100		1	Door
W12	900x900		4	Window
W13	1,500x1,500		8	Window
W13	1,500x2,100		1	Door
W14	1,900x2,700		1	Window
W14	600x2,300		2	Window
W14	5,795x1,400		2	Window
W14	600x2,700		59	Window
W14	950x2,100		2	Door
W15	2,303x2,700		1	Window



PROPOSED SOLAR ACCESS DIAGRAM PLAN

@ A3



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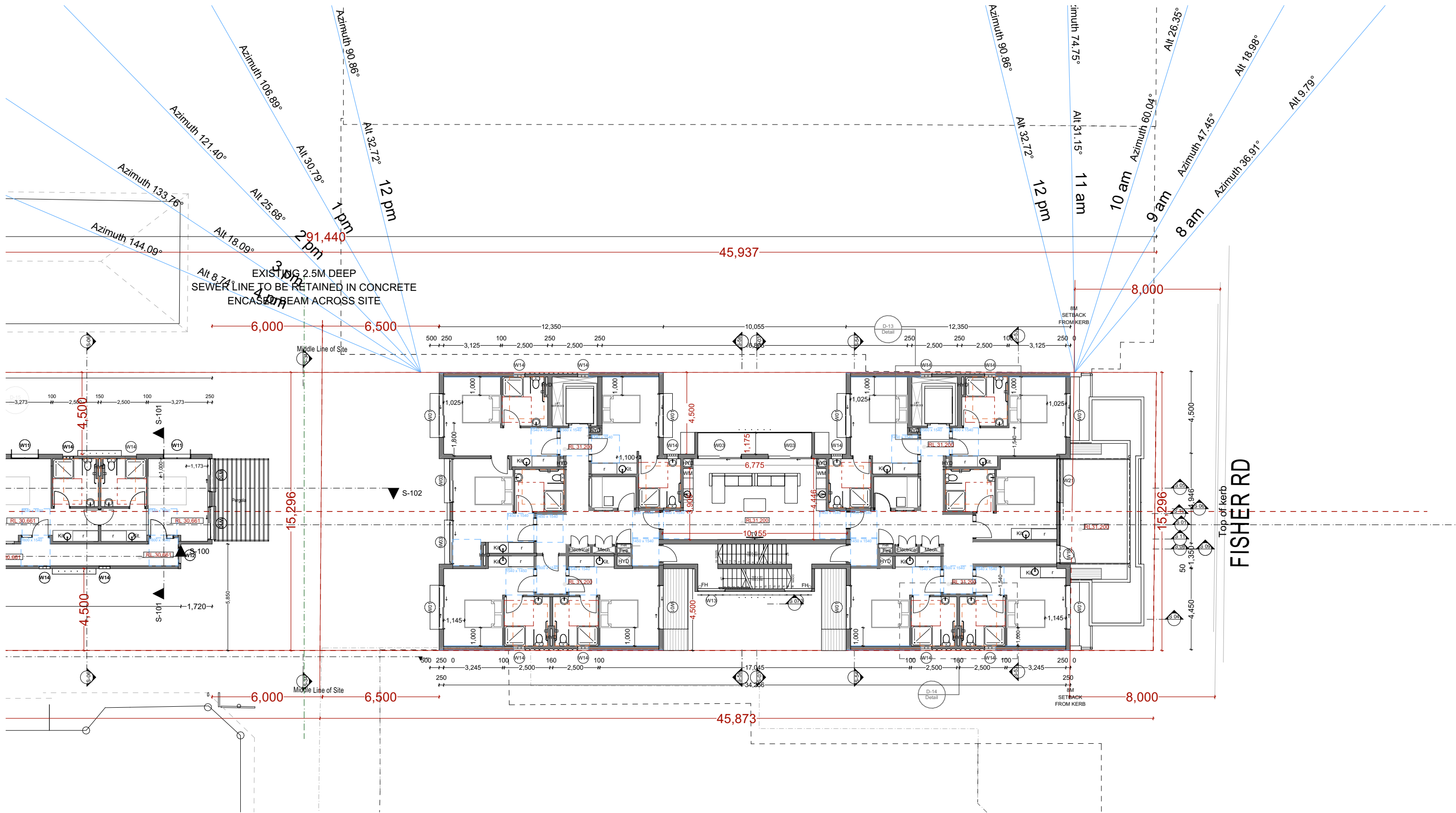
ISSUE	AMENDMENT DETAILS	DATE
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SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

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

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



PROPOSED FISHER ROAD 21 JUNE SOLAR ACCESS DIAGRAM



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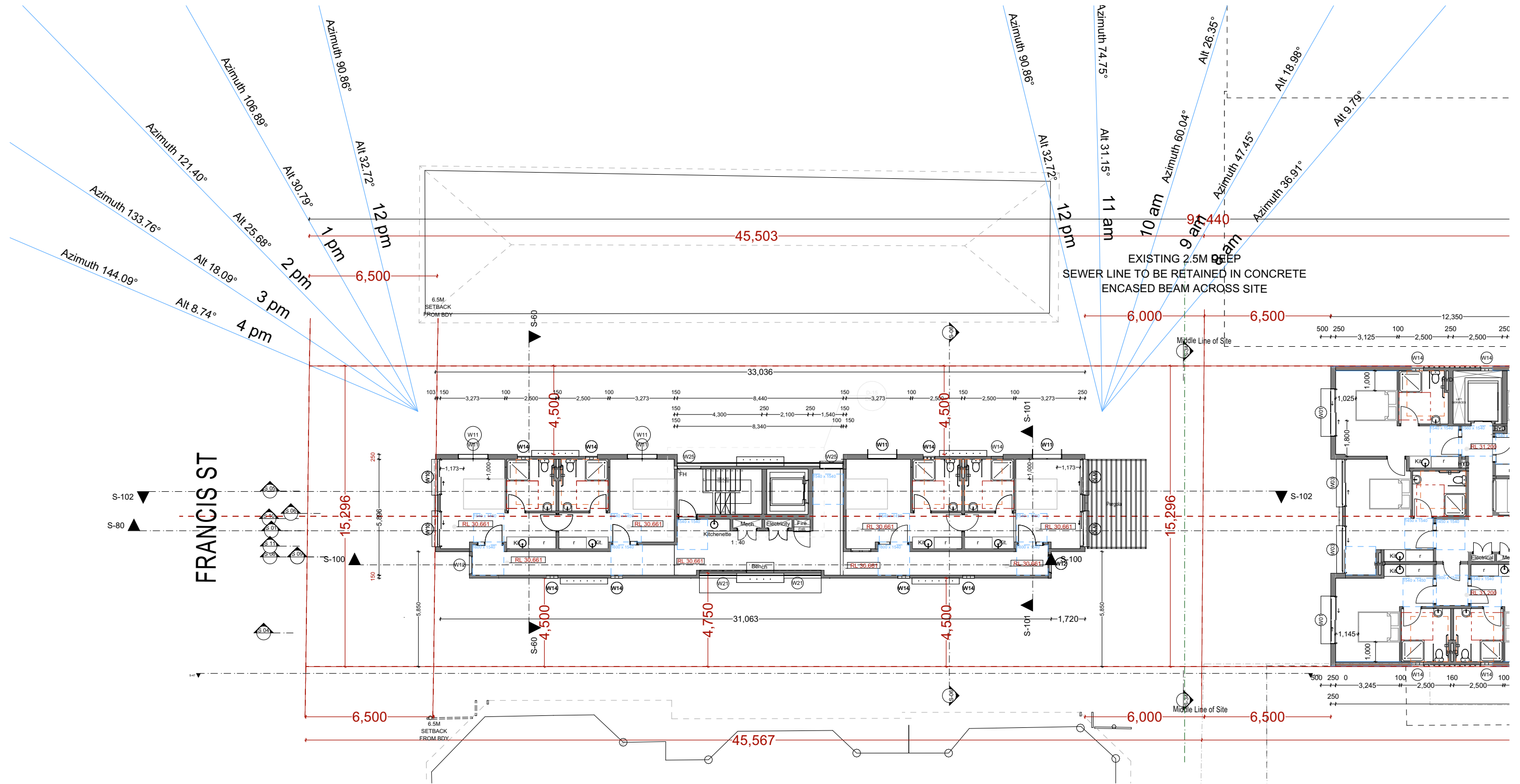
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28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

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



PROPOSED FRANCIS STREET 21 JUNE SOLAR ACCESS DIAGRAM



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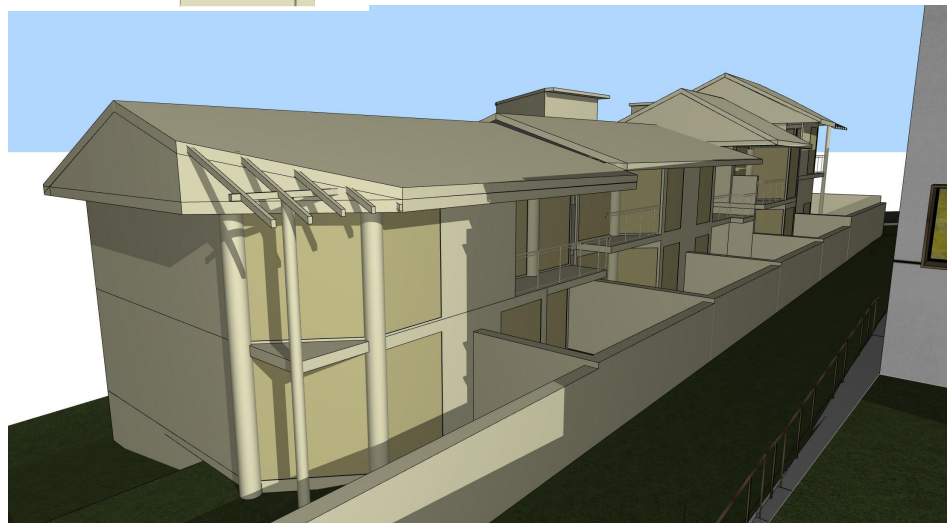
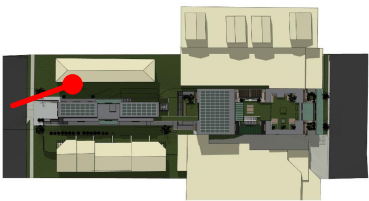
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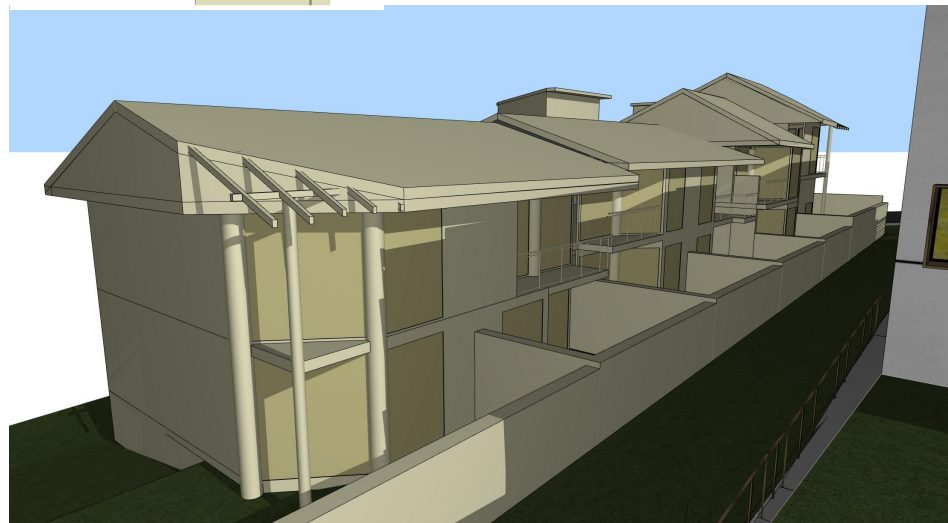
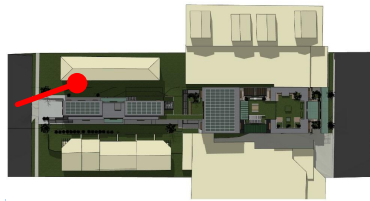
CLIENT / ADDRESS
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DEE WHY, NSW, 2099,
AUSTRALIA
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DRAWING TITLE
PROPOSED
FRANCIS STREET 21 JUNE
SOLAR ACCESS DIAGRAM
DRAWING NO. 4089/09.3
AMENDMENT DA



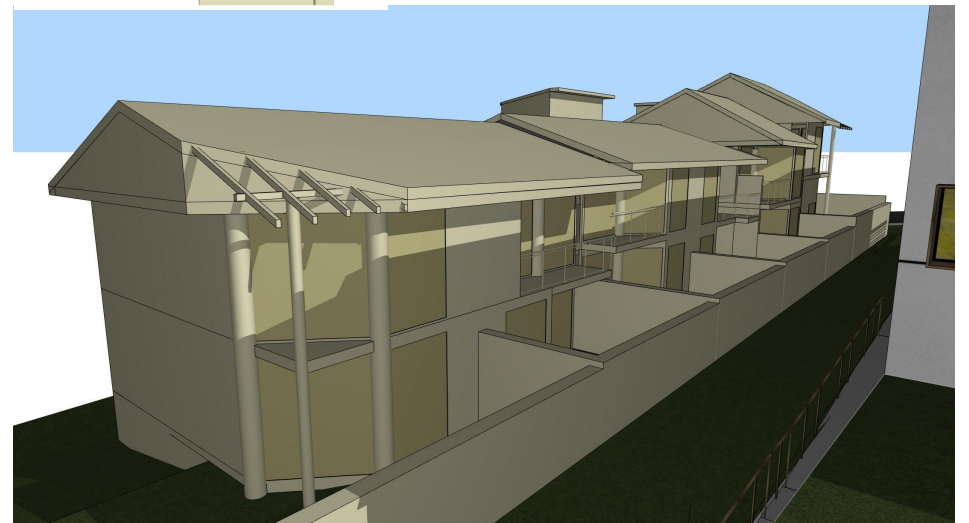
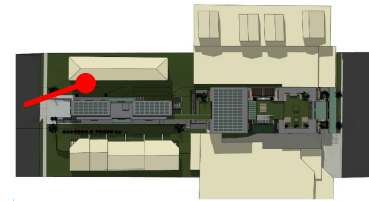
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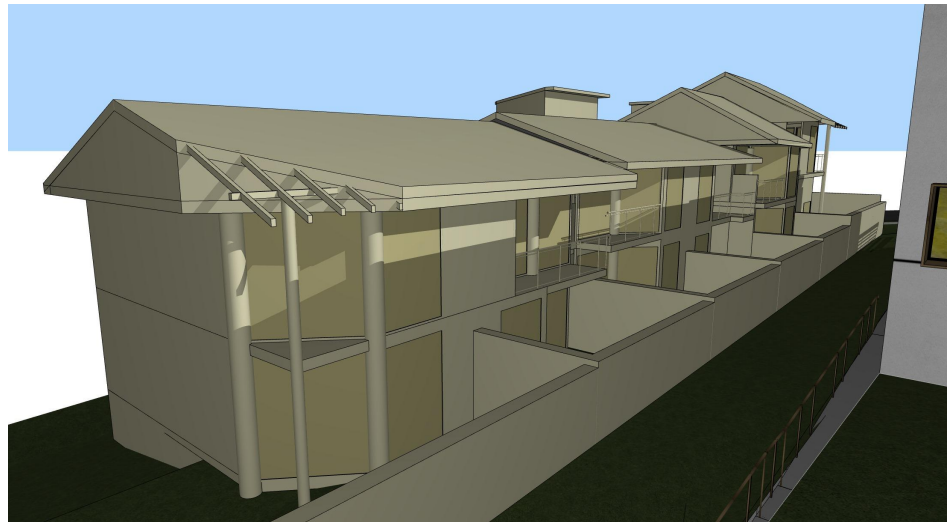
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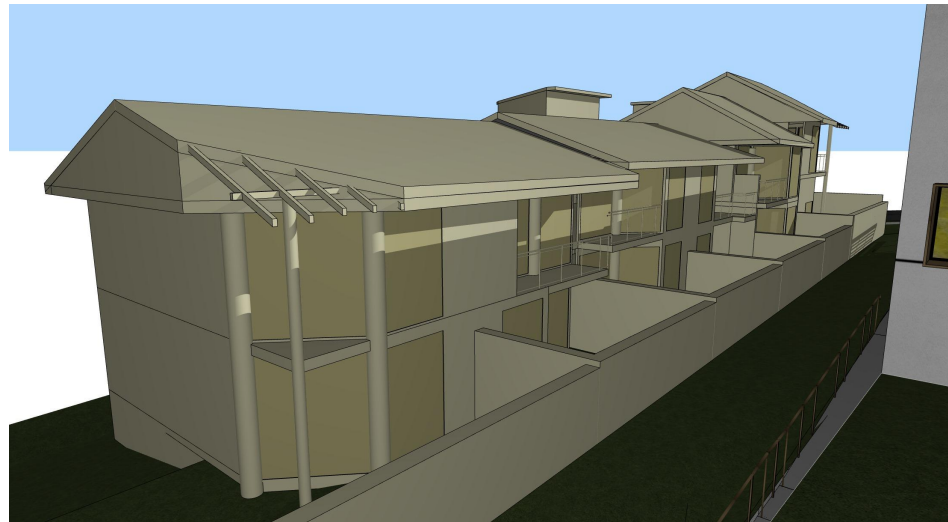
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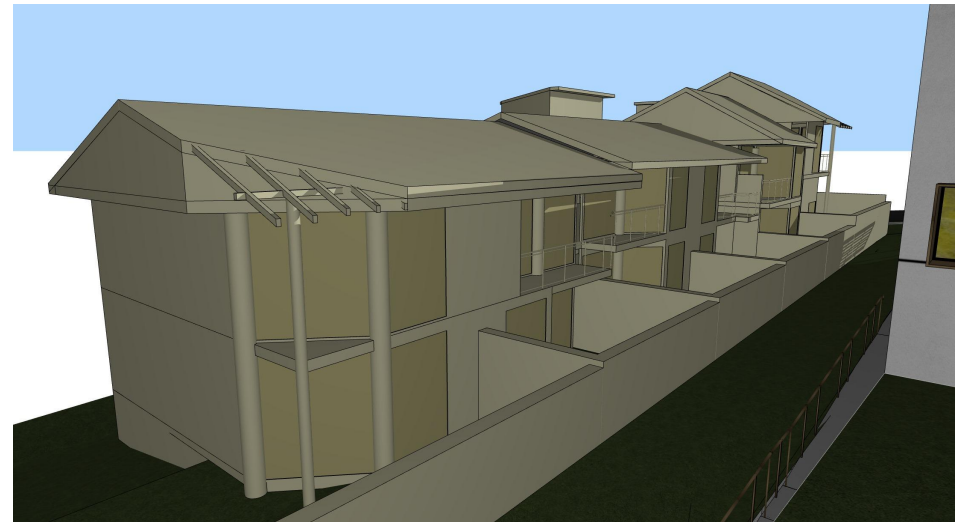
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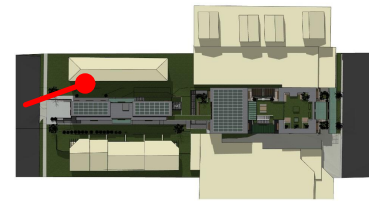
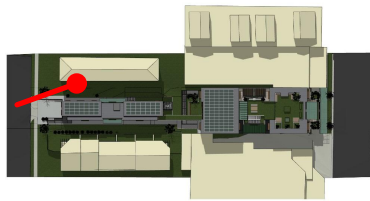
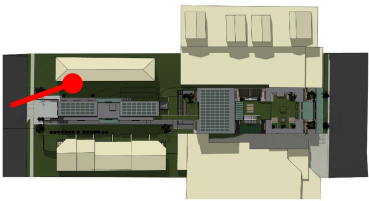
21.06 2PM

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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	26.06.17
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	12.08.20
DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	DEVELOPMENT APPLICATION	JULY.22
DA	AMENDMENTS TO DA DRAWINGS	MARCH.23

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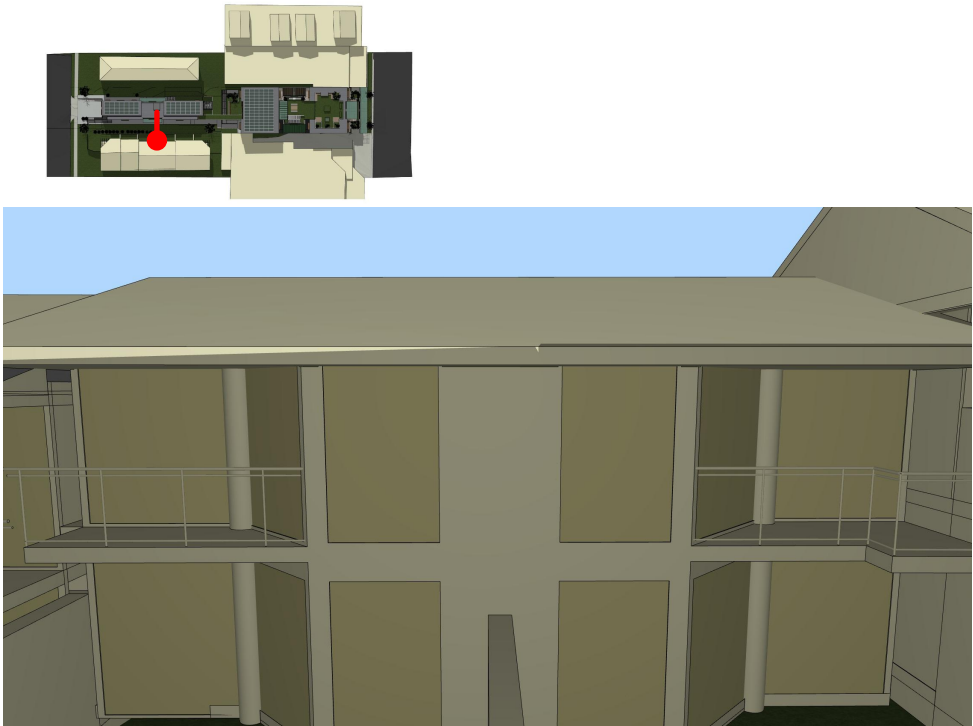
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DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

CLIENT / ADDRESS

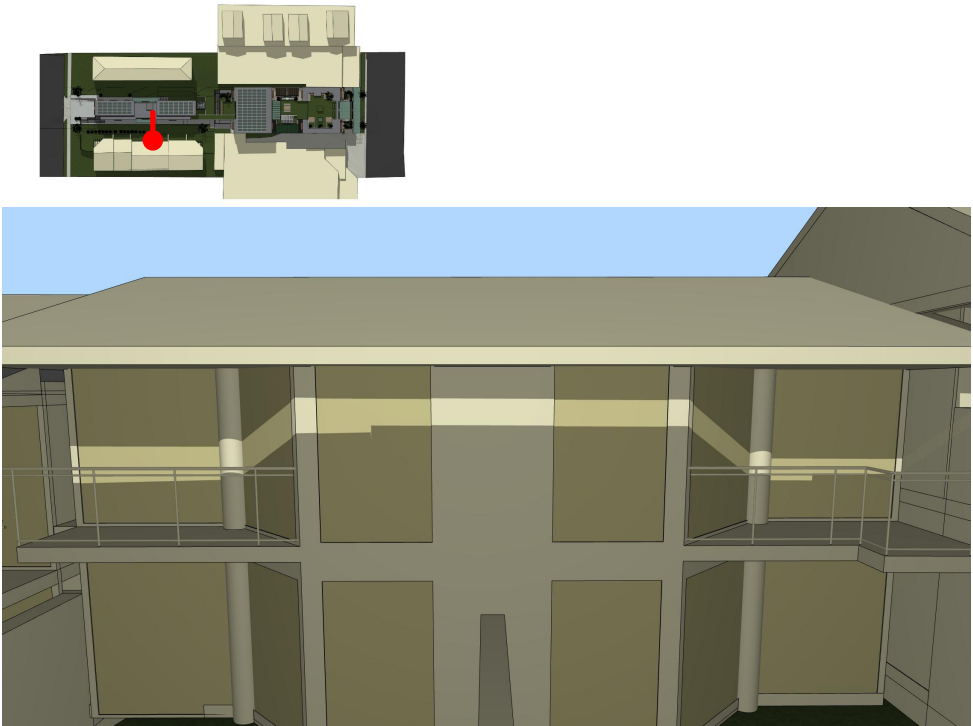
28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE

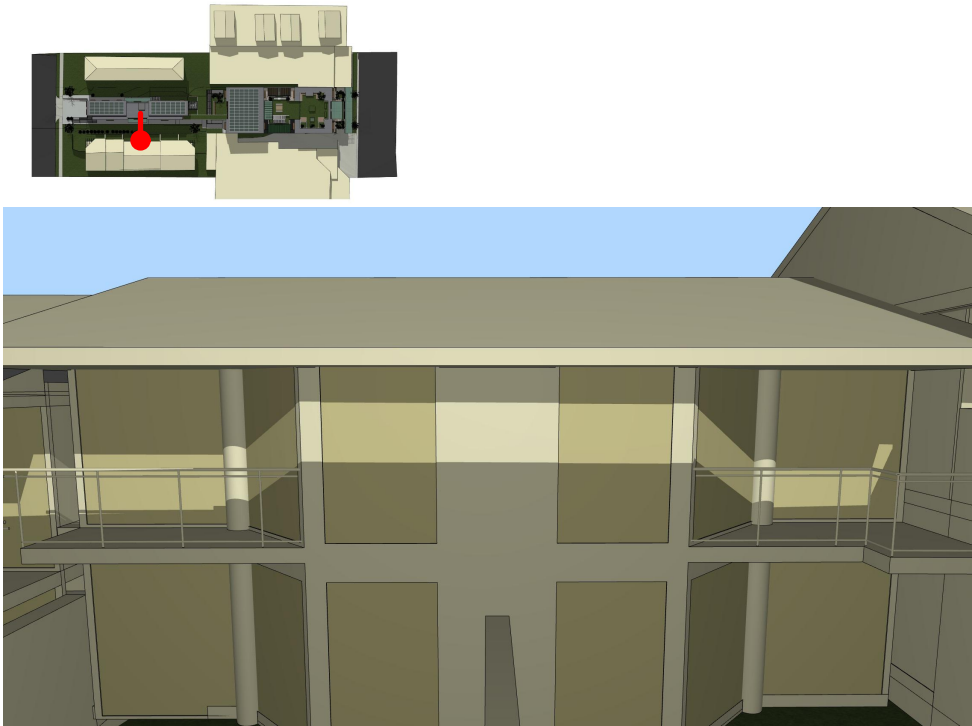
PROPOSED
FRANCIS ST SOUTHERN
NEIGHBOUR SUN STUDY -
JUNE 21
DRAWING NO. AMENDMENT
4089/09.4 DA



21.06 10am Middle 1:625



21.06 11am Middle 1:625



21.06 12pm Middle 1:625



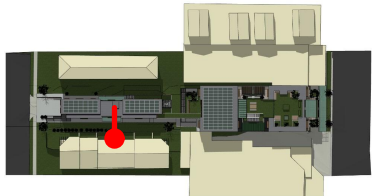
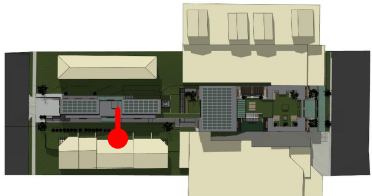
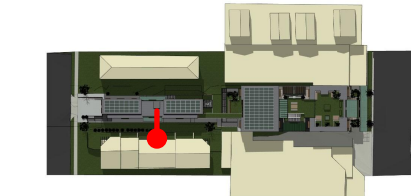
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21.06 2pm Middle 1:625



21.06 3pm Middle 1:625



PROPOSED FRANCIS ST SOUTHERN NEIGHBOUR MIDDLE SUN STUDY - JUNE 21



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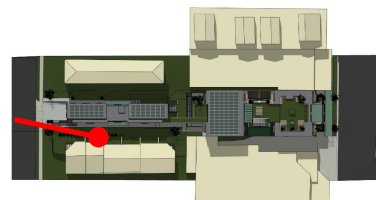
ISSUE	AMENDMENT DETAILS	DATE
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SCALE	As shown
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DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

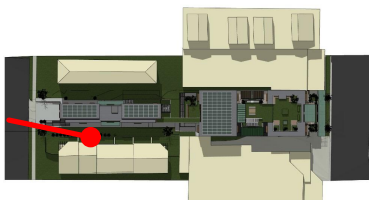
CLIENT / ADDRESS
28 FISHER RD + 9 FRANCIS ST
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AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED
FRANCIS ST SOUTHERN
NEIGHBOUR MIDDLE SUN
STUDY - JUNE 21
DRAWING NO. 4089/09.5
AMENDMENT
DA



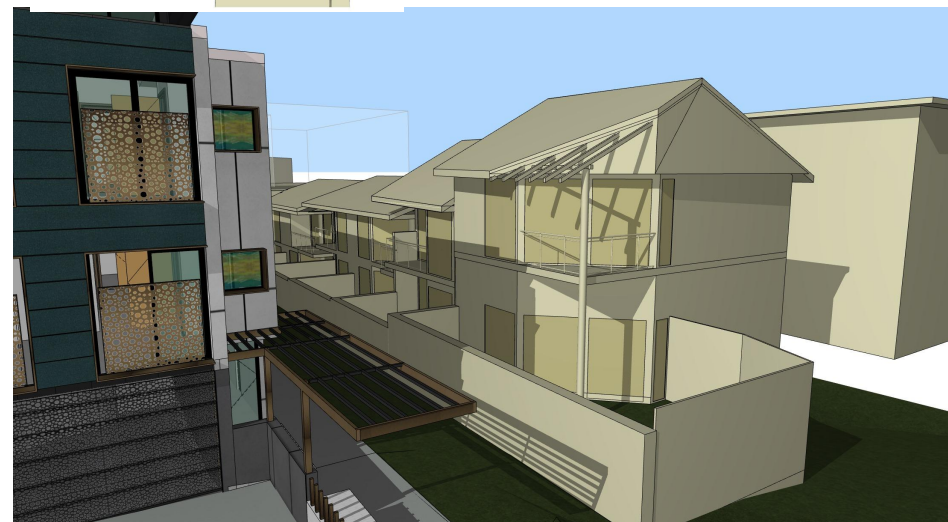
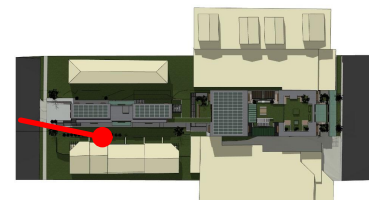
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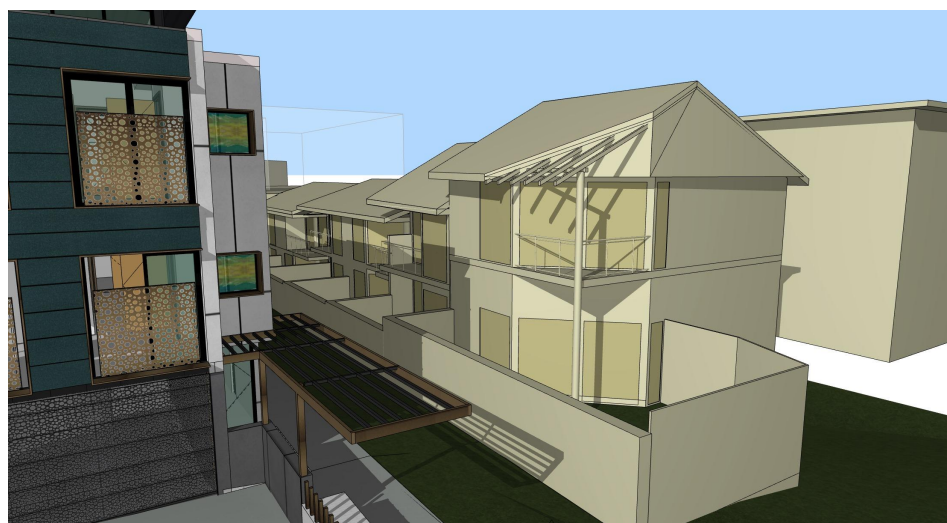
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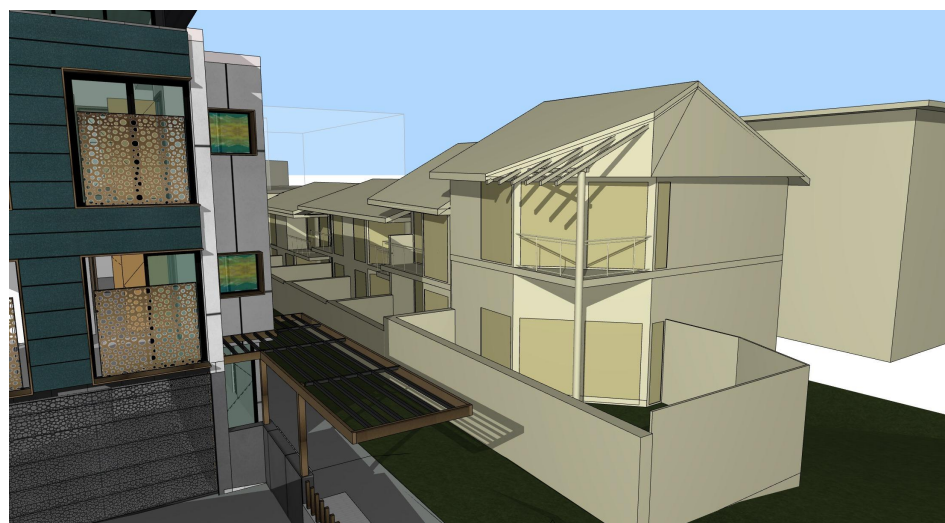
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21.06 1pm W

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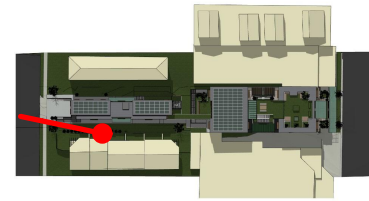
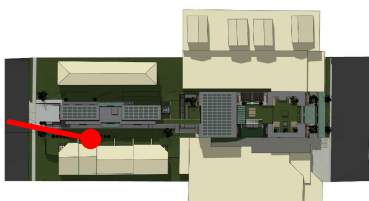
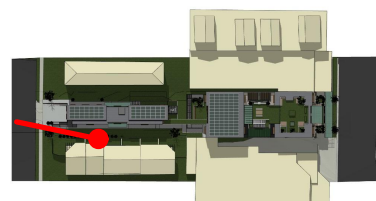
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21.06 3pm W

1:625



PROPOSED FRANCIS ST SOUTHERN NEIGHBOUR WEST SUN STUDY - JUNE 21



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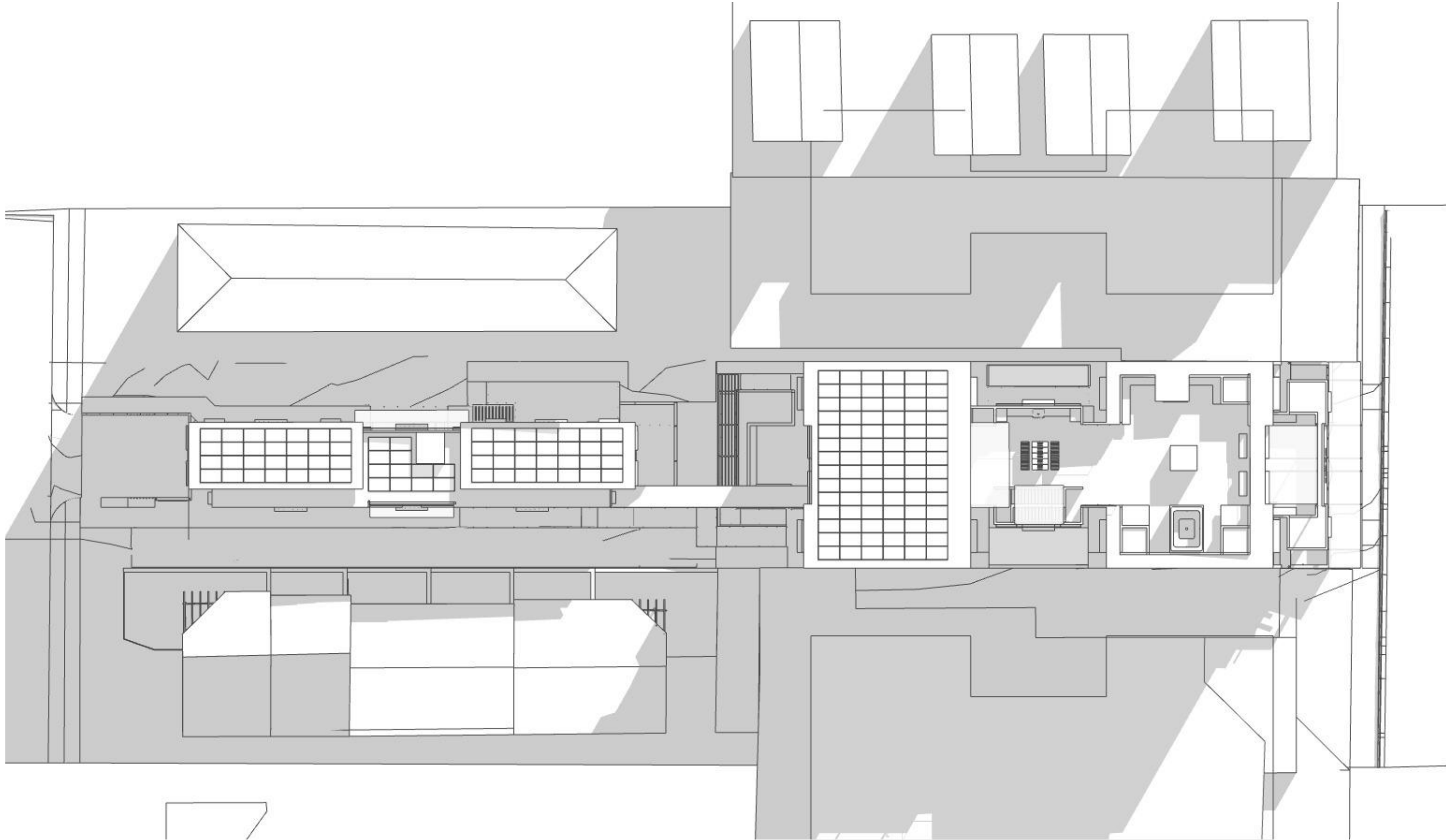
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DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

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AUSTRALIA
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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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STAGE	DA

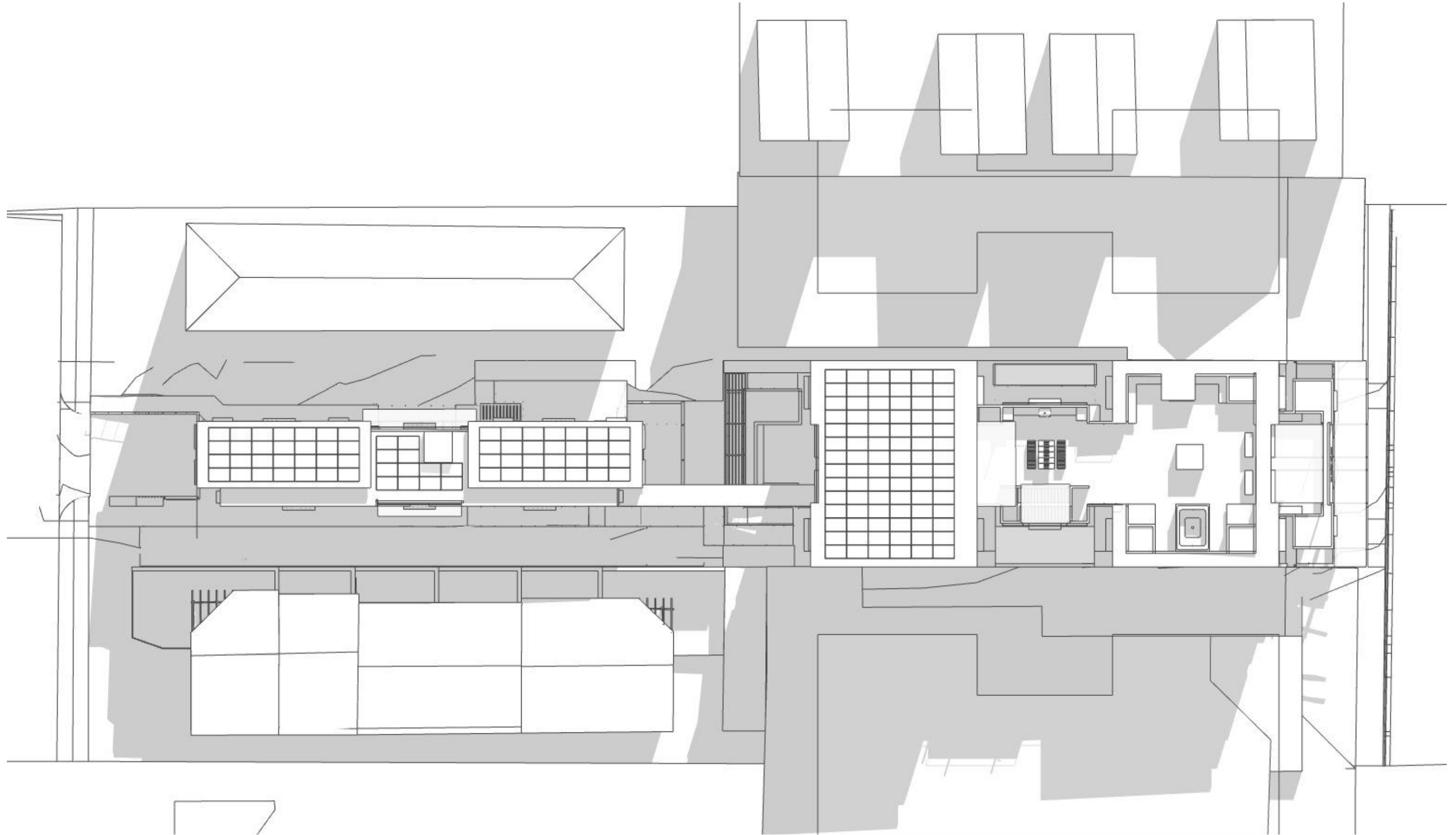
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MIXED-USE COMMUNITY CENTRE

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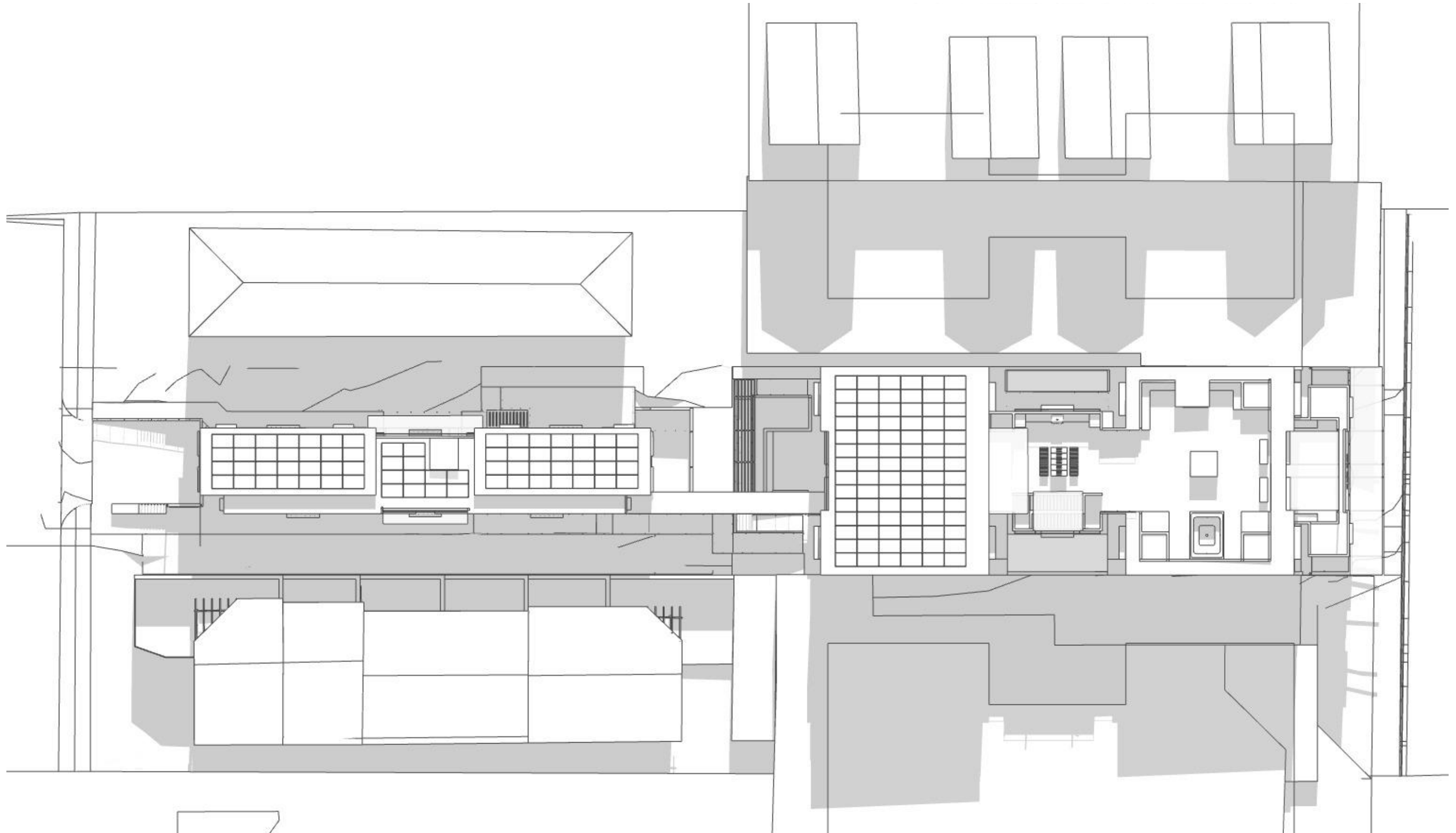
SCALE	As shown
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DATE	MARCH 2023
CHECKED	Philip.G
STAGE	DA

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DRAWING TITLE

PROPOSED
SUN SHADOW SITE PLAN -
10AM JUNE 21
DRAWING NO. 4089/09.8
AMENDMENT DA



PROPOSED SUN SHADOW SITE PLAN - 11AM JUNE 21



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CHECKED	Philip.G
STAGE	DA

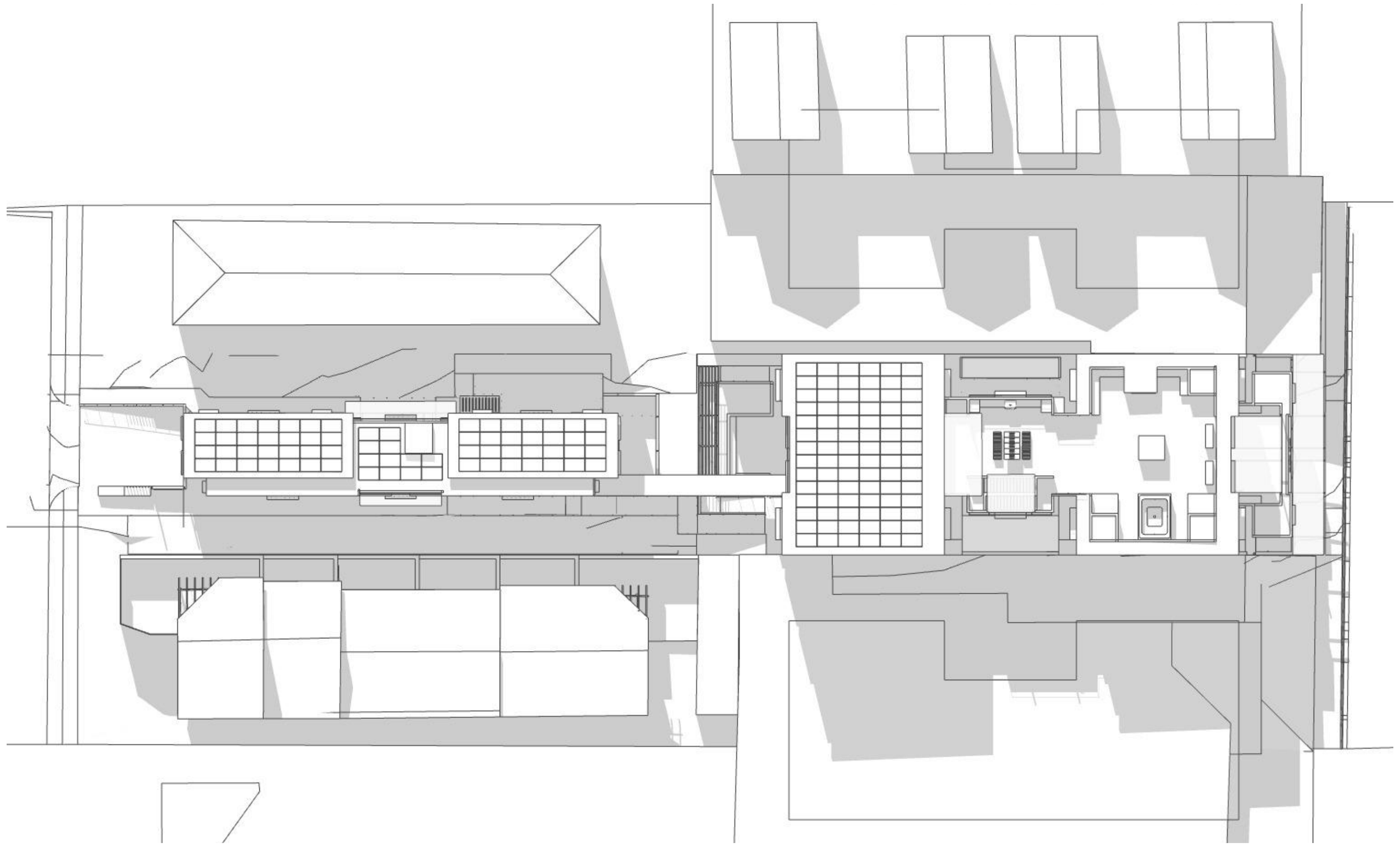
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DRAWING TITLE

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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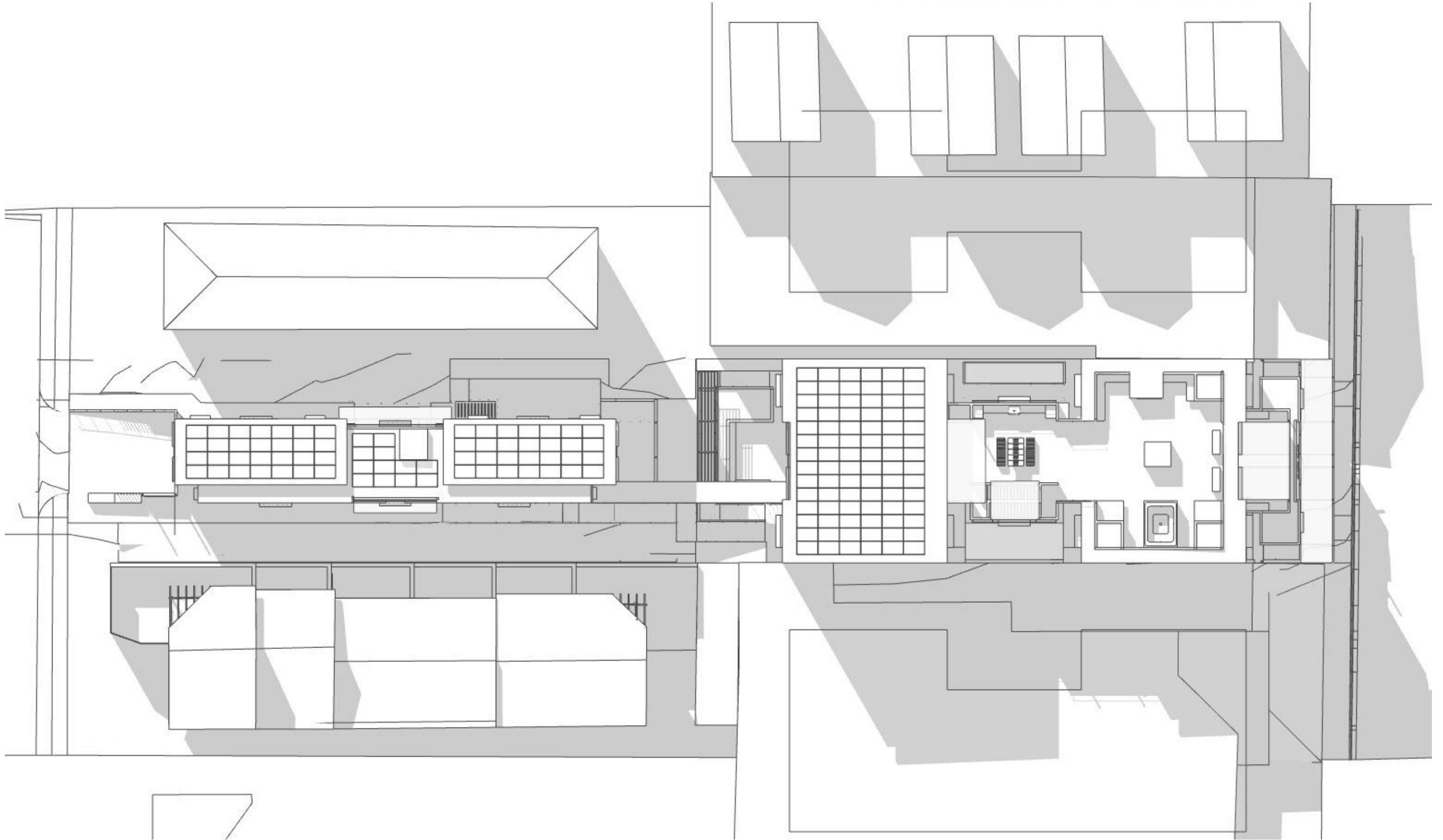
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SCALE	As shown
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STAGE	DA

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DRAWING TITLE
PROPOSED
SUN SHADOW SITE PLAN -
12PM JUNE 21
DRAWING NO. AMENDMENT
4089/09.10 DA



PROPOSED SUN SHADOW SITE PLAN - 1PM JUNE 21



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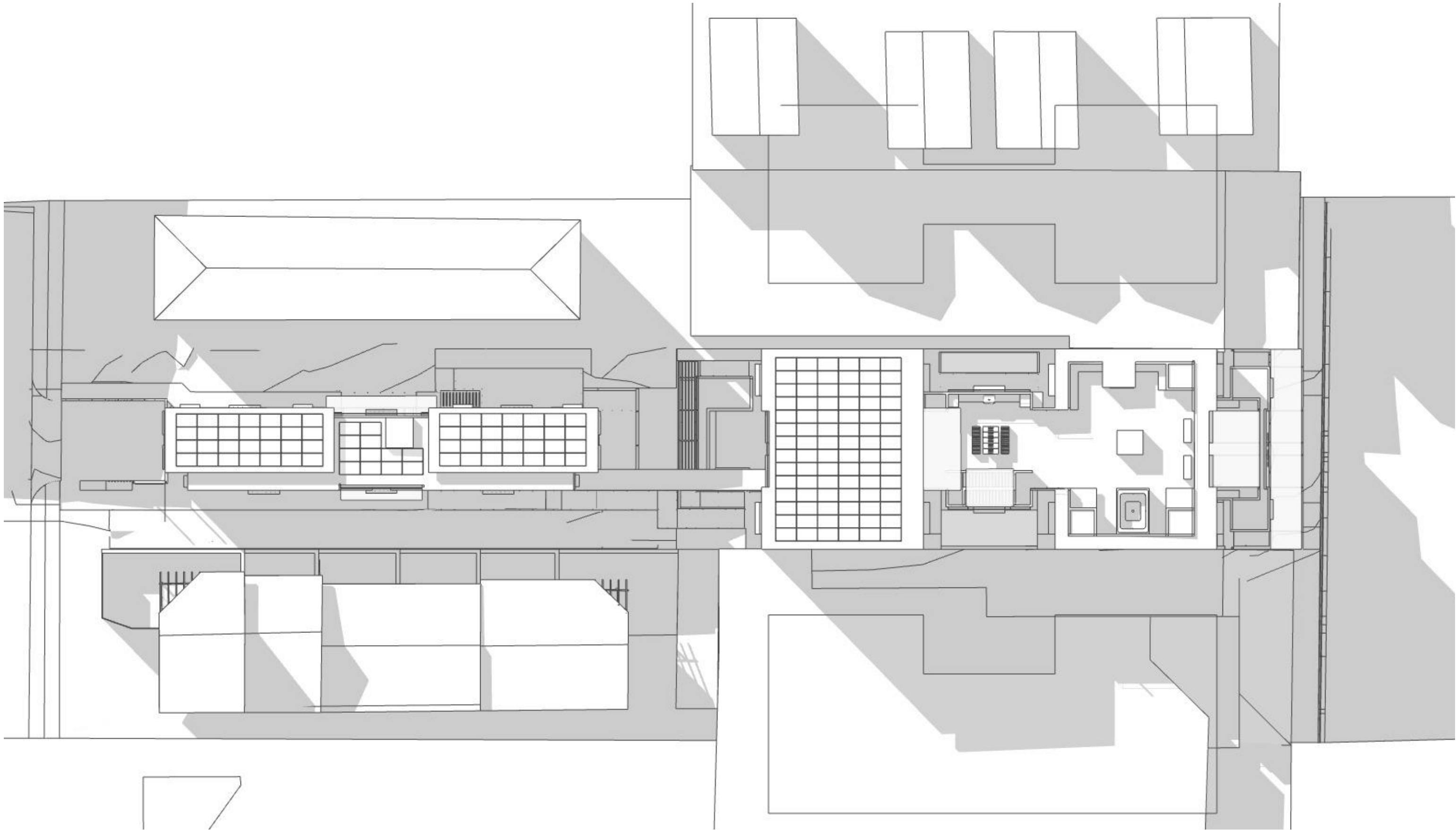
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MIXED-USE COMMUNITY CENTRE

DRAWING TITLE

PROPOSED
SUN SHADOW SITE PLAN -
1PM JUNE 21

DRAWING NO. AMENDMENT
4089/09.11 DA



PROPOSED SUN SHADOW SITE PLAN - 2PM JUNE 21



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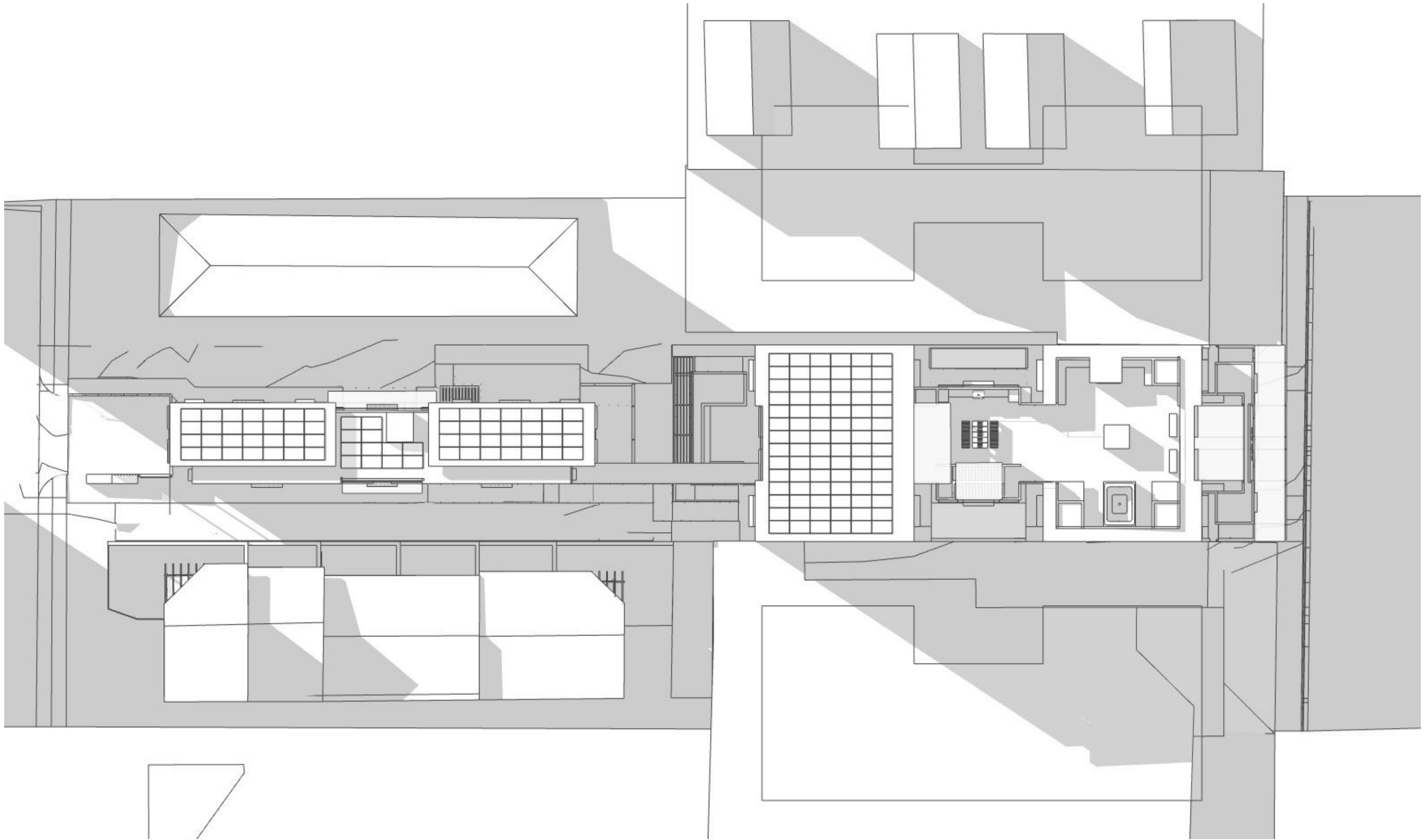
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DRAWING TITLE

PROPOSED
SUN SHADOW SITE PLAN -
2PM JUNE 21

DRAWING NO. AMENDMENT
4089/09.12 DA



PROPOSED SUN SHADOW SITE PLAN - 3PM JUNE 21



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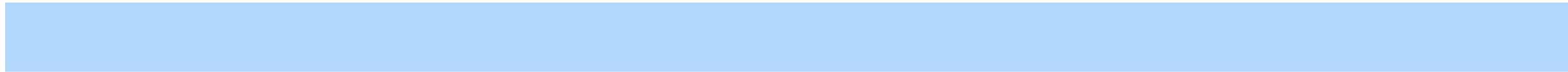
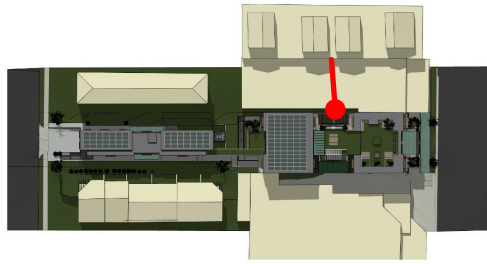
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PROPOSED
SUN SHADOW SITE PLAN -
3PM JUNE 21

DRAWING NO. AMENDMENT
4089/09.13 DA



PROPOSED SOLAR PERSPECTIVE 8AM



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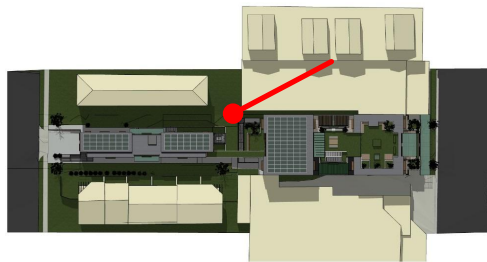
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DRAWING NO. 4089/10
AMENDMENT DA



PROPOSED SOLAR PERSPECTIVE 9AM



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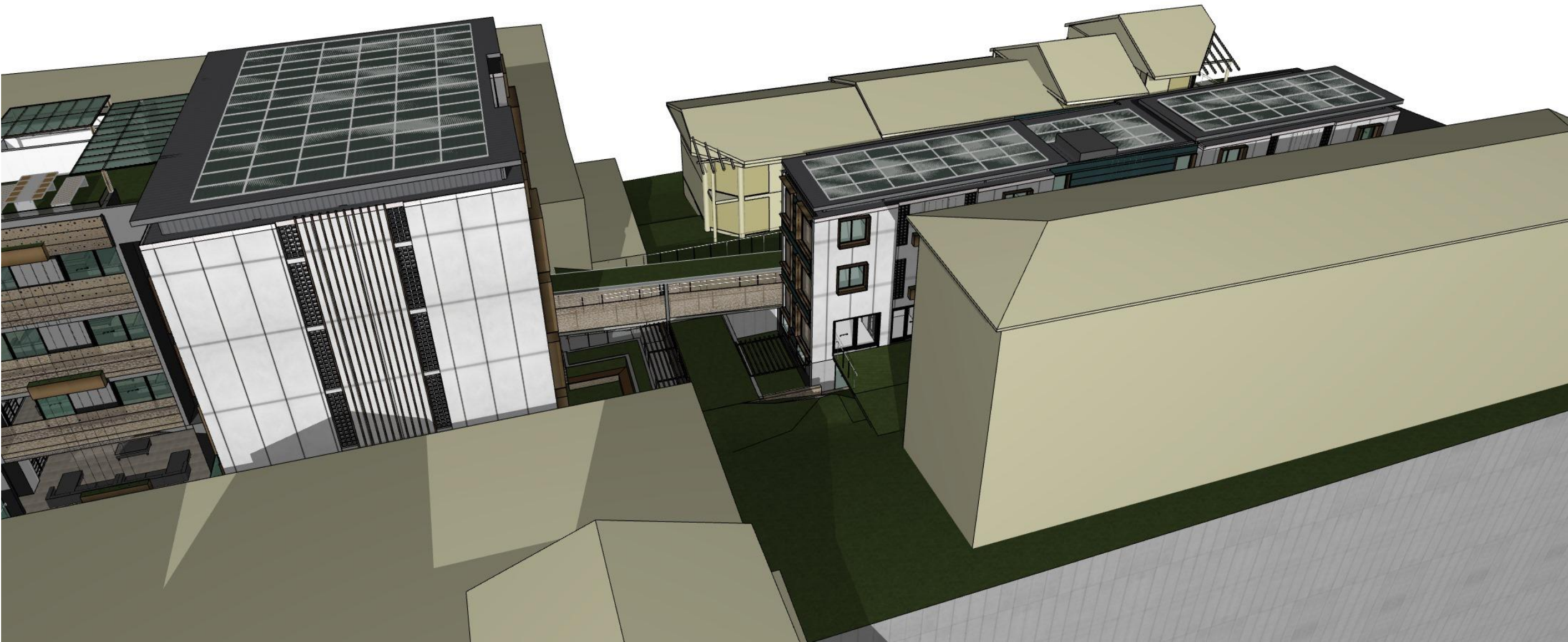
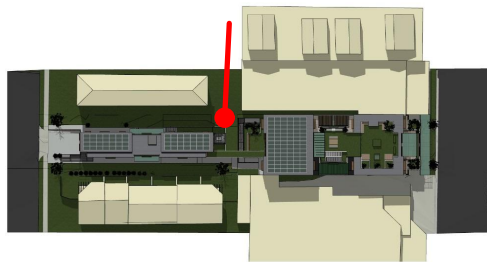
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DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	DEVELOPMENT APPLICATION	JULY.22
DA	AMENDMENTS TO DA DRAWINGS	MARCH.23

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

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

DRAWING TITLE
PROPOSED
SOLAR PERSPECTIVE 9AM
DRAWING NO. AMENDMENT
4089/11 DA



PROPOSED SOLAR PERSPECTIVE 10AM



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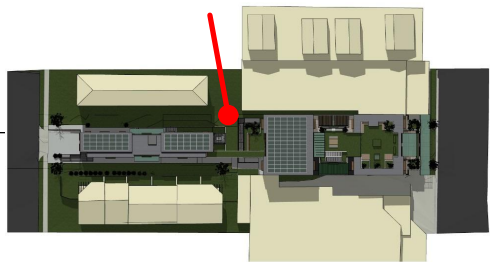
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PROPOSED SOLAR PERSPECTIVE 12PM



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PROPOSED SOLAR PERSPECTIVE 1PM



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PROPOSED SOLAR PERSPECTIVE 2PM



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28 FISHER RD + 9 FRANCIS ST
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PROPOSED SOLAR PERSPECTIVE 3PM



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**PROPOSED
SOLAR PERSPECTIVE 3PM**
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PROPOSED SOLAR PERSPECTIVE 4PM



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DRAWING NO. 4089/18
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