ABN 48 612 666 172

Sydney | Brisbane | Melbourne

Level 23, 101 Miller St
North Sydney NSW 2060

PO Box 3
North Sydney NSW 2059
Ph (02) 94371000

20 August 2020

The George Group Pty Ltd

Level 1, 335 MONA VALE RD

TERREY HILLS NSW 2084

Attention: Philip George

Dear Philip,

RE: NCC2019 Volume One Amendment 1 | Section J Energy Efficiency Part J1 Statement of Compliance

JOB NO.: 200320

REV. NO.: A

SUBJECT PREMISE: Mixed Use Community Centre | 28 Fisher Road & 9 Francis Street, Dee Why NSW 2099

This NCC Section J Part J1 statement has been prepared to demonstrate design compliance for the proposed mixed use community centre development located at 28 Fisher Road & 9 Francis Street, Dee Why NSW 2099.

The proposed development is located in climate Zone 5 as defined by the NCC.

The table below shows the areas assessed, NCC building classification and the method of compliance.

Building Area Description	NCC Classification	Method of Compliance
Church / Conference	9b	DTS
Boarding House	3	DTS

The assessment is based on the architectural drawings listed below.

Architectural Drawings — The George Group Pty Ltd
Project no. 4089
Issued 19/08/2020

Building	Title	Drawing No	Revision
Star Centre	Proposed Lower Floor Plan	1.1	DA
	Proposed Lower Level	1.2	DA
	Proposed Ground Level	1.3	DA
	Proposed Level 1	1.4	DA
	Proposed Level 2	1.5	DA
	Proposed Level 3	1.6	DA
	Proposed Level 4	1.7	DA
	Proposed Roof Top Level	1.8	DA
	Proposed Roof	1.9	DA

	Proposed North Elevation	2.1	DA
	Proposed East Elevation Fisher Road	2.2	DA
	Proposed South Elevation	2.3	DA
	Proposed West Elevation Fisher Road	2.4	DA
	Proposed West Elevation Francis Street	2.5	DA
	Proposed East Elevation Francis Street	2.6	DA
	Proposed Section Through Centre of Site	3.1	DA

As per the Deemed-to-Satisfy Provisions of **NCC 2019 Volume One Amendment 1**, design compliance with Part J1 can be met subject to the following specifications:

Part J1 Building Fabric

Required **total R-value** including allowance for **thermal bridging**:

Elements	Total Construction R-value	Notes
All Roof	R3.7 (Downward)	1. It is a total system performance value and **NOT** the insulation. 2. The impact of **Thermal Bridging** must be included in the building envelope total system R-value calculations. 3. Roof **Solar Absorptance** must be no more than **0.45** (lighter colour)
Envelope Walls	R1.4	
Envelope Floors	R2.0 (Downward)	

Required total system **U-value** and **SHGC**:

Location	Azimuth	Window Assembly (Glass & Frame)		Description
		U-value	SHGC	
Church/ Conference	All	7.0	0.64	Single Glazed Clear
Boarding House	North & South	7.0	0.64	Single Glazed Clear
Boarding House	East & West	7.0	0.31	Single Glazed Tinted or the like
All Skylights	-	3.9	0.29	Double Glazing or the like

Please refer to Attachment A for the facade calculator demonstrating compliance, and Attachment B for the mark-ups of the building fabrics thermal construction requirements.

Additional Section J Compliance Notes

Note project needs to adhere to the following NCC2019 Section J construction requirements as applicable:

- J1.2 (a-d) Thermal Construction – general installation requirements for insulations
- J1.3 (e) – The required total R-value and total system U-value, including thermal bridging calculation.

JHA recommend the following general construction requirements from Section J of the NCC 2019 be included in the architectural specification and drawings to ensure compliance.

- Part J3 – Building Sealing
  - J3.2 Chimneys and flues
  - J3.3 Roof lights
  - J3.4 Windows and doors
  - J3.5 Exhaust fans
  - J3.6 Construction of ceilings, walls and floors
  - J3.7 Evaporative coolers

Full Name of Designer:	Lawrence Yu
Qualifications:	BEng, MEngSci
Address of Designer:	JHA Level 23, 101 Miller Street, NORTH SYDNEY NSW 2060
Business Telephone No:	(02) 9437 1000
Name of Employer:	JHA

Yours sincerely,

Lawrence Yu

ESD Group Manager

Disclaimer

This statement is prepared for the nominated recipient only and relates to the specific scope of work and agreement between JHA and the client (the recipient). It is not to be used or relied upon by any third party for any purpose.

Revision History

REV	DATE	Amendment

Attachment A – Facade Calculator:

The total Solar Admittance value of the proposed church building is 19.95 (less than 20.00) and total System U-value is 1.39 (less than 2.00). Therefore, the proposed church building façade complies with Part J1 via *Method 2*.

Buildng Name	28 Fisher Road Dee Why - Church/Conference
Climate Zone	CZ 5
Class	Other
Display glazing?	No
Help note	1

Exposure	Wall R-value	Window U-Value	Window SHGC	Description
N	1.40	7.0	0.64	Single Glazed Clear
E	1.40	7.0	0.64	Single Glazed Clear
S	1.40	7.0	0.64	Single Glazed Clear
W	1.40	7.0	0.64	Single Glazed Clear

					Method 1		Method 2		U-value		R-value	
Exposure	Façade Area				Solar Admittance				Total System		Total System	
	Total [m²]	Wall [m²]	Window [m²]	Wall Glazing Ratio	Max SA	Achieved SA	Max Er	Achieved Er	Max. U-Value	Achieved U-Value	Min. R-Value	Achieved R-Value
N	124.5	124.5	0.0	100%	0.13	0.00	0.00	0.00	2.0	0.71	1.4	1.40
E	44.3	27.1	17.2	61%	0.13	0.15	9.91	11.15	2.0	3.16	1.0	1.40
S	124.5	119.3	5.1	96%	0.13	0.03	0.00	0.00	2.0	0.97	1.4	1.40
W	44.3	30.6	13.7	69%	0.13	0.11	10.09	8.80	2.0	2.66	1.0	1.40
						SUM	20.00	19.95	SUM	1.39		

Description	Level	Exposure	Window Height [m]	Window Width [m]	Window Area [m]	P [m]	H [m]	P/H	G/H	Shading Multiplier	A*S*SHGC
Store W04	Ground	W	0.45	0.80	0.4			-	-	1.00	0.23
Foyer W19	Ground	W	2.10	6.37	13.4	2.60	2.90	0.90	0.28	0.56	4.80
Dis WC W04 (excluded)	Ground				0.0			-	-	1.00	-
Café W21	Ground	E	1.60	2.40	3.8			-	-	1.00	2.46
Café W20	Ground	S	1.60	3.20	5.1			-	-	1.00	3.28
Foyer W19	Ground	E	2.10	6.37	13.4	4.40	2.90	1.52	0.28	0.47	4.03
					0.0			-	-	1.00	-

The total Solar Admittance value of the proposed boarding house building is 144.27 (less than 145.29) and total System U-value is 1.78 (less than 2.00). Therefore, the proposed boarding house façade complies with Part J1 via *Method 2*.

Buildng Name	28 Fisher Road Dee Why - Boarding House
Climate Zone	CZ 5
Class	3
Display glazing?	No
Help note	2

Exposure	Wall R-value	Window U-Value	Window SHGC	Description
N	1.40	7.0	0.64	Single Glazed Clear
E	1.40	7.0	0.31	Single Glazed Tinted
S	1.40	7.0	0.64	Single Glazed Clear
W	1.40	7.0	0.31	Single Glazed Tinted

					Method 1		Method 2		U-value		R-value	
	Façade Area				Solar Admittance				Total System		Total System	
Exposure	Total [m²]	Wall [m²]	Window [m²]	Wall Glazing Ratio	Max SA	Achieved SA	Max Er	Achieved Er	Max. U-Value	Achieved U-Value	Min. R-Value	Achieved R-Value
N	908.9	820.1	88.8	90%	0.10	0.06	0.00	0.00	2.0	1.33	1.4	1.40
E	484.3	305.6	178.7	63%	0.10	0.11	71.68	77.90	2.0	3.03	1.0	1.40
S	908.9	851.9	57.0	94%	0.10	0.04	0.00	0.00	2.0	1.11	1.4	1.40
W	484.3	335.5	148.8	69%	0.10	0.09	73.61	66.38	2.0	2.65	1.0	1.40
						SUM	145.29	144.27	SUM	1.78		

Description	Level	Exposure	Window Height [m]	Window Width [m]	Window Area [m]	P [m]	H [m]	P/H	G/H	Shading Multiplier	A*S*SHGC
Ground Floor					0.0			-	-	1.00	-
Manager W05	Ground	S	1.40	0.90	1.3			-	-	1.00	0.81
Manager W16	Ground	N	2.70	0.90	2.4			-	-	1.00	1.56
0.1-0.4 W05	Ground	E	1.40	3.60	5.0			-	-	1.00	1.56
0.1-0.4 W05	Ground	W	1.40	3.60	5.0			-	-	1.00	1.56
0.1-0.4 W04/06	Ground	N	0.45	1.40	0.6			-	-	1.00	0.40
0.1-0.4 W04/06	Ground	S	0.45	1.40	0.6			-	-	1.00	0.40
Communal W18	Ground	N	2.10	2.40	5.0			-	-	1.00	3.23
Communal W19	Ground	E	2.10	6.92	14.5			-	-	1.00	4.50
Communal W18	Ground	S	2.10	2.40	5.0			-	-	1.00	3.23
					0.0			-	-	1.00	-
Level 1					0.0			-	-	1.00	-
1.1-1.8 W01	Level 1	W	2.10	3.60	7.6	0.60	2.90	0.21	0.28	0.94	2.20
1.1-1.8 W02	Level 1	W	0.60	0.80	0.5			-	-	1.00	0.15
1.1-1.8 W03	Level 1	E	2.70	1.80	4.9			-	-	1.00	1.51
1.1-1.8 W04/06	Level 1	N	0.45	2.20	1.0			-	-	1.00	0.63
1.1-1.8 W04/06	Level 1	S	0.45	2.20	1.0			-	-	1.00	0.63
1.1-1.8 W13	Level 1	N	2.10	1.00	2.1			-	-	1.00	1.34
1.1-1.8 W05	Level 1	W	1.40	3.60	5.0			-	-	1.00	1.56
1.1-1.8 W05	Level 1	E	1.40	3.60	5.0			-	-	1.00	1.56
					0.0			-	-	1.00	-
Passage Glass Wall	Level 1	N	2.70	11.00	29.7			-	-	1.00	19.01
Passage Glass Wall	Level 1	S	2.70	8.60	23.2			-	-	1.00	14.86
					0.0			-	-	1.00	-
1.9-1.21 W04/06	Level 1	W	0.45	3.00	1.4			-	-	1.00	0.42
1.9-1.21 W03	Level 1	W	2.70	2.70	7.3			-	-	1.00	2.26
1.9-1.21 W03/07	Level 1	E	2.70	2.80	7.6			-	-	1.00	2.34
1.9-1.21 W08	Level 1	N	2.10	4.97	10.4			-	-	1.00	6.67
1.9-1.21 W09	Level 1	S	1.20	4.97	6.0			-	-	1.00	3.81
1.9-1.21 W03/07	Level 1	W	2.70	2.80	7.6			-	-	1.00	2.34
1.9-1.21 W11	Level 1	E	1.80	2.80	5.0			-	-	1.00	1.56
1.9-1.21 W12/14	Level 1	E	1.80	4.80	8.6			-	-	1.00	2.68
					0.0			-	-	1.00	-
Level 2					0.0			-	-	1.00	-
2.1-2.8 W01	Level 2	W	2.10	3.60	7.6			-	-	1.00	2.34
2.1-2.8 W02	Level 2	W	0.60	0.80	0.5			-	-	1.00	0.15
2.1-2.8 W03	Level 2	E	2.70	1.80	4.9			-	-	1.00	1.51
2.1-2.8 W04/06	Level 2	N	0.45	2.20	1.0			-	-	1.00	0.63
2.1-2.8 W04/06	Level 2	S	0.45	2.20	1.0			-	-	1.00	0.63
2.1-2.8 W13	Level 2	N	2.10	1.00	2.1			-	-	1.00	1.34
2.1-2.8 W05	Level 2	W	1.40	1.80	2.5			-	-	1.00	0.78
2.1-2.8 W05	Level 2	E	1.40	5.40	7.6			-	-	1.00	2.34
					0.0			-	-	1.00	-
2.9-2.21 W04/06	Level 2	W	0.45	3.00	1.4			-	-	1.00	0.42
2.9-2.21 W03	Level 2	W	2.70	3.60	9.7			-	-	1.00	3.01
2.9-2.21 W03/07	Level 2	E	2.70	2.80	7.6			-	-	1.00	2.34
2.9-2.21 W08	Level 2	N	2.10	4.97	10.4			-	-	1.00	6.67
2.9-2.21 W09	Level 2	S	1.20	4.97	6.0			-	-	1.00	3.81
2.9-2.21 W03/07	Level 2	W	2.70	2.80	7.6			-	-	1.00	2.34
2.9-2.21 W01	Level 2	E	2.10	3.60	7.6	0.60	2.90	0.21	0.28	0.94	2.20
2.9-2.21 W10	Level 2	E	2.10	2.70	5.7			-	-	1.00	1.76
					0.0			-	-	1.00	-

Level 3					0.0			-	-	1.00	-
3.1-3.8 W01	Level 3	W	2.10	3.60	7.6			-	-	1.00	2.34
3.1-3.8 W02	Level 3	W	0.60	0.80	0.5			-	-	1.00	0.15
3.1-3.8 W03	Level 3	E	2.70	1.80	4.9			-	-	1.00	1.51
3.1-3.8 W04/06	Level 3	N	0.45	2.20	1.0			-	-	1.00	0.63
3.1-3.8 W04/06	Level 3	S	0.45	2.20	1.0			-	-	1.00	0.63
3.1-3.8 W13	Level 3	N	2.10	1.00	2.1			-	-	1.00	1.34
3.1-3.8 W05	Level 3	W	1.40	1.80	2.5			-	-	1.00	0.78
3.1-3.8 W05	Level 3	E	1.40	5.40	7.6			-	-	1.00	2.34
					0.0			-	-	1.00	-
3.9-3.21 W04/06	Level 3	W	0.45	3.00	1.4			-	-	1.00	0.42
3.9-3.21 W03	Level 3	W	2.70	3.60	9.7			-	-	1.00	3.01
3.9-3.21 W03/07	Level 3	E	2.70	2.80	7.6			-	-	1.00	2.34
3.9-3.21 W08	Level 3	N	2.10	4.97	10.4			-	-	1.00	6.67
3.9-3.21 W09	Level 3	S	1.20	4.97	6.0			-	-	1.00	3.81
3.9-3.21 W03/07	Level 3	W	2.70	2.80	7.6			-	-	1.00	2.34
3.9-3.21 W01	Level 3	E	2.10	7.20	15.1	0.60	2.90	0.21	0.28	0.94	4.41
3.9-3.21 W10	Level 3	E	2.10	0.90	1.9			-	-	1.00	0.59
					0.0			-	-	1.00	-
Level 4					0.0			-	-	1.00	-
4.9-4.21 W04/06	Level 4	W	0.45	3.00	1.4			-	-	1.00	0.42
4.9-4.21 W03	Level 4	W	2.70	3.60	9.7			-	-	1.00	3.01
4.9-4.21 W03/07	Level 4	E	2.70	2.80	7.6			-	-	1.00	2.34
4.9-4.21 W08	Level 4	N	2.10	4.97	10.4			-	-	1.00	6.67
4.9-4.21 W09	Level 4	S	1.20	4.97	6.0			-	-	1.00	3.81
4.9-4.21 W03/07	Level 4	W	2.70	2.80	7.6			-	-	1.00	2.34
4.9-4.21 W01	Level 4	E	2.10	7.20	15.1	0.60	2.90	0.21	0.28	0.94	4.41
4.9-4.21 W10	Level 4	E	2.10	0.90	1.9			-	-	1.00	0.59
					0.0			-	-	1.00	-
Rooftop Level					0.0			-	-	1.00	-
	Rooftop	E	2.22	15.00	33.2	0.60	2.22	0.27	0.00	0.80	8.24
	Rooftop	W	2.50	15.00	37.5	0.60	2.50	0.24	0.00	0.80	9.30
					0.0			-	-	1.00	-

Attachment B – Building Fabric Requirements

NOTES

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

SEPP 0.5/unit x 80	= 40 spaces
Manager	= 1 spaces
Cafe	= 3 spaces
Church	= 16 spaces
	= 60 spaces
Motorcycle Parking	= 16 spaces (80 / 5 = 16)
Bicycle Parking	= 16 spaces (80 / 5 = 16)

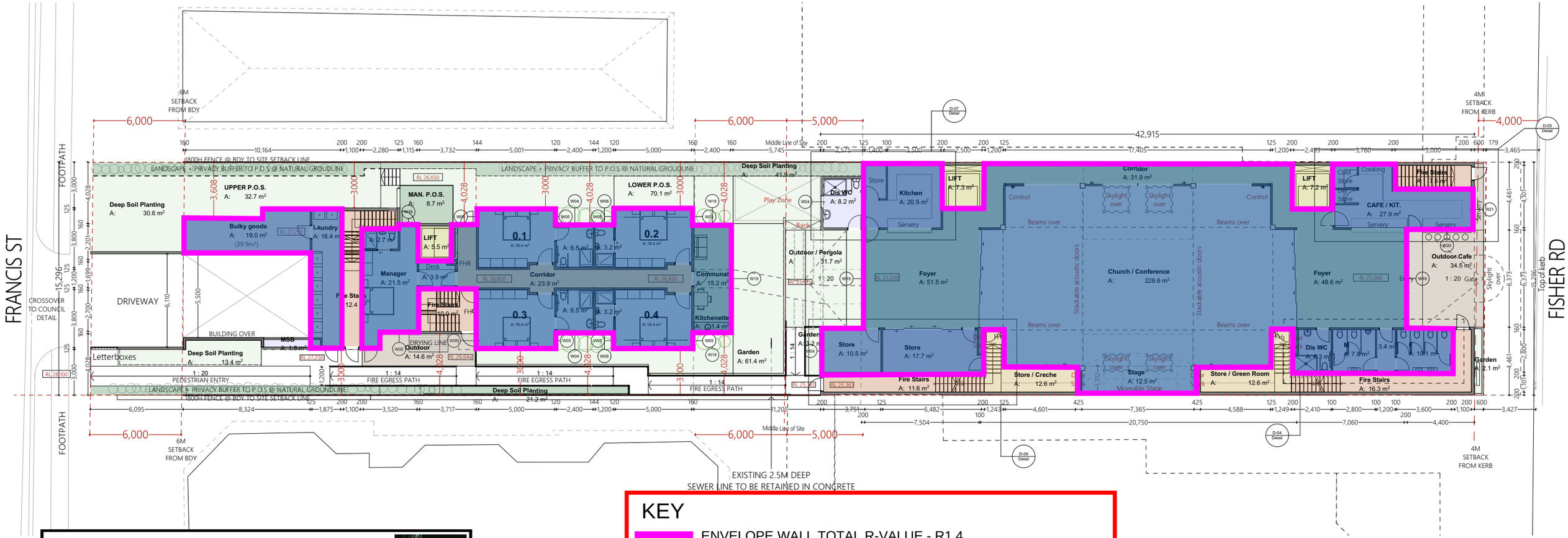
BOARDING UNITS

G	4 (+ 1 Manager)
L1	21
L2	21
L3	21
L4	13
	80 (+ 1 Manager)

	INTERNAL ROOM AREA	COMMON ROOMS	LIFTS	STAIRS	DECKS	TOTALS (EXC. WALLS)
LOWER BASEMENT LEVEL	579.5	0	12.4	22.9	0	614.8
BASEMENT LEVEL	953.9	0	17.2	28.6	0	999.7
GROUND LEVEL FISHER	511.4	0	14.5	35.3	0	561.2
LEVEL 1 FISHER	458.6	51.5	14.4	19.4	55	598.9
LEVEL 2 FISHER	445	51.5	14.4	19.4	32.2	562.5
LEVEL 3 FISHER	445	51.5	14.4	19.4	8.4	538.7
LEVEL 4 FISHER	445	51.5	14.4	19.4	8.4	538.7
ROOF LEVEL FISHER	181.3	0	7.4	8.4	0	197.1
GROUND LEVEL FRANCIS	198.9	0	4.8	22.1	0	225.8
LEVEL 1 FRANCIS	233.6	0	4.8	9.8	4.5	252.7
LEVEL 2 FRANCIS	233.5	0	4.8	9.8	3.8	251.9
LEVEL 3 FRANCIS	233.5	0	4.8	9.8	3.8	251.9
						5,593.9

DEVELOPMENT STATISTICS

ZONE	B4 Mixed use
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m² (2 X 695.6m²)
Council	Northern Beaches
Unit Nos	80 Units + Manager
Area of Building	5,784.20m²
Communal Garden	213.25m²
Landscape Area	339.50m² (24%)
FSR DELIVERED	2.4 m² (Combined)
Car Parking	60 Spaces, including 2 Disabled carparks



KEY

ENVELOPE WALL TOTAL R-VALUE - R1.4

ROOF TOTAL R-VALUE - R3.7 (Downward, SA < 0.45)

FLOOR TOTAL R-VALUE - R2.0 (Downward)

Notes:
1. It is a total system performance value and NOT the insulation.
2. The impact of Thermal Bridging must be included in the total system R-value calculations.
3. Roof Solar Absorptance (SA) must be no more than 0.45 (lighter colour)

JHA
MARKUP / SKETCH

DOCUMENT No.: 200320 - 28 Fisher Road Dee Why
DOCUMENT TITLE: NCC 2019 Section J Building Fabric Requirements
DOCUMENT REV: RevA
DOCUMENT BY: LY DATE: 20/08/2020

WINDOW SCHEDULE

Name	W x H Dimensions	Specification	No.	Type	Glazed Area
SL01	1,750x1,750	Aluminium-framed with external louvers	2	Skylight	
SL02	1,750x1,150		2	Skylight	
SL03	900x2,700		2	Skylight	
W01	1,800×2,100	Aluminium-framed double glazed lockable sliding door	8	Door	2.32
W02	400×600	Aluminium-framed fixed double glazed awning	6	Window	0.15
W03	900×2,700	Aluminium-framed double glazed awning with obscure film to 1700H	37	Window	1.92
W04	800×450	Aluminium-framed fixed double glazed awning	28	Window	0.25
W05	900×1,400	Aluminium-framed double glazed awning with obscure film to 1700H	36	Window	0.96
W06	600×450	Aluminium-framed fixed double glazed awning	12	Window	0.18
W07	1,000×2,700	Aluminium-framed double glazed awning with obscure film to 1700H	8	Window	2.16
W08	4,965×2,100	Aluminium-framed double glazed shopfront with 2 end panels of awnings x2	4	Window	6.65
W09	4,965×1,200	Aluminium-framed double glazed shopfront with 2 end panels of awnings x2	4	Window	4.97
W11	1,400×1,800	Aluminium-framed double glazed awning with obscure film to 1700H	2	Window	1.95
W12	600×1,800	Aluminium-framed double glazed awning with obscure film to 1700H	6	Window	0.75
W13	1,000×2,100	Aluminium-framed fixed double glazed	3	Window	1.71
W14	1,200×1,800	Aluminium-framed fixed double glazed	1	Window	
W16	900×2,700	Aluminium-framed hinged double glazed door with transom and obscure film to 1700H	1	Door	1.54
W18	2,400×2,100	Aluminium-framed double glazed lockable sliding door	2	Door	
W19	6,373×3,000	Aluminium-framed double glazed lockable sliding door	2	Door	
W19	6,920×2,100	Aluminium-framed double glazed lockable sliding door	1	Door	
W20	3,200×1,600	Aluminium-framed double glazed sliding window	1	Window	
W21	2,402×1,600	Aluminium-framed double glazed sliding window with awning to BASIX requirement	1	Window	
W22	14,995x2,500	Aluminium-framed fixed double glazed curtain wall	1	Curtain Wall	
W23	14,995x2,215	Aluminium-framed fixed double glazed curtain wall with hinged door	1	Curtain Wall	

PROPOSED GROUND LEVEL PLAN

1:250 @ A3

Ph: (+61) 1300 799 986
Mob: 0412 015 955
Email: arch@georgegroup.com.au
Web: www.georgegroup.com.au

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	28.11.18
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	18.08.20

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

SCALE	As shown
DRAWN	**KVA**
DATE	**AUGUST 2020**
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. **4089/1.3** AMENDMENT **DA**

NOTES

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

SEPP 0.5/unit x 80	= 40 spaces
Manager	= 1 spaces
Cafe	= 3 spaces
Church	= 16 spaces
	= 60 spaces
Motorcycle Parking	= 16 spaces (80 / 5 = 16)
Bicycle Parking	= 16 spaces (80 / 5 = 16)

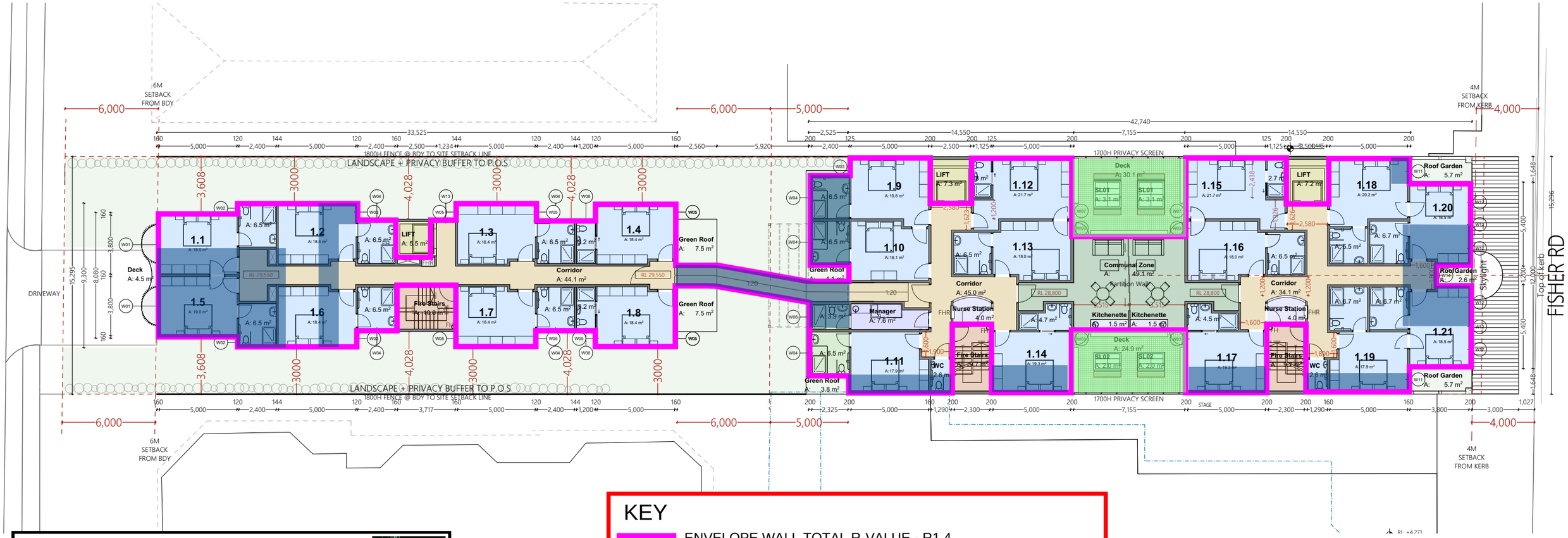
BOARDING UNITS

G	4 (+ 1 Manager)
L1	21
L2	21
L3	21
L4	13
	80 (+ 1 Manager)

	INTERNAL ROOM AREA	COMMON ROOMS	LIFTS	STAIRS	DECKS	TOTALS (EXC. WALLS)
LOWER BASEMENT LEVEL	579.5	0	12.4	22.9	0	614.8
BASEMENT LEVEL	953.9	0	17.2	28.6	0	999.7
GROUND LEVEL FISHER	511.4	0	14.5	35.3	0	561.2
LEVEL 1 FISHER	458.6	51.5	14.4	19.4	55	598.9
LEVEL 2 FISHER	445	51.5	14.4	19.4	32.2	562.5
LEVEL 3 FISHER	445	51.5	14.4	19.4	8.4	538.7
LEVEL 4 FISHER	445	51.5	14.4	19.4	8.4	538.7
ROOF LEVEL FISHER	181.3	0	7.4	8.4	0	197.1
GROUND LEVEL FRANCIS	198.9	0	4.8	22.1	0	225.8
LEVEL 1 FRANCIS	233.6	0	4.8	9.8	4.5	252.7
LEVEL 2 FRANCIS	233.5	0	4.8	9.8	3.8	251.9
LEVEL 3 FRANCIS	233.5	0	4.8	9.8	3.8	251.9
						5,593.9

DEVELOPMENT STATISTICS

ZONE	B4 Mixed use
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m² (2 X 695.6m²)
Council	Northern Beaches
Unit Nos	80 Units + Manager
Area of Building	5,784.20m²
Communal Garden	213.25m²
Landscape Area	339.50m² (24%)
FSR DELIVERED	2.4 m² (Combined)
Car Parking	60 Spaces, including 2 Disabled carparks



KEY

ENVELOPE WALL TOTAL R-VALUE - R1.4

ROOF TOTAL R-VALUE - R3.7 (Downward, SA < 0.45)

FLOOR TOTAL R-VALUE - R2.0 (Downward)

Notes:
1. It is a total system performance value and NOT the insulation.
2. The impact of Thermal Bridging must be included in the total system R-value calculations.
3. Roof Solar Absorptance (SA) must be no more than 0.45 (lighter colour)

WINDOW SCHEDULE

Name	W x H Dimensions	Specification	No.	Type	Glazed Area
SL01	1,750x1,750	Aluminium-framed with external louvers	2	Skylight	
SL02	1,750x1,150		2	Skylight	
SL03	900x2,700		2	Skylight	
W01	1,800×2,100	Aluminium-framed double glazed lockable sliding door	8	Door	2.32
W02	400×600	Aluminium-framed fixed double glazed awning	6	Window	0.15
W03	900×2,700	Aluminium-framed double glazed awning with obscure film to 1700H	37	Window	1.92
W04	800×450	Aluminium-framed fixed double glazed awning	28	Window	0.25
W05	900×1,400	Aluminium-framed double glazed awning with obscure film to 1700H	36	Window	0.96
W06	600×450	Aluminium-framed fixed double glazed awning	12	Window	0.18
W07	1,000×2,700	Aluminium-framed double glazed awning with obscure film to 1700H	8	Window	2.16
W08	4,965×2,100	Aluminium-framed double glazed shopfront with 2 end panels of awnings x2	4	Window	6.65
W09	4,965×1,200	Aluminium-framed double glazed shopfront with 2 end panels of awnings x2	4	Window	4.97
W11	1,400×1,800	Aluminium-framed double glazed awning with obscure film to 1700H	2	Window	1.95
W12	600×1,800	Aluminium-framed double glazed awning with obscure film to 1700H	6	Window	0.75
W13	1,000×2,100	Aluminium-framed fixed double glazed	3	Window	1.71
W14	1,200×1,800	Aluminium-framed fixed double glazed	1	Window	
W16	900×2,700	Aluminium-framed hinged double glazed door with transom and obscure film to 1700H	1	Door	1.54
W18	2,400×2,100	Aluminium-framed double glazed lockable sliding door	2	Door	
W19	6,373×3,000	Aluminium-framed double glazed lockable sliding door	2	Door	
W19	6,920×2,100	Aluminium-framed double glazed lockable sliding door	1	Door	
W20	3,200×1,600	Aluminium-framed double glazed sliding window	1	Window	
W21	2,402×1,600	Aluminium-framed double glazed sliding window with awning to BASIX requirement	1	Window	
W22	14,995x2,500	Aluminium-framed fixed double glazed curtain wall	1	Curtain Wall	
W23	14,995x2,215	Aluminium-framed fixed double glazed curtain wall with hinged door	1	Curtain Wall	

JHA
MARKUP / SKETCH

DOCUMENT No.: 200320 - 28 Fisher Road Dee Why
DOCUMENT TITLE: NCC 2019 Section J Building Fabric Requirements
DOCUMENT REV: RevA
DOCUMENT BY: LY DATE: 20/08/2020

PROPOSED LEVEL 1 PLAN

1:250 @ A3

Ph: (+61) 1300 799 986
Mob: 0412 015 955
Email: arch@georgegroup.com.au
Web: www.georgegroup.com.au

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	28.11.18
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	18.08.20

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

SCALE	As shown
DRAWN	**KVA**
DATE	**AUGUST 2020**
CHECKED	**Philip.G**
STAGE	DA

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

DRAWING TITLE
PROPOSED LEVEL 1

DRAWING NO. **4089/1.4**
AMENDMENT **DA**

NOTES

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

SEPP 0.5/unit x 80	= 40 spaces
Manager	= 1 spaces
Cafe	= 3 spaces
Church	= 16 spaces
	= 60 spaces
Motorcycle Parking	= 16 spaces (80 / 5 = 16)
Bicycle Parking	= 16 spaces (80 / 5 = 16)

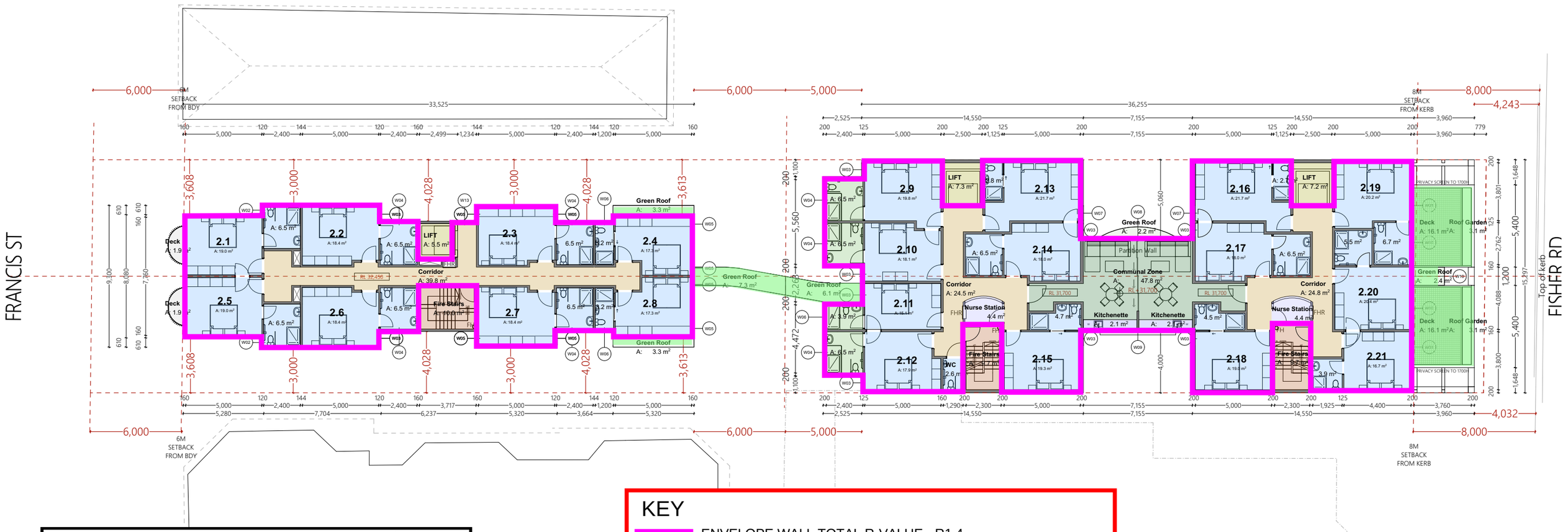
BOARDING UNITS

G	4 (+ 1 Manager)
L1	21
L2	21
L3	21
L4	13
	80 (+ 1 Manager)

	INTERNAL ROOM AREA	COMMON ROOMS	LIFTS	STAIRS	DECKS	TOTALS (EXC. WALLS)
LOWER BASEMENT LEVEL	579.5	0	12.4	22.9	0	614.8
BASEMENT LEVEL	953.9	0	17.2	28.6	0	999.7
GROUND LEVEL FISHER	511.4	0	14.5	35.3	0	561.2
LEVEL 1 FISHER	458.6	51.5	14.4	19.4	55	598.9
LEVEL 2 FISHER	445	51.5	14.4	19.4	32.2	562.5
LEVEL 3 FISHER	445	51.5	14.4	19.4	8.4	538.7
LEVEL 4 FISHER	445	51.5	14.4	19.4	8.4	538.7
ROOF LEVEL FISHER	181.3	0	7.4	8.4	0	197.1
GROUND LEVEL FRANCIS	198.9	0	4.8	22.1	0	225.8
LEVEL 1 FRANCIS	233.6	0	4.8	9.8	4.5	252.7
LEVEL 2 FRANCIS	233.5	0	4.8	9.8	3.8	251.9
LEVEL 3 FRANCIS	233.5	0	4.8	9.8	3.8	251.9
						5,593.9

DEVELOPMENT STATISTICS

ZONE	B4 Mixed use
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m² (2 X 695.6m²)
Council	Northern Beaches
Unit Nos	80 Units + Manager
Area of Building	5,784.20m²
Communal Garden	213.25m²
Landscape Area	339.50m² (24%)
FSR DELIVERED	2.4 m² (Combined)
Car Parking	60 Spaces, including 2 Disabled carparks



KEY

ENVELOPE WALL TOTAL R-VALUE - R1.4

ROOF TOTAL R-VALUE - R3.7 (Downward, SA < 0.45)

FLOOR TOTAL R-VALUE - R2.0 (Downward)

Notes:
1. It is a total system performance value and NOT the insulation.
2. The impact of Thermal Bridging must be included in the total system R-value calculations.
3. Roof Solar Absorptance (SA) must be no more than 0.45 (lighter colour)

WINDOW SCHEDULE					
Name	W x H Dimensions	Specification	No.	Type	Glazed Area
SL01	1,750x1,750	Aluminium-framed with external louvers	2	Skylight	
SL02	1,750x1,150		2	Skylight	
SL03	900x2,700		2	Skylight	
W01	1,800×2,100	Aluminium-framed double glazed lockable sliding door	8	Door	2.32
W02	400×600	Aluminium-framed fixed double glazed awning	6	Window	0.15
W03	900×2,700	Aluminium-framed double glazed awning with obscure film to 1700H	37	Window	1.92
W04	800×450	Aluminium-framed fixed double glazed awning	28	Window	0.25
W05	900×1,400	Aluminium-framed double glazed awning with obscure film to 1700H	36	Window	0.96
W06	600×450	Aluminium-framed fixed double glazed awning	12	Window	0.18
W07	1,000×2,700	Aluminium-framed double glazed awning with obscure film to 1700H	8	Window	2.16
W08	4,965×2,100	Aluminium-framed double glazed shopfront with 2 end panels of awnings x2	4	Window	6.65
W09	4,965×1,200	Aluminium-framed double glazed shopfront with 2 end panels of awnings x2	4	Window	4.97
W11	1,400×1,800	Aluminium-framed double glazed awning with obscure film to 1700H	2	Window	1.95
W12	600×1,800	Aluminium-framed double glazed awning with obscure film to 1700H	6	Window	0.75
W13	1,000×2,100	Aluminium-framed fixed double glazed	3	Window	1.71
W14	1,200×1,800	Aluminium-framed fixed double glazed	1	Window	-
W16	900×2,700	Aluminium-framed hinged double glazed door with transom and obscure film to 1700H	1	Door	1.54
W18	2,400×2,100	Aluminium-framed double glazed lockable sliding door	2	Door	
W19	6,373×3,000	Aluminium-framed double glazed lockable sliding door	2	Door	
W19	6,920×2,100	Aluminium-framed double glazed lockable sliding door	1	Door	
W20	3,200×1,600	Aluminium-framed double glazed sliding window	1	Window	
W21	2,402×1,600	Aluminium-framed double glazed sliding window with awning to BASIX requirement	1	Window	
W22	14,995x2,500	Aluminium-framed fixed double glazed curtain wall	1	Curtain Wall	
W23	14,995x2,215	Aluminium-framed fixed double glazed curtain wall with hinged door	1	Curtain Wall	

JHA
MARKUP / SKETCH

DOCUMENT No.: 200320 - 28 Fisher Road Dee Why
DOCUMENT TITLE: NCC 2019 Section J Building Fabric Requirements
DOCUMENT REV: RevA
DOCUMENT BY: LY DATE: 20/08/2020

PROPOSED LEVEL 2 PLAN

1:250 @ A3

Ph: (+61) 1300 799 986
Mob: 0412 015 955
Email: arch@georgegroup.com.au
Web: www.georgegroup.com.au

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	28.11.18
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	18.08.20

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

SCALE	As shown
DRAWN	**KVA**
DATE	**AUGUST 2020**
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. **4089/1.5**
AMENDMENT **DA**

NOTES

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

SEPP 0.5/unit x 80	= 40 spaces
Manager	= 1 spaces
Cafe	= 3 spaces
Church	= 16 spaces
	= 60 spaces
Motorcycle Parking	= 16 spaces (80 / 5 = 16)
Bicycle Parking	= 16 spaces (80 / 5 = 16)

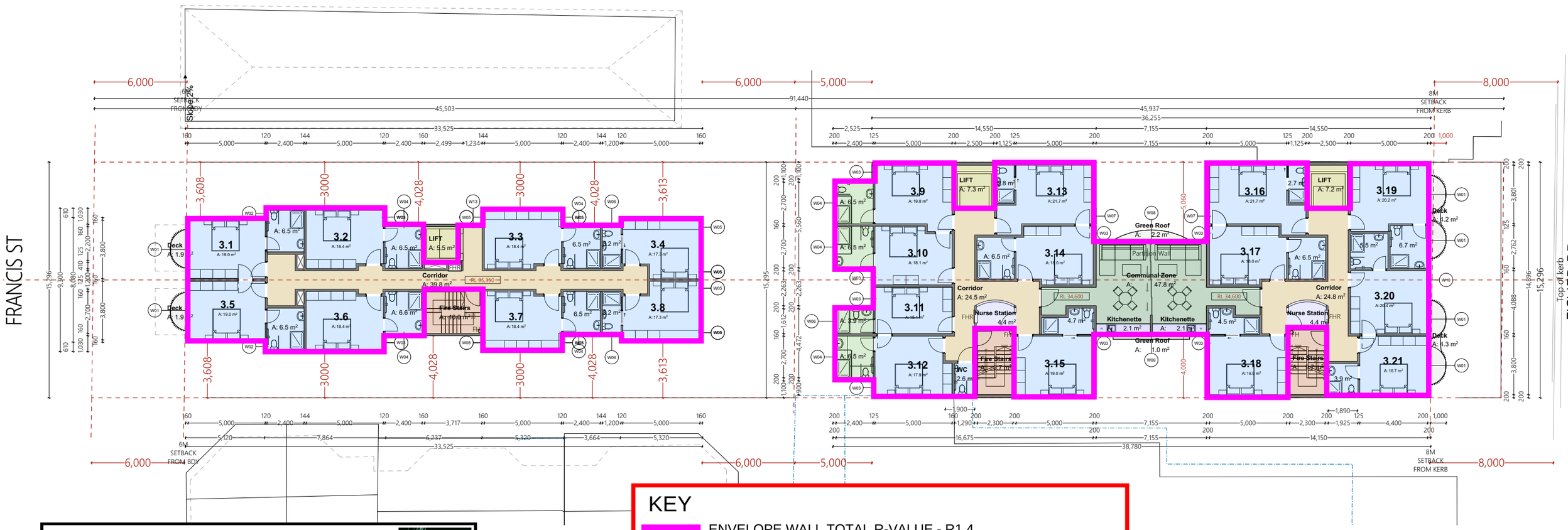
BOARDING UNITS

G	4 (+ 1 Manager)
L1	21
L2	21
L3	21
L4	13
	80 (+ 1 Manager)

	INTERNAL ROOM AREA	COMMON ROOMS	LIFTS	STAIRS	DECKS	TOTALS (EXC. WALLS)
LOWER BASEMENT LEVEL	579.5	0	12.4	22.9	0	614.8
BASEMENT LEVEL	953.9	0	17.2	28.6	0	999.7
GROUND LEVEL FISHER	511.4	0	14.5	35.3	0	561.2
LEVEL 1 FISHER	458.6	51.5	14.4	19.4	55	598.9
LEVEL 2 FISHER	445	51.5	14.4	19.4	32.2	562.5
LEVEL 3 FISHER	445	51.5	14.4	19.4	8.4	538.7
LEVEL 4 FISHER	445	51.5	14.4	19.4	8.4	538.7
ROOF LEVEL FISHER	181.3	0	7.4	8.4	0	197.1
GROUND LEVEL FRANCIS	198.9	0	4.8	22.1	0	225.8
LEVEL 1 FRANCIS	233.6	0	4.8	9.8	4.5	252.7
LEVEL 2 FRANCIS	233.5	0	4.8	9.8	3.8	251.9
LEVEL 3 FRANCIS	233.5	0	4.8	9.8	3.8	251.9
						5,593.9

DEVELOPMENT STATISTICS

ZONE	B4 Mixed use
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m² (2 X 695.6m²)
Council	Northern Beaches
Unit Nos	80 Units + Manager
Area of Building	5,784.20m²
Communal Garden	213.25m²
Landscape Area	339.50m² (24%)
FSR DELIVERED	2.4 m² (Combined)
Car Parking	60 Spaces, including 2 Disabled carparks



KEY

ENVELOPE WALL TOTAL R-VALUE - R1.4

ROOF TOTAL R-VALUE - R3.7 (Downward, SA < 0.45)

FLOOR TOTAL R-VALUE - R2.0 (Downward)

Notes:
1. It is a total system performance value and NOT the insulation.
2. The impact of Thermal Bridging must be included in the total system R-value calculations.
3. Roof Solar Absorptance (SA) must be no more than 0.45 (lighter colour)

JHA
MARKUP / SKETCH

DOCUMENT No.: 200320 - 28 Fisher Road Dee Why
DOCUMENT TITLE: NCC 2019 Section J Building Fabric Requirements
DOCUMENT REV: RevA
DOCUMENT BY: LY DATE: 20/08/2020

WINDOW SCHEDULE

Name	W x H Dimensions	Specification	No.	Type	Glazed Area
SL01	1,750x1,750	Aluminium-framed with external louvers	2	Skylight	
SL02	1,750x1,150		2	Skylight	
SL03	900x2,700		2	Skylight	
W01	1,800×2,100	Aluminium-framed double glazed lockable sliding door	8	Door	2.32
W02	400×600	Aluminium-framed fixed double glazed awning	6	Window	0.15
W03	900×2,700	Aluminium-framed double glazed awning with obscure film to 1700H	37	Window	1.92
W04	800×450	Aluminium-framed fixed double glazed awning	28	Window	0.25
W05	900×1,400	Aluminium-framed double glazed awning with obscure film to 1700H	36	Window	0.96
W06	600×450	Aluminium-framed fixed double glazed awning	12	Window	0.18
W07	1,000×2,700	Aluminium-framed double glazed awning with obscure film to 1700H	8	Window	2.16
W08	4,965×2,100	Aluminium-framed double glazed shopfront with 2 end panels of awnings x2	4	Window	6.65
W09	4,965×1,200	Aluminium-framed double glazed shopfront with 2 end panels of awnings x2	4	Window	4.97
W11	1,400×1,800	Aluminium-framed double glazed awning with obscure film to 1700H	2	Window	1.95
W12	600×1,800	Aluminium-framed double glazed awning with obscure film to 1700H	6	Window	0.75
W13	1,000×2,100	Aluminium-framed fixed double glazed	3	Window	1.71
W14	1,200×1,800	Aluminium-framed fixed double glazed	1	Window	
W16	900×2,700	Aluminium-framed hinged double glazed door with transom and obscure film to 1700H	1	Door	1.54
W18	2,400×2,100	Aluminium-framed double glazed lockable sliding door	2	Door	
W19	6,373×3,000	Aluminium-framed double glazed lockable sliding door	2	Door	
W19	6,920×2,100	Aluminium-framed double glazed lockable sliding door	1	Door	
W20	3,200×1,600	Aluminium-framed double glazed sliding window	1	Window	
W21	2,402×1,600	Aluminium-framed double glazed sliding window with awning to BASIX requirement	1	Window	
W22	14,995x2,500	Aluminium-framed fixed double glazed curtain wall	1	Curtain Wall	
W23	14,995x2,215	Aluminium-framed fixed double glazed curtain wall with hinged door	1	Curtain Wall	

PROPOSED LEVEL 3 PLAN

1:250 @ A3

Ph: (+61) 1300 799 986
Mob: 0412 015 955
Email: arch@georgegroup.com.au
Web: www.georgegroup.com.au

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	28.11.18
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	18.08.20

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

SCALE	As shown
DRAWN	**KVA**
DATE	**AUGUST 2020**
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. **4089/1.6**
AMENDMENT **DA**

NOTES

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

SEPP 0.5/unit x 80	= 40 spaces
Manager	= 1 spaces
Cafe	= 3 spaces
Church	= 16 spaces
	= 60 spaces
Motorcycle Parking	= 16 spaces (80 / 5 = 16)
Bicycle Parking	= 16 spaces (80 / 5 = 16)

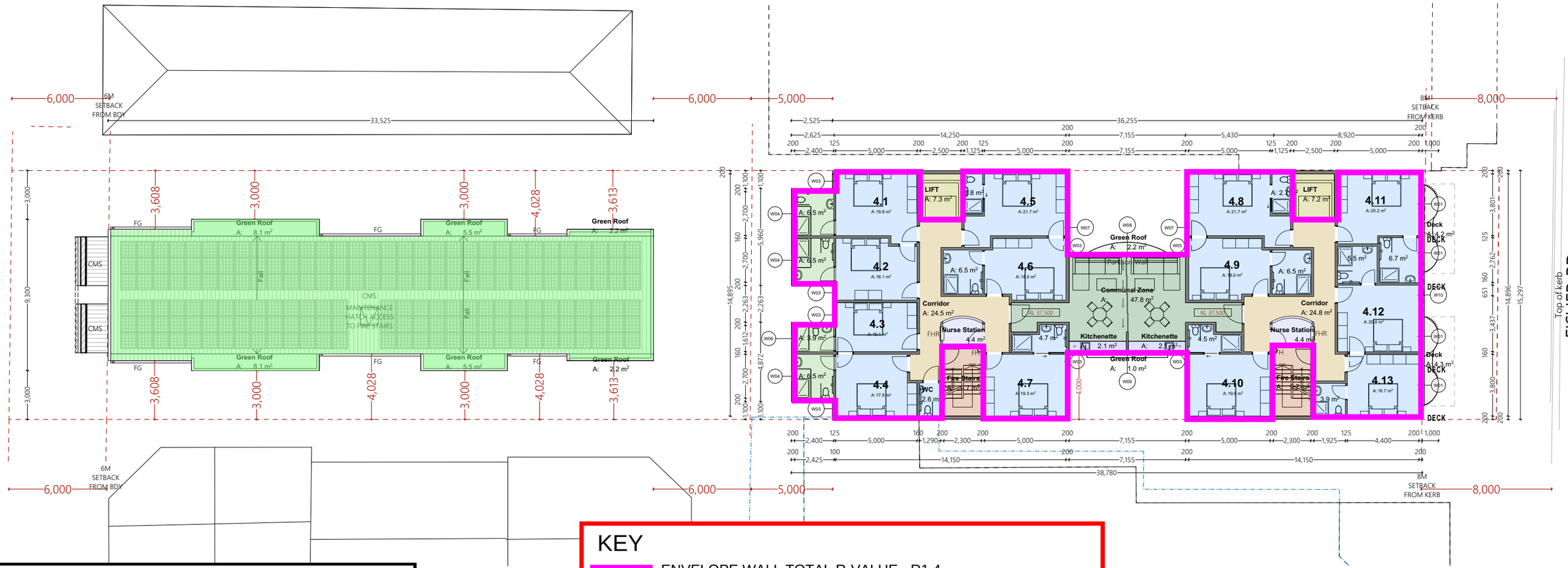
BOARDING UNITS

G	4 (+ 1 Manager)
L1	21
L2	21
L3	21
L4	13
	80 (+ 1 Manager)

	INTERNAL ROOM AREA	COMMON ROOMS	LIFTS	STAIRS	DECKS	TOTALS (EXC. WALLS)
LOWER BASEMENT LEVEL	579.5	0	12.4	22.9	0	614.8
BASEMENT LEVEL	953.9	0	17.2	28.6	0	999.7
GROUND LEVEL FISHER	511.4	0	14.5	35.3	0	561.2
LEVEL 1 FISHER	458.6	51.5	14.4	19.4	55	598.9
LEVEL 2 FISHER	445	51.5	14.4	19.4	32.2	562.5
LEVEL 3 FISHER	445	51.5	14.4	19.4	8.4	538.7
LEVEL 4 FISHER	445	51.5	14.4	19.4	8.4	538.7
ROOF LEVEL FISHER	181.3	0	7.4	8.4	0	197.1
GROUND LEVEL FRANCIS	198.9	0	4.8	22.1	0	225.8
LEVEL 1 FRANCIS	233.6	0	4.8	9.8	4.5	252.7
LEVEL 2 FRANCIS	233.5	0	4.8	9.8	3.8	251.9
LEVEL 3 FRANCIS	233.5	0	4.8	9.8	3.8	251.9
						5,593.9

DEVELOPMENT STATISTICS

ZONE	B4 Mixed use
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m² (2 X 695.6m²)
Council	Northern Beaches
Unit Nos	80 Units + Manager
Area of Building	5,784.20m²
Communal Garden	213.25m²
Landscape Area	339.50m² (24%)
FSR DELIVERED	2.4 m² (Combined)
Car Parking	60 Spaces, including 2 Disabled carparks



KEY

ENVELOPE WALL TOTAL R-VALUE - R1.4

ROOF TOTAL R-VALUE - R3.7 (Downward, SA < 0.45)

FLOOR TOTAL R-VALUE - R2.0 (Downward)

Notes:
1. It is a total system performance value and NOT the insulation.
2. The impact of Thermal Bridging must be included in the total system R-value calculations.
3. Roof Solar Absorptance (SA) must be no more than 0.45 (lighter colour)

JHA
MARKUP / SKETCH

DOCUMENT No.: 200320 - 28 Fisher Road Dee Why
DOCUMENT TITLE: NCC 2019 Section J Building Fabric Requirements
DOCUMENT REV: RevA
DOCUMENT BY: LY DATE: 20/08/2020

WINDOW SCHEDULE

Name	W x H Dimensions	Specification	No.	Type	Glazed Area
SL01	1,750x1,750	Aluminium-framed with external louvers	2	Skylight	
SL02	1,750x1,150		2	Skylight	
SL03	900x2,700		2	Skylight	
W01	1,800×2,100	Aluminium-framed double glazed lockable sliding door	8	Door	2.32
W02	400×600	Aluminium-framed fixed double glazed awning	6	Window	0.15
W03	900×2,700	Aluminium-framed double glazed awning with obscure film to 1700H	37	Window	1.92
W04	800×450	Aluminium-framed fixed double glazed awning	28	Window	0.25
W05	900×1,400	Aluminium-framed double glazed awning with obscure film to 1700H	36	Window	0.96
W06	600×450	Aluminium-framed fixed double glazed awning	12	Window	0.18
W07	1,000×2,700	Aluminium-framed double glazed awning with obscure film to 1700H	8	Window	2.16
W08	4,965×2,100	Aluminium-framed double glazed shopfront with 2 end panels of awnings x2	4	Window	6.65
W09	4,965×1,200	Aluminium-framed double glazed shopfront with 2 end panels of awnings x2	4	Window	4.97
W11	1,400×1,800	Aluminium-framed double glazed awning with obscure film to 1700H	2	Window	1.95
W12	600×1,800	Aluminium-framed double glazed awning with obscure film to 1700H	6	Window	0.75
W13	1,000×2,100	Aluminium-framed fixed double glazed	3	Window	1.71
W14	1,200×1,800	Aluminium-framed fixed double glazed	1	Window	
W16	900×2,700	Aluminium-framed hinged double glazed door with transom and obscure film to 1700H	1	Door	1.54
W18	2,400×2,100	Aluminium-framed double glazed lockable sliding door	2	Door	
W19	6,373×3,000	Aluminium-framed double glazed lockable sliding door	2	Door	
W19	6,920×2,100	Aluminium-framed double glazed lockable sliding door	1	Door	
W20	3,200×1,600	Aluminium-framed double glazed sliding window	1	Window	
W21	2,402×1,600	Aluminium-framed double glazed sliding window with awning to BASIX requirement	1	Window	
W22	14,995x2,500	Aluminium-framed fixed double glazed curtain wall	1	Curtain Wall	
W23	14,995x2,215	Aluminium-framed fixed double glazed curtain wall with hinged door	1	Curtain Wall	

PROPOSED LEVEL 4 PLAN

1:250 @ A3

Ph: (+61) 1300 799 986
Mob: 0412 015 955
Email: arch@georgegroup.com.au
Web: www.georgegroup.com.au

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	28.11.18
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	18.08.20

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

SCALE	As shown
DRAWN	**KVA**
DATE	**AUGUST 2020**
CHECKED	**Philip.G**
STAGE	DA

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

DRAWING TITLE
PROPOSED LEVEL 4

DRAWING NO. **4089/1.7**
AMENDMENT **DA**

NOTES

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

SEPP 0.5/unit x 80	= 40 spaces
Manager	= 1 spaces
Cafe	= 3 spaces
Church	= 16 spaces
	= 60 spaces
Motorcycle Parking	= 16 spaces (80 / 5 = 16)
Bicycle Parking	= 16 spaces (80 / 5 = 16)

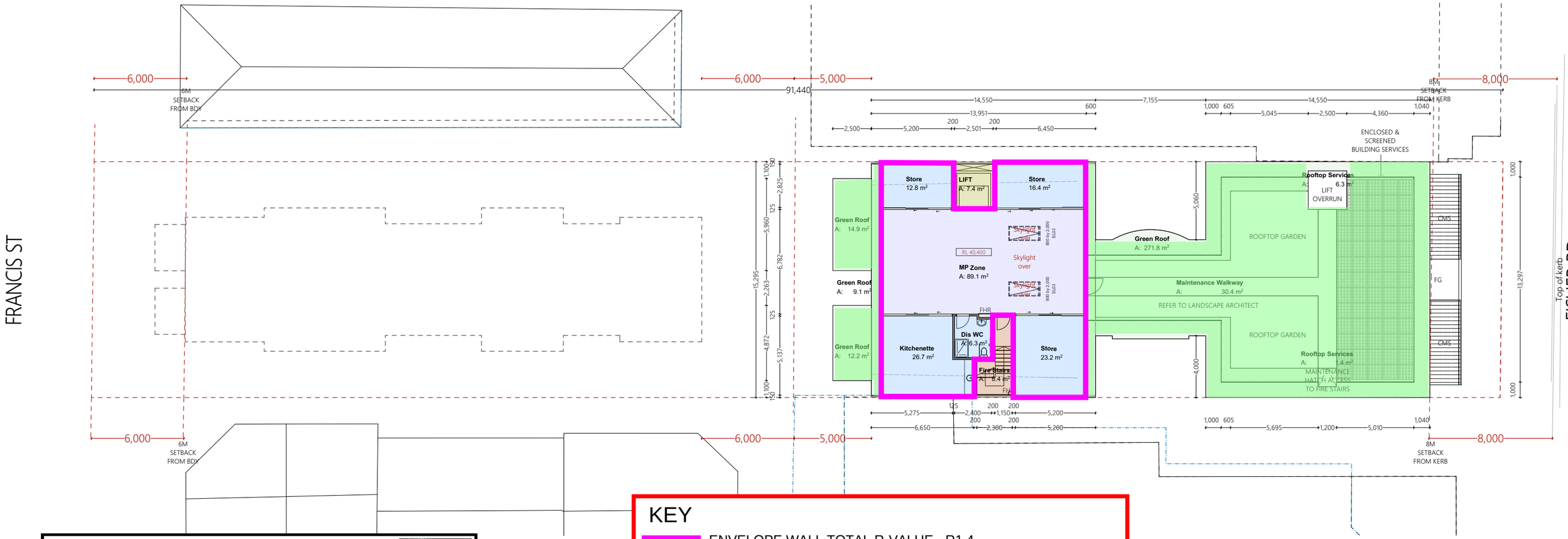
BOARDING UNITS

G	4 (+ 1 Manager)
L1	21
L2	21
L3	21
L4	13
	80 (+ 1 Manager)

	INTERNAL ROOM AREA	COMMON ROOMS	LIFTS	STAIRS	DECKS	TOTALS (EXC. WALLS)
LOWER BASEMENT LEVEL	579.5	0	12.4	22.9	0	614.8
BASEMENT LEVEL	953.9	0	17.2	28.6	0	999.7
GROUND LEVEL FISHER	511.4	0	14.5	35.3	0	561.2
LEVEL 1 FISHER	458.6	51.5	14.4	19.4	55	598.9
LEVEL 2 FISHER	445	51.5	14.4	19.4	32.2	562.5
LEVEL 3 FISHER	445	51.5	14.4	19.4	8.4	538.7
LEVEL 4 FISHER	445	51.5	14.4	19.4	8.4	538.7
ROOF LEVEL FISHER	181.3	0	7.4	8.4	0	197.1
GROUND LEVEL FRANCIS	198.9	0	4.8	22.1	0	225.8
LEVEL 1 FRANCIS	233.6	0	4.8	9.8	4.5	252.7
LEVEL 2 FRANCIS	233.5	0	4.8	9.8	3.8	251.9
LEVEL 3 FRANCIS	233.5	0	4.8	9.8	3.8	251.9
						5,593.9

DEVELOPMENT STATISTICS

ZONE	B4 Mixed use
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m² (2 X 695.6m²)
Council	Northern Beaches
Unit Nos	80 Units + Manager
Area of Building	5,784.20m²
Communal Garden	213.25m²
Landscape Area	339.50m² (24%)
FSR DELIVERED	2.4 m² (Combined)
Car Parking	60 Spaces, including 2 Disabled carparks



KEY

ENVELOPE WALL TOTAL R-VALUE - R1.4

ROOF TOTAL R-VALUE - R3.7 (Downward, SA < 0.45)

FLOOR TOTAL R-VALUE - R2.0 (Downward)

Notes:
1. It is a total system performance value and NOT the insulation.
2. The impact of Thermal Bridging must be included in the total system R-value calculations.
3. Roof Solar Absorptance (SA) must be no more than 0.45 (lighter colour)

WINDOW SCHEDULE

Name	W x H Dimensions	Specification	No.	Type	Glazed Area
SL01	1,750×1,750	Aluminium-framed with external louvers	2	Skylight	
SL02	1,750×1,150		2	Skylight	
SL03	900x2,700		2	Skylight	
W01	1,800×2,100	Aluminium-framed double glazed lockable sliding door	8	Door	2.32
W02	400×600	Aluminium-framed fixed double glazed awning	6	Window	0.15
W03	900×2,700	Aluminium-framed double glazed awning with obscure film to 1700H	37	Window	1.92
W04	800×450	Aluminium-framed fixed double glazed awning	28	Window	0.25
W05	900×1,400	Aluminium-framed double glazed awning with obscure film to 1700H	36	Window	0.96
W06	600×450	Aluminium-framed fixed double glazed awning	12	Window	0.18
W07	1,000×2,700	Aluminium-framed double glazed awning with obscure film to 1700H	8	Window	2.16
W08	4,965×2,100	Aluminium-framed double glazed shopfront with 2 end panels of awnings x2	4	Window	6.65
W09	4,965×1,200	Aluminium-framed double glazed shopfront with 2 end panels of awnings x2	4	Window	4.97
W11	1,400×1,800	Aluminium-framed double glazed awning with obscure film to 1700H	2	Window	1.95
W12	600×1,800	Aluminium-framed double glazed awning with obscure film to 1700H	6	Window	0.75
W13	1,000×2,100	Aluminium-framed fixed double glazed	3	Window	1.71
W14	1,200×1,800	Aluminium-framed fixed double glazed	1	Window	
W16	900×2,700	Aluminium-framed hinged double glazed door with transom and obscure film to 1700H	1	Door	1.54
W18	2,400×2,100	Aluminium-framed double glazed lockable sliding door	2	Door	
W19	6,373×3,000	Aluminium-framed double glazed lockable sliding door	2	Door	
W19	6,920×2,100	Aluminium-framed double glazed lockable sliding door	1	Door	
W20	3,200×1,600	Aluminium-framed double glazed sliding window	1	Window	
W21	2,402×1,600	Aluminium-framed double glazed sliding window with awning to BASIX requirement	1	Window	
W22	14,995x2,500	Aluminium-framed fixed double glazed curtain wall	1	Curtain Wall	
W23	14,995x2,215	Aluminium-framed fixed double glazed curtain wall with hinged door	1	Curtain Wall	

JHA
MARKUP / SKETCH

DOCUMENT No.: 200320 - 28 Fisher Road Dee Why
DOCUMENT TITLE: NCC 2019 Section J Building Fabric Requirements
DOCUMENT REV: RevA
DOCUMENT BY: LY DATE: 20/08/2020

PROPOSED ROOFTOP LEVEL PLAN

1:250 @ A3

Ph: (+61) 1300 799 986
Mob: 0412 015 955
Email: arch@georgegroup.com.au
Web: www.georgegroup.com.au

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	28.11.18
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	18.08.20

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

SCALE	As shown
DRAWN	**KVA**
DATE	**AUGUST 2020**
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. **4089/1.8**
AMENDMENT **DA**

NOTES

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

SEPP 0.5/unit x 80	= 40 spaces
Manager	= 1 spaces
Cafe	= 3 spaces
Church	= 16 spaces
	= 60 spaces
Motorcycle Parking	= 16 spaces (80 / 5 = 16)
Bicycle Parking	= 16 spaces (80 / 5 = 16)

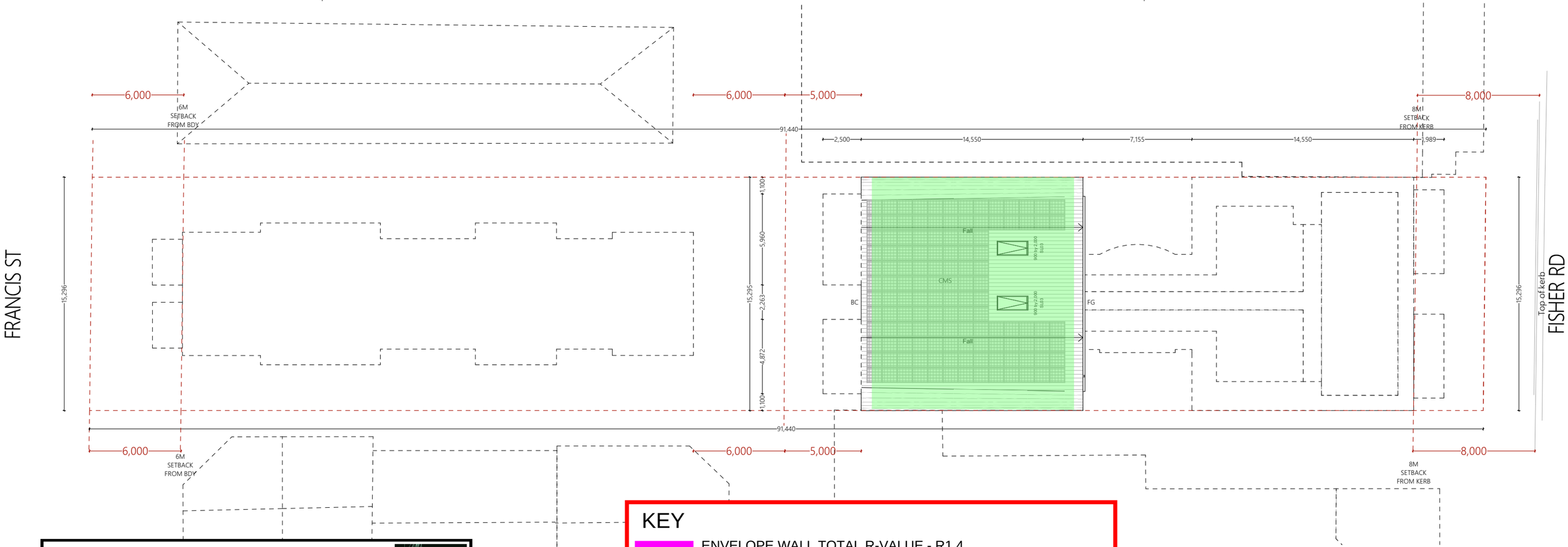
BOARDING UNITS

G	4 (+ 1 Manager)
L1	21
L2	21
L3	21
L4	13
	80 (+ 1 Manager)

	INTERNAL ROOM AREA	COMMON ROOMS	LIFTS	STAIRS	DECKS	TOTALS (EXC. WALLS)
LOWER BASEMENT LEVEL	579.5	0	12.4	22.9	0	614.8
BASEMENT LEVEL	953.9	0	17.2	28.6	0	999.7
GROUND LEVEL FISHER	511.4	0	14.5	35.3	0	561.2
LEVEL 1 FISHER	458.6	51.5	14.4	19.4	55	598.9
LEVEL 2 FISHER	445	51.5	14.4	19.4	32.2	562.5
LEVEL 3 FISHER	445	51.5	14.4	19.4	8.4	538.7
LEVEL 4 FISHER	445	51.5	14.4	19.4	8.4	538.7
ROOF LEVEL FISHER	181.3	0	7.4	8.4	0	197.1
GROUND LEVEL FRANCIS	198.9	0	4.8	22.1	0	225.8
LEVEL 1 FRANCIS	233.6	0	4.8	9.8	4.5	252.7
LEVEL 2 FRANCIS	233.5	0	4.8	9.8	3.8	251.9
LEVEL 3 FRANCIS	233.5	0	4.8	9.8	3.8	251.9
						5,593.9

DEVELOPMENT STATISTICS

ZONE	B4 Mixed use
DP	Lot 28 and 43 On DP 7413
Site Area	1391.2m² (2 X 695.6m²)
Council	Northern Beaches
Unit Nos	80 Units + Manager
Area of Building	5,784.20m²
Communal Garden	213.25m²
Landscape Area	339.50m² (24%)
FSR DELIVERED	2.4 m² (Combined)
Car Parking	60 Spaces, including 2 Disabled carparks



JHA
MARKUP / SKETCH

DOCUMENT No.: 200320 - 28 Fisher Road Dee Why
DOCUMENT TITLE: NCC 2019 Section J Building Fabric Requirements
DOCUMENT REV: RevA
DOCUMENT BY: LY DATE: 20/08/2020

KEY

ENVELOPE WALL TOTAL R-VALUE - R1.4

ROOF TOTAL R-VALUE - R3.7 (Downward, SA < 0.45)

FLOOR TOTAL R-VALUE - R2.0 (Downward)

Notes:
1. It is a total system performance value and NOT the insulation.
2. The impact of Thermal Bridging must be included in the total system R-value calculations.
3. Roof Solar Absorptance (SA) must be no more than 0.45 (lighter colour)

WINDOW SCHEDULE					
Name	W x H Dimensions	Specification	No.	Type	Glazed Area
SL01	1,750x1,750	Aluminium-framed with external louvers	2	Skylight	
SL02	1,750x1,150		2	Skylight	
SL03	900x2,700		2	Skylight	
W01	1,800×2,100	Aluminium-framed double glazed lockable sliding door	8	Door	2.32
W02	400×600	Aluminium-framed fixed double glazed awning	6	Window	0.15
W03	900×2,700	Aluminium-framed double glazed awning with obscure film to 1700H	37	Window	1.92
W04	800×450	Aluminium-framed fixed double glazed awning	28	Window	0.25
W05	900×1,400	Aluminium-framed double glazed awning with obscure film to 1700H	36	Window	0.96
W06	600×450	Aluminium-framed fixed double glazed awning	12	Window	0.18
W07	1,000×2,700	Aluminium-framed double glazed awning with obscure film to 1700H	8	Window	2.16
W08	4,965×2,100	Aluminium-framed double glazed shopfront with 2 end panels of awnings x2	4	Window	6.65
W09	4,965×1,200	Aluminium-framed double glazed shopfront with 2 end panels of awnings x2	4	Window	4.97
W11	1,400×1,800	Aluminium-framed double glazed awning with obscure film to 1700H	2	Window	1.95
W12	600×1,800	Aluminium-framed double glazed awning with obscure film to 1700H	6	Window	0.75
W13	1,000×2,100	Aluminium-framed fixed double glazed	3	Window	1.71
W14	1,200×1,800	Aluminium-framed fixed double glazed	1	Window	
W16	900×2,700	Aluminium-framed hinged double glazed door with transom and obscure film to 1700H	1	Door	1.54
W18	2,400×2,100	Aluminium-framed double glazed lockable sliding door	2	Door	
W19	6,373×3,000	Aluminium-framed double glazed lockable sliding door	2	Door	
W19	6,920×2,100	Aluminium-framed double glazed lockable sliding door	1	Door	
W20	3,200×1,600	Aluminium-framed double glazed sliding window	1	Window	
W21	2,402×1,600	Aluminium-framed double glazed sliding window with awning to BASIX requirement	1	Window	
W22	14,995x2,500	Aluminium-framed fixed double glazed curtain wall	1	Curtain Wall	
W23	14,995x2,215	Aluminium-framed fixed double glazed curtain wall with hinged door	1	Curtain Wall	

PROPOSED ROOF PLAN

1:250 @ A3

Ph: **(+61) 1300 799 986**
Mob: 0412 015 955
Email: arch@georgegroup.com.au
Web: www.georgegroup.com.au

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	28.11.18
DA	PRE DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	18.08.20

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

SCALE	As shown
DRAWN	**KVA**
DATE	**AUGUST 2020**
CHECKED	**Philip.G**
STAGE	DA

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

DRAWING TITLE
PROPOSED ROOF

DRAWING NO. **4089/1.9**
AMENDMENT **DA**