

# Architectural Comparison of DA2020/1167 Update Drawings

CHURCH & COMMUNITY & BOARDING HOUSE DEVELOPMENT

28 FISHER RD & 9 FRANCIS ST, DEE WHY, NSW



architecture  
modularisation  
project management  
interior design  
procurement

**1300 799 986**

335 MONA VALE ROAD  
TERREY HILLS NSW  
AUSTRALIA 2084

[www.georgegroup.com.au](http://www.georgegroup.com.au)



# COMPARRISION BETWEEN ORIGINAL & UPDATED DA SUBMISSION DA2020/1167 – 28 FISHER RD & 9 FRANCIS ST, DEE WHY

Key: **Francis** = Francis St end of the site. **Fisher** = Fisher Rd end of the site.

BUILDING ZONE	ORIGINAL DA SUBMISSION	UPDATED DA SUBMISSION
General Notes and Summary of development	<p><b>Francis</b> - Square profile walls continue directly up to 11m height on both sides with green walls &amp; small windows to rooms. Large balconies to front with large top awning. Side with plant graphics. 11m height max</p> <p><b>Fisher</b> - Blocky form with large front balconies and large top awning. Street awning in broader format at one height. 16m height max.</p>	<p><b>Francis</b> - much reduced in bulk and scale with particular attention to south side where reducing setback is featured up the façade with recessed articulated elements and curvilinear south side wall modelling. Curtain wall “stain glass” framed frontage. Envelope compliance to southern neighbour. 11m height max</p> <p><b>Fisher</b> - attention to vertical detail with split rear and front façade detailing and more squared-off edge roof forms. Stepped street awning follows the streetscape line. Curtain wall “stain glass” framed frontage with defined edges and modelling. Porthole windows to pediment to reflect building logo and nautical theme. 16m height max. Recessed stairwells with vertical privacy elements</p>
Boundary Setbacks - Site Plan	<p>Francis - (Street frontage) West noted 6m</p> <p>Francis - North stepped (3m - 4.028m range)</p> <p>Francis - South (3m - 4.028m range)</p> <p>Francis - (internal) East (6m)</p>	<p>Francis - (Street frontage) West increased to 6.5m</p> <p>Francis - North (3.5m)</p> <p>Francis - South (3.5m lower but generally 4.5m - 4.028m range)</p> <p>Francis - (internal) East (6m)</p>
Basement 2 (Lowest) Plan	<p>18 Carparking spaces (including 1 Disabled and 8 tandem carparking spaces).</p> <p>5 Motor Bike, 4 bicycles</p> <p>No loading area</p> <p>Long passage to escape stair</p> <p>Single car ramp entry/egress</p> <p>2 lift access / 2 fire stair access</p> <p>No storage zone</p>	<p>19 Carparking spaces (including 4 Disabled and 14 tandem carparking spaces).</p> <p>6 Motor Bike, 6 bicycles</p> <p>1 general car loading area space</p> <p>Close fire escape stair</p> <p>Double lane car ramp for entry and for egress</p> <p>3 lift access / 2 fire stair access</p> <p>Bulk Store zone</p>
Basement 1 (Lower) Plan	<p>22 Carparking spaces (including 1 Disabled and 8 tandem carparking spaces).</p> <p>14 Motor Bike, 16 bicycles</p> <p>Small loading area</p> <p>Dual-use single car ramp entry/egress</p> <p>3 lift access / 2 fire stair access</p> <p>18 double bins plus 4 double café bins</p> <p>No storage zone</p>	<p>15 Carparking spaces (including 6 Disabled and 0 tandem carparking spaces).</p> <p>4 Motor Bike, 8 bicycles</p> <p>1 dedicated SRV loading area space</p> <p>Double lane car ramp for entry and for egress</p> <p>3 lift access / 2 fire stair access</p> <p>No bin room</p> <p>Storage Zone</p>
Ground Level Plan	<p>Francis - 4 boarding Rooms plus Manager</p> <p>Francis - Bulk store</p> <p>Francis - Laundry</p> <p>Fisher - rear store/WC to 2m setback /5m main line</p> <p>Fisher - Pergola to rear alignment</p> <p>Fisher - café bins far away and in carpark</p> <p>Kitchenettes not named at all boarding rooms</p> <p>Francis - Boarding Rooms are 50%north/50%south</p> <p>Francis - corridor located centrally</p> <p>Francis - open driveway ramp access</p>	<p>Francis - 2 boarding rooms plus Manager</p> <p>Francis - Bin room (31 bins) with 1:8 street access</p> <p>Francis - Laundry</p> <p>Fisher - rear setback to 6m with articulation to 5m</p> <p>Fisher - Pergola to 2m setback from rear</p> <p>Fisher - 4 bins to café zone and church</p> <p>Kitchenettes marked to all boarding rooms</p> <p>Francis - All Boarding rooms face north</p> <p>Francis - corridor to south side</p> <p>Francis - security roller door at frontage drive</p>
Level 1 Plan	<p>Francis - 8 boarding Rooms</p> <p>Fisher - 13 boarding Rooms (Total 21)</p> <p>Fisher - bathrooms to 2.5m rear west setback</p> <p>Kitchenettes not named at all boarding rooms</p> <p>Fisher - no offset windows in lightwells</p> <p>Francis - Boarding Rooms are 50%north/50%south</p> <p>Francis - corridor located centrally</p>	<p>Francis - 7 boarding Rooms</p> <p>Fisher - 13 boarding Rooms (Total 20)</p> <p>Fisher - all rooms to 5m min rear setback</p> <p>Kitchenettes marked to all boarding rooms</p> <p>Fisher - Offset windows in lightwells</p> <p>Francis - All Boarding rooms face north</p> <p>Francis - corridor to south side</p>



Level 2 Plan	Francis - 8 boarding Rooms Fisher - 13 boarding Rooms (Total 21) Fisher - bathrooms to 2.5m rear west setback Kitchenettes not named at all boarding rooms Fisher - no offset windows in lightwells Francis - Boarding Rooms are 50%north/50%south Francis - corridor located centrally	Francis - 7 boarding Rooms Fisher - 12 boarding Rooms (Total 19) Fisher - all rooms to 5m min rear setback Kitchenettes marked to all boarding rooms Fisher - Offset windows in lightwells Francis - All Boarding rooms face north Francis - corridor to south side
Level 3 Plan	Francis - 8 boarding Rooms Fisher - 13 boarding Rooms (Total 21) Fisher - bathrooms to 2.5m rear west setback Kitchenettes not named at all boarding rooms Fisher - no offset windows in lightwells Francis - Boarding Rooms are 50%north/50%south Francis - corridor located centrally	Francis - 5 boarding Rooms Fisher - 12 boarding Rooms (Total 17) Fisher - all rooms to 5m min rear setback Kitchenettes marked to all boarding rooms Fisher - Offset windows in lightwells Francis - All Boarding rooms face north Francis - corridor to south side
Level 4 Plan	Fisher - 12 boarding Rooms (Total 12) Francis - Roof only with Solar panels Fisher - bathrooms to 2.5m rear west setback Kitchenettes not named at all boarding rooms Fisher - no offset windows in lightwells	Fisher - 12 boarding Rooms (Total 12) Francis - Roof only with Solar panels Fisher - all rooms to 5m min rear setback Kitchenettes marked to all boarding rooms Fisher - Offset windows in lightwells
Level 5 Plan	Fisher - Multipurpose rooms Fisher - Maintenance access garden/tanks Fisher - no external fire stair at roof garden	Fisher - Multipurpose rooms remain Fisher - Expanded roof garden and exercise area Fisher - Recessed fire stair access at roof garden Fisher - Recessed and screened external zone
Roof Plan	Fisher - Roof only with Solar panels	Fisher - Roof only with Solar panels
<b>External Elevations</b> Francis - West to street	Francis - Balconies indicated. Blocky forms with green walls. Now carpark entry shutter. Pedestrian "gun barrel" path/ramp entry.	Francis - Balconies removed. Upper "stained glass" look curtain wall with defined framing and detail sculptural shading elements. "Flat" driveway entry with secured recessed shutter to carpark. Landscape ramp to recessed bin area behind the building line. Sculptural forms and narrow vertical main building form with a reducing scale that sensitively fits into the streetscape. Curvilinear pedestrian entry path and definition to letterboxes.
Francis - South Elev.	Blocky forms straight up to 11m height limit. Stepped façade with green walls and a no side-facing windows. Entry not well defined.	Curvilinear south wall elements and wall "wave" detailing stepping down to recessed articulated elements of a scale similar to southern neighbour. Envelope control to south neighbour. Sensitive landscape entry featuring garden walls, deep root tropical planting, defined entry.
Francis - North Elev.	Blocky forms straight up to 11m height limit. Stepped façade with green walls	Francis - vertical and horizontal elements. A variety of fenestration.
Francis - East Internal	Francis - Balconies indicated	Francis - Balconies removed. Upper "stained glass" look curtain wall with defined framing and detail sculptural shading elements. Sensitive light-weight communal area steps down in landscape forms to the Fisher building.
Fisher - East to street	Fisher - Balconies indicated. Bulky podium and straight-line awning evident. Upper blocky forms.	Fisher - Balconies removed. Podium refined with porthole windows to reflect owner logo and nautical theme. Stepped street awning. Upper "stained glass" look curtain wall with defined framing and detail sculptural shading elements
Fisher - South Elev.	Blocky forms straight up to 16m height limit with a curved roof element at the top multipurpose zone. Green walls to light well & large plant graphics	Blocky forms broken down with more vertical forms at the stairs & other elements. Curved upper roof squared-off & facade better defined
Fisher - North Elev.	Blocky forms straight up to 16m height limit with a curved roof element at the top multipurpose zone. Green walls to light well and large plant graphics to the wall	Blocky forms broken down with more vertical forms at the stairs and other elements. Curved upper roof squared off more and facade better defined
Fisher -West Internal	Blocky forms up to 16m height limit with toilet zones protruding into setbacks with minimal windows and angled overbridge	Fisher - Balconies removed. Upper "stained glass" look curtain wall with defined framing and detail sculptural shading elements. Simplified overbridge running straight between the buildings