

Development Schedule	
Site Area	4,555 sqm
Offices	956 sqm
Storage units (Excluding Public amenities)	1,551 sqm
Warehouses	1,569 sqm
Public Amenities (Excluding Warehouse Amenities)	7 sqm
Building Gross Floor Area	4,083 sqm
Site Cover	89 %
Floor Space Ratio	0.89 :1
Areas Excluded from GFA	
Staging Zone	706 sqm
Stairs (Including Fire Stairs)	102 sqm
Driveways	3,208 sqm
Total Gross Floor Area	4,016 sqm
Carparking	
Ground	10
Level 1 (Inclusive of x1 Disabled Parking Space)	30
Total Carparking	40

northern beaches council

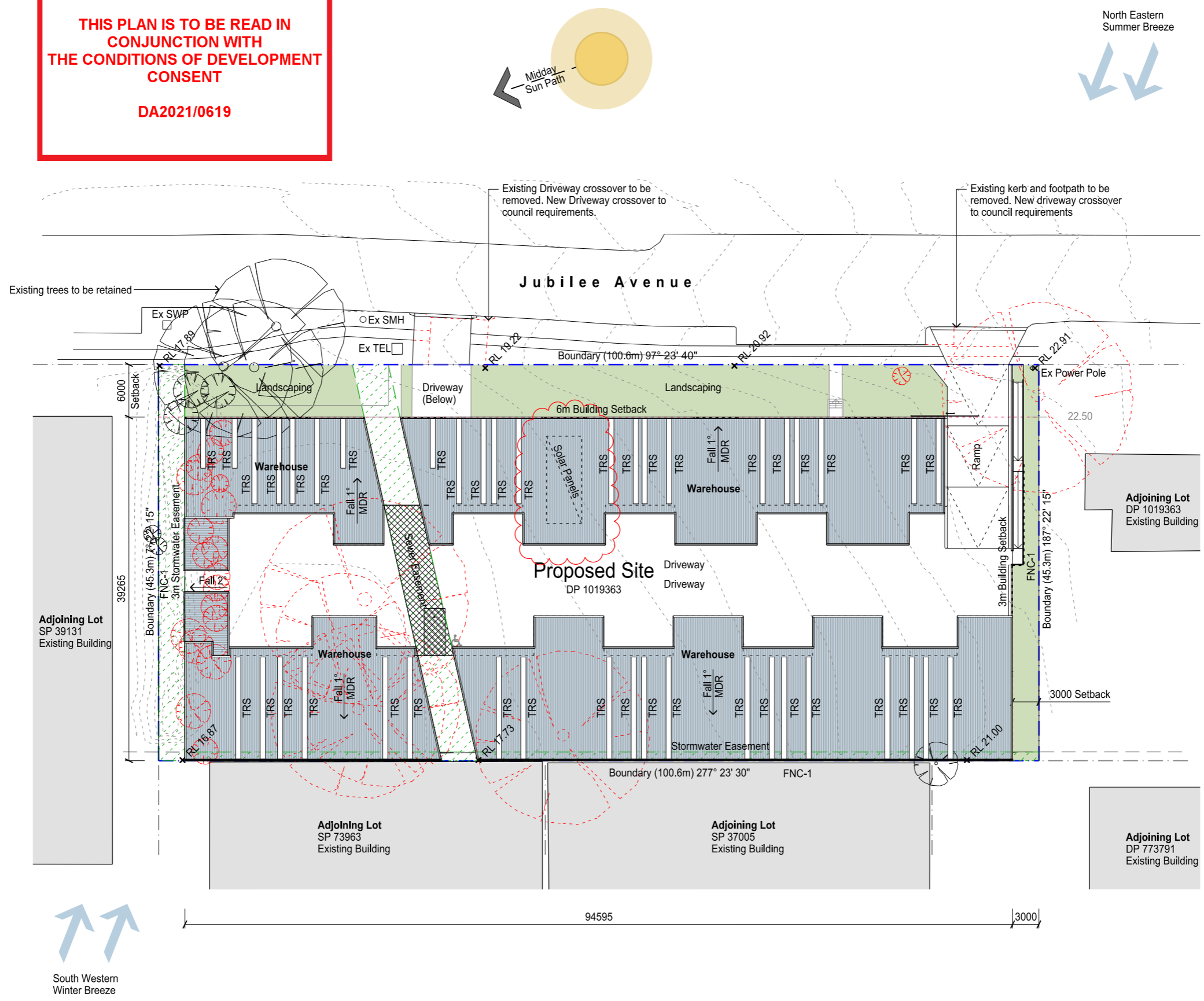
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2021/0619

LEGEND

- Building Setback Line
- ⊗ Existing trees to be removed.
- ⊙ Existing trees to be retained.
- ▨ Easements
- Landscape area
- Paved Area
- Building Area

TRS: TRANSLUCENT ROOF SHEET
MDR: METAL DECK ROOF



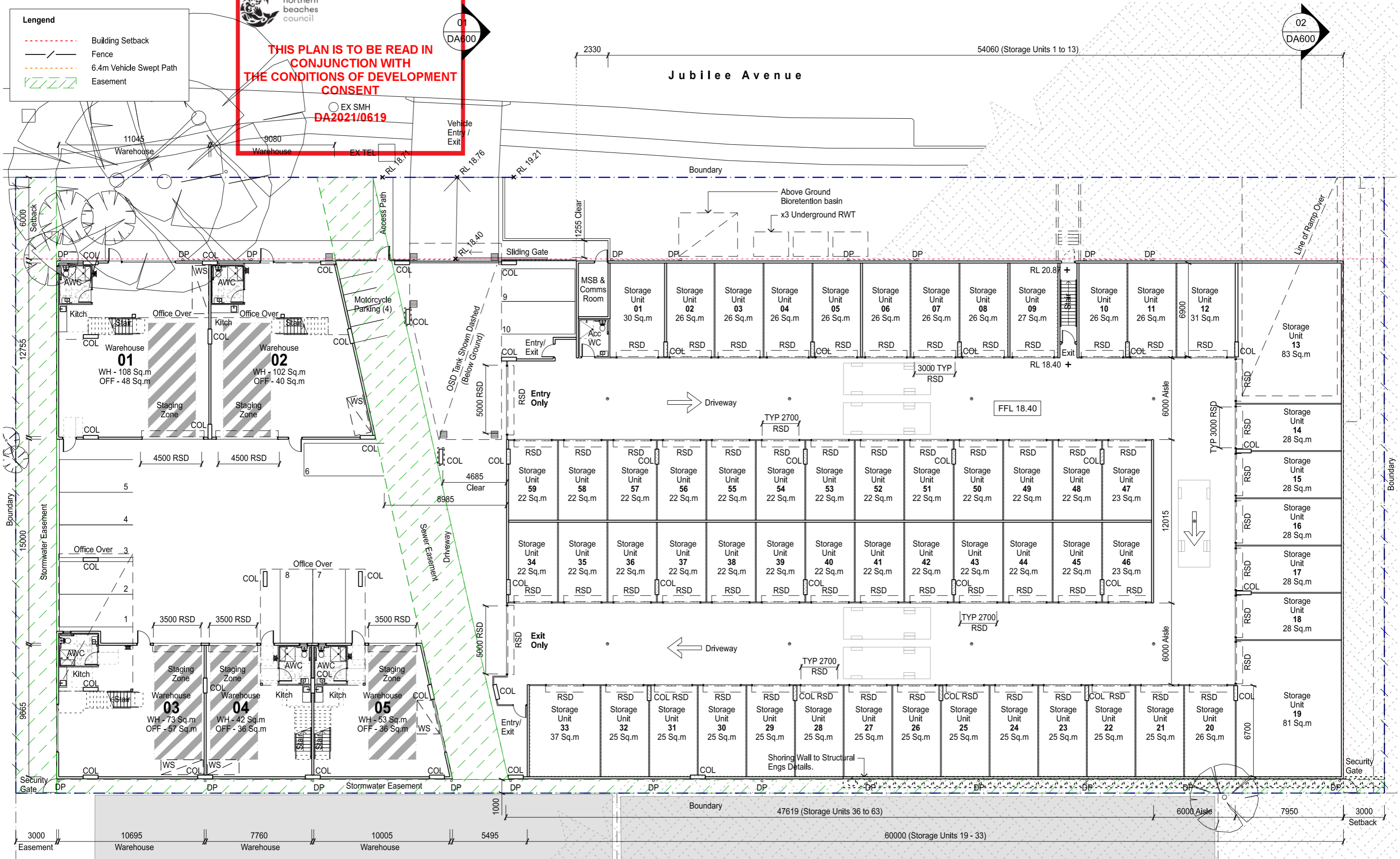
01 Site & Site Analysis Plan 1:500
DA100

DEVELOPMENT APPLICATION

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

EX SMH DA2021/0619

- Legend**
- Building Setback
 - Fence
 - 6.4m Vehicle Swept Path
 - Easement



DEVELOPMENT APPLICATION

SBA ARCHITECTS

Commercial Industrial Residential Retail Professional Design
 Suite 702, 83 Mount Street, North Sydney, NSW 2060
 T: 02 9529 9988 F: 02 9529 8899
 E: info@sbaarch.com.au W: www.sbaarch.com.au

ISSUE	REV.	DESCRIPTION	DATE
E		Development Application Issue	13.05.2021
D		Development Application Issue	12.05.2021
C		Development Application Issue	11.05.2021
B		Development Application Issue	06.05.2021
A		Development Application Issue	30.04.2021

Proposed Industrial Development

15 Jubilee Avenue, Warriewood, NSW 2102

Ground Floor Plan

DATE: 13.05.2021 SCALE: 1:250@A3 JOB NO: 20259 DRAWING NO: DA 200

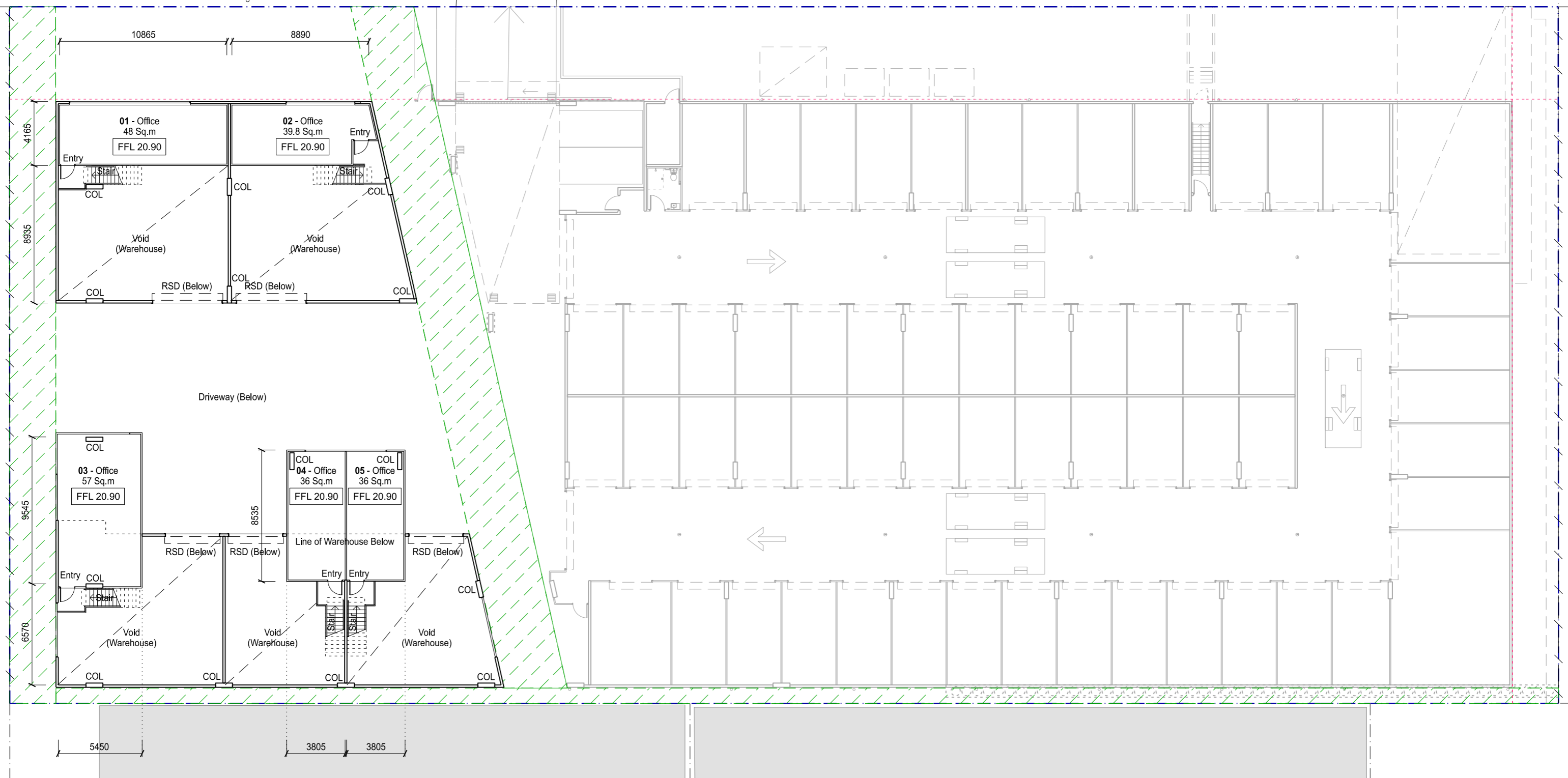


THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2021/0619

Jubilee Avenue

- Lengend**
- Building Setback
 - Fence
 - - - 6.4m Vehicle Swept Path
 - /// Easement



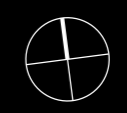
DEVELOPMENT APPLICATION



ISSUE	REV	DESCRIPTION	DATE
C		Development Application Issue	11.05.2021
B		Development Application Issue	06.05.2021
A		Development Application Issue	30.04.2021

Proposed Industrial Development

15 Jubilee Avenue, Warriewood, NSW 2102



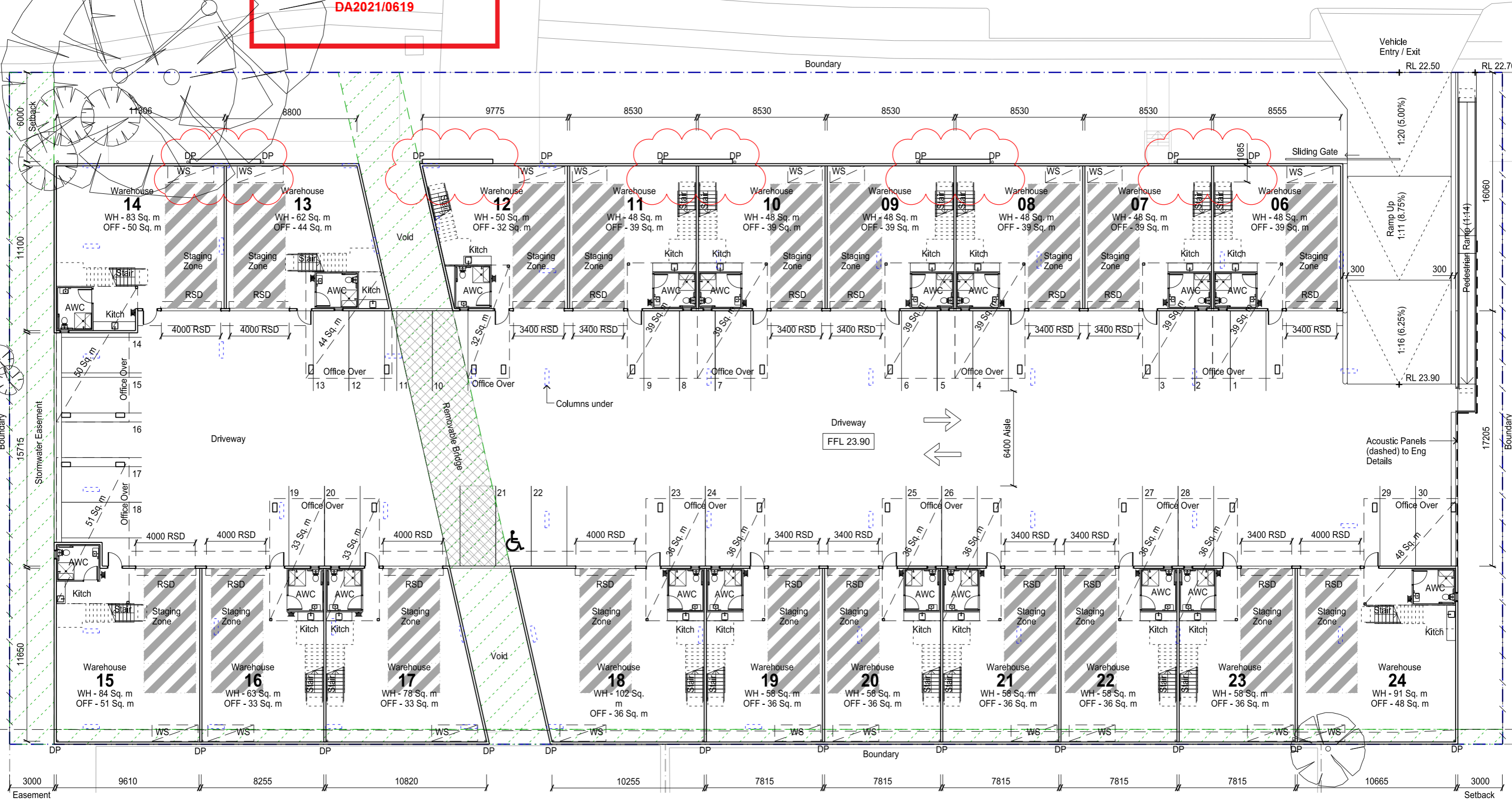
DRAWING TITLE			
Ground Mezzanine Floor Plan			
DATE	SCALE	JOB NO.	DRAWING NO.
11.05.2021	1:250@A3	20259	DA_201

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2021/0619

- Legend**
- Building Setback
 - Fence
 - 6.4m Vehicle Swept Path
 - Easement



Jubilee Avenue



01 Level 1 Floor Plan 1:250
DA300

DEVELOPMENT APPLICATION

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

DA2021/0619

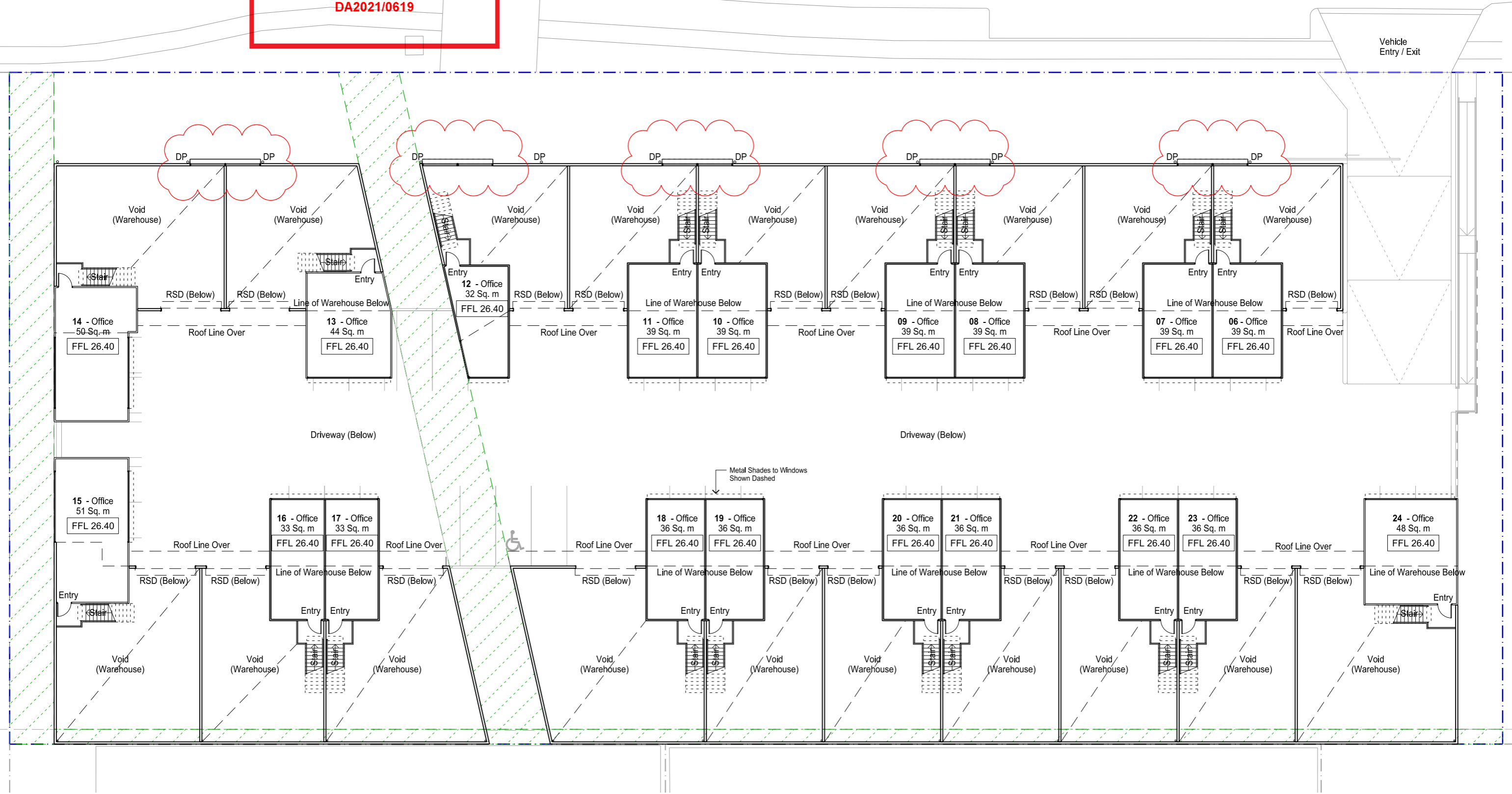
Jubilee Avenue

Lengend

- Building Setback
- /- Fence
- - - 6.4m Vehicle Swept Path
- - - Easement

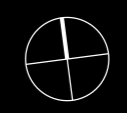
01
DA600

02
DA600



01 Level 1 Mezzanine Floor Plan 1:250
DA300

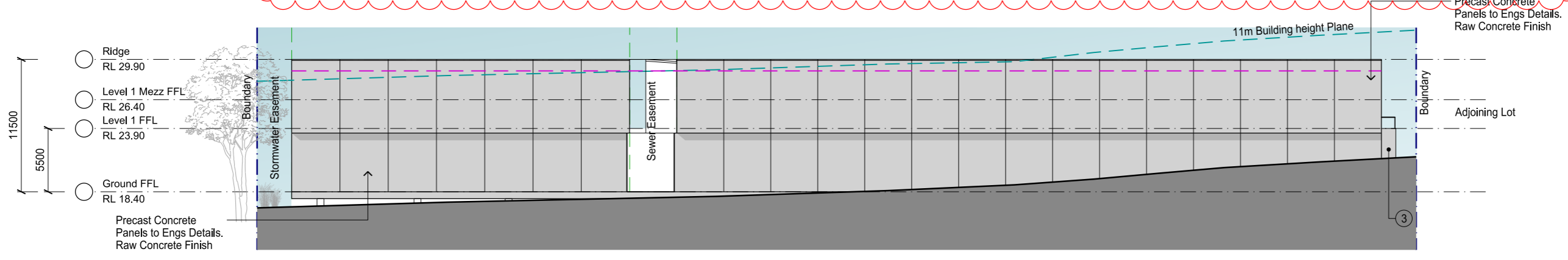
DEVELOPMENT APPLICATION



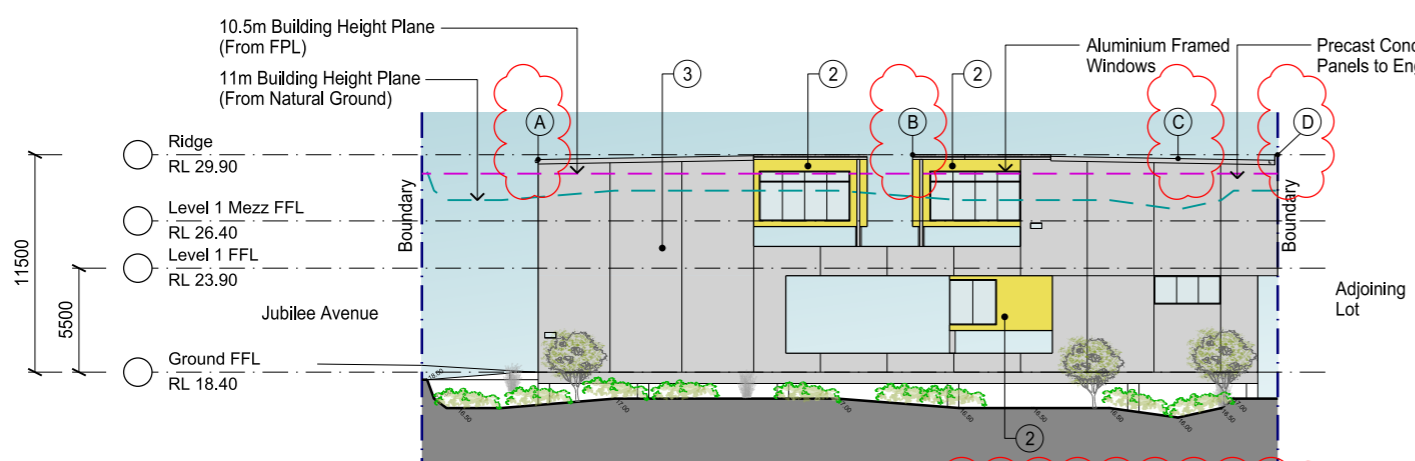
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT



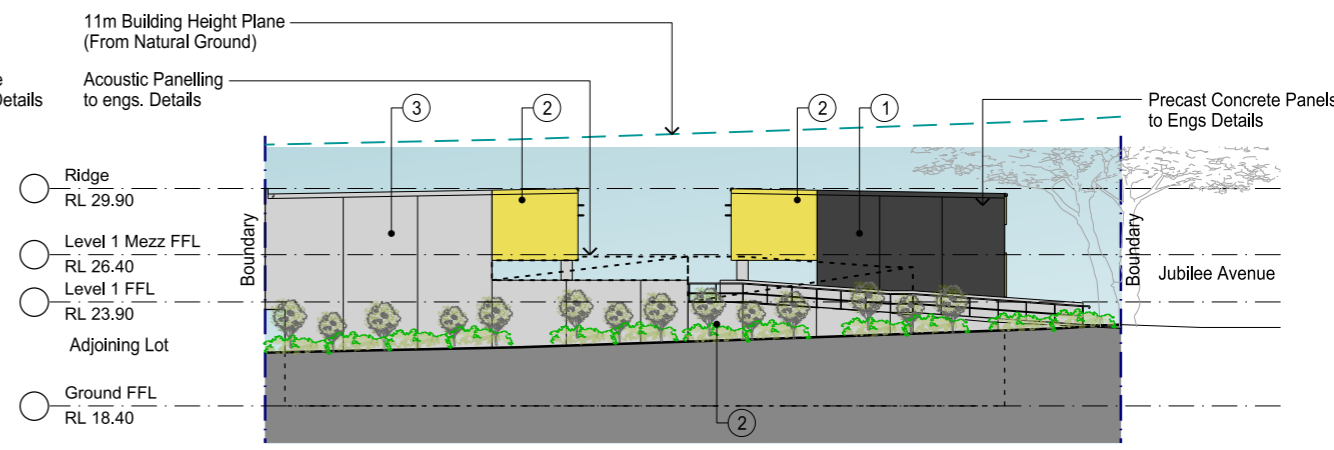
01 North Elevation 1:400
DA500



02 South Elevation 1:400
DA500



03 West Elevation 1:400
DA500



04 East Elevation 1:400
DA500

HEIGHT ABOVE NATURAL GROUND

A	= 12,985mm
B	= 13,210mm
C	= 13,700mm
D	= 12,900mm

External Finishes

①	Precast Concrete Panels Painted Dulux 'Monument'
②	Precast Concrete Panels and FC Sheeting Painted Yellow
③	Prefinished Metal Roof Sheeting, Precast Concrete Panels and Metal Roof Sheeting Painted Dulux 'Pale Grey'
④	Precast Concrete Panel Finish Painted Dulux 'Mole Grey'
⑤	Nominal 300 x 50mm Aluminium Battens Natural Anodised Finish

Legend

---	Natural Ground Line (Existing)
---	11m Building Height Plane From Natural Ground Level
---	10.5m Building Height Plane From Flood Planning Level (FPL - RL18.40)

DEVELOPMENT APPLICATION

11m Building Height Plane From Natural Ground Level

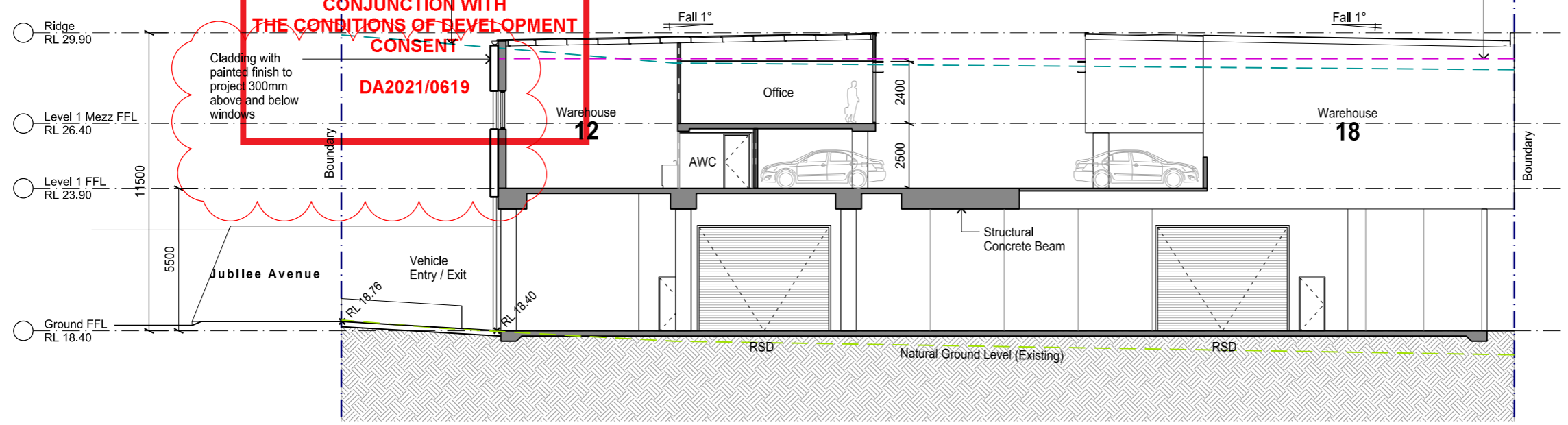
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DA2021/0619

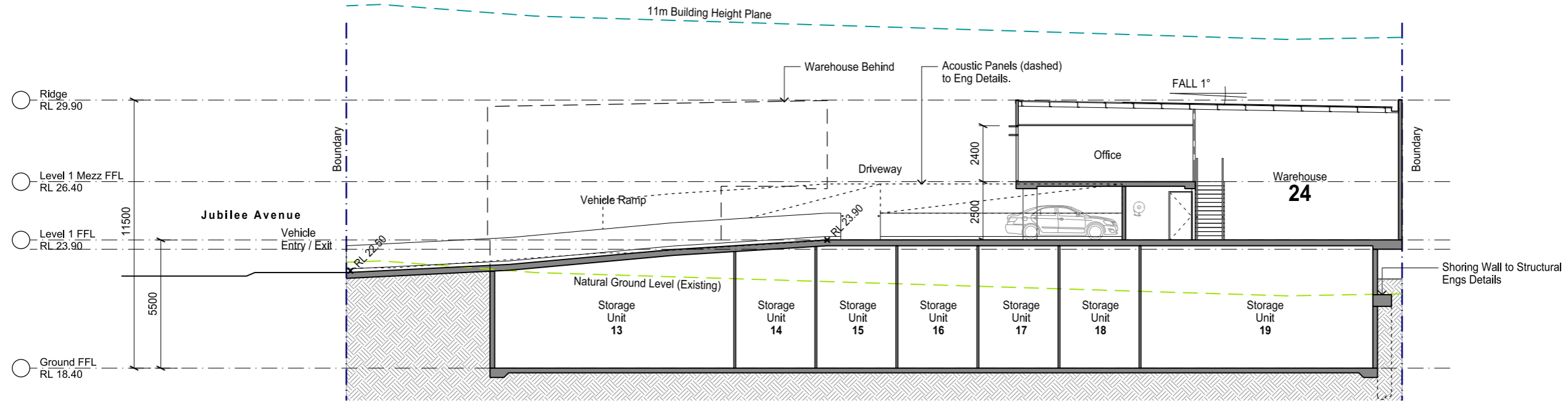
10.5m Building Height Plane From Flood Planning level

Legend

- Natural Ground Line (Existing)
- - - 11m Building Height Plane From Natural Ground Level
- - - 10.5m Building Height Plane From Flood Planning Level (FPL - RL18.40)



01 Section 01 1:200
DA600



02 Section 02 1:200
DA600

DEVELOPMENT APPLICATION

Proposed Industrial Development

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