



EXISTING STREET VIEW



PROPOSED STREET VIEW

DRAWING LIST		
LAYOUT NAME	DRAWING NO.	SCALE
000 GENERAL		
COVER PAGE		NTS
100 - SITE PLANS		
SITE ANALYSIS PLAN	A-DA-100-010	1:200
SITE, ROOF & LANDSCAPE PLAN	A-DA-100-030	1:200
110 - EXISTING / DEMOLITION PLANS		
DEMOLITION - GROUND FLOOR	A-DA-110-020	1:100
120 - PLANS		
GROUND FLOOR	A-DA-120-010	1:100
200 - ELEVATIONS		
WEST & SOUTH ELEVATION SECTION BB	A-DA-200-010	1:100
300 - SECTIONS		
SECTION AA - CC - DD	A-DA-300-001	1:100
600 - FINISHES SCHEDULES		
SCHEDULE OF COLOURS & MATERIALS	A-DA-620-001	NTS
710 - CALCULATION DIAGRAMS		
CALCULATION DIAGRAMS	A-DA-710-001	1:200
800 - SUPPORTING DOCUMENTS		
WASTE MANAGEMENT, EROSION & SEDIMENT CONTROL PLAN	A-DA-800-010	1:200
NOTIFICATION PLAN	A-DA-800-020	NTS



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

DA2020/1309



SITE LOCATION
NOT TO SCALE

PROJECT NO.
NSK20038

PROPERTY ADDRESS
11 MITCHELL ROAD,
BROOKVALE, NSW, 2100

CLIENT
JUSTIN ROSCOE

DATE OF ISSUE
21TH DECEMBER 2020

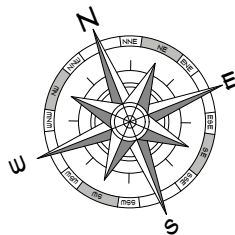
REFERENCE NUMBER
DA - 20038

L.G.A
NORTHERN BEACHES
COUNCIL

DEVELOPMENT
APPLICATION

Norrskén Ko.

NORRSKEN KOLEKTIV. 0411. 920. 530.
166 GLEBE POINT ROAD, GLEBE NSW 2037
WWW.NORRSKENKO.COM.AU



MITCHELL ROAD

SITE ENTRY

LOT 31
D.P. 6033

WINTER
SUNRISE

SINGLE STOREY
INDUSTRIAL
NO.9 MITCHELL
RD

WINTER
SUNSET

SINGLE STOREY INDUSTRIAL
NO.11 MITCHELL RD

LOT 32
D.P. 6033

FALL

SUMMER
SUNRISE

STRONG SUMMER
WINDS

SINGLE STOREY
INDUSTRIAL
NO.34 CHARD RD

LOT 33
D.P. 6033

DOUBLE STOREY
COMMERCIAL NO.
30A CHARD RD

SINGLE STOREY
INDUSTRIAL
NO.32 CHARD RD

 northern
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CONSENT**

DA2020/1309

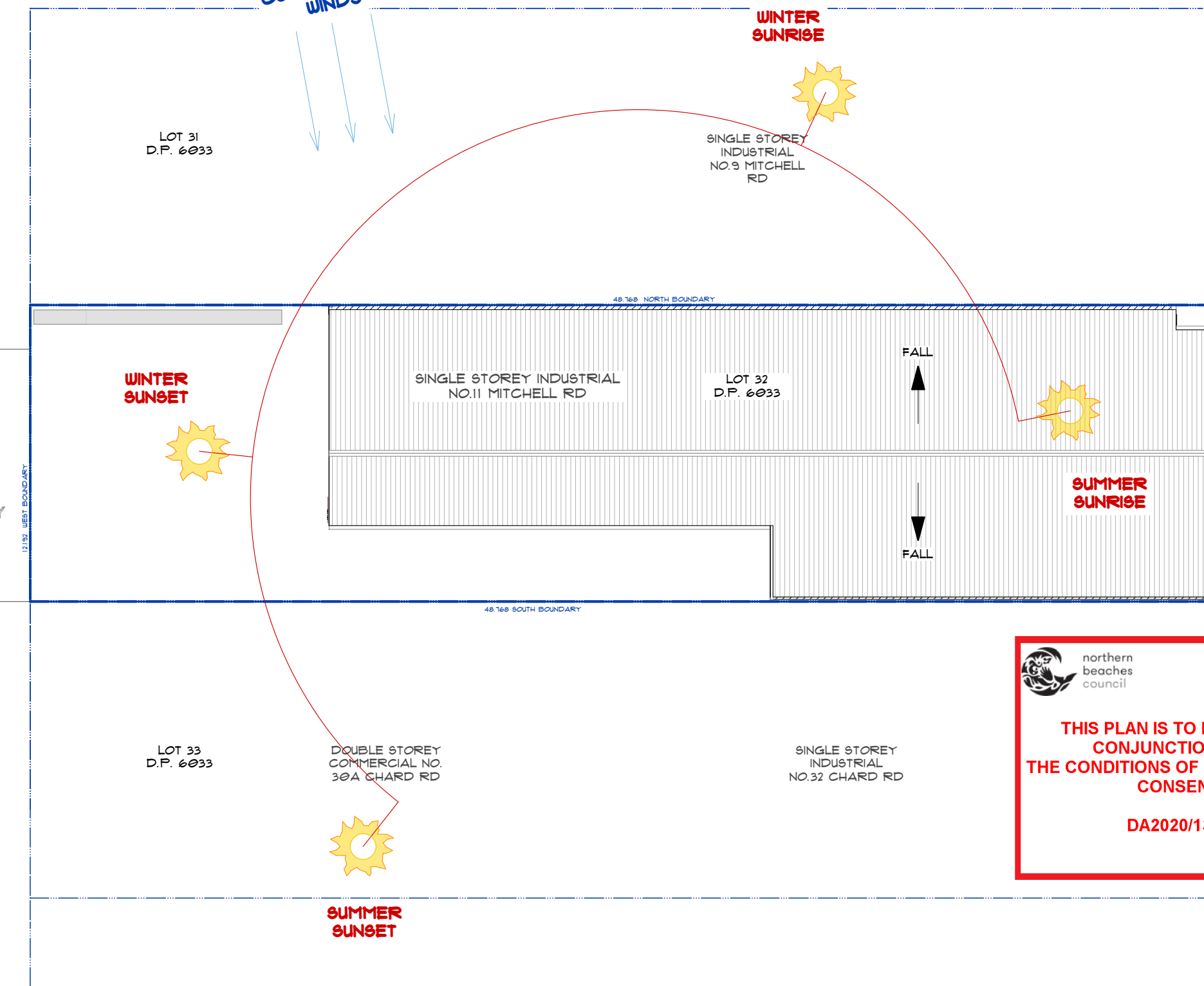
LOT 30
D.P. 6033

SUMMER
SUNSET

EXISTING CALCULATIONS

SITE - 594.4M ²	FRONTAGE 12.192M
DESCRIPTION	EXISTING
GF INDUSTRIAL	361.90M ²
MEZZANINE STORAGE	29.32M ²

STRONG WESTERLY
WINDS



Norrskén Ko.

204 / 166 GLEBE POINT ROAD, GLEBE NSW 2037
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LEGEND

BOUNDARY LINE

ROOF STRUCTURE



DO NOT SCALE OFF DRAWINGS

SCALE: 1:200 @ A3



NOT FOR CONSTRUCTION

PROJECT

STICKY BOTTLE

PROPERTY ADDRESS

11 MITCHELL ROAD, BROOKVALE,
NSW, 2100

CLIENT

JUSTIN ROSCOE

REV DATE

ISSUE

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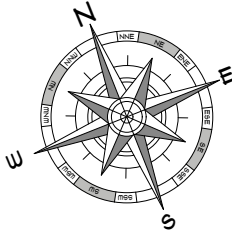
DEVELOPMENT APPLICATION SITE ANALYSIS PLAN

ISSUE DATE: 21/12/20
DRAWING NO

REV

A-DA-100-010

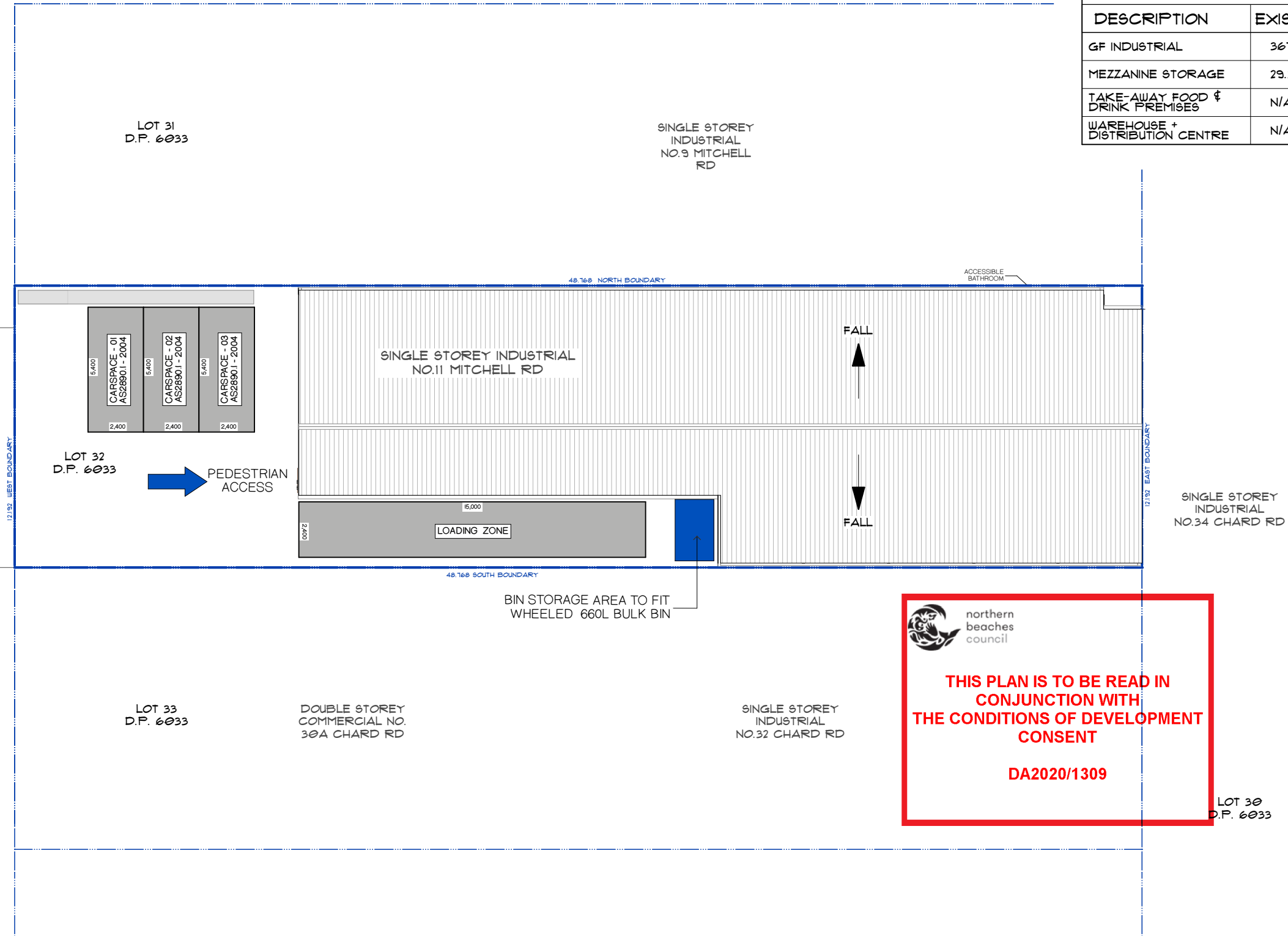
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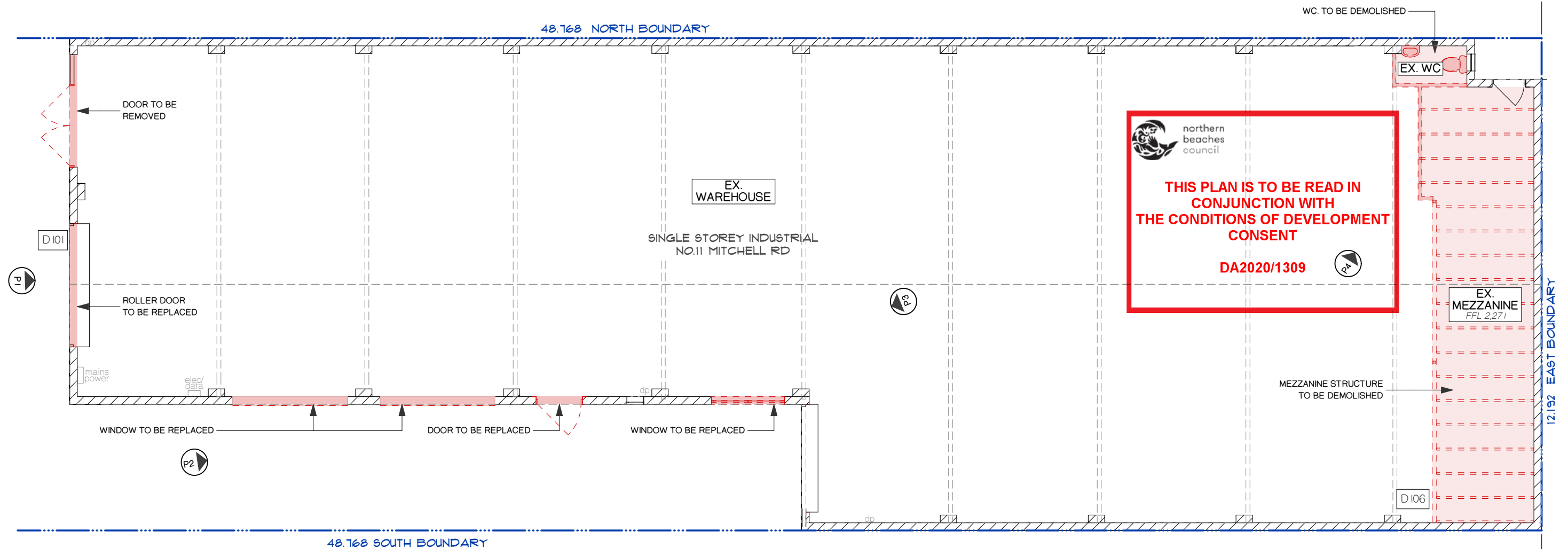
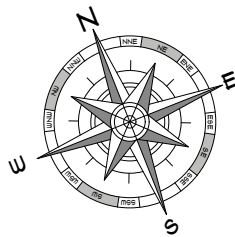
DEVELOPMENT APPLICATION TABLE		
SITE - 594.4M ²	FRONTAGE - 12.192M	
DESCRIPTION	EXISTING	PROPOSED
GF INDUSTRIAL	367.90M ²	367.90M ²
MEZZANINE STORAGE	29.32M ²	23.51M ²
TAKE-AWAY FOOD & DRINK PREMISES	N/A	156.81M ²
WAREHOUSE + DISTRIBUTION CENTRE	N/A	234.60M ²

MITCHELL ROAD

SITE ENTRY



Norrskén Ko. 204 / 166 GLEBE POINT ROAD, GLEBE NSW 2037 WWW.NORRSKENKO.COM.AU / 0411. 920. 530	LEGEND BOUNDARY LINE ROOF STRUCTURE	DO NOT SCALE OFF DRAWINGS SCALE: 1:200 @ A3 0 1 2 3 4 5M 10M SCALE 1:200 - A3 NOT FOR CONSTRUCTION	PROJECT STICKY BOTTLE	REV DATE ISSUE NO PART OF THIS DESIGN TO BE ALTERED OR REPRODUCED WITHOUT WRITTEN PERMISSION. © COPYRIGHT NORRSKEN KOLEKTIV. ALL RIGHTS RESERVED.	DEVELOPMENT APPLICATION SITE, ROOF & LANDSCAPE PLAN ISSUE DATE: 21/12/20 DRAWING NO A-DA-100-030 01
			PROPERTY ADDRESS 11 MITCHELL ROAD, BROOKVALE, NSW, 2100 CLIENT JUSTIN ROSCOE		



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LEGEND

BOUNDARY LINE

DEMOLITION



DO NOT SCALE OFF DRAWINGS

SCALE: 1:100 @ A3



NOT FOR CONSTRUCTION

PROJECT

STICKY BOTTLE

PROPERTY ADDRESS

11 MITCHELL ROAD, BROOKVALE,
NSW, 2100

CLIENT

JUSTIN ROSCOE

REV DATE

ISSUE

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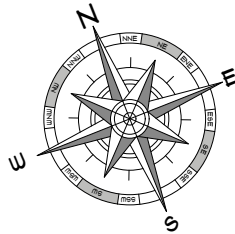
DEVELOPMENT APPLICATION
DEMOLITION - GROUND FLOOR

ISSUE DATE: 21/12/20
DRAWING NO

REV

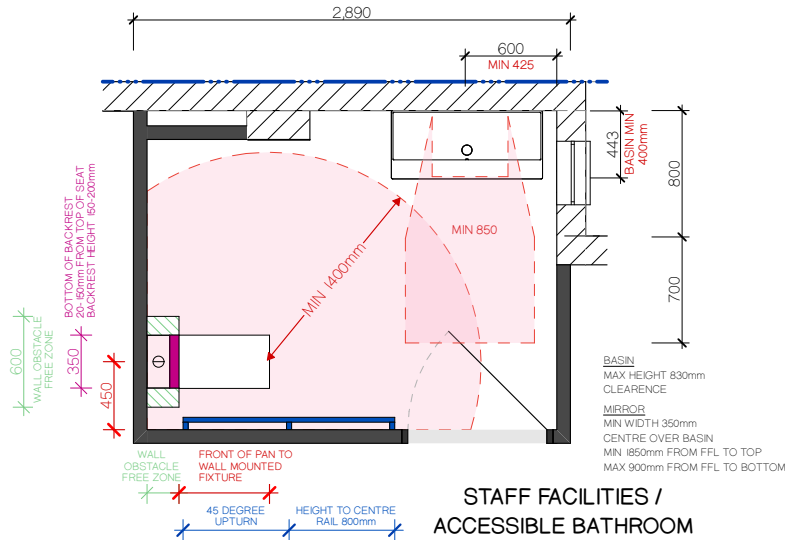
A-DA-110-020

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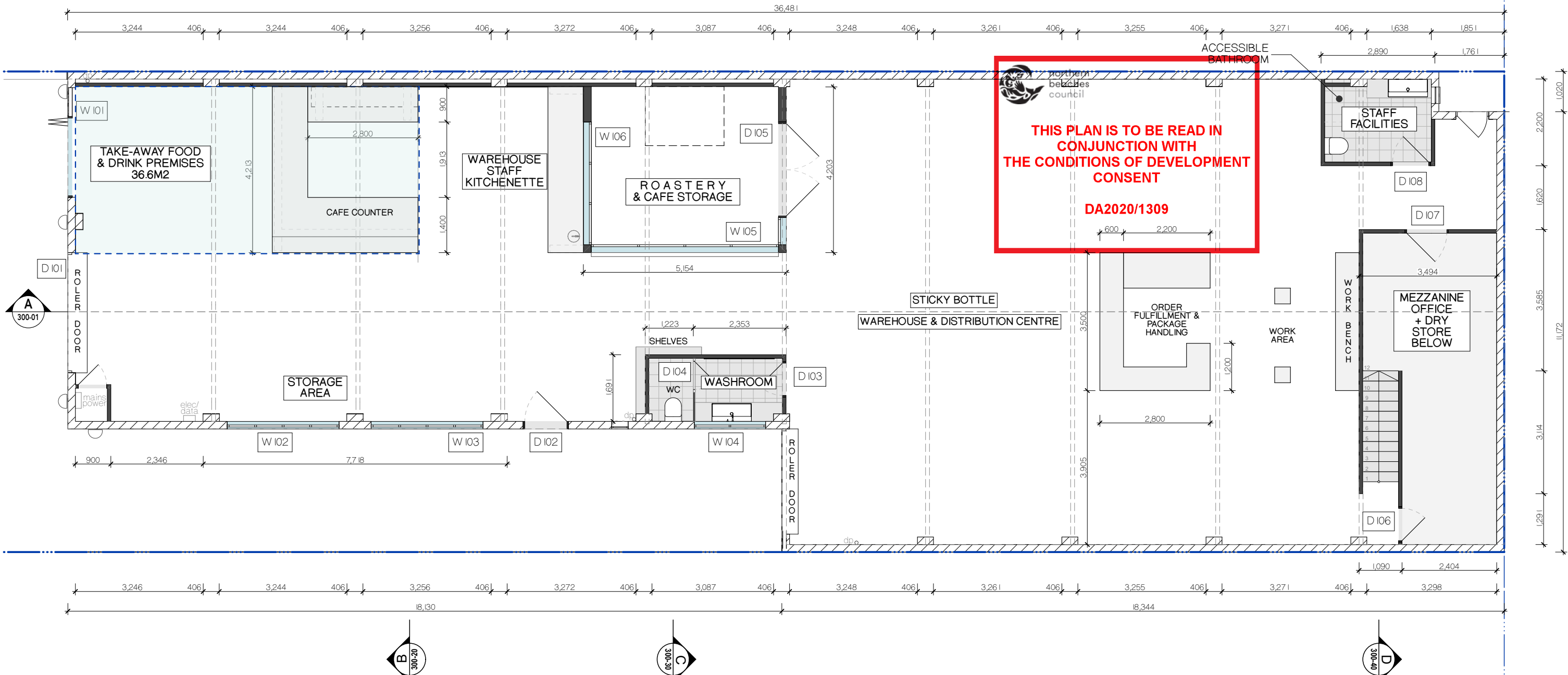


DOOR SCHEDULE				
TAG	ORIENTATION	WIDTH (mm)	HEIGHT (mm)	OPENING AREA (sq.m)
D101	WEST	3,049	3,340	10.18
D102	SOUTH	1,152	2,423	2.79
D103	INTERNAL	900	2,400	2.16
D104	INTERNAL	720	2,086	1.50
D105	INTERNAL	2,423	3,340	8.09
D106	INTERNAL	900	2,000	1.80
D107	INTERNAL	1,100	2,000	2.20
D108	INTERNAL	1,000	2,500	2.50

WINDOW SCHEDULE					
TAG	ORIENTATION	WIDTH (mm)	HEIGHT (mm)	SILL (mm)	OPENING AREA (sq.m)
W101	WEST	2,054	1,650	450	3.39
W102	SOUTH	2,841	2,420	920	6.88
W103	SOUTH	2,841	2,420	920	6.88
W104	SOUTH	1,809	983	1,317	1.78
W105	INTERNAL	4,753	2,340	1,000	11.12
W106	INTERNAL	3,113	2,260	1,000	7.04



DEVELOPMENT APPLICATION TABLE		
SITE - 594.4M ²		FRONTAGE - 12.192M
DESCRIPTION	EXISTING	PROPOSED
GF INDUSTRIAL	361.90M ²	361.90M ²
MEZZANINE STORAGE	29.32M ²	23.51M ²
TAKE-AWAY FOOD & DRINK PREMISES	N/A	36.6M ²
WAREHOUSE + DISTRIBUTION CENTRE	N/A	354.81M ²



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LEGEND

DO NOT SCALE OFF DRAWINGS
SCALE: 1:100 @ A3

NOT FOR CONSTRUCTION

PROJECT
STICKY BOTTLE

PROPERTY ADDRESS
11 MITCHELL ROAD, BROOKVALE, NSW, 2100

CLIENT
JUSTIN ROSCOE

REV DATE ISSUE

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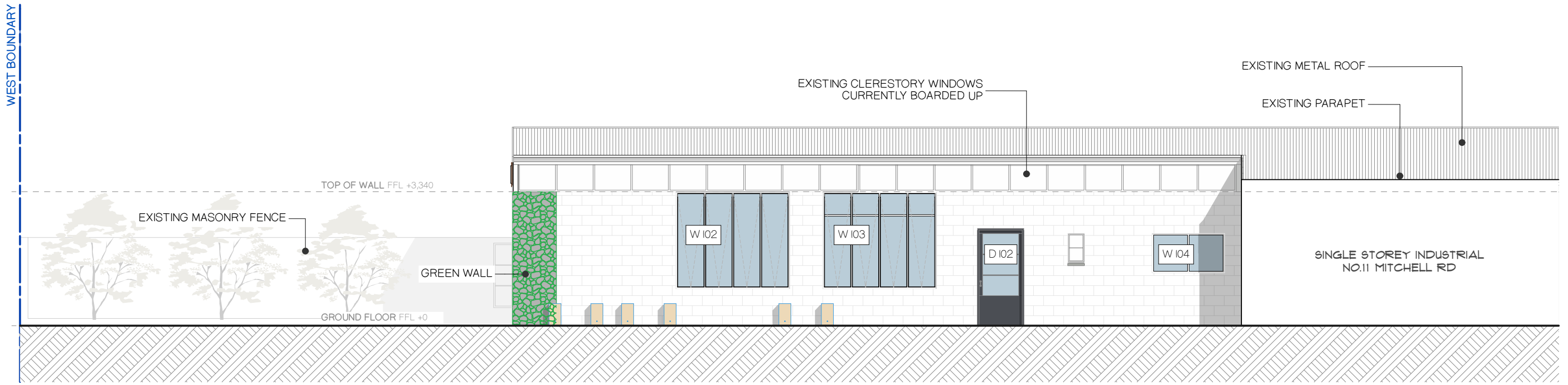
DEVELOPMENT APPLICATION
GROUND FLOOR

ISSUE DATE: 21/12/20
DRAWING NO

REV

A-DA-120-010

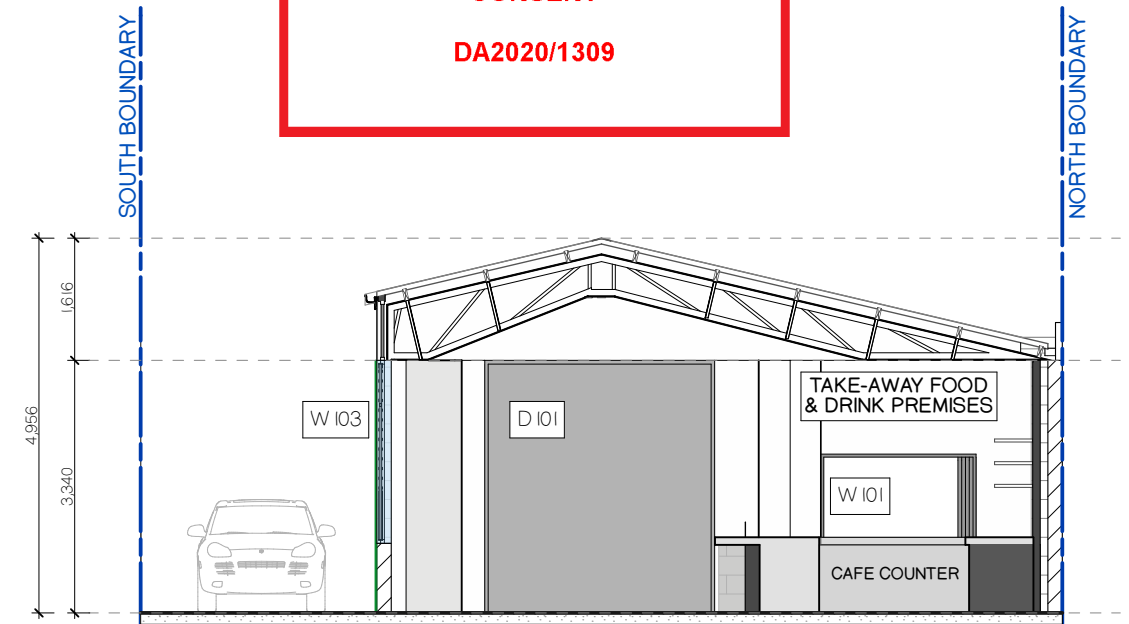
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SOUTH ELEVATION

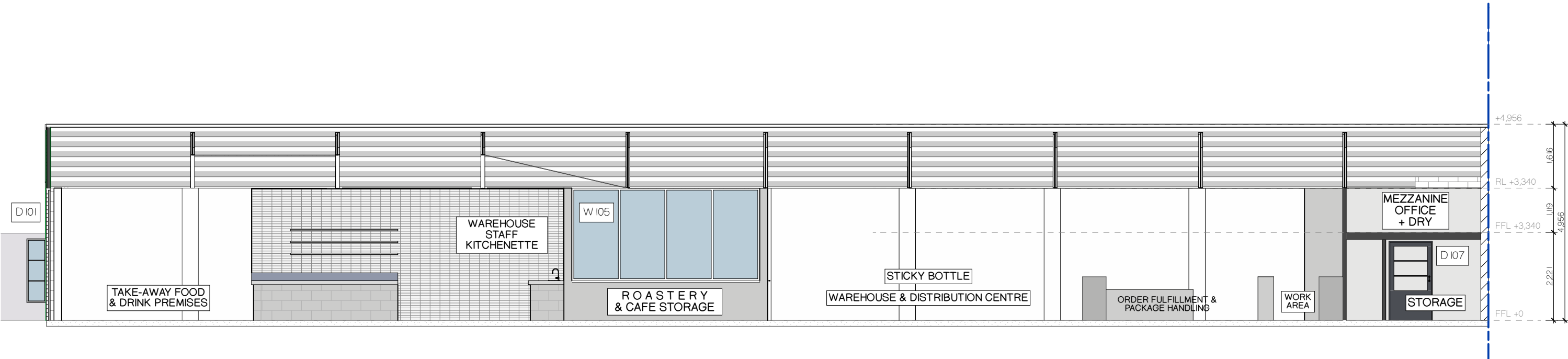


WEST ELEVATION

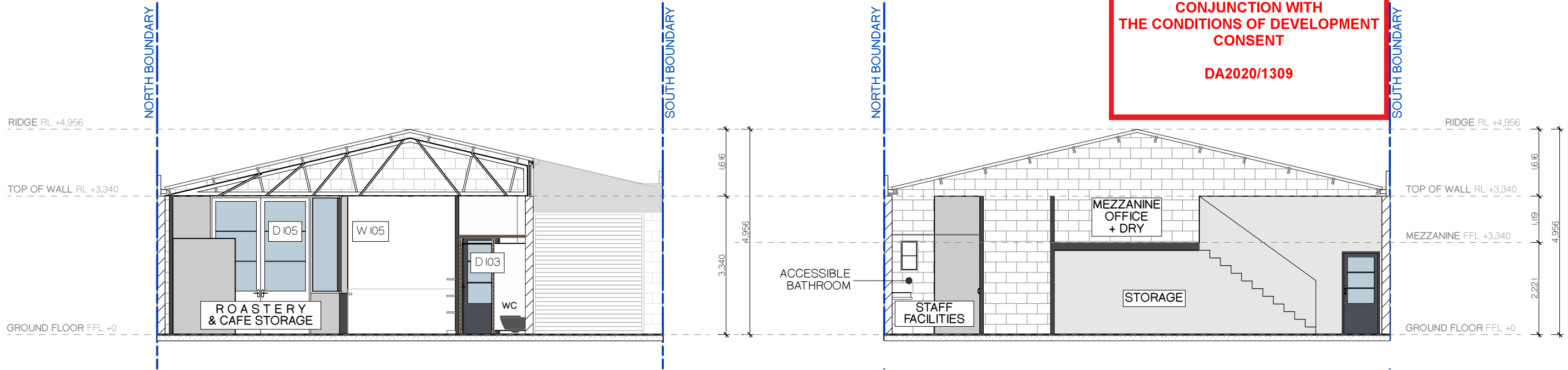


SECTION - BB

Norrskén Ko. 204 / 166 GLEBE POINT ROAD, GLEBE NSW 2037 WWW.NORRSKENKO.COM.AU / 0411. 920. 530	LEGEND	DO NOT SCALE OFF DRAWINGS SCALE: 1:100 @ A3 0 1 2 3 4 5M SCALE 1:100 - A3 NOT FOR CONSTRUCTION	PROJECT STICKY BOTTLE PROPERTY ADDRESS 11 MITCHELL ROAD, BROOKVALE, NSW, 2100 CLIENT JUSTIN ROSCOE	REV DATE ISSUE NO PART OF THIS DESIGN TO BE ALTERED OR REPRODUCED WITHOUT WRITTEN PERMISSION. © COPYRIGHT NORRSKEN KOLEKTIV. ALL RIGHTS RESERVED.	DEVELOPMENT APPLICATION WEST & SOUTH ELEVATION SECTION BB ISSUE DATE: 21/12/20 DRAWING NO REV A-DA-200-010 01
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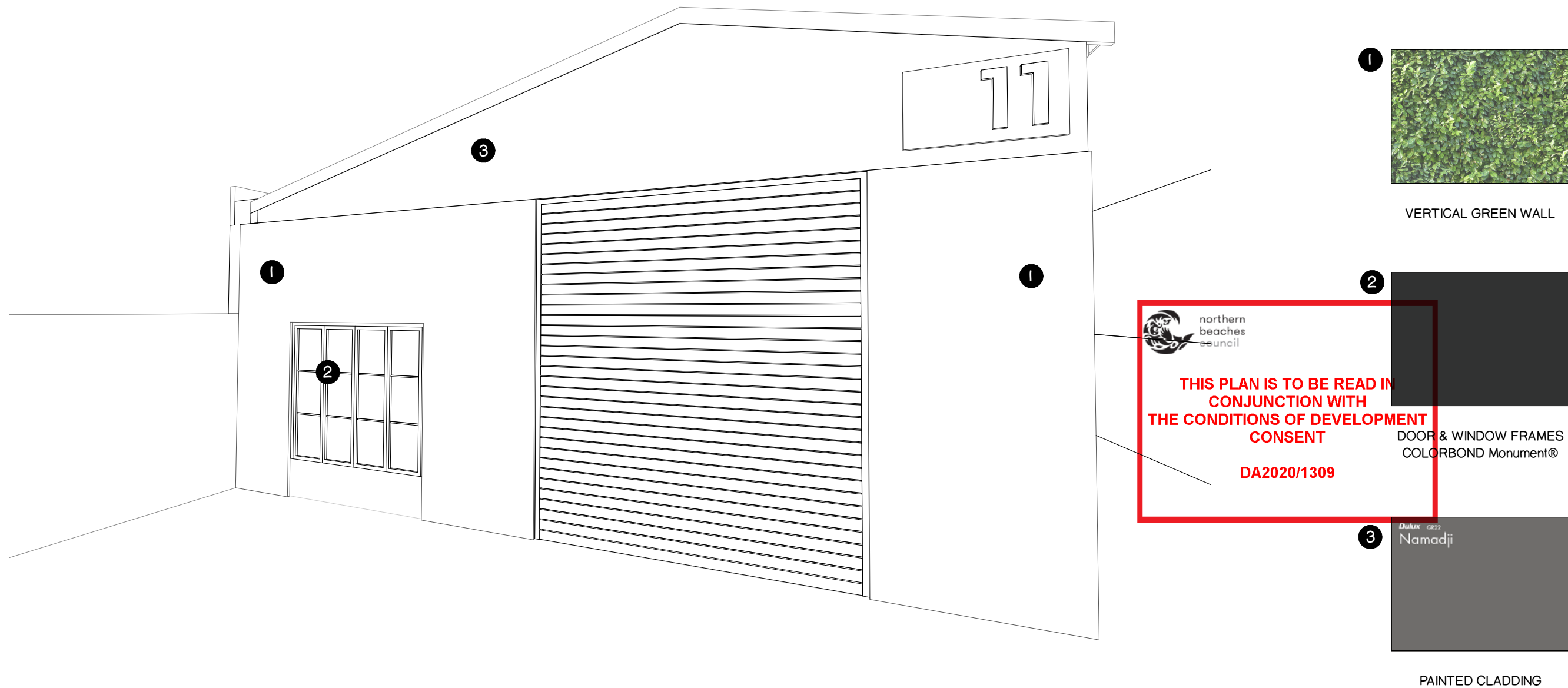
SECTION - AA



SECTION - CC

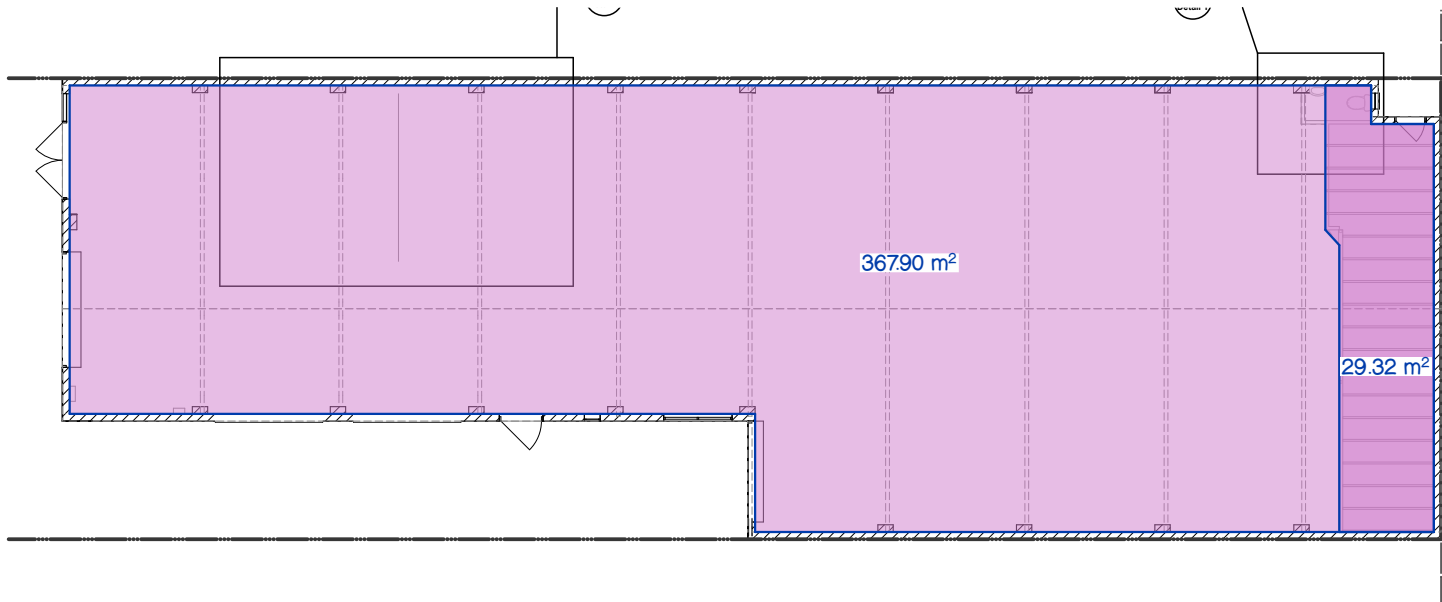
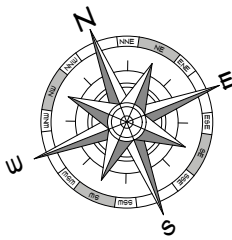
SECTION - DD

Norrskén Ko. 204 / 166 GLEBE POINT ROAD, GLEBE NSW 2037 WWW.NORRSKENKO.COM.AU / 0411. 920. 530	LEGEND	DO NOT SCALE OFF DRAWINGS SCALE: 1:100 @ A3 0 1 2 3 4 5M SCALE 1:100 - A3 NOT FOR CONSTRUCTION	PROJECT STICKY BOTTLE	DEVELOPMENT APPLICATION	
			PROPERTY ADDRESS 11 MITCHELL ROAD, BROOKVALE, NSW, 2100	SECTION AA - CC - DD	
			CLIENT JUSTIN ROSCOE	ISSUE DATE: 21/12/20 DRAWING NO A-DA-300-001 REV 01	
		REV DATE ISSUE			
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VIEW PERSPECTIVE FROM
MITCHELL ROAD

Norrskén Ko. 204 / 166 GLEBE POINT ROAD, GLEBE NSW 2037 WWW.NORRSKENKO.COM.AU / 0411. 920. 530	LEGEND	DO NOT SCALE OFF DRAWINGS SCALE: NTS @ A3 NTS NOT FOR CONSTRUCTION	PROJECT STICKY BOTTLE	DEVELOPMENT APPLICATION SCHEDULE OF COLOURS & MATERIALS	
			PROPERTY ADDRESS 11 MITCHELL ROAD, BROOKVALE, NSW, 2100		
			CLIENT JUSTIN ROSCOE	REV DATE ISSUE NO PART OF THIS DESIGN TO BE ALTERED OR REPRODUCED WITHOUT WRITTEN PERMISSION. © COPYRIGHT NORRSKEN KOLEKTIV. ALL RIGHTS RESERVED.	ISSUE DATE: 21/12/20 DRAWING NO A-DA-620-001 REV 01



EXISTING

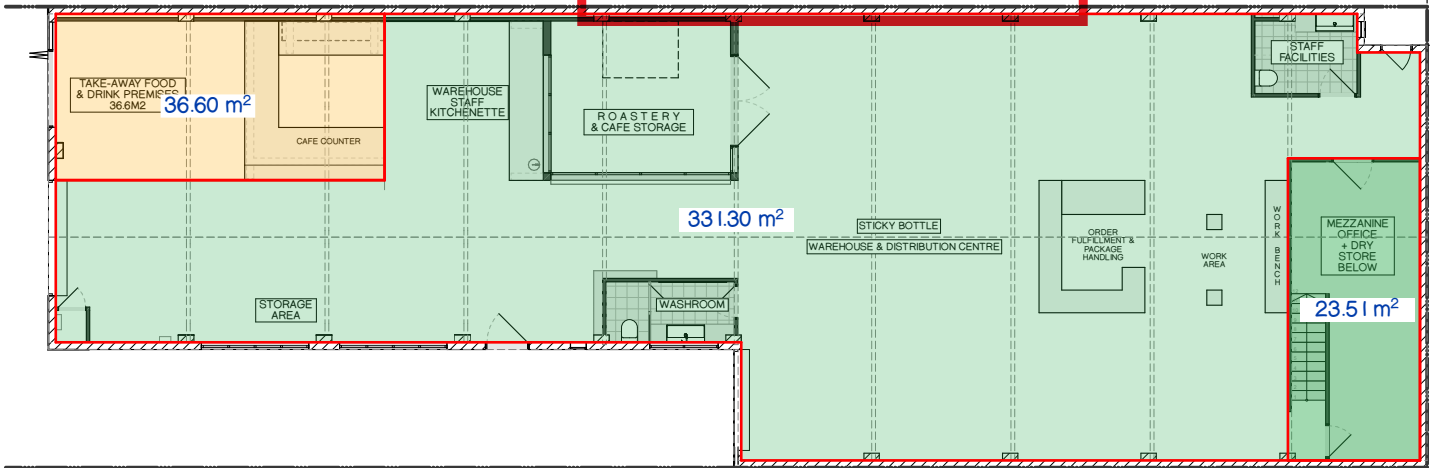
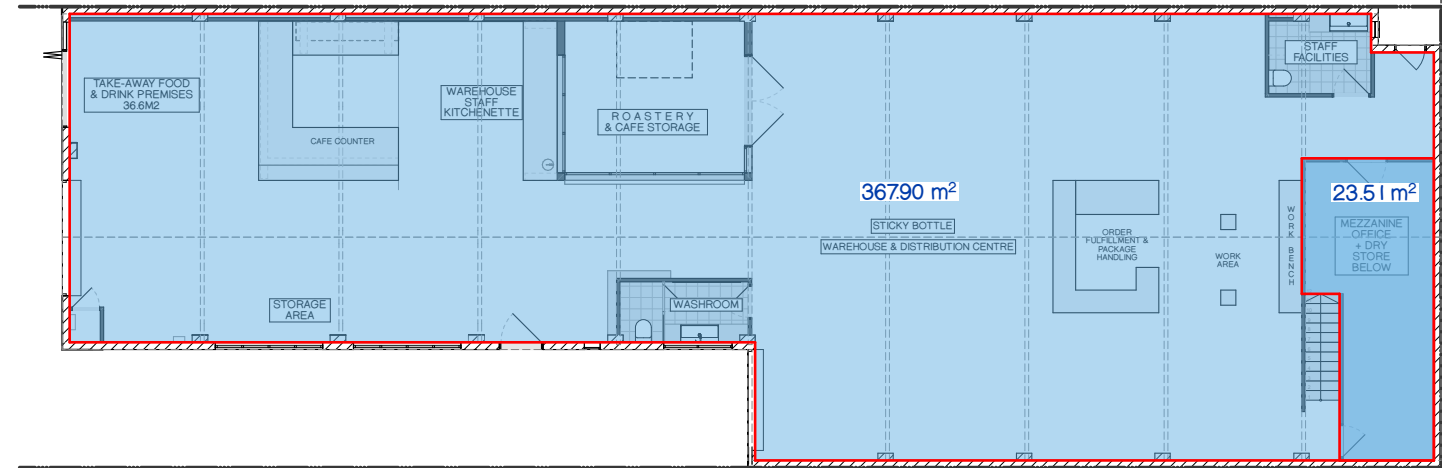
DEVELOPMENT APPLICATION TABLE		
SITE - 594.4M²	FRONTAGE - 12.192M	
DESCRIPTION	EXISTING	PROPOSED
GF INDUSTRIAL	367.90M²	367.90M²
MEZZANINE STORAGE	29.32M²	23.51M²
TAKE-AWAY FOOD & DRINK PREMISES	N/A	36.6M²
WAREHOUSE + DISTRIBUTION CENTRE	N/A	354.81M²



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council

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CONSENT

DA2020/1309



PROPOSED

Norrskén Ko.

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LEGEND

EXISTING GFA

PROPOSED GFA

TAKE-AWAY F&D

WAREHOUSE & DC

DO NOT SCALE OFF DRAWINGS

SCALE: 1:200 @ A3

0 1 2 3 4 5M 10M

SCALE 1:200 - A3

NOT FOR CONSTRUCTION

PROJECT

STICKY BOTTLE

PROPERTY ADDRESS

11 MITCHELL ROAD, BROOKVALE, NSW, 2100

CLIENT

JUSTIN ROSCOE

REV

DATE

ISSUE

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DEVELOPMENT APPLICATION CALCULATION DIAGRAMS

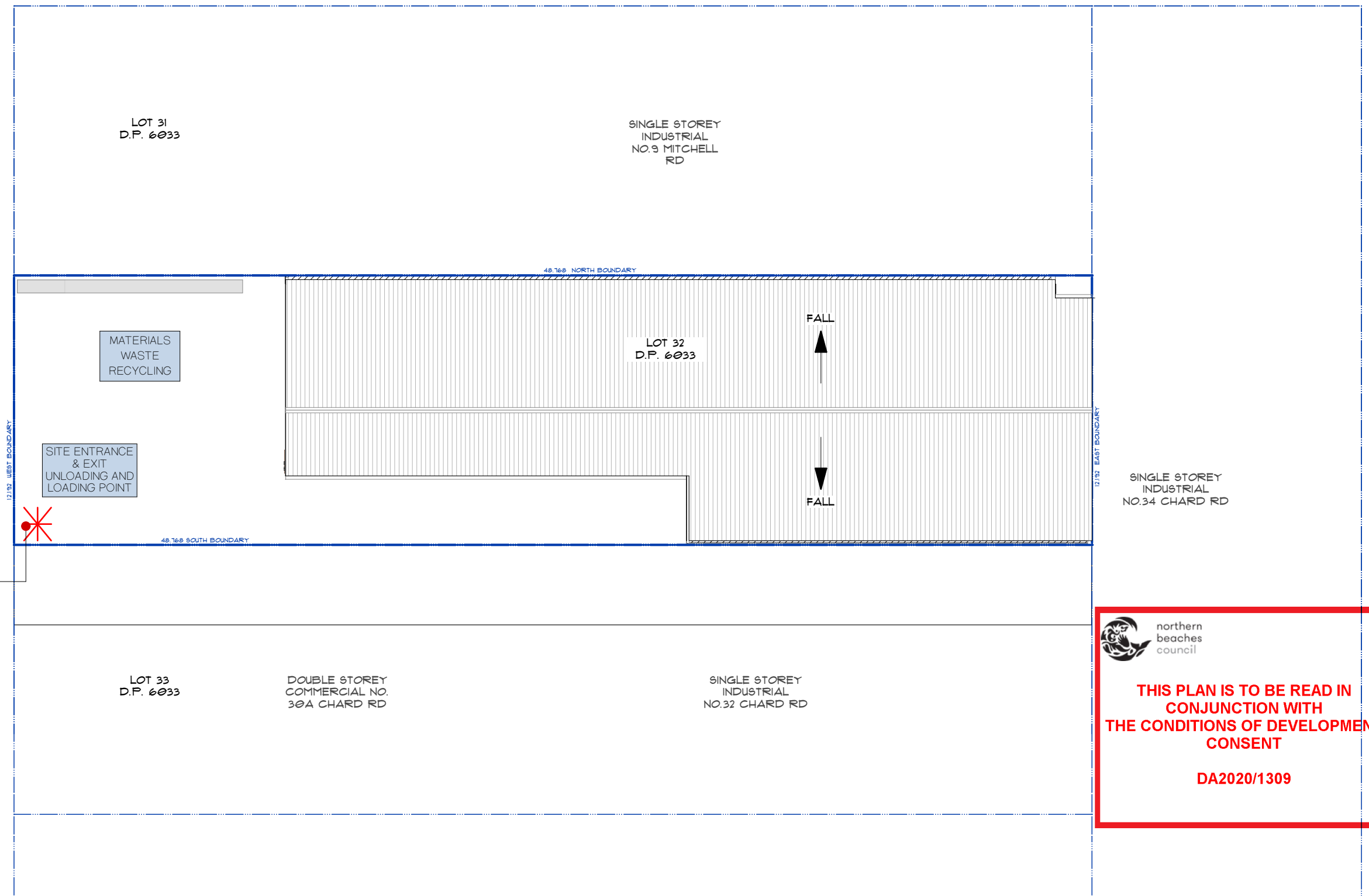
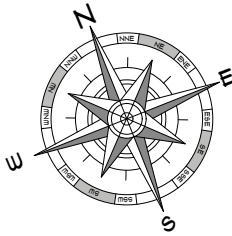
ISSUE DATE: 21/12/20

DRAWING NO

A-DA-710-001

REV

01



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