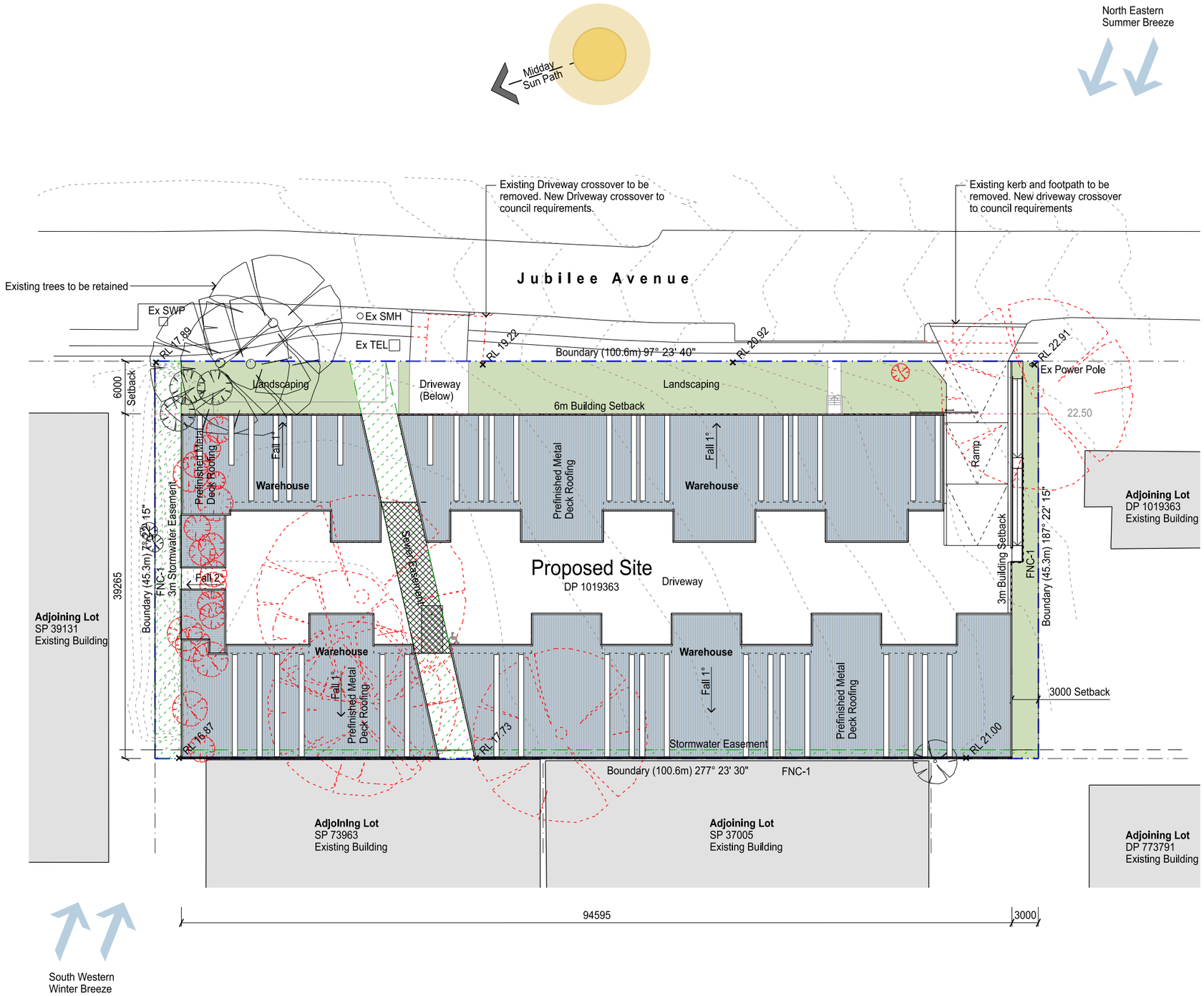
Development Schedule		
Site Area	4,555	sqm
Offices	956	sqm
Storage units (Excluding Public amenities)	1,551	sqm
Warehouses	1,569	sqm
Public Amenities (Excluding Warehouse Amenities)	7	sqm
Building Gross Floor Area	4,083	sqm
Site Cover	89	%
Floor Space Ratio	0.89	:1
Areas Excluded from GFA		
Staging Zone	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	

LEGEND

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



01 DA100 Site & Site Analysis Plan 1:500

DEVELOPMENT APPLICATION

SBA ARCHITECTS

Commercial Industrial Residential Retail Industrial Design

Suite 702, 83 Mount Street, North Sydney, NSW 2060

T: 02 9929 9988 F: 02 9929 8899

E: info@sbaarch.com.au W: www.sbaarch.com.au

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

Proposed Industrial Development

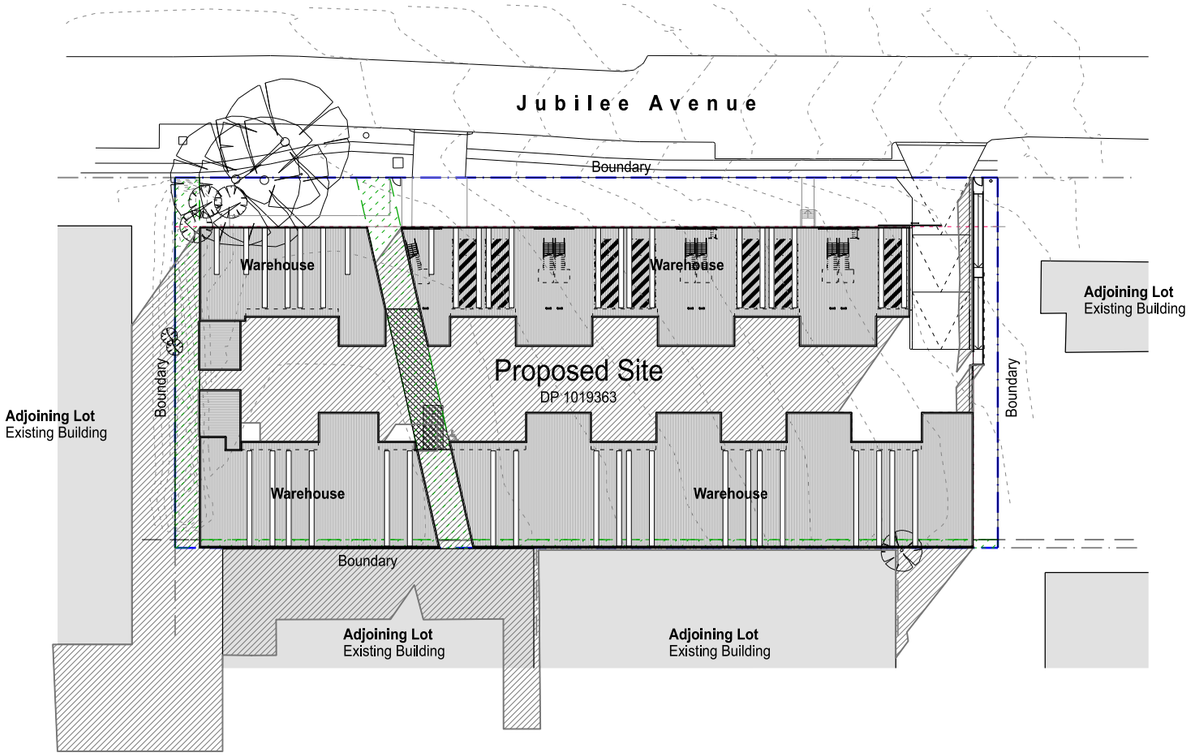
15 Jubilee Avenue, Warriewood, NSW 2102

DRAWING TITLE

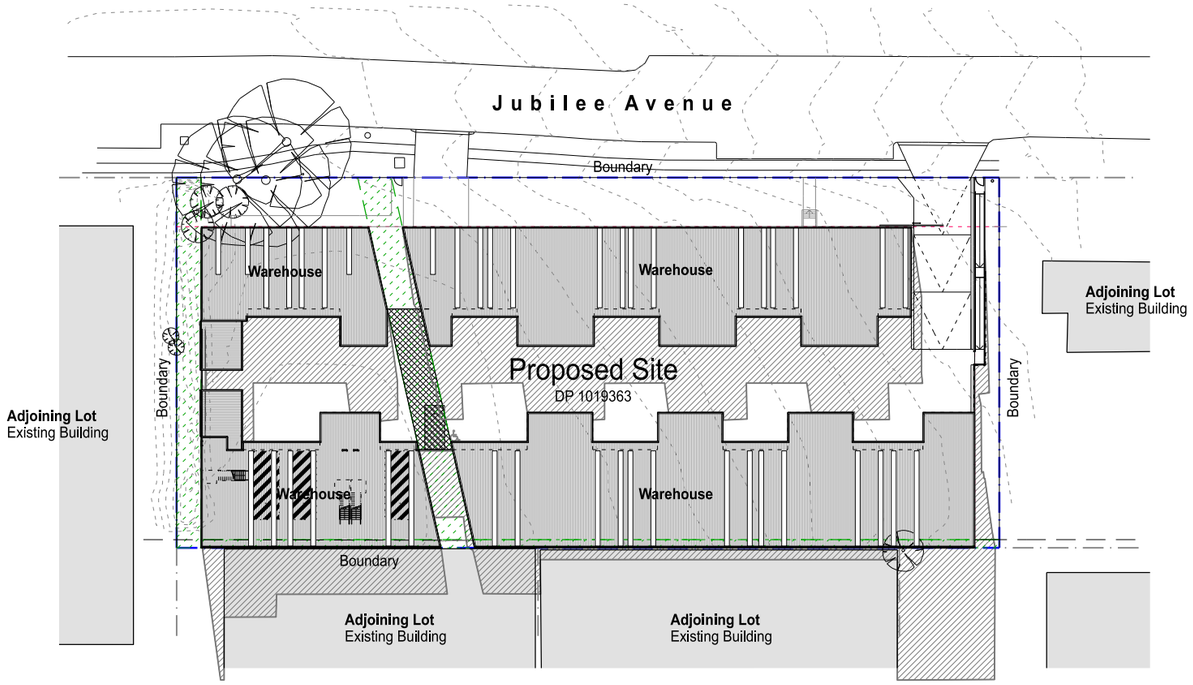
Site, Roof & Site Analysis Plan

DATE	SCALE	JOB NO.	DRAWING NO.
11.05.2021	1:500@A3	20259	DA 100

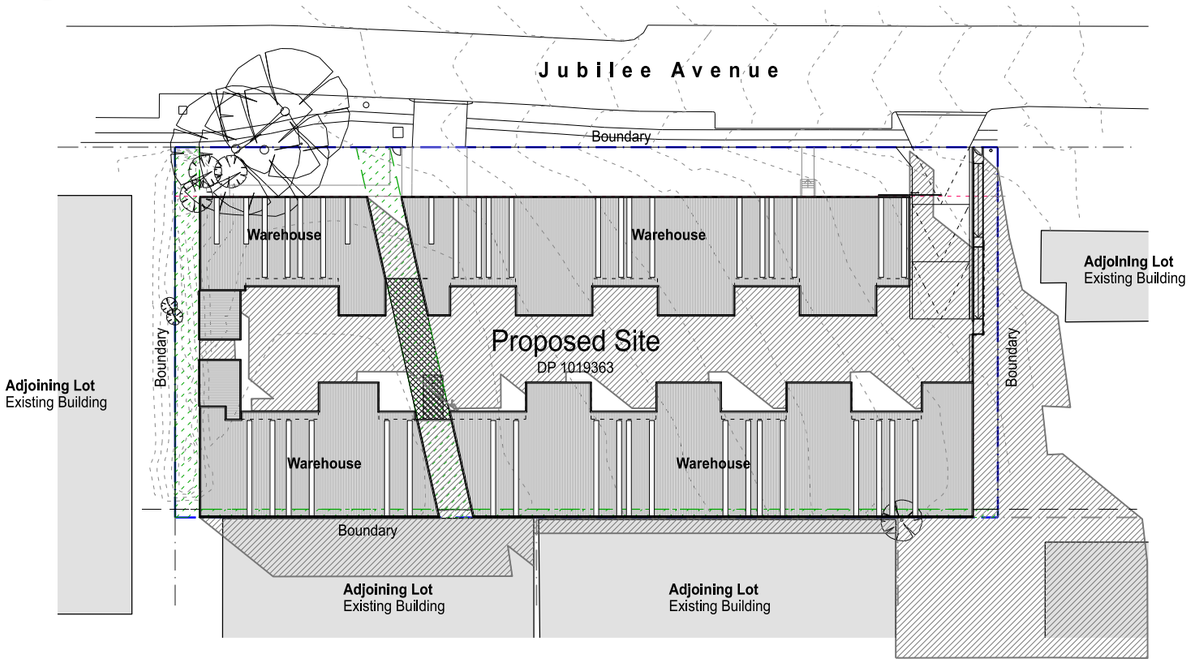
D



01 DA101 Shadow Diagram - 9am, June 21st 1:750



02 DA101 Shadow Diagram - 12pm, June 21st 1:750



03 DA101 Shadow Diagram - 3pm, June 21st 1:750

DEVELOPMENT APPLICATION

SBA ARCHITECTS
Commercial Industrial Residential Retail Industrial Design
Suite 702, 83 Mount Street, North Sydney, NSW 2060
T: 02 9929 9988 F: 02 9929 8899
E: info@sbaarch.com.au W: www.sbaarch.com.au

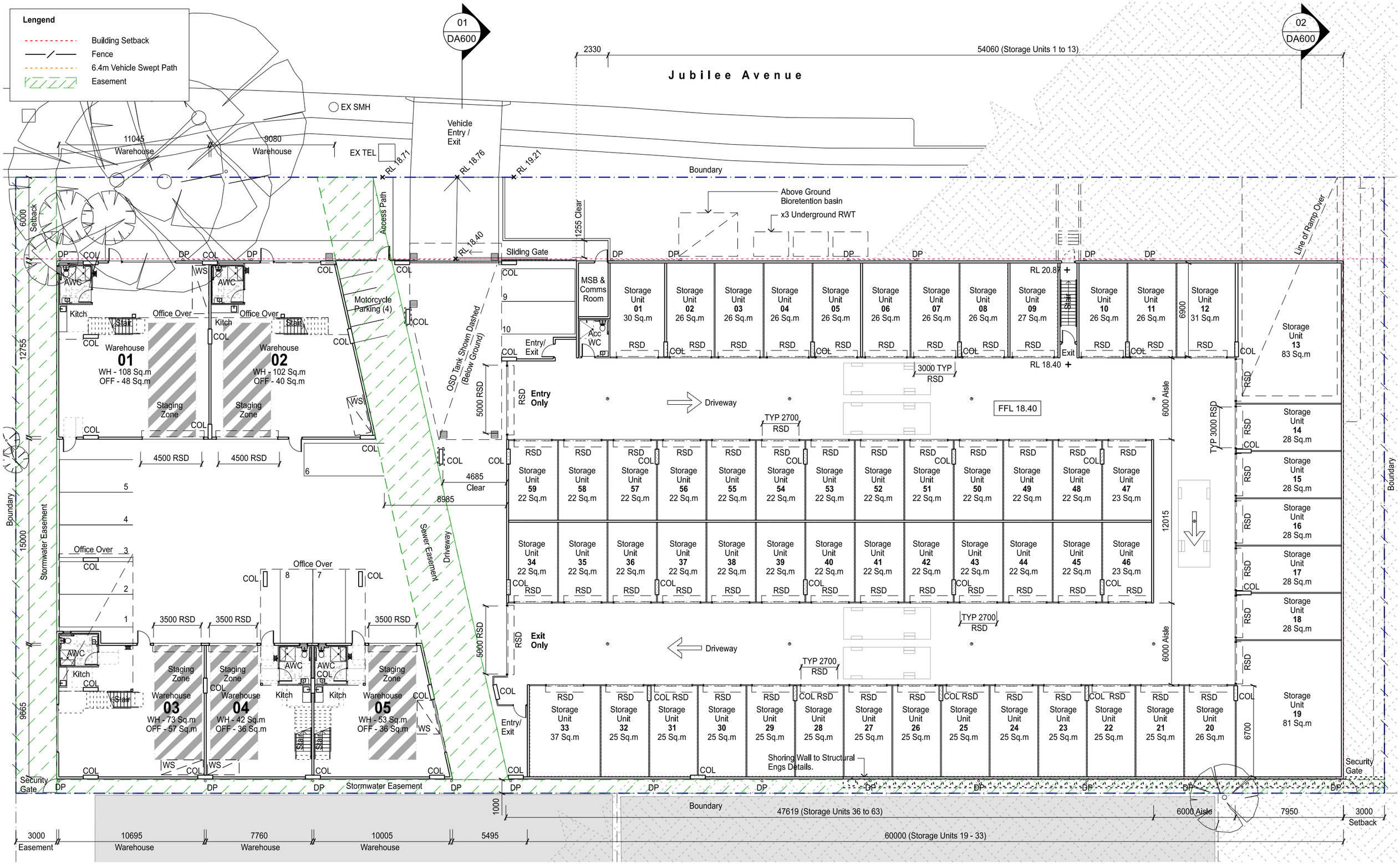
ISSUE	REV.	DESCRIPTION	DATE
	A	Development Application Issue	06.05.2021

Proposed Industrial Development

15 Jubilee Avenue, Warriewood, NSW 2102

DRAWING TITLE
Shadow Diagram
9am, 12pm, 3pm - 21st June

DATE	SCALE	JOB NO.	DRAWING NO.	
06.05.2021	1:500@A3	20259	DA 101	A



DEVELOPMENT APPLICATION

SBA ARCHITECTS

Commercial Industrial Residential Retail Industrial Design

Suite 702, 83 Mount Street, North Sydney, NSW 2060

T: 02 9929 9988 F: 02 9929 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

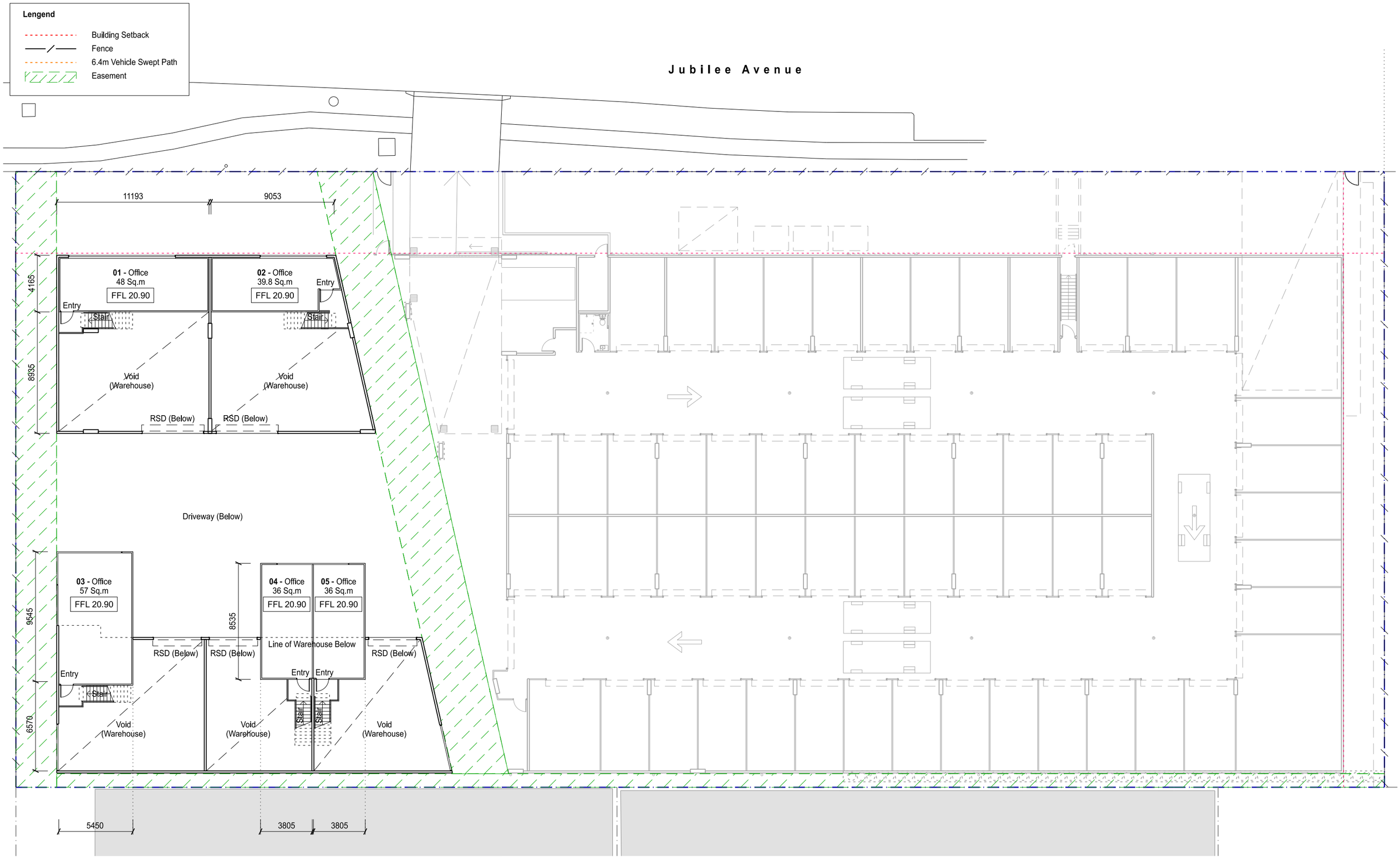
Proposed Industrial Development

15 Jubilee Avenue, Warriewood, NSW 2102

DRAWING TITLE

Ground Floor Plan

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



DEVELOPMENT APPLICATION

SBA ARCHITECTS

Commercial Industrial Residential Retail Industrial Design

Suite 702, 83 Mount Street, North Sydney, NSW 2060

T: 02 9929 9988 F: 02 9929 8899

E: info@sbaarch.com.au W: www.sbaarch.com.au

ISSUE	REV.	DESCRIPTION	DATE
	B	Development Application Issue	06.05.2021
	A	Development Application Issue	30.04.2021

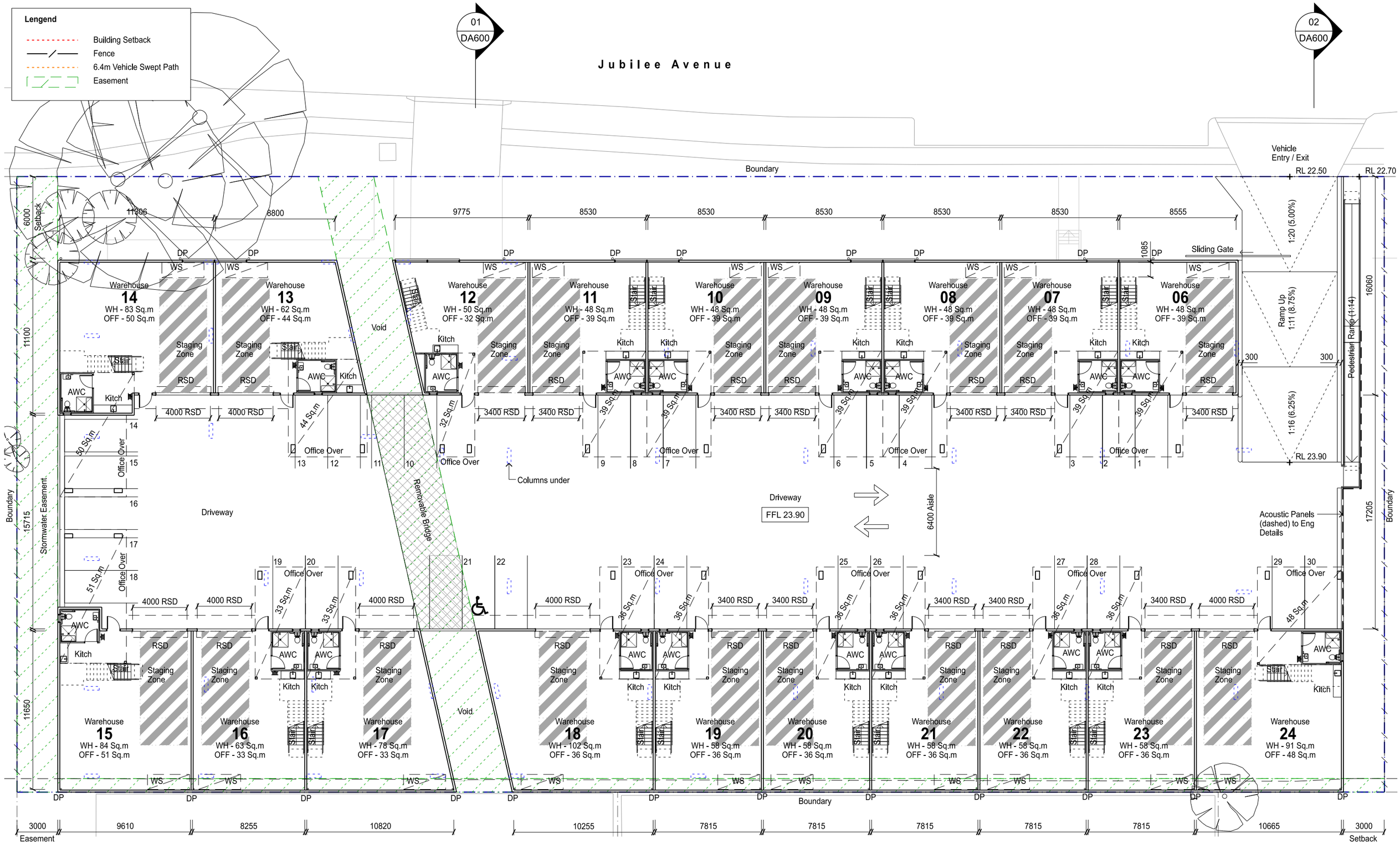
Proposed Industrial Development

15 Jubilee Avenue, Warriewood, NSW 2102

DRAWING TITLE

Ground Mezzanine Floor Plan

DATE	SCALE	JOB NO.	DRAWING NO.	
06.05.2021	1:250@A3	20259	DA 201	B



01 DA300 Level 1 Floor Plan 1:250

DEVELOPMENT APPLICATION

SBA ARCHITECTS

Commercial Industrial Residential Retail Industrial Design

Suite 702, 83 Mount Street, North Sydney, NSW 2060

T: 02 9929 9988 F: 02 9929 8899

E: info@sbaarch.com.au W: www.sbaarch.com.au

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

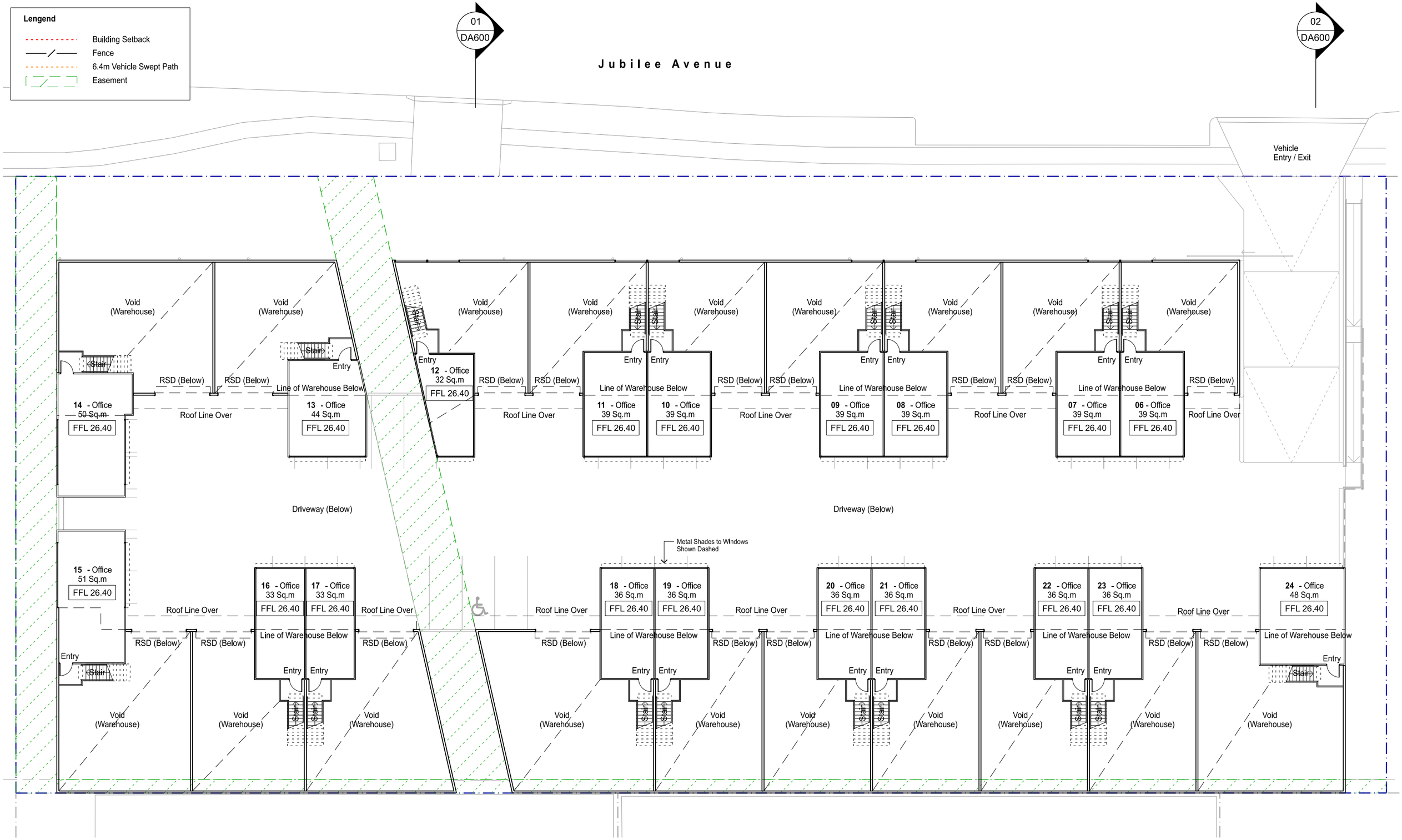
Proposed Industrial Development

15 Jubilee Avenue, Warriewood, NSW 2102

DRAWING TITLE

Level 1 Floor Plan

DATE	SCALE	JOB NO.	DRAWING NO.	
13.05.2021	1:250@A3	20259	DA 300	D



01
DA300

Level 1 Mezzanine Floor Plan 1:250

DEVELOPMENT APPLICATION

SBA ARCHITECTS
Commercial Industrial Residential Retail Industrial Design
Suite 702, 83 Mount Street, North Sydney, NSW 2060
E: 01 02 9929 9988 F: 02 9929 8899
E: info@sbarch.com.au W: www.sbarch.com.au

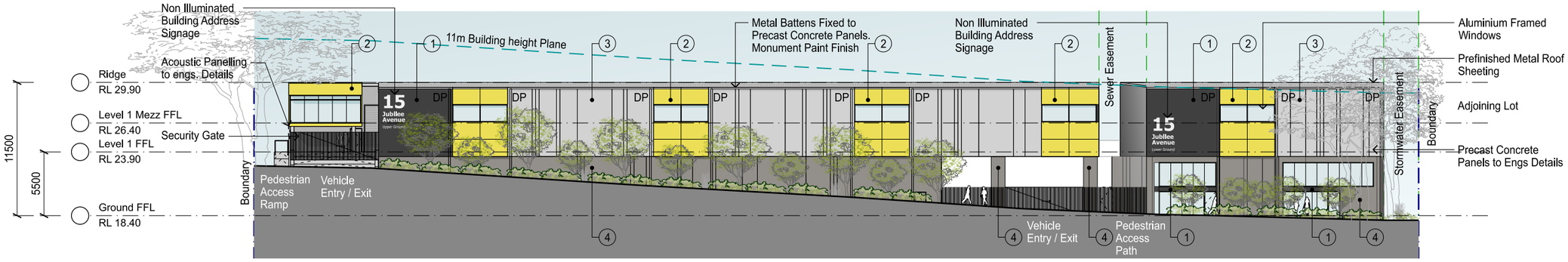
ISSUE	REV.	DESCRIPTION	DATE
	B	Development Application Issue	06.05.2021
	A	Development Application Issue	30.04.2021

Proposed Industrial Development

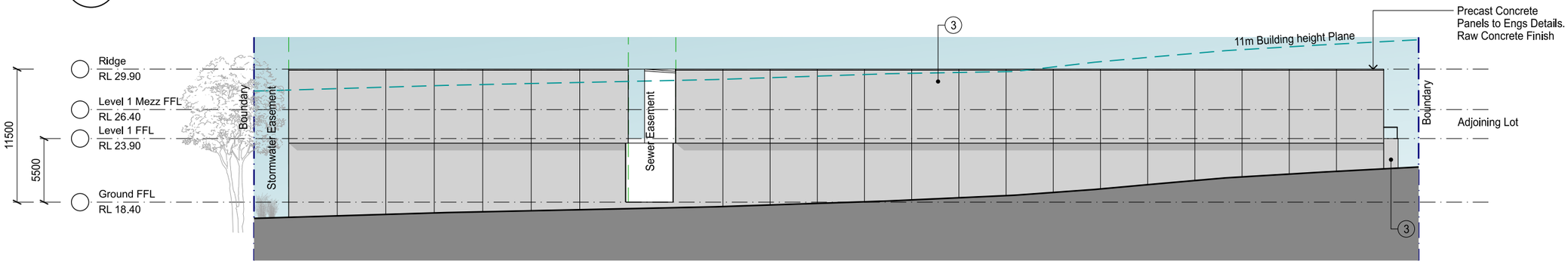
15 Jubilee Avenue, Warriewood, NSW 2102

DRAWING TITLE
Level 1 Mezzanine Floor Plan

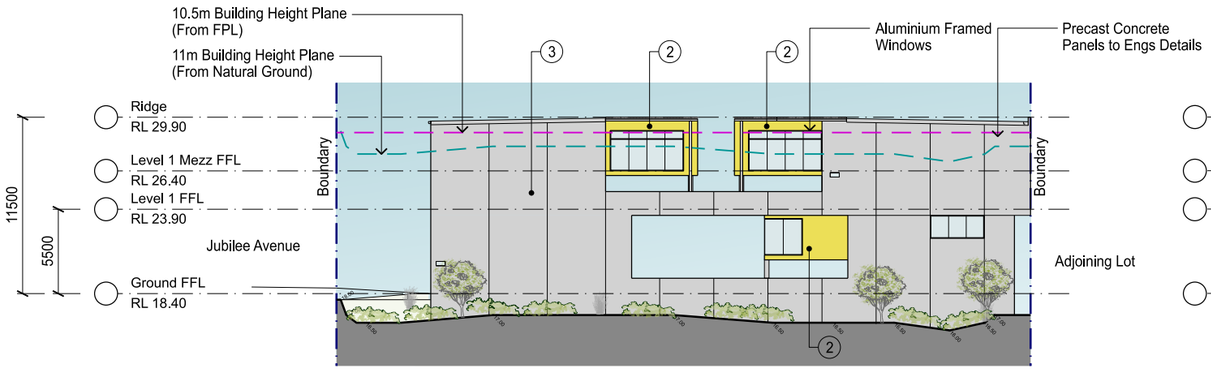
DATE	SCALE	JOB NO.	DRAWING NO.	
06.05.2021	1:250@A3	20259	DA 301	B



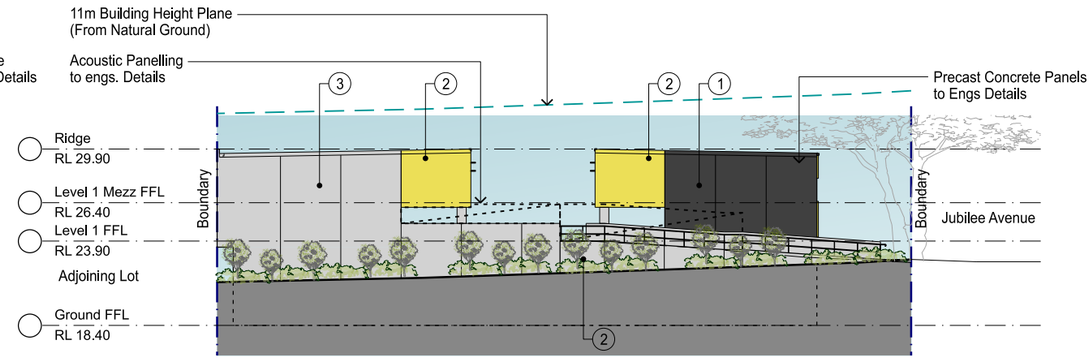
01 DA500 North Elevation 1:400



02 DA500 South Elevation 1:400



03 DA500 West Elevation 1:400



04 DA500 East Elevation 1:400

External Finishes

1. **Precast Concrete Panels** Dulux - 'Monument'
2. **Precast Concrete Panels and FC Sheeting** Yellow
3. **Prefinished Metal Roof Sheeting, Precast Concrete Panels and Metal Roof Sheeting** Dulux 'Pale Grey'
4. **Precast Concrete Panel Finish** Dulux 'Mole Grey'

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

SBA ARCHITECTS
Commercial Industrial Residential Retail Industrial Design
Suite 702, 83 Mount Street, North Sydney, NSW 2060
T: 02 9929 9988 F: 02 9929 8899
E: info@sbaarch.com.au W: www.sbaarch.com.au

ISSUE	REV.	DESCRIPTION	DATE
	B	Development Application Issue	06.05.2021
	A	Development Application Issue	30.04.2021

Proposed Industrial Development

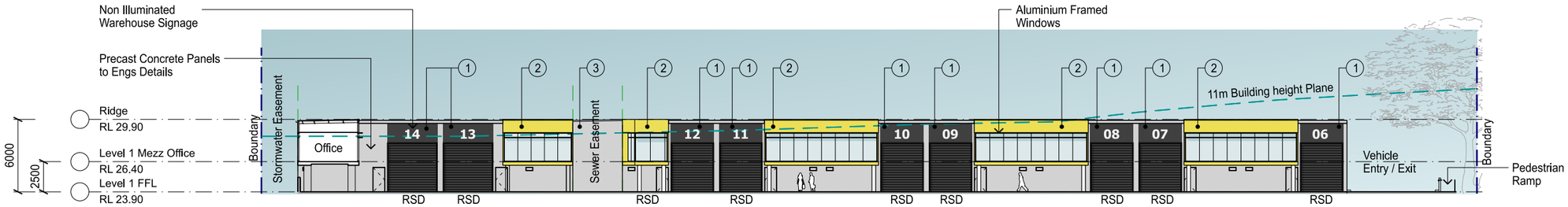
15 Jubilee Avenue, Warriewood, NSW 2102

DRAWING TITLE
Elevations
Sheet 1 of 2

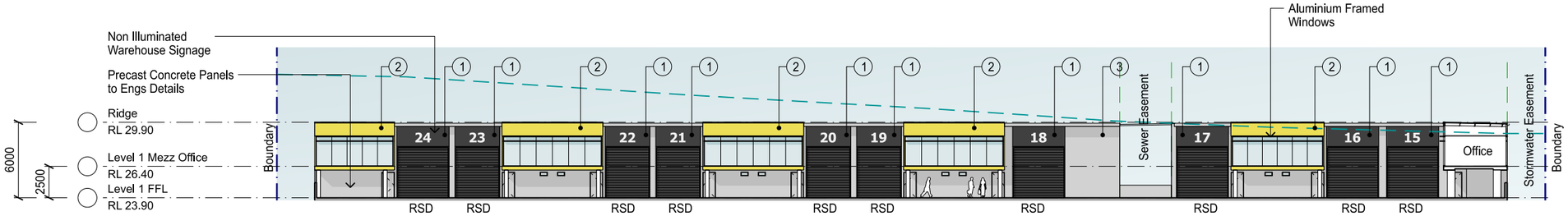
DATE	SCALE	JOB NO.	DRAWING NO.	
06.05.2021	1: 400@A3	20259	DA 500	B

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 DA501 North Elevation - Level 1 1:400



02 DA501 South Elevation - Level 1 1:400

External Finishes

- ① **Precast Concrete Panels** Dulux - 'Monument'
- ② **Precast Concrete Panels and FC Sheeting** Yellow
- ③ **Prefinished Metal Roof Sheeting, Precast Concrete Panels and Metal Roof Sheeting** Dulux 'Pale Grey'
- ④ **Precast Concrete Panel Finish** Dulux 'Mole Grey'

DEVELOPMENT APPLICATION

SBA ARCHITECTS
Commercial Industrial Residential Retail Industrial Design
Suite 702, 83 Mount Street, North Sydney, NSW 2060
P: 02 9929 9988 F: 02 9929 8899
E: info@sbaarch.com.au W: www.sbaarch.com.au

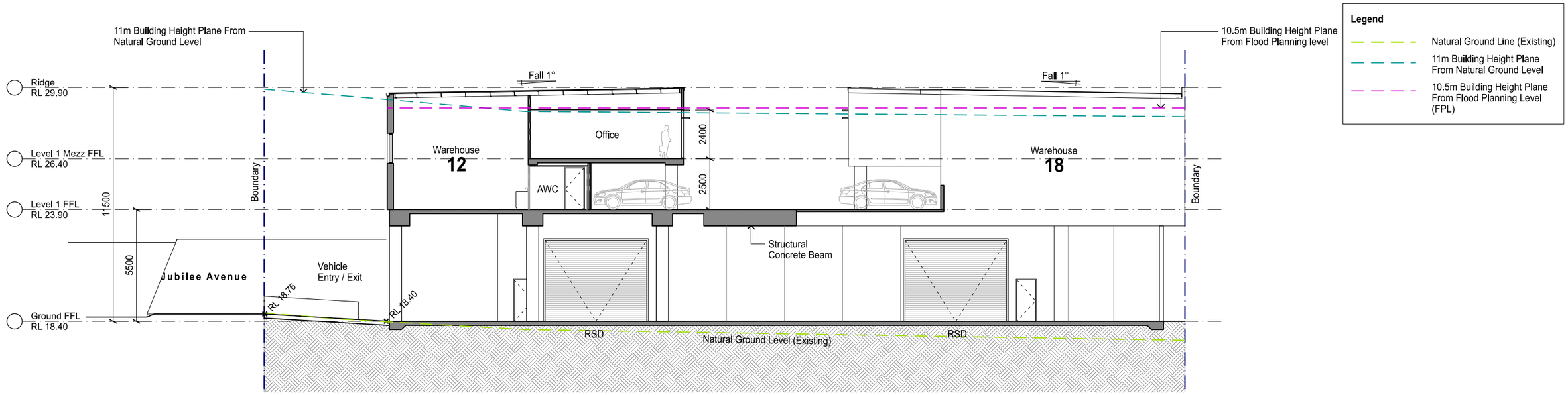
ISSUE	REV.	DESCRIPTION	DATE
	B	Development Application Issue	06.05.2021
	A	Development Application Issue	30.04.2021

Proposed Industrial Development

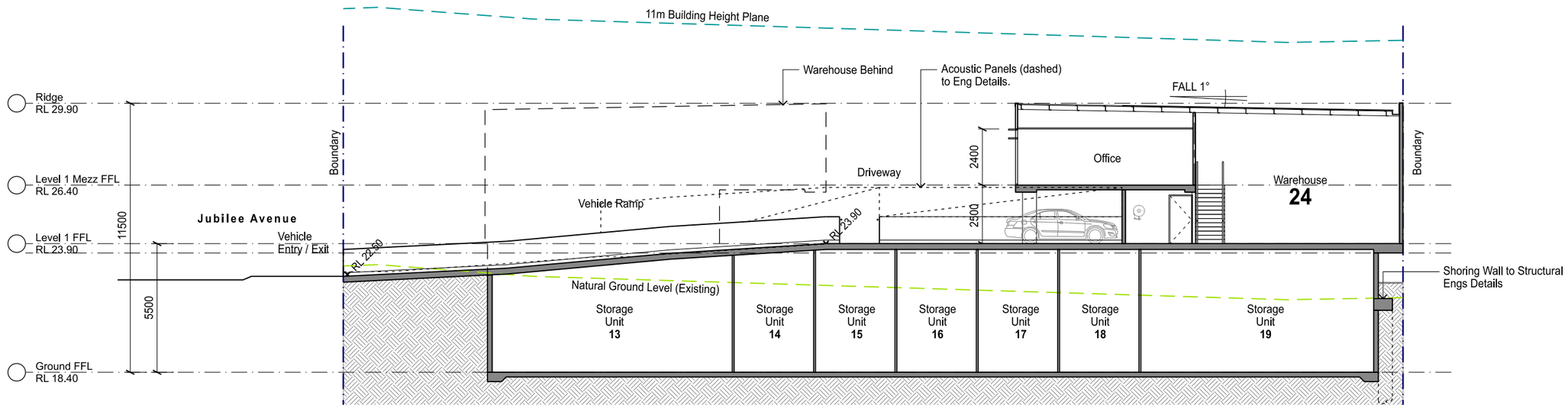
15 Jubilee Avenue, Warriewood, NSW 2102

DRAWING TITLE
Elevations
Sheet 2 of 2

DATE	SCALE	JOB NO.	DRAWING NO.	
06.05.2021	1: 400@A3	20259	DA 501	B



01 DA600 Section 01 1:200



02 DA600 Section 02 1:200

DEVELOPMENT APPLICATION

SBA ARCHITECTS
Commercial Industrial Residential Retail Industrial Design
Suite 702, 83 Mount Street, North Sydney, NSW 2060
T: 02 9929 9988 F: 02 9929 8899
E: info@sbaarch.com.au W: www.sbaarch.com.au

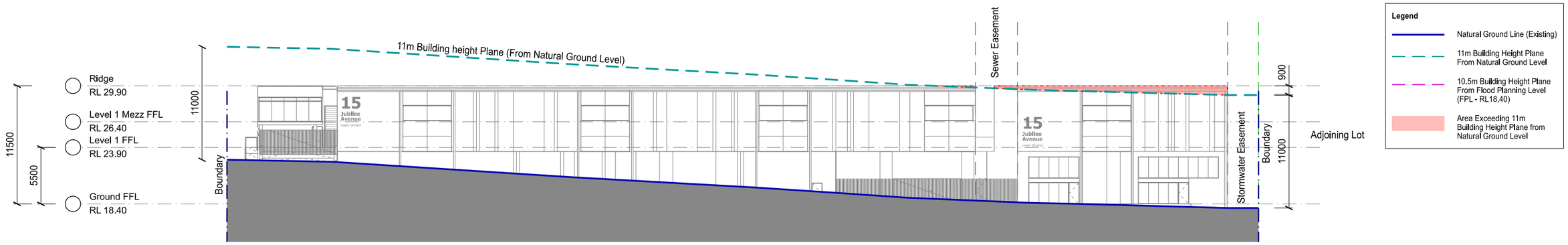
ISSUE	REV.	DESCRIPTION	DATE
	B	Development Application Issue	06.05.2021
	A	Development Application Issue	30.04.2021

Proposed Industrial Development

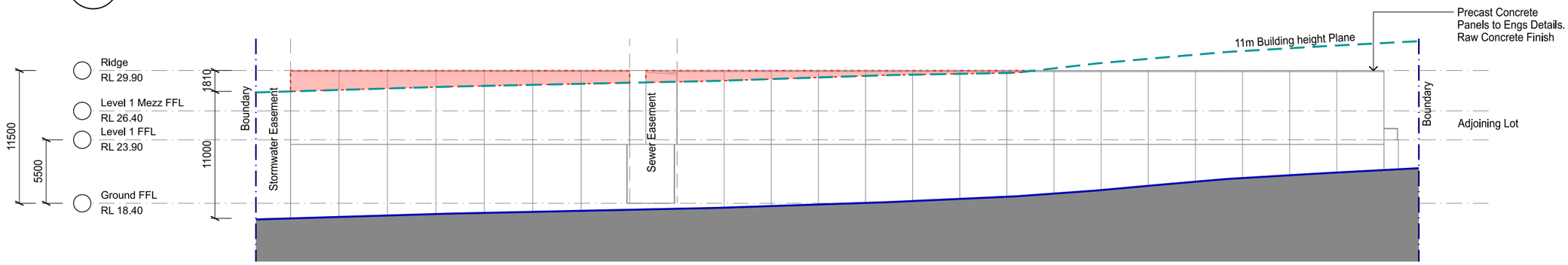
15 Jubilee Avenue, Warriewood, NSW 2102

DRAWING TITLE
Sections

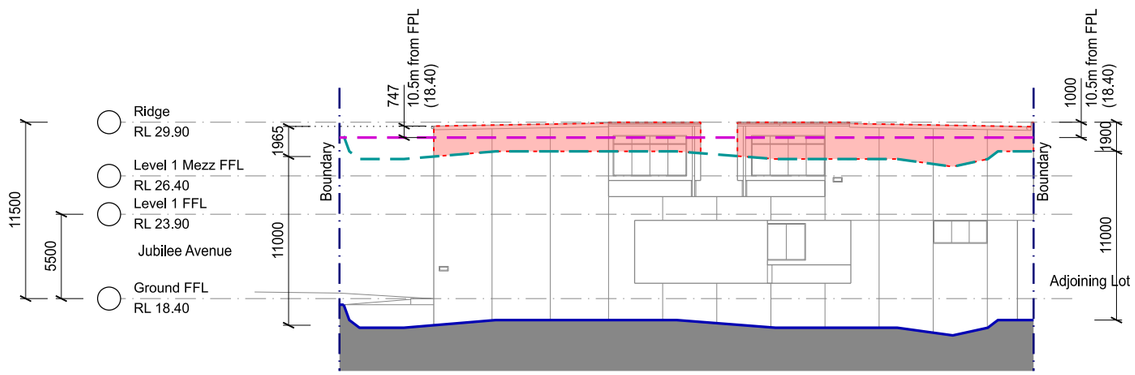
DATE	SCALE	JOB NO.	DRAWING NO.	
06.05.2021	1:200@A3	20259	DA 600	B



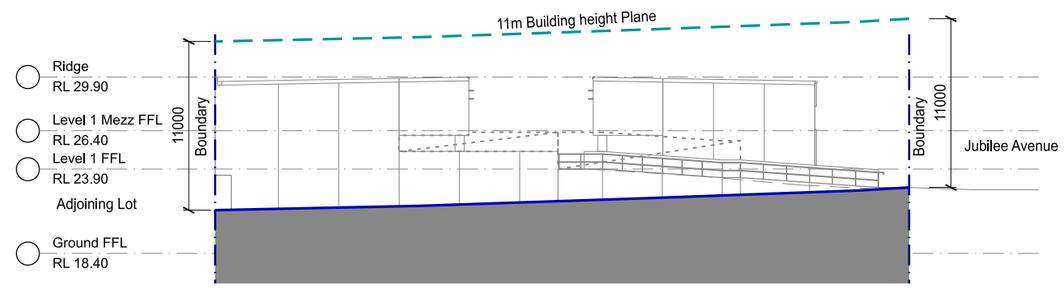
01 DA700 North Elevation 1:400



02 DA700 South Elevation 1:400



03 DA700 West Elevation 1:400



04 DA700 East Elevation 1:400

DEVELOPMENT APPLICATION

SBA ARCHITECTS
Commercial Industrial Residential Retail Industrial Design
Suite 702, 83 Mount Street, North Sydney, NSW 2060
T: 02 9929 9988 F: 02 9929 8899
E: info@sbaarch.com.au W: www.sbaarch.com.au

ISSUE	REV.	DESCRIPTION	DATE
	A	Development Application Issue	06.05.2021

Proposed Industrial Development

15 Jubilee Avenue, Warriewood, NSW 2102

DRAWING TITLE
Building Height Plane Analysis

DATE	SCALE	JOB NO.	DRAWING NO.	
06.05.2021	1: 400@A3	20259	DA 700	A

15
Jubilee
Avenue
Upper Ground
24