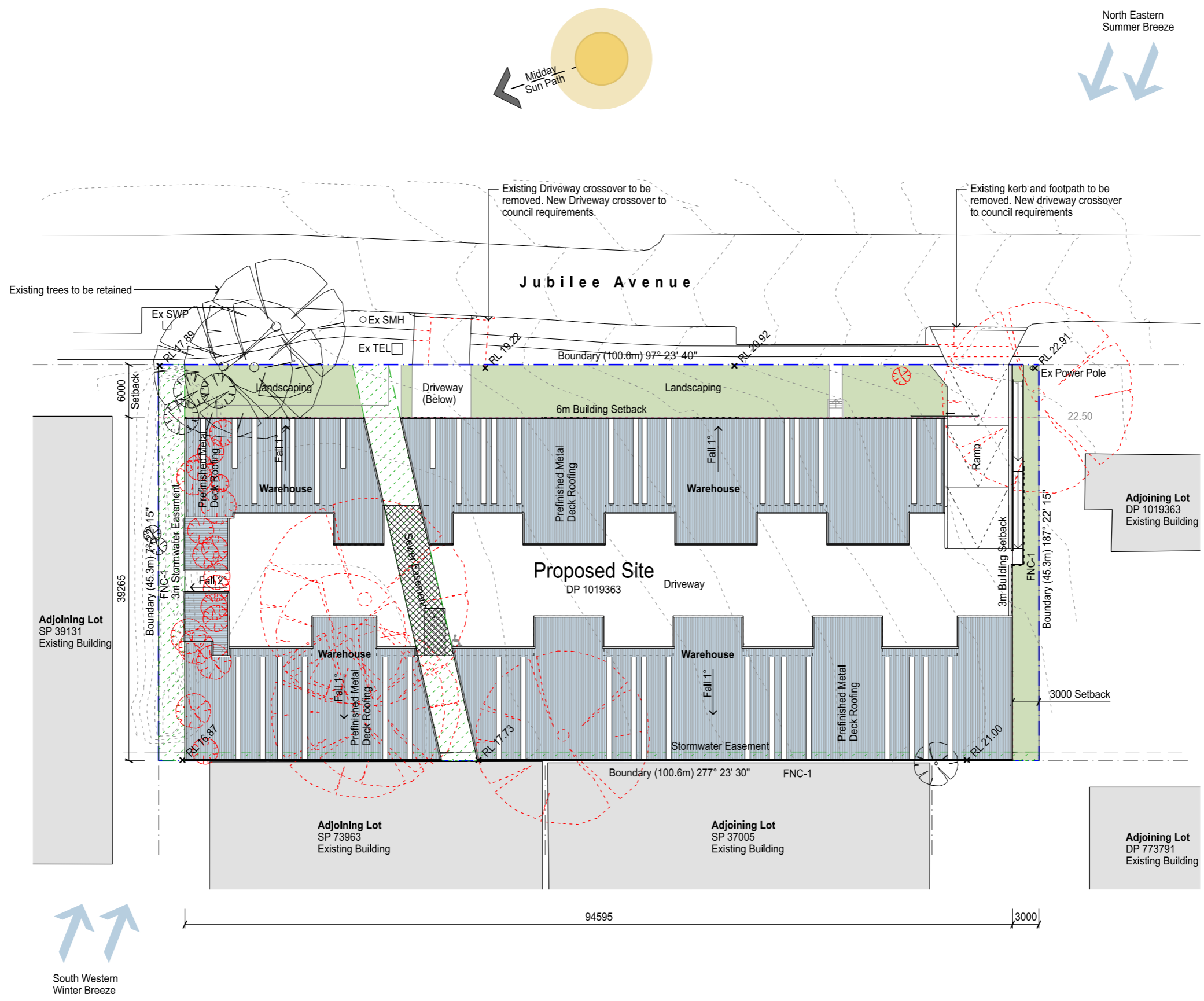


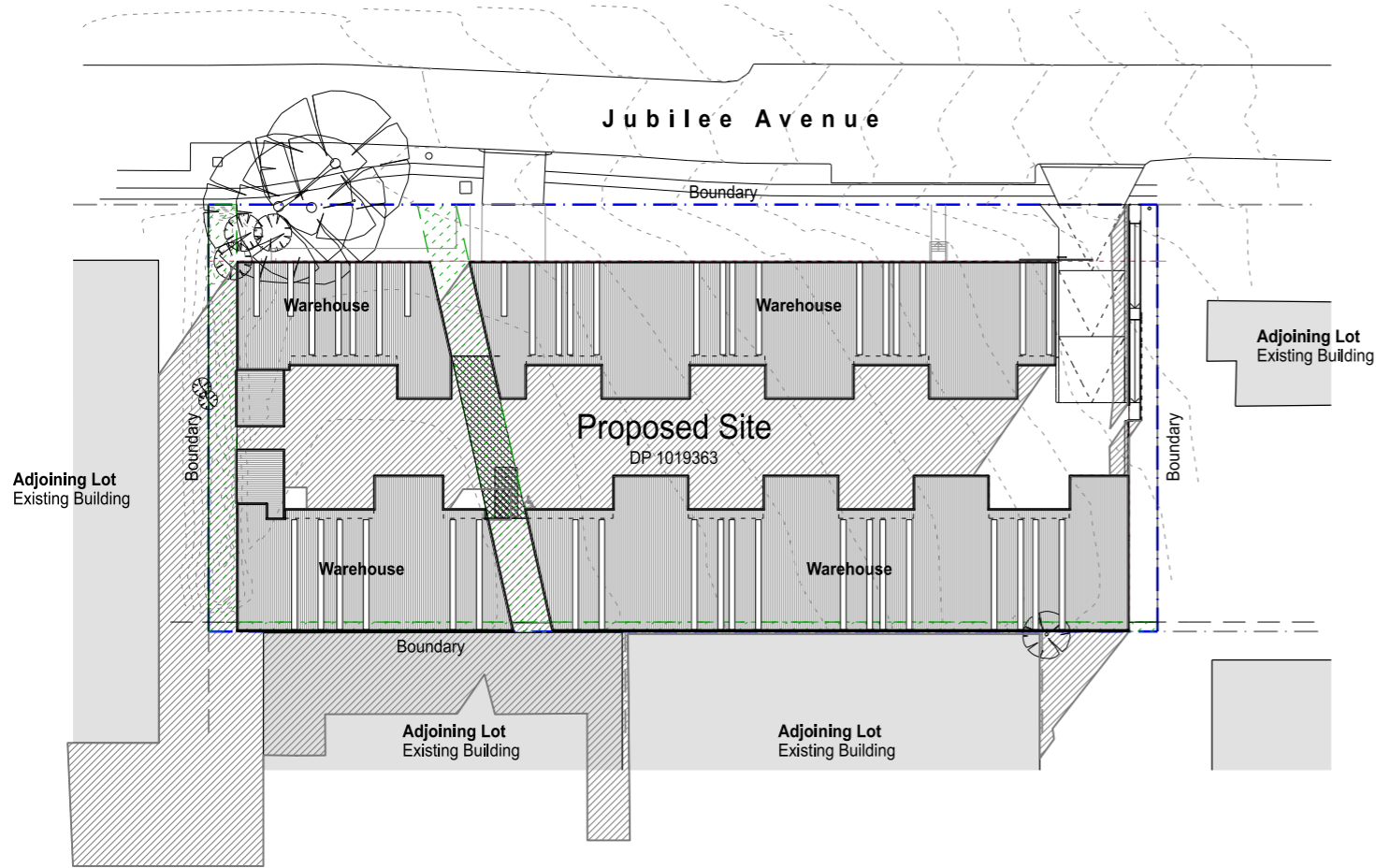
Development Schedule	
Site Area	4,555 sqm
Offices	956 sqm
Storage units (Excluding Public amenities)	1,551 sqm
Warehouses	1,569 sqm
Public Amenities (Excluding Warehouse Amenities)	7 sqm
Building Gross Floor Area	4,083 sqm
Site Cover	89 %
Floor Space Ratio	0.89 :1
Areas Excluded from GFA	
Staging Zone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

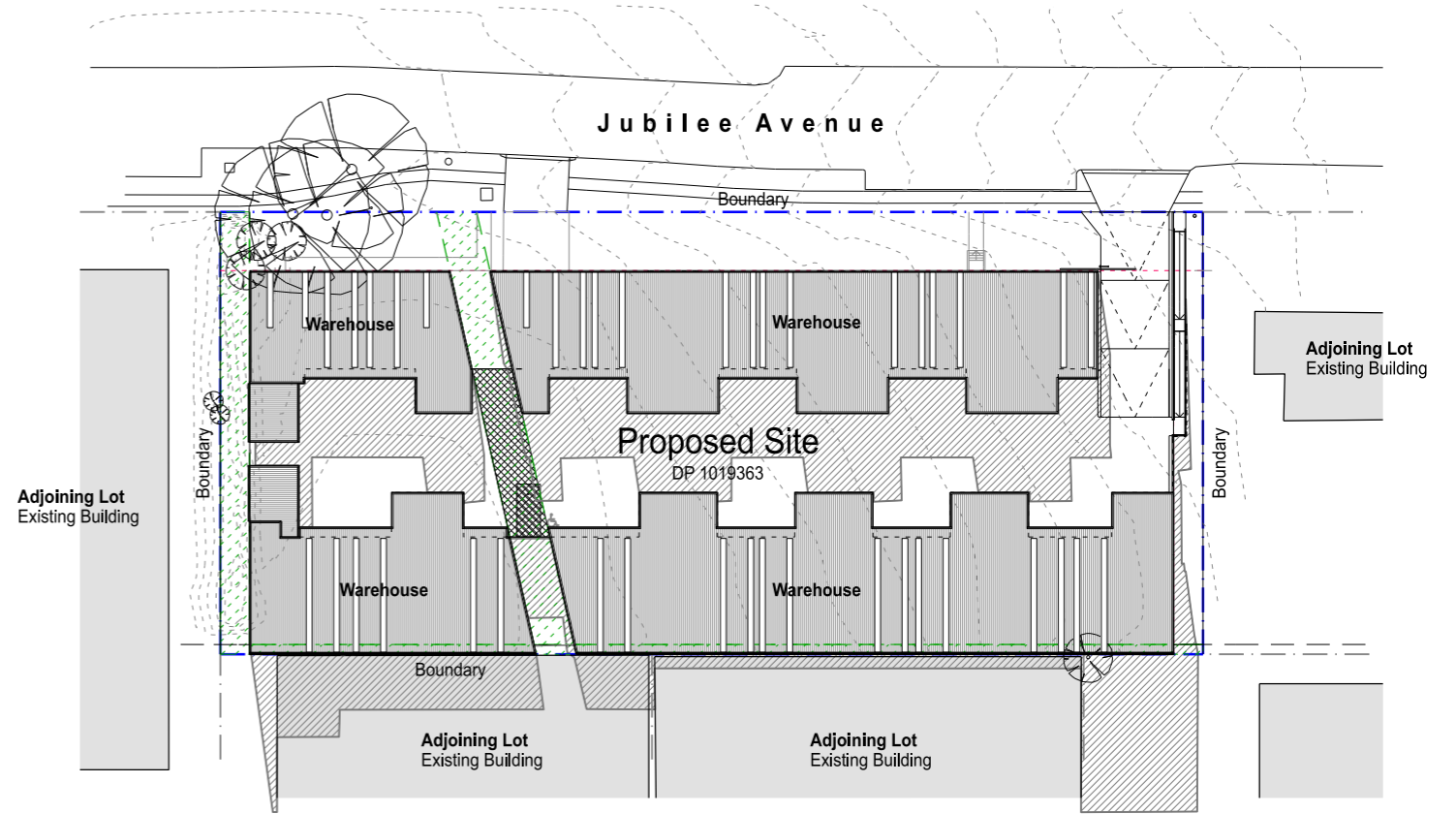


01 Site & Site Analysis Plan 1:500
DA100

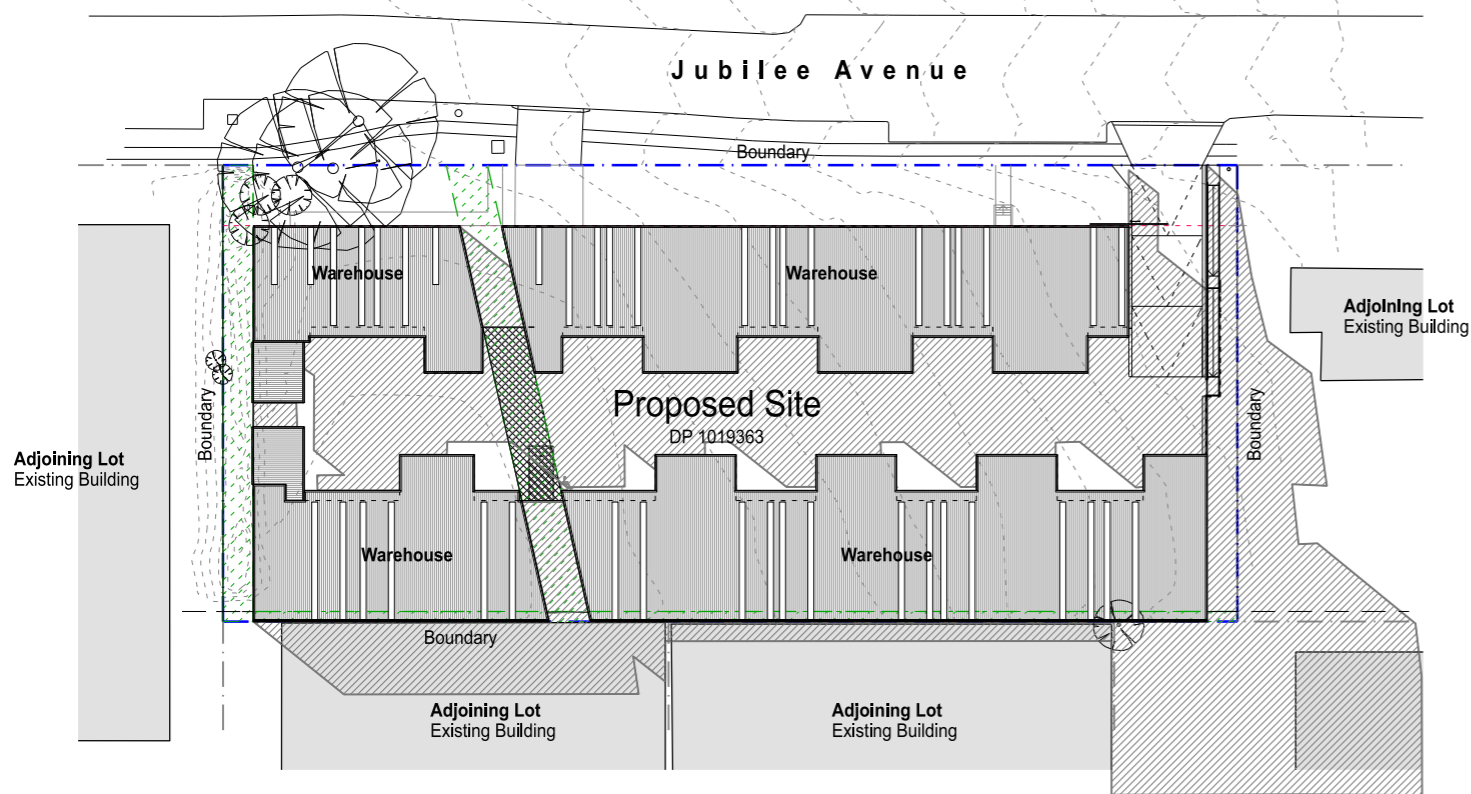
DEVELOPMENT APPLICATION



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



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



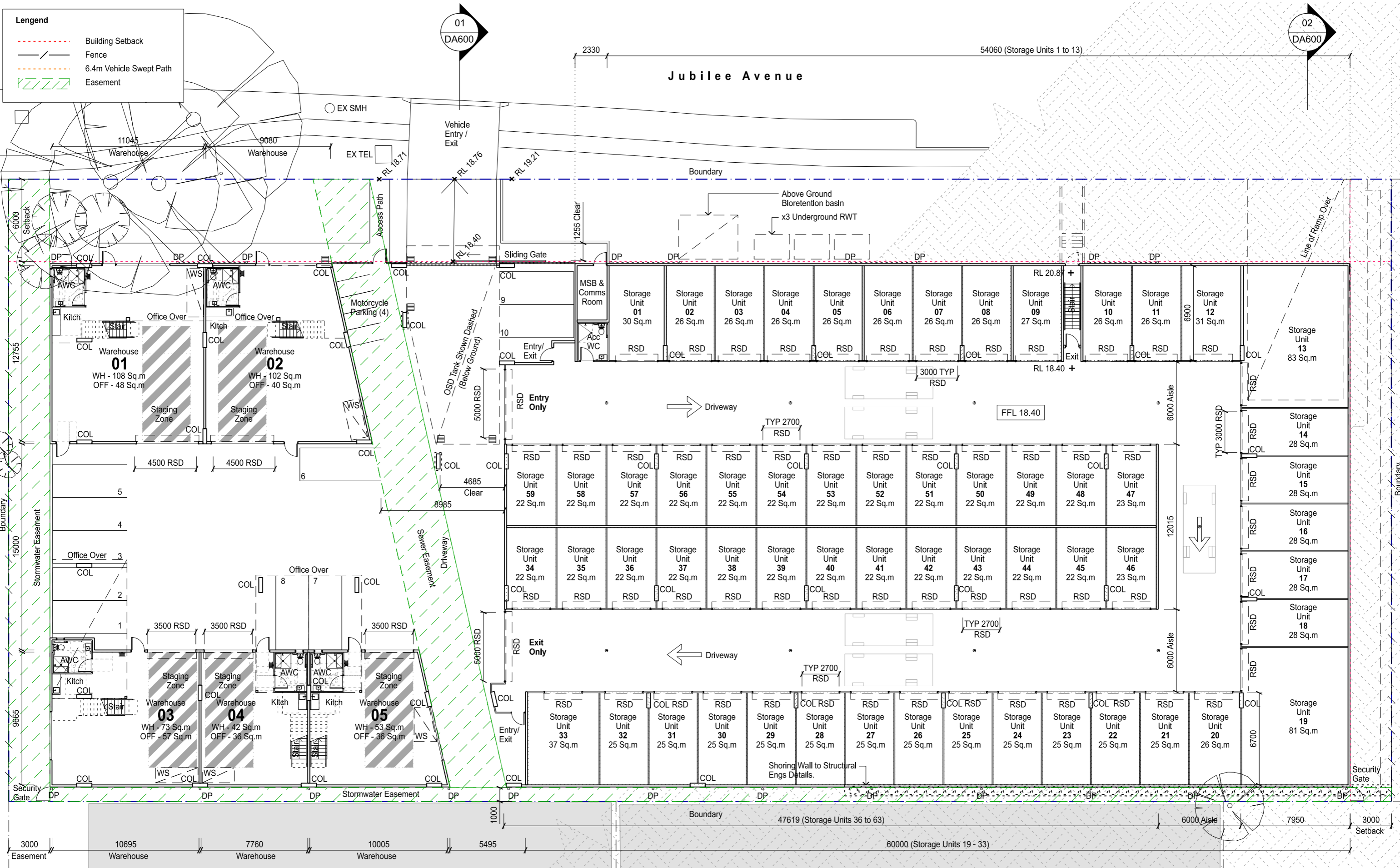
03 Shadow Diagram - 3pm, June 21st 1:750
DA101

DEVELOPMENT APPLICATION



Legend

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



DEVELOPMENT APPLICATION

SBA ARCHITECTS

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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

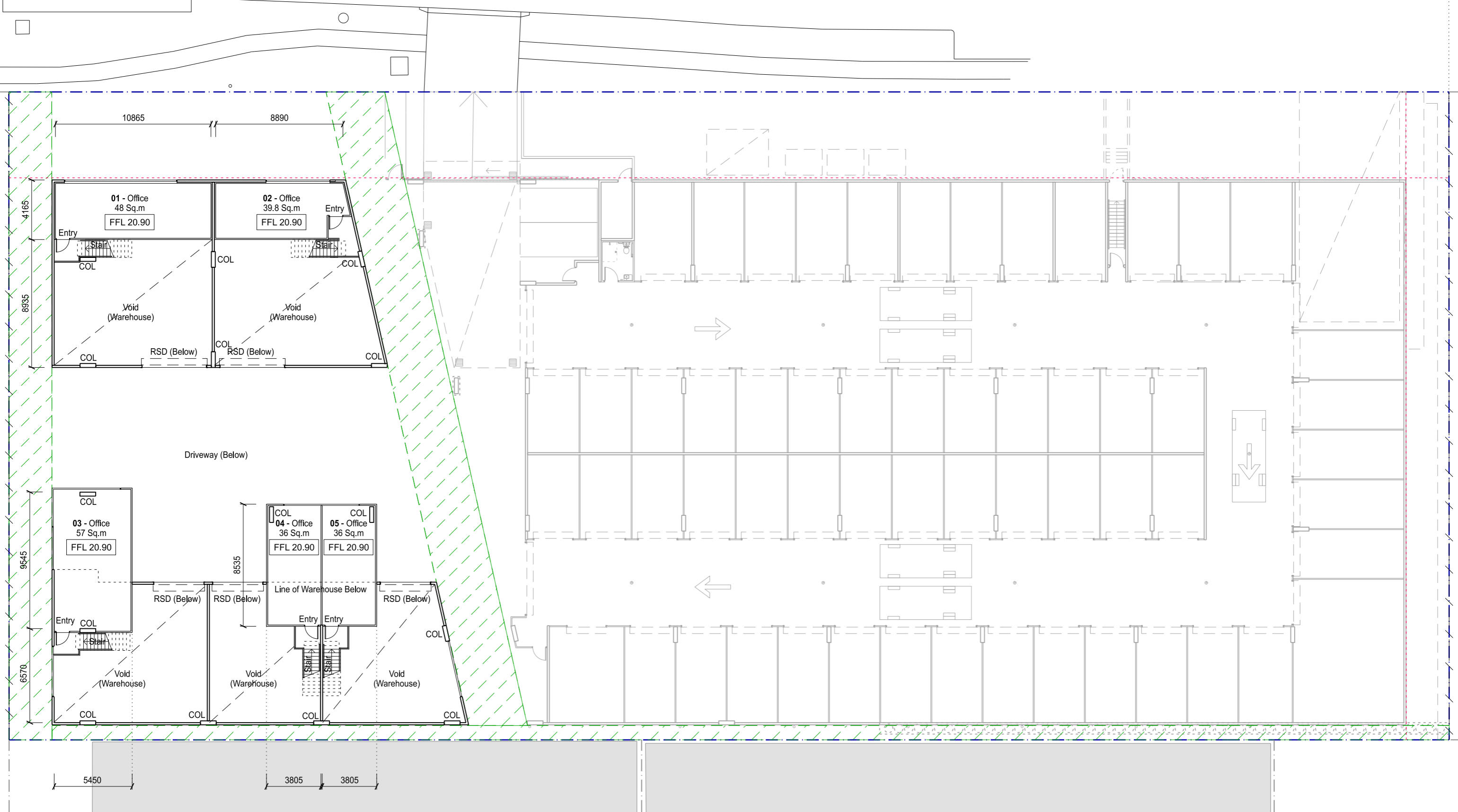
Ground Floor Plan

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

Lengend

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

Jubilee Avenue



DEVELOPMENT APPLICATION



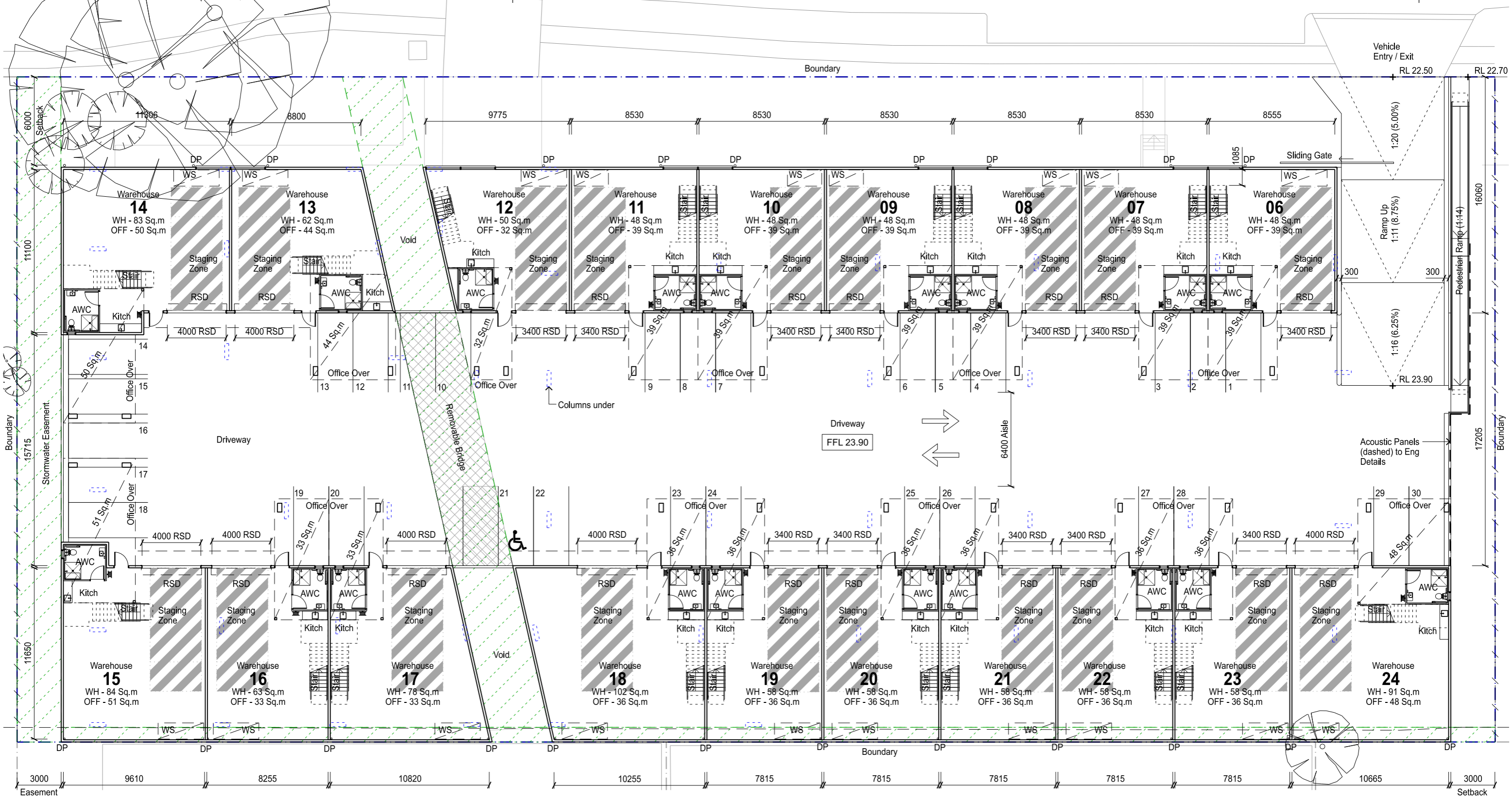
Legend

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

01
DA600

02
DA600

Jubilee Avenue



01 Level 1 Floor Plan 1:250
DA300

DEVELOPMENT APPLICATION

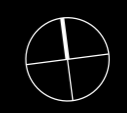
SBA ARCHITECTS

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Proposed Industrial Development

15 Jubilee Avenue, Warriewood, NSW 2102



Level 1 Floor Plan

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

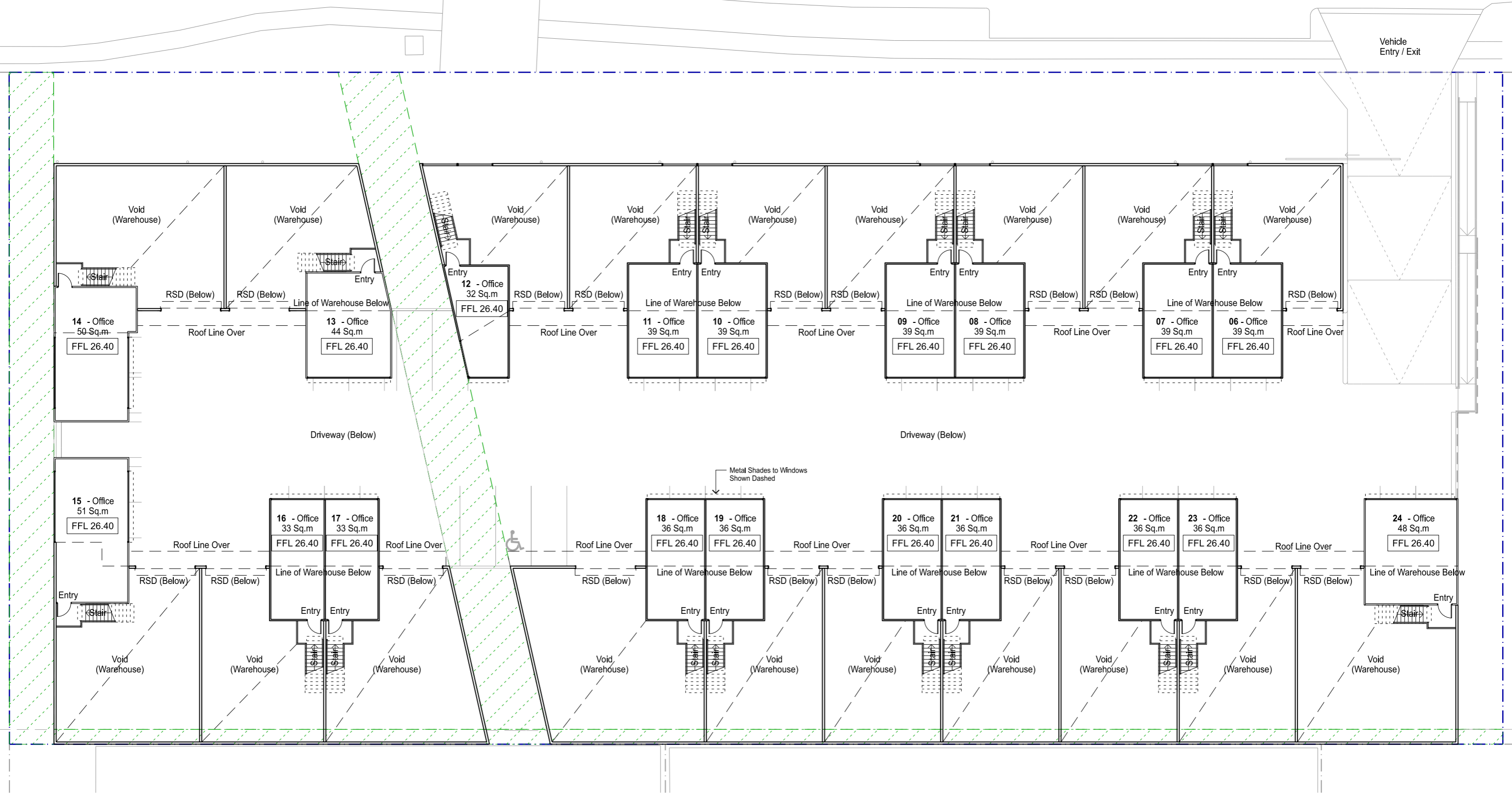
Lengend

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

01
DA600

02
DA600

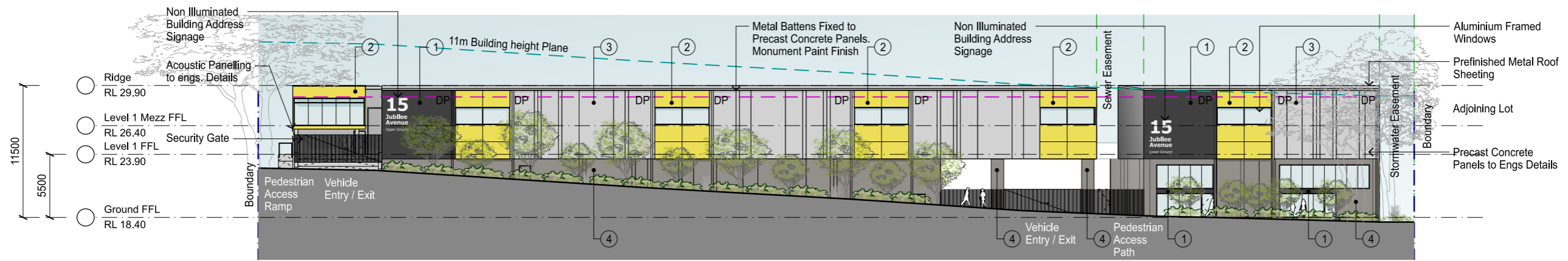
Jubilee Avenue



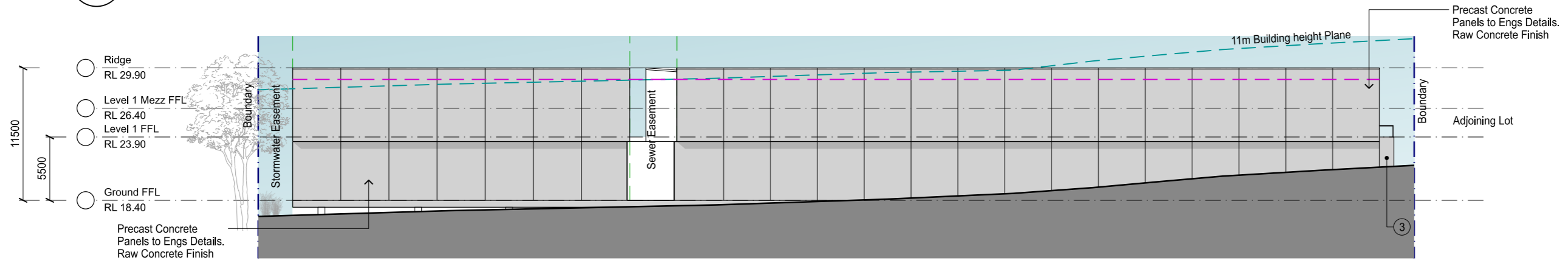
01 Level 1 Mezzanine Floor Plan 1:250
DA300

DEVELOPMENT APPLICATION

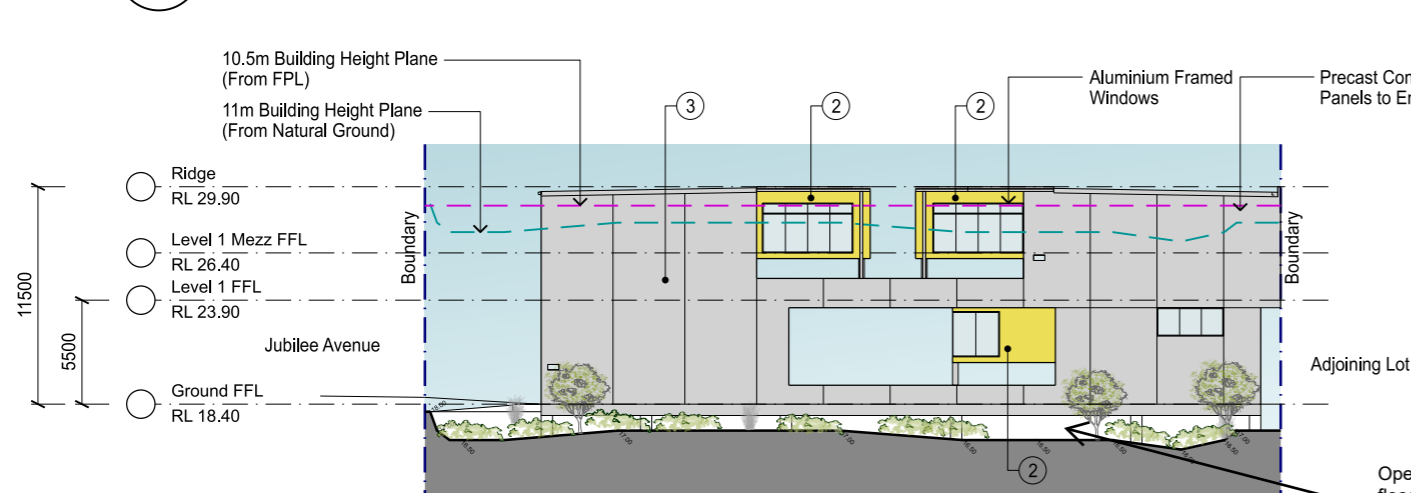
	<p>Proposed Industrial Development</p> <p>15 Jubilee Avenue, Warriewood, NSW 2102</p>			<p>DRAWING TITLE</p> <p>Level 1 Mezzanine Floor Plan</p>
	<p>Commercial Industrial Residential Retail Professional Design</p> <p>Suite 702, 83 Mount Street, North Sydney, NSW 2060</p> <p>T: 02 9529 9588 F: 02 9529 8899</p> <p>E: info@sbaarch.com.au W: www.sbaarch.com.au</p>	<p>C B A</p> <p>Development Application Issue Development Application Issue Development Application Issue</p>		<p>11.05.2021 06.05.2021 30.04.2021</p>



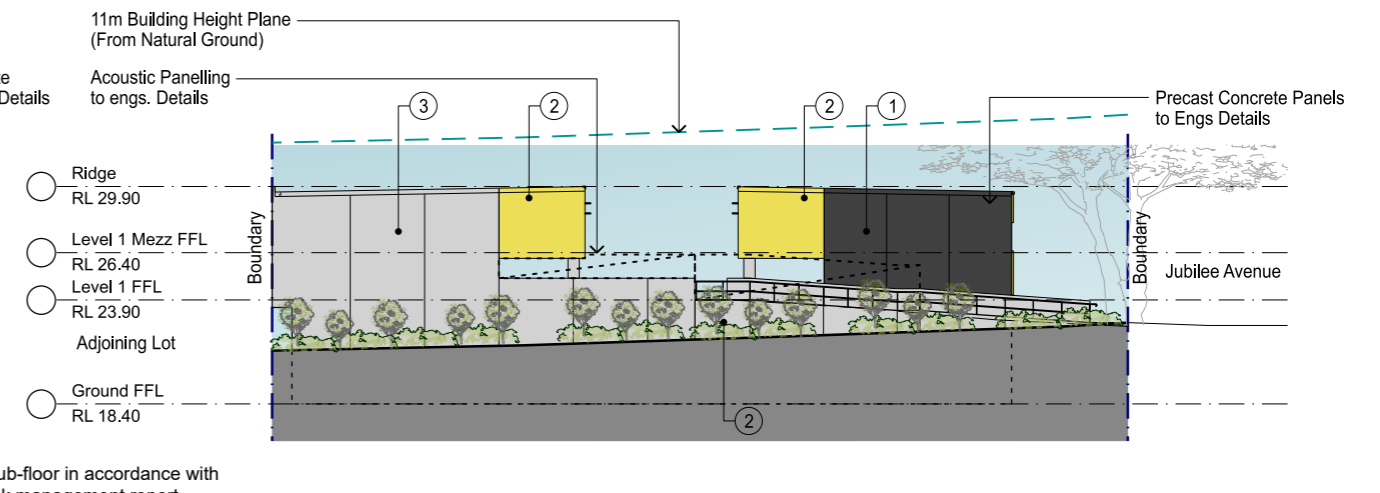
01 North Elevation 1:400
DA500







02 South Elevation 1:400
DA500






03 West Elevation 1:400
DA500



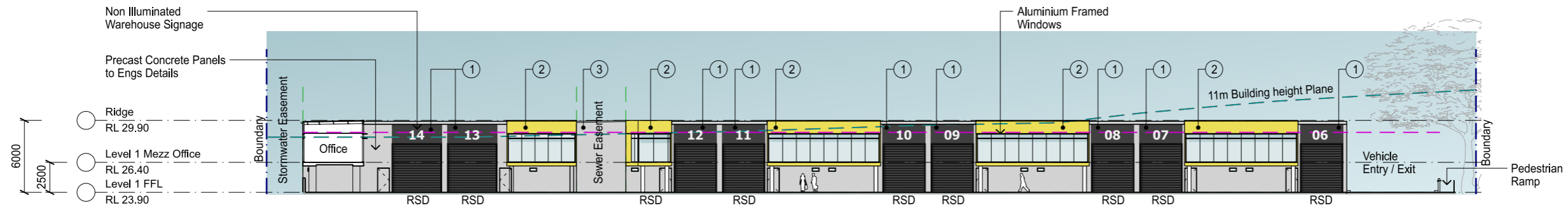
04 East Elevation 1:400
DA500

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'

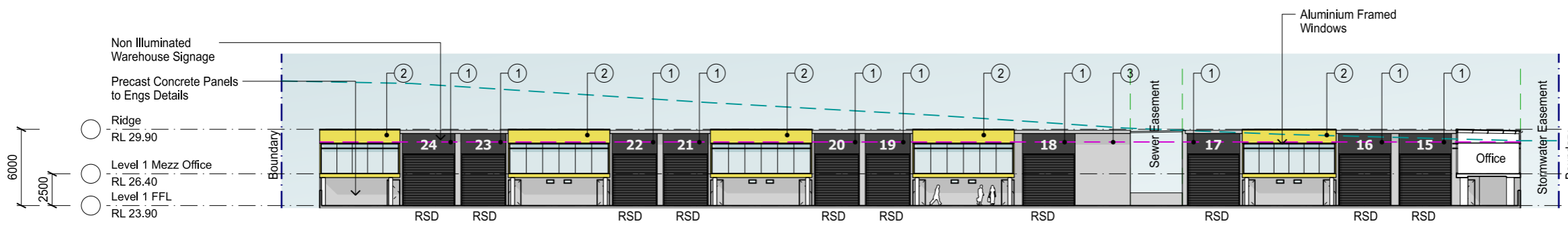
Legend	
	Natural Ground Line (Existing)
	11m Building Height Plane From Natural Ground Level
	10.5m Building Height Plane From Flood Planning Level (FPL - RL18.40)

DEVELOPMENT APPLICATION

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)



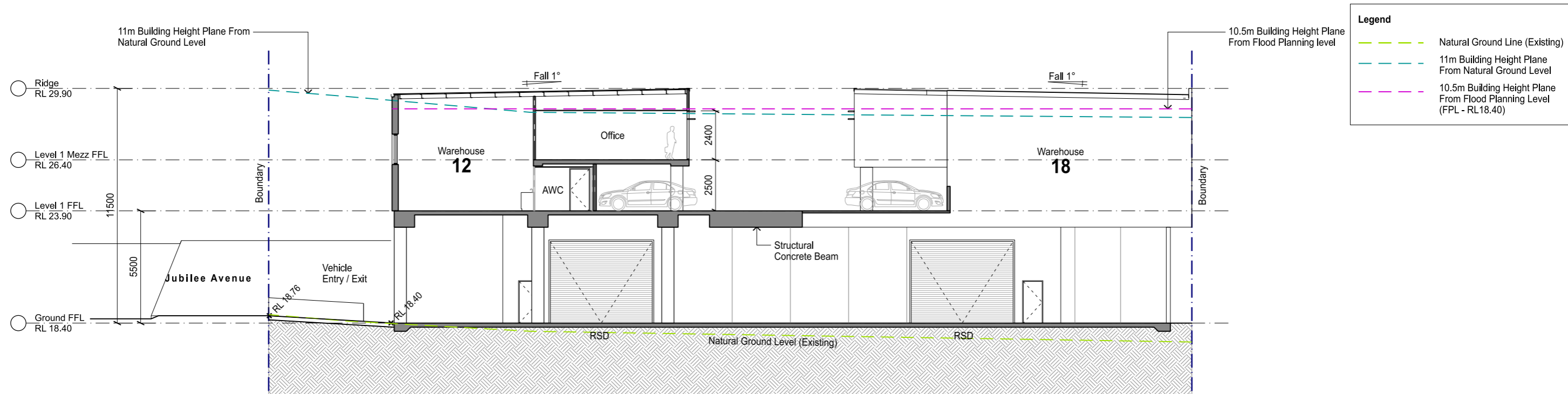
01 North Elevation - Level 1 1:400
DA501



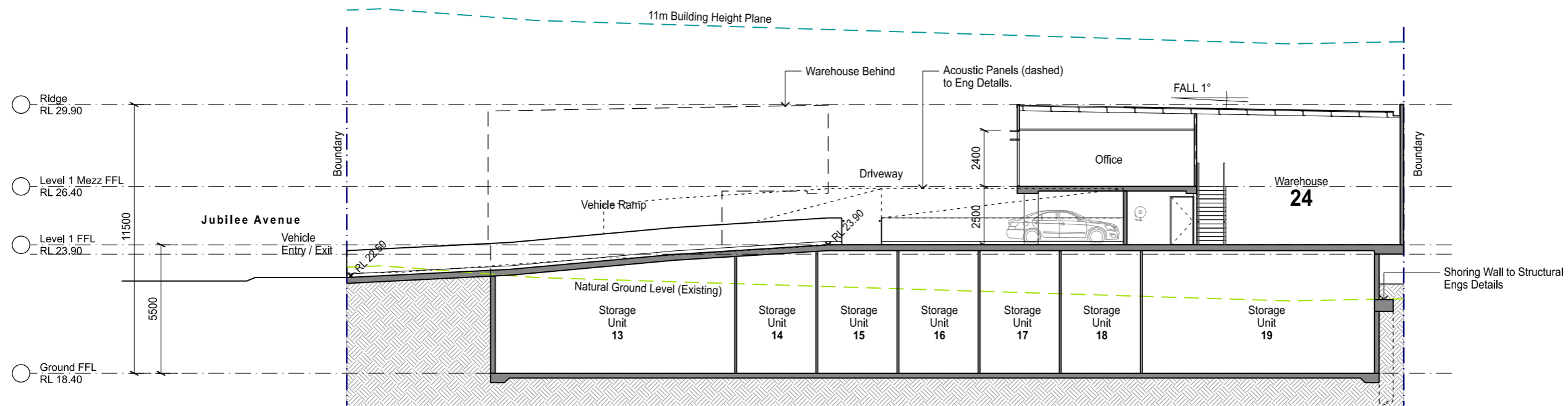
02 South Elevation - Level 1 1:400
DA501

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



01 Section 01 1:200
DA600



02 Section 02 1:200
DA600

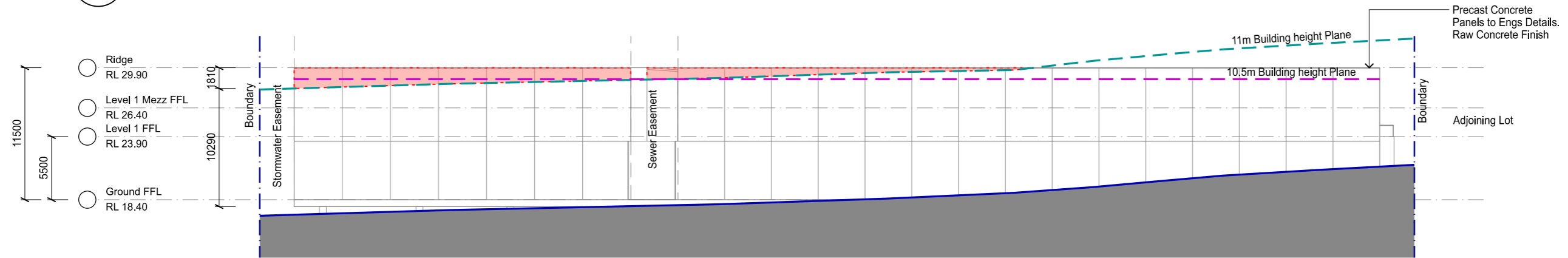
Legend

- 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



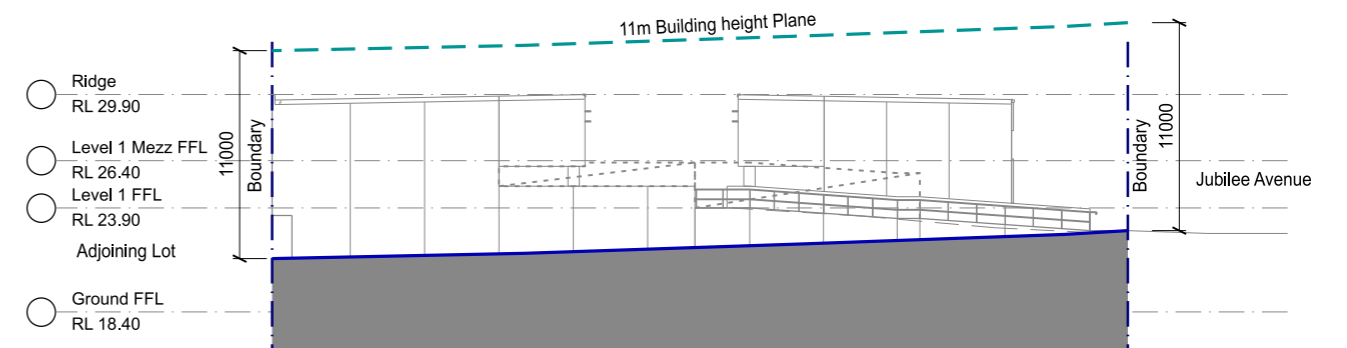
01 North Elevation 1:400
DA700



02 South Elevation 1:400
DA700



03 West Elevation 1:400
DA700



04 East Elevation 1:400
DA700

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)
- Area Exceeding 11m Building Height Plane from Natural Ground Level

DEVELOPMENT APPLICATION