

SITE CONTEXT PLAN

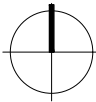
KEY

- 1 SUBJECT SITE
- 2 REAR SITE ENTRANCE
- 3 ADJOINING COMMERCIAL / WAREHOUSE BUILDINGS
- 4 EXISTING WESTFIELD SHOPPING CENTRE & CARPARK
- 5 EXISTING WESTFIELD SHOPPING PRECINCT



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

DA2020/0433



REV AMENDMENT DATE

HA

HARDING ARCHITECTS PTY LTD  
6 REGENT STREET PRAHRAN VIC 3181 P 03 9525 2355  
ABN 64 172 402 953 E office@hardingarchitects.com.au

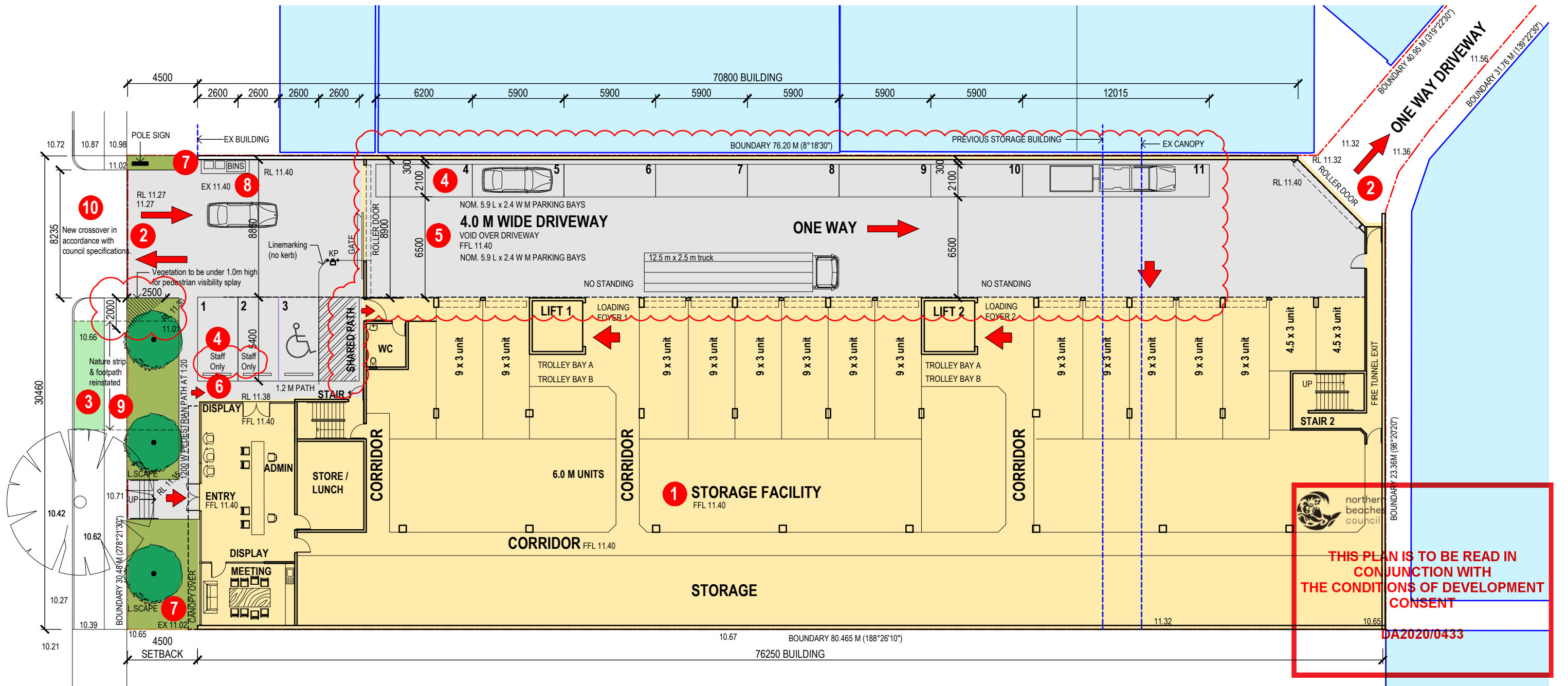
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PROJECT  
RENT A SPACE SELF STORAGE  
4 CROSS STREET  
BROOKVALE, NSW  
DRAWING TITLE

SITE CONTEXT PLAN  
CLIENT

|            |             |          |
|------------|-------------|----------|
| DATE       | SCALE       | DRAWN    |
| OCT. 2019  | NTS         | SH       |
| DRAWING No |             | REVISION |
|            | 1915 DA 101 |          |





# DESIGN RESPONSE

## PROPOSED GROUND FLOOR PLAN

### DESIGN SUMMARY

#### AREA ANALYSIS

|  |          |
|--|----------|
| EXISTING SITE AREA (excl. drive at rear) | 2,450 m² |
| FRONT PARKING AREA                       | 150 m²   |
| GROUND FLOOR AREA (GFA)                  | 2,095 m² |
| includes                                 |          |
| Administration                           | 115 m²   |
| Main Driveway                            | 560 m²   |
| Fire Tunnels, Stair 1 & Stair 2          | 70 m²    |
| FIRST FLOOR AREA                         | 1,590 m² |
| 2ND FLOOR AREA                           | 2,260 m² |
| 3RD FLOOR AREA                           | 2,260 m² |
| TOTAL BUILDING AREA                      | 8,345 m² |
| LANDSCAPED AREA                          | 75 m²    |

#### CAR PARKING

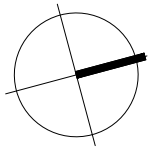
|                            |           |
|----------------------------|-----------|
| TOTAL No. OF CAR SPACES    | 11 spaces |
| (of which 1 is accessible) |           |

### KEY

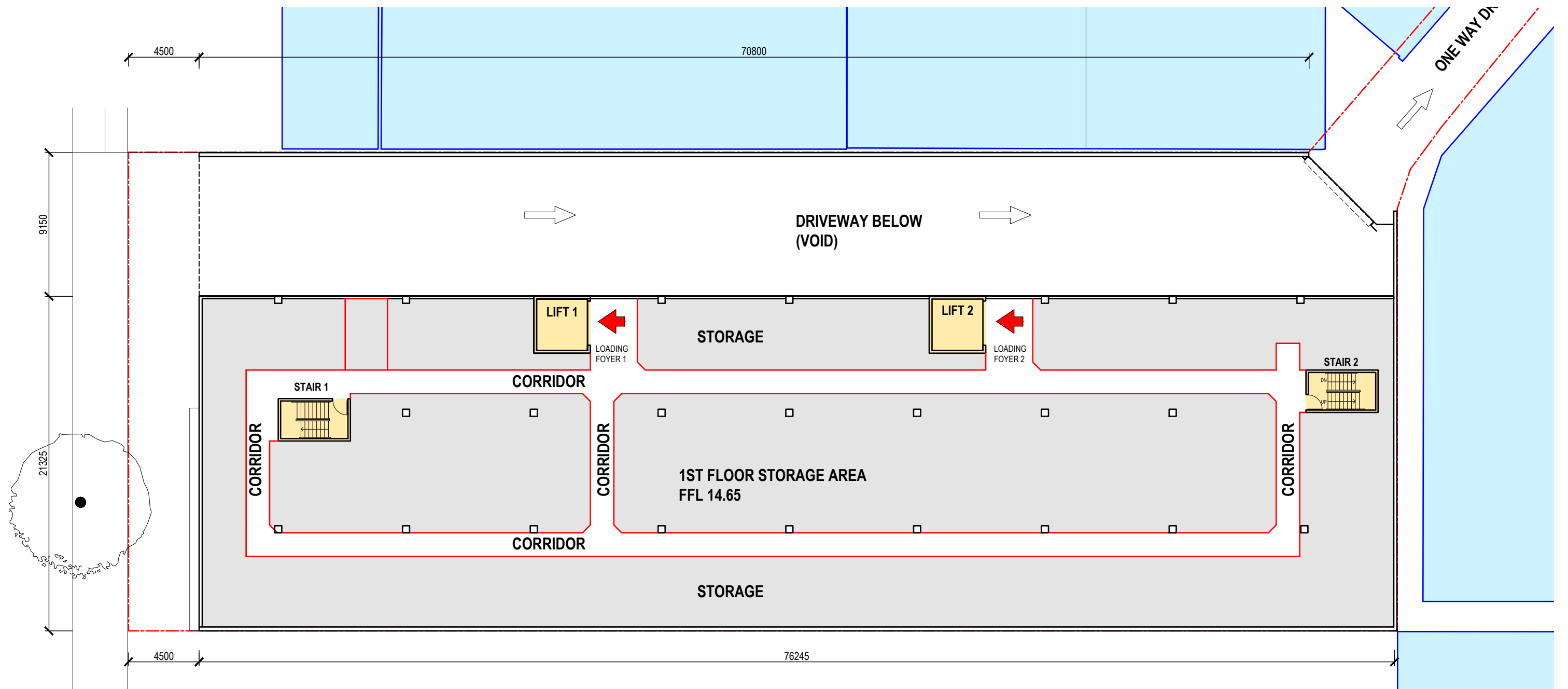
|          |   |
|----------|---|
|          | Existing building footprint under previous development            |
|          | Existing Adjoining Building                                       |
|          | Proposed New Building   |
|          | Proposed new concrete paving                                      |
|          | <b>Soft Landscape</b><br>refer landscape plan for further details |
|          | Existing tree to be retained                                      |
|          | Proposed new tree   |
|          | Proposed new garden area  |
|          | Proposed nature strip reinstatement area                          |
|          | Site Boundary   |
| 24.52    | Existing site level (AHD)   |
| RL 24.60 | Proposed new site level (AHD)                                     |

### DESIGN RESPONSE

- 1 New self storage facility over 4 levels
- 2 Proposed vehicle site entry & exit via new crossover on Cross Street. Exit to the rear to be maintained
- 3 Existing crossover to be abandoned and nature strip reinstated including kerb and channel.
- 4 Proposed carparking - refer traffic report for justification
- 5 Proposed concrete driveway (one way) - minimum of 4.0 m wide and kept clear at all times
- 6 Proposed underground water tanks to feed irrigation system and supply toilet flushing. minimum storage capacity of 5,000 L
- 7 Proposed landscaping - refer landscape plan
- 8 Proposed waste bins location (to be located in timber screen). Refer WMP for details on bin types
- 9 New concrete footpath constructed in accordance with councils specifications & plans
- 10 New concrete crossovers to council specification







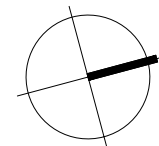
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|---|-------------|----------|
| REV   | AMENDMENT   | DATE     |
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| PROJECT   |             |          |
| RENT A SPACE SELF STORAGE<br>4 CROSS STREET<br>BROOKVALE, NSW   |             |          |
| DRAWING TITLE   |             |          |
| PROPOSED<br>GROUND FLOOR PLAN   |             |          |
| CLIENT  |             |          |
| RENT A SPACE  |             |          |
| DATE  | SCALE       | DRAWN    |
| OCT. 2019   | 1:250@A3    | SH       |
| DRAWING No  |             | REVISION |
|   | 1915 DA 200 | C        |



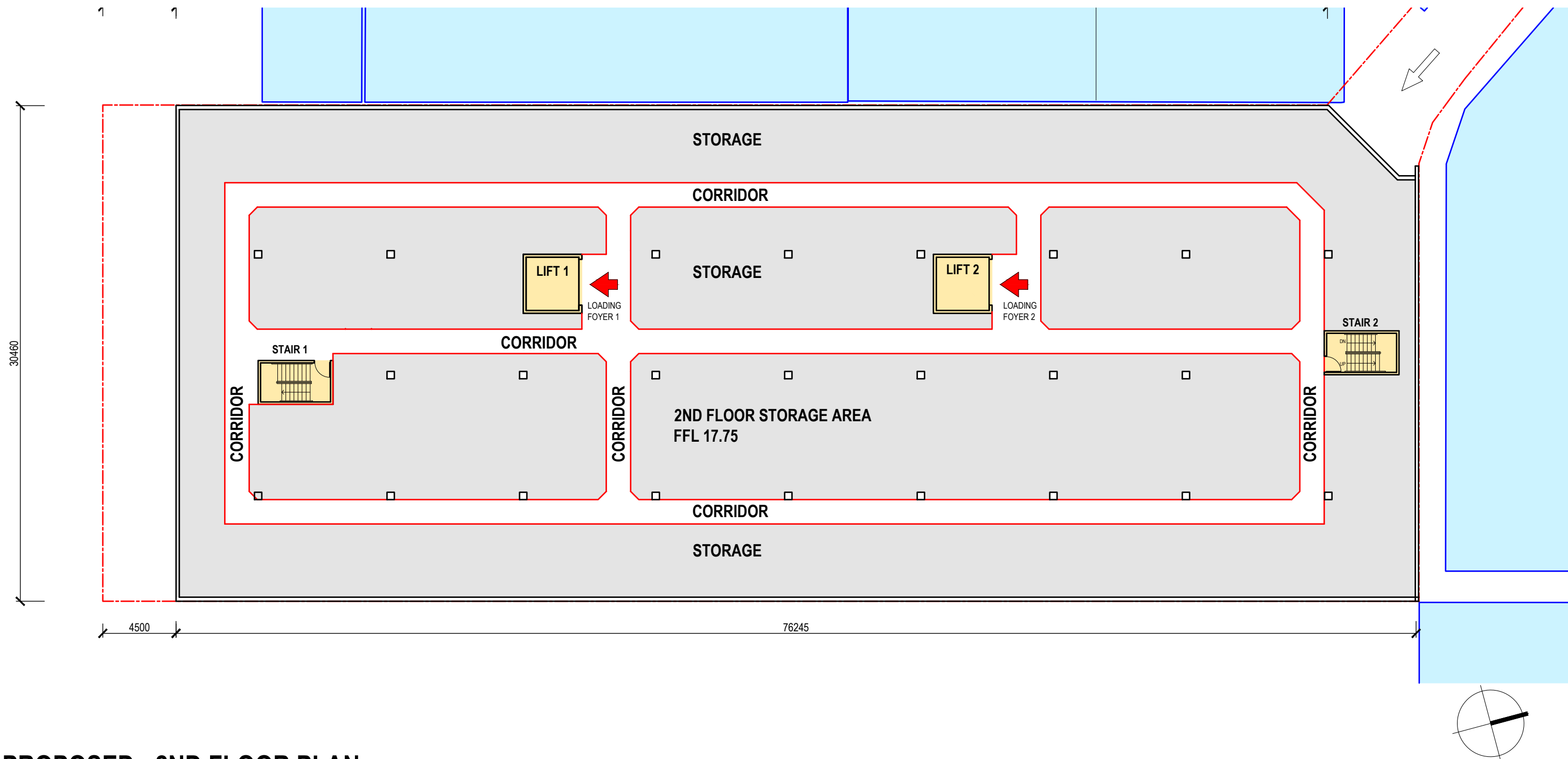
## PROPOSED - FIRST FLOOR PLAN

### KEY

-  EXISTING ADJOINING BUILDINGS
-  CORRIDOR
-  STORAGE AREA
-  LIFT / STAIR CIRCULATION



| REV  | AMENDMENT | DATE  |
|--|-----------|-------|
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| PROJECT  |           |       |
| RENT A SPACE SELF STORAGE<br>4 CROSS STREET<br>BROOKVALE, NSW  |           |       |
| DRAWING TITLE  |           |       |
| PROPOSED<br>FIRST FLOOR PLAN   |           |       |
| CLIENT   |           |       |
| RENT A SPACE   |           |       |
| DATE   | SCALE     | DRAWN |
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| 1915 DA 201  | A         |       |

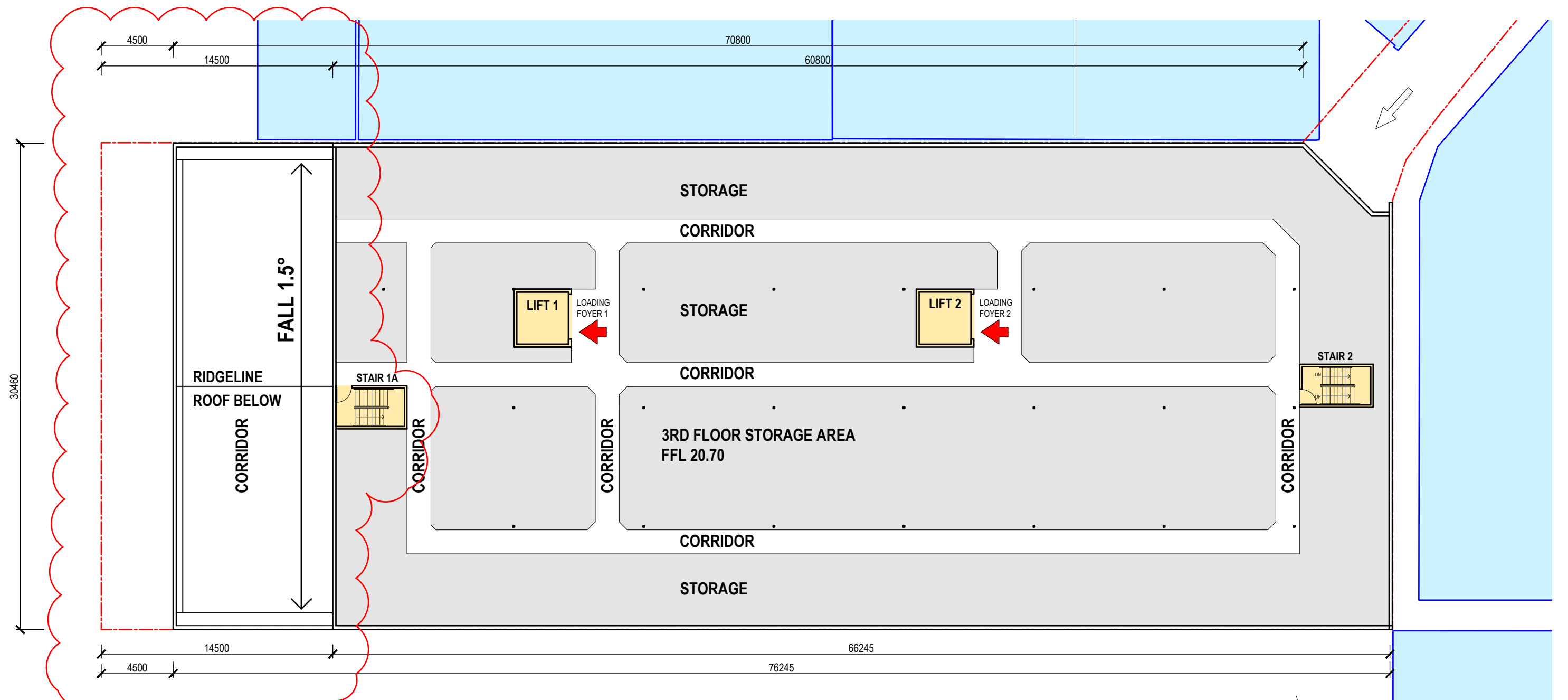


# PROPOSED - 2ND FLOOR PLAN

- KEY**
- EXISTING ADJOINING BUILDINGS
  - CORRIDOR
  - STORAGE AREA
  - LIFT / STAIR CIRCULATION

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 THE CONDITIONS OF DEVELOPMENT  
 CONSENT  
 DA2020/0433

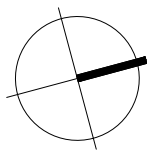
| REV  | AMENDMENT | DATE |
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| PROJECT  |           |      |
| RENT A SPACE SELF STORAGE<br>4 CROSS STREET<br>BROOKVALE, NSW  |           |      |
| DRAWING TITLE  |           |      |
| PROPOSED<br>SECOND FLOOR PLAN  |           |      |
| CLIENT   |           |      |
| RENT A SPACE<br>DATE SCALE DRAWN<br>OCT. 2019 1:250@A3 SH  |           |      |
| DRAWING No REVISION<br>1915 DA 202 A   |           |      |



# PROPOSED - 3RD FLOOR PLAN

## KEY

- EXISTING ADJOINING BUILDINGS
- CORRIDOR
- STORAGE AREA
- LIFT / STAIR CIRCULATION



B 3rd Floor setback increased 10.08.2020

REV AMENDMENT DATE

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### PROJECT

RENT A SPACE SELF STORAGE  
4 CROSS STREET  
BROOKVALE, NSW

### DRAWING TITLE

PROPOSED  
THIRD FLOOR PLAN

### CLIENT

RENT A SPACE

DATE SCALE DRAWN

OCT. 2019 1:250@A3 SH

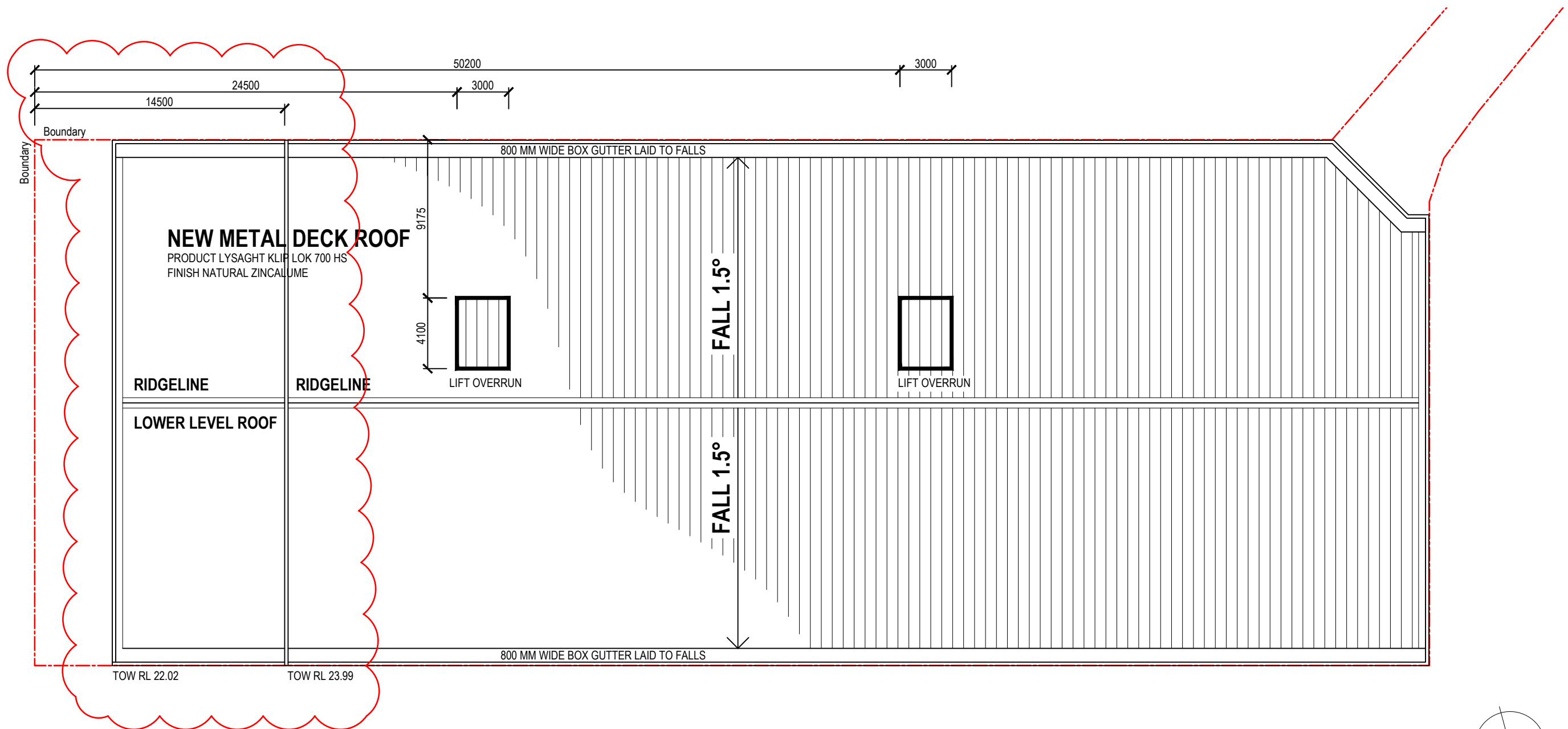
DRAWING No REVISION

1915 DA 203 B

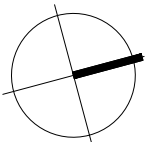


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CONSENT

DA2020/0433



## PROPOSED ROOF PLAN



| C   | 3rd Floor setback increased | 10.08.2020 |
|-----|-----------------------------|------------|
| B   | LIFT OVERRUN ADDED          | 22.06.2020 |
| REV | AMENDMENT                   | DATE       |

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### PROJECT

**RENT A SPACE SELF STORAGE**  
**4 CROSS STREET**  
**BROOKVALE, NSW**

### DRAWING TITLE

### PROPOSED ROOF PLAN

### CLIENT

### RENT A SPACE

| DATE        | SCALE    | DRAWN |
|-------------|----------|-------|
| OCT. 2019   | 1:250@A3 | SH    |
| DRAWING No  | REVISION |       |
| 1915 DA 204 | C        |       |

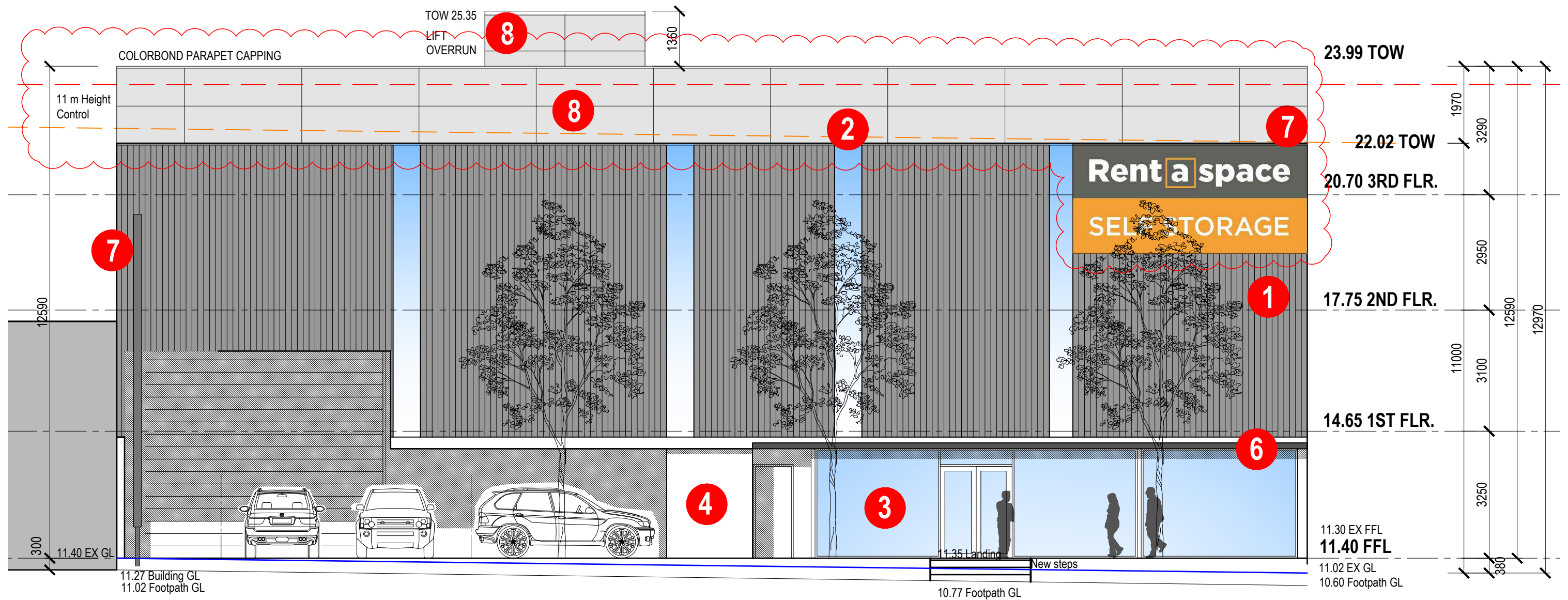


**northern  
beaches  
council**

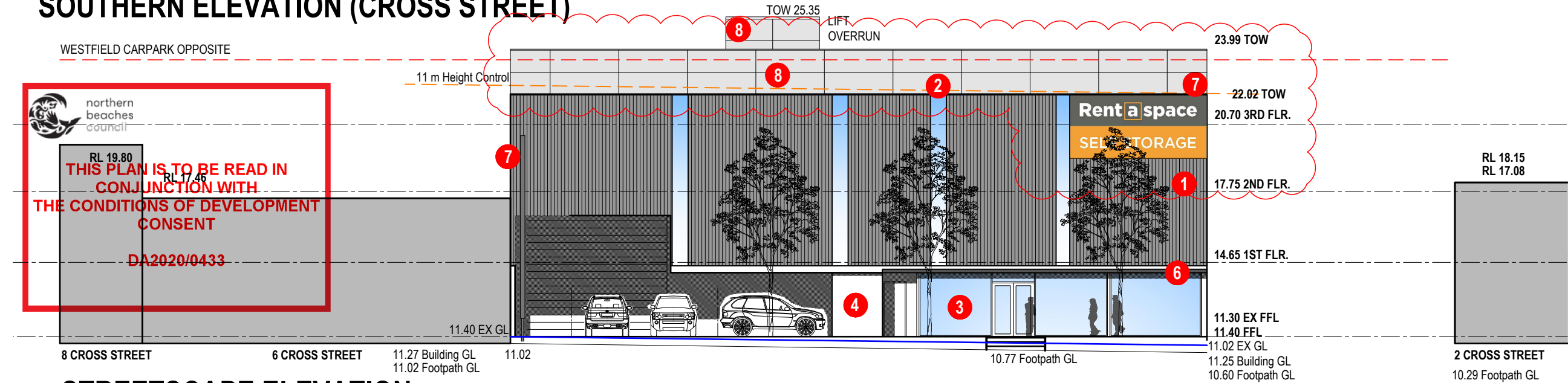
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CONSENT**

**DA2020/0433**





## SOUTHERN ELEVATION (CROSS STREET)



## STREETSCAPE ELEVATION SCALE 1:200

### FINISHES KEY

- |   |                              |                  |  |  |  |  |  |
|---|------------------------------|------------------|--|--|--|--|--|
| 1. COLORBOND METAL CLADDING FINISHED IN "BASALT MATT" | 2. SPANDREL / OPAQUE GLAZING | 3. GLAZING CLEAR | 4. PRECAST CONCRETE PANEL - PAINT FINISH IN "MATT WHITE" | 5. PRECAST CONCRETE PANEL - PROFILED & PAINT FINISH IN "BASALT MATT" | 6. METAL AWNING FASCIA - POWDERCOATED TO MATCH COLORBOND "BASALT MATT" | 7. RENT A SPACE SIGNAGE / POLE SIGN - REFER DA 303 | 8. COMPRESSED SHEET - PAINT FINISH IN LIGHT GREY |
|---|------------------------------|------------------|--|--|--|--|--|

|     |                             |            |
|-----|-----------------------------|------------|
| B   | 3rd Floor setback increased | 10.08.2020 |
| A   | LIFT OVERRUN ADDED          | 22.06.2020 |
| REV | AMENDMENT                   | DATE       |

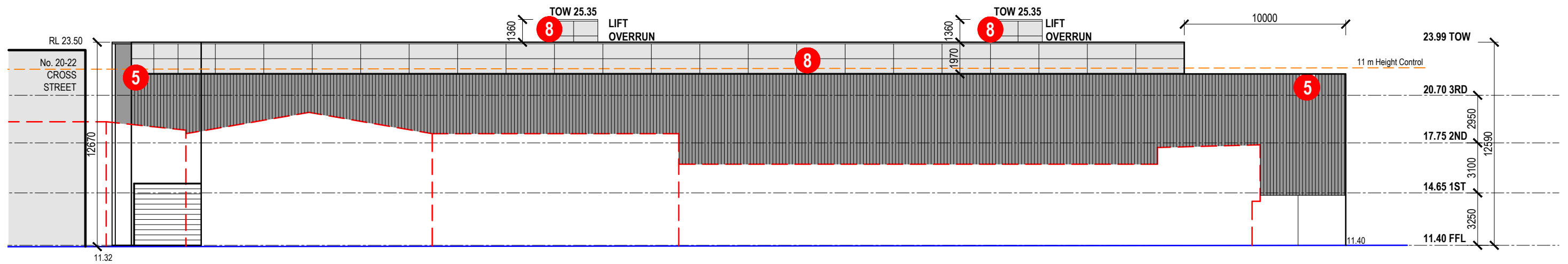
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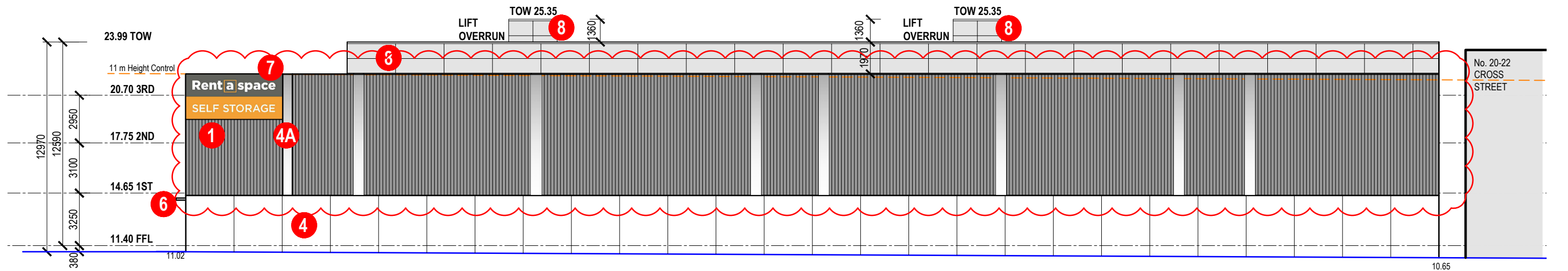
PROJECT  
RENT A SPACE SELF STORAGE  
4 CROSS STREET  
BROOKVALE, NSW  
DRAWING TITLE

PROPOSED ELEVATIONS 01  
CLIENT

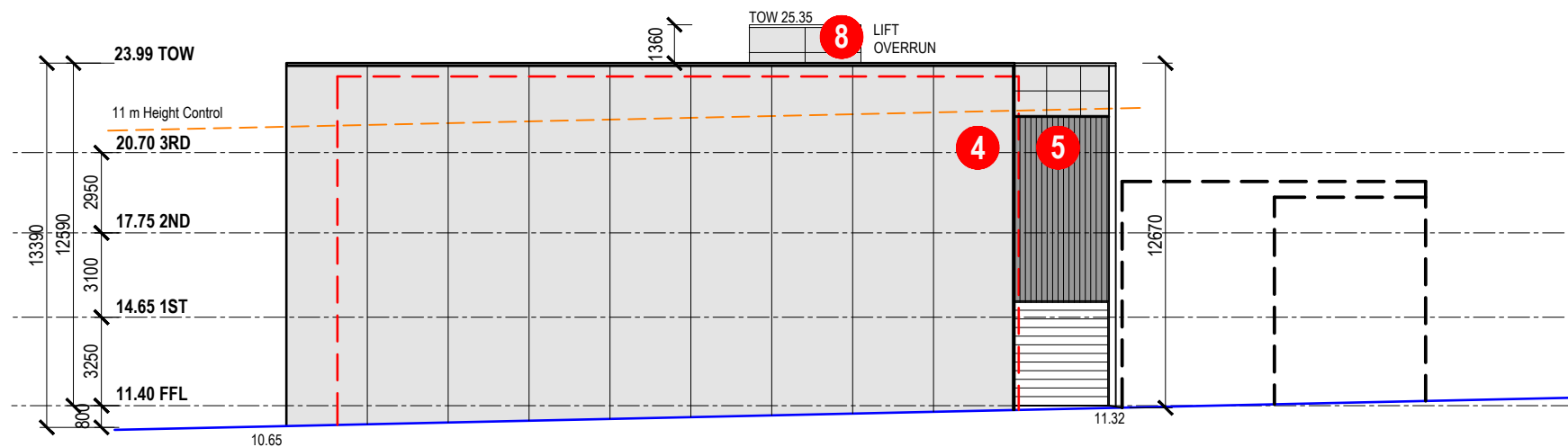
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| DATE        | SCALE | DRAWN    |
| OCT. 2019   | 1:100 | SH       |
| DRAWING No  |       | REVISION |
| 1915 DA 300 |       | B1       |



WESTERN ELEVATION











EASTERN ELEVATION



REAR ELEVATION

## FINISHES KEY

- |   |  |   |  |   |  |   |  |   |  |
|---|--|---|--|---|--|---|--|---|--|
|  | 1. COLORBOND METAL CLADDING FINISHED IN "BASALT MATT"    |  | 2. SPANDREL / OPAQUE GLAZING   |  | 3. GLAZING CLEAR   |  | 4A. COLORBOND SNAPLINE 45 FINISHED IN SHALE GREY |  | 7. RENT A SPACE SIGNAGE / POLE SIGN - REFER DA 303 |
|  | 4. PRECAST CONCRETE PANEL - PAINT FINISH IN "MATT WHITE" |  | 5. PRECAST CONCRETE PANEL - PROFILED & PAINT FINISH IN "BASALT MATT" |  | 6. METAL AWNING FASCIA - POWDERCOATED TO MATCH COLORBOND "BASALT MATT" |   |  |   | 8. COMPRESSED SHEET - PAINT FINISH IN LIGHT GREY   |



| C   | Eastern elevation cladding substitution added | 07.09.2020 |
|-----|---|------------|
| B   | 3rd Floor setback increased                   | 10.08.2020 |
| A   | LIFT OVERRUN ADDED                            | 22.06.2020 |
| REV | AMENDMENT                                     | DATE       |

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ABN 64 172 402 953 E office@hardingarchitects.com.au

PROJECT  
**RENT A SPACE SELF STORAGE**  
**4 CROSS STREET**  
**BROOKVALE, NSW**  
DRAWING TITLE

PROPOSED ELEVATIONS 02  
CLIENT  
**RENT A SPACE**  
DATE SCALE DRAWN  
OCT. 2019 1:250@A3 SH  
DRAWING No REVISION  
1915 DA 301 C





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THE CONDITIONS OF DEVELOPMENT  
CONSENT**

**DA2020/0433**

|   |                    |                             |            |
|---|--------------------|-----------------------------|------------|
|   | B                  | 3rd floor setback increased | 10.08.2020 |
| A | LIFT OVERRUN ADDED |                             | 22.06.2020 |

|            |                  |             |
|------------|------------------|-------------|
| <u>REV</u> | <u>AMENDMENT</u> | <u>DATE</u> |
|------------|------------------|-------------|

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PROJECT

RENT A SPACE SELF STORAGE

4 CROSS STREET

BROOKVALE, NSW

---

DRAWING TITLE

SECTIONS A & B

---

CLIENT

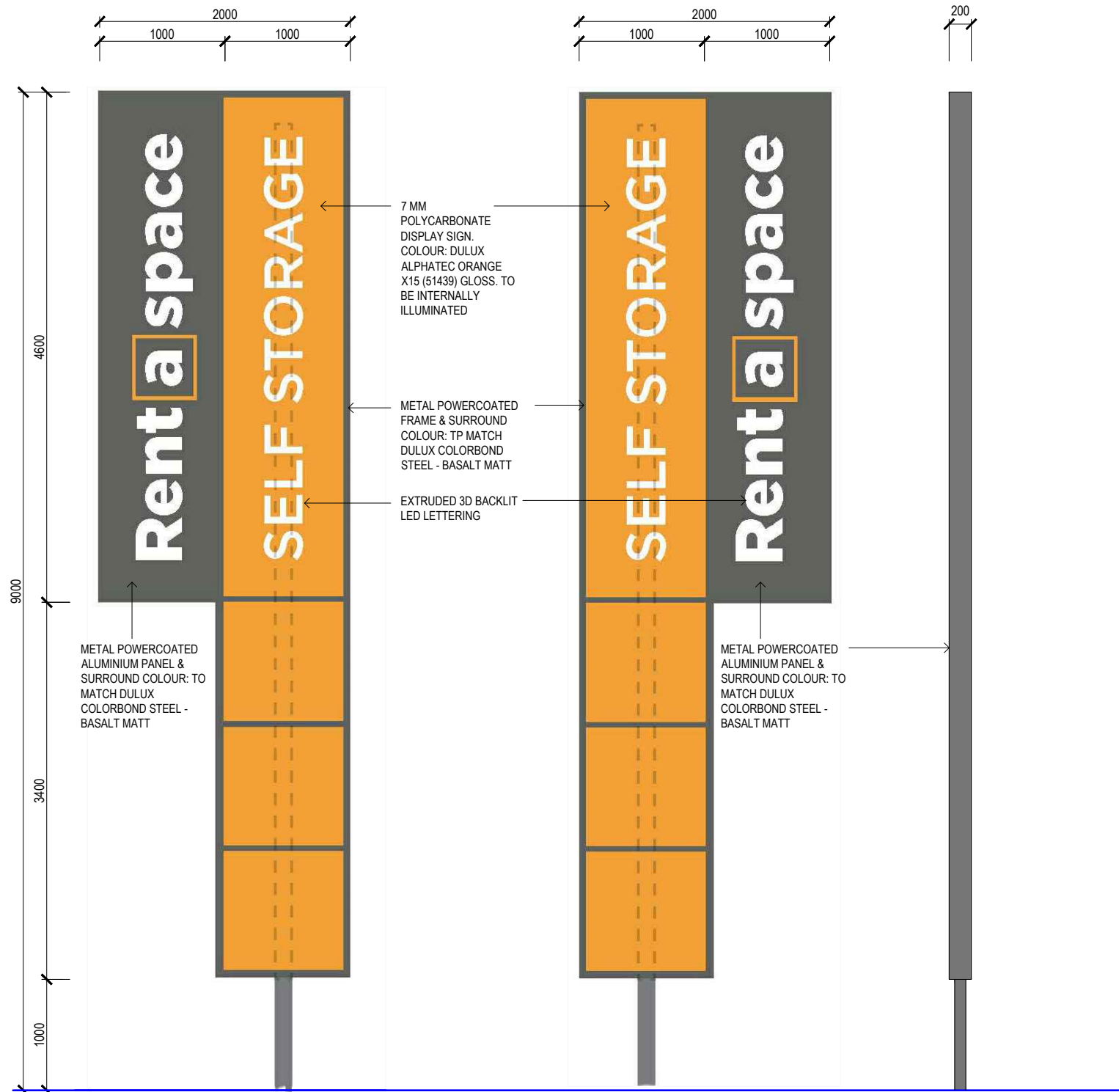
  

RENT A SPACE

|           |       |       |
|-----------|-------|-------|
| DATE      | SCALE | DRAWN |
| OCT. 2019 | 1:100 | SH    |

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|             |          |
|-------------|----------|
| DRAWING NO  | REVISION |
| 1915 DA 302 | B        |

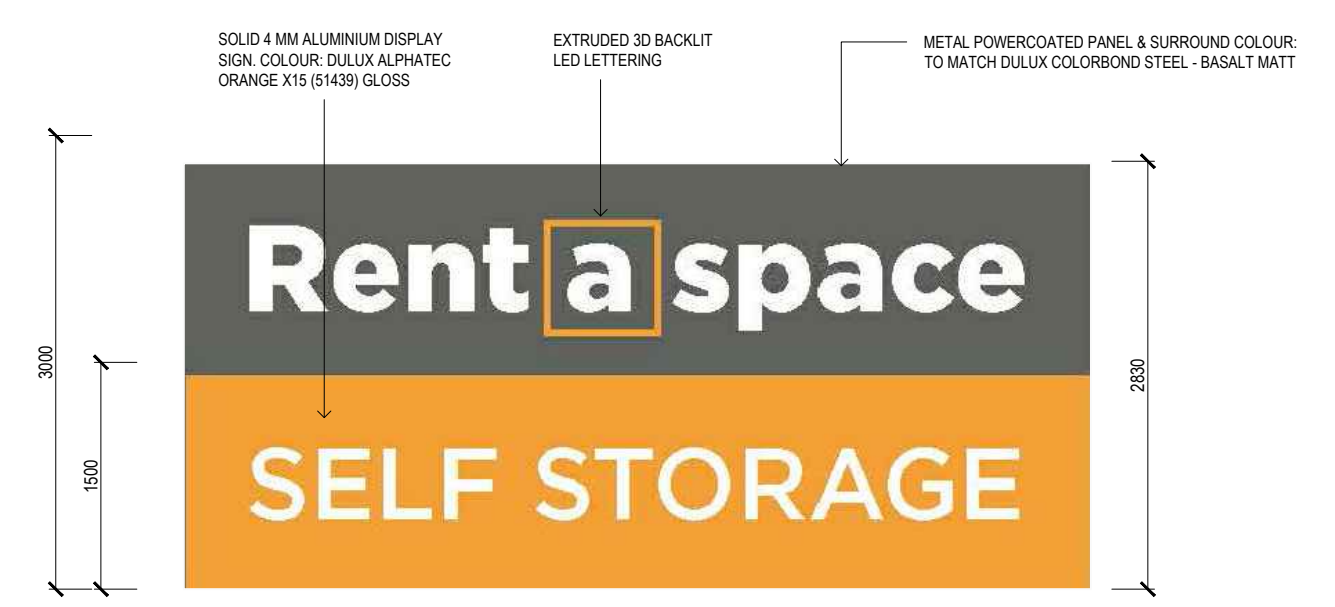


**FRONT VIEW**

**CONSTRUCTION NOTES**

1. DOUBLE SIDED ILLUMINATED PLINTH
2. PYLON TO BE CLAD IN 2 MATERIALS - ALUMINIUM & POLYCARBONATE AND PREFINISHED IN CORPORATE COLOURS AS NOTED.
3. LOGOS & TEXT TO BE EXTRUDED & BACKLIT LED
4. POLYCARBONATE TO BE INTERNALLY ILLUMINATED

## SIGNAGE



## BUILDING SIGNAGE - 2 No. SIGNS TOTAL

**CONSTRUCTION NOTES**

1. BUILDING SIGNAGE TO BE CONSTRUCTED FROM SOLID ALUMINIUM AND PRE-FINISHED IN CORPORATE COLOURS AS NOTED.
2. LOGOS & TEXT TO BE EXTRUDED & BACKLIT LED

northern  
beaches  
council

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**DA2020/0433**

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**PROJECT**

**RENT A SPACE SELF STORAGE  
4 CROSS STREET  
BROOKVALE, NSW**

**DRAWING TITLE**

**PROPOSED SIGNAGE**

**CLIENT**

**RENT A SPACE**

| DATE        | SCALE   | DRAWN    |
|-------------|---------|----------|
| OCT. 2019   | 1:50@A3 | SH       |
| DRAWING No  |         | REVISION |
| 1915 DA 303 |         |          |