

21143 323-327

WARRINGAH ROAD

LIGHT INDUSTRIES, AND/OR WAREHOUSE AND DISTRIBUTION

323-327 WARRINGAH ROAD, FRENCHS FOREST

CLIENT:
LEDA

ARCHITECTURAL DRAWINGS

DEVELOPMENT APPLICATION

SUBMISSION

DRAWING LIST	
Drawing No	Draw Name
DA000	COVER PAGE, INDEX, LOCATION PLAN
DA001	SITE PLAN & SITE ANALYSIS
DA002	SURVEY PLAN
DA020	EXISTING CONDITIONS / DEMOLITION
DA100	GROUND FLOOR PLAN
DA101	GROUND FLOOR MEZZANINE
DA102	FIRST FLOOR PLAN
DA103	FIRST FLOOR MEZZANINE
DA104	SECOND FLOOR PLAN
DA105	SECOND FLOOR MEZZANINE
DA106	ROOF PLAN
DA500	NORTH & EAST ELEVATION
DA501	SOUTH & WEST ELEVATION
DA600	CROSS SECTIONS
DA601	CROSS SECTIONS
DA900	3D PERSPECTIVES - ARTISTS IMPRESSION
DA910	SHADOW DIAGRAMS PAGE 1 OF 2
DA911	SHADOW DIAGRAMS PAGE 2 OF 2
DA920	GFA PLANS



LOCATION PLAN NTS



ARTISTS IMPRESSION

ABBREVIATION LEGEND

BG - BOX GUTTER
BOL - BOLLARD
BIKE - BICYCLE
COMM PIT - COMMUNICATIONS PIT
DB - DISTRIBUTION BOARD
EG - EAVES GUTTER
ELEC - ELECTRICAL RISER
ELEC MP - ELECTRICAL METER PANEL
ELEC PIT - ELECTRICAL PIT
EOT - END OF TRIP
FH - FIRE HYDRANT
FHR - FIRE HOSE REEL
HW - HOT WATER TANK
LD - LOADING DOCK
MRV - MEDIUM RIGID VEHICLE
MSB - MAIN SWITCH BOARD
RD - ROLLER DOOR
RL - RELATIVE LEVEL
SFL - STRUCTURAL FLOOR LEVEL

NOTE:
1. AREAS GIVEN ARE TO BE CONFIRMED BY A REGISTERED SURVEYOR.
2. CAR PARKING AND DRIVE AISLES OMITTED FROM BUILDING AREAS
3. AREAS GIVEN INCLUDE INTERNAL STAIRS AND AMENITIES
4. TOWN PLANNING CONTROLS AND REQUIREMENTS SUBJECT TO REVIEW AND ANALYSIS BY PLANNING CONSULTANT
5. BCA REQUIREMENTS INCLUDING FIRE RATING TO BE CONFIRMED BY BCA CONSULTANT
6. ALL WORK TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT AS/NZS STANDARDS, AND RELEVANT MANUFACTURES RECOMMENDATION, INSTRUCTIONS AND REQUIREMENTS AND CONSENT AUTHORITY REQUIREMENTS
7. DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIALIST CONSULTANT DOCUMENTATION AND DETAILS, SPECIFICATION AND ASSOCIATED REPORTS INCLUDING BUT NOT LIMITED TO CIVIL, STRUCTURAL, TRAFFIC, PLANNING AND ACCESSIBILITY.
8. SITE AREA INCLUDES OVERLAND FLOW EASEMENTS. EXCLUDES BAY RD ACCESS EASEMENT.
9.RL'S TO AHD TAKEN FROM REAL SERVE SURVEYORS DOCUMENTATION, SHOWN FOR INFORMATION ONLY.
10.GFA MEASURED IN ACCORDANCE WITH LEP.

Issue	Description	Date
A	ISSUE FOR DA	15/12/22
B	ISSUE FOR DA	09/01/23
C	ISSUE FOR DA	29/09/23

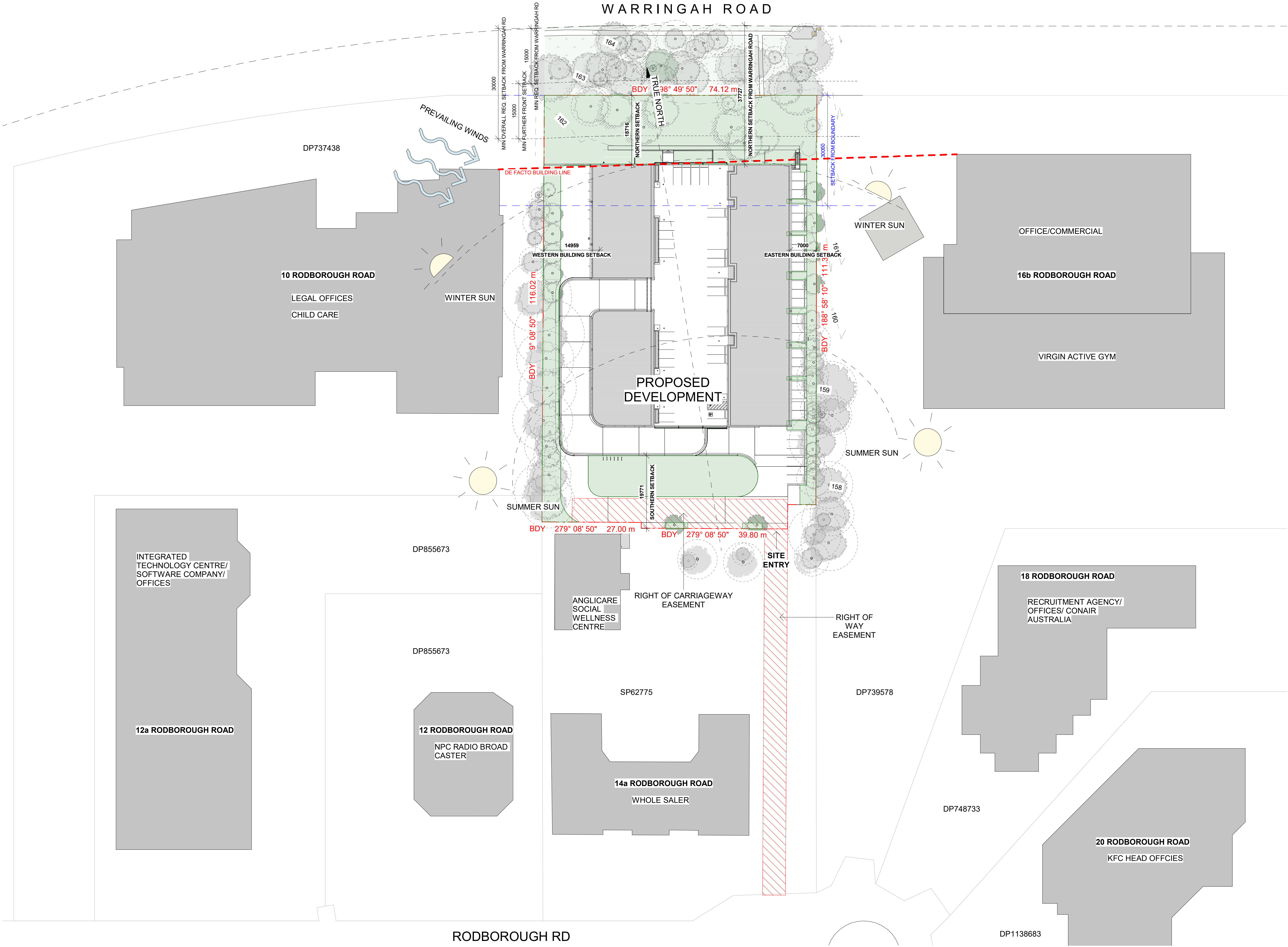
FOR APPROVAL

WMK

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Telephone 02 9299 0401
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ABN 25 082 956 929

Client	
LEDA	
Project	
323-327 WARRINGAH ROAD 323-327 WARRINGAH ROAD, FRENCHS FOREST	
Title	
COVER PAGE, INDEX, LOCATION PLAN	
Drawing No.	Issue
DA000	C
Scale	Drawing Size
N/A	A1
Project No.	Drawn By
21143	RC
CAD Reference	
29/09/2023 3:00:16 PM	
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NOTES
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ACCURATE AREA MEASUREMENTS, A LICENSED
SURVEYOR MUST BE ENGAGED TO REVIEW DIMENSIONS.
REFER TO THE COVER SHEET DA000 FOR COMPLIANCE
NOTES

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C	ISSUE FOR DA	29/09/23	

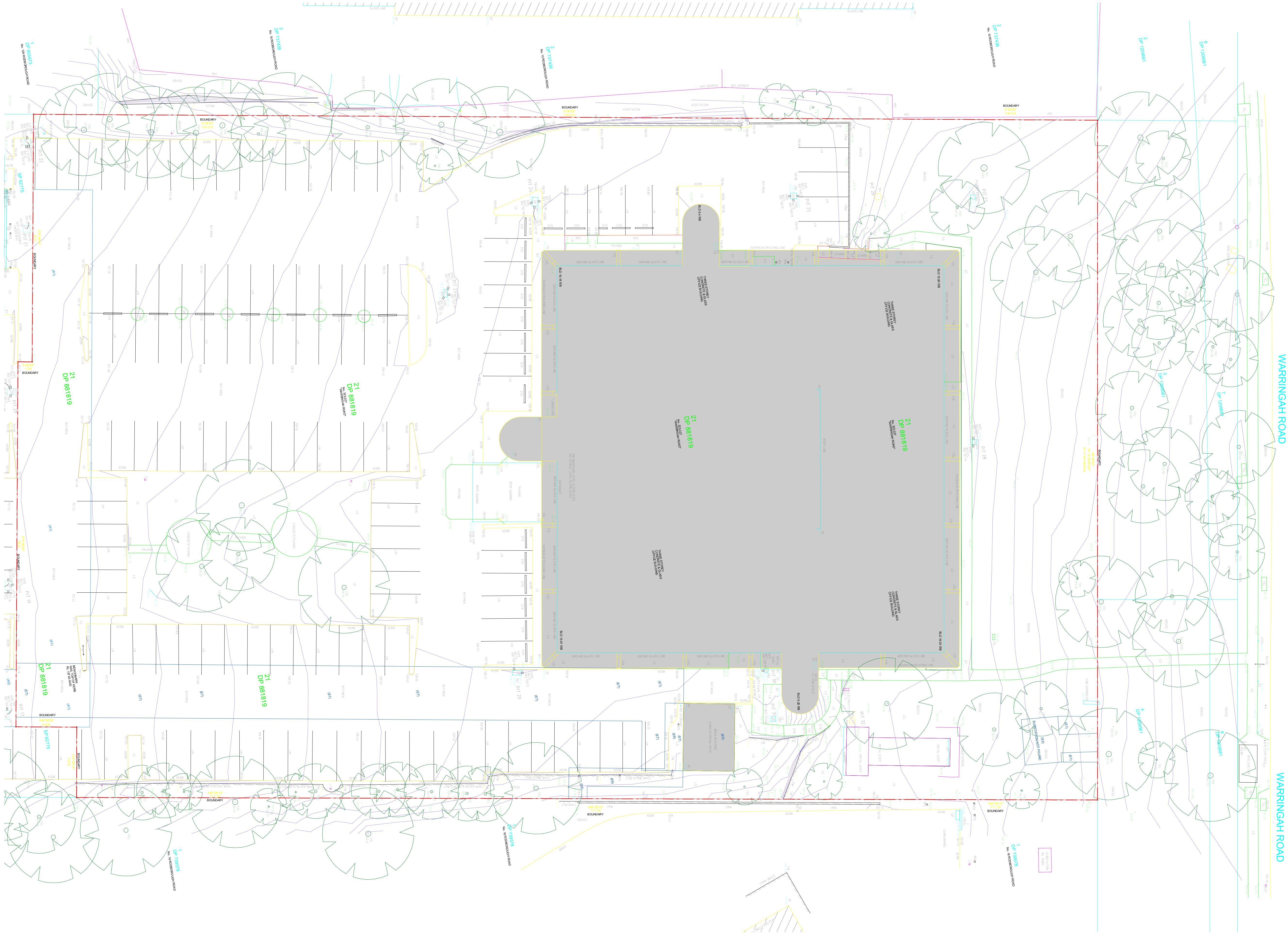
Project
323-327 WARRINGAH ROAD
323-327 WARRINGAH ROAD, FRENCHS
FOREST

Title
SITE PLAN & SITE ANALYSIS

Drawing No. DA001	Issue C
Scale 1 : 500	Drawing Size A1
Project No. 21143	Drawn By RC
CAD Reference	

SURVEY PROVIDED BY CLIENT ON
05.09.2022, REVISION B

SURVEY PROVIDED BY: REAL SERVE
SITE: LOT 21 IN DP 881819 BEING NO.
323-327 WARRINGAH ROAD, FRENCHS
FOREST NSW 2086
REFERENCE: 83225AH
DATED: 05.09.2022



NOTES
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NOTES

FOR
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Drawing No. DA002	Issue C
Scale 1 : 200	Drawing Size A1
Project No. 21143	Drawn By RC
CAD Reference	

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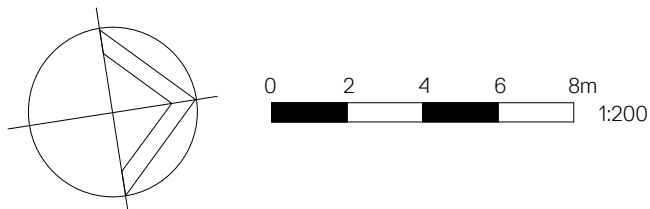
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A	ISSUE FOR DA
B	ISSUE FOR DA
C	ISSUE FOR DA

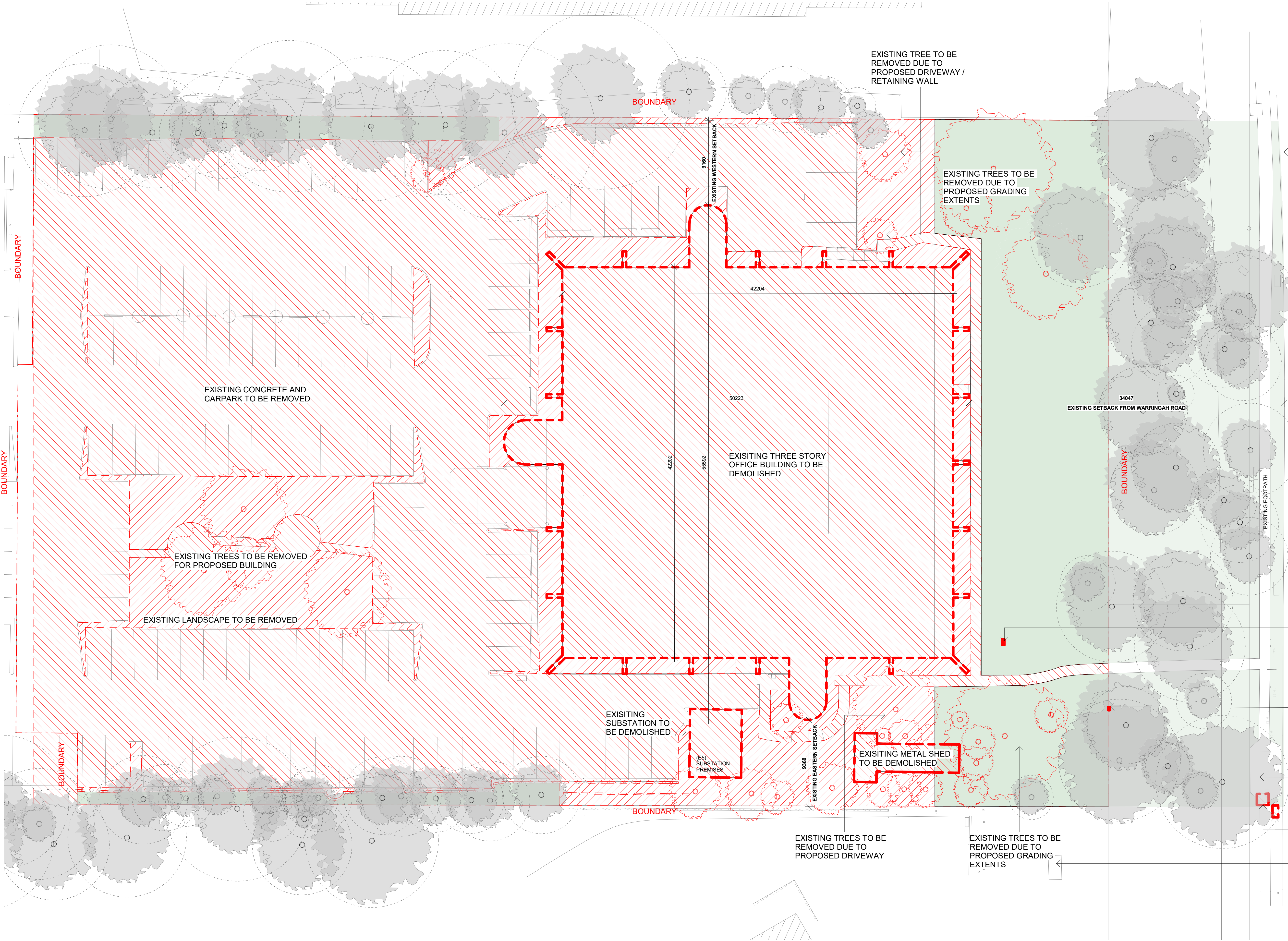
Date
15/12/22
09/01/23
29/09/23

Client
LEDA

Project
323-327 WARRINGAH ROAD
323-327 WARRINGAH ROAD, FRENCHS
FOREST

Title
SURVEY PLAN





- EXTENT OF HARDSCAPE DEMOLITION
- EXTENT OF LANDSCAPE DEMOLITION
- EXTENT OF BUILDING DEMOLITION
- TREES TO BE DEMOLISHED
- EXISTING TREE TO BE RETAINED

ROAD EDGE BASED ON SURVEY PROVIDED BY REALSERVE (REF 83225AH)

DEMOLITION NOTES:

PROVIDE A DILAPIDATION REPORT INCLUDING PHOTOS PRIOR TO COMMENCEMENT OF DEMOLITION.

ALL WORKS TO BE UNDERTAKEN TO COMPLY WITH AS2601 AND OTHER RELEVANT AUSTRALIAN STANDARDS.

REMOVE ALL HARDSCAPE, LANDSCAPE, TREES AND EXISTING BUILDINGS AS NOTED ON DRAWING.

EXISTING WALL / DOOR / SKIRTING / CEILING TO BE DEMOLISHED AND ALTERED AS NOTED.

READ DEMOLITION DRAWINGS IN CONJUNCTION WITH PROPOSED NEW WORKS DOCUMENTS PREPARED BY THE ARCHITECT AND ALL OTHER CONSULTANTS, INCLUDING STRUCTURAL AND SERVICES ENGINEERS.

ALLOW FOR ALL DEMOLITION AND REMOVAL REQUIRED BY THE NEW WORKS DRAWINGS, WHETHER OR NOT EXPRESSLY NOTED ON THESE DRAWINGS.

MAKE GOOD AND REINSTATE ALL SURROUNDING SURFACES INCLUDING WALLS, FLOORS, CEILINGS, DECKS, LANDSCAPE AND BUILDING SERVICES FOLLOWING COMPLETION. ALLOW TO LOCALLY MAKE GOOD AND REPAINT ALL WALLS, DOORS, CEILINGS, COLUMNS ETC TO MATCH EXISTING FINISH.

INSPECT, REVIEW AND CONFIRM ALL WORKS ON SITE PRIOR TO COMMENCEMENT.

UNDERTAKE ALL WORKS TO MINIMISE DISRUPTION, DUST AND NOISE TO THE SITE.

REMOVE EXISTING SERVICES FROM DEMOLITION AREAS AS REQUIRED AND STORE FOR FUTURE INSTALLATION IN ACCORDANCE WITH SUPERINTENDENT'S INSTRUCTION. REFER SERVICES ENGINEER'S DRAWINGS AND SPECIFICATION.

ALLOW FOR DECOMMISSIONING OF EXISTING TENANCIES TO BE DEMOLISHED.

PROVIDE SOLID, FULL HEIGHT, PAINTED HOARDINGS TO PERIMETER OF WORKS ZONE, COMPLETE WITH STATUTORY SIGNAGE AND SEALED TO PREVENT DUST INTRUSION INTO TRADING / PUBLIC AREAS.

AGREE HOARDING LOCATIONS WITH SUPERINTENDENT PRIOR TO INSTALLATION.

CO-ORDINATE AND CONFIRM TIMING OF ALL DEMOLITION WITH SUPERINTENDENT PRIOR TO COMMENCEMENT.

TELECOMMUNICATION SERVICE PIT TO BE DEMOLISHED

EXISTING PATH TO BE REPLACED

EXISTING HYDRANT BOOSTER FIRE SPRINKLER TO BE DEMOLISHED

EXISTING BUS STOP

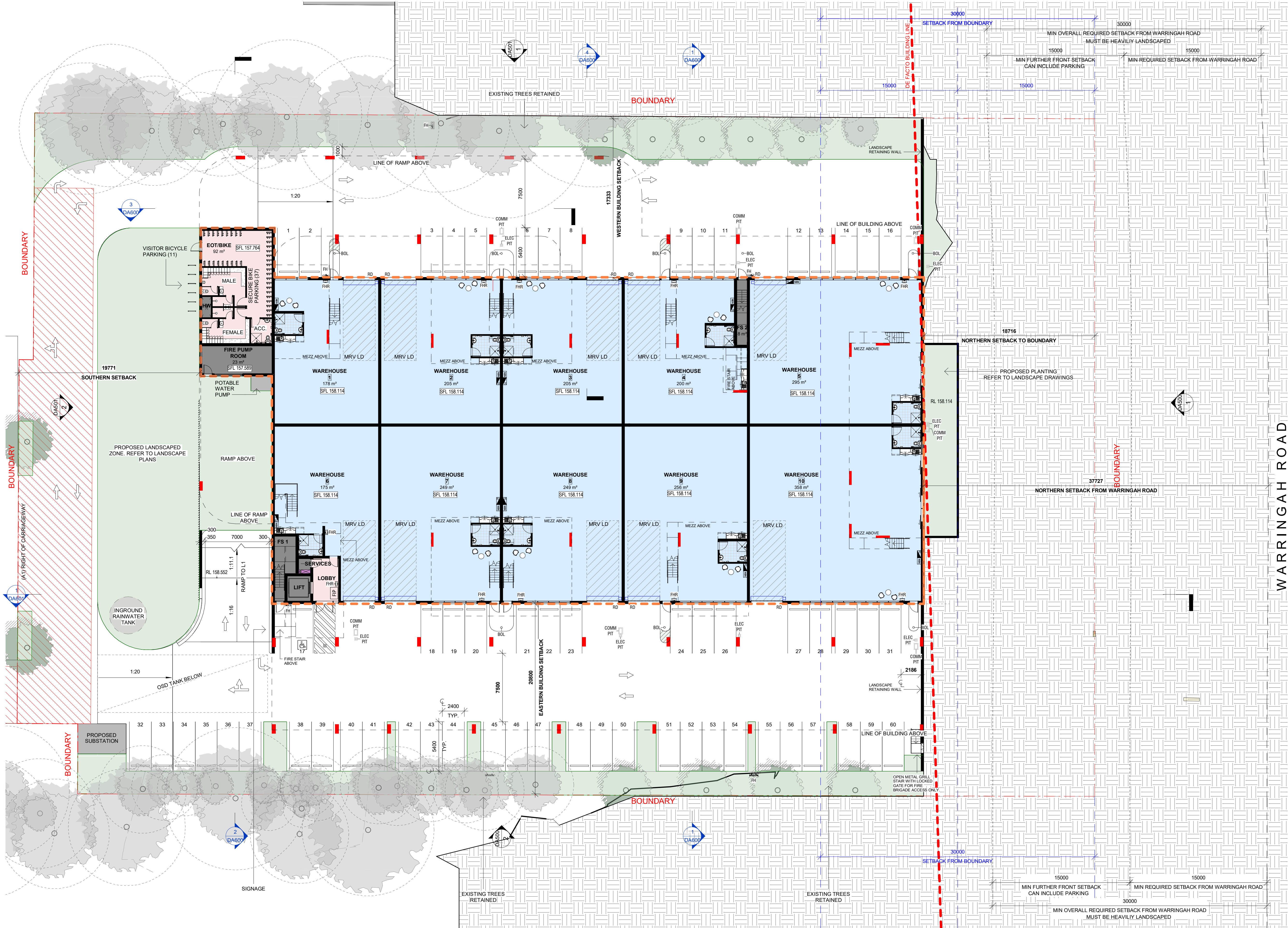
TELECOMMUNICATION SERVICE PIT TO BE DEMOLISHED

SUBSTATION

NOTES
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REFER TO THE COVER SHEET DA000 FOR COMPLIANCE NOTES

FOR APPROVAL



- LEGEND**
- EXISTING TREE
 - TREE PROTECTION ZONE
 - PROPOSED TREE
 - LANDSCAPING (DEEP SOIL PLANTING) REFER TO DA106 - ROOF PLAN
 - LANDSCAPING (NON-DEEP SOIL)
 - LANDSCAPING BEYOND SITE BOUNDARY
 - BUILDING FOOTPRINT 2679m²
 - COMMON AREA
 - SERVICE ROOM
 - VERTICAL CIRCULATION
 - WAREHOUSE

NOTES

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A	ISSUE FOR DA	15/12/22	LEDA
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C	ISSUE FOR DA	29/09/23	

Project
323-327 WARRINGAH ROAD
323-327 WARRINGAH ROAD, FRENCHS
FOREST

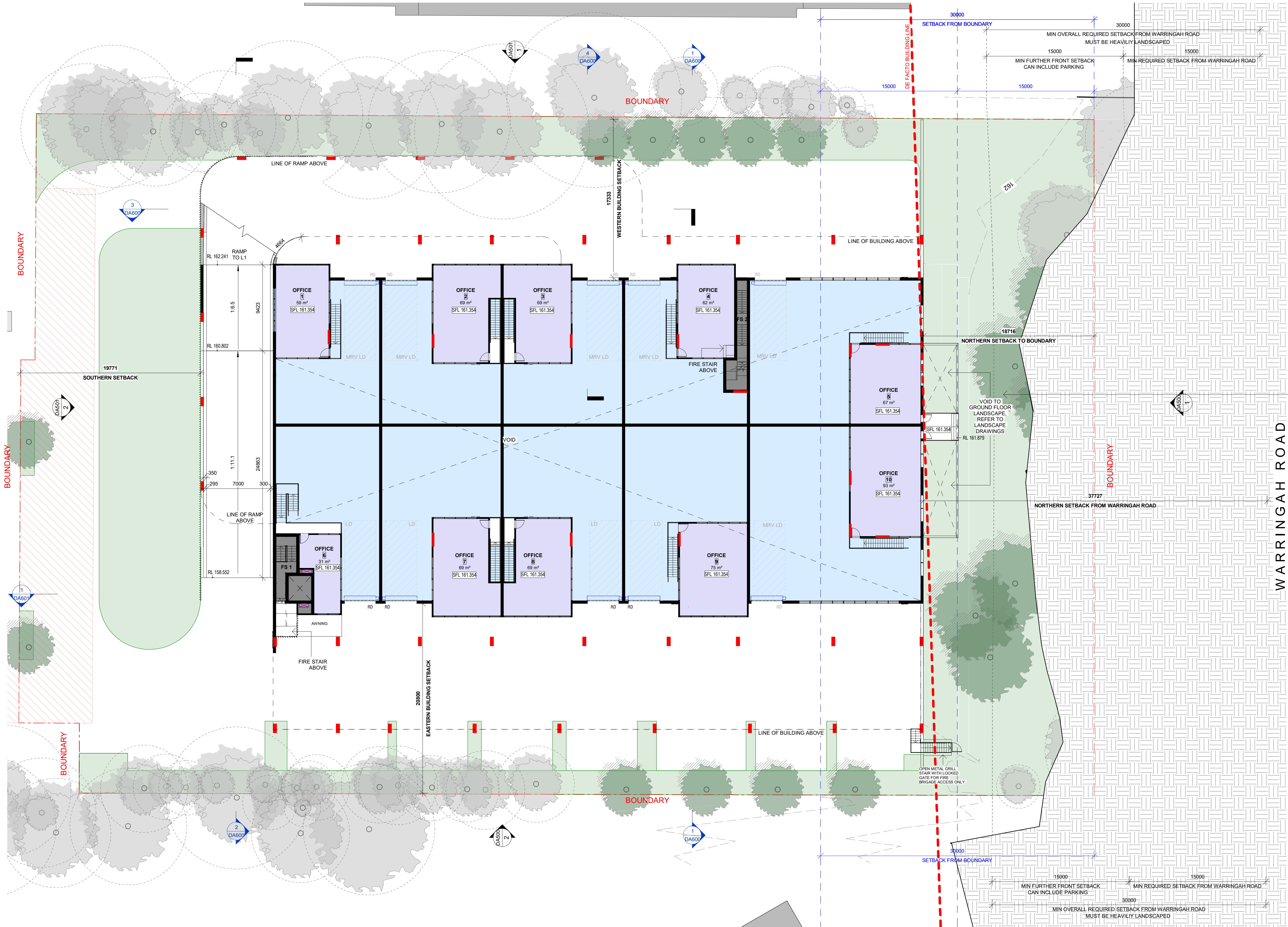
Title
GROUND FLOOR PLAN

Drawing No. DA100	Issue C
Scale 1 : 200	Drawing Size A1
Project No. 21143	Drawn By RC
CAD Reference	

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(A1) RIGHT OF CARRIAGEWAY



- LEGEND**
- EXISTING TREE
 - TREE PROTECTION ZONE
 - PROPOSED TREE
 - LANDSCAPING (DEEP SOIL PLANTING) REFER TO DA106 - ROOF PLAN
 - LANDSCAPING BEYOND SITE BOUNDARY

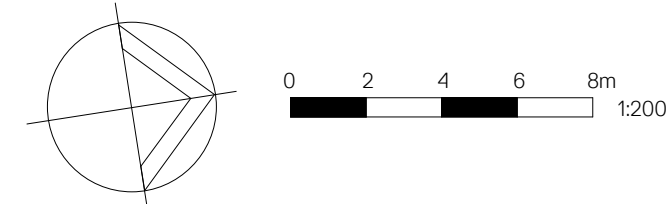
- OFFICE
- SERVICE ROOM
- VERTICAL CIRCULATION
- WAREHOUSE

PROPOSED PLANTING REFER TO LANDSCAPE DRAWINGS

NOTES
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B	ISSUE FOR DA	09/01/23	
C	ISSUE FOR DA	29/09/23	

Project
323-327 WARRINGAH ROAD
323-327 WARRINGAH ROAD, FRENCHS FOREST

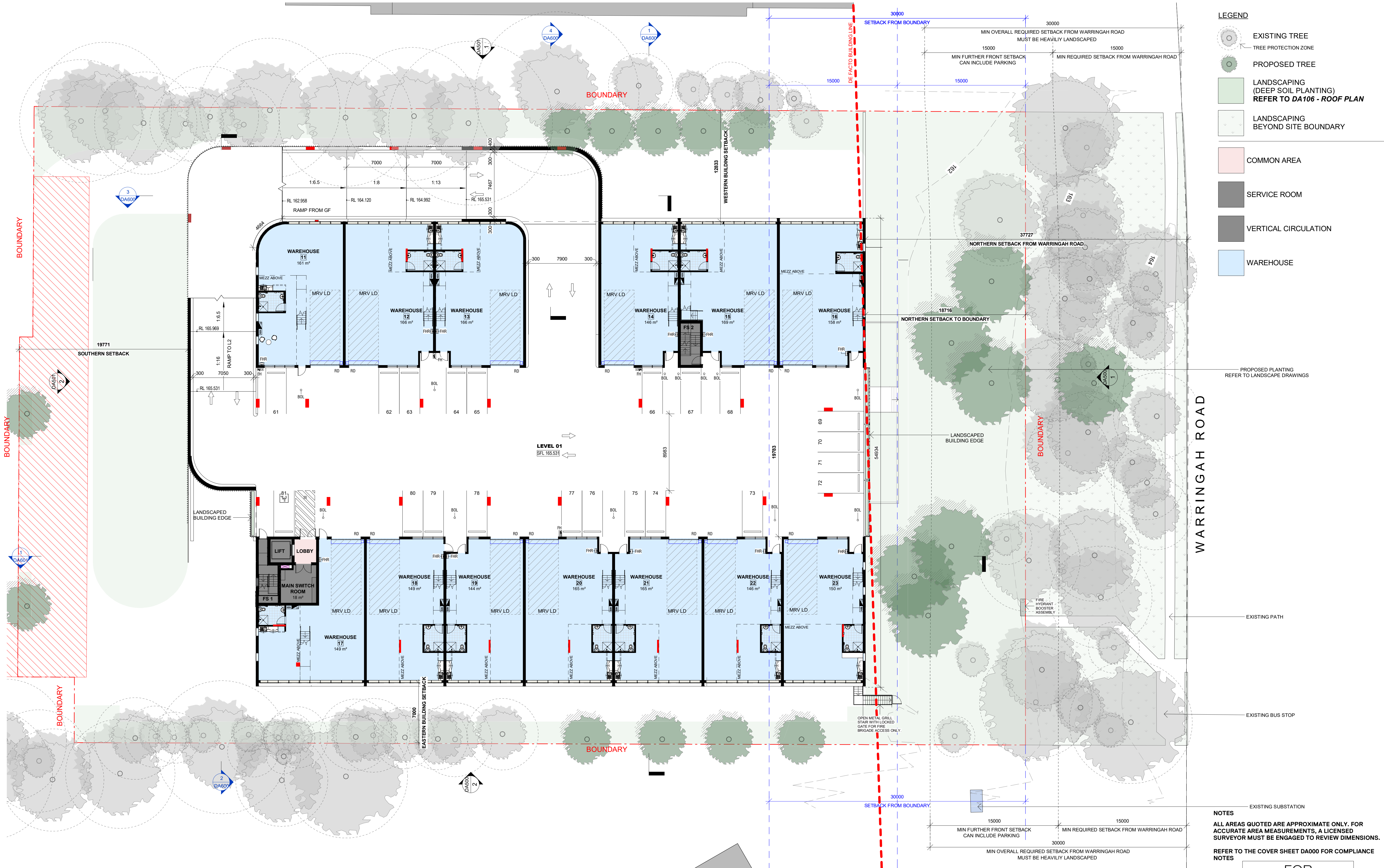
Title
GROUND FLOOR MEZZANINE

Drawing No. DA101	Issue C
Scale 1 : 200	Drawing Size A1
Project No. 21143	Drawn By RC
CAD Reference	

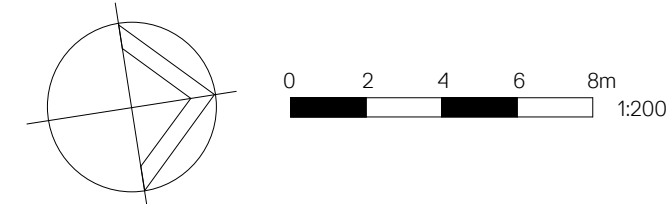
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Issue	Description	Date	Client
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C	ISSUE FOR DA	29/09/23	

Project
323-327 WARRINGAH ROAD
323-327 WARRINGAH ROAD, FRENCHS
FOREST

Title
FIRST FLOOR PLAN

Drawing No. DA102	Issue C
Scale 1 : 200	Drawing Size A1
Project No. 21143	Drawn By RC
CAD Reference	

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- LEGEND**
- EXISTING TREE
 - TREE PROTECTION ZONE
 - PROPOSED TREE
 - LANDSCAPING (DEEP SOIL PLANTING)
REFER TO DA106 - ROOF PLAN
 - LANDSCAPING BEYOND SITE BOUNDARY
 - COMMON AREA
 - OFFICE
 - SERVICE ROOM
 - VERTICAL CIRCULATION
 - WAREHOUSE

NOTES

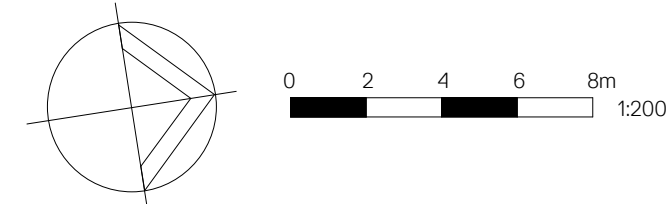
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REFER TO THE COVER SHEET DA000 FOR COMPLIANCE NOTES

FOR APPROVAL	
Drawing No. DA103	Issue C
Scale 1:200	Drawing Size A1
Project No. 21143	Drawn By RC
CAD Reference	

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Issue	Description	Date	Client
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C	ISSUE FOR DA	29/09/23	

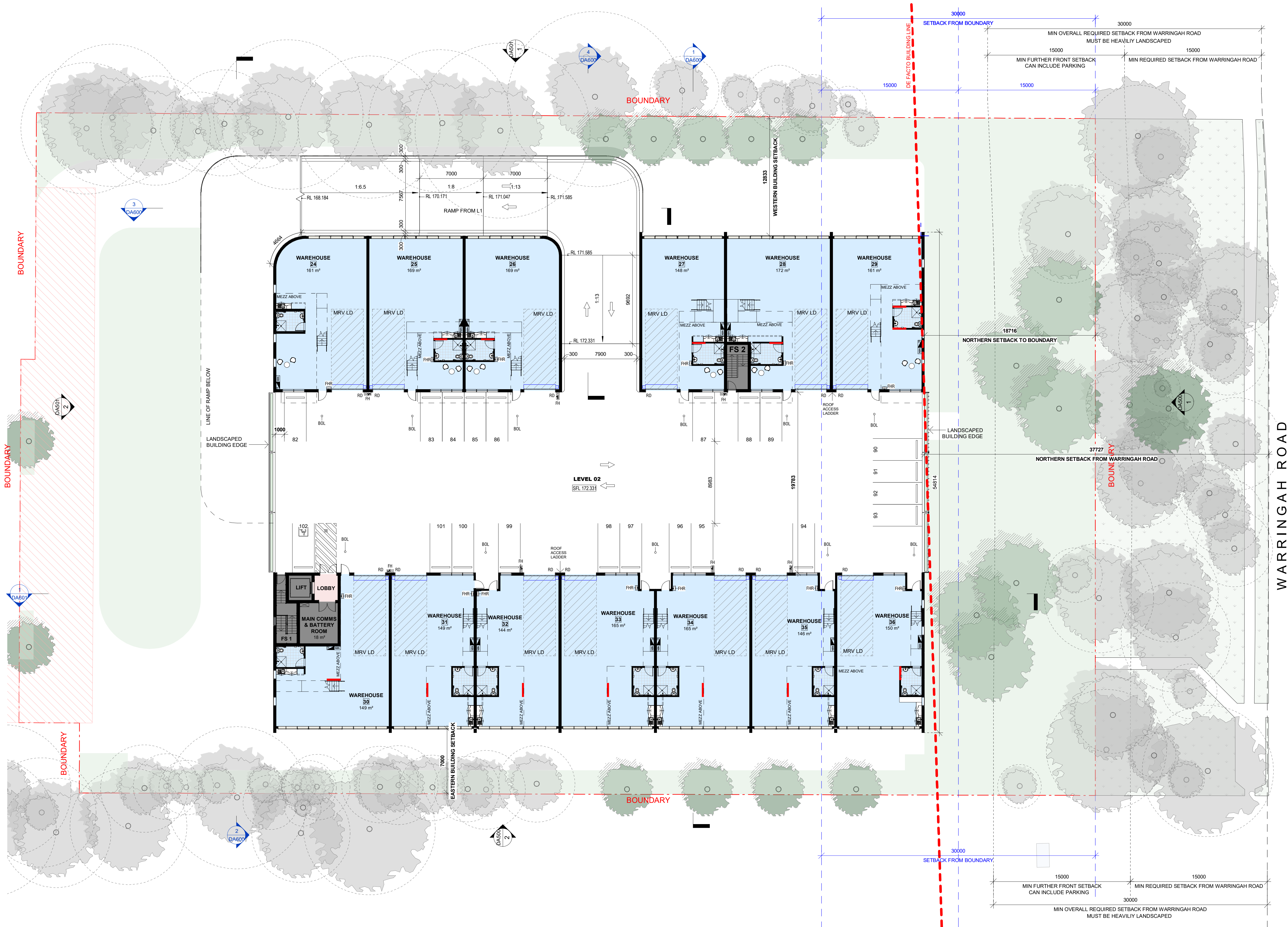
Project
323-327 WARRINGAH ROAD
323-327 WARRINGAH ROAD, FRENCHS FOREST

Title
FIRST FLOOR MEZZANINE

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- LEGEND**
- EXISTING TREE
 - TREE PROTECTION ZONE
 - PROPOSED TREE
 - LANDSCAPING (DEEP SOIL PLANTING) REFER TO DA106 - ROOF PLAN
 - LANDSCAPING BEYOND SITE BOUNDARY
 - COMMON AREA
 - SERVICE ROOM
 - VERTICAL CIRCULATION
 - WAREHOUSE

NOTES

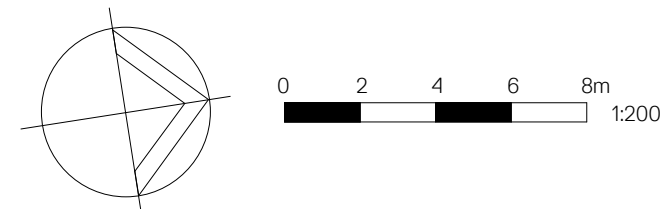
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Issue	Description	Date	Client
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Project
323-327 WARRINGAH ROAD
323-327 WARRINGAH ROAD, FRENCHS FOREST

Title
SECOND FLOOR PLAN

Drawing No. DA104	Issue C
Scale 1:200	Drawing Size A1
Project No. 21143	Drawn By RC
CAD Reference	

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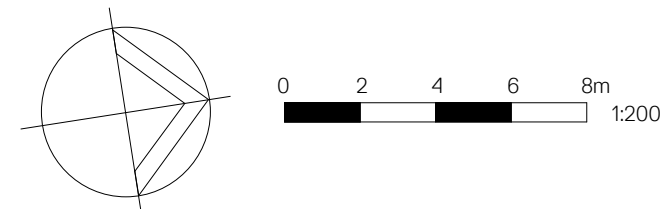
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- OFFICE
- VERTICAL CIRCULATION
- WAREHOUSE

NOTES
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NOTES

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Issue	Description	Date	Client
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C	ISSUE FOR DA	29/09/23	

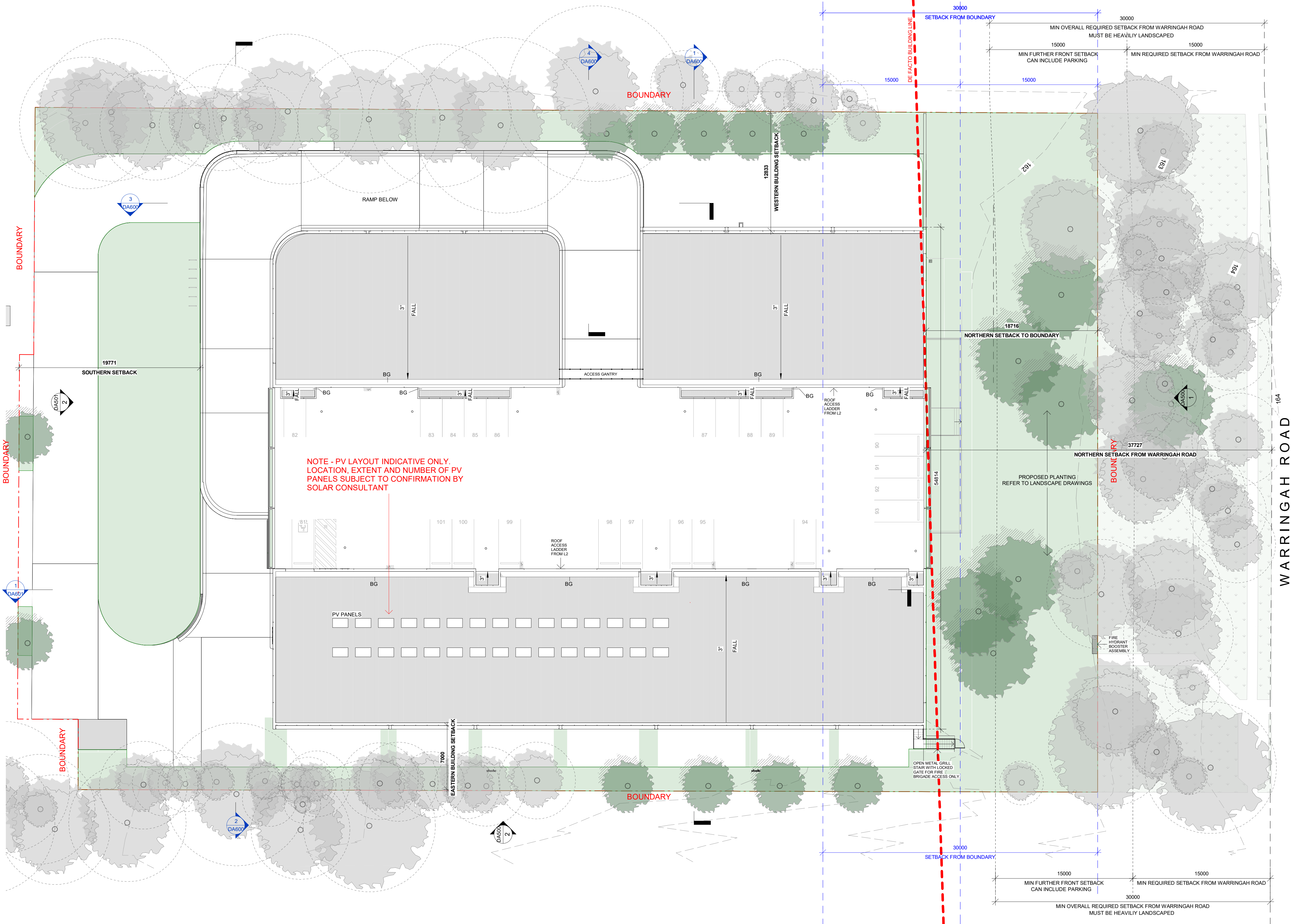
Project
323-327 WARRINGAH ROAD
323-327 WARRINGAH ROAD, FRENCHS
FOREST

Title
SECOND FLOOR MEZZANINE

Drawing No. DA105	Issue C
Scale 1 : 200	Drawing Size A1
Project No. 21143	Drawn By RC
CAD Reference	

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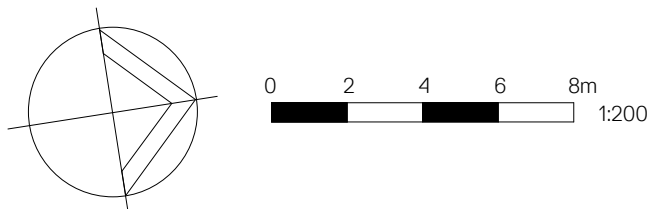


LEGEND AND LANDSCAPE AREA SUMMARY

- EXISTING TREE
- TREE PROTECTION ZONE
- PROPOSED TREE
- LANDSCAPING BEYOND SITE BOUNDARY
- LANDSCAPING (DEEP SOIL PLANTING) 2760m² = 31.8%

NOTES
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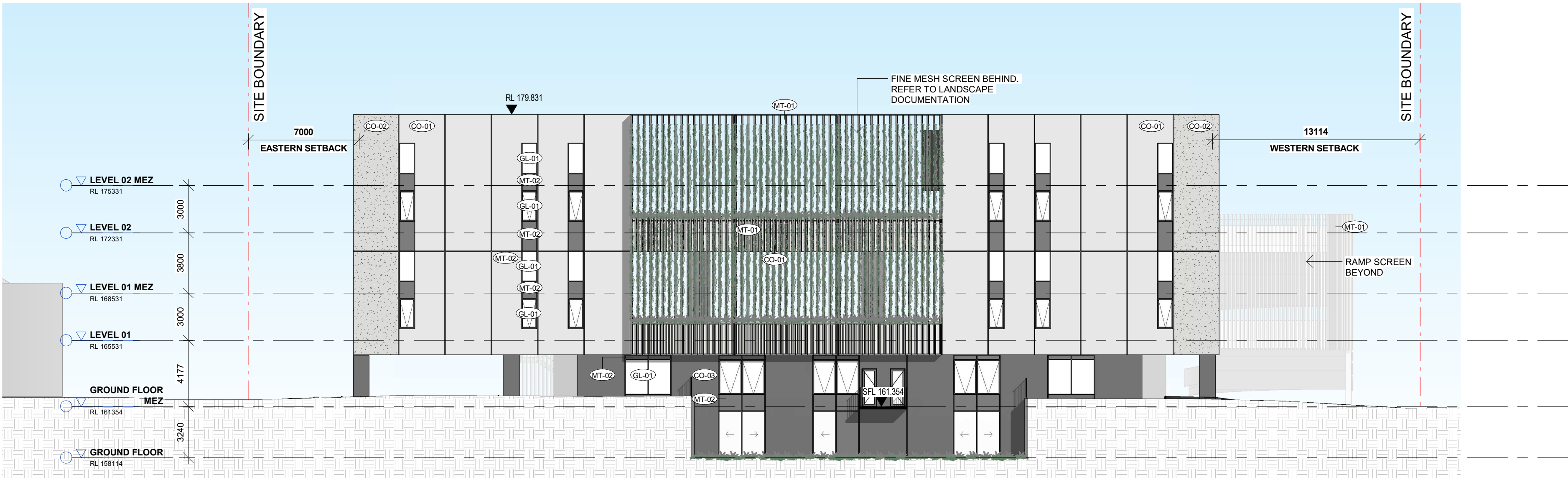
Project
323-327 WARRINGAH ROAD
323-327 WARRINGAH ROAD, FRENCHS FOREST

Title
ROOF PLAN

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Drawing No. DA106	Issue C
Scale 1 : 200	Drawing Size A1
Project No. 21143	Drawn By RC
CAD Reference	

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1 NORTH ELEVATION
SCALE 1 : 200



2 EAST ELEVATION
SCALE 1 : 200

CO-01 SMOOTH CONCRETE LIGHT GREY COLOUR	CO-02 TEXTURED CONCRETE	CO-03 CONCRETE DARK GREY COLOUR	FC-01 FIBRE CEMENT LIGHT GREY COLOUR	FC-02 FIBRE CEMENT DARK GREY COLOUR	MT-01 METAL OFF WHITE COLOUR	MT-02 METAL DARK GREY COLOUR	GL-01 GLAZING - CLEAR	LV-01 WEATHERPROOF LOUVRE COLOUR TO MATCH MT-02	MS-01 MESH

MATERIAL LEGEND

Issue	Description	Date	Client
A	ISSUE FOR DA	15/12/22	LEDA
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C	ISSUE FOR DA	29/09/23	

Project
323-327 WARRINGAH ROAD
323-327 WARRINGAH ROAD, FRENCHS
FOREST

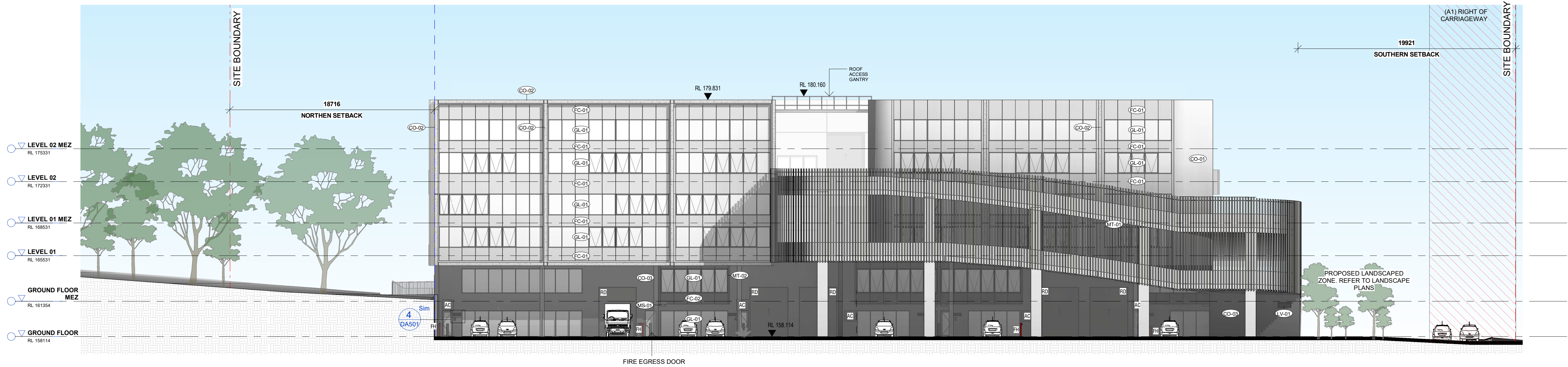
Title
NORTH & EAST ELEVATION

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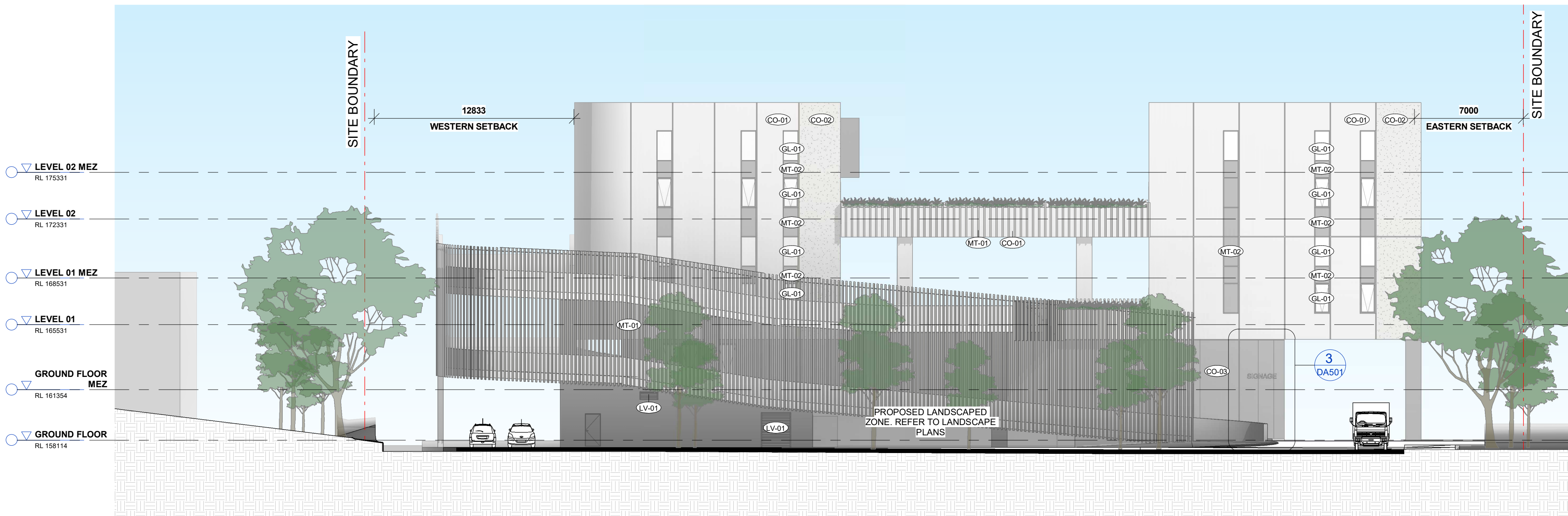
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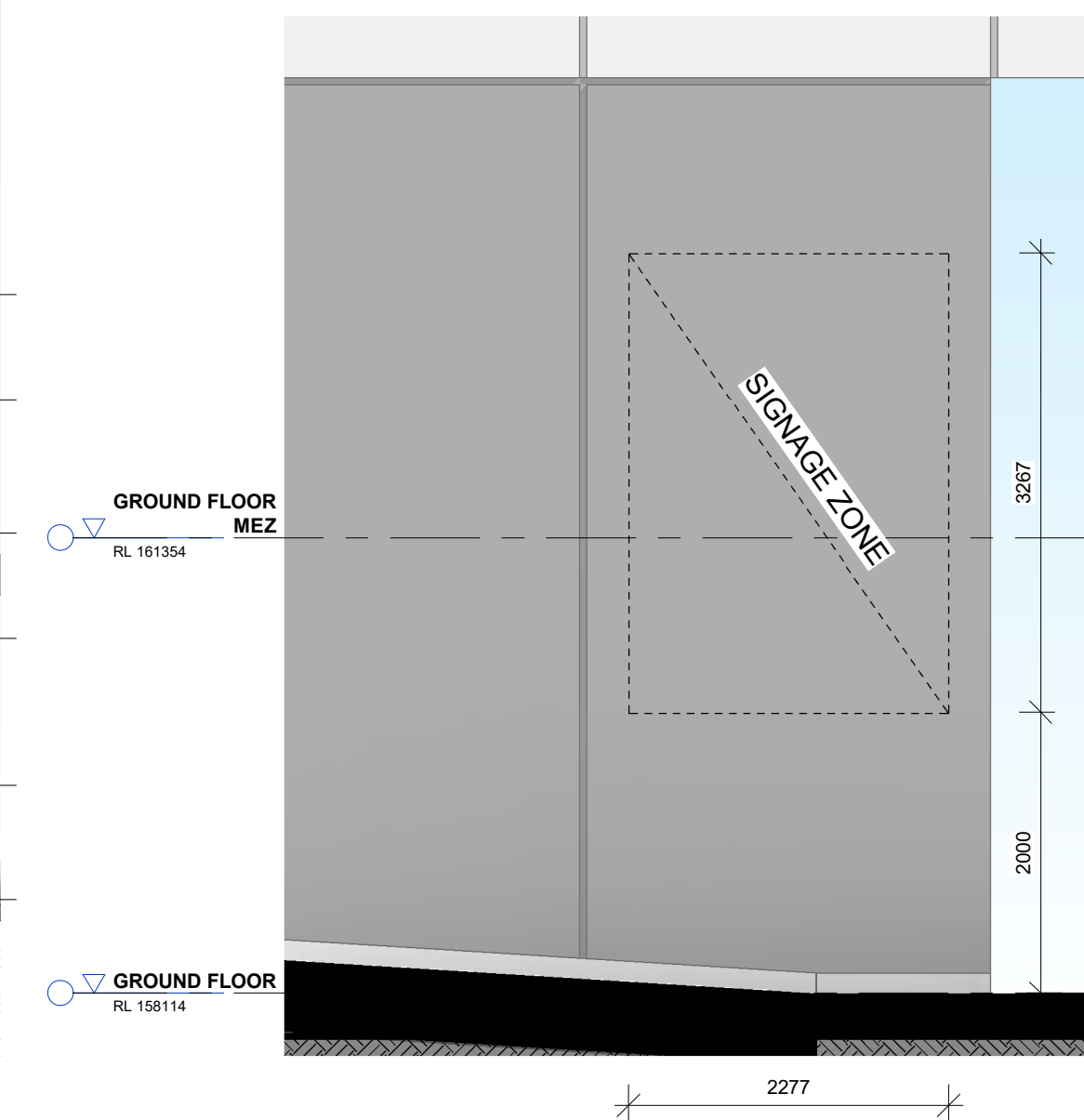
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CAD Reference	



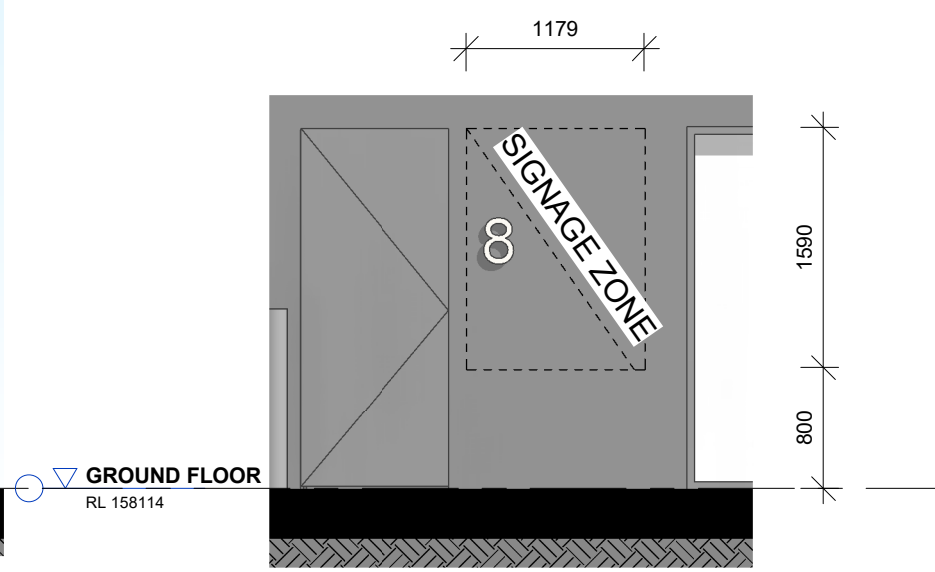
1 WEST ELEVATION
SCALE 1 : 200



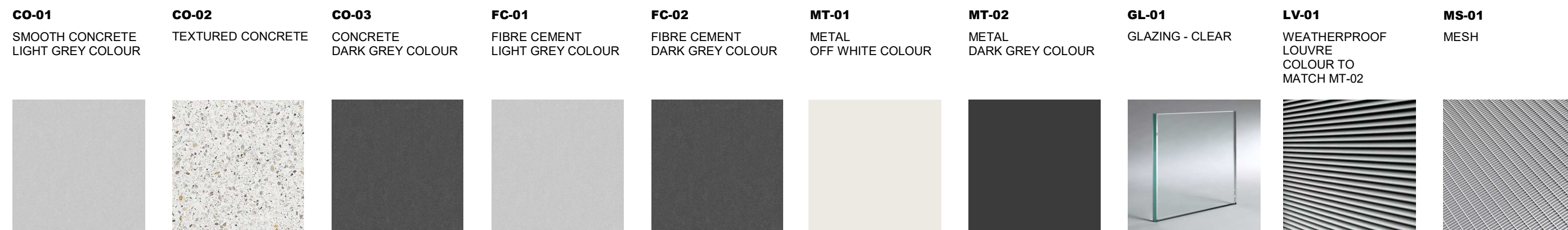
2 SOUTH ELEVATION
SCALE 1 : 200



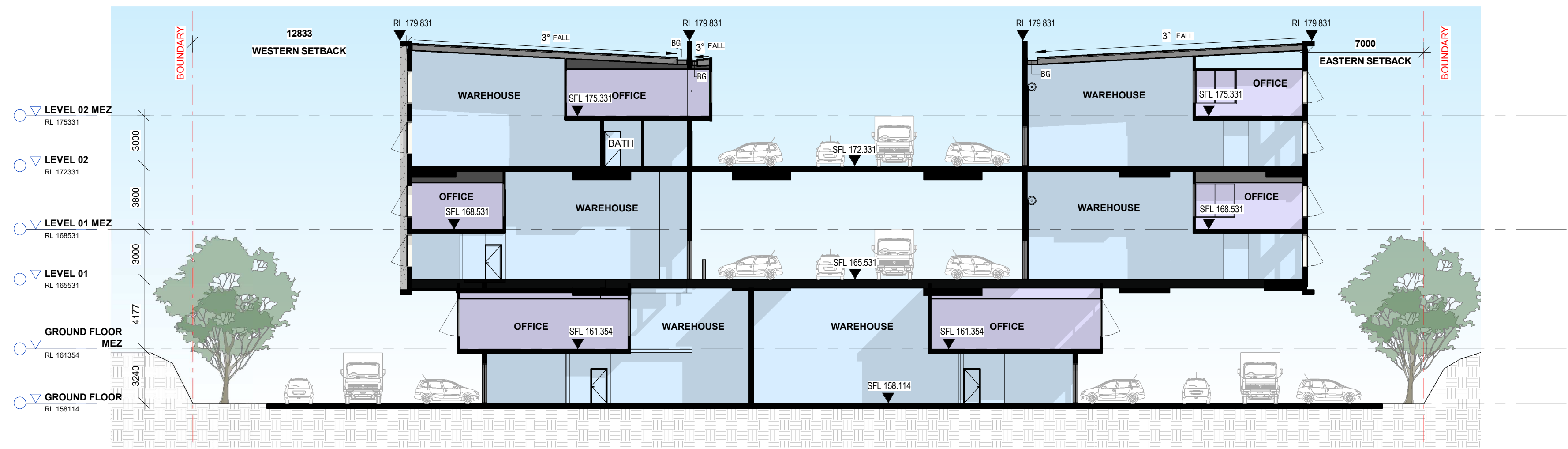
3 SIGNAGE DETAIL
SCALE 1 : 50



4 TYPICAL TENANCY SIGNAGE DETAIL
SCALE 1 : 50

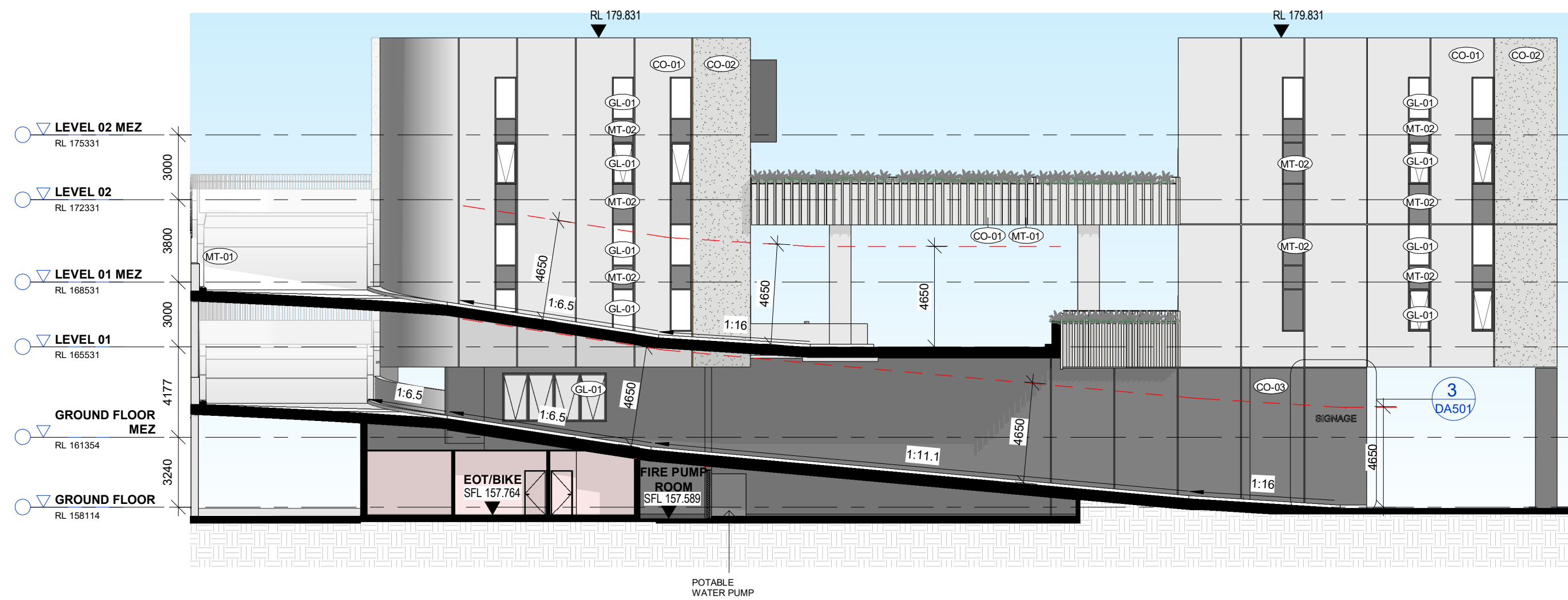


MATERIAL LEGEND



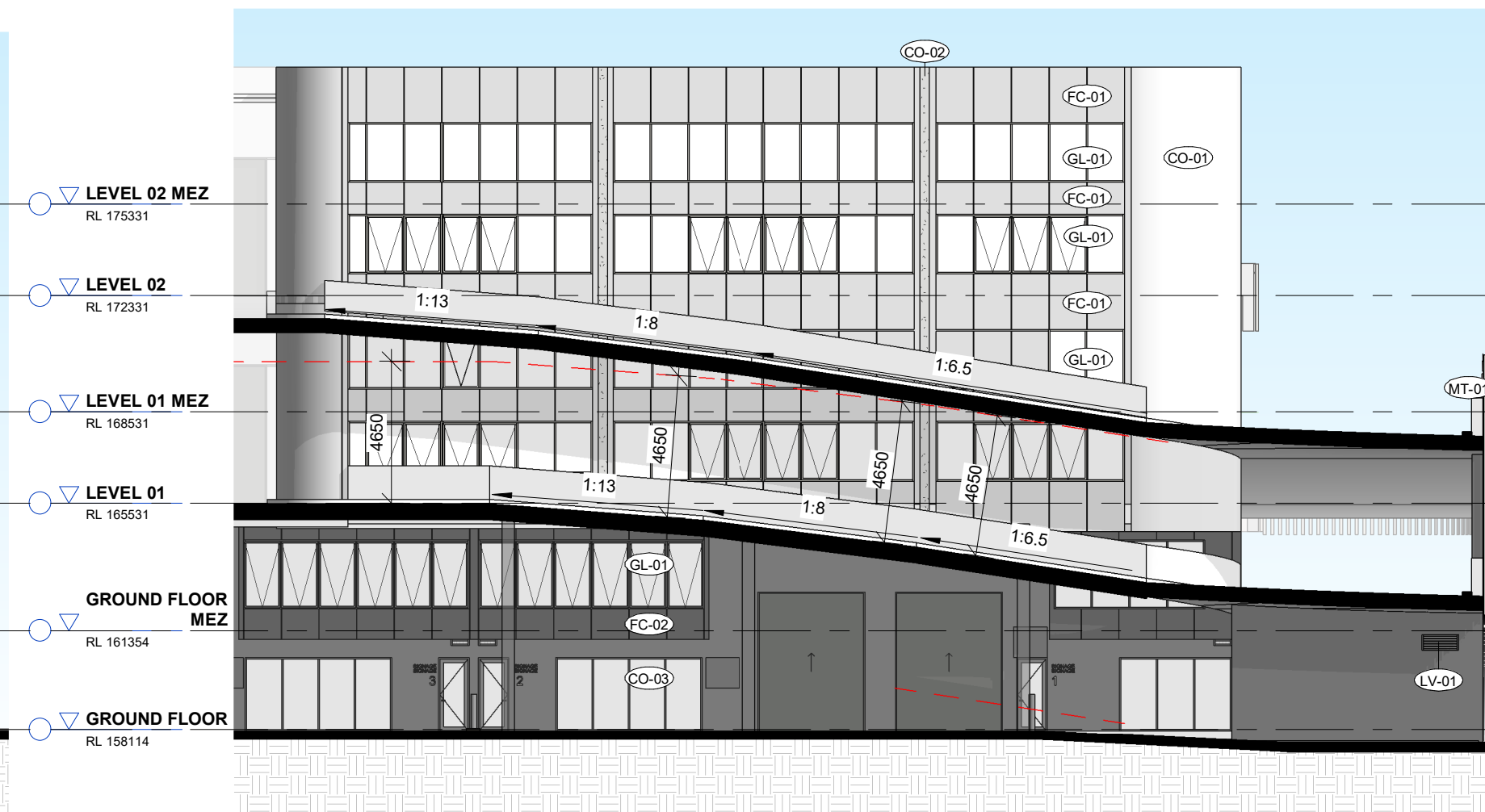
**BUILDING SECTION -
EAST/WEST**

1



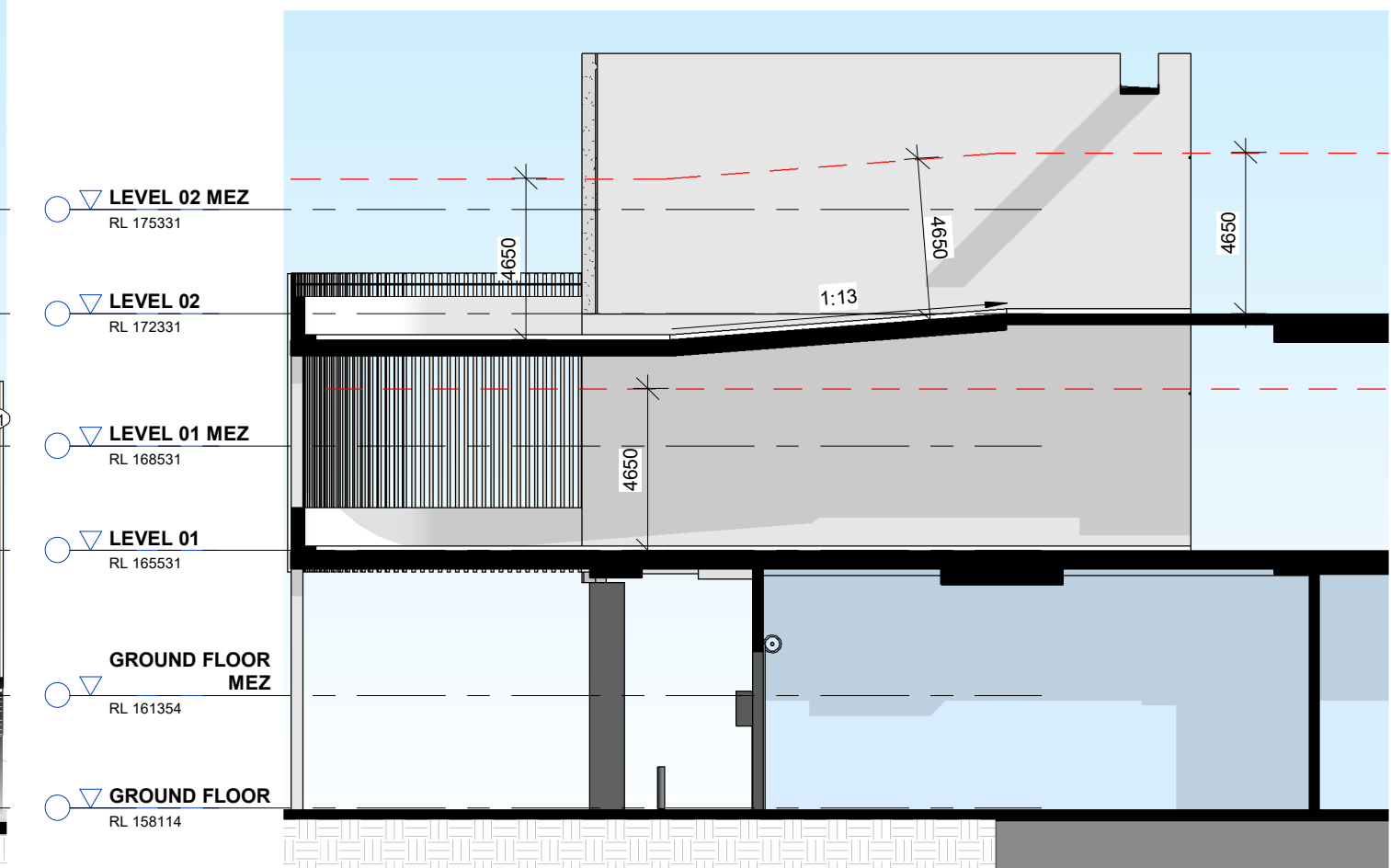
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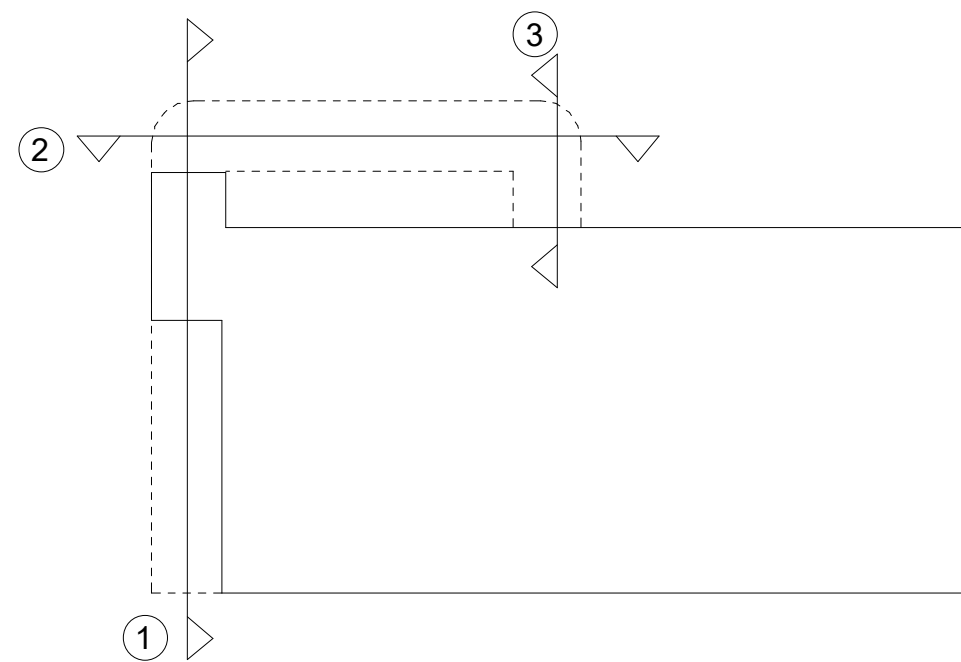
RAMP SECTION 02

3

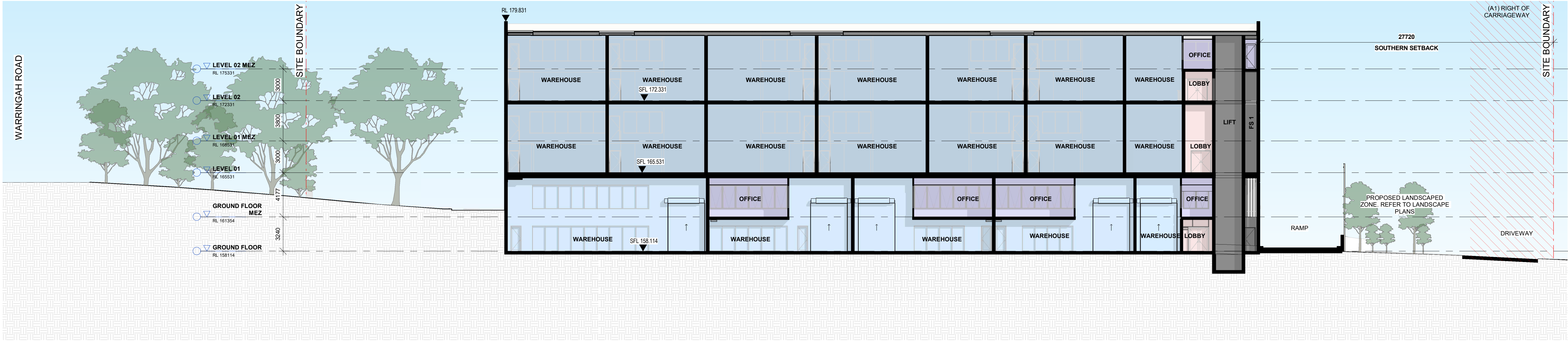


RAMP SECTION 03

4



RAMP SECTIONS KEY PLAN



1 BUILDING SECTION - NORTH/SOUTH

NOTES
ALL AREAS QUOTED ARE APPROXIMATE ONLY. FOR
ACCURATE AREA MEASUREMENTS, A LICENSED
SURVEYOR MUST BE ENGAGED TO REVIEW DIMENSIONS.

REFER TO THE COVER SHEET DA000 FOR COMPLIANCE
NOTES

FOR
APPROVAL

Drawing No.
DA601

Issue
C

Scale
1 : 200

Drawing Size
A1

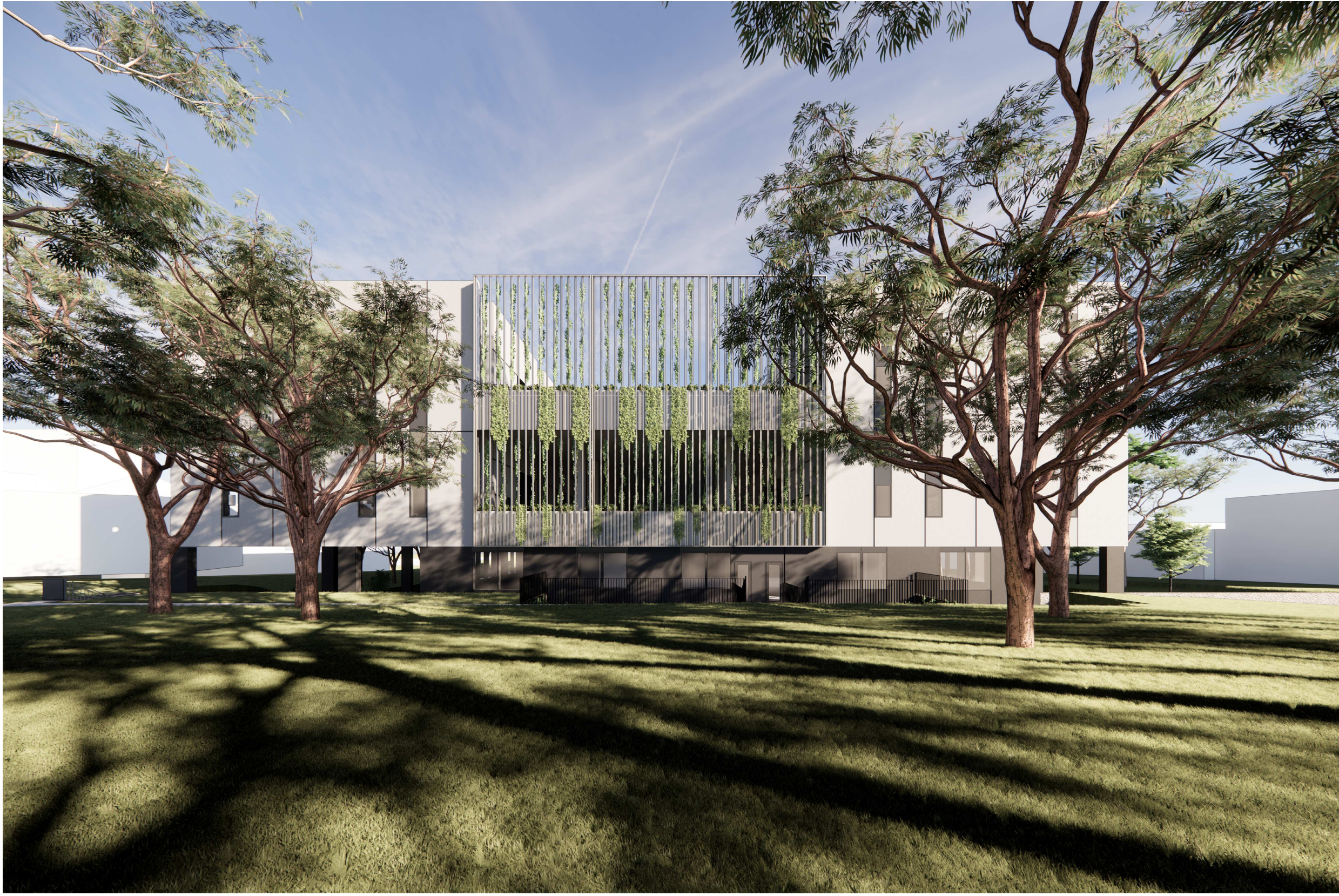
Project No.
21143

Drawn By
RC

CAD Reference
29/09/2023 3:13:38 PM



ARTISTS IMPRESSION - VIEW FROM RODBOUROUGH ROAD ENTRY



ARTISTS IMPRESSION - NORTHERN FACADE



ARTISTS IMPRESSION - NORTH EAST FACADE



ARTISTS IMPRESSION - RAMP FACADE

NOTES
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NOTES

FOR
APPROVAL



1 9AM SHADOW
SCALE 1 : 500

2 12PM SHADOW
SCALE 1 : 500

NOTES
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REFER TO THE COVER SHEET DA000 FOR COMPLIANCE
NOTES

FOR
APPROVAL

Issue	Description	Date	Client
A	ISSUE FOR DA	15/12/22	LEDA
B	ISSUE FOR DA	09/01/23	
C	ISSUE FOR DA	29/09/23	

Project
323-327 WARRINGAH ROAD
323-327 WARRINGAH ROAD, FRENCHS
FOREST

Title
SHADOW DIAGRAMS PAGE 1 OF 2

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Drawing No. DA910	Issue C
Scale 1 : 500	Drawing Size A1
Project No. 21143	Drawn By RC
CAD Reference	
29/09/2023 3:14:26 PM	



1 3PM SHADOW
SCALE 1 : 500



Issue	Description	Date	Client
A	ISSUE FOR DA	15/12/22	LEDA
B	ISSUE FOR DA	09/01/23	
C	ISSUE FOR DA	29/09/23	

Project
323-327 WARRINGAH ROAD
323-327 WARRINGAH ROAD, FRENCHS
FOREST

Title
SHADOW DIAGRAMS PAGE 2 OF 2

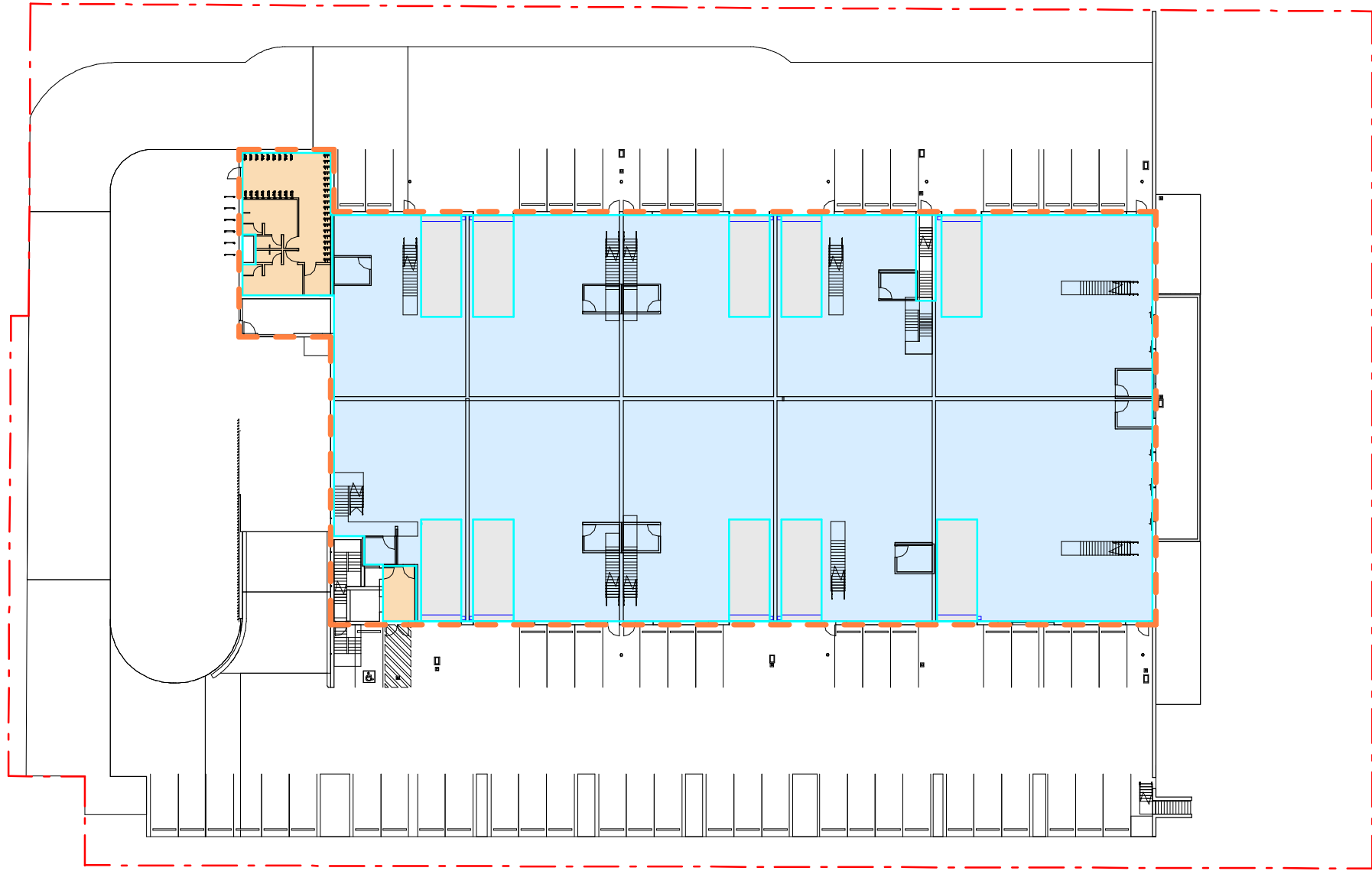
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SURVEYOR MUST BE ENGAGED TO REVIEW DIMENSIONS.

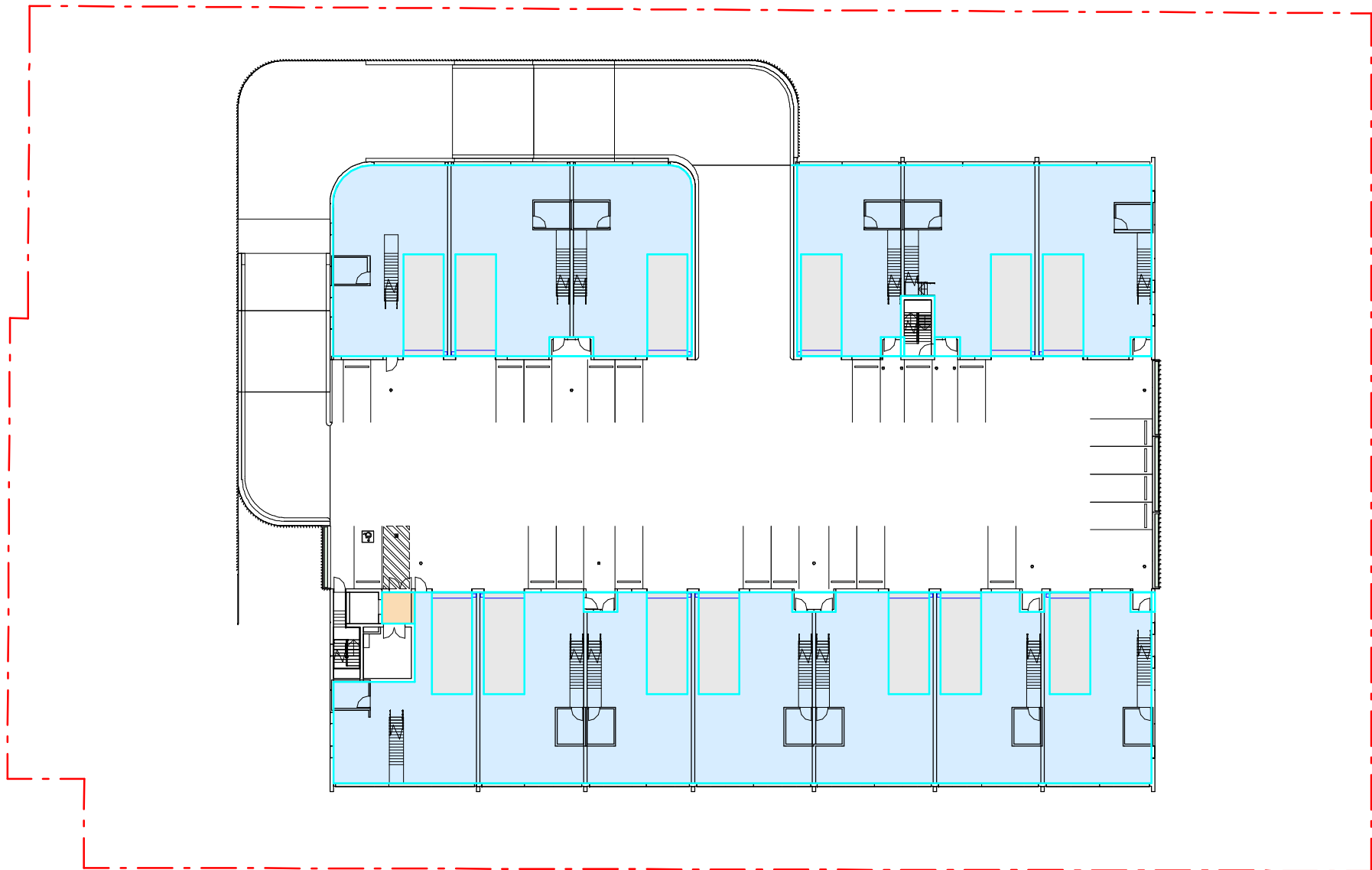
REFER TO THE COVER SHEET DA000 FOR COMPLIANCE
NOTES

FOR
APPROVAL

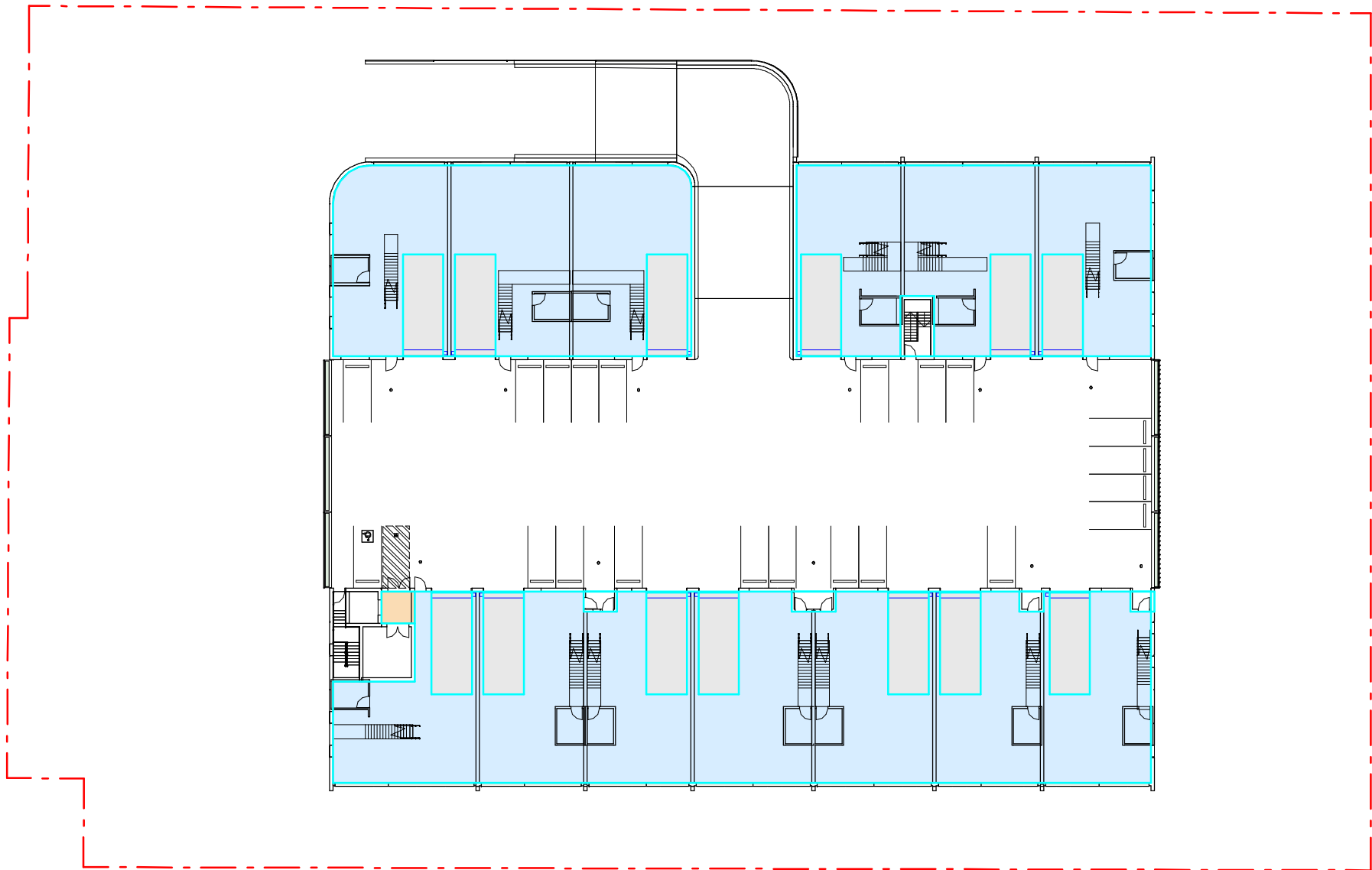
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Project No. 21143	Drawn By RC
CAD Reference 29/09/2023 3:14:39 PM	



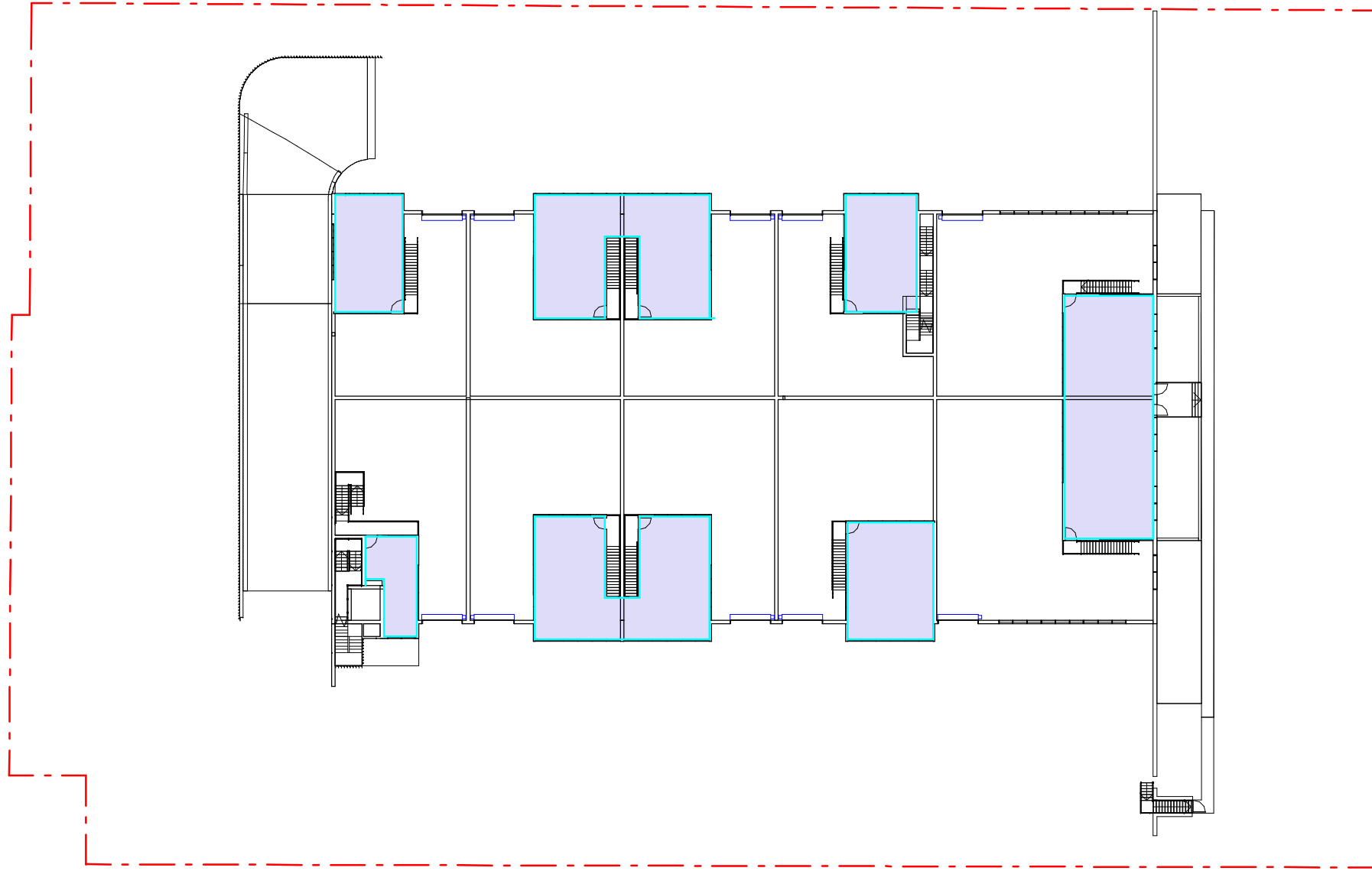
1 GROUND FLOOR



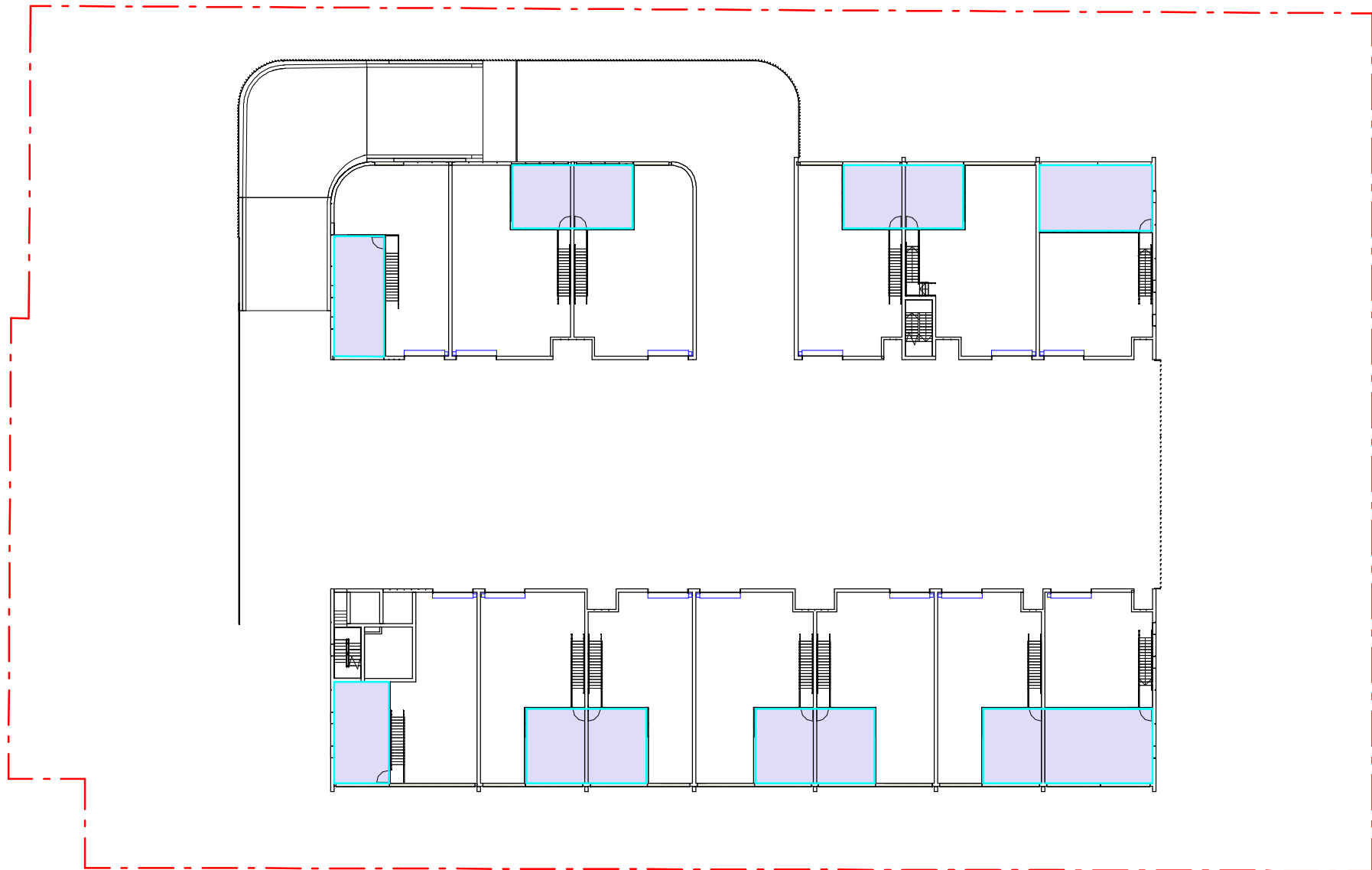
3 LEVEL 01



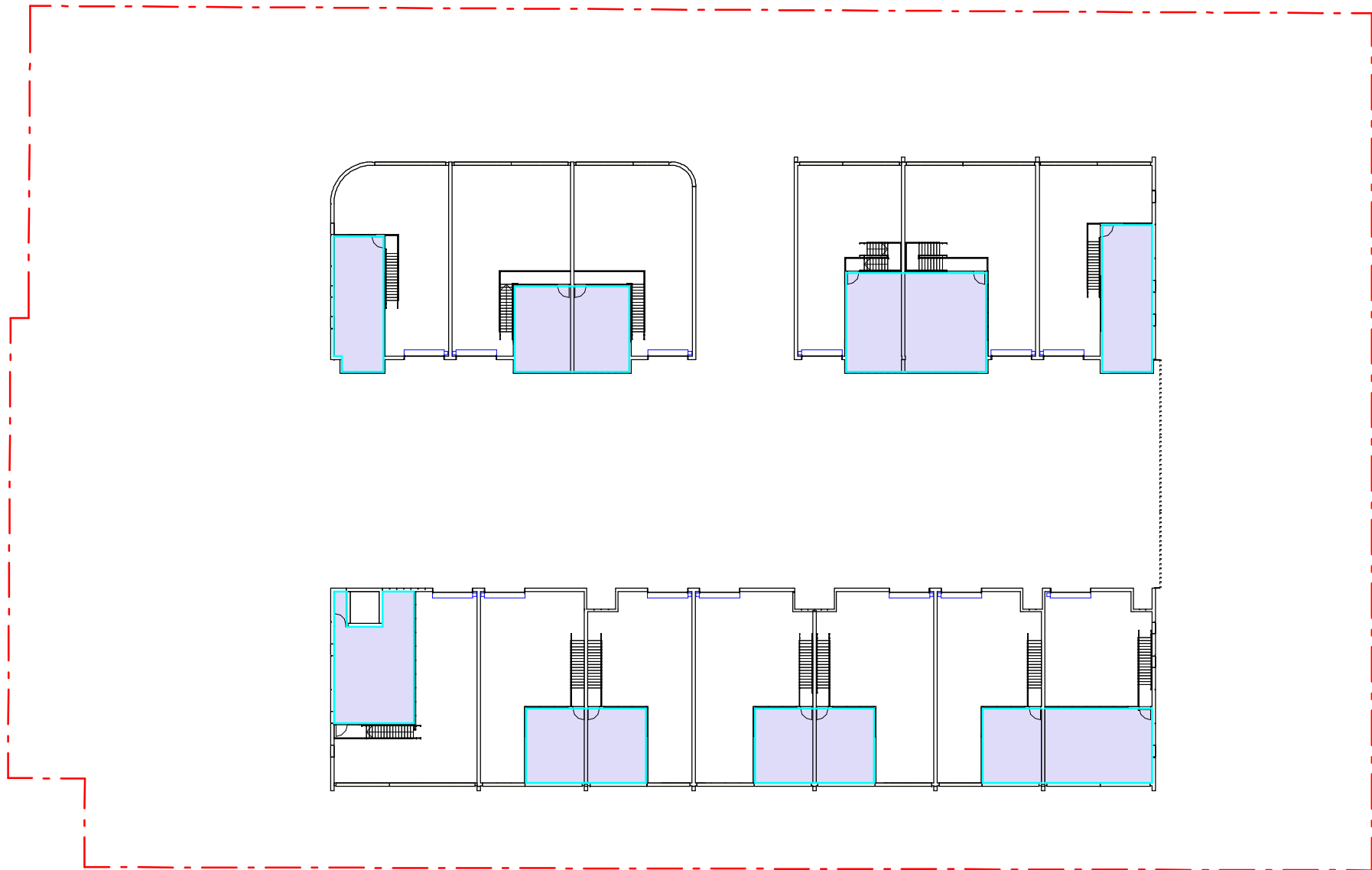
5 LEVEL 02



2 GROUND FLOOR MEZ



4 LEVEL 01 MEZ



6 LEVEL 02 MEZ

GFA Legend

- GFA - COMMON AREA
- GFA - WAREHOUSE
- LOADING DOCK
- GFA - OFFICE (EXCLUDED)

BUILDING FOOTPRINT

DEVELOPMENT STATISTICS

Site Address:
323-327 Warringah Road, Frenchs Forest, NSW
21/DP881819

Zone:
B7 - Business Park

SITE AREA
8657.69 m²

Proposed Building Footprint:
2679m²
30.9%

Proposed Landscape Coverage:
2780m² = 31.8%

GFA SCHEDULE	
ZONE	AREA

GROUND FLOOR	
GFA - COMMON AREA	106.3 m²
GFA - WAREHOUSE	2123.1 m²

GROUND FLOOR MEZ	
GFA - OFFICE	667.0 m²

LEVEL 01	
GFA - COMMON AREA	7.8 m²
GFA - WAREHOUSE	1679.2 m²

LEVEL 01 MEZ	
GFA - OFFICE	481.0 m²

LEVEL 02	
GFA - COMMON AREA	7.8 m²
GFA - WAREHOUSE	1694.7 m²

LEVEL 02 MEZ	
GFA - OFFICE	576.6 m²
TOTAL GFA:	7343.3 m²

TOTAL WAREHOUSE GFA		
ZONE	AREA	TENANCIES
GFA - WAREHOUSE	5497.0 m²	36

TOTAL OFFICE GFA		
ZONE	AREA	TENANCIES
GFA - OFFICE	1724.5 m²	36

TOTAL COMMON AREA GFA	
ZONE	AREA
GFA - COMMON AREA	121.8 m²

Ground Floor Warehouses:	10	Ground Floor Mez Offices:	10
Level 01 Warehouses:	13	Level 01 Mez Offices:	13
Level 02 Warehouses:	13	Level 02 Mez Offices:	13
Total No. Warehouses:	36	Total No. Offices:	36

CAR PARKING		
Zone	Type	Number
GROUND FLOOR		
CAR PARKING	5400 x 2400 ACC	1
CAR PARKING	5400 x 2400	59
		60
LEVEL 01		
CAR PARKING	5400 x 2400 ACC	1
CAR PARKING	5400 x 2400	20
		21

LEVEL 02		
CAR PARKING	5400 x 2400 ACC	1
CAR PARKING	5400 x 2400	20
		21
Grand total		102

BIKE PARKING	
ZONE	Number
EXTERNAL BICYCLE PARKING	
SECURE BICYCLE PARKING	11
SECURE BICYCLE PARKING	37
Grand total:	48

NOTES

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REFER TO THE COVER SHEET DA000 FOR COMPLIANCE NOTES

FOR
APPROVAL

Drawing No. DA920	Issue C
Scale 1 : 500	Drawing Size A1
Project No. 21143	Drawn By RC
CAD Reference	

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