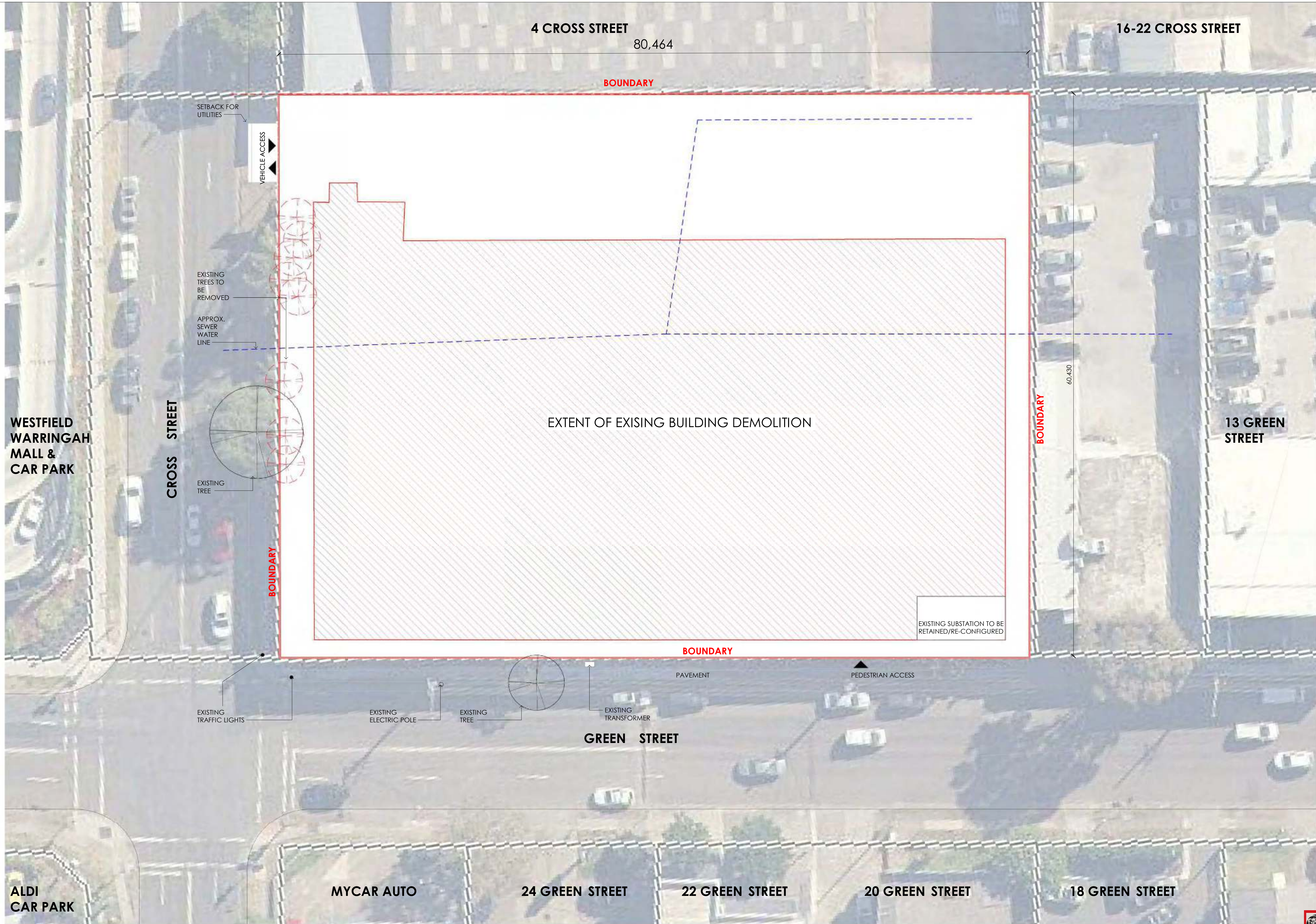


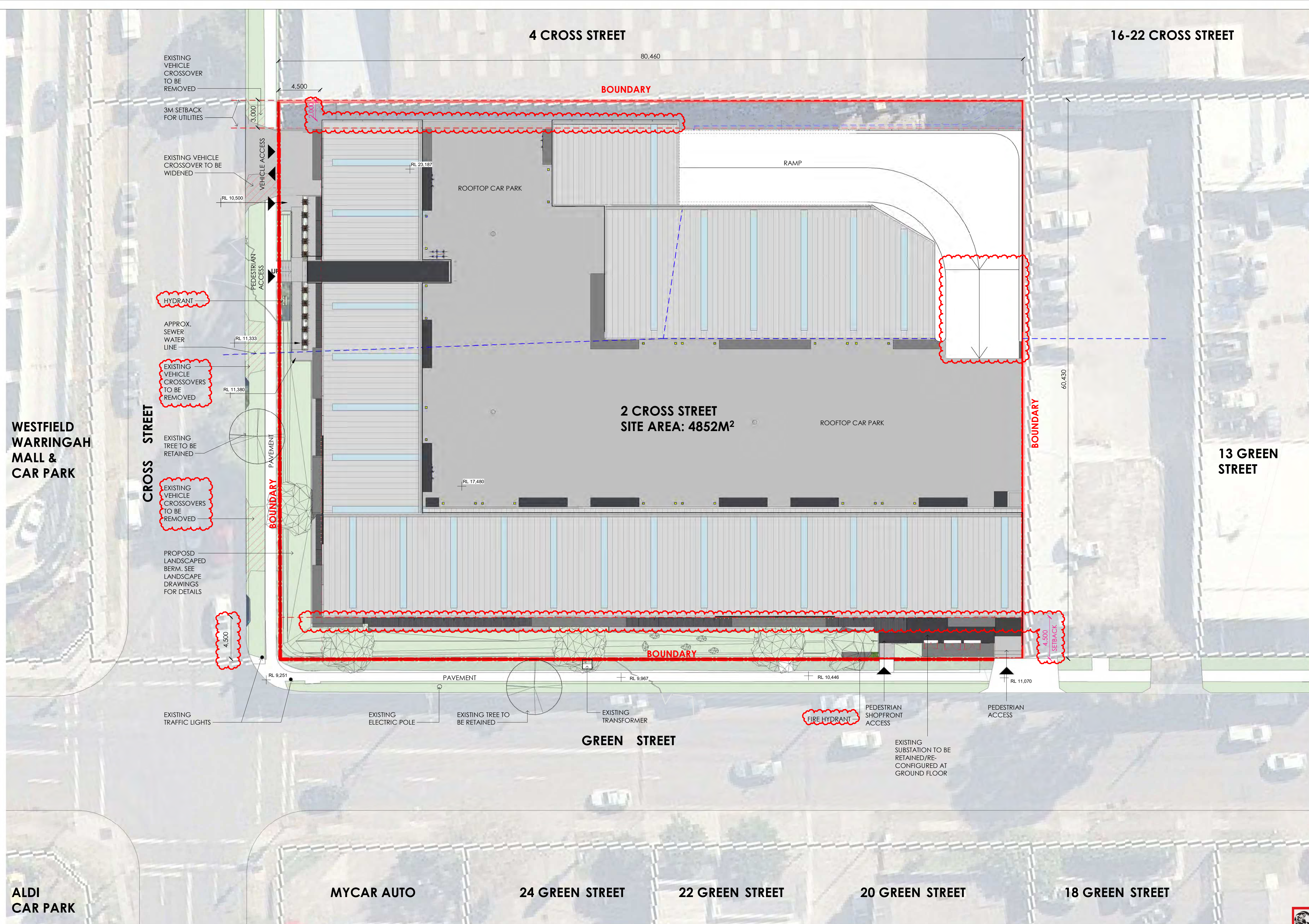


1 SITE PLAN - DEMOLITION
1 : 200 DA-600

 **northern beaches council**
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2021/317705
DATED: 5 April 2022

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THE LOCK UP 2 Cross Street Brookvale 2100			
DEVELOPMENT APPLICATION			

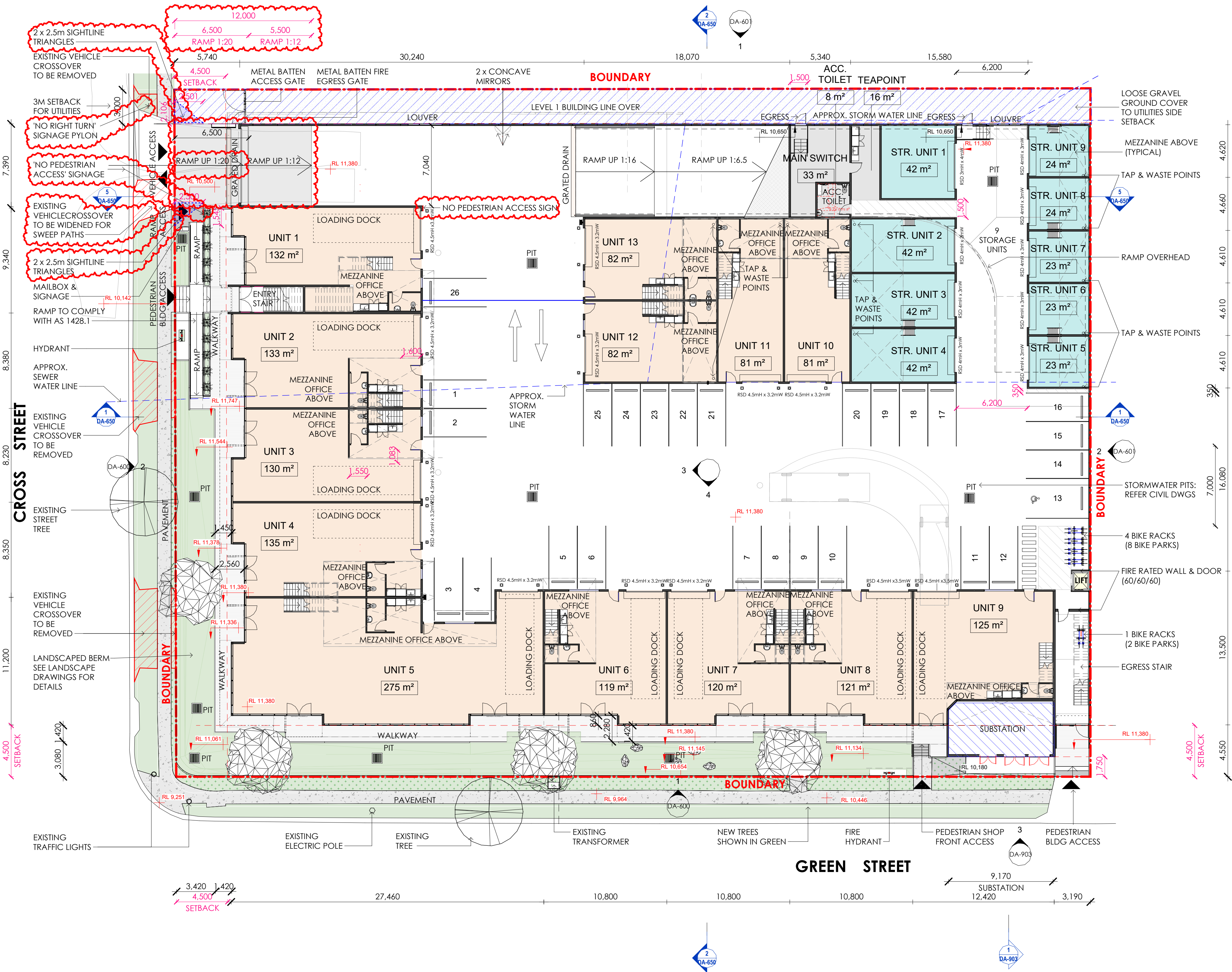


1 SITE PLAN - PROPOSED
1 : 200 DA-600

 northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
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DATED: 5 April 2022

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REVISION	DESCRIPTION	DATE																												
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SITE SCHEDULE		SITE SCHEDULE	
09.11.2021		09.11.2021	
TOTAL SITE AREA:		4,852 m ²	
GFA		GLA	
INDUSTRIAL UNITS-GF*		1282 m ²	
INDUSTRIAL UNITS-1ST*		1505 m ²	
TOTAL INDUSTRIAL UNITS GFA*		2787 m ²	
OFFICE AREAS-GF		355 m ²	
OFFICE AREAS-1ST		411 m ²	
TOTAL OFFICE AREA		766m ²	
STORAGE AREAS-GF		294 m ²	
STORAGE AREAS-MEZZANINE		124 m ²	
TOTAL STORAGE		418 m ²	
TOTAL GFA:		3,971 m ²	
		TOTAL *GLA:	
		4,644 m ²	

* GFA AREAS EXCLUDE LOADING, LIFT AND STAIR AND IS DIFFERENT FROM AREAS MARKED ON PLANS.

EXCLUDED FROM GFA:	
HARDSTAND-GF AREA	1,663 m ²
HARDSTAND-1ST AREA	1,662 m ²
RAMP AREA	503 m ²
MAIN SWITCH ROOM	34 m ²
FIRE STAIRS+LIFT+AMENITIES	172 m ²
TOTAL EXCLUDED AREA	4,034 m ²
APPROX. TOTAL BUILD AREA	8,005 m ²

CAR PARKING SCHEDULE		BIKE PARKING SCHEDULE	
TOTAL PARKING PROVIDED	GF + 1ST FLR = 26 + 30 SPACES (56)	GF + 1ST FLR = 10 + 8 =	(18)
INDUSTRIAL UNITS + OFFICE AREAS*	1.3 x 35.53 = 46.18 SPACES (47)	3,553m ² /200 = 17.765	(18)
STORAGE AREAS	STAFF & CUSTOMERS* SPACES (5)		
*REFER TRAFFIC ENGINEER'S REPORT			
TOTAL PARKING REQUIRED	CAR SPACES (52)	BIKE SPACES (18)	

* 18.3% OF TOTAL DEVELOPMENT GROSS FLOOR AREA

COUNCIL REQUIREMENT

- WAREHOUSE / INDUSTRY: 1.3 SPACES / 100M²
(INCLUDING OFFICES IF LESS THAN 20% OF DEVELOPMENT AREA: IF MORE THAN 20%, OFFICE RATE IS AT 1 /40M²
- TOTAL OF 2 ACCESSIBLE SPACES IN COMPLIANCE WITH THE COUNCIL'S DCP AND S5AA CRITERIA



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THE LOCK UP

2 Cross Street Brookvale 2100

DEVELOPMENT APPLICATION

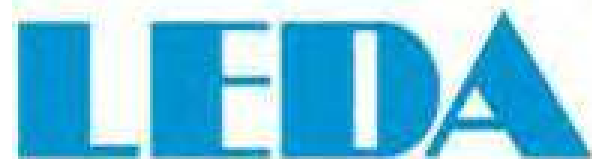
REVISION	DESCRIPTION	DATE
14	FOUR ADDITIONAL STORAGE UNITS ADDED & RENUMBERED	19.10.2021
15	STORAGE MEZZANINE FLOORS ENLARGED	25.10.2021
16	ISSUE FOR DA APPROVAL. INTERNAL LAYOUTS AMENDED. GLASS BLOCK WINDOWS ADDED. SWITCH ROOM CLARIFIED. AREA CALC TABLES ADDED	09.11.2021
17	GRND LINE CLARIFIED. ADDED: (1) STAIRS TO EGRESS DOORS (2) BLDG HT DIMS. (3) DRIVEWAY SECTION (4) HT PLANE PLAN & AXO (5) WINDOWS TO W.C.S	11.01.2022
18	REVISED DA (RAMP SLOPE, DRIVEWAY SETOUT, ADDITIONAL TRAFFIC SIGNAGES AND L1 FACADE SUNHOODS AMENDED TO 600mm DEPTH)	21.02.2022

ARCHITECT



BUILDER / PROJECT MANAGER

CLIENT



0 4 8 12 16 20

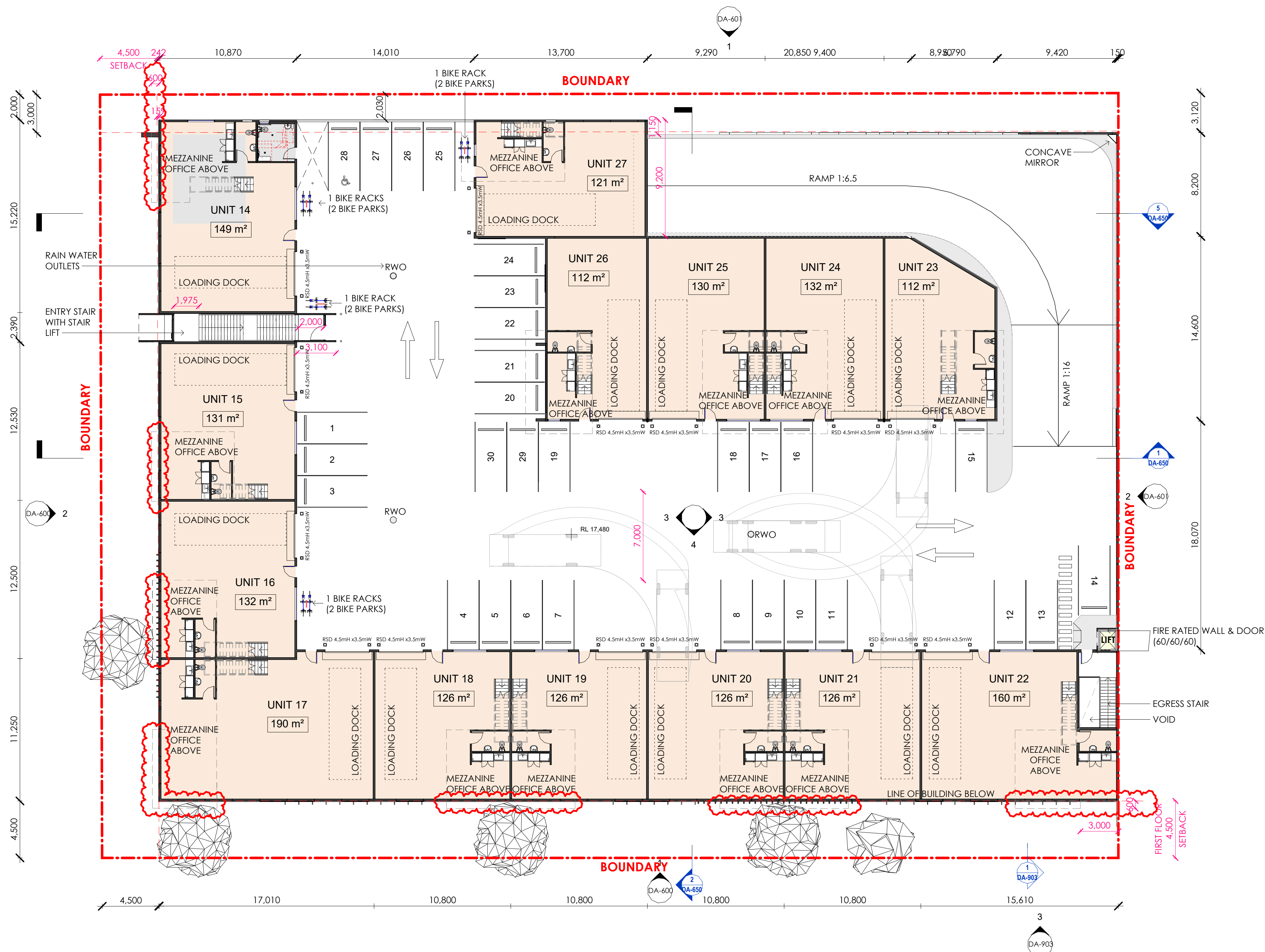
GRAPHIC SCALE: 1:200

purpose

DA

GROUND FLOOR PLAN

scale	As indicated	A1
project no	200826	
date	21.02.2022	
dwn	dwg no	issue
PGT	200826 - DA-201	18



1 LEVEL 1
1 : 200 DA-600

northern
beaches
council

PLANS APPROVED BY THE LAND AND
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Crows Nest, Sydney, NSW 2065

THE LOCK UP
2 Cross Street Brookvale 2100

DEVELOPMENT APPLICATION

REVISION	DESCRIPTION	DATE
14	RSD'S, MSB & TEA POINT RM ENLARGED, PUMP ROOM DELETED, STR UNIT 8 REDUCED, STR UNIT 3 & 4 STAIRS RELOCATED FOR PARKING VEHICLES	27.10.2021
15	ISSUE FOR DA APPROVAL. INTERNAL LAYOUTS AMENDED, GLASS BLOCK WINDOWS ADDED, SWITCH ROOM CLARIFIED, AREA CALC TABLES ADDED	09.11.2021
16	GRND LINE CLARIFIED, ADDED: (1) STAIRS TO EGRESS DOORS (2) BLDG HT DIMS, (3) DRIVEWAY SECTION (4) HT PLANE PLAN & AXO (5) WINDOWS TO W.C.S	11.01.2022
17	REVISED DA (RAMP SLOPE, DRIVEWAY SETOUT, ADDITIONAL TRAFFIC SIGNAGES AND L1 FACADE SUNHOODS AMENDED TO 600mm DEPTH)	21.02.2022

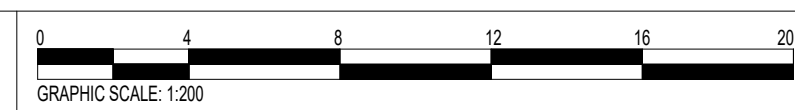
ARCHITECT

PACE
ARCHITECTS

BUILDER / PROJECT MANAGER

CLIENT

LEDA



purpose DA
LEVEL 1 FLOOR PLAN

scale 1 : 200

project no 200826

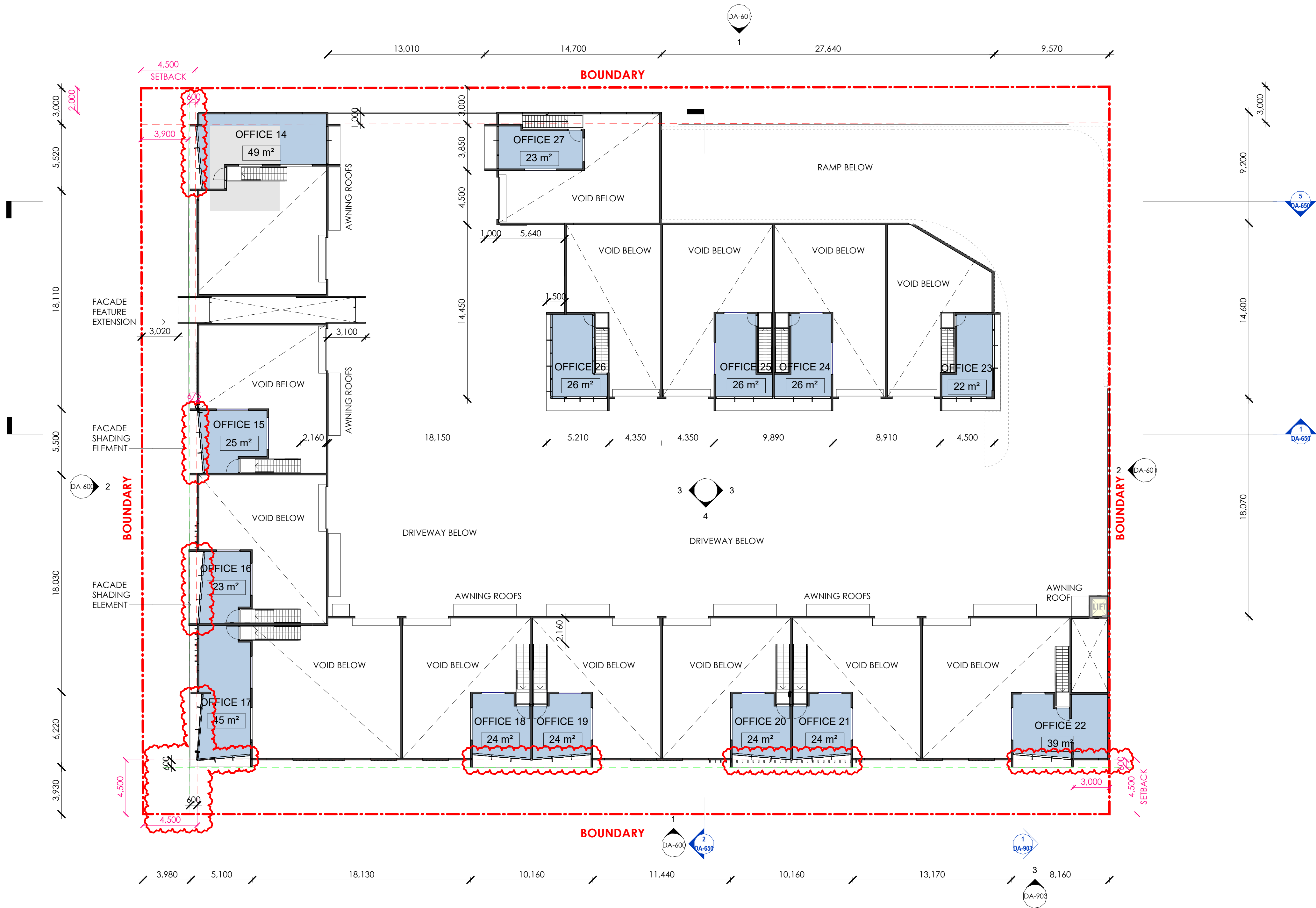
date 21.02.2022

dwn PGT
dwg no 200826 - DA-203

A1



issue 17

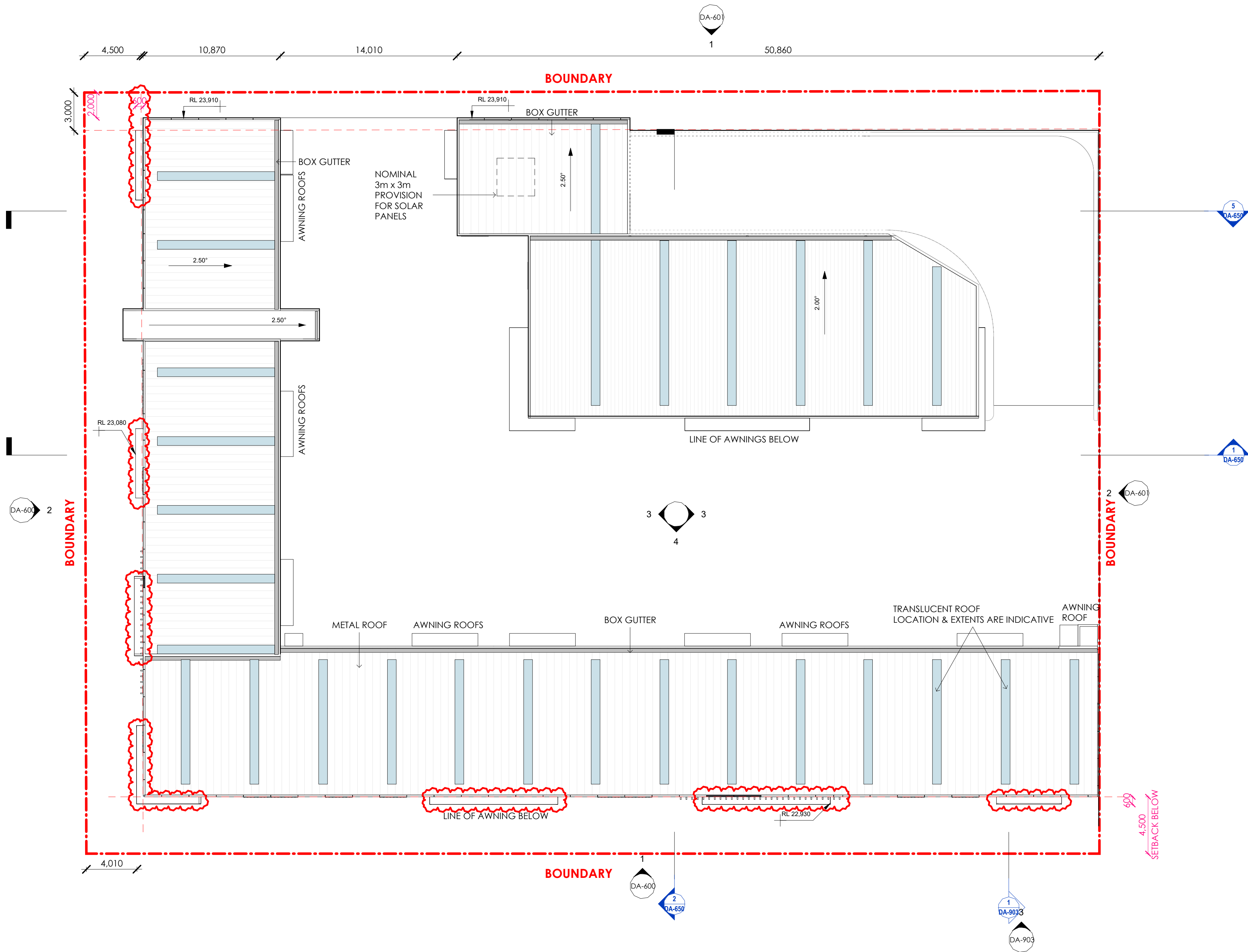


1 MEZZANINE 2
1 : 200 DA-600

 northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
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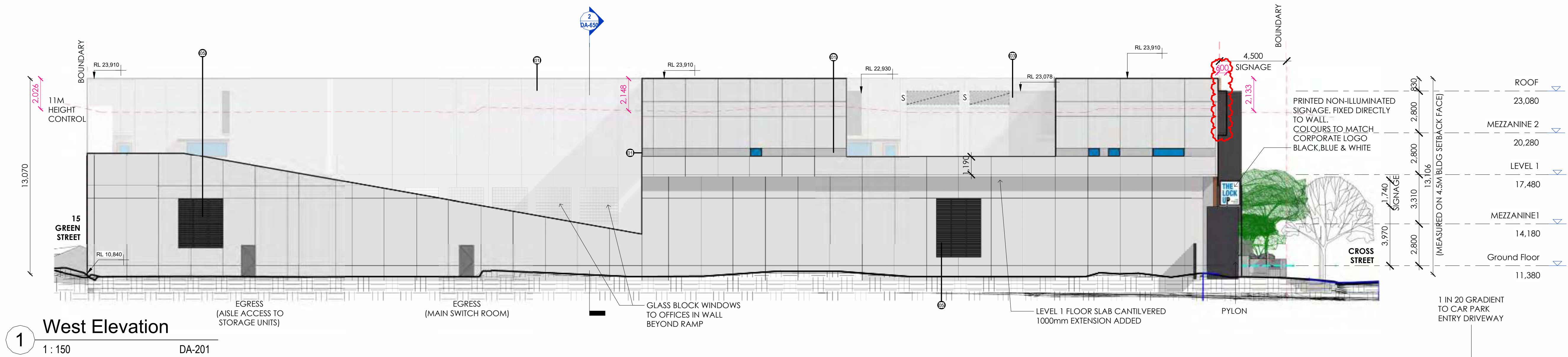


1 ROOF PLAN
1 : 200 DA-600

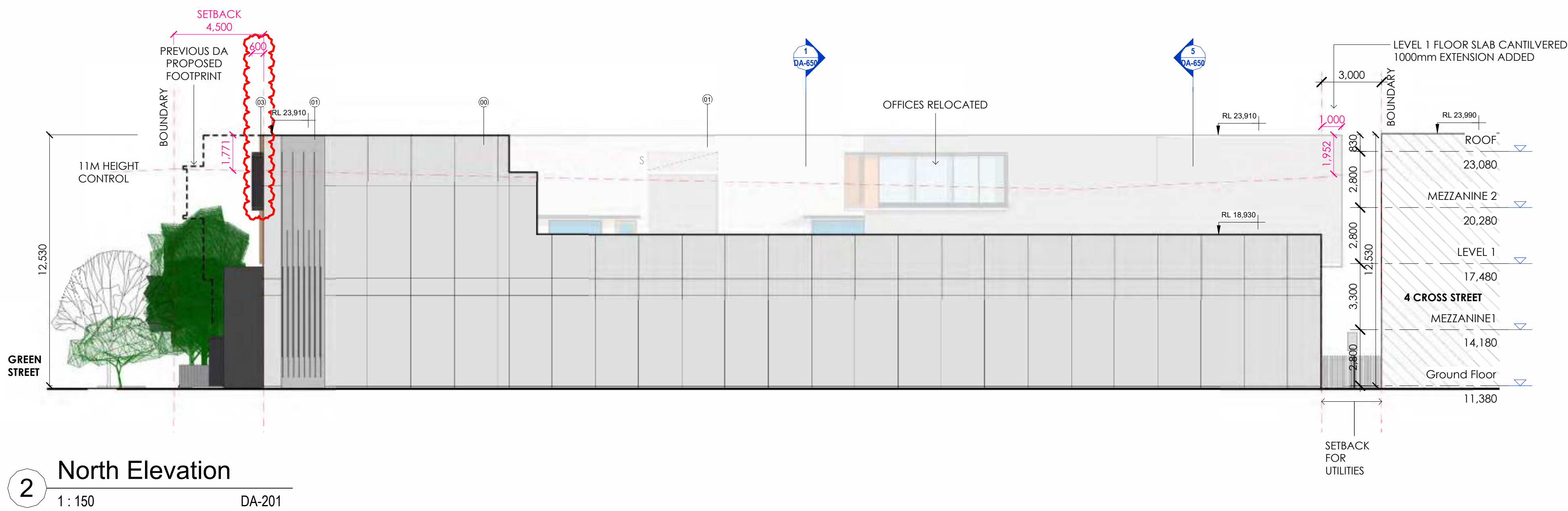
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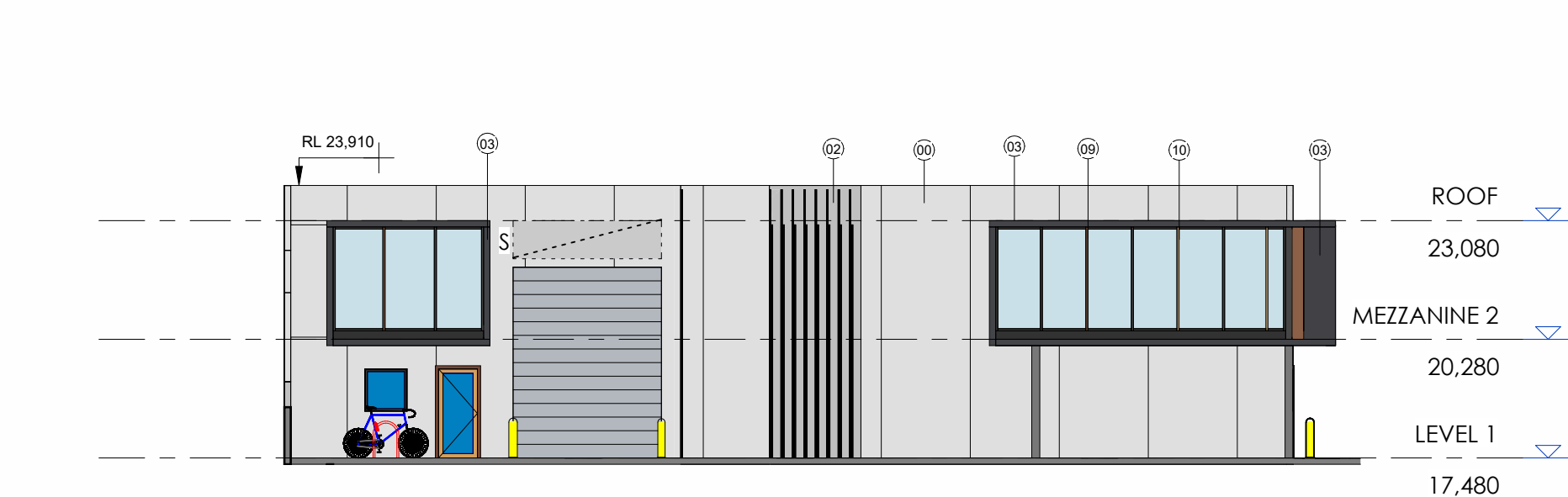
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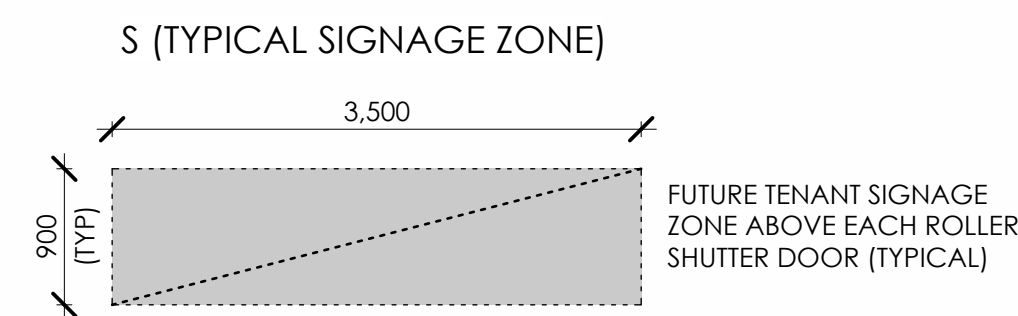
1 West Elevation
1: 150 DA-201



2 North Elevation
1: 150 DA-201

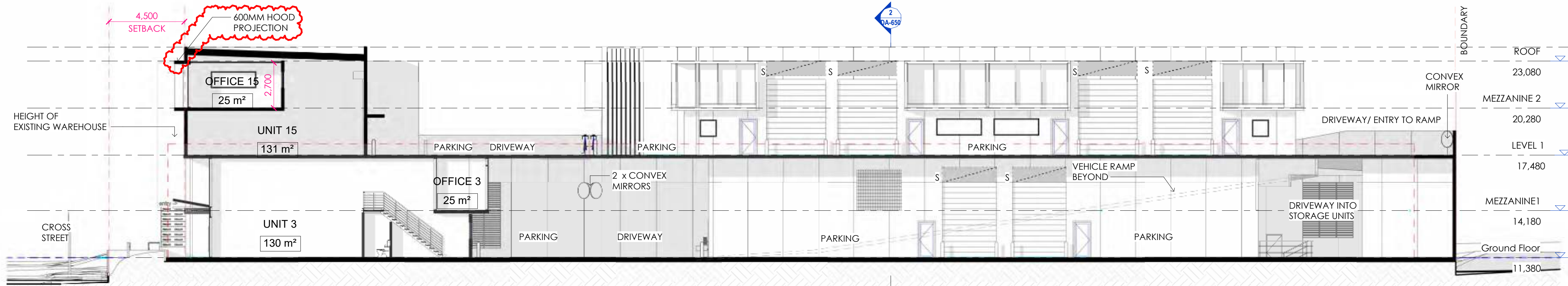


3 South Elevation Level 1 (Typical Internal)
1: 150 DA-203

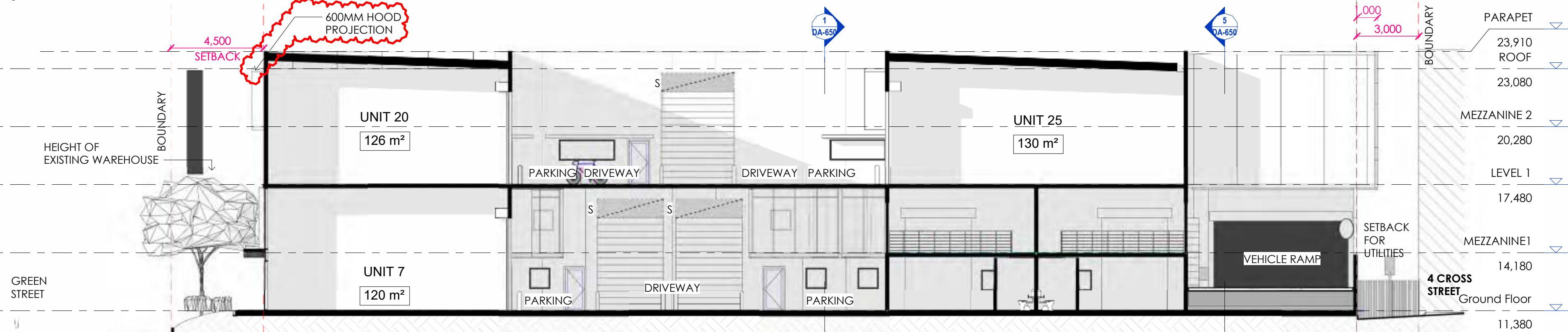


MATERIAL FINISHES LEGEND	
00	PRECAST CONCRETE - SMOOTH FINISH - LIGHT GREY
01	PRECAST CONCRETE - SMOOTH FINISH - DARK GREY
02	PRECAST CONCRETE - RECESSED GROOVE FINISH - DARK GREY
03	METAL FACADE CLADDING MONUMENT LAID HORIZONTALLY & VERTICALLY
05	METAL LOUVER DOORS WITH POWDER-COATED PAINT FINISH - MONUMENT
09	VERTICAL METAL FIN WITH POWDER-COATED PAINT FINISH - BROWN
10	VERTICAL METAL FIN WITH POWDER-COATED PAINT FINISH - BEIGE

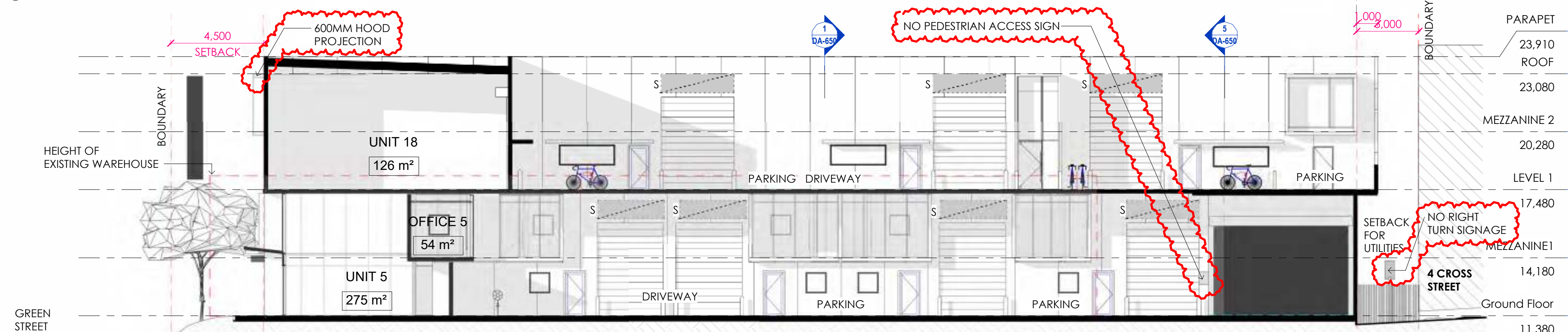
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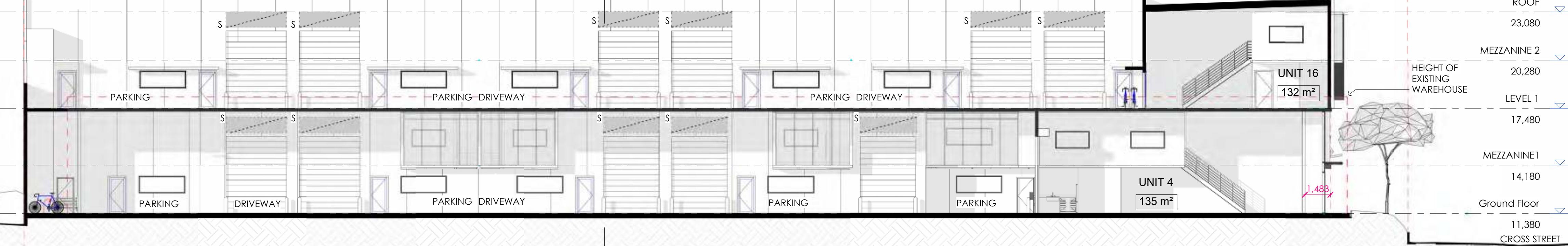
1 Section 1
1: 150



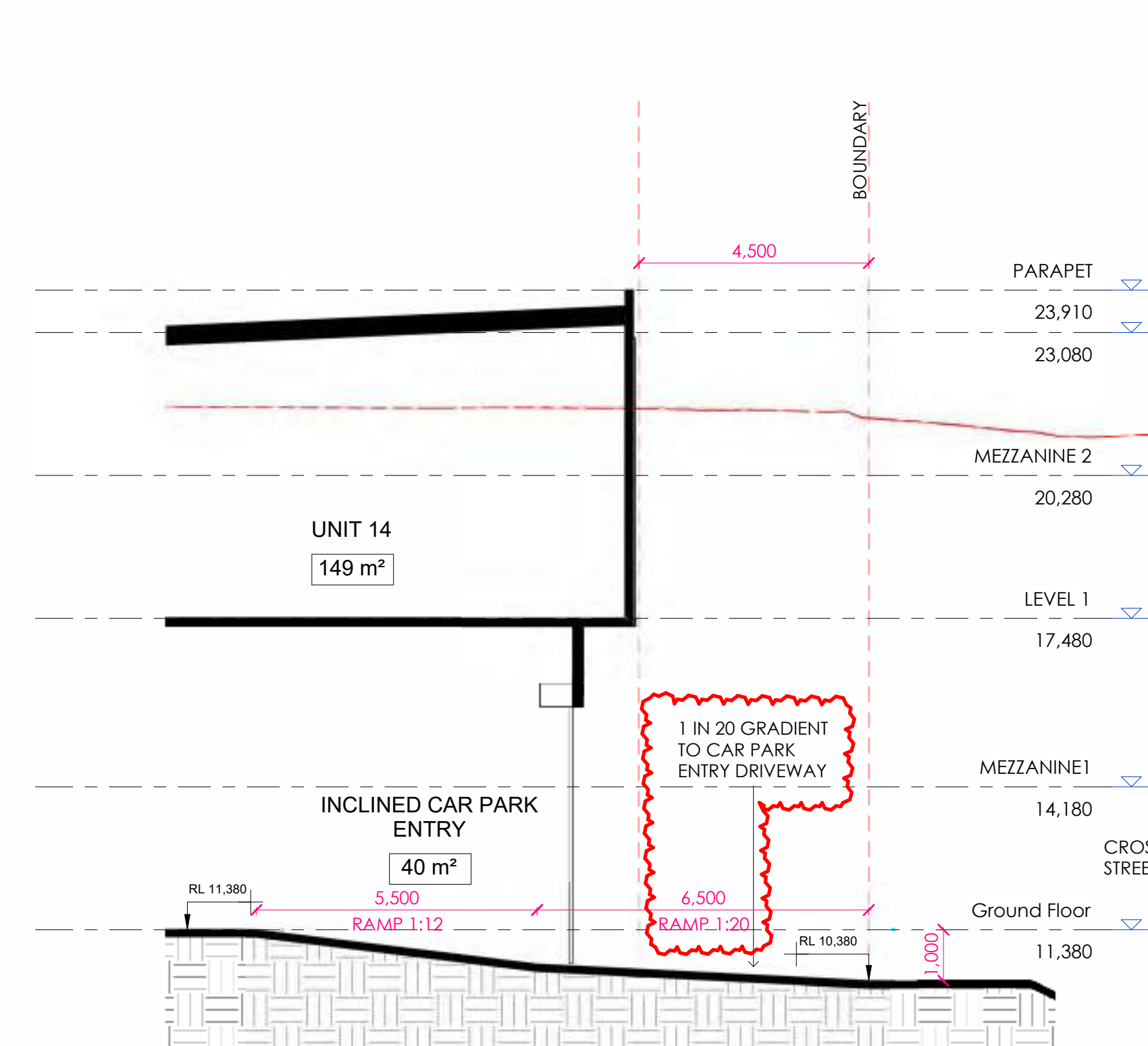
2 Section 2
1: 150



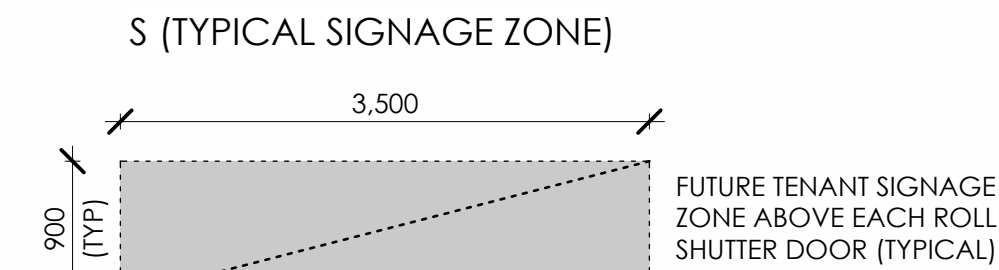
3 Section 3
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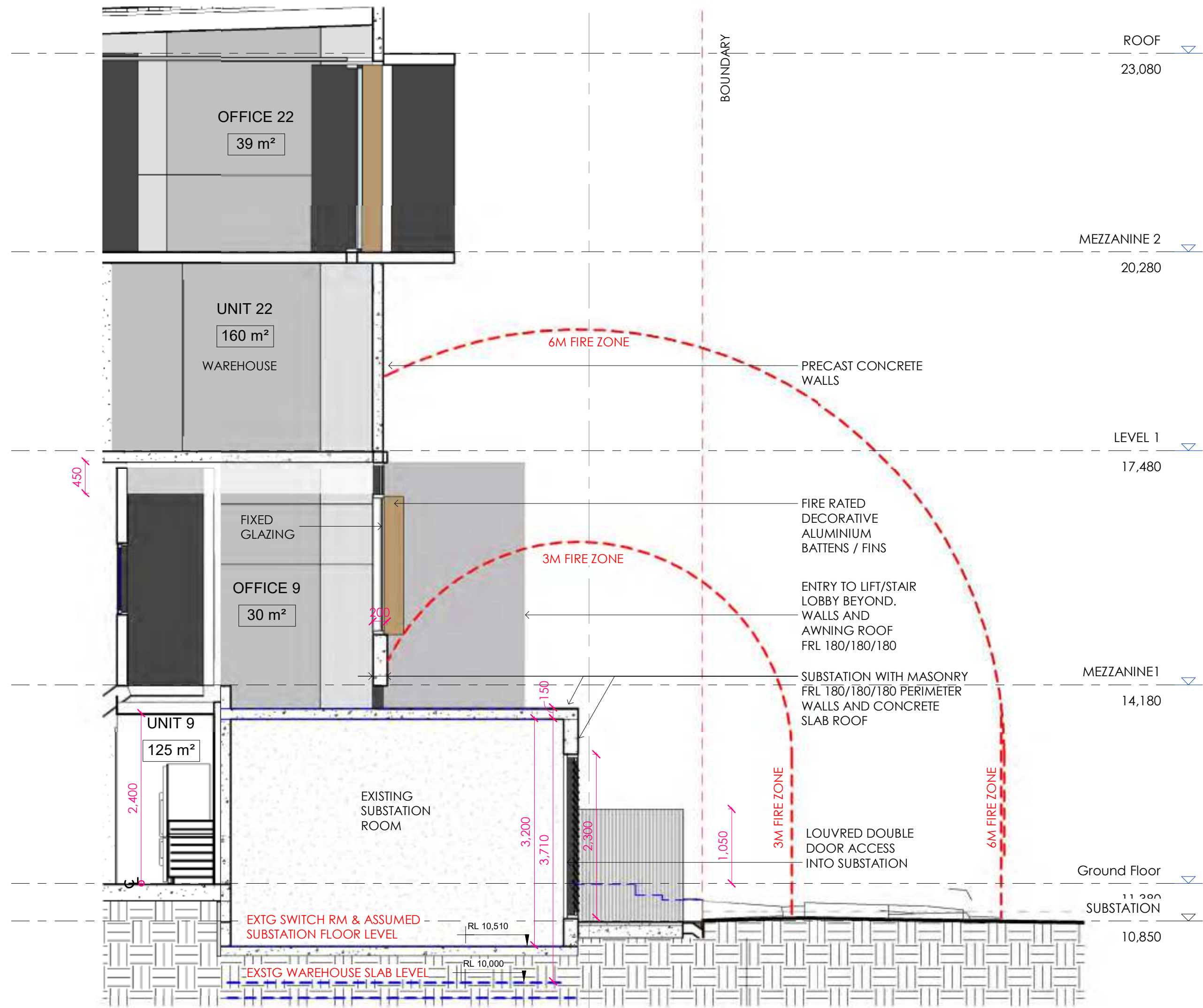
4 Section 4
1: 150



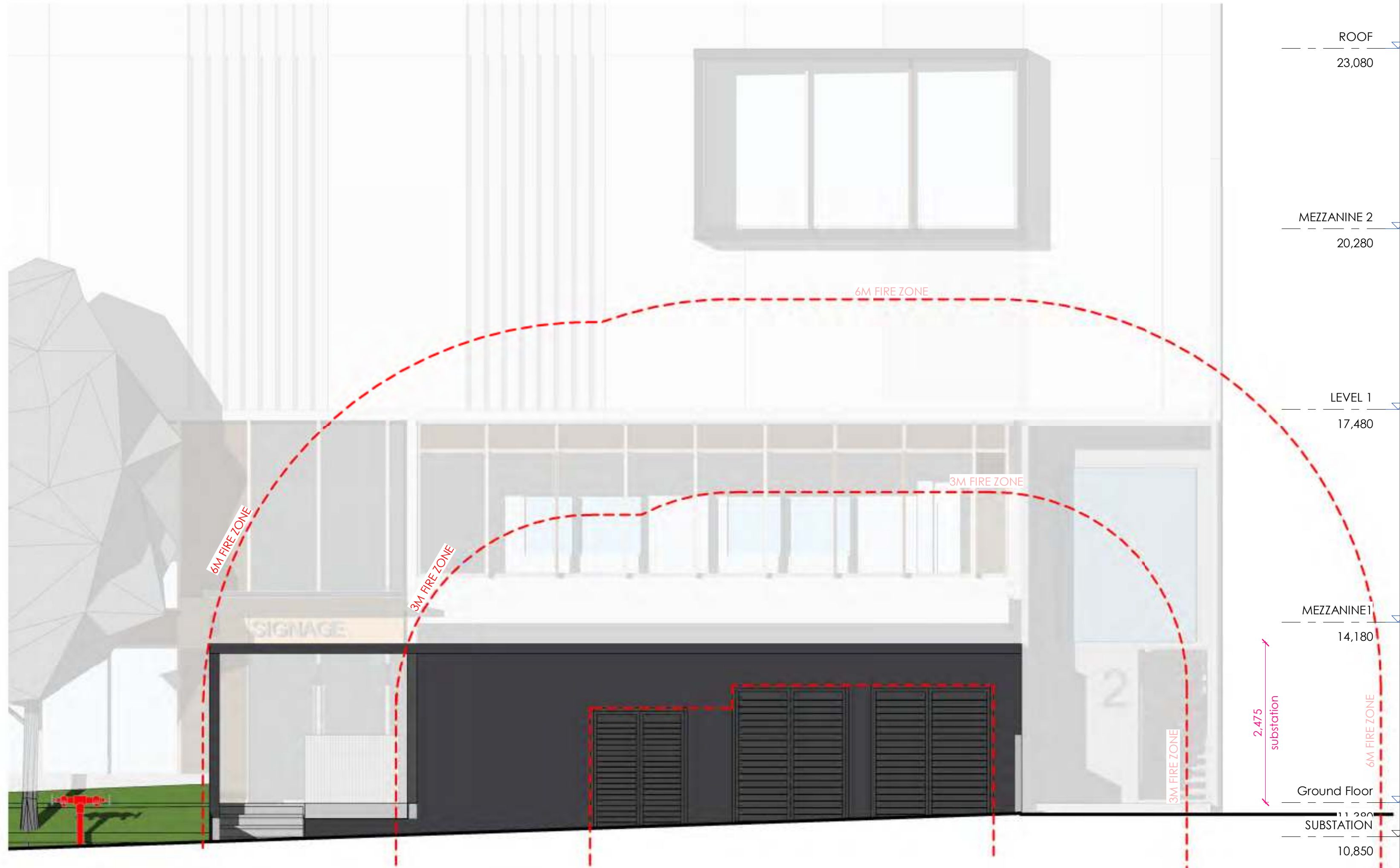
5 Section 5 - Driveway Ramp
1: 100



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1 SUBSTATION SECTION
1 : 50 DA-201



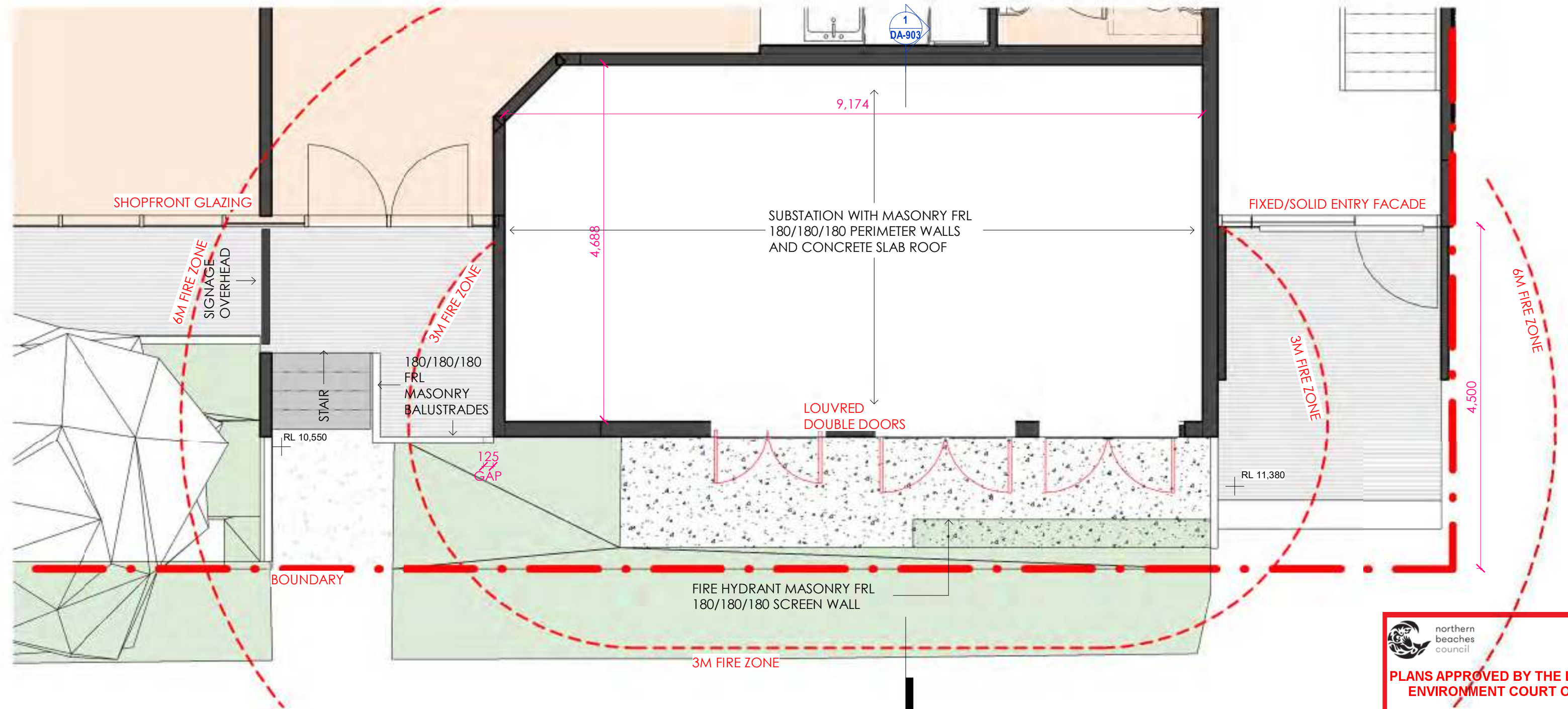
3 East Elevation SUBSTATION
1 : 50 DA-201



4 AXONOMETRIC SUBSTATION



5 3D View GREEN ST SUBSTATION



2 GROUND FLOOR SUBSTATION
1 : 50 DA-600

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REVISION	DESCRIPTION	DATE
1	ISSUED FOR DA APPROVAL	28.09.2021

ARCHITECT
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ARCHITECTS

BUILDER / PROJECT MANAGER

CLIENT

LEDA

0 0.2
GRAPHIC SCALE 1:2
purpose DA
SUBSTATION

scale 1 : 50
project no 200826
date 28.09.2021
dwn PGT
dwg no 200826 - DA-903

A1
issue 1