



BASIX COMMITMENTS NOTES			
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*			
WATER	All Shower Heads	All toilet flushing systems	All kitchen taps
	Fixtures	3 star(4 Shower/mo)	4 star
Rainwater tank	Central rainwater tank - size 5000L to collect run-off from at least 100m2 of roof area and connection to allow for irrigation of 200m2 of common landscape area.		
	Appliances:		
ENERGY	Dishwashers - 5.0-star water rating		
	Clothes washers - 3.5-star water rating to units		
REFER TO APPROVED BASIX	• B203, B204, B205, B206, B207, B208, B303, B304, B305, B306, B307, B308		
	• G203, G203, G204, G206, G207, G208, G302, G303, G304, G305, G307, G308		
ENERGY	Hot water system: Central hot water system - electric heat pump - air sourced		
	Bathroom ventilation system: Individual fan, ducted to facade or roof manual switch on/off		
REFER TO APPROVED BASIX	Kitchen ventilation system: Individual fan, not ducted manual switch on/off		
	Laundry ventilation system: Individual fan, ducted to facade or roof manual switch on/off		
ENERGY	Cooling system: air-conditioning 1 Phase - EER 3.0-3.5 living and bedroom (3-bedroom units only)		
	Cooling system: air-conditioning 1 Phase - EER 3.0-3.5 living only (rest of units)		
ENERGY	Heating system: air-conditioning 1 Phase - EER 3.0-3.5 living and bedroom (3-bedroom units only)		
	Heating system: air-conditioning 1 Phase - EER 3.0-3.5 living only (rest of units)		
Alternative Energy	Artificial lighting: As per BASIX		
	Natural lighting: As per BASIX		
COMMON AREAS	Appliances:		
	Induction cooktop & electric oven in the kitchen of the dwellings		
COMMON AREAS	Dishwashers: 3.5-star energy rating		
	Clothes dryers: 2.0 star		
COMMON AREAS	Photovoltaic system Rated electrical output (min): 27.0 peak kW		
	Refer to approved BASIX report		

DRAWING LIST		REV	DE	CK
SHEET NUMBER	SHEET NAME			
DA_0000	COVER SHEET	3	XL	JK
DA_1000	SITE PLAN	5	DH	JG
DA_1001	SITE ANALYSIS PLAN	2	VM	JK
DA_1101	DEVELOPMENT SITE PLAN	2	VM	JK
DA_1102	LAND DEDICATION PLAN	2	VM	JK
DA_2001	BASEMENT LEVEL PLAN	17	DH	JG
DA_2100	GROUND LEVEL PLAN	6	DH	JG
DA_2101	MEZZANINE LEVEL	3	DH	JG
DA_2102	LEVEL 01 PLAN	10	DH	JG
DA_2103	LEVEL 02 + 03 PLANS	13	DH	JG
DA_2104	Unnamed			
DA_2105	LEVEL 04 + LEVEL 05 PLANS	11	VM	JK
DA_2107	LEVEL 06 + LEVEL 07 PLANS	11	VM	JK
DA_2109	LEVEL 08 + LEVEL 09 PLANS	11	VM	JK
DA_2111	LEVEL 10 + LEVEL 11 PLANS	11	VM	JK
DA_2112	LEVEL 12 - ROOF PLAN - OPEN GARDEN SHADE STRUCTURE	10	VM	JK
DA_2113	ROOF PLAN	2	XL	JK
DA_3101	NORTH-SOUTH ELEVATIONS	10	DH	JG
DA_3102	EAST ELEVATION	10	DH	JG
DA_3103	WEST ELEVATION	10	DH	JG
DA_3104	INTERNAL ELEVATION	10	DH	JG
DA_3201	SECTION A&B	13	DH	JG
DA_3202	SECTION C&D	9	DH	JG
DA_5000	APARTMENT PLANS	7	VM	JK
DA_5200	ADAPTABLE APARTMENT PLANS 1	4	VM	JK
DA_5201	APARTMENT PLANS	3	VM	JK
DA_8500	MATERIALS-FINISHES	4	VM	JK
DA_8600	SHADOW STUDIES	4	VM	JK
DA_8601	SUN EYE VIEWS 21.6.16	2	VM	JK
DA_8602	SOLAR ACCESS- COMMUNAL OPEN SPACE	4	VM	JK
DA_8800	TOTAL GROSS FLOOR AREA (GFA) PLANS	5	DH	JG
DA_8801	SIGNAGE SCHEDULE	2	VM	JK

NatHERS summary 2 Bourke Street Mascot 2020		
Building Elements	Material	Detail
External walls	200mm Concrete + furring channel + plasterboard	R1.5 insulation (product value)
Internal walls within units	Plasterboard on studs	-
Common walls between units	Hebel + stud + plasterboard	-
Common walls between units & corridors	Hebel + stud + plasterboard	-
Common walls between units and lift shafts, fire stairs	200mm Concrete + furring channel + plasterboard	-
Ceiling	Plasterboard	R2.5 insulation (product value) to all ceilings exposed to outside air
Roof	Concrete	-
Floors	Concrete	-
Floor finishes	Tiles - wet areas, Timber - Kitchen/living and bedrooms	-
Windows/doors - except as stated below	Sliding doors, double hung & fixed windows: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%
Windows/doors - Units B201, B202, B203, B208, B209, B210, B301, B302, B303, B307, B308, B310, B403, B404, B502, B504, B604, B704, B1003, B1103, B1203 G201, G208, G209, G210 G301, G308, G309, G310, G403, G404, G504, G604, G704	Sliding doors, double hung & fixed windows: Aluminium frame, double glazed argon fill or similar	U value 4.50 or less and SHGC 0.61 +/- 10%
U and SHGC values are according to NHERC. Alternate products may be used if the U value is the same or lower and the SHGC is within 10% of the above figures. This also applies to changes to the type and thickness of glass required to meet Bushfire and acoustic regulations.		
Lighting: Units have been rated with non-ventilated LED downlights as per Electrical plans.		
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		
Note: Self-closing damper to bathroom, ensuite and laundry exhaust fans.		
Note: Additional insulation may be required to meet acoustic requirements		
This Development must comply with Section 1 of the BCA		
Building & Energy Consultants Australia dissolves itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA		
Note: If any of the elements nominated above change after the DA (Development Application) has been issued, a revised assessment should be undertaken prior to the Construction Certificate being issued with Construction drawings and specifications		

- 3a

RESPONSE TO COUNCIL WITH RFI ITEM No.
- MODIFICATIONS RECOMMENDED BY CONSULTANTS / AUTHORITIES
- MODIFICATIONS RECOMMENDED BY BAYSIDE DESIGN REVIEW PANEL 5 MAY 2022

MODIFICATION CHANGES - NORTH-EAST VIEW	
DESCRIPTION	REASON FOR CHANGE
- RAISED PLANTER BED WALLS INTERFACING PUBLIC DOMAIN MAX 450mm HEIGHT - ARTWORK TO FIRE HYDRANT BOOSTER ENCLOSURE - FACADE DESIGN DEVELOPMENT - PRECAST PANELS TO CARPARK - HORIZONTAL ARTICULATION INCORPORATED - SHOPFRONT AWNINGS EXTENDED OVER FOOTPATH	REQUESTED BY COUNCIL REQUESTED BY COUNCIL MODIFICATIONS RECOMMENDED BY BAYSIDE REVIEW PANEL 05 MAY 2022

SECTION 4.56 APPLICATION

2 BOURKE STREET (FORMERLY 653 GARDENERS ROAD) MASCOT

Regulated Design Record				
Project Address:				
Project Title: Bourke Street Mixed-Use				
Consent No:		Body Corporate Reg No: N/A		
Drawing Title:		Drawing No: DA_1000		
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No



GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264, BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

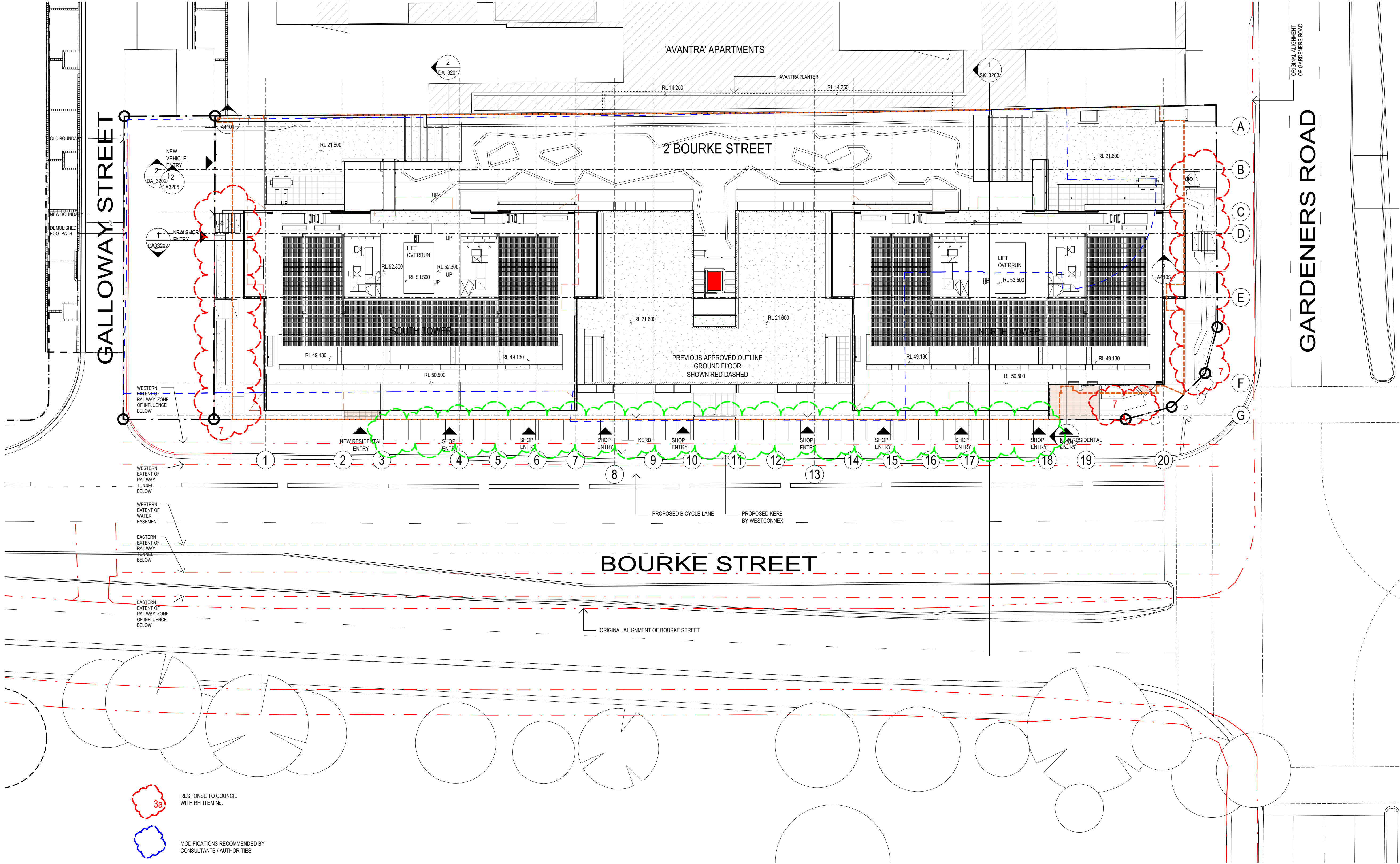
CLIENT
ICEK HOLDINGS PTY LTD

PROJECT NO
18014

PROJECT
Bourke Street
Mixed-Use

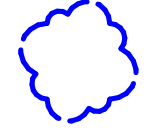
LOCATION
Gadi And Kamey Cntry
2 Bourke Street
Mascot NSW 2020

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3a

RESPONSE TO COUNCIL
WITH RFI ITEM NO.
- 

MODIFICATIONS RECOMMENDED BY
CONSULTANTS / AUTHORITIES
- 

MODIFICATIONS RECOMMENDED BY
BAYSIDE DESIGN REVIEW PANEL 5 MAY 2022

MODIFICATION CHANGES - SITE PLAN

DESCRIPTION	REASON FOR CHANGE
- RAISED PLANTER BED WALLS INTERFACING PUBLIC DOMAIN MAX 450mm HEIGHT - FACADE DESIGN DEVELOPMENT - SHOPFRONT AWNINGS EXTENDED OVER FOOTPATH	REQUESTED BY COUNCIL MODIFICATIONS RECOMMENDED BY BAYSIDE REVIEW PANEL 05 MAY 2022

REV	DATE	DESCRIPTION	DN	AP
5	08.03.23	RESPONSE TO COUNCIL	JG	DH
4	02.09.21	SECTION 4.56	JK	VM

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
SITE PLAN

SHEET NUMBER

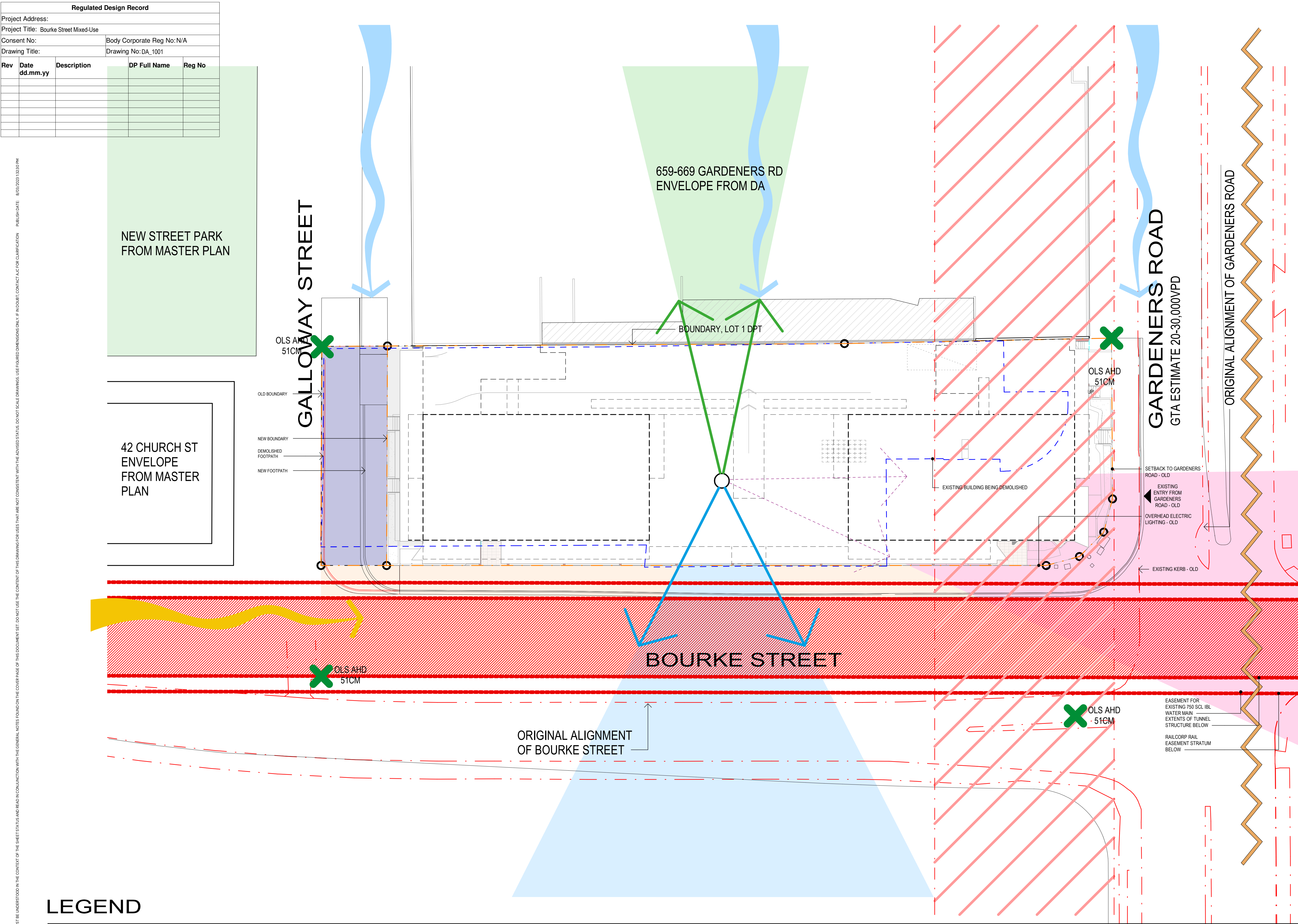
SCALE
As indicated @A1



REVISION

Regulated Design Record				
Project Address:				
Project Title: Bourke Street Mixed-Use				
Consent No:		Body Corporate Reg No: N/A		
Drawing Title:		Drawing No: DA_1001		
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No

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LEGEND

											
RMS 15.24m BOURKE STREET ROAD IMPROVEMENTS	DCP 9m NEW STREET EASEMENT (COUNCIL)	RAIL TUNNEL	SUN PATH	SOUTHERLIES WINDS (REFER TO WINDTECH)	WESTERLIES WIND (REFER TO WINDTECH)	TRAFFIC NOISE	24m NOISE PROTECTION ZONE	COAST VIEWS	CITY VIEWS	GARDEN COURT VIEWS	OBSTACLE LIMITATION SURFACE AHD 51CM

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NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264, BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
ICEK HOLDINGS PTY LTD

PROJECT NO
18014

PROJECT
Bourke Street
Mixed-Use

LOCATION
Gadi And Kamey Country
2 Bourke Street
Mascot NSW 2020

REV	DATE	DESCRIPTION	DN	AP
2	02.09.21	SECTION 4.56	JK	VM
1	19.06.21	Revision 23	JK	VM

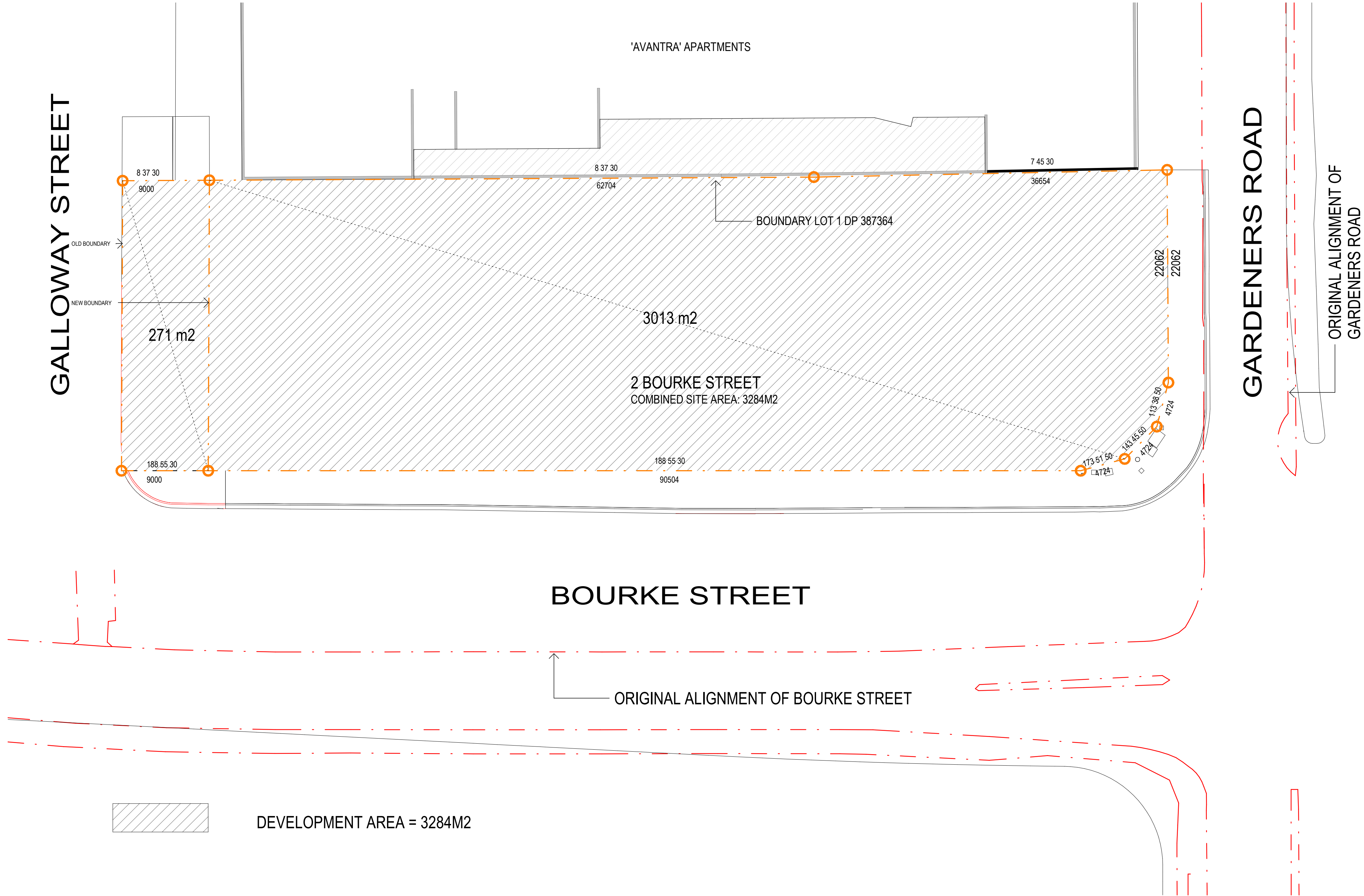
SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
SITE ANALYSIS PLAN

SCALE
1: 250 @A1

Regulated Design Record				
Project Address:				
Project Title: Bourke Street Mixed-Use				
Consent No:			Body Corporate Reg No: N/A	
Drawing Title:			Drawing No: DA_1101	
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No

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PROJECT NO
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PROJECT
Bourke Street
Mixed-Use

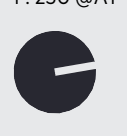
LOCATION
Gadi And Kamey Country
2 Bourke Street
Mascot NSW 2020

REV	DATE	DESCRIPTION	DN	AP
2	02.09.21	SECTION 4.56	JK	VM
1	19.06.21	Revision 23	JK	VM

SHEET STATUS
NOT FOR CONSTRUCTION

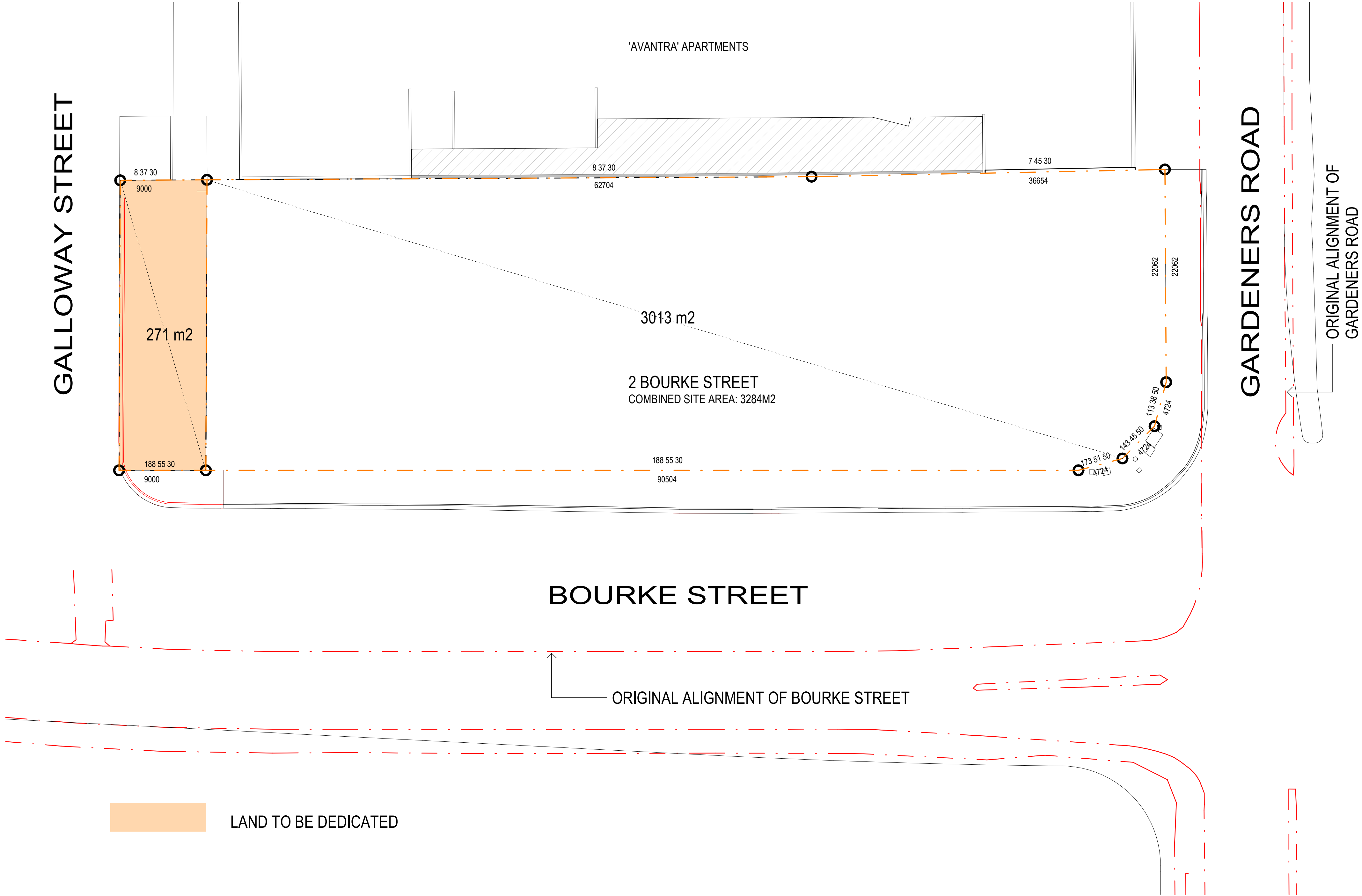
SHEET TITLE
DEVELOPMENT SITE PLAN

SCALE
1: 250 @A1



Regulated Design Record				
Project Address:				
Project Title: Bourke Street Mixed-Use				
Consent No:		Body Corporate Reg No: N/A		
Drawing Title:		Drawing No: DA_1102		
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No

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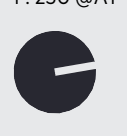
NOMINATED ARCHITECTS:
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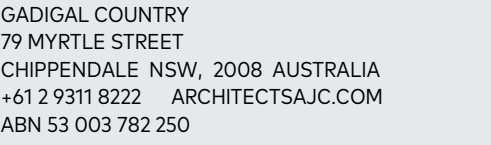
CLIENT
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PROJECT NO
18014

PROJECT
Bourke Street
Mixed-Use

LOCATION
Gadi And Kamey Country
2 Bourke Street
Mascot NSW 2020

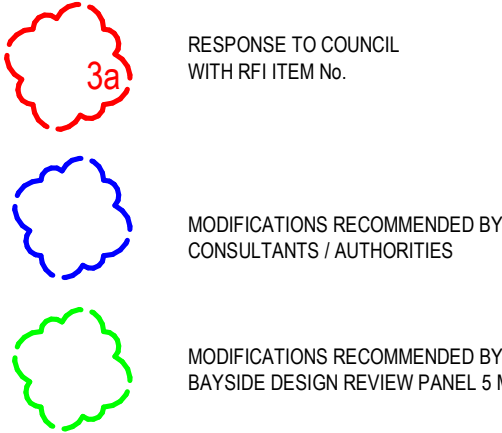
REV	DATE	DESCRIPTION	DN	AP
2	02.09.21	SECTION 4.56	JK	VM
1	19.06.21	Revision 23	JK	VM
SHEET STATUS NOT FOR CONSTRUCTION				
SHEET TITLE LAND DEDICATION PLAN			SCALE 1: 250 @A1	
				
SHEET NUMBER			REVISION	



CLIENT
ICEK HOLDINGS PTY LTD

PROJECT NO
18014

PROJECT	LOCATION
Bourke Street Mixed-Use	Gadi And Kamey Country 2 Bourke Street Mascot NSW 2020



DESCRIPTION	REASON FOR CHANGE
• EV CHARGING FACILITIES ADDED	REQUESTED BY COUNCIL
• CONVEX MIRRORS TO TOP AND BOTTOM OF RAMPS	REQUESTED BY COUNCIL
• BASEMENT NARROWED FOR RAIL RESERVE REQUIREMENT	REQUESTED BY STRUCTURAL ENGINEER
• BASEMENT STORAGE RELOCATED	
• VEHICLE RAMP BETWEEN GROUND FLOOR AND BASEMENT RELOCATED (PARKING SPACES REVISED TO SUIT RELOCATED RAMP)	REQUESTED BY STRUCTURAL / CIVIL ENGINEERS

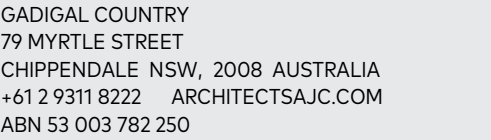
1 BASEMENT 1:200

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SHEET STATUS
NOT FOR CONSTRUCTION



SHEET NUMBER REVISION



CLIENT
ICEK HOLDINGS PTY LTD

PROJECT	LOCATION
Bourke Street Mixed-Use	Gadi And Kamey Country 2 Bourke Street Mascot NSW 2020



DESCRIPTION	REASON FOR CHANGE
* COURIER BAY REPLACED WITH CAR SHARE BAY	REQUESTED BY COUNCIL
* PARKING SPACES PROVIDED WITH 300mm CLEARANCE TO SIDE	REQUESTED BY COUNCIL
* COMMERCIAL CARSPACE C2 AND CAR WASH BAY PROVIDED	REQUESTED BY COUNCIL
* ENCLOSED 38 NO.1 BICYCLE PARKING PROVIDED	REQUESTED BY COUNCIL
* PEDESTRIAN SIGNAGES FOR FULL COMPLIANCE TO CAR PARK EXITS PROVIDED	REQUESTED BY COUNCIL
* CONVEX MIRRORS TO TOP AND BOTTOM OF RAMPS	REQUESTED BY COUNCIL
* RAISED PLANTER BED WALLS INTERACING PUBLIC DOMAIN MAX 450mm HEIGHT	REQUESTED BY COUNCIL
* ARTWORK TO FEE HYDRANT BOOSTER ENCLOSURE	REQUESTED BY COUNCIL
* VEHICLE RAMP BETWEEN GROUND FLOOR AND BASEMENT RELOCATED	REQUESTED BY STRUCTURAL / CIVIL ENGINEERS
*(PARKING SPACES REMOVED TO SUIT RELOCATED RAMP)	
* (HYDRANT TANK/PUMPS AND COMMS ROOM RELOCATED)	REQUESTED BY STRUCTURAL / CIVIL ENGINEERS

1 : 200

BOURKE STREET

SHEET STATUS
NOT FOR CONSTRUCTION



SHEET NUMBER REVISION

DA_2100 6

Regulated Design Record

Project Address:

Project Title: Bourke Street Mixed-Use

Consent No:

Body Corporate Reg No: N/A

Drawing Title:

Drawing No: DA_2101

Rev	Date dd.mm.yy	Description	DP Full Name	Reg No

ALC

GADIGAL COUNTRY

79 MYRTLE STREET

CHIPPENDALE NSW, 2008 AUSTRALIA

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NOMINATED ARCHITECTS:

MICHAEL HEENAN 5264, BRIAN MARIOTTI 9451,

JOHN WHITTINGHAM 7030

CLIENT

ICEK HOLDINGS PTY LTD

PROJECT NO

18014

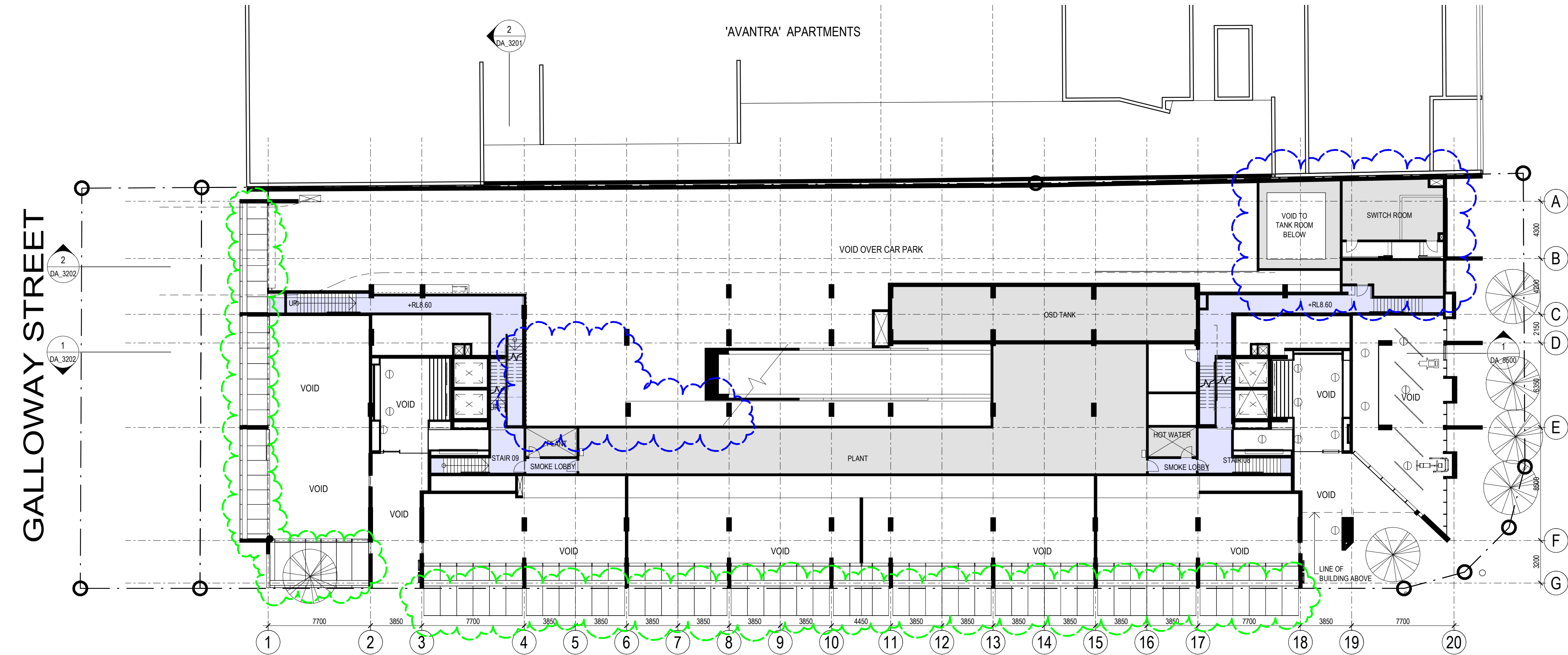
PROJECT

Bourke Street
Mixed-Use

LOCATION

Gadi And Kamey Country
2 Bourke Street
Mascot NSW 2020

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- FIRE STAIRS

LOBBY

PARKING

SHOP
- 3a

RESPONSE TO COUNCIL
WITH RFI ITEM No.

MODIFICATIONS RECOMMENDED BY
CONSULTANTS / AUTHORITIES

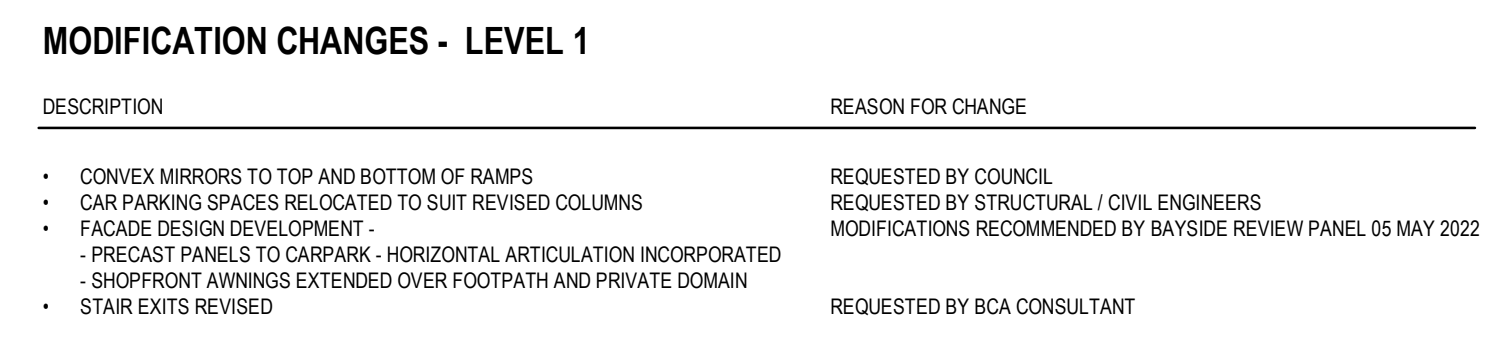
MODIFICATIONS RECOMMENDED BY
BAYSIDE DESIGN REVIEW PANEL 5 MAY 2022

MODIFICATION CHANGES - MEZZANINE LEVEL

DESCRIPTION	REASON FOR CHANGE
- HYDRANT TANK AND SWITCH ROOM RELOCATED - FLOOR SLAB ABOVE LOADING DOCK DELETED - FACADE DESIGN DEVELOPMENT - SHOPFRONT AWNINGS EXTENDED OVER FOOTPATH AND PRIVATE DOMAIN	REQUESTED BY STRUCTURAL / ELECT ENGINEERS REQUESTED BY TRAFFIC ENGINEER MODIFICATIONS RECOMMENDED BY BAYSIDE REVIEW PANEL 05 MAY 2022

1 MEZZANINE LEVEL PLAN 1:200

REV	DATE	DESCRIPTION	DN	AP
3	08.03.23	RESPONSE TO COUNCIL	JG	DH
SHEET STATUS NOT FOR CONSTRUCTION				
SHEET TITLE MEZZANINE LEVEL		SCALE As indicated @A1		
SHEET NUMBER		REVISION		



NOTE:
THIS BUILDING HAS BEEN DESIGN WITH REFERENCE
TO THE RESIDENTIAL FLAT DESIGN CODE 2002.

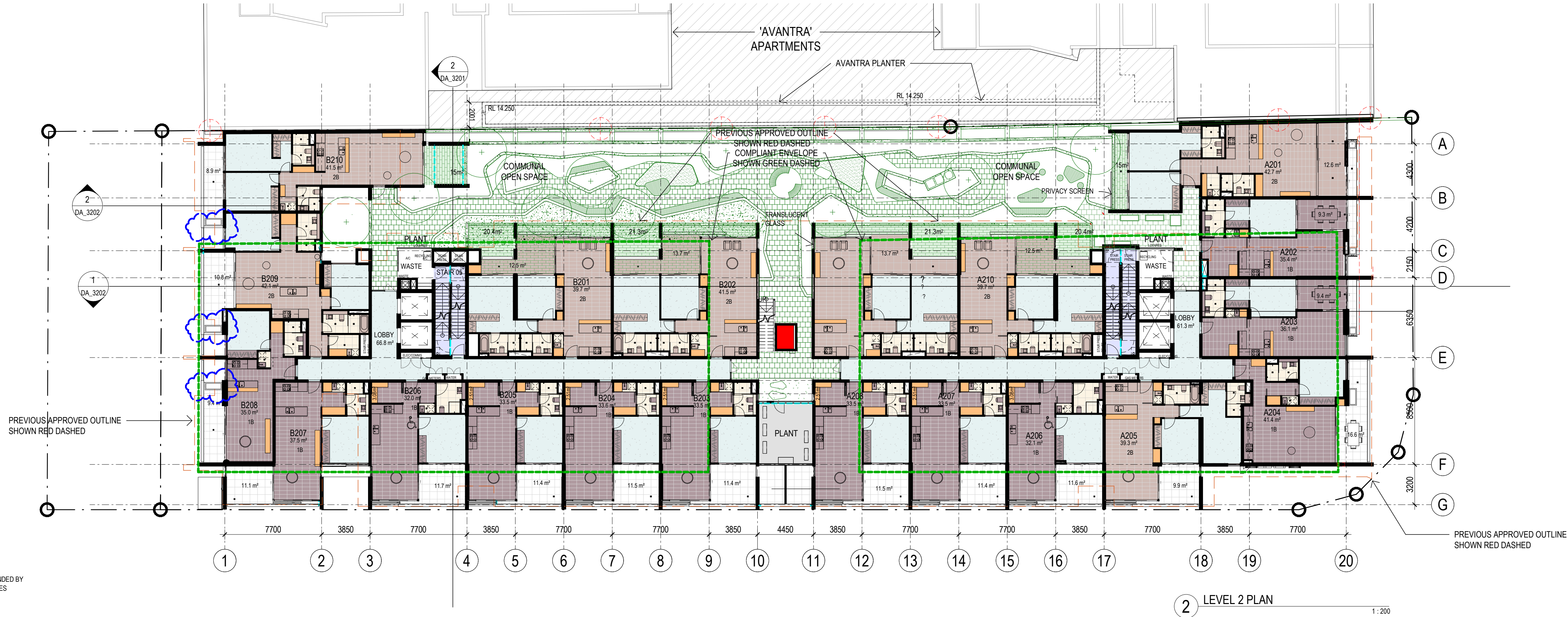
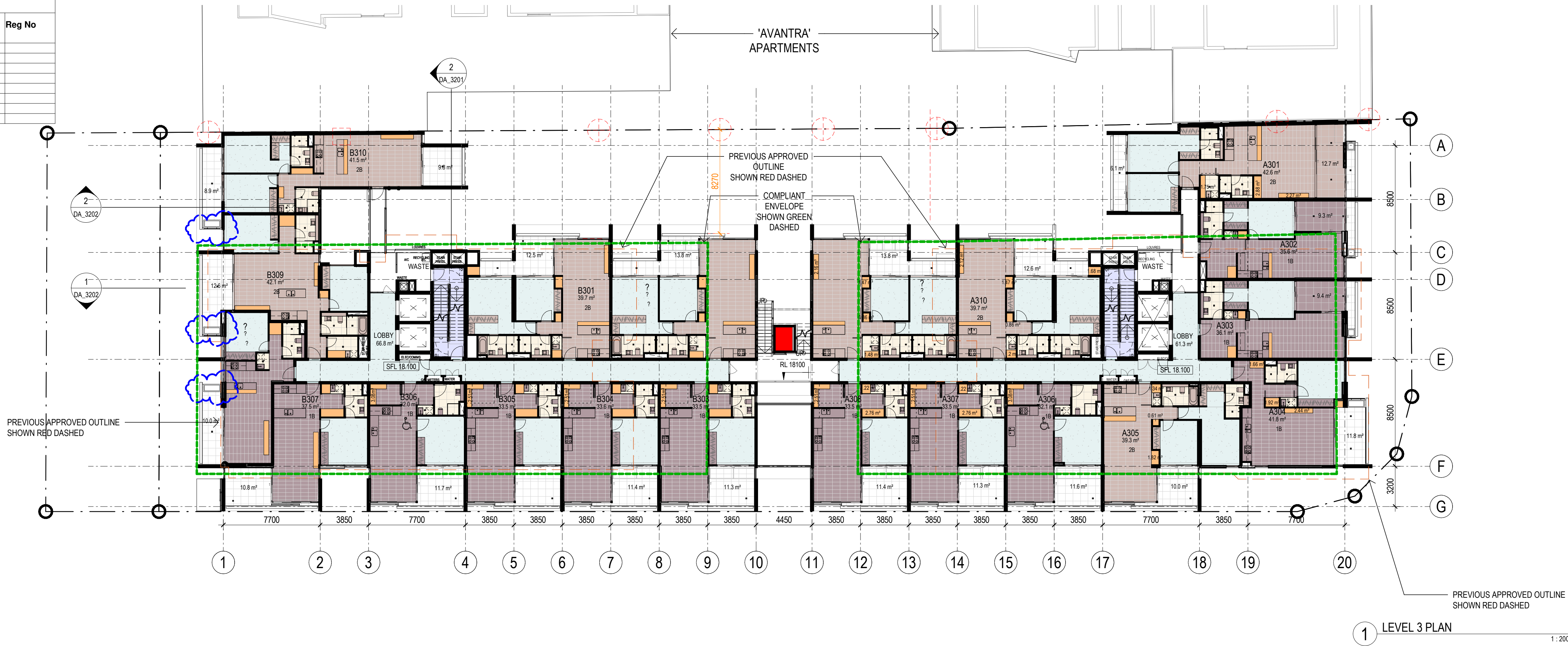
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REV	DATE	DESCRIPTION	DN	AP
16	08.03.23	RESPONSE TO COUNCIL	JG	DH
15	14.11.22	ISSUED FOR REVIEW	JG	DH

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE LEVEL 01 PLAN	SCALE As indicated @A1
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01	<name>
01	Pre-cast concrete, no lint
02	Horizontal aluminium louvers Type 02
5A	Pre-cast concrete, no lint
5B	Pre-cast concrete, Coal Black texture coating
5C	Pre-cast concrete, Bone White texture coating
5D	Aluminium panel or pre-cast concrete, Olive colour
5E	Aluminium panel or pre-cast concrete, Tectiva colour
5F	Polished aggregate concrete
5G	Aluminium panel or pre-cast concrete, Olive colour
AF02	
CONC	Pre-cast concrete, Bone White texture coating
FL02	
GL03	
GL02	GLAZING TYPE 01
LV03	
MP01	Metal Panel Type 1
PB	
TC	Timber cladding
TGSI	

[illegible][illegible]

REV	DATE	DESCRIPTION	DN	AN
13	08.03.23	RESPONSE TO COUNCIL	JG	D
12	28.09.21	SECTION 4.56	JK	V

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
LEVEL 02 + 03 PLANS

SCALE
As indicated @A

SHEET NUMBER REVISION

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1:200



1 : 200

DA_2105 11

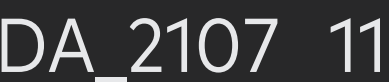
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1 : 200



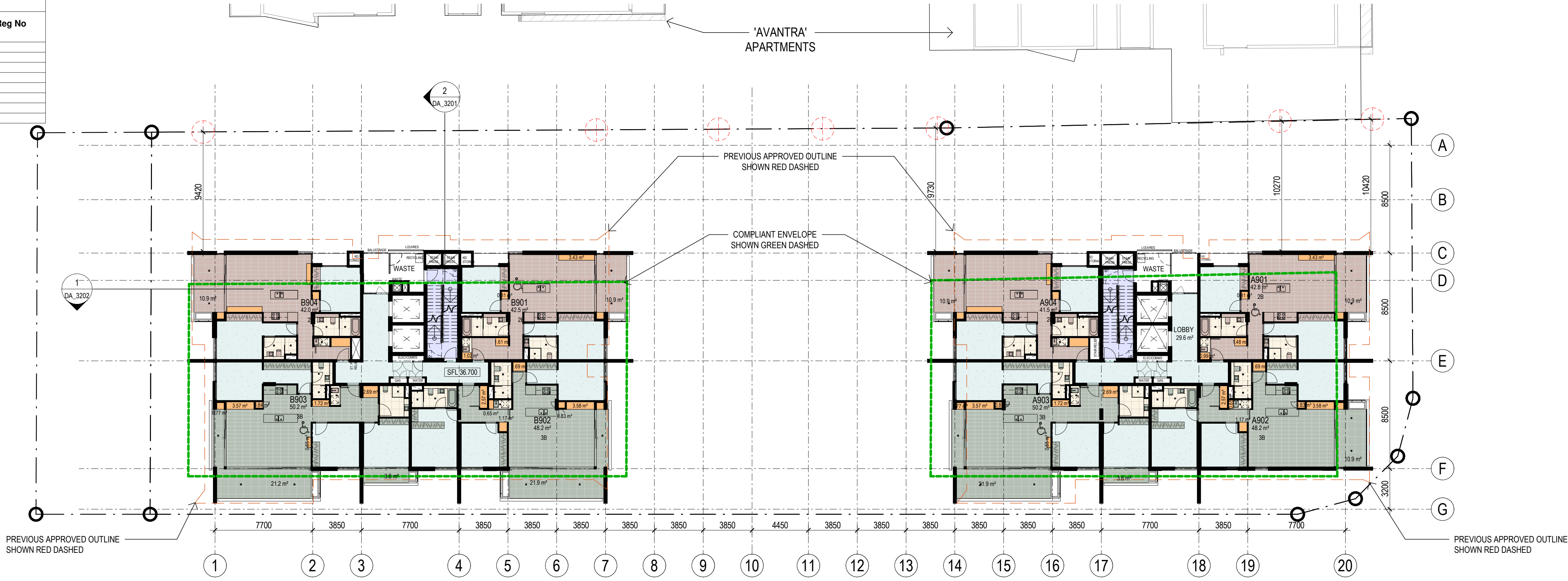
1 : 200



Regulated Design Record				
Project Address:				
Project Title: Bourke Street Mixed-Use				
Consent No:		Body Corporate Reg No: N/A		
Drawing Title:		Drawing No: DA_2109		
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No

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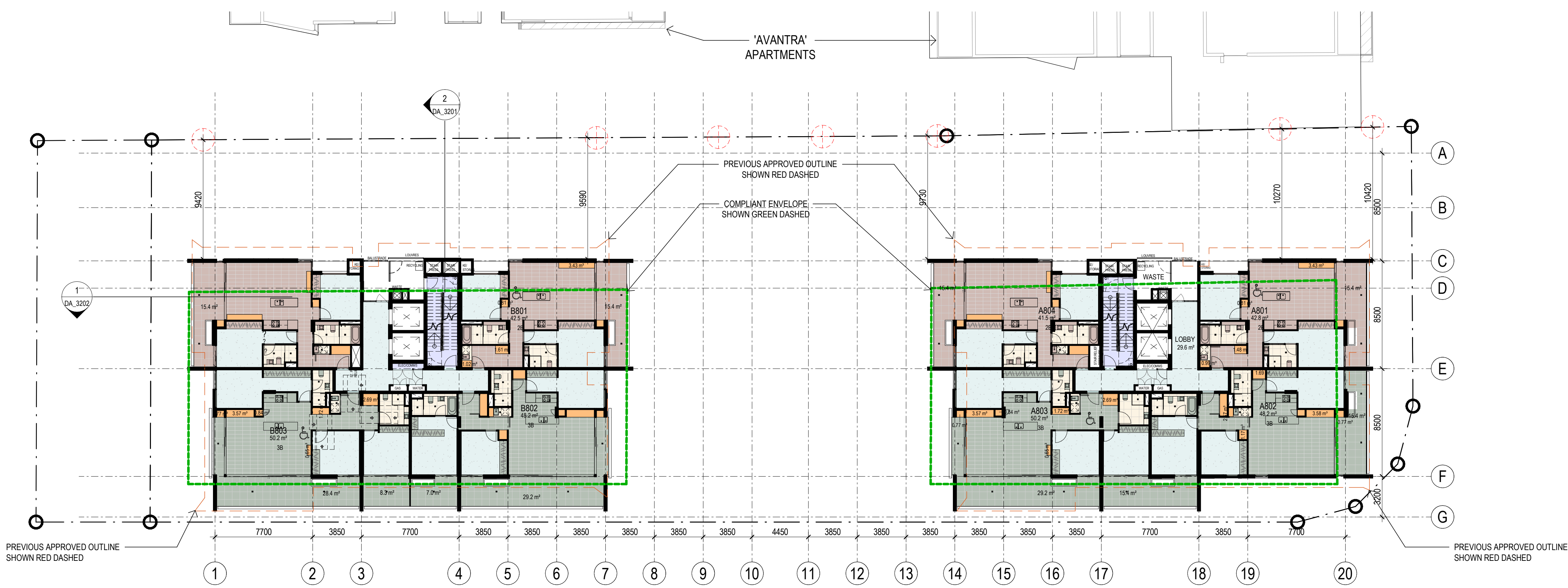
- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- FIRE STAIRS
- LOBBY



1 LEVEL 9 PLAN

1:200

- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- FIRE STAIRS
- LOBBY



2 LEVEL 8 PLAN

1:200



GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264, BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
ICEK HOLDINGS PTY LTD

PROJECT NO
18014

PROJECT
Bourke Street
Mixed-Use

LOCATION
Gadi And Kamey Country
2 Bourke Street
Mascot NSW 2020

NOTE:
THIS BUILDING HAS BEEN DESIGN WITH REFERENCE
TO THE RESIDENTIAL FLAT DESIGN CODE 2002.

MATERIALS LEGEND	
	<v>v>
O1	Pre-cast concrete, no tint
O2	Horizontal aluminium louvers Type O2
SA	Pre-cast concrete, no tint
SB	Pre-cast concrete, Coal Black texture coating
SC	Pre-cast concrete, Bone White texture coating
SD	Aluminium panel or pre-cast concrete, Olive colour
SE	Aluminium panel or pre-cast concrete, Tealva colour
SF	Polished aggregate concrete
SG	Aluminium panel or pre-cast concrete, Olive colour
AF02	
CONC	Pre-cast concrete, Bone White texture coating
FL02	
FL03	
GL01	GLAZING TYPE 01
LVO3	
MP01	Metal Panel Type 1
PB	
TC	Timber cladding
TG01	

Building Elements	Material	Detail
External walls	Pre-cast concrete, no tint	See Section 10.1.1
Internal walls	Pre-cast concrete, no tint	See Section 10.1.1
Roof	Pre-cast concrete, no tint	See Section 10.1.1
Windows	Aluminium panel or pre-cast concrete, Olive colour	See Section 10.1.1
Doors	Aluminium panel or pre-cast concrete, Olive colour	See Section 10.1.1
Staircases	Pre-cast concrete, no tint	See Section 10.1.1
Corridors	Pre-cast concrete, no tint	See Section 10.1.1
Landscaping	Pre-cast concrete, no tint	See Section 10.1.1
Other	Pre-cast concrete, no tint	See Section 10.1.1

BASIX COMMITMENTS NOTES	
WATER	All Shower heads: All toilet flushing systems: All kitchen taps: All bathroom taps: 6 star
ENERGY	Central water heater tank - size 5000L to collect run-off from at least 100m2 of roof area and connection to allow for collection of 200mm of summer rainfall area.
ENERGY	Central water heater tank - size 5000L to collect run-off from at least 100m2 of roof area and connection to allow for collection of 200mm of summer rainfall area.
ENERGY	Central water heater tank - size 5000L to collect run-off from at least 100m2 of roof area and connection to allow for collection of 200mm of summer rainfall area.
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ENERGY	Central water heater tank - size 5000L to collect run-off from at least 100m2 of roof area and connection to allow for collection of 200mm of summer rainfall area.

REV	DATE	DESCRIPTION	DN	AP
11	28.09.21	SECTION 4.56	JK	VM
10	02.09.21	SECTION 4.56	JK	VM

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
LEVEL 08 + LEVEL 09 PLANS

SCALE
1:200 @A1

SHEET NUMBER
DA_2109 11

REVISION

THE CONTENT OF THIS DRAWING MUST BE UNDERSTOOD IN THE CONTEXT OF THE SHEET STATUS AND READ IN CONJUNCTION WITH THE GENERAL NOTES FOUND ON THE COVER PAGE OF THIS DRAWING FOR USES THAT ARE NOT CONSISTENT WITH THE ADVISED STATUS. DO NOT USE THE CONTENT OF THIS DRAWING FOR USES THAT ARE NOT CONSISTENT WITH THE ADVISED STATUS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. IF IN DOUBT, CONTACT A.C. FOR CLARIFICATION. PUBLISH DATE: 8/03/2023 13:34 PM



MATERIALS LEGEND	
	<varies>
O1	Pre-cast concrete, no tint
O2	Horizontal aluminium louvers Type 02
SA	Pre-cast concrete, no tint
SB	Pre-cast concrete, Coal Black texture coating
SC	Pre-cast concrete, Bone White texture coating
SD	Aluminium panel or pre-cast concrete, Olive colour
SE	Aluminium panel or pre-cast concrete, Tealva colour
SE	Polished aggregate concrete
SG	Aluminium panel or pre-cast concrete, Olive colour
AF02	
CONC	Pre-cast concrete, Bone White texture coating
FL02	
FL03	
GL01	GLAZING TYPE 01
LV03	
MP01	Metal Panel Type 1
PB	
TC	Timber cladding
TGSI	

[illegible]

1:200

PROJECT	LOCATION
Bourke Street Mixed-Use	Gadi And Kamey Country 2 Bourke Street Mascot NSW 2020

REV	DATE	DESCRIPTION	DN	AP
11	28.09.21	SECTION 4.56	JK	VM
10	02.09.21	SECTION 4.56	JK	VM

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
LEVEL 10 + LEVEL 11 PLANS

SCALE
1:200 @A1

SHEET NUMBER

REVISION

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Regulated Design Record				
Project Address:				
Project Title: Bourke Street Mixed-Use				
Consent No:		Body Corporate Reg No: N/A		
Drawing Title:		Drawing No: DA_2113		
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No



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79 MYRTLE STREET
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ABN 53 003 782 250

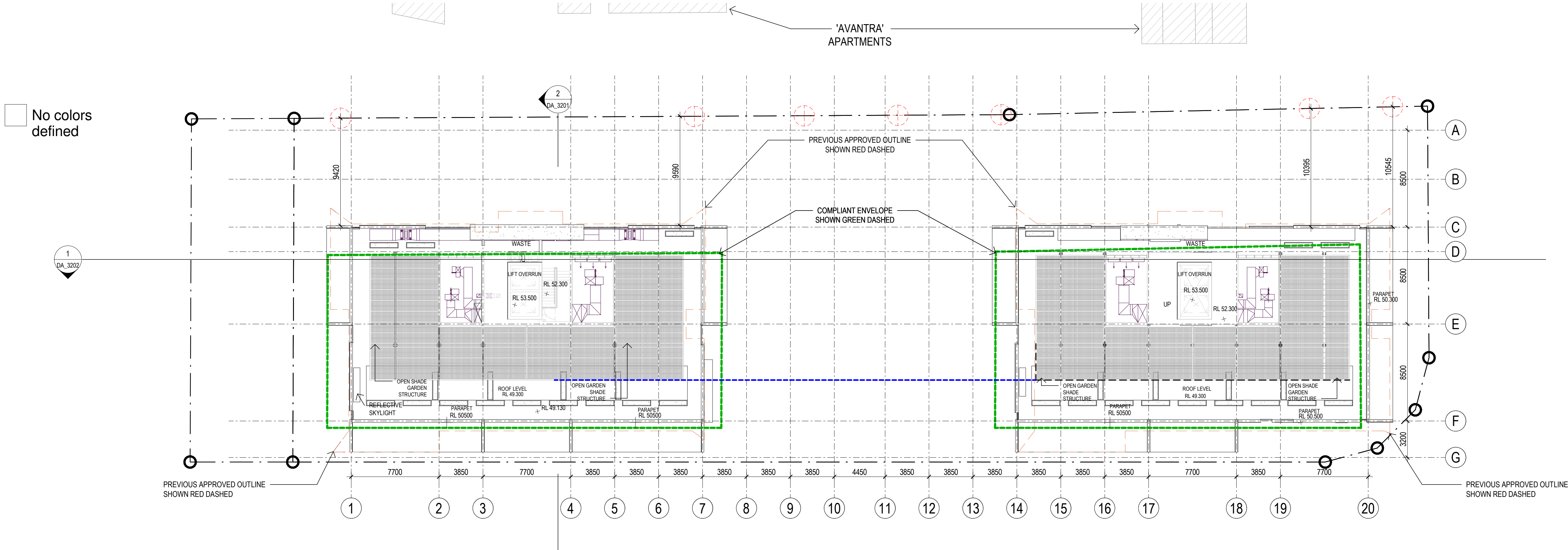
NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264, BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
ICEK HOLDINGS PTY LTD

PROJECT
Bourke Street
Mixed-Use

LOCATION
Gadi And Kamey Country
2 Bourke Street
Mascot NSW 2020

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REV	DATE	DESCRIPTION	DN	AP
2	22.12.21	ISSUED FOR S4.56	JK	XL
1	19.06.21	Revision 23	JK	VM

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
ROOF PLAN

SCALE
1:200 @A1



SHEET NUMBER

REVISION



PROJECT NO
18014

PROJECT	LOCATION
Bourke Street Mixed-Use	Gadi And Karney Country 2 Bourke Street Mascot NSW 2020



	<vires>
01	Pre-cast concrete, no tint
02	Horizontal aluminium louvres Type 02
5A	Pre-cast concrete, no tint
5B	Pre-cast concrete, Coal Black texture coating
5C	Pre-cast concrete, Bone White texture coating
5D	Aluminium panel or pre-cast concrete, Olive colour
5E	Aluminium panel or pre-cast concrete, Tectiva colour
5F	Polished aggregate concrete.
5G	Aluminium panel or pre-cast concrete, Olive colour
AF02	
CONC	Pre-cast concrete, Bone White texture coating
FL02	
GL03	
GL01	GLAZING TYPE 01
LV03	
MP01	Metal Panel Type 1
PS	
TC	Timber cladding
TGSI	

[illegible]

RESPONSE TO COUNCIL
WITH RFI ITEM No.

MODIFICATIONS RECOMMENDED BY
CONSULTANTS / AUTHORITIES

MODIFICATIONS RECOMMENDED BY
BAYSIDE DESIGN REVIEW PANEL 5 MAY 2021

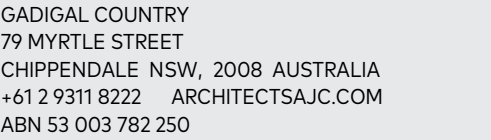
DESCRIPTION	REASON FOR CHANGE
- RAISED PLANTER BED WALLS INTERFACING PUBLIC DOMAIN MAX 450mm HEIGHT - FAÇADE DESIGN DEVELOPMENT - - PRECAST PANELS TO CARPARK - HORIZONTAL ARTICULATION INCORPORATED - SHOPFRONT AWNINGS EXTENDED OVER FOOTPATH	REQUESTED BY COUNCIL MODIFICATIONS RECOMMENDED BY BAYSIDE REVIEW PANEL 05 MAY 2022

REV	DATE	DESCRIPTION	DN	AP
10	08.03.23	RESPONSE TO COUNCIL	JG	DH
9	02.09.21	SECTION 4.56	JK	VM

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE	SCALE
NORTH+ SOUTH ELEVATIONS	As indicated @A1

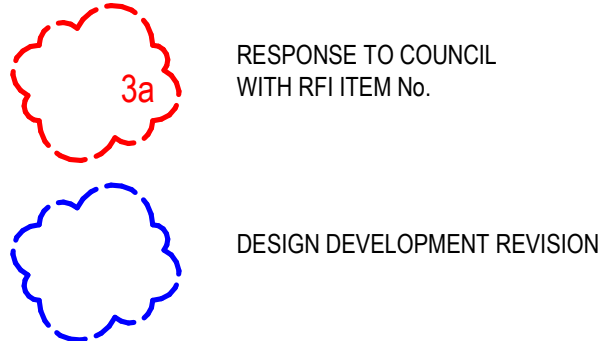
SHEET NUMBER



CLIENT
ICEK HOLDINGS PTY LTD

PROJECT NO
18014

PROJECT	LOCATION
Bourke Street Mixed-Use	Gadi And Kamey Country 2 Bourke Street Mascot NSW 2020

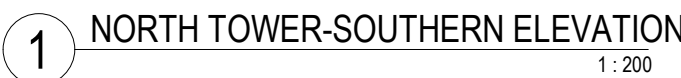
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SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE EAST ELEVATION	SCALE As indicated @A1
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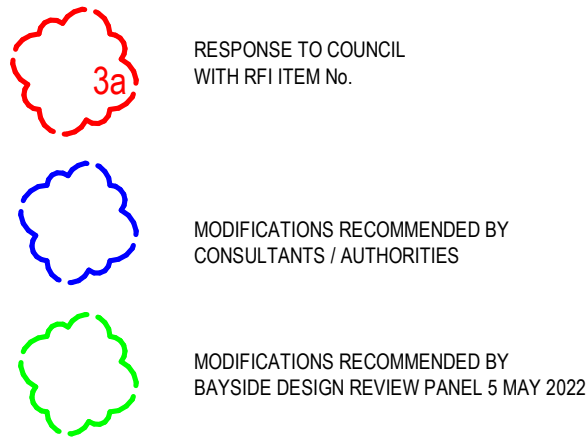
SHEET NUMBER REVISION

DA_3102 10

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SHEET STATUS
NOT FOR CONSTRUCTION

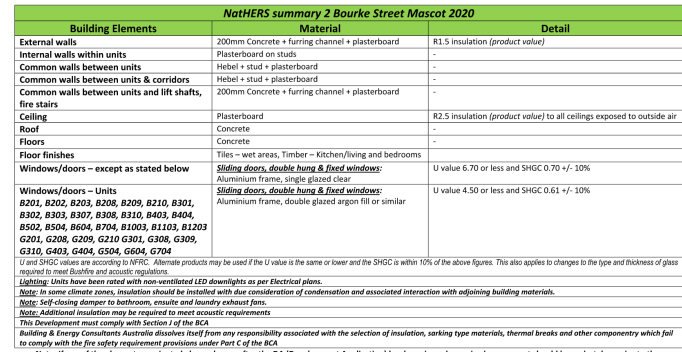
SHEET NUMBER REVISION



DESCRIPTION	REASON FOR CHANGE
• FACADE DESIGN DEVELOPMENT - • PRECAST PANELS TO CARPARK - HORIZONTAL ARTICULATION INCORPORATED • SHOPFRONT AWNINGS EXTENDED OVER FOOTPATH • INFORMATION ADDED TO RAIL CORRIDOR CROSS SECTIONAL DRAWINGS	MODIFICATIONS RECOMMENDED BY BAYSIDE REVIEW PANEL 05 MAY 2022 REQUESTED BY COUNCIL / RAIL AUTHORITIES

DA_3201 13

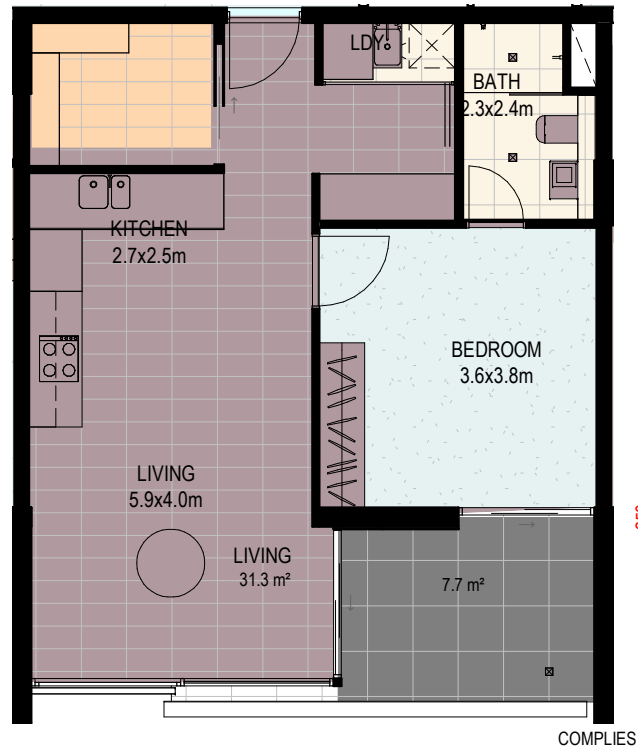
DESCRIPTION	REASON FOR CHANGE
- RAISED PLANTER BED WALLS INTERFACING PUBLIC DOMAIN MAX 450mm HEIGHT - BASEMENT NARROWED FOR RAIL RESERVE REQUIREMENT - BASEMENT STORAGE RELOCATED - FACADE DESIGN DEVELOPMENT -	REQUESTED BY COUNCIL REQUESTED BY STRUCTURAL ENGINEER MODIFICATIONS RECOMMENDED BY BAYSIDE REVIEW PANEL 05 MAY 2022

1 SECTION C

* ONLY MAIN CHANGES
HAVE BEEN CLOUDED

Regulated Design Record				
Project Address:				
Project Title: Bourke Street Mixed-Use				
Consent No:		Body Corporate Reg No: N/A		
Drawing Title:		Drawing No: DA_5000		
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No

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1 1 BEDROOM TYPE A
LEVEL 6 - STORE= 4.19 m³
1 : 100



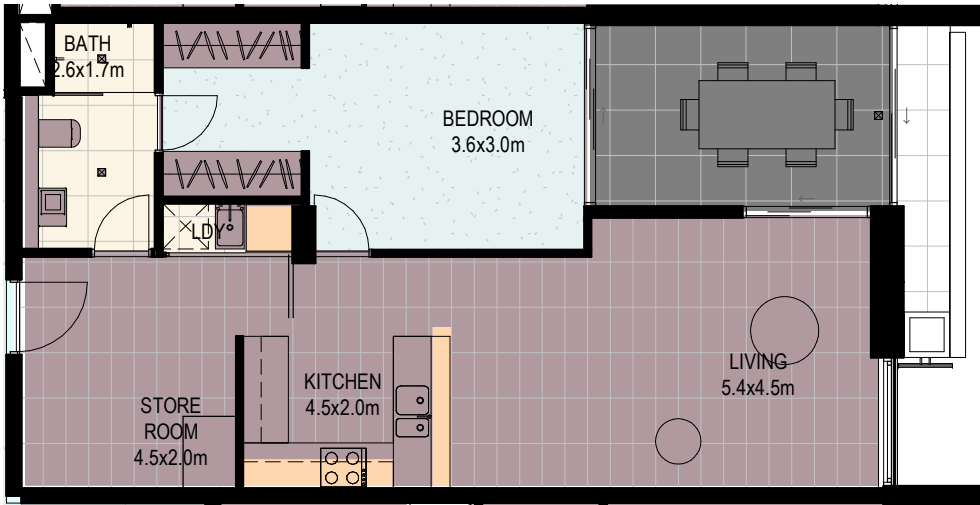
2 1 BEDROOM TYPE B
LEVEL 2,3 - STORE= 6.4m³
1 : 100



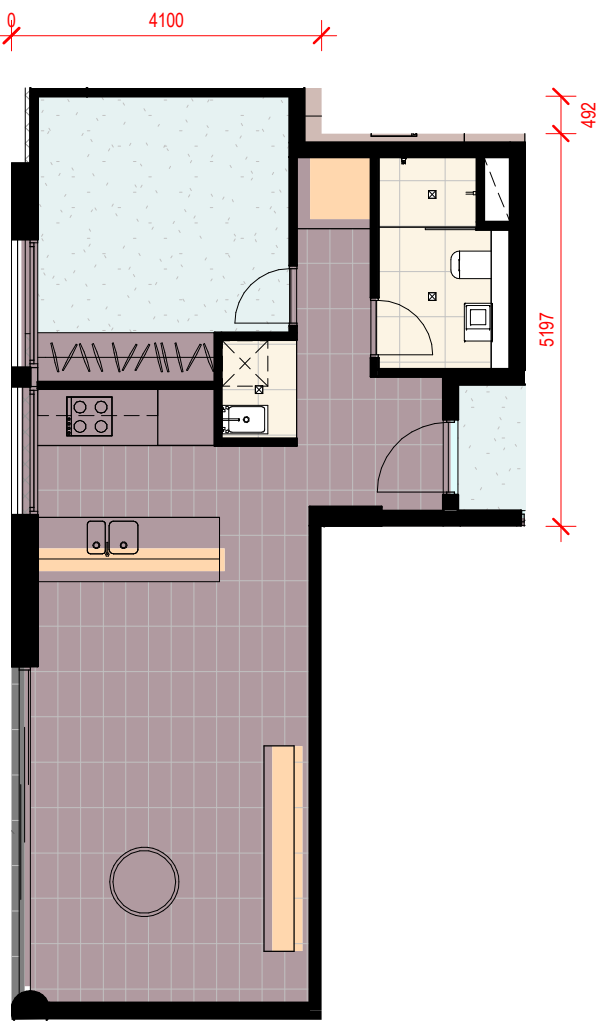
3 1 BEDROOM TYPE C
LEVEL 4 - STORE= 6.25 m³
1 : 100



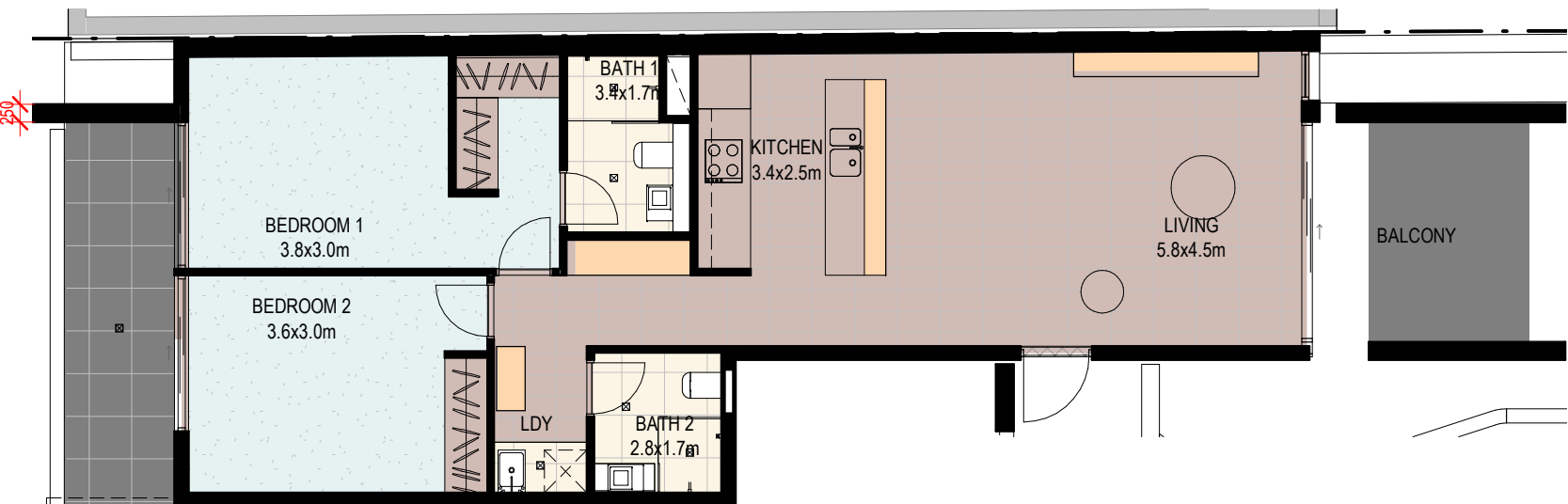
4 1 BEDROOM TYPE D
LEVEL 2,3 - STORE= 6.96m³
1 : 100



14 1 BEDROOM TYPE E
LEVEL 2,3 - STORE= 2.24m³
1 : 100



15 1 BEDROOM TYPE F
LEVEL 2,3 - STORE= 5.84 m³
1 : 100



5 2 BEDROOM TYPE A
LEVEL 2,3 - STORE= 6.19 m³
1 : 100



6 2 BEDROOM TYPE B
PODIUM - STORE= 8.26 m³
1 : 100

* ONLY MAIN CHANGES
HAVE BEEN CLOUDED



GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264, BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
ICEK HOLDINGS PTY LTD

PROJECT NO
18014

PROJECT
Bourke Street
Mixed-Use

LOCATION
Gadi And Kamey Country
2 Bourke Street
Mascot NSW 2020

REV	DATE	DESCRIPTION	DN	AP
7	28.09.21	SECTION 4.56	JK	VM
6	02.09.21	SECTION 4.56	JK	VM

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
APARTMENT PLANS

SCALE
1:100 @A1

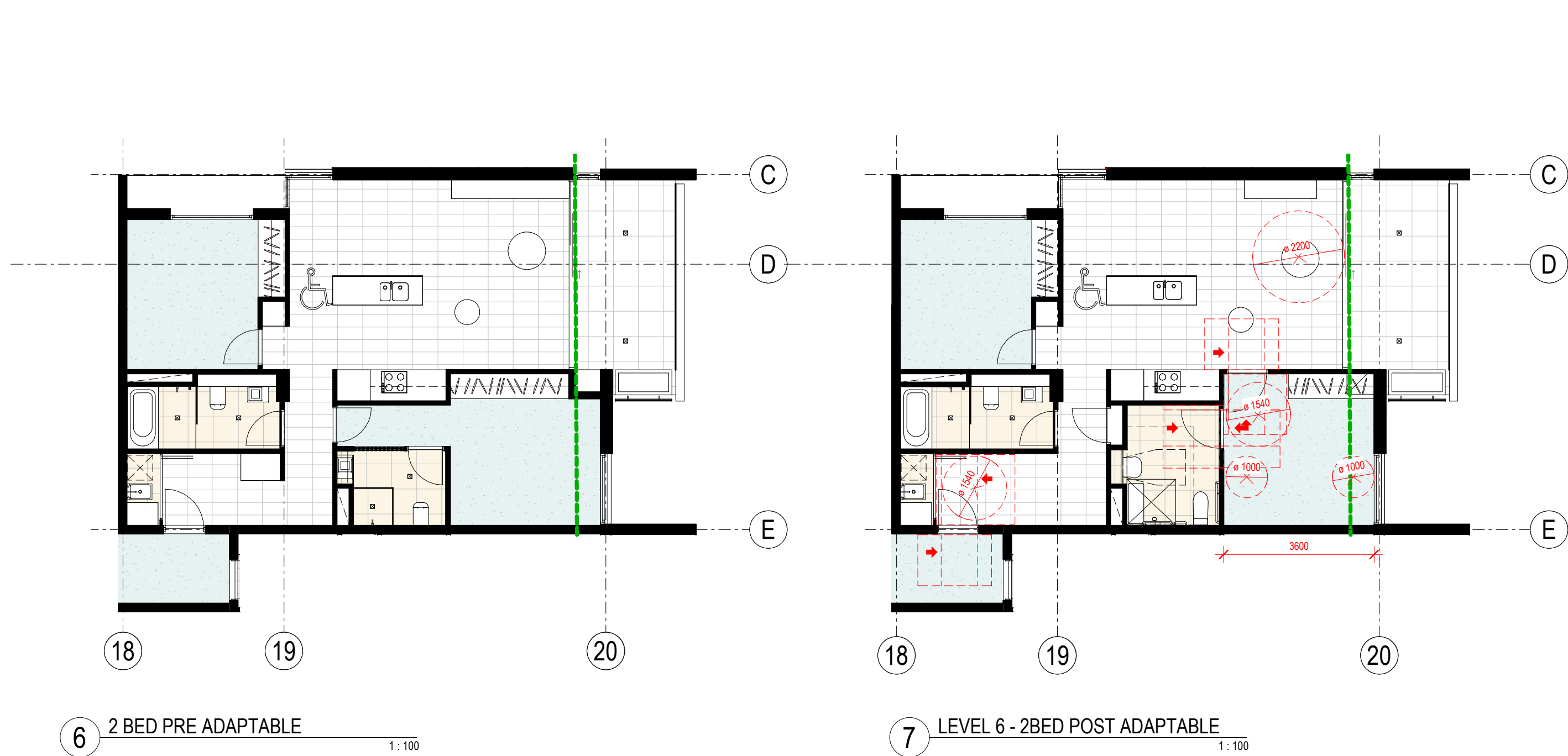


SHEET NUMBER	REVISION
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DA_5000 7

Regulated Design Record				
Project Address:				
Project Title: Bourke Street Mixed-Use				
Consent No:		Body Corporate Reg No: N/A		
Drawing Title:		Drawing No: DA_5200		
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No

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ADAPTABLE APARTMENTS:

LEVEL 4 - B401 (SOUTH TOWER), G401 (NORTH TOWER)

LEVEL 5 - B501 (SOUTH TOWER), G501 (NORTH TOWER)

LEVEL 6 - B601 (SOUTH TOWER), G601 (NORTH TOWER)

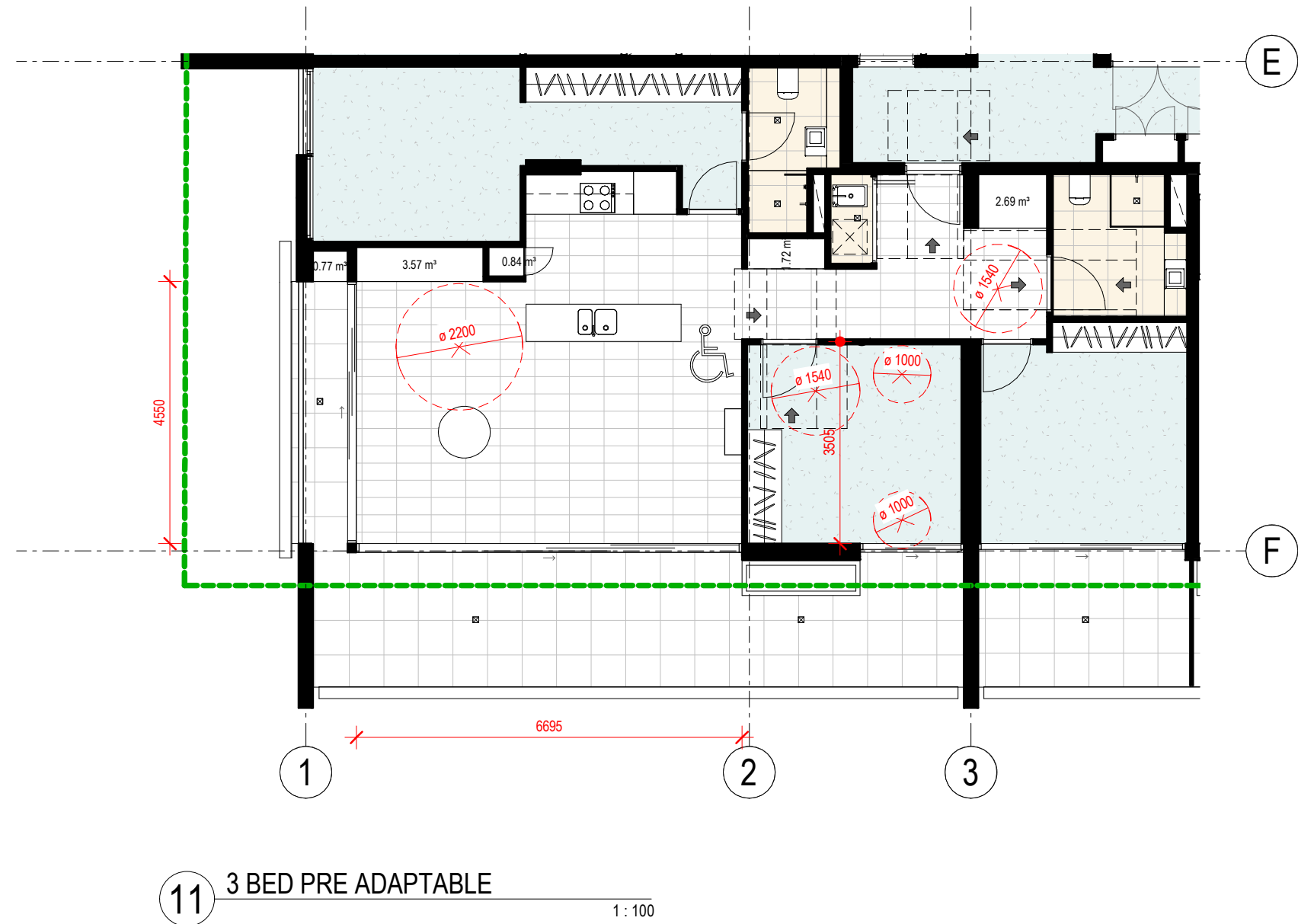
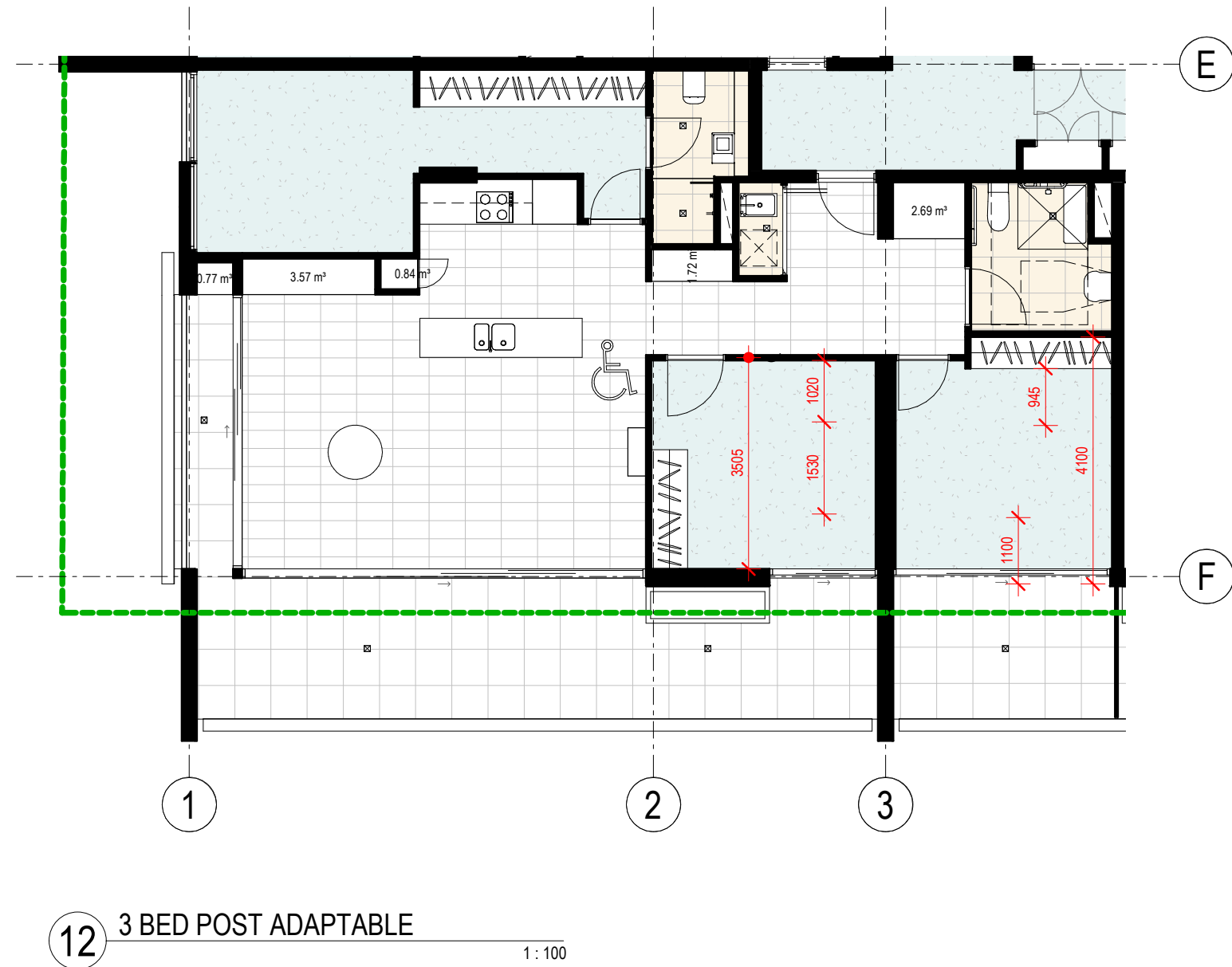
LEVEL 7 - B701 (SOUTH TOWER), G701 (NORTH TOWER)

LEVEL 8 - B803 (SOUTH TOWER), G803 (NORTH TOWER)

LEVEL 9 - B903 (SOUTH TOWER), G903 (NORTH TOWER)

LEVEL 10 - B1003 (SOUTH TOWER), G1003 (NORTH TOWER)

TOTAL 14 APARTMENTS



ADAPTABLE APARTMENTS:

LEVEL 8 - B803 (SOUTH TOWER), G803 (NORTH TOWER)

LEVEL 9 - B903 (SOUTH TOWER), G903 (NORTH TOWER)

LEVEL 10 - B1003 (SOUTH TOWER), G1003 (NORTH TOWER)

TOTAL 6 APARTMENTS



GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264, BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
ICEK HOLDINGS PTY LTD

PROJECT NO
18014

PROJECT
Bourke Street
Mixed-Use

LOCATION
Gadi And Kamey Country
2 Bourke Street
Mascot NSW 2020

REV	DATE	DESCRIPTION	DN	AP
4	28.09.21	SECTION 4.56	JK	VM
3	02.09.21	SECTION 4.56	JK	VM

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE ADAPTABLE APARTMENT PLANS 1	SCALE 1:100 @A1

SHEET NUMBER	REVISION

Regulated Design Record				
Project Address:				
Project Title: Bourke Street Mixed-Use				
Consent No:		Body Corporate Reg No: N/A		
Drawing Title:		Drawing No: DA_5201		
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No



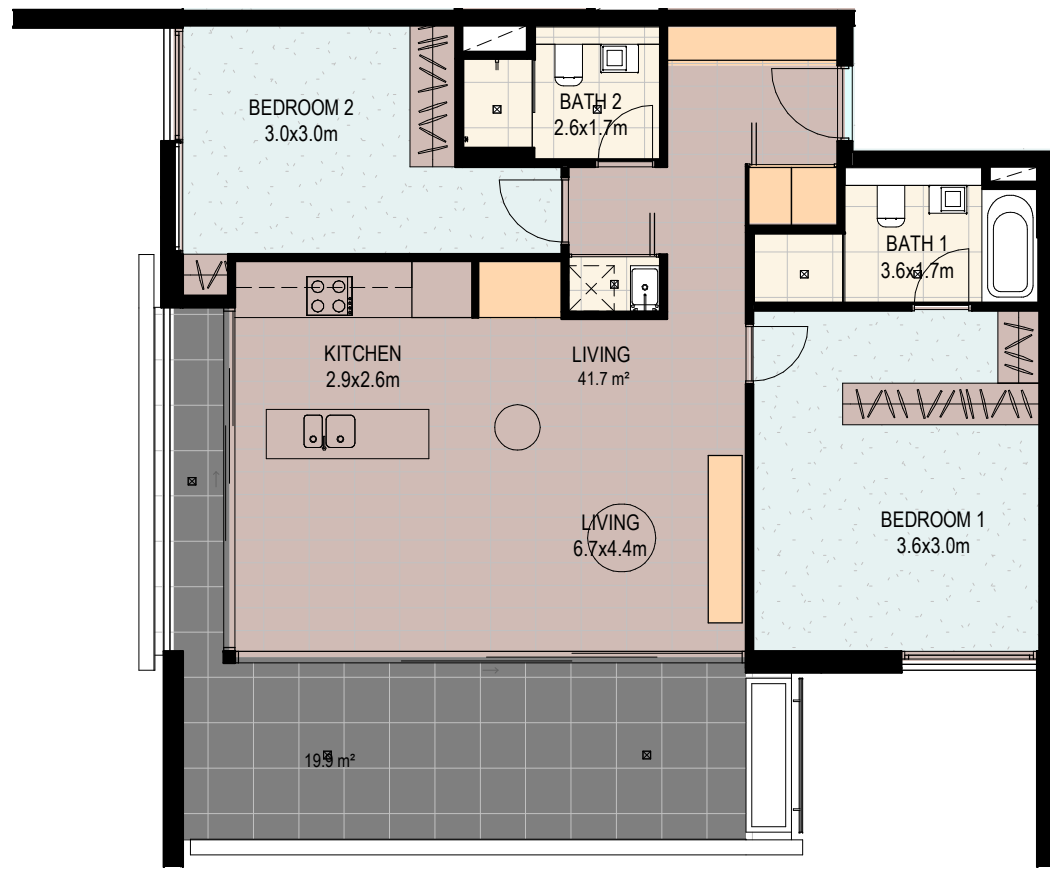
8 2 BEDROOM TYPE C
PODIUM - STORE = 6.7 m³



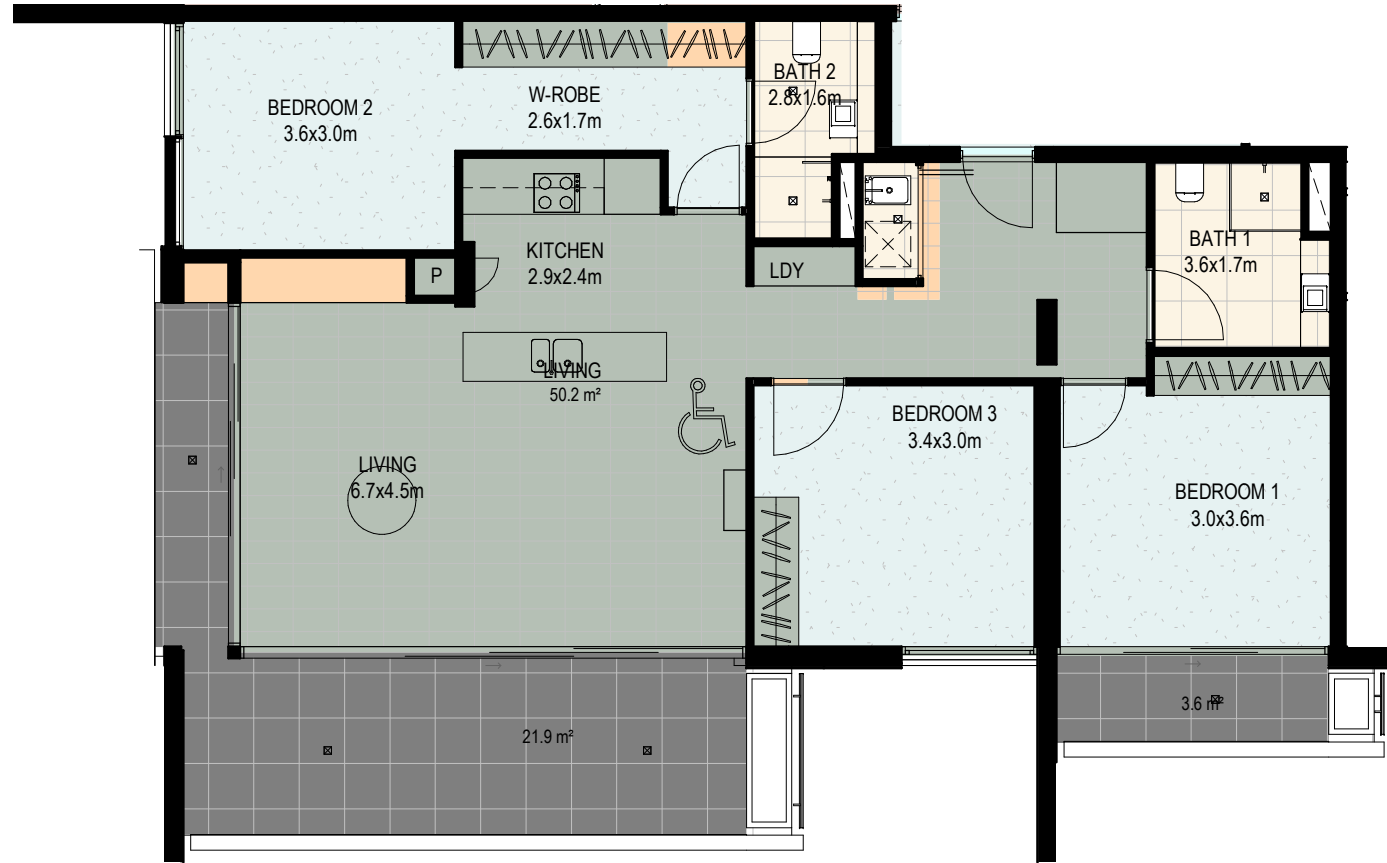
6 2 BEDROOM TYPE E
LEVEL 6 - STORE = 7.91m³



5 2 BEDROOM TYPE F



4 2 BEDROOM TYPE G
TOWER - STORE = 8.87m³



2 3 BEDROOM TYPE A
TOWER - STORE = 10.42 m³



3 2 BEDROOM TYPE H
LEVEL 2,3 - STORE = 7.55m³



1 3 BEDROOM TYPE B
PODIUM - STORE = 11.41m³

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ABN 53 003 782 250

NOMINATED ARCHITECTS:
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JOHN WHITTINGHAM 7030

CLIENT
ICEK HOLDINGS PTY LTD

PROJECT NO
18014

PROJECT
Bourke Street
Mixed-Use

LOCATION
Gadi And Kamey Country
2 Bourke Street
Mascot NSW 2020

REV	DATE	DESCRIPTION	DN	AP
3	28.09.21	SECTION 4.56	JK	VM
2	02.09.21	SECTION 4.56	JK	VM
SHEET STATUS NOT FOR CONSTRUCTION				
SHEET TITLE APARTMENT PLANS			SCALE 1:100 @A1	
SHEET NUMBER			REVISION	



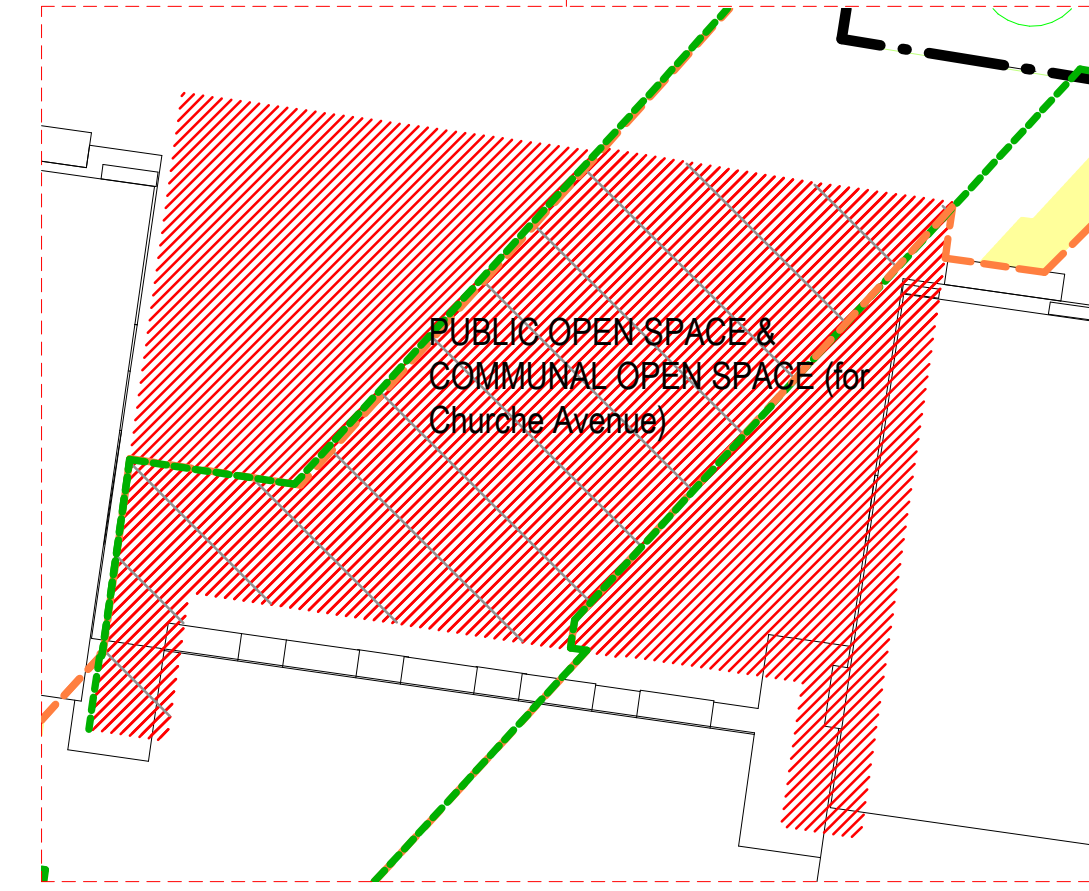
Regulated Design Record				
Project Address:				
Project Title: Bourke Street Mixed-Use				
Consent No:		Body Corporate Reg No: N/A		
Drawing Title:		Drawing No: DA_8600		
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No

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1 Winter Solstice - 9.00am

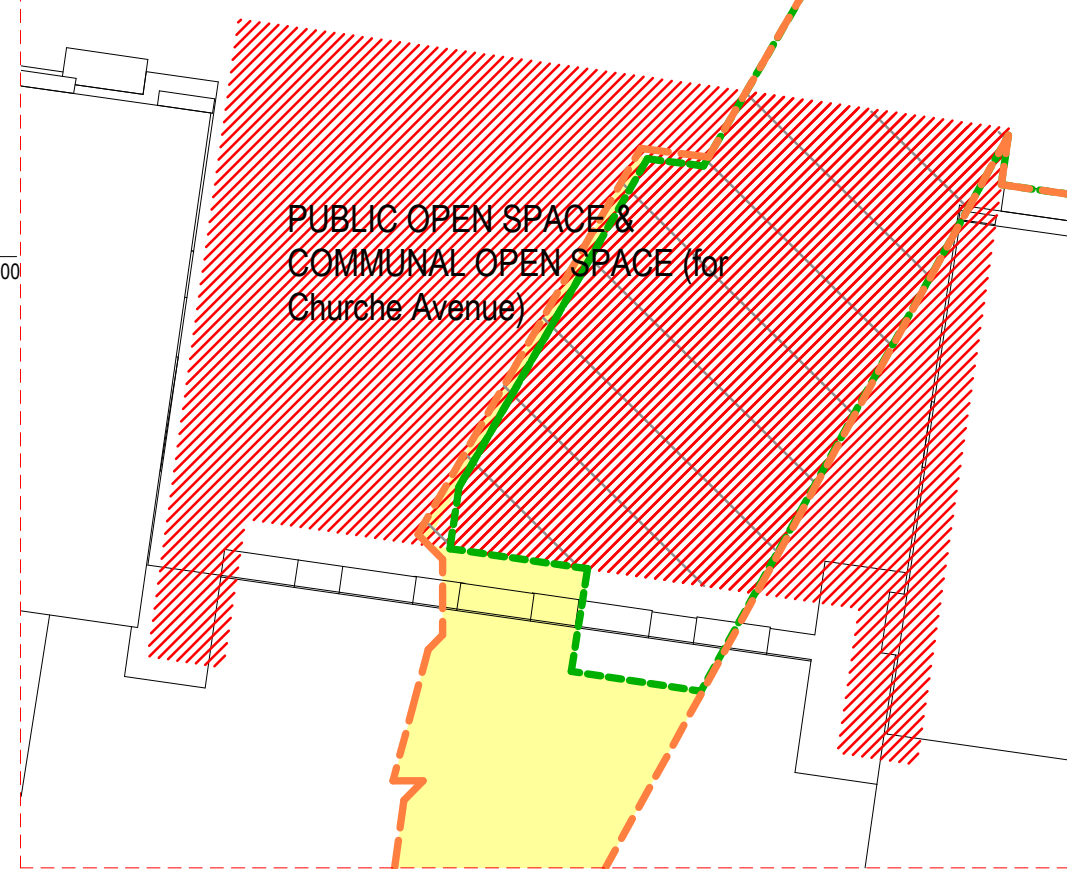
PUBLIC OPEN SPACE = 1780.7m²
APPROVED OVERSHADOW: 889m² = 49.9%
PROPOSED OVERSHADOW: 868m² = 49.9%

SHADOW LEGEND	
	OUTLINE APPROVED - SECTION 34
	OUTLINE PROPOSED
	IMPROVED SOLAR
	LOSS IN SOLAR



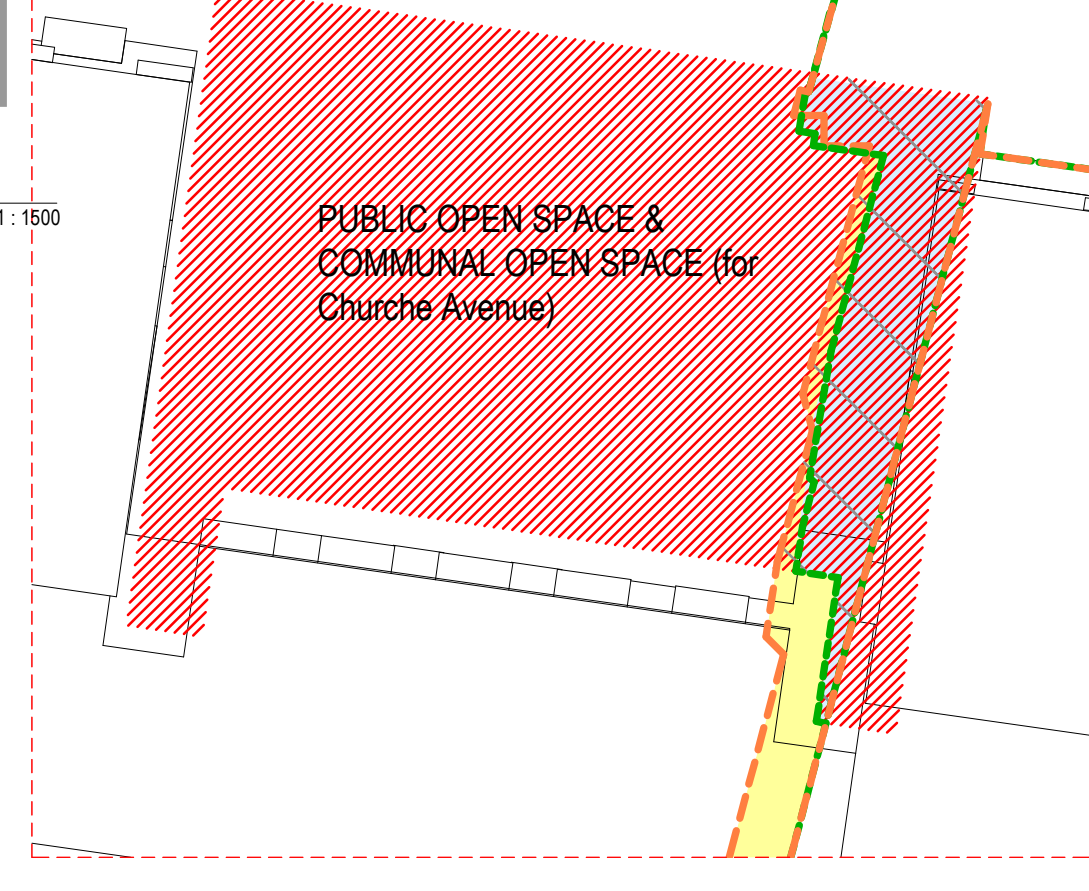
2 Winter Solstice - 10.00am

PUBLIC OPEN SPACE = 1780.7m²
APPROVED OVERSHADOW: 709.2m² = 39.8%
PROPOSED OVERSHADOW: 688.97m² = 38.6%



3 Winter Solstice - 11.00am

PUBLIC OPEN SPACE AREA = 1780.7m²
APPROVED OVERSHADOW: 243.8m² = 13.7%
PROPOSED OVERSHADOW: 217m² = 12.1%



old GREEN SPACE AREA = 1780.7m²
old APPROVED OVERSHADOW: 889m² = 49.9%
old PROPOSED OVERSHADOW: 868m² = 49.9%

PROJECT NO
18074

old GREEN SPACE AREA = 1780.7m²
old APPROVED OVERSHADOW: 709.2m² = 39.8%
old PROPOSED OVERSHADOW: 719.0m² = 40%

old PUBLIC OPEN SPACE AREA = 1780.7m²
old APPROVED OVERSHADOW: 243.8m² = 13.7%
old PROPOSED OVERSHADOW: 221.8m² = 12.4%

4 Winter Solstice - 12.00pm

5 Winter Solstice - 1.00pm

6 Winter Solstice - 2.00pm

7 Winter Solstice - 3.00pm

REV	DATE	DESCRIPTION	DN	AP
4	02.09.21	SECTION 4.56	JK	VM
3	19.06.21	Revision 23	JK	VM

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
SHADOW STUDIES

SCALE
As indicated @A1

SHEET NUMBER

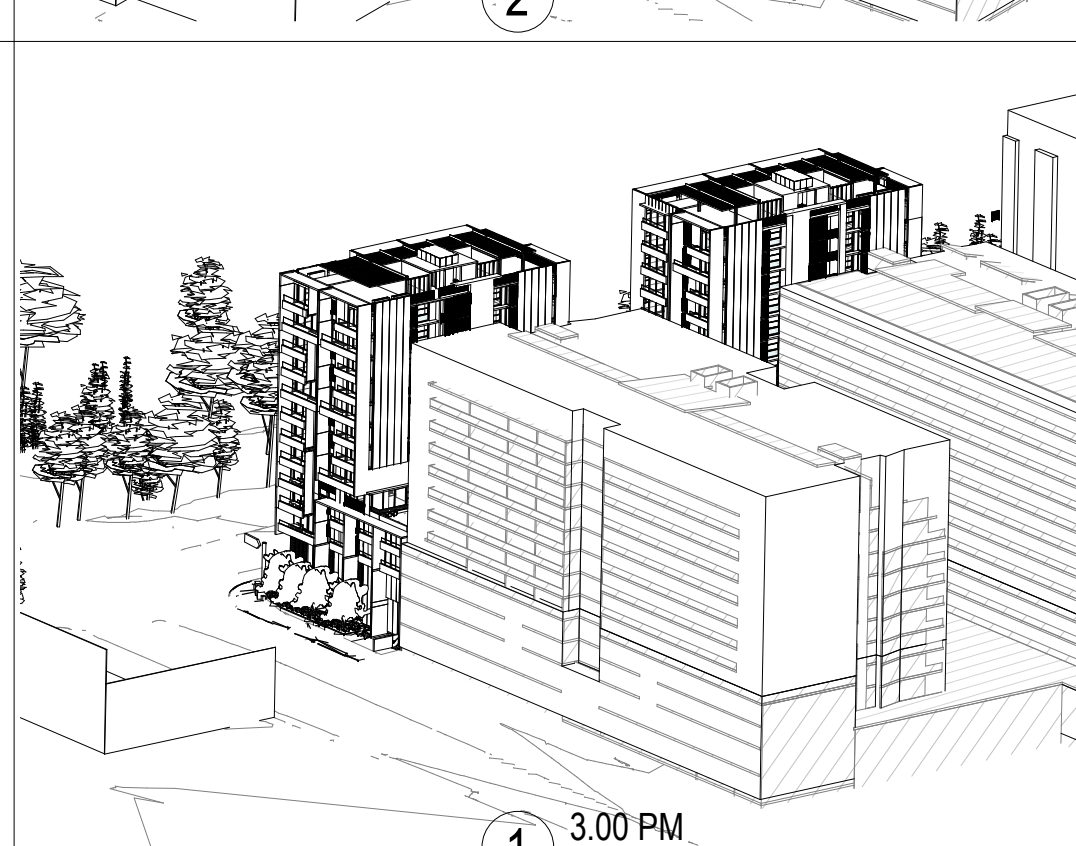
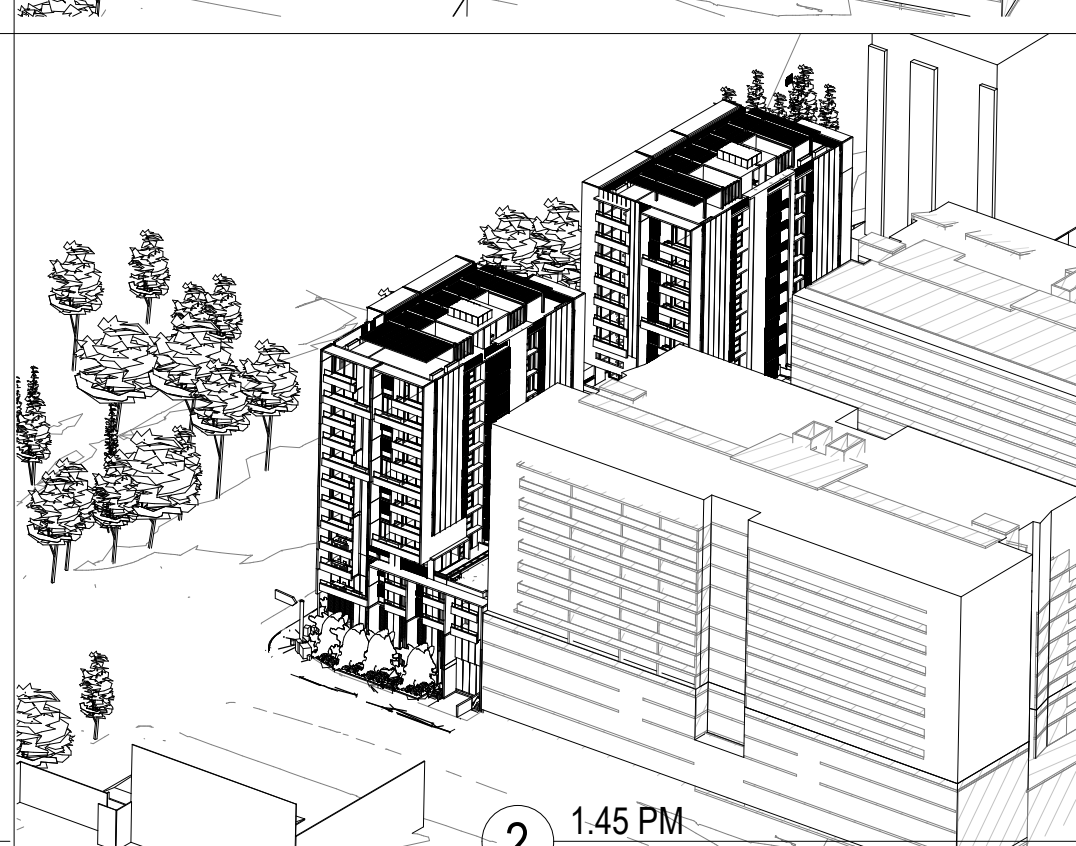
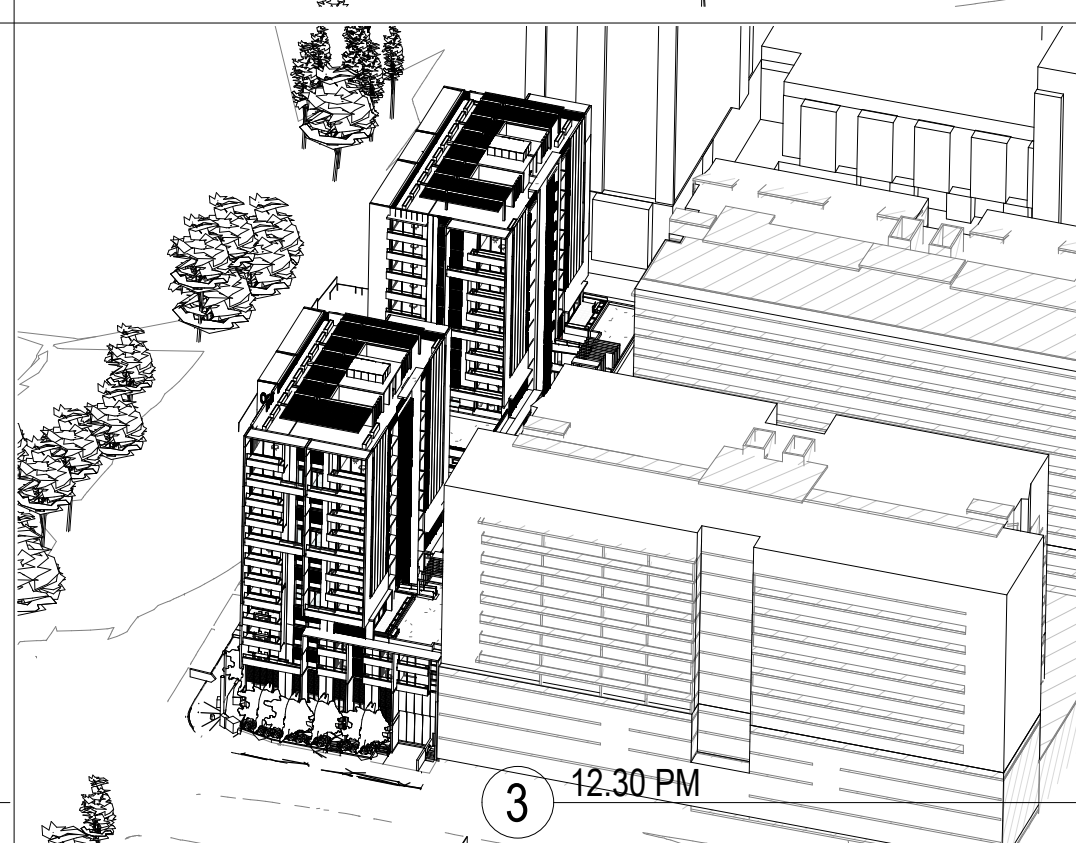
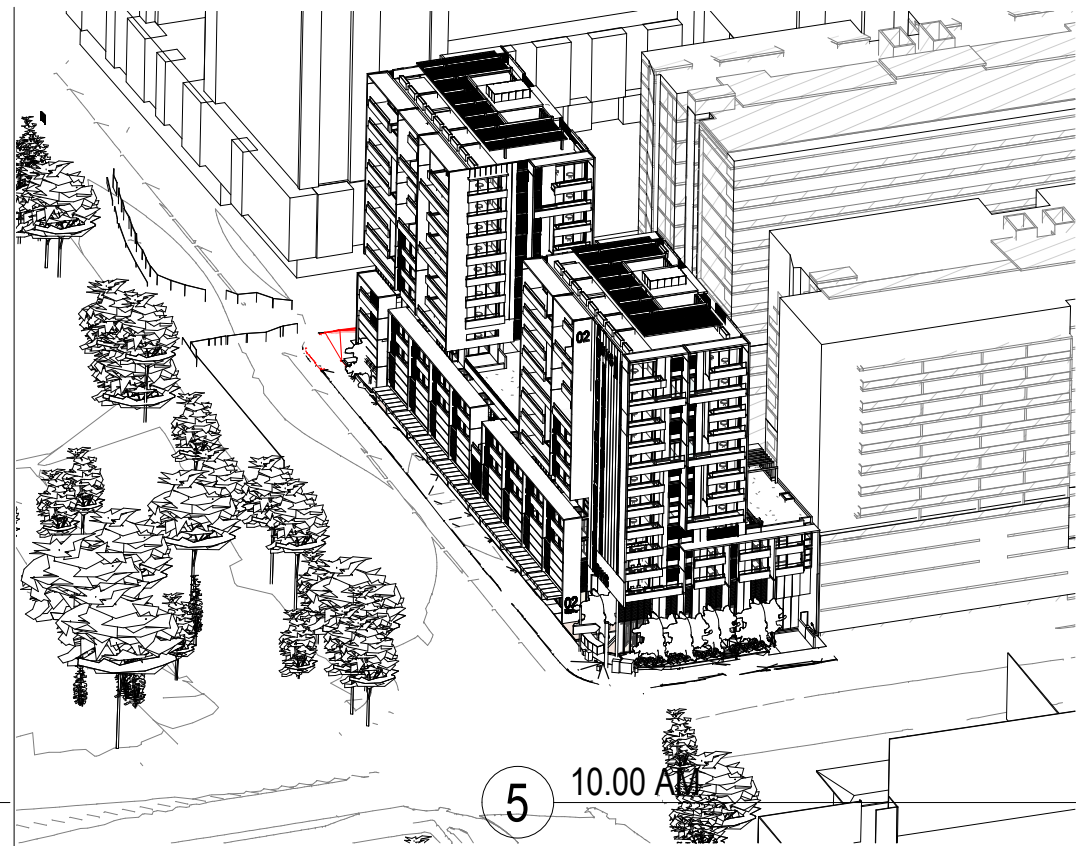
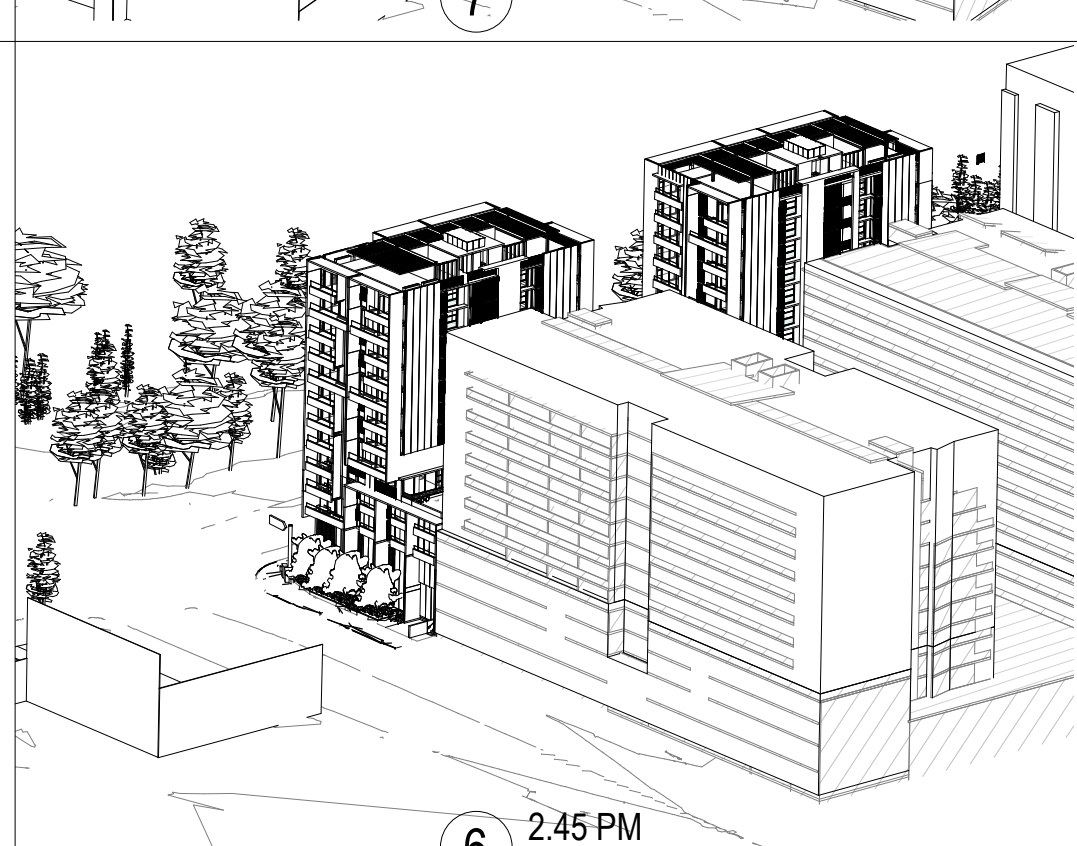
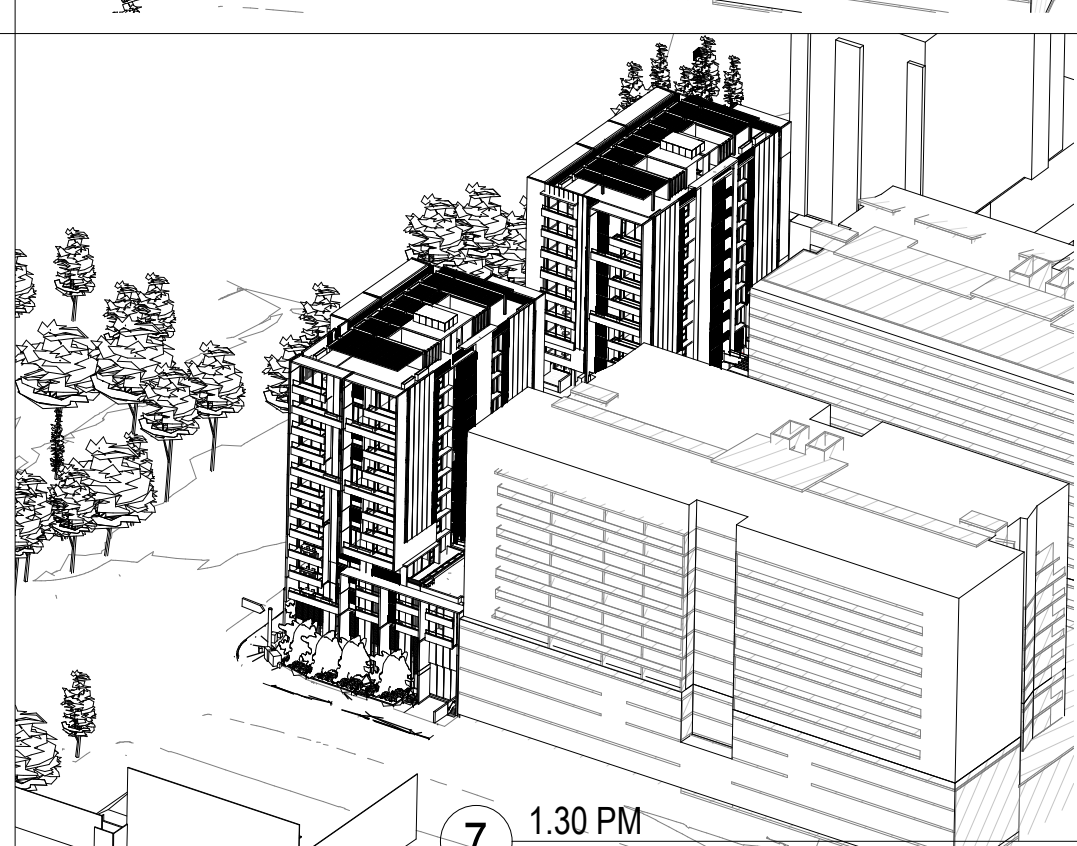
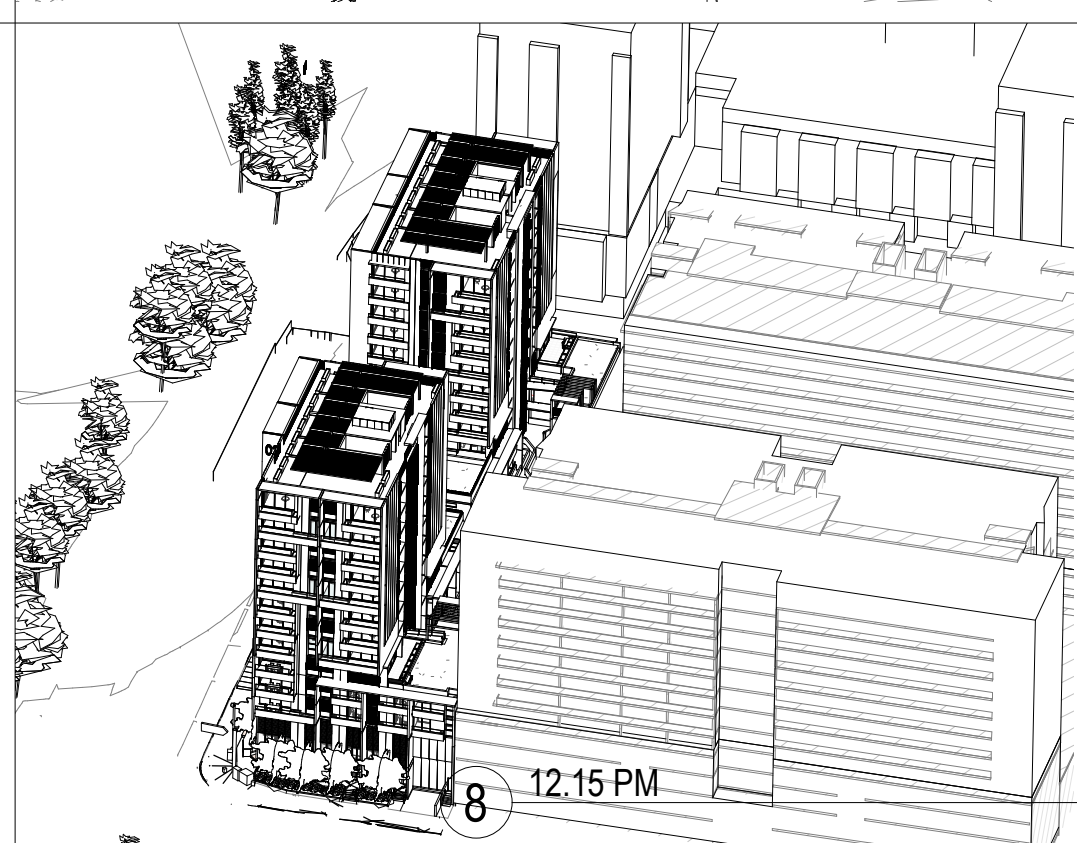
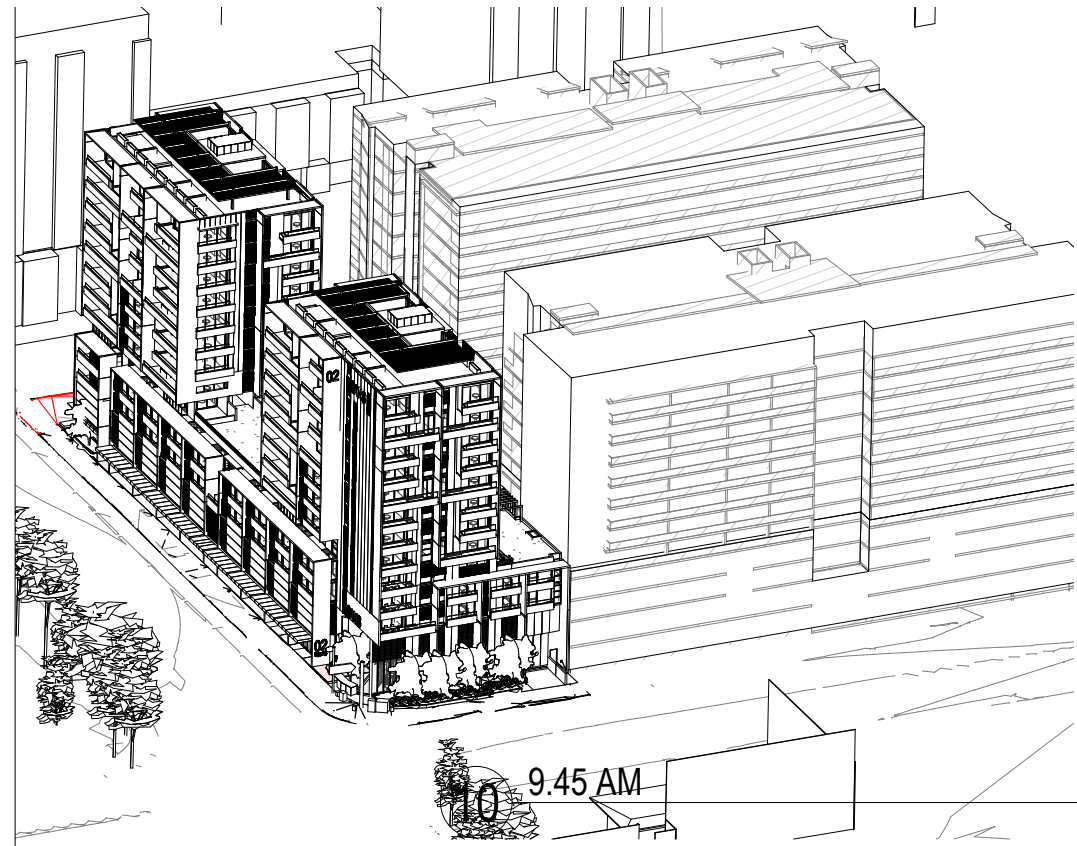
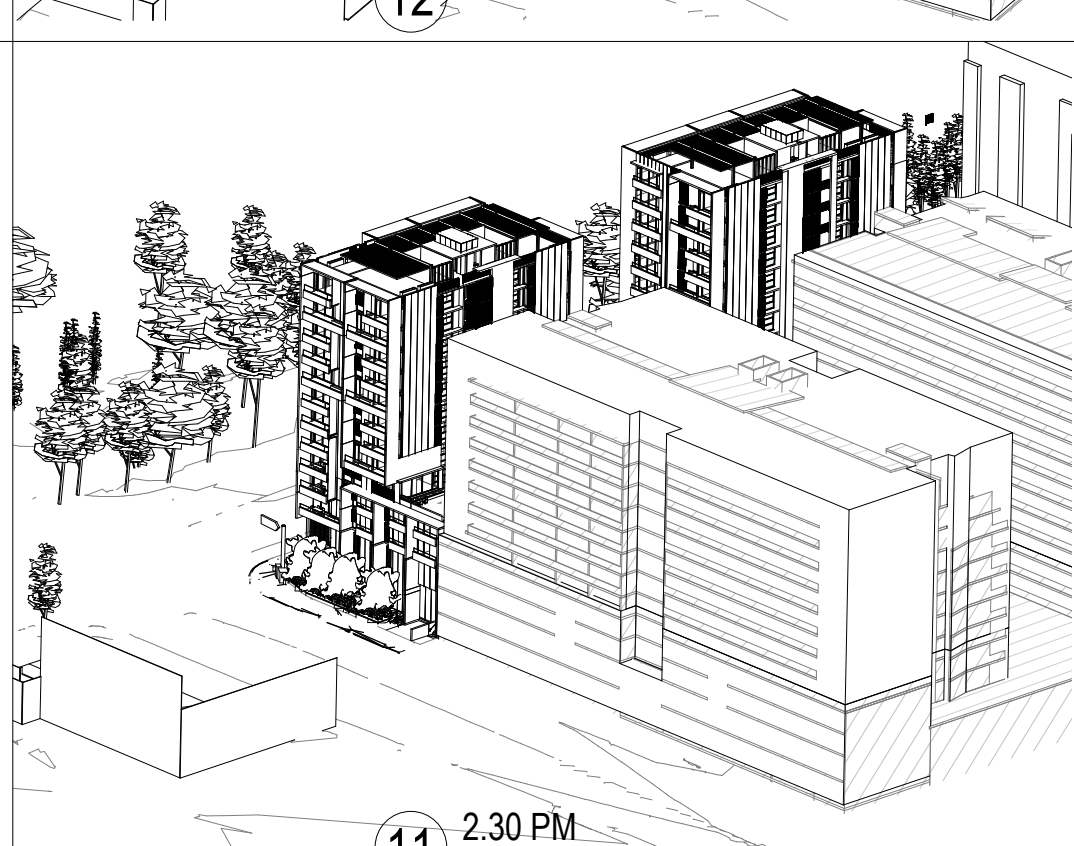
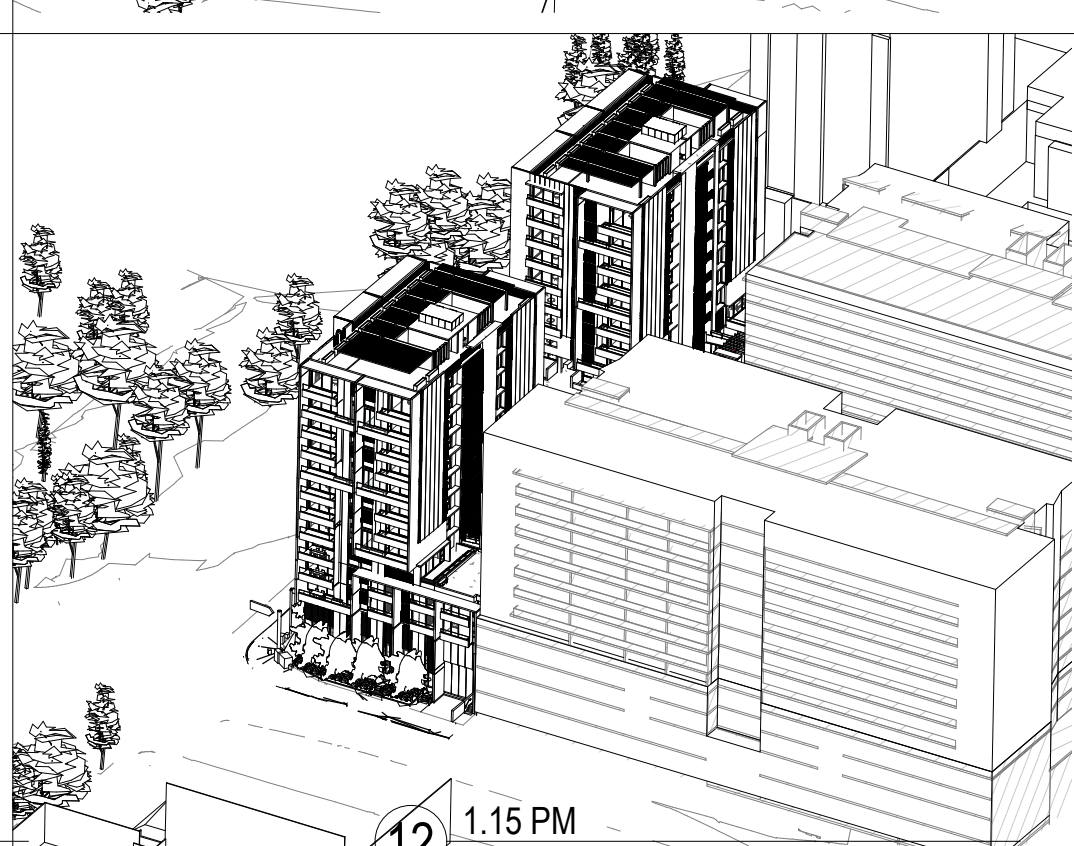
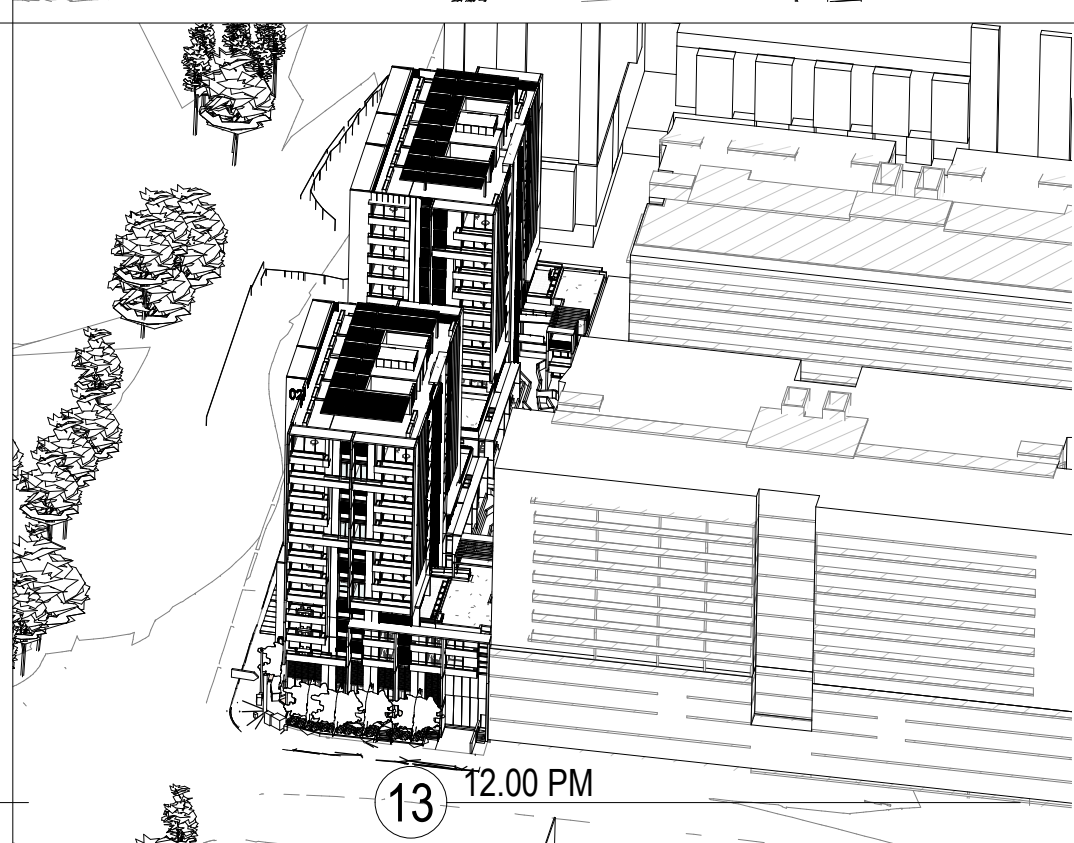
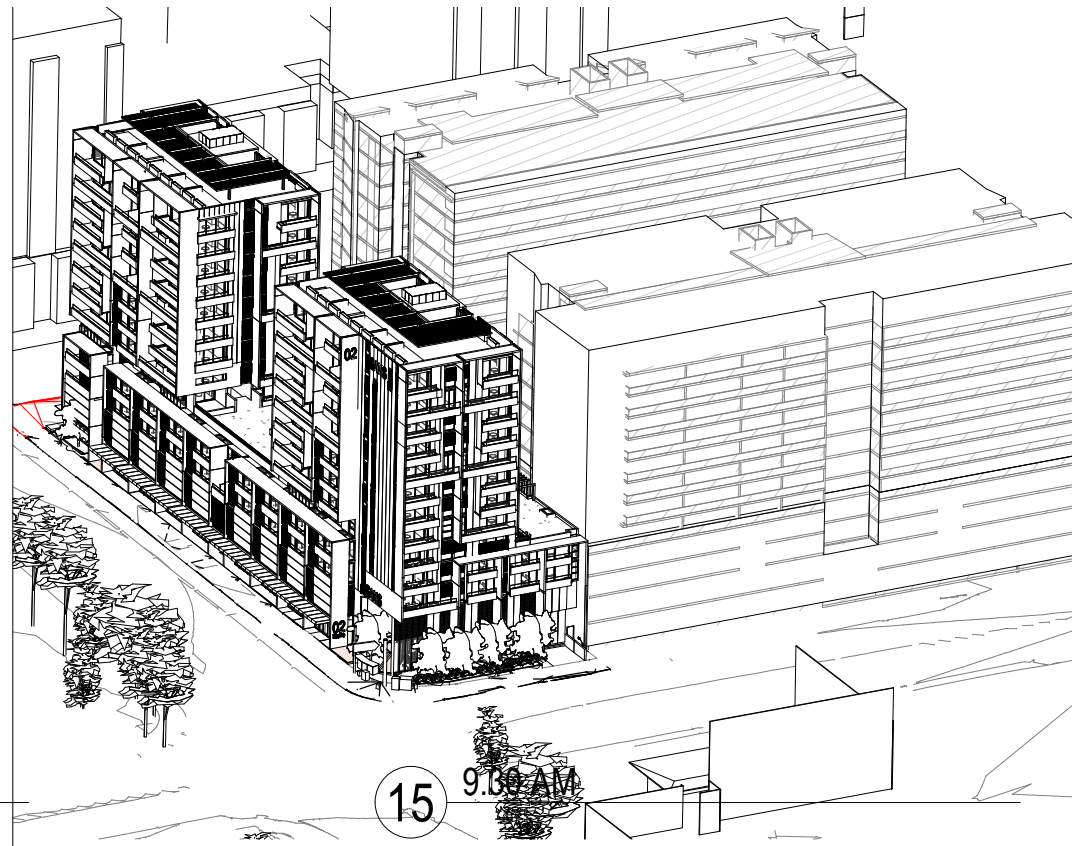
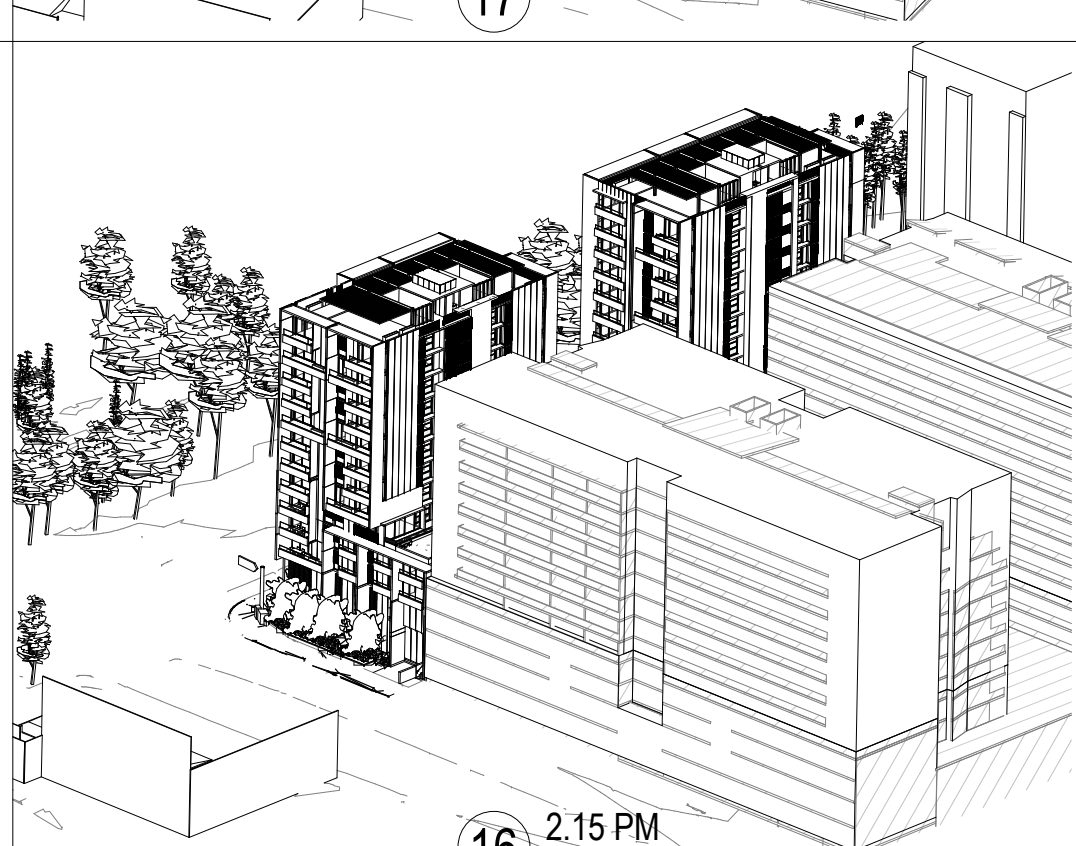
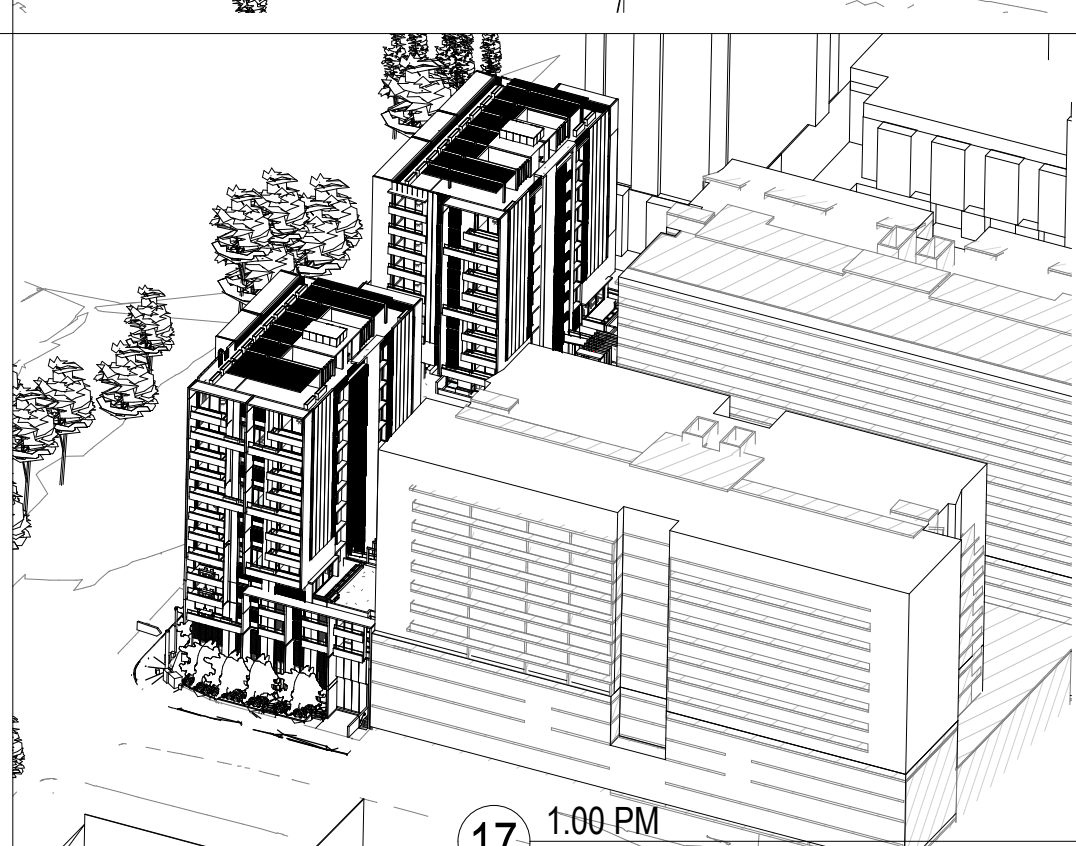
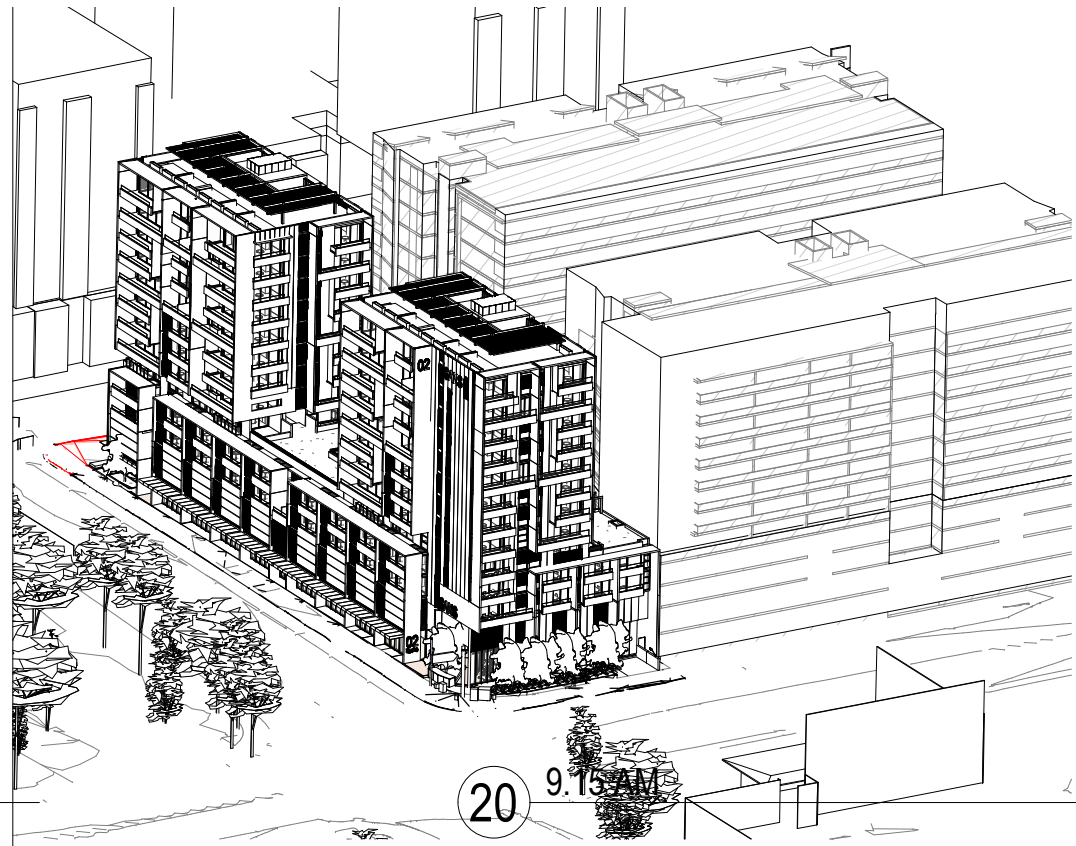
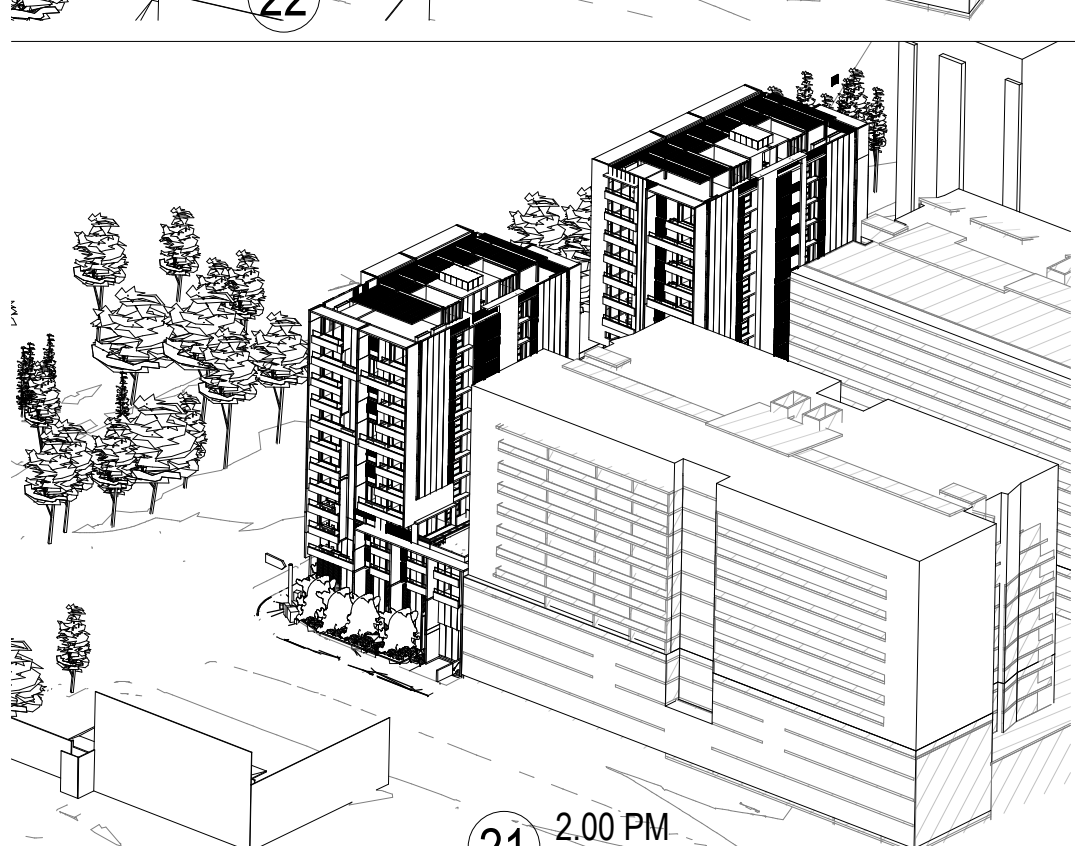
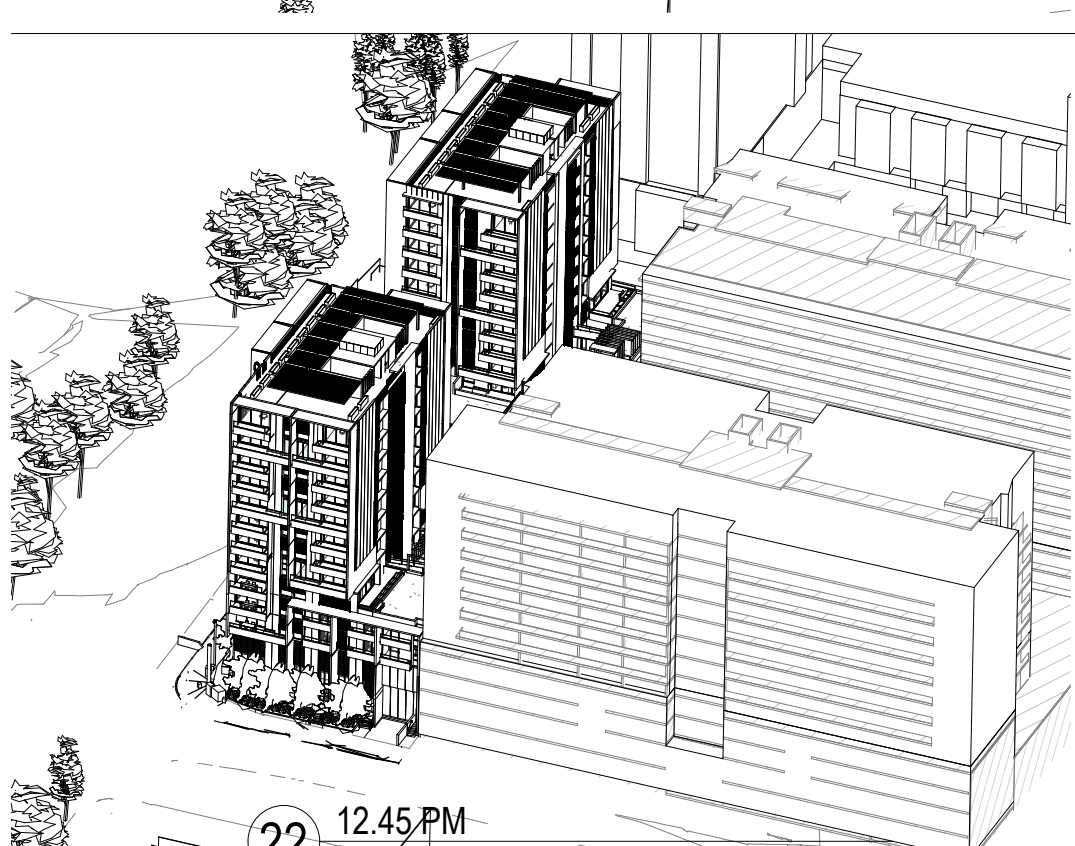
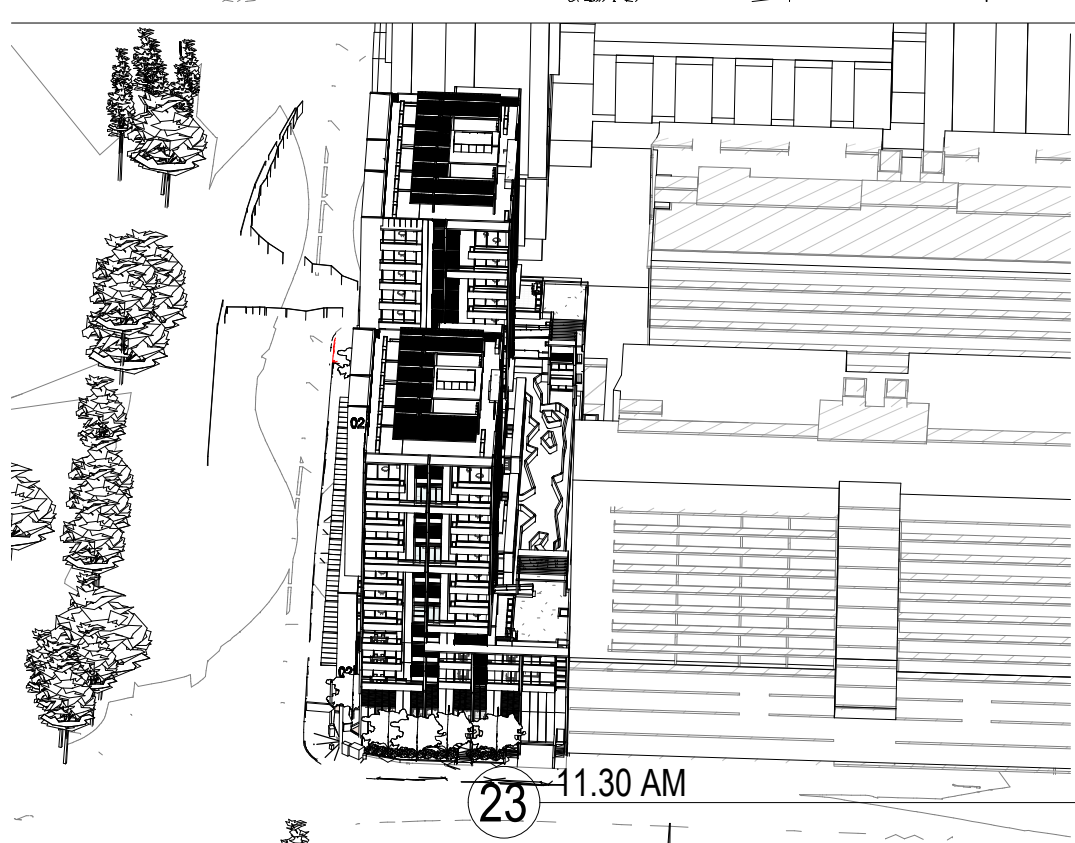
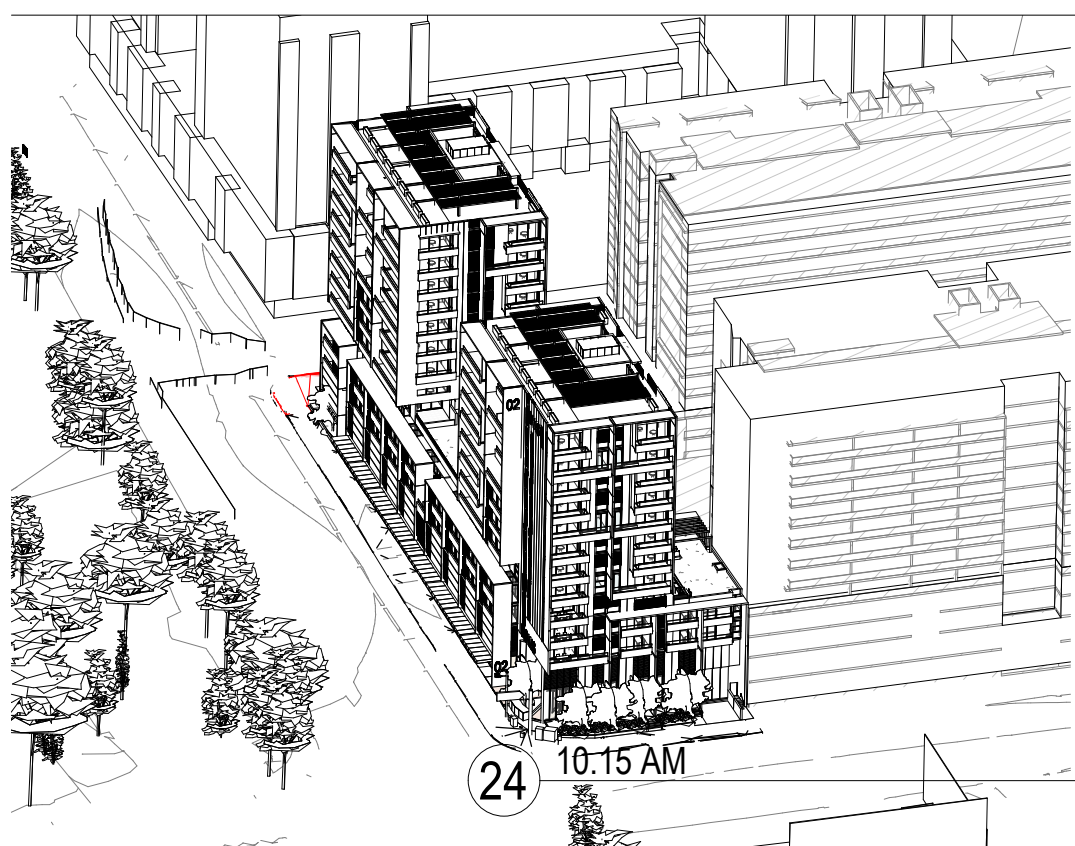
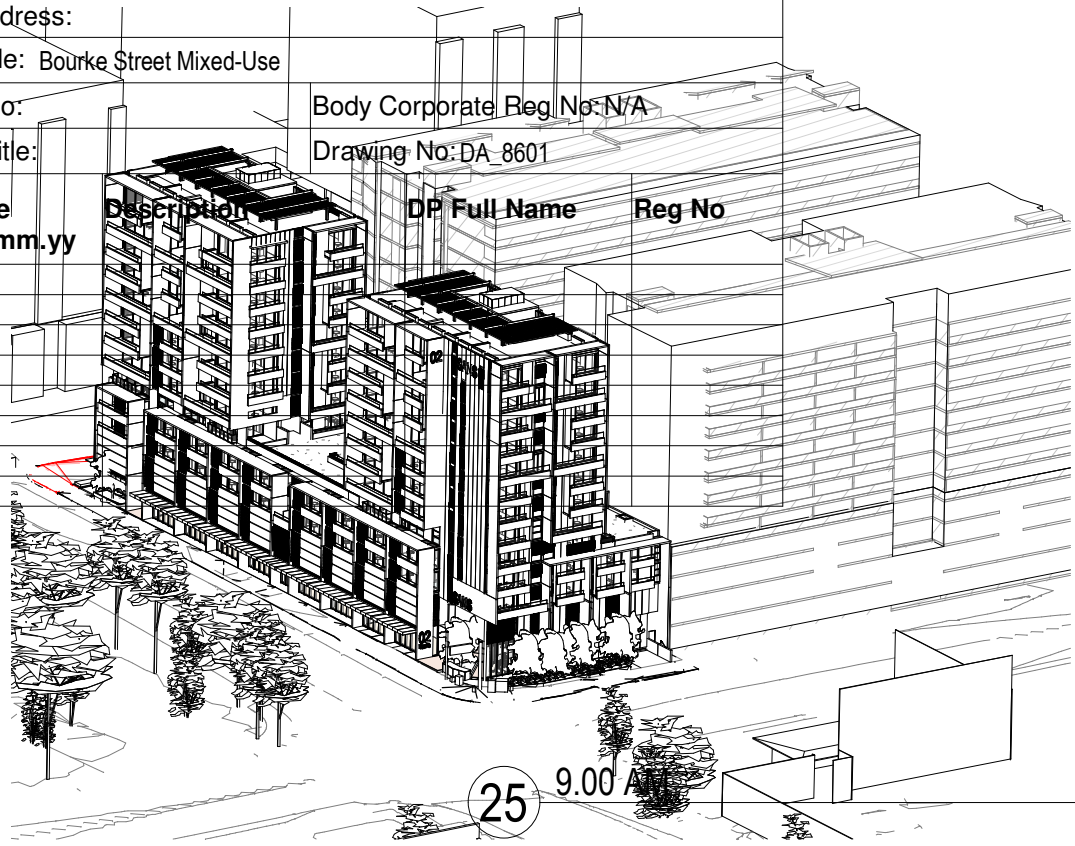
REVISION

DA_8600 4

Regulated Design Record				
Project Address:				
Project Title: Bourke Street Mixed-Use				
Consent No:		Body Corporate Reg No: N/A		
Drawing Title:		Drawing No: DA 8601		
Rev	Date	Description	DP Full Name	Reg No
dd.mm.yy				

PUBLISH DATE: 01/03/2023 16:04 PM

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GADIGAL COUNTRY
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ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264, BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
ICEK HOLDINGS PTY LTD

PROJECT NO
18014

PROJECT
Bourke Street
Mixed-Use

LOCATION
Gadi And Kamey Country
2 Bourke Street
Mascot NSW 2020

REV	DATE	DESCRIPTION	DN	AP
2	02.09.21	SECTION 4.56	JK	VM
1	19.06.21	Revision 23	JK	VM

SHEET STATUS
NOT FOR CONSTRUCTION

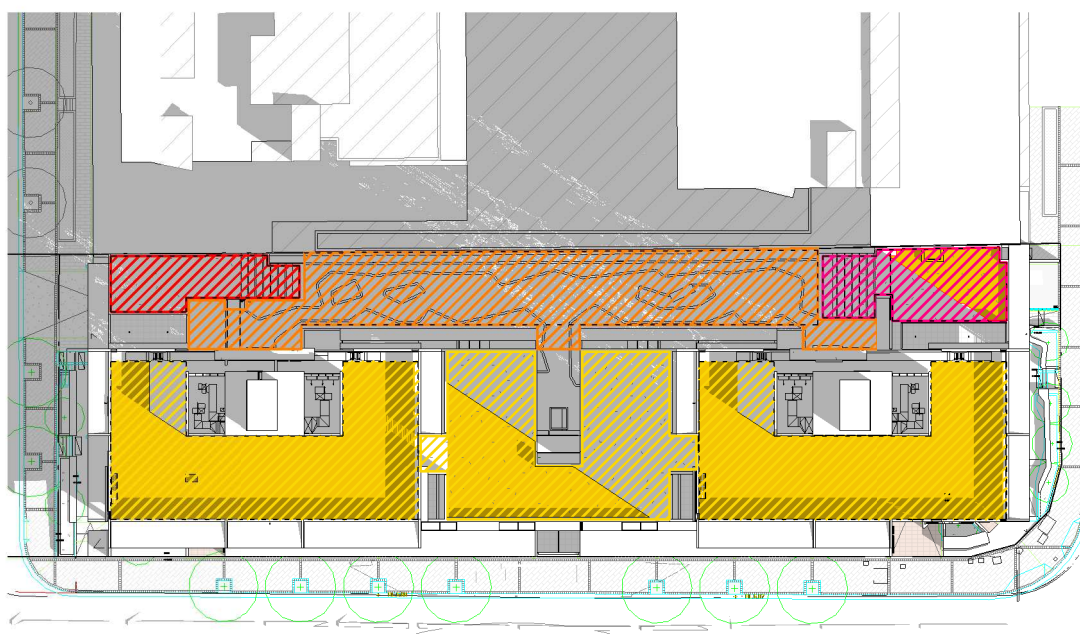
SHEET TITLE
SUN EYE VIEWS 21&16

SCALE
@A1

SHEET NUMBER
REVISION

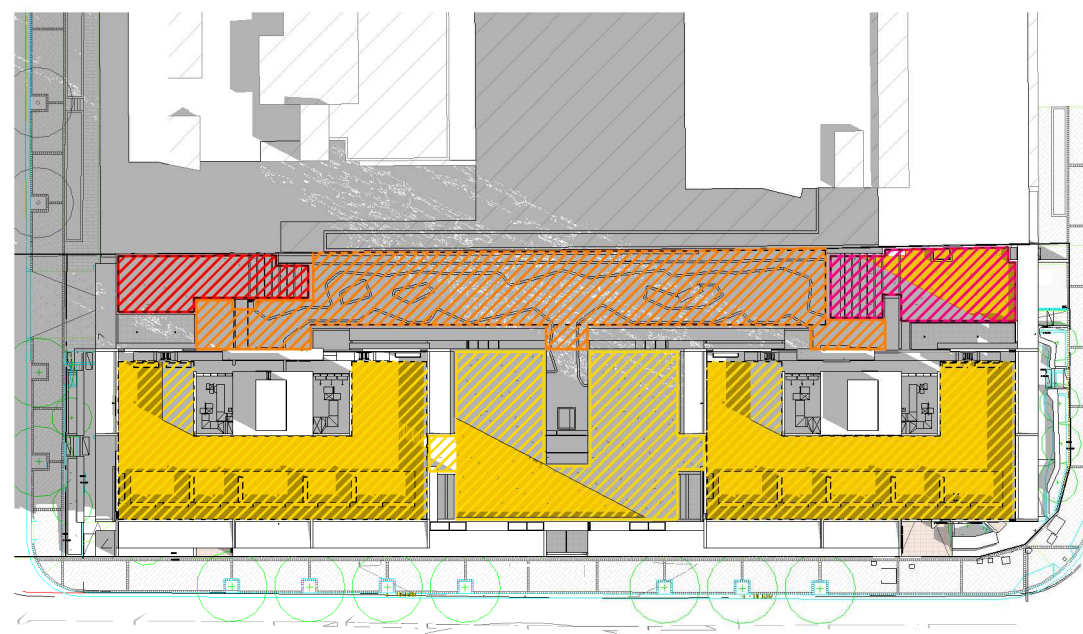
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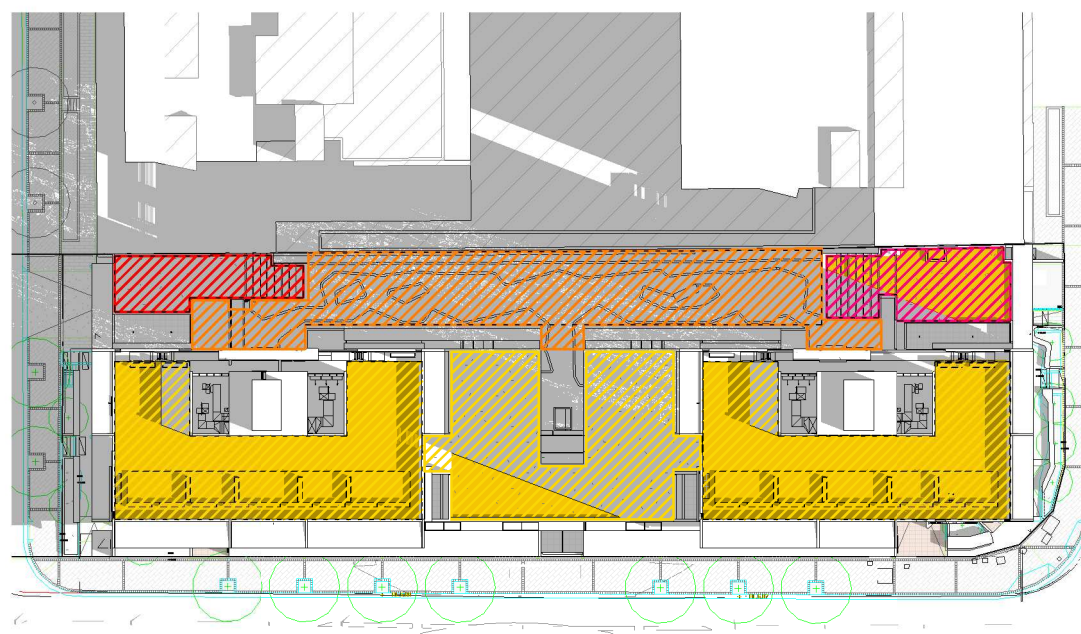
DIRECT SUNLIGHT TO 50% OF PUP
847:1712 = 49%

14 20 JUNE 9.00am
1:750



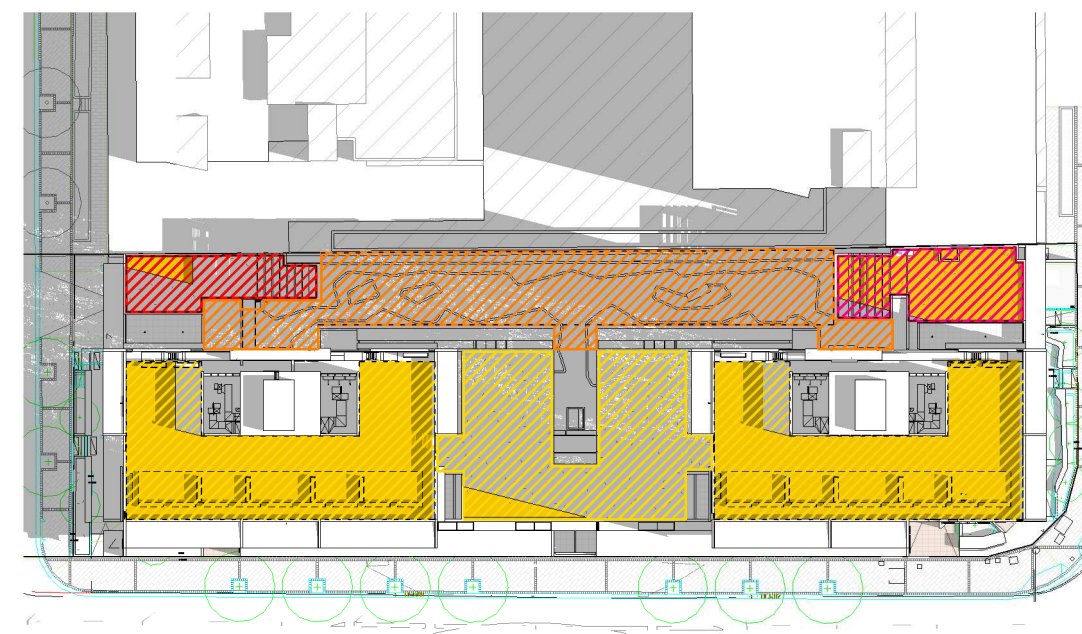
DIRECT SUNLIGHT TO 49% OF PUP
830:1712= 48%

10 20 JUNE 9.30am
1:750



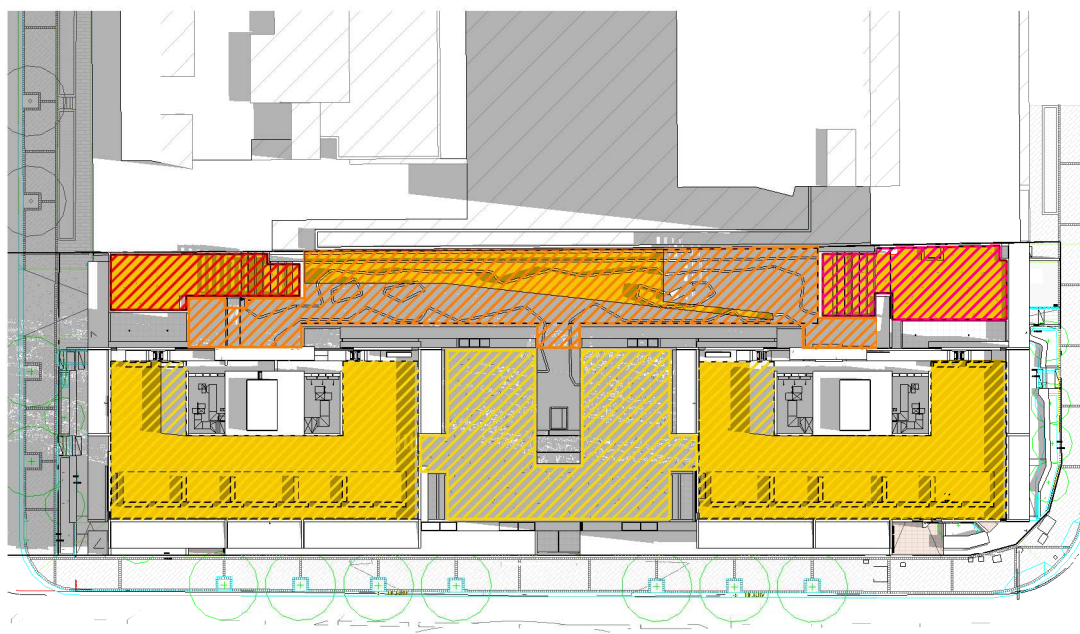
DIRECT SUNLIGHT TO 49% OF PUP
820:1712=48 %

6 20 JUNE 10.00am
1:750



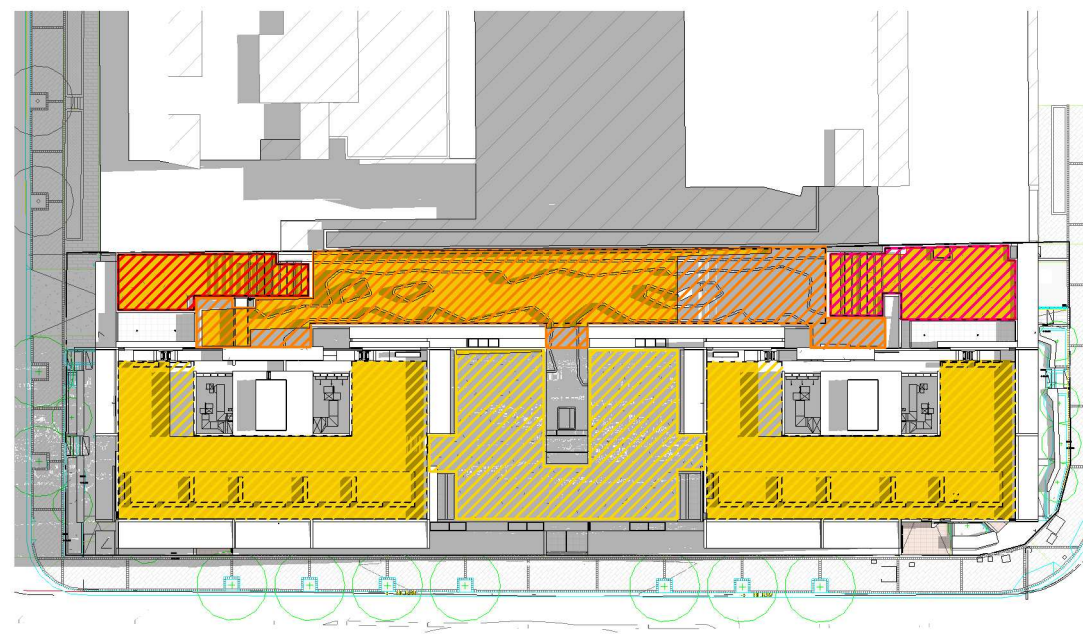
DIRECT SUNLIGHT TO 49% OF PUP
820:1712= 49 %

3 20 JUNE 10.30am
1:750



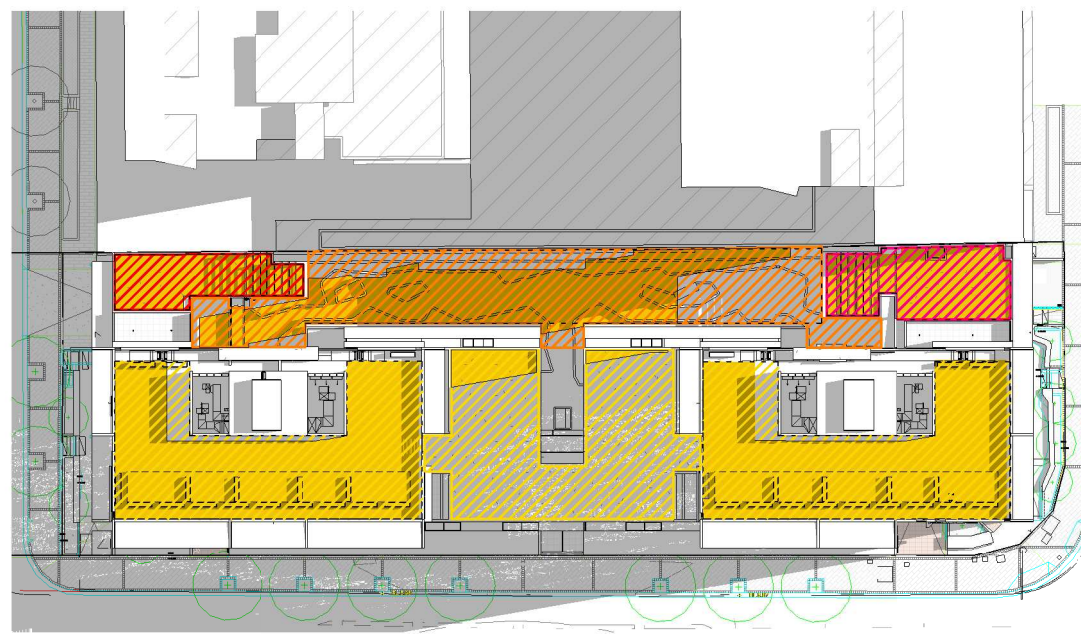
DIRECT SUNLIGHT TO 61% OF PUP
1029:1712= 60%

13 20 JUNE 11.00am
1:750



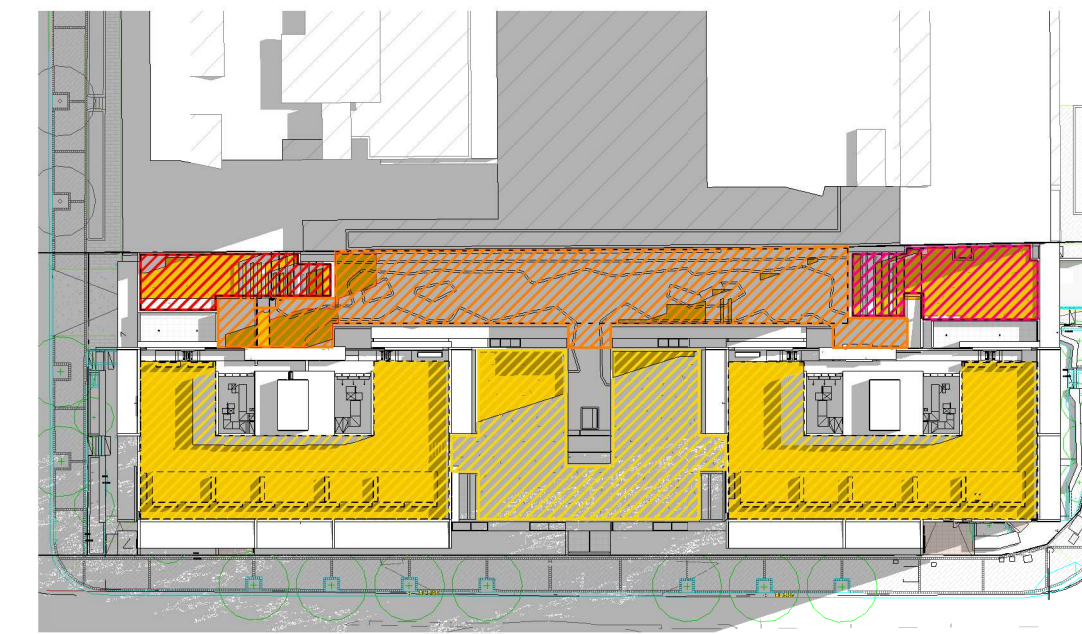
DIRECT SUNLIGHT TO 71% OF PUP
1184:1712= 69%

9 20 JUNE 11.30am
1:750



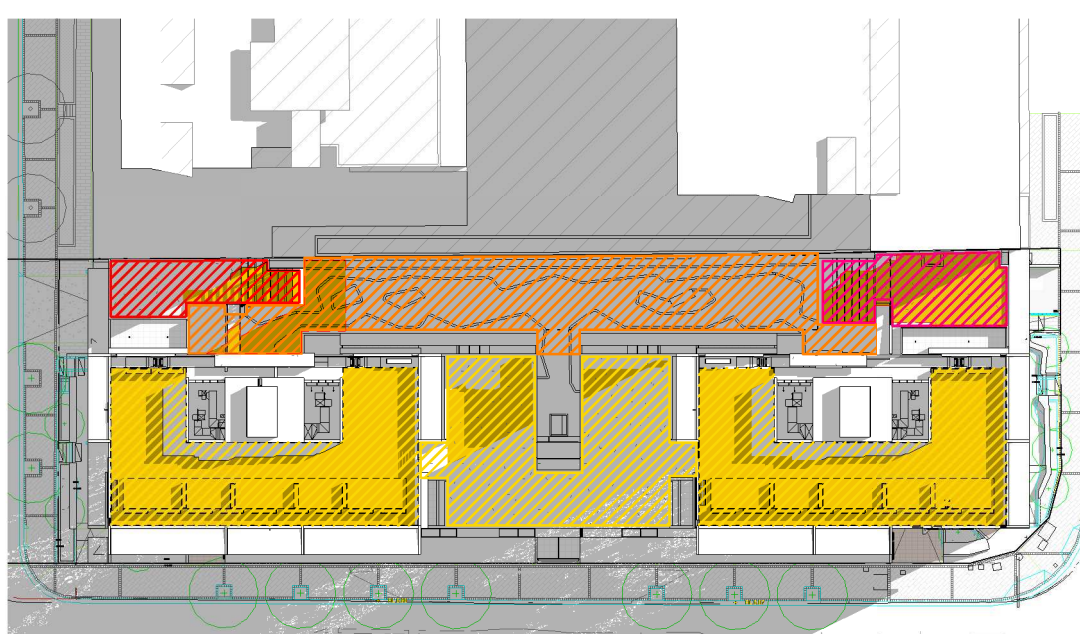
DIRECT SUNLIGHT TO 69% OF PUP
1159:1712= 68%

5 20 JUNE 12.00pm
1:750



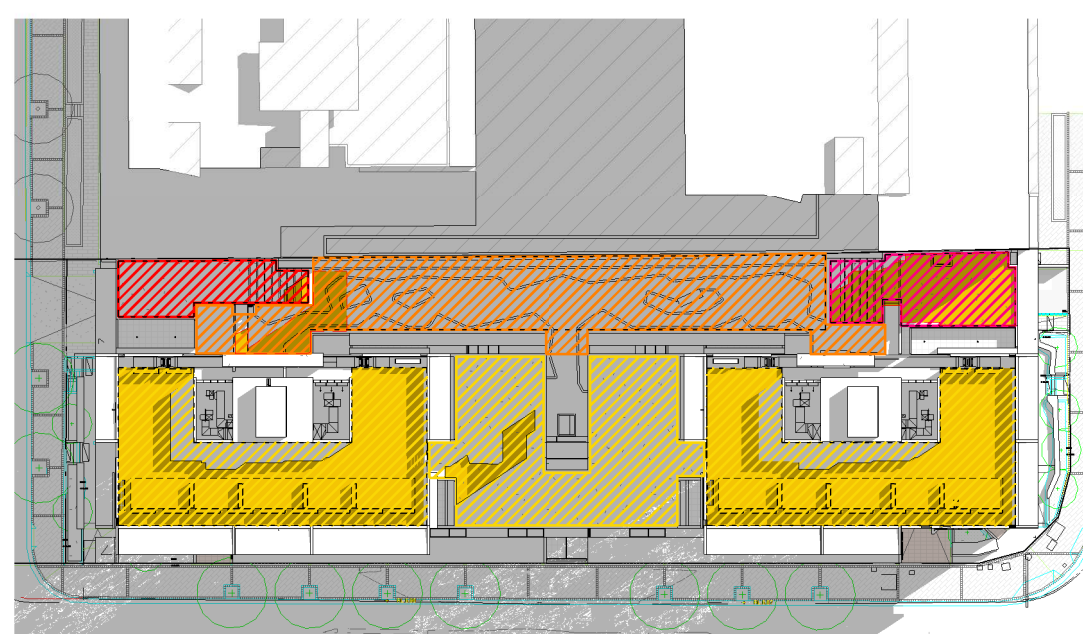
DIRECT SUNLIGHT TO 56% OF PUP
934:1712= 56%

2 20 JUNE 12.30pm
1:750



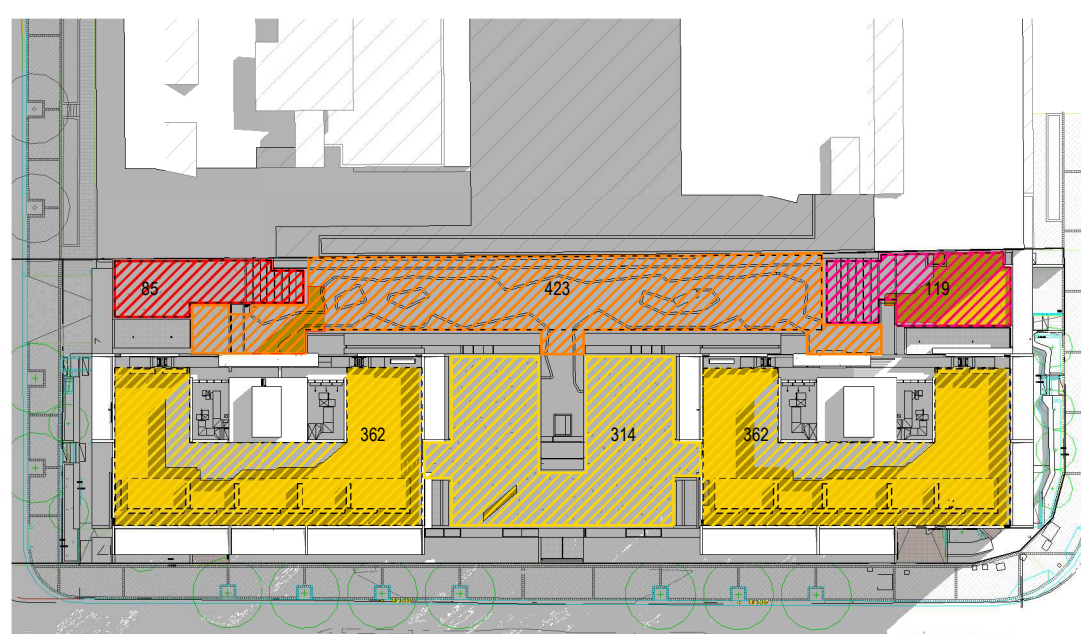
DIRECT SUNLIGHT TO 53% OF PUP
896:1712= 52%

12 20 JUNE 1.00pm
1:750



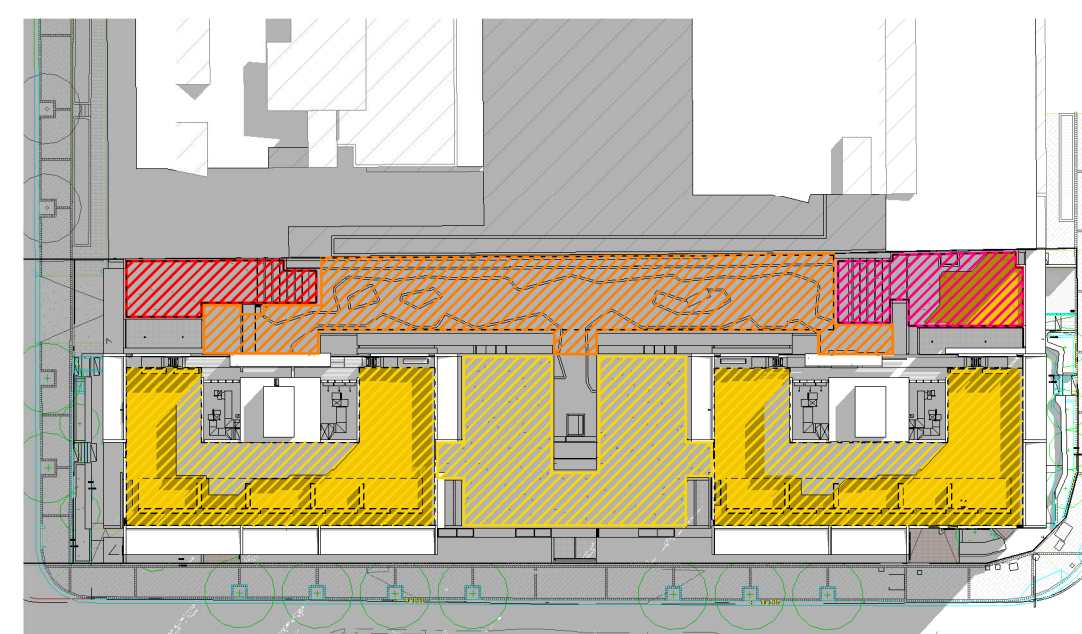
DIRECT SUNLIGHT TO 48% OF PUP
797:1712= 46%

8 20 JUNE 1.30pm
1:750



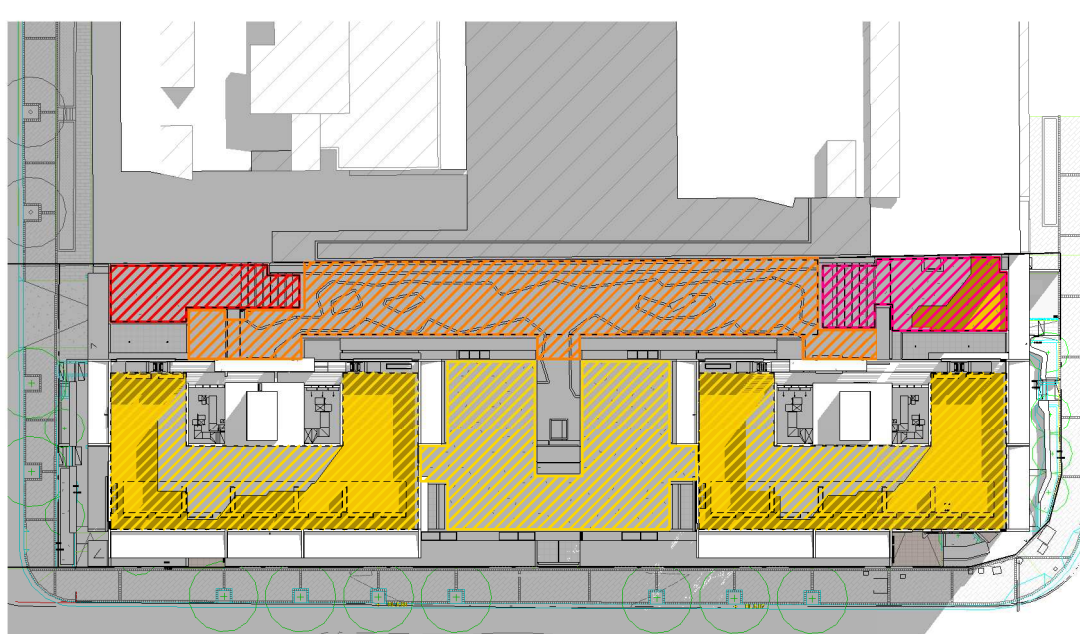
DIRECT SUNLIGHT TO 41% OF PUP
20 JUNE 2.00pm
685:1712= 40%
* WE ARE MEASURING PRINCIPLE USABLE PART (PUP) OF THE COMMUNAL OPEN SPACE (COS) AREA

4 20 JUNE 2.00pm
1:750



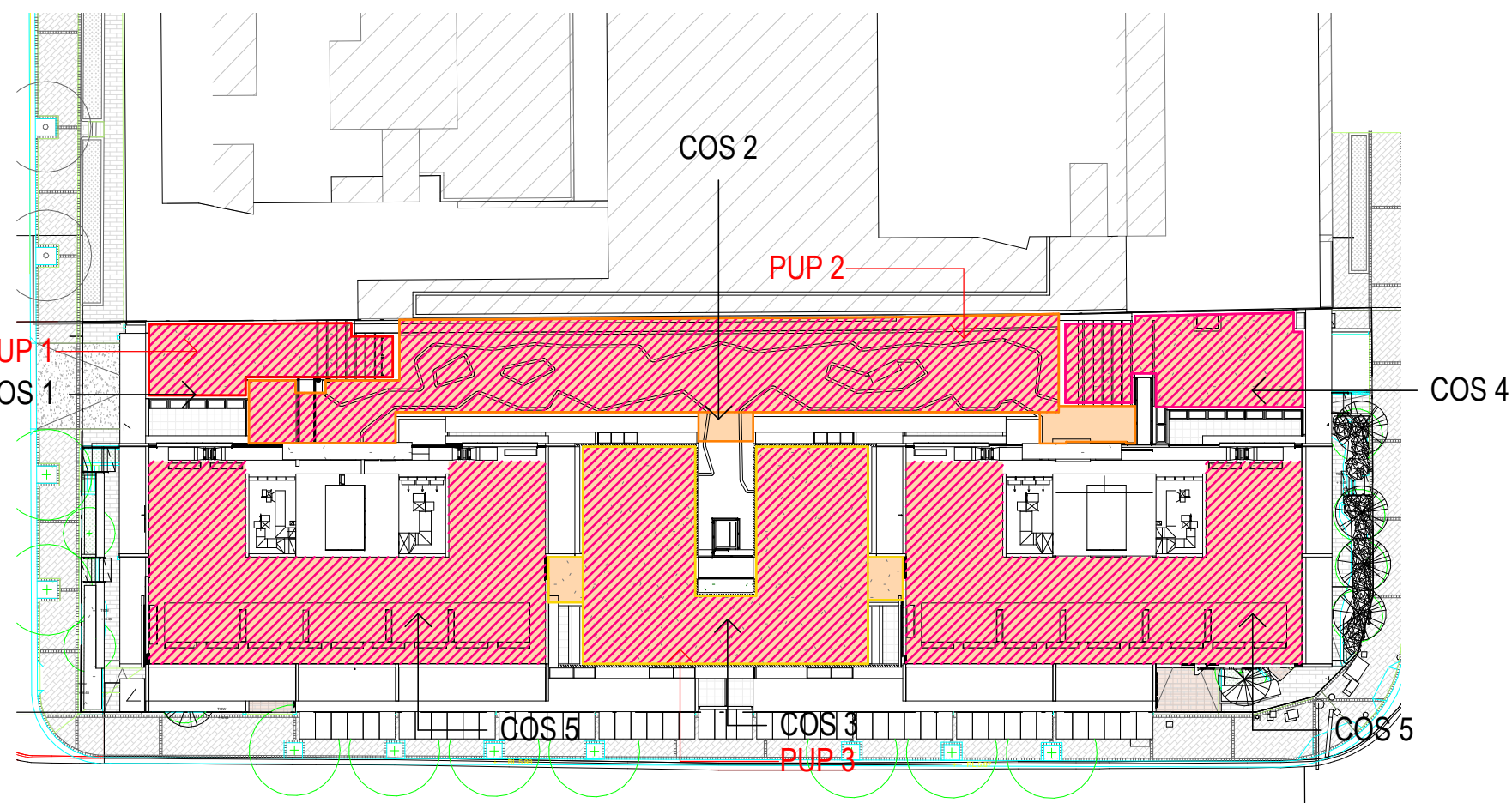
DIRECT SUNLIGHT TO 37% OF PUP
614:1712= 36%

1 20 JUNE 2.30pm
1:750



DIRECT SUNLIGHT TO 33% OF PUP
555:1712= 32%

11 20 JUNE 3.00pm
1:750



7 KEY
1:500

AREAS:

COS 5 - Roof Level -732.60 m2
COS 4 - Level 4 - 119.29m²
COS 3- Level 4 - 332.17m²
COS 2 - Level 2 - 452.46m²
COS 1 - Level 4- 84.93 m²
TOTAL - 1712.45 m²

AREAS (PRINCIPLE USABLE PART - PUP):

PUP 5 - Roof Level- 732.60 m²
PUP 4 - Level 4 - 119.29m²
PUP 3- Level 4 - 313.95m²
PUP 2 - Level 2 - 423.00m²
PUP 1 - Level 4 - 84.93m²
TOTAL - 1673.77 m²

METHOD:

The approved scheme was measured for direct sunlight to Principle Usable Part (PUP) of Common Open Space (COS), and compared to the S4.56 proposed.

CONCLUSION:

The envelope, as developed from the masterplan, within the given site conditions and constraints, is unable to achieve the required solar access to communal open space, as stated in Clause 3D-1.2 of the Apartment Design Guide (ADG).

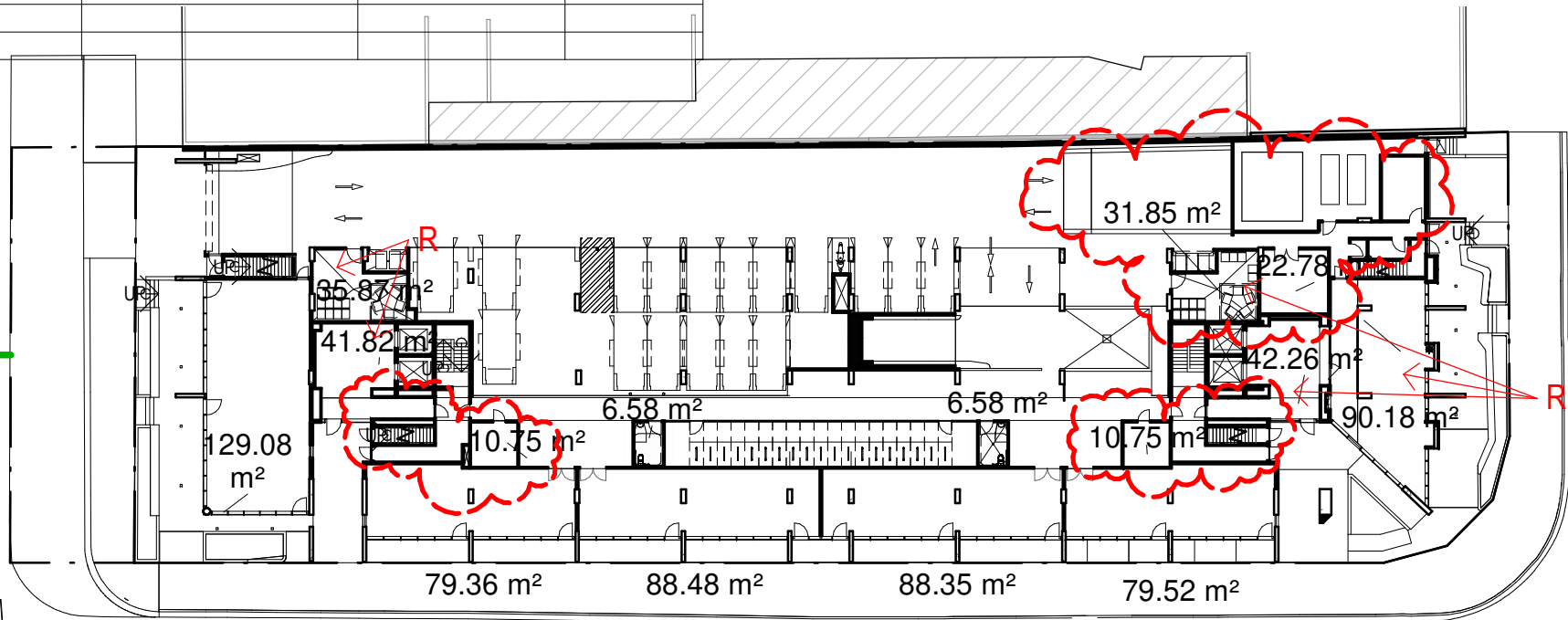
In this event the ADG provides design guidance criteria, including:

- provision of additional communal open space;
- provision of increased private open space; and
- demonstration of proximity to public open space.

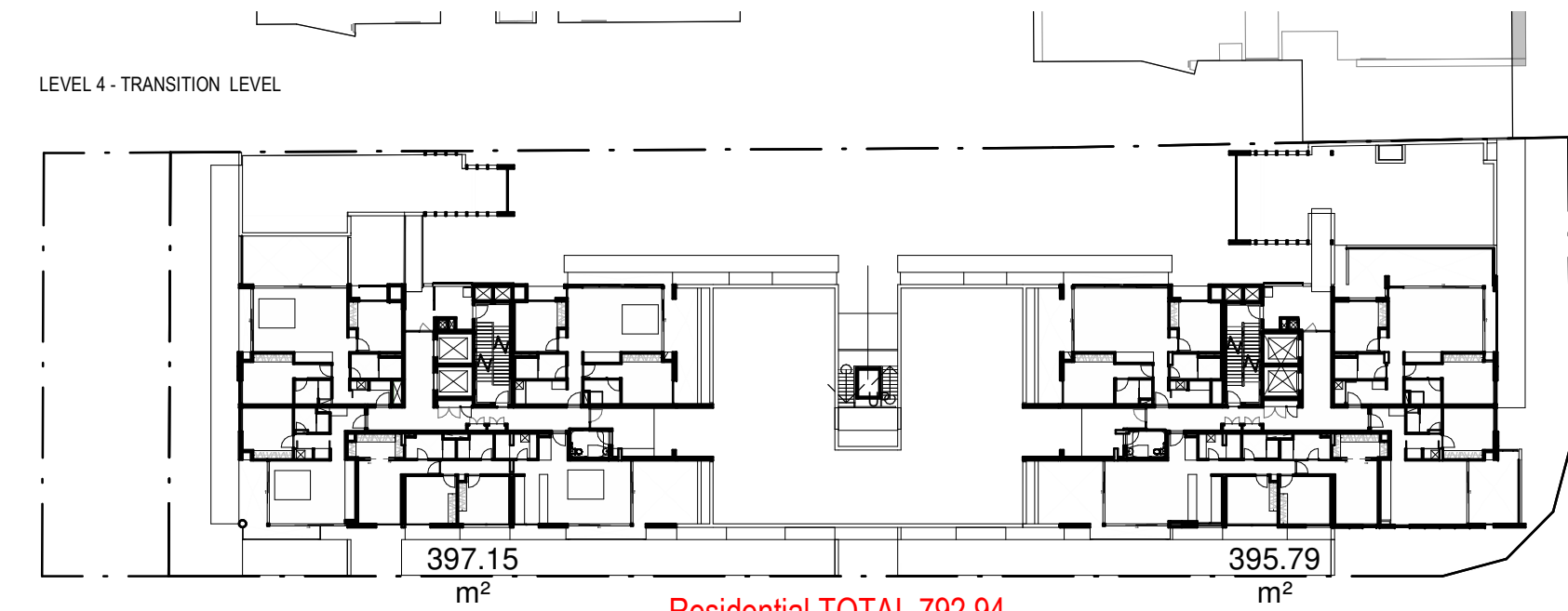
This guidance has been incorporated into the design. Details are provided in the SEPP 65 report.

Regulated Design Record				
Project Address:				
Project Title: Bourke Street Mixed-Use				
Consent No:		Body Corporate Reg No: N/A		
Drawing Title:		Drawing No: DA_8800		
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No

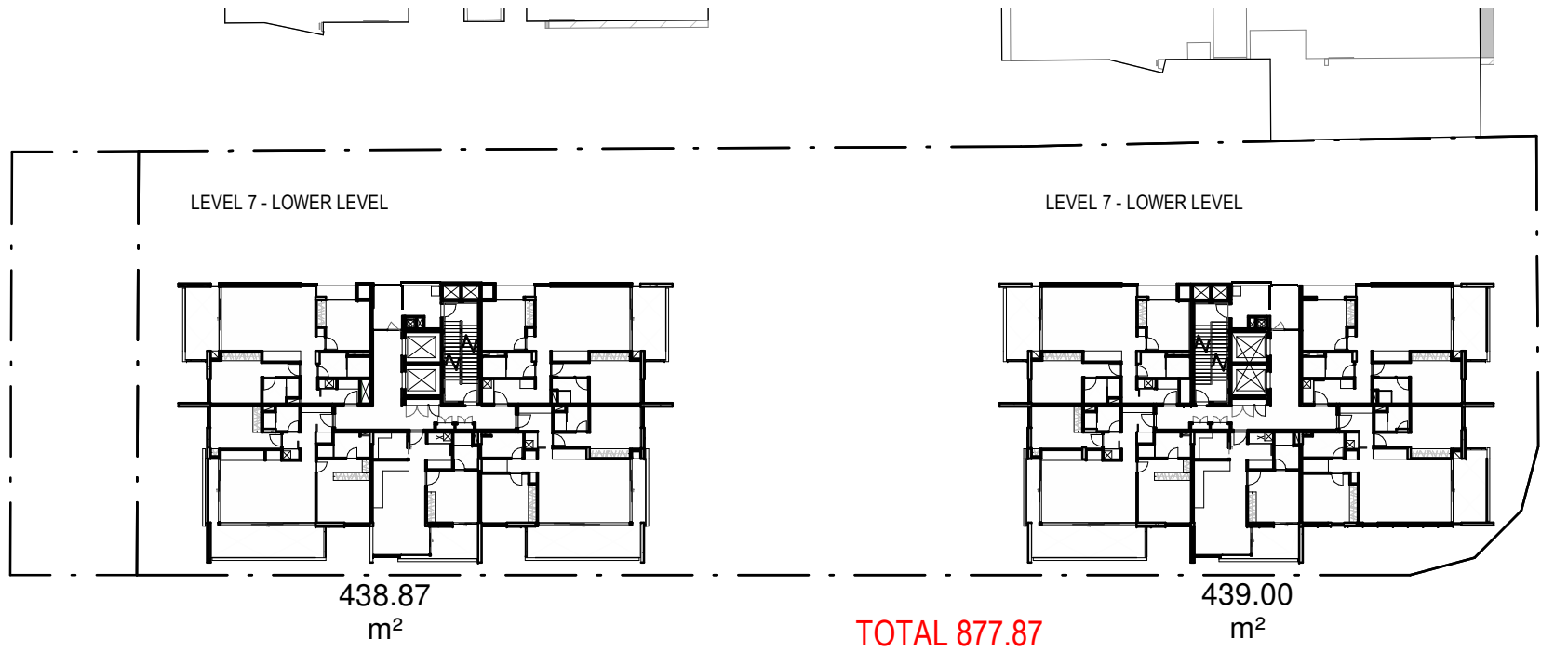
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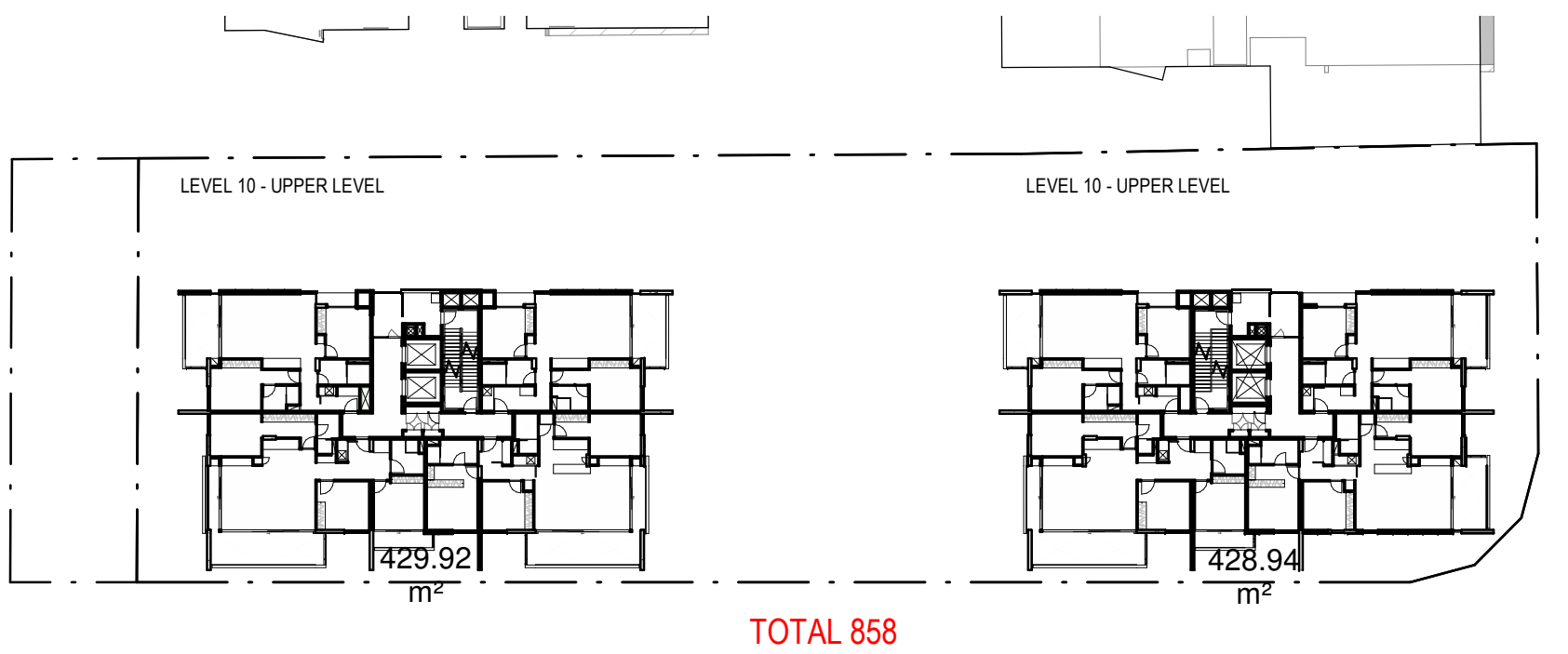
1 GFA - GROUND RESI - 152m2 non RESI - 612m2
TOTAL - 152+612= 764m2



4 GFA - LEVEL 04



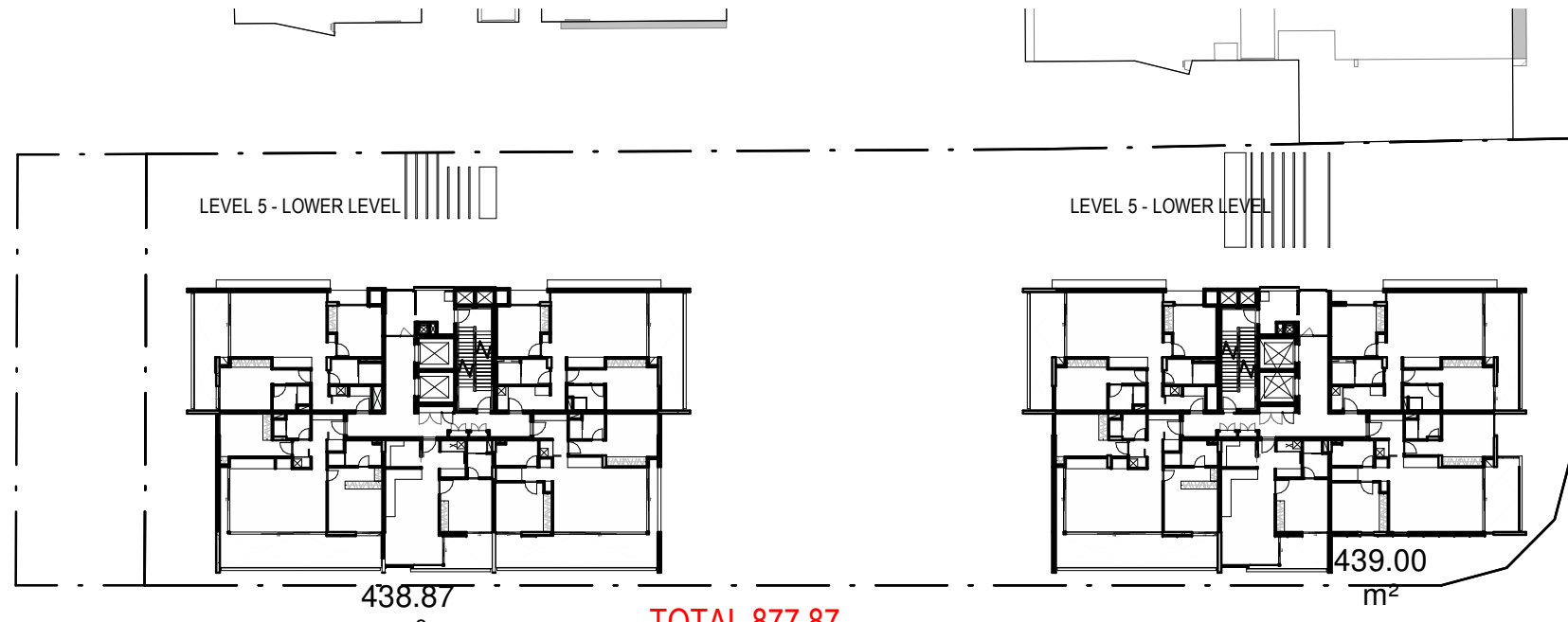
7 GFA - LEVEL 07



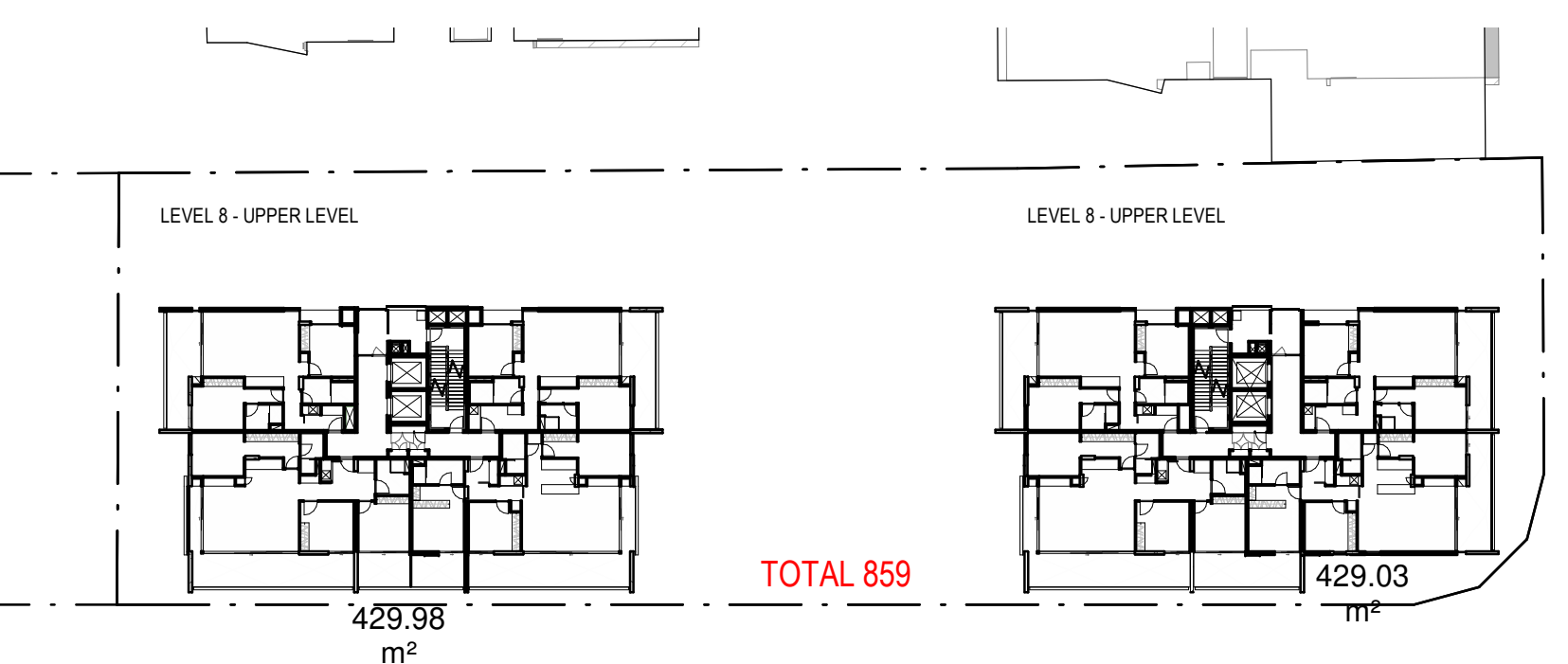
10 GFA - LEVEL 10



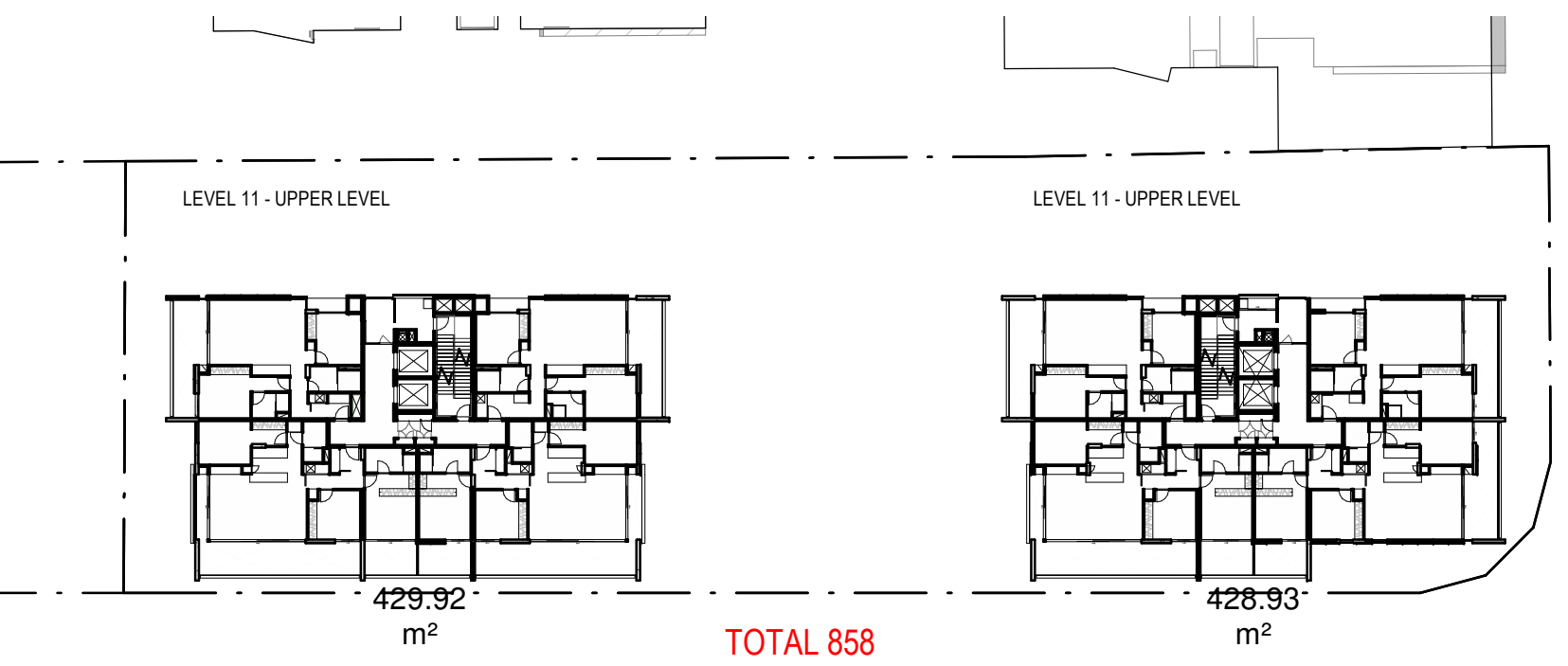
2 GFA - LEVEL 02



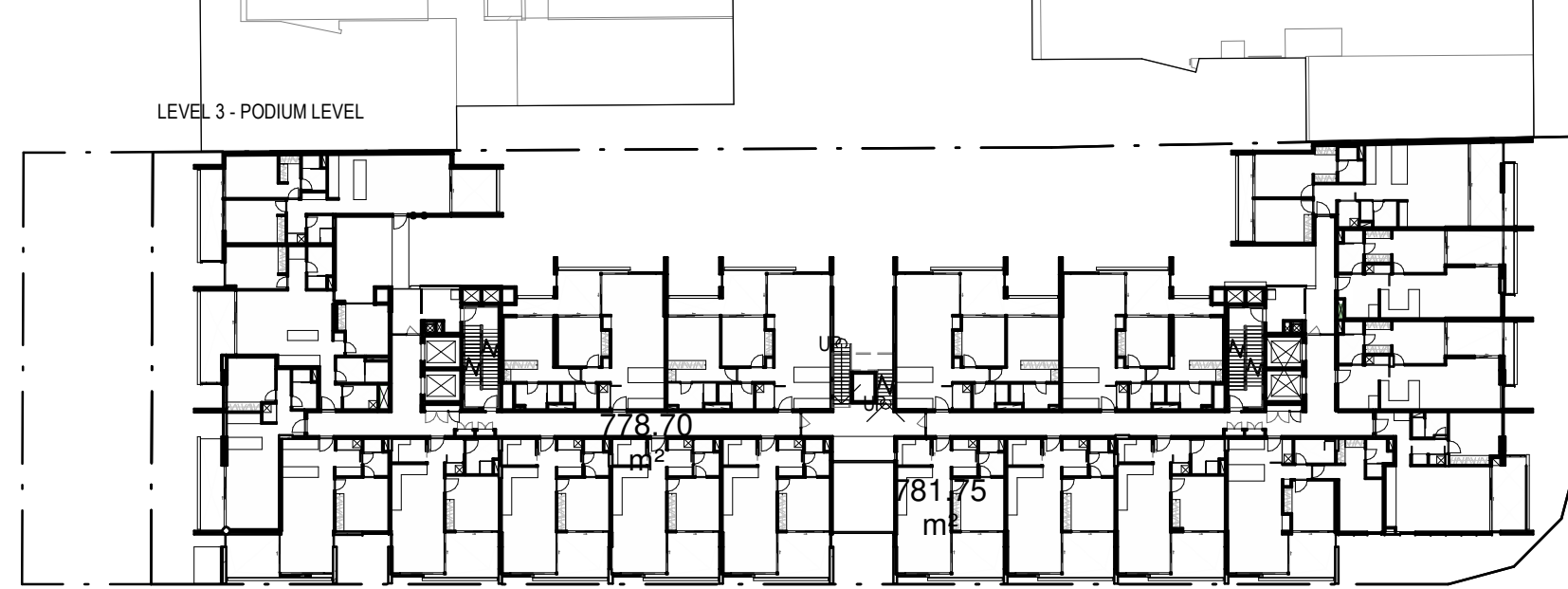
5 GFA - LEVEL 05



8 GFA - LEVEL 08



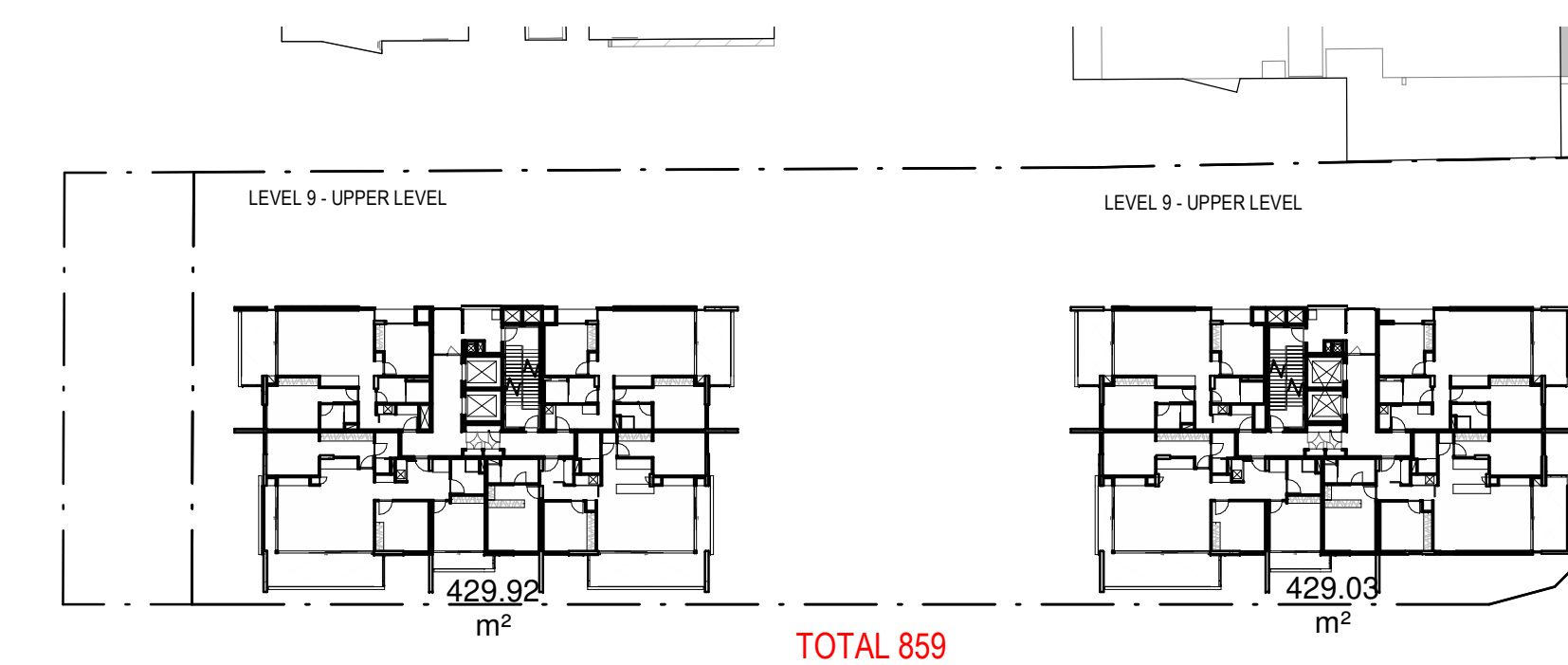
11 GFA - LEVEL 11



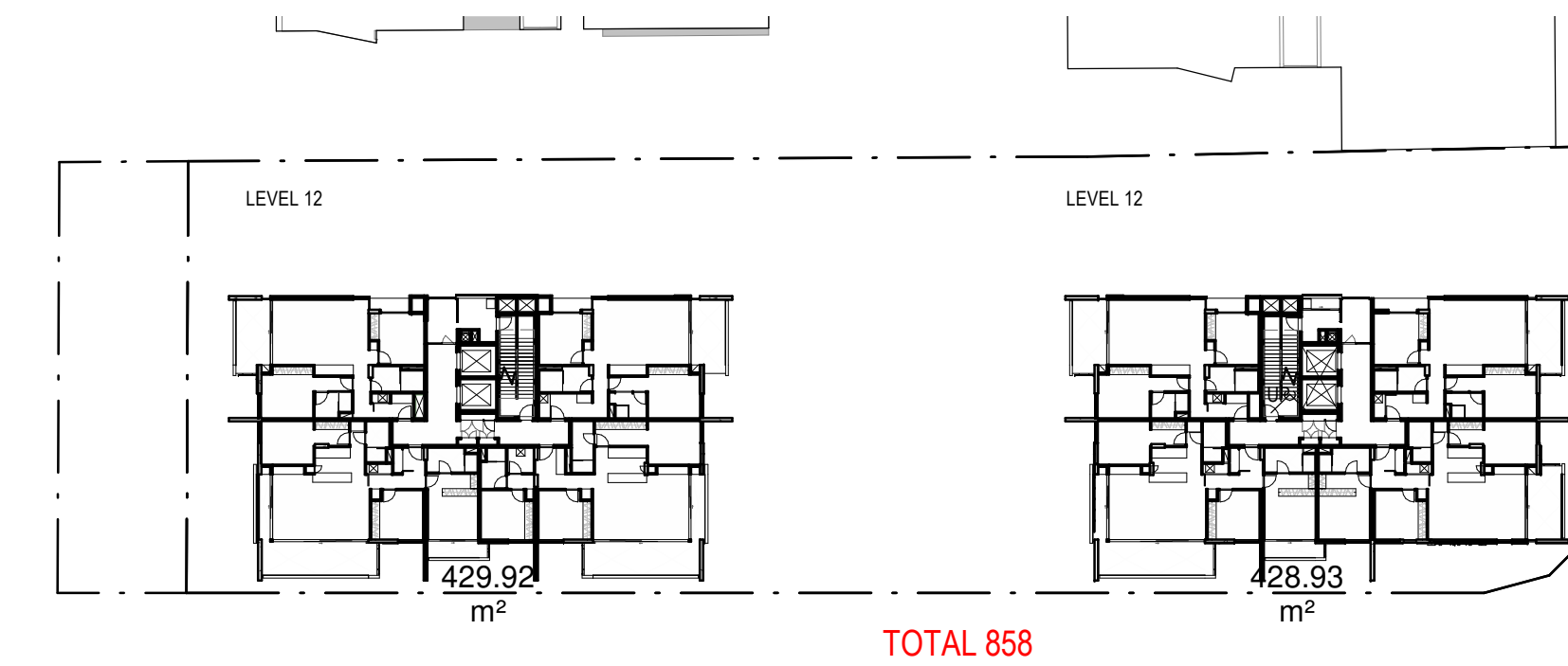
3 GFA - LEVEL 03



6 GFA - LEVEL 06



9 GFA - LEVEL 09



12 GFA - LEVEL 12

RESIDENTIAL 10973 m2
NON RESIDENTIAL 573 m2
TOTAL 11546 m2



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JOHN WHITTINGHAM 7030

CLIENT
ICEK HOLDINGS PTY LTD

PROJECT NO
18014

PROJECT
Bourke Street
Mixed-Use

LOCATION
Gadi And Kamey Country
2 Bourke Street
Mascot NSW 2020

REV	DATE	DESCRIPTION	DN	AP
5	08.03.23	RESPONSE TO COUNCIL	JG	DH
4	02.09.21	SECTION 4.56	JK	VM

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
TOTAL GROSS FLOOR AREA
(GFA) PLANS

SCALE
1:500 @A1

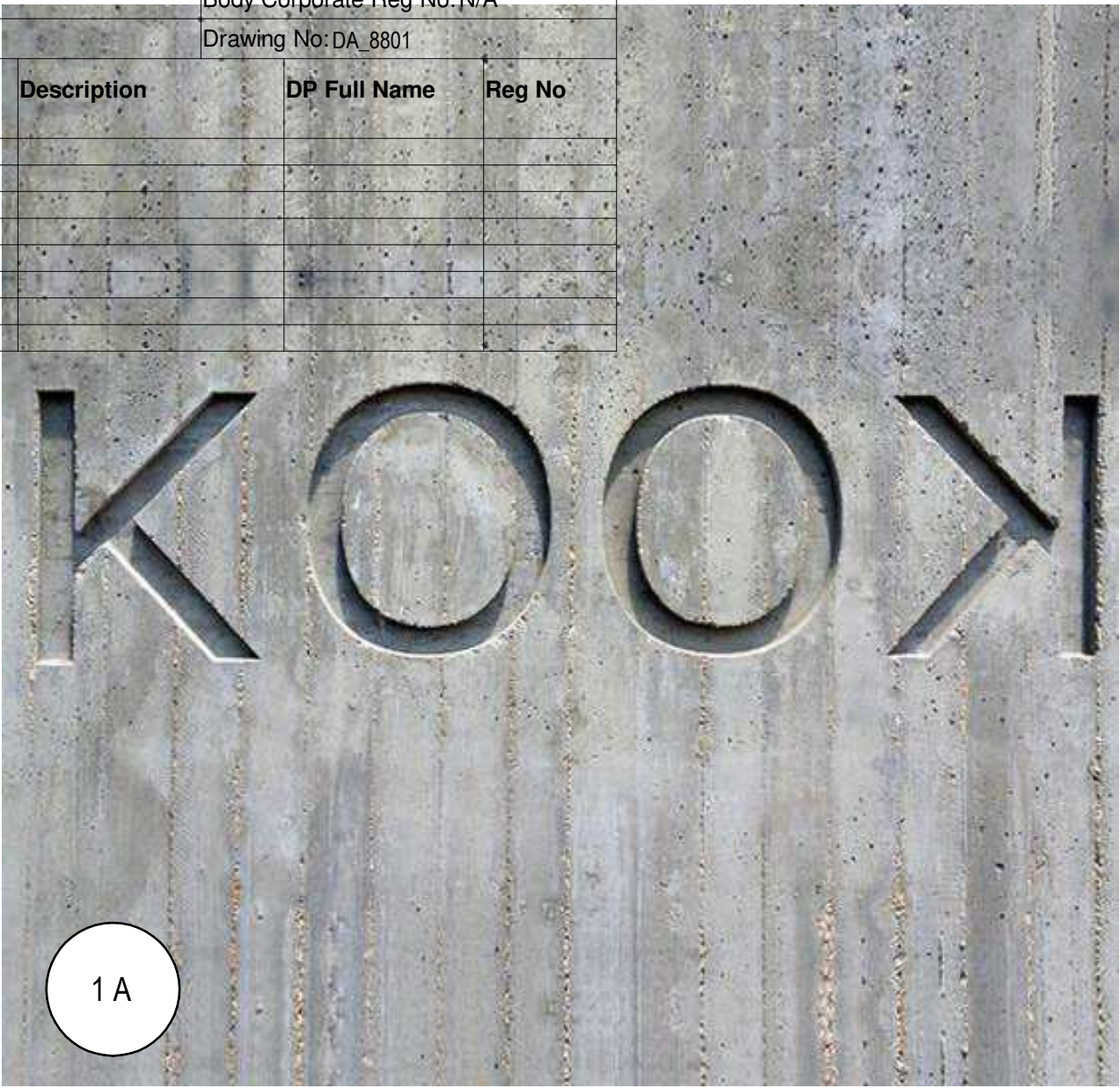


SHEET NUMBER

REVISION

DA_8800 5

Regulated Design Record				
Project Address:				
Project Title: Bourke Street Mixed-Use				
Consent No:		Body Corporate Reg No: N/A		
Drawing Title:		Drawing No: DA_8801		
Rev	Date	Description	DP Full Name	Reg No
dd.mm.yy				



1 Signage 01 1:1



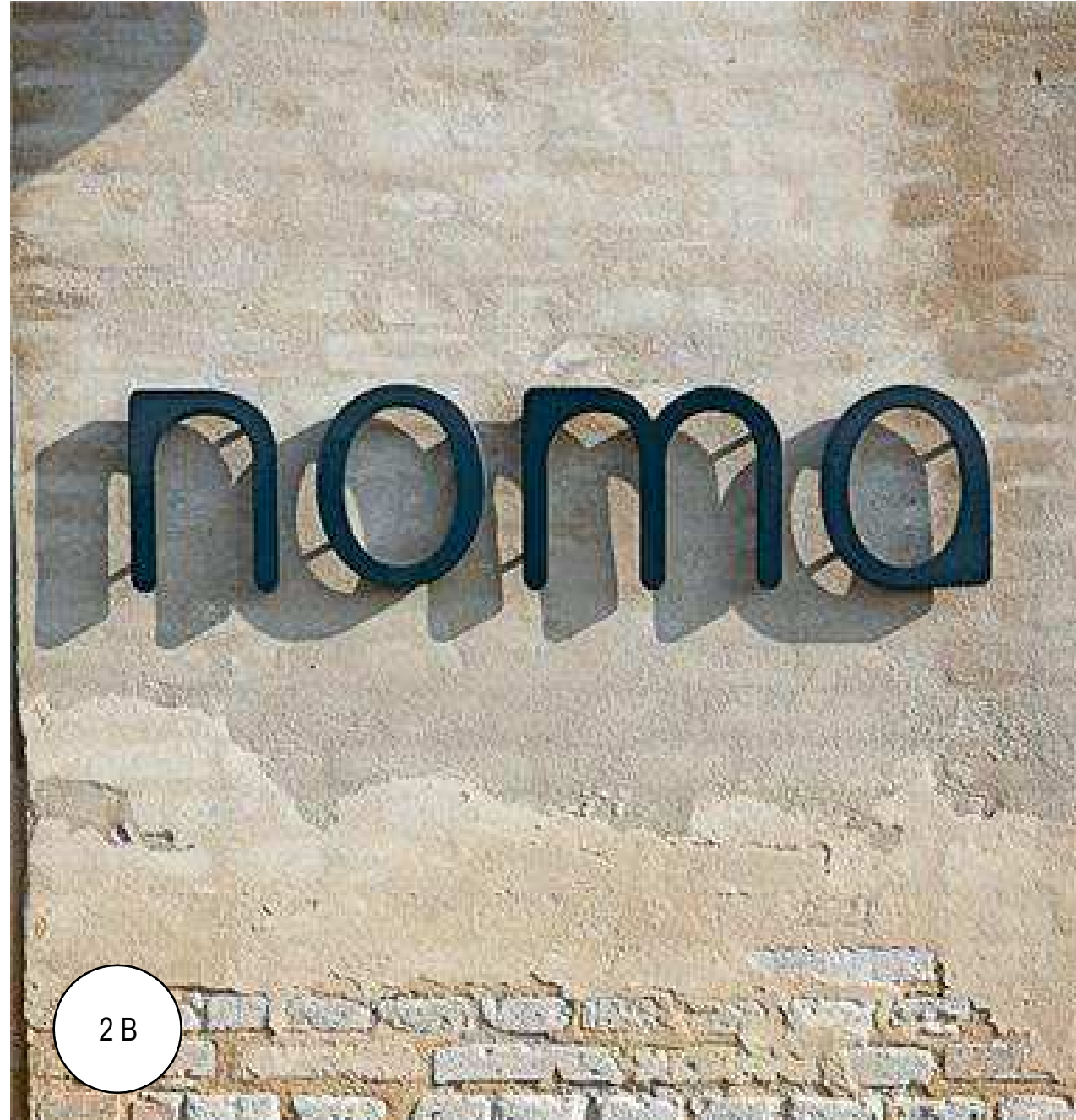
3 Signage 03 1:1

1A and 1B:
Flush wall signage
Recessed
Void cast into concrete

2A and 2B:
Flush wall signage
Proud
Steel/aluminium lettering
Pin-mounted to wall



2 Signage 02



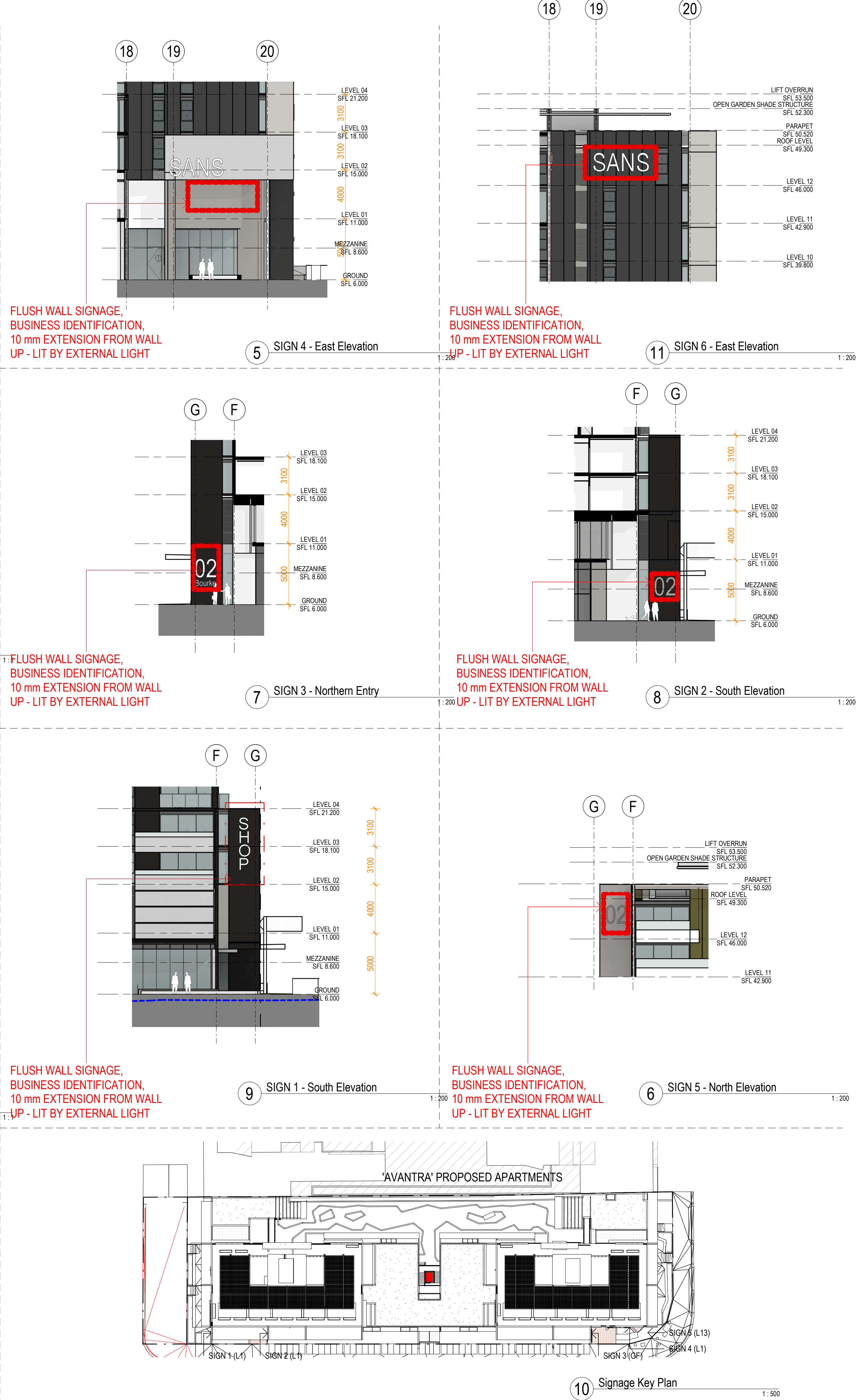
4 Signage 04

SIGNAGE CONCEPT

The intent is for the signage to complement the austere, modern aesthetic of the building. The lettering will be made from robust materials, such as: steel, aluminium and concrete. The shadow cast by the lettering is an important feature and as such the lettering will be articulated: either slightly recessed; or slightly proud. This simple feature will lend a dynamic interest to the signage.

Building signage, being more permanent, will be cast-insitu. The texture and fine shadows will create an understated sign. At night, in-ground lamps will cast shadows and create a soft feature on the facade.

Business identification signage, being more transient will be made from manufactured steel or aluminium lettering and pin-mounted to the wall. Sunlight and external lighting will assist in creating the desired definition against the facade.



10 Signage Key Plan 1:500



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Mascot NSW 2020

REV	DATE	DESCRIPTION	DN	AP
2	02.09.21	SECTION 4.56	JK	VM
1	19.06.21	Revision 23	JK	VM

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
SIGNAGE SCHEDULE

SCALE
As indicated @A1



SHEET NUMBER	REVISION
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DA_8801 2