

PROPOSED SELF STORAGE FACILITY AND COMMERCIAL OFFICE DEVELOPMENT

REV	BY	DESCRIPTION	DATE
1		For DA Submission	21 10 2023
2		Issued for DA Submission	03 07 2023
3		Issued for DA Submission	07 11 2023



IN COLLABORATION WITH

DesignOffice

ABN: 92 130 146 075
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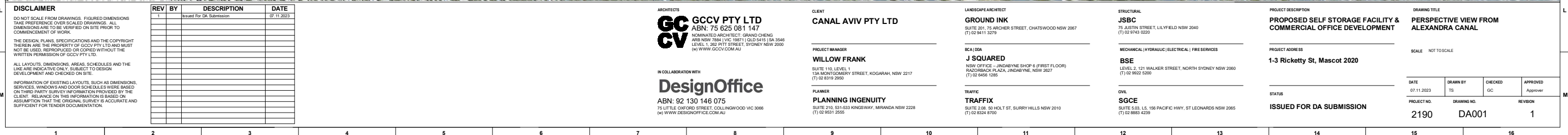
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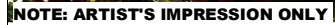
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(T) 02 8324 8700

SGCE
SUITE 5.03, L5, 156 PACIFIC HWY, ST LEONARDS NSW 2065
(T) 02 8883 4239

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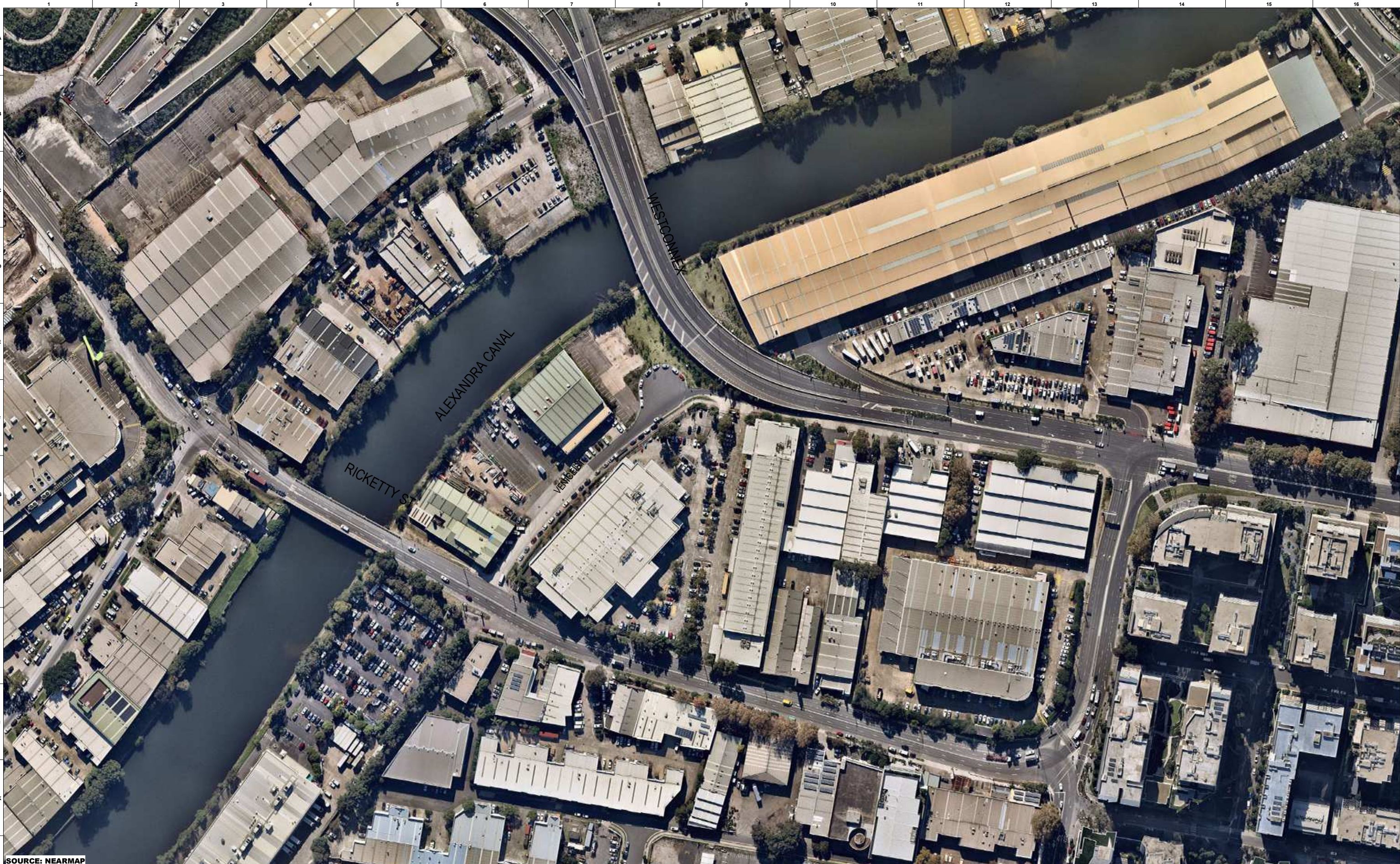
DATE 07.11.2023	DRAWN BY TS	CHECKED GC	APPROVED Approved
PROJECT NO.	DRAWING NO.	REVISION	
2190	DA000	3	





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DATE 07.11.2023	DRAWN BY TS	CHECKED GC	APPROVED Approver
PROJECT NO.	DRAWING NO.	REVISION	
2190	DA004	1	



SOURCE: NEARMAP

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[illegible]

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CIVIL

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PROJECT DESCRIPTION

**PROPOSED SELF STORAGE FACILITY
COMMERCIAL OFFICE DEVELOPMENT**

PROJECT ADDRESS

1-3 Ricketty St, Mascot 2020

STATUS

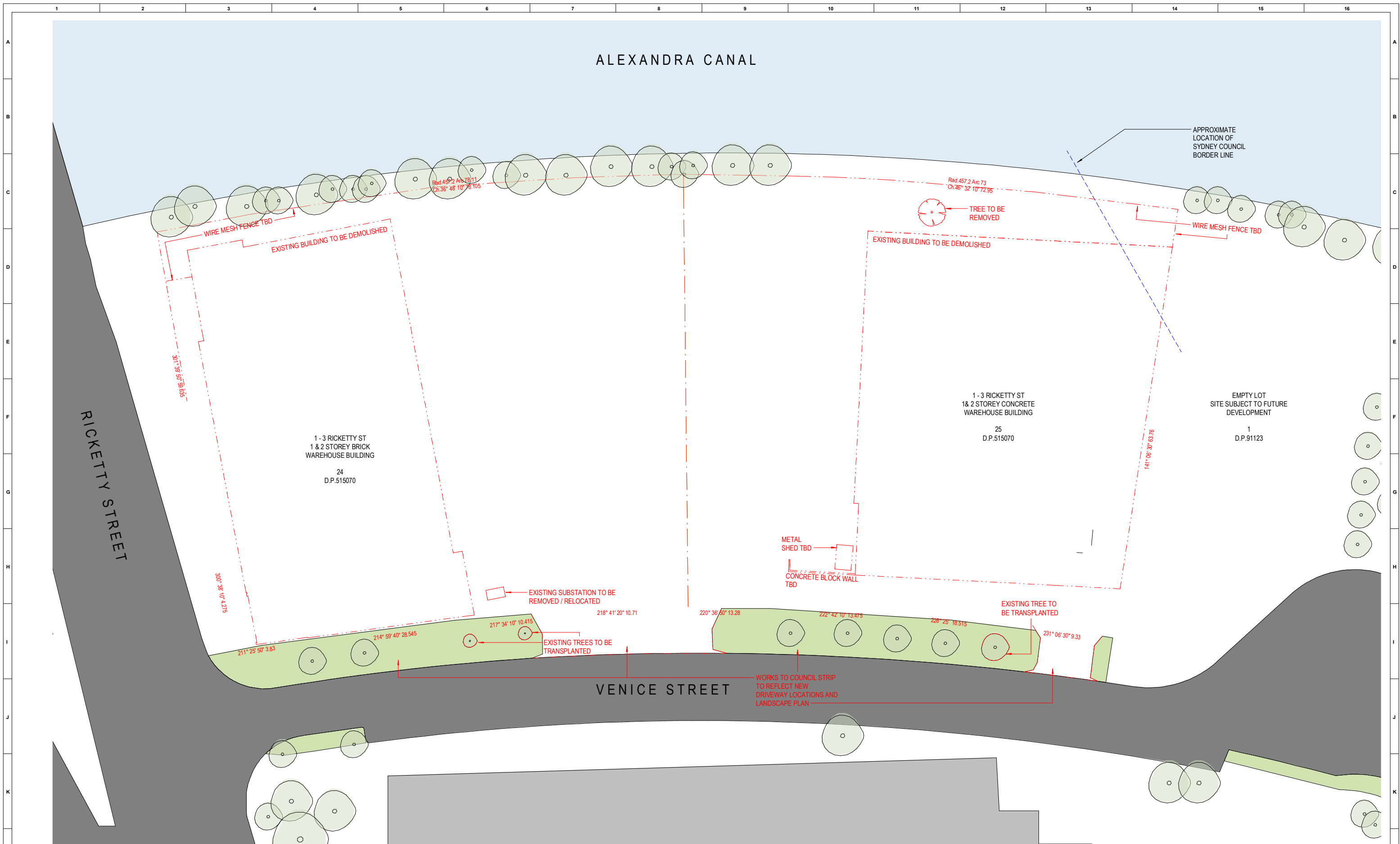
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DRAWING TITLE

AERIAL PHOTO

SCALE NOT TO SCALE

DATE 21.10.2022	DRAWN BY TS	CHECKED GC	APPROVED Approver
PROJECT NO. 2190	DRAWING NO. DA005	REVISION 1	



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[illegible]

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PROJECT DESCRIPTION

**PROPOSED SELF STORAGE FACILITY
COMMERCIAL OFFICE DEVELOPMENT**

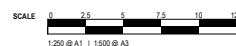
PROJECT ADDRESS
1-3 Ricketty St, Mascot 2020

STATUS

ISSUED FOR DA SUBMISSION

DRAWING TITLE

DEMOLITION PLAN



DATE 21.10.2022	DRAWN BY TS	CHECKED GC	APPROVED Approv
PROJECT NO. 2190	DRAWING NO. DA008	REVISION 1	

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SELF STORAGE_BUILDING - STORAGE UNITS

Height: 2.7m Typical

Qty	Volume	Storage Size
LEVEL 01 - LEVEL 07		
2	23.6 m³	2.5m x 3.5m
32	26.5 m³	2.8m x 3.5m
2	28.3 m³	2.5m x 4.2m
2	31.7 m³	2.5m x 4.7m
30	31.8 m³	2.8m x 4.2m

TOTAL: 729 STORAGE UNITS

SELF STORAGE_LEVEL 04

1 : 500 @ A1

SELF STORAGE_LEVEL 05

1 : 500 @ A1

SELF STORAGE_LEVEL 06

1 : 500 @ A1

SELF STORAGE_LEVEL 07

1 : 500 @ A1

SELF STORAGE_GROUND FLOOR

1 : 500 @ A1

SELF STORAGE_LEVEL 01

1 : 500 @ A1

SELF STORAGE_LEVEL 02

1 : 500 @ A1

SELF STORAGE_LEVEL 03

1 : 500 @ A1

SELF STORAGE_BLDG - GFA

Level	Area
Not Placed	0 m²
S_GROUND FLOOR	306 m²
O_GROUND FLOOR	471 m²
S_LEVEL 01	1895 m²
S_LEVEL 02	1895 m²
S_LEVEL 03	1895 m²
S_LEVEL 04	1895 m²
S_LEVEL 05	1895 m²
S_LEVEL 06	1895 m²
S_LEVEL 07	1895 m²
	14042 m²

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CIVIL

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PROJECT DESCRIPTION

PROPOSED SELF STORAGE FACILITY & COMMERCIAL OFFICE DEVELOPMENT

PROJECT ADDRESS

1-3 Ricketty St, Mascot 2020

STATUS

ISSUED FOR DA SUBMISSION

DRAWING TITLE

STORAGE BUILDING AREA SUMMARY

SCALE

0 5 10 15 20 25

1:500 @ A1 | 1:1000 @ A3

DATE	DRAWN BY	CHECKED	APPROVED
03.07.2023	TS	GC	Approver

PROJECT NO.	DRAWING NO.	REVISION
2190	DA012	2

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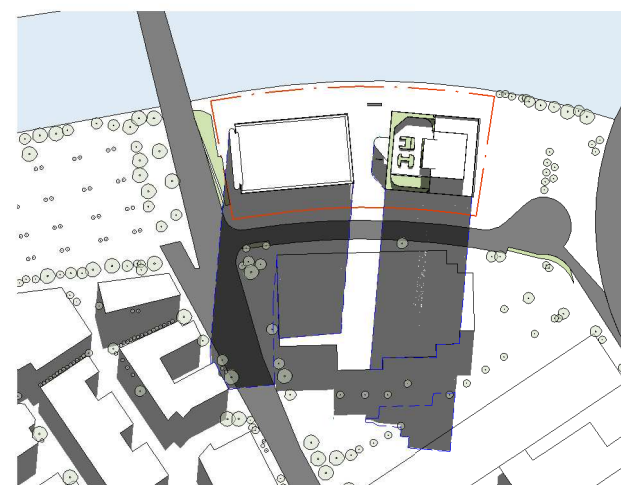
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[illegible]

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PROJECT DESCRIPTION

**PROPOSED SELF STORAGE FACILITY /
COMMERCIAL OFFICE DEVELOPMENT**

PROJECT ADDRESS

1-3 Ricketty St, Mascot 2020

QUESTIONS

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DRAWING TITLE

SHADOW DIAGRAMS WINTER SOLSTICE



DATE	DRAWN BY	CHECKED	APPROVED
03.07.2023	TS	GC	Approve
PROJECT NO.	DRAWING NO.	REVISION	
2100	DA014	2	



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[illegible]

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LANDSCAPE ARCHITECT

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PROJECT DESCRIPTION

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COMMERCIAL OFFICE DEVELOPMENT**

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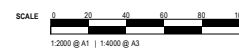
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STATUS

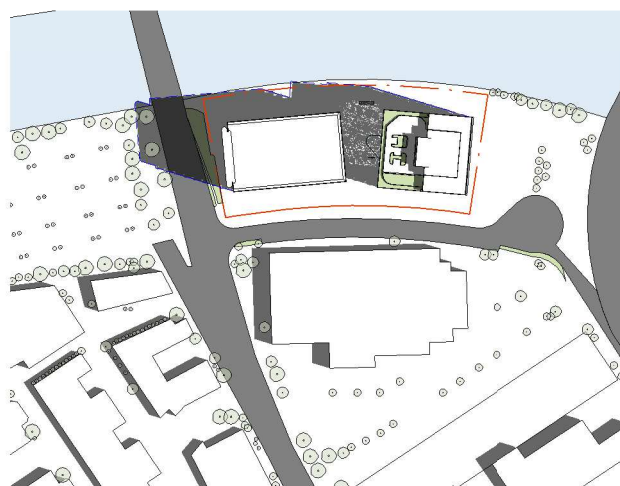
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DRAWING TITLE

SHADOW DIAGRAMS SUMMER SOLSTICE



DATE	DRAWN BY	CHECKED	APPROVED
03.07.2023	TS	GC	Approv
PROJECT NO.	DRAWING NO.	REVISION	
2190	DA015	2	



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[illegible]

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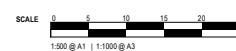
1-3 Ricketty St, Mascot 2020

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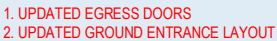
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DRAWING TITLE

SHADOW DIAGRAMS SPRING & AUTUMN EQUINOX



DATE 03.07.2023	DRAWN BY TS	CHECKED GC	APPROVED Approv
PROJECT NO. 2190	DRAWING NO. DA016	REVISION 2	



- APPROXIMATE
LOCATION OF
SYDNEY COUNCIL
BORDER LINE

1 : 250 @ A1

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LANDSCAPE ARCHITECT

GROUND INK
SUITE 201, 75 ARCHER STREET, CHATSWOOD NSW 2067
(T) 02 9411 3279

BCA | DDA

J SQUARED
NSW OFFICE - JINDABYNE SHOP 6 (FIRST FLOOR)
RAZORBACK PLAZA, JINDABYNE, NSW 2627
(T) 02 6456 1285

TRAFFIC

TRAFFIX
SUITE 2.08, 50 HOLT ST, SURRY HILLS NSW 2010
(T) 02 8324 8700

STRUCTURAL

JSBC
75 JUSTIN STREET, LILYFIELD NSW 2040
(T) 02 9743 0220

MECHANICAL | HYDRAULIC | ELECTRICAL | FIRE SERVICES

BSE
LEVEL 2, 121 WALKER STREET, NORTH SYDNEY NSW 2060
(T) 02 9922 5200

CIVIL

SGCE
SUITE 5.03, L5, 156 PACIFIC HWY, ST LEONARDS NSW 2065
(T) 02 8883 4239

PROJECT DESCRIPTION

**PROPOSED SELF STORAGE FACILITY &
COMMERCIAL OFFICE DEVELOPMENT**

PROJECT ADDRESS

1-3 Ricketty St, Mascot 2020

ONE A YEAR

ISSUED FOR DA SUBMISSION

DRAWING TITLE

**GROUND FLOOR OVERALL GA
PLAN**



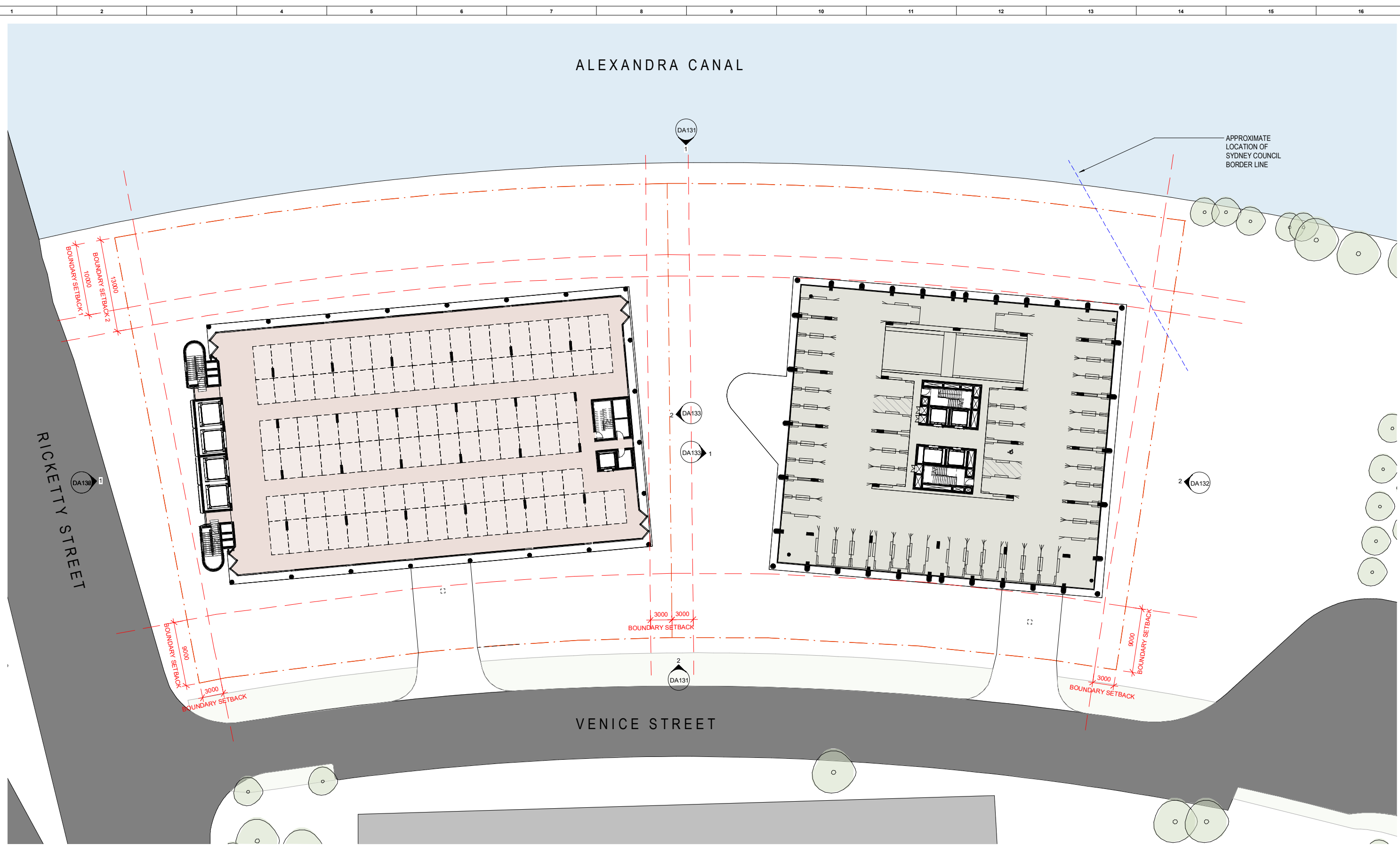
DATE _____

07.11.2023

PROJECT NO.

2100





1 : 250 @ A1

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[illegible]

ABN: 92 130 146 075

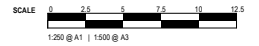
PLANNING INGENUITY

TRAFFIX

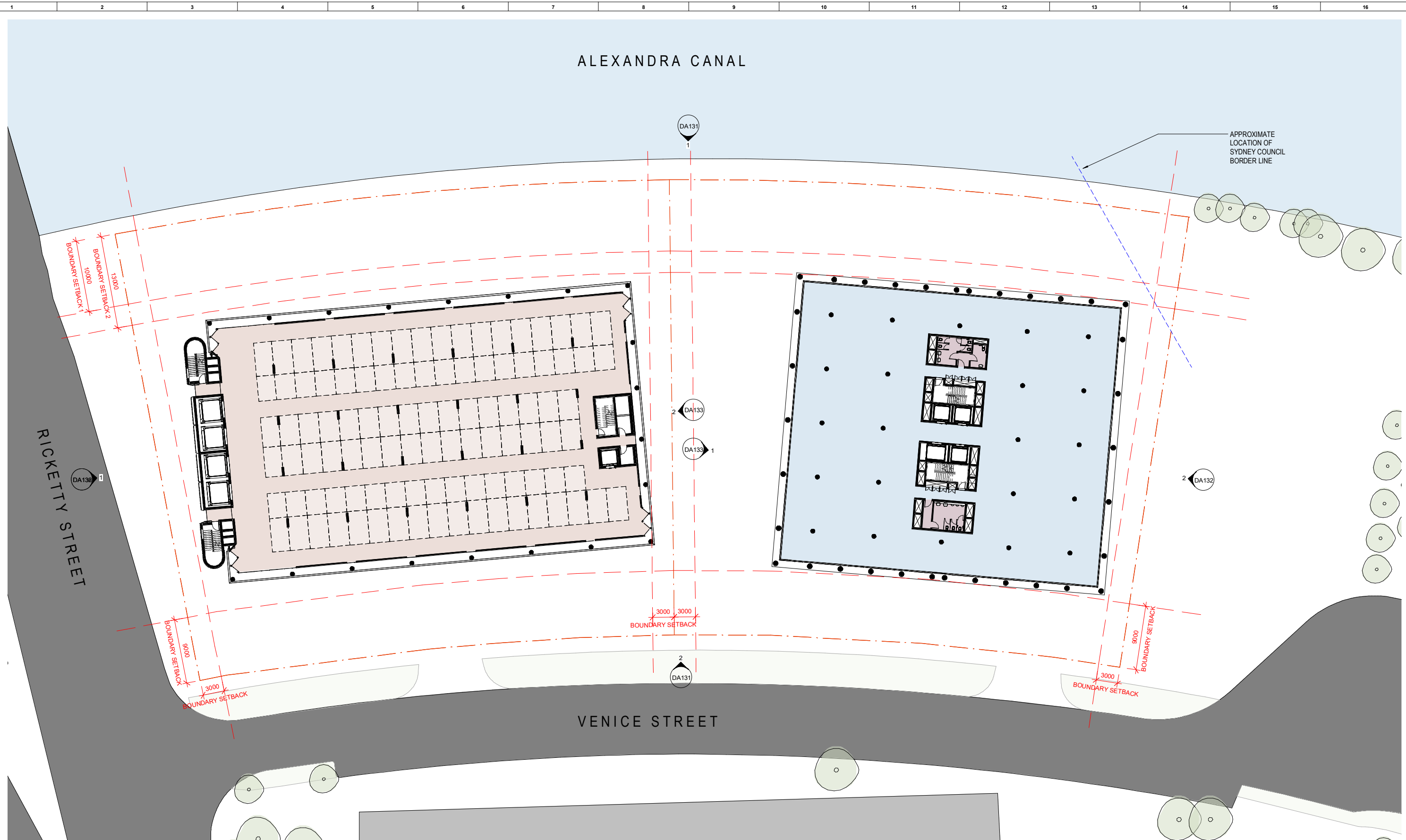
SGCE

STATUS

PROJECT NO.	DRAWING NO.	
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DATE	DRAWN BY	CHECKED	APPROVED
03.07.2023	TS	GC	Appr



L4 OVERALL GA PLAN

1 : 250 @ A1

[illegible]

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ARCHITECTS

**GC
CV**

GCCV PTY LTD
ABN: 75 625 081 147

NOMINATED ARCHITECT: GRAND CHENG
ARC NSW 7884 (VIC 19871) QLD 5415 | SA 354
LEVEL 1, 205 PITT STREET, SYDNEY NSW 2000
(w) WWW.GCCV.COM.AU

IN COLLABORATION WITH

DesignOffice

ABN: 92 130 146 075
75 LITTLE OXFORD STREET, COLLINGWOOD VIC 3066
(w) WWW.DESIGNOFFICE.COM.AU

CLIENT

CANAL AVIV PTY LTD

PROJECT MANAGER

WILLOW FRANK

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13A MONTGOMERY STREET, KOGARAH, NSW 2217
(T) 02 9319 2650

PLANNER

PLANNING INGENUITY

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(T) 02 9531 2555

LANDSCAPE ARCHITECT

GROUND INK

SUITE 201, 75 ARCHER STREET, CHATSWOOD NSW 2067
(T) 02 9411 3279

BCA | DDA

J SQUARED

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(T) 02 6456 1285

TRAFFIC

TRAFFIX

SUITE 2.08, 50 HOLT ST, SURRY HILLS NSW 2010
(T) 02 8324 8700

STRUCTURAL

JSBC

75 JUSTIN STREET, LILYFIELD NSW 2040
(T) 02 9743 0220

MECHANICAL | HYDRAULIC | ELECTRICAL | FIRE SERVICES

BSE

LEVEL 2, 121 WALKER STREET, NORTH SYDNEY NSW 2060
(T) 02 9922 5200

CIVIL

SGCE

SUITE 5.03, L5, 156 PACIFIC HWY, ST LEONARDS NSW 2065
(T) 02 8883 4239

PROJECT DESCRIPTION

**PROPOSED SELF STORAGE FACILITY
COMMERCIAL OFFICE DEVELOPMENT**

PROJECT ADDRESS

1-3 Ricketty St, Mascot 2020

STATUS

ISSUED FOR DA SUBMISSION

DRAWING TITLE

LEVEL 04 OVERALL GA PLAN

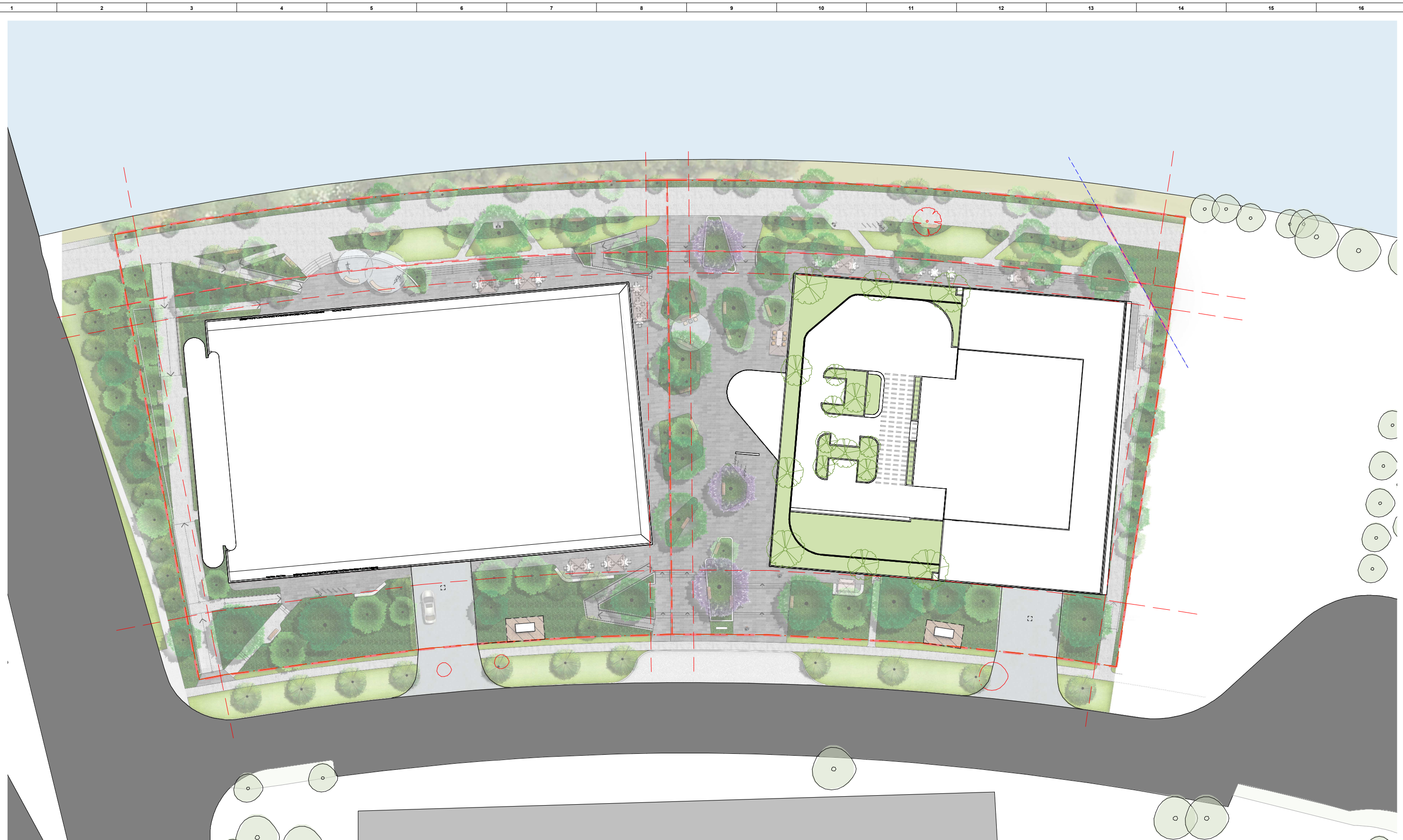
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0 2.5 5 7.5 10 12

1:250 @ A1 | 1:500 @ A3

DATE	DRAWN BY	CHECKED	REV
03.07.2023	TS	GC	
PROJECT NO.	DRAWING NO.		
2190	DA102		





OVERALL GA SITE PLAN

1 : 250 @ A1

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[illegible]

ARCHITECTS

GC CV **GCCV PTY LTD**
 ABN: 75 625 081 147
 NOMINATED ARCHITECT: GRAND CENTRAL
 ARB NSW 7884 | VIC 19871 | QLD 54
 LEVEL 1, 262 PITT STREET, SYDNEY
 (w) WWW.GCCV.COM.AU

IN COLLABORATION WITH

DesignOffice
ABN: 92 130 146 075
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(w) WWW.DESIGNOFFICE.COM.AU

CLIENT

CANAL AVIV PTY LTD

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PLANNING INGENUITY

SUITE 210, 531-533 KINGSWAY, MIRANDA NSW 2222
(T) 02 9531 2555

LANE

GROUND INK

SUITE 201, 75 ARCHER STREET, CHATSWOOD NSW 2067
(T) 02 9411 3279

BCA | DDA

BCA | DDA

J SQUARED
NSW OFFICE - JINDABYNE SHOP 6 (FIRST FLOOR)
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TRAFFIC

TRAFFIX
SUITE 2.08, 50 HOLT ST, SURRY HILLS NSW 2010
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STRUCTURAL

JSBC

75 JUSTIN STREET, LILYFIELD NSW 2040
(T) 02 9743 0220

MECHANICAL

MECHANICAL

BSE
LEVEL 2, 121 WALKER STREET, NORTH SYDNEY NSW 2060
(T) 02 9922 5200

CIVIL

SGCE
SUITE 5.03, L5, 156 PACIFIC HWY, ST LEONARDS NSW 2065
(T) 02 8883 4239

PROJECT DESCRIPTION

**PROPOSED SELF STORAGE FACILITY &
COMMERCIAL OFFICE DEVELOPMENT**

PROJECT ADDRESS

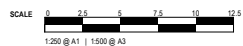
1-3 Ricketty St, Mascot 2020

STATUS

ISSUED FOR DA SUBMISSION

DRAWING TITLE

OVERALL GA SITE PLAN



DATE 03.07.2023	DRAWN BY TS	CHECKED GC	APPROVED Approver
PROJECT NO.	DRAWING NO.	REVISION	
2190	DA103	2	

LOT DATE: 44 80035 80035 80035



1 : 250 @ A1



1 : 250 @ A1

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		2		Issued for DA Submission	03 07 2023
		3		Issued for DA Submission	07 11 2023
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ARCHITECTS

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ARB NSW 7884 VIC 1987 | OLD 5415 | SA 3544
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DesignOffice

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CLIENT

CANAL AVIV PTY LTD

PROJECT MANAGER

WILLOW FRANK

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PLANNER

PLANNING INGENUITY

SUITE 210, 531-533 KINGSWAY, MIRANDA NSW 2228
(T) 02 9631 2555

LANDSCAPE ARCHITECT

GROUND INK

SUITE 201, 75 ARCHER STREET, CHATSWOOD NSW 2067
(T) 02 9411 3279

BCA | DDA

J SQUARED

NSW OFFICE – JINDABYNE SHOP 6 (FIRST FLOOR)
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(T) 02 6456 1285

TRAFFIC

TRAFFIX

SUITE 2.08, 50 HOLT ST, SURRY HILLS NSW 2010
(T) 02 8324 8700

STRUCTURAL

JSBC

75 JUSTIN STREET, LILYFIELD NSW 2040
(T) 02 9743 0220

MECHANICAL | HYDRAULIC | ELECTRICAL | FIRE SERVICES

BE

LEVEL 2, 121 WALKER STREET, NORTH SYDNEY NSW 2060
(T) 02 9922 5200

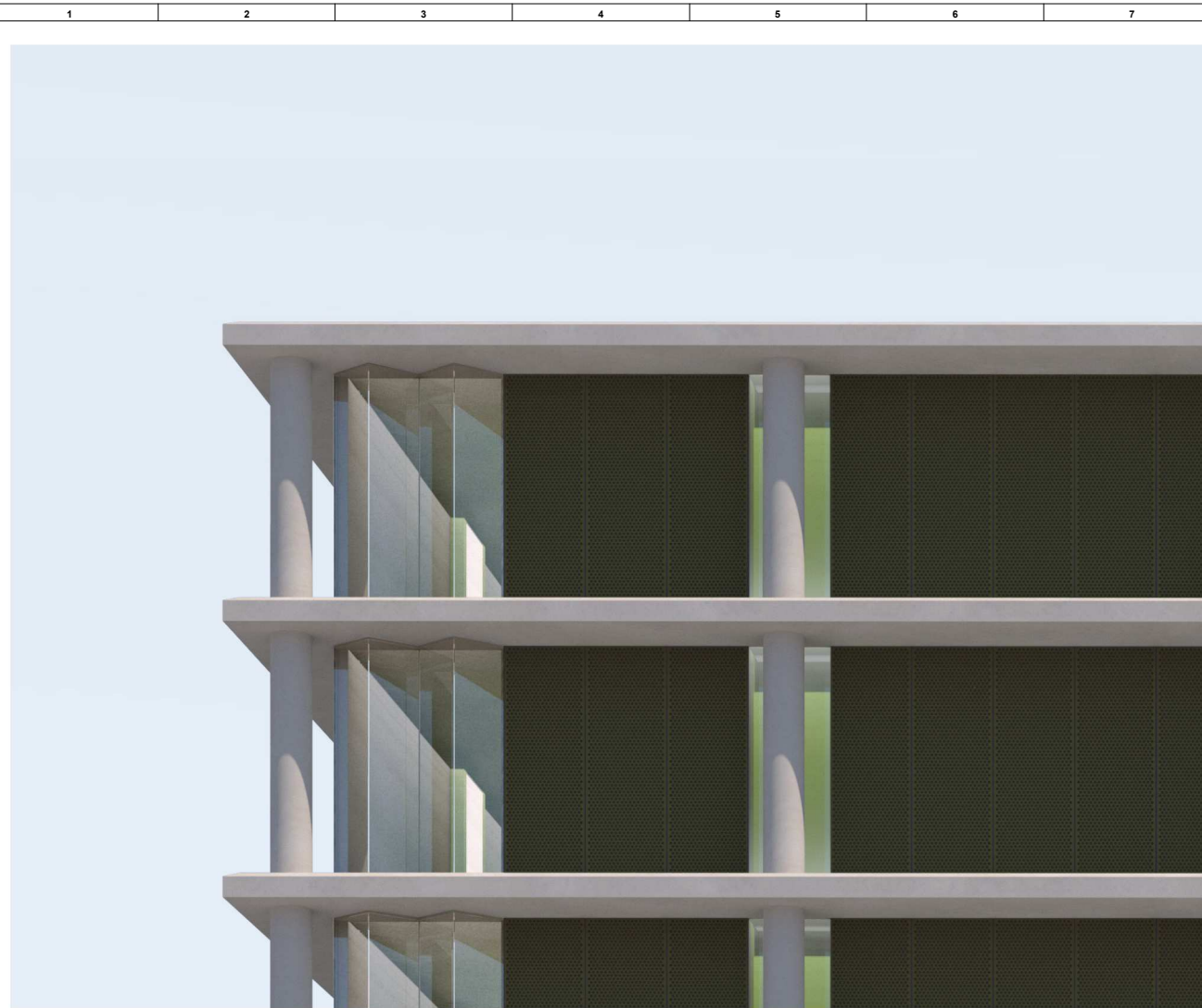
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SGCE

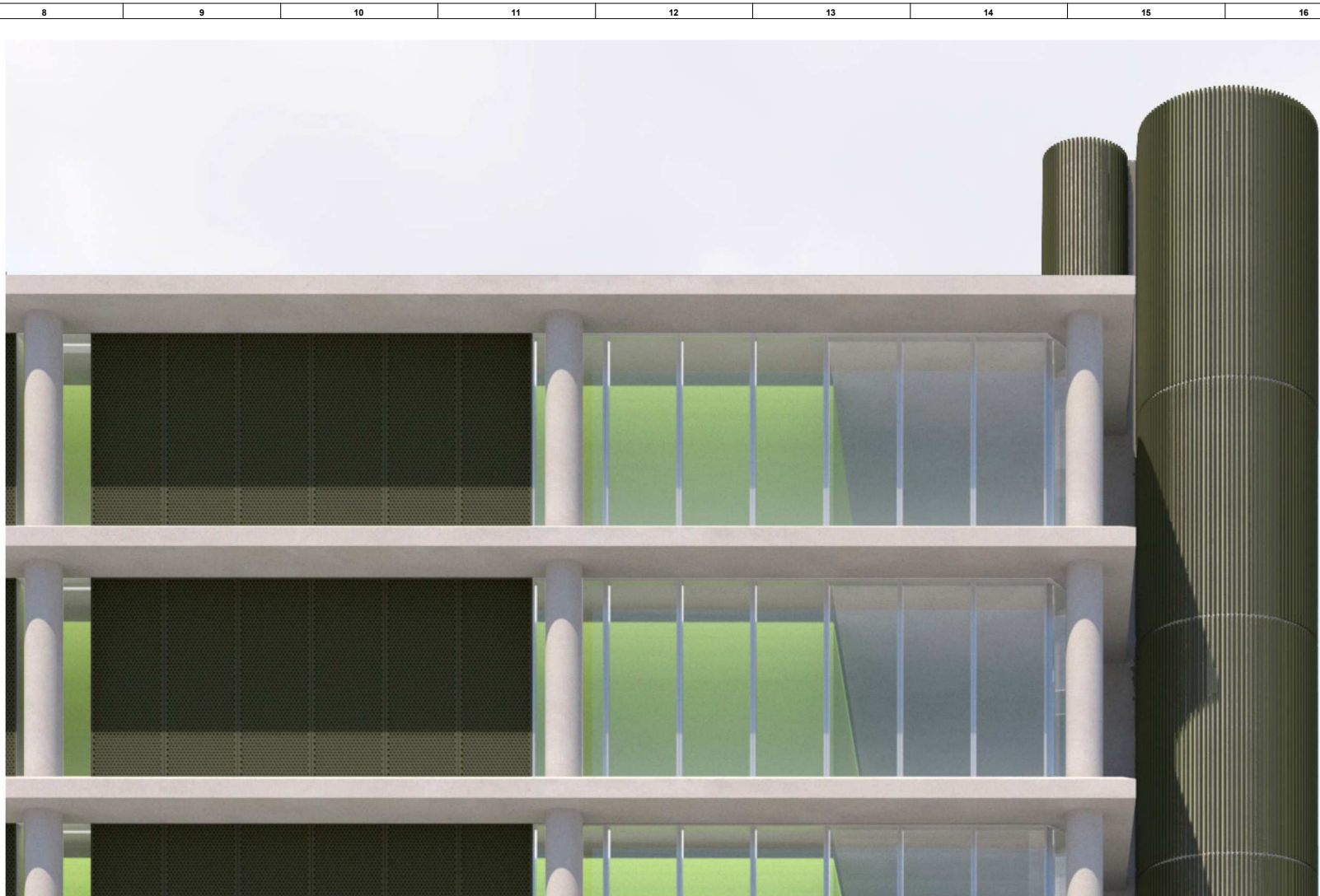
SUITE 5.03, L5, 156 PACIFIC HWY, ST LEONARDS NSW 2065
(T) 02 8883 4239

PROJECT DESCRIPTION
PROPOSED SELF STORAGE FACILITY COMMERCIAL OFFICE DEVELOPMENT
PROJECT ADDRESS
1-3 Ricketty St, Mascot 2020
STATUS
ISSUED FOR DA SUBMISSION

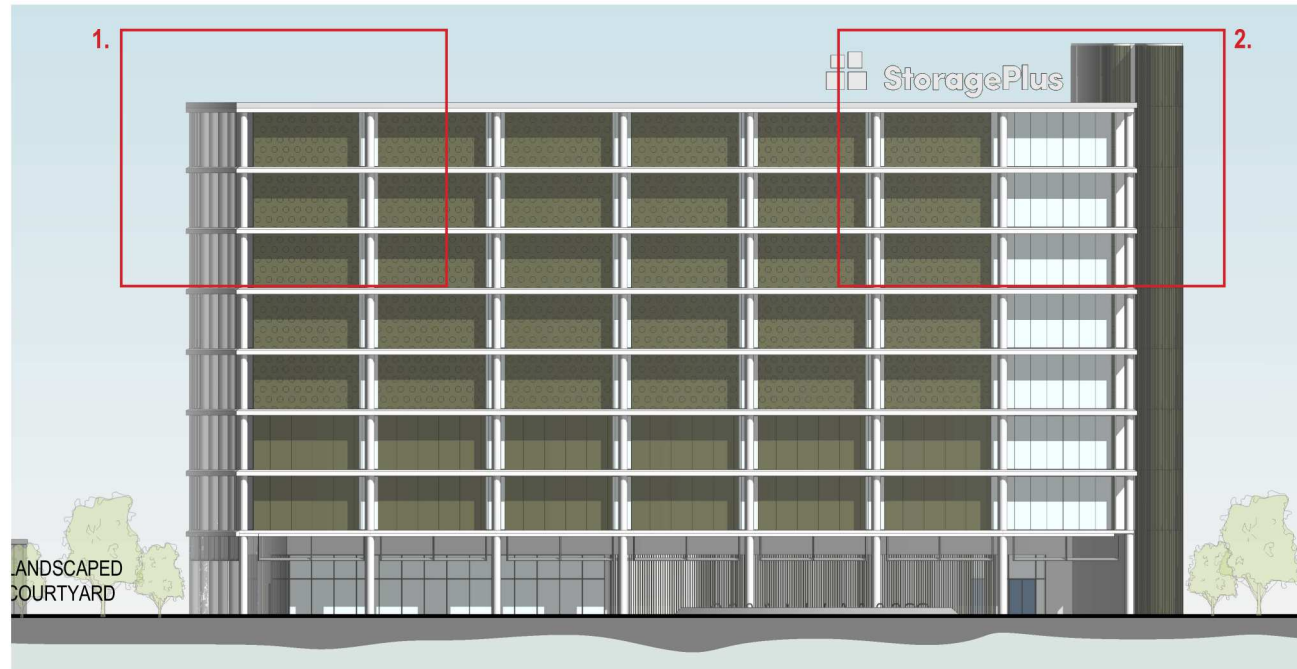
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PROJECT NO.	DRAWING NO.		REVISION
90	DA132		3



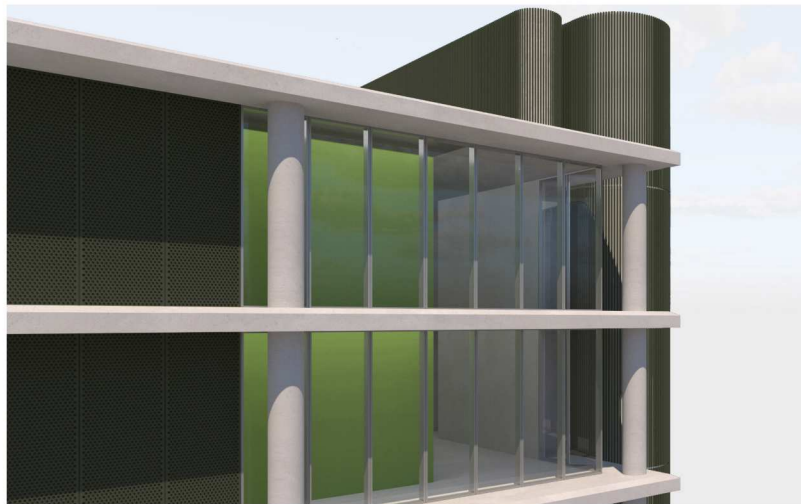
FACADE STUDY 1: SELF STORAGE BUILDING - FORM + ARTICULATION (DAY TIME MODE)



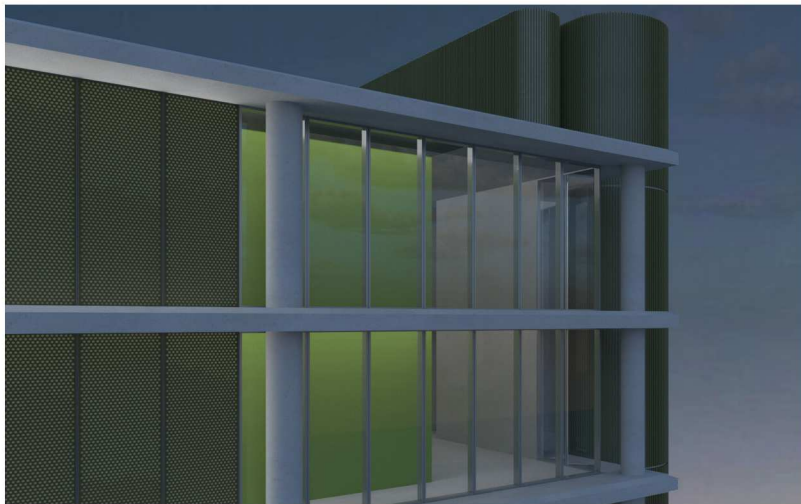
FACADE STUDY 2A: SELF STORAGE BUILDING - FORM + ARTICULATION (DAY TIME MODE)



KEY PLAN: SELF STORAGE BUILDING | CANAL ELEVATION



FACADE STUDY 2B: DAY + NIGHT STUDIES

[illegible]

ARCHITECTS

GC
CV

GCCV PTY LTD
ABN: 75 625 081 147

NOMINATED ARCHITECT: GRAND CHENG
ABN 7884 | VIC 19871 | QLD 5415 | SA 354
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IN COLLABORATION WITH

DesignOffice

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75 LITTLE OXFORD STREET, COLLINGWOOD VIC 3068
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CLIENT

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PROJECT MANAGER

WILLow FRANK

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13A MONTGOMERY STREET, KOGARAH, NSW 2217
(T) 02 8319 2950

PLANNER

PLANNING INGENUITY

SUITE 210, 531-533 KINGSWAY, MIRANDA NSW 2228
(T) 02 931 2555

LANDSCAPE ARCHITECT

GROUND INK

SUITE 201, 75 ARCHER STREET, CHATSWOOD NSW 2067
(T) 02 9411 3279

BCA | DDA

J SQUARED

NSW OFFICE – JINDABYNE SHOP 6 (FIRST FLOOR)
RAZORBACK PLAZA, JINDABYNE, NSW 2627
(T) 02 6456 1285

TRAFFIC

TRAFFIC

SUITE 2.08, 50 HOLT ST, SURRY HILLS NSW 2010
(T) 02 8324 8700

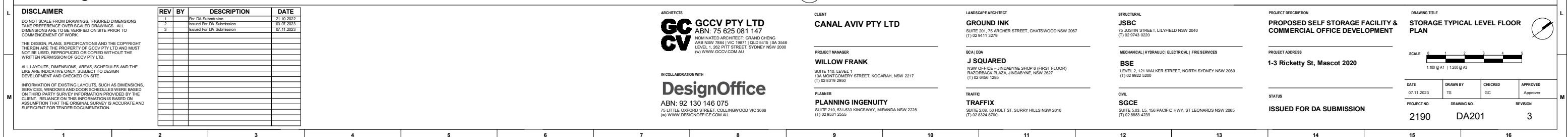
STRUCTURAL
JSBC
75 JUSTIN STREET, LILYFIELD NSW 2040
(T) 02 9743 0220

MECHANICAL | HYDRAULIC | ELECTRICAL | FIRE SERVICES
BSE
LEVEL 2, 121 WALKER STREET, NORTH SYDNEY NSW 2060
(T) 02 9522 5200

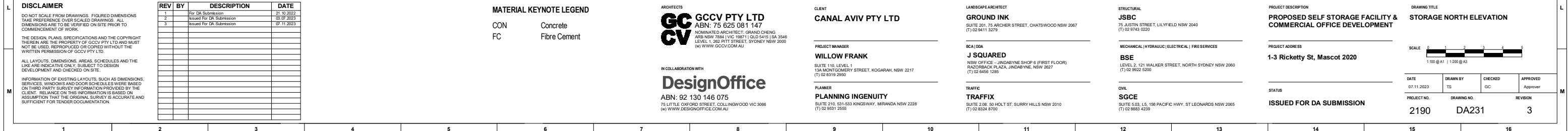
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SGCE
SUITE 5.03, L5, 156 PACIFIC HWY, ST LEONARDS NSW 2065
(T) 02 8883 4239

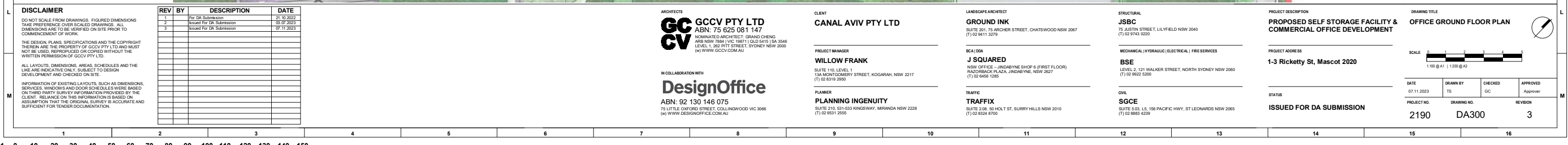
PROJECT DESCRIPTION
PROPOSED SELF STORAGE FACILITY COMMERCIAL OFFICE DEVELOPMENT
PROJECT ADDRESS
1-3 Ricketty St, Mascot 2020
STATUS
ISSUED FOR DA SUBMISSION

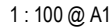
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DATE	DRAWN BY	CHECKED	APPROVED
03.07.2023	Author	Checker	Approver
PROJECT NO.	DRAWING NO.	REVISION	
2190	DA135	1	





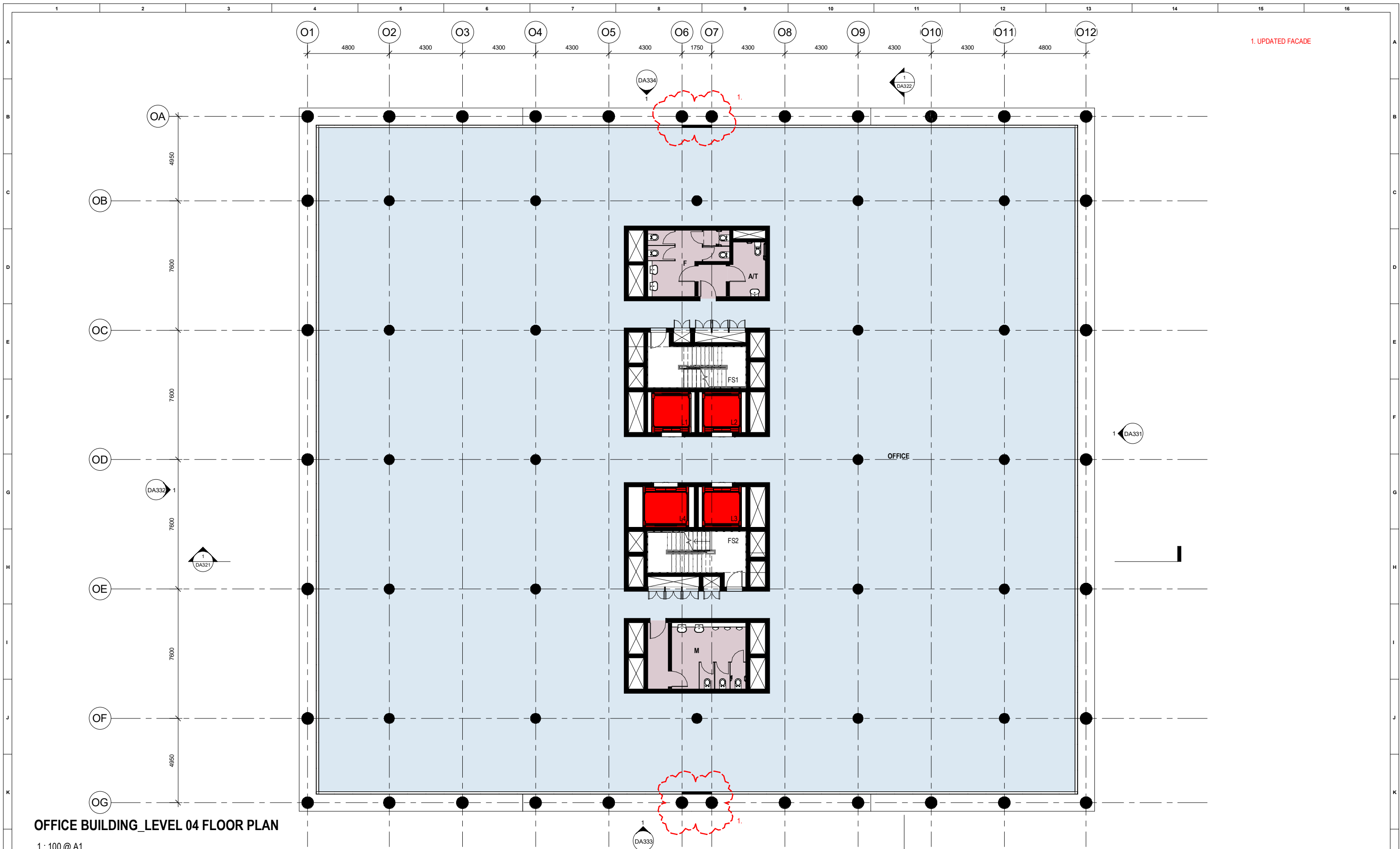






ISSUED FOR DA SUBMISSION

DATE 07.11.2023	DRAWN BY TS	CHECKED GC	APPROVED Approv
PROJECT NO. 2190	DRAWING NO. DA302	REVISION 3	



OFFICE BUILDING LEVEL 04 FLOOR PLAN

1 : 100 @ A1

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[illegible]

ARCHITECTS

GCCV **GCCV PTY LTD**
 ABN: 75 625 081 147
 NOMINATED ARCHITECT: GRAND CENTRAL
 ARB NSW 7884 | VIC 19871 | QLD 54
 LEVEL 1, 262 PITT STREET, SYDNEY
 (w) WWW.GCCV.COM.AU

IN COLLABORATION WITH

DesignOffice

CLUE

CANAL AVIV PTY LTD

PROJECT MANAGER
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(02) 99 00 10 00/50

PLANNER

PLANNING INGENUITY

SUITE 210, 531-533 KINGSWAY, MIRANDA NSW 2225
(T) 02 9531 2555

LANDSCAPE ARCHITECT

GROUND IN

SUITE 201, 75 ARCHER STREET, CHATSWOOD NSW 2067
(T) 02 9411 3279

RCA | DDA

BCA | DDA
J SQUARED

NSW OFFICE – JINDABYNE SHOP 6 (FIRST FLOOR)
RAZORBACK PLAZA, JINDABYNE, NSW 2627
(T) 02 6456 1285

TRAFFIX
SUITE 2.08. 50 HOLT ST, SURRY HILLS NSW 2010
(T) 02 8324 8700

STRUCTURE

JSBC

75 JUSTIN STREET, LILYFIELD NSW 2041
(T) 02 9743 0220

MECHANICAL | HYDRAULIC | ELECTRICAL | FIRE

MECHANICAL
BSF

LEVEL 2, 121 WALKER STREET, NORTH SYDNEY NSW 2060
(T) 02 9922 5200

CIVIL
SGCE
SUITE 5.03, L5, 156 PACIFIC HWY, ST LEONARDS NSW 2060
(T) 02 8883 4239

PROJECT DESCRIPTION

PROPOSED SELF STORAGE FACILITY COMMERCIAL OFFICE DEVELOPMENT

PROJECT ADDRESS
1-3 Rickett

7.0 **ACKNOWLEDGMENTS**

STATUS

ISSUED FOR DA SUBMISSION

DRAWING TITLE

OFFICE LEVEL 04 FLOOR PLAN



DATE
07.11.2023

PROJECT NO.

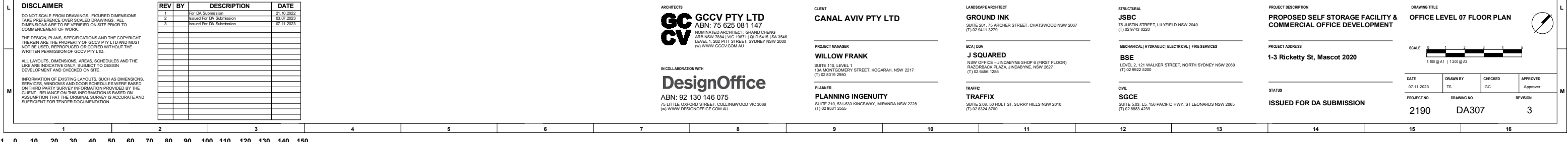
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TS

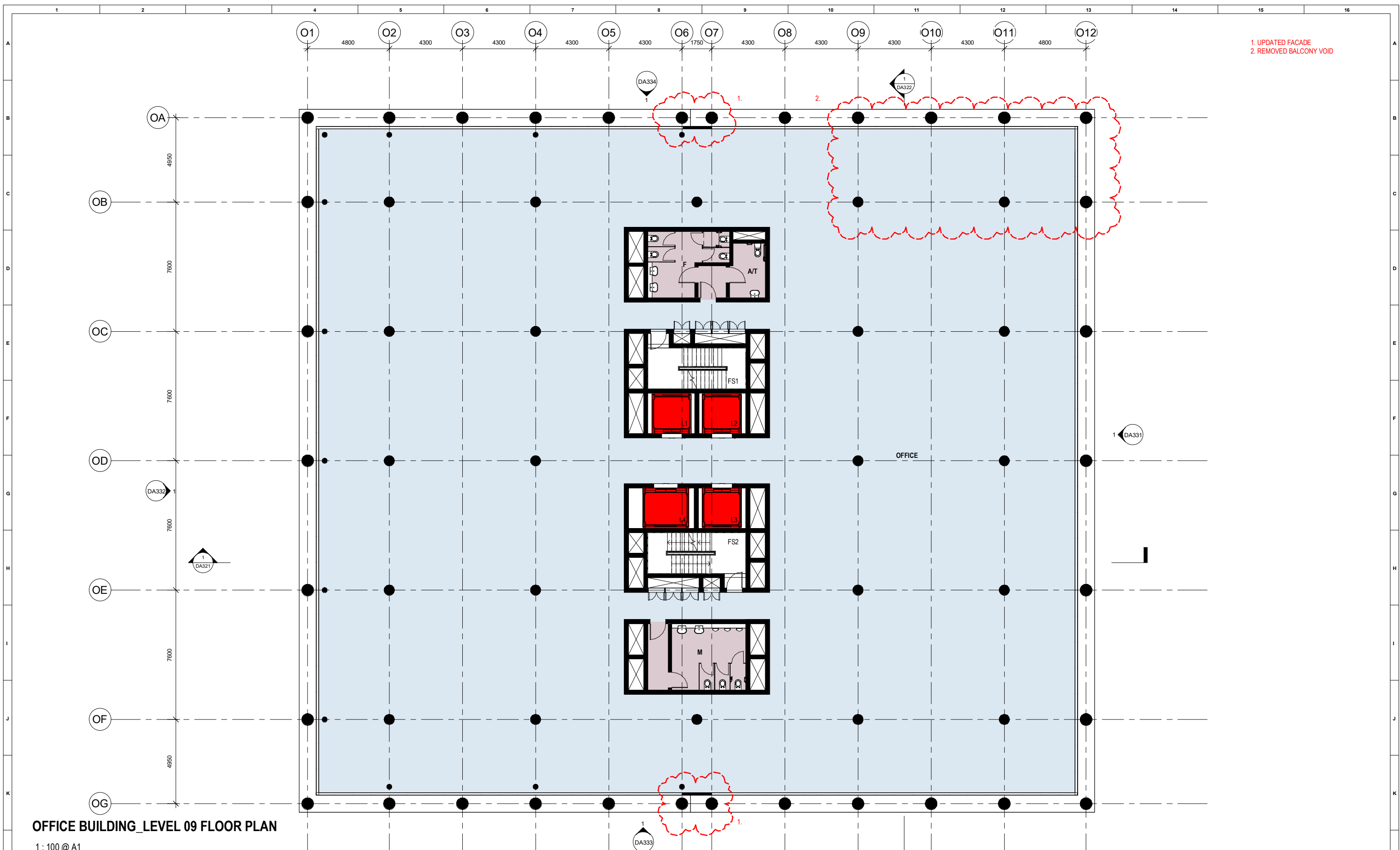
DRAWING NO.

APPROV
Approv

REVISION

3





OFFICE BUILDING LEVEL 09 FLOOR PLAN

1 : 100 @ A1

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[illegible]

ARCHITECTS

GC CV **GCCV PTY LTD**
ABN: 75 625 081 147
NOMINATED ARCHITECT: GRAND C
ARB NSW 7884 | VIC 19871 | QLD 54
LEVEL 1, 262 PITT STREET, SYDNEY
(w) WWW.GCCV.COM.AU

(19) <http://www.elsevier.com/locate>

IN COLLABORATION WITH

DesignOffice

CANAL AVIV PTY LTD

PROJECT MANAGER

WILLOW FRANK

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13A MONTGOMERY STREET, KOGARAH, NSW
(T) 02 8319 2950

PLANNER

LANDSCAPE ARCHITECT

GROUND INK

SUITE 201, 75 ARCHER STREET, CHATSWOOD NSW 2057
(T) 02 9411 3279

PCA | LDA

J SQUARED
NSW OFFICE – UINDARYNE SHOP 8 (FIRST FLOOR)

NSW OFFICE - JINDABYNE SHOP 6 (FIRST FLOOR)
RAZORBACK PLAZA, JINDABYNE, NSW 2627
(T) 02 6456 1285

TRAFFIC

JSBC

75 JUSTIN STREET, LILYFIELD NSW 2040
(T) 02 9743 0220

MECHANICAL | HYDRAULIC | ELECTRICAL | EIR

BSE

LEVEL 2, 121 WALKER STREET, NORTH
(T) 02 9922 5200

CIVIL

PROJECT DESCRIPTION

**PROPOSED SELF STORAGE FACILITY
COMMERCIAL OFFICE DEVELOPMENT**

PROJECT ADDRESS

1-3 Ricketty St, Mascot 2020

STATUS

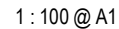
DRAWING TITLE

OFFICE LEVEL 09 FLOOR PLAN

SCALE 0 1 2 3 4

DATE	ISSUED BY	CHECKED
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DATE	DRAWN BY	CHECKED
07.11.2023	TS	GC

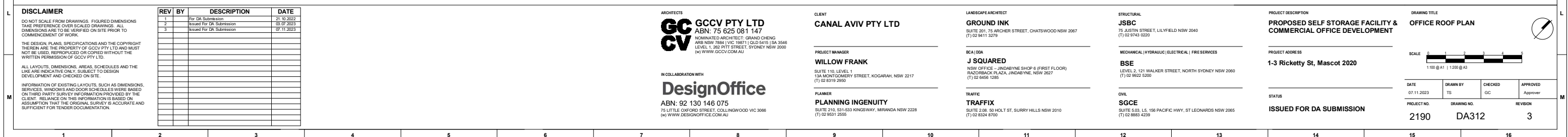


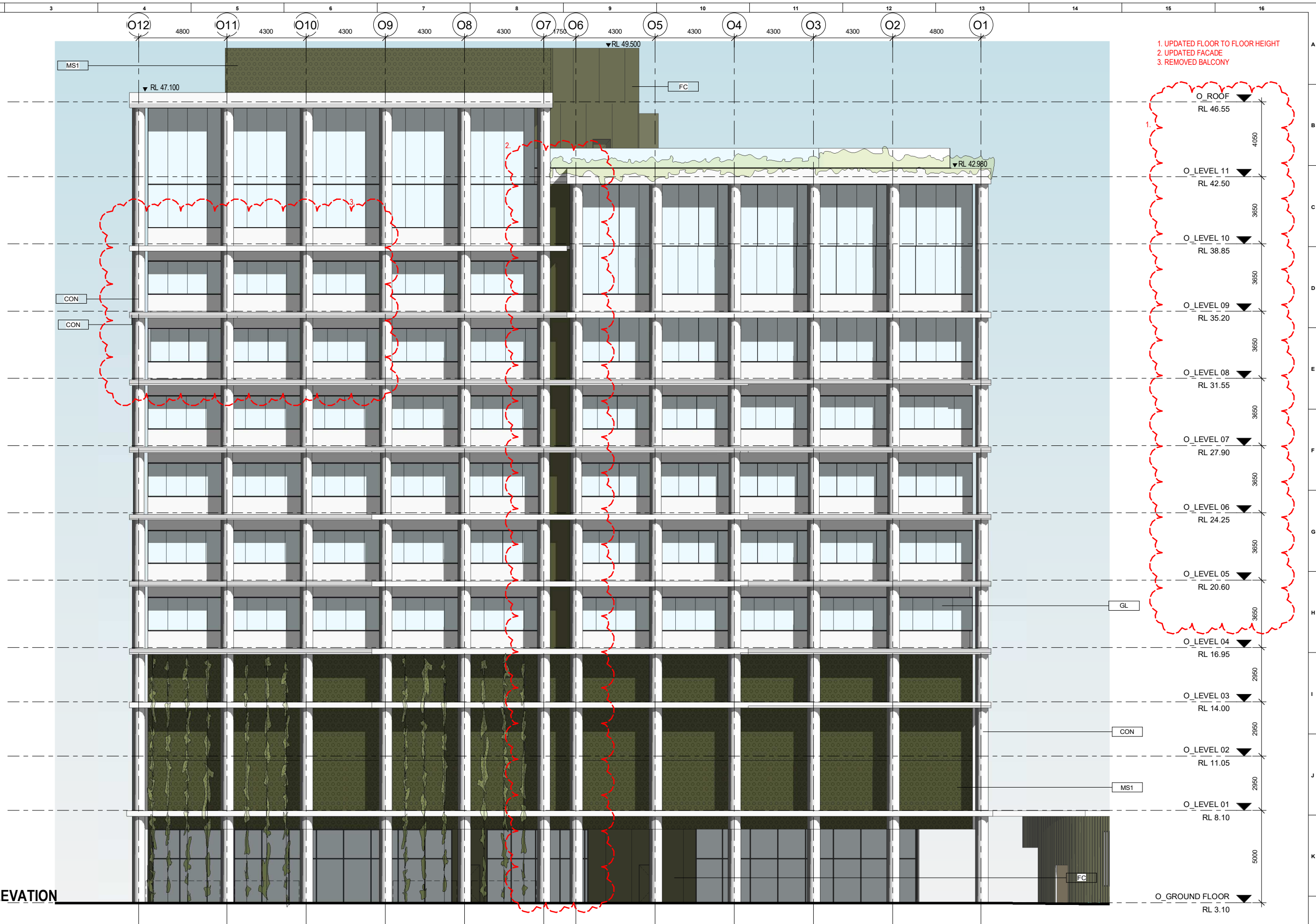
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DATE 07.11.2023	DRAWN BY TS	CHECKED GC	APPROVED Approver
PROJECT NO. 2190	DRAWING NO. DA311	REVISION 3	





OFFICE BUILDING WEST ELEVATION

1 : 100 @ A1

[illegible]

MATERIAL KEYNOTE LEGEND

CON	Concrete
FC	Fibre Cement
GL	Glazing
MS1	Perforated Metal Screen

ARCHITECTS

GCCV **GCCV PTY LTD**
 ABN: 75 625 081 147
 NOMINATED ARCHITECT: GRAND CENTRAL
 ARB NSW 7884 | VIC 19871 | QLD 54
 LEVEL 1, 262 PITT STREET, SYDNEY
 (w) www.gccv.com.au

IN COLLABORATION WITH

DesignOffice
ABN: 92 130 146 075
75 LITTLE OXFORD STREET, COLLINGWOOD VIC 3068
(w) WWW.DESIGNOFFICE.COM.AU

CUE

CANAL AVIV PTY LTD

PROJECT MANAGER

WILLOW FRANK
SUITE 110, LEVEL 1
13A MONTGOMERY STREET, KOGARAH, NSW 2217
TEL: 00 66 4 6 29 29

PLANNER

PLANNING INGENUITY

SUITE 210, 531-533 KINGSWAY, MIRANDA NSW 2225
(T) 02 9531 2555

LANDSCAPE ARCHITECT

GROUND IN

SUITE 201, 75 ARCHER STREET, CHATSWOOD NSW 2061
(T) 02 9411 3279

BCA | DDA

J SQUARED
NSW OFFICE – JINDABYNE SHOP 6 (FIRST FLOOR)
RAZORBACK PLAZA, JINDABYNE, NSW 2627
(T) 02 6456 1285

TRAFFIC

TRAFFIX
SUITE 2.08, 50 HOLT ST, SURRY HILLS NSW 2015
(T) 02 8324 8700

STRUCTURAL

JSBC

75 JUSTIN STREET, LILYFIELD NSW 2041
(T) 02 9743 0220

MECHANICAL

BSE
LEVEL 2, 121 WALKER STREET, NORTH SYDNEY NSW 2060
(T) 02 9922 5200

CIVIL

SGCE
SUITE 5.03, L5, 156 PACIFIC HWY, ST LEONARDS NSW 2060
(T) 02 8883 4239

PROJECT DESCRIPTION

**PROPOSED SELF STORAGE FACILITY
COMMERCIAL OFFICE DEVELOPMENT**

PROJECT ADDRESS

1-3 Ricketty St, Mascot 2020

STATUS

ISSUED FOR DA SUBMISSION

DRAWING TITLE

OFFICE WEST ELEVATION



DATE 11.2023	DRAWN BY TS	CHECKED GC	APPROVED Approv
PROJECT NO.	DRAWING NO.	REVISION	
2190	DA334	3	