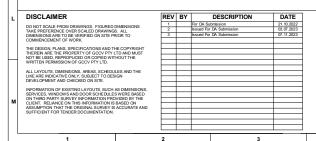
1-3 RICKETTY STREET, MASCOT 2020

PROPOSED SELF STORAGE FACILITY AND COMMERCIAL OFFICE DEVELOPMENT

SHEET NUMBER	SHEET NAME	REVISION	
		INEVIOION	
DA000	COVER PAGE	3	
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DA002	PERSPECTIVE FROM VENICE STREET	3	
DA003	PERSPECTIVE TOWARDS CENTRAL SPINE	1	
DA004	PERSPECTIVE FROM ALEXANDRA BROADWALK	1	
DA005	AERIAL PHOTO	1	
DA006	SITE SURVEY PLAN	2	
DA007	SITE ANALYSIS PLAN	1	
DA008	DEMOLITION PLAN	1	
DA009	STAGING DIAGRAM - STAGE 1	2	
DA010	STAGING DIAGRAM - STAGE 2	1	
DA011	PROJECT & SITE SUMMARY	2	
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DA013	OFFICE BUILDING AREA SUMMARY	3	
DA014	SHADOW DIAGRAMS WINTER SOLSTICE	2	
DA015	SHADOW DIAGRAMS SUMMER SOLSTICE	2	
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DA100	GROUND FLOOR OVERALL GA PLAN	3	
DA101	LEVEL 01 OVERALL GA PLAN	2	
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DA231	STORAGE NORTH ELEVATION	3	
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DA300	OFFICE GROUND FLOOR PLAN	3	
DA301	OFFICE LEVEL 01 FLOOR PLAN	3	
DA302	OFFICE LEVEL 02 FLOOR PLAN	3	
DA303	OFFICE LEVEL 03 FLOOR PLAN	3	
DA304	OFFICE LEVEL 04 FLOOR PLAN	3	
DA305	OFFICE LEVEL 05 FLOOR PLAN	3	
DA306	OFFICE LEVEL 06 FLOOR PLAN	3	
DA300 DA307	OFFICE LEVEL 07 FLOOR PLAN	3	
DA308	OFFICE LEVEL 08 FLOOR PLAN	3	
DA309	OFFICE LEVEL 09 FLOOR PLAN	3	
DA310		3	
DA310 DA311	OFFICE LEVEL 10 FLOOR PLAN OFFICE LEVEL 11 FLOOR PLAN	3	
DA311 DA312		3	
	OFFICE ROOF PLAN		
DA321	OFFICE SECTION SHEET 1	3	
DA322	OFFICE SECTION SHEET 2	3	
DA331	OFFICE NORTH ELEVATION	3	
DA332	OFFICE SOUTH ELEVATION	3	
DA333	OFFICE EAST ELEVATION	3	
DA334	OFFICE WEST ELEVATION	3	





DesignOffice
ABN: 92 130 146 075

CANAL AVIV PTY LTD

PROJECT MANAGER
WILLOW FRANK

PLANNING INGENUITY
PLANNING INGENUITY
SUITE 210, 531-533 KINGSWAY, MIRANI
(T) 02 9531 2555

1-3 Ricketty St, Mascot 2020

PROPOSED SELF STORAGE FACILITY & COMMERCIAL OFFICE DEVELOPMENT

ISSUED FOR DA SUBMISSION DA000 2190

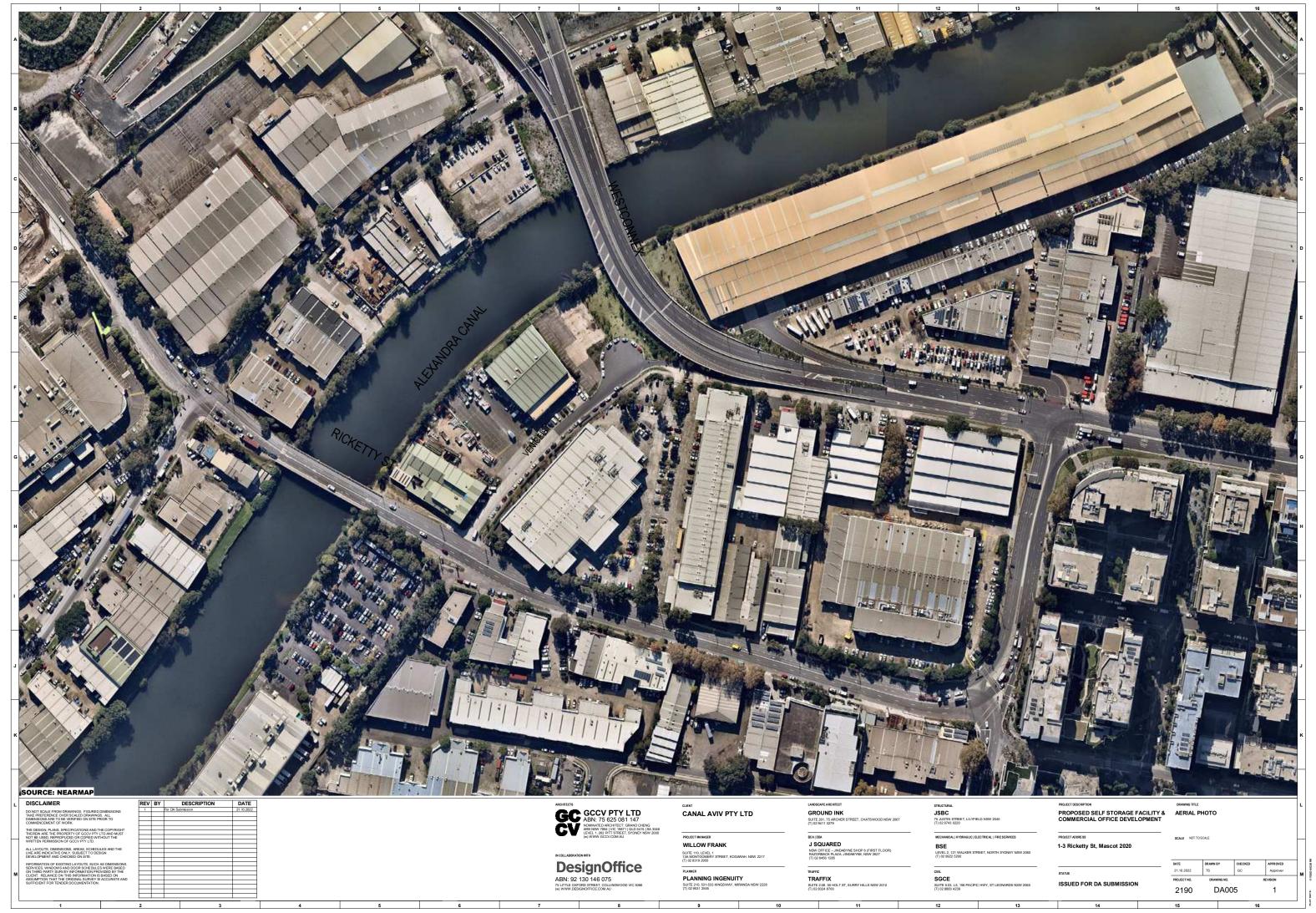


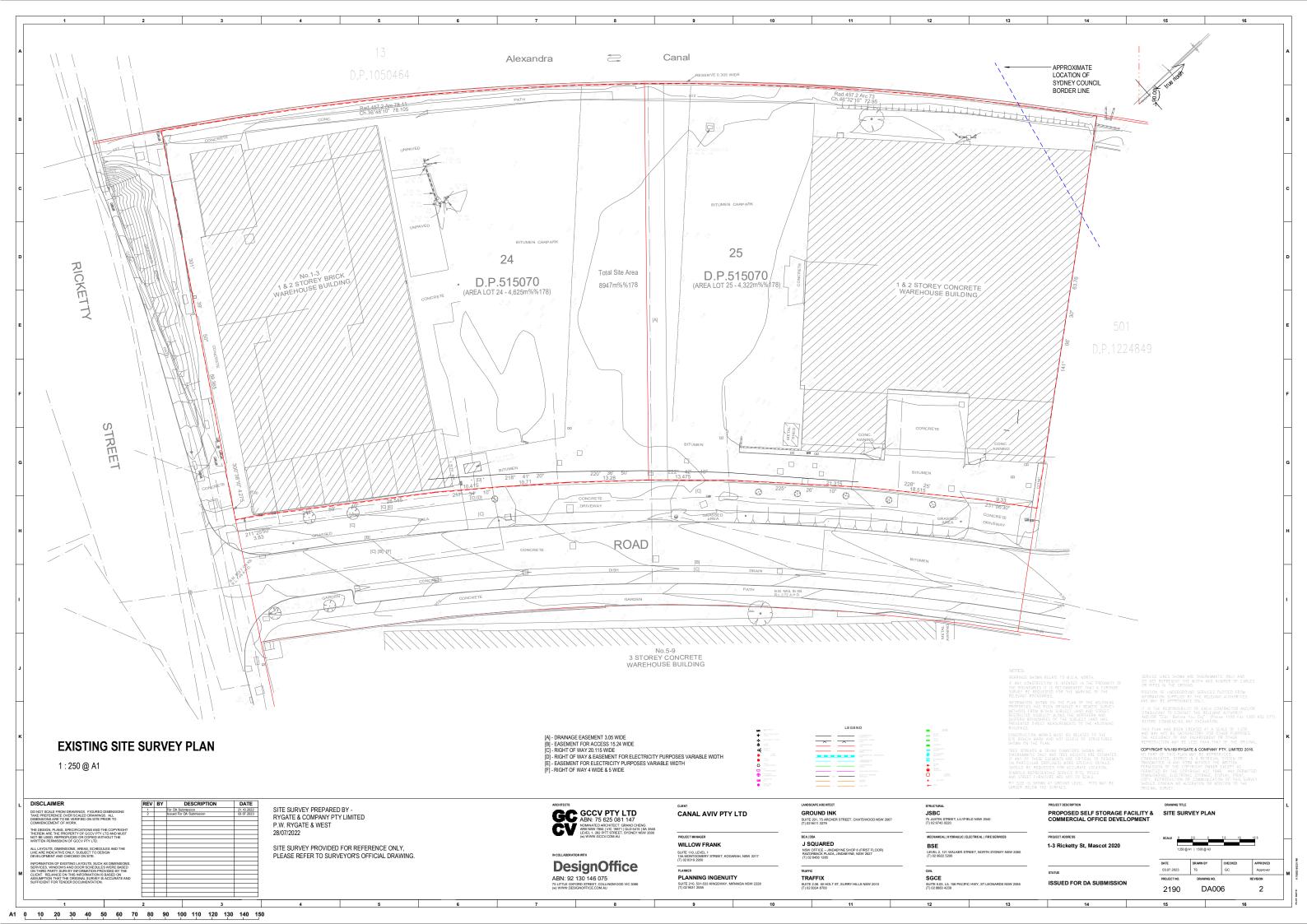


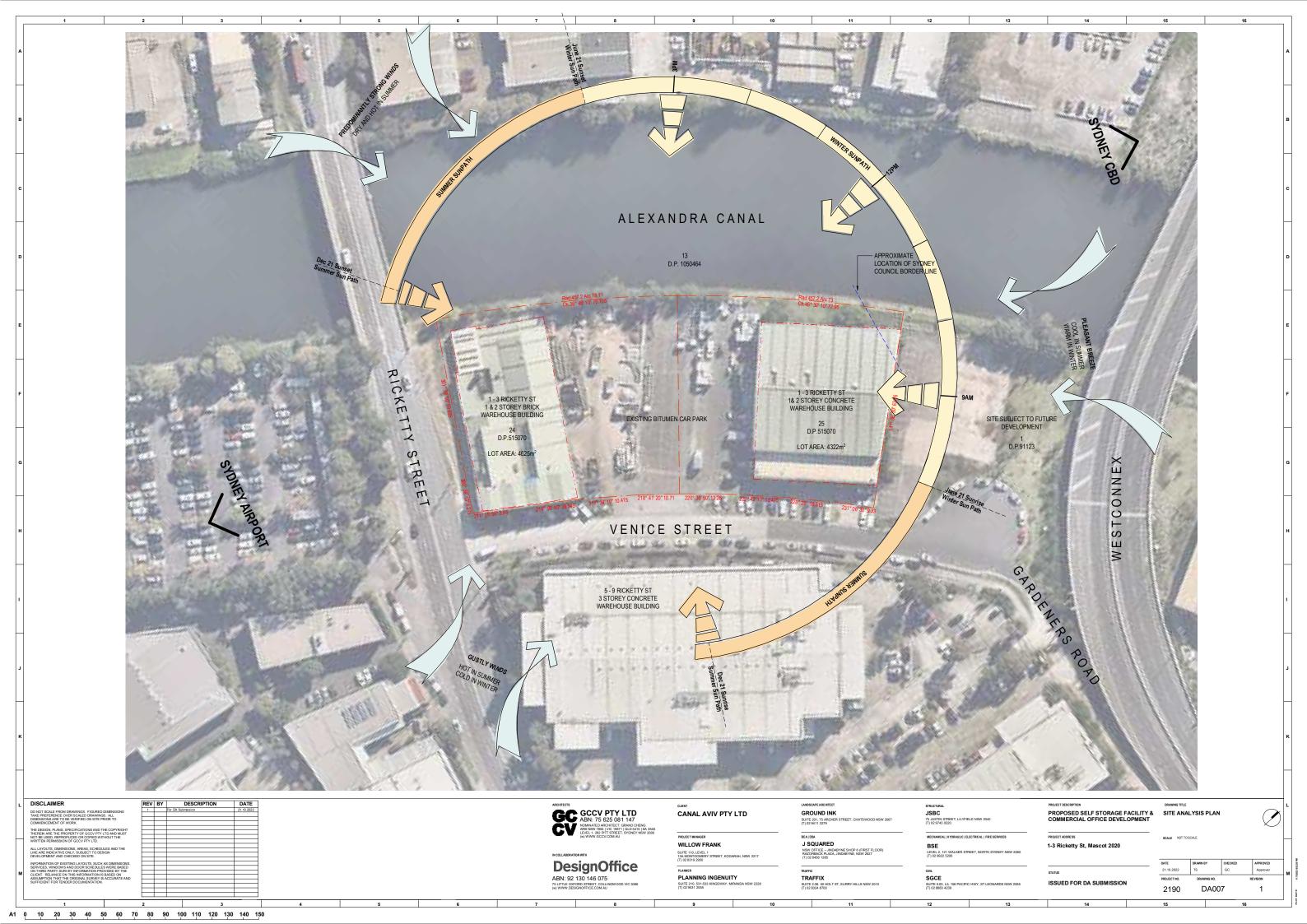


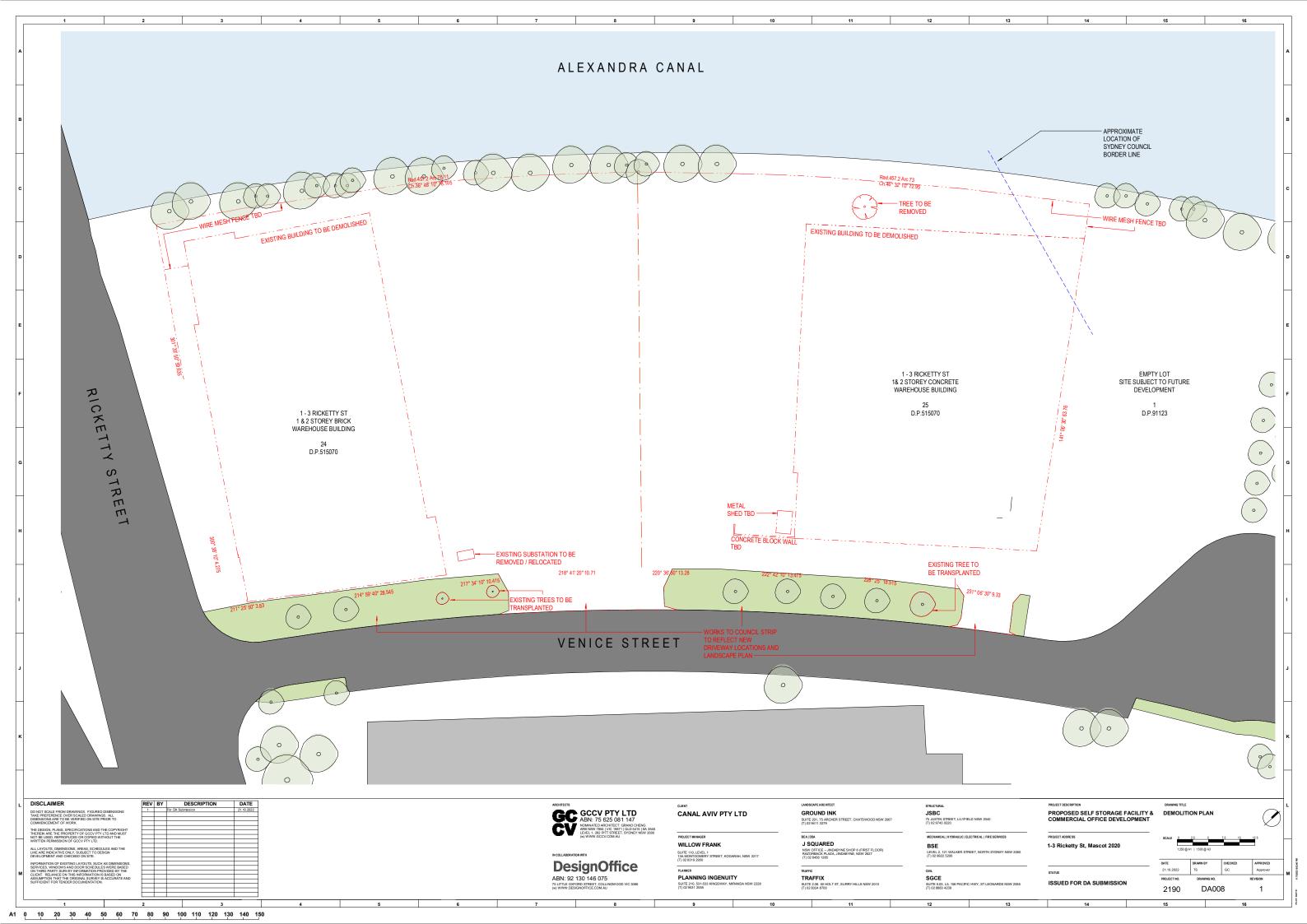


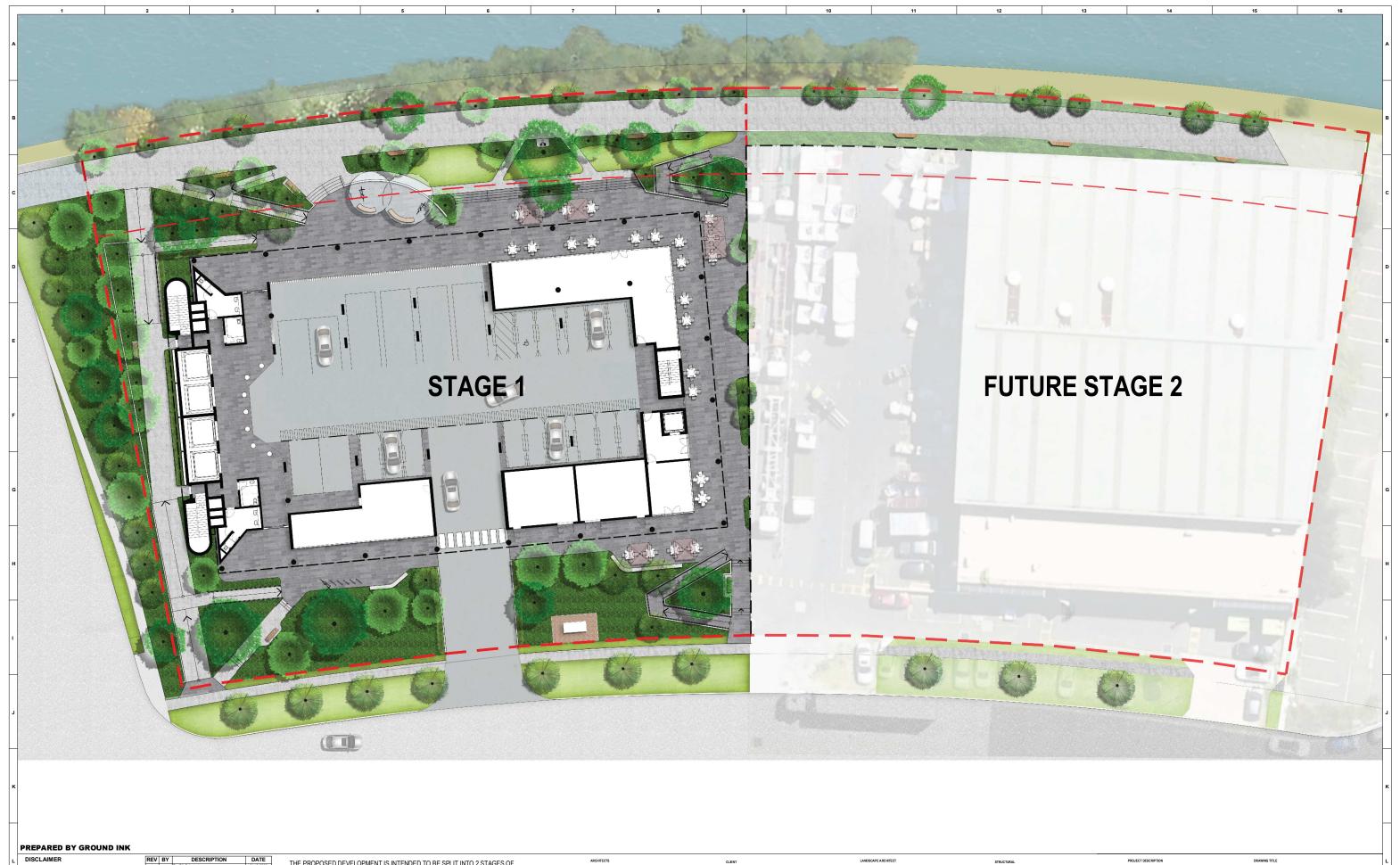
ISSUED FOR DA SUBMISSION DA004 2190











THE PROPOSED DEVELOPMENT IS INTENDED TO BE SPLIT INTO 2 STAGES OF

STAGE 1 INVOLVES THE REDEVELOPMENT OF THE SOUTHERN LOT (INDUSTRIAL USE), RELATED LANDSCAPE & CIVIL WORKS, AND COUNCIL KERB STRIP INCLUDING VEHICULAR CROSSINGS.

STAGE 2 INVOLVES THE REDEVELOPMENT OF THE NORTHERN LOT (COMMERCIAL OFFICE USE), REMAINING LANDSCAPE & CIVIL WORKS.

GC QCCV PTY LTD

ABN: 75 625 081 147

NOMINATED ARCHITECT: GRAND CHRO
APR NSW 7881 UPC 18871 (015415 (S) 3548

LEVEL 1, 282 PTT STREET, SYDNEY NSW 2000
IN WWW. GCCVCOM JUL

WWW. GCCVCOM JUL

OF WW. GCCVCOM JUL

OF WWW. GCCVCOM JUL

OF WWW.

DesignOffice
ABN: 92 130 146 075
75 LITTLE ONFORD STREET, COLLINGWOOD VIC 3068
(WWW.DESIGNOFFICEODIAJ)

CANAL AVIV PTY LTD

WILLOW FRANK

PLANNING INGENUITY
PLANNING INGENUITY
SUITE 210, 531-533 KINGSWAY, MIRANI
(T) 02 9531 2555

GROUND INK

BCA | DDA

J SQUARED

PROPOSED SELF STORAGE FACILITY & COMMERCIAL OFFICE DEVELOPMENT

STAGING DIAGRAM - STAGE 1

1-3 Ricketty St, Mascot 2020

ISSUED FOR DA SUBMISSION DA009 2190



PREPARED BY GROUND INK

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ABN: 92 130 146 075
75 UTILE OWNO DESIGNOFFICE COALINGWOOD VIC 3086
(v) WWW DESIGNOFFICE COM AU

CANAL AVIV PTY LTD

GROUND INK SUITE 201, 75 ARCHER STREET, CHA' (T) 02 9411 3279

PROJECT MANAGER
WILLOW FRANK

PLANNING INGENUITY
SUITE 210, 531-533 KINGSWAY, MIRANI
(T) 02 9531 2555

BCA | DOA

J SQUARED

NSW OFFICE - JINDABYNE SHOP 6 (FIRST FLOOR)
RAZORBACK PLAZA, JINDABYNE, NSW 2827
(1) 02 0405 1207

PROJECT DESCRIPTION PROPOSED SELF STORAGE FACILITY & STAGING DIAGRAM - STAGE 2 COMMERCIAL OFFICE DEVELOPMENT

1-3 Ricketty St, Mascot 2020

. o rachotty of, macoct 2020	
	DATE
STATUS	03.07.202
	220 1507 11

ISSUED FOR DA SUBMISSION DA010 2190

DEVELOPMENT SUMMARY

TOTAL SITE AREA: 8947m² - SOUTH LOT (STORAGE BLDG): 4625m² - NORTH LOT (OFFICE BLDG): 4322m²

DCP HEIGHT LIMIT: 44m² ALLOWABLE FSR: 3:1

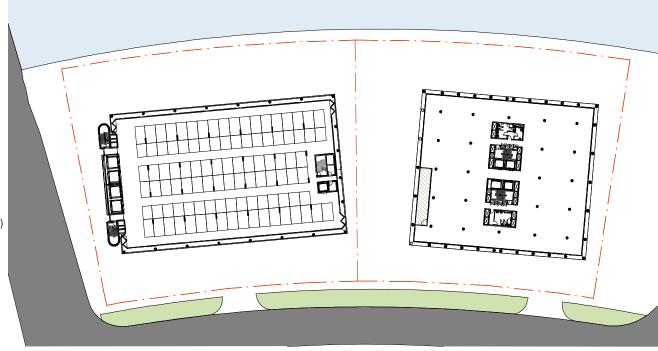
SELF STORAGE BUILDING PROPOSED FSR: 2.98:1 TOTAL CAR PARKING SPOTS: 22

- 14 STANDARD (inc. 1 DDA) 4 SRV SPACES
- 4 MRV SPACES

OFFICE BUILDING

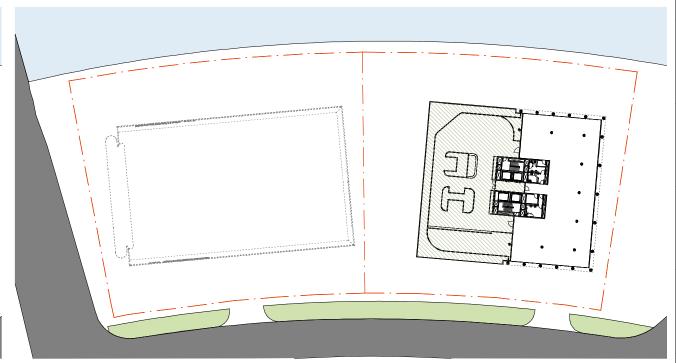
PROPOSED FSR: 2.93:1 TOTAL PARKING SPOTS: 151

- 150 SPACES (inc. 3 DDA, 4 Small, 6 EV)



L07 EXTERNAL PLAN

1:500@A1



L11 EXTERNAL PLAN

1:500@A1

OPEN SPACE AND LANDSCAPE SUMMARY:

TOTAL SITE AREA: 8947m²
TOTAL COMMUNAL OPEN AREA: 4220.8m² DEEP SOIL: 4220.8m²

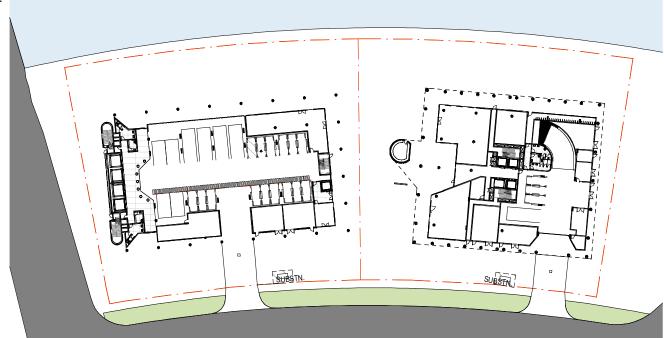
REFER TO LANDSCAPE DRAWINGS

TOTAL COMMUNAL OPEN AREA: 19m²

TOTAL COMMUNAL OPEN AREA: 42m²

TOTAL COMMUNAL OPEN AREA: 34m²

L11 (ROOFTOP TERRACE) TOTAL COMMUNAL OPEN AREA: 894.4m² ON SLAB TURF AREA: 146.3m² ON SLAB PLANTERS: 270.5m²



GROUND FLOOR EXTERNAL PLAN

1:500@A1



REFER TO LANDSCAPE REPORT PREPARED BY GROUND INK LANDSCAPE ARCHITECTS FOR MORE INFORMATION

GC GCCV PTY LTD
ABN: 75 625 081 147
NOMINATED ARCHITECT: GRAND CH
ARR INSV 7884 INC 1987 I (2LD SHI

DesignOffice ABN: 92 130 146 075

CANAL AVIV PTY LTD

WILLOW FRANK

PLANNING INGENUITY
PLANNING INGENUITY
SUITE 210, 531-533 KINGSWAY, MIRANI
(T) 02 9531 2555

1:500@A1

L05 EXTERNAL PLAN

GROUND INK

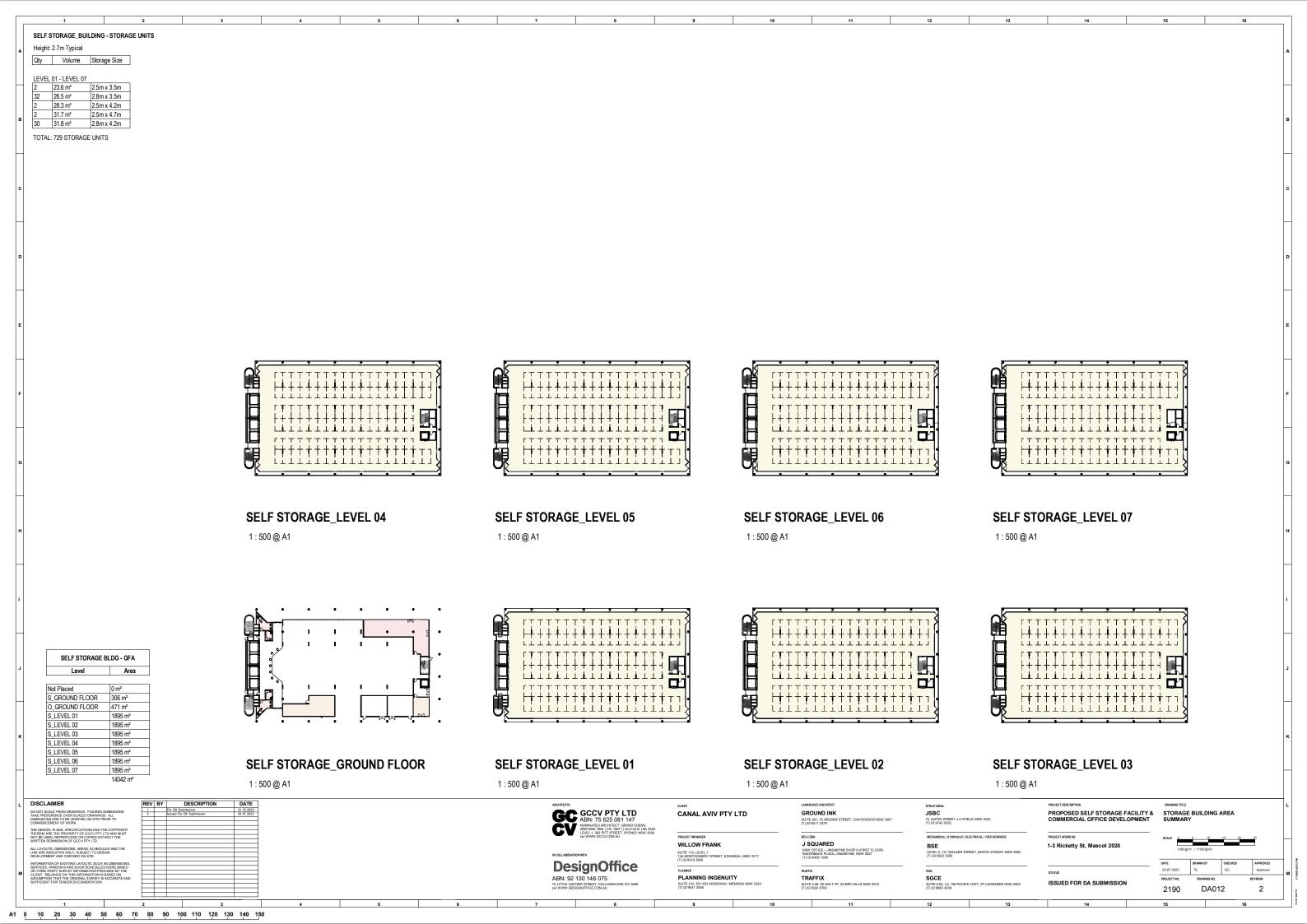
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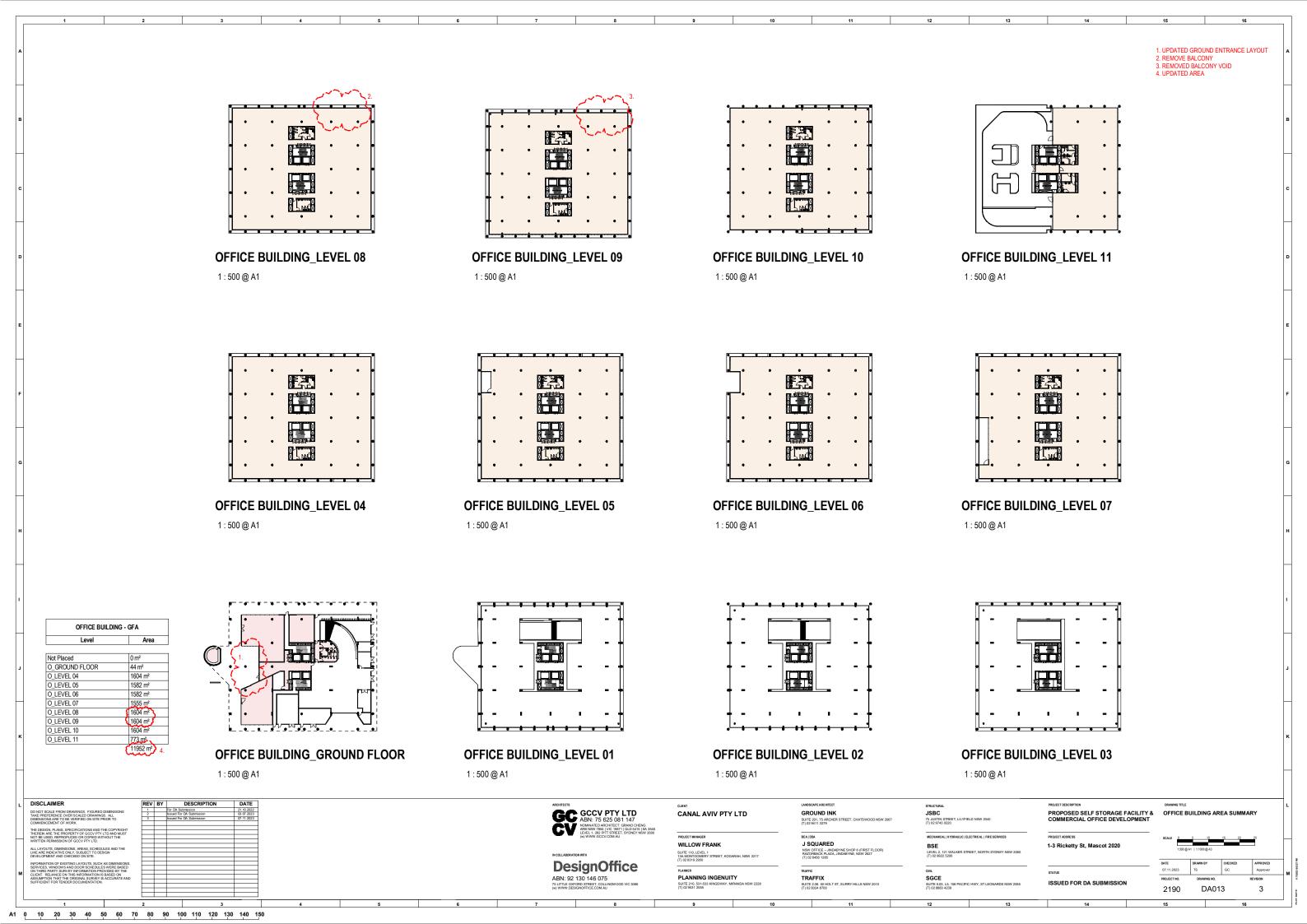
PROPOSED SELF STORAGE FACILITY & COMMERCIAL OFFICE DEVELOPMENT

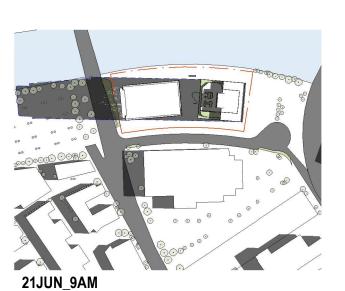
1-3 Ricketty St, Mascot 2020

PROJECT & SITE SUMMARY

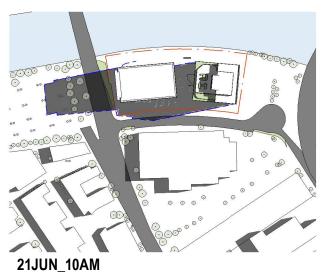
ISSUED FOR DA SUBMISSION DA011 2190



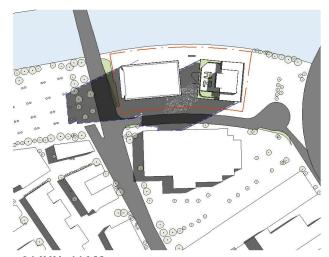




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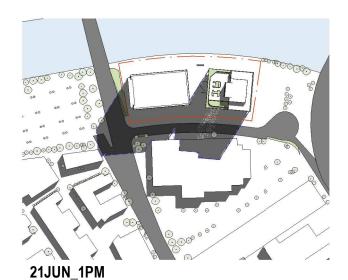
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21JUN_11AM 1 : 2000 @ A1



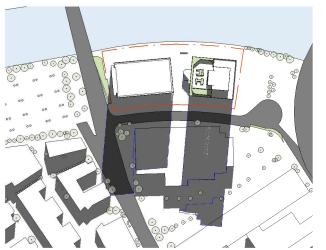
21JUN_12PM 1 : 2000 @ A1



1 : 2000 @ A1



1 : 2000 @ A1



21JUN_3PM 1 : 2000 @ A1

DISCLAIMER DESCRIPTION ARCHITECTS

GC GCCV PTY LTD

ARN. 175 625 081 147

CV ARE NOW 7861 IV. 18071 (20.415) [33.456]

AND ARE NOW 7861 IV. 18071 (20.415) [33.456]

ARE NOW 7861 IV. 18071 (20.415) [34.566]

DesignOffice
ABN: 92 130 146 075
75 LITTLE ONFORD STREET, COLLINGWOOD VIC 3066
(w) WWW DESIGNOFFICE COMAJ

CANAL AVIV PTY LTD

PROJECT MANAGER
WILLOW FRANK

PLANNING INGENUITY
SUITE 210, 531-533 KINGSWAY, MIRANI
(T) 02 9531 2555

GROUND INK
SUITE 201, 75 ARCHER ST
(T) 02 9411 3279

BCA | DDA

J SQUARED

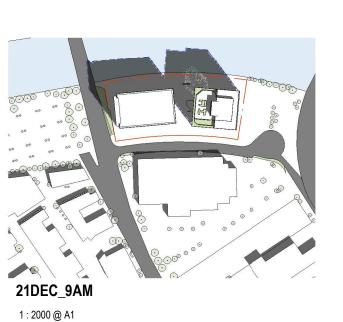
NSW OFFICE - JINDABYNE SHOP 6 (FIRST FLO
RAZORBACK PLAZA, JINDABYNE, NSW 2627
(T) 02 6456 1285

PROJECT DESCRIPTION
PROPOSED SELF STORAGE FACILITY &
COMMERCIAL OFFICE DEVELOPMENT PROJECT ADDRESS

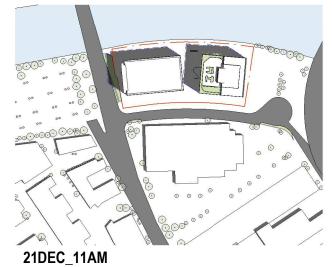
1-3 Ricketty St, Mascot 2020

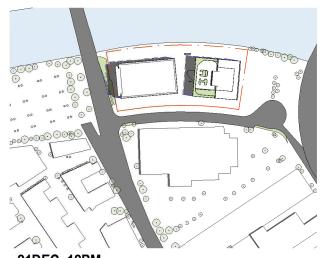
ISSUED FOR DA SUBMISSION

DA014 2190







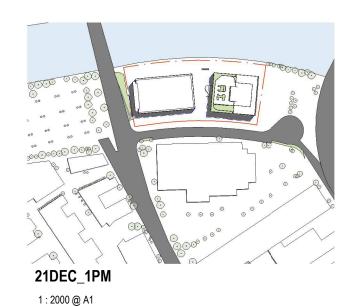


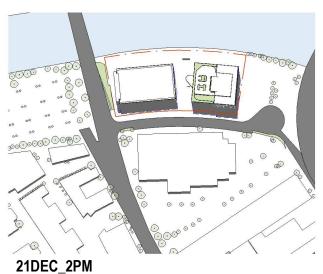
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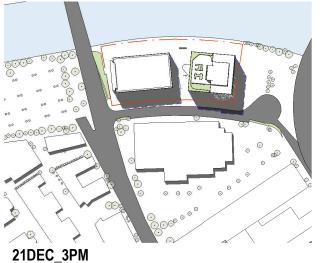
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21DEC_12PM 1 : 2000 @ A1







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DISCLAIMER DESCRIPTION

ARCHITECTS

GC GCCV PTY LTD

ARN. 175 625 081 147

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75 LITTLE ONFORD STREET, COLLINGWOOD VIC 3066
(w) WWW DESIGNOFFICE COM AU

CANAL AVIV PTY LTD

PROJECT MANAGER
WILLOW FRANK

PLANNING INGENUITY
SUITE 210, 531-533 KINGSWAY, MIRANI
(T) 02 9531 2555

GROUND INK SUITE 201, 75 ARCHER ST (T) 02 9411 3279

BCA | DDA

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(T) 02 6456 1285

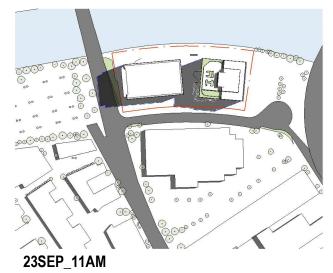
PROJECT DESCRIPTION
PROPOSED SELF STORAGE FACILITY &
COMMERCIAL OFFICE DEVELOPMENT

PROJECT ADDRESS 1-3 Ricketty St, Mascot 2020

ISSUED FOR DA SUBMISSION DA015 2190



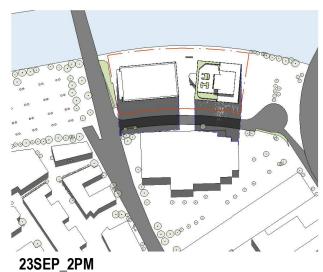
23SEP_10AM





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DISCLAIMER DESCRIPTION

ARCHITECTS

GC GCCV PTY LTD

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CV ARE NOW 7861 IV. 18071 (20.415) [33.456]

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

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PROJECT MANAGER
WILLOW FRANK

PLANNING INGENUITY
SUITE 210, 531-533 KINGSWAY, MIRANI
(T) 02 9531 2555

GROUND INK SUITE 201, 75 ARCHER ST (T) 02 9411 3279

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

PROPOSED SELF STORAGE FACILITY & COMMERCIAL OFFICE DEVELOPMENT

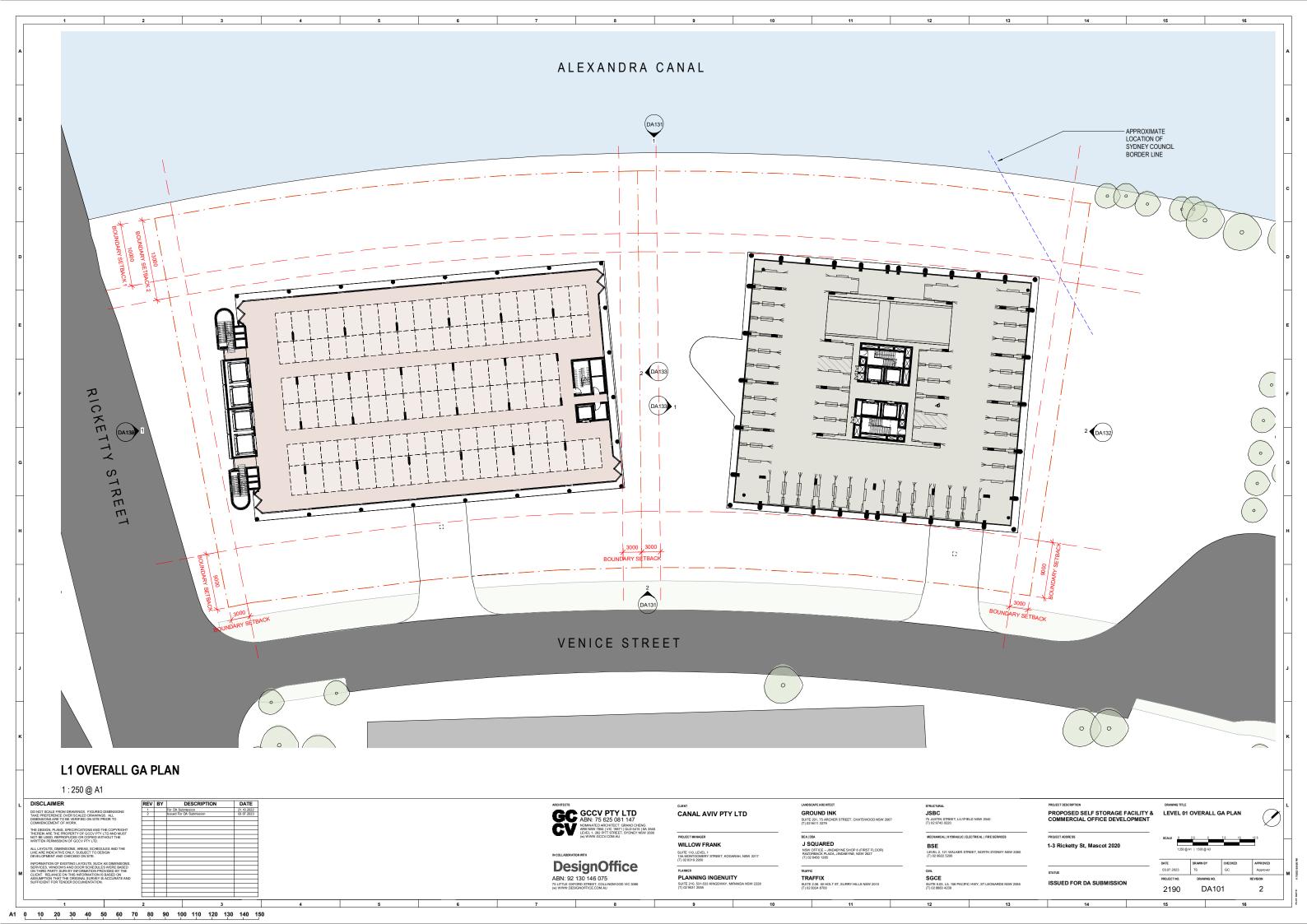
PROJECT ADDRESS 1-3 Ricketty St, Mascot 2020

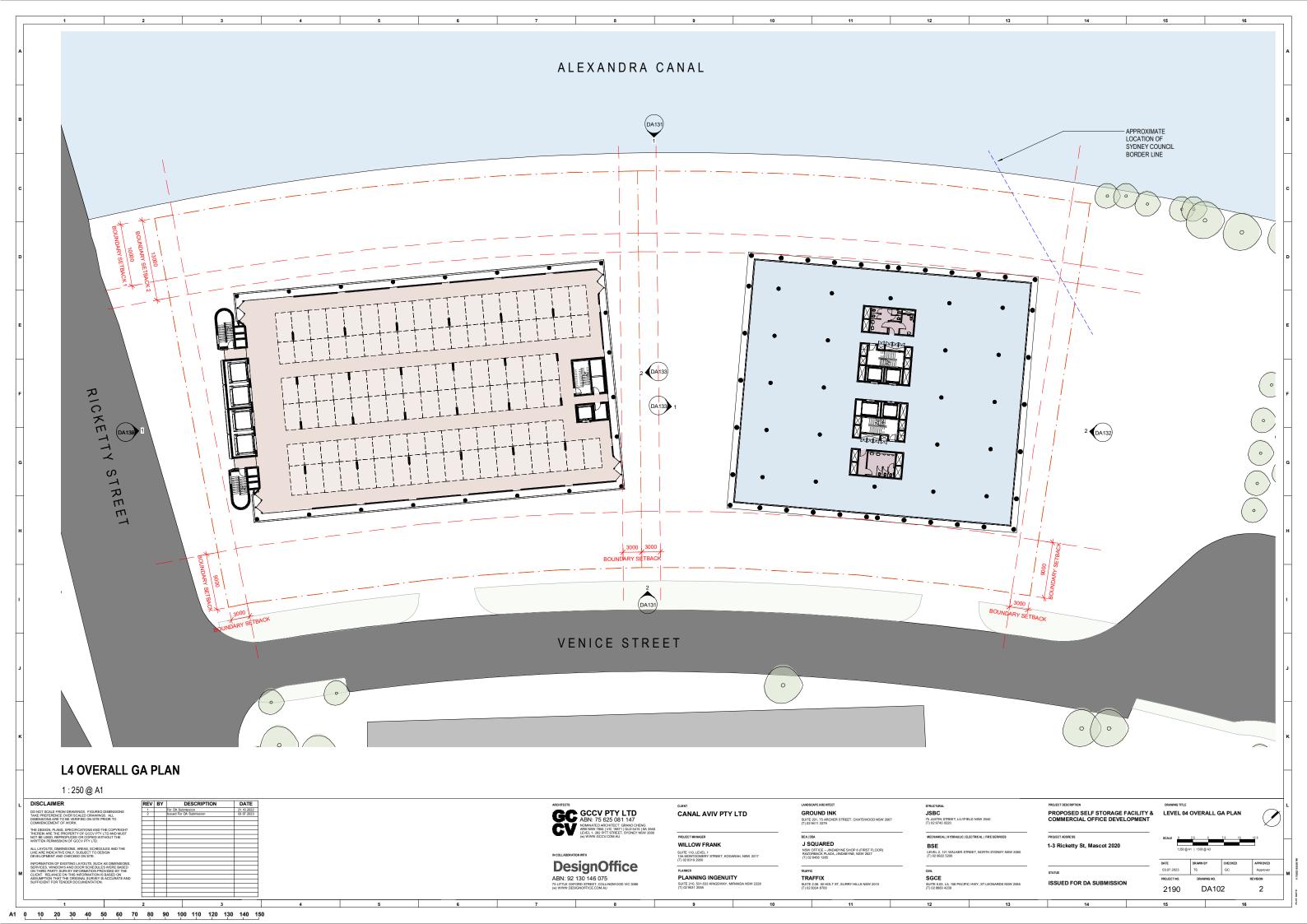
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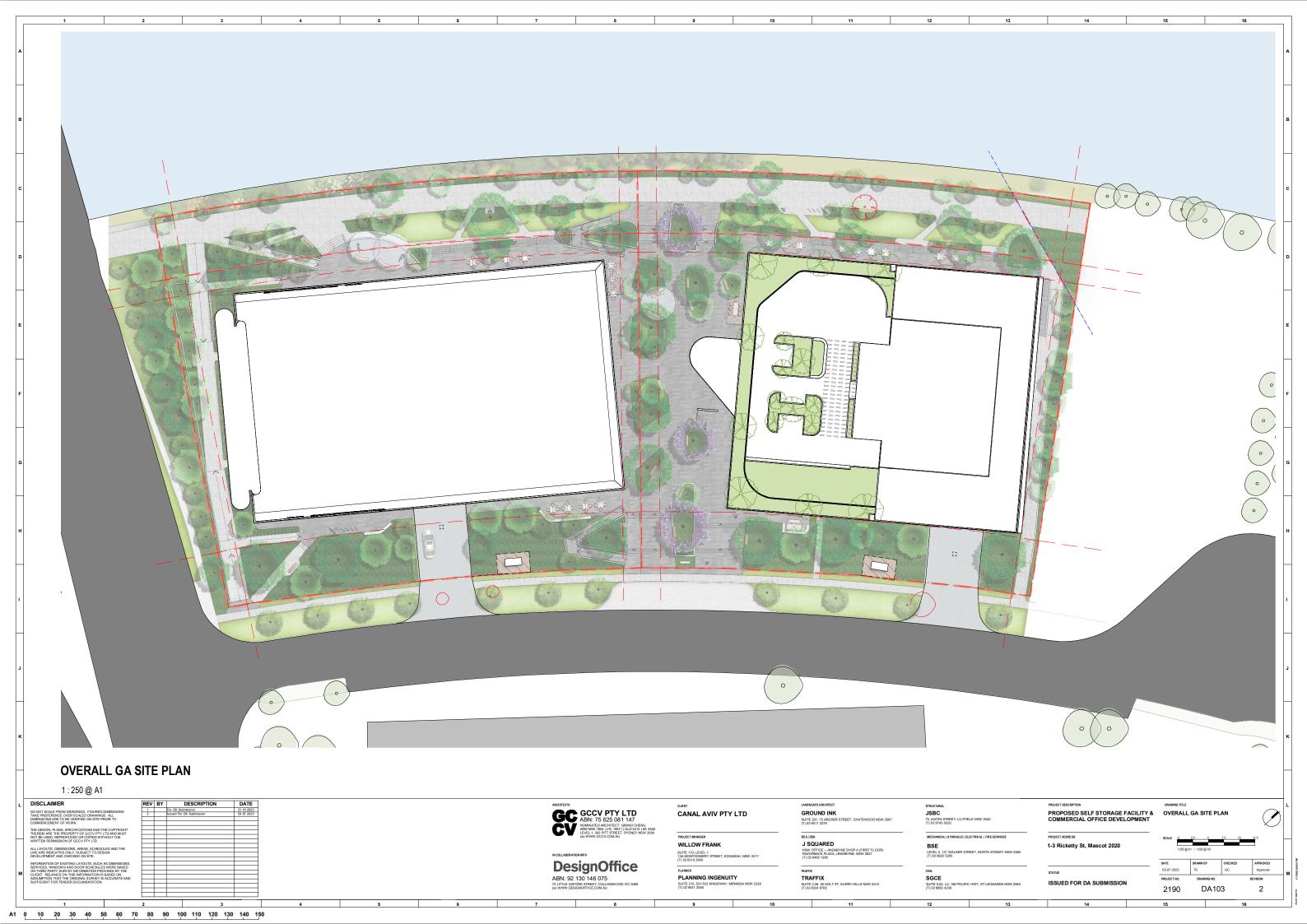
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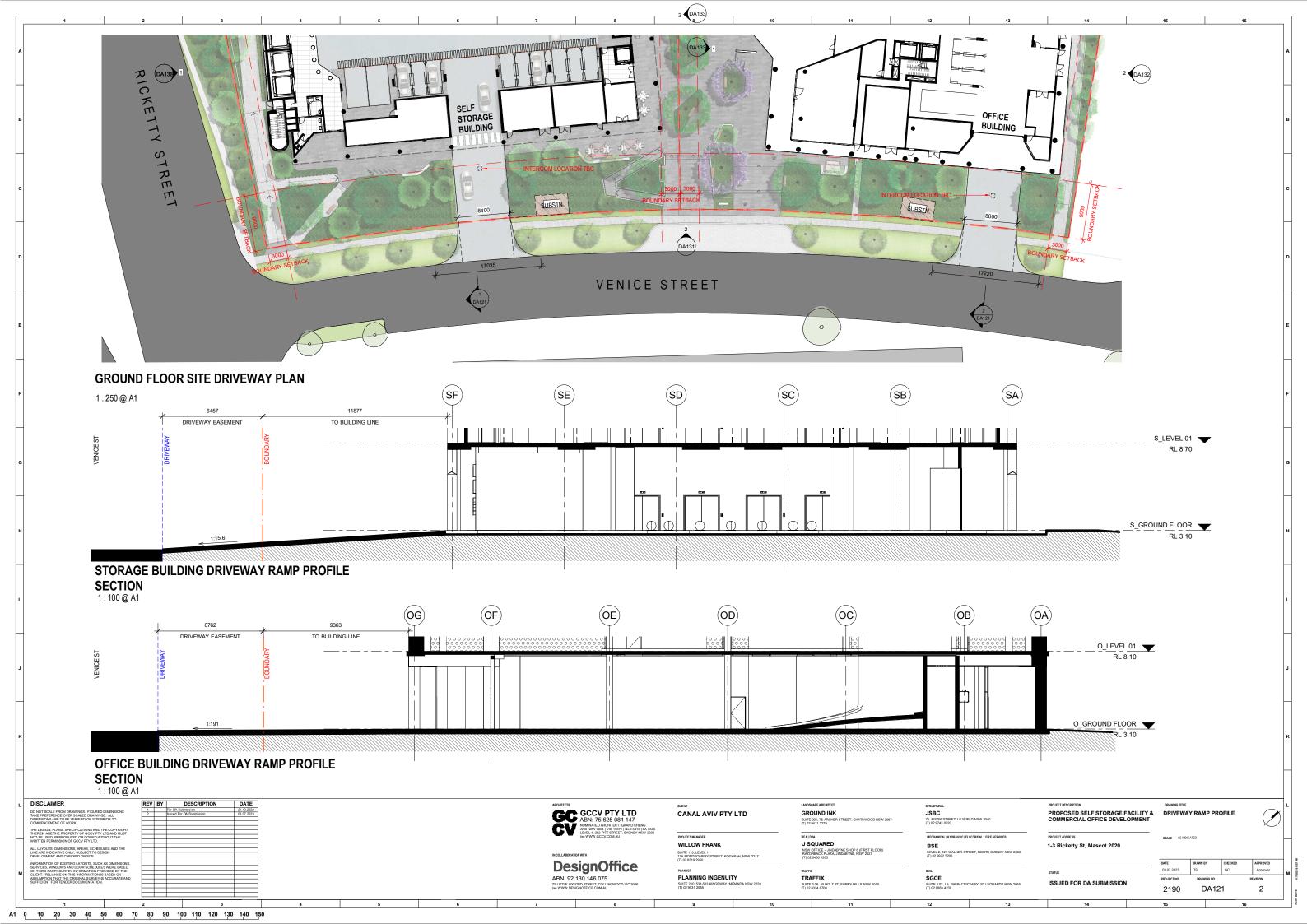
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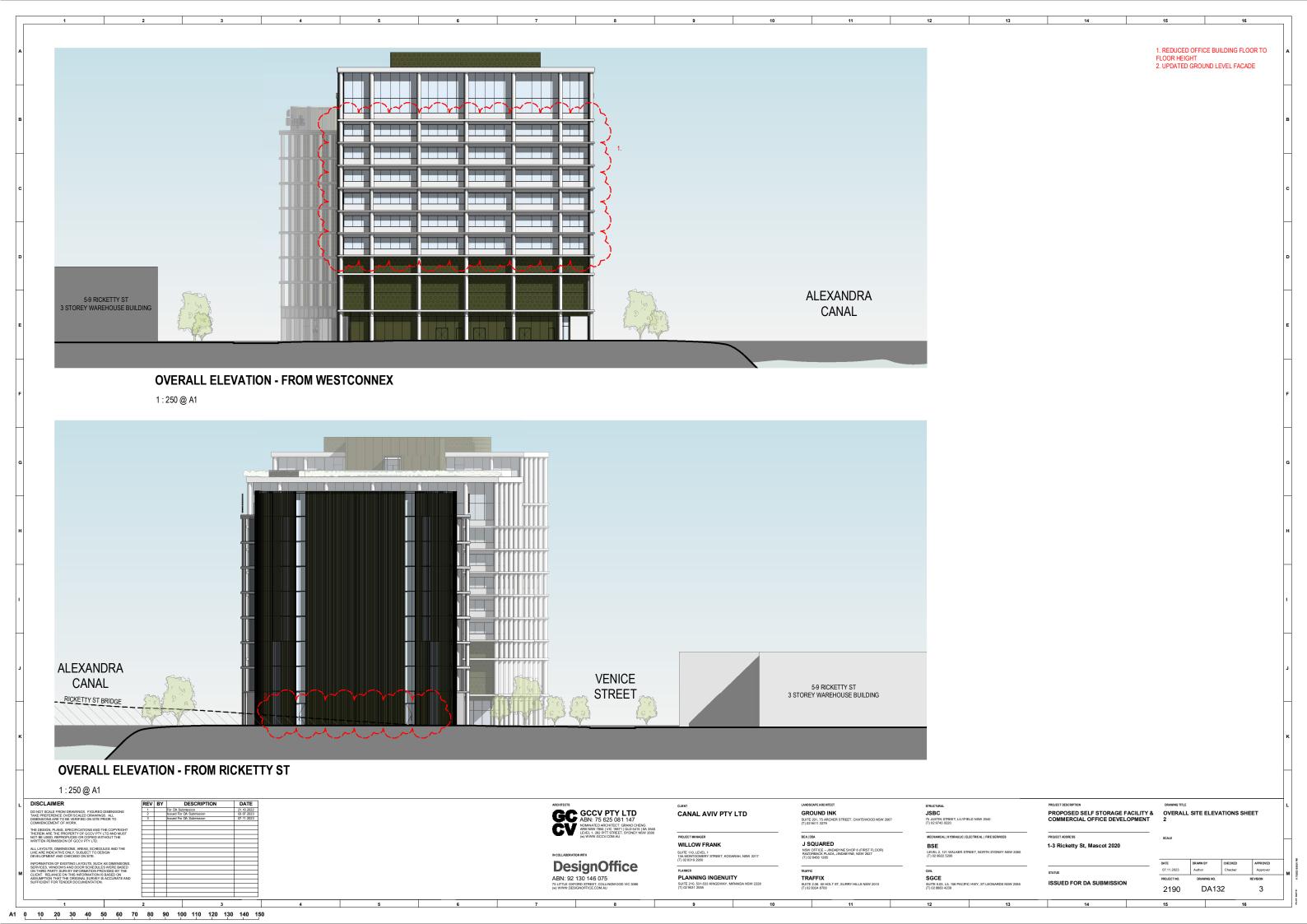
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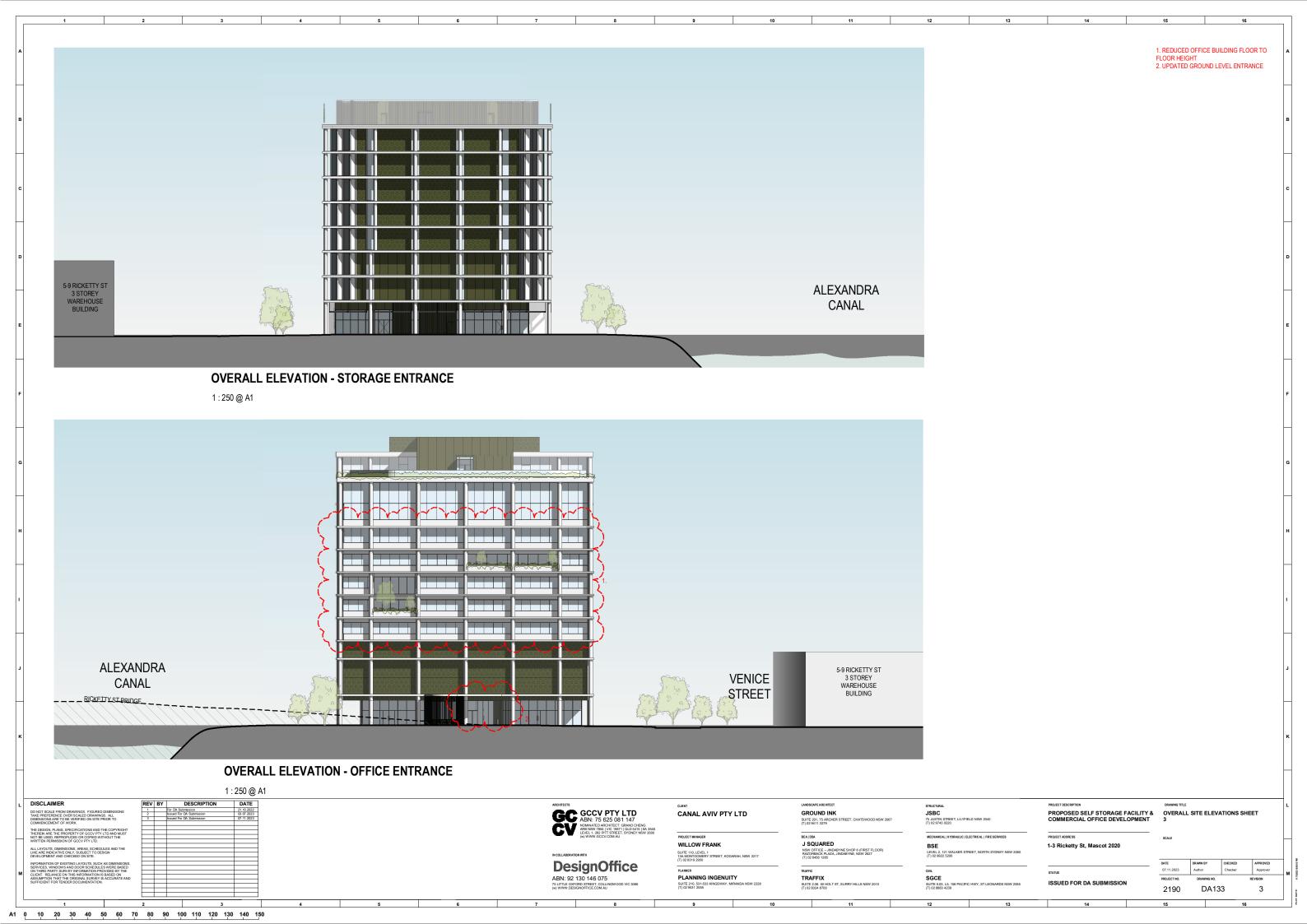
GCVPTYLTD

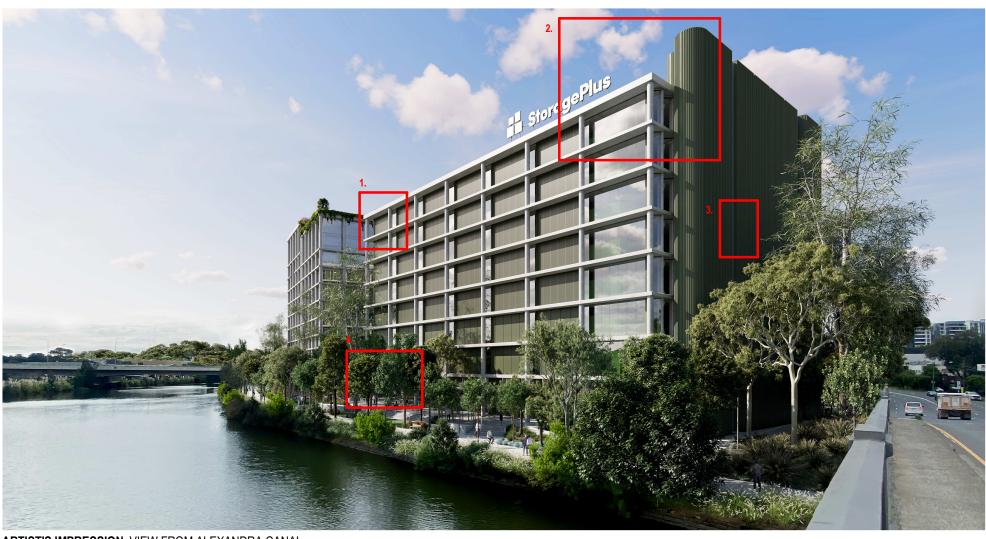
ABN: 75 625 081 147

NOMINATED ARCHITECT: GRAND CHENC
ARR NSW 7881 UT: 1078171 (LD 5415 [SA 3546

LEVEL 1, 202 PITT STREET, SYDNEY NSW 2000
(WWW.SCCVCOMA) GROUND INK SUITE 201, 75 ARCHER STREET, CHATSWOOD NSW 2067 (T) 02 9411 3279 PROPOSED SELF STORAGE FACILITY & COMMERCIAL OFFICE DEVELOPMENT CANAL AVIV PTY LTD OVERALL SITE ELEVATIONS SHEET PROJECT ADDRESS WILLOW FRANK J SQUARED 1-3 Ricketty St, Mascot 2020 SUITE 110, LEVEL 1 13A MONTGOMERY STREET, KOGARAH, NSW 2217 (T) 02 8319 2950 DesignOffice
ABN: 92 130 146 075
75 LITTLE OXFORD STREET, COLLINGWOOD VIC 3068
(W) WWW.DESIGNOFFICE.COM/JU) PLANNING INGENUITY
PLANNING INGENUITY
SUITE 210, 531-533 KINGSWAY, MIRAND
(T) 02 9531 2555 ISSUED FOR DA SUBMISSION DA131 3 2190



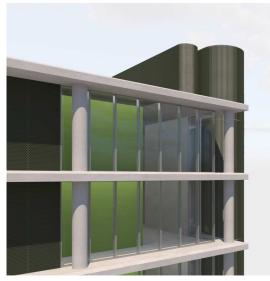




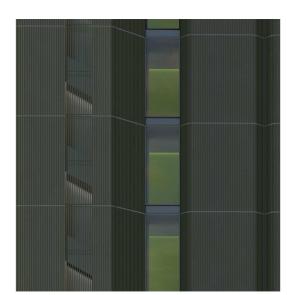
ARTIST'S IMPRESSION: VIEW FROM ALEXANDRA CANAL



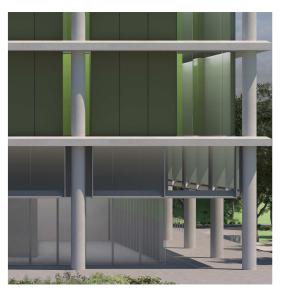
DESIGN CHANGE 1: ADDITIONAL GLAZING



DESIGN CHANGE 2: ADDITIONAL GLAZING



DESIGN CHANGE 3: CORE CLADDING



DESIGN CHANGE 4: GROUND PLANE

DISCLAIMER	REV	BY	DESCRIPTION	DATE	Ī
DO NOT SCALE FROM DRAWINGS. FIGURED DIMENSIONS	1		Issued For DA Submission	03.07.2023	1
TAKE PREFERENCE OVER SCALED DRAWINGS. ALL	2		Issued For DA Submission	07.11.2023	1
DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO					1
COMMENCEMENT OF WORK.					
THE DESIGN DLANS SPECIFICATIONS AND THE CODVEIGHT					
THEREIN ARE THE PROPERTY OF GCCV PTY LTD AND MUST					1
NOT BE USED, REPROPUCED OR COPIED WITHOUT THE					2023
WRITTEN PERMISSION OF GCCV PTY LTD.	_	_			1
ALL LAVOUTE DIMENSIONS AREAS SCHEDULES AND THE	_	_			
LIKE ARE INDICATIVE ONLY, SUBJECT TO DESIGN	\vdash	<u> </u>			
DEVELOPMENT AND CHECKED ON SITE.			į.		
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ON THIRD PARTY SURVEY INFORMATION PROVIDED BY THE	-	-			1
CLIENT. RELIANCE ON THIS INFORMATION IS BASED ON	_	!			
THE GEBRIN PLANS EXPORTANCE AND THE COPYRIGHT THE GEBRIN PLANS EXPORTANCE AND THE TOWN THE TOWN THE TOWN THE TOWN THE TOWN THE TOWN THE SERVICE AND THE SEED REPROPULED OR COPIED WITHOUT THE WRITTEN PERMISSION OF GCCY PTV I.E. ALL LAVOUTS, DIMENSIONS, MESS, SO-ETRULES AND THE LIVE ARE NINGOLYMPO ONLY SUBJECT TO DESION DEVELOPMENT AND OFFICIED ON SITE. INFORMATION OF SOSTRING LAVOURS, SUCH AS DIMENSIONS, SERVICES, WINDOWS AND DOOR SO-FEDULES WIFE BASED ON THE DEVELOPMENT AND THE DE					

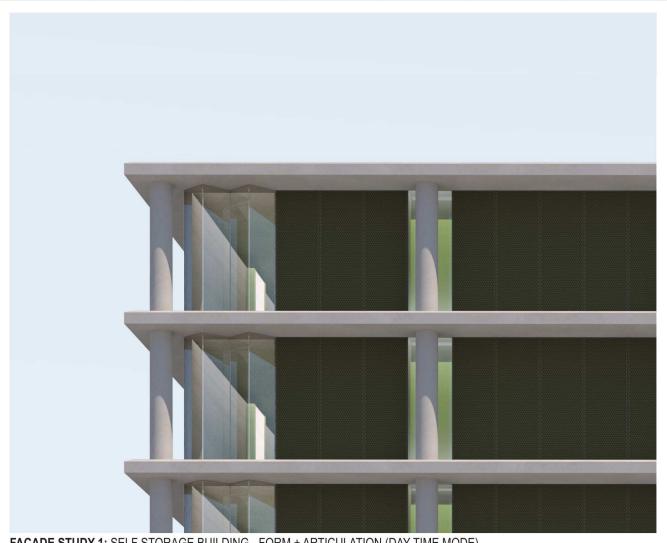
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ABN: 92 130 146 075
75 LITTLE OWFOR STREET, COLLINGWOOD VIC 3068
(W) WWW DESIGNOFFICE COMJU

CANAL AVIV PTY LTD

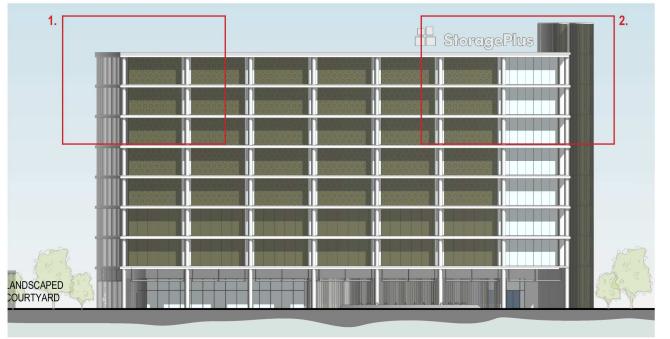
PROJECT MANAGER
WILLOW FRANK

PROPOSED SELF STORAGE FACILITY & COMMERCIAL OFFICE DEVELOPMENT SUMMARY OF FACADE UPDATES 1-3 Ricketty St, Mascot 2020

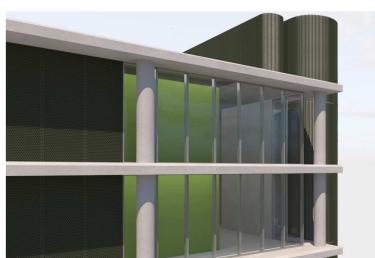
DRAFT DA134 2190



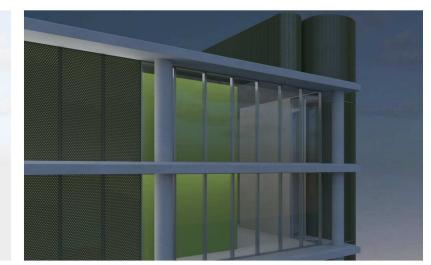
FACADE STUDY 1: SELF STORAGE BUILDING - FORM + ARTICULATION (DAY TIME MODE)



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



FACADE STUDY 2B: DAY + NIGHT STUDIES



KEY PLAN: SELF STORAGE BUILDING | CANAL ELEVATION

DISCLAIMER

ACHITECTS

GC GCCV PTY LTD

ADN: 75 625 081 147

CV ARI New 784 I VIC 18071 (20 41) 543 544

ARI New 784 I VIC 18071 (20 41) 543 544

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DesignOffice
ABN: 92 130 146 075
75 LITTLE 0XF0R STREET, COLLINGWOOD VIC 3086
(WWW.DESIGNOFFICECOMA)

CANAL AVIV PTY LTD

PROJECT MANAGER

WILLOW FRANK

PLANNING INGENUITY SUITE 210, 531-533 KINGSWAY, MIRANI (T) 02 9531 2555

GROUND INK SUITE 201, 75 ARCHER S' (T) 02 9411 3279

J SQUARED

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

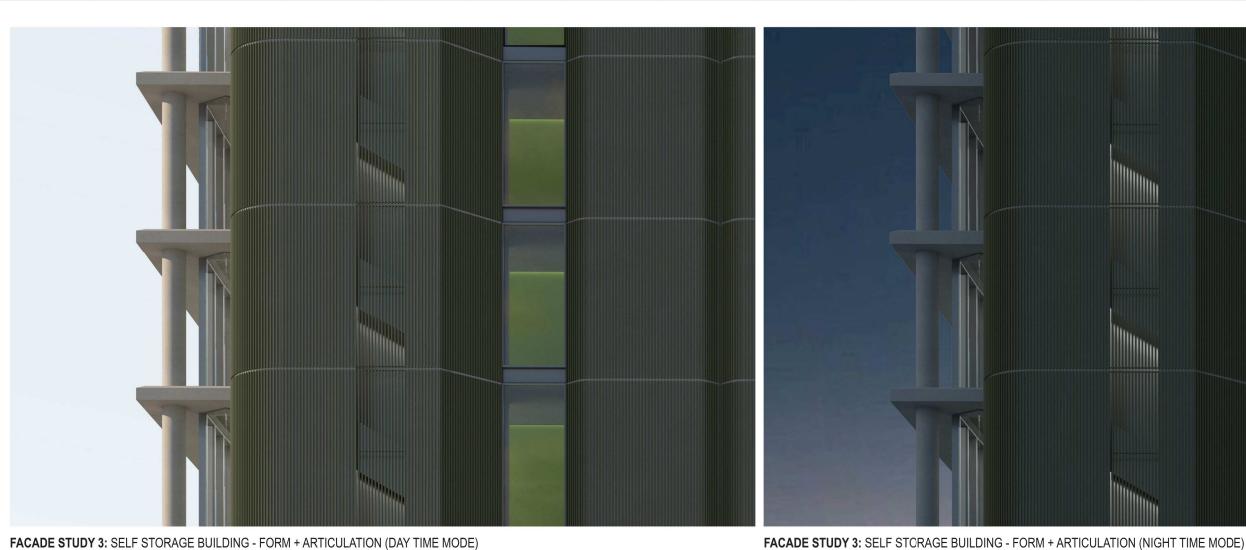
PROPOSED SELF STORAGE FACILITY & COMMERCIAL OFFICE DEVELOPMENT FACADE STUDIES 1

PROJECT ADDRESS

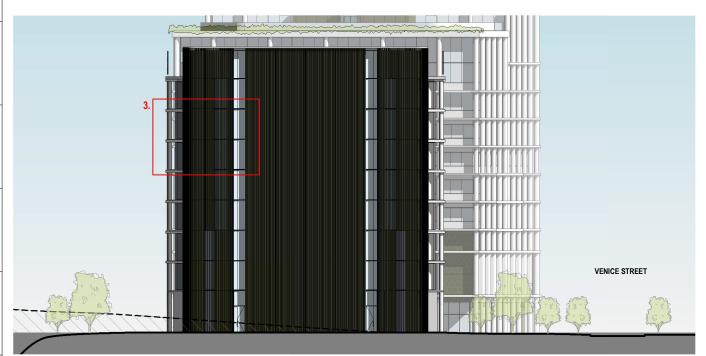
1-3 Ricketty St, Mascot 2020

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DA135 2190



FACADE STUDY 3: SELF STORAGE BUILDING - FORM + ARTICULATION (DAY TIME MODE)



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KEY PLAN: SELF STORAGE BUILDING | CANAL ELEVATION ARCHIFECTS

GG GCCV PTY LTD

ARN: 75 625 081 147

GV ARN W 75 625 081 197

ARN W 756 1/10 1987 1 (10) 415 18 346

LEVEL 1, 202 PT 1 1898EL 5 970NR 1 NW 200 GROUND INK SUITE 201, 75 ARCHER (T) 02 9411 3279 PROPOSED SELF STORAGE FACILITY & FACADE STUDIES 2
COMMERCIAL OFFICE DEVELOPMENT CANAL AVIV PTY LTD BCA | DDA

J SQUARED

NSW OFFICE - JINDABYNE SHOP 8 (FIRST FLOO
RAZORBACK PLAZA , JINDABYNE, NSW 2627

(1) 02 6456 1285 PROJECT MANAGER
WILLOW FRANK PROJECT ADDRESS 1-3 Ricketty St, Mascot 2020 DesignOffice
ABN: 92 130 146 075
75 LITHE OXFORD STREET, COLLINGWOOD VIC 3086
(WWW DESIGNOFFICECOLIAU) PLANNING INGENUITY
SUITE 210, 531-533 KINGSWAY, MIRANE
(T) 02 9531 2555 ISSUED FOR DA SUBMISSION DA136 2190







KEY PLAN: SELF STORAGE BUILDING | CANAL ELEVATION

DISCLAIMER	REV	BY	DESCRIPTION	DATE
DO NOT SCALE FROM DRAWINGS. FIGURED DIMENSIONS	- 1		Issued For DA Submission	03.07.2023
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SERVICES, WINDOWS AND DOOR SCHEDULES WERE BASED ON THIRD PARTY SURVEY INFORMATION PROVIDED BY THE				
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ASSUMPTION THAT THE ORIGINAL SURVEY IS ACCURATE AND SUFFICIENT FOR TENDER DOCUMENTATION.				
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ACHIFECTS

GC GCCV PTY LTD

ABN: 75 625 081 147

NOMINATED ARCHITECT: GRAND CHENG
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ON WAY ACCOUNT. 1 "OTHER" ARCHITECTS (1/5) SON

DesignOffice
ABN: 92 130 146 075
75 LITTLE ONFORD STREET, COLLINGWOOD VIC 3068
(WWW.DESIGNOFFICEODIAJ)

CANAL AVIV PTY LTD

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FACADE STUDY 4: SELF STORAGE BUILDING - FORM + ARTICULATION (NIGHT TIME MODE)

BCA| DOA

J SQUARED

NSW OFFICE – JINDABYNE SHOP 8 (FIRST FLOOR)
RAZORRACK PLAZA, JINDABYNE, NSW 2027
(1) 02 6450 1285

PROJECT DESCRIPTION

PROPOSED SELF STORAGE FACILITY &

COMMERCIAL OFFICE DEVELOPMENT FACADE STUDIES 3

1-3 Ricketty St, Mascot 2020

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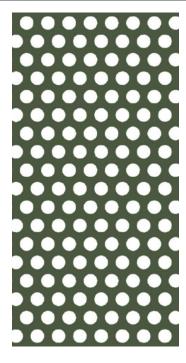
DA137 2190



CON CONCRETE NATURAL CONCRETE FINISH



FIBRE CEMENT PANEL DARK OLIVE GREEN COLOUR FULL HEIGHT PANELS (EQ SPACING APPROX 1050mm W)



PERFORATED SCREEN DARK OLIVE GREEN COLOUR

PERFORATED SCREEN DARK OLIVE GREEN COLOUR



GL GLAZING CLEAR GLAZING



RBS RIBBED STEEL PANEL DARK OLIVE GREEN COLOUR FULL HEIGHT PANELS



ALUMINIUM BATTENS DARK OLIVE GREEN COLOUR



CLIMBERS TO LANDSCAPE ARCHITECTS SPECIFICATION

DESCRIPTION



LANDSCAPING ELEMENTS TO LANDSCAPE ARCHITECTS SPECIFICATION



DesignOffice ABN: 92 130 146 075

CANAL AVIV PTY LTD

PROJECT MANAGER
WILLOW FRANK

PLANNING INGENUITY
PLANNING INGENUITY
SUITE 210, 531-533 KINGSWAY, MIRANI
(T) 02 9531 2555

GROUND INK

J SQUARED

PROPOSED SELF STORAGE FACILITY & COMMERCIAL OFFICE DEVELOPMENT EXTERNAL MATERIALS AND FINISHES

1-3 Ricketty St, Mascot 2020

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DISCLAIMER

