

32-34 RICKETTY ST, MASCOT

PROPOSED INDUSTRIAL DEVELOPMENT - DEVELOPMENT APPLICATION [ALTERNATIVE SCHEMATIC]

DRAWING LIST

DRAWING NO.	DRAWING NAME	REVISION	REVISION DATE
AR-DA-0000	COVER SHEET	E	19/09/2025
AR-DA-0101	LOCATION PLAN	D	21/07/2025
AR-DA-0102	PROPOSED SITE PLAN	D	21/07/2025
AR-DA-0103	SURVEY PLAN	D	21/07/2025
AR-DA-0104	DEMOLITION PLAN	D	21/07/2025
AR-DA-1000	GROUND FLOOR PLAN	J	19/09/2025
AR-DA-1005	GROUND FLOOR - MEZZANINE	H	21/07/2025
AR-DA-1010	PODIUM P1 PARKING	I	19/09/2025
AR-DA-1020	LEVEL 01 PLAN	H	19/09/2025
AR-DA-1025	LEVEL 01 - MEZZANINE	G	21/07/2025
AR-DA-1030	LEVEL 02 PLAN	H	19/09/2025
AR-DA-1035	LEVEL 02 - MEZZANINE	G	21/07/2025
AR-DA-1040	LEVEL 03 PLAN	I	19/09/2025
AR-DA-1045	LEVEL 03 - MEZZANINE	F	21/07/2025
AR-DA-1050	LEVEL 04 PLAN	I	19/09/2025
AR-DA-1055	LEVEL 04 - MEZZANINE	F	21/07/2025
AR-DA-1060	LEVEL 05 PLAN	H	19/09/2025
AR-DA-1065	LEVEL 05 - MEZZANINE	G	21/07/2025
AR-DA-1070	ROOF PLAN	G	15/08/2025
AR-DA-2001	SOUTH ELEVATION (OSSARY)	G	21/07/2025
AR-DA-2002	NORTH ELEVATION (RICKETTY)	F	21/07/2025
AR-DA-2003	EAST ELEVATION	F	21/07/2025
AR-DA-2004	WEST ELEVATION	E	21/07/2025
AR-DA-2005	SITE THROUGH LINK - ELEVATIONS	A	28/08/2025
AR-DA-3001	OVERALL SECTION A	D	21/07/2025
AR-DA-3002	OVERALL SECTION B	D	21/07/2025
AR-DA-3003	OVERALL SECTION C	D	21/07/2025
AR-DA-3004	OVERALL SECTION D	D	21/07/2025
AR-DA-5000	SHADOW DIAGRAMS - JUNE	D	21/07/2025
AR-DA-5001	SHADOW DIAGRAMS - SEPTEMBER	D	21/07/2025
AR-DA-9000	GFA PLAN	E	21/07/2025
AR-DA-9700	MATERIAL FINISHES SCHEDULE	D	21/07/2025
AR-DA-9800	SIGNAGE	C	21/07/2025
AR-DA-9900	3D PERSPECTIVES	D	21/07/2025

GFA SCHEDULE

LEVEL	AREA
GROUND FLOOR	1339.93 m ²
GROUND MEZZ	466.76 m ²
LEVEL 1	1431.60 m ²
LEVEL 1 MEZZ	647.57 m ²
LEVEL 2	1431.60 m ²
LEVEL 02 MEZZ	647.57 m ²
LEVEL 03	1588.83 m ²
LEVEL 04	1588.83 m ²
LEVEL 05	1431.60 m ²
LEVEL 05 MEZZ	647.57 m ²
PODIUM P1	587.67 m ²
TOTAL	11809.53 m ²

GBA SCHEDULE

LEVEL	AREA
GROUND FLOOR	3529.63 m ²
GROUND MEZZ	500.22 m ²
LEVEL 1	3421.32 m ²
LEVEL 1 MEZZ	754.81 m ²
LEVEL 2	3421.32 m ²
LEVEL 02 MEZZ	754.81 m ²
LEVEL 03	3421.32 m ²
LEVEL 04	3421.32 m ²
LEVEL 05	3277.64 m ²
LEVEL 05 MEZZ	754.81 m ²
LEVEL 06 (ROOF LEVEL)	2018.21 m ²
PODIUM P1	3529.53 m ²
TOTAL	28804.96 m ²

PARKING SCHEDULE

TYPE	QTY
Industrial - Class 1 (5400 x 2400)	87
Industrial - Class 1 (5400 x 2400) Tandem	18
Loading - Class 3 (5400 x 2600)	5
Loading - MRV (8800 x 3500)	3
Showroom - Class 1 (5400 x 2400)	3
Showroom - Class 1 (5400 x 2400) Tandem	2
Showroom - Class 3 (5400 x 2600)	6
Storage - Class 3 (5400 x 2600)	10
TOTAL	134

MOTORBIKE PARKING

TYPE	QTY
Motorbike Space (2400 x 1200)	12
TOTAL	12

PARKING ALLOCATION

DRIVE-TO STORAGE (DCP TARGET 9*)
1 Carwash
10 Parking Spaces

SHOWROOM (DCP TARGET 11*)
11 Spaces (Inc. 2 Tandem & 1 Accessible)

INDUSTRIAL (DCP TARGET 78*)
87 Cars- 2 per Small, 2 per Standard, 3 Per Premium Unit

*DCP Target includes 10% reduction - refer to Green Travel Plan submitted with application.

SITE ADDRESS: 32-34 RICKETTY STREET, MASCOT
1/DP1893919 2/DP220569

SITE AREA: 4,613.8 m²

LAND ZONING: E3 PRODUCTIVITY SUPPORT

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; **Industrial retail outlets**; Industrial training facilities; Information and education facilities; Landscaping material supplies; **Light Industries**; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; **Office premises**; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Rural supplies; Service stations; Specialised retail premises; **Storage premises**; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

ALLOWABLE FSR: 3.00 : 1

ALLOWABLE GFA: 13,841.4 m²

PROPOSED FSR: 2.56 : 1

PROPOSED GFA: 11,809.5 m²



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Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without notice. Any variations to the drawings must be agreed in writing by the architect. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to be carried out in accordance with the relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

REV DATE DESCRIPTION APP
C 30/05/25 DEVELOPMENT APPLICATION NJG
D 21/07/25 DEVELOPMENT APPLICATION NJG
E 18/09/25 DEVELOPMENT APPLICATION

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PROJECT:
#2024089
32-34 RICKETTY ST,
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DRAWING TITLE:
COVER SHEET

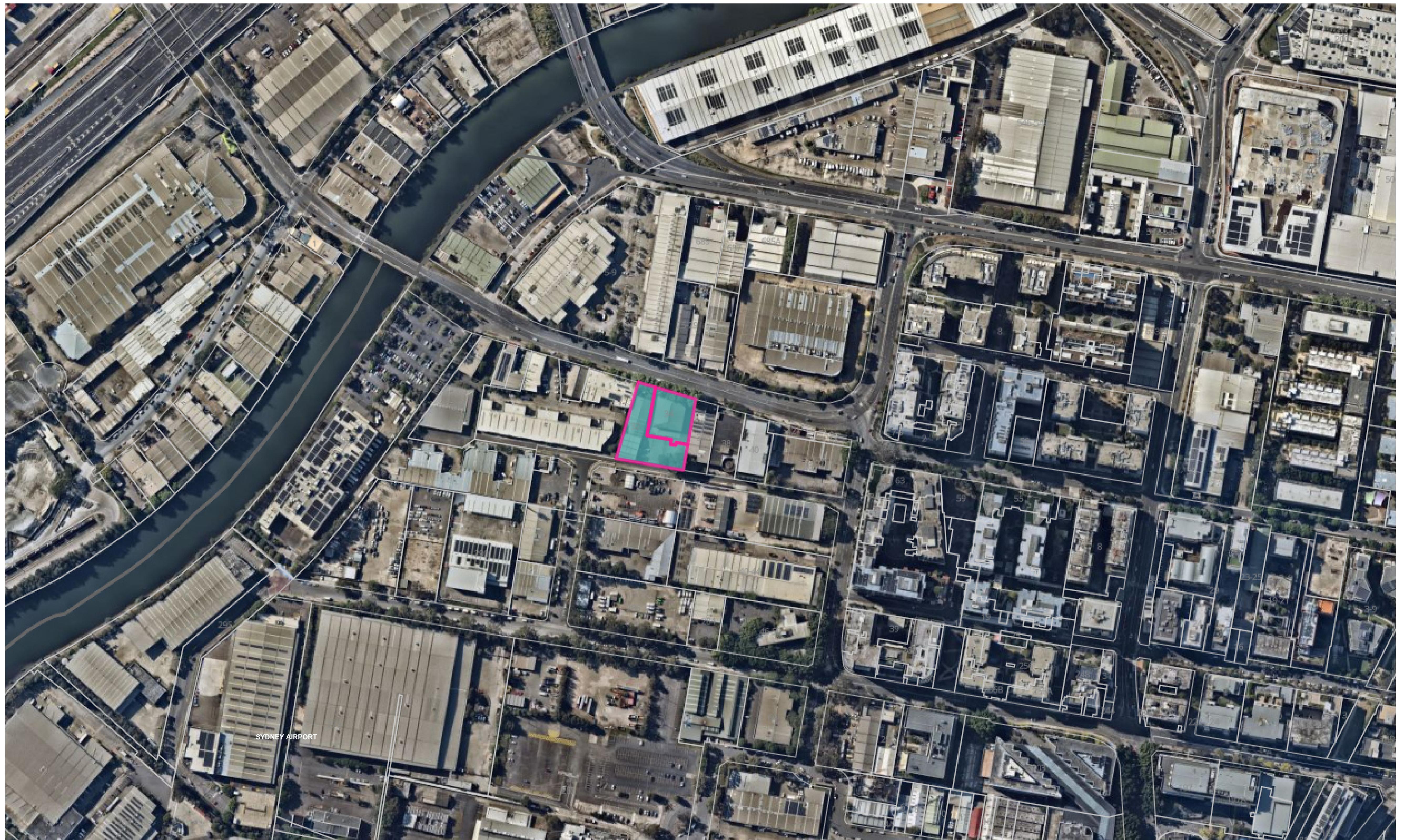
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DATE: 19/09/25

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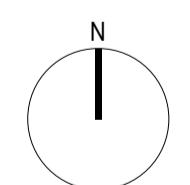
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REV	DATE	DESCRIPTION	APP
B	16/04/24	DRP DESIGN DEVELOPMENT	NJG
C	30/05/25	DEVELOPMENT APPLICATION	
D	21/07/2025	DEVELOPMENT APPLICATION	NJG

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DRAWING TITLE:
LOCATION PLAN

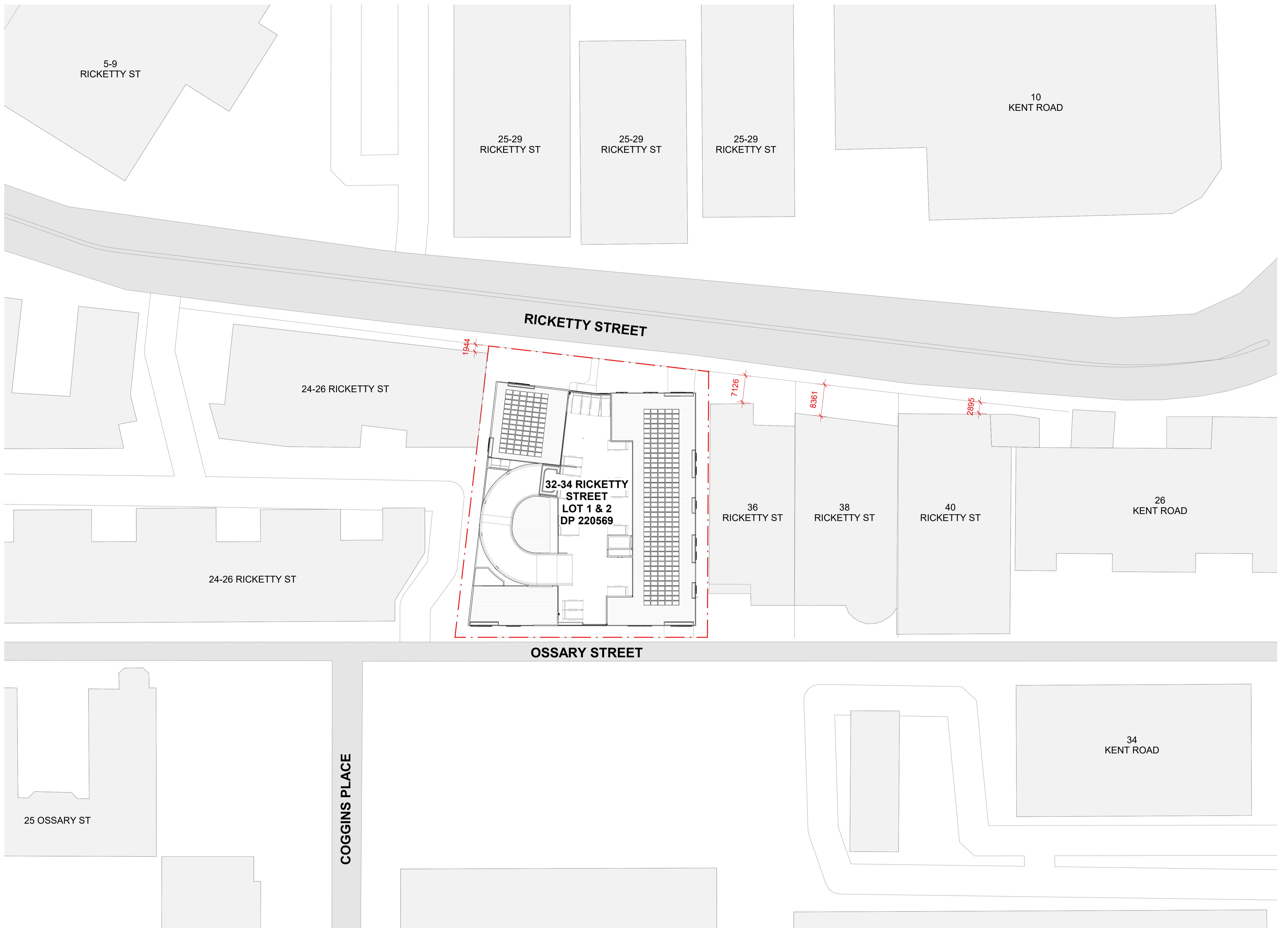
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REV:
D

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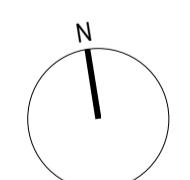
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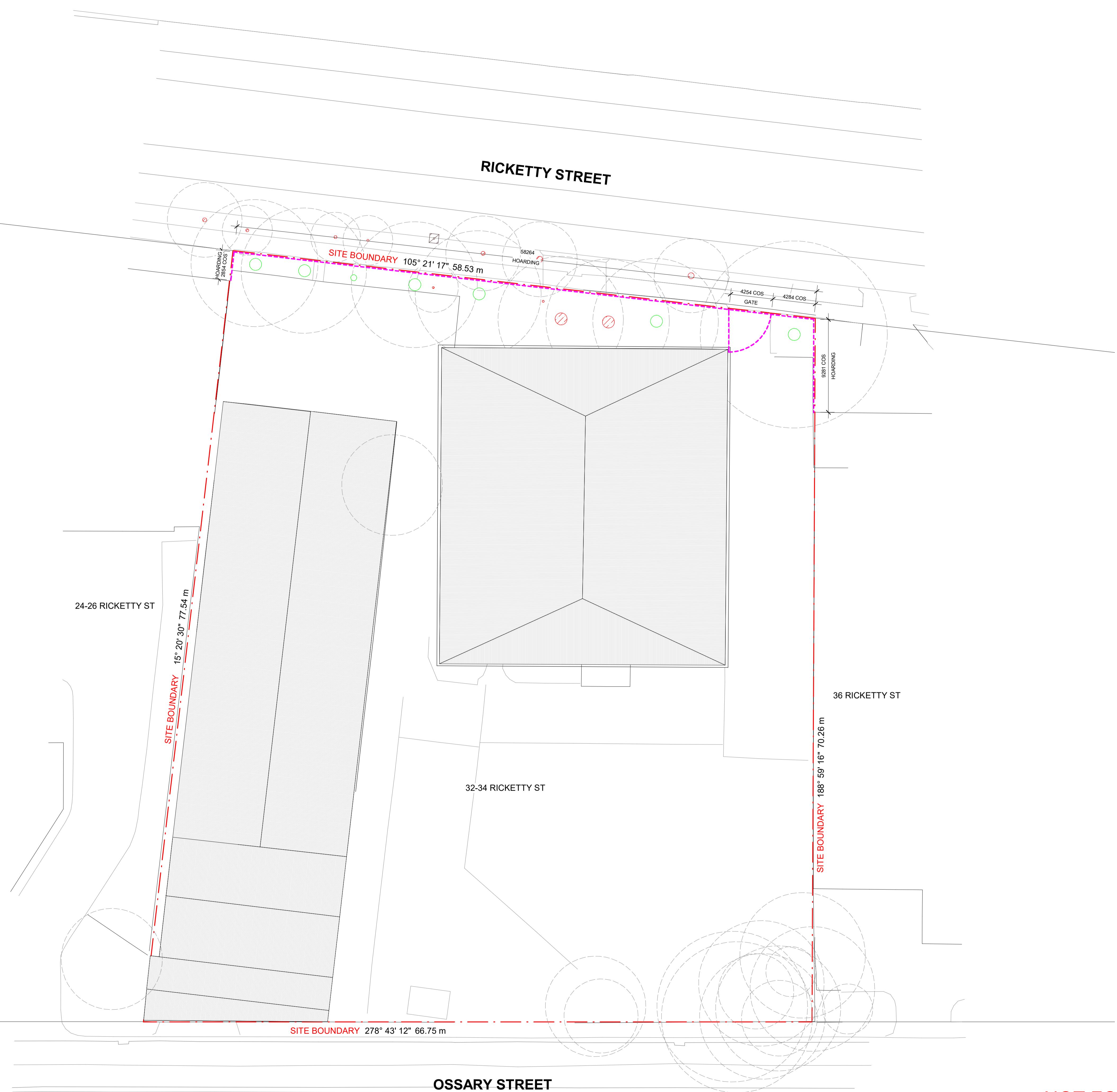
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PROPOSED SITE PLAN

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D

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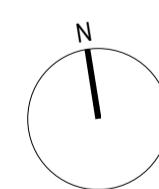


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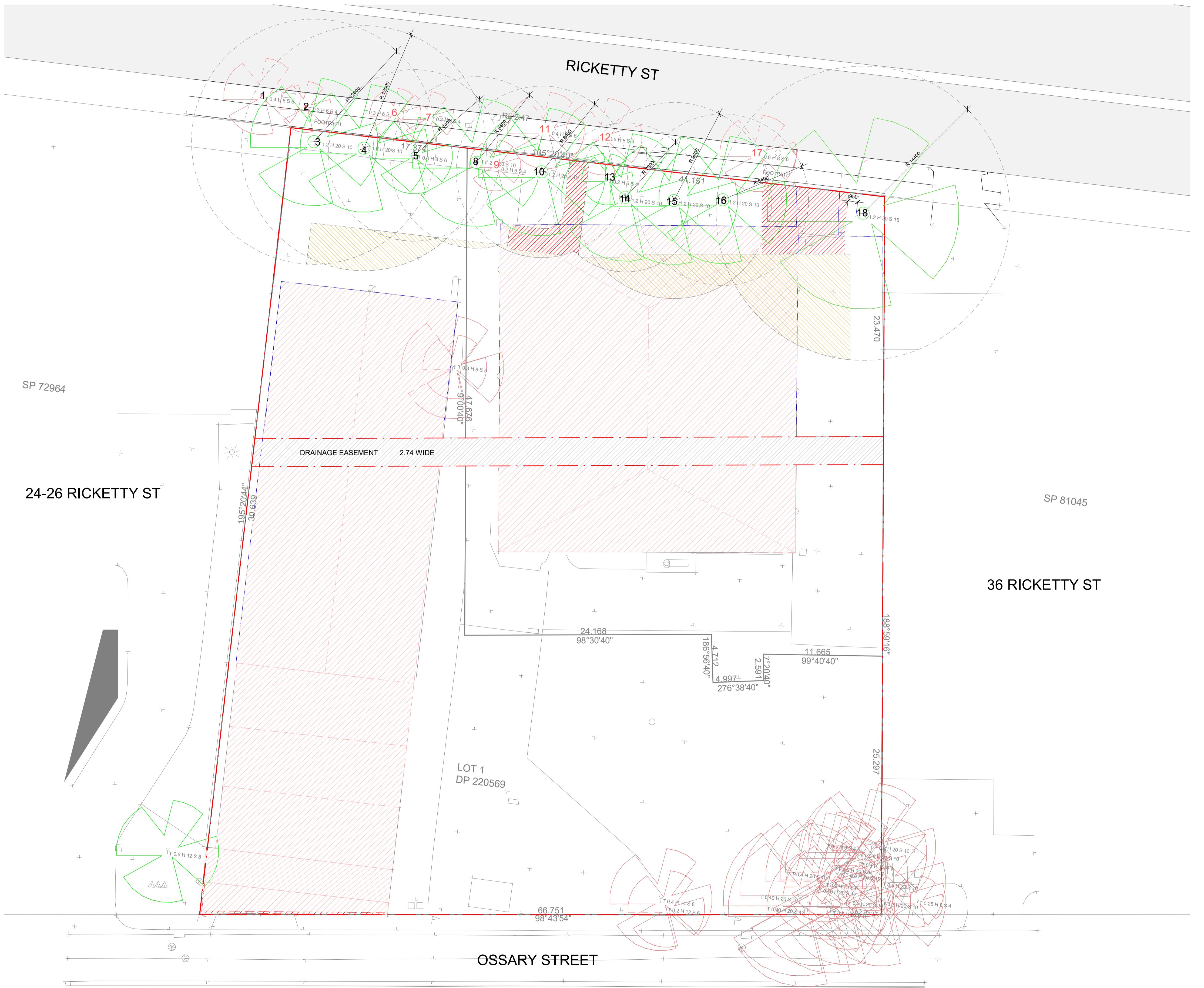


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DRAWING TITLE:
SURVEY PLAN

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DRAWING TITLE:
DEMOLITION PLAN

STRUCTURE NUMBER:
AR-DA-0104
REV: D
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NOT FOR CONSTRUCTION **DEVELOPMENT APPLICATION**

**DRAWING TITLE:
GROUND FLOOR PLAN**

HEET NUMBER: REV:
R-DA-1000 **J**

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PROJECT:
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DRAWING TITLE:
GROUND FLOOR -
MEZZANINE
SHEET NUMBER:
AR-DA-1005
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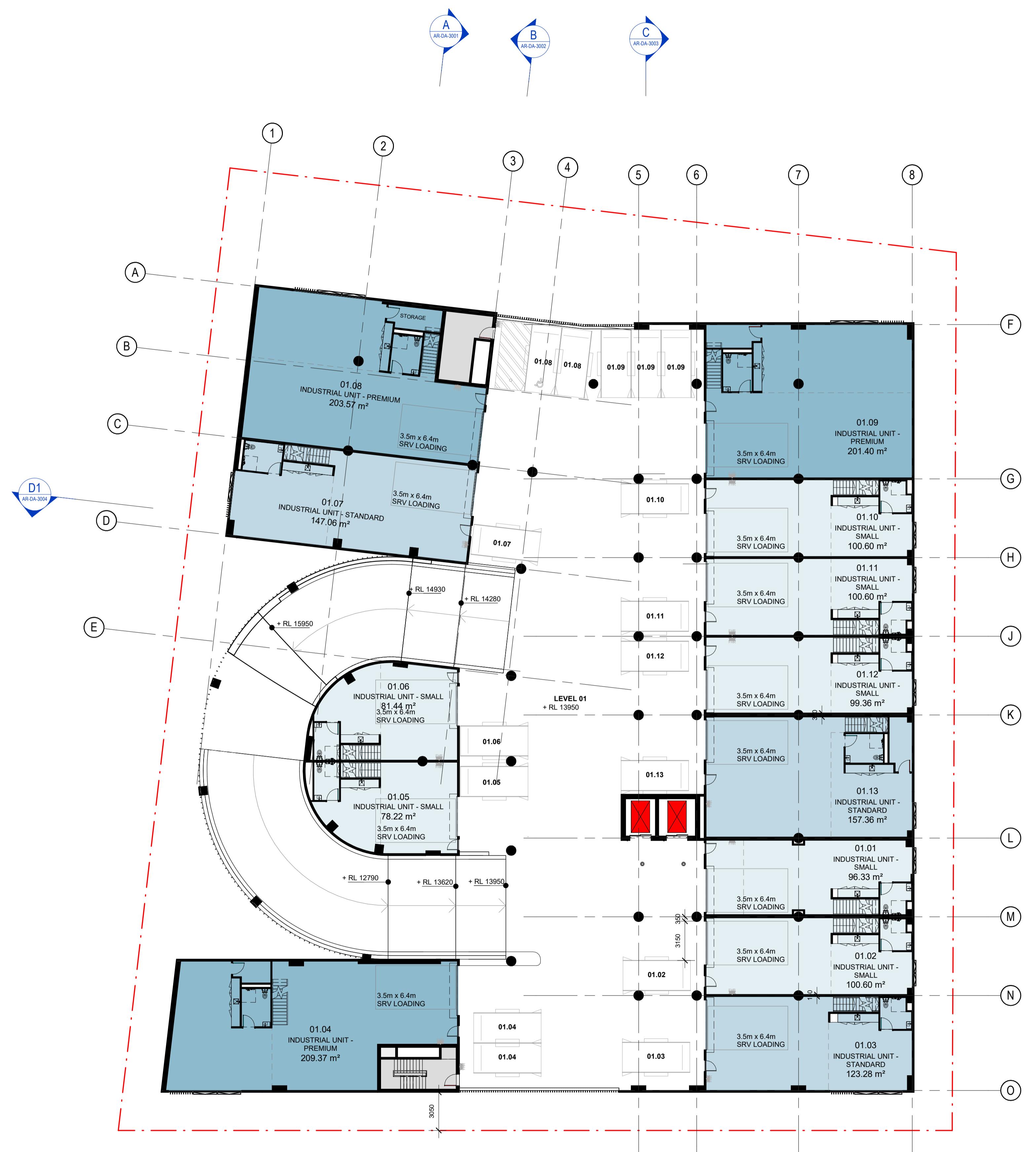
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PODUM P1 PARKING

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AR-DA-1010

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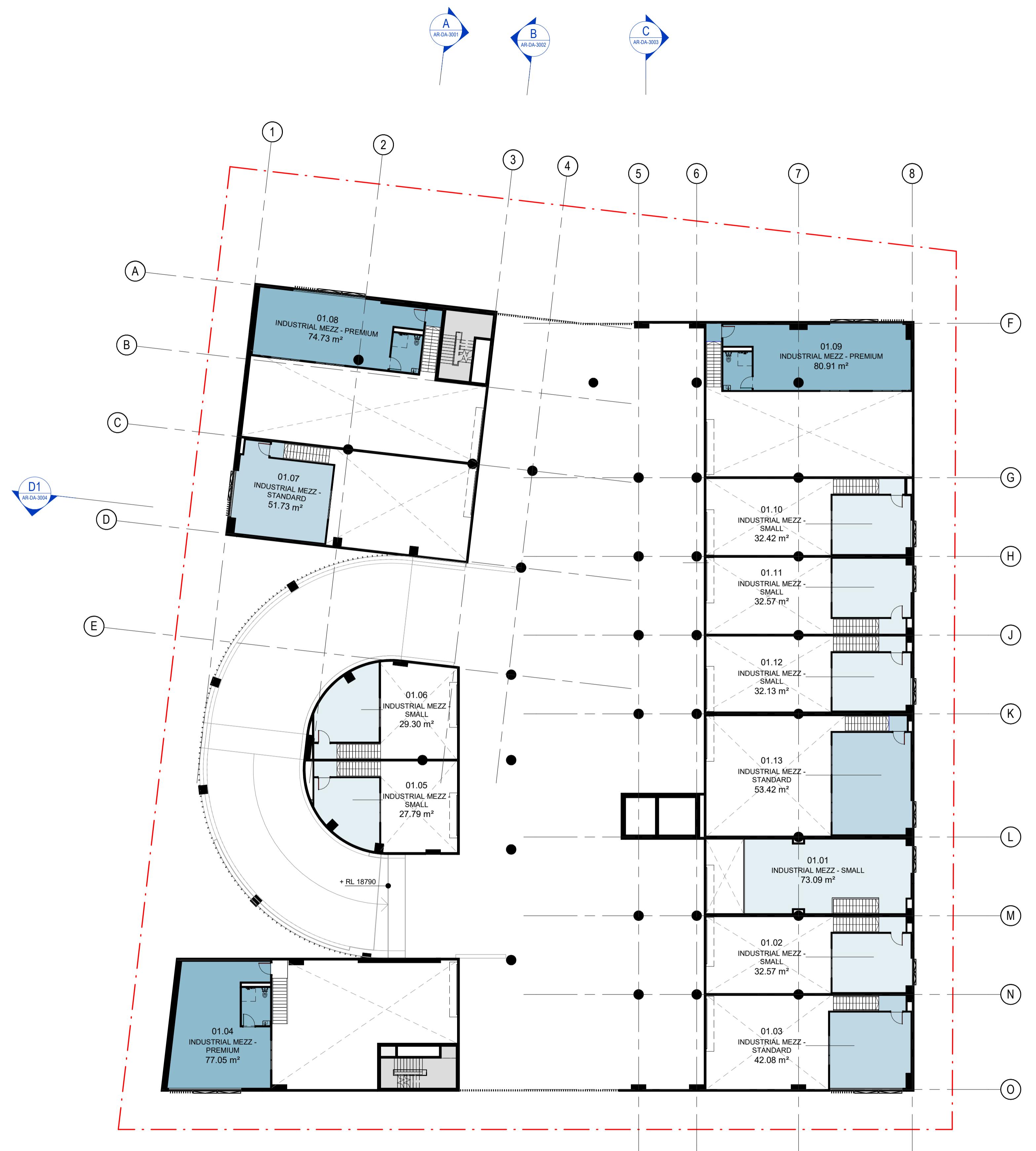
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DRAWING TITLE:
LEVEL 01 PLAN

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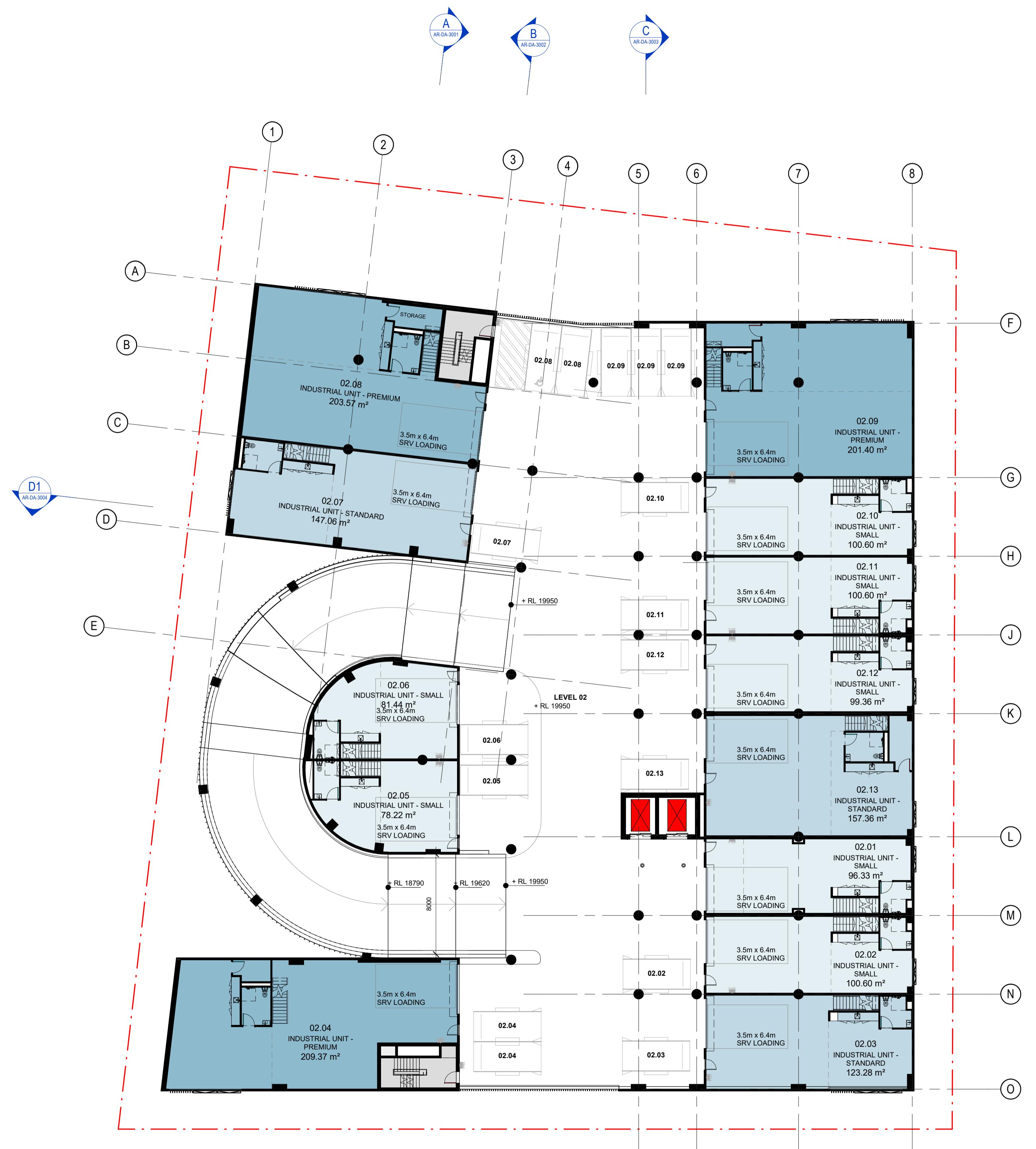
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LEVEL 01 -
MEZZANINE

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AR-DA-1025

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LEVEL 02 PLAN**

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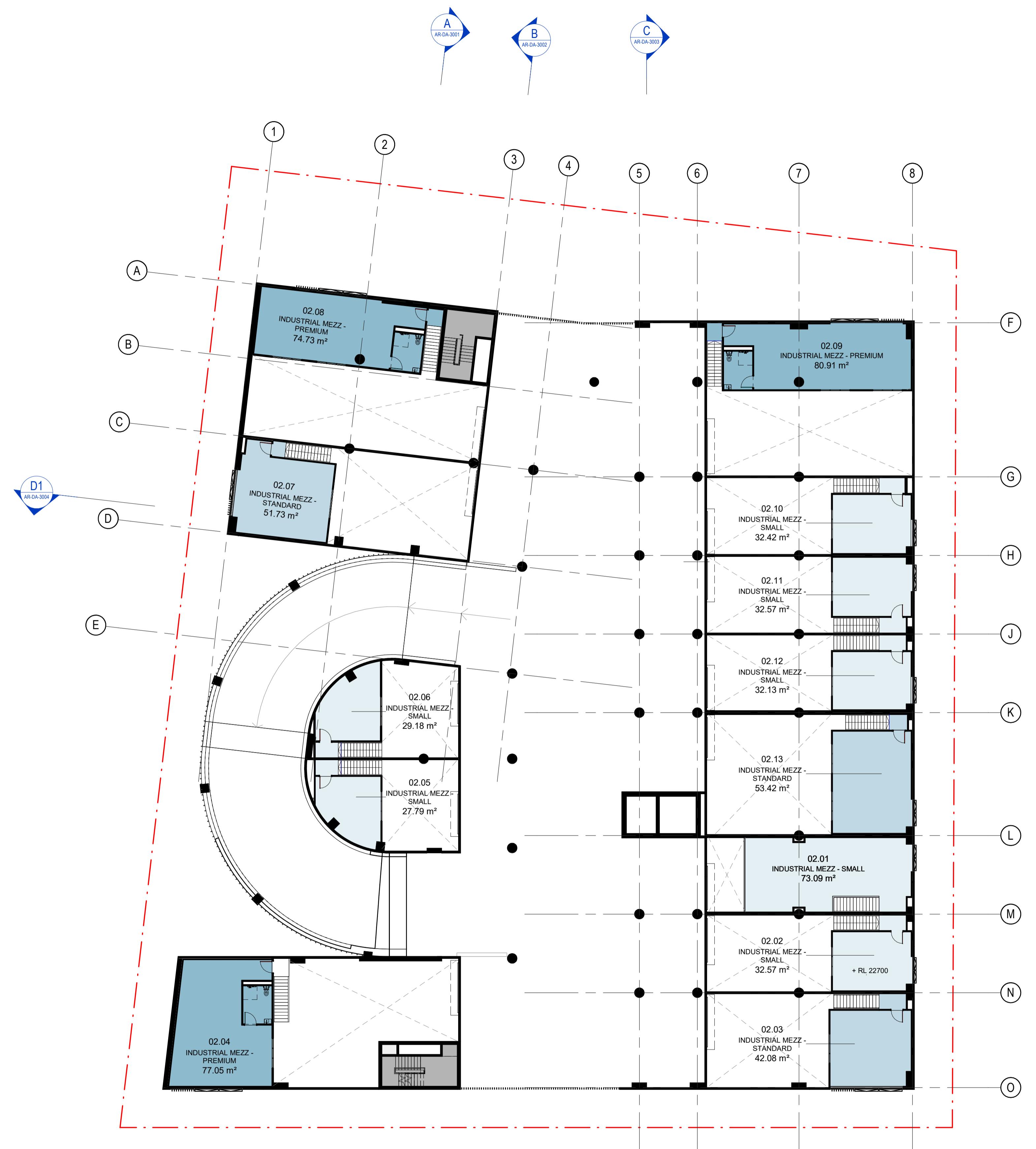
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DRAWING TITLE:
LEVEL 02 -
MEZZANINE

SHEET NUMBER:
AR-DA-1035
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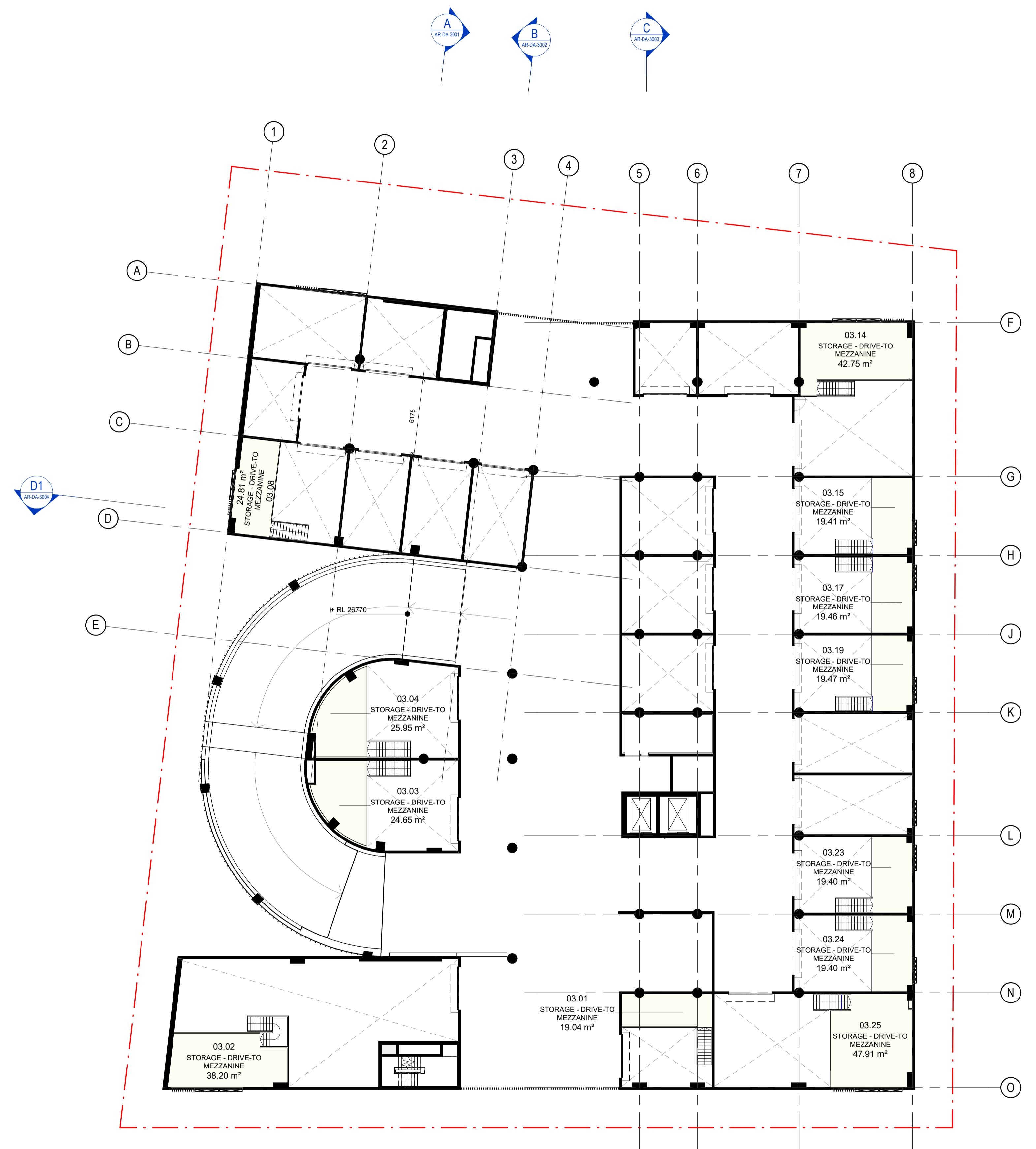
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DRAWING TITLE:
LEVEL 03 PLAN

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DRAWING TITLE:
LEVEL 03 -
MEZZANINE

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AR-DA-1045

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RAWING TITLE: **LEVEL 04 PLAN**

HEET NUMBER:
AR-DA-1050

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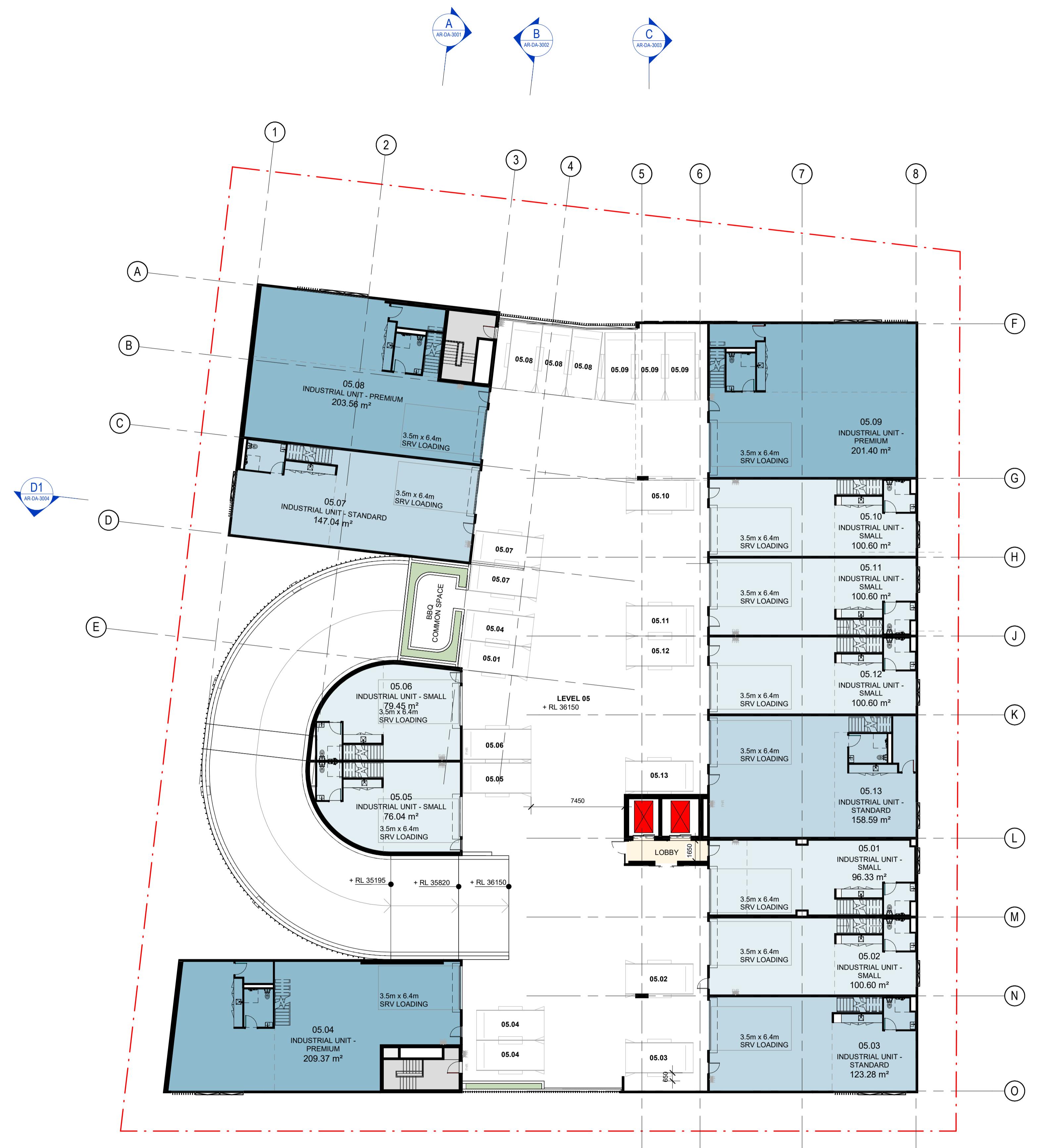
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DRAWING TITLE:
LEVEL 04 -
MEZZANINE

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RAWING TITLE: **LEVEL 05 PLAN**

HEET NUMBER:
AR-DA-1060

REV:
11

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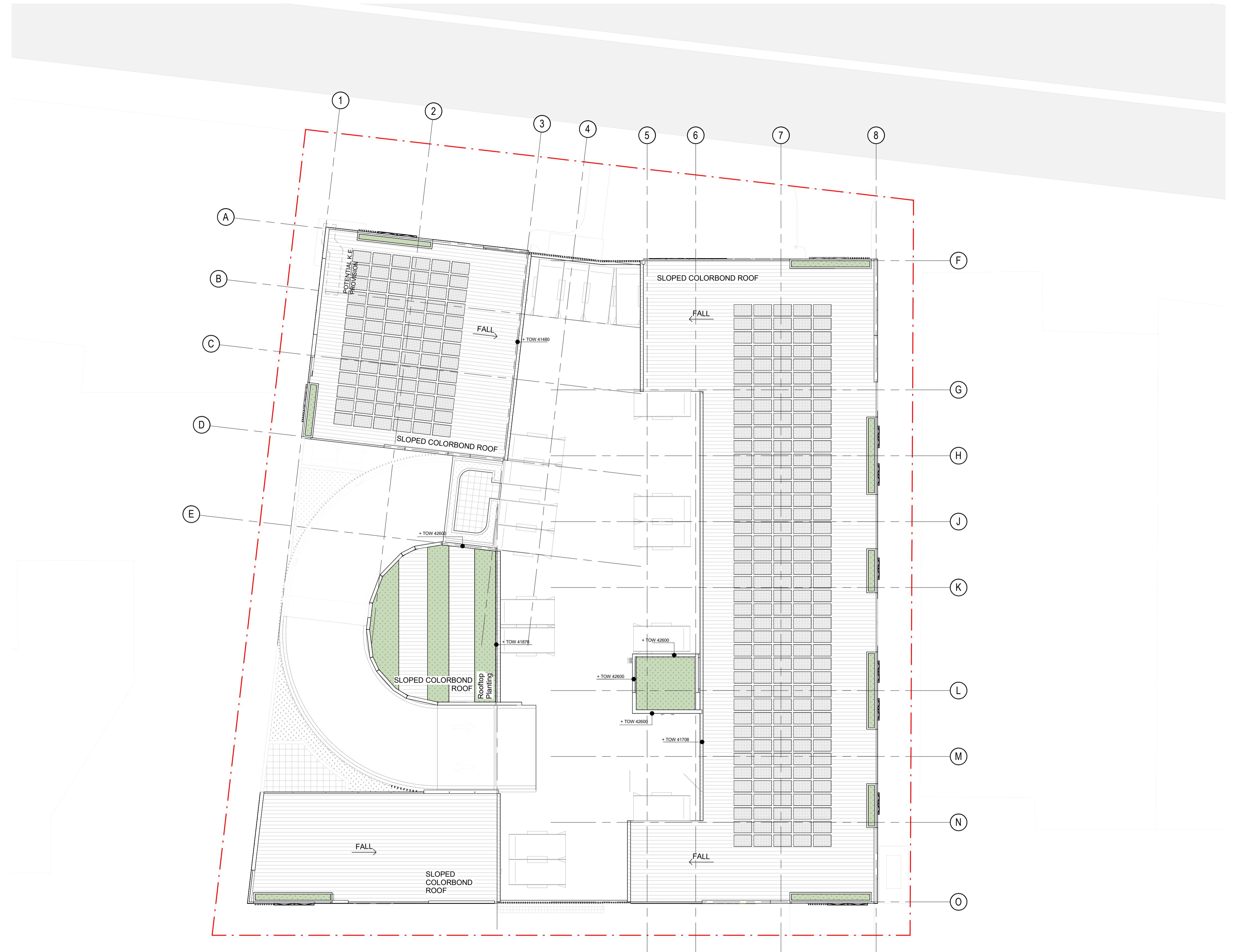
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PROJECT:
#2024089
**32-34 RICKETTY ST,
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DRAWING TITLE:
**LEVEL 05 -
MEZZANINE**
SHEET NUMBER:
AR-DA-1065
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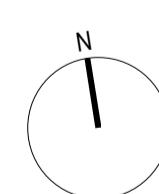
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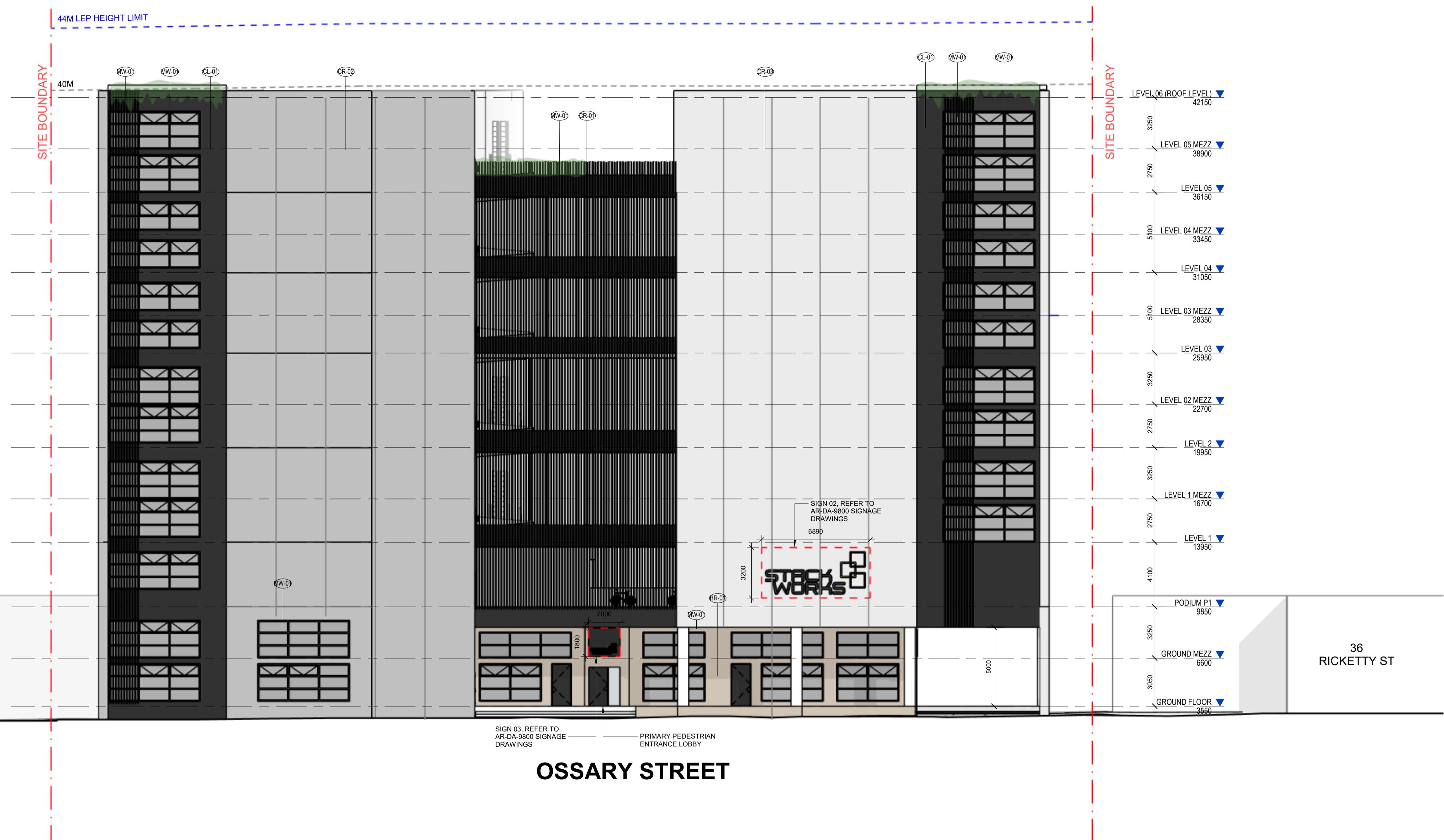
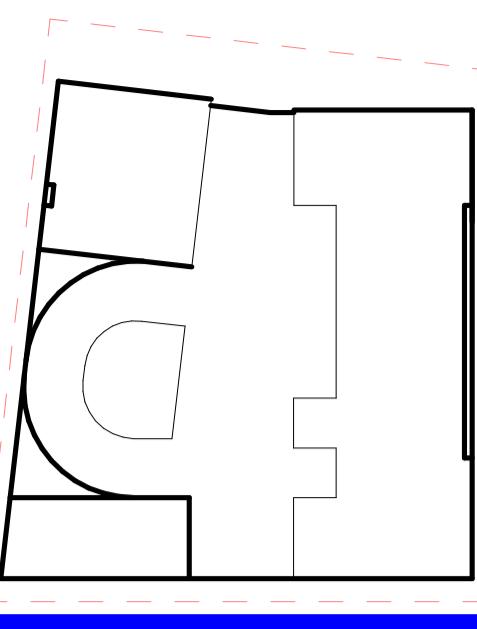
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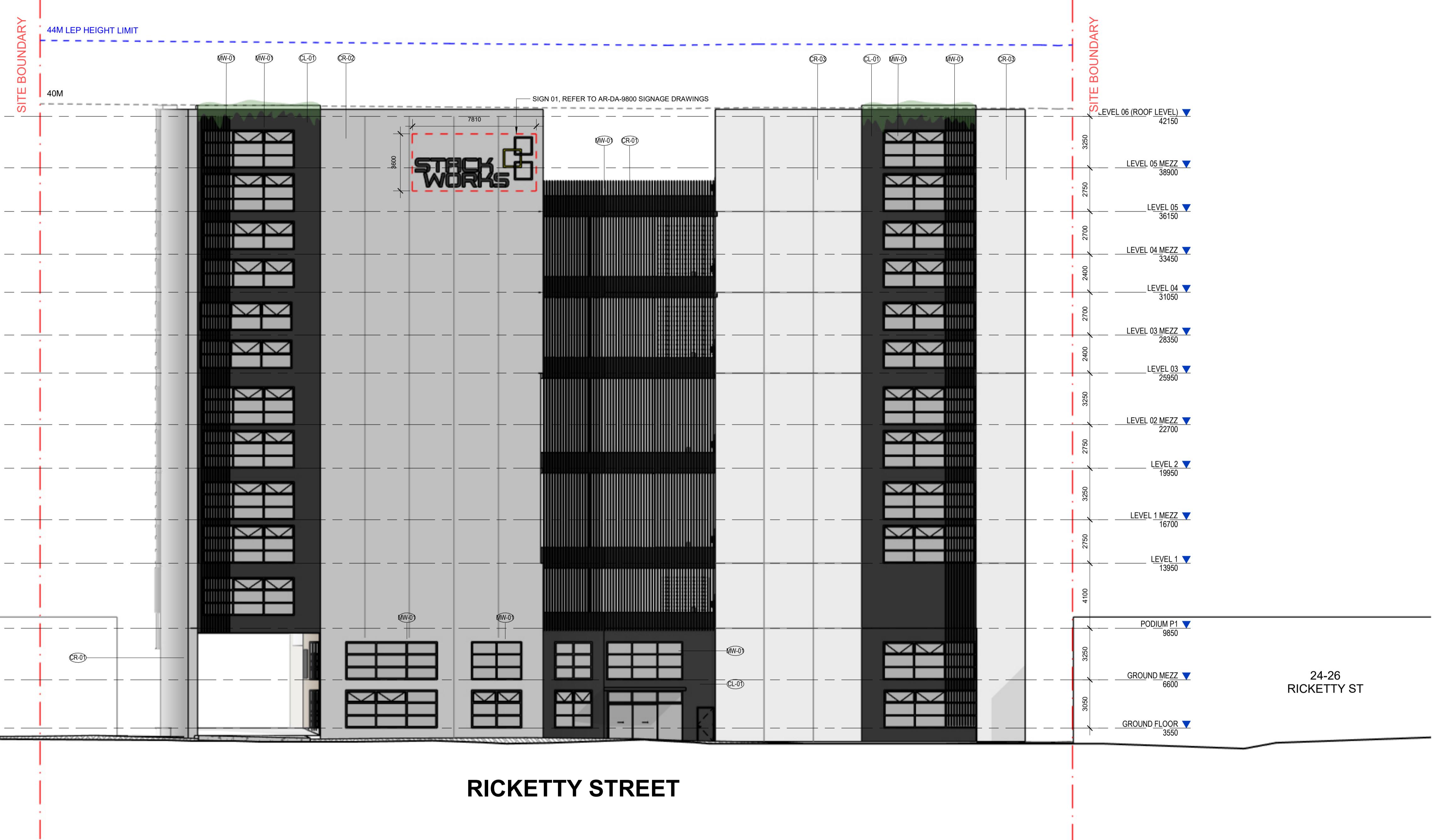
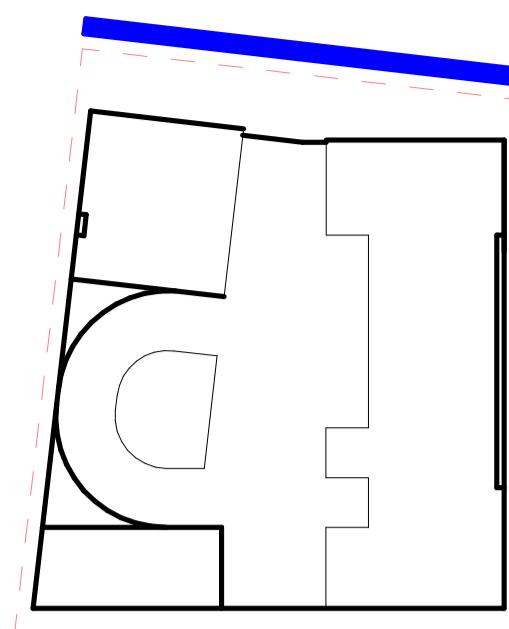
SHEET NUMBER:
AR-DA-1070

REV:
G

DATE: 19/09/2025
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CR-01
DARK-OXIDE CONCRETE



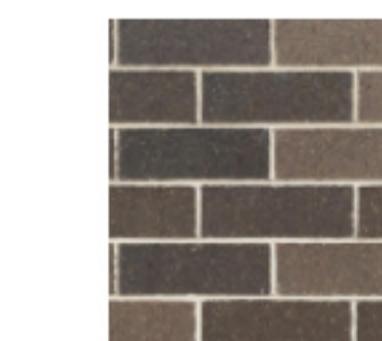
CR-02
MEDIUM DARK CONCRETE



CR-03
NATURAL CONCRETE



CL-01
EXTERNAL CLADDING - DARK COLOUR



PT-01
EXTERNAL PAINT FINISH - NIGHT SKY OR THE LIKE

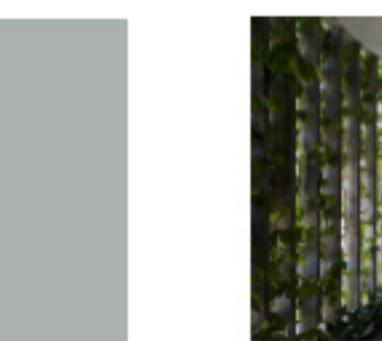


BR-01
EXTERNAL BRICK FACE FINISH



MW-01

EXTERNAL METAL WORKS (WINDOWS / LOUVRES / BALUSTRADES) - NIGHT SKY



MW-02

SHALE GREY EXTERNAL METAL WORKS LOUVRES IN CONCRETE WALLS



G-01
GARDEN WALL TO LOUVERED FACADE

PROJECT:
#2024089
32-34 RICKETTY ST,
MASCOT

DRAWING TITLE:
NORTH ELEVATION
(RICKETTY)

SHEET NUMBER:
AR-DA-2002

REV:
F

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DEVELOPMENT APPLICATION

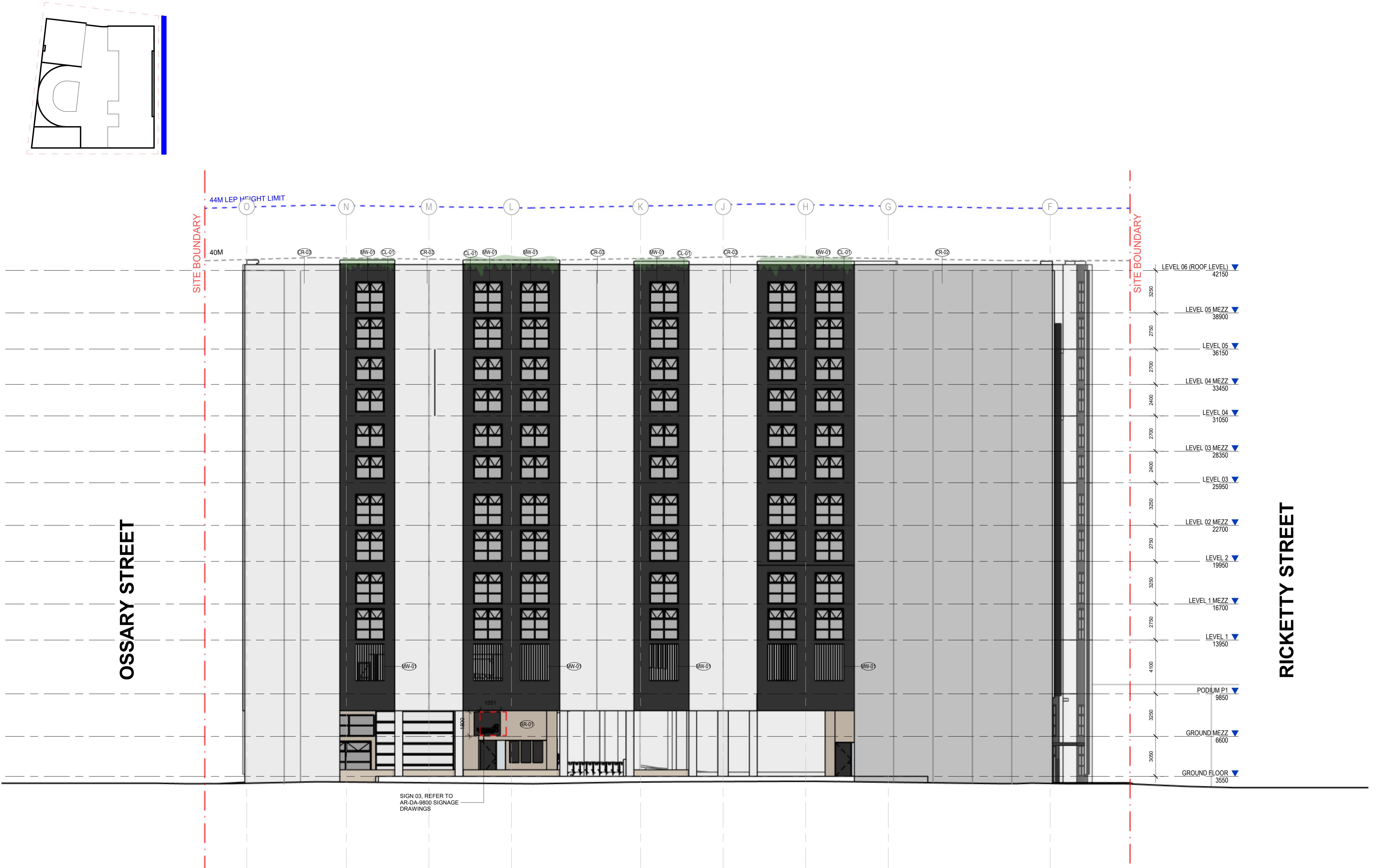
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REV DATE DESCRIPTION APP
D 23/05/25 ISSUE FOR INFORMATION
E 30/05/25 DEVELOPMENT APPLICATION
F 21/07/2025 DEVELOPMENT APPLICATION
NJG

STACK WORKS

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CR-01
DARK-OXIDE CONCRETE



CR-02
MEDIUM DARK CONCRETE



CR-03
NATURAL CONCRETE



CL-01
EXTERNAL CLADDING - DARK COLOUR



PT-01
EXTERNAL PAINT FINISH - NIGHT SKY OR THE LIKE



BR-01
EXTERNAL BRICK FACE FINISH



MW-01
EXTERNAL METAL WORKS (WINDOWS / LOUVRES / BALUSTRADES) - NIGHT SKY



MW-02
SHALE GREY EXTERNAL METAL WORKS LOUVRES IN CONCRETE WALLS



G-01
GARDEN WALL TO LOUVERED FACADE

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DEVELOPMENT APPLICATION**

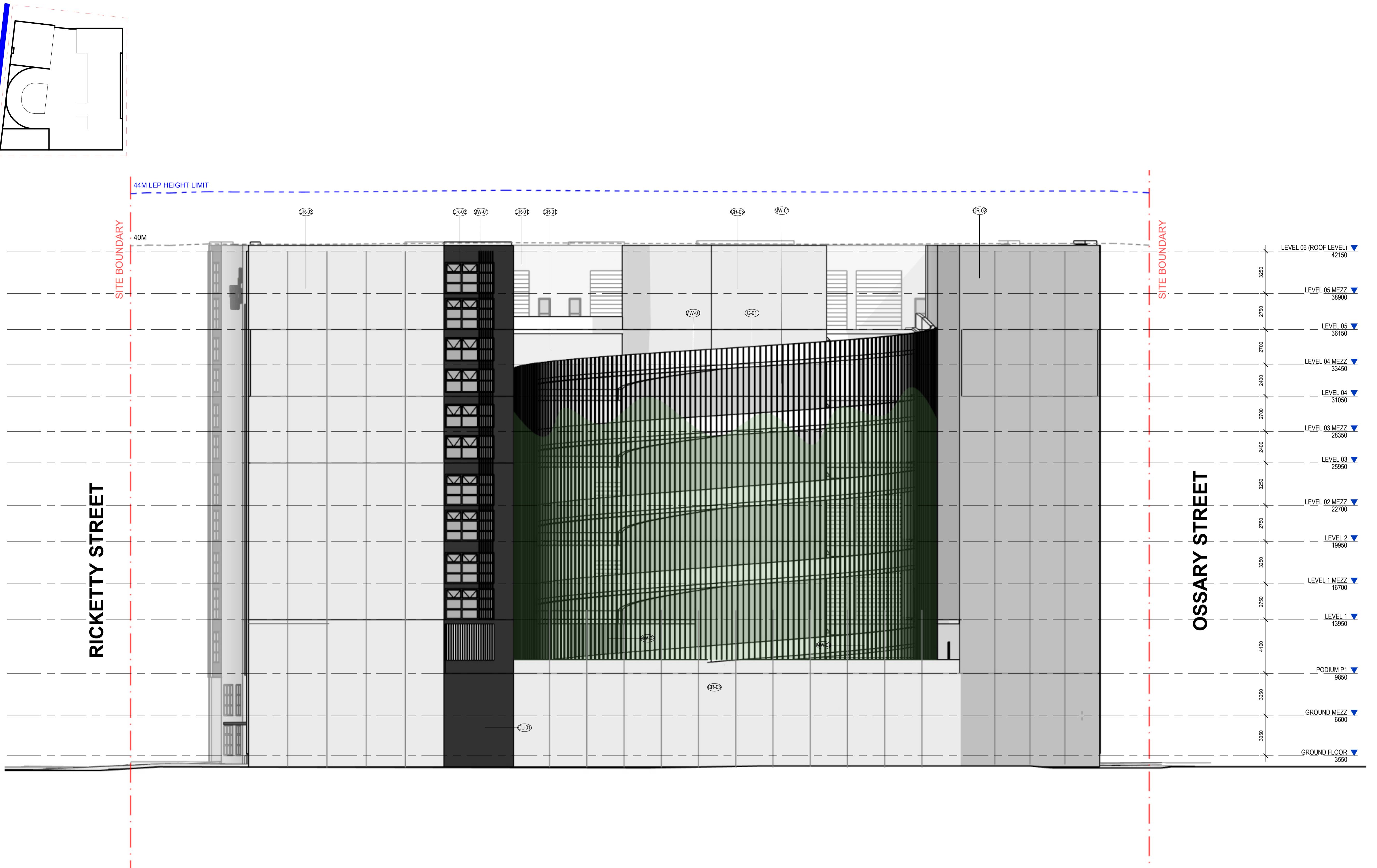
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#2024099
32-34 RICKETTY ST,
MASCOT**

**DRAWING TITLE:
EAST ELEVATION**

**SHEET NUMBER:
AR-DA-2003**

**REV:
F**

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CR-01
DARK-OXIDE
CONCRETE



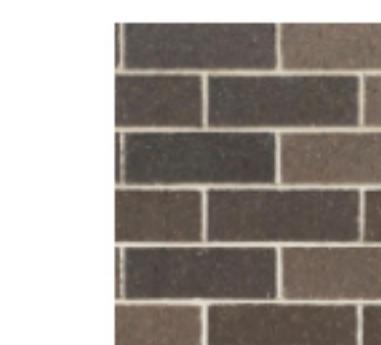
CR-02
MEDIUM DARK
CONCRETE



CR-03
NATURAL CONCRETE



CL-01
EXTERNAL
CLADDING - DARK
COLOUR



PT-01
EXTERNAL PAINT
FINISH - NIGHT SKY
OR THE LIKE



BR-01
EXTERNAL BRICK
FACE FINISH

MW-01
EXTERNAL METAL
WORKS (WINDOWS /
LOUVRES /
BALUSTADES) -
NIGHT SKY



MW-01
EXTERNAL METAL
WORKS (WINDOWS /
LOUVRES /
BALUSTADES) -
NIGHT SKY

MW-02
SHALE GREY
EXTERNAL METAL
WORKS LOUVRES
IN CONCRETE
WALLS



G-01
GARDEN WALL TO
LOUVERED FACADE

STACK
WORKS

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PROJECT:
#2024089
32-34 RICKETTY ST,
MASCOT

DRAWING TITLE:
WEST ELEVATION

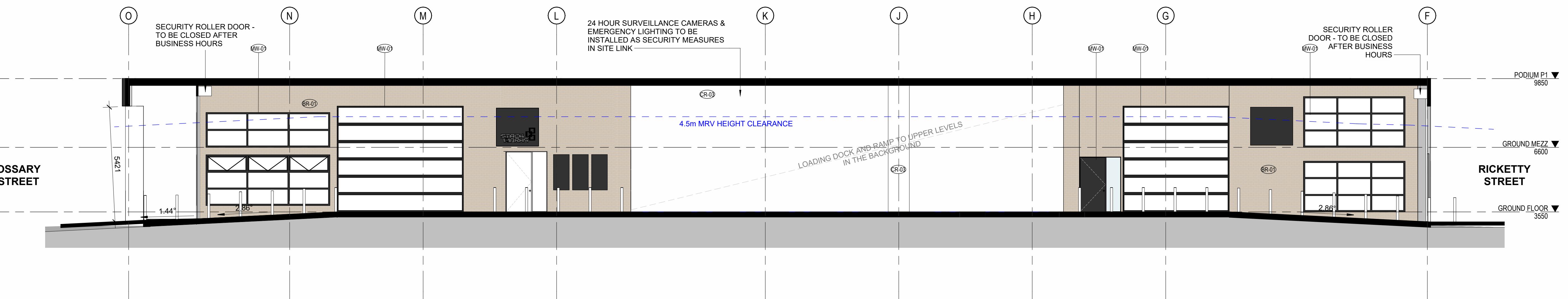
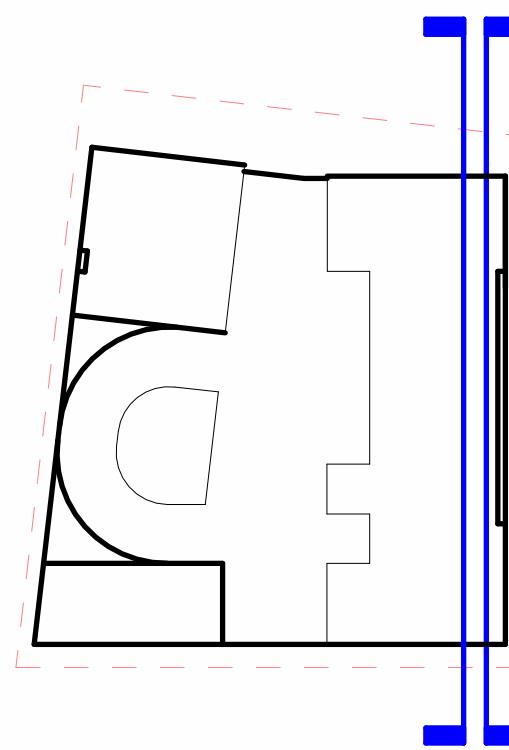
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DATE: 21/07/2025

REV: E

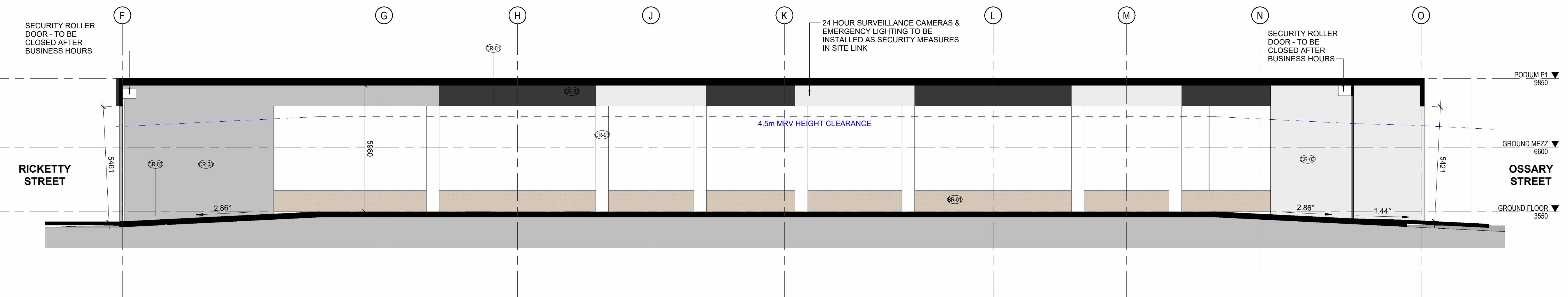
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23/07/2025 3:50:23 PM



E OVERALL SECTION C
1:100



F OVERALL SECTION C
1:100



CR-01
DARK-OXIDE CONCRETE



CR-02
MEDIUM DARK CONCRETE



CR-03
NATURAL CONCRETE



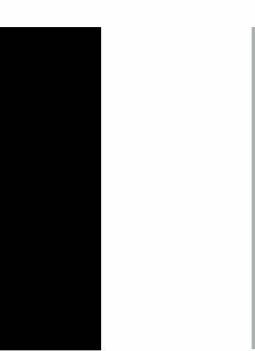
CL-01
EXTERNAL CLADDING - DARK COLOUR



PT-01
EXTERNAL PAINT FINISH - NIGHT SKY OR THE LIKE



BR-01
EXTERNAL BRICK FACE FINISH



MW-01
EXTERNAL METAL WORKS (WINDOWS / LOUVRES / BALUSTRADES) - NIGHT SKY



MW-02
SHALE GREY EXTERNAL METAL WORKS LOUVRES IN CONCRETE WALLS



G-01
GARDEN WALL TO LOUVERED FACADE

STACK
WORKS

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W www.PlaceStudio.com.au | Studio@PlaceStudio.com.au

SCALE: As indicated @ A1

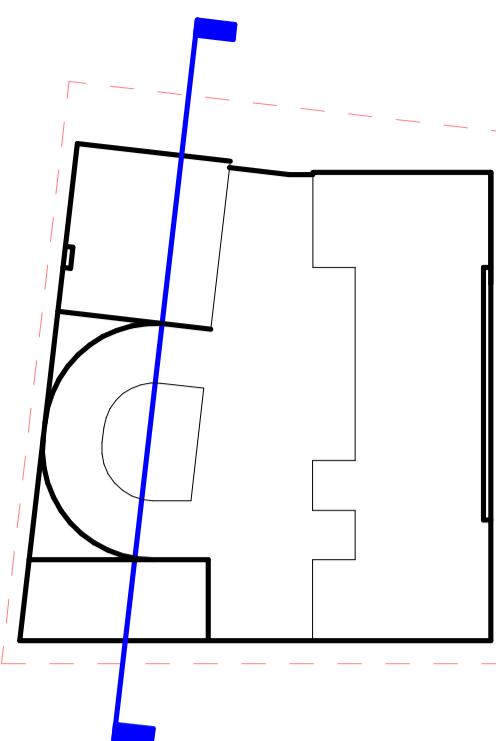
PROJECT:
#2024089
32-34 RICKETTY ST,
MASCOT

DRAWING TITLE:
SITE THROUGH LINK -
ELEVATIONS
SHEET NUMBER:
AR-DA-2005
REV: A
DATE: 28/08/2025

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30/08/2025 7:48:41 PM



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REV	DATE	DESCRIPTION	APP
B	16/04/24	DRP DESIGN DEVELOPMENT	NJG
C	30/05/25	DEVELOPMENT APPLICATION	
D	21/07/2025	DEVELOPMENT APPLICATION	NJG



OVERALL SECTION A
1:200

PROJECT:
#2024089
32-34 RICKETTY ST,
MASCOT

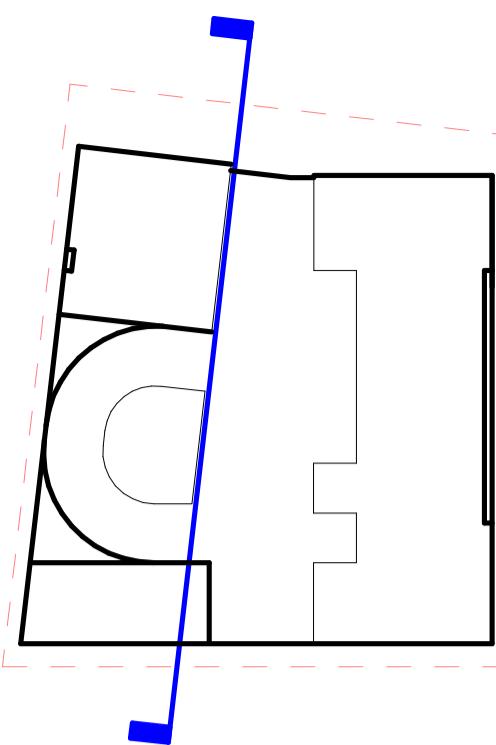
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SHEET NUMBER:
AR-DA-3001

REV:
D

DATE: 21/07/2025
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REV DATE DESCRIPTION APP
B 16/04/24 DRP DESIGN DEVELOPMENT NJG
C 30/05/25 DEVELOPMENT APPLICATION NJG
D 21/07/2025 DEVELOPMENT APPLICATION NJG



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PROJECT:
#2024089
**32-34 RICKETTY ST,
MASCOT**

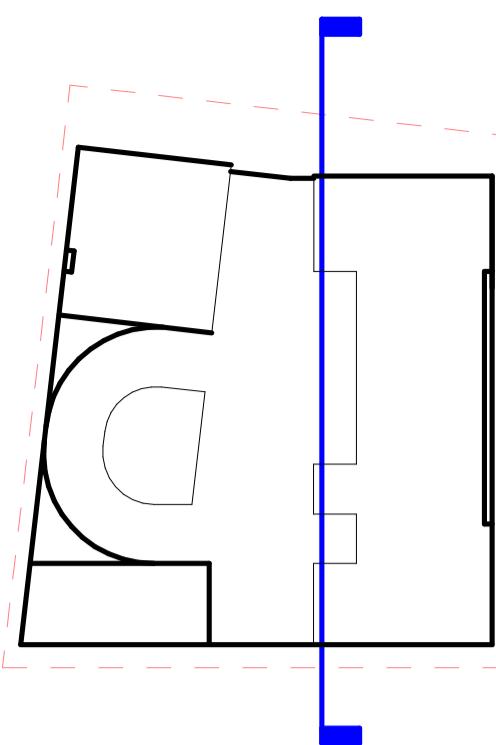
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SHEET NUMBER:
AR-DA-3002

REV:
D

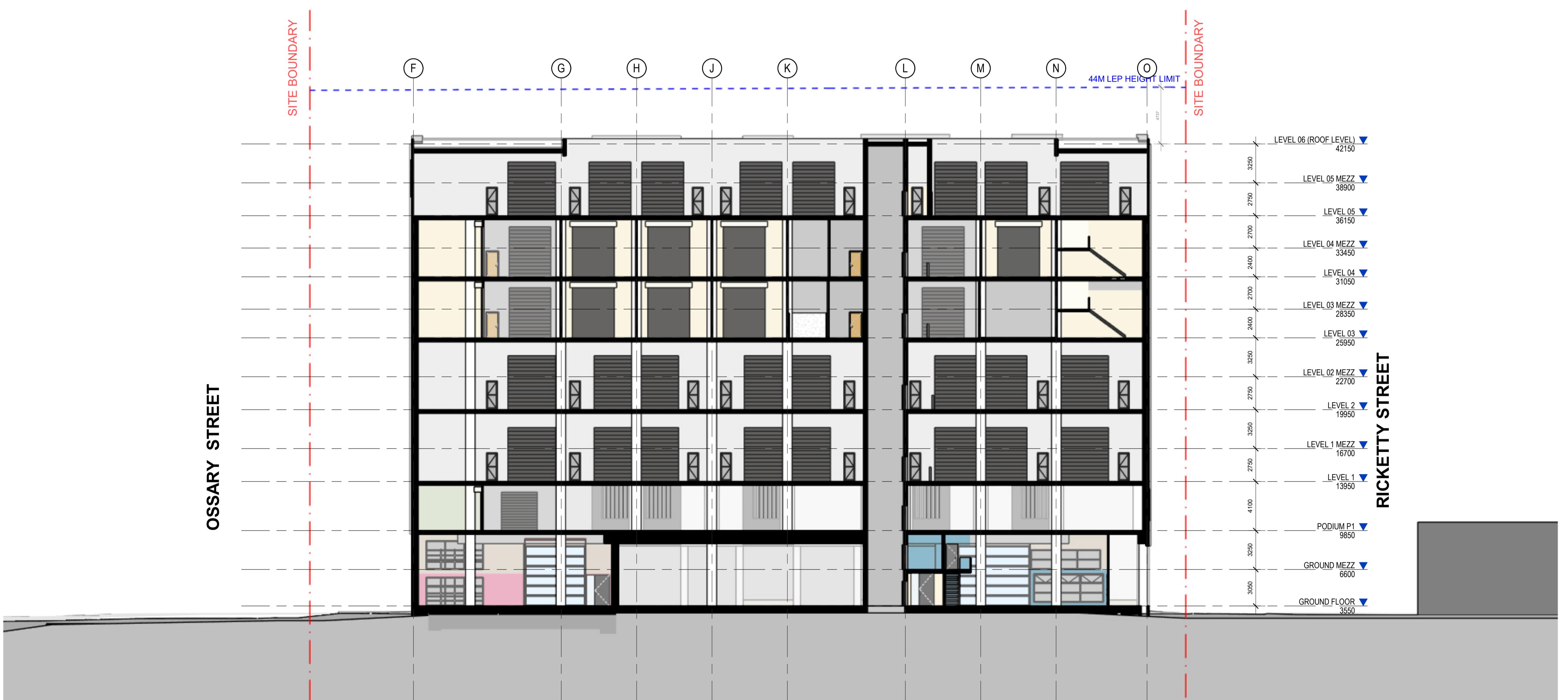
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REV DATE DESCRIPTION APP
B 16/04/24 DRP DESIGN DEVELOPMENT NJG
C 30/05/25 DEVELOPMENT APPLICATION
D 21/07/2025 DEVELOPMENT APPLICATION NJG



OVERALL SECTION C
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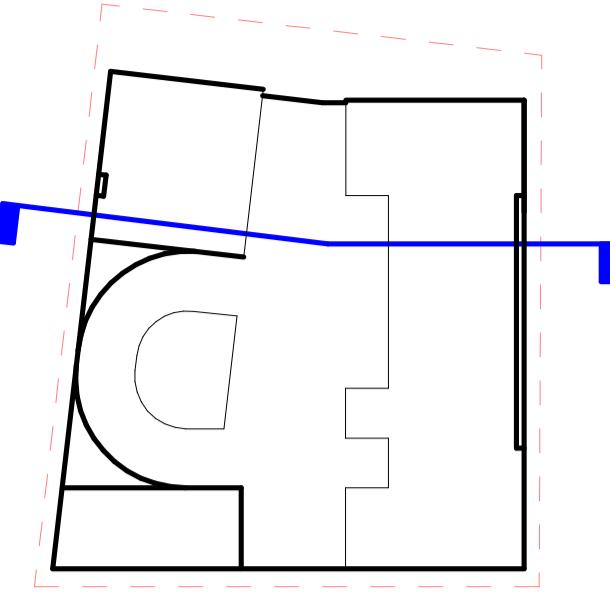
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W www.PlaceStudio.com.au | Studio@placeStudio.com.au

PROJECT:
#2024089
**32-34 RICKETTY ST,
MASCOT**

DRAWING TITLE:
OVERALL SECTION C

SHEET NUMBER:
AR-DA-3003
REV: D
DATE: 21/07/2025
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OVERALL SECTION D
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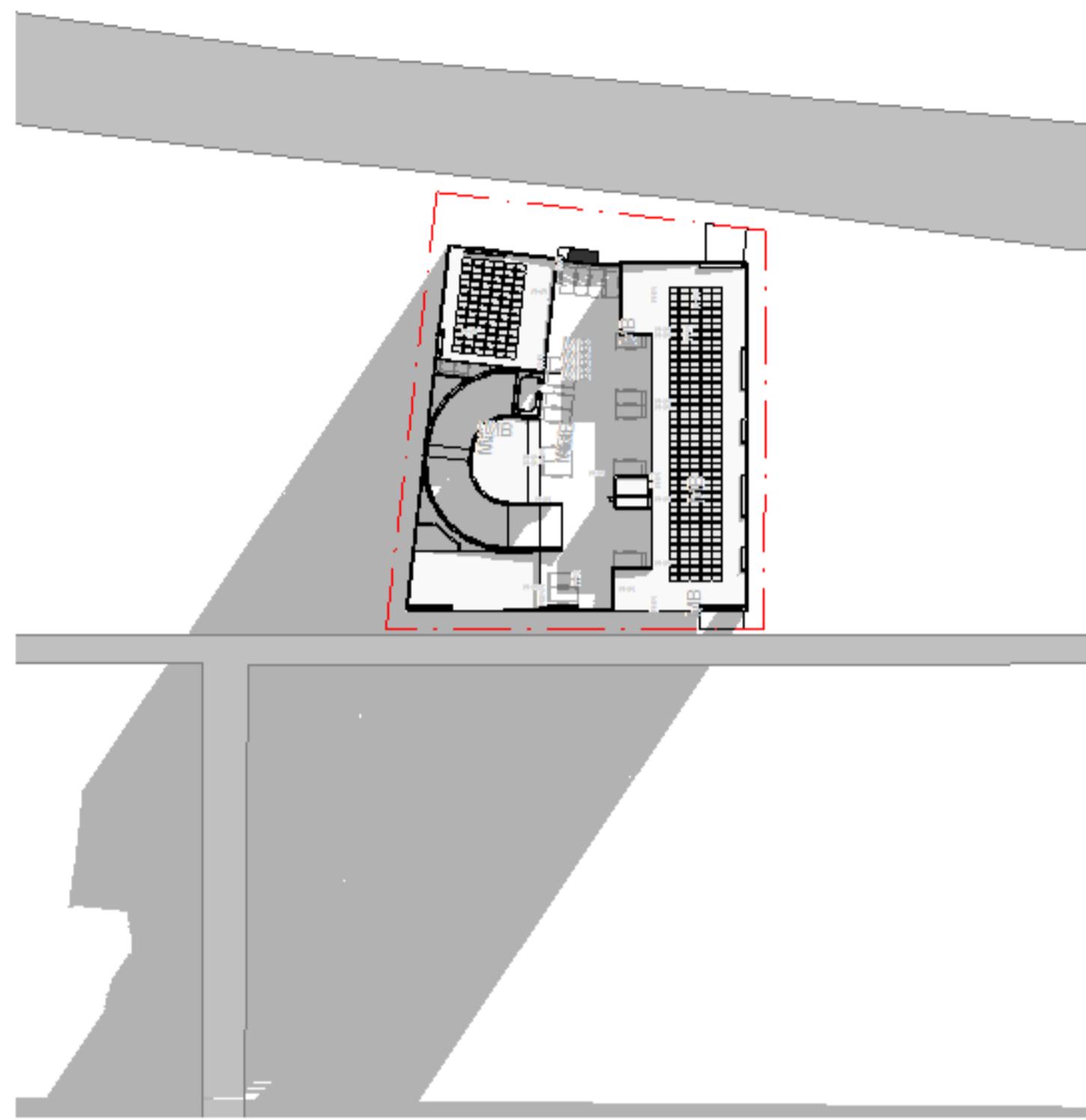
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PROJECT:
#2024089
**32-34 RICKETTY ST,
MASCOT**

DRAWING TITLE:
OVERALL SECTION D

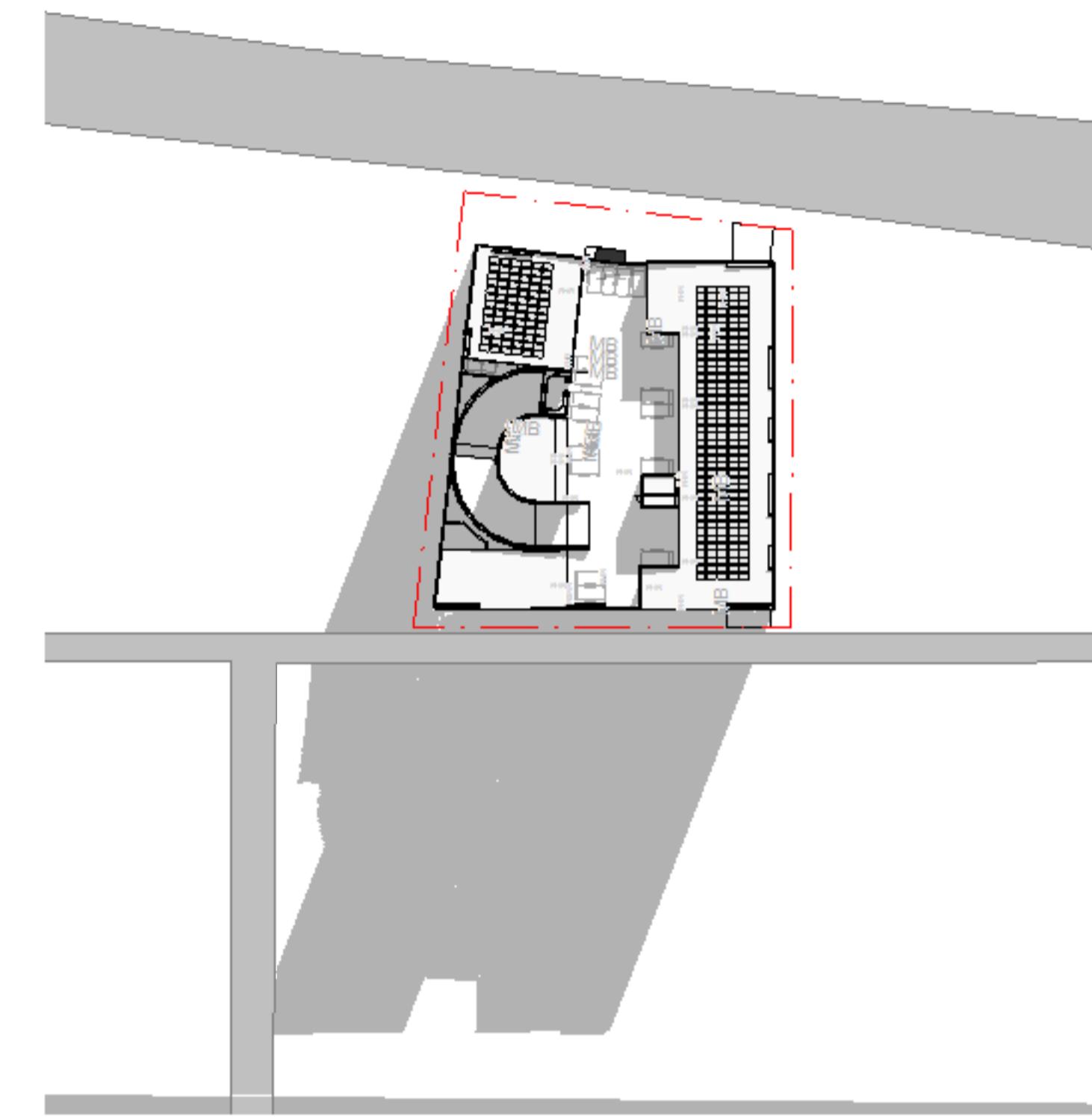
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AR-DA-3004
REV: D
DATE: 21/07/2025

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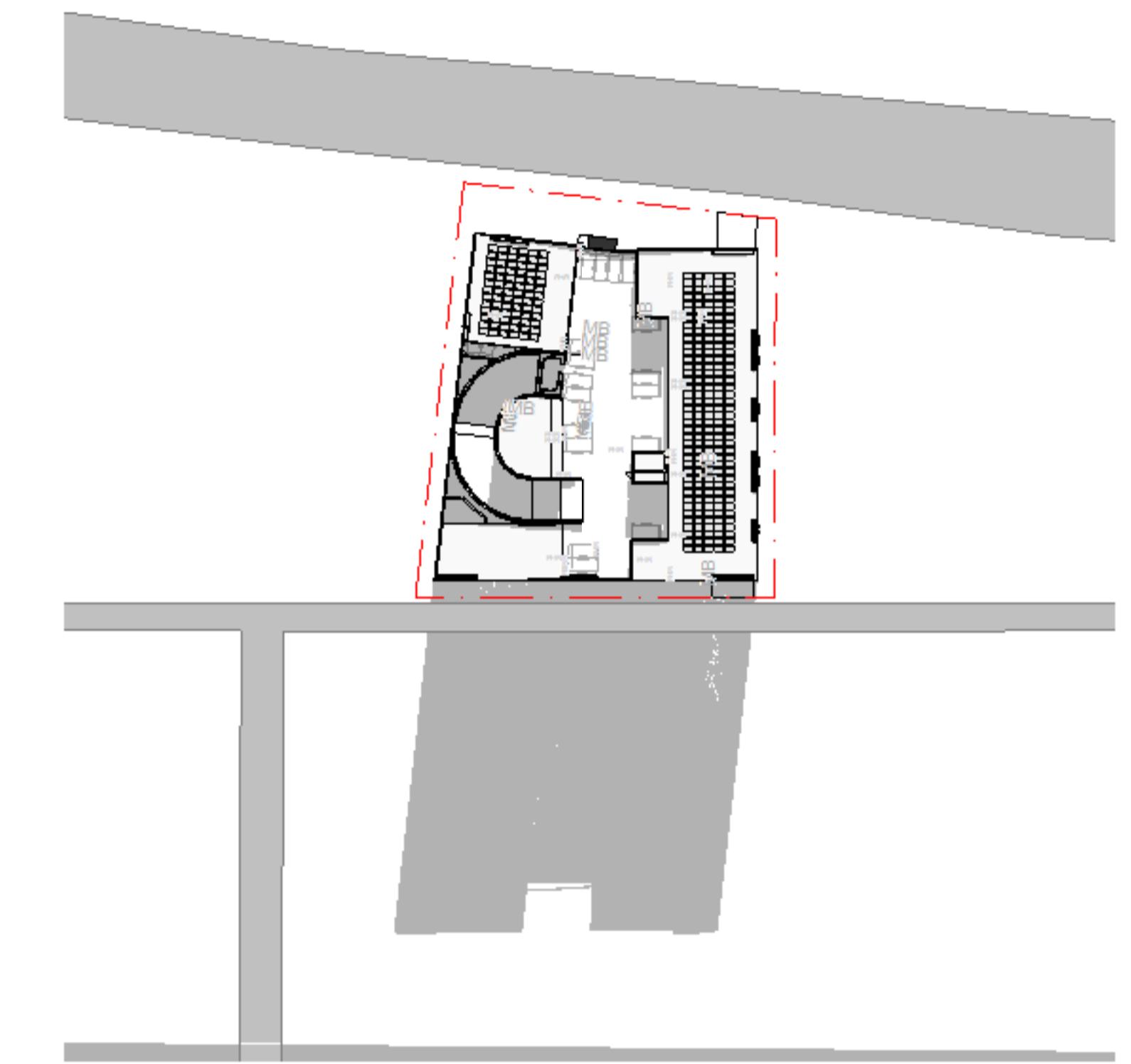
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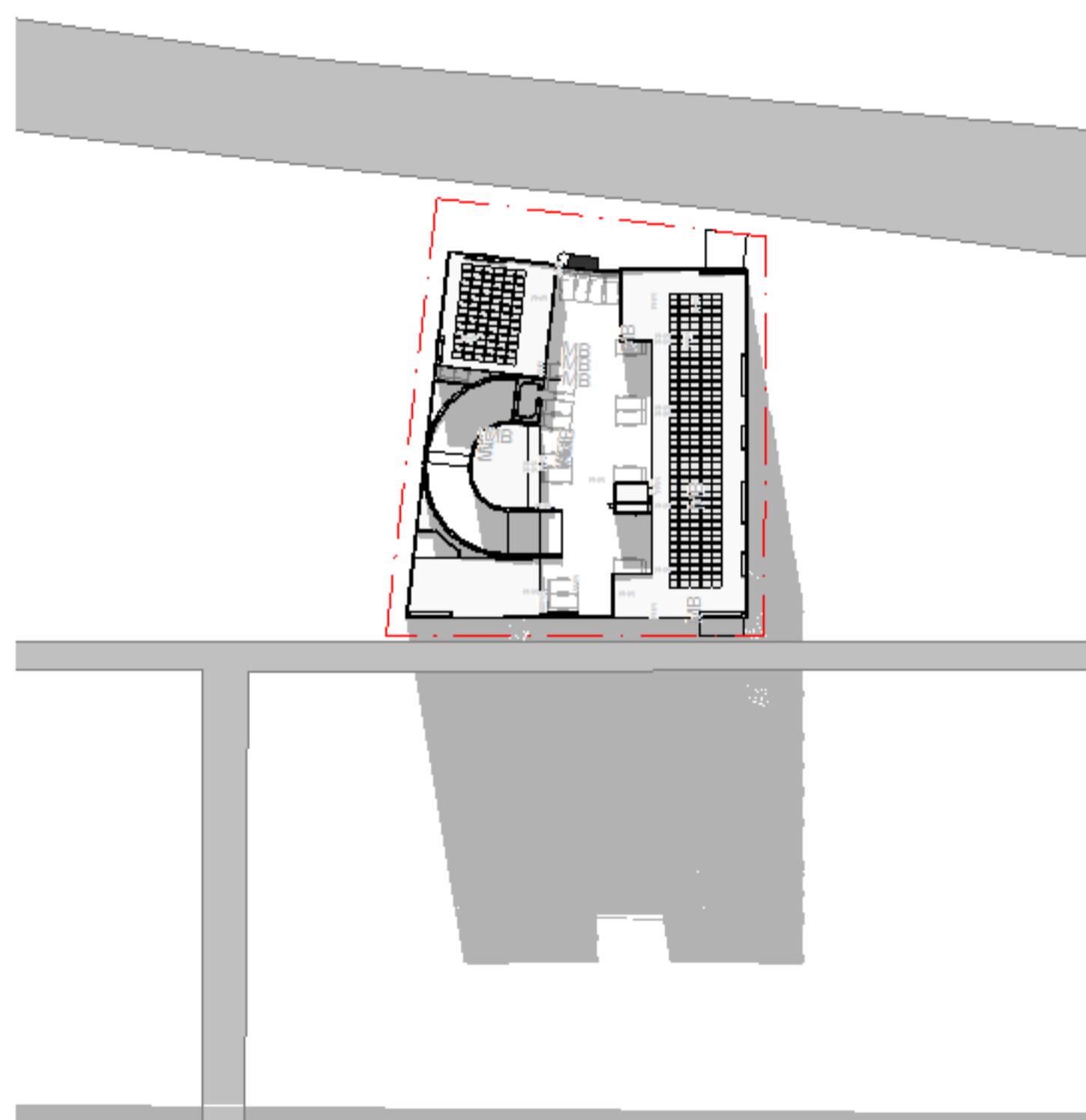
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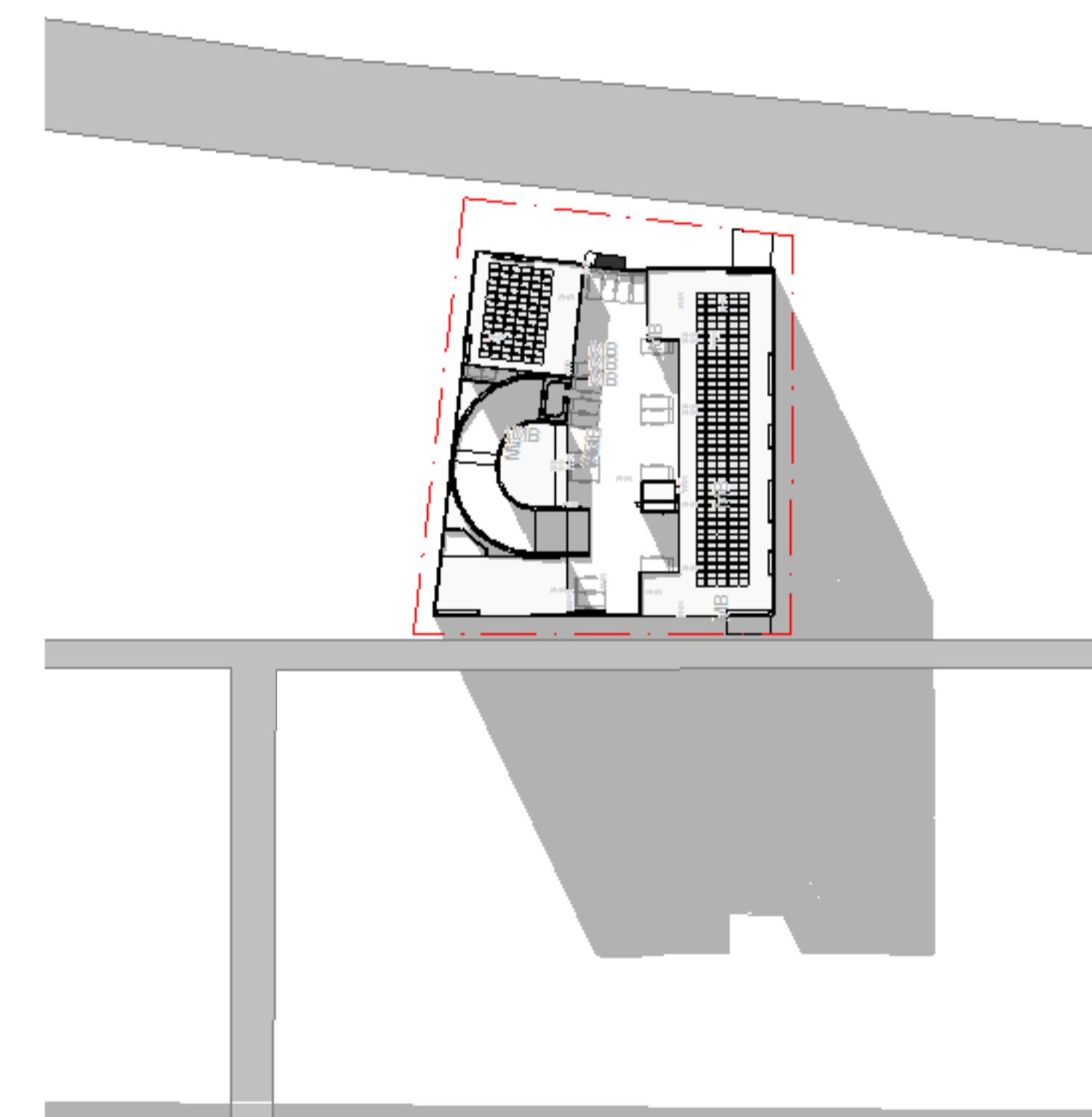
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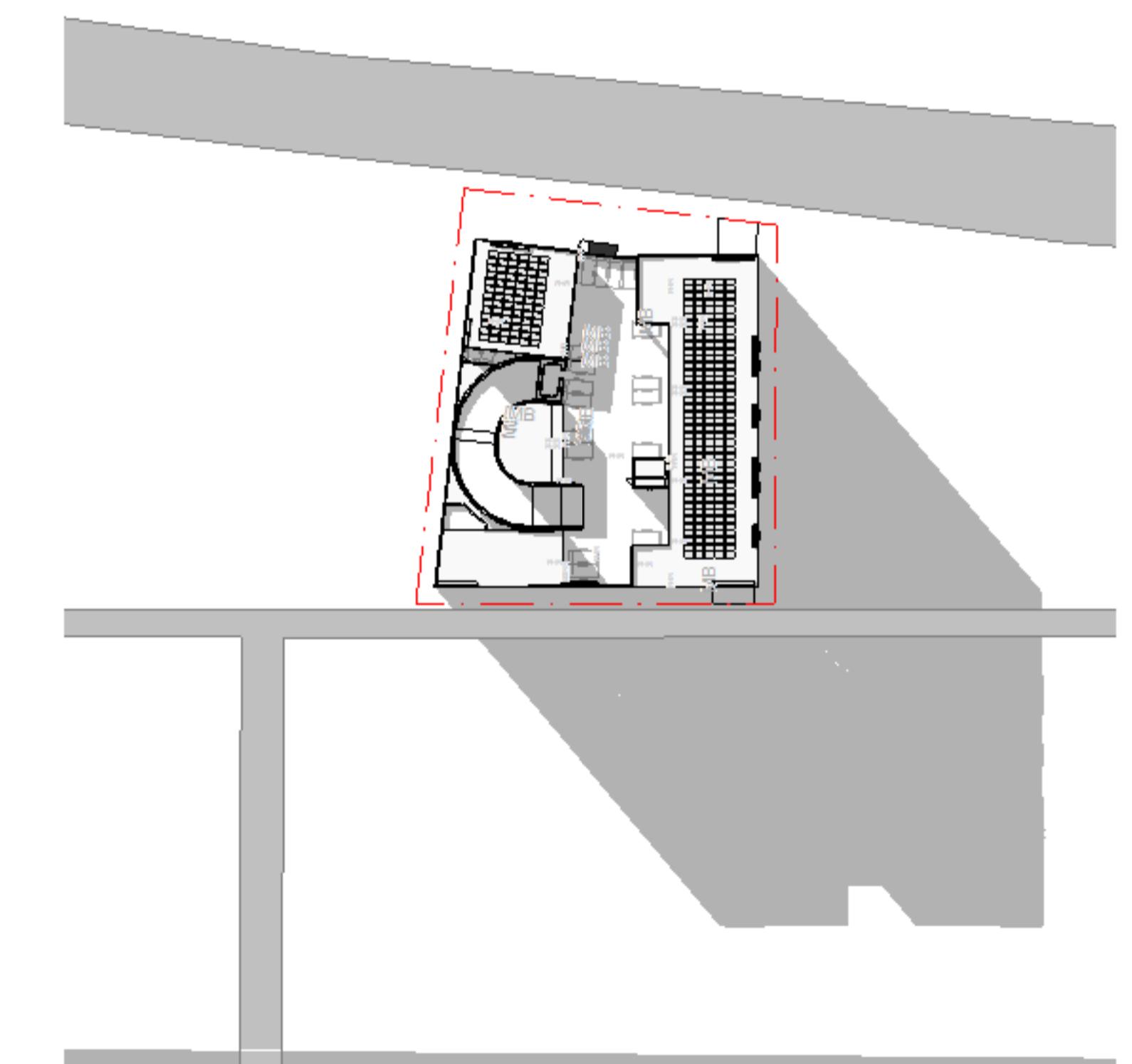
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SHADOW DIAGRAM 1PM JUNE

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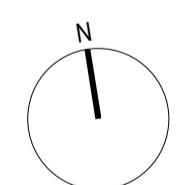
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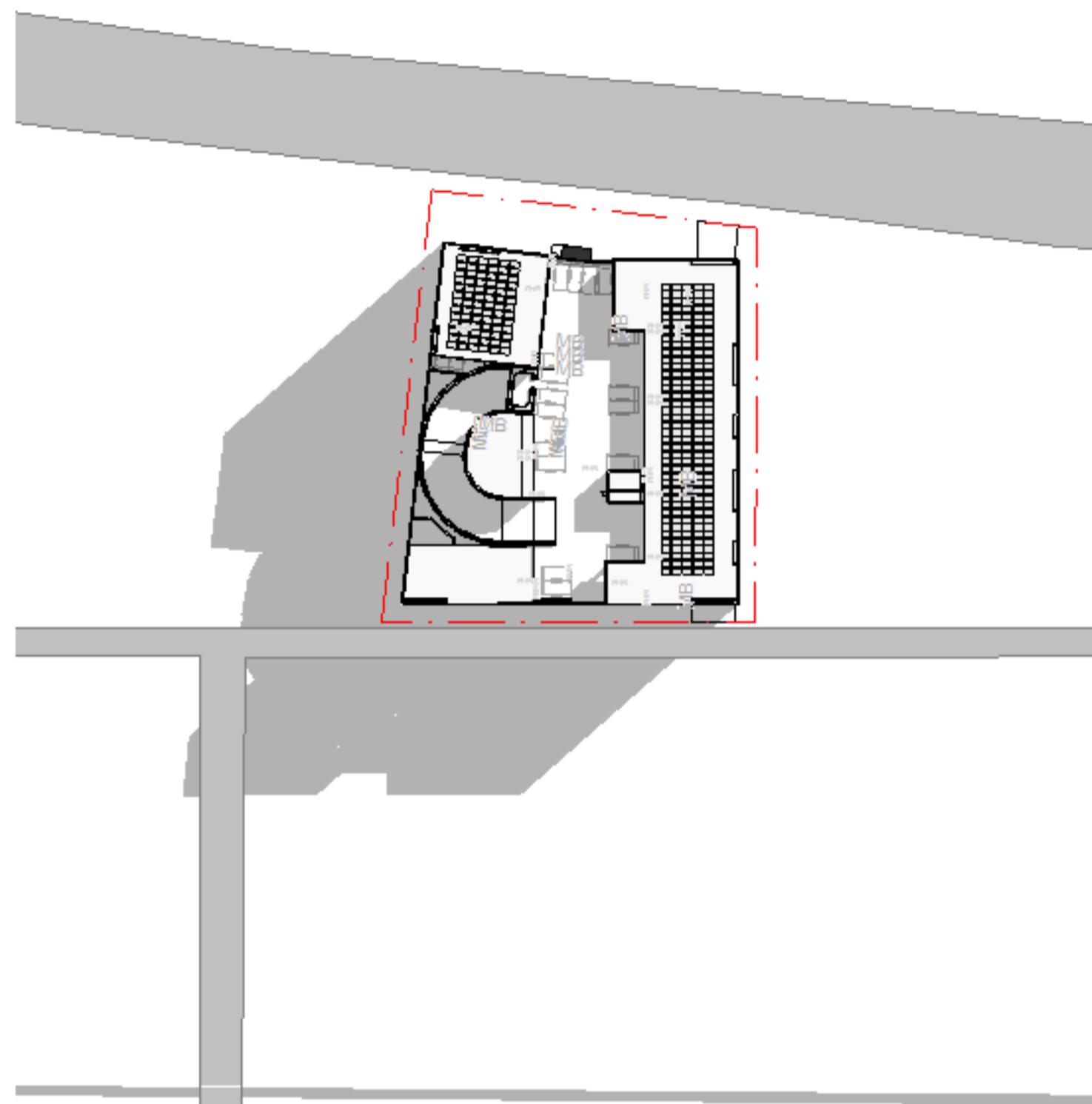


PROJECT:
#202409
32-34 RICKETTY ST,
MASCOT

DRAWING TITLE:
SHADOW DIAGRAMS -
JUNE
SHEET NUMBER:
AR-DA-5000
REV: D
DATE: 21/07/2025

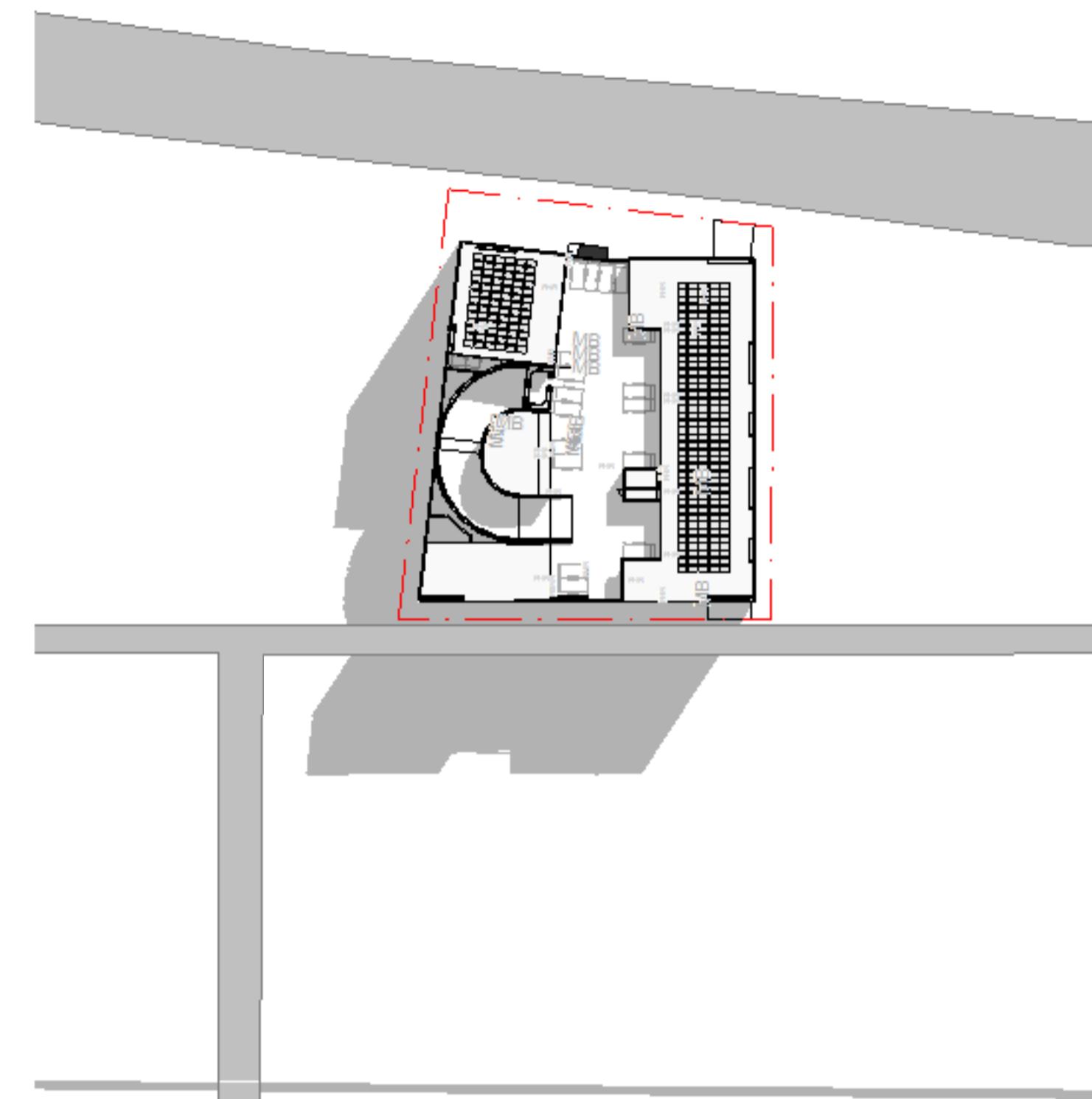
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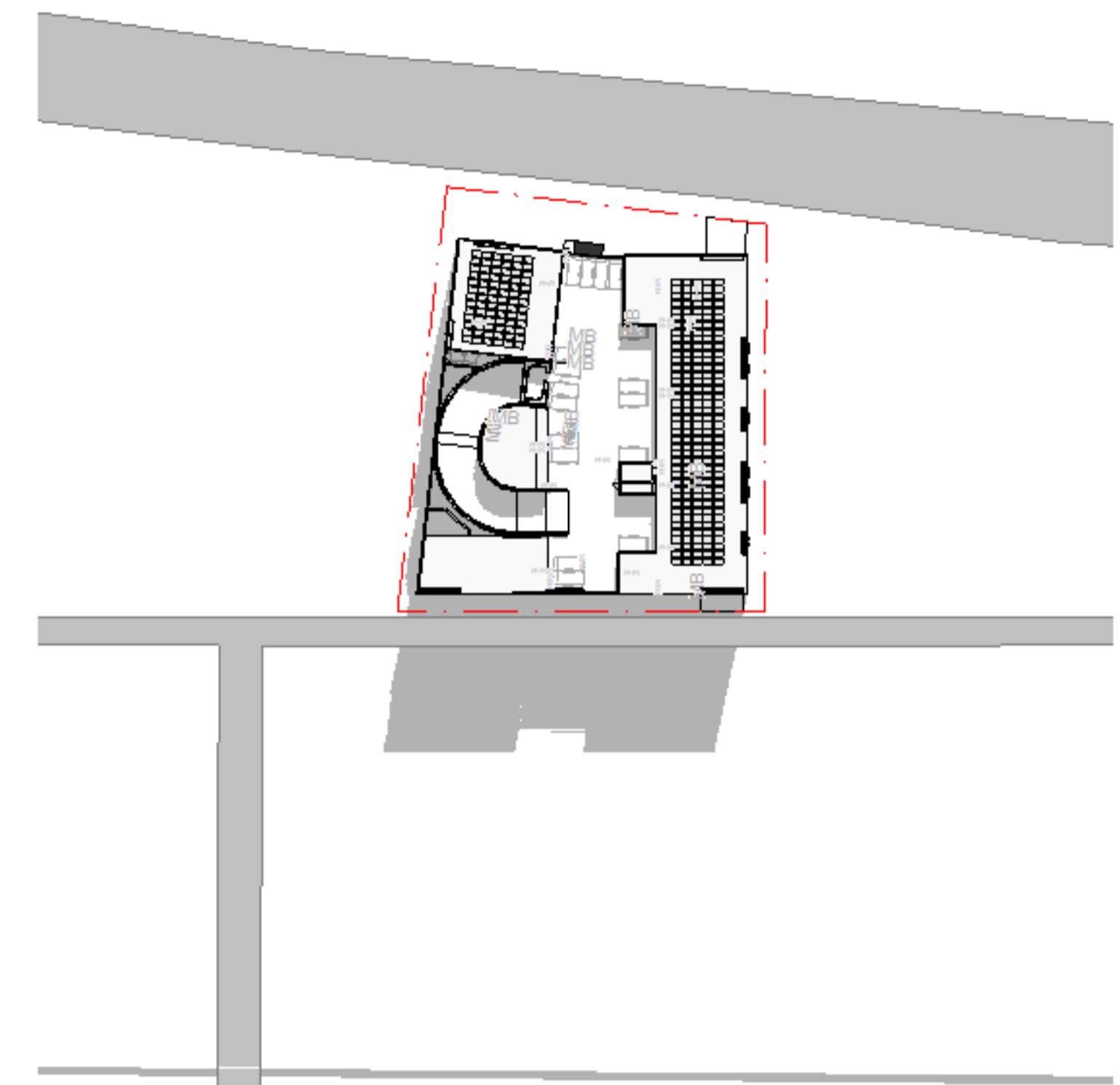
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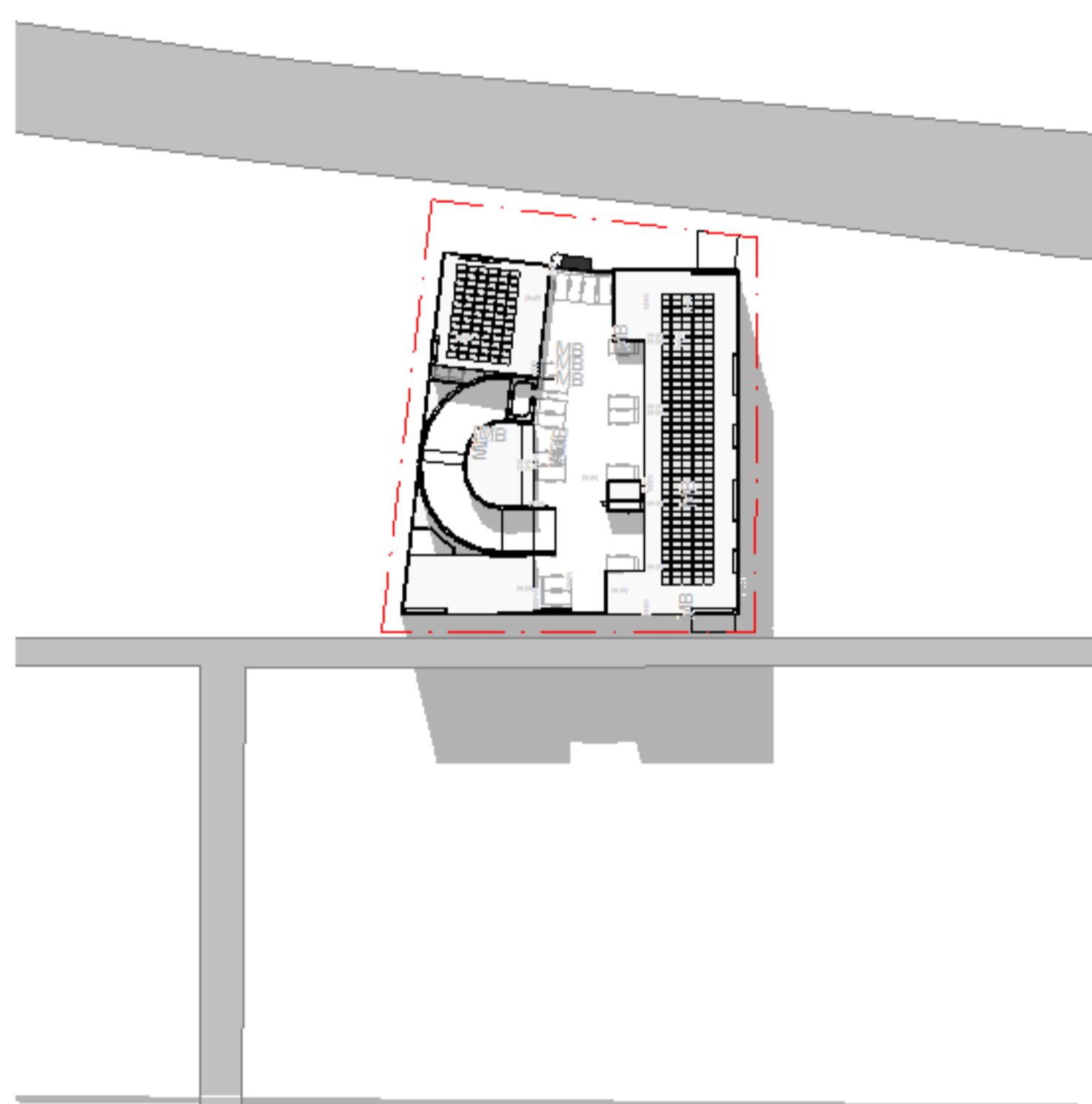
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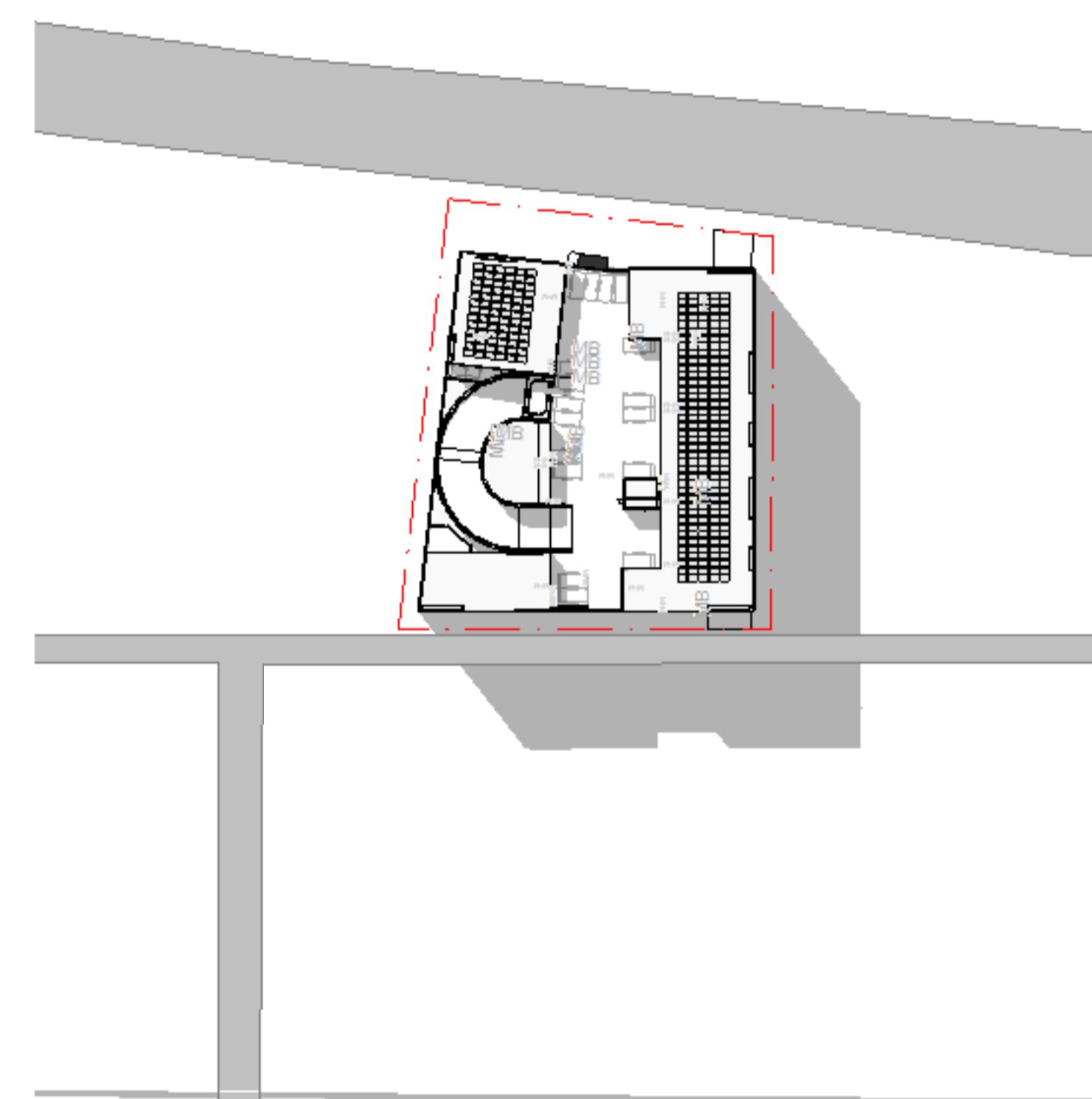
SHADOW DIAGRAM 11AM SEPTEMBER

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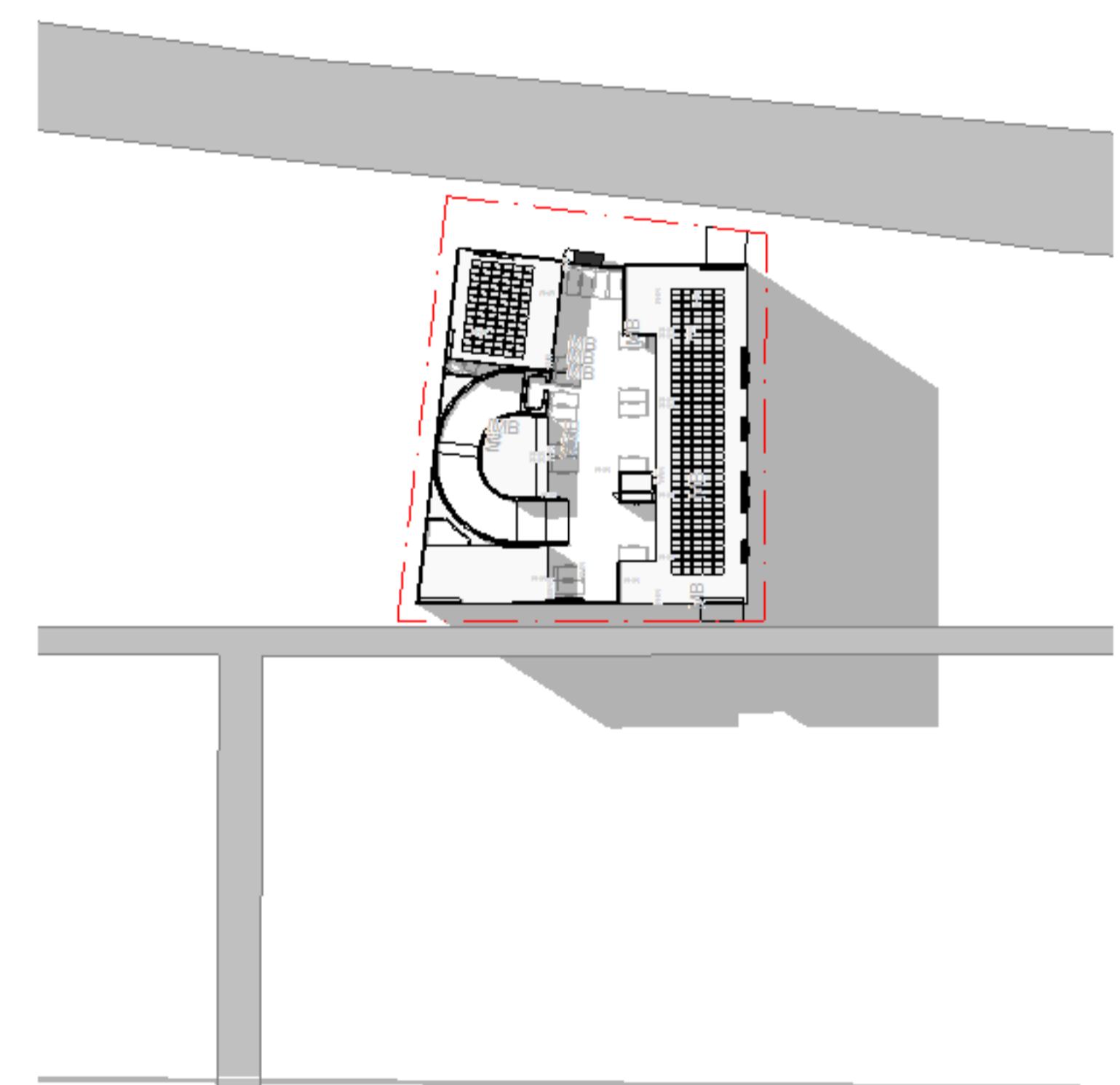
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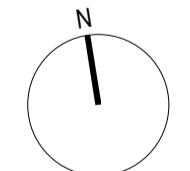
SHADOW DIAGRAM 2PM SEPTEMBER

1 : 1000

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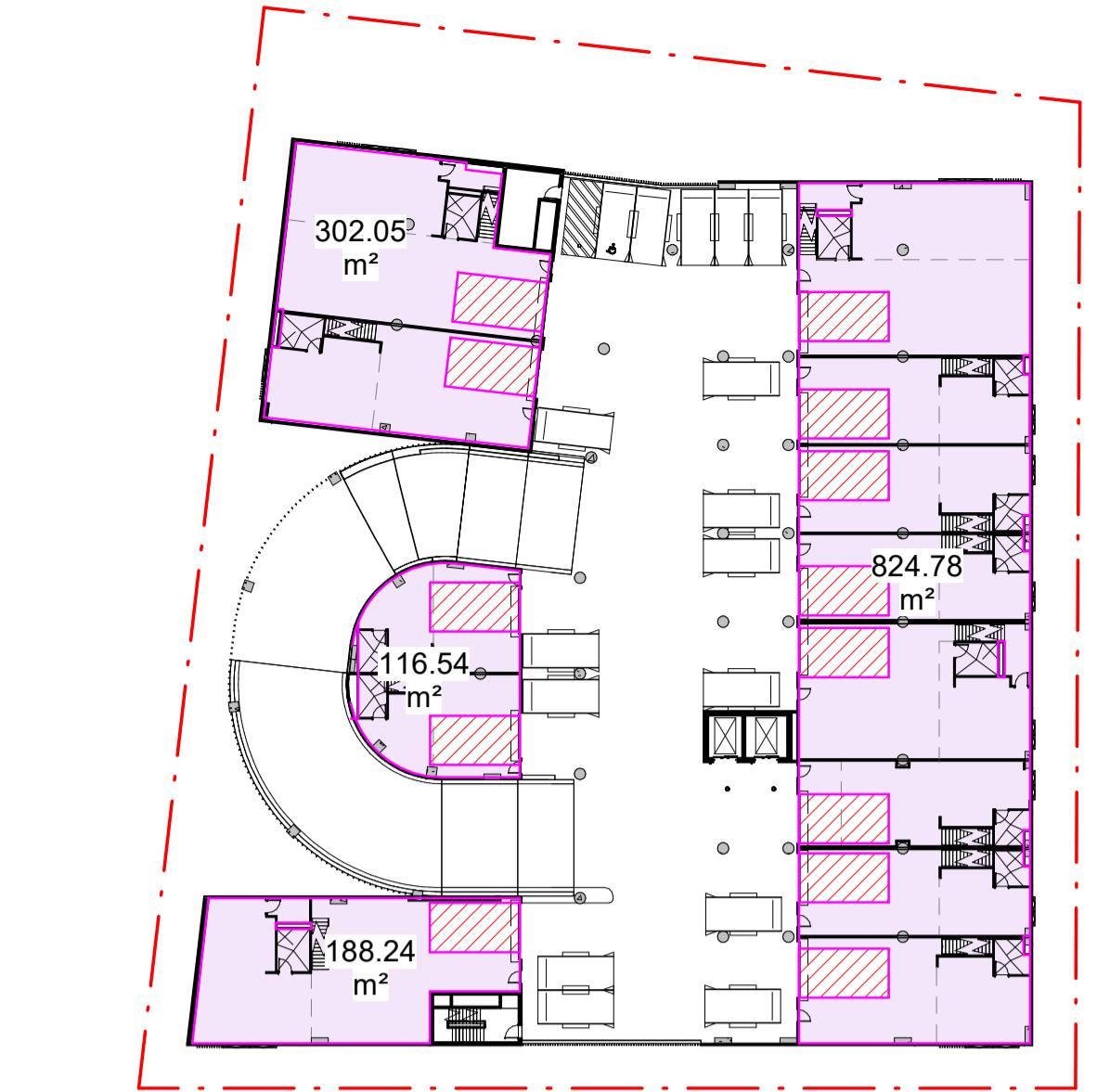
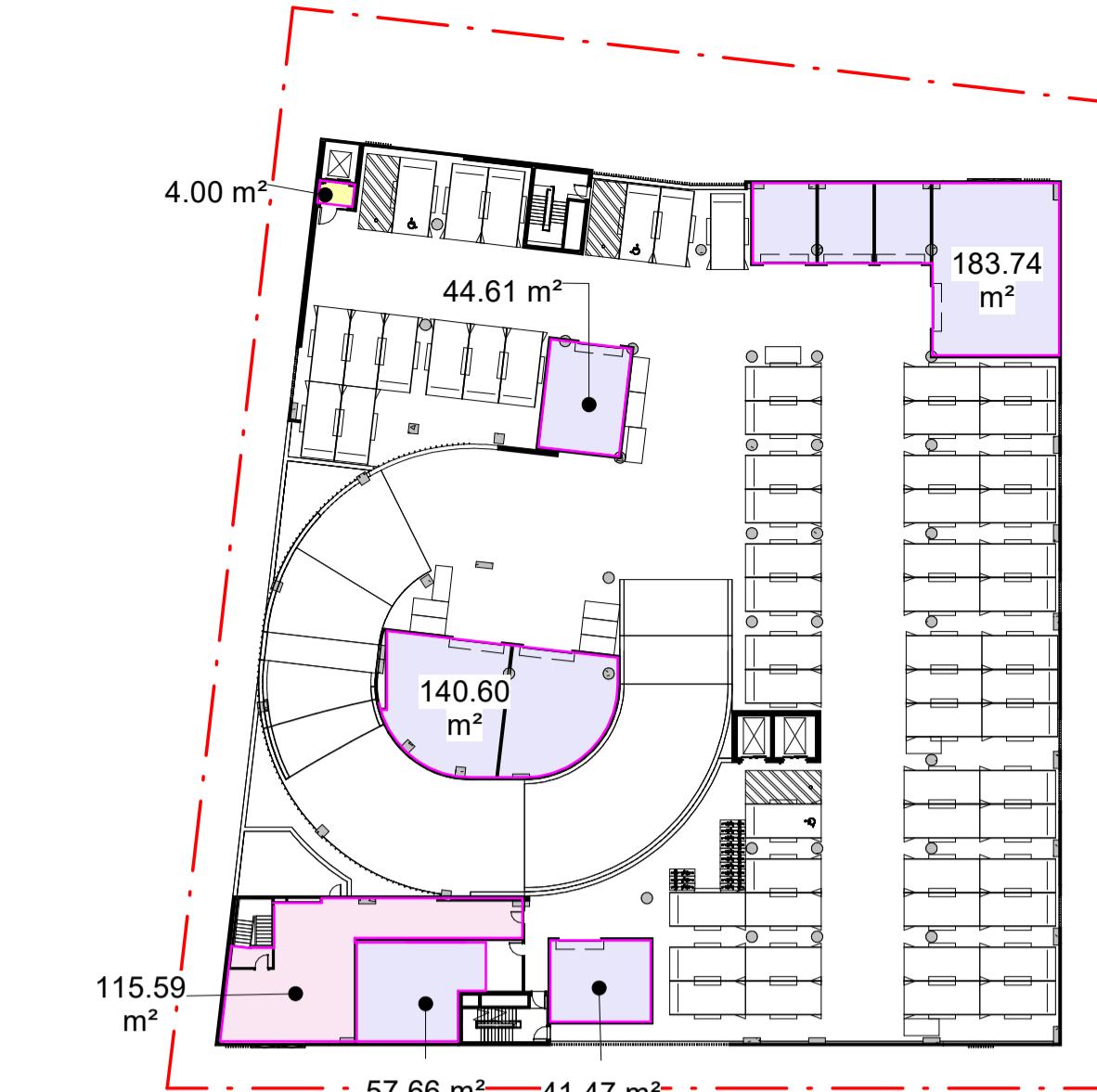
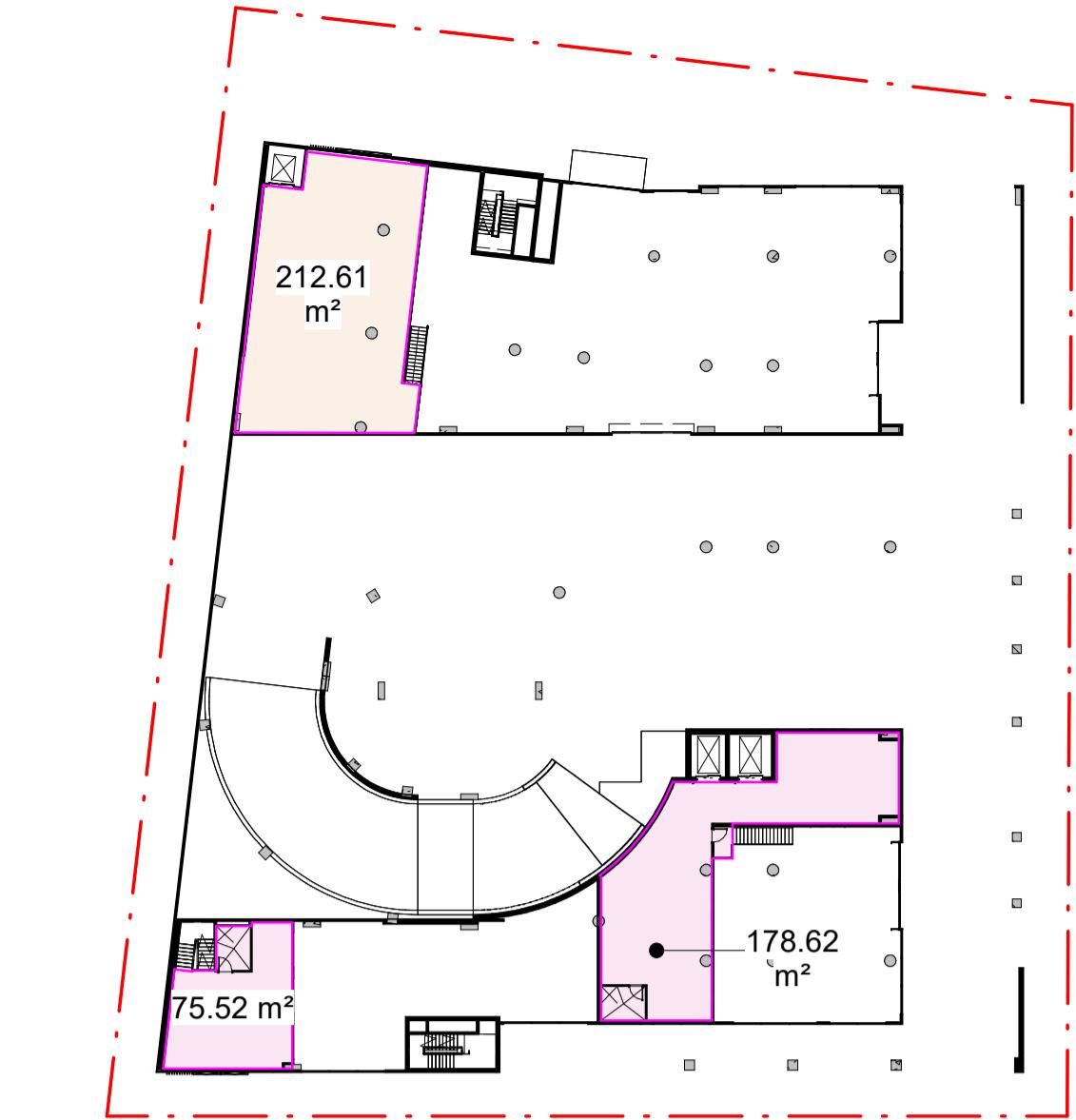
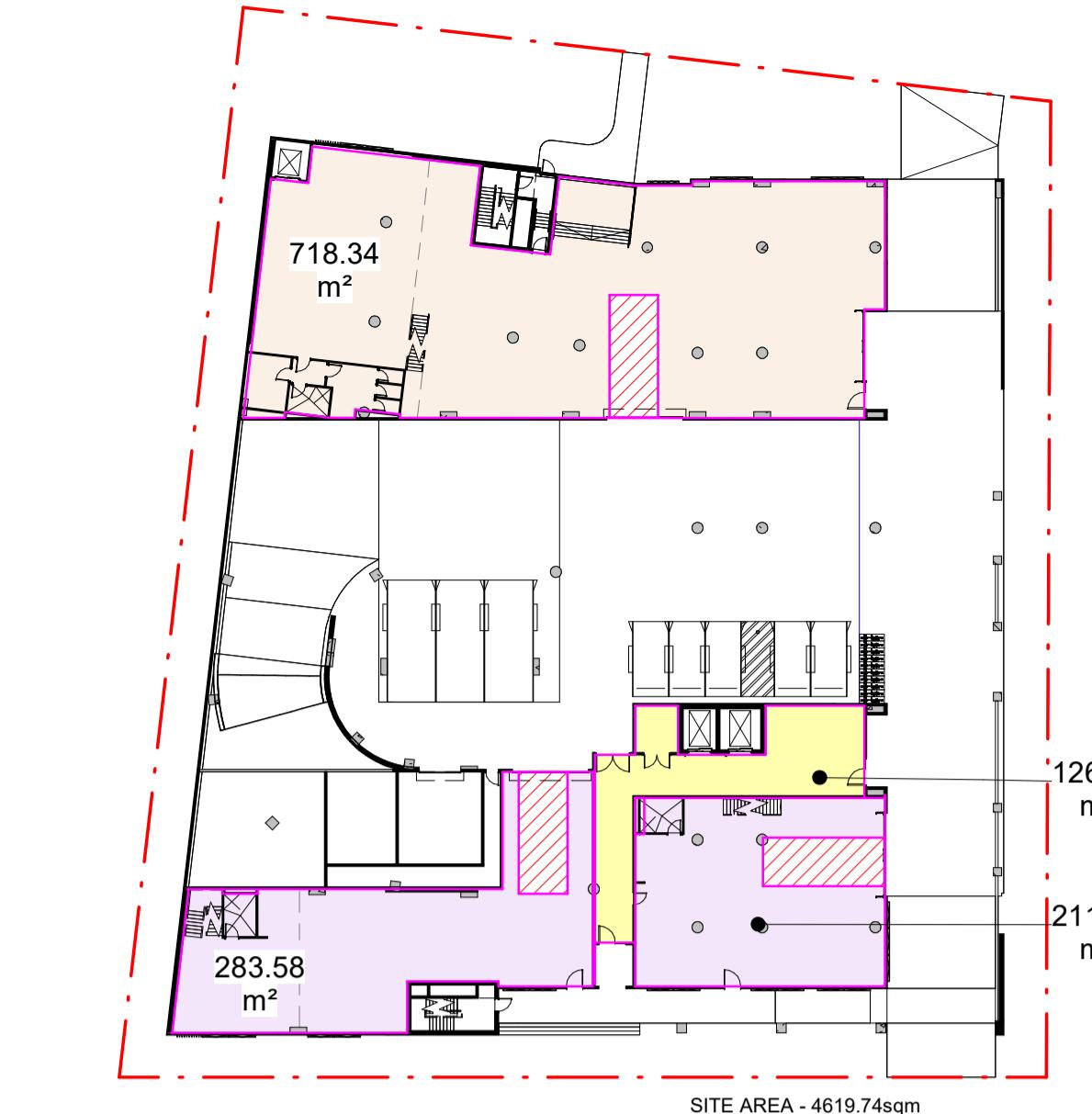
PROJECT:
#2024089
32-34 RICKETTY ST,
MASCOT

DRAWING TITLE:
SHADOW DIAGRAMS -
SEPTEMBER
SHEET NUMBER:
AR-DA-5001
REV: D
DATE: 21/07/2025

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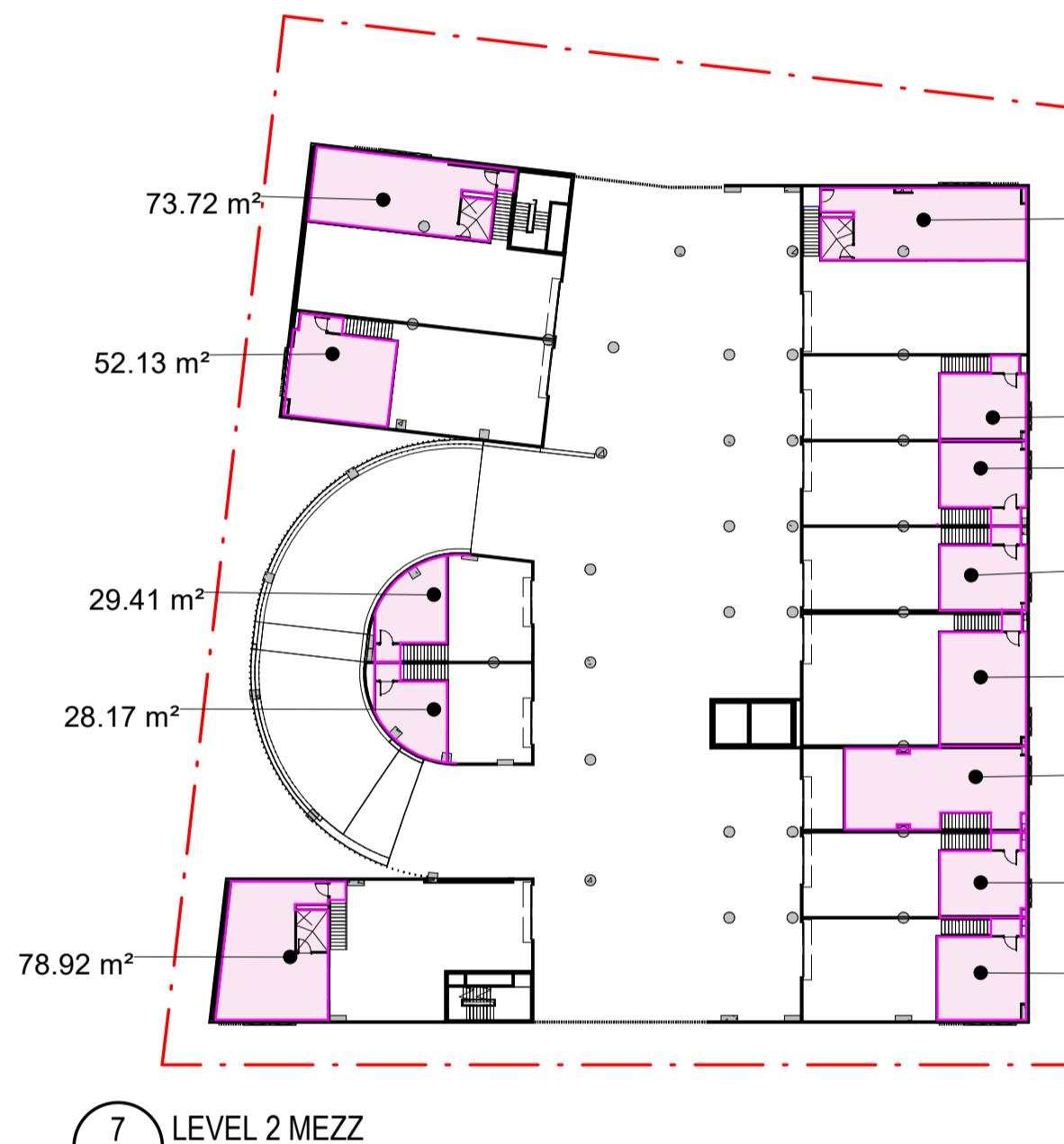
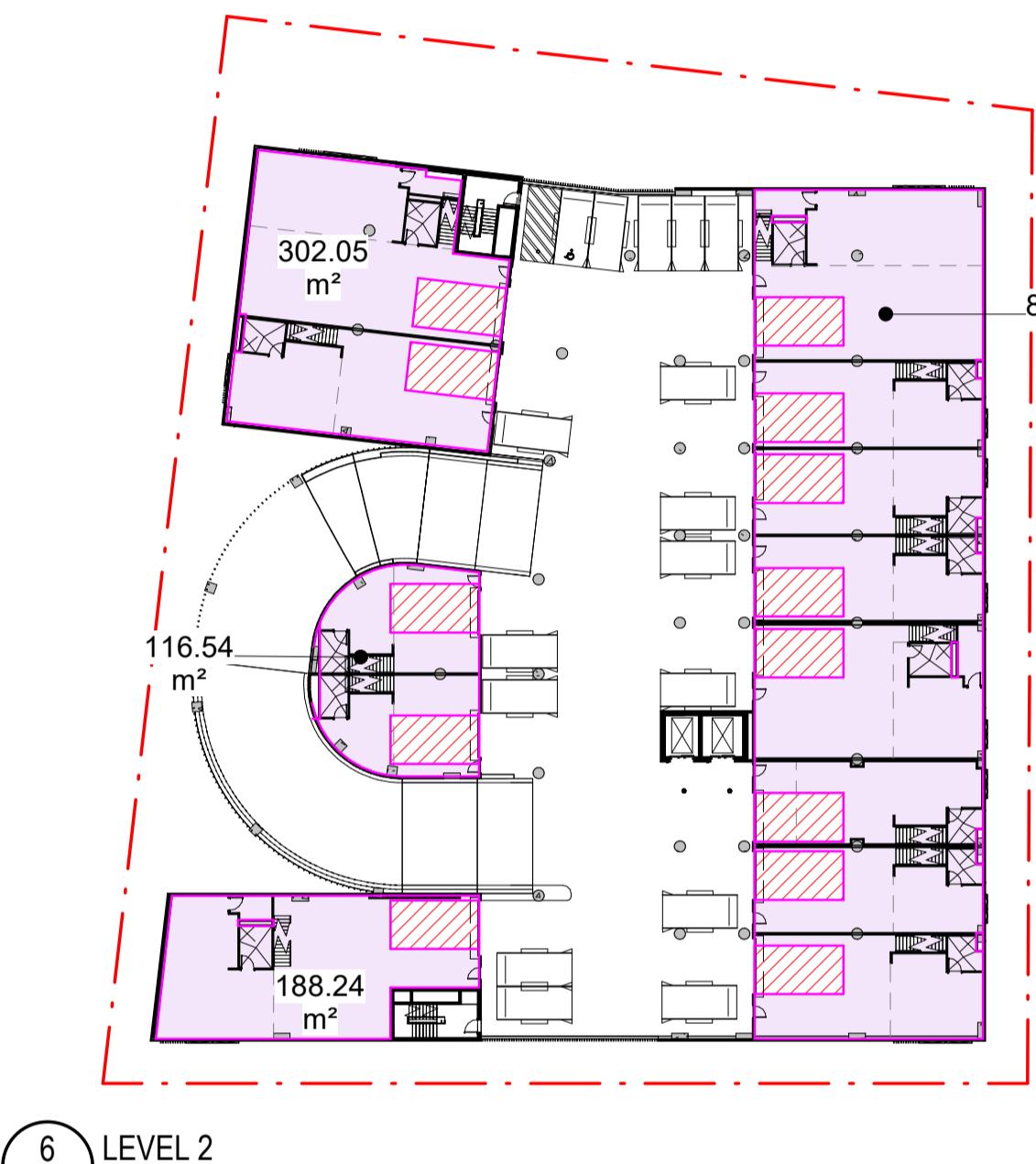
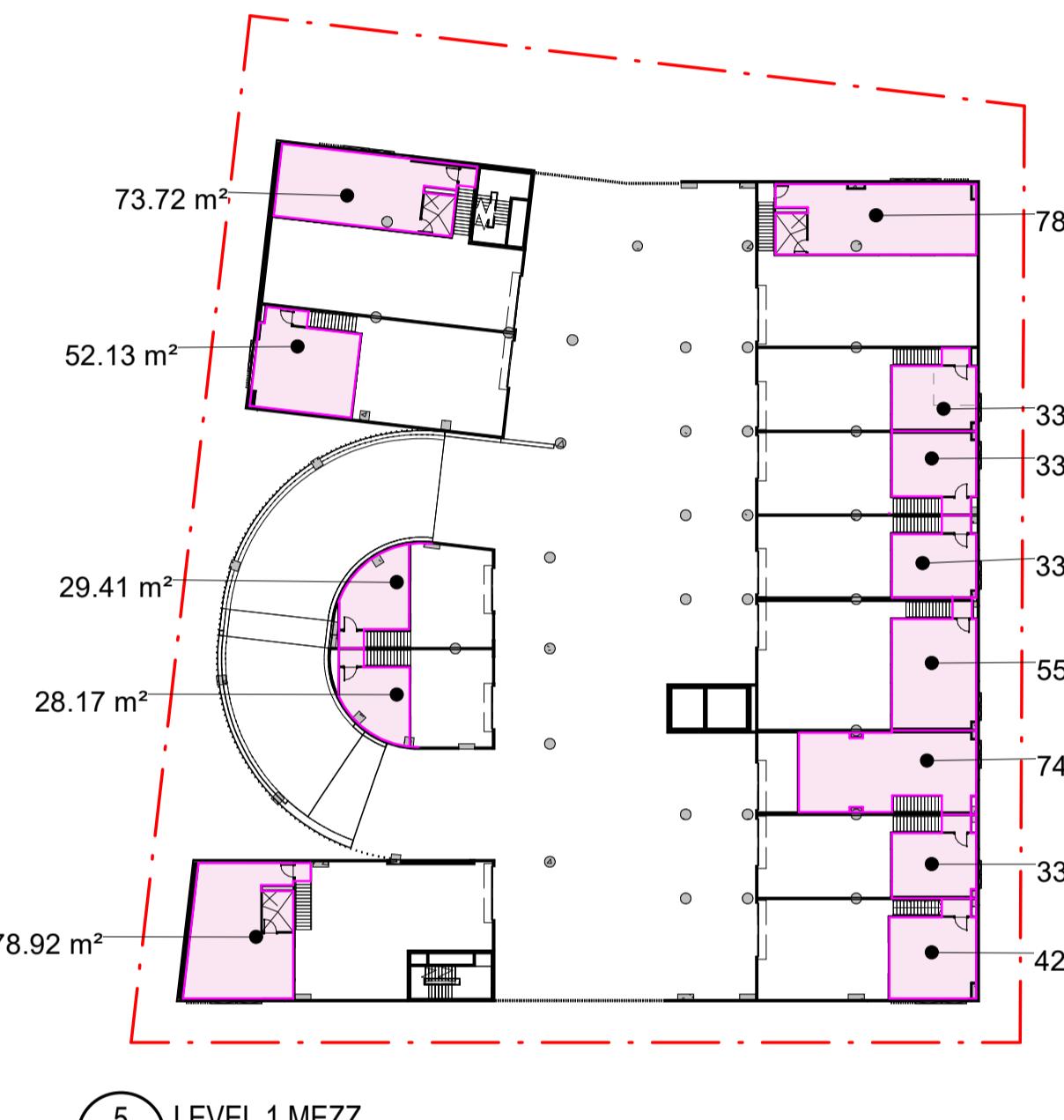


1 GROUND FLOOR
1:500

2 GROUND MEZZ
1:500

3 PODIUM P1
1:500

4 LEVEL 1
AR-DA-2001 1:500

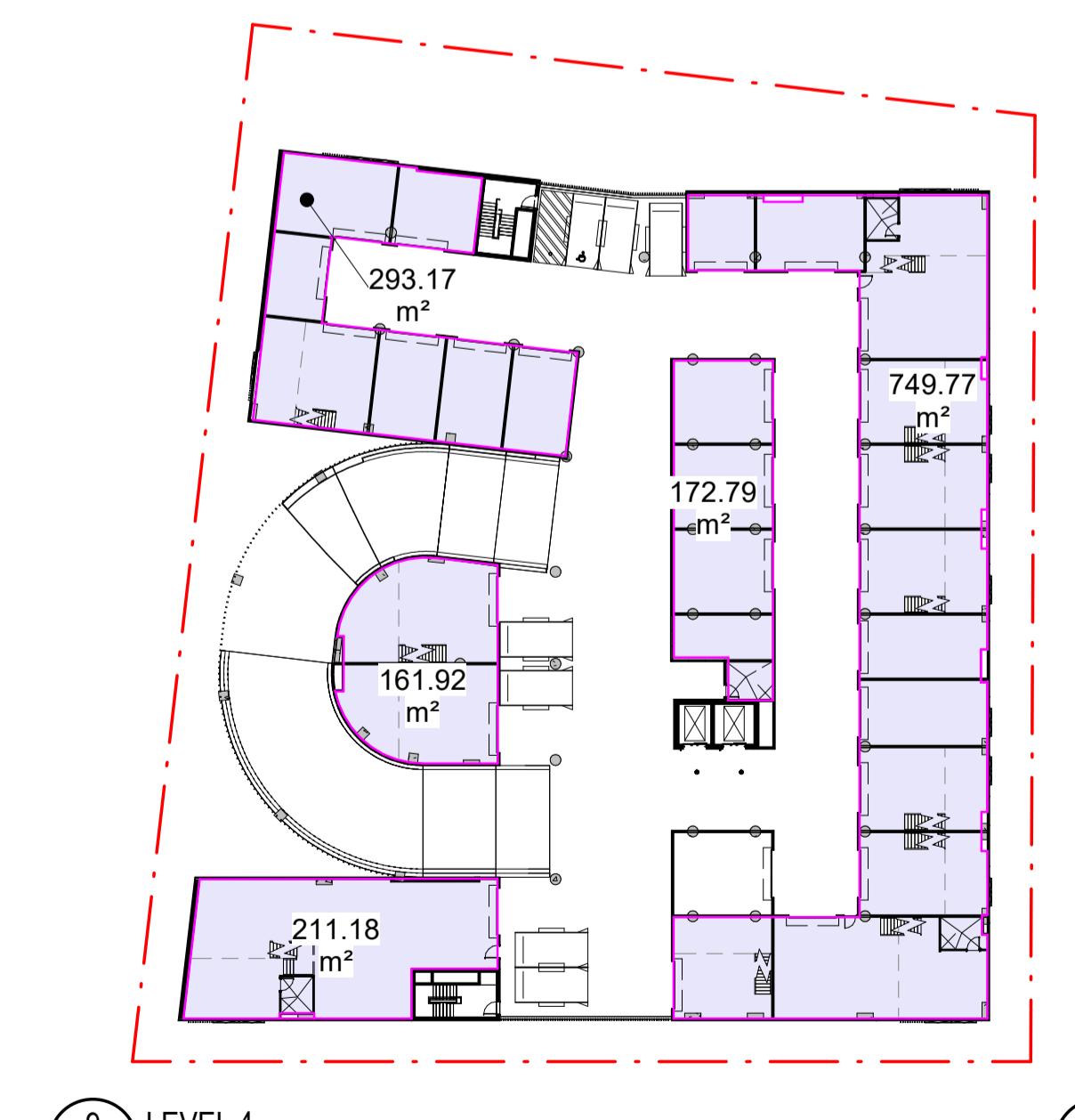


5 LEVEL 1 MEZZ
1:500

6 LEVEL 2
1:500

7 LEVEL 2 MEZZ
1:500

8 LEVEL 3
1:500



9 LEVEL 4
1:500

10 LEVEL 5
1:500

11 LEVEL 05 MEZZ
1:500

GFA SCHEDULE

LEVEL	AREA
GROUND FLOOR	1339.93 m ²
GROUND MEZZ	466.76 m ²
LEVEL 1	1431.60 m ²
LEVEL 1 MEZZ	647.57 m ²
LEVEL 2	1431.60 m ²
LEVEL 2 MEZZ	647.57 m ²
LEVEL 03	1588.83 m ²
LEVEL 04	1588.83 m ²
LEVEL 05	1431.60 m ²
LEVEL 05 MEZZ	647.57 m ²
PODUM P1	587.67 m ²
TOTAL	11809.53 m ²

ALLOWABLE GFA 13,841.4 m²

EXCLUDED GFA - LOADING

NAME	AREA
GFA - EXCLUDED	965.91 m ²
TOTAL	965.91 m ²

GFA - EXCLUDED

TOTAL

965.91 m²

965.91 m²

SHOWROOM GFA

NAME	AREA
GFA - SHOWROOM	930.95 m ²
TOTAL	930.95 m ²

INDUSTRIAL GFA

NAME	AREA
GFA - IND	4789.79 m ²
GFA - IND MEZZ	2312.44 m ²
TOTAL	7102.23 m ²

STORAGE GFA

NAME	AREA
GFA - STORAGE	3645.75 m ²
TOTAL	3645.75 m ²

LOBBY GFA

NAME	AREA
GFA	130.60 m ²
TOTAL	130.60 m ²

GFA

TOTAL

130.60 m²

130.60 m²

STACK
WORKS

ARCHITECT:

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W www.PlaceStudio.com.au | Studio@placeStudio.com.au

PROJECT:

#2024089

32-34 RICKETTY ST,
MASCOT

DRAWING TITLE:
GFA PLAN

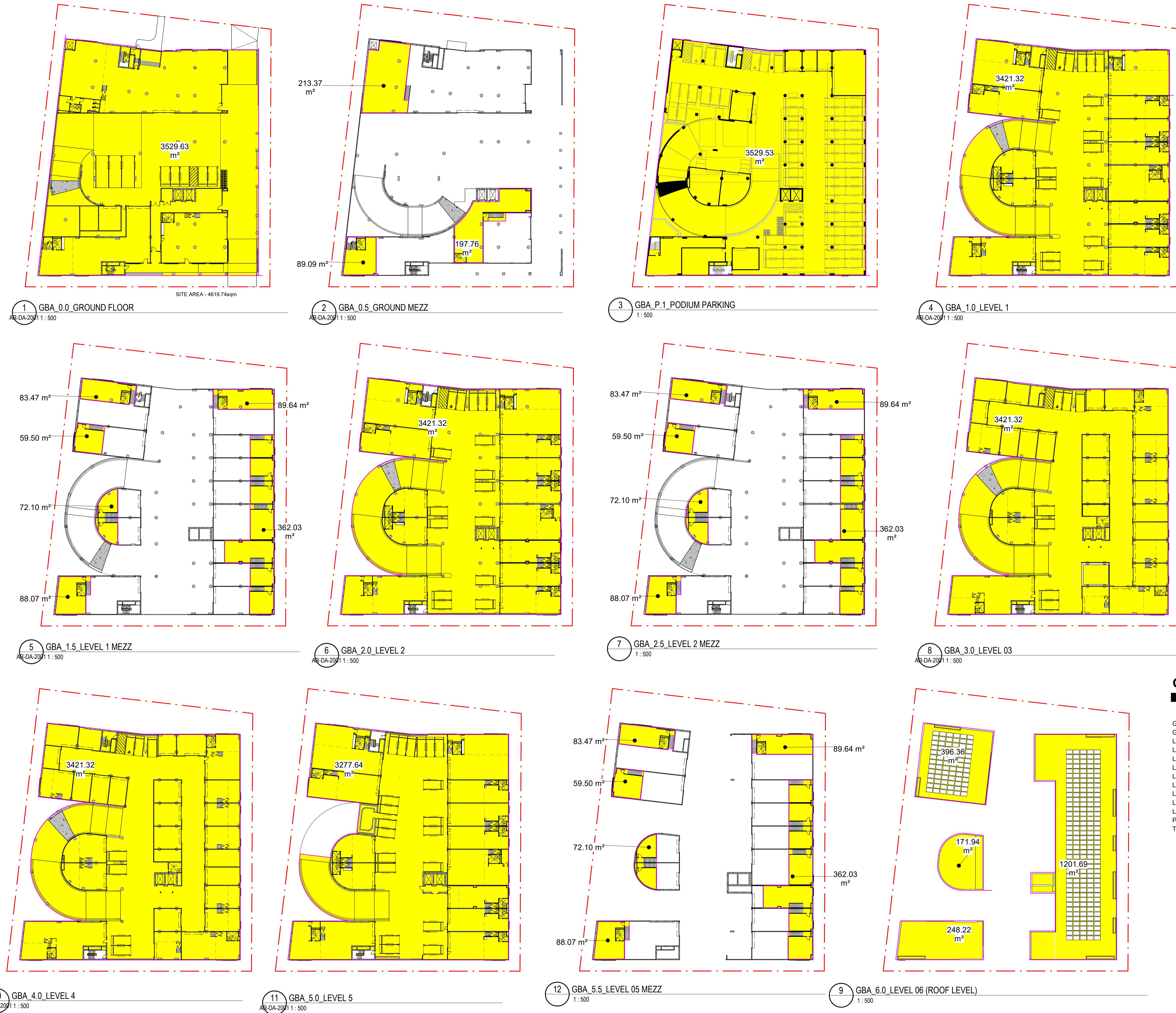
SHEET NUMBER:
AR-DA-9000

REV: E
DATE: 21/07/2025

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23/07/2025 11:19:07 AM



GBA SCHEDULE

LEVEL	AREA
GROUND FLOOR	3529.63 m ²
GROUND MEZZ	500.22 m ²
LEVEL 1	3421.32 m ²
LEVEL 1 MEZZ	754.81 m ²
LEVEL 2	3421.32 m ²
LEVEL 2 MEZZ	754.81 m ²
LEVEL 03	3421.32 m ²
LEVEL 04	3421.32 m ²
LEVEL 05	3277.64 m ²
LEVEL 05 MEZZ	754.81 m ²
LEVEL 06 (ROOF LEVEL)	2018.21 m ²
PODIUM P1	3529.53 m ²
TOTAL	28804.96 m ²

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 32-34 RICKETTY ST,
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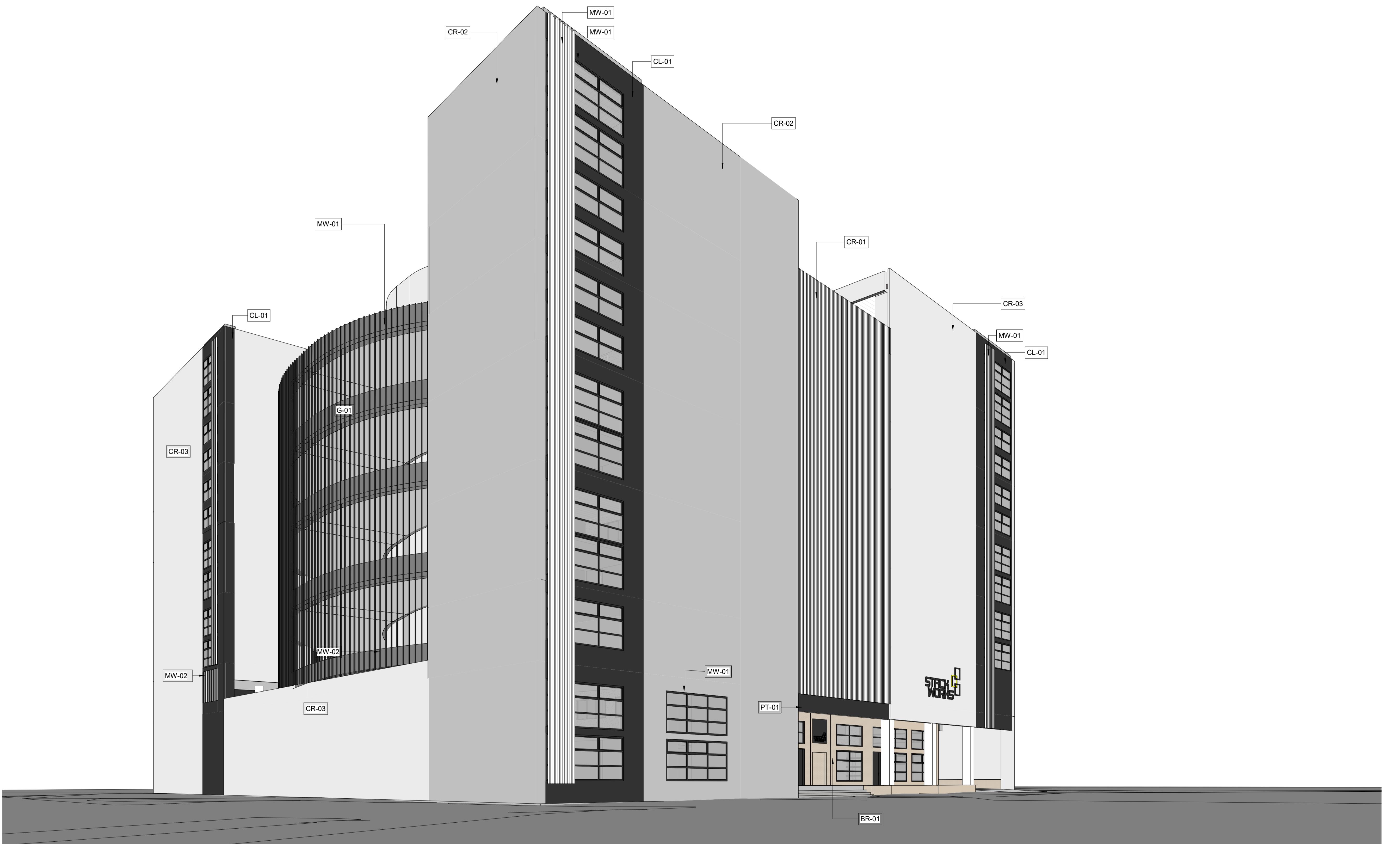
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GBA PLAN

SHEET NUMBER:
AR-DA-9001

REV:
D

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CR-01

DARK-OXIDE CONCRETE



MEDIUM DARK CONCRETE



NATURAL CONC



TE EXTERNAL CLADDING - DAR



EXTERNAL PAINT FINISH - NIGHT SH



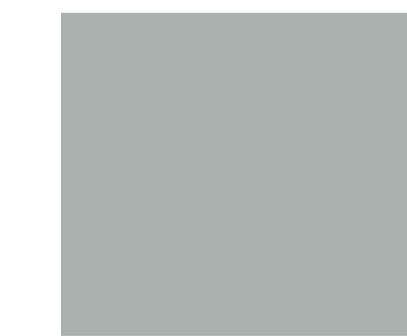
NT SKY EXTERNAL BRICK FACE FINISH



BRICK



EXTERNAL METAL



SHALE GREY EXTERNAL METAL



GARDEN WALL TO LOUVERED FAÇADE

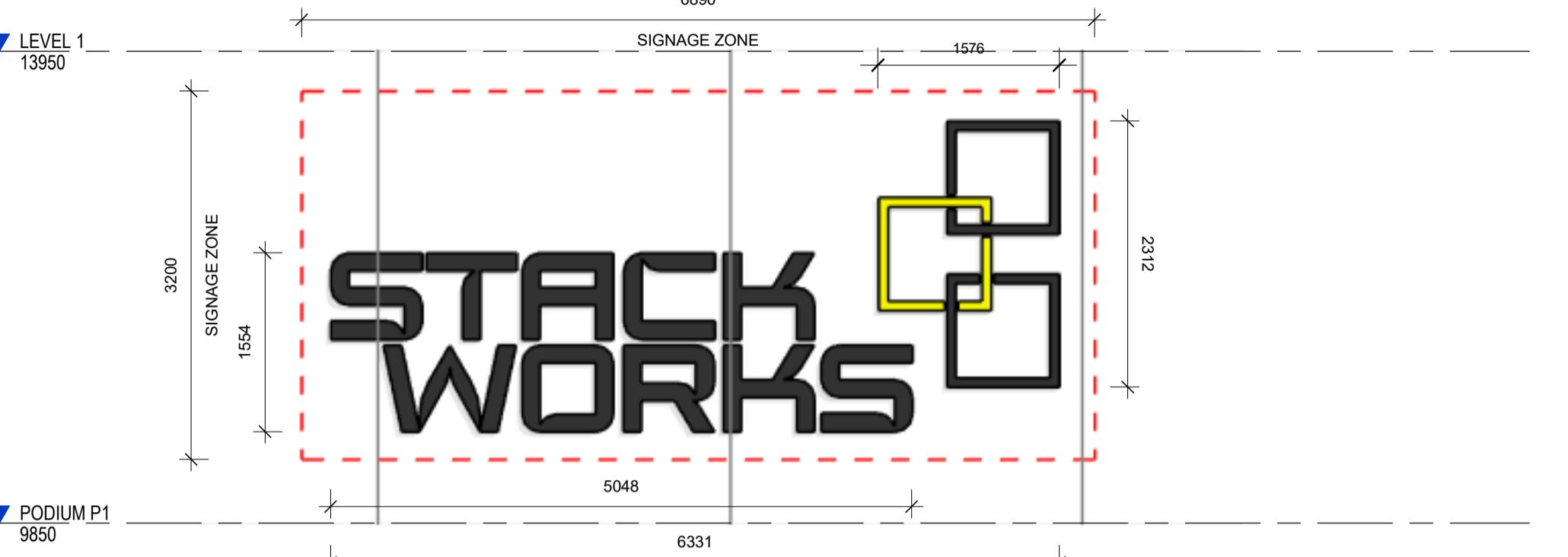
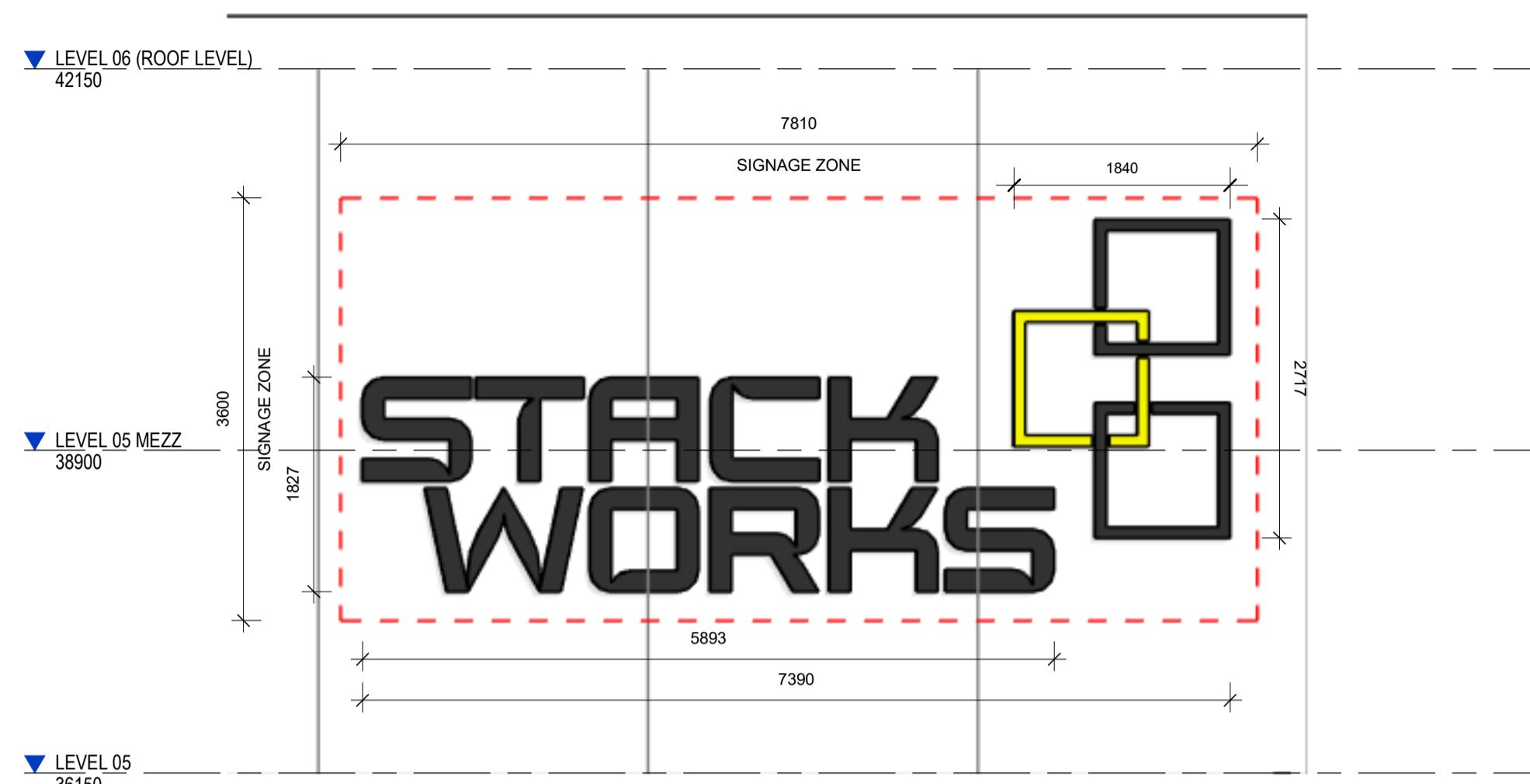
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**32-34 RICKETTY ST,
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DRAWING TITLE:
MATERIAL FINISHES

SCHEDULE

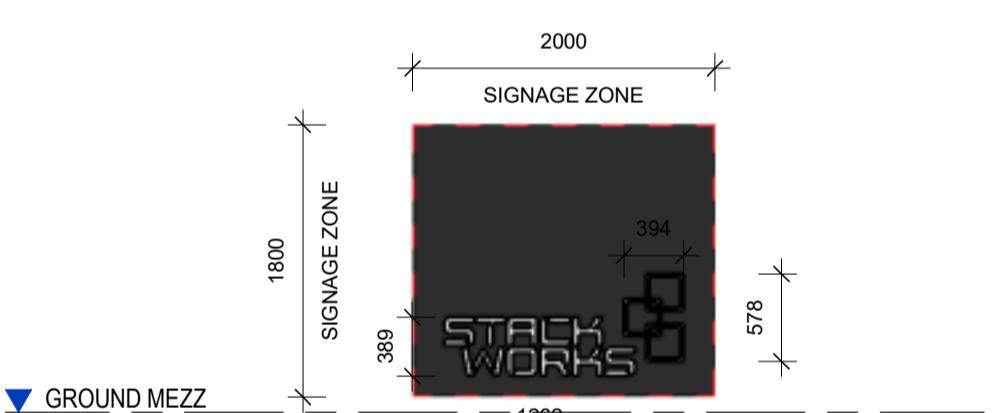
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2 SIGN 02 - SOUTH ELEVATION (Ossary Street)
1:50

1 SIGN 01 - NORTH ELEVATION (Ricketty Street)
1:50



3 SIGN 03 - SOUTH ELEVATION (Ossary Street) &
EAST ELEVATION
1:50



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**32-34 RICKETTY ST,
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DRAWING TITLE:
SIGNAGE

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DRAWING TITLE:
3D PERSPECTIVES

SHEET NUMBER:
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REV:
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