

Attachment B

Concept Drawings

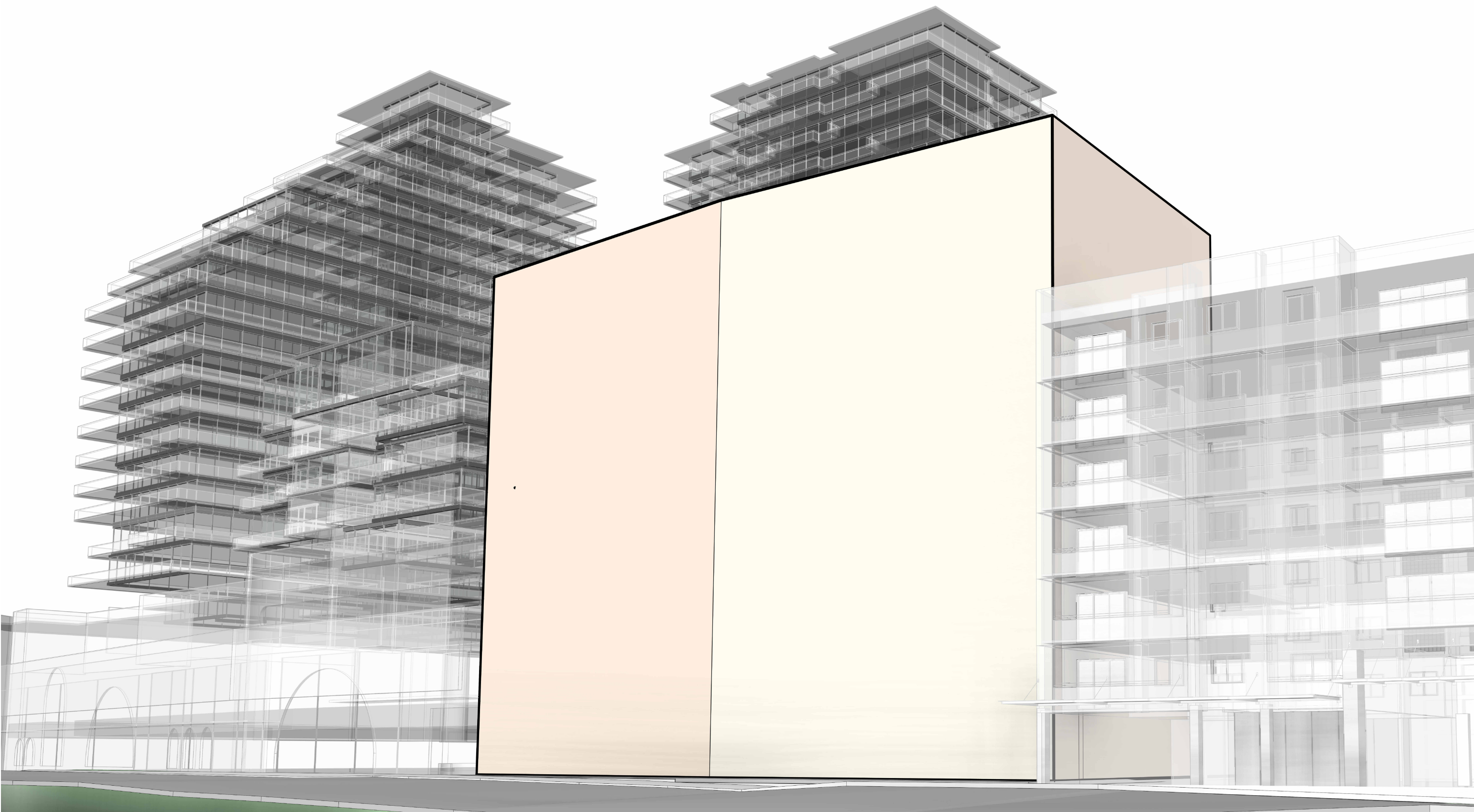
290-294 Botany Road, Alexandria, NSW 2015

MIXED USE CONCEPT DEVELOPMENT APPLICATION

COUNCIL : CITY OF SYDNEY COUNCIL
LAND USE : ZONE B4 - MIXED USE
SITE AREA : 2561.1 sqm

SYDNEY LOCAL ENVIRONMENTAL PLAN 2012 (LEP)
SYDNEY DEVELOPMENT CONTROL PLAN 2012 (DCP)

	PERMISSIBLE	PROPOSED
LEP 2.1 LAND USE	ZONE MU1 - MIXED USE	MIXED USE
LEP 4.3 BUILDING HEIGHT	AREA - 29m	32m APPROX. 3
LEP MAP 017 HEIGHT IN STORES	9 STOREY	9 STOREYS 3
LEP 4.4 & CLAUSE 6.14 FLOOR SPACE RATIO (Base FSR (T): 2:1 (GFA: 5122.2m²) + Bonus FSR (Area 9): 1.5:1 GFA: 3841.6m²) + Design Excellence: 10% (GFA: 896.4m²) = Total FSR: 3.85:1 (GFA 9860m²)	3.85:1 MAXIMUM GFA: 9860sqm	3.85:1 PROPOSED GFA: 9860 sqm
LEP 7.14 ACID SULFATE SOILS	CLASS 3 & 5	
DCP MAP 017 SIGNAGE PRECINCT	AREA 16 - VILLAGE MAIN STREETS	
LEP MAP 017 LAND USE & TRANSPORT INTEGRATION	CATEGORY B	
LEP MAP 017 PUBLIC TRANSPORT ACCESSIBILITY LEVEL	CATEGORY E	
LEP 7.5, 7.7 PARKING	REFER TO TRAFFIC REPORT (A) 1 SPACE / 90sqm RETAIL GFA RETAIL RETAIL SPACES: 232SQ.M/ 90 SQ.M = 2.5 SPACES = MAX OF 2 SPACES	SPACES PROVIDED: RETAIL: 0 SPACES RESIDENTS: 1 ACCESSIBLE 18 RESIDENTIAL SPACE 1 CAR SHARE <u>TOTAL: 20 RESIDENTIAL SPACES.</u>
LEP 7.15 FLOOD PLANNING	REFER TO FLOOD REPORT	
DCP 3.11.2 CAR SHARE SCHEME PARKING SPACES	(A) RESIDENTIAL DEVELOPMENT, OTHER THAN DWELLING HOUSES AND DUAL OCCUPANCIES, ON LAND SHOWN ON THE LAND USE AND TRANSPORT INTEGRATION (LUT) MAP IN THE SYDNEY LEP 2012 CATEGORY A - 1 PER 50 CAR SPACES	(A) RESIDENTIAL: 1 SPACE
DCP 3.11.3 BICYCLE STORAGE	RESIDENTIAL ACCOMODATION : 1 PER DWELLING VISITORS : 1 PER 10 DWELLINGS RETAIL : EMPLOYEE: 1 SPACE PER 250m² GFA CUSTOMER: 2 SPACES + 1 SPACE PER 100m² OVER 100m² GFA END OF TRIP FACILITIES 1 PERSONAL LOCKER PER BIKE PARKING: 6 1 SHOWER & CHANGE CUBICLES FOR UP TO 10 BIKE SPACES: 1	RESIDENTIAL VISITOR: 250 BIKE RACKS 25 BIKE RACKS RETAIL: EMPLOYEE: 1 BIKE RACKS CUSTOMER: 2+1.53 BIKE RACKS <u>TOTAL RETAIL : 5 (PROVIDED 6)</u> <u>TOTAL: 281 BIKE RACKS</u> 1
DCP 3.11.7 MOTORBIKE PARKING	1 MOTORCYCLE PARKING SPACE FOR EVERY 12 CAR PARKING SPACES PROVIDED	2 (1.66) SPACES PROVIDED
ACCESSIBLE PARKING LEP	REFER TO TRAFFIC REPORT	1 SPACE PROVIDED
DCP 4.2.1.2 FLOOR TO CEILING & FLOOR TO FLOOR HEIGHTS	FLOOR TO FLOOR HEIGHT BASEMENT : 4.5m GROUND RETAIL : 4.5m GROUND MULTI-RESIDENTIAL : 3.2m FIRST MULTI-RESIDENTIAL AND ABOVE : 3.2m	FLOOR TO FLOOR HEIGHT BASEMENT : 4.5m GROUND RETAIL : 4.5m GROUND MULTI-RESIDENTIAL : 4.5m FIRST MULTI-RESIDENTIAL AND ABOVE : 3.2m W/BALCONY OVER : 3.2m
DCP 4.2.3.6 DEEP SOIL	SITE AREA: 10% (MINIMUM) MINIMUM DIMENSION : 10m (SITES OVER 1000sqm) DEEP SOIL AREA : 256.1sqm	MINIMUM DIMENSION : 4.4 m DEEP SOIL AREA : 268 sqm
STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021 PART 3 CO-LIVING HOUSING 68(2)(c)	MIN. 30 SQ M COMMUNAL LIVING AREA + ADDITIONAL 2 SQ M PER ROOM IN EXCESS OF 6 ROOMS MIN. DIMENSION OF 3.00 M	REQUIRED COMMUNAL SPACE = 518 SQ M TOTAL COMMUNAL SPACE PROVIDED = 637 SQ M 2
STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021 PART 3 CO-LIVING HOUSING 68(2)(d)	TOTAL AREA = 20% OF SITE AREA MIN. DIMENSION OF 3.00 M	REQUIRED COMMUNAL OPEN SPACE = 512 SQ M TOTAL COMMUNAL OPEN SPACE PROVIDED = 957 SQ M



Concept Envelop Set

Sheet Number	Sheet Name	Revision	Rev Date
CO-DA1.00	Cover Sheet/Project Data	D	24.07.2026
CO-DA3.01	Basement Level 01	A	09.01.2026
CO-DA3.02	Ground Floor Plan	B	24.07.2026
CO-DA3.03	Levels 01-04	A	09.01.2026
CO-DA3.04	Level 05	A	09.01.2026
CO-DA3.05	Level 06	A	09.01.2026
CO-DA3.06	Level 07	B	24.07.2026
CO-DA3.07	Level 08	B	24.07.2026
CO-DA3.08	Roof Level	B	24.07.2026
CO-DA4.00	Sections	C	24.07.2026
CO-DA5.01	East Elevation (Botany Road)	C	24.07.2026
CO-DA5.02	West Elevation (Wyndham Street)	C	24.07.2026
CO-DA6.03	Shadow Diagrams - Existing vs Proposed	B	24.07.2026
CO-DA6.06	Sun Eye Diagrams - Concept Envelop	B	24.07.2026
Grand total: 14			

Reference Design Set

Sheet Number	Sheet Name	Revision	Rev Date
DA1.01	Site Analysis	A	09.01.2026
DA1.04	Surrounding Streetscape	A	09.01.2026
DA3.00	Proposed Site Plan	B	14.07.2026
DA3.01	Basement 01 Level Plan	D	24.07.2026
DA3.02	Ground Floor Plan	D	24.07.2026
DA3.03	Levels 01-04	D	24.07.2026
DA3.04	Level 05	D	24.07.2026
DA3.05	Level 06	D	24.07.2026
DA3.06	Level 07	D	24.07.2026
DA3.07	Level 08	B	24.07.2026
DA3.08	Roof Level	C	14.07.2026
DA4.00	Sections	D	24.07.2026
DA5.01	Elevations North & South	B	11.05.2026
DA5.02	Elevations East & West	B	11.05.2026
DA6.01	Shadow Analysis - Proposed	B	11.05.2026
DA6.06	Sun Eye Diagrams - Sheet 1	D	24.07.2026
DA6.07	Sun Eye Diagrams - Sheet 2	D	24.07.2026
DA6.08	Sun Eye Diagrams - Sheet 3	D	24.07.2026
DA6.30	GFA Diagrams	D	24.07.2026
Grand total: 19			

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REV	DESCRIPTION	BY	DATE
A	For Submission	ME	09.01.2026
B	Amended in response to Council RFIs	LC	11.05.2026
C	Issued in response to Council RFI	LC	14.07.2026
D	Amended in response to Council	LC	24.07.2026

SUMMARY OF CHANGES

1) BIKE PARKINGS COUNT UPDATED
2) ADDITIONAL CALCULATIONS PROVIDED AS SHOWN
3) BUILDING HEIGHT UPDATED

ANTONIADES
ARCHITECTS

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ACN 129 731 559

Nominated Architect, Andreas Antoniadès
NSW Registration 7954

PROJECT PHASE

CONCEPT DA

STATUS

FOR SUBMISSION

PROJECT NO.
22008

PROJECT
BOTANY ROAD

ADDRESS
290-294 Botany Road,
Alexandria
CLIENT
Angreb PTY LTD & Sentra
Investments PTY LTD

DRAWING SERIES

Concept Envelop Set

DRAWING TITLE

Cover Sheet/Project Data

DRAWING NO.

CO-DA1.00

SCALE
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0m 2 4 5m
Scale 1:100 @A1

REVISION

D

DRAWN BY
ME
CHECKED BY
AA



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A	For Submission	ME	09.01.2026

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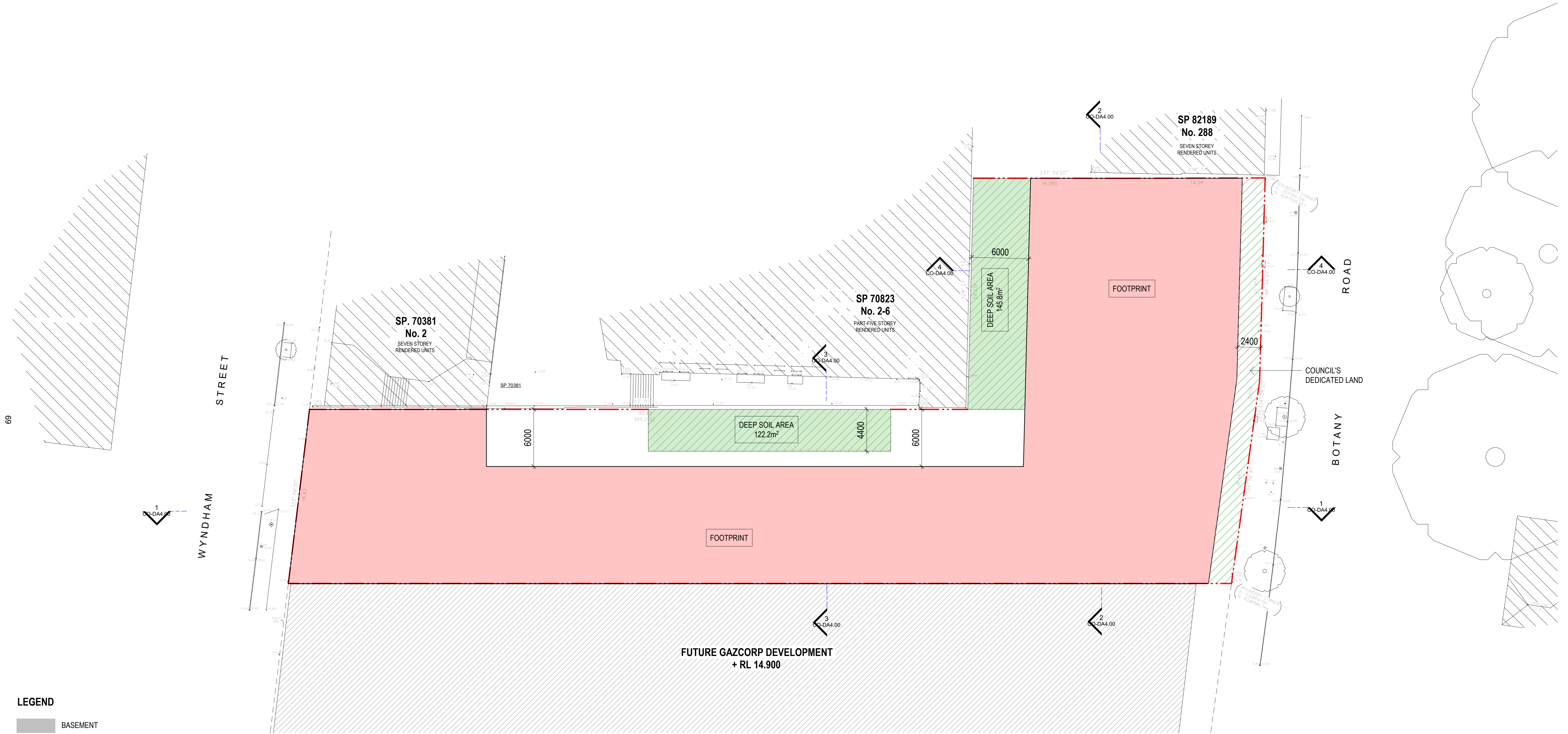
PROJECT NO.
22008
PROJECT
BOTANY ROAD

DRAWING SERIES

Concept Envelop Set

DRAWING NO.
CO-DA3.01

REVISION **A** DRAWN BY **PV**
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NORTH



- LEGEND**
- BASEMENT
 - DEEP SOIL AREA
 - RETAIL/COMMERCIAL
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A	For Submission	ME	09.01.2026
B	Amended in response to Council	LC	24.07.2026

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NSW Registration 7954

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DRAWING SERIES
Concept Envelop Set

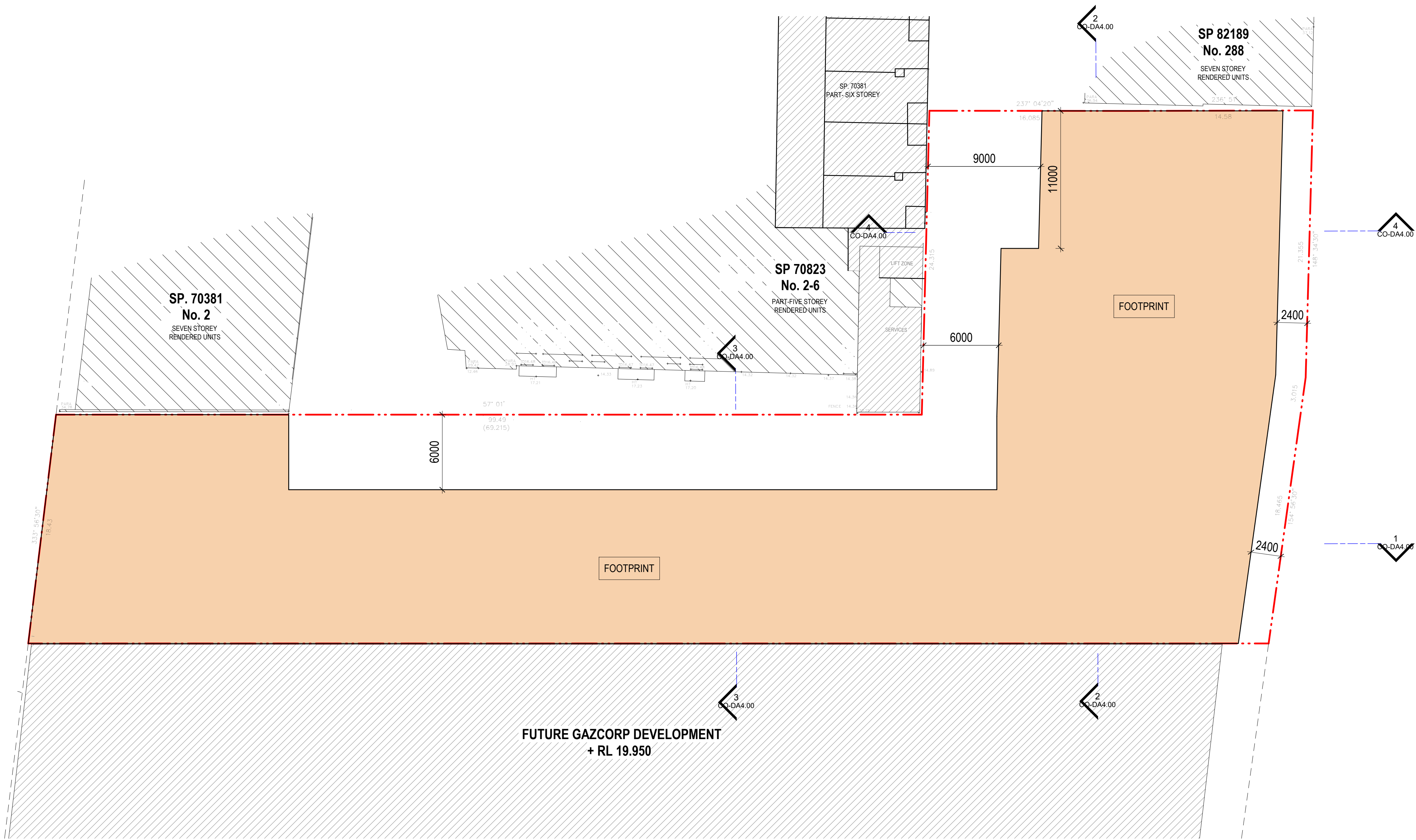
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REVISION
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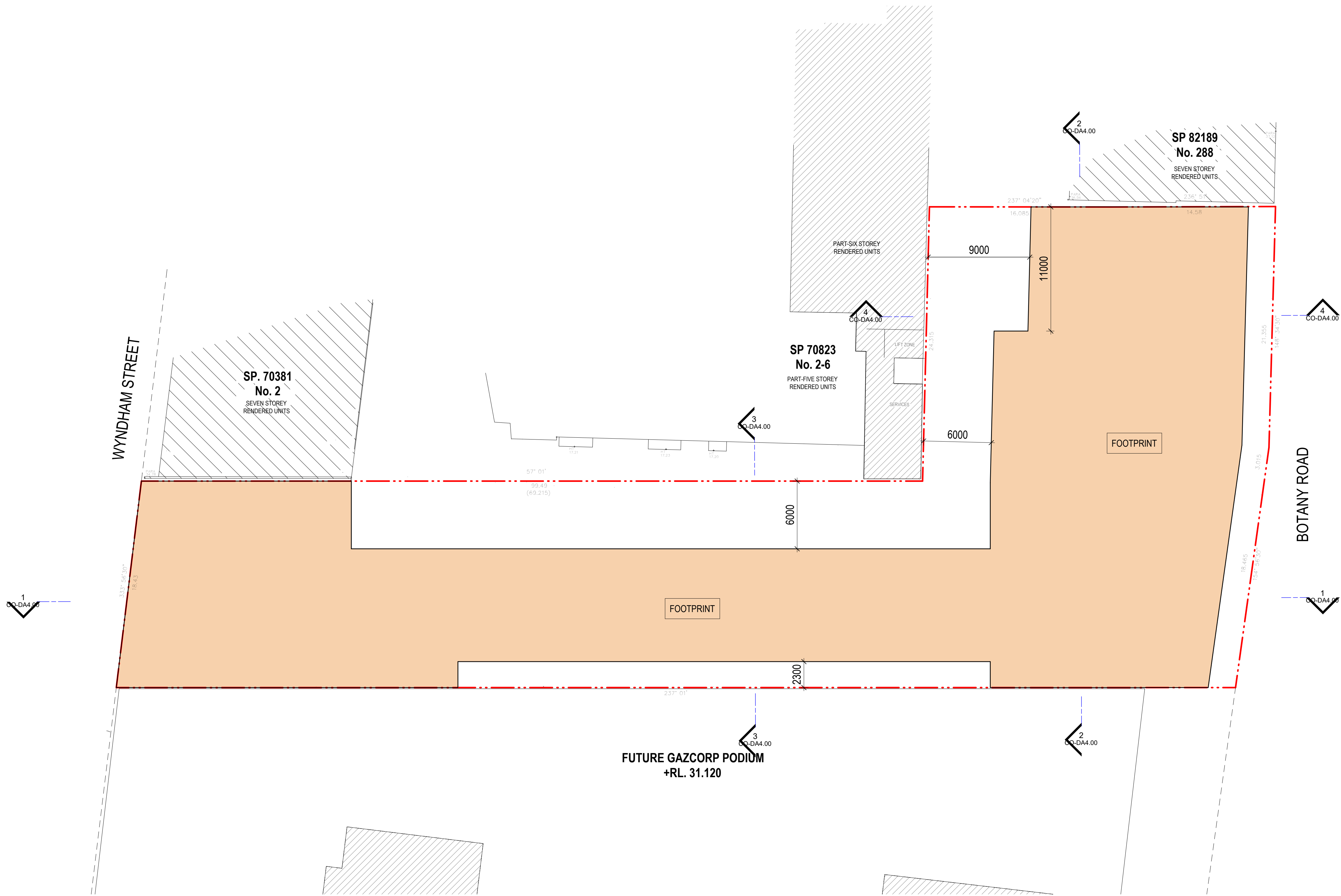
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LEGEND

- BASEMENT
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- RESIDENTIAL
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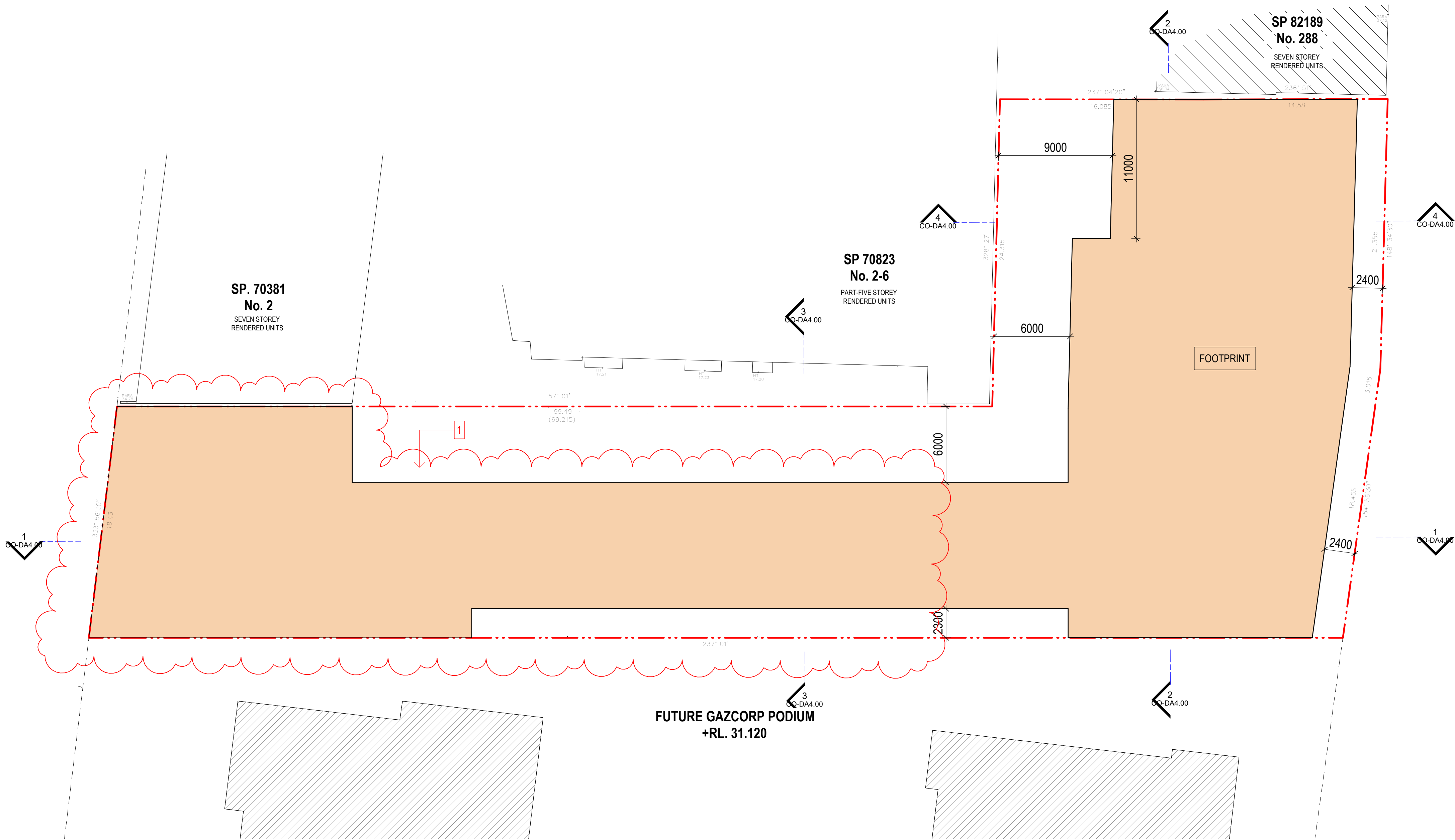
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LEGEND

- BASEMENT
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A	For Submission	ME	09.01.2026

SUMMARY OF CHANGES
1) ENVELOPE EXTENTS UPDATED

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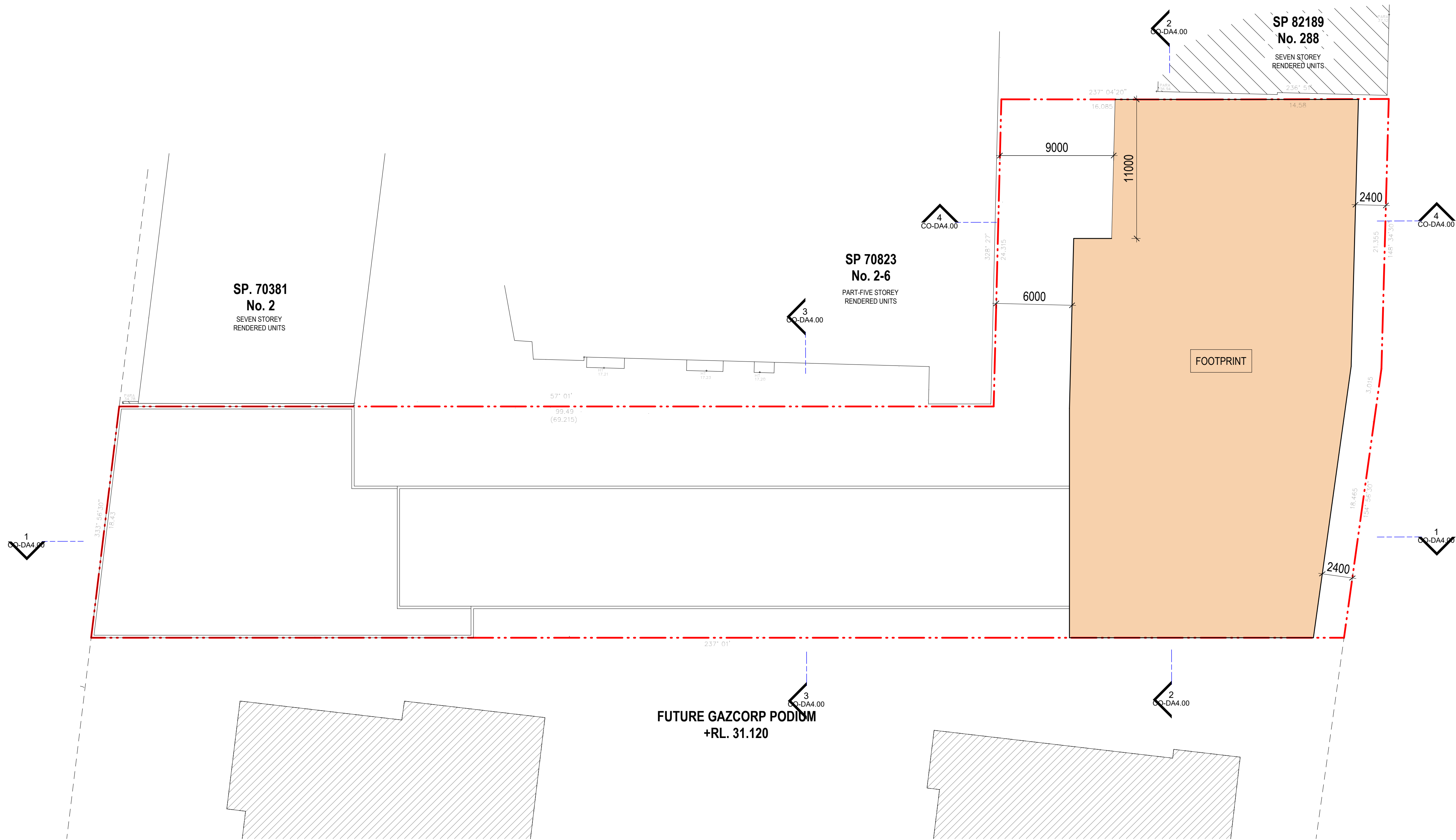
DRAWING TITLE
Level 06

DRAWING NO.
CO-DA3.05

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Scale 1:200

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A	For Submission	ME	09.01.2026
B	Amended in response to Council	LC	24.07.2026

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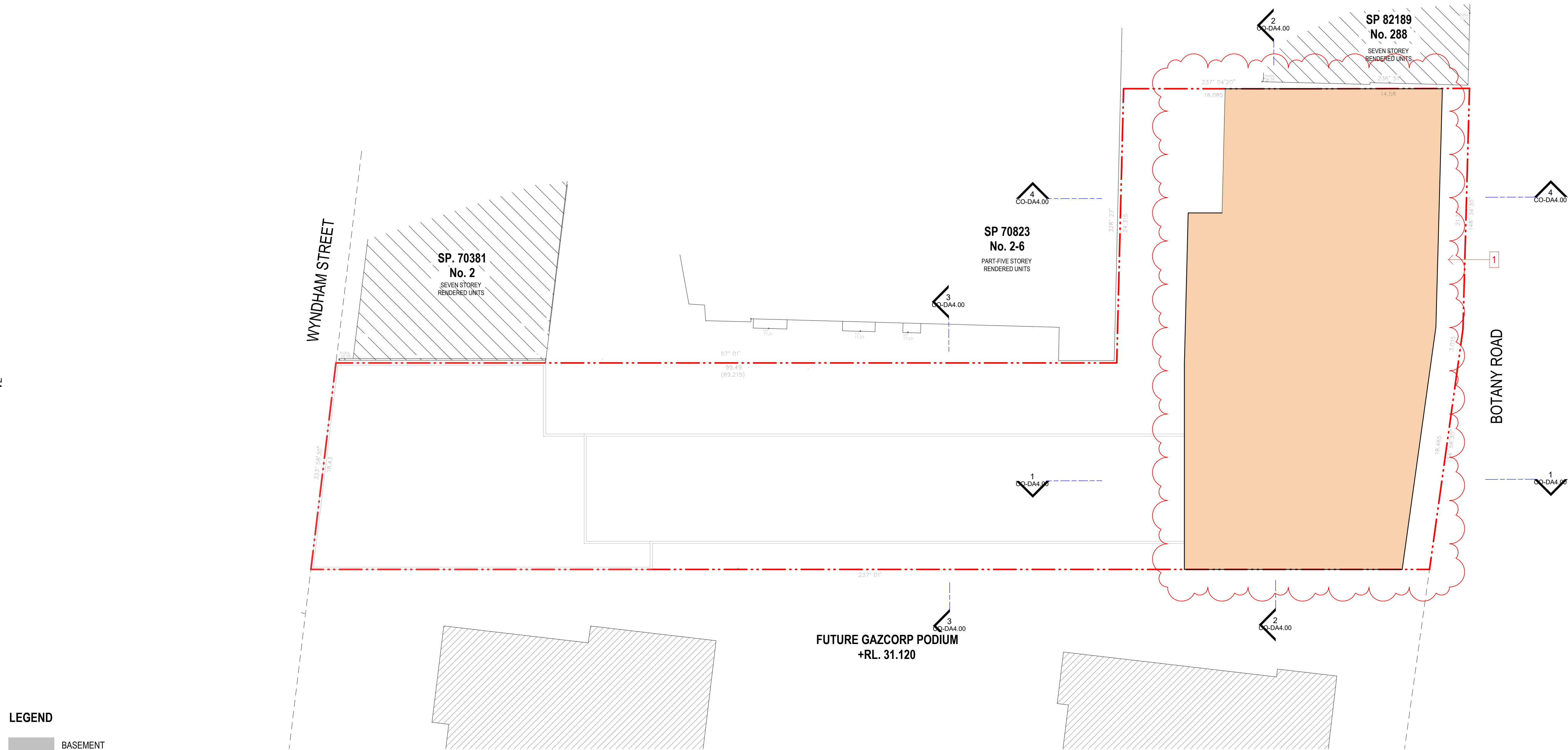
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Concept Envelop Set
DRAWING TITLE
Level 07

DRAWING NO.
CO-DA3.06

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REVISION
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A	For Submission	ME	09.01.2026
B	Amended in response to Council	LC	24.07.2026

SUMMARY OF CHANGES

- 1) LEVEL ADDED
- 2) SHEET RENAMED

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PROJECT NO.
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PROJECT
BOTANY ROAD

ADDRESS
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DRAWING SERIES
Concept Envelop Set

DRAWING TITLE
Level 08

DRAWING NO.
CO-DA3.07

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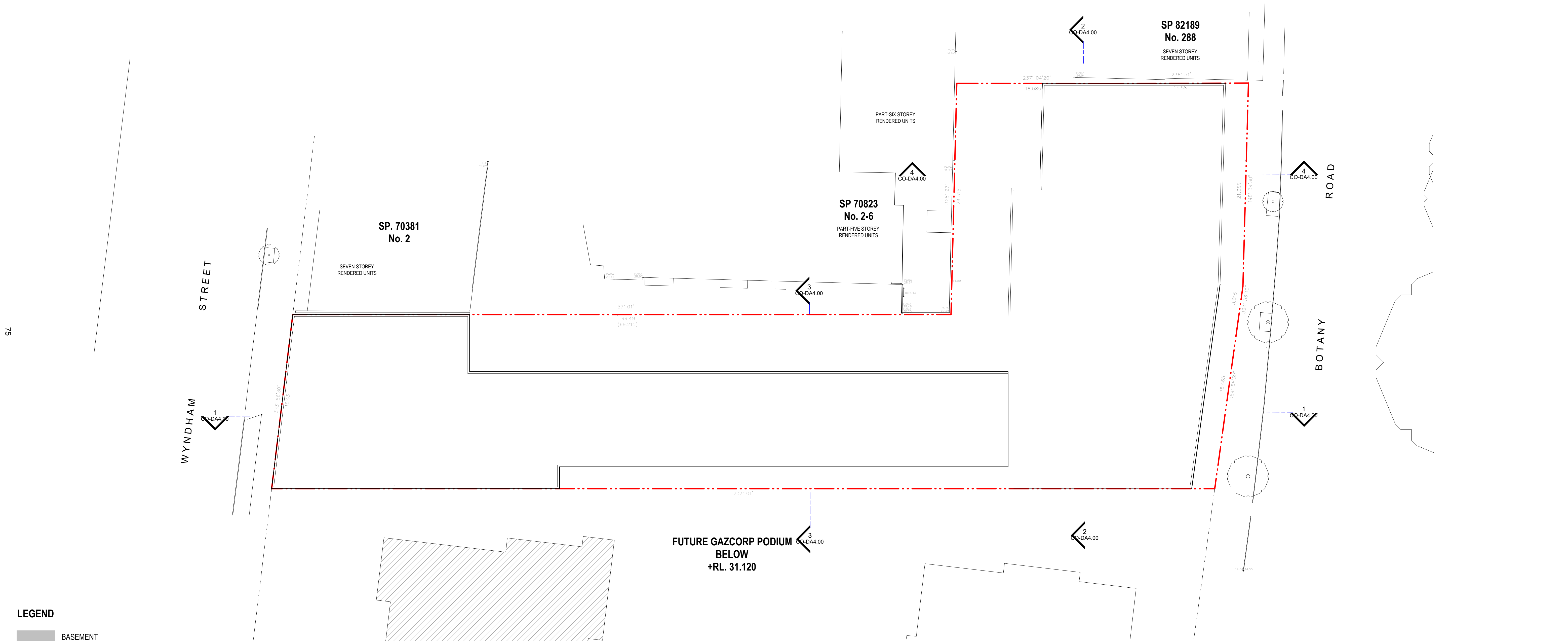
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A	For Submission	ME	09.01.2026
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SUMMARY OF CHANGES

1) NEW SHEET

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ADDRESS
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DRAWING SERIES

Concept Envelop Set

DRAWING TITLE

Roof Level

DRAWING NO.
CO-DA3.08

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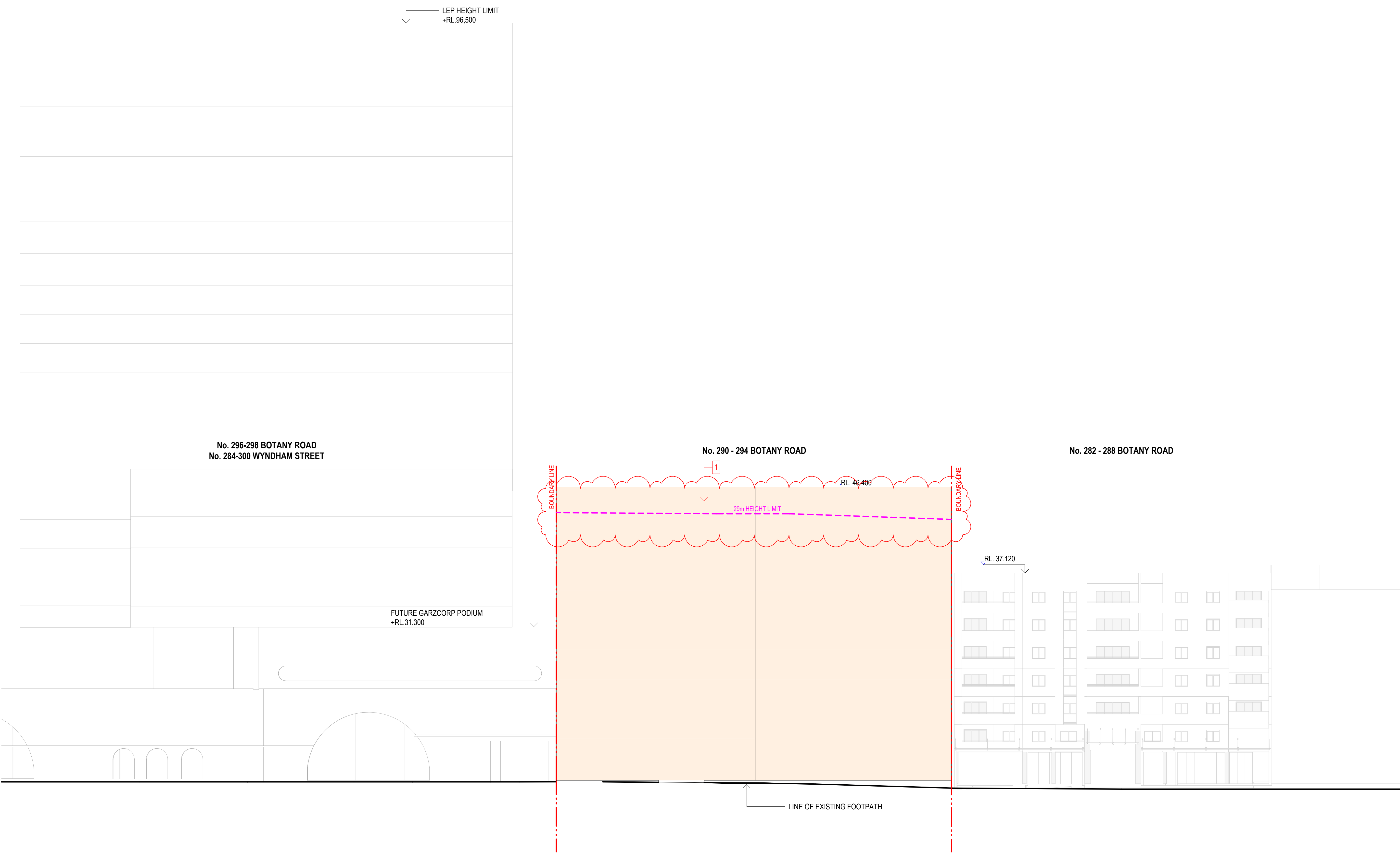
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C	Amended in response to Council	LC	24.07.2026

SUMMARY OF CHANGES

1) LEVEL ADDED

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PROJECT PHASE

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PROJECT
BOTANY ROAD

ADDRESS
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Alexandria

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DRAWING SERIES

Concept Envelop Set

DRAWING TITLE

East Elevation (Botany Road)

DRAWING NO.
CO-DA5.01

SCALE
As indicated

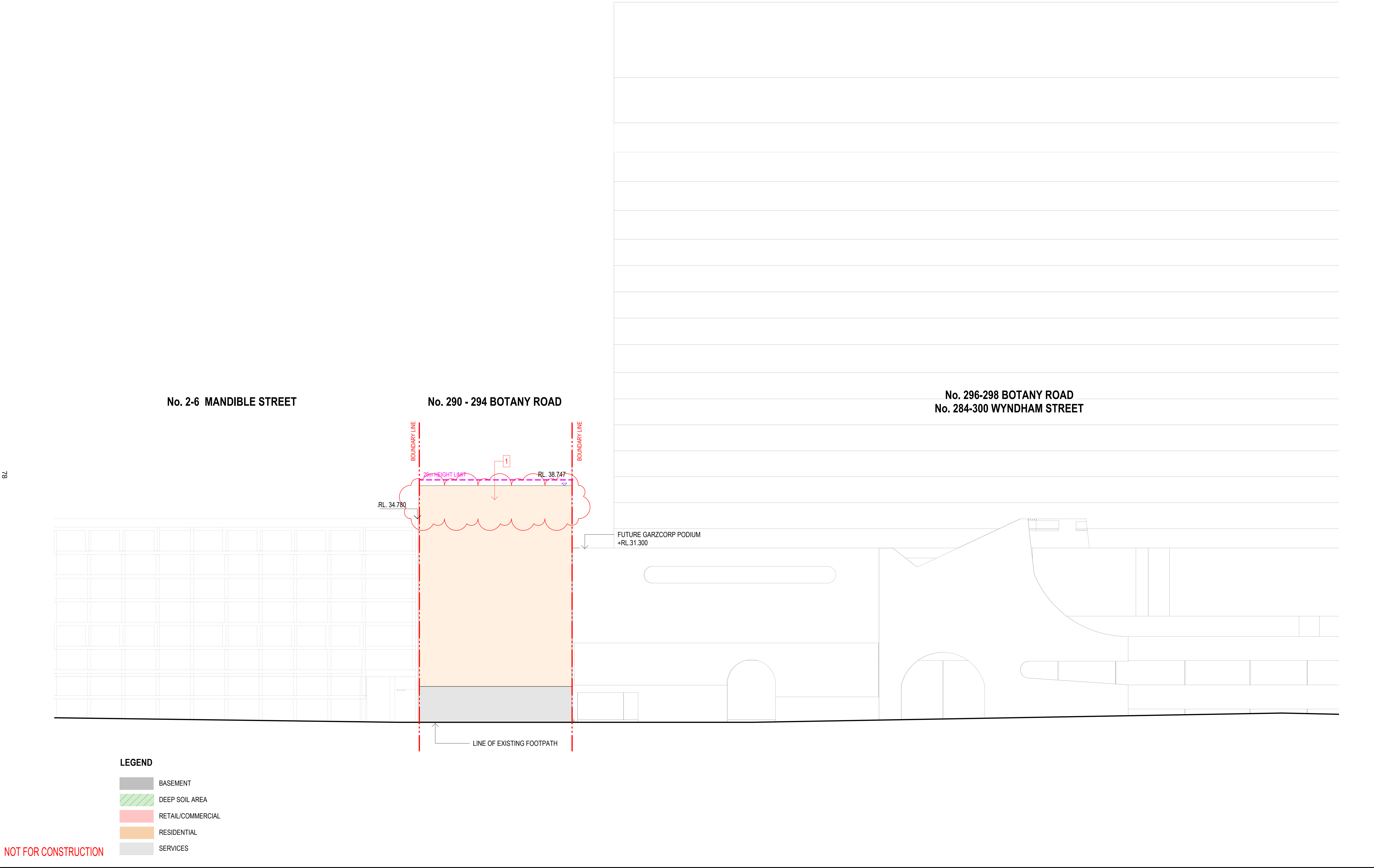
0m 4 8 10m
Scale 1:200

REVISION

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C	Amended in response to Council	LC	24.07.2026

SUMMARY OF CHANGES

1) LEVEL ADDED

ANTONIADES
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Nominated Architect: Andreas Antonιάdes
NSW Registration 7954

PROJECT PHASE
CONCEPT DA

STATUS
FOR SUBMISSION

PROJECT NO.
22008

PROJECT
BOTANY ROAD

ADDRESS
290-294 Botany Road,
Alexandria

CLIENT
Angreb PTY LTD & Sentra
Investments PTY LTD

DRAWING SERIES
Concept Envelop Set

DRAWING TITLE
West Elevation (Wyndham Street)

DRAWING NO.
CO-DA5.02

SCALE
As indicated

0m 4 8 10m
Scale 1:200

REVISION
C

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