

Attachment C1

Reference Design Scheme 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 ACCOMMODATION : 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

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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

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CO-DA1.00

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Scale 1:100

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REVISION

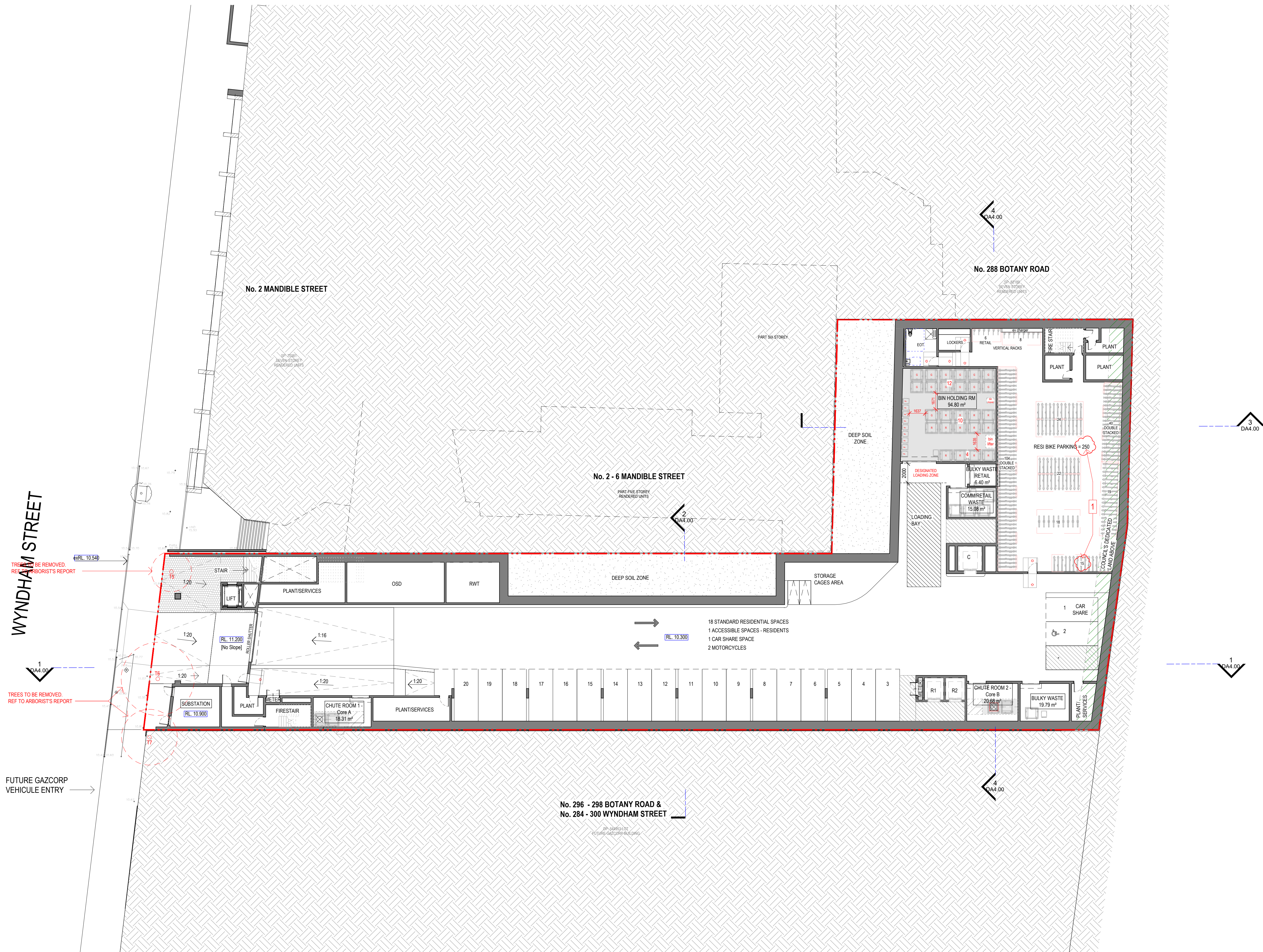
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SUMMARY OF CHANGES

1) ADJUSTED BIKE PARKING COUNT

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DRAWING SERIES
DA3 Overall Plans
DRAWING TITLE
Basement 01 Level Plan

DRAWING NO.
DA3.01

SCALE
1 : 200
0m 4m 8m 10m
Scale 1:200

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SUMMARY OF CHANGES

- 1) GROUND LEVEL RESIDENTS' LOBBY RECONFIGURED; COMMUNAL SPACE EXTENDED
2) RESIDENTS' COMMUNAL SPACE ADDED
3) VISITORS' BIKE PARKING COUNT ADJUSTED

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DRAWING SERIES
DA3 Overall Plans

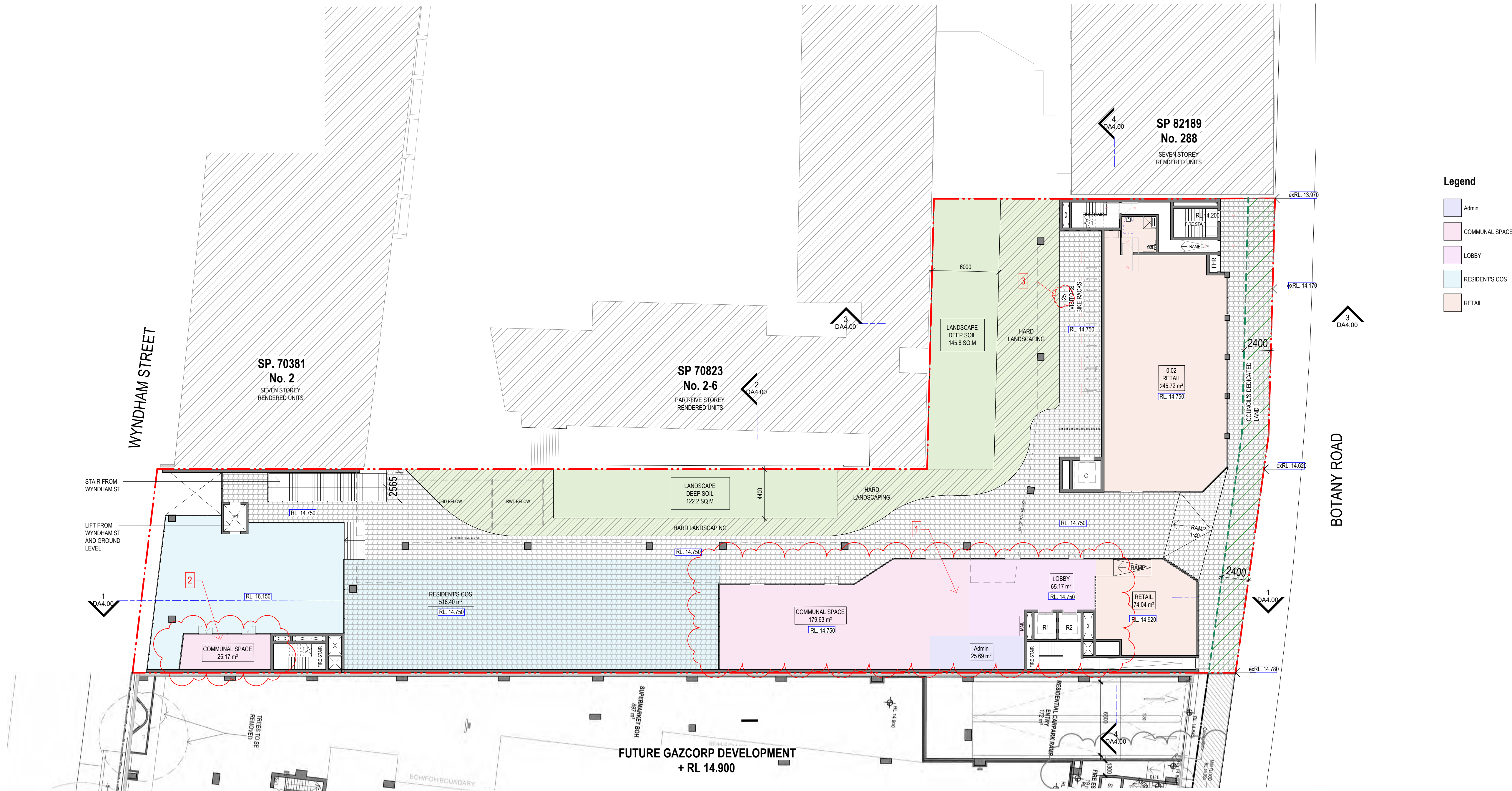
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Ground Floor Plan

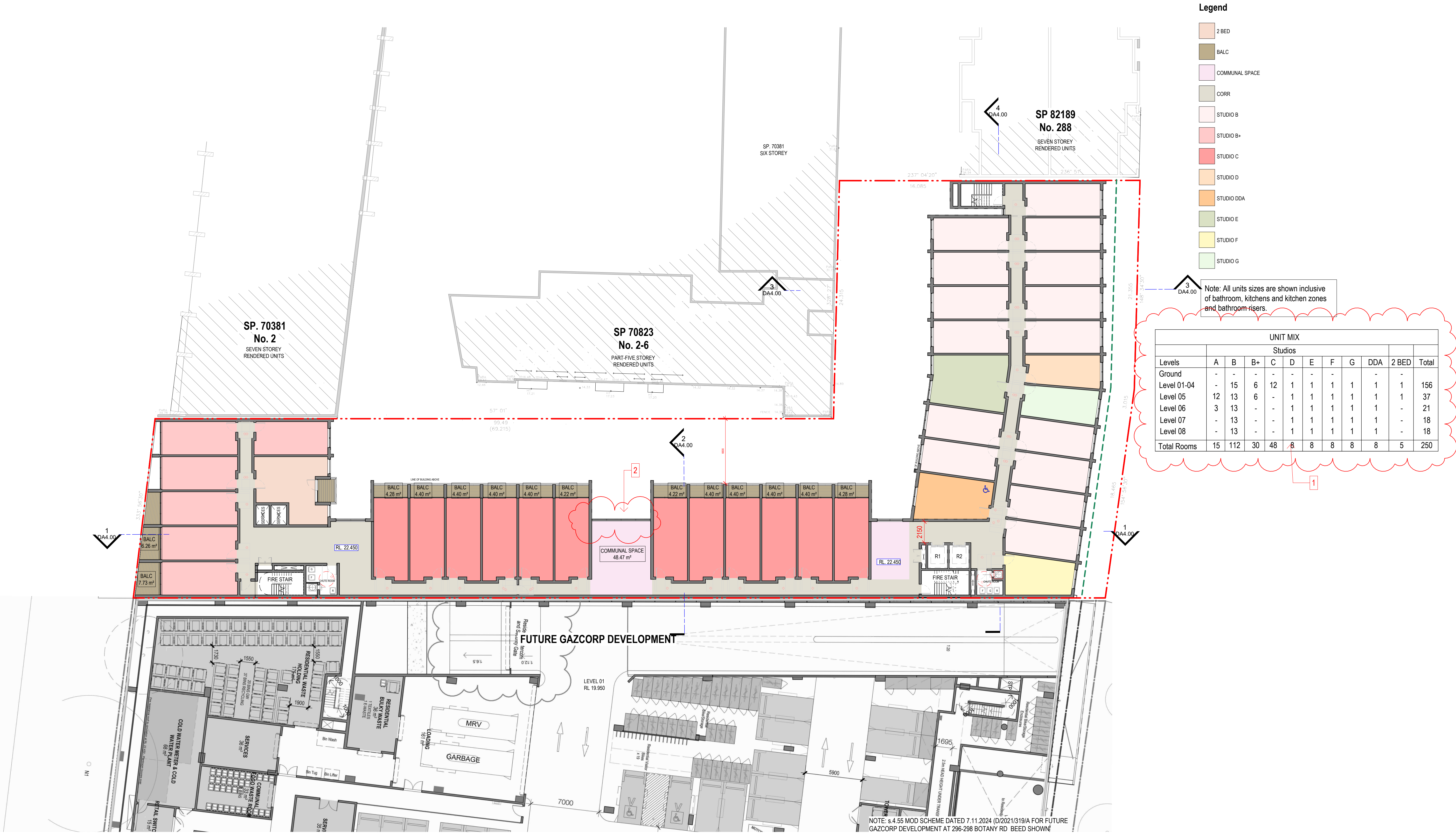
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DA3.02

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SUMMARY OF CHANGES

- OVERALL ROOM MIX TABLE UPDATED
- WALL REALIGNED; COMMUNAL SPACE AREA INCREASED

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DRAWING SERIES
DA3 Overall Plans

DRAWING TITLE
Levels 01-04

DRAWING NO.
DA3.03

SCALE
1: 200

Scale 1:100

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SUMMARY OF CHANGES

- 1) OVERALL ROOM MIX TABLE UPDATED
2) WALL REALIGNED; COMMUNAL SPACE AREA INCREASED

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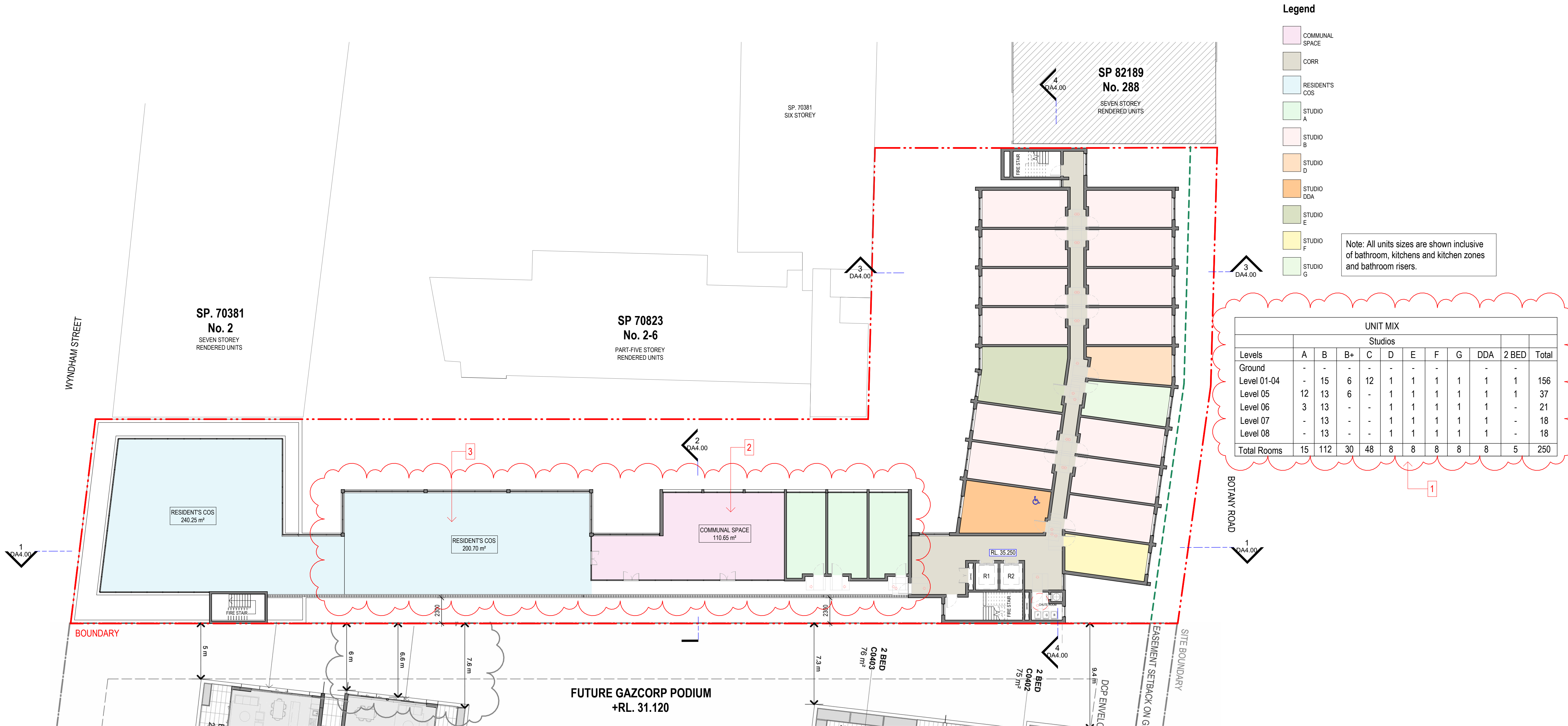
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22008
PROJECT
BOTANY ROAD
ADDRESS
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DRAWING SERIES
DA3 Overall Plans
DRAWING TITLE
Level 05

DRAWING NO.
DA3.04

SCALE
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Scale 1:100

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SUMMARY OF CHANGES

1) OVERALL ROOM MIX TABLE UPDATED
2) ROOMS REMOVED AND AREA CONVERTED TO COMMUNAL SPACE
3) COVERED RESIDENTS COMMUNAL OPEN SPACE PROVIDED

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DRAWING SERIES
DA3 Overall Plans
DRAWING TITLE
Level 06

DRAWING NO.
DA3.05

SCALE
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Scale 1:100

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SUMMARY OF CHANGES
1) OVERALL ROOM MIX TABLE UPDATED

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DRAWING SERIES
DA3 Overall Plans

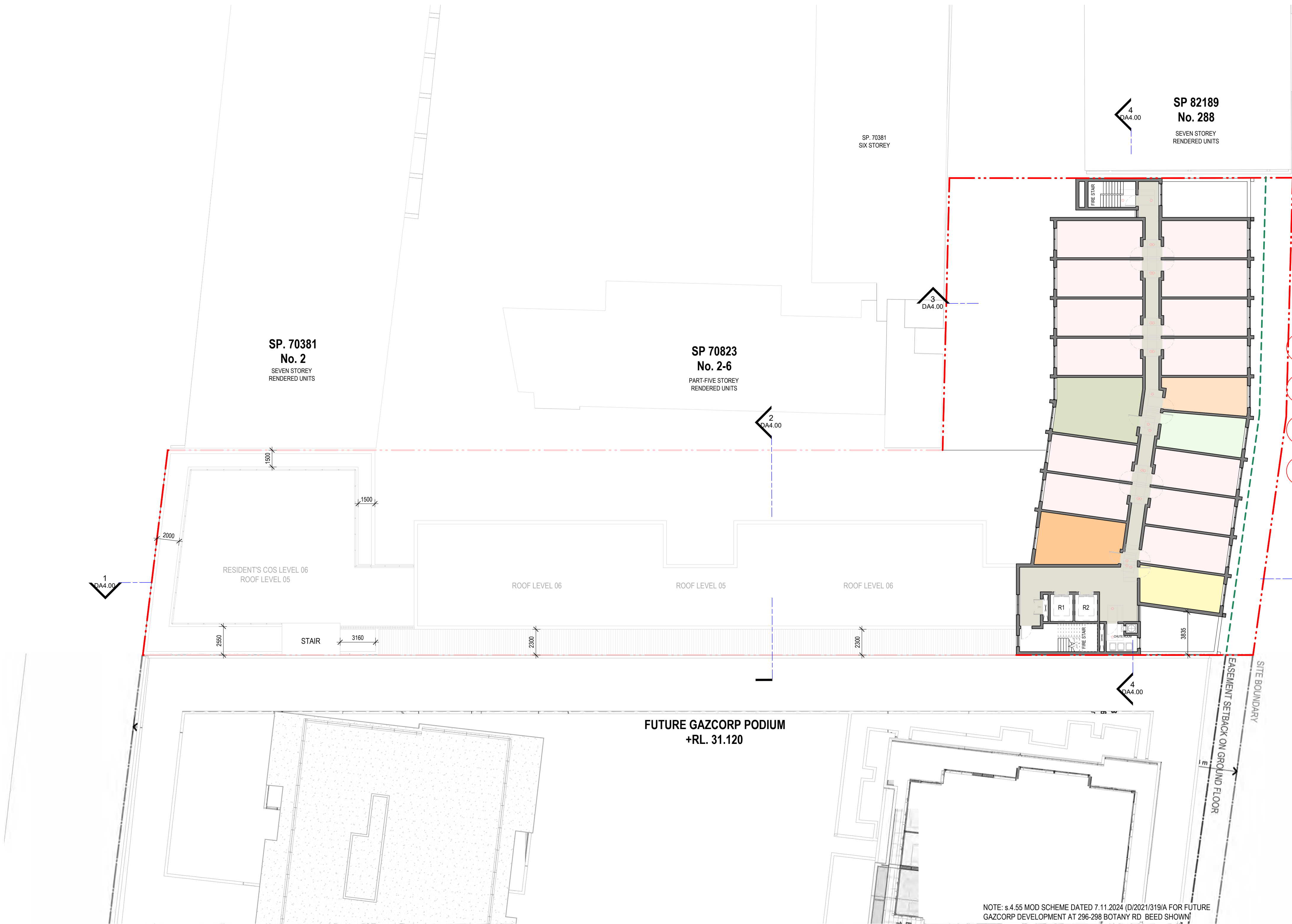
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Level 07

DRAWING NO.
DA3.06

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Scale 1:100

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Legend

- CORR
- STUDIO B
- STUDIO D
- STUDIO DDA
- STUDIO E
- STUDIO F
- STUDIO G

Note: All units sizes are shown inclusive of bathroom, kitchens and kitchen zones and bathroom risers.

UNIT MIX											
Levels	Studios								2 BED	Total	
	A	B	B+	C	D	E	F	G			
Ground	-	-	-	-	-	-	-	-	-	-	
Level 01-04	-	15	6	12	1	1	1	1	1	1	156
Level 05	12	13	6	-	1	1	1	1	1	1	37
Level 06	3	13	-	-	1	1	1	1	1	-	21
Level 07	-	13	-	-	1	1	1	1	1	-	18
Level 08	-	13	-	-	1	1	1	1	1	-	18
Total Rooms	15	112	30	48	8	8	8	8	8	5	250

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B	Amended in response to Council	LC	24.07.2026

SUMMARY OF CHANGES

1) OVERALL ROOM MIX TABLE UPDATED

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BOTANY ROAD

ADDRESS
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DRAWING SERIES
DA3 Overall Plans

DRAWING TITLE
Level 08

DRAWING NO.
DA3.07

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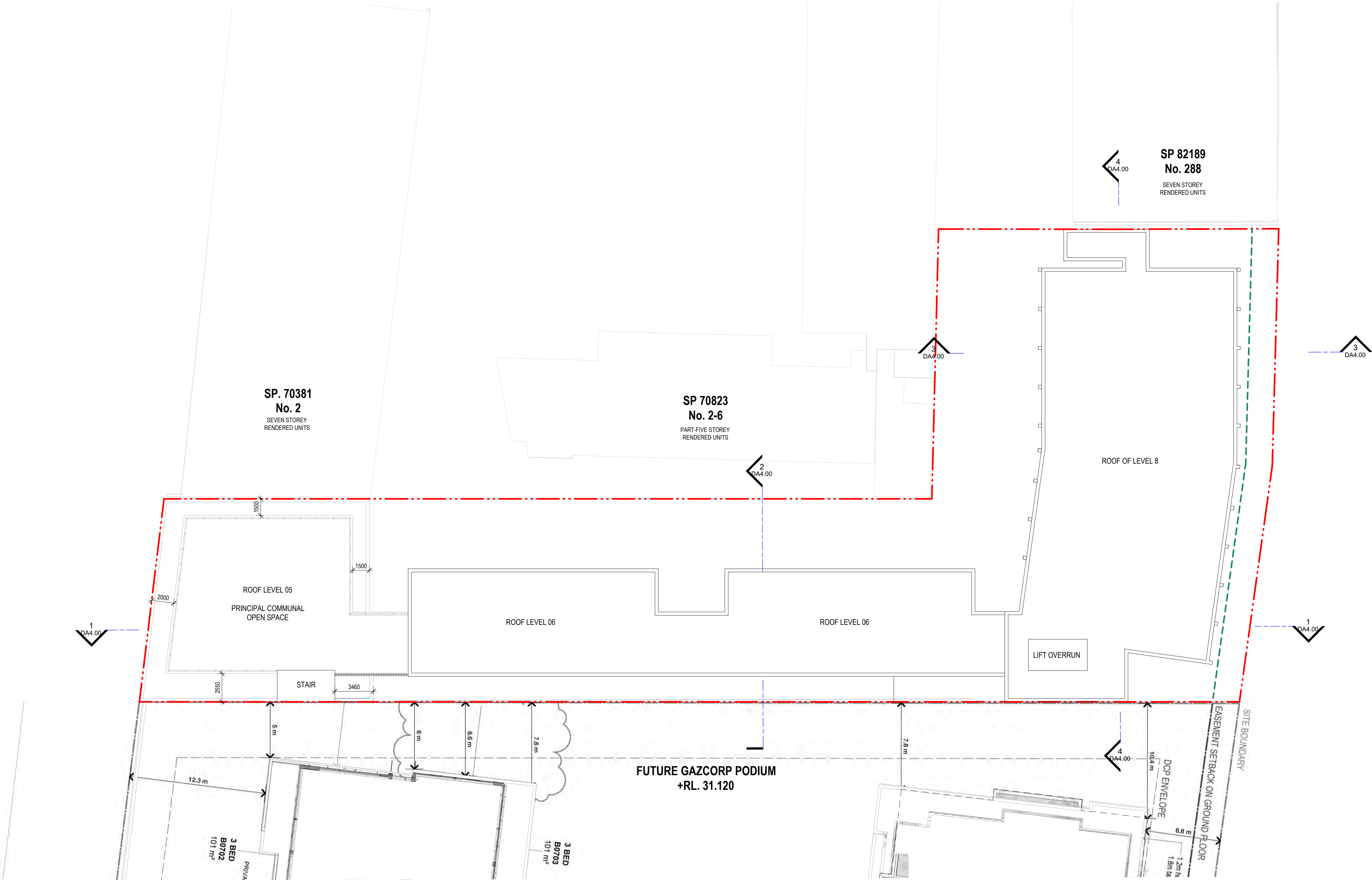
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DRAWING SERIES
DA3 Overall Plans

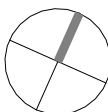
DRAWING TITLE
Roof Level

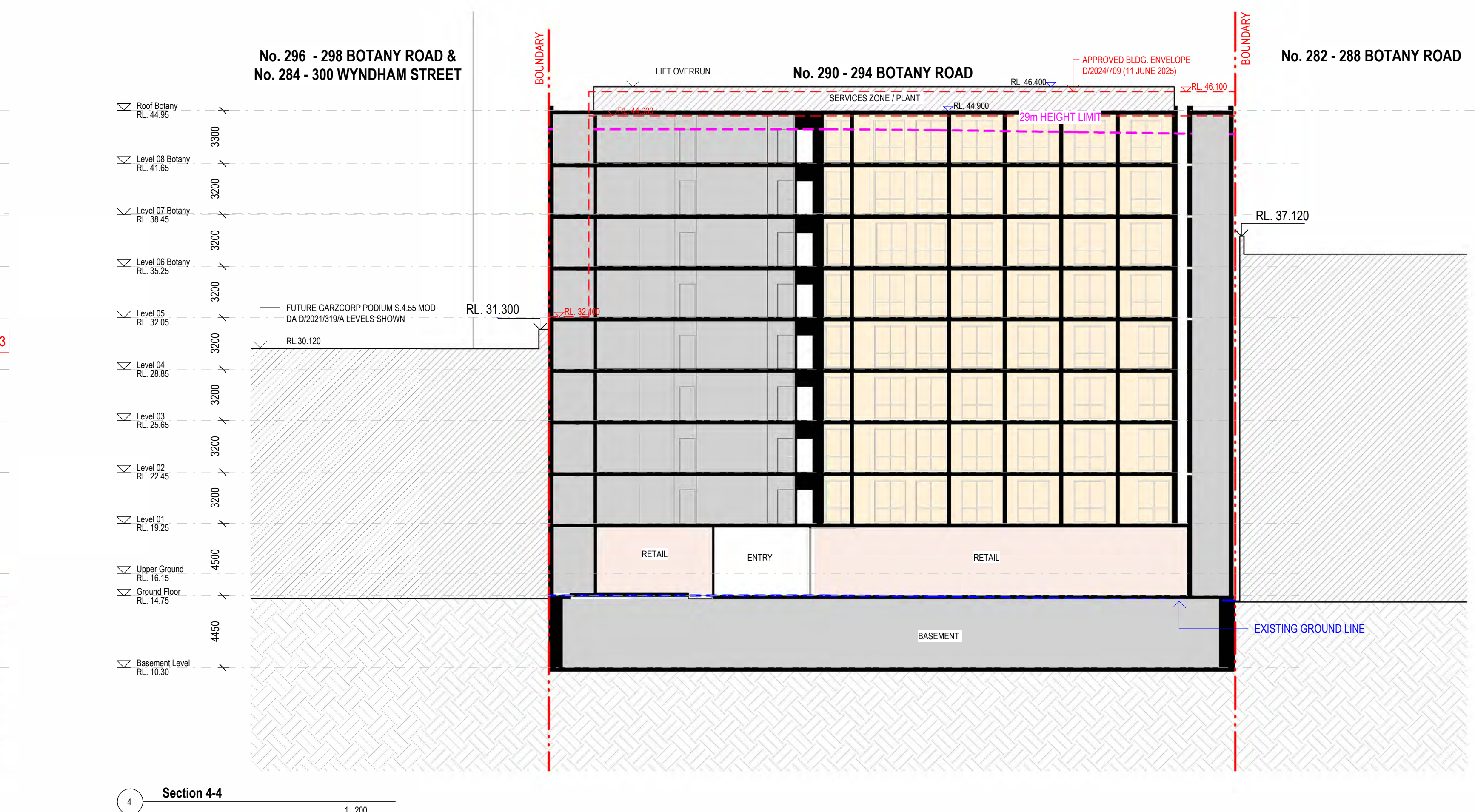
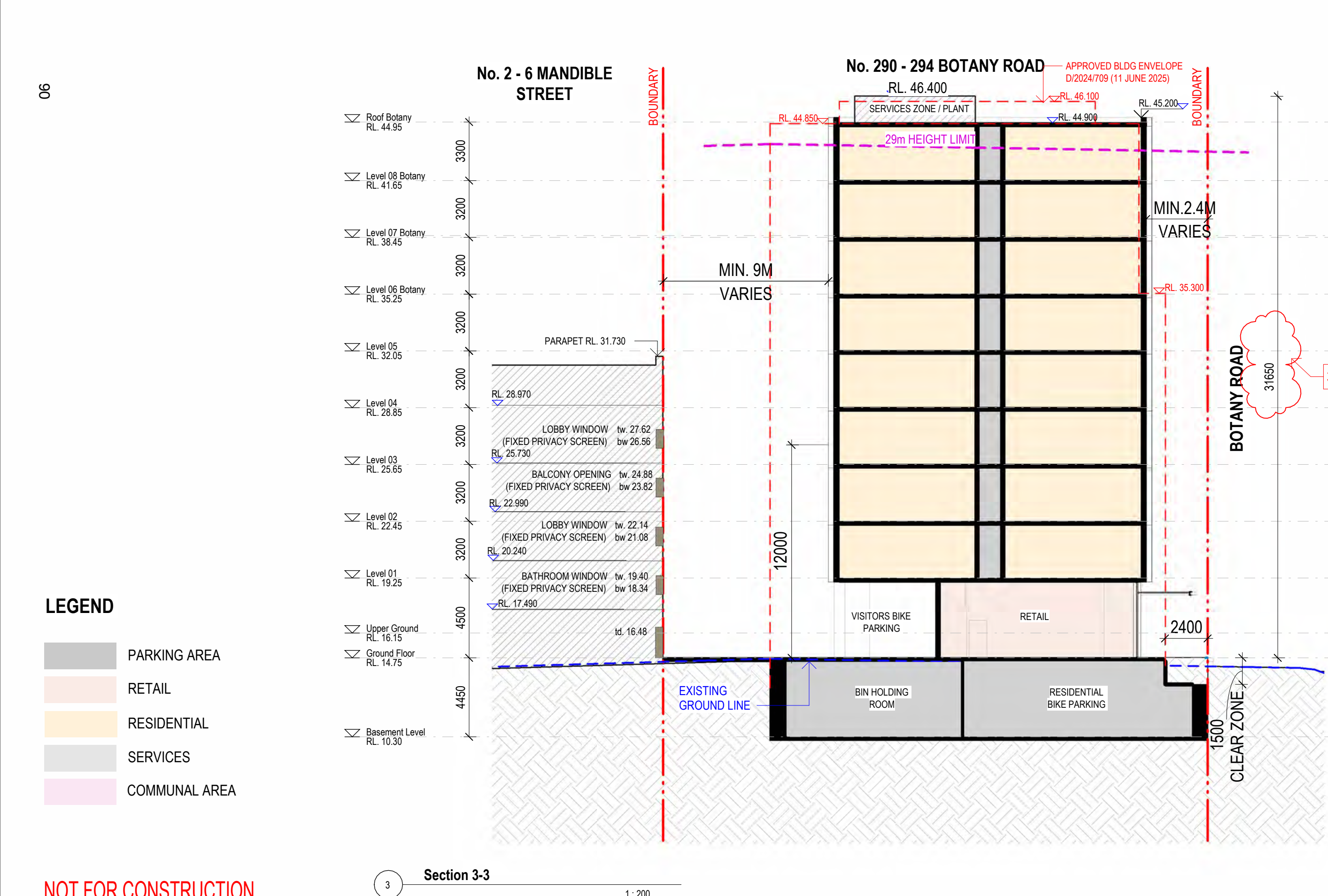
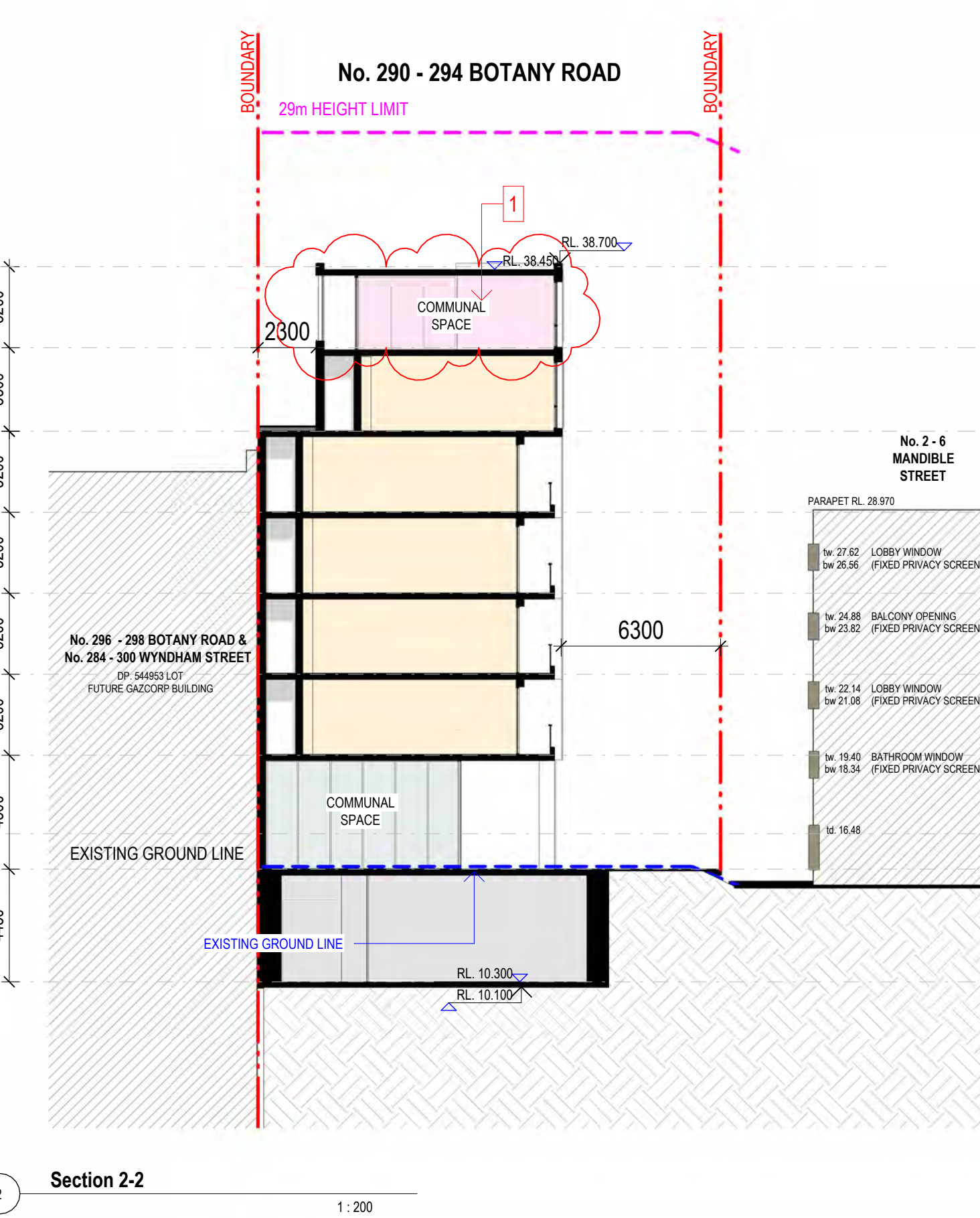
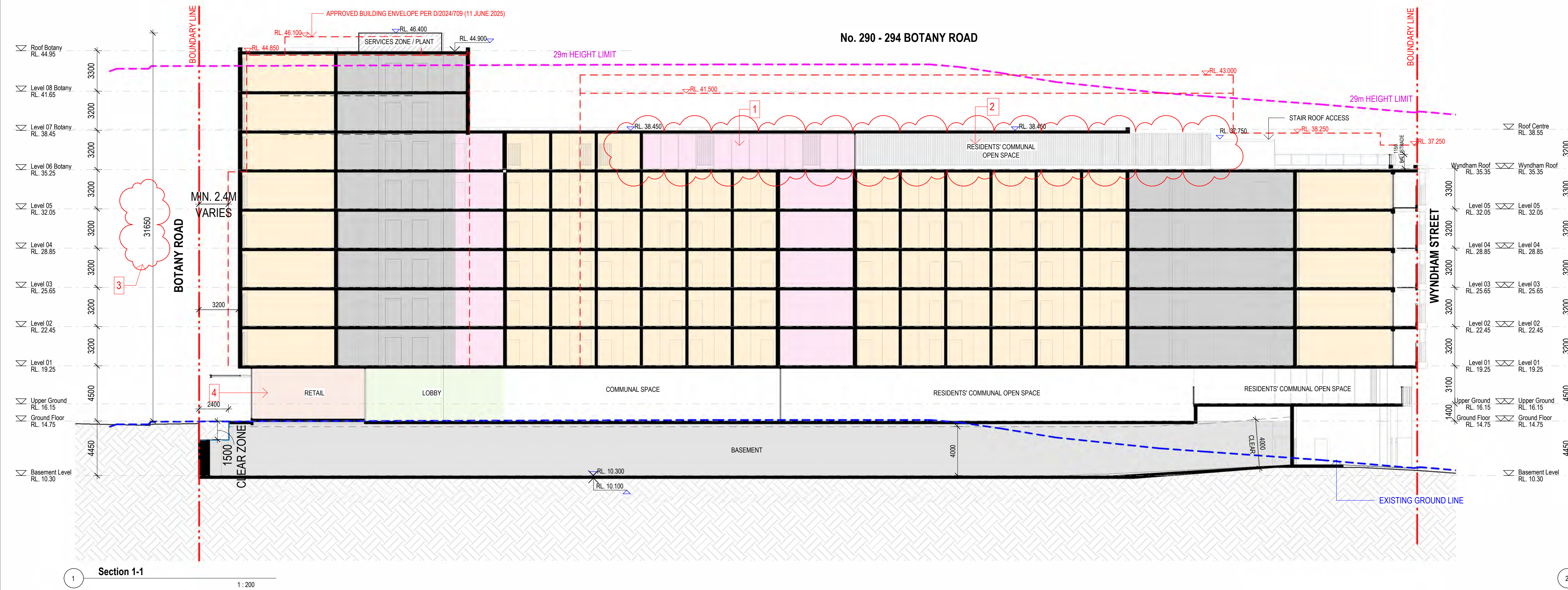
DRAWING NO.
DA3.08

SCALE
1 : 200
0m 2 4 5m
Scale 1:100

REVISION
C

DRAWN BY
ME
CHECKED BY
AA
NORTH





LEGEND

- PARKING AREA
- RETAIL
- RESIDENTIAL
- SERVICES
- COMMUNAL AREA

NOT FOR CONSTRUCTION

NOTES:

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- All dimensions in millimeters unless otherwise shown.
- Use figured dimensions only.
- Do not scale from drawings.
- Check all dimensions on site prior to construction.
- To be read in conjunction with all other documents.
- Report any discrepancies to Antoniadēs Architects Pty Ltd.
- All boundary dimensions and bearings to be verified by licensed surveyor prior to proceeding with work.

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) ROOMS REMOVED ON LEVEL 06 AND CONVERTED INTO COMMUNAL SPACE
- 2) COVERED RESIDENTS' COMMUNAL OPEN SPACE PROVIDED TO REPLACE ENCLOSED COMMUNAL SPACE
- 3) MAX BUILDING HEIGHT DIMENSION ADDED

ANTONIADES ARCHITECTS

www.antoniadēs.com.au
ACN 129 731 559

Nominated Architect, Andreas Antoniadēs
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

DA4 Sections

DRAWING TITLE

Sections

DRAWING NO.

DA4.00

SCALE

As indicated

0m 4 8 10m

Scale 1:200

REVISION

D

DRAWN BY

PV

CHECKED BY

ME