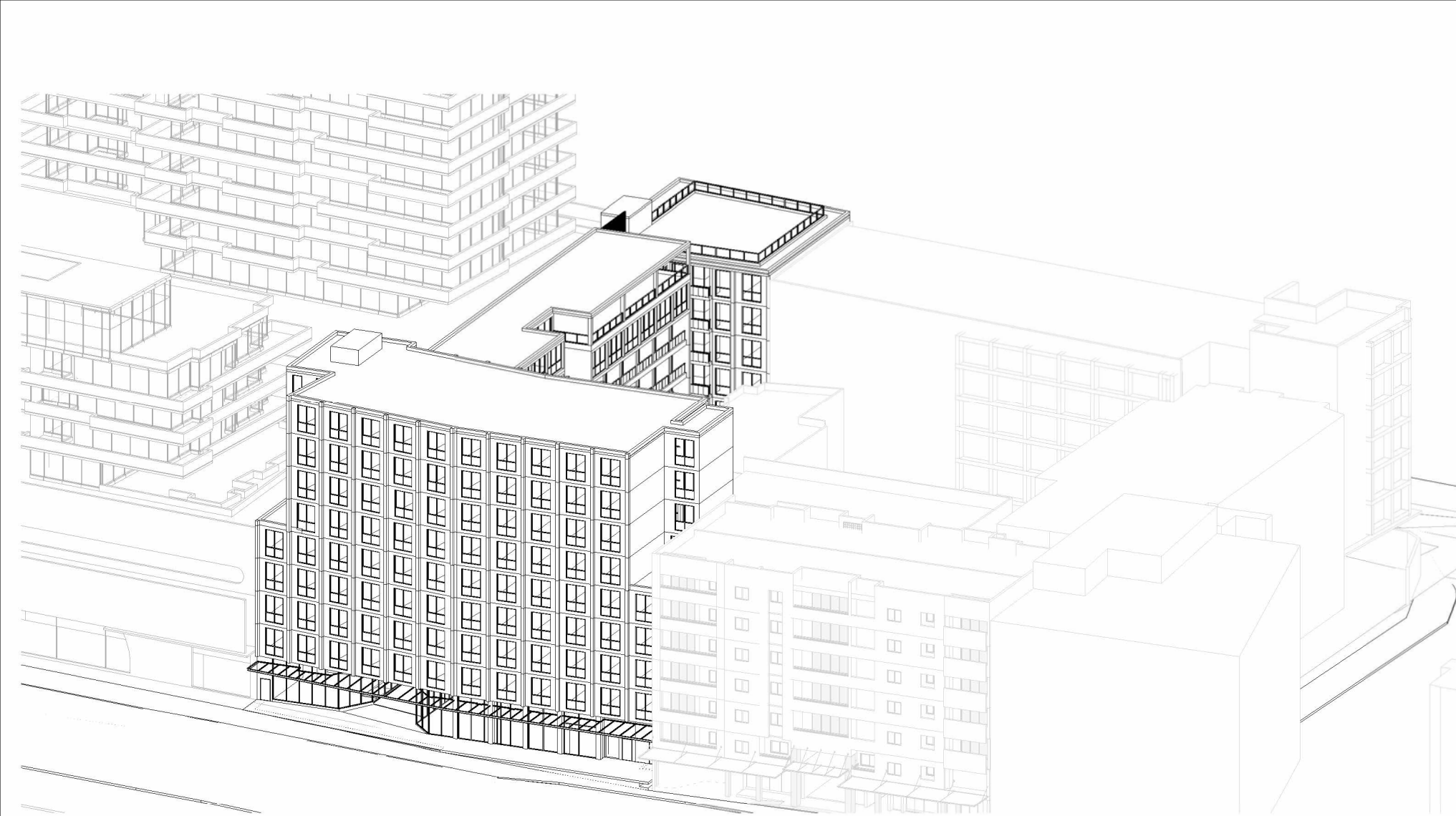
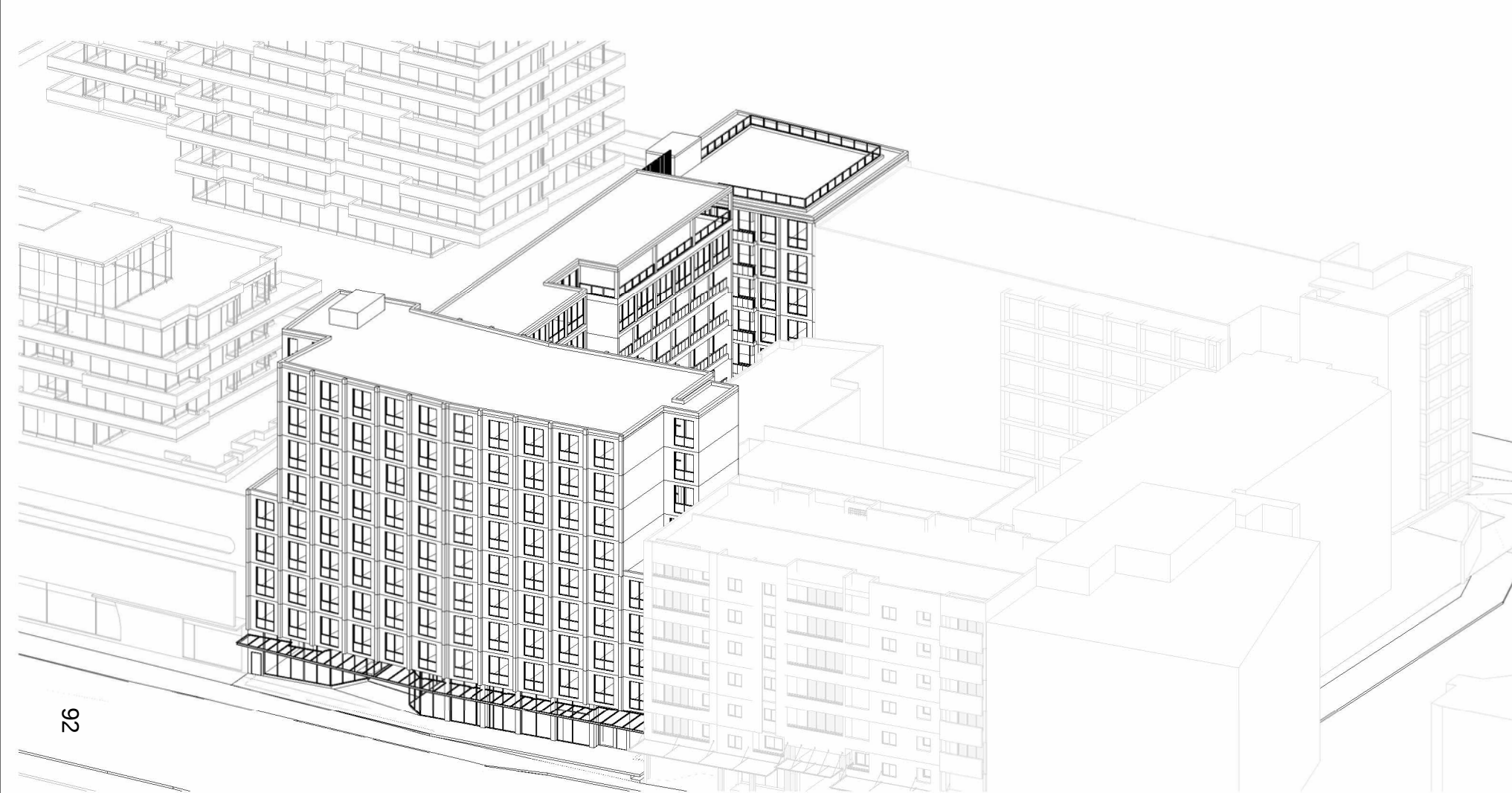


Attachment C2

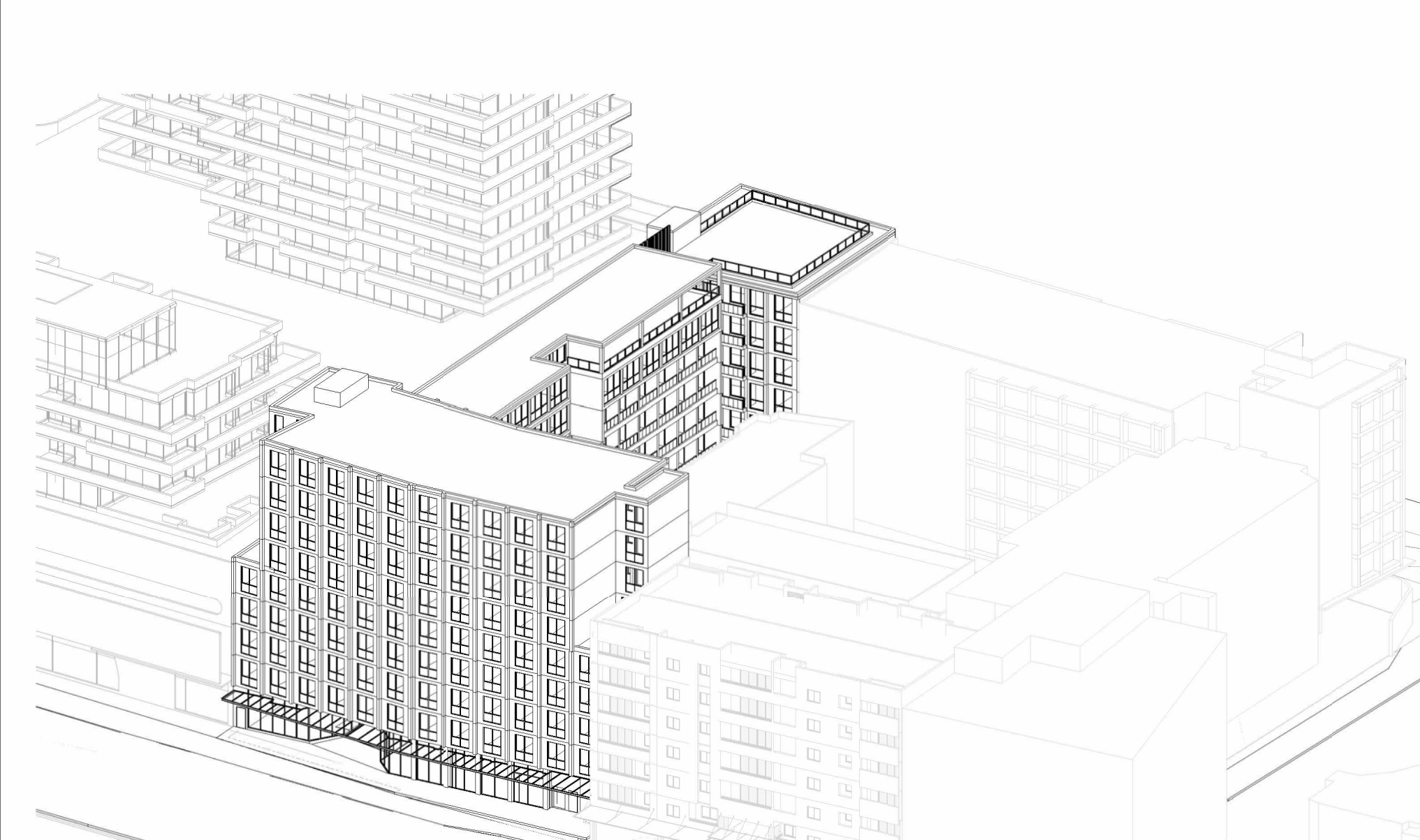
Shadow Diagrams & GFA Calculations



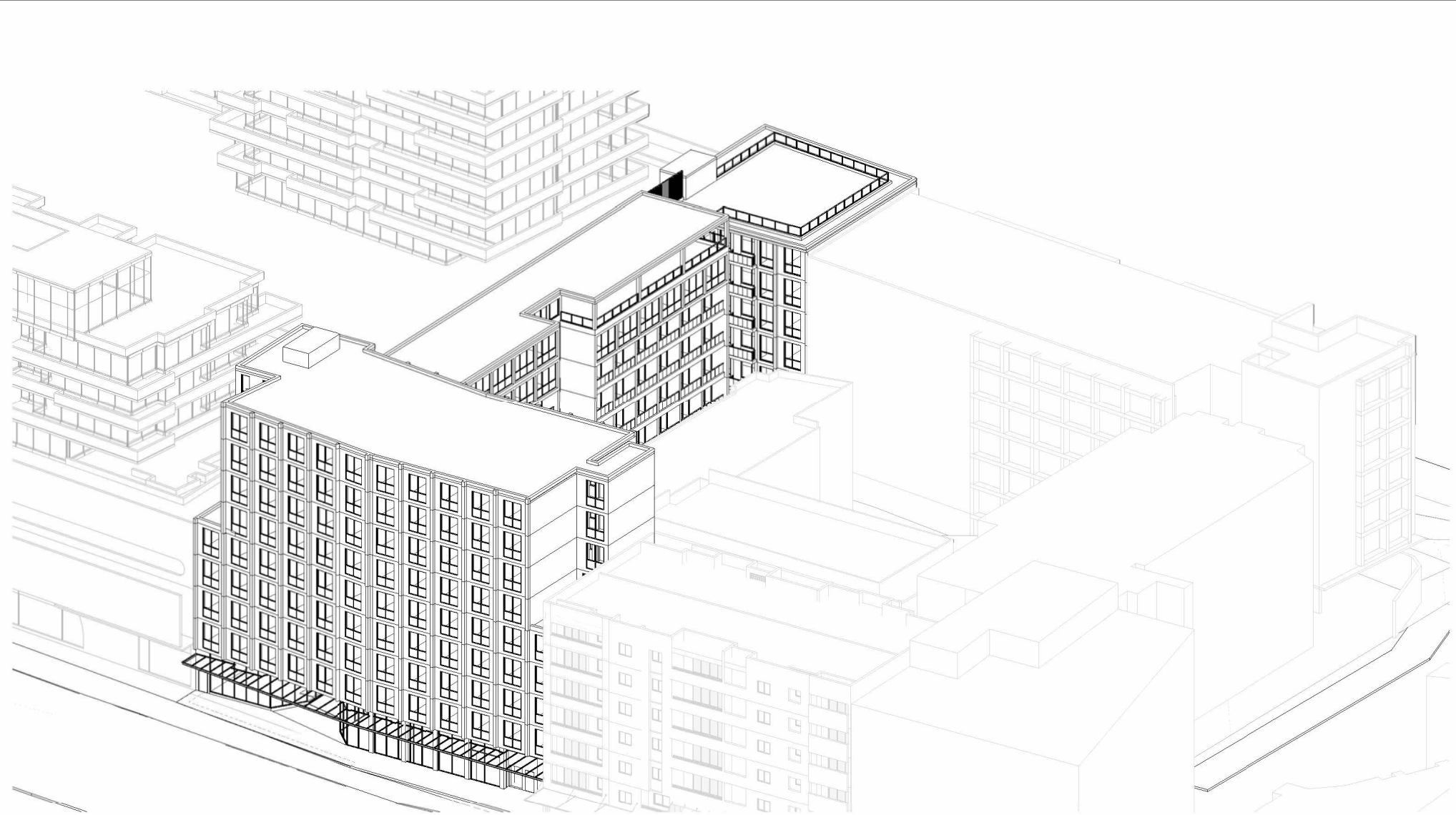
1 15 min Sun Eye - 9AM



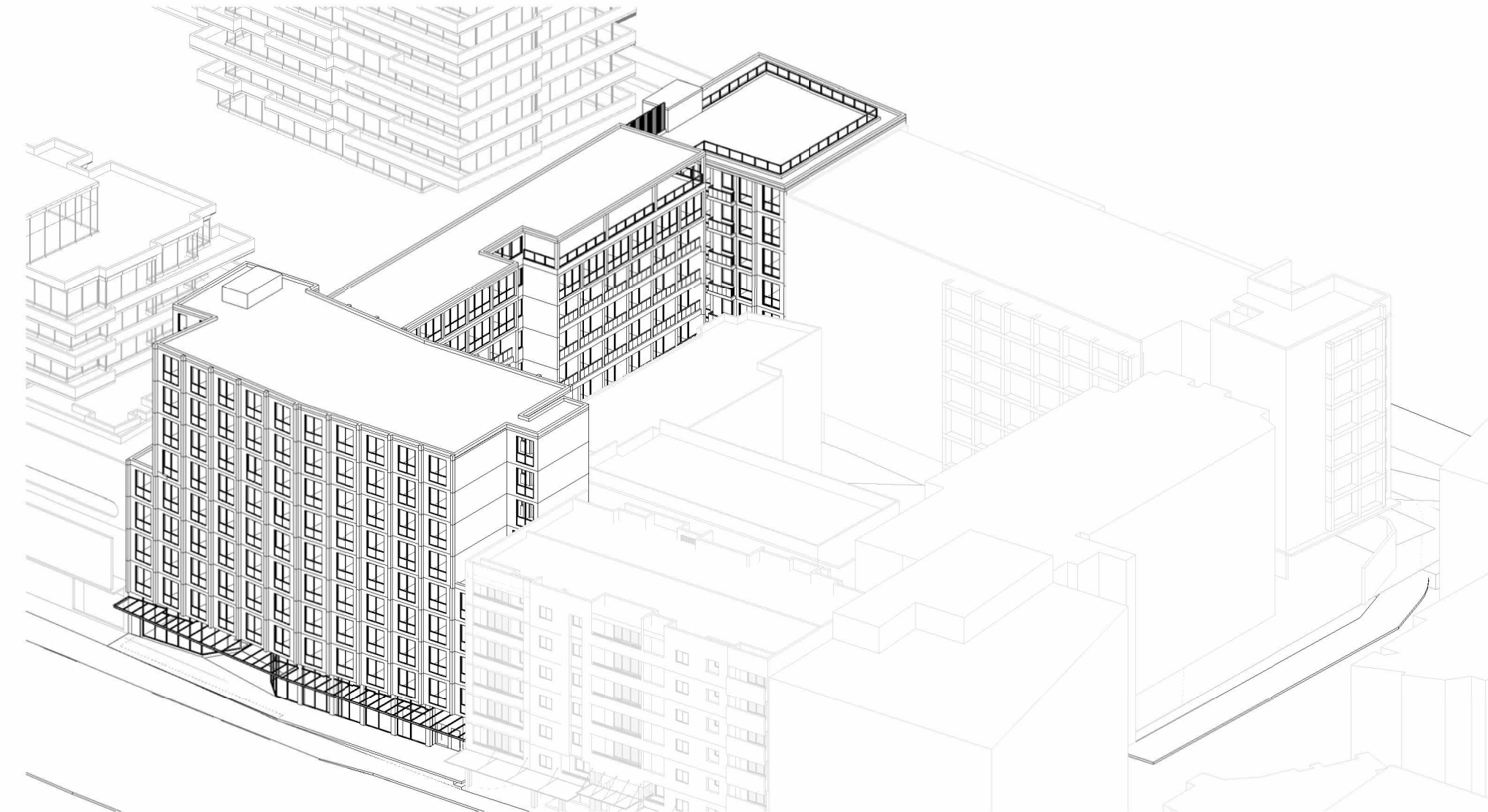
2 Sun Eye 9_15AM



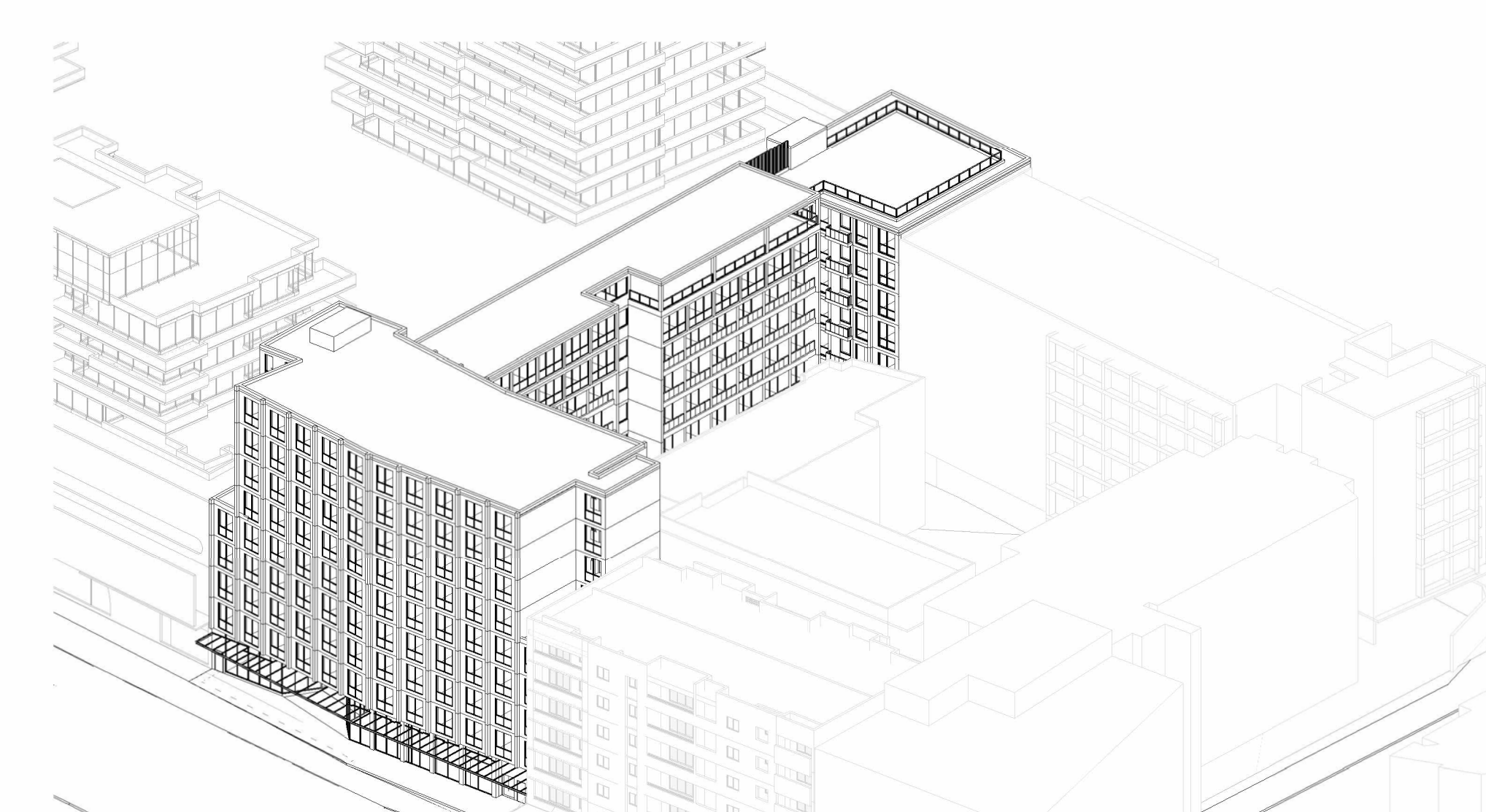
3 Sun Eye 9_30AM



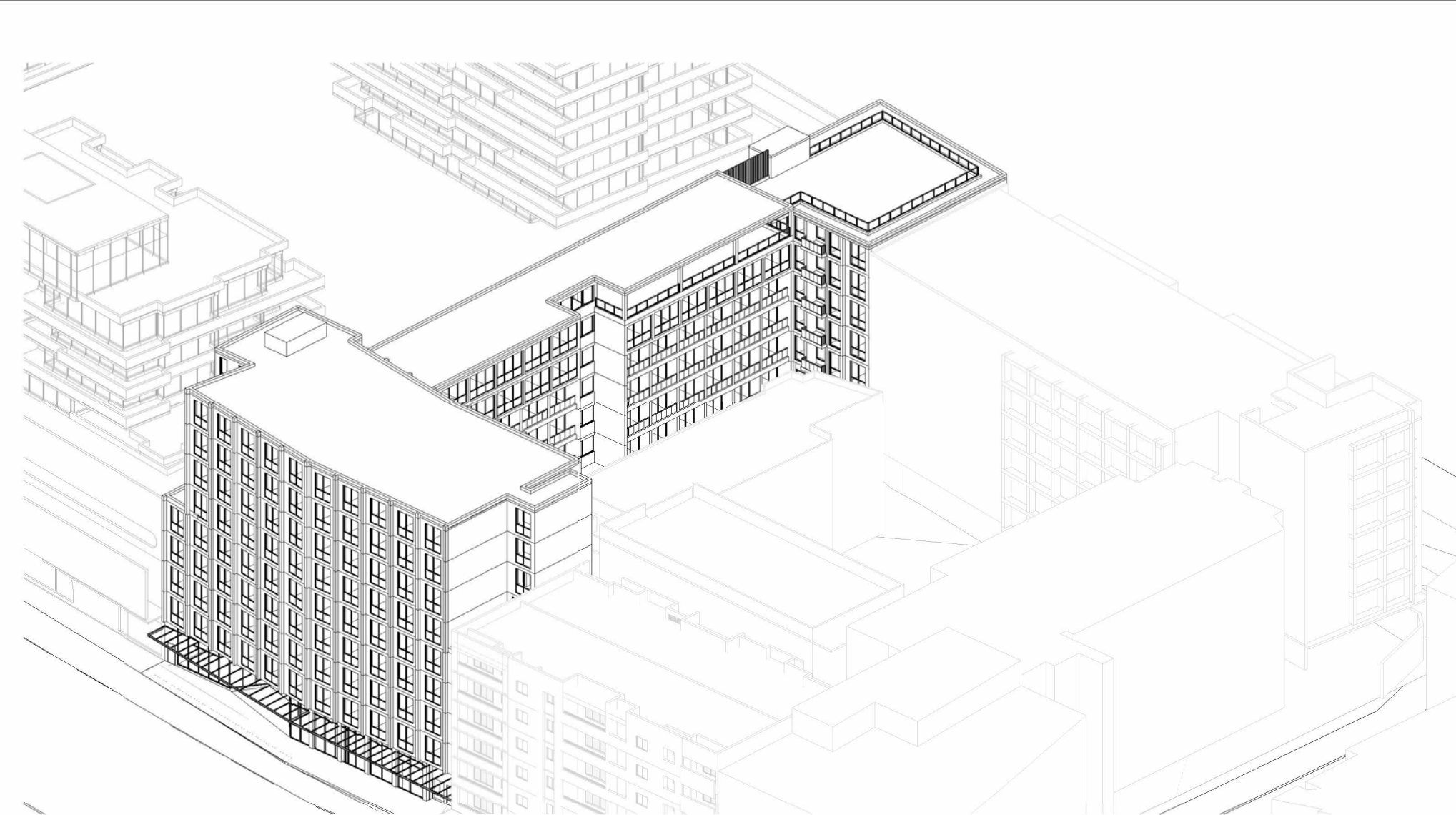
4 Sun Eye 9_45AM



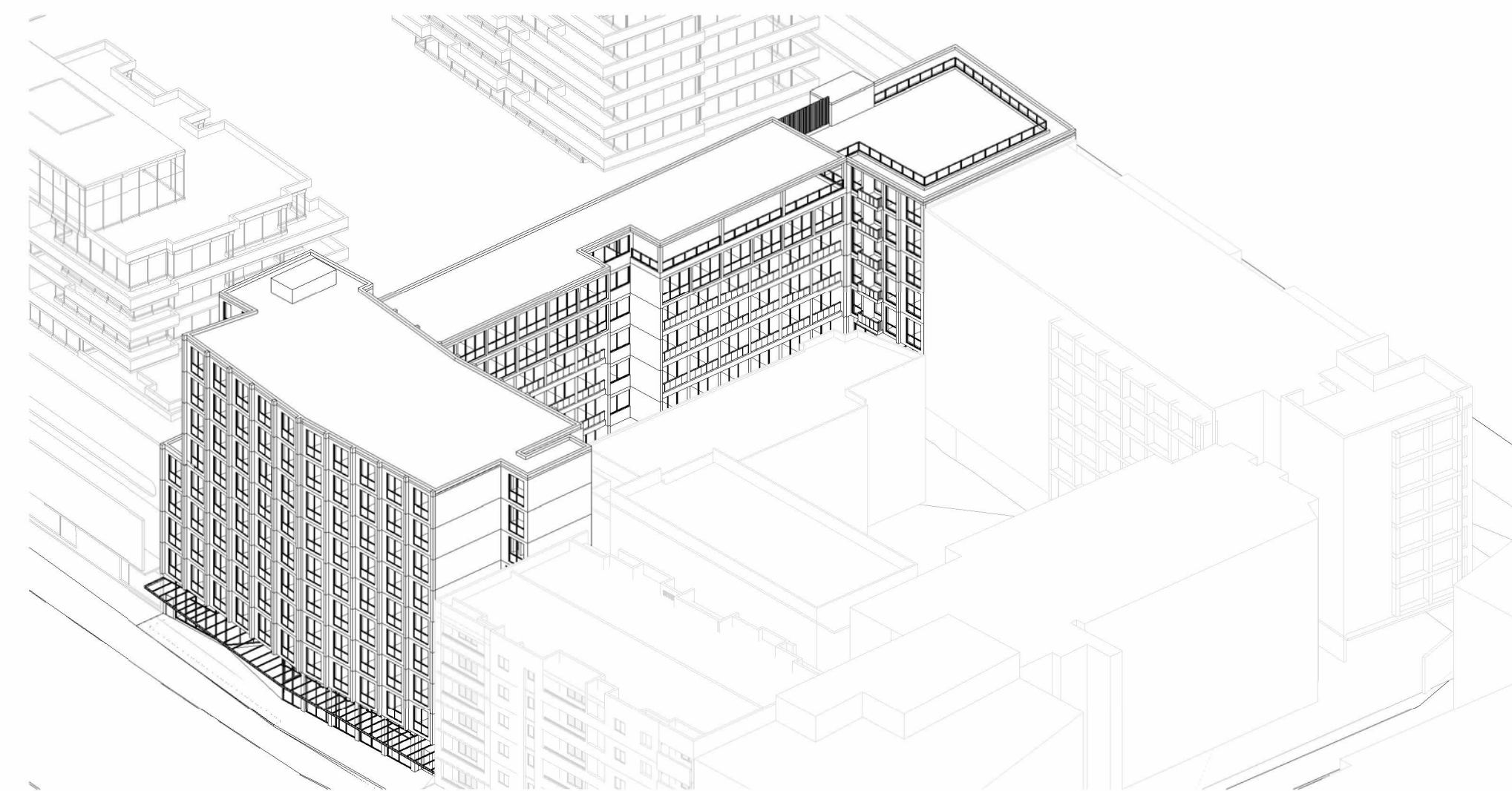
5 Sun Eye - 10AM



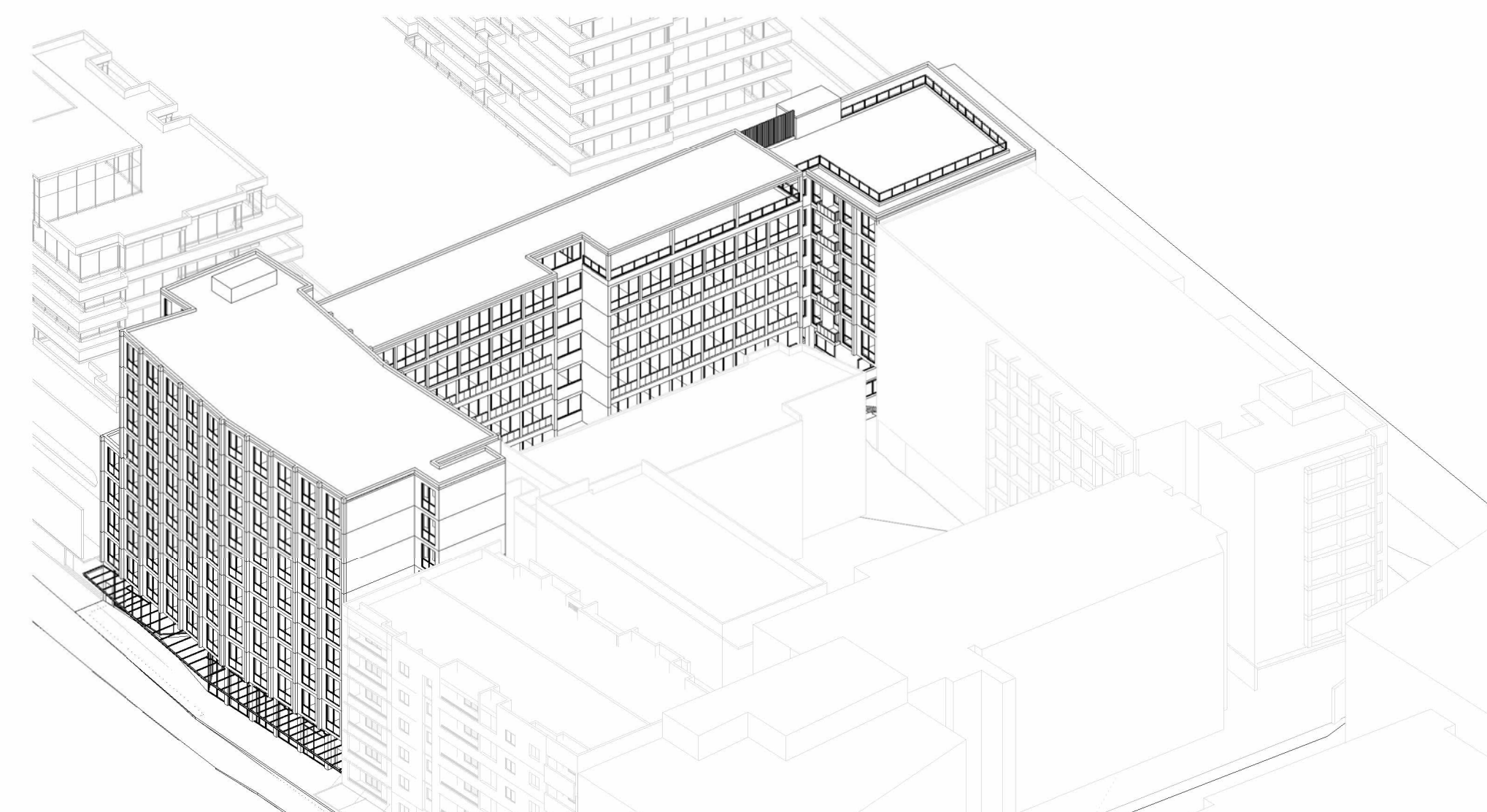
6 Sun Eye 10_15AM



7 Sun Eye 10_30AM



8 Sun Eye 10_45AM



9 Sun Eye - 11AM

WORK IN PROGRESS

NOTE: APPROVED s.4.55 MOD SCHEME DATED 7.11.2024 (D/2021/319/A FOR FUTURE GAZCORP DEVELOPMENT AT 296-298 BOTANY RD BEED SHOWN IN SUN EYE DIAGRAMAS.

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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

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ARCHITECTS

www.antonlades.com.au
ACN 129 731 559

Nominated Architect: Andreas Antoniadès
NSW Registration 7954

PROJECT PHASE
CONCEPT DA

STATUS
FOR SUBMISSION

PROJECT NO.
22008
PROJECT
BOTANY ROAD

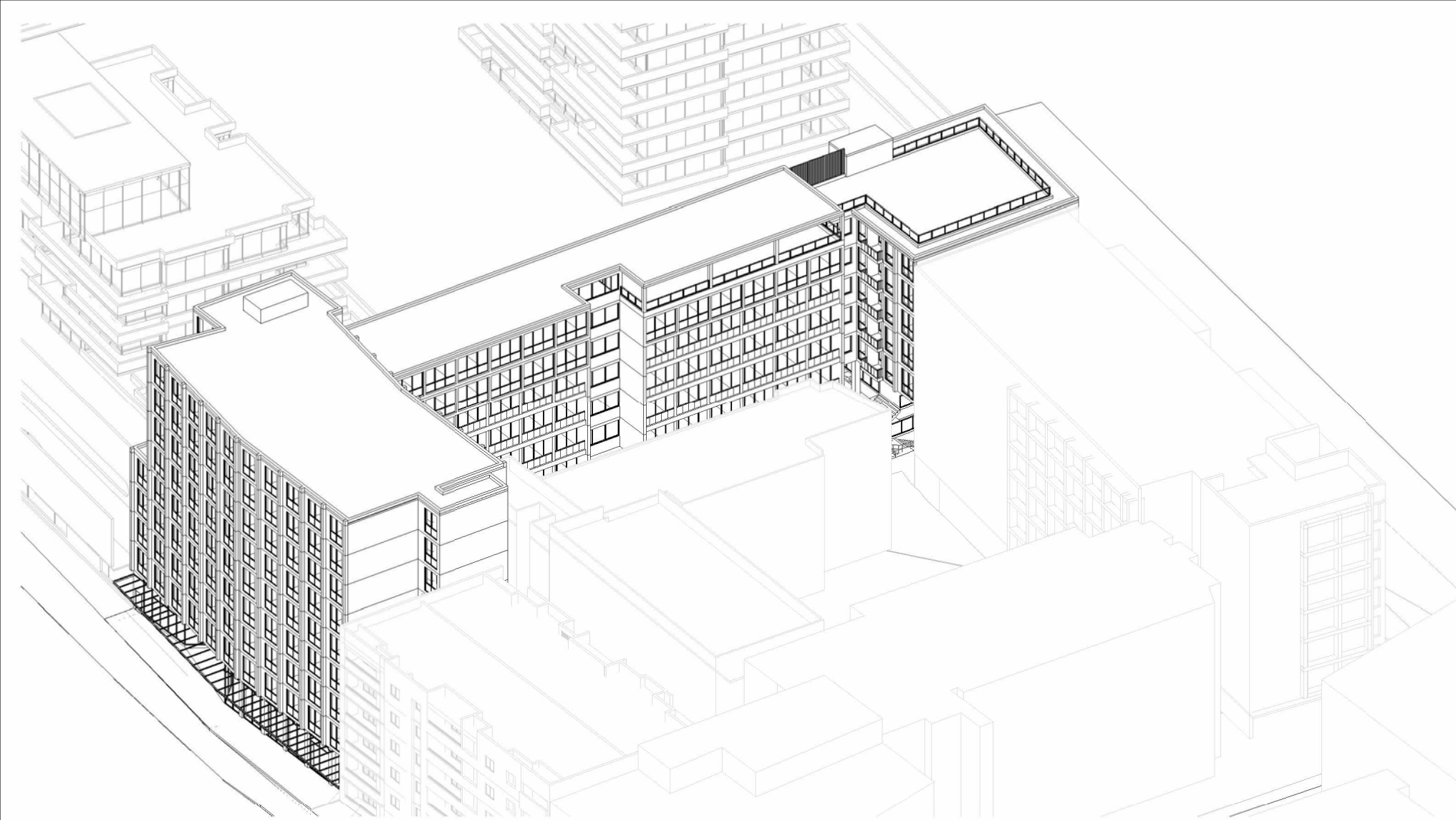
ADDRESS
290-294 Botany Road,
Alexandria
CLIENT
Angreb PTY LTD & Sentra
Investments PTY LTD

DRAWING SERIES
DA6 Design Analysis
DRAWING TITLE
Sun Eye Diagrams - Sheet 1

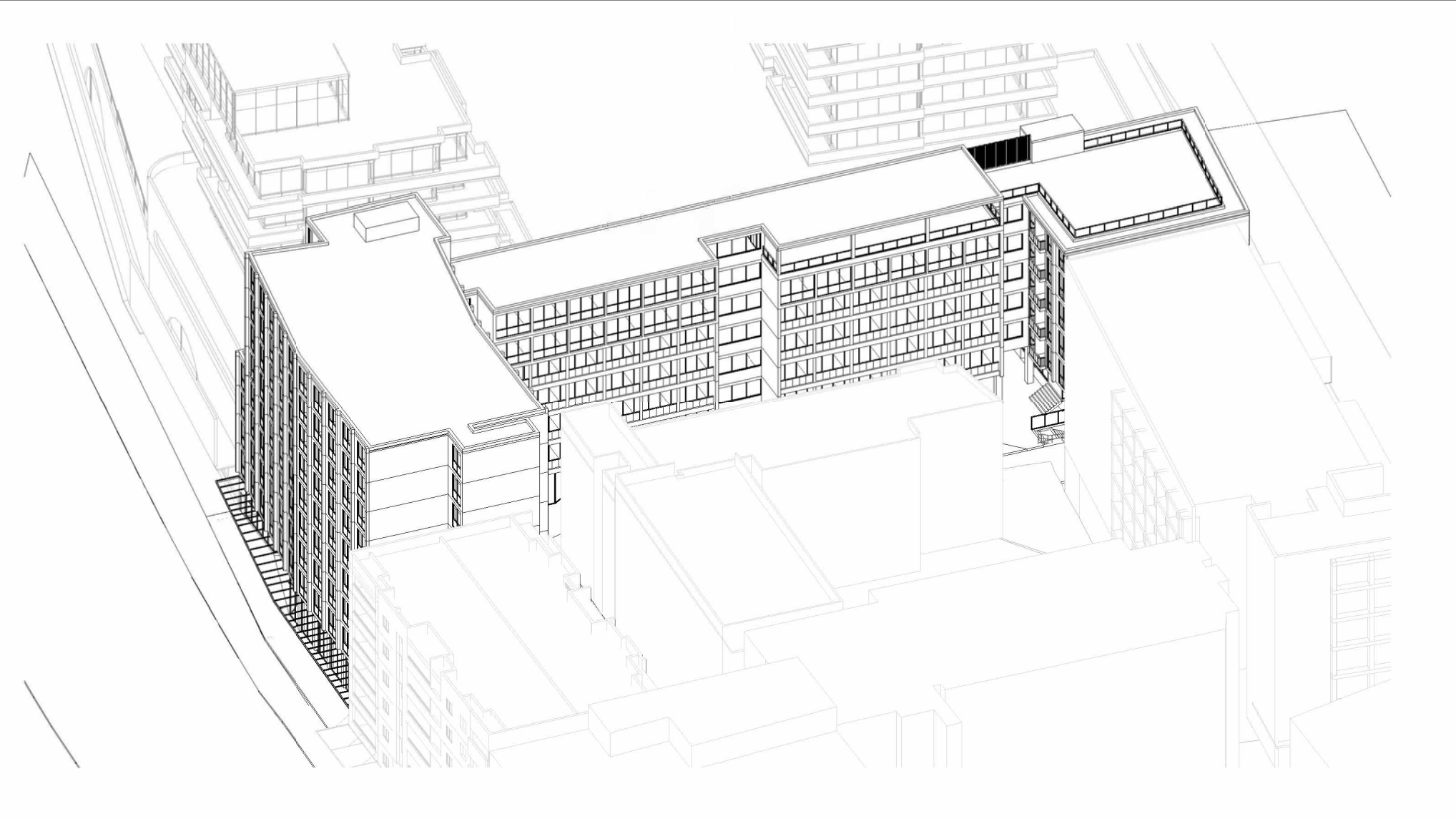
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DA6.06

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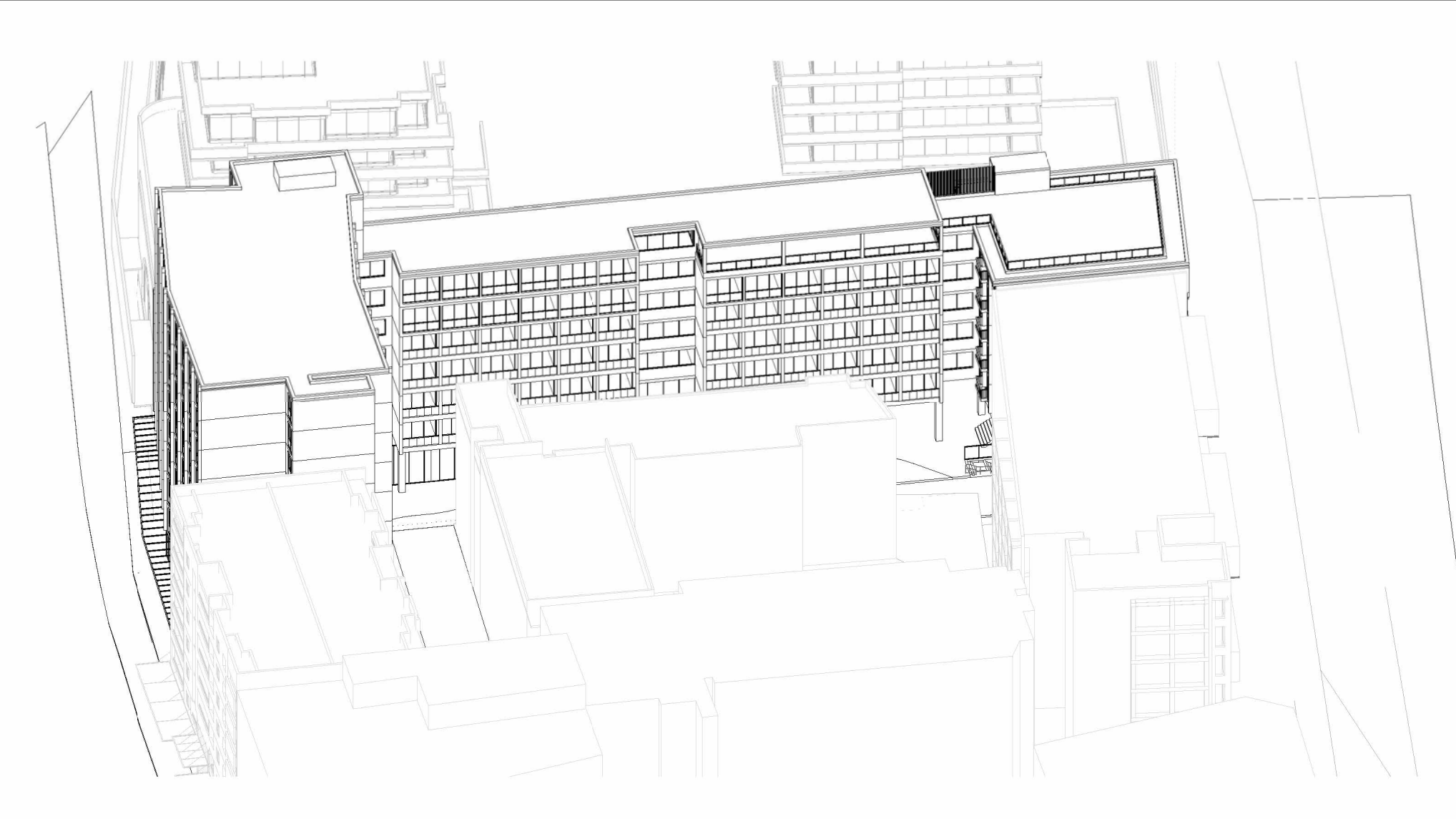
REVISION
D
DRAWN BY
PV
CHECKED BY
ME



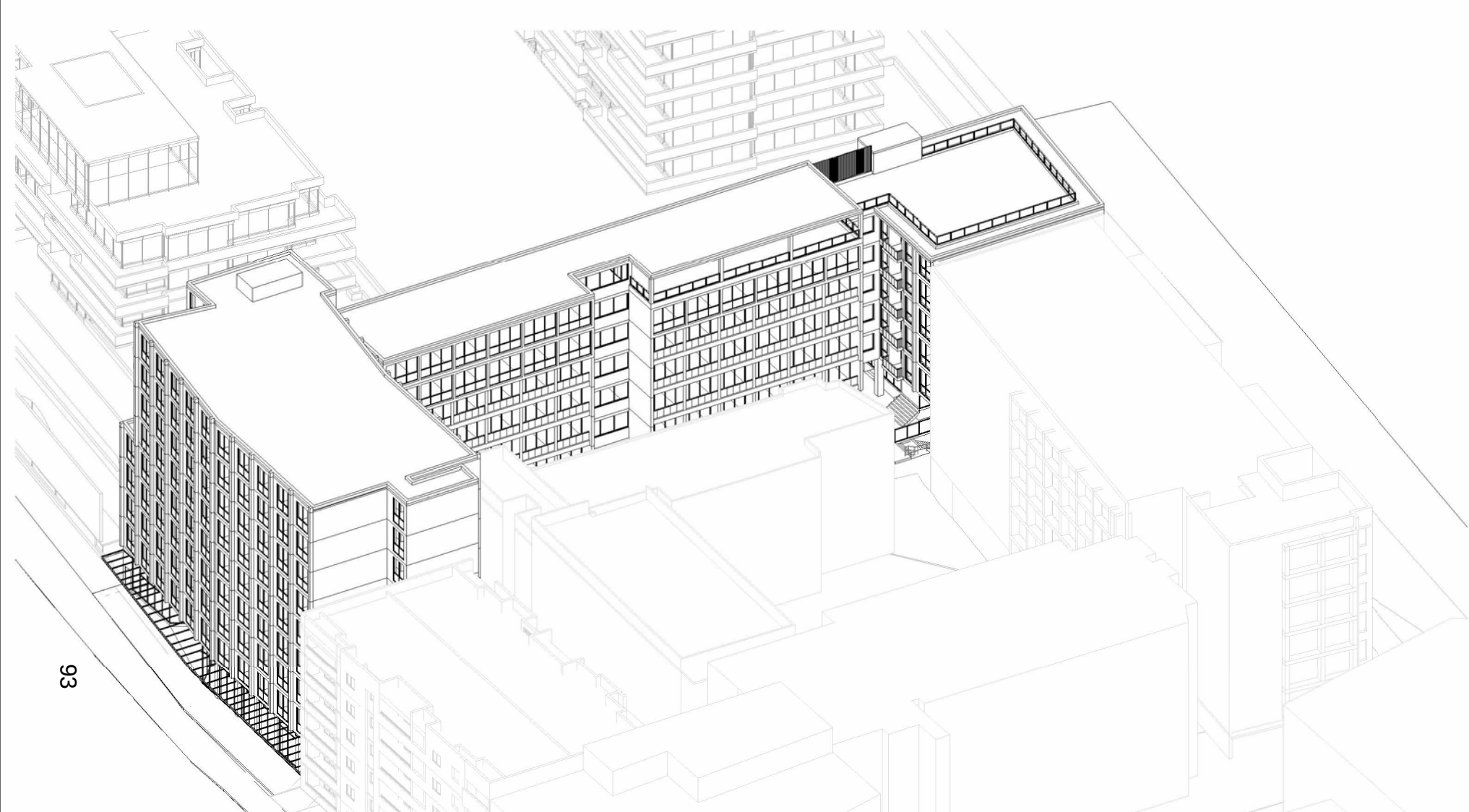
1 Sun Eye 11_15AM



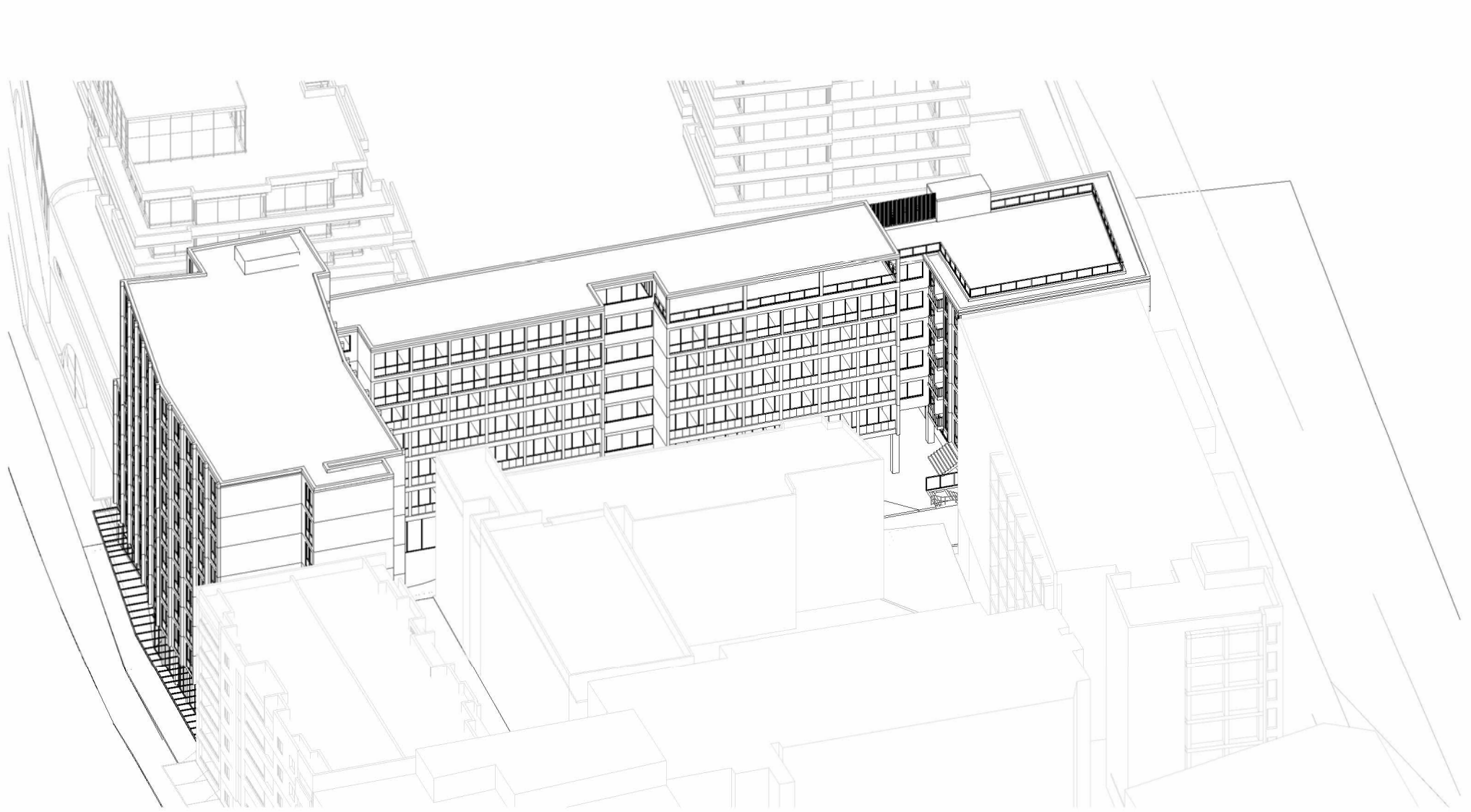
4 Sun Eye - 12PM



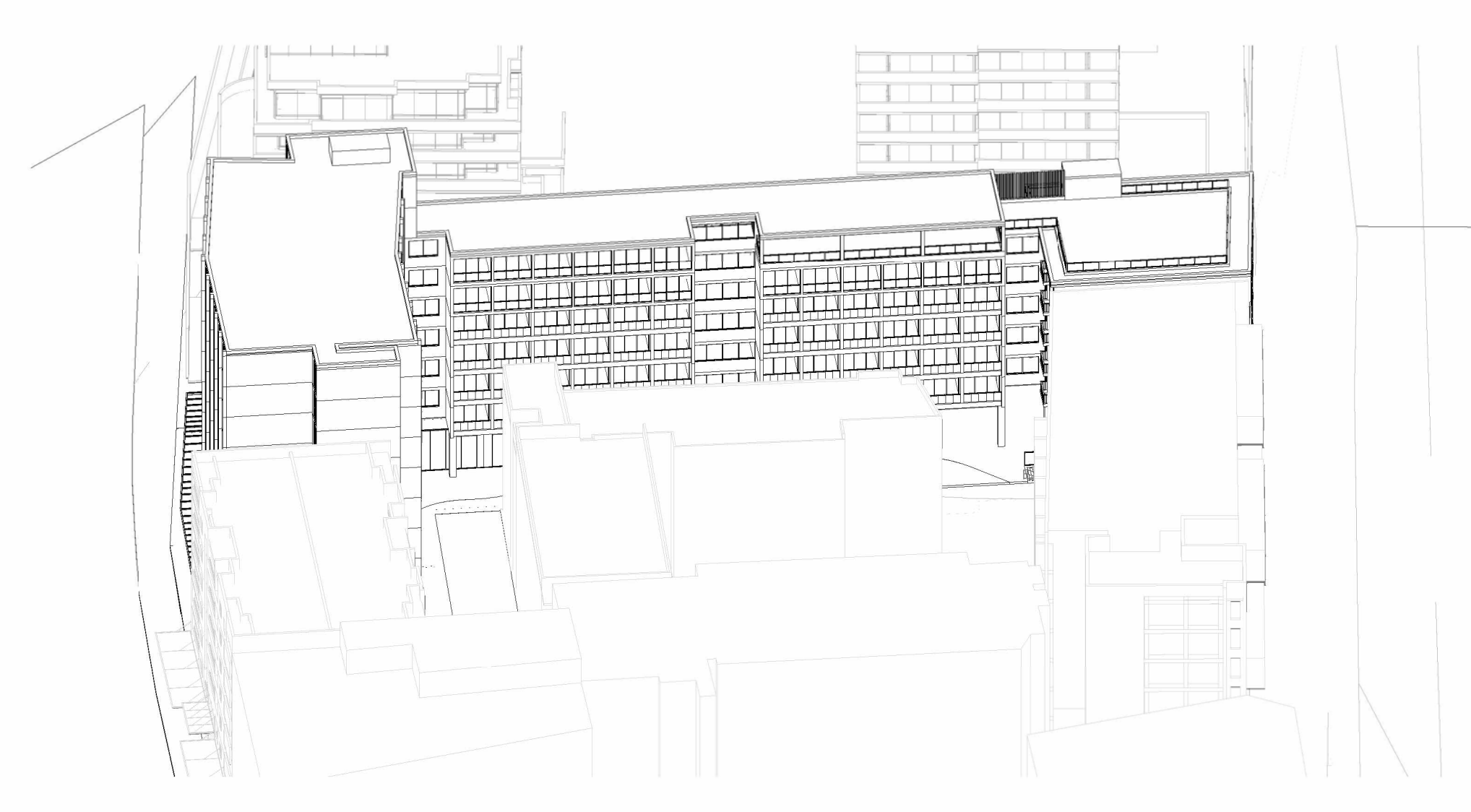
7 Sun Eye 12_45PM



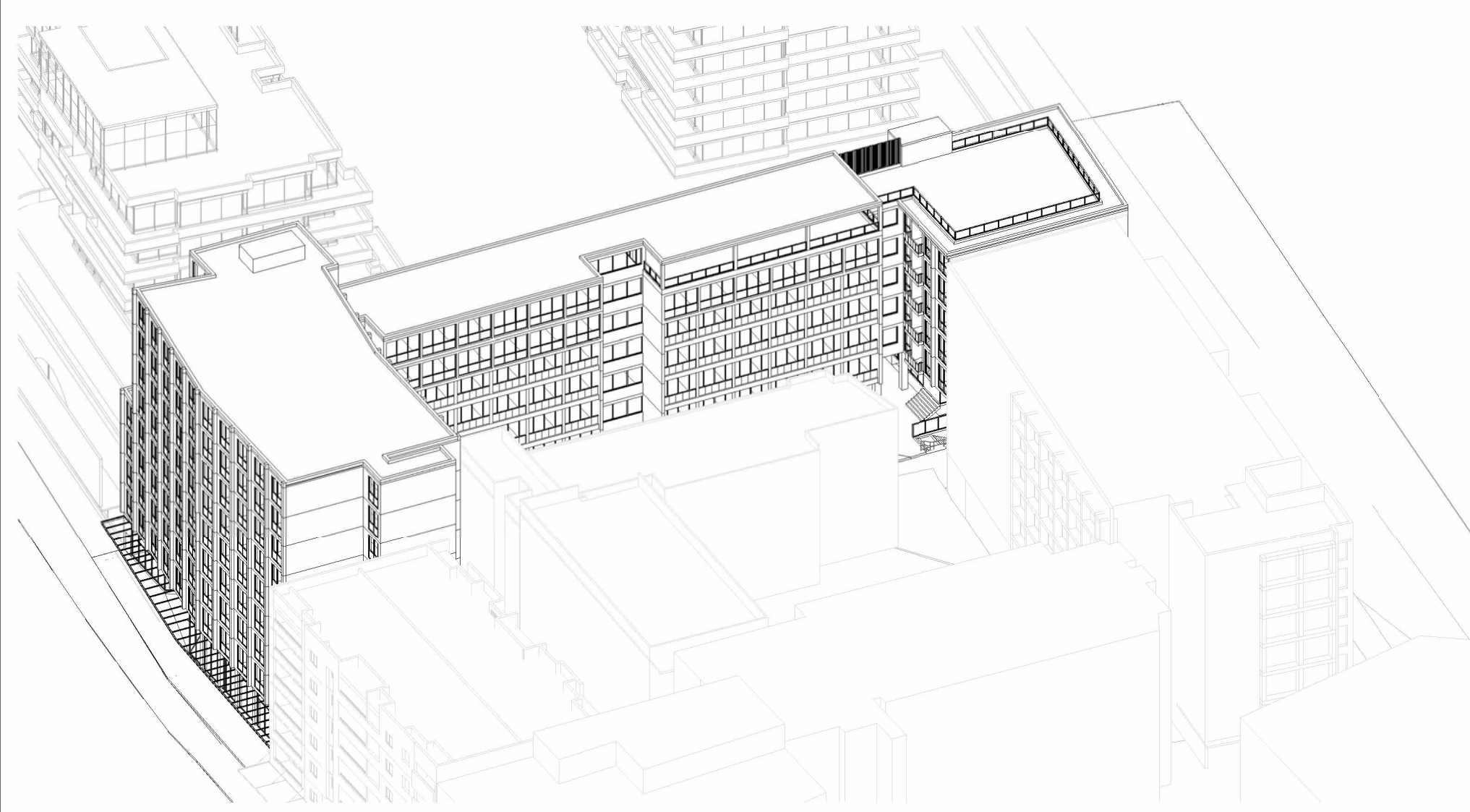
2 Sun Eye 11_30AM



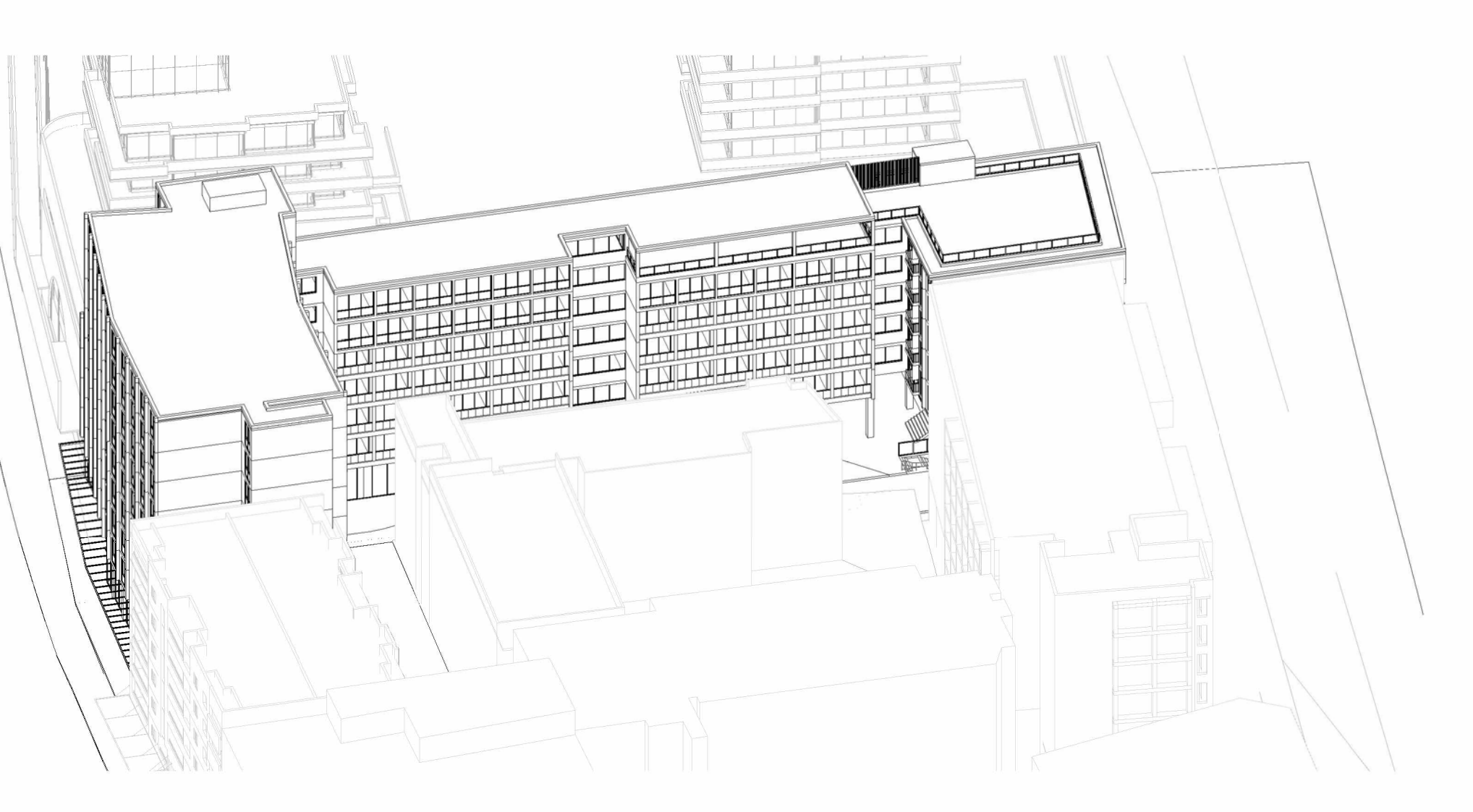
5 Sun Eye 12_15PM



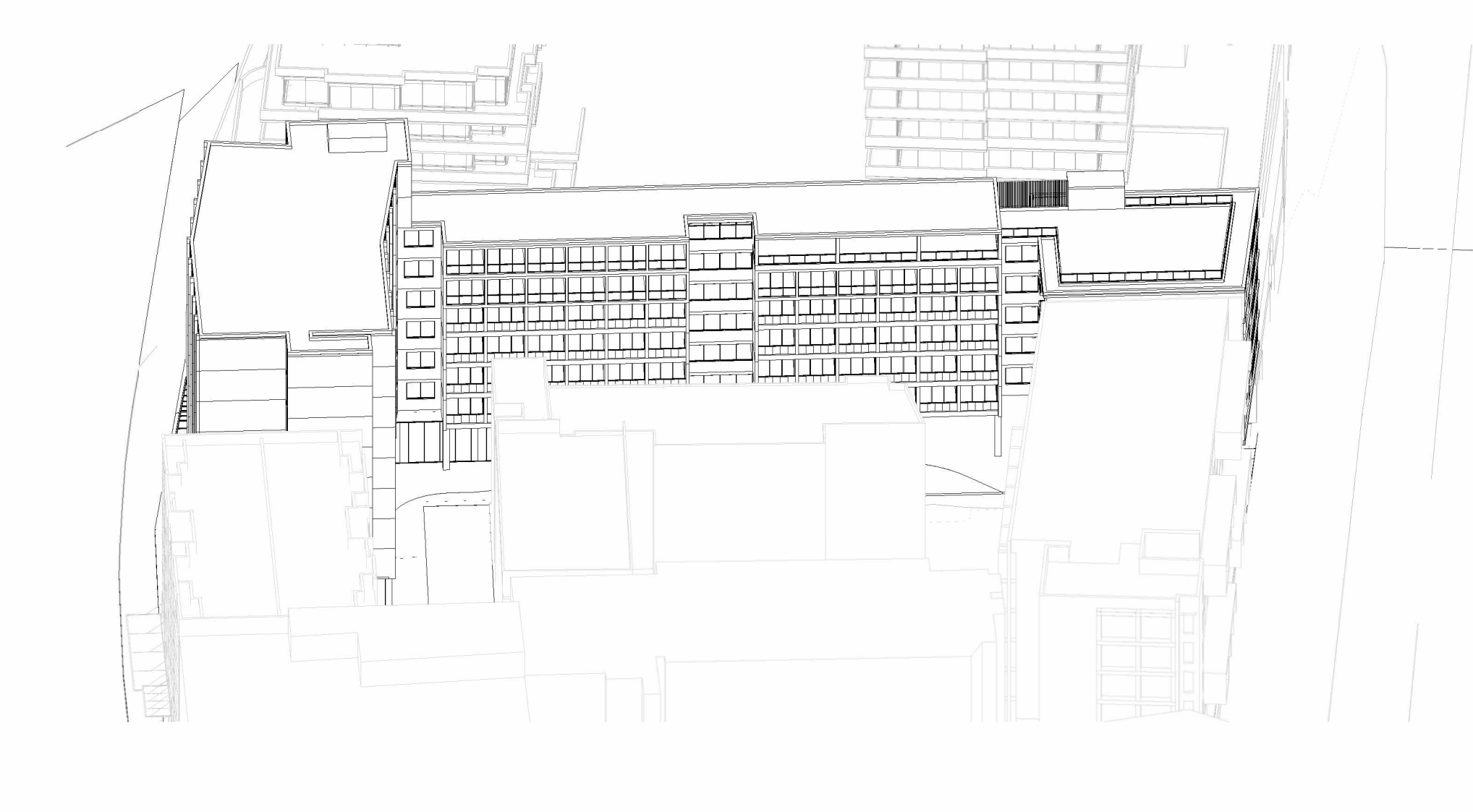
8 Sun Eye - 1PM



3 Sun Eye 11_45AM



6 Sun Eye 12_30PM



9 Sun Eye 01_15PM

WORK IN PROGRESS

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A	For Submission	ME	09.01.2026
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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
DA6 Design Analysis

DRAWING TITLE
Sun Eye Diagrams - Sheet 2

DRAWING NO.
DA6.07

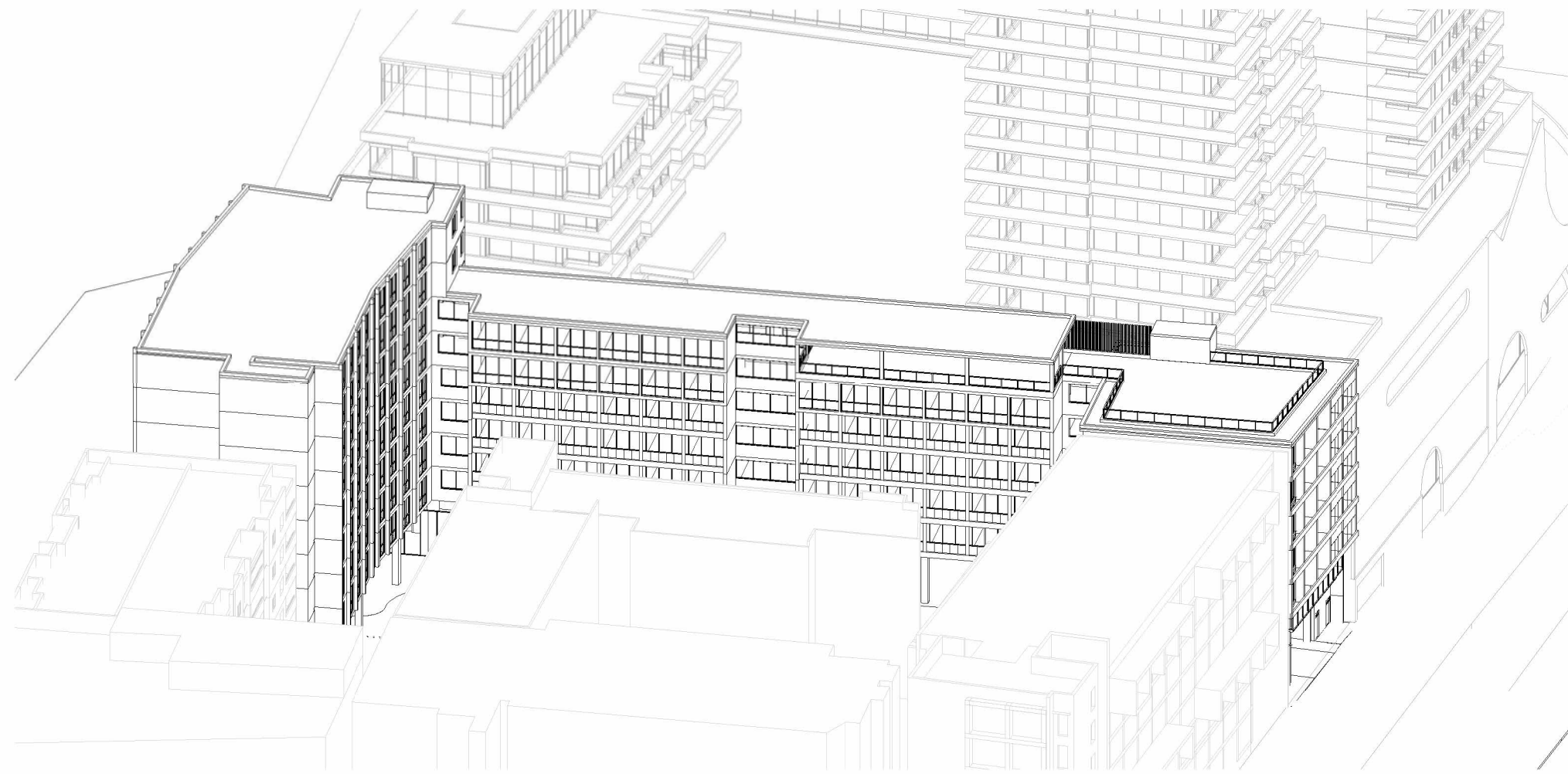
SCALE
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Scale 1:100

REVISION
D
DRAWN BY
PV
CHECKED BY
ME

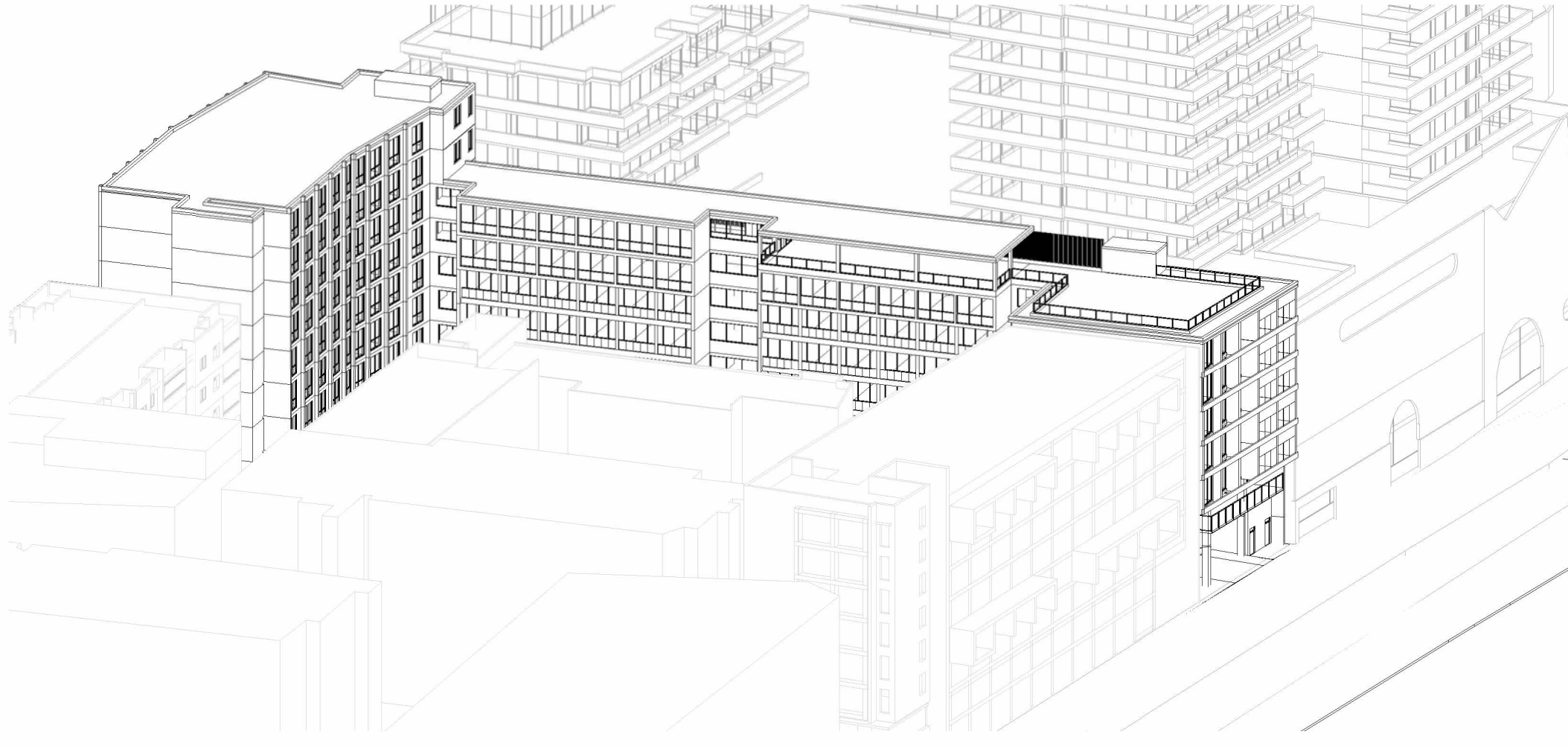
NOTE: APPROVED s.4.55 MOD SCHEME DATED 7.11.2024 (D/2021/319/A FOR FUTURE GAZCORP DEVELOPMENT AT 296-298 BOTANY RD BEED SHOWN IN SUN EYE DIAGRAMAS.



1 Sun Eye 01_30PM



4 Sun Eye 02_15PM



7 Sun Eye - 3PM



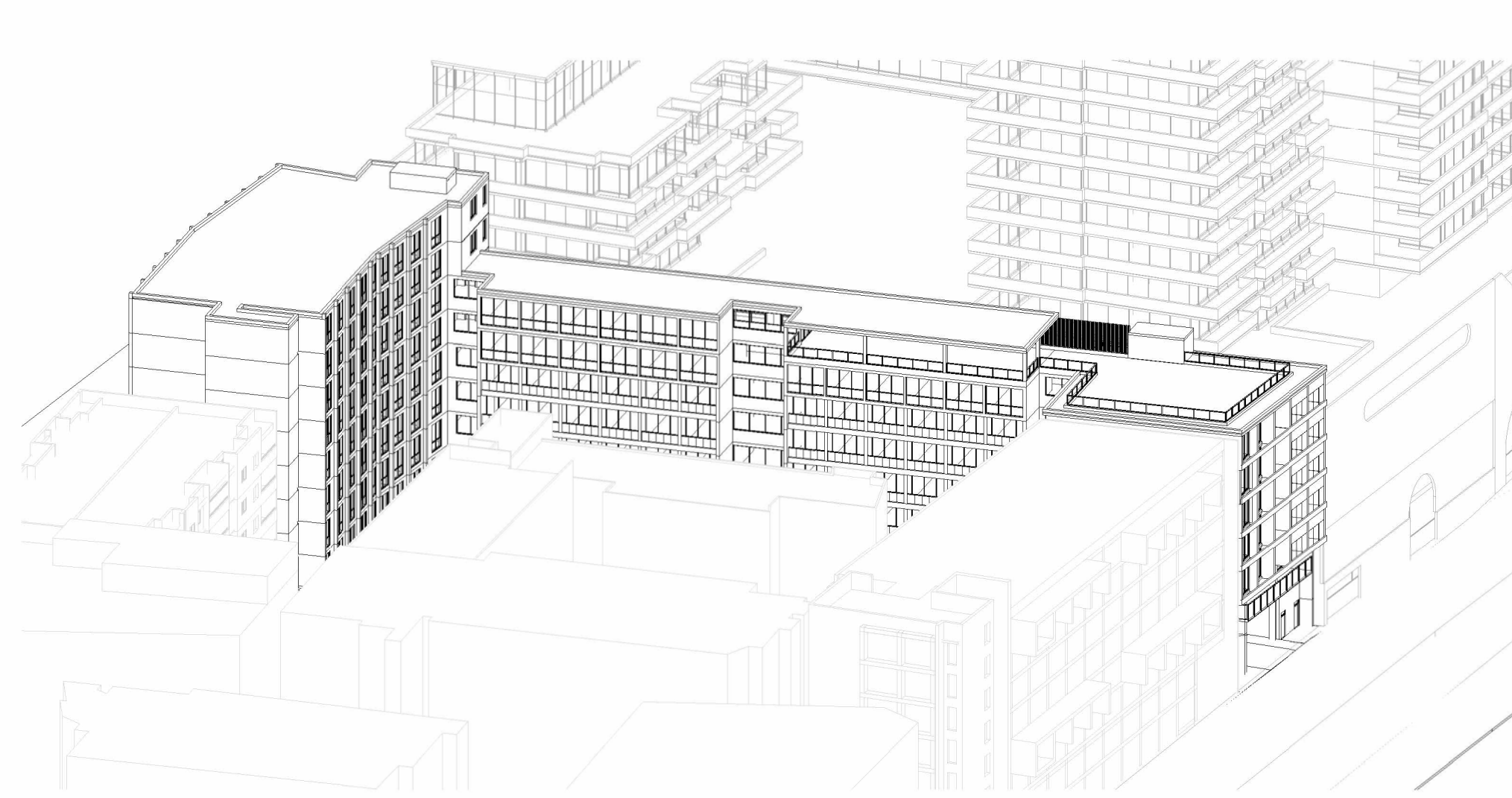
2 Sun Eye 01_45PM



5 Sun Eye 02_30PM



3 Sun Eye - 2PM



6 Sun Eye 02_45PM

WORK IN PROGRESS

NOTE: APPROVED s.4.55 MOD SCHEME DATED 7.11.2024 (D/2021/319/A FOR FUTURE GAZCORP DEVELOPMENT AT 296-298 BOTANY RD BEED SHOWN IN SUN EYE DIAGRAMAS.

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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
DA6 Design Analysis

DRAWING TITLE
Sun Eye Diagrams - Sheet 3

DRAWING NO.
DA6.08

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@A1

REVISION
D

DRAWN BY
PV

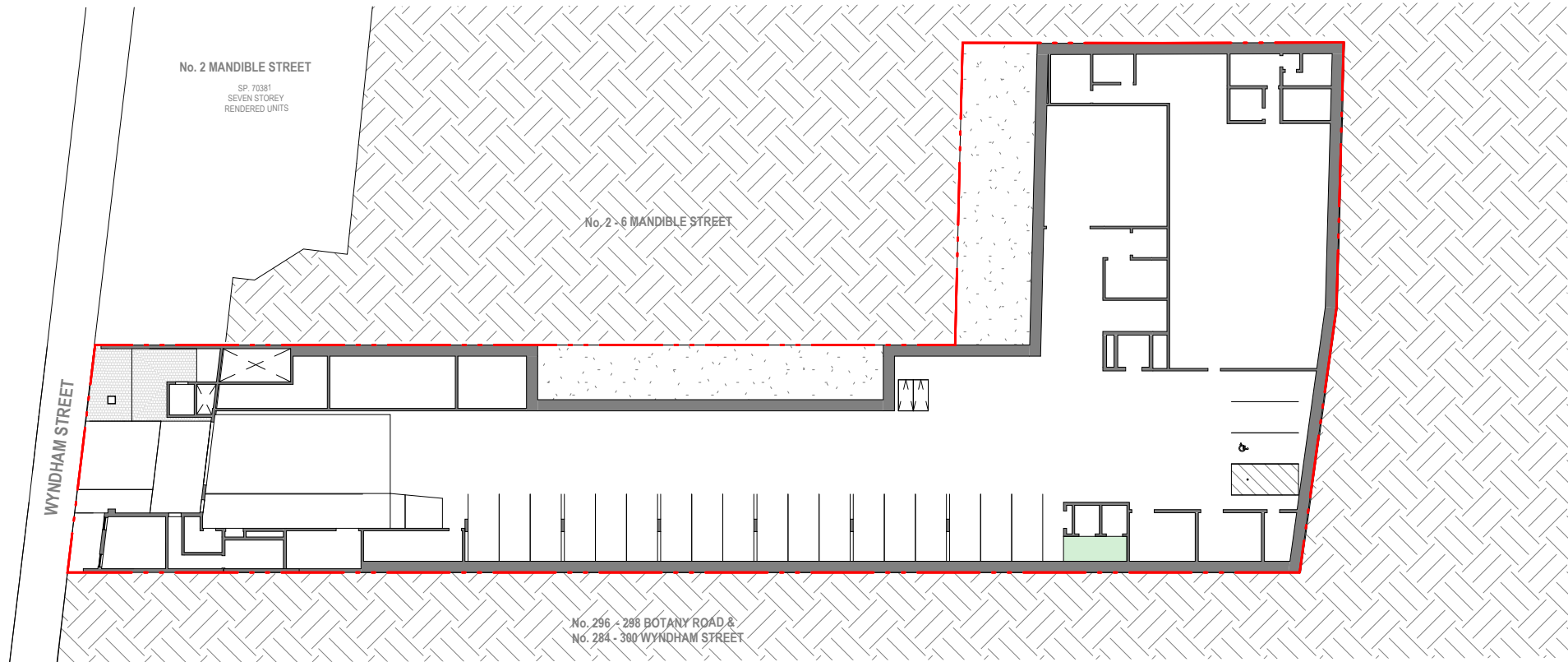
CHECKED BY
ME

GFA FLOOR AREA (RESIDENTIAL + RETAIL), SQ.M.

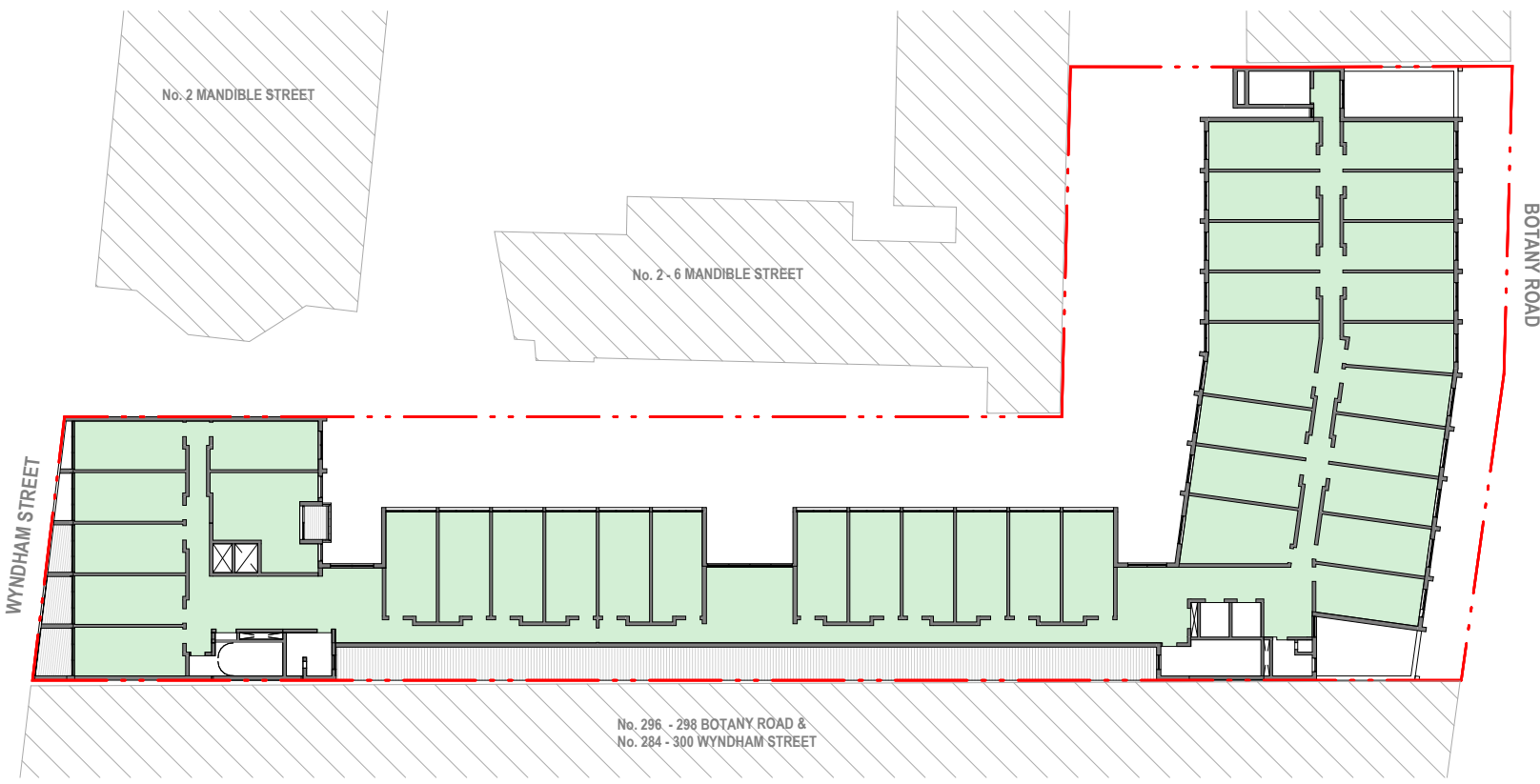
LEVEL	RESIDENTIAL	RETAIL	COMMUNAL	LOBBY / ADMIN
BASEMENT 01				10
GROUND FLOOR		316	205	91
LEVEL 1 -	1399		68	
LEVEL 2 -	1399		68	
LEVEL 3 -	1399		68	
LEVEL 4 -	1399		68	
LEVEL 5 -	1298		48	
LEVEL 6 -	703		110	
LEVEL 7 -	604			
LEVEL 8 -	604			
TOTAL :	8806 SQ.M.	316 SQ.M.	637 SQ.M.	101 SQ.M.
GRAND TOTAL: 9860 SQ.M. (9860 SQ. - MAX. SITE FSR)				
FSR: 3.85 : 1				

UNIT MIX											
Type	Studios									2 Bed	Total
	A	B	B+	C	D	E	F	G	DDA		
Level 01		15	6	12	1	1	1	1	1	1	39
Level 02		15	6	12	1	1	1	1	1	1	39
Level 03		15	6	12	1	1	1	1	1	1	39
Level 04		15	6	12	1	1	1	1	1	1	39
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 (Botany)		13			1	1	1	1	1		18
Total Rooms	15	112	30	48	8	8	8	8	8	5	250
	15	112	30	48	8	8	8	8	8	10	255
	%	6.00%	44.80%	12.00%	19.20%	3.20%	3.20%	3.20%	3.20%	2.00%	100%

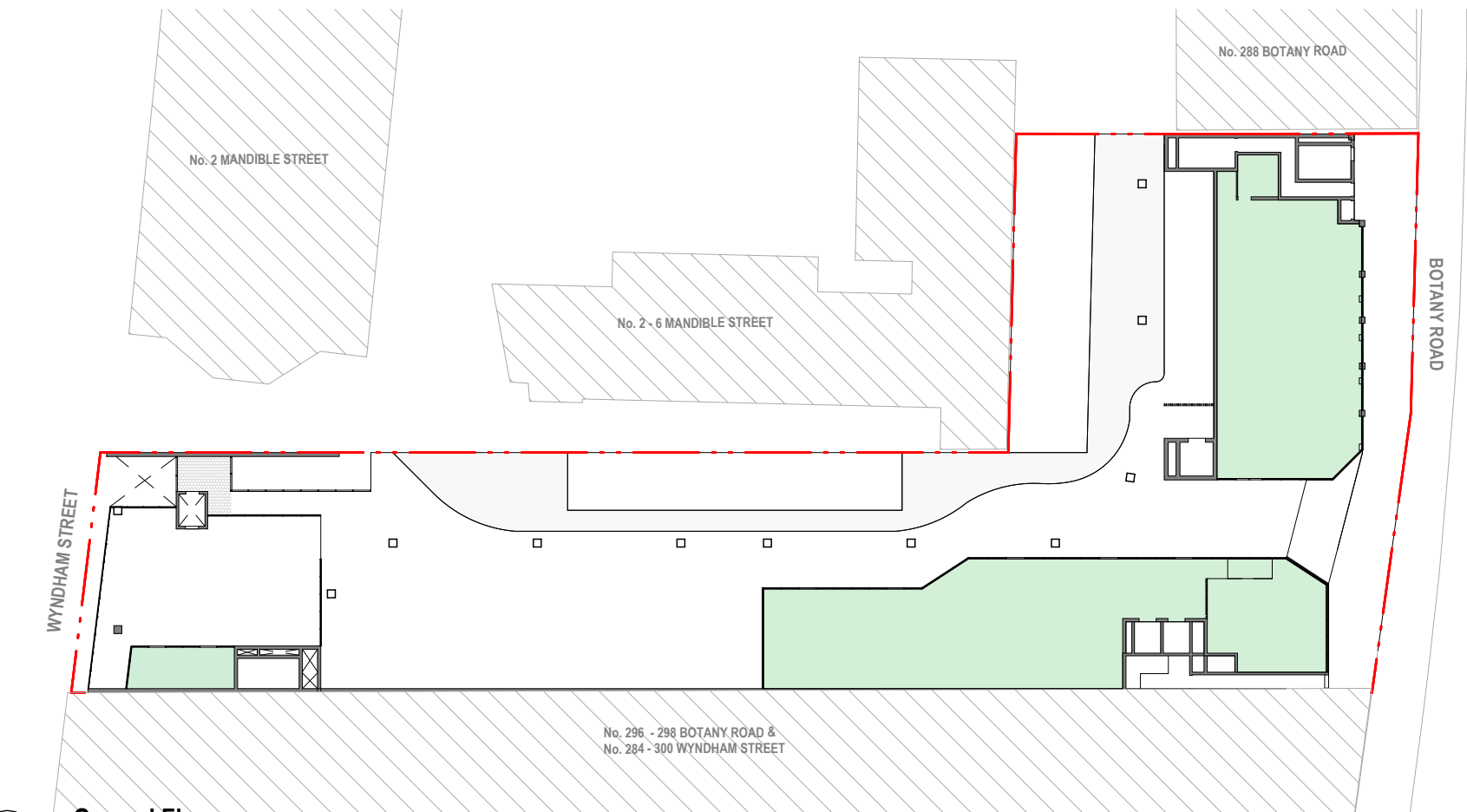
56



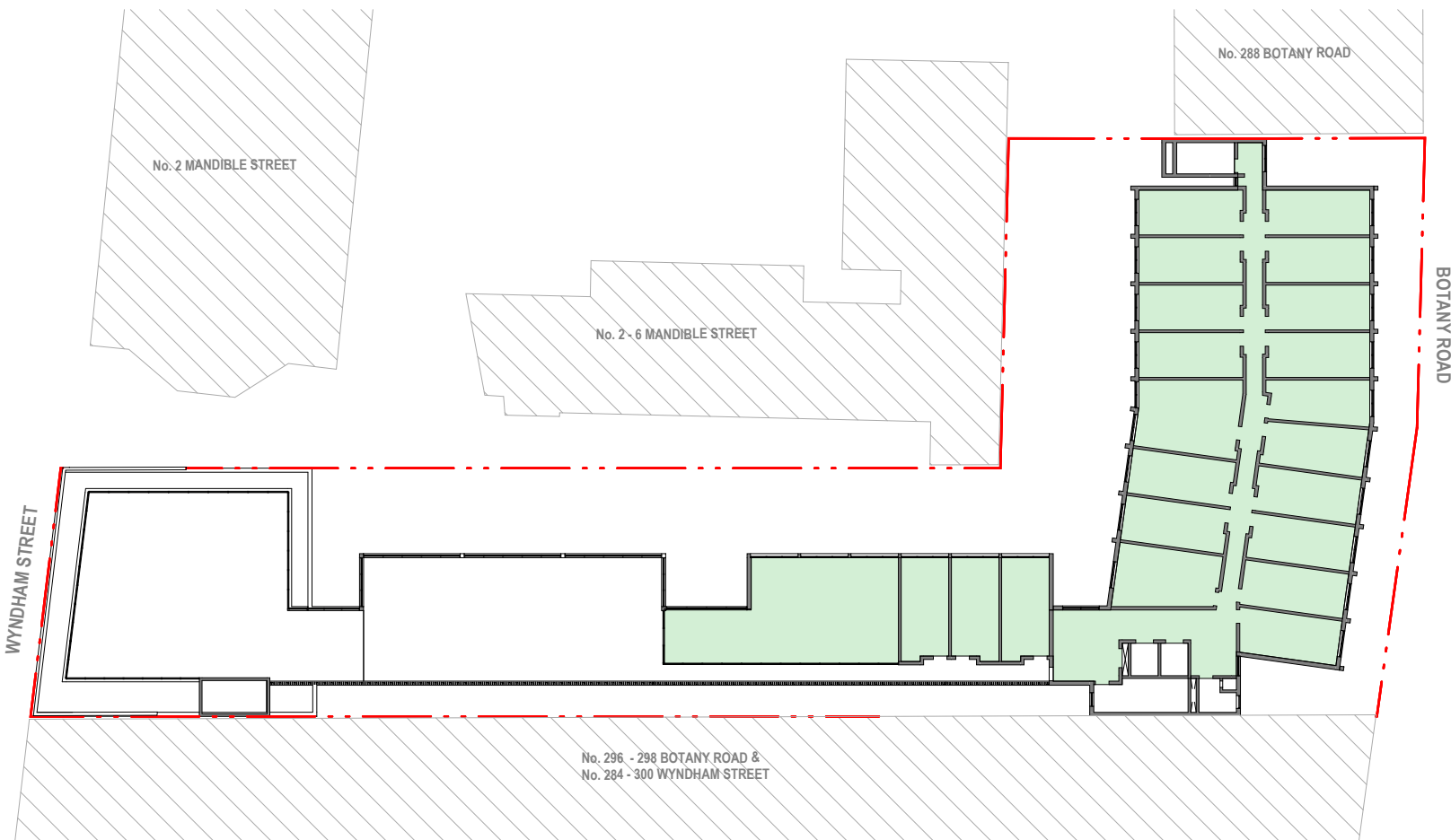
8 GFA Basement 01 1: 500



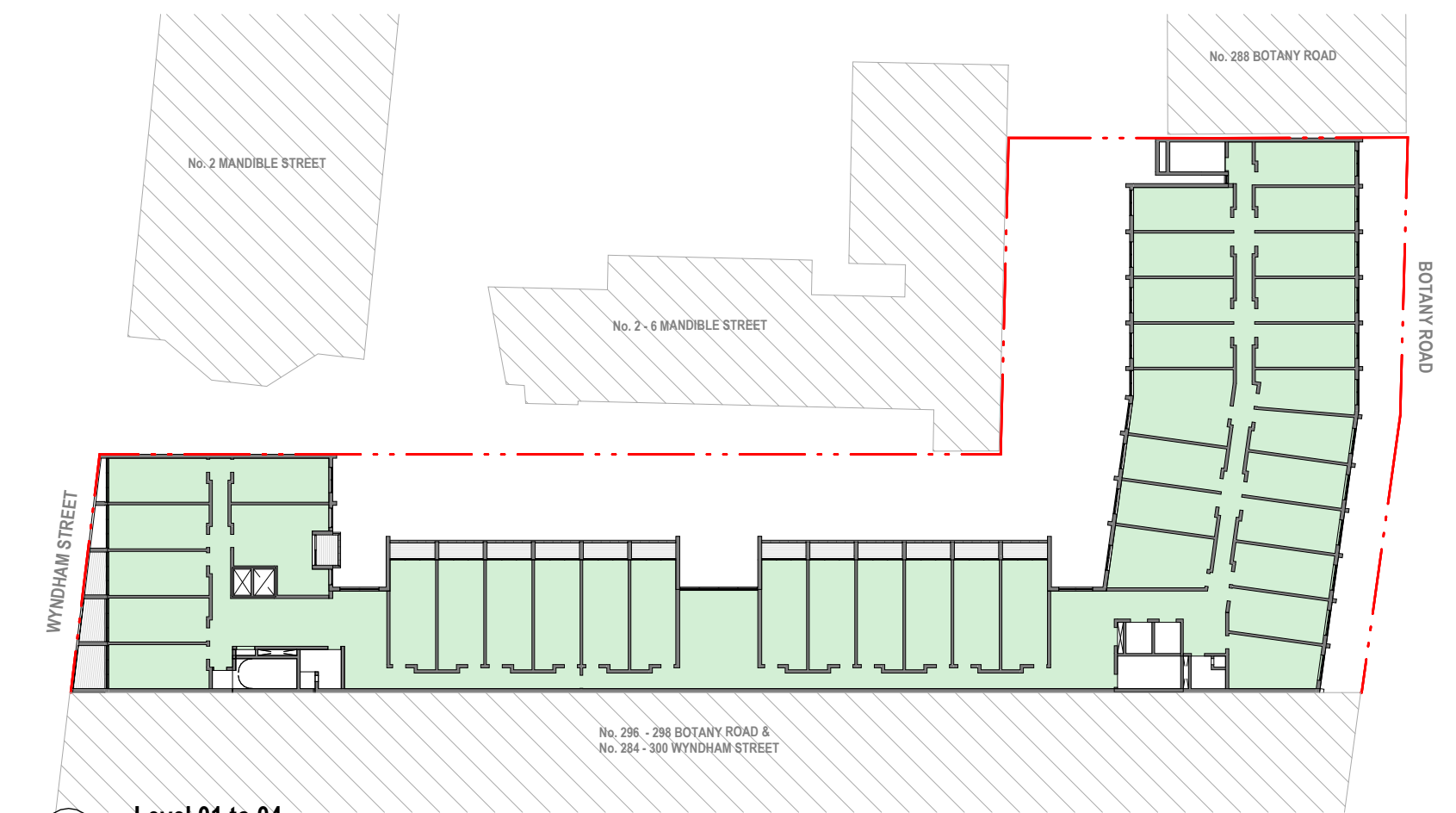
4 Level 05 1: 500



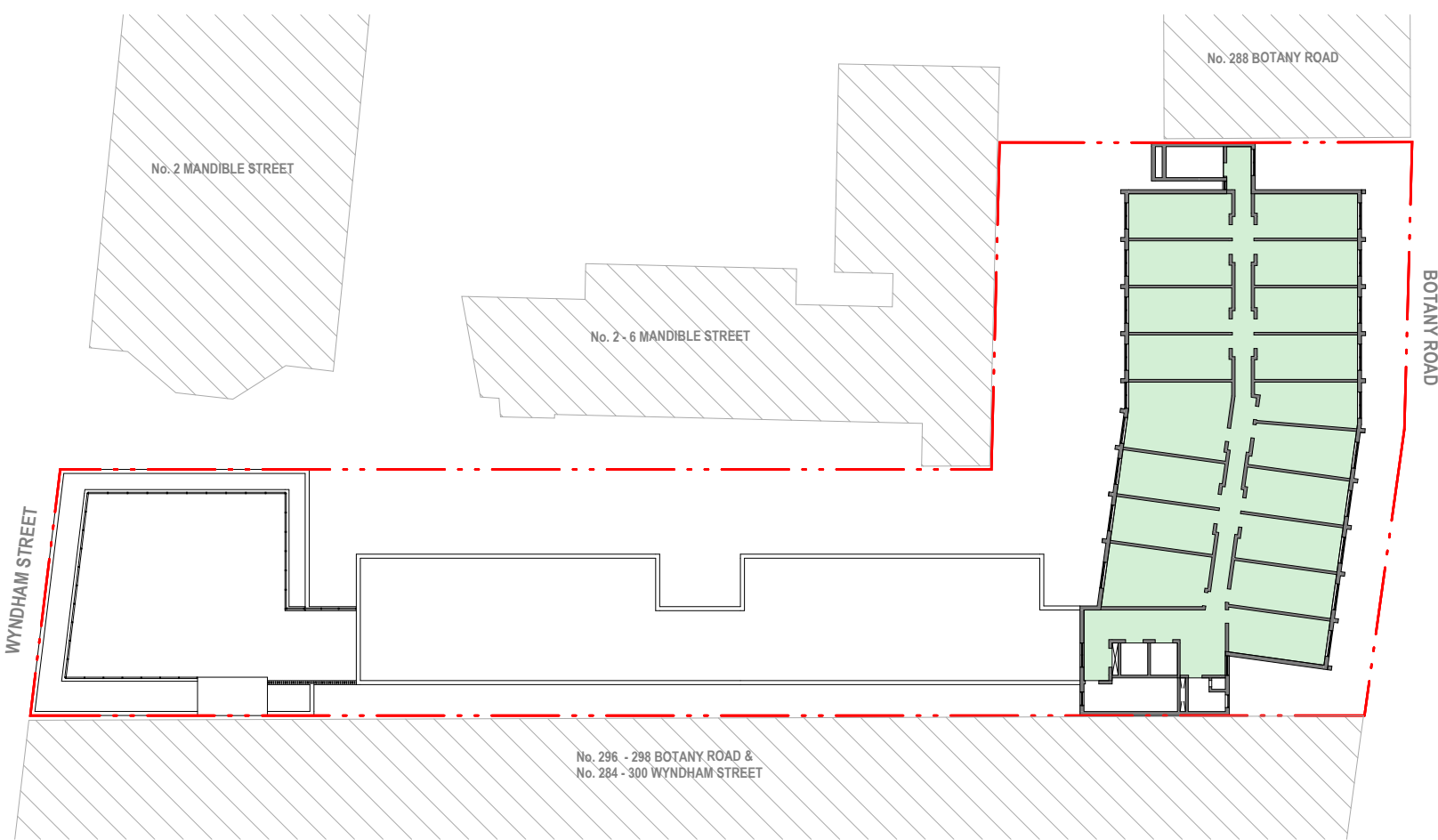
1 Ground Floor 1: 500



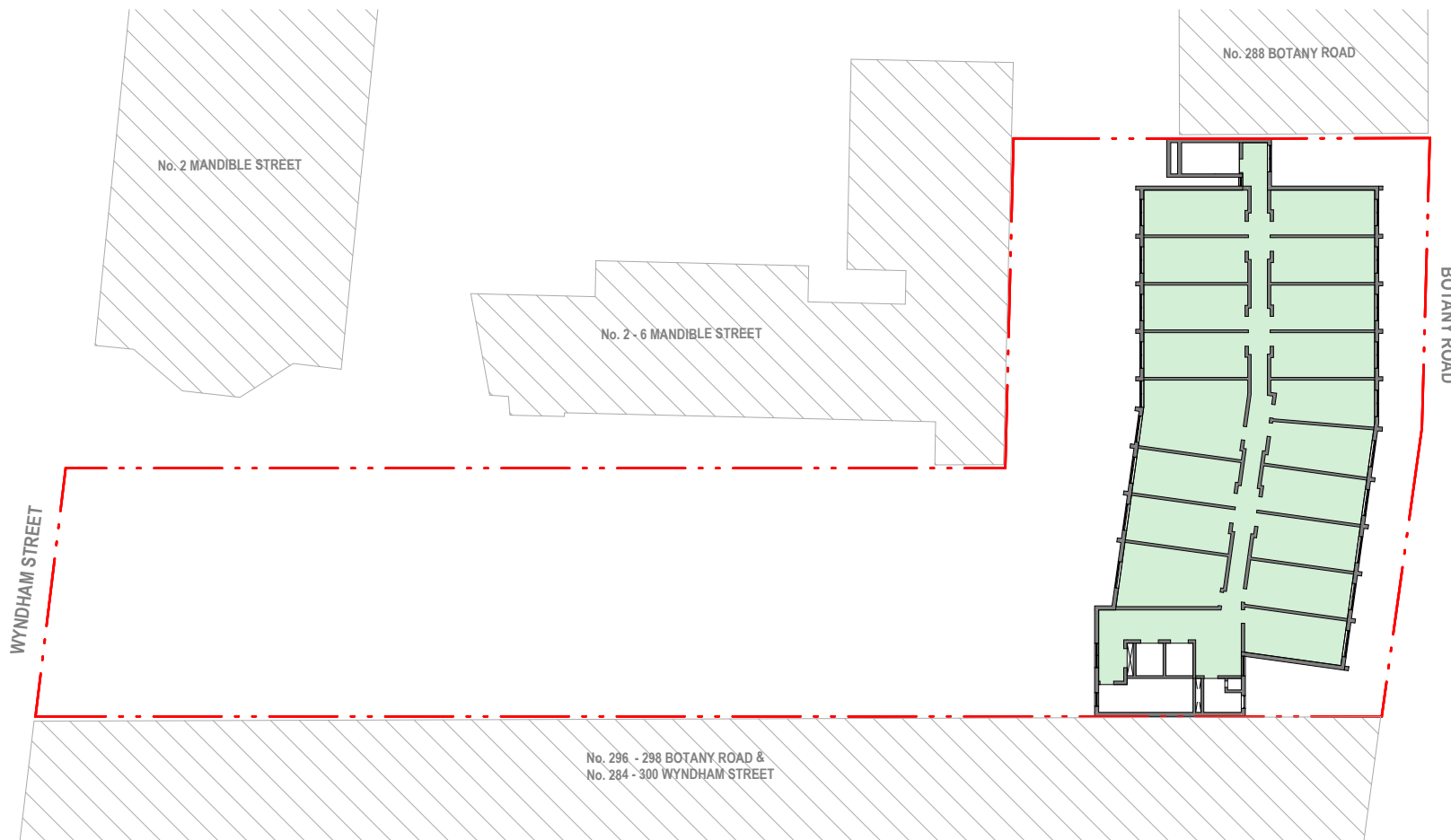
5 Level 06 1: 500



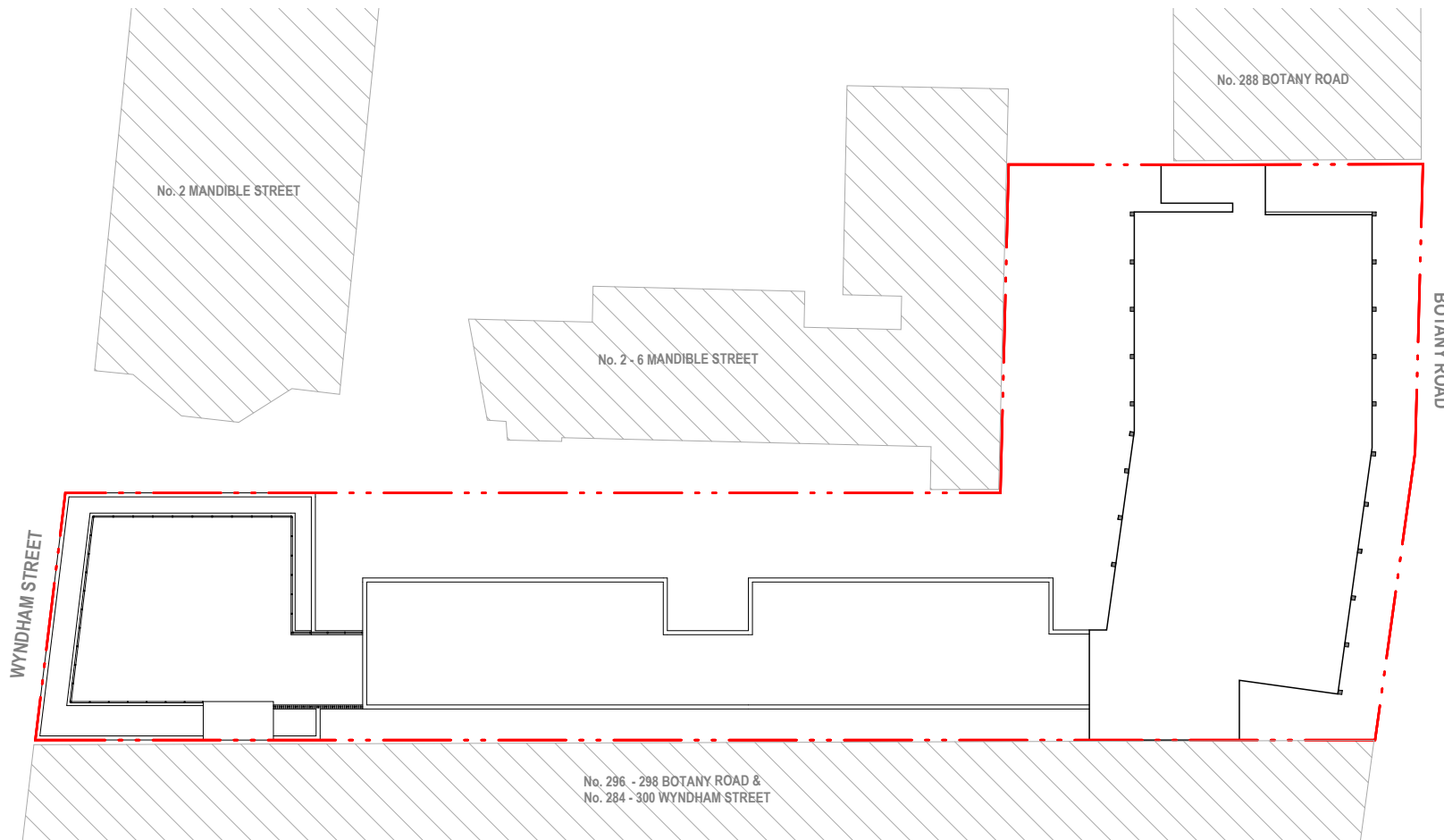
3 Level 01 to 04 1: 500



2 Level 07 1: 500



6 Level 08 1: 500



10 Roof Level 1: 500

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Nominated Architect Andreas Antoniaades
NSW Registration 7954

PROJECT PHASE
DEVELOPMENT
APPLICATION STAGE 1

STATUS
PRELIMINARY

PROJECT NO.
22008
PROJECT
BOTANY ROAD
ADDRESS
290-294 Botany Road,
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CLIENT
Angreb PTY LTD & Sentra
Investments PTY LTD

DRAWING SERIES
DA6 Design Analysis
DRAWING TITLE
GFA Diagrams

DRAWING NO.
DA6.30
SCALE
1: 500
0m 10 20 25m
Scale 1:500

REVISION
D
DRAWN BY
PV
CHECKED BY
ME
NORTH