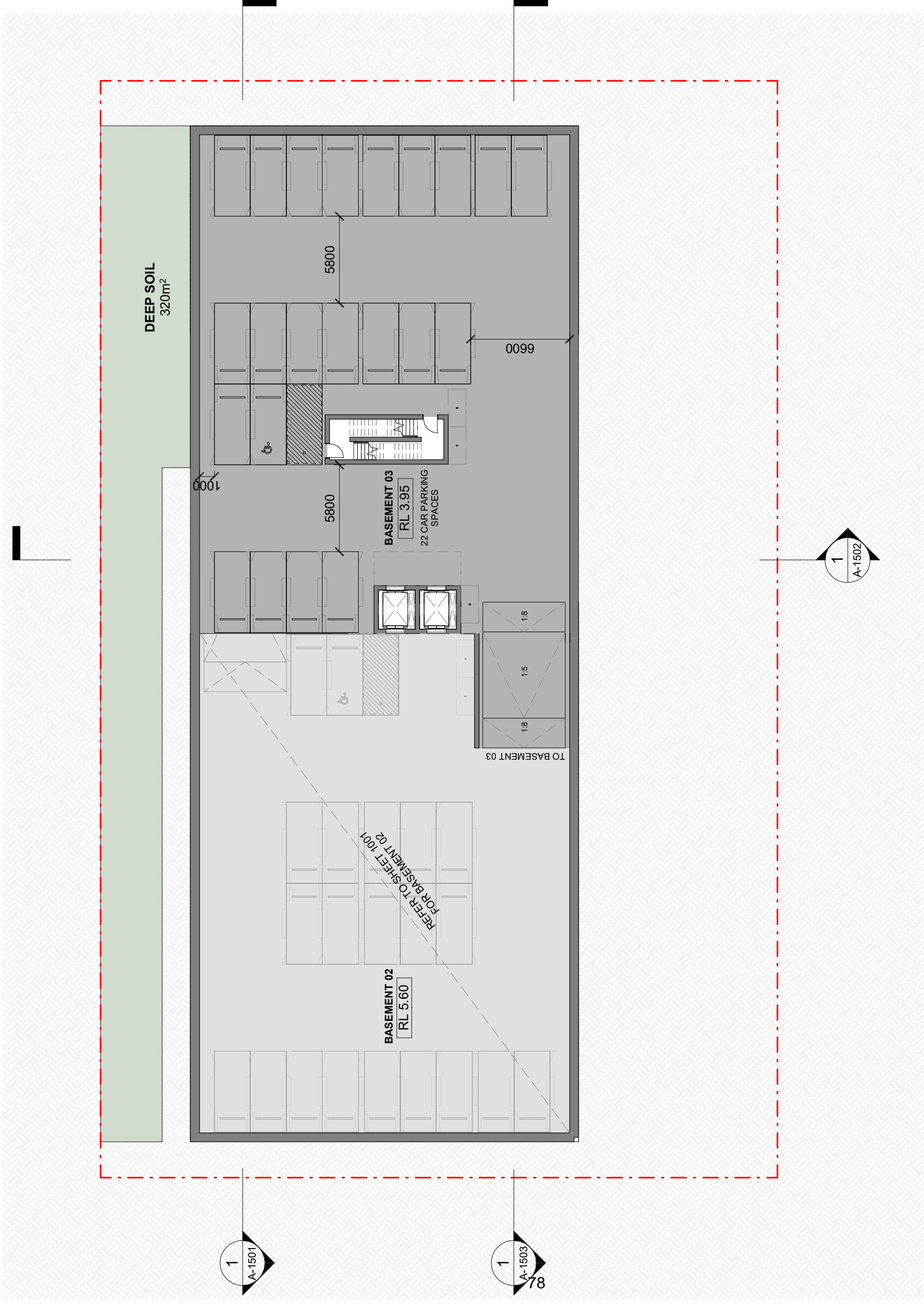


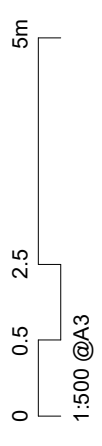
Attachment C

Indicative Reference Design Drawings



LEGEND

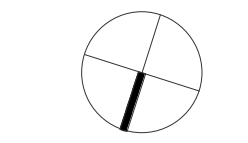
- Site Boundary
- Building Setbacks
- Height Restrictions
- Basement Car Parking
- Retail
- Existing Retail
- Existing Industrial
- End of Trip
- Commercial
- Services/Plant
- Balcony
- Communal Open Space
- Deep Soil
- Proposed
- Existing



Date	Scale	Sheet Size
2024/02/15	As indicated	@ A3
Drawn	Chk.	Job No.
Author	Checker	6151
Drawing No.	Revision	
A-1000		/ A

Project	Client
ADDENBROOKE 20-26 Bourke Road, Alexandria	
Drawing Name	
FLOOR PLAN - BASEMENT 03	

Rev	Date	Revision	By	Chk.
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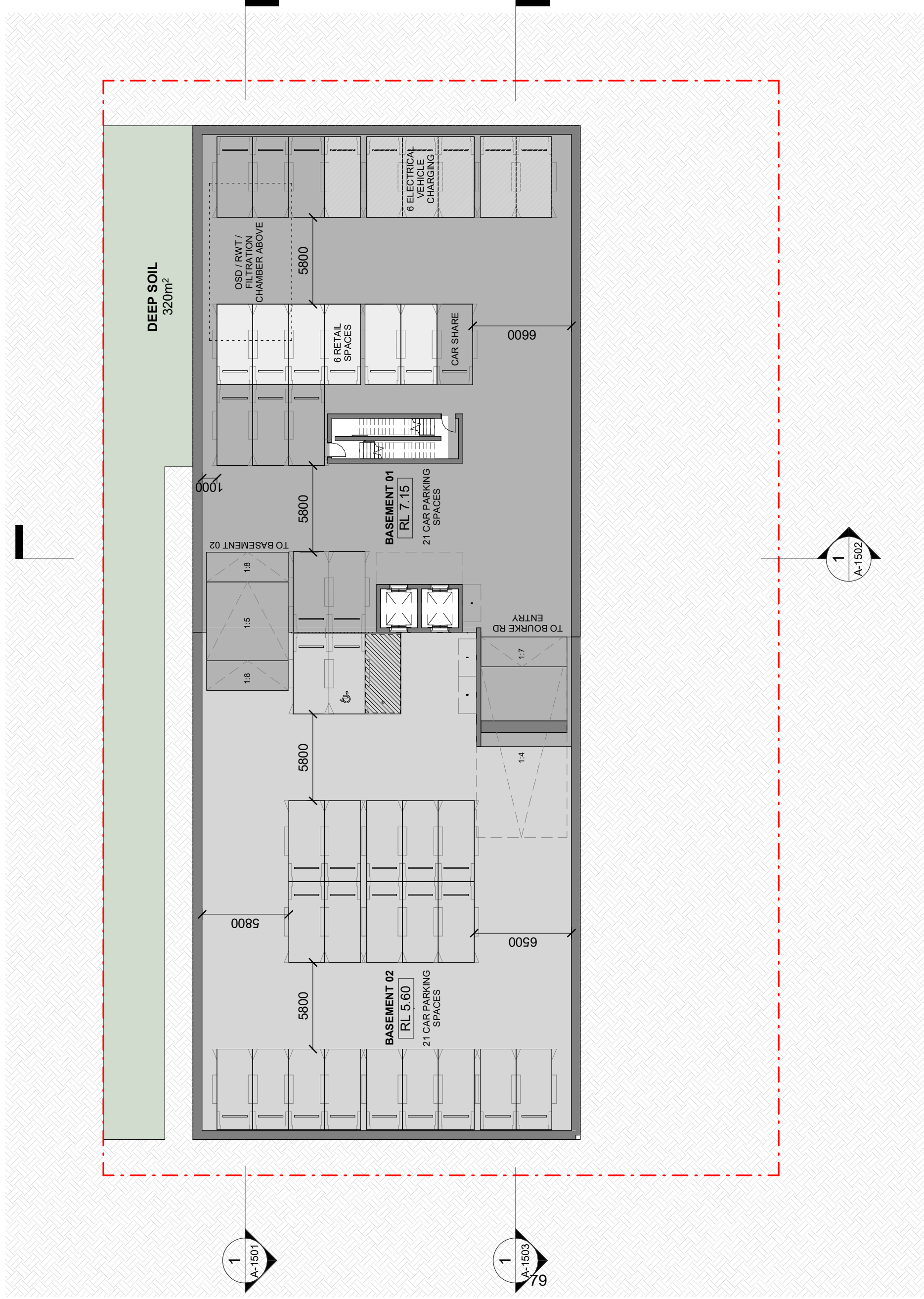


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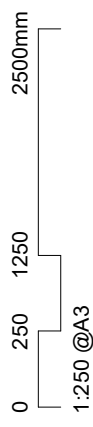
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LEGEND

- Site Boundary
- Building Setbacks
- Height Restrictions
- Basement Car Parking
- Retail
- Existing Retail
- Existing Industrial
- End of Trip
- Commercial
- Services/Plant
- Balcony
- Communal Open Space
- Deep Soil
- Proposed
- Existing

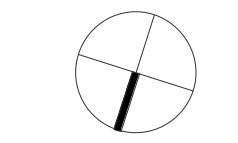


Date	Scale	Sheet Size
2024/02/15	As indicated	@ A3
Drawn	Chk.	Job No.
EA	SH	6151
Drawing No.	Revision	
A-1001	/ E	

Project
ADDENBROOKE
 20-26 Bourke Road, Alexandria

Drawing Name
 FLOOR PLAN - BASEMENT 02 & 01

Rev	Date	Revision	By	Chk.
A	2022/11/24	FOR REVIEW	EA	SH
B	2022/12/13	INFORMATION	EA	SH
C	2023/04/17	INFORMATION	EA	SH
D	2023/07/13	STAGE 1 DA	EA	SH
E	2024/02/15	STAGE 1 DA	EA	SH



Client
ADDENBROOKE

Client
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Rev	Date	Revision	By	Chk.	Client	Project	Date	Scale	Sheet Size
A	2022/11/24	FOR REVIEW	EA	SH	ADDENBROOKE	ADDENBROOKE	2024/02/15	As indicated	@ A3
B	2022/12/13	INFORMATION	EA	SH	20-26 Bourke Road, Alexandria			Chk.	Job No.
C	2023/04/17	INFORMATION	EA	SH				SH	6151
D	2023/07/13	STAGE 1 DA	EA	SH				SH	Revision
E	2024/02/15	STAGE 1 DA	EA	SH				SH	/ E

Project: ADDENBROOKE
20-26 Bourke Road, Alexandria

Client: ADDENBROOKE

Project: FUTURE CENTURIA DA PROPOSAL
EXISTING CEMENT RENDERED WORKSHOP
No. 28-32

Client: ADDENBROOKE

Project: FLOOR PLAN - GROUND

Client: ADDENBROOKE

Rev	Date	Revision	By	Chk.	Client	Project	Date	Scale	Sheet Size
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B	2022/12/13	INFORMATION	EA	SH	20-26 Bourke Road, Alexandria			Chk.	Job No.
C	2023/04/17	INFORMATION	EA	SH				SH	6151
D	2023/07/13	STAGE 1 DA	EA	SH				SH	Revision
E	2024/02/15	STAGE 1 DA	EA	SH				SH	/ E

Project: ADDENBROOKE
20-26 Bourke Road, Alexandria

Client: ADDENBROOKE

Project: FUTURE CENTURIA DA PROPOSAL
EXISTING CEMENT RENDERED WORKSHOP
No. 28-32

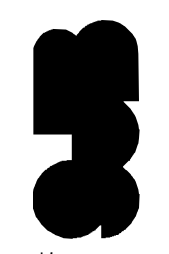
Client: ADDENBROOKE

Project: FLOOR PLAN - GROUND

Client: ADDENBROOKE

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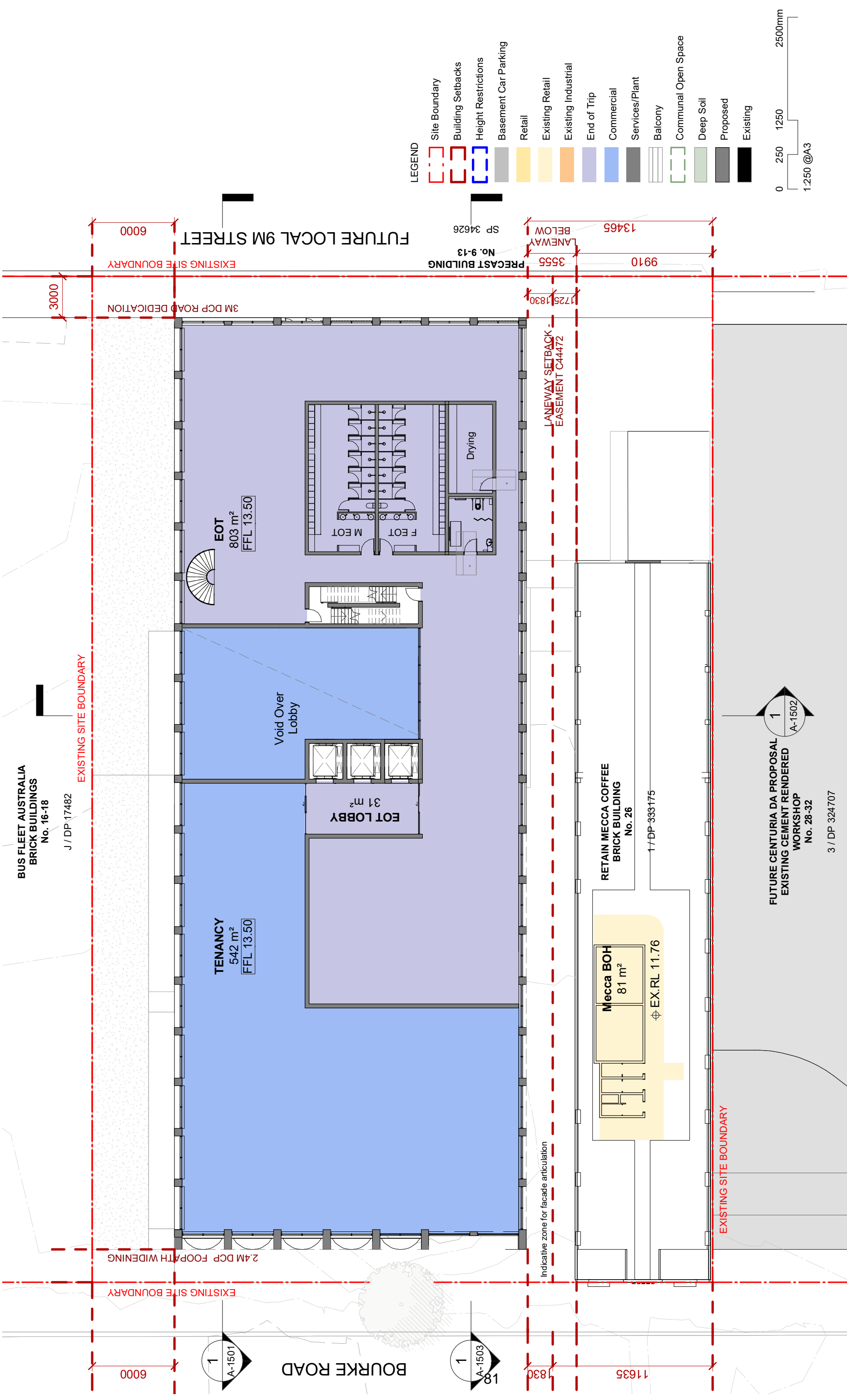
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ADDENBROOKE
20-26 Bourke Road, Alexandria

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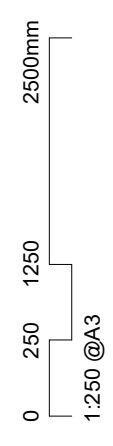
ADDENBROOKE
20-26 Bourke Road, Alexandria

ADDENBROOKE



LEGEND

- Site Boundary
- Building Setbacks
- Height Restrictions
- Basement Car Parking
- Retail
- Existing Retail
- Existing Industrial
- End of Trip
- Commercial
- Services/Plant
- Balcony
- Communal Open Space
- Deep Soil
- Proposed
- Existing



Rev	Date	Revision	By	Chk.	Client	Project	Date	Scale	As indicated	Sheet Size
A	2022/11/24	FOR REVIEW	EA	SH	ADDENBROOKE	ADDENBROOKE	2024/02/15	As indicated	@ A3	
B	2022/12/13	INFORMATION	EA	SH	20-26 Bourke Road, Alexandria			Chk.		Job No.
C	2023/04/17	INFORMATION	EA	SH				SH		6151
D	2023/07/13	STAGE 1 DA	EA	SH						Revision
E	2024/02/15	STAGE 1 DA	EA	SH						/ E

Project
 ADDENBROOKE
 20-26 Bourke Road, Alexandria

Client
 ADDENBROOKE

Drawing Name
 FLOOR PLAN - LEVEL 01

Drawing No.
 A-1004

Scale
 As indicated

Sheet Size
 @ A3

Date
 2024/02/15

Job No.
 6151

Revision
 / E

Rev	Date	Revision	By	Chk.
A	2022/11/24	FOR REVIEW	EA	SH
B	2022/12/13	INFORMATION	EA	SH
C	2023/04/17	INFORMATION	EA	SH
D	2023/07/13	STAGE 1 DA	EA	SH
E	2024/02/15	STAGE 1 DA	EA	SH

Project
 ADDENBROOKE
 20-26 Bourke Road, Alexandria

Client
 ADDENBROOKE

Drawing Name
 FLOOR PLAN - LEVEL 01

Drawing No.
 A-1004

Scale
 As indicated

Sheet Size
 @ A3

Date
 2024/02/15

Job No.
 6151

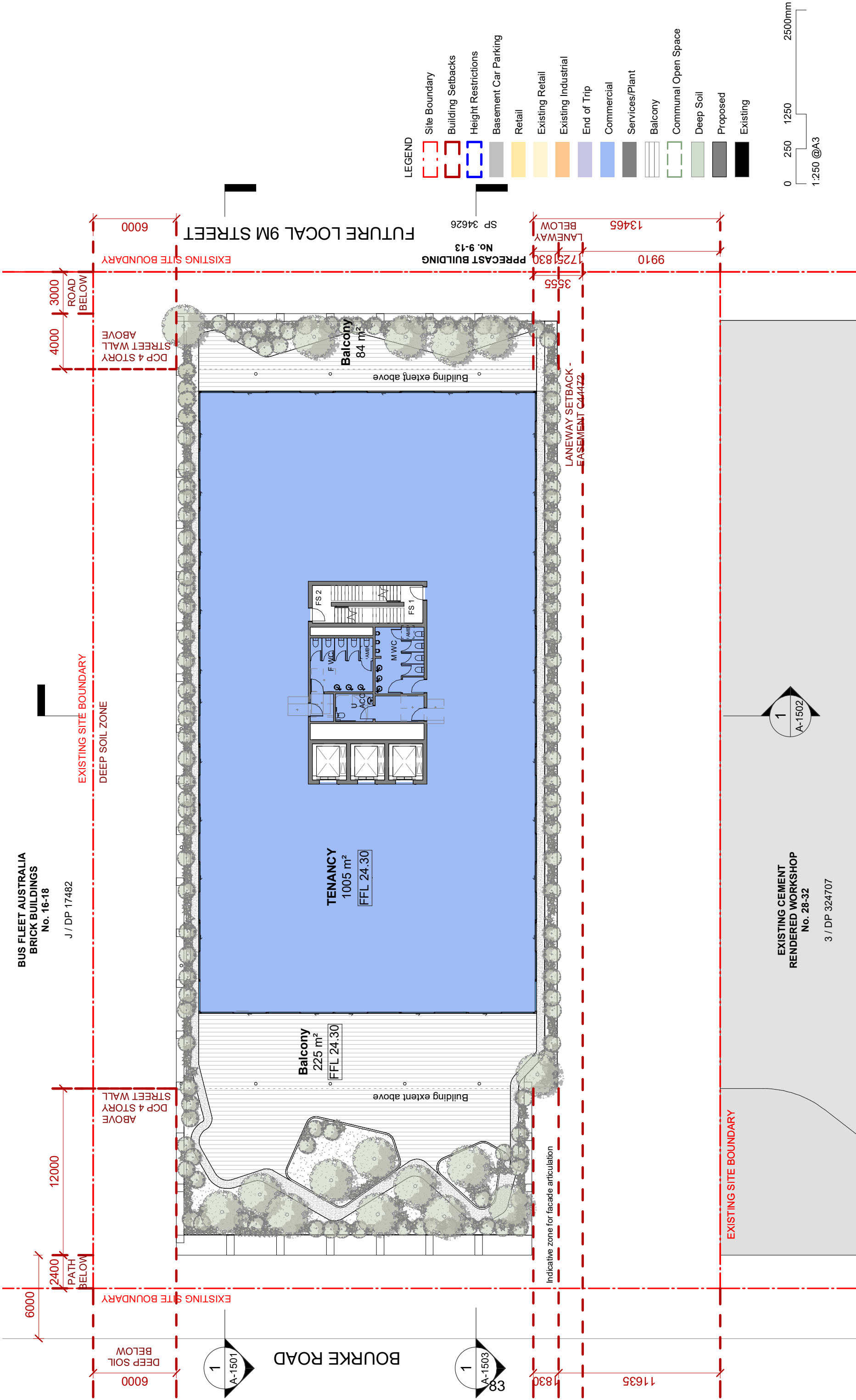
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Drawn	EA	Chk.	SH	Job No.	6151
Drawing No.	A-1007	Revision	/	Revision	/ E

Project
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 20-26 Bourke Road, Alexandria

Client
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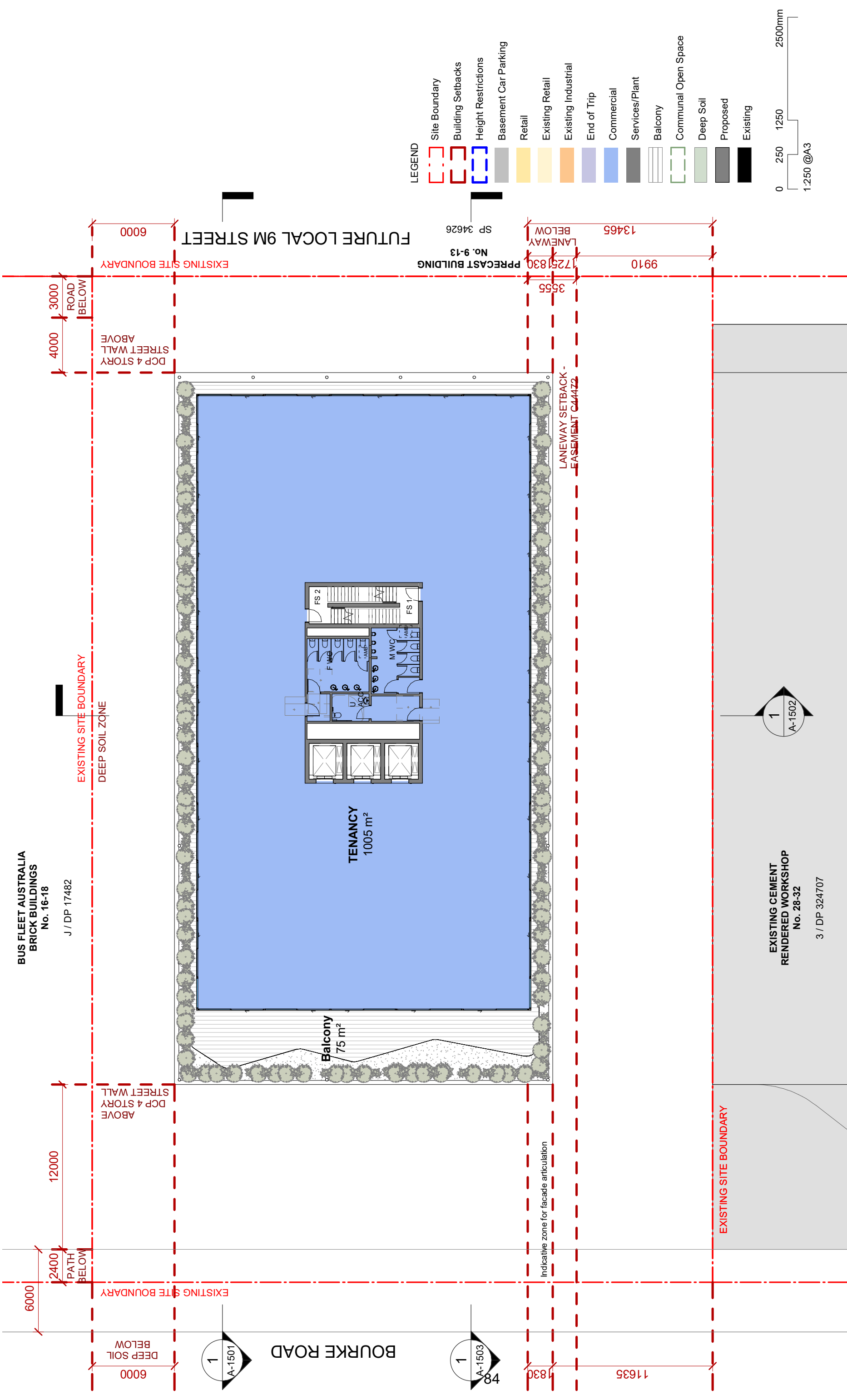
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C	2023/04/17	INFORMATION	EA	SH
D	2023/07/13	STAGE 1 DA	EA	SH
E	2024/02/15	STAGE 1 DA	EA	SH

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LEGEND

- Site Boundary
- Building Setbacks
- Height Restrictions
- Basement Car Parking
- Retail
- Existing Retail
- Existing Industrial
- End of Trip
- Commercial
- Services/Plant
- Balcony
- Communal Open Space
- Deep Soil
- Proposed
- Existing

Scale: 1:250 @A3

0 250 1250 2500mm

Project
ADDENBROOKE
20-26 Bourke Road, Alexandria

Client
ADDENBROOKE

By EA SH
Chk. EA SH

Revision

Rev	Date	Revision	By	Chk.
A	2022/11/24	FOR REVIEW	EA	SH
B	2022/12/13	INFORMATION	EA	SH
C	2023/04/17	INFORMATION	EA	SH
D	2023/07/13	STAGE 1 DA	EA	SH
E	2024/02/15	STAGE 1 DA	EA	SH

Date 2024/02/15
Scale As indicated
Sheet Size @ A3

Drawn EA
Chk. SH

Job No. 6151
Drawing No. A-1008
Revision / E

Project
ADDENBROOKE
20-26 Bourke Road, Alexandria

Client
ADDENBROOKE

By EA SH
Chk. EA SH

Revision

Date 2024/02/15
Scale As indicated
Sheet Size @ A3

Drawn EA
Chk. SH

Job No. 6151
Drawing No. A-1008
Revision / E

Project
ADDENBROOKE
20-26 Bourke Road, Alexandria

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By EA SH
Chk. EA SH

Revision

Date 2024/02/15
Scale As indicated
Sheet Size @ A3

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Chk. SH

Job No. 6151
Drawing No. A-1008
Revision / E

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ADDENBROOKE
20-26 Bourke Road, Alexandria

Client
ADDENBROOKE

By EA SH
Chk. EA SH

Revision

Date 2024/02/15
Scale As indicated
Sheet Size @ A3

Drawn EA
Chk. SH

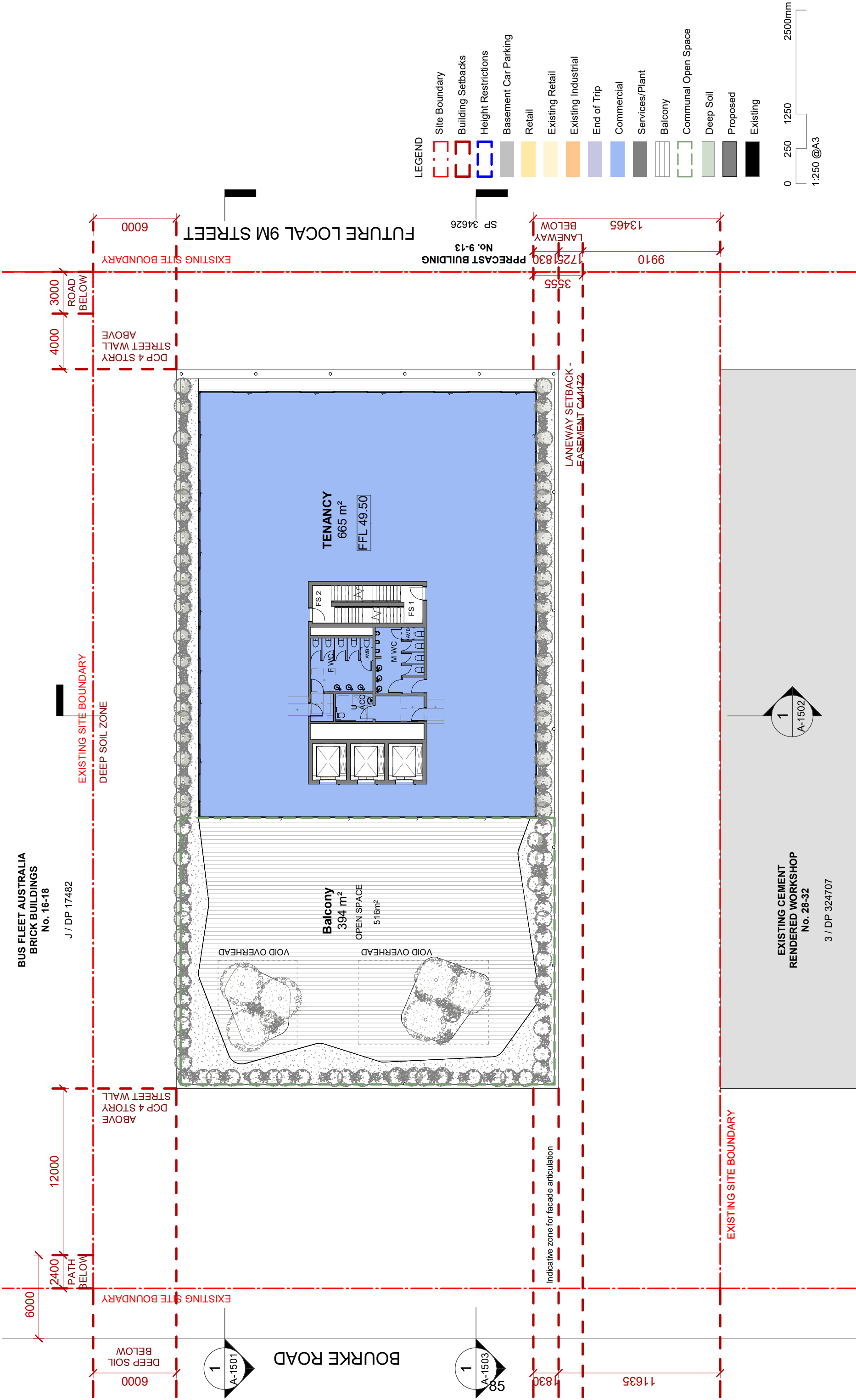
Job No. 6151
Drawing No. A-1008
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Drawn	EA	Chk.	SH	Job No.	6151
Drawing No.	A-1014	Revision	/		

Project
ADDENBROOKE
20-26 Bourke Road, Alexandria

Client
ADDENBROOKE

By
EA SH

Chk.
EA SH

Revision

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B	2022/12/13	INFORMATION	EA	SH
C	2023/04/17	INFORMATION	EA	SH
D	2023/07/13	STAGE 1 DA	EA	SH
E	2024/02/15	STAGE 1 DA	EA	SH

Project
ADDENBROOKE
20-26 Bourke Road, Alexandria

Client
ADDENBROOKE

By
EA SH

Chk.
EA SH

Revision

Rev	Date	Revision	By	Chk.
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B	2022/12/13	INFORMATION	EA	SH
C	2023/04/17	INFORMATION	EA	SH
D	2023/07/13	STAGE 1 DA	EA	SH
E	2024/02/15	STAGE 1 DA	EA	SH

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20-26 Bourke Road, Alexandria

Client
ADDENBROOKE

By
EA SH

Chk.
EA SH

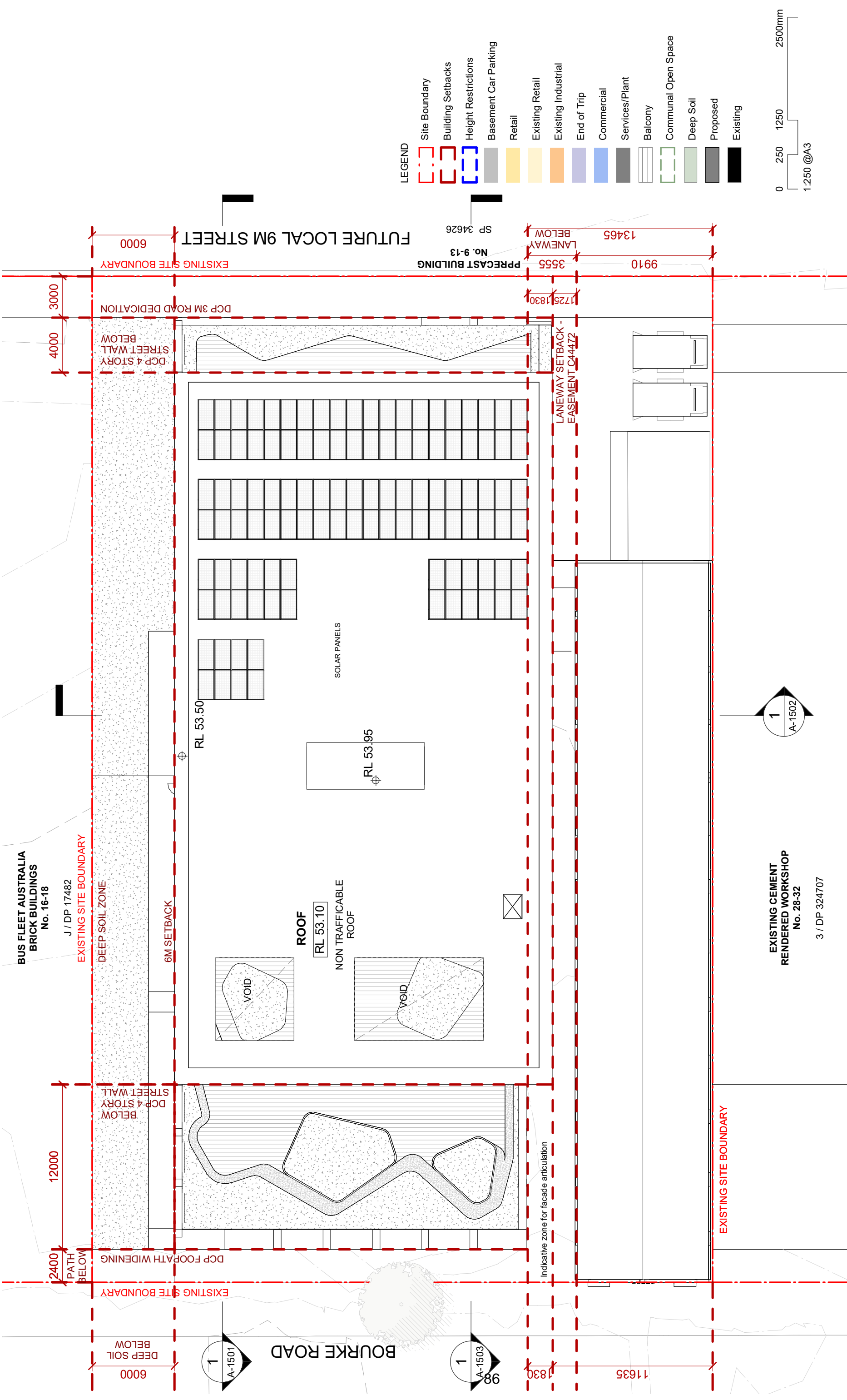
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C	2023/04/17	INFORMATION	EA	SH
D	2023/07/13	STAGE 1 DA	EA	SH
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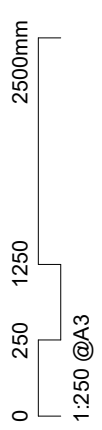
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LEGEND

- Site Boundary
- Building Setbacks
- Height Restrictions
- Basement Car Parking
- Retail
- Existing Retail
- Existing Industrial
- End of Trip
- Commercial
- Services/Plant
- Balcony
- Communal Open Space
- Deep Soil
- Proposed
- Existing



Date	2024/02/15	Scale	As indicated	Sheet Size	@ A3
Drawn	EA	Chk.	SH	Job No.	6151
Drawing No.	A-1015	Revision			

Project
 ADDENBROOKE
 20-26 Bourke Road, Alexandria

Client
 ADDENBROOKE

Rev	Date	Revision	By	Chk.
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B	2022/12/13	INFORMATION	EA	SH
C	2023/04/17	INFORMATION	EA	SH
D	2023/07/13	STAGE 1 DA	EA	SH
E	2024/02/15	STAGE 1 DA	EA	SH

Project
 ADDENBROOKE
 20-26 Bourke Road, Alexandria

Client
 ADDENBROOKE

Drawing Name
 FLOOR PLAN - ROOF

Drawing No.
 A-1015

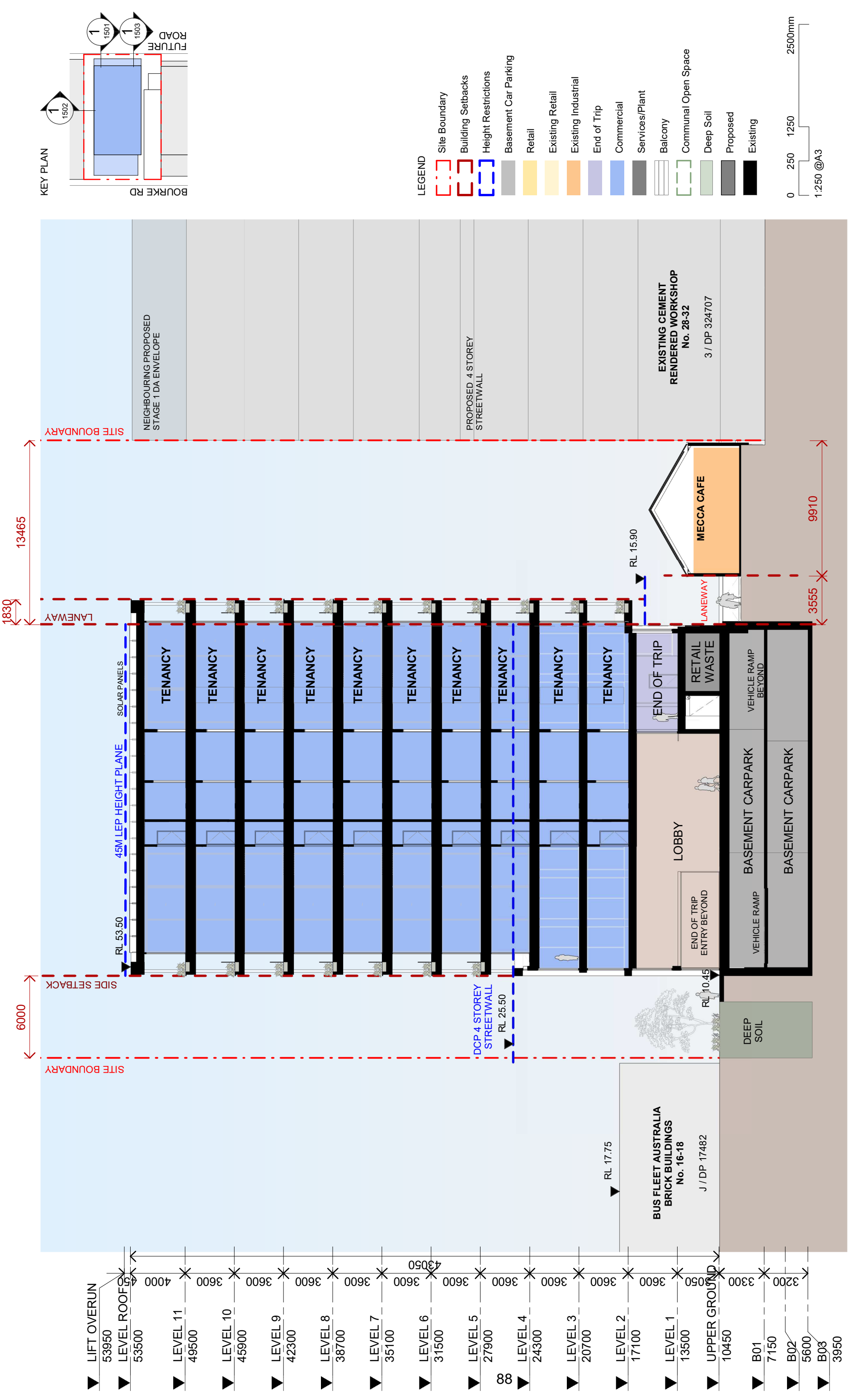
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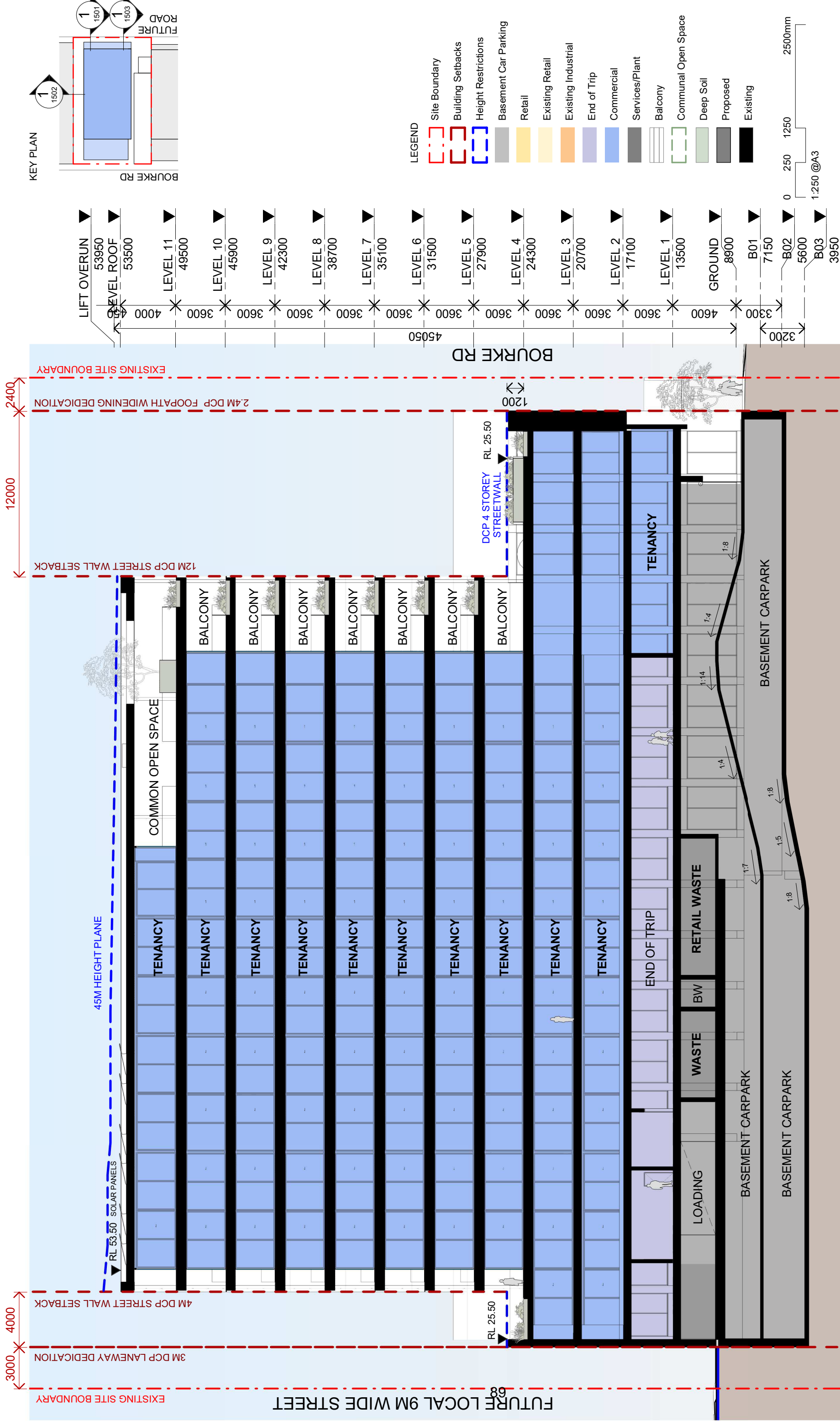
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C	2023/04/17	INFORMATION	EA	SH			EA	SH	6151
D	2023/07/13	STAGE 1 DA	EA	SH			Drawing No.	Revision	
E	2024/02/15	STAGE 1 DA	EA	SH					A-1502 / E

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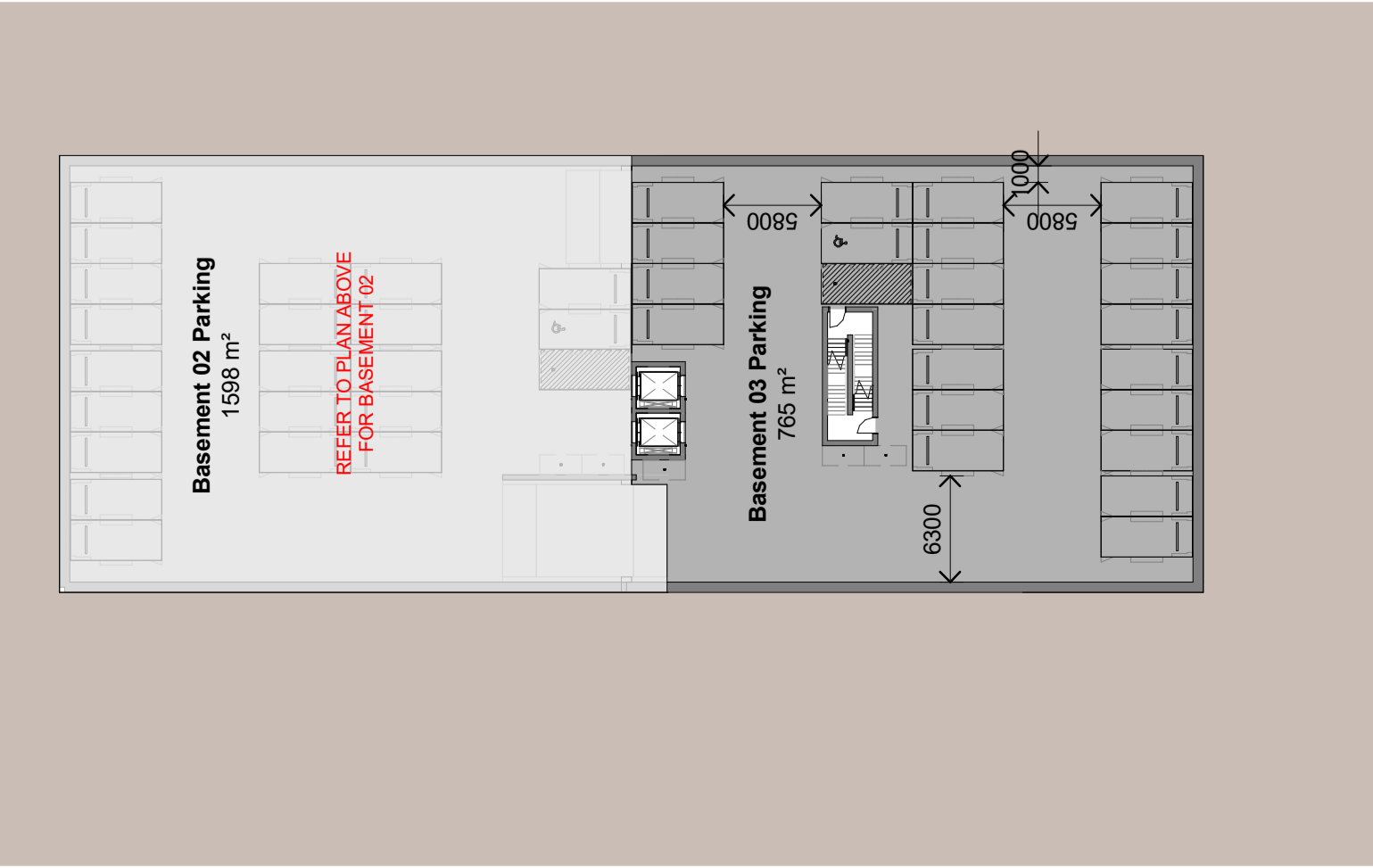
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C	2023/04/17	INFORMATION	EA	SH				SH		6151
D	2023/07/13	STAGE 1 DA	EA	SH						Revision
E	2024/02/15	STAGE 1 DA	EA	SH						/ E

ADDENBROOKE
 Drawing Name: SECTION C
 Drawing No.: A-1503

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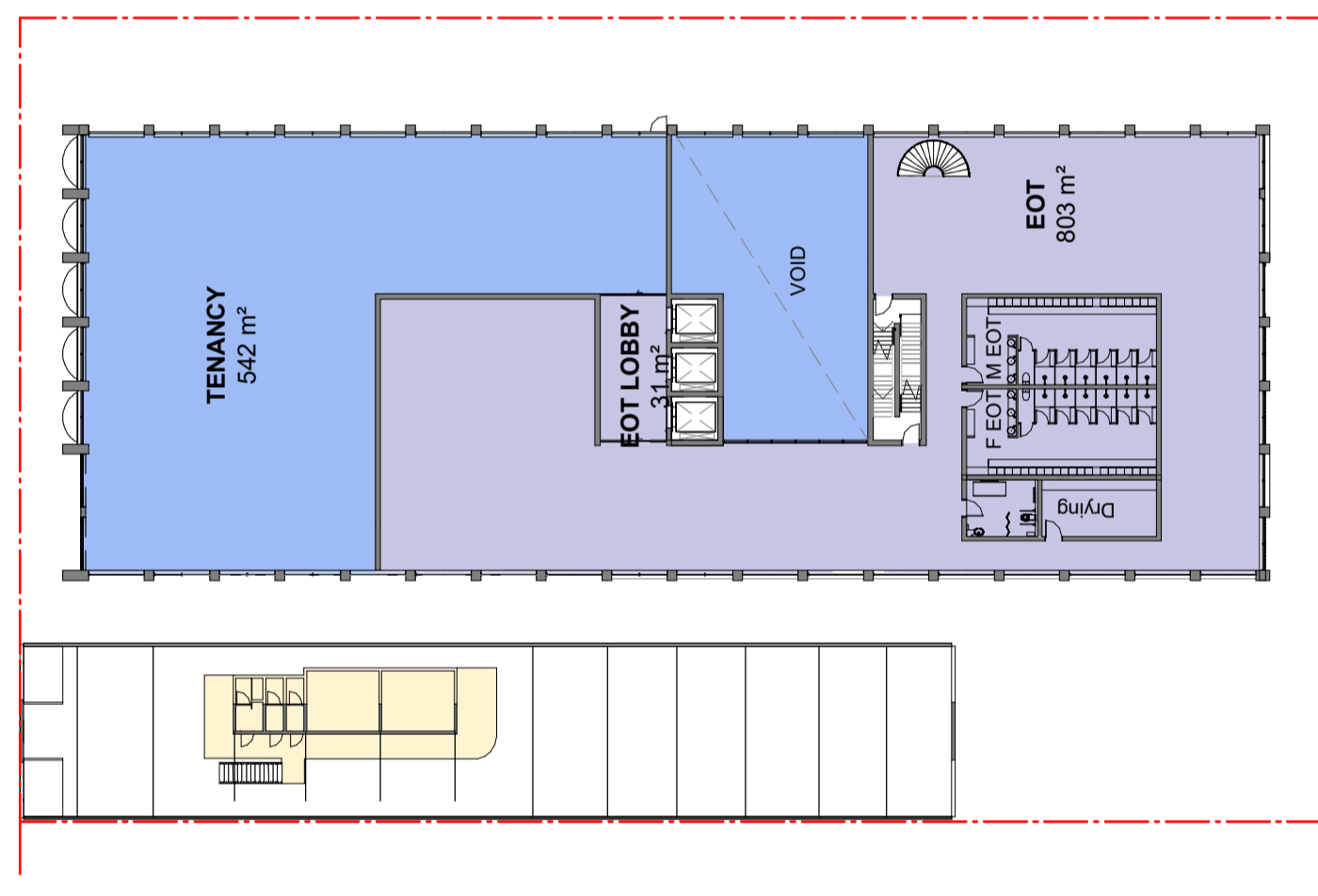
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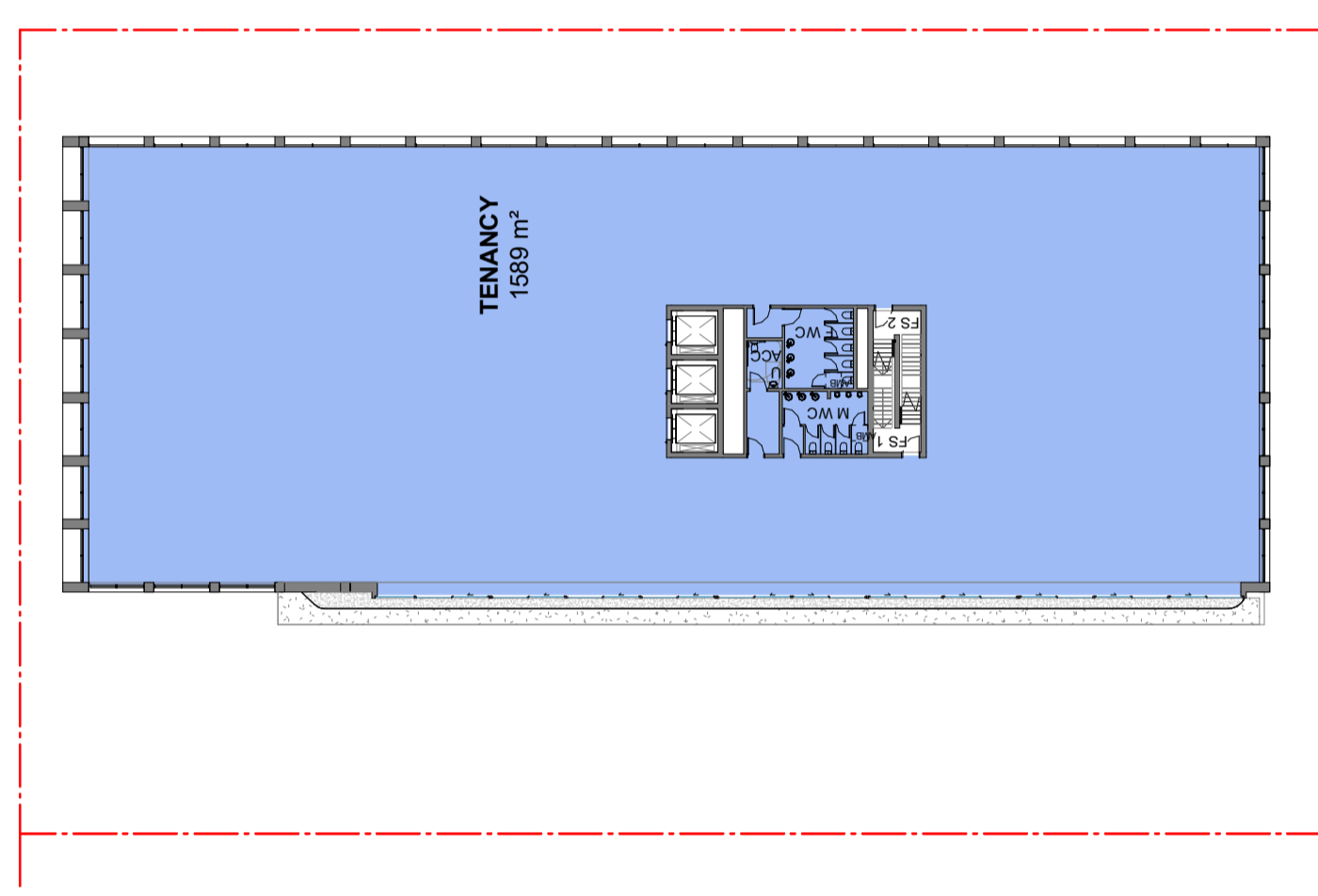
OP1 - B03



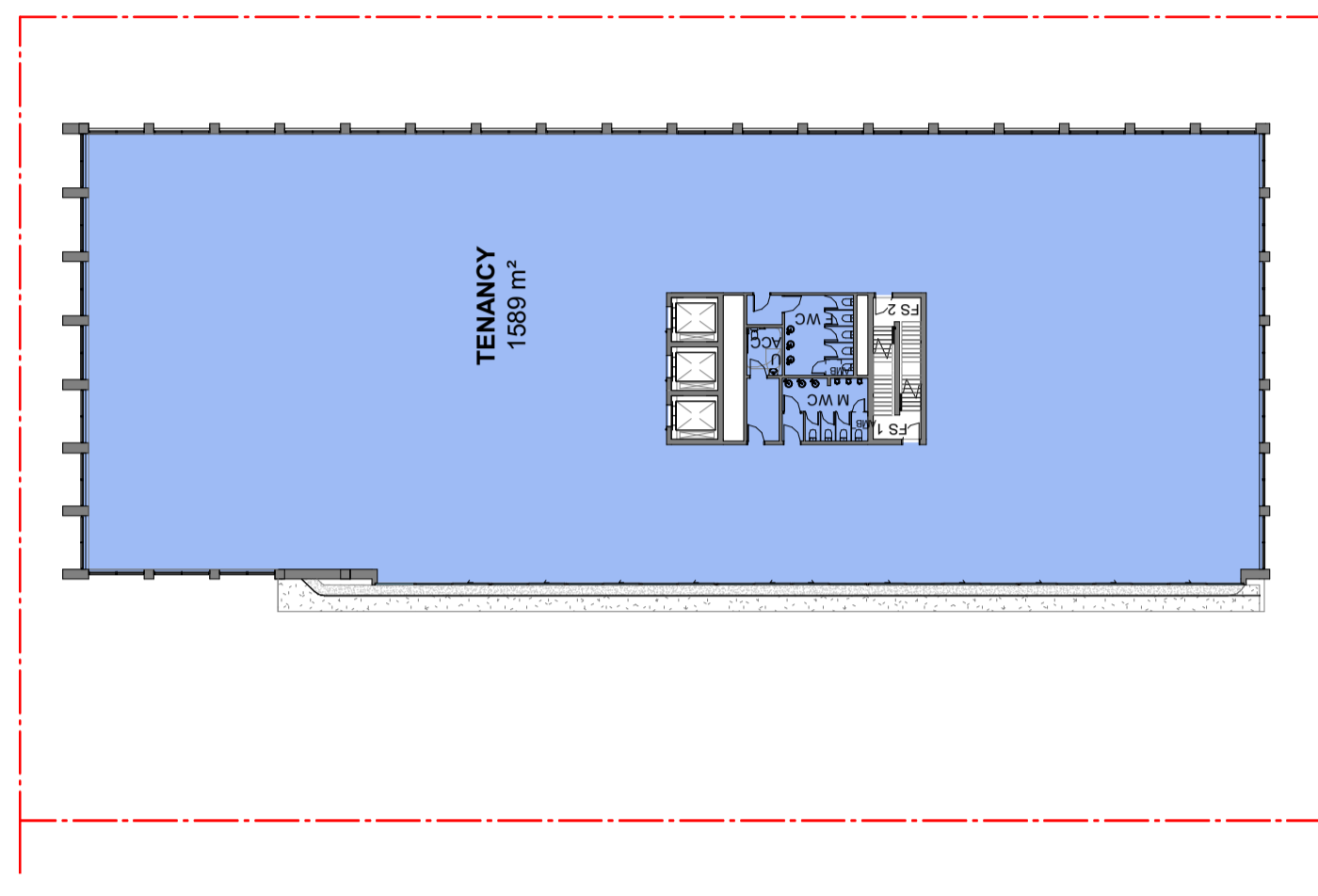
OP1 - GROUND DA



OP1 - L01



OP1 - L02



OP1 - L03

Green Space DCP Requirements

Deep Soil 10% of Site Area at 330mm ²	320m ²	9%
Communal Open Space 25% of Site Area at 826mm ²	GF-406+190 + RF-516 m ² = 1112m ²	34%

Assumptions:

Sanitary Facilities Requirements for 1650m² GFA

1650m ² GFA / 10 = Population 166	Female W/C = 5	Male W/C = 4
50% = 83 Female	Basin = 3	Basin = 3
50% = 83 Male	Urinal = 3	Urinal = 3

Maximum number of carparking spaces

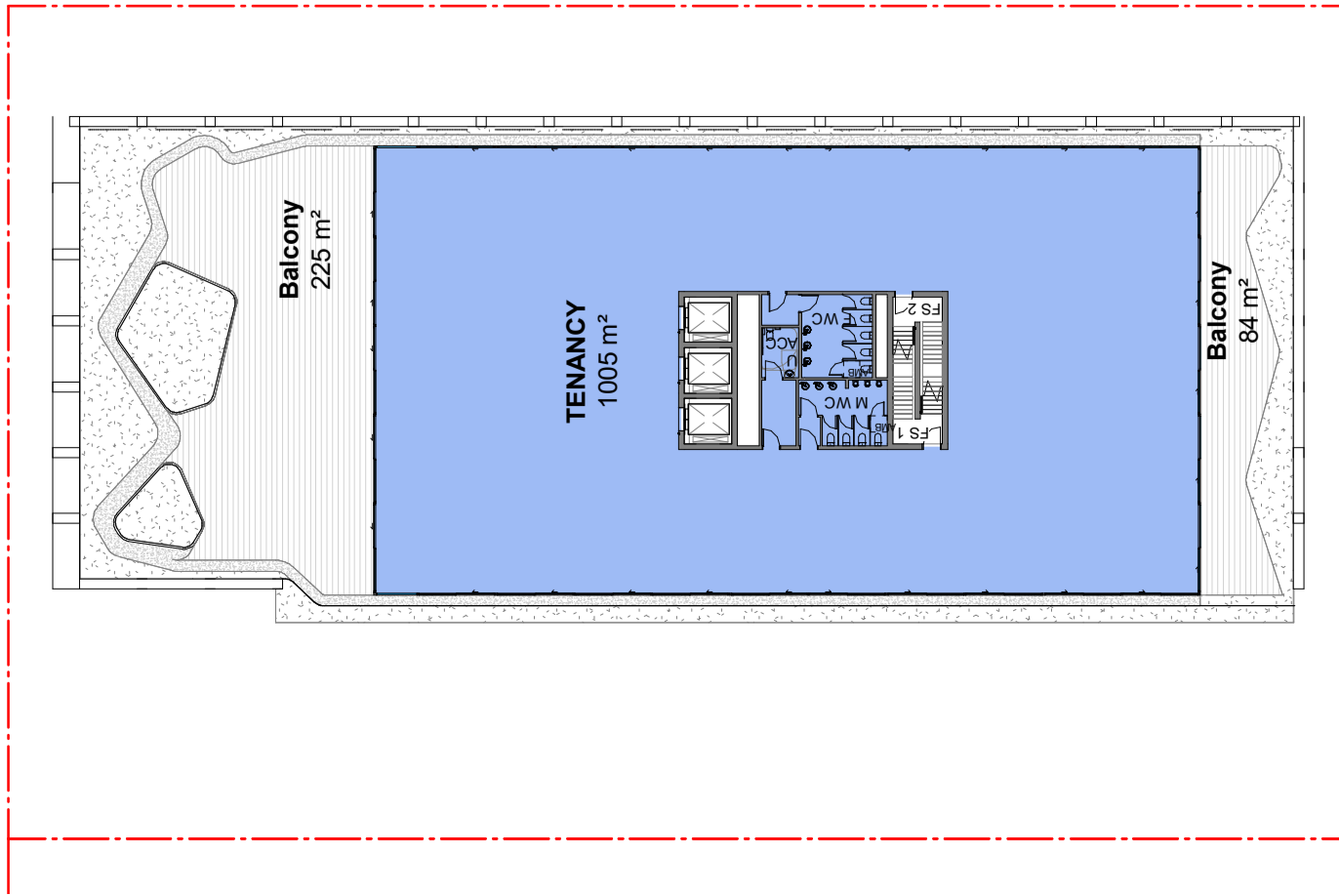
M = (G x A) / (50 x T)

where—
M is the maximum number of parking spaces, and
G is the gross floor area of all office premises and business premises in the building in square metres, and
A is the site area in square metres, and
T is the total gross floor area of all buildings on the site in square metres.

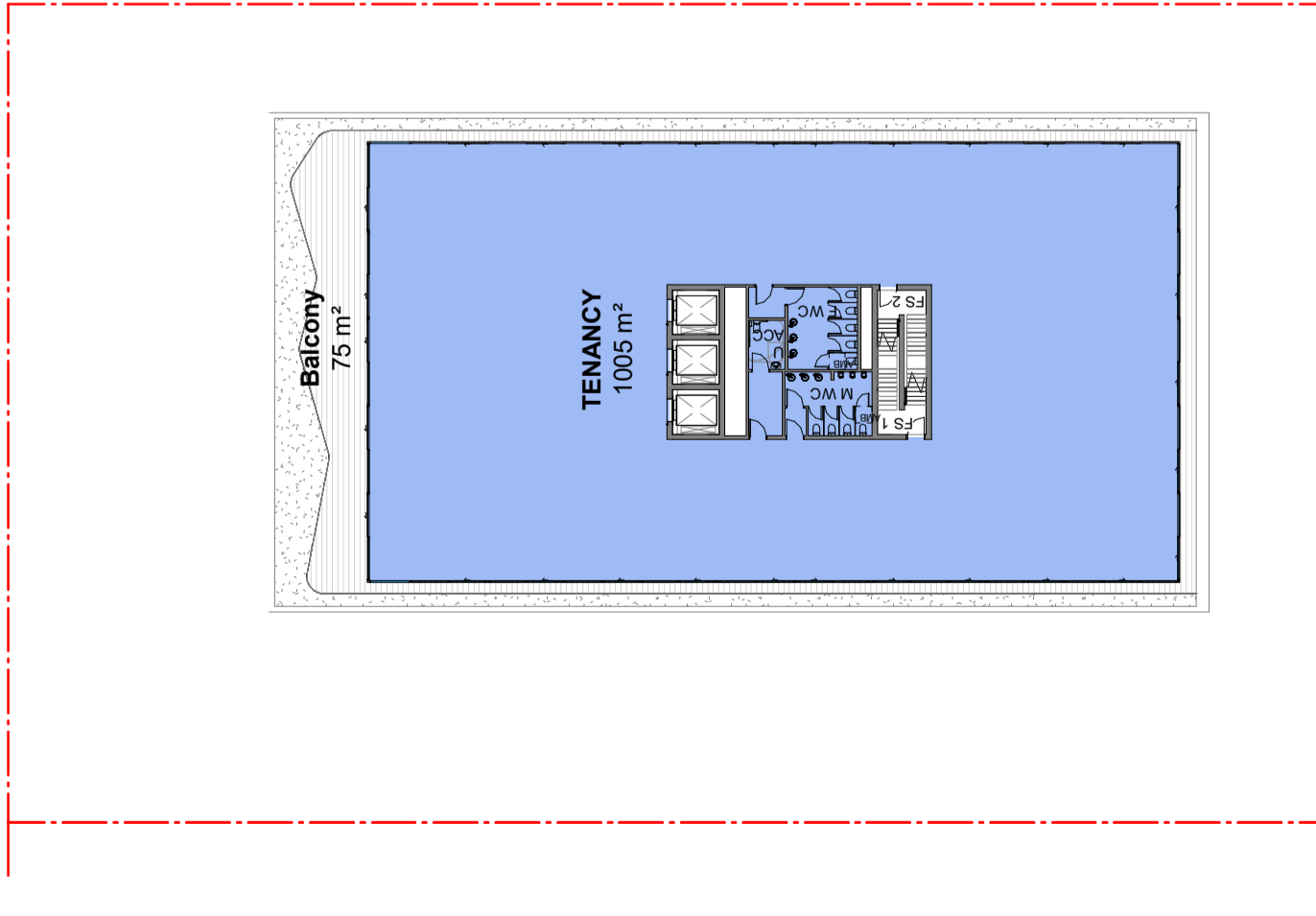
M = (13,724 x 3,307) / (50 x 13,724) Accessible (BCA TABLE D3.5)
M = 43744986 / 661400 1 space for every 100 commercial spaces on each level

Maximum number of parking spaces = 66

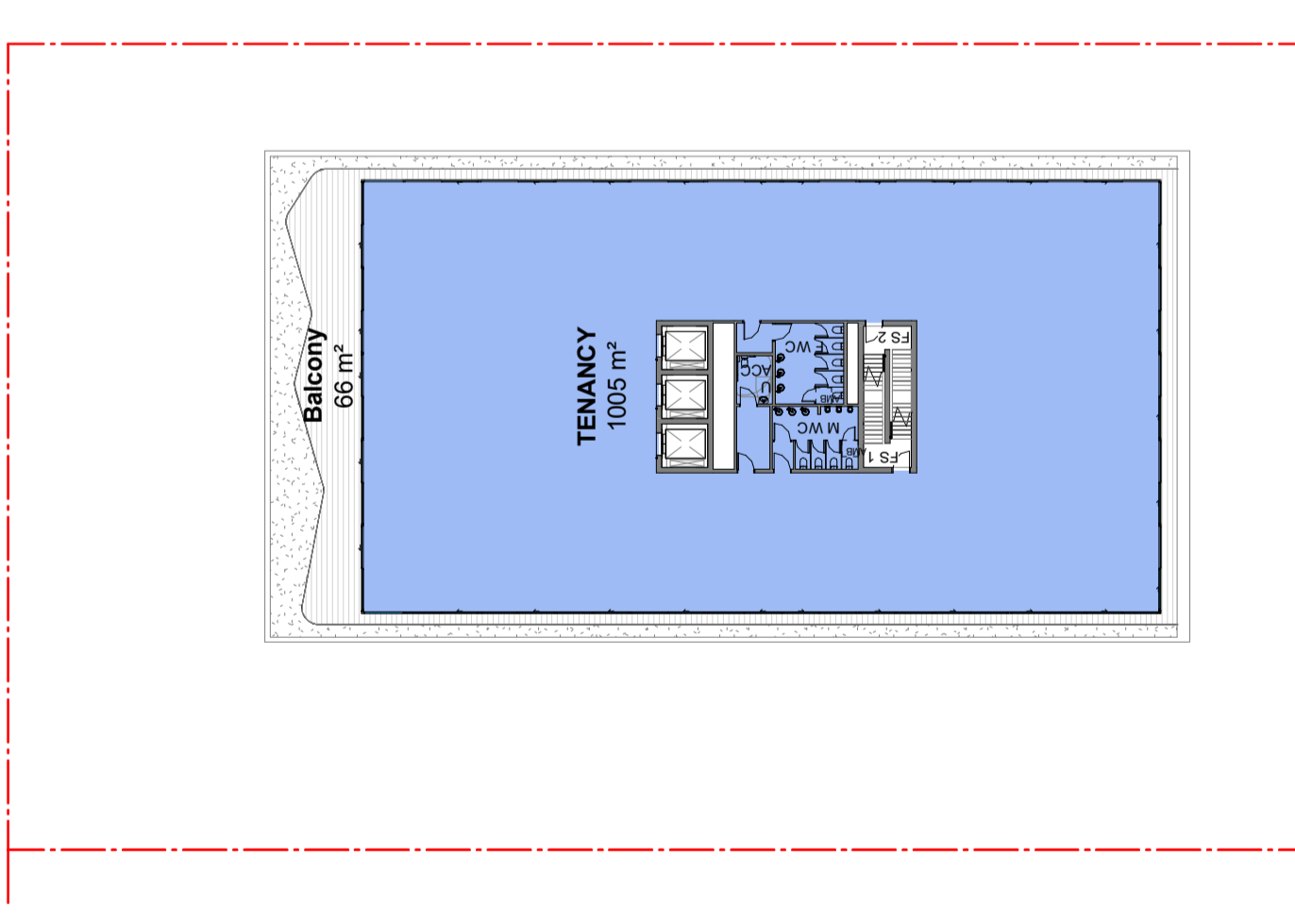
Motorbikes 1 space per 12 car parking spaces 6 motorbikes



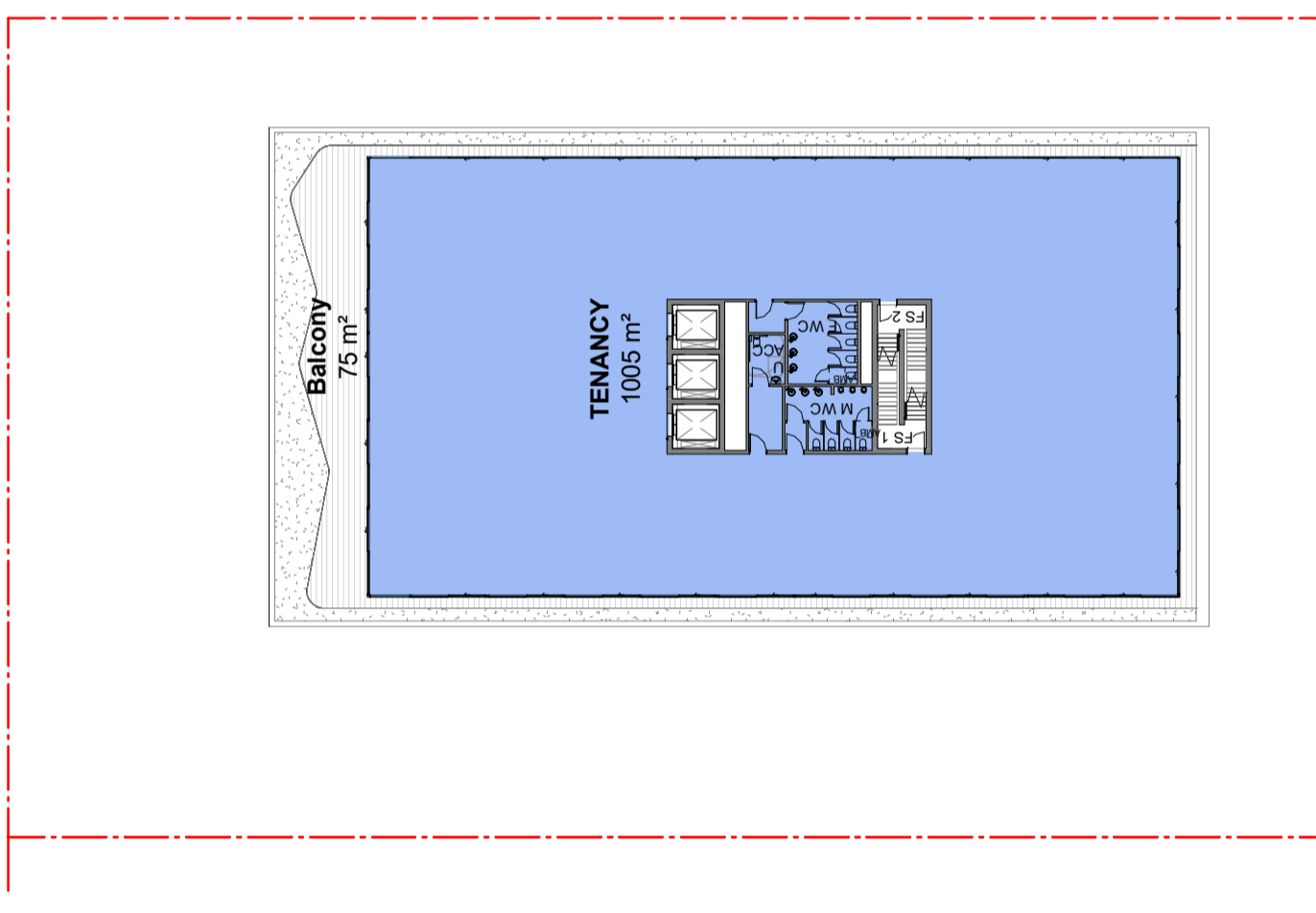
OP1 - L04



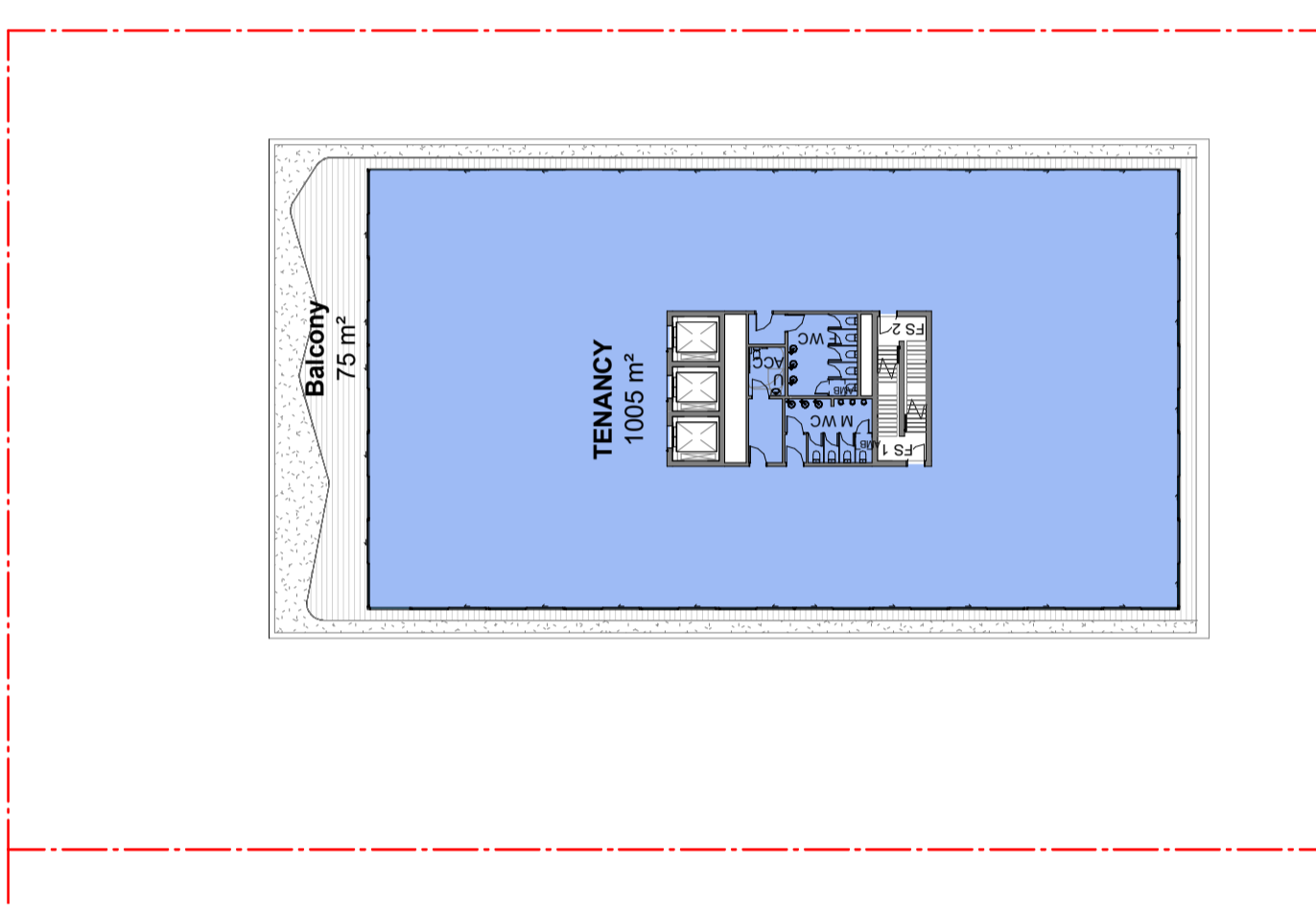
OP1 - L05



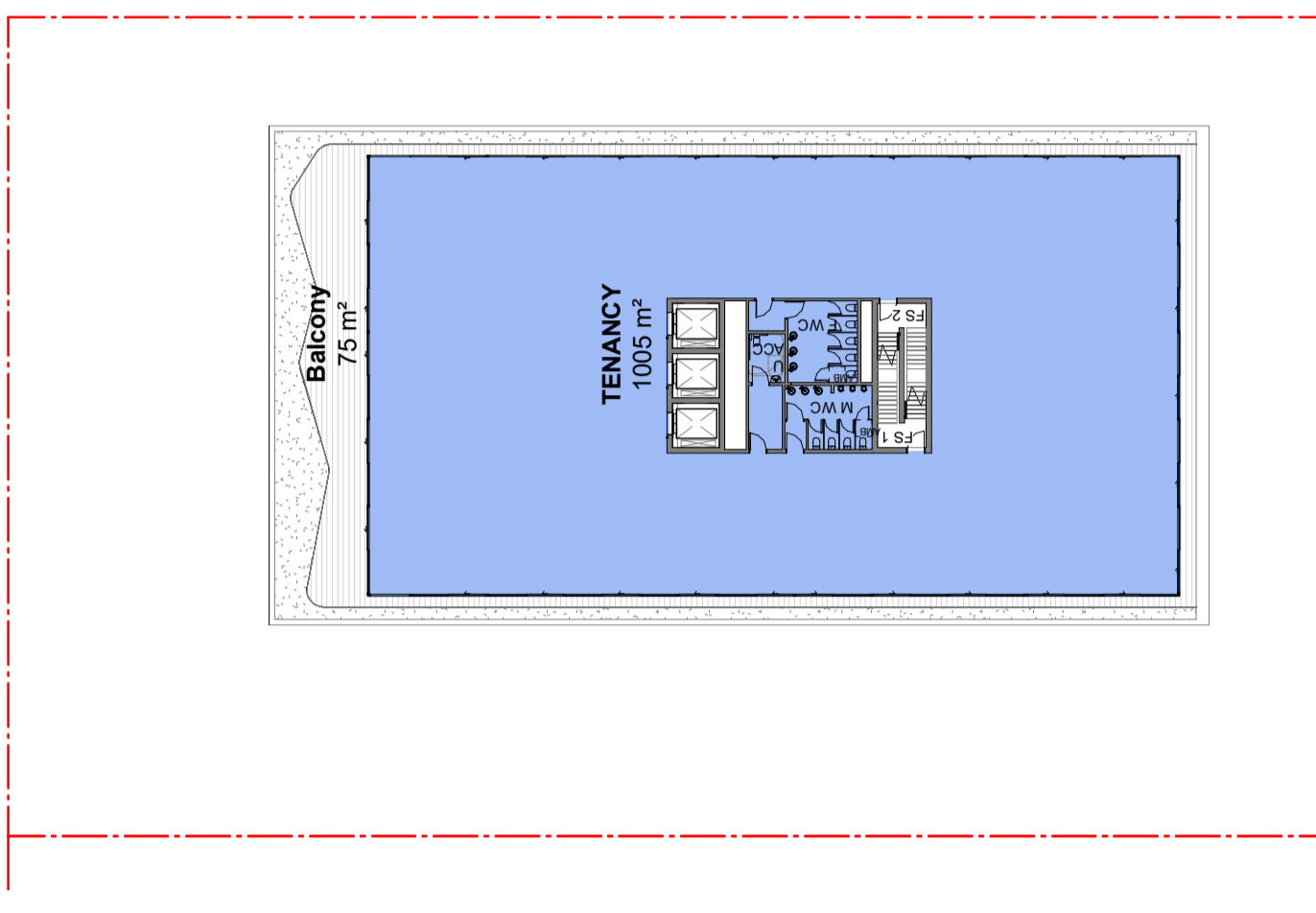
OP1 - L06



OP1 - L07



OP1 - L08



OP1 - L09

Site Information

Site Area 3307 m²

Base FSR: 2 : 1
Bonus FSR: 1.5 : 1
plus 10% of FSR = 0.35:1
= 3.85 : 1

Design Excellence Bonus

Target FSR Bonus EOT = 0.3 : 1 (892)
= 4.15 : 1

Allowable GFA 13,724 m²

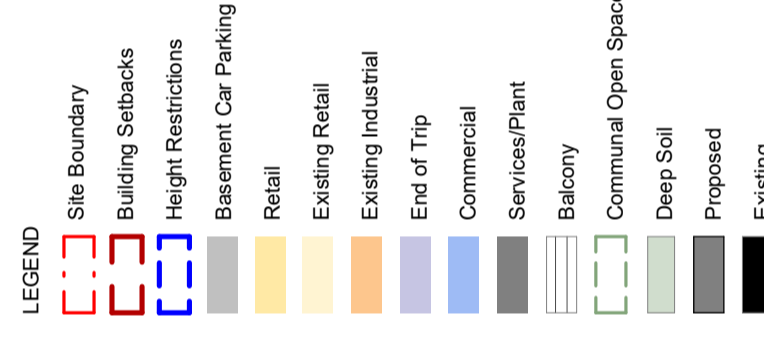
LEP Building Height 45m

GFA Summary - Reference Scheme

Existing Mecca Industrial GFA	267m ²
Existing Mecca Retail GFA	34.0m ²
Retail EOT GFA	992m ²
Commercial GFA	11,584m ²
Total Allowable GFA	13,724m²
Proposed FSR	4.15 : 1
Car Parking Spaces	66 max.
Bicycle Spaces	118 min.

GFA SCHEDULE - REFERENCE SCHEME

Level	Name	Occupancy	Area
GROUND	RETAIL	RETAIL	540 m ²
GROUND	Mecca Cafe	EXISTING MECCA RETAIL	260 m ²
MECCA LEVEL 01	Mecca BOM	EXISTING MECCA RETAIL	81 m ²
GROUND	Industrial Roostery	EXISTING MECCA INDUSTRIAL	267 m ²
UPPER GROUND	EOT	END OF TRIP	157 m ²
LEVEL 1	EOT LOBBY	END OF TRIP	803 m ²
LEVEL 1		END OF TRIP	892 m ²
UPPER GROUND	LOBBY	COMMERCIAL	166 m ²
LEVEL 2	TENANCY	COMMERCIAL	1589 m ²
LEVEL 3	TENANCY	COMMERCIAL	1589 m ²
LEVEL 4	TENANCY	COMMERCIAL	1005 m ²
LEVEL 5	TENANCY	COMMERCIAL	1005 m ²
LEVEL 6	TENANCY	COMMERCIAL	1005 m ²
LEVEL 7	TENANCY	COMMERCIAL	1005 m ²
LEVEL 8	TENANCY	COMMERCIAL	1005 m ²
LEVEL 9	TENANCY	COMMERCIAL	1005 m ²
LEVEL 10	TENANCY	COMMERCIAL	1005 m ²
LEVEL 11	TENANCY	COMMERCIAL	665 m ²
			13,724 m ²



On-site Bike Parking Rates (Commercial) Sydney DCP 2012

Proposed use	Residents/Employees	Customer/Visitors
Office premises or business premises	1 per 150 sqm GFA	1 per 400 sqm GFA
Retail	11,584m ² / 150 = 78 Class 2 bike facilities	11,584m ² / 400 = 29 Class 3 bike rails
	1 per 250 sqm GFA	2, plus 1 per 100 over 100sqm GFA
	871m ² / 250 = 4 Class 2 bike facilities	7 Class 3 bike rails
Industrial	1 per 10 staff	1 space
	1	1
Total Bikes		TOTAL 118 Bikes
Bike Facilities		
1 personal locker per bike space	1 per bike parking space	118 personal lockers
Showers and change cubicles	2 per 11-20 bike parking spaces, 2 additional for each 20 bike parking spaces or part thereof.	12 showers and change cubicles

Non-Residential Developments - Waste rates

Proposed use	Waste	Recycling	Food Waste
Expected litres per 100m ² per day	GFA 12,586m ² / 100 = 137		
Office & EOT	15	25	5
Total waste per day	1875L	3125L	625L
1100L MGB	2	3	3 240L
Expected litres per 100m ² per day	GFA 530m ² / 100 = 53		
Proposed Retail	25	200	5
Total waste per day	1350L	10,600L	265 L
1100L MGB	2	11	2 240L
Office	Bulky Waste	4m ²	
Retail	Bulky Waste	4m ²	TOTAL 8m²

OP1 - L10

OP1 - L11