

# **Attachment C**

## **Reference Scheme Drawings**

We would like to Acknowledge the Traditional Custodians of the land on which we live and practice. We pay our respects to elders past, present and emerging, whose knowledge has cared for, and will continue to care for Country. We acknowledge that sovereignty was never ceded.

**BOTANY RD COMMERCIAL**  
**158 BOTANY ROAD, SYDNEY**



**SJB Architects**  
Level 2, 490 Crown Street  
Surry Hills NSW  
2010 Australia  
**T 61 2 9380 9911**  
**www.sjb.com.au**

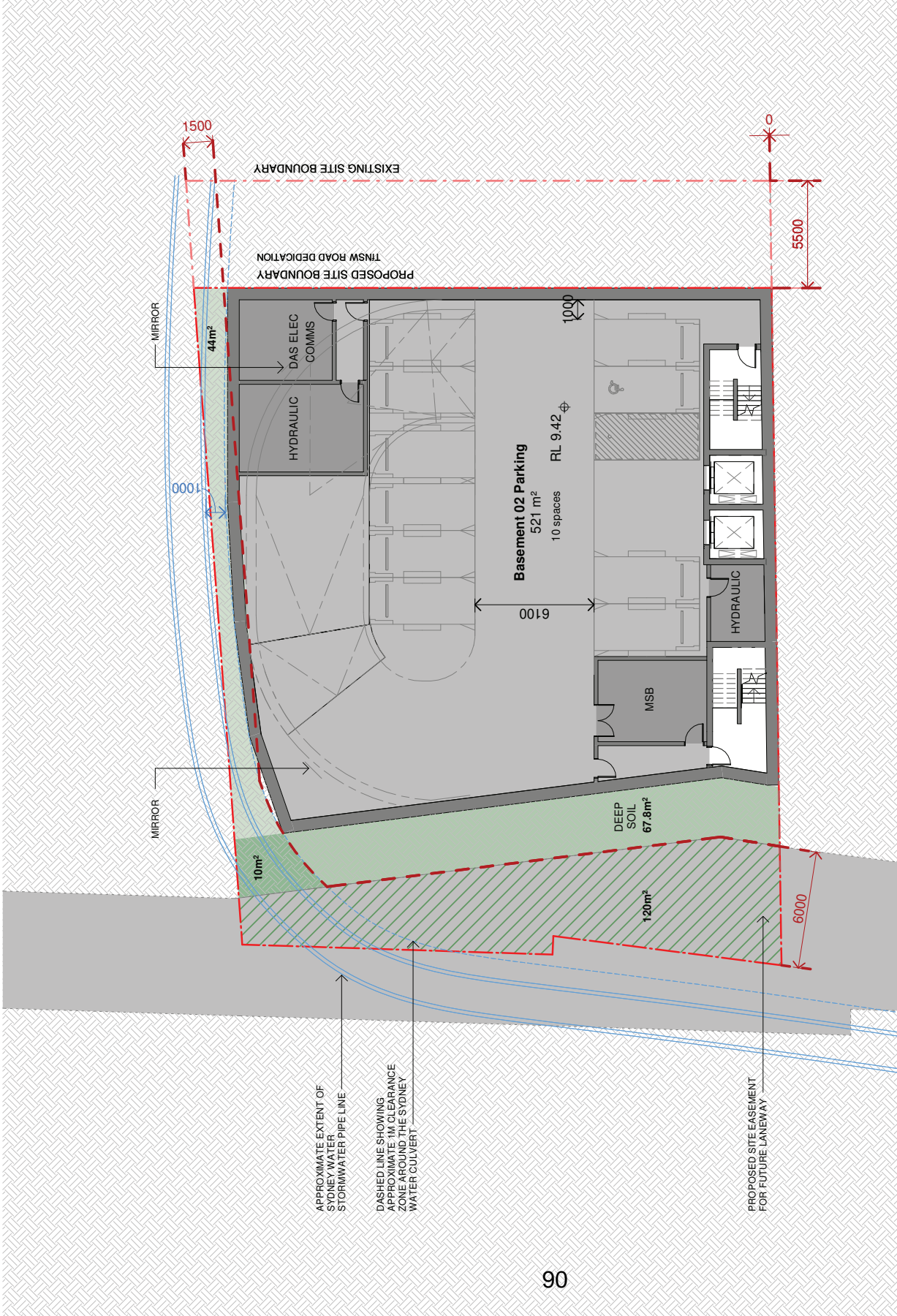
**Project Number: 6797**  
**Date: 2024/09/06**  
**Client: BLUESHORE**

**FOR INFORMATION**

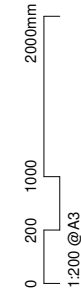
**REFERENCE SCHEME - SHEET LIST**

Sheet Number	Sheet Name	Current Revision
A-0001	REFERENCE SCHEME - COVER	A
A-1001	FLOOR PLAN - BASEMENT 02	I
A-1002	FLOOR PLAN - BASEMENT 01	I
A-1003	FLOOR PLAN - GROUND	I
A-1004	FLOOR PLAN - LEVEL 01	H
A-1006	FLOOR PLAN - TYP - LEVEL 02-08	I
A-1012	FLOOR PLAN - ROOF LEVEL	H
A-1501	SECTION A	G
A-1502	SECTION B	G
A-6101	AREA PLANS GFA	D
A-6502	BOTANY ROAD - CGI	B
A-8001	ALTERNATE ENTRY - BASEMENT 02	I
A-8002	ALTERNATE ENTRY - BASEMENT 01	I
A-8003	ALTERNATE ENTRY - GROUND	I





- LEGEND**
- Site Boundary
  - Previous Site Boundary
  - Building Setbacks
  - Height Restrictions
  - SW Storm Water & Clearance
  - Basement Car Parking
  - Retail
  - End of Trip
  - Commercial
  - Services/Plant
  - Balcony
  - Compliant Deep Soil to Lane
  - Additional Deep Soil to Lane
  - North Boundary Landscape
  - Green Roof
  - Proposed Lane Dedication - Interim Landscaping



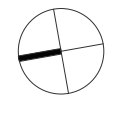
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Drawn	EA	Chk.	SH	Job No.	6797
Drawing No.	A-1001	Revision	/	Revision	/

**Project**  
 BOTANY RD COMMERCIAL  
 158 BOTANY ROAD, SYDNEY

**Client**  
 BLUESHORE

**Drawing Name**  
 FLOOR PLAN - BASEMENT 02

Rev	Date	Revision	By	Chk.
B	2022/12/14	INFORMATION	EA	NO
C	2023/08/24	INFORMATION	LL	NO
D	2023/10/13	INFORMATION	LL	NO
E	2024/02/20	INFORMATION	LL	SH
F	2024/02/21	INFORMATION	LL	SH
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H	2024/03/06	INFORMATION	EA	SH
I	2024/09/10	INFORMATION	EA	SH

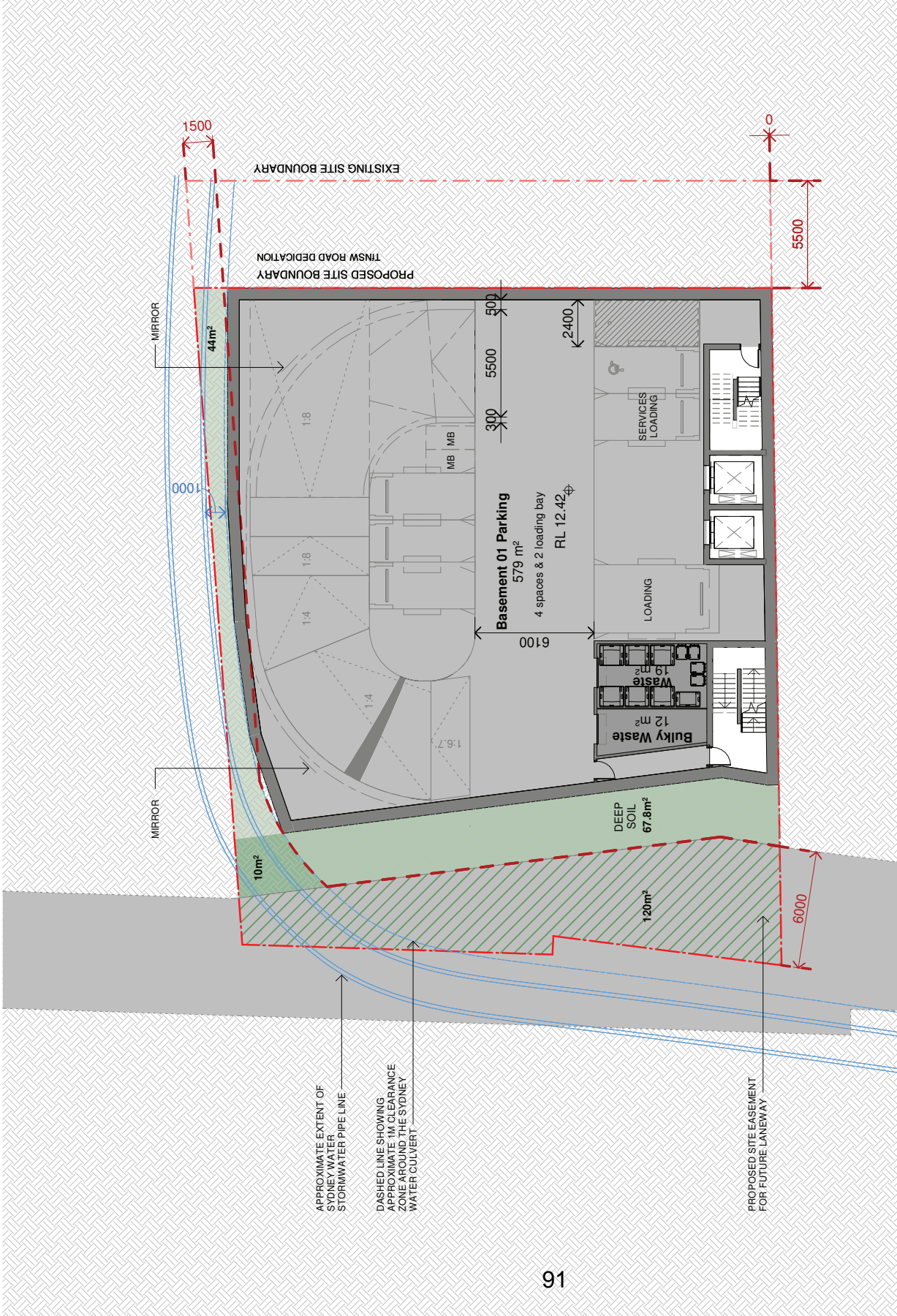


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**Nominated Architects: Adam Haddow-7198 | John Prada-7004**

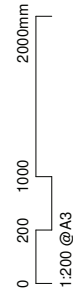


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**LEGEND**

- Site Boundary
- Previous Site Boundary
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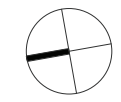
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Drawn	EA	Chk.	SH	Job No.	6797
Drawing No.	A-1002	Revision	/		

**Project**  
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**Client**  
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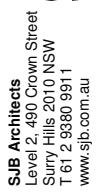
**Drawing Name**  
 FLOOR PLAN - BASEMENT 01

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C	2023/08/24	INFORMATION	LL	NO
D	2023/10/13	INFORMATION	LL	NO
E	2024/02/20	INFORMATION	LL	SH
F	2024/02/21	INFORMATION	LL	SH
G	2024/03/21	INFORMATION	EA	SH
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I	2024/09/10	INFORMATION	EA	SH



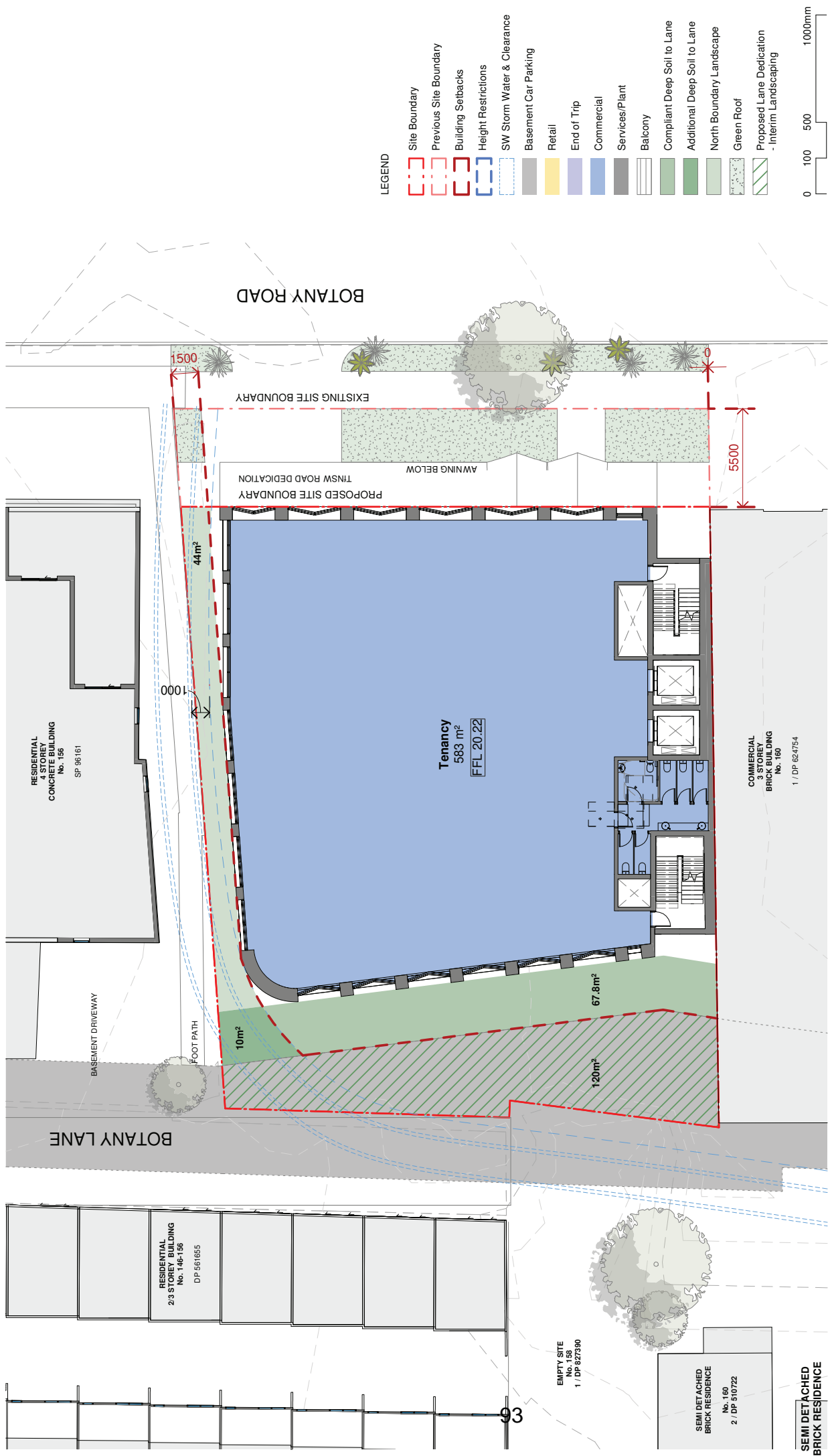
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**Nominated Architects: Adam Haddow-7198 | John Pradol-7004**



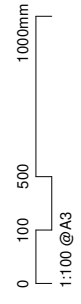
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**LEGEND**

- Site Boundary
- Previous Site Boundary
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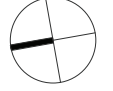
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Drawn	Chk.	Job No.
EA	SH	6797
Drawing No.	Revision	
A-1004	/ H	

**Project**  
 BOTANY RD COMMERCIAL  
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**Client**  
 BLUESHORE

**Drawing Name**  
 FLOOR PLAN - LEVEL 01

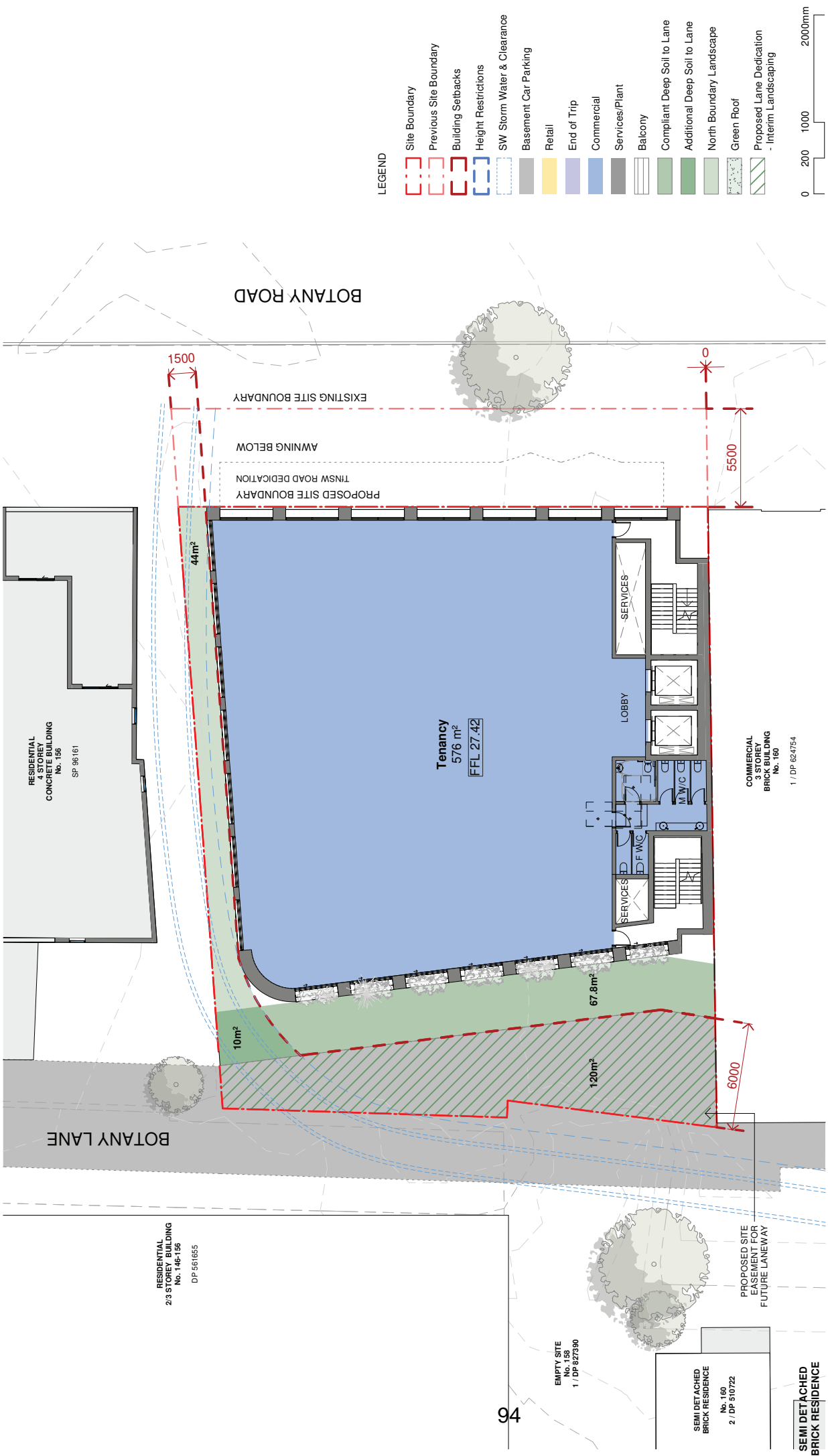
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D	2023/10/13	INFORMATION	LL	NO
E	2024/02/21	INFORMATION	LL	SH
F	2024/03/21	INFORMATION	EA	SH
G	2024/03/06	INFORMATION	EA	SH
H	2024/09/10	INFORMATION	EA	SH



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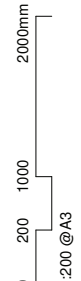
Nominated Architects: Adam Haddow-7188 | John Prada-7004





**LEGEND**

- Site Boundary
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- Building Setbacks
- Height Restrictions
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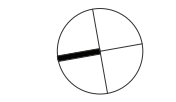
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Drawn	EA	Chk.	SH	Job No.	6797
Drawing No.	A-1006	Revision	/		

**Project**  
 BOTANY RD COMMERCIAL  
 158 BOTANY ROAD, SYDNEY

**Drawing Name**  
 FLOOR PLAN - TYP - LEVEL 02-08



Rev	Date	Revision	By	Chk.
B	2022/12/14	INFORMATION	EA	NO
C	2023/08/24	INFORMATION	LL	NO
D	2023/10/13	INFORMATION	LL	NO
E	2024/02/20	INFORMATION	LL	SH
F	2024/02/21	INFORMATION	LL	SH
G	2024/03/21	INFORMATION	EA	SH
H	2024/03/06	INFORMATION	EA	SH
I	2024/09/10	INFORMATION	EA	SH



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Nominated Architect: Adam Haddow-7198 | John Prada-7004

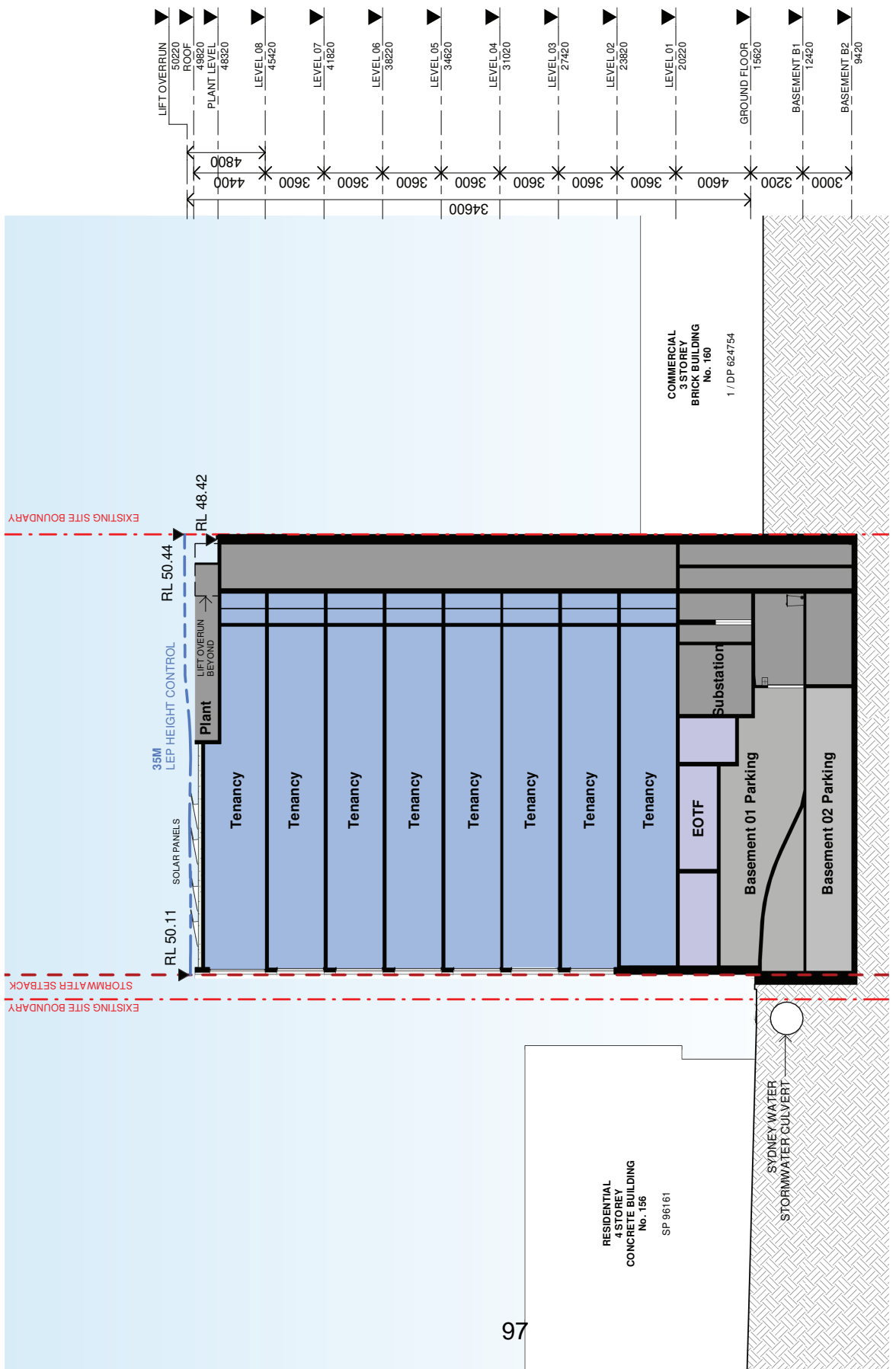
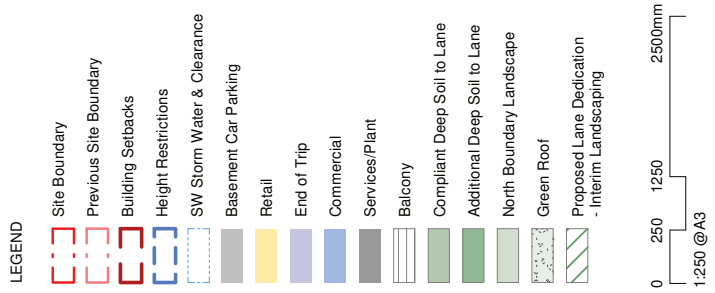
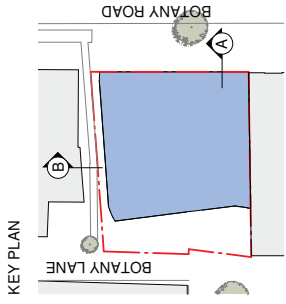


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1500  
STORMWATER SETBACK  
EXISTING SITE BOUNDARY

1500

RESIDENTIAL  
4 STOREY  
CONCRETE BUILDING  
No. 156  
SP 96161

SYDNEY WATER  
STORMWATER CULVERT

COMMERCIAL  
3 STOREY  
BRICK BUILDING  
No. 160  
1 / DP 824754

Date	Scale	Sheet Size
2024/09/16	As indicated	@ A3
Drawn	Chk.	Job No.
EA	SH	6797
Drawing No.	Revision	
A-1502	/ G	

Project  
BOTANY RD COMMERCIAL  
158 BOTANY ROAD, SYDNEY

Drawing Name  
SECTION B



Rev	Date	Revision	By	Chk.
A	2022/11/23	FOR REVIEW	EA	NO
B	2022/12/14	INFORMATION	EA	NO
C	2023/08/24	INFORMATION	LL	NO
D	2023/10/13	INFORMATION	EA	SH
E	2024/03/21	INFORMATION	EA	SH
F	2024/09/06	INFORMATION	EA	SH
G	2024/09/16	INFORMATION	EA	SH

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# Site Information

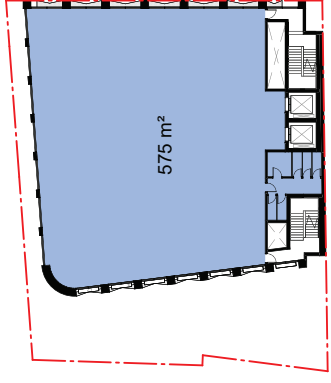
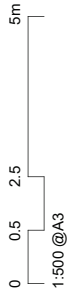
Site Area	968 m <sup>2</sup>
Employment	Incentive FSR : 4.0 : 1
Community Infrastructure	Bonus FSR : 0.5 : 1
Plus Design Excellence	Plus 10% 0.45 : 1 (4.95 : 1)
Target FSR	4.95 : 1
Allowable GFA	4,792 m <sup>2</sup>
PLUS Bonus EOTF	0.3 : 1 (290m <sup>2</sup> )
TOTAL PERMISSIBLE GFA	5.25 : 1 (5,082m <sup>2</sup> )
Building Height	35m

## Proposed GFA

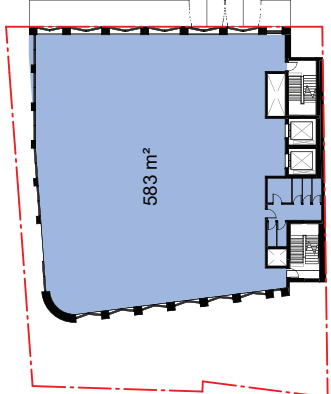
Level	Name	Area
GROUND FLOOR	RETAIL	144 m <sup>2</sup>
GROUND FLOOR	COMMERCIAL	144 m <sup>2</sup>
LEVEL 01	COMMERCIAL	42 m <sup>2</sup>
LEVEL 02	COMMERCIAL	583 m <sup>2</sup>
LEVEL 03	COMMERCIAL	575 m <sup>2</sup>
LEVEL 04	COMMERCIAL	575 m <sup>2</sup>
LEVEL 05	COMMERCIAL	575 m <sup>2</sup>
LEVEL 06	COMMERCIAL	575 m <sup>2</sup>
LEVEL 07	COMMERCIAL	575 m <sup>2</sup>
LEVEL 08	COMMERCIAL	575 m <sup>2</sup>
<b>TOTAL</b>		<b>4648 m<sup>2</sup></b>
<b>TOTAL PERMISSIBLE</b>		<b>4792 m<sup>2</sup></b>
<b>Ratio</b>		<b>4.95 : 1</b>

## Proposed EOT Bonus GFA

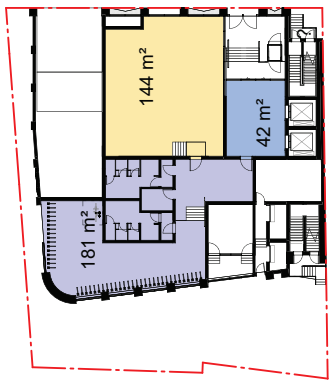
Level	Name	Area
GROUND FLOOR	EOT	181 m <sup>2</sup>
<b>TOTAL</b>		<b>0.18 : 1</b>
<b>TOTAL GFA</b>		<b>4973m<sup>2</sup></b>
<b>TOTAL FSR</b>		<b>5.13 : 1</b>



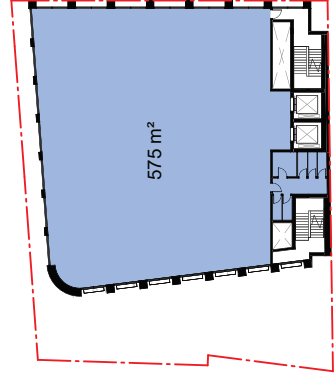
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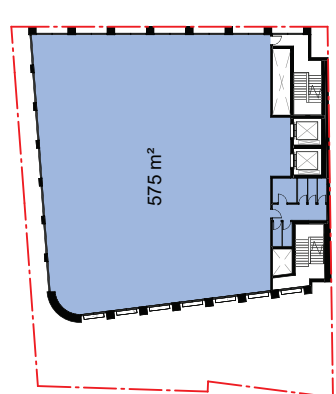
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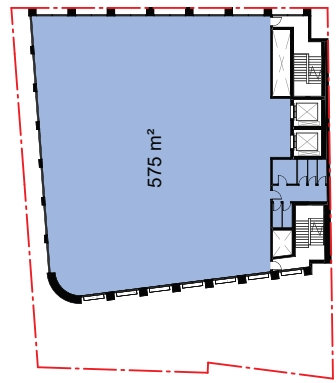
**GROUND FLOOR**



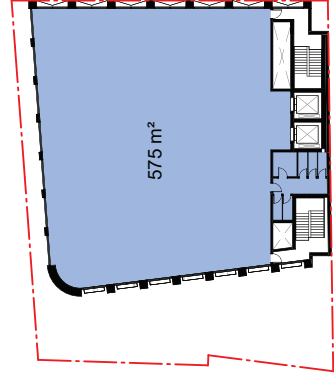
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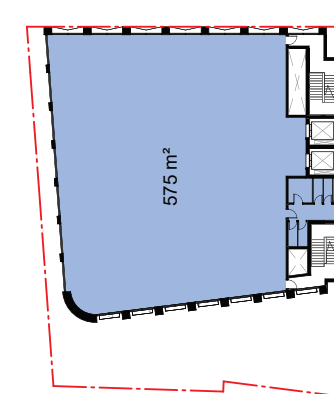
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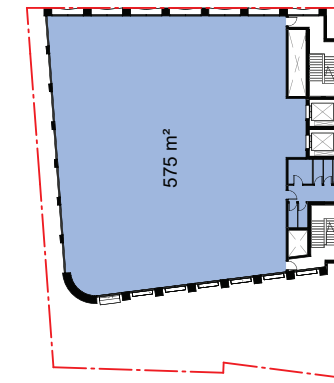
**LEVEL 03**



**LEVEL 08**



**LEVEL 07**



**LEVEL 06**

Project: BOTANY RD COMMERCIAL  
158 BOTANY ROAD, SYDNEY

Project Date: 2024/09/06  
Scale: As indicated

Project Size: @ A3

Drawn: EA  
Checked: SH

Job No: 6797  
Drawing No. A-6101

Revision: / D

Client: BLUESHORE

Architect: SJB Architects  
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Rev Date: A 2023/09/24 INFORMATION LL NO  
B 2023/10/13 INFORMATION LL NO  
C 2024/03/21 INFORMATION EA SH  
D 2024/09/06 INFORMATION EA SH

By: LL, NO, EA, SH

Chk: LL, NO, EA, SH

Client: BLUESHORE

Area Plans GFA

Rev Date: A 2023/09/24 INFORMATION LL NO  
B 2023/10/13 INFORMATION LL NO  
C 2024/03/21 INFORMATION EA SH  
D 2024/09/06 INFORMATION EA SH

By: LL, NO, EA, SH

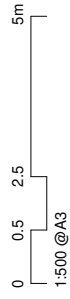
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Client: BLUESHORE

Area Plans GFA

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Rev	Date	Revision	By	Chk.
A	2024/09/06	INFORMATION	EA	SH
B	2024/09/11	INFORMATION	EA	SH

Client  
**BLUESHORE**

Project  
**BOTANY RD COMMERCIAL  
 158 BOTANY ROAD, SYDNEY**

Drawing Name  
**BOTANY ROAD - CGI**

Date  
 2024/09/11

Scale  
 Chk. SH

Sheet Size  
 @ A3

Job No.  
 6797

Revision  
 EA

Drawing No.  
**A-6502**



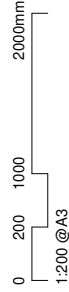
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# ALTERNATE VEHICLE ENTRY

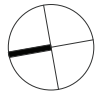


## LEGEND

- Site Boundary
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Nominated Architects: Adam Haddow-7198 | John Prater-7004



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I	2024/09/10	INFORMATION	EA	SH

Client  
**BLUESHORE**

Project  
**BOTANY RD COMMERCIAL**  
158 BOTANY ROAD, SYDNEY

Drawing Name  
**ALTERNATE ENTRY - BASEMENT 02**

Date  
2024/09/10

Scale  
1 : 200

Sheet Size  
@ A3

Drawn  
EA

Chk.  
SH

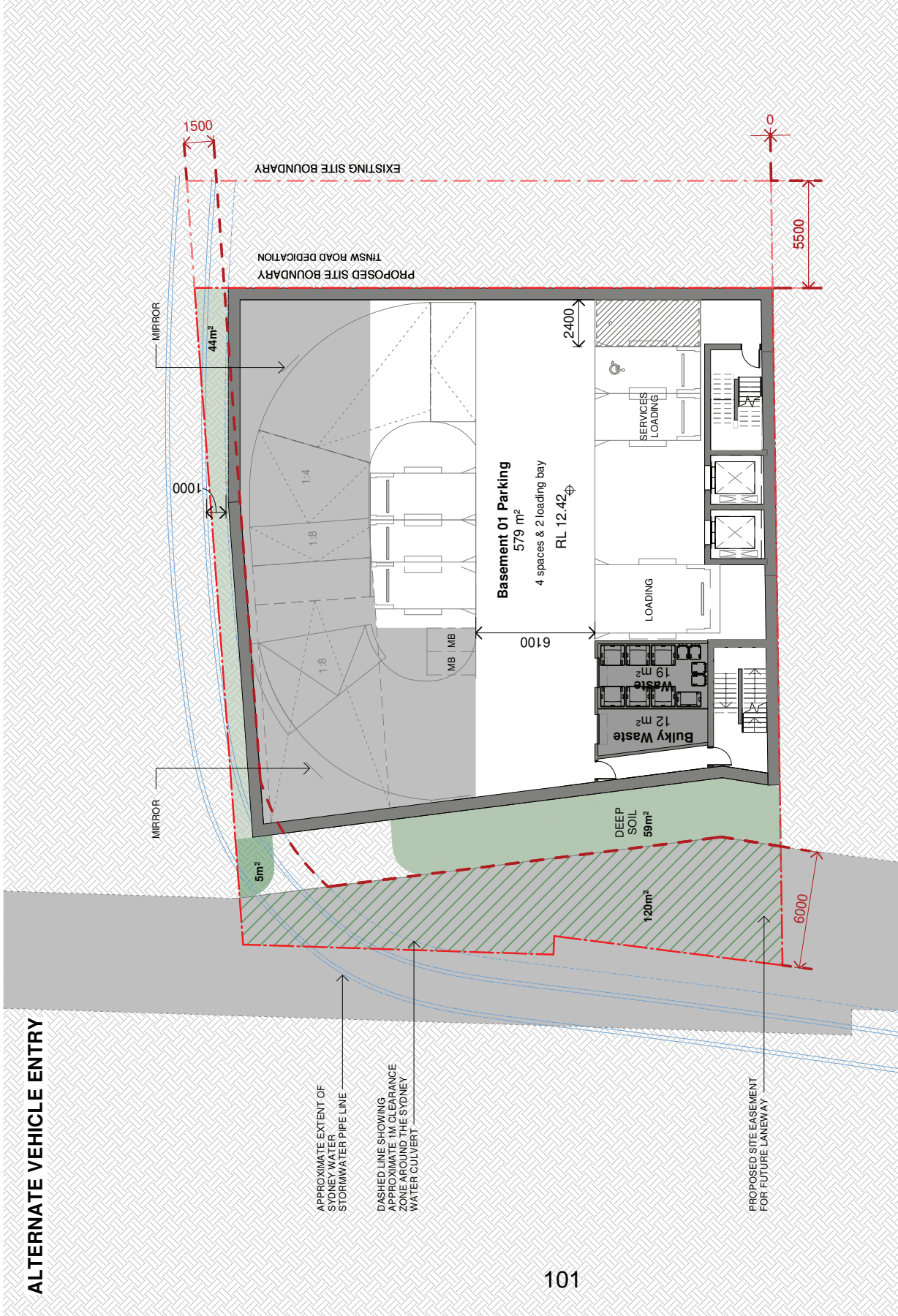
Job No.  
6797

Drawing No.  
A-8001

Revision  
/ 1

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# ALTERNATE VEHICLE ENTRY



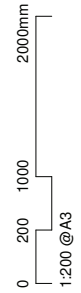
APPROXIMATE EXTENT OF SYDNEY WATER STORMWATER PIPE LINE

DASHED LINE SHOWING APPROXIMATE 1M CLEARANCE ZONE AROUND THE SYDNEY WATER CULVERT

PROPOSED SITE EASEMENT FOR FUTURE LANEWAY

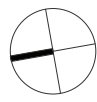
## LEGEND

- Site Boundary
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- SW Storm Water & Clearance
- Basement Car Parking
- Retail
- End of Trip
- Commercial
- Services/Plant
- Balcony
- Compliant Deep Soil to Lane
- Additional Deep Soil to Lane
- North Boundary Landscape
- Green Roof
- Proposed Lane Dedication - Interim Landscaping



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Nominated Architects: Adam Haddow-7198 | John Prada-7004



Rev	Date	Revision	By	Chk.
B	2022/12/14	INFORMATION	EA	NO
C	2023/08/24	INFORMATION	LL	NO
D	2023/10/13	INFORMATION	LL	NO
E	2024/02/20	INFORMATION	LL	SH
F	2024/02/21	INFORMATION	LL	SH
G	2024/03/21	INFORMATION	EA	SH
H	2024/03/06	INFORMATION	EA	SH
I	2024/09/10	INFORMATION	EA	SH

**Client**  
**BLUESHORE**

**Project**  
 BOTANY RD COMMERCIAL  
 158 BOTANY ROAD, SYDNEY

**Drawing Name**  
 ALTERNATE ENTRY - BASEMENT 01

**Date** 2024/09/10  
**Scale** 1 : 200  
**Chk.** SH  
**Drawn** EA  
**Drawing No.** 6797  
**Revision** / 1

**Sheet Size** @ A3  
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**SJB Architects**  
 Level 2, 490 Crown Street  
 Surry Hills 2010 NSW  
 T 61 2 9380 9911  
 www.sjb.com.au

