

APARTMENT MIX SCHEDULE

BEDS	QUANTITY	%
1 BED	11	8%
2 BED	86	60%
3 BED	45	32%
	142	

GROSS FLOOR AREA SCHEDULE

LEVEL	AREA
AFFORDABLE HOUSING	
LEVEL 0	189
LEVEL 1	303
LEVEL 2	393
LEVEL 3	393
LEVEL 4	393
LEVEL 5	385
LEVEL 6	393
LEVEL 7	393
LEVEL 8	393
LEVEL 9	361
	3,596 m²
CHILD CARE	
LEVEL 0	447
LEVEL 1	389
	836 m²
RESIDENTIAL	
LEVEL 0	221
LEVEL 1	257
LEVEL 2	1,096
LEVEL 3	1,096
LEVEL 4	1,096
LEVEL 5	1,092
LEVEL 6	1,052
LEVEL 7	1,096
LEVEL 8	963
LEVEL 9	809
LEVEL 10	627
LEVEL 11	575
	9,980 m²
	14,412 m²

APARTMENT AREA SCHEDULE

UNIT	BEDS	INTERNAL AREA
LEVEL 0 & 1		
C2-001		
	3 BED	82
	3 BED UPPER	38
		120 m²
C2-002		
	3 BED	63
	3 BED UPPER	58
		121 m²
C2-010		
	3 BED	103
		103 m²
C3-001		
	3 BED	57
	3 BED UPPER	62
		119 m²
C3-002		
	2 BED	41
	2 BED UPPER	48
		89 m²
C3-003		
	2 BED	57
	2 BED UPPER	58
		115 m²
C3-010		
	2 BED	83
		83 m²
LEVEL 0		
C2-001	3 BED	82
C2-002	3 BED	63
C3-001	3 BED	57
C3-002	2 BED	41
C3-003	2 BED	57
LEVEL 1		
C2-010	3 BED	103
C3-010	2 BED	83
LEVEL 2		
C1-020	2 BED	76
C1-021	2 BED	75
C1-022	2 BED	77
C1-023	2 BED	77
C1-024	3 BED	97
C1-025	2 BED	75
C1-026	3 BED	96

APARTMENT AREA SCHEDULE

UNIT	BEDS	INTERNAL AREA
C2-020	3 BED	95
C2-021	2 BED	79
C2-022	2 BED	75
C2-023	1 BED	51
C2-024	2 BED	80
C3-020	3 BED	96
C3-021	2 BED	75
C3-022	2 BED	75
C3-023	3 BED	105
LEVEL 3		
C1-030	2 BED	77
C1-031	2 BED	75
C1-032	2 BED	78
C1-033	2 BED	78
C1-034	3 BED	97
C1-035	2 BED	75
C1-036	3 BED	96
C2-030	3 BED	96
C2-031	2 BED	79
C2-032	2 BED	76
C2-033	1 BED	52
C2-034	2 BED	80
C3-030	3 BED	96
C3-031	2 BED	75
C3-032	2 BED	75
C3-033	3 BED	105
LEVEL 4		
C1-040	2 BED	77
C1-041	2 BED	75
C1-042	2 BED	78
C1-043	2 BED	78
C1-044	3 BED	97
C1-045	2 BED	75
C1-046	3 BED	96
C2-040	3 BED	96
C2-041	2 BED	79
C2-042	2 BED	76
C2-043	1 BED	52
C2-044	2 BED	80
C3-040	3 BED	95
C3-041	2 BED	75
C3-042	2 BED	75
C3-043	3 BED	104
LEVEL 5		

APARTMENT AREA SCHEDULE

UNIT	BEDS	INTERNAL AREA
C1-050	2 BED	77
C1-051	2 BED	75
C1-052	2 BED	77
C1-053	2 BED	78
C1-054	3 BED	97
C1-055	2 BED	75
C1-056	3 BED	96
C2-050	3 BED	95
C2-051	2 BED	79
C2-052	2 BED	72
C2-053	1 BED	52
C2-054	2 BED	80
C3-050	3 BED	96
C3-051	2 BED	72
C3-052	2 BED	72
C3-053	3 BED	103
LEVEL 6		
C1-060	2 BED	77
C1-061	2 BED	75
C1-062	2 BED	78
C1-063	2 BED	70
C1-064	2 BED	80
C1-065	1 BED	56
C1-066	3 BED	96
C2-060	3 BED	95
C2-061	2 BED	79
C2-062	2 BED	76
C2-063	1 BED	52
C2-064	2 BED	80
C3-060	3 BED	96
C3-061	2 BED	75
C3-062	2 BED	75
C3-063	3 BED	105
LEVEL 7		
C1-070	2 BED	77
C1-071	2 BED	75
C1-072	2 BED	78
C1-073	2 BED	78
C1-074	3 BED	97
C1-075	2 BED	75
C1-076	3 BED	96
C2-070	3 BED	96
C2-071	2 BED	79
C2-072	2 BED	75

APARTMENT AREA SCHEDULE

UNIT	BEDS	INTERNAL AREA
C2-073	1 BED	52
C2-074	2 BED	80
C3-070	3 BED	96
C3-071	2 BED	75
C3-072	2 BED	75
C3-073	3 BED	105
LEVEL 8		
C1-080	2 BED	45
C1-081	2 BED	44
C1-082	2 BED	46
C1-083	3 BED	48
C1-084	3 BED	97
C1-085	3 BED	68
C1-086	3 BED	96
C2-080	3 BED	95
C2-081	2 BED	79
C2-082	2 BED	75
C2-083	1 BED	50
C2-084	2 BED	80
C3-080	3 BED	96
C3-081	2 BED	75
C3-082	2 BED	75
C3-083	3 BED	104
LEVEL 9		
C2-090	3 BED	95
C2-091	1 BED	63
C2-092	2 BED	91
C2-093	2 BED	76
C2-094	1 BED	52
C2-095	2 BED	80
C3-090	2 BED	79
C3-091	2 BED	75
C3-092	2 BED	75
C3-093	2 BED	90
LEVEL 10		
C2-100	3 BED	95
C2-101	2 BED	75
C2-102	2 BED	76
C2-103	2 BED	76
C2-104	1 BED	52

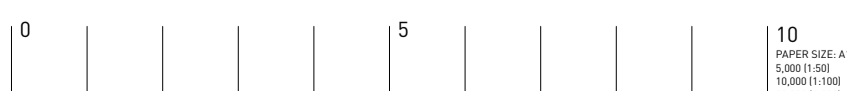
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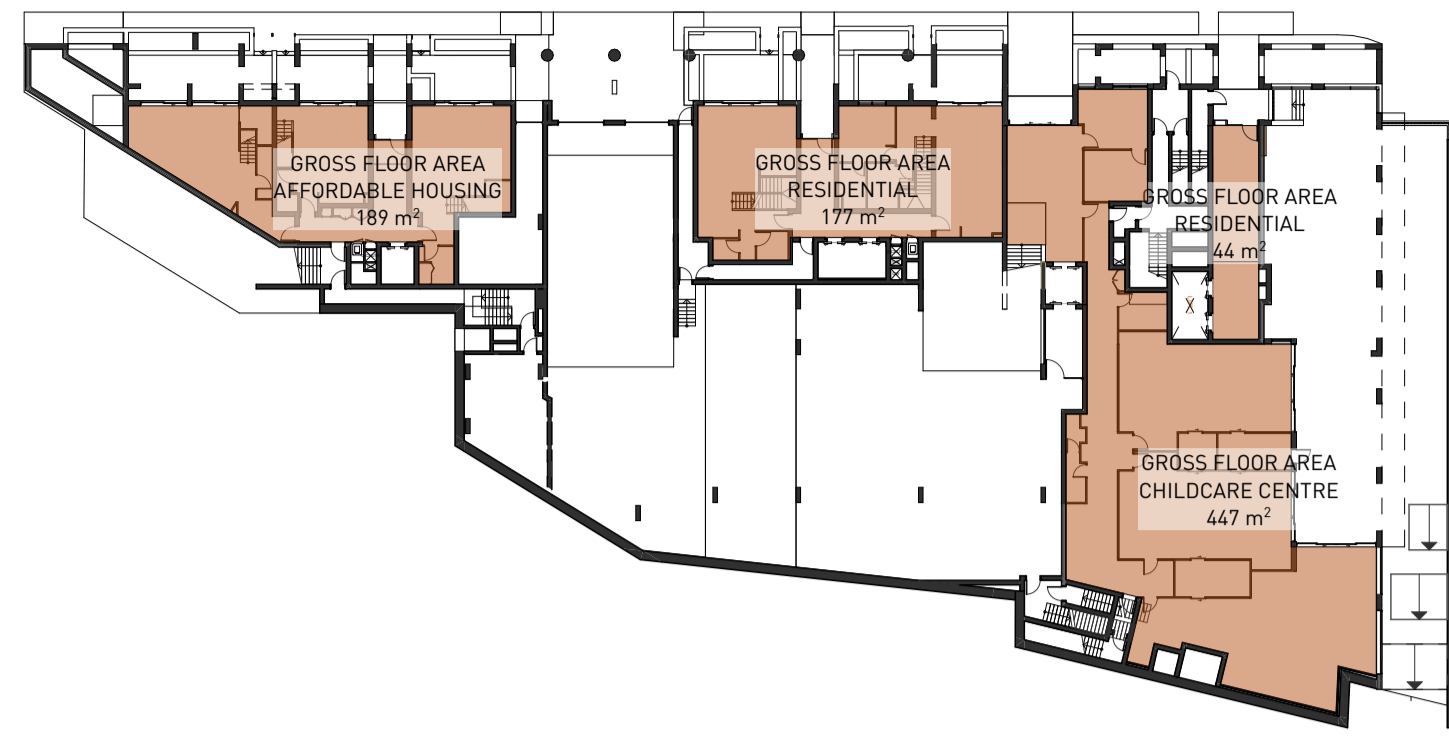
LEGEND
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DOCUMENT
AREA CALCULATIONS
 DOCUMENT
FOR SUBMISSION
 REV K 28.01.26 MODEL 22_038 Regents Park - Building C
 STAGE
DEVELOPMENT APPLICATION

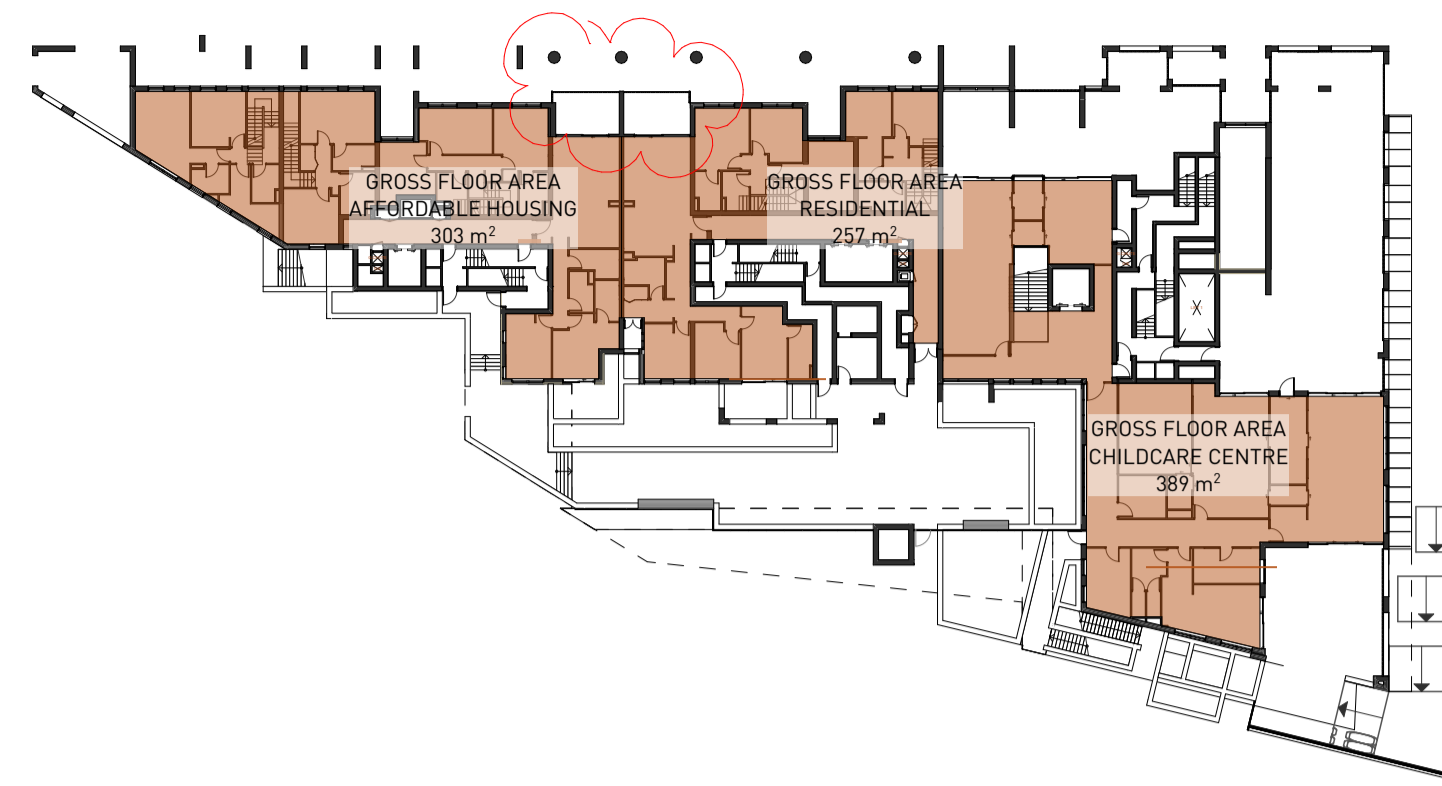
PROJECT
REGENTS PARK - STAGE 3
 30-46 AUBURN ROAD REGENTS PARK

CLIENT **30 Auburn Road Pty Ltd**
 ARCHITECTURE URBAN PLANNING
 M1/147 McEvoy St Alexandria NSW 2015
 P 02 9516 2022 E email@smithzannes.com.au
 smithzannes.com.au
 Nominated Architect: Peter Smith (Reg 7024)

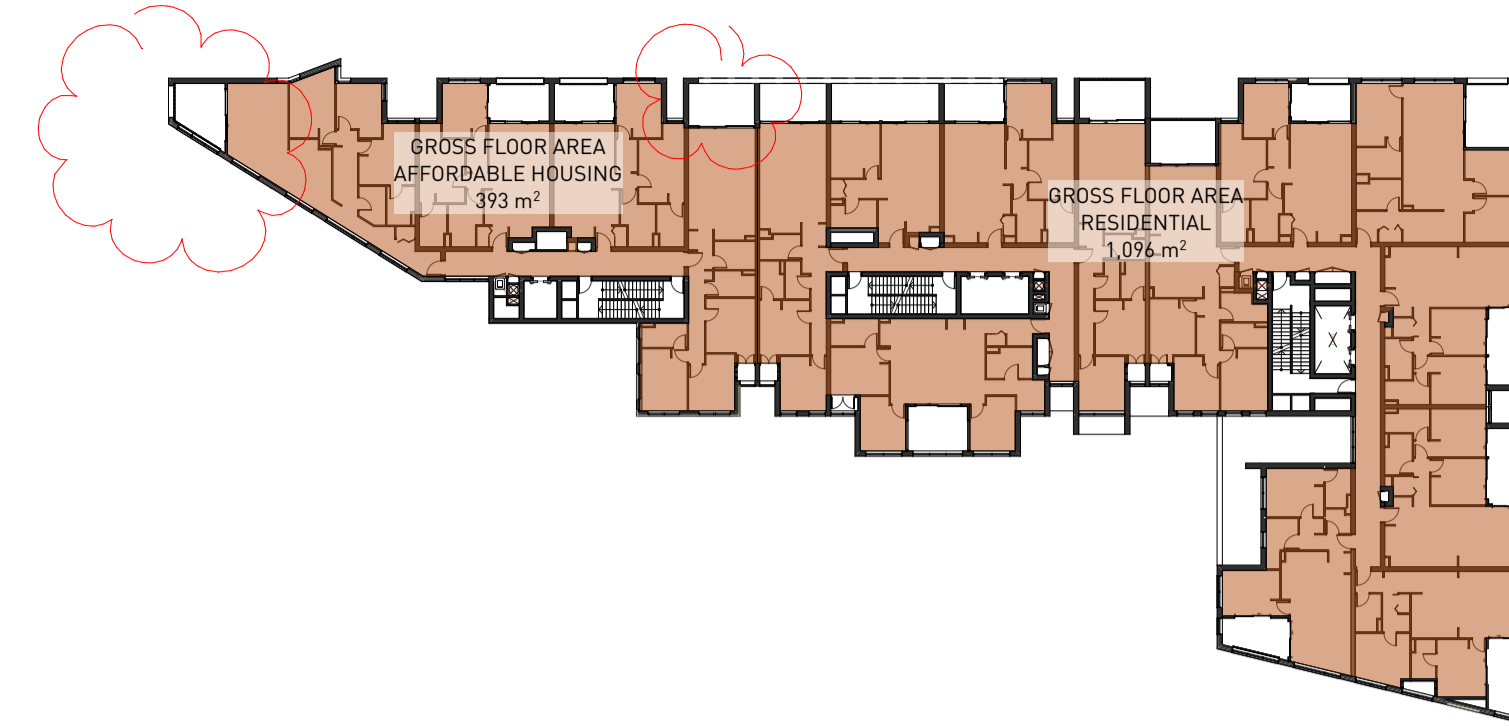




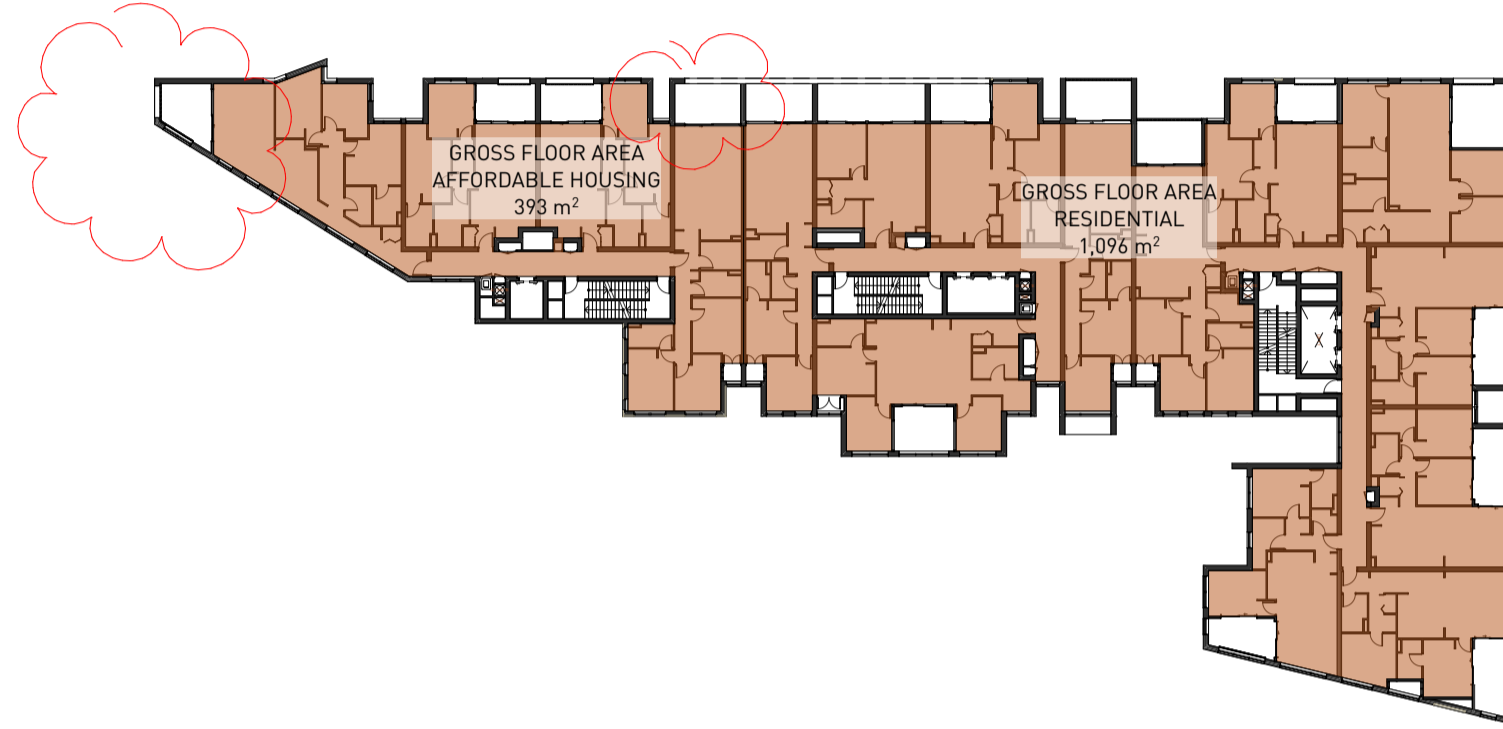
1 GROSS FLOOR AREA - LEVEL 0
1:500



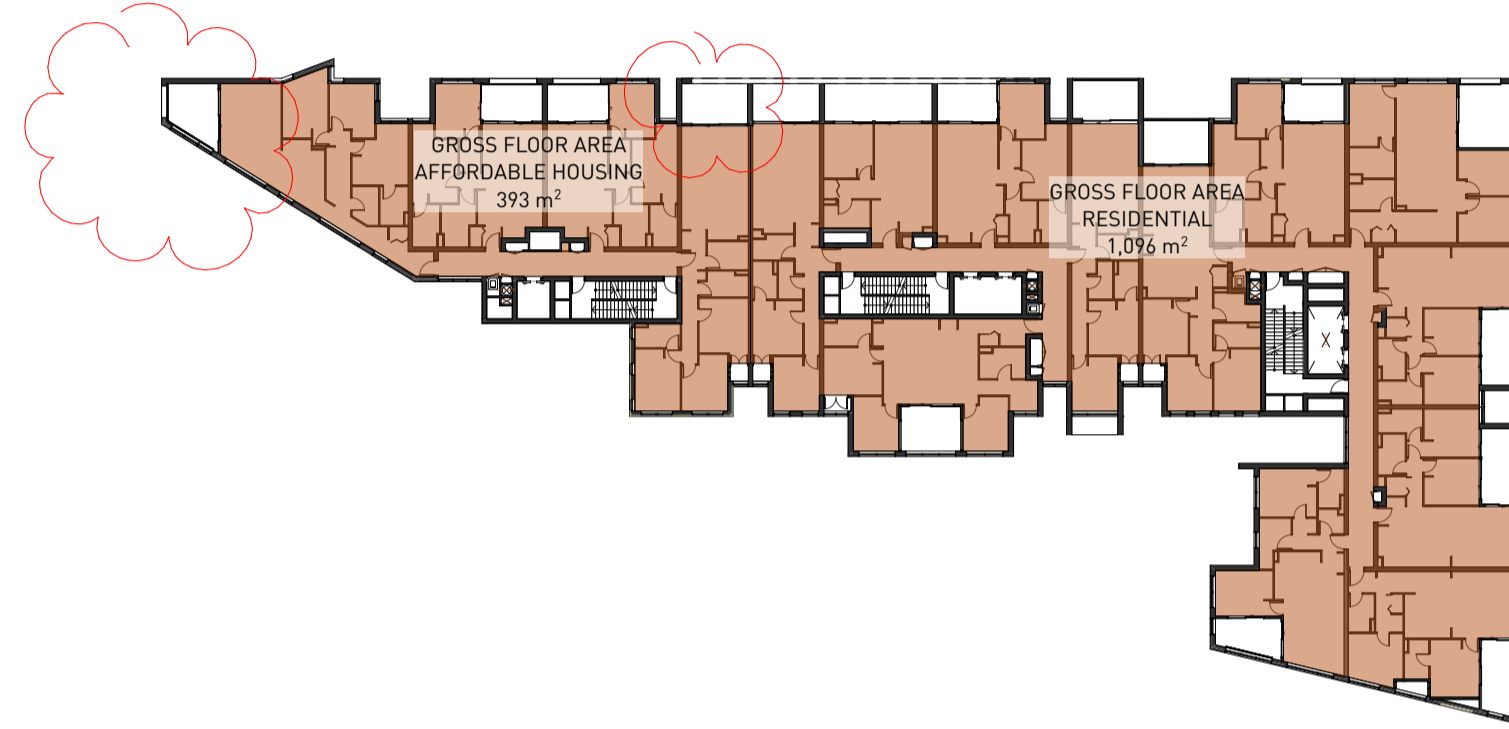
2 GROSS FLOOR AREA - LEVEL 1
1:500



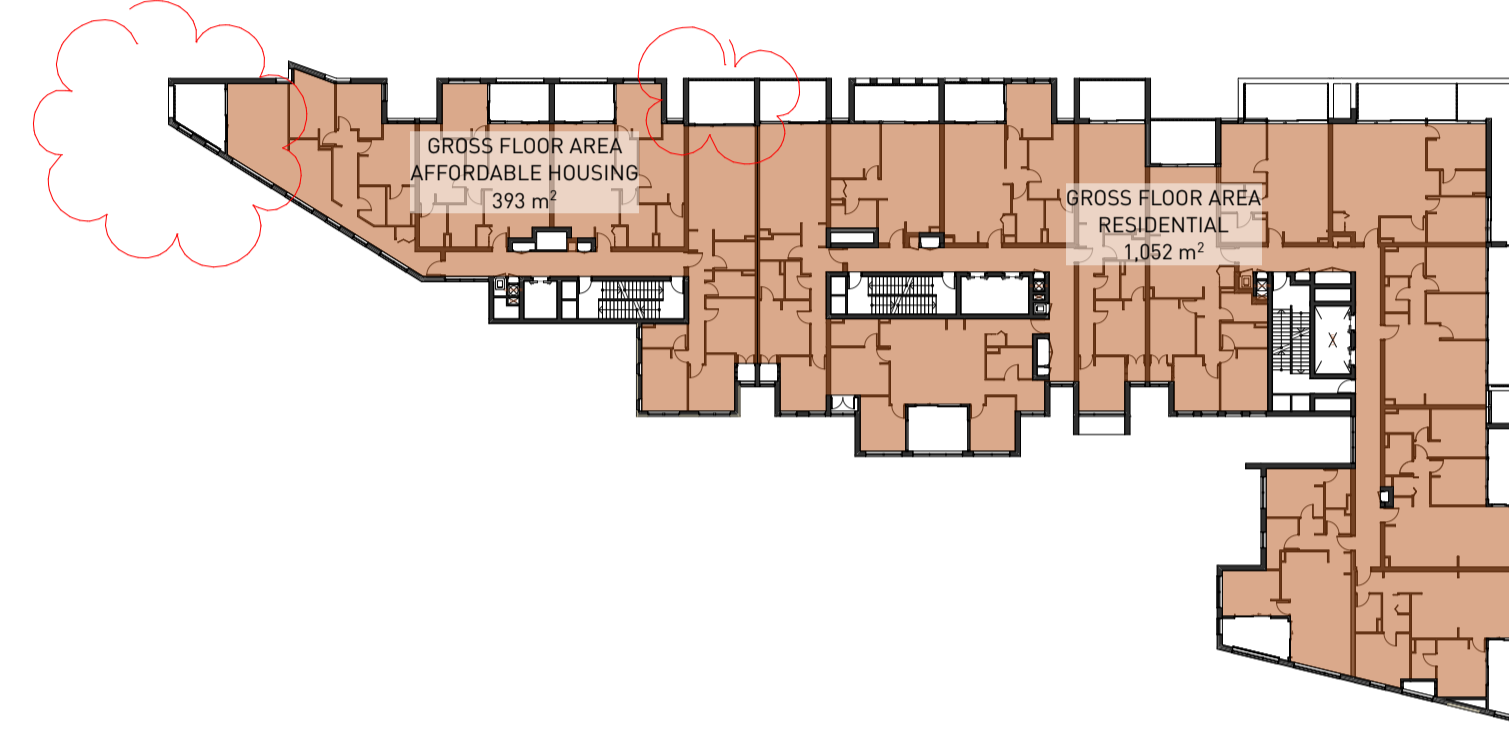
3 GROSS FLOOR AREA - LEVEL 2-5
1:500



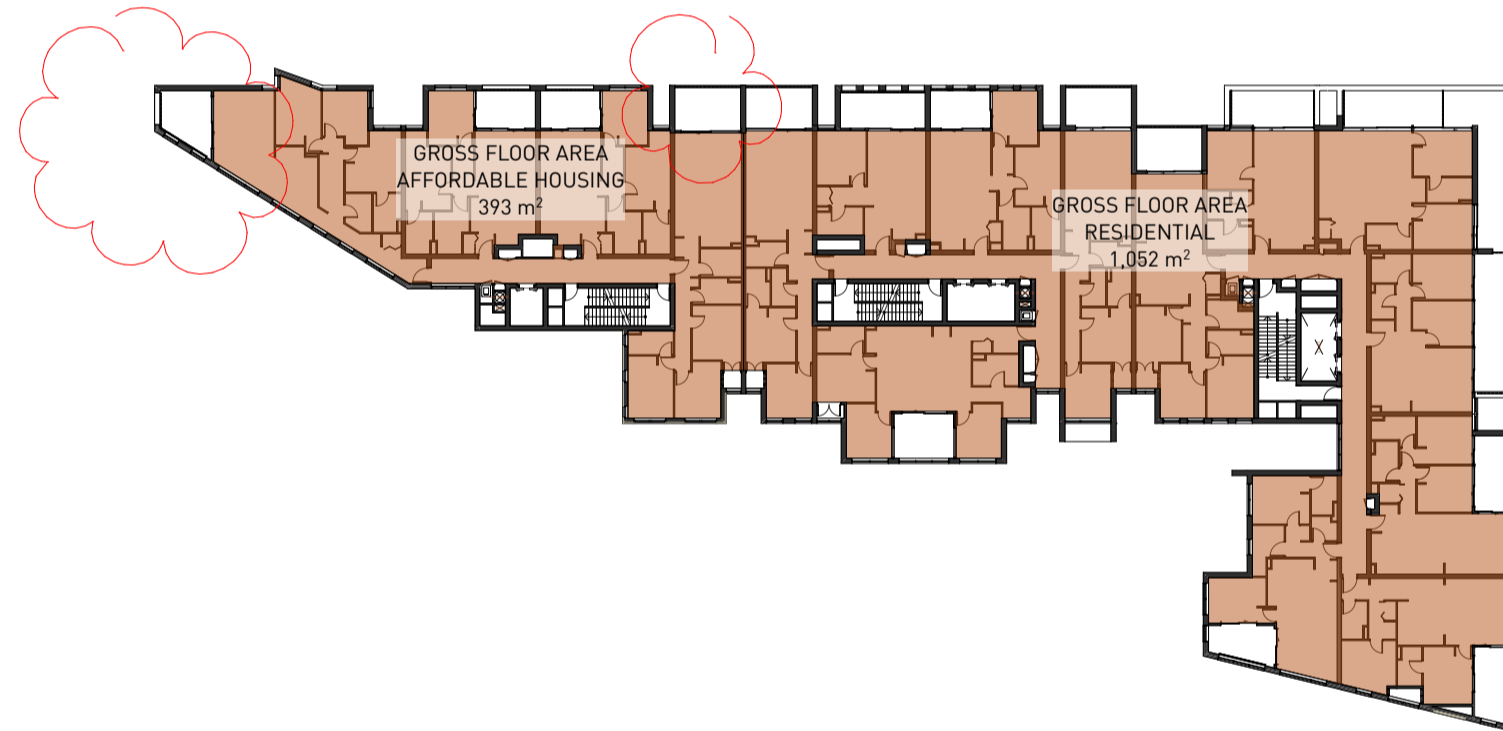
4 GROSS FLOOR AREA - LEVEL 3
1:500



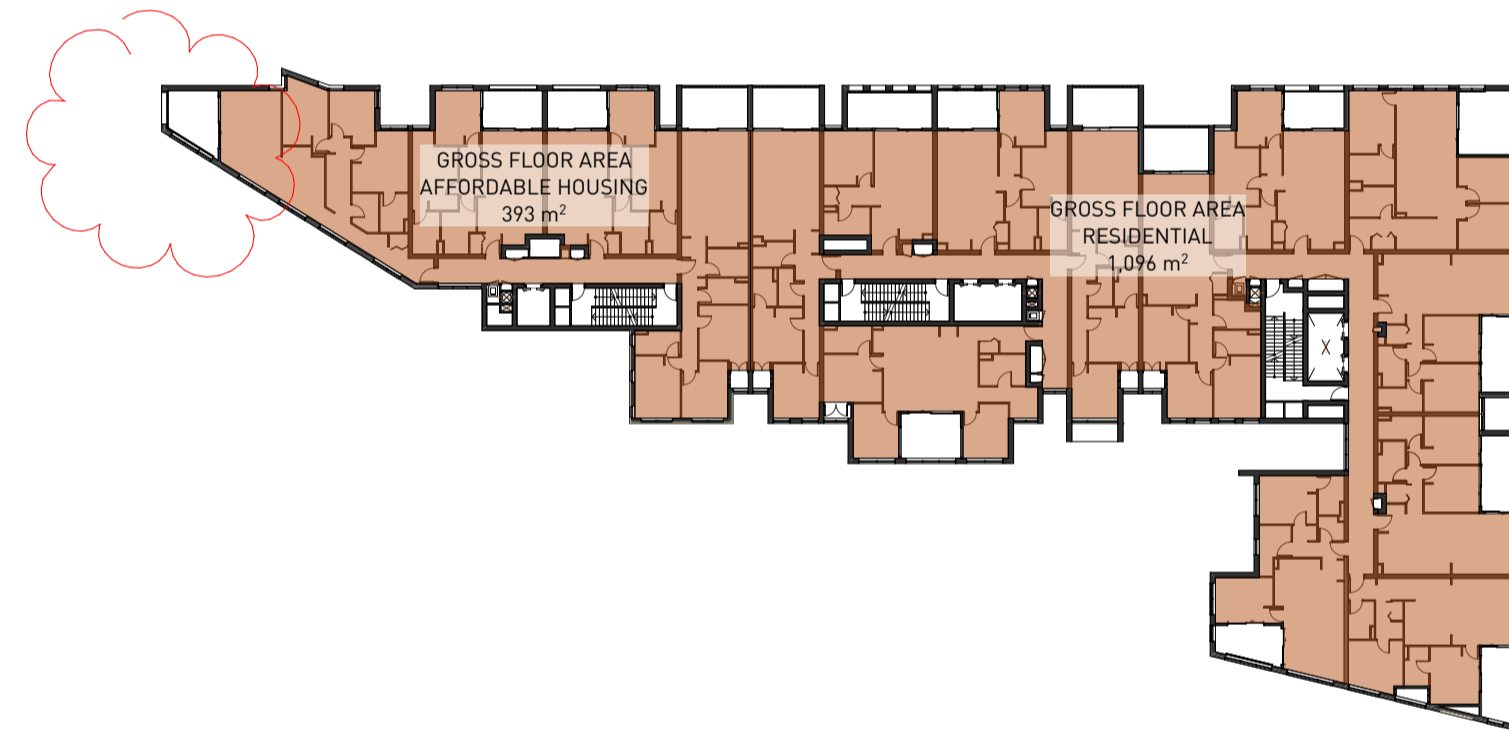
5 GROSS FLOOR AREA - LEVEL 4
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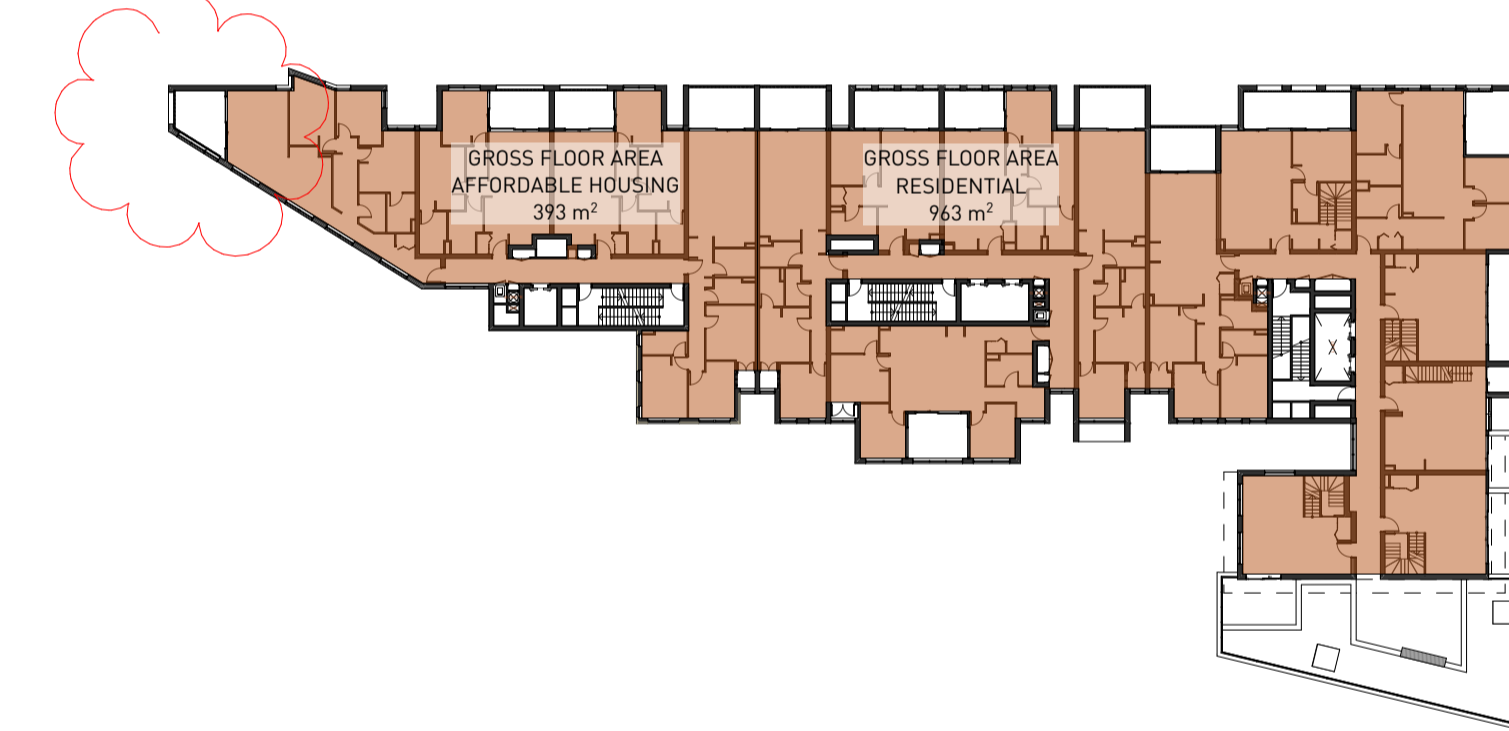
6 GROSS FLOOR AREA - LEVEL 6
1:500



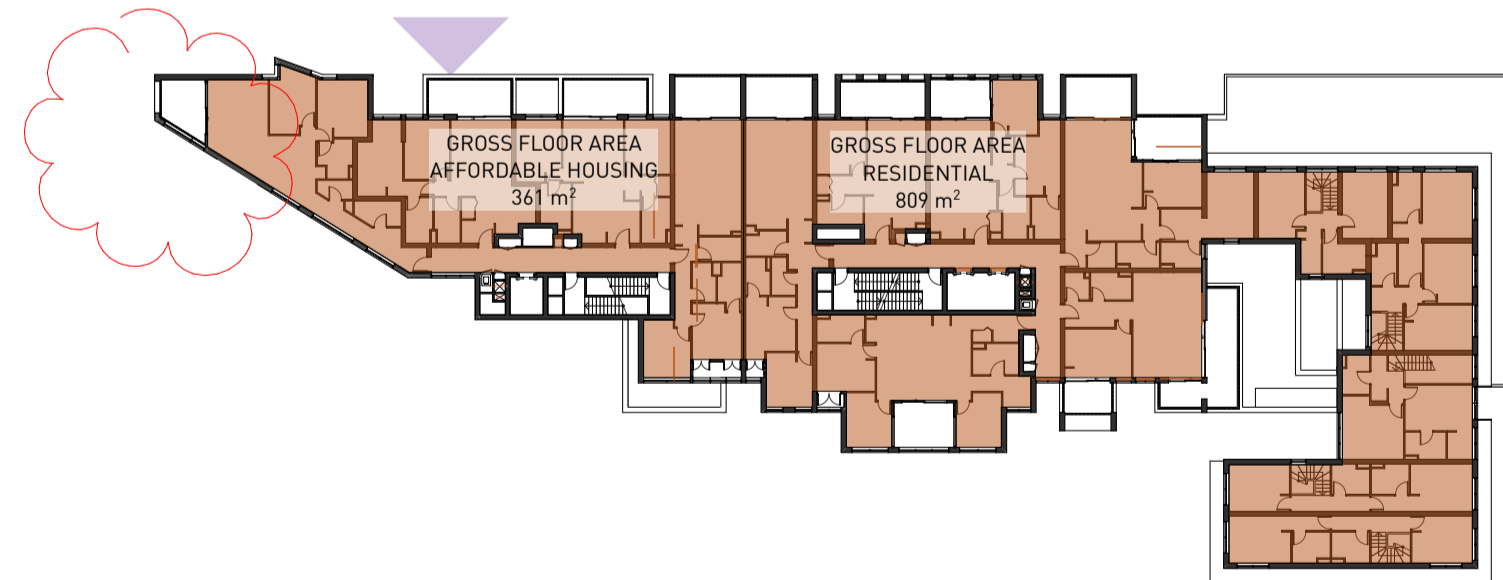
13 GROSS FLOOR AREA - LEVEL 6
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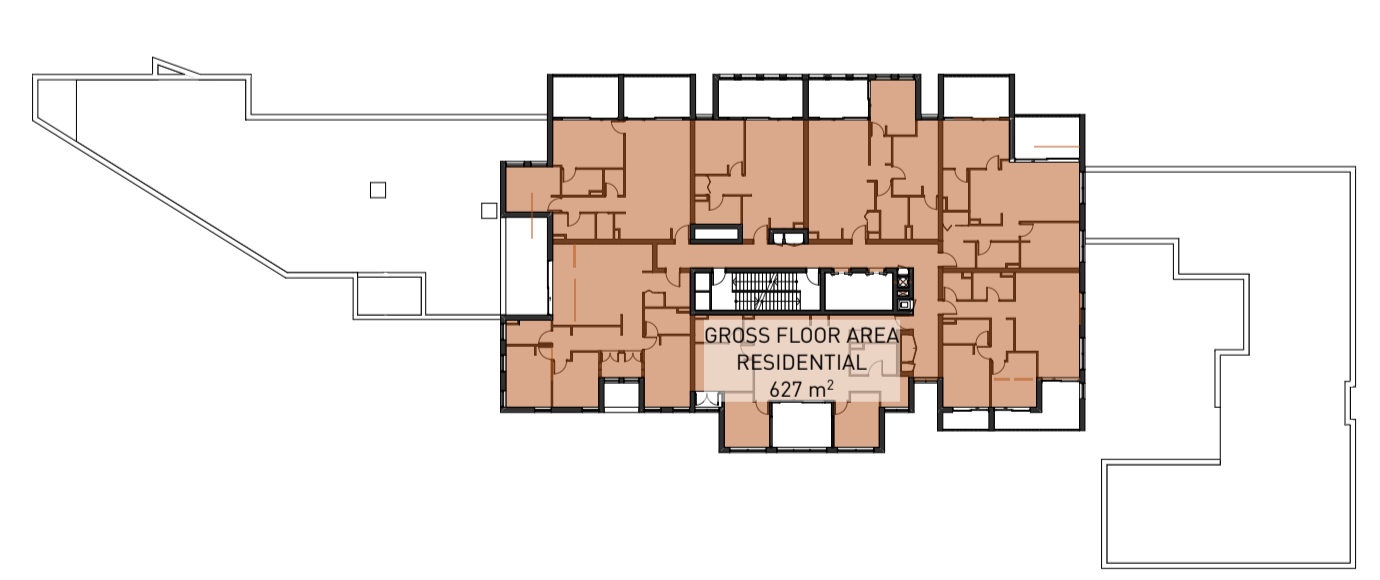
7 GROSS FLOOR AREA - LEVEL 7
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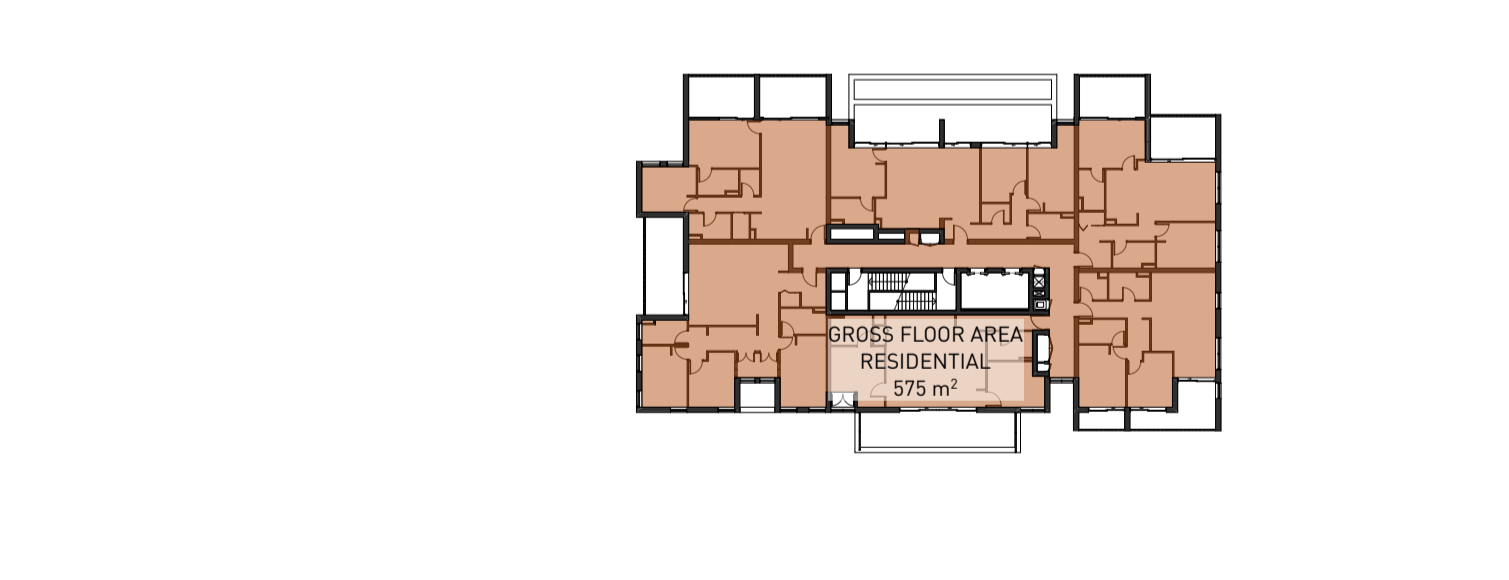
8 GROSS FLOOR AREA - LEVEL 8
1:500



9 GROSS FLOOR AREA - LEVEL 9
1:500



10 GROSS FLOOR AREA - LEVEL 10
1:500

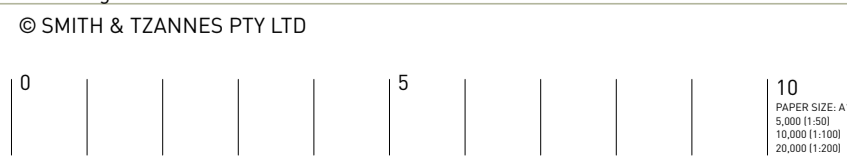


11 GROSS FLOOR AREA - LEVEL 11
1:500

GROSS FLOOR AREA SCHEDULE	
LEVEL	AREA
AFFORDABLE HOUSING	
LEVEL 0	189
LEVEL 1	303
LEVEL 2	393
LEVEL 3	393
LEVEL 4	393
LEVEL 5	385
LEVEL 6	393
LEVEL 7	393
LEVEL 8	393
LEVEL 9	361
	3,596 m²
CHILD CARE	
LEVEL 0	447
LEVEL 1	389
	836 m²
RESIDENTIAL	
LEVEL 0	221
LEVEL 1	257
LEVEL 2	1,096
LEVEL 3	1,096
LEVEL 4	1,096
LEVEL 5	1,092
LEVEL 6	1,052
LEVEL 7	1,096
LEVEL 8	963
LEVEL 9	809
LEVEL 10	627
LEVEL 11	575
	9,980 m²
	14,412 m²

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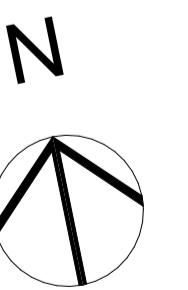
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DOCUMENT
FOR SUBMISSION
REV K 28.01.26 MODEL 22_038 Regents Park - Building C
STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3
30-46 AUBURN ROAD REGENTS PARK
CLIENT **30 Auburn Road Pty Ltd**

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithzannes.com.au
smithzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)



22_038 DA-A-801





1 SOLAR - LEVEL 0
1:500



2 SOLAR - LEVEL 1
1:500



3 SOLAR - LEVEL 2
1:500



4 SOLAR - LEVEL 3
1:500



5 SOLAR - LEVEL 4
1:500



6 SOLAR - LEVEL 5
1:500



7 SOLAR - LEVEL 6
1:500



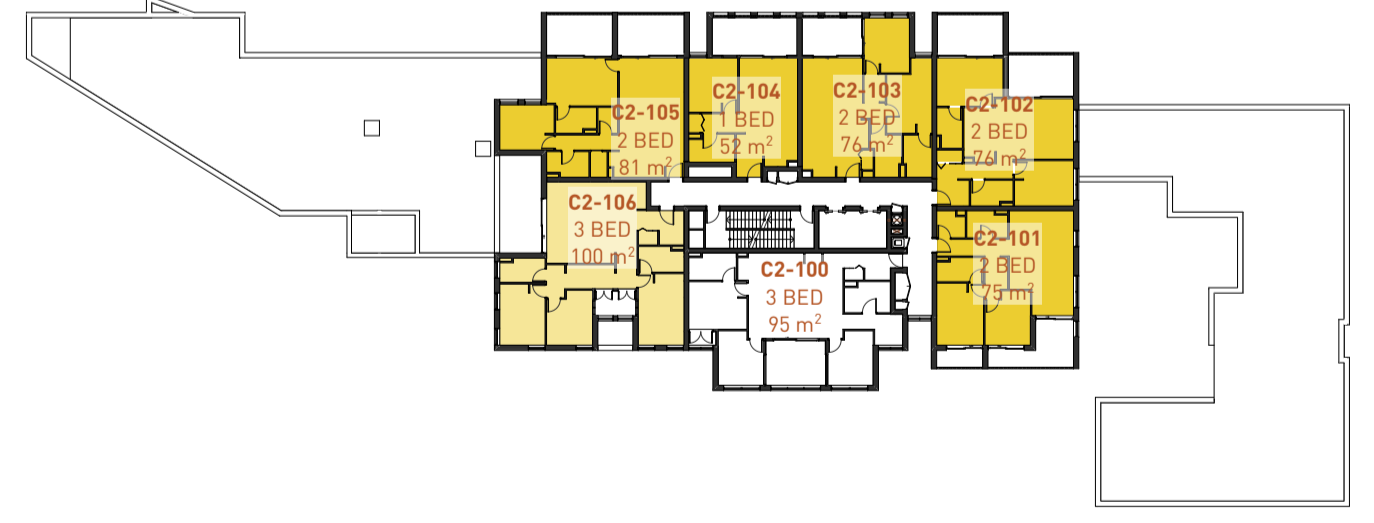
8 SOLAR - LEVEL 7
1:500



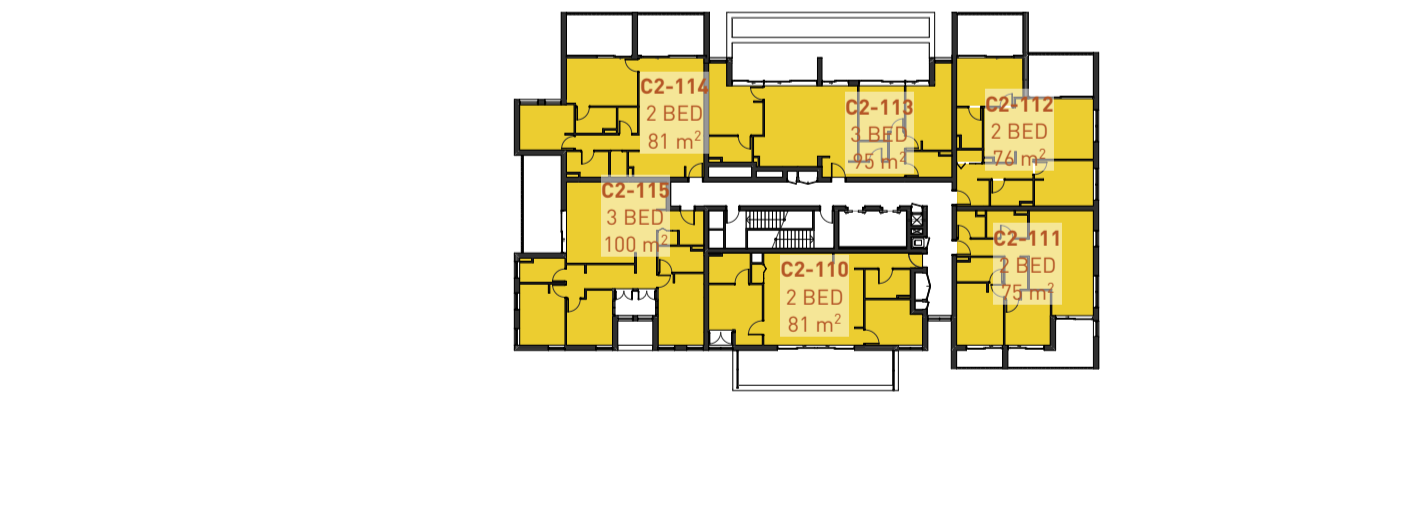
9 SOLAR - LEVEL 8
1:500



10 SOLAR - LEVEL 9
1:500



11 SOLAR - LEVEL 10
1:500



12 SOLAR - LEVEL 11
1:500

SOLAR ACCESS SCHEDULE

Solar Access	Quantity	%
0hrs	17	12%
<2hrs	11	8%
>2hrs	114	80%
	142	

2 HOURS SOLAR ACCESS

UNIT NUMBER	UNIT NUMBER
C1-021	C2-061
C1-022	C2-062
C1-023	C2-063
C1-024	C2-064
C1-026	C2-071
C1-031	C2-072
C1-032	C2-073
C1-033	C2-074
C1-034	C2-081
C1-035	C2-082
C1-036	C2-083
C1-041	C2-084
C1-042	C2-091
C1-043	C2-092
C1-044	C2-093
C1-045	C2-094
C1-046	C2-095
C1-051	C2-101
C1-052	C2-102
C1-053	C2-103
C1-054	C2-104
C1-055	C2-105
C1-056	C2-110
C1-061	C2-111
C1-062	C2-112
C1-063	C2-113
C1-064	C2-114
C1-065	C2-115
C1-066	C3-001
C1-071	C3-002
C1-072	C3-010
C1-073	C3-020
C1-074	C3-021
C1-075	C3-022
C1-076	C3-030
C1-080	C3-031
C1-084	C3-032
C1-085	C3-040
C1-086	C3-041
C2-001	C3-042
C2-002	C3-050
C2-010	C3-051
C2-021	C3-052
C2-022	C3-060
C2-023	C3-061
C2-024	C3-062
C2-031	C3-070
C2-032	C3-071
C2-033	C3-072
C2-034	C3-080
C2-041	C3-081
C2-042	C3-082
C2-043	C3-090
C2-044	C3-091
C2-051	C3-092
C2-052	C3-093
C2-053	114
C2-054	

NO SOLAR ACCESS UNITS

UNIT NUMBER	UNIT NUMBER
C1-020	C2-050
C1-030	C2-060
C1-040	C2-070
C1-050	C2-080
C1-060	C2-090
C1-070	C2-100
C2-020	C3-003
C2-030	C3-023
C2-040	17

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 STAGE
DEVELOPMENT APPLICATION

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 30-46 AUBURN ROAD REGENTS PARK
 CLIENT **30 Auburn Road Pty Ltd**

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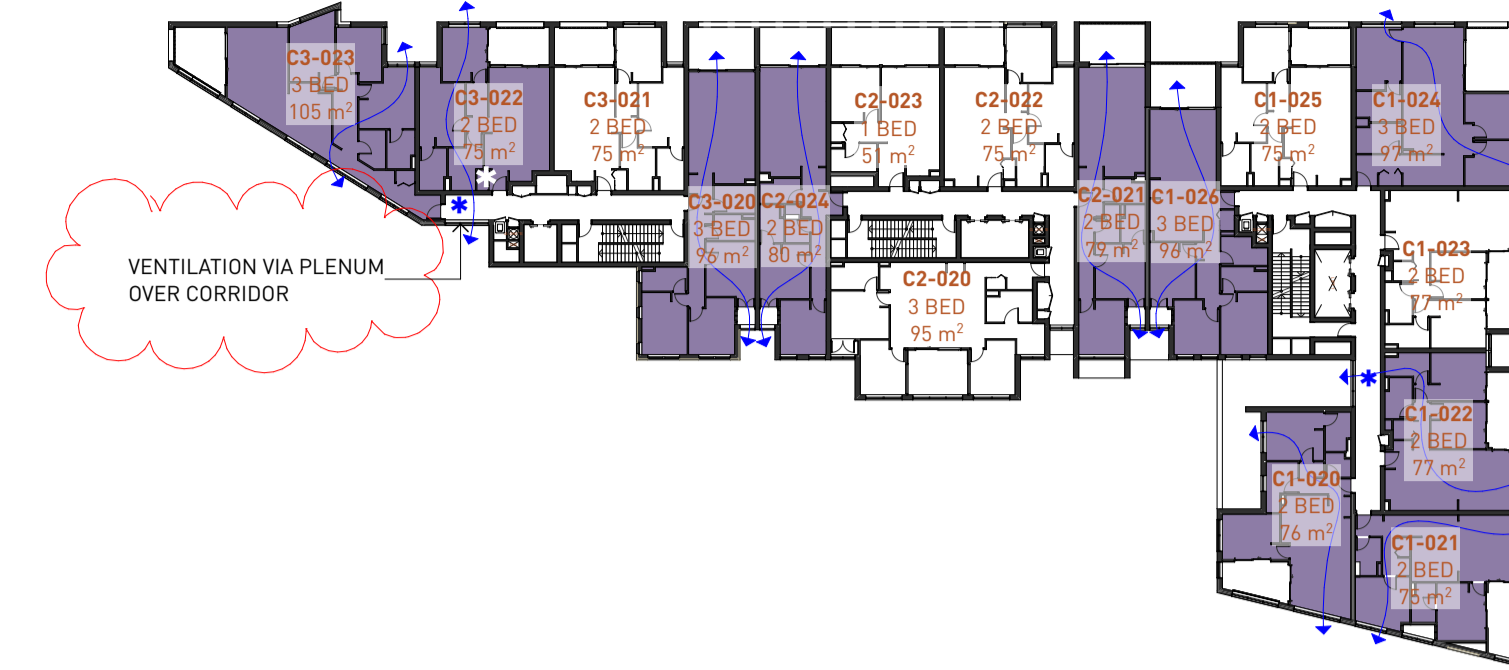
22_038 DA-A-803



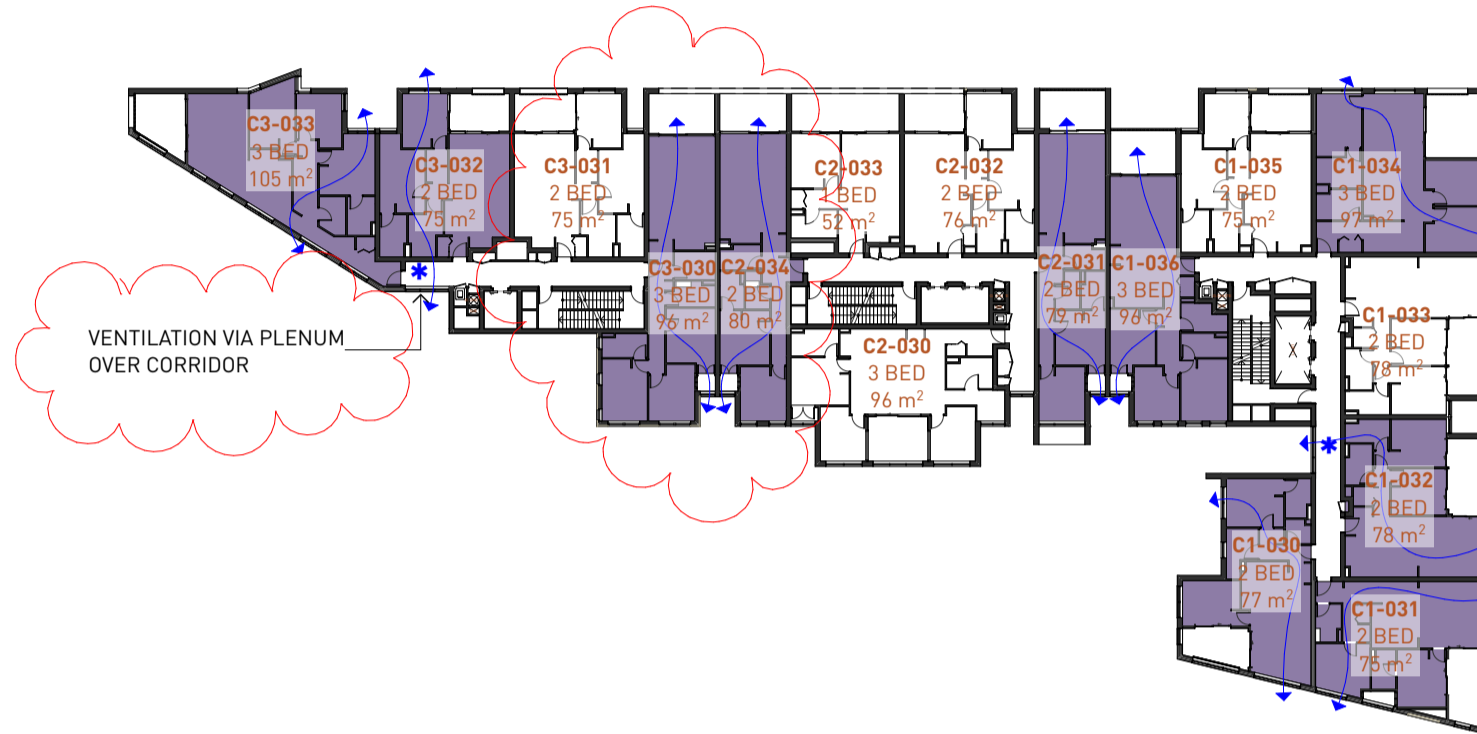

1 VENTILATION - LEVEL 0
1:500



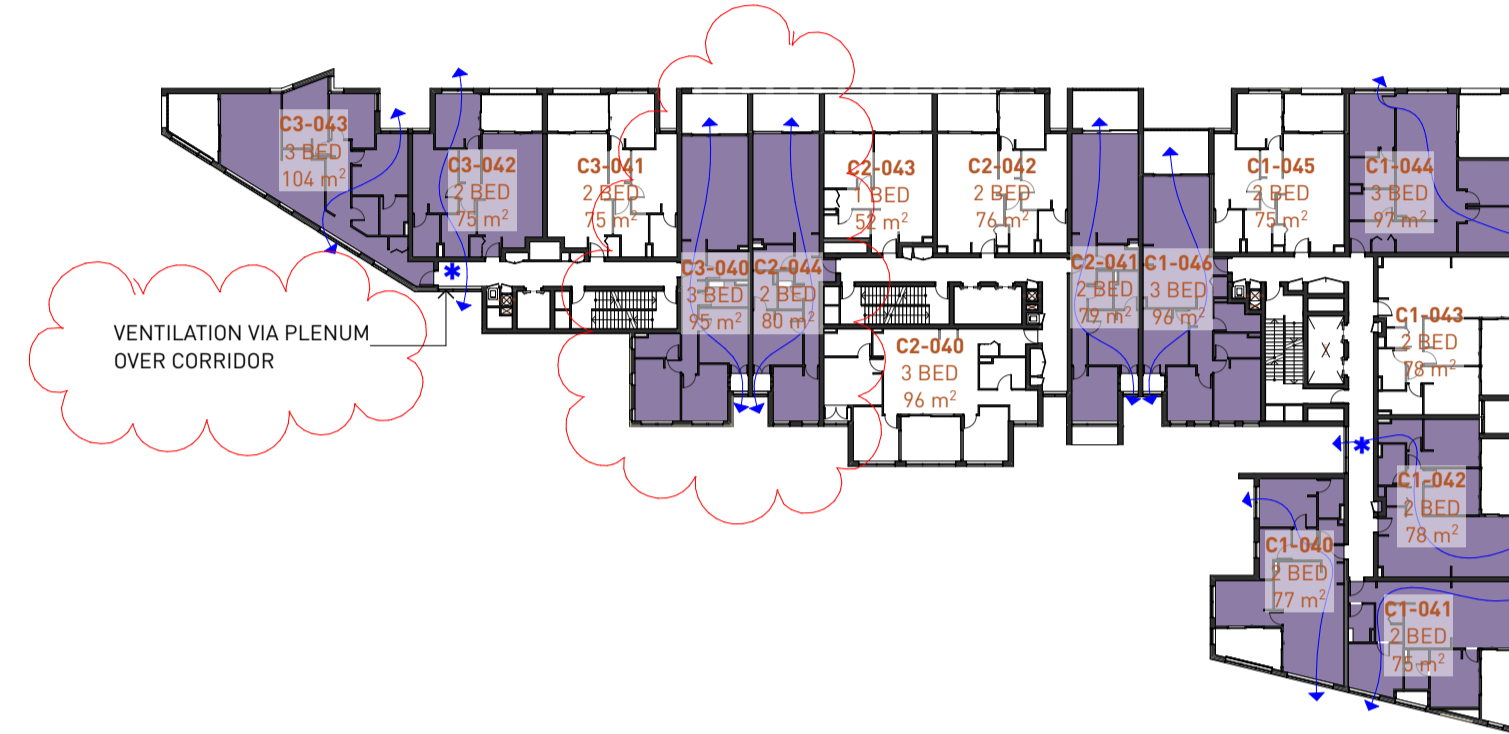
2 VENTILATION - LEVEL 1
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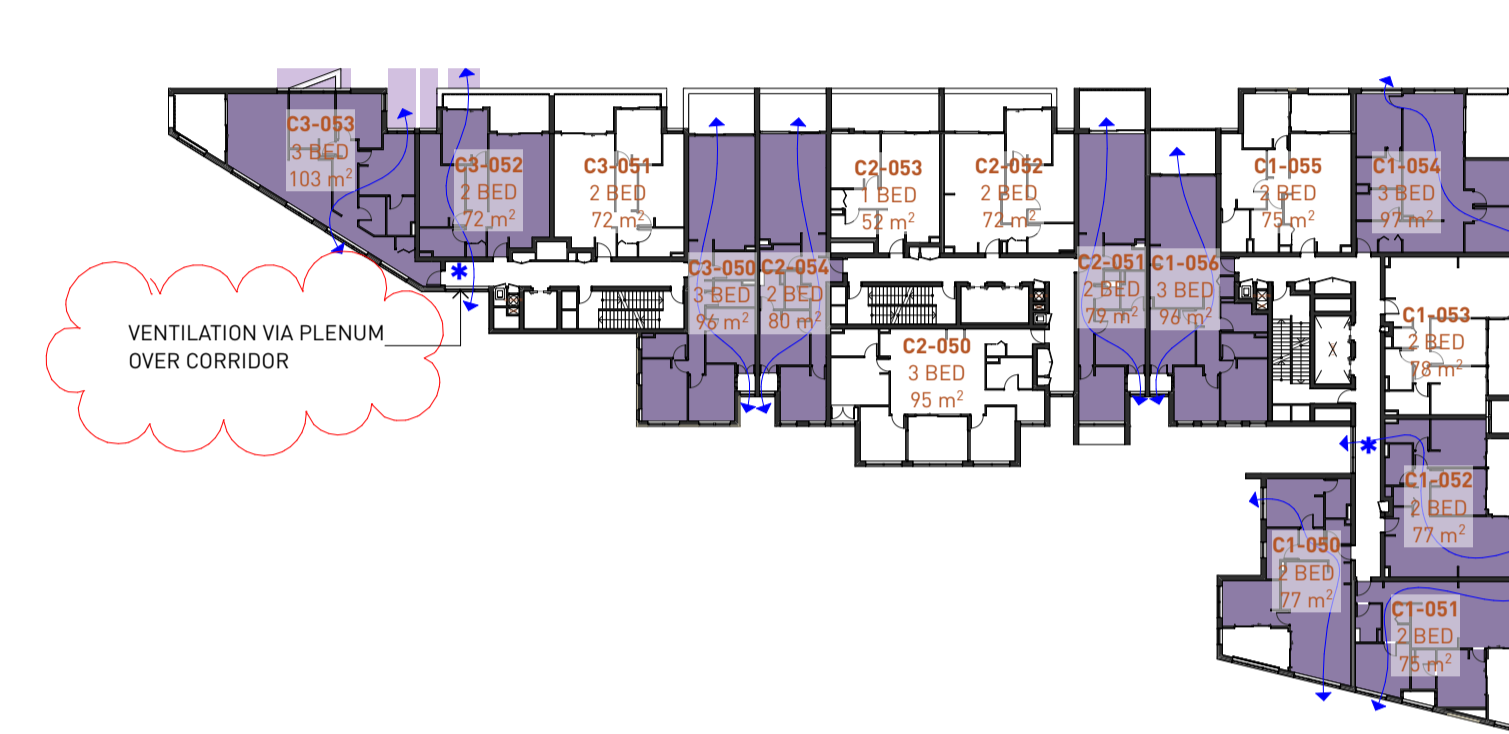
3 VENTILATION - LEVEL 2
1:500



4 VENTILATION - LEVEL 3
1:500



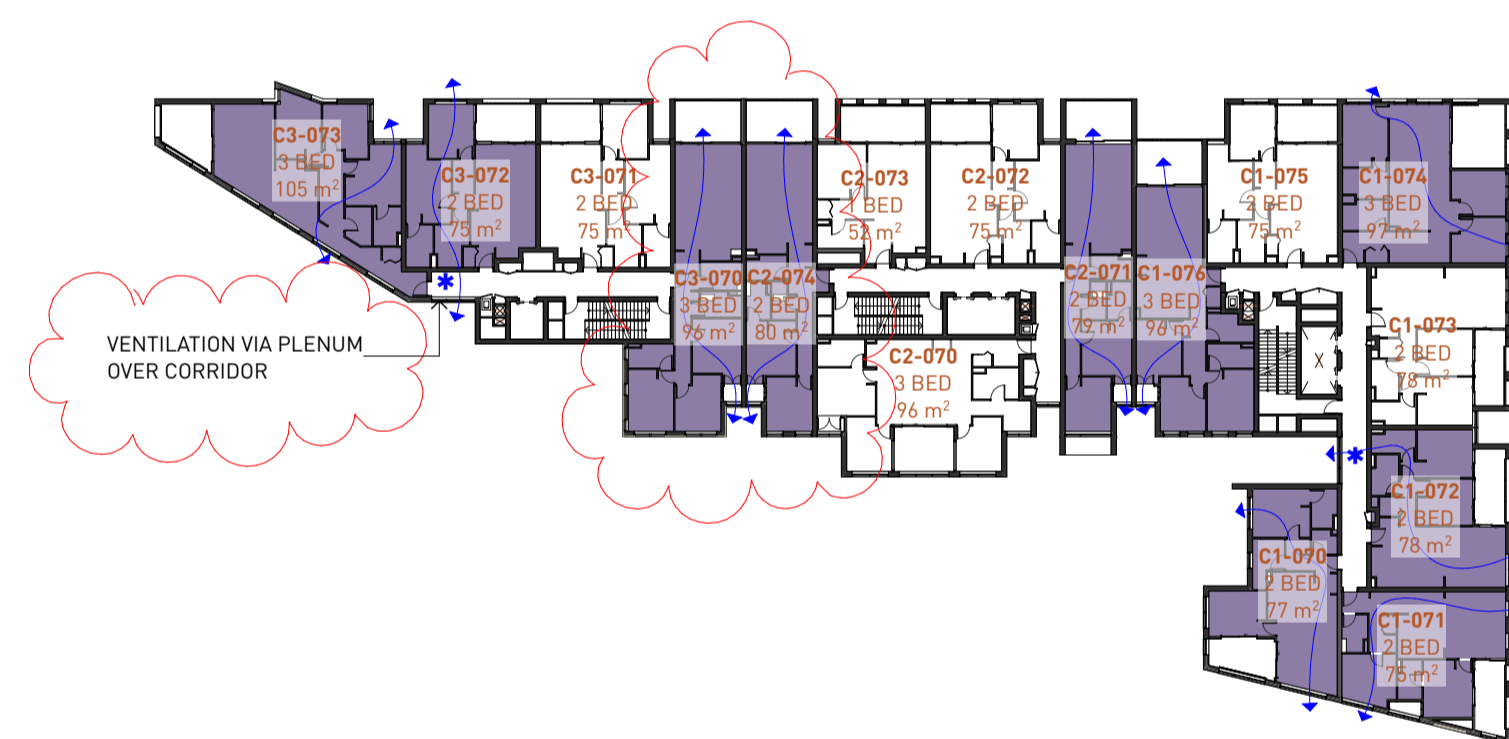
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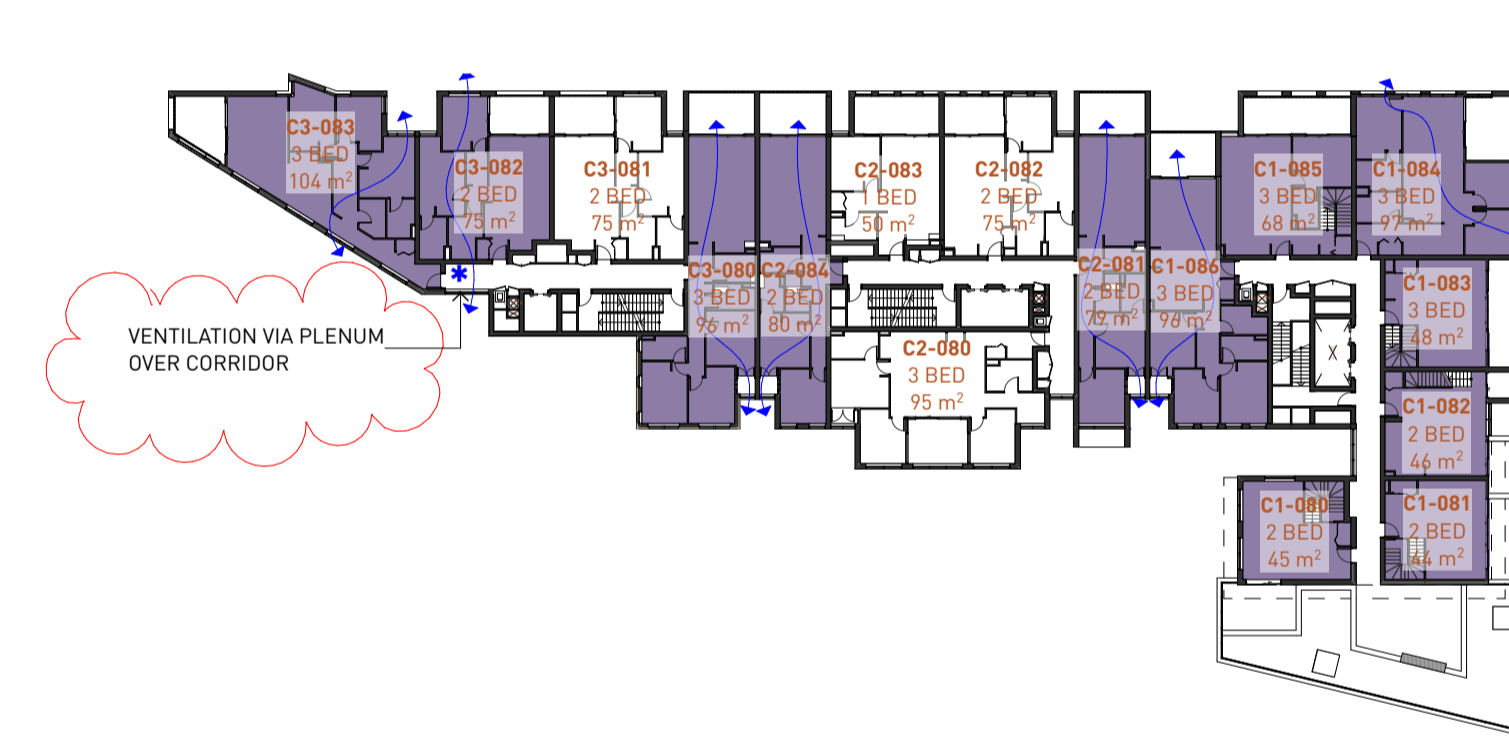
6 VENTILATION - LEVEL 5
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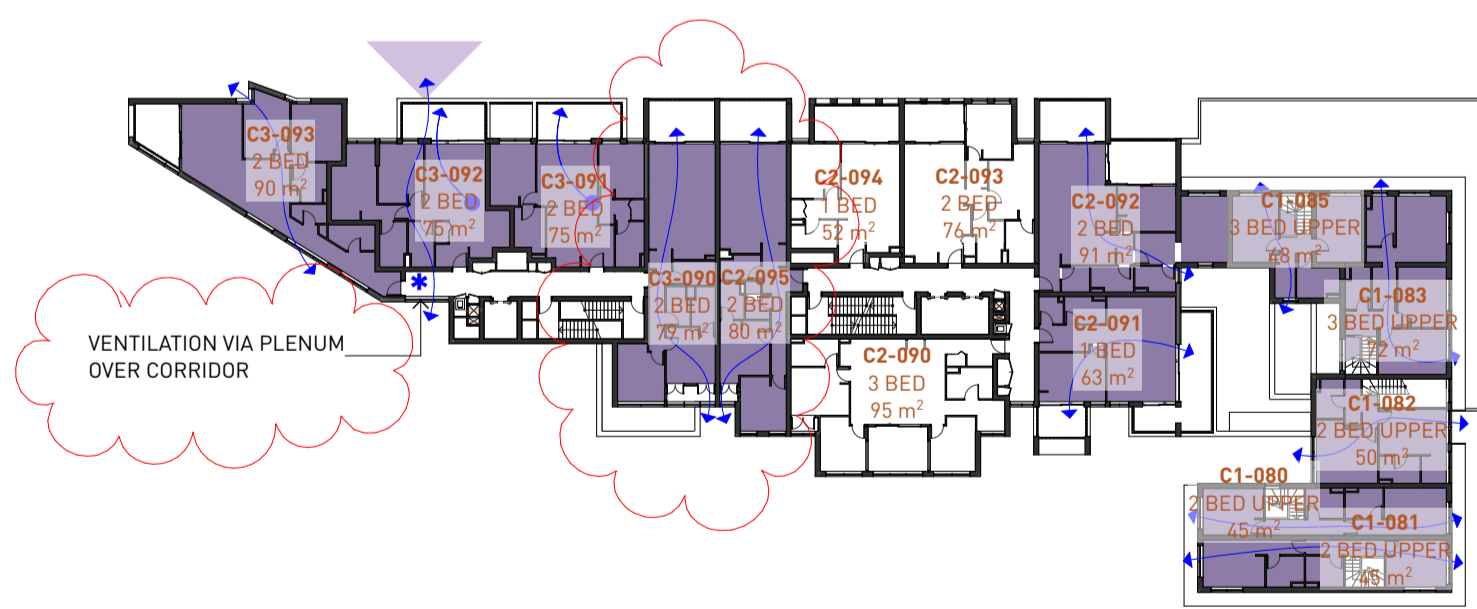
7 VENTILATION - LEVEL 6
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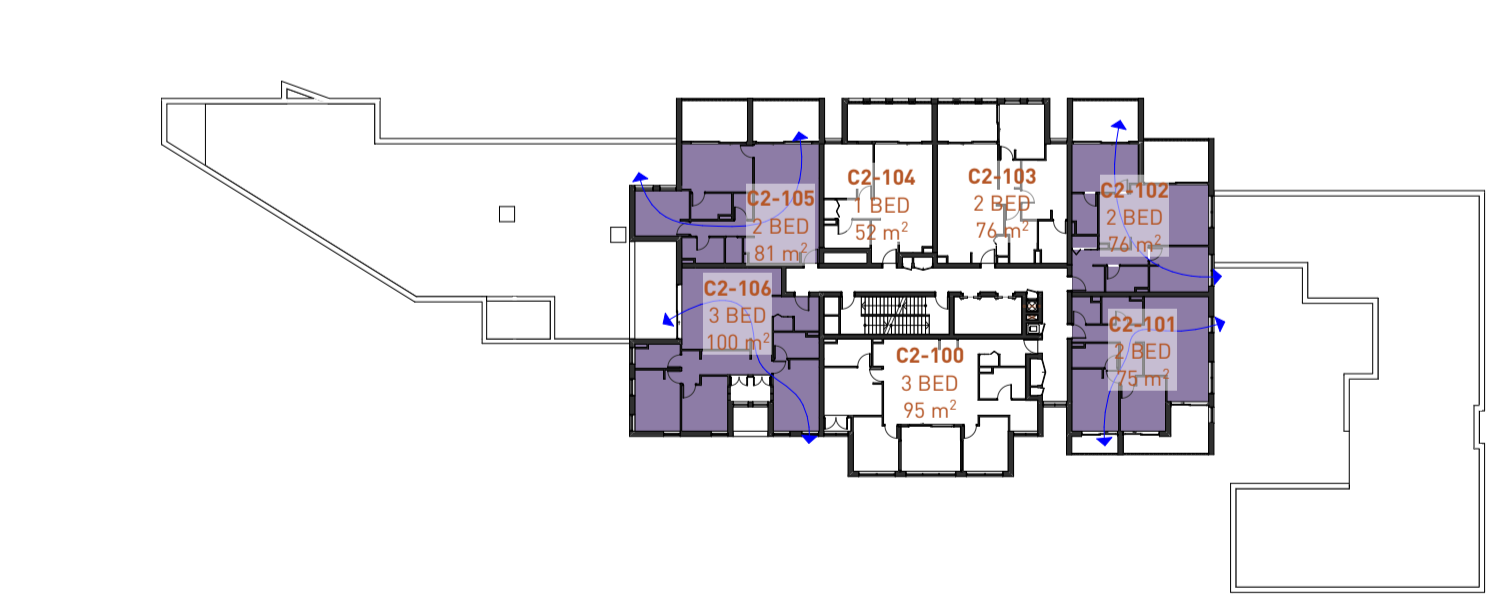
8 VENTILATION - LEVEL 7
1:500



9 VENTILATION - LEVEL 8
1:500



10 VENTILATION - LEVEL 9
1:500



11 VENTILATION - LEVEL 10
1:500



12 VENTILATION - LEVEL 11
1:500

VENTILATION SCHEDULE		
	Quantity	%
Cross Ventilated	93	66%
Single Aspect	49	34%
	142	

APARTMENT WITH * INDICATES CROSS VENTILATION VIA PLENUM ABOVE CORRIDOR

CROSS VENTILATED	CROSS VENTILATED
UNIT NUMBER	UNIT NUMBER
C1-020	C2-064
C1-021	C2-071
C1-022	C2-074
C1-024	C2-081
C1-026	C2-084
C1-030	C2-091
C1-031	C2-092
C1-032	C2-095
C1-034	C2-101
C1-036	C2-102
C1-040	C2-105
C1-041	C2-106
C1-042	C2-110
C1-044	C2-111
C1-046	C2-112
C1-050	C2-113
C1-051	C2-114
C1-052	C2-115
C1-054	C3-002
C1-056	C3-003
C1-060	C3-010
C1-061	C3-020
C1-062	C3-022
C1-064	C3-023
C1-066	C3-030
C1-070	C3-032
C1-071	C3-033
C1-072	C3-040
C1-074	C3-042
C1-076	C3-043
C1-080	C3-050
C1-081	C3-052
C1-082	C3-053
C1-083	C3-060
C1-084	C3-062
C1-085	C3-063
C1-086	C3-070
C2-010	C3-072
C2-021	C3-073
C2-024	C3-080
C2-031	C3-082
C2-034	C3-083
C2-041	C3-090
C2-044	C3-091
C2-051	C3-092
C2-054	C3-093
C2-061	93

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DOCUMENT
VENTILATION CALCULATIONS
 DOCUMENT
FOR SUBMISSION
 REV K 28.01.26 MODEL 22_038 Regents Park - Building C
 STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3
 30-46 AUBURN ROAD REGENTS PARK
 CLIENT **30 Auburn Road Pty Ltd**

ARCHITECTURE URBAN PLANNING
 M1/147 McEvoy St Alexandria NSW 2015
 P 02 9516 2022 E email@smithzannes.com.au
 smithzannes.com.au
 Nominated Architect: Peter Smith (Reg 7024) **SMITH & TZANNES**

22_038 DA-A-804


STORAGE SCHEDULE

APT.	LEVEL	MIN.	VOLUME m3
C1-020, 2 BED	BASEMENT C3	4.0	5.1
	LEVEL 2	4.0	4.0
			9.1 m³
C1-021, 2 BED	BASEMENT C3	4.0	5.1
	LEVEL 2	4.0	6.9
			12.0 m³
C1-022, 2 BED	BASEMENT C3	4.0	5.3
	LEVEL 2	4.0	4.0
			9.3 m³
C1-023, 2 BED	BASEMENT C3	4.0	7.8
	LEVEL 2	4.0	4.1
			11.9 m³
C1-024, 3 BED	BASEMENT C3	5.0	13.3
	LEVEL 2	5.0	8.2
			21.5 m³
C1-025, 2 BED	BASEMENT C3	4.0	9.2
	LEVEL 2	4.0	4.0
			13.2 m³
C1-026, 3 BED	BASEMENT C3	5.0	10.1
	LEVEL 2	5.0	5.0
			15.1 m³
C1-030, 2 BED	BASEMENT C2	4.0	5.1
	LEVEL 3	4.0	4.0
			9.1 m³
C1-031, 2 BED	BASEMENT C2	4.0	5.5
	LEVEL 3	4.0	6.9
			12.4 m³
C1-032, 2 BED	BASEMENT C2	4.0	5.3
	LEVEL 3	4.0	4.0
			9.3 m³
C1-033, 2 BED	BASEMENT C2	4.0	5.2
	LEVEL 3	4.0	4.1
			9.3 m³
C1-034, 3 BED	BASEMENT C2	5.0	7.2
	LEVEL 3	5.0	8.2
			15.4 m³
C1-035, 2 BED	BASEMENT C2	4.0	6.6
	LEVEL 3	4.0	4.0
			10.6 m³
C1-036, 3 BED	BASEMENT C2	5.0	13.3
	LEVEL 3	5.0	5.0
			18.3 m³
C1-040, 2 BED	BASEMENT C2	4.0	5.2
	LEVEL 4	4.0	4.0
			9.2 m³

STORAGE SCHEDULE

APT.	LEVEL	MIN.	VOLUME m3
C1-041, 2 BED	BASEMENT C2	4.0	5.5
	LEVEL 4	4.0	6.9
			12.4 m³
C1-042, 2 BED	BASEMENT C2	4.0	5.5
	LEVEL 4	4.0	4.0
			9.5 m³
C1-043, 2 BED	BASEMENT C2	4.0	5.2
	LEVEL 4	4.0	4.1
			9.3 m³
C1-044, 3 BED	BASEMENT C2	5.0	5.5
	LEVEL 4	5.0	8.2
			13.7 m³
C1-045, 2 BED	BASEMENT C2	4.0	5.5
	LEVEL 4	4.0	4.0
			9.5 m³
C1-046, 3 BED	BASEMENT C2	5.0	5.3
	LEVEL 4	5.0	5.0
			10.3 m³
C1-050, 2 BED	BASEMENT C3	4.0	5.4
	LEVEL 5	4.0	4.0
			9.4 m³
C1-051, 2 BED	BASEMENT C3	4.0	4.8
	LEVEL 5	4.0	6.9
			11.7 m³
C1-052, 2 BED	BASEMENT C3	4.0	5.1
	LEVEL 5	4.0	4.0
			9.1 m³
C1-053, 2 BED	BASEMENT C3	4.0	5.5
	LEVEL 5	4.0	4.9
			10.4 m³
C1-054, 3 BED	BASEMENT C3	5.0	5.2
	LEVEL 5	5.0	8.2
			13.4 m³
C1-055, 2 BED	BASEMENT C3	4.0	5.5
	LEVEL 5	4.0	4.0
			9.5 m³
C1-056, 3 BED	BASEMENT C3	5.0	5.5
	LEVEL 5	5.0	5.0
			10.5 m³
C1-060, 2 BED	BASEMENT C3	4.0	5.2
	LEVEL 6	4.0	4.0
			9.2 m³
C1-061, 2 BED	BASEMENT C3	4.0	5.5
	LEVEL 6	4.0	6.9
			12.4 m³

STORAGE SCHEDULE

APT.	LEVEL	MIN.	VOLUME m3
C1-062, 2 BED	BASEMENT C3	4.0	5.5
	LEVEL 6	4.0	4.0
			9.5 m³
C1-063, 2 BED	BASEMENT C3	4.0	4.2
	LEVEL 6	4.0	5.2
			9.4 m³
C1-064, 2 BED	BASEMENT C3	4.0	4.2
	LEVEL 6	4.0	5.7
			9.9 m³
C1-065, 1 BED	BASEMENT C3	3.0	4.2
	LEVEL 6	3.0	5.0
			9.2 m³
C1-066, 3 BED	BASEMENT C3	5.0	5.3
	LEVEL 6	5.0	5.0
			10.3 m³
C1-070, 2 BED	BASEMENT C3	4.0	4.2
	LEVEL 7	4.0	4.0
			8.2 m³
C1-071, 2 BED	BASEMENT C3	4.0	4.2
	LEVEL 7	4.0	6.9
			11.1 m³
C1-072, 2 BED	BASEMENT C3	4.0	4.2
	LEVEL 7	4.0	4.1
			8.3 m³
C1-073, 2 BED	BASEMENT C3	4.0	4.2
	LEVEL 7	4.0	4.9
			9.1 m³
C1-074, 3 BED	BASEMENT C3	5.0	5.1
	LEVEL 7	5.0	8.2
			13.3 m³
C1-075, 2 BED	BASEMENT C3	4.0	4.2
	LEVEL 7	4.0	3.9
			8.1 m³
C1-076, 3 BED	BASEMENT C2	5.0	5.1
	LEVEL 7	5.0	5.0
			10.1 m³
C1-080, 2 BED	BASEMENT C2	4.0	4.2
	LEVEL 8	4.0	4.5
			8.7 m³
C1-081, 2 BED	BASEMENT C2	4.0	4.2
	LEVEL 8	4.0	4.5
			8.7 m³
C1-082, 2 BED	BASEMENT C2	4.0	4.2
	LEVEL 8	4.0	2.0
	LEVEL 9	4.0	4.6

STORAGE SCHEDULE

APT.	LEVEL	MIN.	VOLUME m3
C1-083, 3 BED	BASEMENT C2	5.0	5.1
	LEVEL 8	5.0	11.7
	LEVEL 9		2.3
			19.1 m³
C1-084, 3 BED	BASEMENT C2	5.0	5.1
	LEVEL 8	5.0	8.2
			13.3 m³
C1-085, 3 BED	BASEMENT C1	5.0	5.6
	LEVEL 8	5.0	5.1
	LEVEL 9		2.5
			13.2 m³
C2-001, 3 BED	BASEMENT C2	5.0	5.4
	LEVEL 0	5.0	12.5
	LEVEL 1		3.2
			21.1 m³
C2-002, 3 BED	BASEMENT C2	5.0	5.4
	LEVEL 0	5.0	9.6
			15.0 m³
C2-010, 2 BED	BASEMENT C3	5.0	5.5
	LEVEL 1	5.0	6.0
			11.5 m³
C2-020, 3 BED	BASEMENT C3	5.0	6.6
	LEVEL 2	5.0	5.0
			11.6 m³
C2-021, 2 BED	BASEMENT C3	4.0	5.1
	LEVEL 2	4.0	5.0
			10.1 m³
C2-022, 2 BED	BASEMENT C3	4.0	5.1
	LEVEL 2	4.0	4.0
			9.1 m³
C2-023, 1 BED	BASEMENT C3	3.0	5.1
	LEVEL 2	3.0	4.1
			9.2 m³
C2-024, 2 BED	BASEMENT C3	4.0	5.1
	LEVEL 2	4.0	5.0
			10.1 m³
C2-030, 3 BED	BASEMENT C2	5.0	5.5
	LEVEL 3	5.0	5.0
			10.5 m³
C2-031, 2 BED	BASEMENT C2	4.0	5.1
	LEVEL 3	4.0	5.0
			10.1 m³
C2-032, 2 BED	BASEMENT C2	4.0	5.1
	LEVEL 3	4.0	4.0
			9.1 m³

STORAGE SCHEDULE

APT.	LEVEL	MIN.	VOLUME m3
C2-033, 1 BED	BASEMENT C2	3.0	5.1
	LEVEL 3	3.0	4.1
			9.2 m³
C2-034, 2 BED	BASEMENT C2	5.0	5.3
	LEVEL 3	5.0	5.0
			10.3 m³
C2-040, 3 BED	BASEMENT C3	5.0	5.4
	LEVEL 4	5.0	5.0
			10.4 m³
C2-041, 2 BED	BASEMENT C3	4.0	4.2
	LEVEL 4	4.0	5.0
			9.2 m³
C2-042, 2 BED	BASEMENT C3	4.0	4.2
	LEVEL 4	4.0	4.0
			8.2 m³
C2-043, 1 BED	BASEMENT C3	3.0	4.2
	LEVEL 4	3.0	4.1
			8.3 m³
C2-044, 2 BED	BASEMENT C3	4.0	4.2
	LEVEL 4	4.0	4.6
			8.8 m³
C2-050, 3 BED	BASEMENT C3	5.0	5.4
	LEVEL 5	5.0	5.0
			10.4 m³
C2-051, 2 BED	BASEMENT C3	4.0	4.2
	LEVEL 5	4.0	5.0
			9.2 m³
C2-052, 2 BED	BASEMENT C3	4.0	4.2
	LEVEL 5	4.0	4.3
			8.5 m³
C2-053, 1 BED	BASEMENT C3	3.0	4.2
	LEVEL 5	3.0	4.1
			8.3 m³
C2-054, 2 BED	BASEMENT C3	4.0	4.2
	LEVEL 5	4.0	5.0
			9.2 m³
C2-060, 3 BED	BASEMENT C3	5.0	5.1
	LEVEL 6	5.0	5.0
			10.1 m³
C2-061, 2 BED	BASEMENT C3	4.0	4.2
	LEVEL 6	4.0	5.0
			9.2 m³
C2-062, 2 BED	BASEMENT C3	4.0	4.2
	LEVEL 6	4.0	4.0
			8.2 m³

STORAGE SCHEDULE

APT.	LEVEL	MIN.	VOLUME m3
C2-063, 1 BED	BASEMENT C3	3.0	4.2
	LEVEL 6	3.0	4.1
			8.3 m³
C2-064, 2 BED	BASEMENT C3	4.0	4.2
	LEVEL 6	4.0	5.0
			9.2 m³
C2-070, 3 BED	BASEMENT C2	5.0	5.3
	LEVEL 7	5.0	5.0
			10.3 m³
C2-071, 2 BED	BASEMENT C2	4.0	4.2
	LEVEL 7	4.0	5.0
			9.2 m³
C2-072, 2 BED	BASEMENT C2	4.0	4.2
	LEVEL 7	4.0	4.0
			8.2 m³
C2-073, 1 BED	BASEMENT C3	3.0	4.2
	LEVEL 7	3.0	4.1
			8.3 m³
C2-074, 2 BED	BASEMENT C2	4.0	4.2
	LEVEL 7	4.0	4.9
			9.1 m³
C2-080, 3 BED	BASEMENT C2	5.0	7.1
	LEVEL 8	5.0	5.0
			12.1 m³
C2-081, 2 BED	BASEMENT C2	4.0	4.0
	LEVEL 8	4.0	5.0
			9.0 m³
C2-082, 2 BED	BASEMENT C2	4.0	4.0
	LEVEL 8	4.0	4.0
			8.0 m³
C2-083, 1 BED	BASEMENT C2	3.0	4.2
	LEVEL 8	3.0	4.1
			8.3 m³
C2-084, 2 BED	BASEMENT C2	4.0	4.0
	LEVEL 8	4.0	5.0
			9.0 m³
C2-090, 3 BED	BASEMENT C2	5.0	7.5
	LEVEL 9	5.0	5.0
			12.5 m³
C2-091, 1 BED	BASEMENT C3	3.0	4.2
	LEVEL 9	3.0	5.2
			9.4 m³
C2-092, 2 BED	BASEMENT C2	4.0	4.2
	LEVEL 9	4.0	5.5
			9.7 m³

ADG STORAGE REQUIREMENTS

REQUIRED STORAGE RATES:
 1 BED UNIT 6m³
 2 BED UNIT 8m³
 3 BED UNIT 10m³

NOTE: MINIMUM OF 50% OF REQUIRED STORAGE IS TO BE WITHIN THE APARTMENT

NOTES
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STORAGE CALCULATIONS

DOCUMENT
FOR SUBMISSION

REV K 28.01.26 MODEL 22_038 Regents Park - Building C

STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3

30-46 AUBURN ROAD REGENTS PARK

CLIENT **30 Auburn Road Pty Ltd**

STORAGE SCHEDULE

APT.	LEVEL	MIN.	VOLUME m3
C2-093, 2 BED			
	BASEMENT C2	4.0	4.2
	LEVEL 9	4.0	4.0
			8.2 m³
C2-094, 1 BED			
	BASEMENT C3	3.0	4.2
	LEVEL 9	3.0	4.0
			8.2 m³
C2-095, 2 BED			
	BASEMENT C2	4.0	4.0
	LEVEL 9	4.0	4.9
			8.9 m³
C2-100, 3 BED			
	BASEMENT C3	5.0	5.3
	LEVEL 10	5.0	5.0
			10.3 m³
C2-101, 2 BED			
	BASEMENT C2	4.0	4.2
	LEVEL 10	4.0	4.7
			8.9 m³
C2-102, 2 BED			
	BASEMENT C2	4.0	4.2
	LEVEL 10	4.0	4.0
			8.2 m³
C2-103, 2 BED			
	BASEMENT C2	4.0	4.2
	LEVEL 10	4.0	4.0
			8.2 m³
C2-104, 1 BED			
	BASEMENT C3	4.0	5.3
	LEVEL 10	4.0	4.1
			9.4 m³
C2-105, 2 BED			
	BASEMENT C2	4.0	4.0
	LEVEL 10	4.0	4.7
			8.7 m³
C2-106, 3 BED			
	BASEMENT C3	5.0	5.3
	LEVEL 10	5.0	10.8
			16.1 m³
C2-110, 2 BED			
	BASEMENT C2	4.0	4.2
	LEVEL 11	4.0	5.5
			9.7 m³
C2-111, 2 BED			
	BASEMENT C2	4.0	4.2
	LEVEL 11	4.0	4.7
			8.9 m³
C2-112, 2 BED			
	BASEMENT C2	4.0	4.2
	LEVEL 11	4.0	4.9
			9.1 m³
C2-113, 3 BED			
	BASEMENT C3	5.0	7.1
	LEVEL 11	5.0	9.2
			16.3 m³
C2-114, 2 BED			
	BASEMENT C2	4.0	4.2
	LEVEL 11	4.0	4.5
			8.7 m³

STORAGE SCHEDULE

APT.	LEVEL	MIN.	VOLUME m3
C2-115, 3 BED			
	BASEMENT C3	5.0	7.5
	LEVEL 11	5.0	10.8
			18.3 m³
C3-001, 3 BED			
	BASEMENT C2	5.0	5.1
	LEVEL 0	5.0	10.6
	LEVEL 1		1.8
			17.5 m³
C3-002, 2 BED			
	BASEMENT C2	4.0	5.6
	LEVEL 0		3.4
	LEVEL 1	4.0	1.0
			10.0 m³
C3-003, 2 BED			
	BASEMENT C2	4.0	5.9
	LEVEL 0		10.1
	LEVEL 1	4.0	4.5
			20.5 m³
C3-010, 2 BED			
	BASEMENT C2	4.0	5.3
	LEVEL 1	4.0	4.2
			9.5 m³
C3-020, 3 BED			
	BASEMENT C3	5.0	5.1
	LEVEL 2	5.0	6.2
			11.3 m³
C3-021, 2 BED			
	BASEMENT C3	4.0	5.6
	LEVEL 2	4.0	4.9
			10.5 m³
C3-022, 2 BED			
	BASEMENT C3	4.0	5.6
	LEVEL 2	4.0	4.9
			10.5 m³
C3-023, 3 BED			
	BASEMENT C3	5.0	5.9
	LEVEL 2	5.0	6.7
			12.6 m³
C3-030, 3 BED			
	BASEMENT C2	5.0	9.9
	LEVEL 3	5.0	6.2
			16.1 m³
C3-031, 2 BED			
	BASEMENT C2	4.0	4.0
	LEVEL 3	4.0	4.9
			8.9 m³
C3-032, 2 BED			
	BASEMENT C3	4.0	4.2
	LEVEL 3	4.0	4.9
			9.1 m³
C3-033, 3 BED			
	BASEMENT C2	5.0	5.1
	LEVEL 3	5.0	6.7
			11.8 m³
C3-040, 3 BED			
	BASEMENT C2	5.0	5.4
	LEVEL 4	5.0	6.2
			11.6 m³
C3-041, 2 BED			

STORAGE SCHEDULE

APT.	LEVEL	MIN.	VOLUME m3
BASEMENT C3			
		4.0	10.4
LEVEL 4			
		4.0	4.9
			15.3 m³
C3-042, 2 BED			
	BASEMENT C3	4.0	4.2
	LEVEL 4	4.0	4.8
			9.0 m³
C3-043, 3 BED			
	BASEMENT C2	5.0	5.2
	LEVEL 4	5.0	6.7
			11.9 m³
C3-050, 3 BED			
	BASEMENT C3	5.0	6.2
	LEVEL 5	5.0	6.2
			12.4 m³
C3-051, 2 BED			
	BASEMENT C3	4.0	4.2
	LEVEL 5	4.0	4.2
			8.4 m³
C3-052, 2 BED			
	BASEMENT C3	4.0	4.2
	LEVEL 5	4.0	4.2
			8.4 m³
C3-053, 3 BED			
	BASEMENT C3	5.0	6.2
	LEVEL 5	5.0	6.7
			12.9 m³
C3-060, 3 BED			
	BASEMENT C3	5.0	5.2
	LEVEL 6	5.0	6.2
			11.4 m³
C3-061, 2 BED			
	BASEMENT C3	4.0	4.2
	LEVEL 6	4.0	4.9
			9.1 m³
C3-062, 2 BED			
	BASEMENT C3	4.0	4.2
	LEVEL 6	4.0	4.9
			9.1 m³
C3-063, 3 BED			
	BASEMENT C3	5.0	8.0
	LEVEL 6	5.0	6.7
			14.7 m³
C3-070, 3 BED			
	BASEMENT C2	5.0	6.2
	LEVEL 7	5.0	6.2
			12.4 m³
C3-071, 2 BED			
	BASEMENT C2	4.0	10.4
	LEVEL 7	4.0	4.9
			15.3 m³
C3-072, 2 BED			
	BASEMENT C2	4.0	4.2
	LEVEL 7	4.0	4.9
			9.1 m³
C3-073, 3 BED			
	BASEMENT C2	5.0	5.6
	LEVEL 7	5.0	6.7
			12.3 m³
C3-080, 3 BED			

STORAGE SCHEDULE

APT.	LEVEL	MIN.	VOLUME m3
BASEMENT C2			
		5.0	6.2
LEVEL 8			
		5.0	6.1
			12.3 m³
C3-081, 2 BED			
	BASEMENT C2	4.0	4.2
	LEVEL 8	4.0	4.4
			8.6 m³
C3-082, 2 BED			
	BASEMENT C2	4.0	4.2
	LEVEL 8	4.0	4.9
			9.1 m³
C3-083, 3 BED			
	BASEMENT C2	5.0	8.0
	LEVEL 8	5.0	6.7
			14.7 m³
C3-090, 2 BED			
	BASEMENT C2	4.0	4.2
	LEVEL 9	4.0	4.8
			9.0 m³
C3-091, 2 BED			
	BASEMENT C2	4.0	4.2
	LEVEL 9	4.0	5.4
			9.6 m³
C3-092, 2 BED			
	BASEMENT C2	4.0	4.2
	LEVEL 9	4.0	4.2
			8.4 m³
C3-093, 2 BED			
	BASEMENT C2	4.0	4.2
	LEVEL 9	4.0	4.6
			8.8 m³
			1,520.0 m³

ADG STORAGE REQUIREMENTS

REQUIRED STORAGE RATES:

1 BED UNIT	6m³
2 BED UNIT	8m³
3 BED UNIT	10m³

NOTE: MINIMUM OF 50% OF REQUIRED STORAGE IS TO BE WITHIN THE APARTMENT

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PROJECT
REGENTS PARK - STAGE 3
 30-46 AUBURN ROAD REGENTS PARK
 CLIENT **30 Auburn Road Pty Ltd**



1 STORAGE - BASEMENT C3
1:200



2 STORAGE - BASEMENT C2
1:200



3 STORAGE - BASEMENT C1
1:200

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NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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The design is not in a form suitable for use in connection with building work.

0	5	10
<small> NORTH 1:200 10/08/2022 20/08/2022 </small>		

DOCUMENT
STORAGE CALCULATIONS

DOCUMENT
FOR SUBMISSION

REV K 28.01.26 MODEL 22_038 Regents Park - Building C

STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3

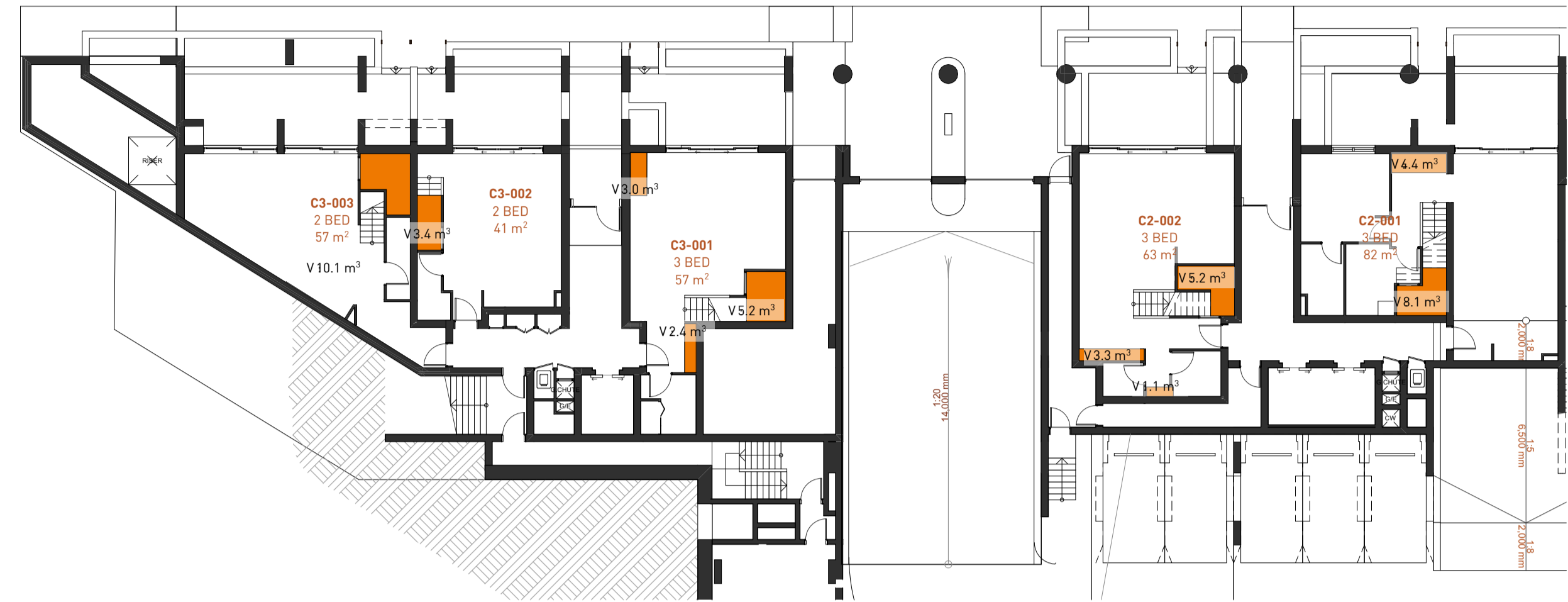
30-46 AUBURN ROAD REGENTS PARK

CLIENT 30 Auburn Road Pty Ltd

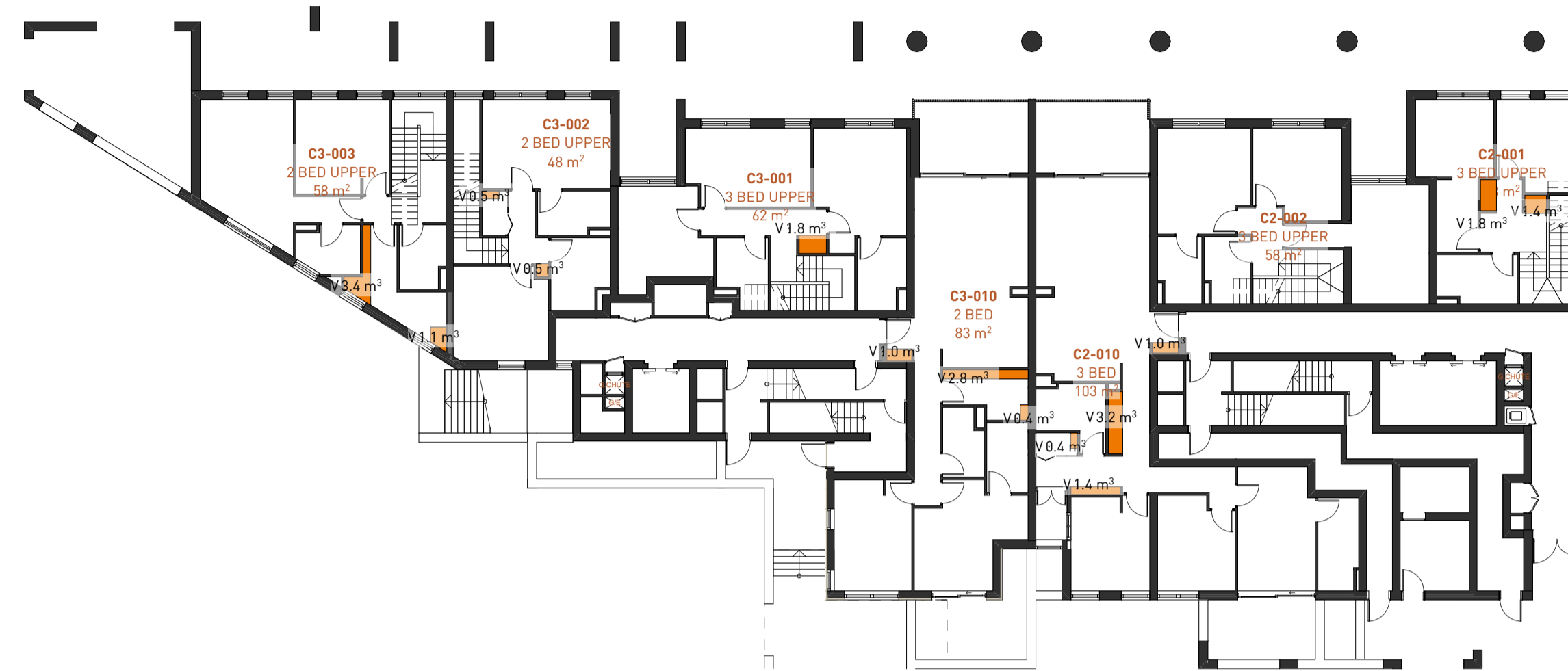
ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithzannes.com.au
smithzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)

STZ
SMITH & TZANNES

22_038 DA-A-808



1 STORAGE - LEVEL 0
1:200



2 STORAGE - LEVEL 1
1:200



3 STORAGE - LEVEL 2-5
1:200

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0	5	10
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DOCUMENT
STORAGE CALCULATIONS

DOCUMENT
FOR SUBMISSION

REV K 28.01.26 MODEL 22_038 Regents Park - Building C

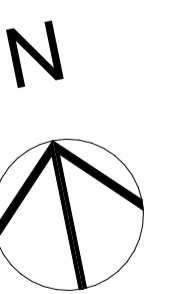
STAGE
DEVELOPMENT APPLICATION

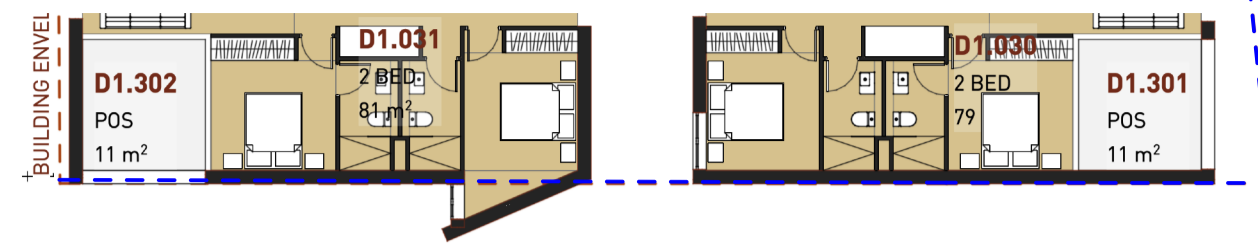
PROJECT
REGENTS PARK - STAGE 3

30-46 AUBURN ROAD REGENTS PARK

CLIENT 30 Auburn Road Pty Ltd

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)





1 STORAGE - LEVEL 6
1:200

2 STORAGE - LEVEL 7
1:200

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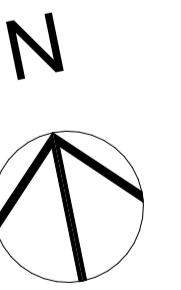
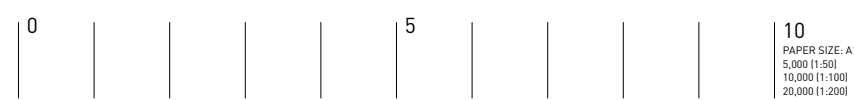
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DOCUMENT

STORAGE CALCULATIONS

DOCUMENT

FOR SUBMISSION

REV K 28.01.26

MODEL 22_038 Regents Park - Building C

STAGE

DEVELOPMENT APPLICATION

PROJECT

REGENTS PARK - STAGE 3

30-46 AUBURN ROAD REGENTS PARK

CLIENT 30 Auburn Road Pty Ltd

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)



22_038 DA-A-810



1 STORAGE - LEVEL 8
1:200



2 STORAGE - LEVEL 9
1:200

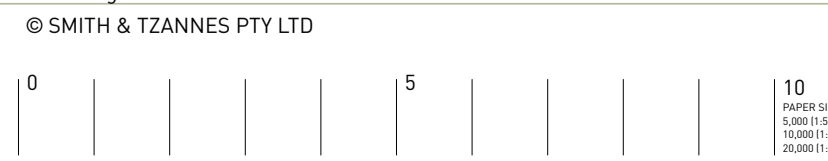
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DOCUMENT
STORAGE CALCULATIONS

DOCUMENT
FOR SUBMISSION

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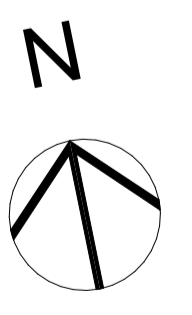
STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3

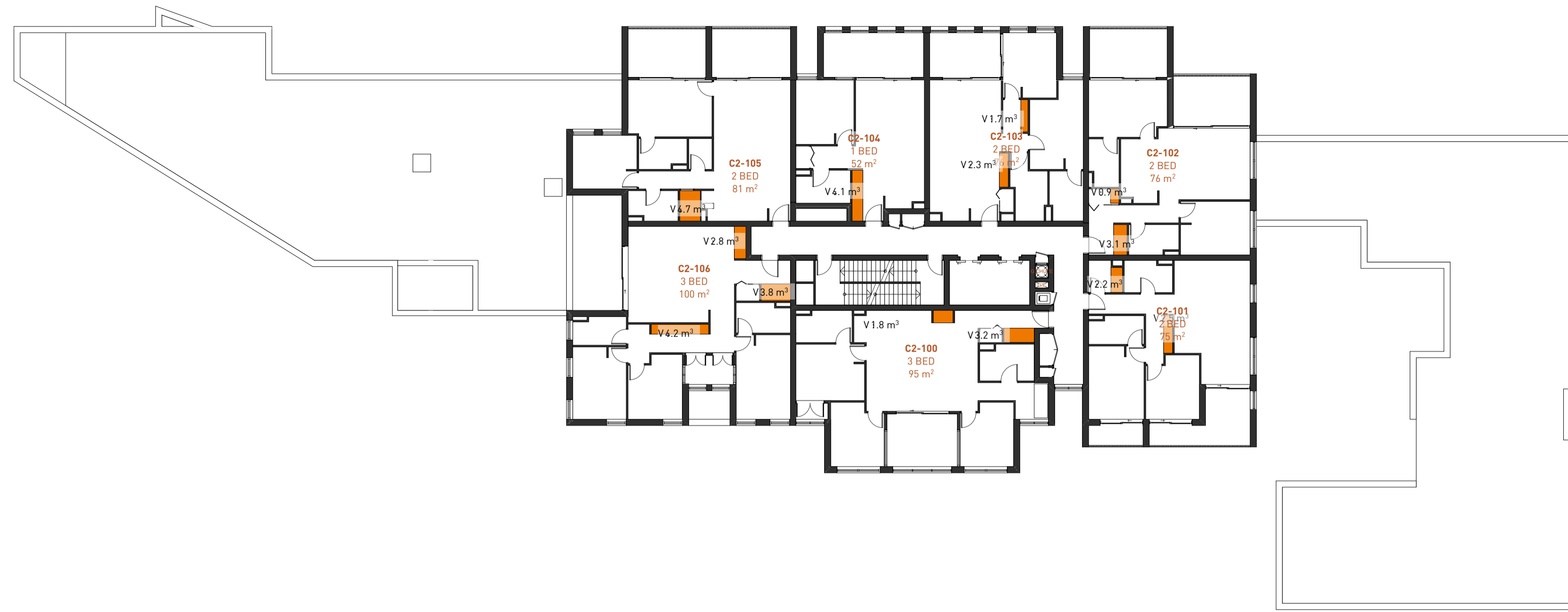
30-46 AUBURN ROAD REGENTS PARK

CLIENT **30 Auburn Road Pty Ltd**

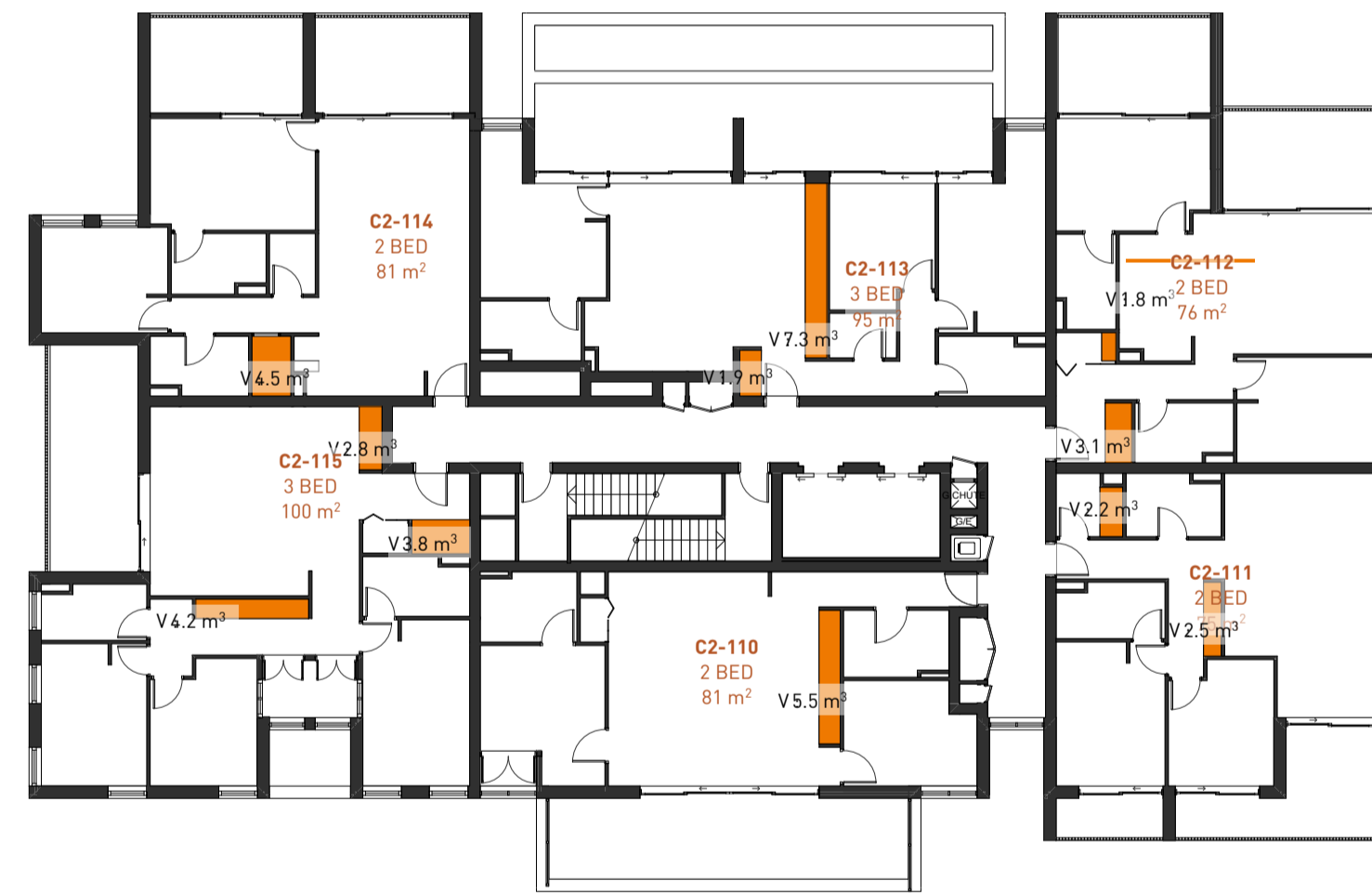
ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)



22_038 DA-A-811



1 STORAGE - LEVEL 10
1:200



2 STORAGE - LEVEL 11
1:200

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 20/08/2022

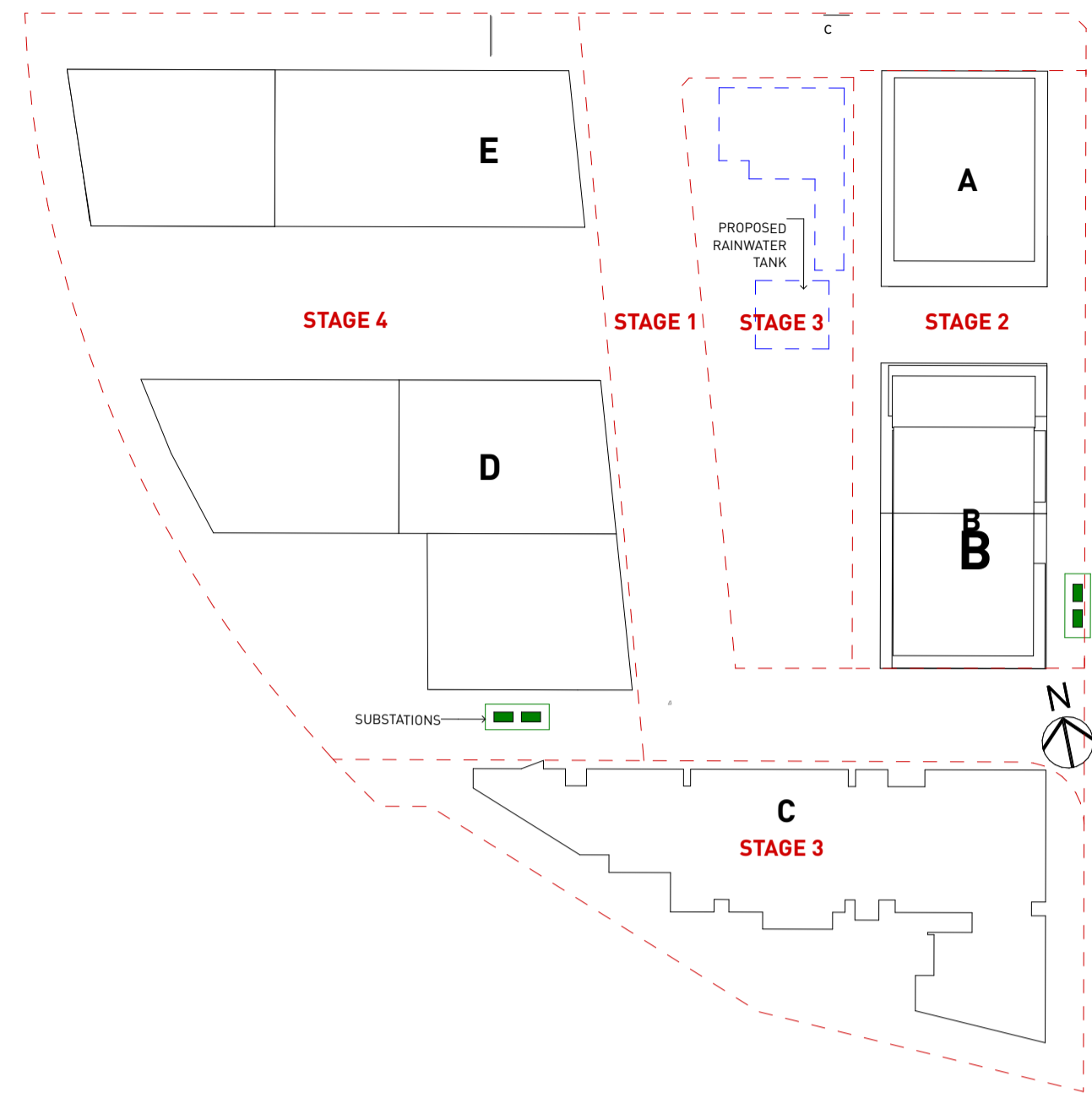
DOCUMENT
STORAGE CALCULATIONS
 DOCUMENT
FOR SUBMISSION
 REV K 28.01.26 MODEL 22_038 Regents Park - Building C
 STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3
 30-46 AUBURN ROAD REGENTS PARK
 CLIENT **30 Auburn Road Pty Ltd**

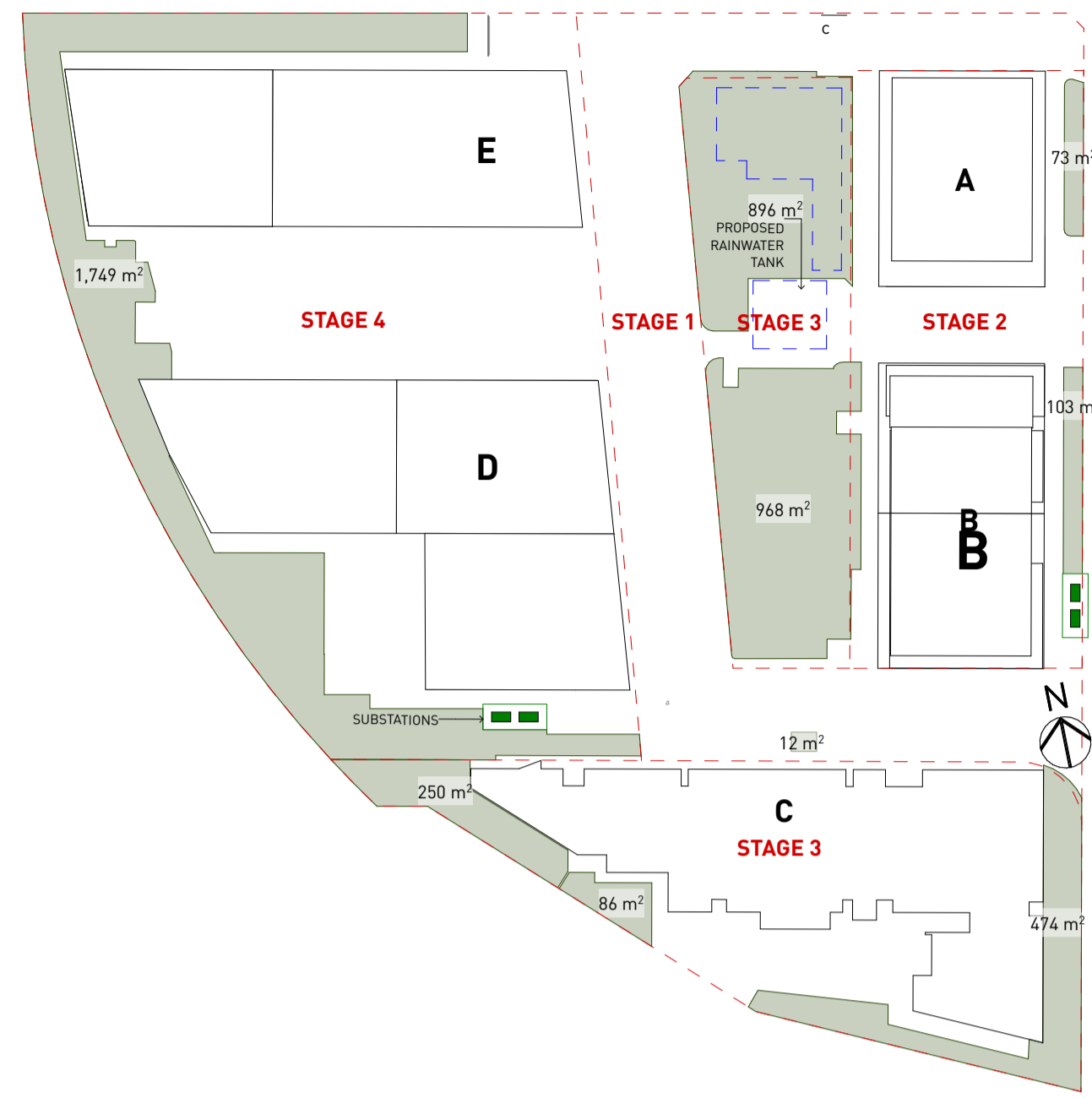
ARCHITECTURE URBAN PLANNING
 M1/147 McEvoy St Alexandria NSW 2015
 P 02 9516 2022 E email@smithtzannes.com.au
 smithtzannes.com.au
 Nominated Architect: Peter Smith (Reg 7024)



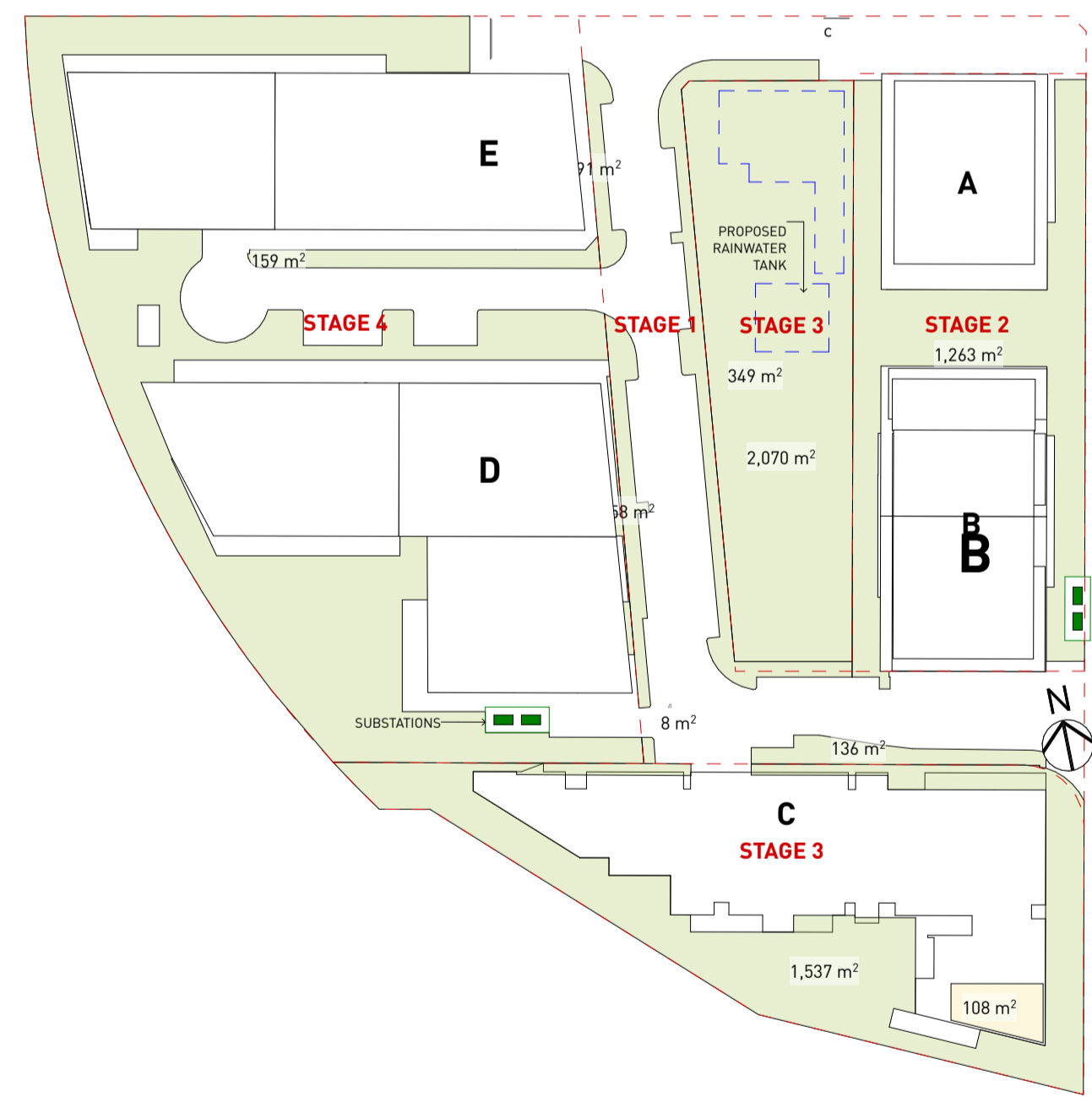
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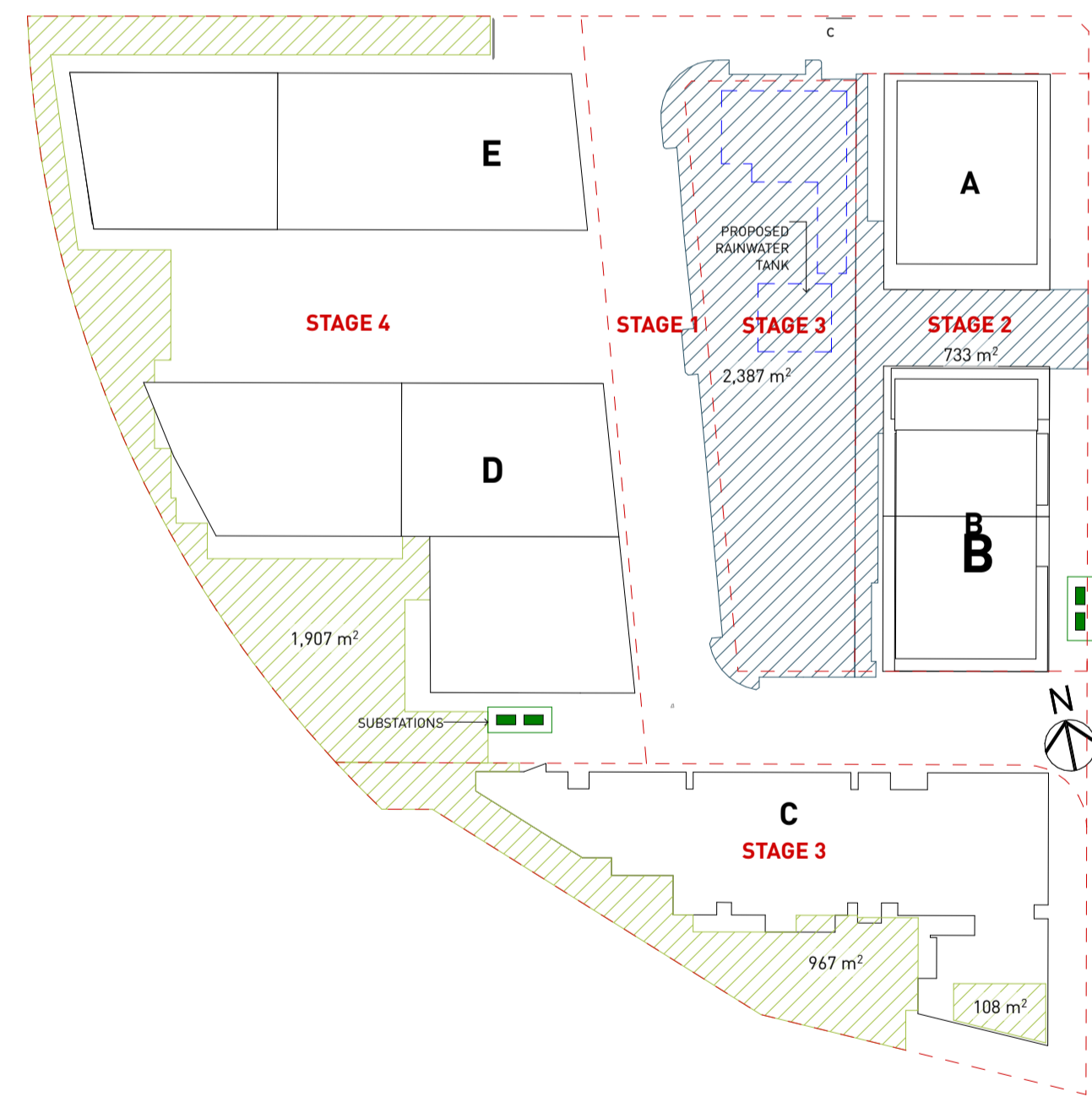
1 SITE STAGING PLAN
1:1000



2 DEEP SOIL PLAN
1:1000



3 LANDSCAPE PLAN
1:1000



5 OPEN SPACE
1:1000

SITE STAGING AREAS	
	AREA m ²
STAGE 1	3,332
STAGE 2	3,313
STAGE 3	5,646
STAGE 4	8,879
	21,170 m²

DEEP SOIL CALCULATION		
	AREA m ²	SITE %
STAGE 1	12	0 %
STAGE 2	176	0.8 %
STAGE 3	2,674	12.6 %
STAGE 4	1,749	8.2 %
	4,611 m²	

COMMON OPEN SPACE CALCULATION		
	AREA m ²	SITE %
COMMON		
STAGE 2	139	0.6 %
STAGE 3	1,075	5 %
STAGE 4	2,433	12.4 %
	3,847 m²	

PUBLIC		
	AREA m ²	SITE %
STAGE 1	292	1.4 %
STAGE 2	730	3.4 %
STAGE 3	2,098	9.9 %
	3,120 m²	
	6,967 m²	

LANDSCAPE AREA		
	AREA m ²	SITE %
STAGE 1	742	3.6 %
STAGE 2	1,402	6.6 %
STAGE 3	3,715	17.5 %
STAGE 4	3,587	16.9 %
	9,446 m²	

LEGEND	
	SITE STAGING BOUNDARY
	BUILDING MASS
	DEEP SOIL AS PER HOUSING SEEP DEFINITION
	GROUND LEVEL LANDSCAPE AREA AS PER HOUSING SEEP DEFINITION
	ABOVE PODIUM LANDSCAPE AREA AS PER HOUSING SEEP DEFINITION
	PUBLIC COMMON OPEN SPACE
	RESIDENT COMMON OPEN SPACE

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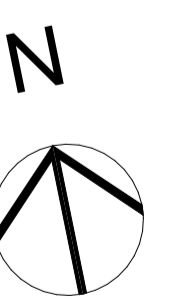
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DOCUMENT
LANDSCAPE & DEEP SOIL - WHOLE
 SITE
FOR SUBMISSION
 REV K 28.01.26 MODEL 22_038 Regents Park - Building C
 STAGE
DEVELOPMENT APPLICATION

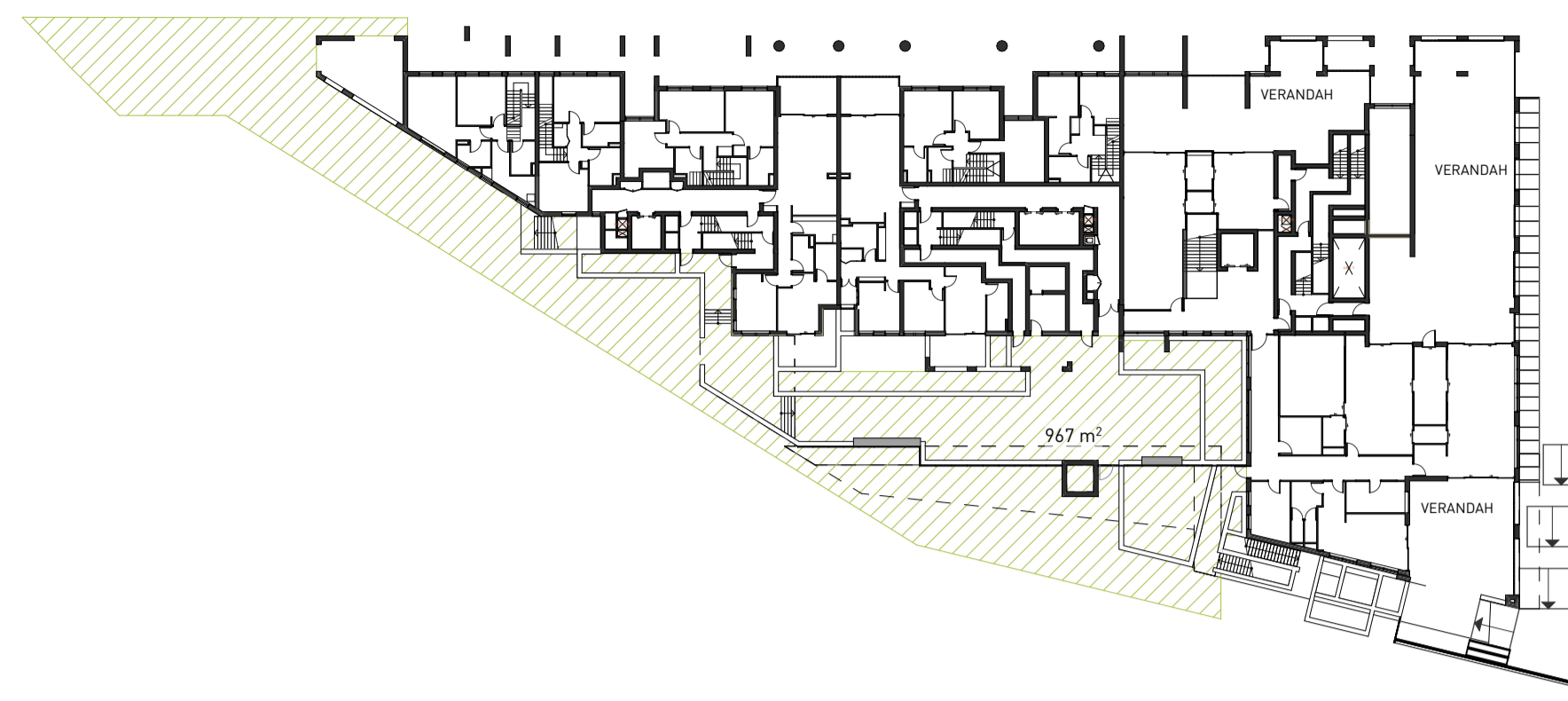
PROJECT
REGENTS PARK - STAGE 3
 30-46 AUBURN ROAD REGENTS PARK
 CLIENT **30 Auburn Road Pty Ltd**

ARCHITECTURE URBAN PLANNING
 M/147 McEvoy St Alexandria NSW 2015
 P 02 9516 2022 E email@smithzannes.com.au
 smithzannes.com.au
 Nominated Architect: Peter Smith (Reg 7024)

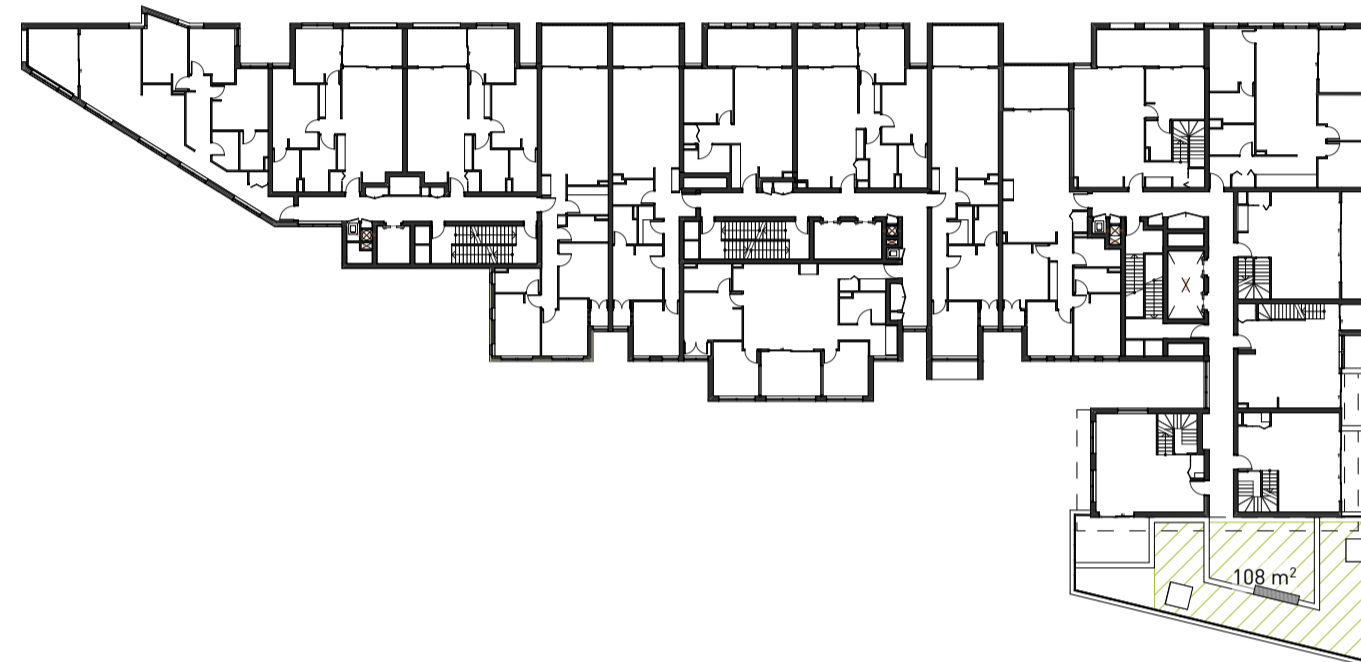
STZ
 SMITH & TZANNES



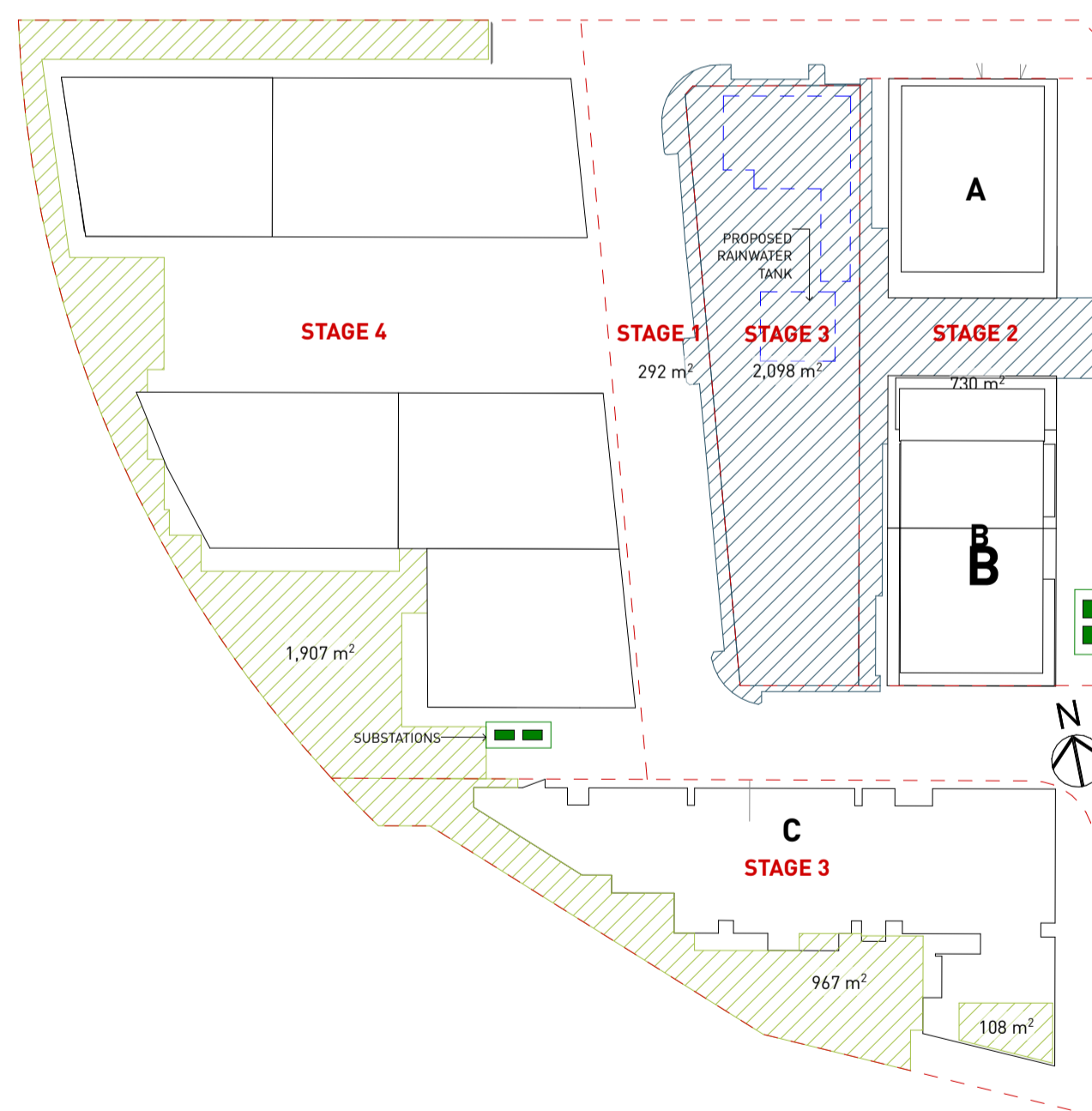
22_038 DA-A-813



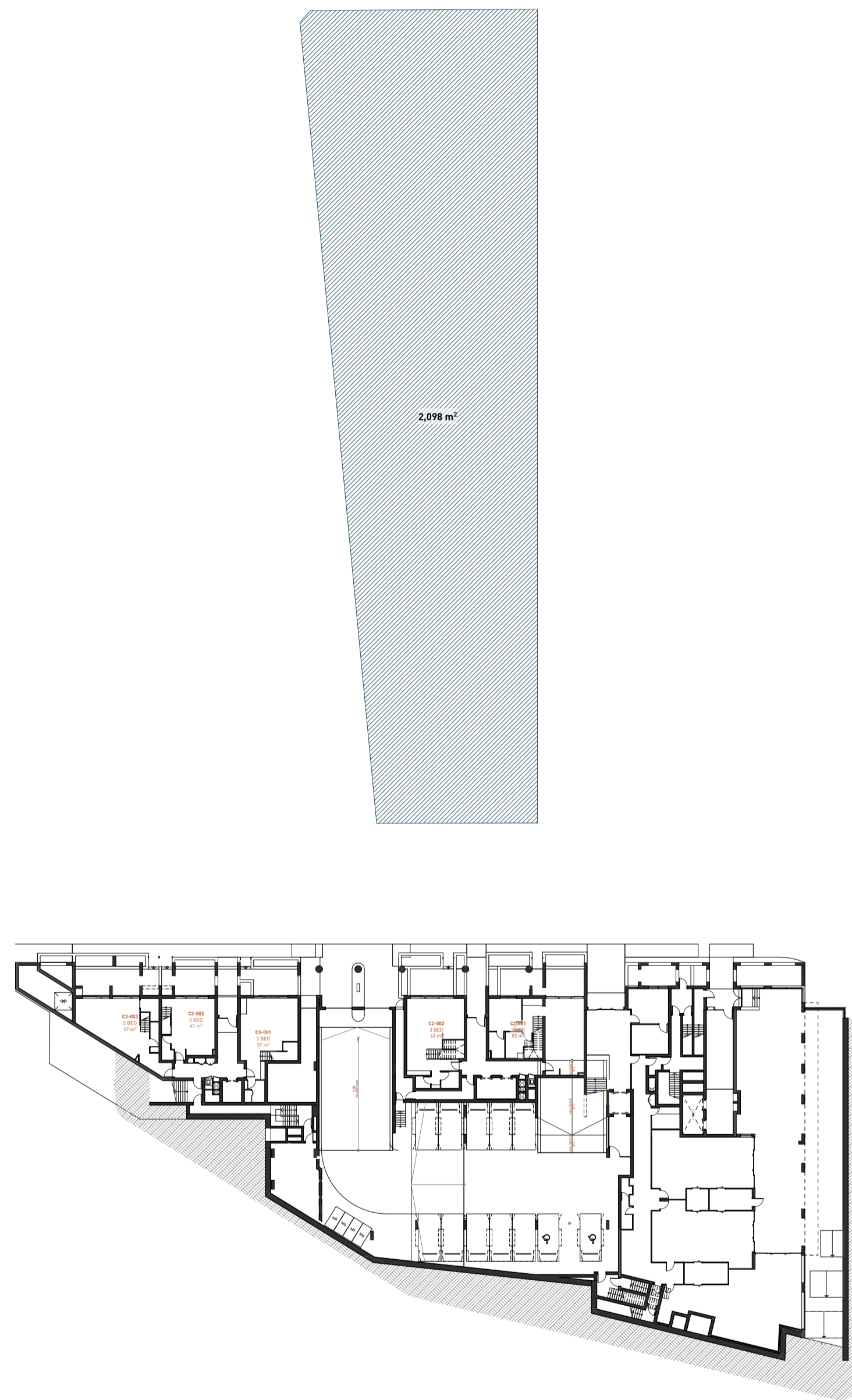
2 STAGE 3 COS LEVEL 1
1:500



3 STAGE 3 COS LEVEL 8
1:500



4 OPEN SPACE FULL SITE
1:1000



1 STAGE 3 COS LEVEL 0
1:500



7 COMMON OPEN SPACE ANALYSIS
1:500
SEE DA-A-854 TO DA-A-855 FOR FURTHER DETAILS

COMMON OPEN SPACE - STAGE 3	
HOME STORY	Area
COMMUNAL OPEN SPACE	
LEVEL 0	2,098
LEVEL 1	967
LEVEL 8	108
	3,173 m²

STAGE 3 COMMON OPEN SPACE SOLAR ACCESS	
COMMUNAL OPEN SPACE	3,173 m²
AREA RECEIVING MIN SOLAR ACCESS	1,835 m²
	57.8 %

COMMON OPEN SPACE CALCULATION		
	AREA m2	SITE %
COMMON		
STAGE 2	139	0.6 %
STAGE 3	1,075	5 %
STAGE 4	2,633	12.4 %
	3,847 m²	
PUBLIC		
STAGE 1	292	1.4 %
STAGE 2	730	3.4 %
STAGE 3	2,098	9.9 %
	3,120 m²	
	6,967 m²	

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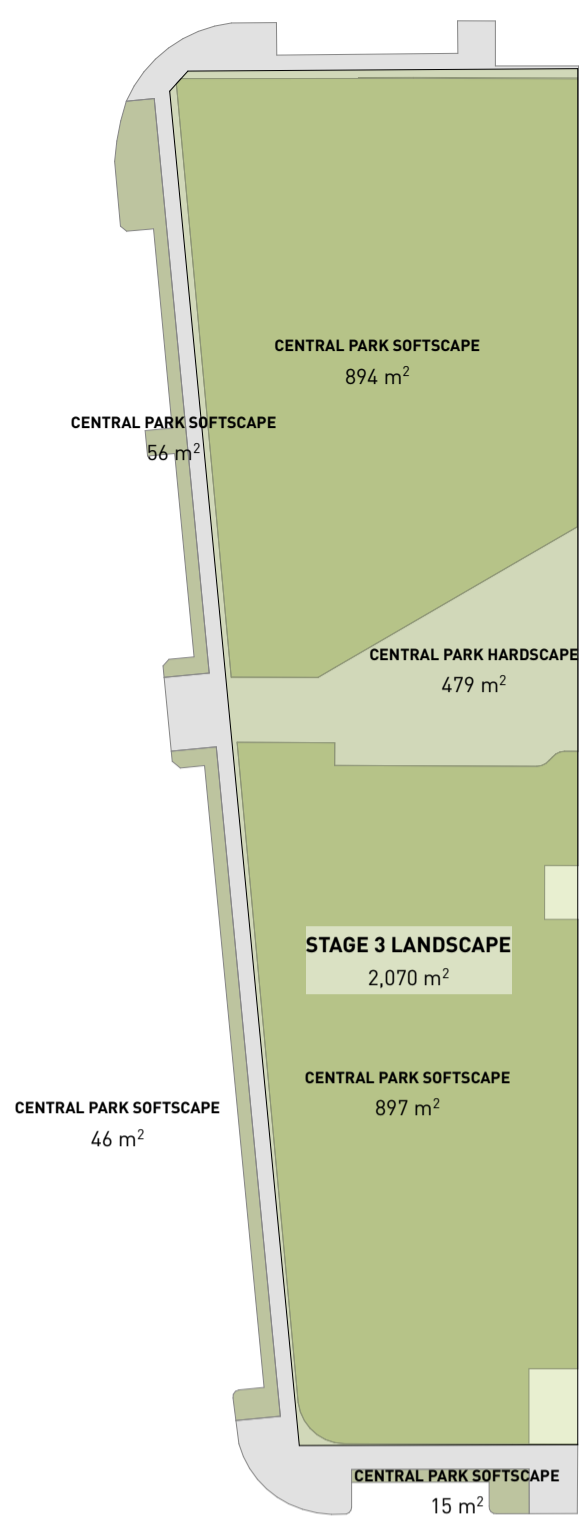
DOCUMENT
COMMUNAL OPEN SPACE
 DOCUMENT
FOR SUBMISSION
 REV K 28.01.26 MODEL 22_038 Regents Park - Building C
 STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3
 30-46 AUBURN ROAD REGENTS PARK
 CLIENT **30 Auburn Road Pty Ltd**

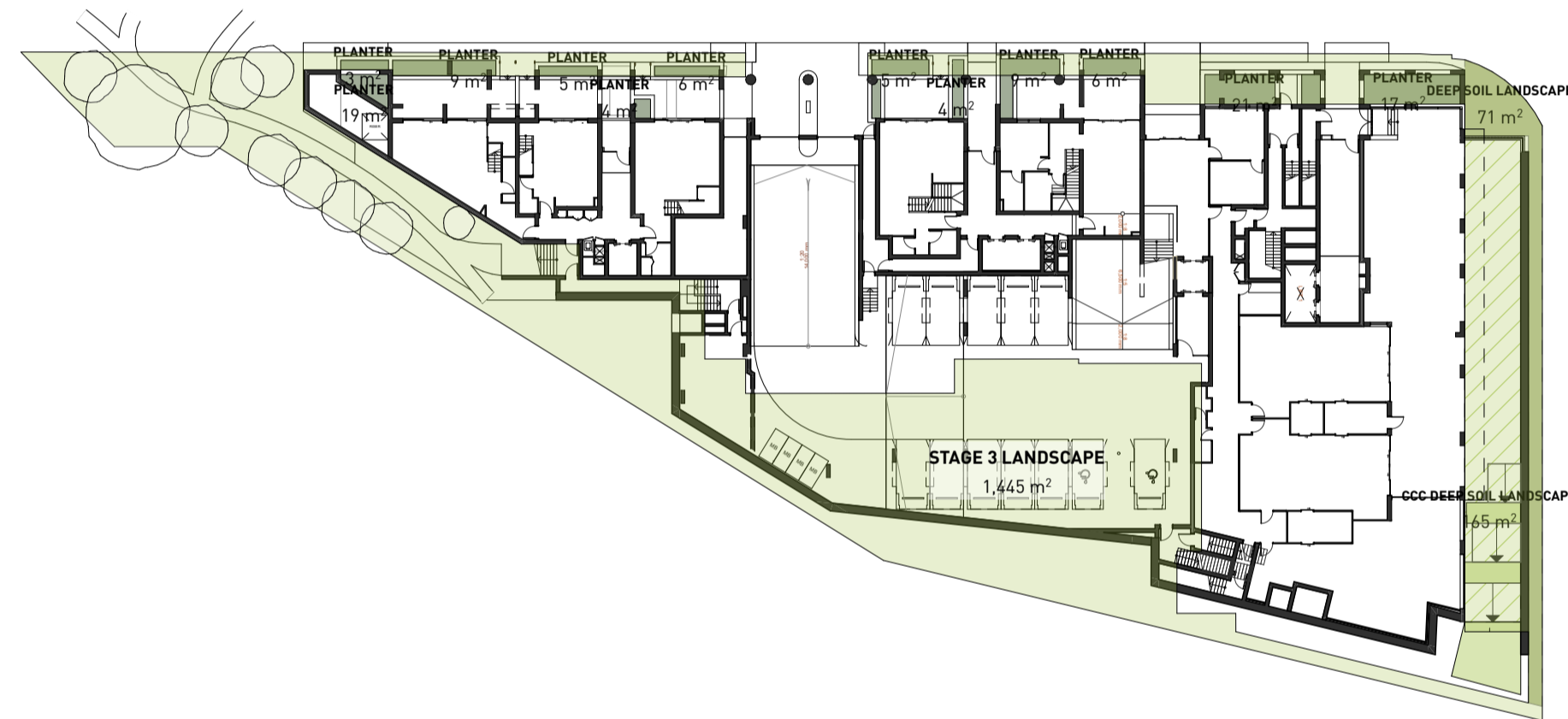
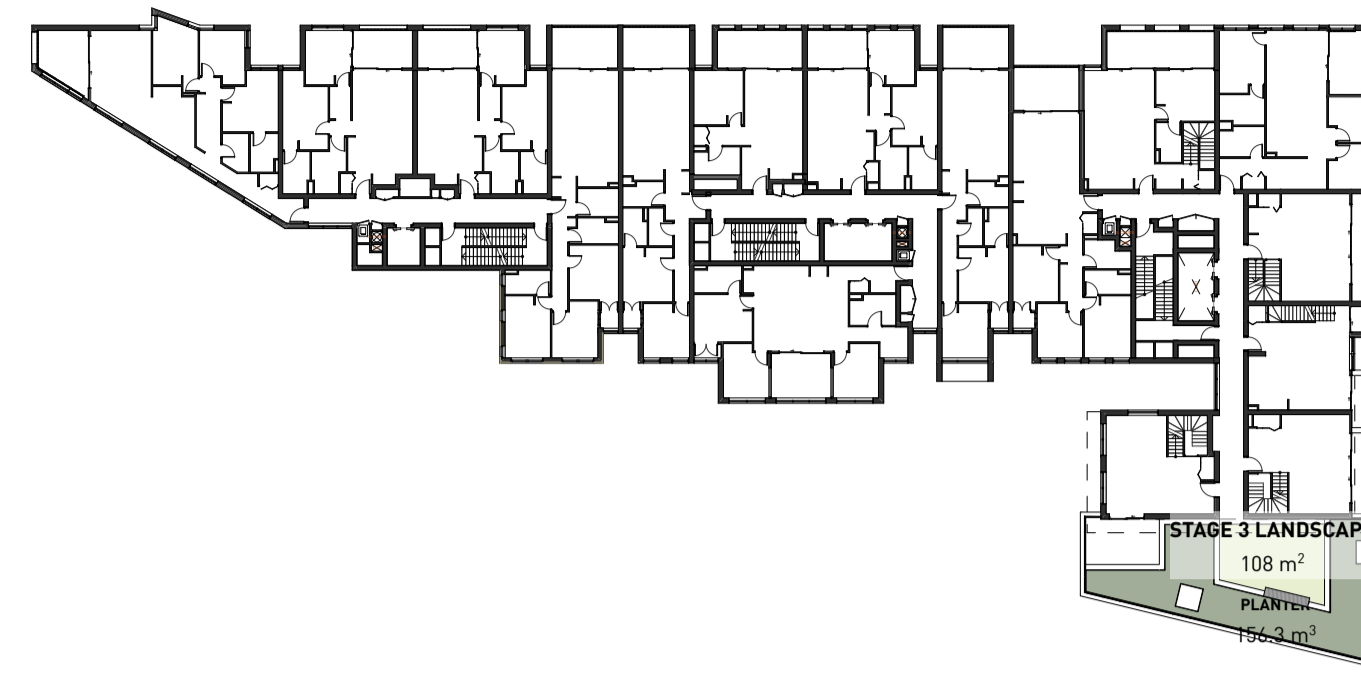
ARCHITECTURE URBAN PLANNING
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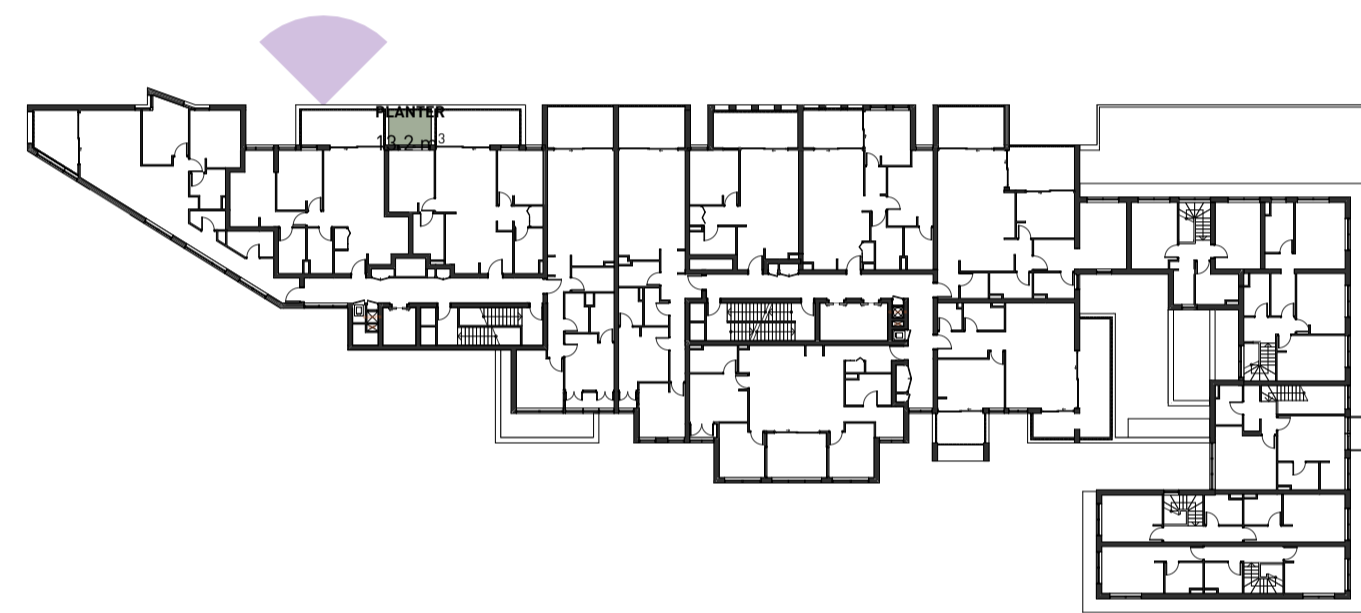
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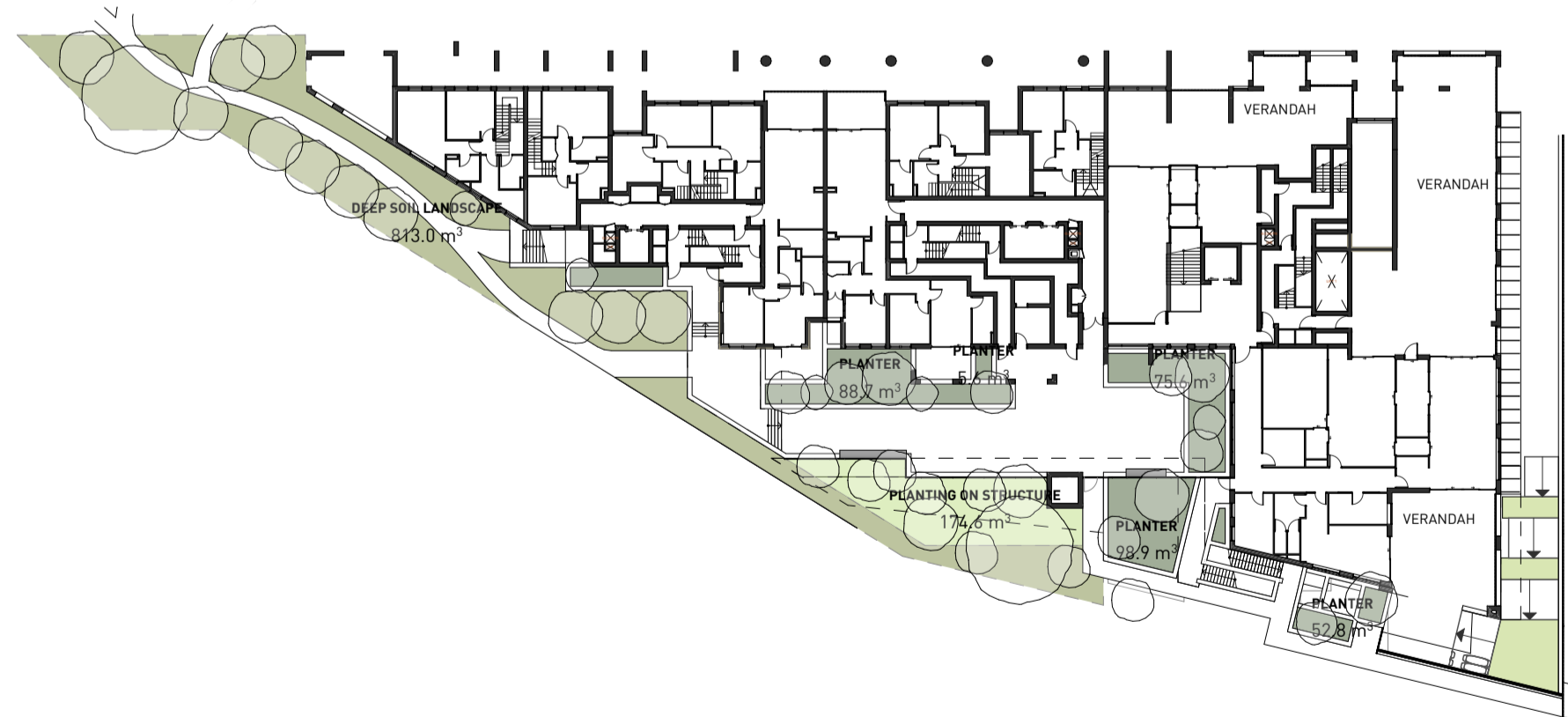
4 LANDSCAPE AREA LEVEL 8
1:500



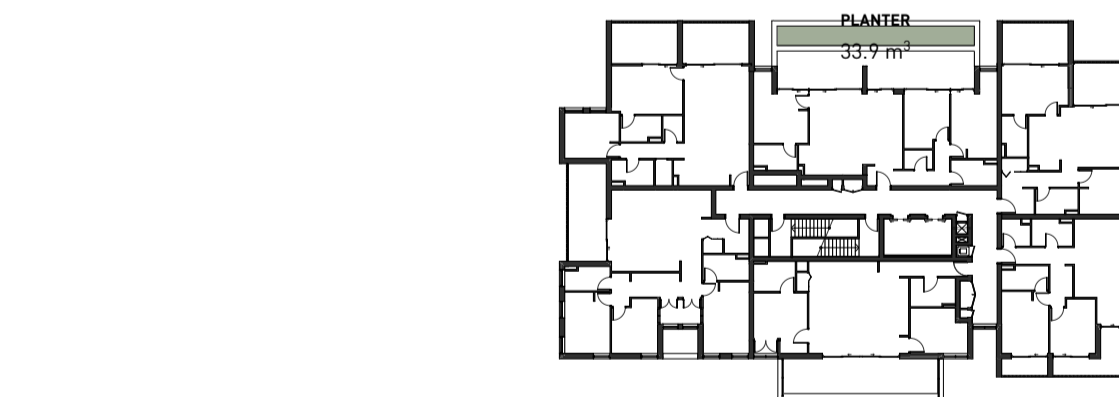
1 LANDSCAPE AREA LEVEL 0
1:500



5 LANDSCAPE AREA LEVEL 9
1:500



3 LANDSCAPE AREA LEVEL 1
1:500



6 LANDSCAPE AREA LEVEL 11
1:500

CENTRAL PARK AREAS	
	AREA
CENTRAL PARK HARDSCAPE	479
CENTRAL PARK SOFTSCAPE	1,908
	2,387 m²

BUILDING C SOFTSCAPE AREA	
HOME STORY	AREA
CCC DEEP SOIL LANDSCAPE	
LEVEL 0	165
DEEP SOIL LANDSCAPE	
LEVEL 0	71
LEVEL 1	406
PLANTER	
LEVEL 0	108
LEVEL 1	160
LEVEL 8	78
LEVEL 9	7
LEVEL 11	17
PLANTING ON STRUCTURE	
LEVEL 1	87
	1,099 m²

STAGE 3 SOFTSCAPING TOTAL	
	AREA
SOFTSCAPE AREA	3,007
	3,007 m²

LANDSCAPE AREA	
HOME STORY	AREA
STAGE 3 LANDSCAPE	
LEVEL 0	3,515
LEVEL 8	108
	3,623 m²

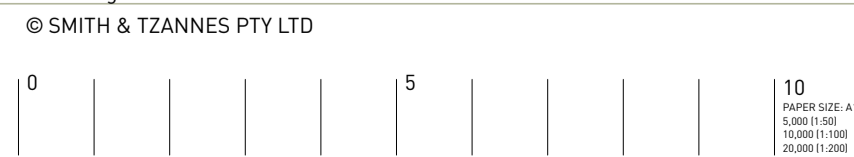
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DOCUMENT
SOFTSCAPE STAGE 3

DOCUMENT
FOR SUBMISSION

REV K 28.01.26 MODEL 22_038 Regents Park - Building C

STAGE
DEVELOPMENT APPLICATION

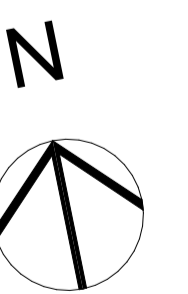
PROJECT
REGENTS PARK - STAGE 3

30-46 AUBURN ROAD REGENTS PARK

CLIENT **30 Auburn Road Pty Ltd**

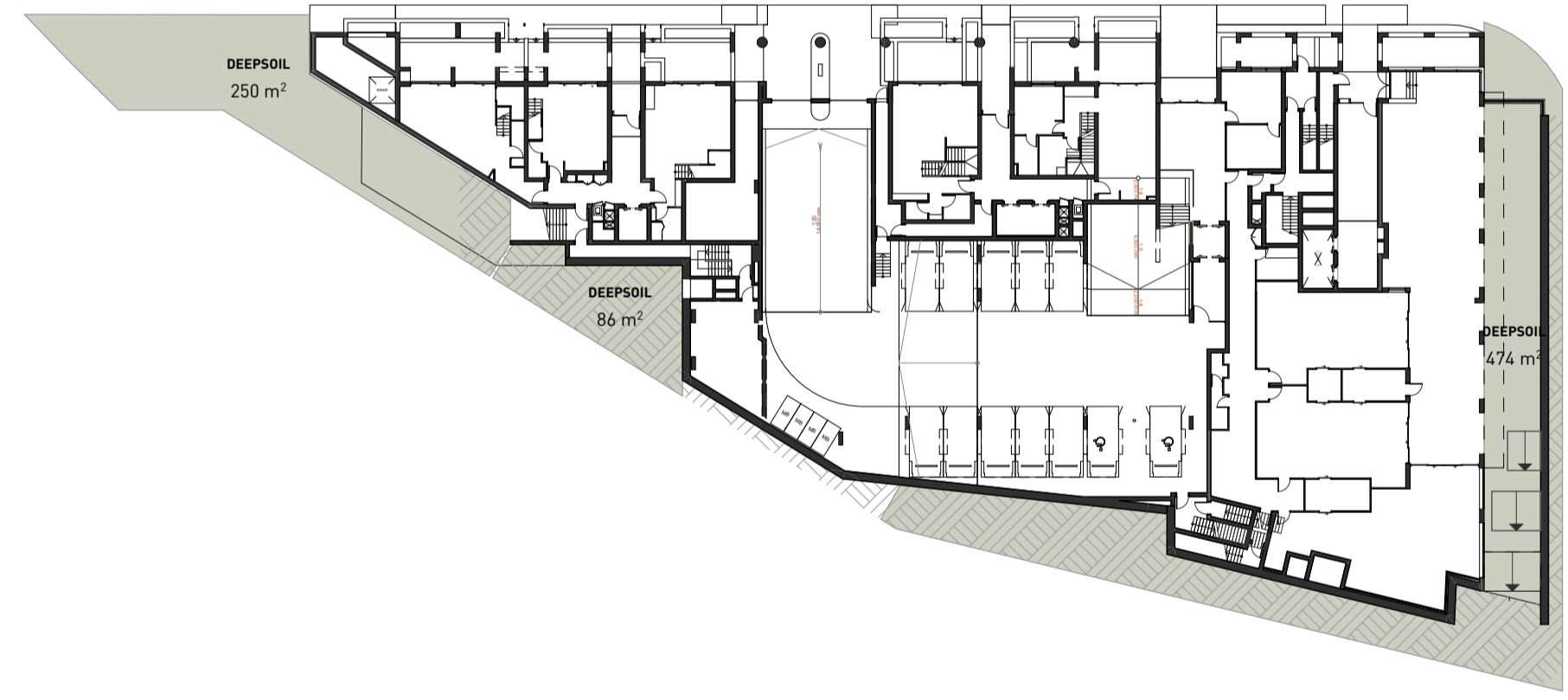
ARCHITECTURE URBAN PLANNING
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P 02 9516 2022 E email@smithzannes.com.au
smithzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)

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22_038 DA-A-815

DEEP SOIL CALCULATION STAGE 3		
TYPE	AREA	
DEEP SOIL	1,778	1,778 m ²
DEEP SOIL CALCULATION	AREA m ²	TARGET 20%
STAGE 1	12	0 %
STAGE 2	176	0.8 %
STAGE 3	2,674	12.6 %
STAGE 4	1,749	8.2 %
	4,611 m²	20%



1 DEEP SOIL WHOLE SITE
1:500

2 DEEP SOIL PLAN
1:500

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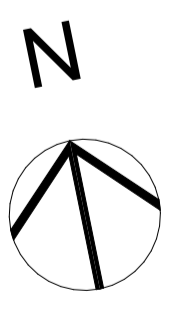
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10/01/2022	10/01/2022	10/01/2022

DOCUMENT
DEEP SOIL STAGE 3
 DOCUMENT
FOR SUBMISSION
 REV K 28.01.26 MODEL 22_038 Regents Park - Building C
 STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3
 30-46 AUBURN ROAD REGENTS PARK
 CLIENT **30 Auburn Road Pty Ltd**

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 Nominated Architect: Peter Smith (Reg 7024)

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22_038 DA-A-816

LIVEABLE SCHEDULE

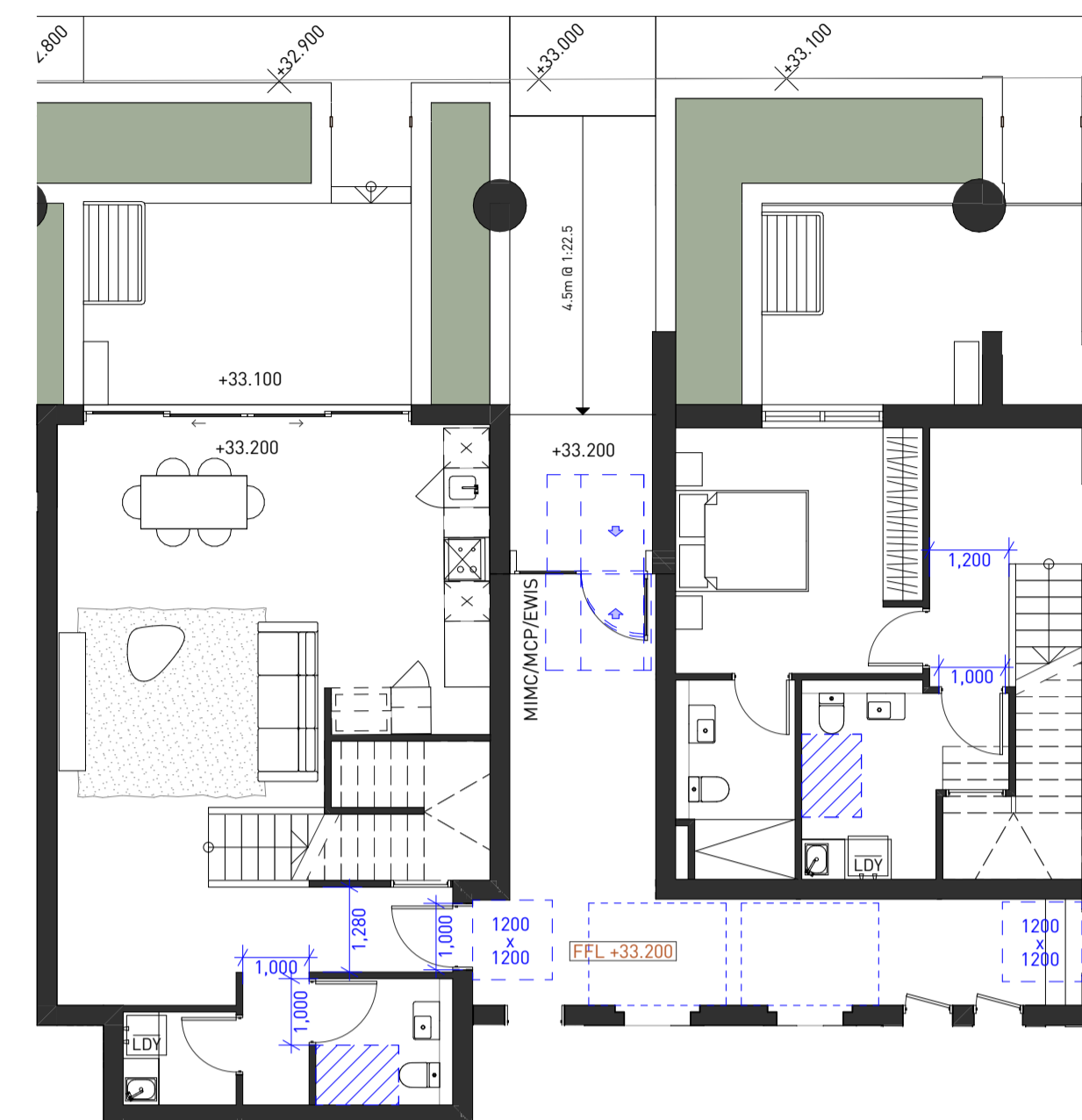
Liveable Housing	Quantity	%
NA	113	80 %
Silver Level	29	20 %
	142	

LIVEABLE UNITS

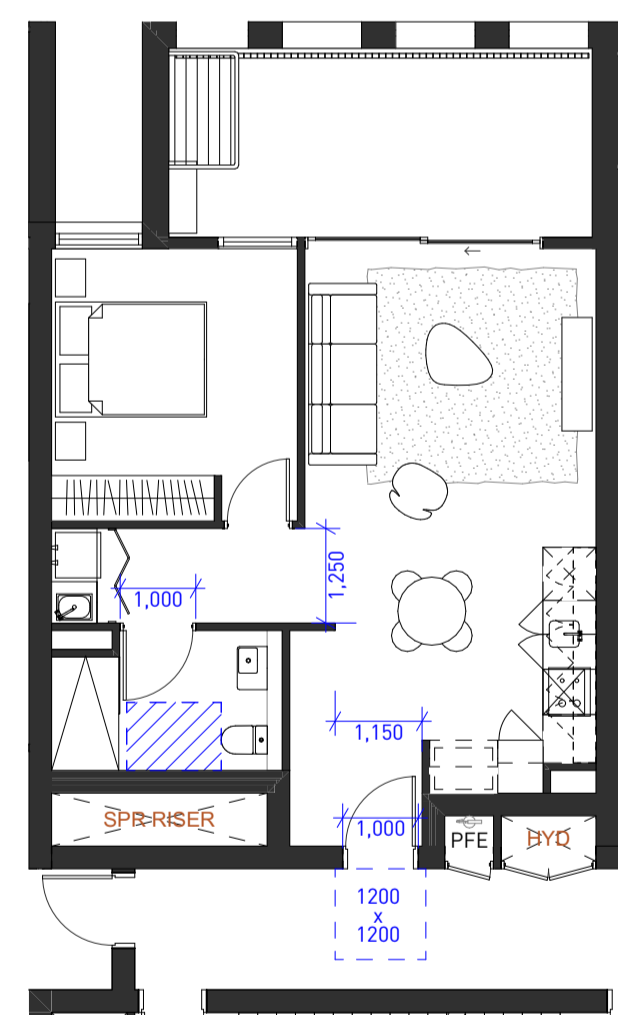
UNIT NUMBER	Quantity
C2-001	1
C2-002	1
C2-020	1
C2-023	1
C2-030	1
C2-033	1
C2-040	1
C2-043	1
C2-050	1
C2-053	1
C2-060	1
C2-063	1
C2-070	1
C2-073	1
C3-001	1
C3-002	1
C3-003	1
C3-021	1
C3-022	1
C3-031	1
C3-032	1
C3-041	1
C3-042	1
C3-061	1
C3-062	1
C3-071	1
C3-072	1
C3-081	1
C3-082	1
	29



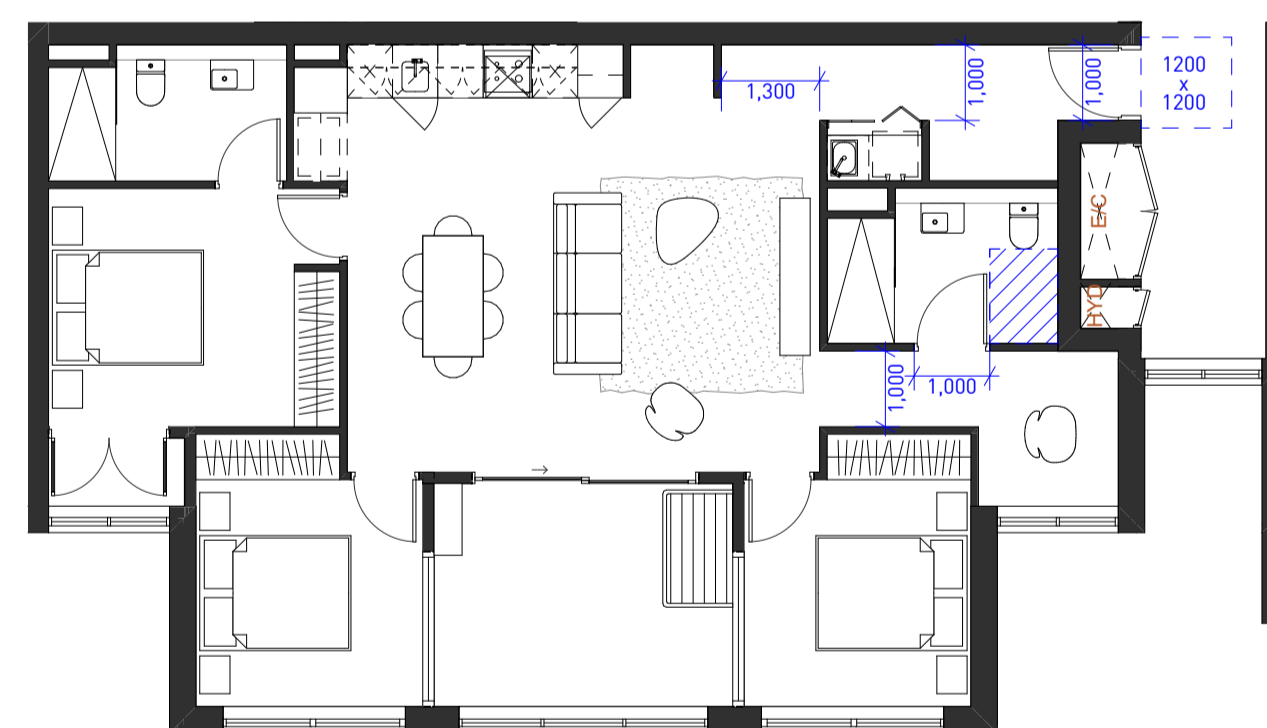
1 ACCESSIBILITY DETAILS UNITS
1:100
UNIT C3-001, C3-002 & C3-003



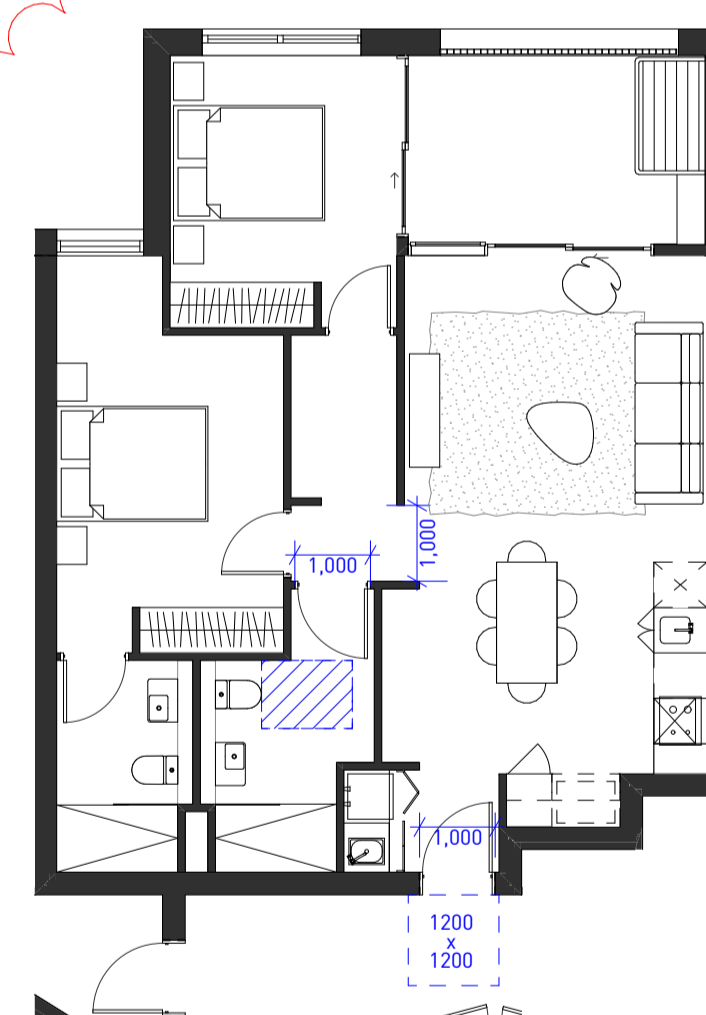
2 ACCESSIBILITY DETAILS UNITS
1:100
UNIT C2-001 & C2-002



3 ACCESSIBILITY DETAILS UNITS
1:100
UNIT C2-023, C2-033, C2-043, C2-053, C2-063, & C2-073



4 ACCESSIBILITY DETAILS UNITS
1:100
UNIT C2-020, C2-030, C2-040, C2-050, C2-060, & C2-070



5 ACCESSIBILITY DETAILS UNITS
1:100
UNIT C3-021, C3-022, C3-031, C3-032, C3-041, C3-042, C3-061, C3-062, C3-071, C3-072, C3-081, C3-082

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LEGEND

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0	5	10
		100%

DOCUMENT

SILVER LEVEL LIVEABLE HOUSING

DOCUMENT

FOR SUBMISSION

REV K 28.01.26

MODEL 22_038 Regents Park - Building C

STAGE

DEVELOPMENT APPLICATION

PROJECT

REGENTS PARK - STAGE 3

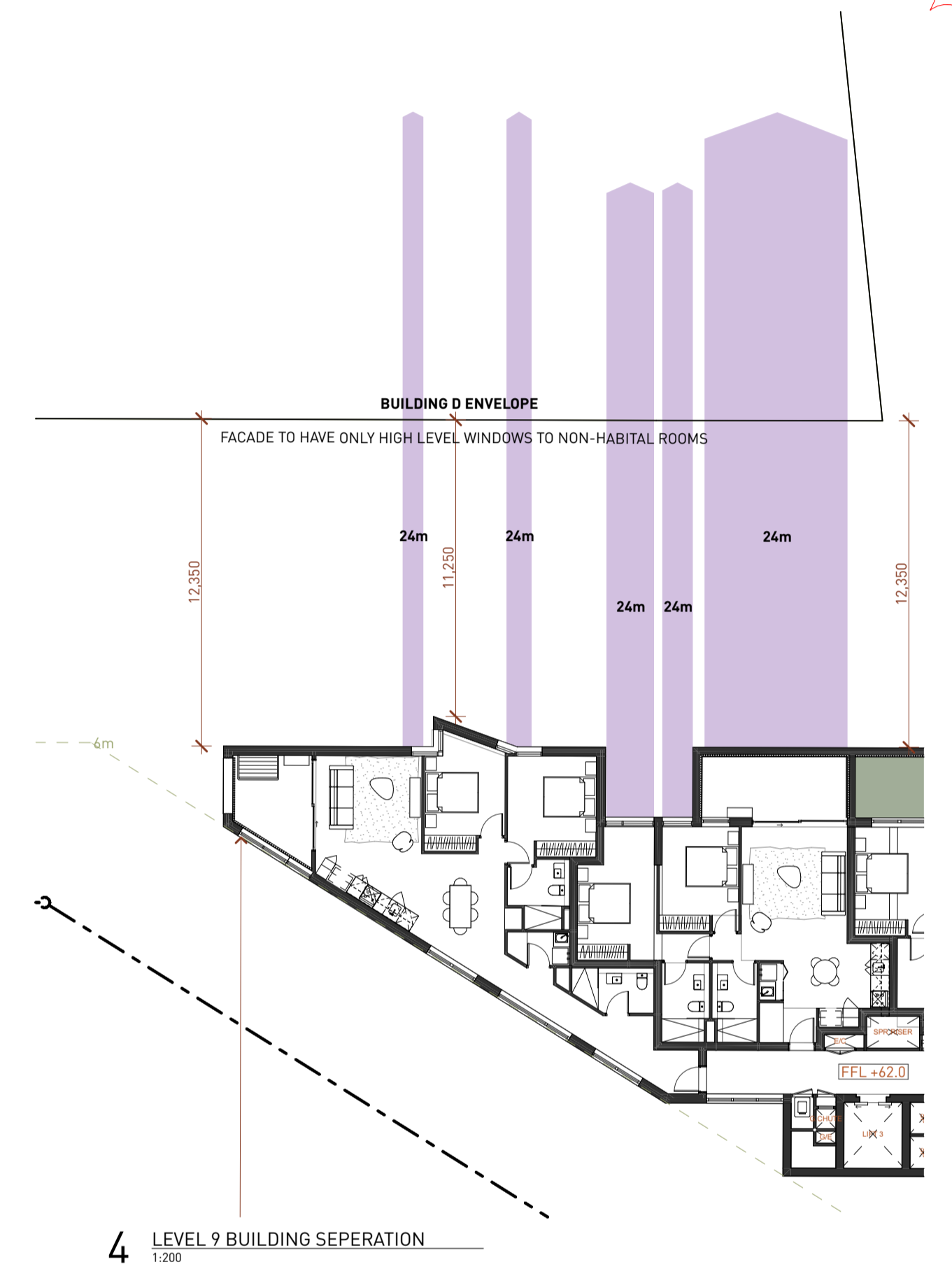
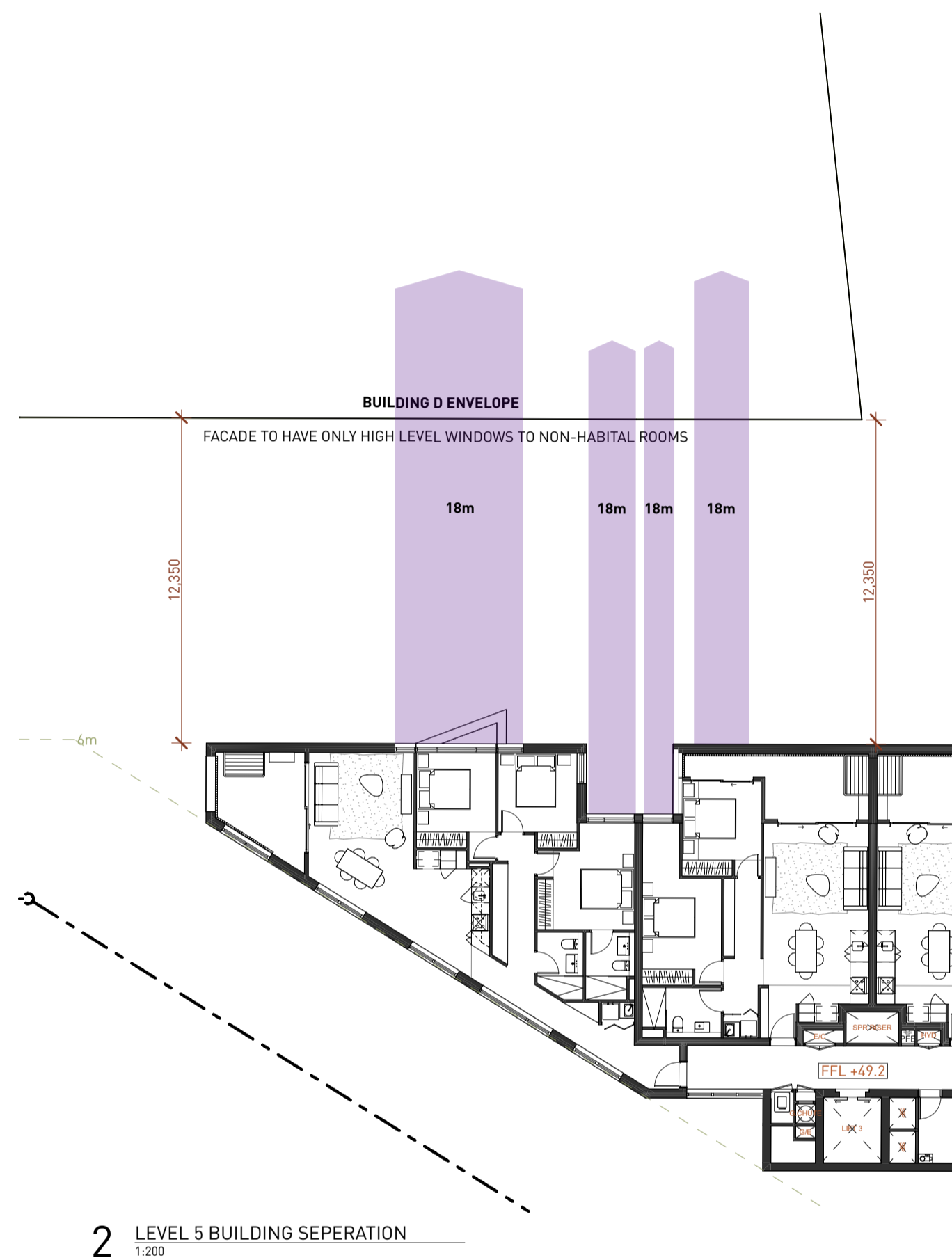
30-46 AUBURN ROAD REGENTS PARK

CLIENT 30 Auburn Road Pty Ltd

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithzannes.com.au
smithzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)



22_038 DA-A-817



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10/10/2022	10/10/2022	10/10/2022

DOCUMENT
BUILDING SEPERATION

DOCUMENT
FOR SUBMISSION

REV K 28.01.26 MODEL 22_038 Regents Park - Building C

STAGE
DEVELOPMENT APPLICATION

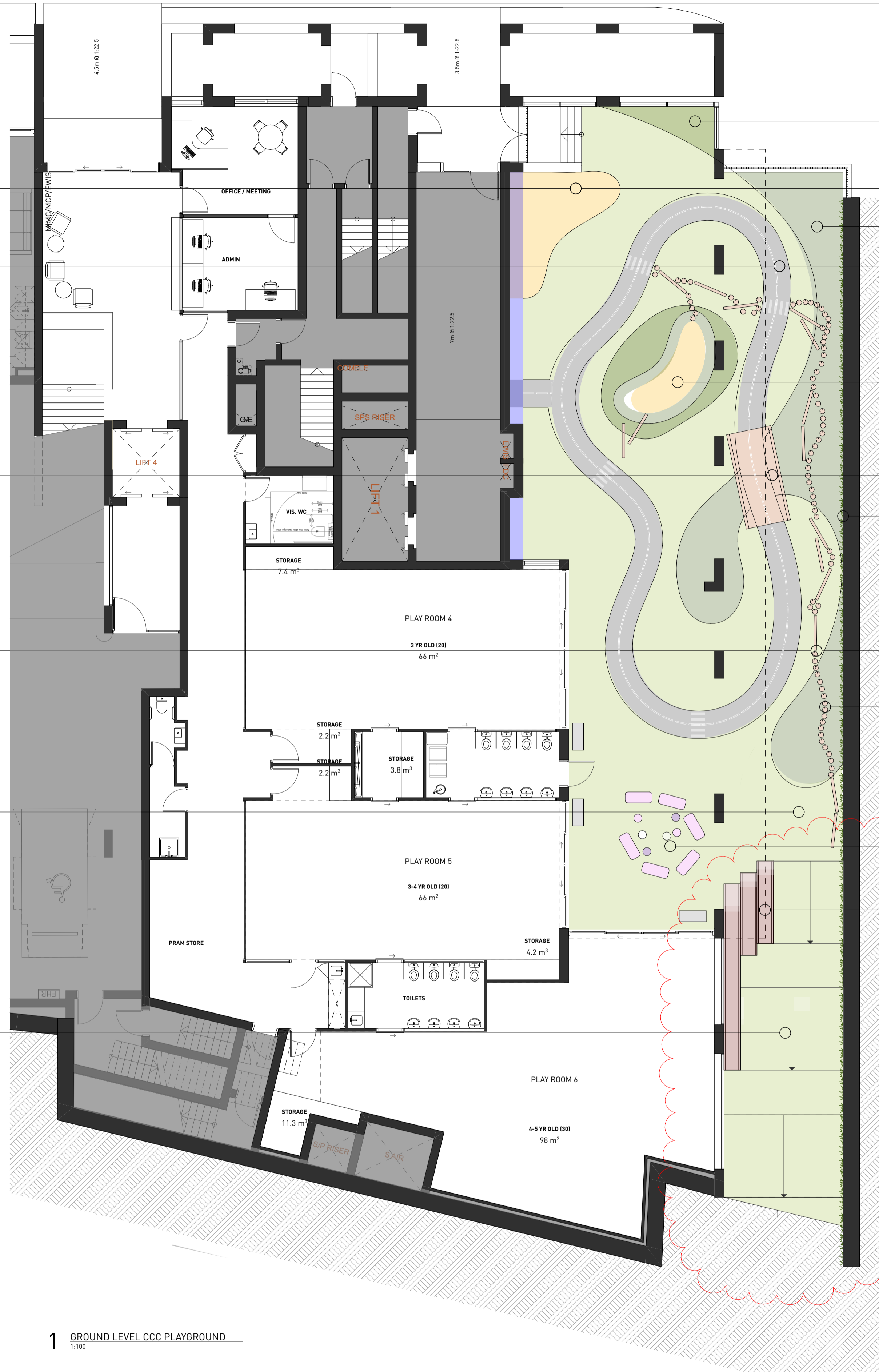
PROJECT
REGENTS PARK - STAGE 3

30-46 AUBURN ROAD REGENTS PARK

CLIENT **30 Auburn Road Pty Ltd**

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)

STZ
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- MOUND
- DIG ZONE
- PLANTING ZONE
- ROAD SIMULATION TRACK
- RAISED SAND PIT
- BRIDGE
- GREEN WALL
- BALANCE TRACK
- TACTILE NATURE PLAY
- SOFT PLAY/FLEXIBLE PLAY AREA
- SLIDE AND CLIMB AREA

TURFED AREA
ASTRO TURF WITH SOFT FALL OVER STRUCTURE. GRASSED TURF WHEN SOIL BELOW.

RAISED MOUND
ASTRO TURF WITH SOFT FALL OVER BUILT UP STRUCTURE

SOFT PLANTING
NATURE AREA WITH PATHS/ ENGAGEMENT

SAND
SAND PIT AREA

SIMULATED ROAD WAY
SOFT FALL WITH ROAD MARKING, INC. PESTRIAN CROSSINGS AND GIVE WAY.

TEXTURE SOFT FALL
PADDED SOFT FALL AREAS WITH COLOUR AND TEXTURE VARIANCE SUITABLE FOR 0-2 YEAR OLDS.

1 GROUND LEVEL CCC PLAYGROUND
1:100

NOTES

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DOCUMENT
CHILD CARE CENTRE PLAY AREA

DOCUMENT
FOR SUBMISSION

REV L 26.03.26 MODEL 22_038 Regents Park - Building C

STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3

30-46 AUBURN ROAD REGENTS PARK

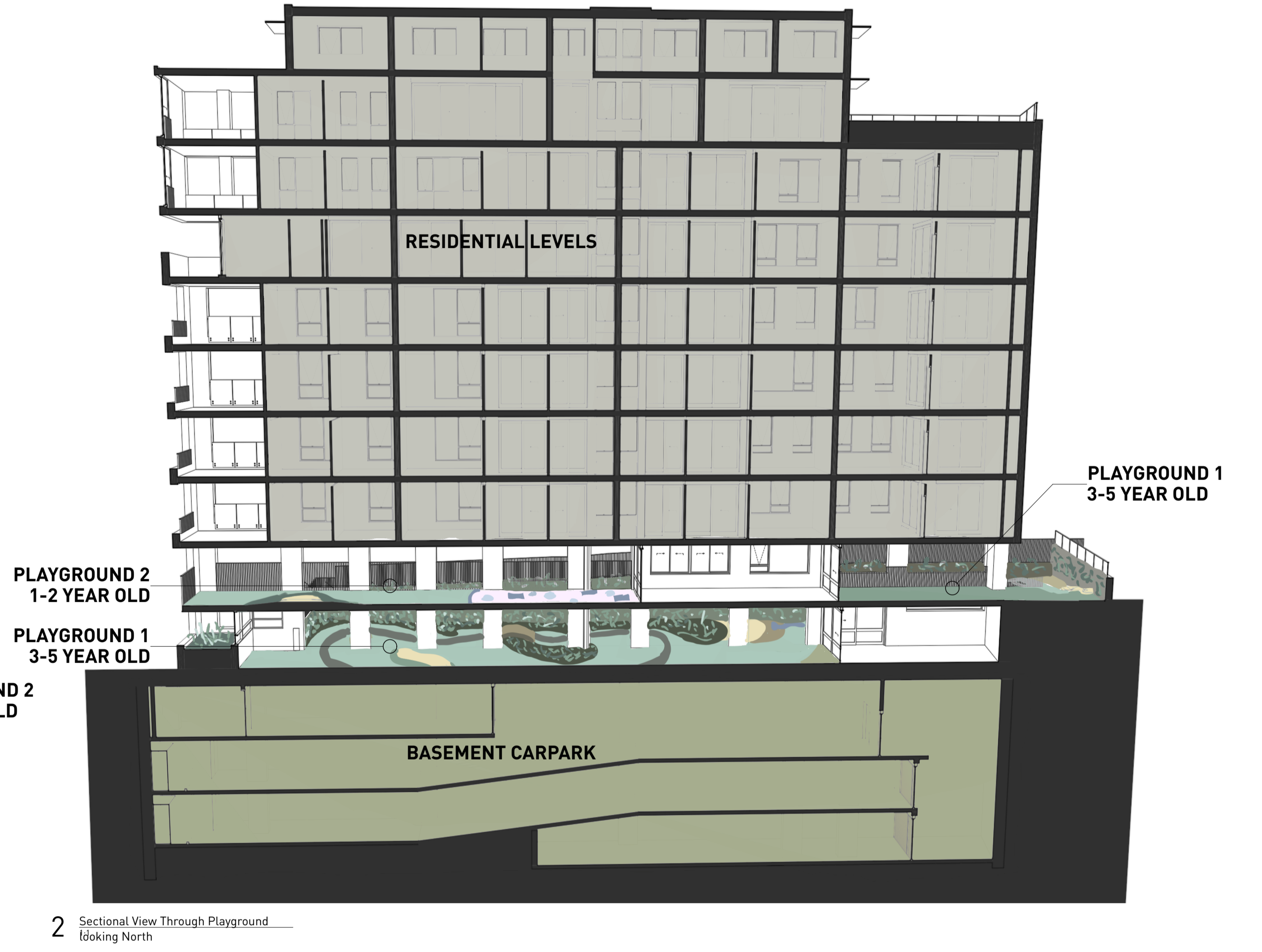
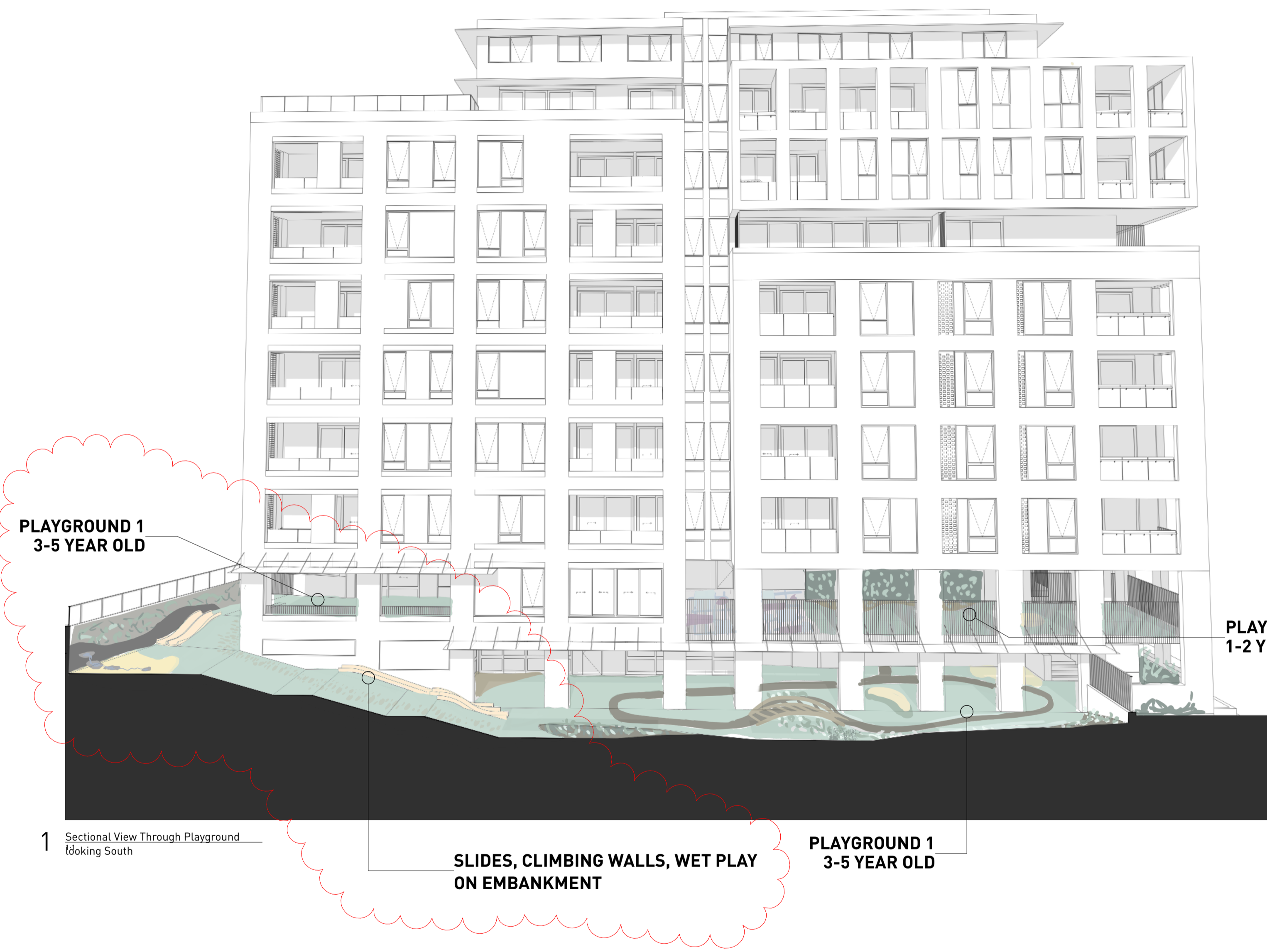
CLIENT **30 Auburn Road Pty Ltd**

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ARCHITECTURE URBAN PLANNING
M/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithzannes.com.au
smithzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)

STZ
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22_038 DA-A-820



1 Sectional View Through Playground Looking South

2 Sectional View Through Playground Looking North

NOTES
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NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS
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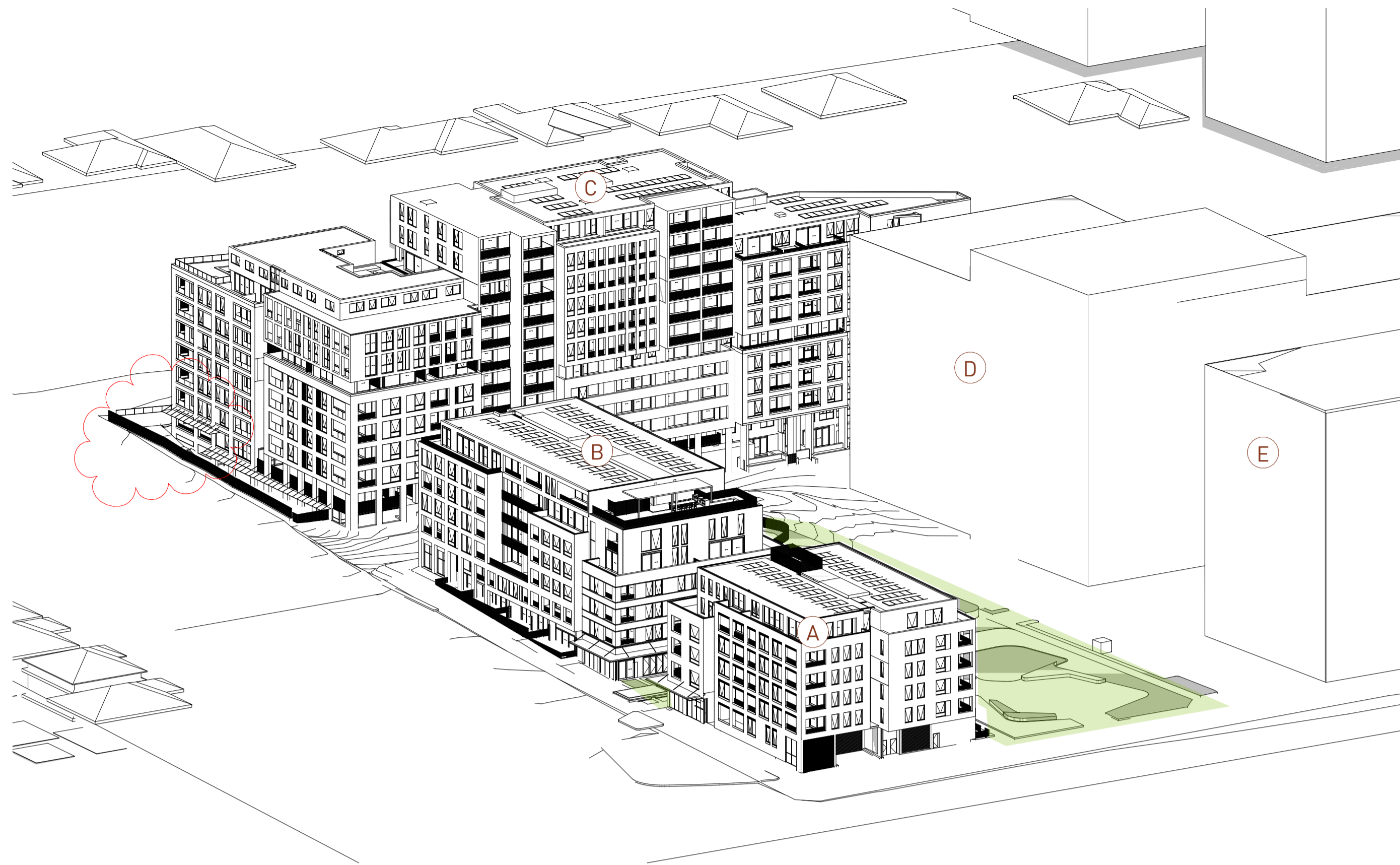
DOCUMENT
CHILD CARE CENTRE SECTIONS
 DOCUMENT
FOR SUBMISSION
 REV L 26.03.26 MODEL 22_038 Regents Park - Building C
 STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3
 30-46 AUBURN ROAD REGENTS PARK
 CLIENT 30 Auburn Road Pty Ltd

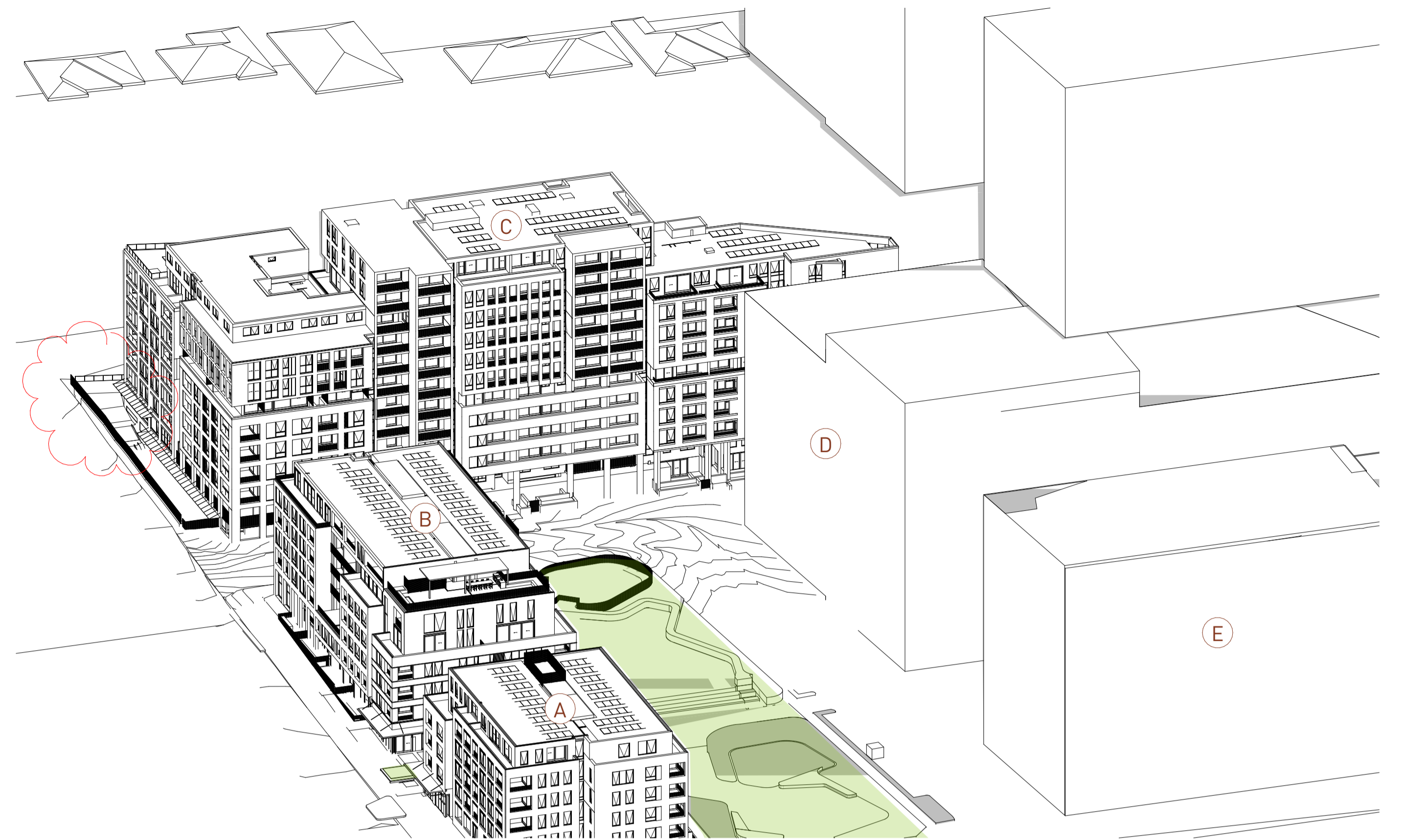


ARCHITECTURE URBAN PLANNING
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 P 02 9516 2022 E email@smithzannes.com.au
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 Nominated Architect: Peter Smith (Reg 7024)

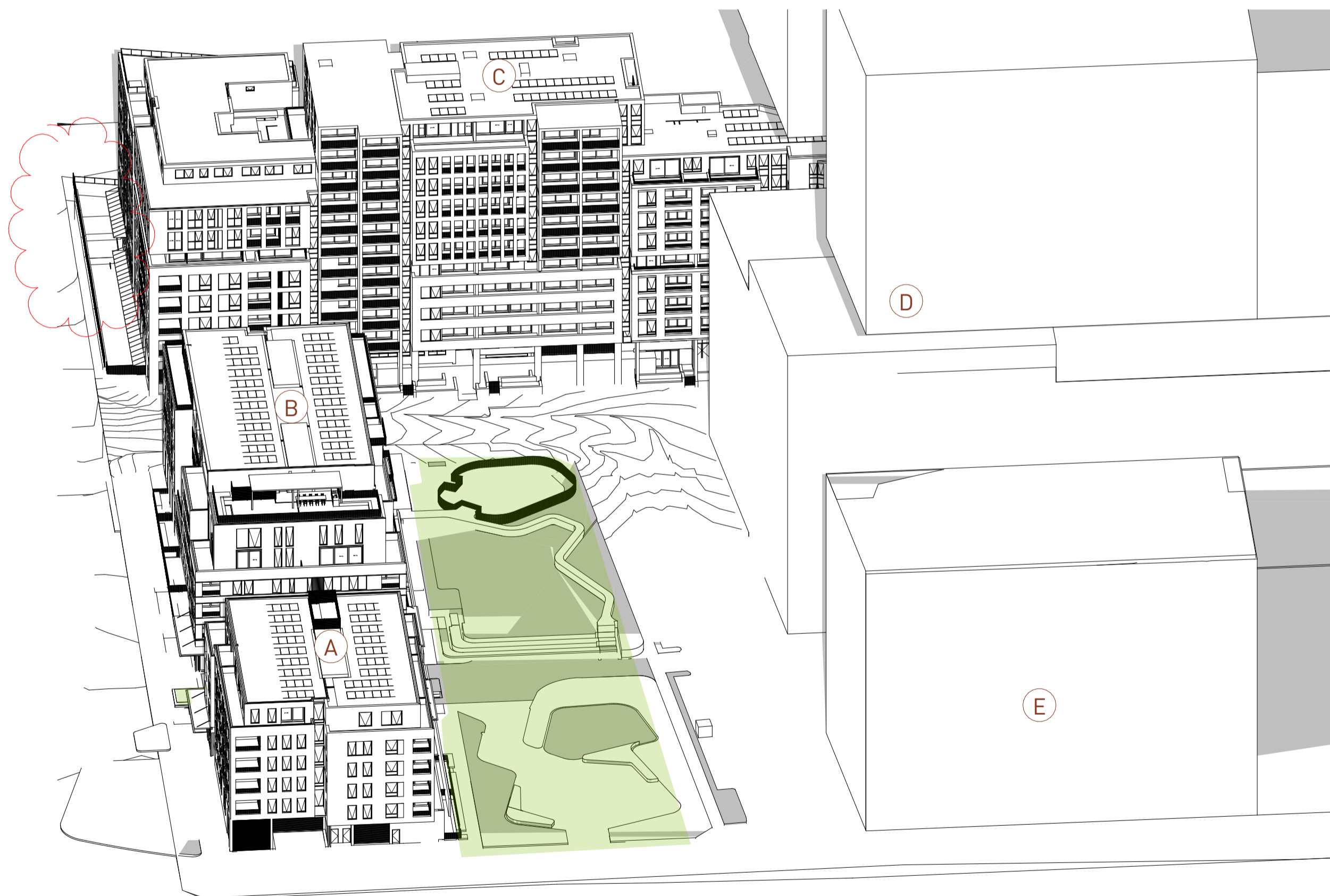
22_038 DA-A-822



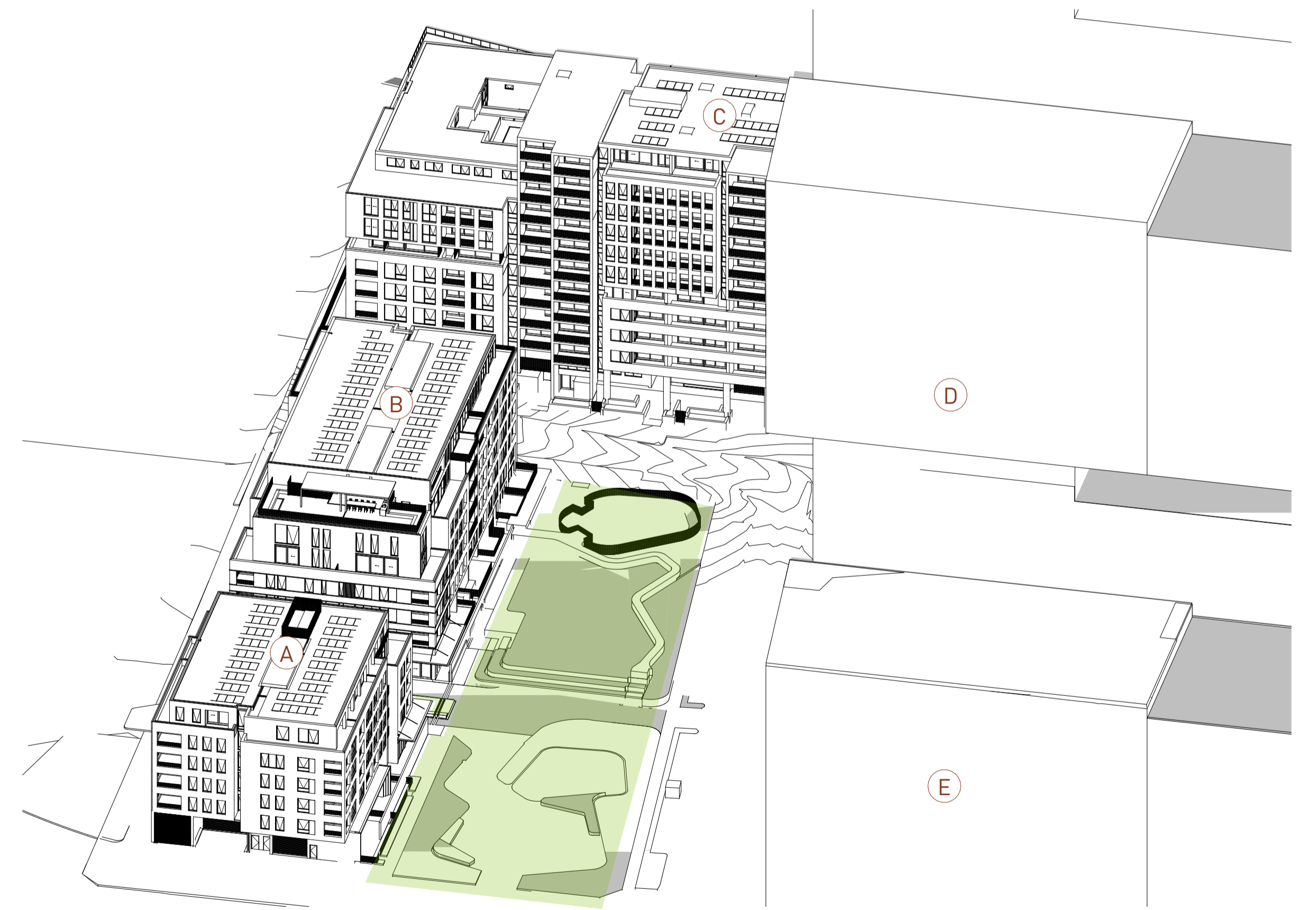
1 0900 SUN EYE DIAGRAM WINTER SOLSTICE



2 1000 SUN EYE DIAGRAM WINTER SOLSTICE



3 1100 SUN EYE DIAGRAM WINTER SOLSTICE



4 1200 SUN EYE DIAGRAM WINTER SOLSTICE

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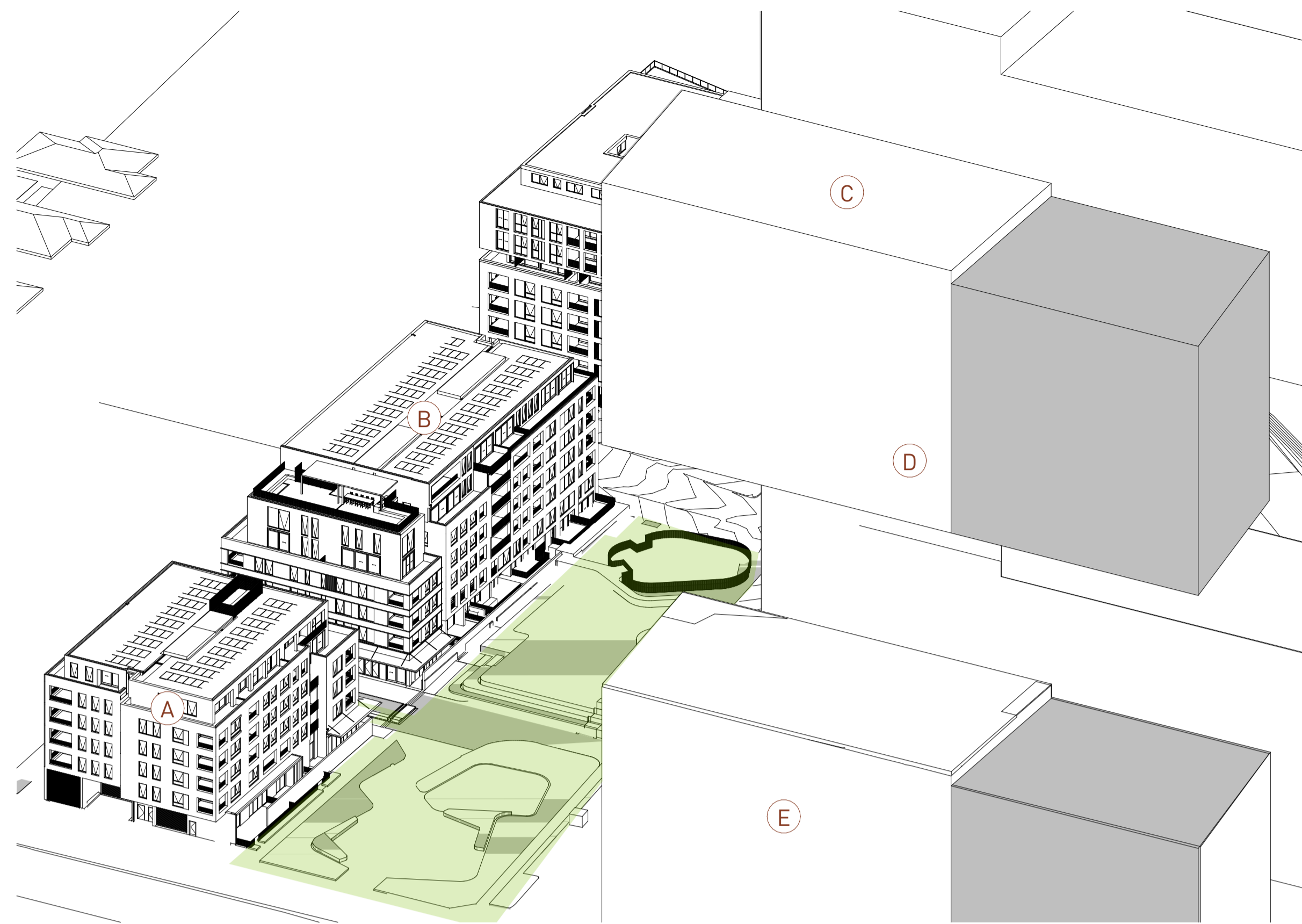
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10/10/2022	10/10/2022	10/10/2022

DOCUMENT
SUN EYE DIAGRAM - JUNE 21
 DOCUMENT
FOR SUBMISSION
 REV K 31.03.26 MODEL 22_038 Regents Park - Building C
 STAGE
DEVELOPMENT APPLICATION

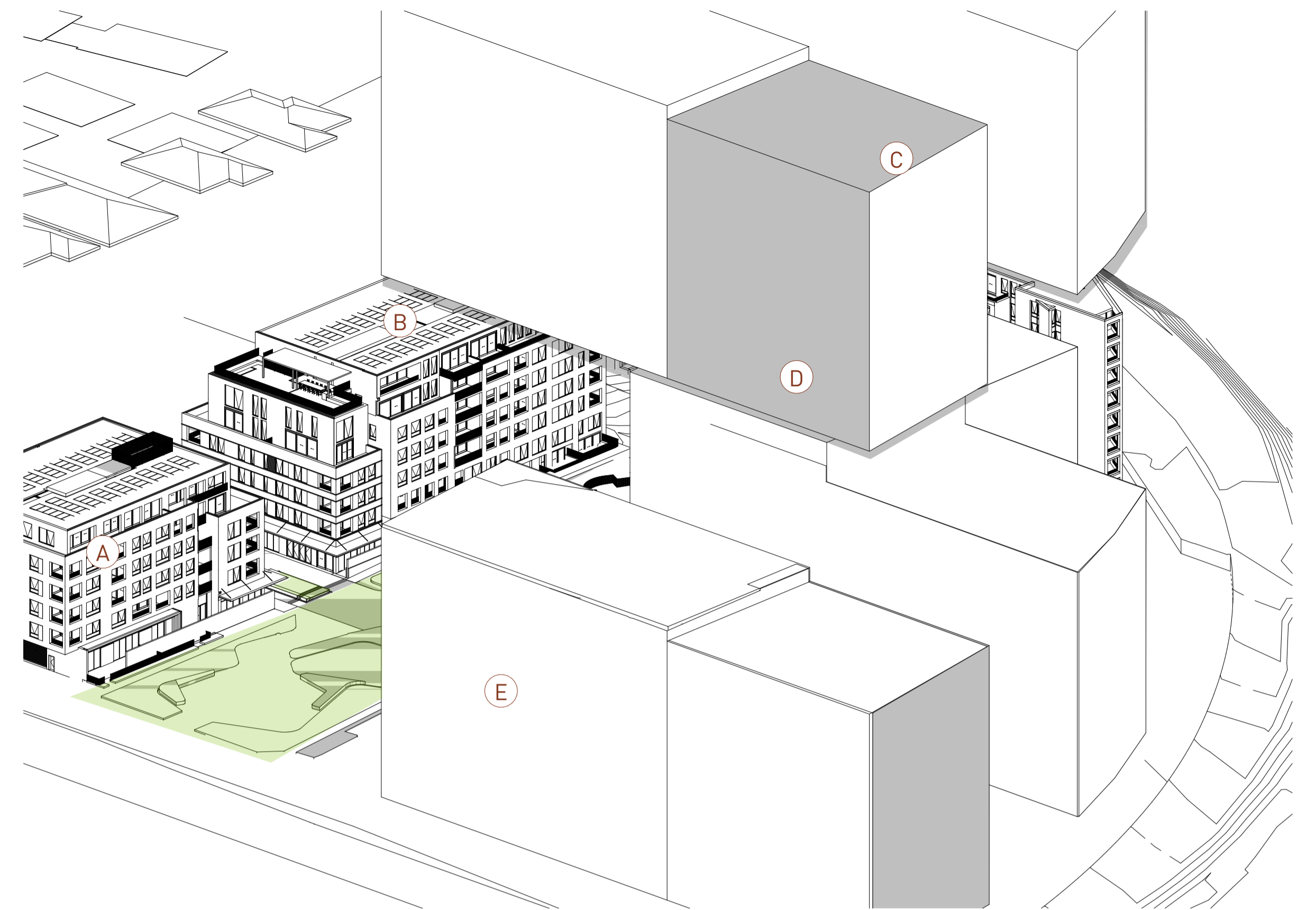
PROJECT
REGENTS PARK - STAGE 3
 30-46 AUBURN ROAD REGENTS PARK
 CLIENT 30 Auburn Road Pty Ltd

ARCHITECTURE URBAN PLANNING
 M1/147 McEvoy St Alexandria NSW 2015
 P 02 9516 2022 E email@smithtzannes.com.au
 smithtzannes.com.au
 Nominated Architect: Peter Smith (Reg 7024)

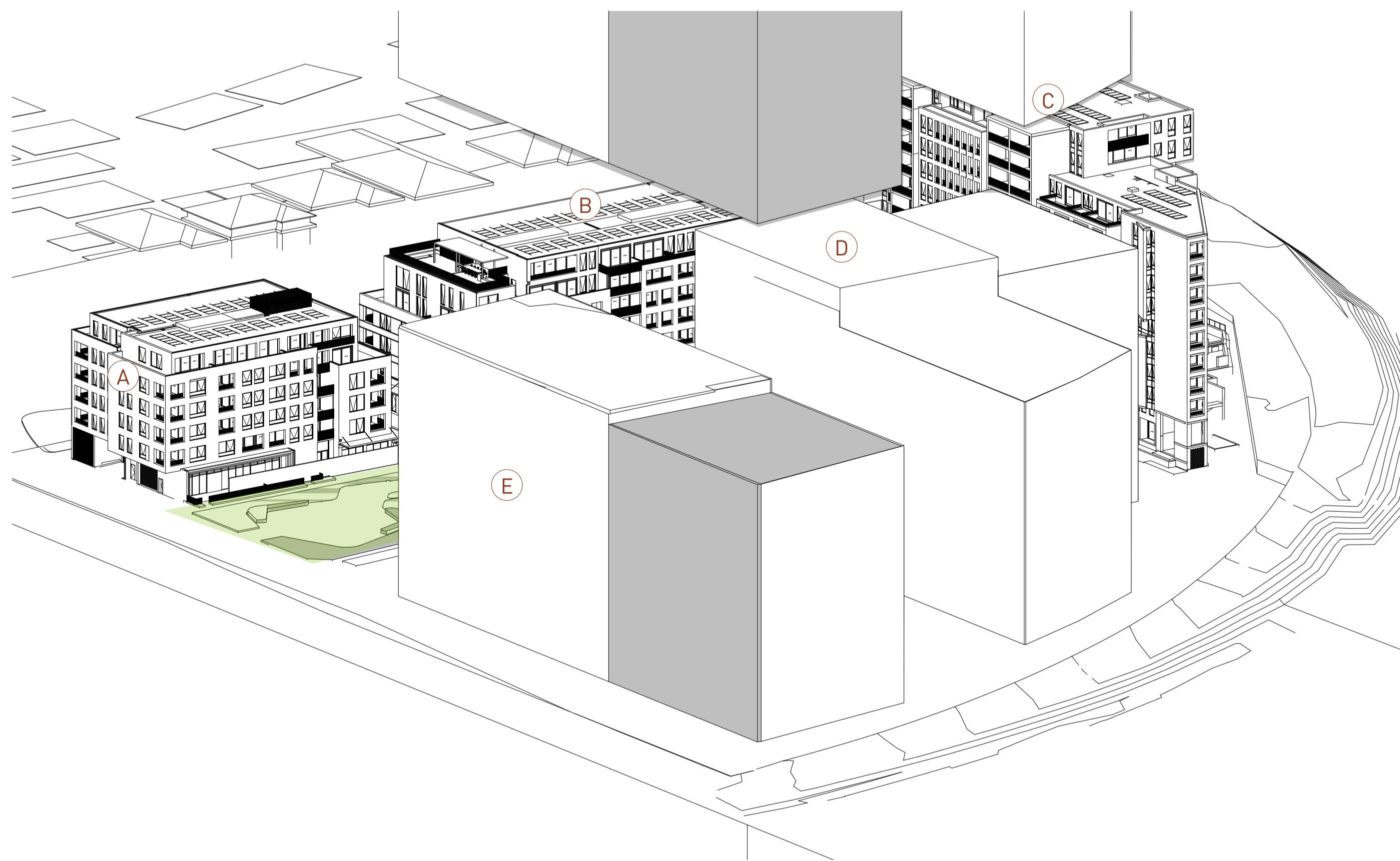




1 1300 SUN EYE DIAGRAM WINTER
SOLSTICE



2 1400 SUN EYE DIAGRAM WINTER
SOLSTICE



3 1500 SUN EYE DIAGRAM WINTER
SOLSTICE

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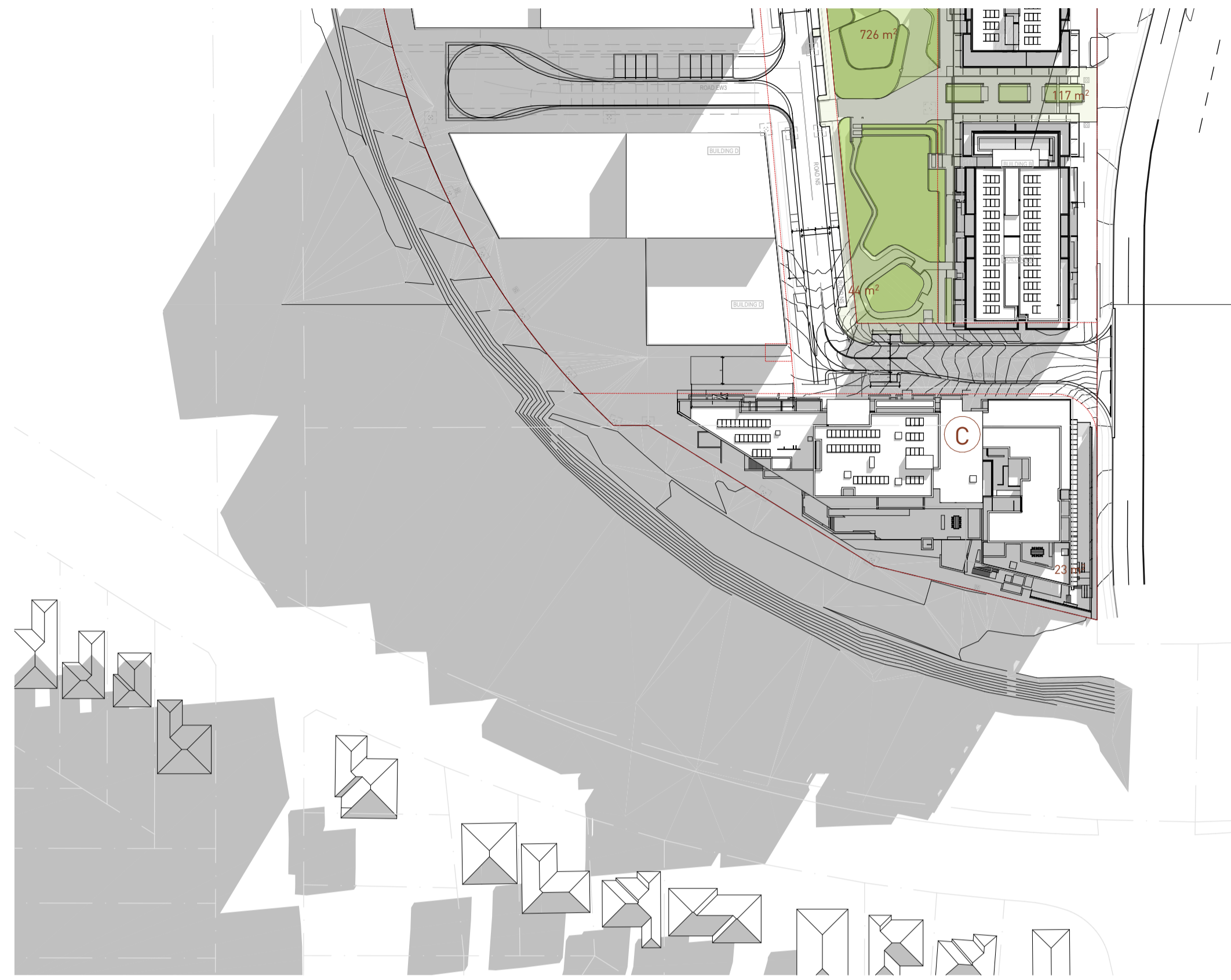
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DOCUMENT
SUN EYE DIAGRAM - JUNE 21
 DOCUMENT
FOR SUBMISSION
 REV J 19.09.25 MODEL 22_038 Regents Park - Building C
 STAGE
DEVELOPMENT APPLICATION

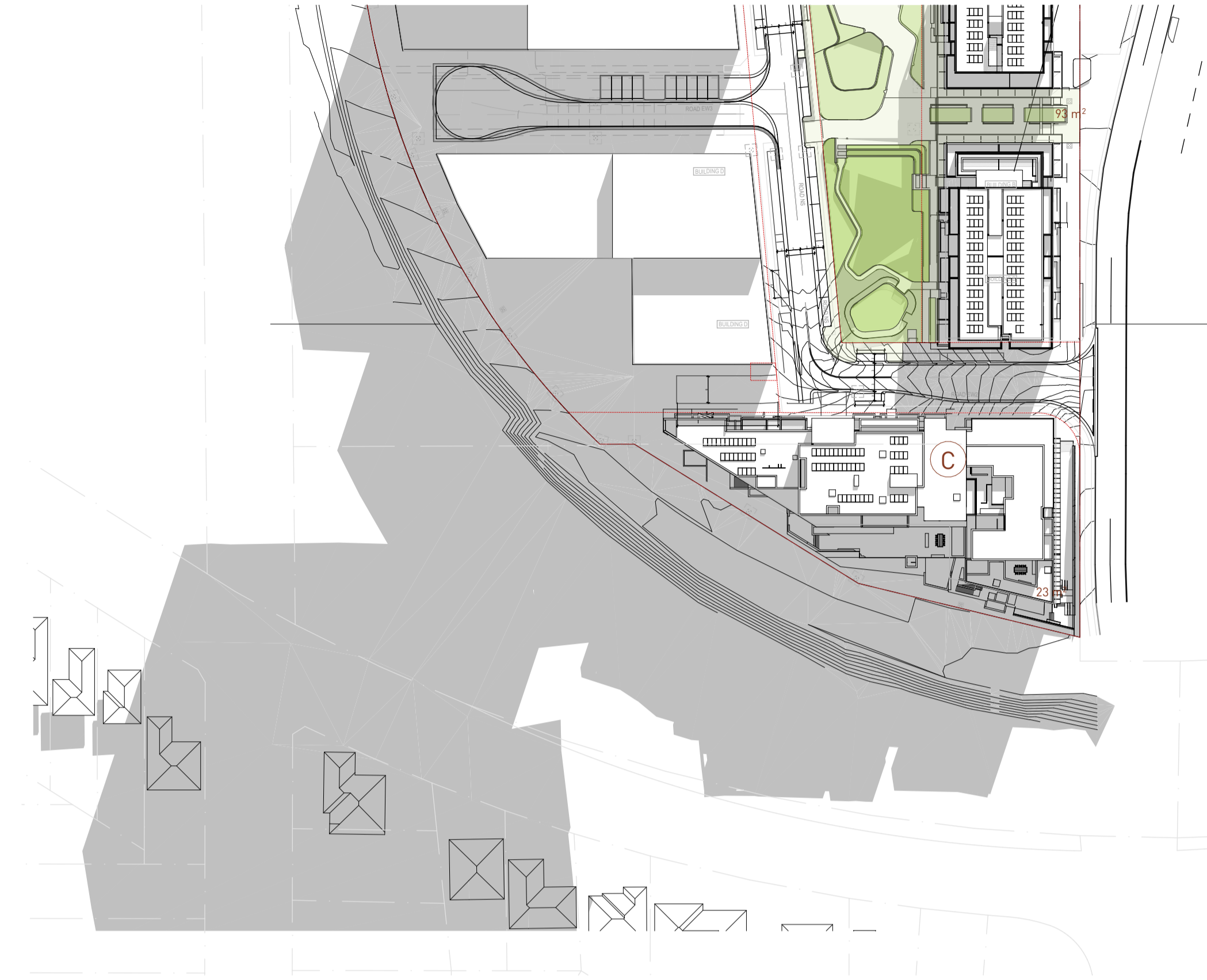
PROJECT
REGENTS PARK - STAGE 3
 30-46 AUBURN ROAD REGENTS PARK
 CLIENT 30 Auburn Road Pty Ltd

ARCHITECTURE URBAN PLANNING
 M1/147 McEvoy St Alexandria NSW 2015
 P 02 9516 2022 E email@smithtzannes.com.au
 smithtzannes.com.au
 Nominated Architect: Peter Smith (Reg 7024)

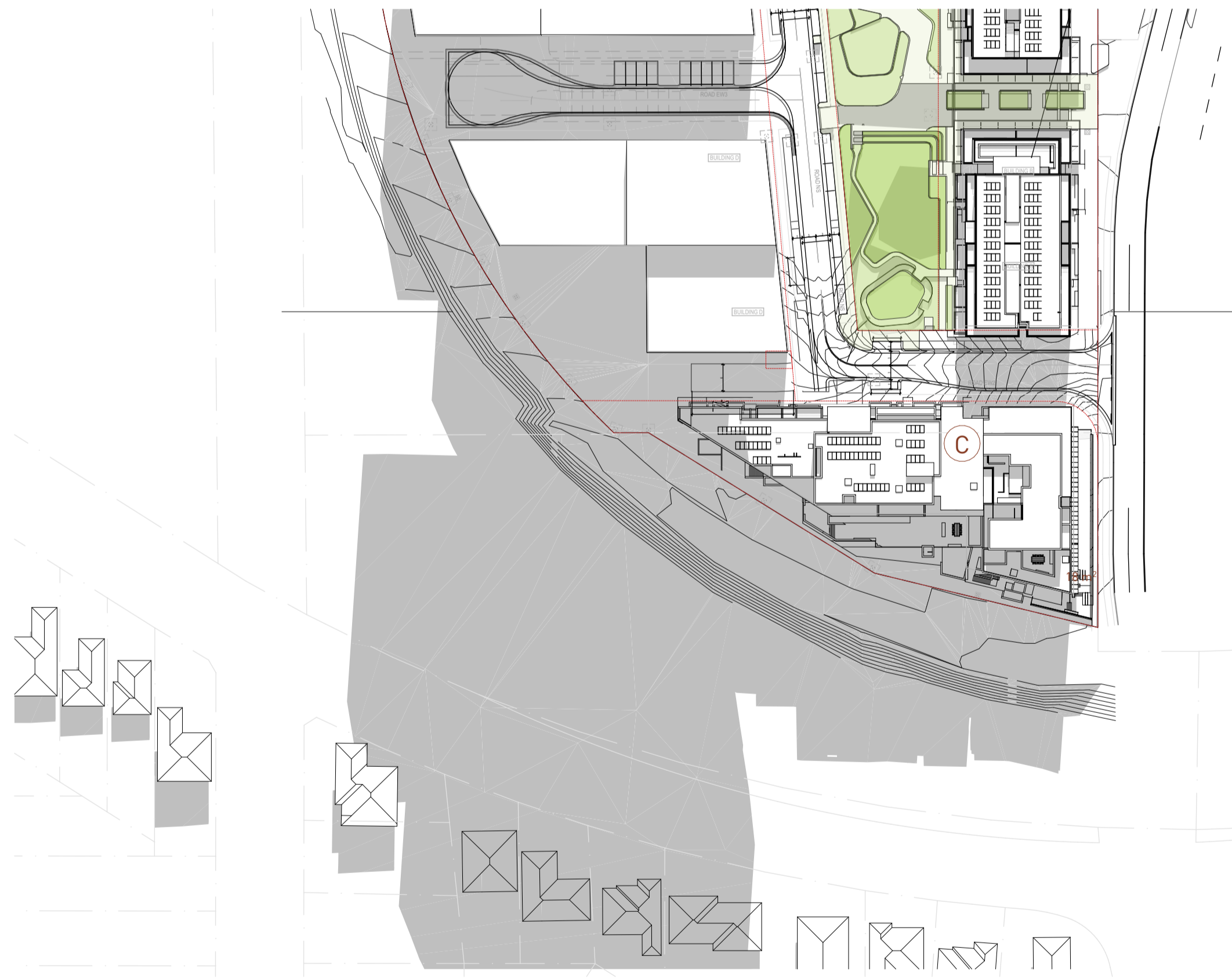




1 0900 (1)
1:1000



2 WINTER SOLSTICE 1000 (1)
1:1000



3 WINTER SOLSTICE 1100 (1)
1:1000



4 WINTER SOLSTICE 1200 (1)
1:1000

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DOCUMENT

SHADOW DIAGRAMS

DOCUMENT

FOR SUBMISSION

REV J 19.09.25

MODEL 22_038 Regents Park - Building C

STAGE

DEVELOPMENT APPLICATION

PROJECT

REGENTS PARK - STAGE 3

30-46 AUBURN ROAD REGENTS PARK

CLIENT 30 Auburn Road Pty Ltd

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)





1 WINTER SOLSTICE 1300 (1)
1:1000



2 WINTER SOLSTICE 1400 (1)
1:1000



3 WINTER SOLSTICE 1500 (1)
1:1000

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DOCUMENT

SHADOW DIAGRAMS

DOCUMENT

FOR SUBMISSION

REV J 19.09.25

MODEL 22_038 Regents Park - Building C

STAGE

DEVELOPMENT APPLICATION

PROJECT

REGENTS PARK - STAGE 3

30-46 AUBURN ROAD REGENTS PARK

CLIENT 30 Auburn Road Pty Ltd

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithzannes.com.au
smithzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)



COMMON OPEN SPACE - STAGE 3

HOME STORY	Area
COMMUNAL OPEN SPACE	
LEVEL 0	2,098
LEVEL 1	967
LEVEL 8	108
	3,173 m²

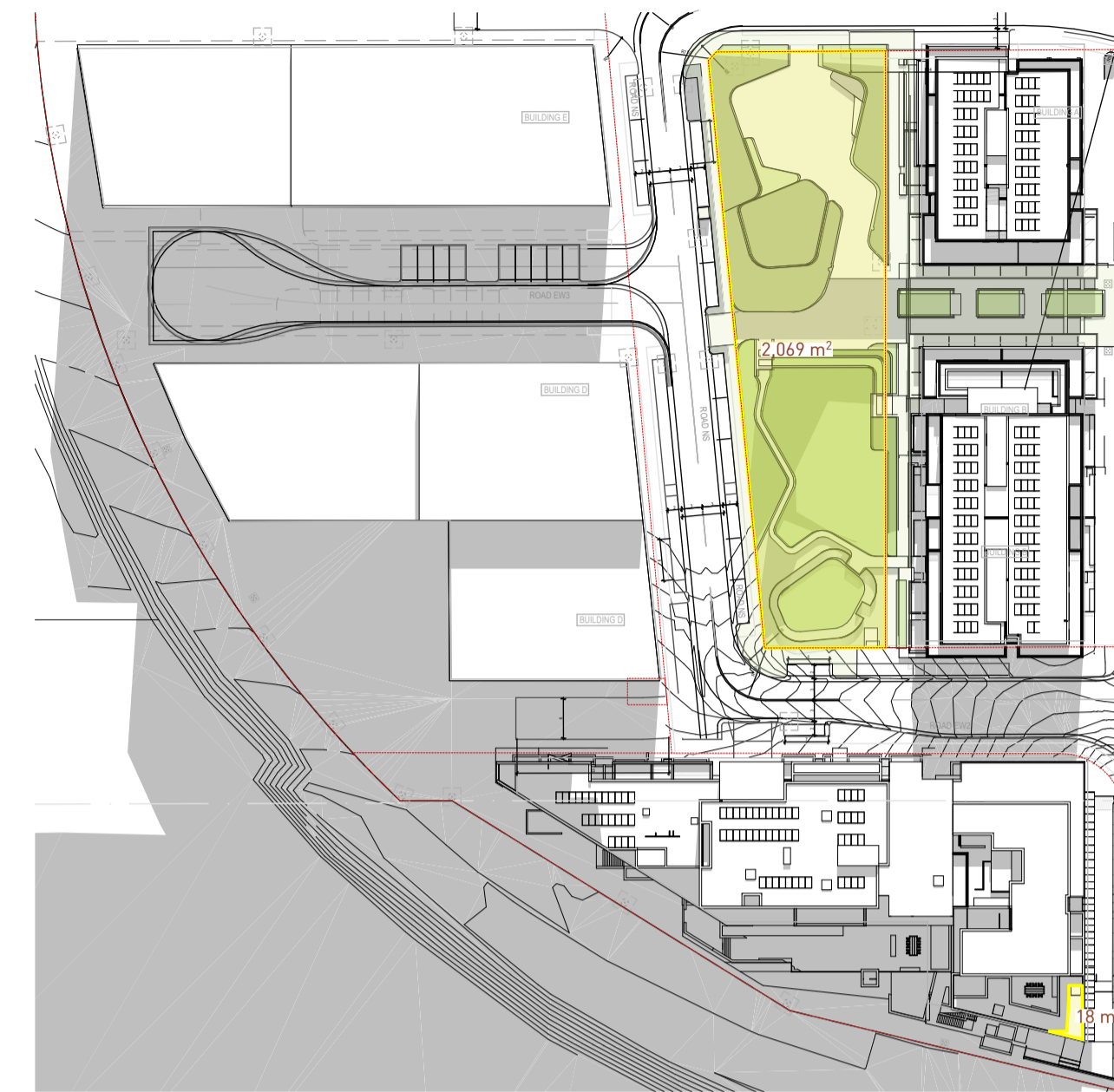
STAGE 3 - 2hr COMMON OPEN SPACE SOLAR ACCESS	
COMMUNAL OPEN SPACE	3,173 m ²
AREA RECEIVING MIN SOLAR ACCESS	1,835 m ²
	57.8 %



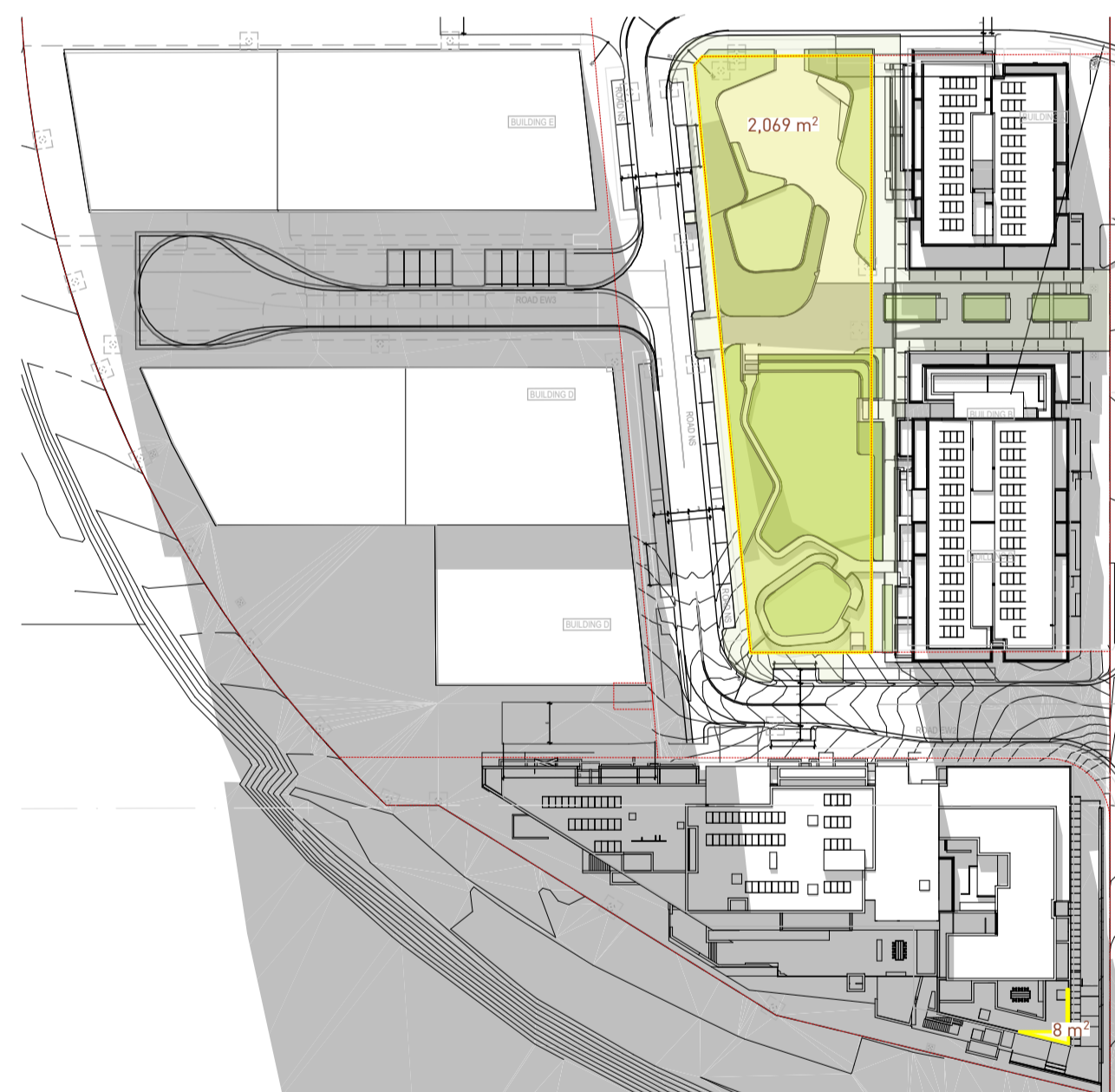
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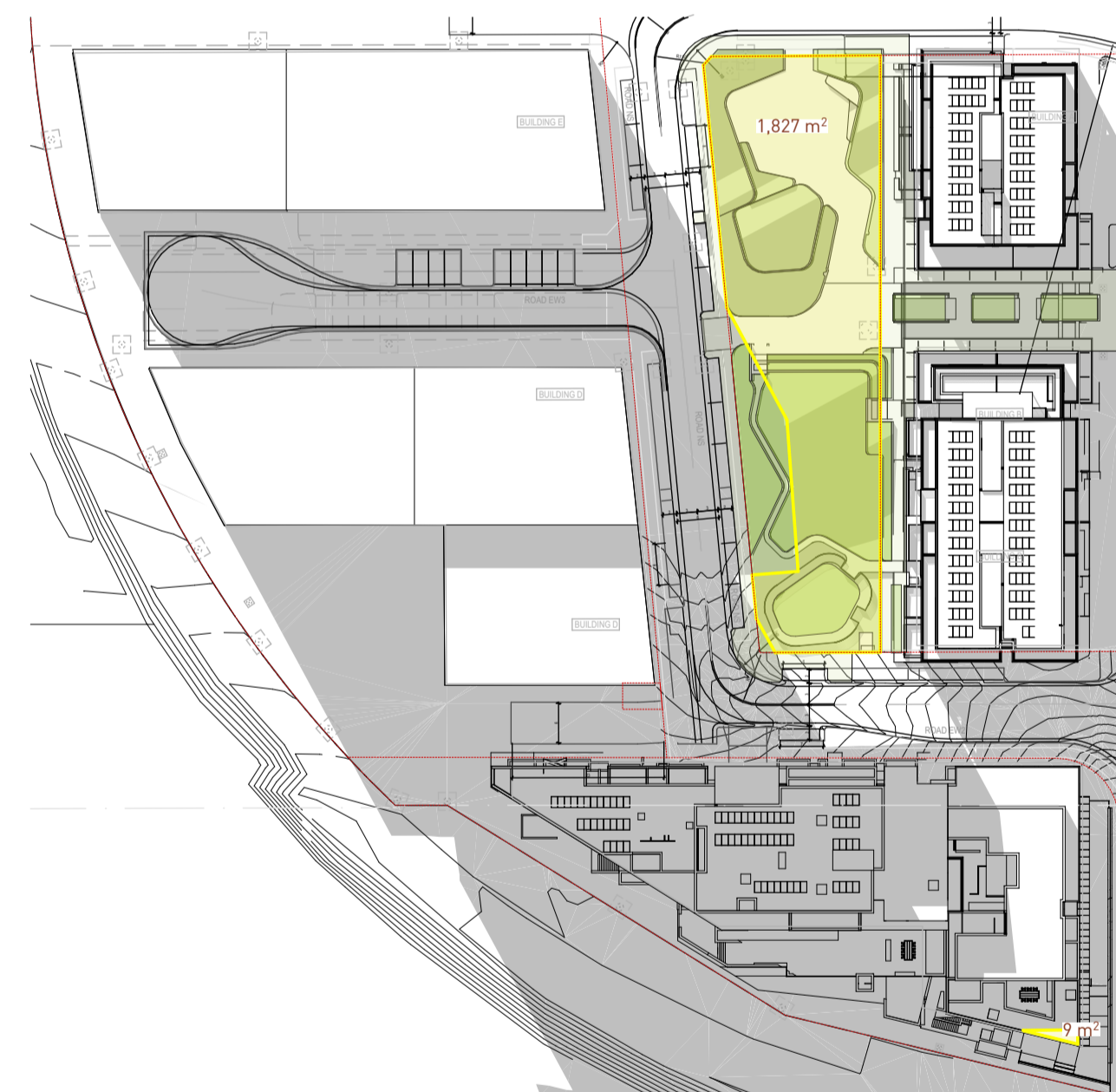
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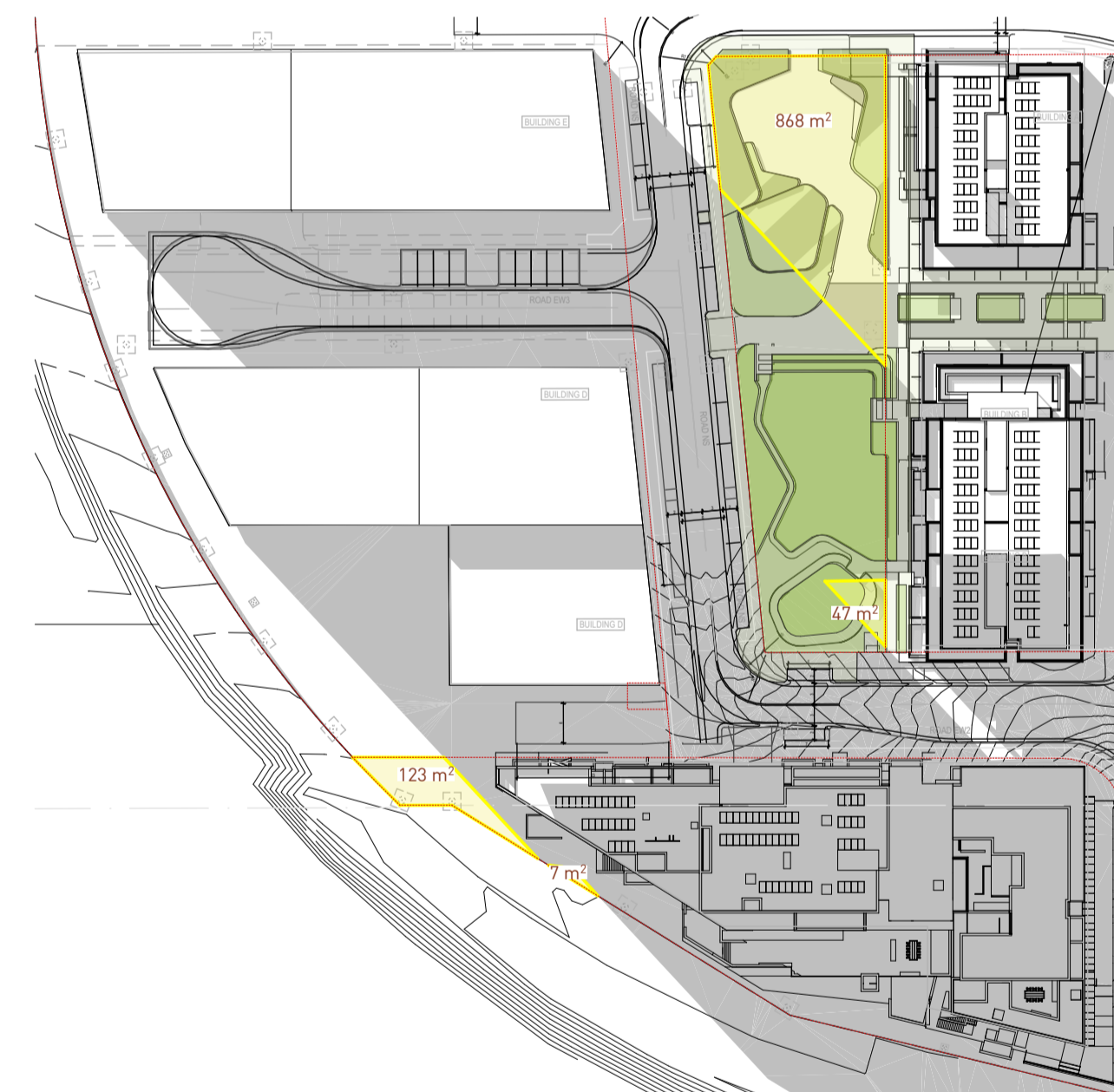
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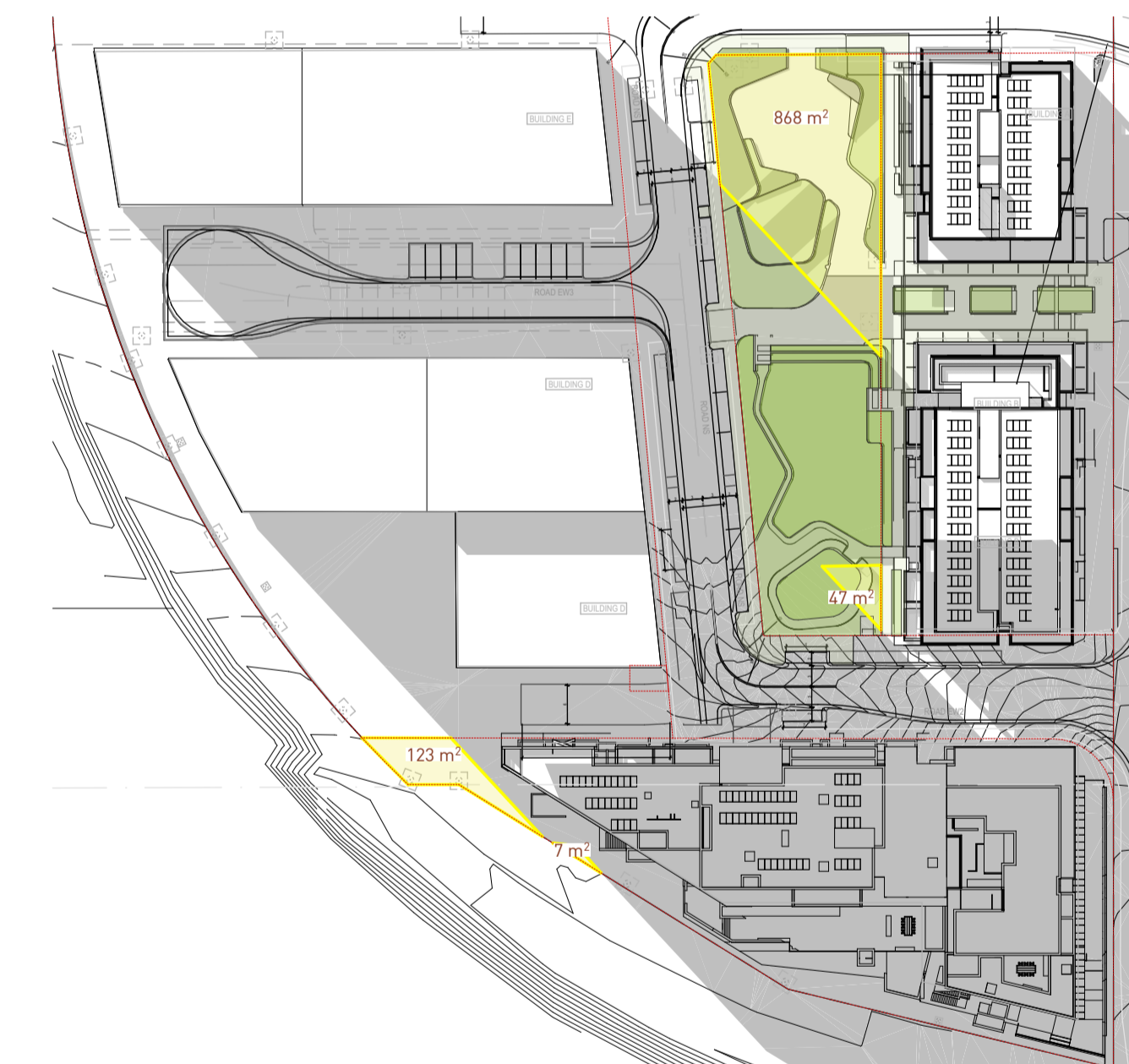
4 WINTER SOLSTICE 1200
1:1000



5 WINTER SOLSTICE 1300
1:1000



6 WINTER SOLSTICE 1400
1:1000



7 WINTER SOLSTICE 1500
1:1000

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0	5	10
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DOCUMENT
STAGE 3 PUBLIC OPEN SPACE

DOCUMENT
FOR SUBMISSION

REV J 19.09.25 MODEL 22_038 Regents Park - Building C

STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3

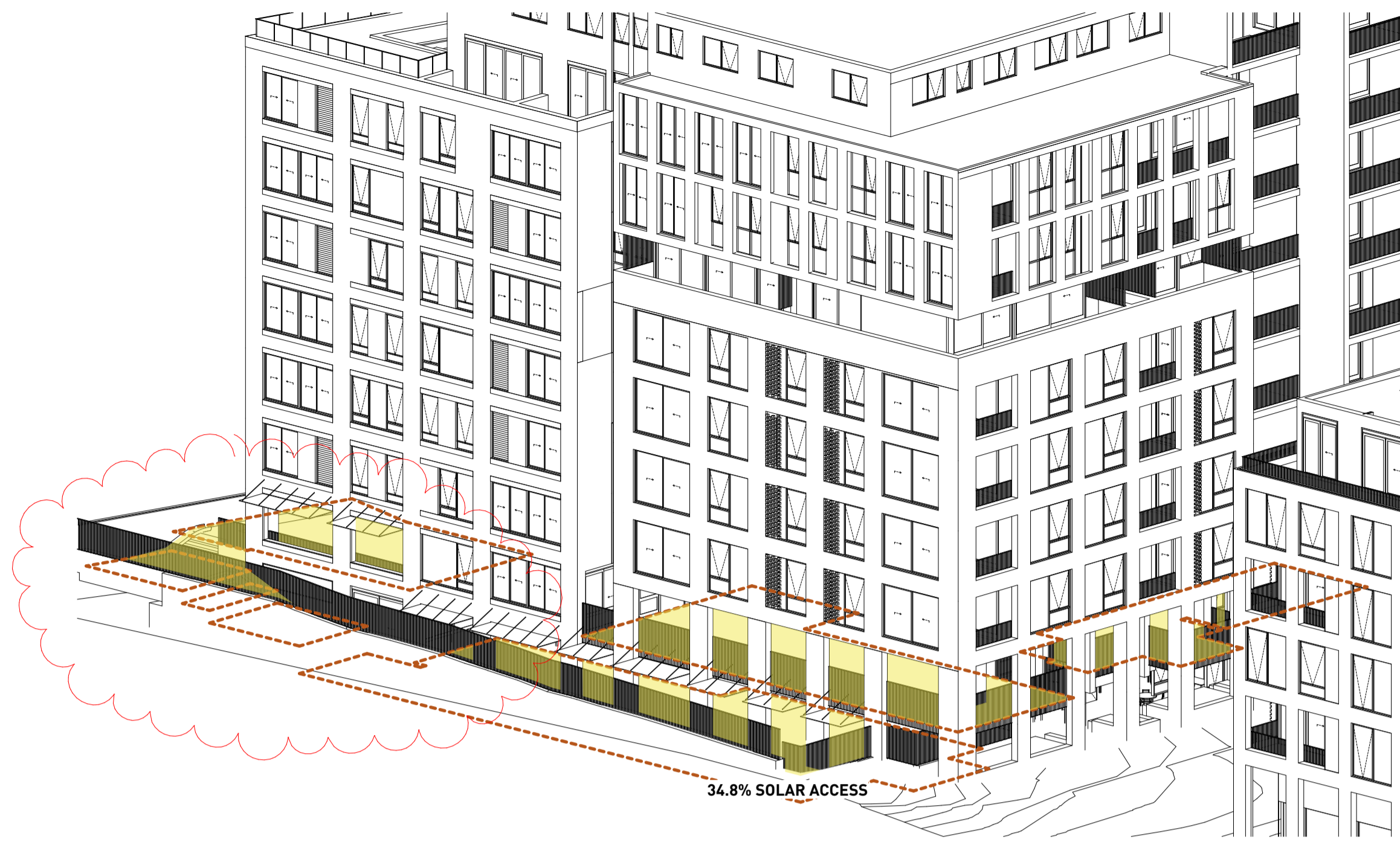
30-46 AUBURN ROAD REGENTS PARK

CLIENT **30 Auburn Road Pty Ltd**

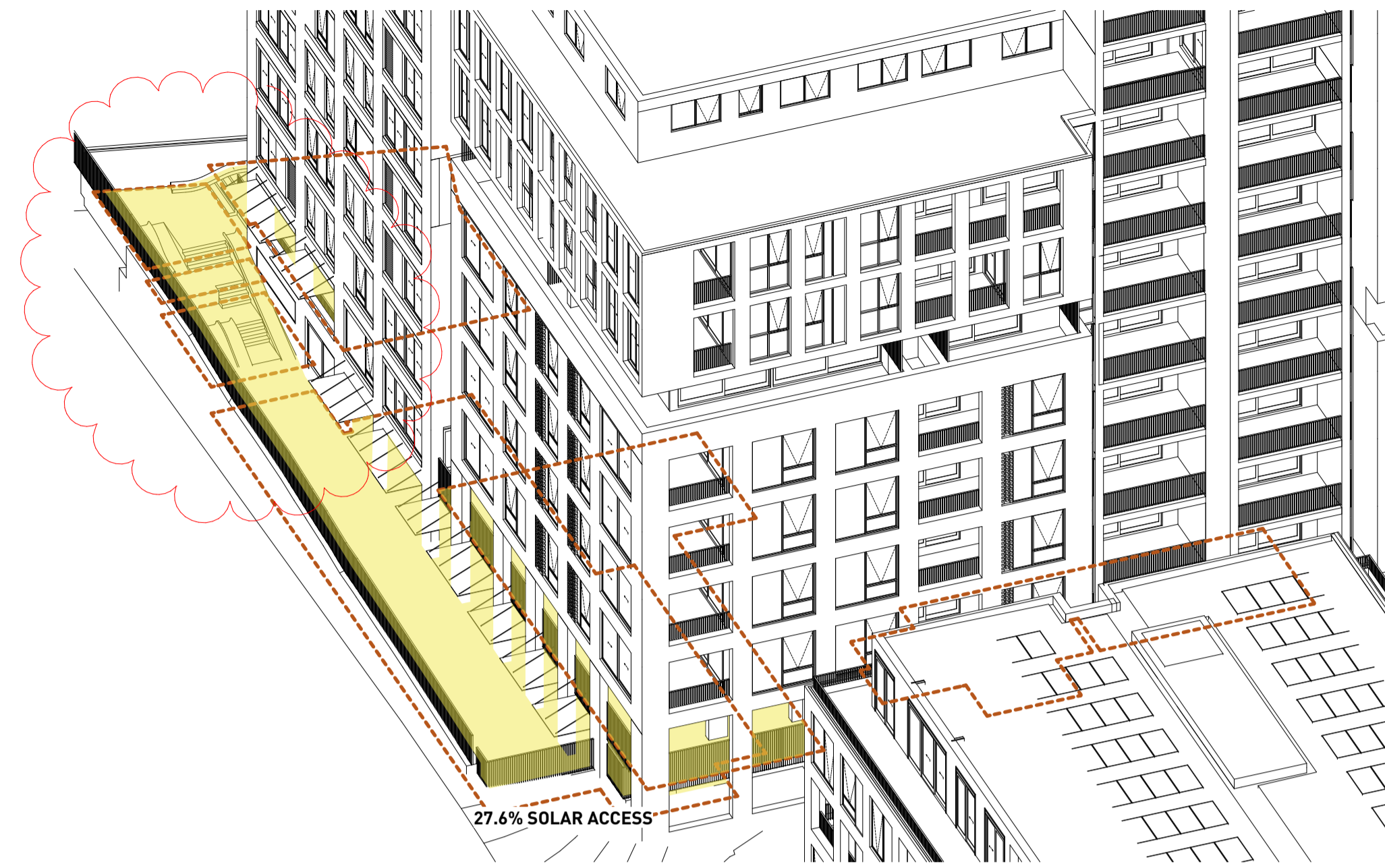
ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithzannes.com.au
smithzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)



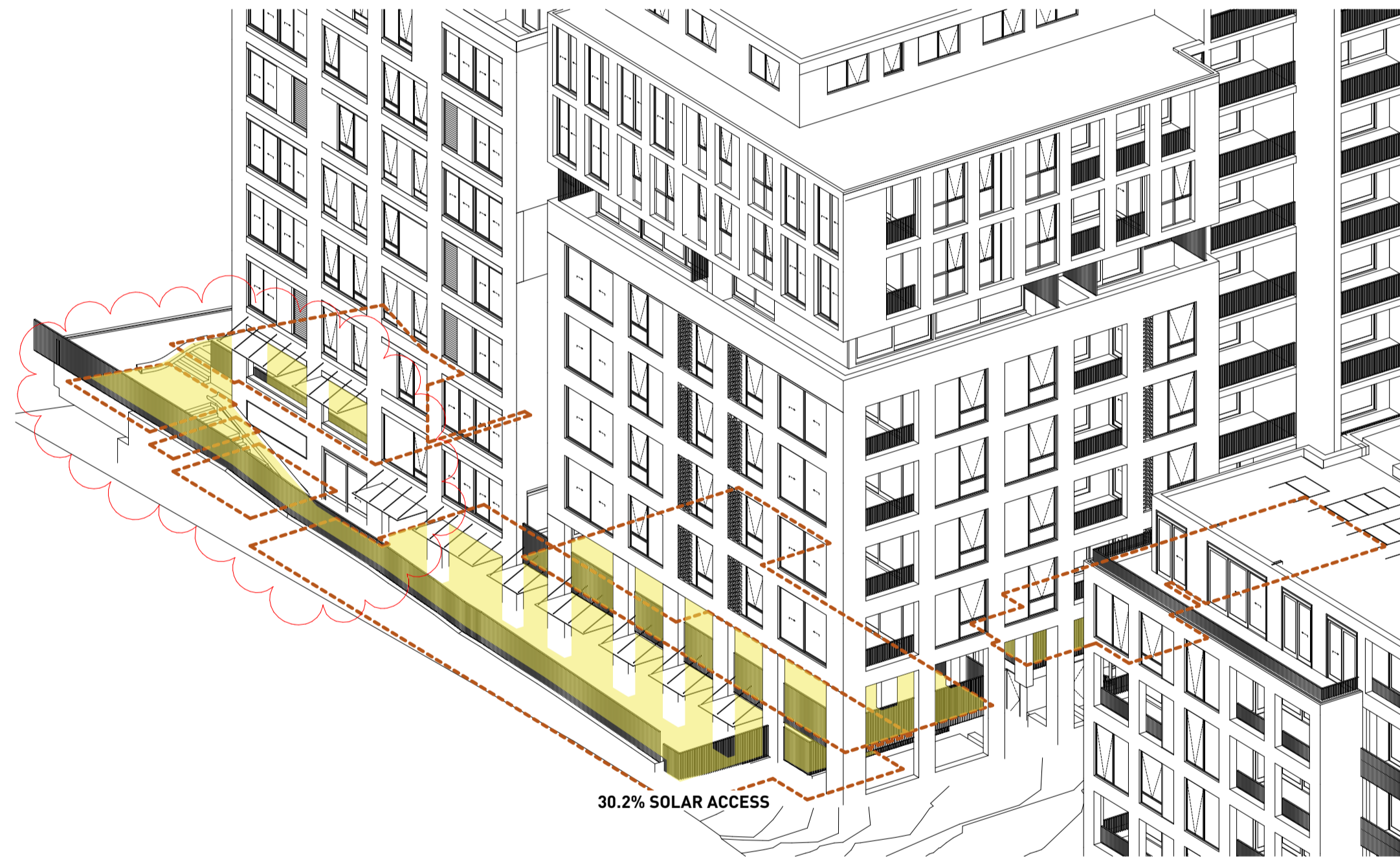
22_038 DA-A-854



1 0800 1 MAY CCC SUN EYE
1:200



3 1000 1 MAY CCC SUN EYE
1:200



2 0900 1 MAY CCC SUN EYE
1:200



4 1100 1 MAY CCC SUN EYE
1:200

CHILD CARE CENTRE		
	#	AREA m2
TOTAL	106	
REQUIRED OUTDOOR AREA (7m ² /child)		742
REQUIRED OUTDOOR AREA 2hr SUNLIGHT (30%)		223

CHILD CARE CENTRE						
	AGE	#	AREA m2		STORAGE m ³	
			MIN.	PROVIDED	MIN.	PROVIDED
PLAY ROOM 1	0	12	39	48	2.4	4.7
PLAY ROOM 2	1	12	39	40	2.4	5.4
PLAY ROOM 3	2	12	39	48	2.4	4.1
PLAY ROOM 4	3	20	65	65	4	9.6
PLAY ROOM 5	3-4	20	65	66	4	6.4
PLAY ROOM 6	4-5	30	97.5	98	6	11.3
TOTAL		106				
OUTDOOR AREA			742	772	31.8	32.9
DEDICATED CARPARKS						27

CHILD CARE CENTRE SOLAR ACCESS CALCULATION

TIME WINTER SOLSTICE	MIN REQUIRED OUTDOOR SPACE	SOLAR ACCESS AREA	%
	742m ²	222.6m ² min/hour	30%
0800		258.62 m ²	34.8%
0900		223.88 m ²	30.2%
1000		204.58 m ²	27.6%
1100		189.14 m ²	25.5%
3 HOURS		> 687.08 m²	30.84%

AVERAGED OVER 3 HOURS, 30.84% OF OUTDOOR SPACE RECEIVES SOLAR ACCESS, OR AN EXCESS OF 445.2m²/HOURS OF SOLAR ACCESS

REQUIREMENT FOR: have a minimum of 2 hours of solar access between 8.00am and 4.00pm during winter months, for at least 30% (or 2.1m²) of the 7.0m² of outdoor space per child required.

PROVIDED: 27.6% to 34.8% SOLAR ACCESS FOR 2 HOURS ON WINTER SOLSTICE. SOME SOLAR ACCESS PROVIDED THROUGHOUT THE DAY. ASSUMED BETTER SOLAR ACCESS PROVIDED IN THE 3 MONTHS AROUND WINTER SOLSTICE.

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LEGEND
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NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS
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The design is not in a form suitable for use in connection with building work.

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DATE: 10/05/2022
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1:200

DOCUMENT
CCC WINTER SOLAR ACCESS 1 MAY

DOCUMENT
FOR SUBMISSION

REV K 31.03.26 MODEL 22_038 Regents Park - Building C

STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3

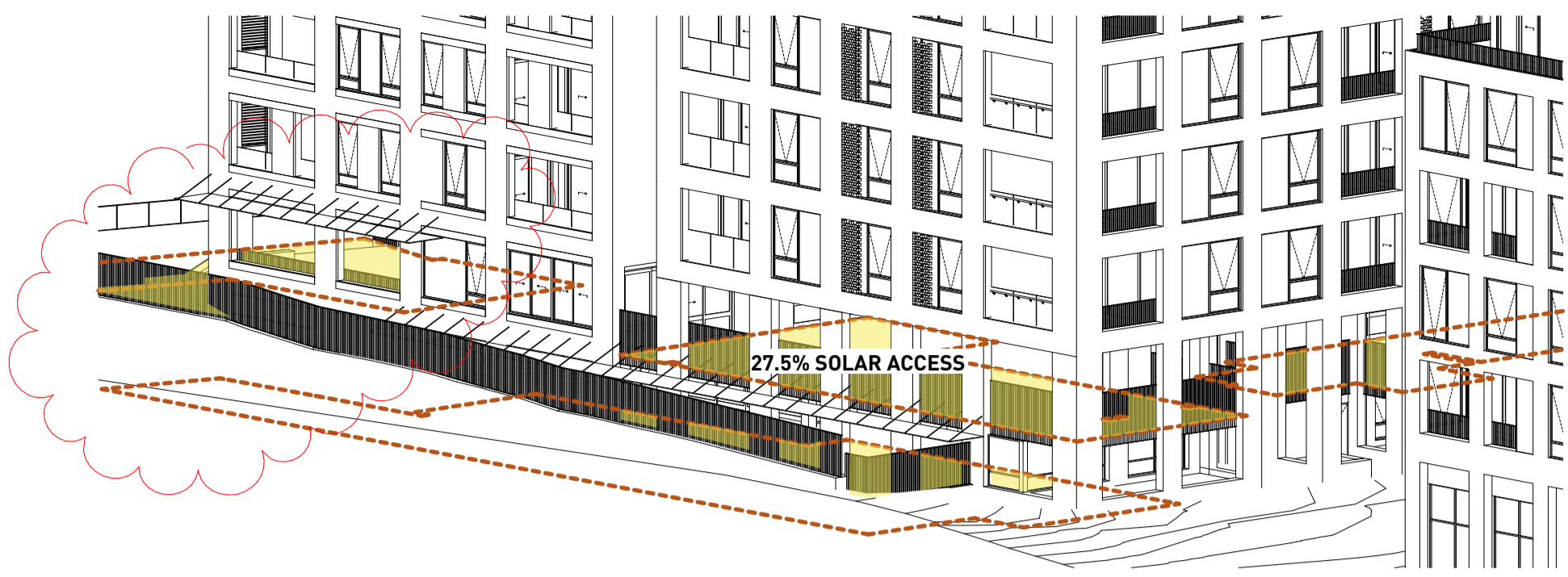
30-46 AUBURN ROAD REGENTS PARK

CLIENT **30 Auburn Road Pty Ltd**

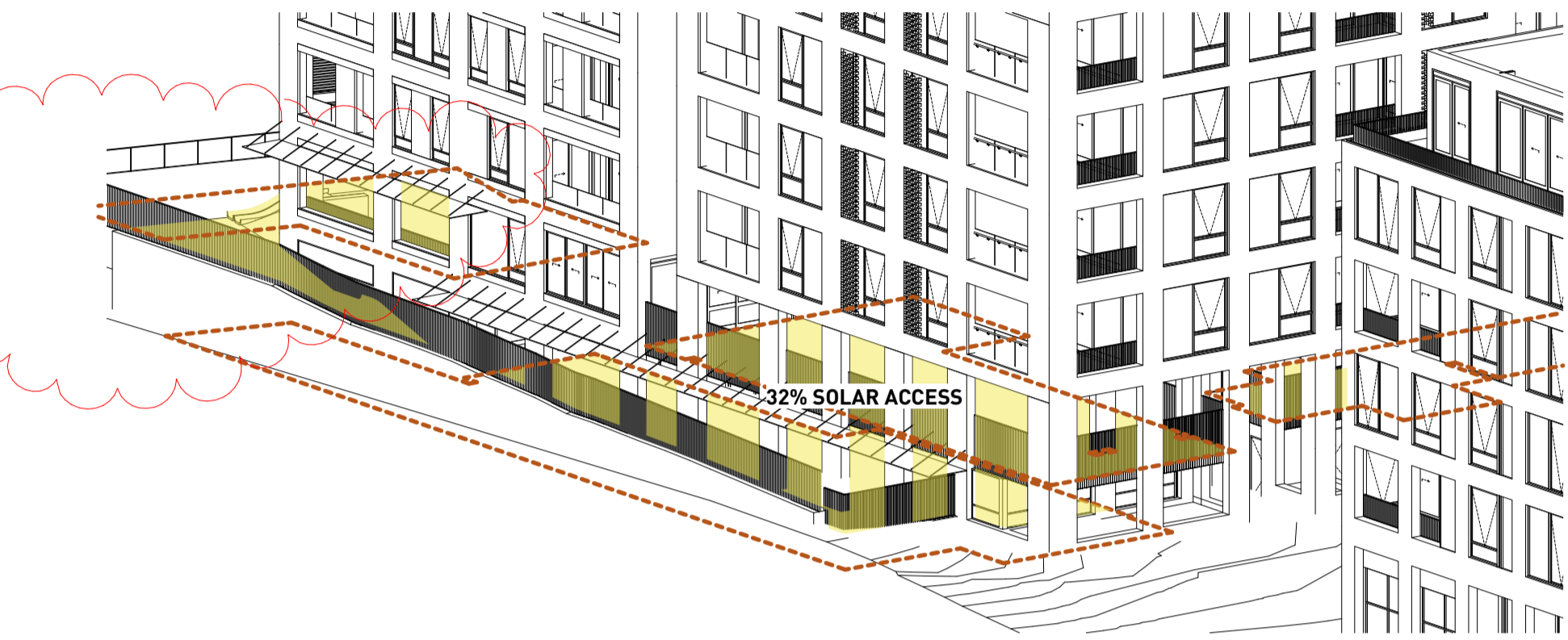
ARCHITECTURE URBAN PLANNING
M/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithzannes.com.au
smithzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)

STZ
SMITH & TZANNES

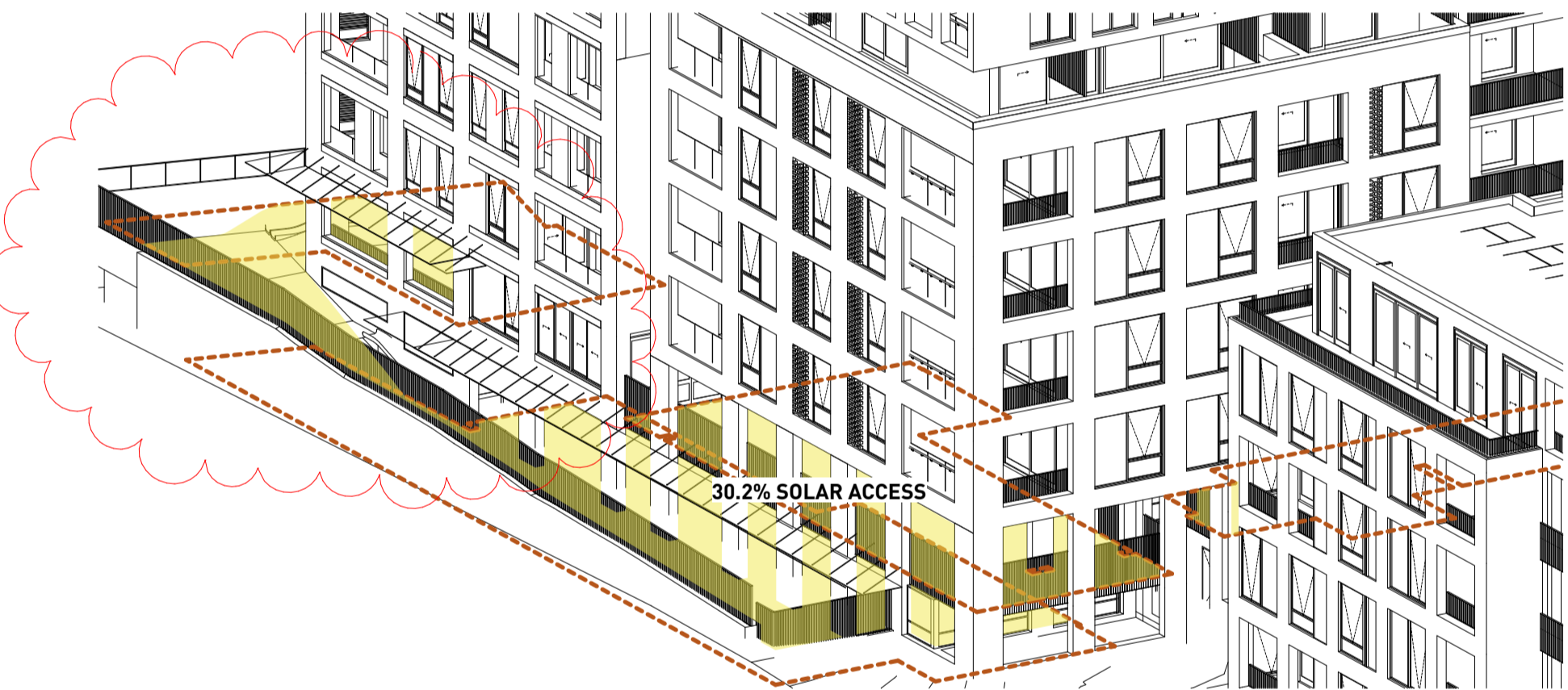
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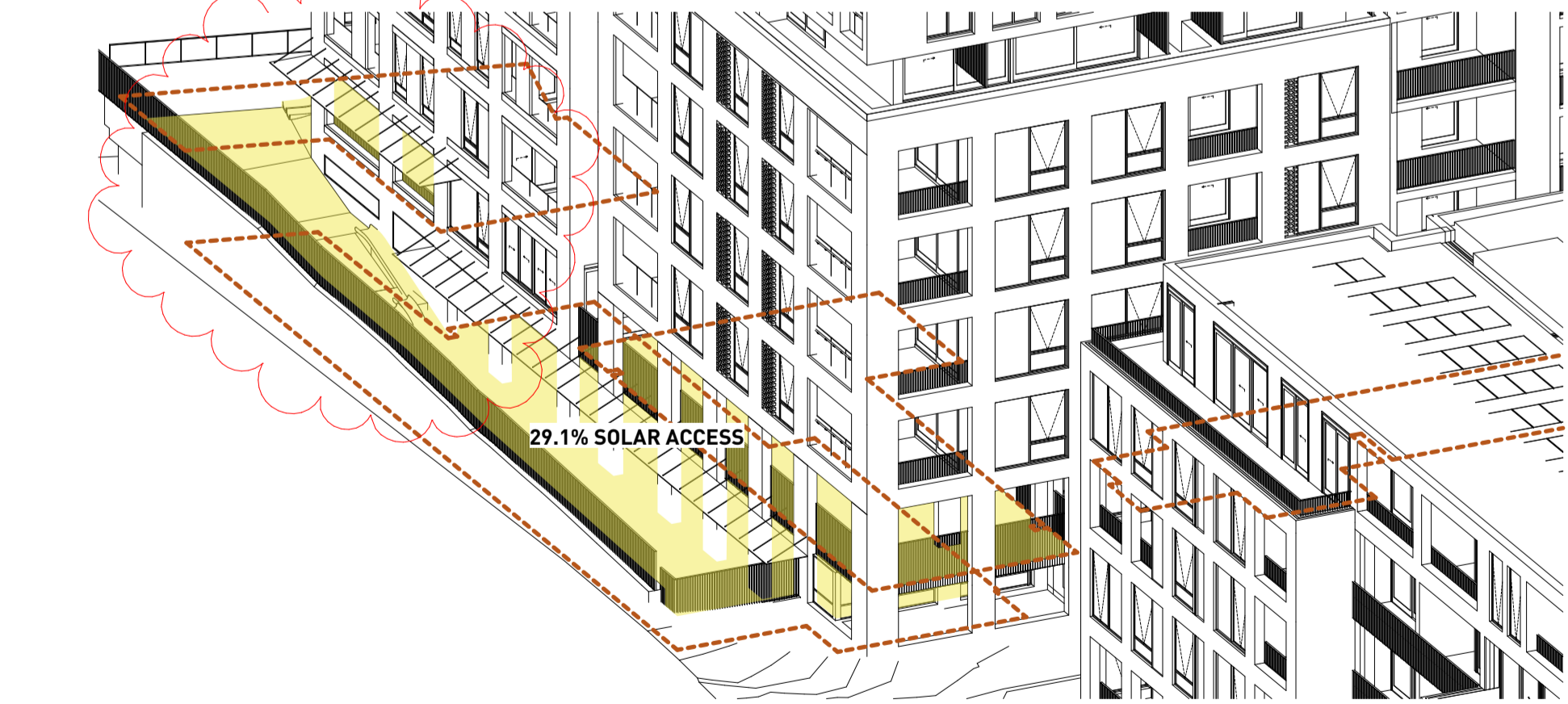
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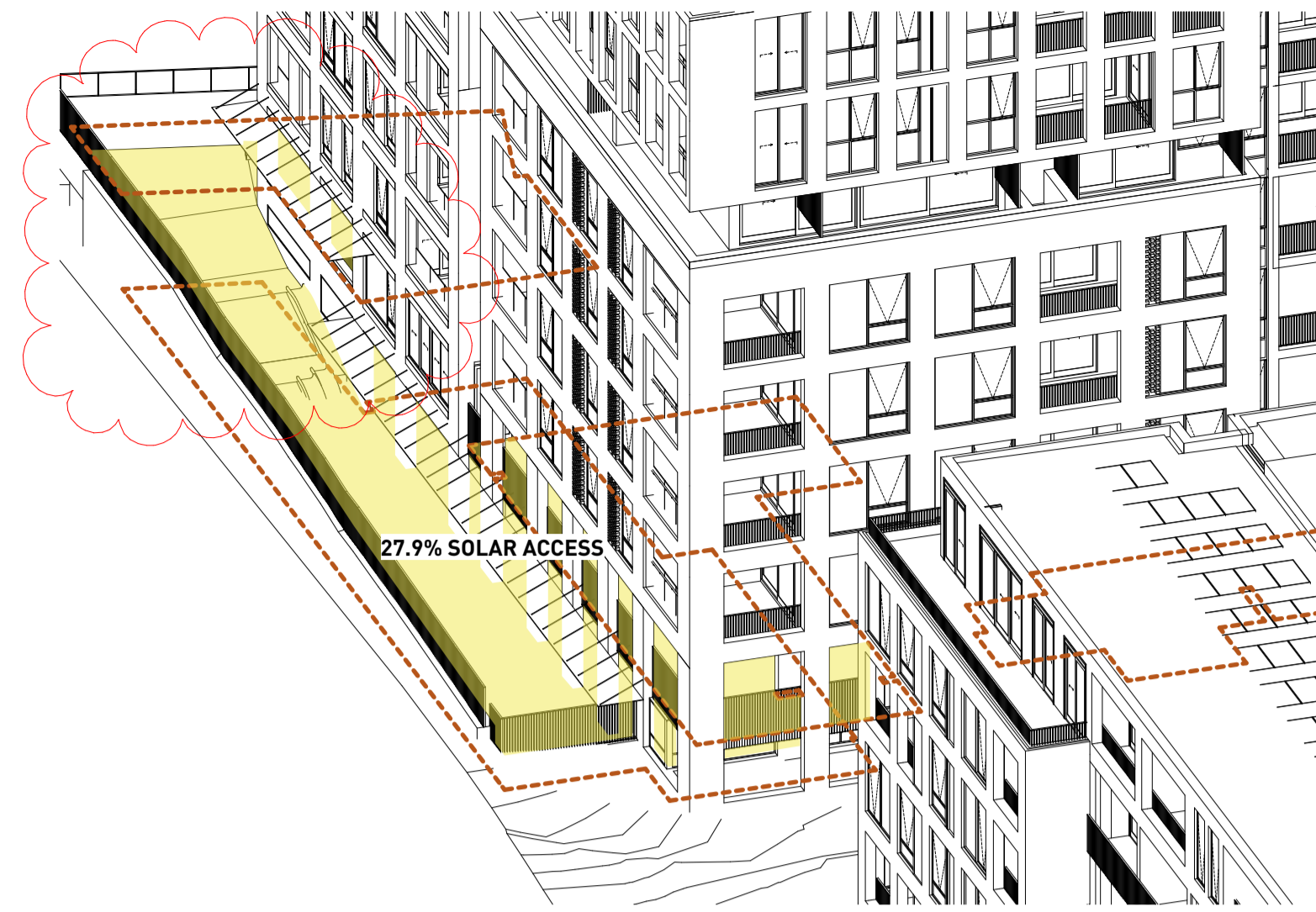
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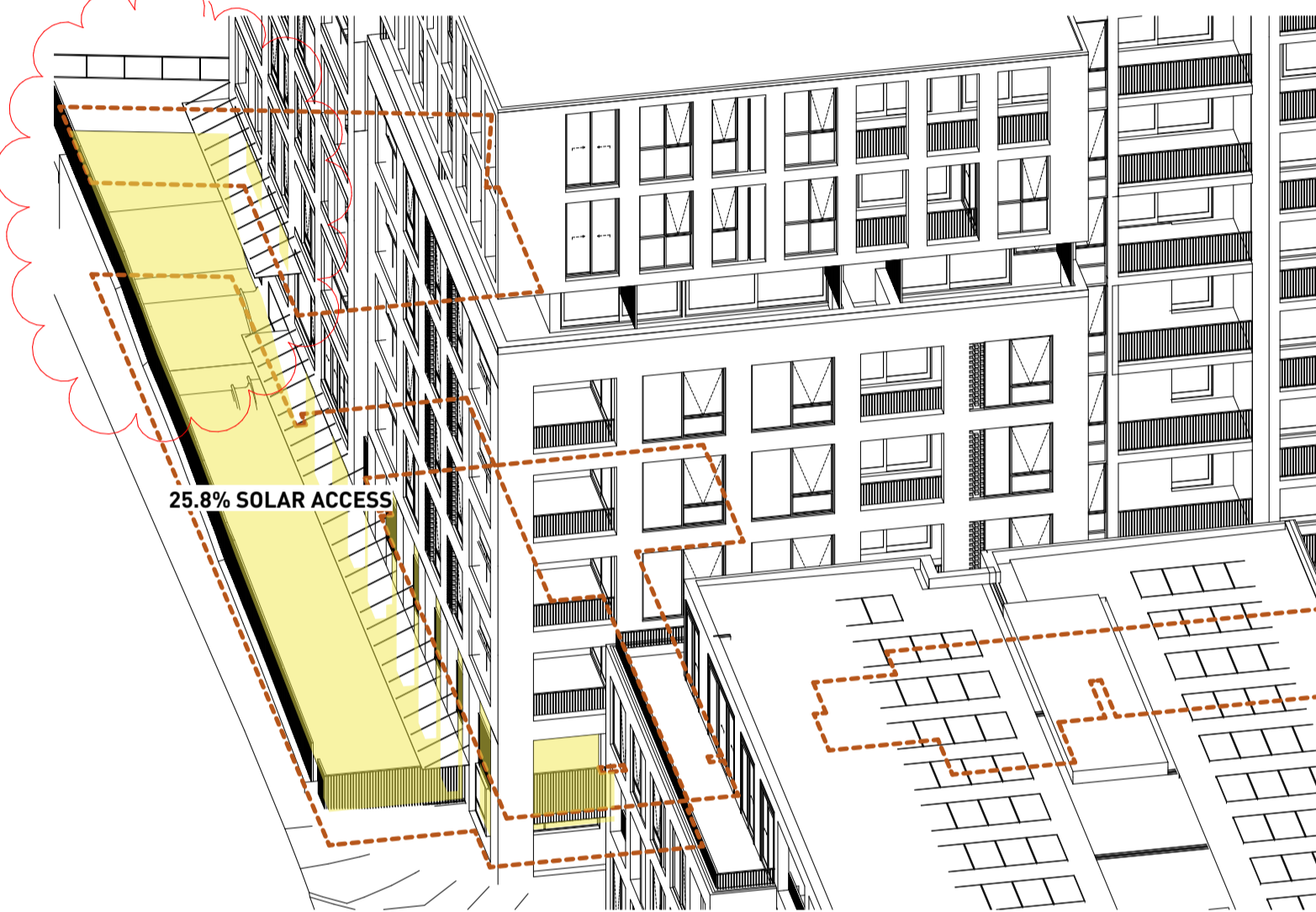
3 0900 WINTER SOLSTICE CCC SUN EYE
1:200



4 0930 WINTER SOLSTICE CCC SUN EYE
1:200



5 1000 WINTER SOLSTICE CCC SUN EYE
1:200



6 1030 WINTER SOLSTICE CCC SUN EYE
1:200



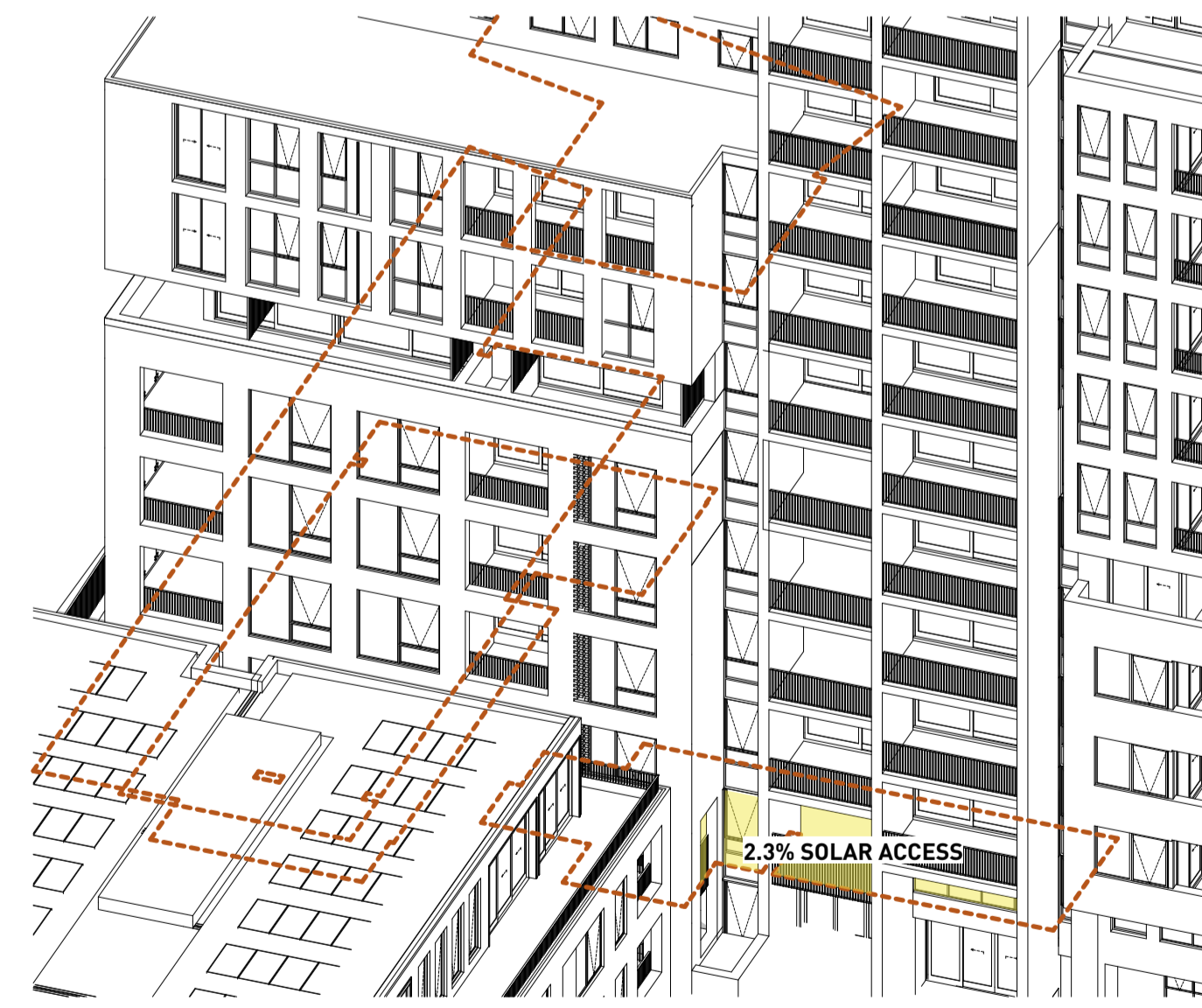
7 1100 WINTER SOLSTICE CCC SUN EYE
1:200



8 1130 WINTER SOLSTICE CCC SUN EYE
1:200



9 1200 WINTER SOLSTICE CCC SUN EYE
1:200



10 1230 WINTER SOLSTICE CCC SUN EYE
1:200

CHILD CARE CENTRE			
	#	AREA m2	
TOTAL	106		
REQUIRED OUTDOOR AREA (7m ² /child)		742	
REQUIRED OUTDOOR AREA 2hr SUNLIGHT (30%)		223	

CHILD CARE CENTRE						
	AGE	#	AREA m2		STORAGE m ³	
			MIN.	PROVIDED	MIN.	PROVIDED
PLAY ROOM 1	0	12	39	48	2.4	4.7
PLAY ROOM 2	1	12	39	40	2.4	5.4
PLAY ROOM 3	2	12	39	48	2.4	4.1
PLAY ROOM 4	3	20	65	65	4	9.6
PLAY ROOM 5	3-4	20	65	66	4	6.4
PLAY ROOM 6	4-5	30	97.5	98	6	11.3
TOTAL		106				
OUTDOOR AREA			742	772	31.8	32.9
DEDICATED CARPARKS						27

CHILD CARE CENTRE SOLAR ACCESS CALCULATION

TIME WINTER SOLSTICE	MIN REQUIRED OUTDOOR SPACE	SOLAR ACCESS AREA	%
	742m ²	222.6m ² min/hour	30 %
0800		204.58 m ²	27.5 %
0830		237.776 m ²	32 %
0900		223.88 m ²	30.2 %
0930		216.16m ²	29.1 %
1000		206.896 m ²	27.9 %
1030		191.456 m ²	25.8 %
1100		188.368 m ²	25.4 %
1130		99.588 m ²	13.4 %
1200		18.52 m ²	2.5 %
1230		16.984 m ²	2.3 %
1300		20.072 m ²	2.7 %
1330		17.756 m ²	2.4 %
1400		14.668 m ²	2 %
1430		29.336 m ²	4 %
1500		40.916 m ²	5.5 %
1530		32.424 m ²	4.4 %
1600		16.984 m ²	2.3 %
TOTAL SUN HOUR SQUARE METRES		= 887.70m²	
MIN SOLAR HOURS SQUARE METRES 30% X 2HRI		= 445.2m²	

REQUIREMENT FOR:
should have a minimum of 2 hours of solar access between 8.00am and 4.00pm during winter months, for at least 30% (or 2.1m²) of the 7.0m² of outdoor space per child required.

NOTES
1. NEVER scale off drawings, use figured dimensions only.
2. Verify all dimensions on site prior to commencement & report discrepancies to the architect.
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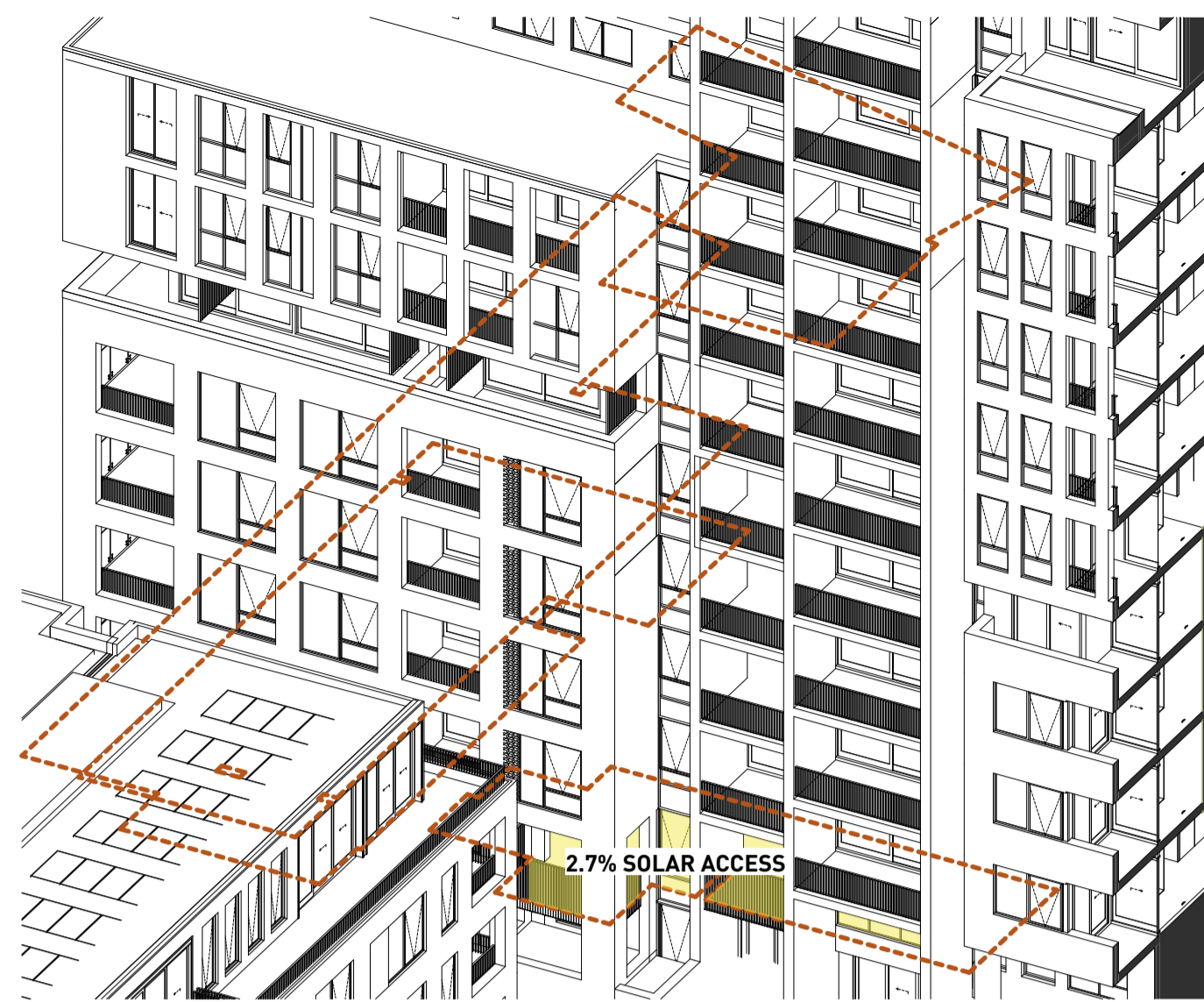
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DOCUMENT
CCC WINTER SOLAR ACCESS 21 JUNE
DOCUMENT
FOR SUBMISSION
REV K 31.03.26 MODEL 22_038 Regents Park - Building C
STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3
30-46 AUBURN ROAD REGENTS PARK
CLIENT 30 Auburn Road Pty Ltd

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024) **SMITH & TZANNES**

22_038 DA-A-856



1 1300 WINTER SOLSTICE CCC SUN EYE
1:200



4 1430 WINTER SOLSTICE CCC SUN EYE
1:200



7 1600 WINTER SOLSTICE CCC SUN EYE
1:200



2 1330 WINTER SOLSTICE CCC SUN EYE
1:200



5 1500 WINTER SOLSTICE CCC SUN EYE
1:200



3 1400 WINTER SOLSTICE CCC SUN EYE
1:200



6 1530 WINTER SOLSTICE CCC SUN EYE
1:200

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CCC WINTER SOLAR ACCESS 21 JUNE
 DOCUMENT
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 REV K 31.03.26 MODEL 22_038 Regents Park - Building C
 STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3
 30-46 AUBURN ROAD REGENTS PARK
 CLIENT **30 Auburn Road Pty Ltd**

ARCHITECTURE URBAN PLANNING
 M1/147 McEvoy St Alexandria NSW 2015
 P 02 9516 2022 E email@smithtzannes.com.au
 smithtzannes.com.au
 Nominated Architect: Peter Smith (Reg 7024)



CHILD CARE CENTRE			#	AREA m ²
TOTAL			106	
REQUIRED OUTDOOR AREA (7m ² /child)				742
REQUIRED OUTDOOR AREA 2hr SUNLIGHT (30%)				223

CHILD CARE CENTRE						
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PLAY ROOM 6	4-5	30	97.5	98	6	11.3
TOTAL			106			
OUTDOOR AREA			742	772	31.8	32.9
DEDICATED CARPARKS			27			

CHILD CARE CENTRE SOLAR ACCESS CALCULATION

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1600		16.984 m ²	2.3 %
TOTAL SOLAR HOURS/m²		= 841.48m²	
MIN REQUIRED SOLAR HOURS/m² 30% OVER 2HU		= 445.2m²	

REQUIREMENT FOR:
 should have a minimum of 2 hours of solar access between 8.00am and 4.00pm during winter months, for at least 30% (or 2.1m²) of the 7.0m² of outdoor space per child required.
 PROVIDED:
 25-30% SOLAR ACCESS FOR 3 HOURS ON WINTER SOLSTICE. SOME SOLAR ACCESS PROVIDED THROUGHOUT THE DAY.

22_038 DA-A-857