DEVELOPMENT APPLICATION

REGENTS PARK - STAGE 3

30-46 AUBURN ROAD REGENTS PARK NSW 2143 Australia
30 Auburn Road Pty Ltd

REV L 28.01.26

SMITH & TZANNES

22_038 REV L 28.01.26



DRAWING SCHEDULE

DRAWING No.	DESCRIPTION
DA-A-000	TITLE
DA-A-001	NOTES
DA-A-010	SITE PLAN
DA-A-100	LEVEL C3
DA-A-101	LEVEL C2
DA-A-102	LEVEL C1
DA-A-103	LEVEL 0 (GROUND)
DA-A-104	LEVEL 01
DA-A-105	LEVEL 02 - 05
DA-A-106	LEVEL 06
DA-A-107	LEVEL 07
DA-A-108	LEVEL 08
DA-A-109	LEVEL 09
DA-A-110	LEVEL 10
DA-A-111	LEVEL 11
DA-A-112	ROOF
DA-A-200	NORTH ELEVATION
DA-A-201	EAST & WEST ELEVATIONS
DA-A-202	SOUTH ELEVATION
DA-A-203	SECTION A
DA-A-204	SECTION B
DA-A-205	SECTION C & D
DA-A-206	SECTION E & G
DA-A-207	SECTION G
DA-A-800	AREA CALCULATIONS
DA-A-801	GROSS FLOOR AREA CALCULATIONS
DA-A-802	AFFORDABLE HOUSING CALCULATI...
DA-A-803	SOLAR ACCESS CALCULATIONS
DA-A-804	VENTILATION CALCULATIONS
DA-A-805	ACCESSIBILITY CALCULATIONS
DA-A-806	STORAGE CALCULATIONS
DA-A-807	STORAGE CALCULATIONS
DA-A-808	STORAGE CALCULATIONS
DA-A-809	STORAGE CALCULATIONS
DA-A-810	STORAGE CALCULATIONS
DA-A-811	STORAGE CALCULATIONS
DA-A-812	STORAGE CALCULATIONS
DA-A-813	LANDSCAPE & DEEP SOIL - WHOLE...
DA-A-814	COMMUNAL OPEN SPACE
DA-A-815	SOFTSCAPE STAGE 3
DA-A-816	DEEP SOIL STAGE 3
DA-A-817	SILVER LEVEL LIVEABLE HOUSING
DA-A-818	BUILDING SEPERATION
DA-A-819	CHILD CARE CENTRE DETAILS
DA-A-820	CHILD CARE CENTRE PLAY AREA
DA-A-821	CHILD CARE CENTRE PLAY AREA
DA-A-822	CHILD CARE CENTRE SECTIONS
DA-A-850	SUN EYE DIAGRAM - JUNE 21
DA-A-851	SUN EYE DIAGRAM - JUNE 21
DA-A-852	SHADOW DIAGRAMS
DA-A-853	SHADOW DIAGRAMS
DA-A-854	STAGE 3 PUBLIC OPEN SPACE
DA-A-855	CCC WINTER SOLAR ACCESS 1 MAY
DA-A-856	CCC WINTER SOLAR ACCESS 21 JU...
DA-A-857	CCC WINTER SOLAR ACCESS 21 JU...
DA-A-900	RENDER
DA-A-901	RENDER

DEVELOPMENT STATISTICS

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	1,086
	LEVEL 8	993
	LEVEL 9	809
	LEVEL 10	627
	LEVEL 11	575
		9,980 m²
		14,412 m²

APARTMENT MIX SCHEDULE

BEDS	QUANTITY	%
1 BED	111	55%
2 BED	86	43%
3 BED	5	2%
	202	
	142	

BASIX COMMITMENTS

MATERIALS COMMITMENTS:
FLOORS
CONCRETE SLAB ON GROUND, SUSPENDED CONCRETE FLOOR ABOVE GARAGE WITH POLYSTYRENE INSULATION AND SUSPEND CONCRETE SLAB ABOVE SUBFLOOR.
EXTERNAL WALLS
CAVITY BRICK WITH LIGHT STEEL FRAME WITH FIBREGLASS BATTS
METAL CLAD LIGHT STEEL FRAME WITH FIBREGLASS BATTS
INTERNAL WALLS
PLASTERBOARD ON LIGHT STEEL FRAME
SINGLE SKIN MASONRY WITH CAVITY AND LIGHT STEEL FRAME WITH PLASTERBOARD
CEILING & ROOF
CONCRETE ROOF WITH PLASTERBOARD ON A LIGHT STEEL FRAM TO INTERIOR. FIBREGLASS BATTS INSULATION.

WATER COMMITMENTS:
FIXTURES TO DWELLINGS

SHOWERHEADS	4 STAR (>4.5 BUT<=6 L/MIN)
TOILET FLUSHING SYSTEMS	4 STAR
KITCHEN TAPS	4 STAR
BATHROOM TAPS	4 STAR
DISHWASHERS	2.5 STAR

NO ALTERNATIVE WATER SUPPLY.
FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT THE FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE RATHER THAN DISPOSAL.

ENERGY COMMITMENTS:
HOTWATER
CENTRAL HOT WATER SYSTEM - HEAT PUMP WITH ALL PIPING TO BE INSULATED
R0.75 (-32MM)
VENTILATION
ALL RESIDENTIAL BATHROOMS, KITCHENS AND LAUNDRIES TO HABE AN INDIVIDUAL FAN - DUCTED TO FACADE OR ROOF WITH a MANUAL SWITCH ON/OFF
BASEMENT CARPARKING TO HAVE FAN VENTILATION THERMOSTATICALLY CONTROLLED SUPPLY AND EXHAUST WITH CARBON MONOXIDE MONITOR + VSD FAN
ALL WASTE AREAS TO HAVE FAN EXHAUST SYSTEMS
LIGHTING
LED TO LOBBIES AND LIFTS. LIFT CONNECTED TO CALL BUTTON, HALLS AND LOBBIES MOTION SENSORED.
CARPARKS TO HAVE COMPACT FLUORESCENTS WITH MOTION SENSORS
ALL OTHER SERVICE ROOMS TO HAVE COMPACT FLUROESCENTS WITH MANUAL ON/OFF SWITCHES.
HEATING & COOLING
1-PHASE DUCTED AIRCONDITIONG TO LIVING & BEDROOM AREAS. EER>4.0
APPLIANCES
GAS COOKTOP & ELECTRIC OVEN
CLOTHES DRYER 3 STAR
PRIVATE OUTDOOR CLOTHS DRYING LINE.
LIFT BANKS
ALL LIFTS TO BE GEARLESS TRACTION WITH VVV F MOTOR. LIFT LOAD CAPACITY 1001KG

LEGEND

AC	AIR CONDITIONING
AL	ALUMINIUM
AD	ALUMINIUM FRAMED DOOR
ADJ	ADJUSTABLE
AGC	ANTI GRAFFITI COATING
AFFL	ABOVE FINISHED FLOOR LEVEL
ANO	ANODISED
ASSL	ABOVE STRUCTURAL SLAB LEVEL
AP	ACCESS PANEL
AW	ALUMINIUM FRAMED WINDOW
BA	BATHSPOUT
BAL#	BALUSTRADE TYPE #
BAL-G	GLASS BALUSTRADE
BAR	BARRIER
BB	BOND BREAKER
BCT	BABY CHANGE TABLE
BEN	BENCH
BG	BOX GUTTER
BH	BULKHEAD
BIKE	BIKE RAIL
BL	BLIND
BCK	BLOCKWORK
BK	BRICKWORK (COMMONS)
BKB	BRICKWORK (BAGGED)
BO	BALCONY OUTLET
BOL	BOLLARDS
BP	BLOCKPLAN
BR	BUMP RAIL
BS	HARDWOOD TIMBER BENCH SEATING
BRH	BATHROBE HOOK
BSN#	BASIN
BT#	BATH TUB
BT	BOTTLE TRAP
CB	CONCRETE BLOCK
CBG	COLOURBLACK GLASS
CJ	CONSTRUCTION JOINT
CHO	COAT HOOK
CG	CLEAR GLASS
CFC	COMPRESSED FIBRE CEMENT
CFT#	CERAMIC FLOOR TILE TYPE
CK	COOKTOP
CL	CENTRE LINE
CLL	CLOTHES LINE
CLD	CLADDING
CLG#	CEILING
CO#	COOKTOP
CONC	GENERAL CONCRETE MACHINE FLOAT FINISH
CONF	CONCRETE FOOTPATH FINISH eg. BROOM FINISH
CON#	PROJECT SPECIFIC CONCRETE FINISH TYPE #
COS	CHECK ON SITE
CPD	CUPBOARD
CPT	CARPET
CWT#	CERAMIC WALL TILE TYPE #
D	DOOR
DG	DRIP GROOVE
DL-E	DOWNLIGHT EXTERIOR
DL-I	DOWNLIGHT INTERIOR
DL-F	(DOWNLIGHT) FLOOD LIGHT
DRW	DRAWER
DW#	DISHWASHER
DP	DOWNPIPE
DRY	DRYER
DST	DOORSTOP
DT	DRESSED TIMBER
EA	EQUAL ANGLE
EDB	ELECTRICAL DISTRIBUTION BOARD
ELECT	ELECTRICAL
ESR	ELECTRICAL SERVICES RISER
EJ	EXPANSION JOINT
EM	ENTRY MAT
EQ	EQUAL
EX	EXISTING
EXA	EXHAUST AIR
EXH	EXHAUST GRILLE
F	FRIDGE
FB#	FACE BRICK TYPE
FC#	FIBRE CEMENT
FCL	FINISHED CEILING LEVEL
FE	FIRE EXTINGUISHER
FEN#	FENCE TYPE
FFL	FINISHED FLOOR LEVEL
FGB	FRAMLESS GLASS BALUSTRADE
FG	FIXED GLASS
FGL	FIXED GLASS LOUVRE
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
FL	FLASHING
FLB	FLUSH BUTTON
FP	FIRE PLACE
FPB	FALL PREVENTION BARRIER
FRE	PORTABLE FIRE EXTINGUISHER
FRL	FIRE RATED LEVEL
FSL	FINISHED SLAB LEVEL (FIRE STAIR LANDINGS)
FT#	FLOOR TILE
FW#	FLOOR WASTE
GAS	GAS POINT
GAS	GAS FLUE
GD#	GRATED FLOOR DRAIN
GL	GLAZING
GU	GUTTER
GR	GRAVEL
GRB#	GRAB RAIL
GPO	GENERAL POWER OUTLET
HD	HANDDRYER
HR#	HANDRAIL TYPE #
HMR	HIGH MOISTURE RESISTANCE
HOB	CONCRETE HOB
HT	HOSE TAP
HWU#	HOT WATER UNIT
HYD	HYDRAULIC SERVICES RISER
IGHW	INSTANTANEOUS GAS HOT WATER UIT
INS#	INSULATION TYPE #
INT	AUDIO VISUAL INTERCOM DOOR STATION
J	JOINERY
KB	KICKBOARD
KP	KICKPLATE
LAM#	LAMINATE TYPE #
LB	LETTERBOX
LDY	LAUNDRY
LTUB#	LAUNDRY TUB TYPE
LVR#	LOUVRE
MB	METER BOX
MCLD	METAL CLADDING
MDC#	MEDICINE CABINET TYPE
MDF	MEDIUM DENSITY FIBRE BOARD (LOW VOC)
MDR#	METAL DECK ROOF SHEET TYPE #
MECH	MECHANICAL RISER
MICR	MICROWAVE
MIR	MIRROR
MJ	MOVEMENT JOINT
MLV#	METAL LOUVRE TYPE #
MLD	METAL LOUVRED DOOR
MPLY	MARINE GRADE PLYWOOD
MR	MOISTURE RESISTANT
MSC	MESH CAGE
NBN	NATIONAL BROADBAND NETWORK
NCOM	NON COMBUSTIBLE AS DEFINED BY NCC
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OFC	OFF FORM CONCRETE
OGL	OPERABLE GLASS LOUVRE
OV#	OVEN
P50	RONDO P50 SHADOWLINE CORNICE
PAV#	PAVING TYPE
PB#	PLASTERBOARD
PC	POLISHED CHROME
PCONC	POLISHED CONCRETE
PDC#	POWDERCOAT TYPE
PDO	PLANTER DRAIN OUTLET
PF	POOL FENCE
PIT	STORMWATER PIT
PL	PLANTER
PLD	PANEL LIFT DOOR
PLY	PLYWOOD
PM	PERFORATED METAL
PNT#	PAINT COLOUR
PP	PUSHPLATE
POLY	POLYURETHANE
R	ROBE
REN#	RENDERED FINISH TYPE
RA	RETURN AIR
RB	ROLLER BLIND
RC	REINFORCED CONCRETE
RFID	RADIO FREQUENCY IDENTIFICATION SYSTEM
RH	RANGEHOOD
RL	RELATIVE LEVEL (TO AUSTRALIAN HEIGHT DATUM)
RS	ROLLER SHUTTER TYPE
RWO	RAINWATER OUTLET
RWT	RAINWATER TANK
S	STORAGE
SA	SUPPLY AIR
SAS	SERVICES ACCESS SYSTEM
SAP	SECURE ACCESS POINT (RFID)
SC	STORAGE CAGE
SCR	SCREEN
SDS	SOAP DISPENSER
SF#	STEEL FENCING TYPE #
SFL	STRUCTURAL FLOOR LEVEL
SG	STEEL GATE
SHSC#	SHOWER SCREEN
SHS	SHOWER SHELF
SHM#	SHOWER MIXER
SHR#	SHOWER ROSE
SINK#	SINK
SK #	SKIRTING
SL	SKYLIGHT
SO	SURFACE OUTLET
SP	STONE PAVING
SPB	SPLASHBACK
SPD	SOAP DISPENSER
SS	STAINLESS STEEL
SSL	STRUCTURAL SLAB LEVEL
STL	STEEL
ST	STORAGE
STD	SLIDING TIMBER DOOR
STA	STEEL ANGLE
STB	STEEL BEAM
STC	STEEL COLUMN
STN	STONE
SW	STORMWATER
TAP #	TAPWARE
TBC	TO BE CONFIRMED
TC#	TOILET CISTERN TYPE
TD	TIMBER DECKING
TF#	TIMBER FLOOR TYPE
TFW	TIMBER FRAMED WINDOW
TG	TIMBER GATE
TGSI	TACTILE INDICATORS
TIM	TIMBER
TIMV	TIMBER VENEER
TOF	TOP OF FENCE
TOH	TOP OF HOB
TOW	TOP OF WALL
TPH#	TOILET PAPER ROLL HOLDER
TR	TOWEL RAIL
TRG	TRANSLUCENT GLAZING (OBSCURE)
TV	TELEVISION
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
UR#	URINAL
VAP	VAPOUR BARRIER (NCOM)
VDP	VOICE / DATA POINT
VJ	VERTICAL JOINT
VINYL	VINYL FLOOR FINISH/SYSTEM
VP	VENT PIPE
WC#	TOILET TYPE
WH	WEEP HOLE
WL#	WALL LIGHT
WM	WASHING MACHINE
WP	WEATHERPROOF
WPD	WASTE PAPER DISPENSER
WPM	WATERPROOF MEMBRANE
WS	WHEEL STOP
WT	WALL TYPE
WW	WALL WRAP (NCOM)

MATERIAL FINISHES

FB01

FACE BRICK - TOURMALINE
STRETCHER BOND + DETAILS AS NOTED

FB02

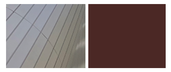
FACE BRICK - COPPER GLOW
STRETCHER BOND + DETAILS AS NOTED

FB03

FACE BRICK - DARK BROWN
STACKED BOND - LANDSCAPE WALLS

CLD01

METAL CLADDING -
COLOURBOND COLOUR: SHALE GREY

CLD02

METAL CLADDING -
COLOURBOND COLOUR: MANOR RED

CLD03

PRO CLAD LINEAR CLADDING -
COLOURBOND COLOUR: PALE EUCALYPT

MW01

METALWORK / WINDOWS / BALUSTRADES
POWDER COATED SHALE GREY

CONC01

EXPOSED CONCRETE
COLOUR: CLEAR FINISH

SYMBOL LEGEND

+ RL+00.000	EXISTING SPOT LEVEL
+ RL+00.000	PROPOSED SPOT LEVEL
RL+00.000	EXISTING AREA LEVEL
RL+00.000	PROPOSED AREA LEVEL
D01	DOOR TAG. REFER TO DOOR SCHEDULE FOR TYPE
W01	WINDOW TAG. REFER TO WINDOW SCHEDULE FOR TYPE
	AREA NOT INCLUDED IN SCOPE OF WORKS

GENERAL NOTES

TO BE READ IN CONJUNCTION WITH SURVEY DRAWINGS

REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR ALL STRUCTURAL DETAILS

REFER TO CONSULTANT DRAWINGS AND SPECIFICATIONS FOR ALL SERVICES REQUIREMENTS AND DETAILS

FINAL LOCATION OF SERVICES PENETRATIONS TO BE COORDINATED WITH SERVICES CONSULTANTS & SETOUT BY SURVEYOR

REFER TO VERTICAL TRANSPORTATION CONTRACT SPECIFICATIONFOR LIFTS & STRUCTURAL OPENING REQUIREMENTS

REFER TO ELECTRICAL ENGINEERS SCHEDULE FOR LIGHTING SPECIFICATION

REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR PLANTING LOCATIONS, SCHEDULE AND SPECIFICATION

SETOUT DIMENSIONS ON GRID SETOUT PLAN. DIMENSIONS TO BE VARIFIED WITH THE SURVEYOR & ARCHITECT PRIOR TO COMMENCEMENT OF WORK ALL WALLS TO BE UNDERSIDE OF STRUCTURE UNLESS NOTED OTHERWISE.

ALL OPERABLE WINDOWS WITHIN 1000mm AFFL TO BE FITTED WITH RESTRICTED OPENING FITTING IN ACCORDANCE WITH RELEVANT STANDARDS.

ALL FLOOR FINISHES AND ASSOCIATED SLIP-RATING TO COMPLY WITH AS4586-2014, BCA HANDBOOK, SA HB 196-2014 AND RELEVANT STATUTORY REQUIREMENTS.

ALL CLADDING, APPLIED COATING SYSTEMS: INCLUDING WATERPROOF SYSTEMS AND DECORATIVE FINISH SYSTEMS, SUBSTRATES, INSULATION, SARKING, WALL WRAPS, VAPOUR BARRIERS, AND THE LIKE TO BE TESTED AS NON COMBUSTIBLE UNDER AS 1530.1 AND ACHIEVE COMPLIANCE WITH TESTS 1530.3 AND 1530.4 IN ACCORD WITH BCA A2.3 AND A2.4

ALL LOAD BEARING ELEMENTS (INCLUDING WALL SYSTEMS) ARE TO BE ACCOMANIED BY STRUCTURAL CERTIFICATION SPECIFIC TO THE PROJECT AND REFER TO SITE SPECIFIC CONDITIONS.

NOTES
1. NEVER scale off drawings, use figured dimensions only.
2. Verify all dimensions on site prior to commencement & report discrepancies to the architect.
3. Drawings describe scope of works and general set out. These drawings are not shop drawings. Set out to to be undertaken by surveyor on site. Shop drawings should be prepared where required or necessary
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
5. This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

LEGEND
Refer to the notes page for a legend that includes further notes and an explanation of abbreviations.

NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS
Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

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

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0 5 10
PAPER SIZE: A1
1:800 (1:500
10,000 (1:100
20,000 (1:200

DOCUMENT
NOTES

DOCUMENT
FOR SUBMISSION

REV L 28.01.26 MODEL *22_038 Regents Park - Building C*

STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3

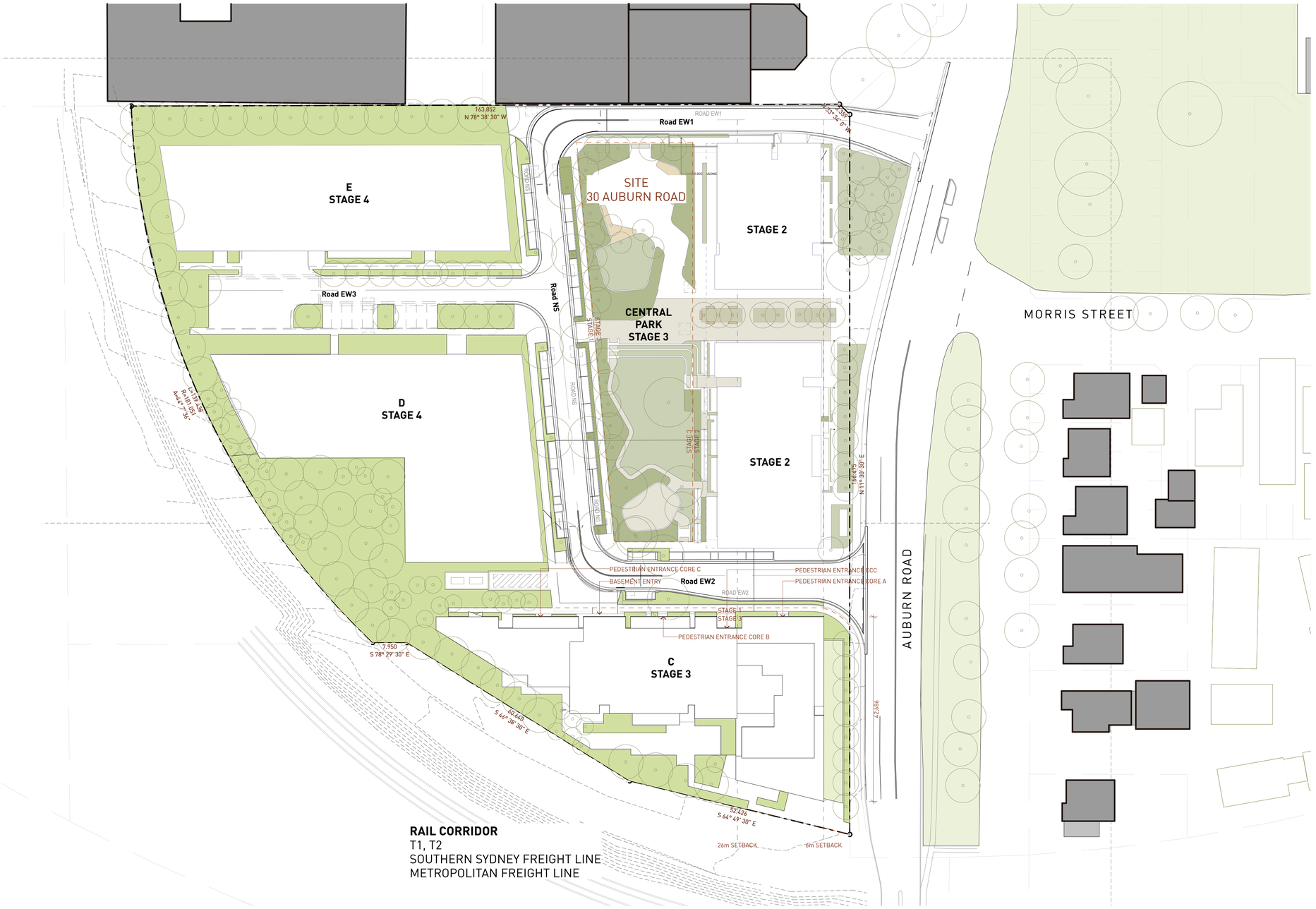
30-46 AUBURN ROAD REGENTS PARK

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)

SMITH & TZANNES

22_038 DA-A-001



1 SITE PLAN
1:500

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50.000 (1:1000)
20.000 (1:2000)

N

DOCUMENT
SITE PLAN

DOCUMENT
FOR SUBMISSION

REV L 28.01.26 MODEL *22_038 Regents Park - Building C*

STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3

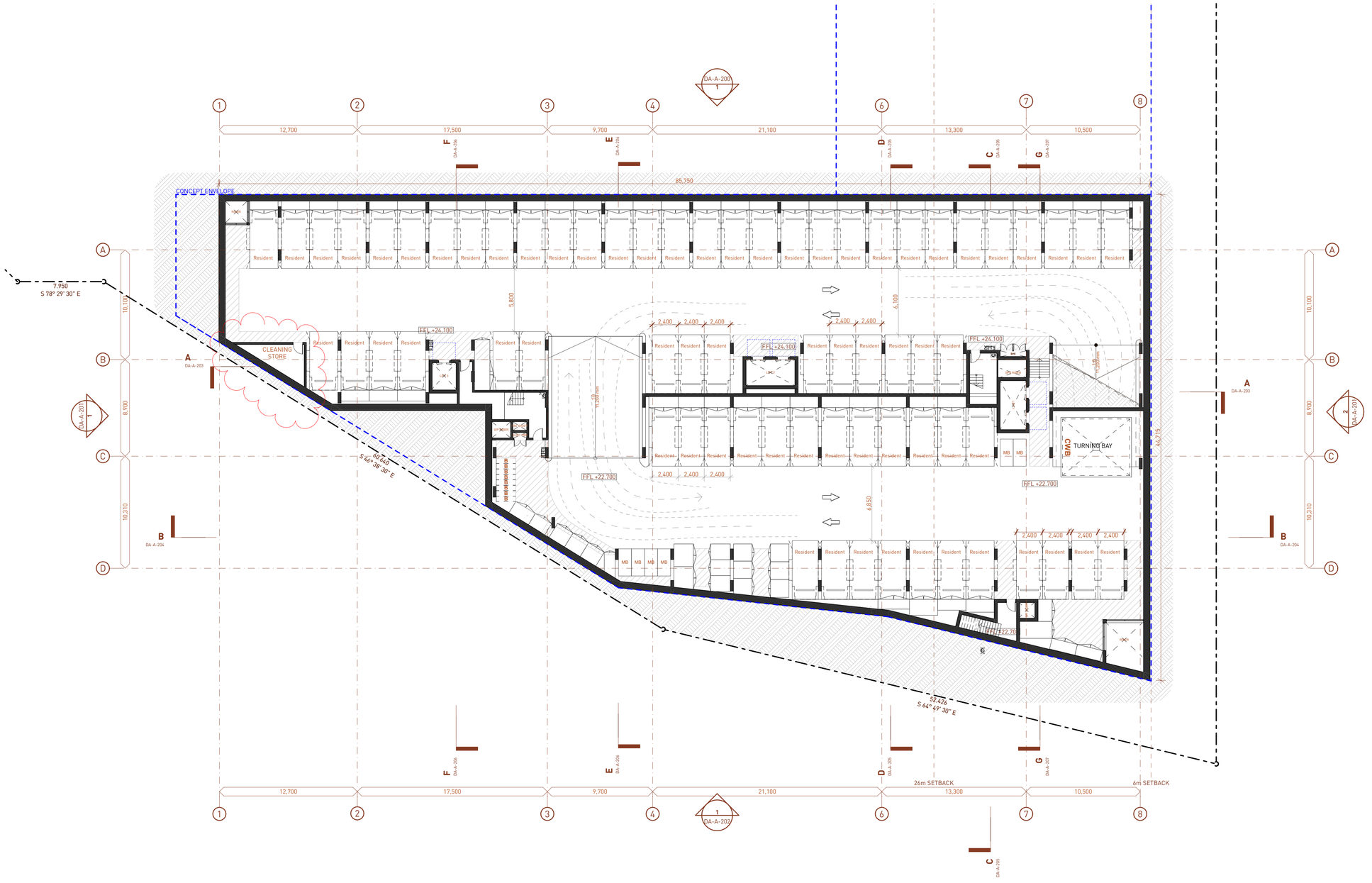
30-46 AUBURN ROAD REGENTS PARK

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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-010



1 BASEMENT C3
1:200

PARKING SCHEDULE SUMMARY

Type	Quantity
CCC	27
Resident	143
Visitor Resi.	28
	198

PARKING SCHEDULE PER FLOOR

Type	Quantity
BASEMENT C3	
Resident	68
BASEMENT C2	
Resident	65
BASEMENT C1	
CCC	15
Resident	10
Visitor Resi.	28
LEVEL 0	
CCC	12
	198

MOTORBIKE PARKING

STORY	QUANTITY
Motorbike	
BASEMENT C3	6
BASEMENT C2	6
BASEMENT C1	4
LEVEL 0	4
	20

BICYCLE PARKING

STORY	QUANTITY
Bicycle	
BASEMENT C3	8
BASEMENT C2	8
BASEMENT C1	28
LEVEL 0	9
	53

NOTE

CARPARK DIMENSIONS TYPICAL 2600 WIDE BY 5400 DEEP, UNLESS OTHERWISE DIMENSIONED

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0 5 10
PAPER SIZE: A1
1:100 @ A1
1:200 @ A3
1:500 @ A1
1:1000 @ A3

DOCUMENT
LEVEL C3

DOCUMENT
FOR SUBMISSION

REV L 28.01.26 MODEL *22_038 Regents Park - Building C*

STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3

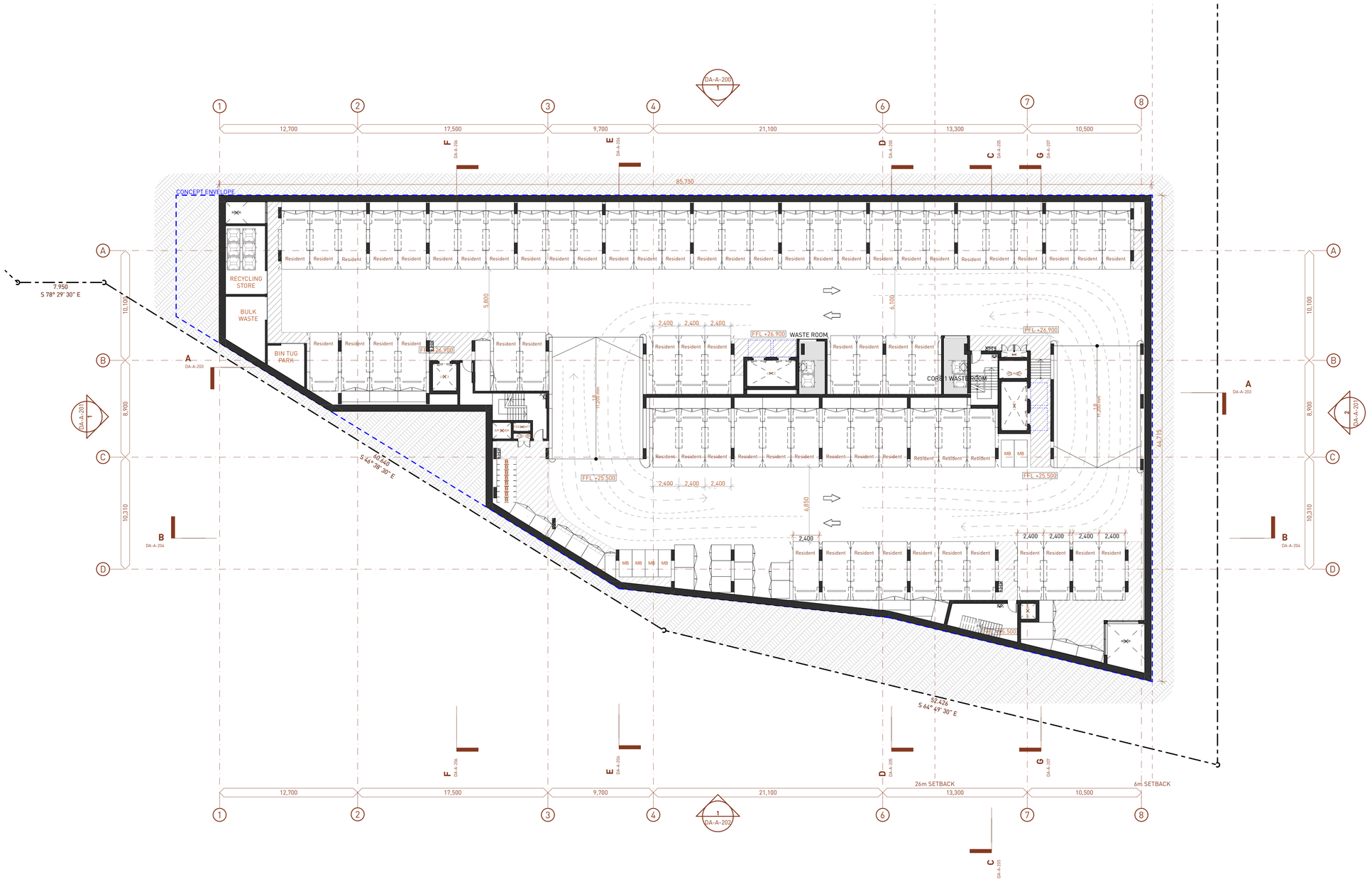
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P 02 9516 2022 **E** email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)

SMITH & TZANNES

22_038 DA-A-100



1 BASEMENT C2
1:200

PARKING SCHEDULE SUMMARY

Type	Quantity
CCC	27
Resident	143
Visitor Resi.	28
	198

PARKING SCHEDULE PER FLOOR

Type		Quantity
BASEMENT C3		
	Resident	68
BASEMENT C2		
	Resident	65
BASEMENT C1		
	CCC	15
	Resident	10
	Visitor Resi.	28
LEVEL 0		
	CCC	12
		198

MOTORBIKE PARKING

STORY	QUANTITY
Motorbike	
BASEMENT C3	6
BASEMENT C2	6
BASEMENT C1	4
LEVEL 0	4
	20

BICYCLE PARKING

STORY	QUANTITY
Bicycle	
BASEMENT C3	8
BASEMENT C2	8
BASEMENT C1	28
LEVEL 0	9
	53

NOTE

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

0 5 10
PAPER SIZE: A1
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DOCUMENT
LEVEL C2

DOCUMENT
FOR SUBMISSION

REV L 28.01.26 MODEL *22_038 Regents Park - Building C*

STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3

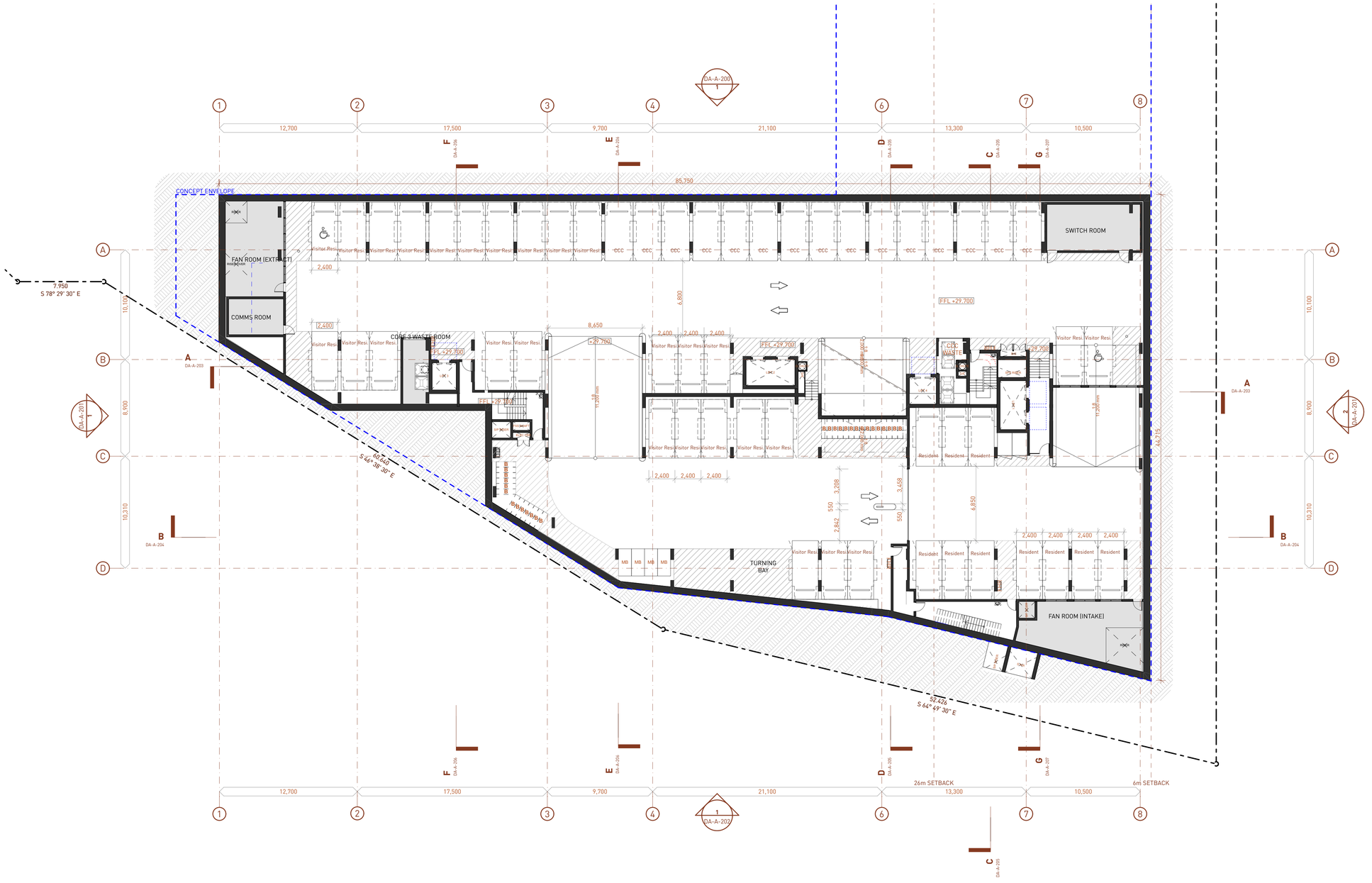
30-46 AUBURN ROAD REGENTS PARK

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)

SMITH & TZANNES

22_038 DA-A-101



1 BASEMENT C1
1:200

PARKING SCHEDULE SUMMARY

Type	Quantity
CCC	27
Resident	143
Visitor Resi.	28
	198

PARKING SCHEDULE PER FLOOR

Type		Quantity
BASEMENT C3		
	Resident	68
BASEMENT C2		
	Resident	65
BASEMENT C1		
	CCC	15
	Resident	10
	Visitor Resi.	28
LEVEL 0		
	CCC	12
		198

MOTORBIKE PARKING

STORY	QUANTITY
Motorbike	
BASEMENT C3	6
BASEMENT C2	6
BASEMENT C1	4
LEVEL 0	4
	20

BICYCLE PARKING

STORY	QUANTITY
Bicycle	
BASEMENT C3	8
BASEMENT C2	8
BASEMENT C1	28
LEVEL 0	9
	53

NOTE

CARPARK DIMENSIONS TYPICAL 2600 WIDE BY 5400 DEEP, UNLESS OTHERWISE DIMENSIONED

NOTES
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0 5 10
PAPER SIZE: A1
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DOCUMENT
LEVEL C1

DOCUMENT
FOR SUBMISSION

REV L 28.01.26 MODEL *22_038 Regents Park - Building C*

STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3

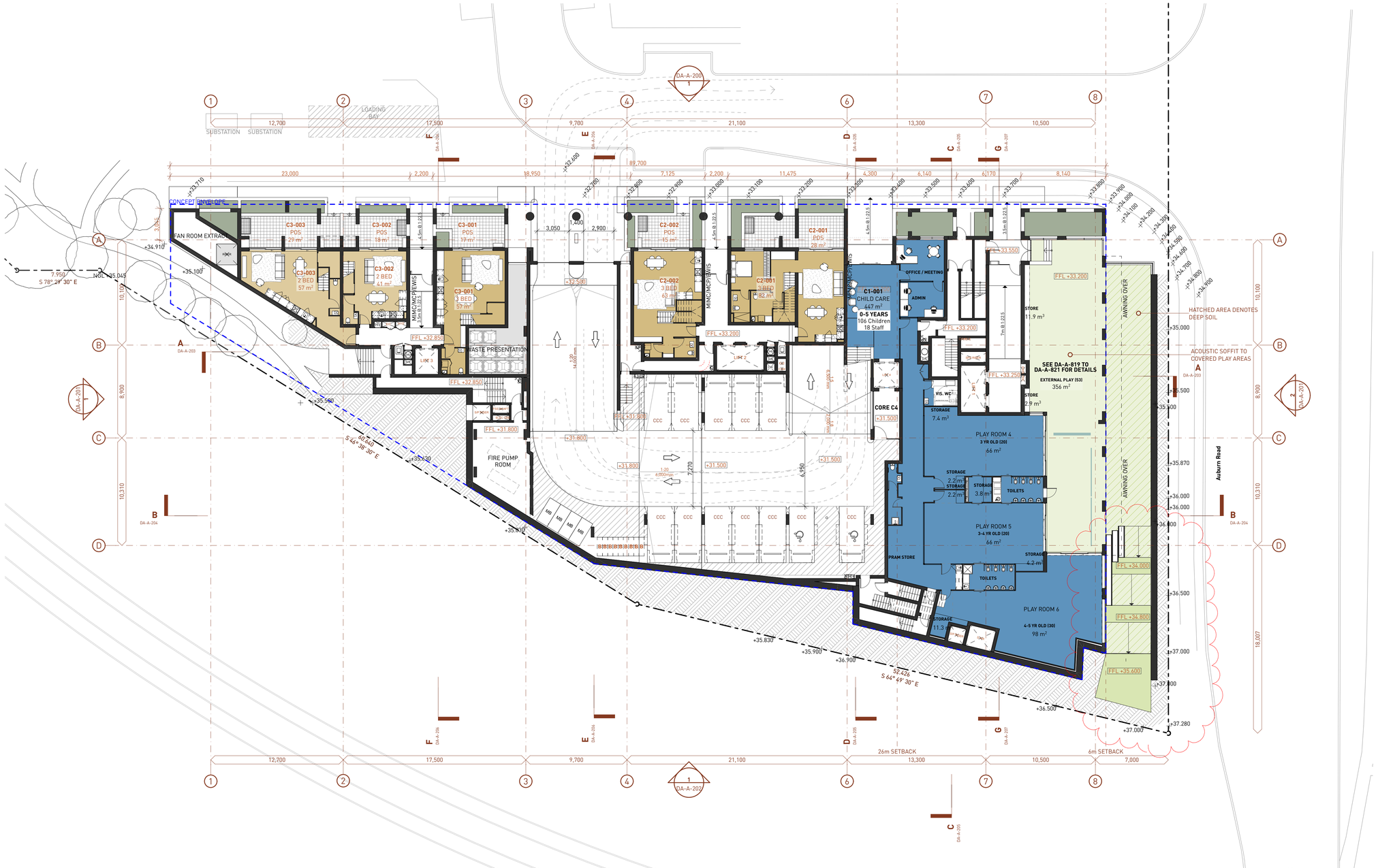
30-46 AUBURN ROAD REGENTS PARK

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)

SMITH & TZANNES

22_038 DA-A-102



1 LEVEL 0
1:200

PARKING SCHEDULE SUMMARY

Type	Quantity
CCC	27
Resident	143
Visitor Resi.	28
	198

PARKING SCHEDULE PER FLOOR

Type		Quantity
BASEMENT C3		
	Resident	68
BASEMENT C2		
	Resident	65
BASEMENT C1		
	CCC	15
	Resident	10
	Visitor Resi.	28
LEVEL 0		
	CCC	12
		198

MOTORBIKE PARKING

STORY	QUANTITY
Motorbike	
BASEMENT C3	6
BASEMENT C2	6
BASEMENT C1	4
LEVEL 0	4
	20

BICYCLE PARKING

STORY	QUANTITY
Bicycle	
BASEMENT C3	8
BASEMENT C2	8
BASEMENT C1	28
LEVEL 0	9
	53

NOTE

CARPARK DIMENSIONS TYPICAL 2600 WIDE BY 5400 DEEP, UNLESS OTHERWISE DIMENSIONED

CHILD CARE CENTRE

	AGE	#	AREA m2		STORAGE m³	
			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**					

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DOCUMENT
LEVEL 0 (GROUND)

DOCUMENT
FOR SUBMISSION

REV M 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)

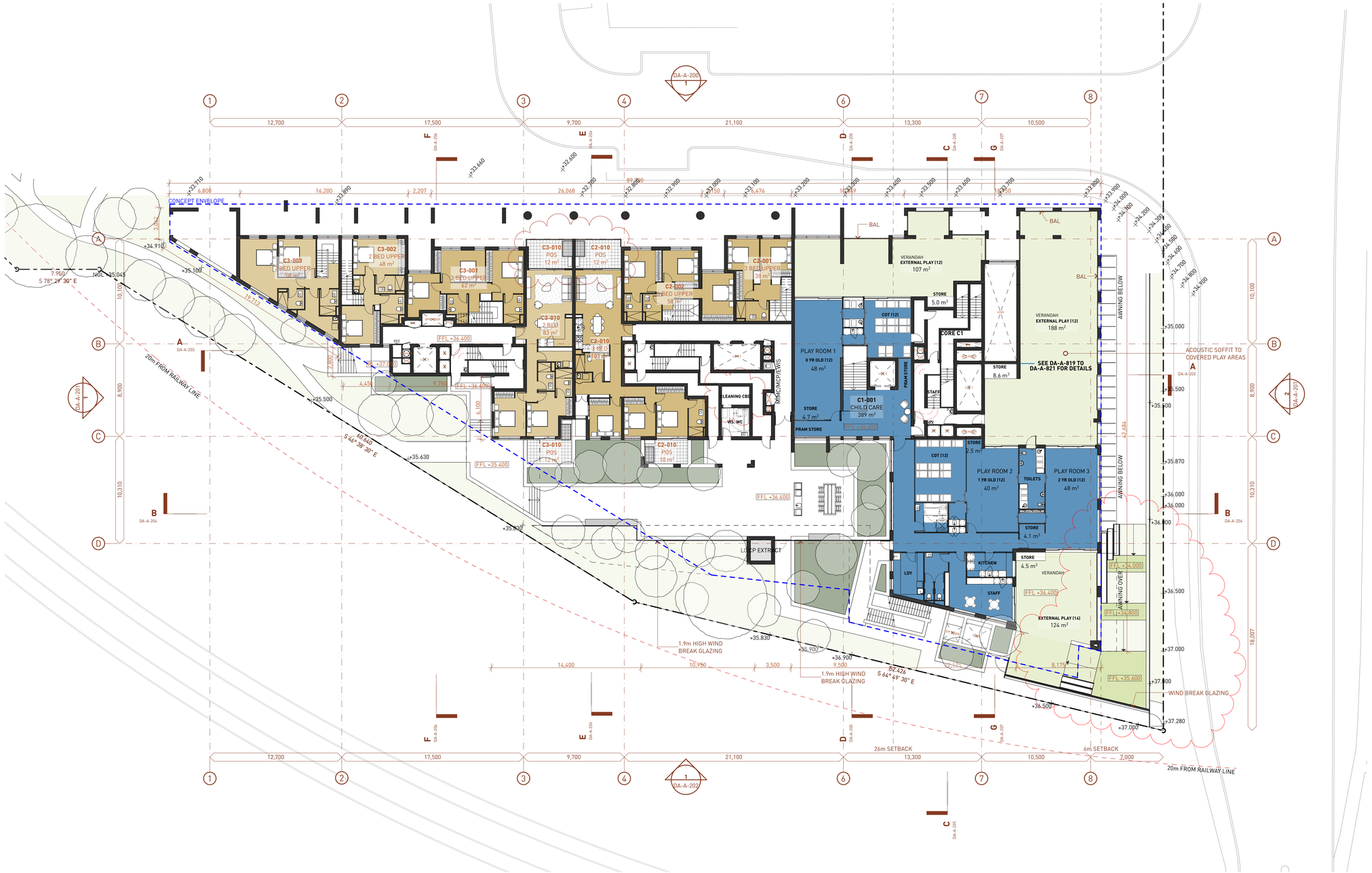
SMITH & TZANNES

N

22_038 DA-A-103

CHILD CARE CENTRE

	AGE	#	AREA m2		STORAGE m³	
			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**					



1 LEVEL 1
1:200

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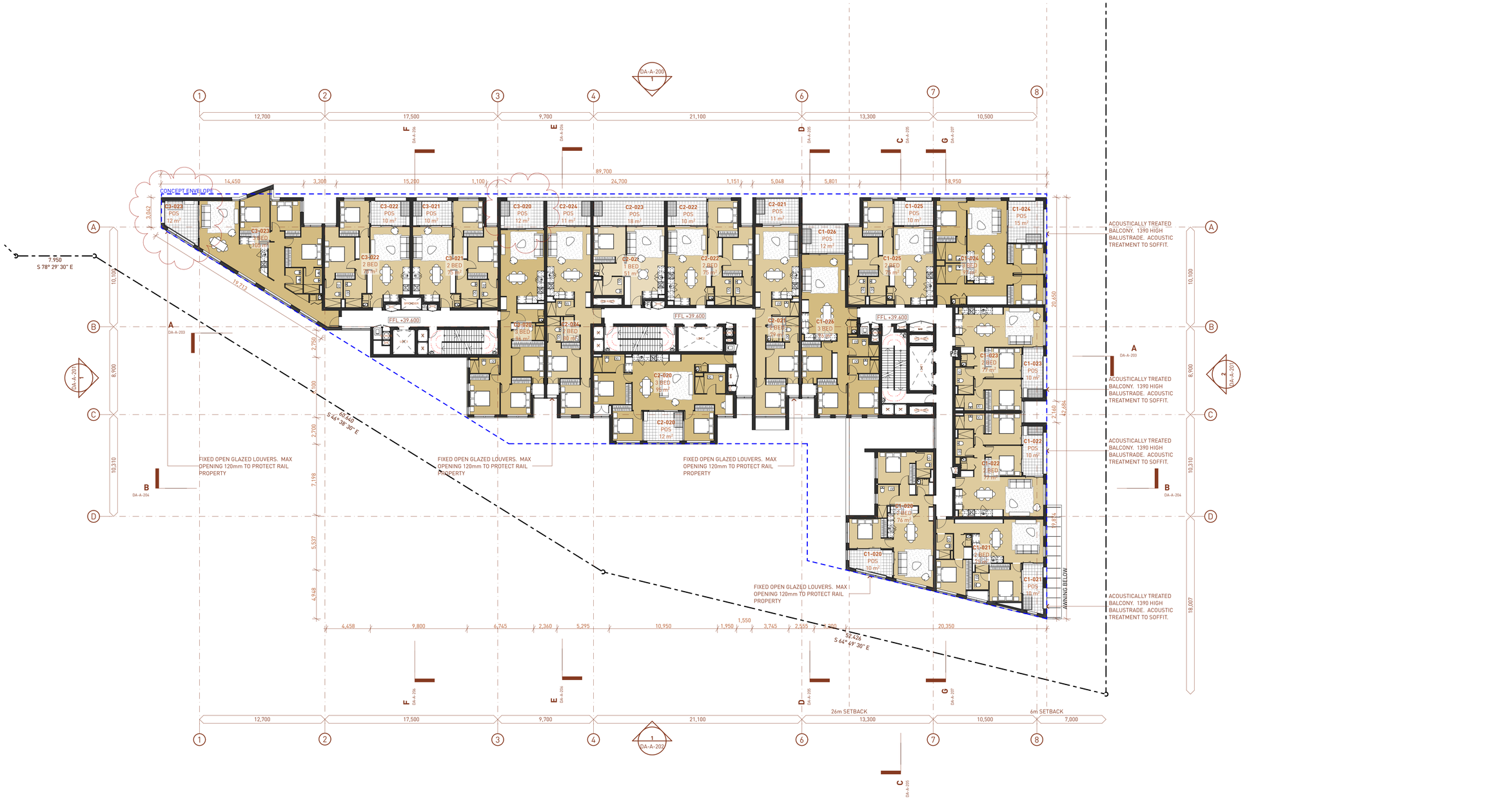
DOCUMENT
LEVEL 01
DOCUMENT
FOR SUBMISSION
REV M 31.03.26 MODEL *22_038 Regents Park - Building C*
STAGE
DEVELOPMENT APPLICATION

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

N

22_038 DA-A-104



1 LEVEL 2-5 TYPICAL
1:200

NOTES
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0 5 10
PAPER SIZE: A1
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DOCUMENT
LEVEL 02 - 05

DOCUMENT
FOR SUBMISSION

REV L 28.01.26 MODEL *22_038 Regents Park - Building C*

STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3

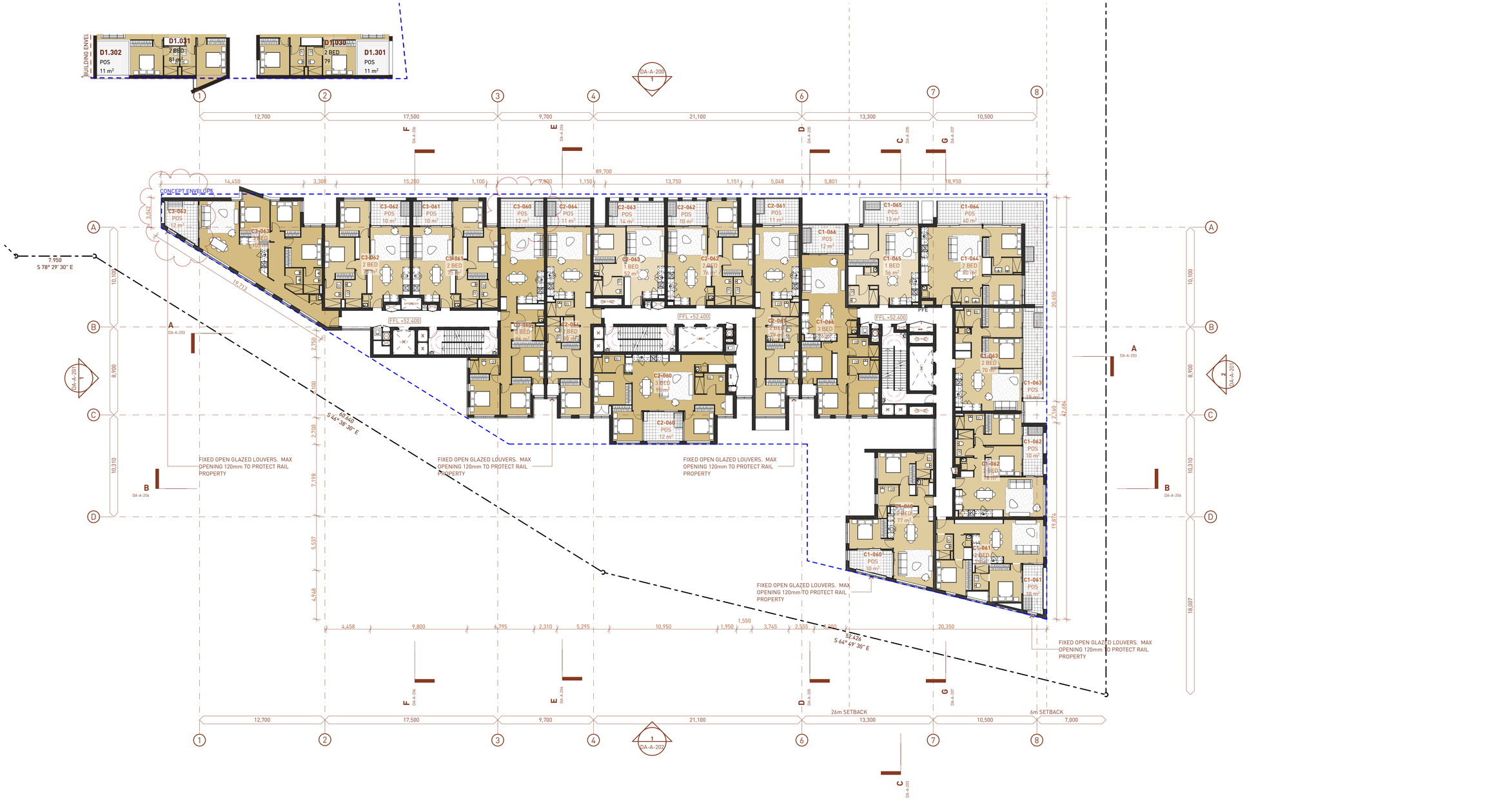
30-46 AUBURN ROAD REGENTS PARK

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)

SMITH & TZANNES

22_038 DA-A-105



1 LEVEL 6
1:200

NOTES
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DOCUMENT
LEVEL 06

DOCUMENT
FOR SUBMISSION

REV L 28.01.26 MODEL *22_038 Regents Park - Building C*

STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3

30-46 AUBURN ROAD REGENTS PARK

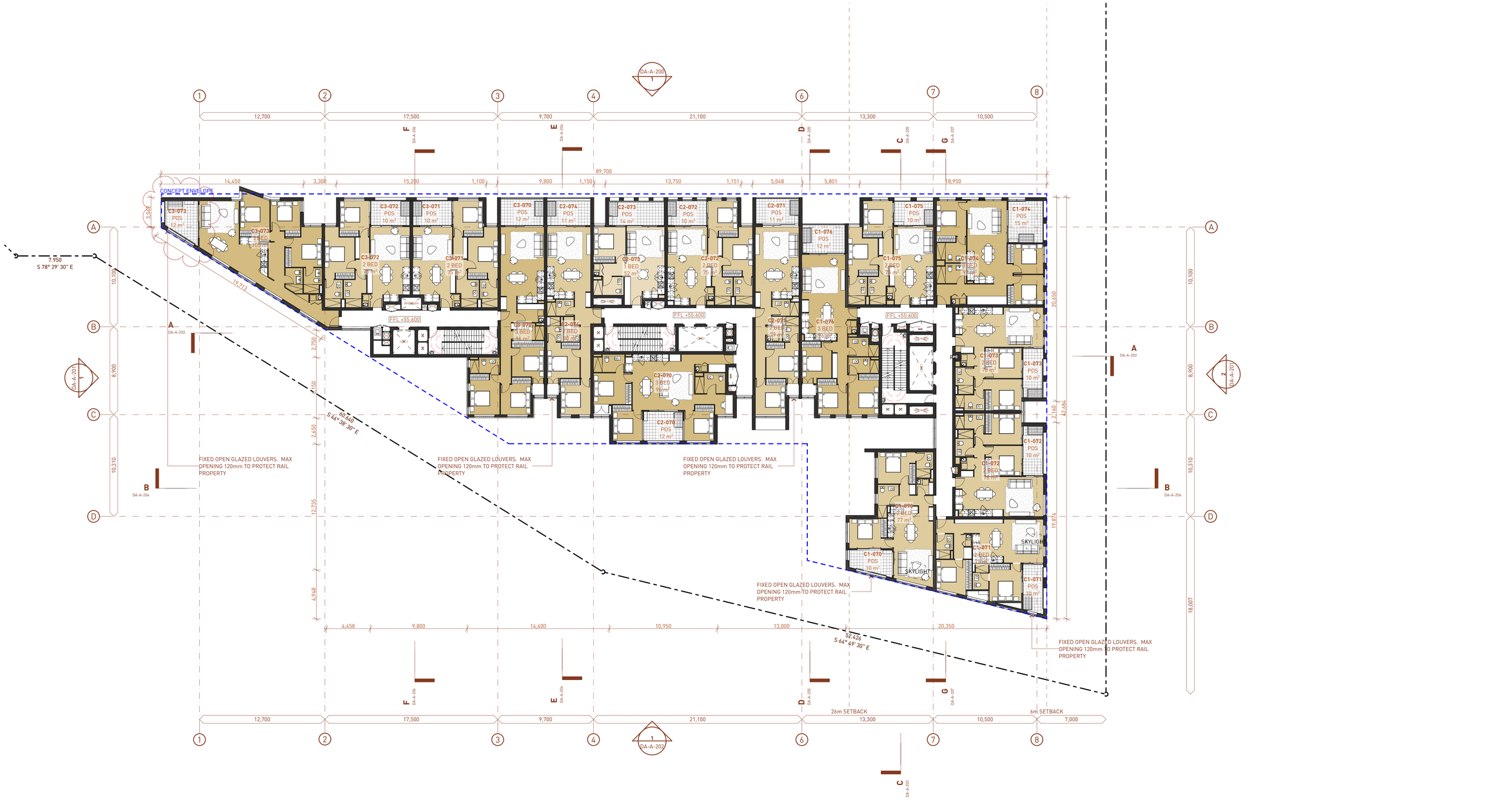
CLIENT **30 Auburn Road Pty Ltd**

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)

SMITH & TZANNES

N

22_038 DA-A-106



1 LEVEL 7
1:200

NOTES
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PAPER SIZE: A1
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DOCUMENT
LEVEL 07

DOCUMENT
FOR SUBMISSION

REV L 28.01.26 MODEL *22_038 Regents Park - Building C*

STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3

30-46 AUBURN ROAD REGENTS PARK

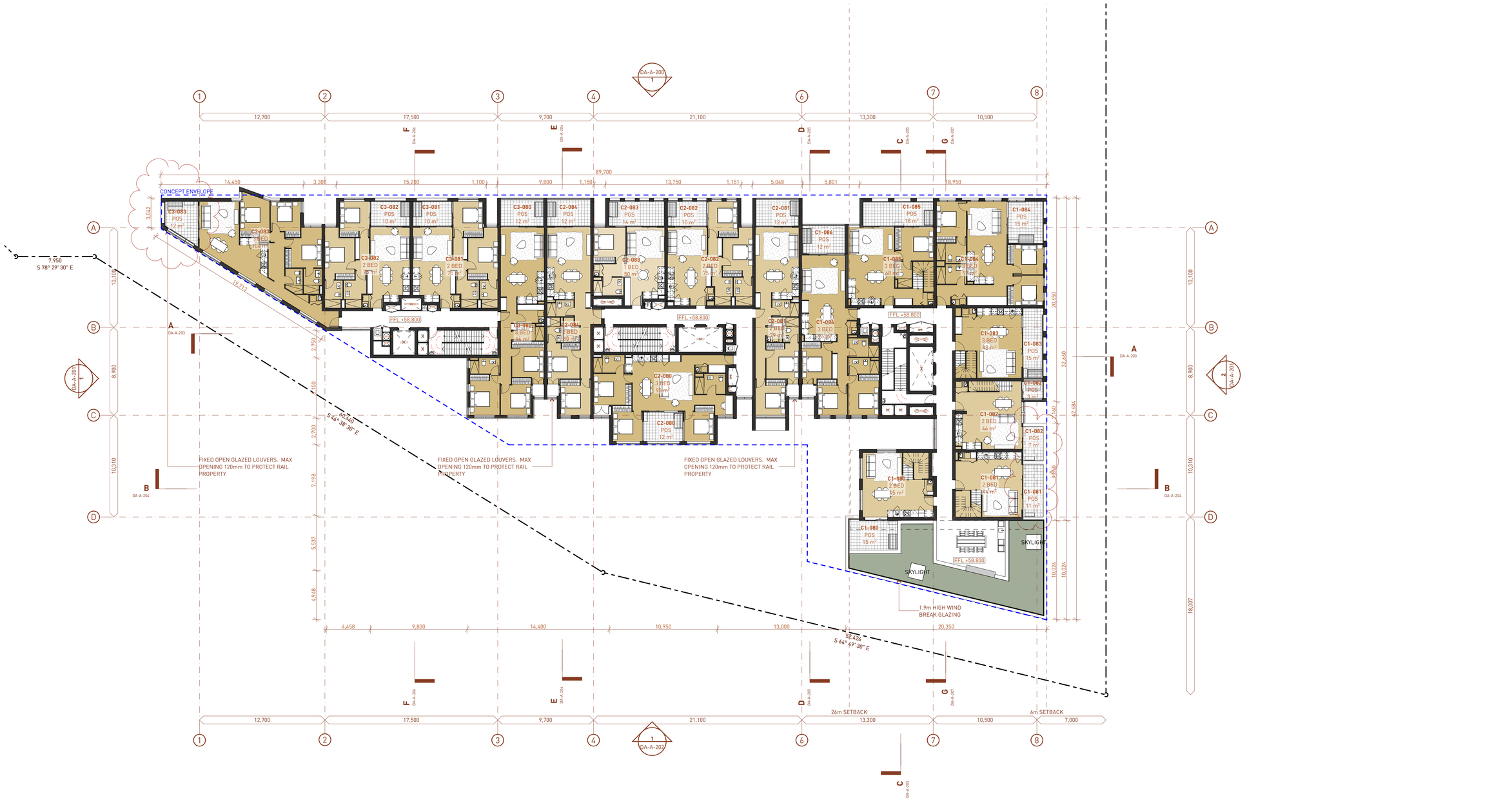
CLIENT **30 Auburn Road Pty Ltd**

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)

SMITH & TZANNES

N

22_038 DA-A-107



1 LEVEL 8
1:200

NOTES
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0 5 10
PAPER SIZE: A1
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DOCUMENT
LEVEL 08

DOCUMENT
FOR SUBMISSION

REV L 28.01.26 MODEL *22_038 Regents Park - Building C*

STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3

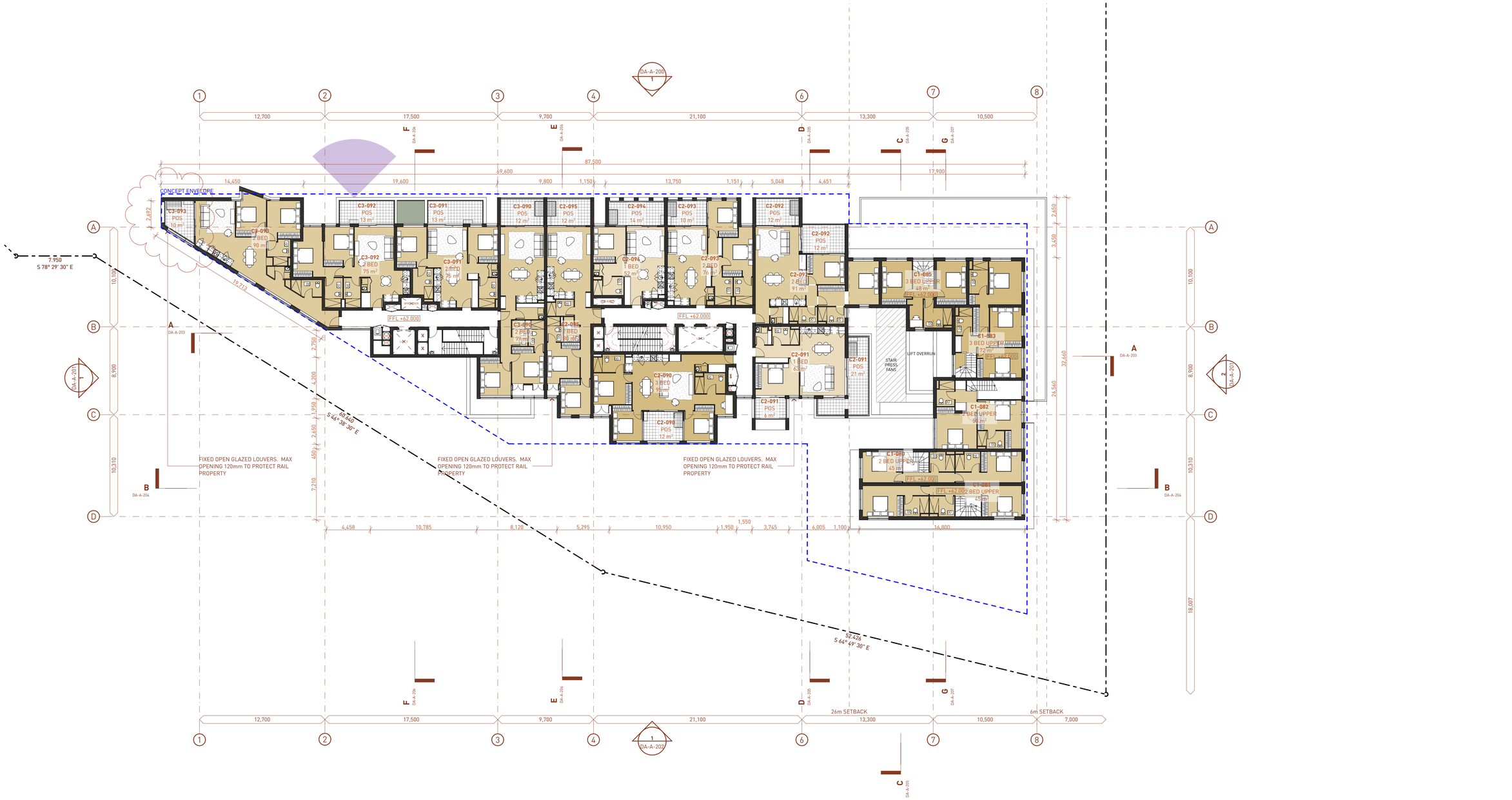
30-46 AUBURN ROAD REGENTS PARK

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)

SMITH & TZANNES

22_038 DA-A-108



1 LEVEL 9
1:200

NOTES
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DOCUMENT
LEVEL 09

DOCUMENT
FOR SUBMISSION

REV L 28.01.26 MODEL *22_038 Regents Park - Building C*

STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3

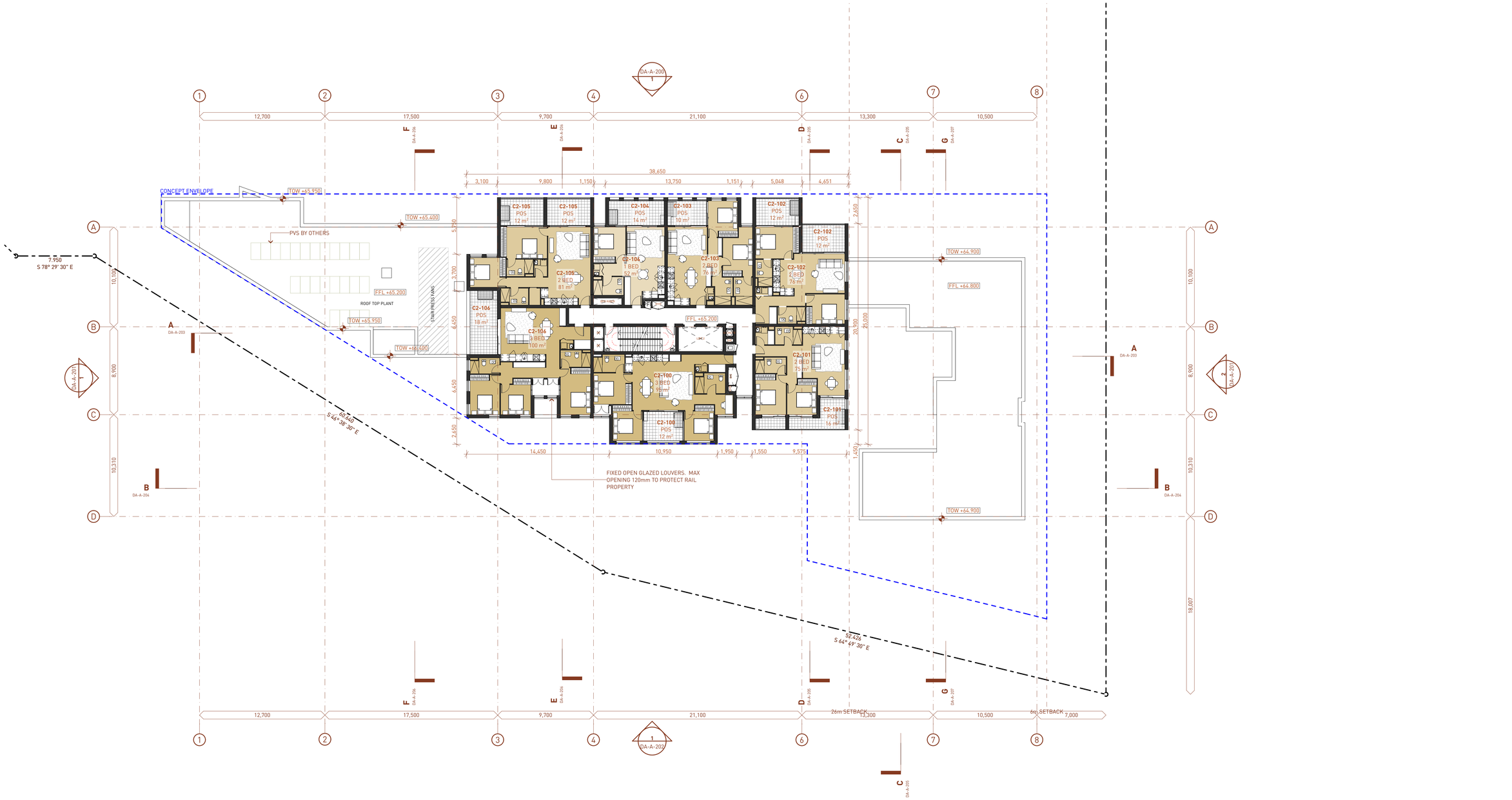
30-46 AUBURN ROAD REGENTS PARK

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)

SMITH & TZANNES

22_038 DA-A-109



1 LEVEL 10
1:200

NOTES
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DOCUMENT
LEVEL 10

DOCUMENT
FOR SUBMISSION

REV L 28.01.26 MODEL *22_038 Regents Park - Building C*

STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3

30-46 AUBURN ROAD REGENTS PARK

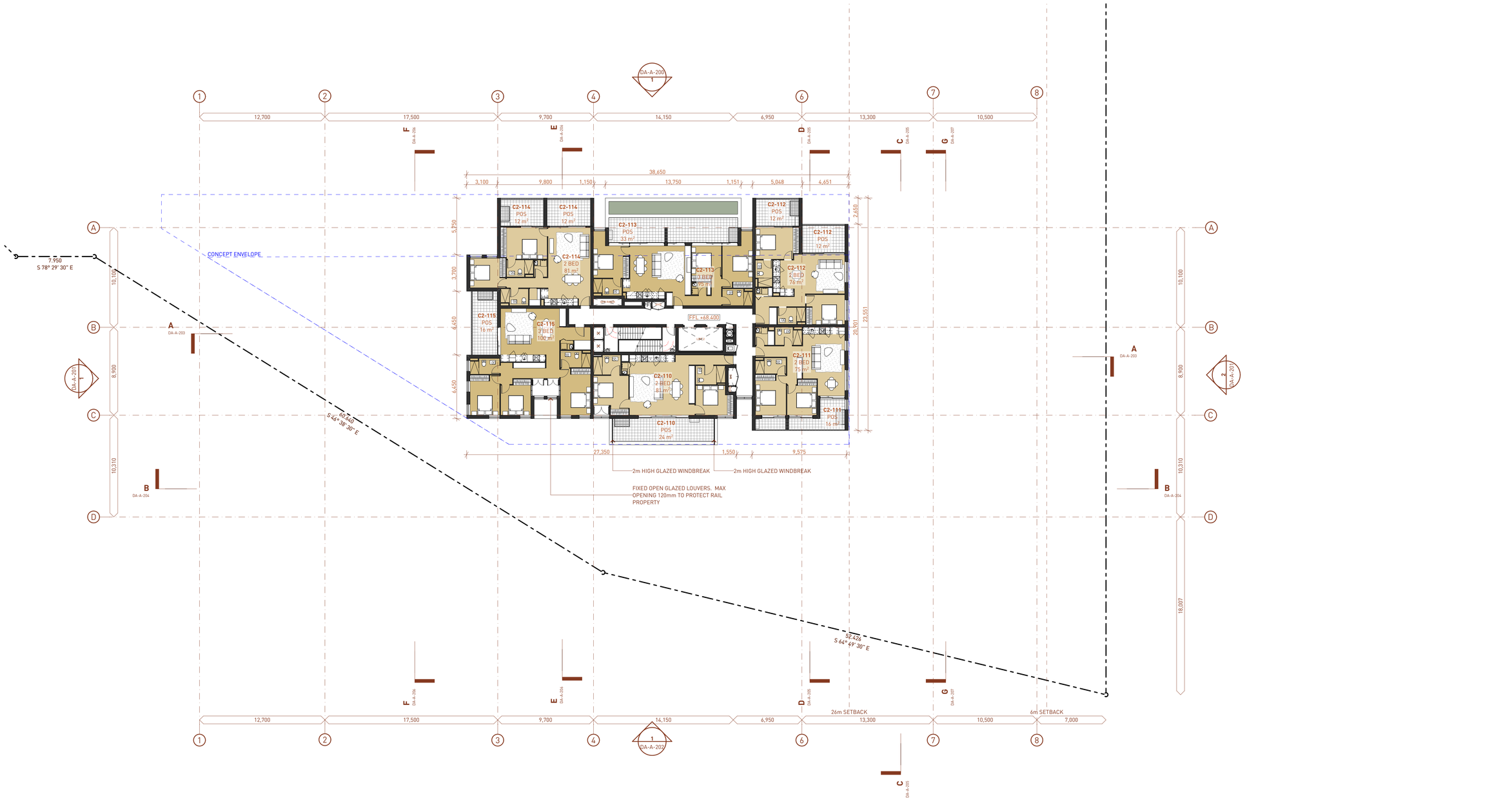
CLIENT **30 Auburn Road Pty Ltd**

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)

SMITH & TZANNES

N

22_038 DA-A-110



1 LEVEL 11
1:200

NOTES
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0 5 10
PAPER SIZE: A1
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10,000 | 20,000
5,000 | 10,000

DOCUMENT
LEVEL 11

DOCUMENT
FOR SUBMISSION

REV L 28.01.26 MODEL *22_038 Regents Park - Building C*

STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3

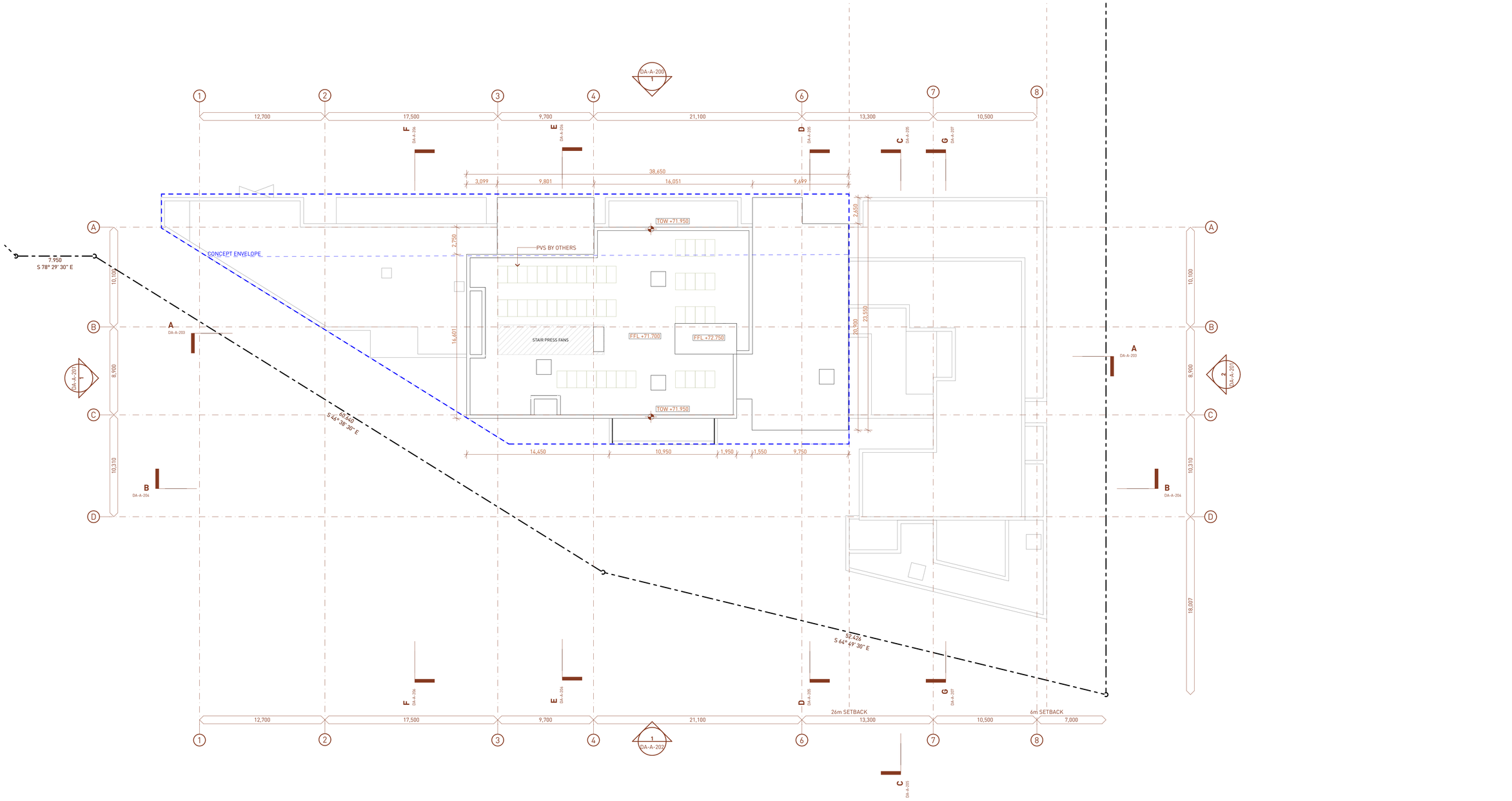
30-46 AUBURN ROAD REGENTS PARK

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)

SMITH & TZANNES

22_038 DA-A-111



1 ROOF
1:200

NOTES
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0 5 10
PAPER SIZE: A1
1:100 | 1:200
10,000 | 1:100
20,000 | 1:200

DOCUMENT
ROOF

DOCUMENT
FOR SUBMISSION

REV L 28.01.26 MODEL *22_038 Regents Park - Building C*

STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3

30-46 AUBURN ROAD REGENTS PARK

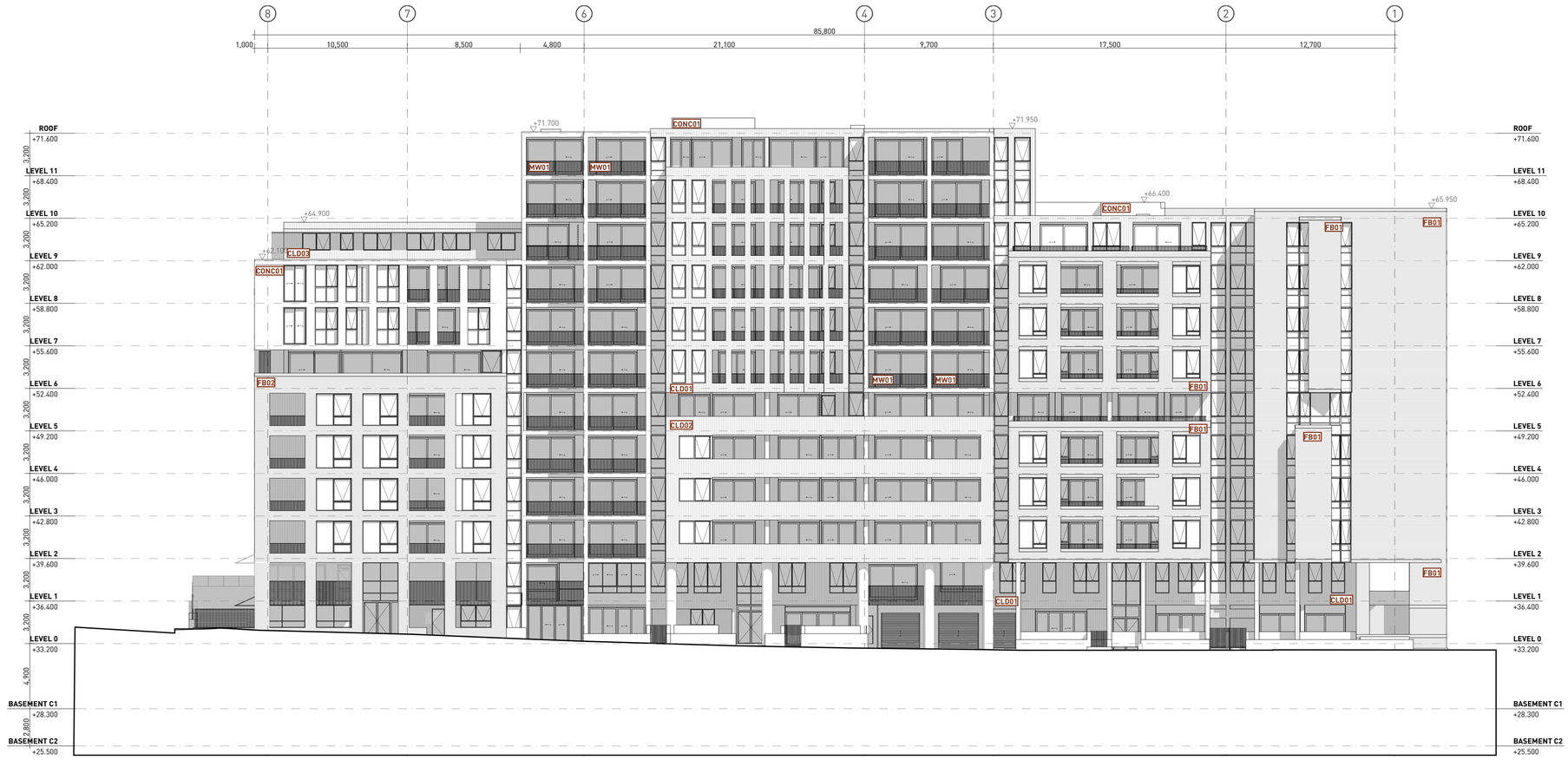
CLIENT **30 Auburn Road Pty Ltd**

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)

SMITH & TZANNES

22_038 DA-A-112





1 NORTH ELEVATION
1:200

NOTES
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NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS
Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

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

0 5 10
PAPER SIZE: A1
1:200
1:500
1:100
1:200

DOCUMENT
NORTH ELEVATION

DOCUMENT
FOR SUBMISSION

REV L 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)

SMITH & TZANNES

22_038 DA-A-200





1 WEST ELEVATION
1:200



2 EAST ELEVATION
1:200

NOTES

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0 5 10

PAPER SIZE: A1
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5,000 | 10,000
20,000 | 1:200

DOCUMENT
EAST & WEST ELEVATIONS

DOCUMENT
FOR SUBMISSION

REV L 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)

SMITH & TZANNES

22_038 DA-A-201





1 SOUTH ELEVATION
1:200

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PAPER SIZE: A1
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DOCUMENT
SOUTH ELEVATION

DOCUMENT
FOR SUBMISSION

REV L 28.01.26 MODEL *22_038 Regents Park - Building C*

STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3

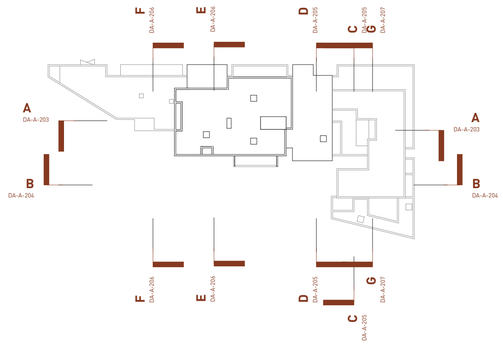
30-46 AUBURN ROAD REGENTS PARK

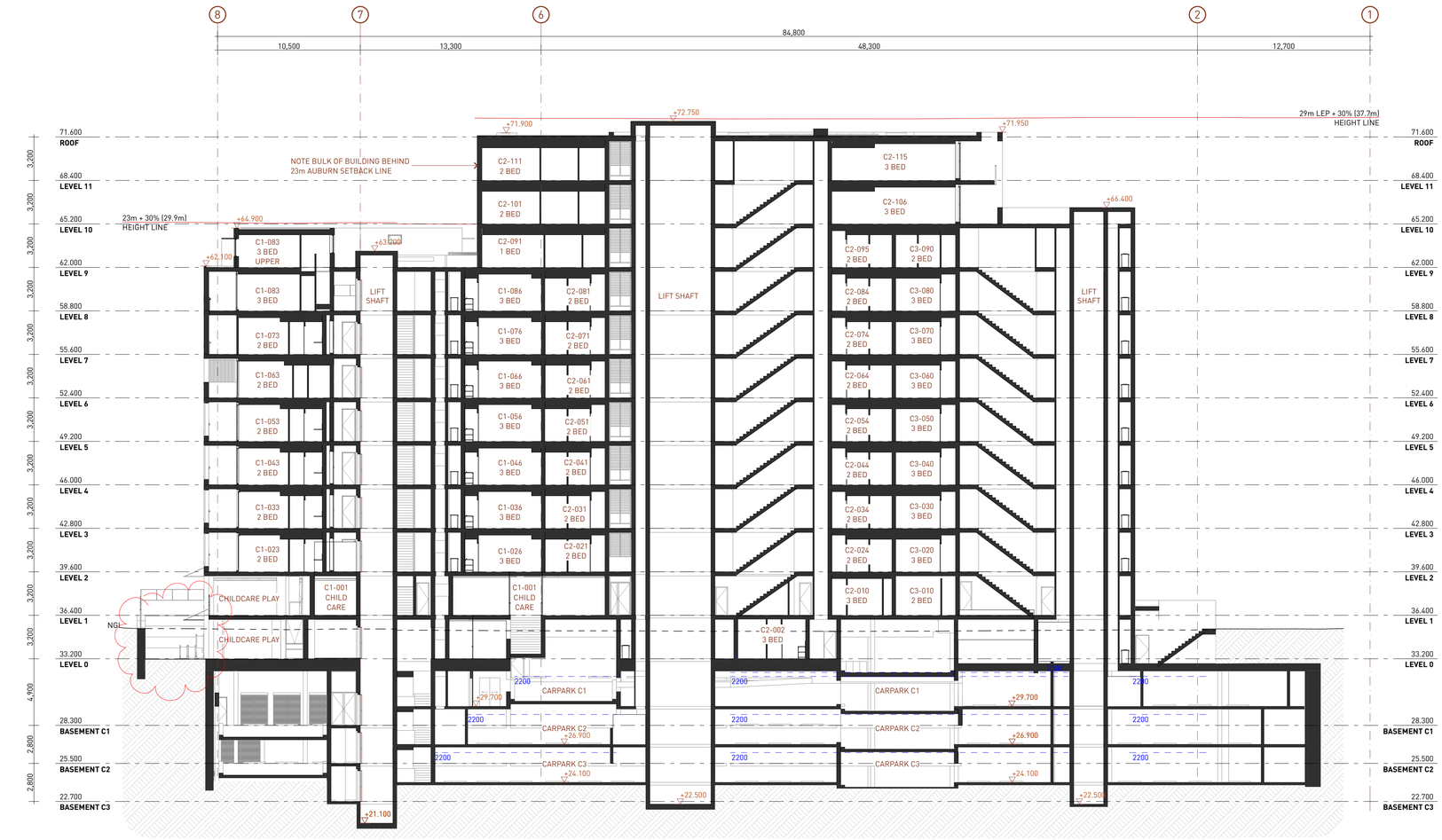
CLIENT **30 Auburn Road Pty Ltd**

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)

SMITH & TZANNES

22_038 DA-A-202





1 SECTION A
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.

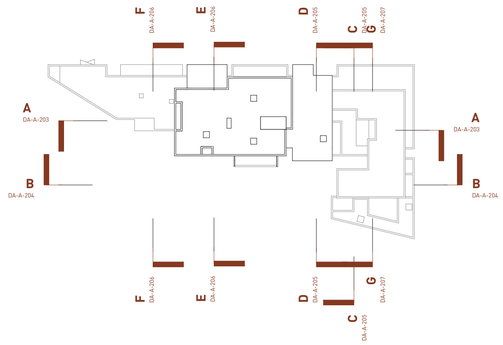
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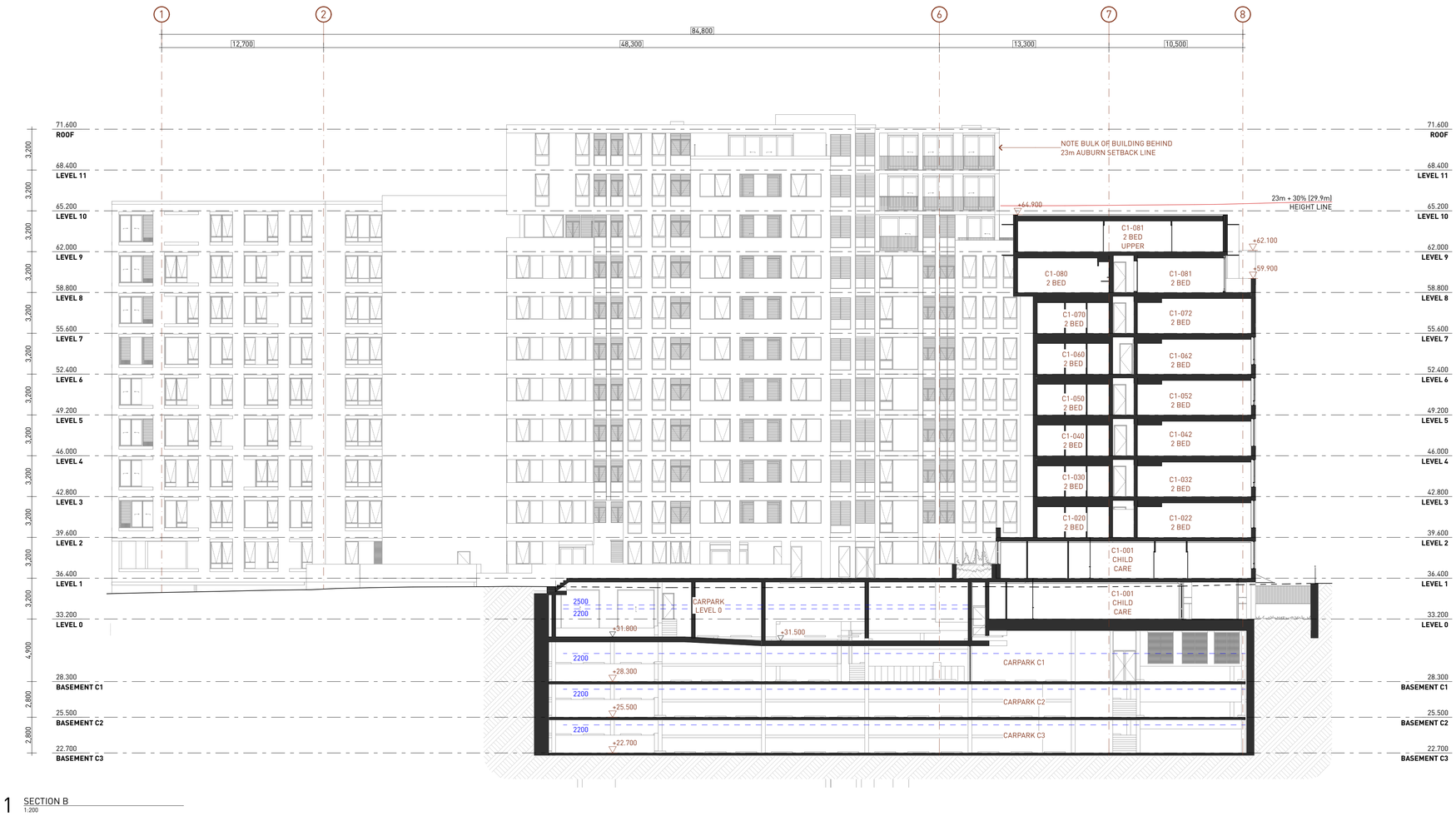
DOCUMENT
SECTION A
DOCUMENT
FOR SUBMISSION
REV M 31.03.26 MODEL *22_038 Regents Park - Building C*
STAGE
DEVELOPMENT APPLICATION

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-203





1 SECTION B
1:200

NOTES
1. NEVER scale off drawings, use figured dimensions only.
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NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS
Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

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

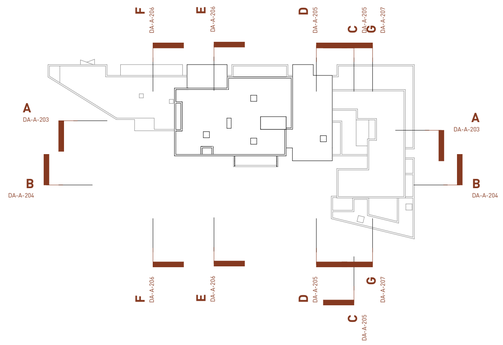
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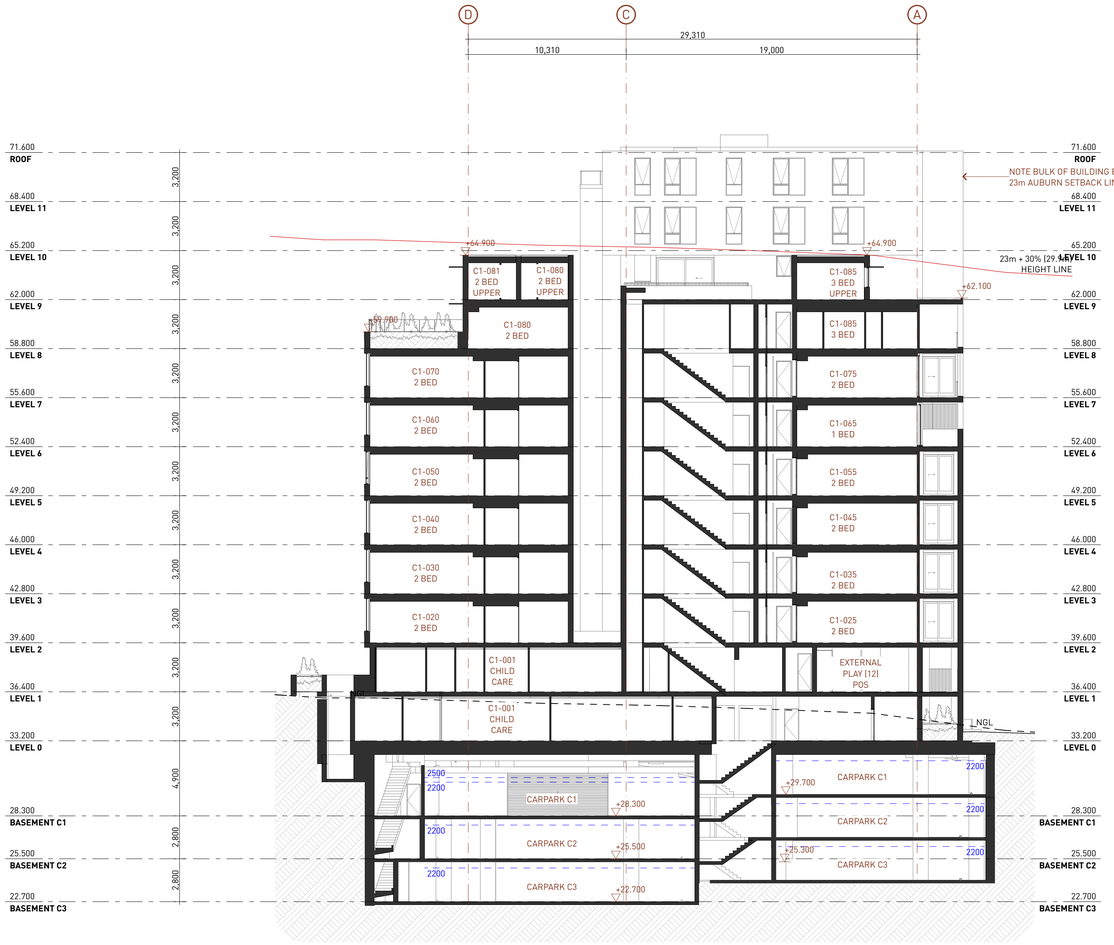
DOCUMENT
SECTION B
DOCUMENT
FOR SUBMISSION
REV L 28.01.26
MODEL *22_038 Regents Park - Building C*
STAGE
DEVELOPMENT APPLICATION

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)
SMITH & TZANNES

22_038 DA-A-204





1 SECTION C
1:200



2 SECTION D
1:200

NOTES
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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
PAPER SIZE: A1
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10,000 (1:100)
20,000 (1:200)

DOCUMENT
SECTION C & D

DOCUMENT
FOR SUBMISSION

REV L 28.01.26 MODEL *22_038 Regents Park - Building C*

STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3

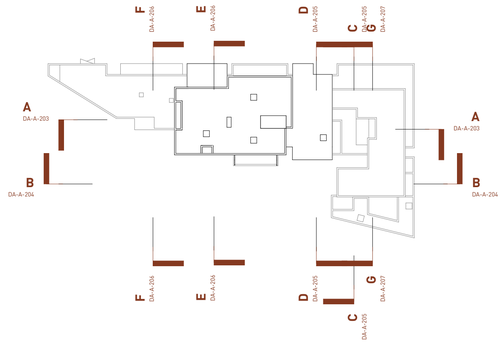
30-46 AUBURN ROAD REGENTS PARK

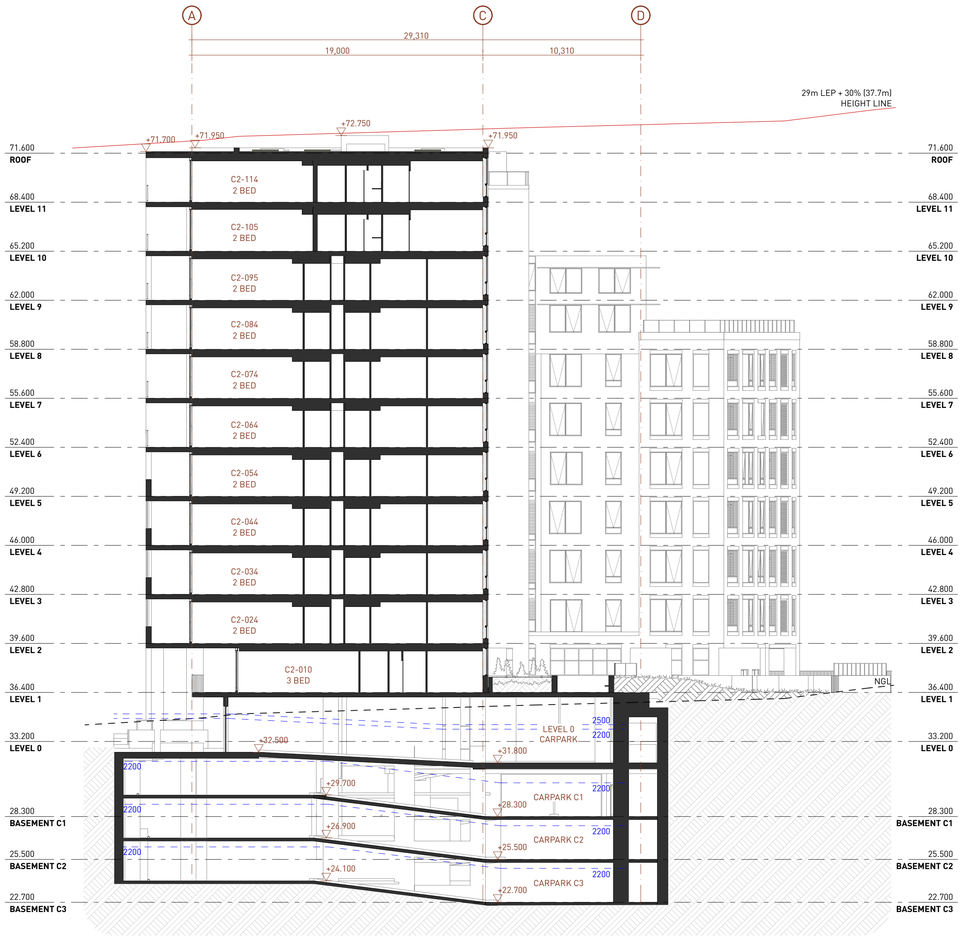
CLIENT **30 Auburn Road Pty Ltd**

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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22_038 DA-A-205





1 SECTION E
1:200



2 SECTION F
1:200

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0 5 10
PAPER SIZE: A1
Particle 1:100
10.000 | 1:100
20.000 | 1:200

DOCUMENT
SECTION E & G

DOCUMENT
FOR SUBMISSION

REV L 28.01.26 MODEL *22_038 Regents Park - Building C*

STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3

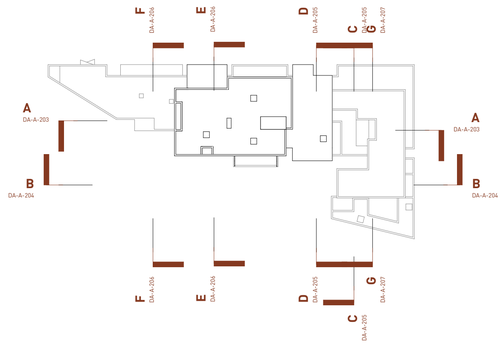
30-46 AUBURN ROAD REGENTS PARK

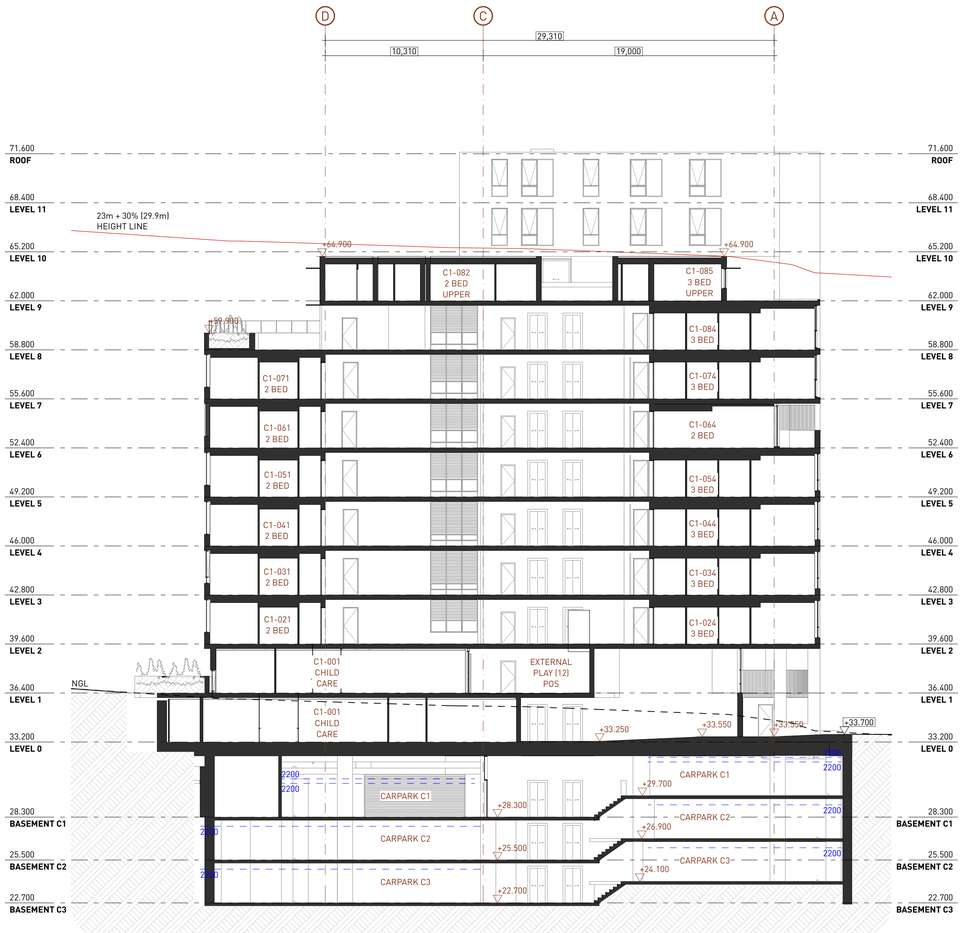
CLIENT **30 Auburn Road Pty Ltd**

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)

SMITH & TZANNES

22_038 DA-A-206





1 SECTION G
1:200

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0 5 10
PAPER SIZE: A1
1:200 | 1:100
10,000 | 5,000
20,000 | 1:200

DOCUMENT
SECTION G

DOCUMENT
FOR SUBMISSION

REV L 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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22_038 DA-A-207



NOTES

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0 5 10

PAPER SIZE: A1
1:200 | 1:100
10,000 | 5,000
20,000 | 1:200

DOCUMENT
RENDER

DOCUMENT
FOR SUBMISSION

REV L 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)

SMITH & TZANNES

22_038 DA-A-900



1 Auburn Road View
1:2.65

NOTES
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0 5 10
PAPER SIZE: A1
1:500 1:1000 1:2000

DOCUMENT
RENDER

DOCUMENT
FOR SUBMISSION

REV L 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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22_038 DA-A-901