

# DEVELOPMENT APPLICATION

## REGENTS PARK - STAGE 3

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

REV D 10.01.25

# SMITH & TZANNES



**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 6
DA-A-800	AREA CALCULATIONS
DA-A-801	GROSS FLOOR AREA CALCULATIONS
DA-A-802	SOLAR ACCESS CALCULATIONS
DA-A-803	VENTILATION CALCULATIONS
DA-A-804	ACCESSIBILITY CALCULATIONS
DA-A-805	STORAGE CALCULATIONS
DA-A-806	STORAGE CALCULATIONS
DA-A-807	STORAGE CALCULATIONS
DA-A-808	STORAGE CALCULATIONS
DA-A-809	STORAGE CALCULATIONS
DA-A-810	LANDSCAPE & DEEP SOIL - WHOLE...
DA-A-811	COMMON OPEN SPACE
DA-A-812	SOFTSCAPE STAGE 3
DA-A-813	DEEP SOIL STAGE 3
DA-A-814	SILVER LEVEL LIVEABLE HOUSING
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	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	FINISHES
DA-A-901	FINISHES
DA-A-902	FINISHES

**DEVELOPMENT STATISTICS**

STAGE 3 - SITE AREAS SCHEDULE		AREA
SITE AREA	5,646	
COMMUNAL OPEN SPACE	4,323	
LANDSCAPED AREA	3,623	
SITE COVERAGE	2,029	
SOFTSCAPE AREA	3,172	
GROSS FLOOR AREA SCHEDULE		
LEVEL	AREA	
CHILD CARE		
LEVEL 0	451	
LEVEL 1	403	
	854 m <sup>2</sup>	
RESIDENTIAL		
LEVEL 0	435	
LEVEL 1	581	
LEVEL 2	1,574	
LEVEL 3	1,574	
LEVEL 4	1,574	
LEVEL 5	1,563	
LEVEL 6	1,514	
LEVEL 7	1,573	
LEVEL 8	1,386	
LEVEL 9	1,200	
LEVEL 10	643	
LEVEL 11	580	
	14,197 m <sup>2</sup>	
<b>TOTAL GROSS FLOOR AREA</b>	<b>15,051 m<sup>2</sup></b>	
APARTMENT MIX SCHEDULE		
BEDS	QUANTITY	%
1 BED	11	8%
2 BED	85	60%
3 BED	46	32%
	142	

**NOTES**

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**APARTMENT SCHEDULE**

APARTMENT SCHEDULE					
APARTMENT	TYPE	UNIT AREA	POS AREA	LHA LEVEL	
C1-020	2 BED	76	10	Silver Level	
C1-021	2 BED	75	10	NA	
C1-022	2 BED	77	10	NA	
C1-023	2 BED	77	10	NA	
C1-024	3 BED	97	15	NA	
C1-025	2 BED	75	10	NA	
C1-026	3 BED	96	12	NA	
C1-030	2 BED	77	10	Silver Level	
C1-031	2 BED	75	10	NA	
C1-032	2 BED	78	10	NA	
C1-033	2 BED	78	10	NA	
C1-034	3 BED	97	15	NA	
C1-035	2 BED	75	10	NA	
C1-036	3 BED	96	12	NA	
C1-040	2 BED	77	10	Silver Level	
C1-041	2 BED	75	10	NA	
C1-042	2 BED	78	10	NA	
C1-043	2 BED	78	10	NA	
C1-044	3 BED	97	15	NA	
C1-045	2 BED	75	10	NA	
C1-046	3 BED	96	12	NA	
C1-050	2 BED	77	10	Silver Level	
C1-051	2 BED	75	10	NA	
C1-052	2 BED	77	10	NA	
C1-053	2 BED	78	10	NA	
C1-054	3 BED	97	15	NA	
C1-055	2 BED	75	10	NA	
C1-056	3 BED	96	12	NA	
C1-060	2 BED	77	10	Silver Level	
C1-061	2 BED	75	10	NA	
C1-062	2 BED	78	10	NA	
C1-063	2 BED	70	17	NA	
C1-064	2 BED	80	40	NA	
C1-065	1 BED	56	13	NA	
C1-066	3 BED	96	12	NA	
C1-070	2 BED	77	10	NA	
C1-071	2 BED	75	10	NA	
C1-072	2 BED	78	10	NA	
C1-073	2 BED	78	10	NA	
C1-074	3 BED	97	15	NA	
C1-075	2 BED	75	10	NA	
C1-076	3 BED	96	12	NA	
C1-080	2 BED	90	15	NA	
C1-081	2 BED	89	10	NA	
C1-082	2 BED	96	9	NA	
C1-083	3 BED	120	15	NA	
C1-084	3 BED	97	15	NA	
C1-085	3 BED	116	18	NA	
C1-086	3 BED	96	12	NA	
C2-001	3 BED	120	28	Silver Level	
C2-002	3 BED	121	15	Silver Level	
C2-010	3 BED	103	11	NA	
C2-020	3 BED	95	12	Silver Level	
C2-021	2 BED	79	11	NA	
C2-022	2 BED	75	10	NA	
C2-023	1 BED	51	18	Silver Level	
C2-024	2 BED	80	11	NA	
C2-030	3 BED	96	12	Silver Level	
C2-031	2 BED	79	11	NA	
C2-032	2 BED	76	10	NA	
C2-033	1 BED	52	18	Silver Level	
C2-034	2 BED	80	11	NA	
C2-040	3 BED	96	12	Silver Level	
C2-041	2 BED	79	11	NA	
C2-042	2 BED	76	10	NA	
C2-043	1 BED	52	18	Silver Level	
C2-044	2 BED	80	11	NA	
C2-050	3 BED	95	12	Silver Level	
C2-051	2 BED	79	11	NA	
C2-052	2 BED	72	13	NA	
C2-053	1 BED	52	17	Silver Level	
C2-054	2 BED	80	11	NA	
C2-060	3 BED	95	12	Silver Level	
C2-061	2 BED	79	11	NA	
C2-062	2 BED	76	10	NA	
C2-063	1 BED	52	14	Silver Level	
C2-064	2 BED	80	11	NA	
C2-070	3 BED	96	12	Silver Level	
C2-071	2 BED	79	11	NA	
C2-072	2 BED	75	10	NA	
C2-073	1 BED	52	14	Silver Level	
C2-074	2 BED	80	11	NA	
C2-080	3 BED	95	12	Silver Level	
C2-081	2 BED	79	12	NA	
C2-082	2 BED	75	10	NA	
C2-083	1 BED	50	14	Silver Level	
C2-084	2 BED	80	11	NA	

**LEGEND**

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

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**BASIS 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 (≥2MM)

VENTILATION

ALL RESIDENTIAL BATHROOMS, KITCHENS AND LAUNDRIES TO HAVE 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 FLUORESCENTS WITH MANUAL ON/OFF SWITCHES.

HEATING & COOLING

1-PHASE DUCTED AIRCONDITIONING TO LIVING & BEDROOM AREAS. EER=4.0

**APPLIANCES**

GAS COOKTOP & ELECTRIC OVEN

CLOTHES DRYER 3 STAR

PRIVATE OUTDOOR CLOTHES DRYING LINE.

**LIFT BANKS**

ALL LIFTS TO BE GEARLESS TRACTION WITH VVVF MOTOR. LIFT LOAD CAPACITY 1000KG

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 BOMB BREAKER

BCT BABY CHANGE TABLE

BEN BENCH

BG BOX GUTTER

BH BULKHEAD

BKE 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 CPUBOARD

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

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 UNIT

INS# INSULATION TYPE #

INT AUDIO VISUAL INTERCOM DOOR STATION

J JOINERY

KB KICKBOARD

KP KICKPLATE

LAM# LAMINATE TYPE #

LB LETTERBOX

LQY LAUNDRY

LTUB# LAUNDRY TUB TYPE

LV# 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

OF# OFF FORM CONCRETE

OV# OPEN

P50 RONDO P50 SHADOWLINE CORNICE

PAV# PAVING TYPE

PB# PLASTERBOARD

PC POLISHED CHROME

PCONC POLISHED CONCRETE

PC# 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

RG RAIN GUTTER

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

ST 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

TCH TOILET CISTERNE TYPE

TD TIMBER DECKING

TF# TIMBER FLOOR TYPE

TFW TIMBER FRAMED WINDOW

TG TIMBER GATE

TOSI TACTILE INDICATORS

TIM TIMBER

TIMV TIMBER VENEER

TOP 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

VNVL 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)

**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**

BE 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 SPECIFICATION FOR LIFTS & STRUCTURAL OPERATING 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 VERIFIED 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 FITTINGS 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 ACCOMPANIED BY STRUCTURAL CERTIFICATION SPECIFIC TO THE PROJECT AND REFER TO SITE SPECIFIC CONDITIONS.

DOCUMENT

**NOTES**

DOCUMENT

**FOR APPROVAL**

REV E 14.04.25 MODEL 22\_038 Regents Park - Building C

STAGE

**DEVELOPMENT APPLICATION**

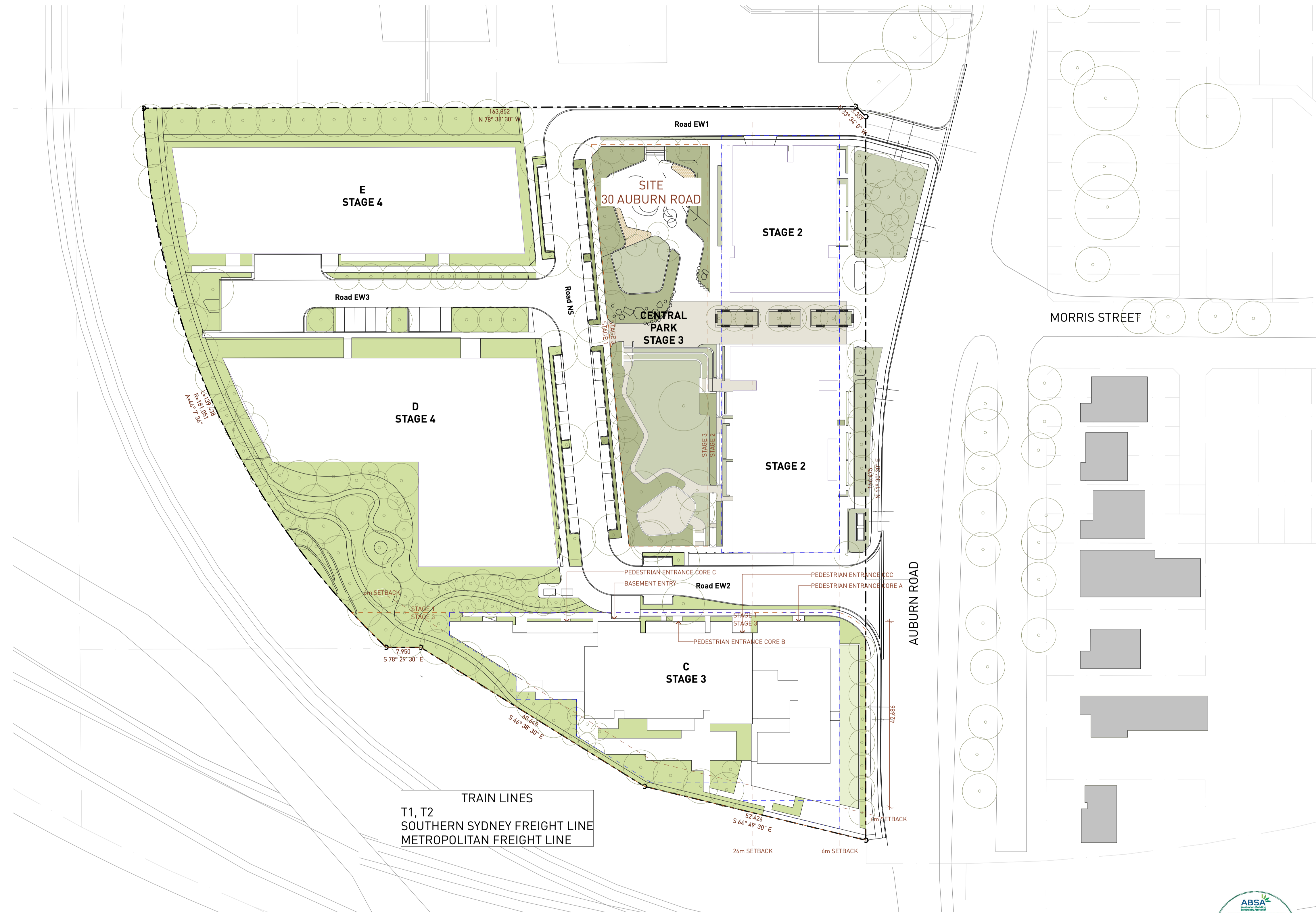
CLIENT **30 Auburn Road Pty Ltd**

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

TRAIN LINES  
T1, T2  
SOUTHERN SYDNEY FREIGHT LINE  
METROPOLITAN FREIGHT LINE

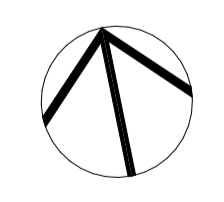
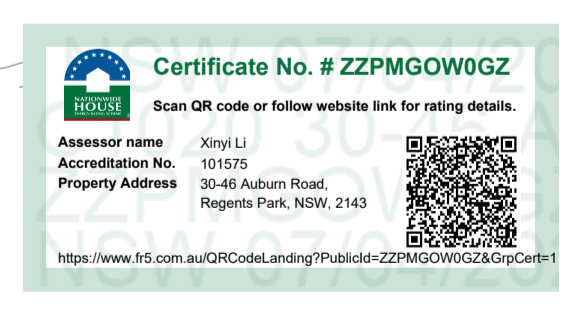
- NOTES**
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  - Verify all dimensions on site prior to commencement & report discrepancies to the architect.
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SMITH & TZANNES PTY LTD	10
0	5
10	15
20	25
30	35
40	45
50	55
60	65
70	75
80	85
90	95
100	105

DOCUMENT  
**SITE PLAN**  
DOCUMENT  
**FOR APPROVAL**  
REV D 10.01.25 MODEL 22\_038 Regents Park - Building C  
STAGE  
**DEVELOPMENT APPLICATION**

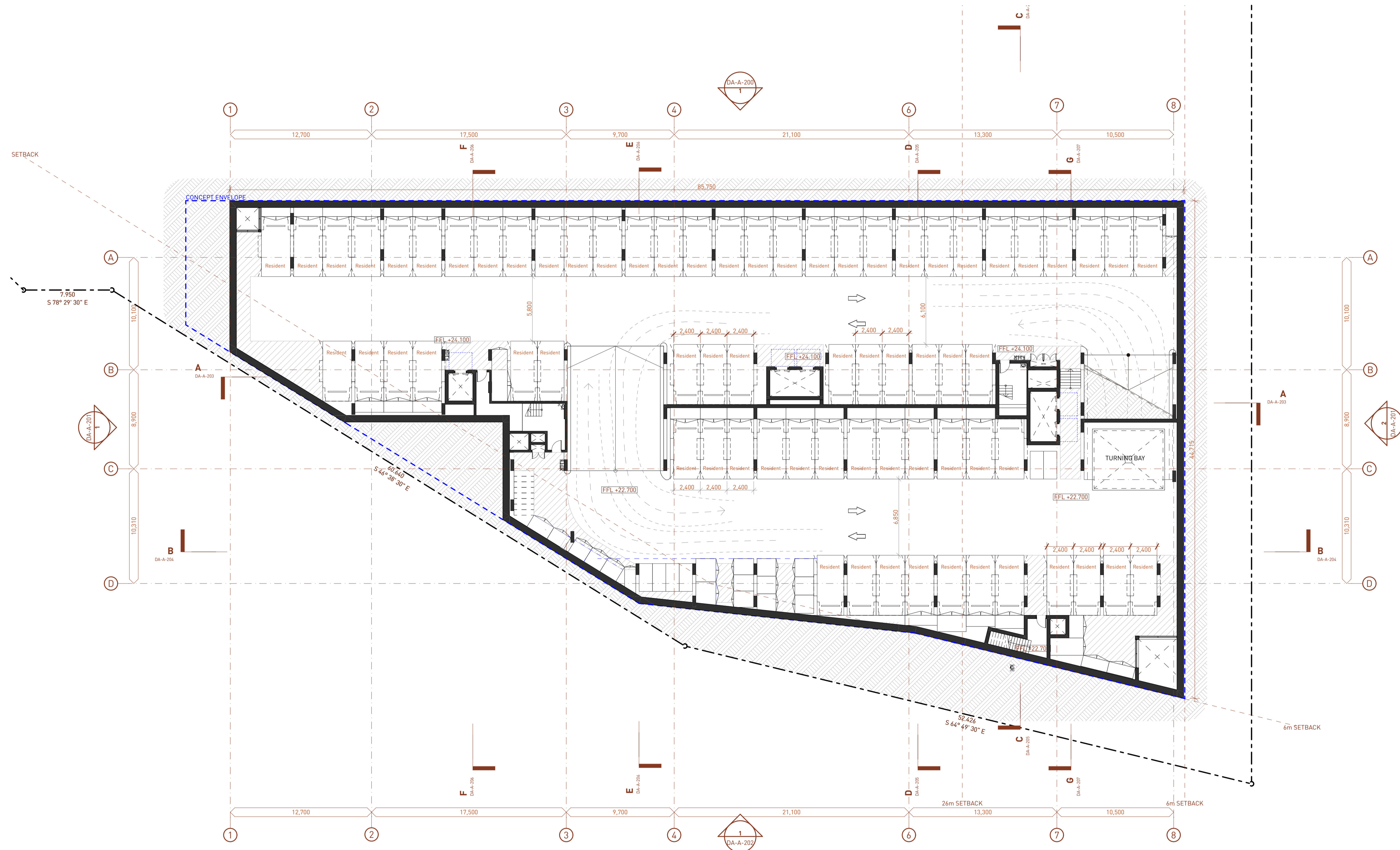
PROJECT  
**REGENTS PARK - STAGE 3**  
30-46 AUBURN ROAD REGENTS PARK  
CLIENT **30 Auburn Road Pty Ltd**



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-010



PARKING SCHEDULE SUMMARY	
Type	Quantity
CCC	27
Resident	142
Visitor Resi.	28
	<b>197</b>

PARKING SCHEDULE PER FLOOR	
Type	Quantity
BASEMENT C3	
Resident	68
BASEMENT C2	
Resident	64
BASEMENT C1	
CCC	15
Resident	10
Visitor Resi.	28
LEVEL 0	
CCC	12
	<b>197</b>

MOTORBIKE PARKING	
STORY	QUANTITY
Motorbike	
BASEMENT C3	6
BASEMENT C2	6
BASEMENT C1	4
LEVEL 0	4
	<b>20</b>

BICYCLE PARKING	
STORY	QUANTITY
Bicycle	
BASEMENT C3	8
BASEMENT C2	8
BASEMENT C1	28
LEVEL 0	9
	<b>53</b>

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

1 BASEMENT C3  
1:200

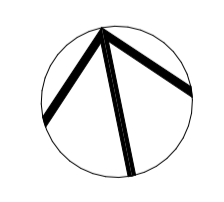
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- LEGEND**  
Refer to the notes page for a legend that includes further notes and an explanation of abbreviations.
- NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS**  
Minor changes to form and configuration may be required when drawings are subsequently 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.

SMITH & TZANNES PTY LTD  
0 5 10  
DATE: 10/01/25  
DRAWN BY: [Name]  
CHECKED BY: [Name]

DOCUMENT  
**LEVEL C3**  
DOCUMENT  
**FOR APPROVAL**  
REV D 10.01.25 MODEL 22\_038 Regents Park - Building C  
STAGE  
**DEVELOPMENT APPLICATION**

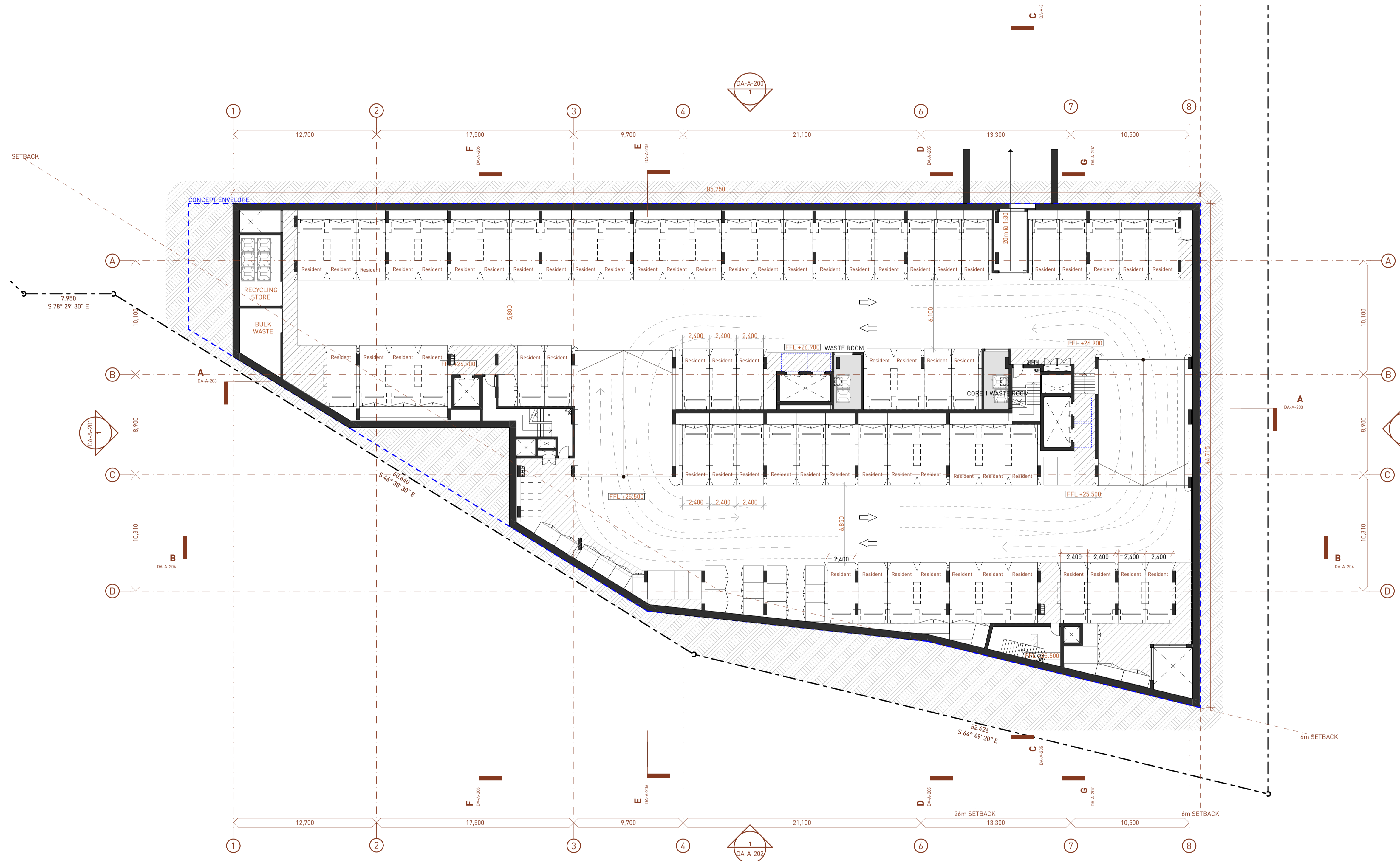
PROJECT  
**REGENTS PARK - STAGE 3**  
30-46 AUBURN ROAD REGENTS PARK  
CLIENT **30 Auburn Road Pty Ltd**



22\_038 DA-A-100

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)





PARKING SCHEDULE SUMMARY	
Type	Quantity
CCC	27
Resident	142
Visitor Resi.	28
	<b>197</b>

PARKING SCHEDULE PER FLOOR	
Type	Quantity
<b>BASEMENT C3</b>	
Resident	68
<b>BASEMENT C2</b>	
Resident	64
<b>BASEMENT C1</b>	
CCC	15
Resident	10
Visitor Resi.	28
<b>LEVEL 0</b>	
CCC	12
	<b>197</b>

MOTORBIKE PARKING	
STORY	QUANTITY
Motorbike	
BASEMENT C3	6
BASEMENT C2	6
BASEMENT C1	4
LEVEL 0	4
	<b>20</b>

BICYCLE PARKING	
STORY	QUANTITY
Bicycle	
BASEMENT C3	8
BASEMENT C2	8
BASEMENT C1	28
LEVEL 0	9
	<b>53</b>

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

1 **BASEMENT C2**  
1:200

**NOTES**

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**LEGEND**  
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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.

SMITH & TZANNES PTY LTD

0 5 10

10  
DATE: 10/01/25  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1:200

DOCUMENT  
**LEVEL C2**

DOCUMENT  
**FOR APPROVAL**

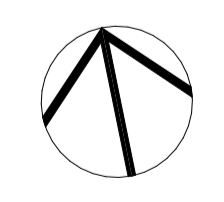
REV D 10.01.25 MODEL 22\_038 Regents Park - Building C

STAGE  
**DEVELOPMENT APPLICATION**

PROJECT  
**REGENTS PARK - STAGE 3**

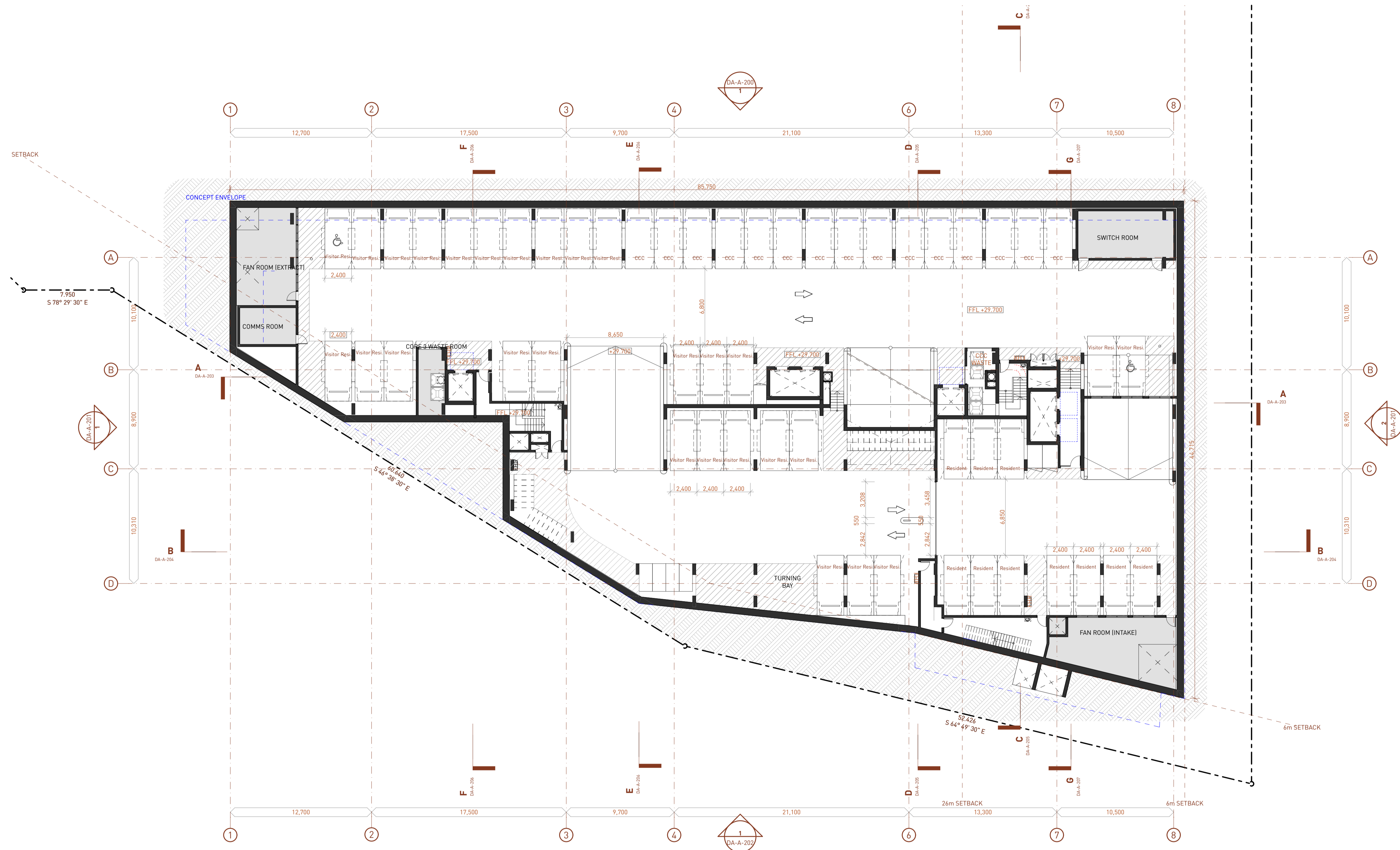
**30-46 AUBURN ROAD REGENTS PARK**

CLIENT **30 Auburn Road Pty Ltd**



22\_038 DA-A-101

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)



PARKING SCHEDULE SUMMARY	
Type	Quantity
CCC	27
Resident	142
Visitor Resi.	28
	<b>197</b>

PARKING SCHEDULE PER FLOOR	
Type	Quantity
<b>BASEMENT C3</b>	
Resident	68
<b>BASEMENT C2</b>	
Resident	64
<b>BASEMENT C1</b>	
CCC	15
Resident	10
Visitor Resi.	28
<b>LEVEL 0</b>	
CCC	12
	<b>197</b>

MOTORBIKE PARKING	
STORY	QUANTITY
Motorbike	
BASEMENT C3	6
BASEMENT C2	6
BASEMENT C1	4
LEVEL 0	4
	<b>20</b>

BICYCLE PARKING	
STORY	QUANTITY
Bicycle	
BASEMENT C3	8
BASEMENT C2	8
BASEMENT C1	28
LEVEL 0	9
	<b>53</b>

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

1 BASEMENT C1  
1:200

**NOTES**

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**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.

SMITH & TZANNES PTY LTD

0 5 10

10  
SCALE 1:200  
DATE 10.01.25  
DRAWN BY [Name]  
CHECKED BY [Name]

DOCUMENT  
**LEVEL C1**

DOCUMENT  
**FOR APPROVAL**

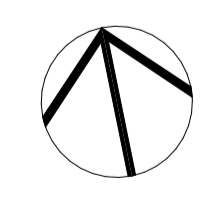
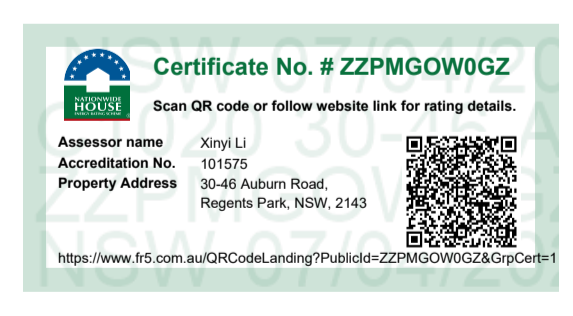
REV D 10.01.25 MODEL 22\_038 Regents Park - Building C

STAGE  
**DEVELOPMENT APPLICATION**

PROJECT  
**REGENTS PARK - STAGE 3**

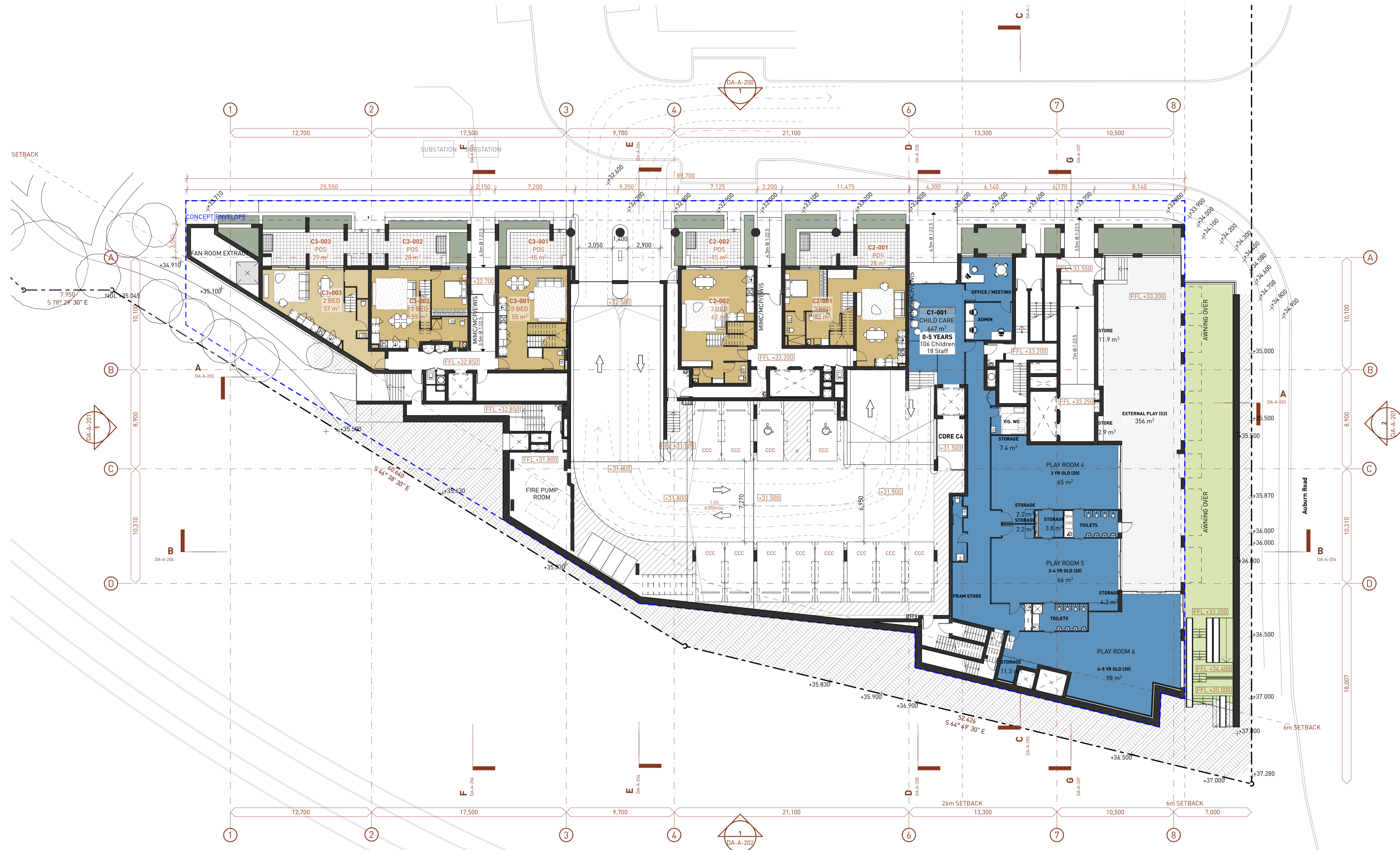
**30-46 AUBURN ROAD REGENTS PARK**

CLIENT **30 Auburn Road Pty Ltd**



22\_038 DA-A-102

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)



PARKING SCHEDULE SUMMARY	
Type	Quantity
CCC	27
Resident	142
Visitor Resi.	28
<b>Total</b>	<b>197</b>

PARKING SCHEDULE PER FLOOR	
Type	Quantity
<b>BASEMENT C3</b>	
Resident	68
<b>BASEMENT C2</b>	
Resident	64
<b>BASEMENT C1</b>	
CCC	15
Resident	10
Visitor Resi.	28
<b>LEVEL 0</b>	
CCC	12
<b>Total</b>	<b>197</b>

MOTORBIKE PARKING	
STORY	QUANTITY
Motorbike	
BASEMENT C3	6
BASEMENT C2	6
BASEMENT C1	4
LEVEL 0	4
<b>Total</b>	<b>20</b>

BICYCLE PARKING	
STORY	QUANTITY
Bicycle	
BASEMENT C3	8
BASEMENT C2	8
BASEMENT C1	28
LEVEL 0	9
<b>Total</b>	<b>53</b>

**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
<b>TOTAL</b>		<b>106</b>				
OUTDOOR AREA			742	772	31.8	32.9
DEDICATED CARPARKS		<b>27</b>				

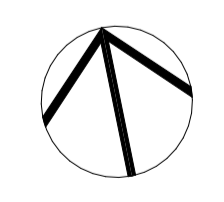
**1 LEVEL 0**  
1:200

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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.

DOCUMENT  
**LEVEL 0 (GROUND)**  
DOCUMENT  
**FOR APPROVAL**  
REV D 10.01.25 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**



0	5	10
10/01/2025	10/01/2025	10/01/2025

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-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	48	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
<b>TOTAL</b>		<b>106</b>				
OUTDOOR AREA			742	772	31.8	32.9
DEDICATED CARPARKS						
						<b>27</b>



**1 LEVEL 1**  
1:200

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SMITH & TZANNES PTY LTD



DOCUMENT  
**LEVEL 01**

DOCUMENT  
**FOR APPROVAL**

REV D 10.01.25 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)

**SMITH & TZANNES**

**22\_038 DA-A-104**



1 LEVEL 2-5 TYPICAL  
1:200

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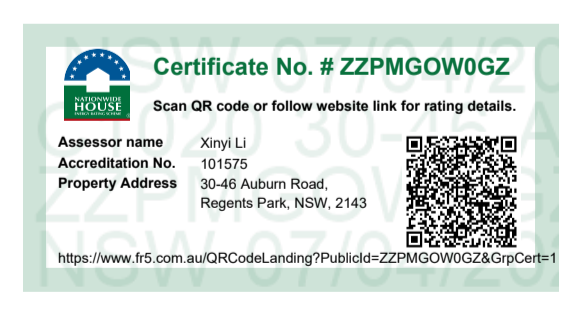
**NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS**  
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The design is not in a form suitable for use in connection with building work.

SMITH & TZANNES PTY LTD

0	5	10
0	5	10
0	5	10

DATE: 10.01.25  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1:200



DOCUMENT  
**LEVEL 02 - 05**

DOCUMENT  
**FOR APPROVAL**

REV D 10.01.25 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)

**STZ**  
SMITH & TZANNES

22\_038 DA-A-105





1 LEVEL 7  
1:200

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SMITH & TZANNES PTY LTD

0	5	10
0	5	10
0	5	10



DOCUMENT  
**LEVEL 07**

DOCUMENT  
**FOR APPROVAL**

REV D 10.01.25 MODEL 22\_038 Regents Park - Building C

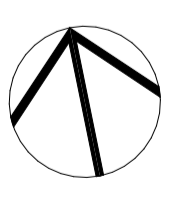
STAGE  
**DEVELOPMENT APPLICATION**

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)



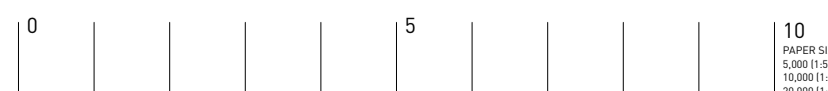
22\_038 DA-A-107



1 LEVEL 8  
1:200

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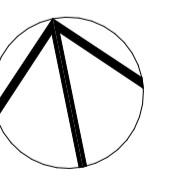
SMITH & TZANNES PTY LTD



- LEGEND**
- Refer to the notes page for a legend that includes further notes and an explanation of abbreviations.
- NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS**
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DOCUMENT  
**LEVEL 08**  
DOCUMENT  
**FOR APPROVAL**  
REV D 10.01.25 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**



22\_038 DA-A-108

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 LEVEL 9  
1:200

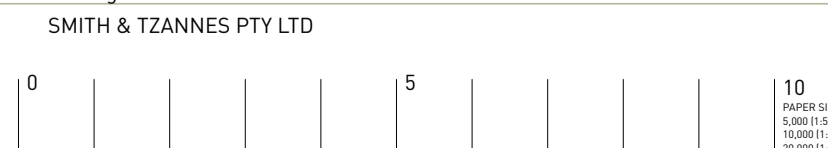
**NOTES**

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DOCUMENT  
**LEVEL 09**

DOCUMENT  
**FOR APPROVAL**

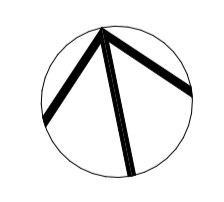
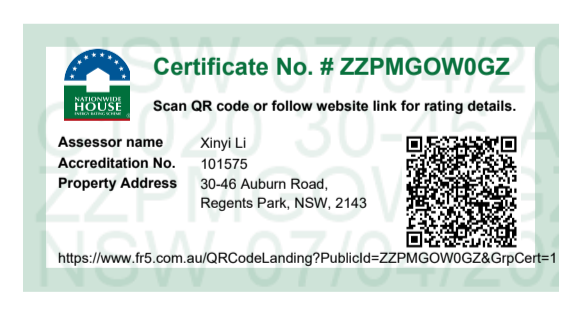
REV D 10.01.25 MODEL 22\_038 Regents Park - Building C

STAGE  
**DEVELOPMENT APPLICATION**

PROJECT  
**REGENTS PARK - STAGE 3**

**30-46 AUBURN ROAD REGENTS PARK**

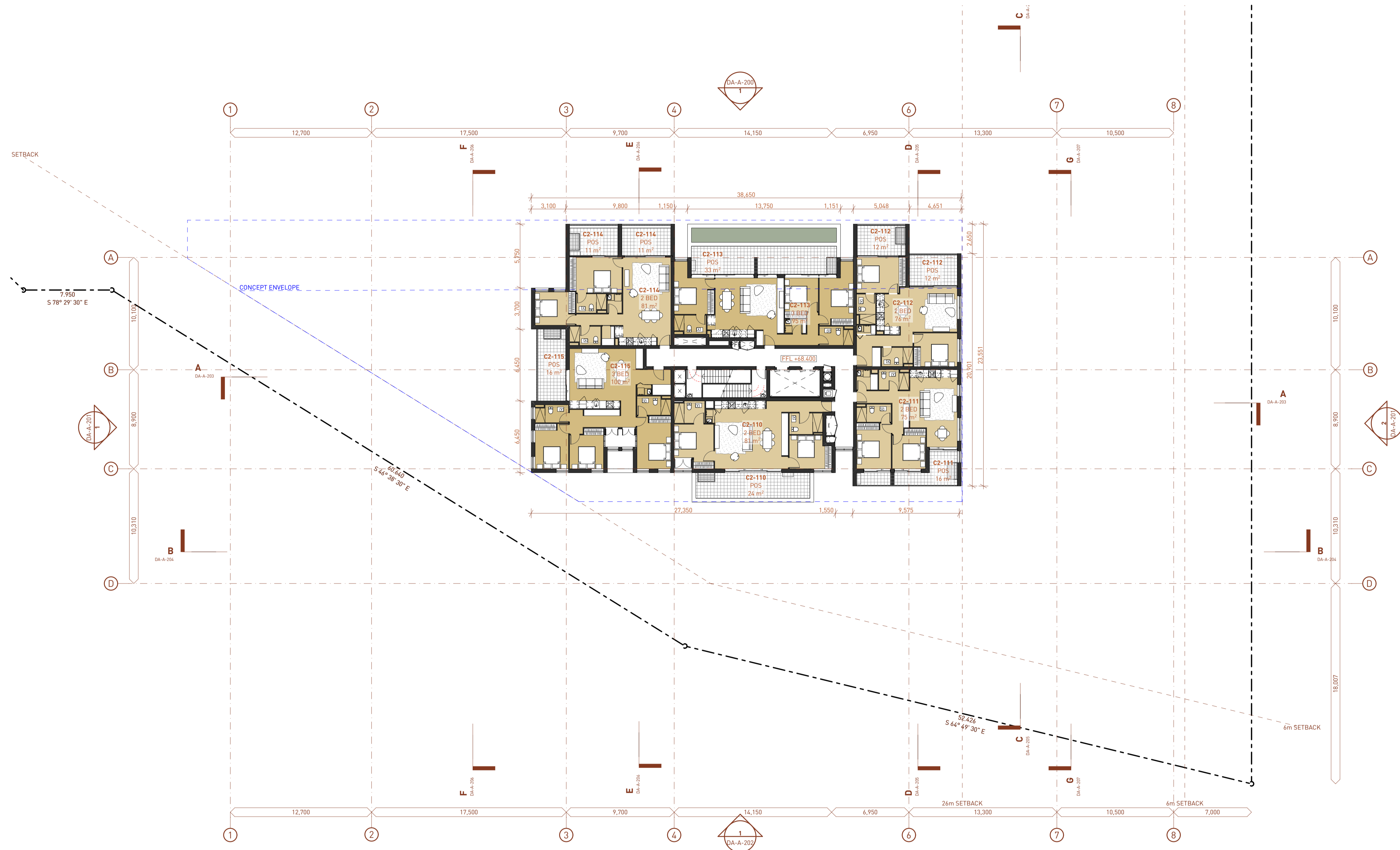
CLIENT **30 Auburn Road Pty Ltd**



22\_038 DA-A-109

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)

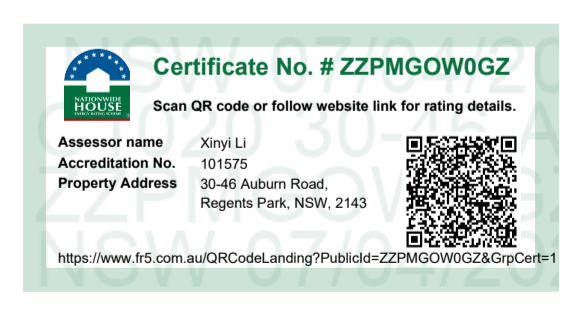
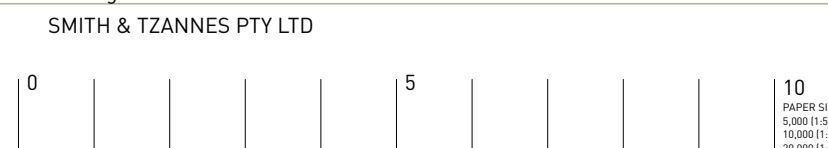




1 LEVEL 11  
1:200

- NOTES**
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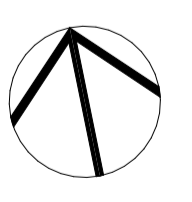
- LEGEND**
- Refer to the notes page for a legend that includes further notes and an explanation of abbreviations.
- NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS**
- Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.
- The design is not in a form suitable for use in connection with building work.



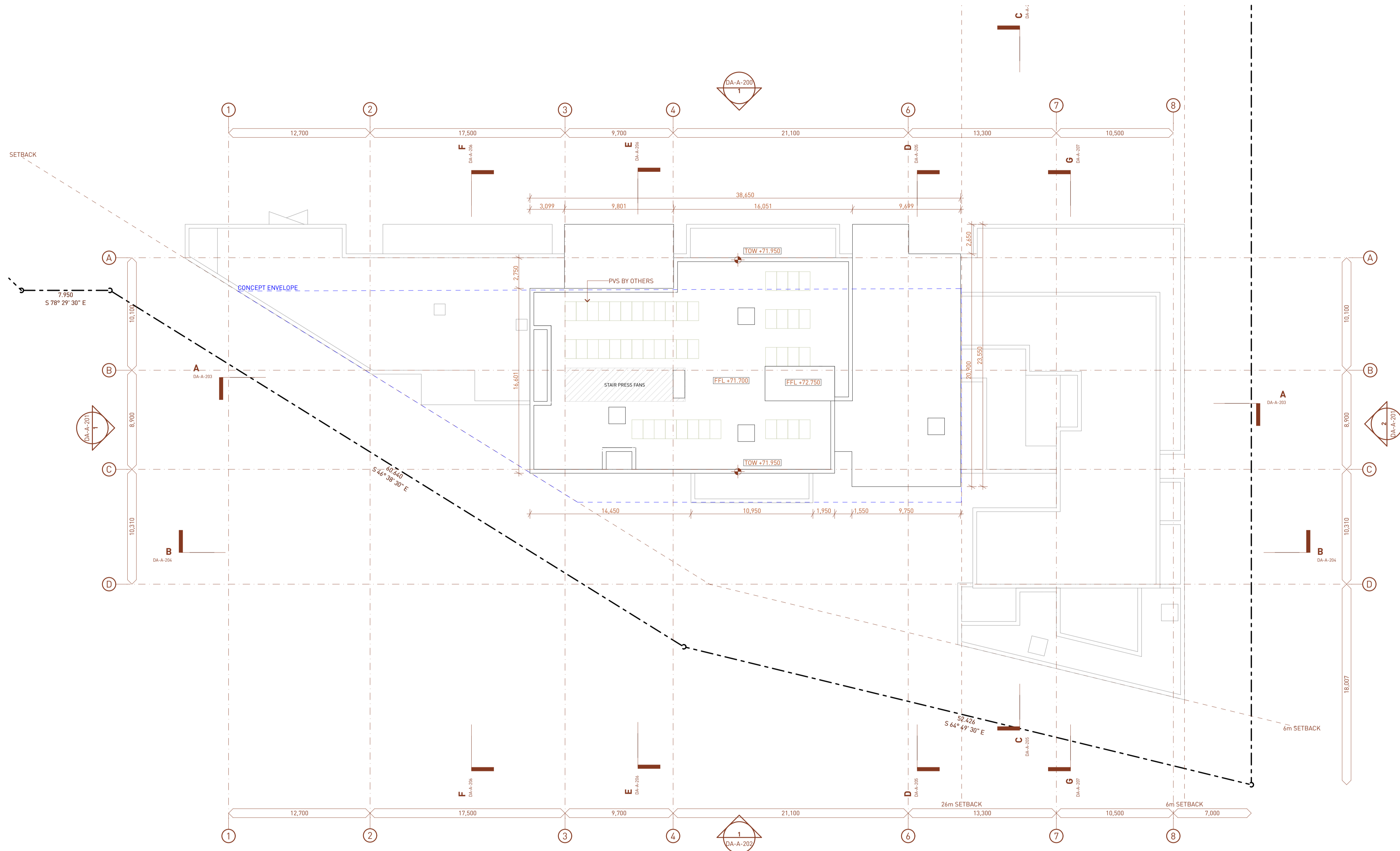
DOCUMENT  
**LEVEL 11**  
DOCUMENT  
**FOR APPROVAL**  
REV D 10.01.25 MODEL 22\_038 Regents Park - Building C  
STAGE  
**DEVELOPMENT APPLICATION**

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)



22\_038 DA-A-111



1 ROOF  
1:200

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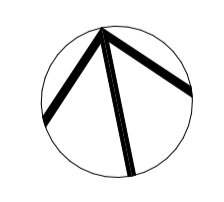
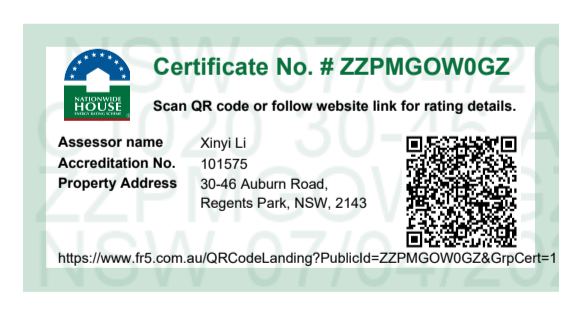
- LEGEND**
- Refer to the notes page for a legend that includes further notes and an explanation of abbreviations.
- NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS**
- Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.
- The design is not in a form suitable for use in connection with building work.

SMITH & TZANNES PTY LTD

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DOCUMENT  
**ROOF**  
DOCUMENT  
**FOR APPROVAL**  
REV D 10.01.25 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)



22\_038 DA-A-112

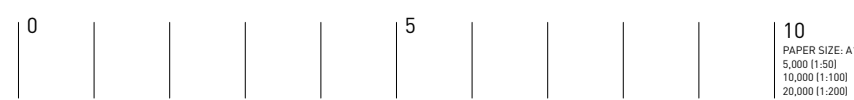


1 NORTH ELEVATION  
1:200

- NOTES**
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DOCUMENT  
**NORTH ELEVATION**

DOCUMENT  
**FOR APPROVAL**

REV D 10.01.25 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**

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smithzannes.com.au  
Nominated Architect: Peter Smith (Reg 7024)



22\_038 DA-A-200



1 WEST ELEVATION  
1:200



2 EAST ELEVATION  
1:200

**NOTES**

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**LEGEND**  
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**NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS**  
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DOCUMENT  
**EAST & WEST ELEVATIONS**

DOCUMENT  
**FOR APPROVAL**

REV D 10.01.25 MODEL 22\_038 Regents Park - Building C

STAGE  
**DEVELOPMENT APPLICATION**

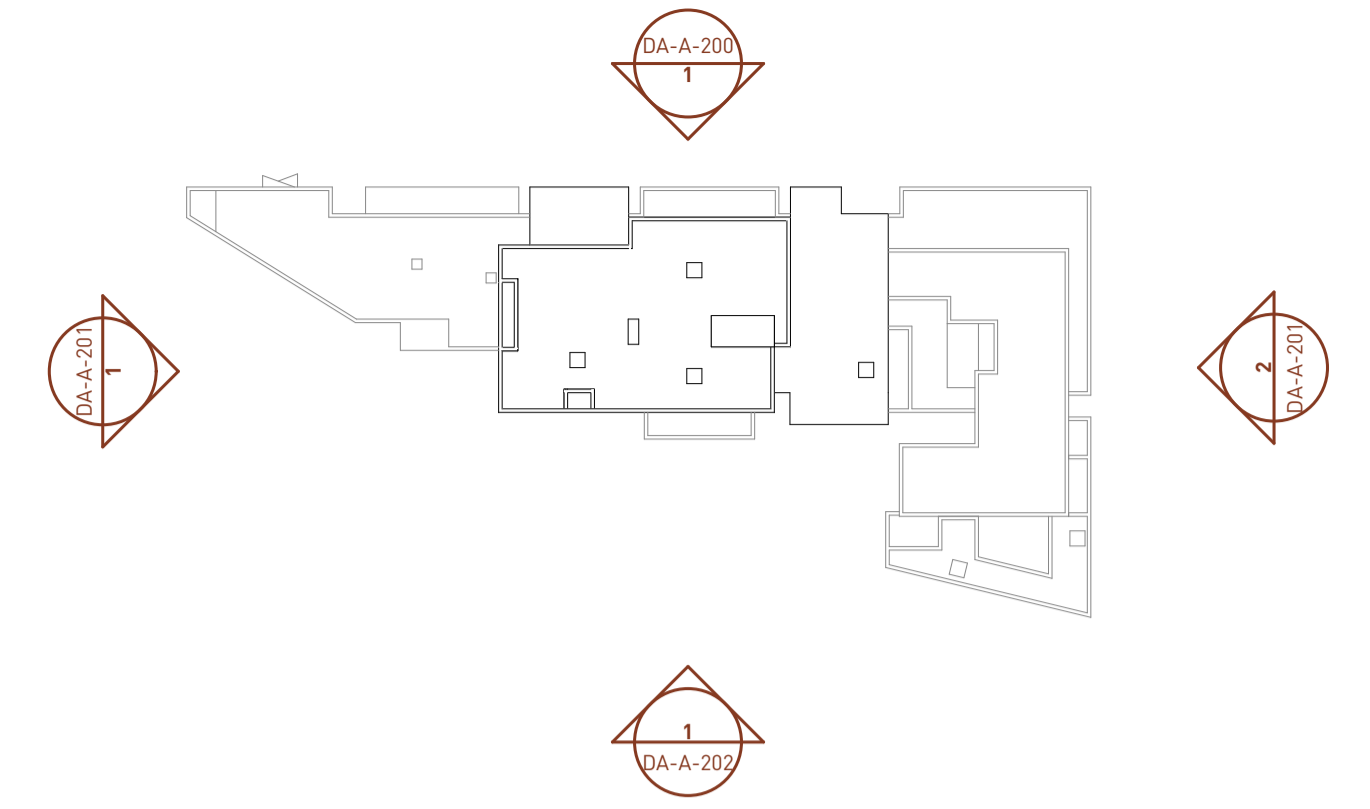
PROJECT  
**REGENTS PARK - STAGE 3**

**30-46 AUBURN ROAD REGENTS PARK**

CLIENT **30 Auburn Road Pty Ltd**

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22\_038 DA-A-201



1 SOUTH ELEVATION  
1:200

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SMITH & TZANNES PTY LTD	10
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70	75
80	85
90	95
100	



DOCUMENT  
**SOUTH ELEVATION**

DOCUMENT  
**FOR APPROVAL**

REV D 10.01.25 MODEL 22\_038 Regents Park - Building C

STAGE  
**DEVELOPMENT APPLICATION**

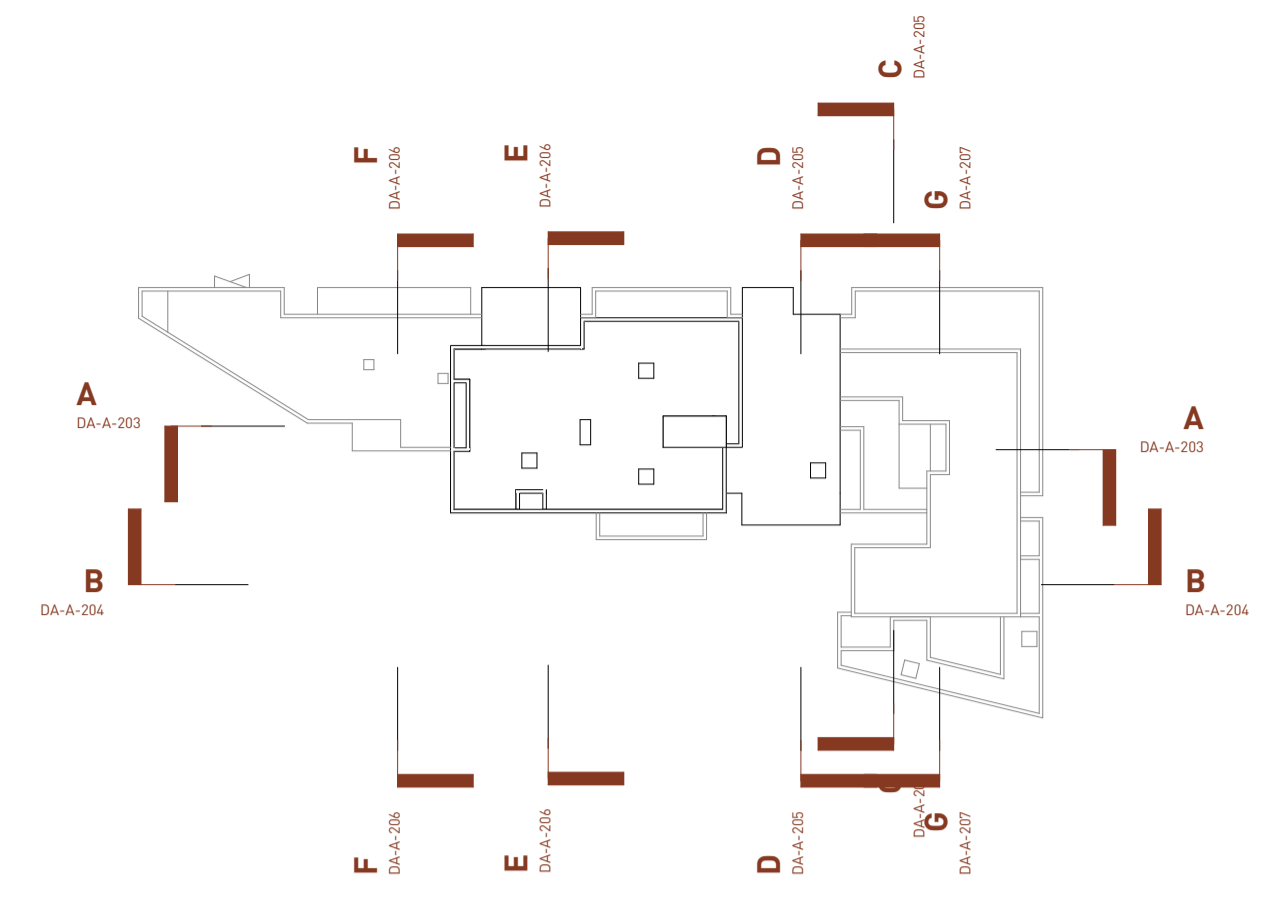
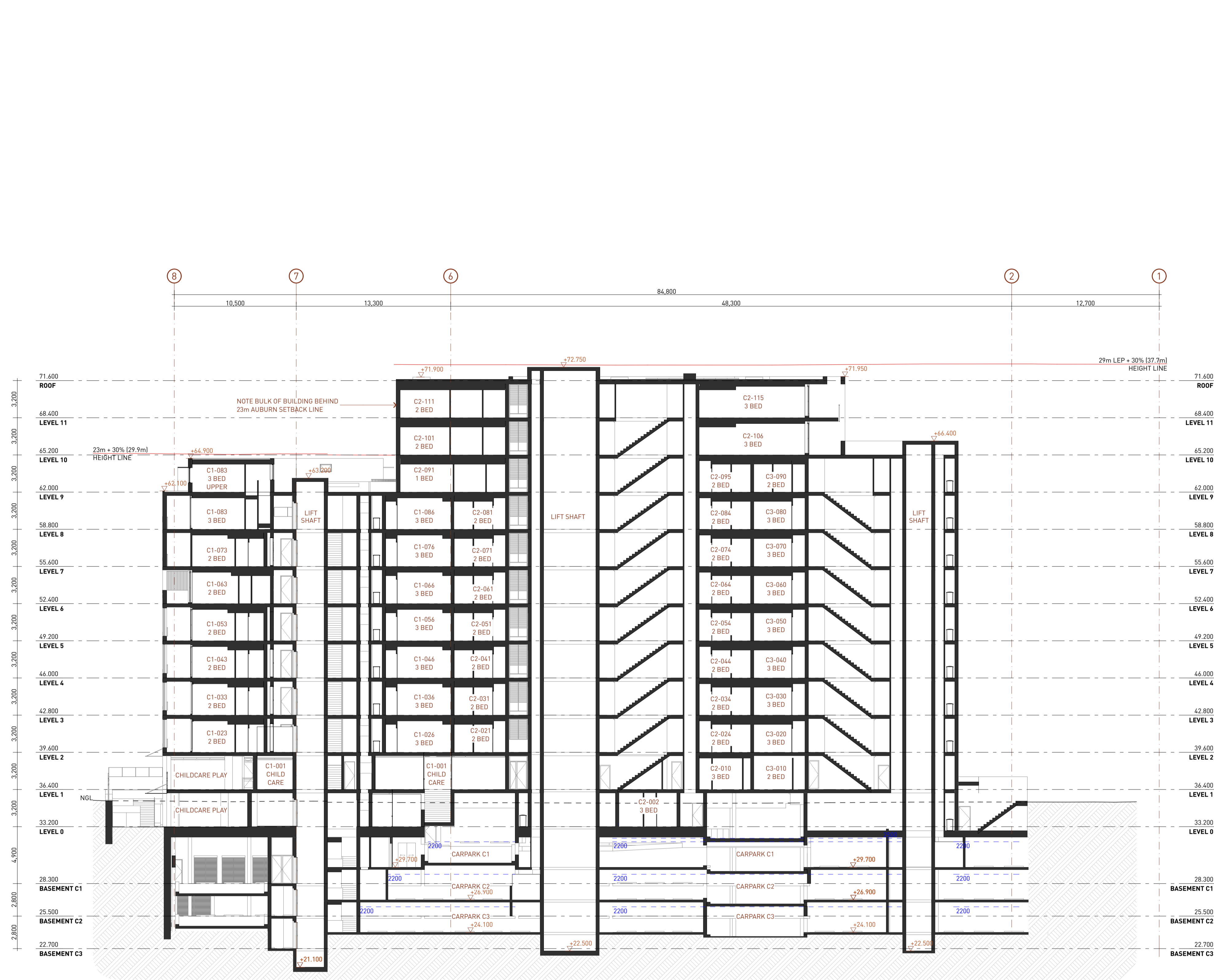
PROJECT  
**REGENTS PARK - STAGE 3**

**30-46 AUBURN ROAD REGENTS PARK**

CLIENT **30 Auburn Road Pty Ltd**

ARCHITECTURE URBAN PLANNING  
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)

22\_038 DA-A-202



1 SECTION A  
1:200

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SMITH & TZANNES PTY LTD

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A4 (1/10) 10/10/2022  
10/10/11/2022  
20/08/11/2022

DOCUMENT  
**SECTION A**

DOCUMENT  
**FOR APPROVAL**

REV D 10.01.25 MODEL 22\_038 Regents Park - Building C

STAGE  
**DEVELOPMENT APPLICATION**

PROJECT  
**REGENTS PARK - STAGE 3**

30-46 AUBURN ROAD REGENTS PARK

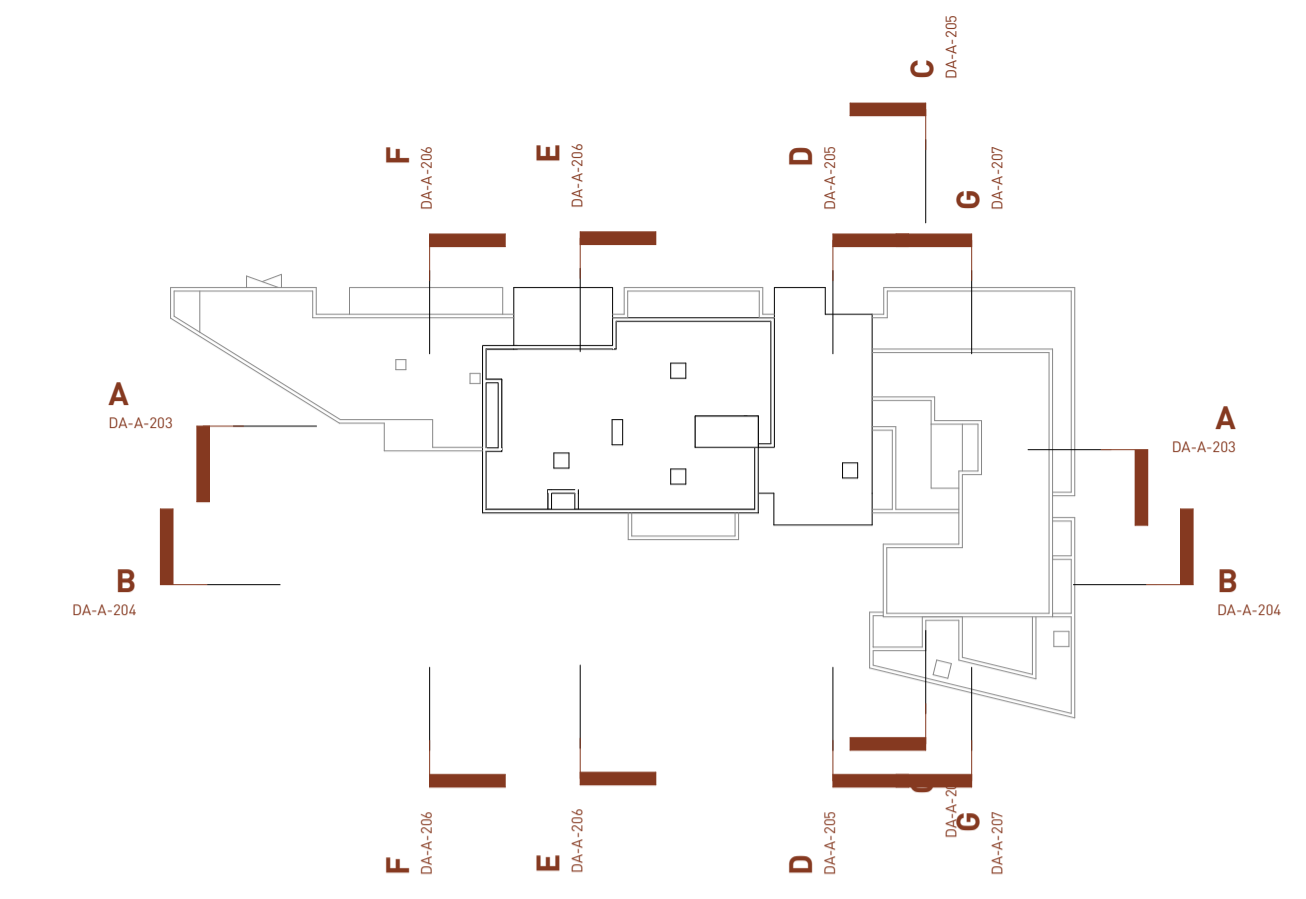
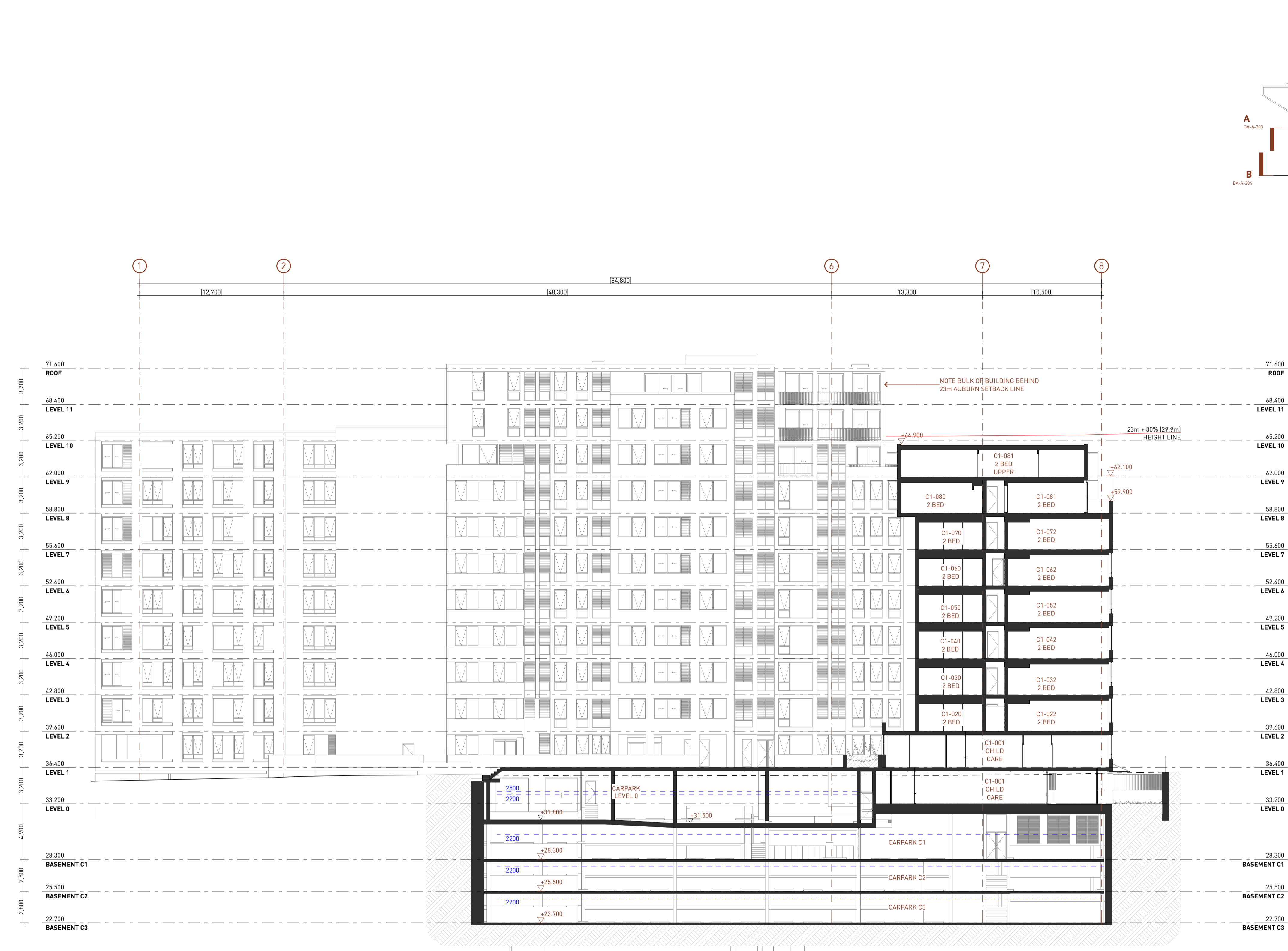
CLIENT **30 Auburn Road Pty Ltd**



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



22\_038 DA-A-203



1 SECTION B  
1:200

**NOTES**

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**LEGEND**  
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DOCUMENT  
**SECTION B**

DOCUMENT  
**FOR APPROVAL**

REV D 10.01.25 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**

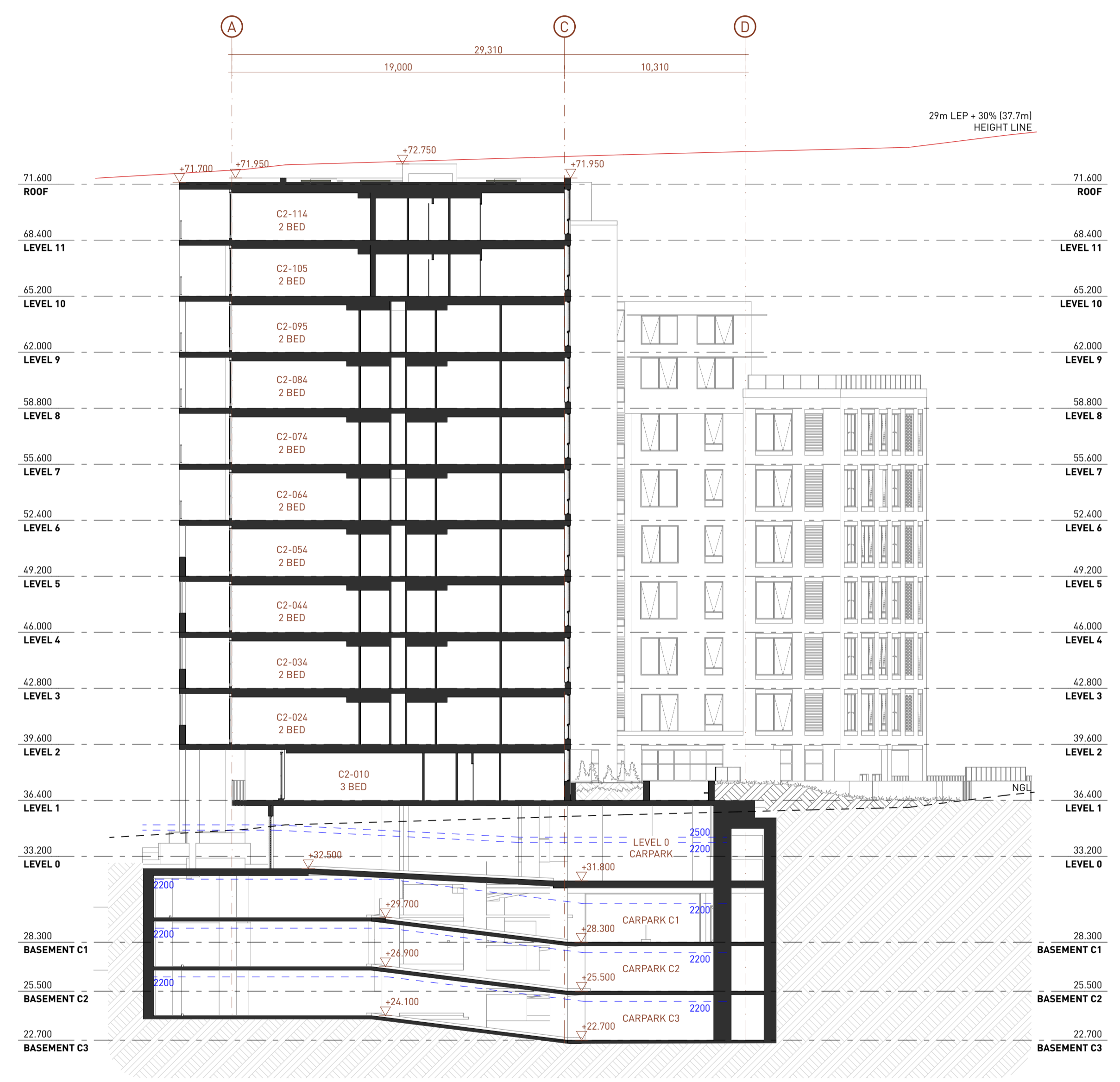
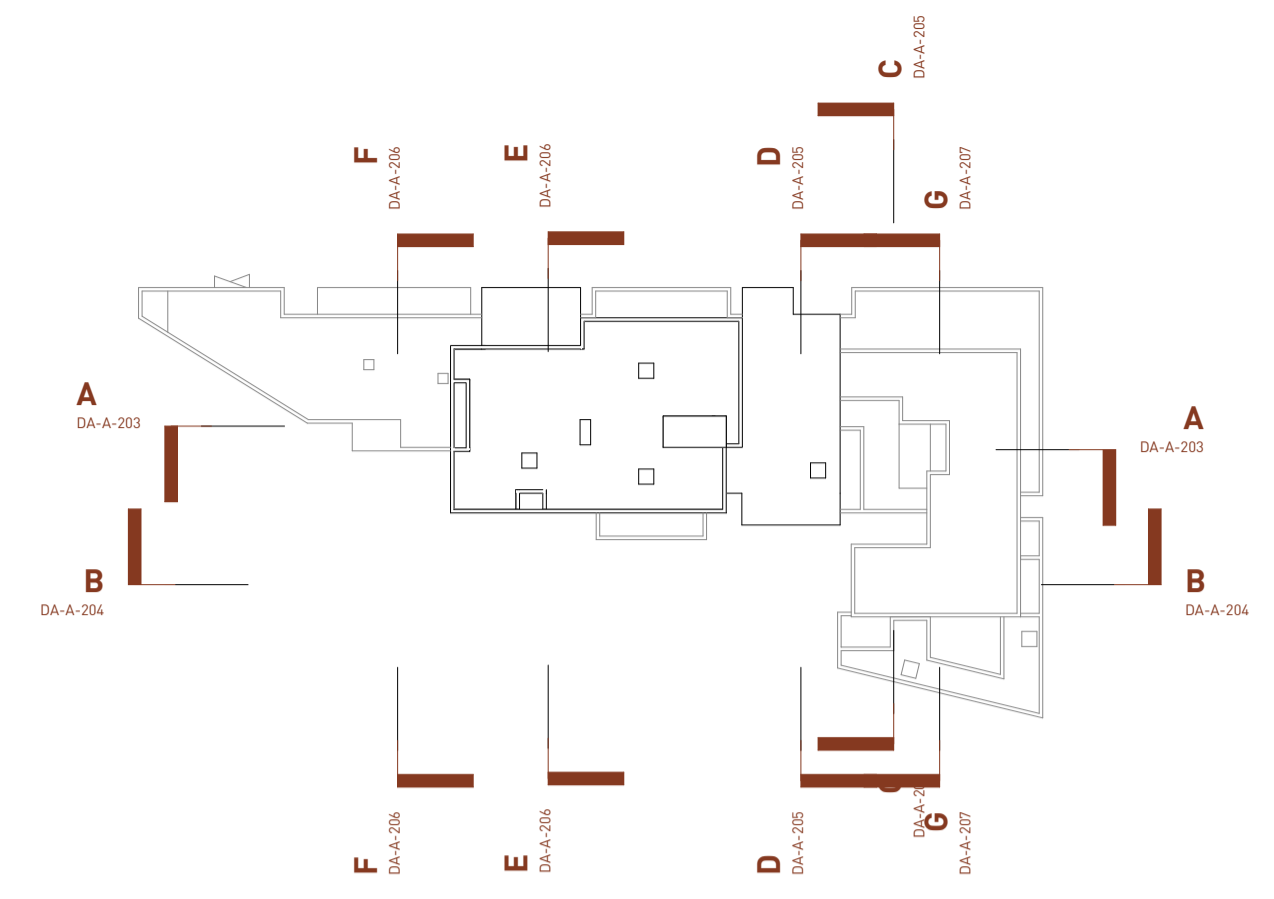


0	5	10
10/10/2024	10/10/2024	10/10/2024

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-204





1 SECTION E  
1:200

**NOTES**

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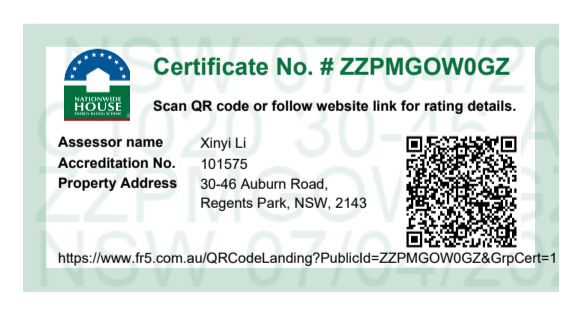
**NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS**  
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The design is not in a form suitable for use in connection with building work.

SMITH & TZANNES PTY LTD	10
DATE: 10/01/25	10
SCALE: 1:200	10
PROJECT: 22_038	10



2 SECTION F  
1:200



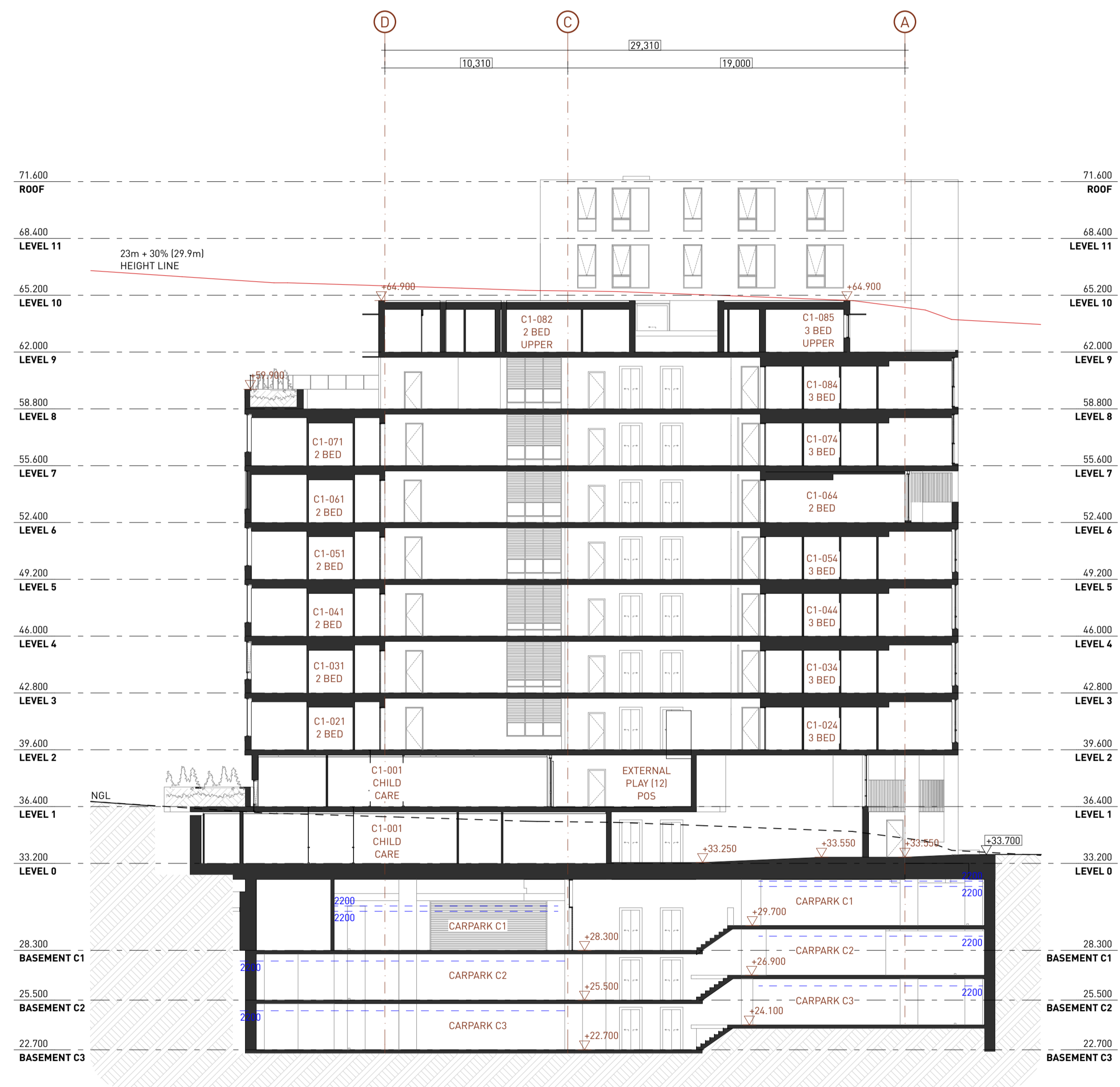
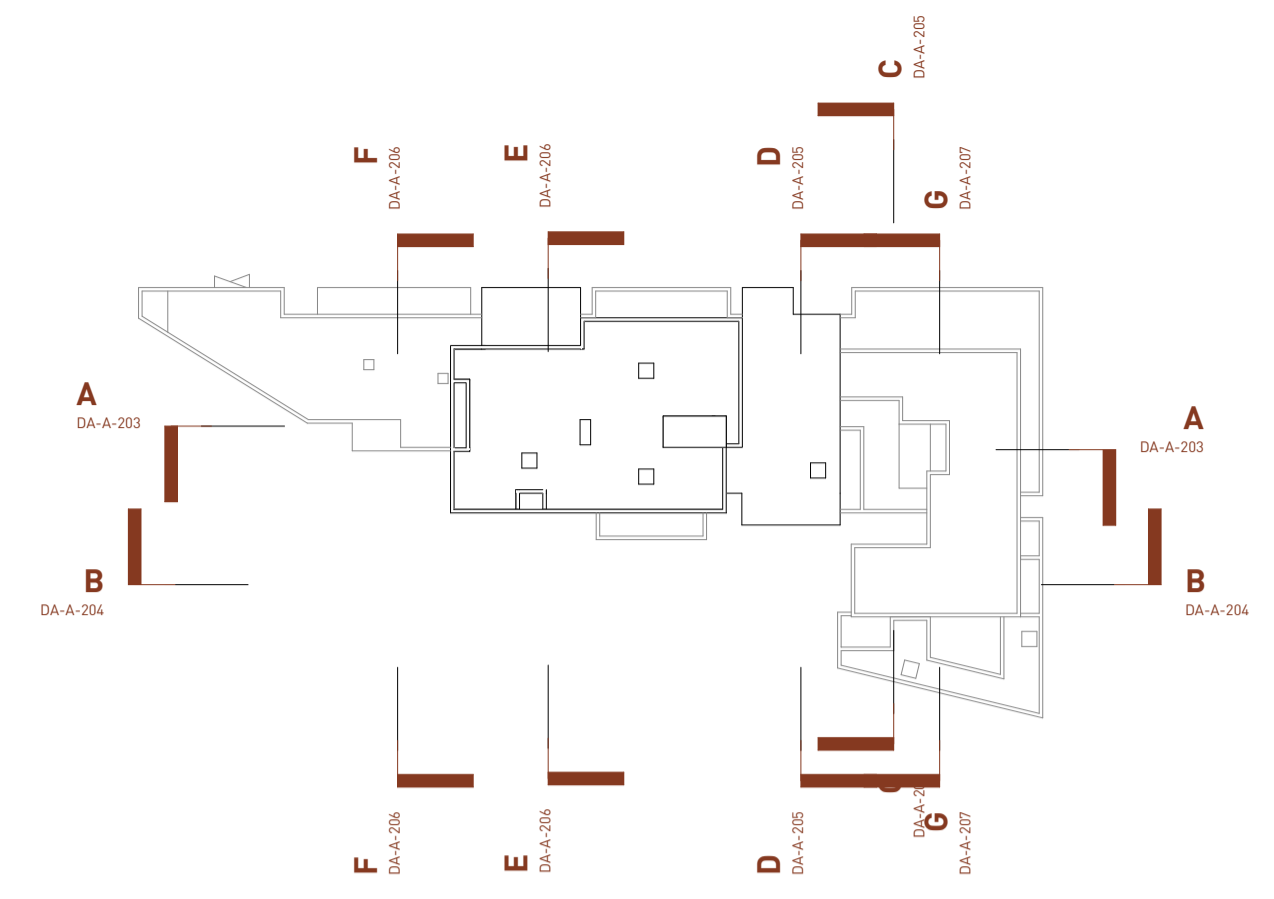
DOCUMENT  
**SECTION E & G**  
DOCUMENT  
**FOR APPROVAL**  
REV D 10.01.25 MODEL 22\_038 Regents Park - Building C  
STAGE  
**DEVELOPMENT APPLICATION**

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)



22\_038 DA-A-206



1 SECTION G  
1:200

**NOTES**

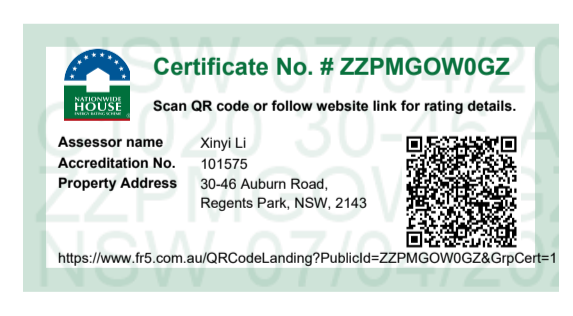
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SMITH & TZANNES PTY LTD	10
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70	75
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100	105



DOCUMENT  
**SECTION G**

DOCUMENT  
**FOR APPROVAL**

REV D 10.01.25 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)

22\_038 DA-A-207

APARTMENT MIX SCHEDULE		
BEDS	QUANTITY	%
1 BED	11	8%
2 BED	85	60%
3 BED	46	32%
	<b>142</b>	

GROSS FLOOR AREA SCHEDULE		
LEVEL	AREA	
CHILD CARE		
LEVEL 0		451
LEVEL 1		403
		<b>854 m<sup>2</sup></b>

RESIDENTIAL		
LEVEL	AREA	
LEVEL 0		435
LEVEL 1		581
LEVEL 2		1,574
LEVEL 3		1,574
LEVEL 4		1,574
LEVEL 5		1,563
LEVEL 6		1,514
LEVEL 7		1,573
LEVEL 8		1,386
LEVEL 9		1,200
LEVEL 10		643
LEVEL 11		580
		<b>14,197 m<sup>2</sup></b>
		<b>15,051 m<sup>2</sup></b>

VENTILATION SCHEDULE		
	Quantity	%
Cross Ventilated	93	66%
Single Aspect	49	34%
	<b>142</b>	

SOLAR ACCESS SCHEDULE		
Solar Access	Quantity	%
0hrs	17	12%
<2hrs	11	8%
>2hrs	114	80%
	<b>142</b>	

LIVEABLE SCHEDULE		
Livable Housing	Quantity	%
NA	113	80 %
Silver Level	29	20 %
	<b>142</b>	

APARTMENT AREA SCHEDULE		
UNIT	BEDS	INTERNAL AREA
LEVEL 0		
C2-001	3 BED	82
C2-002	3 BED	63
C3-001	3 BED	55
C3-002	3 BED	59
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
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	97
C3-021	2 BED	75
C3-022	2 BED	75
C3-023	3 BED	106

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	97
C3-031	2 BED	75
C3-032	2 BED	75
C3-033	3 BED	106

LEVEL 4		
C1-040	2 BED	77

APARTMENT AREA SCHEDULE		
UNIT	BEDS	INTERNAL AREA
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	96
C3-041	2 BED	75
C3-042	2 BED	75
C3-043	3 BED	107

LEVEL 5		
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	97
C3-051	2 BED	72
C3-052	2 BED	72
C3-053	3 BED	105

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

APARTMENT AREA SCHEDULE		
UNIT	BEDS	INTERNAL AREA
C3-060	3 BED	97
C3-061	2 BED	75
C3-062	2 BED	75
C3-063	3 BED	106
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
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	106

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	106

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

APARTMENT AREA SCHEDULE		
UNIT	BEDS	INTERNAL AREA
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
C2-105	2 BED	81
C2-106	3 BED	100

LEVEL 11		
C2-110	2 BED	81
C2-111	2 BED	75
C2-112	2 BED	76
C2-113	3 BED	95
C2-114	2 BED	81
C2-115	3 BED	100

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DOCUMENT  
**AREA CALCULATIONS**

DOCUMENT  
**FOR APPROVAL**

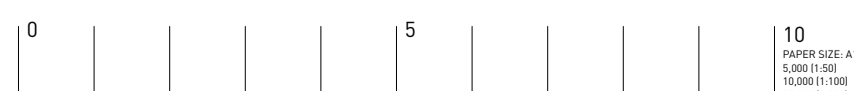
REV D 10.01.25 MODEL 22\_038 Regents Park - Building C

STAGE  
**DEVELOPMENT APPLICATION**

PROJECT  
**REGENTS PARK - STAGE 3**

30-46 AUBURN ROAD REGENTS PARK

CLIENT **30 Auburn Road Pty Ltd**



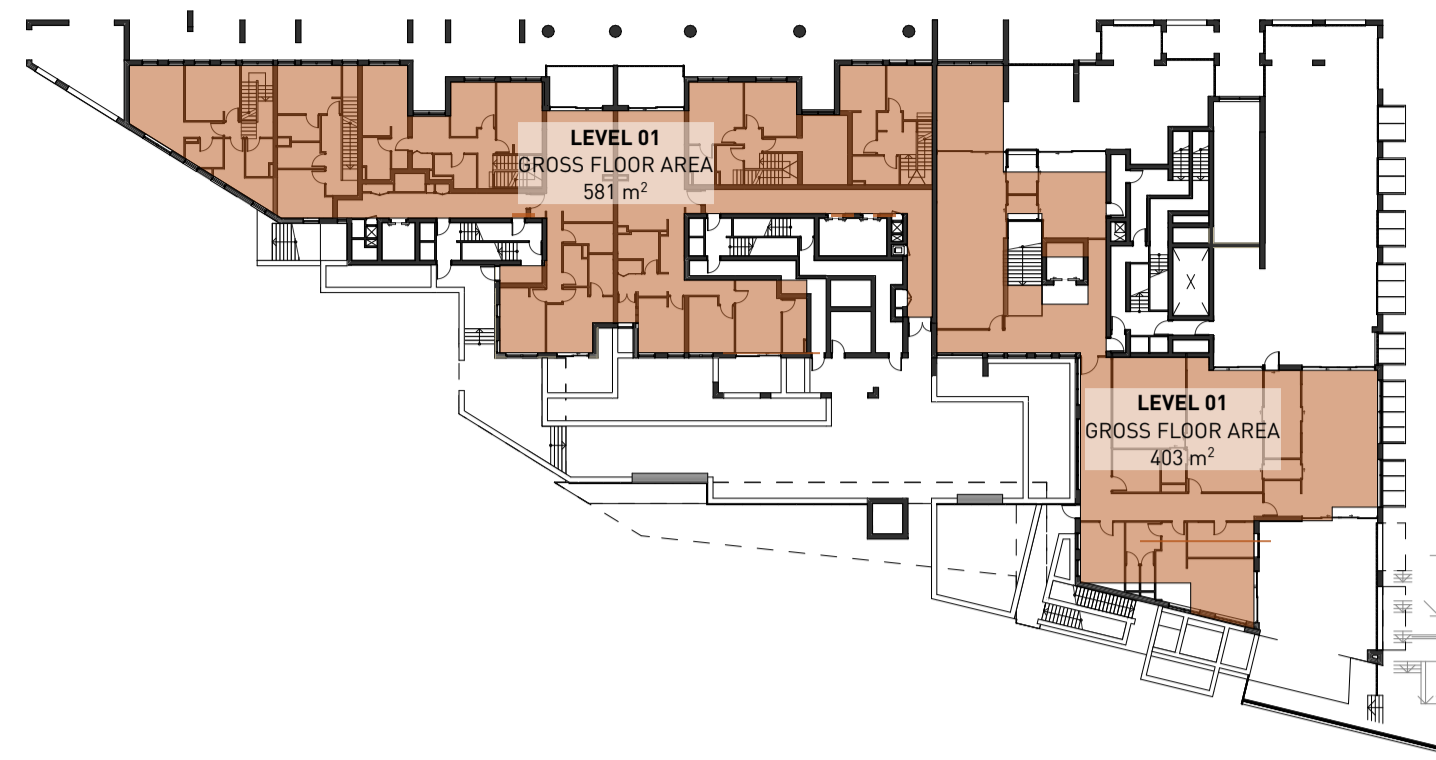
10  
METERS

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)

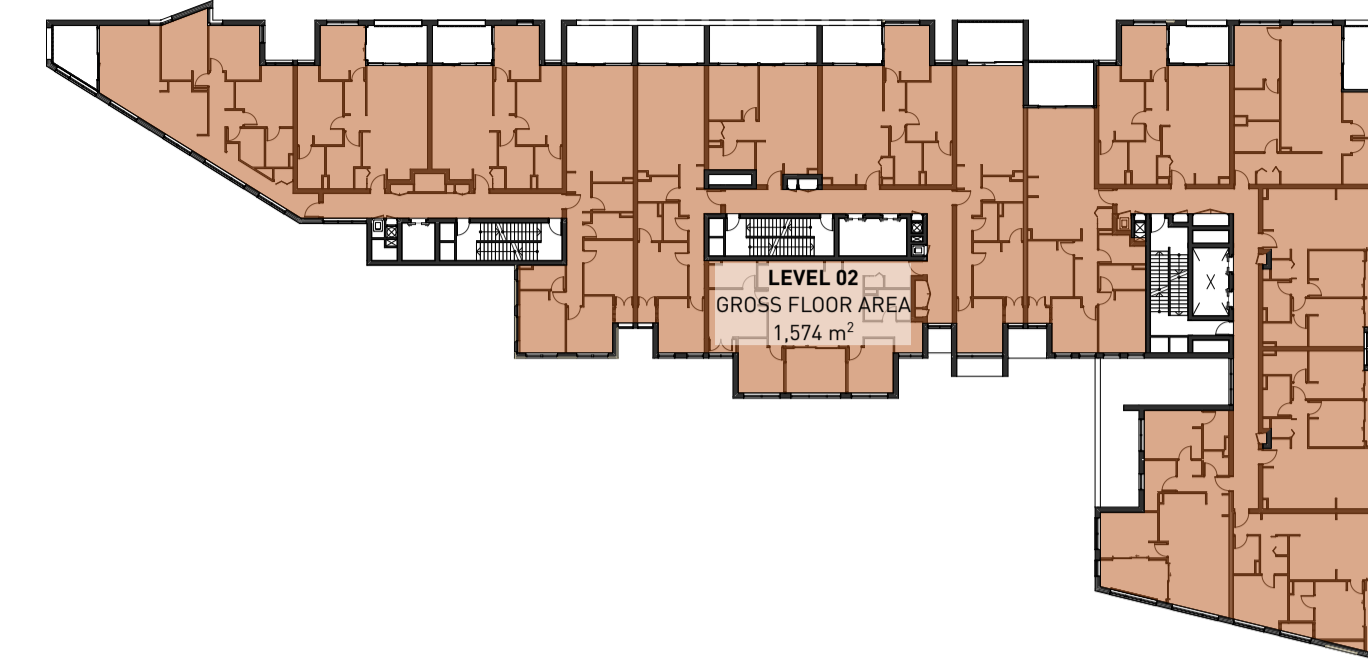




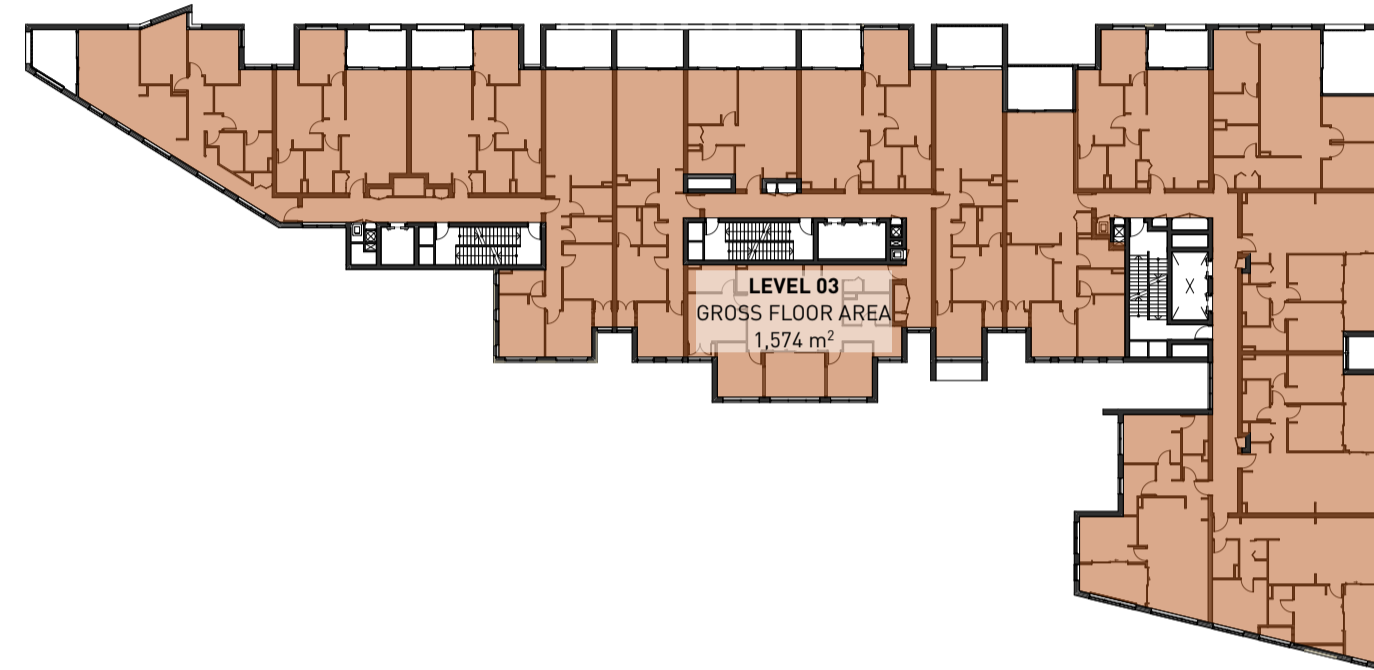
1 GROSS FLOOR AREA - LEVEL 0  
1:500



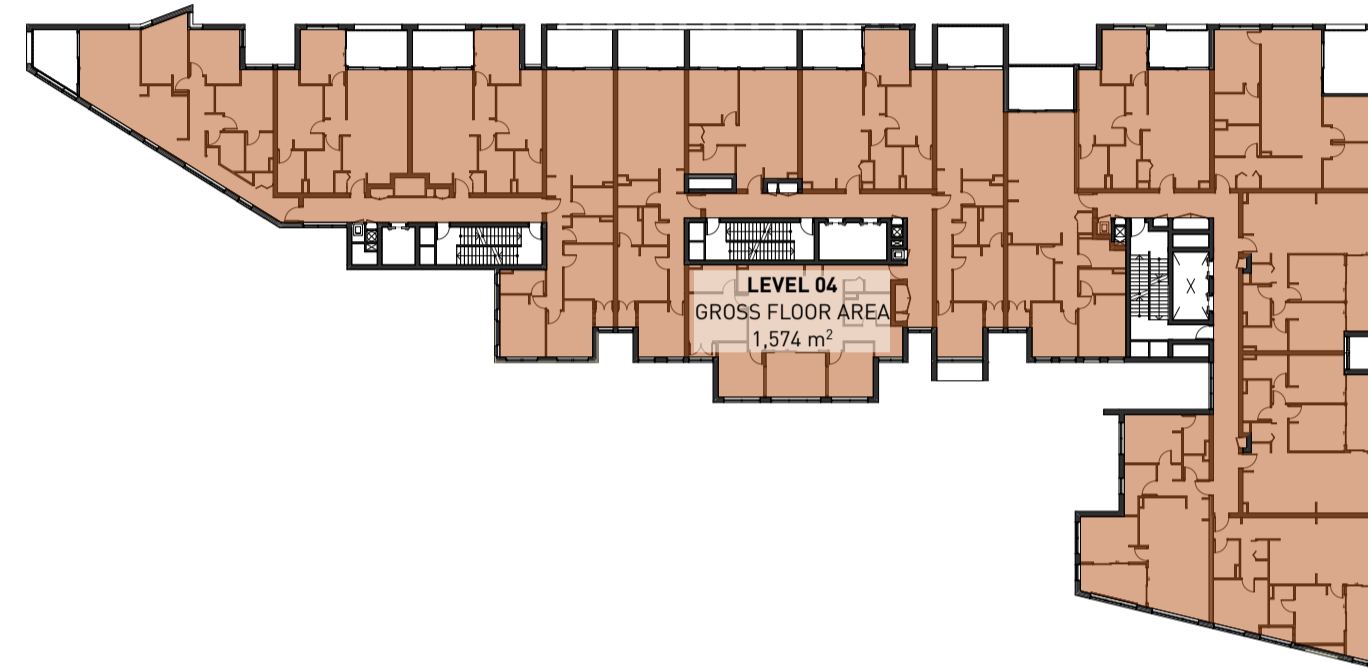
2 GROSS FLOOR AREA - LEVEL 1  
1:500



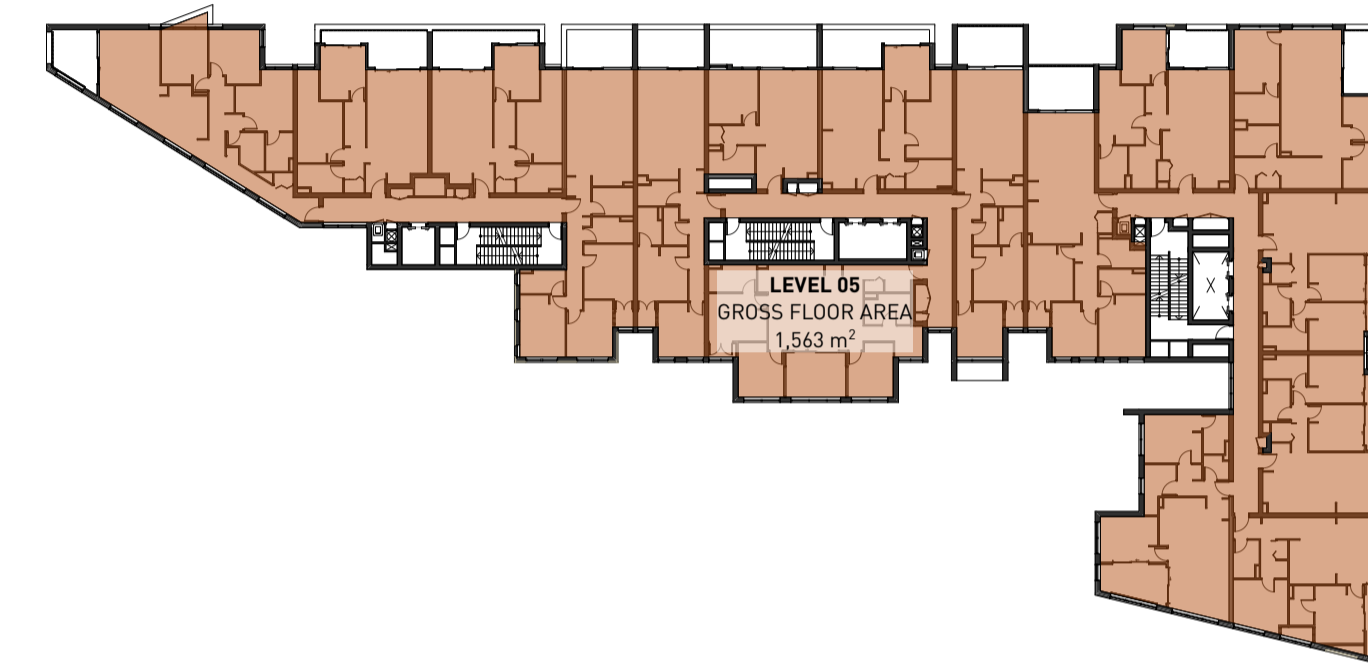
3 GROSS FLOOR AREA - LEVEL 2  
1:500



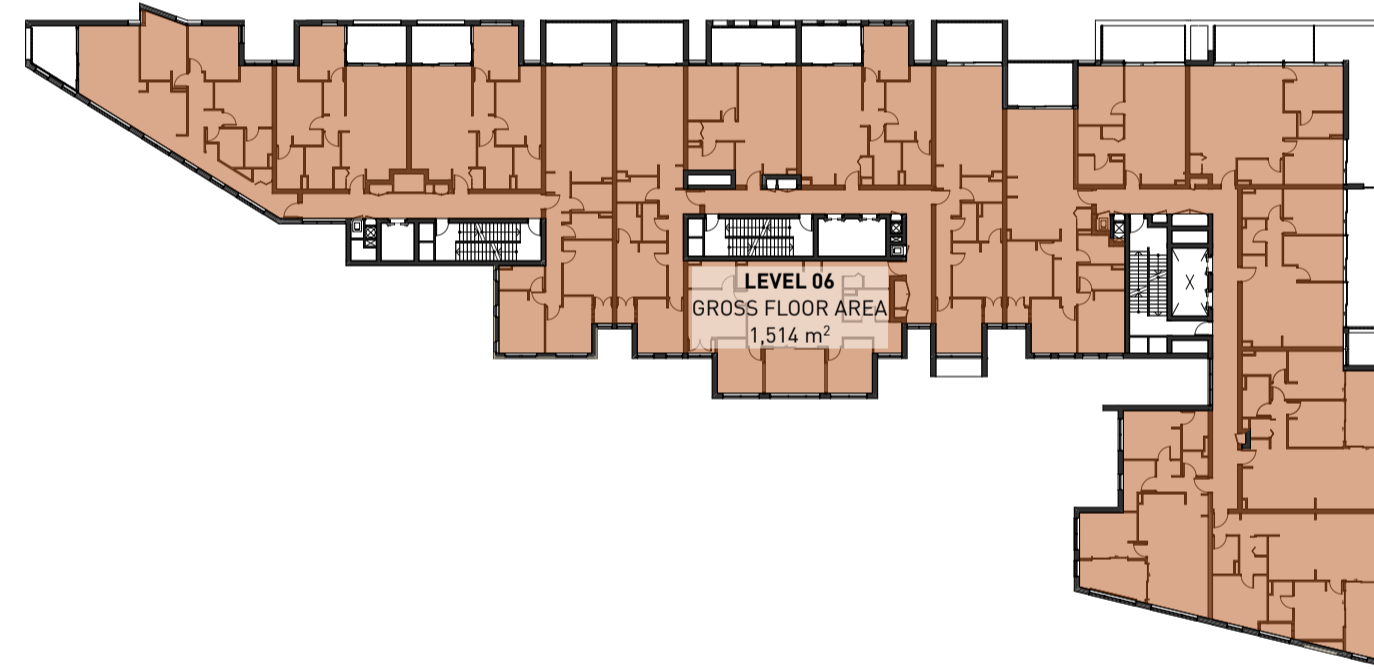
4 GROSS FLOOR AREA - LEVEL 3  
1:500



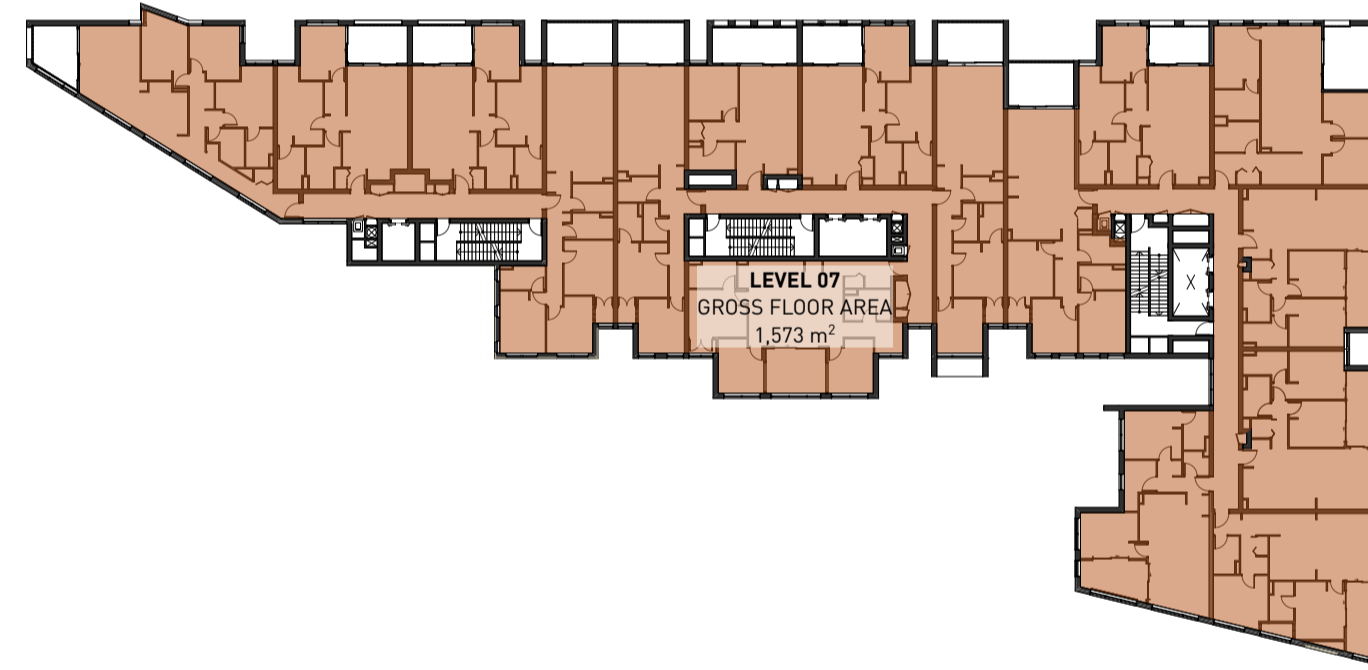
5 GROSS FLOOR AREA - LEVEL 4  
1:500



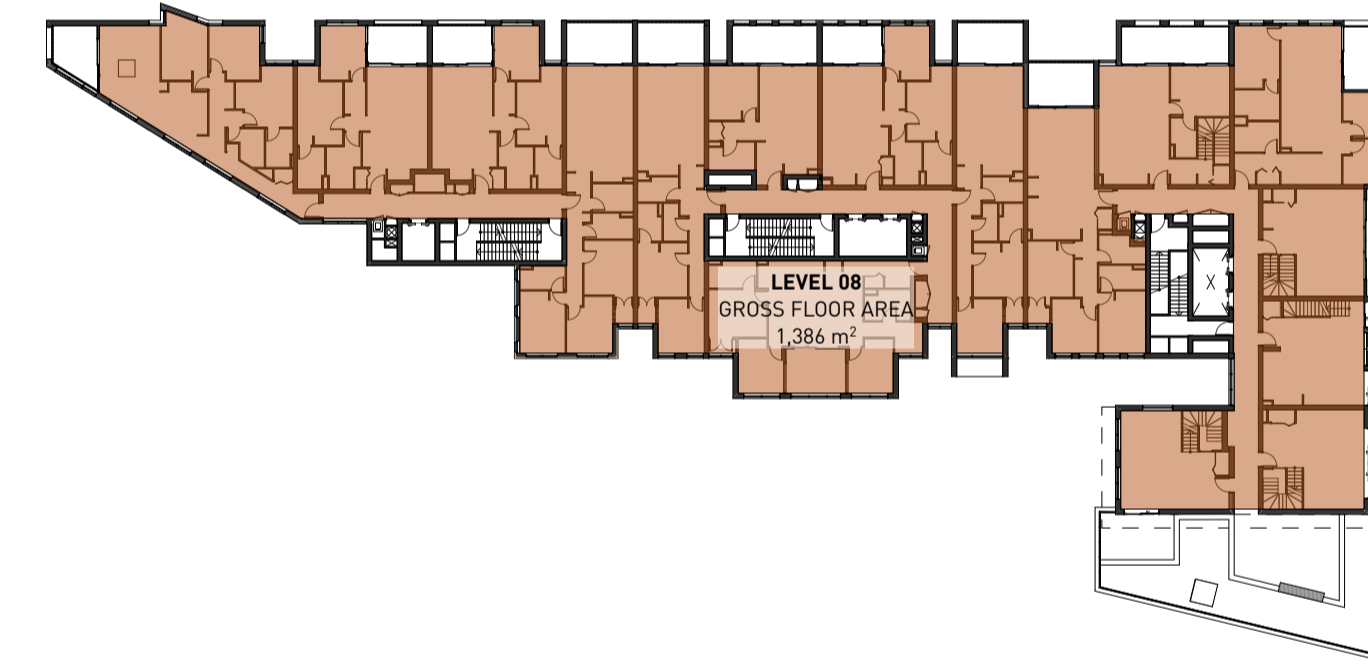
6 GROSS FLOOR AREA - LEVEL 5  
1:500



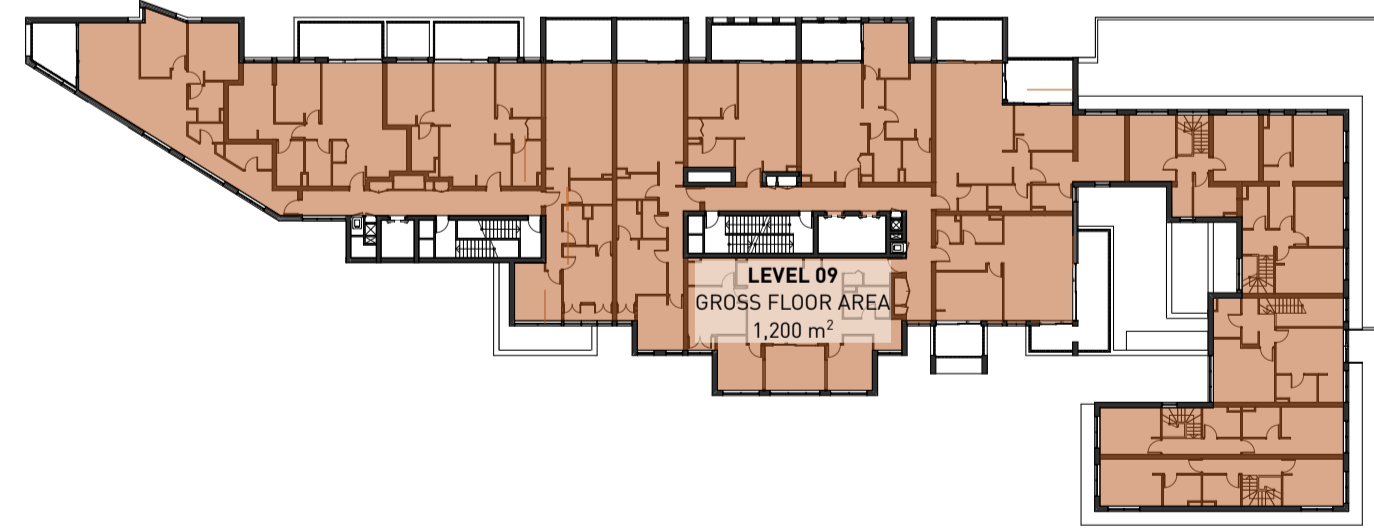
13 GROSS FLOOR AREA - LEVEL 6  
1:500



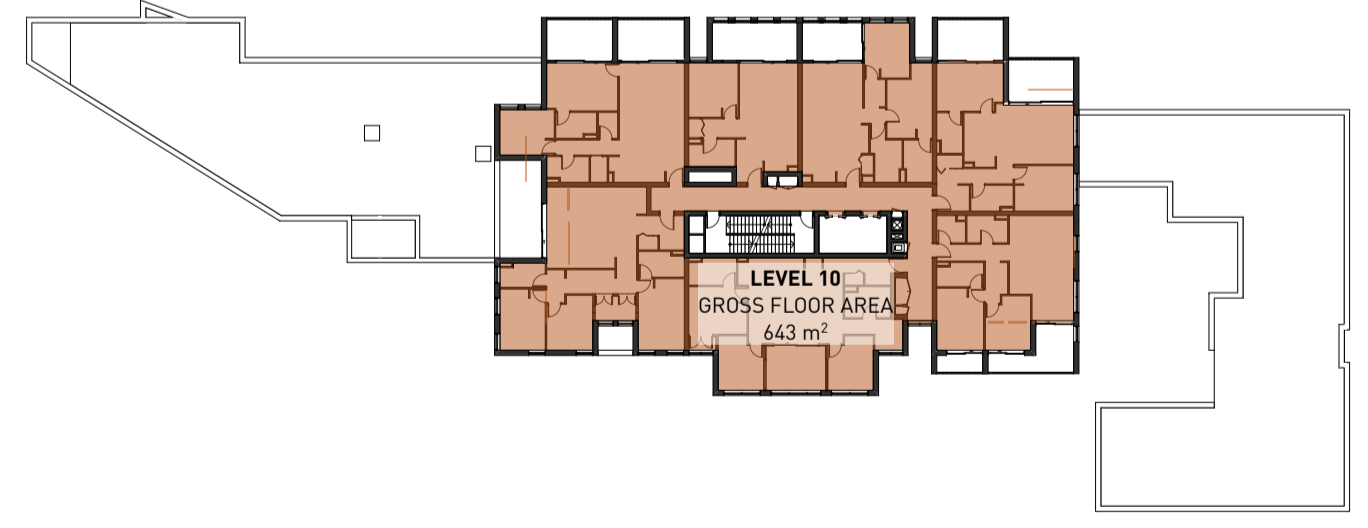
7 GROSS FLOOR AREA - LEVEL 7  
1:500



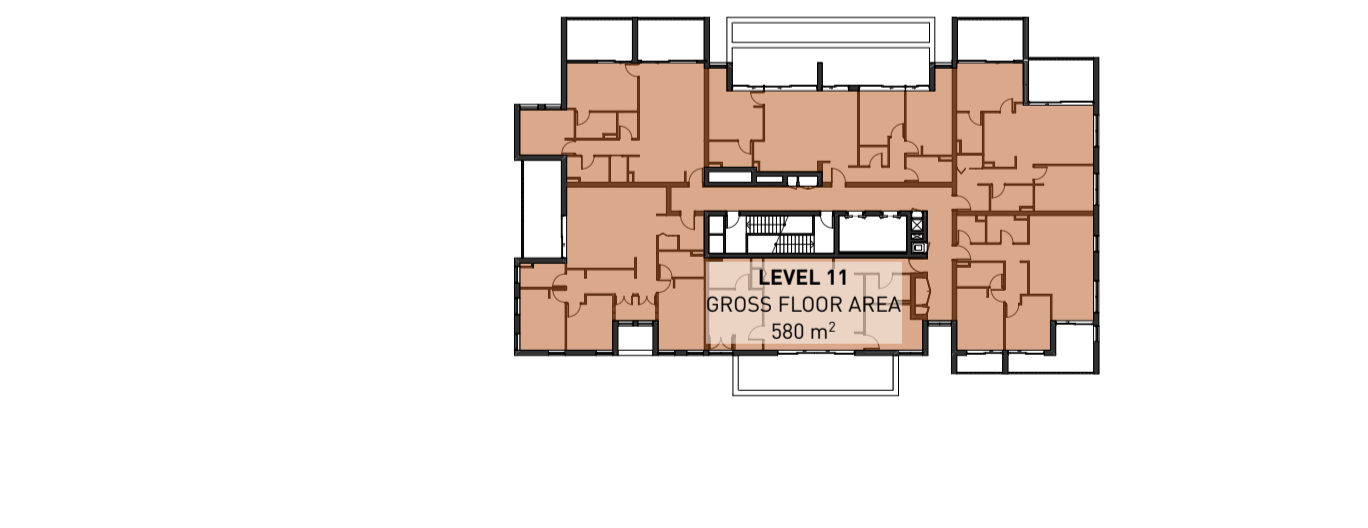
8 GROSS FLOOR AREA - LEVEL 8  
1:500



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
CHILD CARE	LEVEL 0	451
	LEVEL 1	403
		<b>854 m²</b>
RESIDENTIAL	LEVEL 0	435
	LEVEL 1	581
	LEVEL 2	1,574
	LEVEL 3	1,574
	LEVEL 4	1,574
	LEVEL 5	1,563
	LEVEL 6	1,514
	LEVEL 7	1,573
	LEVEL 8	1,386
	LEVEL 9	1,200
	LEVEL 10	643
	LEVEL 11	580
	<b>14,197 m²</b>	
	<b>15,051 m²</b>	

**NOTES**

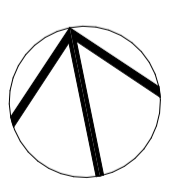
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SMITH & TZANNES PTY LTD	10
0	5
10	15
20	25
30	35
40	45
50	55
60	65
70	75
80	85
90	95
100	



DOCUMENT  
**GROSS FLOOR AREA CALCULATIONS**  
FOR APPROVAL  
REV D 10.01.25 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  
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)



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



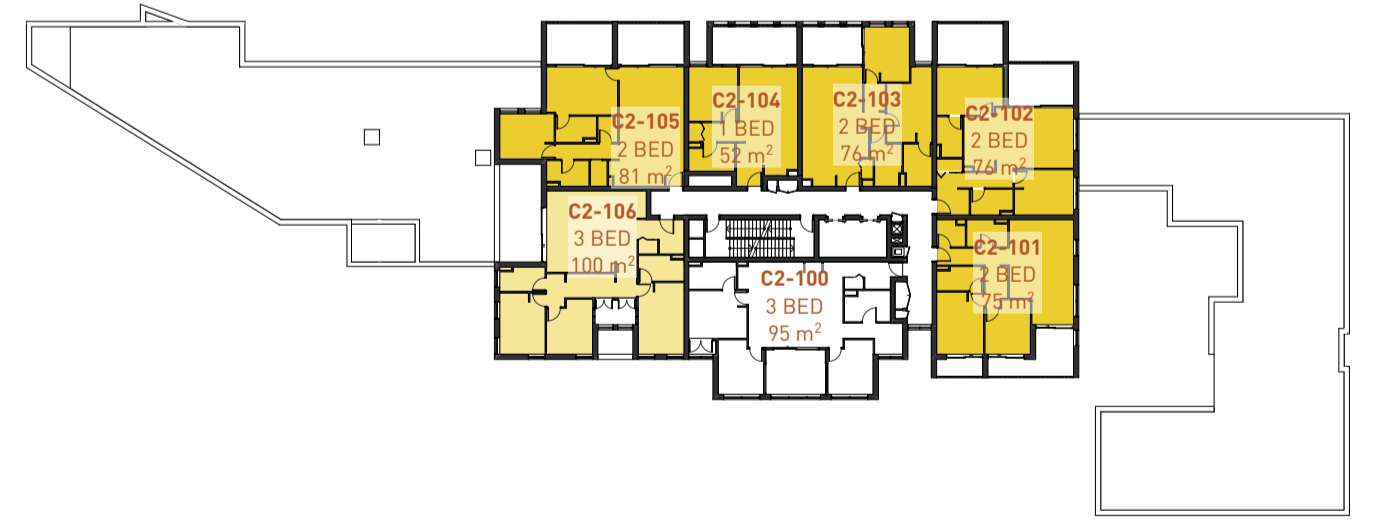
8 SOLAR - LEVEL 7  
1:500



9 SOLAR - LEVEL 8  
1:500



10 SOLAR - LEVEL 9  
1:500



11 SOLAR - LEVEL 10  
1:500



12 SOLAR - LEVEL 12  
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	C3-093
C2-054	C3-093

NO SOLAR ACCESS UNITS

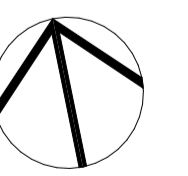
UNIT NUMBER	UNIT NUMBER
C1-020	C2-050
C1-030	C2-060
C1-040	C2-070
C1-050	C2-080
C1-060	C2-090
C1-070	C2-100
C2-020	C3-003
C2-030	C3-023
C2-040	C3-023
	17

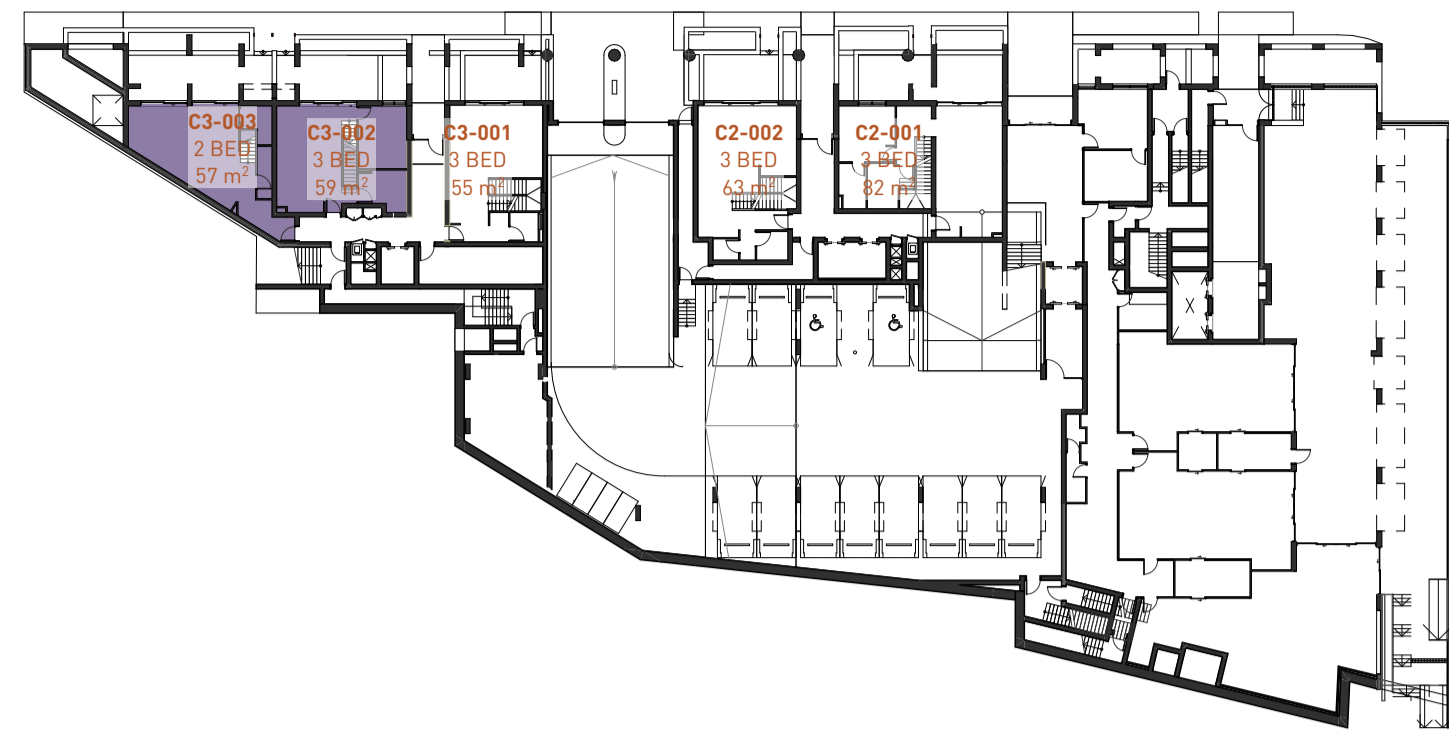
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DOCUMENT  
**SOLAR ACCESS CALCULATIONS**  
 DOCUMENT  
**FOR APPROVAL**  
 REV D 10.01.25 MODEL 22\_038 Regents Park - Building C  
 STAGE  
**DEVELOPMENT APPLICATION**

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





1 VENTILATION - LEVEL 0  
1:500



2 VENTILATION - LEVEL 1  
1:500



3 VENTILATION - LEVEL 2  
1:500



4 VENTILATION - LEVEL 3  
1:500



5 VENTILATION - LEVEL 4  
1:500



6 VENTILATION - LEVEL 5  
1:500



7 VENTILATION - LEVEL 6  
1:500



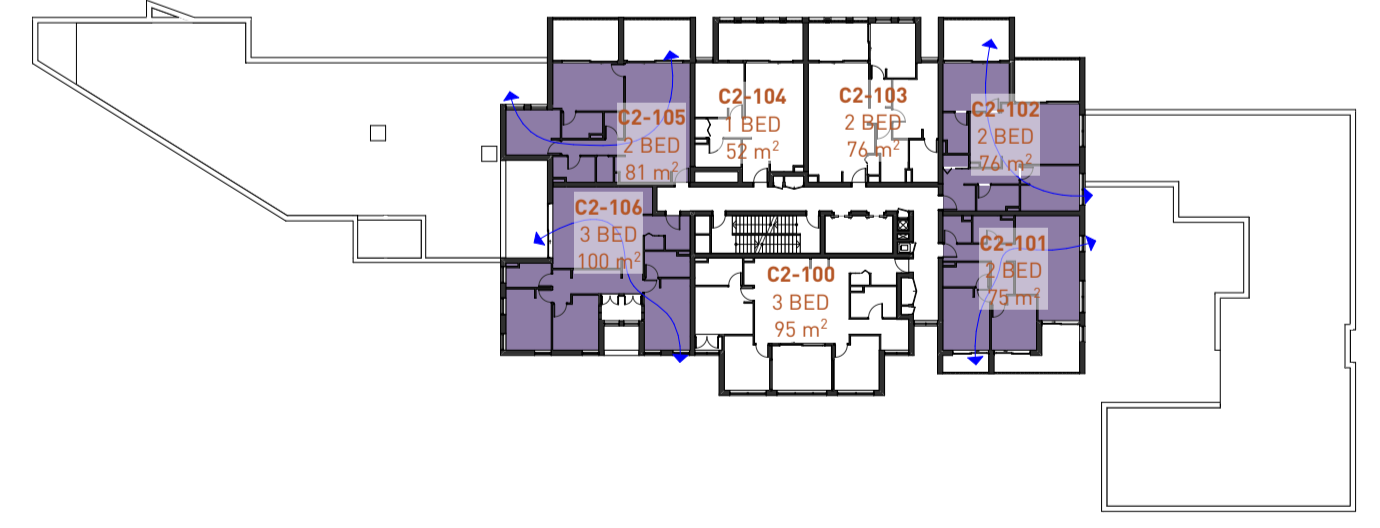
8 VENTILATION - LEVEL 7  
1:500



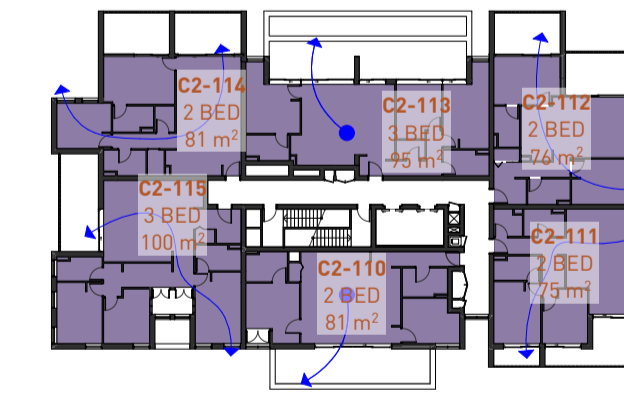
9 VENTILATION - LEVEL 8  
1:500



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%
	<b>142</b>	

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	<b>93</b>

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SMITH & TZANNES PTY LTD

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DOCUMENT  
**VENTILATION CALCULATIONS**

DOCUMENT  
**FOR APPROVAL**

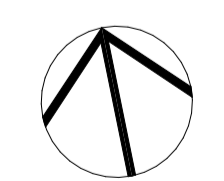
REV D 10.01.25 MODEL 22\_038 Regents Park - Building C

STAGE  
**DEVELOPMENT APPLICATION**

PROJECT  
**REGENTS PARK - STAGE 3**

30-46 AUBURN ROAD REGENTS PARK

CLIENT **30 Auburn Road Pty Ltd**



22\_038 DA-A-803

**LIVEABLE SCHEDULE**

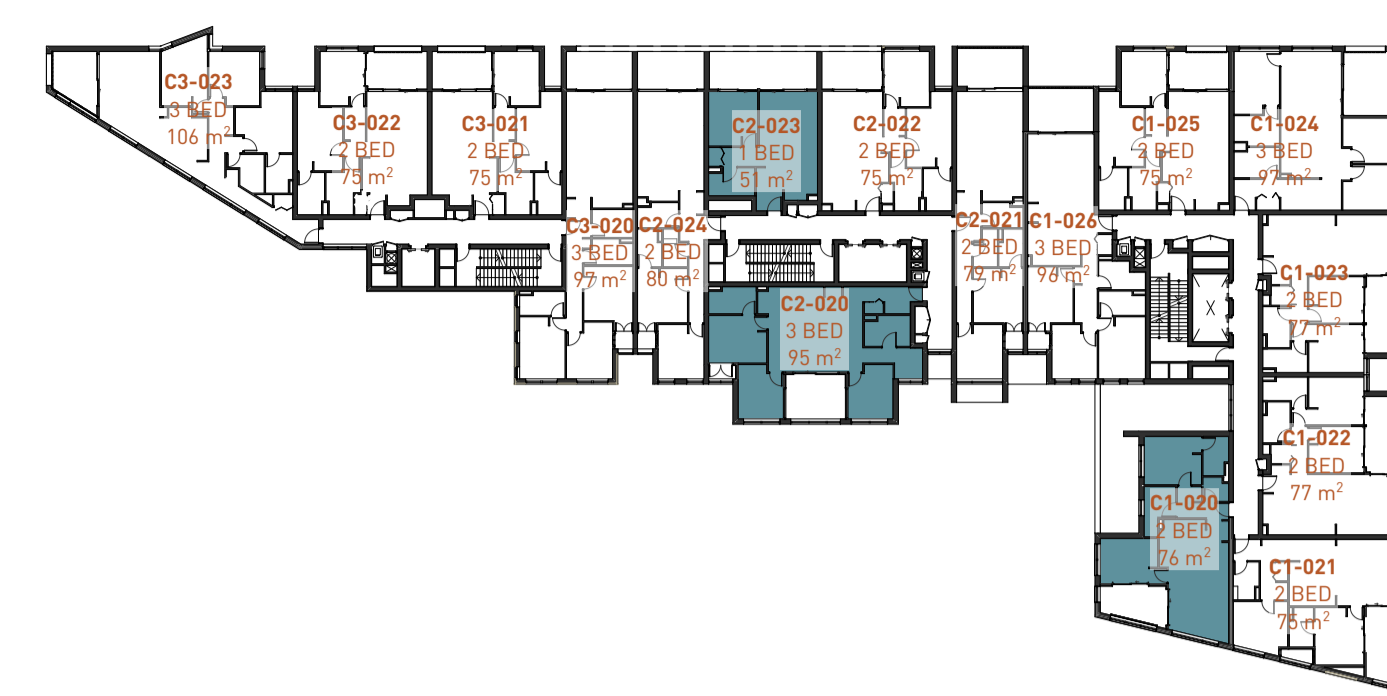
Liveable Housing	Quantity	%
NA	113	80 %
Silver Level	29	20 %
	<b>142</b>	



1 LIVEABLE - LEVEL 0  
1:500



2 LIVEABLE - LEVEL 1  
1:500



3 LIVEABLE - LEVEL 2  
1:500



4 LIVEABLE - LEVEL 3  
1:500



5 LIVEABLE - LEVEL 4  
1:500



6 LIVEABLE - LEVEL 5  
1:500



7 LIVEABLE - LEVEL 6  
1:500



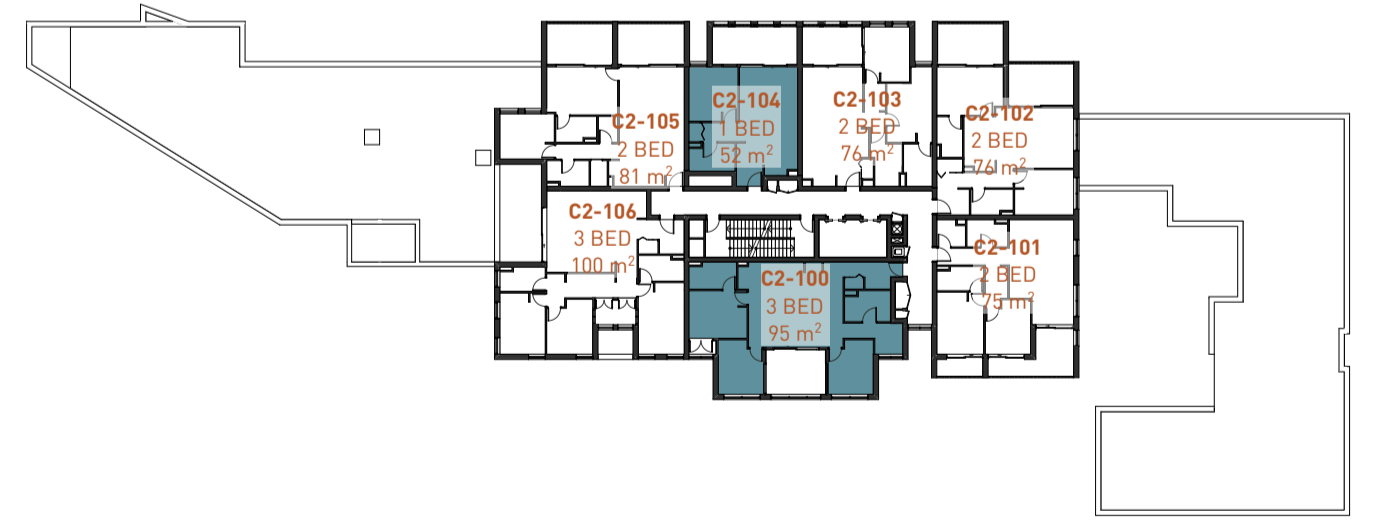
8 LIVEABLE - LEVEL 7  
1:500



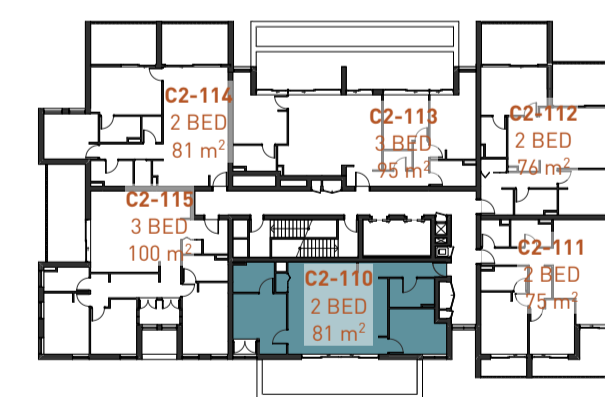
9 LIVEABLE - LEVEL 8  
1:500



10 LIVEABLE - LEVEL 9  
1:500



11 LIVEABLE - LEVEL 10  
1:500



12 LIVEABLE - LEVEL 11  
1:500

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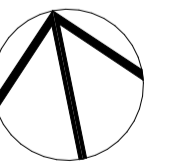
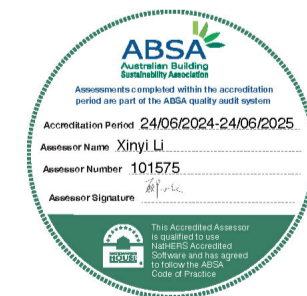
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SMITH & TZANNES PTY LTD

0	5	10
10/10/2022	10/10/2022	10/10/2022
10/10/2022	10/10/2022	10/10/2022

DOCUMENT  
**ACCESSIBILITY CALCULATIONS**  
 DOCUMENT  
**FOR APPROVAL**  
 REV D 10.01.25 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**



22\_038 DA-A-804

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)



STORAGE SCHEDULE				
APT.	TYPE	LEVEL	MIN.	VOLUME m3
C1-020				
	STORAGE	LEVEL 2		4.0
C1-021				
	STORAGE	LEVEL 2		6.9
C1-022				
	STORAGE	LEVEL 2		4.0
C1-023				
	STORAGE	LEVEL 2		4.1
C1-024				
	STORAGE	LEVEL 2		8.2
C1-025				
	STORAGE	LEVEL 2		4.0
C1-026				
	STORAGE	LEVEL 2		5.0
C1-030				
	STORAGE	LEVEL 3		4.0
C1-031				
	STORAGE	LEVEL 3		6.9
C1-032				
	STORAGE	LEVEL 3		4.0
C1-033				
	STORAGE	LEVEL 3		4.1
C1-034				
	STORAGE	LEVEL 3		8.2
C1-035				
	STORAGE	LEVEL 3		4.0
C1-036				
	STORAGE	LEVEL 3		5.0
C1-040				
	STORAGE	LEVEL 4		4.0
C1-041				
	STORAGE	LEVEL 4		6.9
C1-042				
	STORAGE	LEVEL 4		4.0
C1-043				
	STORAGE	LEVEL 4		4.1
C1-044				
	STORAGE	LEVEL 4		8.2
C1-045				
	STORAGE	LEVEL 4		4.0
C1-046				
	STORAGE	LEVEL 4		5.0
C1-050				
	STORAGE	LEVEL 5		4.0
C1-051				
	STORAGE	LEVEL 5		6.9
C1-052				
	STORAGE	LEVEL 5		8.3
C1-053				
	STORAGE	LEVEL 5		4.9
C1-054				
	STORAGE	LEVEL 5		8.2
C1-055				
	STORAGE	LEVEL 5		4.0
C1-056				
	STORAGE	LEVEL 5		5.0
C1-060				
	STORAGE	LEVEL 6		4.0
C1-061				
	STORAGE	LEVEL 6		6.9

STORAGE SCHEDULE				
APT.	TYPE	LEVEL	MIN.	VOLUME m3
C1-062				
	STORAGE	LEVEL 6		4.0
C1-063				
	STORAGE	LEVEL 6		5.2
C1-064				
	STORAGE	LEVEL 6		5.7
C1-065				
	STORAGE	LEVEL 6		5.0
C1-066				
	STORAGE	LEVEL 6		5.0
C1-070				
	STORAGE	LEVEL 7		4.0
C1-071				
	STORAGE	LEVEL 7		6.9
C1-072				
	STORAGE	LEVEL 7		4.1
C1-073				
	STORAGE	LEVEL 7		4.9
C1-074				
	STORAGE	LEVEL 7		8.2
C1-075				
	STORAGE	LEVEL 7		3.9
C1-076				
	STORAGE	LEVEL 7		5.0
C1-080				
	STORAGE	LEVEL 8		4.5
C1-081				
	STORAGE	LEVEL 8		4.5
C1-082				
	STORAGE	LEVEL 8		2.0
	STORAGE	LEVEL 9		4.6
C1-083				
	STORAGE	LEVEL 8		11.7
	STORAGE	LEVEL 9		2.3
C1-084				
	STORAGE	LEVEL 8		8.2
C1-085				
	STORAGE	LEVEL 8		2.7
C1-093				
	STORAGE	LEVEL 9		7.4
C2-001				
	STORAGE	LEVEL 0		12.5
	STORAGE	LEVEL 1		3.2
C2-002				
	STORAGE	LEVEL 0		9.6
C2-010				
	STORAGE	LEVEL 1		6.0
C2-020				
	STORAGE	LEVEL 2		5.0
C2-021				
	STORAGE	LEVEL 2		5.0
C2-022				
	STORAGE	LEVEL 2		4.0
C2-023				
	STORAGE	LEVEL 2		4.1
C2-024				
	STORAGE	LEVEL 2		5.0
C2-030				
	STORAGE	LEVEL 3		5.0
C2-031				

STORAGE SCHEDULE				
APT.	TYPE	LEVEL	MIN.	VOLUME m3
C2-032				
	STORAGE	LEVEL 3		4.0
C2-033				
	STORAGE	LEVEL 3		4.1
C2-034				
	STORAGE	LEVEL 3		2.2
C2-040				
	STORAGE	LEVEL 4		5.0
C2-041				
	STORAGE	LEVEL 4		5.0
C2-042				
	STORAGE	LEVEL 4		4.0
C2-043				
	STORAGE	LEVEL 4		4.1
C2-044				
	STORAGE	LEVEL 4		4.6
C2-050				
	STORAGE	LEVEL 5		5.0
C2-051				
	STORAGE	LEVEL 5		5.0
C2-053				
	STORAGE	LEVEL 5		4.1
C2-054				
	STORAGE	LEVEL 5		5.0
C2-060				
	STORAGE	LEVEL 6		5.0
C2-061				
	STORAGE	LEVEL 6		5.0
C2-062				
	STORAGE	LEVEL 6		4.0
C2-063				
	STORAGE	LEVEL 6		4.1
C2-064				
	STORAGE	LEVEL 6		5.0
C2-070				
	STORAGE	LEVEL 7		5.0
C2-071				
	STORAGE	LEVEL 7		5.0
C2-072				
	STORAGE	LEVEL 7		4.0
C2-073				
	STORAGE	LEVEL 7		4.1
C2-074				
	STORAGE	LEVEL 7		4.9
C2-080				
	STORAGE	LEVEL 8		5.0
C2-081				
	STORAGE	LEVEL 8		5.0
C2-082				
	STORAGE	LEVEL 8		4.0
C2-083				
	STORAGE	LEVEL 8		4.1
C2-084				
	STORAGE	LEVEL 8		1.7
C2-085				
	STORAGE	LEVEL 8		3.3
C2-090				
	STORAGE	LEVEL 9		5.0
C2-091				

STORAGE SCHEDULE				
APT.	TYPE	LEVEL	MIN.	VOLUME m3
C2-092				
	STORAGE	LEVEL 9		3.3
C2-094				
	STORAGE	LEVEL 9		4.0
C2-095				
	STORAGE	LEVEL 9		4.9
C2-100				
	STORAGE	LEVEL 10		5.0
C2-101				
	STORAGE	LEVEL 10		4.7
C2-102				
	STORAGE	LEVEL 10		4.0
C2-103				
	STORAGE	LEVEL 10		4.0
C2-104				
	STORAGE	LEVEL 10		4.1
C2-105				
	STORAGE	LEVEL 10		4.7
C2-106				
	STORAGE	LEVEL 10		10.8
C2-110				
	STORAGE	LEVEL 11		5.5
C2-111				
	STORAGE	LEVEL 11		4.7
C2-112				
	STORAGE	LEVEL 11		4.9
C2-113				
	STORAGE	LEVEL 11		9.2
C2-114				
	STORAGE	LEVEL 11		4.5
C2-115				
	STORAGE	LEVEL 11		10.8
C3-001				
	STORAGE	LEVEL 0		7.6
	STORAGE	LEVEL 1		2.2
C3-002				
	STORAGE	LEVEL 0		4.3
	STORAGE	LEVEL 1		1.7
C3-003				
	STORAGE	LEVEL 0		10.1
	STORAGE	LEVEL 1		4.5
C3-010				
	STORAGE	LEVEL 1		4.2
C3-020				
	STORAGE	LEVEL 2		6.2
C3-021				
	STORAGE	LEVEL 2		4.9
C3-022				
	STORAGE	LEVEL 2		4.9
C3-023				
	STORAGE	LEVEL 2		5.0
C3-030				
	STORAGE	LEVEL 3		6.2
C3-031				
	STORAGE	LEVEL 3		4.9
C3-032				
	STORAGE	LEVEL 3		4.9
C3-033				
	STORAGE	LEVEL 3		5.0

STORAGE SCHEDULE				
APT.	TYPE	LEVEL	MIN.	VOLUME m3
C3-040				
	STORAGE	LEVEL 4		6.2
C3-041				
	STORAGE	LEVEL 4		4.9
C3-042				
	STORAGE	LEVEL 4		4.8
C3-043				
	STORAGE	LEVEL 4		5.0
C3-050				
	STORAGE	LEVEL 5		4.4
C3-052				
	STORAGE	LEVEL 5		8.4
C3-053				
	STORAGE	LEVEL 5		5.0
C3-060				
	STORAGE	LEVEL 6		6.2
C3-061				
	STORAGE	LEVEL 6		4.9
C3-062				
	STORAGE	LEVEL 6		4.9
C3-063				
	STORAGE	LEVEL 6		5.0
C3-070				
	STORAGE	LEVEL 7		6.2
	STORAGE	LEVEL 8		6.1
C3-071				
	STORAGE	LEVEL 7		4.9
C3-072				
	STORAGE	LEVEL 7		4.9
C3-073				
	STORAGE	LEVEL 7		5.0
C3-081				
	STORAGE	LEVEL 8		4.4
C3-082				
	STORAGE	LEVEL 8		4.9
C3-083				
	STORAGE	LEVEL 8		5.0
C3-090				
	STORAGE	LEVEL 9		4.8
C3-091				
	STORAGE	LEVEL 9		5.4
C3-092				
	STORAGE	LEVEL 9		7.5
C3-093				
	STORAGE	LEVEL 9		1.3

**APARTMENT MIX SCHEDULE**

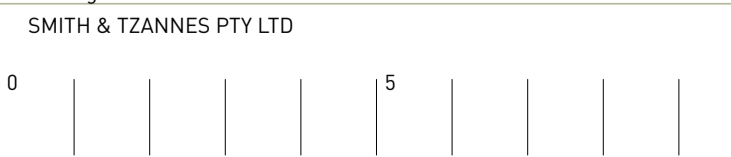
BEDS	QUANTITY	%
1 BED	11	8%
2 BED	85	60%
3 BED	46	32%
	<b>142</b>	

**BASEMENT STORAGE CALCULATION**

STORAGE VOLUME	QUANTITY
>4m3 & <5m3; 1 & 2 BED	52
>5m3; 1, 2 & 3 BED	90
	<b>142</b>

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DOCUMENT  
**STORAGE CALCULATIONS**  
DOCUMENT  
**FOR APPROVAL**  
REV D 10.01.25 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**

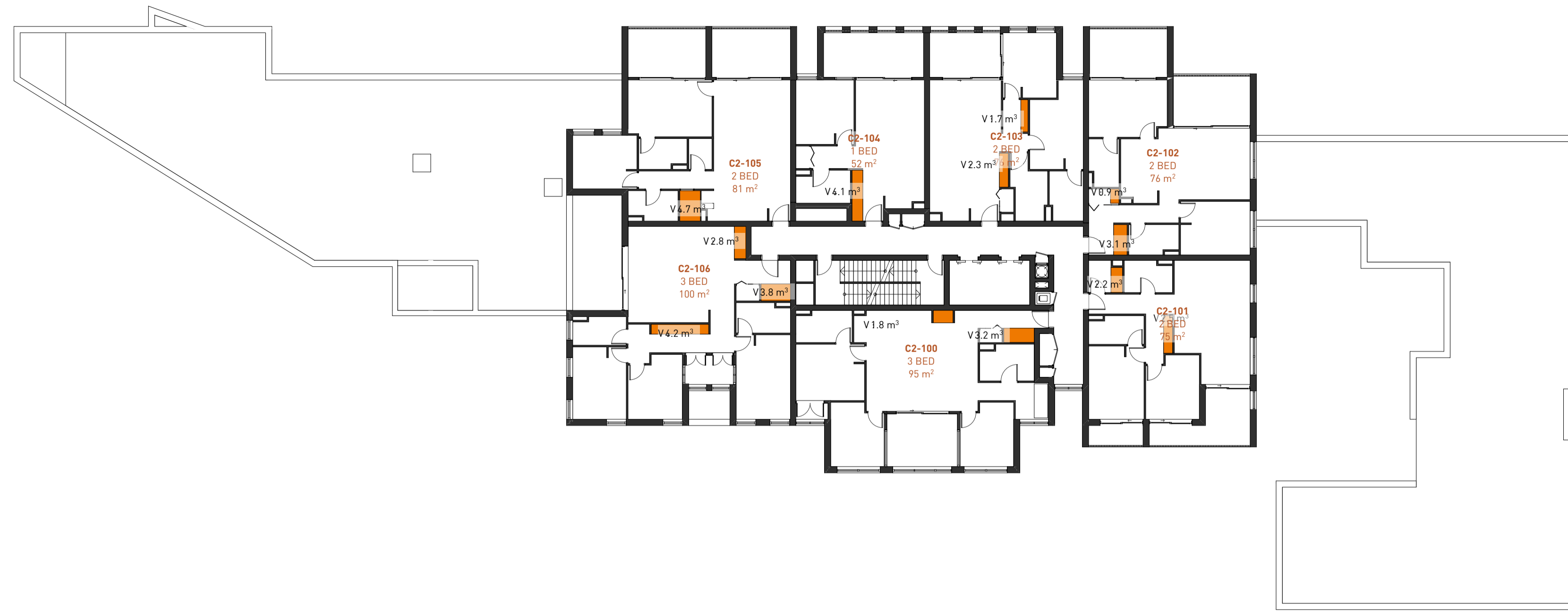
ARCHITECTURE URBAN PLANNING  
M1/147 McEvoy St Alexandria NSW 2015  
P 02 9516 2022 E email@smithtzannes.com.au  
smithtzannes.com.au  
Nominated Architect: Peter Smith (Reg 7024)

22\_038 DA-A-805

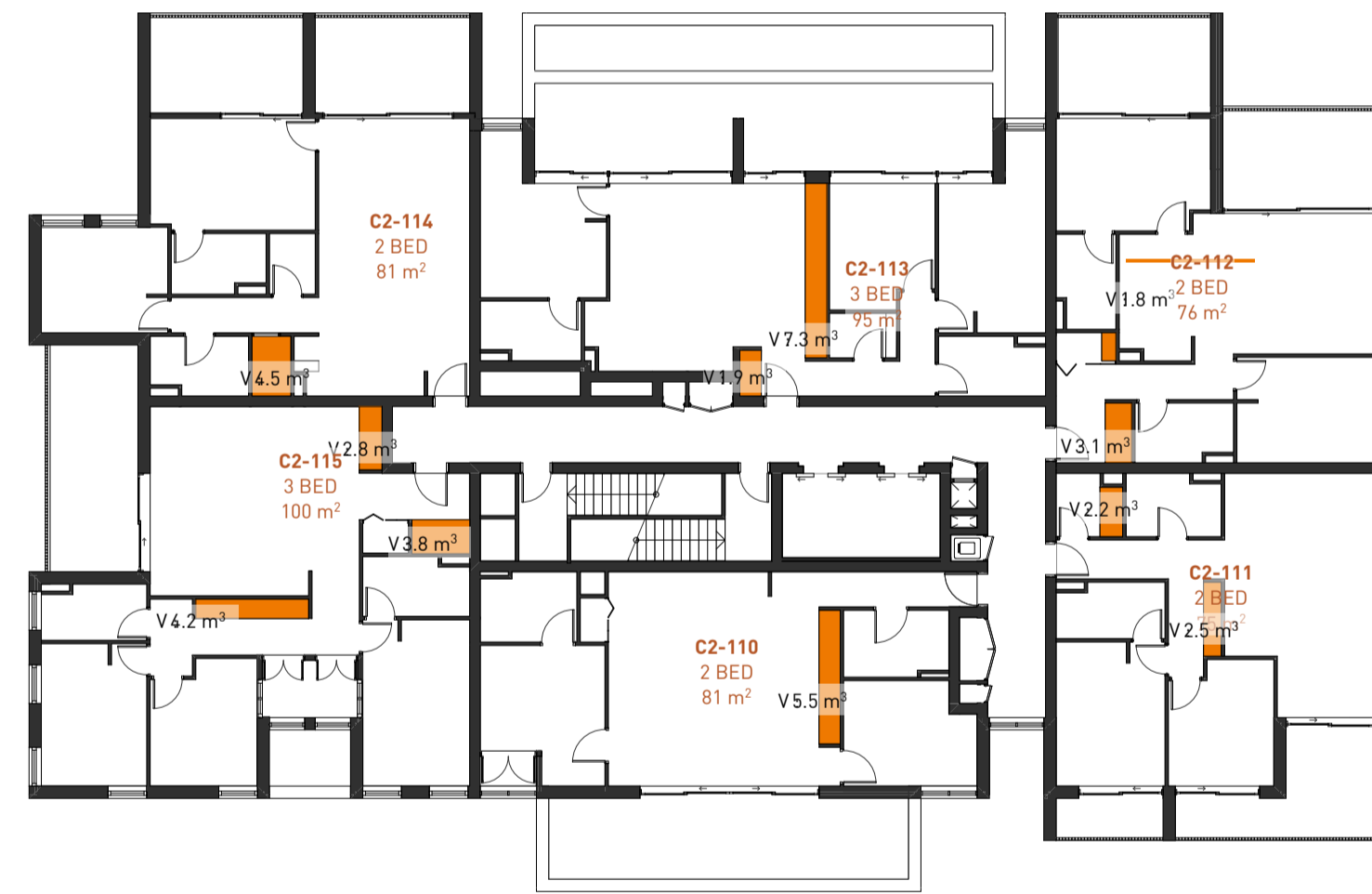








1 STORAGE - LEVEL 10  
1:200



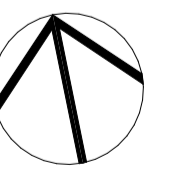
2 STORAGE - LEVEL 11  
1:200

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0	5	10
10/01/2022	10/01/2022	10/01/2022
10/01/2022	10/01/2022	10/01/2022



DOCUMENT  
**STORAGE CALCULATIONS**

DOCUMENT  
**FOR APPROVAL**

REV D 10.01.25 MODEL 22\_038 Regents Park - Building C

STAGE  
**DEVELOPMENT APPLICATION**

PROJECT  
**REGENTS PARK - STAGE 3**

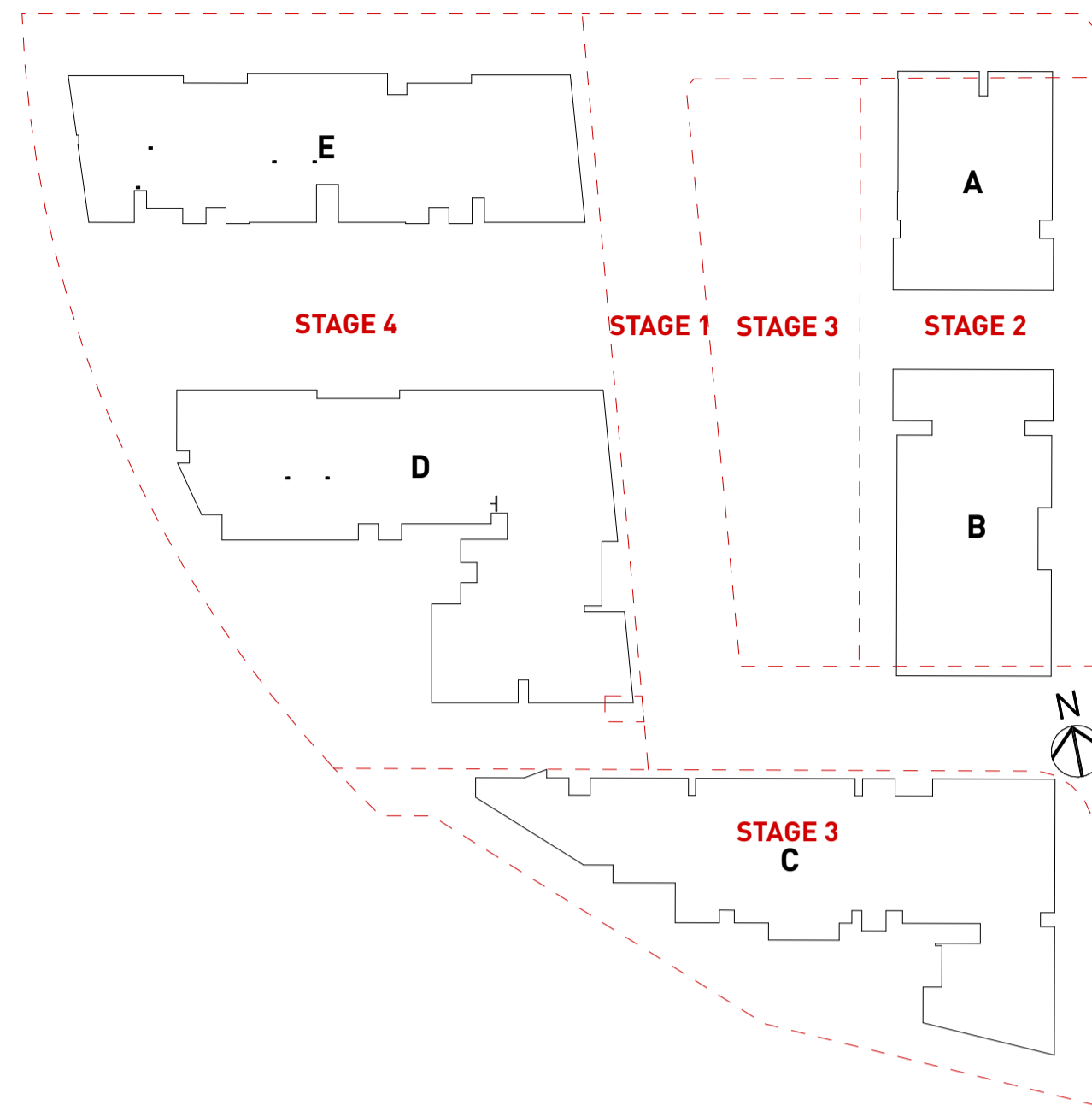
30-46 AUBURN ROAD REGENTS PARK

CLIENT **30 Auburn Road Pty Ltd**

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P 02 9516 2022 E email@smithzannes.com.au  
smithzannes.com.au  
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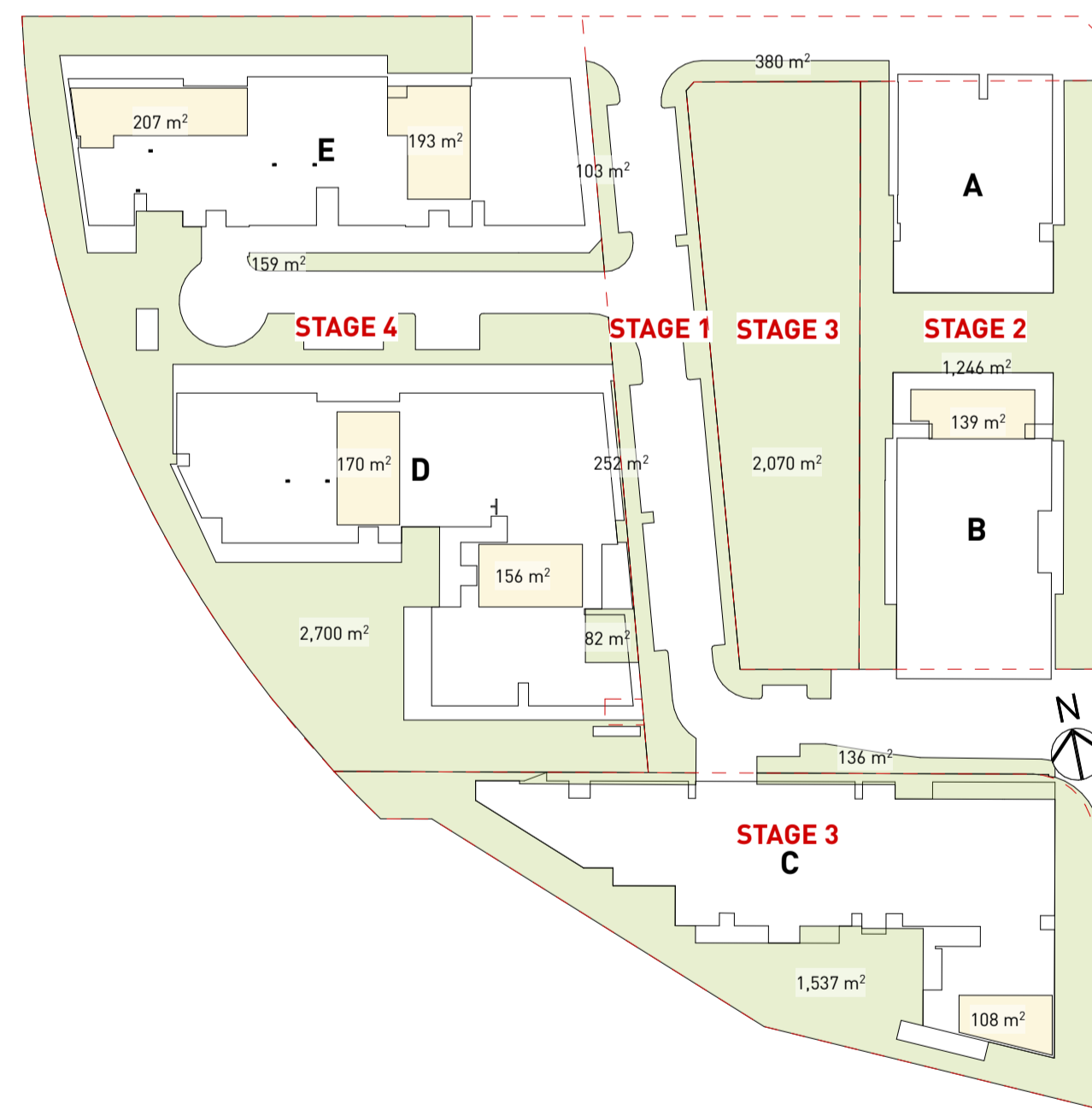
22\_038 DA-A-809



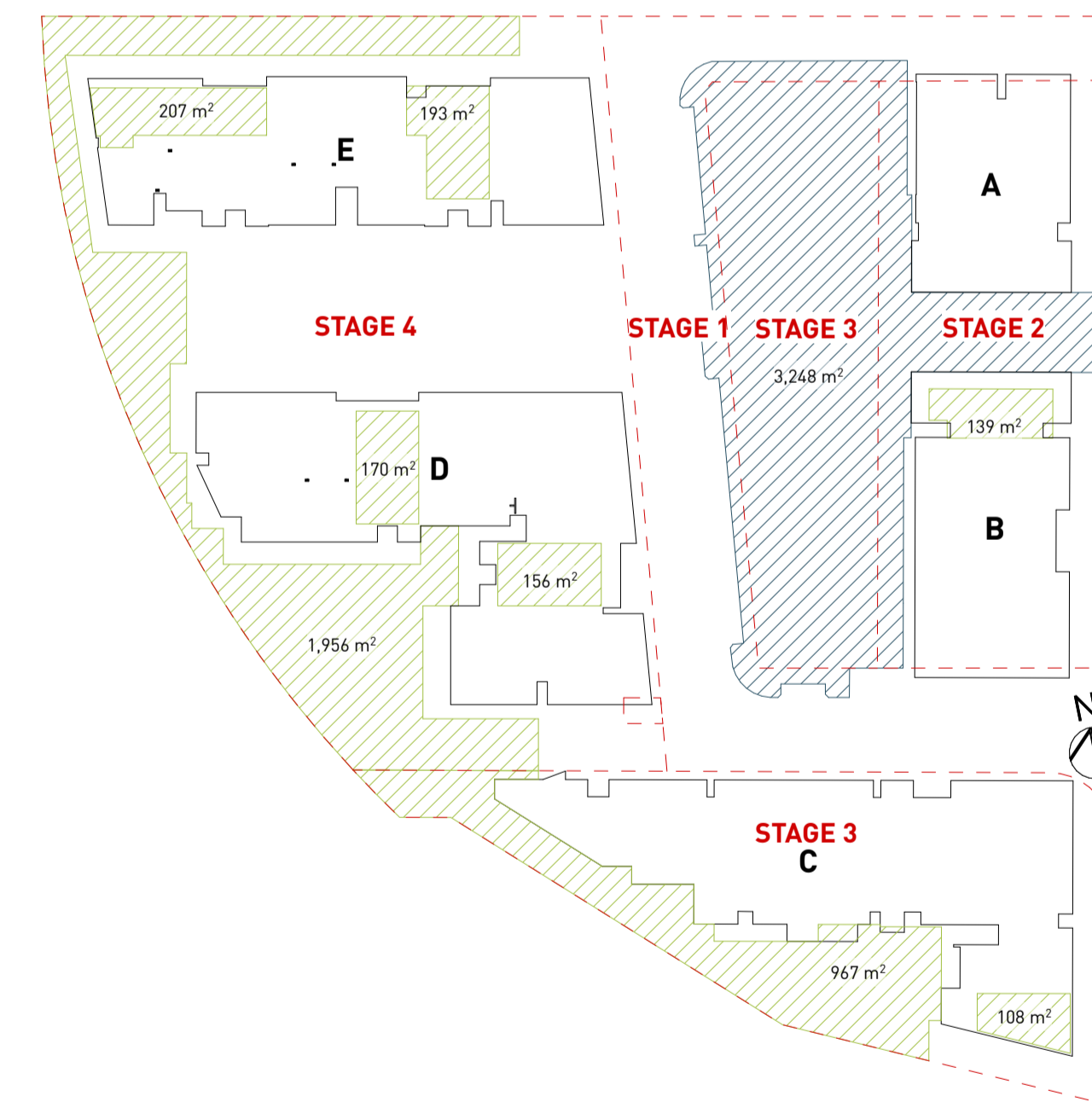
1 SITE STAGING PLAN  
1:1000



2 DEEP SOIL PLAN  
1:1000



3 LANDSCAPE PLAN  
1:1000



5 OPEN SPACE  
1:1000

SITE STAGING AREAS		
	AREA m2	SITE %
STAGE 1	3,332	16 %
STAGE 2	3,313	16 %
STAGE 3	5,646	26 %
STAGE 4	8,879	42 %
	<b>21,170 m²</b>	

DEEP SOIL CALCULATION		
	AREA m2	SITE %
STAGE 1	12	0 %
STAGE 2	176	0.8 %
STAGE 3	2,668	11.8 %
STAGE 4	1,839	7.4 %
	<b>4,695 m²</b>	

COMMON OPEN SPACE CALCULATION		
	AREA m2	SITE %
COMMON		
STAGE 2	139	0.6 %
STAGE 3	1,075	5 %
STAGE 4	2,682	12.6 %
PUBLIC		
STAGE 3	3,248	13.5 %
	<b>7,144 m²</b>	

LANDSCAPE AREA		
	AREA m2	SITE %
STAGE 1	871	4.1 %
STAGE 2	1,385	6.5 %
STAGE 3	3,715	17.1 %
STAGE 4	3,667	16.9 %
	<b>9,638 m²</b>	

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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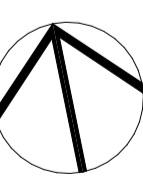
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SMITH & TZANNES PTY LTD	10
0	5
10	15
20	25
30	35
40	45
50	55
60	65
70	75
80	85
90	95
100	

DOCUMENT  
**LANDSCAPE & DEEP SOIL - WHOLE SITE**  
FOR APPROVAL  
REV D 10.01.25 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  
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smithzannes.com.au  
Nominated Architect: Peter Smith (Reg 7024)



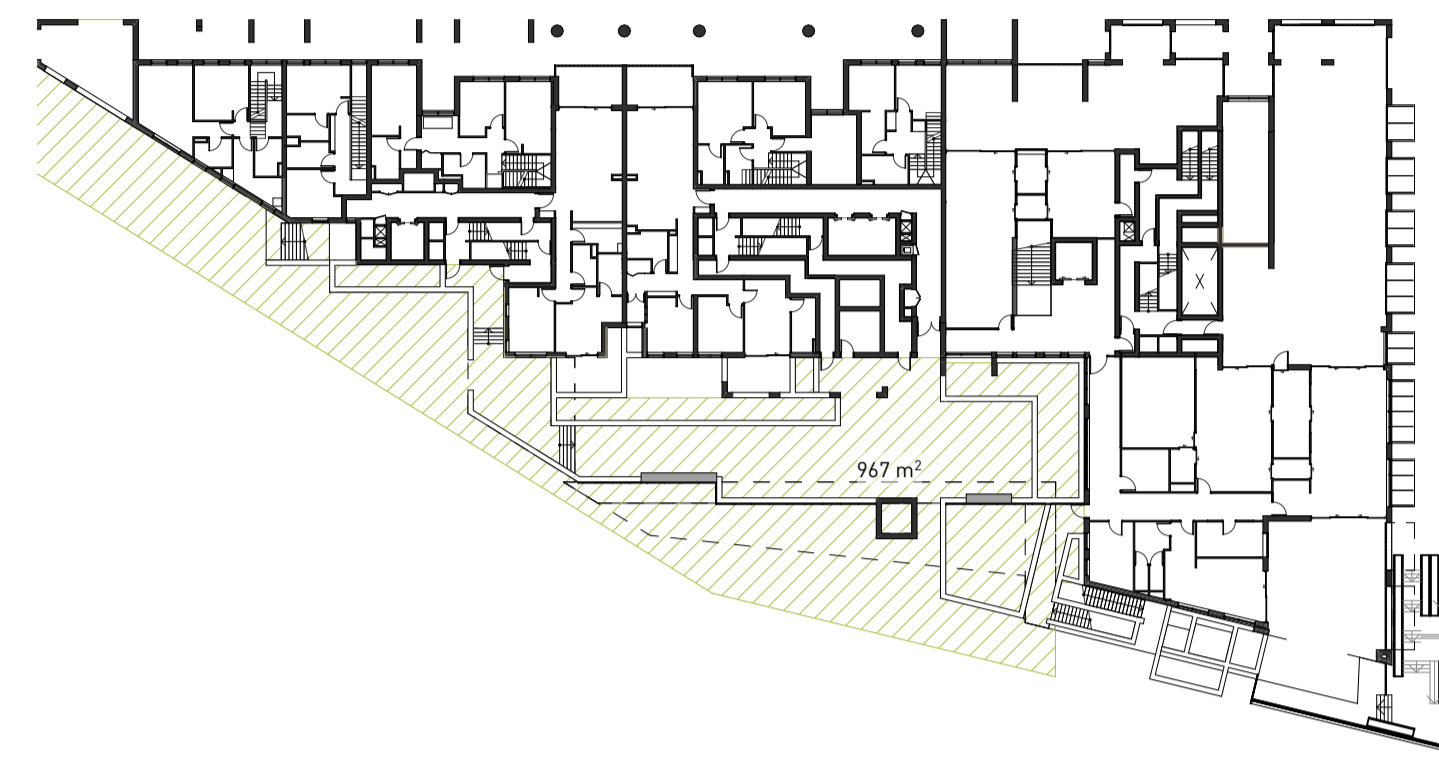
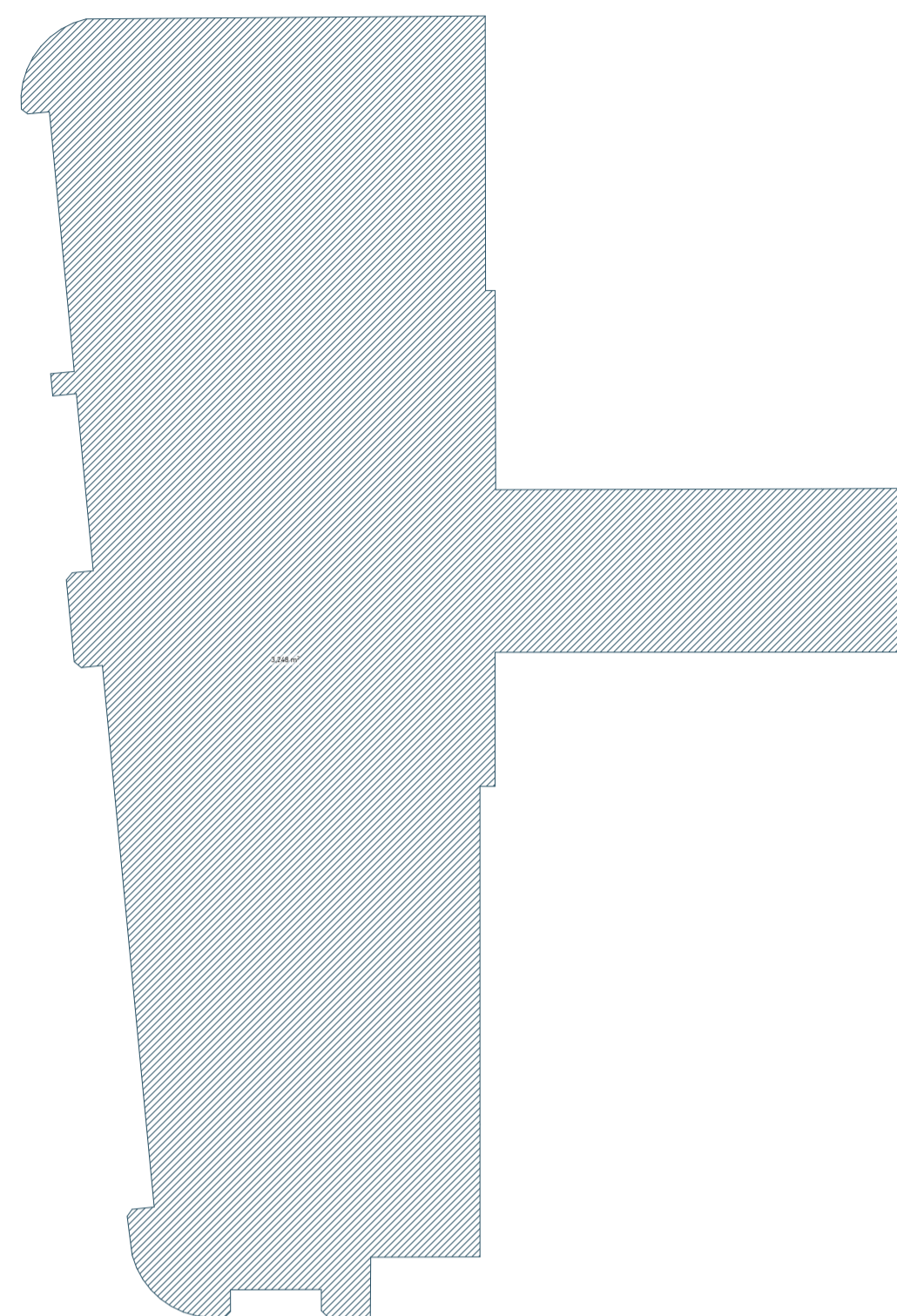
22\_038 DA-A-810

**COMMON OPEN SPACE - STAGE 3**

HOME STORY	Area
LEVEL 0	3,248
LEVEL 1	967
LEVEL 8	108
	<b>4,323 m<sup>2</sup></b>

**COMMON OPEN SPACE CALCULATION**

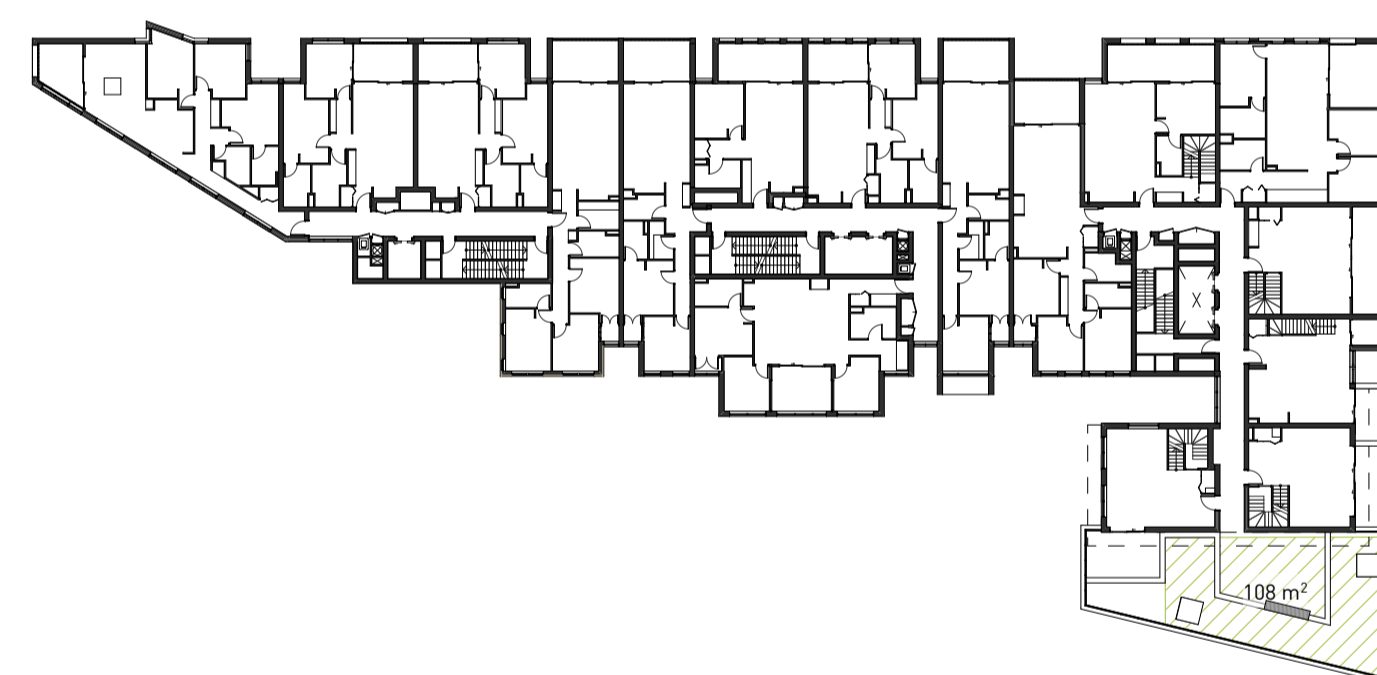
	AREA m2	SITE %
COMMON		
STAGE 2	139	0.6 %
STAGE 3	1,075	5 %
STAGE 4	2,682	12.6 %
PUBLIC		
STAGE 3	3,248	13.5 %
	<b>7,144 m<sup>2</sup></b>	



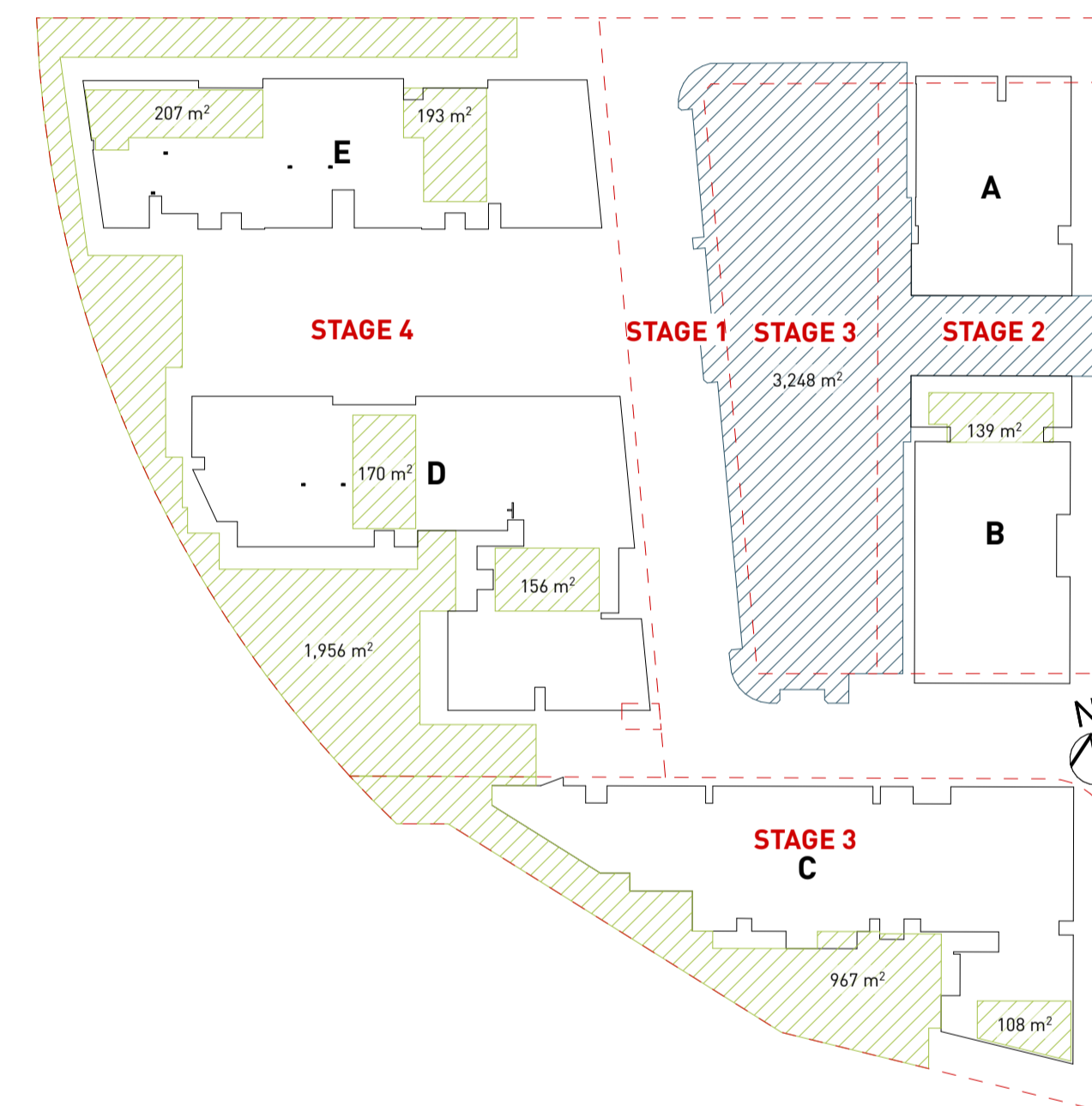
2 STAGE 3 COS LEVEL 1  
1:500



1 STAGE 3 COS LEVEL 0  
1:500



3 STAGE 3 COS LEVEL 8  
1:500



4 OPEN SPACE FULL SITE  
1:1000

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0	5	10
		10 METRES



DOCUMENT  
**COMMON OPEN SPACE**

DOCUMENT  
**FOR APPROVAL**

REV D 10.01.25 MODEL 22\_038 Regents Park - Building C

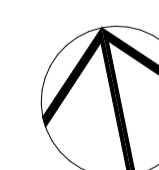
STAGE  
**DEVELOPMENT APPLICATION**

PROJECT  
**REGENTS PARK - STAGE 3**

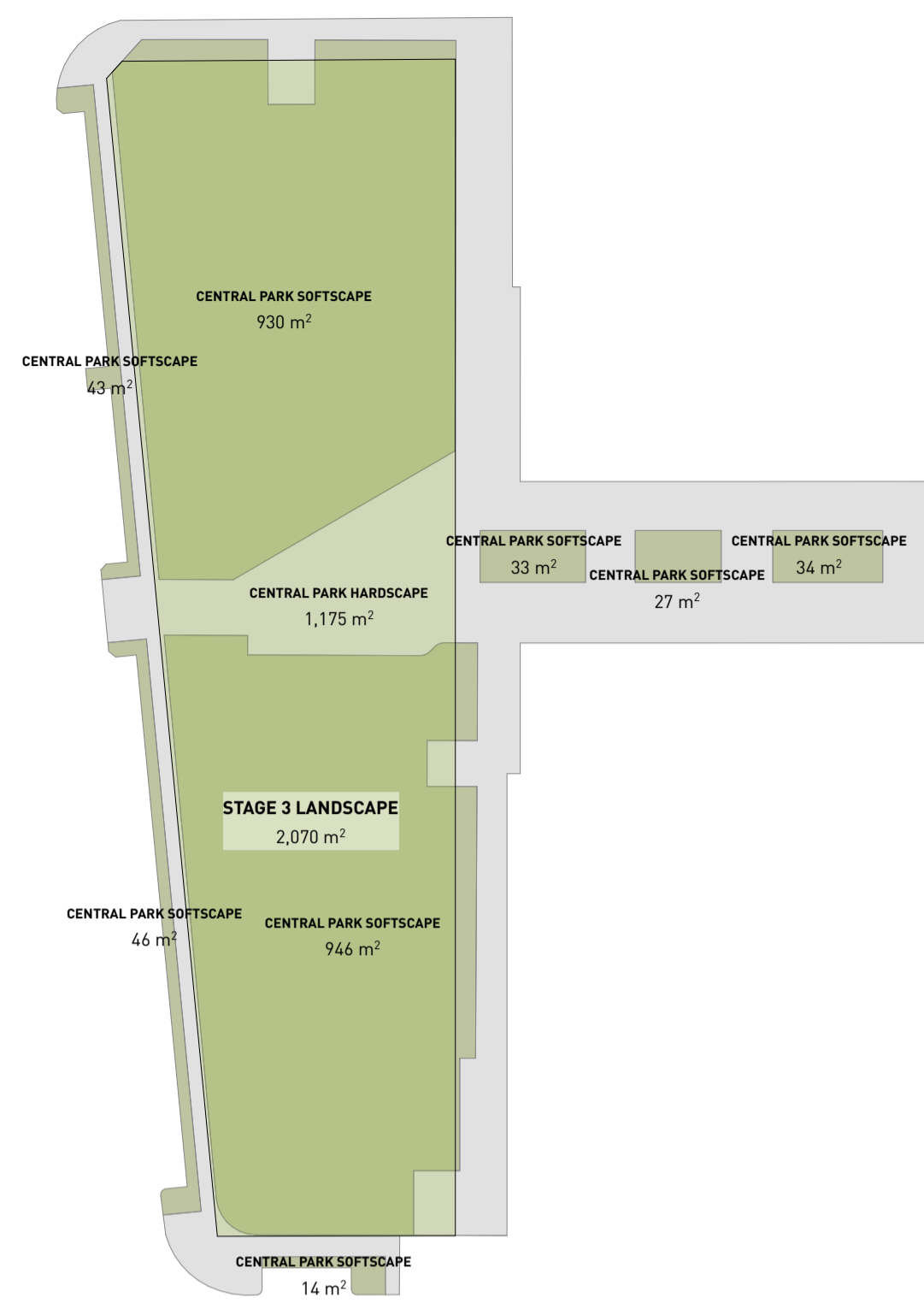
**30-46 AUBURN ROAD REGENTS PARK**

CLIENT **30 Auburn Road Pty Ltd**

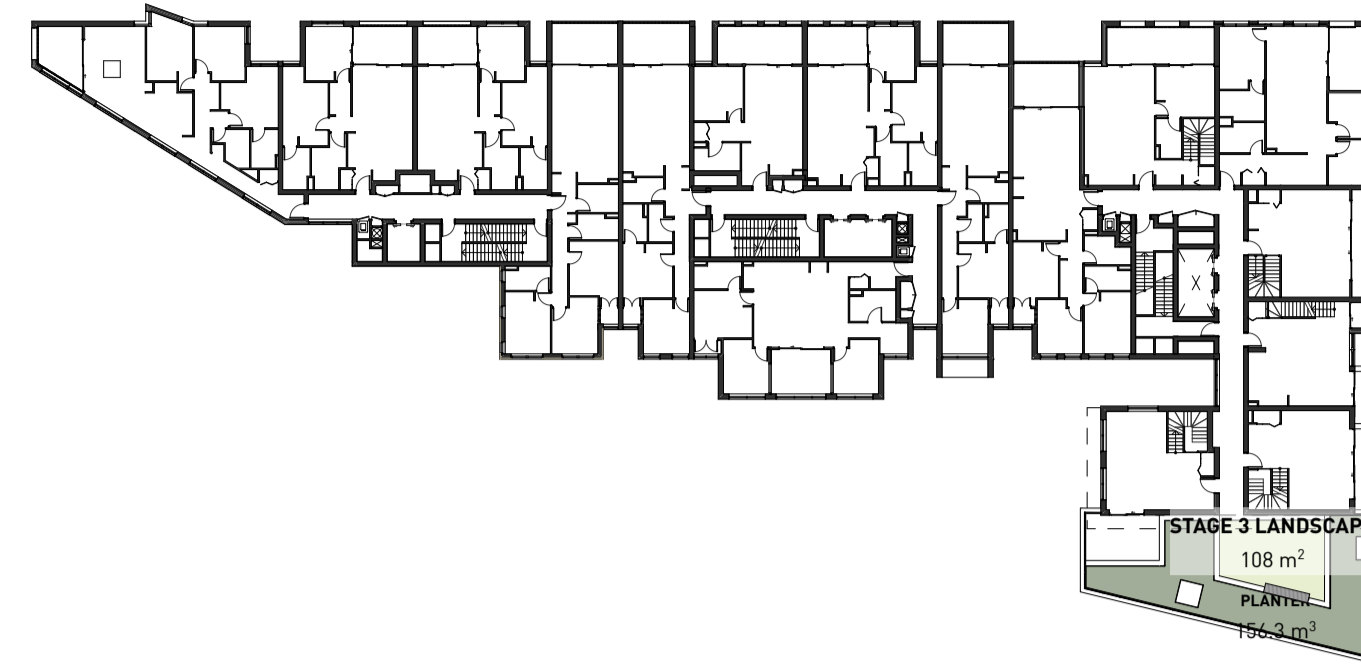
ARCHITECTURE URBAN PLANNING  
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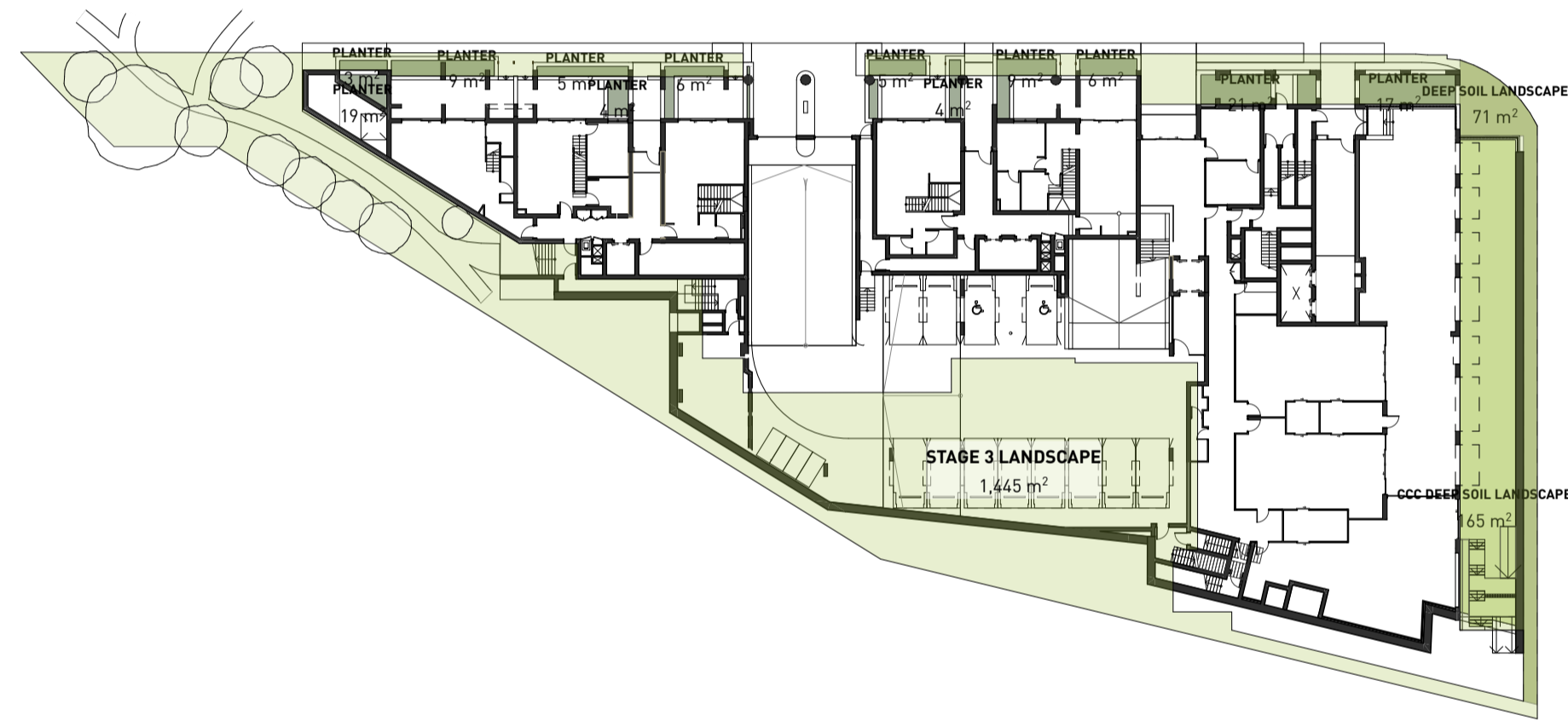
22\_038 DA-A-811



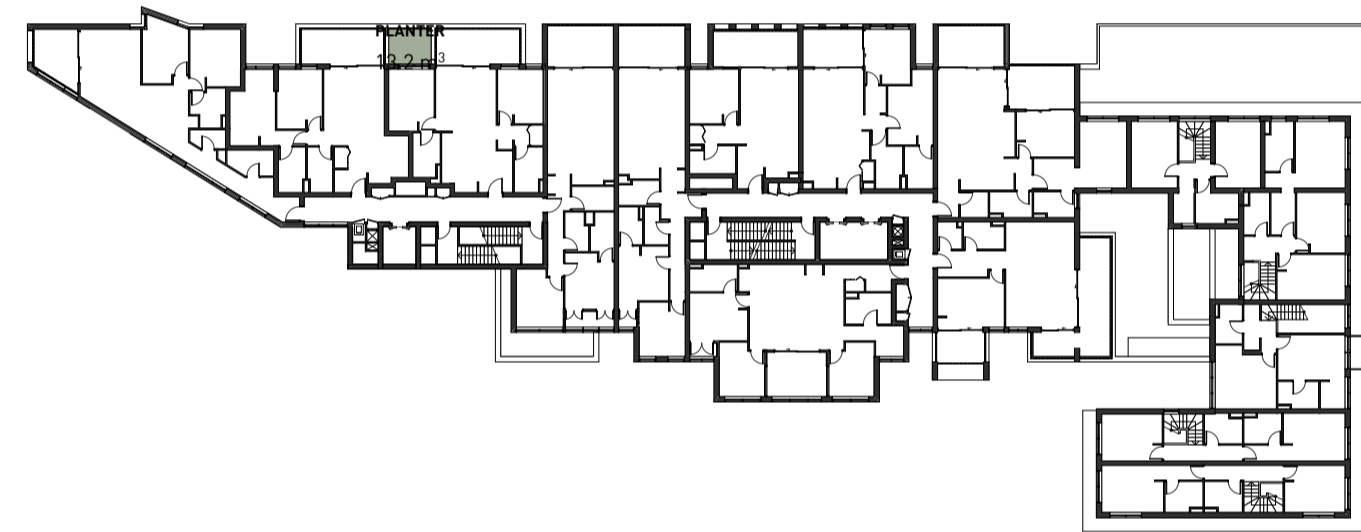
4 LANDSCAPE AREA LEVEL 8  
1:500



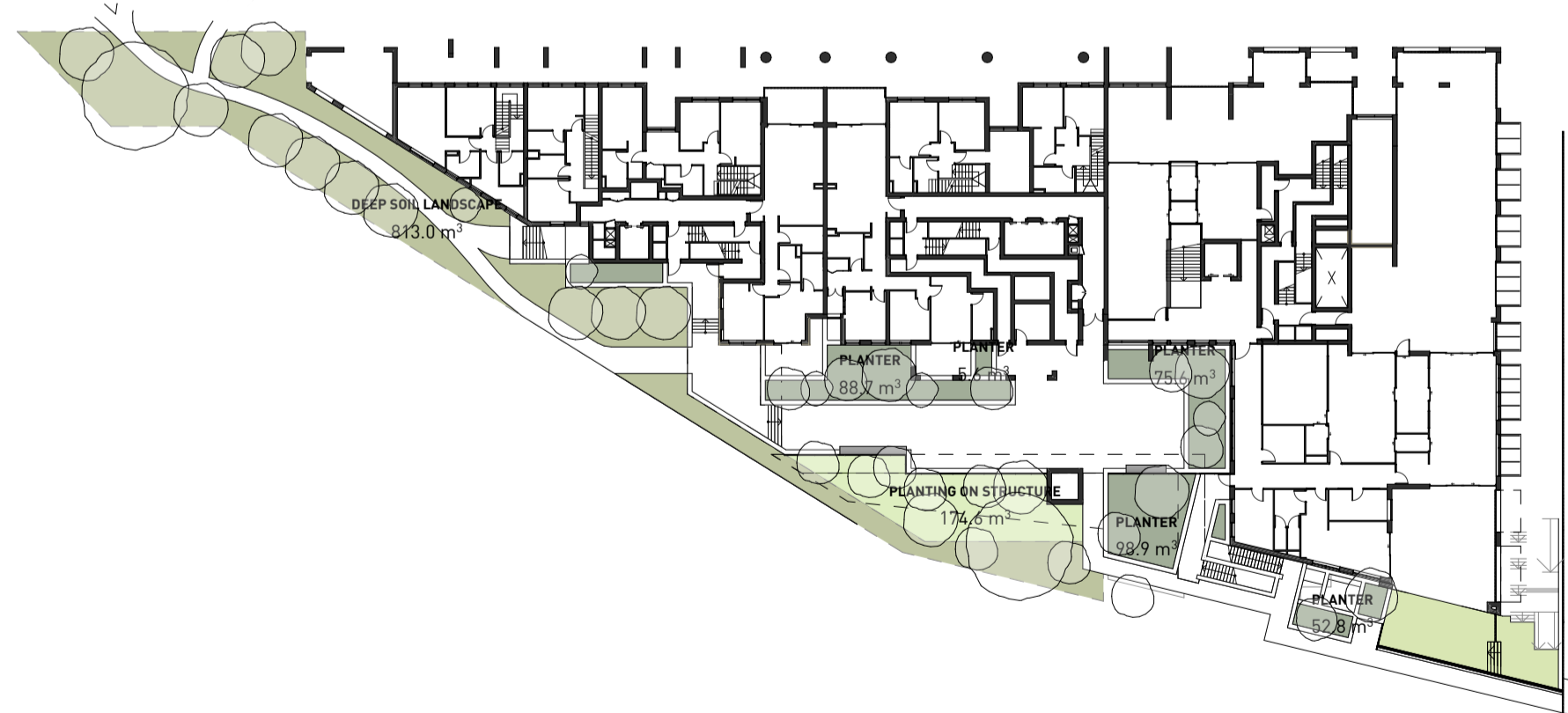
CENTRAL PARK AREAS	
	AREA
CENTRAL PARK HARDSCAPE	1,175
CENTRAL PARK SOFTSCAPE	2,073
	<b>3,248 m²</b>
BUILDING C SOFTSCAPE AREA	
HOME STORY	AREA
CCC DEEP SOIL LANDSCAPE	
LEVEL 0	165
DEEP SOIL LANDSCAPE	
LEVEL 0	71
LEVEL 1	406
PLANTER	
LEVEL 0	108
LEVEL 1	160
LEVEL 8	78
LEVEL 9	7
LEVEL 11	17
PLANTING ON STRUCTURE	
LEVEL 1	87
	<b>1,099 m²</b>
STAGE 3 SOFTSCAPING TOTAL	
	AREA
SOFTSCAPE AREA	3,172
	<b>3,172 m²</b>
LANDSCAPE AREA	
HOME STORY	AREA
STAGE 3 LANDSCAPE	
LEVEL 0	3,515
LEVEL 8	108
	<b>3,623 m²</b>



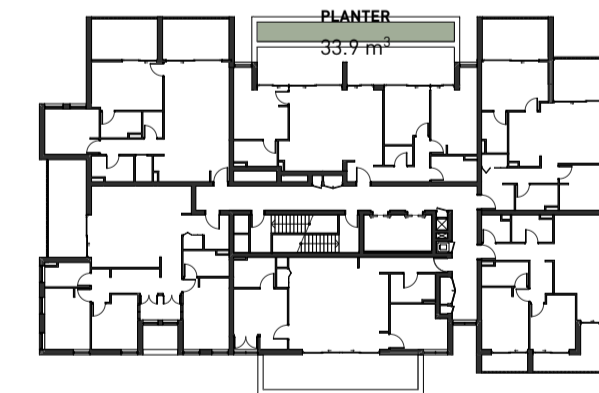
1 LANDSCAPE AREA LEVEL 0  
1:500



5 LANDSCAPE AREA LEVEL 9  
1:500



3 LANDSCAPE AREA LEVEL 1  
1:500

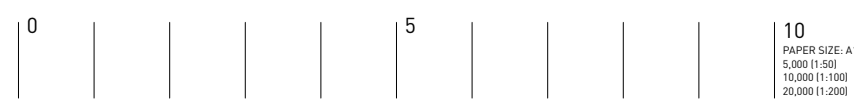


6 LANDSCAPE AREA LEVEL 11  
1:500

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DOCUMENT  
**SOFTSCAPE STAGE 3**

DOCUMENT  
**FOR APPROVAL**

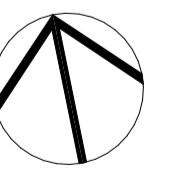
REV D 10.01.25 MODEL 22\_038 Regents Park - Building C

STAGE  
**DEVELOPMENT APPLICATION**

PROJECT  
**REGENTS PARK - STAGE 3**

**30-46 AUBURN ROAD REGENTS PARK**

CLIENT **30 Auburn Road Pty Ltd**

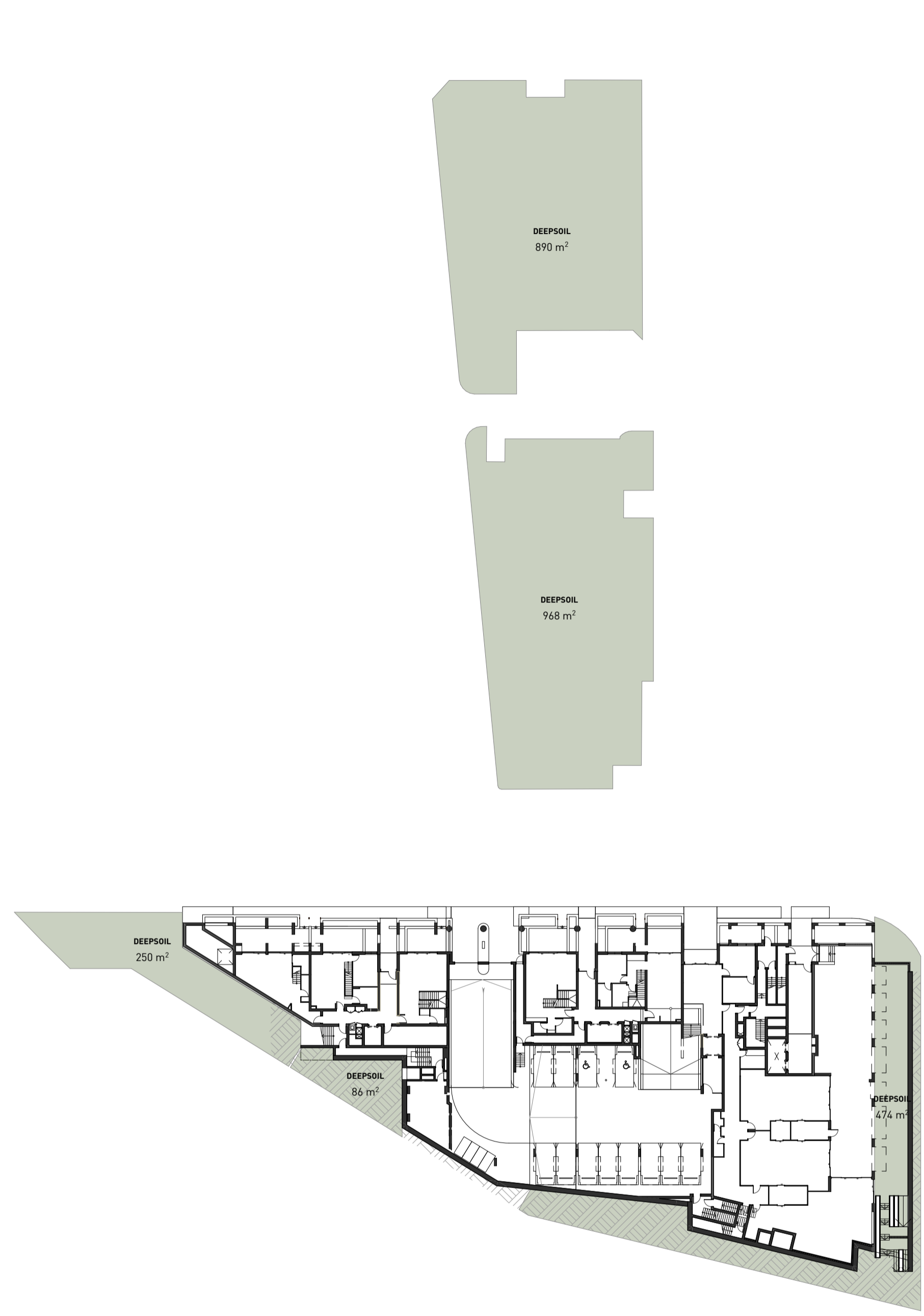


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smithzannes.com.au  
Nominated Architect: Peter Smith (Reg 7024)



22\_038 DA-A-812

DEEP SOIL CALCULATION STAGE 3		
TYPE	AREA	
DEEP SOIL	2,668	2,668 m <sup>2</sup>
DEEP SOIL CALCULATION	AREA m2	TARGET 20%
STAGE 1	12	0 %
STAGE 2	176	0.8 %
STAGE 3	2,668	11.8 %
STAGE 4	1,839	7.4 %
	<b>4,695 m<sup>2</sup></b>	<b>20%</b>



1 DEEP SOIL WHOLE SITE  
1:500

2 DEEP SOIL PLAN  
1:500

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0	5	10
<small>           NORTH            10/01/2022            10/01/2022            20/08/2022         </small>		

DOCUMENT  
**DEEP SOIL STAGE 3**

DOCUMENT  
**FOR APPROVAL**

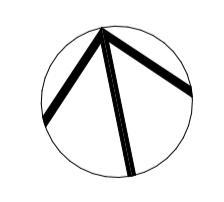
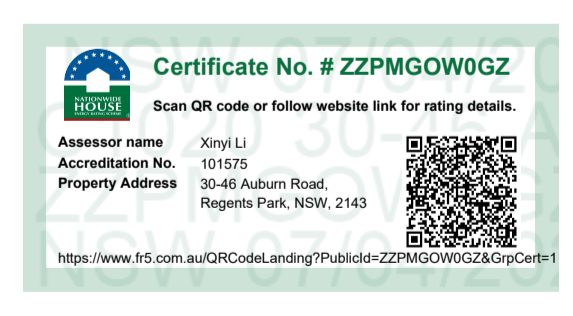
REV D 10.01.25      MODEL 22\_038 Regents Park - Building C

STAGE  
**DEVELOPMENT APPLICATION**

PROJECT  
**REGENTS PARK - STAGE 3**

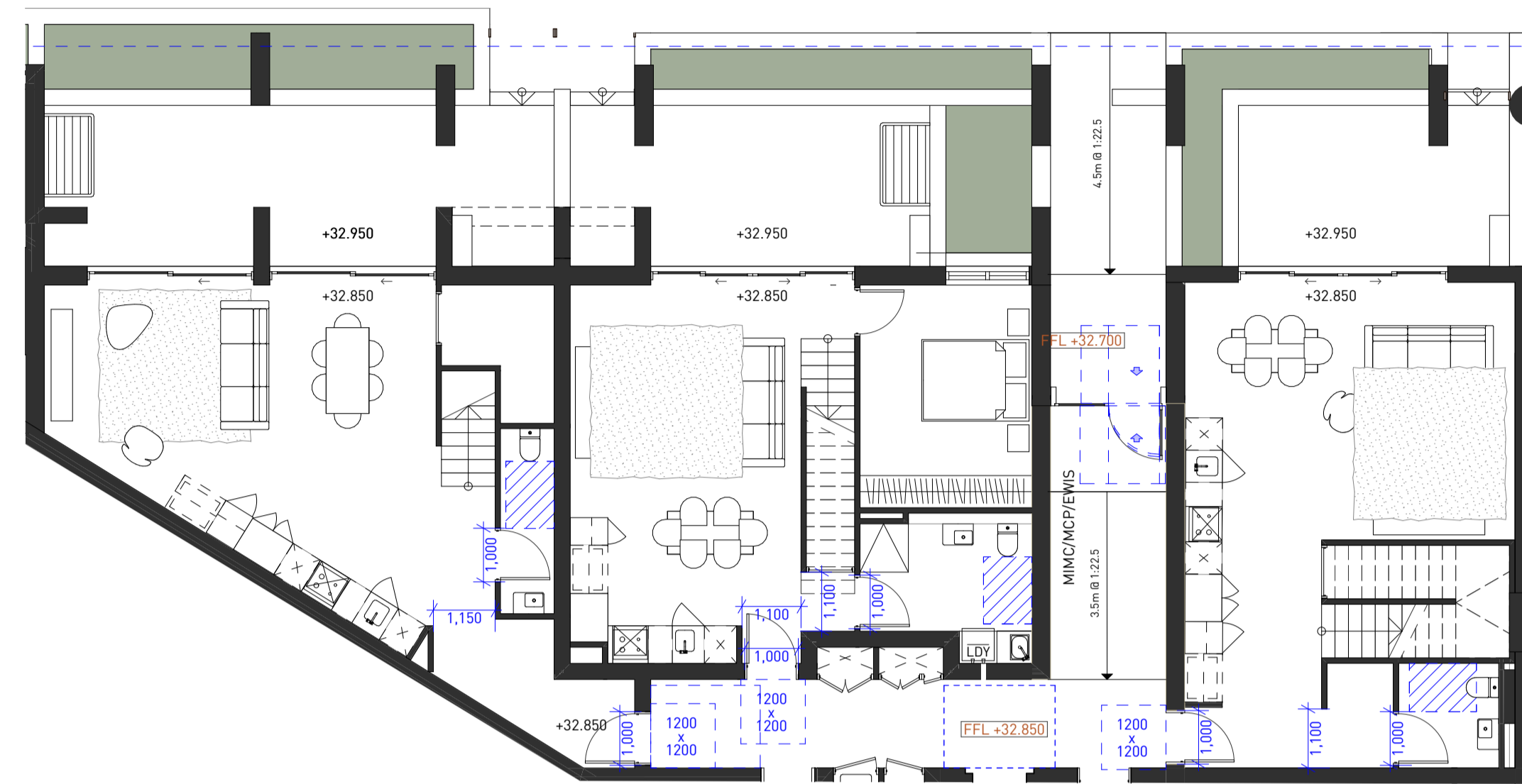
**30-46 AUBURN ROAD REGENTS PARK**

CLIENT    **30 Auburn Road Pty Ltd**

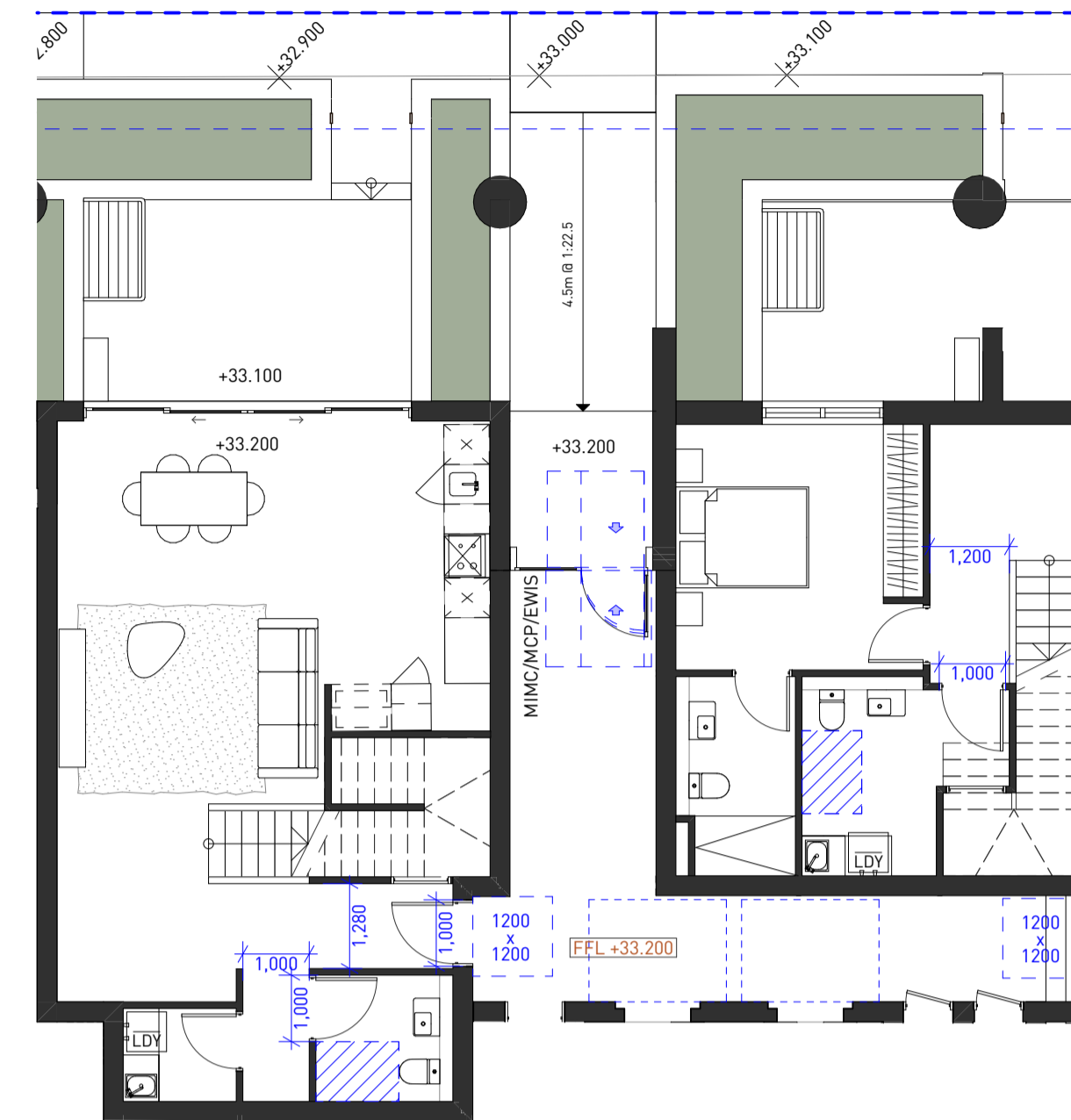


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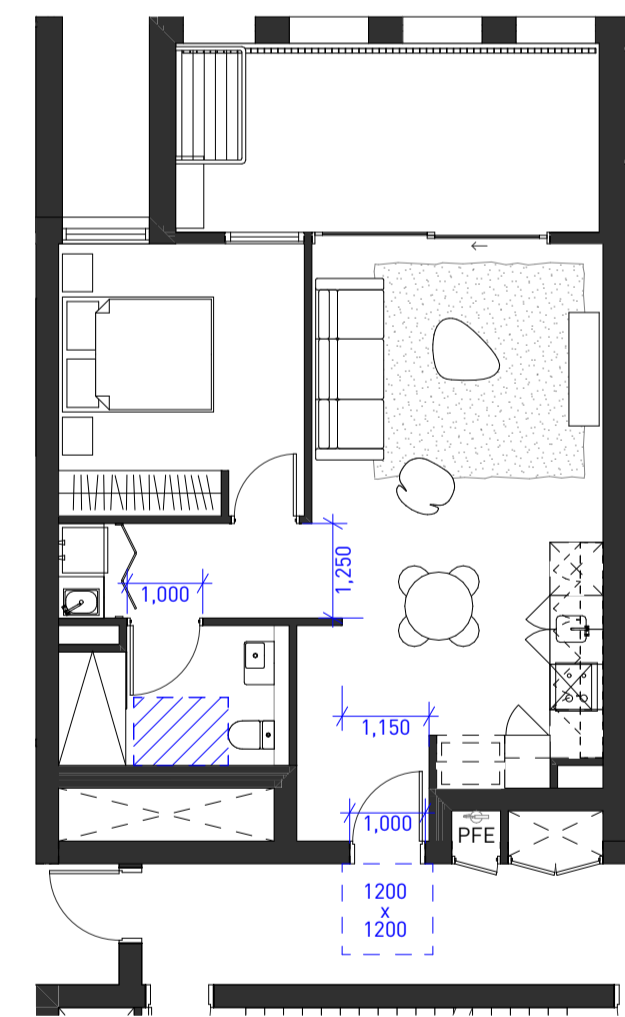
22\_038 DA-A-813



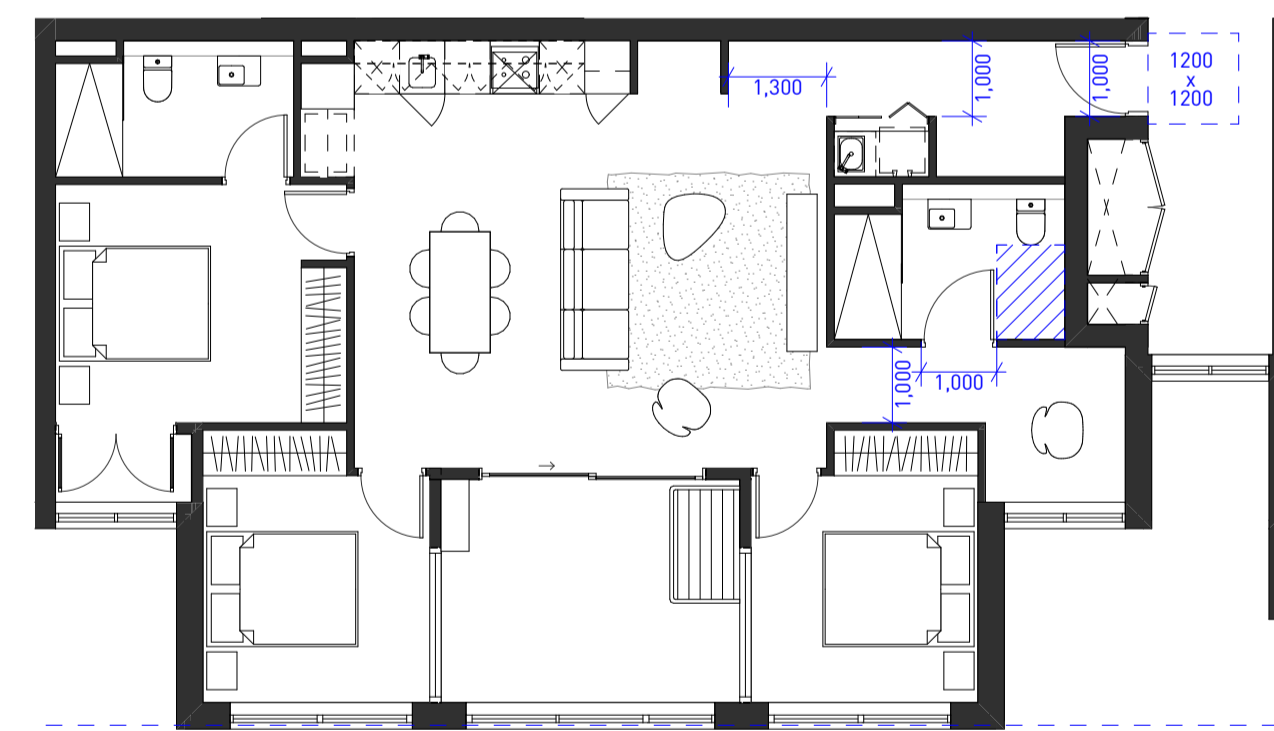
1 ACCESSIBILITY DETAILS UNITS  
1:100  
UNIT C3-001, C3-002 & C3-003



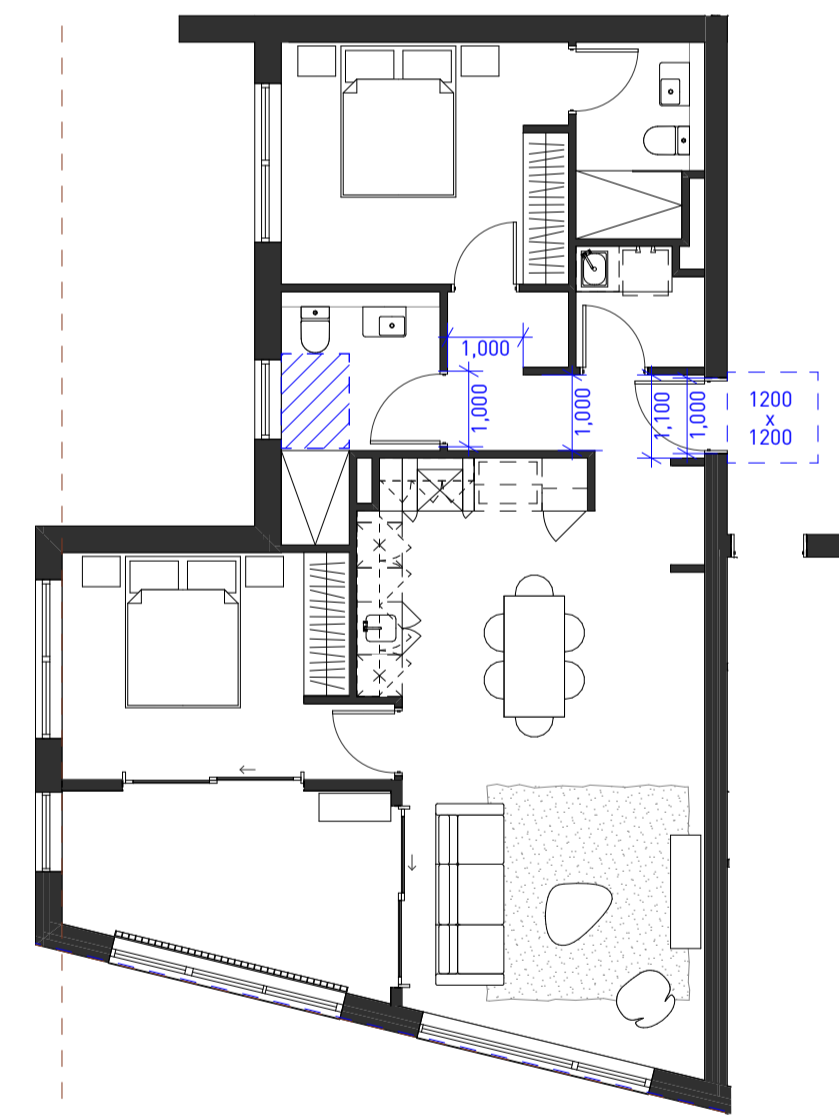
2 ACCESSIBILITY DETAILS UNITS  
1:100  
UNIT C2-001 & C2-002



3 ACCESSIBILITY DETAILS UNITS  
1:100  
UNIT C2-023, C2-033, C2-043, C2-053,  
C2-063, C2-073, C2-083, C2-094 & C2-104



4 ACCESSIBILITY DETAILS UNITS  
1:100  
UNIT C2-020, C2-030, C2-040, C2-050, C2-060, C2-070, C2-080, C2-090, C2-100, C2-110



5 ACCESSIBILITY DETAILS UNITS  
1:100  
UNIT C1-020, C1-030, C1-040, C1-050 & C1-060

LIVEABLE SCHEDULE		
Liveable Housing	Quantity	%
NA	113	80 %
Silver Level	29	20 %
	<b>142</b>	

LIVEABLE UNITS	
UNIT NUMBER	Quantity
C1-020	1
C1-030	1
C1-040	1
C1-050	1
C1-060	1
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
C2-080	1
C2-083	1
C2-090	1
C2-094	1
C2-100	1
C2-104	1
C2-110	1
C3-001	1
C3-002	1
C3-003	1
	<b>29</b>

- NOTES**
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SMITH & TZANNES PTY LTD

0	5	10
DATE PLOTTED: 24/01/2024	SCALE: 1:100	PROJECT: 22_038
DATE: 24/01/2024	SCALE: 1:100	PROJECT: 22_038



DOCUMENT  
**SILVER LEVEL LIVEABLE HOUSING**

DOCUMENT  
**FOR APPROVAL**

REV D 10.01.25 MODEL 22\_038 Regents Park - Building C

STAGE  
**DEVELOPMENT APPLICATION**

PROJECT  
**REGENTS PARK - STAGE 3**

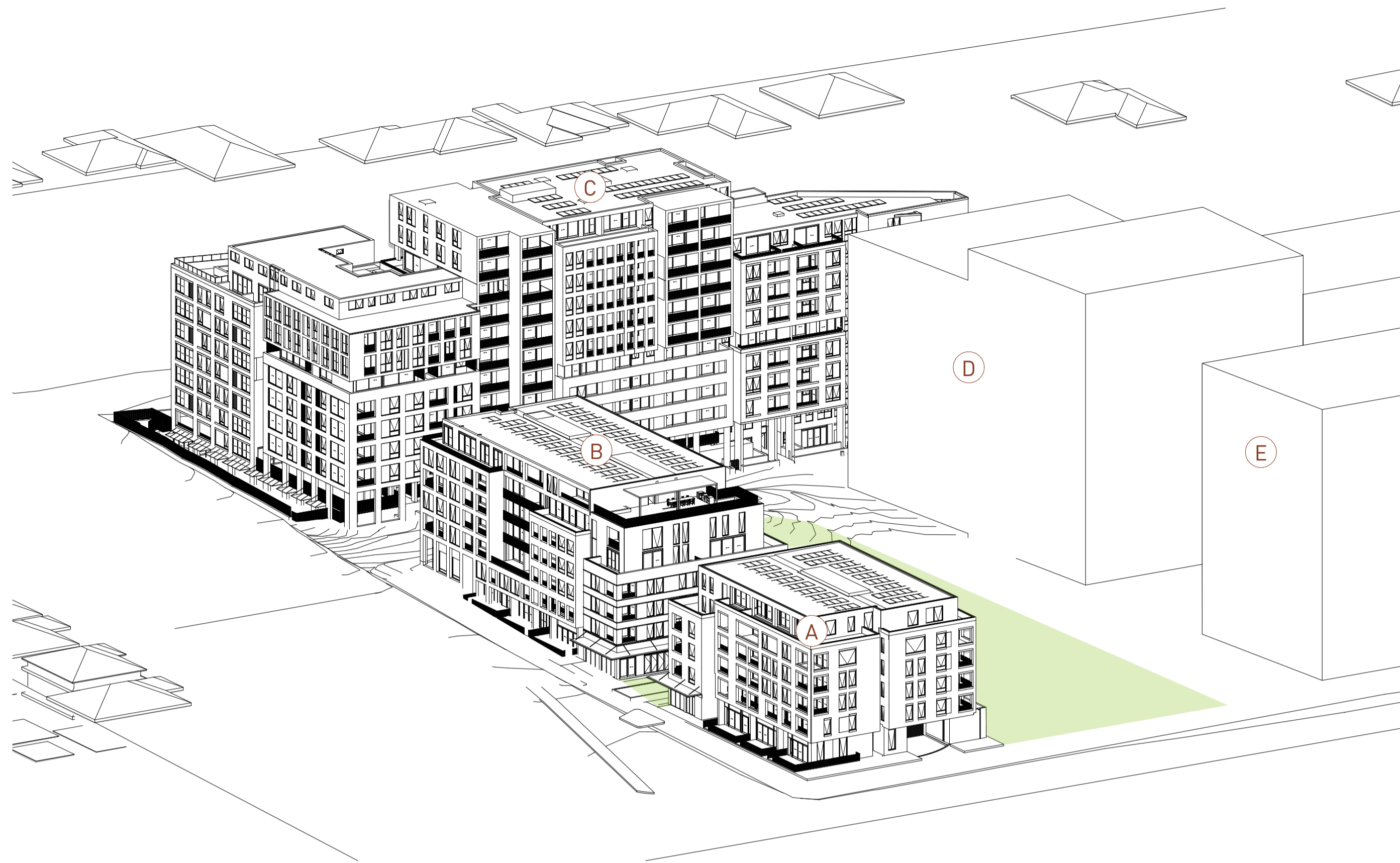
**30-46 AUBURN ROAD REGENTS PARK**

CLIENT **30 Auburn Road Pty Ltd**

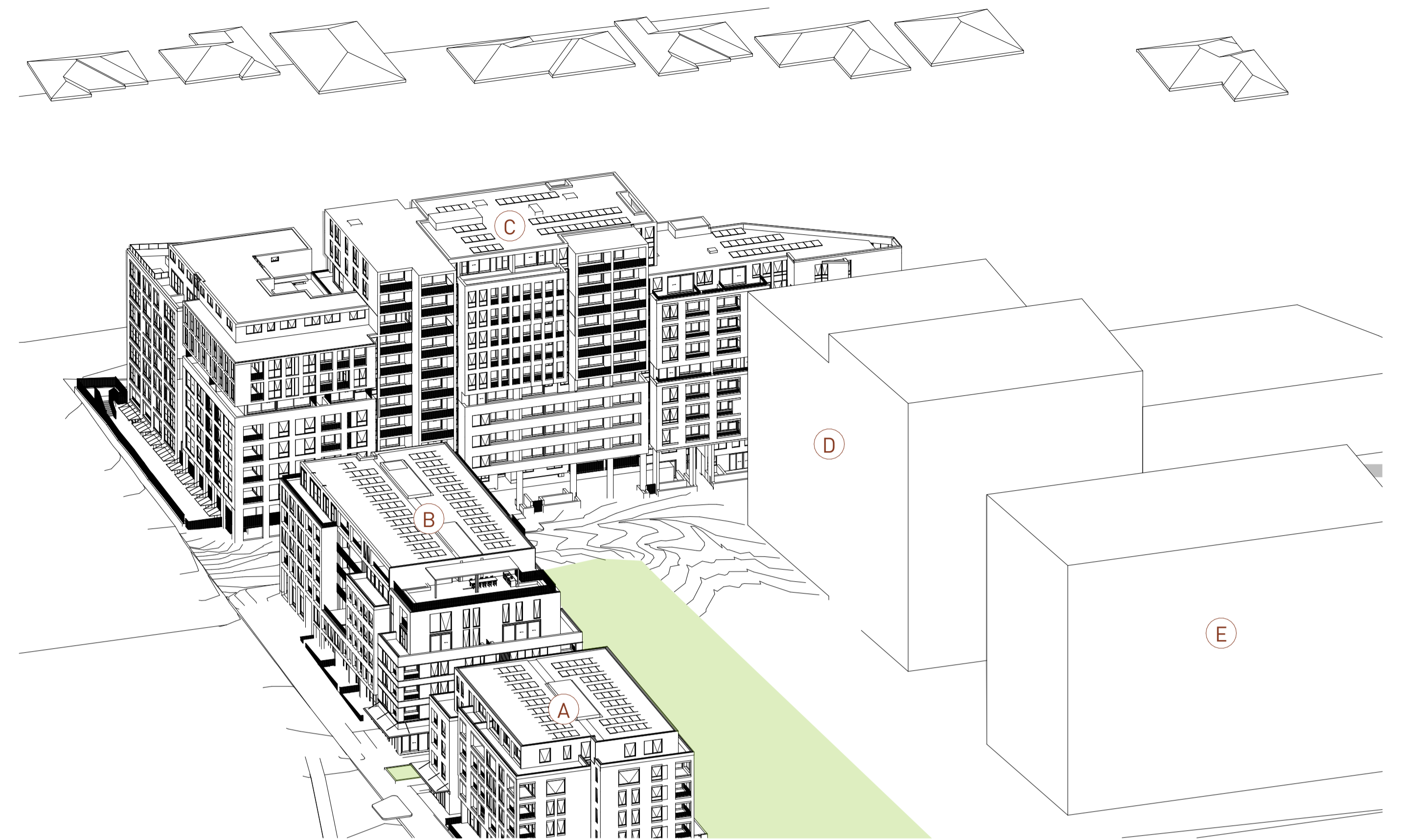
ARCHITECTURE URBAN PLANNING  
M1/147 McEvoy St Alexandria NSW 2015  
P 02 9516 2022 E email@smithzannes.com.au  
smithzannes.com.au  
Nominated Architect: Peter Smith (Reg 7024)



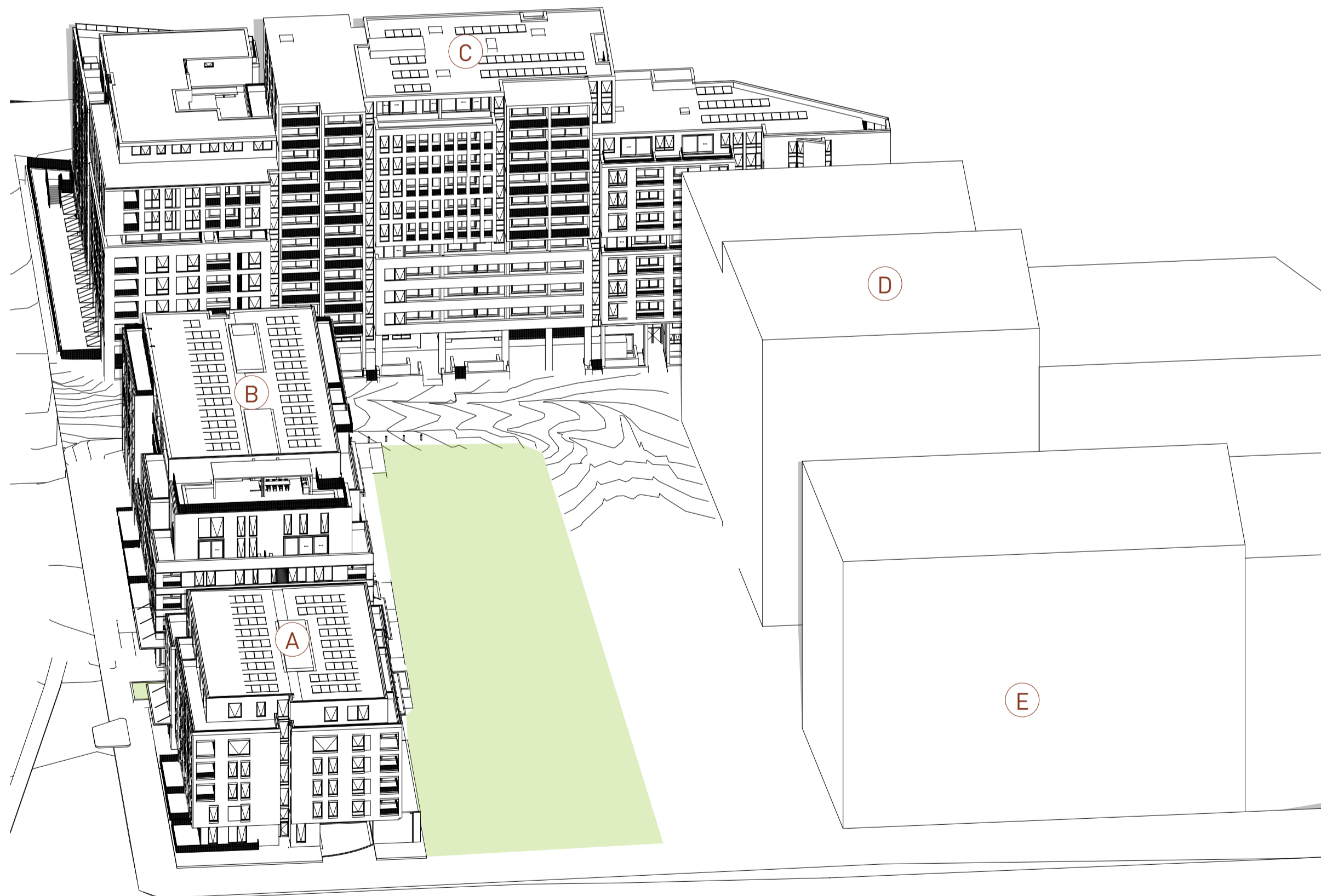
22\_038 DA-A-814



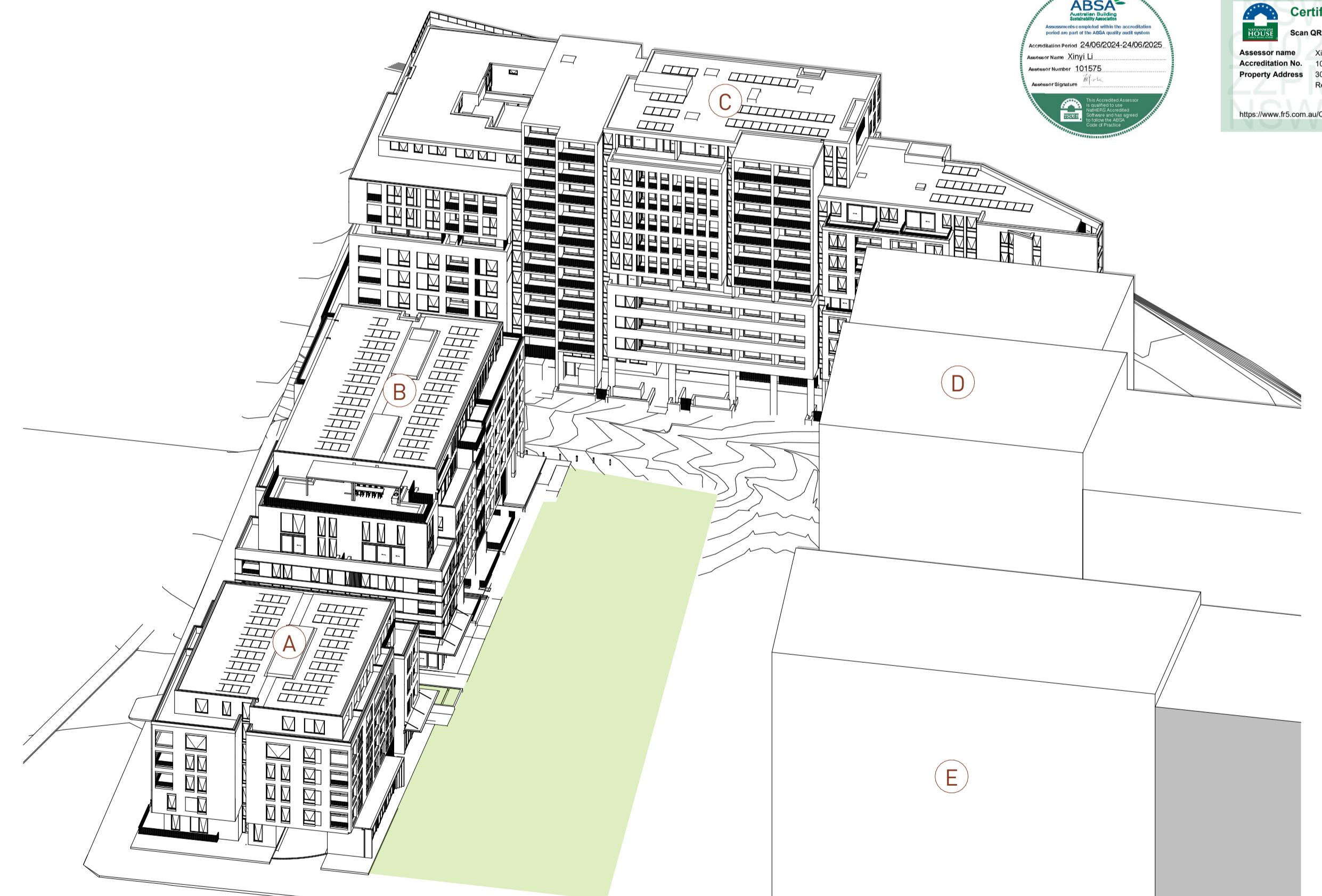
1 0900 SUN EYE DIAGRAM WINTER SOLSTICE



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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SMITH & TZANNES PTY LTD



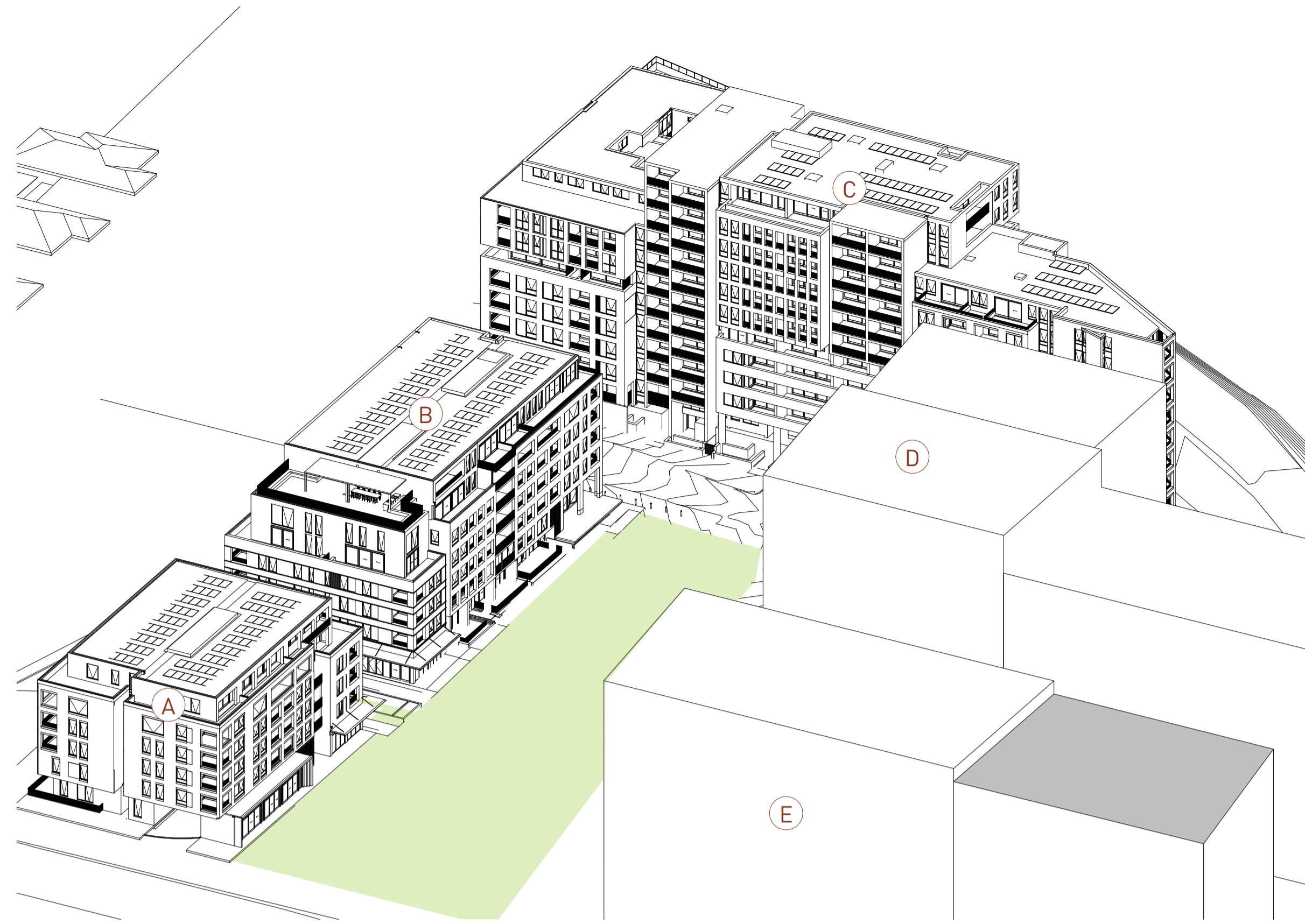
DOCUMENT  
**SUN EYE DIAGRAM - JUNE 21**  
 DOCUMENT  
**FOR APPROVAL**  
 REV D 10.01.25 MODEL 22\_038 Regents Park - Building C  
 STAGE  
**DEVELOPMENT APPLICATION**

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

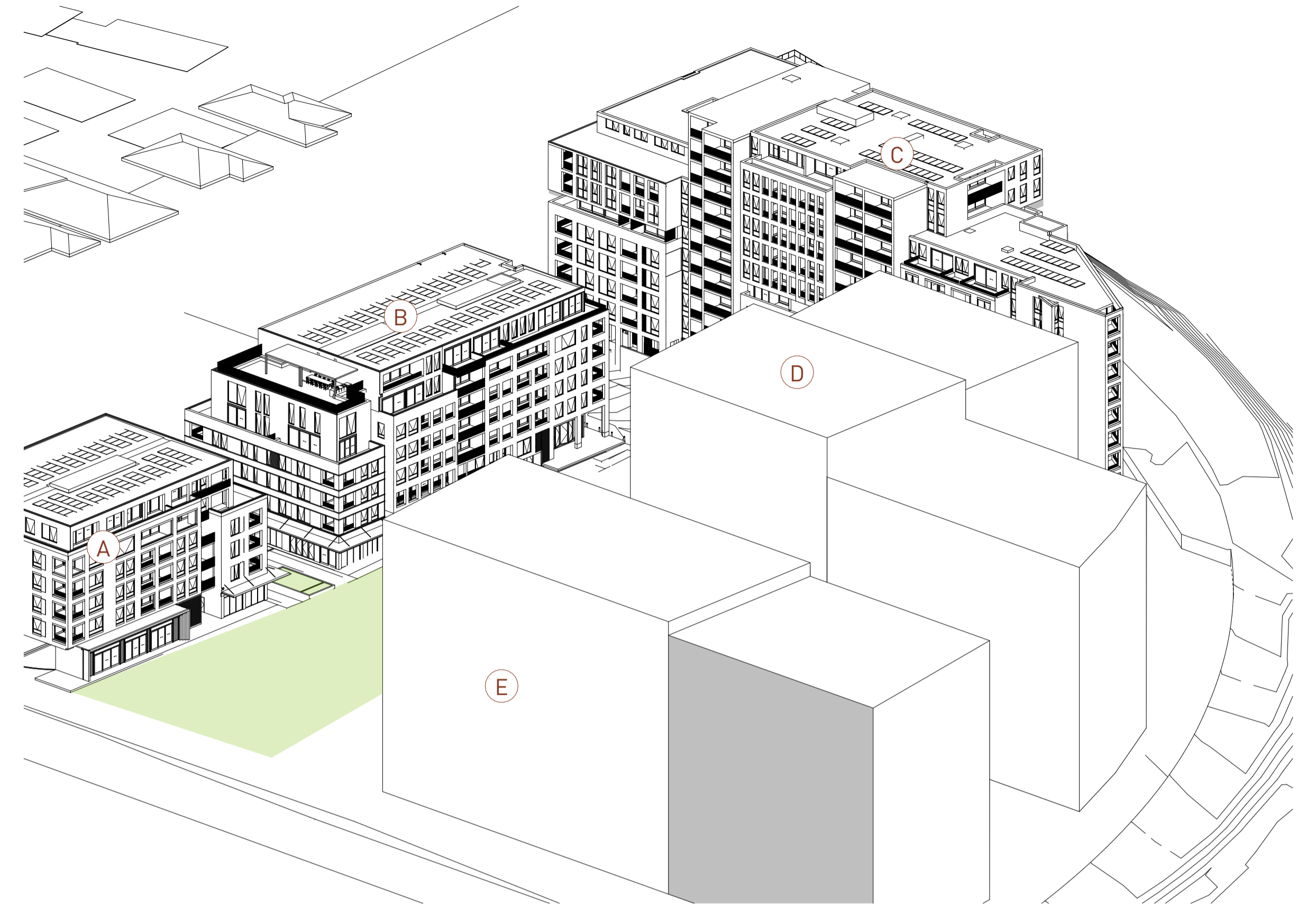
ARCHITECTURE URBAN PLANNING  
 M1/147 McEvoy St Alexandria NSW 2015  
 P 02 9516 2022 E email@smithzannes.com.au  
 smithzannes.com.au  
 Nominated Architect: Peter Smith (Reg 7024)



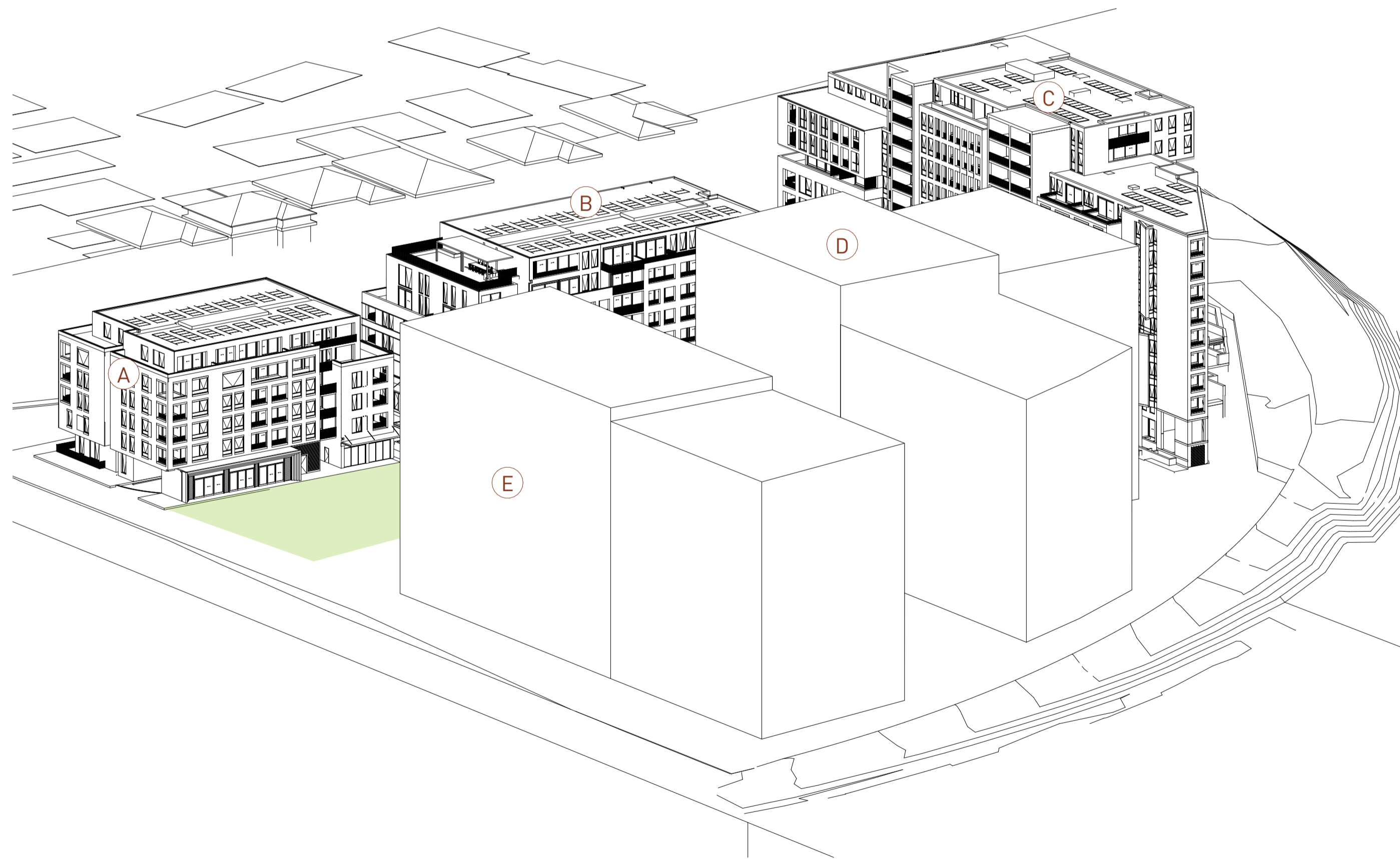
22\_038 DA-A-850



1 1300 SUN EYE DIAGRAM WINTER SOLSTICE



2 1400 SUN EYE DIAGRAM WINTER SOLSTICE



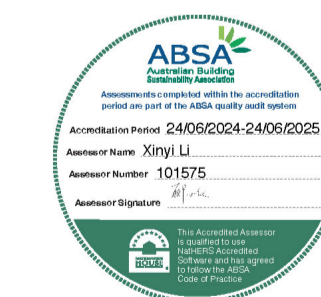
3 1500 SUN EYE DIAGRAM WINTER SOLSTICE

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SMITH & TZANNES PTY LTD

0	5	10
10/0000 10/0000 10/0000	10/0000 10/0000 10/0000	10/0000 10/0000 10/0000



DOCUMENT  
**SUN EYE DIAGRAM - JUNE 21**  
 DOCUMENT  
**FOR APPROVAL**  
 REV D 10.01.25 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

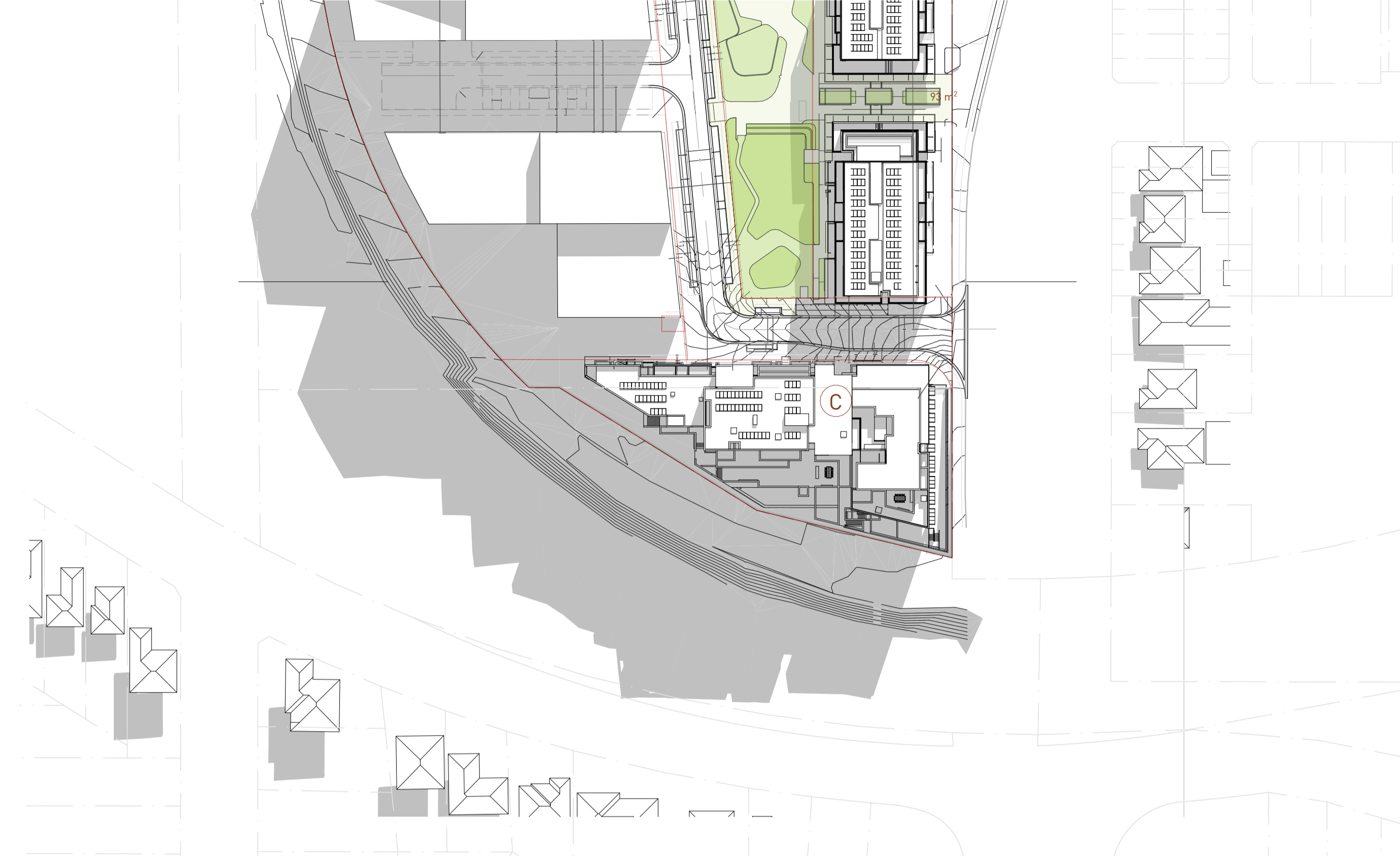
ARCHITECTURE URBAN PLANNING  
 M1/147 McEvoy St Alexandria NSW 2015  
 P 02 9516 2022 E email@smithtzannes.com.au  
 smithtzannes.com.au  
 Nominated Architect: Peter Smith (Reg 7024)



22\_038 DA-A-851



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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SMITH & TZANNES PTY LTD

0	5	10
10/01/2022	10/01/2022	10/01/2022
10/01/2022	10/01/2022	10/01/2022



DOCUMENT  
**SHADOW DIAGRAMS**  
 DOCUMENT  
**FOR APPROVAL**  
 REV D 10.01.25 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  
 M/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-852



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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SMITH & TZANNES PTY LTD

**LEGEND**

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**DOCUMENT**

**SHADOW DIAGRAMS**

**DOCUMENT**

**FOR APPROVAL**

REV D 10.01.25

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**

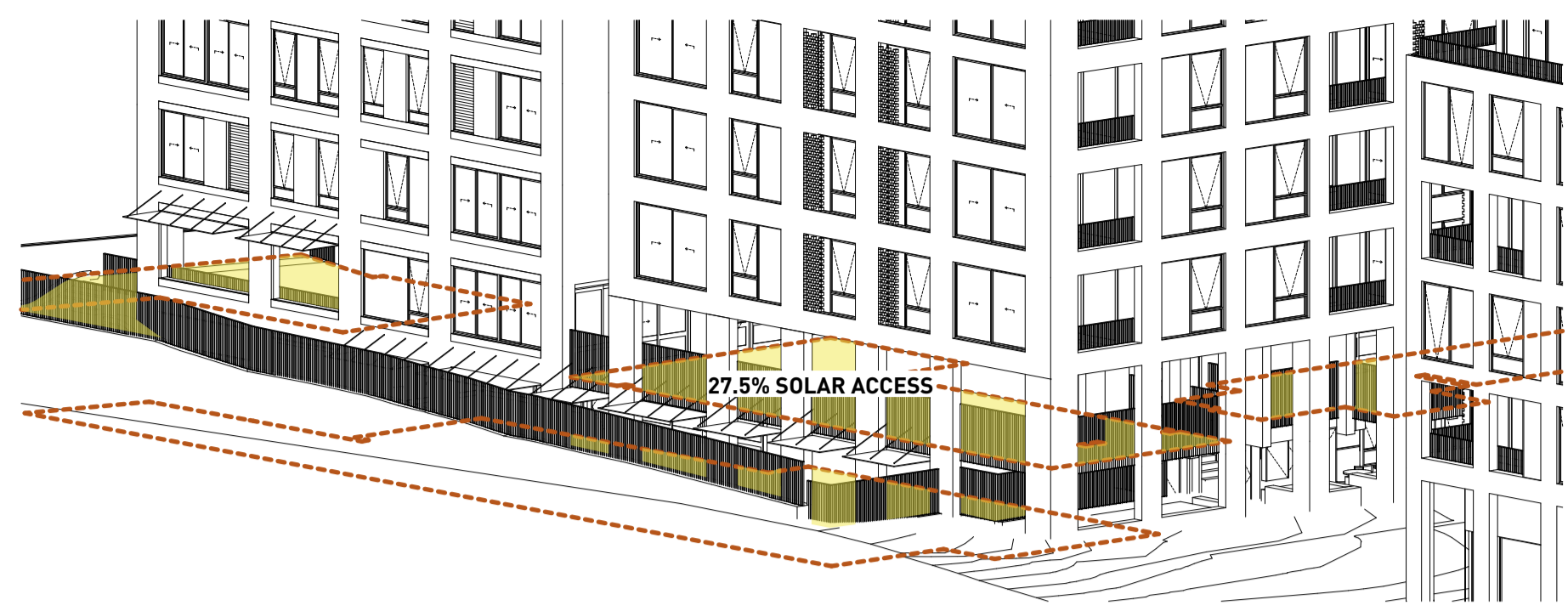
**ARCHITECTURE URBAN PLANNING**  
M1/147 McEvoy St Alexandria NSW 2015  
P 02 9516 2022 E email@smithzannes.com.au  
smithzannes.com.au  
Nominated Architect: Peter Smith (Reg 7024)



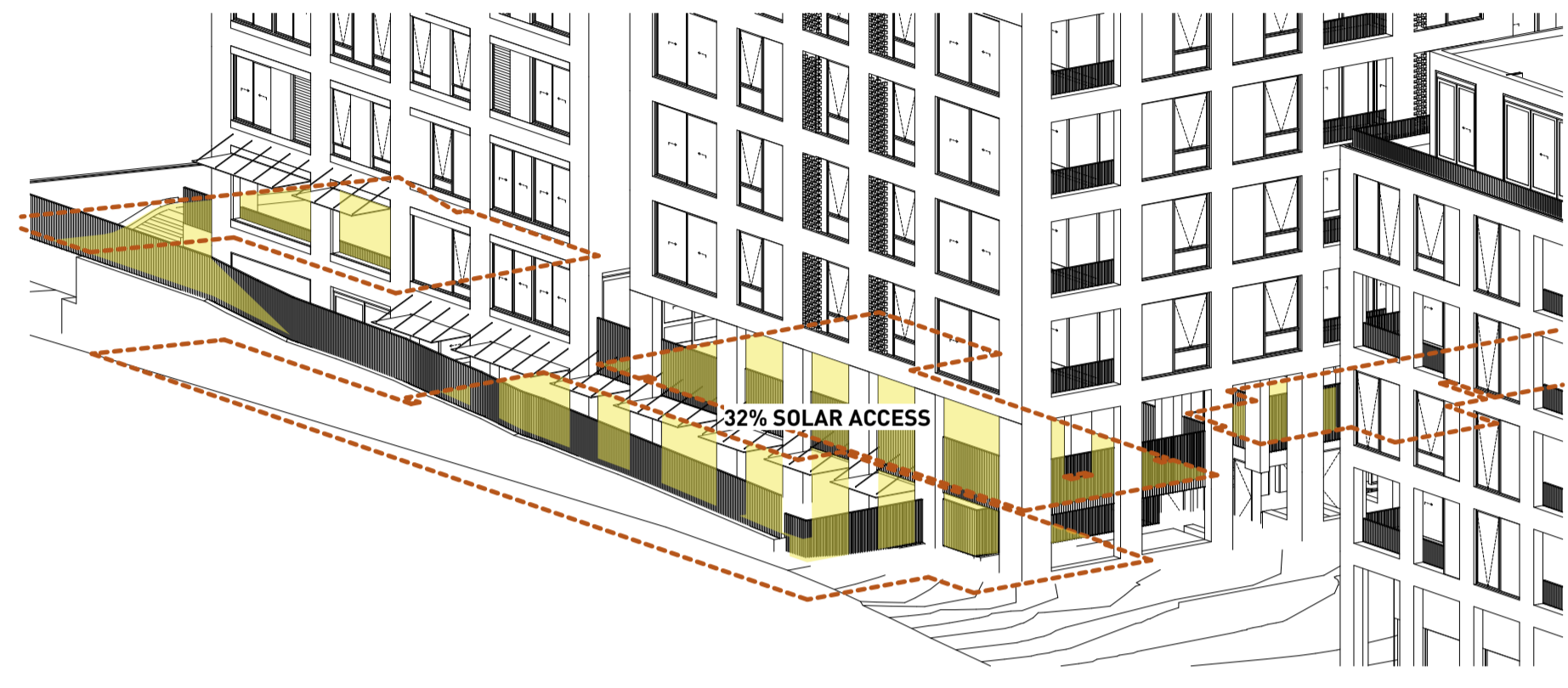
22\_038 DA-A-853



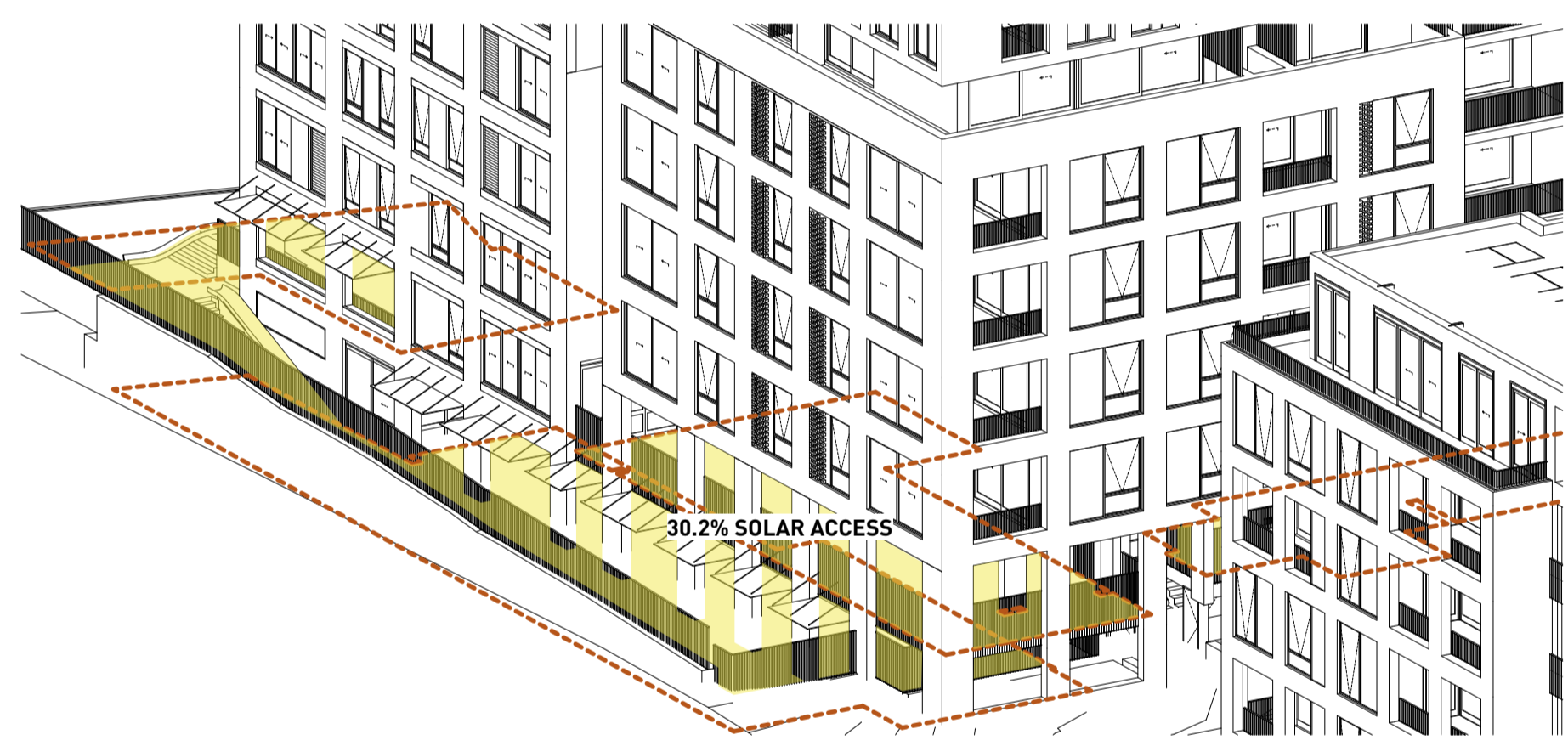




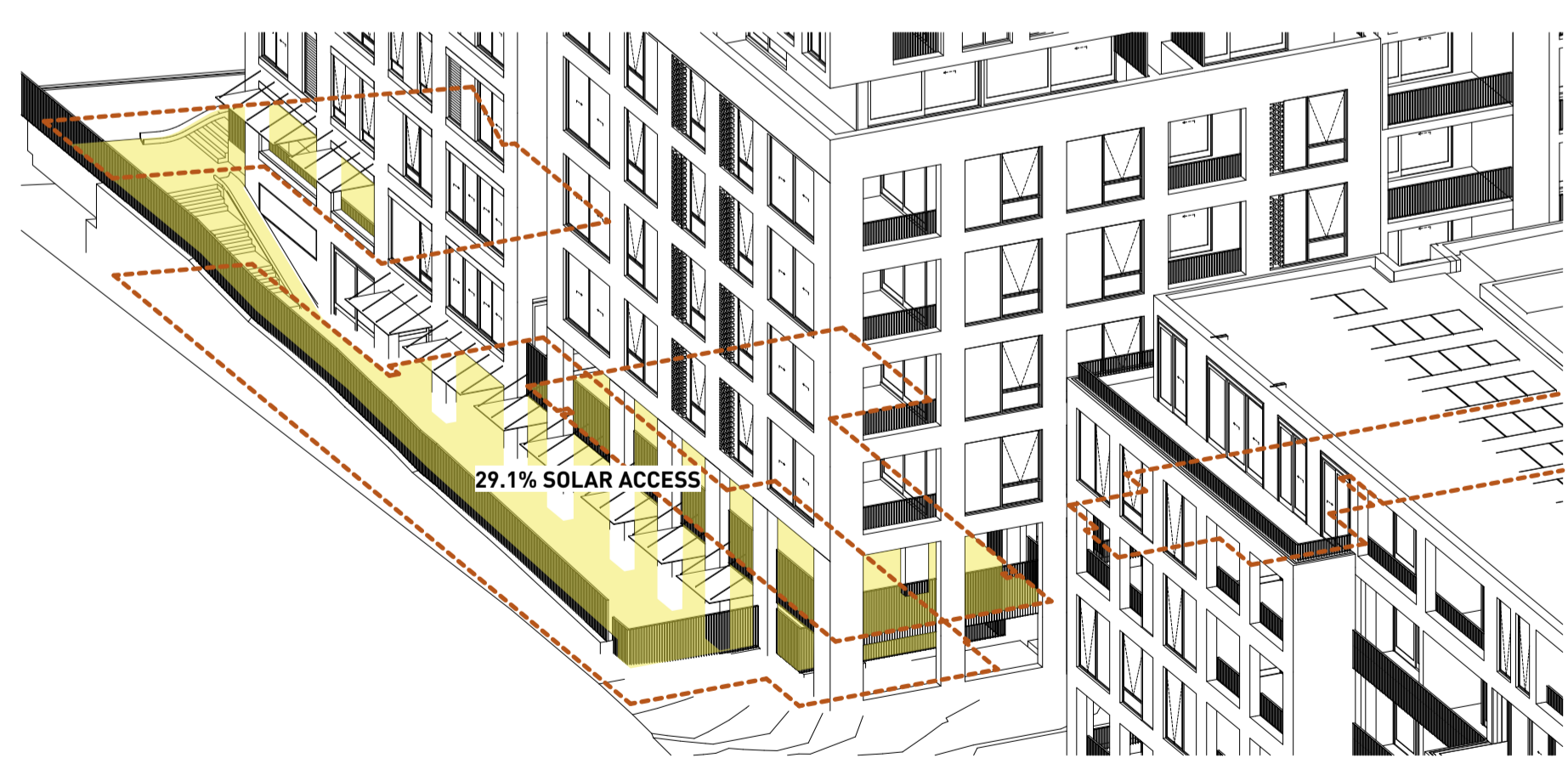
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1:200



2 0830 WINTER SOLSTICE CCC SUN EYE  
1:200



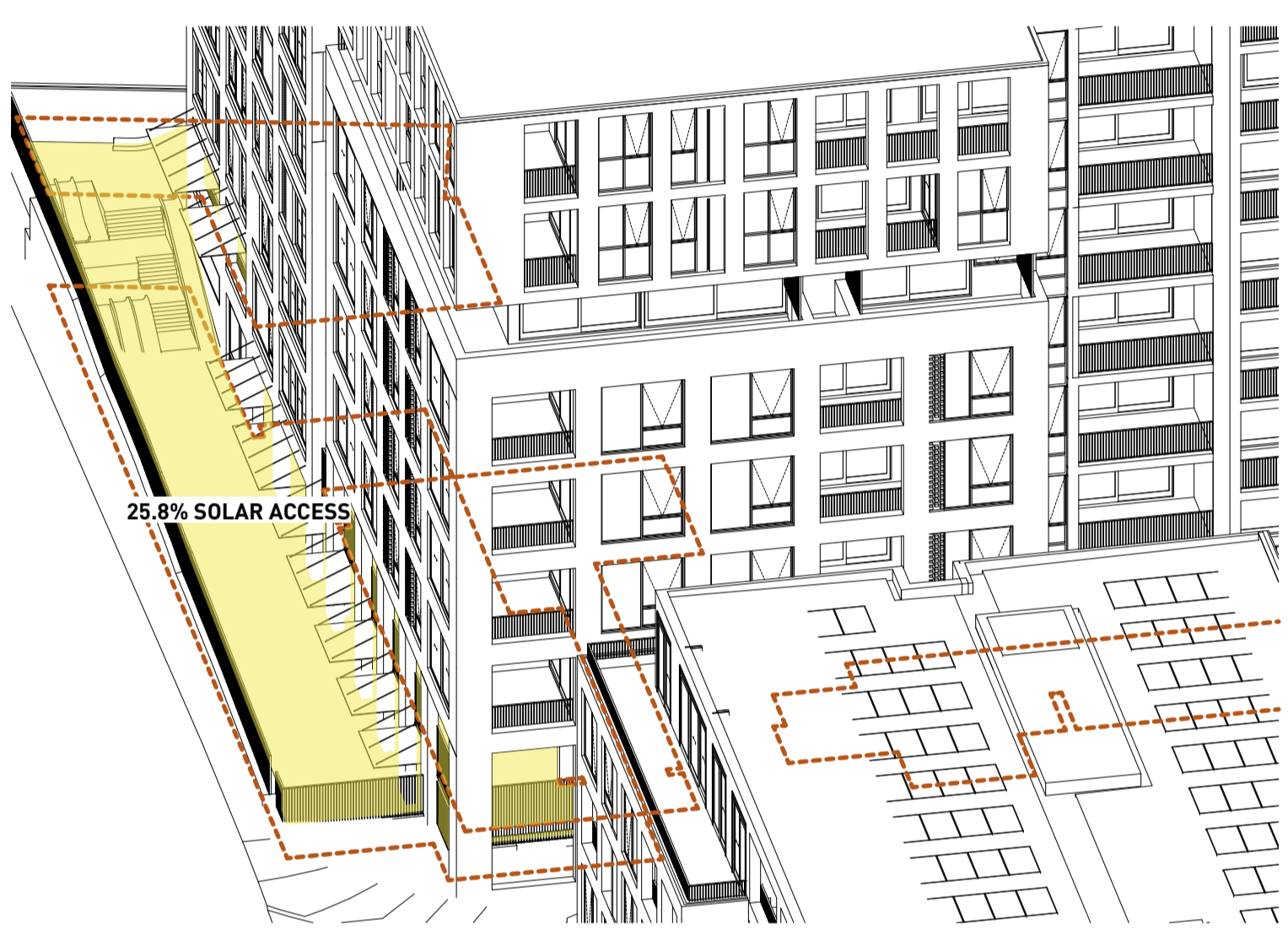
3 0900 WINTER SOLSTICE CCC SUN EYE  
1:200



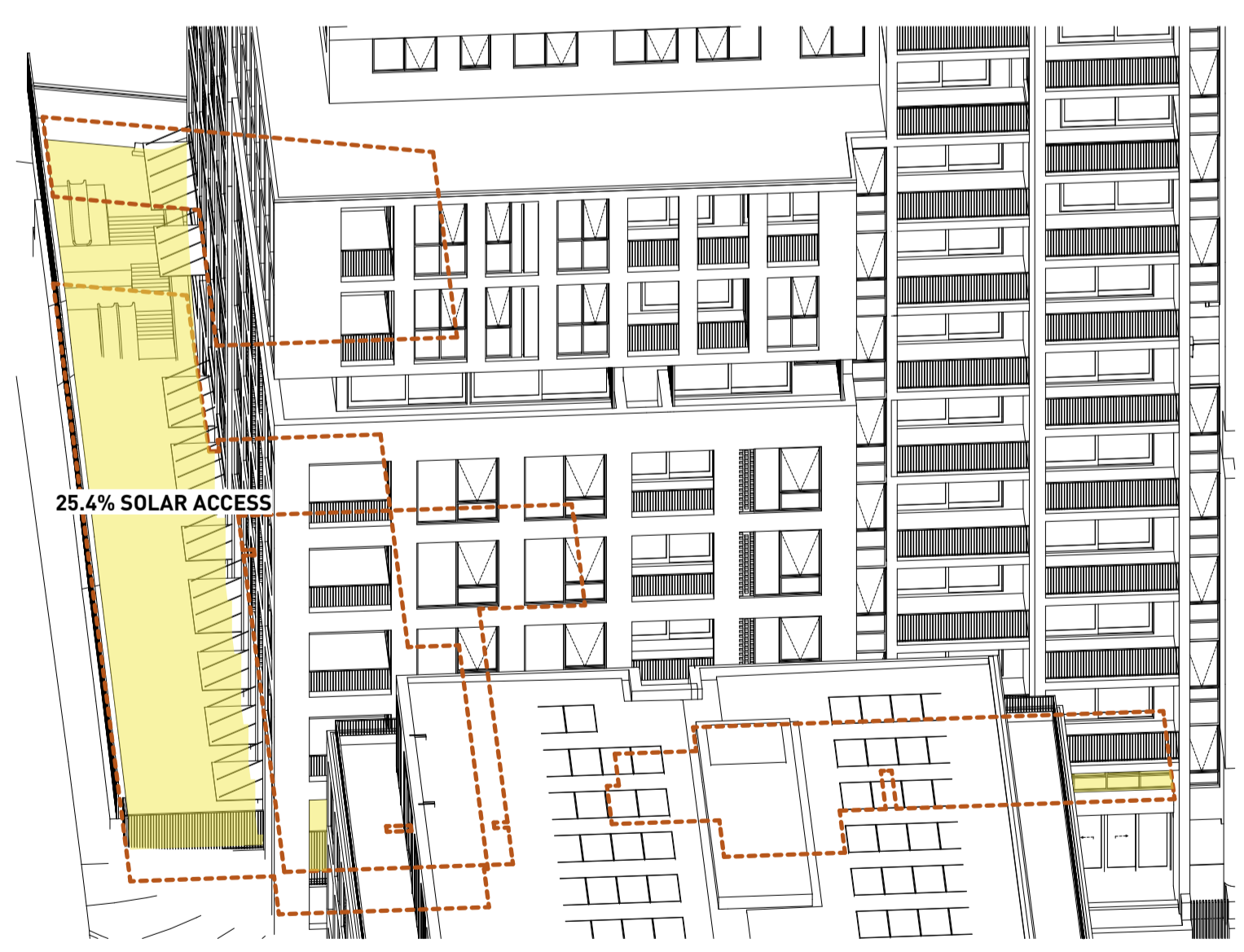
4 0930 WINTER SOLSTICE CCC SUN EYE  
1:200



5 1000 WINTER SOLSTICE CCC SUN EYE  
1:200



6 1030 WINTER SOLSTICE CCC SUN EYE  
1:200



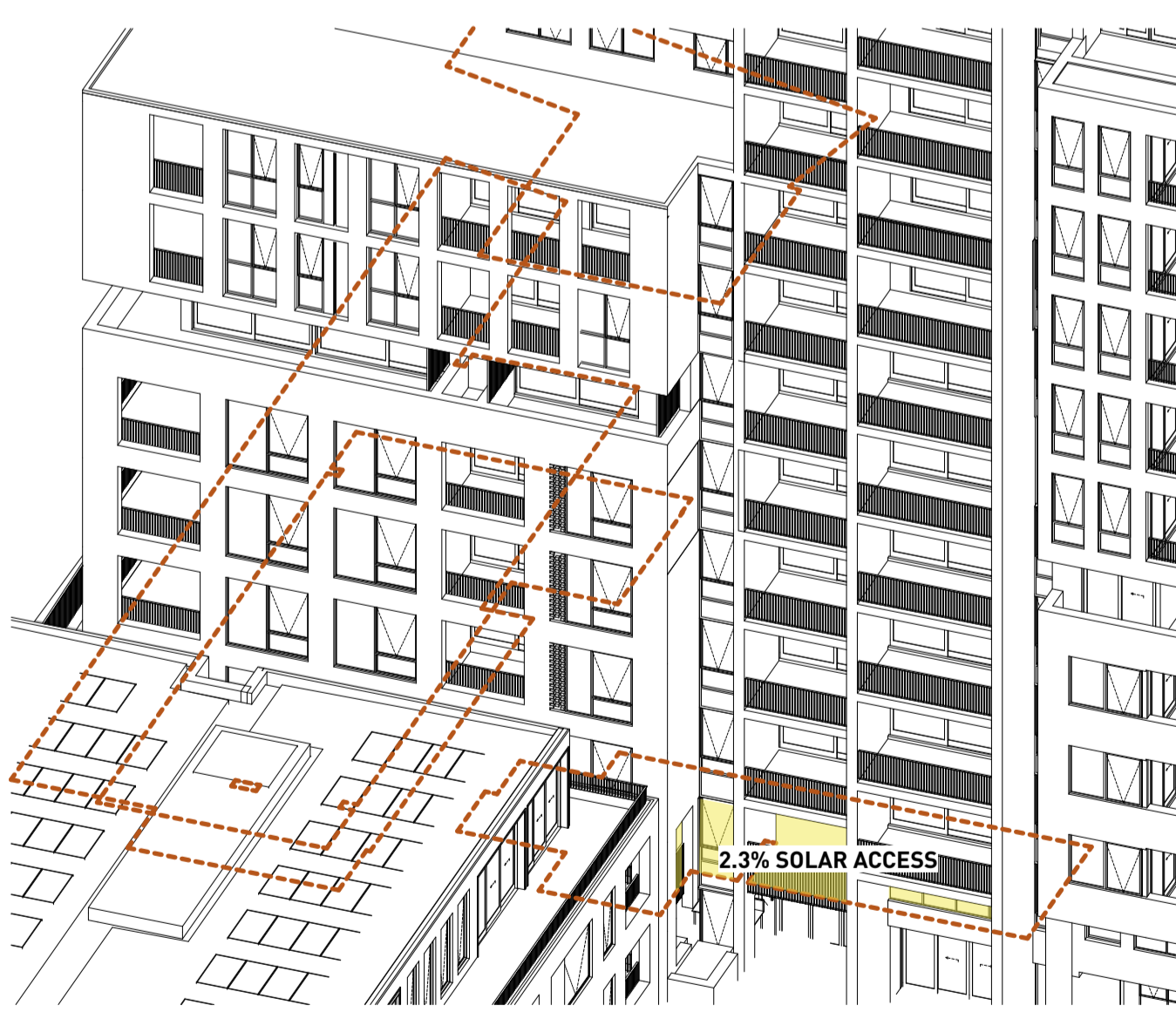
7 1100 WINTER SOLSTICE CCC SUN EYE  
1:200



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 <sup>2</sup> /child)		742
REQUIRED OUTDOOR AREA 2hr SUNLIGHT (30%)		223

CHILD CARE CENTRE	AGE	#	AREA m2		STORAGE m <sup>3</sup>	
			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 742m <sup>2</sup>	SOLAR ACCESS AREA	%	
0800		204.58 m <sup>2</sup>	27.5 %	
0830		237.776 m <sup>2</sup>	32 %	
0900		223.88 m <sup>2</sup>	30.2 %	
0930		216.16 m <sup>2</sup>	29.1 %	
1000		206.896 m <sup>2</sup>	27.9 %	
1030		191.456 m <sup>2</sup>	25.8 %	
1100		188.368 m <sup>2</sup>	25.4 %	
1130		99.588 m <sup>2</sup>	13.4 %	
1200		18.52 m <sup>2</sup>	2.5 %	
1230		16.984 m <sup>2</sup>	2.3 %	
1300		20.072 m <sup>2</sup>	2.7 %	
1330		17.756 m <sup>2</sup>	2.4 %	
1400		14.668 m <sup>2</sup>	2 %	
1430		29.336 m <sup>2</sup>	4 %	
1500		40.916 m <sup>2</sup>	5.5 %	
1530		32.424 m <sup>2</sup>	4.4 %	
1600		16.984 m <sup>2</sup>	2.3 %	

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 2.1m<sup>2</sup>) of the 7.0m<sup>2</sup> of outdoor space per child required.

PROVIDED:  
25-30% SOLAR ACCESS FOR 3 HOURS ON WINTER SOLSTICE. SOME SOLAR ACCESS PROVIDED THROUGHOUT THE DAY.

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DOCUMENT  
**CCC WINTER SOLAR ACCESS 21 JUNE**  
DOCUMENT  
FOR APPROVAL  
REV E 10.04.25 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

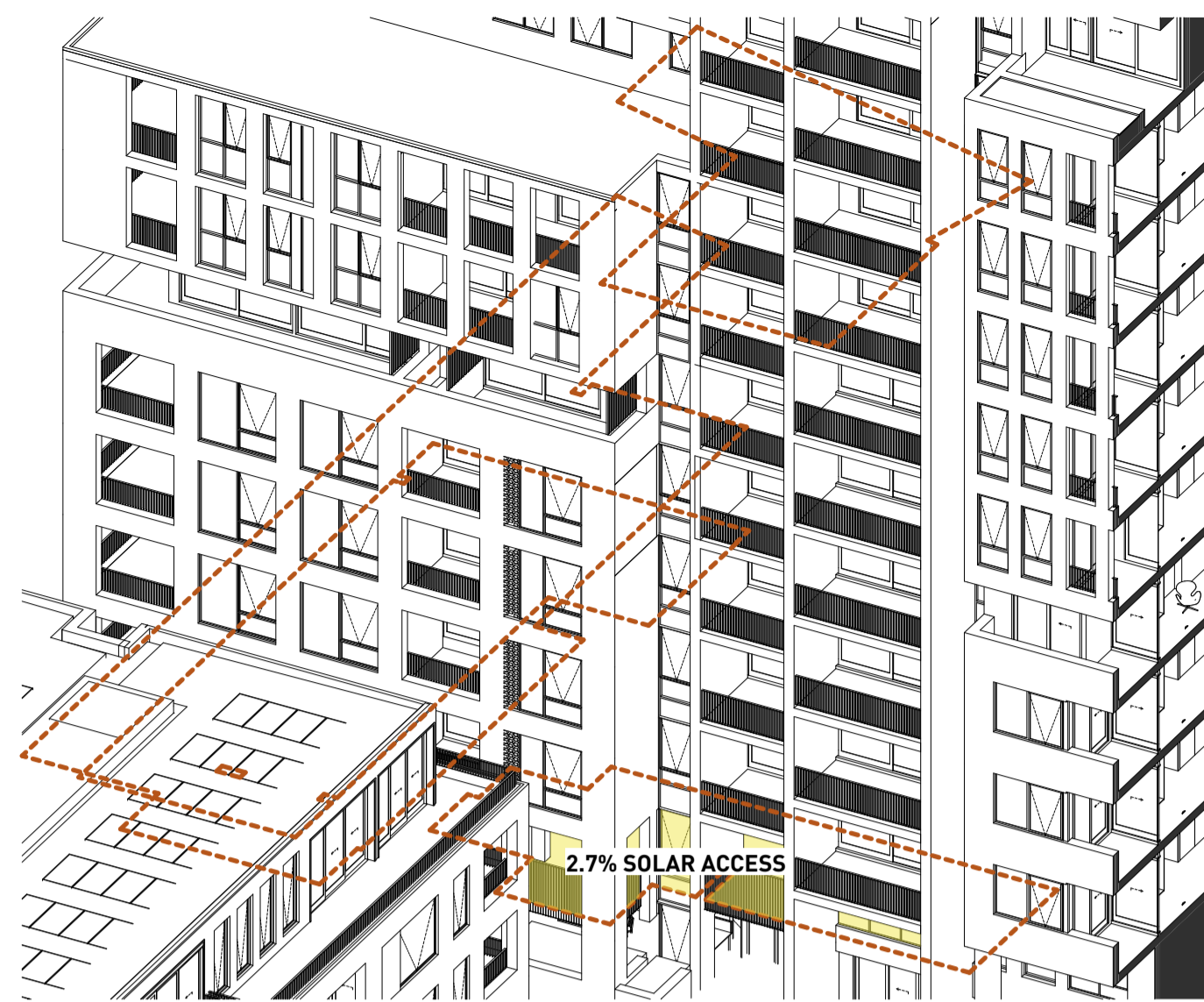
ARCHITECTURE URBAN PLANNING  
M/147 McEvoy St Alexandria NSW 2015  
P 02 9516 2022 E email@smithzannes.com.au  
smithzannes.com.au  
Nominated Architect: Peter Smith (Reg 7024)

**STZ**  
SMITH & TZANNES

22\_038 DA-A-856



0	5	10
		10



1 1300 WINTER SOLSTICE CCC SUN EYE  
1:200



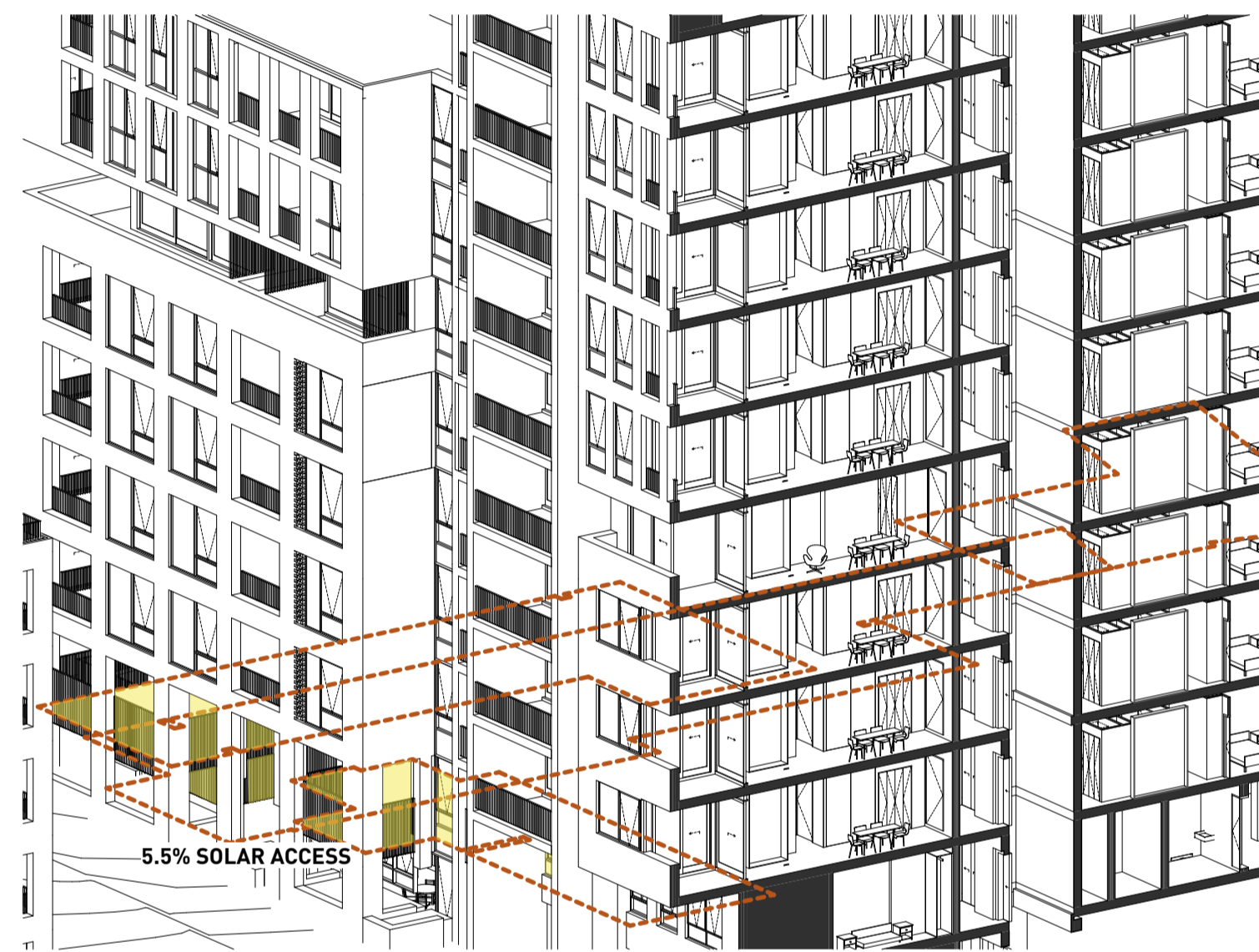
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1:200



7 1600 WINTER SOLSTICE CCC SUN EYE  
1:200



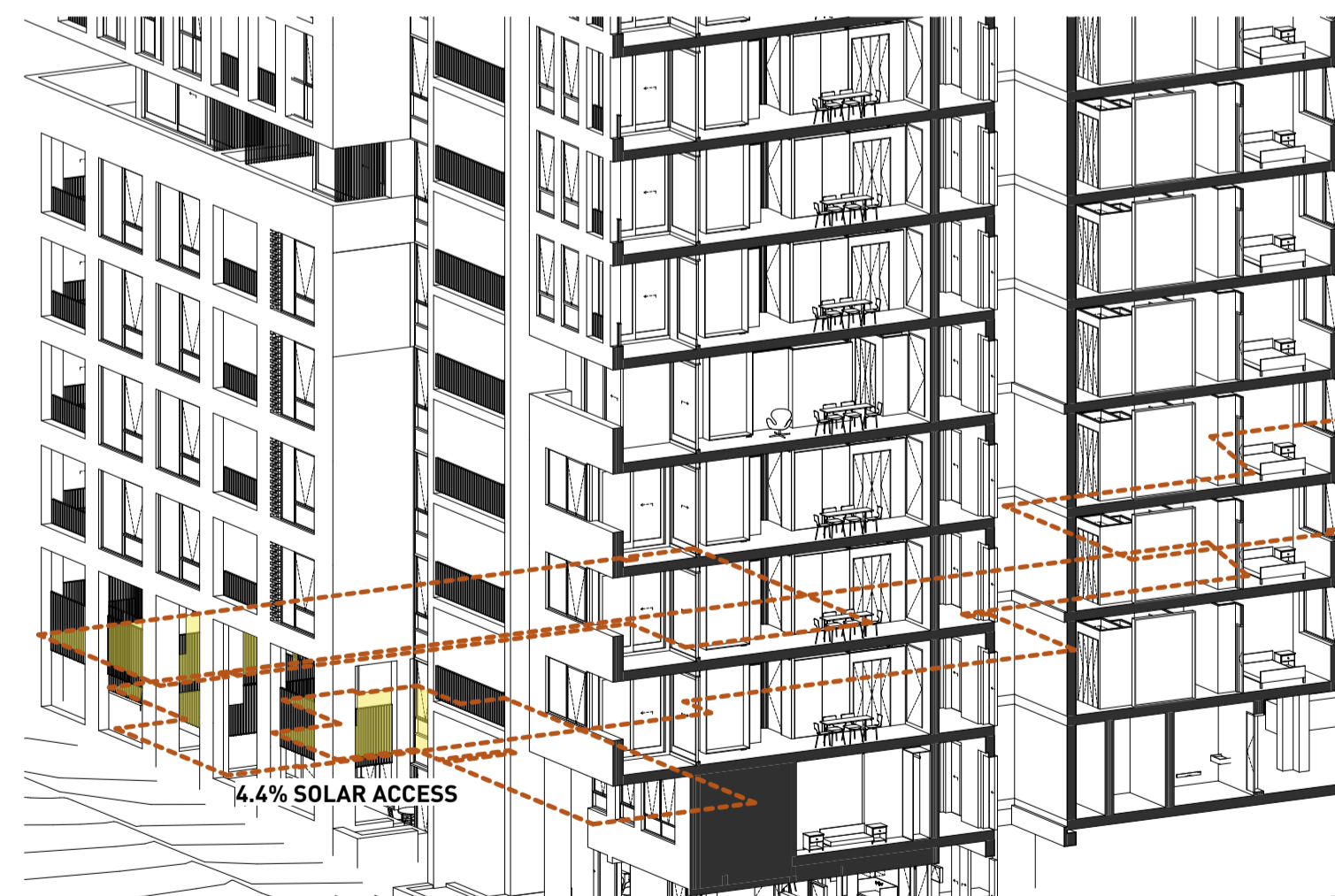
2 1330 WINTER SOLSTICE CCC SUN EYE  
1:200



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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SMITH & TZANNES PTY LTD

0	5	10
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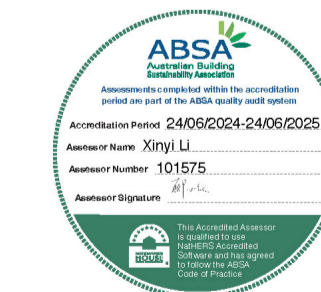
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<b>TOTAL</b>	<b>106</b>	
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REQUIRED OUTDOOR AREA 2hr SUNLIGHT (30%)		223

	AGE	#	AREA m2		STORAGE m <sup>3</sup>	
			MIN.	PROVIDED	MIN.	PROVIDED
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PLAY ROOM 6	4-5	30	97.5	98	6	11.3
<b>TOTAL</b>		<b>106</b>				
OUTDOOR AREA			742	772	31.8	32.9
DEDICATED CARPARKS						27

**CHILD CARE CENTRE SOLAR ACCESS CALCULATION**

TIME WINTER SOLSTICE	MIN REQUIRED OUTDOOR SPACE 742m <sup>2</sup>	SOLAR ACCESS AREA	%
0800		204.58 m <sup>2</sup>	27.5 %
0830		237.776 m <sup>2</sup>	32 %
0900		223.88 m <sup>2</sup>	30.2 %
0930		216.14 m <sup>2</sup>	29.1 %
1000		206.896 m <sup>2</sup>	27.9 %
1030		191.456 m <sup>2</sup>	25.8 %
1100		188.368 m <sup>2</sup>	25.4 %
1130		99.588 m <sup>2</sup>	13.4 %
1200		18.52 m <sup>2</sup>	2.5 %
1230		16.984 m <sup>2</sup>	2.3 %
1300		20.072 m <sup>2</sup>	2.7 %
1330		17.756 m <sup>2</sup>	2.4 %
1400		14.668 m <sup>2</sup>	2 %
1430		29.336 m <sup>2</sup>	4 %
1500		40.916 m <sup>2</sup>	5.5 %
1530		32.424 m <sup>2</sup>	4.4 %
1600		16.984 m <sup>2</sup>	2.3 %

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 2.1m<sup>2</sup>) of the 7.0m<sup>2</sup> of outdoor space per child required.  
 PROVIDED:  
 25-30% SOLAR ACCESS FOR 3 HOURS ON WINTER SOLSTICE. SOME SOLAR ACCESS PROVIDED THROUGHOUT THE DAY.  
 ASSUMED BETTER SOLAR ACCESS PROVIDED IN THE 3 MONTHS AROUND WINTER SOLSTICE.



DOCUMENT  
**CCC WINTER SOLAR ACCESS 21 JUNE**  
 DOCUMENT  
**FOR APPROVAL**  
 REV E 10.04.25 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  
 M/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-857

**MATERIAL FINISHES**

- 

**FB01**  
FACE BRICK - TOURMALINE  
STRETCHER BOND + DETAILS AS NOTED
- 

**FB02**  
FACE BRICK - COPPER GLOW  
STRETCHER BOND + DETAILS AS NOTED
- 

**FB03**  
FACE BRICK - SMOOTH BROWN  
STACKED BOND
- 

**CLD01**  
PRO CLAD LINEAR CLADDING -  
COLOURBOND COLOUR: SHALE GREY
- 

**CLD02**  
PRO CLAD LINEAR CLADDING -  
COLOURBOND COLOUR: MANOR RED
- 

**CLD03**  
PRO CLAD LINEAR CLADDING -  
COLOURBOND COLOUR: PALE EUCALYPT
- 

**MW01**  
METALWORK GENERAL - BALUSTRADES  
POWDER COATED SHALE GREY
- 

**CONC01**  
EXPOSED CONCRETE  
COLOUR: CLEAR FINISH



**1** NORTH ELEVATION  
1:200

**NOTES**

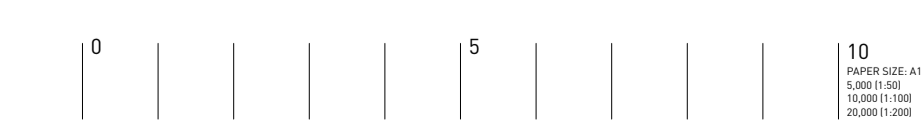
1. NEVER scale off drawings, use figured dimensions only.
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**LEGEND**  
Refer to the notes page for a legend that includes further notes and an explanation of abbreviations.

**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.



DOCUMENT  
**FINISHES**

DOCUMENT  
**FOR APPROVAL**

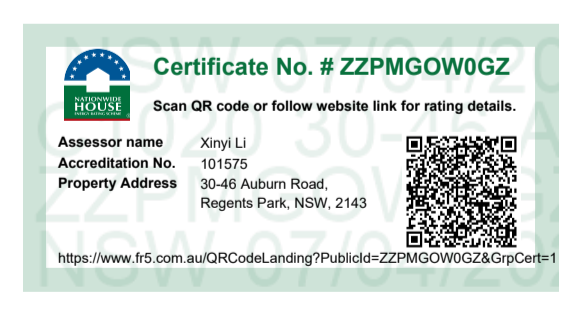
REV D 10.01.25 MODEL 22\_038 Regents Park - Building C

STAGE  
**DEVELOPMENT APPLICATION**

PROJECT  
**REGENTS PARK - STAGE 3**

**30-46 AUBURN ROAD REGENTS PARK**

CLIENT **30 Auburn Road Pty Ltd**



**ARCHITECTURE URBAN PLANNING**  
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)



**22\_038 DA-A-900**

**MATERIAL FINISHES**

- 

**FB01**  
FACE BRICK - TOURMALINE  
STRETCHER BOND + DETAILS AS NOTED
- 

**FB02**  
FACE BRICK - COPPER GLOW  
STRETCHER BOND + DETAILS AS NOTED
- 

**FB03**  
FACE BRICK - SMOOTH BROWN  
STACKED BOND
- 

**CLD01**  
PRO CLAD LINEAR CLADDING -  
COLOURBOND COLOUR: SHALE GREY
- 

**CLD02**  
PRO CLAD LINEAR CLADDING -  
COLOURBOND COLOUR: MANOR RED
- 

**CLD03**  
PRO CLAD LINEAR CLADDING -  
COLOURBOND COLOUR: PALE EUCALYPT
- 

**MW01**  
METALWORK GENERAL - BALUSTRADES  
POWDER COATED SHALE GREY
- 

**CONC01**  
EXPOSED CONCRETE  
COLOUR: CLEAR FINISH



**1 EAST ELEVATION**  
1:200



**2 WEST ELEVATION**  
1:200

**NOTES**

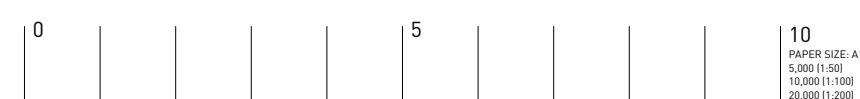
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DOCUMENT  
**FINISHES**

DOCUMENT  
**FOR APPROVAL**

REV D 10.01.25 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**



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



**22\_038 DA-A-901**

**MATERIAL FINISHES**

- FB01**



**FACE BRICK - TOURMALINE**  
STRETCHER BOND + DETAILS AS NOTED
- FB02**



**FACE BRICK - COPPER GLOW**  
STRETCHER BOND + DETAILS AS NOTED
- FB03**



**FACE BRICK - SMOOTH BROWN**  
STACKED BOND
- CLD01**



**PRO CLAD LINEAR CLADDING -**  
COLOURBOND COLOUR: SHALE GREY
- CLD02**



**PRO CLAD LINEAR CLADDING -**  
COLOURBOND COLOUR: MANOR RED
- CLD03**



**PRO CLAD LINEAR CLADDING -**  
COLOURBOND COLOUR: PALE EUCALYPT
- MW01**



**METALWORK GENERAL - BALUSTRADES**  
POWDER COATED SHALE GREY
- CONC01**



**EXPOSED CONCRETE**  
COLOUR: CLEAR FINISH



**1 SOUTH ELEVATION**  
1:200

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SMITH & TZANNES PTY LTD	10
0	5
10	15
20	25
30	35
40	45
50	55
60	65
70	75
80	85
90	95
100	



DOCUMENT  
**FINISHES**

DOCUMENT  
**FOR APPROVAL**

REV D 10.01.25 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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**22\_038 DA-A-902**