

Apartment Mix Schedule		
Beds	Quantity	%
1 Bed	11	8%
2 Bed	86	60%
3 Bed	45	32%
142		
Gross Floor Area Schedule		
	Level	Area
Child Care		
	Level 0	447
	Level 1	389
836 m²		
Residential		
	Level 0	410
	Level 1	561
	Level 2	1,493
	Level 3	1,492
	Level 4	1,491
	Level 5	1,482
	Level 6	1,448
	Level 7	1,492
	Level 8	1,358
	Level 9	1,170
	Level 10	627
	Level 11	575
13,599 m²		
14,435 m²		
Ventilation Schedule		
	Quantity	%
Cross Ventilated	93	66%
Single Aspect	49	34%
142		
Solar Access Schedule		
Solar Access	Quantity	%
0hrs	17	12%
<2hrs	11	8%
>2hrs	114	80%
142		
Liveable Schedule		
Liveable Housing	Quantity	%
NA	113	80 %
Silver Level	29	20 %
142		

Apartment Area Schedule		
Unit	Beds	Internal Area
Level 0		
C2-001	3 Bed	82
C2-002	3 Bed	63
C3-001	3 Bed	57
C3-002	2 Bed	41
C3-003	2 Bed	57
Level 1		
C2-010	3 Bed	103
C3-010	2 Bed	83
Level 2		
C1-020	2 Bed	76
C1-021	2 Bed	75
C1-022	2 Bed	77
C1-023	2 Bed	77
C1-024	3 Bed	97
C1-025	2 Bed	75
C1-026	3 Bed	96
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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LEGEND

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NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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DOCUMENT

AREA CALCULATIONS

DOCUMENT

FOR SUBMISSION

REV J 19.09.25

MODEL 22_038 Regents Park - Building

STAGE

DEVELOPMENT APPLICATION

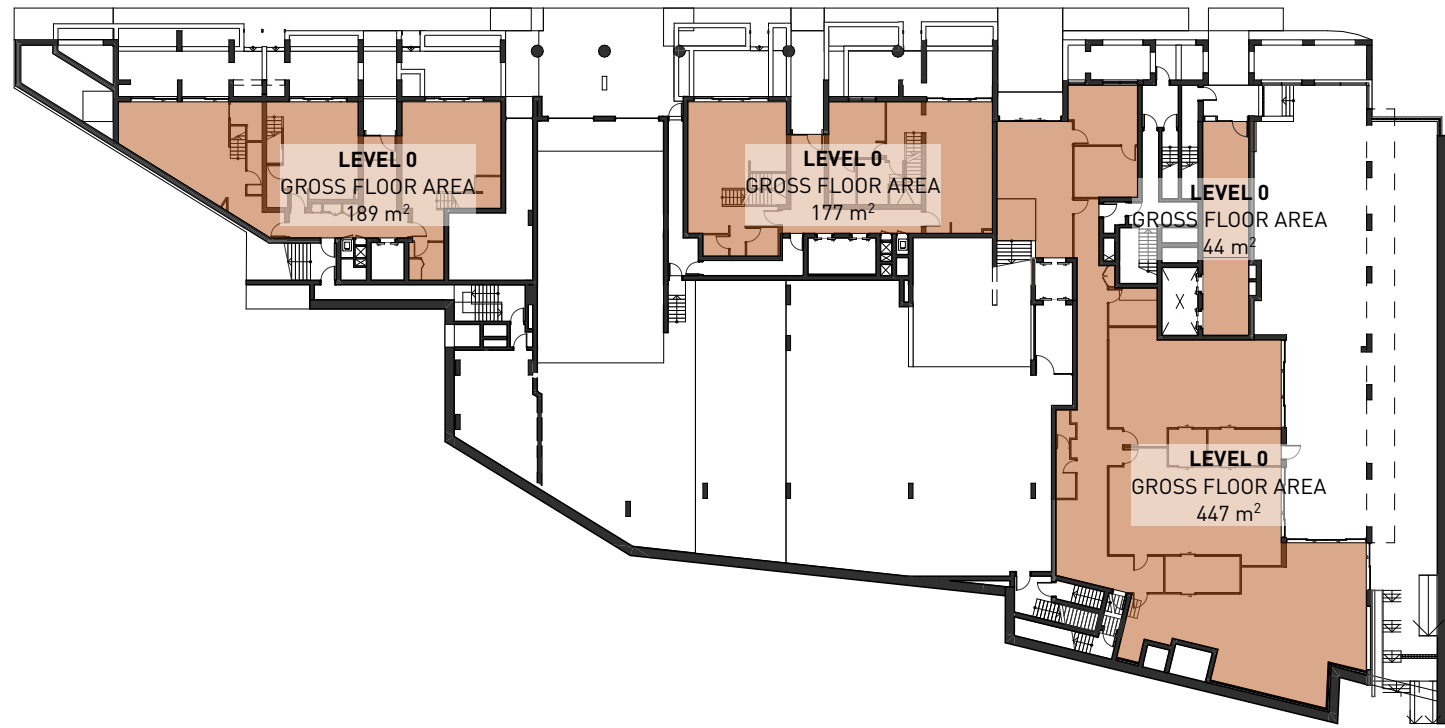
PROJECT
REGENTS PARK - STAGE 3
30-46 AUBURN ROAD REGENTS PARK

CLIENT **30 Auburn Road Pty Ltd**

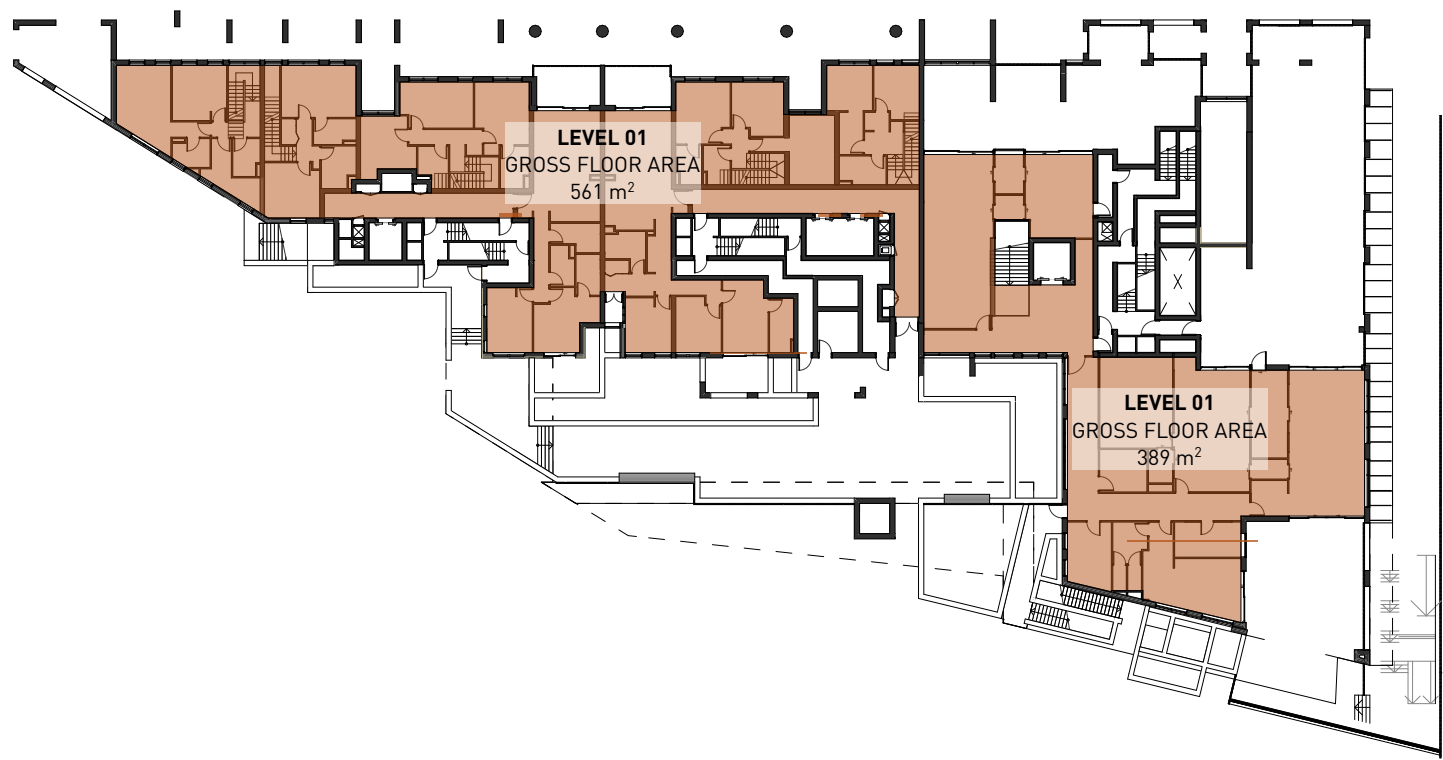
ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au



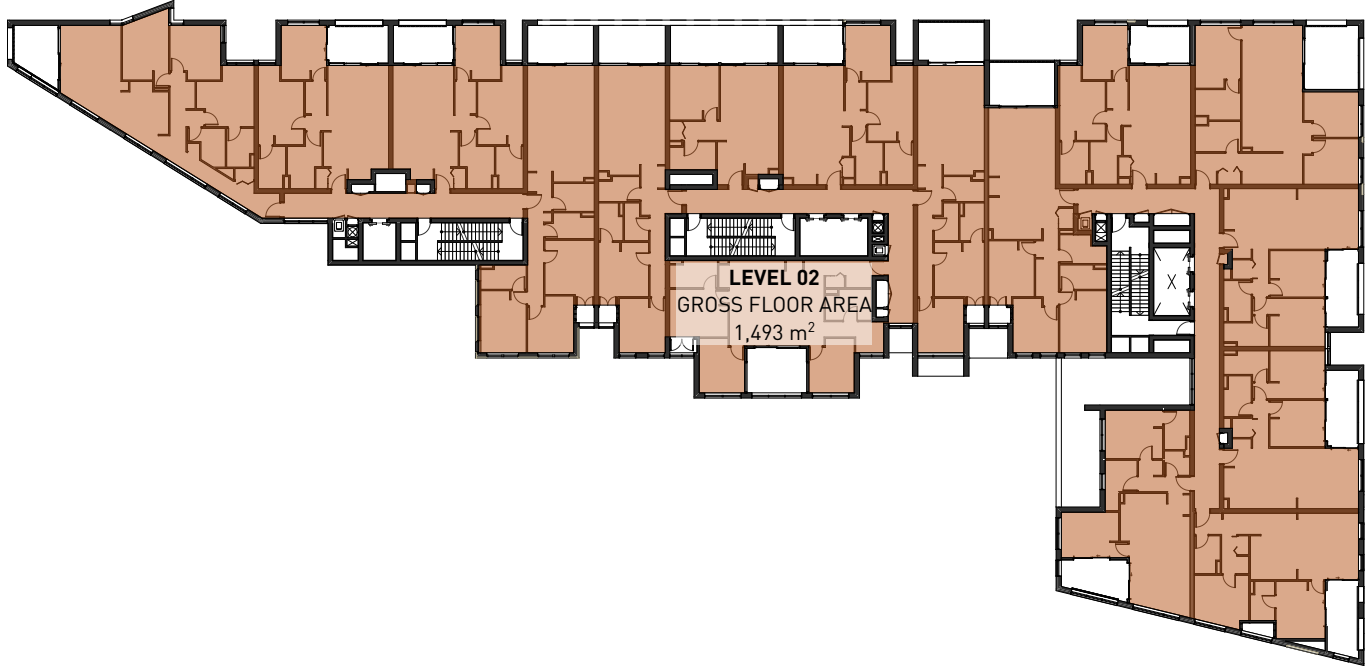
SMITH TZANNES



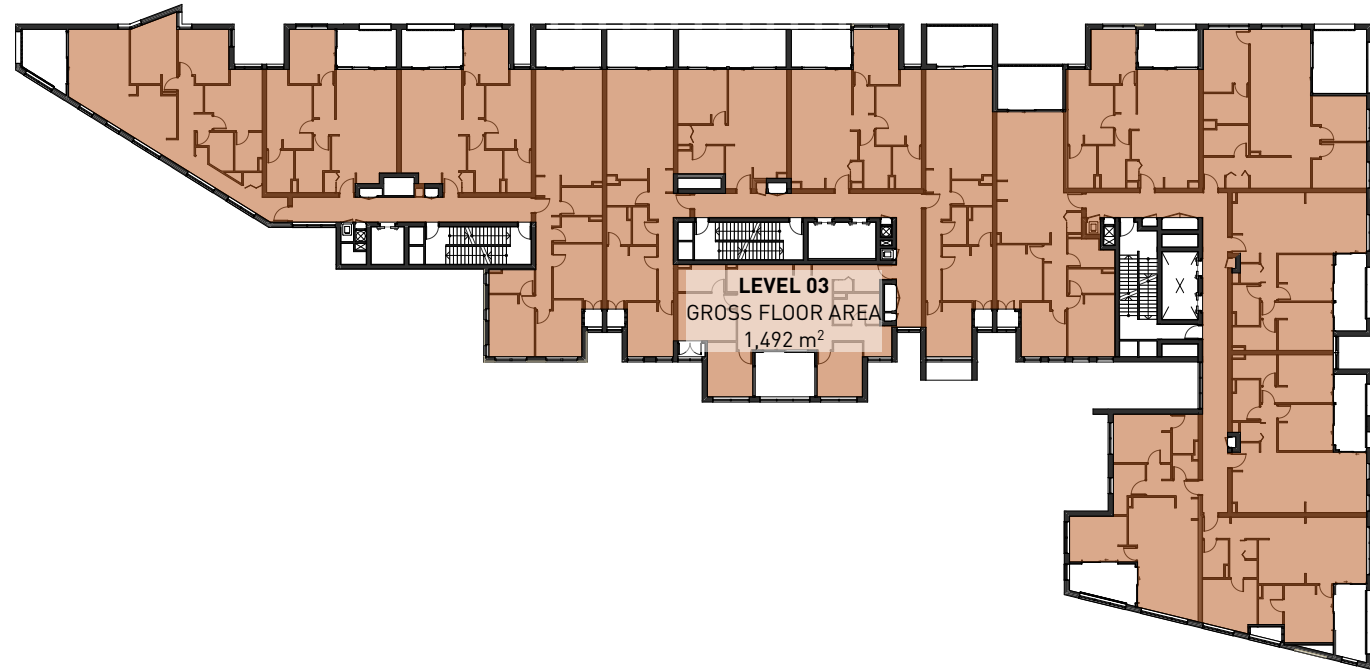
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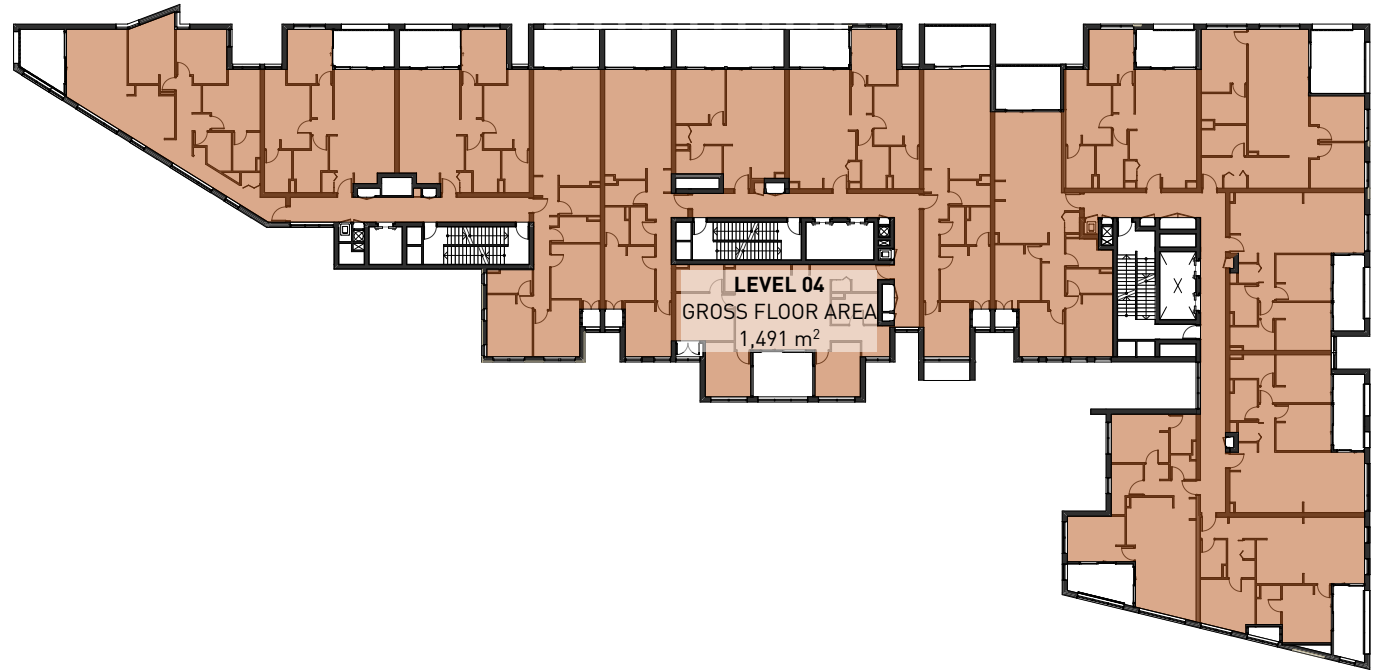
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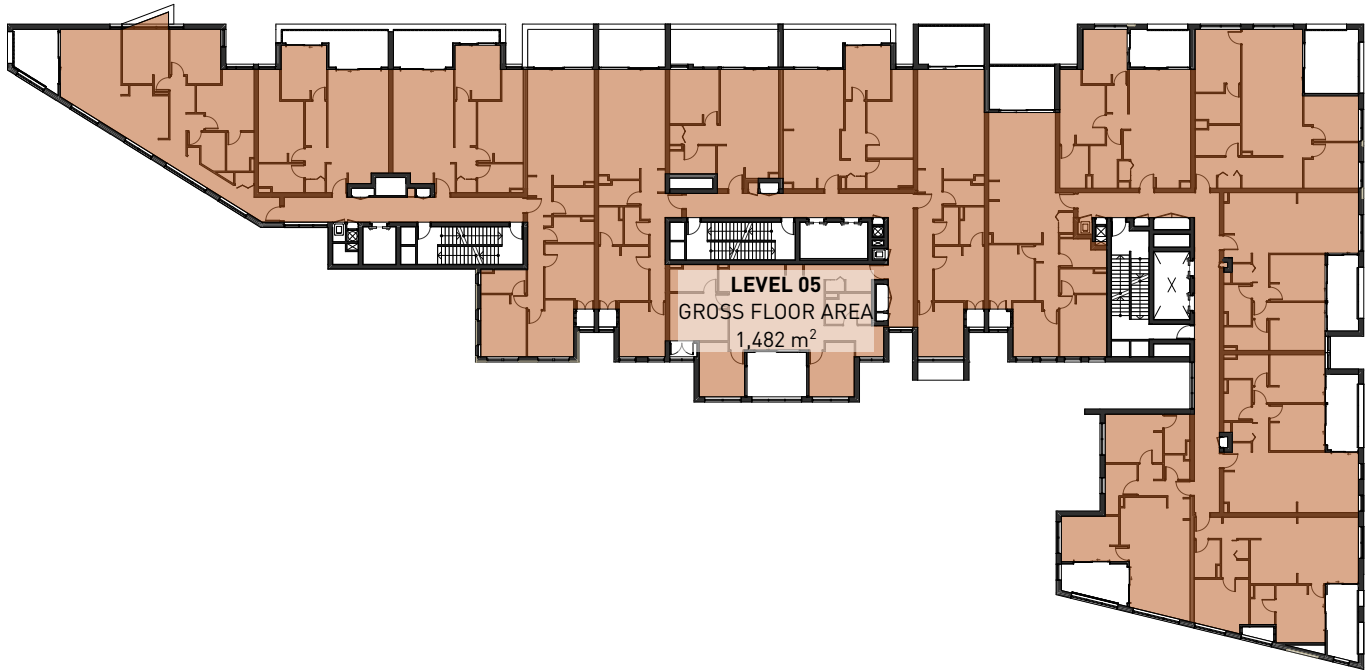
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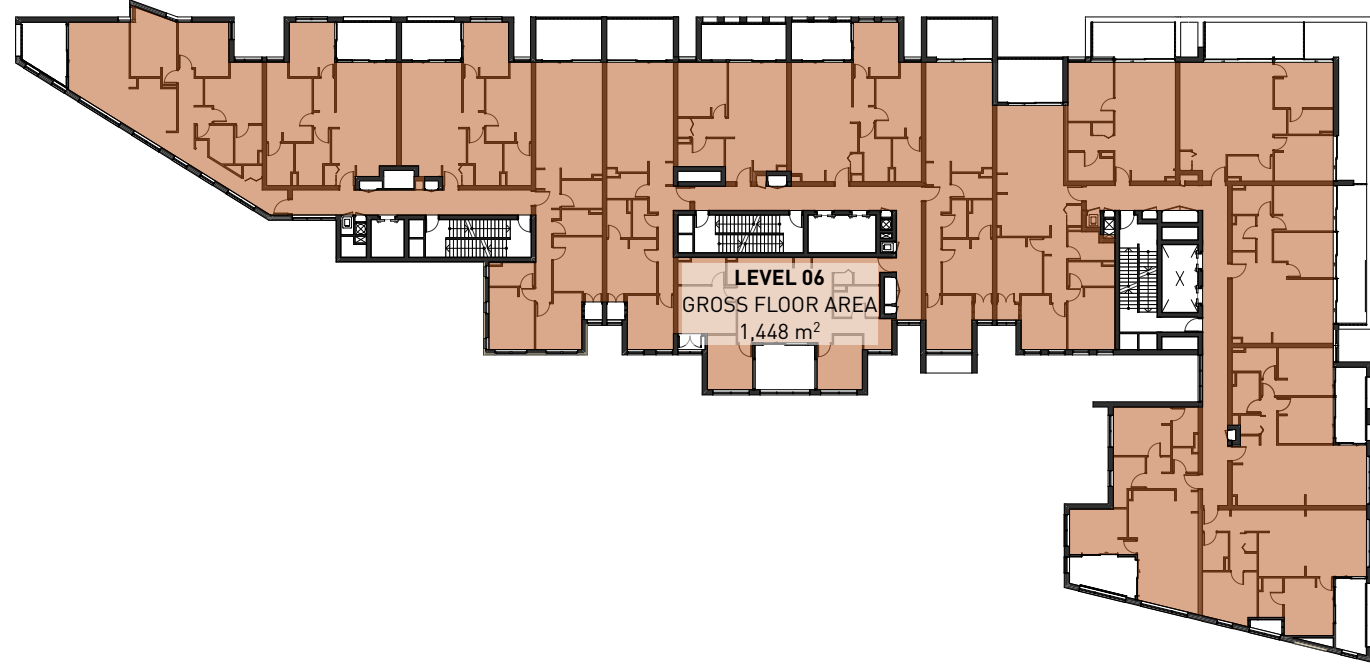
4 GROSS FLOOR AREA - LEVEL 3
1:500



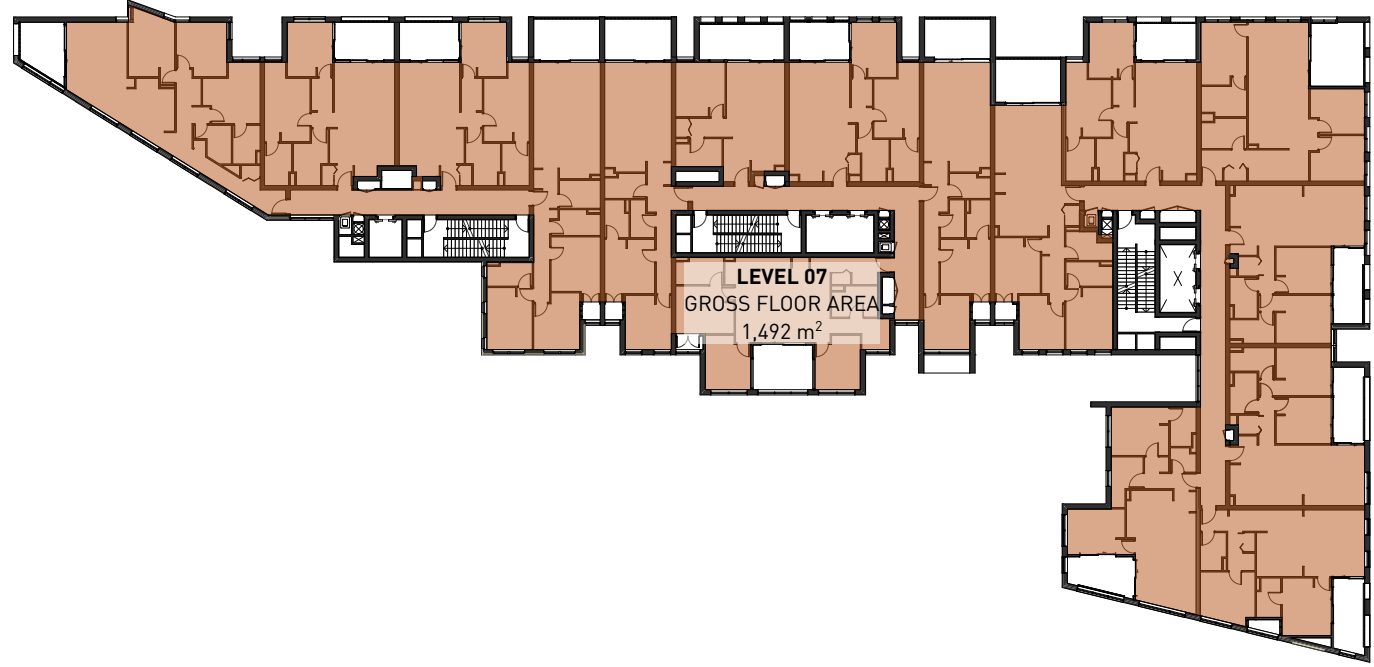
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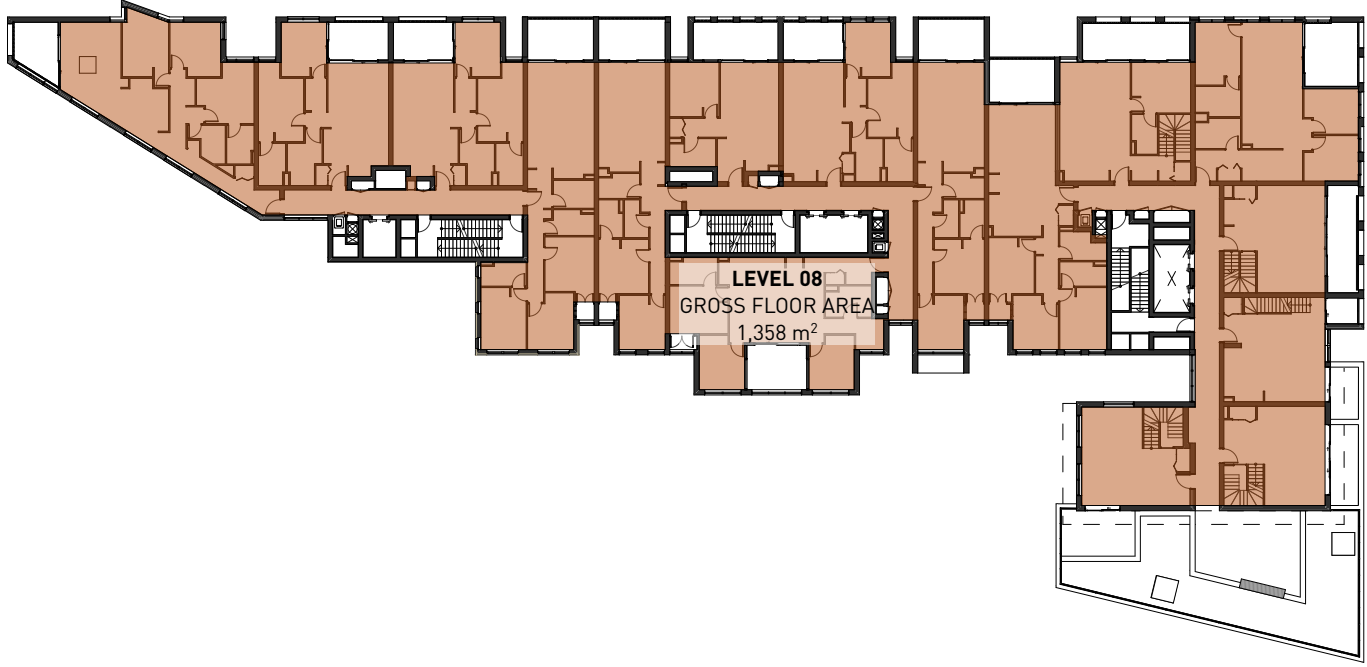
6 GROSS FLOOR AREA - LEVEL 5
1:500



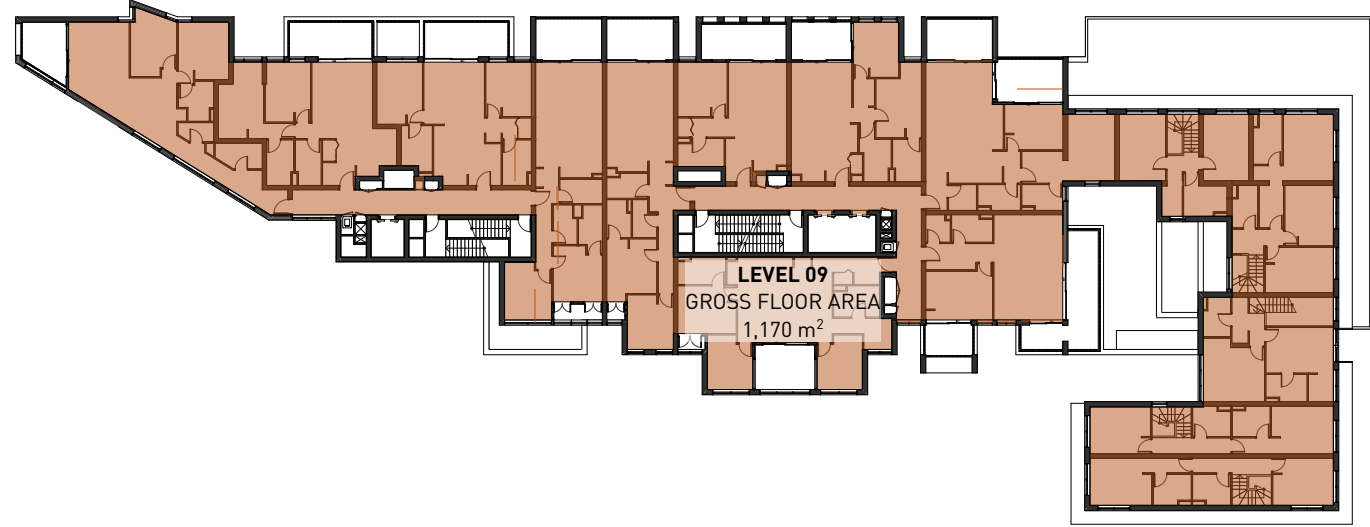
13 GROSS FLOOR AREA - LEVEL 6
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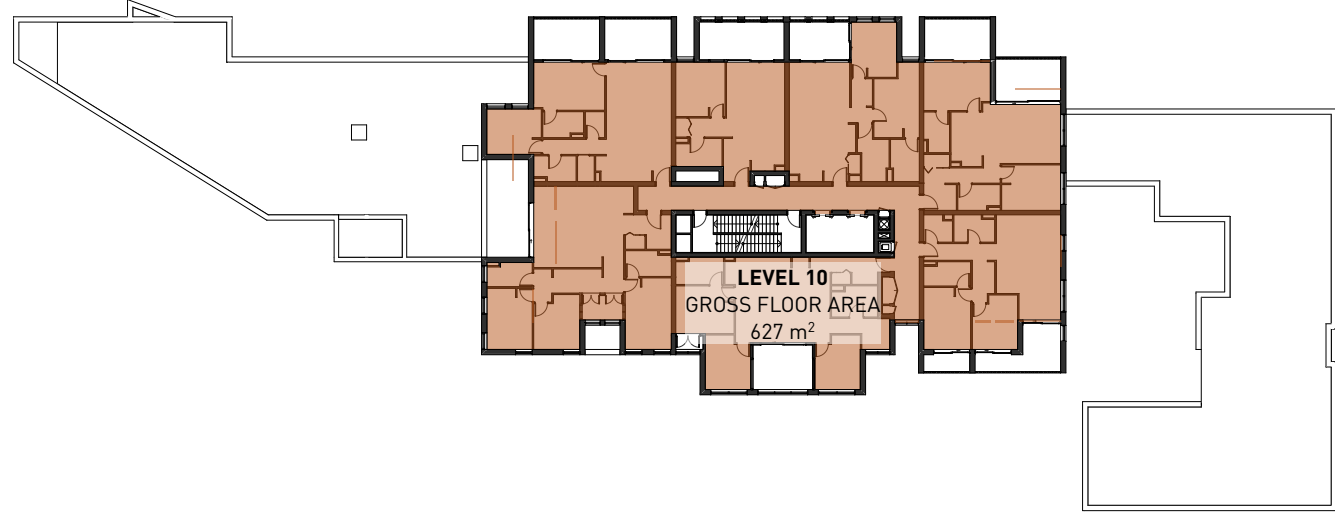
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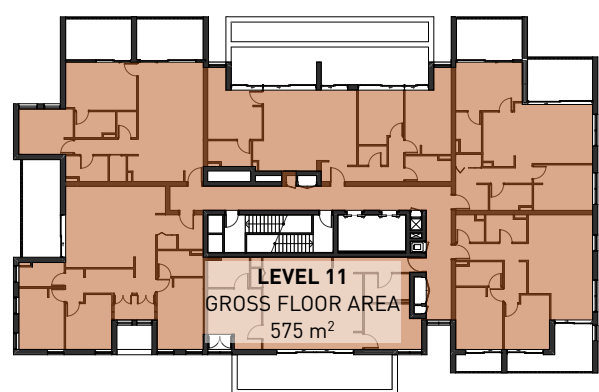
8 GROSS FLOOR AREA - LEVEL 8
1:500



9 GROSS FLOOR AREA - LEVEL 9
1:500



10 GROSS FLOOR AREA - LEVEL 10
1:500



11 GROSS FLOOR AREA - LEVEL 11
1:500

GROSS FLOOR AREA SCHEDULE		
	LEVEL	AREA
CHILD CARE	LEVEL 0	447
	LEVEL 1	389
		836 m²
RESIDENTIAL	LEVEL 0	410
	LEVEL 1	561
	LEVEL 2	1,493
	LEVEL 3	1,492
	LEVEL 4	1,491
	LEVEL 5	1,482
	LEVEL 6	1,448
	LEVEL 7	1,492
	LEVEL 8	1,358
	LEVEL 9	1,170
	LEVEL 10	627
	LEVEL 11	575
		13,599 m²
		14,435 m²

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DOCUMENT
GROSS FLOOR AREA CALCULATIONS

DOCUMENT
FOR SUBMISSION

REV J 19.09.25 MODEL 22_038 Regents Park - Building C

STAGE
DEVELOPMENT APPLICATION

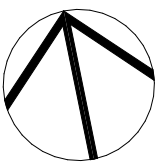
PROJECT
REGENTS PARK - STAGE 3

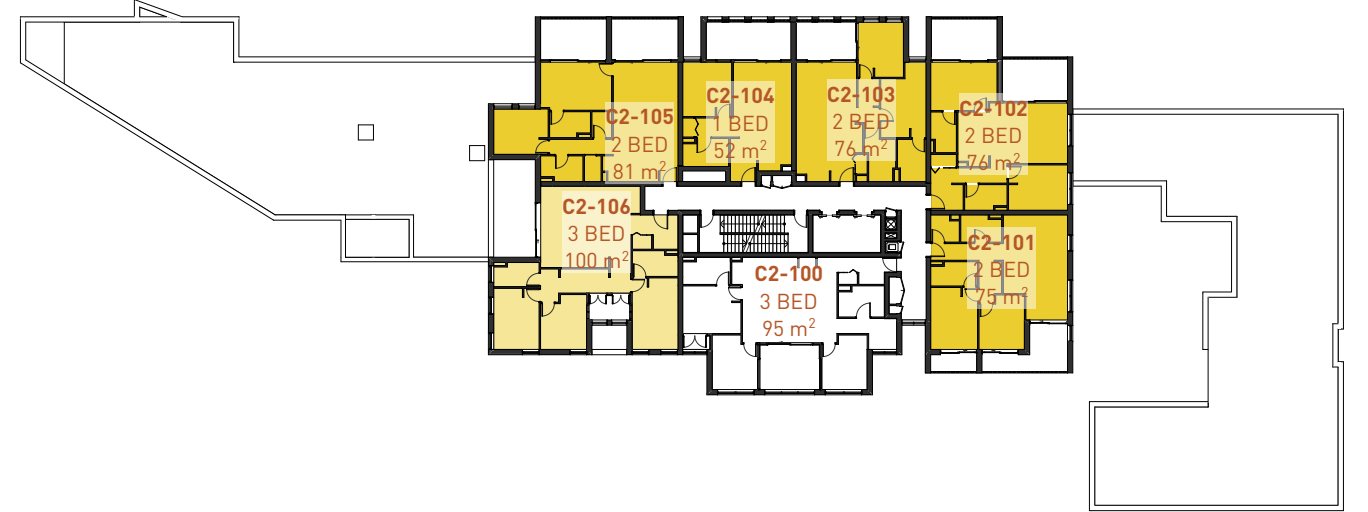
30-46 AUBURN ROAD REGENTS PARK

CLIENT 30 Auburn Road Pty Ltd

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

STZ
SMITH & TZANNES





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

2 HOURS SOLAR ACCESS	2 HOURS SOLAR ACCESS
UNIT NUMBER	UNIT NUMBER
C1-021	C2-061
C1-022	C2-062
C1-023	C2-063
C1-024	C2-064
C1-026	C2-071
C1-031	C2-072
C1-032	C2-073
C1-033	C2-074
C1-034	C2-081
C1-035	C2-082
C1-036	C2-083
C1-041	C2-084
C1-042	C2-091
C1-043	C2-092
C1-044	C2-093
C1-045	C2-094
C1-046	C2-095
C1-051	C2-101
C1-052	C2-102
C1-053	C2-103
C1-054	C2-104
C1-055	C2-105
C1-056	C2-110
C1-061	C2-111
C1-062	C2-112
C1-063	C2-113
C1-064	C2-114
C1-065	C2-115
C1-066	C3-001
C1-071	C3-002
C1-072	C3-010
C1-073	C3-020
C1-074	C3-021
C1-075	C3-022
C1-076	C3-030
C1-080	C3-031
C1-084	C3-032
C1-085	C3-040
C1-086	C3-041
C2-001	C3-042
C2-002	C3-050
C2-010	C3-051
C2-021	C3-052
C2-022	C3-060
C2-023	C3-061
C2-024	C3-062
C2-031	C3-070
C2-032	C3-071
C2-033	C3-072
C2-034	C3-080
C2-041	C3-081
C2-042	C3-082
C2-043	C3-090
C2-044	C3-091
C2-051	C3-092
C2-052	C3-093
C2-053	114
C2-054	

NO SOLAR ACCESS UNITS	NO SOLAR ACCESS UNITS
UNIT NUMBER	UNIT NUMBER
C1-020	C2-050
C1-030	C2-060
C1-040	C2-070
C1-050	C2-080
C1-060	C2-090
C1-070	C2-100
C2-020	C3-003
C2-030	C3-023
C2-040	17

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LEGEND

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SMITH & TZANNES PTY LTD

10

PAPER SIZE: A1
5,000 (1:50)
10,000 (1:100)
20,000 (1:200)

DOCUMENT

SOLAR ACCESS CALCULATIONS

DOCUMENT

FOR SUBMISSION

REV J 19.09.25

MODEL 22_038 Regents Park - Building C

STAGE

DEVELOPMENT APPLICATION

PROJECT

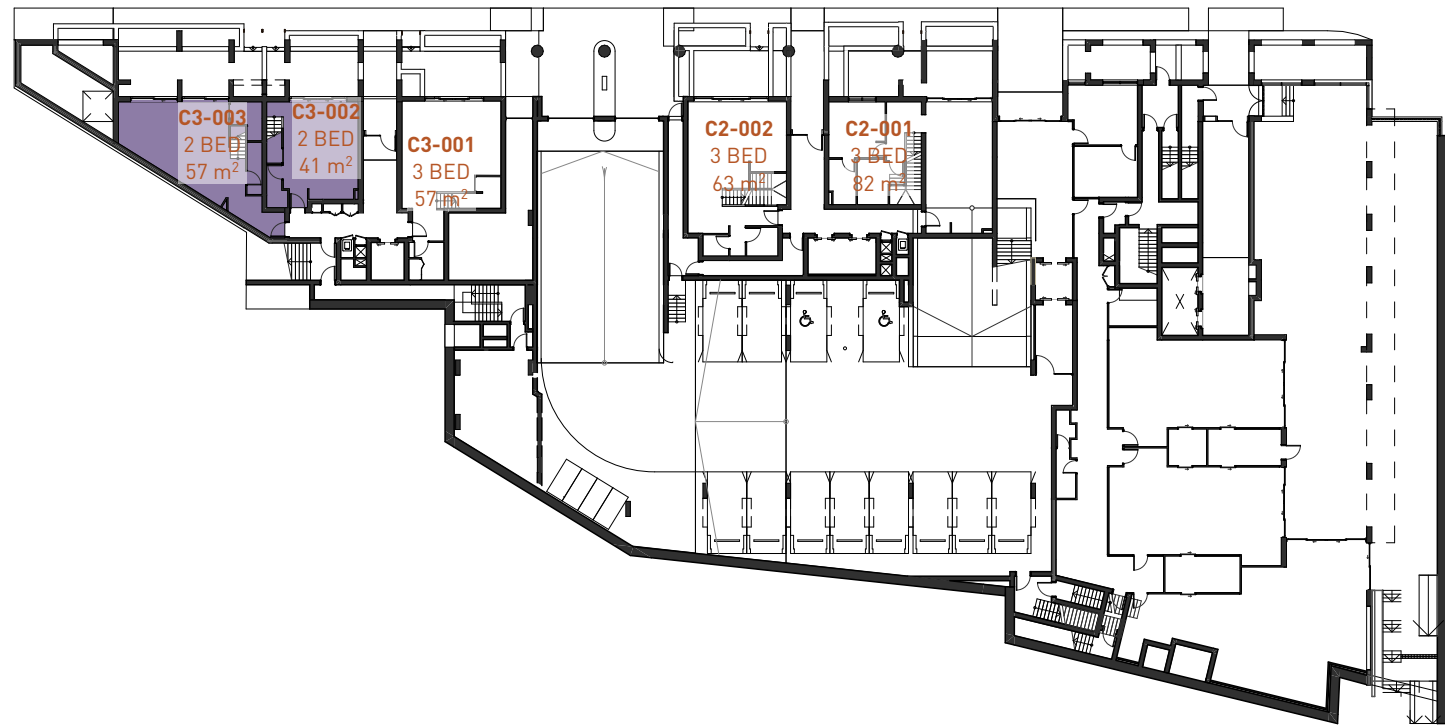
REGENTS PARK - STAGE 3

30-46 AUBURN ROAD REGENTS PARK

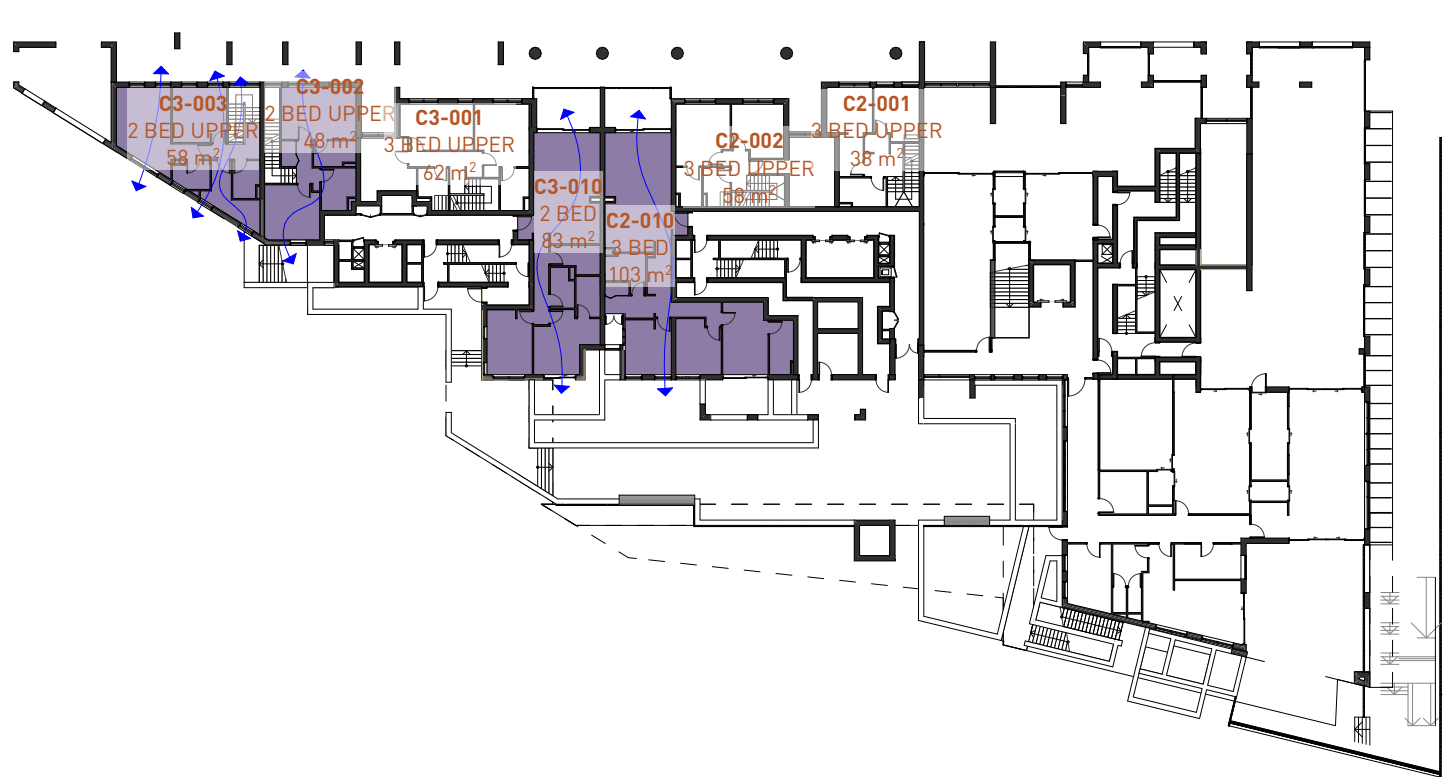
CLIENT 30 Auburn Road Pty Ltd

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





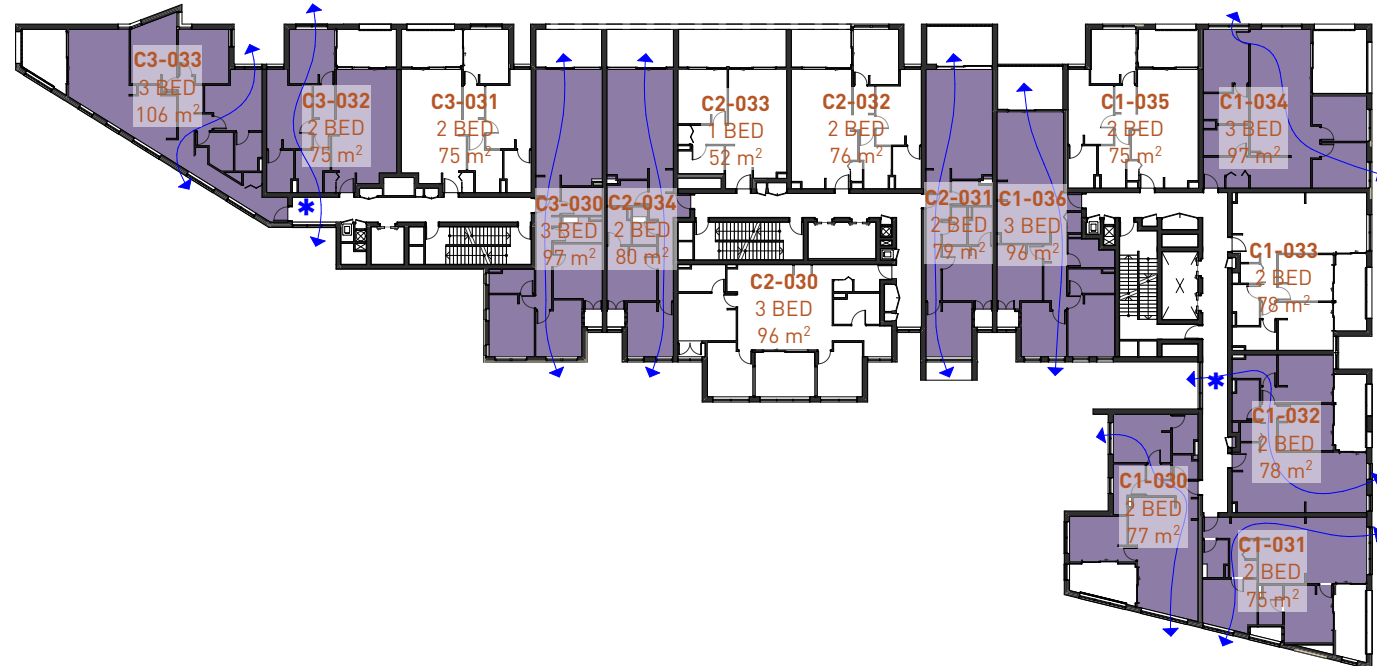
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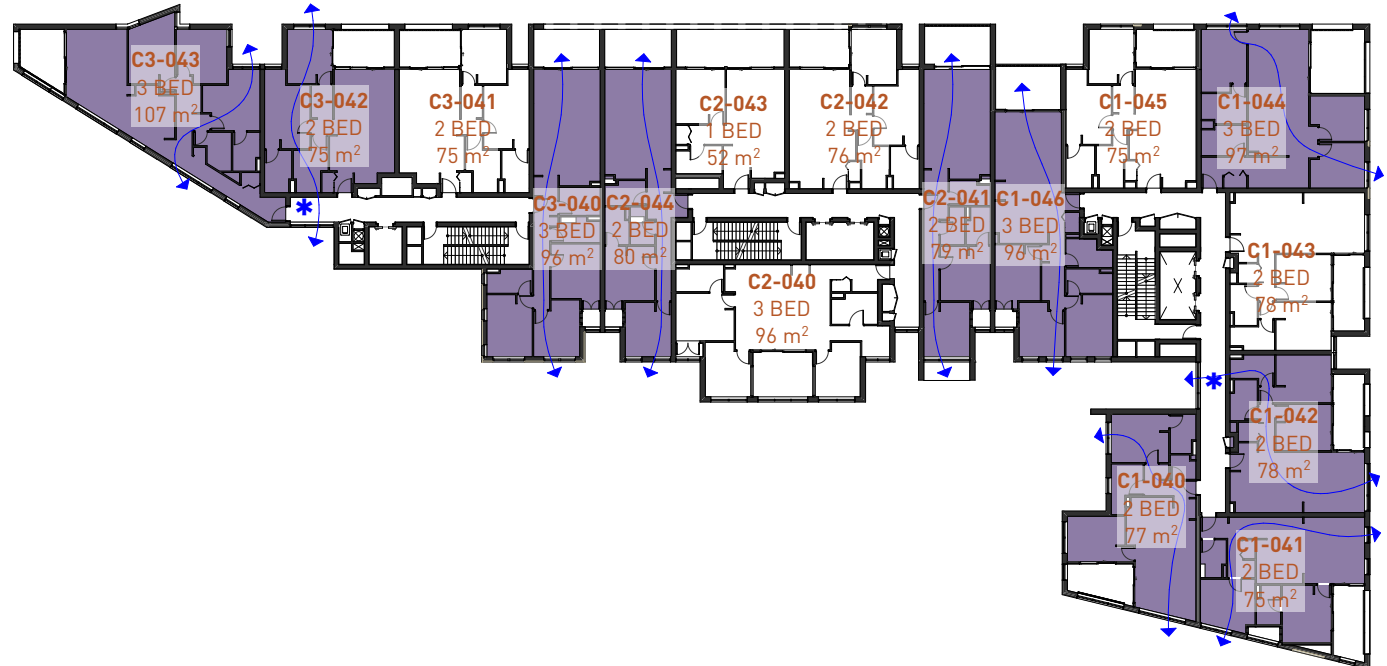
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1:500



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



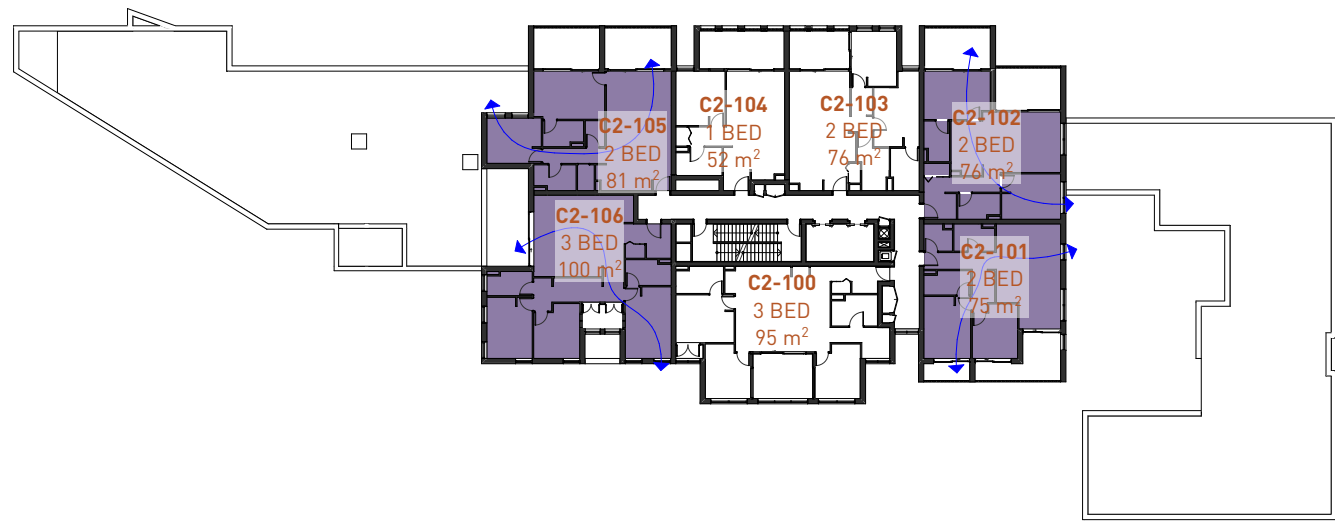
8 VENTILATION - LEVEL 7
1:500



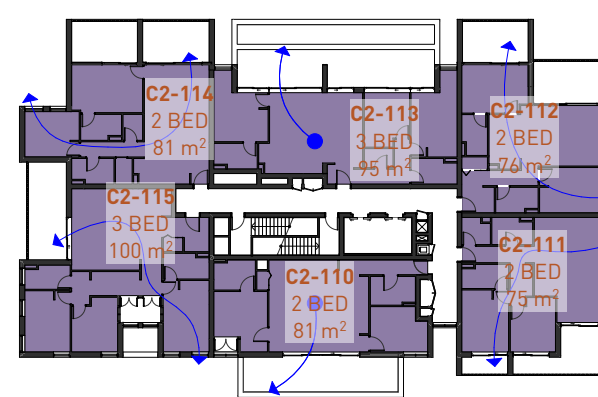
9 VENTILATION - LEVEL 8
1:500



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%
	142	

APARTMENT WITH * INDICATES CROSS VENTILATION VIA PLENUM ABOVE CORRIDOR

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

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DOCUMENT
VENTILATION CALCULATIONS

DOCUMENT
FOR SUBMISSION

REV J 19.09.25 MODEL 22_038 Regents Park - Building C

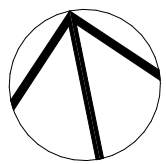
STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3

30-46 AUBURN ROAD REGENTS PARK

CLIENT 30 Auburn Road Pty Ltd

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





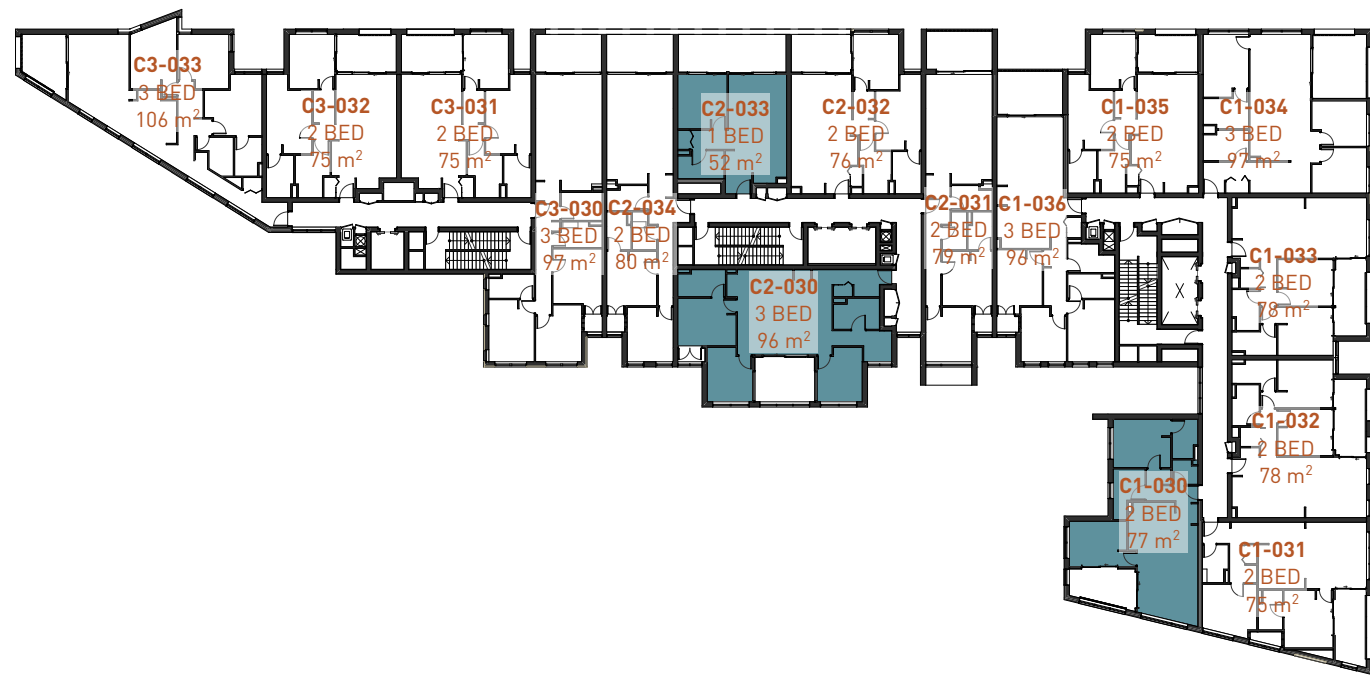
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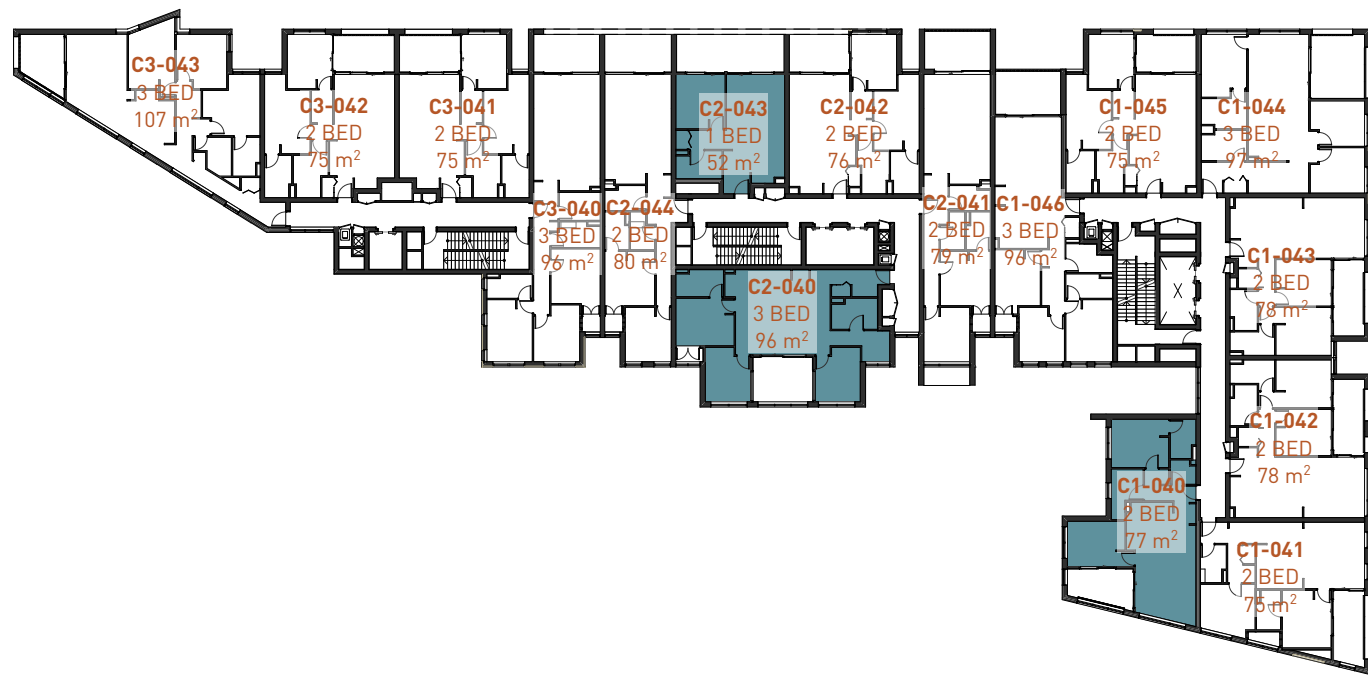
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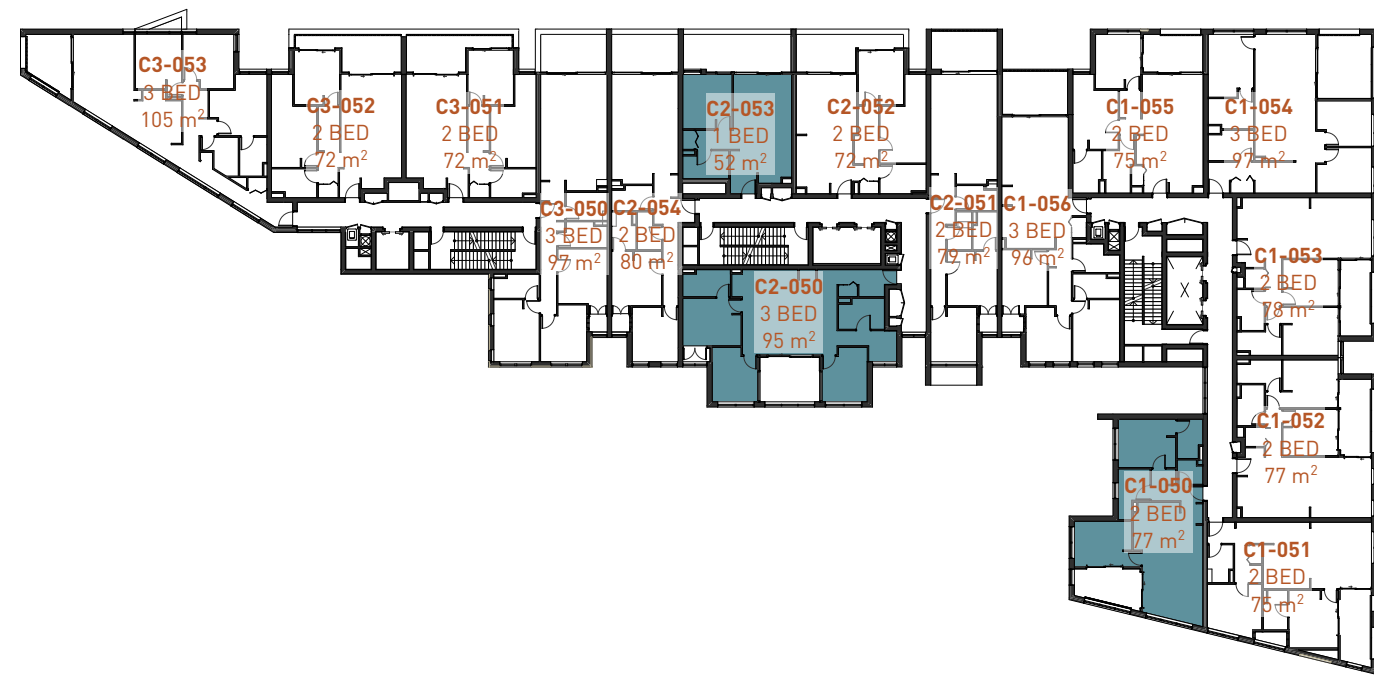
3 LIVEABLE - LEVEL 2
1:500



4 LIVEABLE - LEVEL 3
1:500



5 LIVEABLE - LEVEL 4
1:500



6 LIVEABLE - LEVEL 5
1:500



7 LIVEABLE - LEVEL 6
1:500



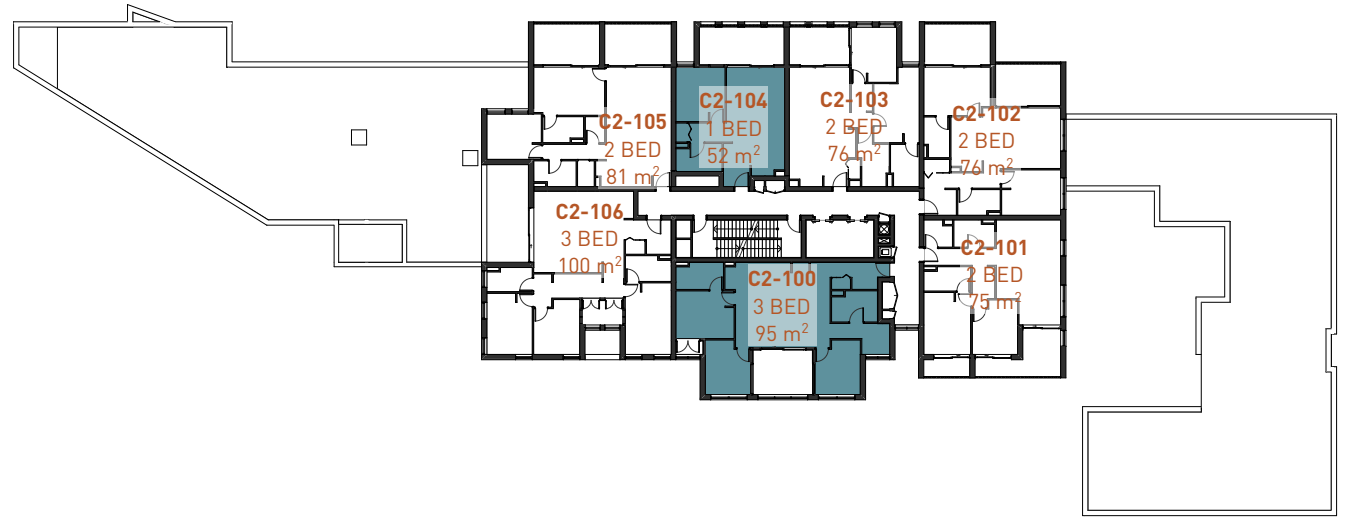
8 LIVEABLE - LEVEL 7
1:500



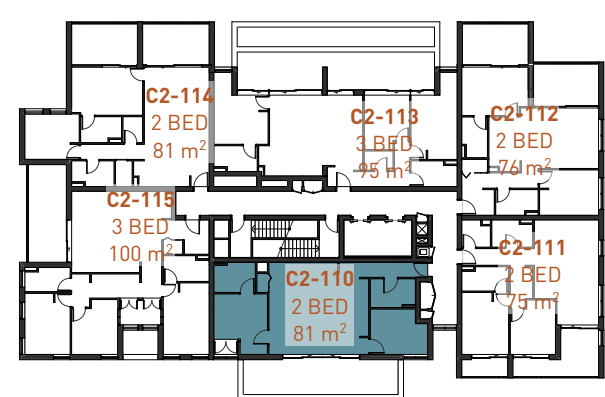
9 LIVEABLE - LEVEL 8
1:500



10 LIVEABLE - LEVEL 9
1:500



11 LIVEABLE - LEVEL 10
1:500



12 LIVEABLE - LEVEL 11
1:500

NOTES

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LEGEND

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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									

DOCUMENT
ACCESSIBILITY CALCULATIONS

DOCUMENT
FOR SUBMISSION

REV J 19.09.25 MODEL 22_038 Regents Park - Building C

STAGE
DEVELOPMENT APPLICATION

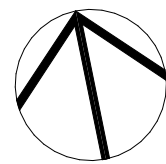
PROJECT
REGENTS PARK - STAGE 3

30-46 AUBURN ROAD REGENTS PARK

CLIENT 30 Auburn Road Pty Ltd

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

STZ
SMITH & TZANNES



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
	STORAGE	LEVEL 3		3.9
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
	STORAGE	LEVEL 9		3.3
C2-092				
	STORAGE	LEVEL 9		4.0
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		10.6
	STORAGE	LEVEL 1		1.8
C3-002				
	STORAGE	LEVEL 0		3.4
	STORAGE	LEVEL 1		1.0
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	86	60%
3 BED	45	32%
		142

BASEMENT STORAGE CALCULATION

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

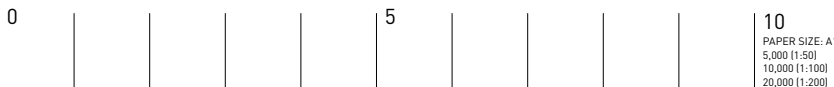
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SMITH & TZANNES PTY LTD



DOCUMENT
STORAGE CALCULATIONS

DOCUMENT
FOR SUBMISSION

REV J 19.09.25

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)



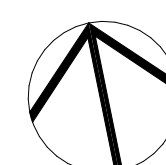


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0 | | | | | 5 | | | | | 10
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 10,000 (1-100)
 15,000 (1-150)

10
PAPER SIZE: A
5,000 (1:50)
10,000 (1:100)
50,000 (1:500)



22 038 DA-A-806







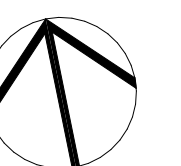
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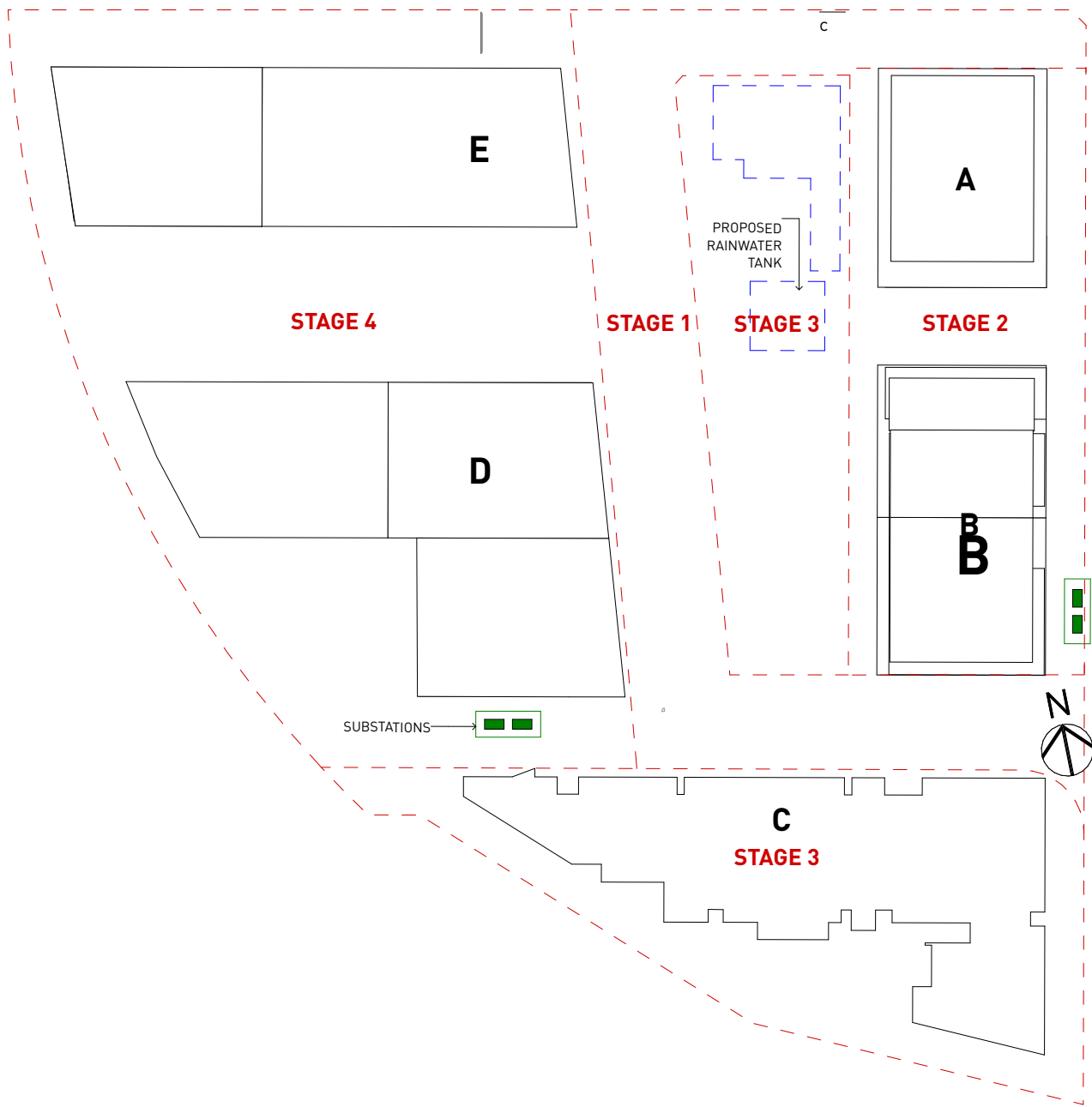
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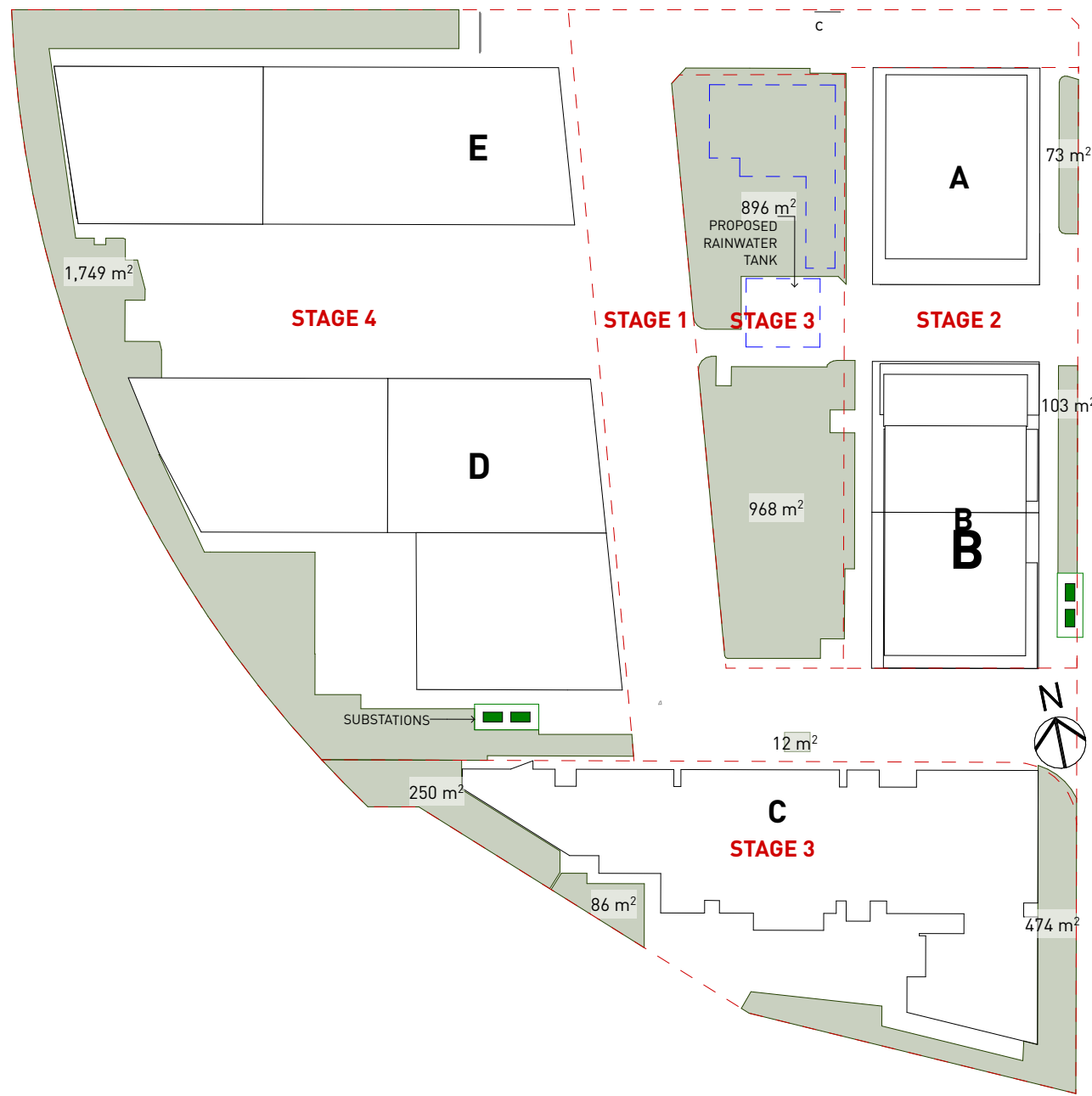
MODEL 22 038 Regents Park - Building C



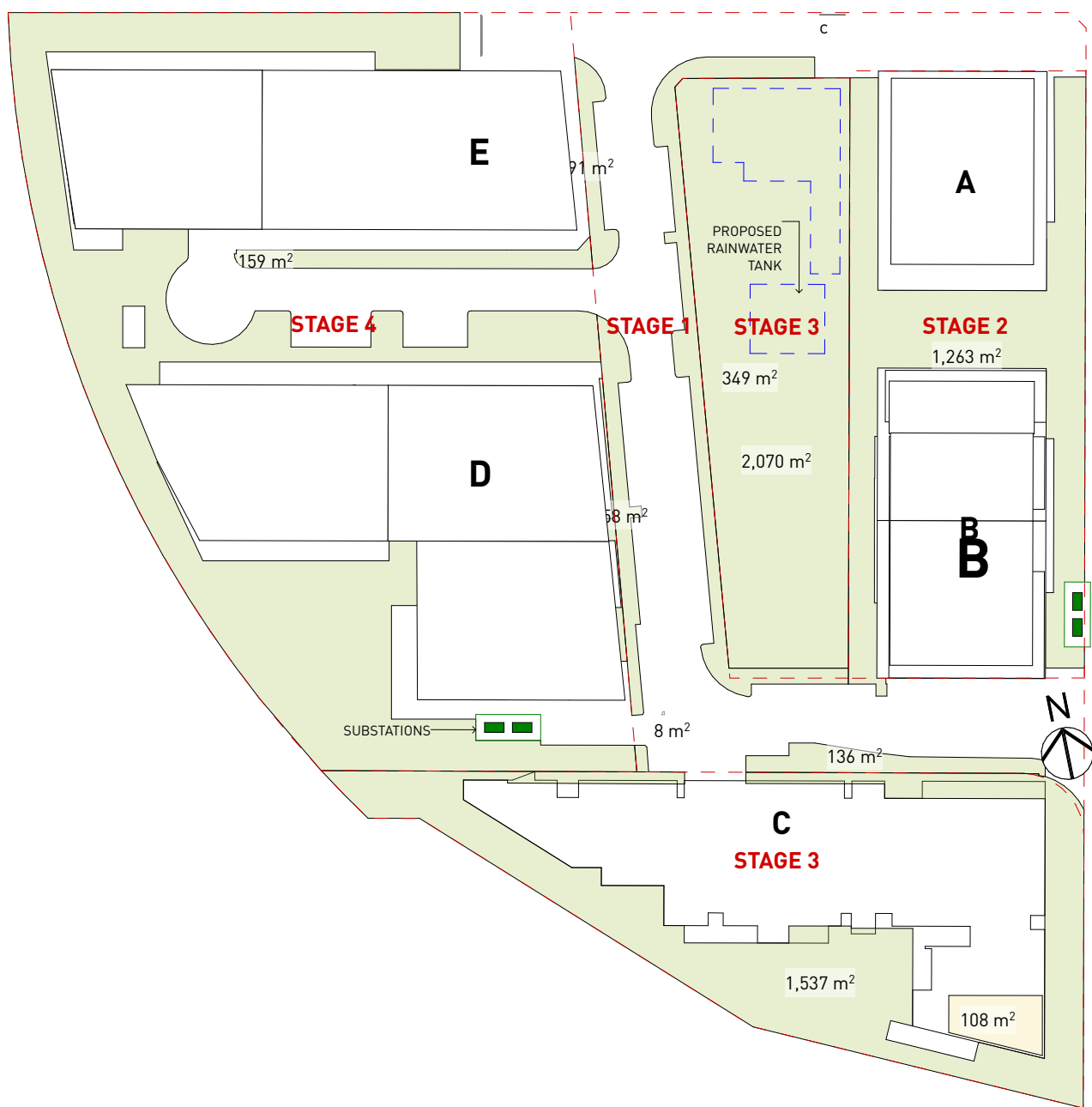
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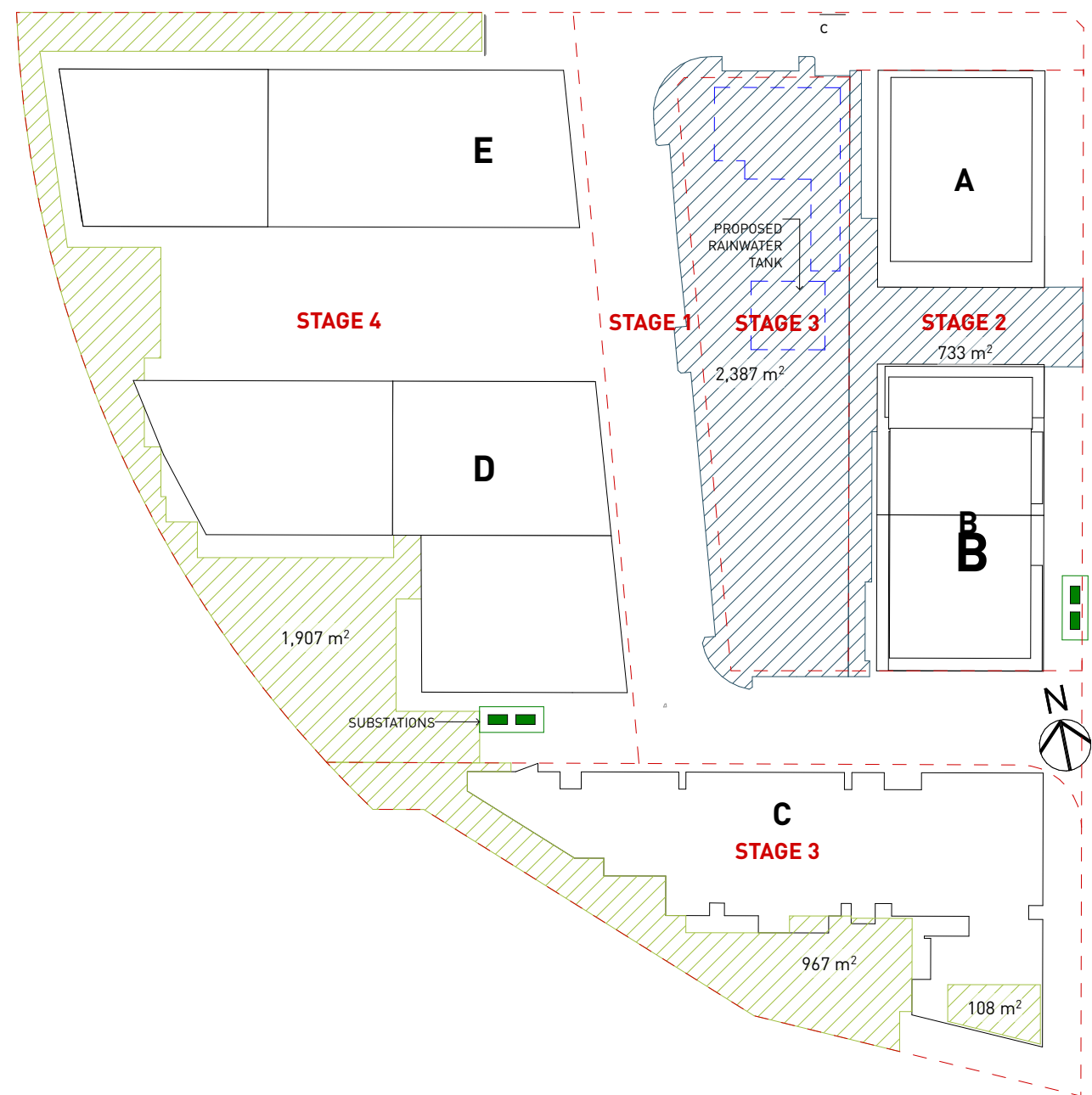
1 SITE STAGING PLAN
1:1000



2 DEEP SOIL PLAN
1:1000



3 LANDSCAPE PLAN
1:1000



5 OPEN SPACE
1:1000

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

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

COMMON OPEN SPACE CALCULATION		
	AREA m ²	SITE %
COMMON		
STAGE 2	139	0.6 %
STAGE 3	1,075	5 %
STAGE 4	2,633	12.4 %
	3,847 m²	

PUBLIC		
STAGE 2	733	3.5 %
STAGE 3	2,387	11.3 %
	3,120 m²	
	6,967 m²	

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

LEGEND

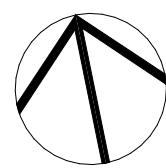
- SITE STAGING BOUNDARY
- BUILDING MASS
- DEEP SOIL
AS PER HOUSING SEEP DEFINITION
- GROUND LEVEL LANDSCAPE AREA
AS PER HOUSING SEEP DEFINITION
- ABOVE PODIUM LANDSCAPE AREA
AS PER HOUSING SEEP DEFINITION
- PUBLIC COMMON OPEN SPACE
- RESIDENT COMMON OPEN SPACE

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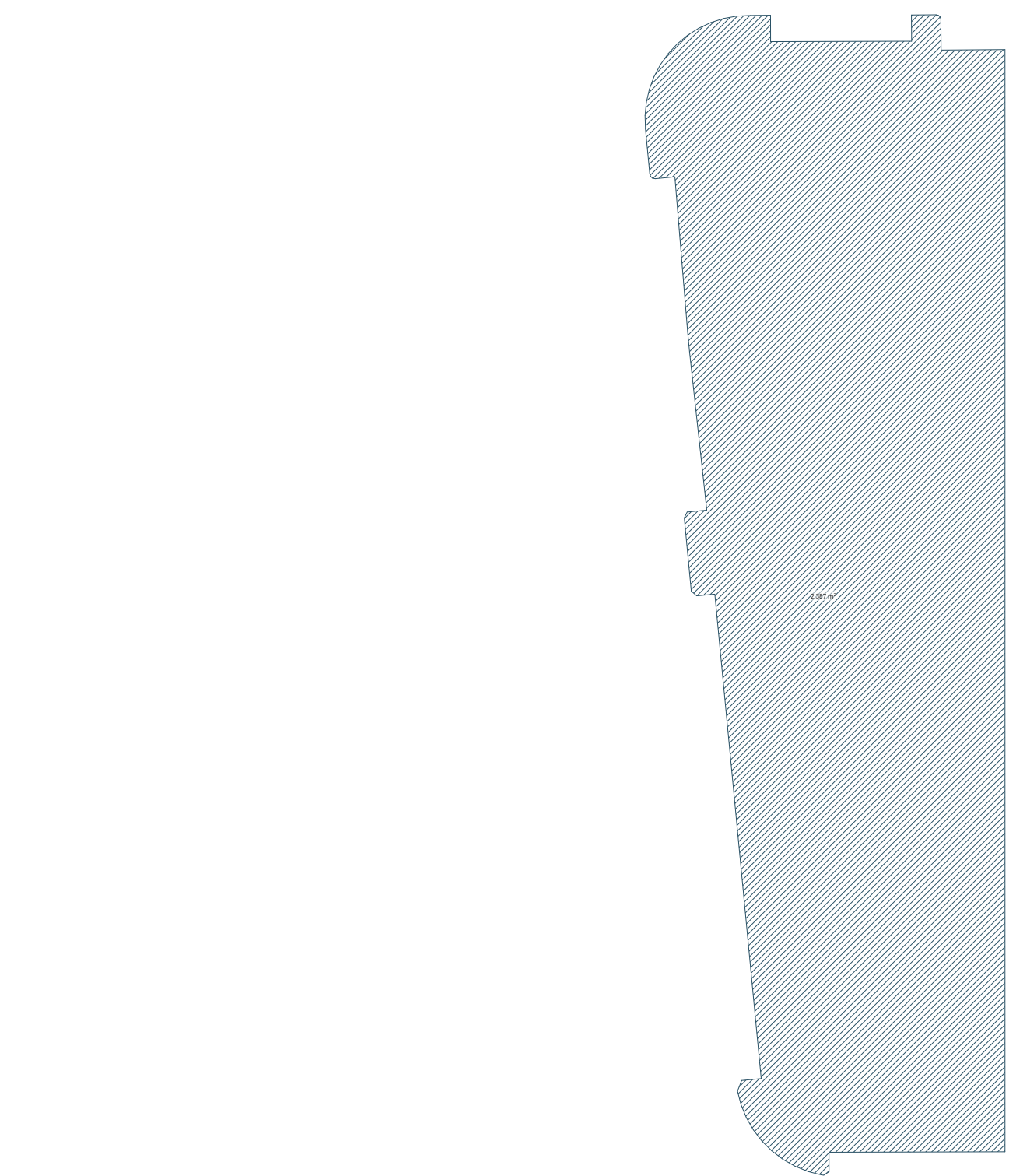
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DOCUMENT
LANDSCAPE & DEEP SOIL - WHOLE SITE
FOR SUBMISSION
REV J 19.09.25
MODEL 22_038 Regents Park - Building C
STAGE
DEVELOPMENT APPLICATION

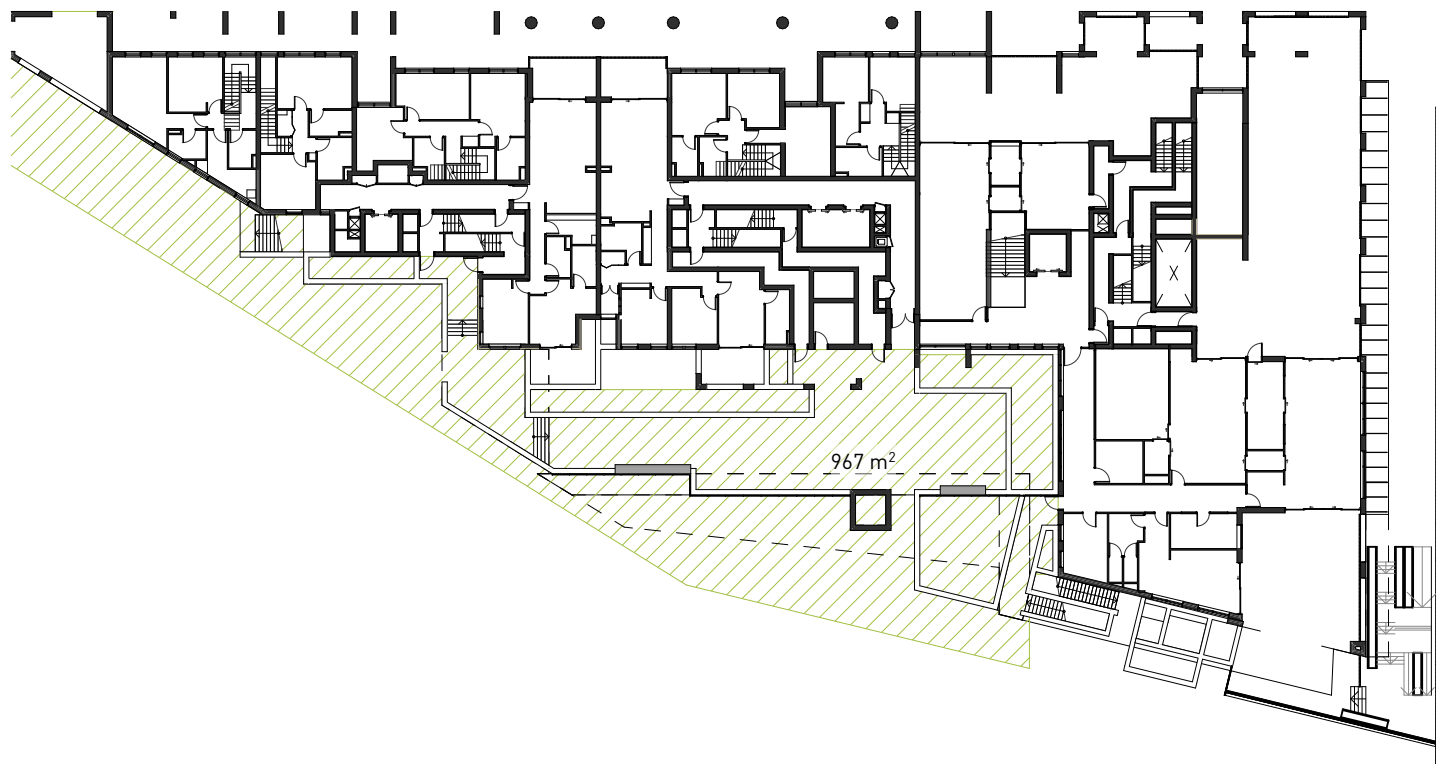
PROJECT
REGENTS PARK - STAGE 3
30-46 AUBURN ROAD REGENTS PARK
CLIENT
30 Auburn Road Pty Ltd
ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)
STZ
SMITH & TZANNES



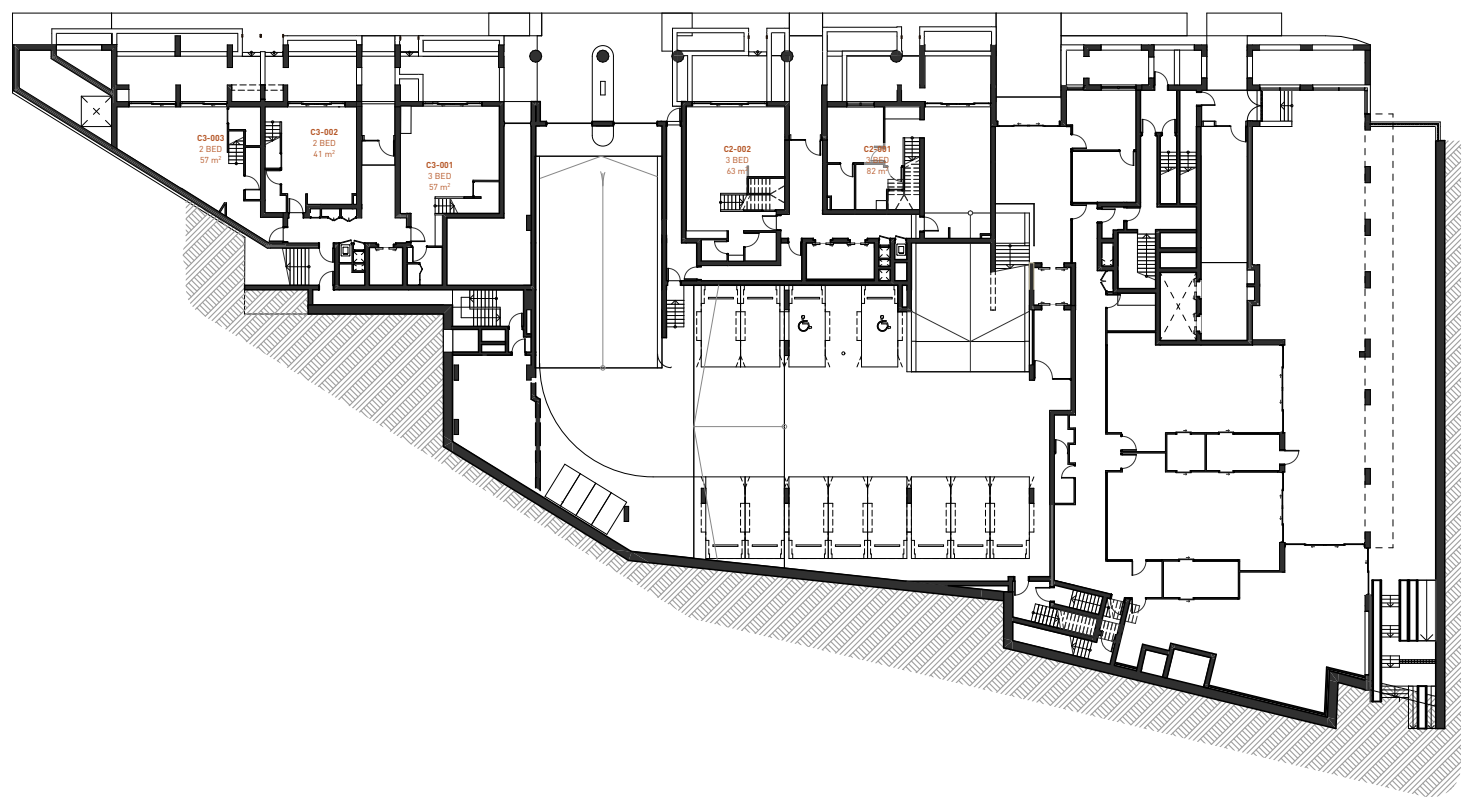
22_038 DA-A-810



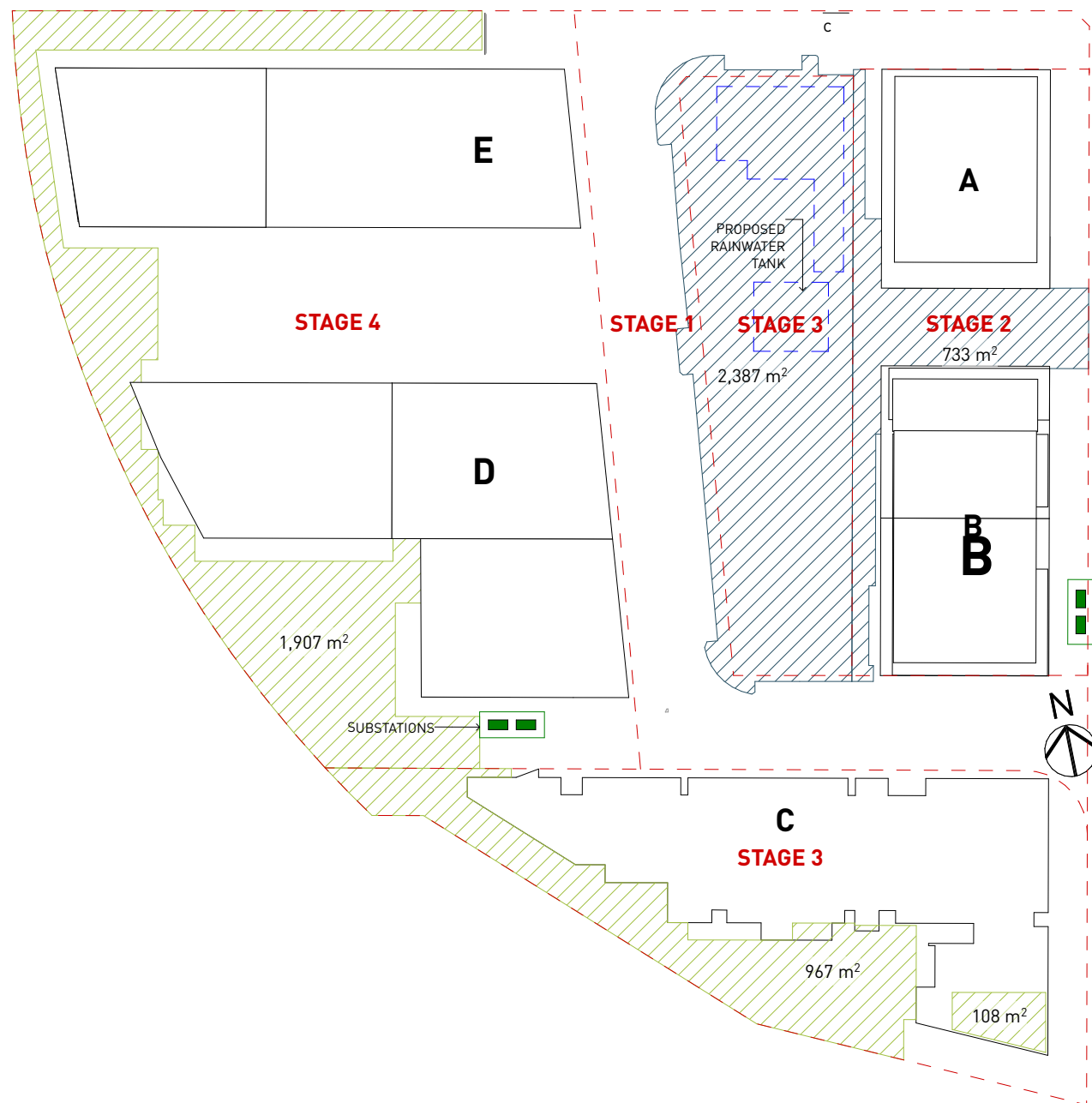
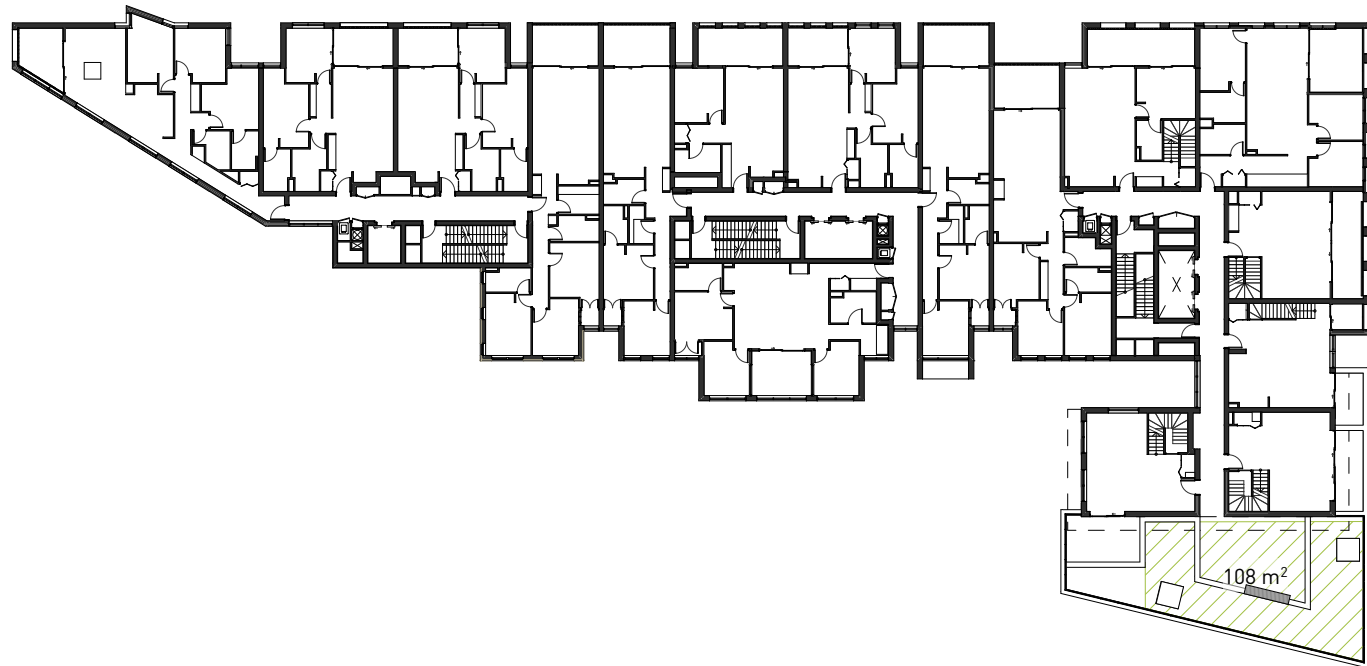
1 STAGE 3 COS LEVEL 0
1:500



2 STAGE 3 COS LEVEL 1
1:500



3 STAGE 3 COS LEVEL 8
1:500



4 OPEN SPACE FULL SITE
1:1000

COMMON OPEN SPACE - STAGE 3	
HOME STORY	Area
COMMUNAL OPEN SPACE	
LEVEL 0	2,387
LEVEL 1	967
LEVEL 8	108
	3,462 m ²

COMMON OPEN SPACE CALCULATION		
	AREA m2	SITE %
COMMON		
STAGE 2	139	0.6 %
STAGE 3	1,075	5 %
STAGE 4	2,633	12.4 %
	3,847 m ²	
PUBLIC		
STAGE 2	733	3.5 %
STAGE 3	2,387	11.3 %
	3,120 m ²	
	6,967 m ²	

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DOCUMENT
COMMON OPEN SPACE

DOCUMENT
FOR SUBMISSION

REV J 19.09.25 MODEL 22_038 Regents Park - Building C

STAGE
DEVELOPMENT APPLICATION

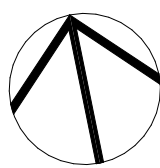
PROJECT
REGENTS PARK - STAGE 3

30-46 AUBURN ROAD REGENTS PARK

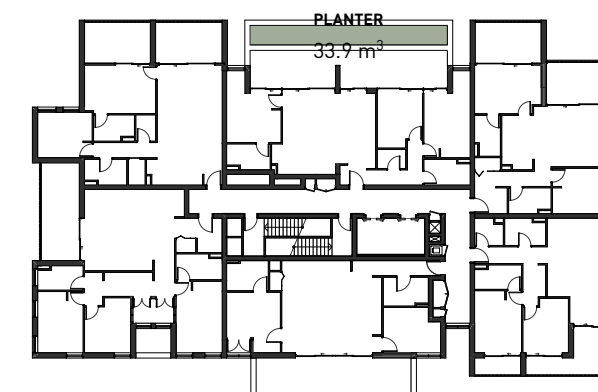
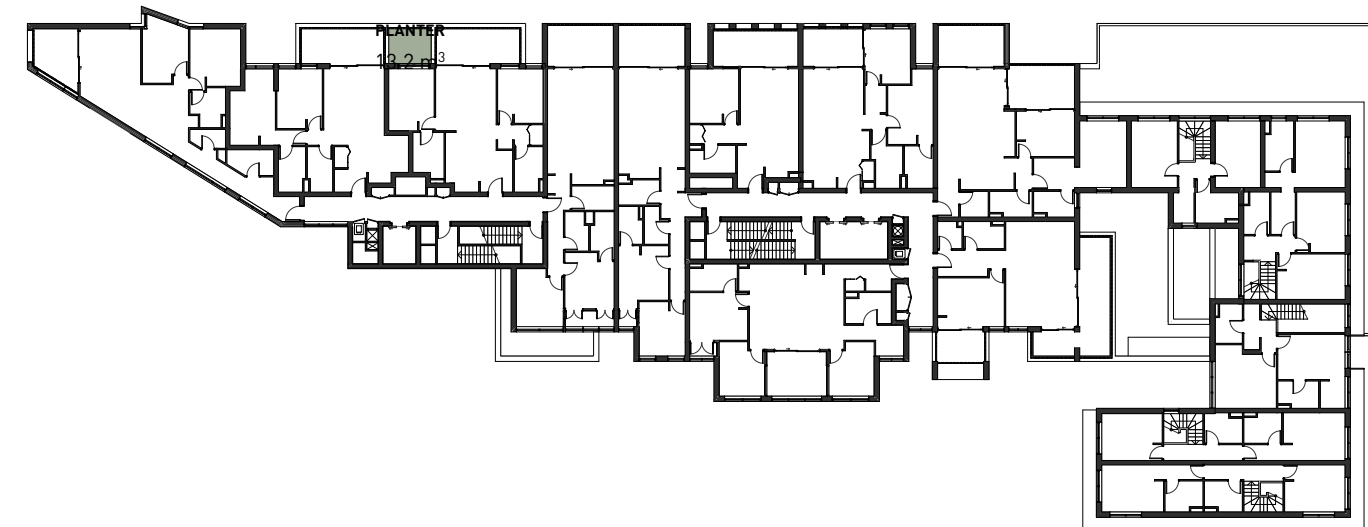
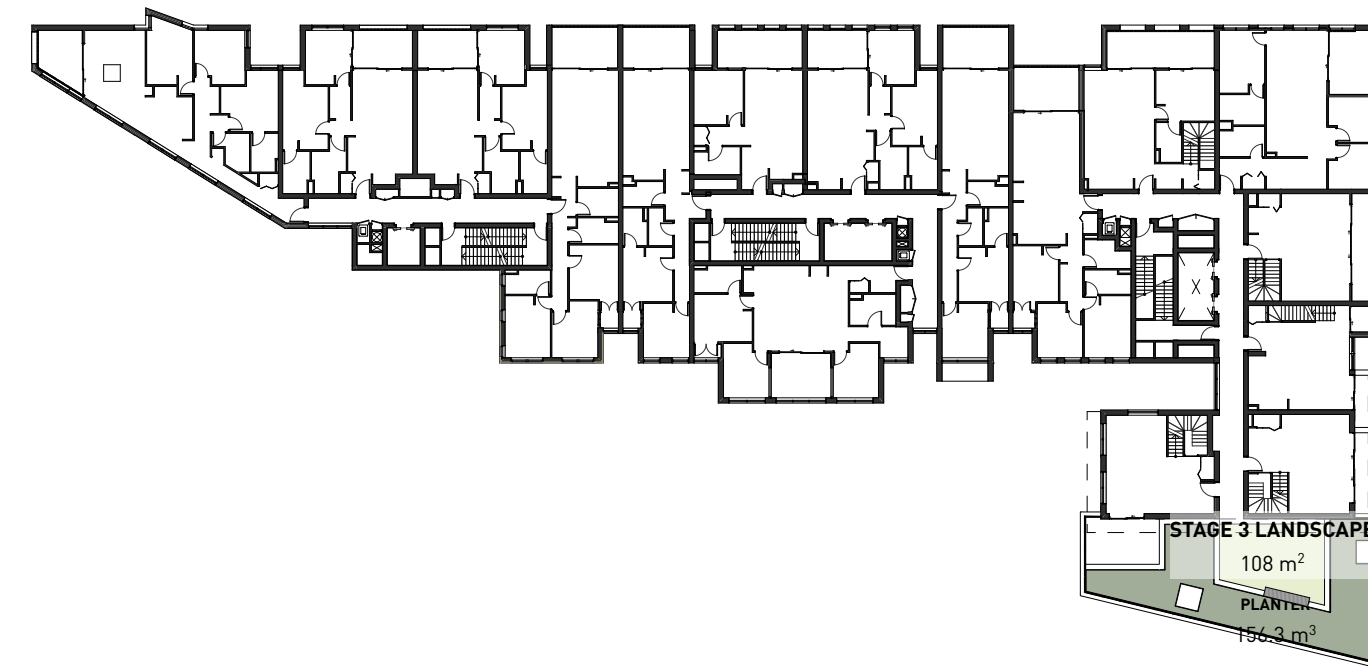
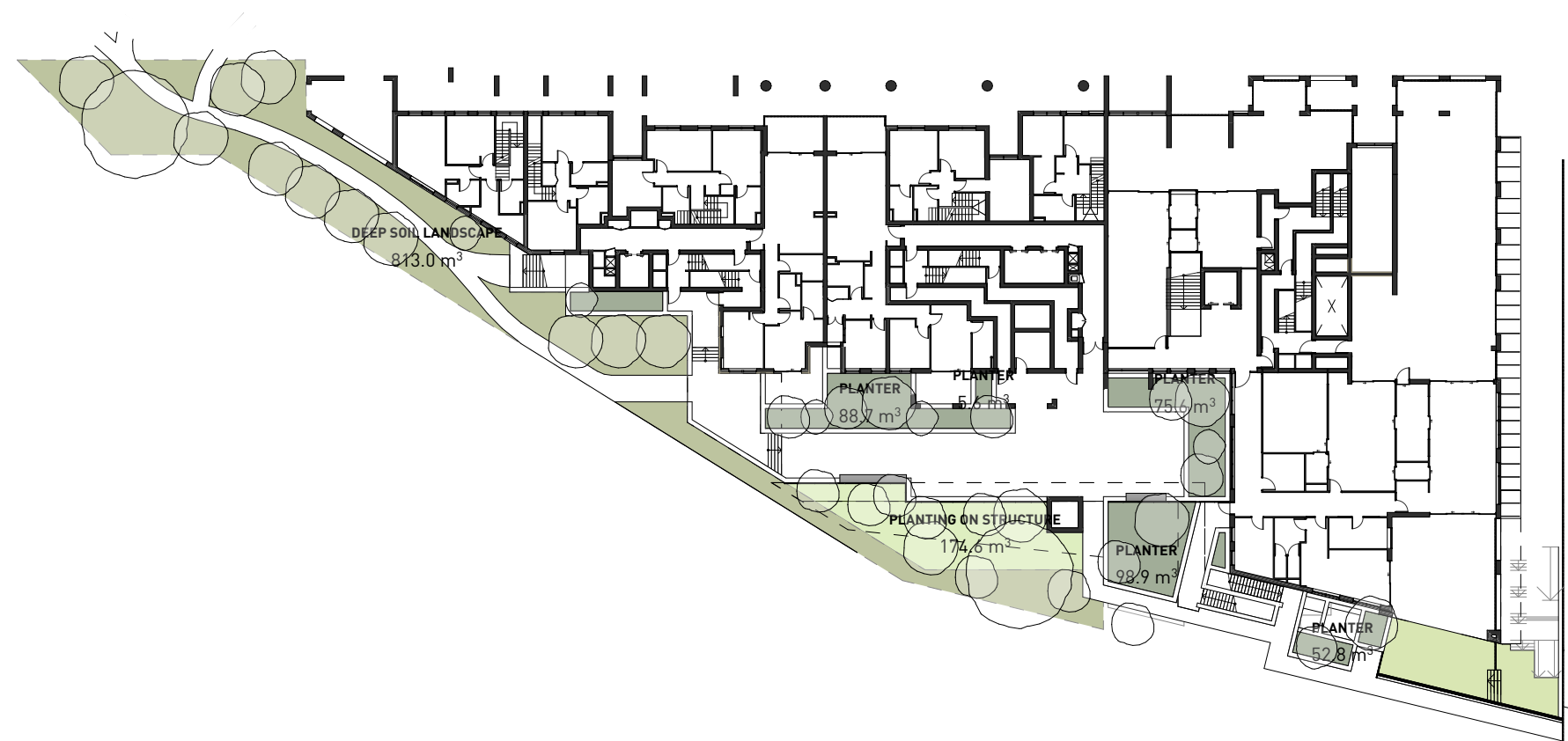
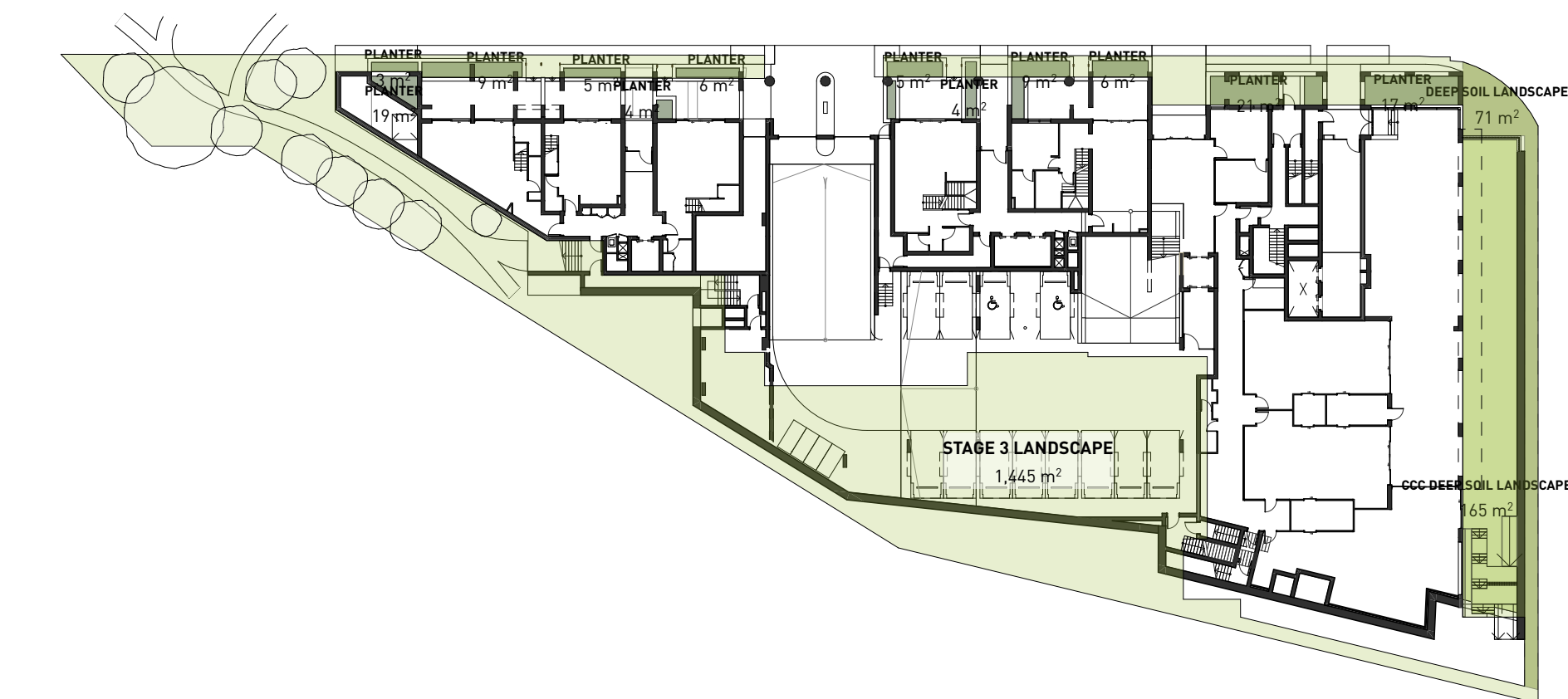
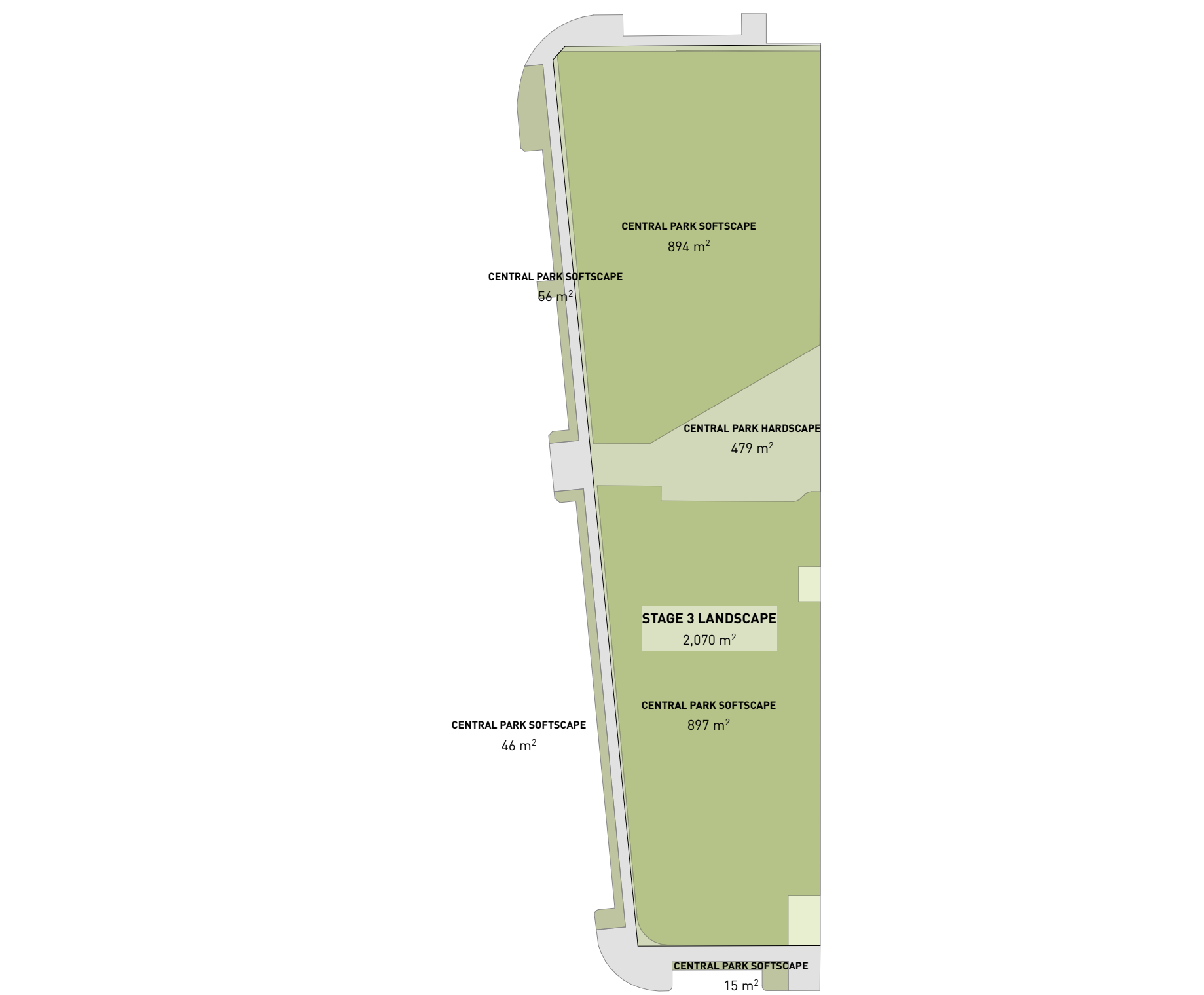
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STZ
SMITH & TZANNES



22_038 DA-A-811



CENTRAL PARK AREAS	
	AREA
CENTRAL PARK HARDSCAPE	479
CENTRAL PARK SOFTSCAPE	1,908
	2,387 m ²
BUILDING C SOFTSCAPE AREA	
HOME STORY	AREA
CCC DEEP SOIL LANDSCAPE	
LEVEL 0	165
DEEP SOIL LANDSCAPE	
LEVEL 0	71
LEVEL 1	406
PLANTER	
LEVEL 0	108
LEVEL 1	160
LEVEL 8	78
LEVEL 9	7
LEVEL 11	17
PLANTING ON STRUCTURE	
LEVEL 1	87
	1,099 m ²
STAGE 3 SOFTSCAPING TOTAL	
	AREA
SOFTSCAPE AREA	3,172
	3,172 m ²
LANDSCAPE AREA	
HOME STORY	AREA
STAGE 3 LANDSCAPE	
LEVEL 0	3,515
LEVEL 8	108
	3,623 m ²

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LEGEND

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NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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DOCUMENT

SOFTSCAPE STAGE 3

DOCUMENT

FOR SUBMISSION

REV J 19.09.25

MODEL 22_038 Regents Park - Building C

STAGE

DEVELOPMENT APPLICATION

PROJECT

REGENTS PARK - STAGE 3

30-46 AUBURN ROAD REGENTS PARK

CLIENT 30 Auburn Road Pty Ltd

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

STZ
SMITH & TZANNES



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



1 DEEP SOIL WHOLE SITE

2 DEEP SOIL PLAN

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SMITH & TZANNES PTY LTD

0 5 10
PAPER SIZE: A
5,000 (1-50)
10,000 (1-100)
20,000 (1-200)

DOCUMENT

DEEP SOIL STAGE 3

DOCUMENT

FOR SUBMISSION

REV J 19.09.25

MODEL 22_038 Regents Park - Building C

STAGE

DEVELOPMENT APPLICATION

PROJECT

REGENTS PARK - STAGE 3

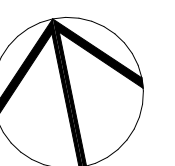
30-46 AUBURN ROAD REGENTS PARK

CLIENT **30 Auburn Road Pty Ltd**

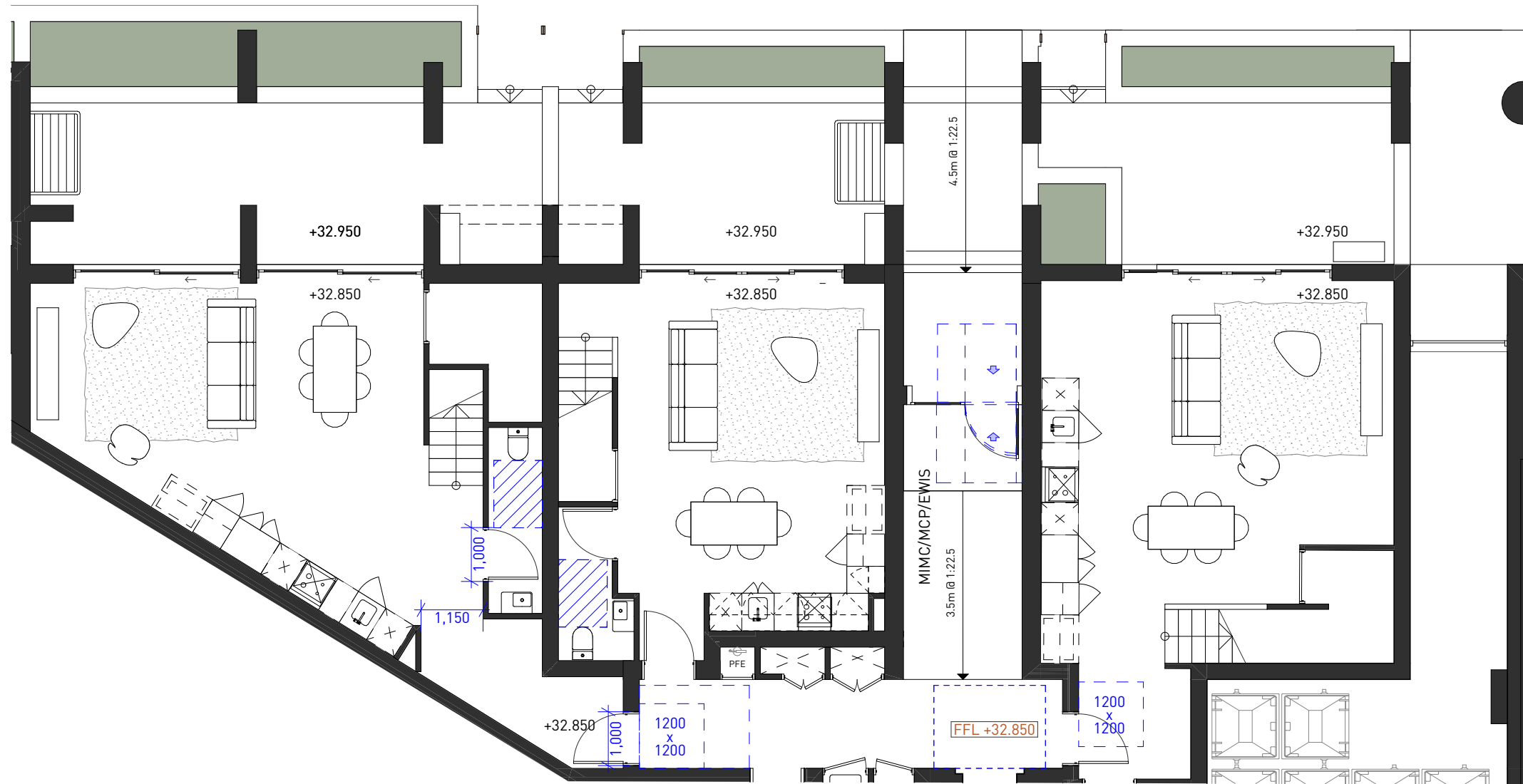
ARCHITECTURE URBAN PLANNING
M17147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E enquiries@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)



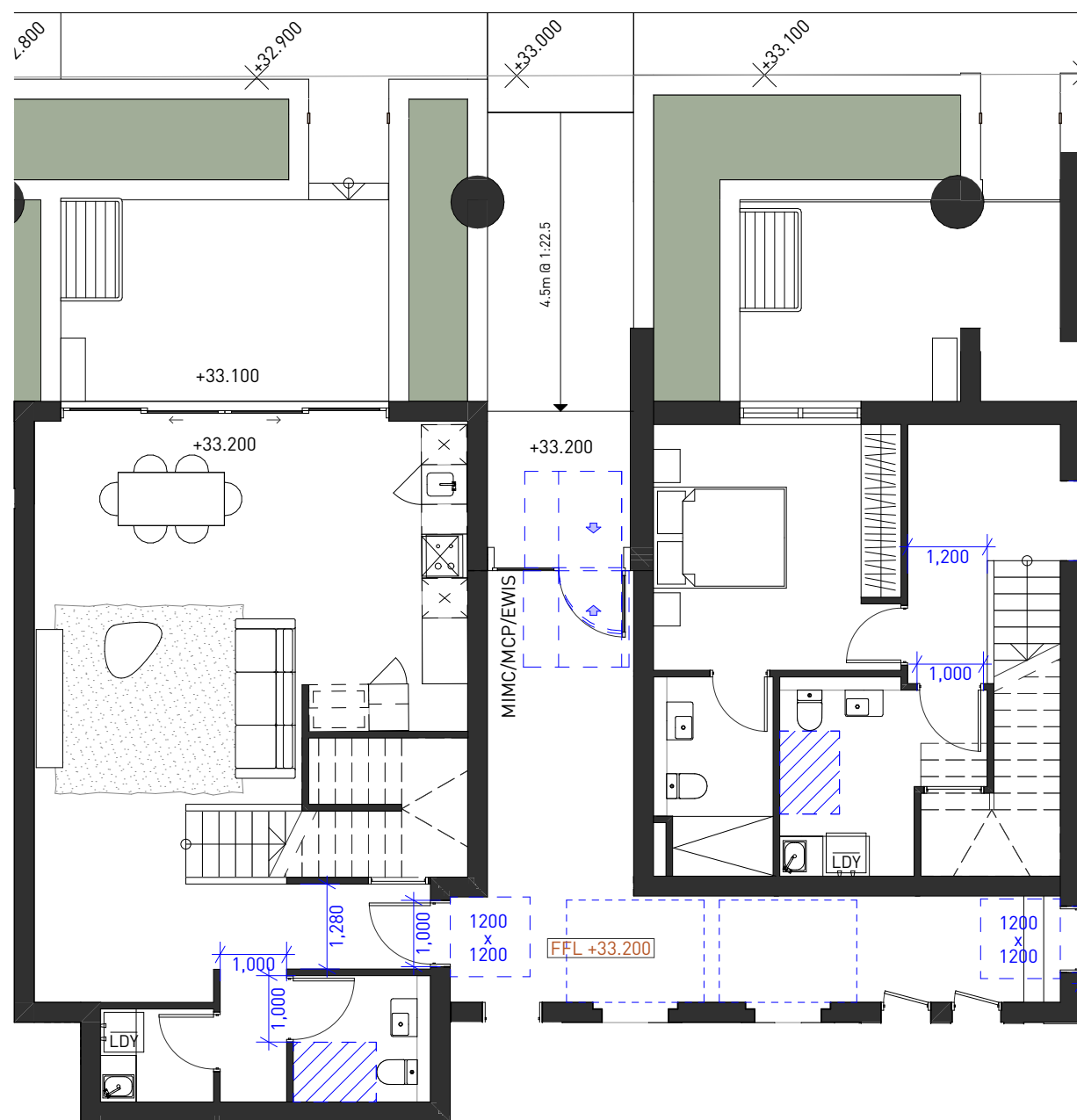
SMITH & TZANNES



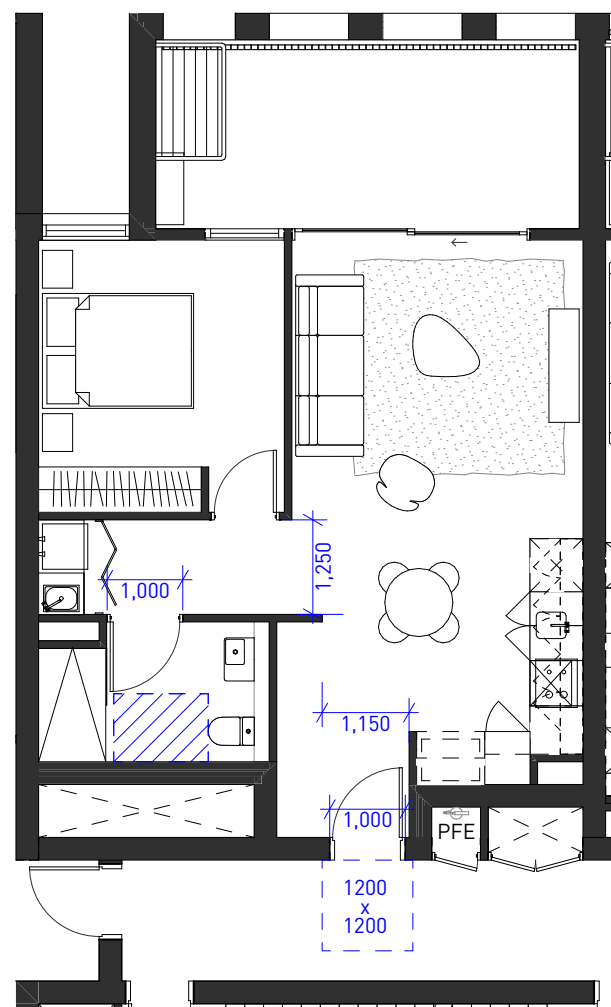
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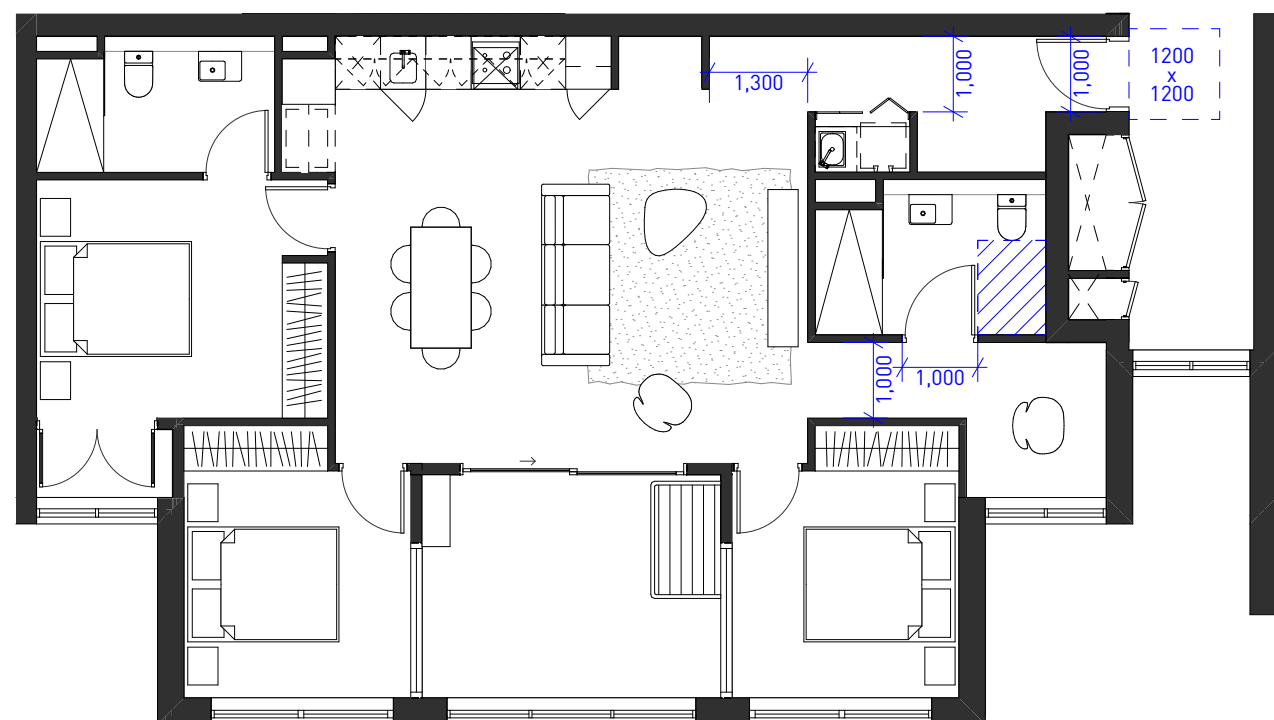
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1:100
UNIT C3-001, C3-002 & C3-003



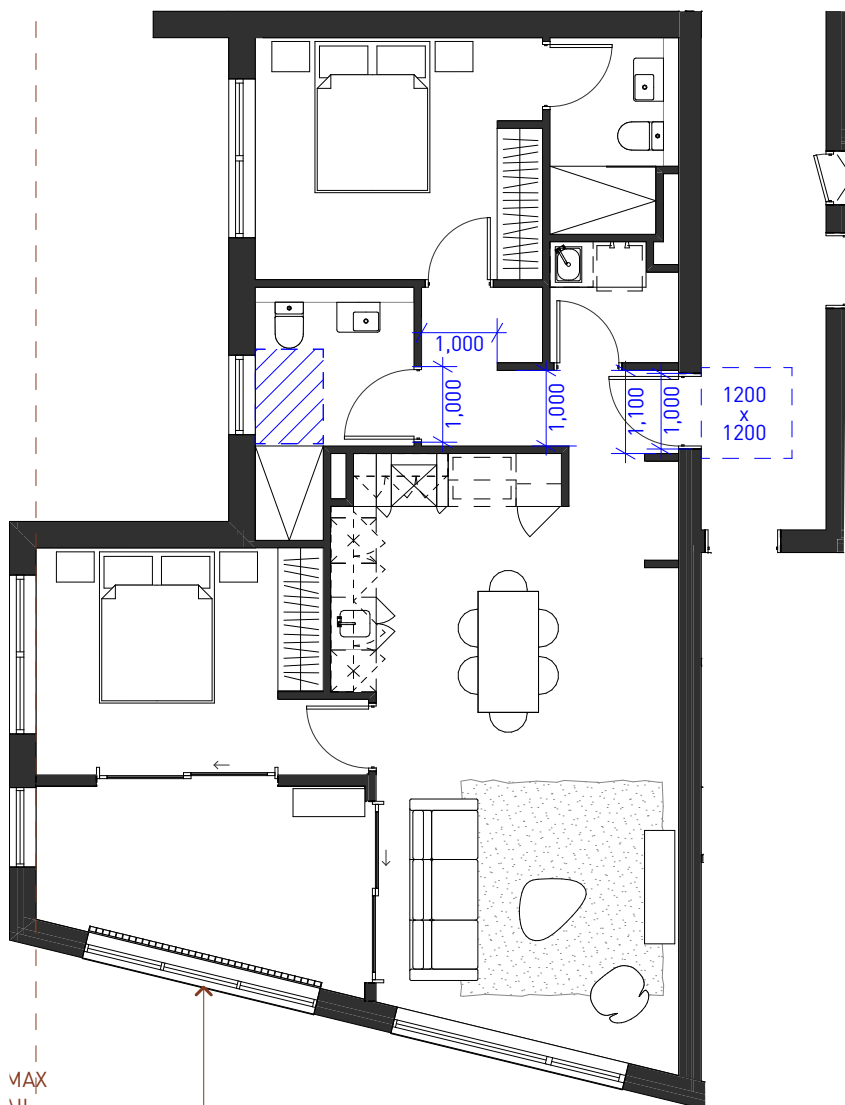
2 ACCESSIBILITY DETAILS UNITS
1:100
UNIT C2-001 & C2-002



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

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
	29

NOTES

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LEGEND

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NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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DOCUMENT
SILVER LEVEL LIVEABLE HOUSING

DOCUMENT
FOR SUBMISSION

REV J 19.09.25 MODEL 22_038 Regents Park - Building C

STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3

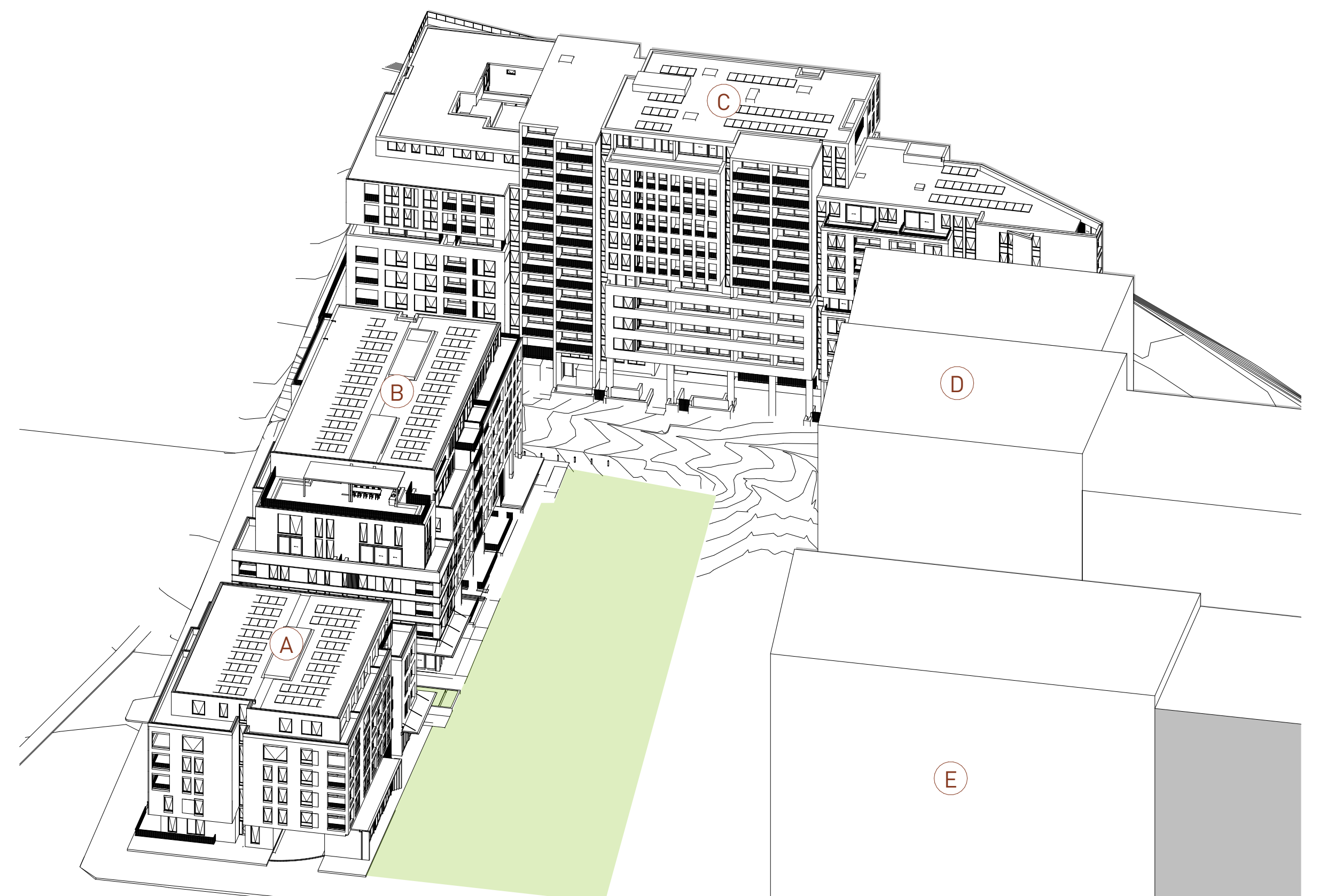
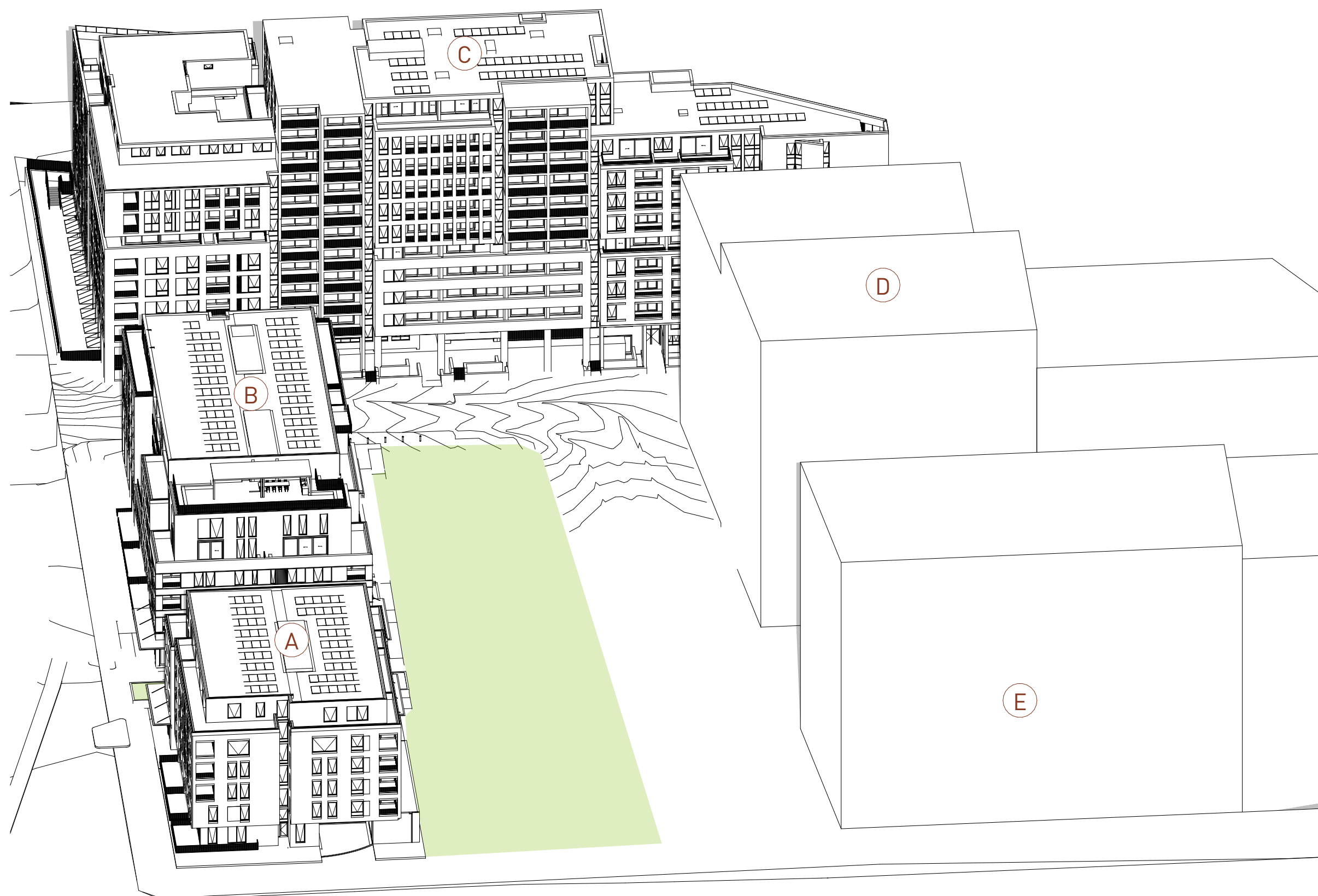
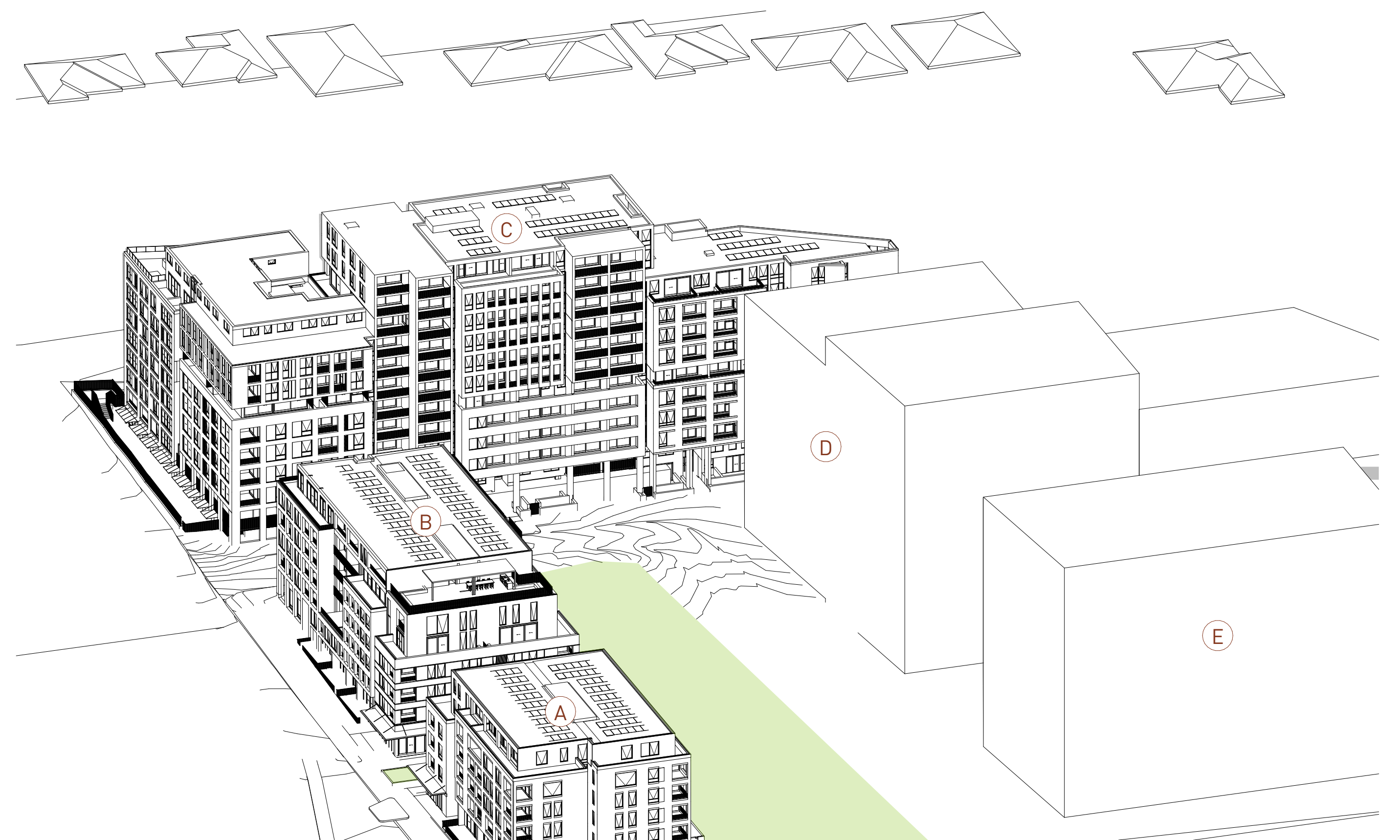
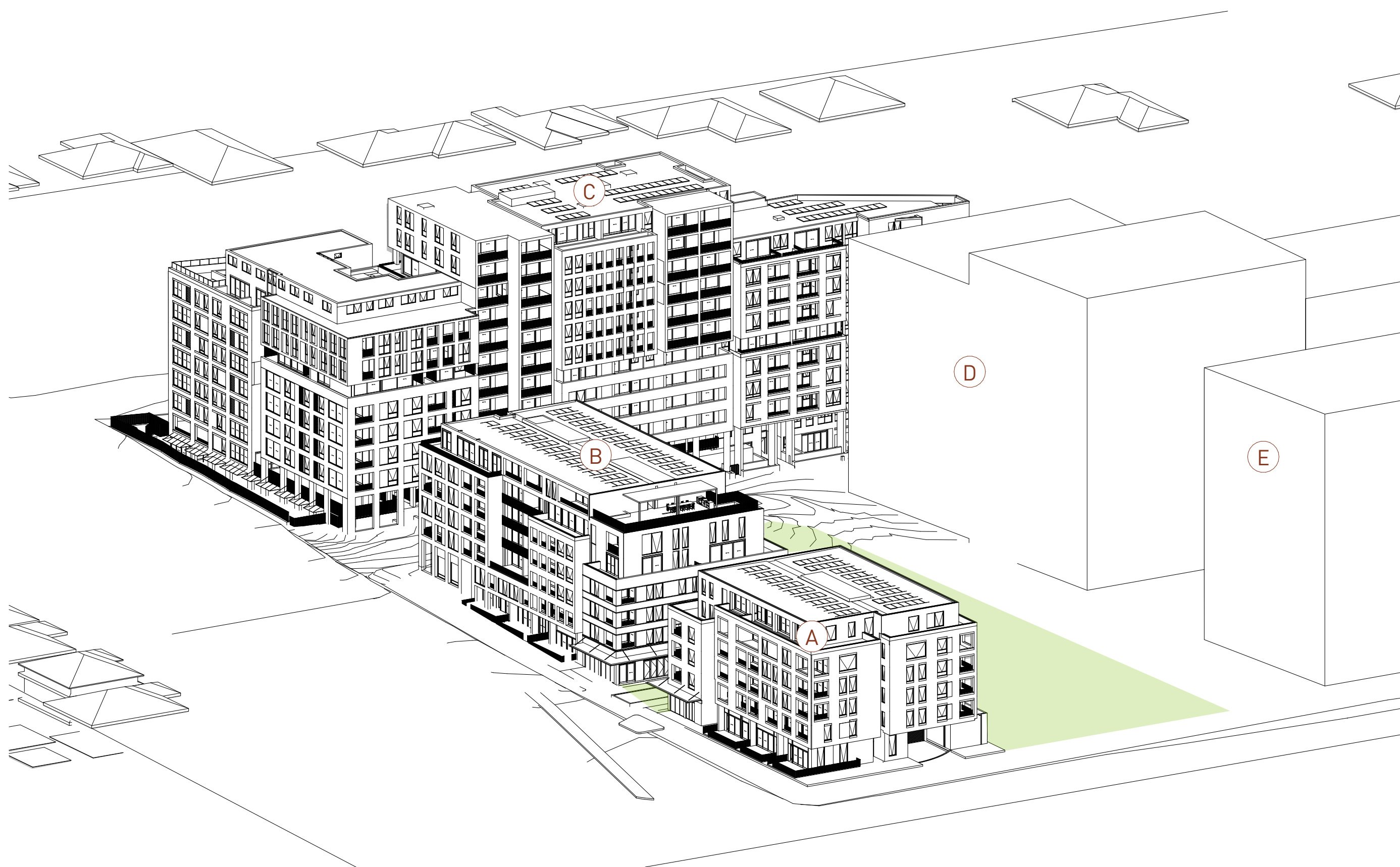
30-46 AUBURN ROAD REGENTS PARK

CLIENT 30 Auburn Road Pty Ltd

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

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SMITH & TZANNES

22_038 DA-A-814



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SMITH & TZANNES PTY LTD

10

5

110

PAPER SIZE: A1
6,000 (1:50)
12,000 (1:100)
24,000 (1:200)

LEGEND

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DOCUMENT

SUN EYE DIAGRAM - JUNE 21

DOCUMENT
FOR SUBMISSION

REV J 19.09.25

MODEL 22 038 Regents Park - Building C

STAGE

DEVELOPMENT APPLICATION

PROJECT

REGENTS PARK - STAGE 3

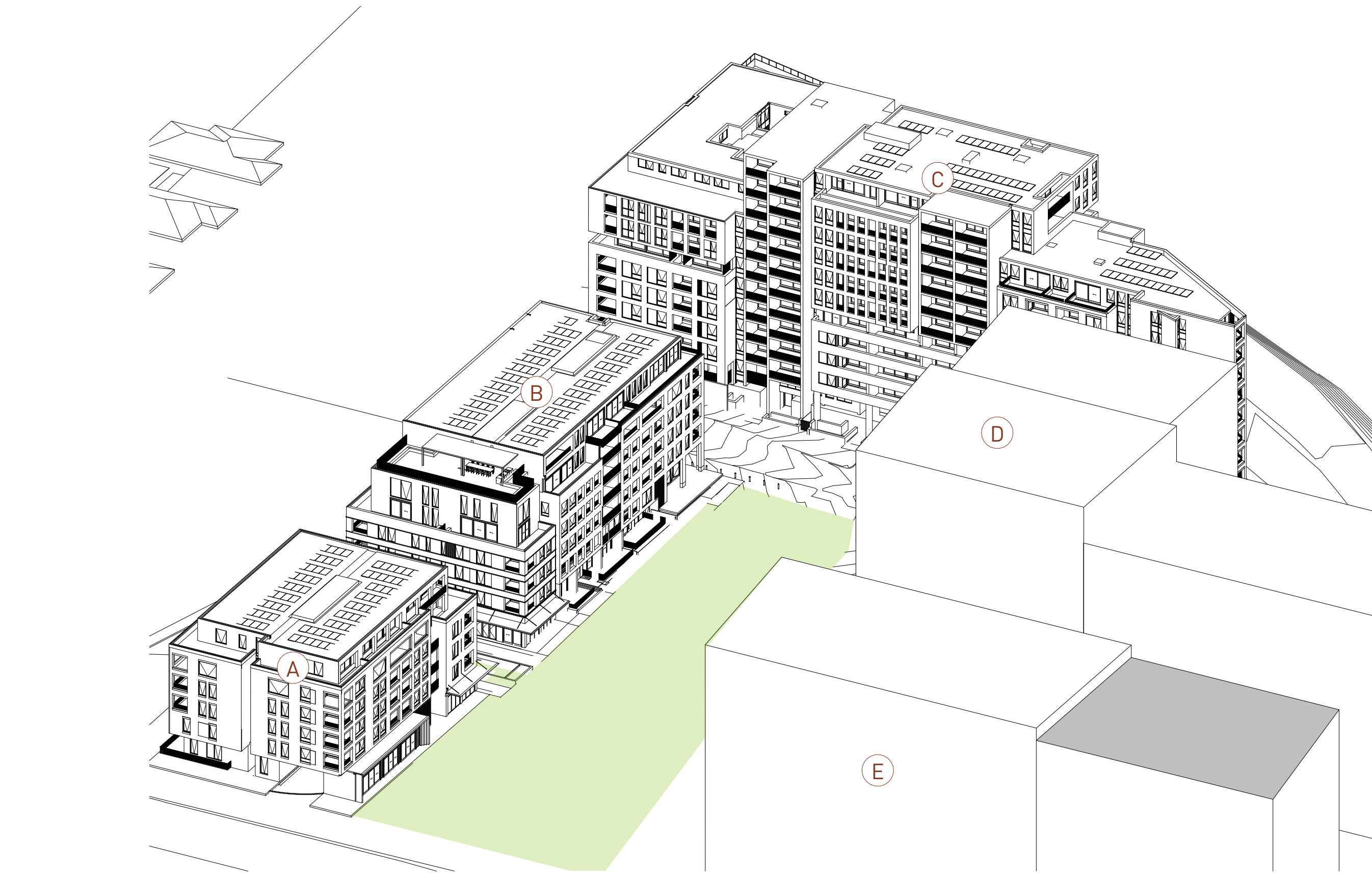
30-46 AUBURN ROAD REGENTS PARK

CLIENT **30 Auburn Road Pty Ltd**

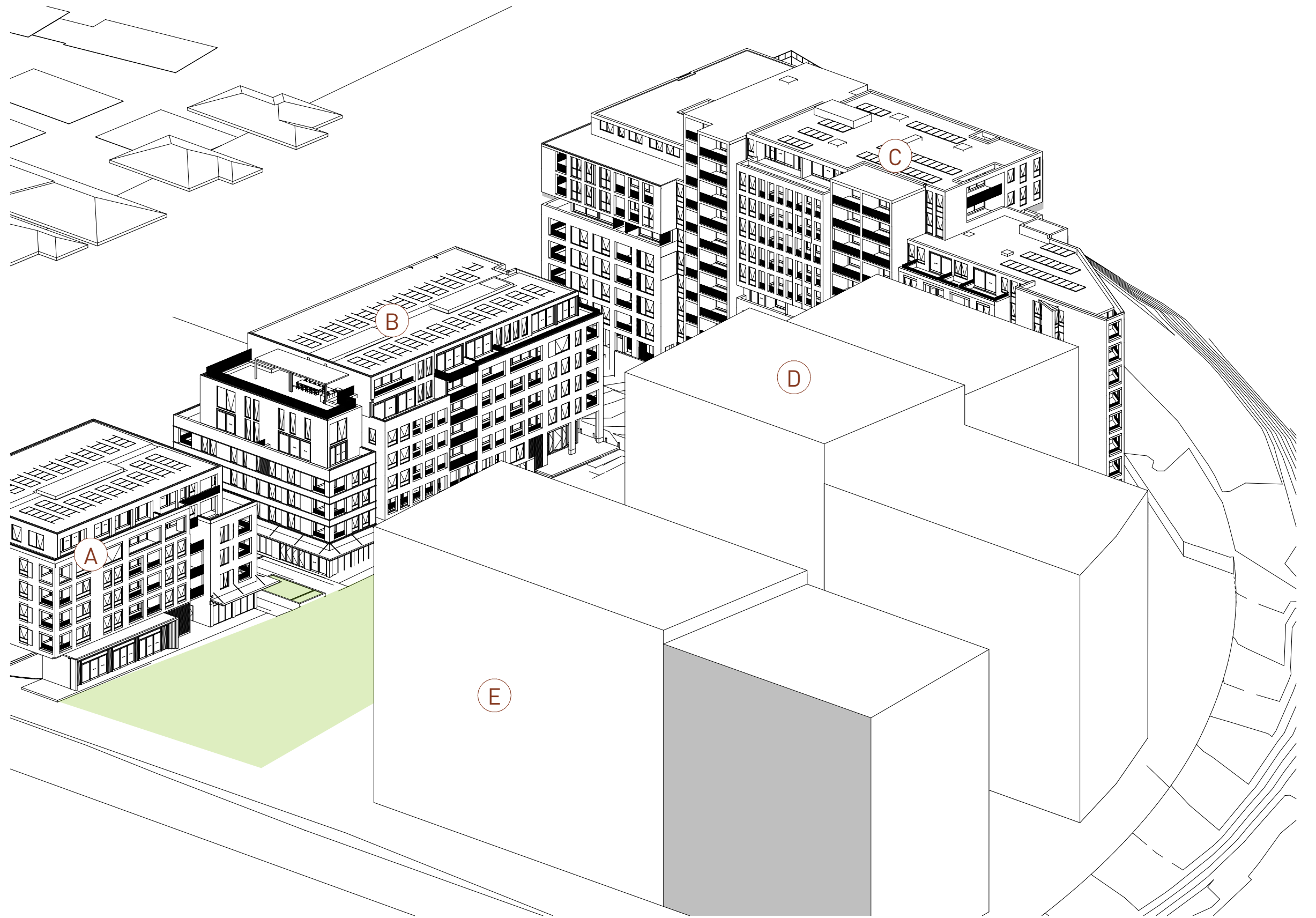
ARCHITECTURE URBAN PLANNING
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P 02 9516 2022 E email@smithtannes.com.au
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Nominated Architect: Peter Smith [Reg 7024]



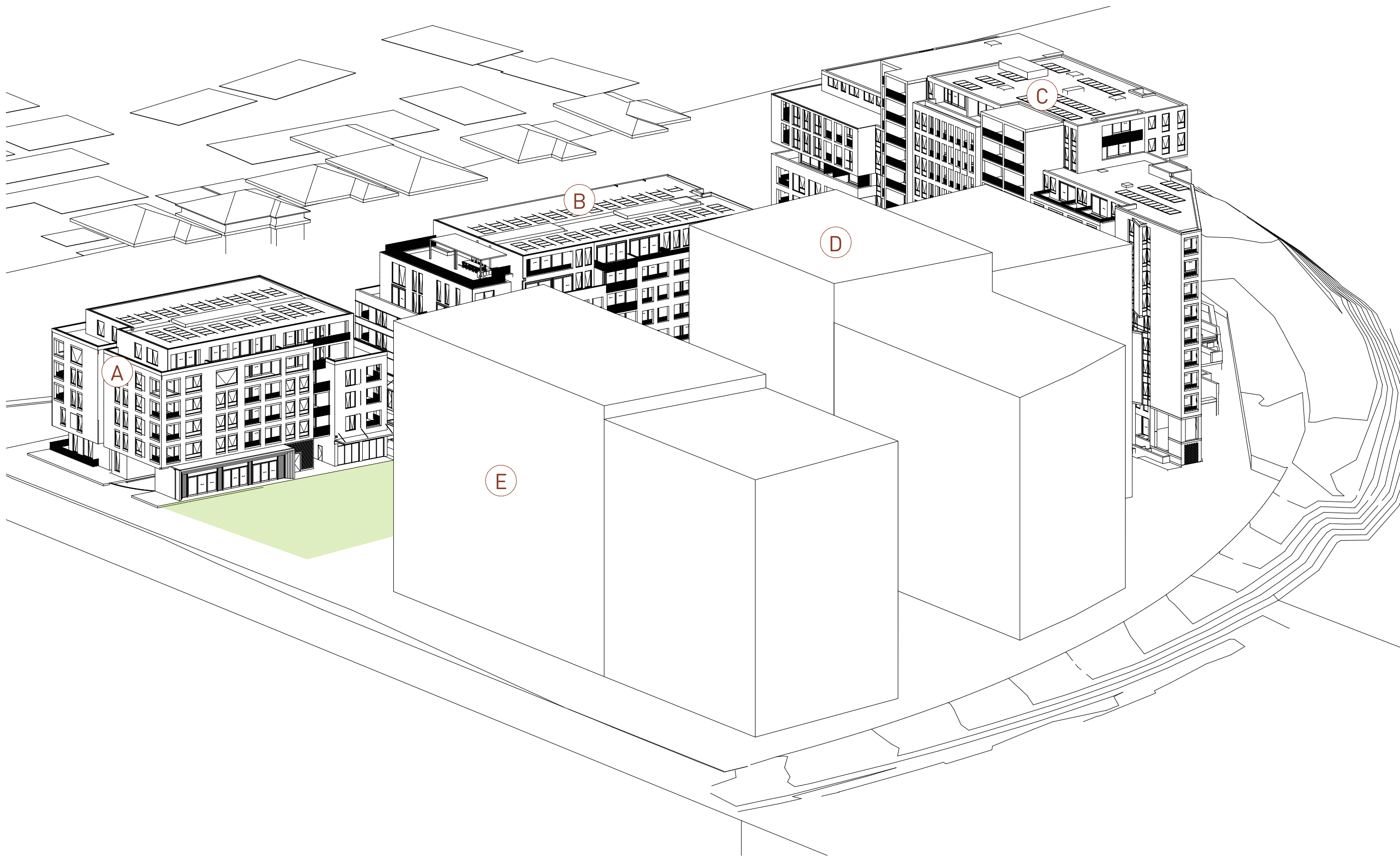
22_038 DA-A-850



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

PRINTED DATE: 01/06/2022
LAYOUT DATE: 01/06/2022
REVISION DATE: 01/06/2022

DOCUMENT
SUN EYE DIAGRAM - JUNE 21

DOCUMENT
FOR SUBMISSION

REV J 19.09.25 MODEL 22_038 Regents Park - Building C

STAGE
DEVELOPMENT APPLICATION

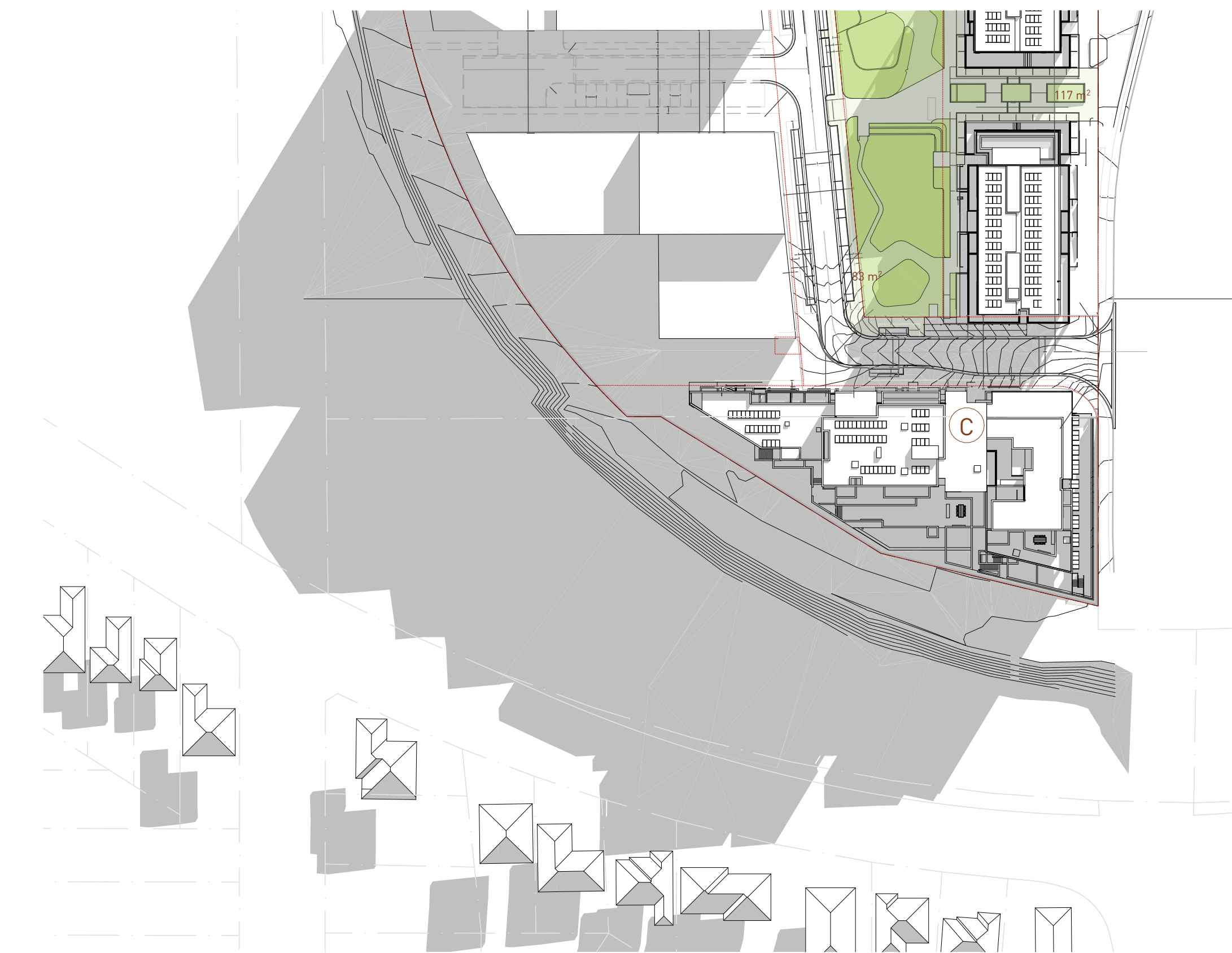
PROJECT
REGENTS PARK - STAGE 3

30-46 AUBURN ROAD REGENTS PARK

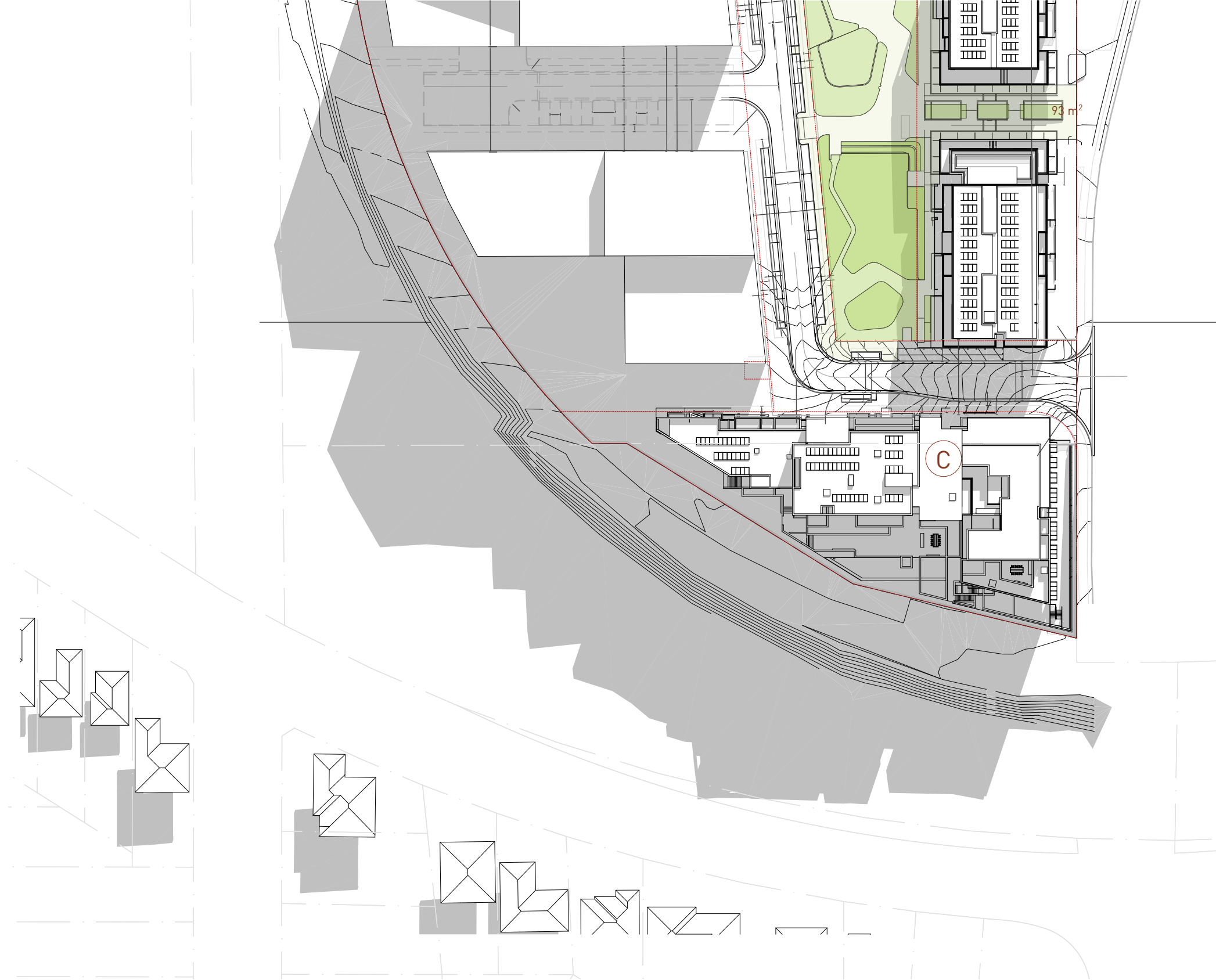
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smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)

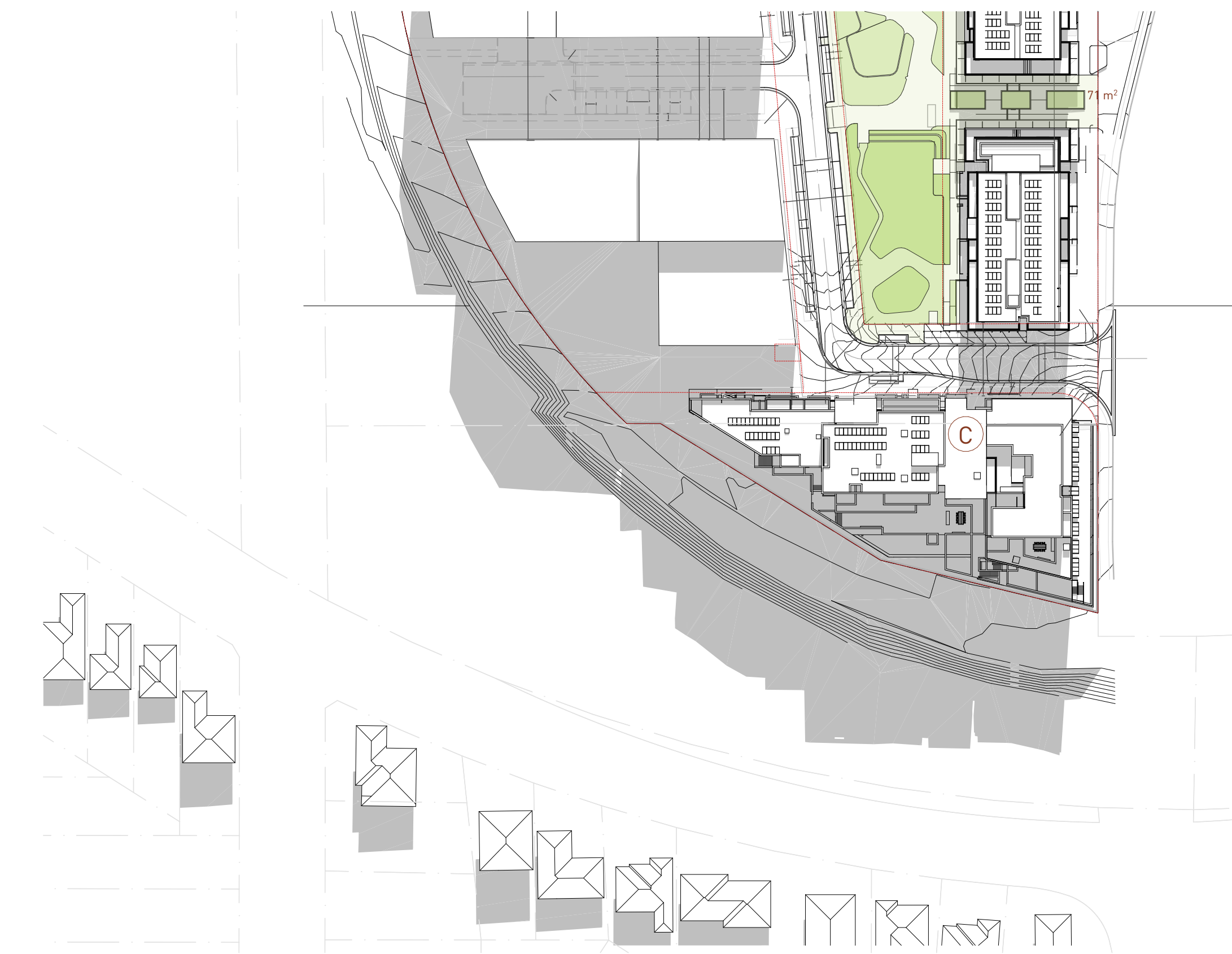
STZ
SMITH & TZANNES



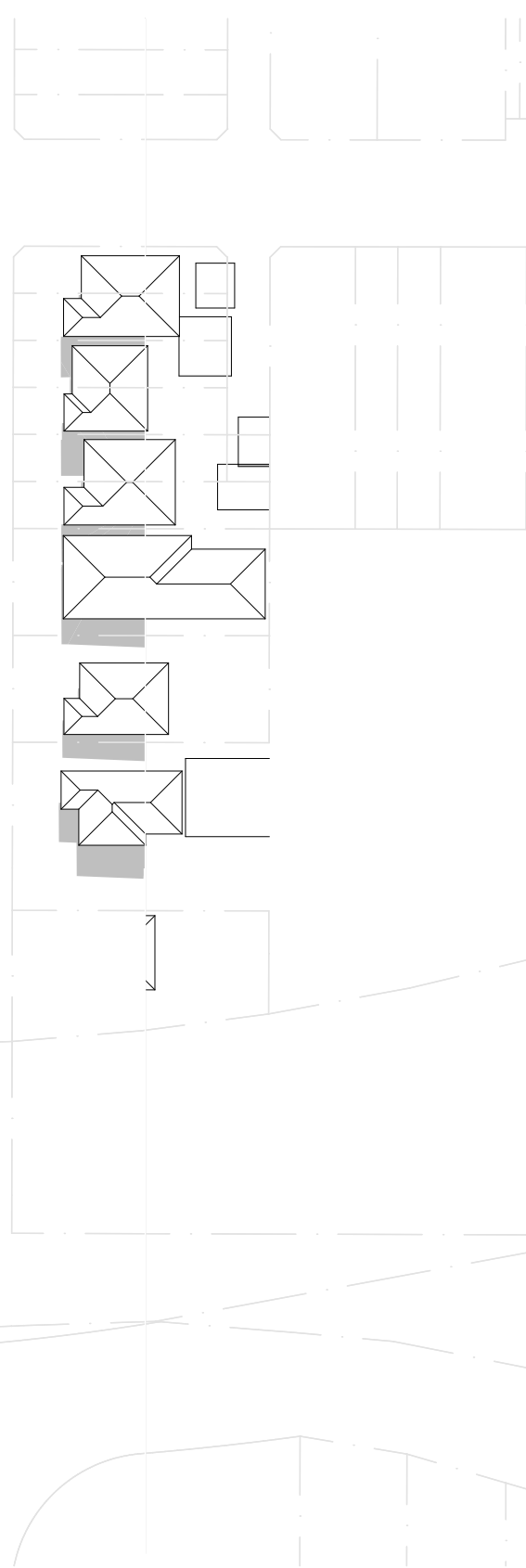
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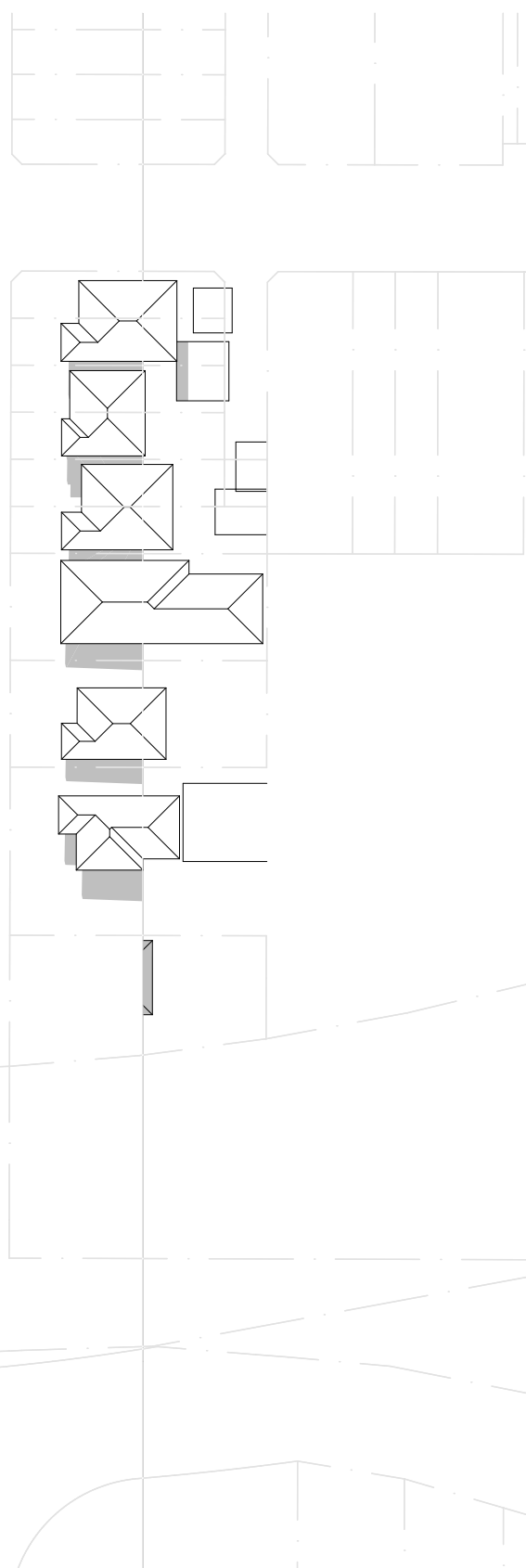
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3 WINTER SOLSTICE 1100 (1)
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4 WINTER SOLSTICE 1200 (1)
1:1000



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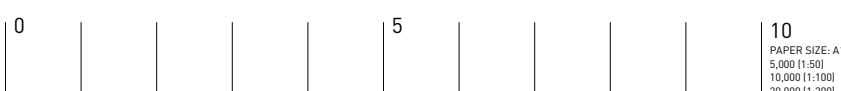
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DOCUMENT

SHADOW DIAGRAMS

DOCUMENT

FOR SUBMISSION

REV J 19.09.25

MODEL 22_038 Regents Park - Building C

STAGE

DEVELOPMENT APPLICATION

PROJECT

REGENTS PARK - STAGE 3

30-46 AUBURN ROAD REGENTS PARK

CLIENT 30 Auburn Road Pty Ltd

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





1 WINTER SOLSTICE 1300 (1)
1:1000



2 WINTER SOLSTICE 1400 (1)
1:1000



3 WINTER SOLSTICE 1500 (1)
1:1000

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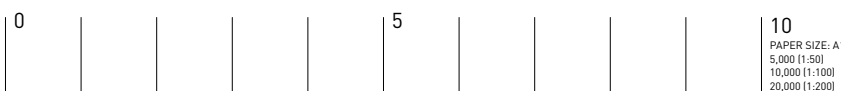
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DOCUMENT

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REV J 19.09.25

MODEL 22_038 Regents Park - Building C

STAGE

DEVELOPMENT APPLICATION

PROJECT

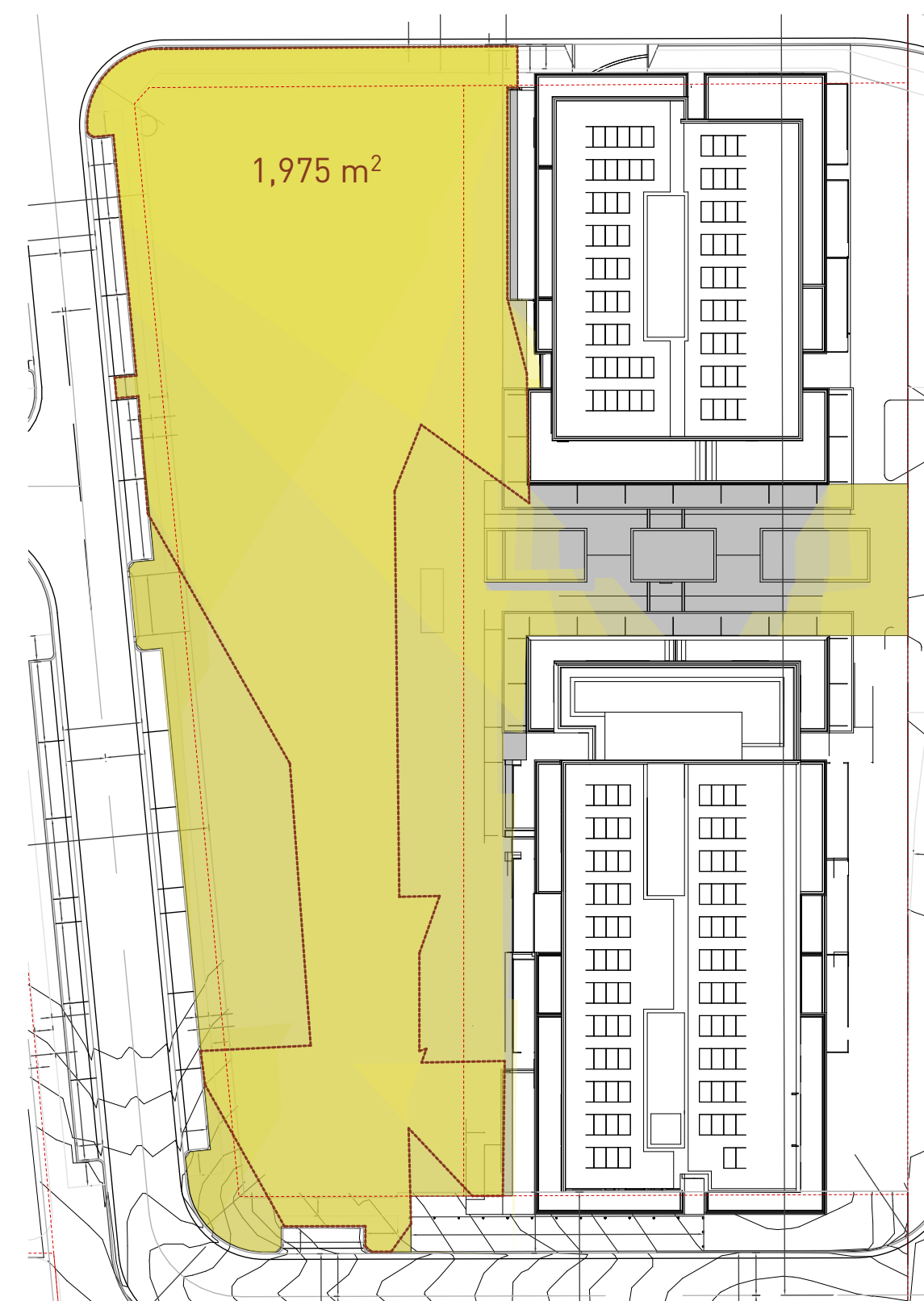
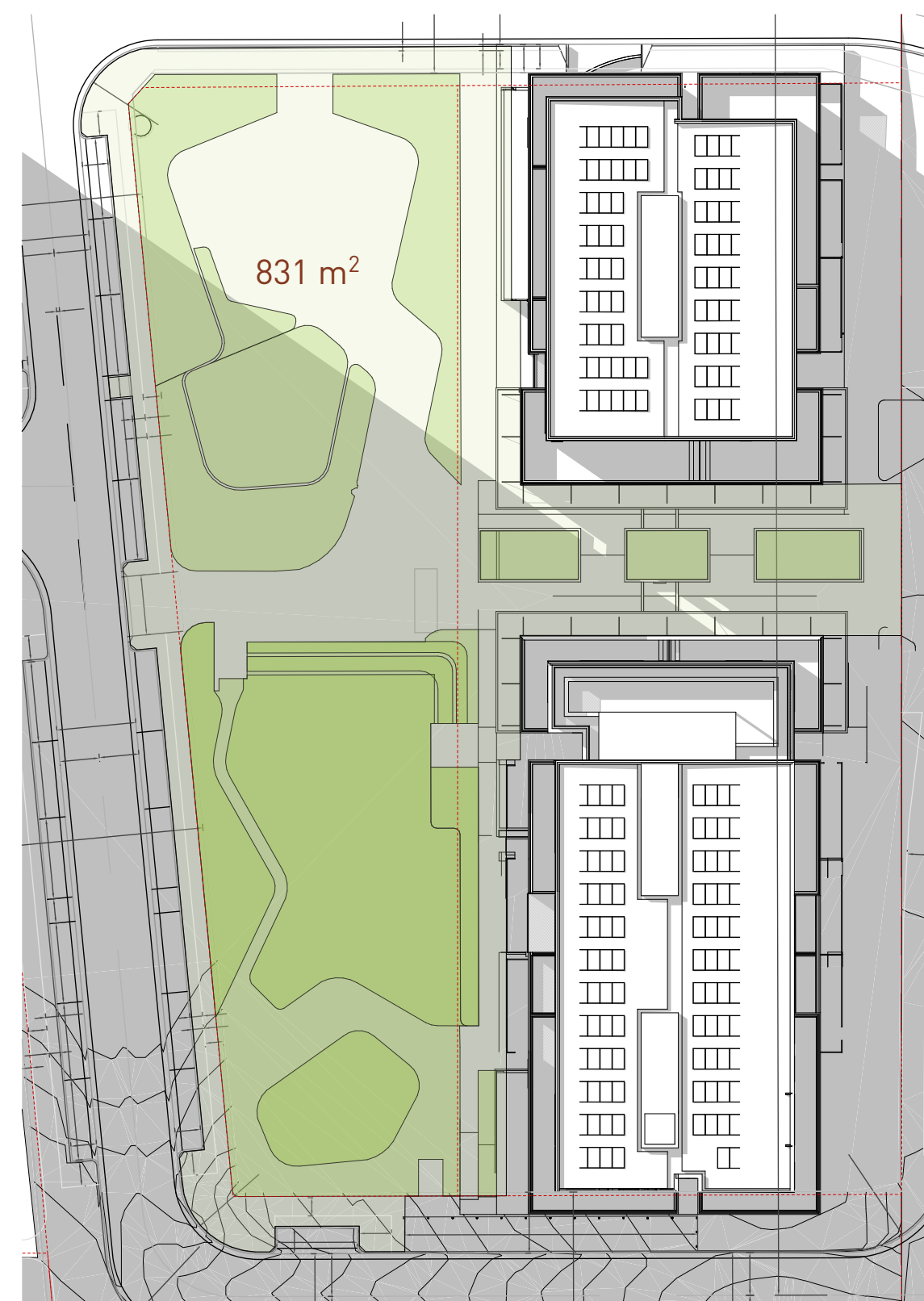
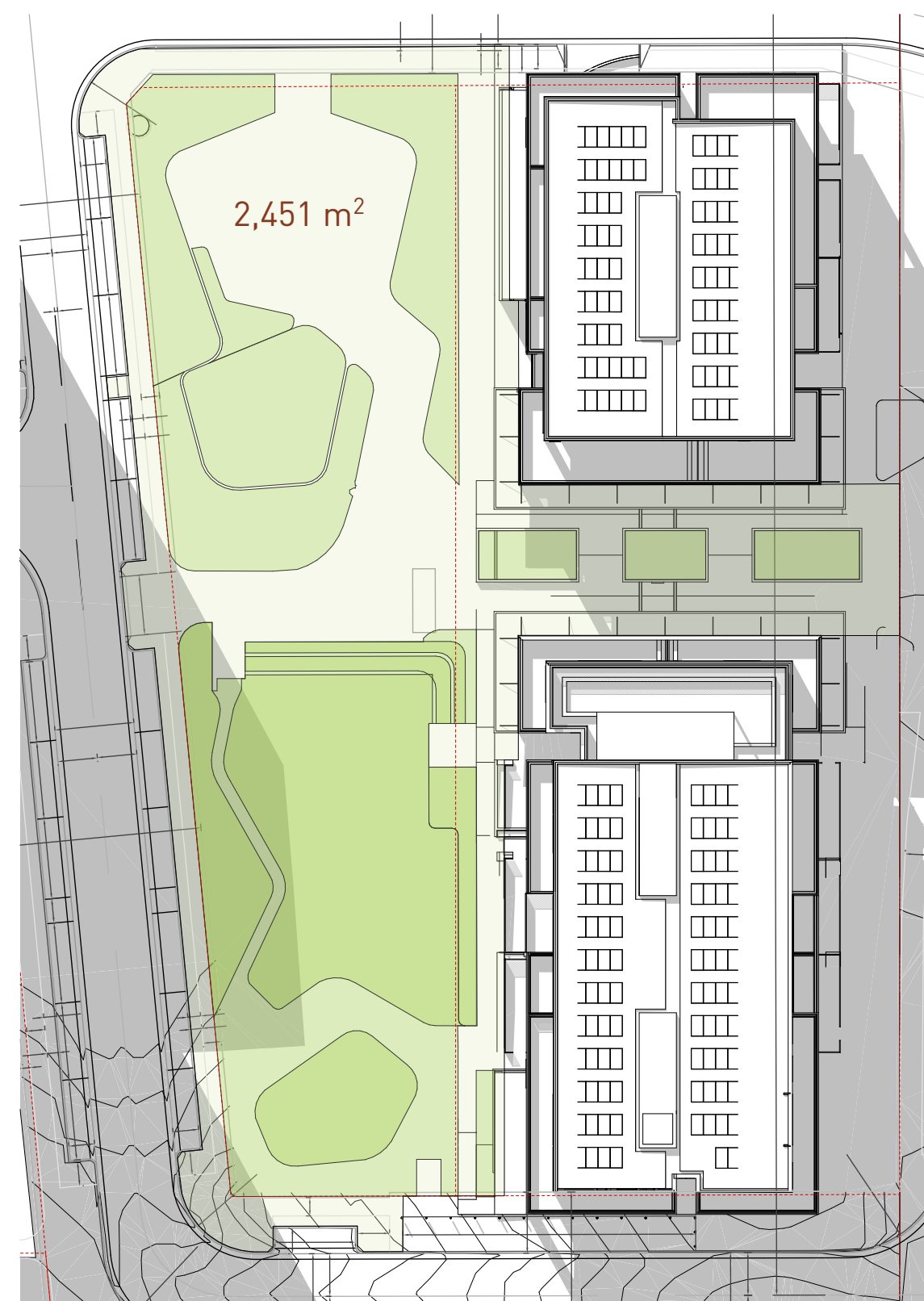
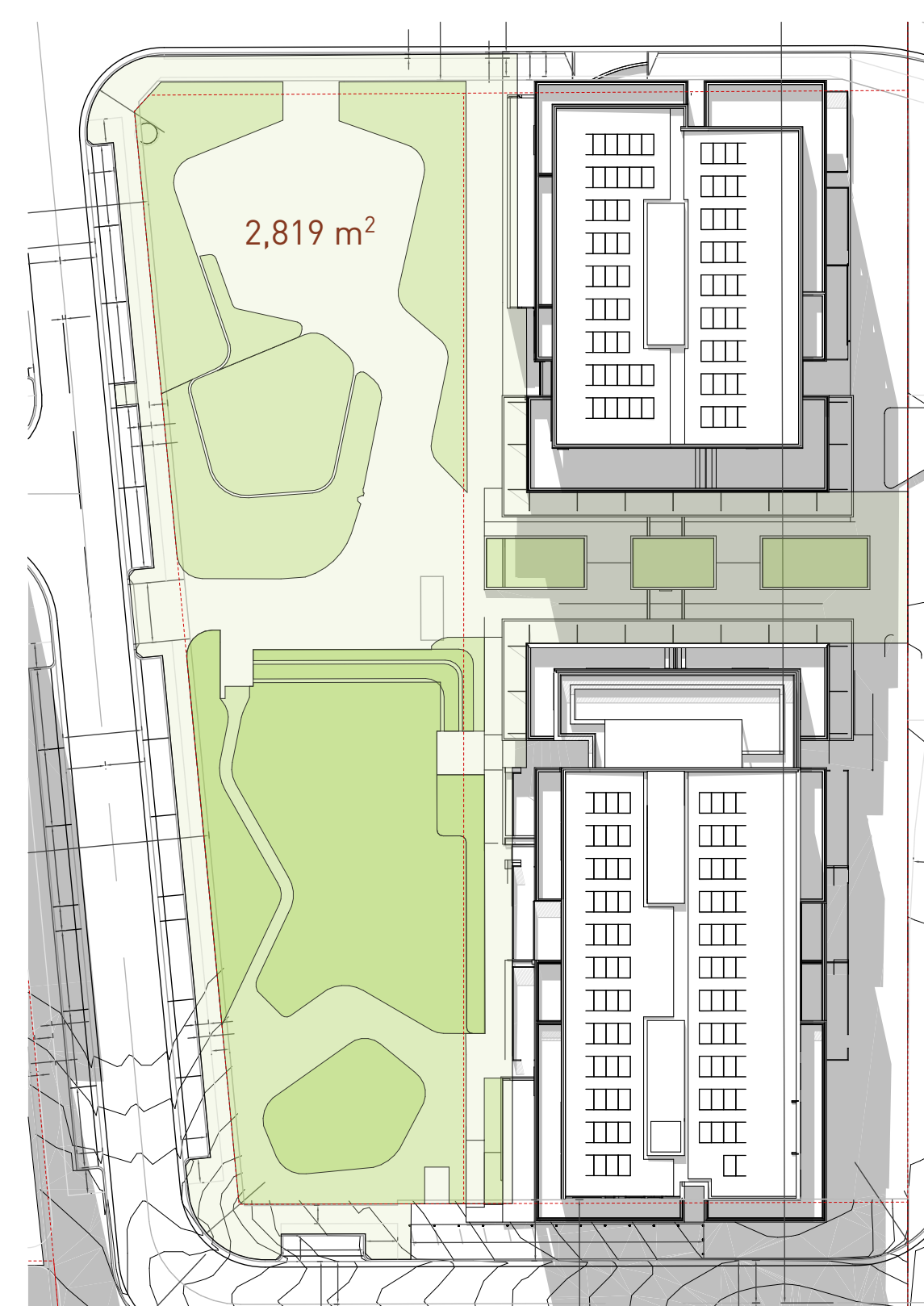
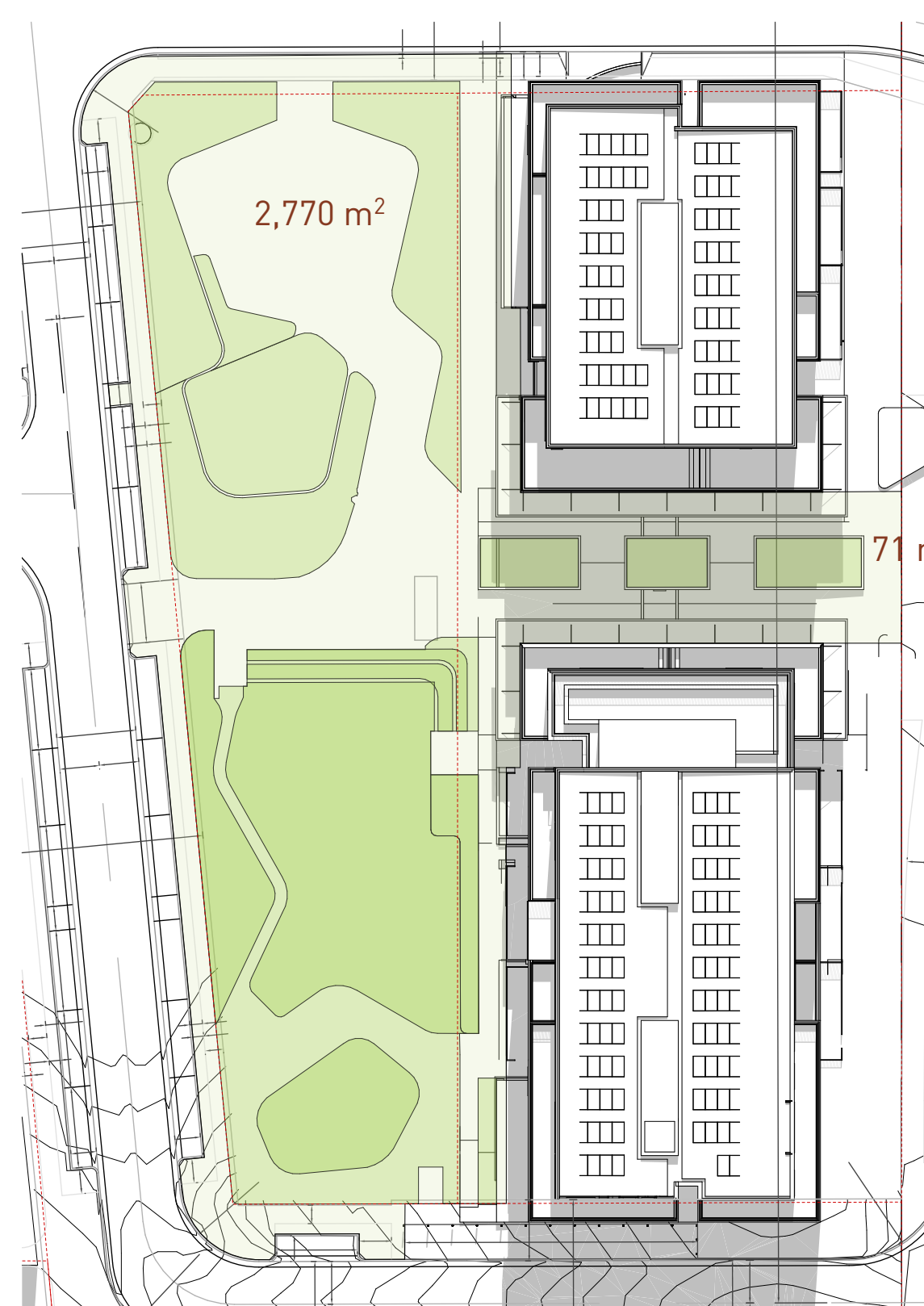
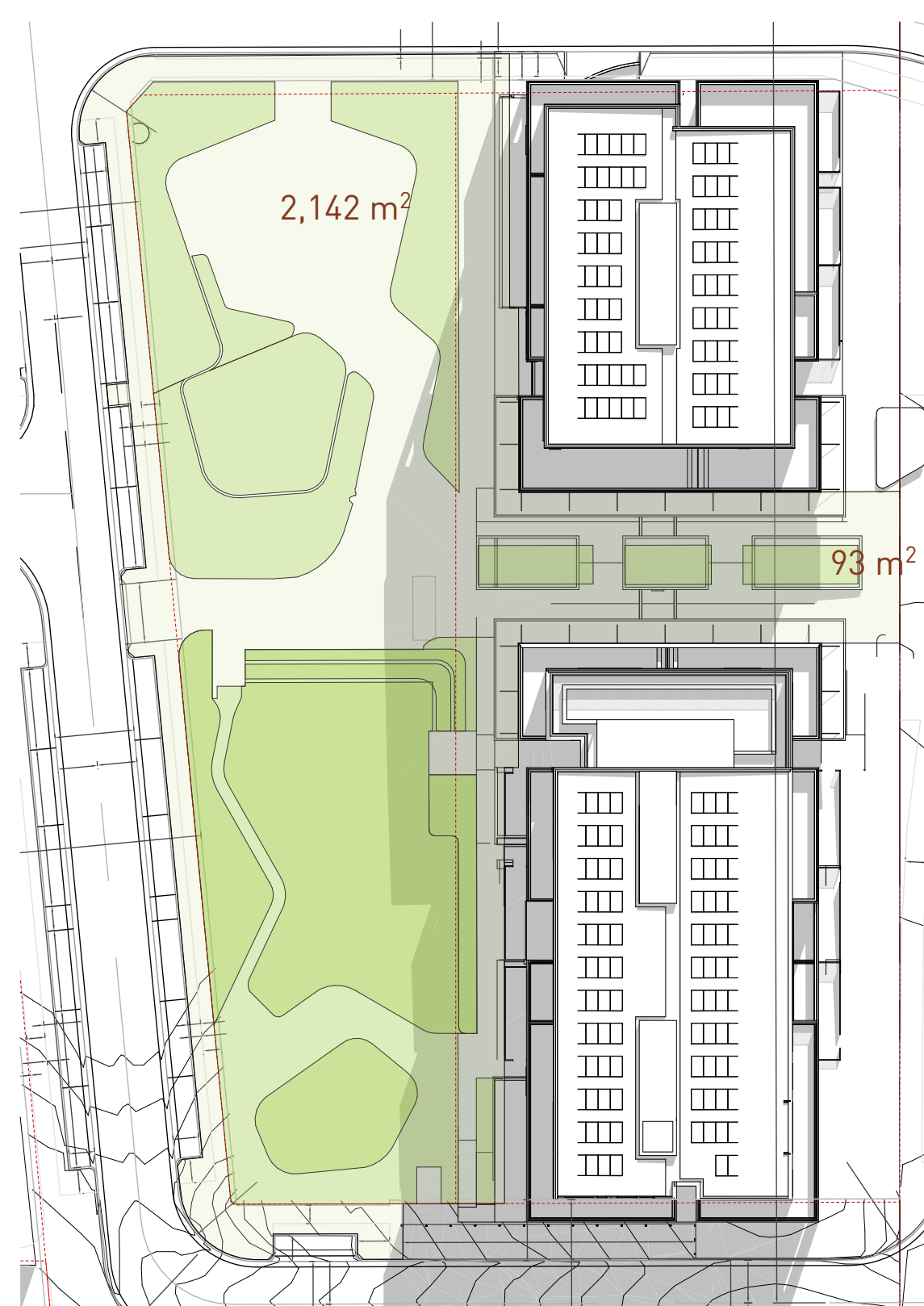
REGENTS PARK - STAGE 3

30-46 AUBURN ROAD REGENTS PARK

CLIENT 30 Auburn Road Pty Ltd

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





PUBLIC OPEN SPACE	
	AREA m2
TOTAL	3,248
REQUIRED 50% 3 HOURS SOLAR ACCESS	1,624
SUPPLIED SOLAR ACCESS AREA	1,975

NOTES

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SMITH & TZANNES PTY LTD

LEGEND

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DOCUMENT

PUBLIC OPEN SPACE

DOCUMENT

FOR SUBMISSION

REV J 19.09.25

MODEL 22 038 Regents Park - Building C

STAGE

DEVELOPMENT APPLICATION

PROJECT

REGENTS PARK - STAGE 3

30-46 AUBURN ROAD REGENTS PARK

CLIENT 30 Auburn Road Pty Ltd

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





TIME WINTER SOLSTICE	MIN REQUIRED OUTDOOR SPACE 742m ²	SOLAR ACCESS AREA	%
0800		258.62 m ²	34.8 %
0900		223.88 m ²	30.2 %
1000		204.58 m ²	27.6 %
1100		189.14 m ²	25.5 %

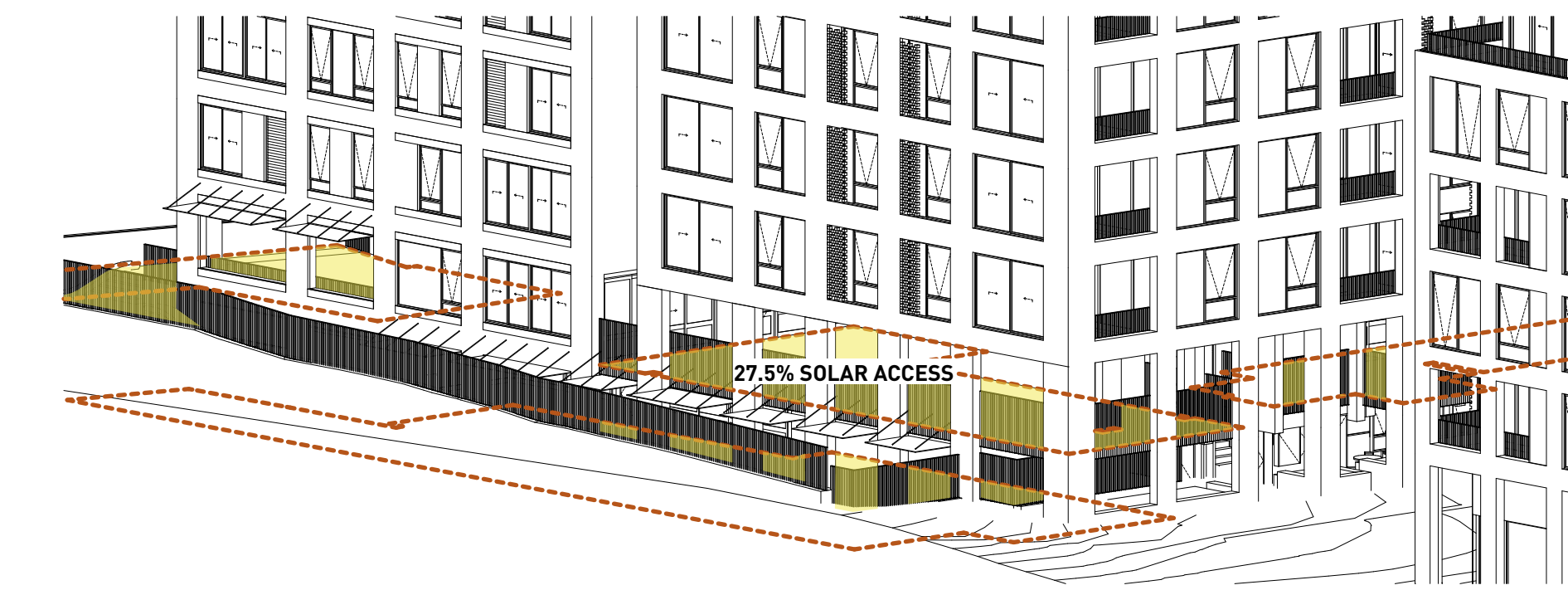
ASSUMED BETTER SOLAR ACCESS PROVIDED IN THE 3 MONTHS AROUND WINTER SOLSTICE.

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

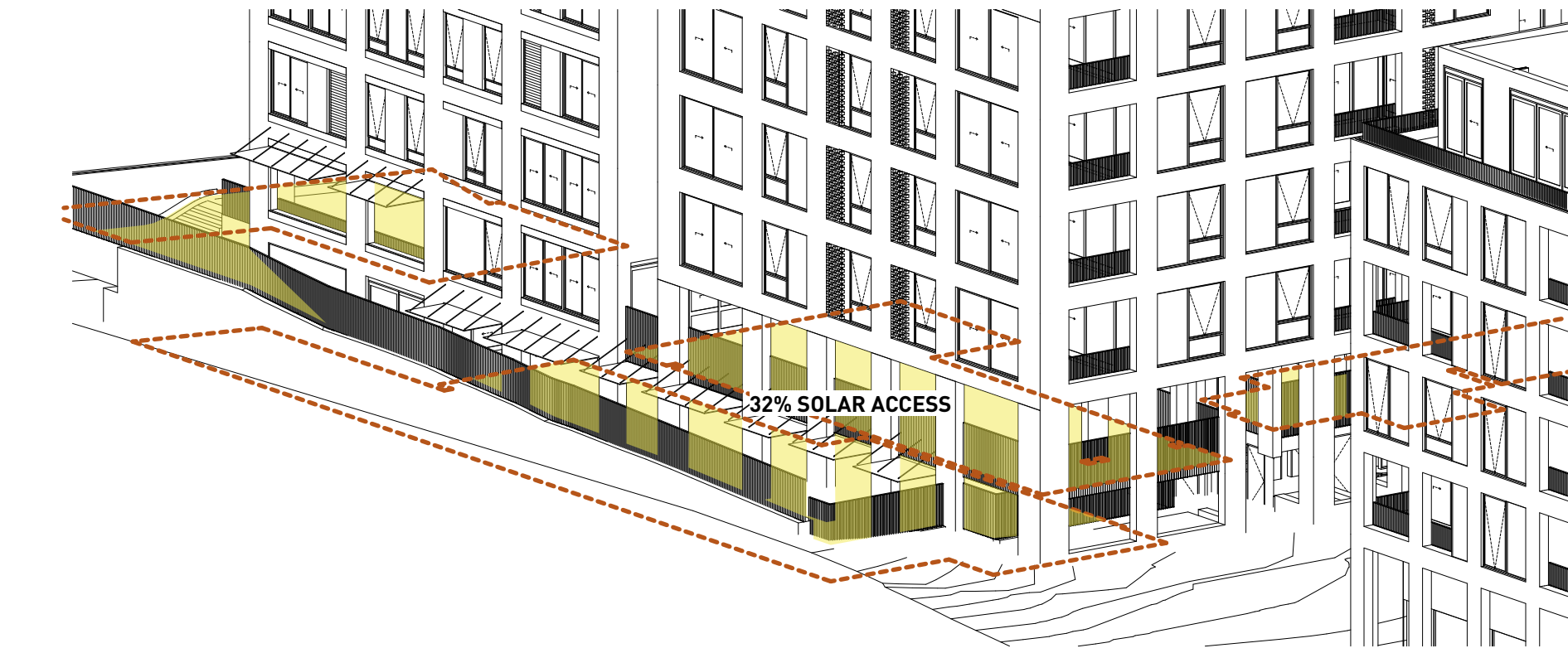
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DEVELOPMENT APPLICATION

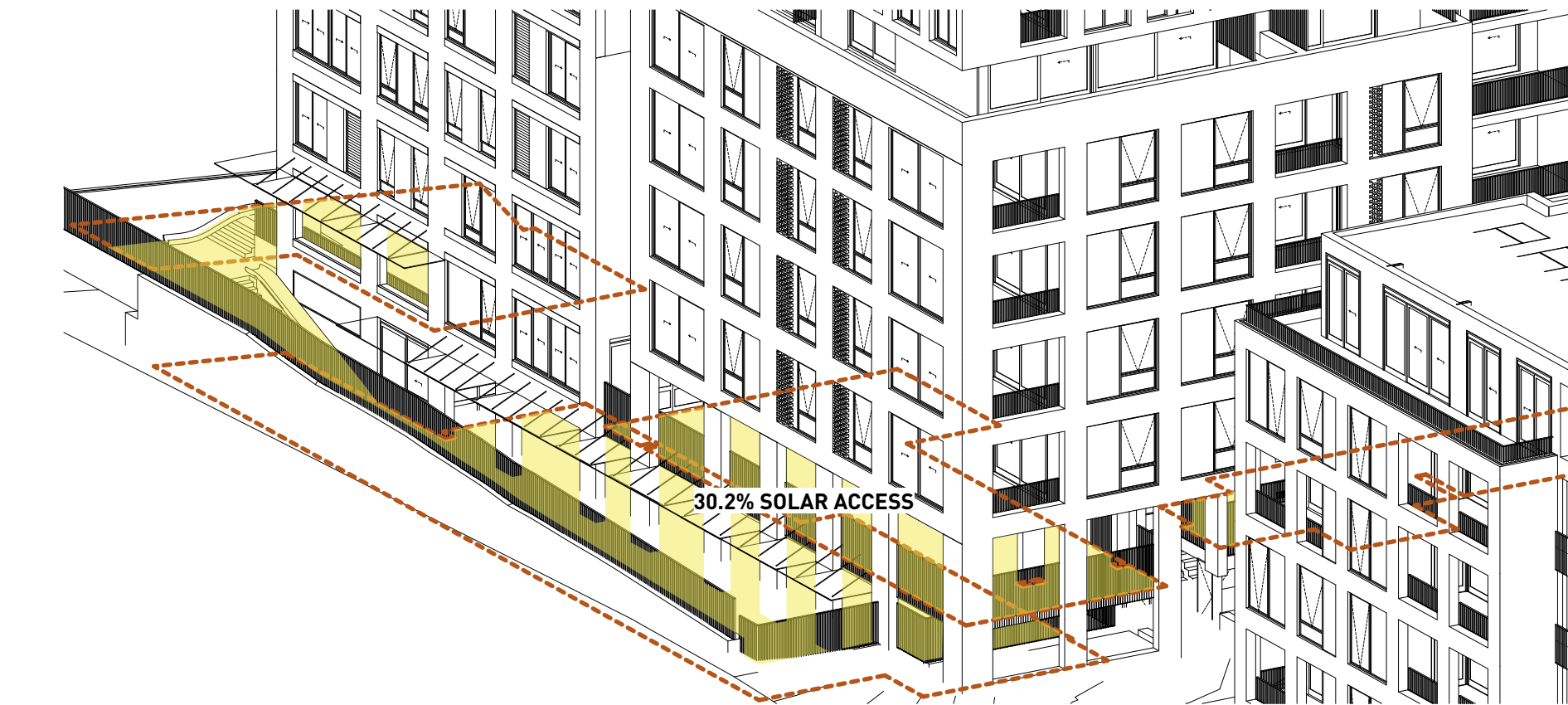




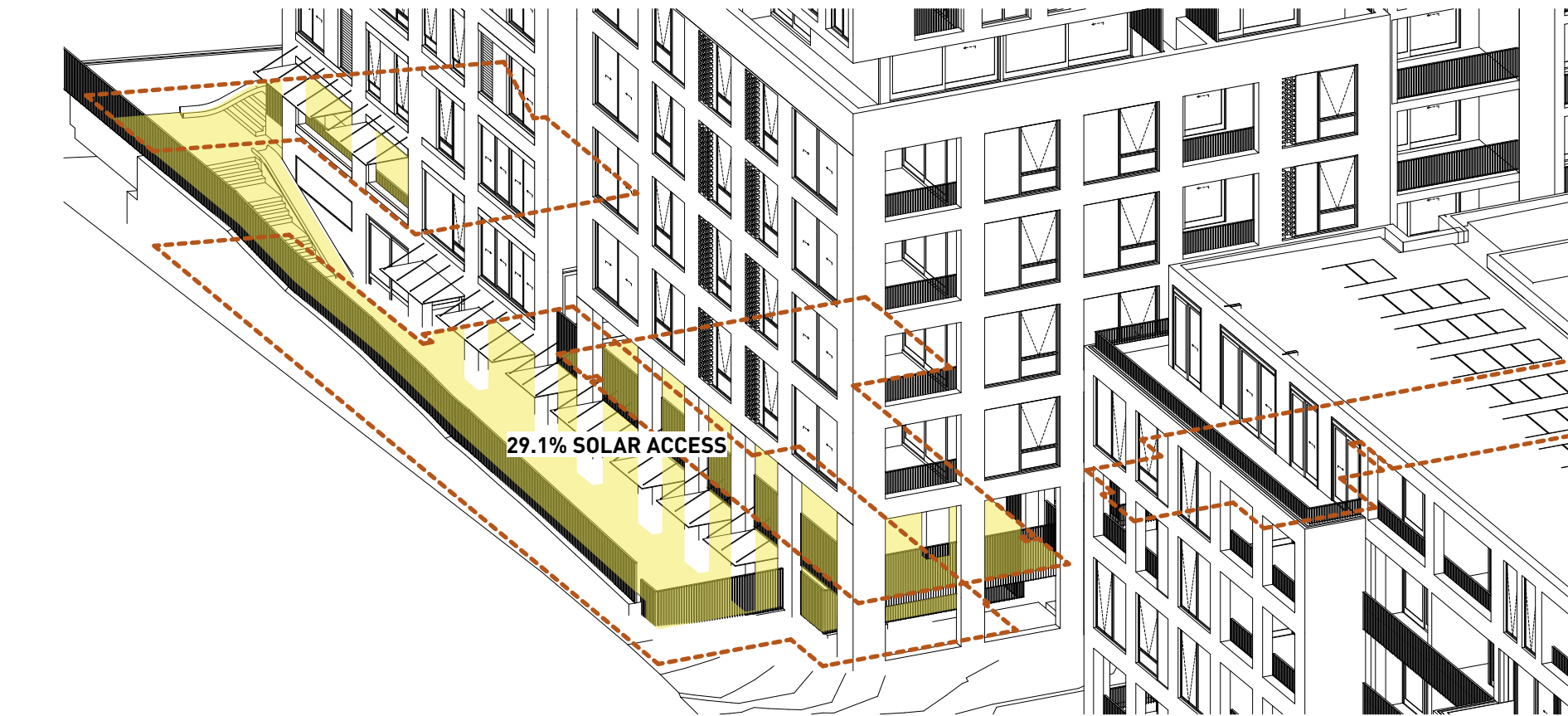
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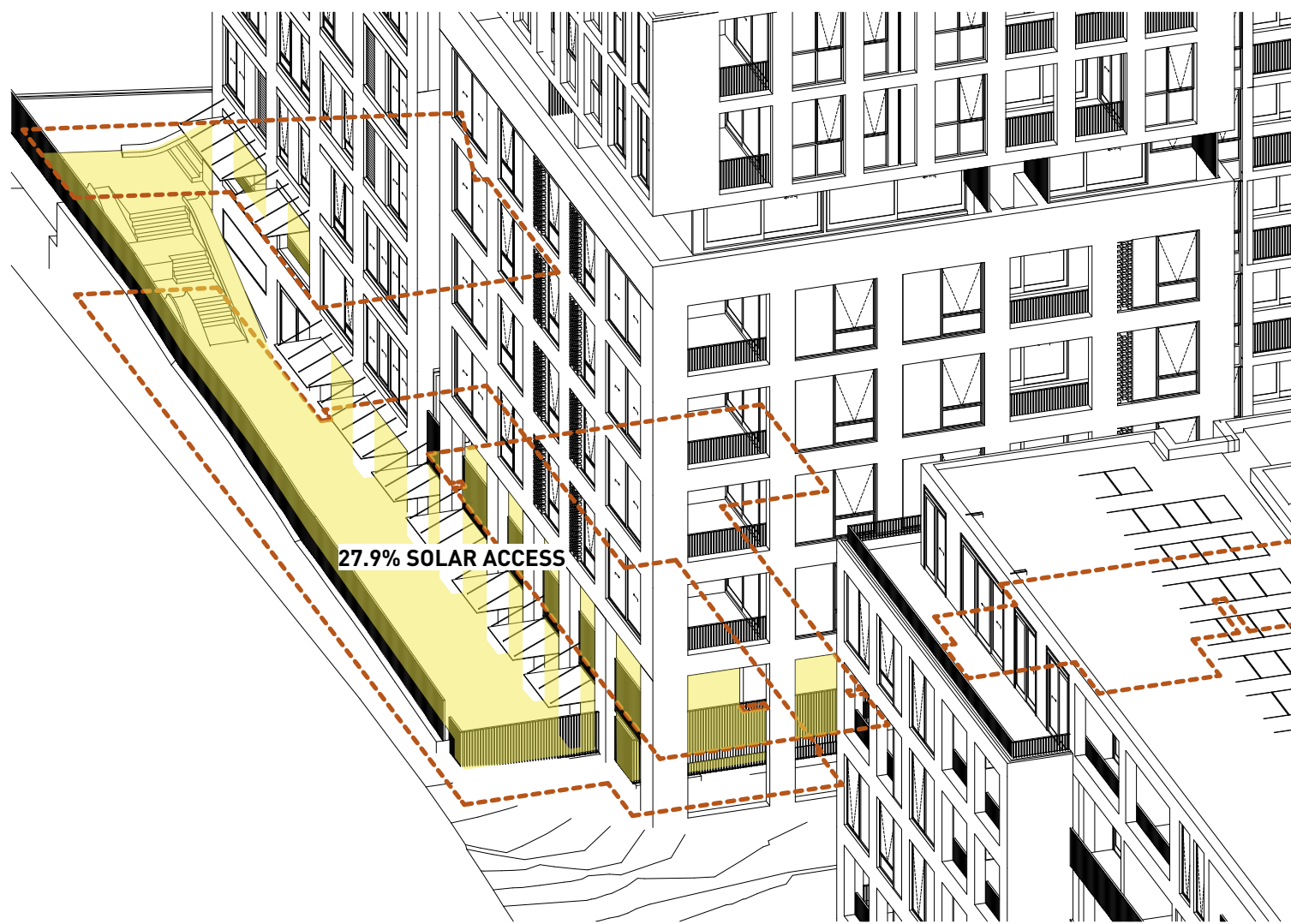
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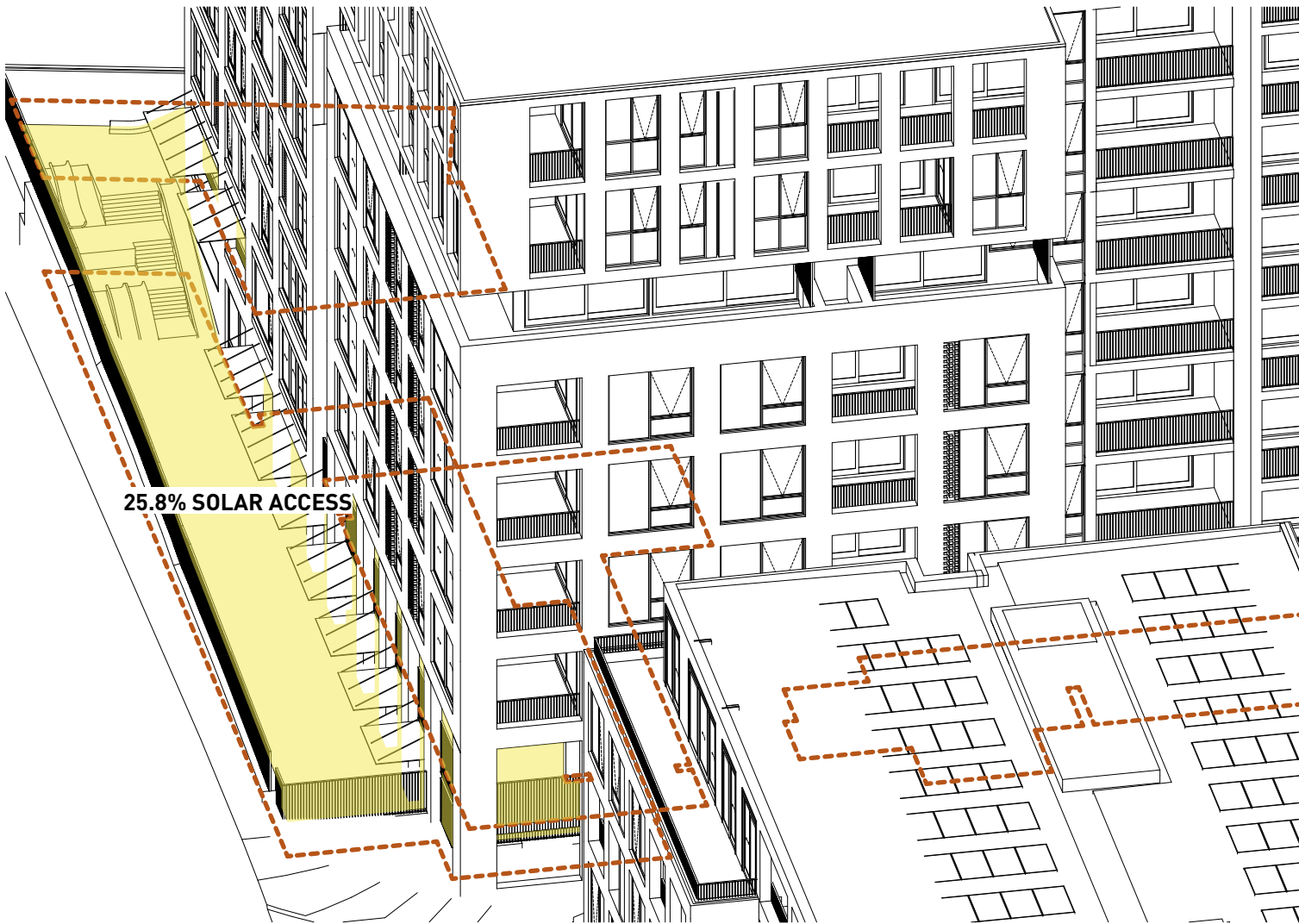
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4 0930 WINTER SOLSTICE CCC SUN EYE
1:200



5 1000 WINTER SOLSTICE CCC SUN EYE
1:200



6 1030 WINTER SOLSTICE CCC SUN EYE
1:200



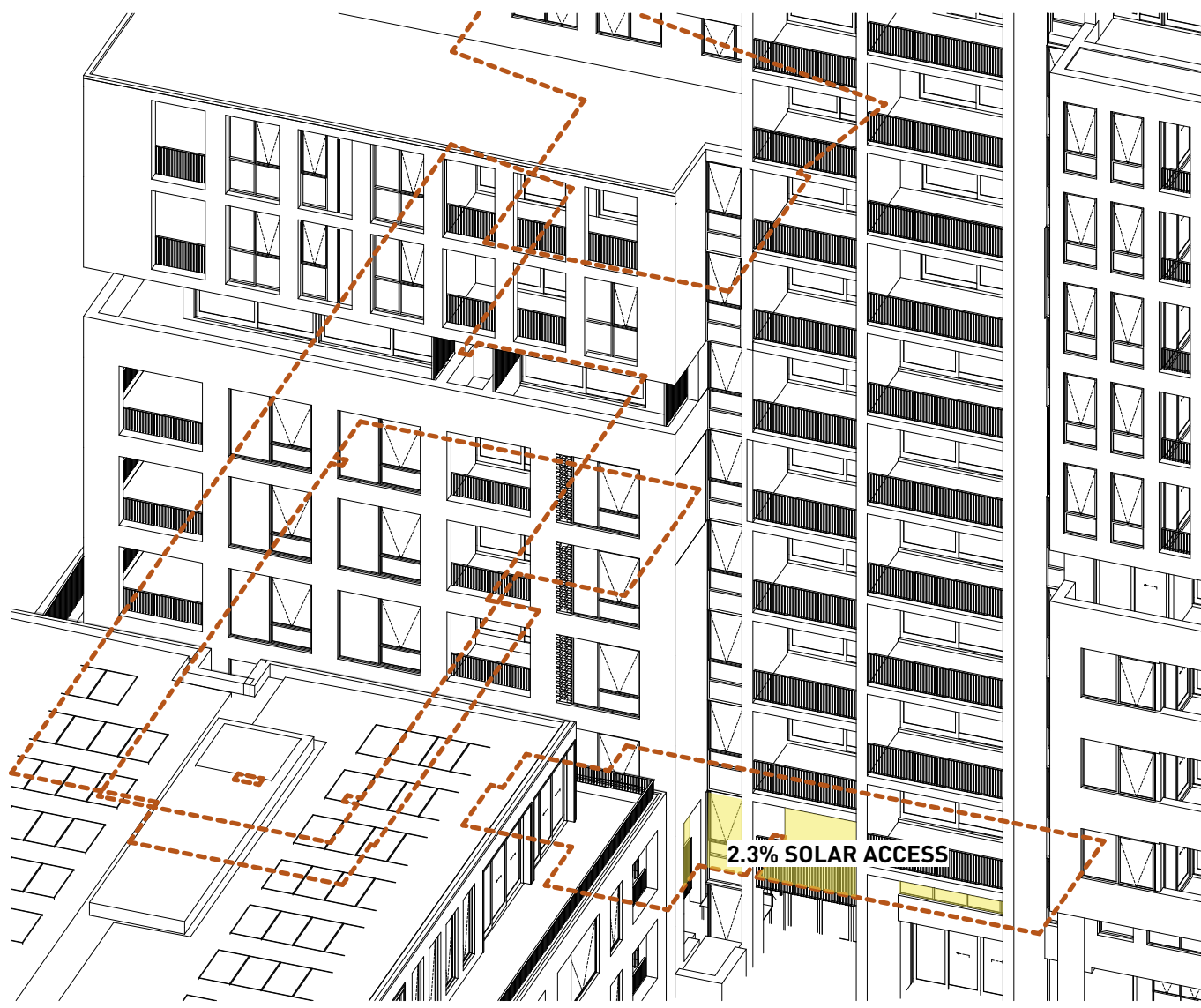
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8 1130 WINTER SOLSTICE CCC SUN EYE
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9 1200 WINTER SOLSTICE CCC SUN EYE
1:200



10 1230 WINTER SOLSTICE CCC SUN EYE
1:200

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

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

CHILD CARE CENTRE SOLAR ACCESS CALCULATION			
TIME WINTER SOLSTICE	MIN REQUIRED OUTDOOR SPACE 742m ²	SOLAR ACCESS AREA	%
0800		204.58 m ²	27.5 %
0830		237.776 m ²	32 %
0900		223.88 m ²	30.2 %
0930		216.16m ²	29.1 %
1000		204.896 m ²	27.9 %
1030		191.456 m ²	25.8 %
1100		188.368 m ²	25.4 %
1130		99.588 m ²	13.4 %
1200		18.52 m ²	2.5 %
1230		16.984 m ²	2.3 %
1300		20.072 m ²	2.7 %
1330		17.756 m ²	2.4 %
1400		14.668 m ²	2 %
1430		29.336 m ²	4 %
1500		40.916 m ²	5.5 %
1530		32.424 m ²	4.4 %
1600		16.984 m ²	2.3 %

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

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

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 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.

DOCUMENT
CCC WINTER SOLAR ACCESS 21 JUNE

DOCUMENT
FOR SUBMISSION

REV J 19.09.25 MODEL 22_038 Regents Park - Building C

STAGE
DEVELOPMENT APPLICATION

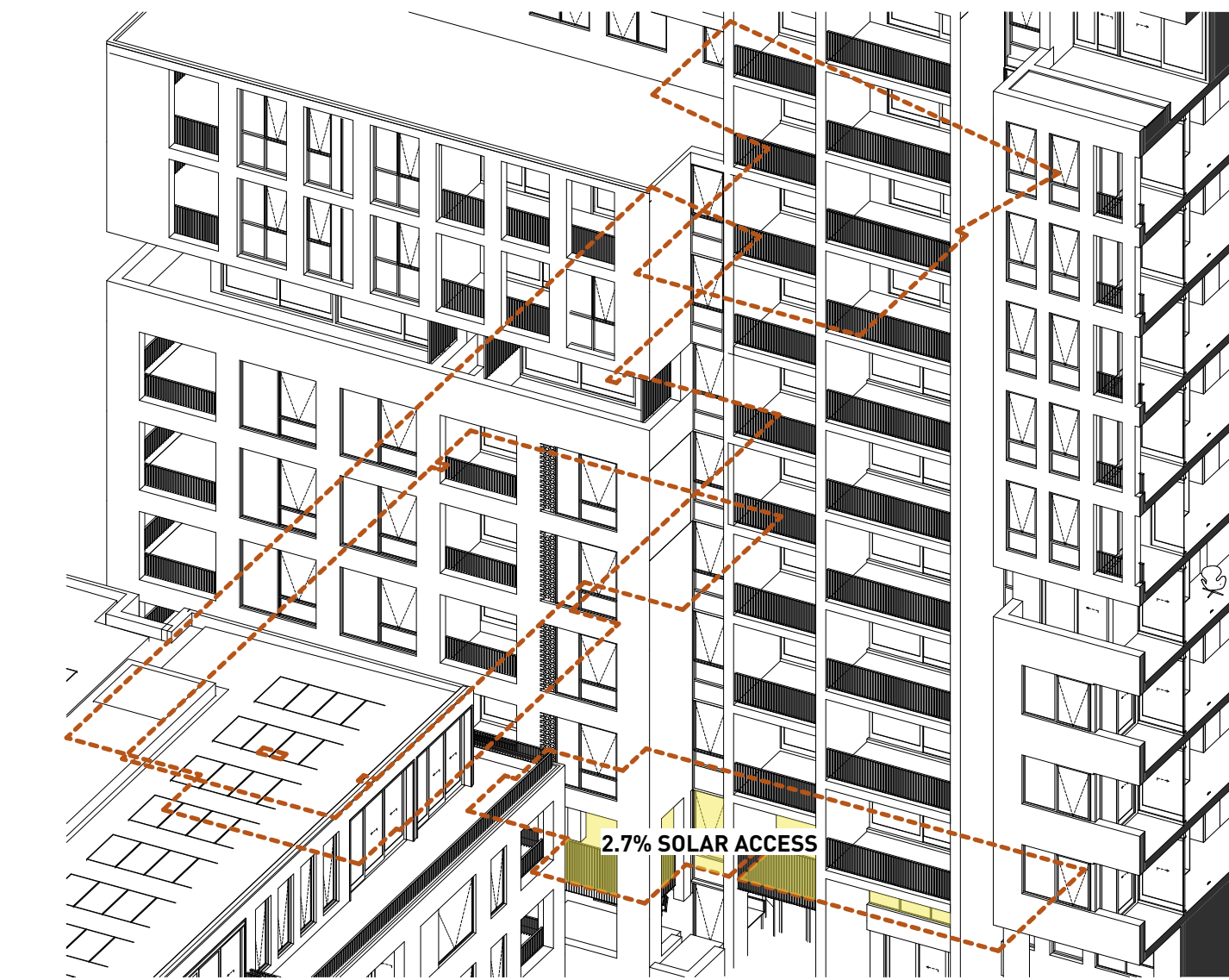
PROJECT
REGENTS PARK - STAGE 3

30-46 AUBURN ROAD REGENTS PARK

CLIENT **30 Auburn Road Pty Ltd**

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

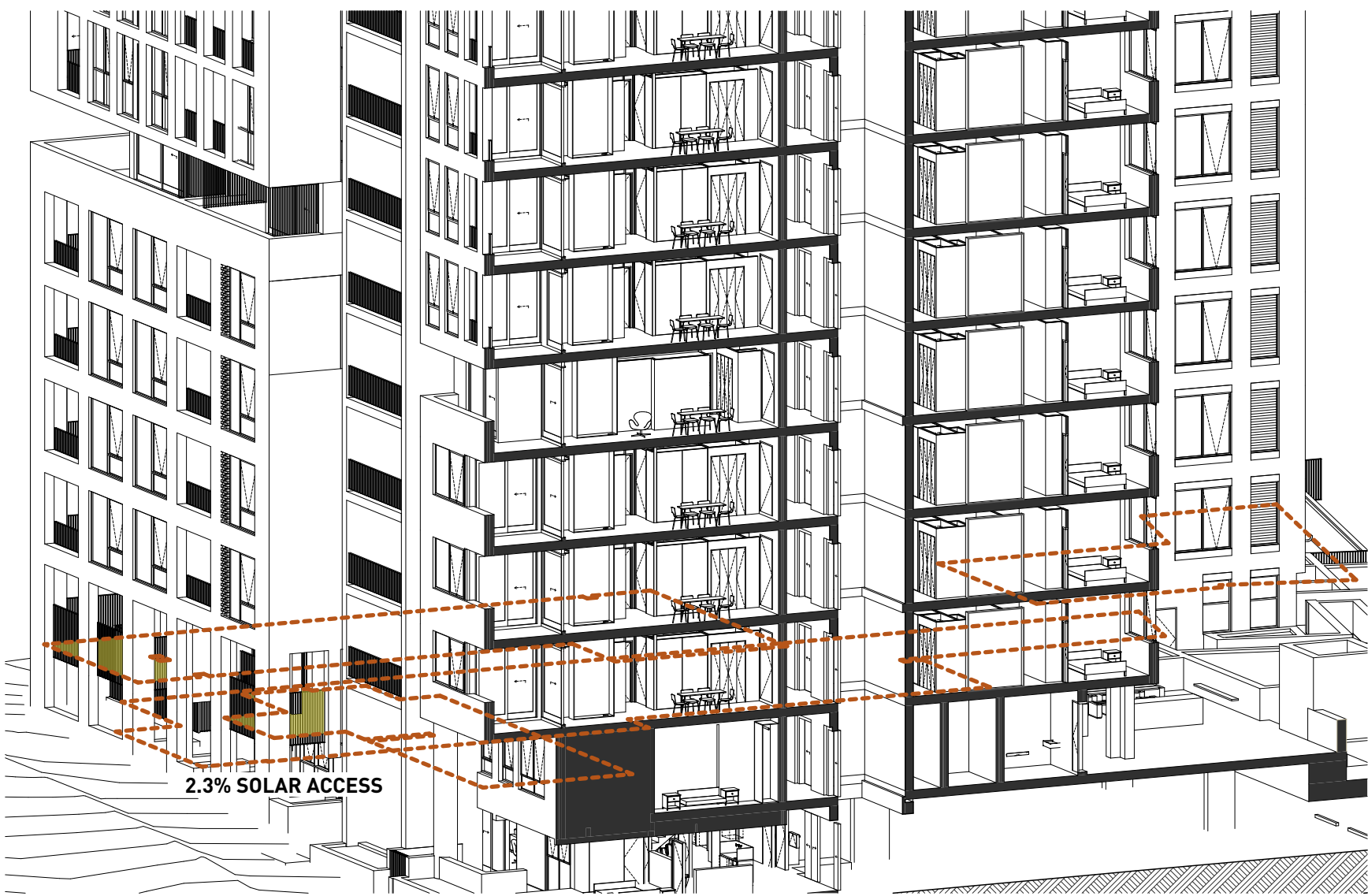




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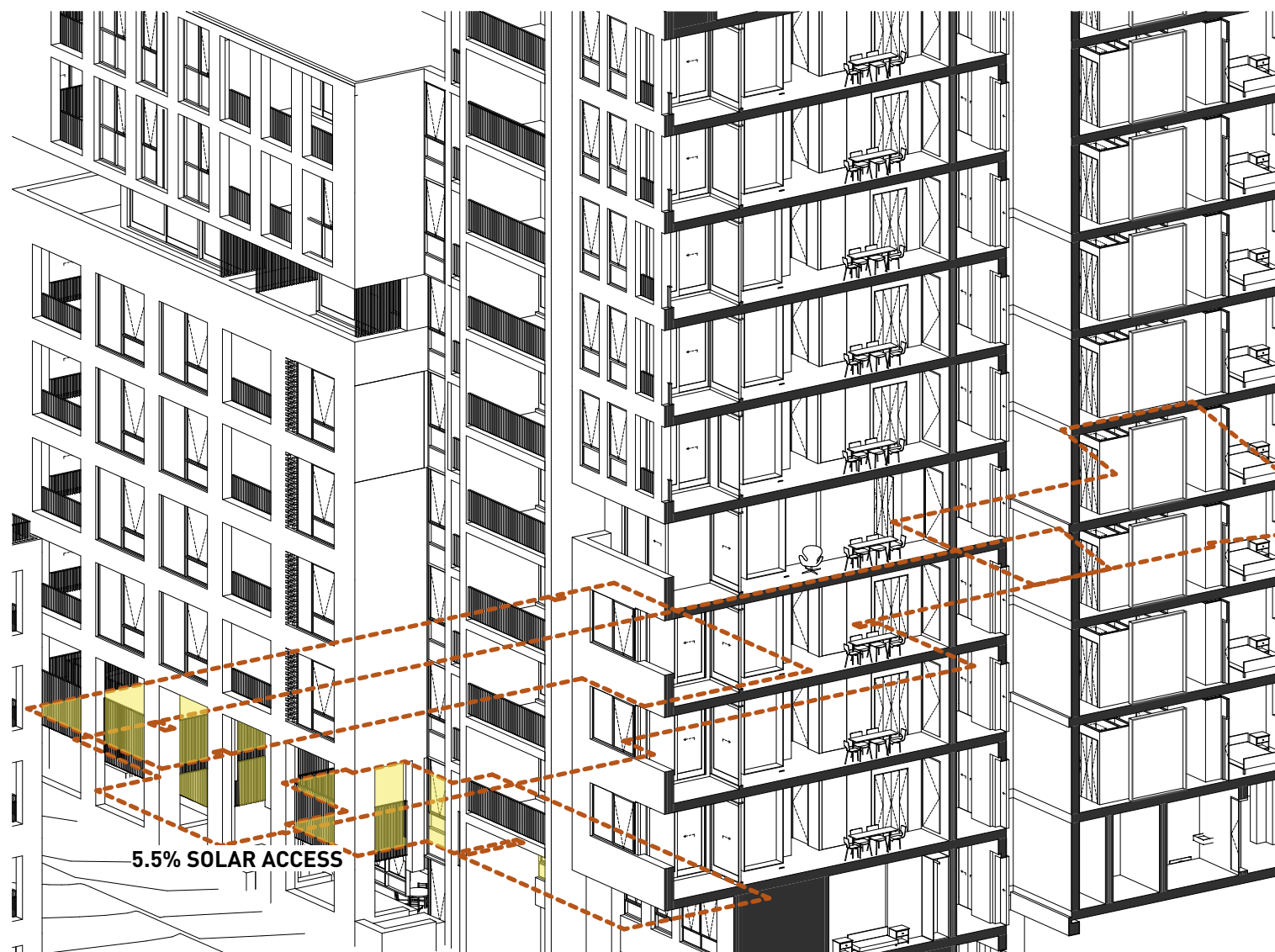
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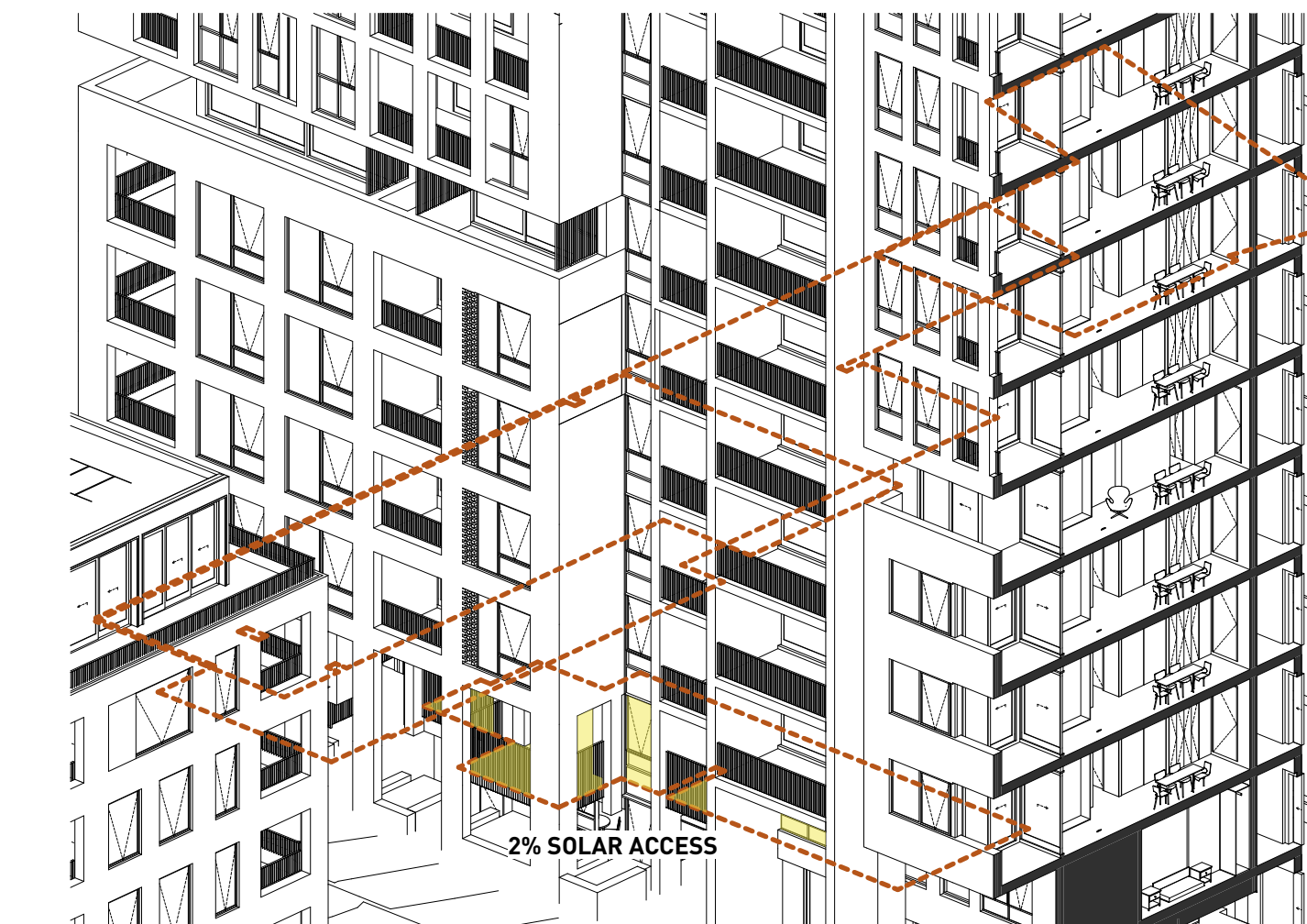
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2 1330 WINTER SOLSTICE CCC SUN EYE
1:200



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

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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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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 SUBMISSION

REV J 19.09.25 MODEL 22_038 Regents Park - Building C

STAGE
DEVELOPMENT APPLICATION

PROJECT
REGENTS PARK - STAGE 3

30-46 AUBURN ROAD REGENTS PARK

CLIENT 30 Auburn Road Pty Ltd

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

STZ
SMITH & TZANNES

22_038 DA-A-857