

21 Sep 2020

James Mathews

Pacific Planning
PO Box 9
CARINGBAH NSW 1495

SUPPLEMENTARY REVIEW

30-46 AUBURN ROAD REGENTS PARK (PP_2016_CBANK_001) [20_053]

Dear James,

We have reviewed the supplementary documentation provided including:

- Amended architectural plans prepared by Studio MRA
- Soar Access Opinion prepared by Walsh² Analysis
- Natural Ventilation opinion prepared by SLR

I note the layouts in the architectural plans have been amended to address matters raised by our previous review and the Architectus review. The changes result in improvements to solar access and cross ventilation.

I would agree with the analysis prepared by Walsh², and the illustrated layouts are capable of satisfying the design criteria for solar access in the Apartment Design Guide

I agree with the conclusions in the SLR natural ventilation assessment that more than 60% of the apartments contain openings that support cross ventilation.

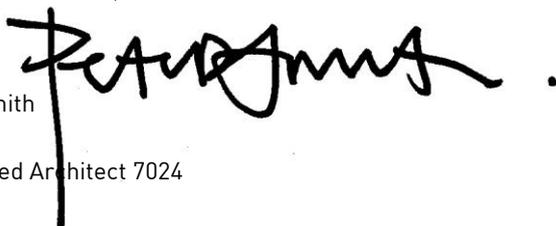
This demonstrates that a development contained within the envelopes proposed is more than capable of meeting the Apartment Design Guide Objectives and Design Criteria with respect to solar access and cross ventilation.

The amended architectural plans represent yet another way in which apartments could be configured on the site with a FSR of 2.4:1 and achieve appropriate amenity. This demonstrates that the proposed FSR is appropriate in terms of amenity and the proposed development standards provide sufficient flexibility to accommodate a number of design outcomes for the site.

On the basis of these conclusions together with my earlier findings the Planning Assessment Commission should be able to approved the proposed FSR and height standards with the comfort that there is sufficient capacity for future development applications to satisfy the objectives and design criteria of the Apartment Design Guide and provide development that has a good level of amenity.

Yours Faithfully
SMITH & TZANNES,

Peter Smith
Director
Registered Architect 7024



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