

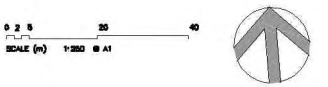


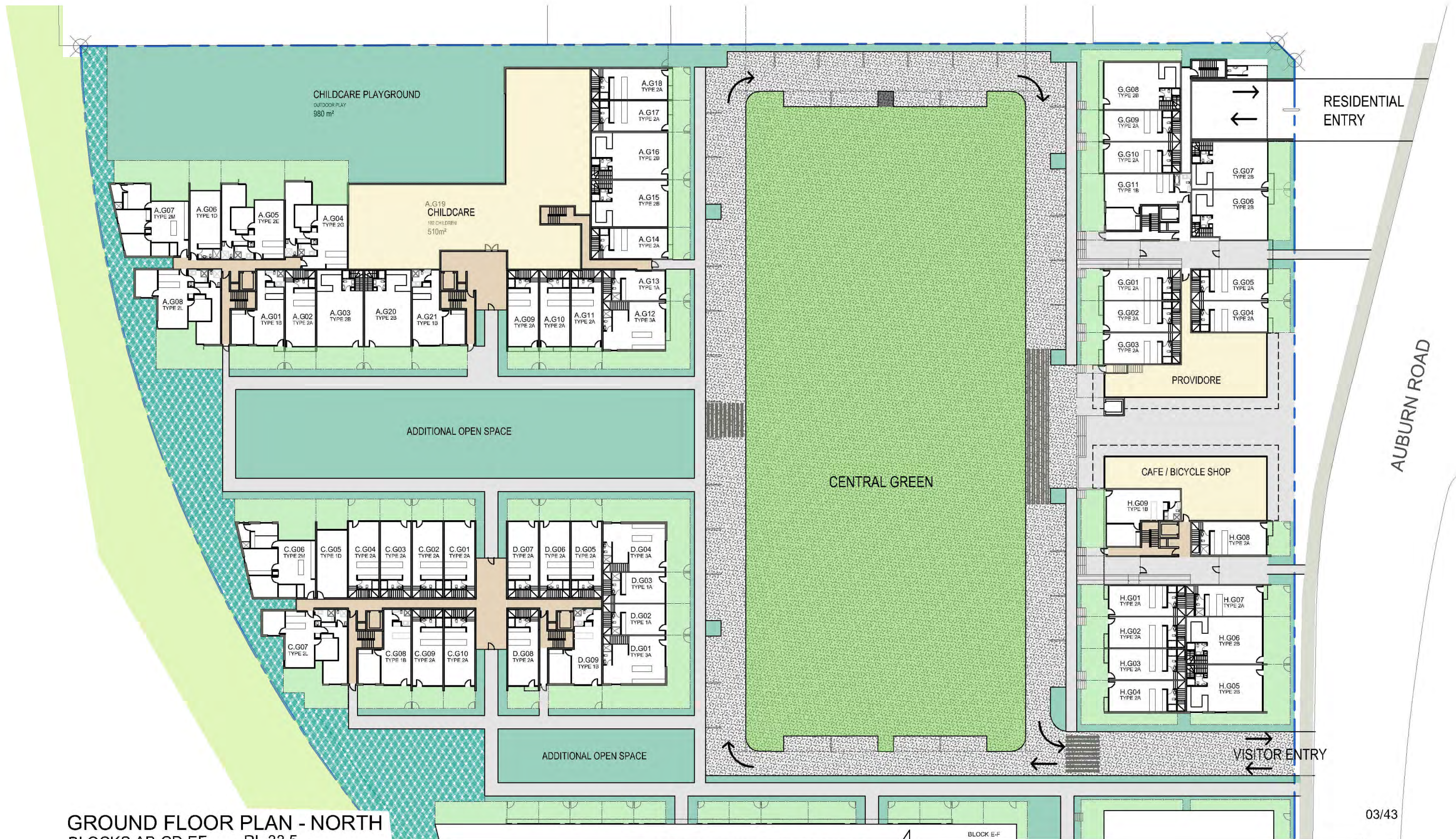
IMAGE - VIEW SOUTH WEST THROUGH CENTRAL GREEN.
BUILDINGS A-B, C-D, E-F & G (RIGHT TO LEFT)

GATEWAY REVIEW 19.03.2020



SITE PLAN





GROUND FLOOR PLAN - NORTH
 BLOCKS AB-CD-EF RL 33.5
 BLOCKS G-H RL 32.5
 BLOCKS I RL 33.0

CONTINUATION REFER TO DWG 04

0 2 5 10 20 40
 SCALE (m) 1:200 @ A1





GROUND FLOOR PLAN - SOUTH

BLOCKS AB-CD-EF RL 33.5
 BLOCKS G-H RL 32.5
 BLOCKS I RL 33.0

04/43

0 2 5 10 20 40
 SCALE (m) 1:250 @ A1



CONTINUATION REFER TO DWG 05



LEVEL 1 - SOUTH

06/43

0 5 10 20 40
SCALE (m) 1:200 @ A1





CONTINUATION REFER TO DWG 07



LEVEL 2 - SOUTH

08/43

0 2 4 8 16 32
SCALE (m) 1:200 @ A1





LEVEL 3 - NORTH

09/43

CONTINUATION REFER TO DWG 09



LEVEL 3 - SOUTH





LEVEL 4 - NORTH

CONTINUATION REFER TO DWG 12

11/43

CONTINUATION REFER TO DWG 11



LEVEL 4 - SOUTH





LEVEL 5 - NORTH

CONTINUATION REFERTO DWG 14

13/43

CONTINUATION REFER TO DWG 13



LEVEL 5 - SOUTH





LEVEL 6 - NORTH

CONTINUATION REFER TO DWG 16

0 2 5
SCALE (m) 1:250 @ A1

15/43

CONTINUATION REFER TO DWG 15



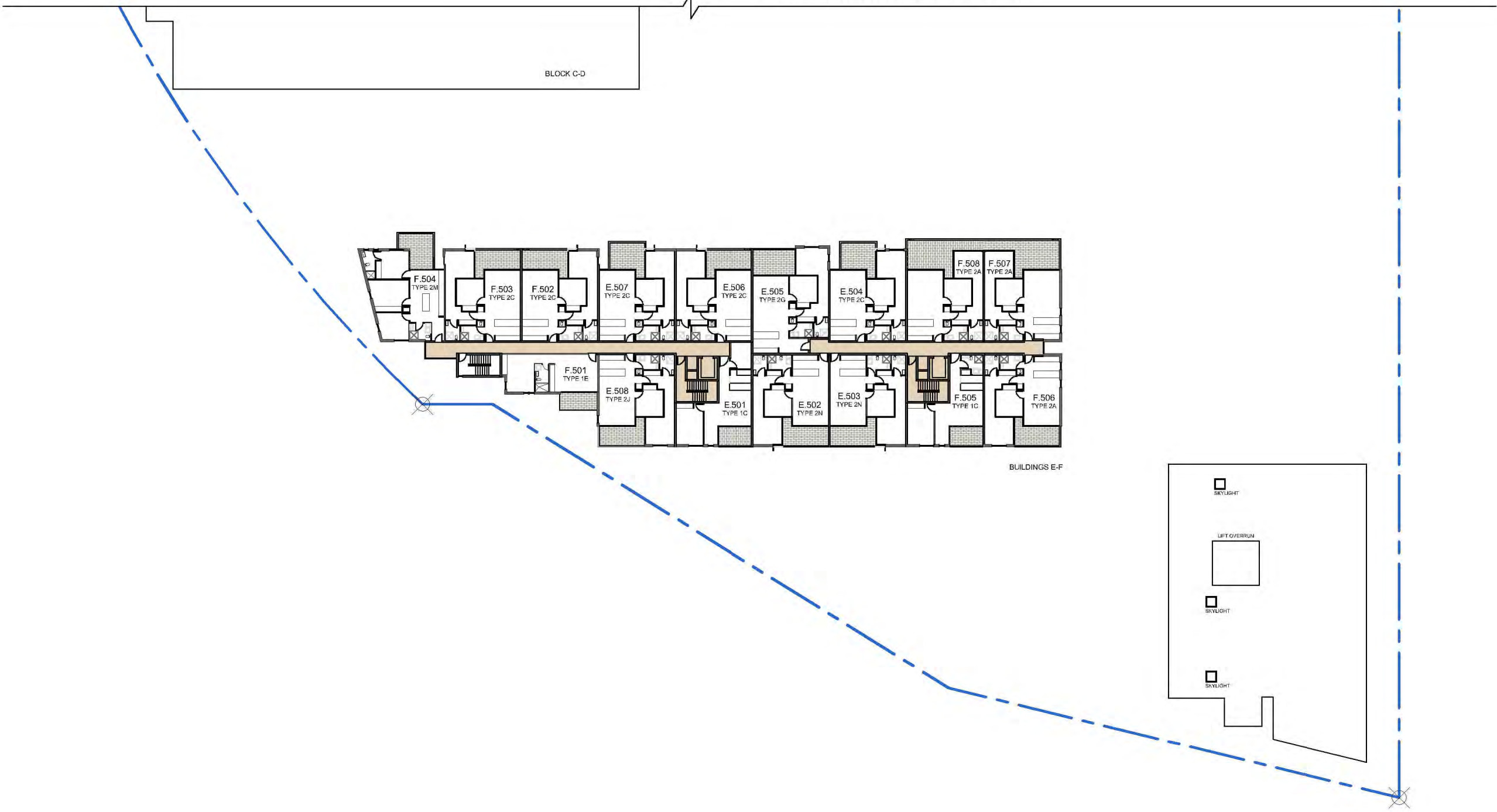
LEVEL 6 - SOUTH



LEVEL 7 - NORTH

17/43

CONTINUATION REFER TO DWG 17



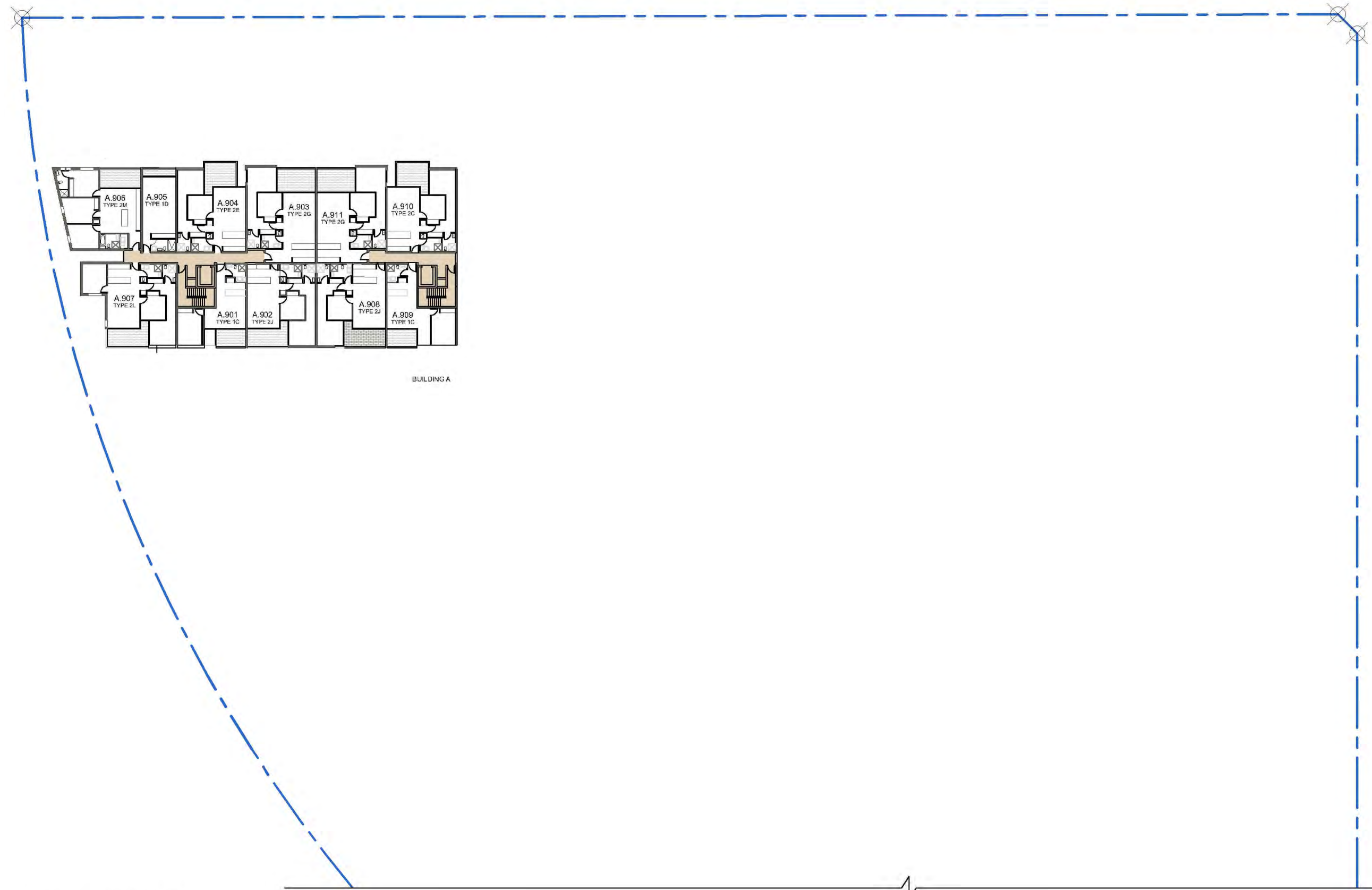
LEVEL 7 - SOUTH



LEVEL 8 - NORTH

0 2 5
M
SCALE (m) 1:250 @ A1



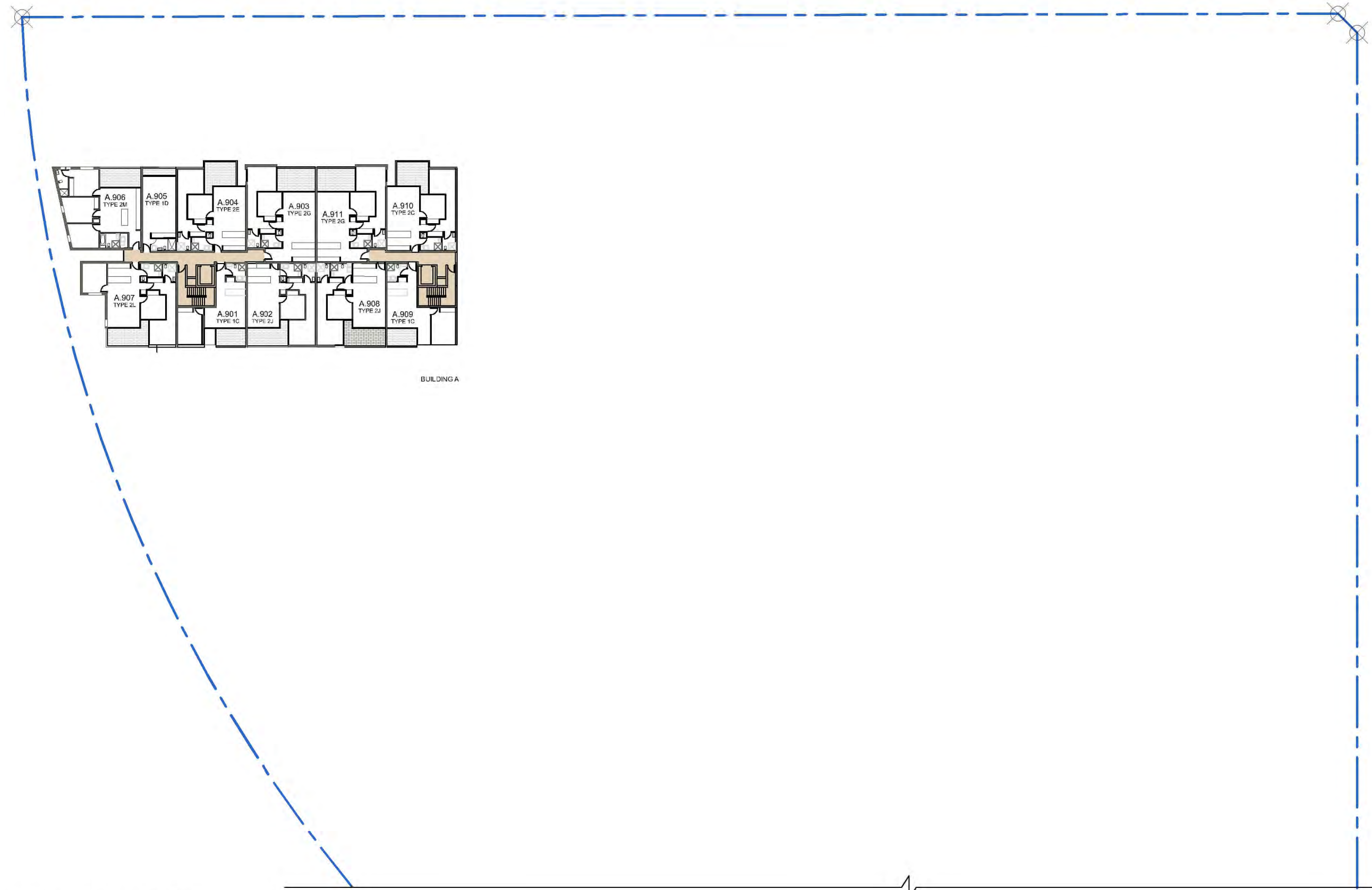


LEVEL 9 - NORTH

20/43

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SCALE (m) 1:200 @ A1



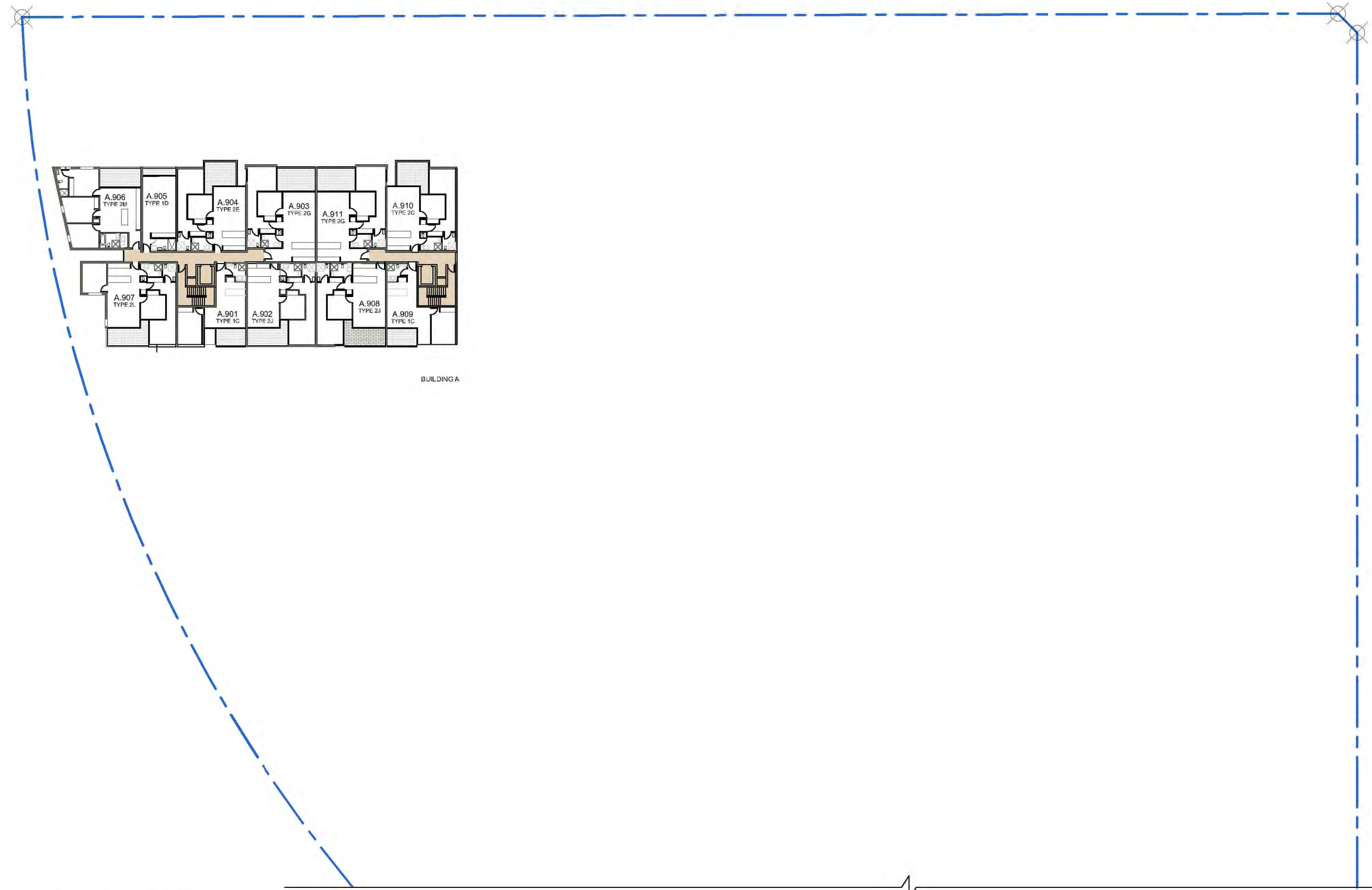


LEVEL 10 - NORTH

21/43

0 5 10 20 40
SCALE (m) 1:250 @ A1





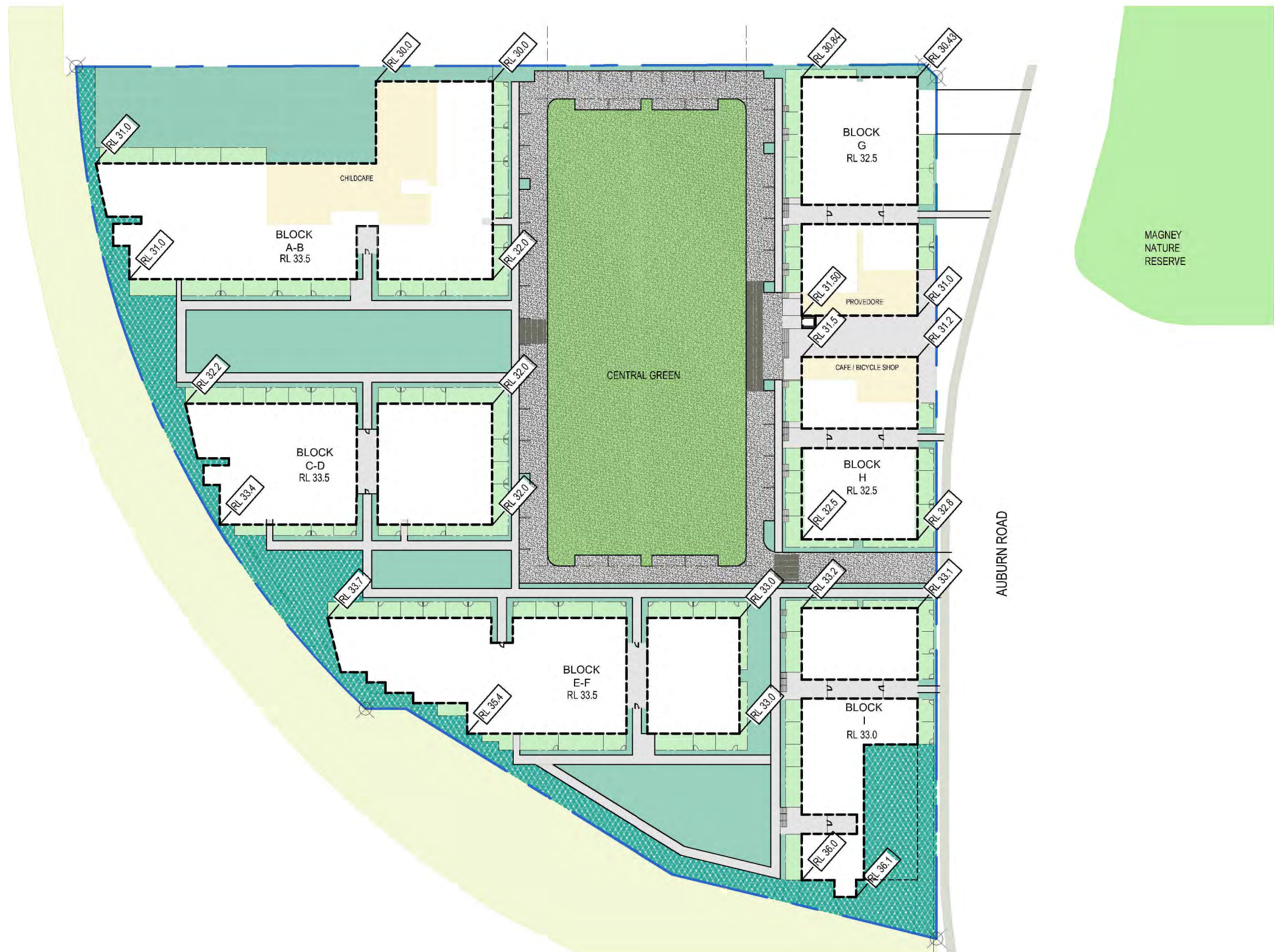
BUILDING A

22/43

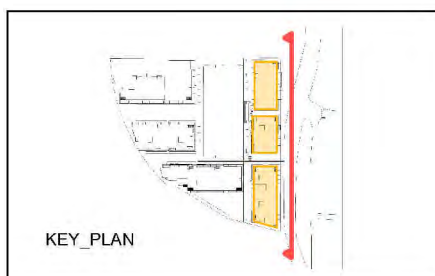
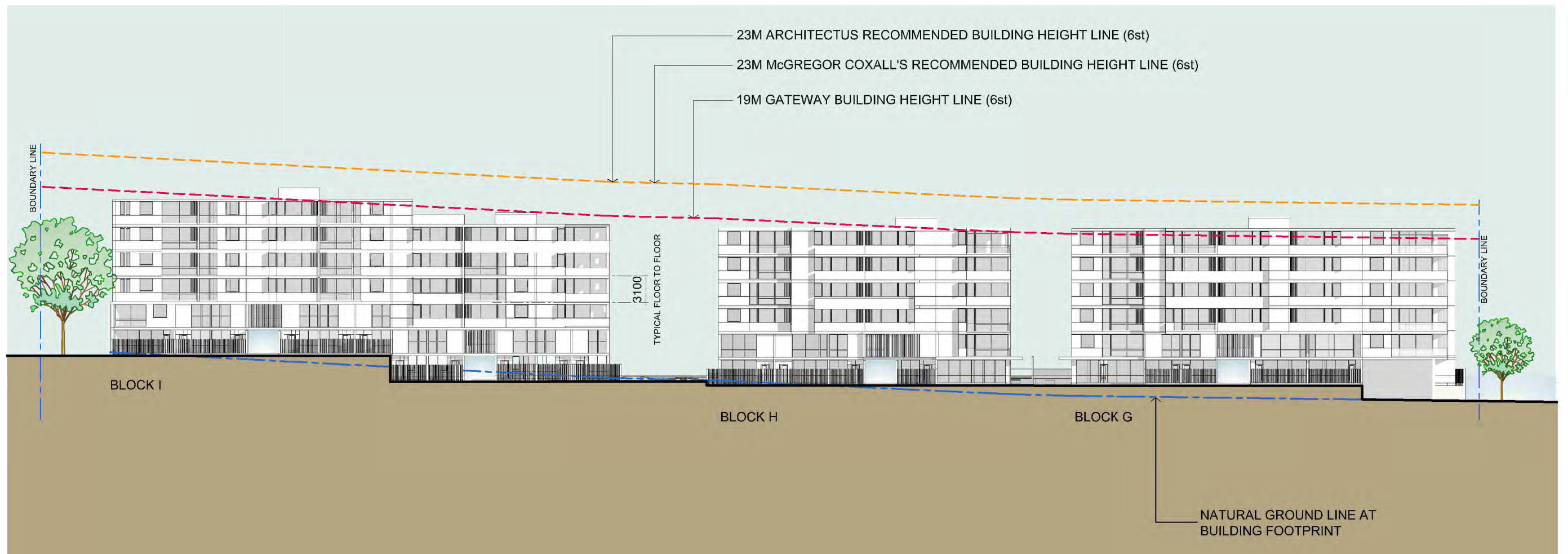
LEVEL 11 - NORTH

0 5 10 20 40
SCALE (m) 1:250 @ A1





PLAN - EXISTING GROUND LEVELS AT BUILDING FOOTPRINT

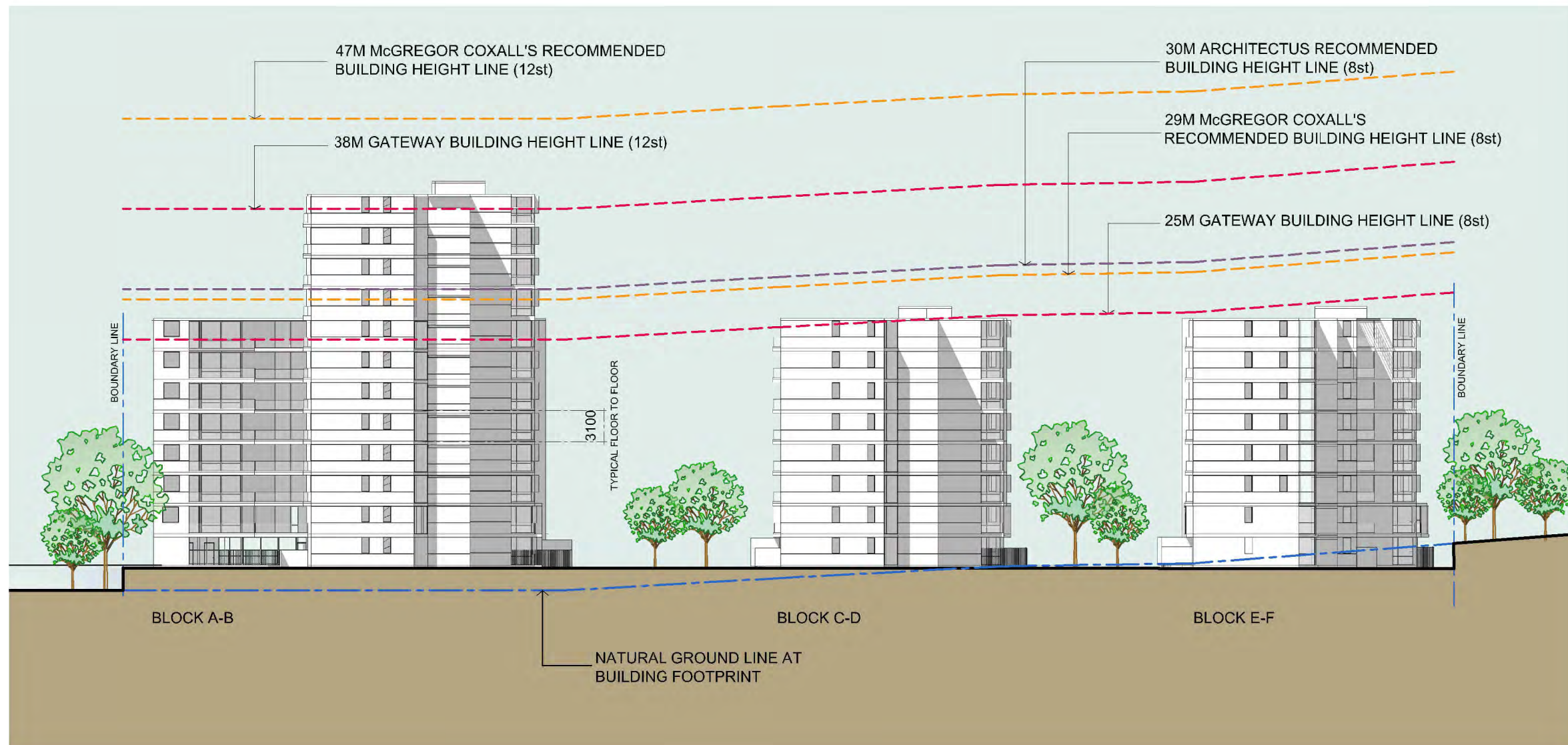


ELEVATION - AUBURN ROAD (EAST)

24/43

0 5 10 20 40
SCALE (m) 1:250 @ A1





KEY_PLAN

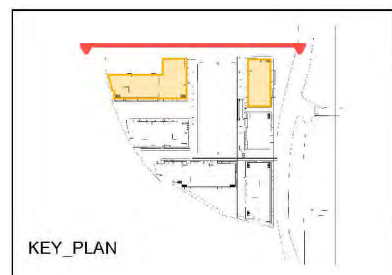
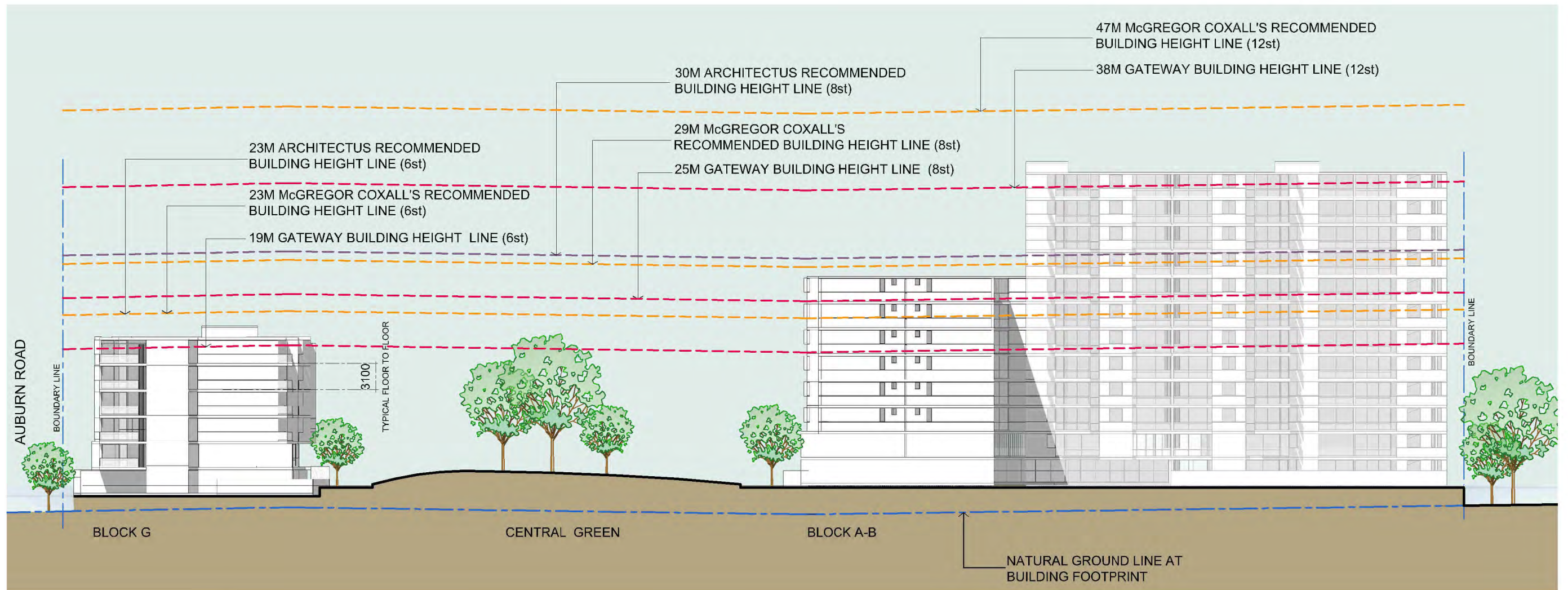


ELEVATION - RAILWAY CORRIDOR (WEST)

25/43

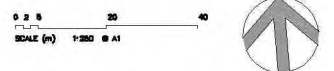
0 2 5 10 20 40
SCALE (m) 1:250 @ A1





ELEVATION - ADJOINING PROPERTIES (NORTH)

26/43



SOLAR ACCESS CALCULATIONS

LEVEL	A & B		C & D		E & F		TOTAL	G	H		I		TOTAL	
	TOTAL	SOLAR	TOTAL	SOLAR	TOTAL	SOLAR			TOTAL	SOLAR	TOTAL	SOLAR	APARTMENTS	SOLAR
GROUND	20	12	19	7	22	11	11	11	9	9	12	8	93	58
LEVEL 1	12	9	7	3	8	3	5	4	4	4	12	9	48	32
LEVEL 2	19	13	13	6	16	7	11	11	8	8	10	6	77	51
LEVEL 3	19	13	13	6	16	7	11	11	8	8	13	10	80	55
LEVEL 4	19	13	13	6	16	7	11	11	8	8	13	10	80	55
LEVEL 5	19	13	13	6	16	7	11	11	8	8	13	10	80	55
LEVEL 6	19	15	13	8	16	10					7	7	55	40
LEVEL 7	19	15	13	13	16	16							48	44
LEVEL 8	11	8											11	8
LEVEL 9	11	8											11	8
LEVEL 10	11	8											11	8
LEVEL 11	11	11											11	11
SUBTOTAL	190	138	104	55	126	68	60	59	45	45	80	60		

TOTAL APARTMENTS605

TOTAL SOLAR ACCESSIBLE APARTMENTS425

TOTAL (%)70.25%

SOLAR ACCESS TABLE



GROUND FLOOR PLAN

SOLAR ACCESS APARTMENTS



LEVEL 1

SOLAR ACCESS DIAGRAMS

28/43

0 5 10 20 40
SCALE (m) 1:250 @ A1





LEVEL 2

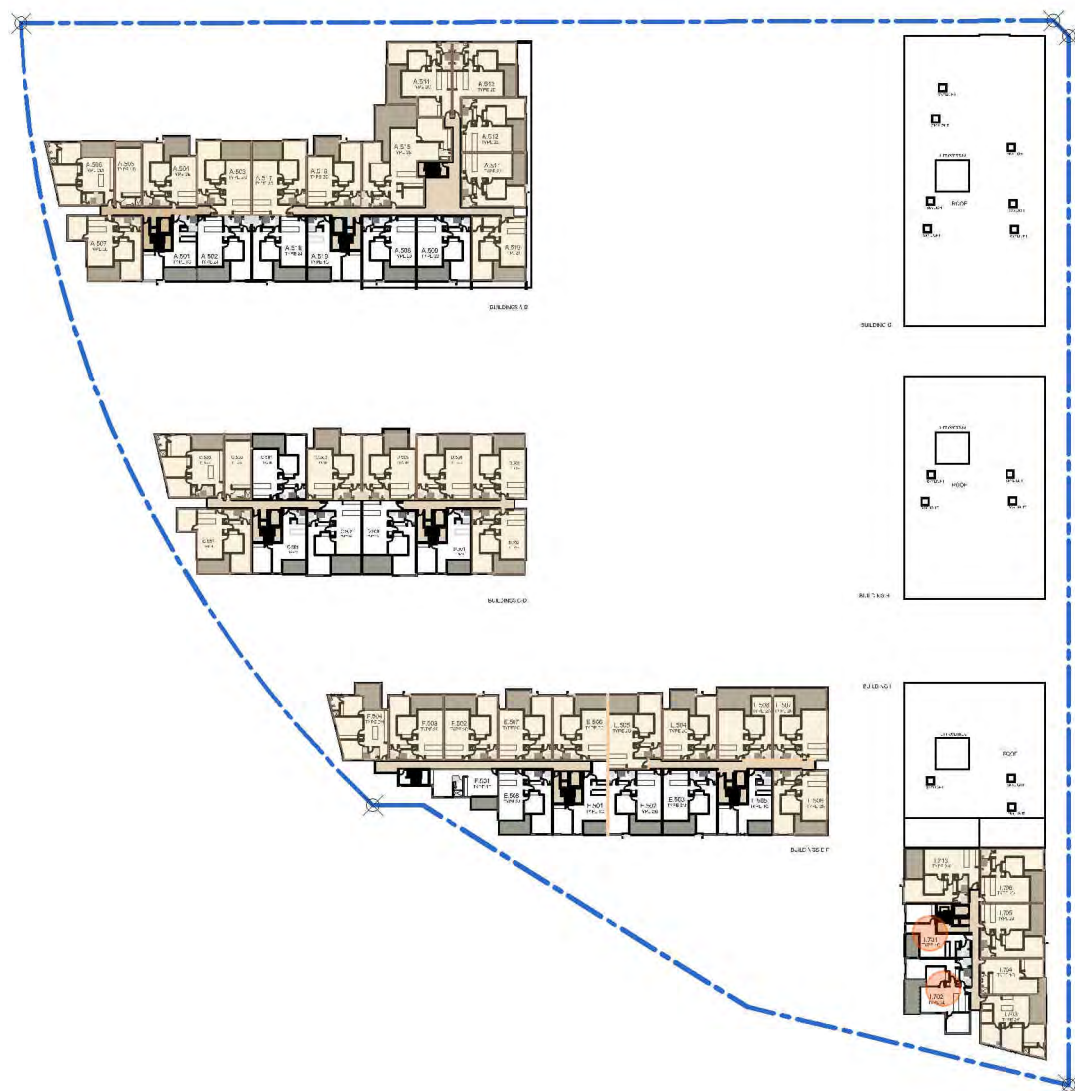
SOLAR ACCESS APARTMENTS



LEVEL 3 - 5

SOLAR ACCESS DIAGRAMS





LEVEL 6 ONLY

LEVEL 6

SOLAR ACCESS APARTMENTS



LEVEL 7 ONLY

LEVEL 7

SOLAR ACCESS DIAGRAMS



LEVEL 11

SOLAR ACCESS APARTMENTS

CROSS VENTILATION CALCULATIONS

LEVEL	A & B		C & D		E & F		G		H		I		TOTAL	
	TOTAL	VENTILATION	TOTAL	VENTILATION	TOTAL	VENTILATION	TOTAL	VENTILATION	TOTAL	VENTILATION	TOTAL	VENTILATION	APARTMENTS	VENTILATION
GROUND	20	15	19	16	22	19	11	10	9	8	12	10	93	78
LEVEL 1	12	4	7	2	8	3	5	2	4	2	12	7	48	20
LEVEL 2	19	9	13	6	16	8	11	7	8	6	10	5	77	41
LEVEL 3	19	9	13	6	16	8	11	7	8	6	13	5	80	41
LEVEL 4	19	9	13	6	16	8	11	7	8	6	13	5	80	41
LEVEL 5	19	9	13	6	16	8	11	11	8	8	13	8	80	50
LEVEL 6	19	9	13	6	16	8					7	7	55	30
LEVEL 7	19	12	13	13	16	16							48	41
LEVEL 8	11	6											11	6
LEVEL 9	11	11											11	11
LEVEL 10	11	11											11	11
LEVEL 11	11	11											11	11
SUBTOTAL	190	124	104	61	126	78	60	44	45	36	80	47		

TOTAL APARTMENTS605

TOTAL CROSS VENTILATION APARTMENTS381

TOTAL (%)62.98%

CROSS VENTILATION TABLE



GROUND FLOOR PLAN

LEVEL 1

CROSS VENTILATION DIAGRAMS

CROSS VENTILATION APARTMENTS

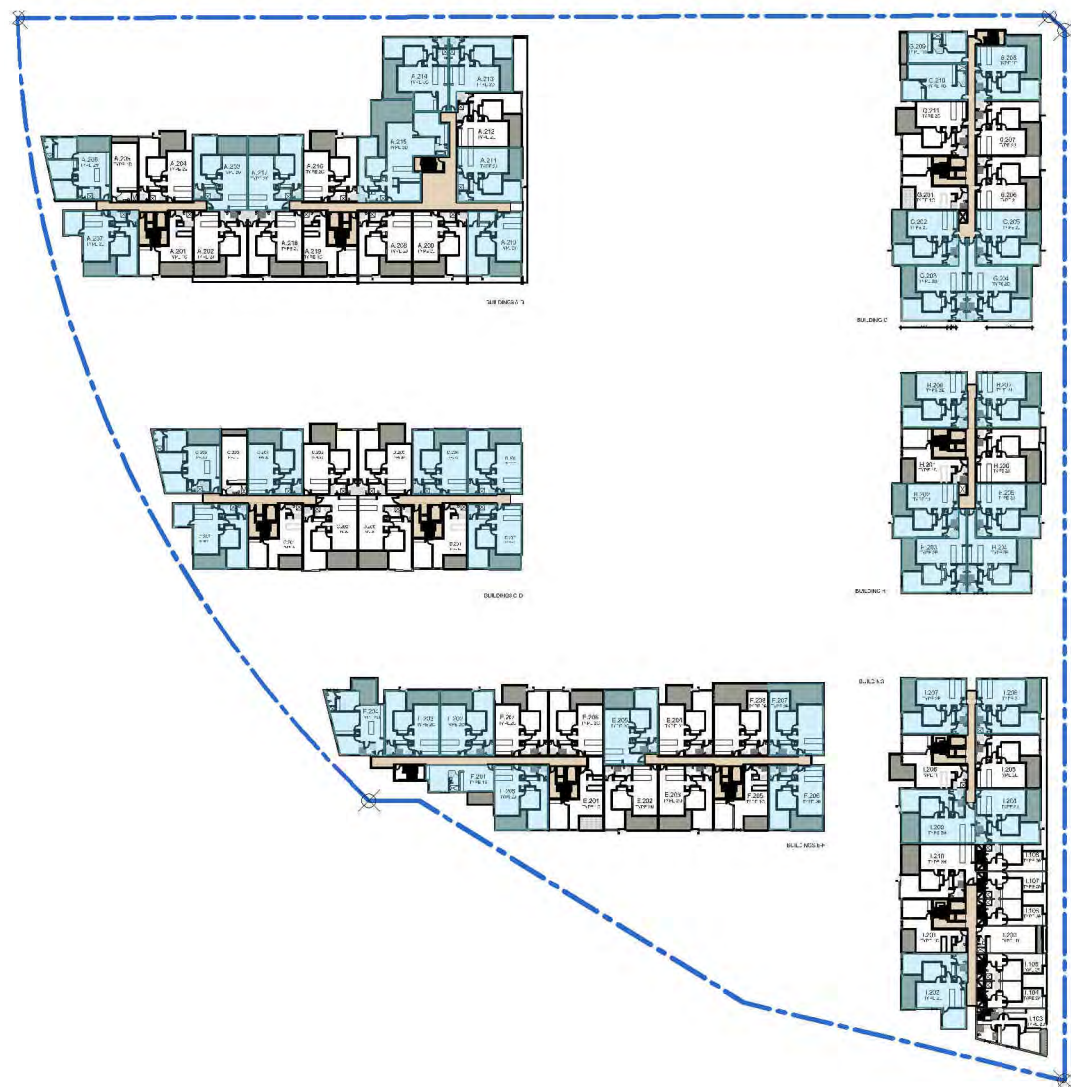
NOTE - NATURAL CROSS VENTILATION TO SINGLE SIDED APARTMENTS.

NATURAL VENTILATION COMPLIANCE UNDER THE RESIDENTIAL FLAT DESIGN CODE IS ACHIEVABLE BY SUITABLY DESIGNED SINGLE SIDED APARTMENTS WITH RELIABLE EXPOSURE TO THE RELEVANT SUMMER COOLING BREEZES IN SYDNEY. THE FUNDAMENTAL ATTRIBUTE FOR ACHIEVING THIS CONDITION IS THE DEGREE OF RELIEF IN THE DOMINANT FACADE BY USE OF PROTRUDING ELEMENTS AND RECESSED BALCONIES, AS NOTABLY EMPLOYED IN THE SINGLE SIDED APARTMENTS CAN BE CHARACTERIZED AS COMPLYING WITH PERFORMANCE REQUIREMENTS OF THE APARTMENT DESIGN GUIDE.

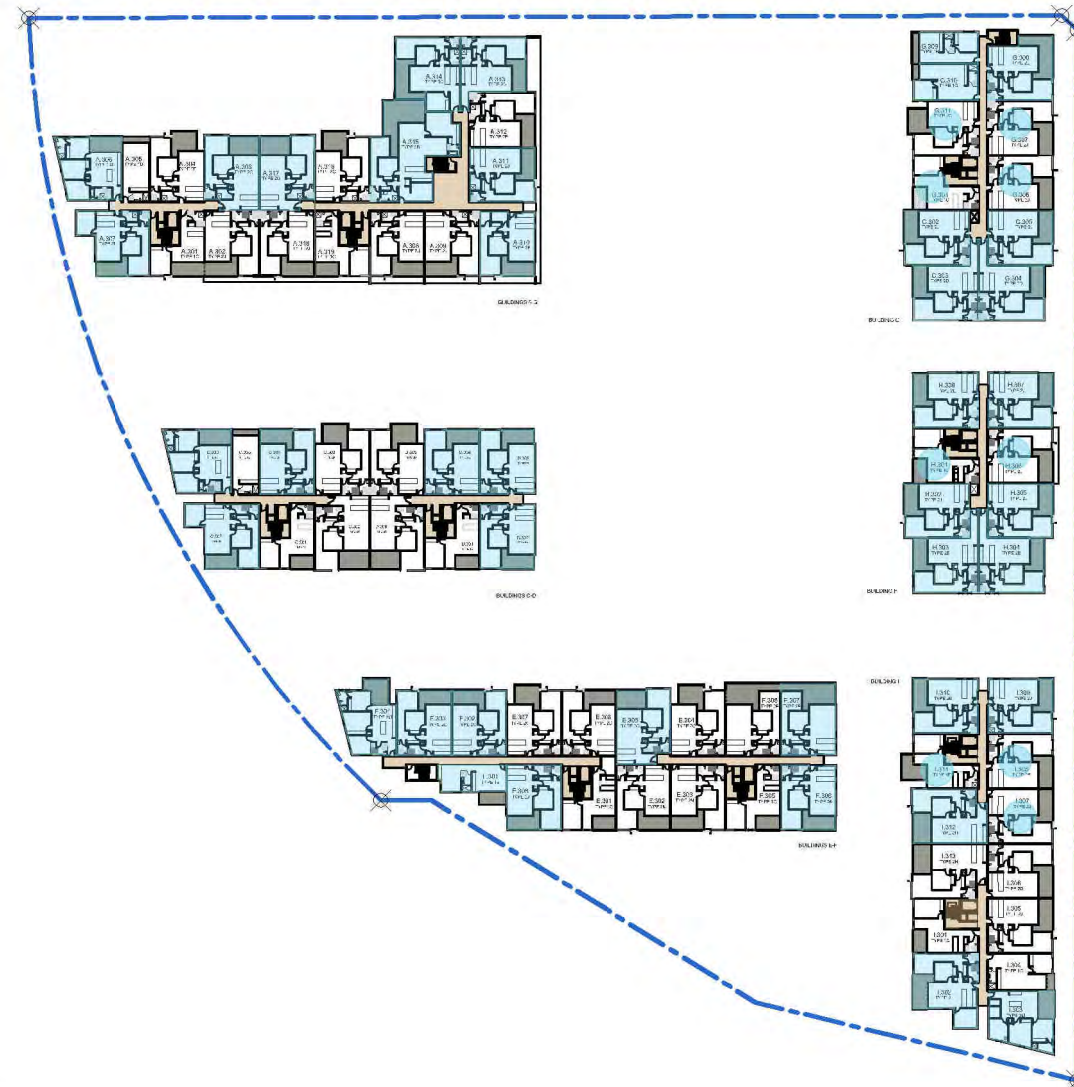
33/43

0 2 5 10 20 40
SCALE (m) 1:250 @ A1





LEVEL 2



LEVEL 3 - 5

LEVEL 5 ONLY

CROSS VENTILATION APARTMENTS

NOTE - NATURAL CROSS VENTILATION TO SINGLE SIDED APARTMENTS.

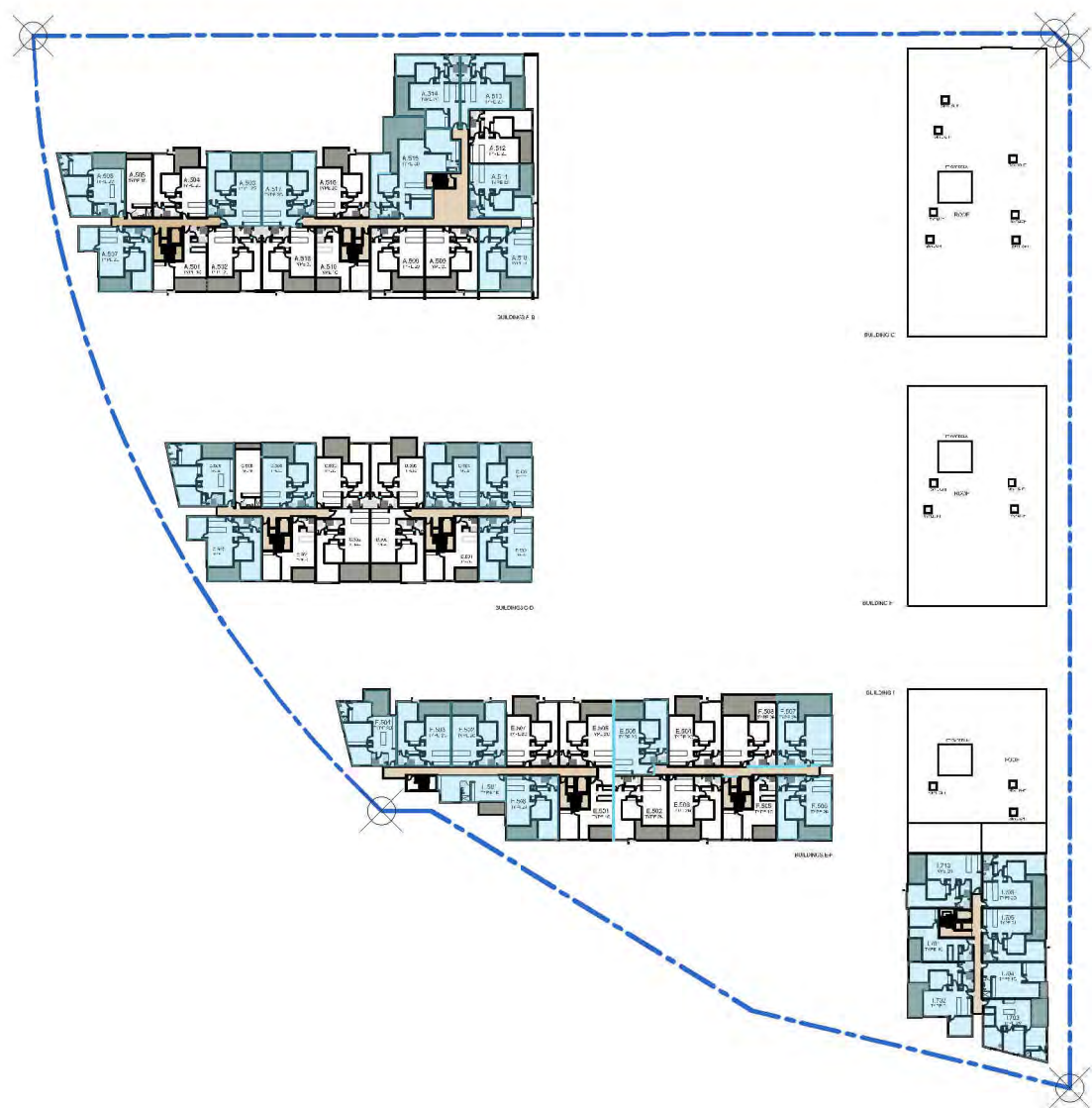
NATURAL VENTILATION COMPLIANCE UNDER THE RESIDENTIAL FLAT DESIGN CODE IS ACHIEVABLE BY SUITABLY DESIGNED SINGLE SIDED APARTMENTS WITH RELIABLE EXPOSURE TO THE RELEVANT SUMMER COOLING BREEZES IN SYDNEY. THE FUNDAMENTAL ATTRIBUTE FOR ACHIEVING THIS CONDITION IS THE DEGREE OF RELIEF IN THE DOMINANT FACADE BY USE OF PROTRUDING ELEMENTS AND RECESSED BALCONIES, AS NOTABLY EMPLOYED IN THE SINGLE SIDED APARTMENTS CAN BE CHARACTERIZED AS COMPLYING WITH PERFORMANCE REQUIREMENTS OF THE APARTMENT DESIGN GUIDE.

CROSS VENTILATION DIAGRAMS

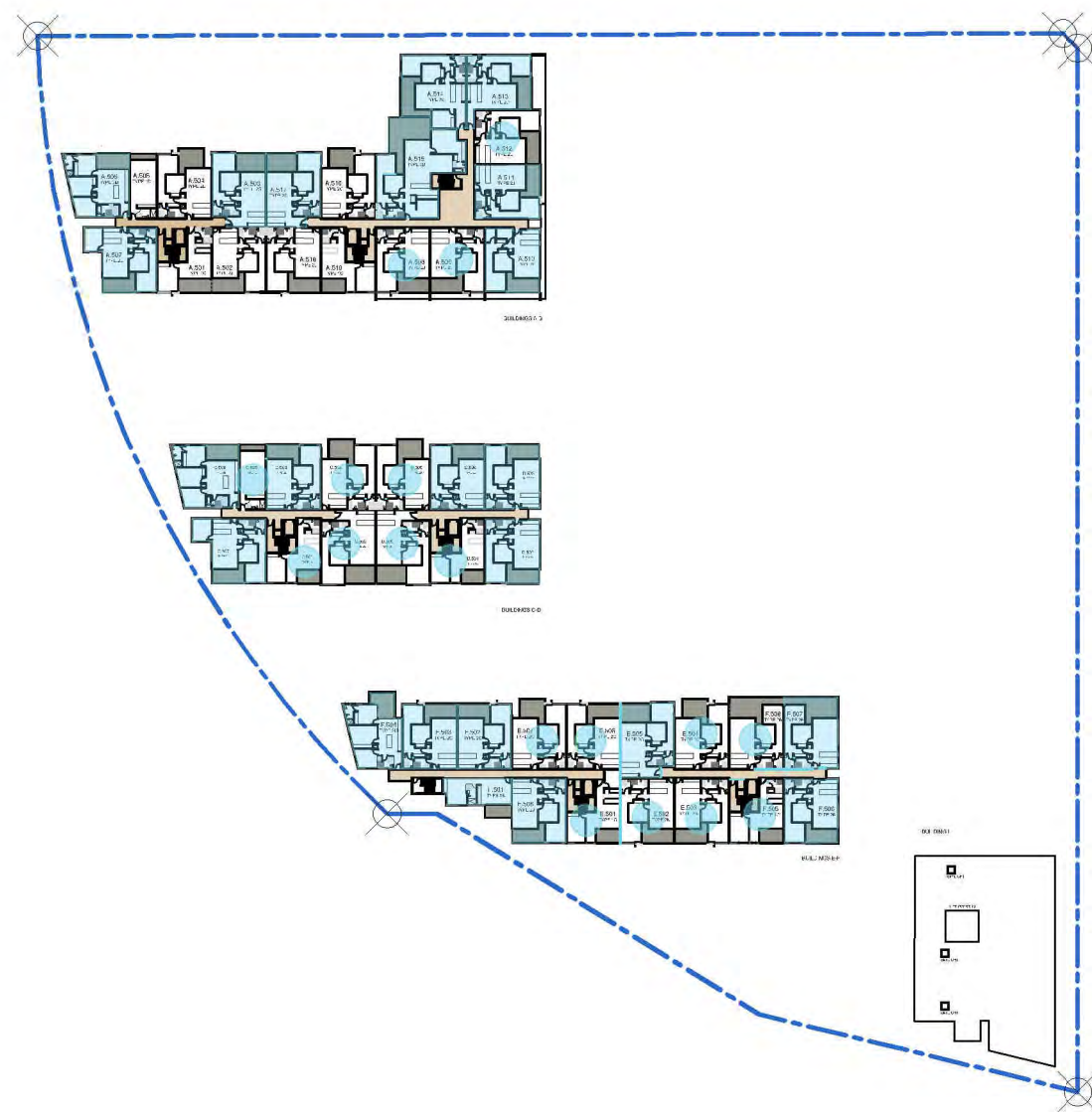
34/43

0 2 5
10 20
SCALE (m) 1:250 @ A1





LEVEL 6



LEVEL 7

● LEVEL 7 ONLY

CROSS VENTILATION APARTMENTS

NOTE - NATURAL CROSS VENTILATION TO SINGLE SIDED APARTMENTS.

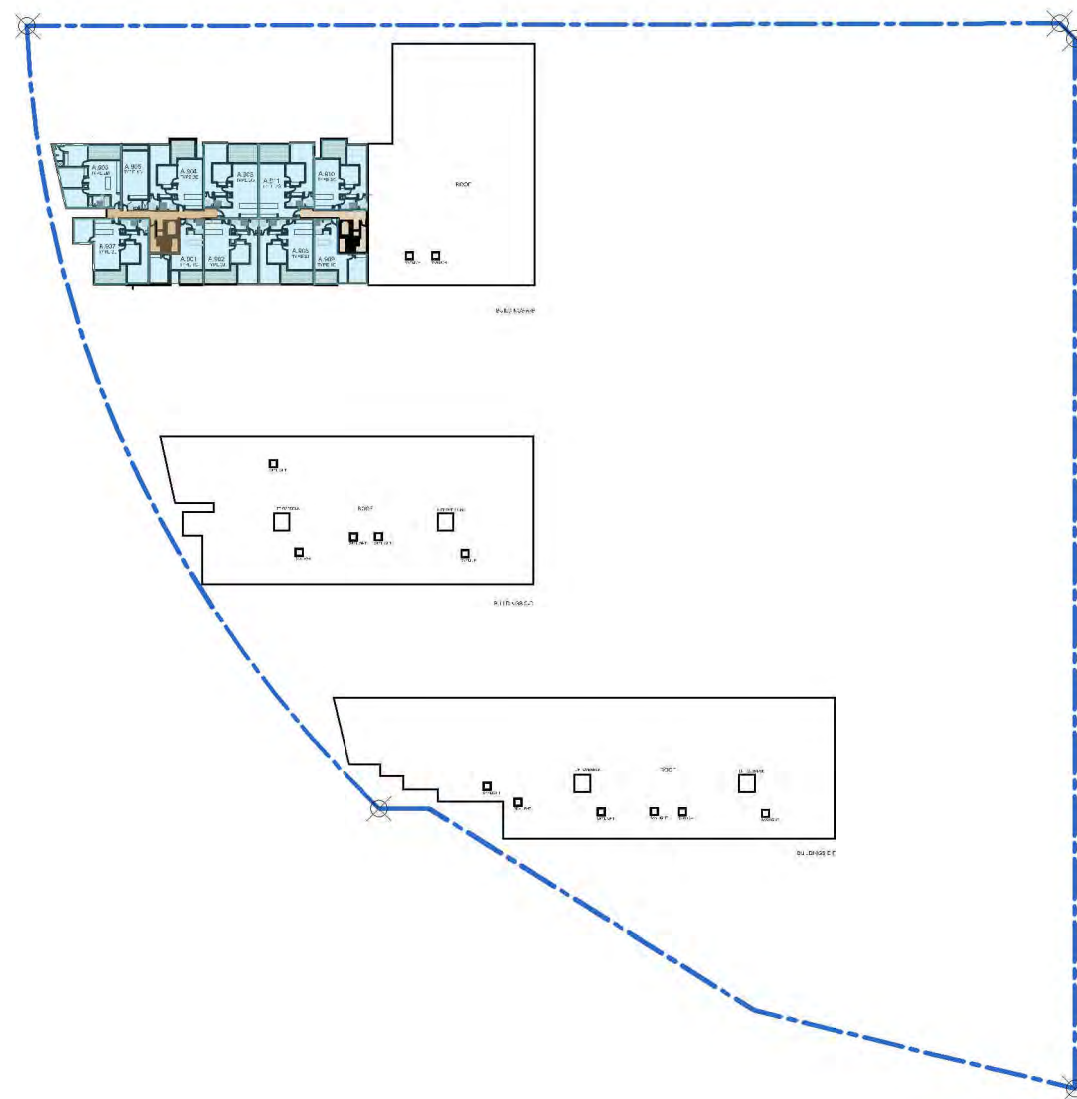
NATURAL VENTILATION COMPLIANCE UNDER THE RESIDENTIAL FLAT DESIGN CODE IS ACHIEVABLE BY SUITABLY DESIGNED SINGLE SIDED APARTMENTS WITH RELIABLE EXPOSURE TO THE RELEVANT SUMMER COOLING BREEZES IN SYDNEY. THE FUNDAMENTAL ATTRIBUTE FOR ACHIEVING THIS CONDITION IS THE DEGREE OF RELIEF IN THE DOMINANT FACADE BY USE OF PROTRUDING ELEMENTS AND RECESSED BALCONIES, AS NOTABLY EMPLOYED IN THE SINGLE SIDED APARTMENTS CAN BE CHARACTERIZED AS COMPLYING WITH PERFORMANCE REQUIREMENTS OF THE APARTMENT DESIGN GUIDE.

CROSS VENTILATION DIAGRAMS

35/43

0 2 5 10 20 40
SCALE (m) 1:250 @ A1





LEVEL 8-11

CROSS VENTILATION APARTMENTS

NOTE - NATURAL CROSS VENTILATION TO SINGLE SIDED APARTMENTS.

NATURAL VENTILATION COMPLIANCE UNDER THE RESIDENTIAL FLAT DESIGN CODE IS ACHIEVABLE BY SUITABLY DESIGNED SINGLE SIDED APARTMENTS WITH RELIABLE EXPOSURE TO THE RELEVANT SUMMER COOLING BREEZES IN SYDNEY. THE FUNDAMENTAL ATTRIBUTE FOR ACHIEVING THIS CONDITION IS THE DEGREE OF RELIEF IN THE DOMINANT FACADE BY USE OF PROTRUDING ELEMENTS AND RECESSED BALCONIES, AS NOTABLY EMPLOYED IN THE SINGLE SIDED APARTMENTS CAN BE CHARACTERIZED AS COMPLYING WITH PERFORMANCE REQUIREMENTS OF THE APARTMENT DESIGN GUIDE.

CROSS VENTILATION DIAGRAMS

36/43

0 2 5 10 20 40
SCALE (m) 1:250 @ A1

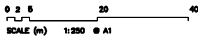


GROSS BUILDING AREA

LEVEL	A & B	C & D	E & F	G	H	I	TOTAL	
							R	
GROUND	1910	1197	1450	883	717	845	7002	m ²
LEVEL 1	2057	1289	1602	1057	790	1205	8000	m ²
LEVEL 2	1996	1254	1581	1037	788	1292	7948	m ²
LEVEL 3	1996	1254	1581	1037	788	1266	7922	m ²
LEVEL 4	1996	1254	1581	1037	788	1266	7922	m ²
LEVEL 5	1996	1254	1581	1037	788	1266	7922	m ²
LEVEL 6	1996	1254	1581			670	5501	m ²
LEVEL 7	1996	1254	1581				4831	m ²
LEVEL 8	1050						1050	m ²
LEVEL 9	1050						1050	m ²
LEVEL 10	1050						1050	m ²
LEVEL 11	1050						1050	m ²

61,248 TOTAL (m²)
21,170 SITE AREA (m²)

GBA CALCULATION TABLE

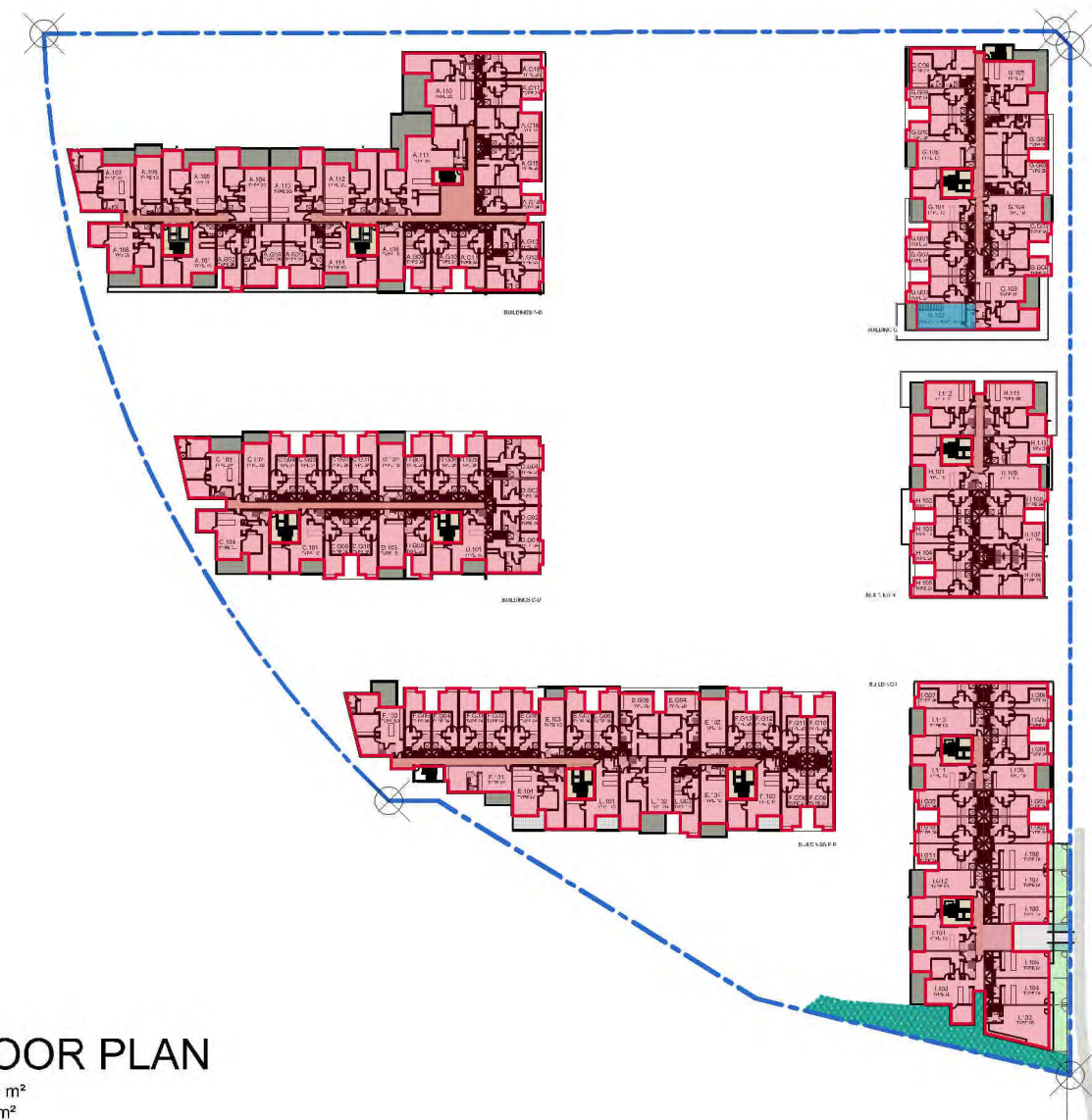


GROSS FLOOR AREA

LEVEL	A & B		C & D	E & F	G		H		I	TOTAL		
	R	CC			R	NR	R	NR	R	NR	R	
GROUND	1291	510	1081	1327	673	156	525	147	727	813	5624	m ²
LEVEL 1	1703		1173	1325	839	37	654		1057	37	6751	m ²
LEVEL 2	1604		997	1242	830		631		1048		6352	m ²
LEVEL 3	1604		997	1242	830		631		1024		6328	m ²
LEVEL 4	1604		997	1242	830		631		1024		6328	m ²
LEVEL 5	1604		997	1242	830		631		1024		6328	m ²
LEVEL 6	1604		997	1242					564		4407	m ²
LEVEL 7	1604		997	1242							3843	m ²
LEVEL 8	837										837	m ²
LEVEL 9	837										837	m ²
LEVEL 10	837										837	m ²
LEVEL 11	837										837	m ²

RESIDENTIAL (R)	49,309	TOTAL (m ²)
NON-RESIDENTIAL (NR) & CHILDCARE (CC)	850	TOTAL (m ²)
	50,159	TOTAL GROSS FLOOR AREA
	21,170	SITE AREA (m ²)
RESIDENTIAL (R)	2.33 :1	FSR
NON-RESIDENTIAL (NR) & CHILDCARE (CC)	0.04 :1	FSR
	2.37 :1	FSR
Adopt	2.4 :1	FSR To allow finalisation of design development at development application stage

GFA CALCULATION TABLE



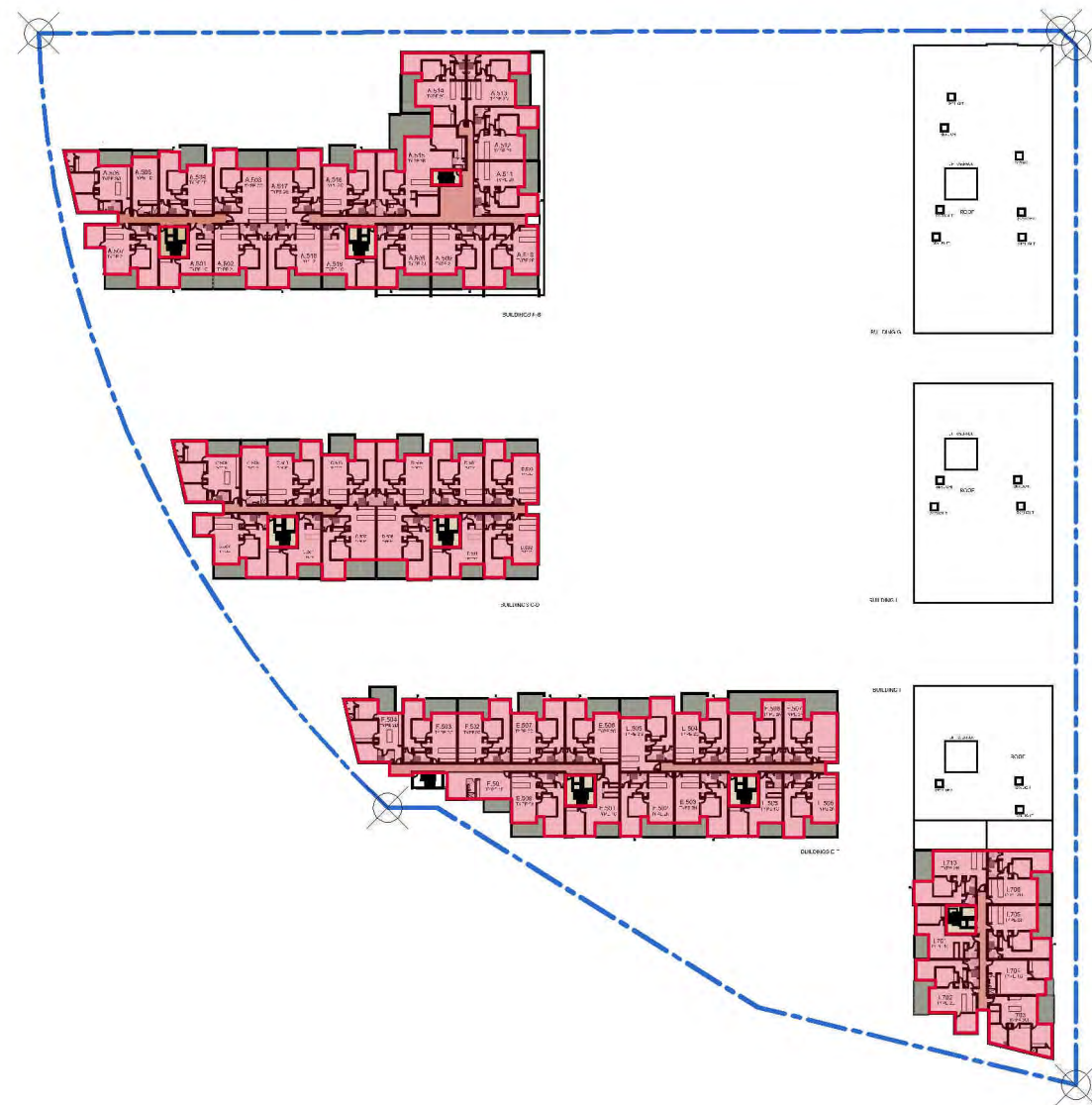
GFA CALCULATION DIAGRAMS

39/43

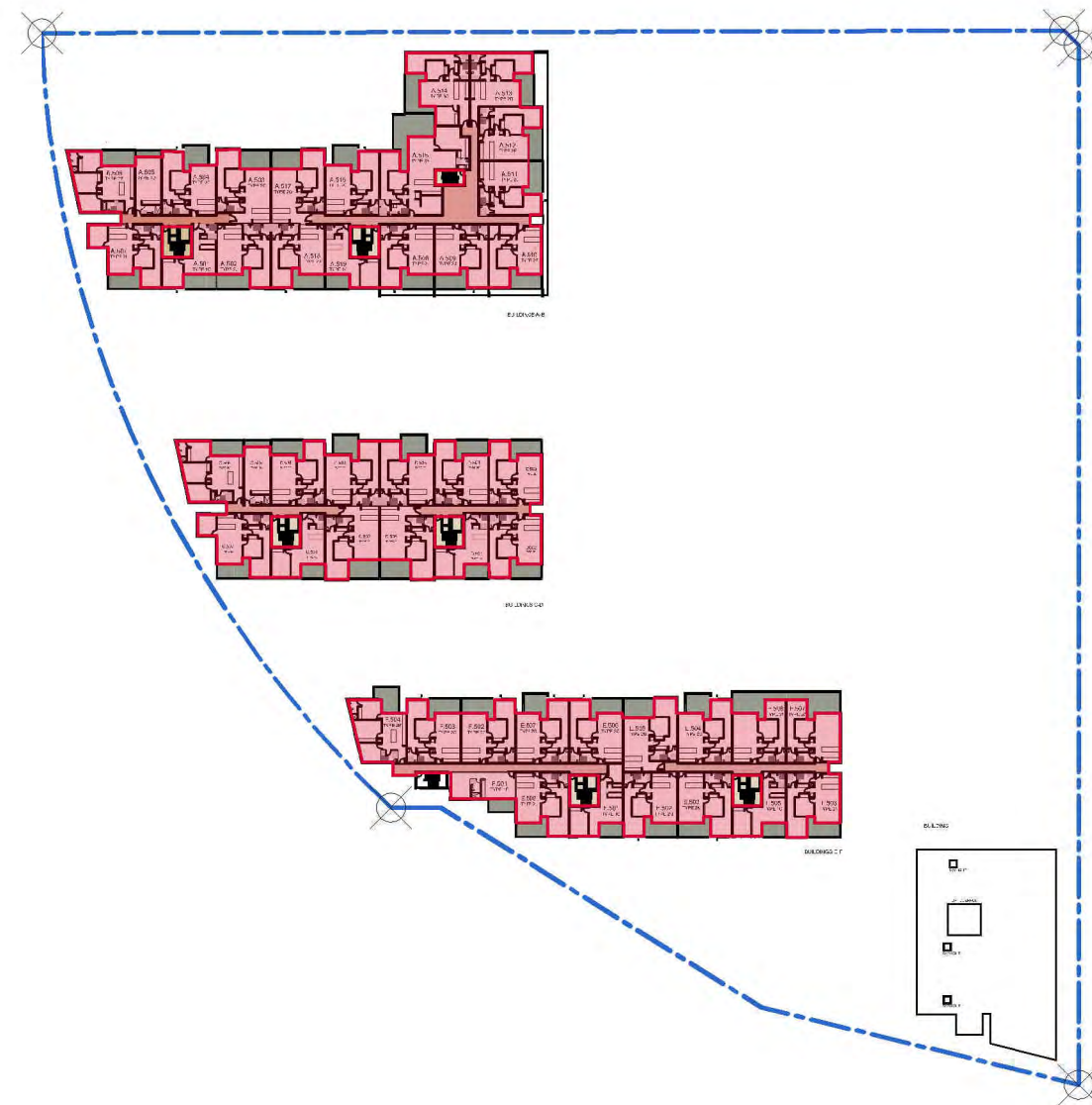
0 2 5 10 20 40
 SCALE (m) 1:200 @ A1







LEVEL 6
TOTAL = 4407 m²

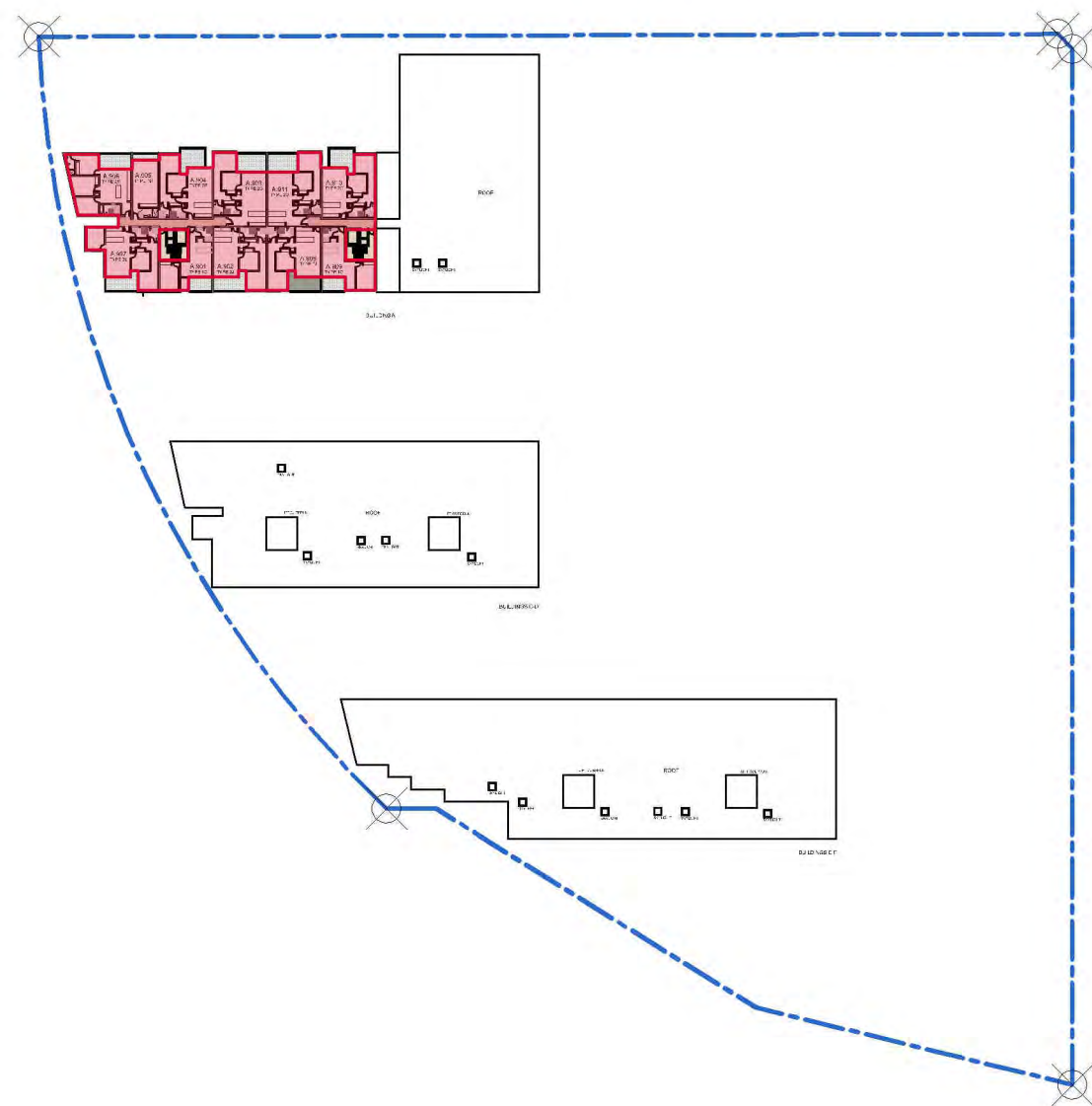


LEVEL 7
TOTAL = 3843 m²

GFA CALCULATION DIAGRAMS

41/43





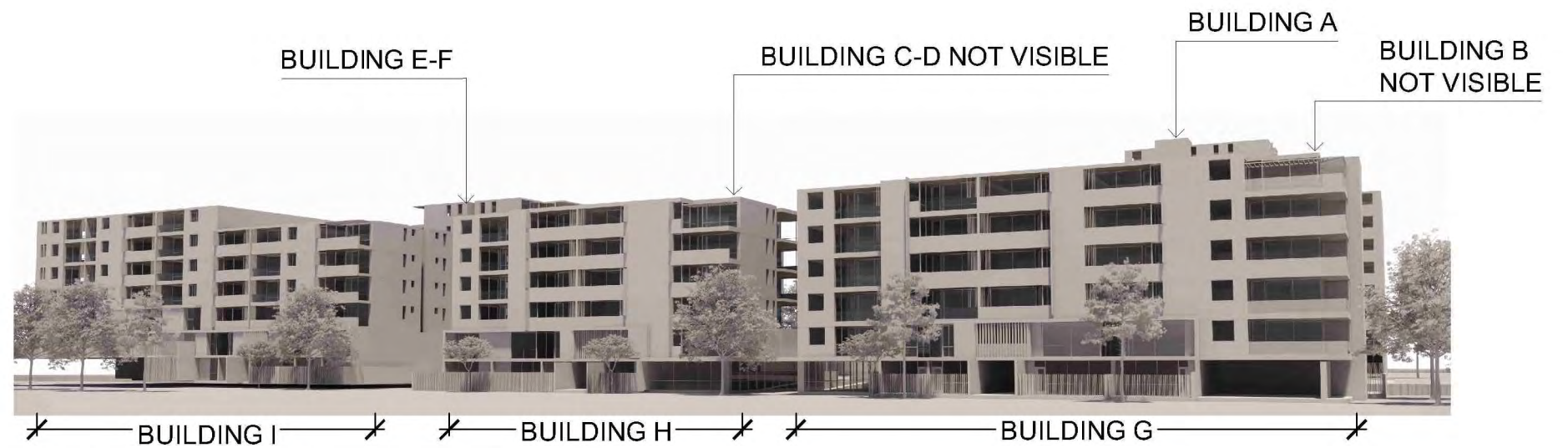
LEVEL 8-11
TOTAL = 3348 m²

GFA CALCULATION DIAGRAMS

42/43

0 20 40
SCALE (m) 1:200 @ A1





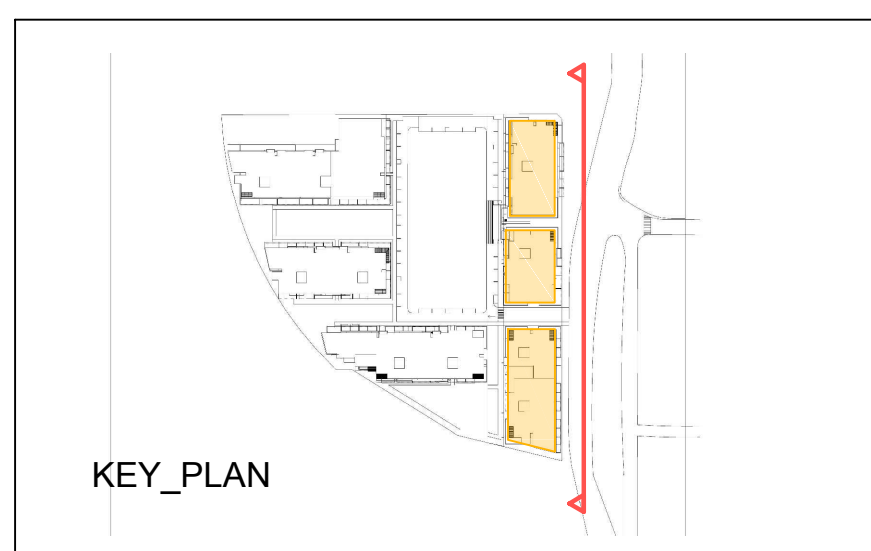
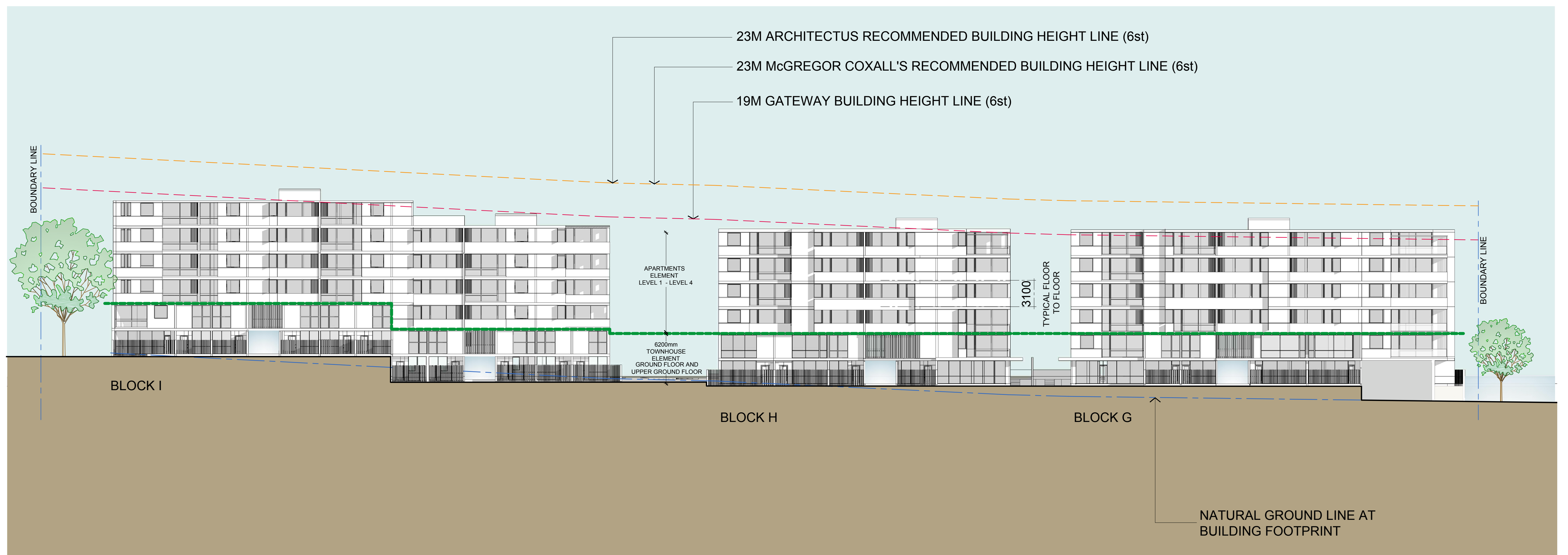
VIEW FROM MAGNEY NATURE RESERVE



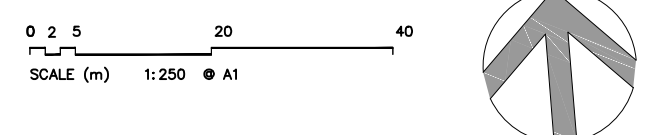
AERIAL VIEW

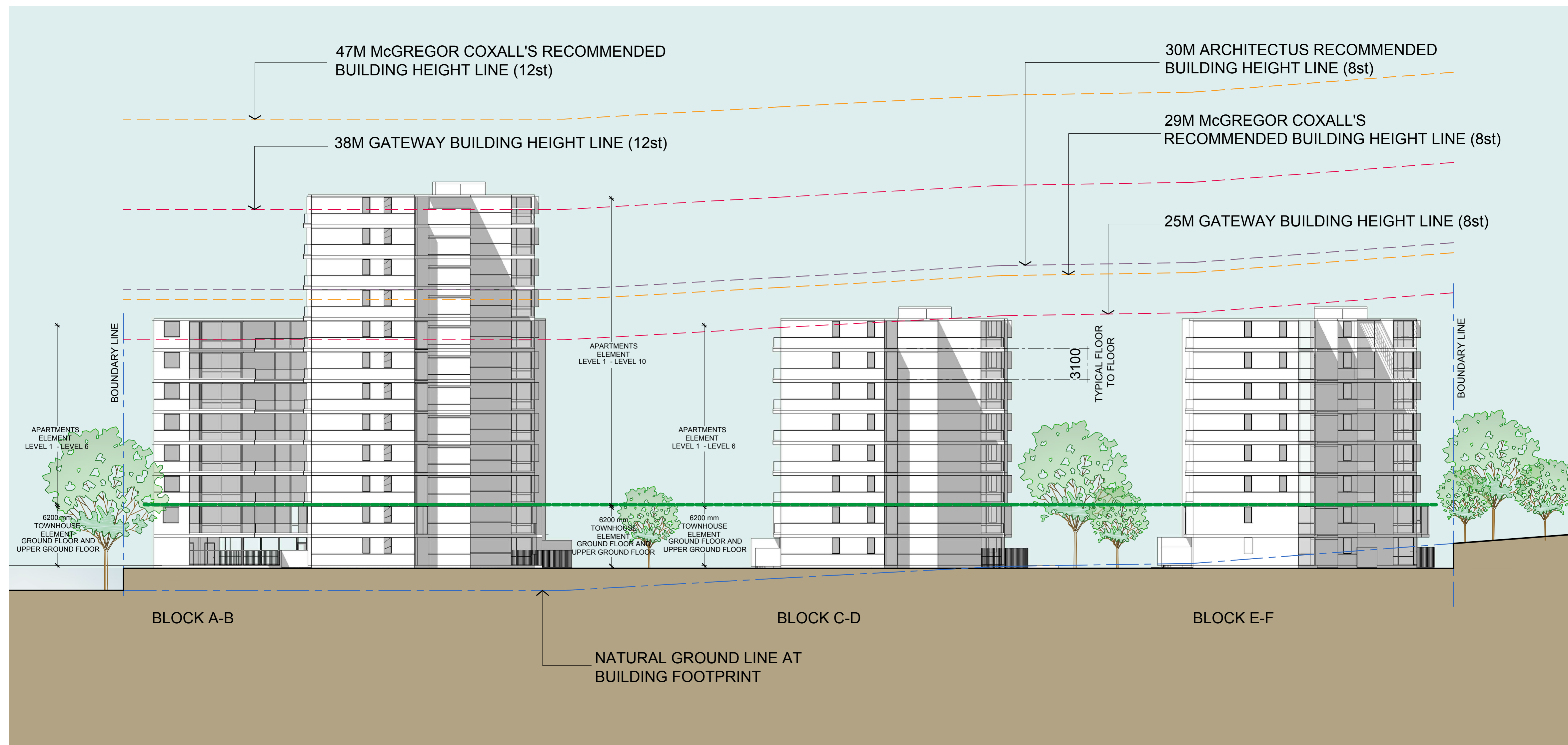
43/43

STREETSCAPE AND AERIAL VIEWS

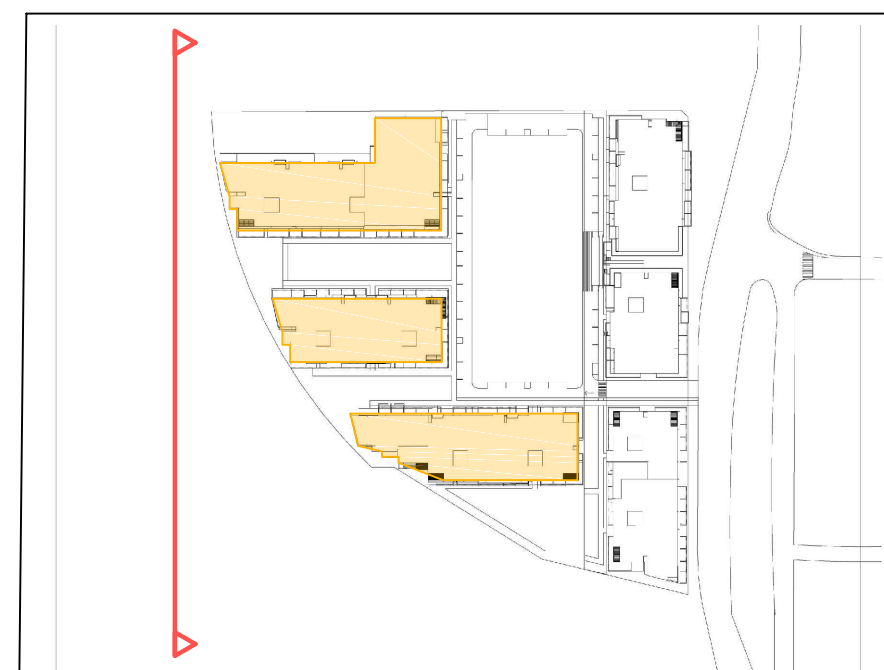


ELEVATION - AUBURN ROAD (EAST)



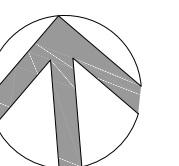


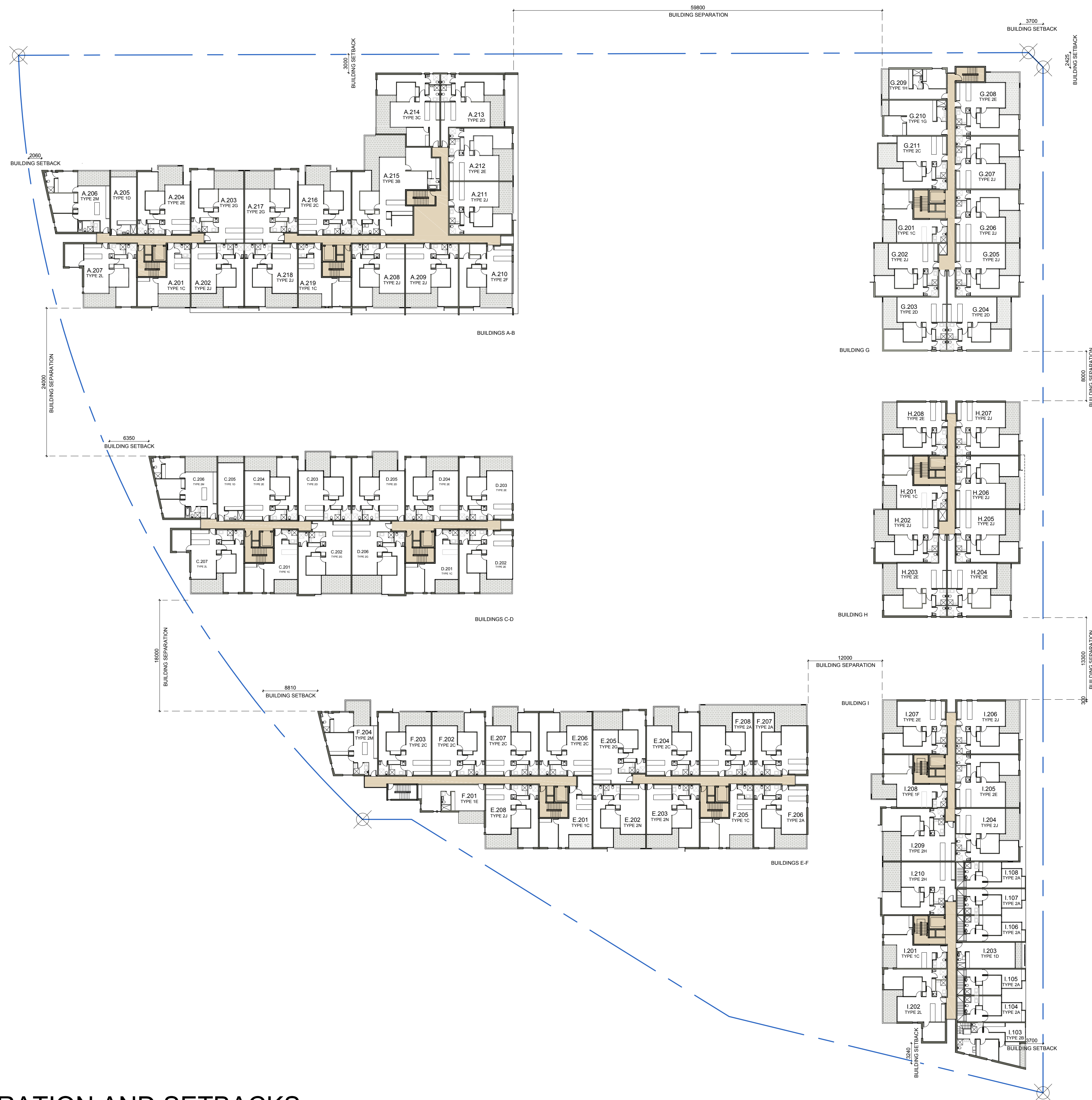
KEY_PLAN



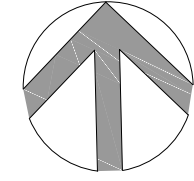
ELEVATION - RAILWAY CORRIDOR (WEST)

0 2 5 20 40
SCALE (m) 1:250 A1





BUILDING SEPARATION AND SETBACKS TYPICAL LEVEL / LEVEL 3



30-46 Auburn Road, Regents Park SEPP65 Statement

2A GREGORY PLACE PARRAMATTA NSW 2150

P 02 9687 0099
F 02 9687 0044
E info@raad.com.au

Design Verification Statement

15th April 2020

Dear Sir and madam,

DESIGN VERIFICATION UNDER CLAUSE 50(1A) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000

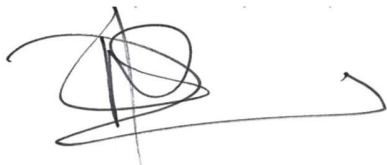
Site: 30 – 46 Auburn Road, Regents Park
Lot 1 in DP 656032
Lot 2 in DP 433938

Proposal: Preliminary Design of 9 Residential Flat Buildings above basement carparking.

In accordance with the provisions of Clause 50(1A) of the Environmental Planning and Assessment Regulation 2000, I hereby verify:

1. That I am a qualified designer as defined under Clause 3 of the Regulation, being registered as an architect in NSW (Certificate No 4570) in accordance with the Architects Act 1921;
2. That I have been involved in the design of the proposed scheme following the issuing of the McGregor Coxall Urban Design Review Report revision C dated 9th January 2019 by the Department of Planning and Environment (at the time).
3. That I am of the opinion that the plans provided whist of a preliminary nature, achieve the design principles set out in Part 2 SEPP65.
4. That when the buildings achieve a height as determined by 'methodology A', a total Gross Floor Area of 56,487 m² is achieved, equating to an FSR of 2.668:1.
5. That when the buildings achieve a height as determined by 'methodology B', a total Gross Floor Area of 50,159 m² is achieved, equating to an FSR of 2.369:1.
6. That the proposed refinements and design development have not led to a development which is inconsistent with the Structure Plan developed by McGregor Coxall in their Urban Design Review Report revision C dated 9th January 2019.

Should you have any further queries regarding the above verification, I can be contacted on telephone 9687 0099.



Yours faithfully,
Michael S Raad | Director | April 2020
BSc(Arch) BArch(Hons1) University Medal | Sydney