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# PLANNING PROPOSAL

## MIXED-USE AND RESIDENTIAL REDEVELOPMENT


### 921 PUNCHBOWL ROAD, PUNCHBOWL NSW 2196



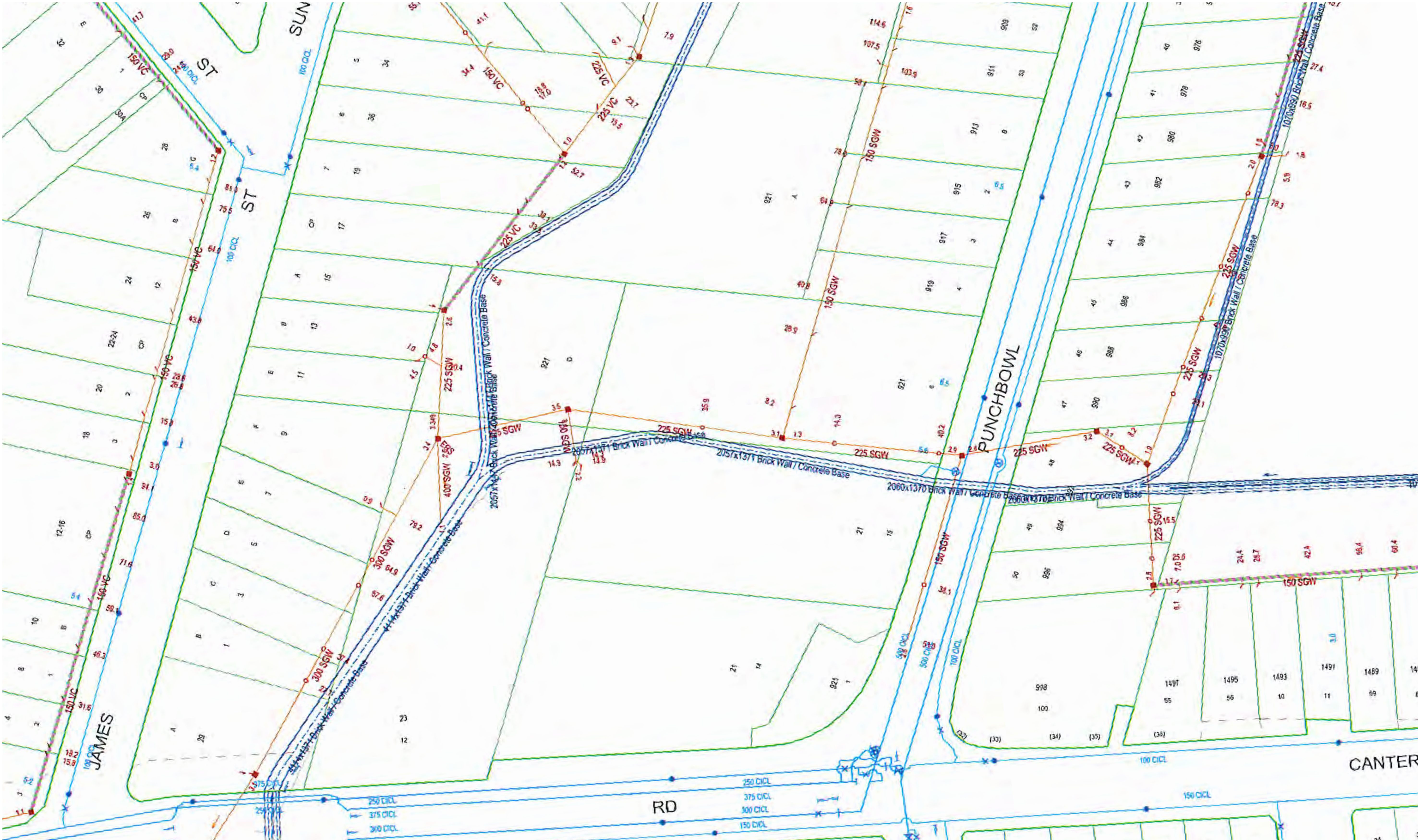
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 <p>Unit 2, 61-65 Kingsway, Kingsgrove NSW 2208 Australia</p> <p>Ph: +61 9587 4330 Fax: + 61 9587 4332 E: info@cmtarchitects.com</p>	<p>Design Architect: Chris Tsioulos Architect Reg Number: 5143</p>	<p>Project Name: MIXED USE DEVELOPMENT</p>
	<p>Copyright remains property of CMT Architects Pty Ltd</p>	<p>Drawing Name: COVER SHEET</p>
	<p>ACN: 161 791 715</p>	<p>Site: 921 Punchbowl Road, Punchbowl NSW 2196</p>





1 Infrastructure and Services Plan

1 : 500

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Architect Reg Number: 5143

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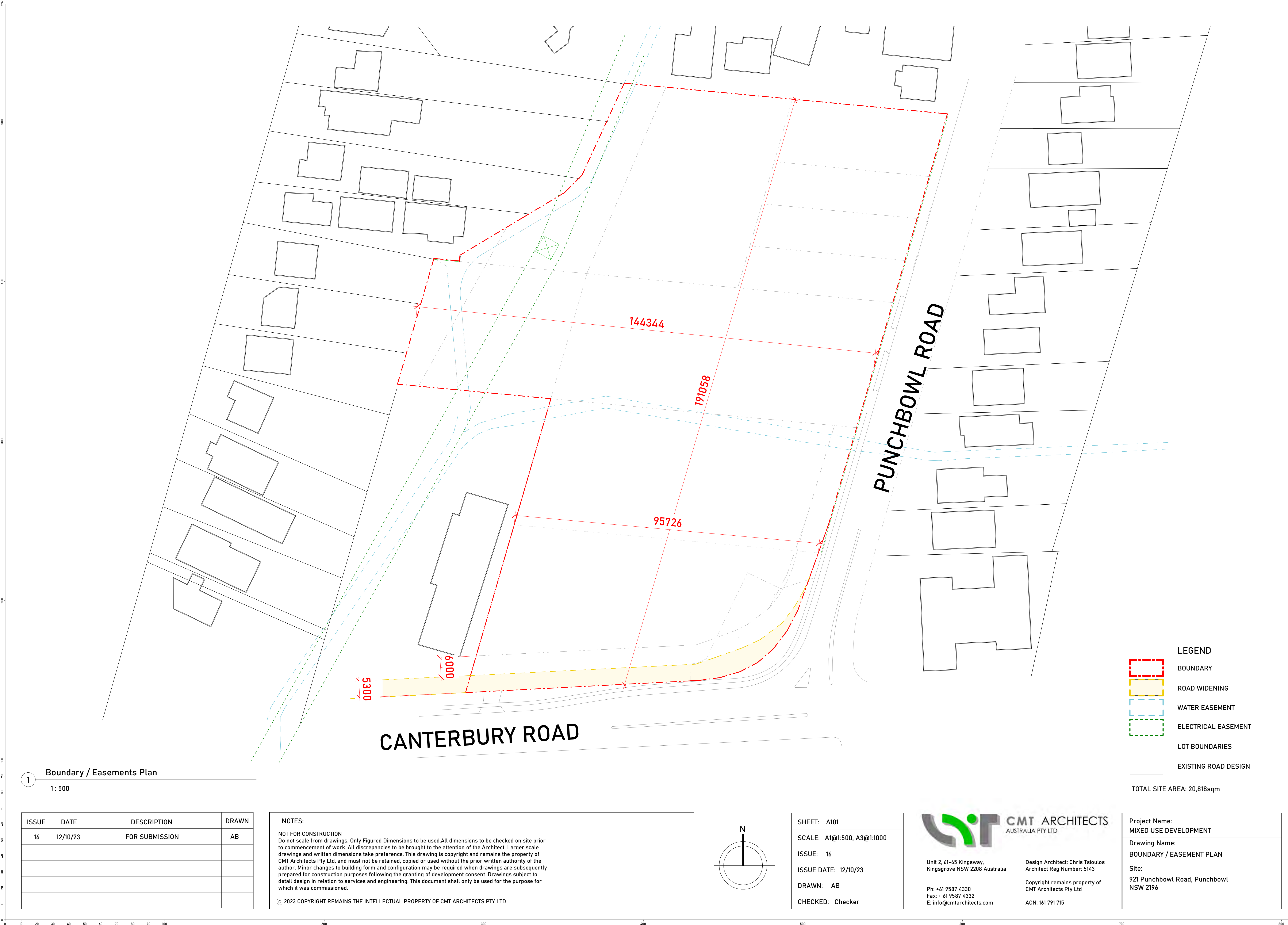
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Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
INFRASTRUCTURE AND SERVICES PLAN

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196





1

Boundary / Easements Plan

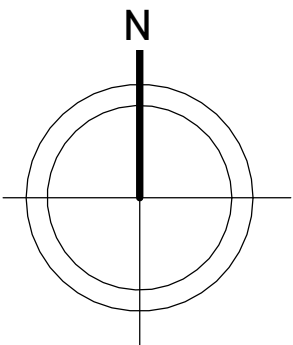
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Architect Reg Number: 5143

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Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
BOUNDARY / EASEMENT PLAN

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196



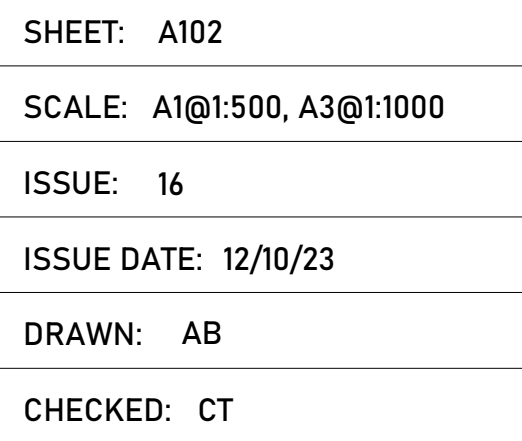


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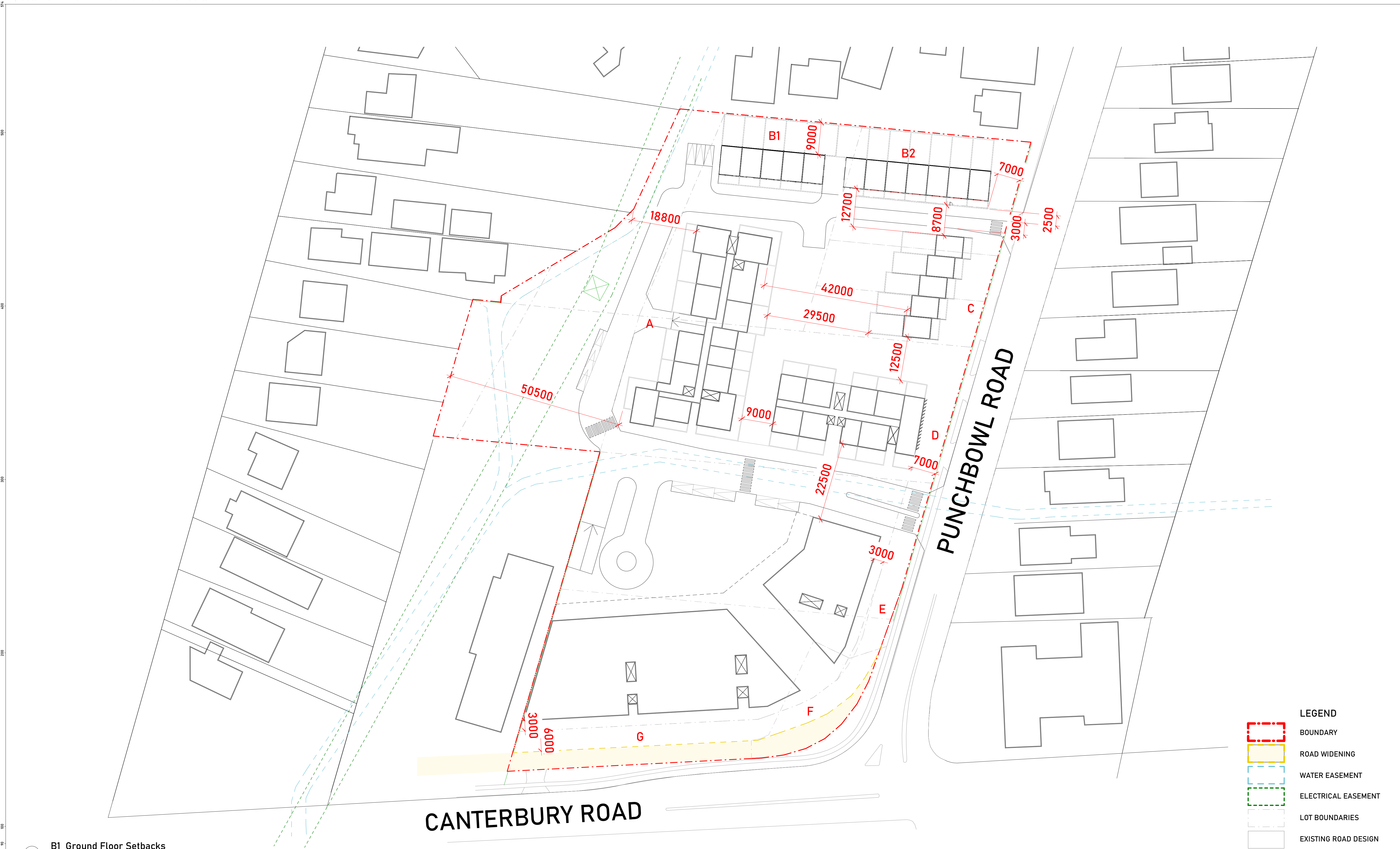
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## SITE PLAN

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196





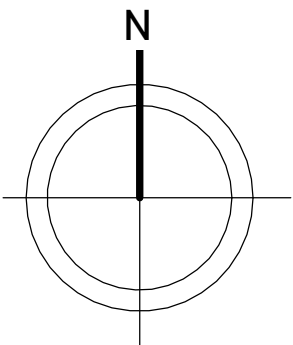
1 B1 Ground Floor Setbacks

1 : 500

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Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
SETBACKS

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196





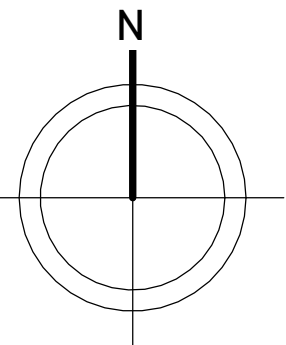
1 Lower Basement Level  
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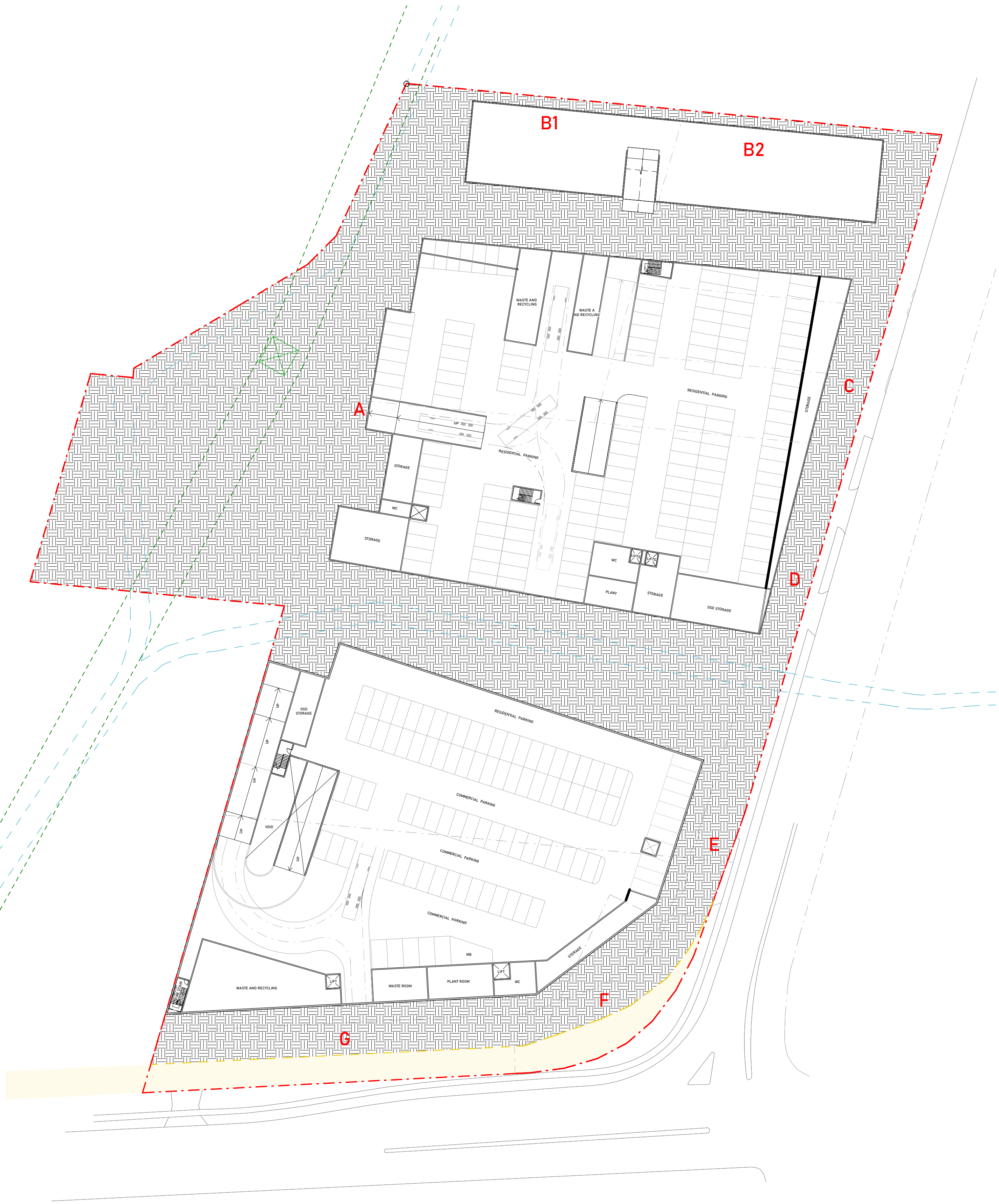
Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
LOWER BASEMENT FLOOR PLAN

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196



500  
400  
300  
200  
100  
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80  
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50  
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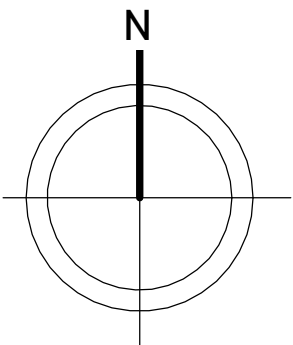
1 Upper Basement Level  
1 : 500

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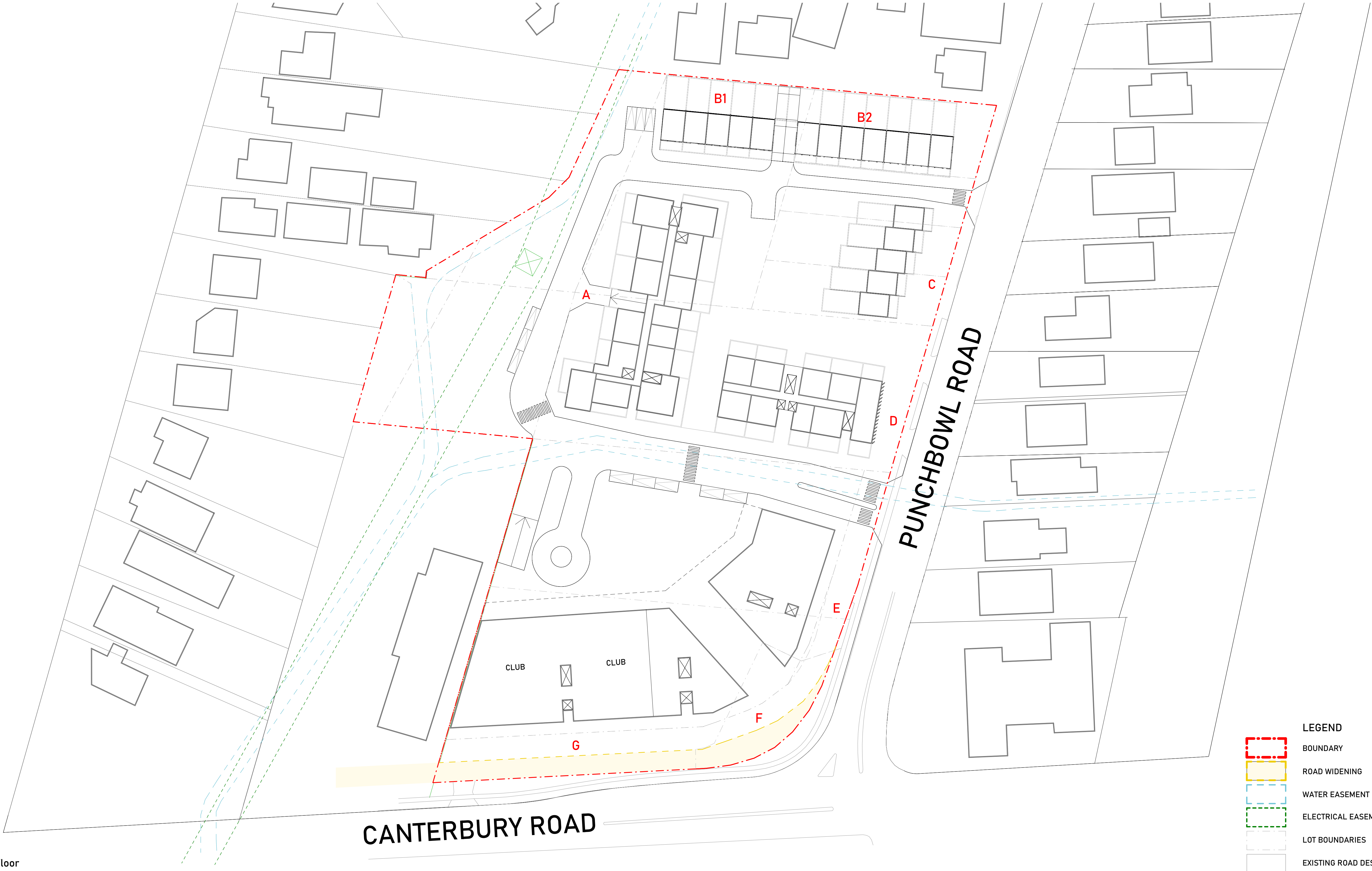
Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
UPPER BASEMENT FLOOR PLAN

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196



500  
400  
300  
200  
100  
90  
80  
70  
60  
50  
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CANTERBURY ROAD

PUNCHBOWL ROAD

LEGEND

- BOUNDARY
- ROAD WIDENING
- WATER EASEMENT
- ELECTRICAL EASEMENT
- LOT BOUNDARIES
- EXISTING ROAD DESIGN

TOTAL SITE AREA: 20,818sqm

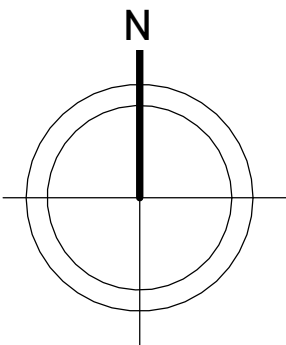
1 B1 Ground Floor  
1 : 500

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Architect Reg Number: 5143

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ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
GROUND FLOOR

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196



1

B1 Level 1

1 : 500

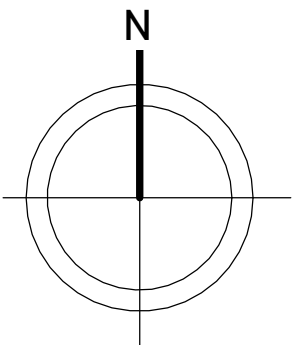
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Architect Reg Number: 5143


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Project Name: MIXED USE DEVELOPMENT
Drawing Name: LEVEL 1 FLOOR PLAN
Site: 921 Punchbowl Road, Punchbowl NSW 2196





LEGEND


BOUNDARY

ROAD WIDENING

WATER EASEMENT

ELECTRICAL EASEMENT

LOT BOUNDARIES

EXISTING ROAD DESIGN

TOTAL SITE AREA: 20,818sqm



500  
400  
300  
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100  
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80  
70  
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20  
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CANTERBURY ROAD

PUNCHBOWL ROAD

- LEGEND**
- BOUNDARY
  - ROAD WIDENING
  - WATER EASEMENT
  - ELECTRICAL EASEMENT
  - LOT BOUNDARIES
  - EXISTING ROAD DESIGN

TOTAL SITE AREA: 20,818sqm

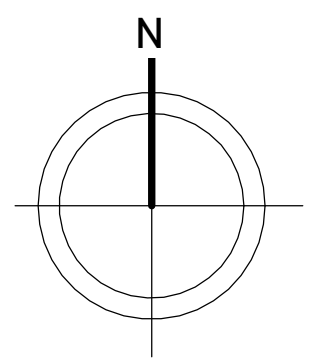
**B1 Level 2**  
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Architect Reg Number: 5143

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ACN: 161 791 715

Project Name: MIXED USE DEVELOPMENT
Drawing Name: LEVEL 2 FLOOR PLAN
Site: 921 Punchbowl Road, Punchbowl NSW 2196

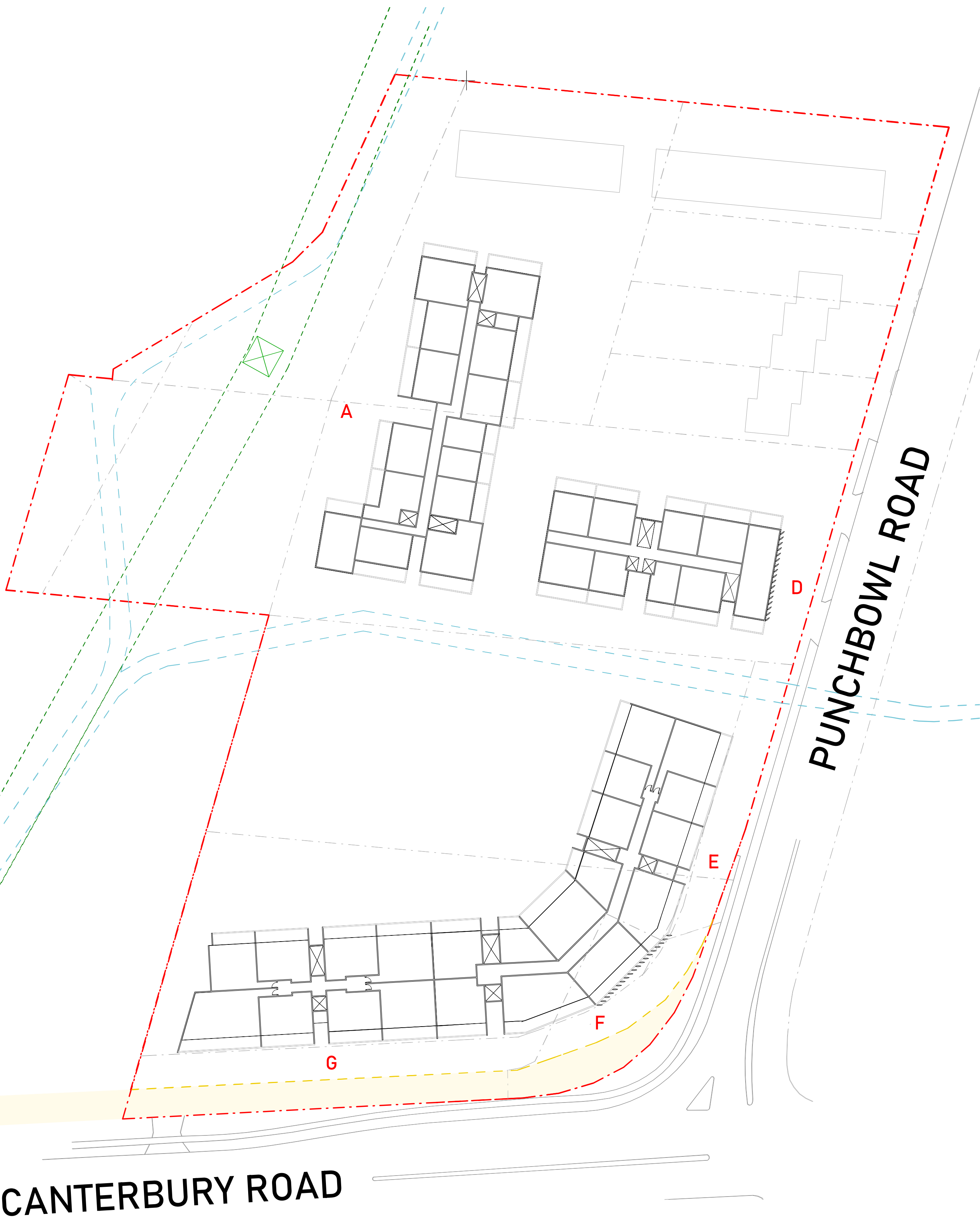


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1

B1 Level 3

1 : 500



- LEGEND
- BOUNDARY
  - ROAD WIDENING
  - WATER EASEMENT
  - ELECTRICAL EASEMENT
  - LOT BOUNDARIES
  - EXISTING ROAD DESIGN

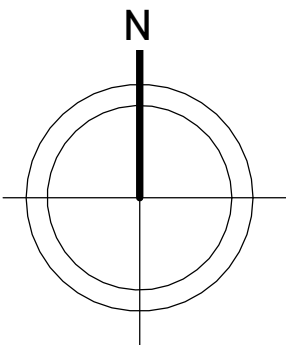
TOTAL SITE AREA: 20,818sqm

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Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
LEVEL 3 FLOOR PLAN

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196



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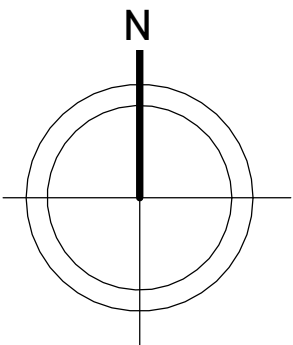
1 B1 Level 4  
1 : 500

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Architect Reg Number: 5143

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Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
LEVEL 4 FLOOR PLAN

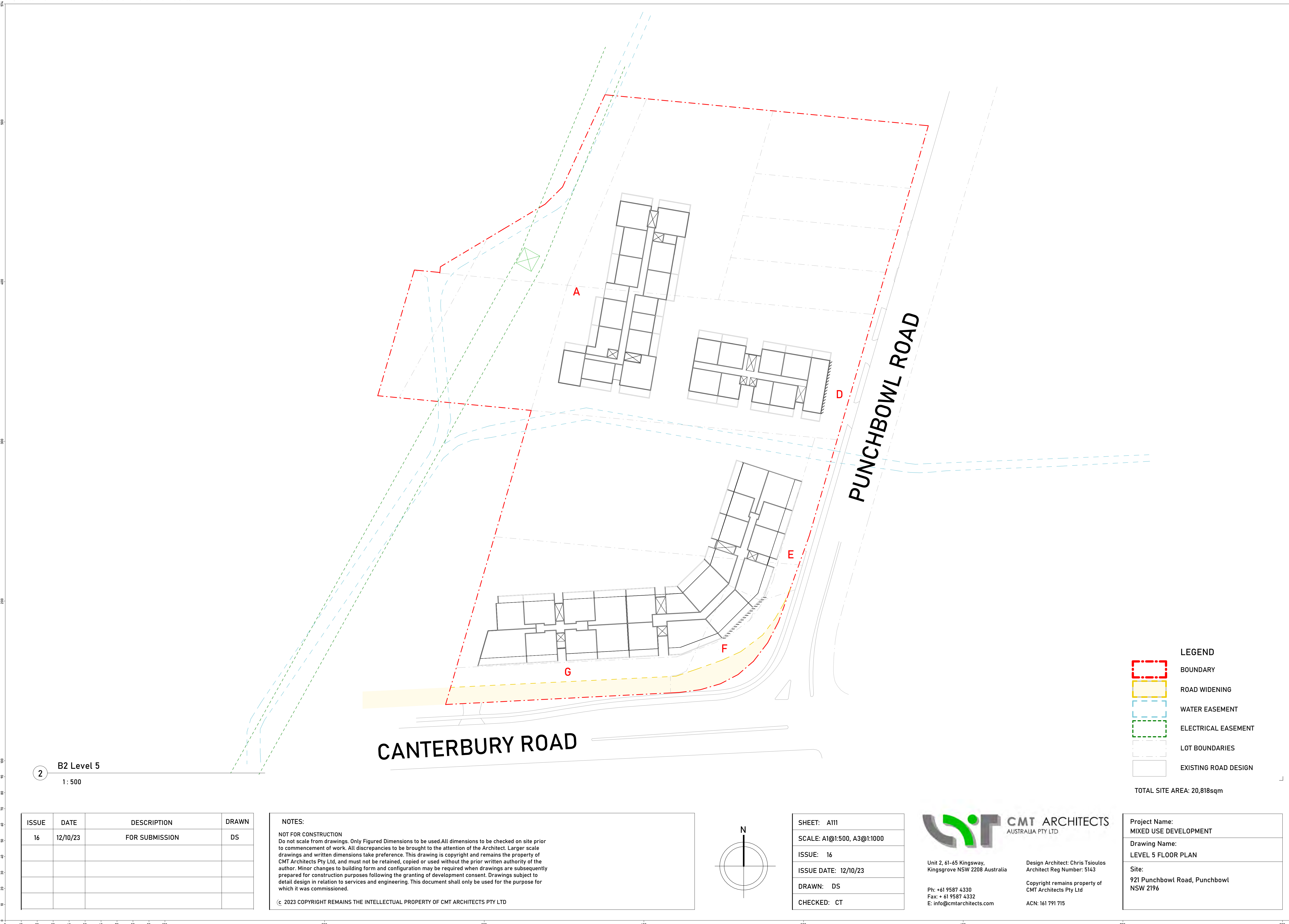
Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196

TOTAL SITE AREA: 20,818sqm

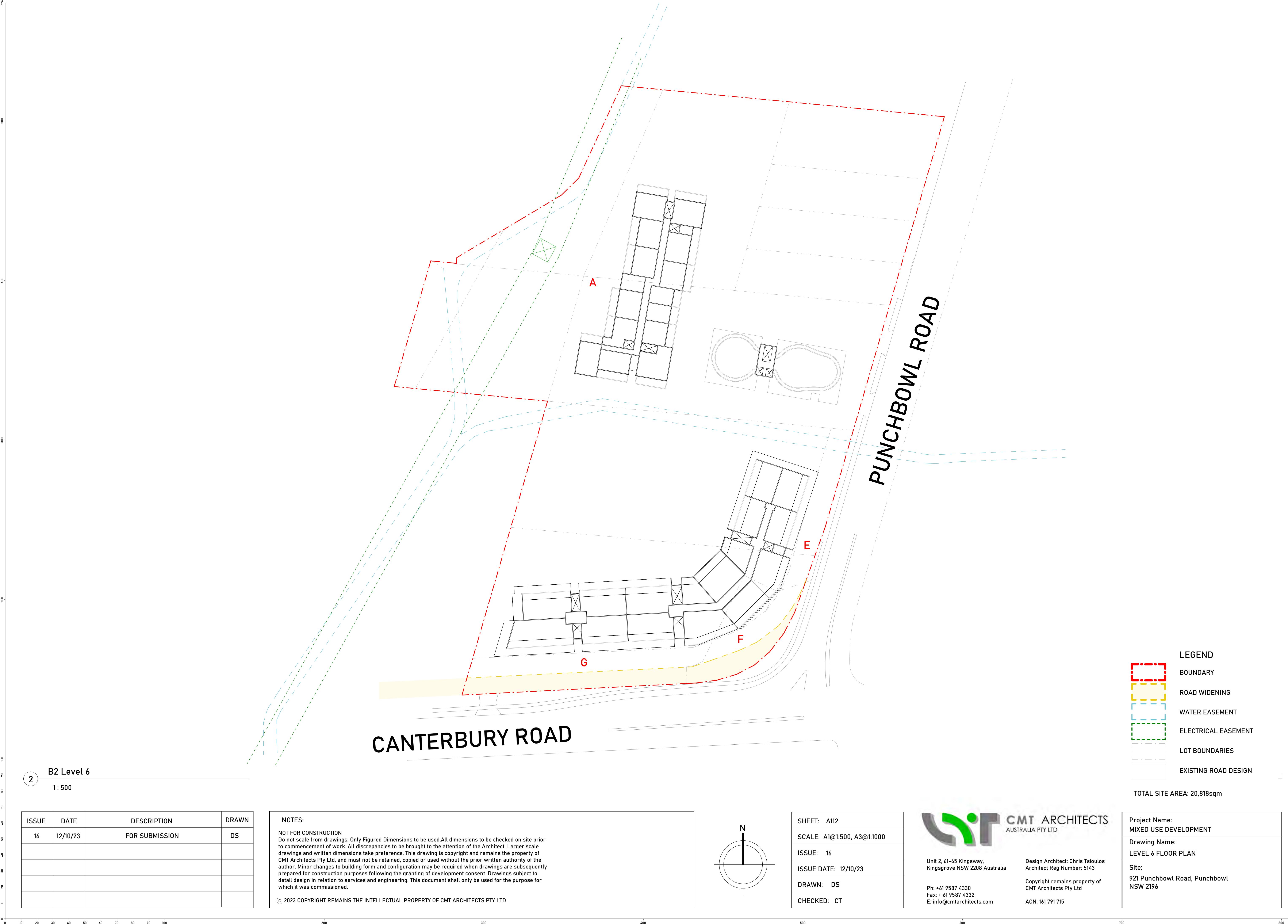
LEGEND	
	BOUNDARY
	ROAD WIDENING
	WATER EASEMENT
	ELECTRICAL EASEMENT
	LOT BOUNDARIES
	EXISTING ROAD DESIGN











2

B2 Level 6

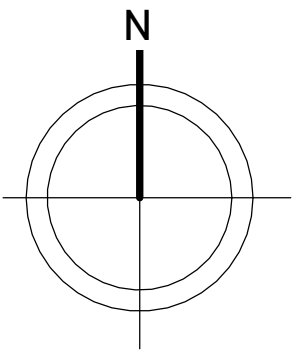
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E: info@cmtarchitects.com

Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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ACN: 161 791 715

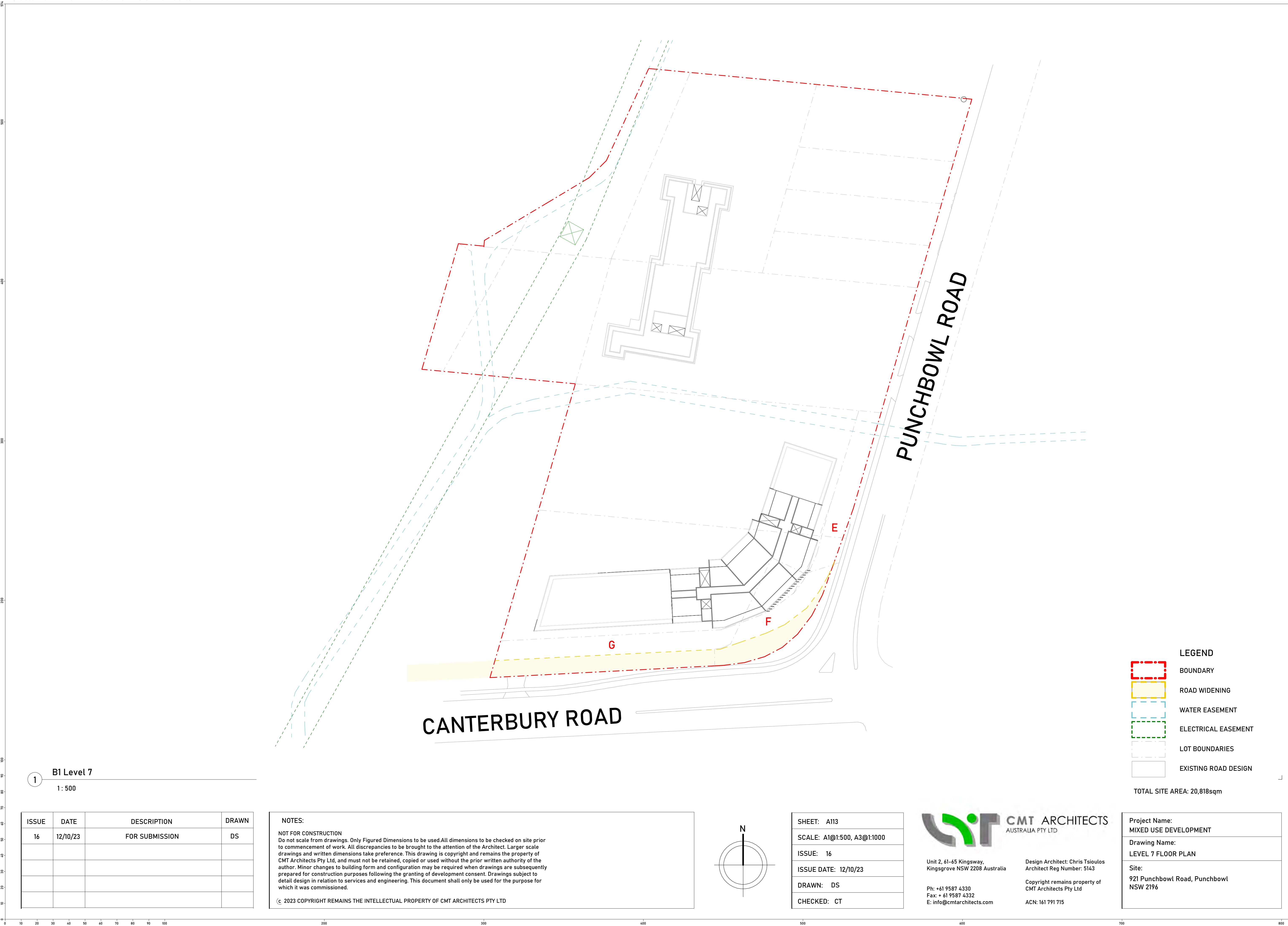
LEGEND

- BOUNDARY
- ROAD WIDENING
- WATER EASEMENT
- ELECTRICAL EASEMENT
- LOT BOUNDARIES
- EXISTING ROAD DESIGN

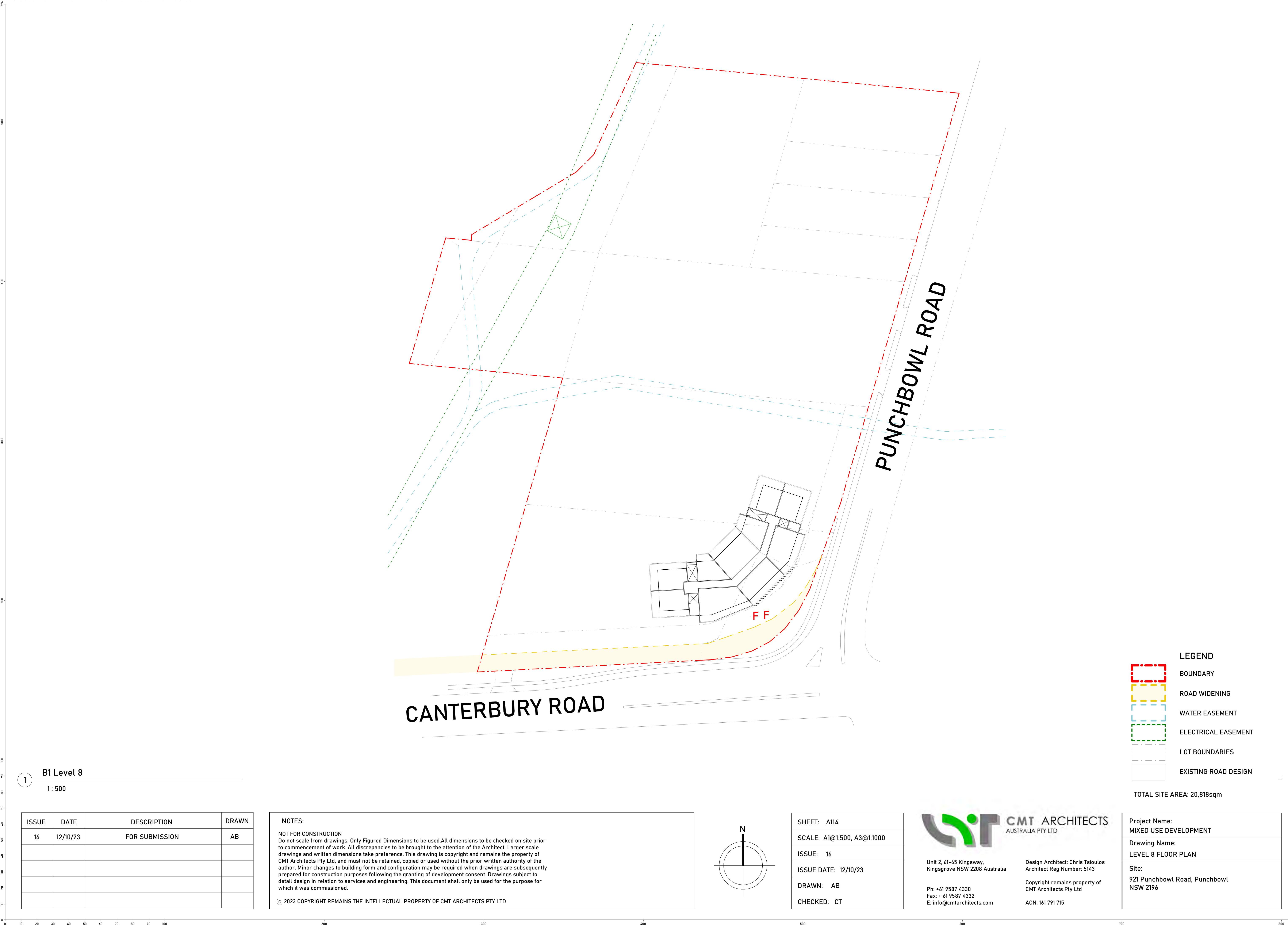
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Project Name: MIXED USE DEVELOPMENT
Drawing Name: LEVEL 6 FLOOR PLAN
Site: 921 Punchbowl Road, Punchbowl NSW 2196

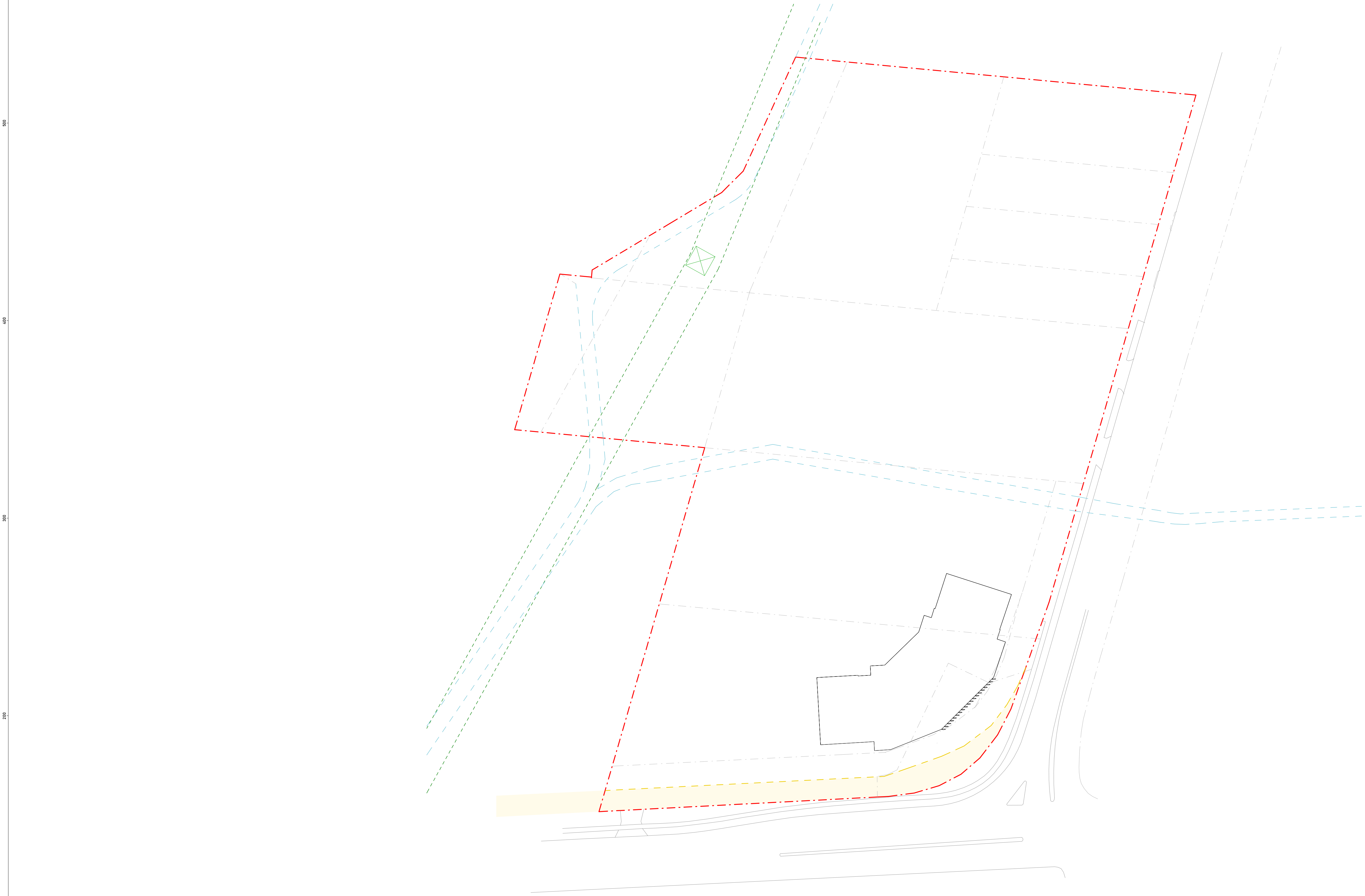












- LEGEND**
- BOUNDARY
  - ROAD WIDENING
  - WATER EASEMENT
  - ELECTRICAL EASEMENT
  - LOT BOUNDARIES
  - EXISTING ROAD DESIGN

TOTAL SITE AREA: 20,818sqm

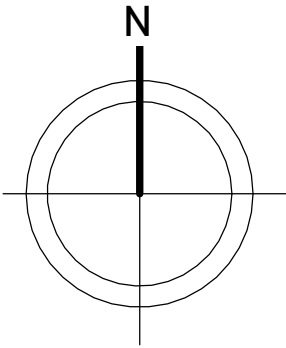
1 B1 Roof Level  
1 : 500

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Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

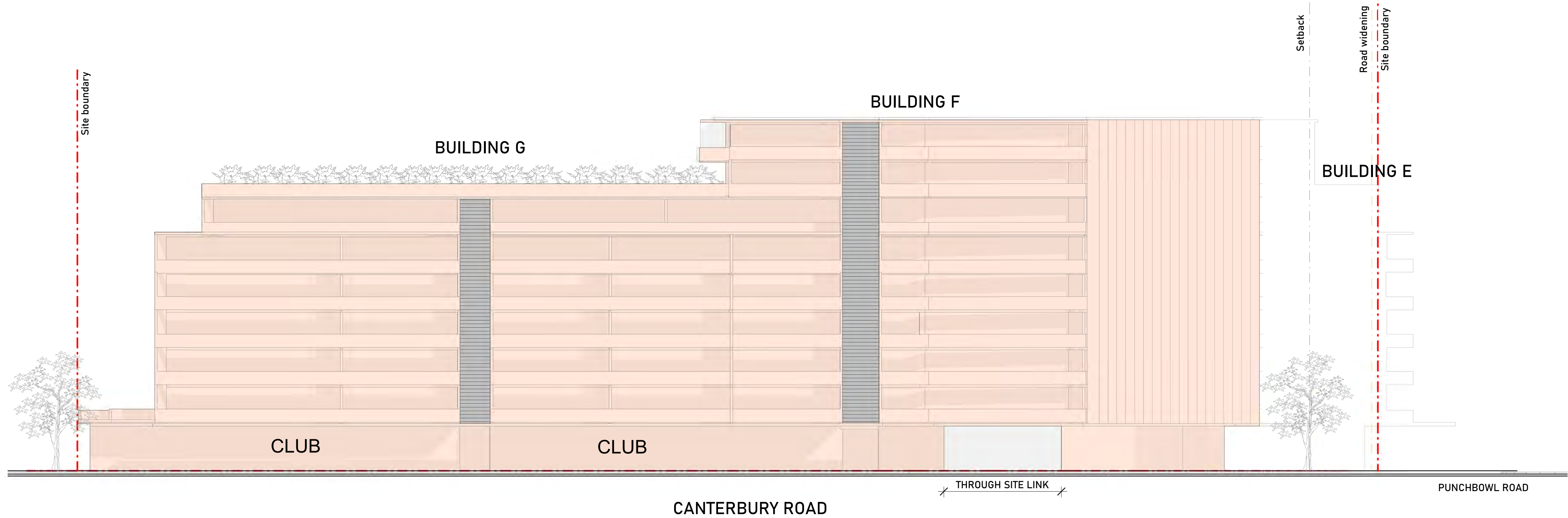
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ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
ROOF PLAN

Site:  
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NSW 2196





1 South Elevation.  
1 : 200

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Design Architect: Chris Tsioulos  
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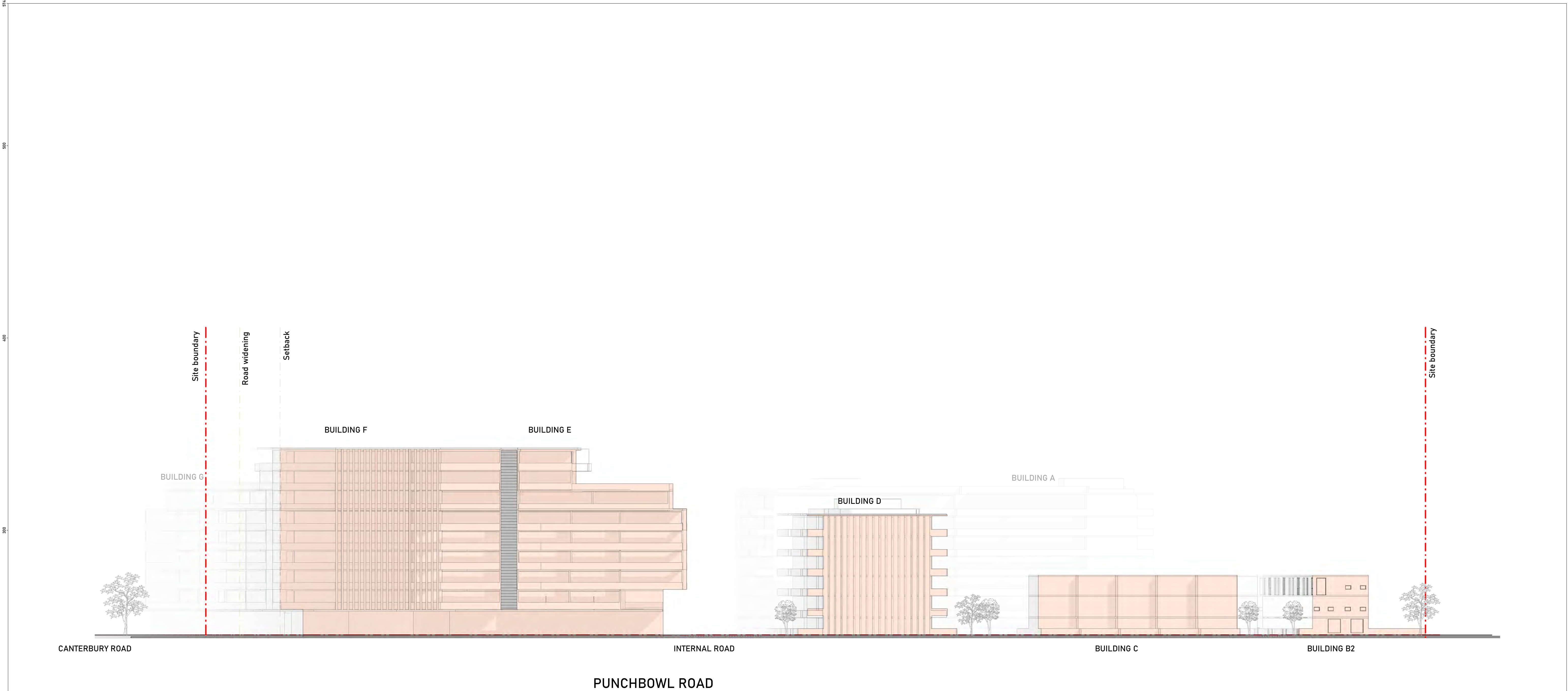
ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
SOUTH ELEVATION

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196





1 East Elevation  
1: 300

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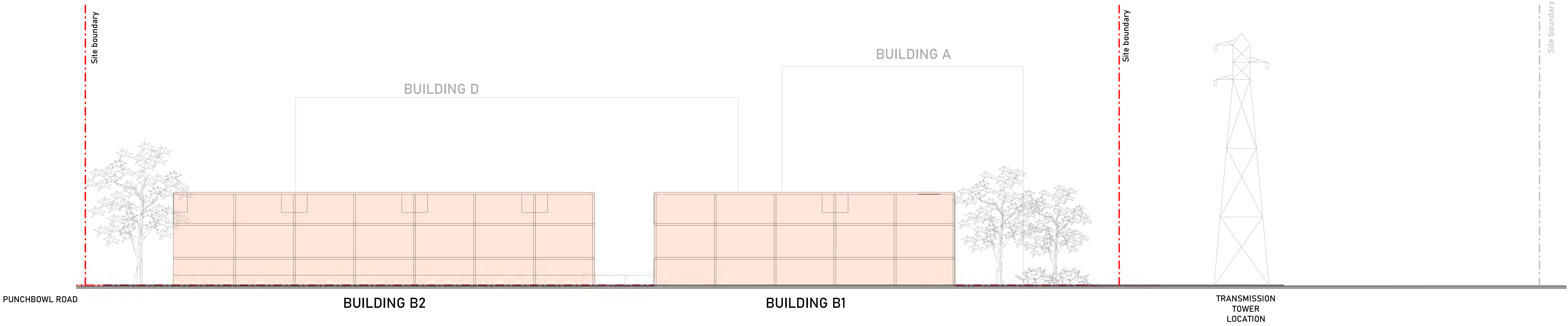
Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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ACN: 161 791 715

Project Name: MIXED USE DEVELOPMENT
Drawing Name: EAST ELEVATION
Site: 921 Punchbowl Road, Punchbowl NSW 2196





North Elevation

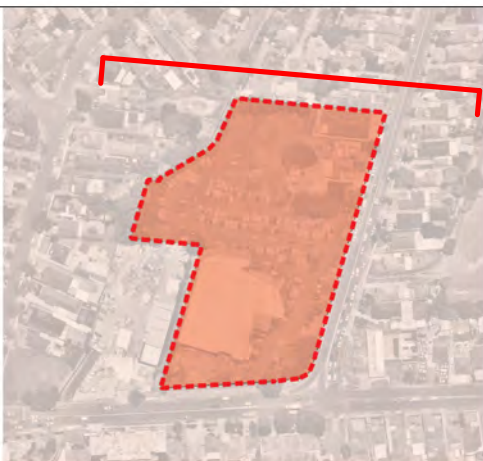
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Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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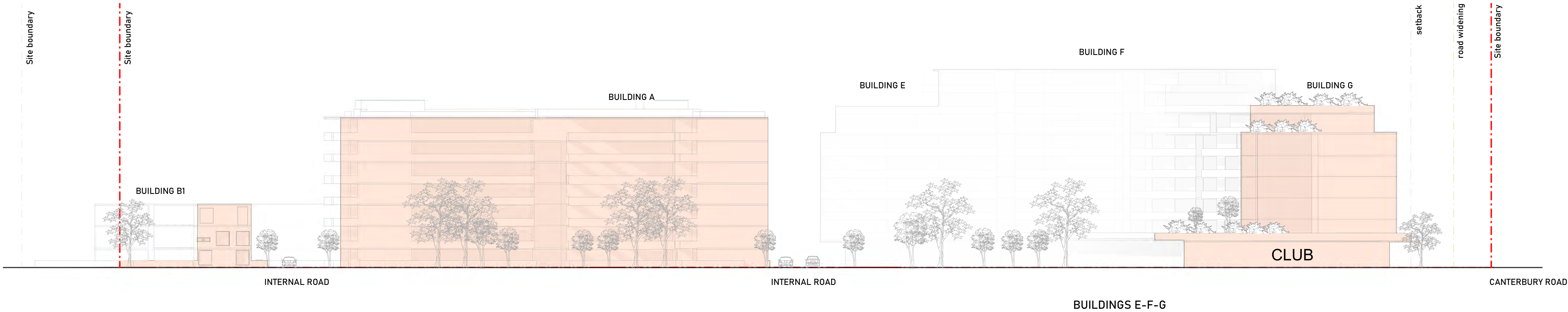
ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
NORTH ELEVATION

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196





1 West Elevation  
1 : 300

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Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
WEST ELEVATION

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196





1

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200

300

400

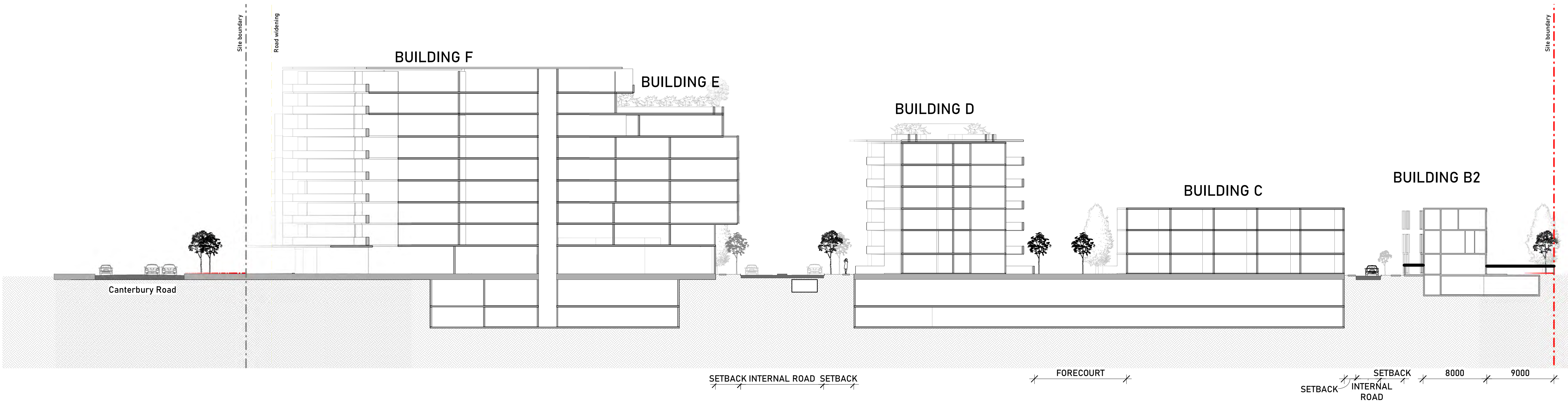
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TOTAL SITE AREA: 20,818sqm

700





1 Section 1  
1 : 300

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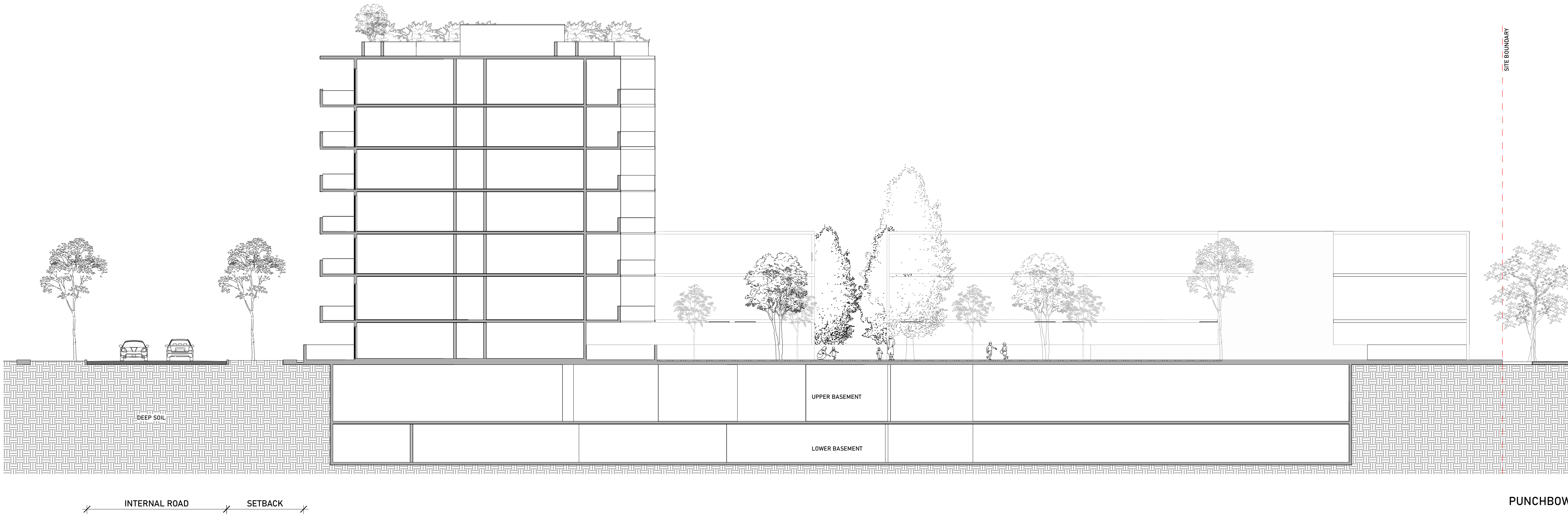
Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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Project Name: MIXED USE DEVELOPMENT
Drawing Name: SECTION 1
Site: 921 Punchbowl Road, Punchbowl NSW 2196





S2

Section 2

1 : 150

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Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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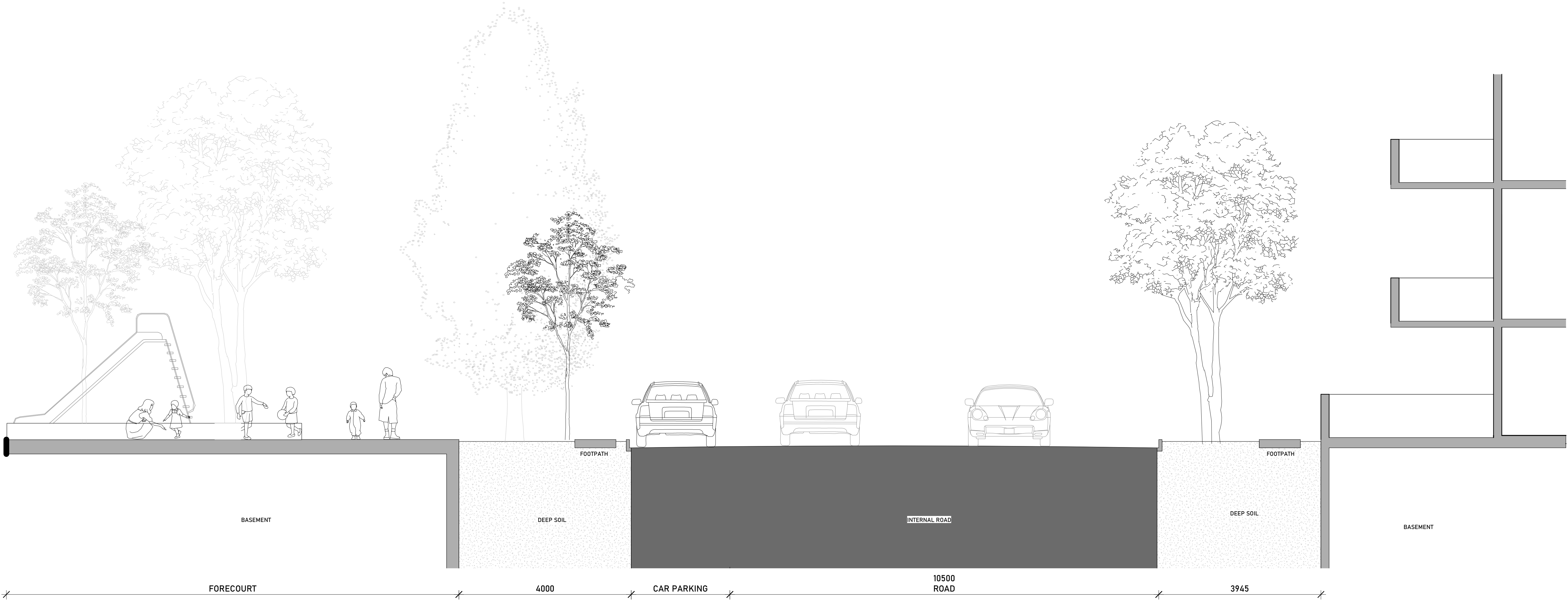
ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
SECTION 2

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196





S3 Section 3  
1: 50

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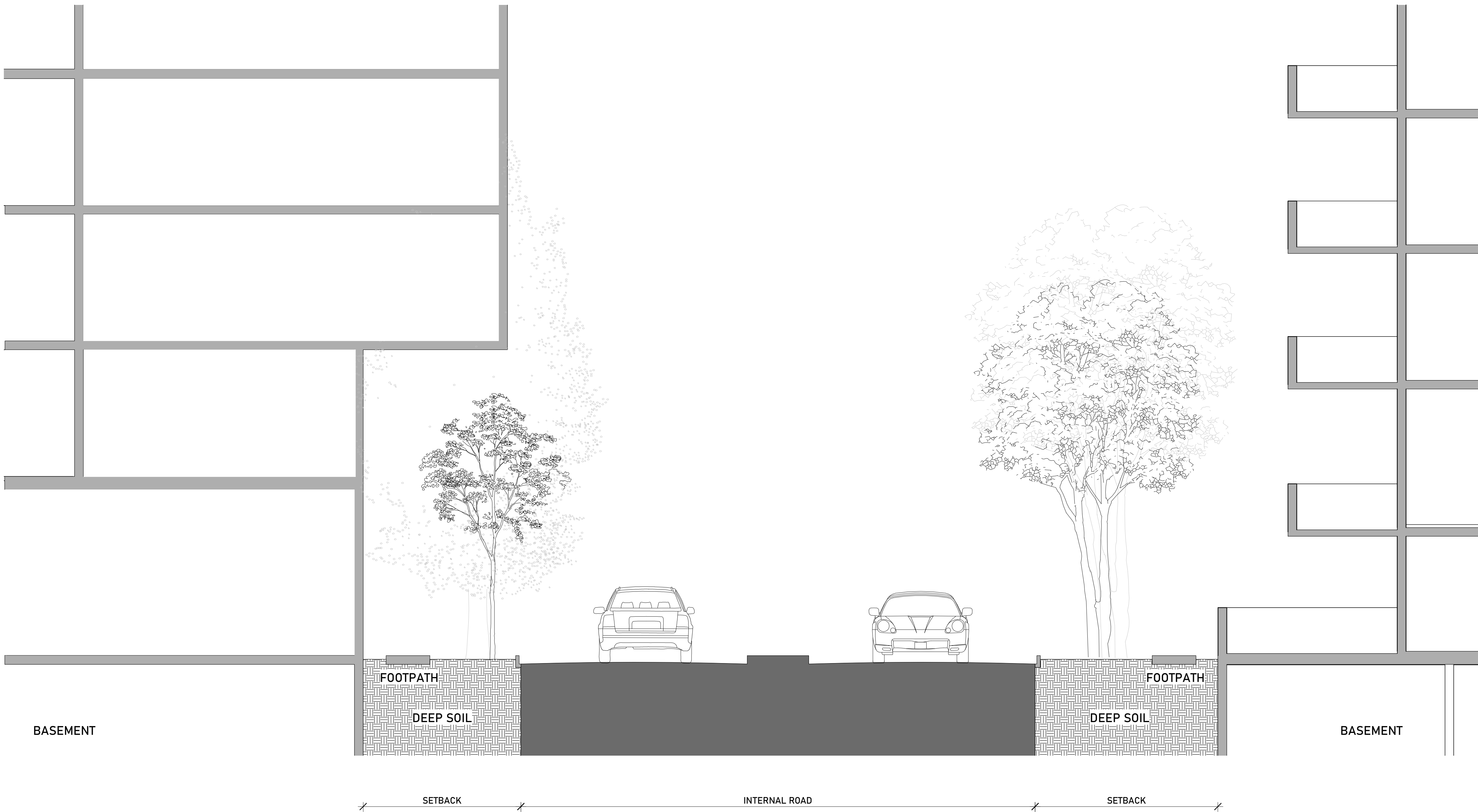
Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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Project Name: MIXED USE DEVELOPMENT
Drawing Name: SECTION 3
Site: 921 Punchbowl Road, Punchbowl NSW 2196





**S4** Section 4  
1 : 50

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Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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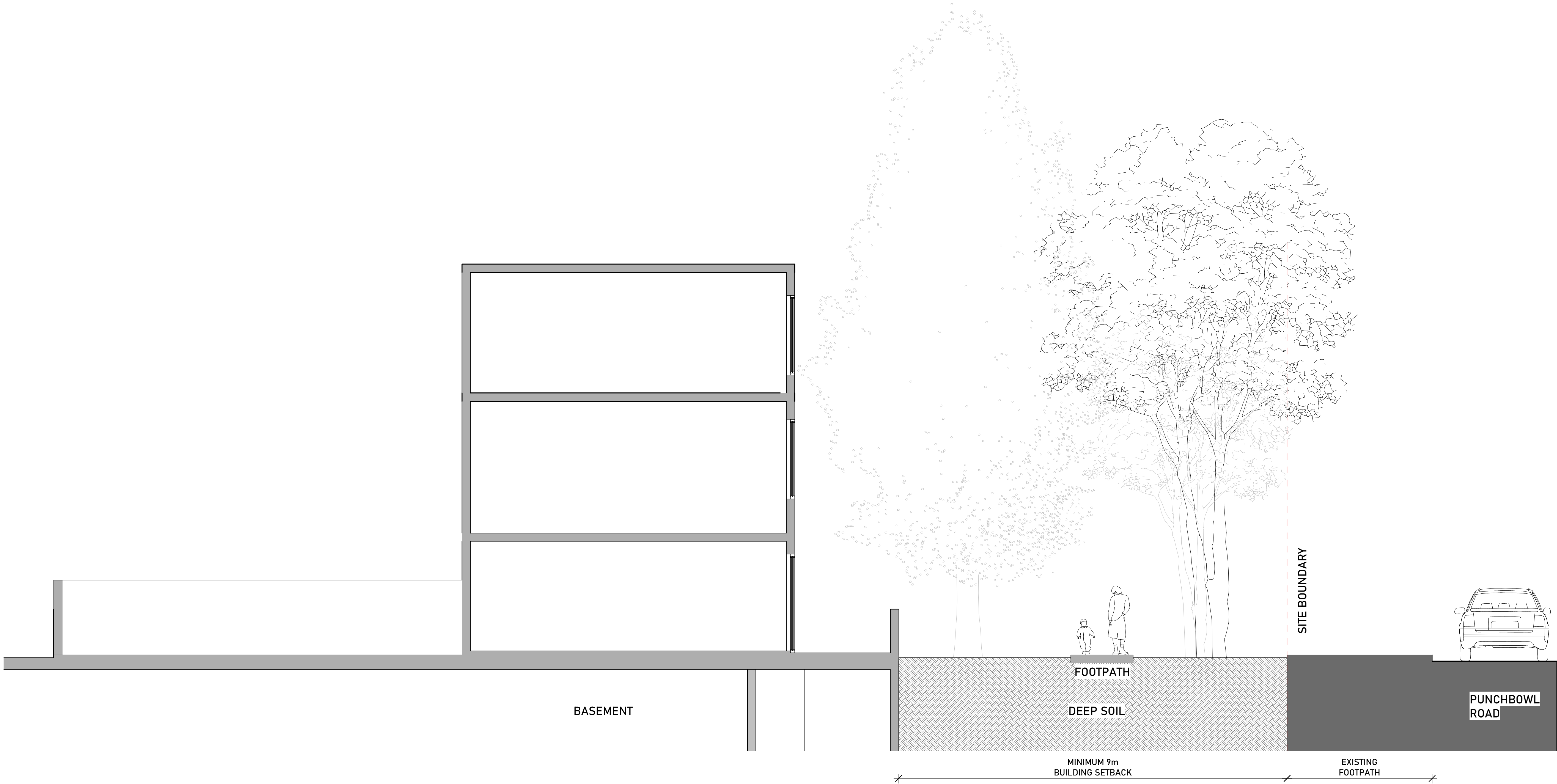
ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
SECTION 4

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196





S5 Section 5  
1: 50

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Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
SECTION 5

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196





S6

Section 6  
1 : 50

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Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
SECTION 6

Site:  
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NSW 2196





**S7** Section 7  
1 : 50

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E: info@cmtarchitects.com

Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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ACN: 161 791 715

Project Name: MIXED USE DEVELOPMENT
Drawing Name: SECTION 7
Site: 921 Punchbowl Road, Punchbowl NSW 2196

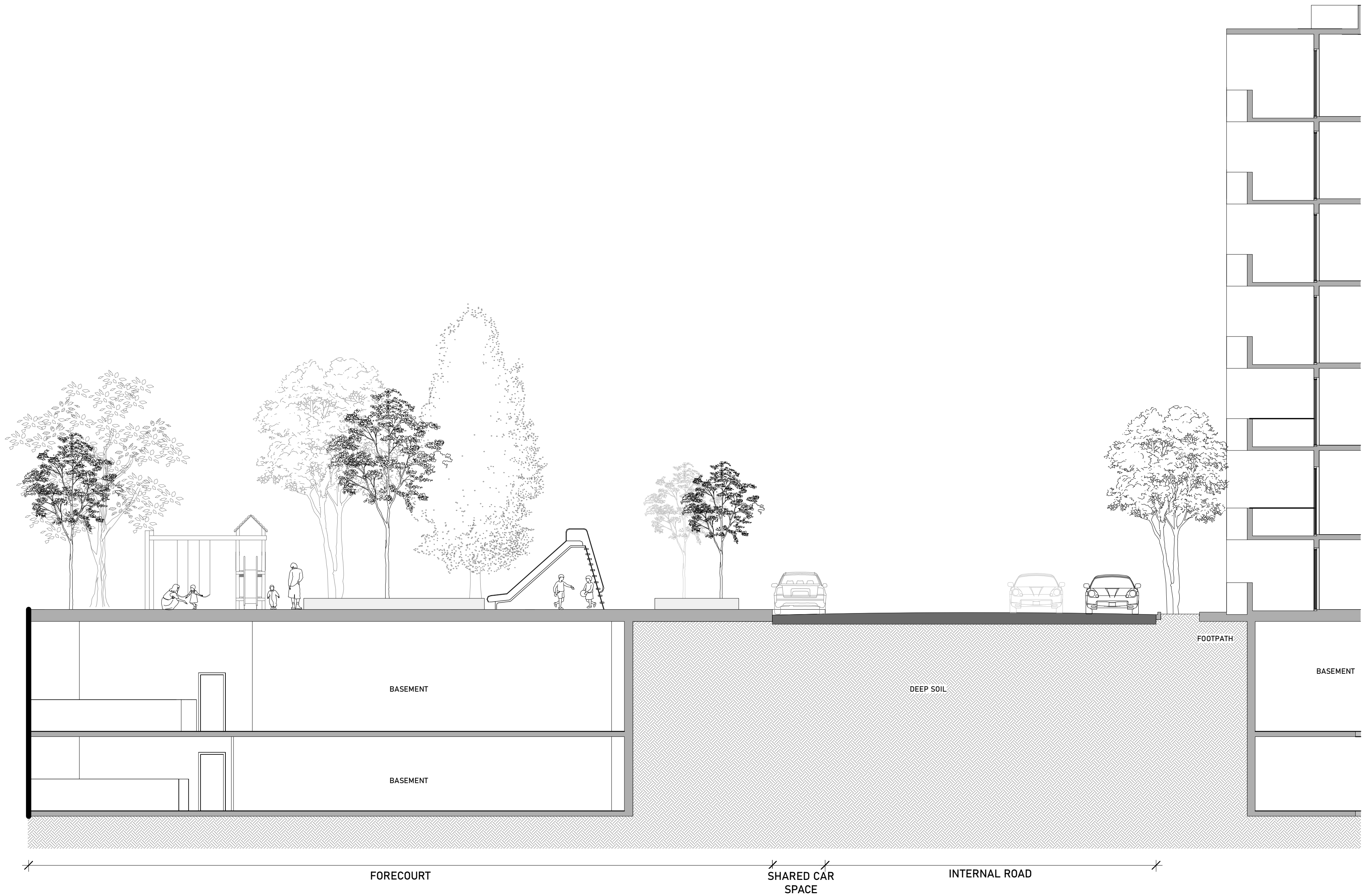


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**S9** Section 9  
1 : 100

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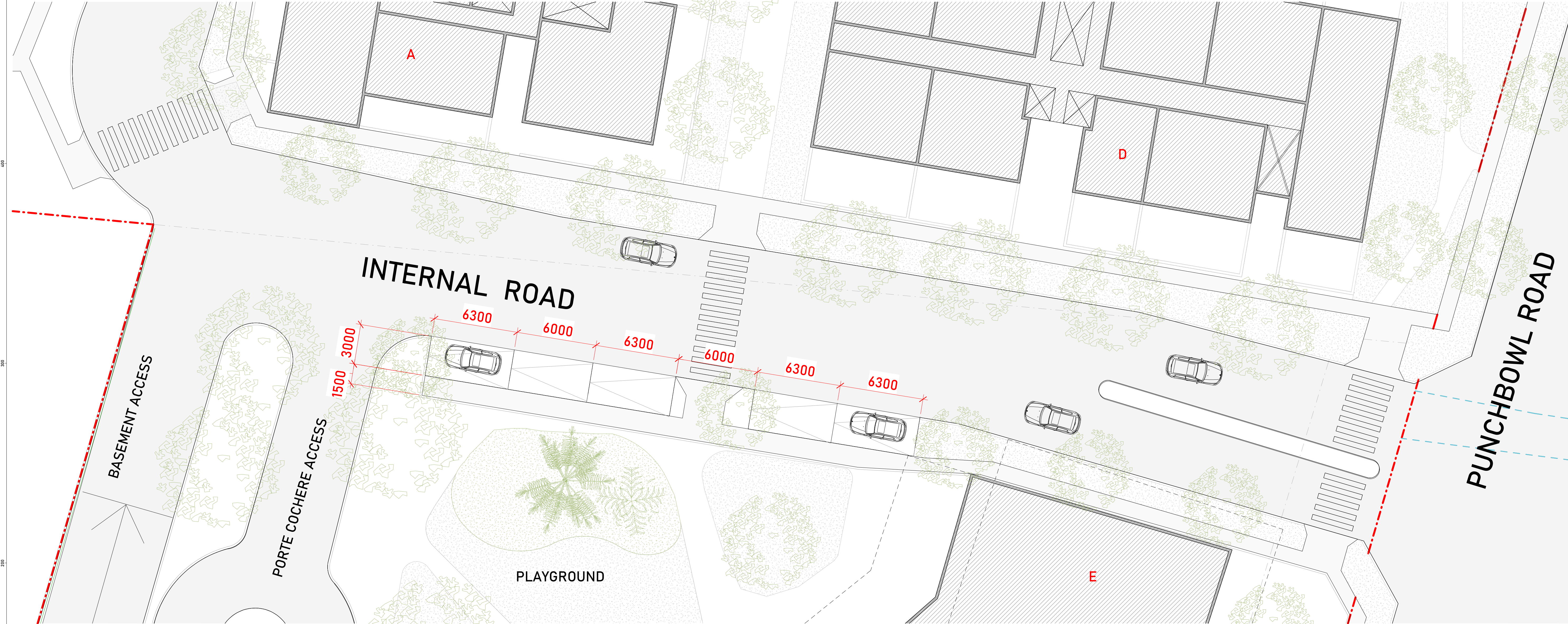
Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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ACN: 161 791 715

Project Name: MIXED USE DEVELOPMENT
Drawing Name: SECTION 9
Site: 921 Punchbowl Road, Punchbowl NSW 2196





1 Internal Road Design

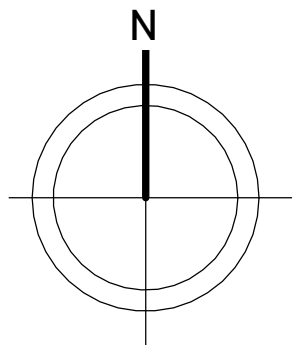
1: 150

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SCALE: A1@1:200, A3@1:400
ISSUE: 16
ISSUE DATE: 12/10/23
DRAWN: DS
CHECKED: CT



Unit 2, 61-65 Kingsway,  
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E: info@cmtarchitects.com

Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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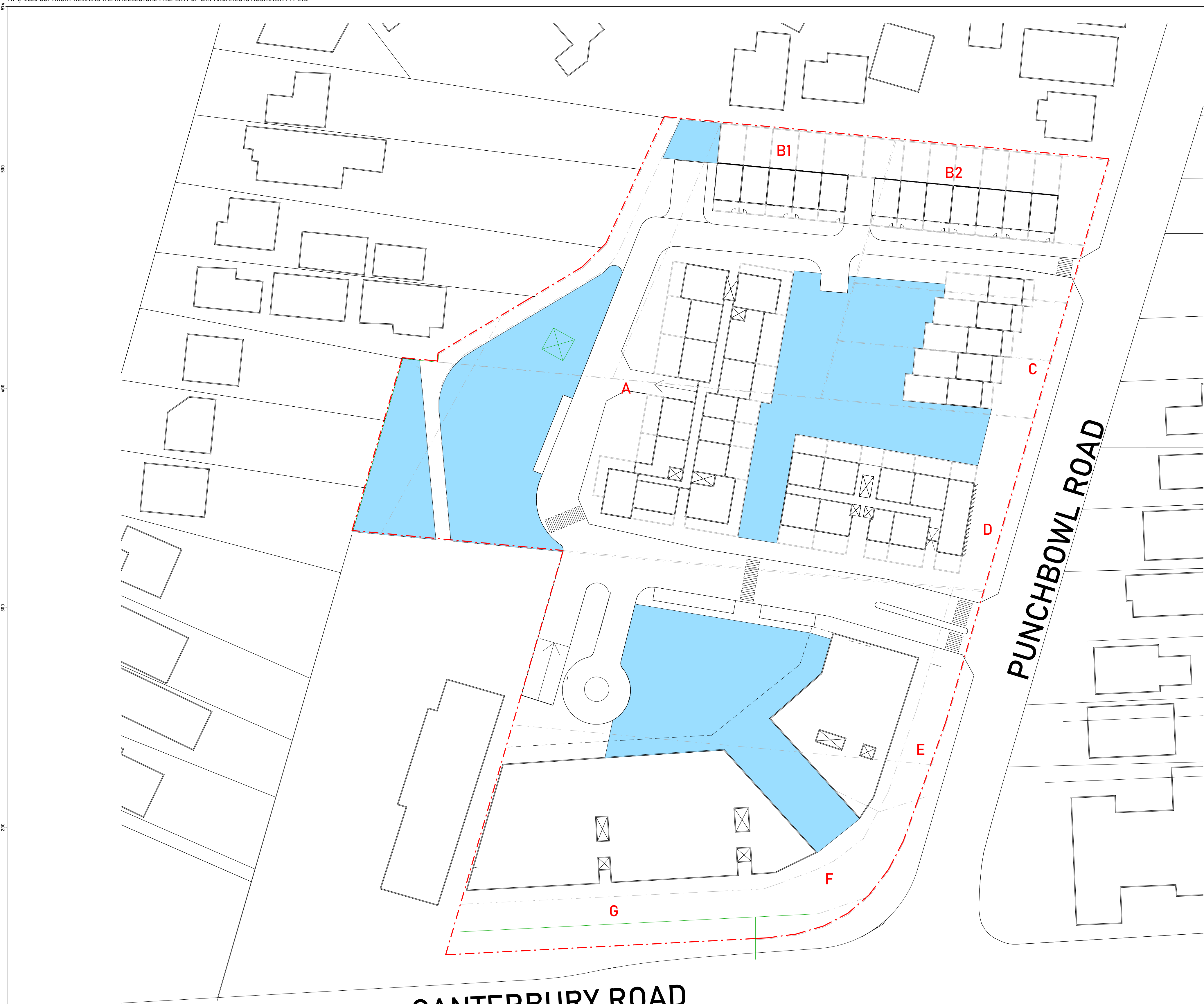
ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
INTERNAL ROAD DESIGN

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196





CALCULATIONS - GROUND (sqm)		
	TOTAL AREA	PROPOSED
NORTH	12,623	3,557
SOUTH	8,196	1,587
TOTAL	20,818	5,144

 COMMON OPEN SPACE AREA

CALCULATIONS - L1 PODIUM (sqm)		
	TOTAL AREA	PROPOSED
NORTH	12,623	0
SOUTH	8,196	1,322
TOTAL	20,818	1,322

 COMMON OPEN SPACE PODIUM L1

CALCULATIONS - L6-L8 (sqm)		
	TOTAL AREA	PROPOSED
NORTH	12,623	1,718
SOUTH	8,196	751
TOTAL	20,818	2,469

 COMMON OPEN SPACE ROOFTOPS L6 (635)

 COMMON OPEN SPACE ROOFTOPS L7 (1,083)

 COMMON OPEN SPACE ROOFTOPS L8 (751)

CALCULATIONS (sqm)			
	TOTAL AREA	PROPOSED	PERCENTAGE
NORTH	12,623	5,275	41.7%
SOUTH	8,196	3,660	44.6%
TOTAL	20,818	8,935	43%

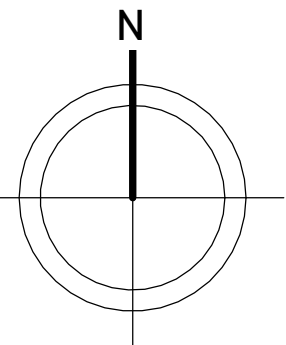
1 Ground Floor - Common Open Space  
1 : 500

ISSUE	DATE	DESCRIPTION	DRAWN
16	12/10/23	FOR SUBMISSION	DS

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ISSUE: 16
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DRAWN: DS
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Unit 2, 61-65 Kingsway,  
Kingsgrove NSW 2208 Australia

Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

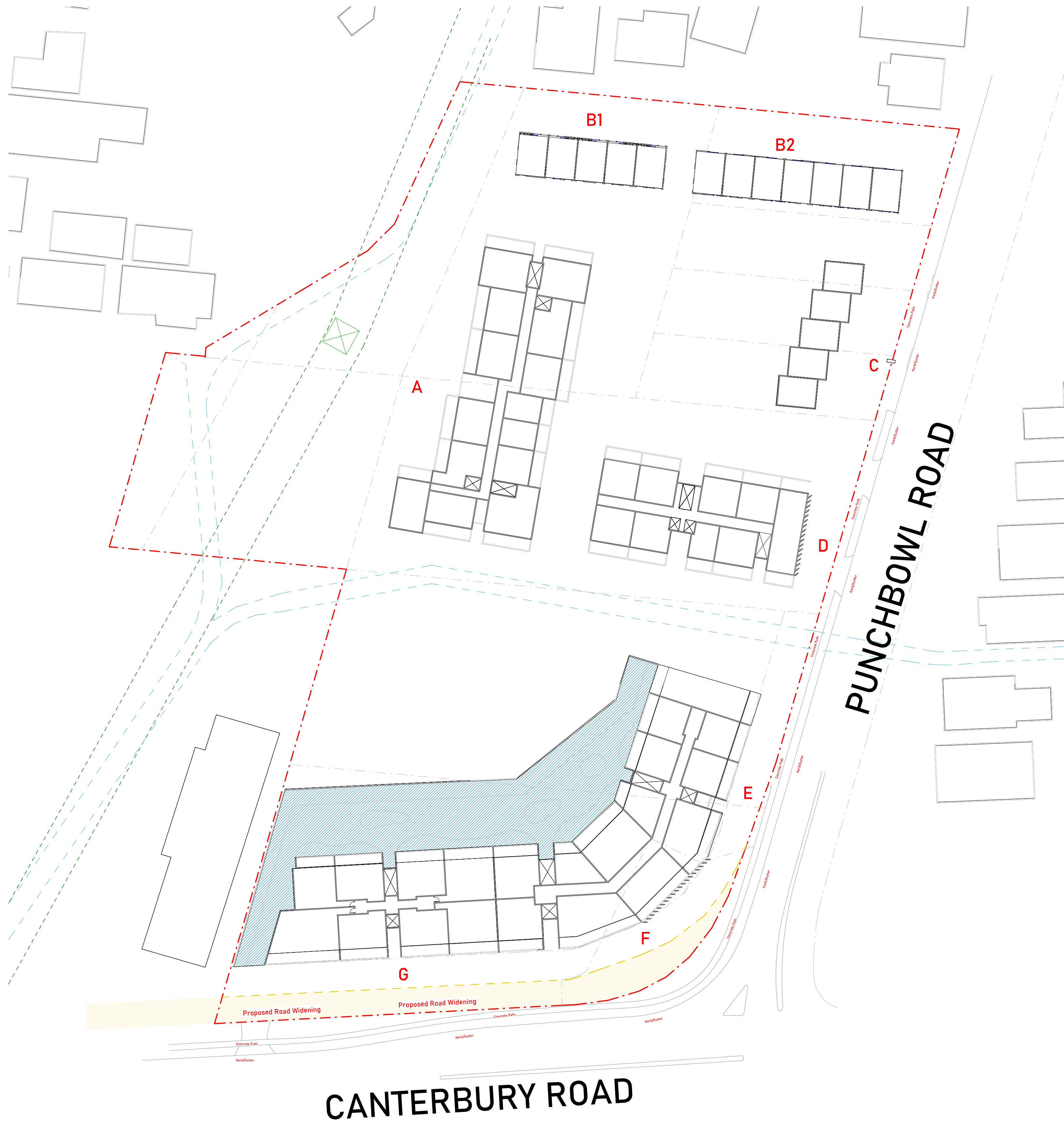
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E: info@cmtarchitects.com

ACN: 161 791 715

Project Name: MIXED USE DEVELOPMENT
Drawing Name: COMMON OPEN SPACE DIAGRAM
Site: 921 Punchbowl Road, Punchbowl NSW 2196





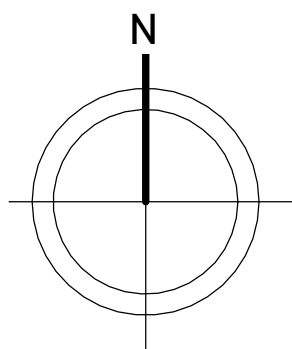
1 Level 1- Common Open Space  
1 : 500

ISSUE	DATE	DESCRIPTION	DRAWN
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ISSUE: 16
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CHECKED: CT



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Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
COMMON OPEN SPACE DIAGRAM L1

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196

CALCULATIONS - GROUND (sqm)

	TOTAL AREA	PROPOSED
NORTH	12,623	3,557
SOUTH	8,196	1,587
TOTAL	20,818	5,144

COMMON OPEN SPACE AREA

CALCULATIONS - L1 PODIUM (sqm)

	TOTAL AREA	PROPOSED
NORTH	12,623	0
SOUTH	8,196	1,322
TOTAL	20,818	1,322

COMMON OPEN SPACE PODIUM L1

CALCULATIONS - L6-L8 (sqm)

	TOTAL AREA	PROPOSED
NORTH	12,623	1,718
SOUTH	8,196	751
TOTAL	20,818	2,469

COMMON OPEN SPACE ROOFTOPS L6 (635)

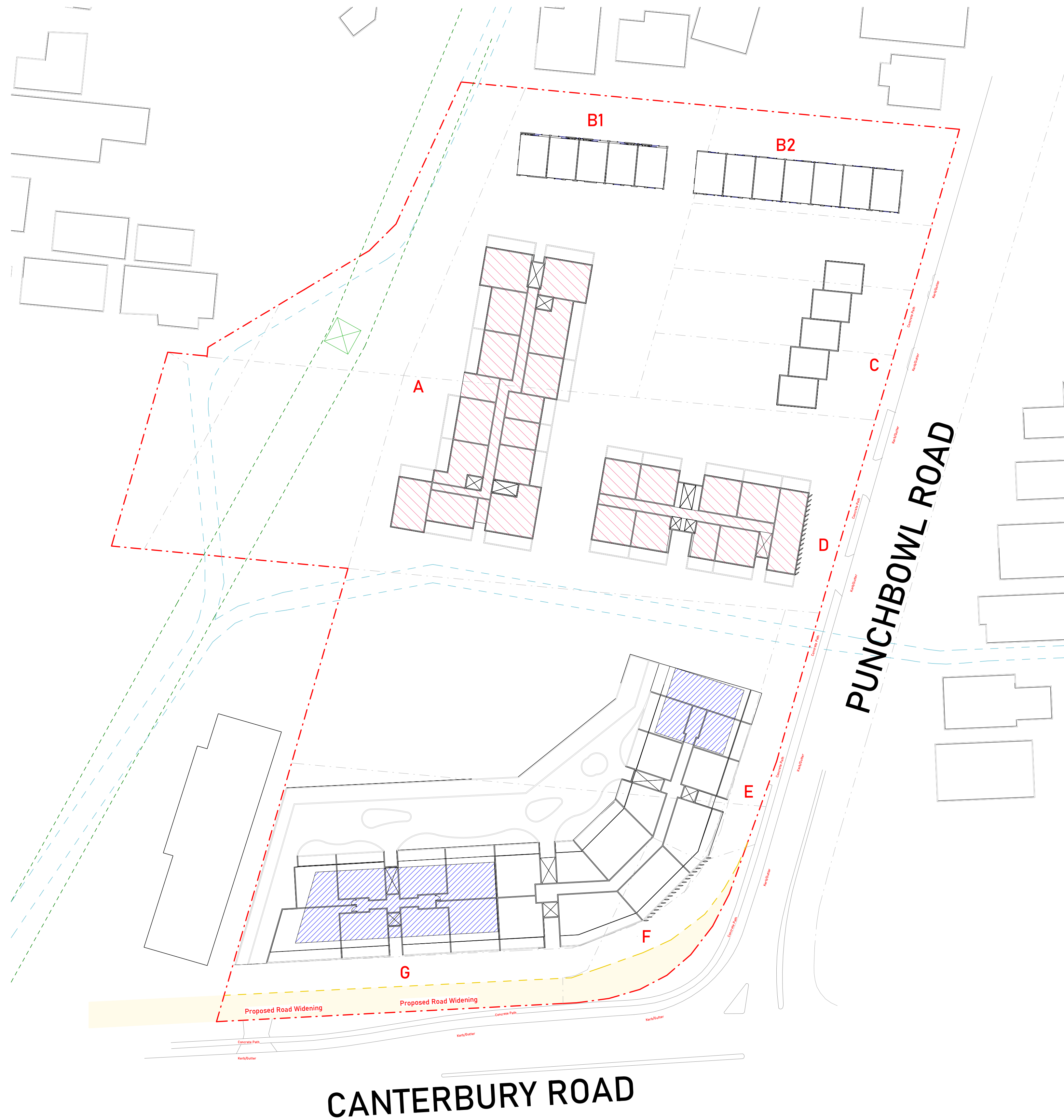
COMMON OPEN SPACE ROOFTOPS L7 (1,083)

COMMON OPEN SPACE ROOFTOPS L8 (751)

CALCULATIONS (sqm)

	TOTAL AREA	PROPOSED	PERCENTAGE
NORTH	12,623	5,275	41.7%
SOUTH	8,196	3,660	44.6%
TOTAL	20,818	8,935	43%





2 Level 6 - 8- Common Open Space  
1 : 500

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Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
COMMON OPEN SPACE - PODIUM

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196

CALCULATIONS - GROUND (sqm)

	TOTAL AREA	PROPOSED
NORTH	12,623	3,557
SOUTH	8,196	1,587
TOTAL	20,818	5,144

COMMON OPEN SPACE AREA

CALCULATIONS - L1 PODIUM (sqm)

	TOTAL AREA	PROPOSED
NORTH	12,623	0
SOUTH	8,196	1,322
TOTAL	20,818	1,322

COMMON OPEN SPACE PODIUM L1

CALCULATIONS - L6-L8 (sqm)

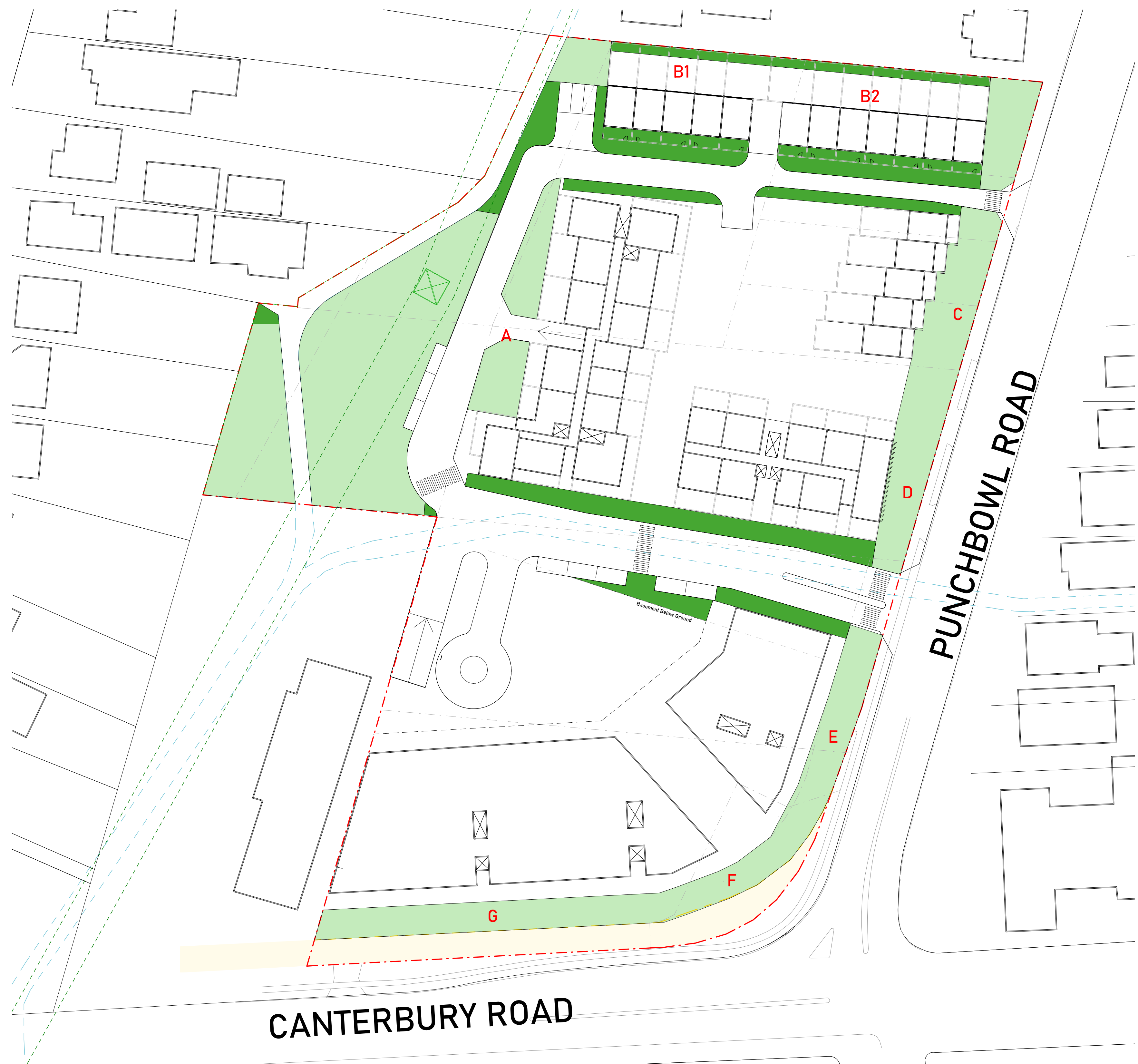
	TOTAL AREA	PROPOSED
NORTH	12,623	1,718
SOUTH	8,196	751
TOTAL	20,818	2,469

COMMON OPEN SPACE ROOFTOPS L6	(635)
COMMON OPEN SPACE ROOFTOPS L7	(1,083)
COMMON OPEN SPACE ROOFTOPS L8	(751)

CALCULATIONS (sqm)

	TOTAL AREA	PROPOSED	PERCENTAGE
NORTH	12,623	5,275	41.7%
SOUTH	8,196	3,660	44.6%
TOTAL	20,818	8,935	43%





TOTAL AREAS

DEEP SOIL (Min 6m) - 4,005sqm
DEEP SOIL (Min 2m) - 1,373sqm

CALCULATIONS

	TOTAL AREA	PROPOSED	PERCENTAGE
DEEP SOIL (MIN 2m)	20,818	1,373	6.5%
DEEP SOIL (MIN 6m)	20,818	4,005	19.2%
SITE	20,818	5,378	26%

LEGEND

BOUNDARY
ROAD WIDENING
WATER EASEMENT
ELECTRICAL EASEMENT
LOT BOUNDARIES
EXISTING ROAD DESIGN

TOTAL SITE AREA: 20,818sqm

Ground Floor - Deep Soil Areas

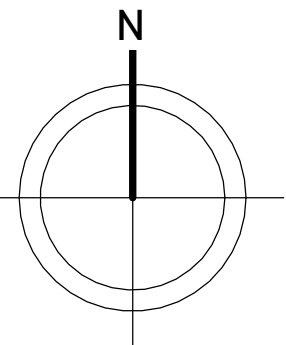
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ISSUE	DATE	DESCRIPTION	DRAWN
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Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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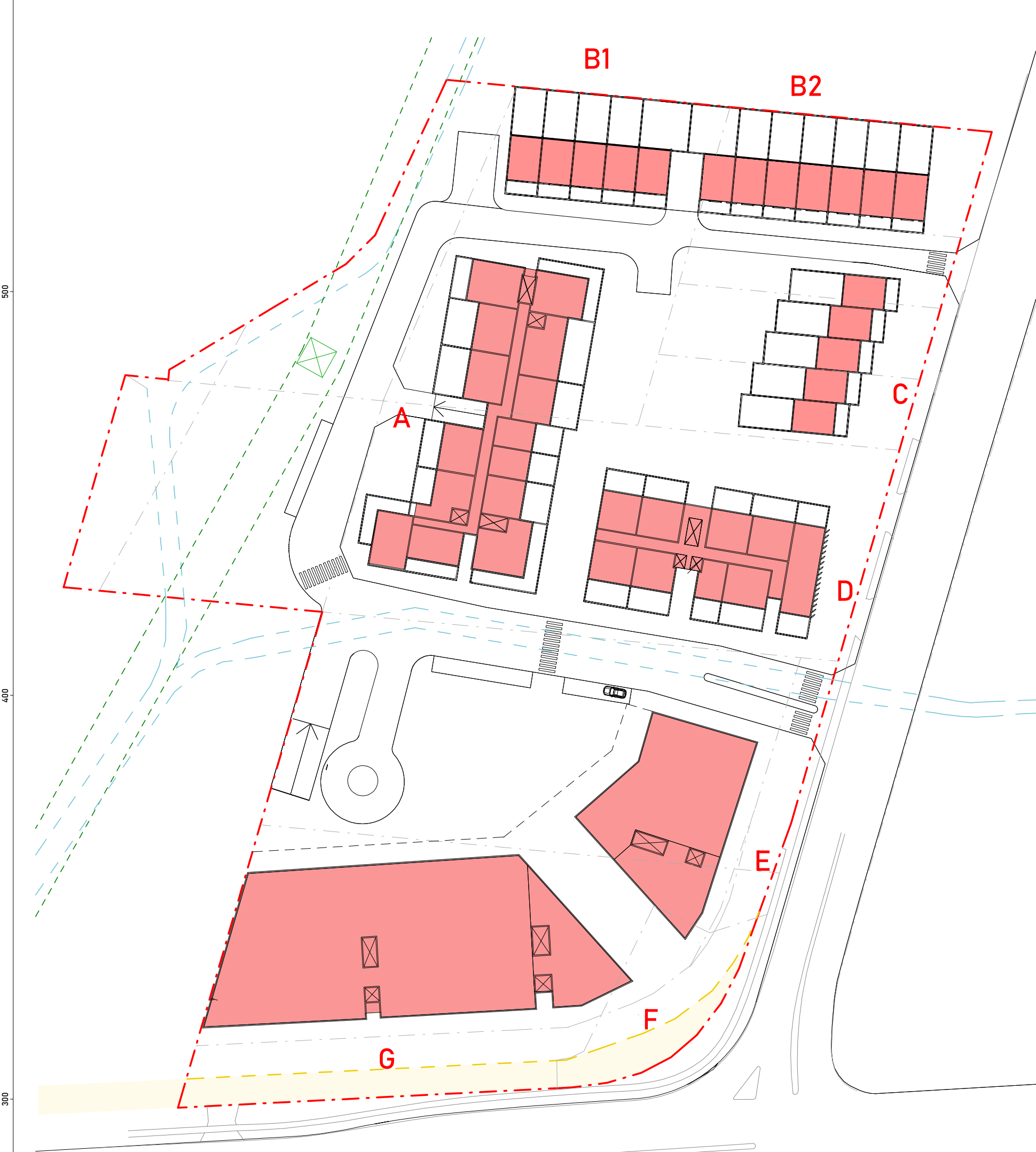
ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
DEEP SOIL AREAS DIAGRAM

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196

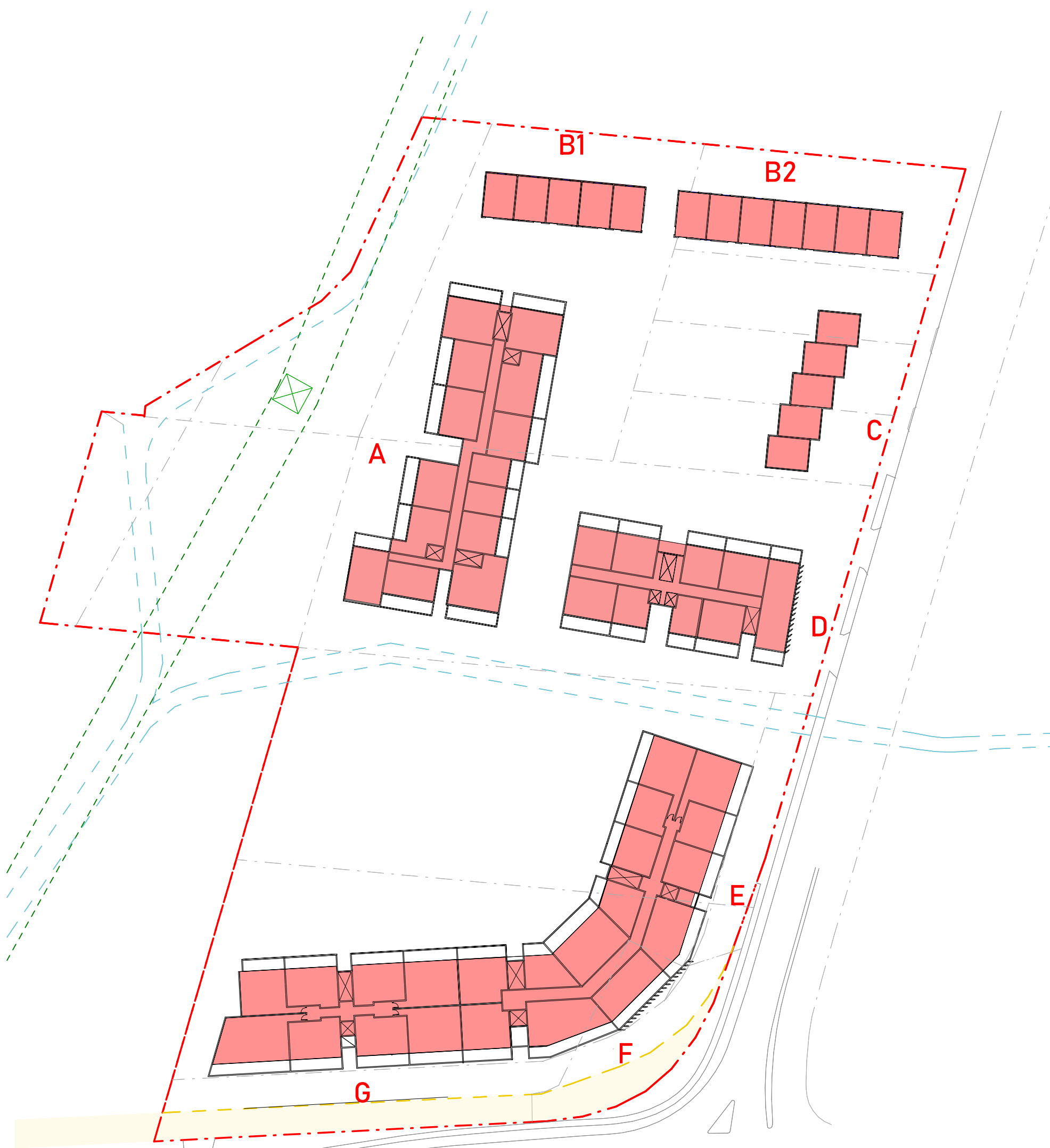




5 GFA - Ground Level  
1 : 750 5115 m2



1 GFA - Level 1  
1 : 750 4314 m2



2 GFA - Level 2  
1 : 750 4314 m2

GFA CALCULATIONS (sqm)

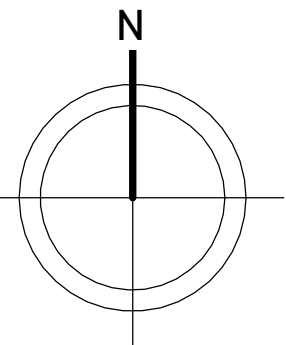
	TOTAL AREA	PROPOSED GFA	PROPOSED FSR
NORTH	12,623	13,815	1.09 : 1
SOUTH	8,196	15,732	1.92 : 1
TOTAL	20,818	29,547	1.42 : 1

ISSUE	DATE	DESCRIPTION	DRAWN
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Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
GFA DIAGRAM

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196





1 GFA - Level 3  
1 : 750

3648 m2

2 GFA - Level 4  
1 : 750

3648 m2

3 GFA - Level 5  
1 : 750

3648 m2

GFA CALCULATIONS (sqm)

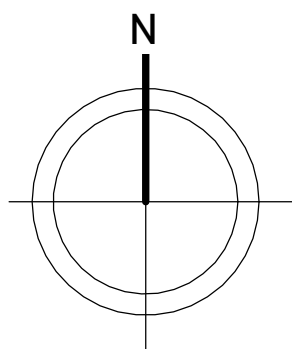
	TOTAL AREA	PROPOSED GFA	PROPOSED FSR
NORTH	12,623	13,815	1.09 : 1
SOUTH	8,196	15,732	1.92 : 1
TOTAL	20,818	29,547	1.42 : 1

ISSUE	DATE	DESCRIPTION	DRAWN
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Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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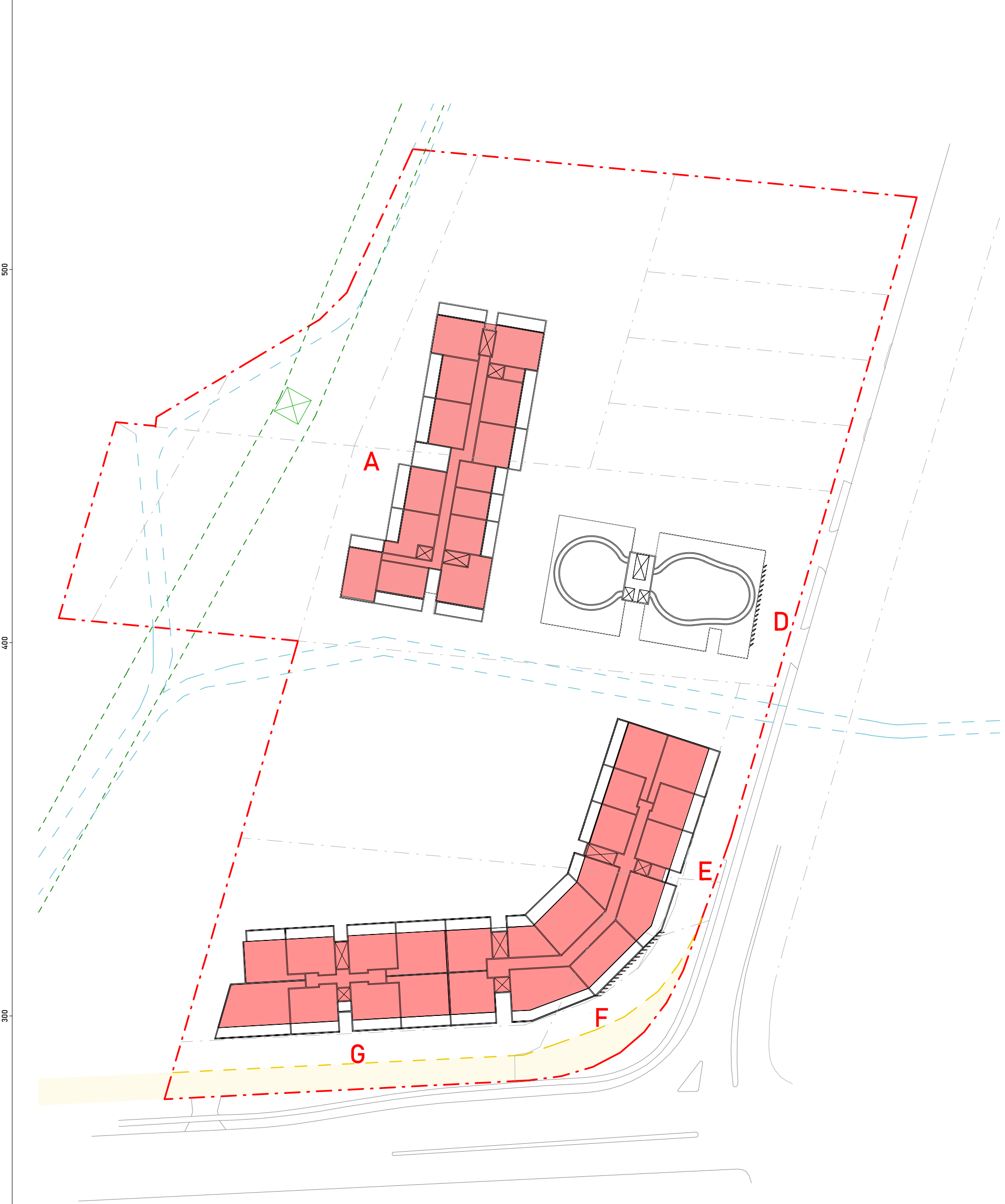
ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

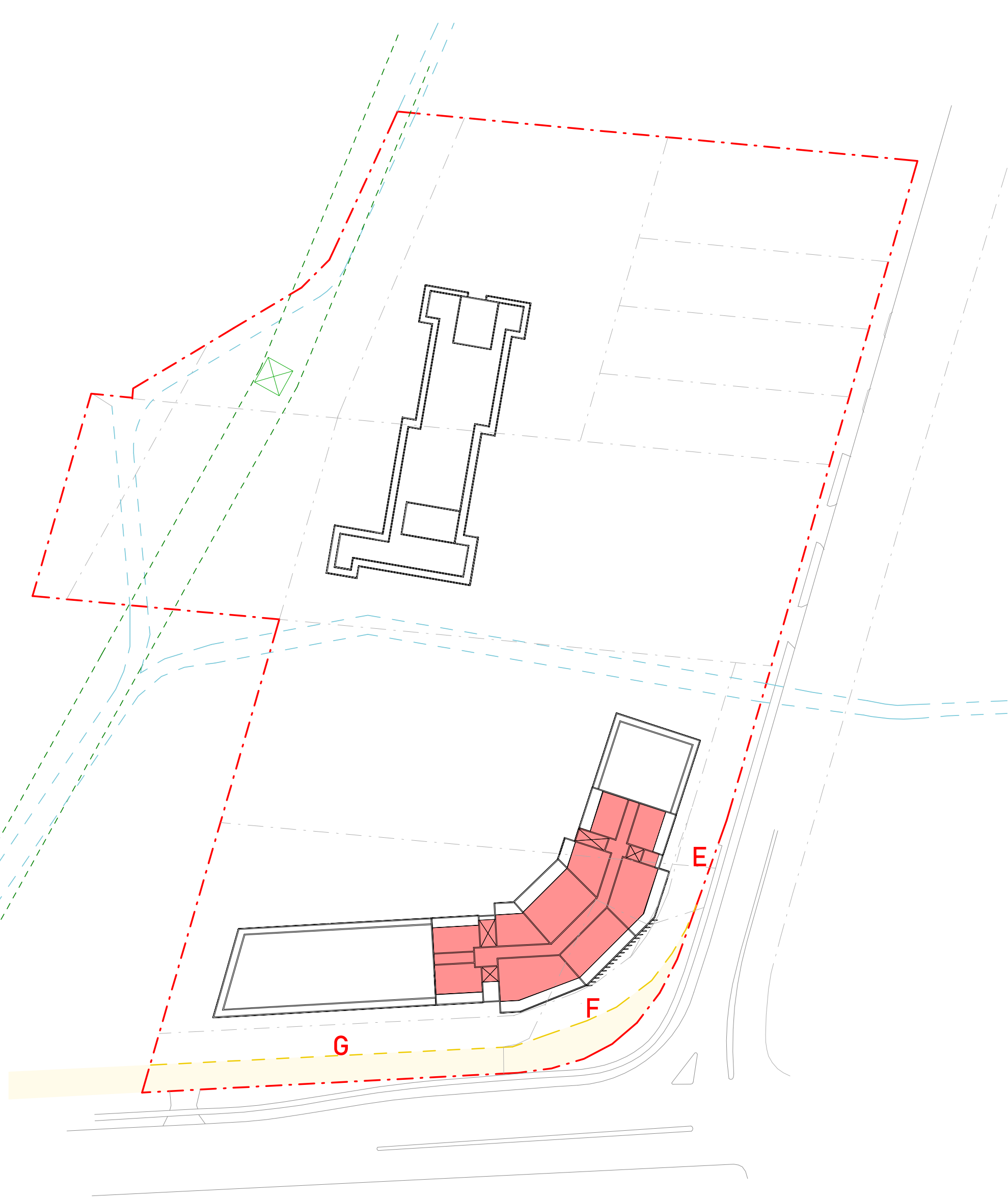
Drawing Name:  
GFA DIAGRAM

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196

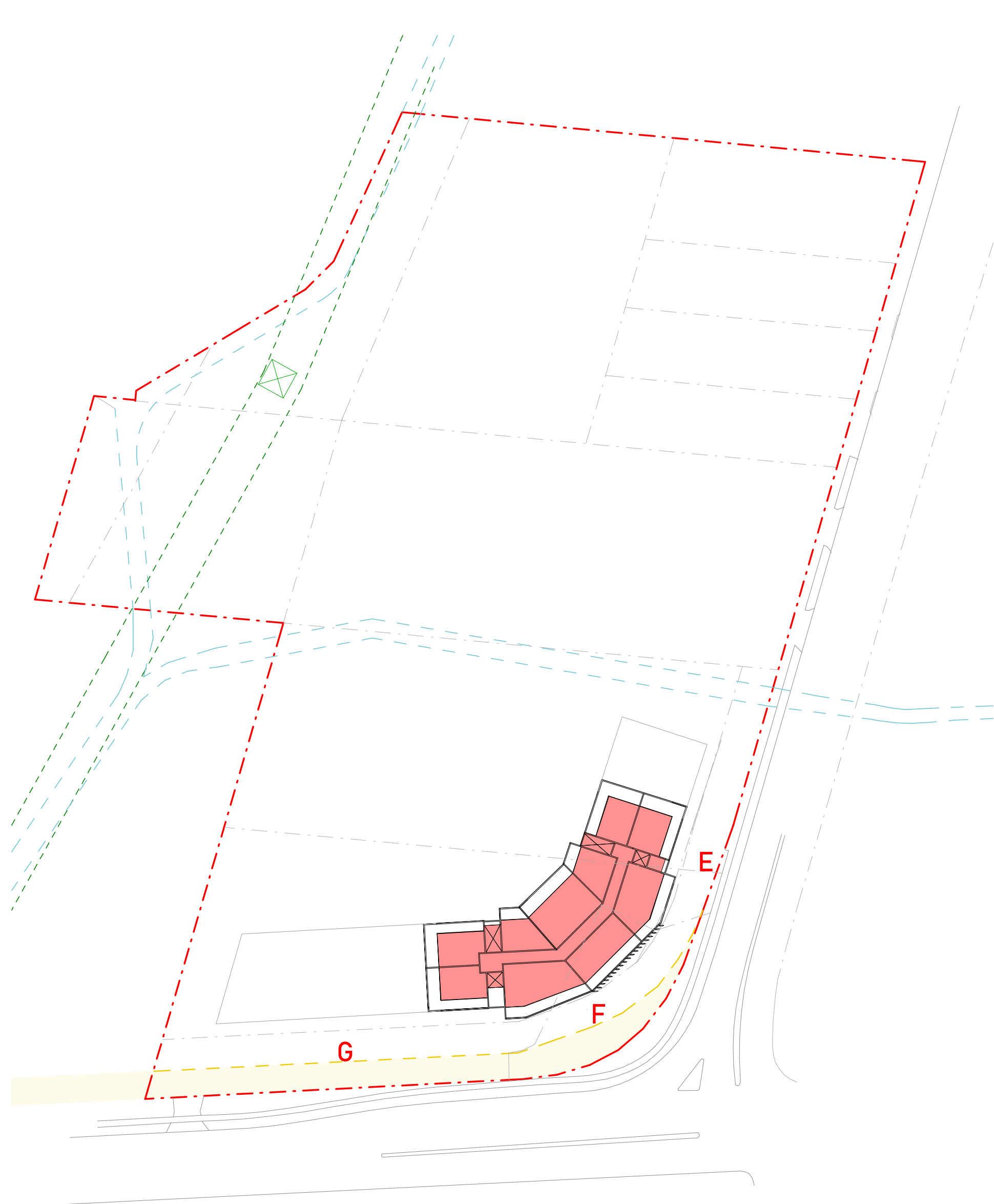




2 GFA - Level 6  
1: 750 2984 m2



3 GFA - Level 7  
1: 750 858 m2



4 GFA - Level 8  
1: 750 858 m2

GFA CALCULATIONS (sqm)

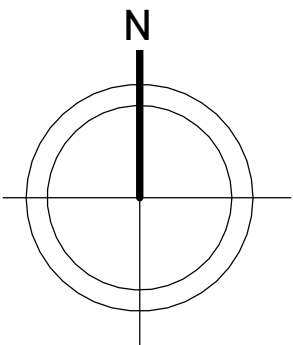
	TOTAL AREA	PROPOSED GFA	PROPOSED FSR
NORTH	12,623	13,815	1.09 : 1
SOUTH	8,196	15,732	1.92 : 1
TOTAL	20,818	29,547	1.42 : 1

ISSUE	DATE	DESCRIPTION	DRAWN
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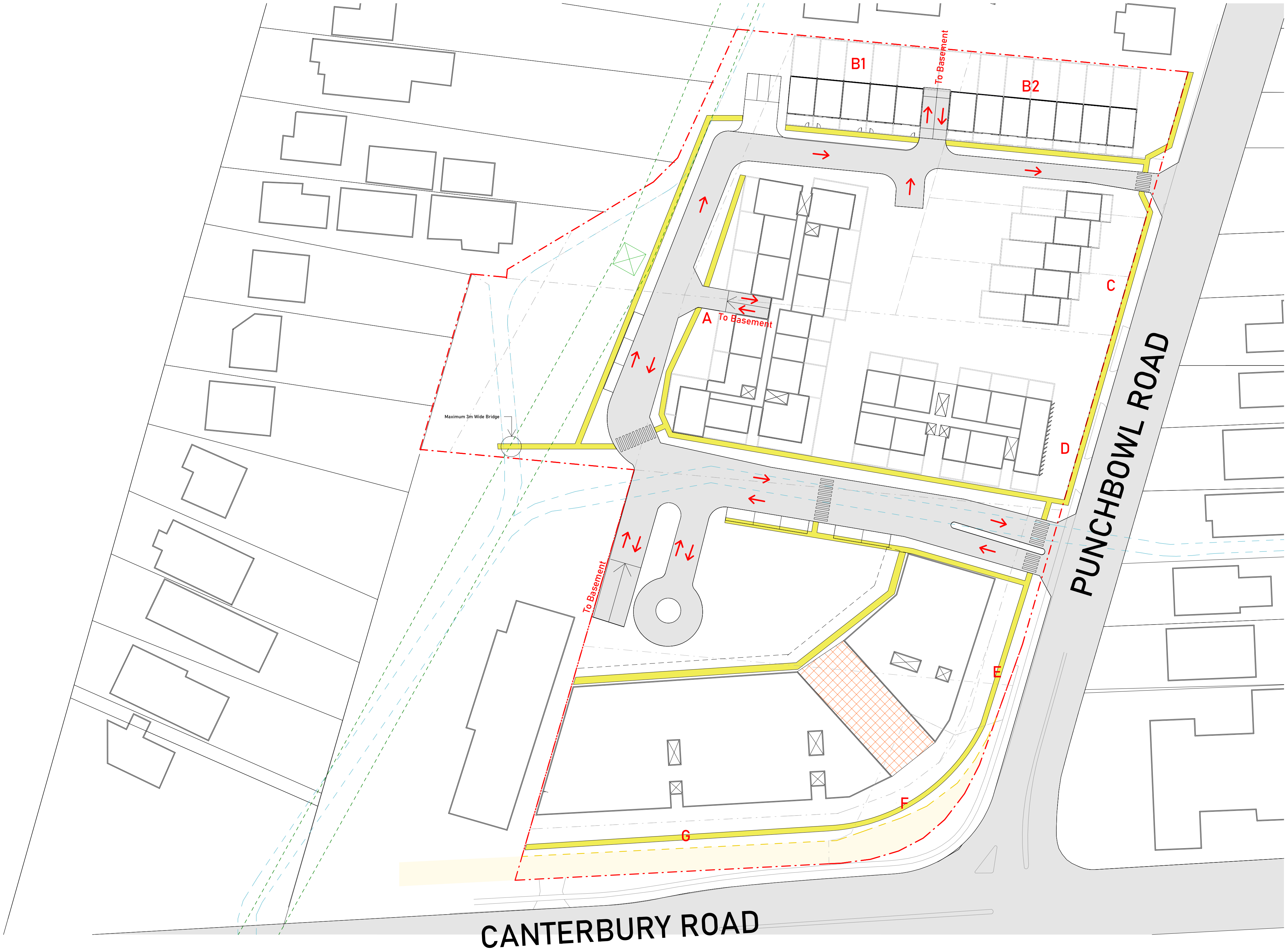
Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
GFA DIAGRAM

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196



500  
400  
300  
200  
100  
90  
80  
70  
60  
50  
40  
30  
20  
10  
0



Through-Site Link

Pedestrian Footpath

Vehicle Direction

LEGEND

BOUNDARY

ROAD WIDENING

WATER EASEMENT

ELECTRICAL EASEMENT

LOT BOUNDARIES

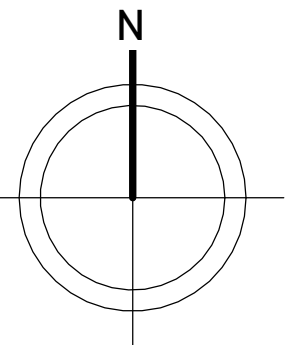
EXISTING ROAD DESIGN

1 Flow Of Traffic - Ground Floor  
1 : 500

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Architect Reg Number: 5143

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ACN: 161 791 715

Project Name: MIXED USE DEVELOPMENT
Drawing Name: PEDESTRIAN AND VEHICLE CONNECTIVITY
Site: 921 Punchbowl Road, Punchbowl NSW 2196

TOTAL SITE AREA: 20,818sqm

200300400500600700800811





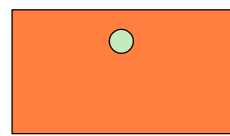
1 Solar Access - Ground Level  
1 : 750



2 Solar Access - Level 1  
1 : 750



3 Solar Access - Level 2  
1 : 750



SOLAR ACCESS

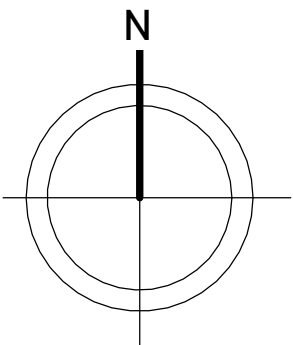
TOWNHOUSES			
	SOLAR ACCESS	TOTAL TOWNHOUSES	PERCENTAGE
GROUND FLOOR	17	17	100%
TOTAL	17	17	100%

UNITS			
	SOLAR ACCESS	TOTAL UNITS	PERCENTAGE
GROUND FLOOR	17	23	74%
LEVEL 1	30	45	67%
LEVEL 2	32	45	71%
LEVEL 3	32	45	71%
LEVEL 4	32	45	71%
LEVEL 5	32	45	71%
LEVEL 6	26	36	72%
LEVEL 7	8	10	80%
LEVEL 8	8	10	80%
TOTAL	217	304	71.4%

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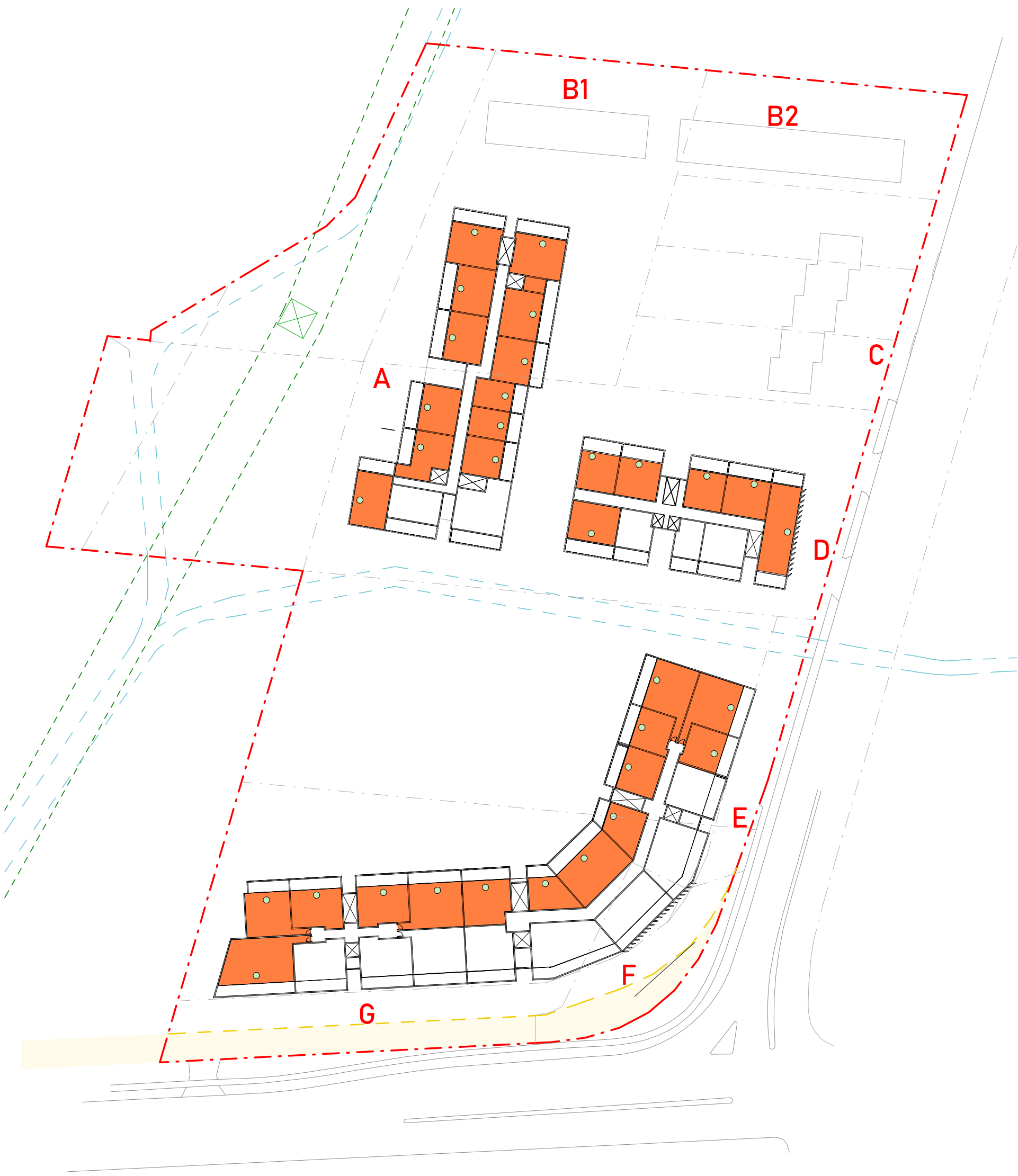
ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
SOLAR ACCESS DIAGRAMS

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196





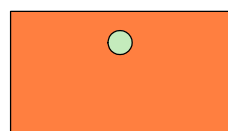
1 Solar Access - Level 3  
1: 750



2 Solar Access - Level 4  
1: 750



3 Solar Access - Level 5  
1: 750



SOLAR ACCESS

TOWNHOUSES			
	SOLAR ACCESS	TOTAL TOWNHOUSES	PERCENTAGE
GROUND FLOOR	17	17	100%
TOTAL	17	17	100%

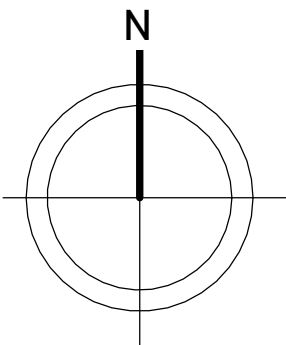
UNITS			
	SOLAR ACCESS	TOTAL UNITS	PERCENTAGE
GROUND FLOOR	17	23	74%
LEVEL 1	30	45	67%
LEVEL 2	32	45	71%
LEVEL 3	32	45	71%
LEVEL 4	32	45	71%
LEVEL 5	32	45	71%
LEVEL 6	26	36	72%
LEVEL 7	8	10	80%
LEVEL 8	8	10	80%
TOTAL	217	304	71.4%

ISSUE	DATE	DESCRIPTION	DRAWN
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SHEET: A140
SCALE: A1@1:1000, A3@1:2000
ISSUE: 16
ISSUE DATE: 12/10/23
DRAWN: DS
CHECKED: CT



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E: info@cmtarchitects.com

Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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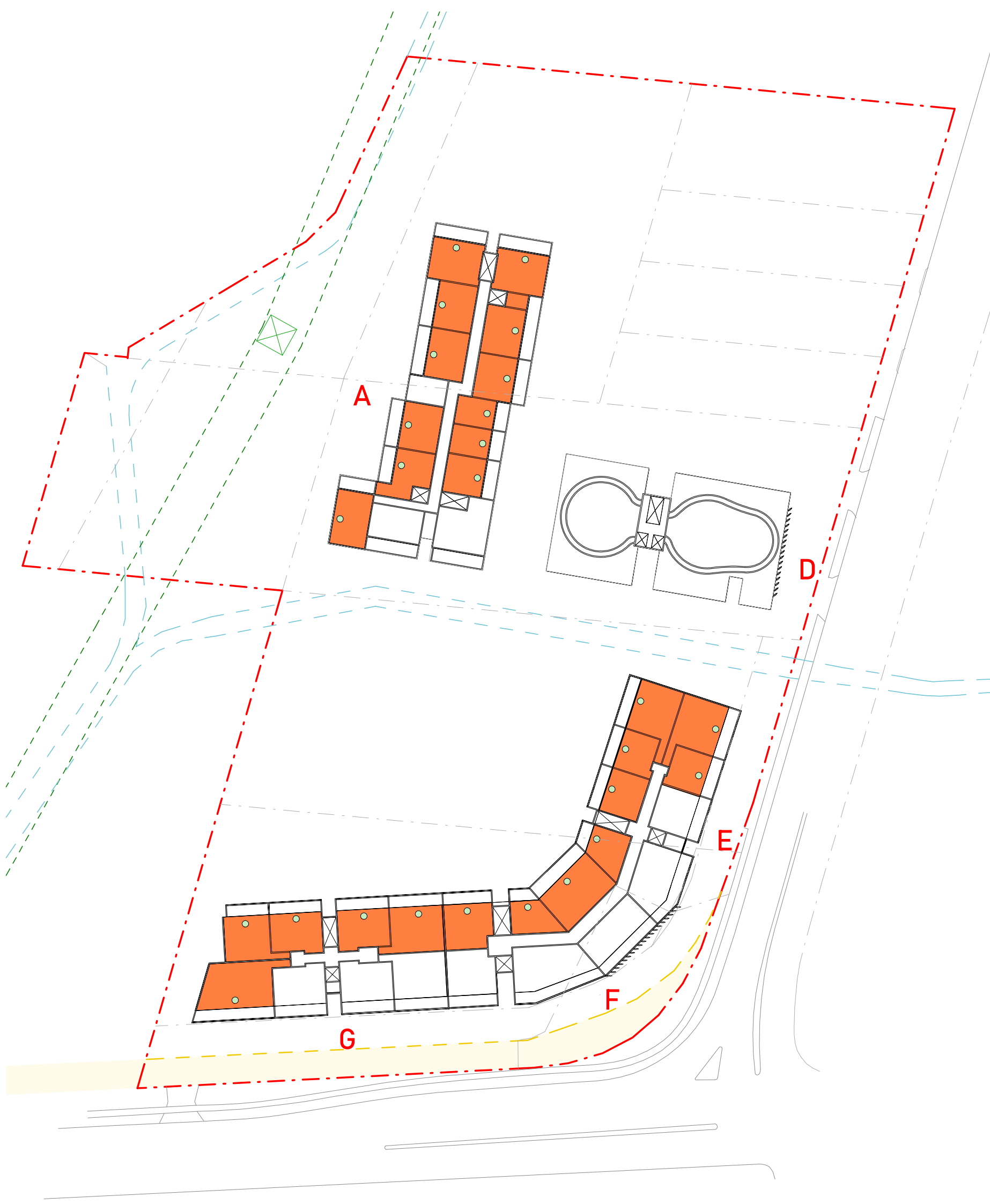
ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

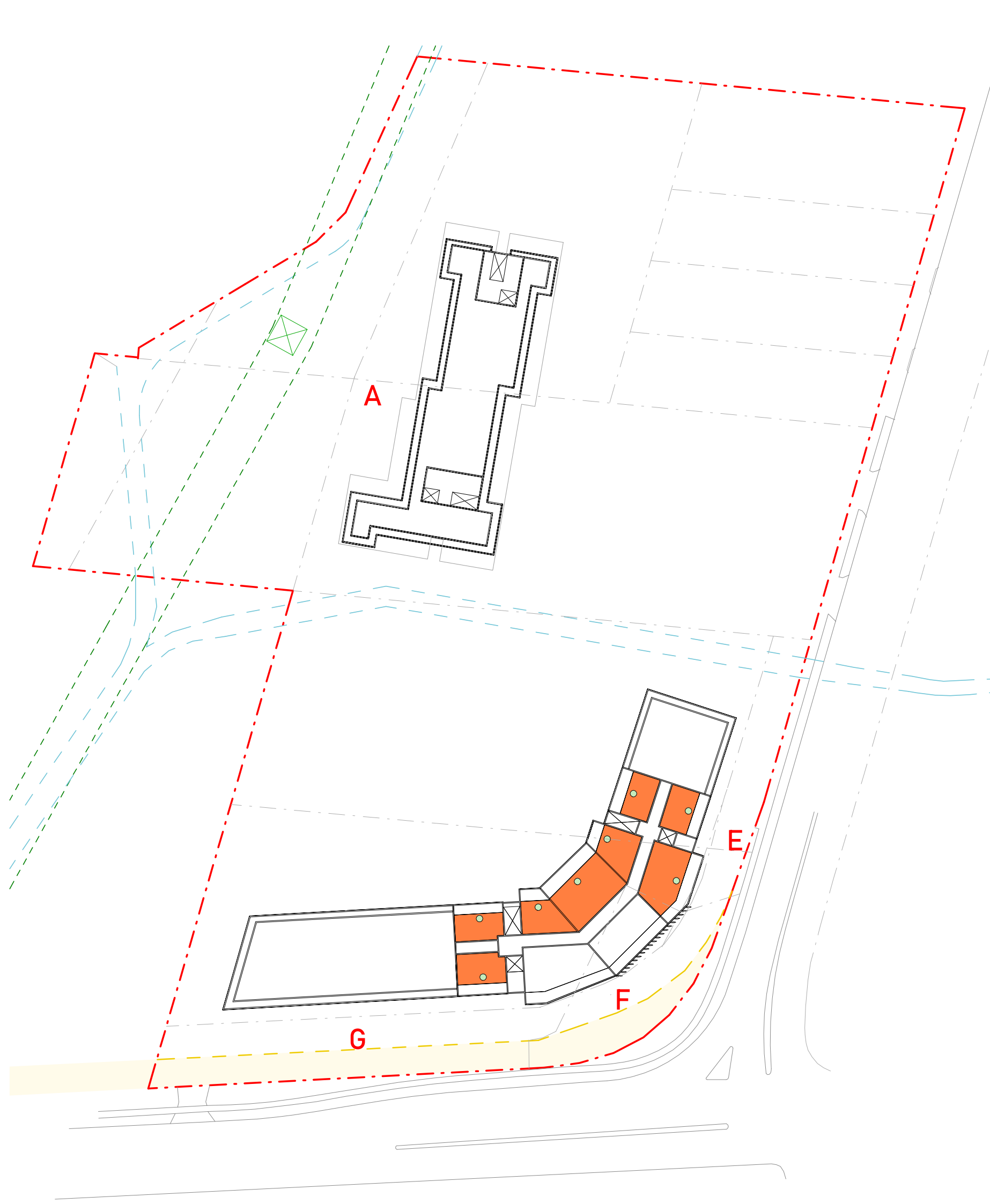
Drawing Name:  
SOLAR ACCESS DIAGRAMS

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196

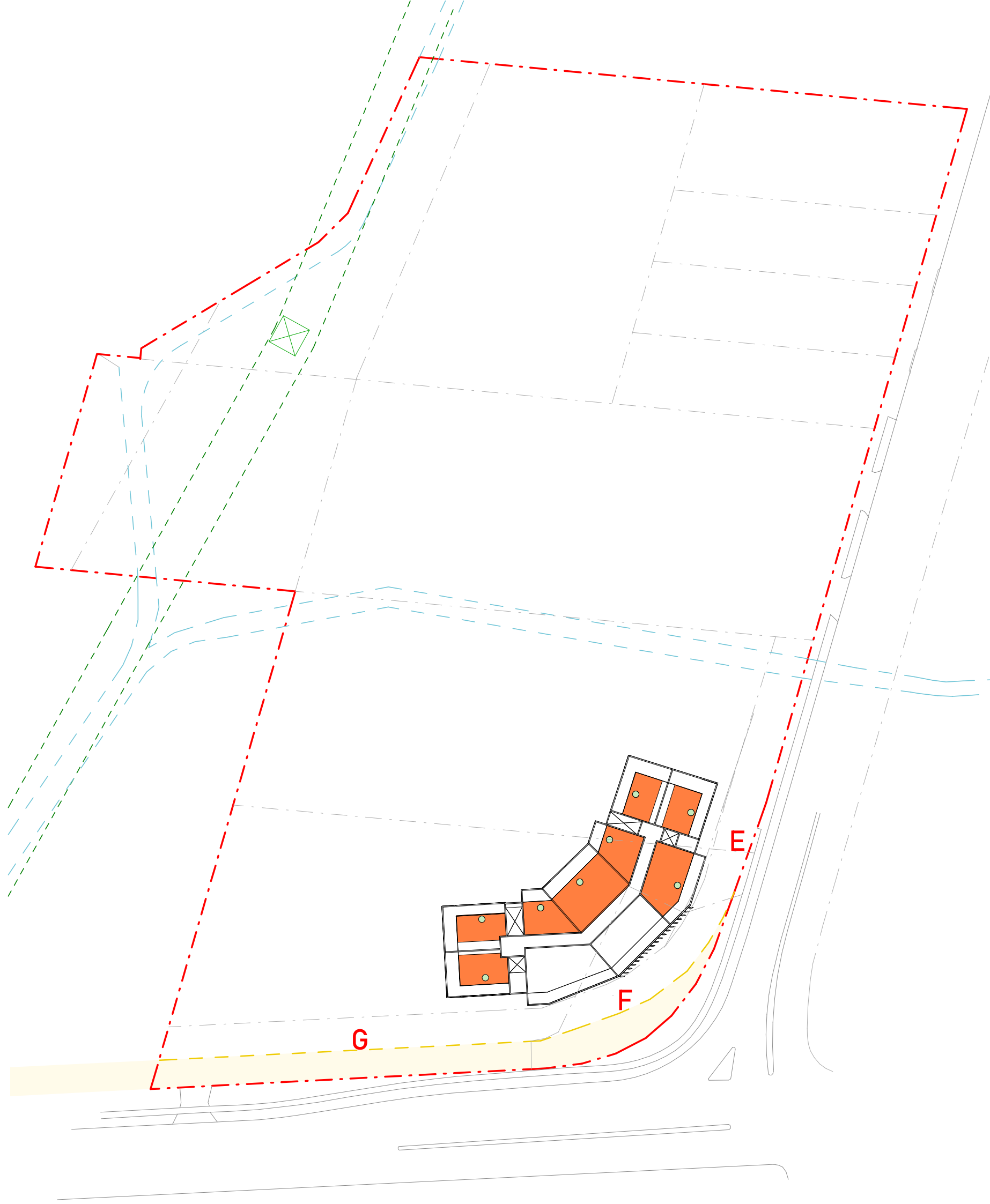




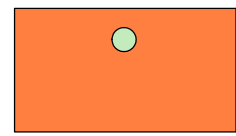
2 Solar Access - Level 6  
1: 750



3 Solar Access - Level 7  
1: 750



4 Solar Access - Level 8  
1: 750



SOLAR ACCESS

TOWNHOUSES			
	SOLAR ACCESS	TOTAL TOWNHOUSES	PERCENTAGE
GROUND FLOOR	17	17	100%
TOTAL	17	17	100%

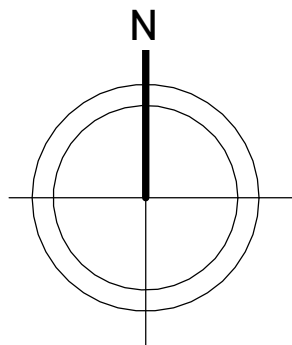
UNITS			
	SOLAR ACCESS	TOTAL UNITS	PERCENTAGE
GROUND FLOOR	17	23	74%
LEVEL 1	30	45	67%
LEVEL 2	32	45	71%
LEVEL 3	32	45	71%
LEVEL 4	32	45	71%
LEVEL 5	32	45	71%
LEVEL 6	26	36	72%
LEVEL 7	8	10	80%
LEVEL 8	8	10	80%
TOTAL	217	304	71.4%

ISSUE	DATE	DESCRIPTION	DRAWN
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ISSUE: 16
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Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
SOLAR ACCESS DIAGRAMS

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196

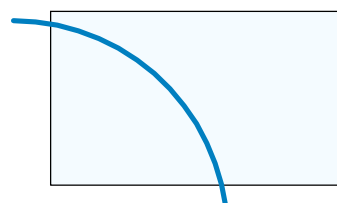




1 Cross Ventilation - Ground Level  
1 : 750

2 Cross Ventilation - Level 1  
1 : 750

3 Cross Ventilation - Level 2  
1 : 750



CROSS VENTILATED UNITS

TOWNHOUSES			
	SOLAR ACCESS	TOTAL TOWNHOUSES	PERCENTAGE
GROUND FLOOR	17	17	100%
TOTAL	17	17	100%

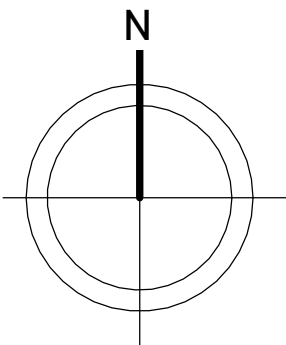
UNITS			
	SOLAR ACCESS	TOTAL UNITS	PERCENTAGE
GROUND FLOOR	16	23	70%
LEVEL 1	28	45	62%
LEVEL 2	30	45	67%
LEVEL 3	30	45	67%
LEVEL 4	30	45	67%
LEVEL 5	30	45	67%
LEVEL 6	22	36	61%
LEVEL 7	7	10	70%
LEVEL 8	7	10	70%
TOTAL	200	304	65.8%

ISSUE	DATE	DESCRIPTION	DRAWN
16	12/10/23	FOR SUBMISSION	DS

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Architect Reg Number: 5143

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ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
CROSS VENTILATION DIAGRAMS

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196

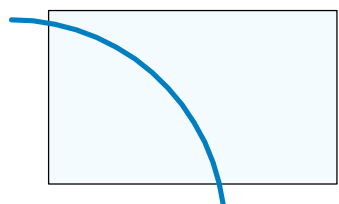




1 Cross Ventilation - Level 3  
1 : 750

2 Cross Ventilation - Level 4  
1 : 750

3 Cross Ventilation - Level 5  
1 : 750



CROSS VENTILATED UNITS

TOWNHOUSES			
	SOLAR ACCESS	TOTAL TOWNHOUSES	PERCENTAGE
GROUND FLOOR	17	17	100%
TOTAL	17	17	100%

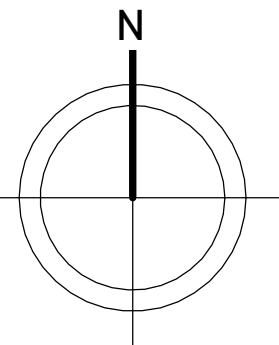
UNITS			
	SOLAR ACCESS	TOTAL UNITS	PERCENTAGE
GROUND FLOOR	16	23	70%
LEVEL 1	28	45	62%
LEVEL 2	30	45	67%
LEVEL 3	30	45	67%
LEVEL 4	30	45	67%
LEVEL 5	30	45	67%
LEVEL 6	22	36	61%
LEVEL 7	7	10	70%
LEVEL 8	7	10	70%
TOTAL	200	304	65.8%

ISSUE	DATE	DESCRIPTION	DRAWN
16	12/10/23	FOR SUBMISSION	DS

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Design Architect: Chris Tsioulos  
Architect Reg Number: 5143  
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ACN: 161 791 715

Project Name: MIXED USE DEVELOPMENT
Drawing Name: CROSS VENTILATION DIAGRAMS
Site: 921 Punchbowl Road, Punchbowl NSW 2196

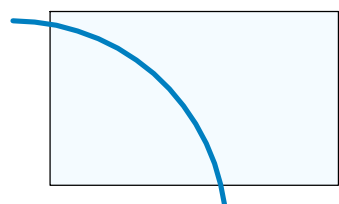




1 Cross Ventilation - Level 6  
1: 750

2 Cross Ventilation - Level 7  
1: 750

3 Cross Ventilation - Level 8  
1: 750



CROSS VENTILATED UNITS

TOWNHOUSES			
	SOLAR ACCESS	TOTAL TOWNHOUSES	PERCENTAGE
GROUND FLOOR	17	17	100%
TOTAL	17	17	100%

UNITS			
	SOLAR ACCESS	TOTAL UNITS	PERCENTAGE
GROUND FLOOR	16	23	70%
LEVEL 1	28	45	62%
LEVEL 2	30	45	67%
LEVEL 3	30	45	67%
LEVEL 4	30	45	67%
LEVEL 5	30	45	67%
LEVEL 6	22	36	61%
LEVEL 7	7	10	70%
LEVEL 8	7	10	70%
TOTAL	200	304	65.8%

ISSUE	DATE	DESCRIPTION	DRAWN
16	12/10/23	FOR SUBMISSION	DS

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SCALE:
ISSUE: 16
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Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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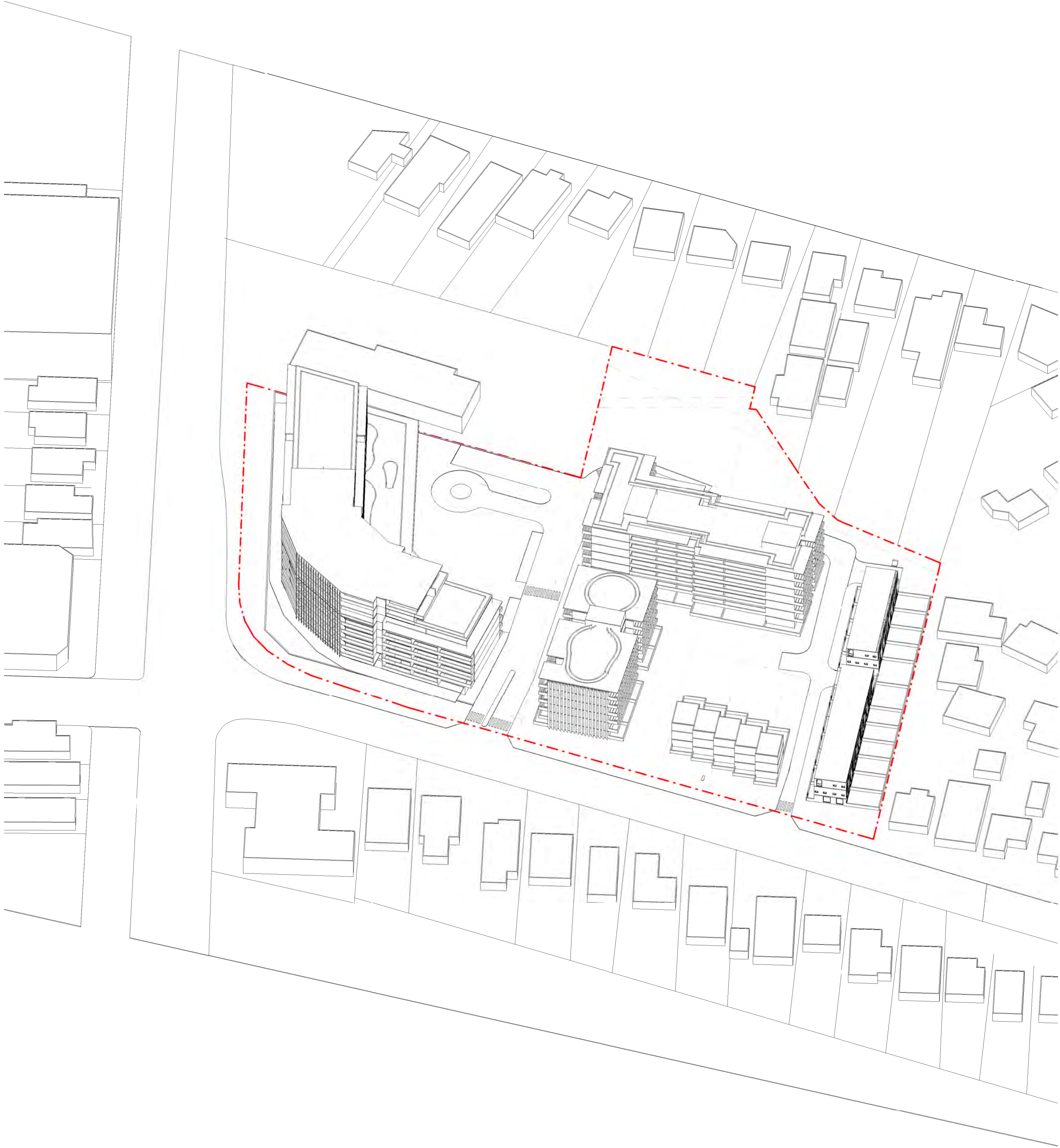
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Project Name:  
MIXED USE DEVELOPMENT

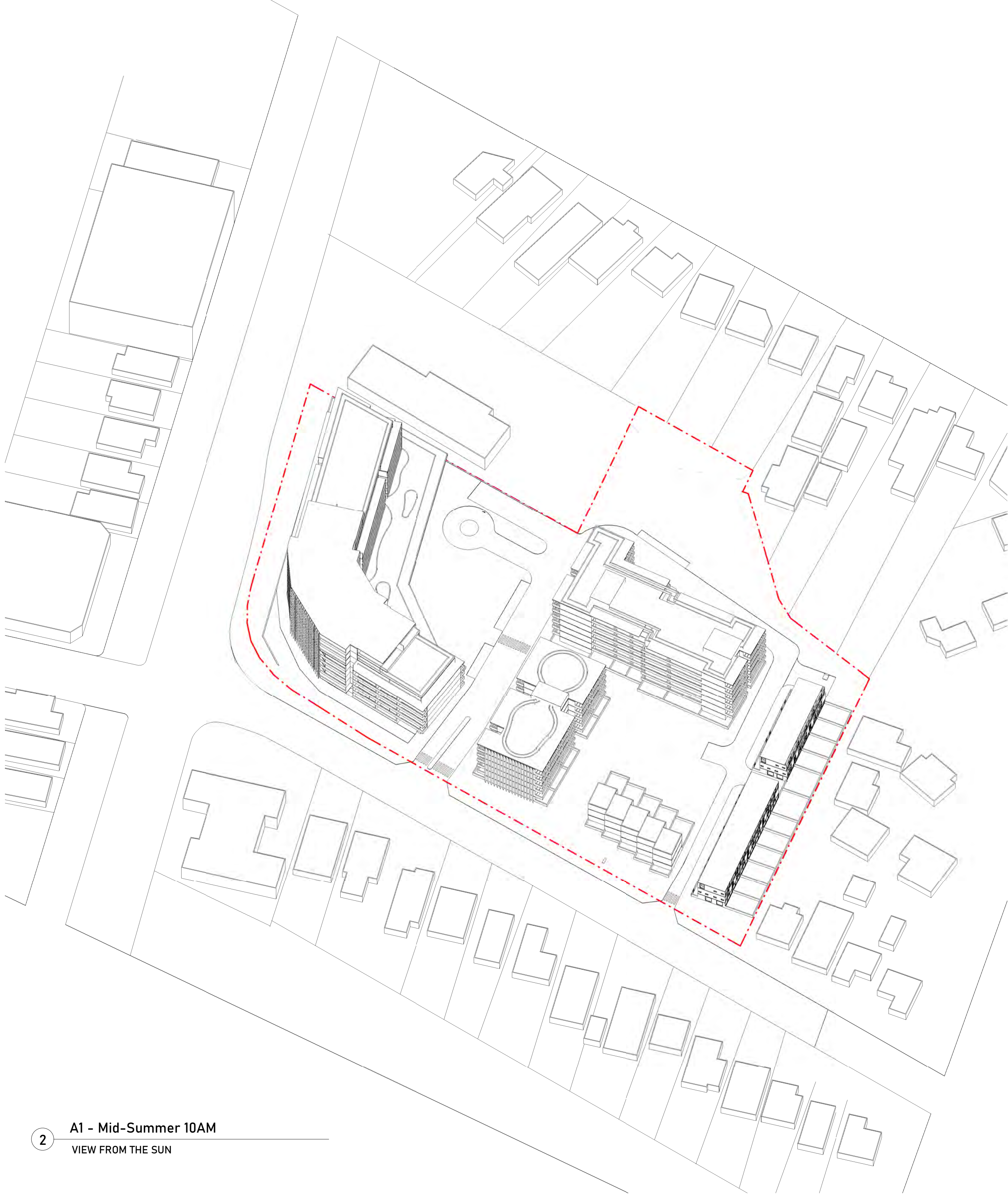
Drawing Name:  
CROSS VENTILATION DIAGRAMS

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196





1 A1 - Mid-Summer 9AM  
VIEW FROM THE SUN



2 A1 - Mid-Summer 10AM  
VIEW FROM THE SUN

ISSUE	DATE	DESCRIPTION	DRAWN
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Architect Reg Number: 5143

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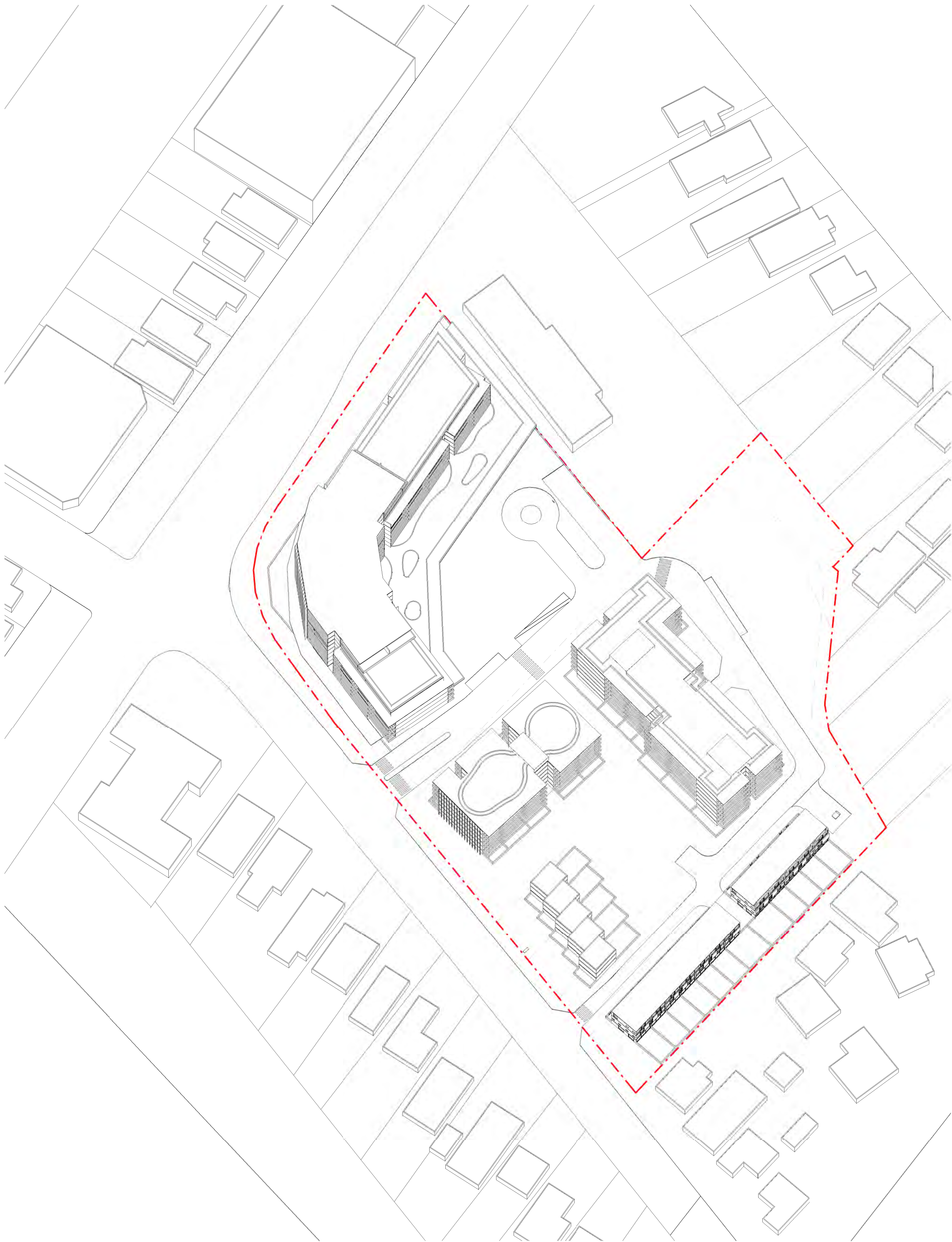
ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
VIEW FROM THE SUN DIAGRAM - SUMMER

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196





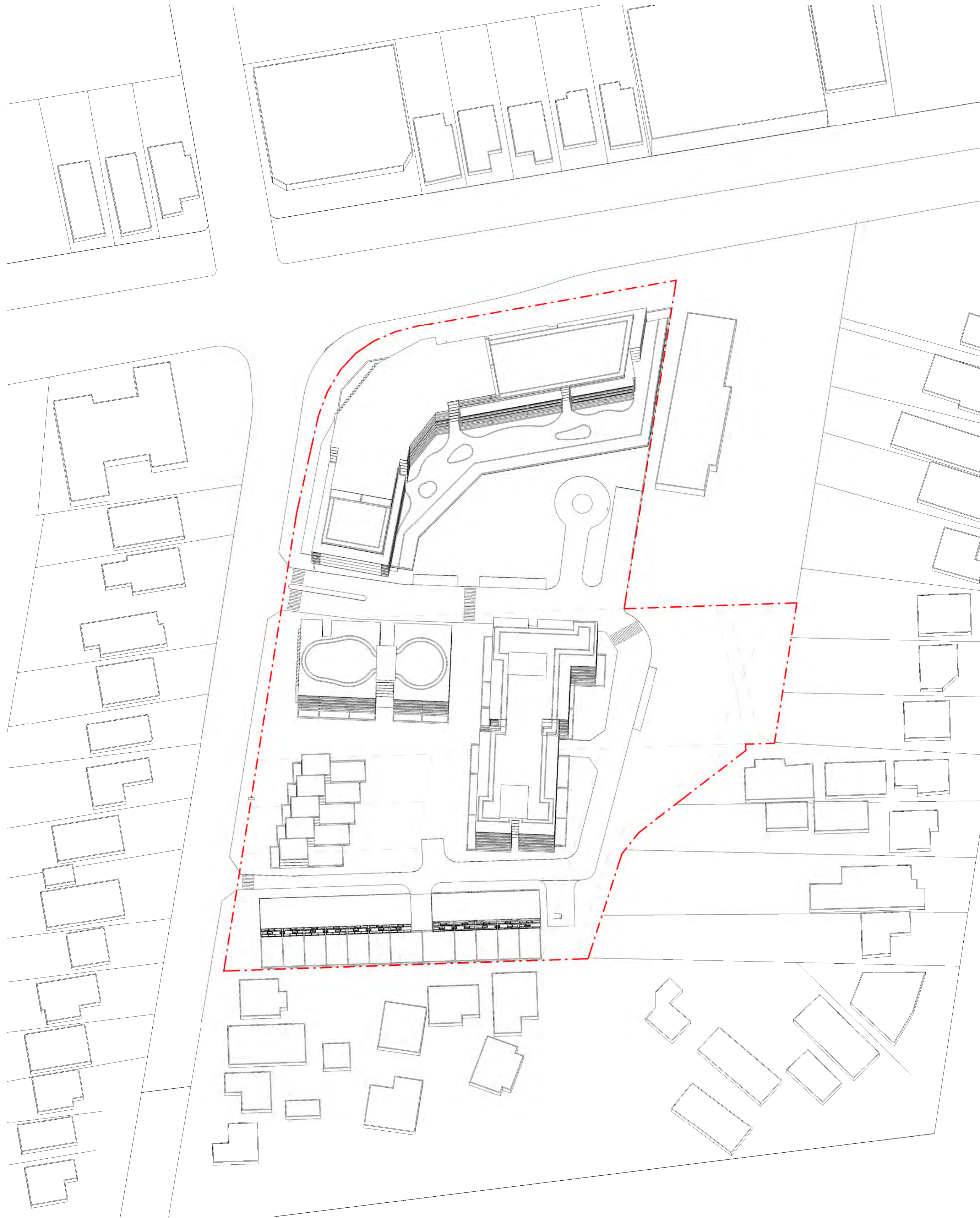
1 A1 - Mid-Summer 11AM  
VIEW FROM THE SUN

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2 A1 - Mid-Summer 12PM  
VIEW FROM THE SUN

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SCALE: NTS
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Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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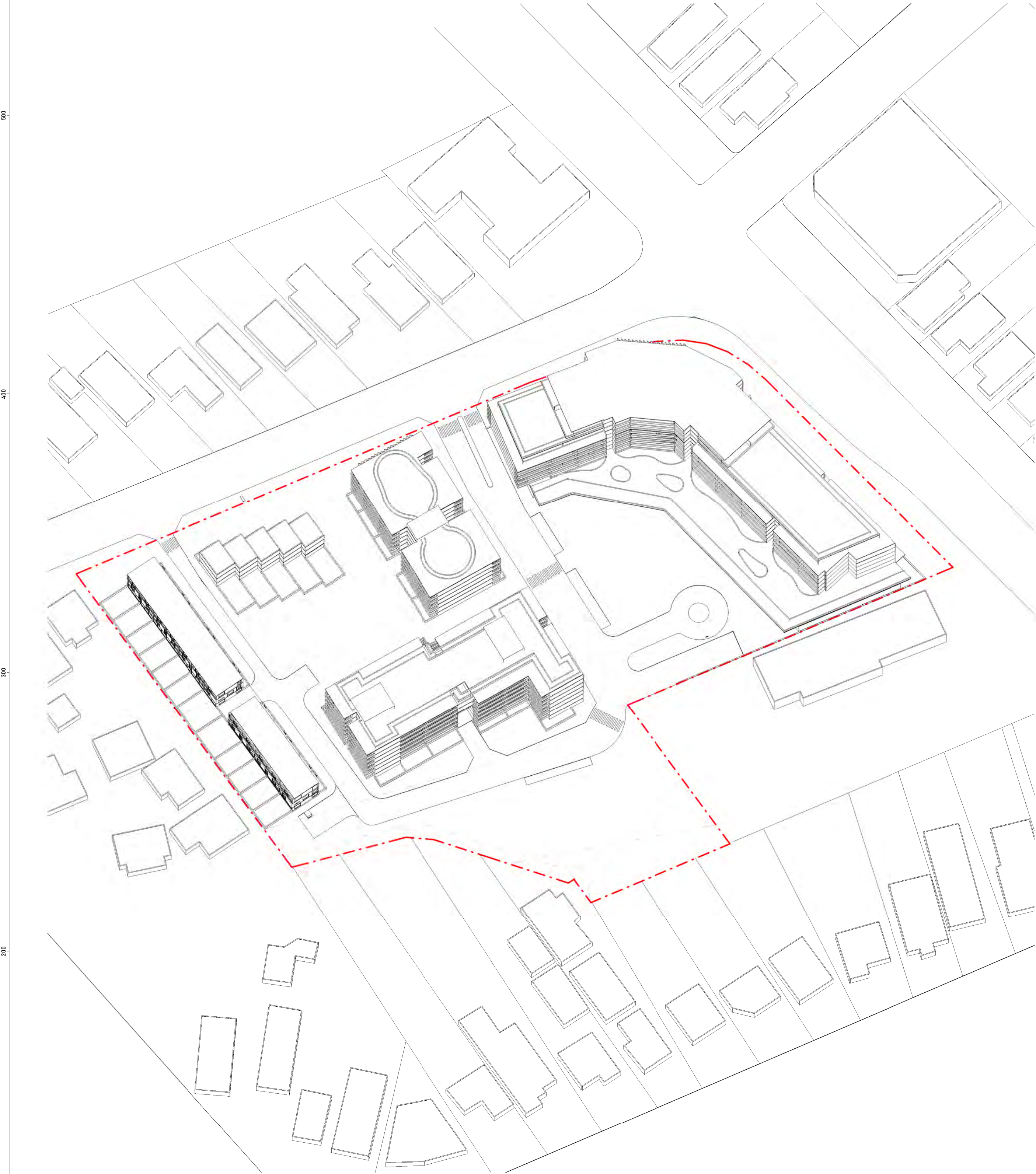
ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
VIEW FROM THE SUN DIAGRAM - SUMMER

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196





1 A1 - Mid-Summer 1PM  
VIEW FROM THE SUN

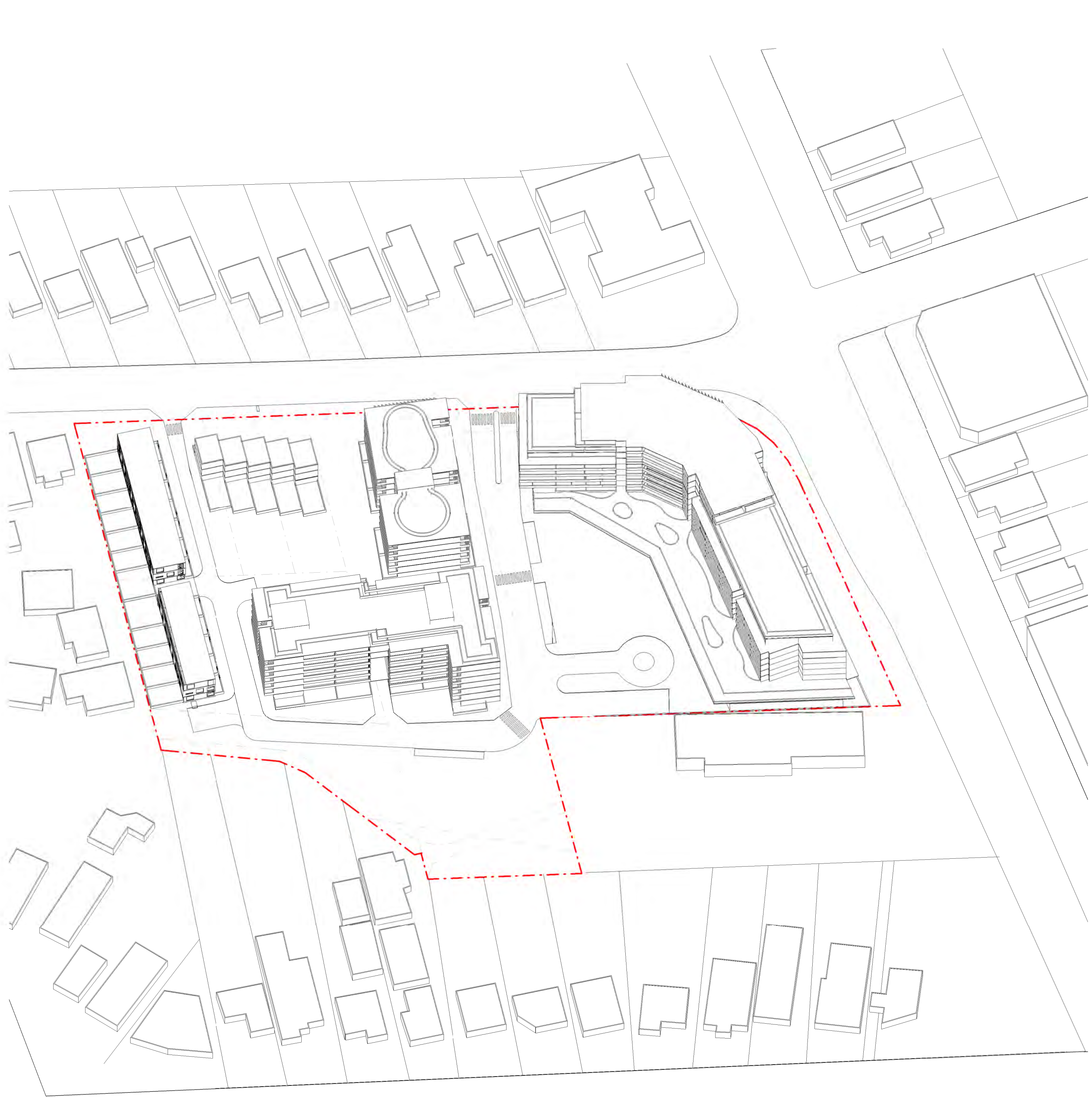
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2 A1 - Mid-Summer 2PM  
VIEW FROM THE SUN

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Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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ACN: 161 791 715

Project Name: MIXED USE DEVELOPMENT
Drawing Name: VIEW FROM THE SUN DIAGRAM - SUMMER
Site: 921 Punchbowl Road, Punchbowl NSW 2196



500  
400  
300  
200  
100  
90  
80  
70  
60  
50  
40  
30  
20  
10  
0



1 A1 - Mid-Summer 3PM  
VIEW FROM THE SUN

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Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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ACN: 161 791 715

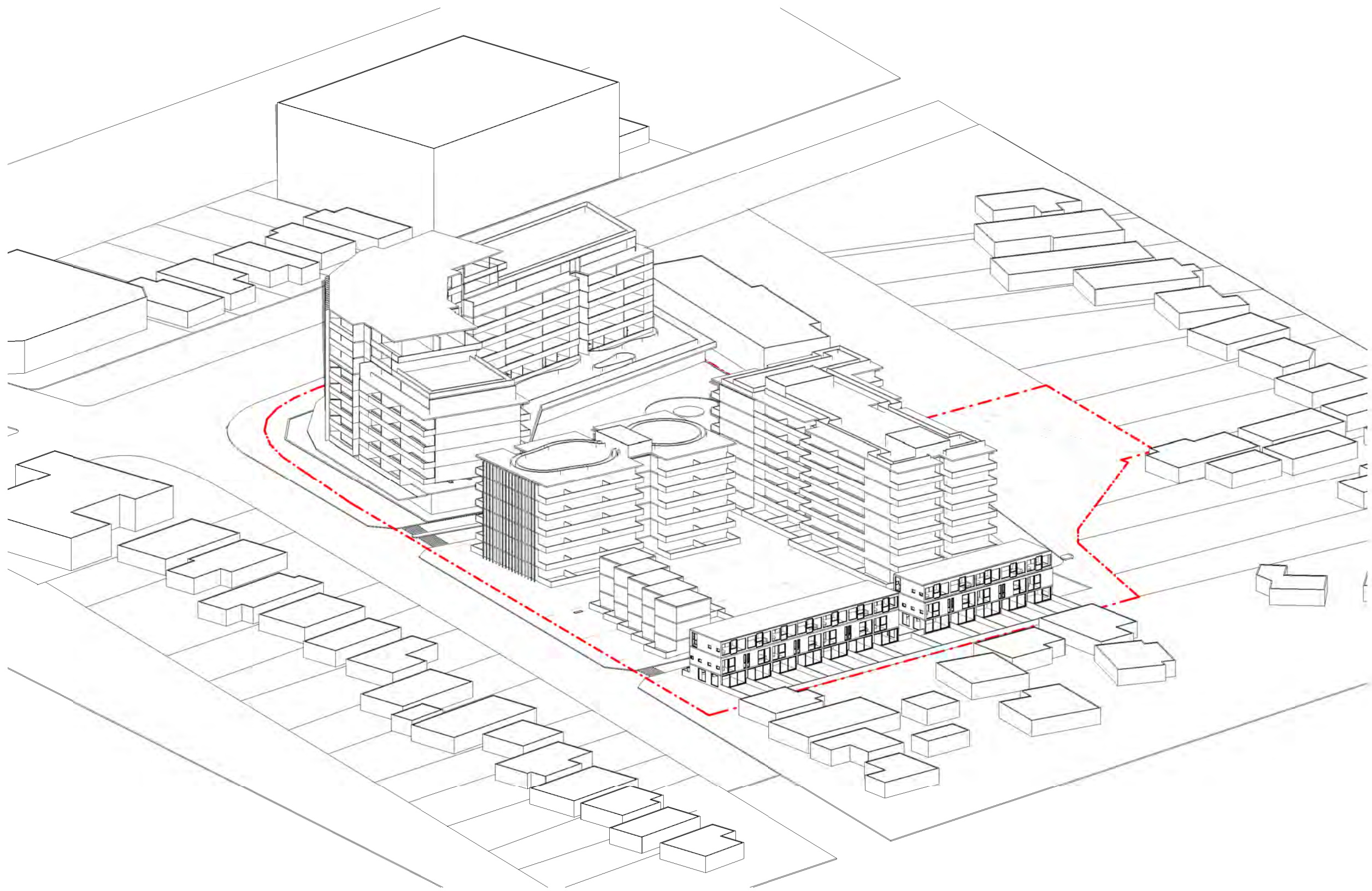
Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
VIEW FROM THE SUN DIAGRAM - SUMMER

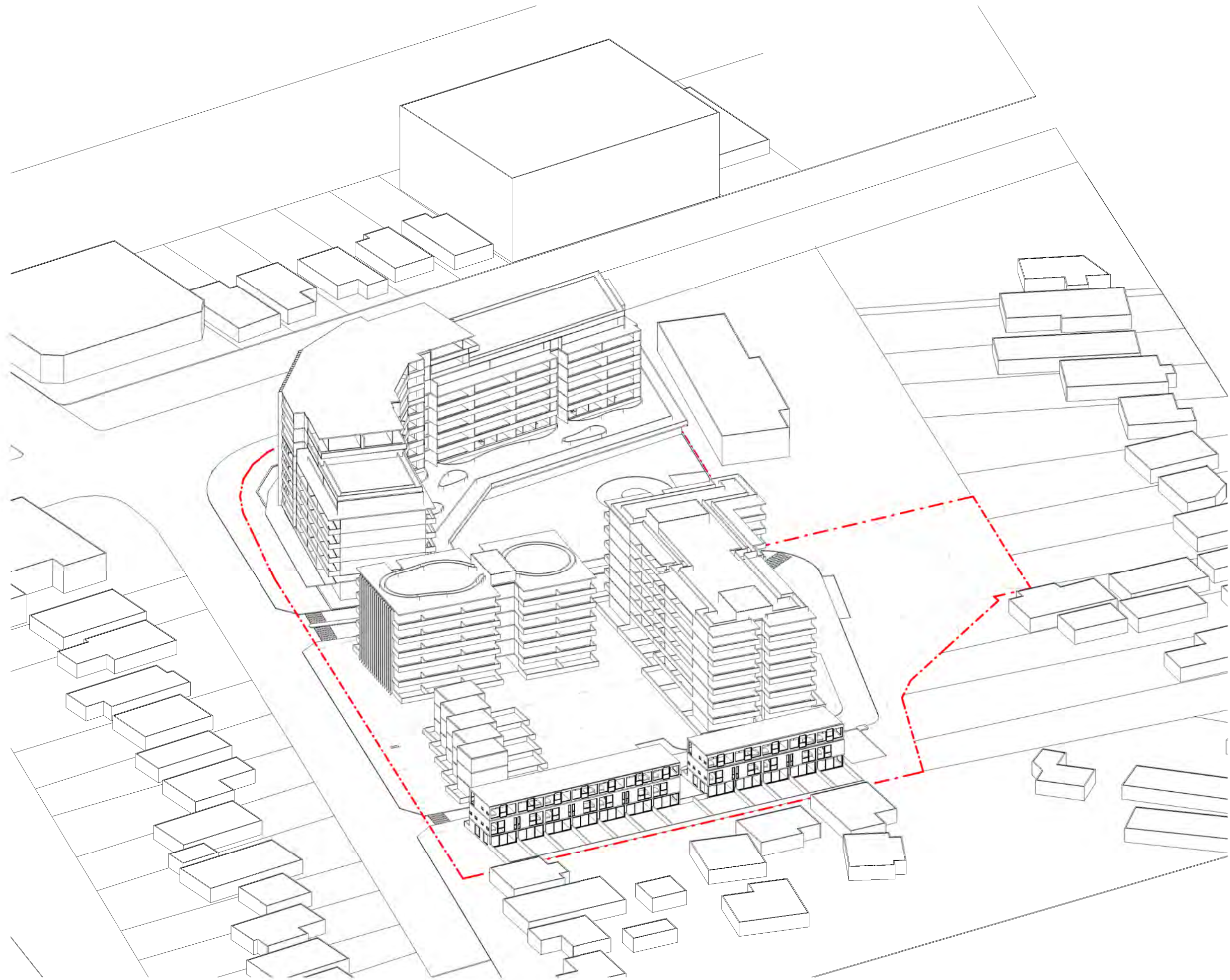
Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196

200 300 400 500 600 700 800 801





1 A1 - Mid-Winter 9AM  
VIEW FROM THE SUN



2 A1 - Mid-Winter 10AM  
VIEW FROM THE SUN

ISSUE	DATE	DESCRIPTION	DRAWN
16	12/10/23	FOR SUBMISSION	DS

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Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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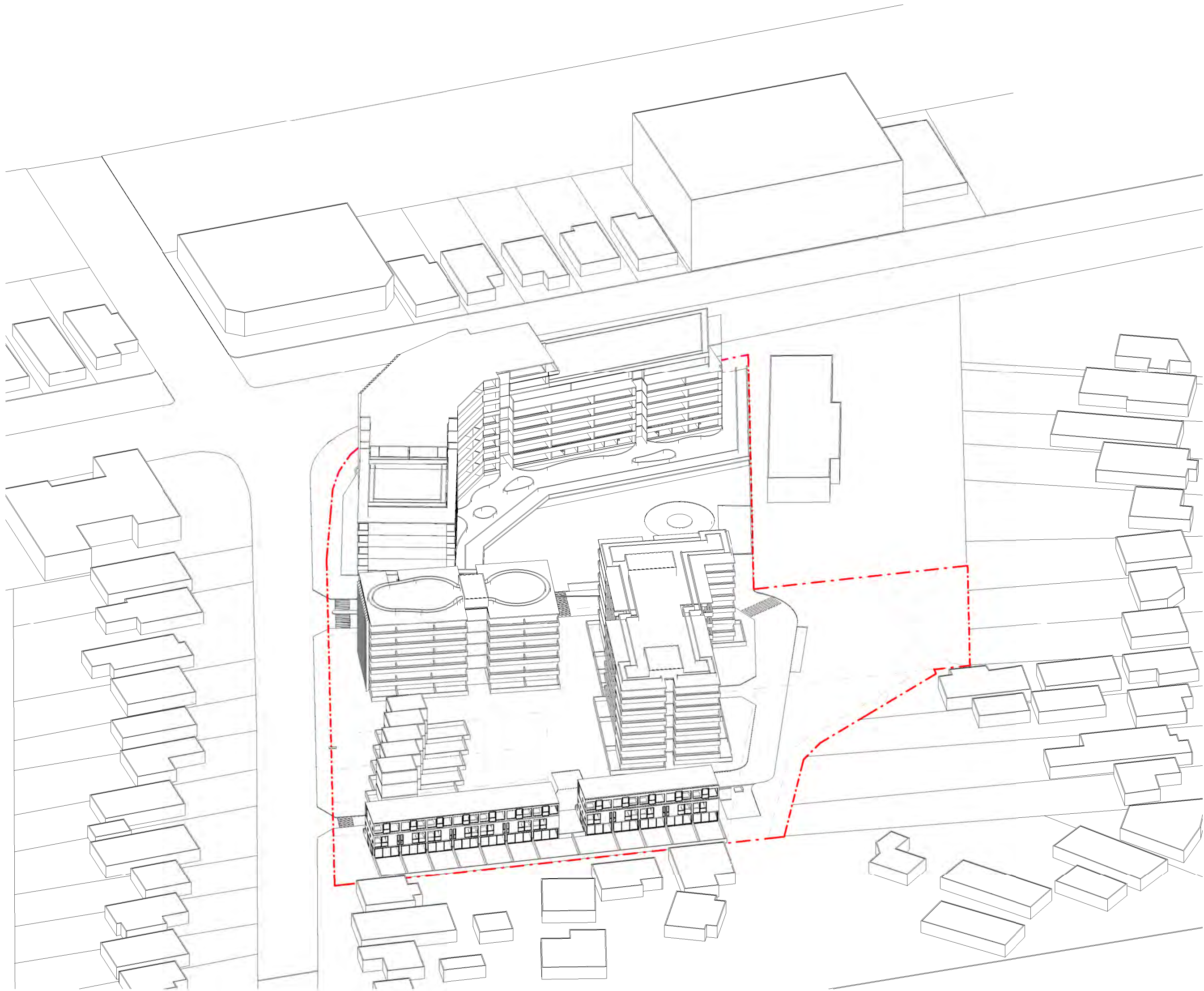
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Project Name:  
MIXED USE DEVELOPMENT

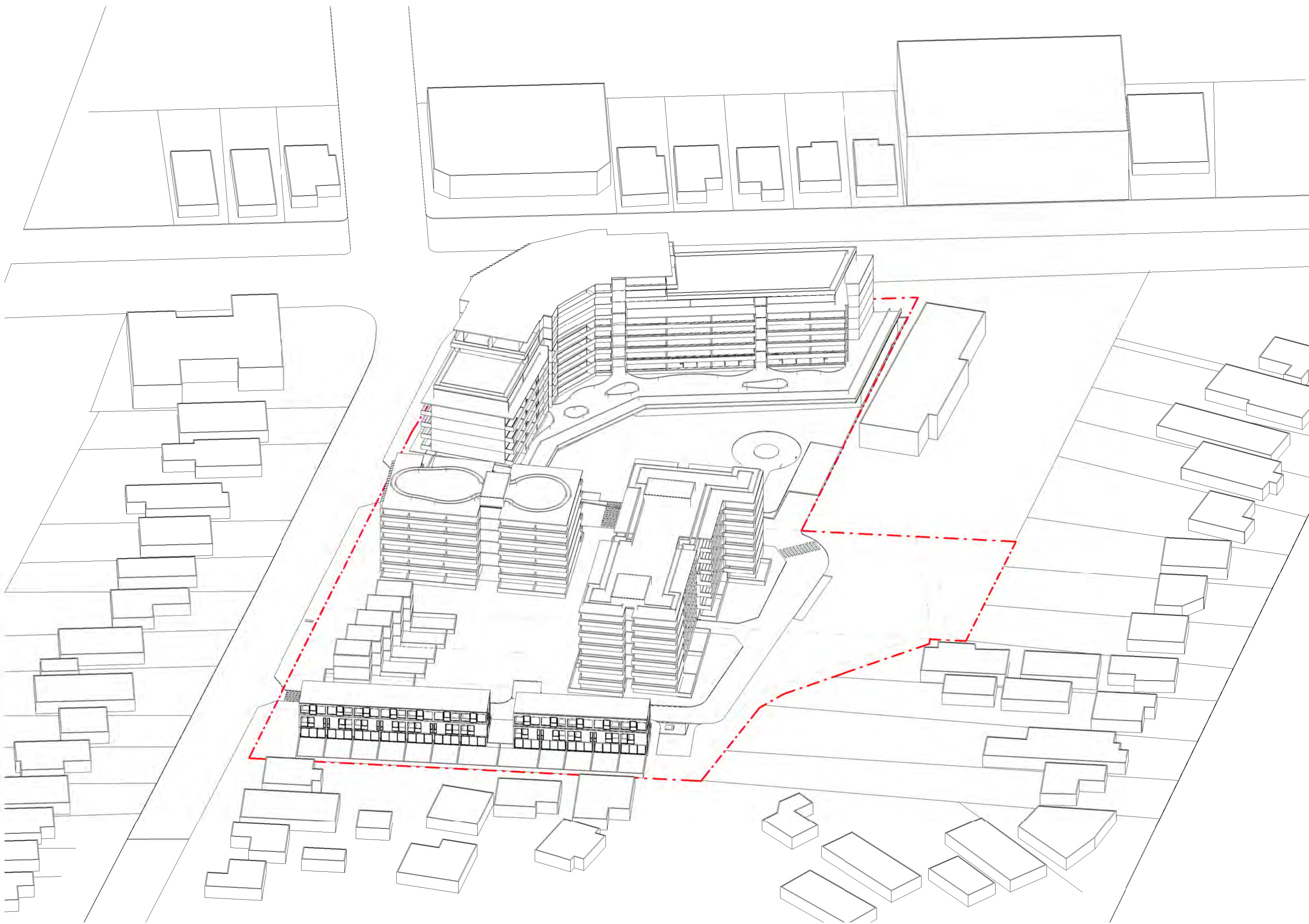
Drawing Name:  
VIEW FROM THE SUN DIAGRAM - WINTER

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196





1 A1 - Mid-Winter 11AM  
VIEW FROM THE SUN



2 A1 - Mid-Winter 12PM  
VIEW FROM THE SUN

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Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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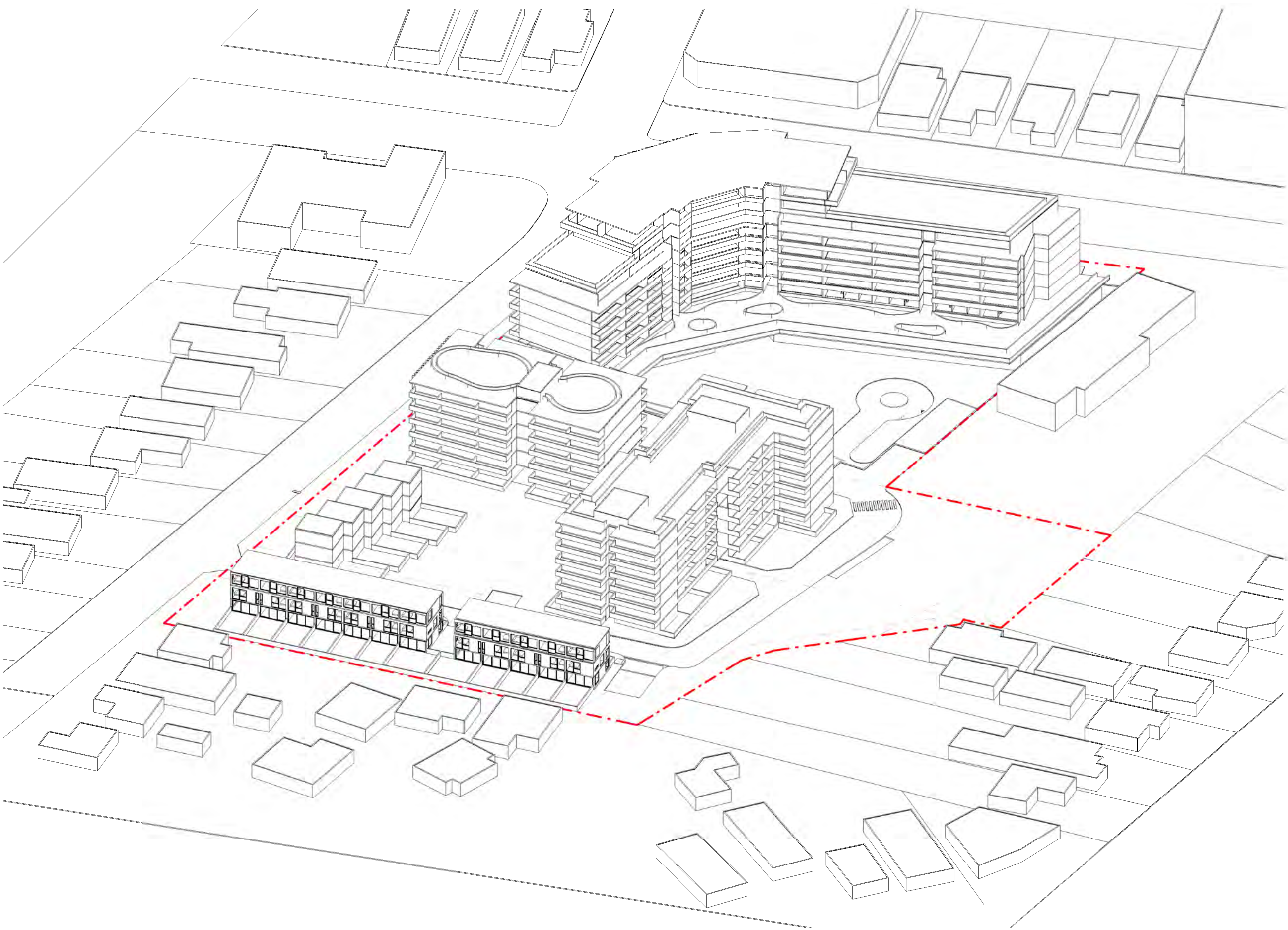
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Project Name:  
MIXED USE DEVELOPMENT

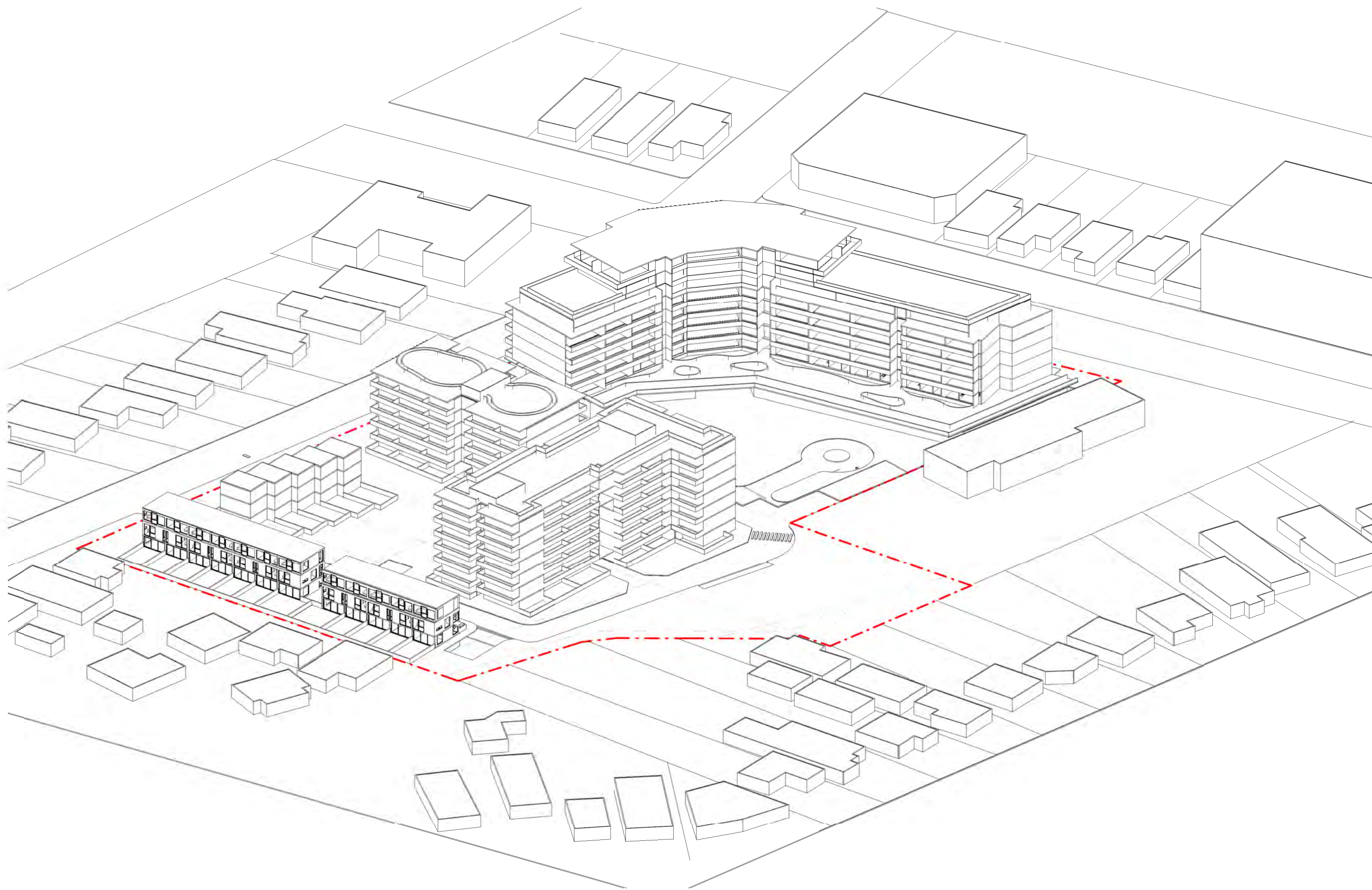
Drawing Name:  
VIEW FROM THE SUN DIAGRAM - WINTER

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196





1 A1 - Mid-Winter 1PM  
VIEW FROM THE SUN



2 A1 - Mid-Winter 2PM  
VIEW FROM THE SUN

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ISSUE: 16
ISSUE DATE: 12/10/23
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E: info@cmtarchitects.com

Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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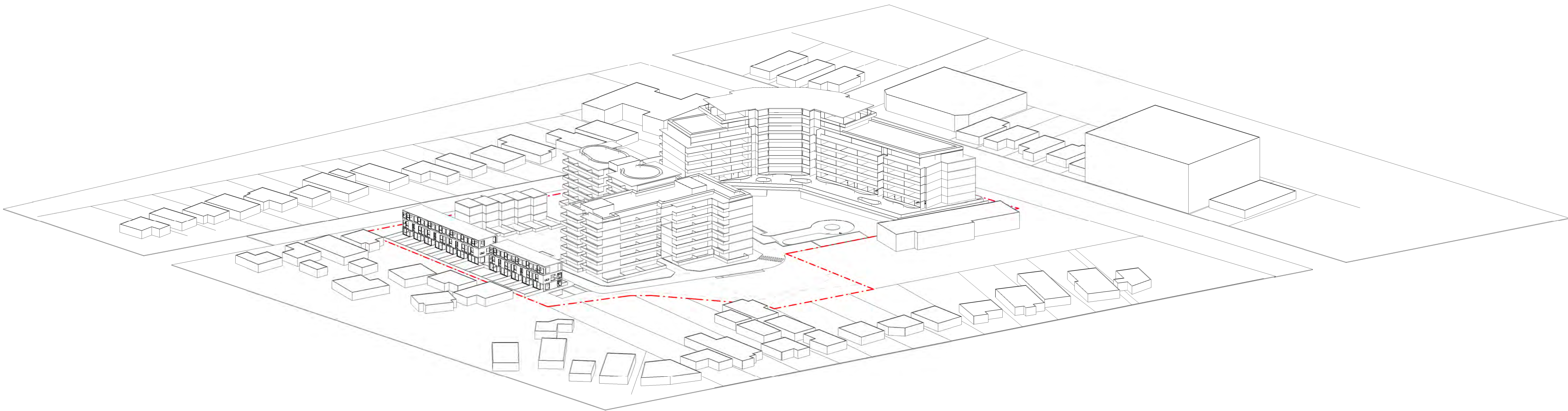
ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
VIEW FROM THE SUN DIAGRAM - WINTER

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196





1 A1 – Mid-Winter 3PM  
VIEW FROM THE SUN

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Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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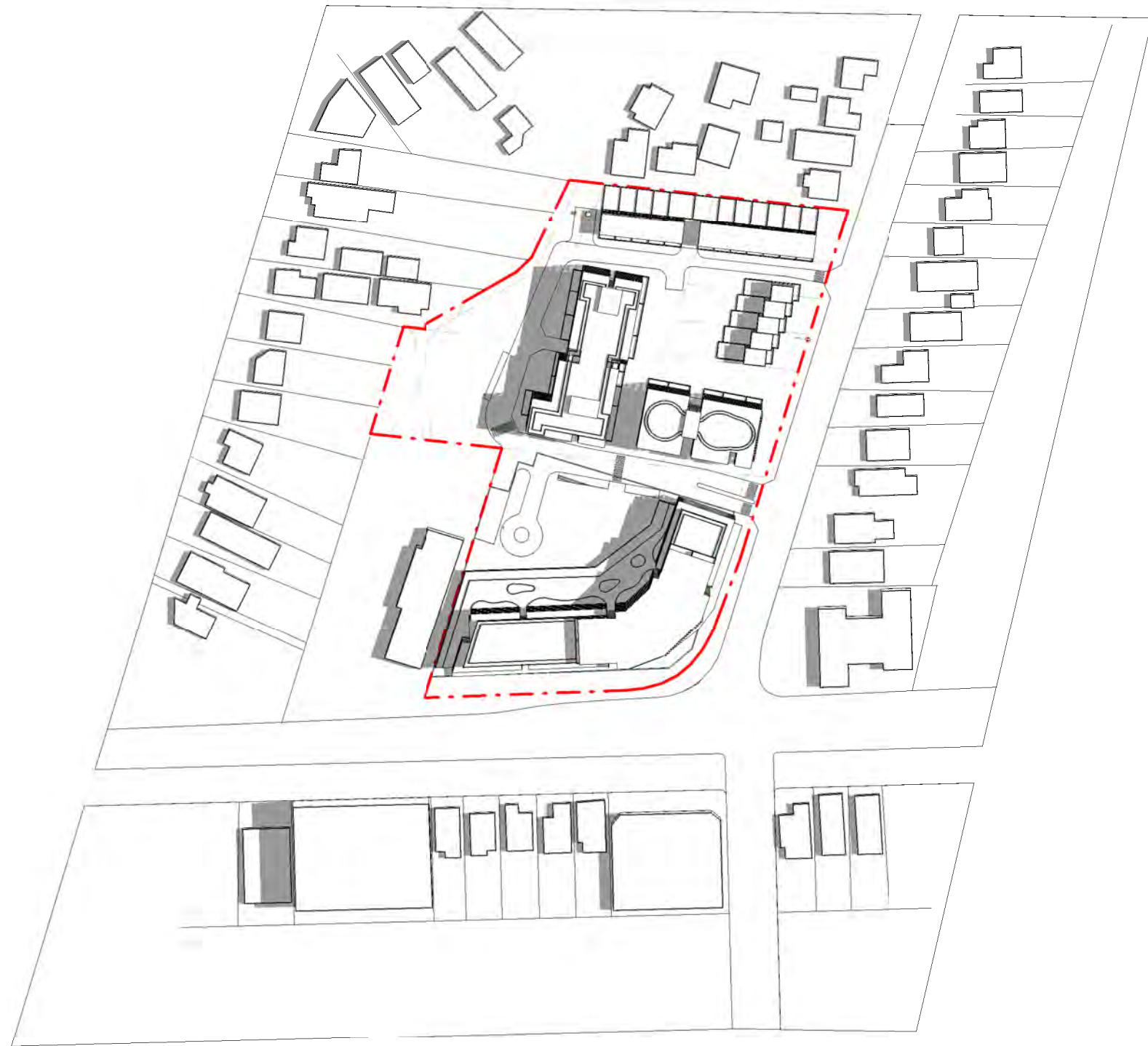
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Project Name:  
MIXED USE DEVELOPMENT

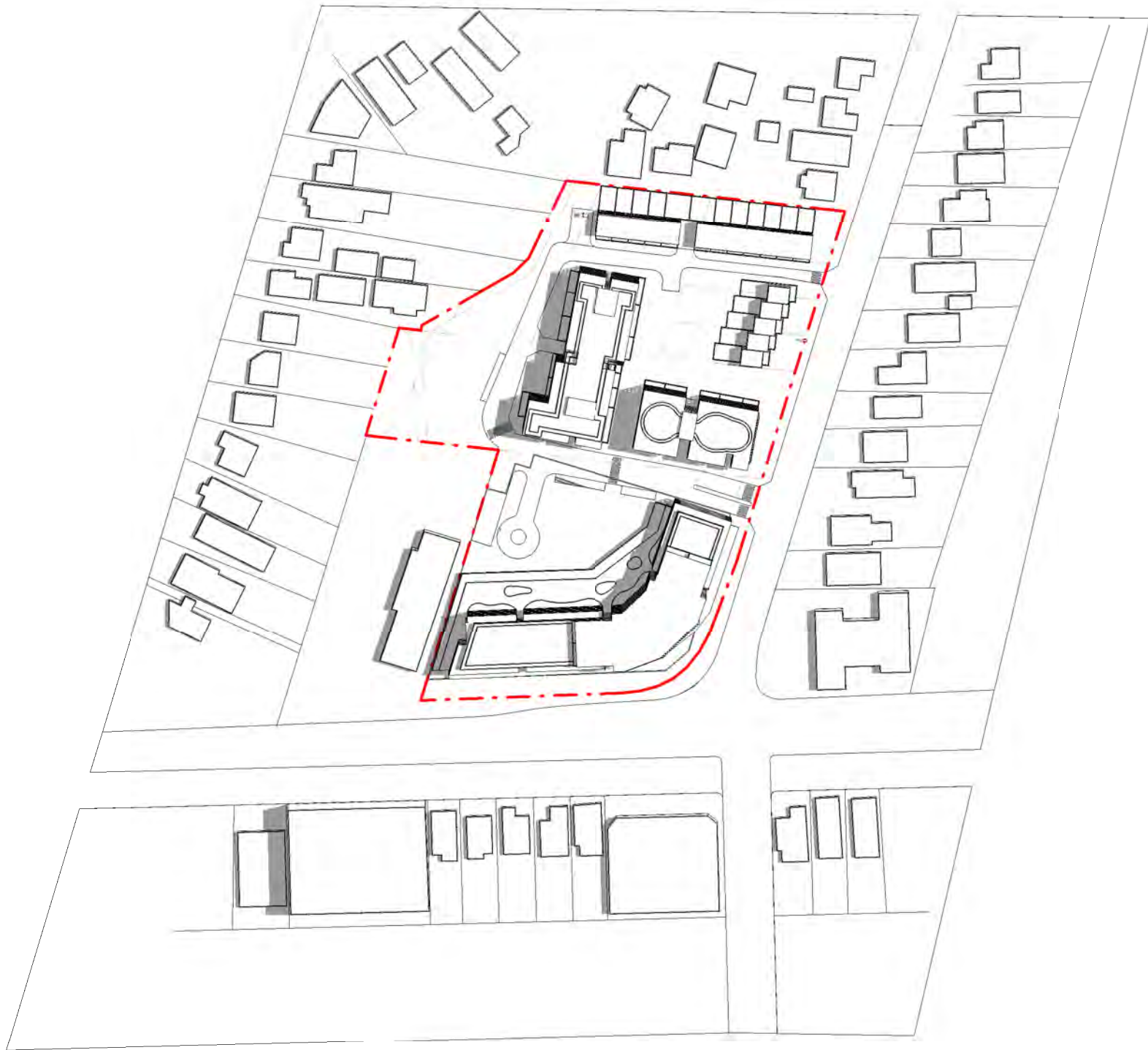
Drawing Name:  
VIEW FROM THE SUN DIAGRAM - WINTER

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196





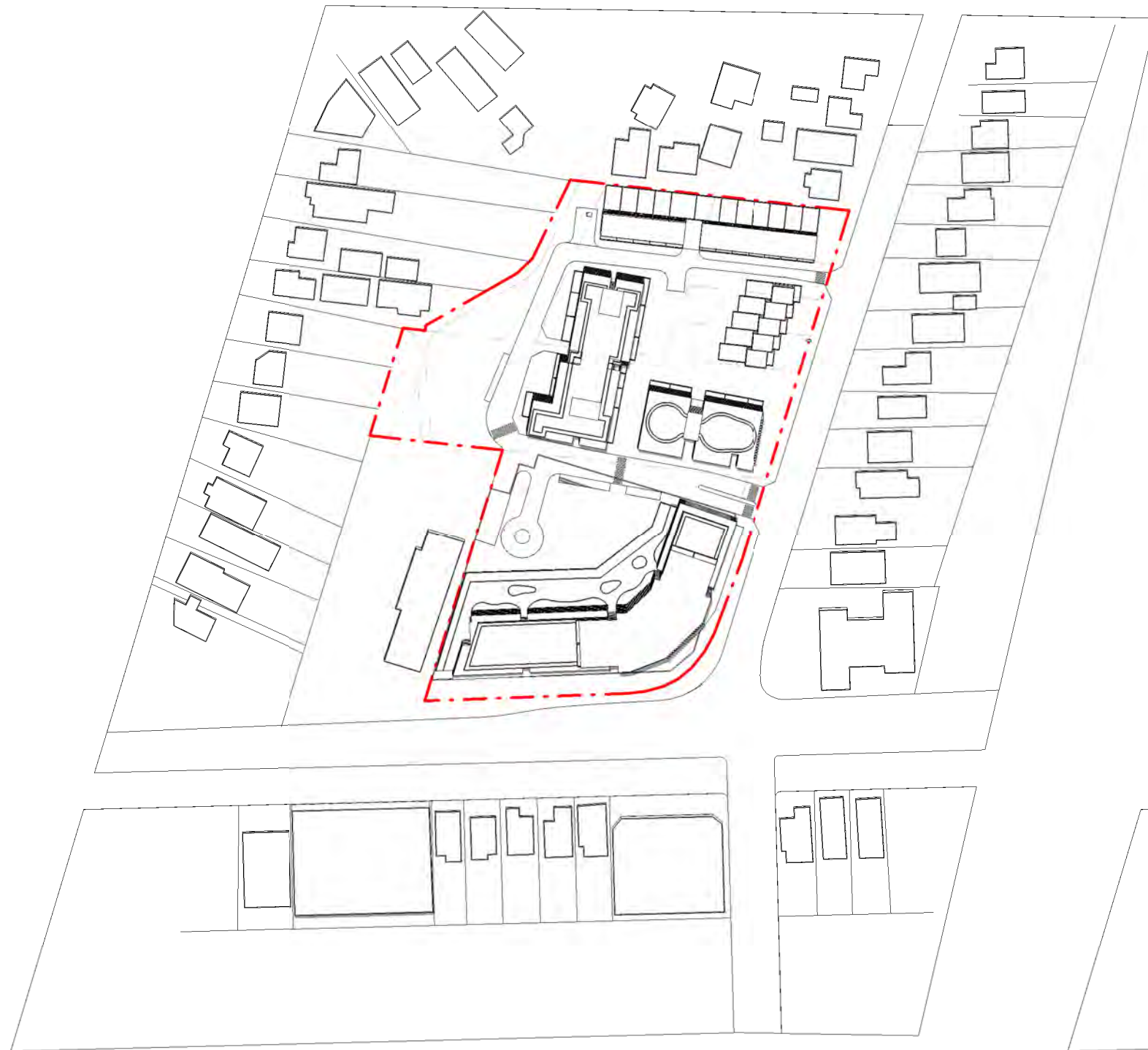
1 A1 - Summer Equinox 9AM



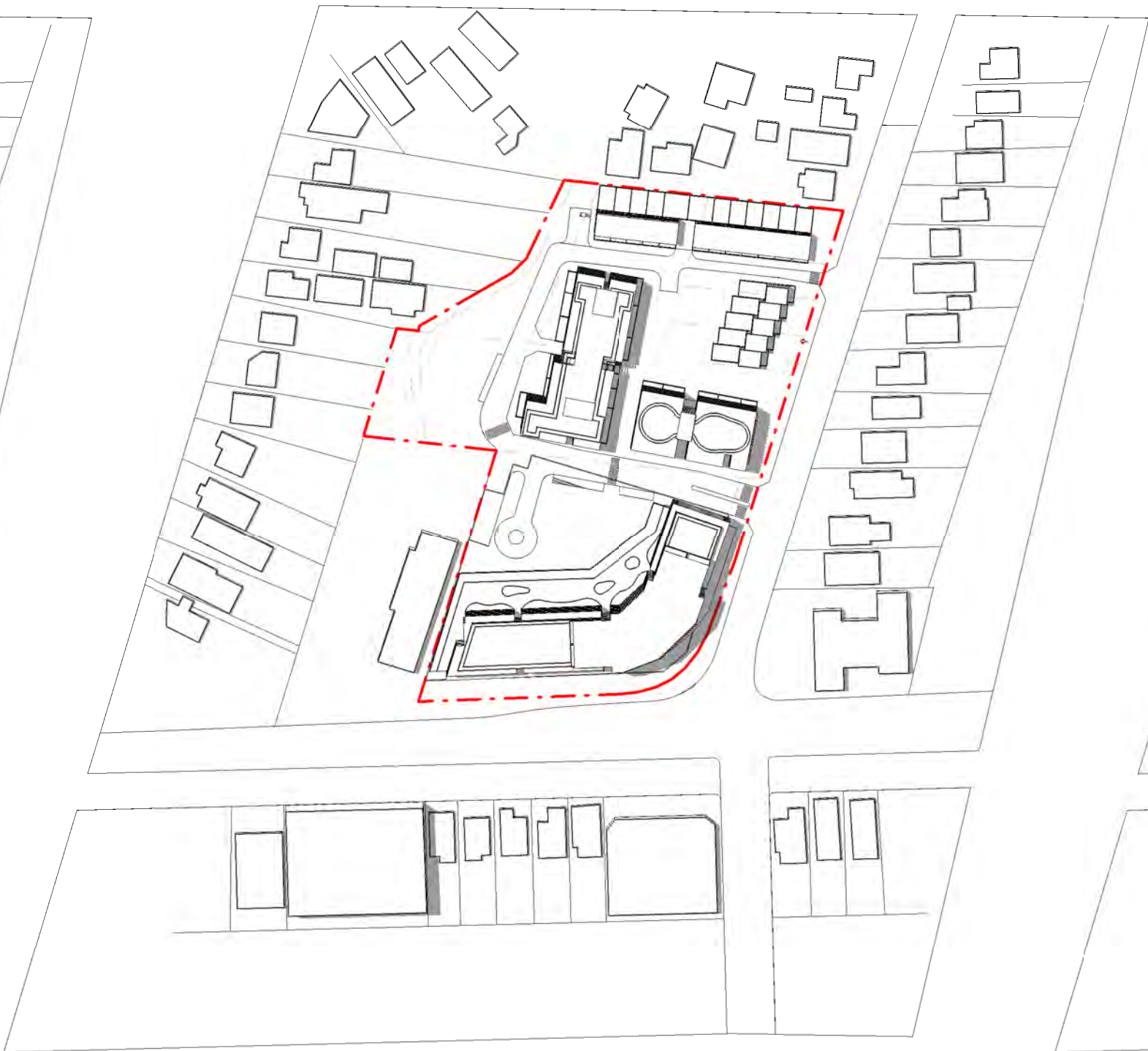
2 A1 - Summer Equinox 10AM



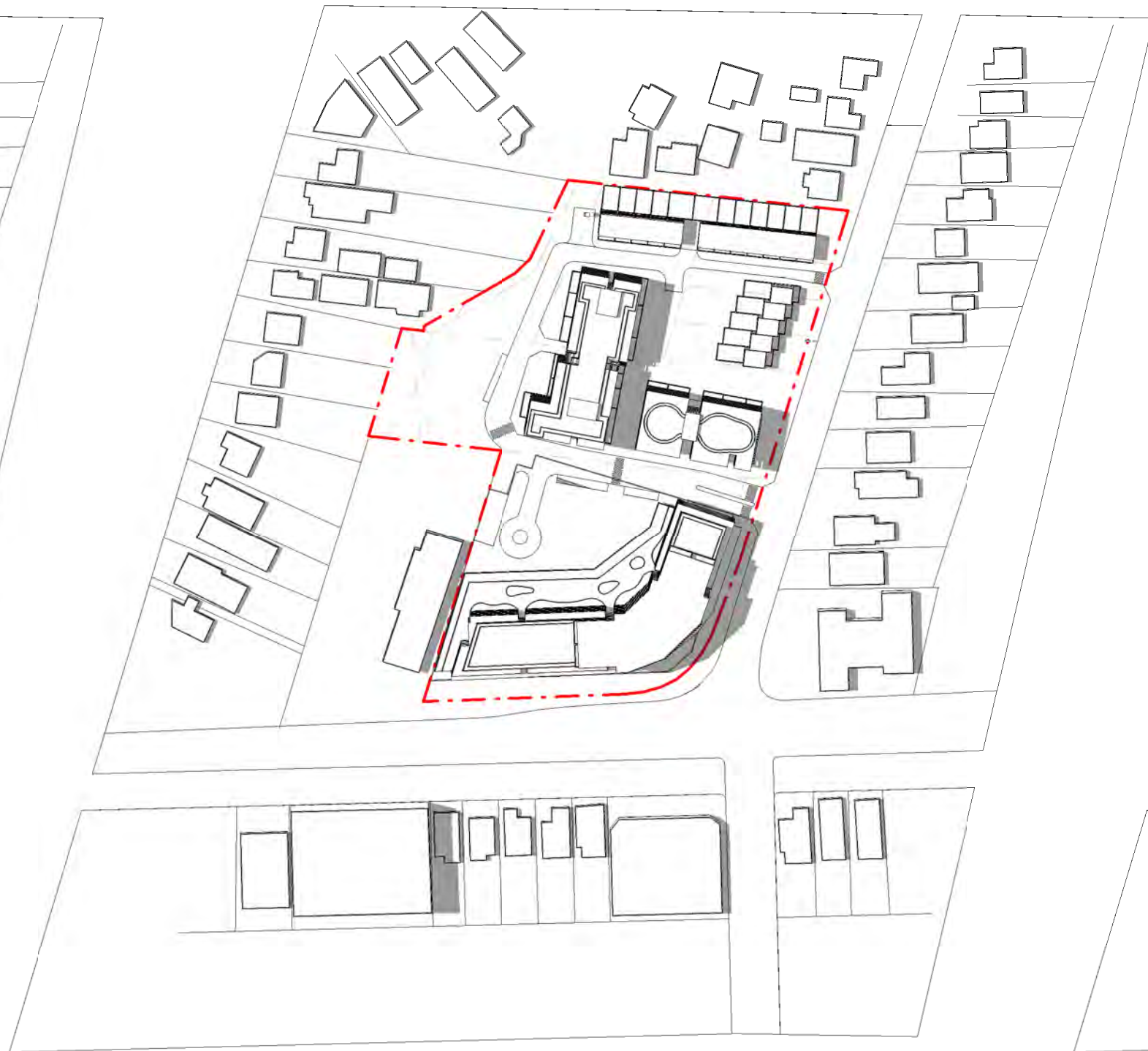
3 A1 - Summer Equinox 11AM



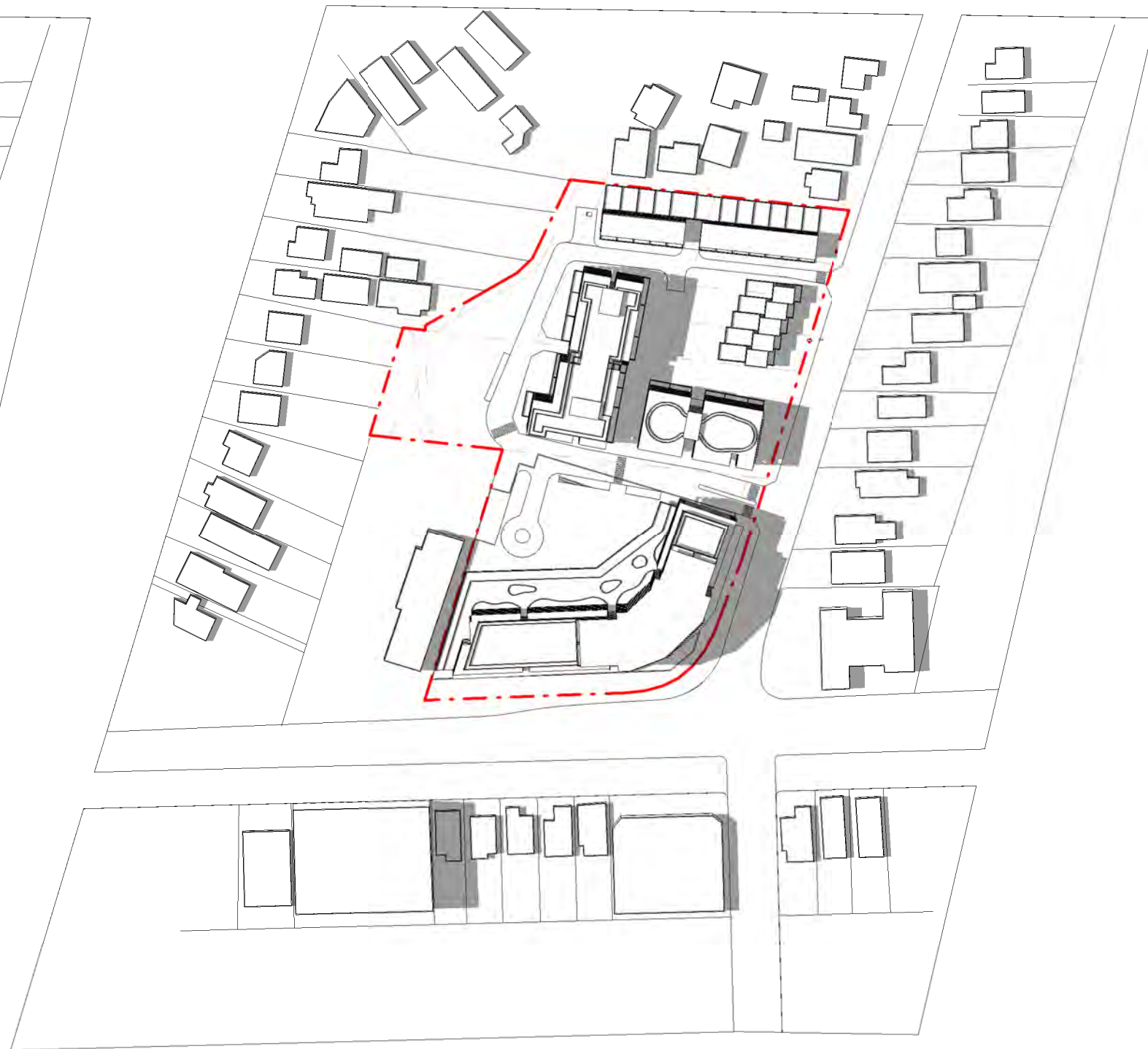
4 A1 - Summer Equinox 12PM



5 A1 - Summer Equinox 1PM



6 A1 - Summer Equinox 2PM



7 A1 - Summer Equinox 3PM

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AUSTRALIA PTY LTD

Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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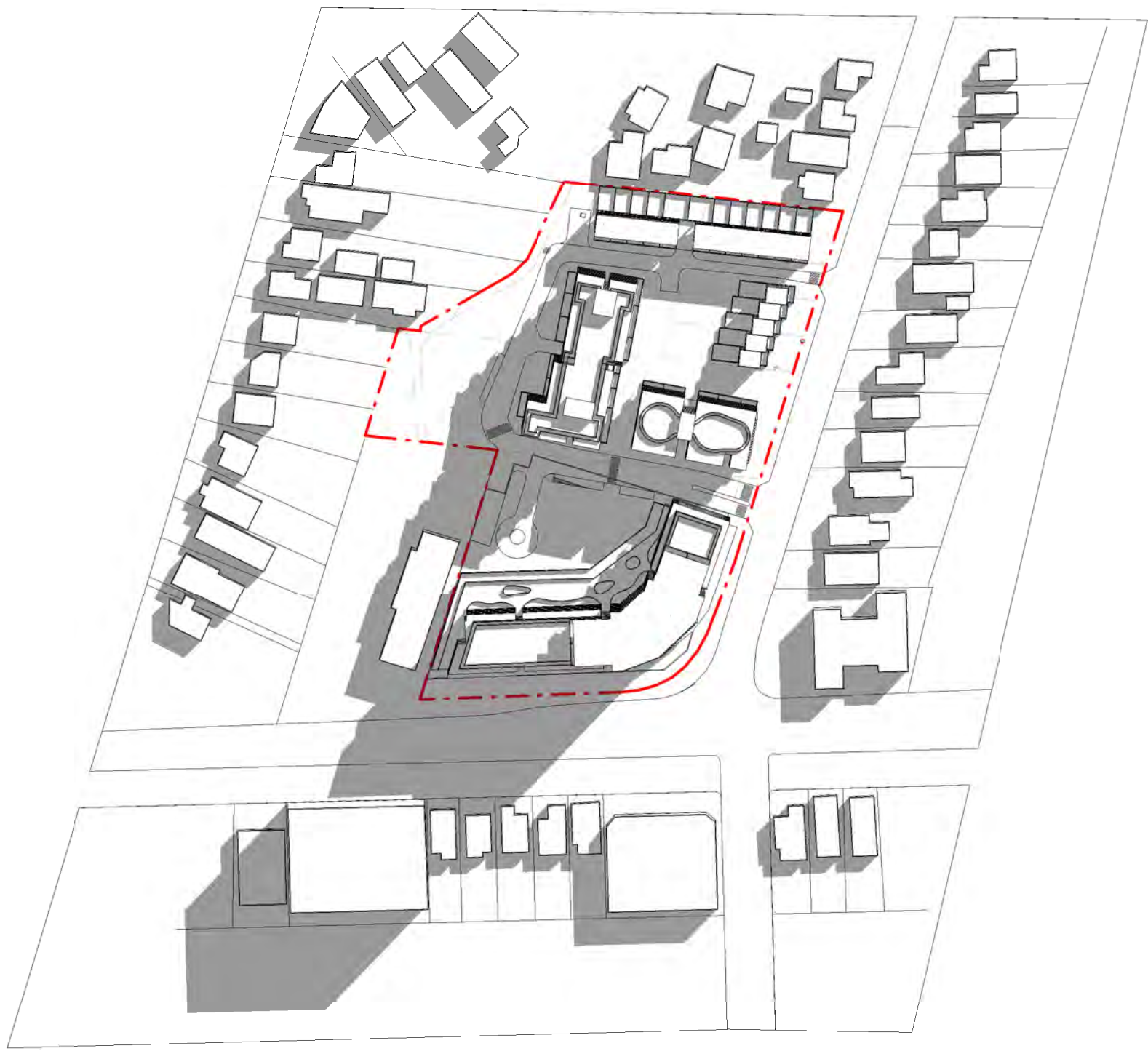
ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

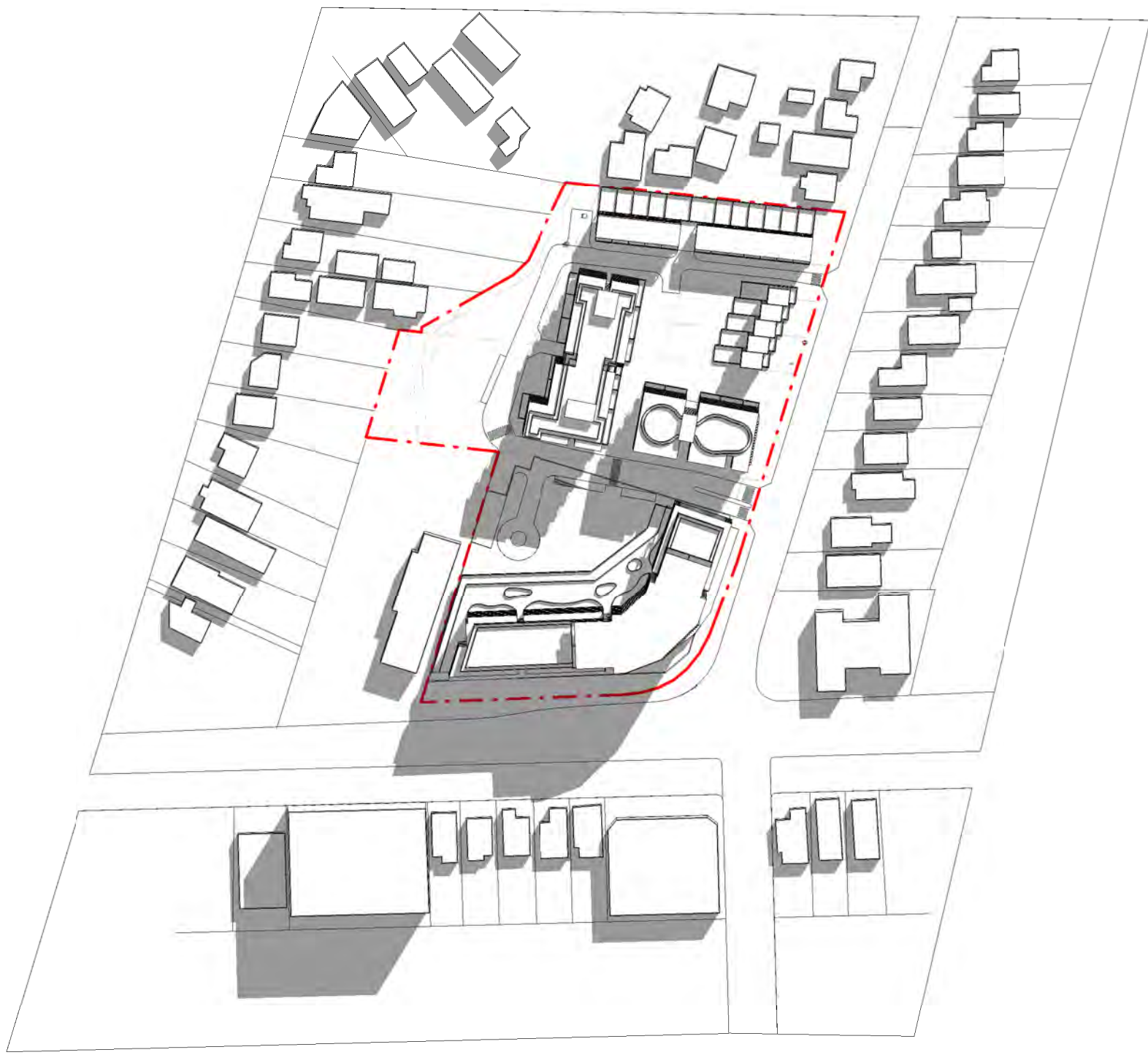
Drawing Name:  
SUMMER SHADOW DIAGRAMS

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196

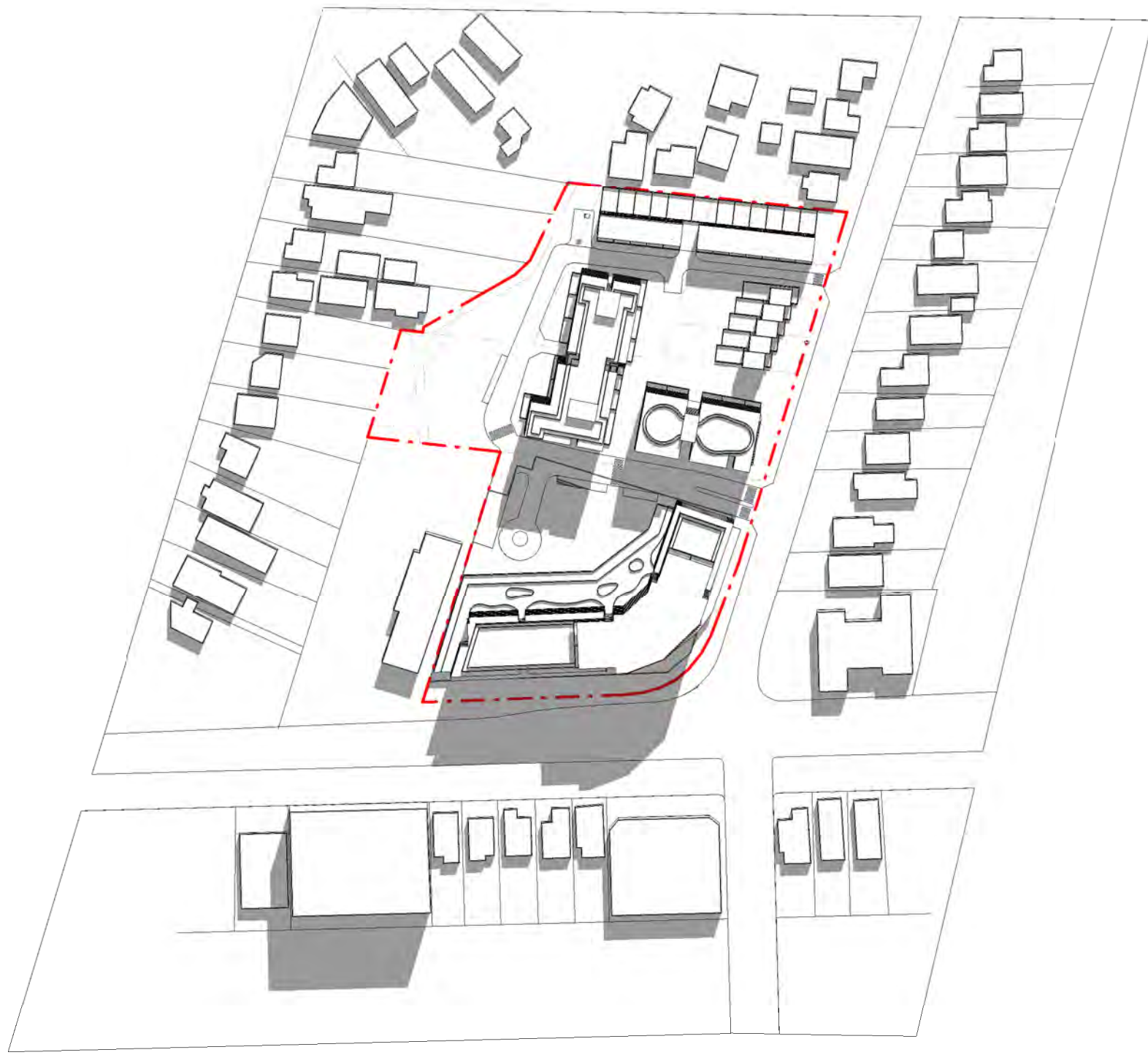




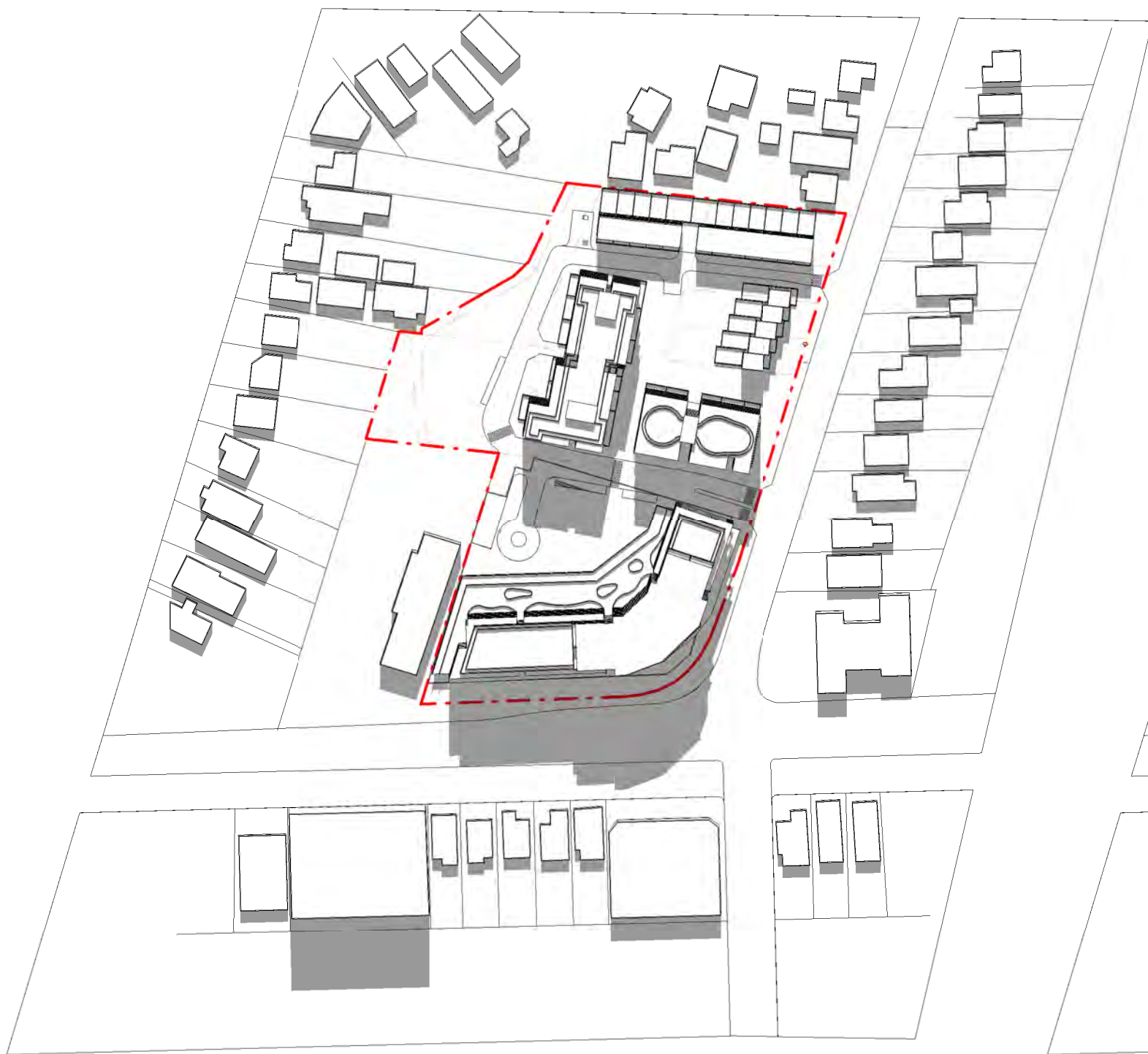
1 A1 - Winter Equinox 9AM



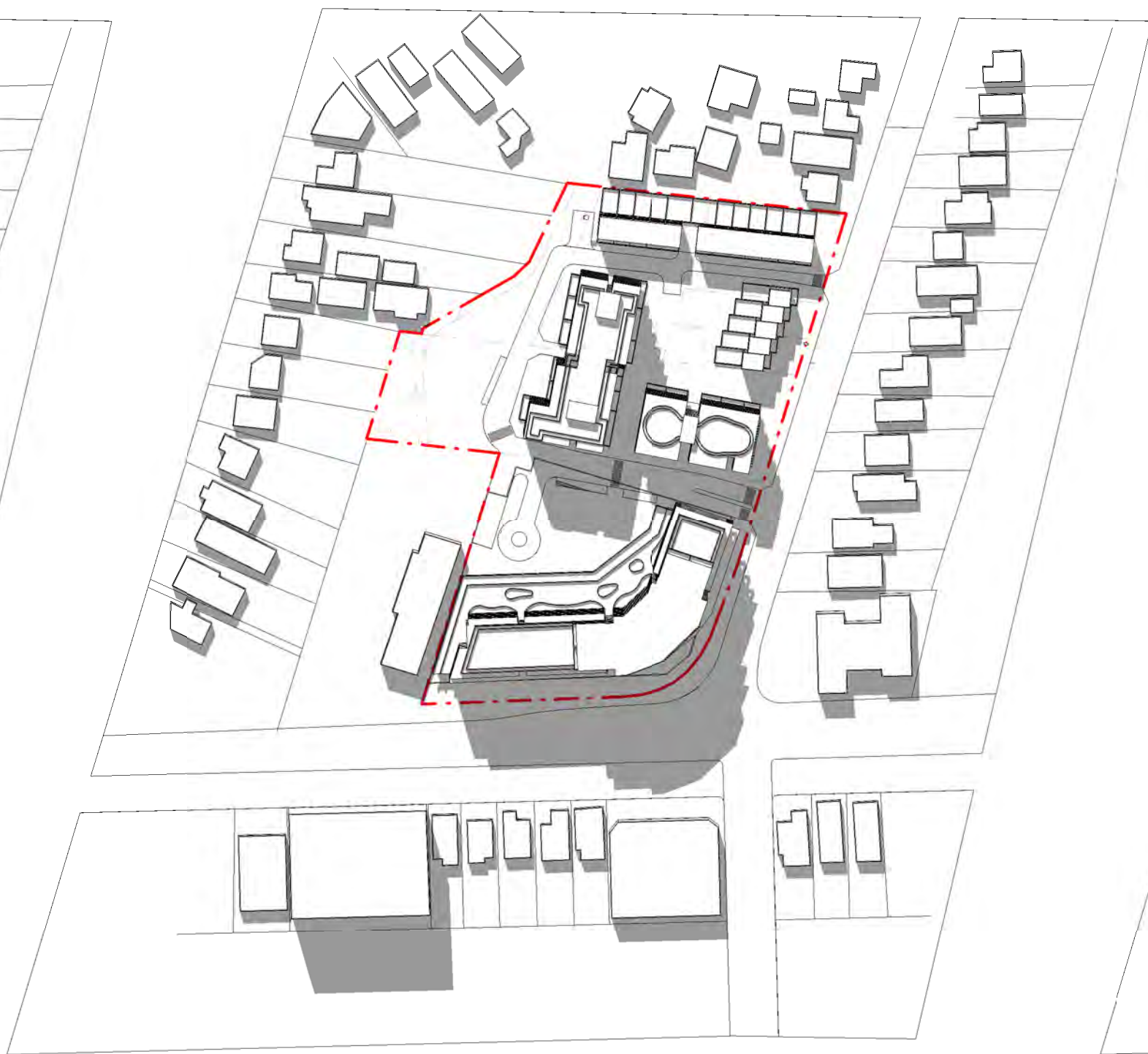
2 A1 - Winter Equinox 10AM



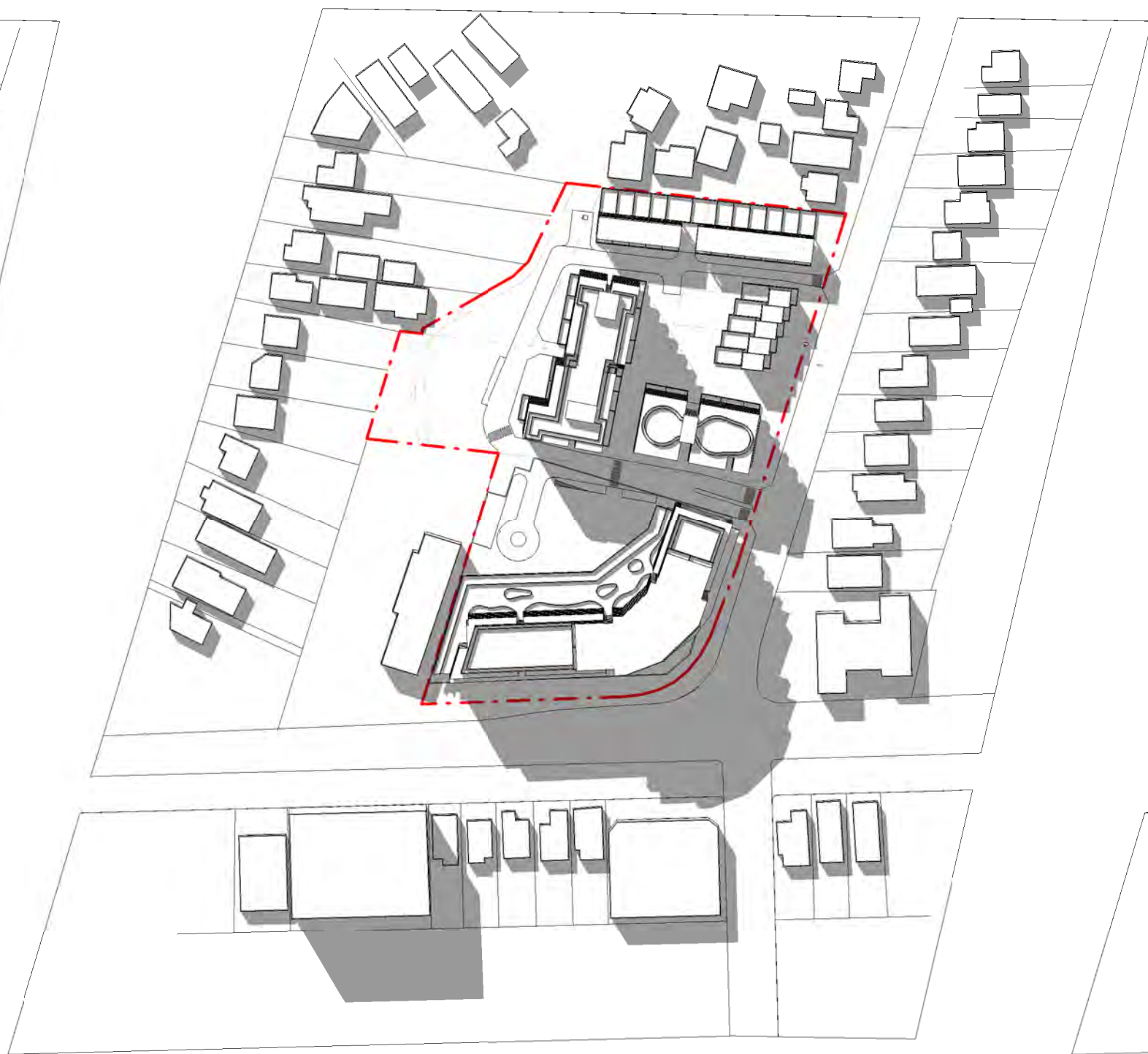
3 A1 - Winter Equinox 11AM



4 A1 - Winter Equinox 12PM



5 A1 - Winter Equinox 1PM



6 A1 - Winter Equinox 2PM



7 A1 - Winter Equinox 3PM

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Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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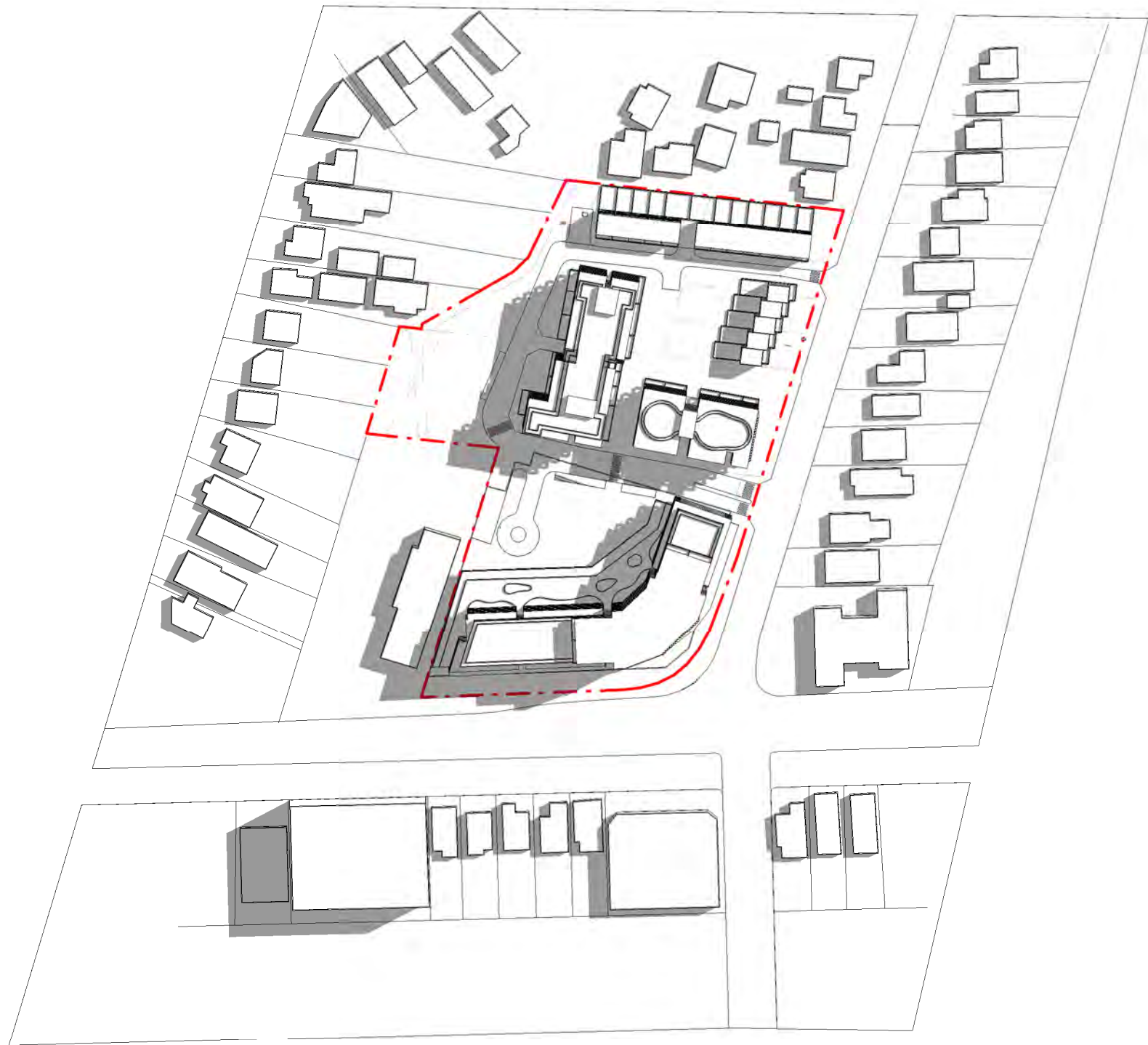
ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

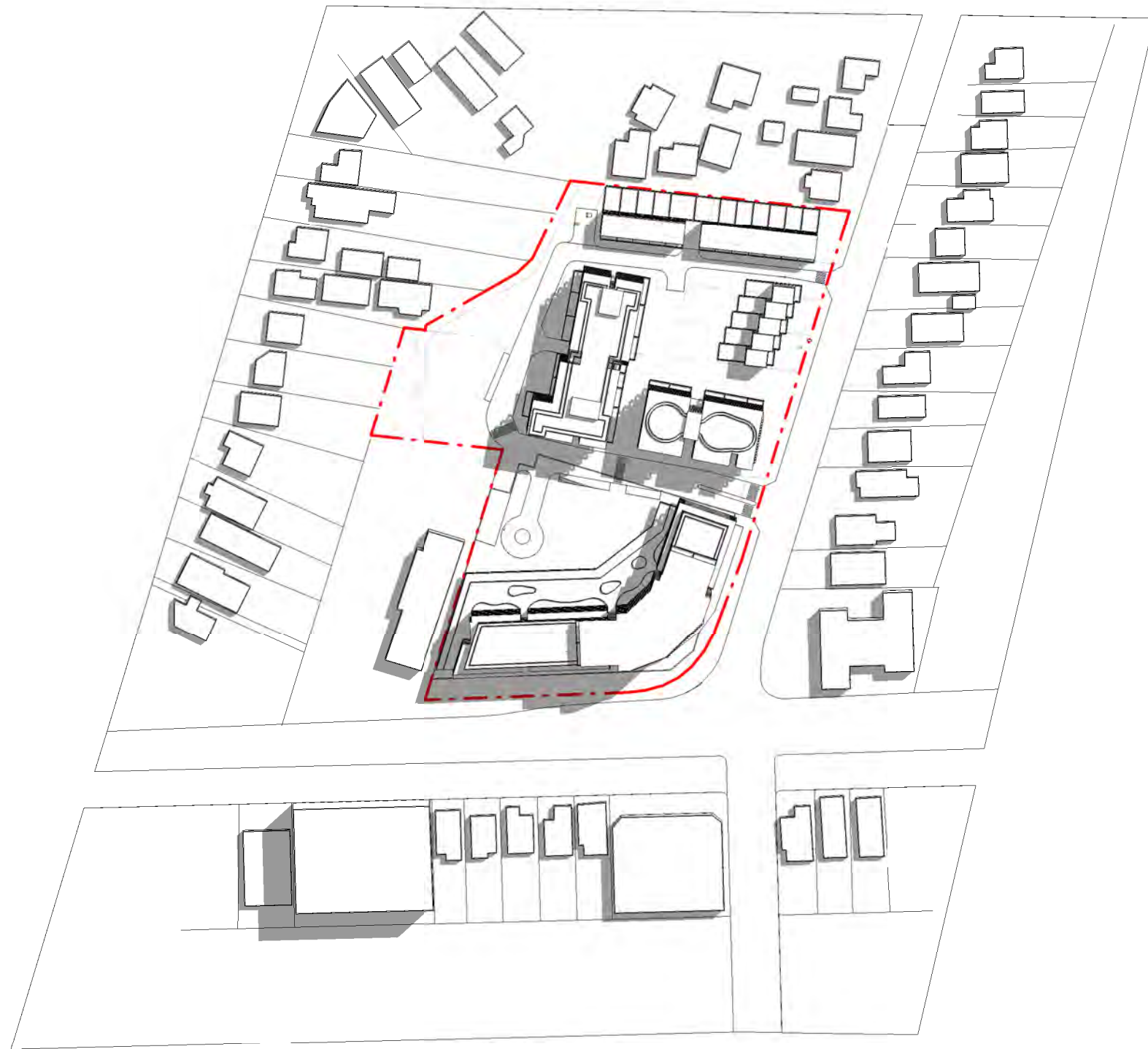
Drawing Name:  
WINTER SHADOW DIAGRAMS

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196

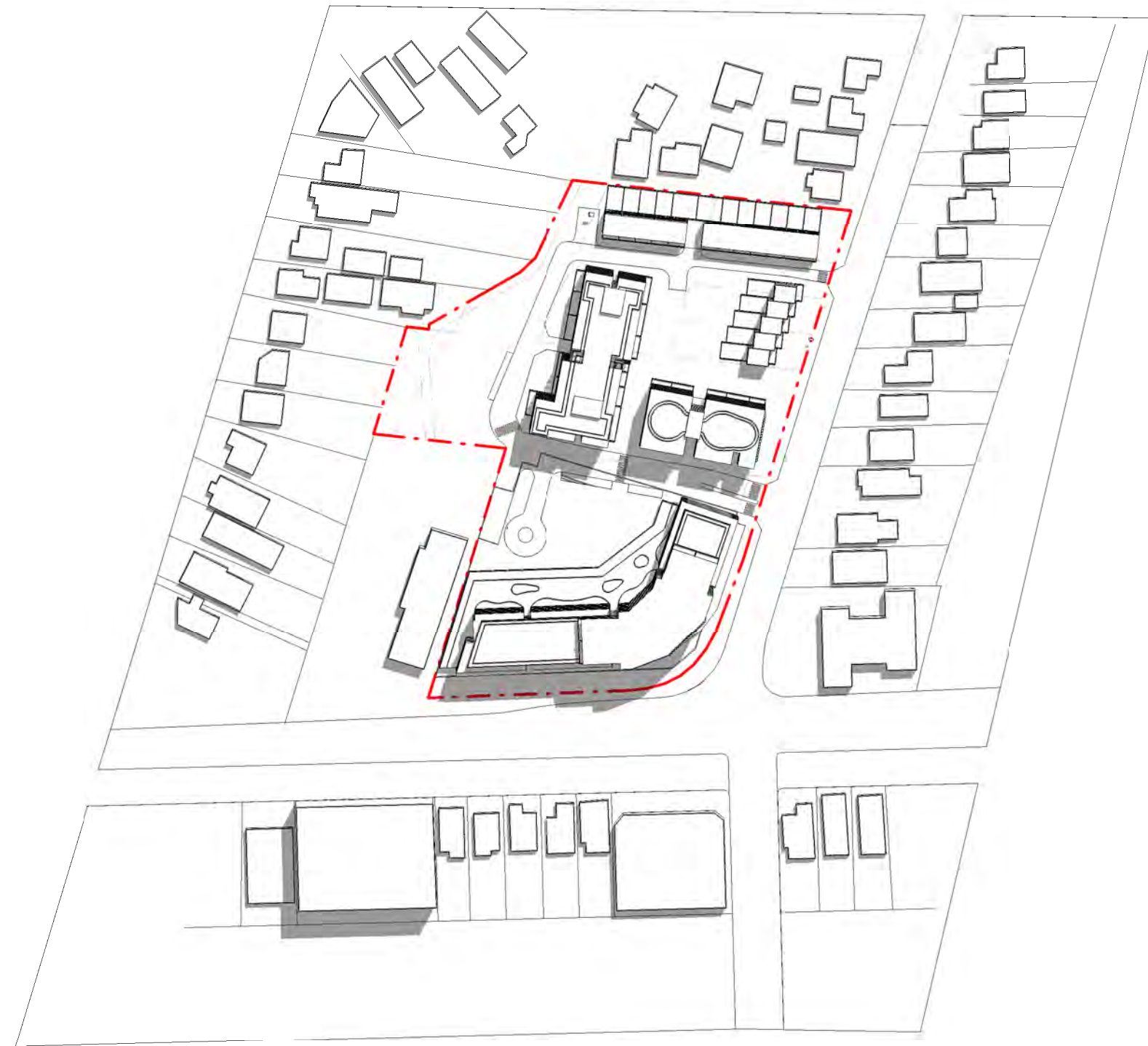




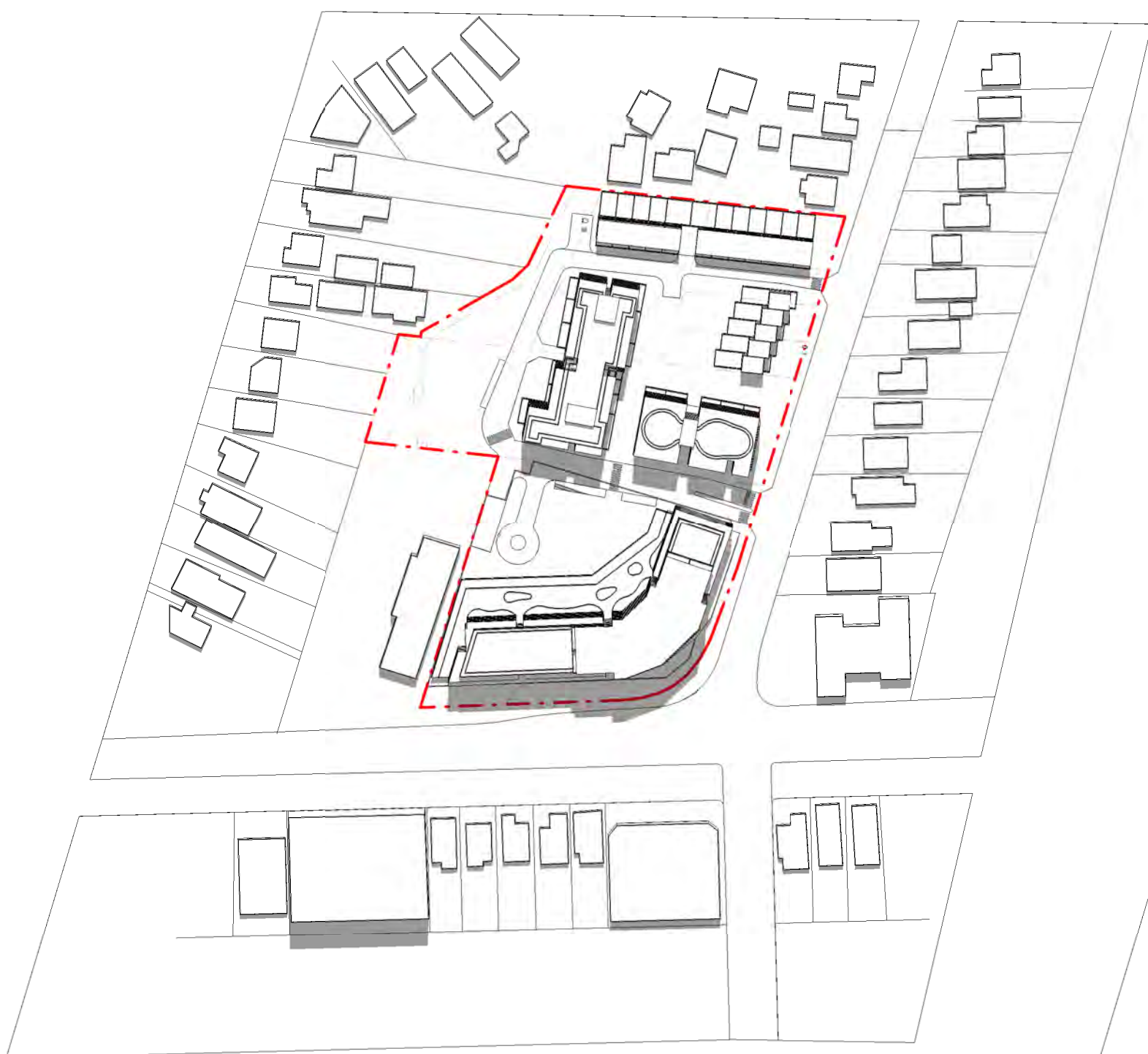
1 A1 - Autumn Equinox 9AM



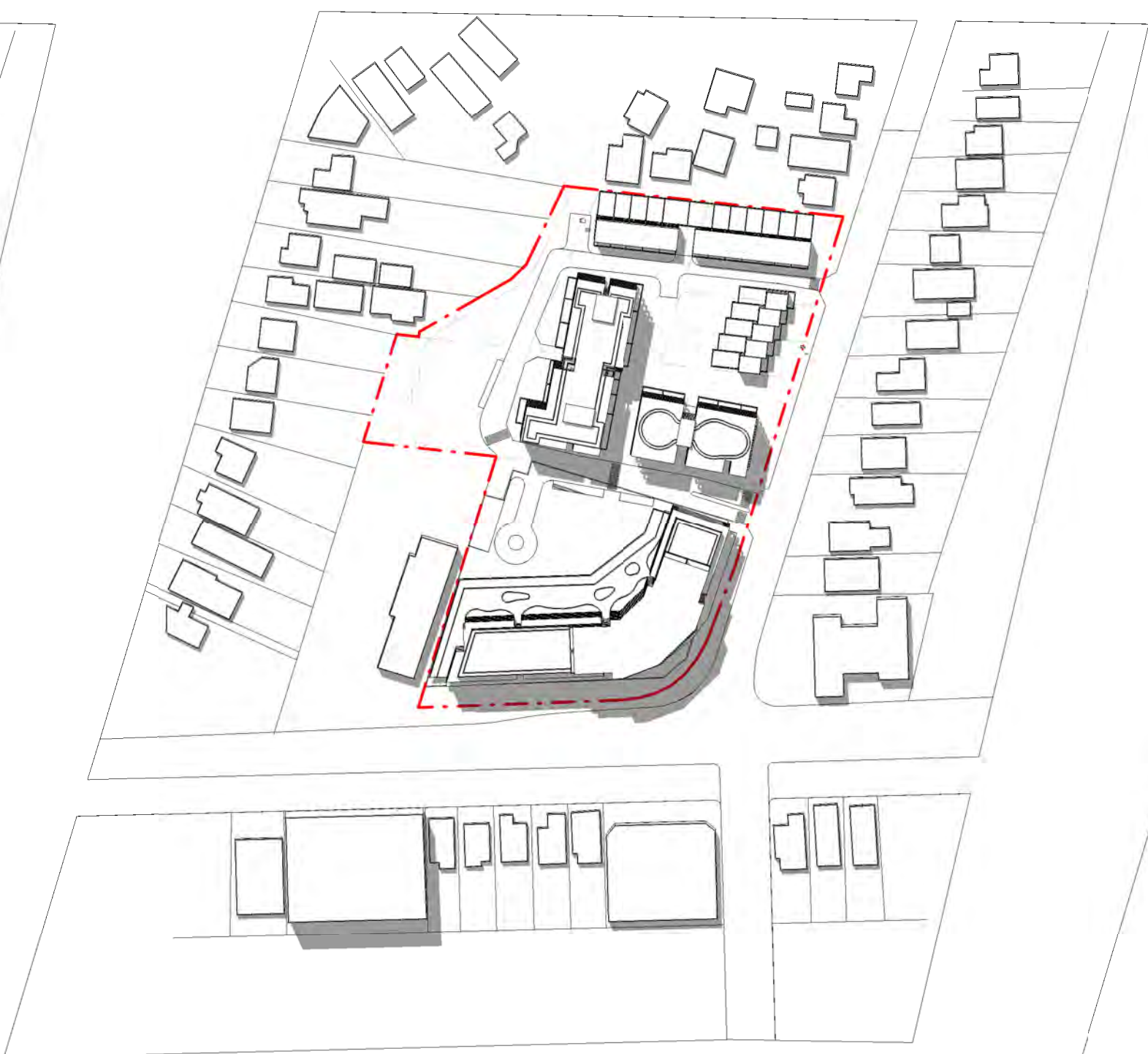
2 A1 - Autumn Equinox 10AM



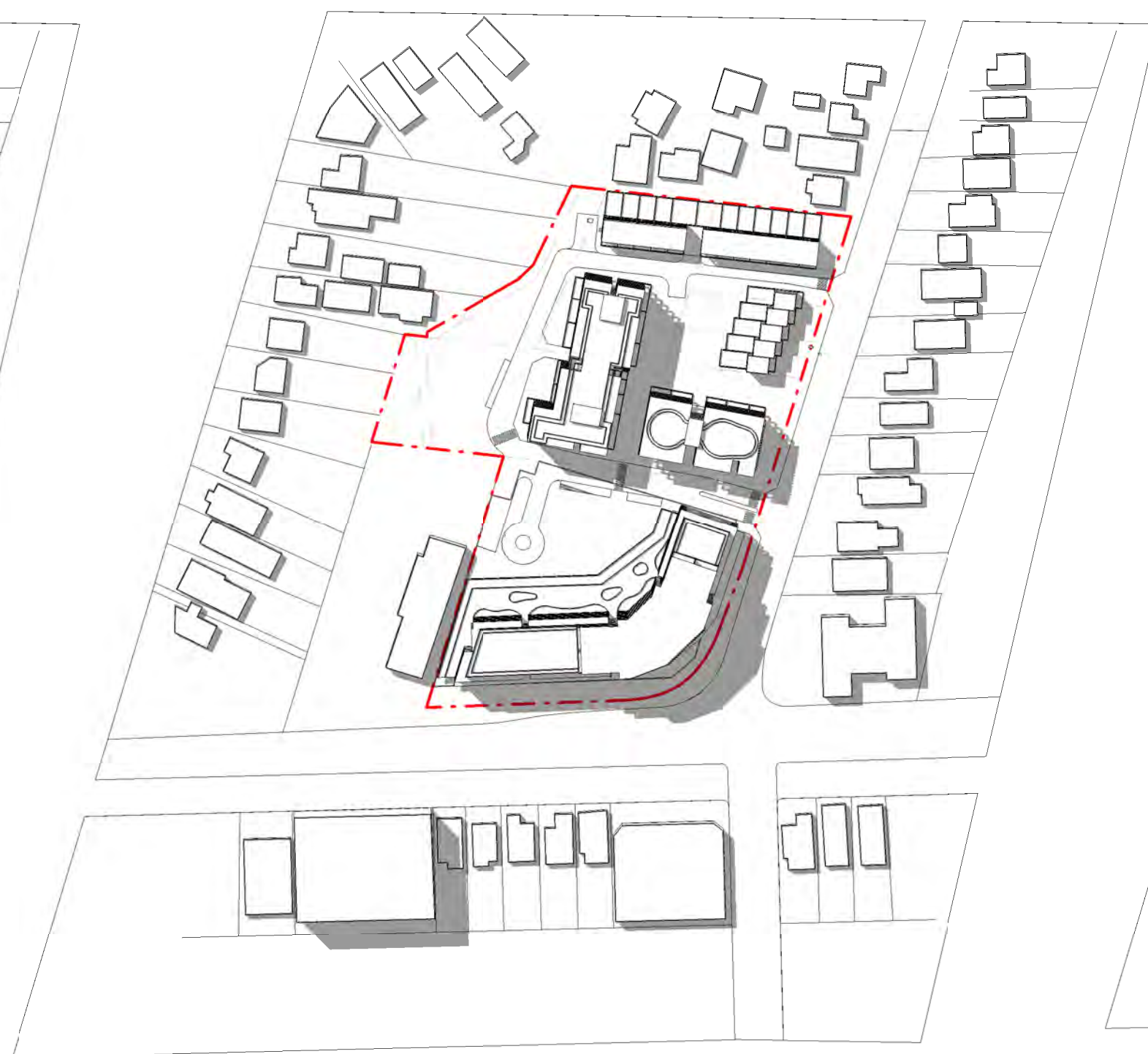
3 A1 - Autumn Equinox 11AM



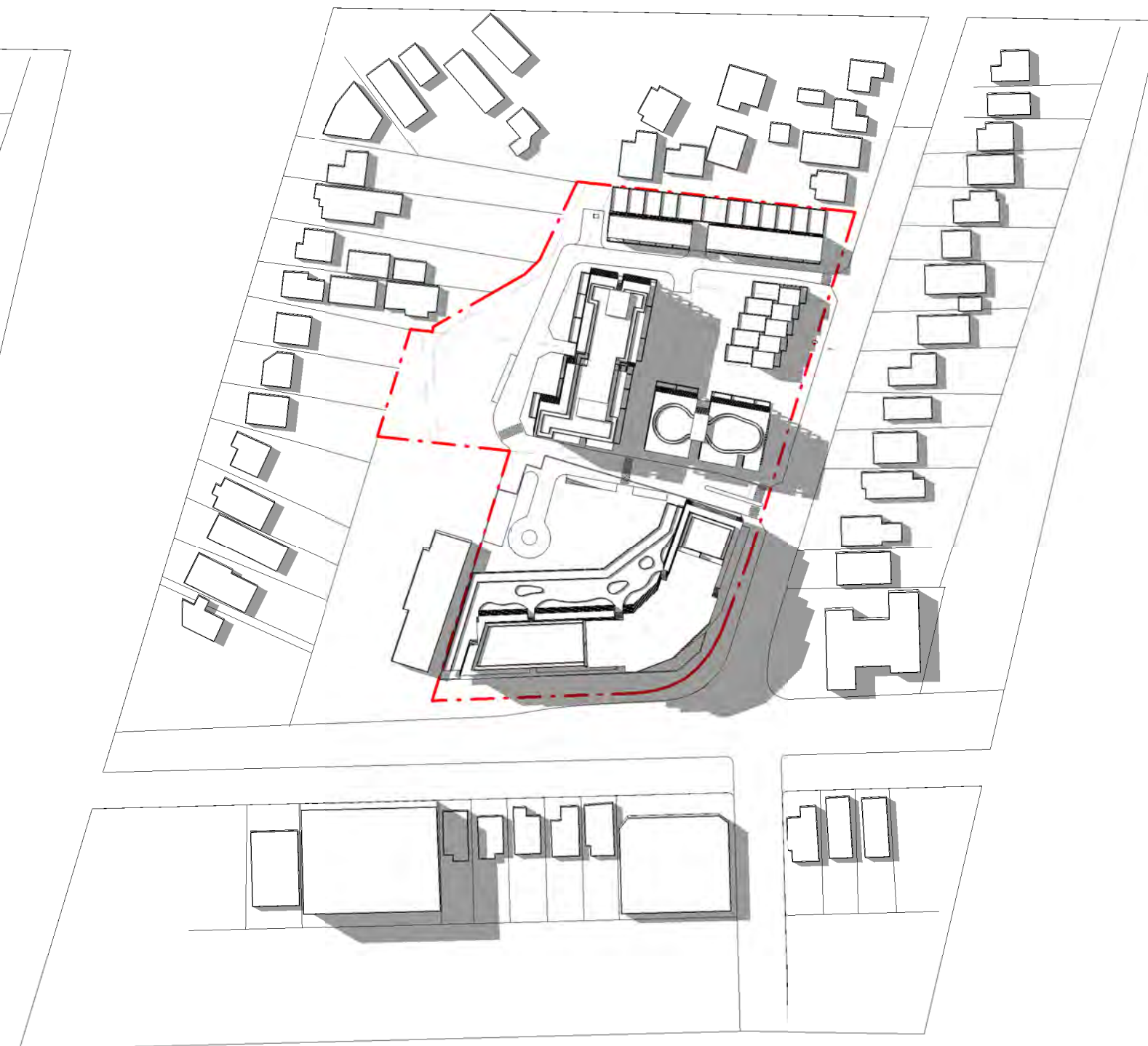
4 A1 - Autumn Equinox 12PM



5 A1 - Autumn Equinox 1PM



6 A1 - Autumn Equinox 2PM



7 A1 - Autumn Equinox 3PM

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Design Architect: Chris Tsioulos  
Architect Reg Number: 5143

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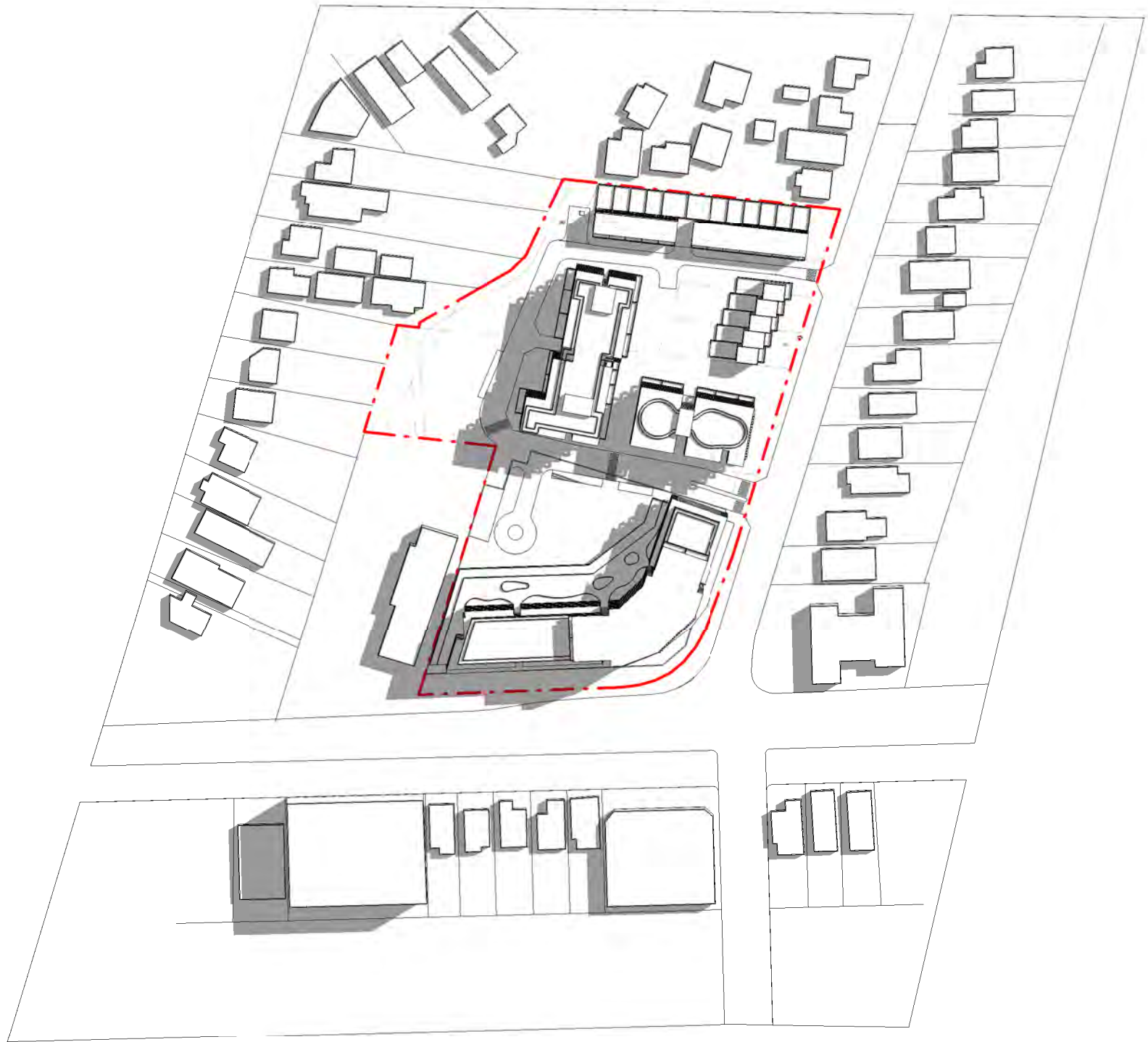
ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

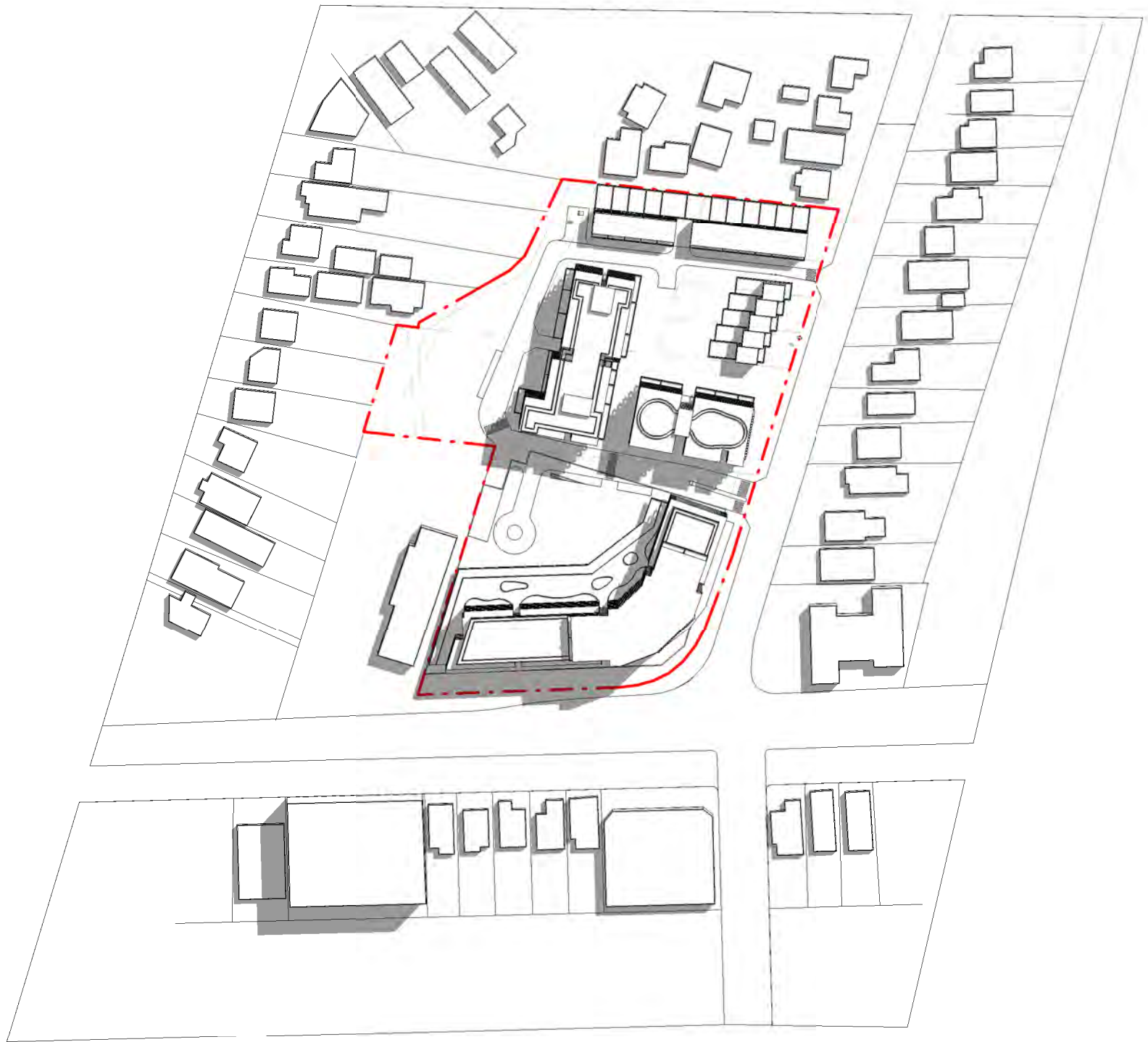
Drawing Name:  
AUTUMN SHADOW DIAGRAMS

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196

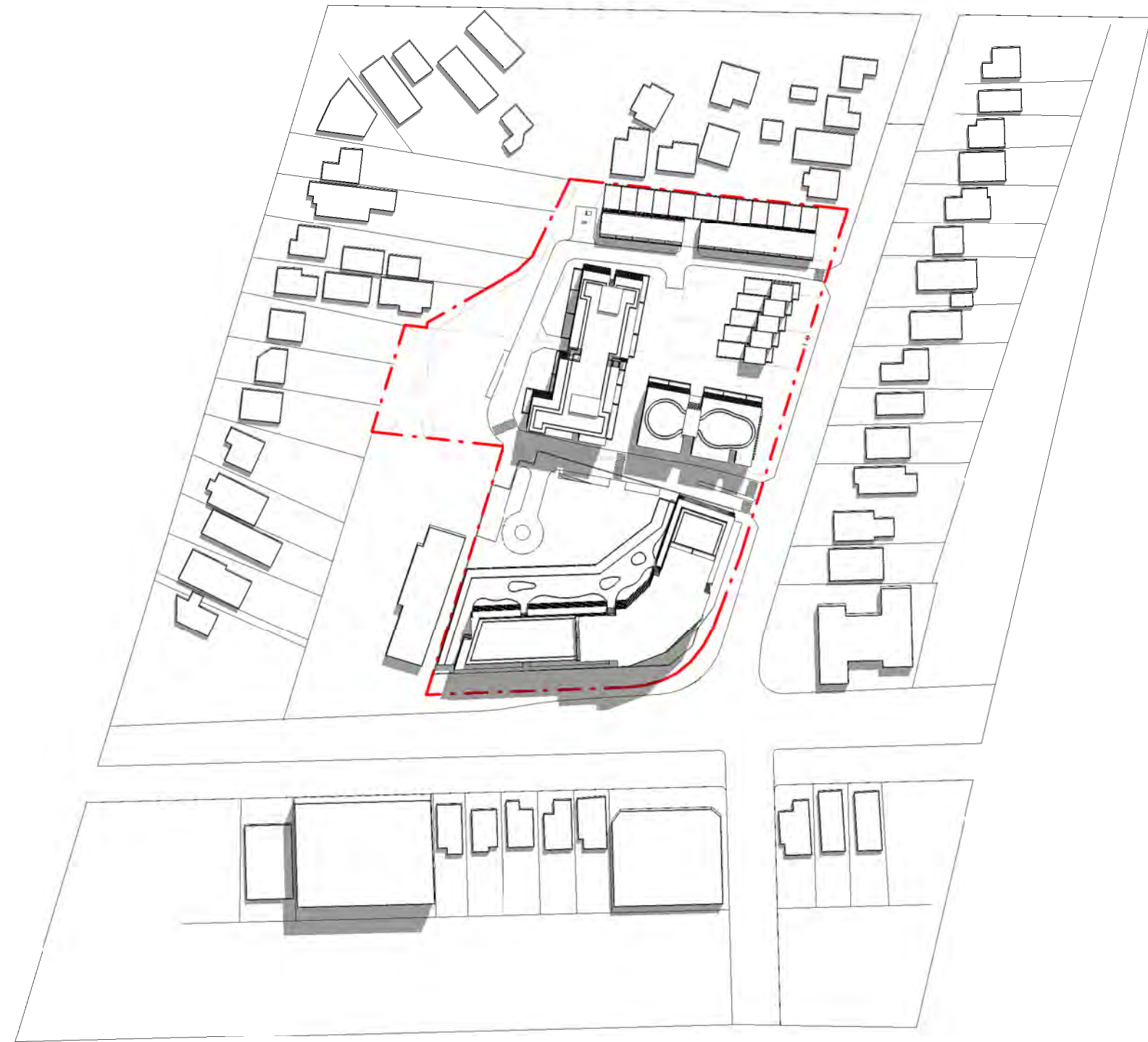




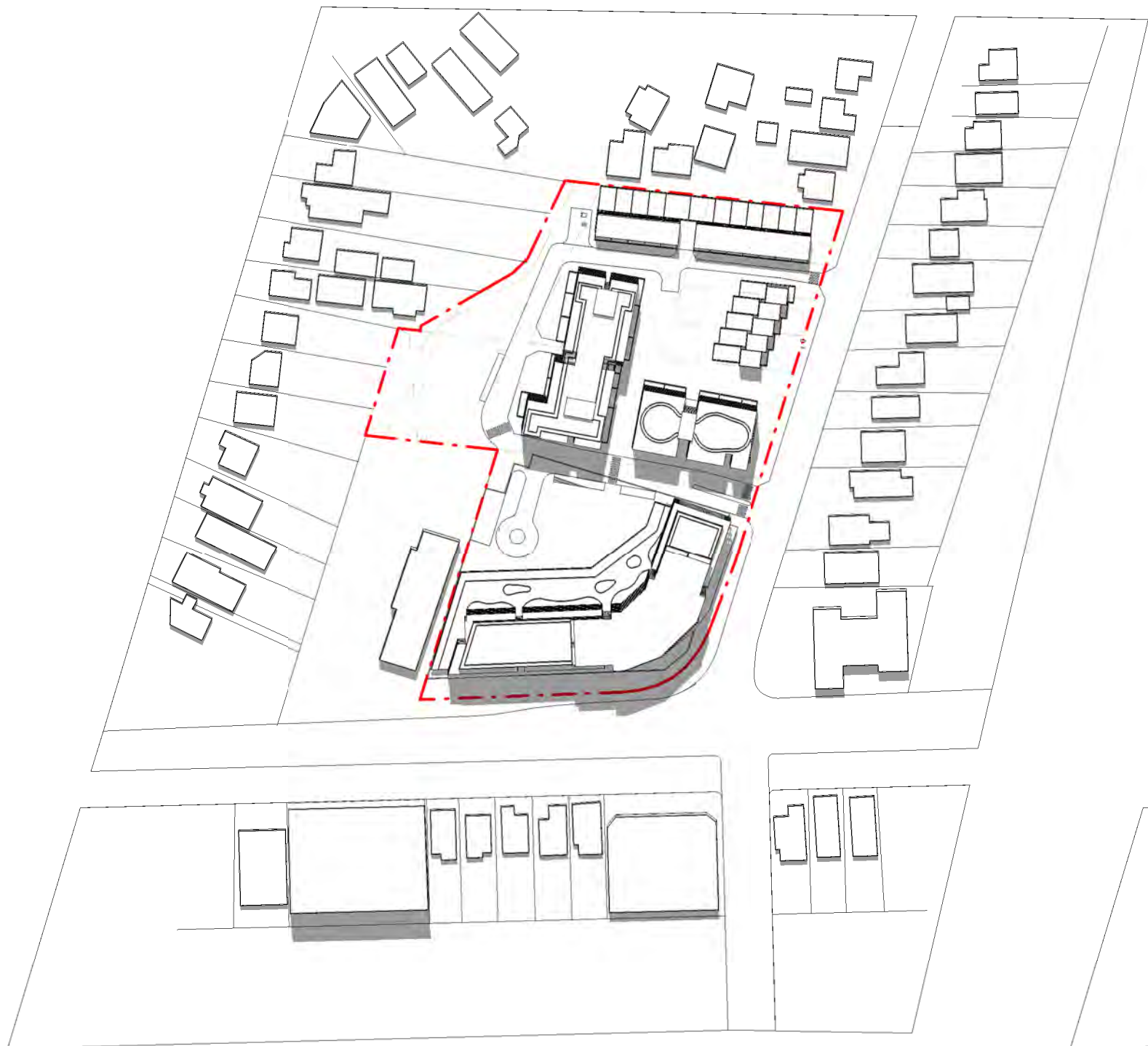
1 A1 - Spring Equinox 9AM



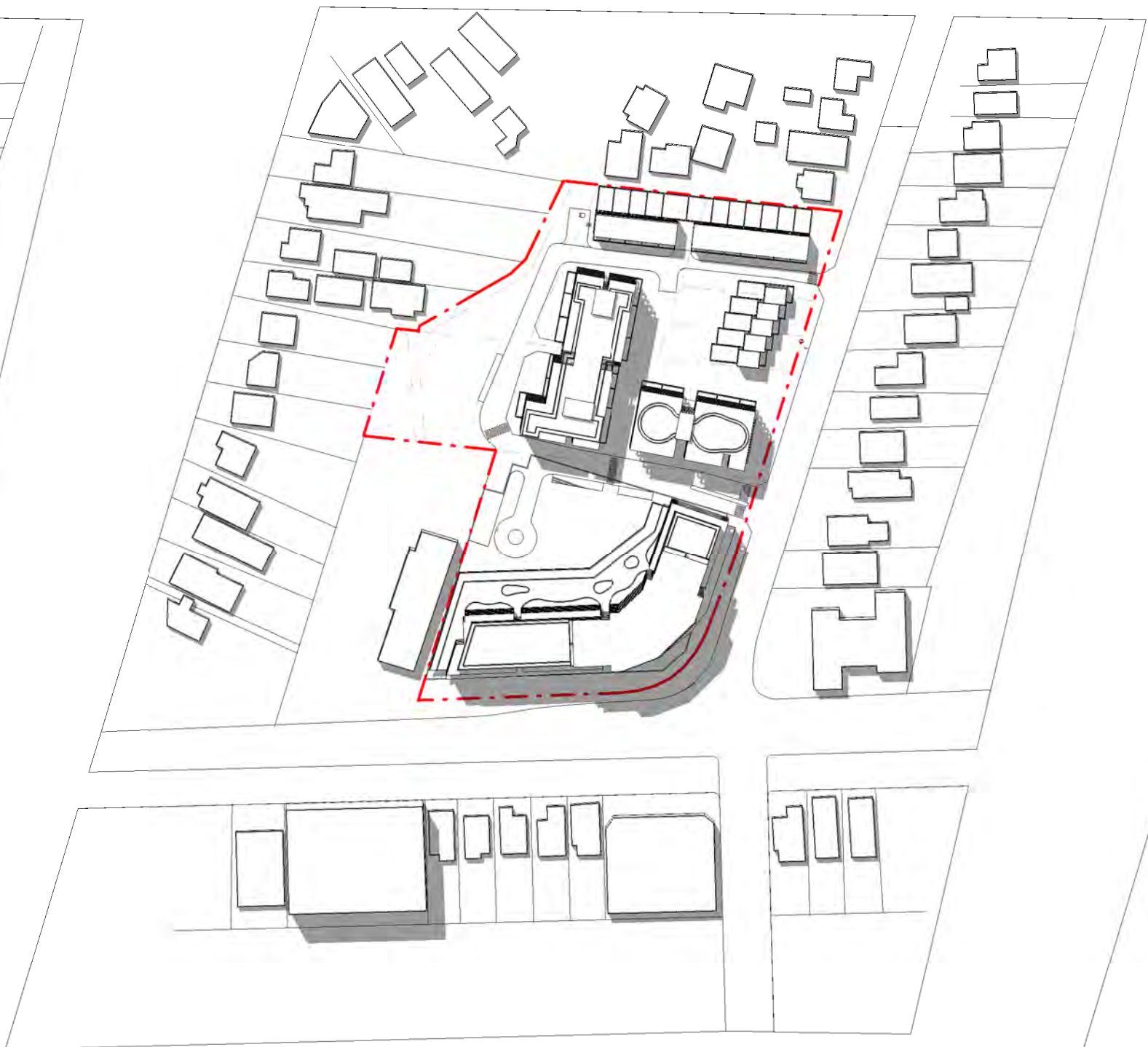
2 A1 - Spring Equinox 10AM



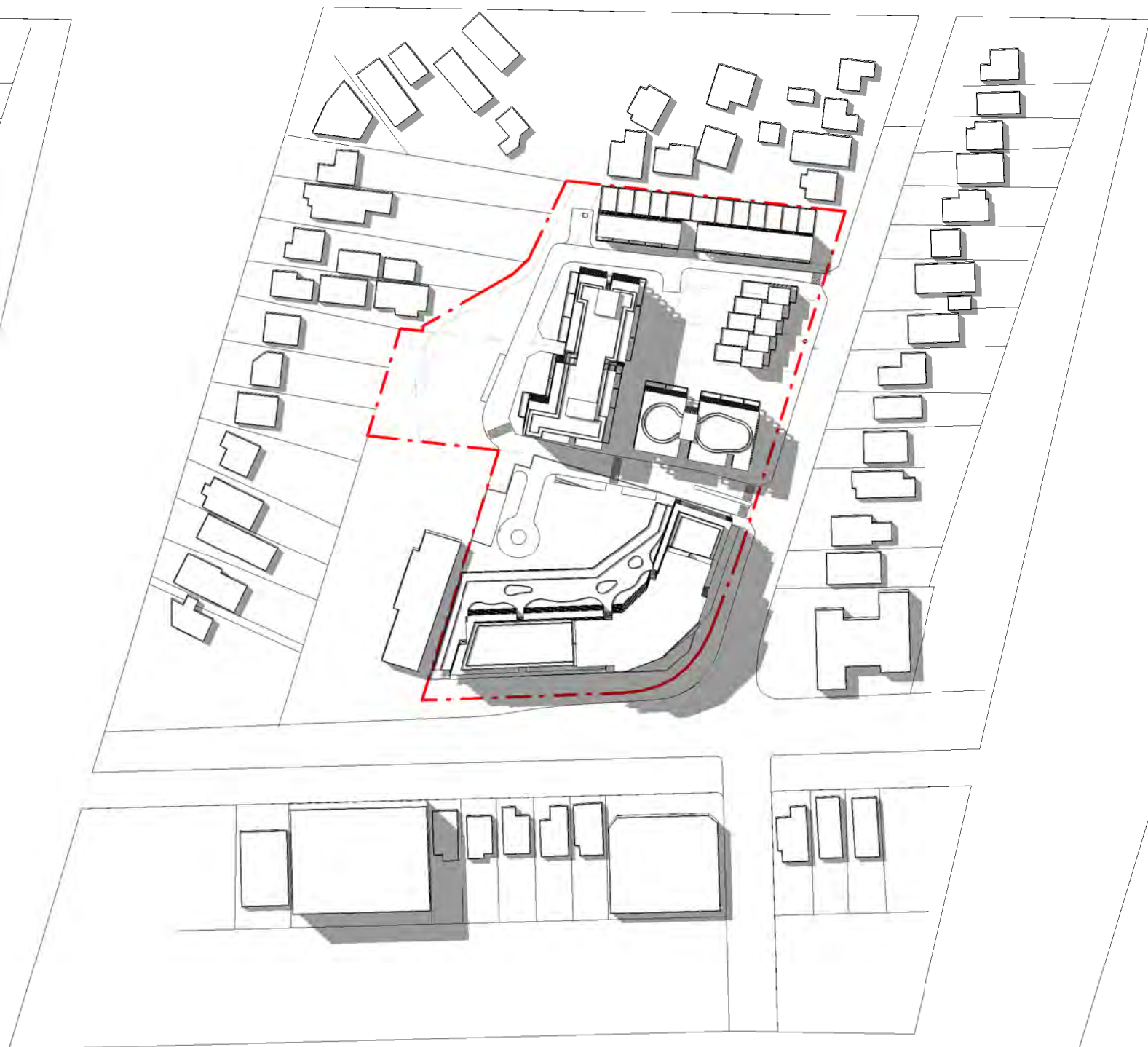
3 A1 - Spring Equinox 11AM



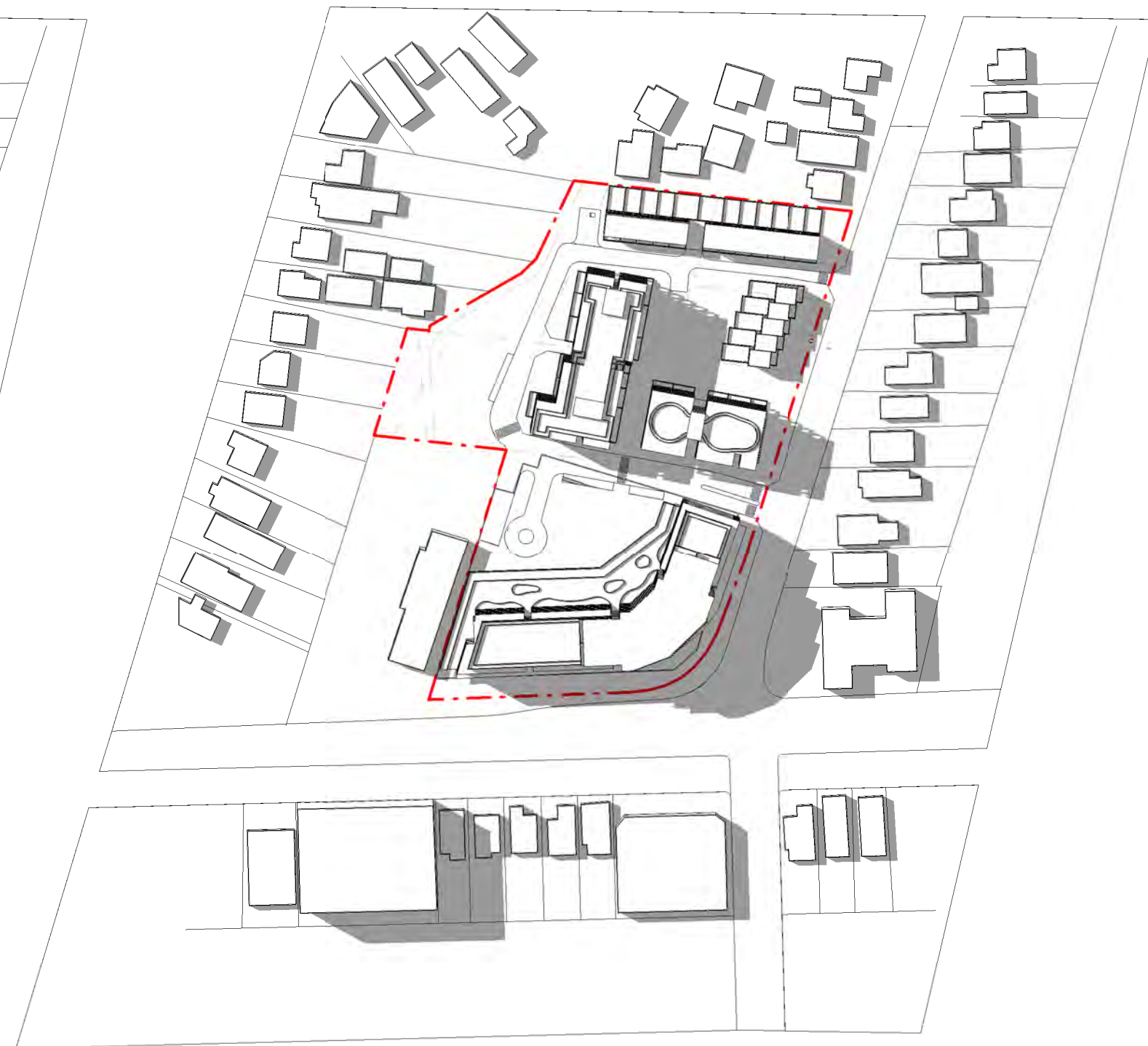
4 A1 - Spring Equinox 12PM



5 A1 - Spring Equinox 1PM



6 A1 - Spring Equinox 2PM



7 A1 - Spring Equinox 3PM

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Architect Reg Number: 5143

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ACN: 161 791 715

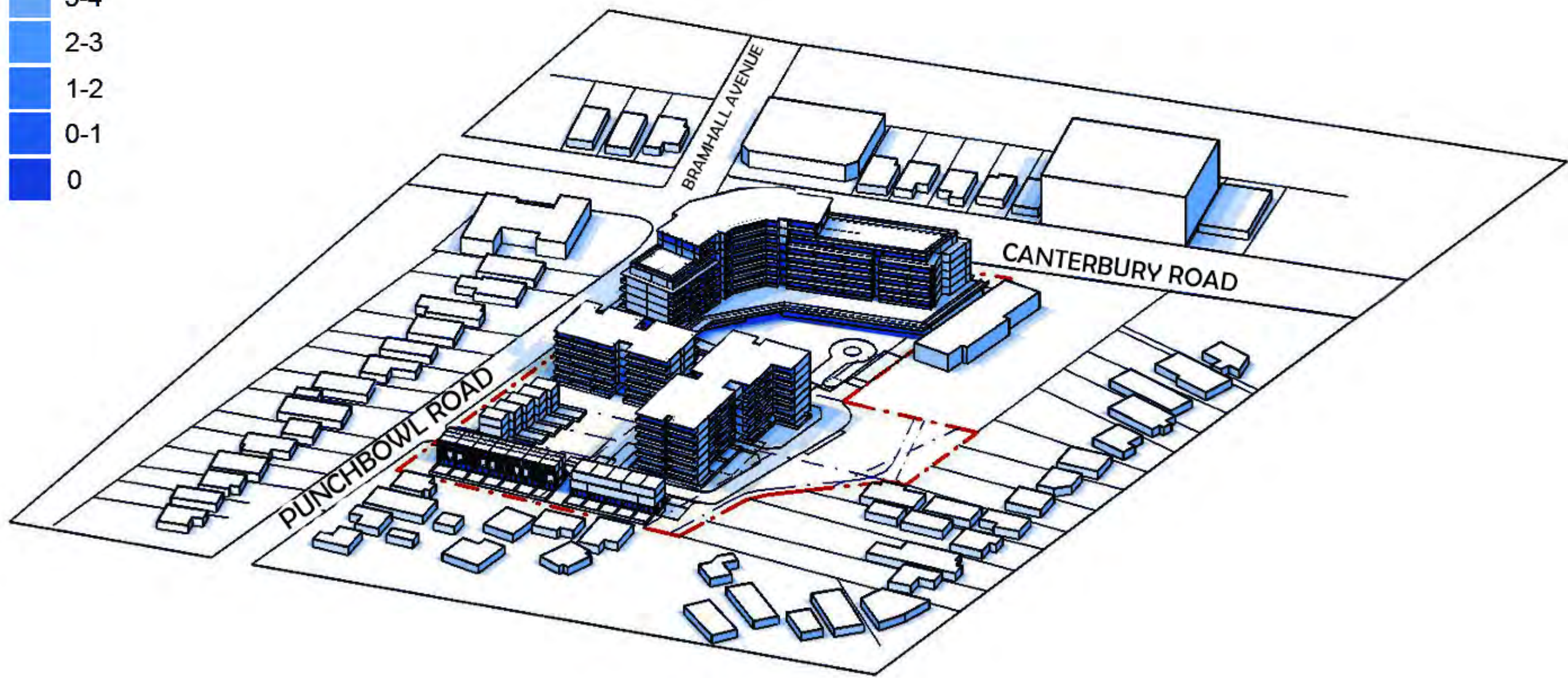
Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
SPRING SHADOW DIAGRAMS

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196



Hours of sunlight  
per day:

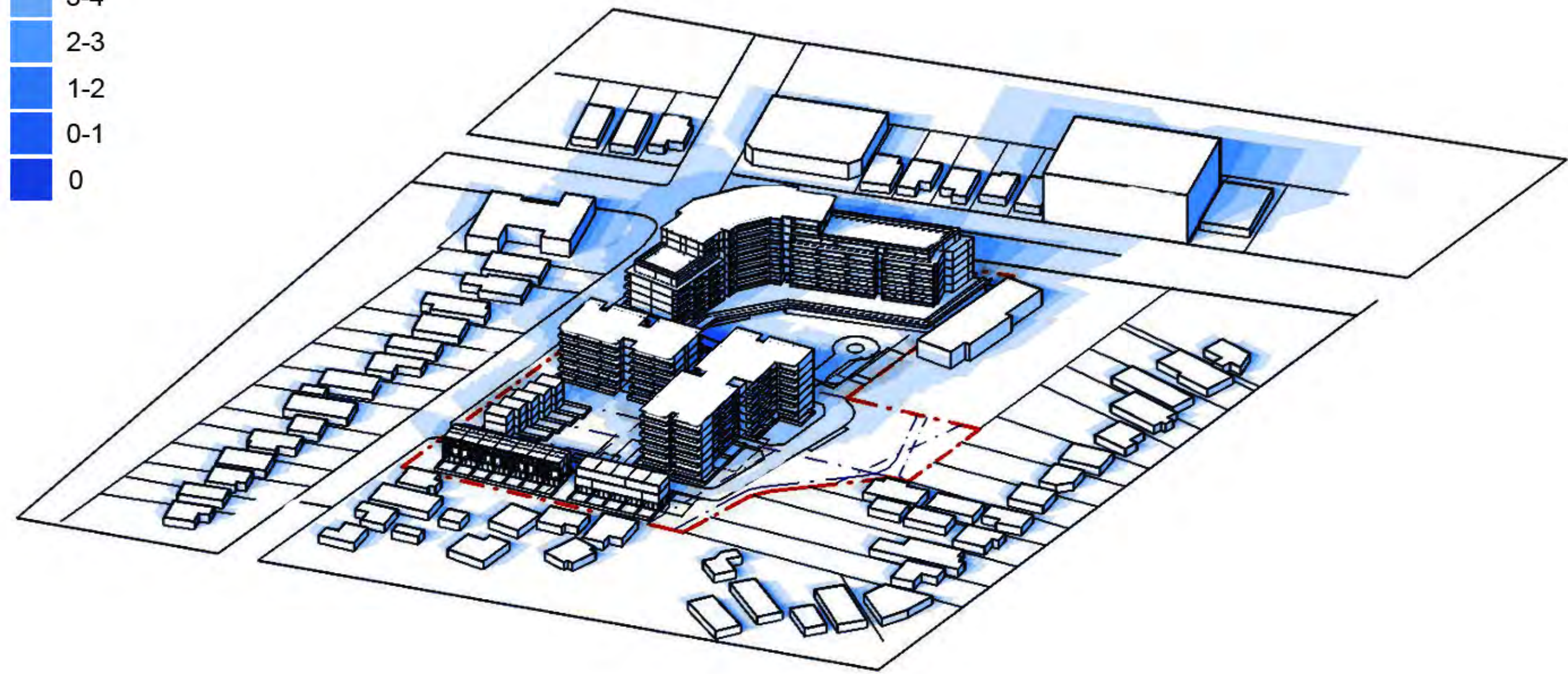


### 921 Punchbowl Road, Punchbowl

Summer Solstice

21st December

Hours of sunlight  
per day:



### 921 Punchbowl Road, Punchbowl

Winter Solstice

21st June

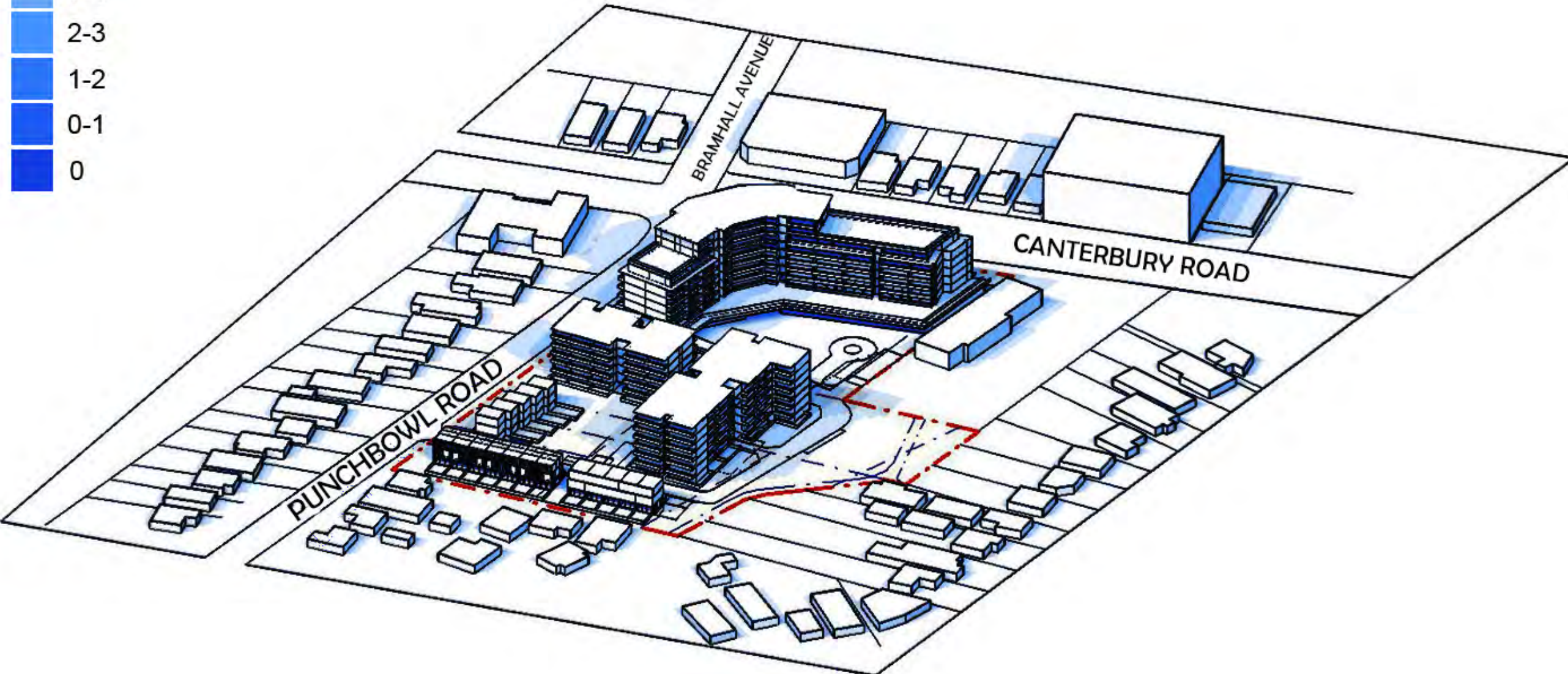
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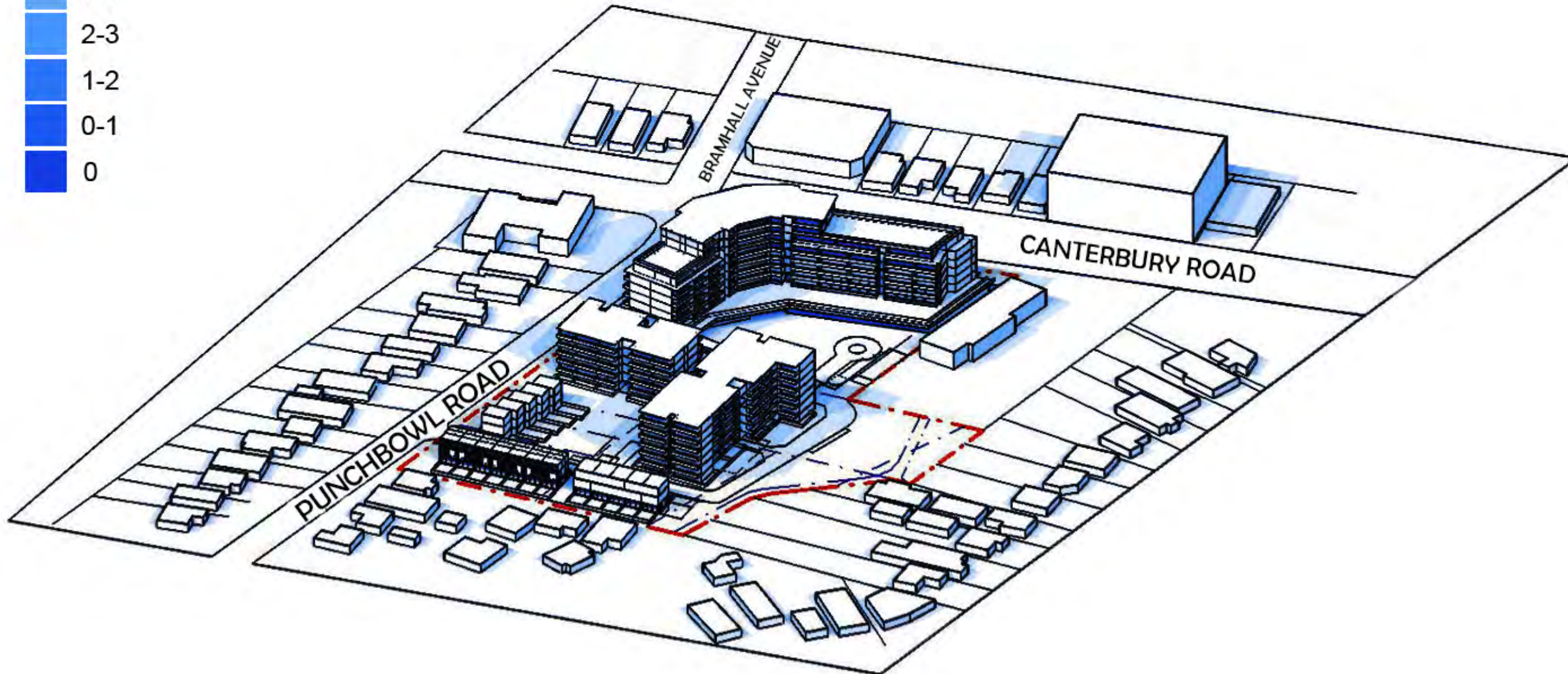
Hours of sunlight  
per day:



### 921 Punchbowl Road, Punchbowl

Autumn Equinox

Hours of sunlight  
per day:



### 921 Punchbowl Road, Punchbowl

Spring Equinox

21st September

SHEET: A157
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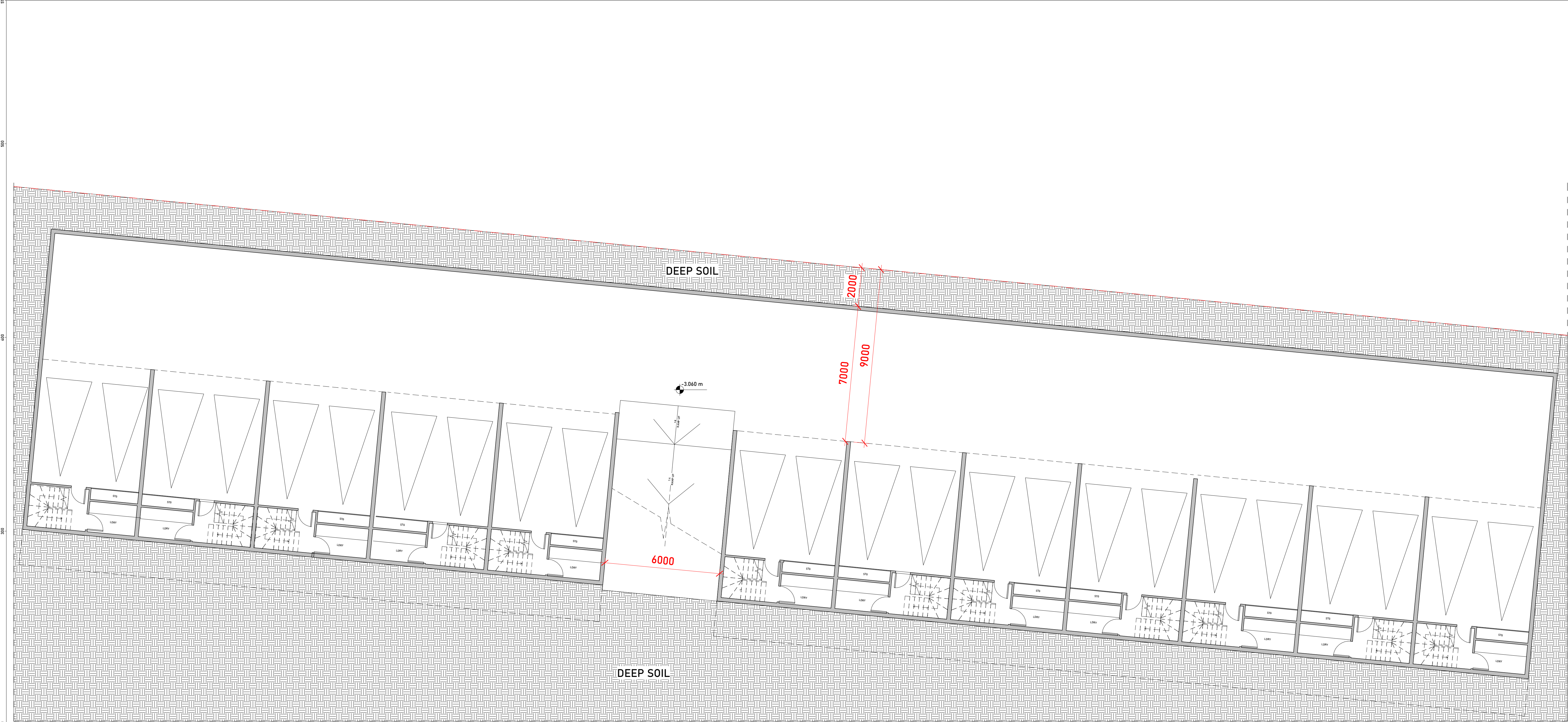
ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
HEAT DIAGRAMS

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196





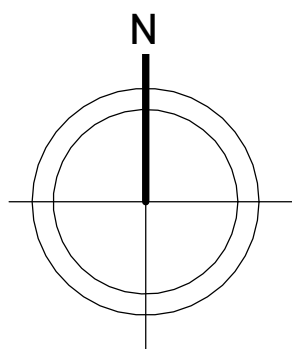
1 Townhouse Basement  
1 : 100

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ISSUE: 16
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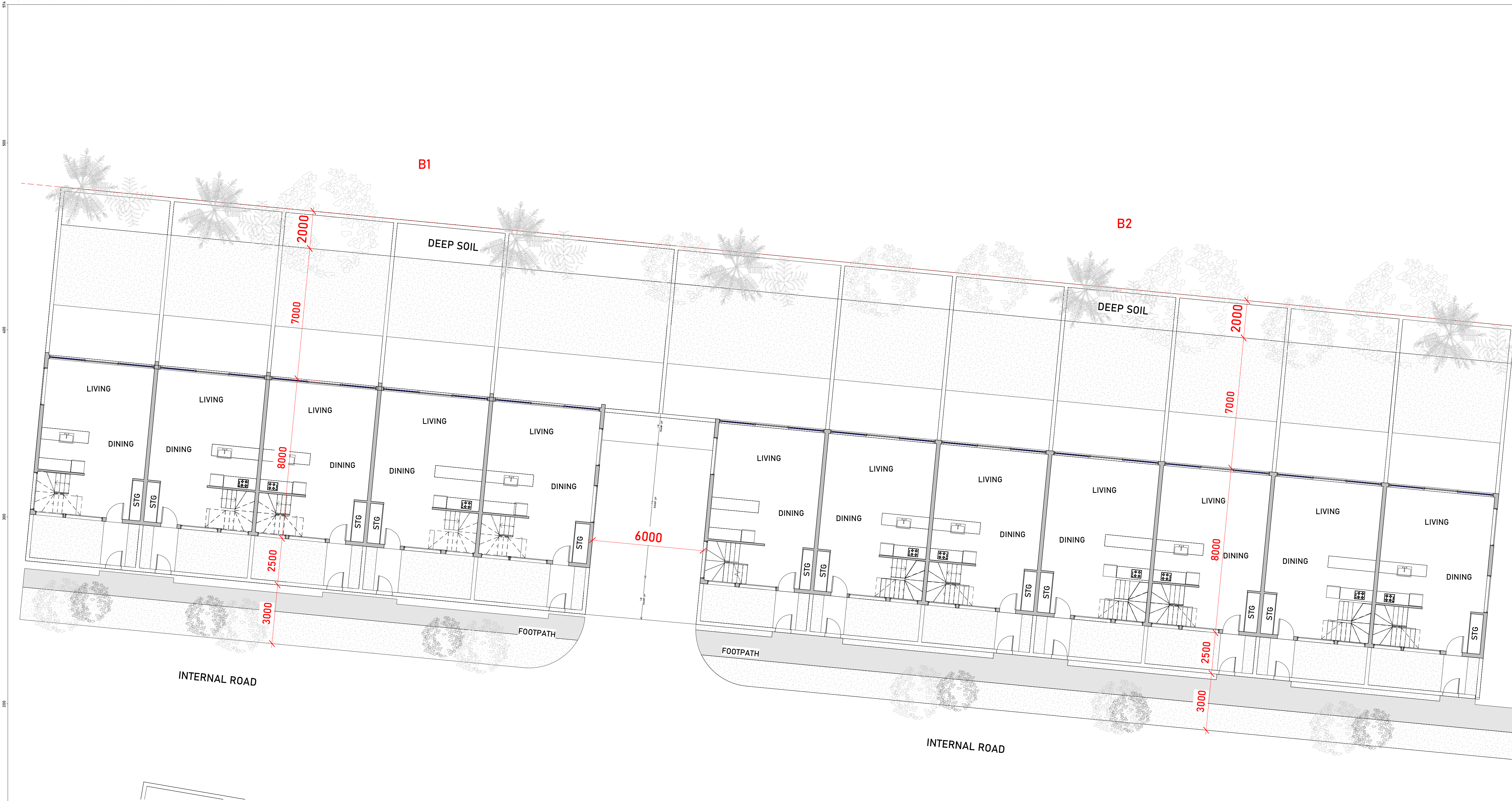
ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
TOWNHOUSE BASEMENT

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196





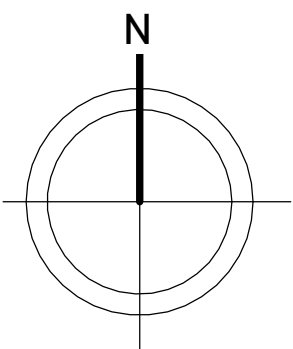
1 Townhouse Ground Level  
1 : 100

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Design Architect: Chris Tsioulos  
Architect Reg Number: 5143  
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Project Name: MIXED USE DEVELOPMENT
Drawing Name: TOWNHOUSE GROUND LEVEL
Site: 921 Punchbowl Road, Punchbowl NSW 2196





1

Townhouse Level 1

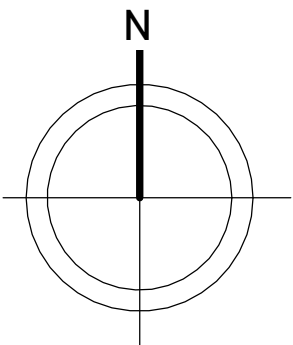
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Architect Reg Number: 5143

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ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
TOWNHOUSE LEVEL 1

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196





1

Townhouse Level 2

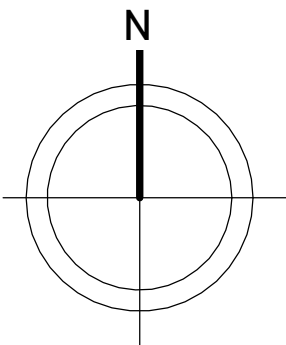
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Architect Reg Number: 5143

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ACN: 161 791 715

Project Name:  
MIXED USE DEVELOPMENT

Drawing Name:  
TOWN HOUSE LEVEL 2

Site:  
921 Punchbowl Road, Punchbowl  
NSW 2196