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PLANNING PROPOSAL

MIXED-USE AND RESIDENTIAL REDEVELOPMENT 921 PUNCHBOWL ROAD, PUNCHBOWL NSW 2196

SHEET: A000
SCALE:
ISSUE: 16
ISSUE DATE: 12/10/23
DRAWN: AB
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Unit 2, 61–65 Kingsway, Kingsgrove NSW 2208 Australia

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600



Design Architect: Chris Tsioulos Architect Reg Number: 5143

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ACN: 161 791 715

Project Name: MIXED USE DEVELOPMENT Drawing Name:

COVER SHEET

Site:

921 Punchbowl Road, Punchbowl NSW 2196



ISSUE	DATE	DESCRIPTION	DRAW
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Boundary / Easements Plan

1:500



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Design Architect: Chris Tsioulos Architect Reg Number: 5143

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ROAD WIDENING

WATER EASEMENT

ELECTRICAL EASEMENT

LOT BOUNDARIES

EXISTING ROAD DESIGN

TOTAL SITE AREA: 20,818sqm

Project Name: MIXED USE DEVELOPMENT Drawing Name: SETBACKS

Site:

Design Architect: Chris Tsioulos Architect Reg Number: 5143

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ACN: 161 791 715

921 Punchbowl Road, Punchbowl NSW 2196

Lower Basement Level

1:500

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500





Design Architect: Chris Tsioulos Architect Reg Number: 5143

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Project Name: MIXED USE DEVELOPMENT Drawing Name:

LOWER BASEMENT FLOOR PLAN

Site: 921 Punchbowl Road, Punchbowl NSW 2196

800 811

Upper Basement Level

1:500

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Design Architect: Chris Tsioulos Architect Reg Number: 5143

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Project Name: MIXED USE DEVELOPMENT Drawing Name:

UPPER BASEMENT FLOOR PLAN

Site: 921 Punchbowl Road, Punchbowl NSW 2196

800 811



400

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NSW 2196

CANTERBURY ROAD

B1 Level 1 1

1:500

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Ph: +61 9587 4330 Fax: + 61 9587 4332 E: info@cmtarchitects.com

300

Kerb/Gutter

400

G

B1

500



LEGEND

BOUNDARY

ROAD WIDENING

WATER EASEMENT

ELECTRICAL EASEMENT

LOT BOUNDARIES

EXISTING ROAD DESIGN

TOTAL SITE AREA: 20,818sqm



Design Architect: Chris Tsioulos Architect Reg Number: 5143

Copyright remains property of CMT Architects Pty Ltd

ACN: 161 791 715

Project Name: MIXED USE DEVELOPMENT Drawing Name: LEVEL 1 FLOOR PLAN

Site:

921 Punchbowl Road, Punchbowl NSW 2196

700

B1 Level 2

1:500

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

0 10 20 30 40 50 60 70 80 90 100

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600



LEGEND

BOUNDARY

ROAD WIDENING

WATER EASEMENT

ELECTRICAL EASEMENT

LOT BOUNDARIES

EXISTING ROAD DESIGN

TOTAL SITE AREA: 20,818sqm



Design Architect: Chris Tsioulos 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

B1 Level 3 1:500

DATE	DESCRIPTION	DRAWN
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0 10 20 30 40 50 60 70 80 90 100

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400



LEGEND

BOUNDARY

ROAD WIDENING

WATER EASEMENT

ELECTRICAL EASEMENT

LOT BOUNDARIES

EXISTING ROAD DESIGN

TOTAL SITE AREA: 20,818sqm



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:

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CANTERBURY ROAD

B1 Level 4 1:500

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600



LEGEND

BOUNDARY

ROAD WIDENING

WATER EASEMENT

ELECTRICAL EASEMENT

LOT BOUNDARIES

EXISTING ROAD DESIGN

TOTAL SITE AREA: 20,818sqm



Design Architect: Chris Tsioulos Architect Reg Number: 5143

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ACN: 161 791 715

Project Name: MIXED USE DEVELOPMENT Drawing Name: LEVEL 4 FLOOR PLAN

Site:

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B2 Level 5 2 1:500

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CANTERBURY ROAD

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LEGEND

BOUNDARY

ROAD WIDENING

WATER EASEMENT

ELECTRICAL EASEMENT

LOT BOUNDARIES

EXISTING ROAD DESIGN

TOTAL SITE AREA: 20,818sqm



Design Architect: Chris Tsioulos Architect Reg Number: 5143

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ACN: 161 791 715

Project Name: MIXED USE DEVELOPMENT Drawing Name: LEVEL 5 FLOOR PLAN

Site:

921 Punchbowl Road, Punchbowl NSW 2196

700

B2 Level 6

2 1:500

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CANTERBURY ROAD

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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

TOTAL SITE AREA: 20,818sqm

Project Name: MIXED USE DEVELOPMENT Drawing Name: LEVEL 6 FLOOR PLAN Site:

921 Punchbowl Road, Punchbowl NSW 2196

B1 Level 7

1:500

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Project Name:

LEGEND

BOUNDARY

ROAD WIDENING

WATER EASEMENT

ELECTRICAL EASEMENT

LOT BOUNDARIES

EXISTING ROAD DESIGN

TOTAL SITE AREA: 20,818sqm



Design Architect: Chris Tsioulos Architect Reg Number: 5143

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ACN: 161 791 715

MIXED USE DEVELOPMENT Drawing Name: LEVEL 7 FLOOR PLAN

Site: 921 Punchbowl Road, Punchbowl NSW 2196

700



B1 Level 8

1:500

ISSUE DATE

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Design Architect: Chris Tsioulos Architect Reg Number: 5143

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LEGEND

BOUNDARY

ROAD WIDENING

WATER EASEMENT

ELECTRICAL EASEMENT

LOT BOUNDARIES

EXISTING ROAD DESIGN

TOTAL SITE AREA: 20,818sqm

Project Name: MIXED USE DEVELOPMENT Drawing Name: LEVEL 8 FLOOR PLAN Site:

921 Punchbowl Road, Punchbowl NSW 2196

B1 Roof Level

1:500



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LEGEND

BOUNDARY

ROAD WIDENING

WATER EASEMENT

- ELECTRICAL EASEMENT
- LOT BOUNDARIES
- EXISTING ROAD DESIGN

800 811

TOTAL SITE AREA: 20,818sqm



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:

921 Punchbowl Road, Punchbowl NSW 2196



1:200

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ACN: 161 791 715

Project Name: MIXED USE DEVELOPMENT Drawing Name:

SOUTH ELEVATION

Site:

921 Punchbowl Road, Punchbowl NSW 2196



DATE	DESCRIPTION	DRAWN
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SHEET: A117
SCALE: A1@1:300, A3@1:600
ISSUE: 16
ISSUE DATE: 12/10/23
DRAWN: DS
CHECKED: CT

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Design Architect: Chris Tsioulos Architect Reg Number: 5143 Copyright remains property of CMT Architects Pty Ltd

ACN: 161 791 715

Project Name: MIXED USE DEVELOPMENT Drawing Name:

EAST ELEVATION

Site:

921 Punchbowl Road, Punchbowl NSW 2196

700



0 10 20 30 40 50 60 70 80 90 100

200

SHEET: A118
SCALE: A1@1:200, A3@1:400
ISSUE: 16
ISSUE DATE: 12/10/23
DRAWN: DS
CHECKED: CT

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Project Name: MIXED USE DEVELOPMENT Drawing Name:

NORTH ELEVATION Site:

921 Punchbowl Road, Punchbowl NSW 2196

800 811



SHEET: A119
SCALE: A1@1:300, A3@1:600
ISSUE: 16
ISSUE DATE: 12/10/23
DRAWN: AB
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B1 Ground Floor Sections diagra	m
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DATE	DESCRIPTION	DRAWN
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SCALE: A1@1:500, A3@1:1000
ISSUE: 16
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LEGEND

BOUNDARY

ROAD WIDENING

WATER EASEMENT

ELECTRICAL EASEMENT

LOT BOUNDARIES

EXISTING ROAD DESIGN

TOTAL SITE AREA: 20,818sqm

ACN: 161 791 715

Project Name: MIXED USE DEVELOPMENT Drawing Name:

SECTION LINES KEY PLAN Site:

921 Punchbowl Road, Punchbowl NSW 2196



200

BUILDING E

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SETBACK INTERNAL ROAD SETBACK

SHEET: A121 SCALE: A1@1:300, A3@1:600 ISSUE: 16 E DATE: 12/10/23 WN: DS CKED: CT

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BUILDING D

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SHEET: A122
SCALE: 1:150@A1; 1:300@A3
ISSUE: 16
ISSUE DATE: 12/10/23
DRAWN: DS
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FOTPATH		
CAR PARKING	INTERNAL ROAD	

SHEET: A123
SCALE: A1@1:50, A3@1:100
ISSUE: 16
ISSUE DATE: 12/10/23
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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 3

Site:

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Section 5 **S5** 1:50

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SHEET: A125
SCALE: A1@1:50, A3@1:100
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Section 6 1:50

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	FOOTPATH DEEP SOIL	BASEMENT
ROAD		× 8000

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SCALE: A1@1:50, A3@1:100
ISSUE: 16
ISSUE DATE: 12/10/23
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16	12/10/23	FOR SUBMISSION	DS

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SHARED CAR SPACE

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INTERNAL ROAD

SETBACK

to be checked on site prior e Architect. Larger scale d remains the property of or written authority of the drawings are subsequently ent. Drawings subject to e used for the purpose for		
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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 7

Site:

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SHEET: A128 SCALE: A1@1:75, A3@1:150 ISSUE: 16 ISSUE DATE: 12/10/23 DRAWN: DS CHECKED: CT



INTERNAL ROAD









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FOOTPA	TH BASEMENT
SHARED CAR INTERNAL ROAD	

to be checked on site prior e Architect. Larger scale I remains the property of or written authority of the drawings are subsequently ent. Drawings subject to e used for the purpose for	
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SHEET: A129 SCALE: A1@1:100, A3@1:200 ISSUE: 16 ISSUE DATE: 12/10/23 DRAWN: DS
ISSUE: 16 ISSUE DATE: 12/10/23
ISSUE DATE: 12/10/23

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600

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Design Architect: Chris Tsioulos Architect Reg Number: 5143

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Project Name: MIXED USE DEVELOPMENT

Drawing Name: SECTION 9

Site:

921 Punchbowl Road, Punchbowl NSW 2196



1)-	Internal Road Design				
	1 : 150				
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:

INTERNAL ROAD DESIGN

Site:

921 Punchbowl Road, Punchbowl NSW 2196



Ground Floor - Common Open Space 1 1:500



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SHEET: A131
SCALE:A1@1:500, A3@1:1000
ISSUE: 16
ISSUE DATE: 12/10/23
DRAWN: DS
CHECKED: CT

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CALCULATIONS - GROUND (sqm)				
	TOTAL AF	EA P	ROPOSED	
NORTH	12,623		3,557	
SOUTH	8,196		1,587	
TOTAL	20,818		5,144	
	COMMON OPE	N SPACE	AREA	
CALCU	LATIONS - L1 PO)DIUM (si	qm)	
	TOTAL ARE	A PRO	OPOSED	
NORTH	12,623		0	
SOUTH	8,196		1,322	
OTAL	20,818		1,322	
	COMMON OP	EN SPAC	E PODIUM I	_1
CA	LCULATIONS -		OPOSED	
NORTH	12,623		1,718	
SOUTH	8,196		751	
OTAL	20,818	,	2,469	
	, , , , , , , , , , , , , , , , , , ,		·	• •
	COMMON OPI	EN SPACI	E ROOFTOP	S L6 (635)
	COMMON OPI	EN SPACI	E ROOFTOP	S L7 (1,083)
	COMMON OPI	EN SPACI	E ROOFTOP	S L8 (751)
CALCULATIONS (sqm)				
ΤΟΤΑ	L AREA PRO	POSED	PERCEN	TAGE
12	2,623	5,275	41.7%	6

12,020	r	,,,,,	
8,196	3,660	44.6%	_
20,818	8,935	43%	_



Level 1- Common Open Space

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1:500

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SHEET: A132
SCALE: A1@1:500, A3@1:1000
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CAL	CULATIONS	- GROUNE) (sqm)	
	TOTAL	AREA	PROPOSED	
NORTH	12,0	623	3,557	
SOUTH	8,1	96	1,587	
TOTAL	20,	818	5,144	
	COMMON OI	PEN SPAC	E AREA	
CALCU	ILATIONS - L	1 PODIUM	(sqm)	
	TOTAL A	REA F	PROPOSED	
ORTH	12,62	3	0	
OUTH	8,19	6	1,322	
DTAL	20,81	8	1,322	
	COMMON O	PEN SPA	CE PODIUM L1	
CA	LCULATIONS		(sqm) PROPOSED	
ORTH	12,62		1,718	
OUTH	8,190		751	
DTAL	20,81		2,469	
			E ROOFTOPS L6	(
			E ROOFTOPS L7	
			E ROOFTOPS L8	·
		PEN SPAC	E ROUFIUPS LO	
	CALCULAT	IONS (sqn	n)	
ТОТА	AL AREA	PROPOSE	D PERCENTAG	GE
1	2,623	5,275	41.7%	
	8,196	3,660	44.6%	

CMT ARCHITECTS AUSTRALIA PTY LTD Project Name: MIXED USE DEVELOPMENT Drawing Name: COMMON OPEN SPACE DIAGRAM L1 Design Architect: Chris Tsioulos Architect Reg Number: 5143 Site: 921 Punchbowl Road, Punchbowl Copyright remains property of CMT Architects Pty Ltd NSW 2196 ACN: 161 791 715



CANTERBURY ROAD

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



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TOTAL

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	TOTAL AREA	A PROPOSED	
NORTH	12,623	3,557	
SOUTH	8,196	1,587	
TOTAL	20,818	5,144	
CON	MON OPEN SPA	ACE AREA	
CALCU	LATIONS - L1 PO	DIUM (sqm)	
	TOTAL AREA	PROPOSED	_
ORTH	12,623	0	_
DUTH	8,196	1,322	
TAL	20,818	1,322	_
	MMON OPEN SPA		
LA	LCULATIONS - L	•	_
	TOTAL AREA	PROPOSED	_
NDTU		1 710	
ORTH	12,623 8 196	1,718	_
DUTH	8,196	751	
DUTH DTAL	8,196 20,818	751 2,469	 (/ 25)
	8,196 20,818 MMON OPEN SPA	751 2,469 ACE ROOFTOPS L	• •
DUTH DTAL CON	8,196 20,818 MMON OPEN SPA	751 2,469 ACE ROOFTOPS L	_7 (1,083
DUTH DTAL CON	8,196 20,818 MMON OPEN SPA	751 2,469 ACE ROOFTOPS L	_7 (1,083
DUTH DTAL CON	8,196 20,818 MMON OPEN SPA	751 2,469 ACE ROOFTOPS L	_7 (1,083
DUTH DTAL CON	8,196 20,818 MMON OPEN SPA	751 2,469 ACE ROOFTOPS L	_7 (1,083
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	8,196 20,818 MMON OPEN SPA MMON OPEN SPA MMON OPEN SPA ALCULATIONS (s AREA PROPO 23 5,2	751 2,469 ACE ROOFTOPS I ACE ROOFTOPS I ACE ROOFTOPS I Gam) OSED PERCEI	_7 (1,083 _8 (751) NTAGE

CMT ARCHITECTS AUSTRALIA PTY LTD Project Name: MIXED USE DEVELOPMENT Drawing Name: COMMON OPEN SPACE - PODIUM Design Architect: Chris Tsioulos Architect Reg Number: 5143 Site: 921 Punchbowl Road, Punchbowl Copyright remains property of CMT Architects Pty Ltd NSW 2196 ACN: 161 791 715



0 10 20 30 40 50 60 70 80 90 100



DEEP SOIL (I

SITE

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SHEET: A134
SCALE: A1@1:500, A3@1:1000
ISSUE: 16
ISSUE DATE: 12/10/23
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TOTAL AREAS DEEP SOIL (Min 6m) – 4,005sqm DEEP SOIL (Min 2m) – 1,373sqm

CALCULATIONS

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



LEGEND

BOUNDARY

ROAD WIDENING

WATER EASEMENT

ELECTRICAL EASEMENT

LOT BOUNDARIES

EXISTING ROAD DESIGN

TOTAL SITE AREA: 20,818sqm

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




0 10 20 30 40 50 60 70 80 90 100



	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

400

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SHEET: A135
SCALE: A1@1:750, A3@1:1500
ISSUE: 16
ISSUE DATE: 12/10/23
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Design Architect: Chris Tsioulos Architect Reg Number: 5143 Copyright remains property of CMT Architects Pty Ltd

ACN: 161 791 715

Project Name: MIXED USE DEVELOPMENT

Drawing Name: GFA DIAGRAM

Site:

921 Punchbowl Road, Punchbowl NSW 2196



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	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

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SHEET: A136
SCALE: A1@1:750, A3@1:1500
ISSUE: 16
ISSUE DATE: 12/10/23
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ACN: 161 791 715



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	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

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<u> </u>
SHEET: A137
SCALE: A1@1:750, A3@1:1500
ISSUE: 16
ISSUE DATE: 12/10/23
DRAWN: AB
CHECKED: CT

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1-	Flow Of Traffic – Ground Floor		
	1:500		

IS	SUE	DATE	DESCRIPTION	DRAWN	NOTES:
	16	12/10/23	FOR SUBMISSION	AB	NOT FOR CONSTRUCTION Do not scale from drawings. Only Figured Dimensions to be used.All dimensions t
					to commencement of work. All discrepancies to be brought to the attention of the drawings and written dimensions take preference. This drawing is copyright and
					CMT Architects Pty Ltd, and must not be retained, copied or used without the prior author. Minor changes to building form and configuration may be required when a prepared for construction purposes following the granting of development conse
					detail design in relation to services and engineering. This document shall only be which it was commissioned.
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ECTS PTY LTD

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SHEET: A138
SCALE: A1@1:500, A3@1:1000
ISSUE: 16
ISSUE DATE: 12/10/23
DRAWN: AB
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Fax: + 61 9587 4332



-	-	-	-	-	



Through-Site Link

Pedestrian Footpath

Vehicle Direction

LEGEND

BOUNDARY

ROAD WIDENING

WATER EASEMENT

ELECTRICAL EASEMENT

LOT BOUNDARIES

EXISTING ROAD DESIGN

TOTAL SITE AREA: 20,818sqm

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

CMT ARCHITECTS AUSTRALIA PTY LTD

Design Architect: Chris Tsioulos Architect Reg Number: 5143

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			-
ISSUE	DATE	DESCRIPTION	DRAWN
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0 10 20 30 40 50 60 70 80 90 100

TOTAL TOWNHOUSES	PERCENTAGE
17	100%
17	100%

		U	UNITS		
PERCENTAGE		SOLAR ACCESS	TOTAL UNITS	PERCENTAGE	
100%	GROUND FLOOR	17	23	74%	
100 /0	LEVEL 1	30	45	67%	
100%	LEVEL 2	32	45	71%	
100 /0	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%	

ensions to be checked on site prior
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only be used for the purpose for



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SHEET: A139
SCALE: A1@1:1000, A3@1:2000
ISSUE: 16
ISSUE DATE: 12/10/23
DRAWN: DS
CHECKED: CT

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Unit 2, 61-65 Kingsway, Kingsgrove NSW 2208 Australia

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Design Architect: Chris Tsioulos Architect Reg Number: 5143 Copyright remains property of CMT Architects Pty Ltd

ACN: 161 791 715

SOLAR ACCESS DIAGRAMS Site:

921 Punchbowl Road, Punchbowl NSW 2196





TOWNHOUSES					U	NITS	
	SOLAR ACCESS	TOTAL TOWNHOUSES	PERCENTAGE		SOLAR ACCESS	TOTAL UNITS	PERCENTAGE
GROUND FLOOR	17	17	100%	GROUND FLOOR	17	23	74%
GROUND FLOOR	17	17	100%	LEVEL 1	30	45	67%
TOTAL	17	17	100%	LEVEL 2	32	45	71%
TOTAL	17	17	100%	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%

2				
09	ISSUE DATE	DESCRIPTION	DRAWN	NOTES:
- 20	16 12/10/23	FOR SUBMISSION	DS	NOT FOR CONSTRUCTION Do not scale from drawings. Only Figured Dimensions to be used.All dimensions to be check
40				to commencement of work. All discrepancies to be brought to the attention of the Architect. I drawings and written dimensions take preference. This drawing is copyright and remains the CMT Architects Pty Ltd, and must not be retained, copied or used without the prior written au
30				author. Minor changes to building form and configuration may be required when drawings an prepared for construction purposes following the granting of development consent. Drawing
20				detail design in relation to services and engineering. This document shall only be used for th which it was commissioned.
8-				(c 2023 COPYRIGHT REMAINS THE INTELLECTUAL PROPERTY OF CMT ARCHITECTS PTY LTD

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Solar Access - Level 4

1:750

Solar Access - Level 5 3 1:750

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SOLAR ACCESS

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SCALE: A1@1:1000, A3@1:2000
ISSUE: 16
ISSUE DATE: 12/10/23
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Design Architect: Chris Tsioulos Architect Reg Number: 5143 Copyright remains property of CMT Architects Pty Ltd

ACN: 161 791 715

Project Name: MIXED USE DEVELOPMENT Drawing Name:

SOLAR ACCESS DIAGRAMS Site:

921 Punchbowl Road, Punchbowl NSW 2196





	ТОМ	NHOUSES			UNITS			
	SOLAR ACCESS	TOTAL TOWNHOUSES	PERCENTAGE		SOLAR ACCESS	TOTAL UNITS	PERCENTAG	
GROUND FLOOR	17	17	100%	GROUND FLOOR	17	23	74%	
GROUND FLOOR	17	17	100%	LEVEL 1	30	45	67%	
TOTAL	17	47	100%	LEVEL 2	32	45	71%	
IUIAL	17	17	100%	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	NOTES: NOT FOR CONSTRUCTION
	16	12/10/23	FOR SUBMISSION	AB	Do not scale from drawings. Only Figured Dimensions to be used.All dimensions to be checked on site prior to commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale
_					drawings and written dimensions take preference. This drawing is copyright and remains the property of CMT Architects Pty Ltd, and must not be retained, copied or used without the prior written authority of the author. Minor changes to building form and configuration may be required when drawings are subsequentl prepared for construction purposes following the granting of development consent. Drawings subject to
					detail design in relation to services and engineering. This document shall only be used for the purpose for which it was commissioned.
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SOLAR ACCESS

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SHEET: A141
SCALE: A1@1:1000, A3@1:2000
ISSUE: 16
ISSUE DATE: 12/10/23
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Design Architect: Chris Tsioulos Architect Reg Number: 5143

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Project Name: MIXED USE DEVELOPMENT Drawing Name:

SOLAR ACCESS DIAGRAMS Site:

921 Punchbowl Road, Punchbowl NSW 2196



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Cross Ventilation - Level 1

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CROSS VENTILATED UNITS

NHOUSES		UNITS						
TOTAL TOWNHOUSES	PERCENTAGE		SOLAR ACCESS	TOTAL UNITS	PERCENTAGE			
47	1000/	GROUND FLOOR	16	23	70%			
17	100%	LEVEL 1	28	45	62%			
		LEVEL 2	30	45	67%			
47	4000/	LEVEL 3	30	45	67%			
17	100%	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%			

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written authority of the	
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nt. Drawings subject to	
used for the purpose for	



SHEET: A142
SCALE: A1@1:750, A3@1:1500
ISSUE: 16
ISSUE DATE: 12/10/23
DRAWN: DS
CHECKED: CT

500



Cross Ventilation - Level 2

3

1:750

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400





Design Architect: Chris Tsioulos Architect Reg Number: 5143

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Project Name: MIXED USE DEVELOPMENT Drawing Name:

CROSS VENTILATION DIAGRAMS

Site: 921 Punchbowl Road, Punchbowl NSW 2196

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A1 د 15	2020 COPYRIGHT REMAINS THE INTELLECTUAL PROPERTY OF CMT ARCHITECTS AUSTRALIA PTY LTD							
				S Ventilation - Level 4				3
					CROS	S VENTILATED UN	ITS	
200			тоw	NHOUSES				UNITS
			SOLAR ACCESS	TOTAL TOWNHOUSES	PERCENTAGE		SOLAR ACCESS	TOTAL
		GROUND FLOOR	17	17	100%	GROUND FLOOR LEVEL 1	16 28	2
		TOTAL	17	17	100%	LEVEL 2 LEVEL 3 LEVEL 4 LEVEL 5 LEVEL 6 LEVEL 7 LEVEL 8	16 28 30 30 30 30 22 7 7 7	
						TOTAL	200	3
20 30 40 50 60 70 80 90 100	to commencement of we drawings and written di CMT Architects Pty Ltd, author. Minor changes t prepared for constructio	ings. Only Figured Dimensions ork. All discrepancies to be bro mensions take preference. This and must not be retained, copi- to building form and configurat on purposes following the gran to services and engineering. T	bught to the attention of the Ar s drawing is copyright and rer ed or used without the prior w ion may be required when dra nting of development consent.	chitect. Larger scale nains the property of ritten authority of the wings are subsequently Drawings subject to		N	SC,A1@ ISSUE: ISSUE	F: A143 @1:1000, A3@1:2000 :: 16 : DATE: 12/10/23 'N: DS

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Cross Ventilation - Level 5 1:750



HOUSES		UNITS					
TOTAL TOWNHOUSES	PERCENTAGE		SOLAR ACCESS	TOTAL UNITS	PERCENTAGE		
47	1000/	GROUND FLOOR	16	23	70%		
17	100%	LEVEL 1	28	45	62%		
		LEVEL 2	30	45	67%		
47	4000/	LEVEL 3	30	45	67%		
17	100%	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%		



SHEET: A143
SC/A1@1:1000, A3@1:2000
ISSUE: 16
ISSUE DATE: 12/10/23
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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

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						CROS	S VENTILATED UNIT	S	
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			SC	DLAR ACCESS	TOTAL TOWNHOUSES	PERCENTAGE		OLAR ACCES	S
		GROUND F	LOOR	17	17	100%	GROUND FLOOR LEVEL 1 LEVEL 2	16 28 30	
		Т	OTAL	17	17	100%	LEVEL 3 LEVEL 4 LEVEL 5 LEVEL 6 LEVEL 7 LEVEL 8	16 28 30 30 30 30 22 7 7	
							TOTAL	200	
ISSUE DATE DESCRIPTION	DRAWN	NOTES:						SHEE	T: A144
16 12/10/23 FOR SUBMISSION	DS	NOT FOR CONSTRUCTION Do not scale from drawings. Only Figured Di	mensions to be us	ed.All dimensions to be c	checked on site prior			SCAL	
		to commencement of work. All discrepancies drawings and written dimensions take prefe CMT Architects Pty Ltd, and must not be reta	rence. This drawir ined, copied or us	ng is copyright and remain ed without the prior writt	ns the property of ten authority of the			ISSUE	
		author. Minor changes to building form and on prepared for construction purposes followin detail design in relation to services and engi	g the granting of (development consent. Dra	awings subject to				E DATE: 12/1

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WO	NHOUSES		UNITS					
SS	TOTAL TOWNHOUSES	PERCENTAGE		SOLAR ACCESS	TOTAL UNITS	PERCENTAGE		
	47	4000/	GROUND FLOOR	16	23	70%		
	17	100%	LEVEL 1	28	45	62%		
			LEVEL 2	30	45	67%		
	47	4000/	LEVEL 3	30	45	67%		
	17	100%	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%		

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SHEET: A144
SCALE:
ISSUE: 16
ISSUE DATE: 12/10/23
DRAWN: DS
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CMT ARCHITECTS AUSTRALIA PTY LTD

Design Architect: Chris Tsioulos Architect Reg Number: 5143 Copyright remains property of CMT Architects Pty Ltd

ACN: 161 791 715

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



A1 - Mid-Summer 11AM 1

VIEW FROM THE SUN



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A1 - Mid-Summer 12PM 2

VIEW FROM THE SUN

SHEET: A146
SCALE: NTS
ISSUE: 16
ISSUE DATE: 12/10/23
DRAWN: AB
CHECKED: CT



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600

300

400

500



Design Architect: Chris Tsioulos Architect Reg Number: 5143 Copyright remains property of CMT Architects Pty Ltd

ACN: 161 791 715

VIEW FROM THE SUN DIAGRAM - SUMMER Site: 921 Punchbowl Road, Punchbowl NSW 2196

800 811

MIXED USE DEVELOPMENT

Project Name:

Drawing Name:





ISSUE	DATE	DESCRIPTION	DRAW
16	12/10/23	FOR SUBMISSION	AB

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

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SHEET: A147	
SCALE: NTS	
ISSUE: 16	
ISSUE DATE: 12/10/23	
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600

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Design Architect: Chris Tsioulos Architect Reg Number: 5143 Copyright remains property of CMT Architects Pty Ltd

ACN: 161 791 715

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

700

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

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

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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:

800 811

921 Punchbowl Road, Punchbowl NSW 2196



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

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SCALE: NTS
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: VIEW FROM THE SUN DIAGRAM - WINTER Site: 921 Punchbowl Road, Punchbowl NSW 2196



VIEW FROM THE SUN

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

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

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SHEET: A150
SCALE: NTS
ISSUE: 16
ISSUE DATE: 12/10/23
DRAWN: DS
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Design Architect: Chris Tsioulos Architect Reg Number: 5143

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Drawing Name: VIEW FROM THE SUN DIAGRAM - WINTER Site: 921 Punchbowl Road, Punchbowl NSW 2196

700



A1 - Mid-Winter 1PM

VIEW FROM THE SUN

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

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

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SHEET: A151
SCALE: NTS
ISSUE: 16
ISSUE DATE: 12/10/23
DRAWN: AB
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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 - WINTER Site: 921 Punchbowl Road, Punchbowl NSW 2196



ISSUE	DATE	DESCRIPTION	DRAWN
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SHEET: A152
SCALE: NTS
ISSUE: 16
ISSUE DATE: 12/10/23
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ACN: 161 791 715

Drawing Name: VIEW FROM THE SUN DIAGRAM - WINTER Site: 921 Punchbowl Road, Punchbowl NSW 2196

Project Name:

MIXED USE DEVELOPMENT

700



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SHEET: A153	
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ISSUE: 16	
ISSUE DATE: 12/10/23	Unit 2 Kings
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SHEET: A154
SCALE: NTS
ISSUE: 16
ISSUE DATE: 12/10/23
DRAWN: AB
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NOTES: SHEET: A155 SCALE: NTS ISSUE: 16 ISSUE DATE: 12/10/23 DRAWN: DS CHECKED: CT

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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

700



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Design Architect: Chris Tsioulos Architect Reg Number: 5143 Copyright remains property of CMT Architects Pty Ltd

ACN: 161 791 715

Site: 921 Punchbowl Road, Punchbowl NSW 2196





921 Punchbowl Road, Punchbowl Summer Solstice

21st December



921 Punchbowl Road, Punchbowl

Winter Solstice 21st June

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

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Project Name: MIXED USE DEVELOPMENT Drawing Name: TOWN HOUSE LEVEL 2

Site:

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