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DRAWING REGISTER

Sheet Number	Sheet Name	Current Revision
A000	COVER SHEET	A
A100	INFRASTRUCTURE AND SERVICES PLAN	A
A101	BOUNDARY / EASEMENT PLAN	A
A102	SITE PLAN	A
A103	SETBACKS	A
A104	LOWER BASEMENT FLOOR PLAN	A
A105	UPPER BASEMENT FLOOR PLAN	A
A106	GROUND FLOOR	A
A107	LEVEL 1 FLOOR PLAN	A
A108	LEVEL 2 FLOOR PLAN	A
A109	LEVEL 3 FLOOR PLAN	A
A110	LEVEL 4 FLOOR PLAN	A
A111	LEVEL 5 FLOOR PLAN	A
A112	LEVEL 6 FLOOR PLAN	A
A113	LEVEL 7 FLOOR PLAN	A
A114	LEVEL 8 FLOOR PLAN	A
A115	LEVEL 9 FLOOR PLAN	A
A116	LEVEL 10 FLOOR PLAN	A
A117	ROOF PLAN	A
A118	SOUTH ELEVATION	A
A119	EAST ELEVATION	A
A120	NORTH ELEVATION	A
A121	WEST ELEVATION	A
A122	SECTION LINES KEY PLAN	A
A123	SECTION 1	A
A124	SECTION 2	A
A125	SECTION 3	A
A126	SECTION 4	A
A127	SECTION 5	A
A128	SECTION 6	A
A129	SECTION 7	A
A130	SECTION 8	A
A131	SECTION 9	A
A132	INTERNAL ROAD DESIGN	A
A133	COMMON OPEN SPACE DIAGRAM	A
A134	COMMON OPEN SPACE DIAGRAM L1	A
A135	COMMON OPEN SPACE - PODIUM	A
A137	GFA DIAGRAM - GROUND FLOOR	A
A138	GFA DIAGRAM - LEVEL 1	A
A139	GFA DIAGRAM - LEVEL 2	A
A140	GFA DIAGRAM - LEVEL 3	A
A141	GFA DIAGRAM - LEVEL 4	A
A142	GFA DIAGRAM - LEVEL 5	A
A143	GFA DIAGRAM - LEVEL 6	A
A144	GFA DIAGRAM - LEVEL 7	A
A145	GFA DIAGRAM - LEVEL 8	A
A146	GFA DIAGRAM - LEVEL 9	A
A147	GFA DIAGRAM - LEVEL10	A
A148	PEDESTRIAN AND VEHICLE CONNECTIVITY	A
A149	SOLAR ACCESS DIAGRAMS	A
A150	SOLAR ACCESS DIAGRAMS	A
A151	SOLAR ACCESS DIAGRAMS	A
A152	SOLAR ACCESS DIAGRAMS	A
A153	CROSS VENTILATION DIAGRAMS	A
A154	CROSS VENTILATION DIAGRAMS	A
A155	CROSS VENTILATION DIAGRAMS	A
A156	CROSS VENTILATION DIAGRAMS	A
A157	VIEW FROM THE SUN DIAGRAM - SUMMER	A
A158	VIEW FROM THE SUN DIAGRAM - SUMMER	A
A159	VIEW FROM THE SUN DIAGRAM - SUMMER	A
A160	VIEW FROM THE SUN DIAGRAM - SUMMER	A
A161	VIEW FROM THE SUN DIAGRAM - WINTER	A
A162	VIEW FROM THE SUN DIAGRAM - WINTER	A
A163	VIEW FROM THE SUN DIAGRAM - WINTER	A
A164	VIEW FROM THE SUN DIAGRAM - WINTER	A
A165	SUMMER SHADOW DIAGRAMS	A
A166	WINTER SHADOW DIAGRAMS	A
A167	AUTUMN SHADOW DIAGRAMS	A
A168	SPRING SHADOW DIAGRAMS	A
A169	HEAT DIAGRAMS	A
A170	TOWNHOUSE BASEMENT	A
A171	TOWNHOUSE GROUND LEVEL	A
A172	TOWNHOUSE LEVEL 1	A
A173	TOWN HOUSE LEVEL 2	A
A174	3D VISUALISATIONS	A
A175	GROUND FLOOR - FFL PLAN	A
A176	3D VISUALISATIONS 1	A
A177	3D VISUALISATIONS 2	A
A178	3D VISUALISATIONS 3	A

PLANNING PROPOSAL

MIXED-USE AND RESIDENTIAL REDEVELOPMENT

913-925 PUNCHBOWL ROAD - 21 CANTERBURY ROAD , PUNCHBOWL, NSW 2196

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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CMT ARCHITECTS
AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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CMT Architects Pty Ltd

ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
COVER SHEET

Site:
913-925 PUNCHBOWL ROAD, 21 CANTERBURY ROAD
PUNCHBOWL
NSW 2196

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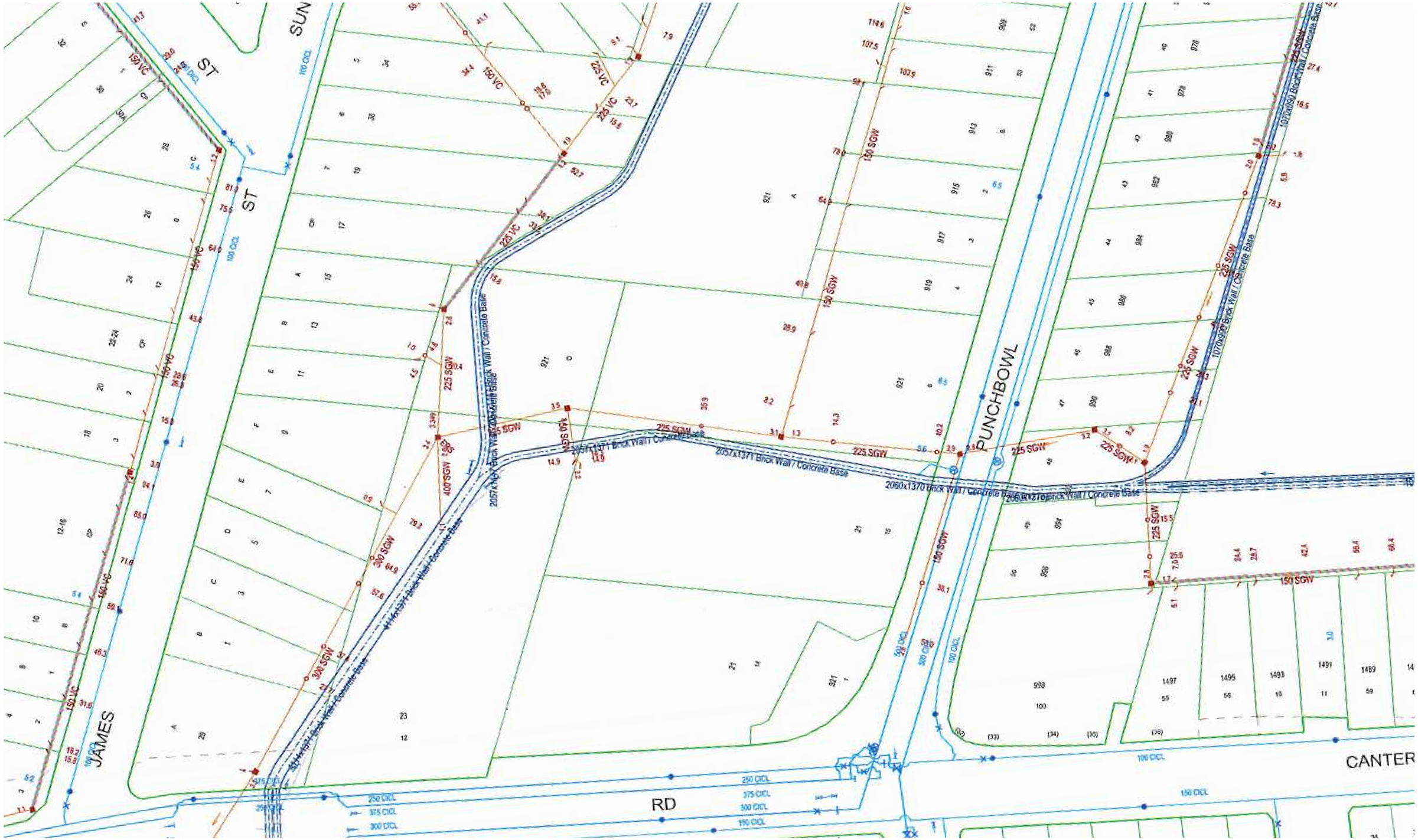

1 Infrastructure and Services Plan

1 : 500

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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CMT Architects Pty Ltd

ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
INFRASTRUCTURE AND SERVICES PLAN

Site:
913-925 PUNCHBOWL ROAD, 21 CANTERBURY ROAD
PUNCHBOWL
NSW 2196

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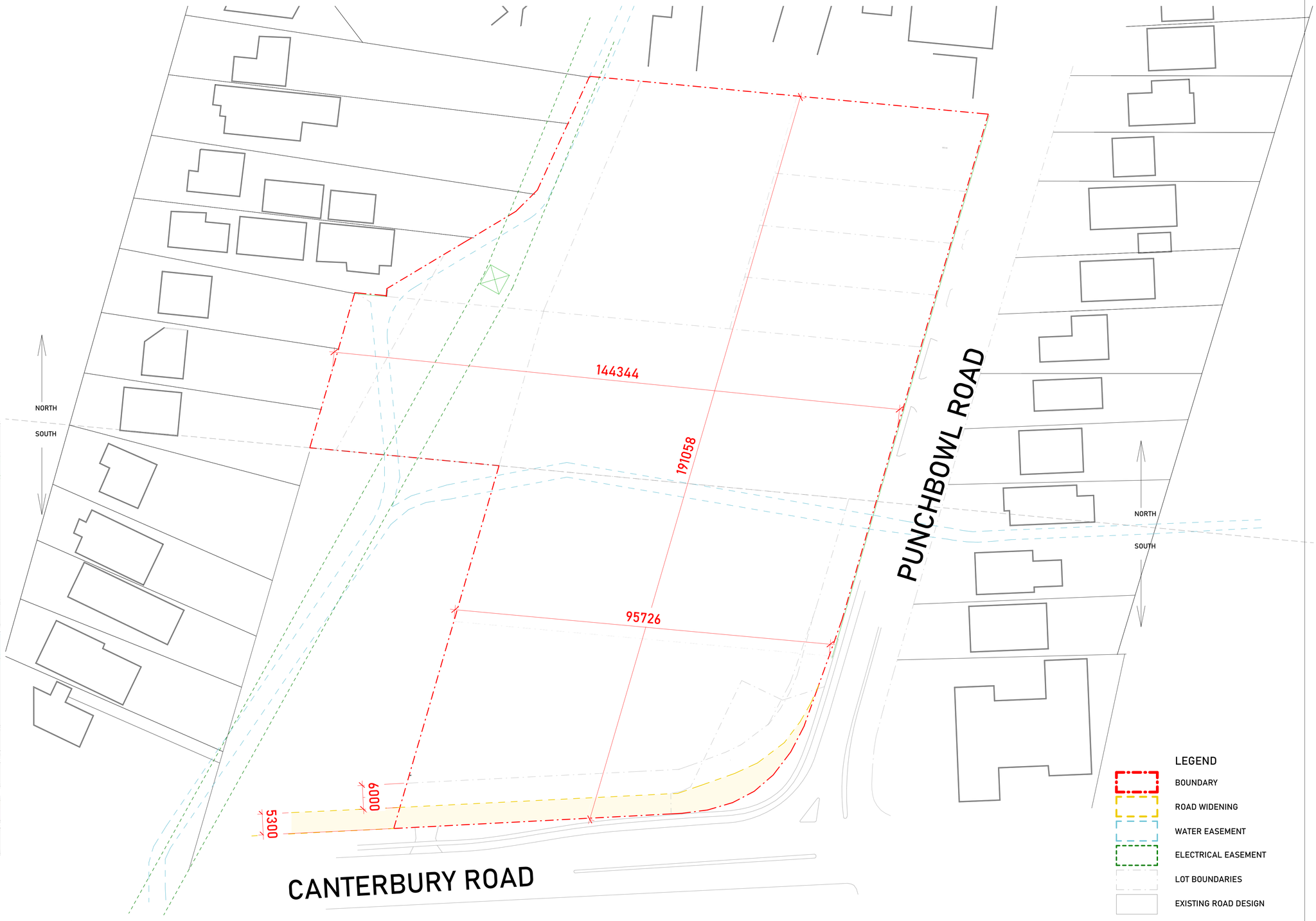
Address	Lot	DP	Area (sqm)
Site North			
921 Punchbowl Road	6	5245	3,879.00
921 Punchbowl Road	D	382627	1,952.00
921 Punchbowl Road	A	378634	3,860.00
915 - 919 Punchbowl Road	2, 3, 4	21524	1,979.00
913 Punchbowl Road	B	378634	964.00
		Total Site Area (North) (sqm):	**12,634.00**
Site South			
921 Punchbowl Road	1	236825	590.50
921 Punchbowl Road	14	132440	3713.00
921 Punchbowl Road	15	132440	3878.00
		Total Site Area (South) (sqm):	**8,181.50**
		Total Site Area excluding LRS Registered Road Widening (sqm):	**20,815.50**
Road Widening (LRS Registered) (sqm)		263695	453.70
		Total Site Area including LRS Registered Road Widening (sqm):	**21,269.20**

Note:
The site area on which the FSR calculations are based apply the Council's alternative road widening area. Hence, the total site area for development site is 20,699.20 sqm. Additionally, the site area for the southern side of the total site is 8,065.20sqm.

Address	Lot	DP	Area (sqm)
Site North			
921 Punchbowl Road	6	5245	3,879.00
921 Punchbowl Road	D	382627	1,952.00
921 Punchbowl Road	A	378634	3,860.00
915 - 919 Punchbowl Road	2, 3, 4	21524	1,979.00
913 Punchbowl Road	B	378634	964.00
		Total Site Area (North) (sqm):	**12,634.00**
Site South			
921 Punchbowl Road	1	236825	590.50
921 Punchbowl Road	14	132440	3713.00
921 Punchbowl Road	15	132440	3878.00
		Total Site Area (South) (sqm):	**8,065.20**
		Total Site Area excluding the Council's Road Widening (sqm):	**20,699.20**
Alternative Council Road Widening (sqm)			570
		Total Site Area including the Council's Road Widening (sqm):	**21,269.20**

Note:
The site area on which the FSR calculations are based apply the Council's alternative road widening area. Hence, the total site area for the development site is 20,699.20 sqm. Additionally, the site area for the southern side of the total site is 8,065.20sqm.



TOTAL SITE AREA: 20,699.2 sqm

1 Boundary / Easements Plan

1 : 500

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CMT ARCHITECTS
AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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CMT Architects Pty Ltd

ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
BOUNDARY / EASEMENT PLAN

Site:
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PUNCHBOWL
NSW 2196

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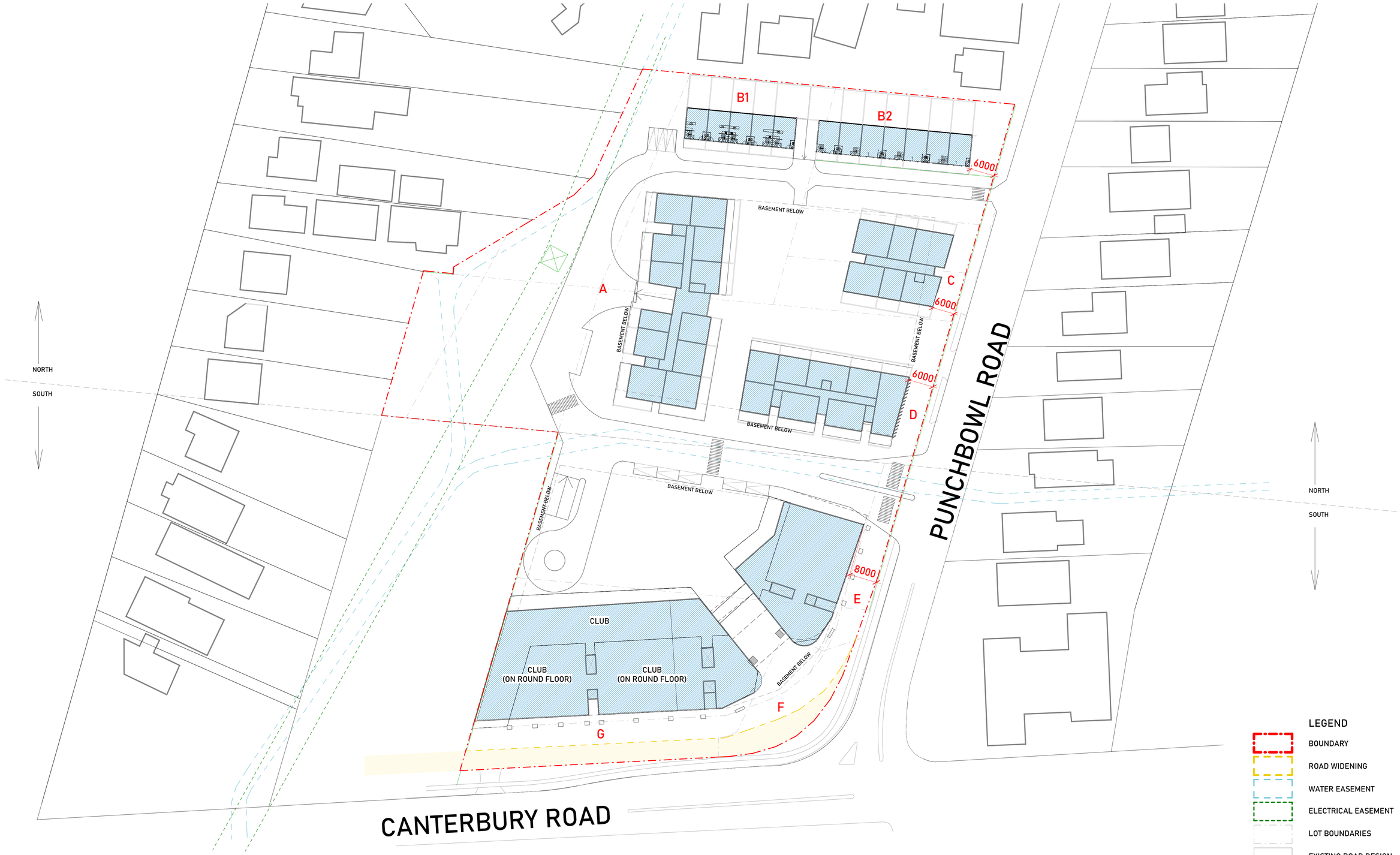

1 Site Plan

1 : 500

LEGEND

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

TOTAL SITE AREA: 20,699.2 sqm

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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CMT Architects Pty Ltd

ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
SITE PLAN

Site:
913-925 PUNCHBOWL ROAD, 21 CANTERBURY ROAD
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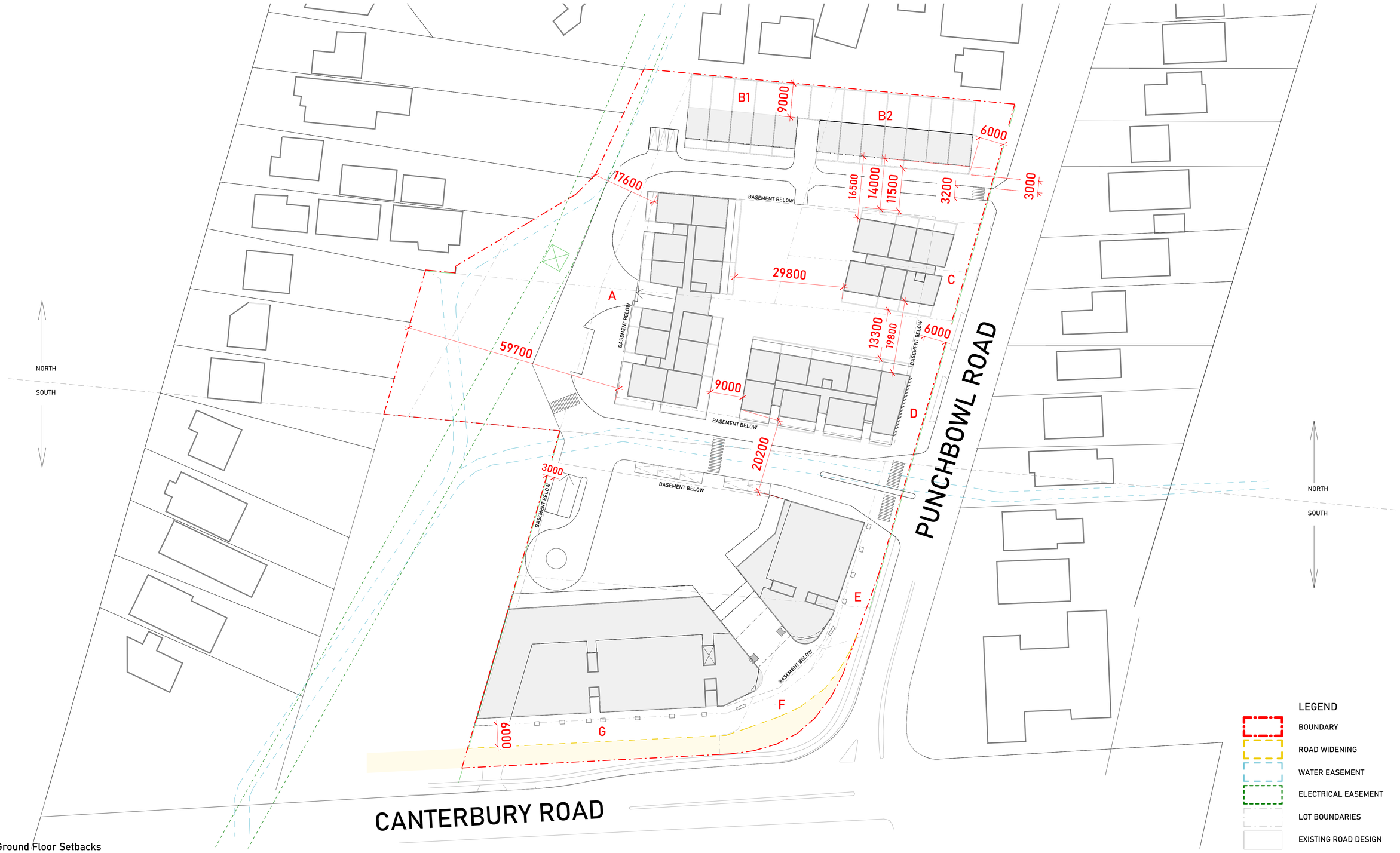

1 B1 Ground Floor Setbacks

1 : 500

TOTAL SITE AREA: 20,699.2 sqm

ISSUE	DATE	DESCRIPTION	DRAWN
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AUSTRALIA PTY LTD

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

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

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:
SETBACKS

Site:
913-925 PUNCHBOWL ROAD, 21 CANTERBURY ROAD
PUNCHBOWL
NSW 2196

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BASEMENT UNIT CALCULATIONS

	SPACES
UBL - B1	264
LBL - B2	315
TOTAL	579

1 Lower Basement Level

1 : 500

ISSUE	DATE	DESCRIPTION	DRAWN
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AUSTRALIA PTY LTD

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

Ph: +61 9587 4330
Fax: + 61 9587 4332
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:
LOWER BASEMENT FLOOR PLAN

Site:
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PUNCHBOWL
NSW 2196

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BASEMENT UNIT CALCULATIONS

	SPACES
UBL - B1	264
LBL - B2	315
TOTAL	579

1 Upper Basement Level

1 : 500

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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ACN: 161 791 715

Project Name:
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Drawing Name:
UPPER BASEMENT FLOOR PLAN

Site:
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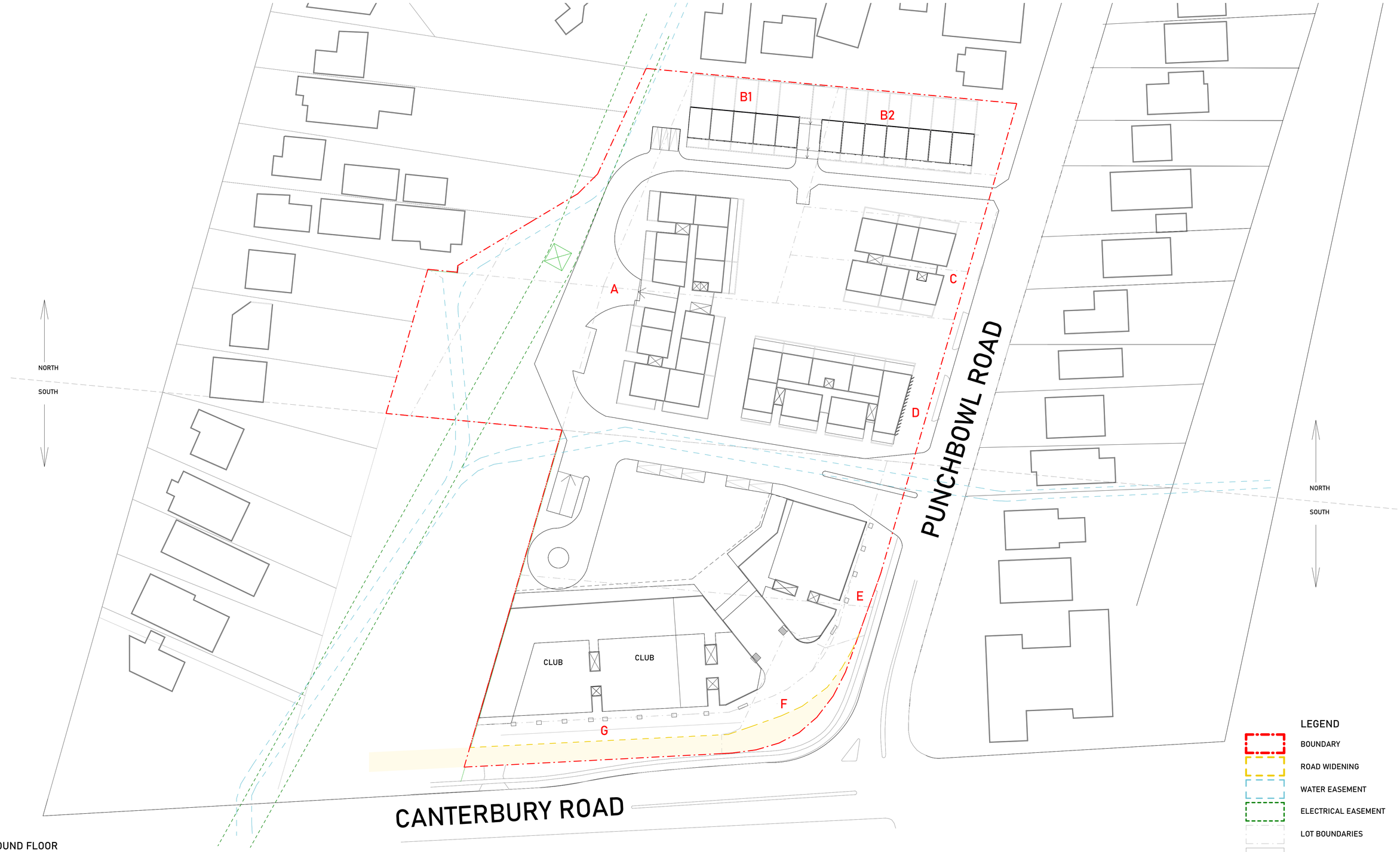

1 GROUND FLOOR

1 : 500

LEGEND

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

TOTAL SITE AREA: 20,699.2 sqm

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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CMT ARCHITECTS
AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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CMT Architects Pty Ltd

ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
GROUND FLOOR

Site:
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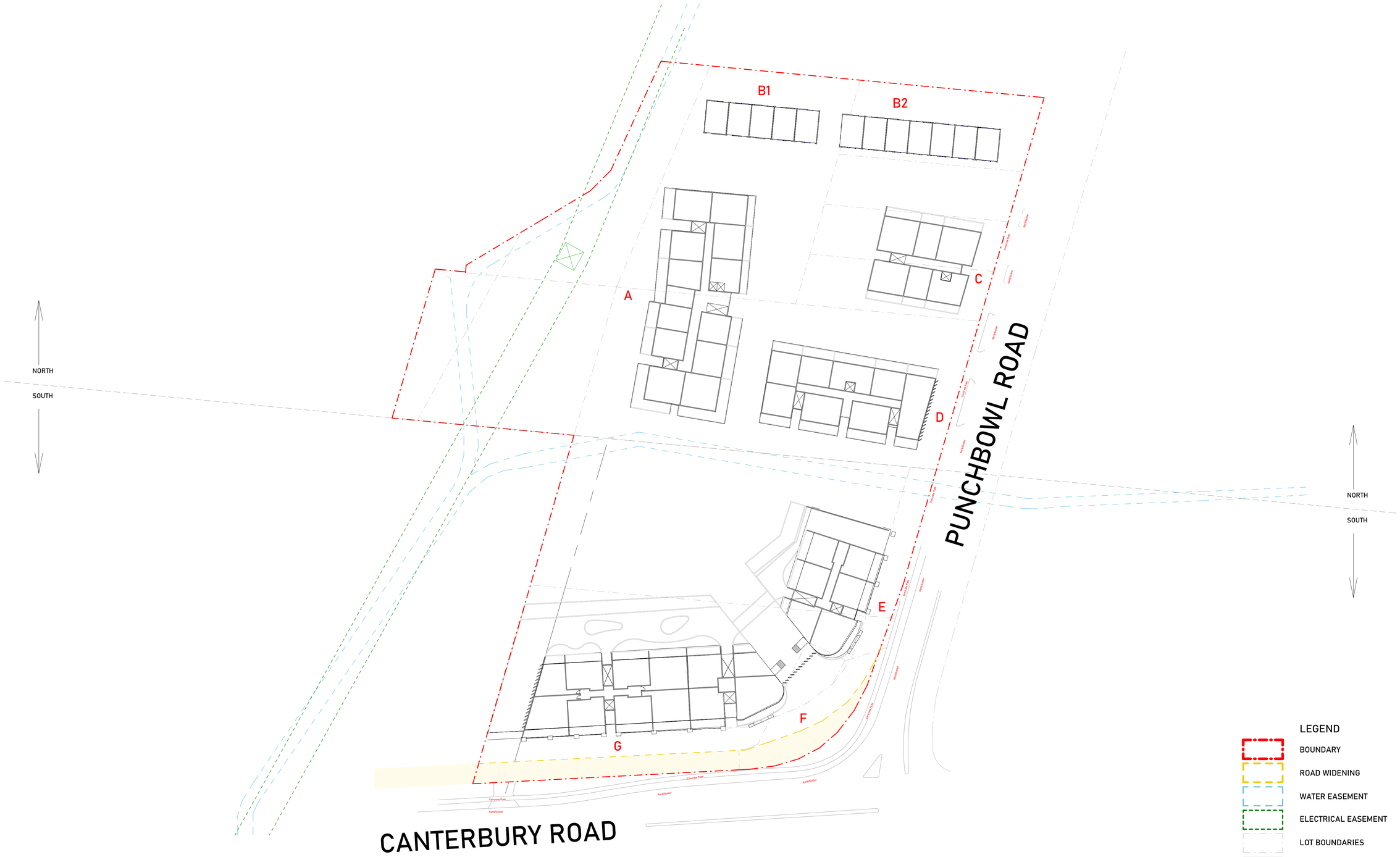

1 LEVEL 1

1 : 500

LEGEND

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

TOTAL SITE AREA: 20,699.2 sqm

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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CMT Architects Pty Ltd

ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
LEVEL 1 FLOOR PLAN

Site:
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PUNCHBOWL
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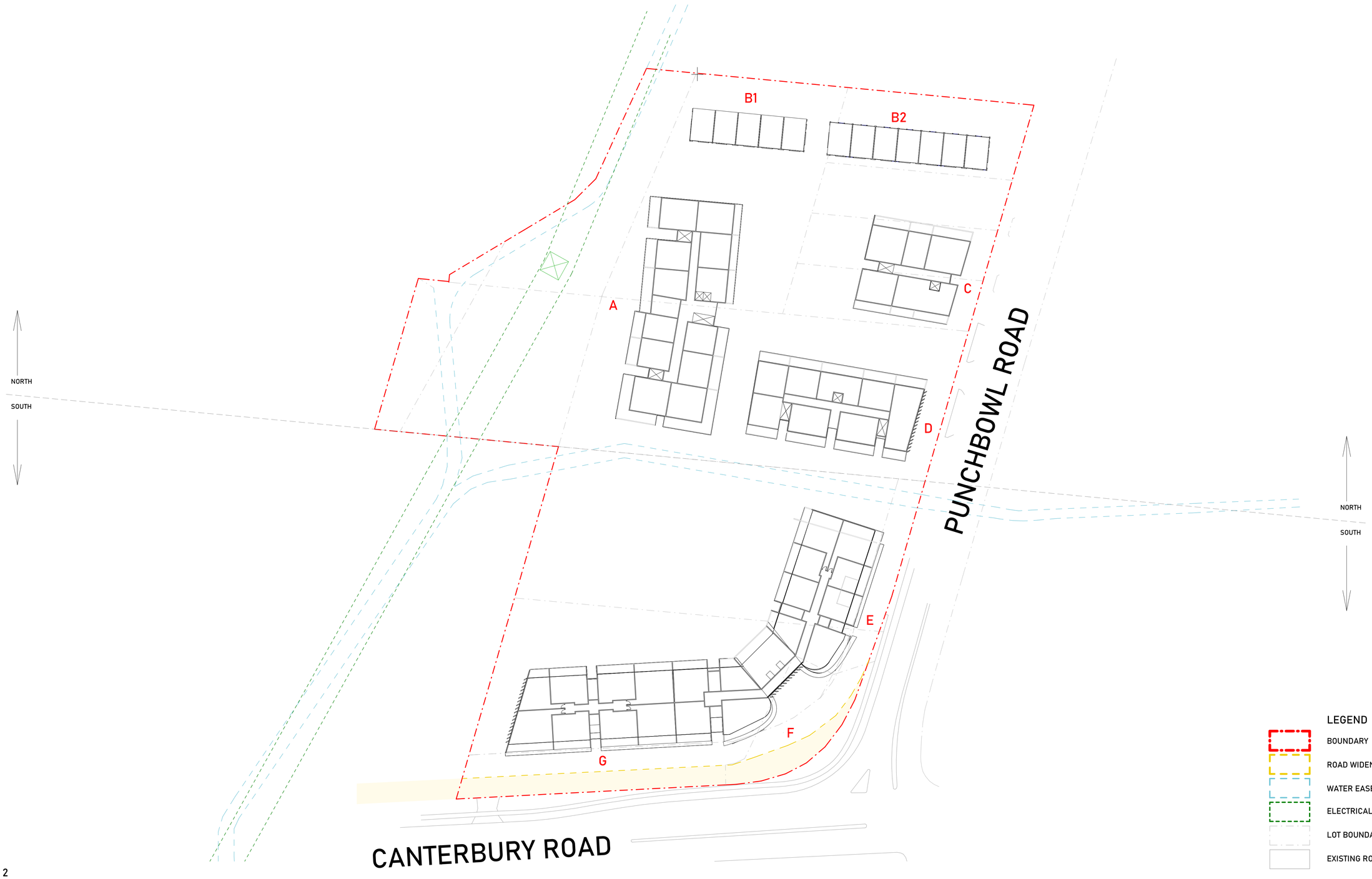

LEGEND

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

TOTAL SITE AREA: 20,699.2 sqm

1 LEVEL 2

1 : 500

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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AUSTRALIA PTY LTD

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

Ph: +61 9587 4330
Fax: + 61 9587 4332
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:
LEVEL 2 FLOOR PLAN

Site:
913-925 PUNCHBOWL ROAD, 21 CANTERBURY ROAD
PUNCHBOWL
NSW 2196

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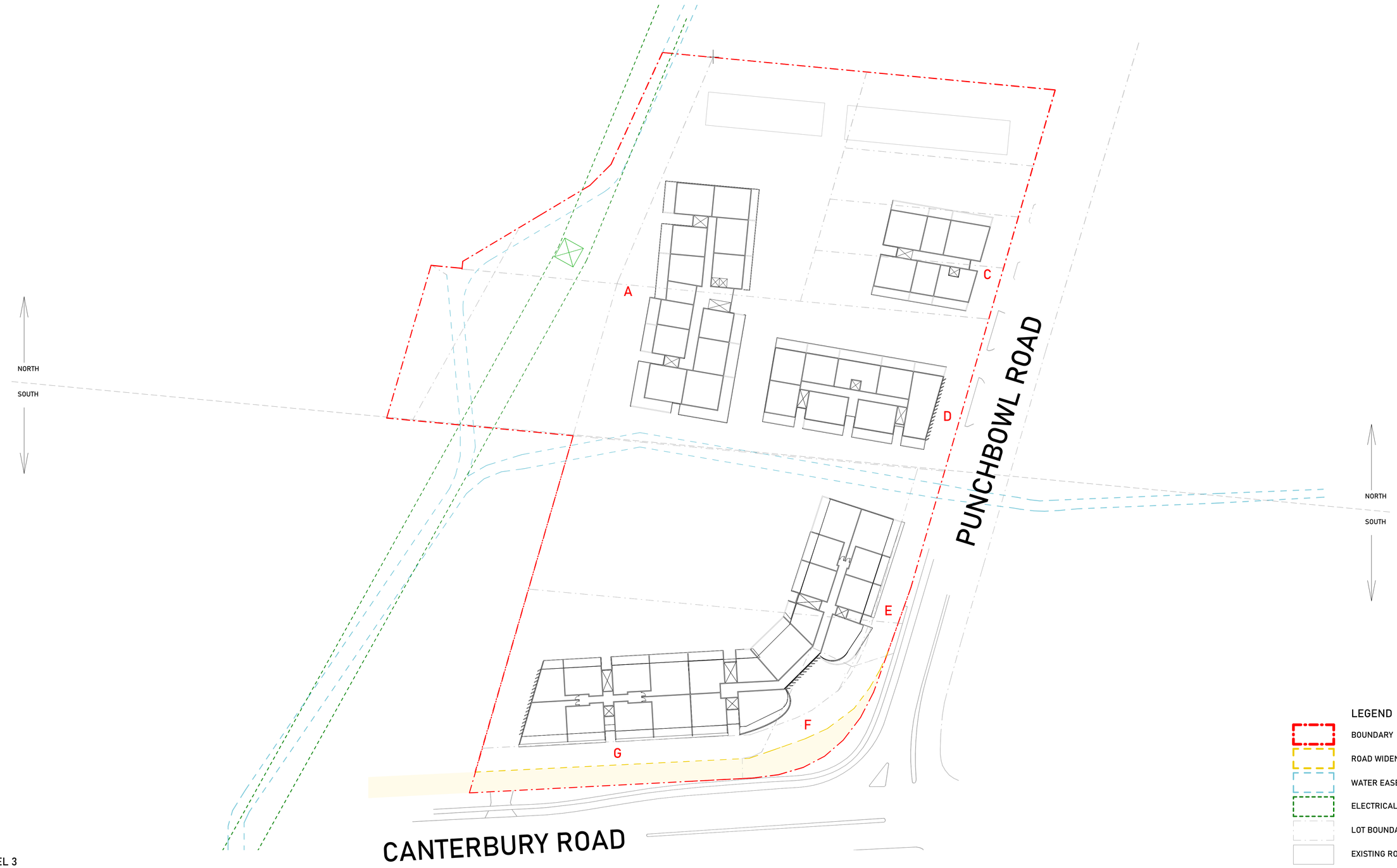

1 LEVEL 3

1 : 500

LEGEND

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

TOTAL SITE AREA: 20,699.2 sqm

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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CMT Architects Pty Ltd

ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
LEVEL 3 FLOOR PLAN

Site:
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PUNCHBOWL
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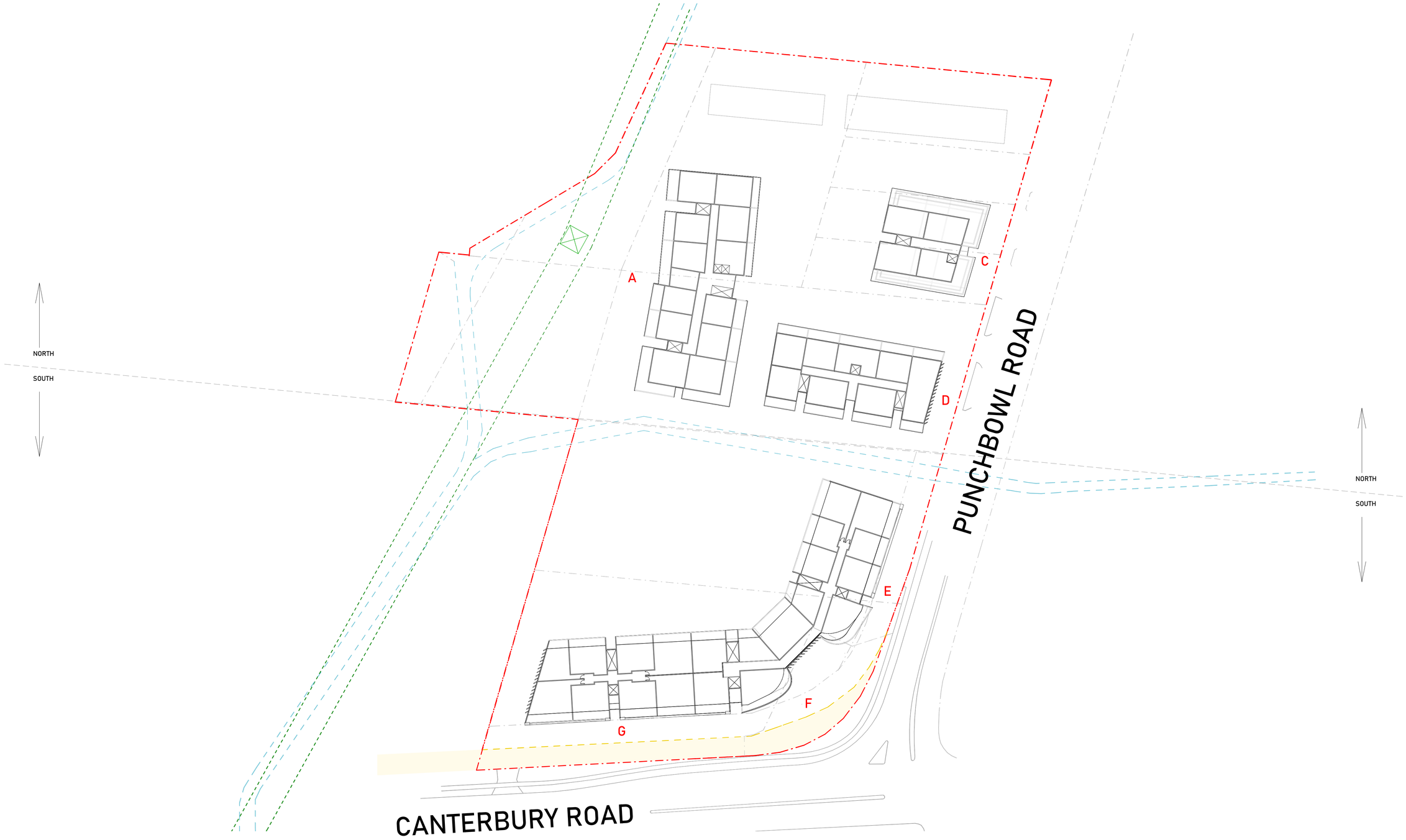

1 LEVEL 4

1 : 500

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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CMT Architects Pty Ltd

ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
LEVEL 4 FLOOR PLAN

Site:
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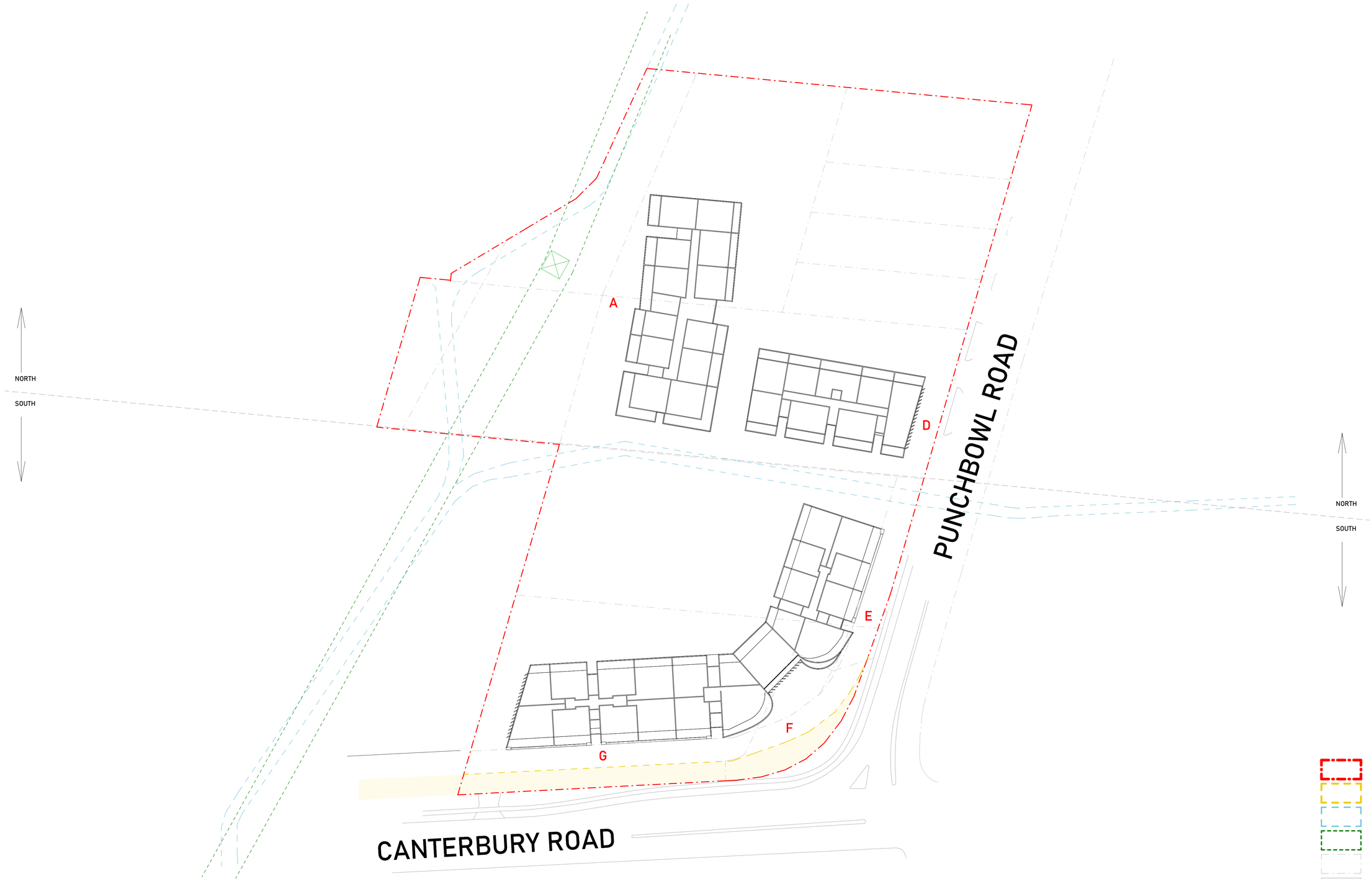

1 LEVEL 5

1 : 500

LEGEND

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

TOTAL SITE AREA: 20,699.2 sqm

ISSUE	DATE	DESCRIPTION	DRAWN
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AUSTRALIA PTY LTD

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

Ph: +61 9587 4330
Fax: + 61 9587 4332
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:
LEVEL 5 FLOOR PLAN

Site:
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PUNCHBOWL
NSW 2196

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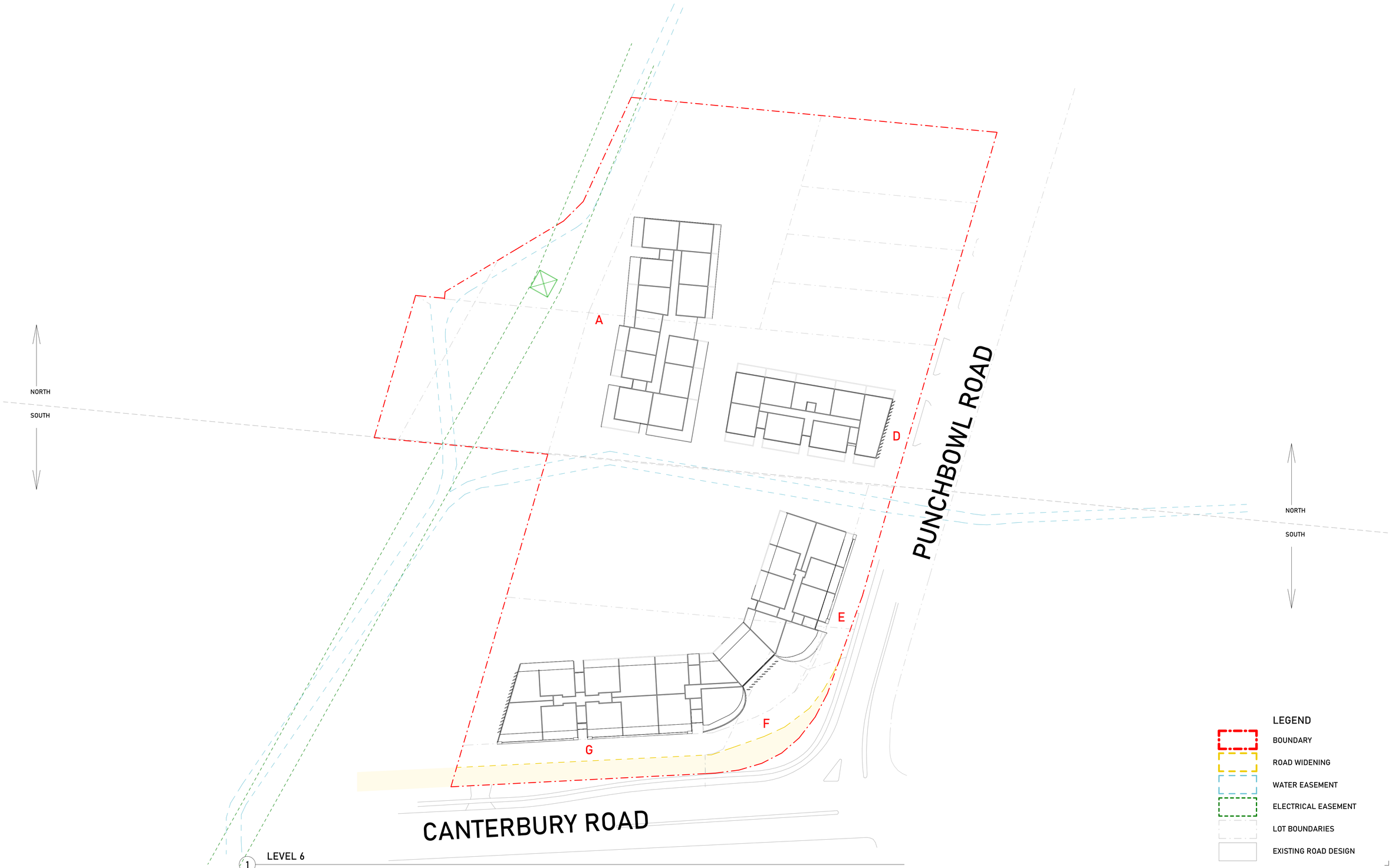

1 LEVEL 6

1 : 500

LEGEND

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

TOTAL SITE AREA: 20,699.2 sqm

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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CMT Architects Pty Ltd

ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
LEVEL 6 FLOOR PLAN

Site:
913-925 PUNCHBOWL ROAD, 21 CANTERBURY ROAD
PUNCHBOWL
NSW 2196

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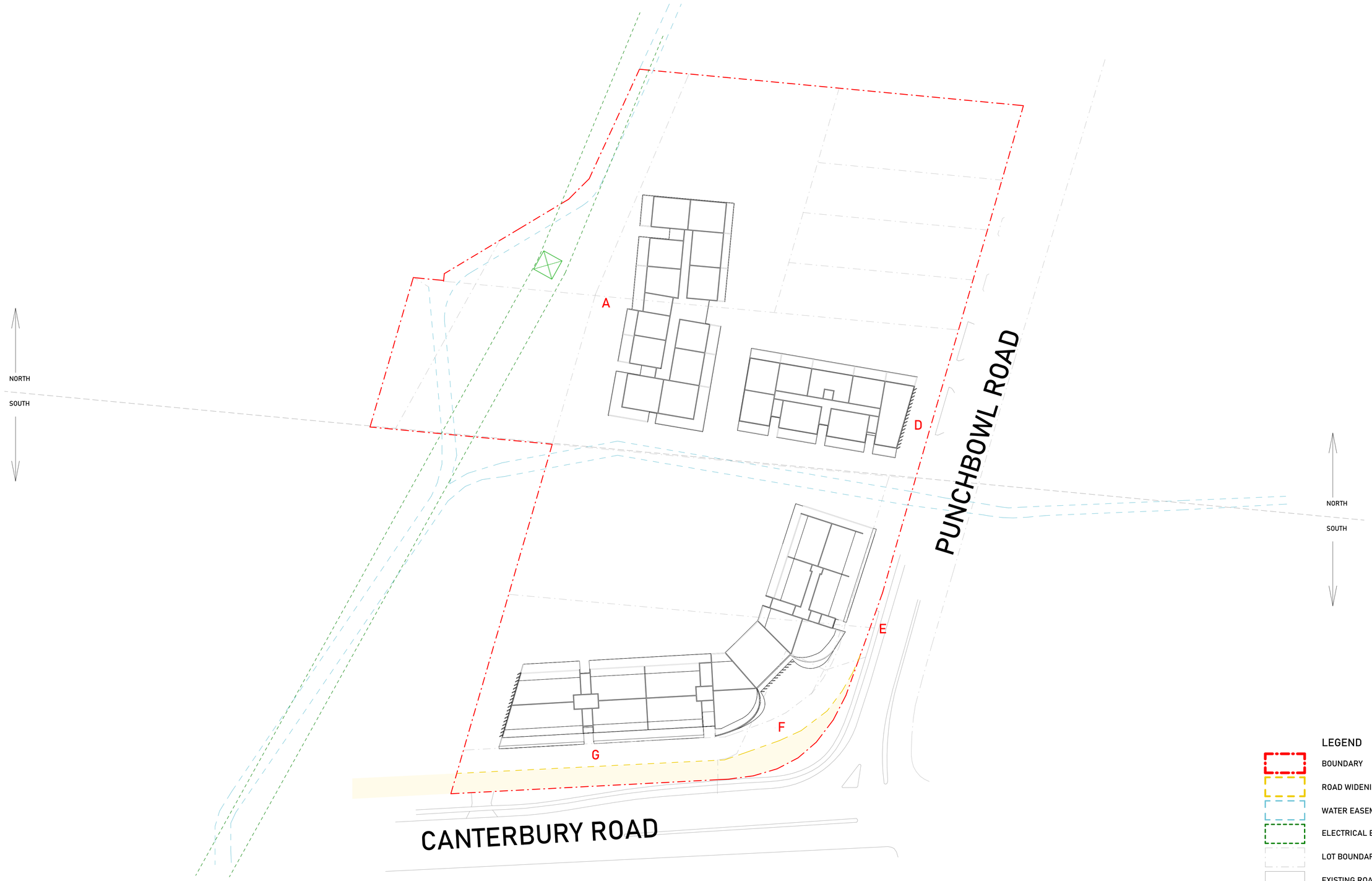

1 LEVEL 7

1 : 500

LEGEND

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

TOTAL SITE AREA: 20,699.2 sqm

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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CMT Architects Pty Ltd

ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
LEVEL 7 FLOOR PLAN

Site:
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PUNCHBOWL
NSW 2196

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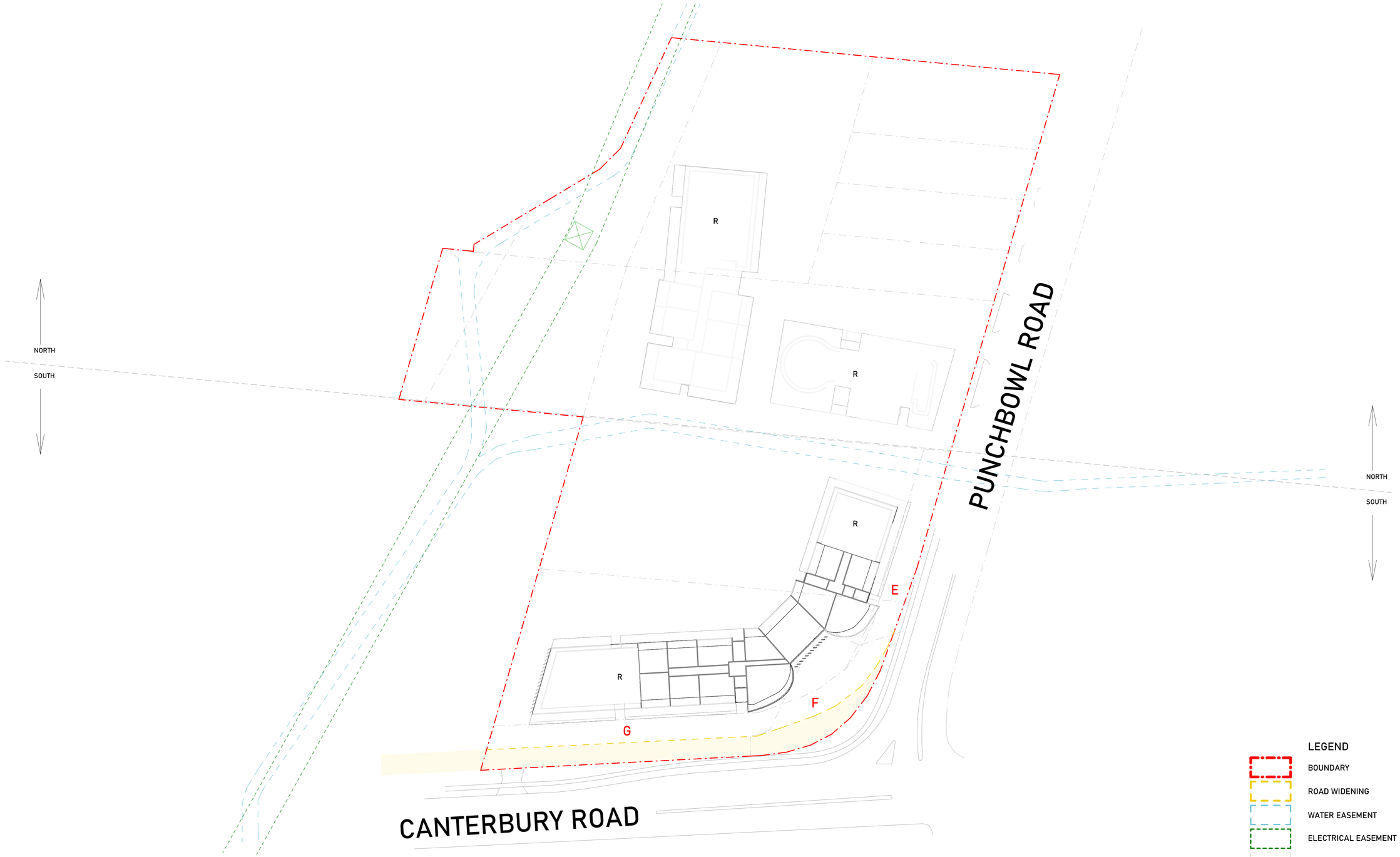

LEGEND

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

TOTAL SITE AREA: 20,699.2 sqm

1 LEVEL 8

1 : 500

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AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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CMT Architects Pty Ltd

ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
LEVEL 8 FLOOR PLAN

Site:
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PUNCHBOWL
NSW 2196

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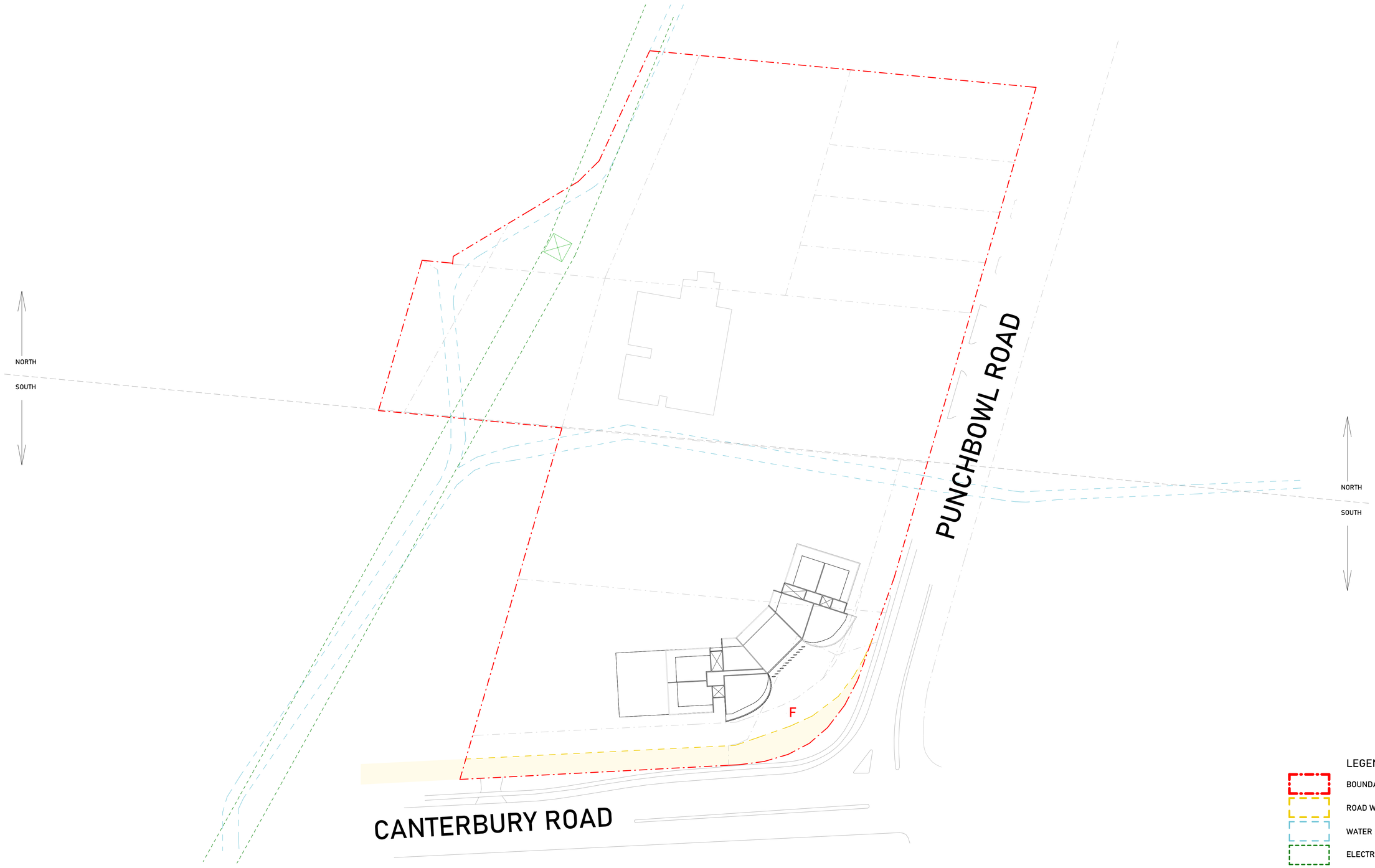

LEGEND

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

TOTAL SITE AREA: 20,699.2 sqm

1 LEVEL 9

1 : 500

ISSUE	DATE	DESCRIPTION	DRAWN
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AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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CMT Architects Pty Ltd

ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
LEVEL 9 FLOOR PLAN

Site:
913-925 PUNCHBOWL ROAD, 21 CANTERBURY ROAD
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NSW 2196

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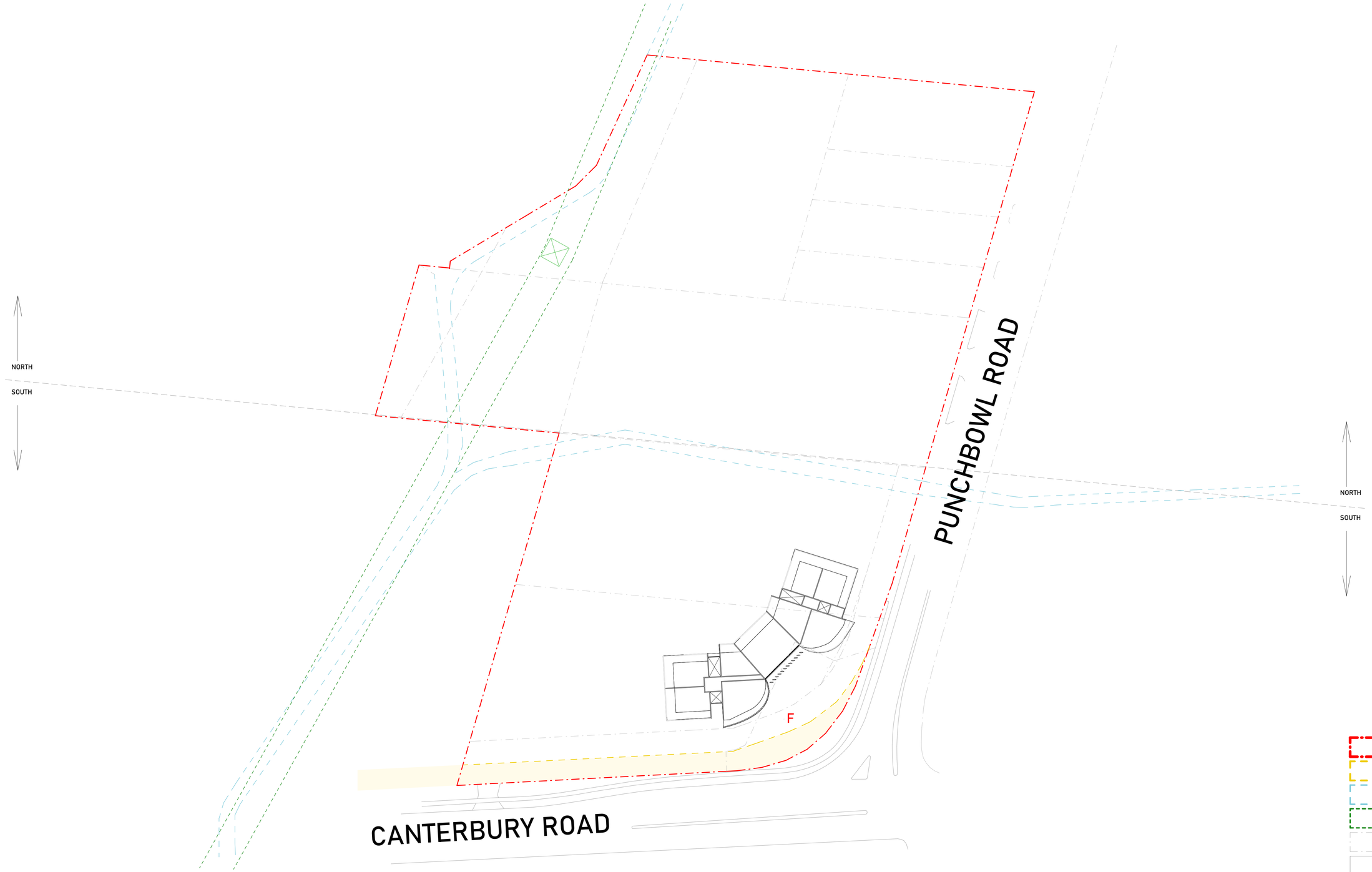

LEGEND

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

TOTAL SITE AREA: 20,699.2 sqm

1 LEVEL 10

1 : 500

ISSUE	DATE	DESCRIPTION	DRAWN
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AUSTRALIA PTY LTD

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

Ph: +61 9587 4330
Fax: + 61 9587 4332
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:
LEVEL 10 FLOOR PLAN

Site:
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1 ROOF LEVEL

1 : 500

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AUSTRALIA PTY LTD

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

Ph: +61 9587 4330
Fax: + 61 9587 4332
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:
ROOF PLAN

Site:
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PUNCHBOWL
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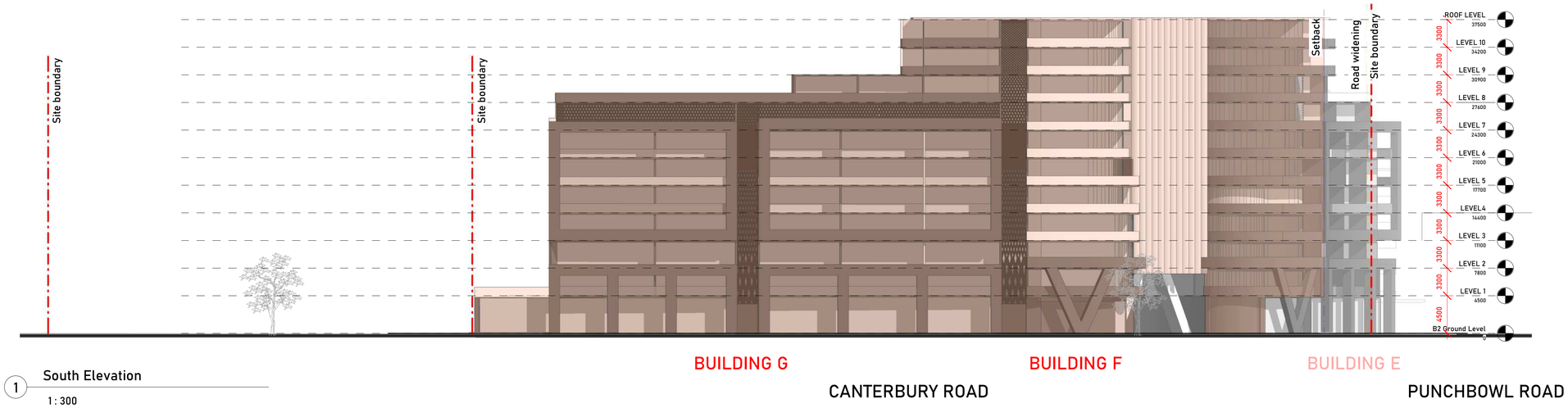

1 South Elevation

1 : 300

ISSUE	DATE	DESCRIPTION	DRAWN
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AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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CMT Architects Pty Ltd

ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
SOUTH ELEVATION

Site:
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NSW 2196

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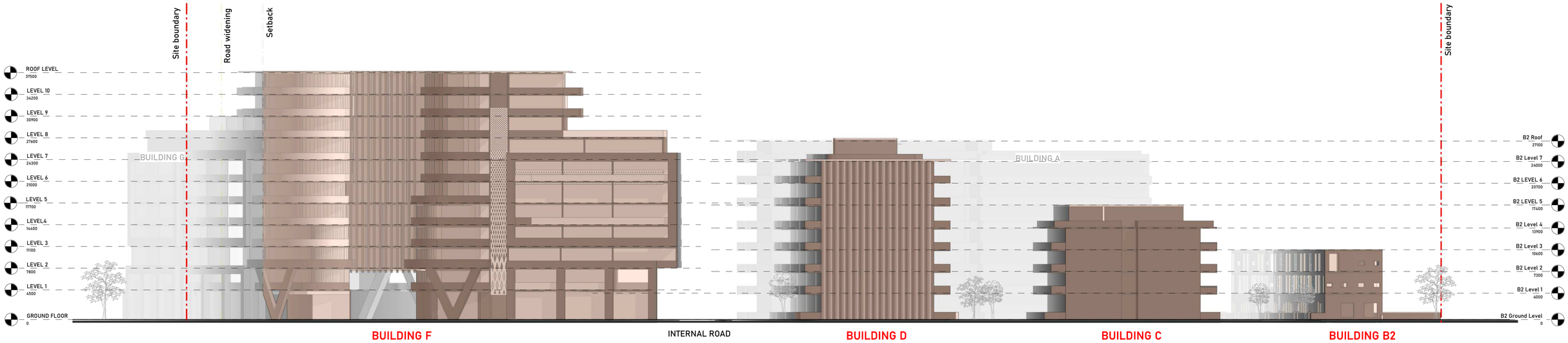

1 East Elevation

1 : 300

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AUSTRALIA PTY LTD

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

Ph: +61 9587 4330
Fax: + 61 9587 4332
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:
EAST ELEVATION

Site:
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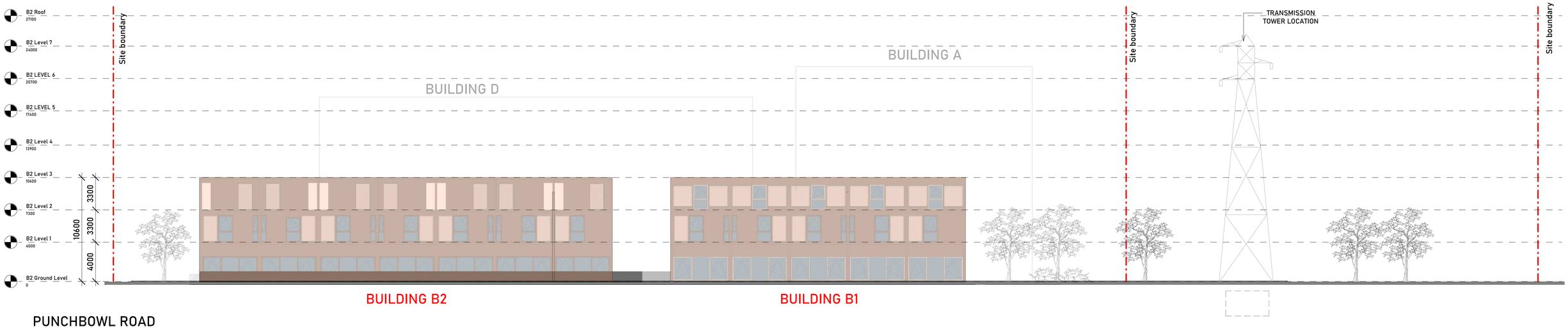

PUNCHBOWL ROAD

2 North Elevation

1 : 200

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AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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CMT Architects Pty Ltd

ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
NORTH ELEVATION

Site:
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PUNCHBOWL
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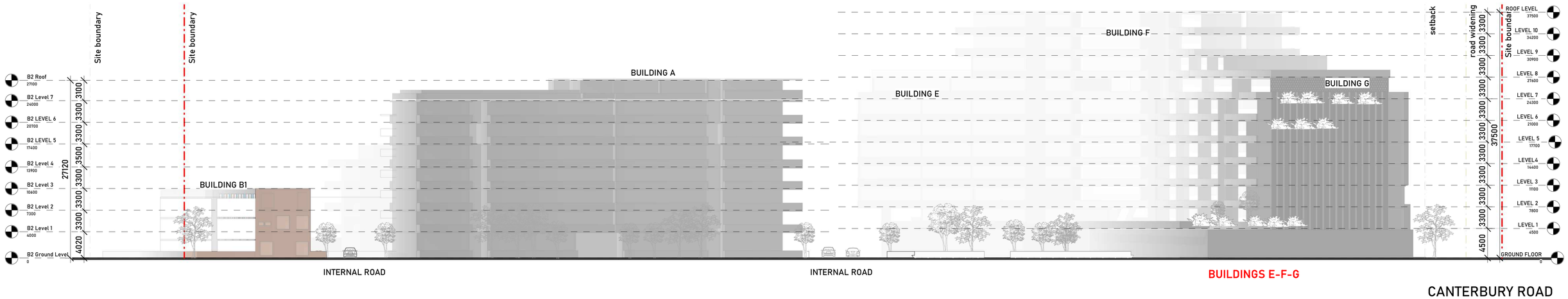

1 West Elevation

1 : 300

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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AUSTRALIA PTY LTD

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

Ph: +61 9587 4330
Fax: + 61 9587 4332
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:
WEST ELEVATION

Site:
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PUNCHBOWL
NSW 2196

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1 Ground Floor Sections diagram

1 : 500

LEGEND

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

TOTAL SITE AREA: 20,699.2 sqm

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Ph: +61 9587 4330
Fax: + 61 9587 4332
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 LINES KEY PLAN

Site:
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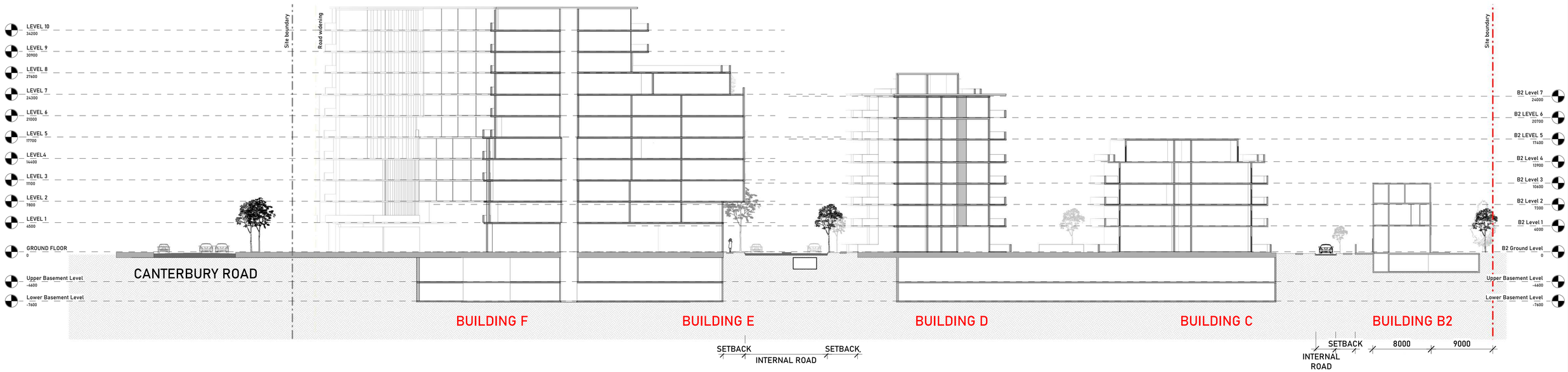

1 Section 1

1 : 300

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A	09/07/25	CLUB PUNCHBOWL PP	MC

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

Ph: +61 9587 4330
Fax: + 61 9587 4332
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 1

Site:
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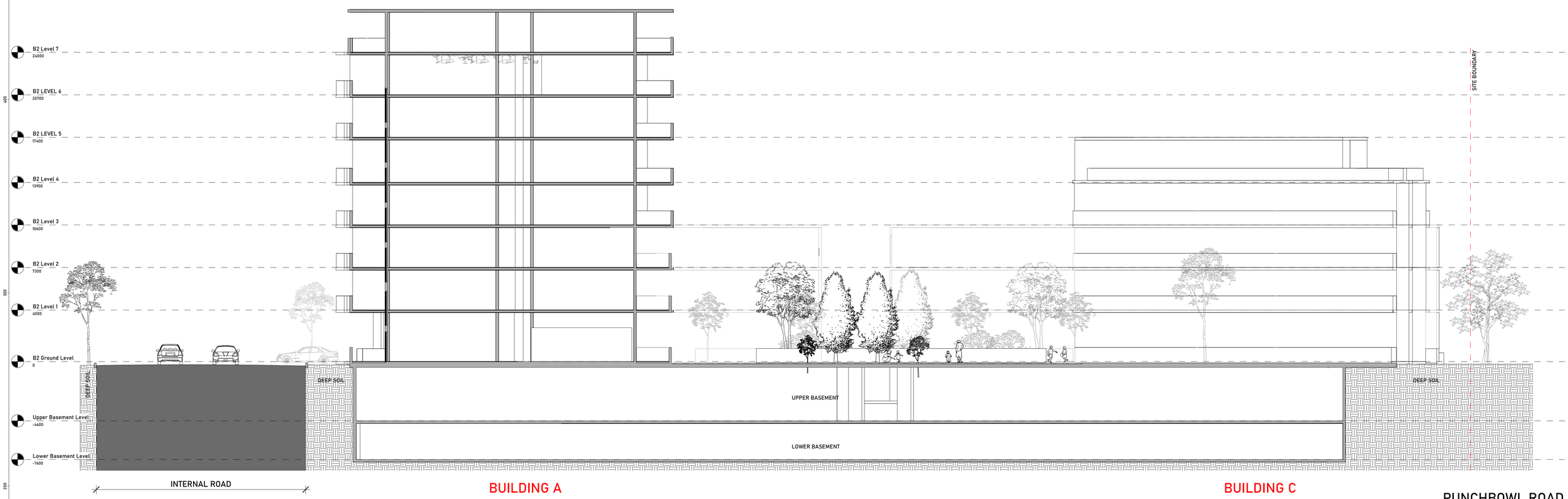

S2 Section 2

1 : 150

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

Ph: +61 9587 4330
Fax: + 61 9587 4332
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 2

Site:
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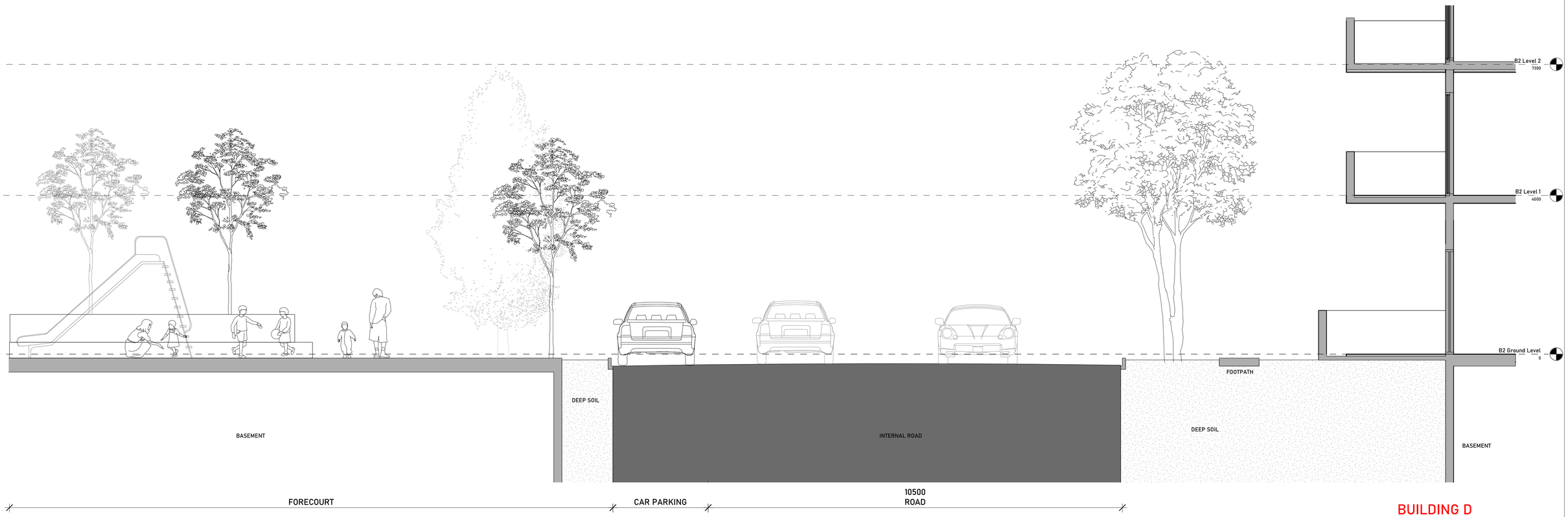

BUILDING D

S3 Section 3

1 : 50

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Ph: +61 9587 4330
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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:
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Drawing Name:
SECTION 3

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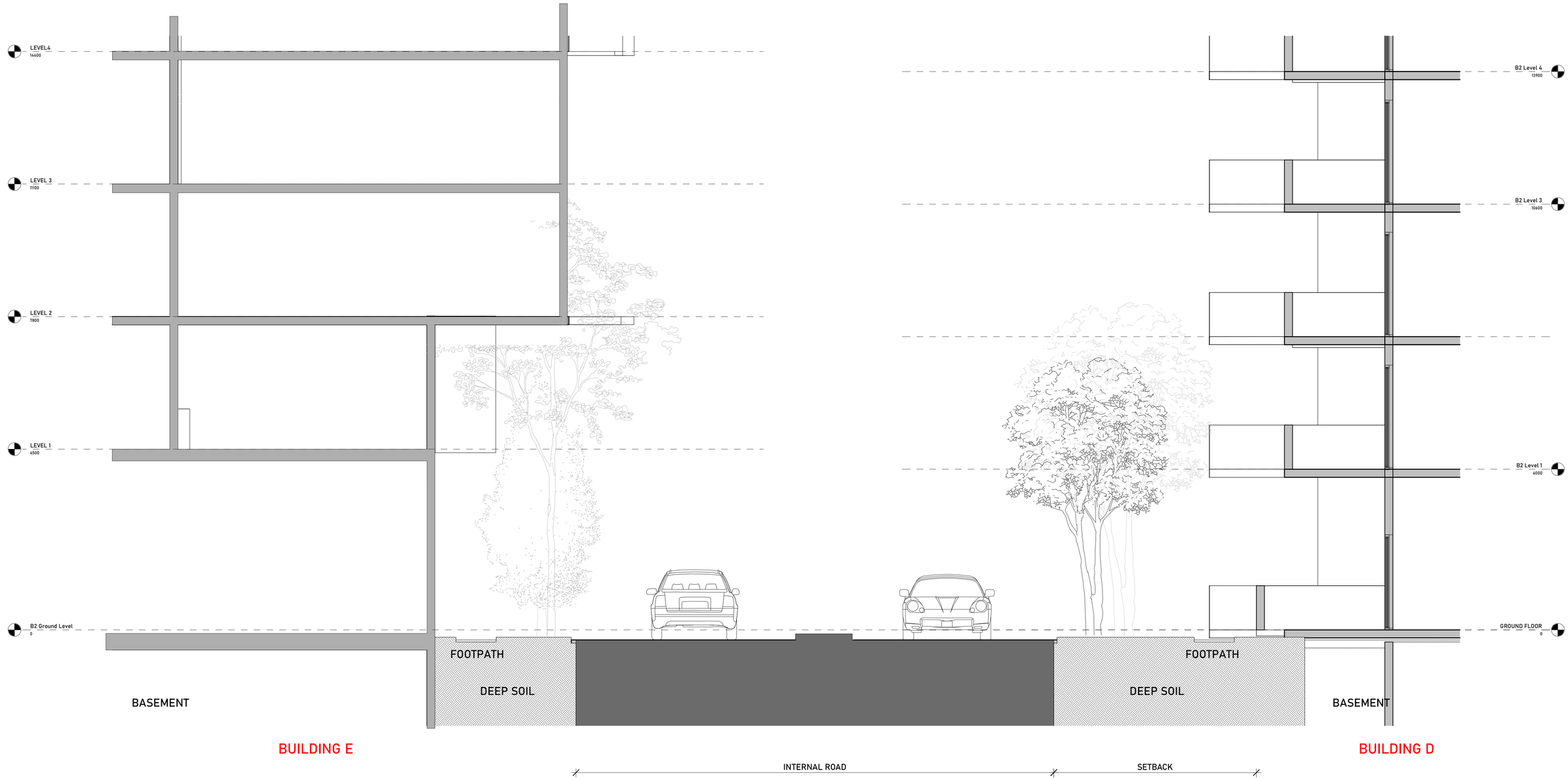

S4 Section 4

1 : 50

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Kingsgrove NSW 2208 Australia

Ph: +61 9587 4330
Fax: + 61 9587 4332
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 4

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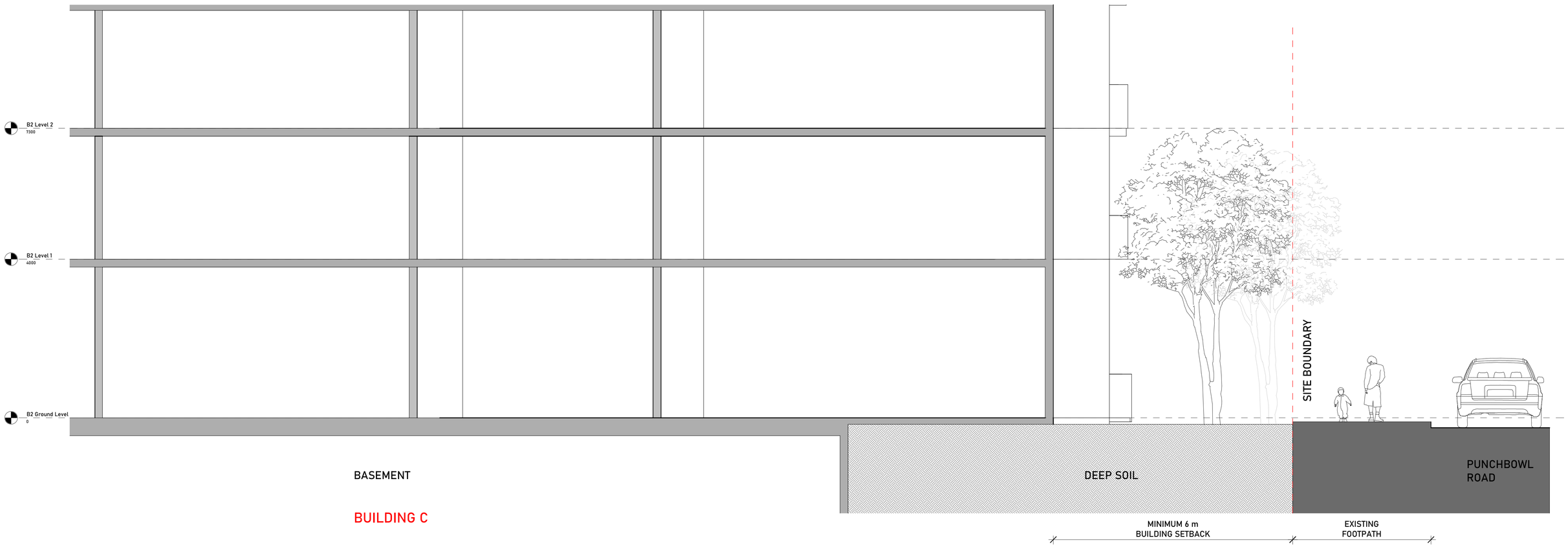

S5 Section 5

1 : 50

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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Project Name:
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Drawing Name:
SECTION 5

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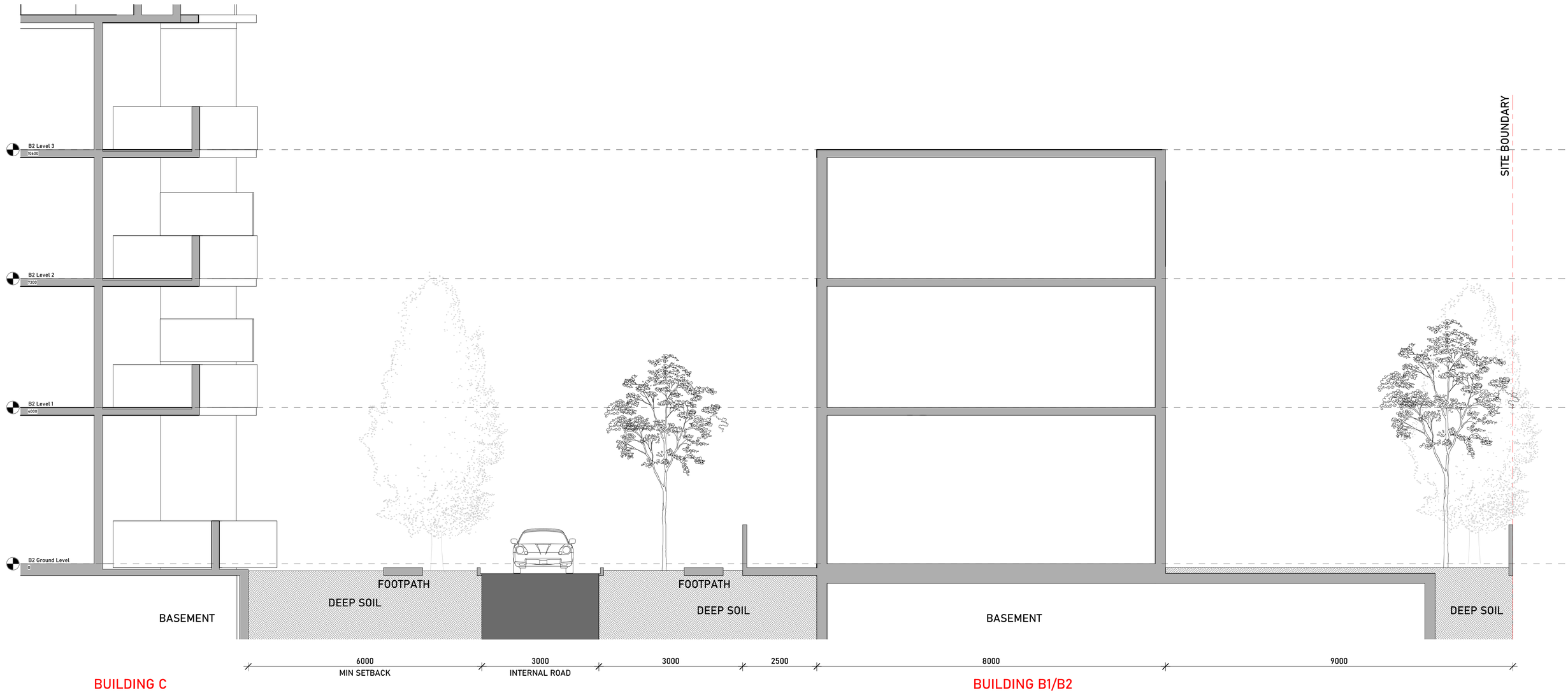

S6 Section 6

1 : 50

ISSUE	DATE	DESCRIPTION	DRAWN
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AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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Project Name:
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Drawing Name:
SECTION 6

Site:
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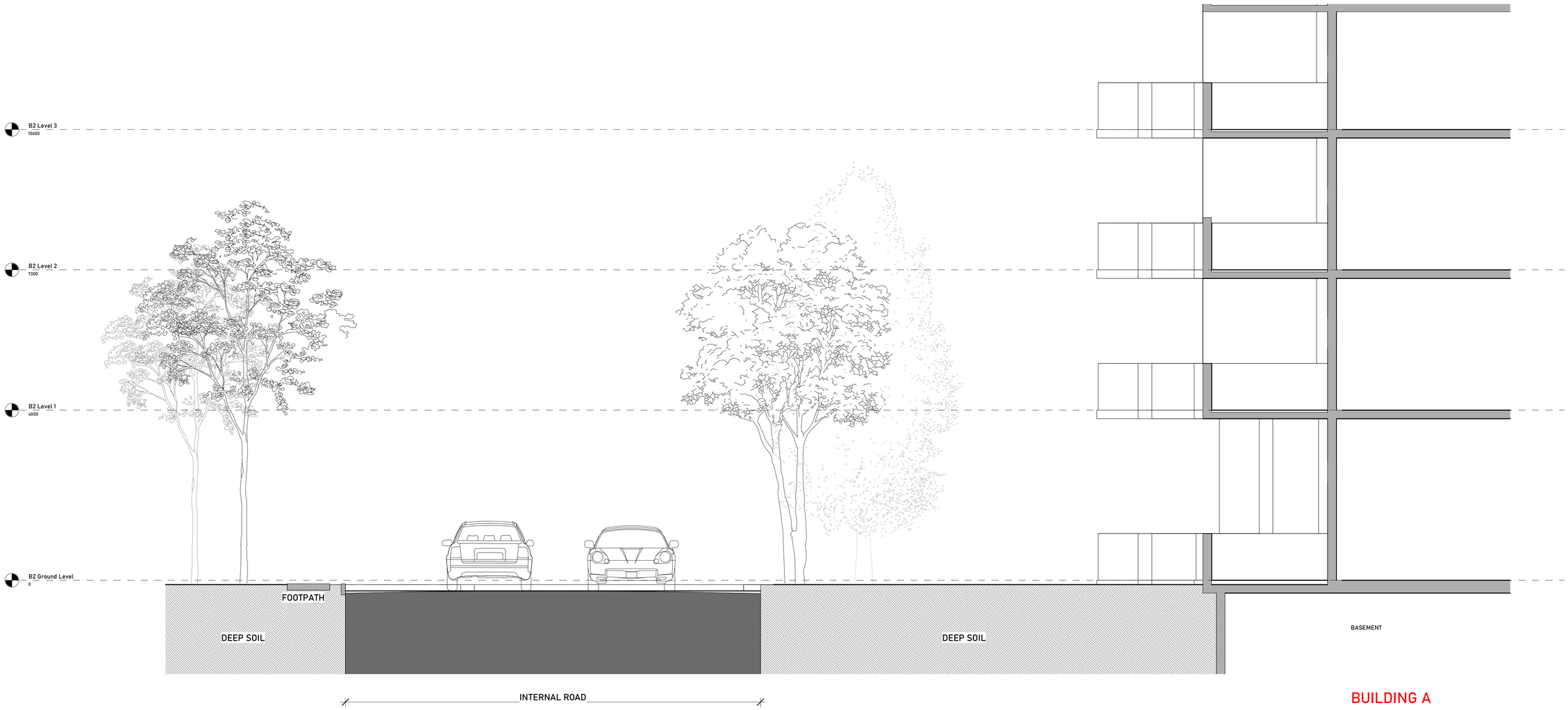

S7 Section 7

1 : 50

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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Project Name:
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Drawing Name:
SECTION 7

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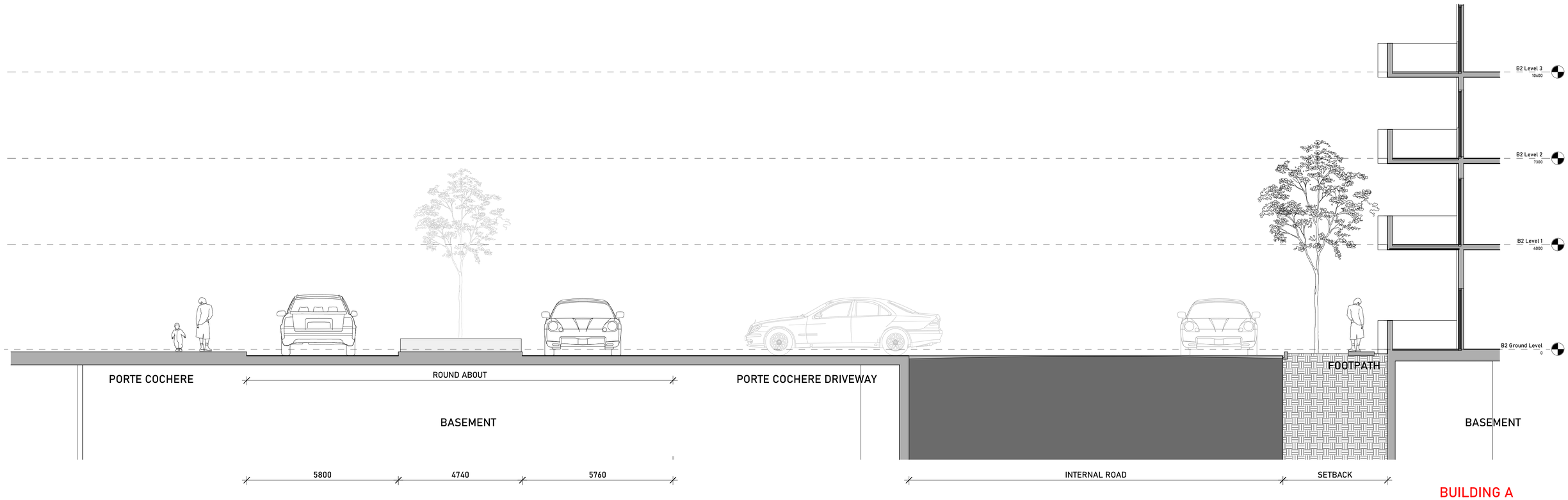

S8 Section 8

1 : 75

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Kingsgrove NSW 2208 Australia

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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Project Name:
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Drawing Name:
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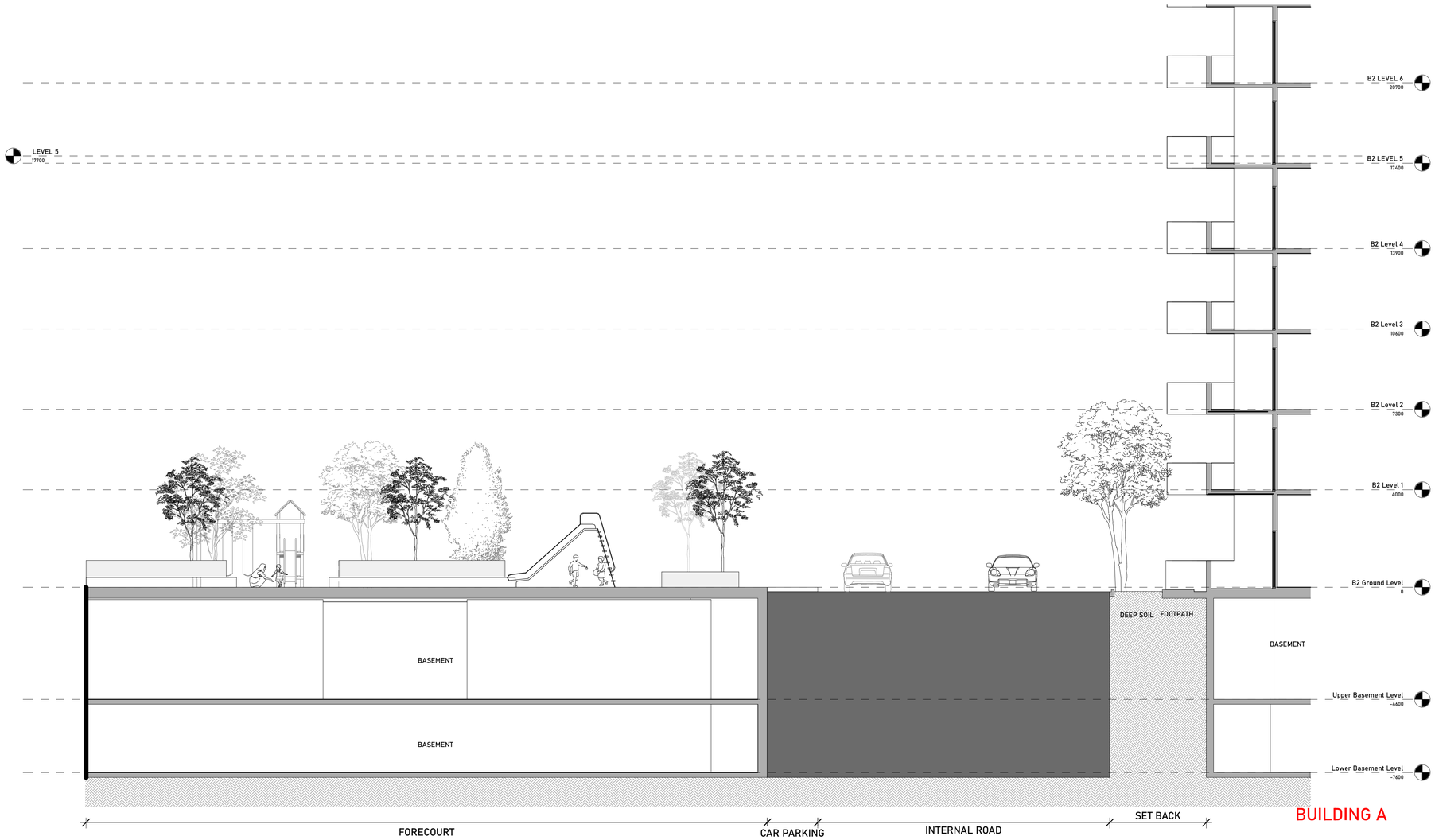

S9 Section 9

1 : 100

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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ACN: 161 791 715

Project Name:
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Drawing Name:
SECTION 9

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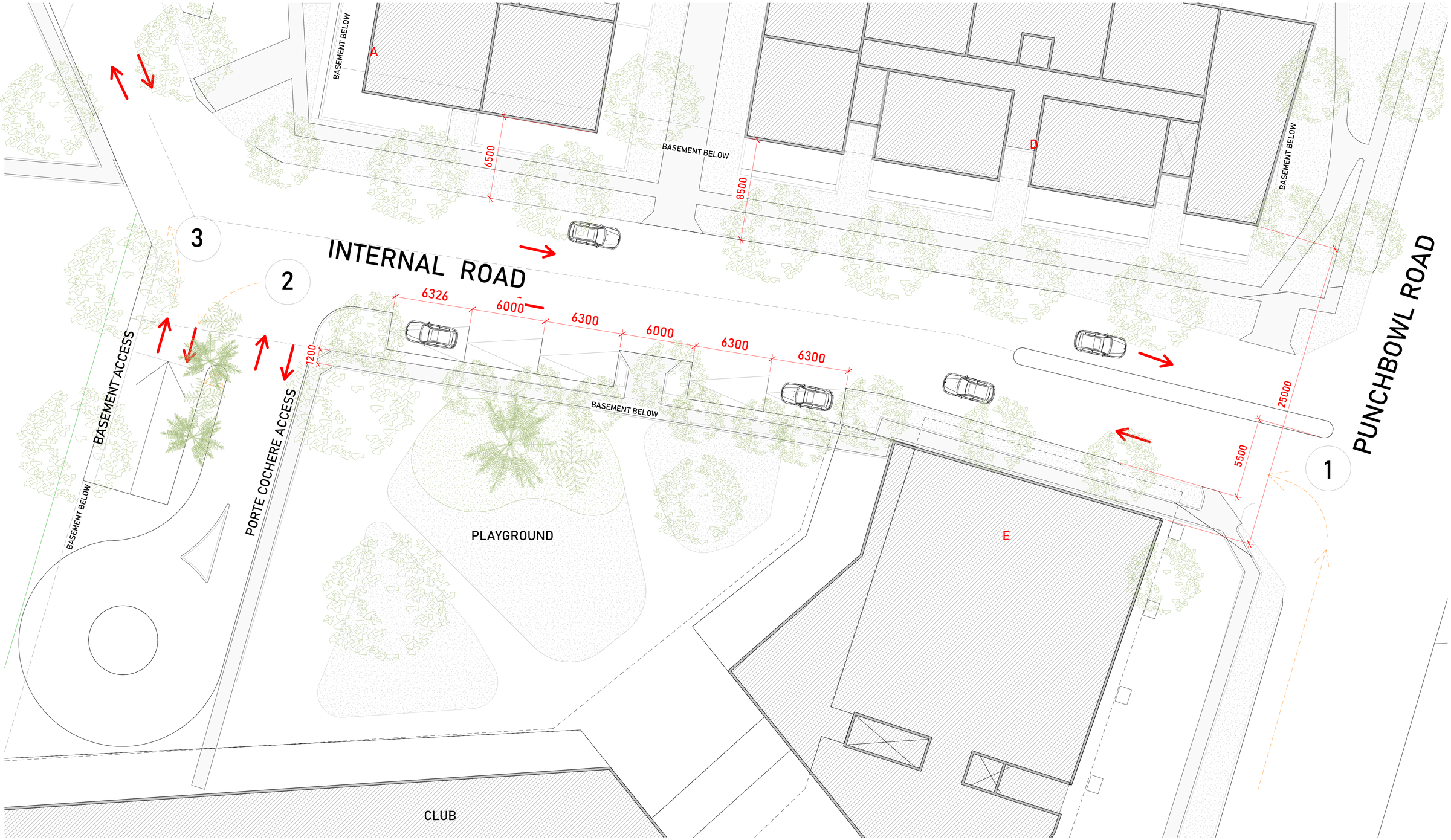

1 Internal Road Design

1 : 150

ISSUE	DATE	DESCRIPTION	DRAWN
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Unit 2, 61-65 Kingsway,
Kingsgrove NSW 2208 Australia

Ph: +61 9587 4330
Fax: + 61 9587 4332
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

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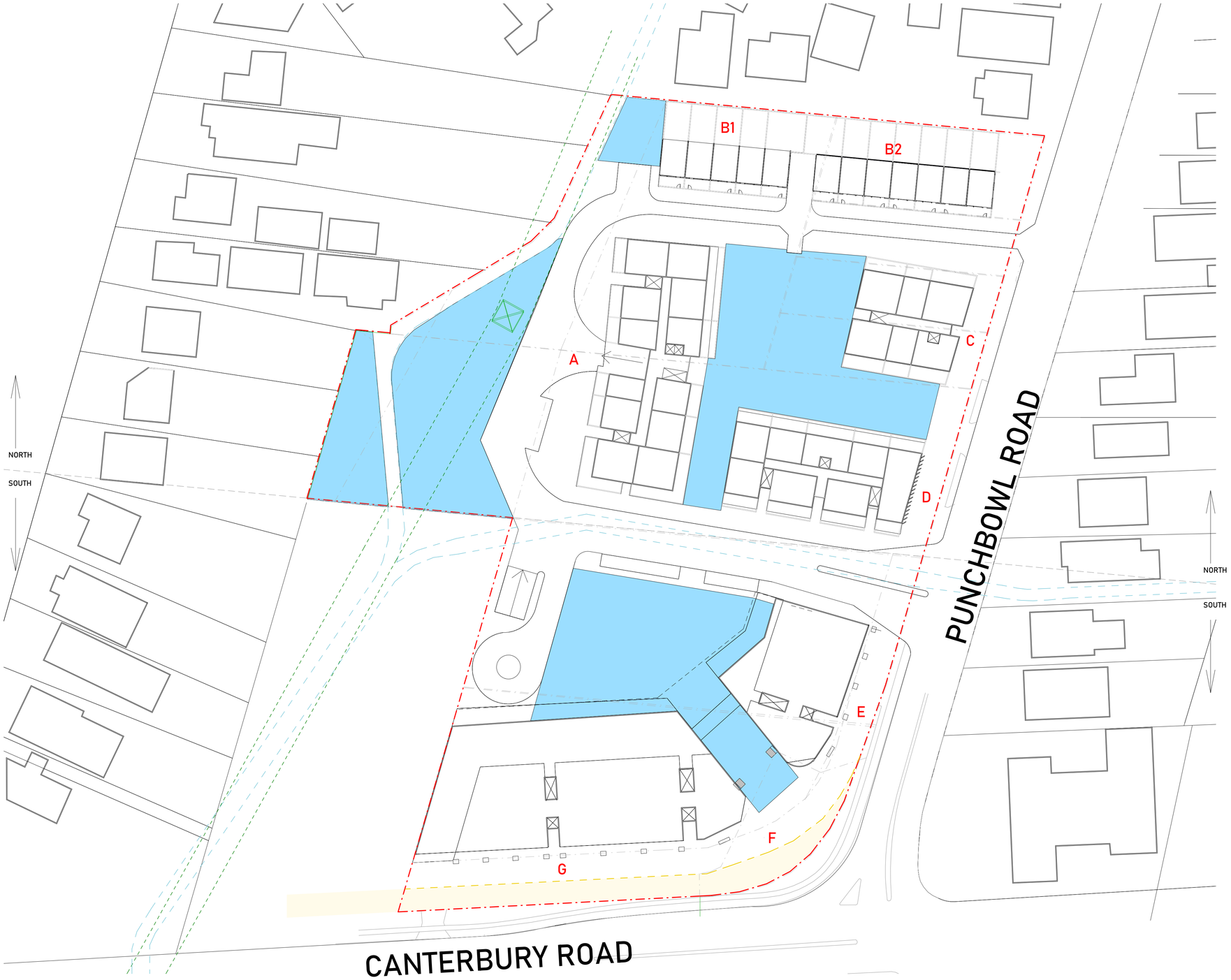

1 Ground Floor - Common Open Space

1 : 500

CALCULATIONS - GROUND (sqm)

	TOTAL AREA	PROPOSED	
NORTH	12,634	3,667	29%
SOUTH	8,065	1,736	21%
TOTAL	20,699	5,403	26%

COMMON OPEN SPACE AREA

CALCULATIONS - L1 PODIUM (sqm)

	TOTAL AREA	PROPOSED	
NORTH	12,634	0	0%
SOUTH	8,065	1,190	14%
TOTAL	20,699	1,190	6%

COMMON OPEN SPACE PODIUM L1

CALCULATIONS - L6-L8 (sqm)

	TOTAL AREA	PROPOSED	
NORTH	12,634	965	8%
SOUTH	8,065	751	9%
TOTAL	20,699	1,716	8%

COMMON OPEN SPACE ROOFTOPS L6 (436)

COMMON OPEN SPACE ROOFTOPS L7 (1,280)

CALCULATIONS (sqm)

	TOTAL	PROPOSE	PERCENTAGE
NORTH	12,634	4,632	37%
SOUTH	8,065	3,677	45%
TOTAL	20,699	8,309	40%

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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CMT ARCHITECTS
AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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CMT Architects Pty Ltd

ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
COMMON OPEN SPACE DIAGRAM

Site:
913-925 PUNCHBOWL ROAD, 21 CANTERBURY ROAD
PUNCHBOWL
NSW 2196

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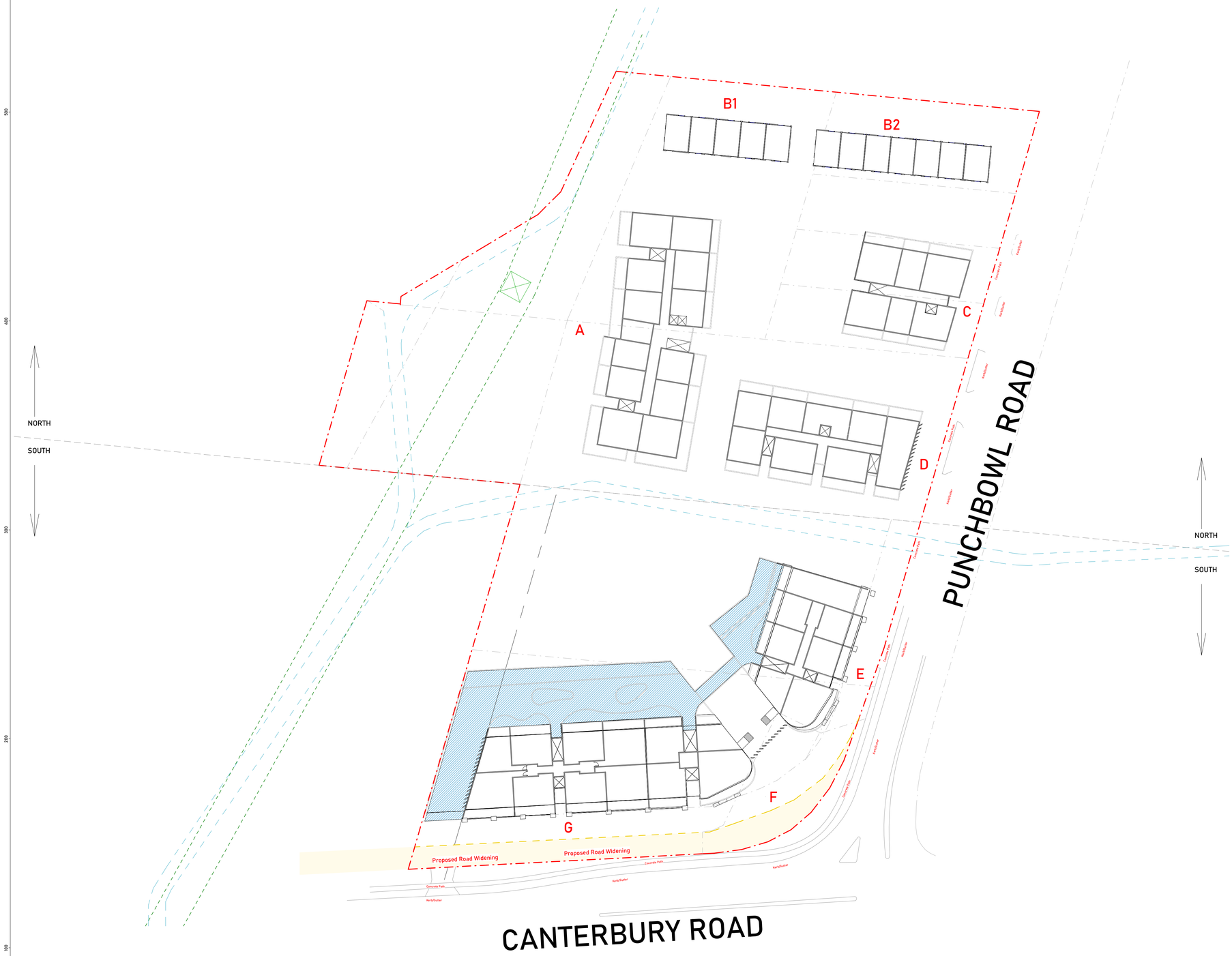

1 Level 1- Common Open Space

1 : 500

CALCULATIONS - GROUND (sqm)

	TOTAL AREA	PROPOSED	
NORTH	12,634	3,667	29%
SOUTH	8,065	1,736	21%
TOTAL	20,699	5,403	26%

COMMON OPEN SPACE AREA

CALCULATIONS - L1 PODIUM (sqm)

	TOTAL AREA	PROPOSED	
NORTH	12,634	0	0%
SOUTH	8,065	1,190	14%
TOTAL	20,699	1,190	6%

COMMON OPEN SPACE PODIUM L1

CALCULATIONS - L6-L8 (sqm)

	TOTAL AREA	PROPOSED	
NORTH	12,634	965	8%
SOUTH	8,065	751	9%
TOTAL	20,699	1,716	8%

COMMON OPEN SPACE ROOFTOPS L6 (436)

COMMON OPEN SPACE ROOFTOPS L7 (1,280)

CALCULATIONS (sqm)

	TOTAL	PROPOSE	PERCENTAGE
NORTH	12,634	4,632	37%
SOUTH	8,065	3,677	45%
TOTAL	20,699	8,309	40%

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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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:
COMMON OPEN SPACE DIAGRAM L1

Site:
913-925 PUNCHBOWL ROAD, 21 CANTERBURY ROAD
PUNCHBOWL
NSW 2196

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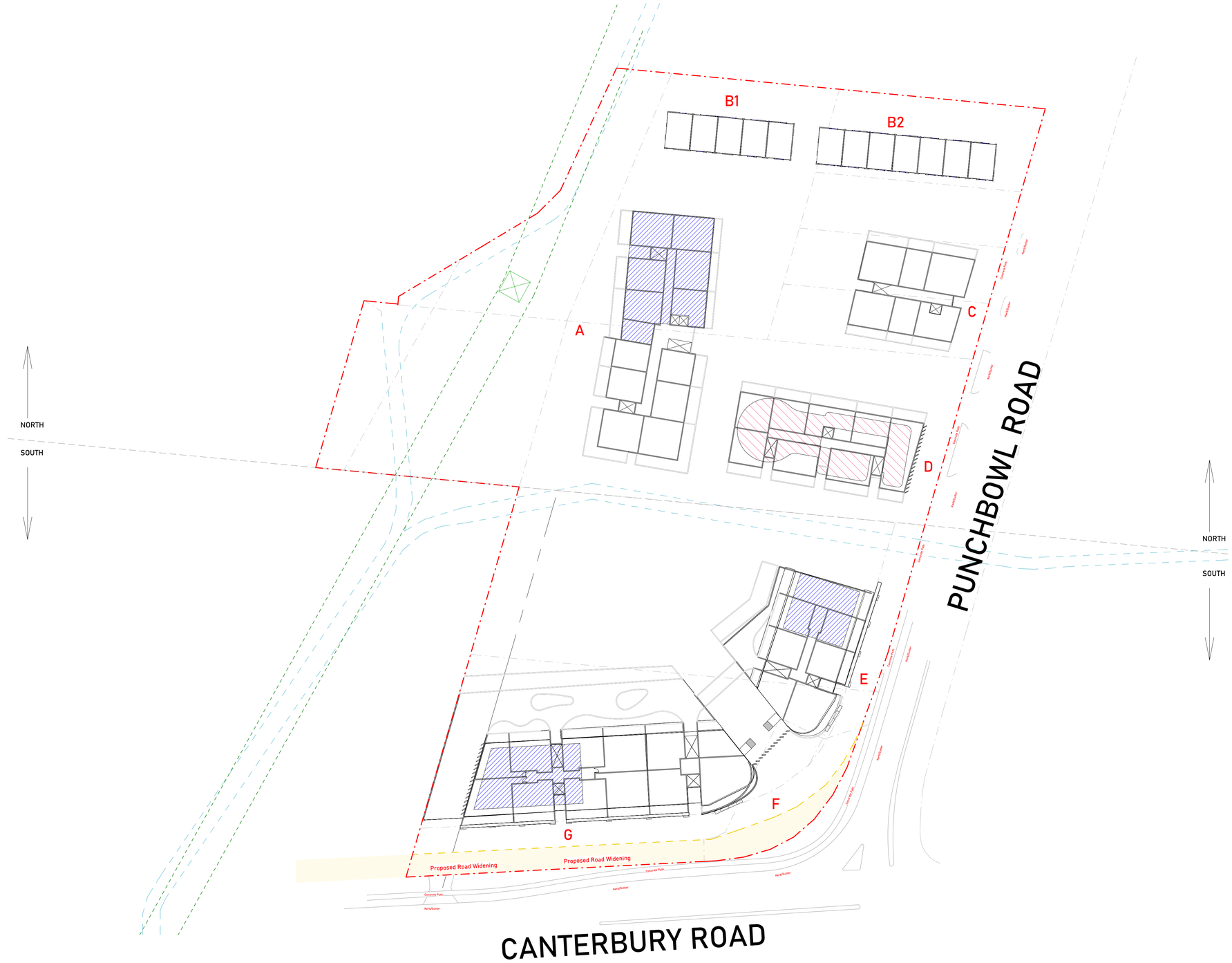

CALCULATIONS - GROUND (sqm)

	TOTAL AREA	PROPOSED	
NORTH	12,634	3,667	29%
SOUTH	8,065	1,736	21%
TOTAL	20,699	5,403	26%

COMMON OPEN SPACE AREA

CALCULATIONS - L1 PODIUM (sqm)

	TOTAL AREA	PROPOSED	
NORTH	12,634	0	0%
SOUTH	8,065	1,190	14%
TOTAL	20,699	1,190	6%

COMMON OPEN SPACE PODIUM L1

CALCULATIONS - L6-L8 (sqm)

	TOTAL AREA	PROPOSED	
NORTH	12,634	965	8%
SOUTH	8,065	751	9%
TOTAL	20,699	1,716	8%

COMMON OPEN SPACE ROOFTOPS L6 (436)

COMMON OPEN SPACE ROOFTOPS L7 (1,280)

CALCULATIONS (sqm)

	TOTAL	PROPOSE	PERCENTAG
NORTH	12,634	4,632	37%
SOUTH	8,065	3,677	45%
TOTAL	20,699	8,309	40%

2 Level 6 - 8- Common Open Space

1 : 500

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AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
COMMON OPEN SPACE - PODIUM

Site:
913-925 PUNCHBOWL ROAD, 21 CANTERBURY ROAD
PUNCHBOWL
NSW 2196

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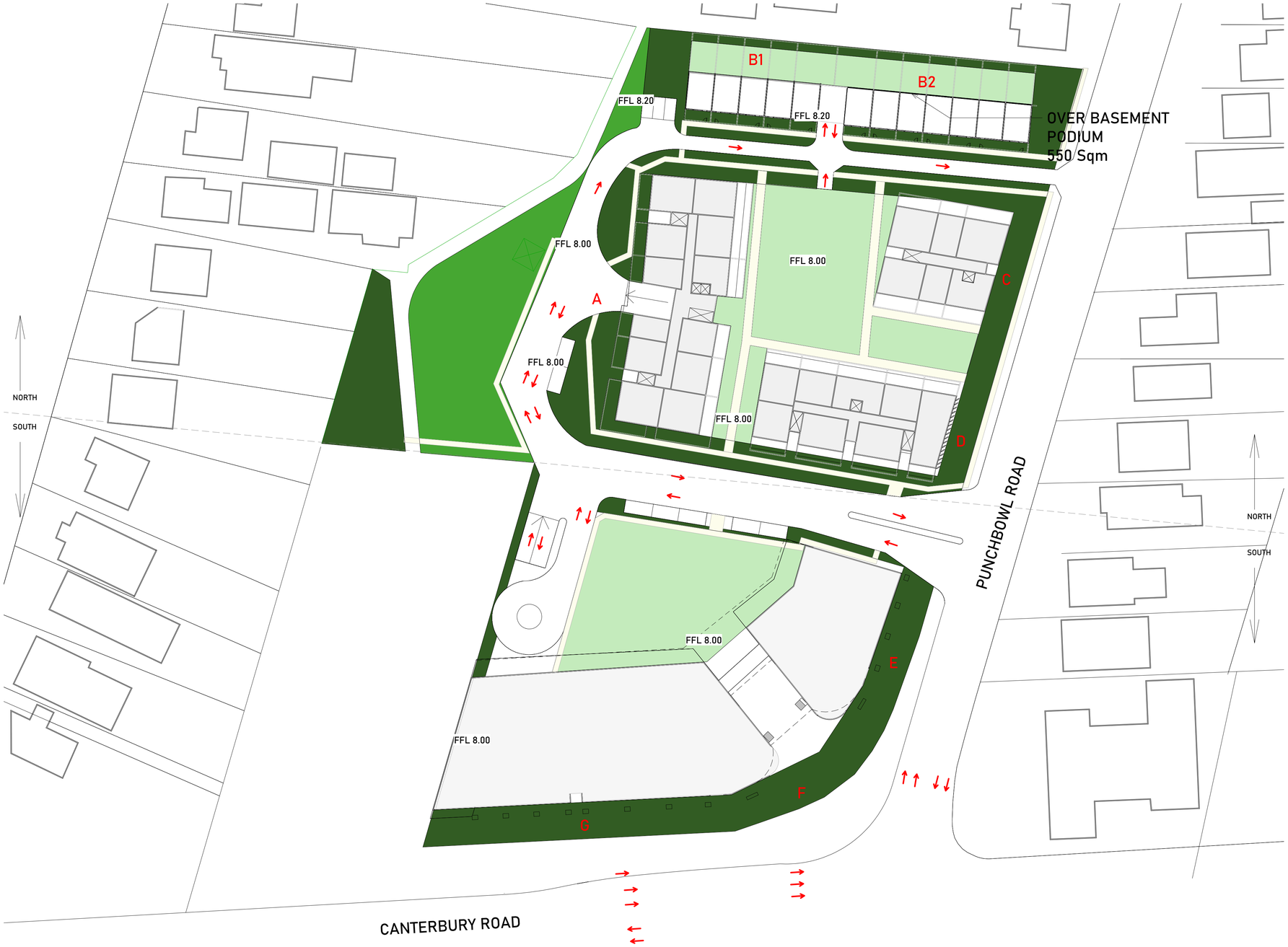

LEGEND

OVER PODIUM
3316 sqm - 15.92% of Site area

(Note: 550 sqm over terraces' backyard and basement car parking - hence 2766 sqm excluding this area or 13.28 % of site area)

DEEP SOIL UNRESTRICTED TREE HEIGHT
4942 sqm - 23.74 % of Site area

DEEP SOIL RESTRICTED TREE HEIGHT
1418 sqm- 6.82 % of Site area

TOTAL: 30.29 % DEEP SOIL

LEGEND

BOUNDARY

ROAD WIDENING

WATER EASEMENT

ELECTRICAL EASEMENT

LOT BOUNDARIES

EXISTING ROAD DESIGN

TOTAL SITE AREA: 20,699.2 sqm

1 Ground Floor - Deep Soil Areas

1 : 500

ISSUE	DATE	DESCRIPTION	DRAWN
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AUSTRALIA PTY LTD

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Kingsgrove NSW 2208 Australia

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Fax: + 61 9587 4332
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:
DEEP SOIL AREAS DIAGRAM

Site:
913-925 PUNCHBOWL ROAD, 21 CANTERBURY ROAD
PUNCHBOWL
NSW 2196

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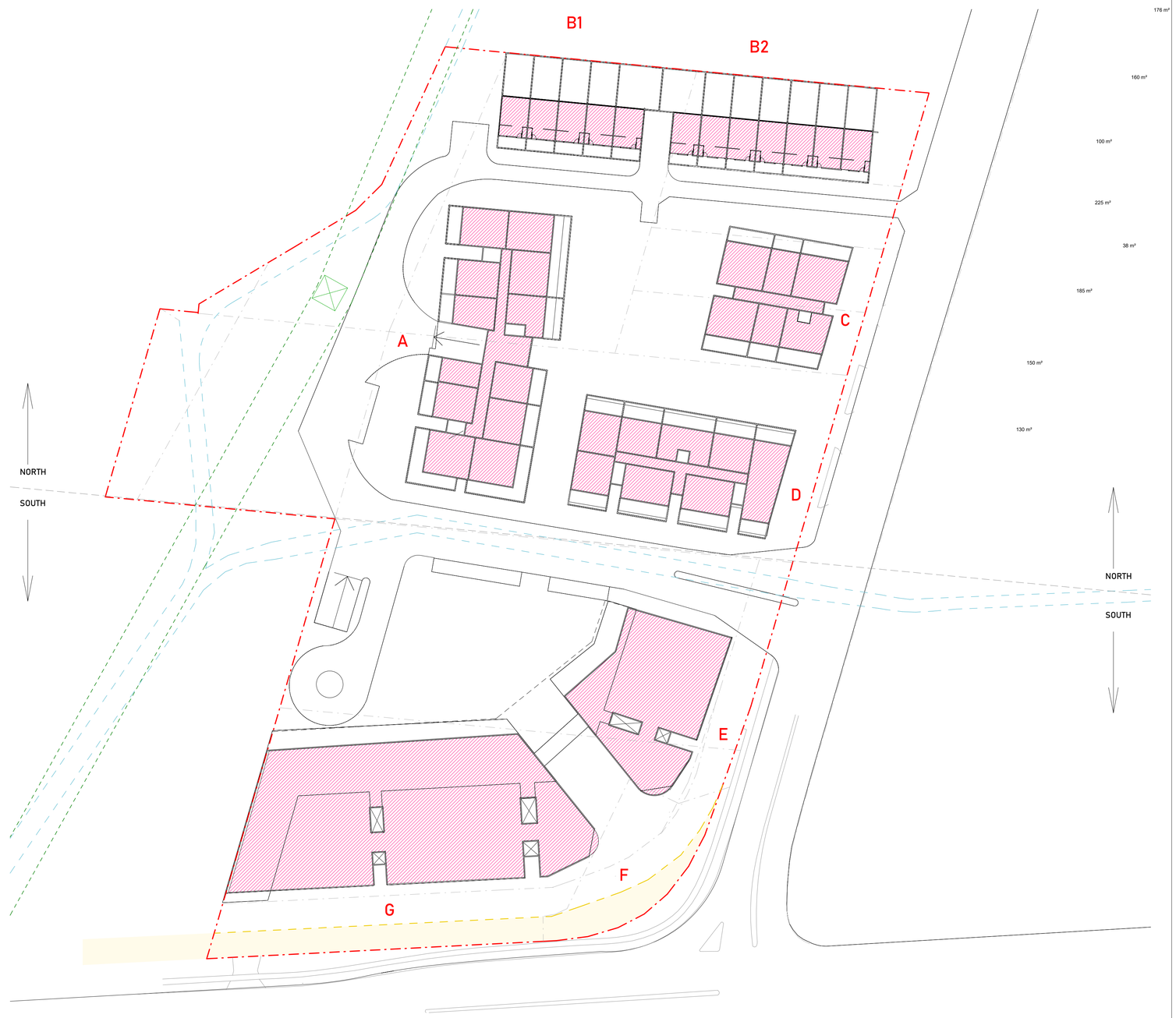
North				
Total Site Area (North) (sqm):	12634			
Building	A	B1 & B2	C	D
Level	GFA (sqm)			
Ground:	990	600	425	730
Total GFA per Level:	2745			
Concept Scheme (Total Site)				
Total Estimate Concept GFA / Bldg (North):	7395	1800	2010	5200
Total Estimate Concept GFA (North):	16405			
Total Estimate Concept FSR (North):	1.30			
PP Proposed Controls (Total Site)				
Total Required PP GFA (North):	16424			
Total Proposed PP FSR (North):	1.30			

South	
Total Site Area (South) (sqm):	8,065.20
Building	E, F, G
Level	GFA
Ground:	2700
Concept Scheme (Total Site)	
Total Estimate Concept GFA (South):	16170
Total Estimate Concept FSR (South):	2.00
PP Proposed Controls (Total Site)	
Total Required PP GFA (South):	16170
Total Proposed PP FSR (South):	2.00



5 GFA - Ground Level

1 : 500

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CMT ARCHITECTS
AUSTRALIA PTY LTD

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

Ph: +61 9587 4330
Fax: + 61 9587 4332
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:
GFA DIAGRAM - GROUND FLOOR

Site:
913-925 PUNCHBOWL ROAD, 21 CANTERBURY ROAD
PUNCHBOWL
NSW 2196

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North				
Total Site Area (North) (sqm):	12634			
Building	A	B1 & B2	C	D
Level	GFA (sqm)			
Level 1:	990	600	425	730
Total GFA per Level:	2745			
Concept Scheme (Total Site)				
Total Estimate Concept GFA / Bldg (North):	7395	1800	2010	5200
Total Estimate Concept GFA (North):	16405			
Total Estimate Concept FSR (North):	1.30			
PP Proposed Controls (Total Site)				
Total Required PP GFA (North):	16424			
Total Proposed PP FSR (North):	1.30			

South	
Total Site Area (South) (sqm):	8,065.20
Building	E, F, G
Level	GFA
Level 1:	1500
Concept Scheme (Total Site)	
Total Estimate Concept GFA (South):	16170
Total Estimate Concept FSR (South):	2.00
PP Proposed Controls (Total Site)	
Total Required PP GFA (South):	16170
Total Proposed PP FSR (South):	2.00

1 GFA - Level 1

1 : 500

ISSUE	DATE	DESCRIPTION	DRAWN
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AUSTRALIA PTY LTD

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

Ph: +61 9587 4330
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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 - LEVEL 1

Site:
913-925 PUNCHBOWL ROAD, 21 CANTERBURY ROAD
PUNCHBOWL
NSW 2196

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North				
Total Site Area (North) (sqm):	12634			
Building	A	B1 & B2	C	D
Level	GFA (sqm)			
Level 2:	990	600	425	730
Total GFA per Level:	2745			
Concept Scheme (Total Site)				
Total Estimate Concept GFA / Bldg (North):	7395	1800	2010	5200
Total Estimate Concept GFA (North):	16405			
Total Estimate Concept FSR (North):	1.30			
PP Proposed Controls (Total Site)				
Total Required PP GFA (North):	16424			
Total Proposed PP FSR (North):	1.30			

South	
Total Site Area (South) (sqm):	8,065.20
Building	E, F, G
Level	GFA
Level 2:	1750
Concept Scheme (Total Site)	
Total Estimate Concept GFA (South):	16170
Total Estimate Concept FSR (South):	2.00
PP Proposed Controls (Total Site)	
Total Required PP GFA (South):	16170
Total Proposed PP FSR (South):	2.00

1 GFA - Level 2

1 : 500

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Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
GFA DIAGRAM - LEVEL 2

Site:
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NSW 2196

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North				
Total Site Area (North) (sqm):	12634			
Building	A	B1 & B2	C	D
Level	GFA (sqm)			
Level 3:	990	0	425	730
Total GFA per Level:	2145			
Concept Scheme (Total Site)				
Total Estimate Concept GFA / Bldg (North):	7395	1800	2010	5200
Total Estimate Concept GFA (North):	16405			
Total Estimate Concept FSR (North):	1.30			
PP Proposed Controls (Total Site)				
Total Required PP GFA (North):	16424			
Total Proposed PP FSR (North):	1.30			

South	
Total Site Area (South) (sqm):	8,065.20
Building	E, F, G
Level	GFA
Level 3:	1750
Concept Scheme (Total Site)	
Total Estimate Concept GFA (South):	16170
Total Estimate Concept FSR (South):	2.00
PP Proposed Controls (Total Site)	
Total Required PP GFA (South):	16170
Total Proposed PP FSR (South):	2.00

1 GFA - Level 3

1 : 500

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Architect Reg Number: 5143

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Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
GFA DIAGRAM - LEVEL 3

Site:
913-925 PUNCHBOWL ROAD, 21 CANTERBURY ROAD
PUNCHBOWL
NSW 2196

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North				
Total Site Area (North) (sqm):	12634			
Building	A	B1 & B2	C	D
Level	GFA (sqm)			
Level 4:	990	0	310	730
Total GFA per Level:	2030			
Concept Scheme (Total Site)				
Total Estimate Concept GFA / Bldg (North):	7395	1800	2010	5200
Total Estimate Concept GFA (North):	16405			
Total Estimate Concept FSR (North):	1.30			
PP Proposed Controls (Total Site)				
Total Required PP GFA (North):	16424			
Total Proposed PP FSR (North):	1.30			

South	
Total Site Area (South) (sqm):	8,065.20
Building	E, F, G
Level	GFA
Level 4:	1750
Concept Scheme (Total Site)	
Total Estimate Concept GFA (South):	16170
Total Estimate Concept FSR (South):	2.00
PP Proposed Controls (Total Site)	
Total Required PP GFA (South):	16170
Total Proposed PP FSR (South):	2.00

1 GFA - Level 4

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:
GFA DIAGRAM - LEVEL 4

Site:
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PUNCHBOWL
NSW 2196

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North				
Total Site Area (North) (sqm):	12634			
Building	A	B1 & B2	C	D
Level	GFA (sqm)			
Level 5:	990	0	0	730
Total GFA per Level:	1720			
Concept Scheme (Total Site)				
Total Estimate Concept GFA / Bldg (North):	7395	1800	2010	5200
Total Estimate Concept GFA (North):	16405			
Total Estimate Concept FSR (North):	1.30			
PP Proposed Controls (Total Site)				
Total Required PP GFA (North):	16424			
Total Proposed PP FSR (North):	1.30			

South	
Total Site Area (South) (sqm):	8,065.20
Building	E, F, G
Level	GFA
Level 5:	1750
Concept Scheme (Total Site)	
Total Estimate Concept GFA (South):	16170
Total Estimate Concept FSR (South):	2.00
PP Proposed Controls (Total Site)	
Total Required PP GFA (South):	16170
Total Proposed PP FSR (South):	2.00

1 GFA - Level 5

1 : 500

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AUSTRALIA PTY LTD

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ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
GFA DIAGRAM - LEVEL 5

Site:
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PUNCHBOWL
NSW 2196

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North				
Total Site Area (North) (sqm):	12634			
Building	A	B1 & B2	C	D
Level	GFA (sqm)			
Level 6:	990	0	0	730
Total GFA per Level:	1720			
Concept Scheme (Total Site)				
Total Estimate Concept GFA / Bldg (North):	7395	1800	2010	5200
Total Estimate Concept GFA (North):	16405			
Total Estimate Concept FSR (North):	1.30			
PP Proposed Controls (Total Site)				
Total Required PP GFA (North):	16424			
Total Proposed PP FSR (North):	1.30			

South	
Total Site Area (South) (sqm):	8,065.20
Building	E, F, G
Level	GFA
Level 6:	1750
Concept Scheme (Total Site)	
Total Estimate Concept GFA (South):	16170
Total Estimate Concept FSR (South):	2.00
PP Proposed Controls (Total Site)	
Total Required PP GFA (South):	16170
Total Proposed PP FSR (South):	2.00

1 GFA - Level 6

1 : 500

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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ISSUE: A

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AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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CMT Architects Pty Ltd

ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
GFA DIAGRAM - LEVEL 6

Site:
913-925 PUNCHBOWL ROAD, 21 CANTERBURY ROAD
PUNCHBOWL
NSW 2196

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North				
Total Site Area (North) (sqm):	12634			
Building	A	B1 & B2	C	D
Level	GFA (sqm)			
Level 7:	465	0	0	90
Total GFA per Level:	555			
Concept Scheme (Total Site)				
Total Estimate Concept GFA / Bldg (North):	7395	1800	2010	5200
Total Estimate Concept GFA (North):	16405			
Total Estimate Concept FSR (North):	1.30			
PP Proposed Controls (Total Site)				
Total Required PP GFA (North):	16424			
Total Proposed PP FSR (North):	1.30			

South	
Total Site Area (South) (sqm):	8,065.20
Building	E, F, G
Level	GFA
Level 7:	970
Concept Scheme (Total Site)	
Total Estimate Concept GFA (South):	16170
Total Estimate Concept FSR (South):	2.00
PP Proposed Controls (Total Site)	
Total Required PP GFA (South):	16170
Total Proposed PP FSR (South):	2.00

1 GFA - Level 7

1 : 500

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AUSTRALIA PTY LTD

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

Ph: +61 9587 4330
Fax: + 61 9587 4332
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:
GFA DIAGRAM - LEVEL 7

Site:
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NSW 2196

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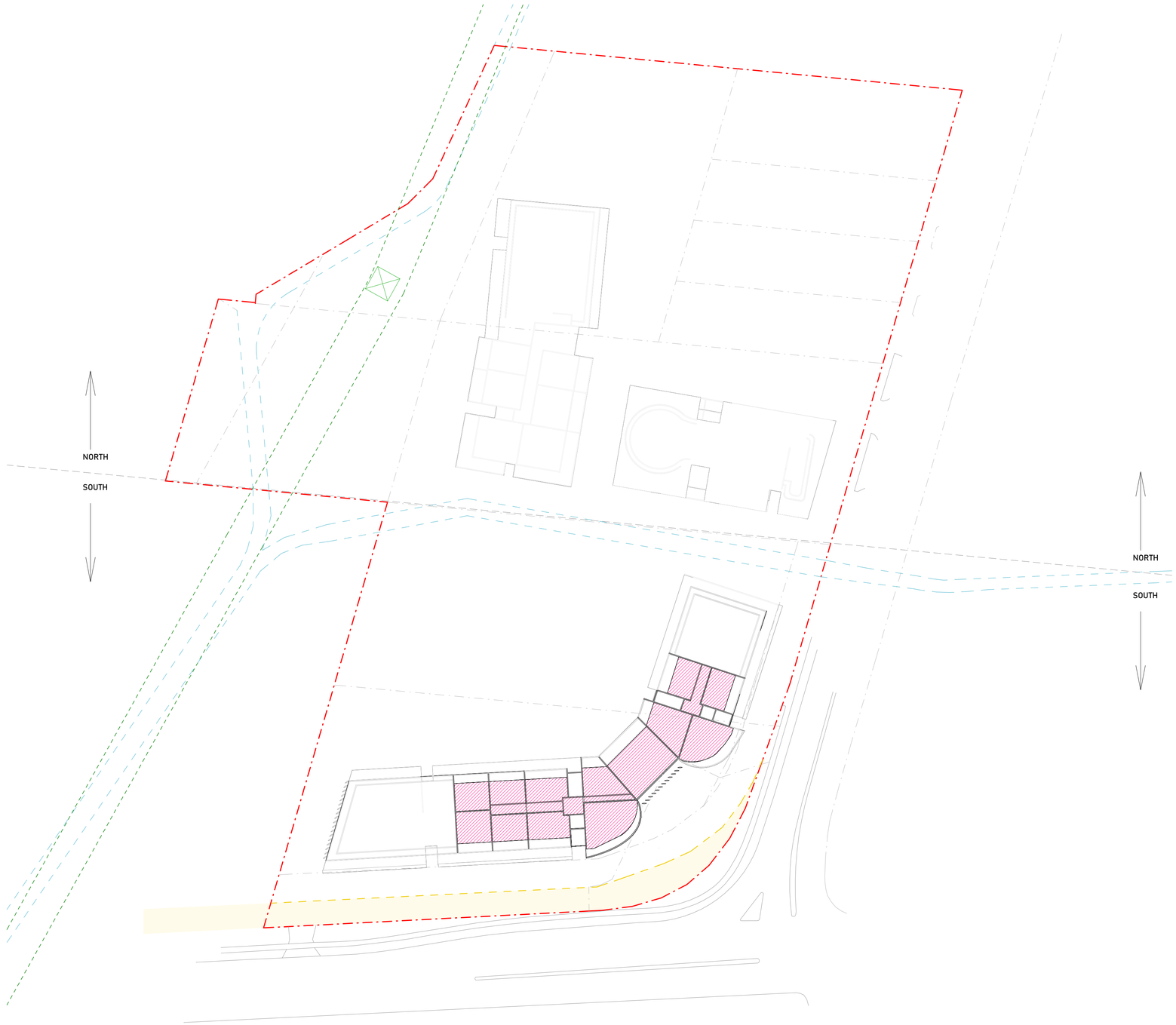

South	
Total Site Area (South) (sqm):	8,065.20
Building	E, F, G
Level	GFA
Level 8:	950
Concept Scheme (Total Site)	
Total Estimate Concept GFA (South):	16170
Total Estimate Concept FSR (South):	2.00
PP Proposed Controls (Total Site)	
Total Required PP GFA (South):	16170
Total Proposed PP FSR (South):	2.00

1 GFA - Level 8

1 : 500

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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AUSTRALIA PTY LTD

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

Ph: +61 9587 4330
Fax: + 61 9587 4332
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:
GFA DIAGRAM - LEVEL 8

Site:
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PUNCHBOWL
NSW 2196

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South	
Total Site Area (South) (sqm):	8,065.20
Building	E, F, G
Level	GFA
Level 9:	650
Concept Scheme (Total Site)	
Total Estimate Concept GFA (South):	16170
Total Estimate Concept FSR (South):	2.00
PP Proposed Controls (Total Site)	
Total Required PP GFA (South):	16170
Total Proposed PP FSR (South):	2.00

1 GFA - Level 9

1 : 500

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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

Ph: +61 9587 4330
Fax: + 61 9587 4332
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:
GFA DIAGRAM - LEVEL 9

Site:
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PUNCHBOWL
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South	
Total Site Area (South) (sqm):	8,065.20
Building	E, F, G
Level	GFA
Level 10:	650
Concept Scheme (Total Site)	
Total Estimate Concept GFA (South):	16170
Total Estimate Concept FSR (South):	2.00
PP Proposed Controls (Total Site)	
Total Required PP GFA (South):	16170
Total Proposed PP FSR (South):	2.00

1 GFA - Level 10

1 : 500

ISSUE	DATE	DESCRIPTION	DRAWN
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AUSTRALIA PTY LTD

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

Ph: +61 9587 4330
Fax: + 61 9587 4332
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:
GFA DIAGRAM - LEVEL10

Site:
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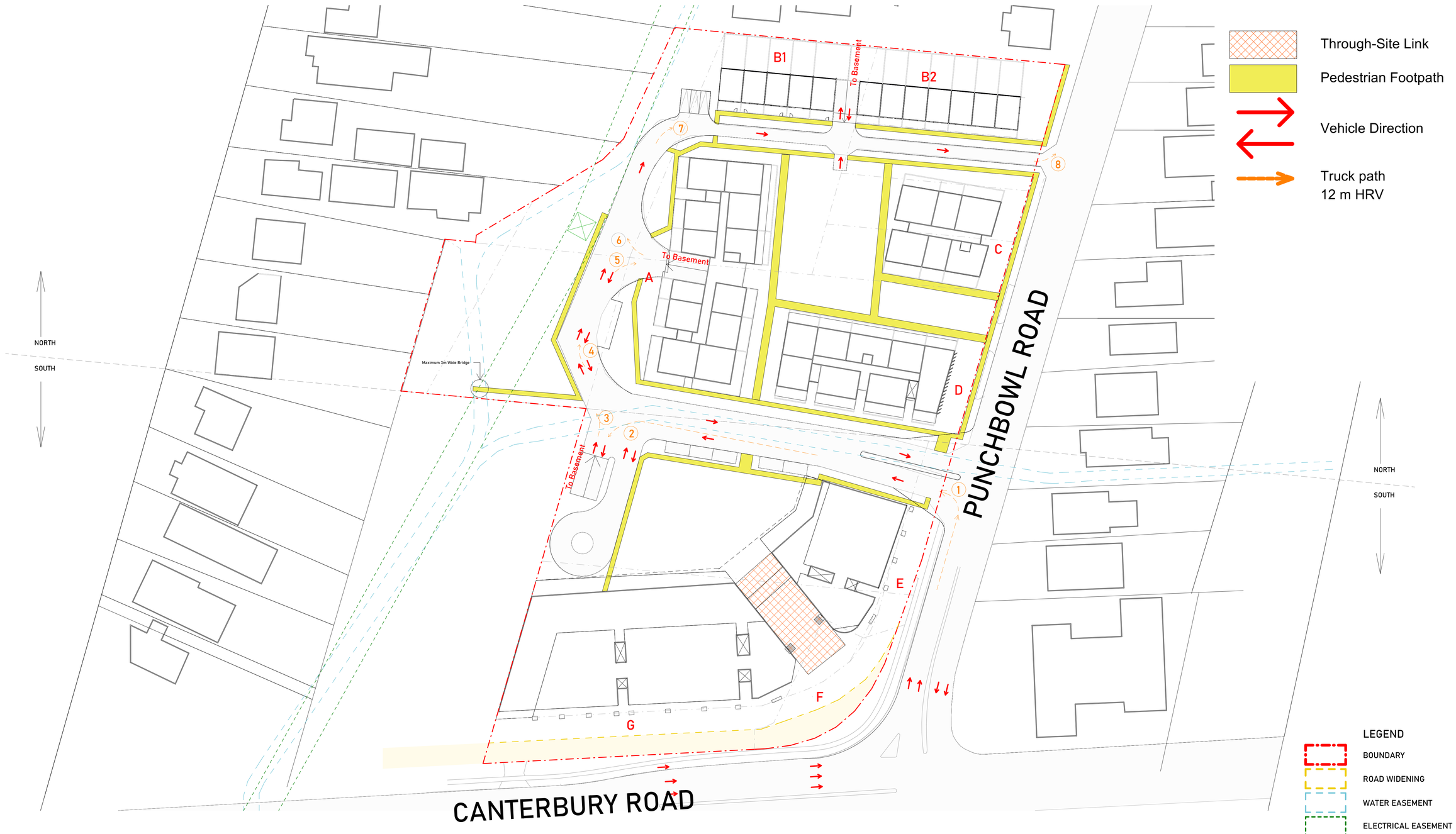

1 Traffic movement - Ground Floor

1 : 500

LEGEND

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

TOTAL SITE AREA: 20,699.2 sqm

ISSUE	DATE	DESCRIPTION	DRAWN
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Kingsgrove NSW 2208 Australia

Ph: +61 9587 4330
Fax: + 61 9587 4332
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:
PEDESTRIAN AND VEHICLE CONNECTIVITY

Site:
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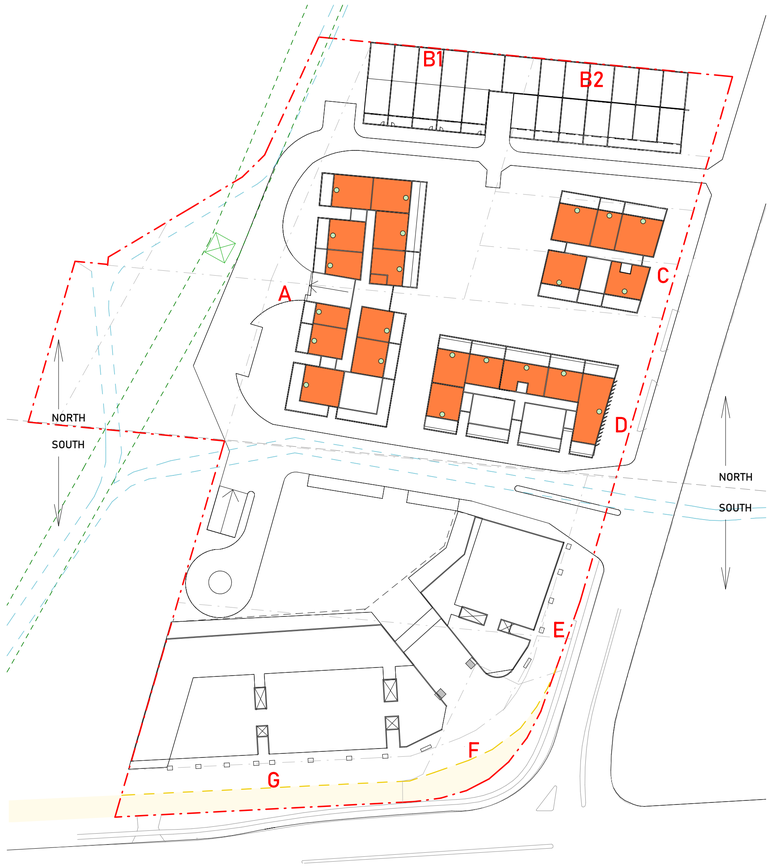

1 Solar Access - Ground Level

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	12	12	100%
TOTAL	**12**	**12**	**100%**

UNITS

	SOLAR ACCESS	TOTAL UNITS	PERCENTAGE
GROUND FLOOR	22	26	84%
LEVEL 1	34	45	75%
LEVEL 2	36	48	75%
LEVEL 3	36	48	75%
LEVEL 4	34	46	74%
LEVEL 5	31	42	74%
LEVEL 6	31	42	74%
LEVEL 7	28	36	77%
LEVEL 8	12	13	92%
LEVEL 9	8	9	89%
LEVEL 10	8	9	89%
TOTAL	**280**	364	**76%**

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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

Ph: +61 9587 4330
Fax: + 61 9587 4332
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:
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PUNCHBOWL
NSW 2196

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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	12	12	100%
TOTAL	**12**	**12**	**100%**

UNITS

	SOLAR ACCESS	TOTAL UNITS	PERCENTAGE
GROUND FLOOR	22	26	84%
LEVEL 1	34	45	75%
LEVEL 2	36	48	75%
LEVEL 3	36	48	75%
LEVEL 4	34	46	74%
LEVEL 5	31	42	74%
LEVEL 6	31	42	74%
LEVEL 7	28	36	77%
LEVEL 8	12	13	92%
LEVEL 9	8	9	89%
LEVEL 10	8	9	89%
TOTAL	**280**	364	**76%**

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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ACN: 161 791 715

Project Name:
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Drawing Name:
SOLAR ACCESS DIAGRAMS

Site:
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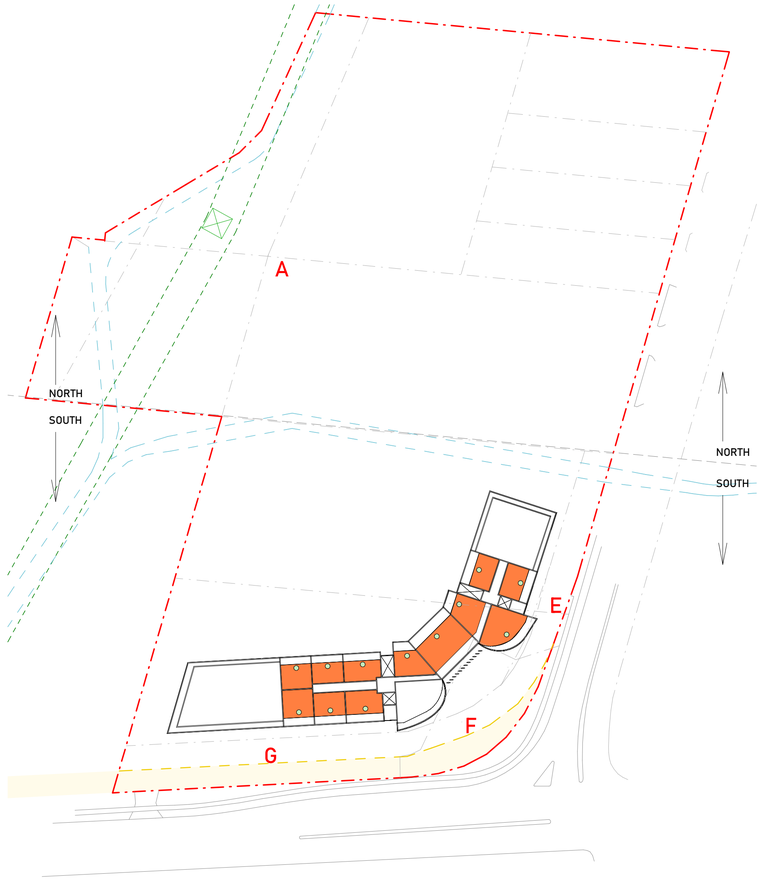
1 Solar Access - Level 6

1 : 750

2 Solar Access - Level 7

1 : 750



3 Solar Access - Level 8

1 : 750

SOLAR ACCESS

TOWNHOUSES

	SOLAR ACCESS	TOTAL TOWNHOUSES	PERCENTAGE
GROUND FLOOR	12	12	100%
TOTAL	**12**	**12**	**100%**

UNITS

	SOLAR ACCESS	TOTAL UNITS	PERCENTAGE
GROUND FLOOR	22	26	84%
LEVEL 1	34	45	75%
LEVEL 2	36	48	75%
LEVEL 3	36	48	75%
LEVEL 4	34	46	74%
LEVEL 5	31	42	74%
LEVEL 6	31	42	74%
LEVEL 7	28	36	77%
LEVEL 8	12	13	92%
LEVEL 9	8	9	89%
LEVEL 10	8	9	89%
TOTAL	**280**	364	**76%**

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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AUSTRALIA PTY LTD

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

Ph: +61 9587 4330
Fax: + 61 9587 4332
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:
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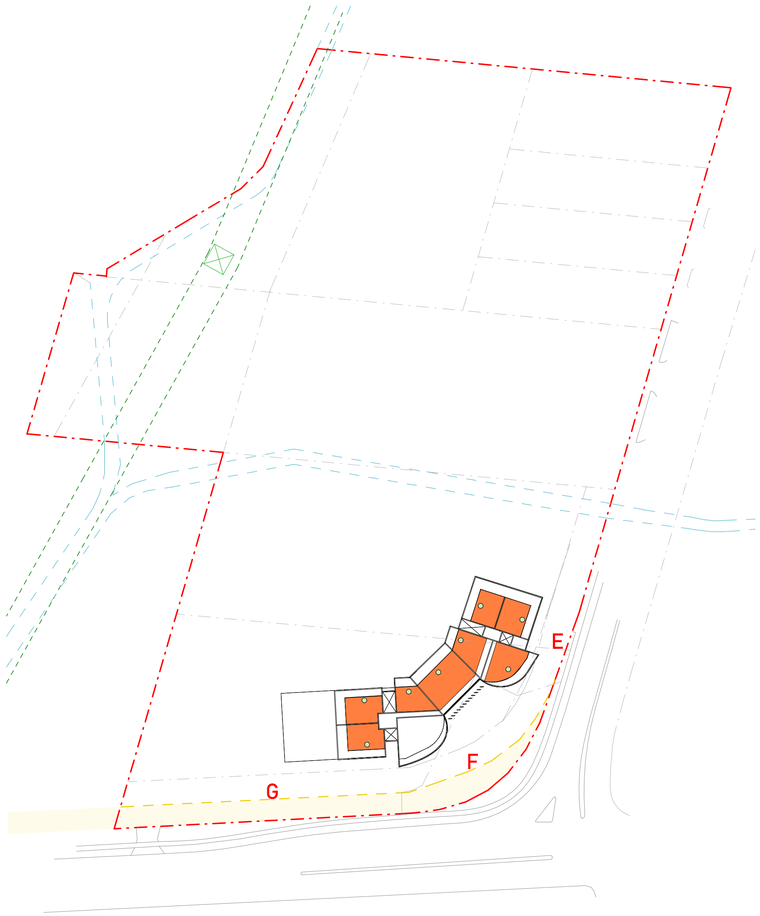

1 Solar Access - Level 9

1 : 750

2 Solar Access - Level 10

1 : 750

SOLAR ACCESS

TOWNHOUSES

	SOLAR ACCESS	TOTAL TOWNHOUSES	PERCENTAGE
GROUND FLOOR	12	12	100%
TOTAL	**12**	**12**	**100%**

UNITS

	SOLAR ACCESS	TOTAL UNITS	PERCENTAGE
GROUND FLOOR	22	26	84%
LEVEL 1	34	45	75%
LEVEL 2	36	48	75%
LEVEL 3	36	48	75%
LEVEL 4	34	46	74%
LEVEL 5	31	42	74%
LEVEL 6	31	42	74%
LEVEL 7	28	36	77%
LEVEL 8	12	13	92%
LEVEL 9	8	9	89%
LEVEL 10	8	9	89%
TOTAL	**280**	364	**76%**

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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AUSTRALIA PTY LTD

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

Ph: +61 9587 4330
Fax: + 61 9587 4332
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:
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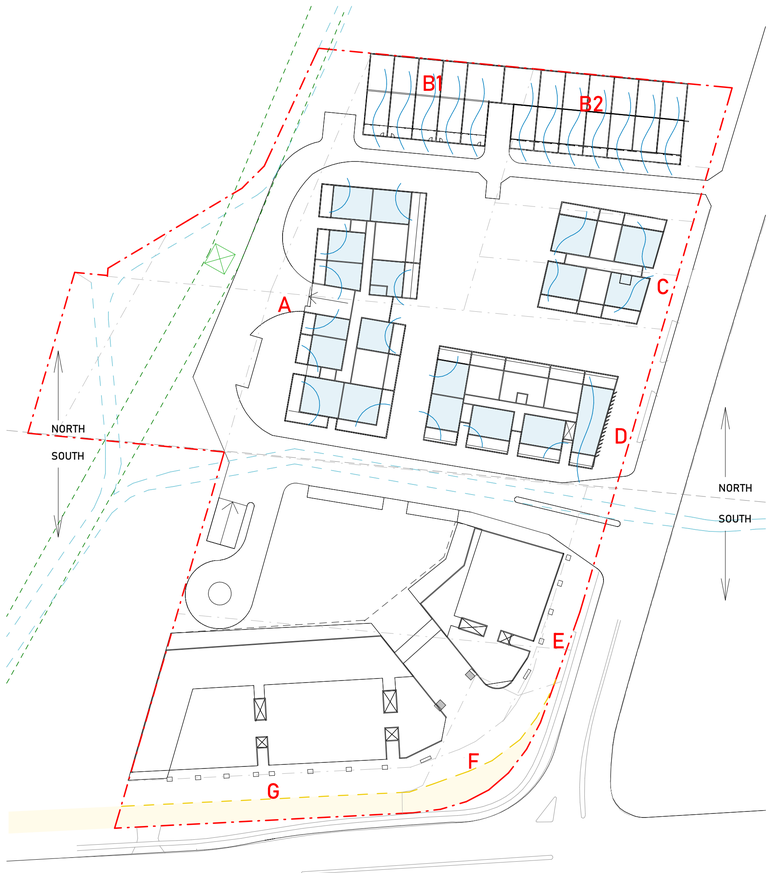


1 Cross Ventilation - Ground Level

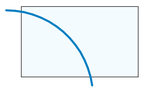
1 : 750

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	12	12	100%
TOTAL	**12**	**12**	**100%**

UNITS

	SOLAR ACCESS	TOTAL UNITS	PERCENTAGE
GROUND FLOOR	19	26	73%
LEVEL 1	32	45	71%
LEVEL 2	31	48	65%
LEVEL 3	31	48	65%
LEVEL 4	32	46	70%
LEVEL 5	28	42	67%
LEVEL 6	28	42	67%
LEVEL 7	21	36	59%
LEVEL 8	8	13	61%
LEVEL 9	8	9	89%
LEVEL 10	8	9	89%
TOTAL	**246**	**364**	**71%**

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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SHEET: A153

SCALE: A1@1:750, A3@1:1500

ISSUE: A

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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CMT Architects Pty Ltd

ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
CROSS VENTILATION DIAGRAMS

Site:
913-925 PUNCHBOWL ROAD, 21 CANTERBURY ROAD
PUNCHBOWL
NSW 2196

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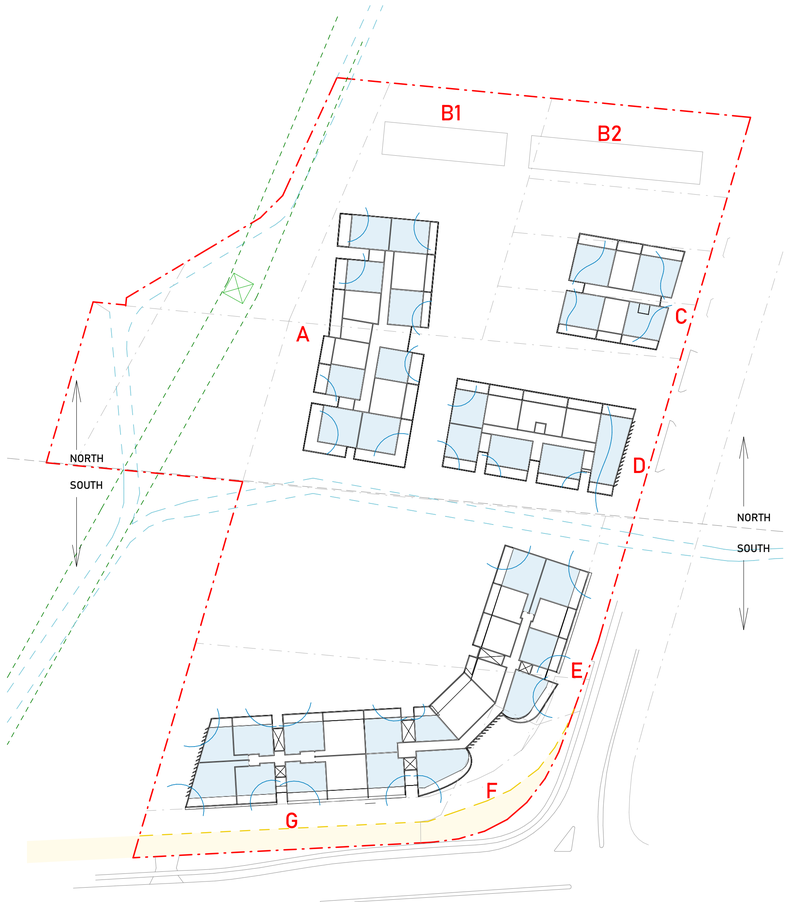
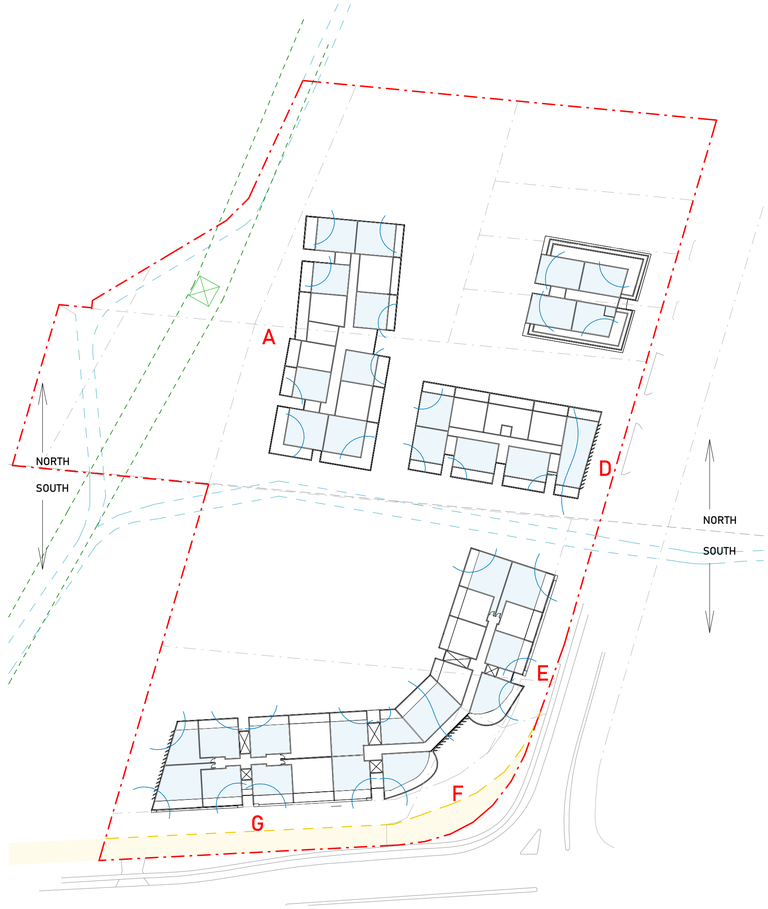


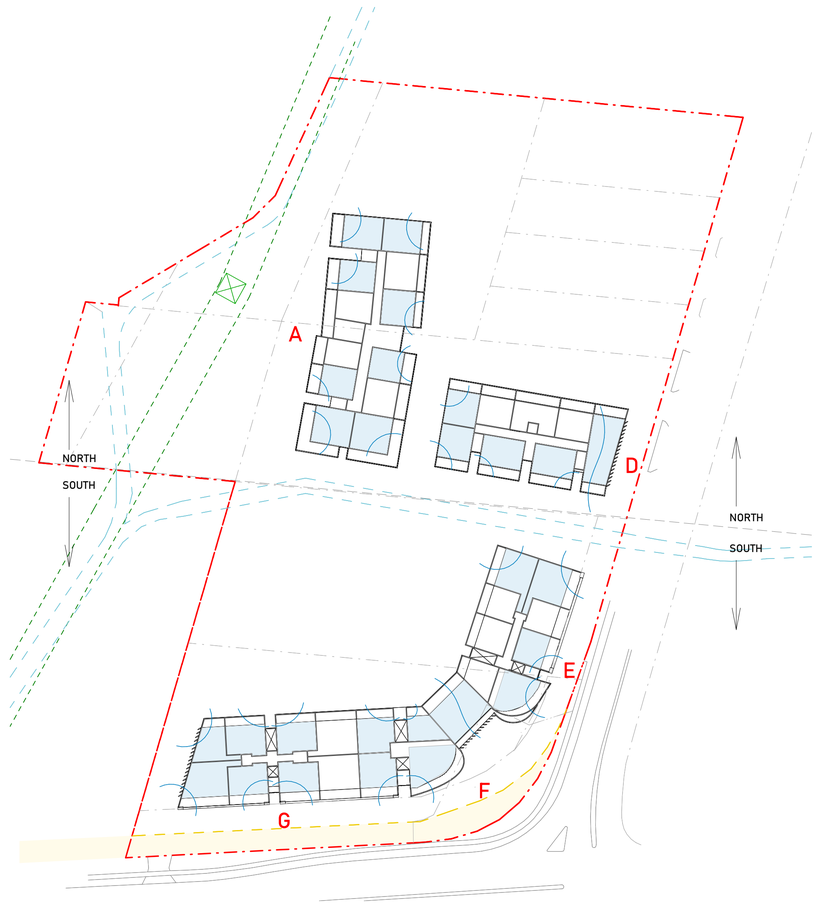
1 Cross Ventilation - Level 3

1 : 750



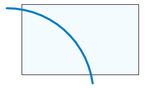
2 Cross Ventilation - Level 4

1 : 750



3 Cross Ventilation - Level 5

1 : 750



CROSS VENTILATED UNITS

TOWNHOUSES

	SOLAR ACCESS	TOTAL TOWNHOUSES	PERCENTAGE
GROUND FLOOR	12	12	100%
TOTAL	**12**	**12**	**100%**

UNITS

	SOLAR ACCESS	TOTAL UNITS	PERCENTAGE
GROUND FLOOR	19	26	73%
LEVEL 1	32	45	71%
LEVEL 2	31	48	65%
LEVEL 3	31	48	65%
LEVEL 4	32	46	70%
LEVEL 5	28	42	67%
LEVEL 6	28	42	67%
LEVEL 7	21	36	59%
LEVEL 8	8	13	61%
LEVEL 9	8	9	89%
LEVEL 10	8	9	89%
TOTAL	**246**	**364**	**71%**

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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SHEET: A154

SCALE: A1@1:1000, A3@1:2000

ISSUE: A

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AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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CMT Architects Pty Ltd

ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
CROSS VENTILATION DIAGRAMS

Site:
913-925 PUNCHBOWL ROAD, 21 CANTERBURY ROAD
PUNCHBOWL
NSW 2196

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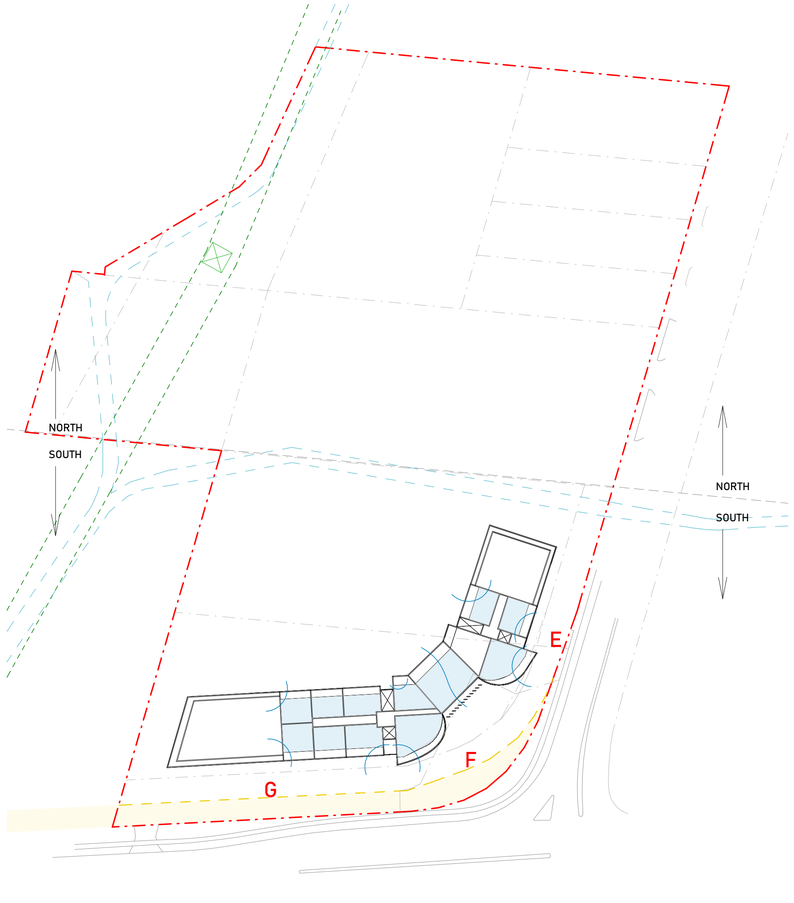
1 Cross Ventilation - Level 6

1 : 750

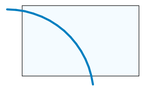
3 Cross Ventilation - Level 7

1 : 750



2 Cross Ventilation - Level 8

1 : 750



CROSS VENTILATED UNITS

TOWNHOUSES

	SOLAR ACCESS	TOTAL TOWNHOUSES	PERCENTAGE
GROUND FLOOR	12	12	100%
TOTAL	**12**	**12**	**100%**

UNITS

	SOLAR ACCESS	TOTAL UNITS	PERCENTAGE
GROUND FLOOR	19	26	73%
LEVEL 1	32	45	71%
LEVEL 2	31	48	65%
LEVEL 3	31	48	65%
LEVEL 4	32	46	70%
LEVEL 5	28	42	67%
LEVEL 6	28	42	67%
LEVEL 7	21	36	59%
LEVEL 8	8	13	61%
LEVEL 9	8	9	89%
LEVEL 10	8	9	89%
TOTAL	**246**	**364**	**71%**

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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CMT Architects Pty Ltd

ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
CROSS VENTILATION DIAGRAMS

Site:
913-925 PUNCHBOWL ROAD, 21 CANTERBURY ROAD
PUNCHBOWL
NSW 2196

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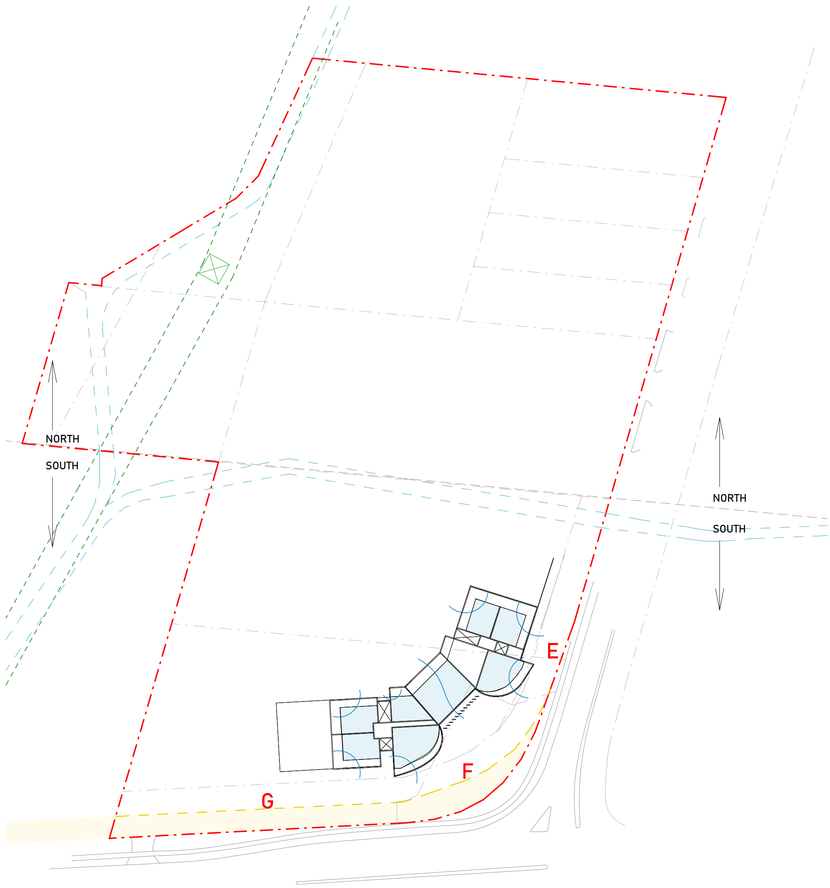
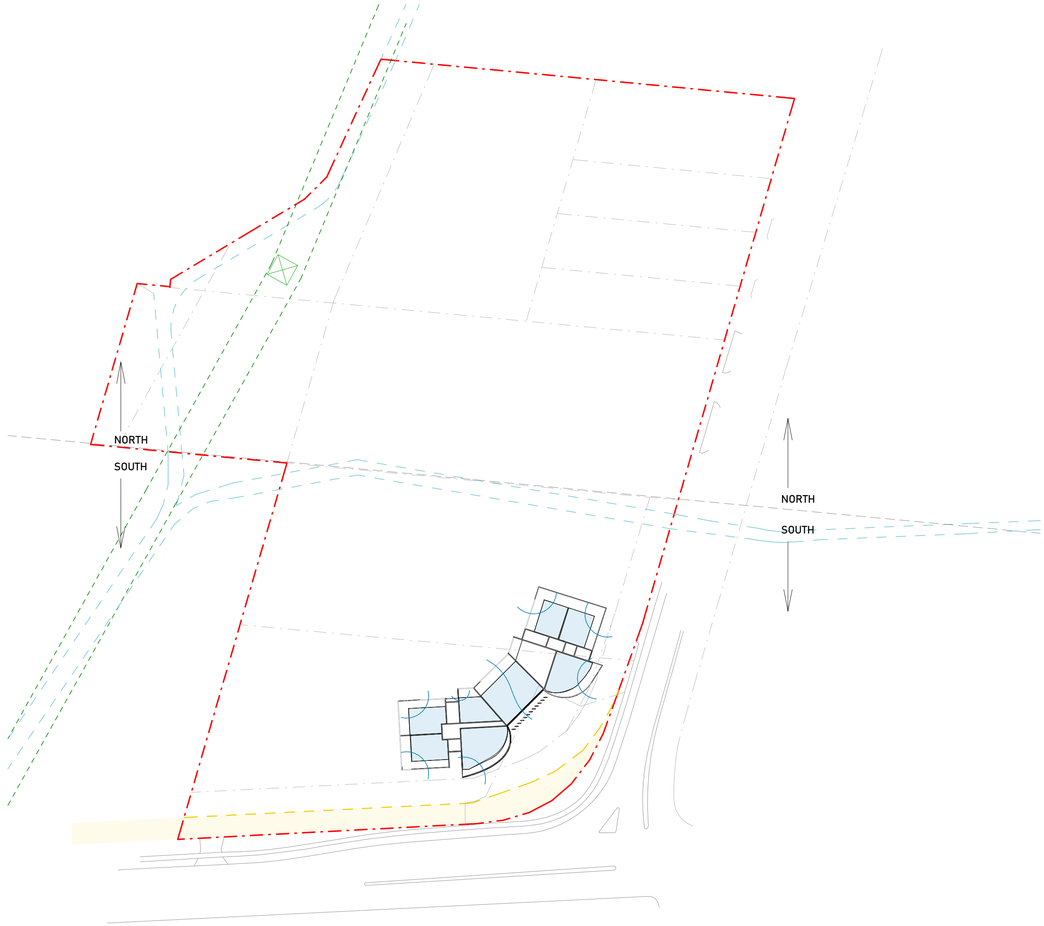


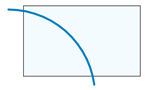
1 Cross Ventilation - Level 9

1 : 750



2 Cross Ventilation - Level 10

1 : 750



CROSS VENTILATED UNITS

TOWNHOUSES

	SOLAR ACCESS	TOTAL TOWNHOUSES	PERCENTAGE
GROUND FLOOR	12	12	100%
TOTAL	**12**	**12**	**100%**

UNITS

	SOLAR ACCESS	TOTAL UNITS	PERCENTAGE
GROUND FLOOR	19	26	73%
LEVEL 1	32	45	71%
LEVEL 2	31	48	65%
LEVEL 3	31	48	65%
LEVEL 4	32	46	70%
LEVEL 5	28	42	67%
LEVEL 6	28	42	67%
LEVEL 7	21	36	59%
LEVEL 8	8	13	61%
LEVEL 9	8	9	89%
LEVEL 10	8	9	89%
TOTAL	**246**	**364**	**71%**

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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

Ph: +61 9587 4330
Fax: + 61 9587 4332
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:
CROSS VENTILATION DIAGRAMS

Site:
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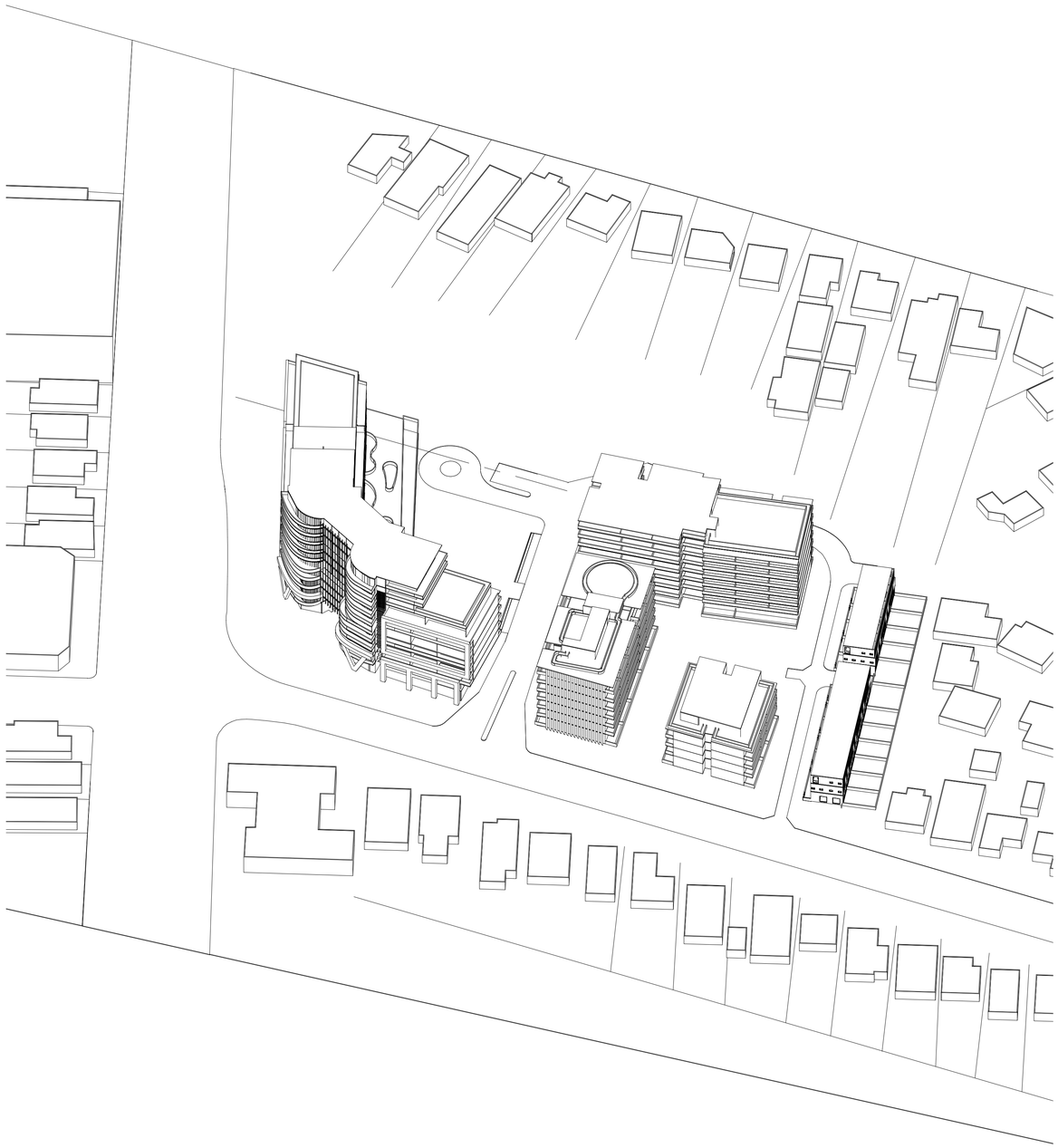
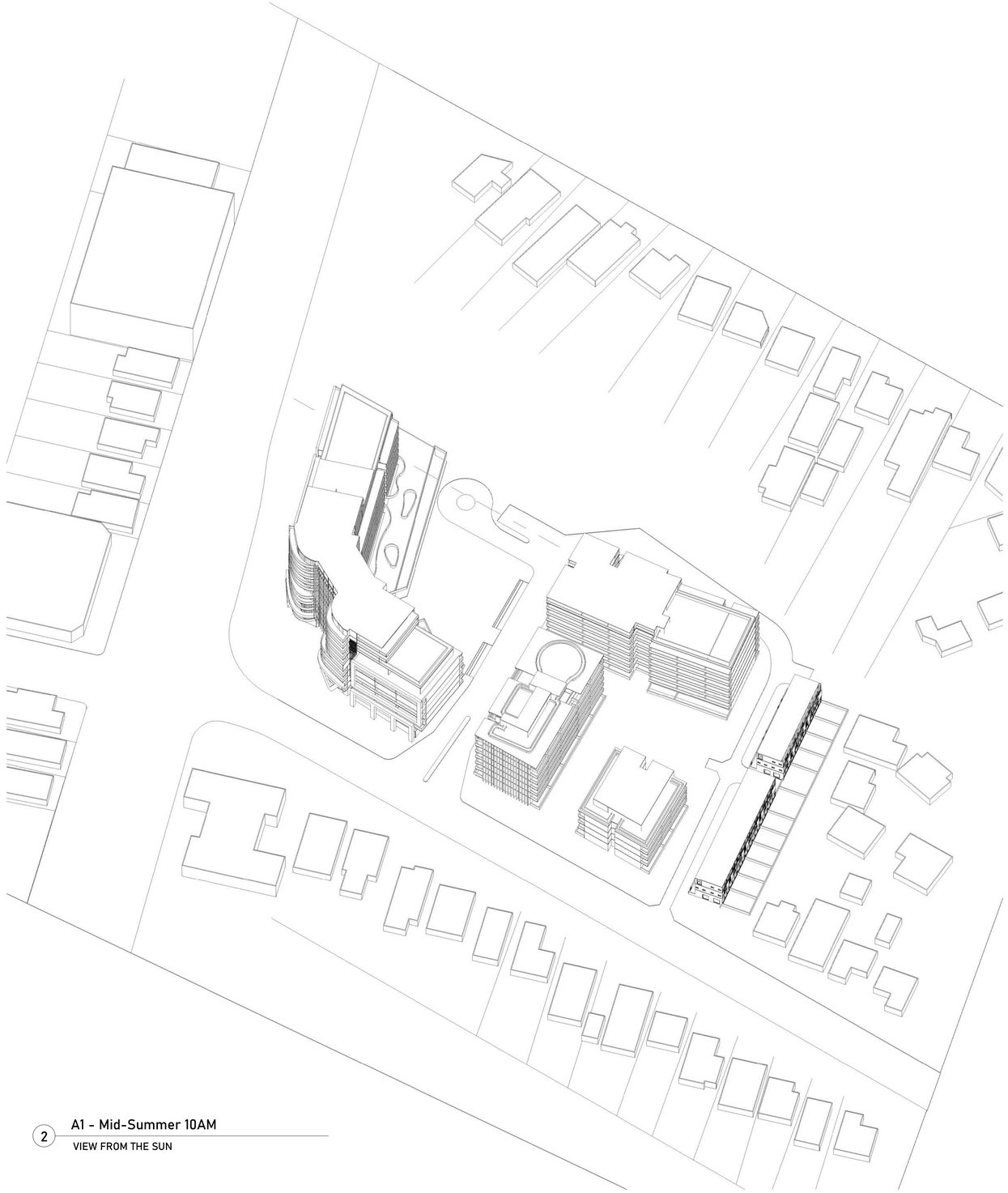


1 A1 - Mid-Summer 9AM

VIEW FROM THE SUN



2 A1 - Mid-Summer 10AM

VIEW FROM THE SUN

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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

Ph: +61 9587 4330
Fax: + 61 9587 4332
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 - SUMMER

Site:
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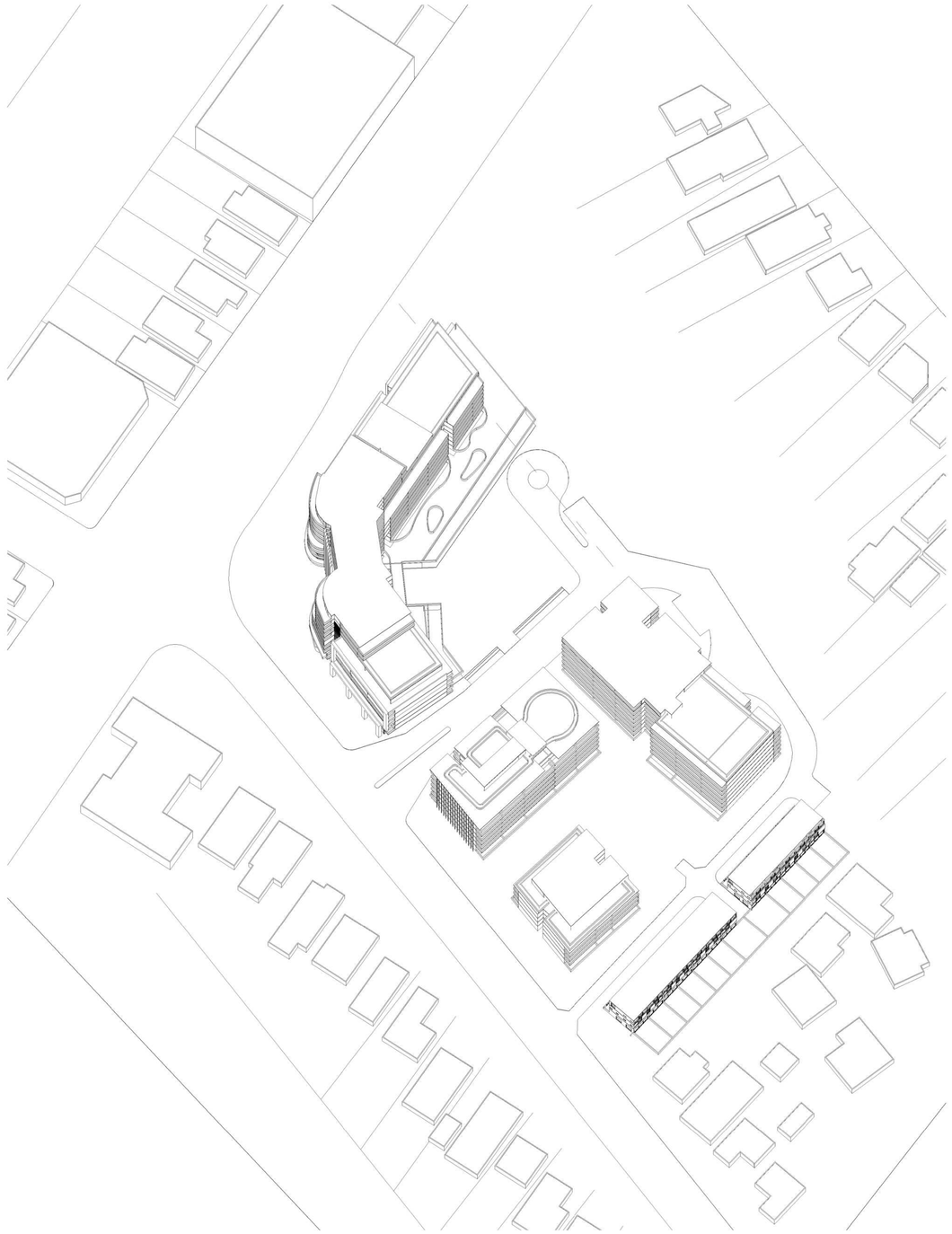
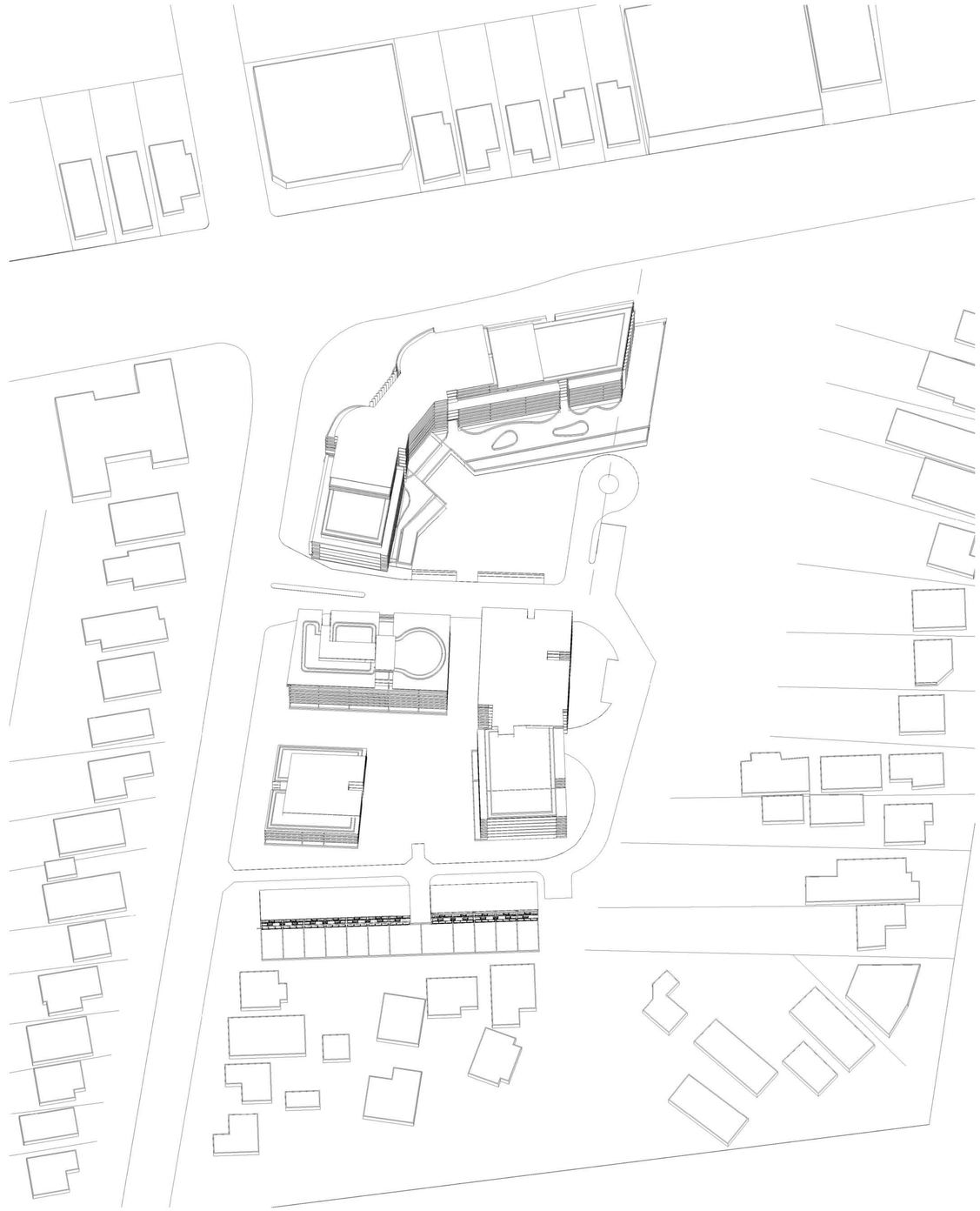


1 A1 - Mid-Summer 11AM

VIEW FROM THE SUN



2 A1 - Mid-Summer 12PM

VIEW FROM THE SUN

ISSUE	DATE	DESCRIPTION	DRAWN
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AUSTRALIA PTY LTD

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

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

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ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
VIEW FROM THE SUN DIAGRAM - SUMMER

Site:
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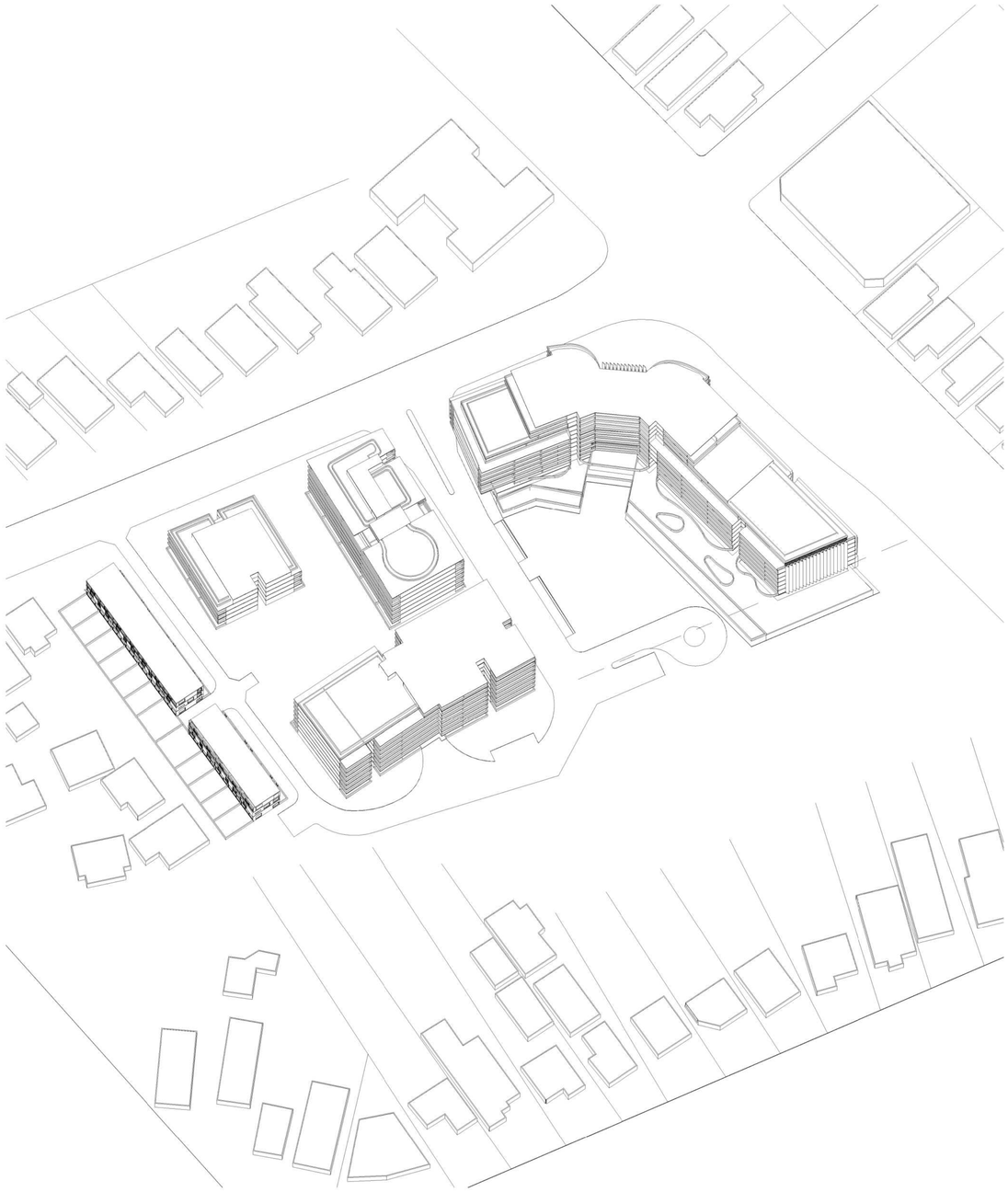

1 A1 - Mid-Summer 1PM

VIEW FROM THE SUN

2 A1 - Mid-Summer 2PM

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AUSTRALIA PTY LTD

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

Ph: +61 9587 4330
Fax: + 61 9587 4332
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 - SUMMER

Site:
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AUSTRALIA PTY LTD

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

Ph: +61 9587 4330
Fax: + 61 9587 4332
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 - SUMMER

Site:
913-925 PUNCHBOWL ROAD, 21 CANTERBURY ROAD
PUNCHBOWL
NSW 2196

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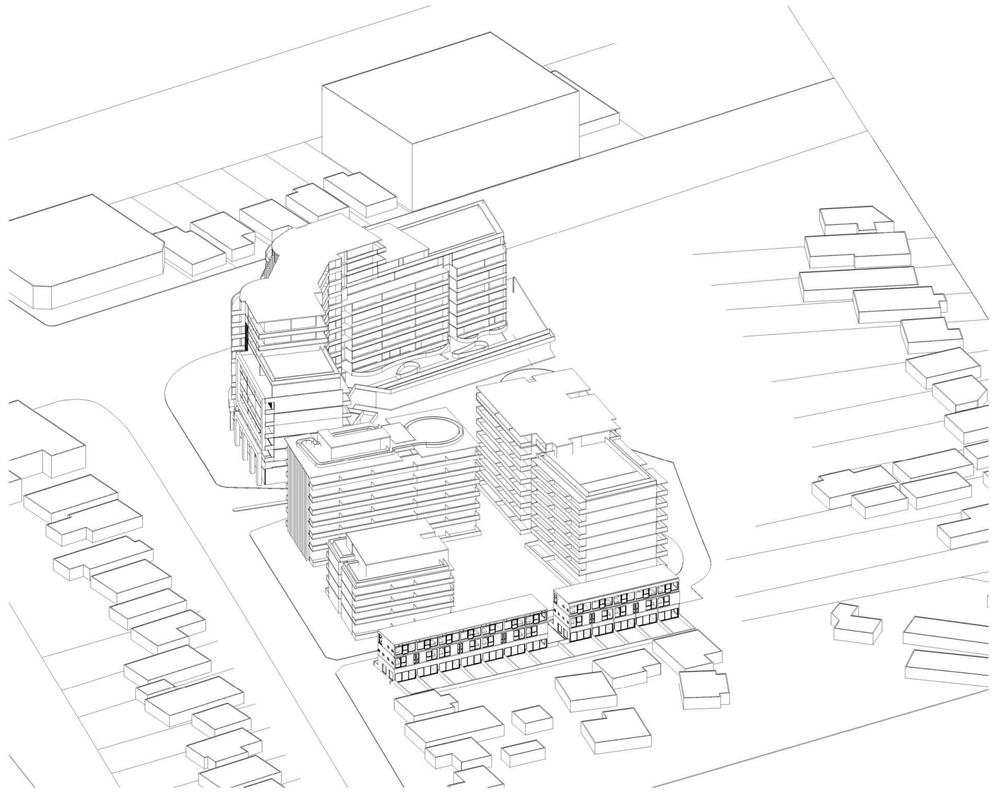
1 A1 - Mid-Winter 9AM

VIEW FROM THE SUN



2 A1 - Mid-Winter 10AM

VIEW FROM THE SUN

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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AUSTRALIA PTY LTD

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

Ph: +61 9587 4330
Fax: + 61 9587 4332
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:
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PUNCHBOWL
NSW 2196

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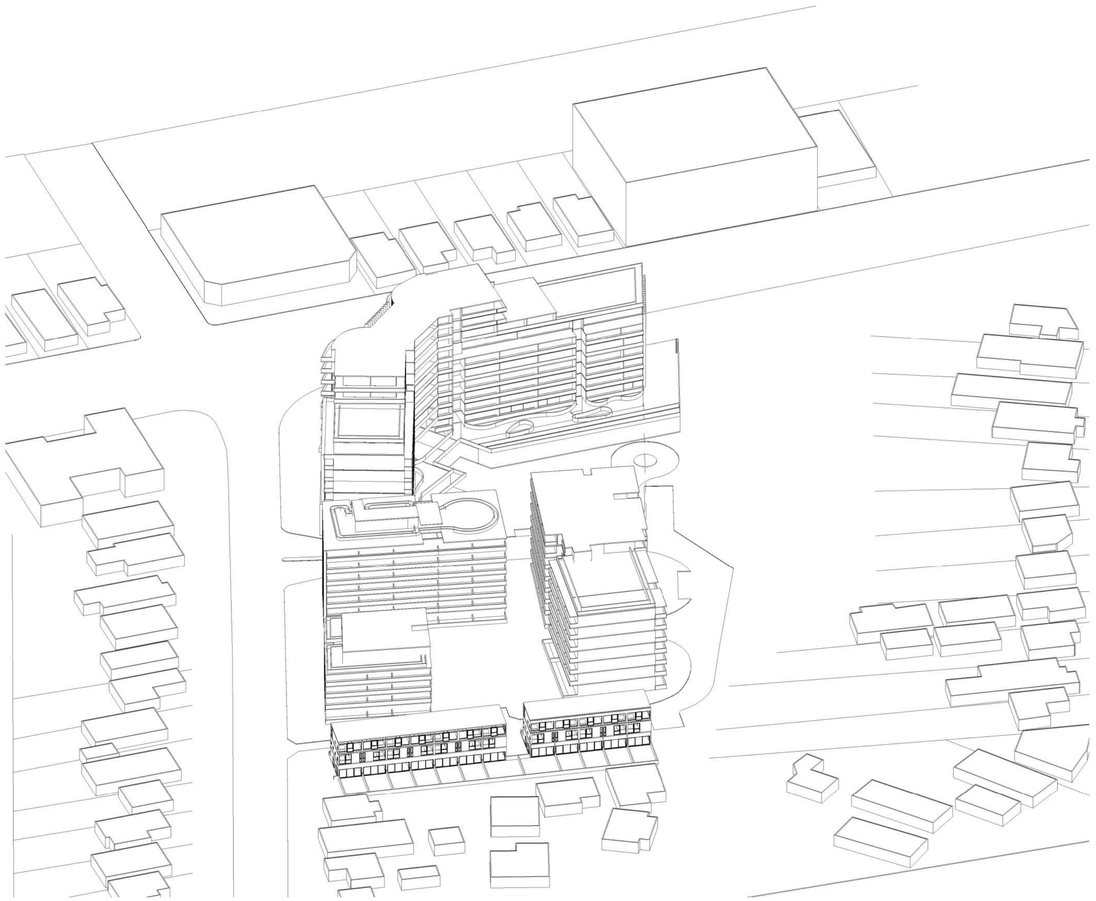
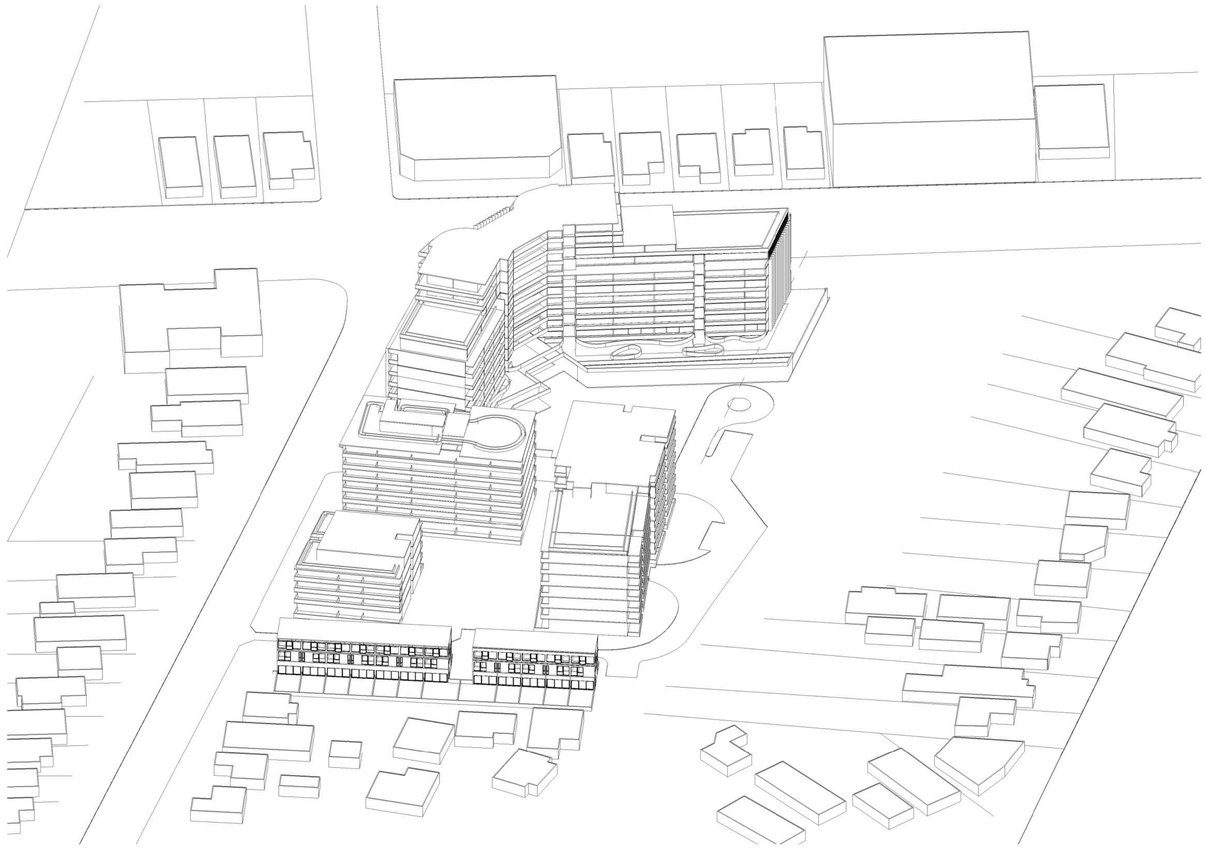


1 A1 - Mid-Winter 11AM

VIEW FROM THE SUN



2 A1 - Mid-Winter 12PM

VIEW FROM THE SUN

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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AUSTRALIA PTY LTD

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

Ph: +61 9587 4330
Fax: + 61 9587 4332
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

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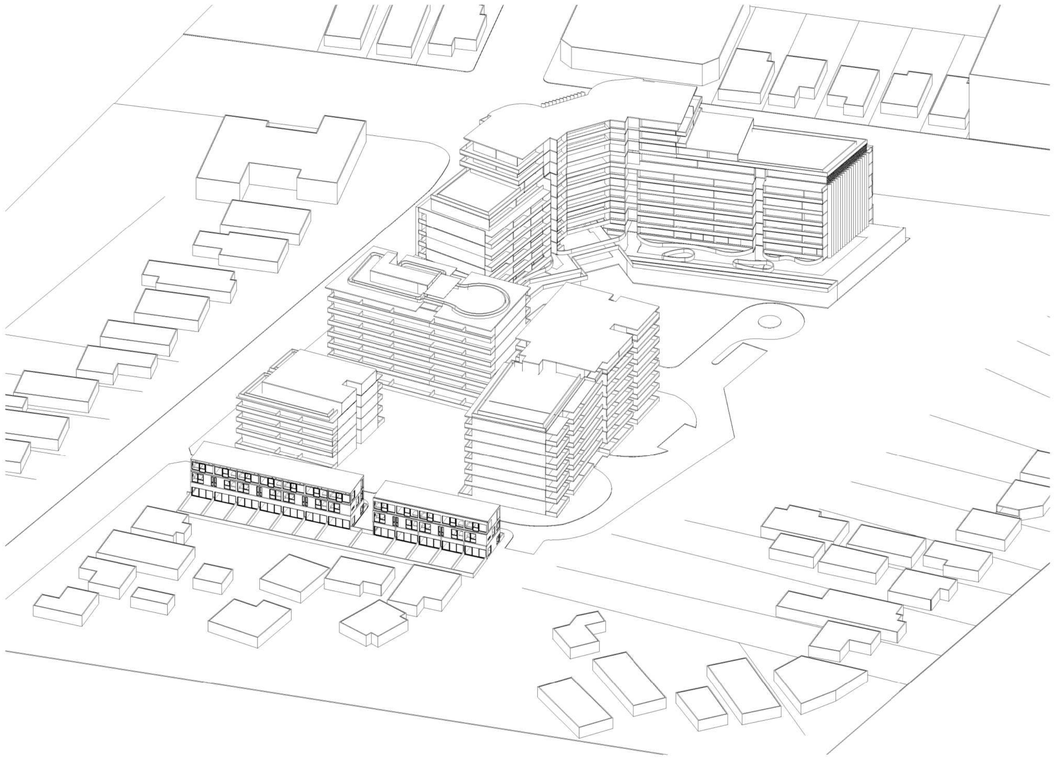
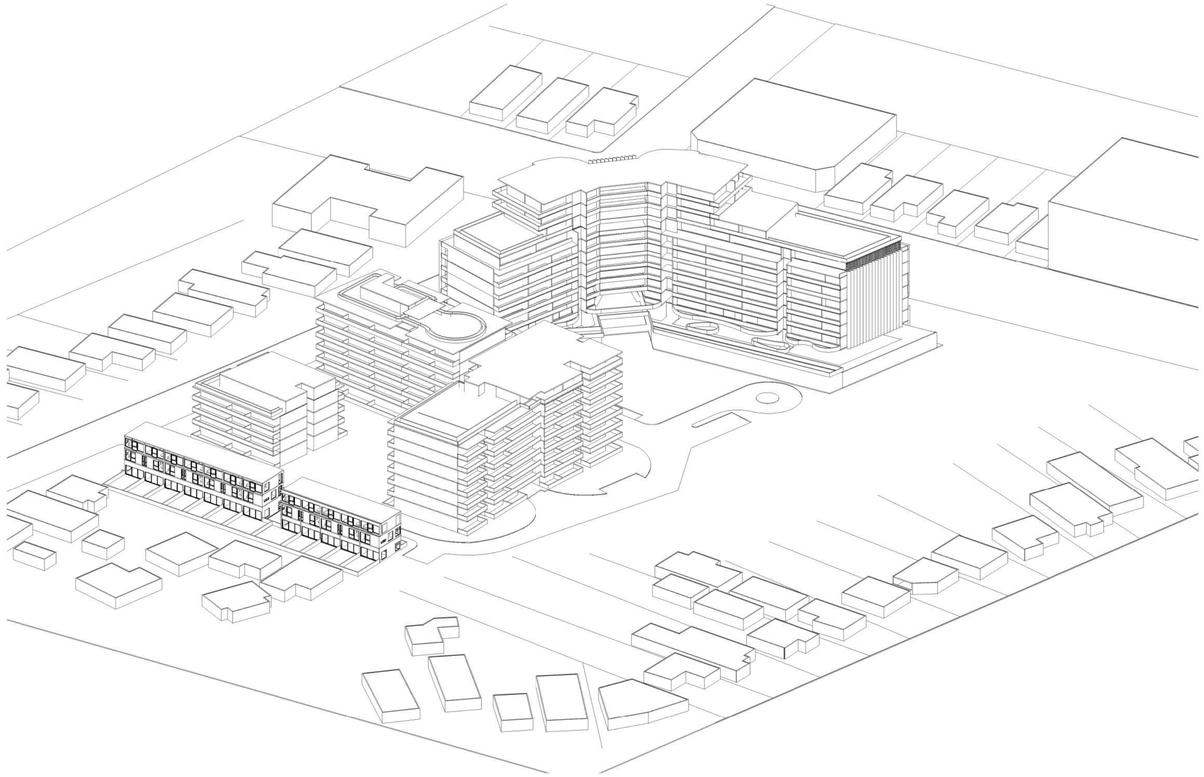


1 A1 - Mid-Winter 1PM

VIEW FROM THE SUN



2 A1 - Mid-Winter 2PM

VIEW FROM THE SUN

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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CMT ARCHITECTS
AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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CMT Architects Pty Ltd

ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
VIEW FROM THE SUN DIAGRAM - WINTER

Site:
913-925 PUNCHBOWL ROAD, 21 CANTERBURY ROAD
PUNCHBOWL
NSW 2196

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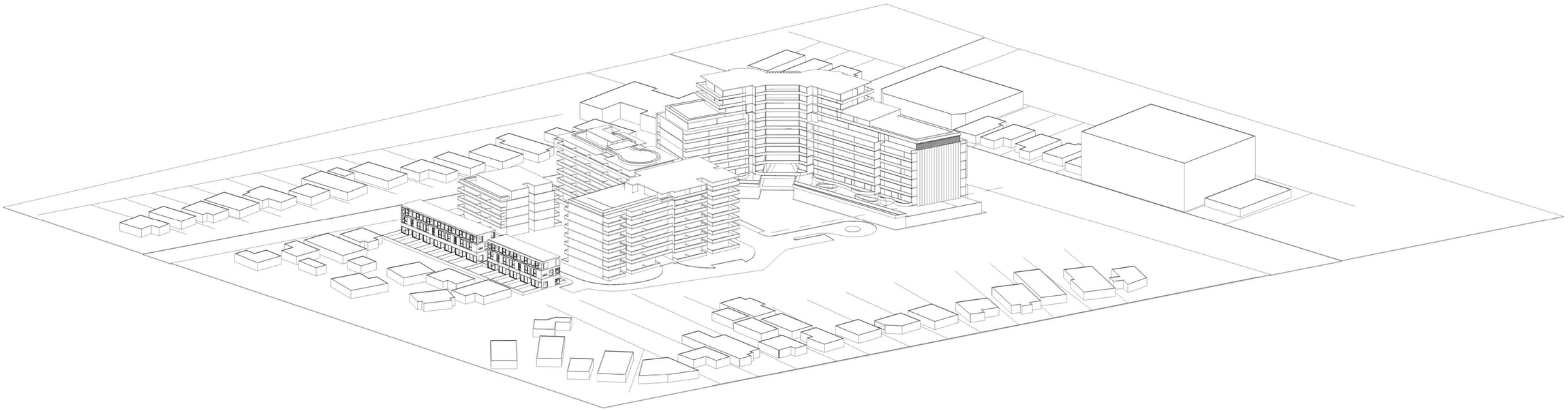

1 A1 - Mid-Winter 3PM

VIEW FROM THE SUN

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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CMT Architects Pty Ltd

ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
VIEW FROM THE SUN DIAGRAM - WINTER

Site:
913-925 PUNCHBOWL ROAD, 21 CANTERBURY ROAD
PUNCHBOWL
NSW 2196

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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

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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AUSTRALIA PTY LTD

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

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

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:
SUMMER SHADOW DIAGRAMS

Site:
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PUNCHBOWL
NSW 2196

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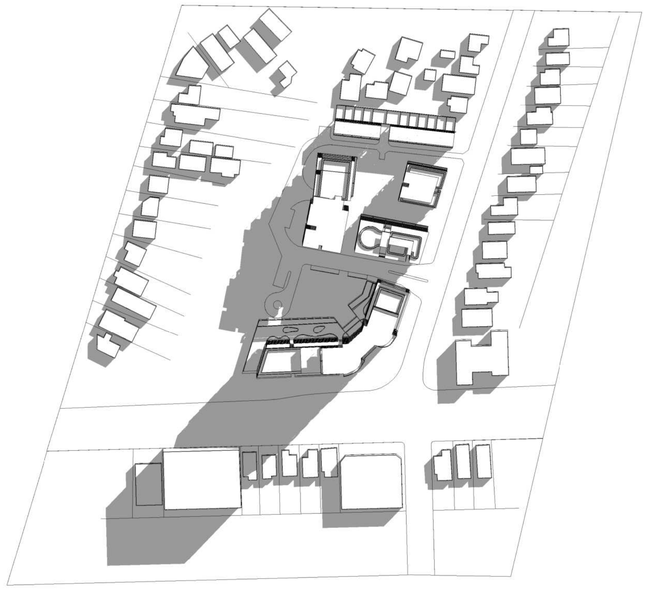
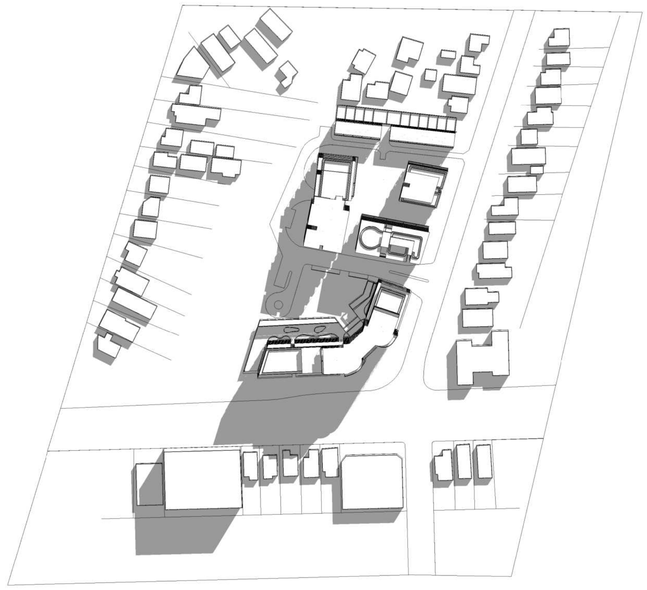


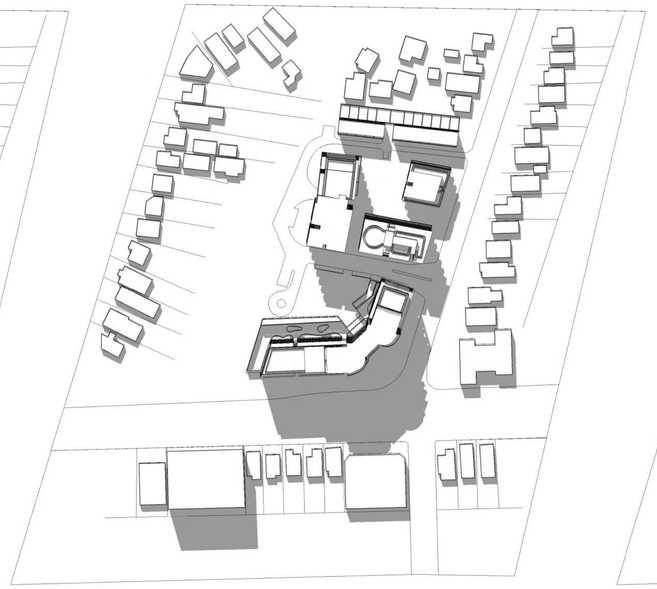
1 A1 - Winter Equinox 9AM



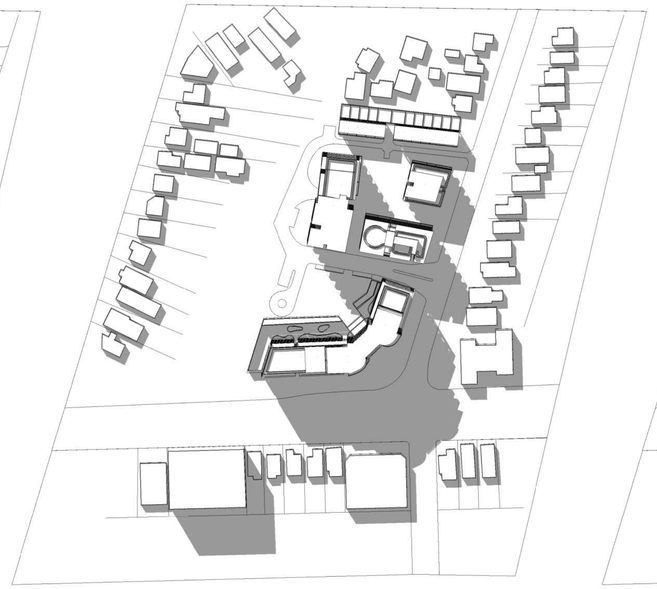
2 A1 - Winter Equinox 10AM

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

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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CMT Architects Pty Ltd

ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
WINTER SHADOW DIAGRAMS

Site:
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PUNCHBOWL
NSW 2196

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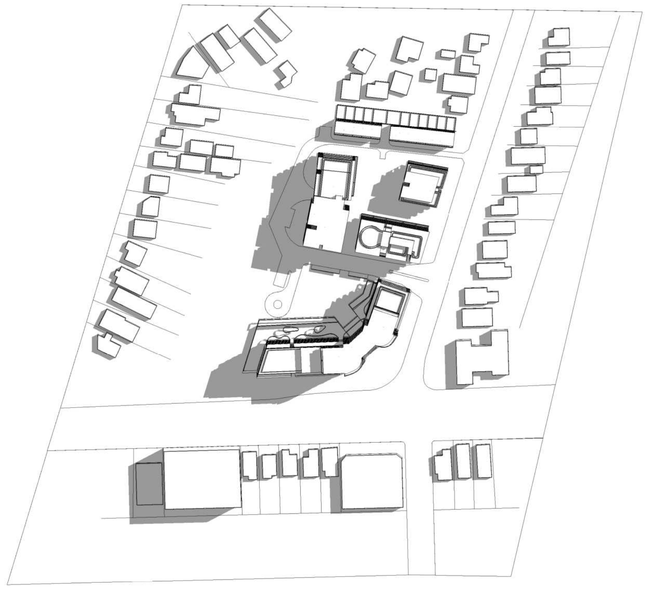


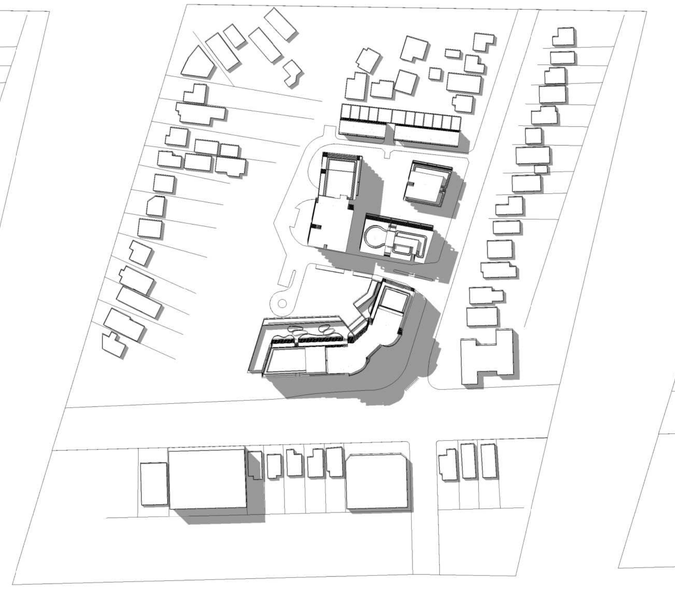
1 A1 - Autumn Equinox 9AM

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

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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AUSTRALIA PTY LTD

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

Ph: +61 9587 4330
Fax: + 61 9587 4332
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:
AUTUMN SHADOW DIAGRAMS

Site:
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NSW 2196

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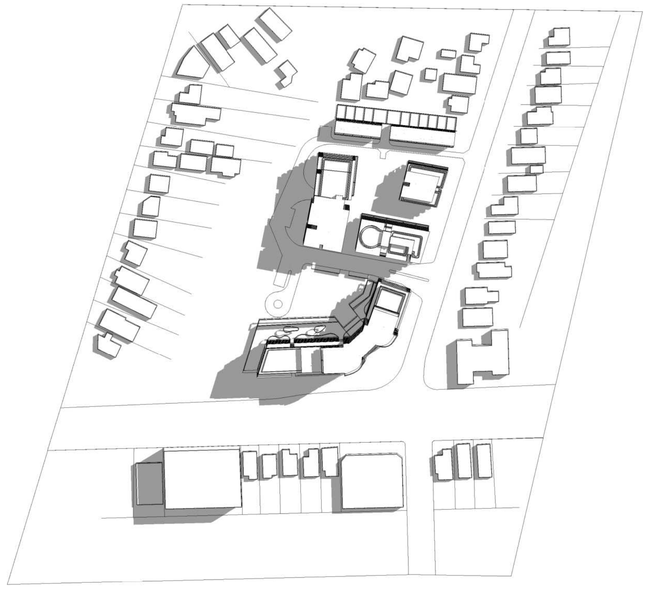

1 A1 - Spring Equinox 9AM

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

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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AUSTRALIA PTY LTD

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

Ph: +61 9587 4330
Fax: + 61 9587 4332
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:
SPRING SHADOW DIAGRAMS

Site:
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PUNCHBOWL
NSW 2196

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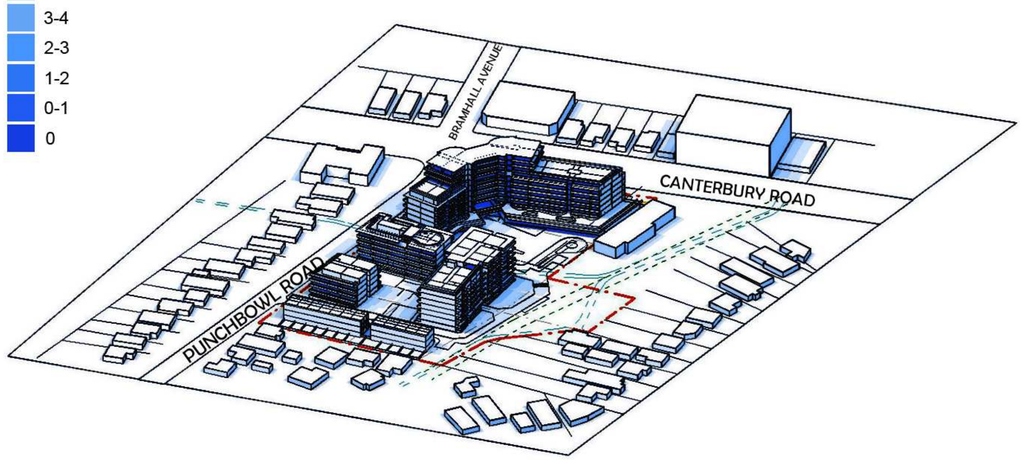
Hours of sunlight per day:

- 5-6
- 4-5
- 3-4
- 2-3
- 1-2
- 0-1
- 0



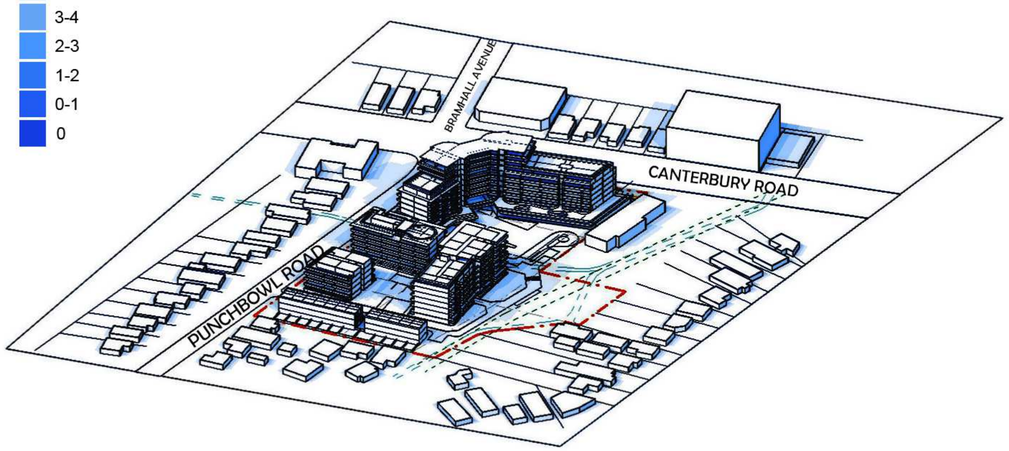
921 Punchbowl Road, Punchbowl

Summer Solstice

21st December

Hours of sunlight per day:

- 5-6
- 4-5
- 3-4
- 2-3
- 1-2
- 0-1
- 0



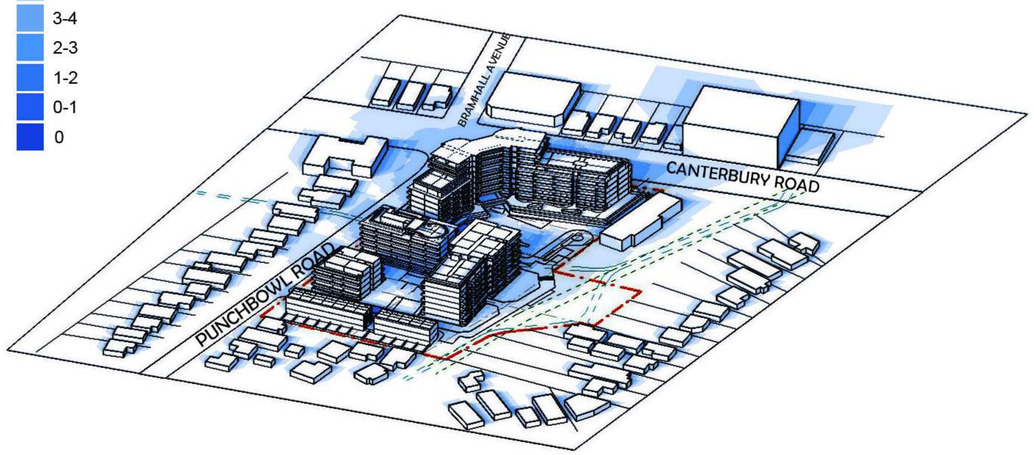
921 Punchbowl Road, Punchbowl

Autumn Equinox

21st March

Hours of sunlight per day:

- 5-6
- 4-5
- 3-4
- 2-3
- 1-2
- 0-1
- 0



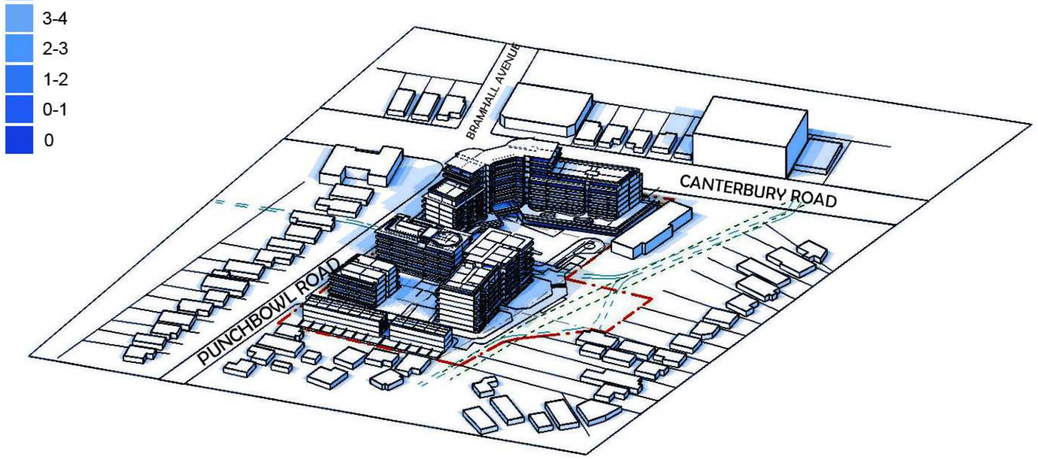
921 Punchbowl Road, Punchbowl

Winter Solstice

21st June

Hours of sunlight per day:

- 5-6
- 4-5
- 3-4
- 2-3
- 1-2
- 0-1
- 0



921 Punchbowl Road, Punchbowl

Spring Equinox

21st September

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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CMT ARCHITECTS
AUSTRALIA PTY LTD

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

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

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:
HEAT DIAGRAMS

Site:
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PUNCHBOWL
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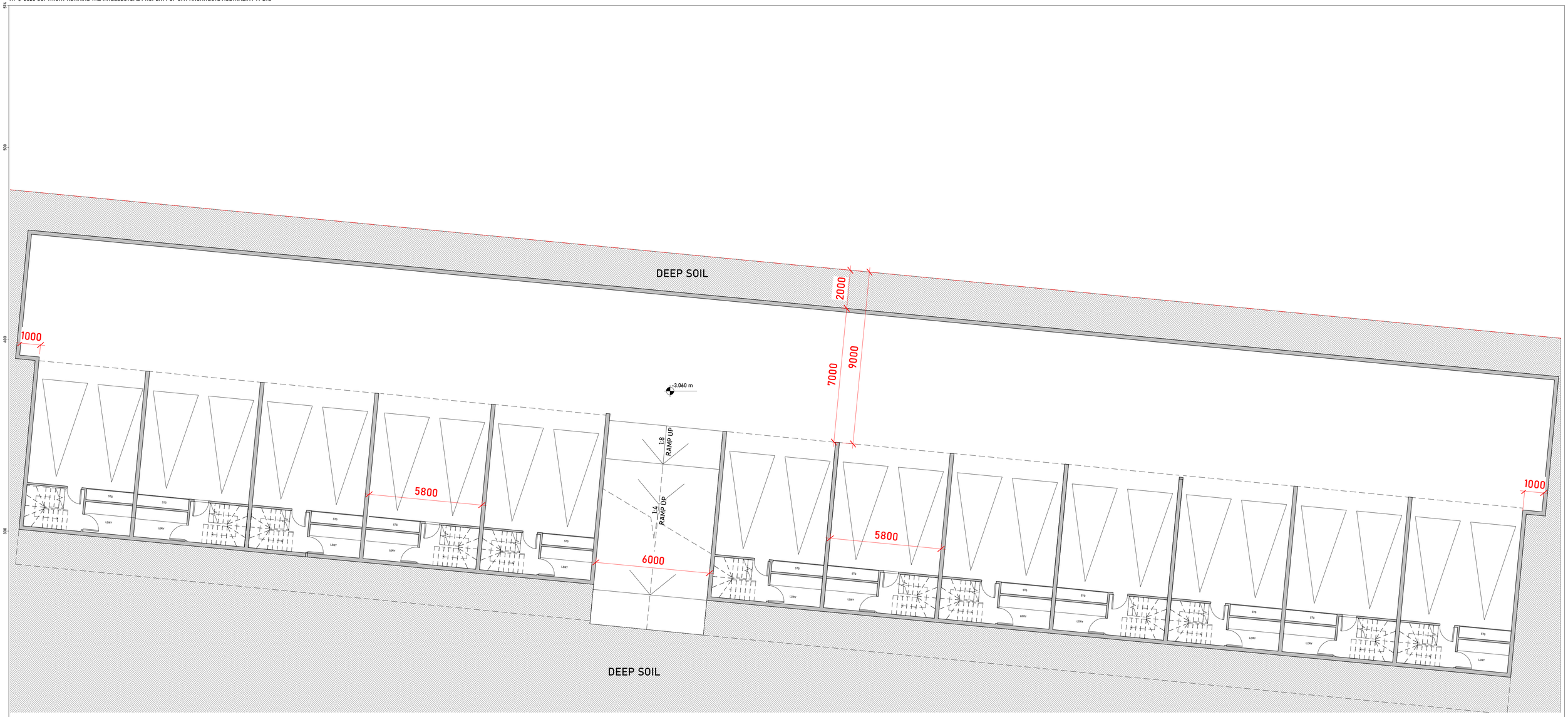

1 Townhouse Basement

1 : 100

ISSUE	DATE	DESCRIPTION	DRAWN
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AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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CMT Architects Pty Ltd

ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
TOWNHOUSE BASEMENT

Site:
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PUNCHBOWL
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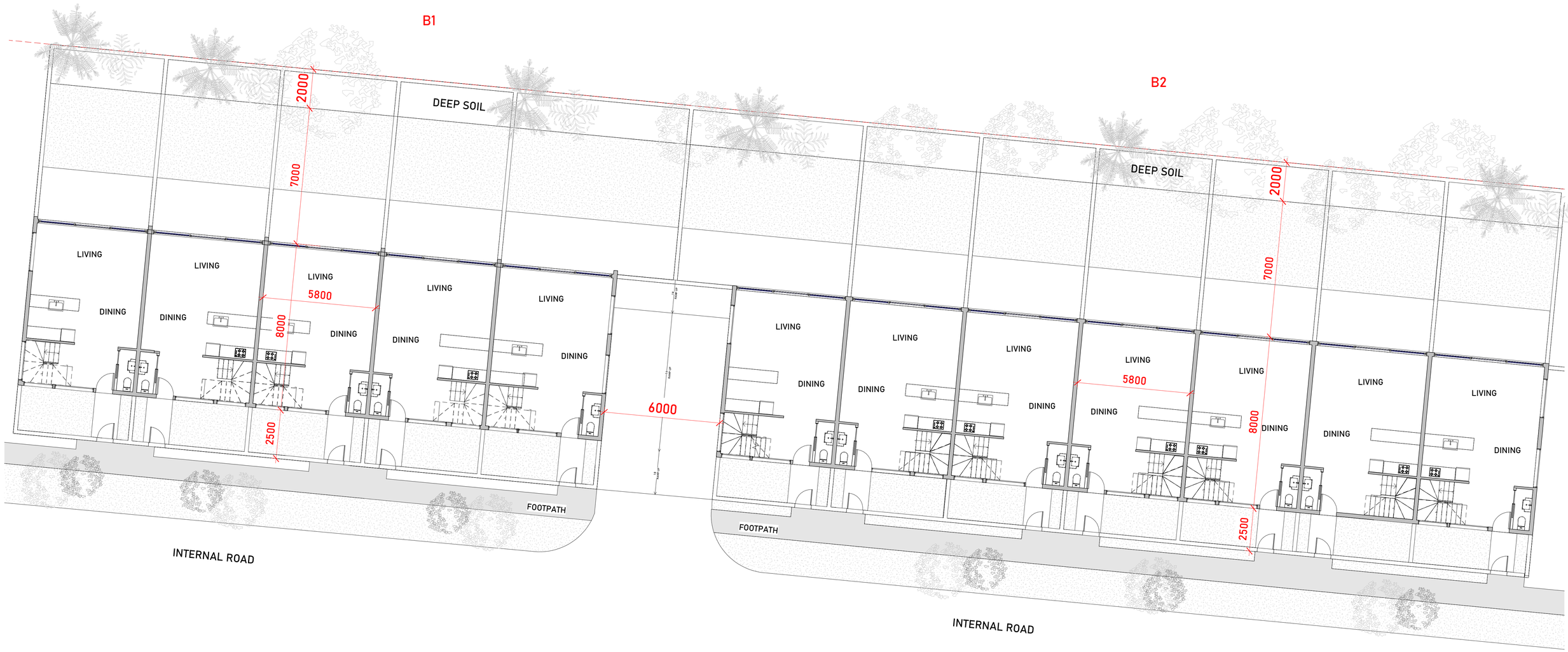

1 Townhouse Ground Level

1 : 100

ISSUE	DATE	DESCRIPTION	DRAWN
A	09/07/25	CLUB PUNCHBOWL PP	MC

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AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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CMT Architects Pty Ltd

ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
TOWNHOUSE GROUND LEVEL

Site:
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1 Townhouse Level 1

1 : 100

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A	09/07/25	CLUB PUNCHBOWL PP	MC

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AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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CMT Architects Pty Ltd

ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
TOWNHOUSE LEVEL 1

Site:
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PUNCHBOWL
NSW 2196

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1 Townhouse Level 2

1 : 100

ISSUE	DATE	DESCRIPTION	DRAWN
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AUSTRALIA PTY LTD

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

Ph: +61 9587 4330
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ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
TOWN HOUSE LEVEL 2

Site:
913-925 PUNCHBOWL ROAD, 21 CANTERBURY ROAD
PUNCHBOWL
NSW 2196

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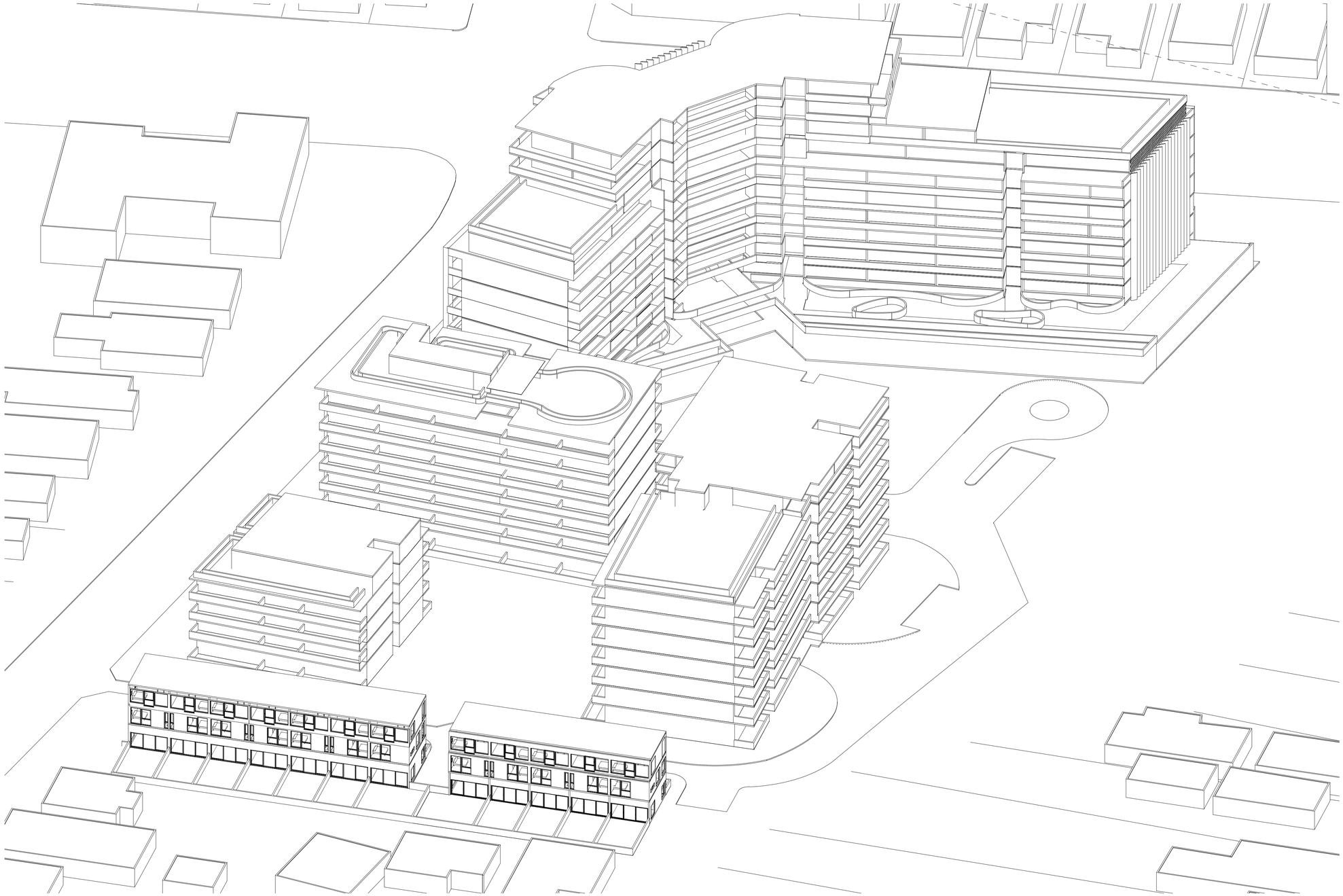

1 Aerial C

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CMT ARCHITECTS
AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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CMT Architects Pty Ltd

ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
3D VISUALISATIONS

Site:
913-925 PUNCHBOWL ROAD, 21 CANTERBURY ROAD
PUNCHBOWL
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1 Ground Floor - FFL Plan

1 : 500

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AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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CMT Architects Pty Ltd

ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
GROUND FLOOR - FFL PLAN

Site:
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1 DM - Perspective 1

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AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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CMT Architects Pty Ltd

ACN: 161 791 715

Project Name:
MIXED USE DEVELOPMENT

Drawing Name:
3D VISUALISATIONS 1

Site:
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1 DM- Perspective 2

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AUSTRALIA PTY LTD

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

Ph: +61 9587 4330
Fax: + 61 9587 4332
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:
3D VISUALISATIONS 2

Site:
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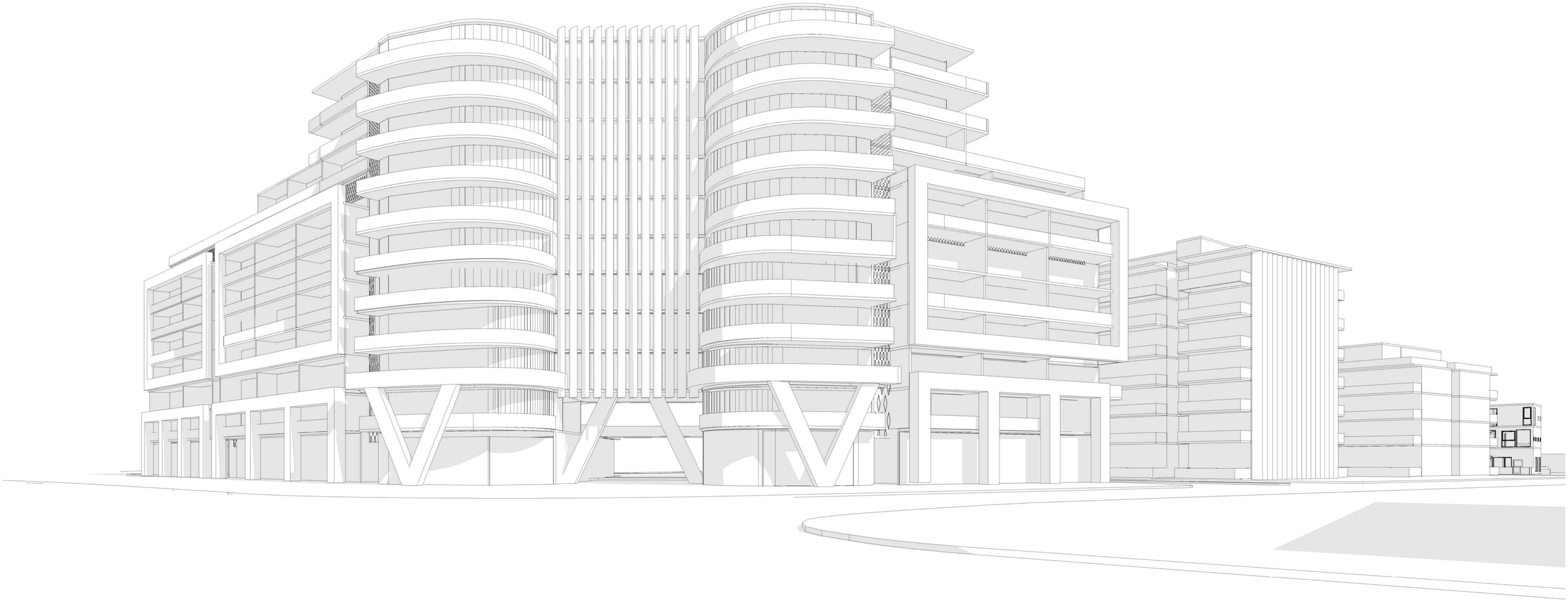

1 DM - Perspective 3

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AUSTRALIA PTY LTD

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

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

Design Architect: Chris Tsioulos
Architect Reg Number: 5143

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CMT Architects Pty Ltd

ACN: 161 791 715

Project Name:
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Drawing Name:
3D VISUALISATIONS 3

Site:
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