

STRATHFIELD COUNCIL
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DA2016/017/02
22 November 2018

1
A-2B2

PLAN RL 8.00 BASEMENT 2

olsson&
associatesarchitects^{PTY LTD}

Level 5
68 - 72 Wentworth Avenue
Surry Hills
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F 02 9281 3171
E info@olssonassociates.com.au
Russell Olsson Registered Architect 7079

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NABIL INVESTMENTS PTY LTD
ACN 002 745 299
P.O BOX A2577 SYDNEY SOUTH.
1235
(02) 9817 7488

LEGEND

ISSUE	DATE	DESCRIPTION
1	22/11/17	FOR INFORMATION
2	19/12/17	FOR INFORMATION
3	28/2/18	SECTION 96 APPLICATION
4	26/9/18	DRAFT FOR INFORMATION
5	29/10/18	FOR S4.55 SUBMISSION
6	20/11/18	FOR S4.55 SUBMISSION

PROJECT

SECTION 4.55 APPLICATION DA2016/17
MODIFICATIONS TO BUILDING A, B & D
MIXED USE DEVELOPMENT

ADDRESS

27-35 PUNCHBOWL ROAD, BELFIELD.

DRAWING TITLE		
RL 8.00 BASEMENT 2		
PROJECT NO. 1719	SCALE 1:200 @A1	DRAWING NO. A-2B2
DRAWN PG	CHECKED RO	
DATE 29/10/2018	REVISION 6	

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1
A-2B1

PLAN RL 11.00 BASEMENT 1

olsson&
associatesarchitects^{PTY LTD}

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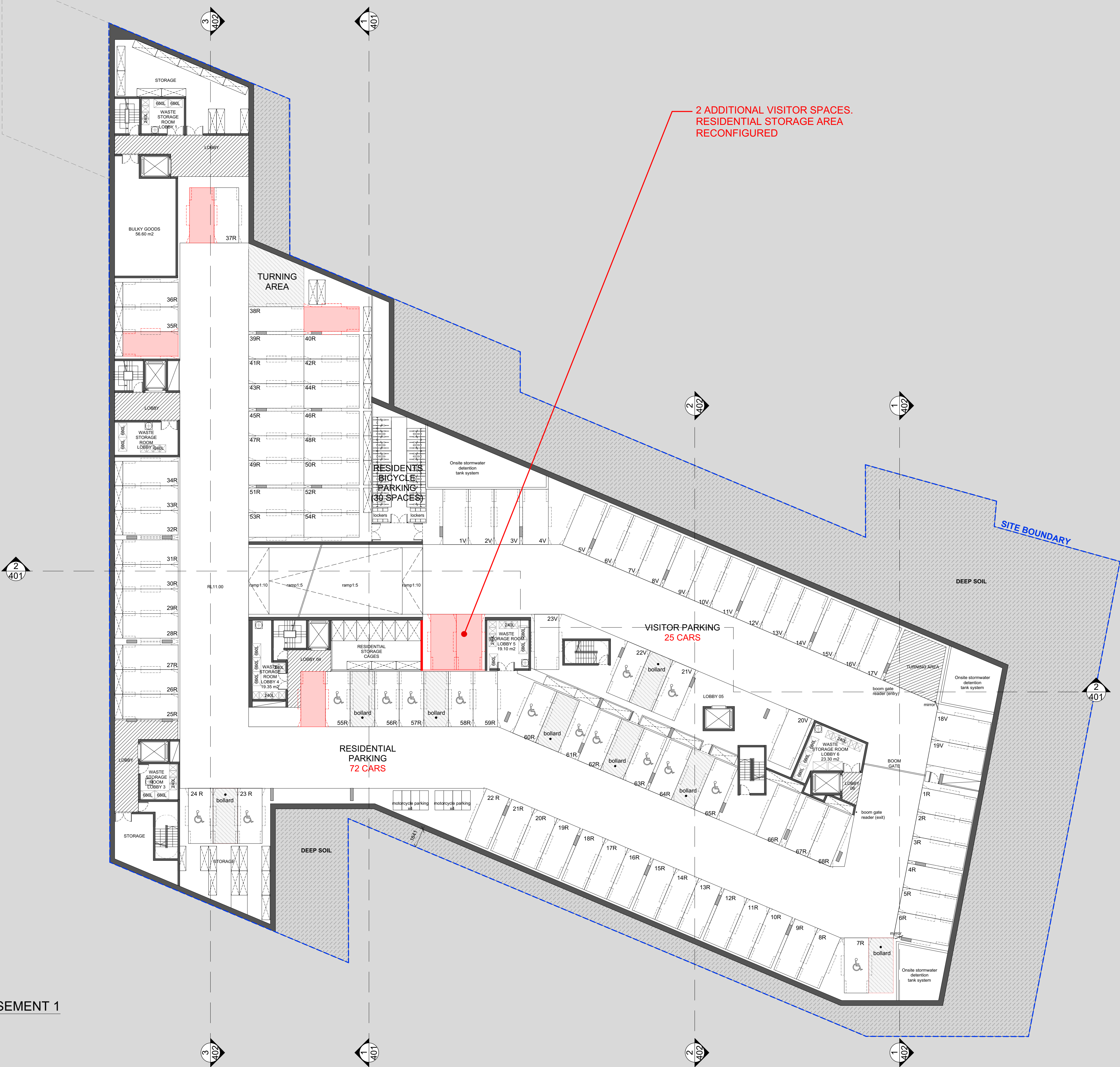
PROJECT

SECTION 4.55 APPLICATION DA2016/17
MODIFICATIONS TO BUILDING A, B & D
MIXED USE DEVELOPMENT

ADDRESS

27-35 PUNCHBOWL ROAD, BELFIELD.

DRAWING TITLE		
RL 11.00 BASEMENT 1		
PROJECT NO. 1719	SCALE 1:200 @A1	DRAWING NO. A-2B1
DRAWN PG	CHECKED RO	
DATE 29/10/2018	REVISION 5	



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1
A-201
PLAN RL 14.00 LOWER GROUND LEVEL

olsson & associates architects PTY LTD
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5	29/10/18	FOR S4.55 SUBMISSION

PROJECT
SECTION 4.55 APPLICATION DA2016/17
MODIFICATIONS TO BUILDING A, B & D
MIXED USE DEVELOPMENT
ADDRESS
27-35 PUNCHBOWL ROAD, BELFIELD.

DRAWING TITLE RL 14.00 LOWER GROUND LEVEL		
PROJECT NO. 1719	SCALE 1:200 @A1	DRAWING NO. A-201
DRAWN PG	CHECKED RO	
DATE 29/10/2018	REVISION 5	

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MODIFICATIONS TO BUILDING A, B & D
MIXED USE DEVELOPMENT
ADDRESS
27-35 PUNCHBOWL ROAD, BELFIELD.

DRAWING TITLE RL 17.00 GROUND LEVEL		
PROJECT NO. 1719	SCALE 1:200 @A1	DRAWING NO. A-202
DRAWN PG	CHECKED RO	
DATE 29/10/2018	REVISION 5	

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1 PLAN RL 20.00 UPPER GROUND LEVEL
A-203

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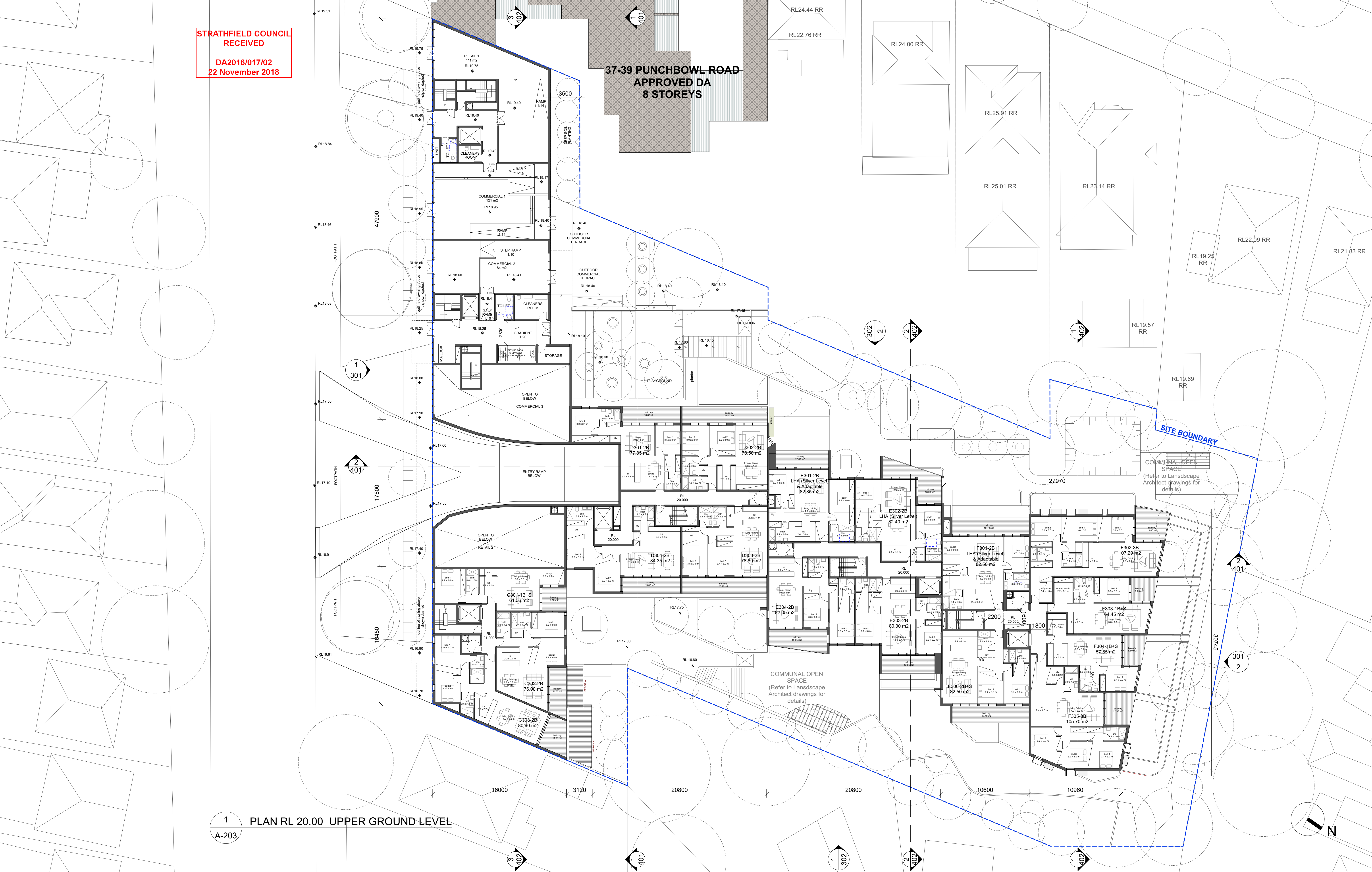
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ADDRESS
27-35 PUNCHBOWL ROAD, BELFIELD.

DRAWING TITLE RL 20.00 UPPER GROUND LEVEL		
PROJECT NO. 1719	SCALE 1:200 @A1	DRAWING NO. A-203
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DATE 29/10/2018	REVISION 5	



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DA2016/017/02
22 November 2018

37-39 PUNCHBOWL ROAD
APPROVED DA
8 STOREYS

TWO 2-BEDROOM UNITS HAVE BEEN
CONVERTED INTO THREE 1-BEDROOM UNITS
WITH MINOR ALTERATIONS TO THE FACADE
APPEARANCE. BUILDING ALIGNMENT REMAINS
THE SAME

APARTMENT D406 HAS BEEN CONVERTED
FROM A 3-BEDROOM UNIT INTO A 2-BEDROOM
UNIT

SITE BOUNDARY

1
A-204
PLAN RL 23.00 LEVEL 2

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MODIFICATIONS TO BUILDING A, B & D
MIXED USE DEVELOPMENT
ADDRESS
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DRAWING TITLE
RL 23.00 LEVEL 2

PROJECT NO.	SCALE	DRAWING NO.
1719	1:200 @A1	A-204
DRAWN	CHECKED	
PG	RO	
DATE	REVISION	
29/10/2018	5	

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22 November 2018

37-39 PUNCHBOWL ROAD
APPROVED DA
8 STOREYS

TWO 2-BEDROOM UNITS HAVE BEEN
CONVERTED INTO THREE 1-BEDROOM UNITS
WITH MINOR ALTERATIONS TO THE FACADE
APPEARANCE. BUILDING ALIGNMENT REMAINS
THE SAME

APARTMENT D506 HAS BEEN CONVERTED
FROM A 3-BEDROOM UNIT INTO A 2-BEDROOM
UNIT

SITE BOUNDARY

1
A-205
PLAN RL 26.00 LEVEL 3

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PROJECT
SECTION 4.55 APPLICATION DA2016/17
MODIFICATIONS TO BUILDING A, B & D
MIXED USE DEVELOPMENT
ADDRESS
27-35 PUNCHBOWL ROAD, BELFIELD.

DRAWING TITLE
RL 26.00 LEVEL 3

PROJECT NO.	SCALE	DRAWING NO.
1719	1:200 @A1	A-205
DRAWN	CHECKED	
PG	RO	
DATE	REVISION	
29/10/2018	5	

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37-39 PUNCHBOWL ROAD
APPROVED DA
8 STOREYS

SITE BOUNDARY

1
A-206
PLAN RL 29.00 LEVEL 4

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ADDRESS
27-35 PUNCHBOWL ROAD, BELFIELD.

DRAWING TITLE
RL 29.00 LEVEL 4

PROJECT NO.	SCALE	DRAWING NO.
1719	1:200 @A1	A-206
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22 November 2018

37-39 PUNCHBOWL ROAD
APPROVED DA
8 STOREYS

SITE BOUNDARY

1
A-207
PLAN RL 32.00 LEVEL 5

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MIXED USE DEVELOPMENT
ADDRESS
27-35 PUNCHBOWL ROAD, BELFIELD.

DRAWING TITLE
RL 32.00 LEVEL 5

PROJECT NO.	SCALE	DRAWING NO.
1719	1:200 @A1	A-207
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DATE 29/10/2018	REVISION 5	

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37-39 PUNCHBOWL ROAD
APPROVED DA
8 STOREYS

ADDITION OF 1 STOREY TO BUILDING A & PART
OF BUILDING B

REVISED LAYOUT TO APARTMENT D801 TO
INCREASE PRIVACY, MINOR ALTERATION OF THE
FACADE.

APARTMENT D805 HAS BEEN
CONVERTED FROM A 2-BEDROOM
UNIT INTO A 3-BEDROOM
UNIT

SITE BOUNDARY

1
A-208
PLAN RL 35.00 LEVEL 6

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MODIFICATIONS TO BUILDING A, B & D
MIXED USE DEVELOPMENT
ADDRESS
27-35 PUNCHBOWL ROAD, BELFIELD.

DRAWING TITLE
RL 35.00 LEVEL 6

PROJECT NO.	SCALE	DRAWING NO.
1719	1:200 @A1	A-208
DRAWN PG	CHECKED RO	
DATE 29/10/2018	REVISION 5	

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REVISED SKYLIGHT LOCATION
FOLLOWING AMENDED
LAYOUT BELOW

37-39 PUNCHBOWL ROAD
APPROVED DA
8 STOREYS

ADDITION OF 1 STOREY TO BUILDING A & PART
OF BUILDING B

REVISED SKYLIGHT LOCATION FOLLOWING
AMENDED LAYOUT BELOW

SITE BOUNDARY

1
A-209
ROOF PLAN

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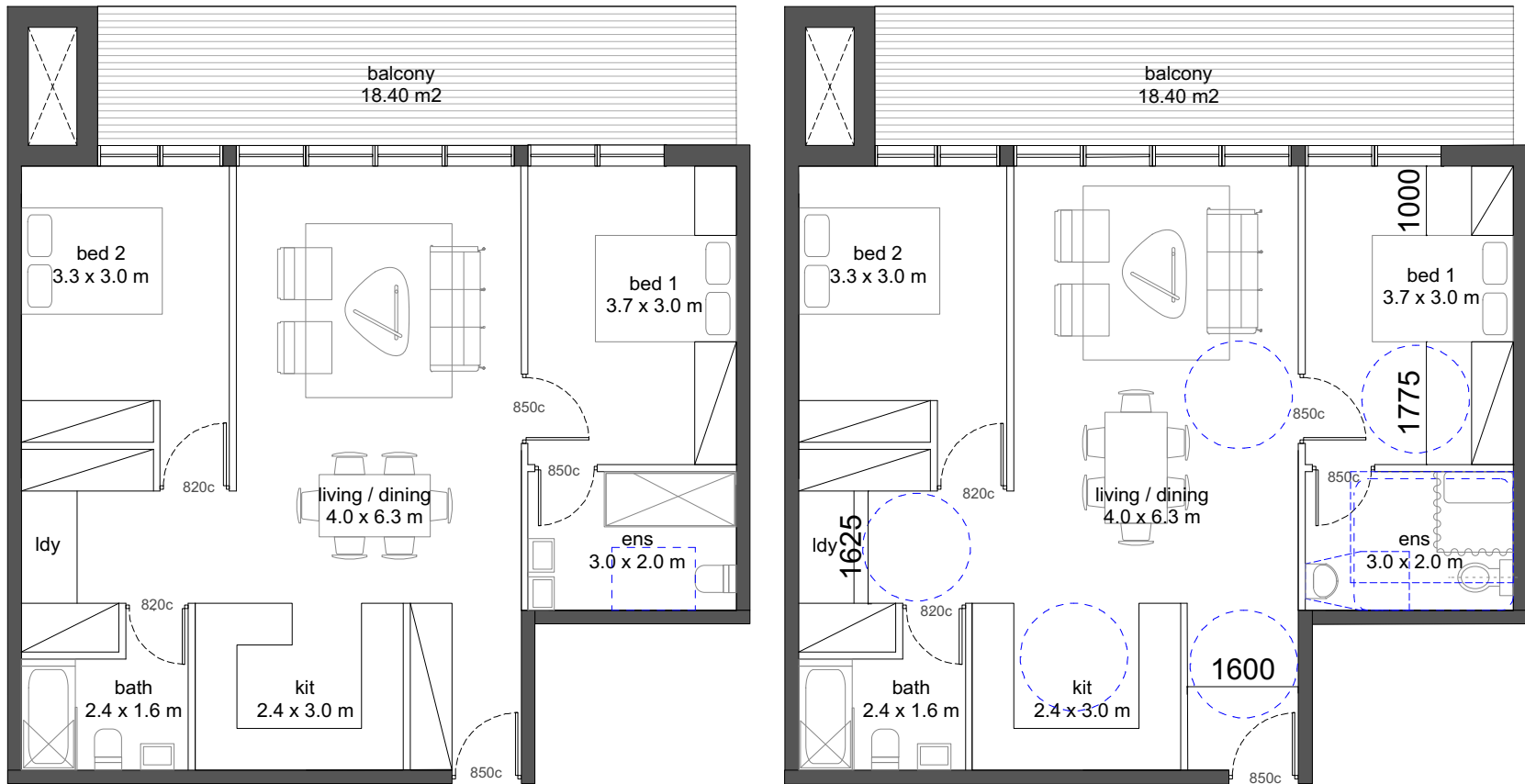
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ADDRESS
27-35 PUNCHBOWL ROAD, BELFIELD.

DRAWING TITLE ROOF PLAN		
PROJECT NO. 1719	SCALE 1:200 @A1	DRAWING NO. A-209
DRAWN PG	CHECKED RO	
DATE 29/10/2018	REVISION 5	

PRE-ADAPTATION

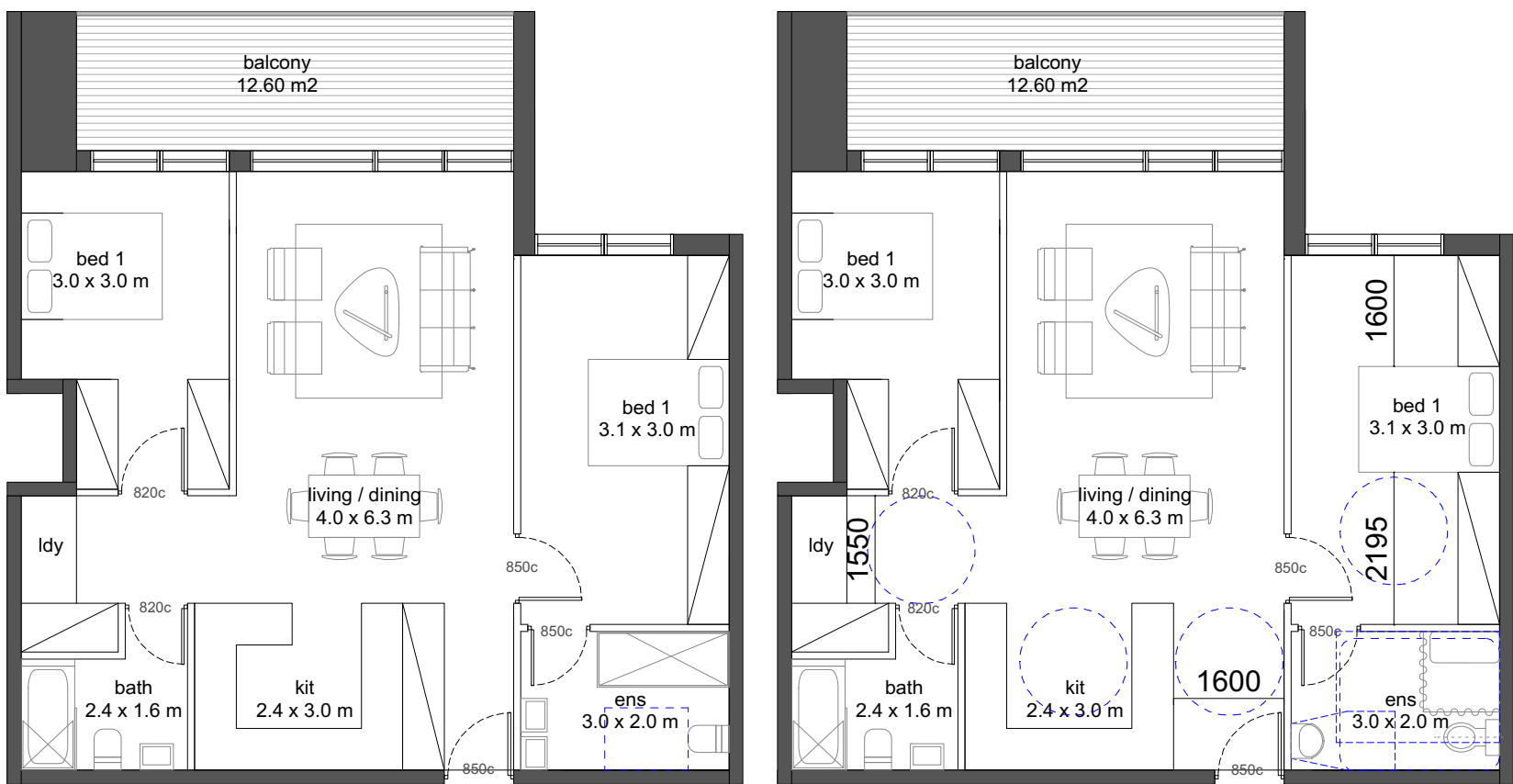
POST-ADAPTATION



1 ADAPTABLE UNITS F101 / F201 / F301 / F401
A-250

PRE-ADAPTATION

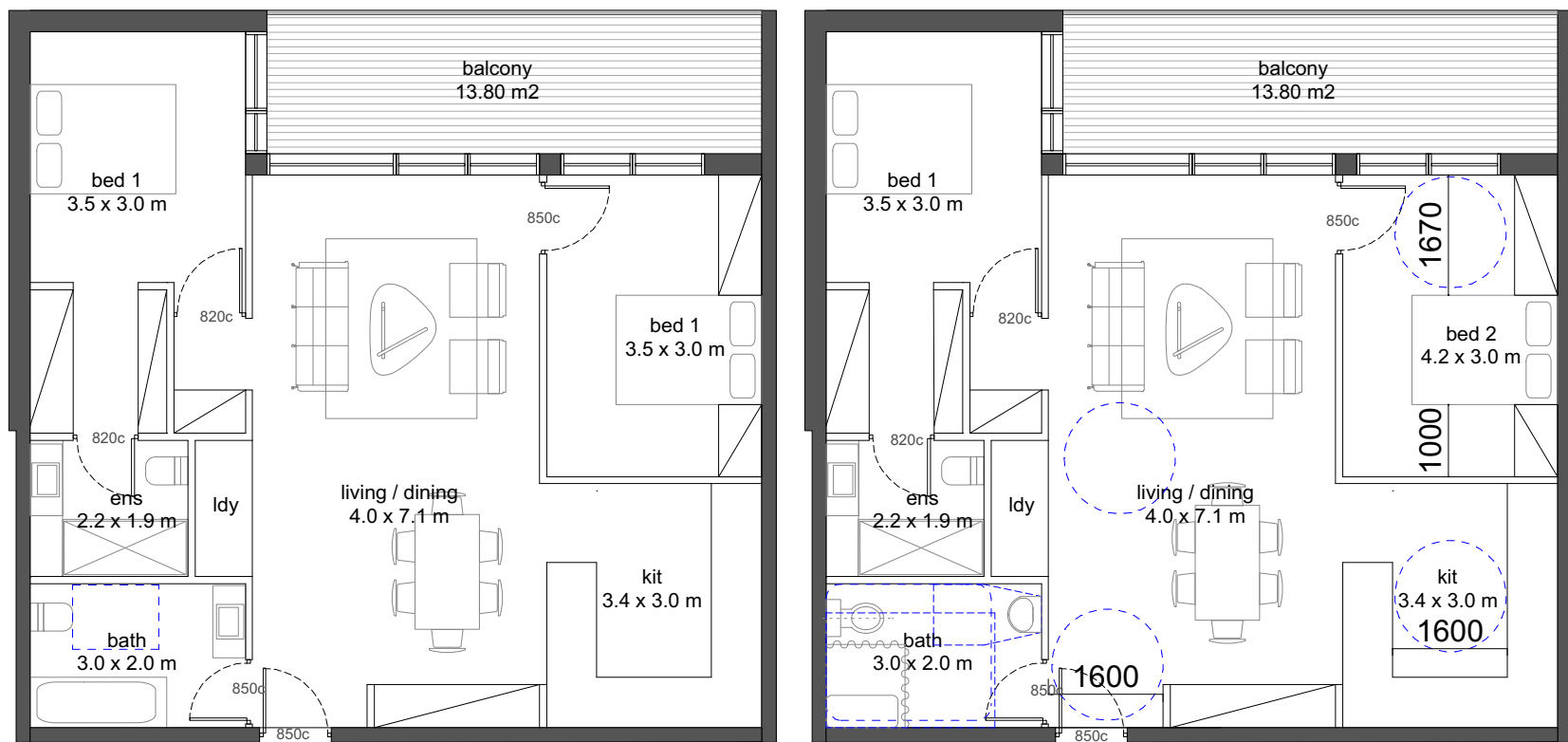
POST-ADAPTATION



2 ADAPTABLE UNITS E201 / E301 / E401 / E501
A-250

PRE-ADAPTATION

POST-ADAPTATION



3 ADAPTABLE UNITS D401 / D501 / D601 / D701
A-250

- THERE ARE 12 ADAPTABLE APRTMENTS
OUT OF 122 (10 %)

- THERE ARE A TOTAL OF 24 SILVER LEVEL
APARTMENTS (INCLUDING THE 12
ADAPTABLE APARTMETNS) OUT OF 122
(20 %)



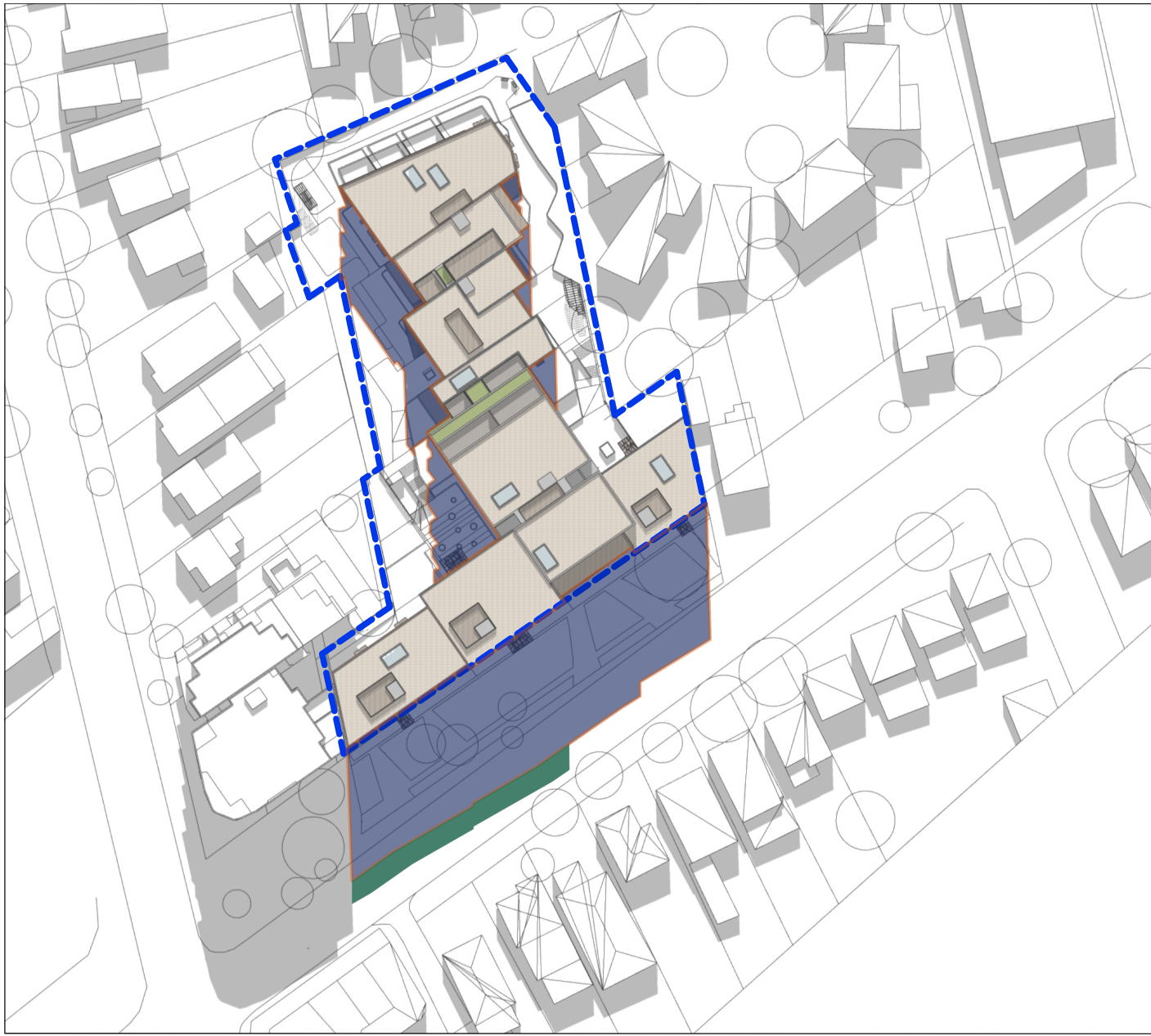
9.00 hrs



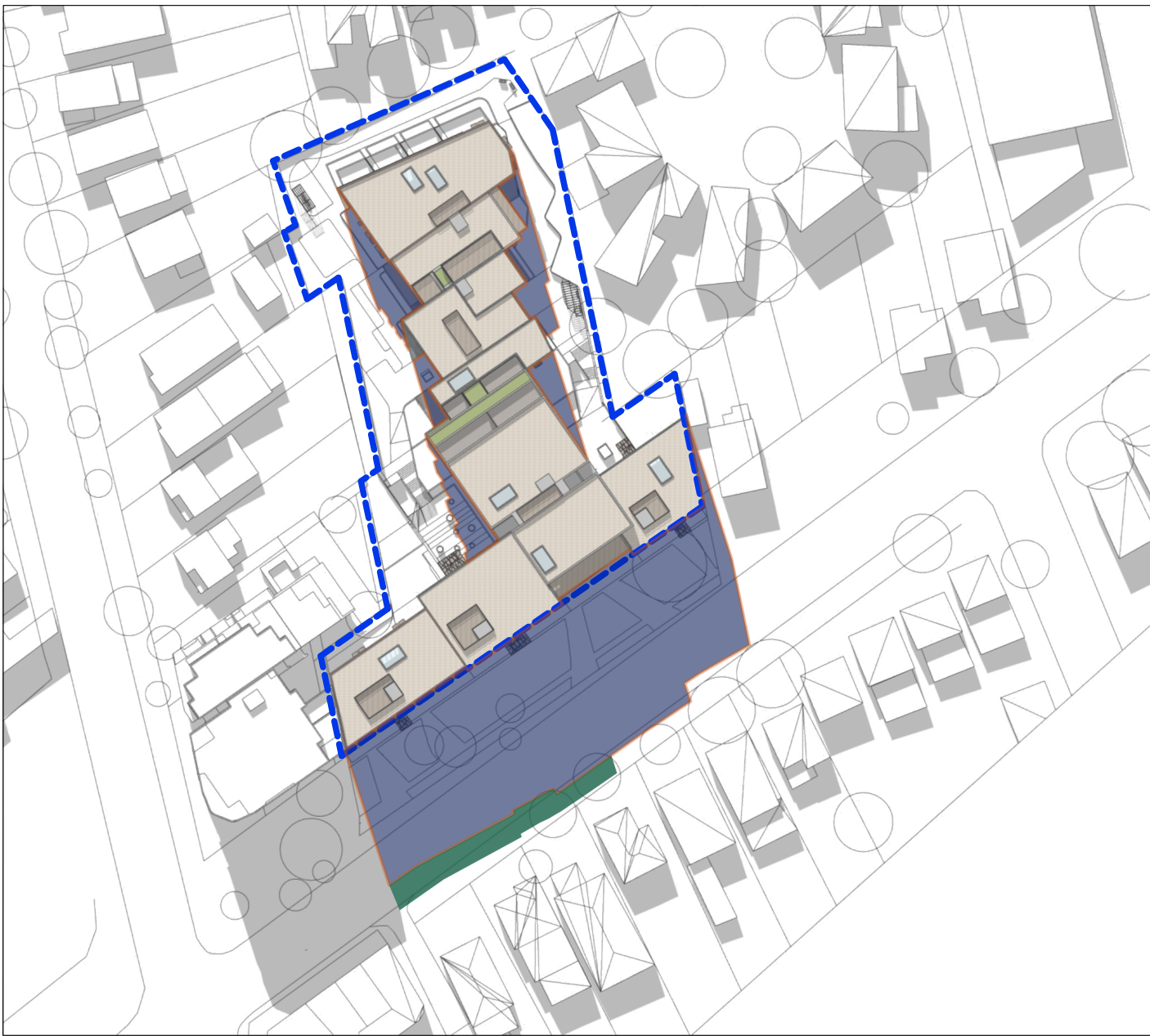
10.00 hrs



11.00 hrs



12.00 hrs



13.00 hrs



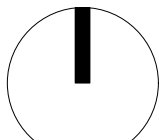
14.00 hrs



15.00 hrs

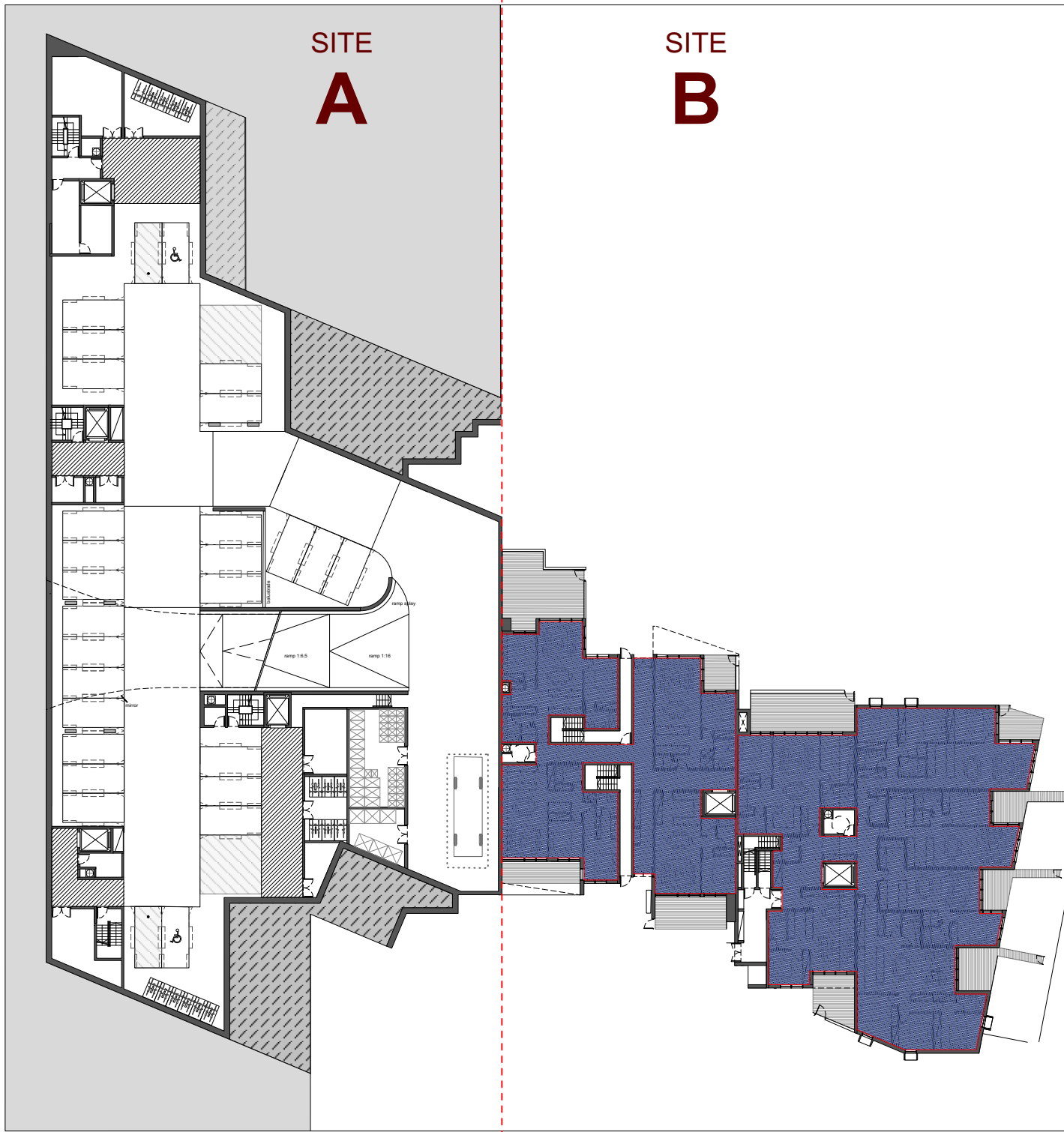
- SITE BOUNDARY
- SHADOW CAST BY THE APPROVED BUILDING
- ADDITIONAL SHADOW CAST BY THE PROPOSED MODIFICATIONS

As shown in the diagrams of this sheet, the additional impact of the proposed extra storey in the surroundings is minimal. The new massing only casts shadows to Punchbowl Road for most of the day and only slightly affects 5 dwellings on the southern side of Punchbowl Road between 2 pm and 3 pm in mid winter.

 N
WINTER SOLSTICE. JUNE 21st
SHADOW DIAGRAMS

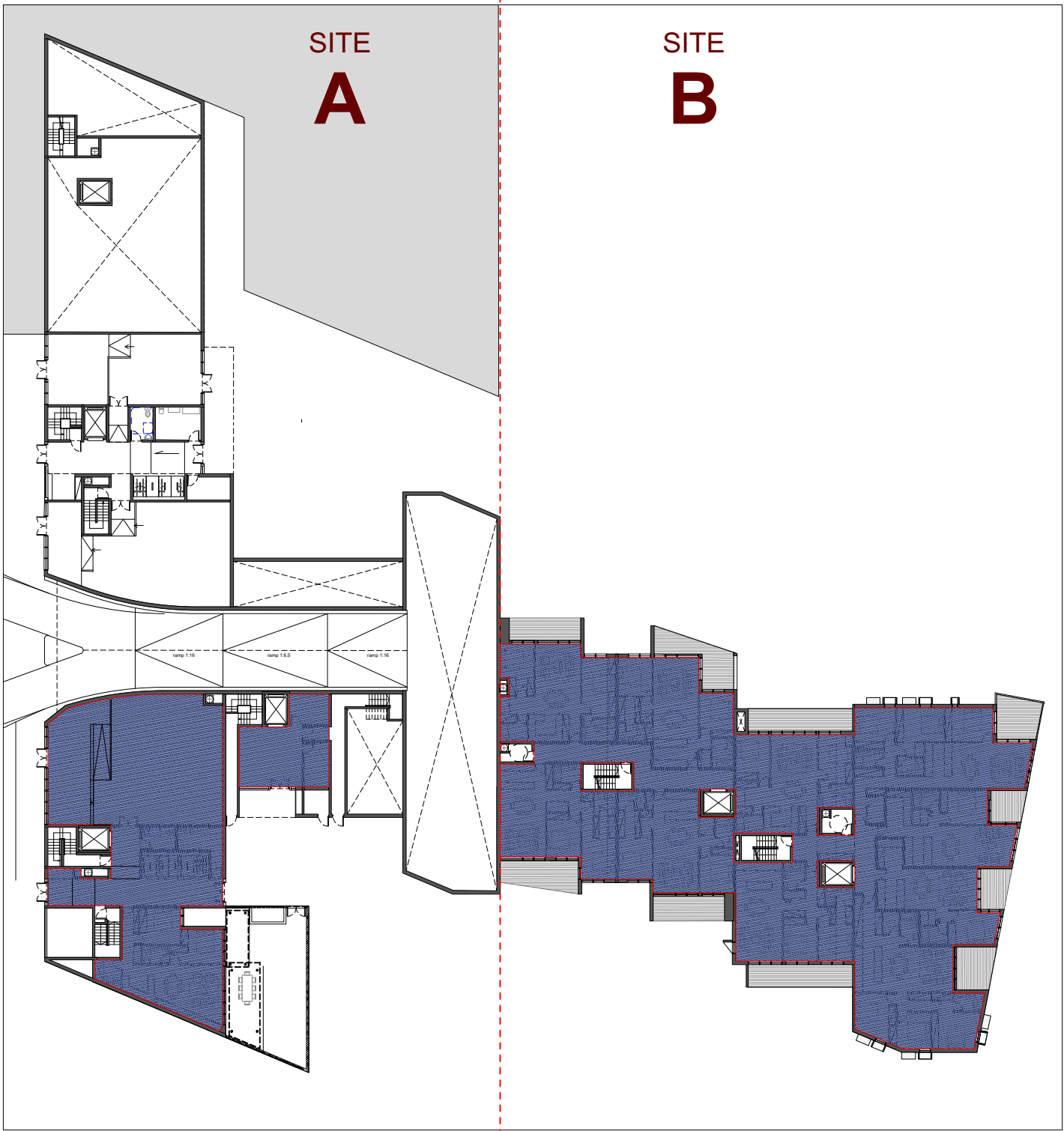
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RL 14.00
SITE A GFA -

SITE B GFA= 867 m2



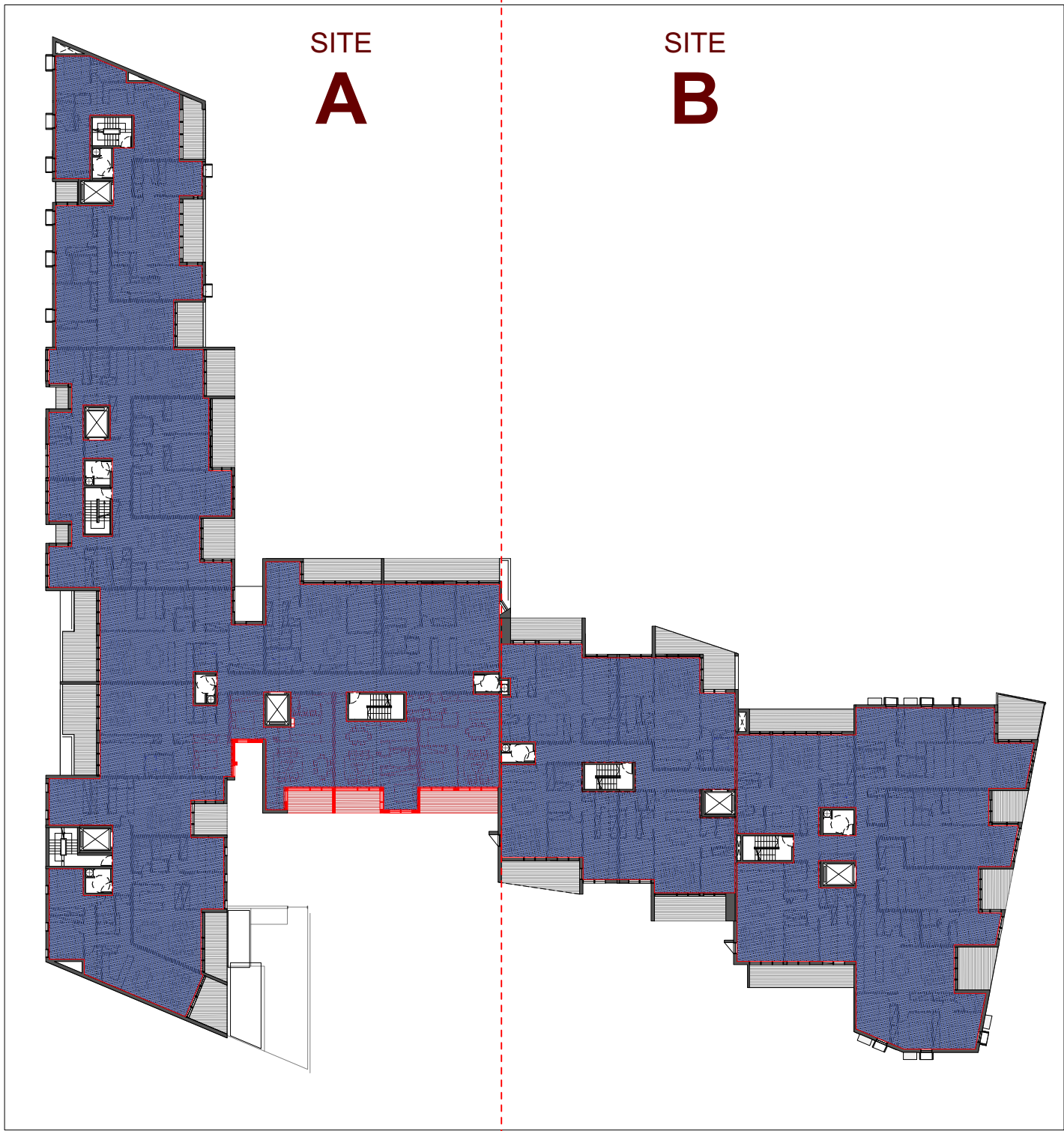
RL 17.00
SITE A GFA = 387 m2

SITE B GFA= 907 m2



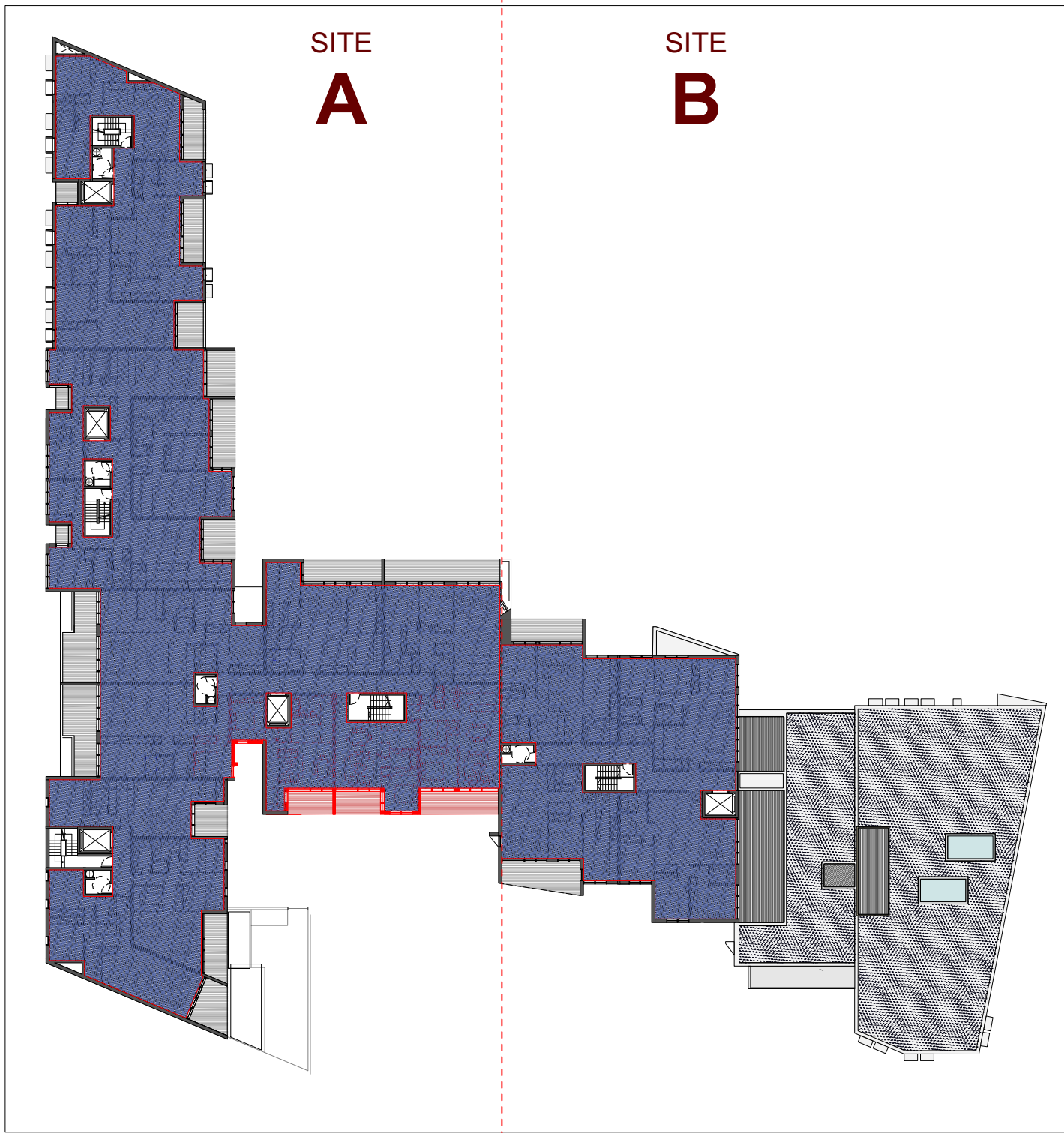
RL 20.00
SITE A GFA = 1184 m2

SITE B GFA= 907 m2



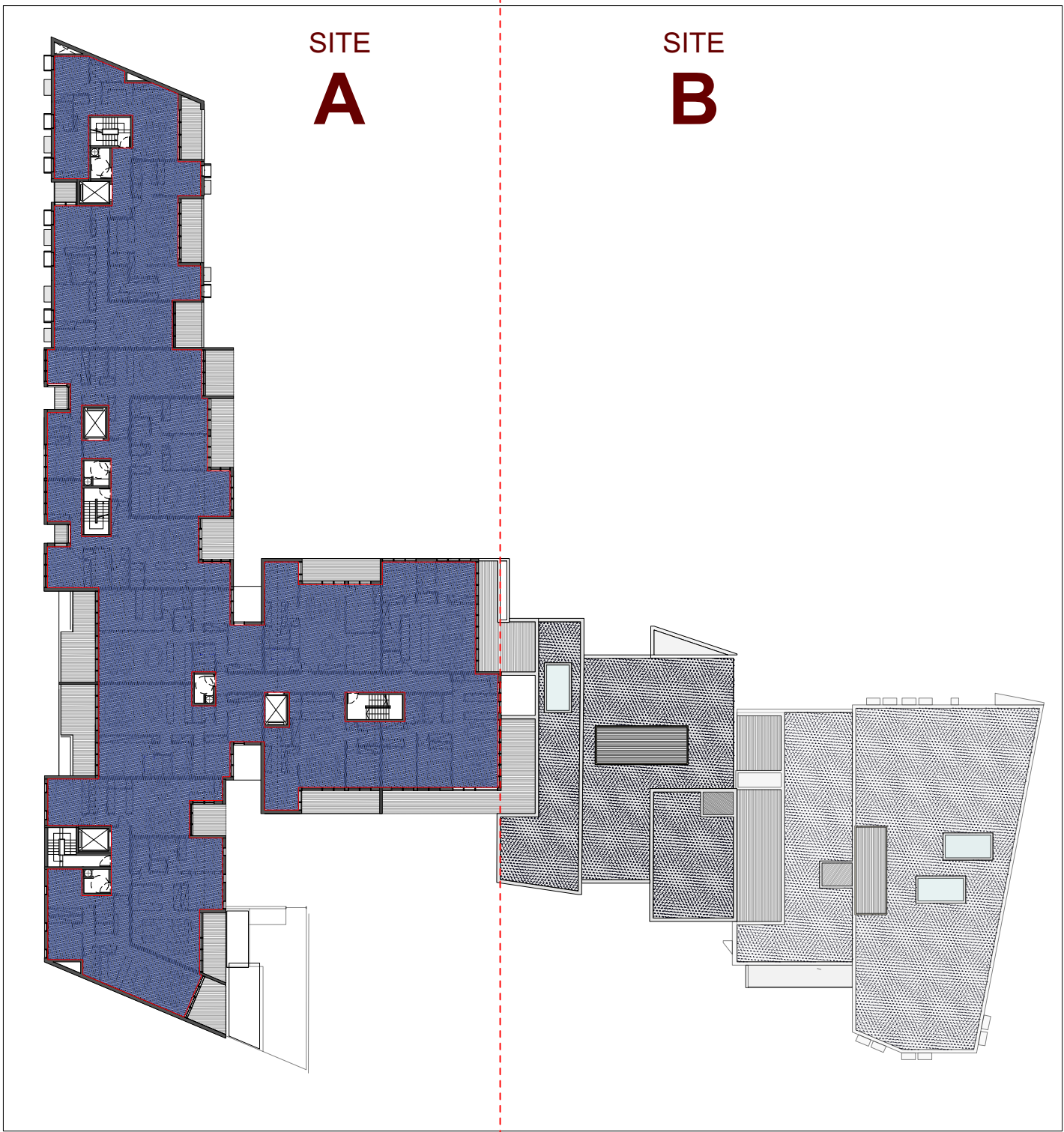
RL 23.00
BUILDING A GFA = 1327 m2

BUILDING B GFA= 907 m2



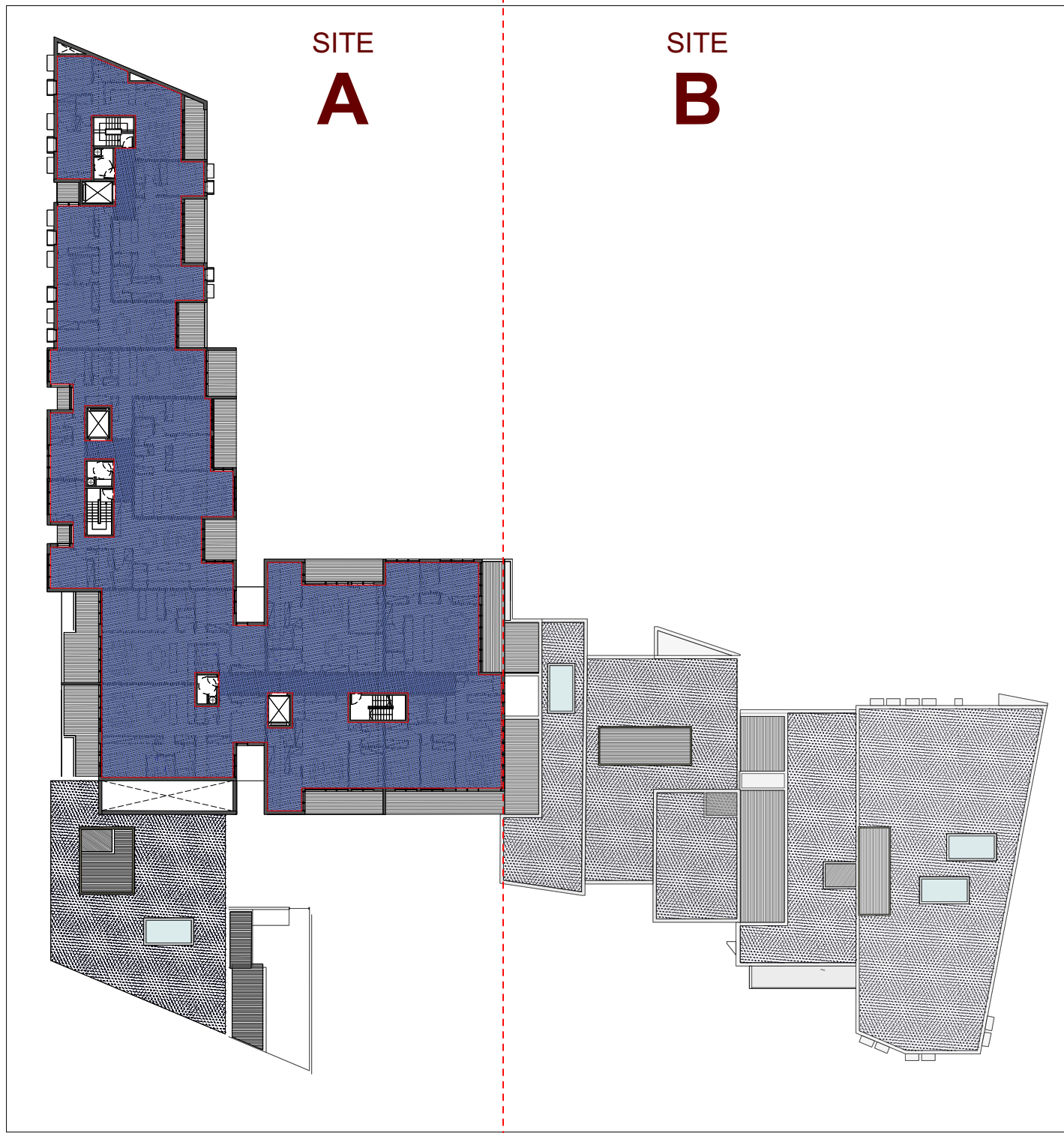
RL 26.00
SITE A GFA = 1332 m2

SITE B GFA= 396 m2



RL 29.00
SITE A GFA = 1331 m2

SITE B GFA -



RL 32.00
SITE A GFA = 1096 m2

SITE B GFA -



RL 35.00
SITE A GFA = 1,020 m2

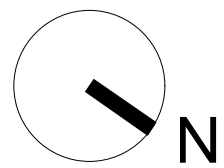
SITE B GFA -

SITE A = 2,708 m2
SITE A TOTAL GFA = 7,677 m2
BUILDING A FSR = 2.84: 1

SITE B = 2,705 m2
SITE B TOTAL GFA = 3,984 m2
SITE B FSR = 1.47: 1

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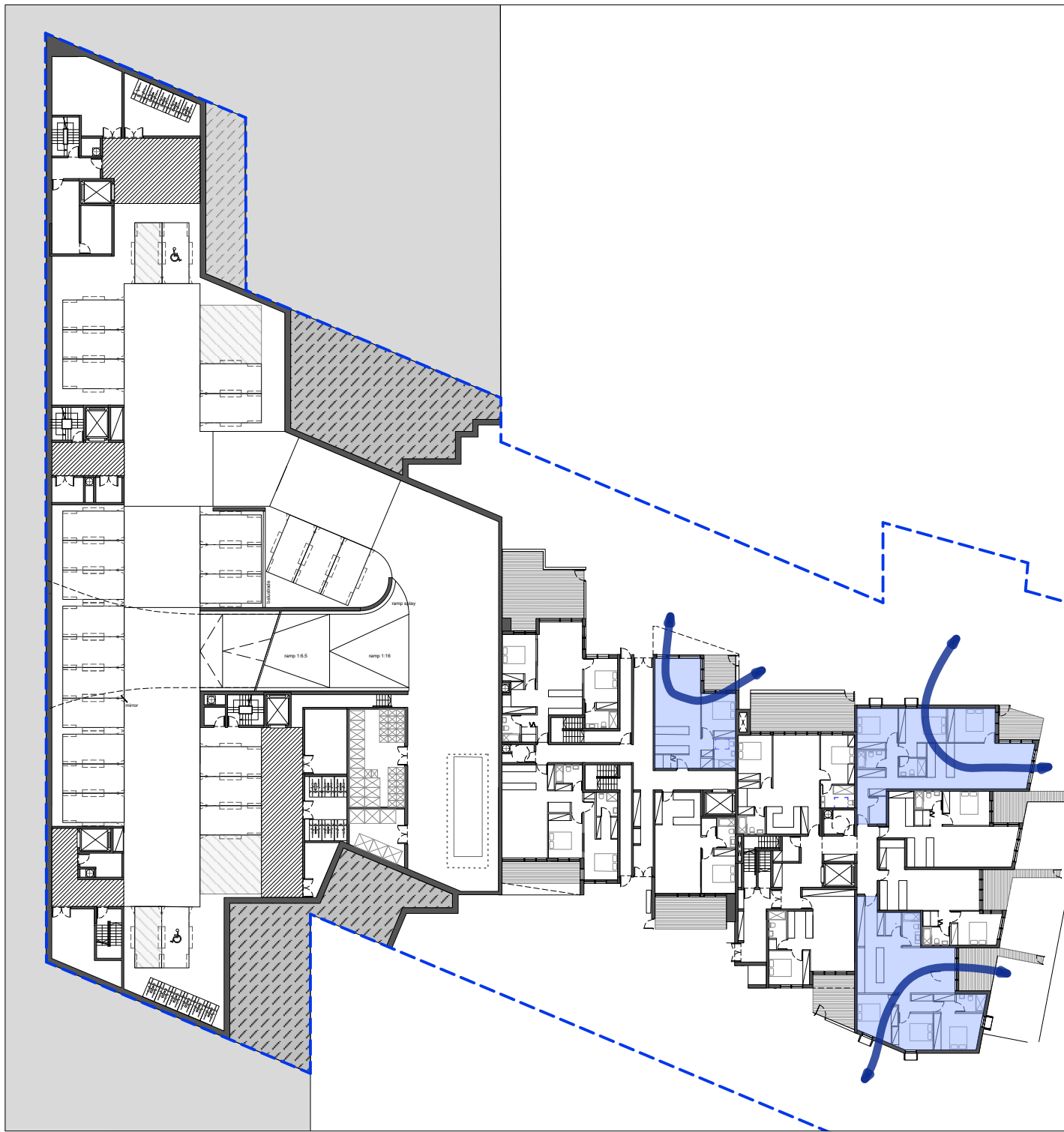
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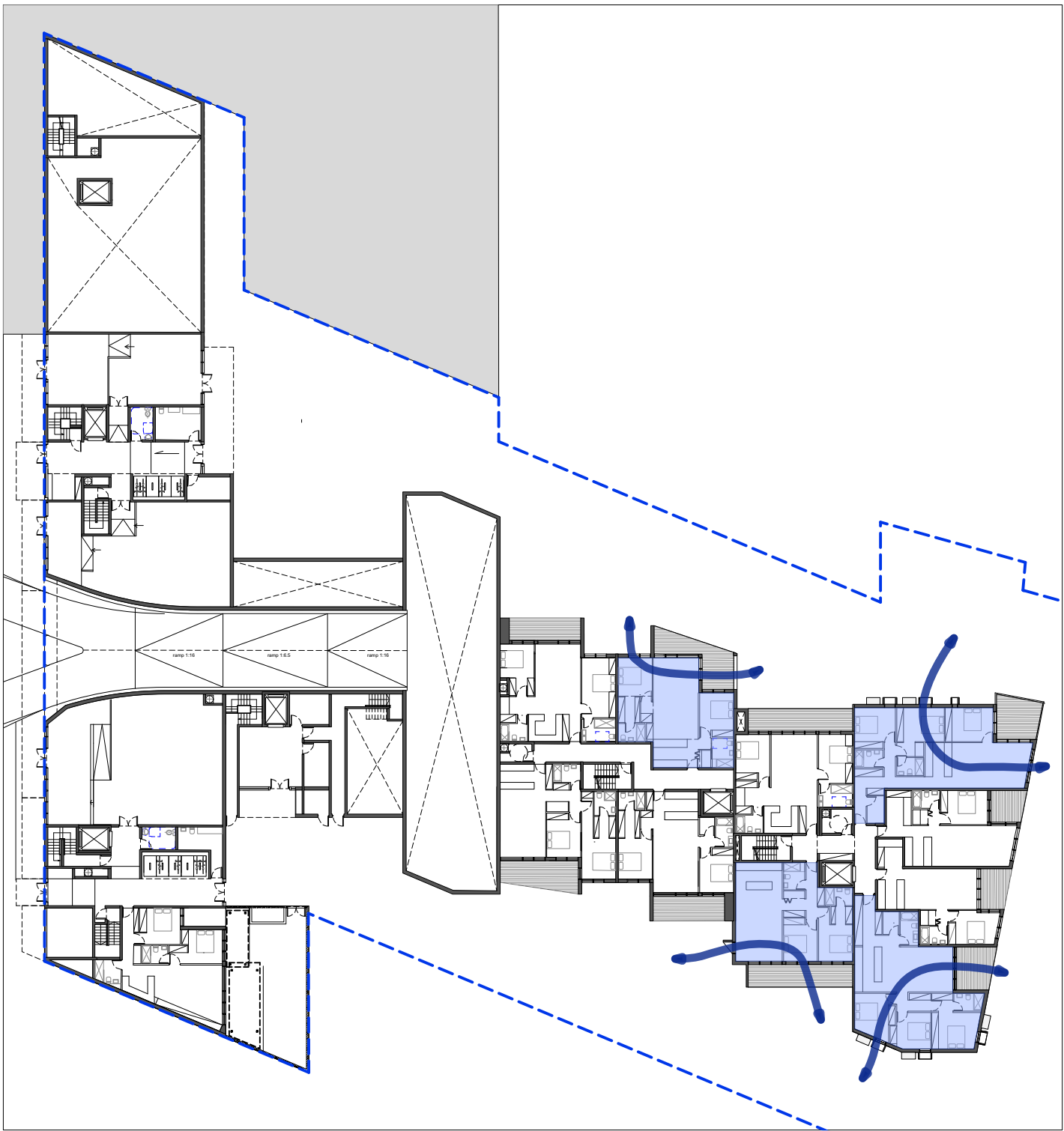
DRAWING TITLE
GFA CALCULATIONS

PROJECT NO. 1719	SCALE 1:500 @A1	DRAWING NO. A-850
DRAWN PG	CHECKED RO	
DATE 29/10/2018	REVISION 5	

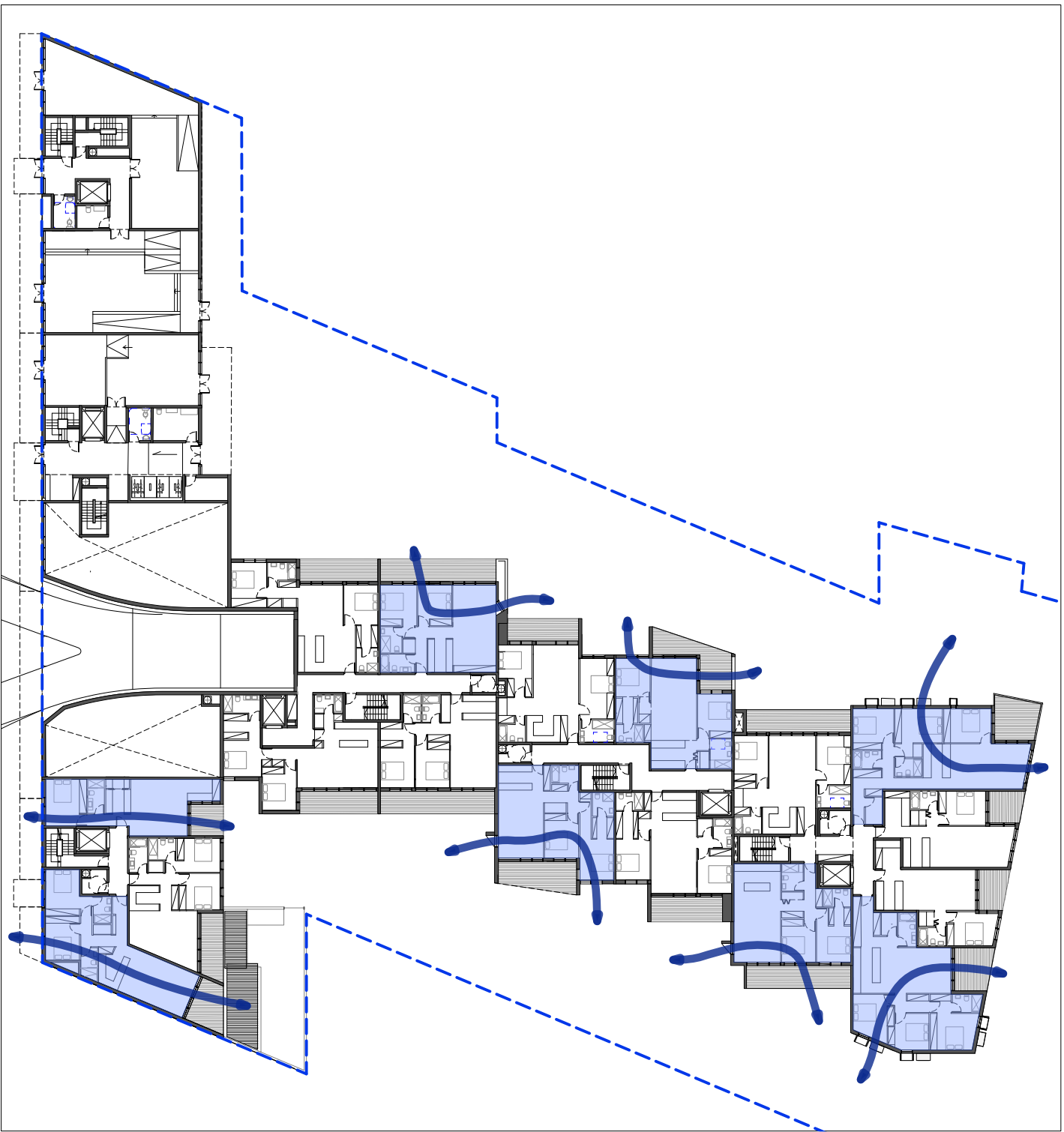
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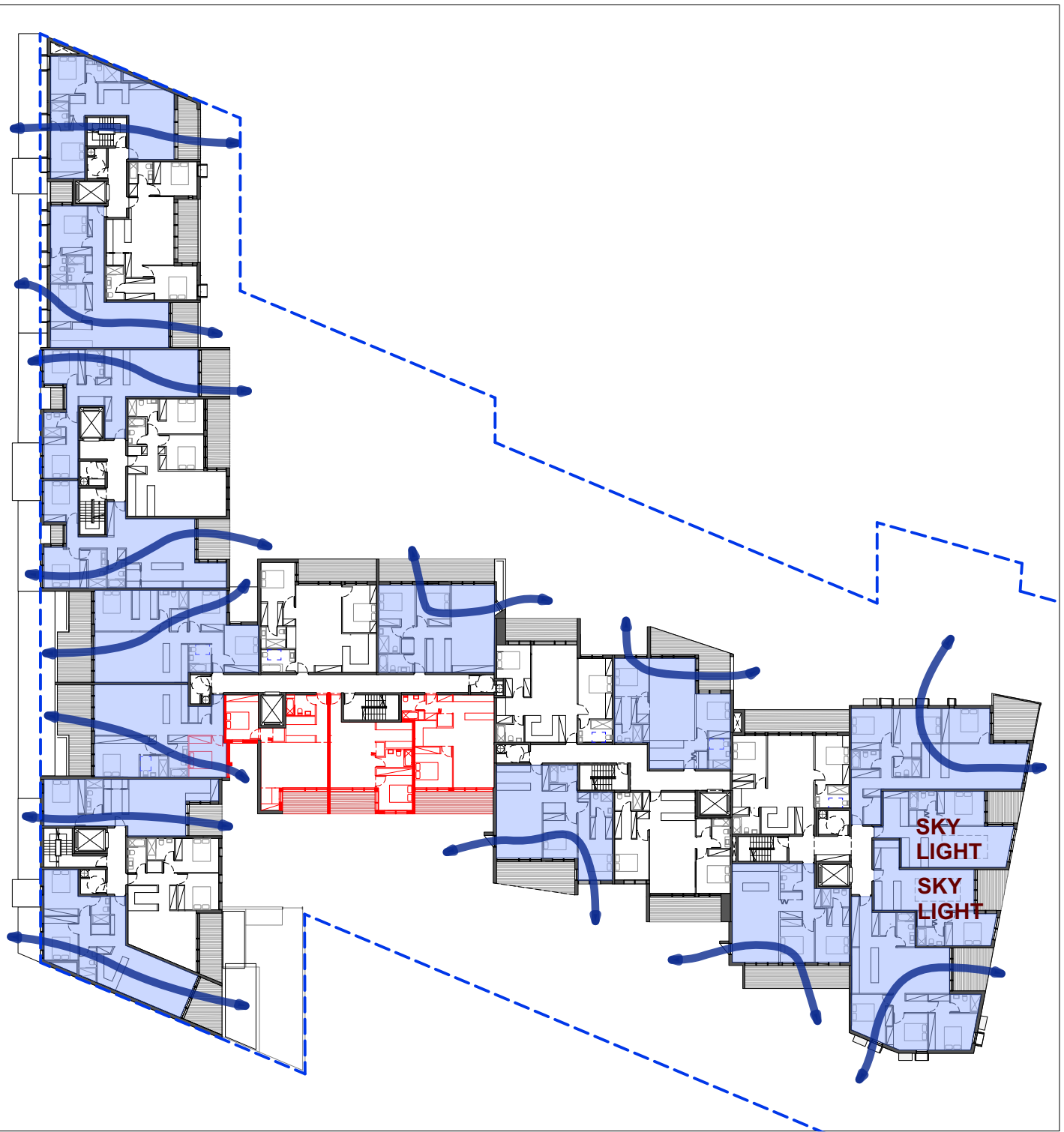
RL 14.00
3 OUT OF 10 APARTMENTS ARE CROSS-VENTILATED



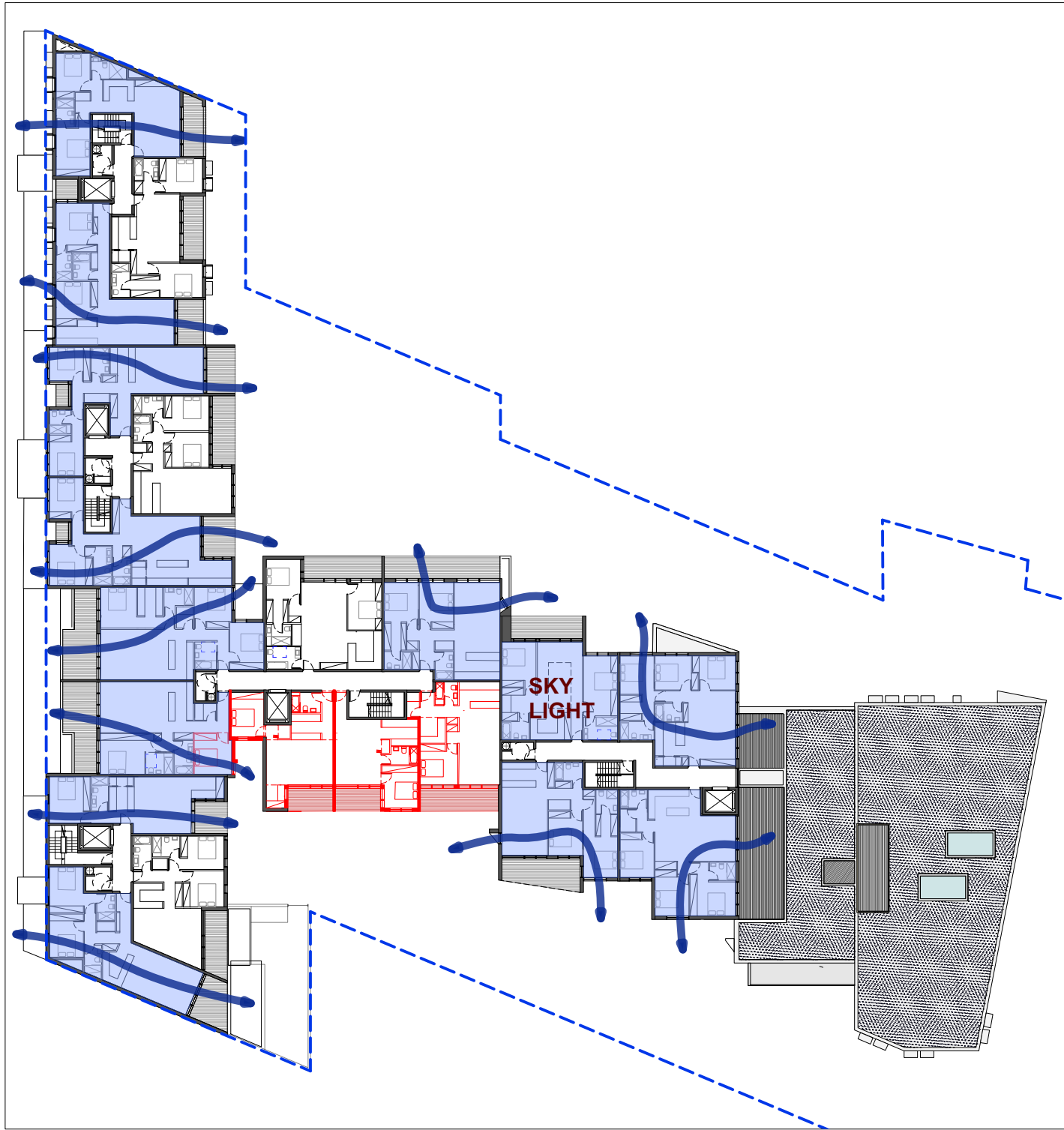
RL 17.00
4 OUT OF 11 APARTMENTS ARE CROSS-VENTILATED



RL 20.00
8 OUT OF 17 APARTMENTS ARE CROSS-VENTILATED



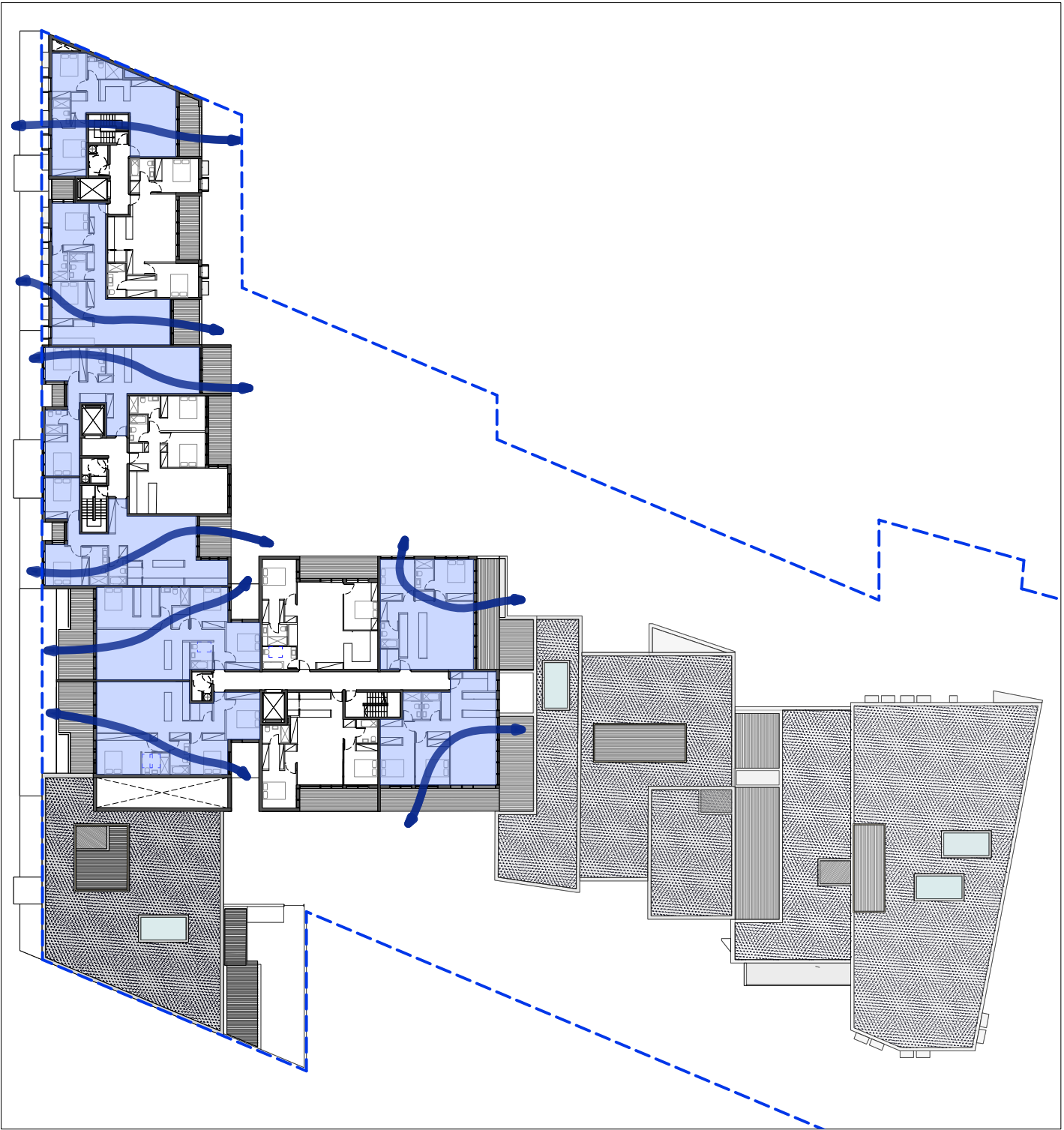
RL 23.00
16 OUT OF 26 APARTMENTS ARE CROSS-VENTILATED



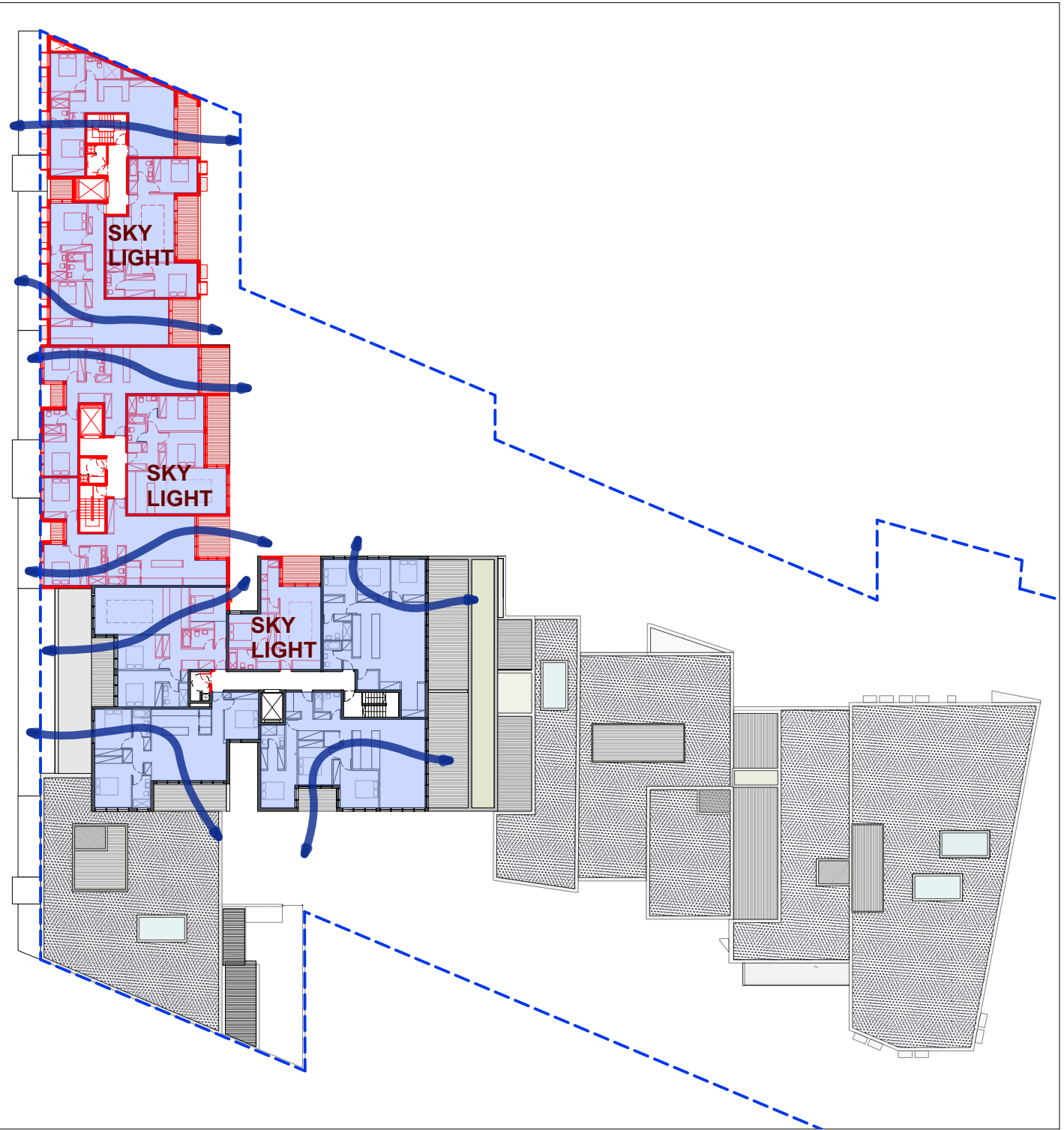
RL 26.00
13 OUT OF 20 APARTMENTS ARE CROSS-VENTILATED



RL 29.00
11 OUT OF 15 APARTMENTS ARE CROSS-VENTILATED



RL 32.00
8 OUT OF 12 APARTMENTS ARE CROSS-VENTILATED



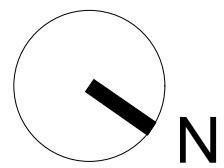
RL 35.00
11 OUT OF 11 APARTMENTS ARE CROSS-VENTILATED

74 OUT OF 122 APARTMENTS ARE CROSS VENTILATED (60.65 %)

7 APARTMENTS USE SKYLIGHTS FOR CROSS VENTILATION

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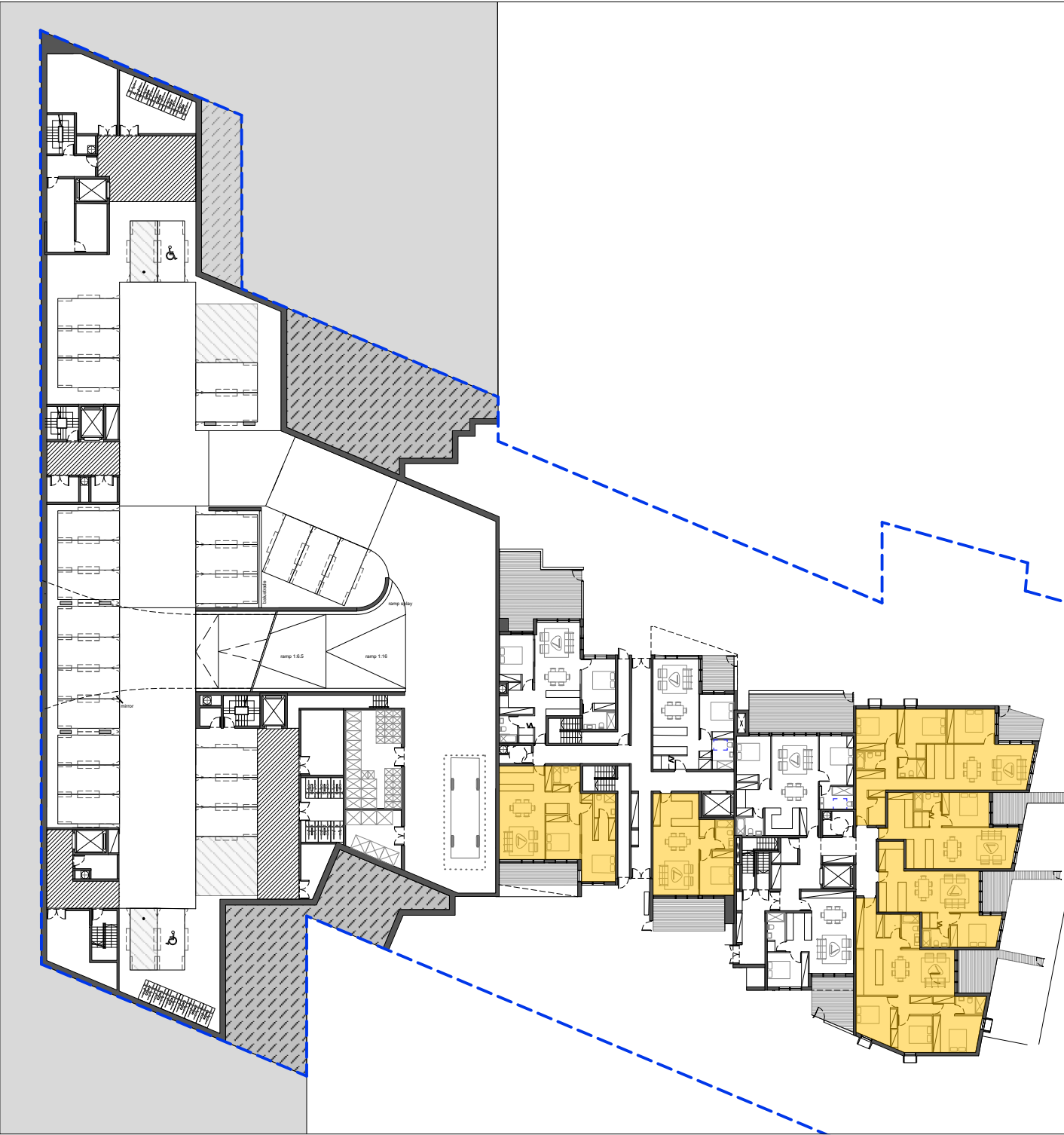
**DA2016/017/02
22 November 2018**



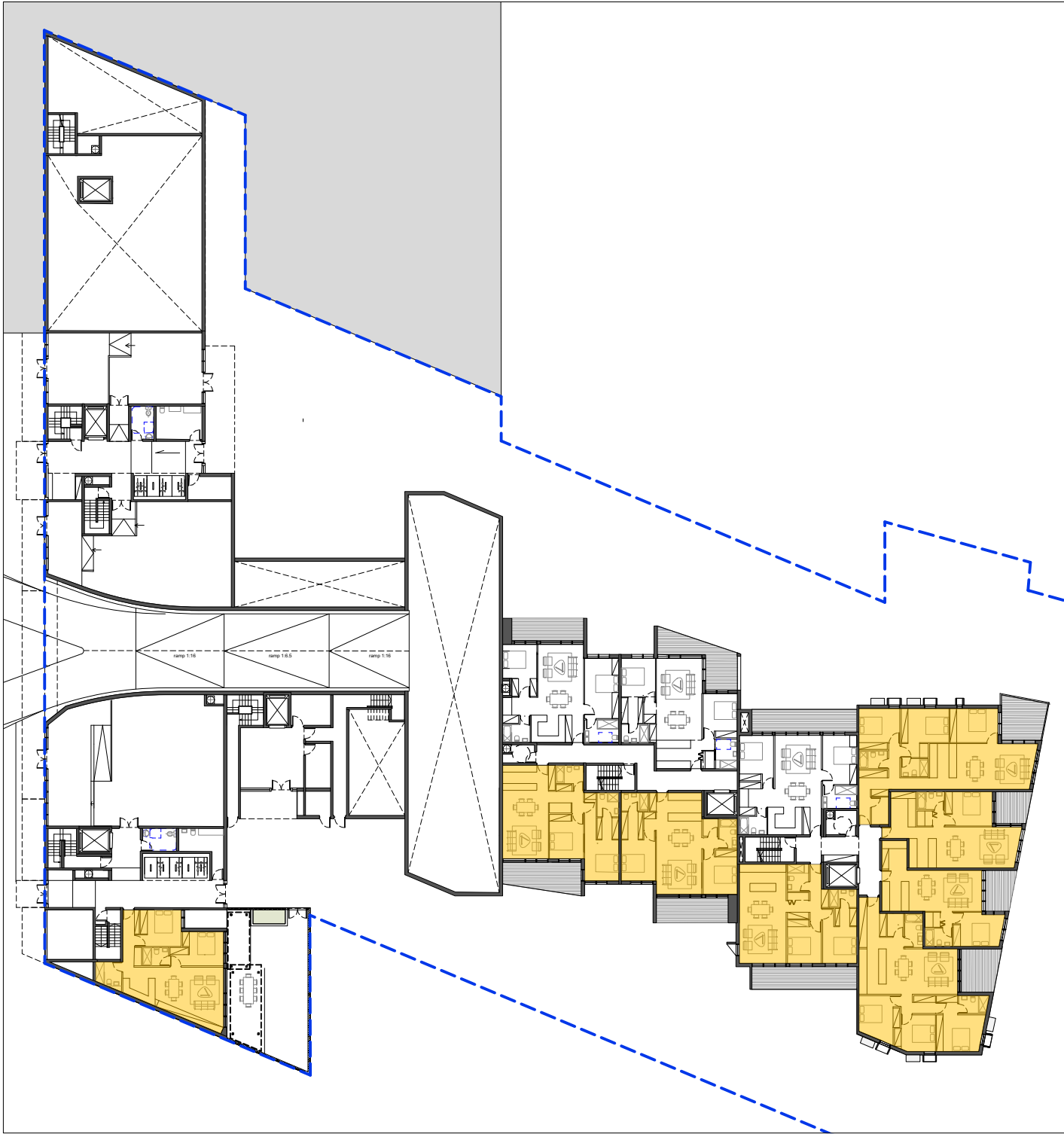
ISSUE	DATE	DESCRIPTION
1	22/11/17	FOR INFORMATION
2	19/12/17	FOR INFORMATION
3	28/2/18	SECTION 96 APPLICATION
4	26/9/18	DRAFT FOR INFORMATION
5	29/10/18	FOR S4.55 SUBMISSION

PROJECT
SECTION 4.55 APPLICATION DA2016/17 MODIFICATIONS TO BUILDING A, B & D MIXED USE DEVELOPMENT
ADDRESS
27-35 PUNCHBOWL ROAD, BELFIELD.

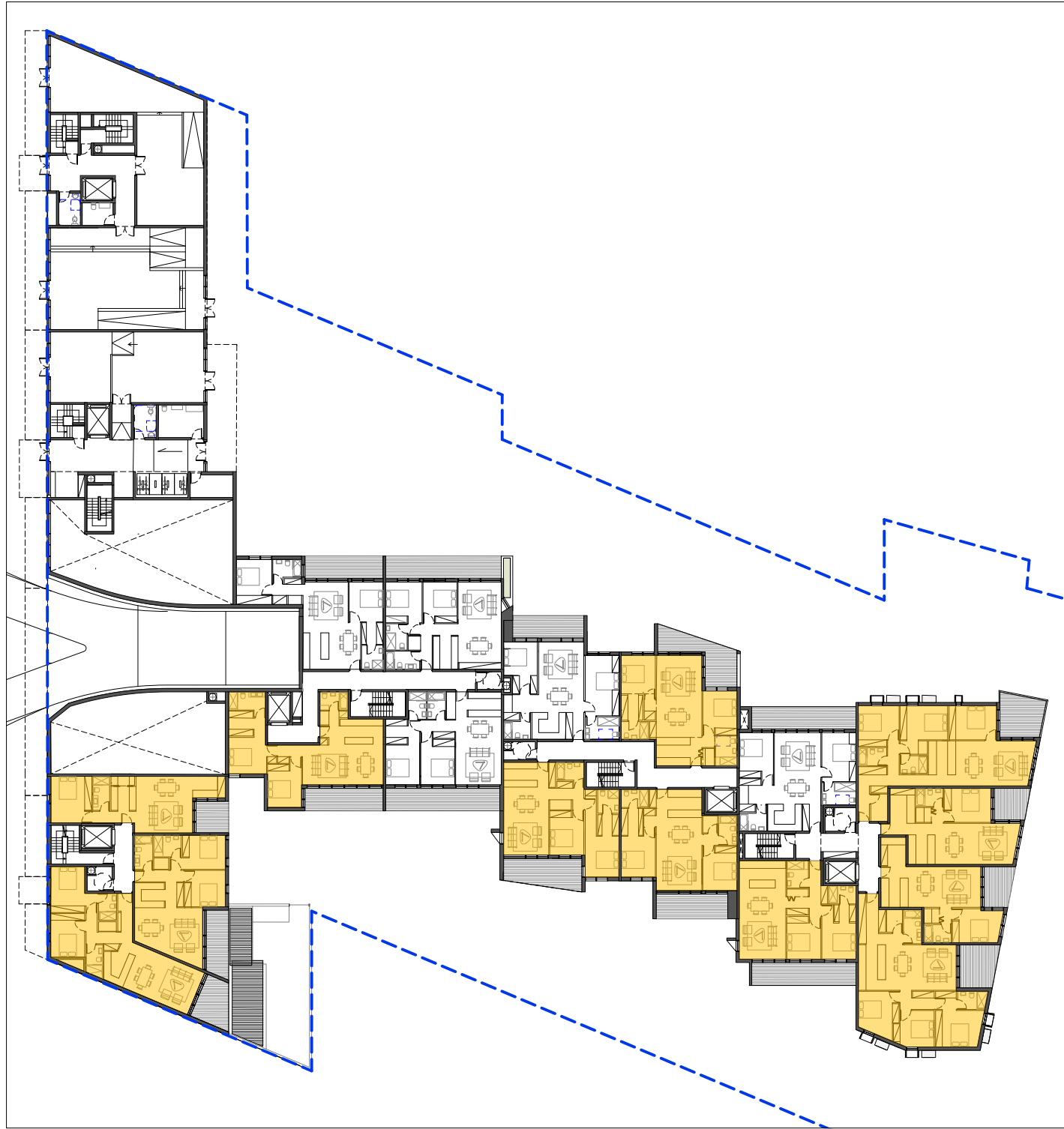
DRAWING TITLE	CROSS VENTILATION DIAGRAMS	
PROJECT NO.	SCALE	DRAWING NO.
1719	1:500 @A1	A-852
DRAWN	CHECKED	
PG	RO	
DATE	REVISION	
29/10/2018	5	



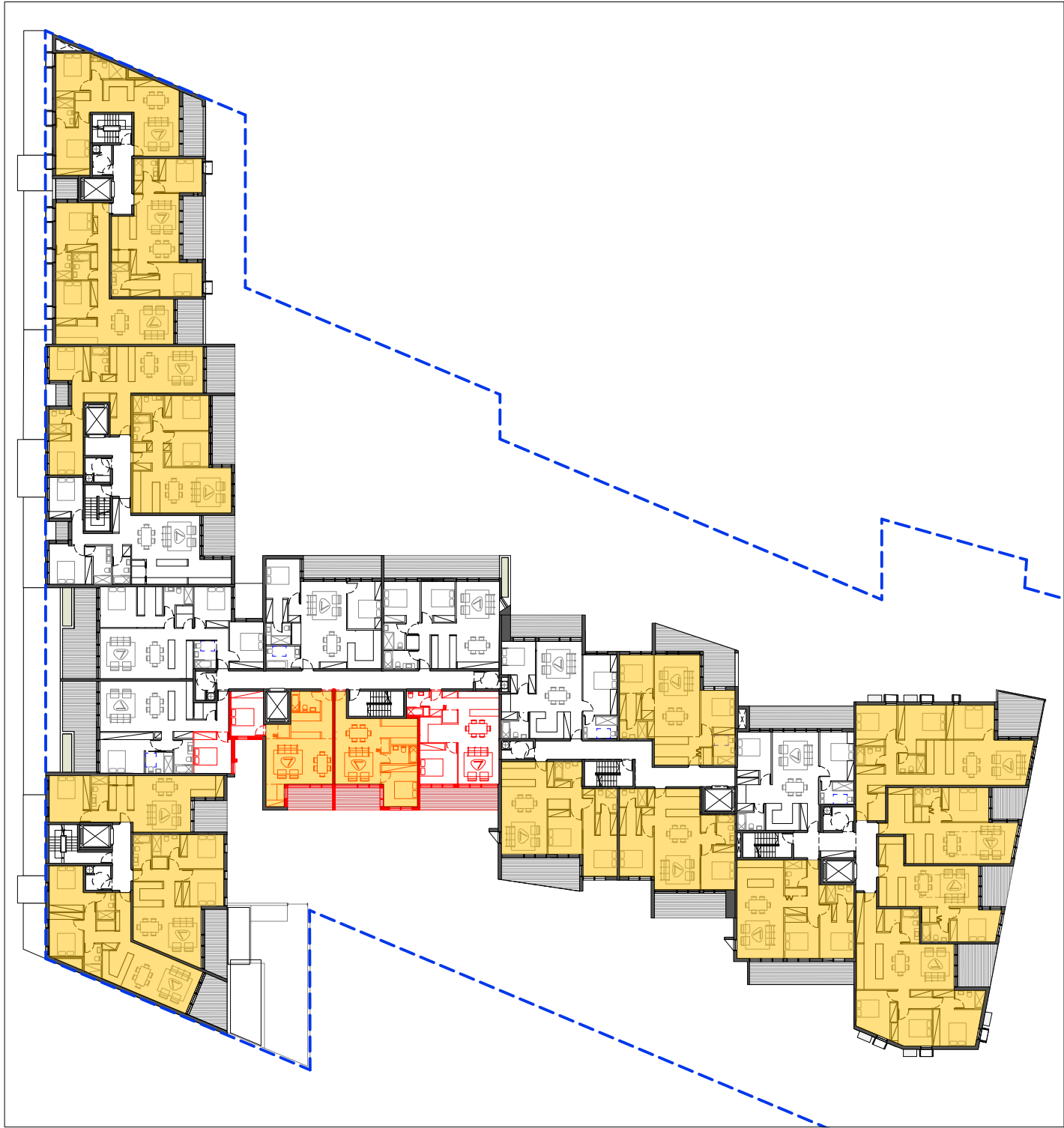
RL 14.00
6 OUT OF 10 APARTMENTS RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT TO LIVING ROOMS AND BALCONIES



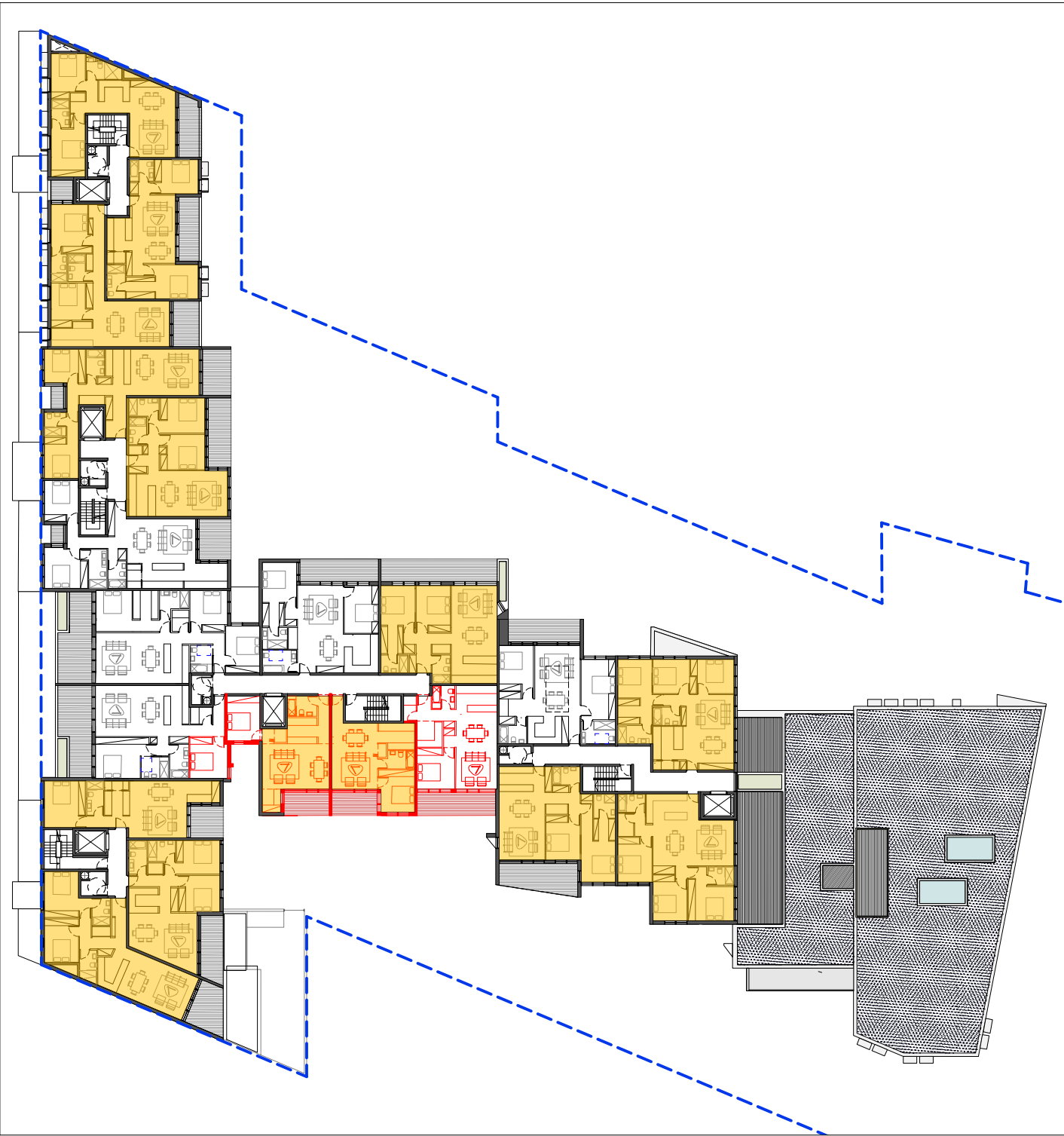
RL 17.00
8 OUT OF 11 APARTMENTS RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT TO LIVING ROOMS AND BALCONIES



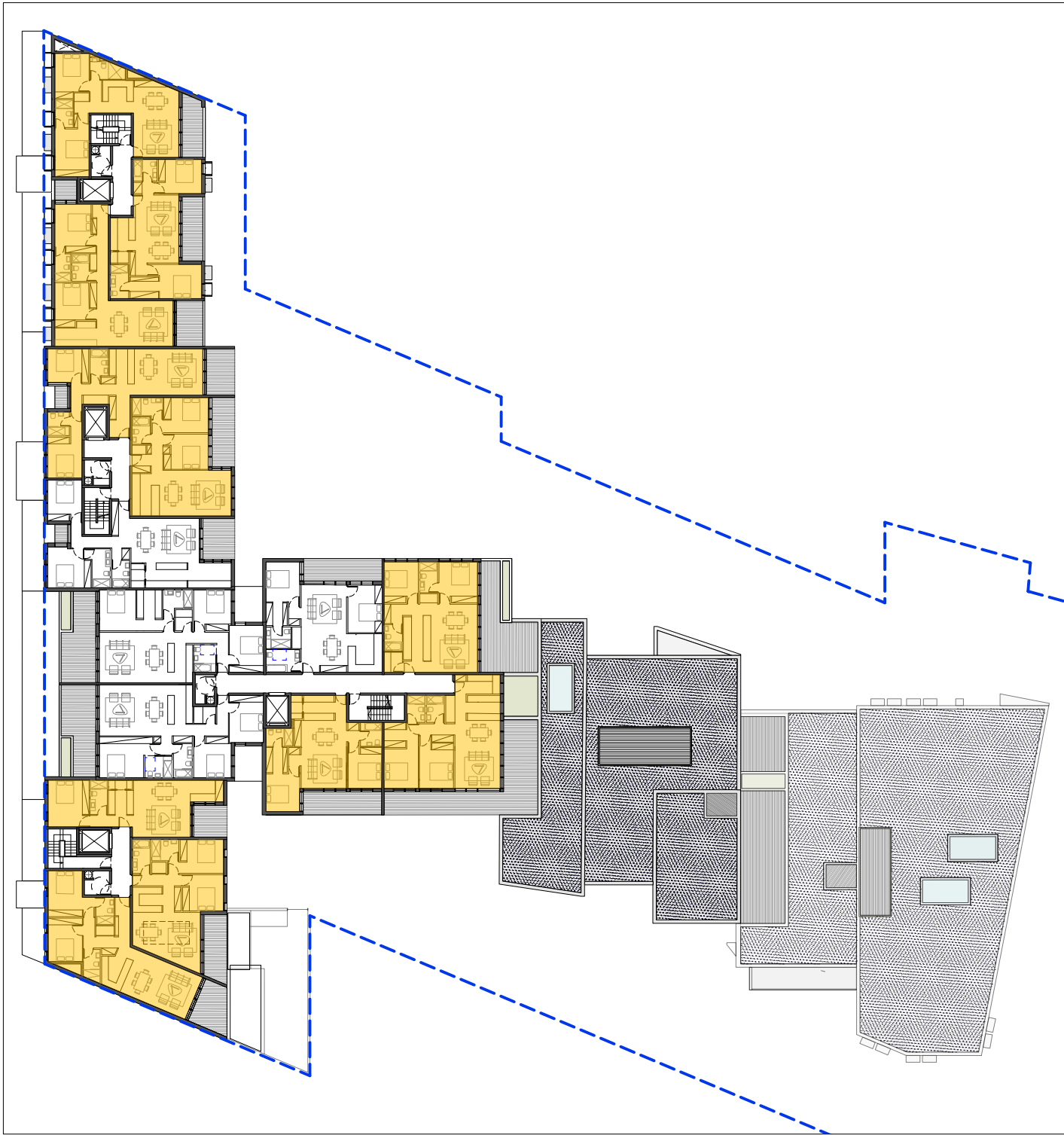
RL 20.00
12 OUT OF 17 APARTMENTS RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT TO LIVING ROOMS AND BALCONIES



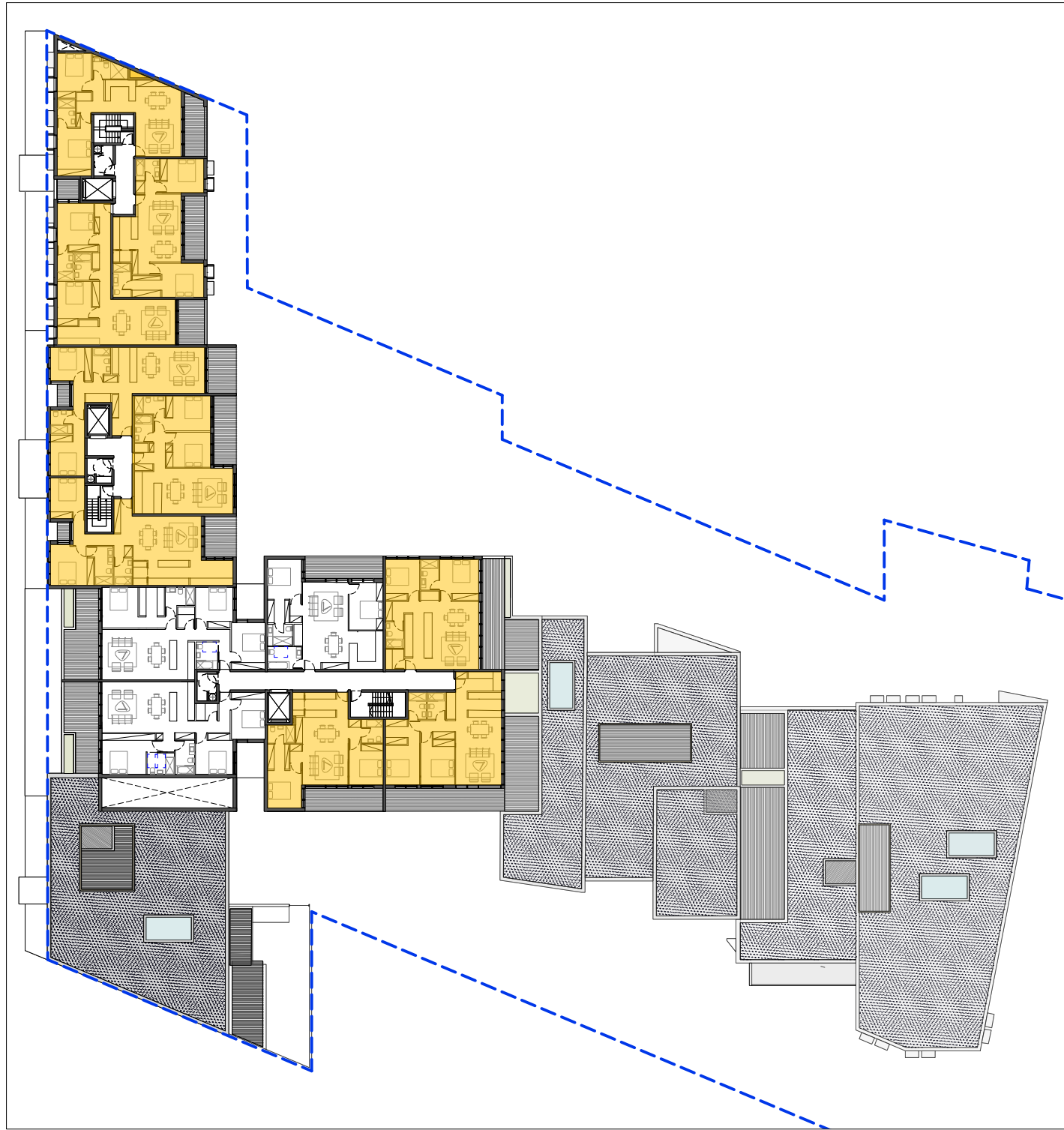
RL 23.00
18 OUT OF 26 APARTMENTS RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT TO LIVING ROOMS AND BALCONIES



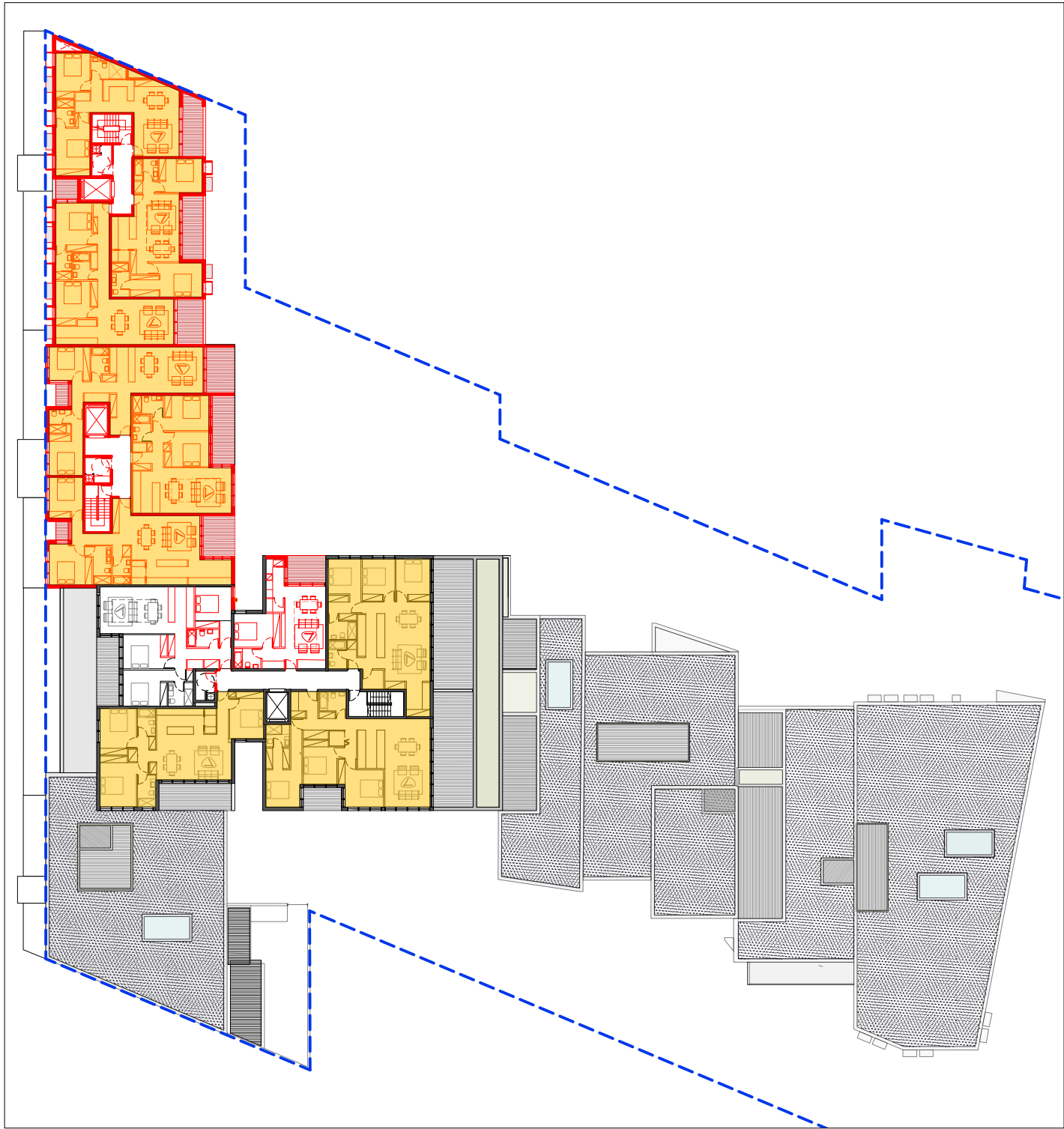
RL 26.00
14 OUT OF 20 APARTMENTS RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT TO LIVING ROOMS AND BALCONIES



RL 29.00
11 OUT OF 15 APARTMENTS RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT TO LIVING ROOMS AND BALCONIES



RL 32.00
9 OUT OF 12 APARTMENTS RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT TO LIVING ROOMS AND BALCONIES



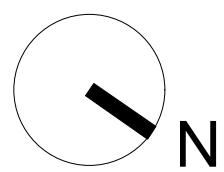
RL 35.00
9 OUT OF 11 APARTMENTS RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT TO LIVING ROOMS AND BALCONIES

87 OUT OF 122 APARTMENTS RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT IN WINTER. (71.30%)

NOTES:
- LIGHT THROUGH SKYLIGHTS HAS NOT BEEN CONSIDERED IN THE CALCULATIONS. 3 ADDITIONAL APARTMETNS WOULD GET LIGHT IF SKYLIGHTS WERE INCLUDED

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22 November 2018



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ISSUE	DATE	DESCRIPTION
1	22/11/17	FOR INFORMATION
2	19/12/17	FOR INFORMATION
3	28/2/18	SECTION 96 APPLICATION
4	26/9/18	DRAFT FOR INFORMATION
5	29/10/18	FOR S4.55 SUBMISSION

PROJECT	SECTION 4.55 APPLICATION DA2016/17 MODIFICATIONS TO BUILDING A, B & D MIXED USE DEVELOPMENT
ADDRESS	27-35 PUNCHBOWL ROAD, BELFIELD.

DRAWING TITLE SOLAR ACCESS DIAGRAMS		
PROJECT NO. 1719	SCALE 1:500 @A1	DRAWING NO. A-853
DRAWN PG	CHECKED RO	
DATE 29/10/2018	REVISION 5	

DETAILED RESIDENTIAL SCHEDULE

Unit No.	Internal Floor Area (m2)	No. of Bedrooms	Private Open Space - Balconies (m2)	Internal storage (m3)	Basement storage (m3)	Total storage (m3)	Cross ventilated	2hrs Solar Access to Living Room	Natural Ventilation to Kitchen	S4.55 MOD	COMMENT
E101	82.65	2+5	32.10	4.50	4.50	9.00	YES	NO	NO	NO	
E102	59.45	1	17.40	3.80	4.50	8.30	NO	NO	NO	NO	
E103	56.25	1	28.80	4.25	4.50	8.75	NO	YES	NO	NO	
E104	82.05	2	20.40	5.00	4.50	9.50	NO	YES	NO	NO	
F101	82.50	2 (A)	35.70	5.40	4.50	9.90	NO	NO	NO	NO	
F102	107.20	3	33.15	6.60	4.50	11.10	YES	YES	NO	NO	
F103	64.45	1+5	36.00	3.25	4.50	7.75	NO	YES	NO	NO	
F104	57.85	1+5	38.00	3.75	4.50	8.25	NO	YES	NO	NO	
F105	105.70	3	42.90	6.00	4.50	10.50	YES	YES	NO	NO	
F106	50.95	1	15.15	6.6	4.5	11.1	NO	NO	NO	NO	
C201	78.80	2	96.40	9.25	4.50	13.75	NO	YES	NO	NO	
E201	82.85	2 (A)	12.60	6.00	4.50	10.50	NO	NO	NO	NO	
E202	82.40	2	18.00	4.10	4.50	8.60	YES	YES	NO	NO	
E203	80.30	2	13.85	4.00	4.50	8.50	NO	YES	NO	NO	
E204	82.05	2+5	16.85	5.50	4.50	10.00	NO	YES	NO	NO	
F201	82.50	2 (A)	18.40	5.40	4.50	9.90	NO	NO	NO	NO	
F202	107.20	3	13.85	6.60	4.50	11.10	YES	YES	NO	NO	
F203	64.45	1+5	8.25	3.25	4.50	7.75	NO	YES	NO	NO	
F204	57.85	1+5	8.80	3.75	4.50	8.25	NO	YES	NO	NO	
F205	105.70	3	12.30	6.00	4.50	10.50	YES	YES	NO	NO	
F206	82.80	2	18.4	5.1	4.5	9.6	YES	YES	NO	NO	
C301	61.35	1+5	8.10	3.20	4.50	7.70	YES	YES	NO	NO	
C302	76.00	2	11.55	4.00	4.50	8.50	NO	YES	NO	NO	
C303	80.90	2	11.35	4.00	4.50	8.50	YES	YES	NO	NO	
D301	77.85	2	13.80	4.20	4.50	8.70	NO	NO	NO	NO	
D302	78.50	2	20.40	5.50	4.50	10.00	YES	NO	NO	NO	
D303	78.80	2	20.20	4.00	4.50	8.50	NO	NO	NO	NO	
D304	84.35	2	13.80	4.00	4.50	8.50	NO	YES	NO	NO	
E301	82.85	2 (A)	12.60	6.00	4.50	10.50	NO	NO	NO	NO	
E302	82.40	2	18.00	4.10	4.50	8.60	YES	YES	NO	NO	
E303	80.30	2	13.85	4.00	4.50	8.50	NO	YES	NO	NO	
E304	82.05	2+5	16.85	5.50	4.50	10.00	YES	YES	NO	NO	
F301	82.50	2 (A)	18.40	5.40	4.50	9.90	NO	NO	NO	NO	
F302	107.20	3	13.85	6.60	4.50	11.10	YES	YES	NO	NO	
F303	64.45	1+5	8.25	3.25	4.50	7.75	NO	YES	NO	NO	
F304	57.85	1+5	8.80	3.75	4.50	8.25	NO	YES	NO	NO	
F305	105.70	3	12.30	6.00	4.50	10.50	YES	YES	NO	NO	
F306	82.80	2	18.4	5.1	4.5	9.6	YES	YES	NO	NO	
A401	75.00	2	10.35	4.10	4.50	8.60	YES	YES	YES	NO	
A402	75.00	2	11.20	4.40	4.50	8.90	NO	YES	NO	NO	
A403	81.75	2	10.00	4.50	4.50	9.00	YES	YES	NO	NO	
B401	81.00	2	10.25	4.75	4.50	9.25	YES	YES	NO	NO	
B402	77.65	2	12.20	4.00	4.50	8.50	NO	YES	NO	NO	
B403	91.10	2+5	10.10	4.50	4.50	9.00	YES	NO	NO	NO	
C401	61.35	1+5	8.10	3.20	4.50	7.70	YES	YES	NO	NO	
C402	76.00	2	11.55	4.00	4.50	8.50	NO	YES	NO	NO	
C403	80.90	2	11.35	4.00	4.50	8.50	YES	YES	NO	NO	
D401	84.50	2+5 (A)	13.80	5.00	4.50	9.50	NO	NO	NO	NO	
D402	78.50	2	20.40	5.50	4.50	10.00	YES	NO	NO	NO	
D403	60.05	1+5	13.80	3.50	4.50	8.00	NO	NO	NO	YES	NEW
D404	50.75	1	8.00	0.00	4.50	4.50	NO	YES	NO	YES	NEW
D405	57.50	1+5	8.00	3.50	4.50	8.00	NO	YES	NO	YES	NEW
D406	88.20	2	20.75	5.00	4.50	9.50	YES	NO	NO	YES	MOD
D407	100.30	3	20.65	6.10	4.50	10.60	YES	NO	NO	NO	
E401	82.85	2 (A)	12.60	6.00	4.50	10.50	NO	NO	NO	NO	
E402	82.40	2	18.00	4.10	4.50	8.60	YES	YES	NO	NO	
E403	80.30	2	13.85	4.00	4.50	8.50	NO	YES	NO	NO	
E404	82.05	2+5	16.85	5.50	4.50	10.00	YES	YES	NO	NO	
F401	82.50	2 (A)	18.40	5.40	4.50	9.90	NO	NO	NO	NO	
F402	107.20	3	13.85	6.60	4.50	11.10	YES	YES	NO	NO	
F403	64.45	1+5	8.25	3.25	4.50	7.75	YES	YES	NO	NO	
F404	57.85	1+5	8.80	3.75	4.50	8.25	YES	YES	NO	NO	
F405	105.70	3	12.30	6.00	4.50	10.50	YES	YES	NO	NO	
F406	82.80	2	18.4	5.1	4.5	9.6	YES	YES	NO	NO	
A501	75.00	2	10.35	4.10	4.50	8.60	YES	YES	YES	NO	
A502	75.00	2	11.20	4.40	4.50	8.90	NO	YES	NO	NO	
A503	81.75	2	10.00	4.50	4.50	9.00	YES	YES	YES	NO	
B501	81.00	2	10.25	4.75	4.50	9.25	YES	YES	NO	NO	
B502	77.65	2	12.20	4.00	4.50	8.50	NO	YES	NO	NO	
B503	91.10	2+5	10.10	4.50	4.50	9.00	YES	NO	NO	NO	

Unit No.	Internal Floor Area (m2)	No. of Bedrooms	Private Open Space - Balconies (m2)	Internal storage (m3)	Basement storage (m3)	Total storage (m3)	Cross ventilated	2hrs Solar Access to Living Room	Natural Ventilation to Kitchen	S4.55 MOD	COMMENT
C501	61.35	1+5	8.10	3.20	4.50	7.70	YES	YES	NO	NO	
C502	76.00	2	11.55	4.00	4.50	8.50	NO	YES	NO	NO	
C503	80.90	2	11.35	4.00	4.50	8.50	YES	YES	NO	NO	
D501	84.50	2+5 (A)	13.80	5.00	4.50	9.50	NO	NO	NO	NO	
D502	83.55	2	20.40	4.50	4.50	9.00	YES	YES	NO	NO	
D503	65.20	1+5	13.80	6.50	4.50	11.00	NO	NO	NO	YES	NEW
D504	50.75	1	8.00	0.00	4.50	4.50	NO	YES	NO	YES	NEW
D505	57.50	1+5	8.00	3.50	4.50	8.00	NO	YES	NO	YES	NEW
D506	88.20	2	20.75	5.00	4.50	9.50	YES	NO	NO	YES	MOD
D507	100.30	3	20.65	6.10	4.50	10.60	YES	NO	NO	NO	
E501	82.85	2 (A)	12.60	6.00	4.50	10.50	YES	NO	NO	NO	
E502	92.05	3	19.05	7.00	4.50	11.50	YES	YES	NO	NO	
E503	95.90	3+5	46.50	6.15	4.50	10.65	YES	YES	NO	NO	
E504	82.05	2+5	16.85	5.00	4.50	9.50	YES	YES	NO	NO	
A601	75.00	2	10.35	4.10	4.50	8.60	YES	YES	YES	NO	
A602	75.00	2	11.20	4.40	4.50	8.90	NO	YES	NO	NO	
A603	81.75	2	10.00	4.50	4.50	9.00	YES	YES	NO	NO	
B601	81.00	2	10.25	4.75	4.50	9.25	YES	YES	NO	NO	
B602	77.65	2	12.20	4.00	4.50	8.50	NO	YES	NO	NO	
B603	91.10	2+5	10.10	4.50	4.50	9.00	YES	NO	NO	NO	
C601	61.35	1+5	8.10	3.20	4.50	7.70	YES	YES	NO	NO	
C602	76.00	2	11.55	4.00	4.50	8.50	YES	YES	NO	NO	
C603	80.90	2	11.35	4.00	4.50	8.50	YES	YES	NO	NO	
D601	84.50	2+5 (A)	13.80	5.00	4.50	9.50	NO	NO	NO	NO	
D602	79.50	2+5	32.85	4.00	4.50	8.50	YES	YES	NO	NO	
D603	86.00	2+5	45.80	5.00	4.50	9.50	YES	YES	YES	NO	
D604	75.80	2	13.80	6.70	4.50	11.20	NO	YES	NO	NO	
D605	101.10	3	20.75	6.10	4.50	10.60	YES	NO	NO	NO	
D606	100.30	3	20.65	6.10	4.50	10.60	YES	NO	NO	NO	
A701	75.00	2	10.35	4.10	4.50	8.60	YES	YES	YES	NO	
A702	75.00	2	11.20	4.40	4.50	8.90	NO	YES	NO	NO	
A703	81.75	2	10.00	4.50	4.50	9.00	YES	YES	YES	NO	
B701	81.00	2	10.25	4.75	4.50	9.25	YES	YES	NO	NO	
B702	77.65	2	12.20	4.00	4.50	8.50	NO	YES	NO	NO	
B703	91.10	2+5	10.10	4.50	4.50	9.00	YES	YES	NO	NO	
D701	84.50	2+5 (A)	13.80	5.00	4.50	9.50	NO	NO	NO	NO	
D702	79.50	2+5	19.60	4.00	4.50	8.50	YES	YES	NO	NO	
D703	86.00	2+5	20.40	5.00	4.50	9.50	YES	YES	YES	NO	
D704	75.80	2	13.80	6.70	4.50	11.20	NO	YES	NO	NO	
D705	101.10	3	20.75	6.10	4.50	10.60	YES	NO	NO	NO	
D706	100.30	3	20.65	6.10	4.50	10.60	YES	NO	NO	NO	
A801	75.00	2	10.35	4.10	4.50	8.60	YES	YES	YES	YES	ADDED
A802	75.00	2	11.20	4.40	4.50	8.90	YES	YES	NO	YES	ADDED
A803	81.75	2	10.00	4.50	4.50	9.00	YES	YES	NO	YES	ADDED
B801	81.00	2	10.25	4.75	4.50	9.25	YES	YES	NO	YES	ADDED
B802	77.65	2	12.20	4.00	4.50	8.50	YES	YES	NO	YES	ADDED
B803	91.10	2+5	10.10	4.50	4.50	9.00	YES	YES	NO	YES	ADDED
D801	5.45	1	8.15	5.00	4.50	9.50	YES	NO	YES	YES	MOD
D802	103.15	3+5	40.25	6.50	4.50	11.00	YES	YES	NO	NO	
D803	115.75	3+5	42.50	7.00	4.50	11.50	YES	YES	NO	NO	
D804	98.40	3	15.30	6.00	4.50	10.50	YES	YES	NO	NO	
D805	98.05	3	12.2	5.5	4.5	10	YES	NO	NO	YES	NOD

MODIFICATIONS FROM APPROVED SCHEME SHOWN IN RED
APPROVED DA NUMBERS SHOWN IN BLACK

Total number of apartments 122 (was 115)
- Adaptable apartments 12 (10%) (NO CHANGE)
- Additional LHA Silver Level aprtments 12 (10%) (NO CHANGE)

- Communal Open Space
1,707 m2 (31.55 % of the site) NO CHANGE

- Apartments that receive 2hrs of direct sunlight in winter = 87 (71.30%) (was 81 (70.45%))

- Landscaped area
1,235 m2 (22.80 % of the site) NO CHANGE

- Cross ventilated Apartments = 74 (60.65%) (was 70 (60.85%))
(8 APARTMENTS USE SKYLIGHTS FOR CROSS VENTILATION)

- Deep soil
844 m2 (15.60 % of the site) NO CHANGE

BASIX Building Fabric Requirements

Please refer to BASIX Thermal Comfort Commitments by ESD Synergy

SECTION 96 APPLICATION. PROJECT SUMMARY

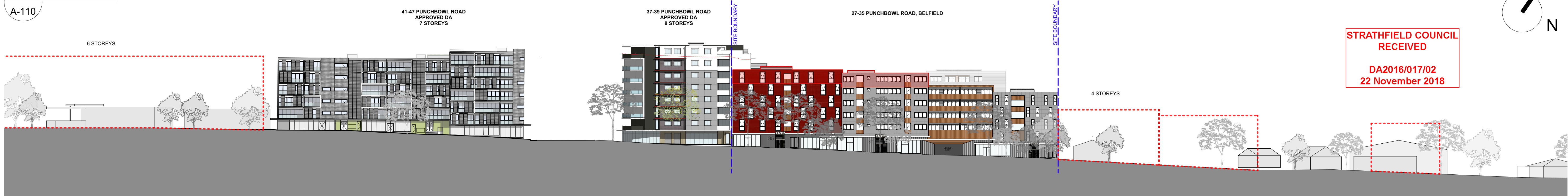
This Section 4.55 application seeks approval to add one additional storey to building A and part of building B at the Southwestern corner of the site facing Punchbowl Road in order to better address the scale of the context with the recently approved building at 37-39 Punchbowl Road . The proposed new design will provide a better transition and a better streetscape outcome in line with the original of the LEP controls (a 2 storey height transition) and the desired character of the area.

The additional volume will provide 5 extra apartments and will help maximise



Areas in Red show proposed additional volume

1 SITE PLAN
A-110



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2 STREETScape ELEVATION
PUNCHBOWL ROAD
A-110

olsson&
associatesarchitects PTY LTD
Level 5
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T 02 9281 0181
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Russell Olsson Registered Architect 7079

CLIENT
NABIL INVESTMENTS PTY LTD
ACN 002 745 299
P.O BOX A2577 SYDNEY SOUTH.
1235
(02) 9817 7488

LEGEND

ISSUE	DATE	DESCRIPTION
1	22/11/17	FOR INFORMATION
2	19/12/17	FOR INFORMATION
3	28/2/18	SECTION 96 APPLICATION
4	26/9/18	DRAFT FOR INFORMATION
5	29/10/18	FOR S4.55 SUBMISSION

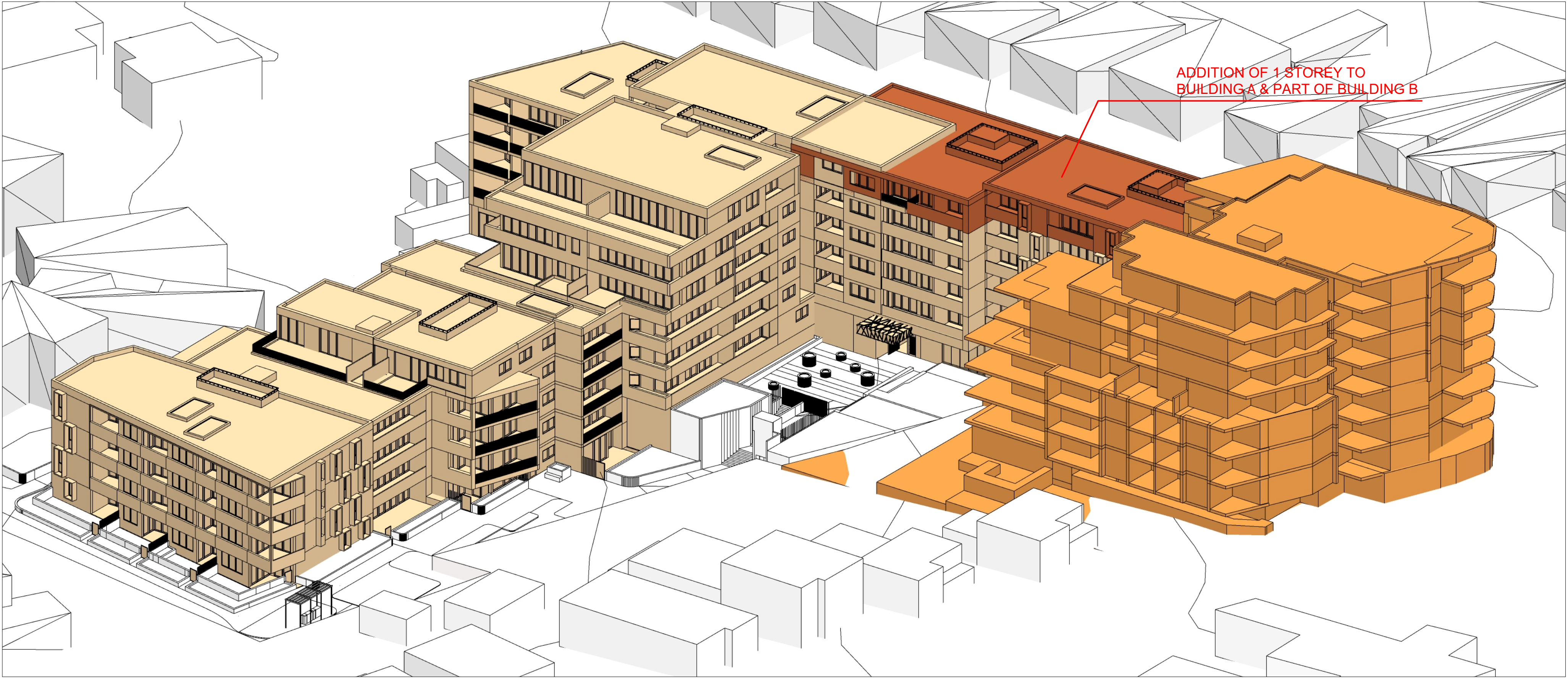
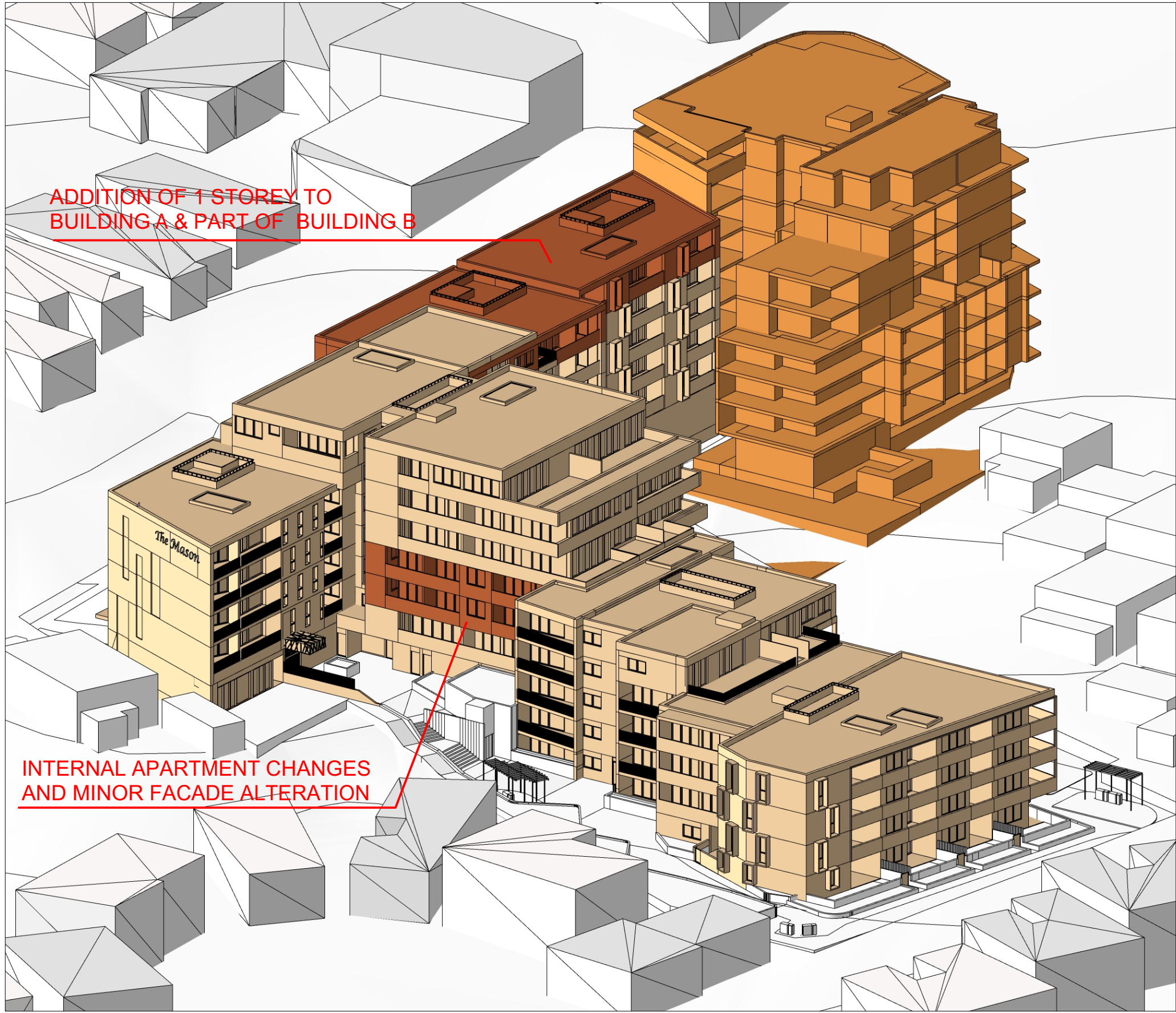
PROJECT
SECTION 4.55 APPLICATION DA2016/17
MODIFICATIONS TO BUILDING A, B & D
MIXED USE DEVELOPMENT
ADDRESS
27-35 PUNCHBOWL ROAD, BELFIELD.

DRAWING TITLE
SITE PLAN

PROJECT NO.	SCALE	DRAWING NO.
1719	1:500 @A1	A-110
DRAWN	CHECKED	
PG	RO	
DATE	REVISION	
29/10/2018	5	

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COMPARISON BETWEEN THE APPROVED BUILDING (LIGHT BROWN) AND THE PROPOSED MODIFICATIONS (DARK BROWN)

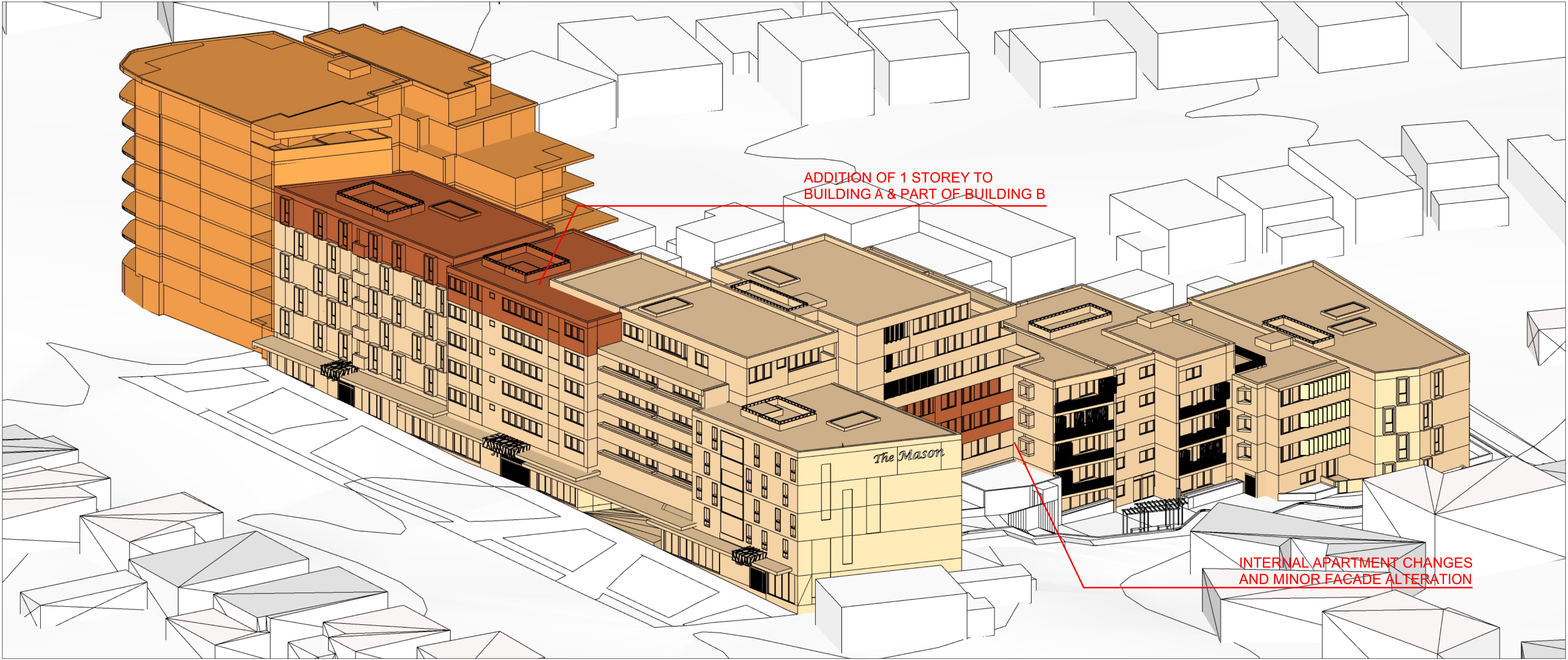


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22 November 2018

- ADJACENT APPROVED MASSING
(37-39 PUNCHBOWL ROAD)
- CURRENT APPROVED DESIGN
- PROPOSED MODIFICATIONS

The proposed modifications are the addition of an extra storey to building A and part of building B on the southwestern corner on the block to better address the transition and the relationship with the adjacent approved building at 37-39 Punchbowl Road and a minor adjustment of the facade in Levels 3 and 4 of building D to match the internal layout changes



olsson& associatesarchitectsPTYLTD Level 5 68 - 72 Wentworth Avenue Surry Hills T 02 9281 0181 F 02 9281 3171 E info@olssonassociates.com.au Russell Olsson Registered Architect 7079 © Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.	CLIENT NABIL INVESTMENTS PTY LTD ACN 002 745 299 P.O BOX A2577 SYDNEY SOUTH. 1235 (02) 9817 7488	LEGEND	ISSUE	DATE	DESCRIPTION	PROJECT	DRAWING TITLE		
			1	22/11/17	FOR INFORMATION	SECTION 4.55 APPLICATION DA2016/17 MODIFICATIONS TO BUILDING A, B & D MIXED USE DEVELOPMENT	MASSING DIAGRAMS		
			2	19/12/17	FOR INFORMATION		PROJECT NO.	SCALE	DRAWING NO.
			3	28/2/18	SECTION 96 APPLICATION		1719	NTS	A-820
			4	26/9/18	DRAFT FOR INFORMATION		DRAWN	CHECKED	
5	29/10/18	FOR S4.55 SUBMISSION	ADDRESS	27-35 PUNCHBOWL ROAD, BELFIELD.	PG	RO	REVISION		
						DATE	29/10/2018	5	

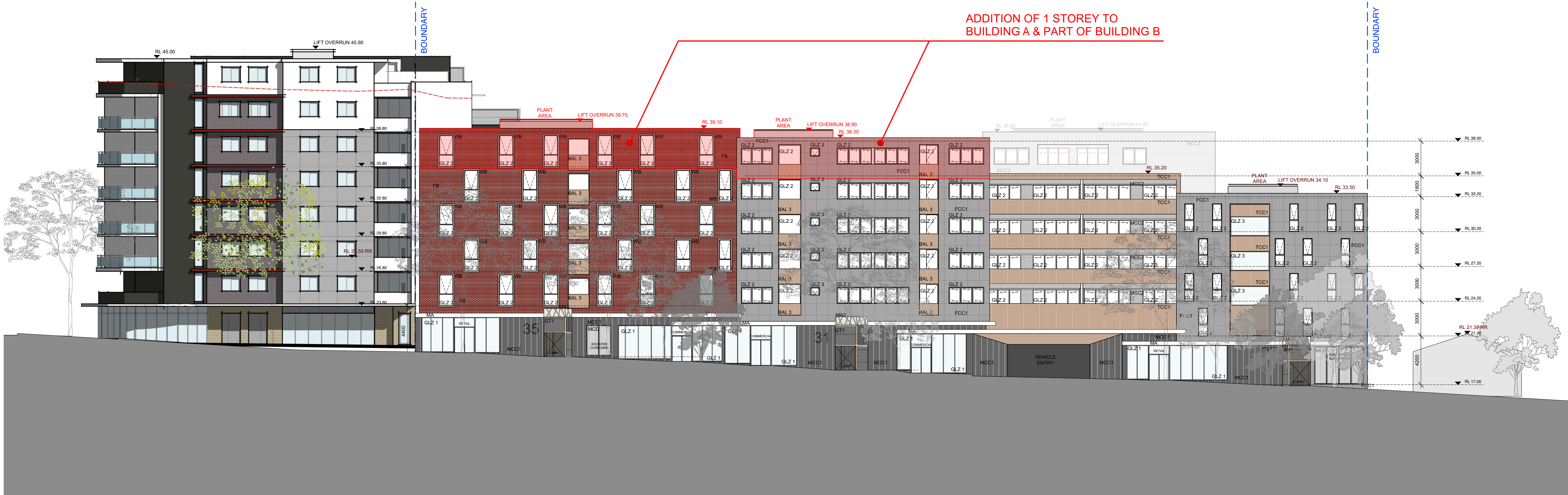
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22 November 2018

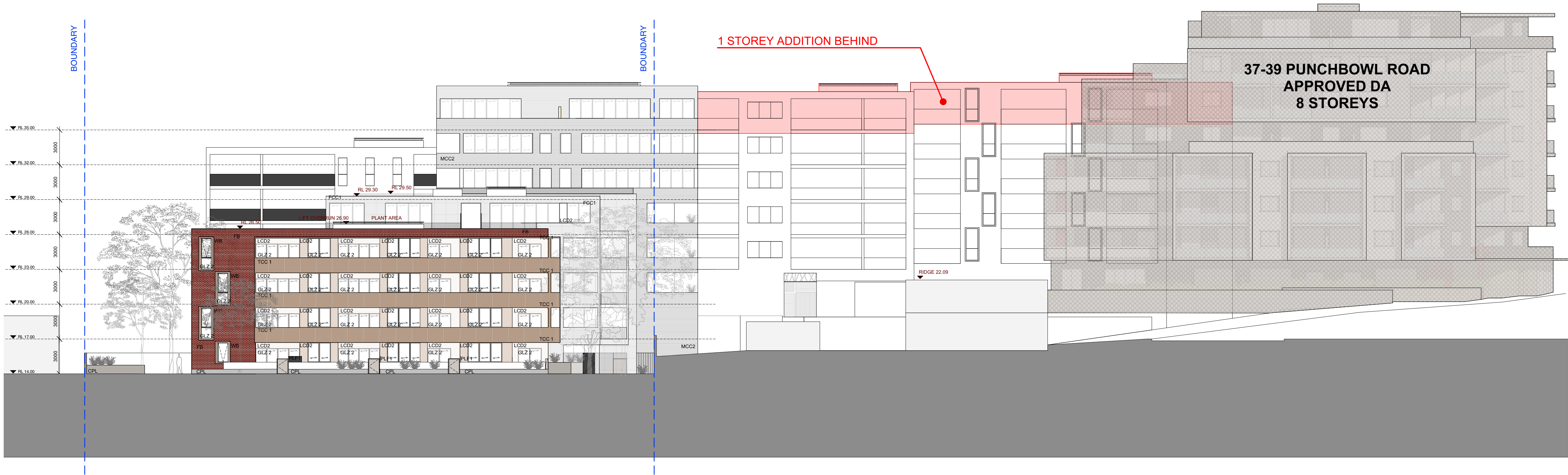
37-39 PUNCHBOWL ROAD
APPROVED DA
8 STOREYS

27-35 PUNCHBOWL ROAD, BELFIELD

ADDITION OF 1 STOREY TO
BUILDING A & PART OF BUILDING B



1 SOUTH ELEVATION
PUNCHBOWL ROAD



2 NORTH ELEVATION
PUNCHBOWL ROAD

FINISHES LEGEND	
BAL 1	BALUSTRADE. POWDER COATED ALUMINIUM. VERTICAL SHS BARS
BAL 2	BALUSTRADE. PERFORATED COLORBOND PANELS
BAL 3	BALUSTRADE. TIMBER COMPOSITE CLADDING.
CPL	IN SITU CONCRETE FOR PLANTERS AND WALLS
FCC 1	FIBRE CEMENT CLADDING. EQUITONE. DARK GREY
FSC 1	FASCIA. STEEL. WHITE
FB	TERRACOTTA TILE. ARGENTON RED BROWN OR SIMILAR
GLZ 1	CLEAR GLASS FIXED/OPENABLE.
GLZ 2	GREY POWDER COATED ALUMINIUM FRAME (RETAIL AND ENTRIES)
GLZ 3	CLEAR GLASS OPENABLE WINDOW/DOOR.
GLZ 4	GREY POWDER COATED ALUMINIUM FRAME
GLZ 5	FROSTED GLASS OPENABLE WINDOW.
GLZ 6	GREY POWDER COATED ALUMINIUM FRAME
GT 1	ENTRY GATE. TIMBER AND POWDER COATED ALUMINIUM.
LCD 1	LIGHTWEIGHT CLADDING. COLOUR. DULUX TUSCAN SUNSET
LCD 2	LIGHTWEIGHT CLADDING. COLOUR. DULUX SPANISH CREAM HALF
MCC 1	METAL CLADDING. ZINC. VM QUARTZ OR SIMILAR
MCC 2	METAL CLADDING. COLORBOND. COLOUR. SHALE GREY
MCD	METAL CLADDED DOOR. ALUMINIUM NATURAL COLOUR
MCD 2	METAL CLADDED DOOR. ALUMINIUM. INTERPON ROUGE YY285A
MA	METAL AWNING. WHITE.
MA2	METAL AWNING ENTRIES. FROSTED GLASS & POWDER COATED ALUMINIUM NEST
PLF	PALISADE FENCE STEEL. PAINT FINISH. WHITE
PR 1	PAINTED RENDER TO EXTERIOR WALL. TRAVERTINE WHITE
PS 1	PRIVACY SCREEN. METAL STRIPS ON ALUMINIUM FRAME
PS 2	PRIVACY SCREEN. PERFORATED TIMBER PANELS ON ALUMINIUM FRAME
PS 3	PRIVACY SCREEN. CHS ALUMINIUM BARS ON ALUMINIUM FRAME
TCC 1	COMPOSITE TIMBER CLADDING. COLOUR. PREMIUM OAK. FINISH. BRUSHED
WB	WINDOW BOX. TIMBER CLAD BOX EXTERIOR. PREMIUM OAK. ALUMINIUM INTERIOR

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1235
(02) 9817 7488

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3	28/2/18	SECTION 96 APPLICATION
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5	29/10/18	FOR S4.55 SUBMISSION

PROJECT
SECTION 4.55 APPLICATION DA2016/17
MODIFICATIONS TO BUILDING A, B & D
MIXED USE DEVELOPMENT
ADDRESS
27-35 PUNCHBOWL ROAD, BELFIELD.

DRAWING TITLE
N-S ELEVATIONS

PROJECT NO.	SCALE	DRAWING NO.
1719	1:200 @A1	A-301
DRAWN PG	CHECKED RO	
DATE 29/10/2018	REVISION 5	

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AMENDED PLANS

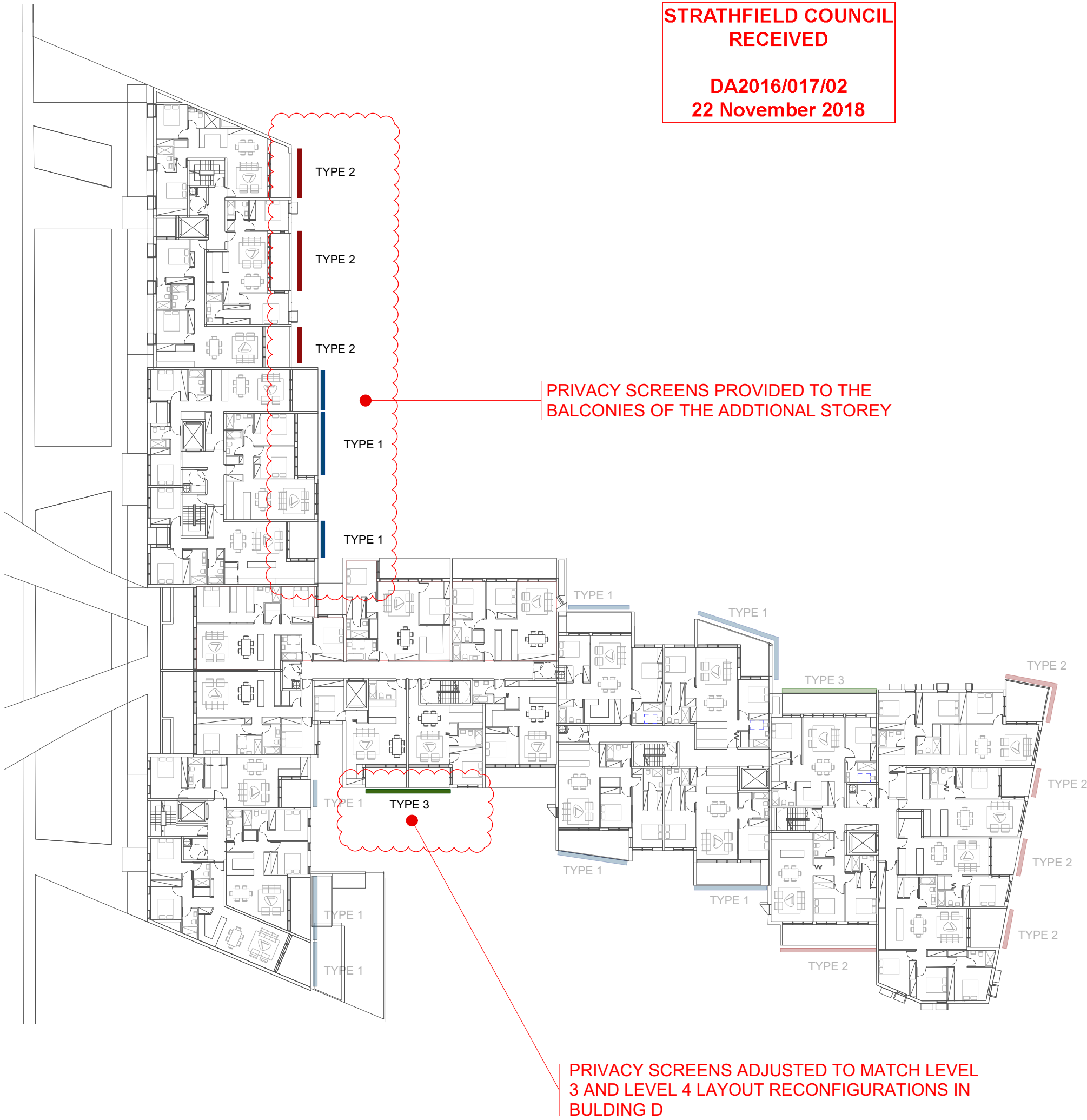
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14 April 2019



FINISHES LEGEND	
BAL 1	BALUSTRADE. POWDER COATED ALUMINIUM. VERTICAL SHS BARS
BAL 2	BALUSTRADE. PERFORATED COLORBOND PANELS
BAL 3	BALUSTRADE. TIMBER COMPOSITE CLADDING.
CPL	IN SITU CONCRETE FOR PLANTERS AND WALLS
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GLZ 4	GREY POWDER COATED ALUMINIUM FRAME (RETAIL AND ENTRIES)
GLZ 5	GREY POWDER COATED ALUMINIUM FRAME (RETAIL AND ENTRIES)
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MCD 2	METAL CLADDED DOOR. ALUMINIUM. INTERPON ROUGE YY285A
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TCC 1	COMPOSITE TIMBER CLADDING. COLOUR. PREMIUM OAK. FINISH. BRUSHED
WB	WINDOW BOX. TIMBER CLAD BOX EXTERIOR. PREMIUM OAK. ALUMINIUM INTERIOR

5
A-310

PRIVACY SCREENS LOCATION - PLAN
1:400



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PRIVACY SCREENS PROVIDED TO THE
BALCONIES OF THE ADDITIONAL STOREY

PRIVACY SCREENS ADJUSTED TO MATCH LEVEL
3 AND LEVEL 4 LAYOUT RECONFIGURATIONS IN
BUILDING D

PRIVACY SCREENS PROVIDED TO THE
BALCONIES OF THE ADDITIONAL STOREY



PRIVACY SCREENS ADJUSTED TO
MATCH LEVEL 3 AND LEVEL 4 LAYOUT
RECONFIGURATIONS IN BUILDING D



3
A-310

PRIVACY SCREENS LOCATION-ELEVATIONS
1:400



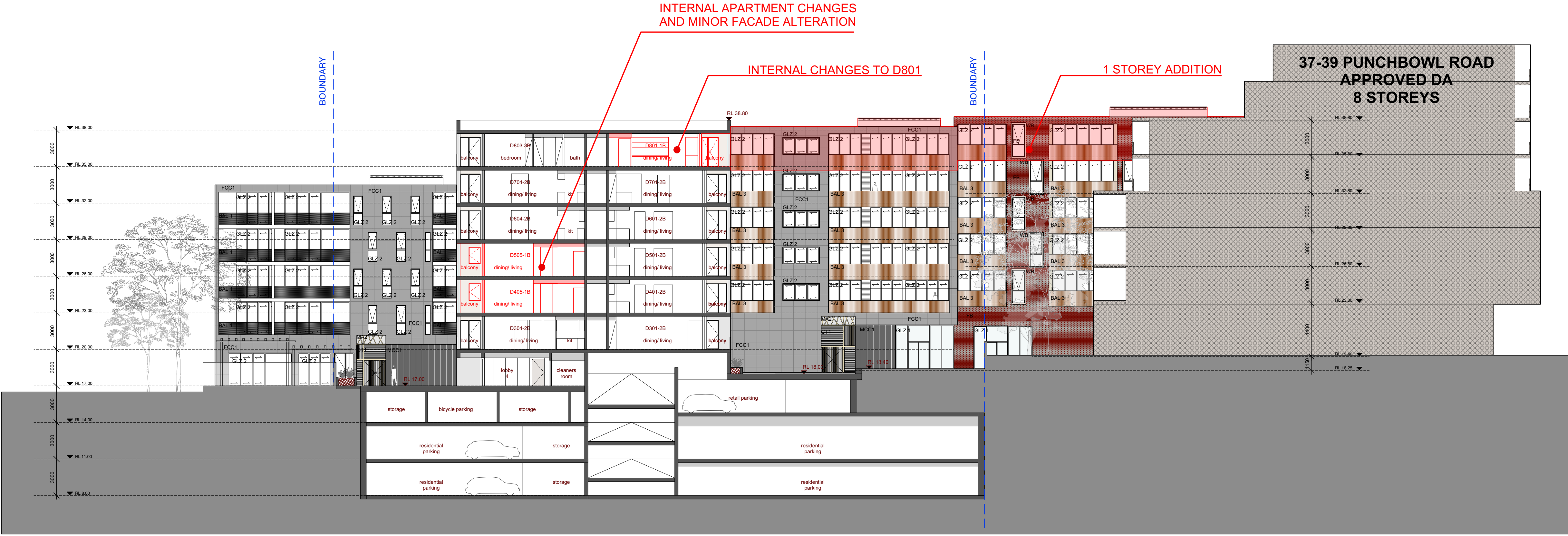
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3	28/2/18	SECTION 96 APPLICATION
4	26/9/18	DRAFT FOR INFORMATION
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PROJECT SECTION 4.55 APPLICATION DA2016/17 MODIFICATIONS TO BUILDING A, B & D MIXED USE DEVELOPMENT
ADDRESS 27-35 PUNCHBOWL ROAD, BELFIELD.

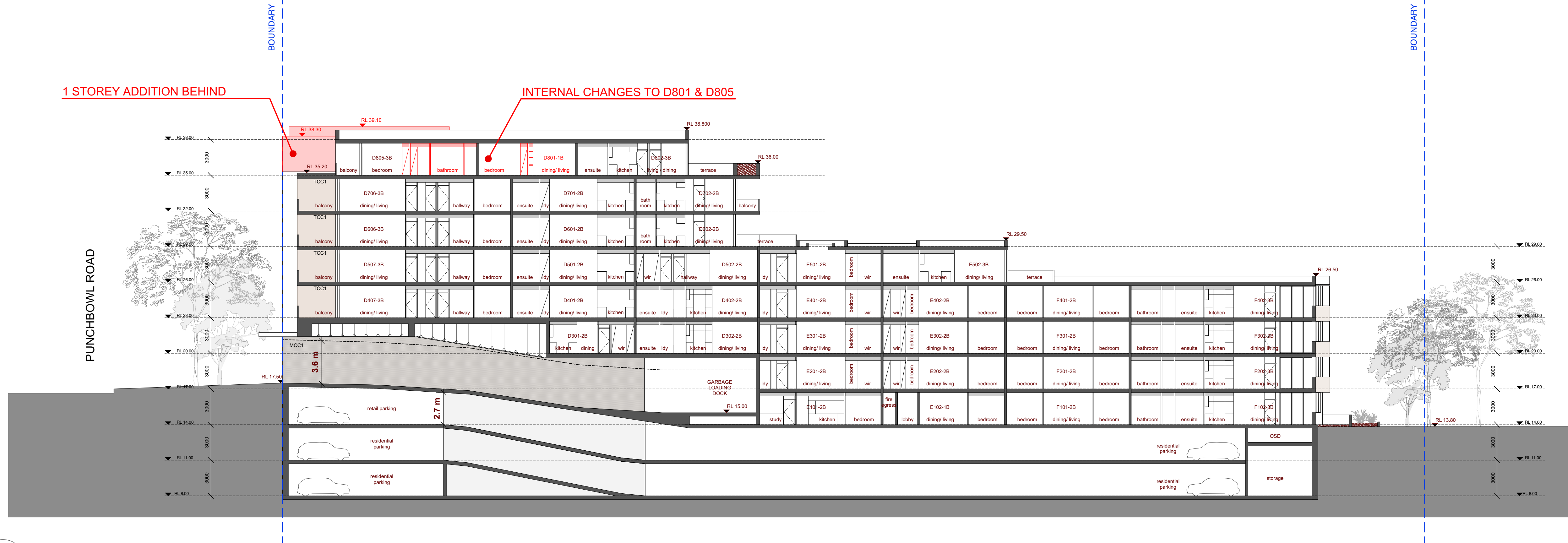
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PROJECT NO. 1719	SCALE AS SHOWN	DRAWING NO. A-310
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DATE 29/10/2018	REVISION 5	

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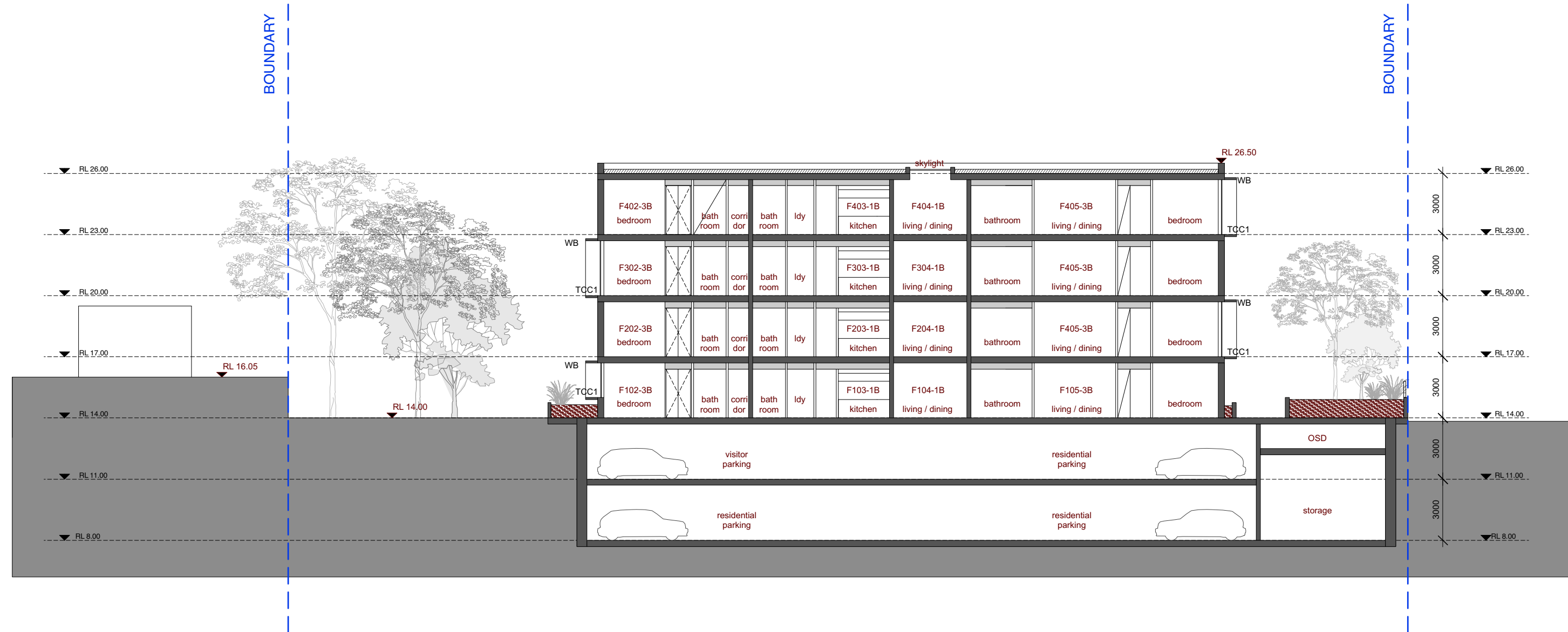
1
A-401 E-W SECTION
THROUGH BUILDING D



2
A-401 N-S SECTION
THROUGH VEHICLE RAMP

FINISHES LEGEND	
BAL 1	BALUSTRADE. POWDER COATED ALUMINIUM. VERTICAL SHS BARS
BAL 2	BALUSTRADE. PERFORATED COLORBOND PANELS
BAL 3	BALUSTRADE. TIMBER COMPOSITE CLADDING.
CPL	IN SITU CONCRETE FOR PLANTERS AND WALLS
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WB	WINDOW BOX. TIMBER CLAD BOX EXTERIOR. PREMIUM OAK. ALUMINIUM INTERIOR

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							PROJECT NO. 1719	SCALE 1:200 @A1	DRAWING NO.
							DRAWN PG	CHECKED RO	A-401
							DATE 29/10/2018	REVISION 5	



1

A-402

E-W SECTION
THROUGH BUILDING F



2

A-402

E-W SECTION
THROUGH BUILDING E



3

A-402

E-W SECTION
THROUGH BIULDINGS A/B/C/D



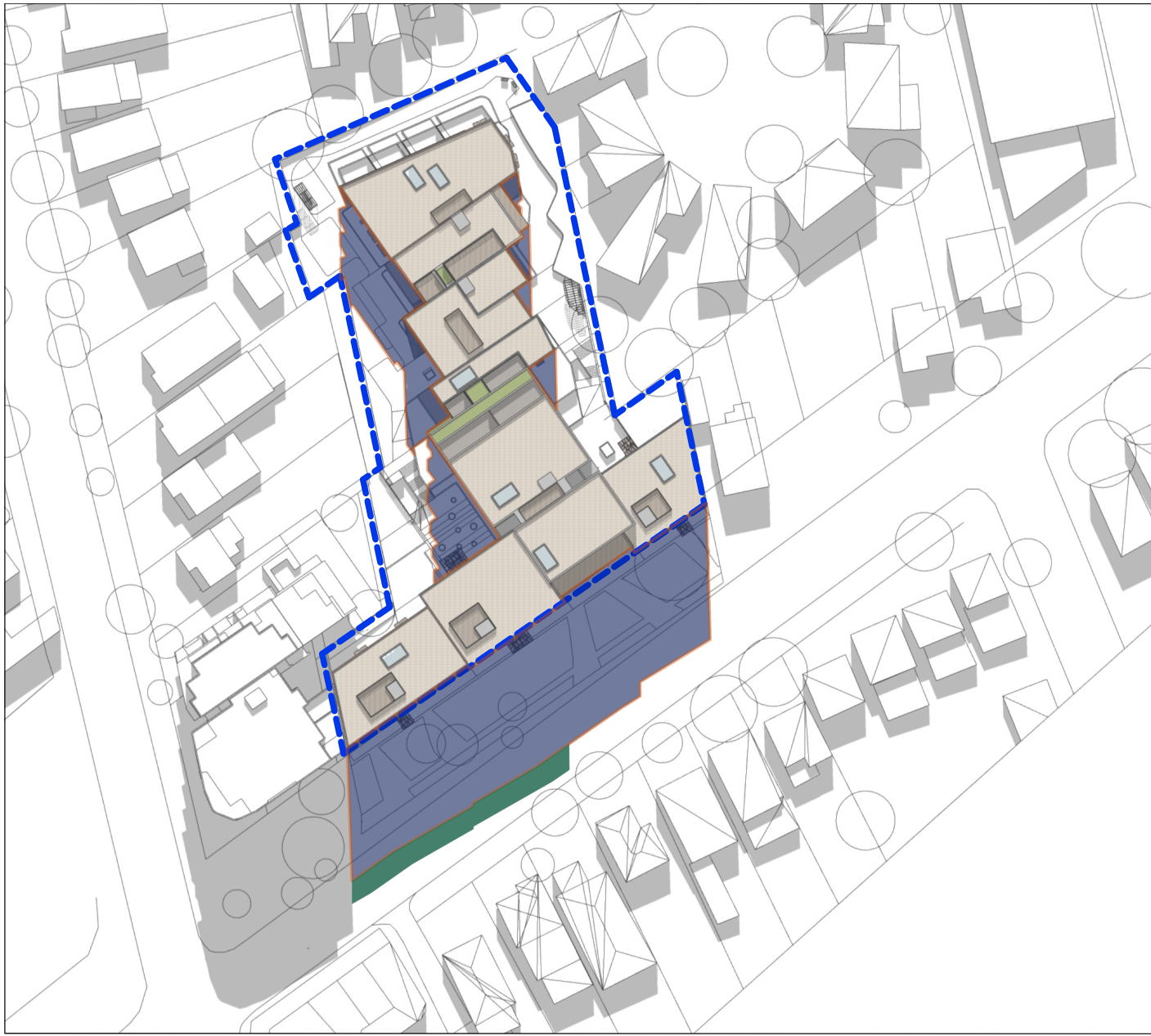
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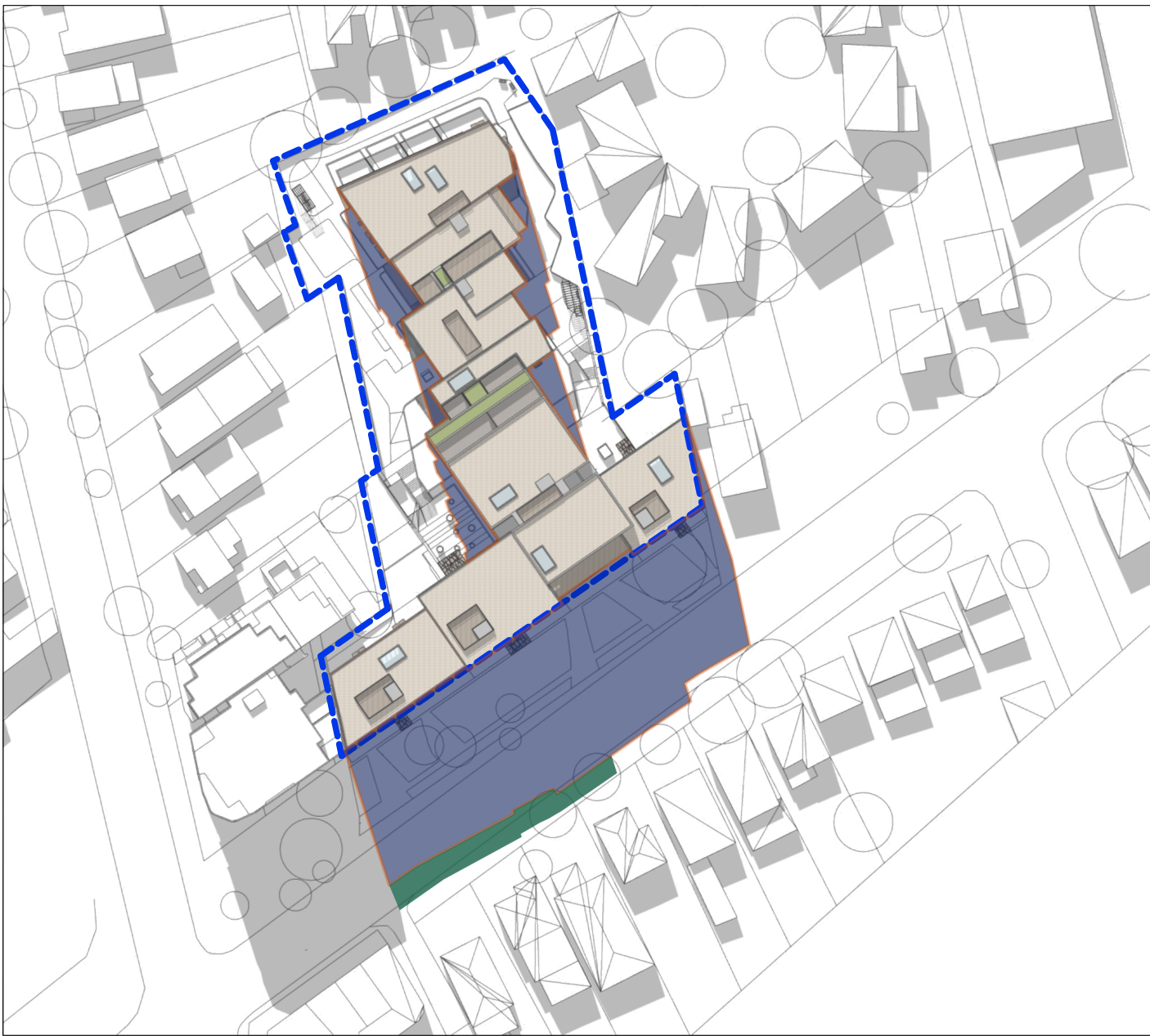
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11.00 hrs



12.00 hrs



13.00 hrs



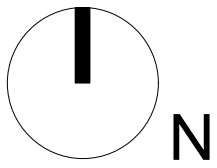
14.00 hrs



15.00 hrs

- SITE BOUNDARY
- SHADOW CAST BY THE APPROVED BUILDING
- ADDITIONAL SHADOW CAST BY THE PROPOSED MODIFICATIONS

As shown in the diagrams of this sheet, the additional impact of the proposed extra storey in the surroundings is minimal. The new massing only casts shadows to Punchbowl Road for most of the day and only slightly affects 5 dwellings on the southern side of Punchbowl Road between 2 pm and 3 pm in mid winter.



WINTER SOLSTICE. JUNE 21st
SHADOW DIAGRAMS

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PROJECT SECTION 4.55 APPLICATION DA2016/17 MODIFICATIONS TO BUILDING A, B & D MIXED USE DEVELOPMENT
ADDRESS 27-35 PUNCHBOWL ROAD, BELFIELD.

DRAWING TITLE SHADOW DIAGRAMS		
PROJECT NO. 1719	SCALE NTS	DRAWING NO. A-801
DRAWN PG	CHECKED RO	
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			1	22/11/17	FOR INFORMATION	SECTION 4.55 APPLICATION DA2016/17 MODIFICATIONS TO BUILDING A, B & D MIXED USE DEVELOPMENT	PERSPECTIVES II		
			2	19/12/17	FOR INFORMATION		PROJECT NO.	SCALE	DRAWING NO. A-702
			3	28/2/18	SECTION 96 APPLICATION		1719	NTS	
			4	26/9/18	DRAFT FOR INFORMATION		DRAWN	CHECKED	
5	29/10/18	FOR S4.55 SUBMISSION	ADDRESS		PG	RO			
				27-35 PUNCHBOWL ROAD, BELFIELD.		DATE	REVISION		
						29/10/2018	5		