

SECTION 4.55 APPLICATION TO MODIFY EXISTING DA CONSENT
2016/17/1 AT 27-35 PUNCHBOWL ROAD. BELFIELD. NSW
OCTOBER 2018

DRAWING LIST			
DWG NO.	DRAWING NAME	SCALE	ISSUE
A-000	COVER SHEET	NTS	5
A-010	PROJECT SUMAMRY	NTS	5
A-110	SITE PLAN	1:500	5
A-180	EXISTING / DEMOLITION PLAN	1:200	NOT ISSUED
A-2B2	RL 8.00 PLAN - BASEMENT LEVEL 2	1:200	5
A-2B1	RL 11.00 PLAN - BASEMENT LEVEL 1	1:200	5
A-201	RL 14.00 PLAN - LOWER GROUND LEVEL	1:200	5
A-202	RL 17.00 PLAN - GROUND LEVEL	1:200	5
A-203	RL 20.00 PLAN - UPPER GROUND LEVEL	1:200	5
A-204	RL 23.00 PLAN - LEVEL 2	1:200	5
A-205	RL 26.00 PLAN - LEVEL 3	1:200	5
A-206	RL 29.00 PLAN - LEVEL 4	1:200	5
A-207	RL 32.00 PLAN - LEVEL 5	1:200	5
A-208	RL 35.00 PLAN - LEVEL 6	1:200	5
A-209	ROOF PLAN	1:200	5
A-250	ADAPTABLE APARTMENTS	1:100	5
A-301	NORTH / SOUTH ELEVATIONS	1:200	5
A-302	EAST / WEST ELEVANTIONS	1:200	5
A-310	PRIVACY SCREENS	AS SHOWN	5
A-401	SECTIONS I	1:200	5
A-402	SECTIONS II	1:200	5
A-501	SCHEDULE OF MATERIALS & FINISHES	NTS	NOT ISSUED
A-701	PERSPECTIVES I	NTS	5
A-702	PERSPEVTIVES II	NTS	5
A-703	PERSPECTIVES III	NTS	NOT ISSUED
A-704	PERSPECTIVES IV	NTS	NOT ISSUED
A-801	SHADOW DIAGRAMS	NTS	5
A-820	MASSING COMPARISON DIAGRAM	NTS	5
A-850	GFA CALCULATIONS	1:500	5
A-851	SITE DIAGRAMS	1:500	NOT ISSUED
A-852	CROSS VENTILATION DIAGRAMS	1:500	5
A-853	SOLAR ACCESS DIAGRAMS	1:500	5

STRATHFIELD COUNCIL
RECEIVED

DA2016/017/02
22 November 2018

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associatesarchitectsPTYLTD

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Russell Olsson Registered Architect 7079

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CLIENT

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1235
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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			DRAWING TITLE		
SECTION 4.55 APPLICATION DA2016/17 MODIFICATIONS TO BUILDING A, B & D MIXED USE DEVELOPMENT			COVER SHEET		
ADDRESS		27-35 PUNCHBOWL ROAD, BELFIELD.	PROJECT NO. 1719	SCALE NTS	DRAWING NO. A-000
			DRAWN PG	CHECKED RO	
			DATE 29/10/2018	REVISION 5	

CURRENT APPROVED DESIGN
PROJECT SUMMARY

Total Site area. 5,413 m2.

ZONE A (South).
AREA: 2,708 m2
FSR: 3:1
Max. allowable GFA 8,124 m2
Max. Height - 16 meters (5 storeys)

Project GFA. 7,255 m2
Project FSR. 2.67:1
Residential Yield. 71 units

Retail : 282 m2
Commercial: 334 m2

ZONE B (North).
AREA: 2,705 m2
FSR: 1.4:1
Max. allowable GFA 3,787 m2
Max. Height - 13 meters (4 storeys)

Project GFA. 3,984
Project FSR. 1.47:1
Residential Yield. 44 units

Overall Project GFA: 11,247 m2
Overall Apartment Yield: 115

- Overall Apartment breakdown:
- Studio Unit - -
- 1 Bedroom Unit 16 (14%)
- 2 Bedroom Unit 77 (67%)
- 3 Bedroom Unit 22 (19%)

Parking requirements.

Residential.
1 space per studio & 1 bed unit. 16x1 = 16
1.5 spaces per 2 bed unit 77x1.5 = 116
2 spaces per 3 bed unit 22x2 = 44
1 visitor per 5 units 1115/5 = 23
1 car wash bay

**Total. 176 residential car spaces + wash bay
23 visitor spaces**

Retail and Commercial
1 space per 16 m2 of retail. 282/16 = 18
1 space per 40m2 of commercial 334/40 = 8

Total. 26 retail + commercial car spaces

Parking provided.

Retail + Commercial. 26 spaces
Visitors. 23 spaces
Residential. 177 spaces + wash bay

SECTION 4.55 APPLICATION PROJECT SUMMARY

(Elements modified from the approved building are shown in red)

Total Site area. 5,413 m2.

ZONE A (South).
AREA: 2,708 m2
FSR: 3:1
Max. allowable GFA 8,124 m2
Max. Height - 16 meters (5 storeys)

Project GFA. 7,677 m2 (+422 m2)
Project FSR. 2.84:1
Residential Yield. 78 units (+7 units)

Retail : 282 m2
Commercial: 334 m2

ZONE B (North).
AREA: 2,705 m2
FSR: 1.4:1
Max. allowable GFA 3,787 m2
Max. Height - 13 meters (4 storeys)

Project GFA. 3,984
Project FSR. 1.47:1
Residential Yield. 44 units

Overall Project GFA: 11,661 m2
Overall Apartment Yield: 122

- Overall Apartment breakdown:
- Studio Unit - -
- 1 Bedroom Unit 22 (18.00%)
- 2 Bedroom Unit 80 (65.60%)
- 3 Bedroom Unit 20 (16.40%)

Parking requirements.

Residential.
1 space per studio & 1 bed unit. 22 x 1 = 22
1.5 spaces per 2 bed unit 80 x 1.5 = 120
2 spaces per 3 bed unit 20 x 2 = 40
1 visitor per 5 units 122 / 5 = 25x
1 car wash bay

**Total. 182 residential car spaces + wash bay
25 visitor spaces**

Retail and Commercial
1 space per 16 m2 of retail. 282/16 = 18
1 space per 40m2 of commercial 334/40 = 8

Total. 26 retail + commercial car spaces

Parking provided.

Retail + Commercial. 26 spaces
Visitors. 25 spaces
Residential. 183 spaces + wash bay

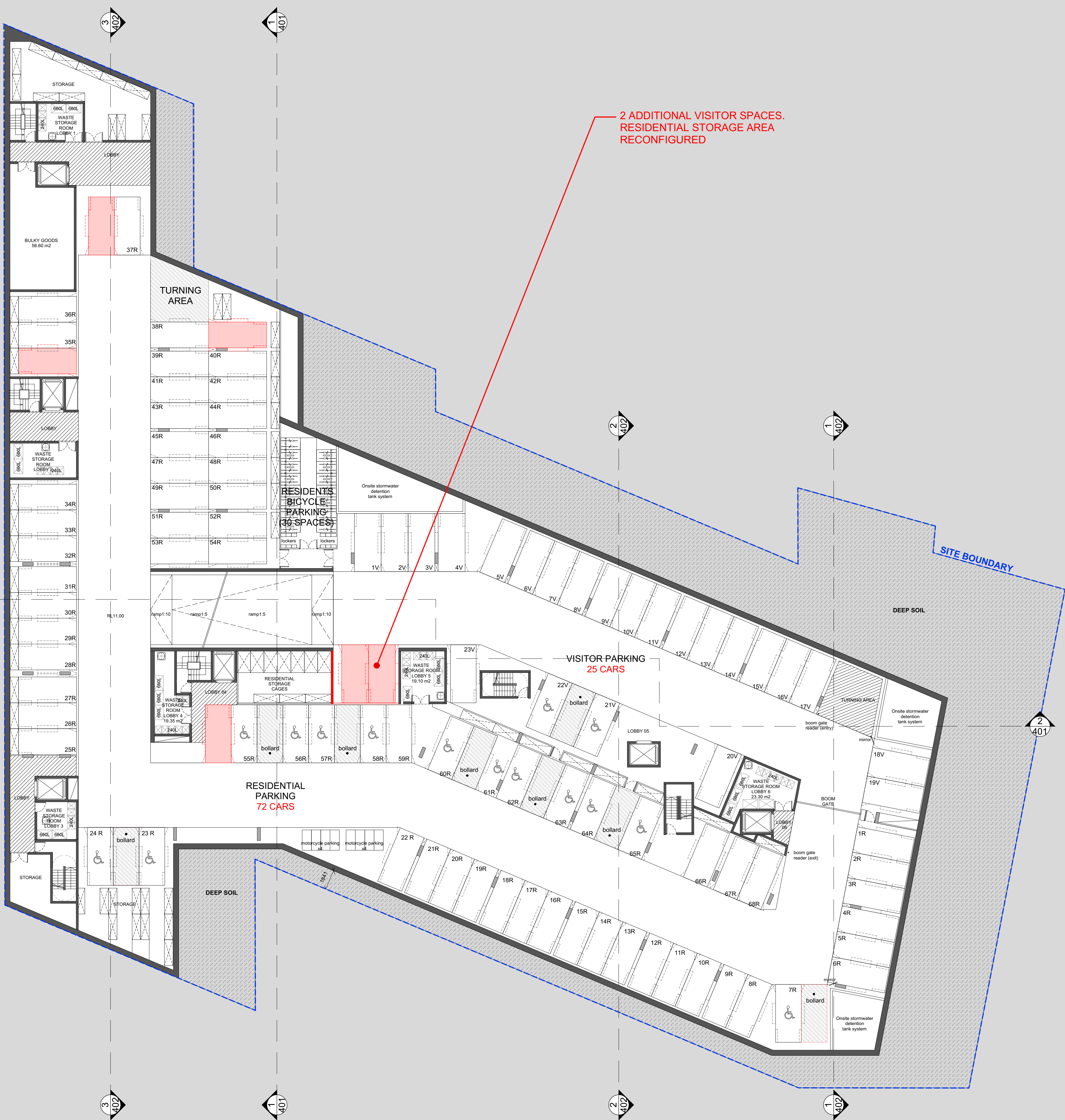




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22 November 2018

1 PLAN RL 11.00 BASEMENT 1
A-2B1



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

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22 November 2018

1
A-2B2

PLAN RL 8.00 BASEMENT 2

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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 8.00 BASEMENT 2

PROJECT NO.	SCALE	DRAWING NO.
1719	1:200 @A1	A-2B2
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+S	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+S	36.00	3.25	4.50	7.75	NO	YES	NO	NO	
F104	57.85	1+S	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+S	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+S	8.25	3.25	4.50	7.75	NO	YES	NO	NO	
F204	57.85	1+S	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+S	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+S	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+S	8.25	3.25	4.50	7.75	NO	YES	NO	NO	
F304	57.85	1+S	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+S	10.10	4.50	4.50	9.00	YES	NO	NO	NO	
C401	61.35	1+S	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+S (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+S	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+S	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+S	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+S	8.25	3.25	4.50	7.75	YES	YES	NO	NO	
F404	57.85	1+S	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+S	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+S	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+S (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+S	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+S	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+S	46.50	6.15	4.50	10.65	YES	YES	NO	NO	
E504	82.05	2+S	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+S	10.10	4.50	4.50	9.00	YES	NO	NO	NO	
C601	61.35	1+S	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+S (A)	13.80	5.00	4.50	9.50	NO	NO	NO	NO	
D602	79.50	2+S	32.85	4.00	4.50	8.50	YES	YES	NO	NO	
D603	86.00	2+S	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+S	10.10	4.50	4.50	9.00	YES	YES	NO	NO	
D701	84.50	2+S (A)	13.80	5.00	4.50	9.50	NO	NO	NO	NO	
D702	79.50	2+S	19.60	4.00	4.50	8.50	YES	YES	NO	NO	
D703	86.00	2+S	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+S	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+S	40.25	6.50	4.50	11.00	YES	YES	NO	NO	
D803	115.75	3+S	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 building 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.

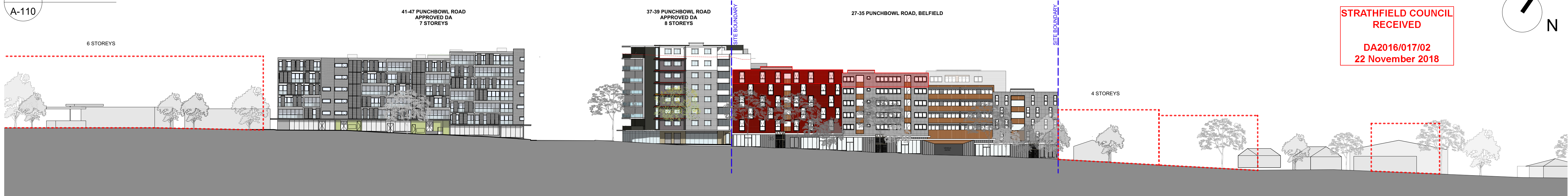
The additional volume will provide 5 extra apartments and will help maximize the offering of the site for the new neighbourhood whilst still being under the FSR.

In addition to this, some minor internal changes are proposed in Levels 4 and 5



Areas in Red show proposed additional volume

1 SITE PLAN
A-110



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2 STREETScape ELEVATION
PUNCHBOWL ROAD
A-110

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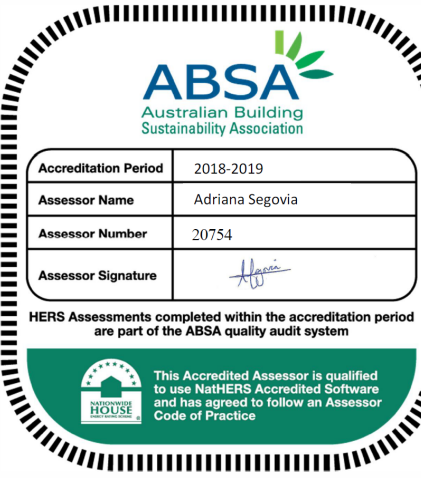
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ISSUE	DATE	DESCRIPTION
1	22/11/17	FOR INFORMATION
2	19/12/17	FOR INFORMATION
3	28/2/18	SECTION 96 APPLICATION
4	26/9/18	DRAFT FOR INFORMATION
5	29/10/18	FOR S4.55 SUBMISSION

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

DRAWING TITLE
SITE PLAN

PROJECT NO.	SCALE	DRAWING NO.
1719	1:500 @A1	A-110
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1
A-201
PLAN RL 14.00 LOWER GROUND LEVEL

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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 14.00 LOWER GROUND LEVEL		
PROJECT NO. 1719	SCALE 1:200 @A1	DRAWING NO. A-201
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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 17.00 GROUND LEVEL

PROJECT NO.	SCALE	DRAWING NO.
1719	1:200 @A1	A-202
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1 PLAN RL 20.00 UPPER GROUND LEVEL
A-203

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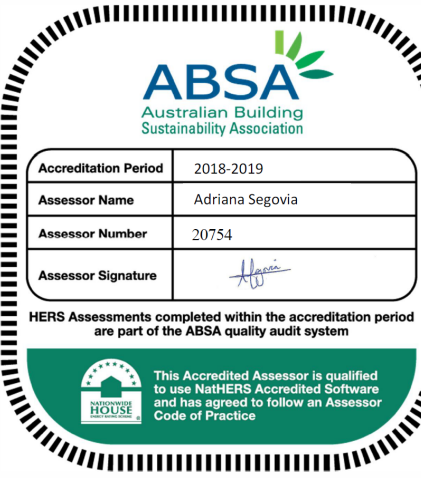
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PROJECT
SECTION 4.55 APPLICATION DA2016/17
MODIFICATIONS TO BUILDING A, B & D
MIXED USE DEVELOPMENT
ADDRESS
27-35 PUNCHBOWL ROAD, BELFIELD.

DRAWING TITLE RL 20.00 UPPER GROUND LEVEL		
PROJECT NO. 1719	SCALE 1:200 @A1	DRAWING NO. A-203
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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

1
A-204
PLAN RL 23.00 LEVEL 2

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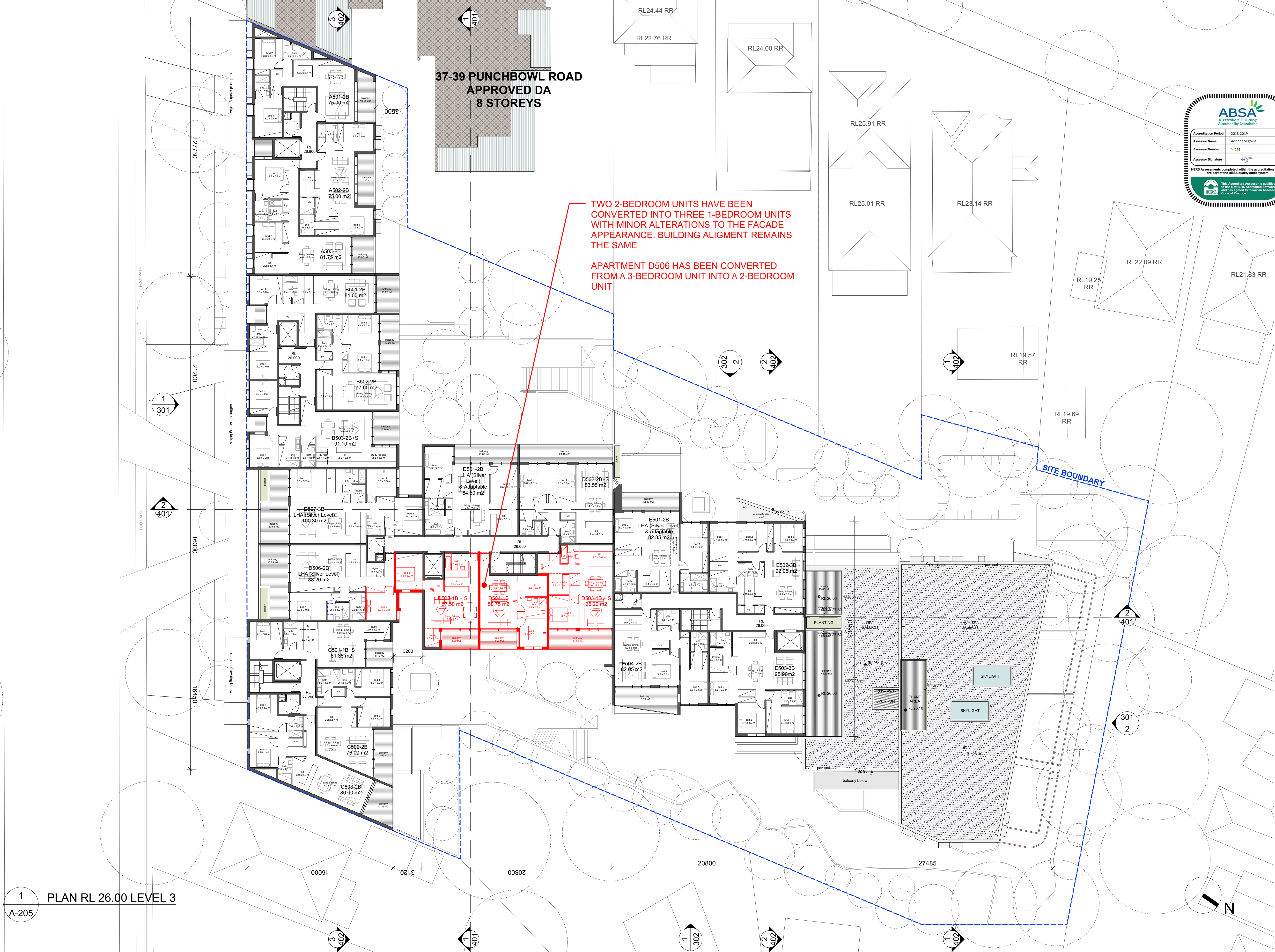
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MODIFICATIONS TO BUILDING A, B & D
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ADDRESS
27-35 PUNCHBOWL ROAD, BELFIELD.

DRAWING TITLE RL 23.00 LEVEL 2		
PROJECT NO. 1719	SCALE 1:200 @A1	DRAWING NO. A-204
DRAWN PG	CHECKED RO	
DATE 29/10/2018	REVISION 5	



1 PLAN RL 26.00 LEVEL 3
A-205

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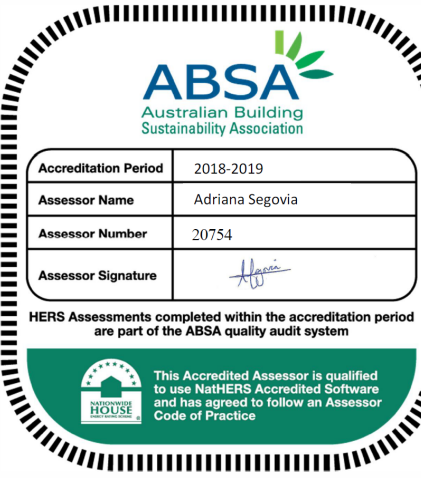
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PROJECT
SECTION 4.55 APPLICATION DA2016/17
MODIFICATIONS TO BUILDING A, B & D
MIXED USE DEVELOPMENT
ADDRESS
27-35 PUNCHBOWL ROAD, BELFIELD.

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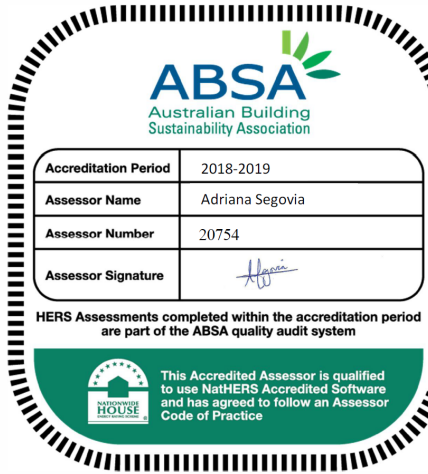
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PROJECT SECTION 4.55 APPLICATION DA2016/17 MODIFICATIONS TO BUILDING A, B & D MIXED USE DEVELOPMENT
ADDRESS 27-35 PUNCHBOWL ROAD, BELFIELD.

DRAWING TITLE RL 29.00 LEVEL 4	PROJECT NO. 1719	SCALE 1:200 @A1	DRAWING NO. A-206
	DRAWN PG	CHECKED RO	
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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 32.00 LEVEL 5		
PROJECT NO. 1719	SCALE 1:200 @A1	DRAWING NO. A-207
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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 35.00 LEVEL 6		
PROJECT NO. 1719	SCALE 1:200 @A1	DRAWING NO. A-208
DRAWN PG	CHECKED RO	
DATE 29/10/2018	REVISION 5	



1 ROOF PLAN
A-209

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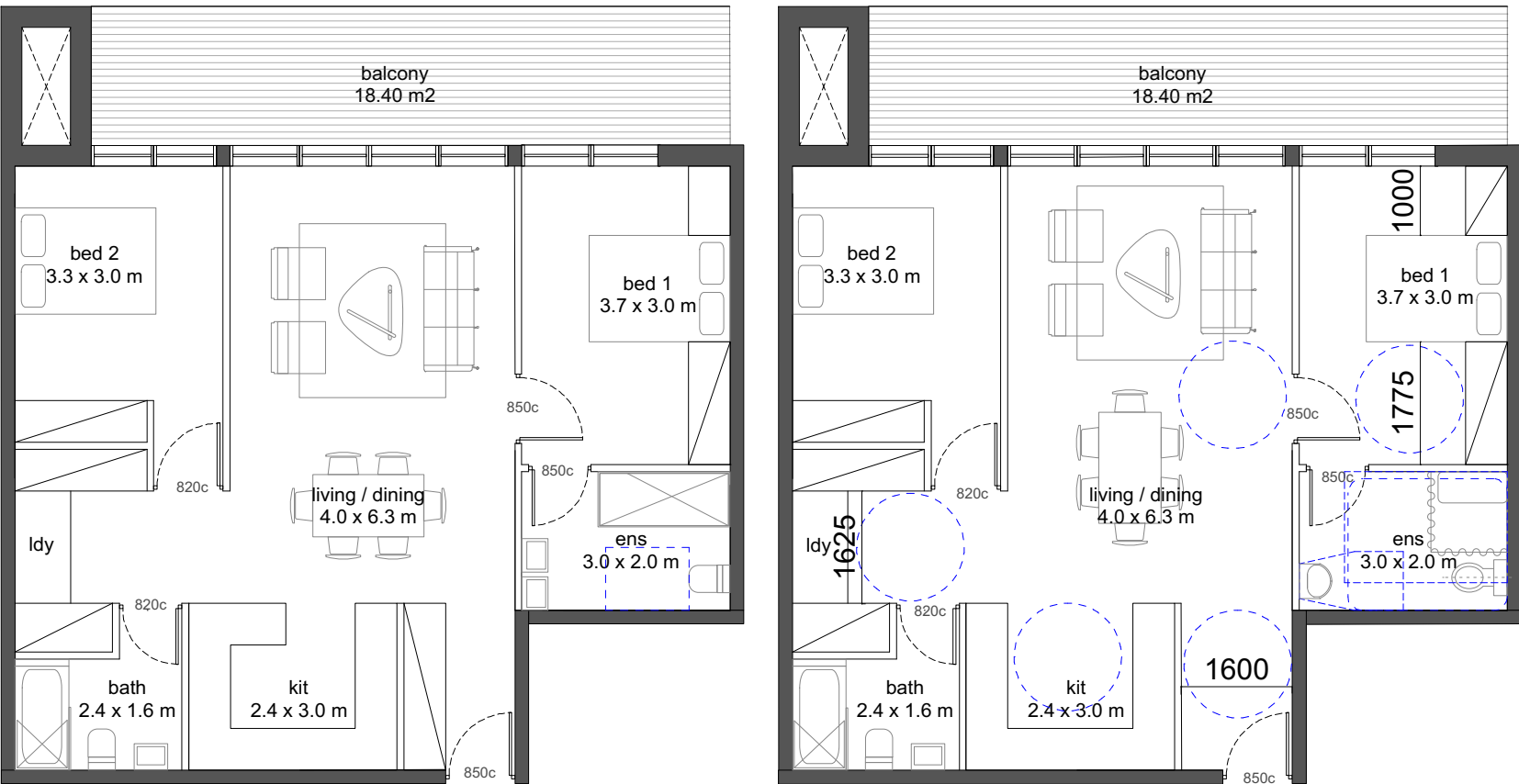
PROJECT
SECTION 4.55 APPLICATION DA2016/17 MODIFICATIONS TO BUILDING A, B & D MIXED USE DEVELOPMENT
ADDRESS
27-35 PUNCHBOWL ROAD, BELFIELD.

DRAWING TITLE		
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

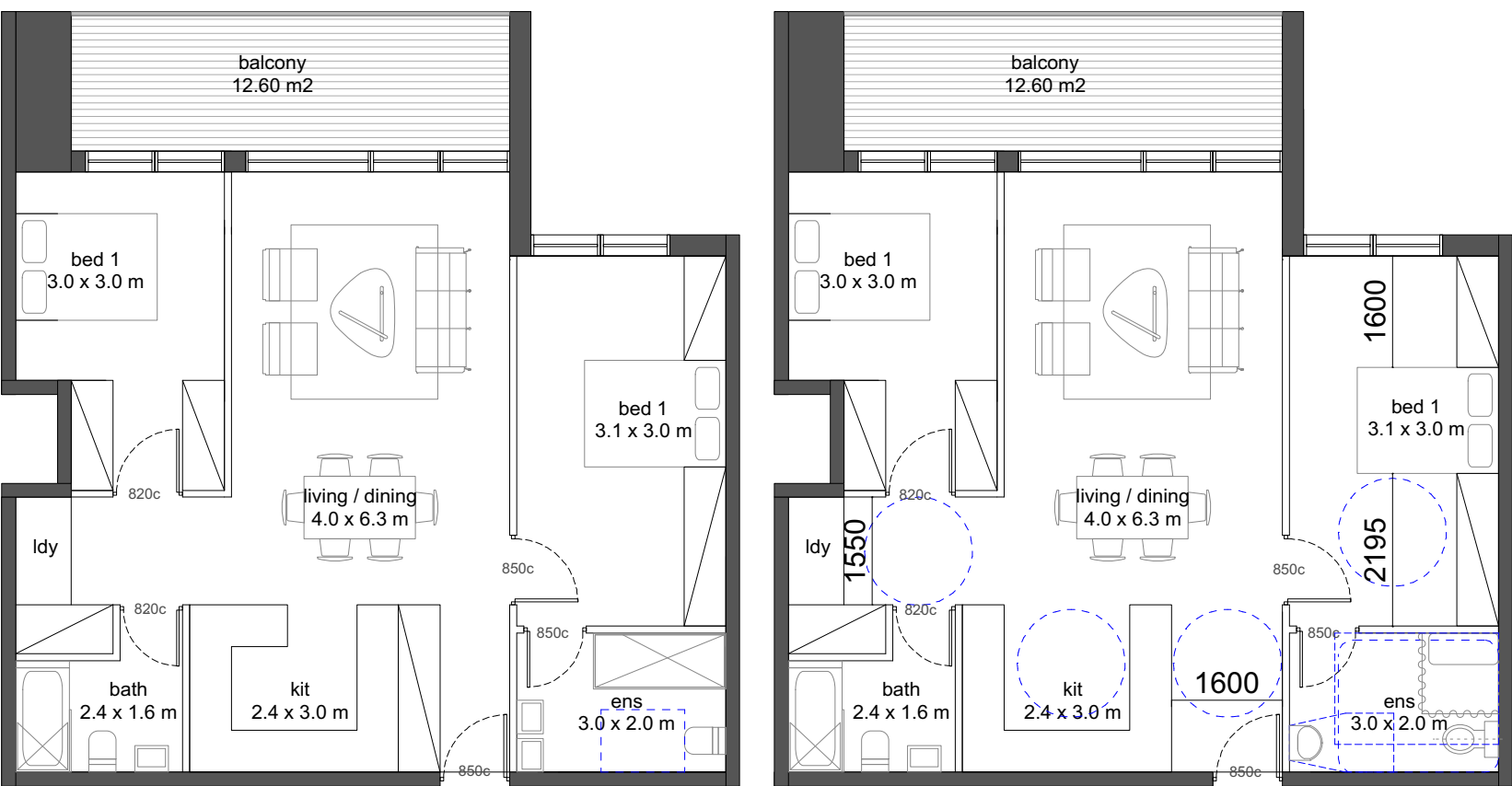
POST-ADAPTATION



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

PRE-ADAPTATION

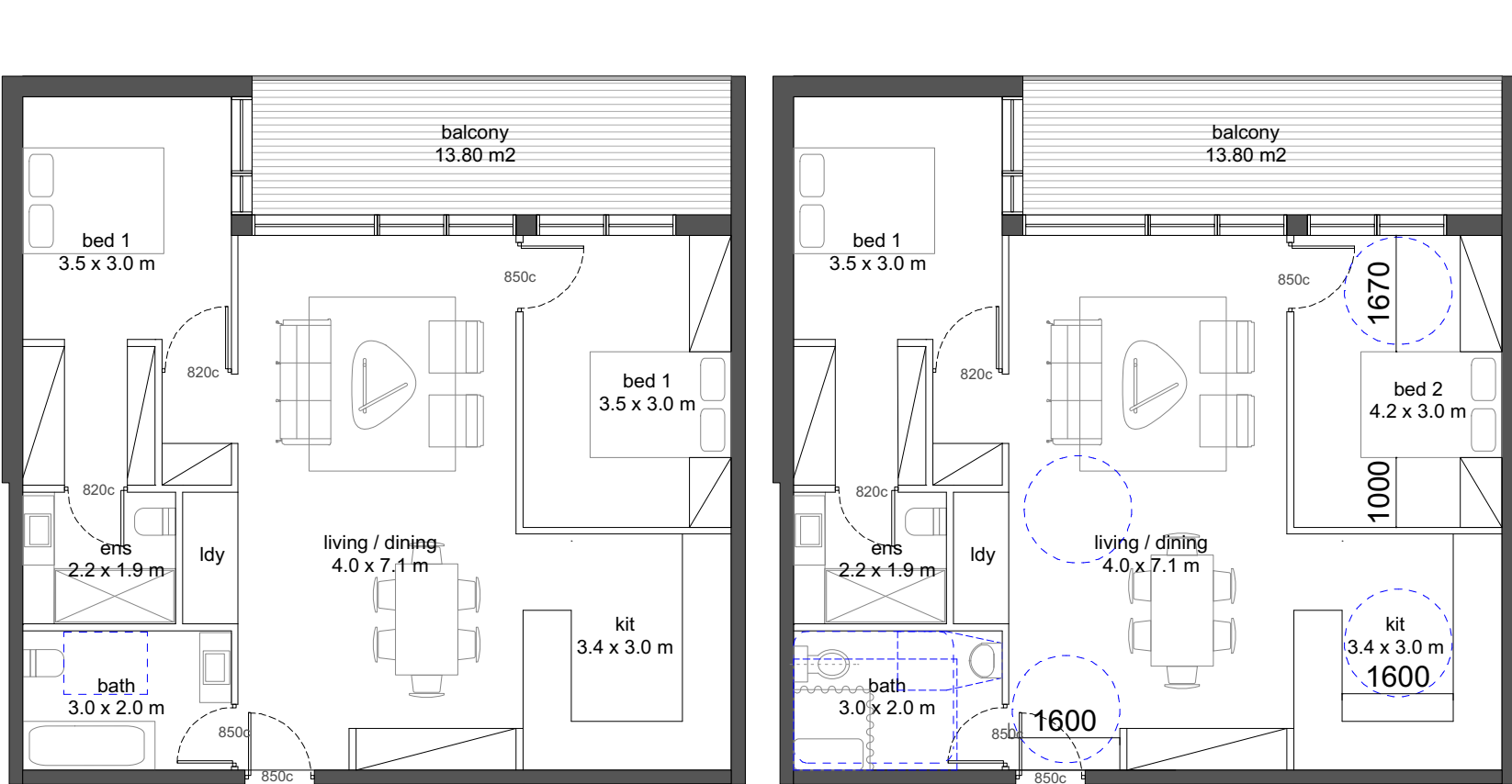
POST-ADAPTATION



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

PRE-ADAPTATION

POST-ADAPTATION



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

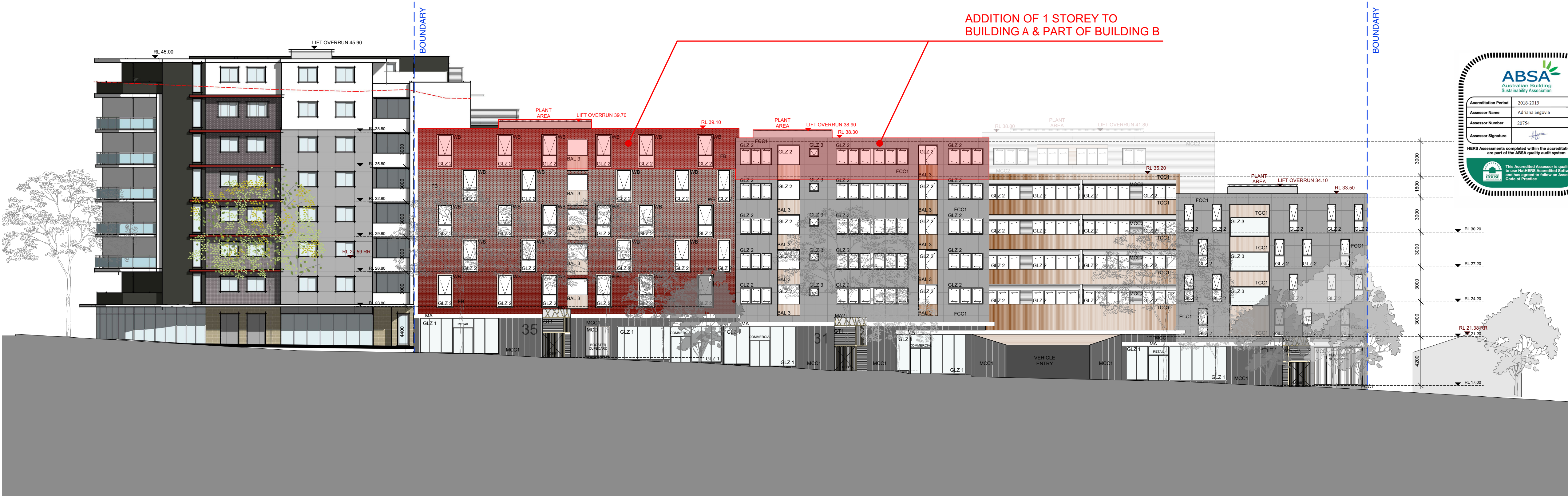
- THERE ARE 12 ADAPTABLE APRTMENTS OUT OF 122 (10 %)

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

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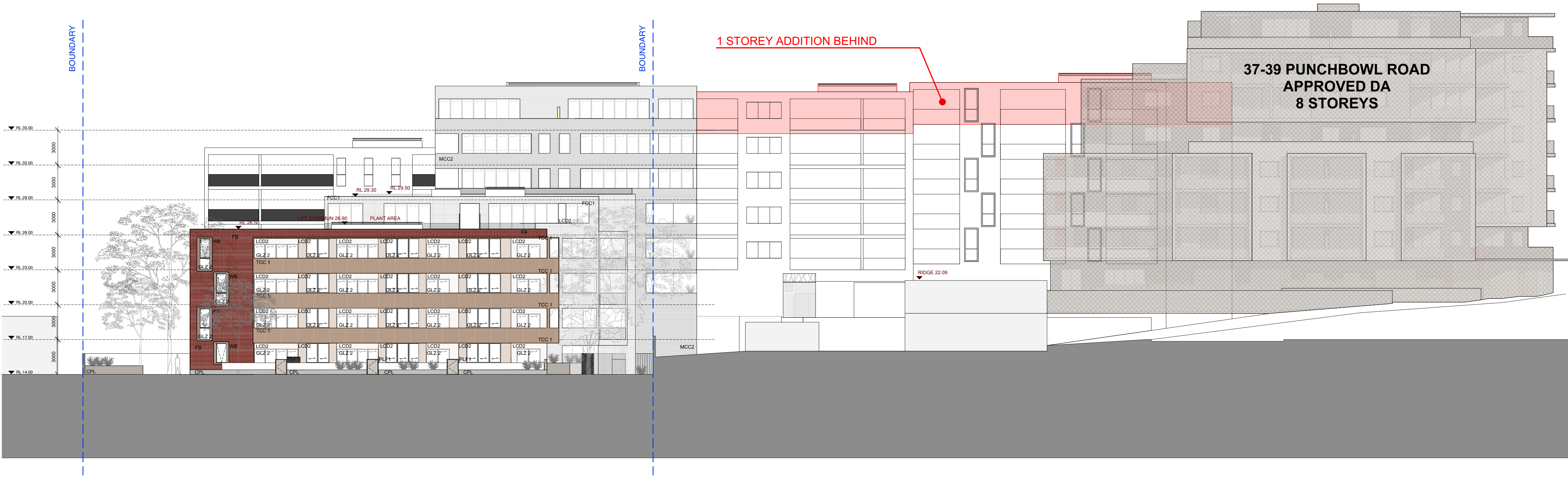
37-39 PUNCHBOWL ROAD
APPROVED DA
8 STOREYS

27-35 PUNCHBOWL ROAD, BELFIELD



1 SOUTH ELEVATION
PUNCHBOWL ROAD
A-301

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2 NORTH ELEVATION
A-301

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
FSC1	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 3	GREY POWDER COATED ALUMINIUM FRAME
GLZ 3	FROSTED GLASS OPENABLE WINDOW.
GLZ 3	GREY POWDER COATED ALUMINIUM FRAME
GT 1	ENTRY GATE. TIMBER AND POWDER COATED ALUMINIUM.
LCD1	LIGHTWEIGHT CLADDING. COLOUR. DULUX TUSCAN SUNSET
LCD2	LIGHTWEIGHT CLADDING. COLOUR. DULUX SPANISH CREAM HALF
MCC1	METAL CLADDING. ZINC. VM QUARTZ OR SIMILAR
MCC2	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
PR1	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
TCC1	COMPOSITE TIMBER CLADDING. COLOUR PREMIUM OAK. FINISH. BRUSHED
WB	WINDOW BOX. TIMBER CLAD BOX EXTERIOR. PREMIUM OAK. ALUMINIUM INTERIOR

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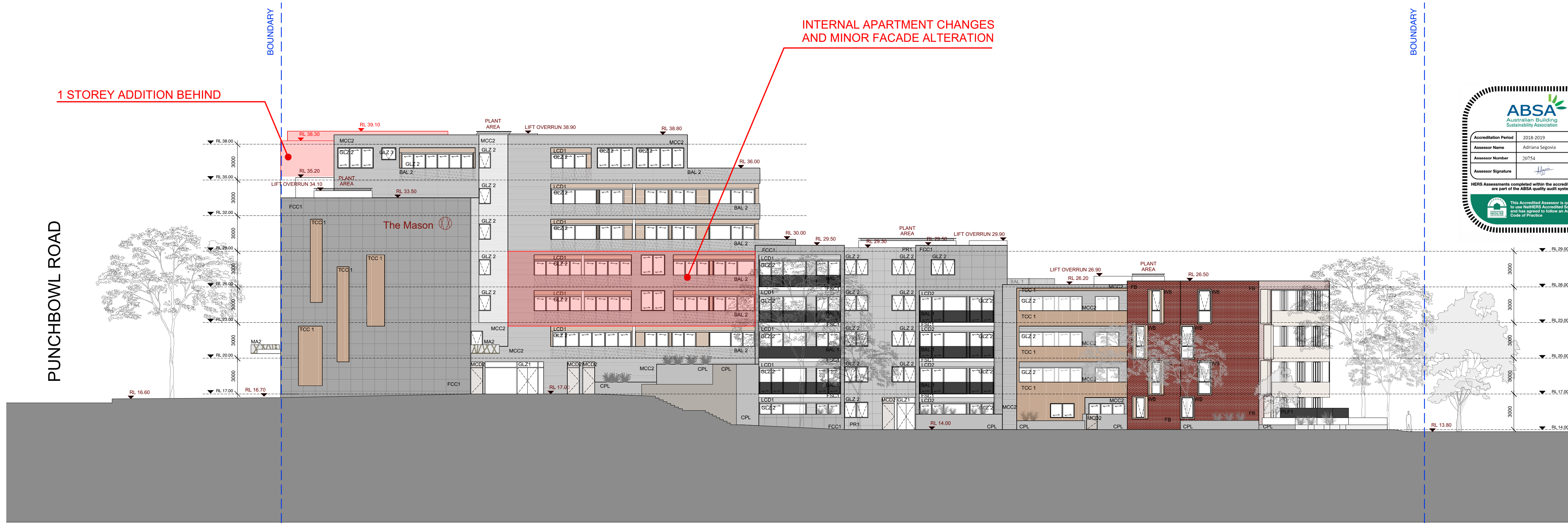
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PROJECT
SECTION 4.55 APPLICATION DA2016/17
MODIFICATIONS TO BUILDING A, B & D
MIXED USE DEVELOPMENT
ADDRESS
27-35 PUNCHBOWL ROAD, BELFIELD.

DRAWING TITLE
N-S ELEVATIONS
PROJECT NO.
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PG
DATE
29/10/2018
SCALE
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DRAWING NO.
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1 EAST ELEVATION
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2 WEST ELEVATION
A-302

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.
MA 2	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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5
A-310

PRIVACY SCREENS LOCATION - PLAN
1:400

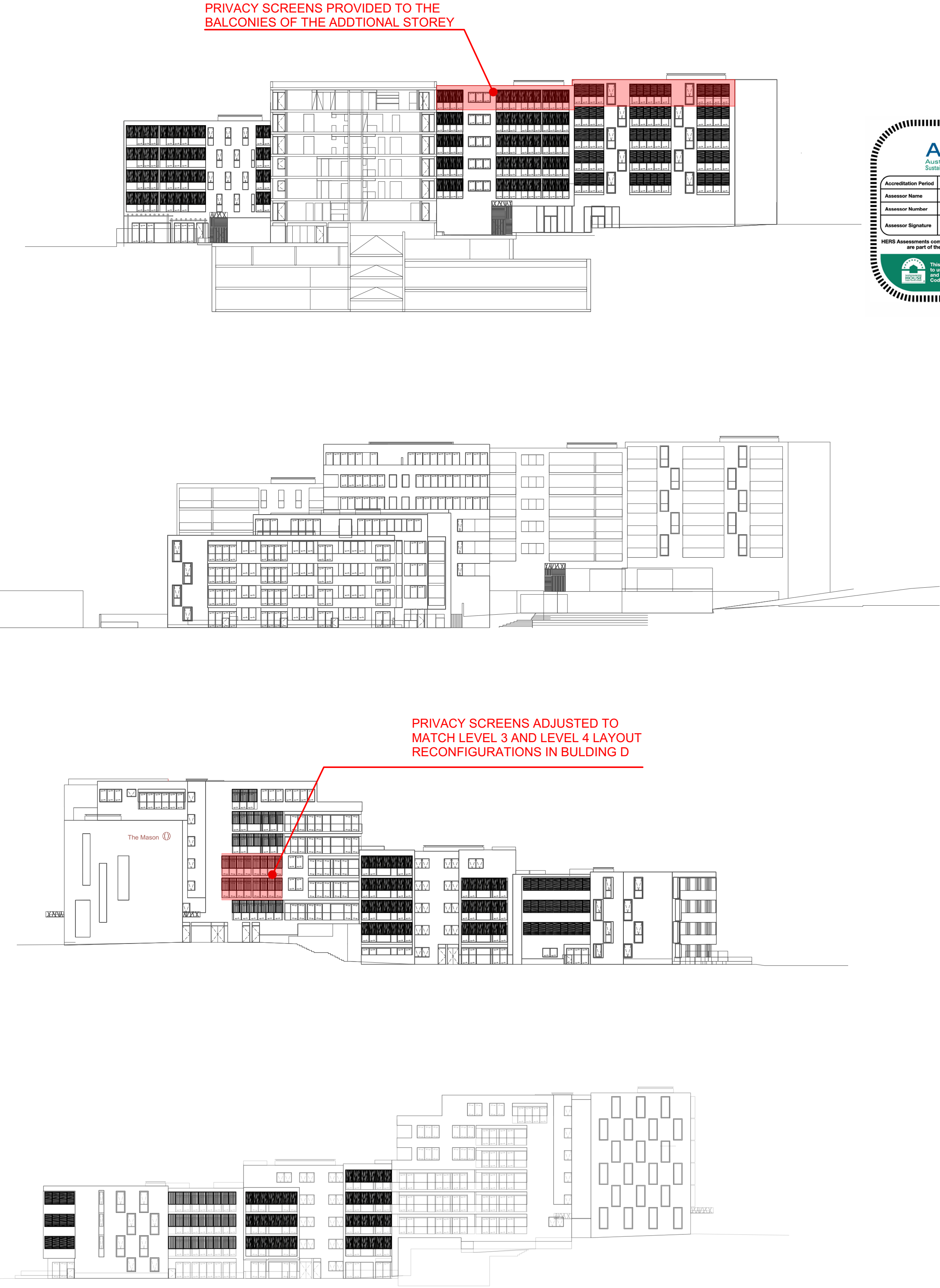


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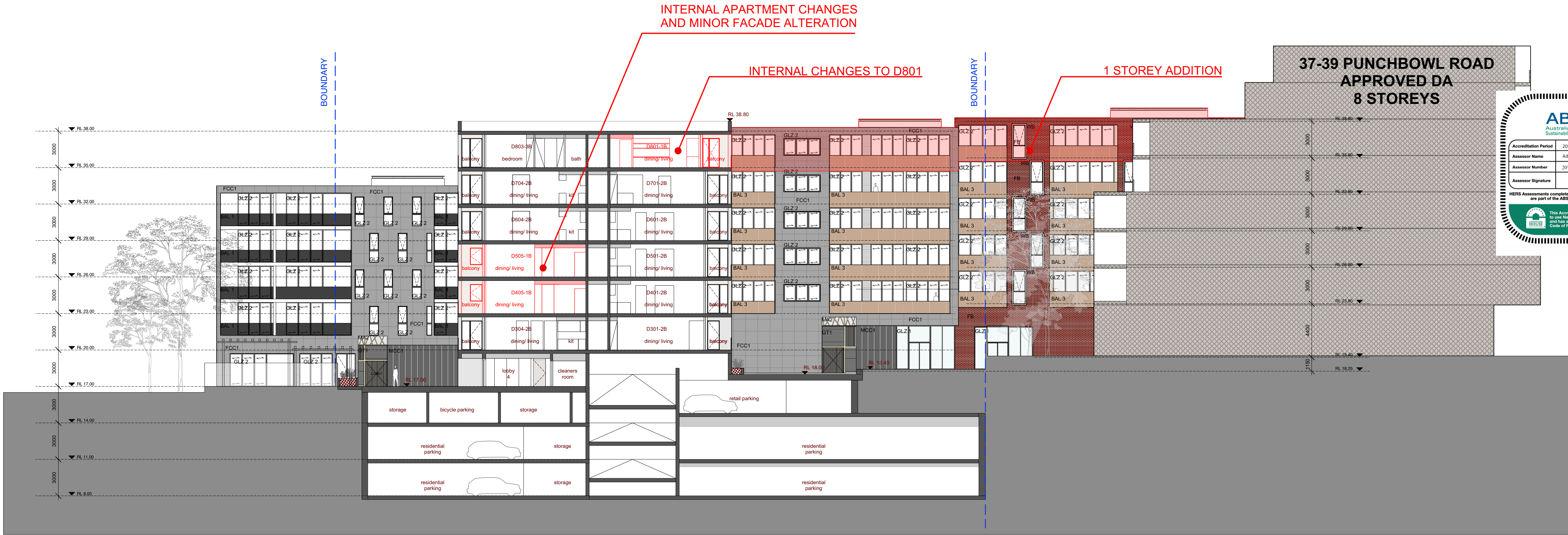
DA2016/017/02
22 November 2018

3
A-310

PRIVACY SCREENS LOCATION-ELEVATIONS
1:400



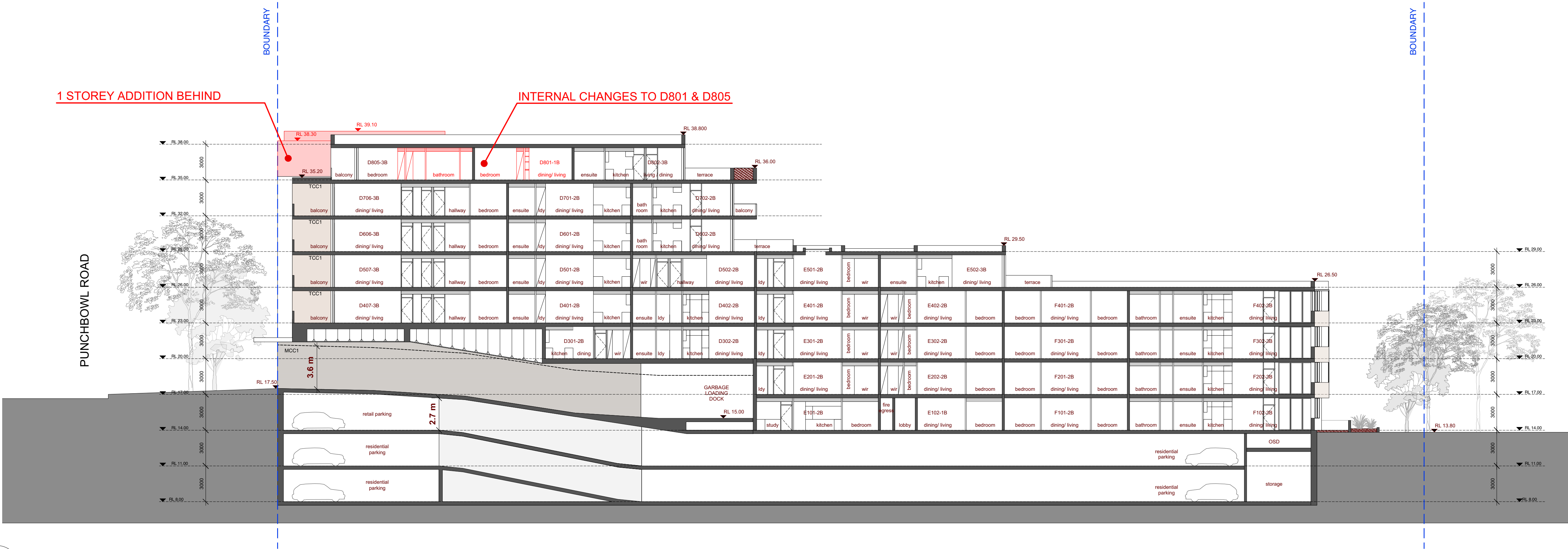
olsson& associatesarchitectsPTY LTD Level 5 68 - 72 Wentworth Avenue Surry Hills T 02 9281 0181 F 02 9281 3171 E info@olssonassociates.com.au Russell Olsson Registered Architect 7079 © Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those 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	PRIVACY SCREENS		
			2	19/12/17	FOR INFORMATION	MODIFICATIONS TO BUILDING A, B & D	PROJECT NO.	SCALE	DRAWING NO.
			3	28/2/18	SECTION 96 APPLICATION	MIXED USE DEVELOPMENT	1719	AS SHOWN	A-310
			4	26/9/18	DRAFT FOR INFORMATION	ADDRESS	DRAWN	CHECKED	
			5	29/10/18	FOR S4.55 SUBMISSION	27-35 PUNCHBOWL ROAD, BELFIELD.	PG	RO	
						DATE	REVISION		
						29/10/2018	5		



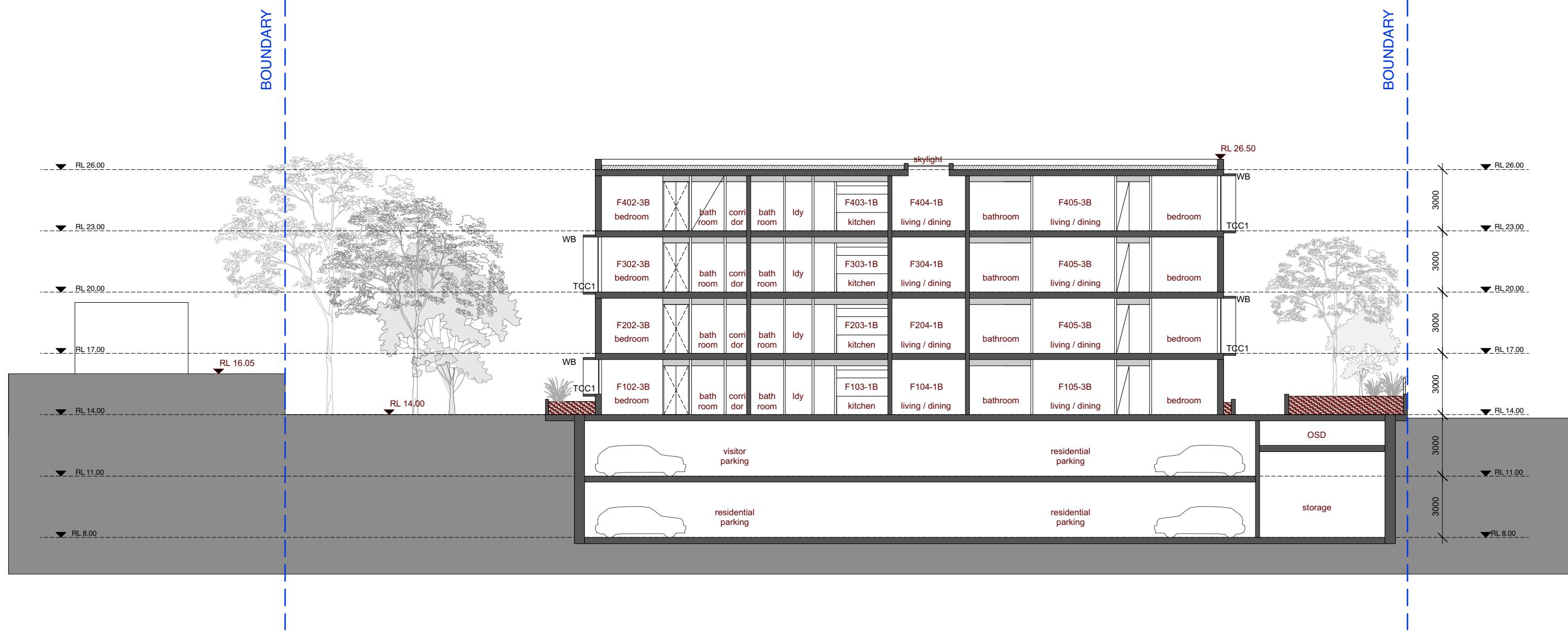
1 E-W SECTION
A-401 THROUGH BUILDING D

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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.
MA 2	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



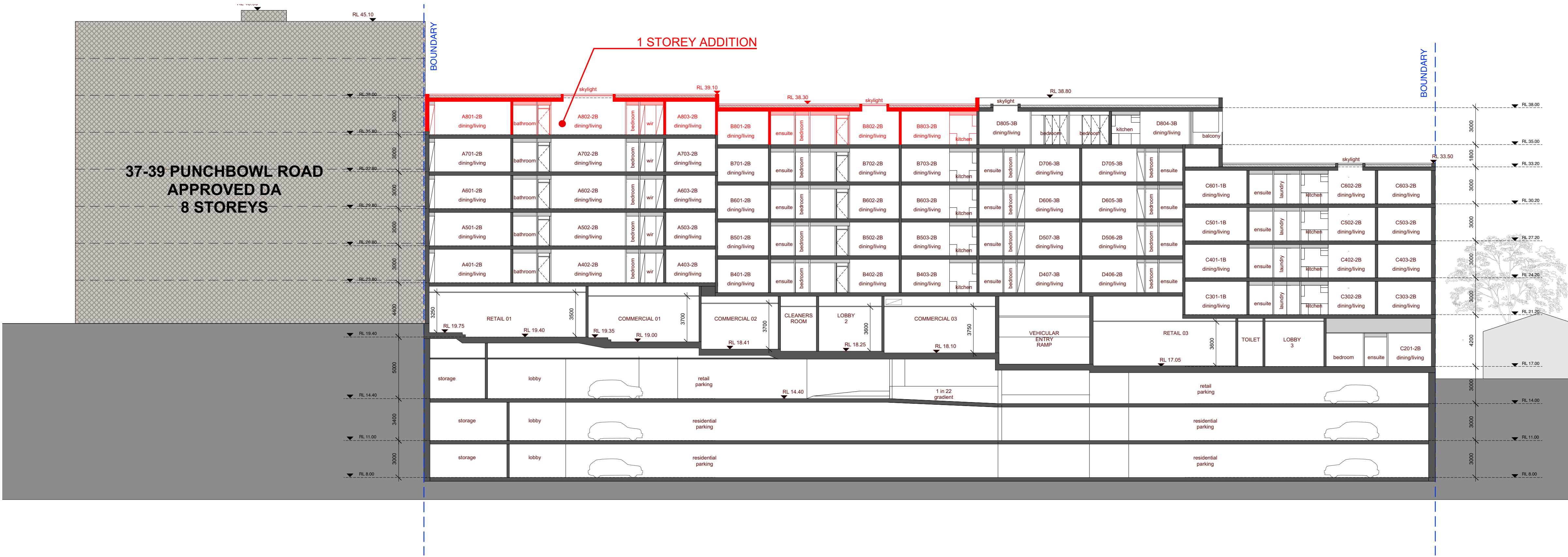
2 N-S SECTION
A-401 THROUGH VEHICLE RAMP



1
A-402 E-W SECTION
THROUGH BUILDING F



2
A-402 E-W SECTION
THROUGH BUILDING E



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3
A-402 E-W SECTION
THROUGH BUILDINGS A/B/C/D





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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 PERSPECTIVES I		
PROJECT NO. 1719	SCALE NTS	DRAWING NO. A-701
DRAWN PG	CHECKED RO	
DATE 29/10/2018	REVISION 5	



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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.

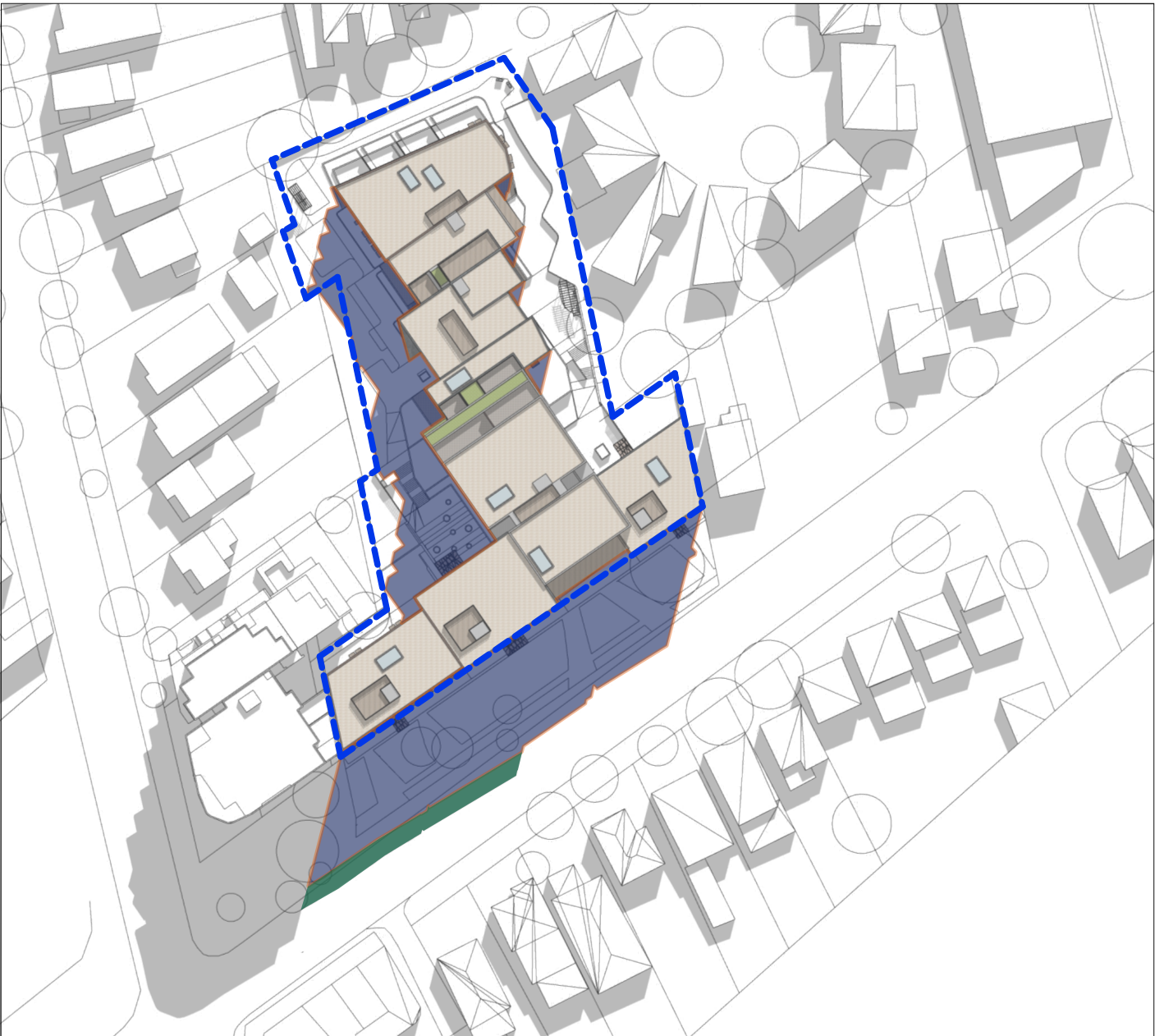
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PROJECT NO. 1719	SCALE NTS	DRAWING NO. A-702
DRAWN PG	CHECKED RO	
DATE 29/10/2018	REVISION 5	



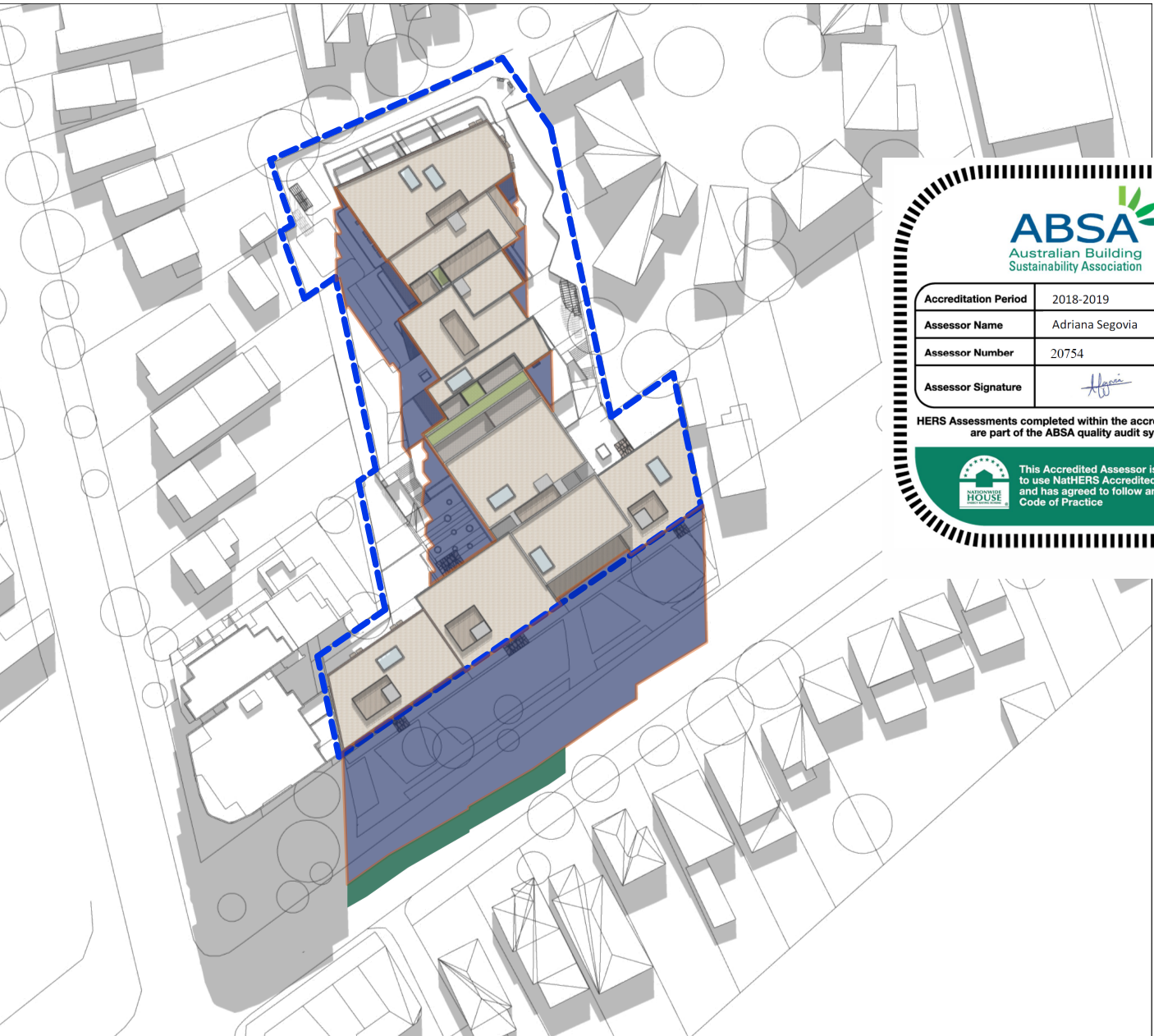
9.00 hrs



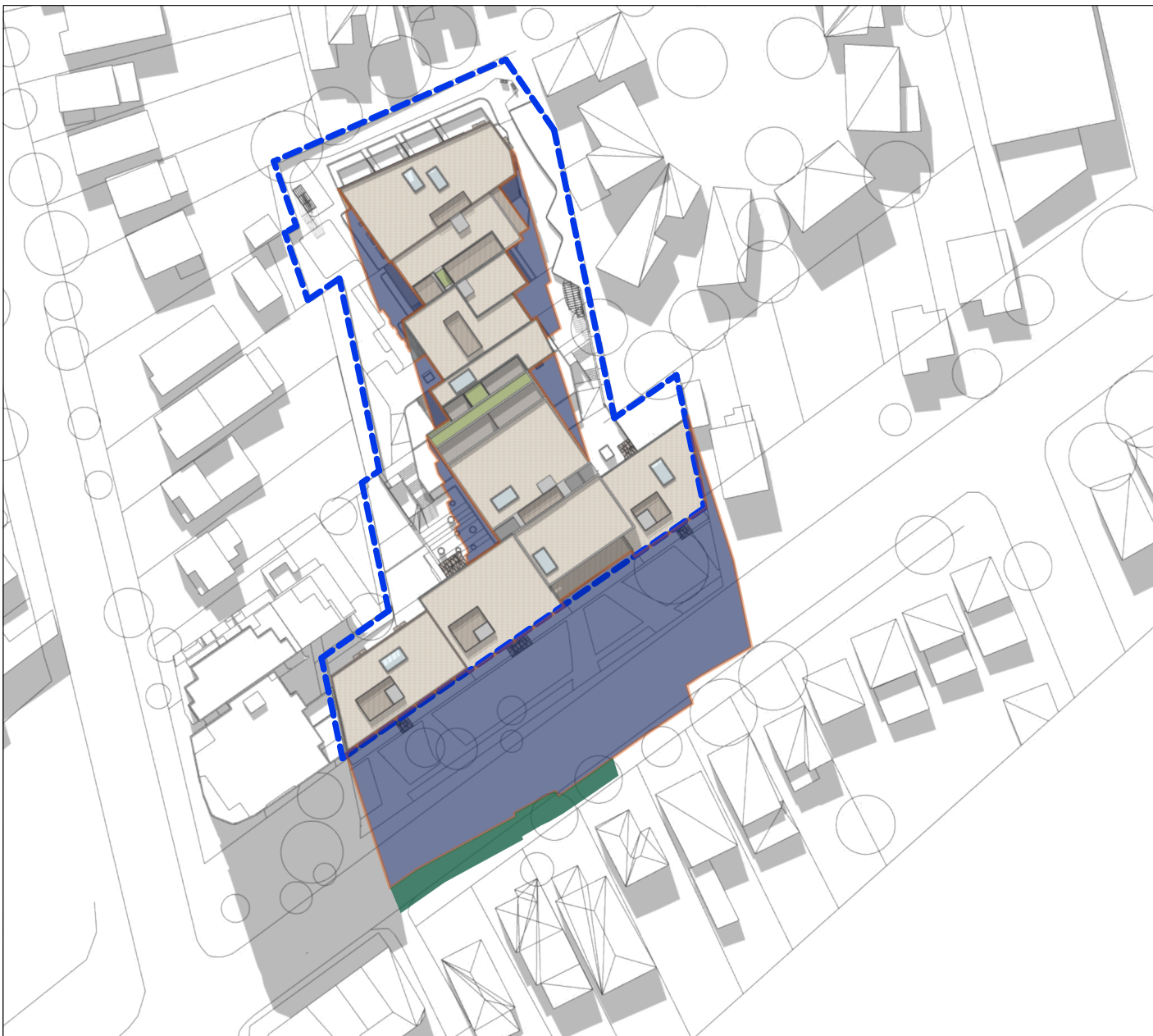
10.00 hrs



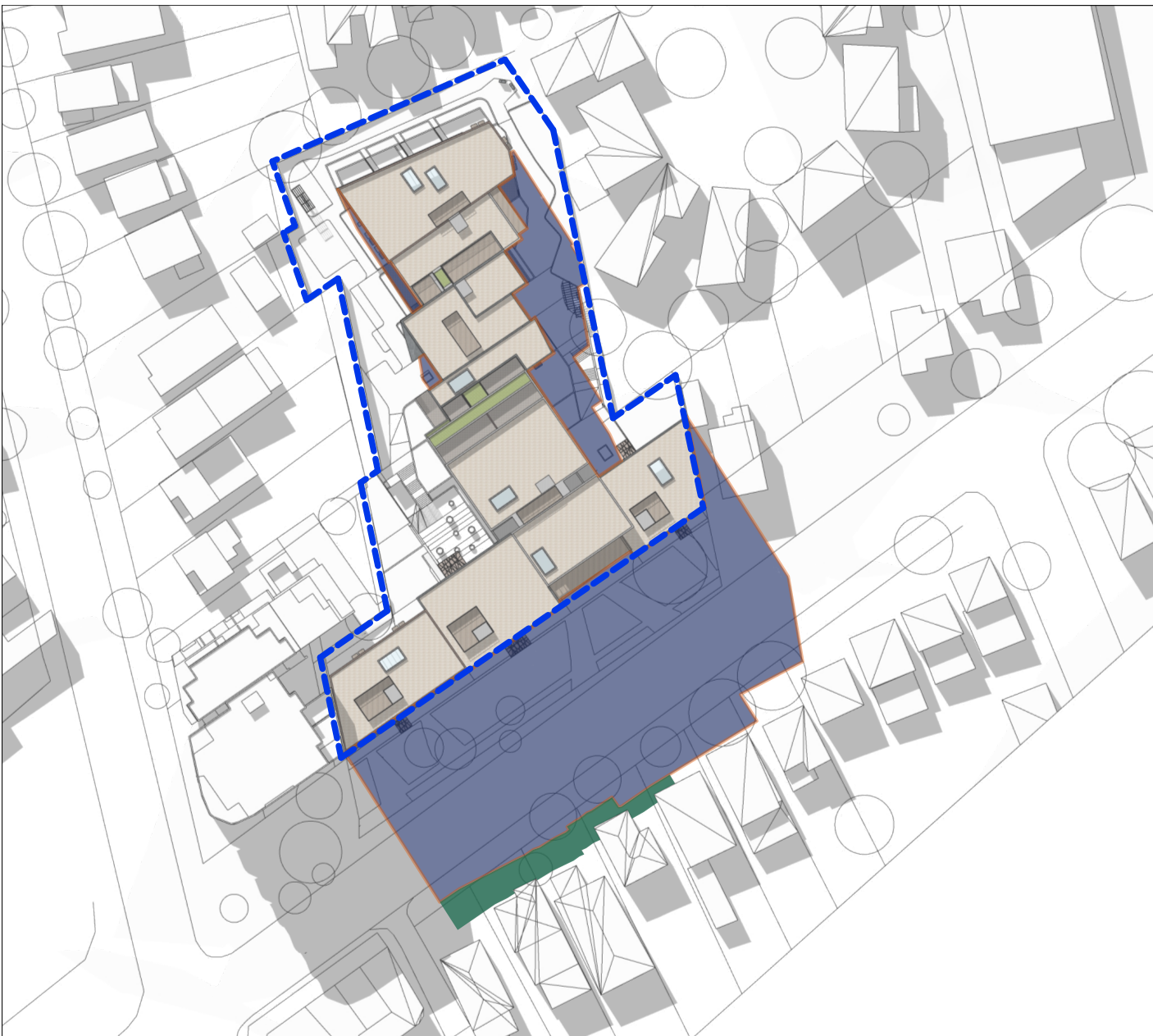
11.00 hrs



12.00 hrs



13.00 hrs



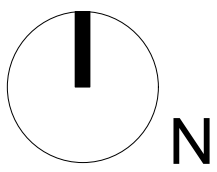
14.00 hrs



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.



WINTER SOLSTICE. JUNE 21st
SHADOW DIAGRAMS

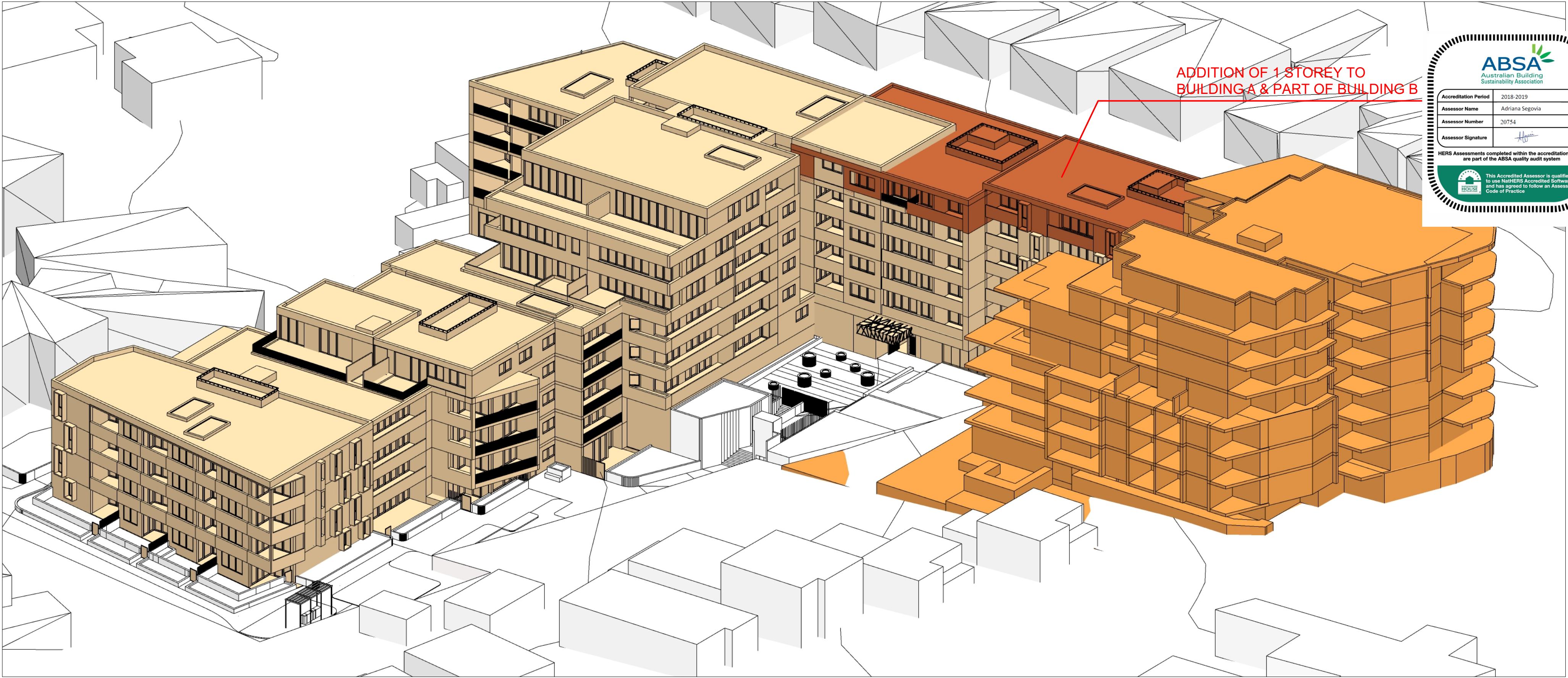
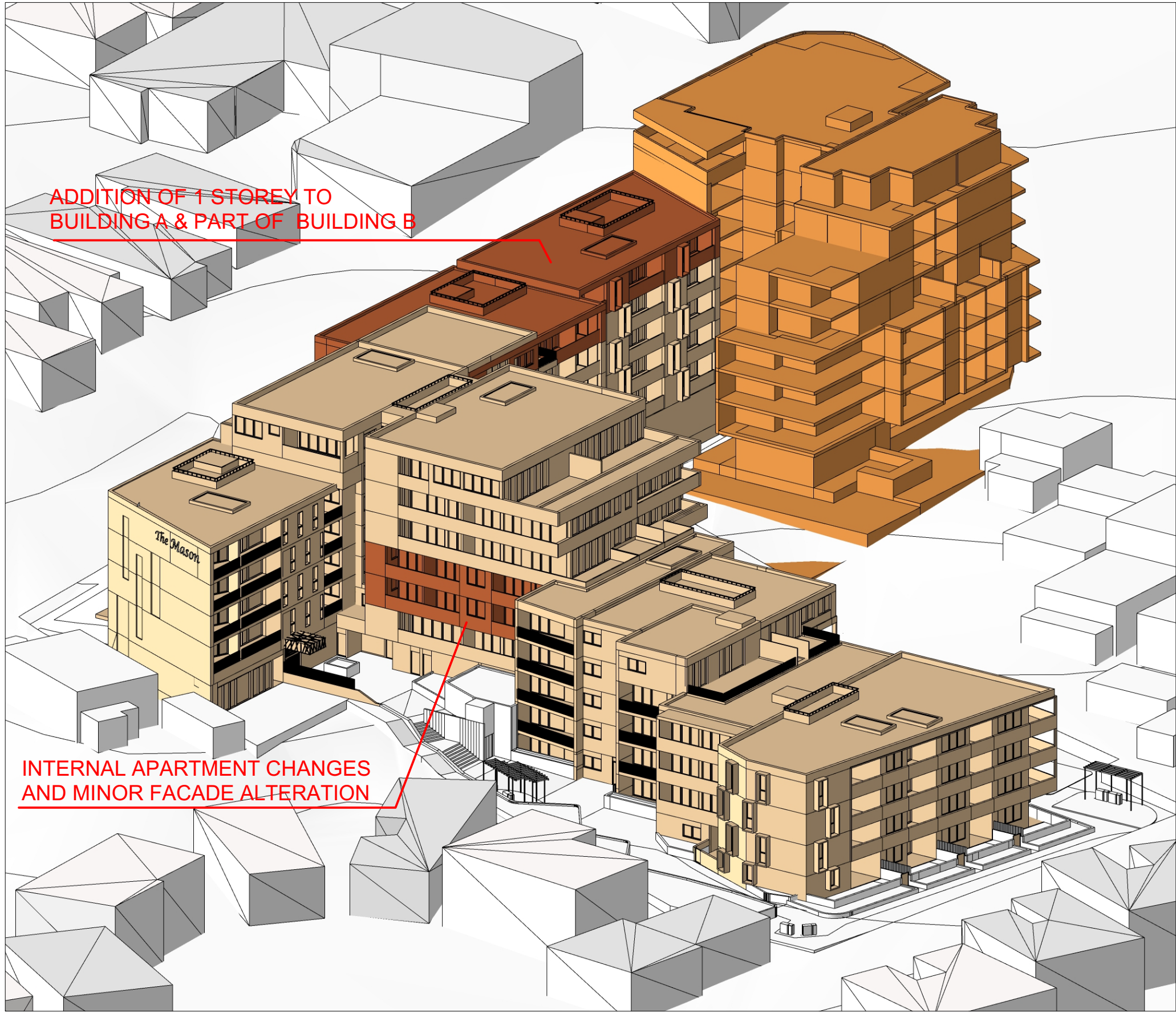
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ISSUE	DATE	DESCRIPTION
1	22/11/17	FOR INFORMATION
2	19/12/17	FOR INFORMATION
3	28/2/18	SECTION 96 APPLICATION
4	26/9/18	DRAFT FOR INFORMATION
5	29/10/18	FOR S4.55 SUBMISSION

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

DRAWING TITLE SHADOW DIAGRAMS		
PROJECT NO. 1719	SCALE NTS	DRAWING NO. A-801
DRAWN PG	CHECKED RO	
DATE 29/10/2018	REVISION 5	

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

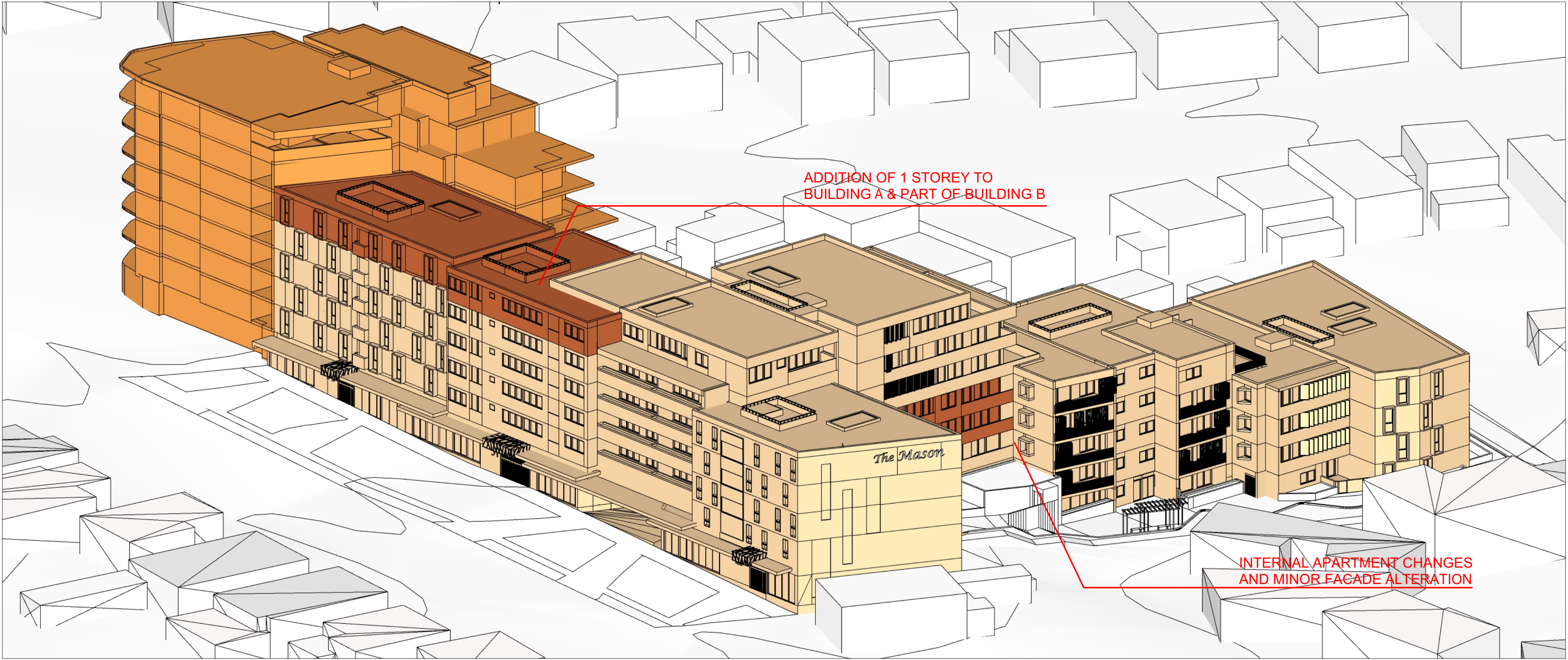


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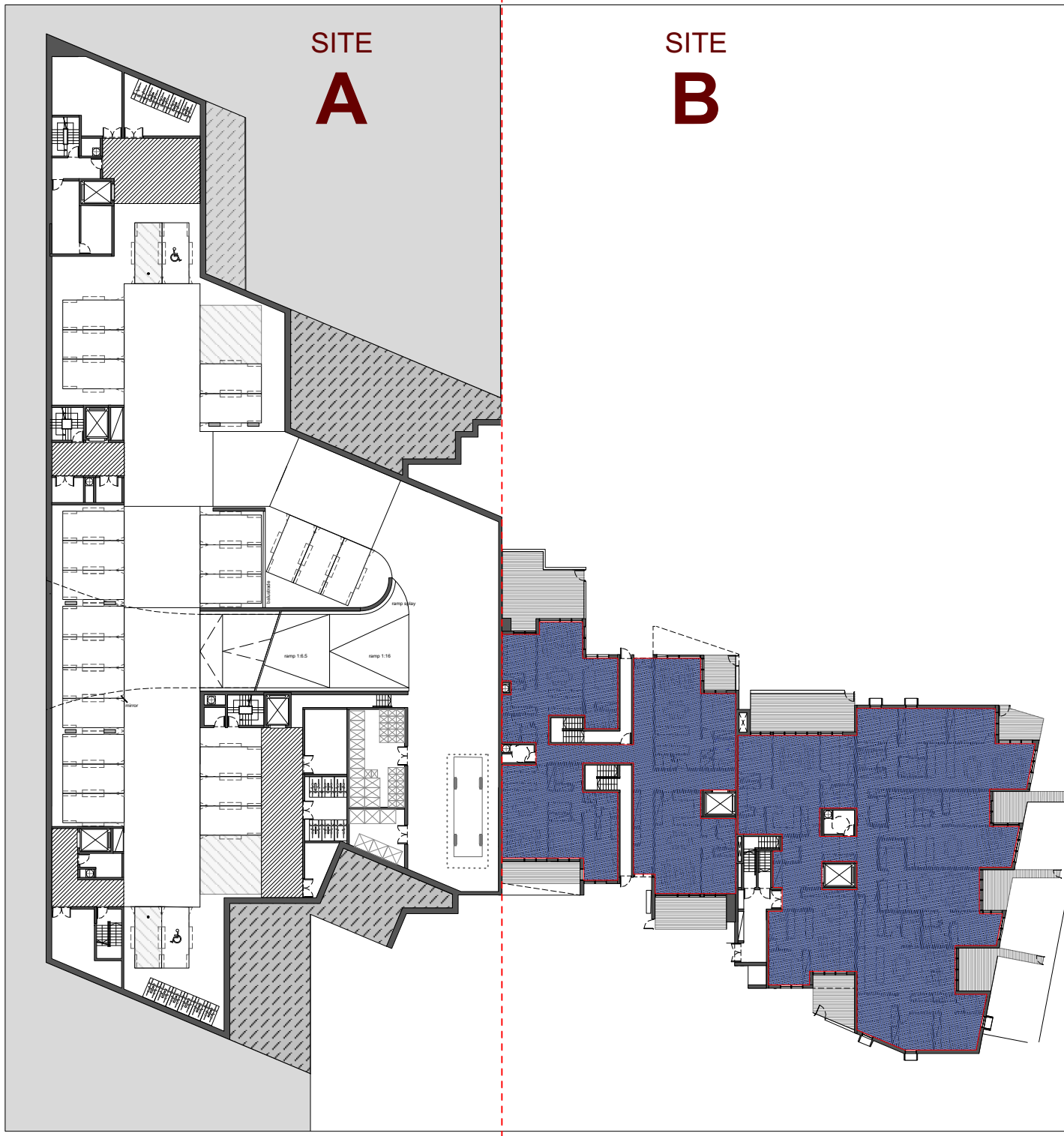
DA2016/017/02
22 November 2018

- 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

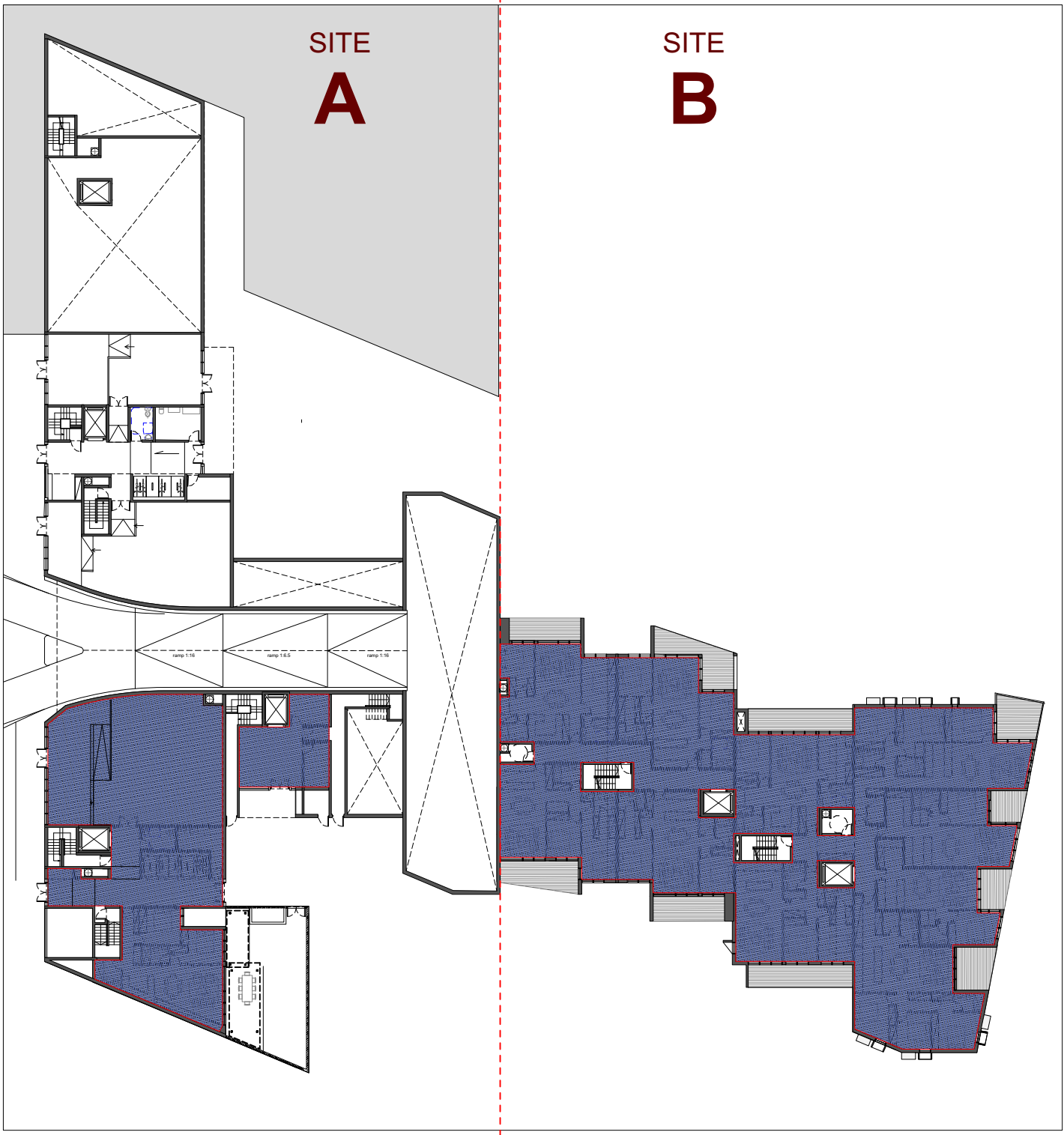


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	NABIL INVESTMENTS PTY LTD ACN 002 745 299 P.O BOX A2577 SYDNEY SOUTH. 1235 (02) 9817 7488		1	22/11/17	FOR INFORMATION	SECTION 4.55 APPLICATION DA2016/17	MASSING DIAGRAMS		
	2		19/12/17	FOR INFORMATION	MODIFICATIONS TO BUILDING A, B & D	PROJECT NO.	SCALE	DRAWING NO.	
	3		28/2/18	SECTION 96 APPLICATION	MIXED USE DEVELOPMENT	1719	NTS		
	4		26/9/18	DRAFT FOR INFORMATION	ADDRESS	DRAWN	CHECKED		
5	29/10/18	FOR S4.55 SUBMISSION	27-35 PUNCHBOWL ROAD, BELFIELD.	PG	RO	A-820			
				DATE	REVISION				



RL 14.00
SITE A GFA -

SITE B GFA= 867 m2



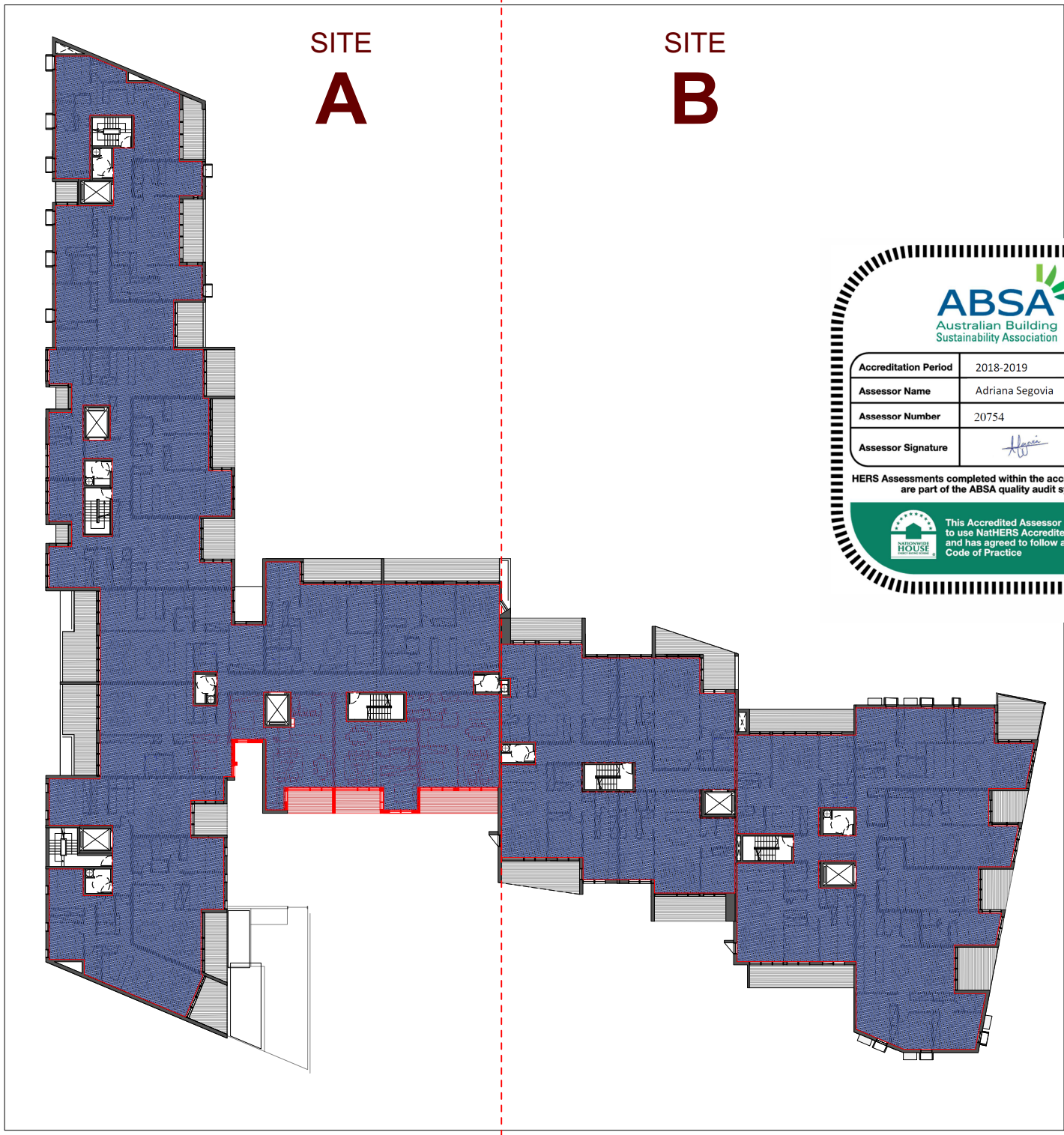
RL 17.00
SITE A GFA = 387 m2

SITE B GFA= 907 m2



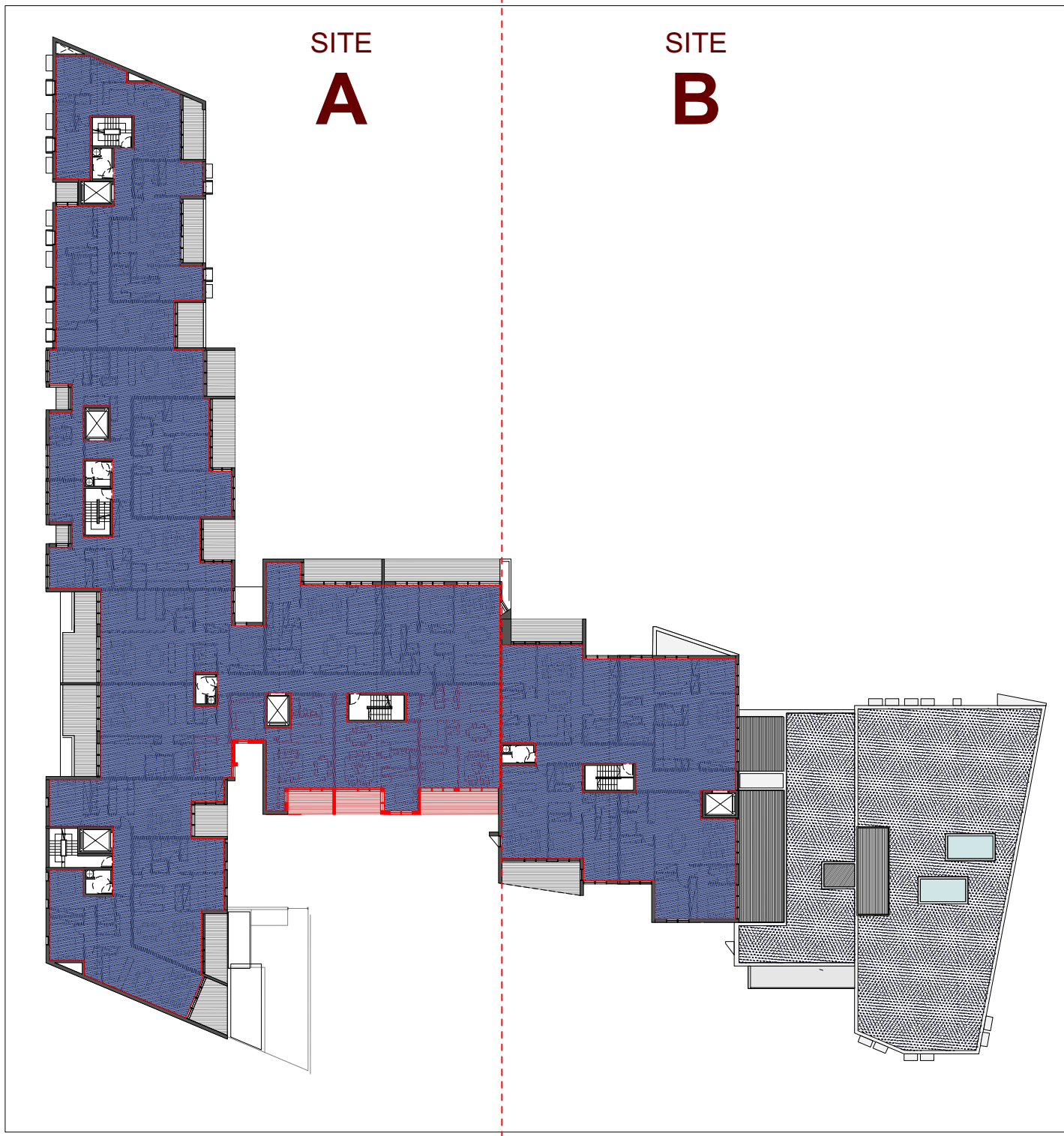
RL 20.00
SITE A GFA = 1184 m2

SITE B GFA= 907 m2



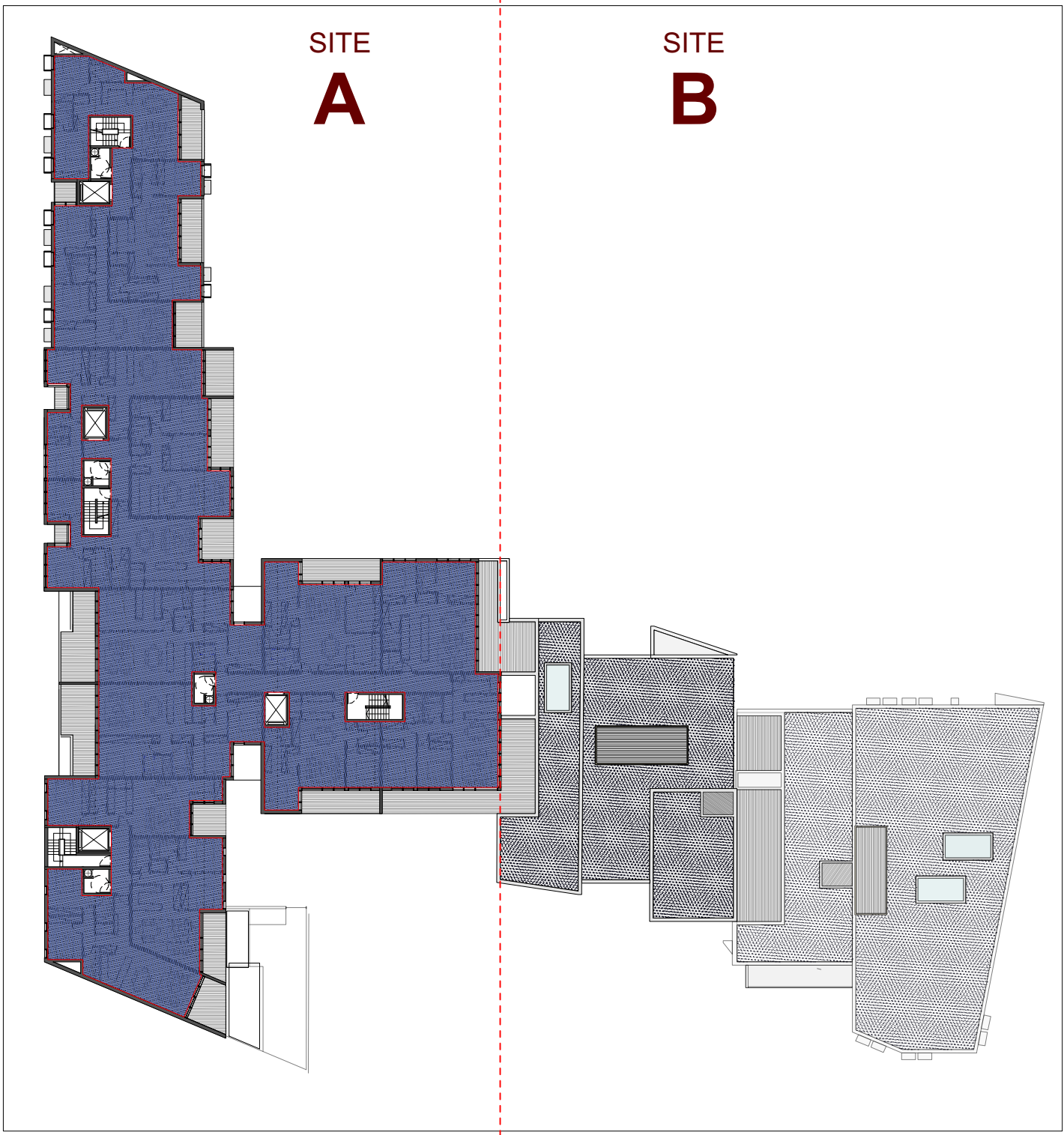
RL 23.00
BUILDING A GFA = 1327 m2

BUILDING B GFA= 907 m2



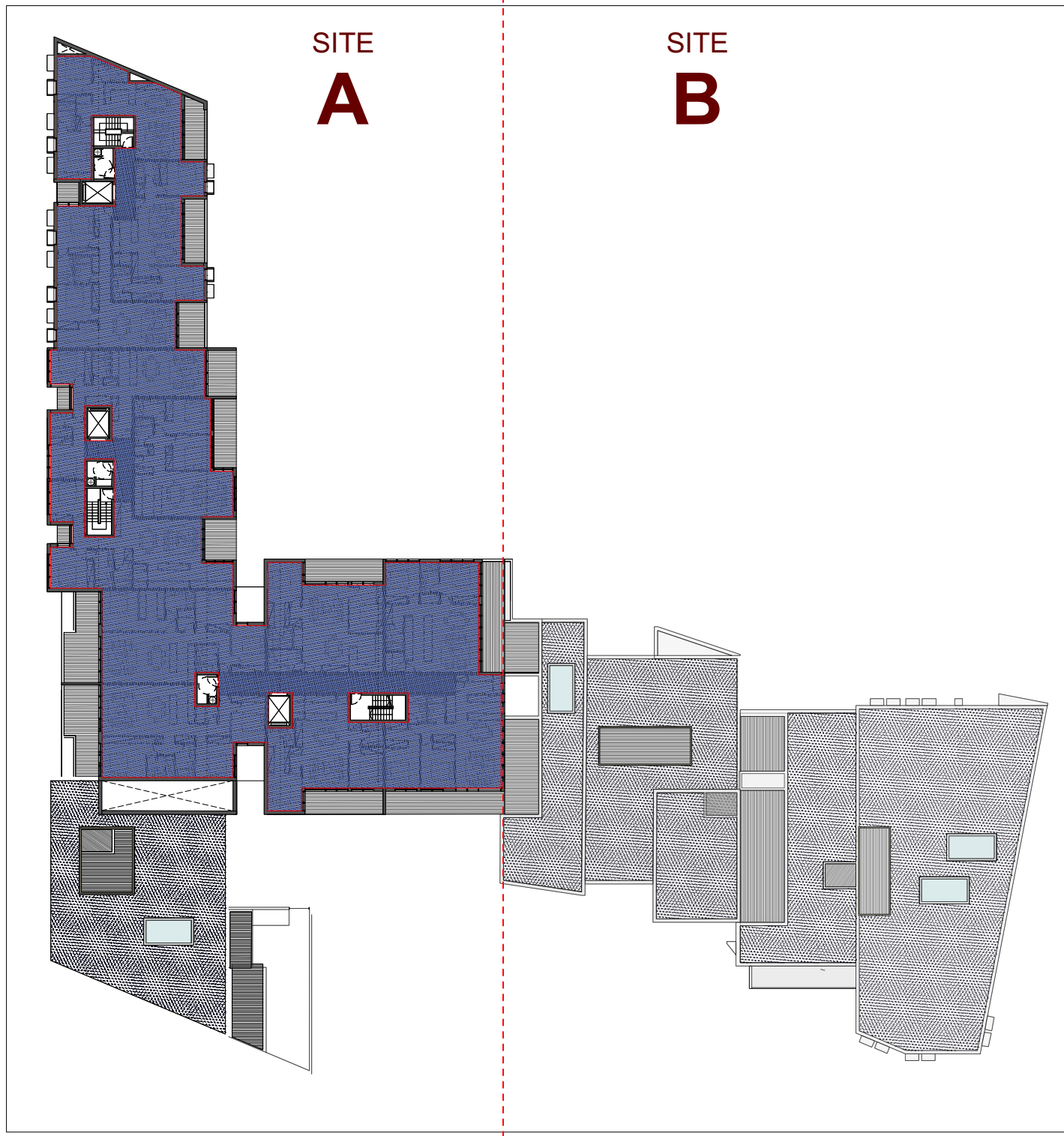
RL 26.00
SITE A GFA = 1332 m2

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

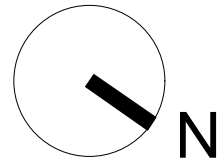
SITE B GFA -

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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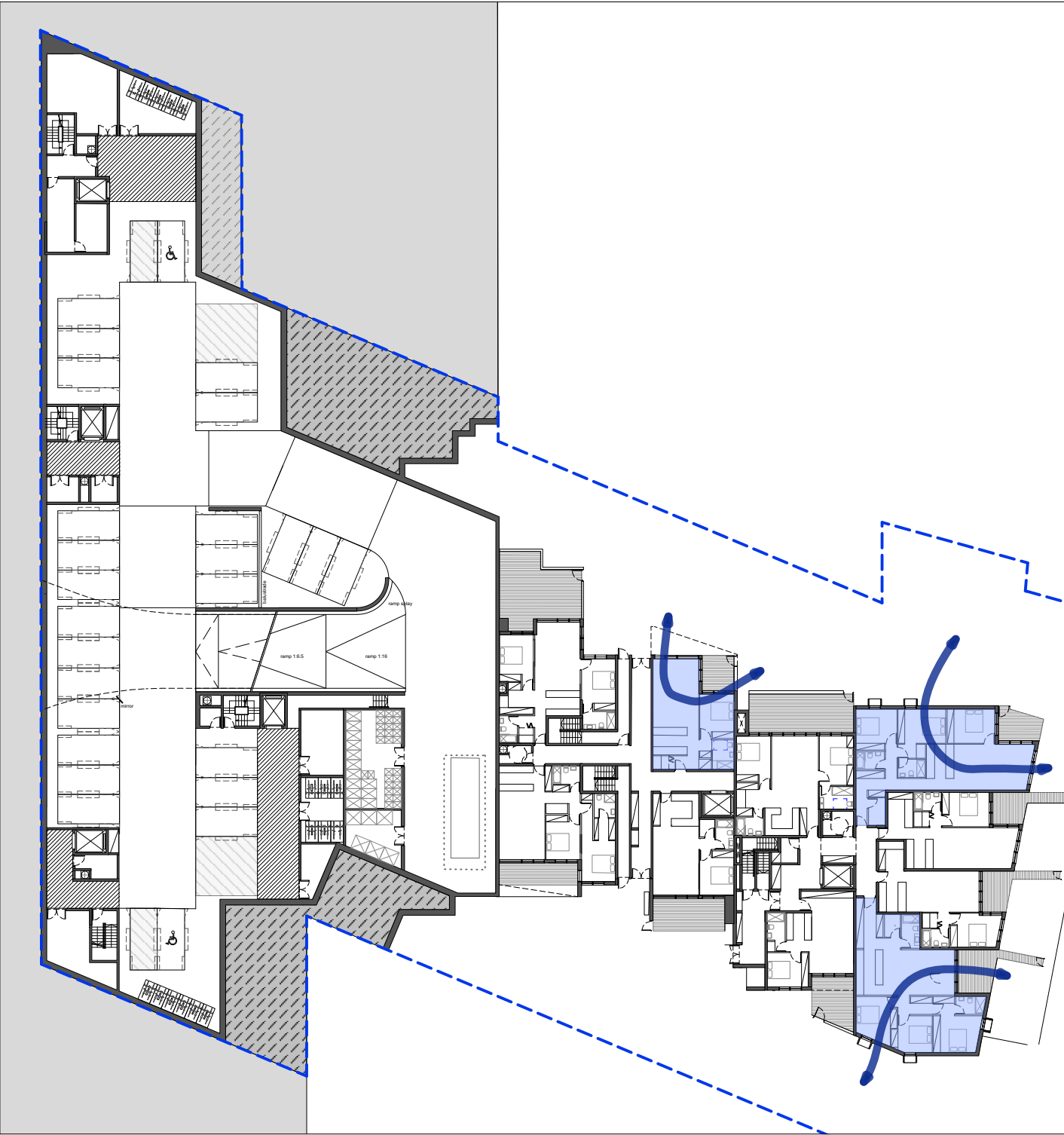
DA2016/017/02
22 November 2018



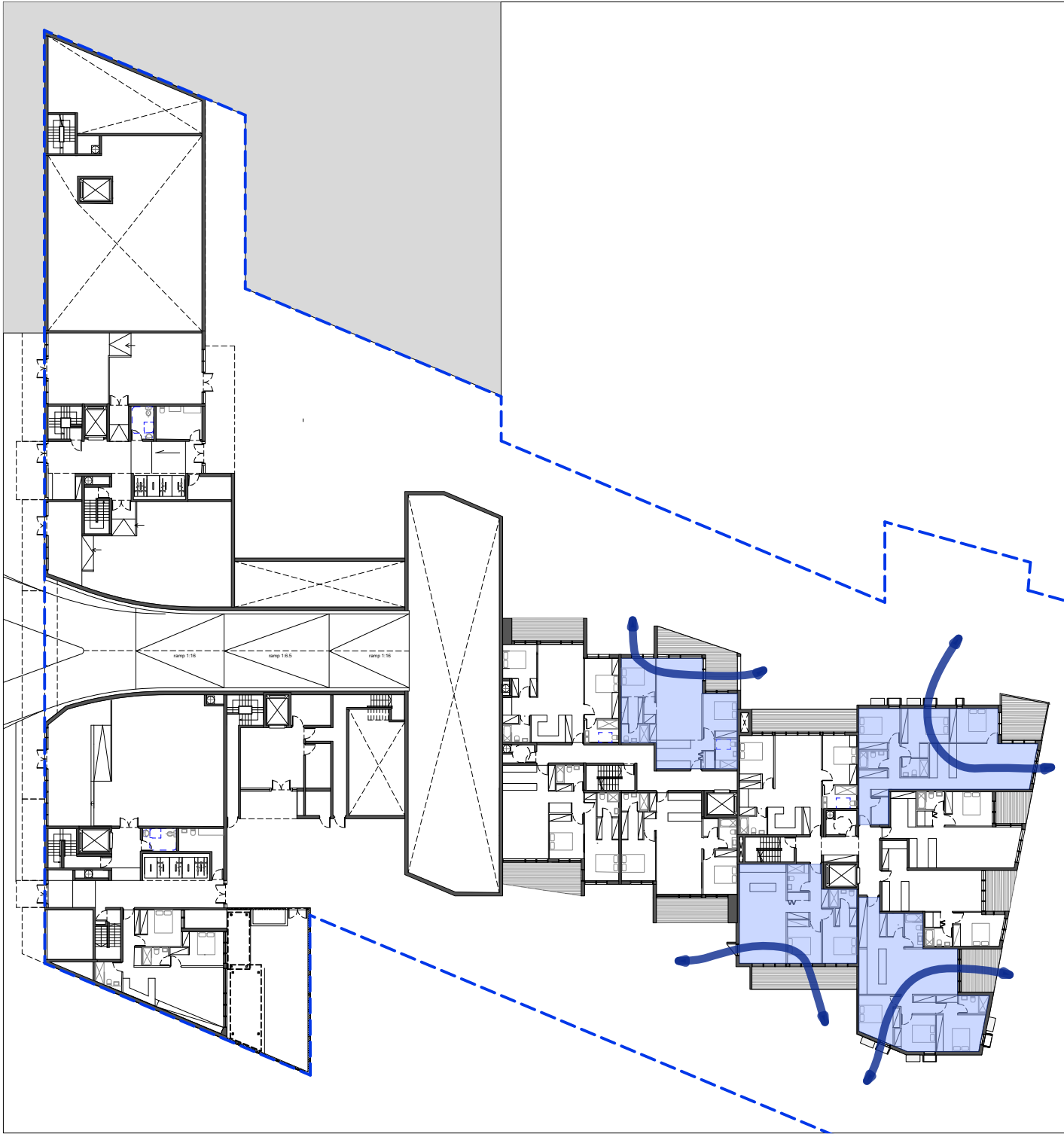
ISSUE	DATE	DESCRIPTION
1	22/11/17	FOR INFORMATION
2	19/12/17	FOR INFORMATION
3	28/2/18	SECTION 96 APPLICATION
4	26/9/18	DRAFT FOR INFORMATION
5	29/10/18	FOR S4.55 SUBMISSION

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

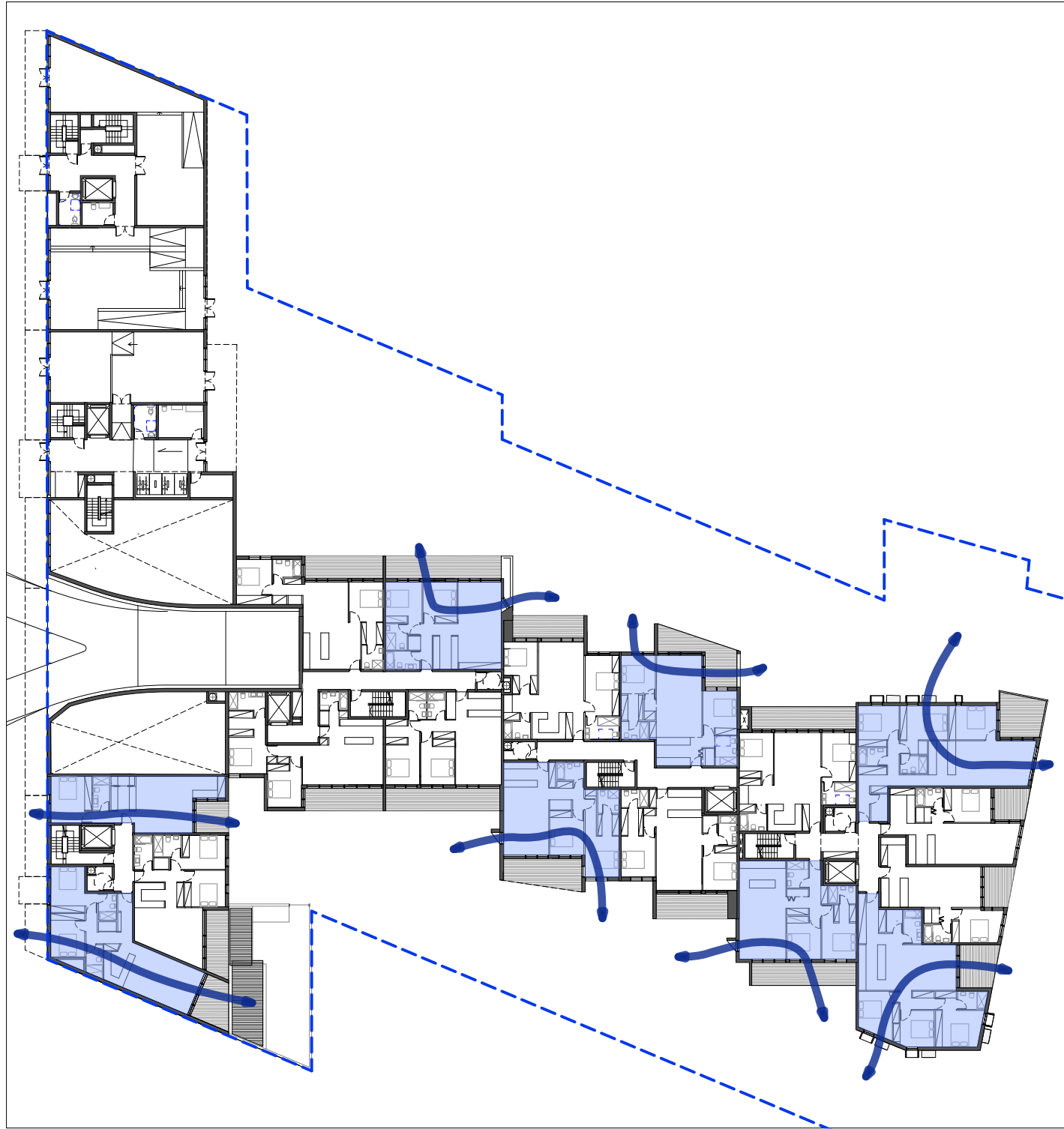
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PROJECT NO. 1719	SCALE 1:500 @A1	DRAWING NO. A-850
DRAWN PG	CHECKED RO	
DATE 29/10/2018	REVISION 5	



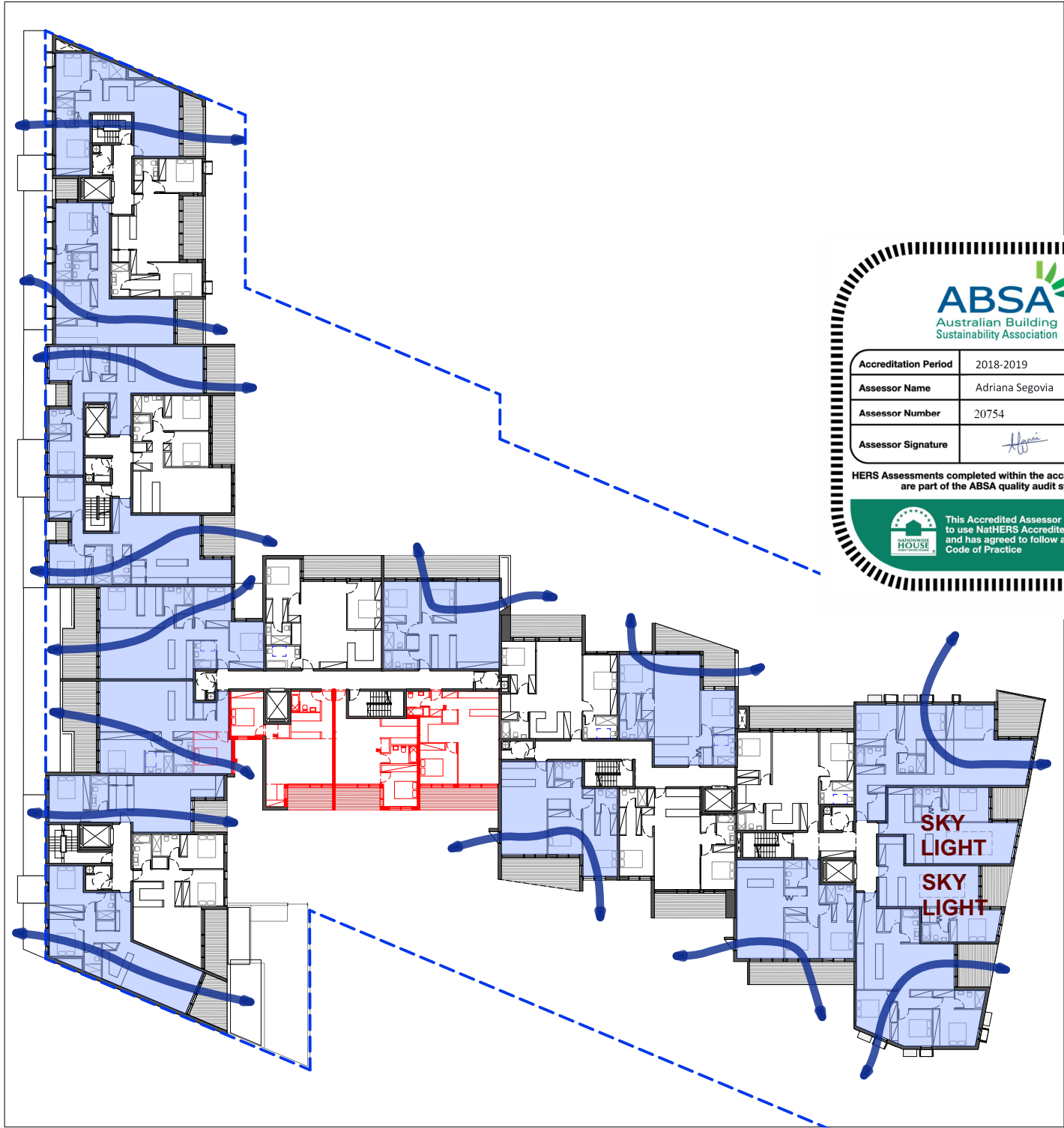
RL 14.00
3 OUT OF 10 APARTMENTS ARE CROSS-VENTILATED



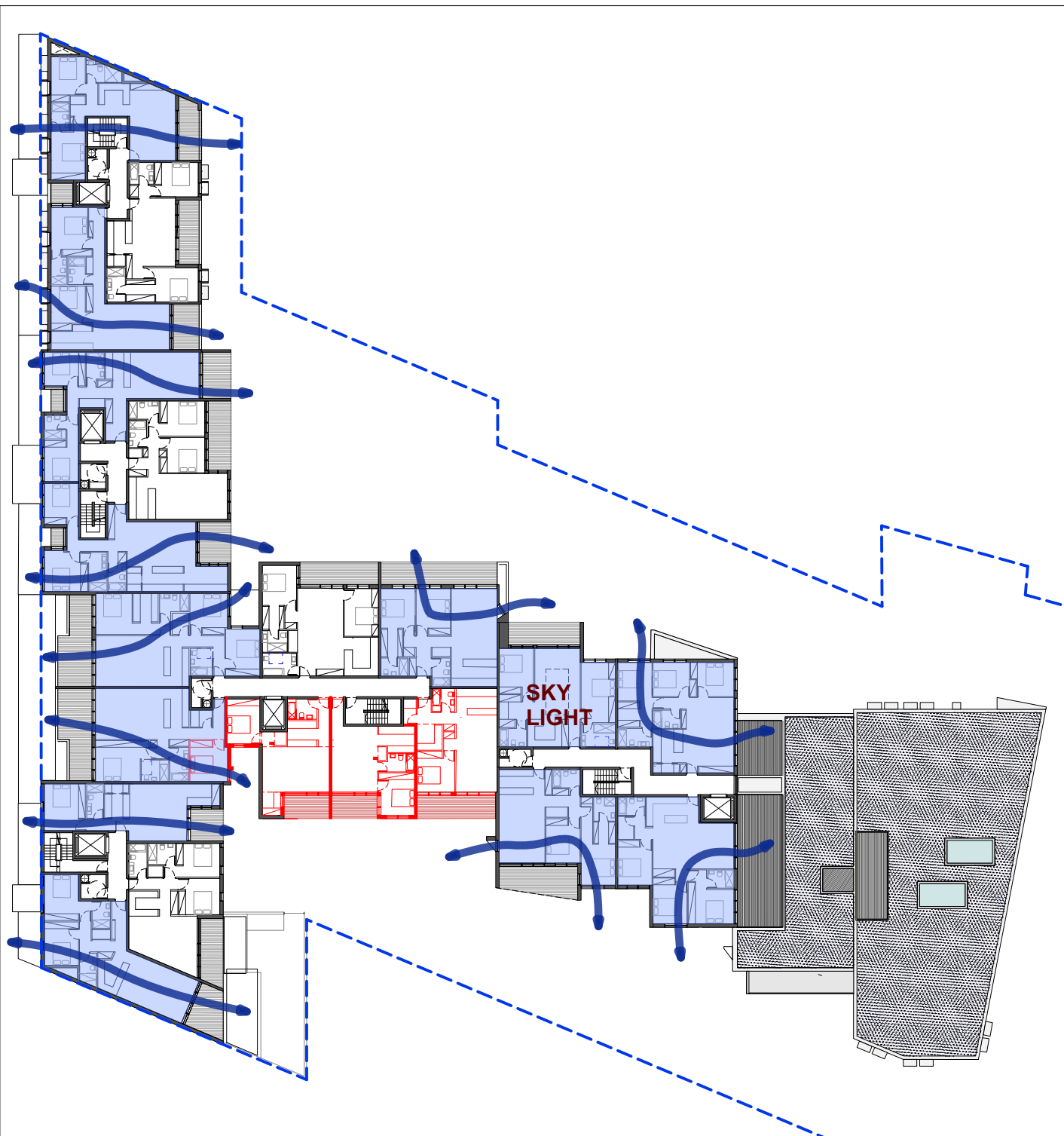
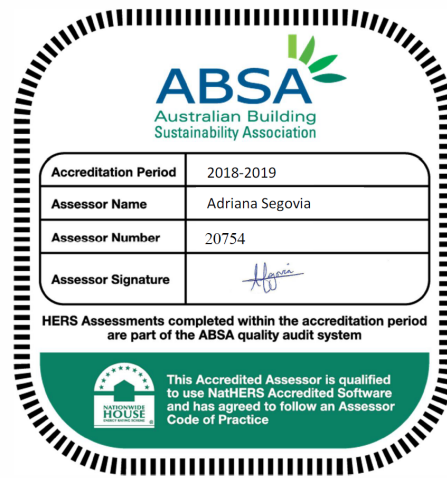
RL 17.00
4 OUT OF 11 APARTMENTS ARE CROSS-VENTILATED



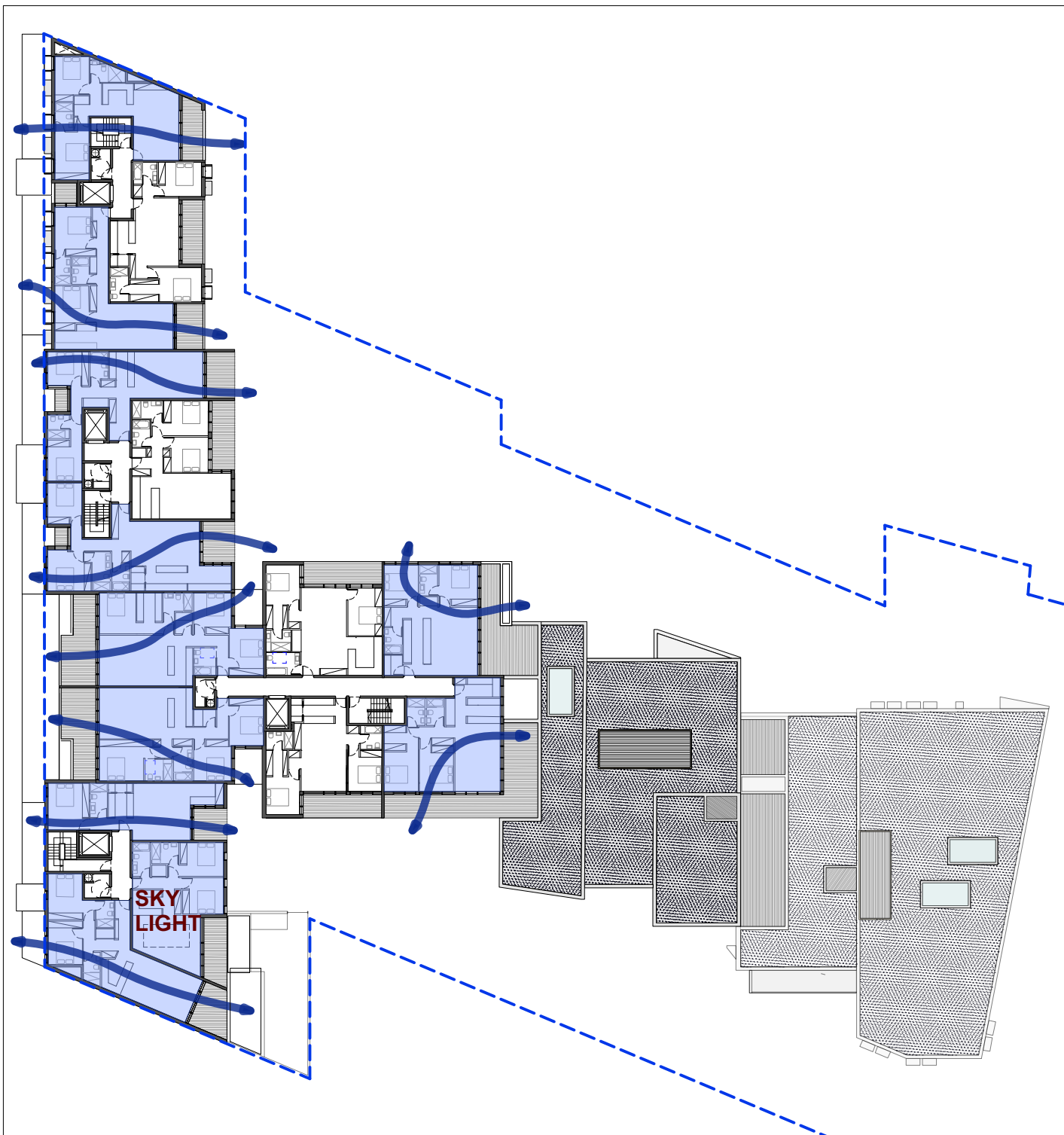
RL 20.00
8 OUT OF 17 APARTMENTS ARE CROSS-VENTILATED



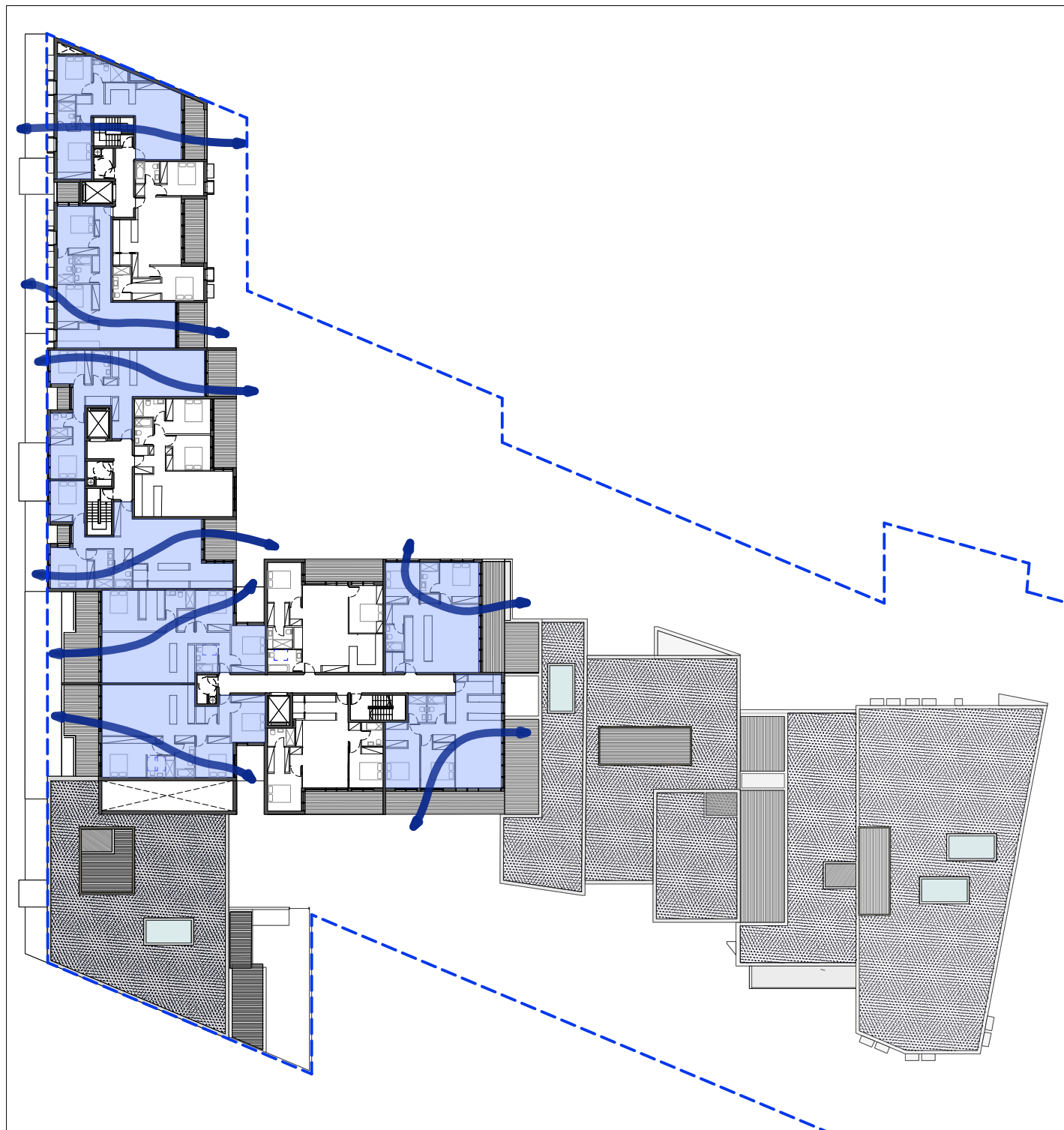
RL 23.00
16 OUT OF 26 APARTMENTS ARE CROSS-VENTILATED



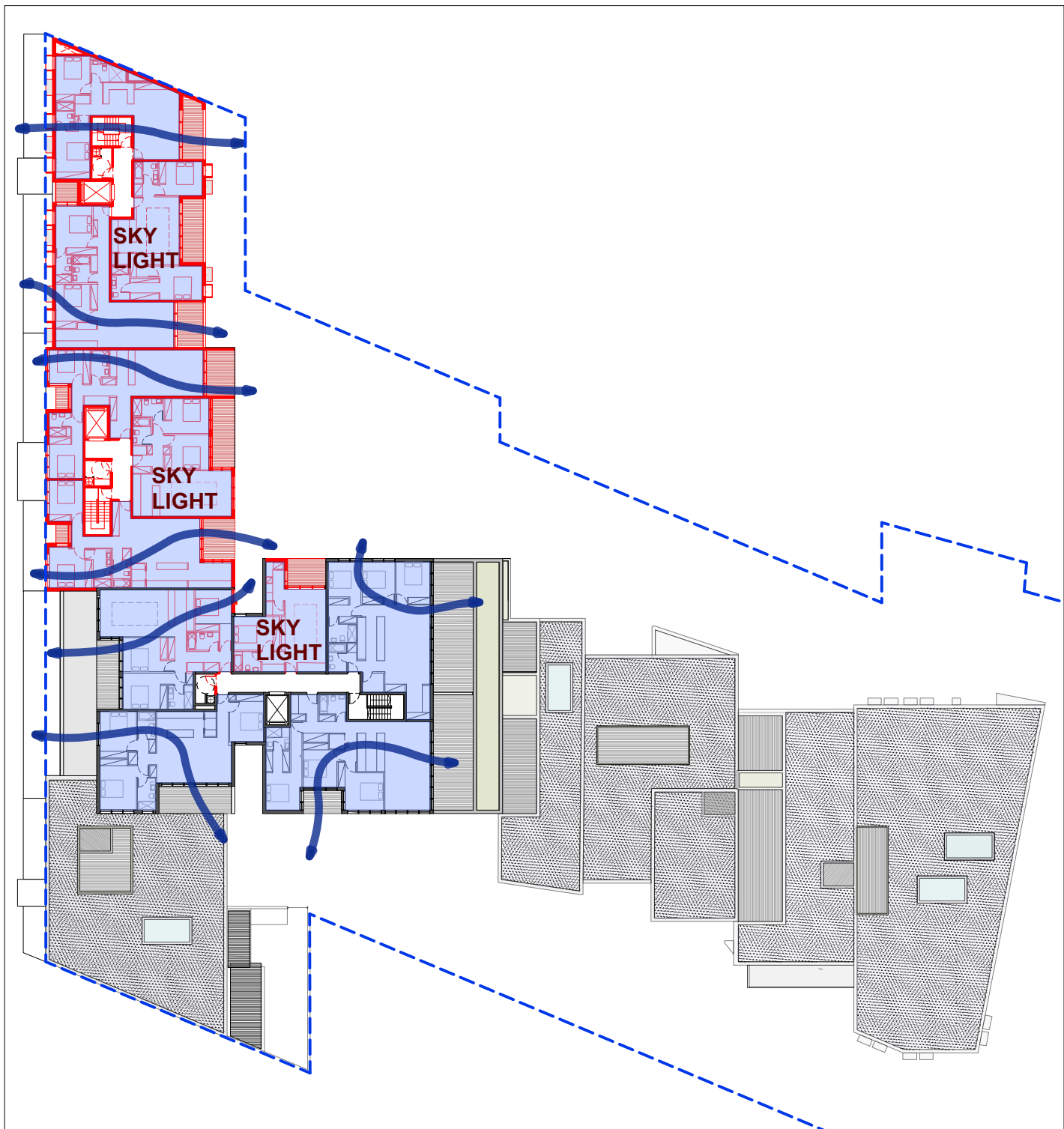
RL 26.00
13 OUT OF 20 APARTMENTS ARE CROSS-VENTILATED



RL 29.00
11 OUT OF 15 APARTMENTS ARE CROSS-VENTILATED



RL 32.00
8 OUT OF 12 APARTMENTS ARE CROSS-VENTILATED



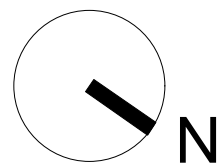
RL 35.00
11 OUT OF 11 APARTMENTS ARE CROSS-VENTILATED

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

7 APARTMENTS USE SKYLIGHTS FOR CROSS VENTILATION

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

LEGEND

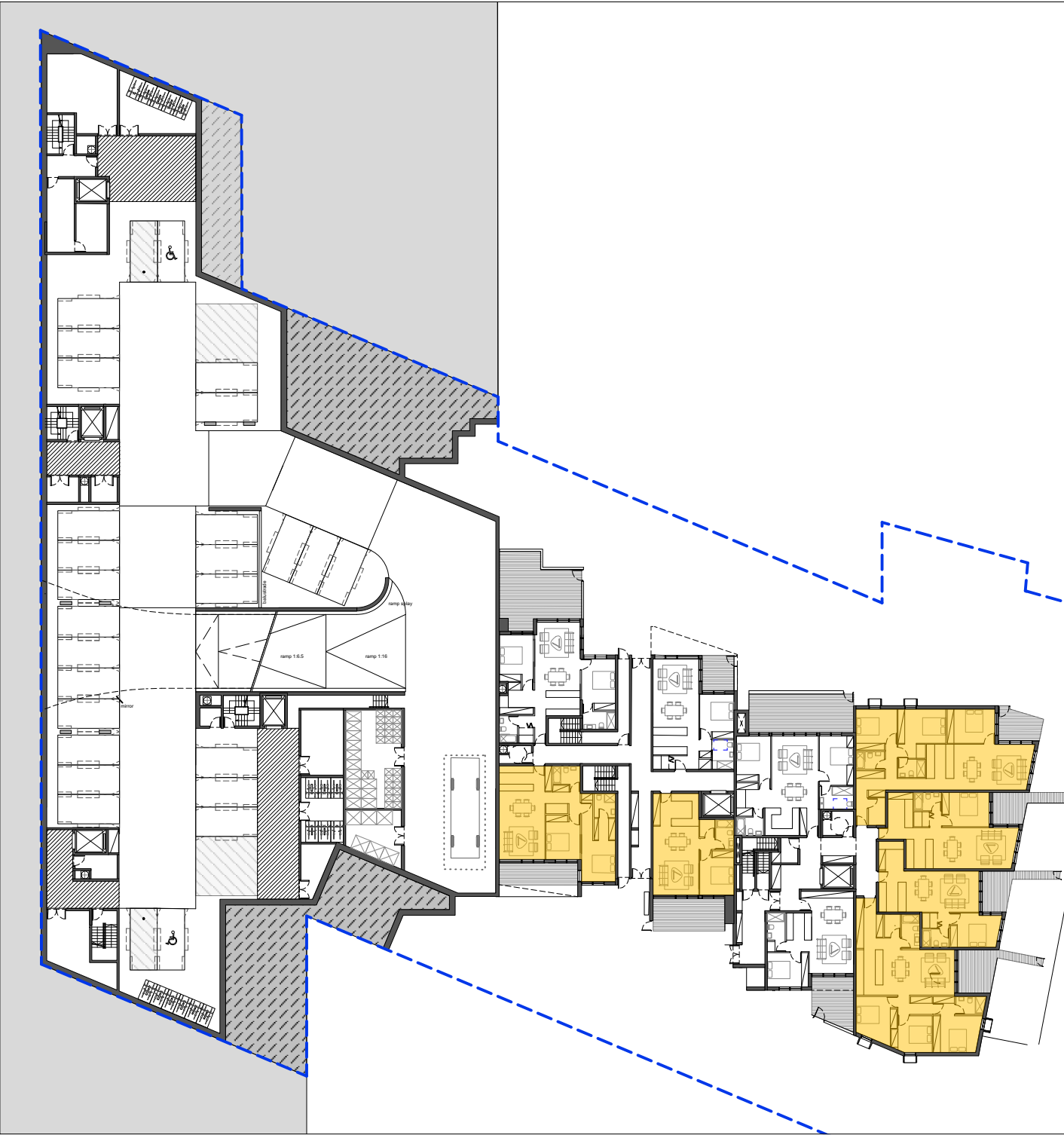
ISSUE	DATE	DESCRIPTION
1	22/11/17	FOR INFORMATION
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4	26/9/18	DRAFT FOR INFORMATION
5	29/10/18	FOR S4.55 SUBMISSION

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

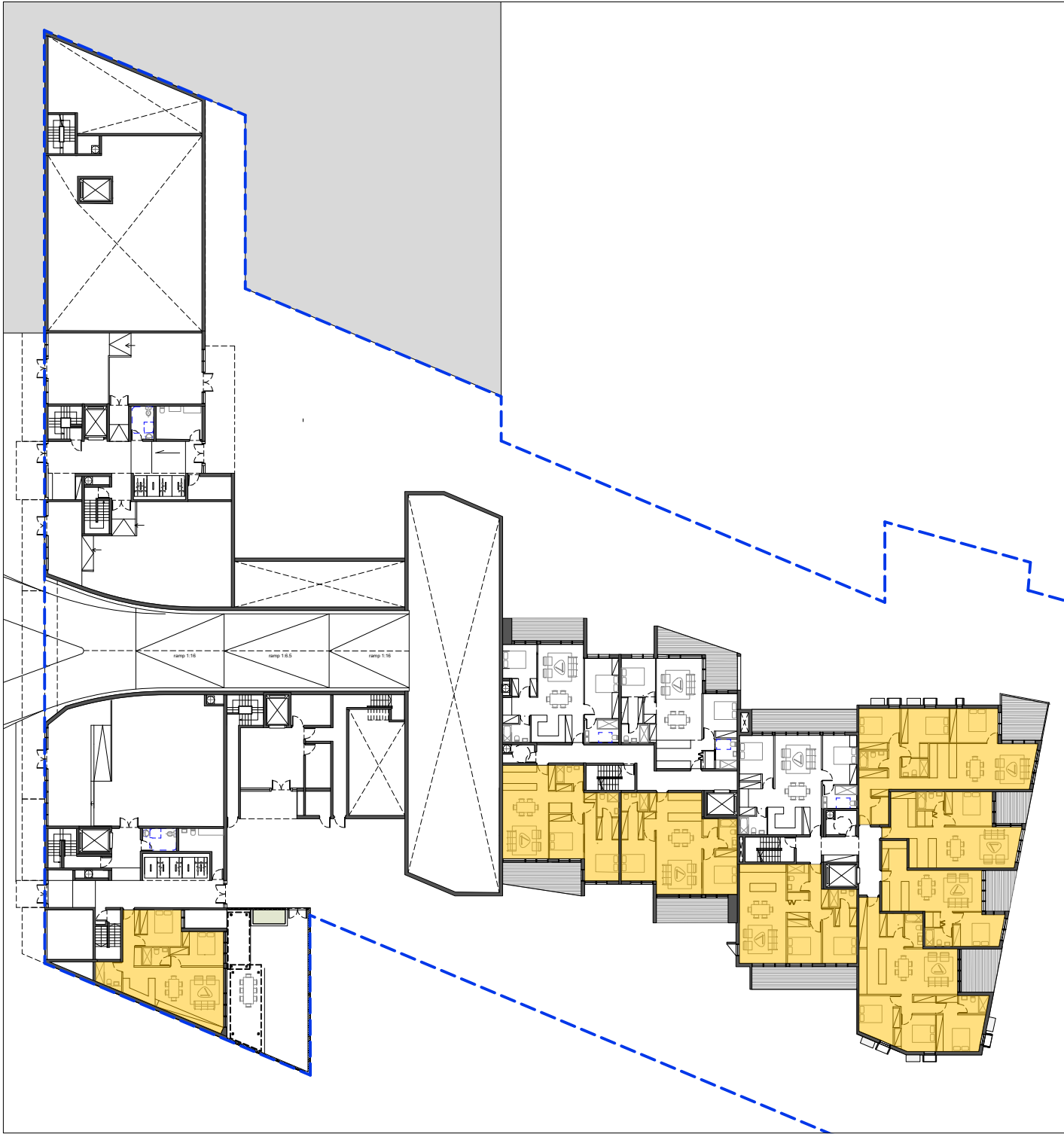
ADDRESS
27-35 PUNCHBOWL ROAD, BELFIELD.

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

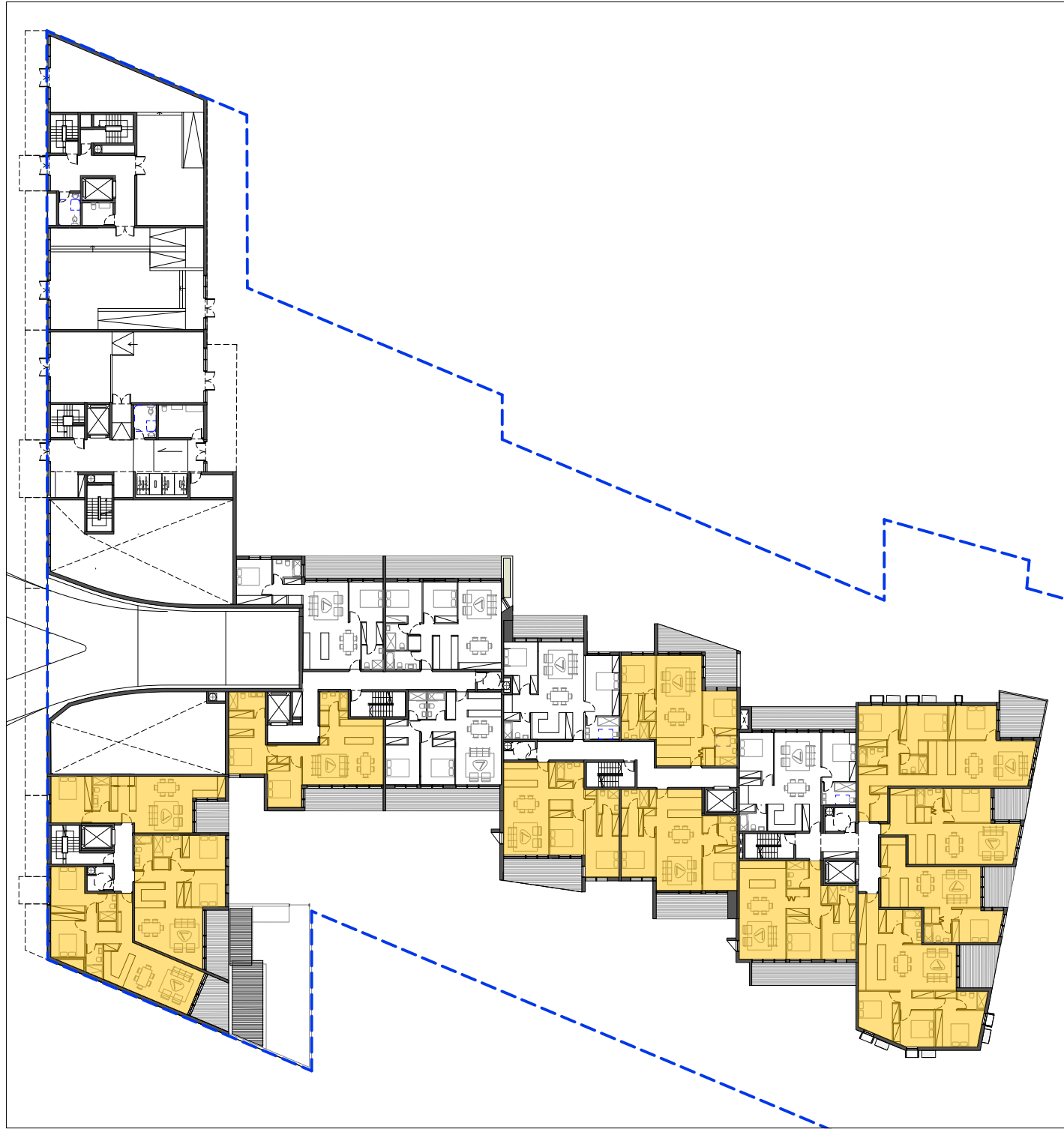
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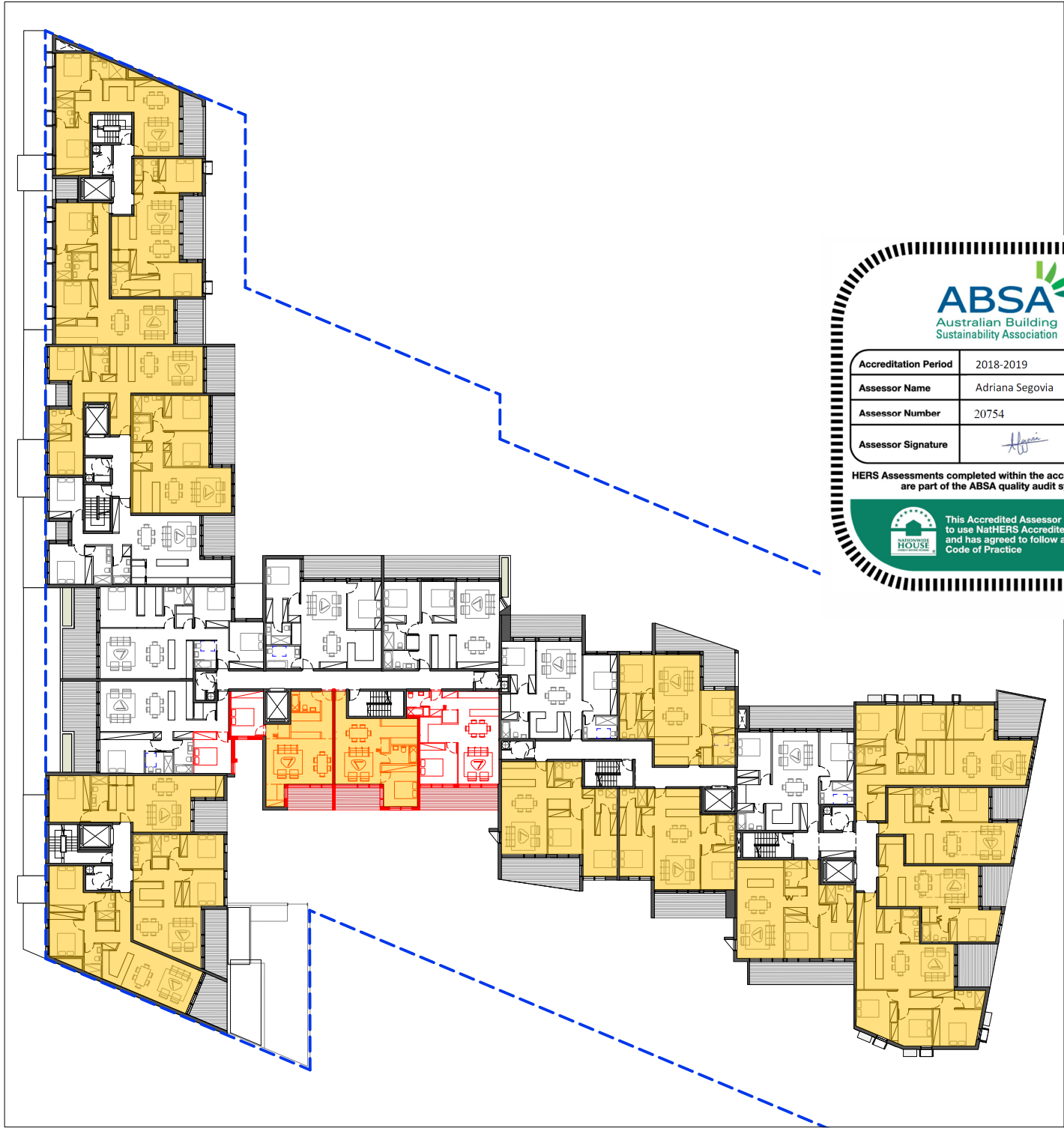
RL 14.00
6 OUT OF 10 APARTMENTS RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT TO LIVING ROOMS AND BALCONIES



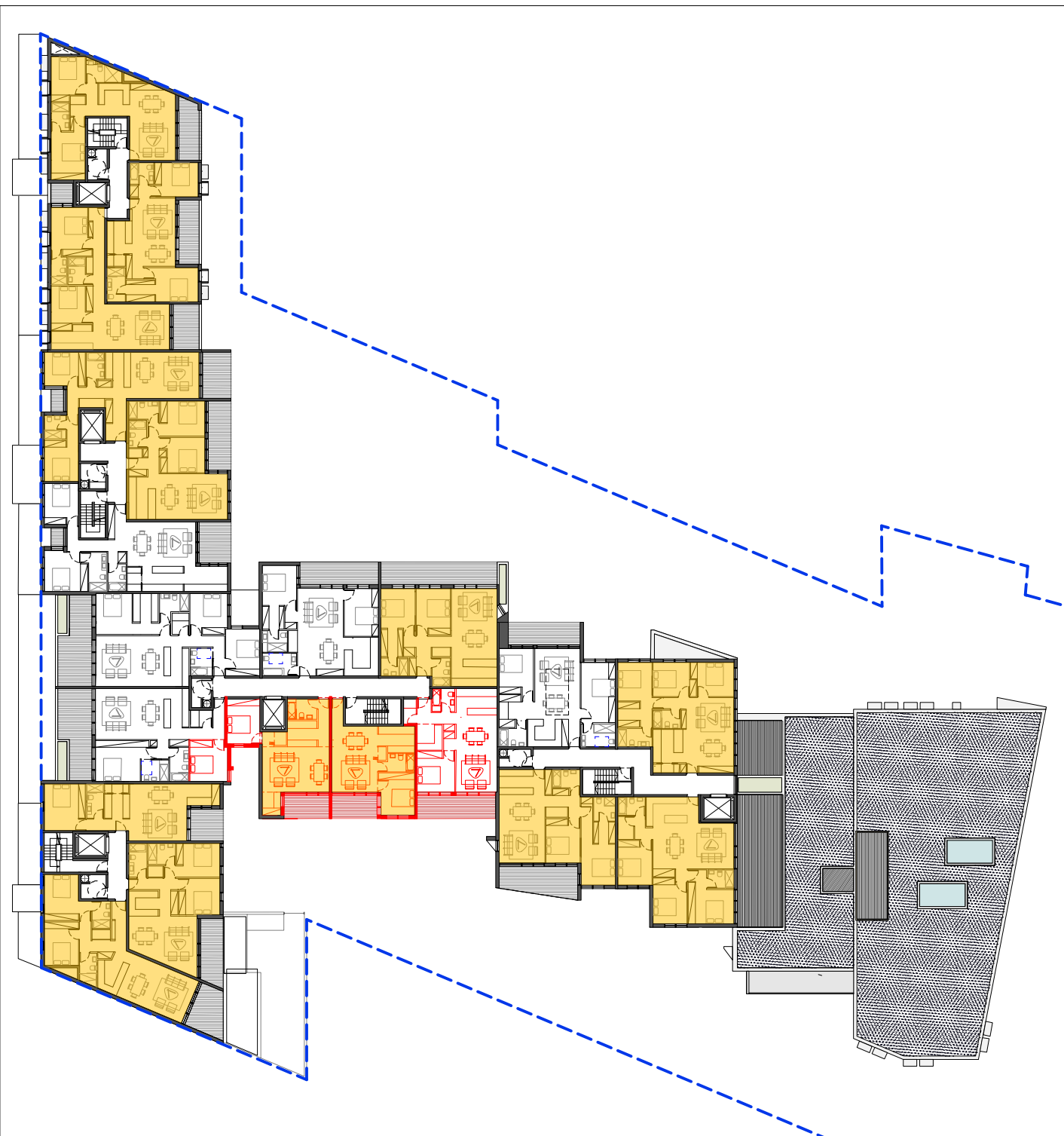
RL 17.00
8 OUT OF 11 APARTMENTS RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT TO LIVING ROOMS AND BALCONIES



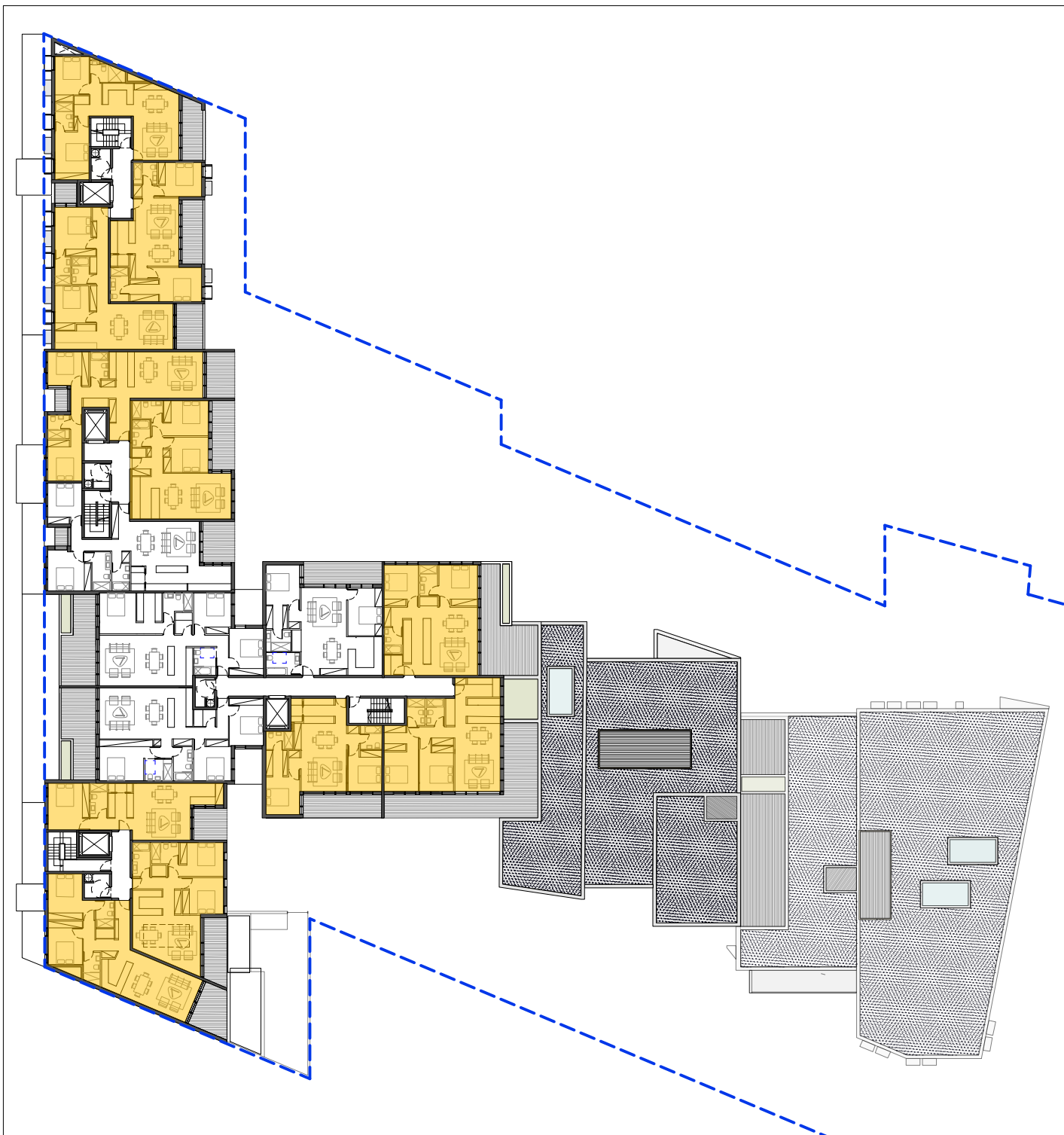
RL 20.00
12 OUT OF 17 APARTMENTS RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT TO LIVING ROOMS AND BALCONIES



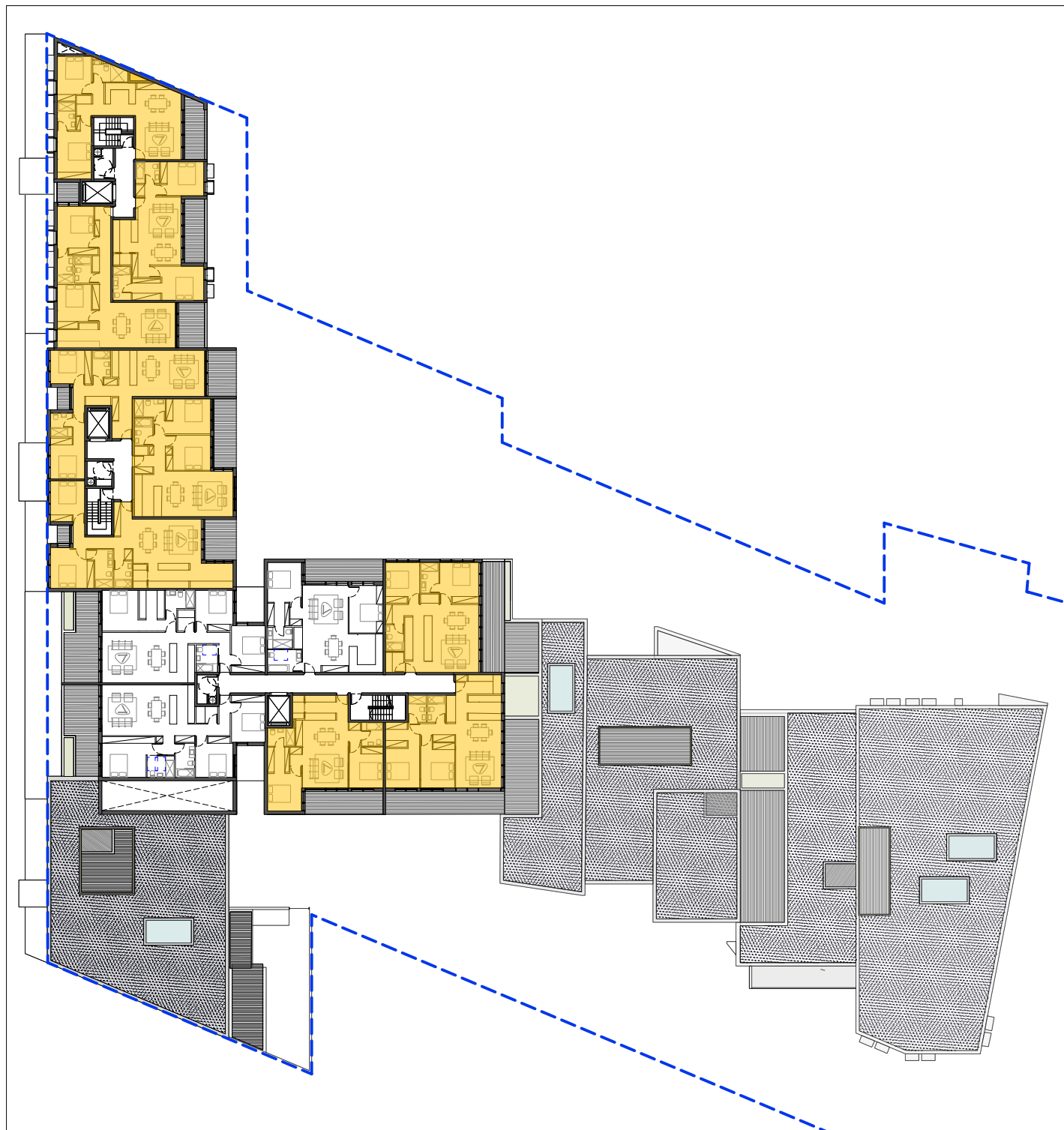
RL 23.00
18 OUT OF 26 APARTMENTS RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT TO LIVING ROOMS AND BALCONIES



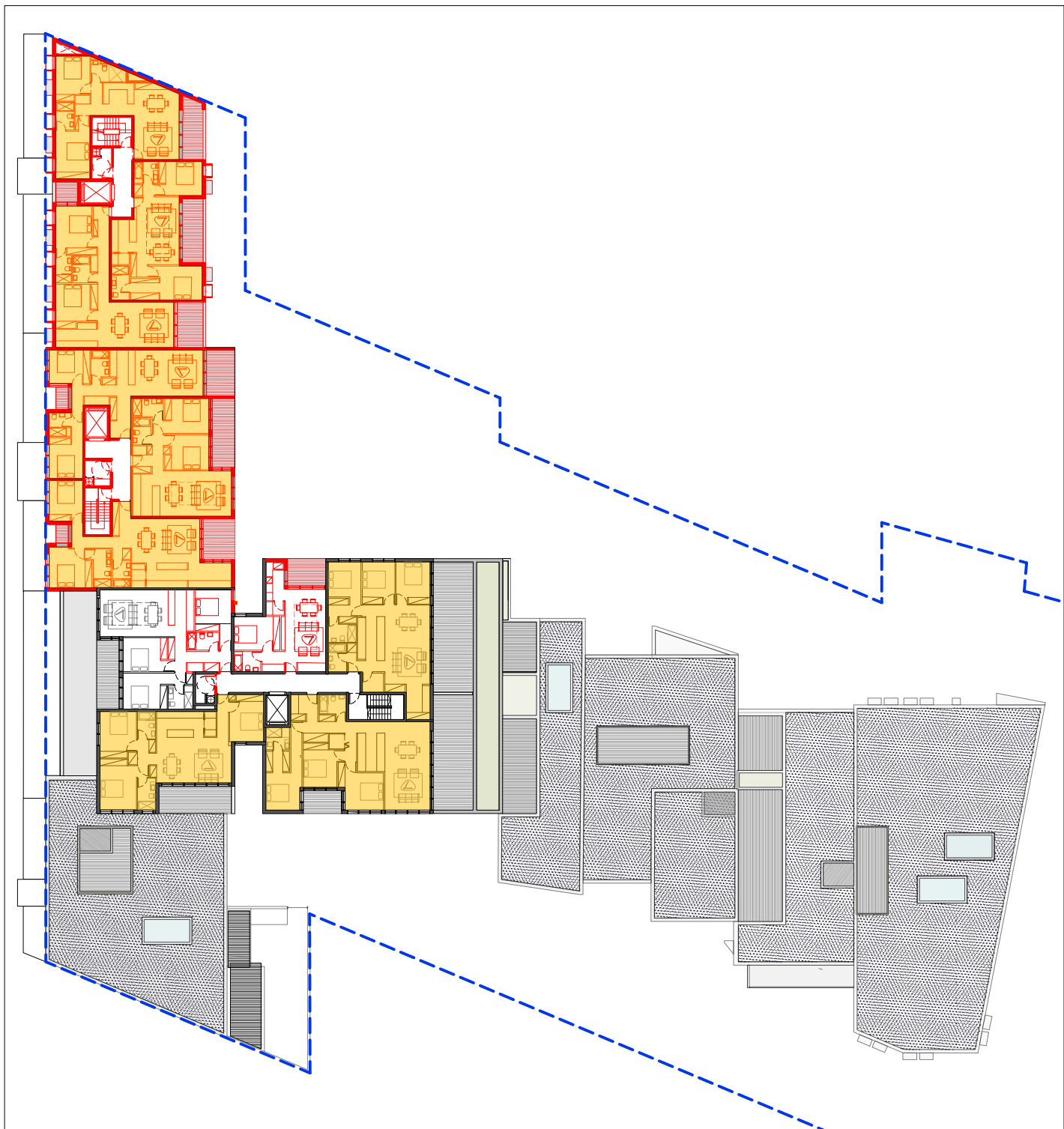
RL 26.00
14 OUT OF 20 APARTMENTS RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT TO LIVING ROOMS AND BALCONIES



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



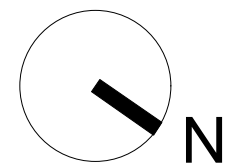
RL 35.00
9 OUT OF 11 APARTMENTS RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT TO LIVING ROOMS AND BALCONIES

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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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	A-853
DRAWN PG	CHECKED RO	
DATE 29/10/2018	REVISION 5	