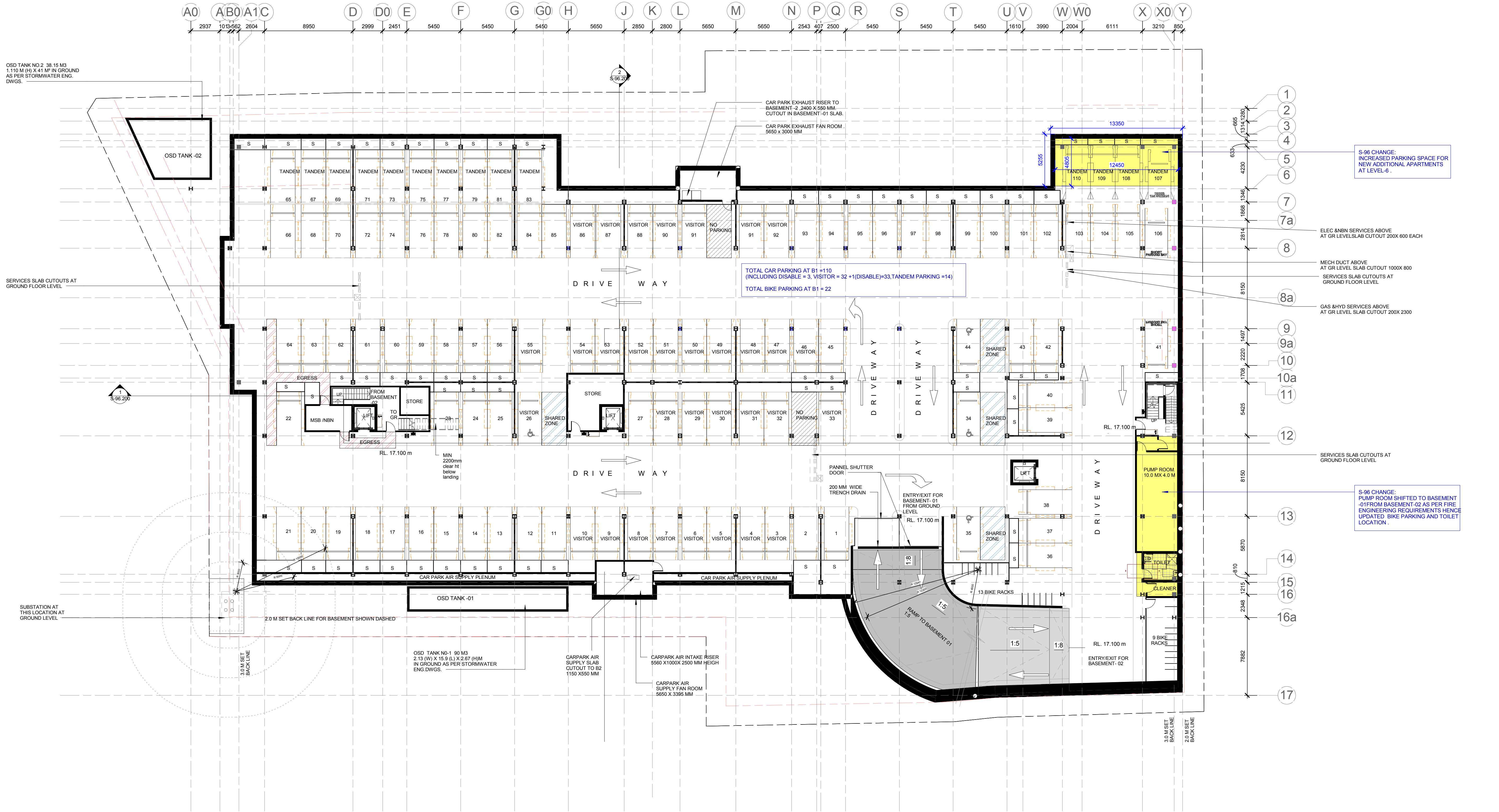
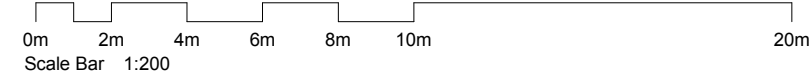




1 BASEMENT -01 FLOOR PLAN
1:200

Section 96 Drawings		
Rev	Description	Date
A	ISSUED FOR S-96 CHANGES	05-08-2016

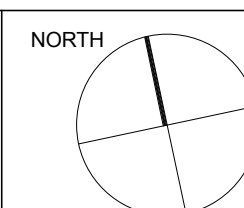
NOT For Construction



RESIDENTIAL DEVELOPMENT AT 74-80 RESTWELL & 1-9 LEONARD STREET



CNR PARRAMATTA RD & JOHNSTON ST - PO BOX 254 - ANNANDALE - NSW 2038 - T.02 9564 8800 F.02 9517 2833
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4926



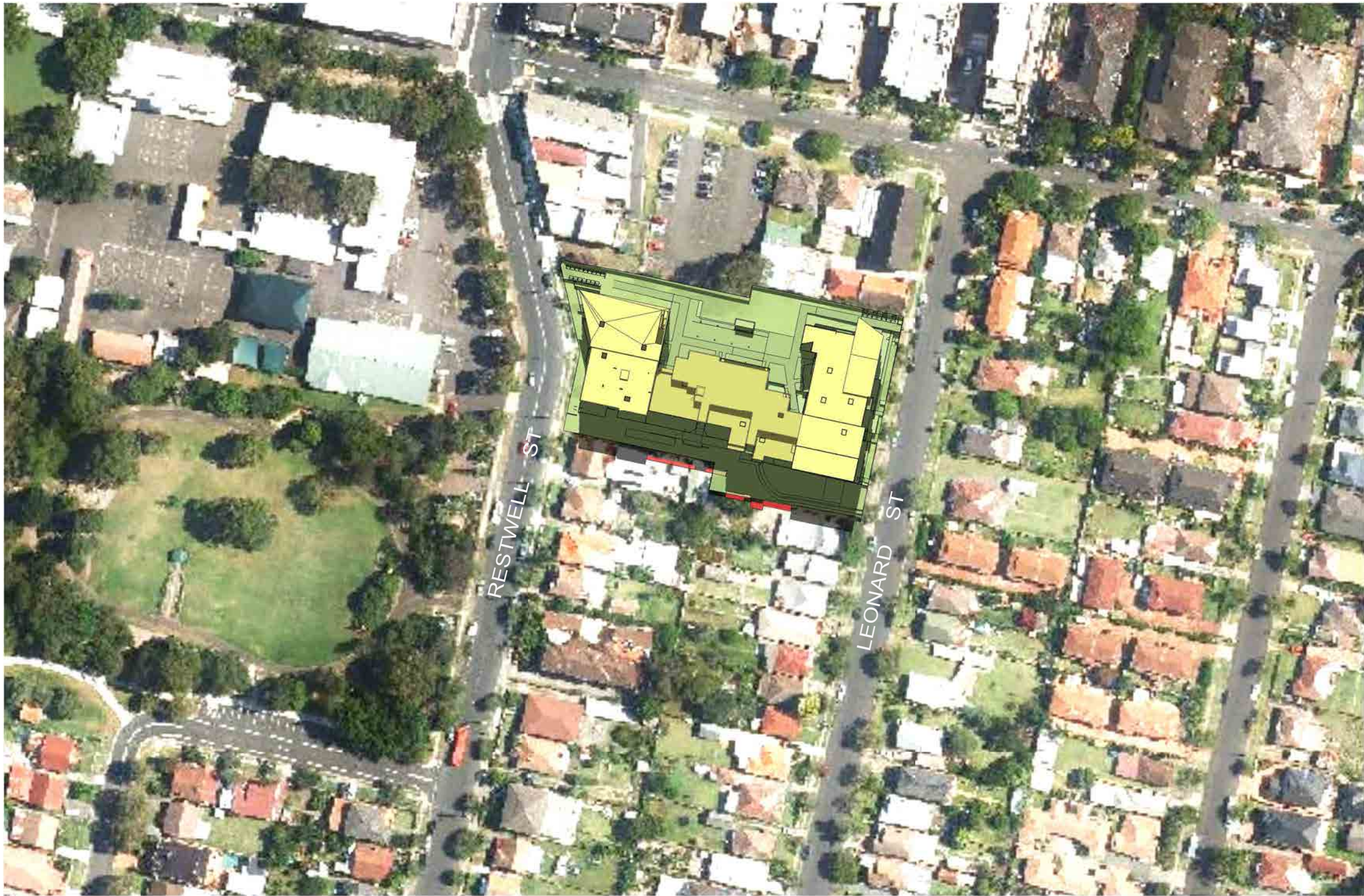
TITLE

BASEMENT 01 FLOOR PLAN

JOB No.	MRH00216
DATE	13-05-2016
SCALE	A1 @ As Indicated
DWG No.	S-96.095



1 8 AM on 21 MAR
1 : 1500



2 12 PM on 21 MAR
1 : 1500



3 4 PM on 21 MAR
1 : 1500

LEGEND:

APPROVED SHADOWS

PROPOSED UNITS SHADOWS

Section 96 Drawings		
Rev	Description	Date
A	ISSUED FOR S-96 CHANGES	05-06-2016

NOT For Construction

CLIENT

MERHIS
CORP

NORTH

TITLE

SHADOW DIAGRAM - 21 MARCH

RESIDENTIAL DEVELOPMENT AT 74-80 RESTWELL &1-9 LEONARD STREET

C:\00 Local Files\MRH00216 LOCAL\MRH00216_R2016_PB LOCAL.rvt

JOB No.	MRH00216
DATE	13-05-2016
SCALE	A1 @ As indicated
DWG No.	S-96.140



1 8AM ON 21 JUNE
1 : 1500



2 9AM ON 21 JUNE
1 : 1500



3 10AM ON 21 JUNE
1 : 1500

LEGEND:

APPROVED SHADOWS

PROPOSED UNITS SHADOWS

Section 96 Drawings		
Rev	Description	Date
A	ISSUED FOR S-96 CHANGES	05-06-2016

NOT For Construction

CLIENT

MERHIS
CORP

NORTH

TITLE

SHADOW DIAGRAM - 21 JUNE

RESIDENTIAL DEVELOPMENT AT 74-80 RESTWELL &1-9 LEONARD STREET

C:\00 Local Files\MRH00216 LOCAL\MRH00216_R2016_PB LOCAL.rvt

JOB No.	MRH00216
DATE	13-05-2016
SCALE	A1 @ As indicated
DWG No.	S-96.141



1 11AM ON 21 JUNE
1:1500



2 12PM ON 21 JUNE
1:1500



3 1PM ON 21 JUNE
1:1500

LEGEND:

APPROVED SHADOWS

PROPOSED UNITS SHADOWS

Section 96 Drawings		
Rev	Description	Date
A	ISSUED FOR S-96 CHANGES	05-06-2016

NOT For Construction

CLIENT

MERHIS
CORP

NORTH

TITLE

SHADOW DIAGRAM - 21 JUNE

RESIDENTIAL DEVELOPMENT AT 74-80 RESTWELL &1-9 LEONARD STREET

C:\00 Local Files\MRH00216 LOCAL\MRH00216_R2016_PB LOCAL.rvt

JOB No.	MRH00216
DATE	13-05-2016
SCALE	A1 @ As indicated
DWG No.	S-96.142



1 2PM ON 21 JUNE
1 : 1500



2 3PM ON 21 JUNE
1 : 1500



3 4PM ON 21 JUNE
1 : 1500

LEGEND:	
	APPROVED SHADOWS
	PROPOSED UNITS SHADOWS

Section 96 Drawings		
Rev	Description	Date
A	ISSUED FOR S-96 CHANGES	05-06-2016

NOT For Construction



NORTH

SHADOW DIAGRAM - 21 JUNE

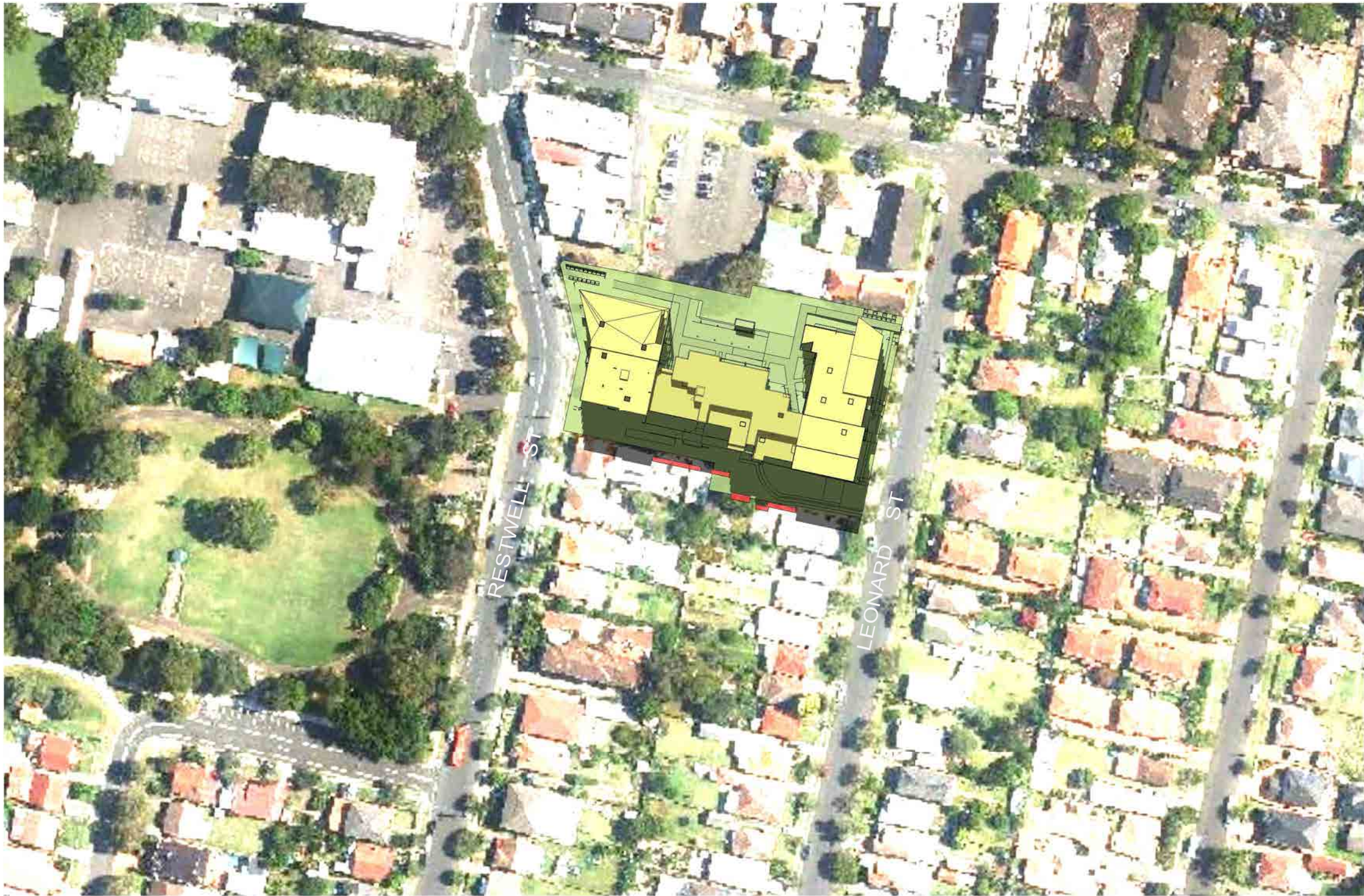
JOB No.	MRH00216
DATE	13-05-2016
SCALE	A1 @ As indicated
DWG No.	S-96.143

RESIDENTIAL DEVELOPMENT AT 74-80 RESTWELL & 1-9 LEONARD STREET

C:\00 Local Files\MRH00216 LOCAL\MRH00216_R2016_PB LOCAL.rvt



1 8AM ON 21 SEPTEMBER
1 : 1500



2 12PM ON 21 SEPTEMBER
1 : 1500



3 4PM ON 21 SEPTEMBER
1 : 1500

LEGEND:

APPROVED SHADOWS

PROPOSED UNITS SHADOWS

Section 96 Drawings		
Rev	Description	Date
A	ISSUED FOR S-96 CHANGES	05-06-2016

NOT For Construction

CLIENT

MERHIS
CORP

RESIDENTIAL DEVELOPMENT AT 74-80 RESTWELL &1-9 LEONARD STREET

NORTH

TITLE
SHADOW DIAGRAM - 21 SEPTEMBER

JOB No.	MRH00216
DATE	13-05-2016
SCALE	A1 @ As indicated
DWG No.	S-96.144



1 8AM ON 21 DECEMBER
1:1500



2 12PM ON 21 DECEMBER
1:1500



3 4PM ON 21 DECEMBER
1:1500

LEGEND:	
	APPROVED SHADOWS
	PROPOSED UNITS SHADOWS

Section 96 Drawings		
Rev	Description	Date
A	ISSUED FOR S-96 CHANGES	05-06-2016

NOT For Construction



NORTH

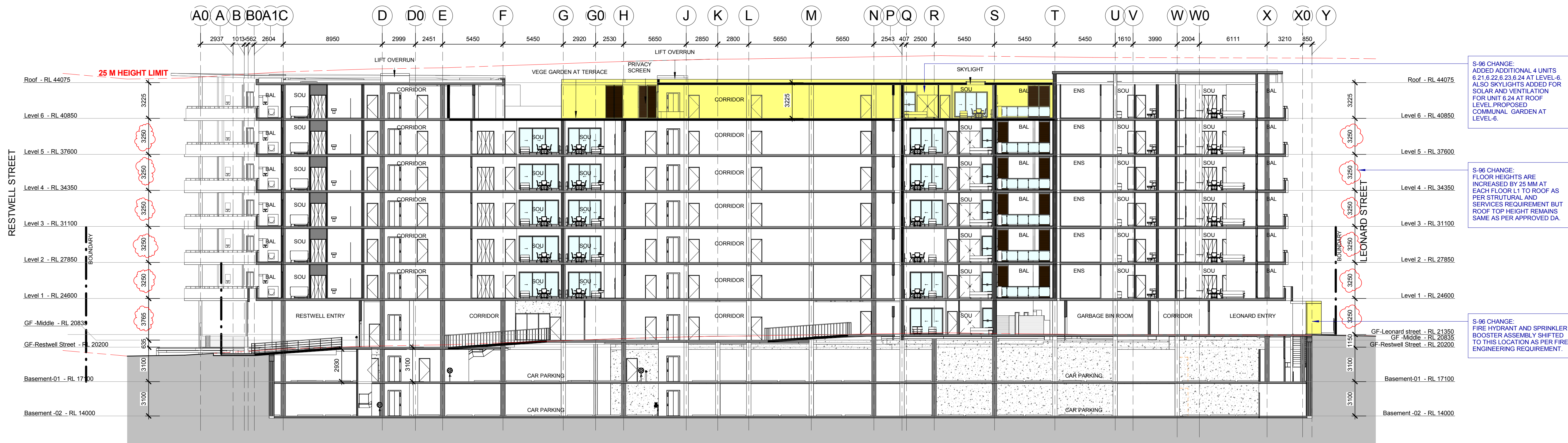
SHADOW DIAGRAM - 21 DECEMBER

JOB No.	MRH00216
DATE	13-05-2016
SCALE	A1 @ As indicated
DWG No.	S-96.145

RESIDENTIAL DEVELOPMENT AT 74-80 RESTWELL & 1-9 LEONARD STREET

LEGEND:

S-96 CHANGES



1 Section East -West
1 : 200



2 Section North- South
1 : 200



CNR PARRAMATTA RD & JOHNSTON ST - PO BOX 254 - ANNANDALE - NSW 2038 - T.02 9564 8800 F.02 9517 2833
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4926

Section 96 Drawings		
Rev	Description	Date
A	ISSUED FOR S-96 CHANGES	05-08-2016

NOT For Construction



RESIDENTIAL DEVELOPMENT AT 74-80 RESTWELL & 1-9 LEONARD STREET



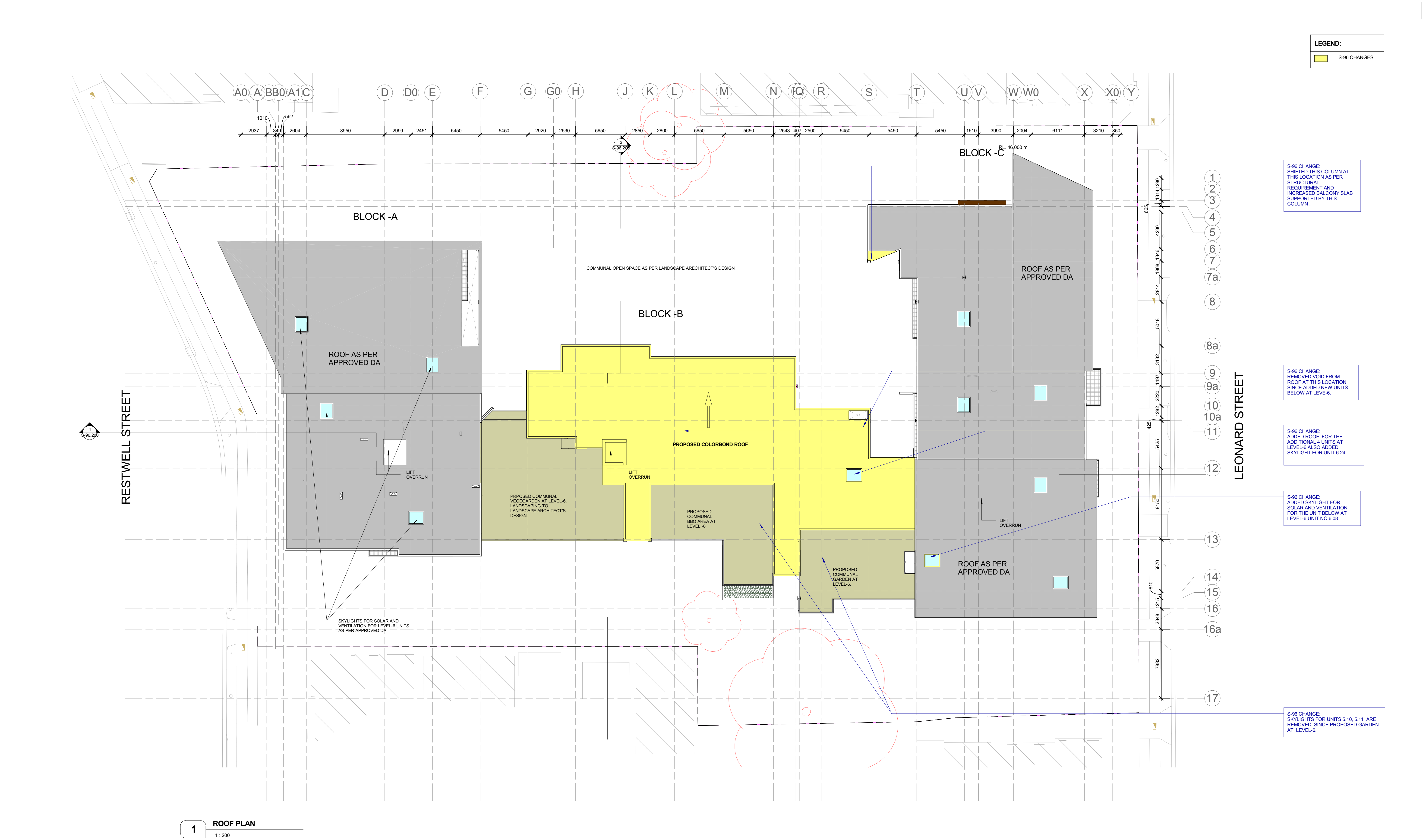
CLIENT

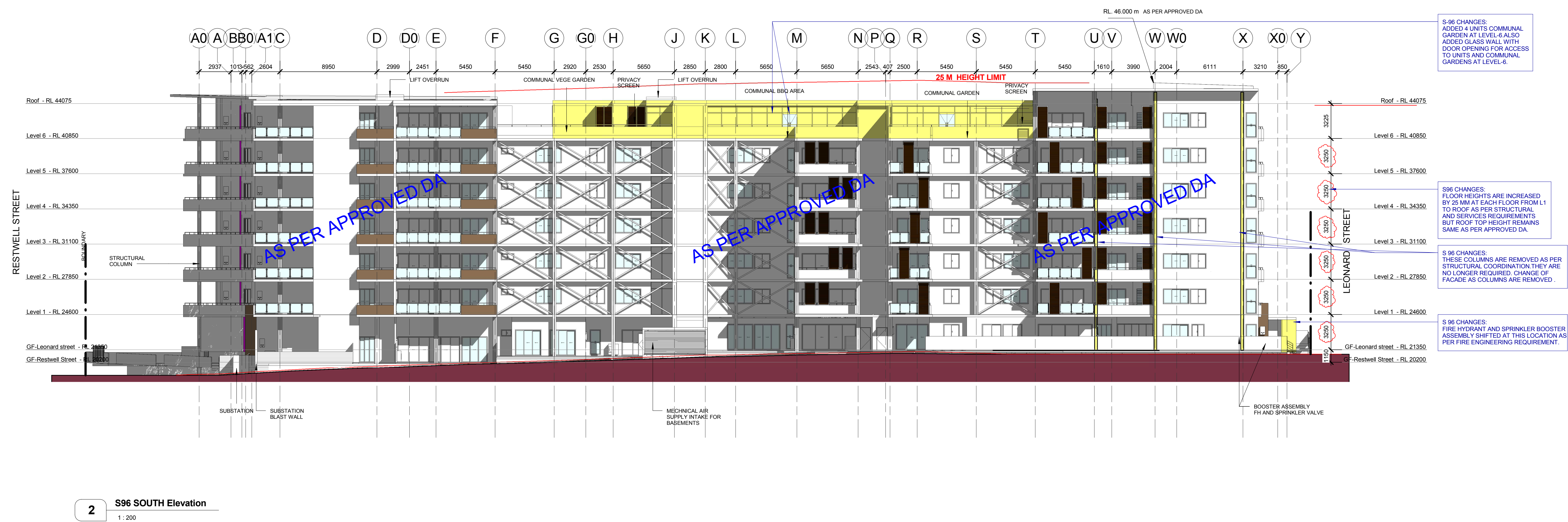
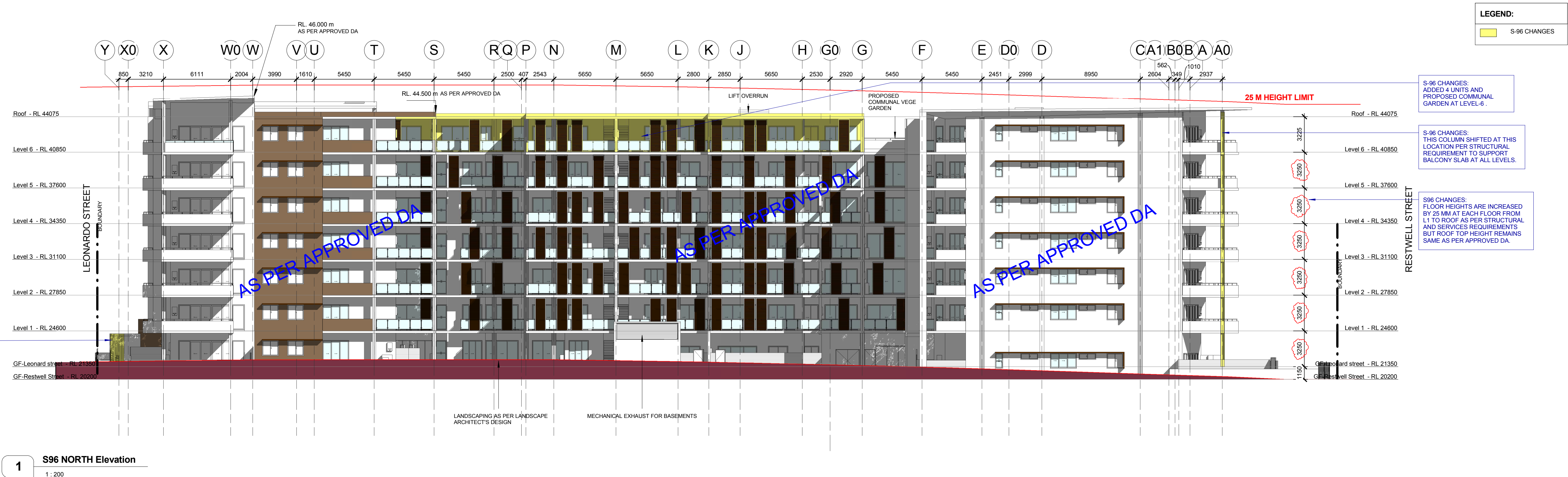
NORTH

TITLE

SECTIONS

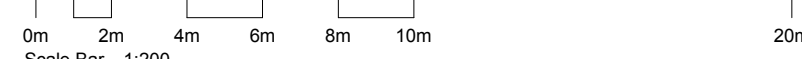
JOB No.	MRH00216
DATE	13-05-2016
SCALE	A1 @ As indicated
DWG No.	S-96.200

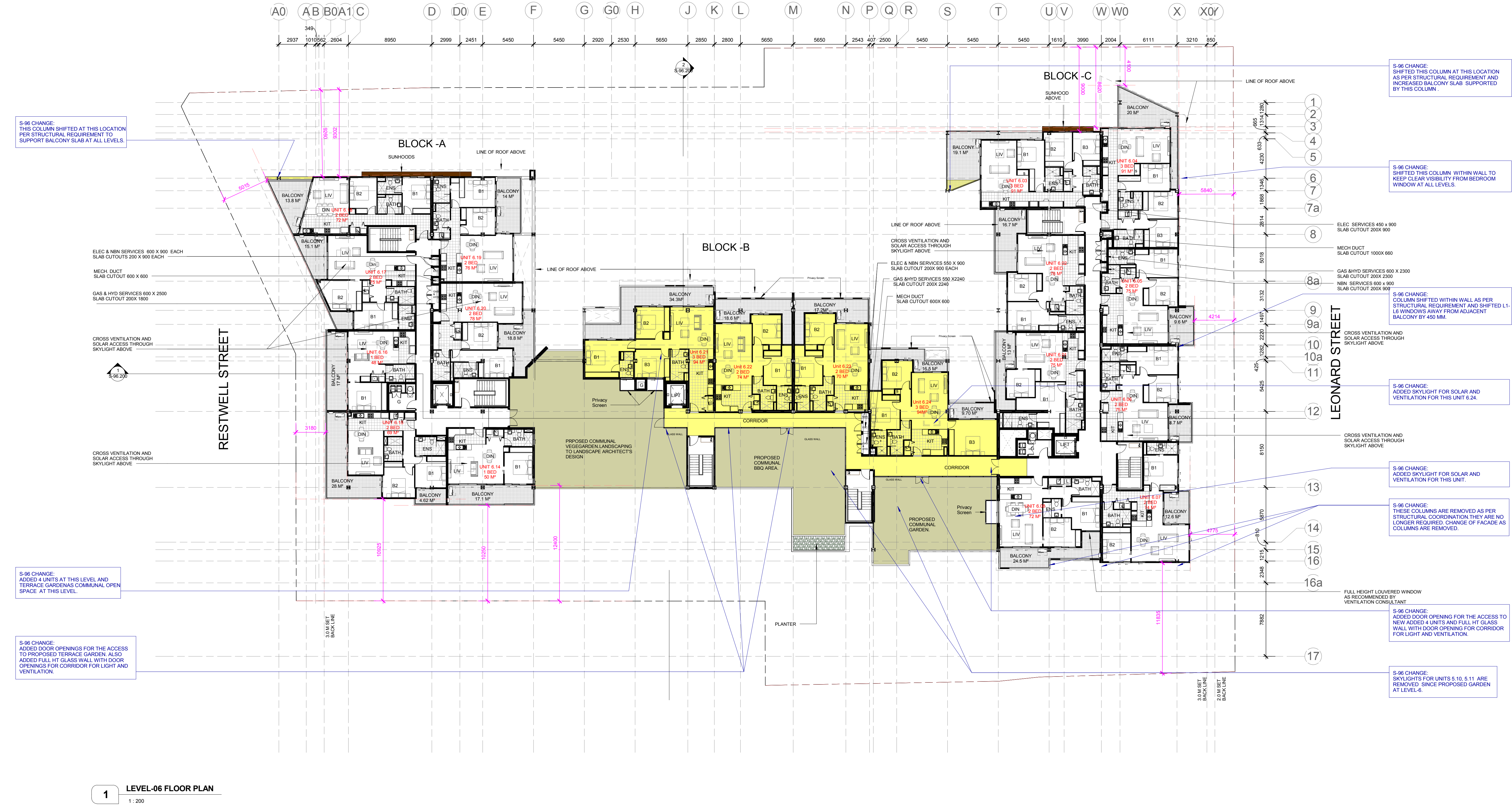




Section 96 Drawings		
Rev	Description	Date
A	ISSUED FOR S-96 CHANGES	05-06-2016

NOT For Construction





S-96 CHANGE:
THIS COLUMN SHIFTED AT THIS LOCATION
PER STRUCTURAL REQUIREMENT TO
SUPPORT BALCONY SLAB AT ALL LEVELS.

ELEC & NBN SERVICES 600 X 900 EACH
SLAB CUTOUTS 200 X 900 EACH

MECH DUCT
SLAB CUTOUT 600 X 600

GAS & HYD SERVICES 600 X 2500
SLAB CUTOUT 200X 1800

CROSS VENTILATION AND
SOLAR ACCESS THROUGH
SKYLIGHT ABOVE

CROSS VENTILATION AND
SOLAR ACCESS THROUGH
SKYLIGHT ABOVE

S-96 CHANGE:
ADDED 4 UNITS AT THIS LEVEL AND
TERRACE GARDENS COMMUNAL OPEN
SPACE AT THIS LEVEL.

S-96 CHANGE:
ADDED DOOR OPENINGS FOR THE ACCESS
TO PROPOSED TERRACE GARDEN. ALSO
ADDED FULL HT GLASS WALL WITH DOOR
OPENINGS FOR CORRIDOR FOR LIGHT AND
VENTILATION.

S-96 CHANGE:
SHIFTED THIS COLUMN AT THIS LOCATION
AS PER STRUCTURAL REQUIREMENT AND
INCREASED BALCONY SLAB SUPPORTED
BY THIS COLUMN.

S-96 CHANGE:
SHIFTED THIS COLUMN WITHIN WALL TO
KEEP CLEAR VISIBILITY FROM BEDROOM
WINDOW AT ALL LEVELS.

ELEC SERVICES 450 X 900
SLAB CUTOUT 200X 900

MECH DUCT
SLAB CUTOUT 1000X 600

GAS & HYD SERVICES 600 X 2300
SLAB CUTOUT 200X 2300

NBN SERVICES 600 X 900
SLAB CUTOUT 200X 900

S-96 CHANGE:
COLUMN SHIFTED WITHIN WALL AS PER
STRUCTURAL REQUIREMENT AND SHIFTED L1-
L6 WINDOWS AWAY FROM ADJACENT
BALCONY BY 450 MM.

CROSS VENTILATION AND
SOLAR ACCESS THROUGH
SKYLIGHT ABOVE

S-96 CHANGE:
ADDED SKYLIGHT FOR SOLAR AND
VENTILATION FOR THIS UNIT 6.24.

CROSS VENTILATION AND
SOLAR ACCESS THROUGH
SKYLIGHT ABOVE

S-96 CHANGE:
ADDED SKYLIGHT FOR SOLAR AND
VENTILATION FOR THIS UNIT.

S-96 CHANGE:
THESE COLUMNS ARE REMOVED AS PER
STRUCTURAL COORDINATION THEY ARE NO
LONGER REQUIRED. CHANGE OF FACADE AS
COLUMNS ARE REMOVED.

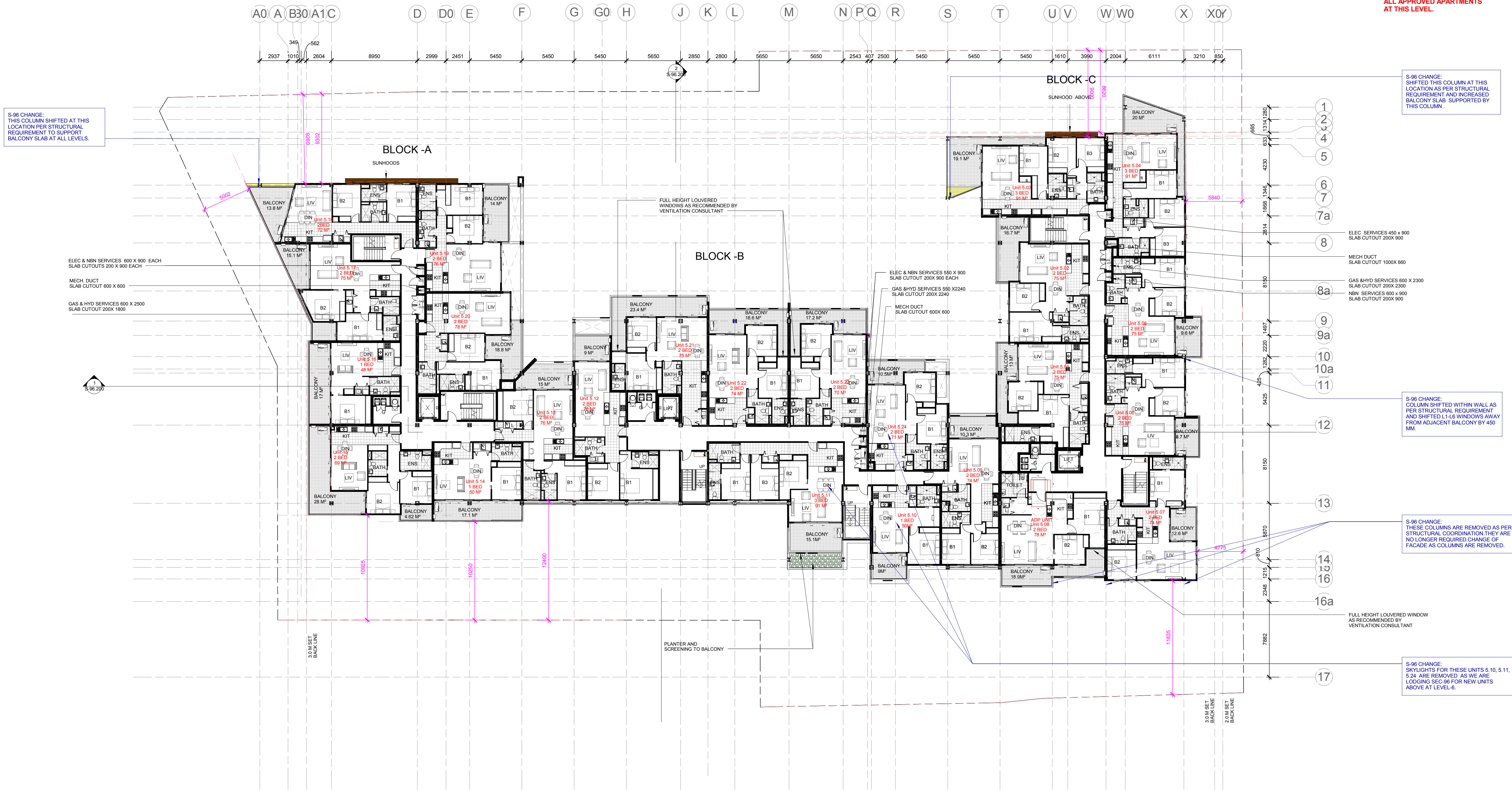
FULL HEIGHT LOUVERED WINDOW
AS RECOMMENDED BY
VENTILATION CONSULTANT

S-96 CHANGE:
ADDED DOOR OPENING FOR THE ACCESS TO
NEW ADDED 4 UNITS AND FULL HT GLASS
WALL WITH DOOR OPENING FOR CORRIDOR
FOR LIGHT AND VENTILATION.

S-96 CHANGE:
SKYLIGHTS FOR UNITS 5.10, 5.11 ARE
REMOVED. SINCE PROPOSED GARDEN
AT LEVEL-6.

LEGEND:	
	S-96 CHANGES

NOTE:
ALL APPROVED APARTMENTS
AT THIS LEVEL.



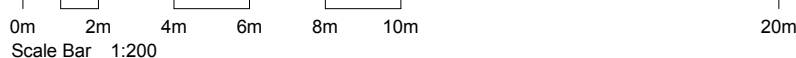
1 LEVEL-05 FLOOR PLAN
1 : 200



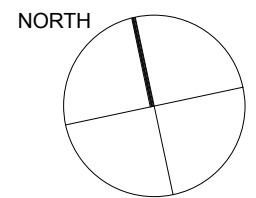
CNR PARRAMATTA RD & JOHNSTON ST - PO BOX 254 - ANNANDALE - NSW 2038 - T.02 9564 8800 F.02 9517 2833
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4926

Section 96 Drawings		
Rev	Description	Date
A	ISSUED FOR S-96 CHANGES	05-08-2016

NOT For Construction

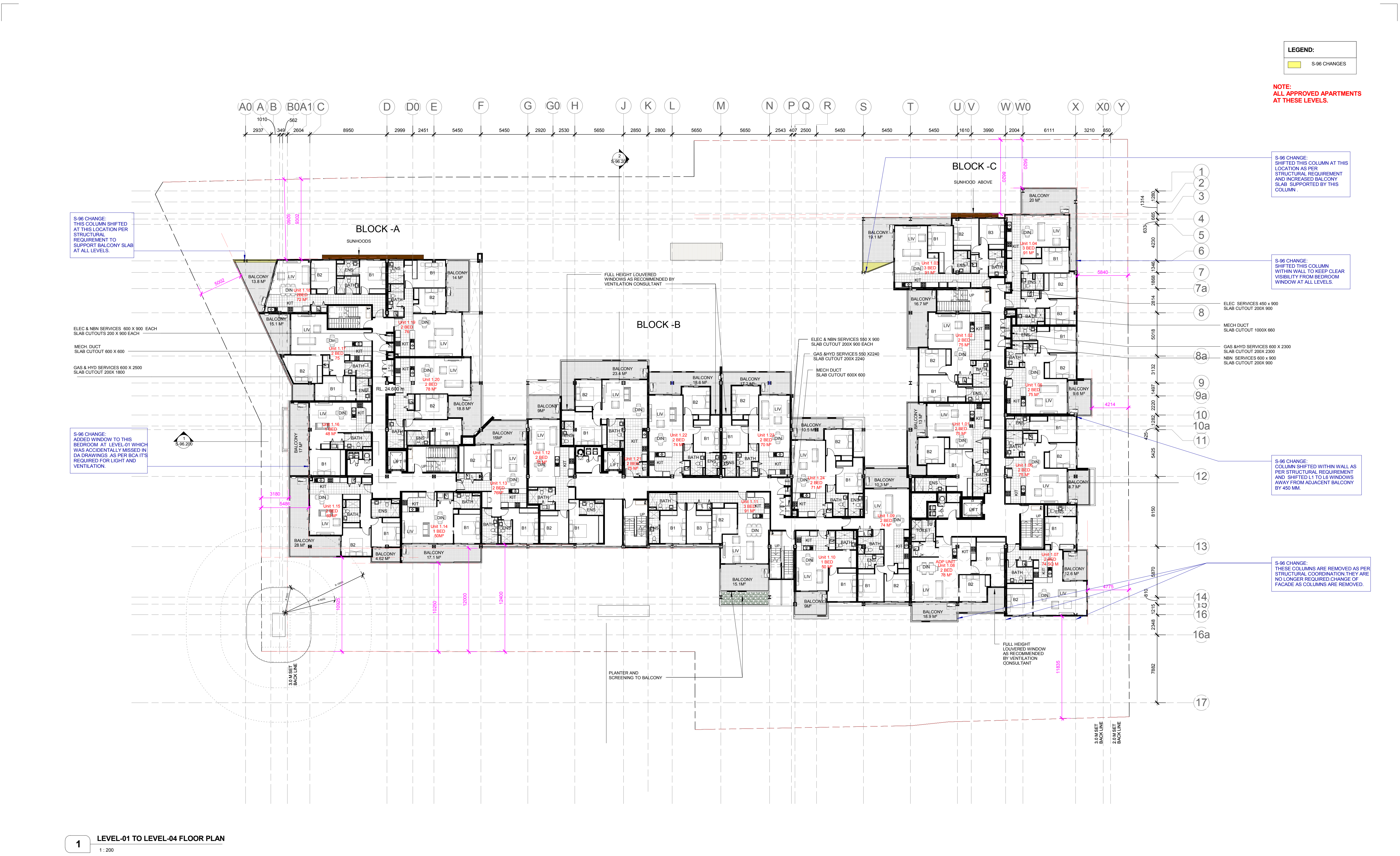


RESIDENTIAL DEVELOPMENT AT 74-80 RESTWELL & 1-9 LEONARD STREET



TITLE
LEVEL-05 FLOOR PLAN

JOB No.	MRH00216
DATE	13-05-2016
SCALE	A1 @ As indicated
DWG No.	S-96.120



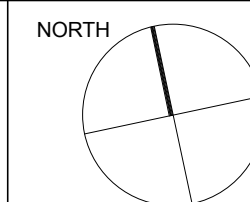
1 LEVEL-01 TO LEVEL-04 FLOOR PLAN
1:200

Section 96 Drawings		
Rev	Description	Date
A	ISSUED FOR S-96 CHANGES	05-06-2016

NOT For Construction



CLIENT

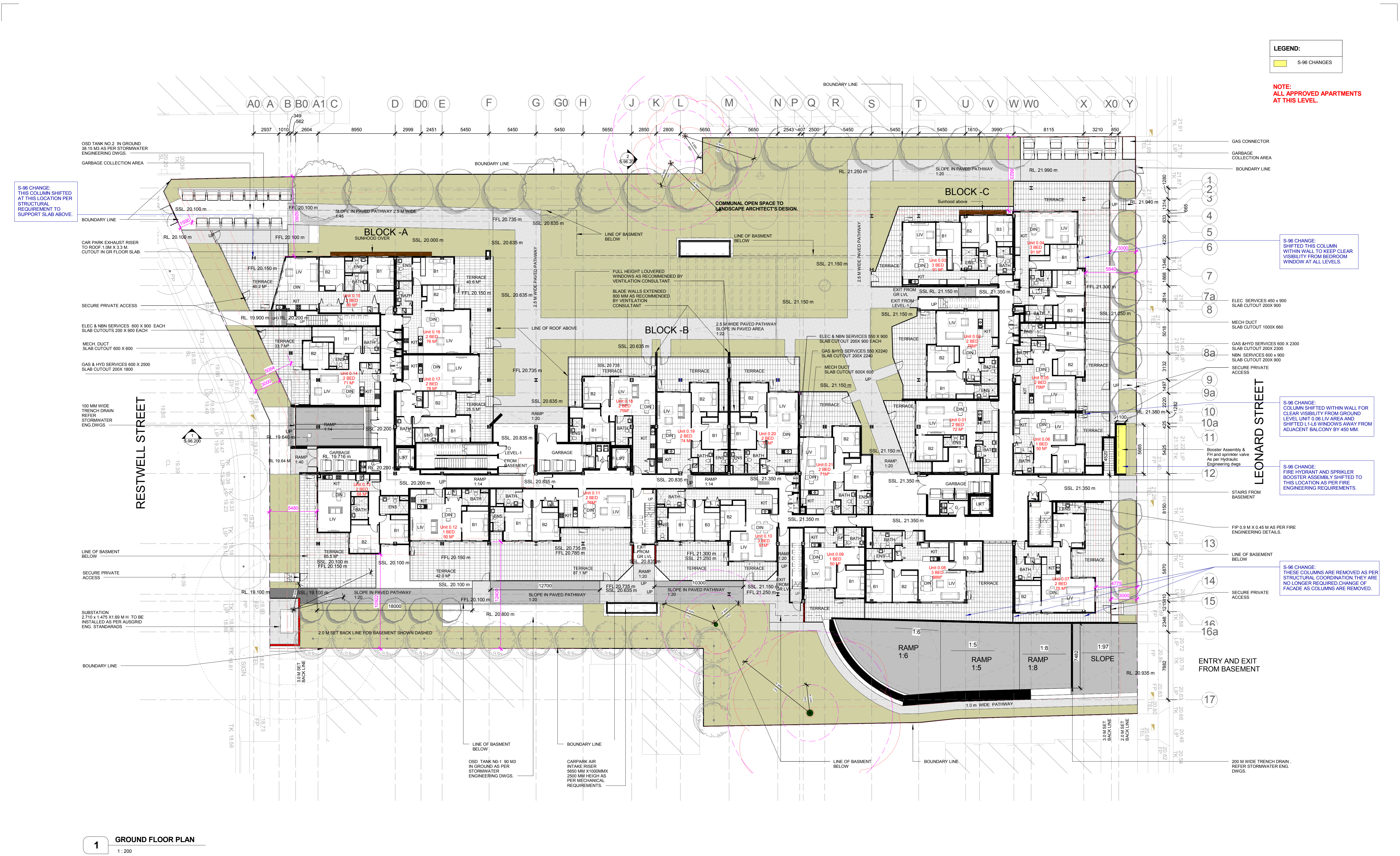


TITLE

LEVEL-01 TO 04 (TYPICAL FLOOR PLAN)

C:\00 Local Files\MRH00216 LOCAL\MRH00216_R2016_PB LOCAL.rvt

JOB No.	MRH00216
DATE	13-05-2016
SCALE	A1 @ As indicated
DWG No.	S-96.104



LEGEND:

S-96 CHANGES

NOTE:
ALL APPROVED APARTMENTS
AT THIS LEVEL.

S-96 CHANGE:
THIS COLUMN SHIFTED
AT THIS LOCATION PER
STRUCTURAL
REQUIREMENT TO
SUPPORT SLAB ABOVE.

S-96 CHANGE:
SHIFTED THIS COLUMN
WITHIN WALL TO KEEP CLEAR
VISIBILITY FROM BEDROOM
WINDOW AT ALL LEVELS.

S-96 CHANGE:
COLUMN SHIFTED WITHIN WALL FOR
CLEAR VISIBILITY FROM GROUND
LEVEL UNIT 0.06 LIV AREA AND
SHIFTED L.I.E. WINDOWS AWAY FROM
ADJACENT BALCONY BY 450 MM.

S-96 CHANGE:
FIRE HYDRANT AND SPRINKLER
BOOSTER ASSEMBLY SHIFTED TO
THIS LOCATION AS PER FIRE
ENGINEERING REQUIREMENTS.

S-96 CHANGE:
THESE COLUMNS ARE REMOVED AS PER
STRUCTURAL COORDINATION THEY ARE
NO LONGER REQUIRED CHANGE OF
FACADE AS COLUMNS ARE REMOVED.

1 GROUND FLOOR PLAN
1 : 200

Section 96 Drawings		
Rev	Description	Date
A	ISSUED FOR S-96 CHANGES	05-08-2016

NOT For Construction



RESIDENTIAL DEVELOPMENT AT 74-80 RESTWELL & 1-9 LEONARD STREET



CNR PARRAMATTA RD & JOHNSTON ST - PO BOX 254 - ANNANDALE - NSW 2038 - T.02 9564 8800 F.02 9517 2833
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4926

CLIENT



NORTH

TITLE

GROUND FLOOR PLAN

JOB No.	MRH00216
DATE	13-05-2016
SCALE	A1 @ As indicated
DWG No.	S-96.100

LEGEND:

S-96 CHANGES



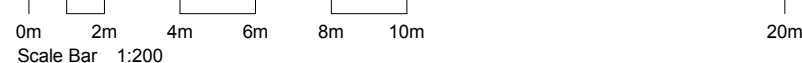
1 East Elevation(Leonardo Street)
1 : 200



2 West Elevation(Restwell street)
1 : 200

Section 96 Drawings		
Rev	Description	Date
A	ISSUED FOR S-96 CHANGES	05-08-2016

NOT For Construction



NORTH

TITLE

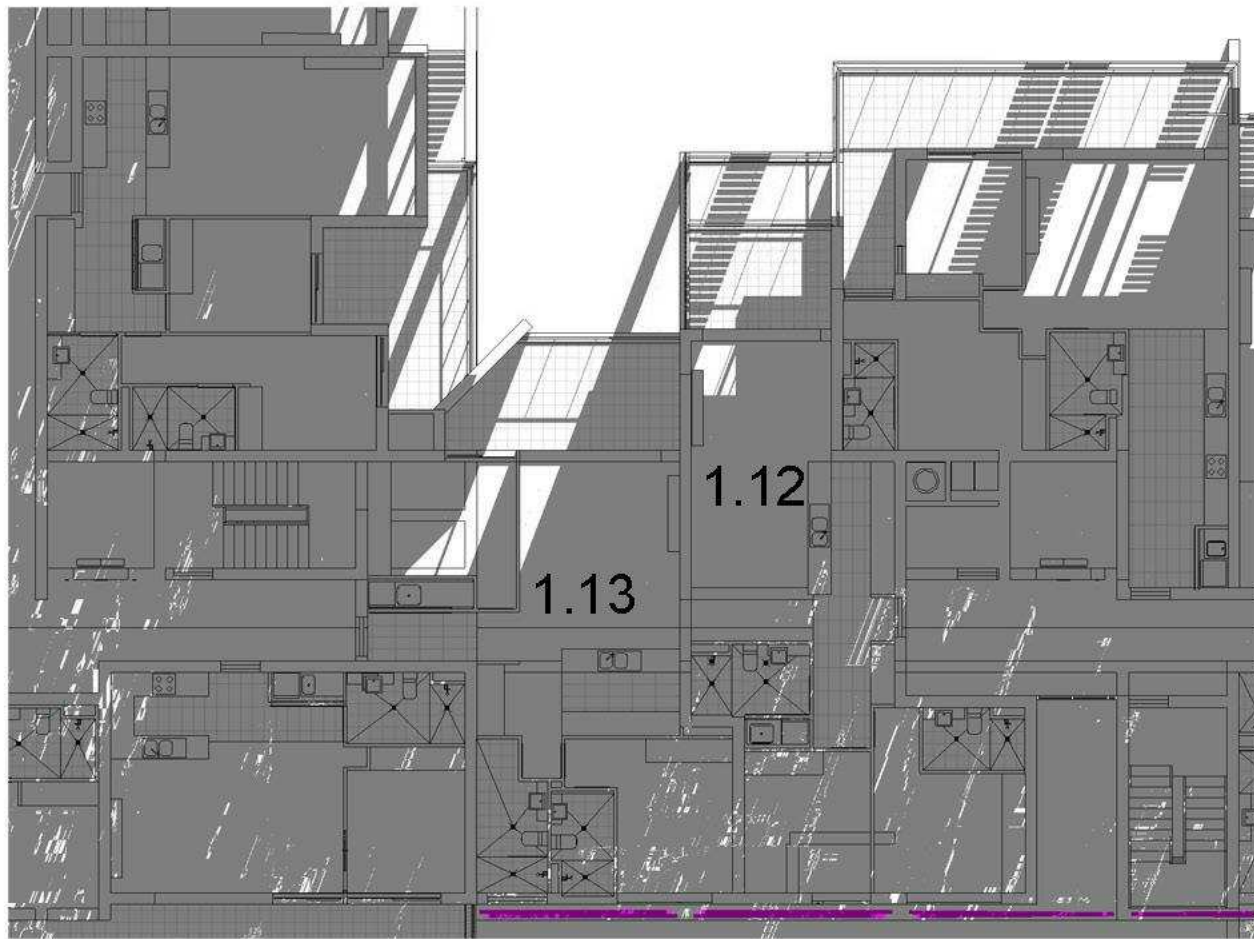
ELEVATIONS EAST AND WEST

RESIDENTIAL DEVELOPMENT AT 74-80 RESTWELL & 1-9 LEONARD STREET

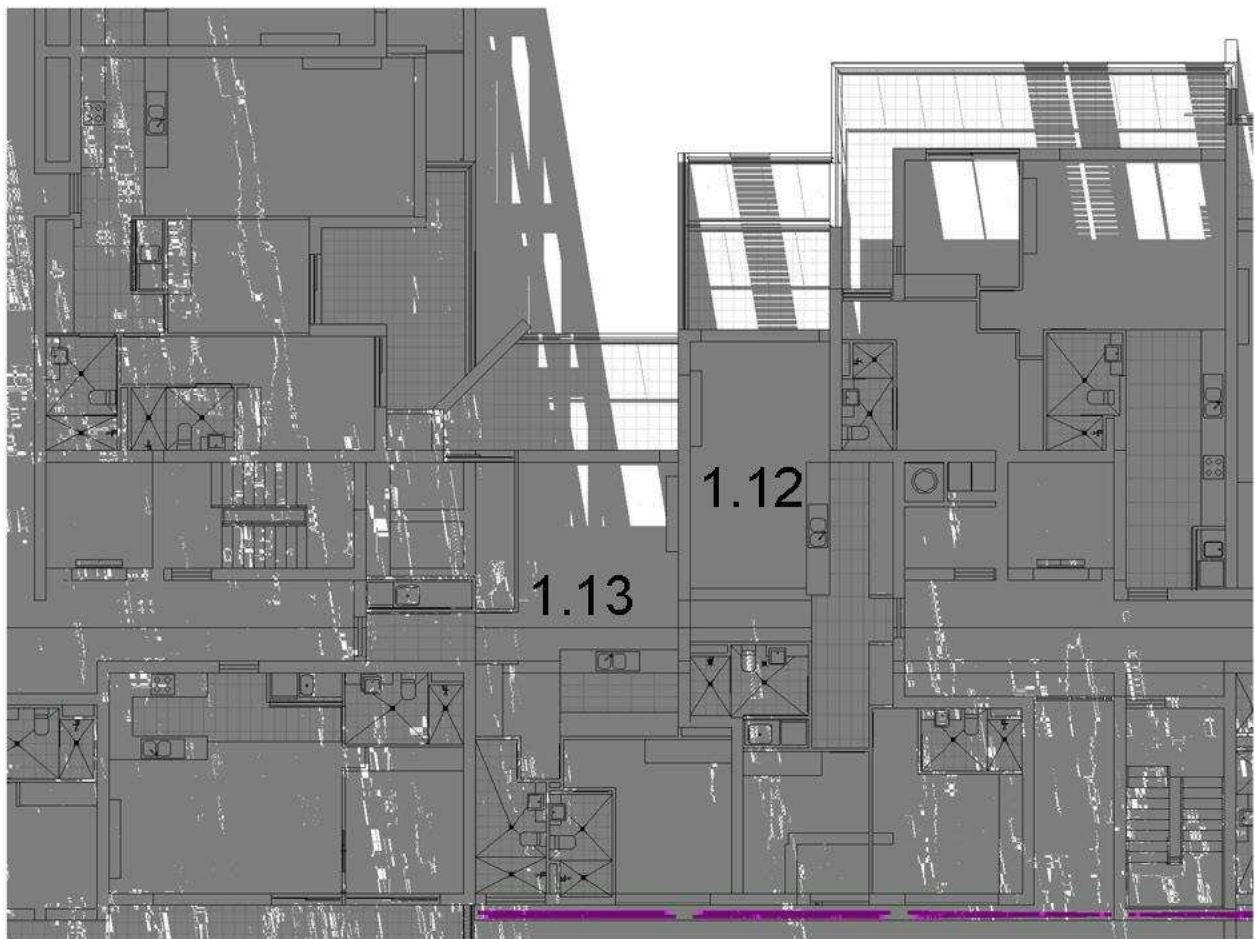
C:\00 Local Files\MRH00216 LOCAL\MRH00216_R2016_PB LOCAL.rvt

JOB No.	MRH00216
DATE	13-05-2016
SCALE	A1 @ As indicated
DWG No.	S-96.301

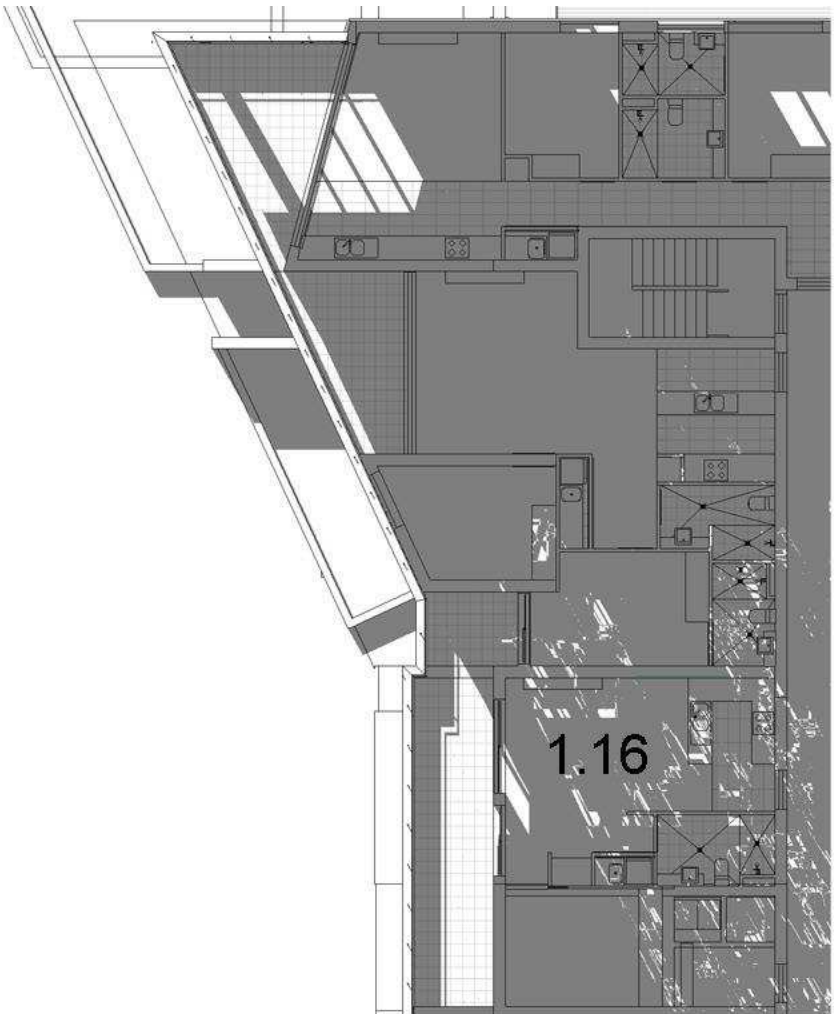
DA-APPROVED DETAILED SHADOW STUDIES (REF. DA 05.08 / REV. C)



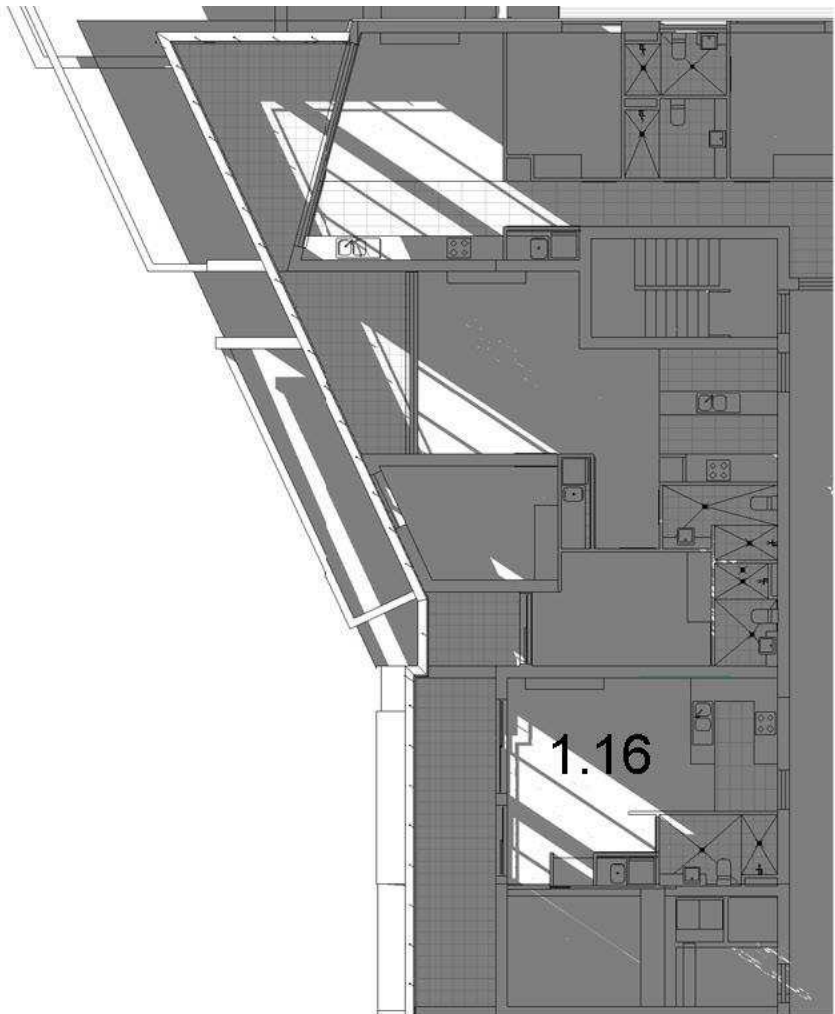
21 June 9.45AM
TYPICAL APARTMENT L1 - 5.12 + L1 - 5.13



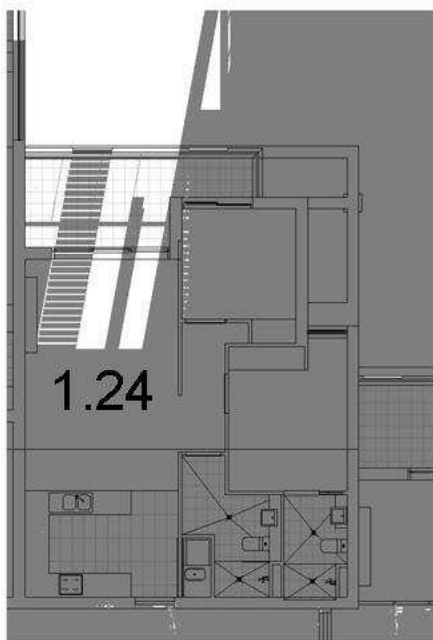
21 June 11.45AM
TYPICAL APARTMENT L1 - 5.12 + L1 - 5.13



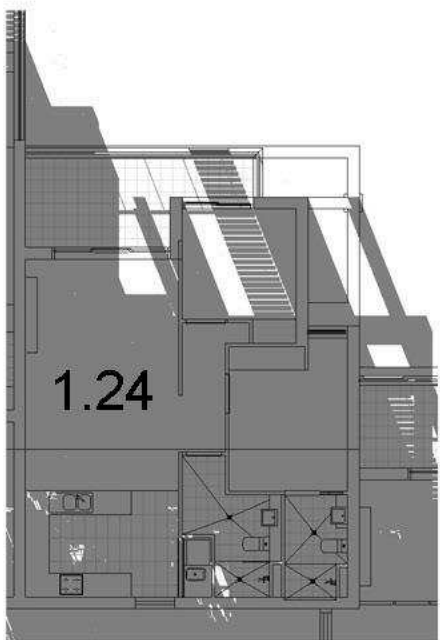
21 June 1PM
TYPICAL APARTMENT L1 - 5.16, L6.11



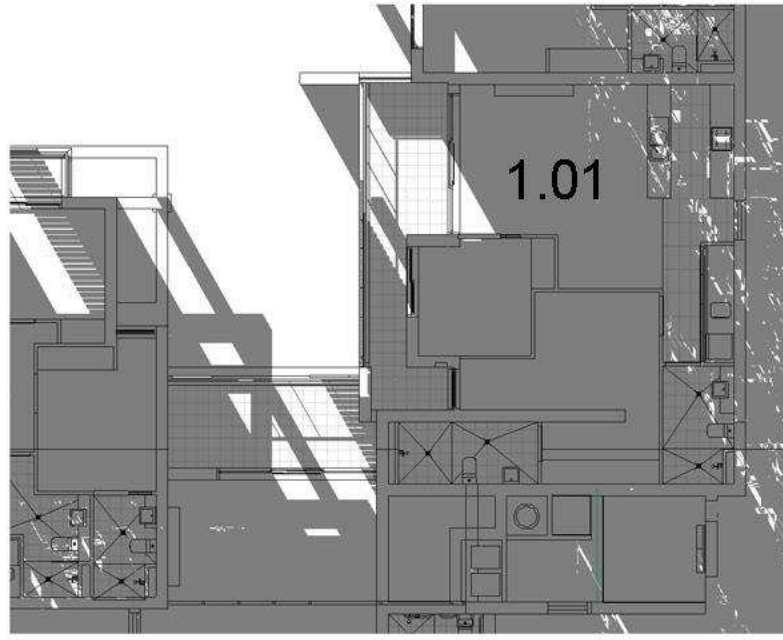
21 June 3PM
TYPICAL APARTMENT L1 - 5.16, L6.11



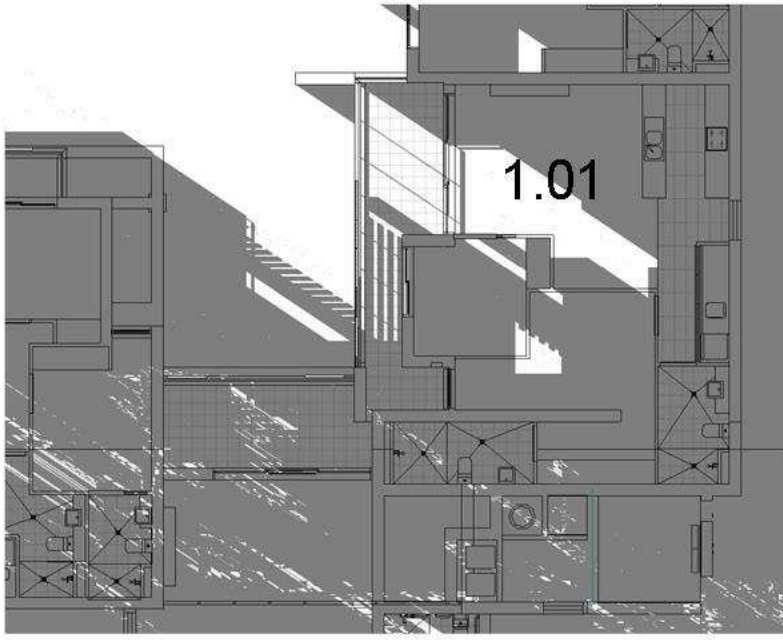
21 June 10.30AM
TYPICAL APARTMENT 0.21, L1 - 5.24



21 June 12.30AM
TYPICAL APARTMENT 0.21, L1 - 5.24



21 June 1PM
TYPICAL APARTMENT L1 - 5.01



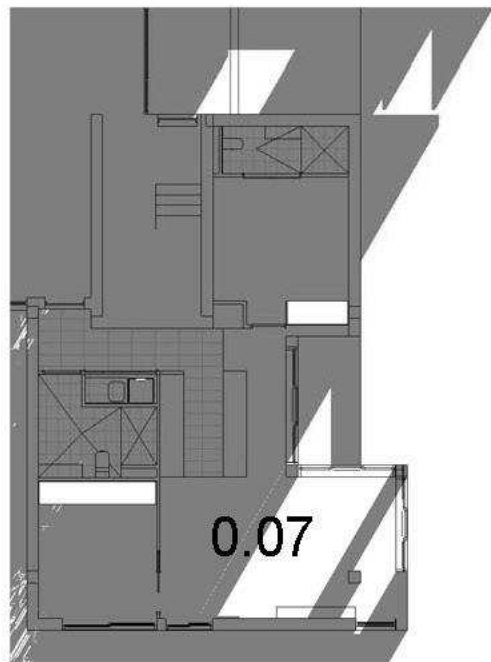
21 June 3PM
TYPICAL APARTMENT L1 - 5.01



21 June 9AM
TYPICAL APARTMENT L0 - 5.20, 6.15



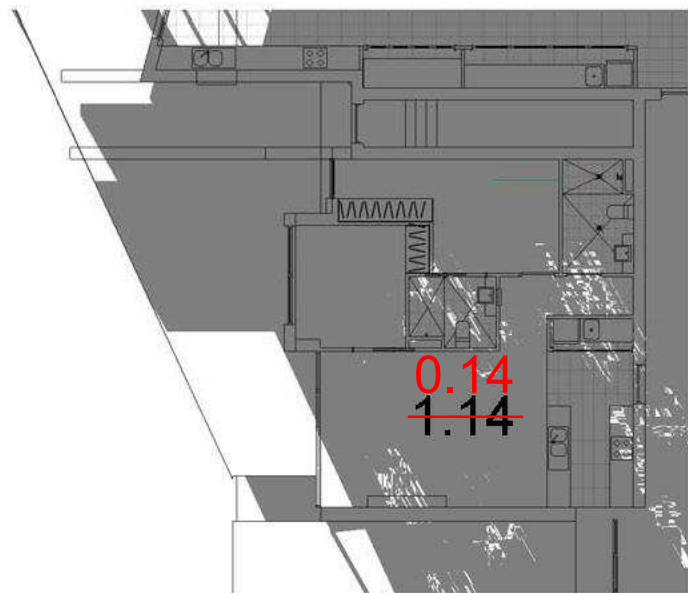
21 June 11AM
TYPICAL APARTMENT L0 - 5.20, 6.15



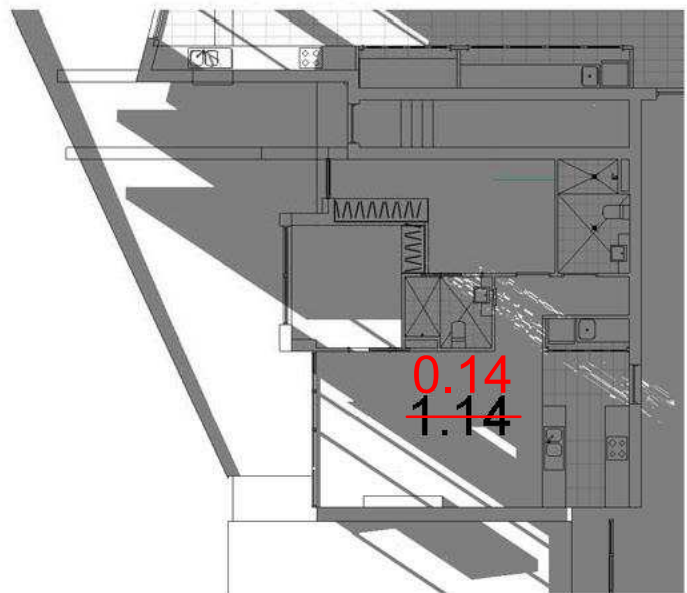
21 June 9AM
GROUND APARTMENT L0 - 6.07



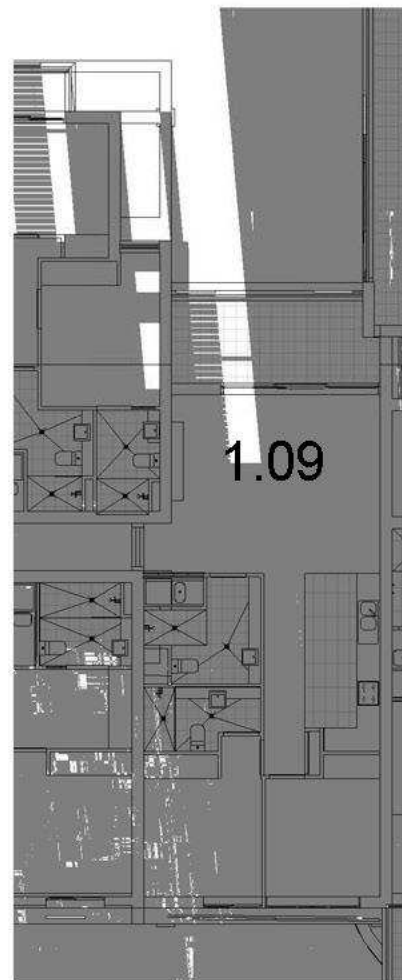
21 June 11AM
GROUND APARTMENT L0 - 6.07



21 June 1PM
TYPICAL APARTMENT 0.14
GROUND



21 June 3PM
TYPICAL APARTMENT 0.14
GROUND



21 June 11.30AM
TYPICAL APARTMENT L1 - 5.09



21 June 1.30PM
TYPICAL APARTMENT L1 - 5.09

Section 96 Drawings		
Rev	Description	Date
A	ISSUED FOR S-96 CHANGES	05-08-2016

NOT For Construction

RESIDENTIAL DEVELOPMENT AT 74-80 RESTWELL &1-9 LEONARD STREET

CLIENT



NORTH

TITLE

DA-DETAILED SHADOW STUDIES

JOB No.

MRH00216

DATE

13-05-2016

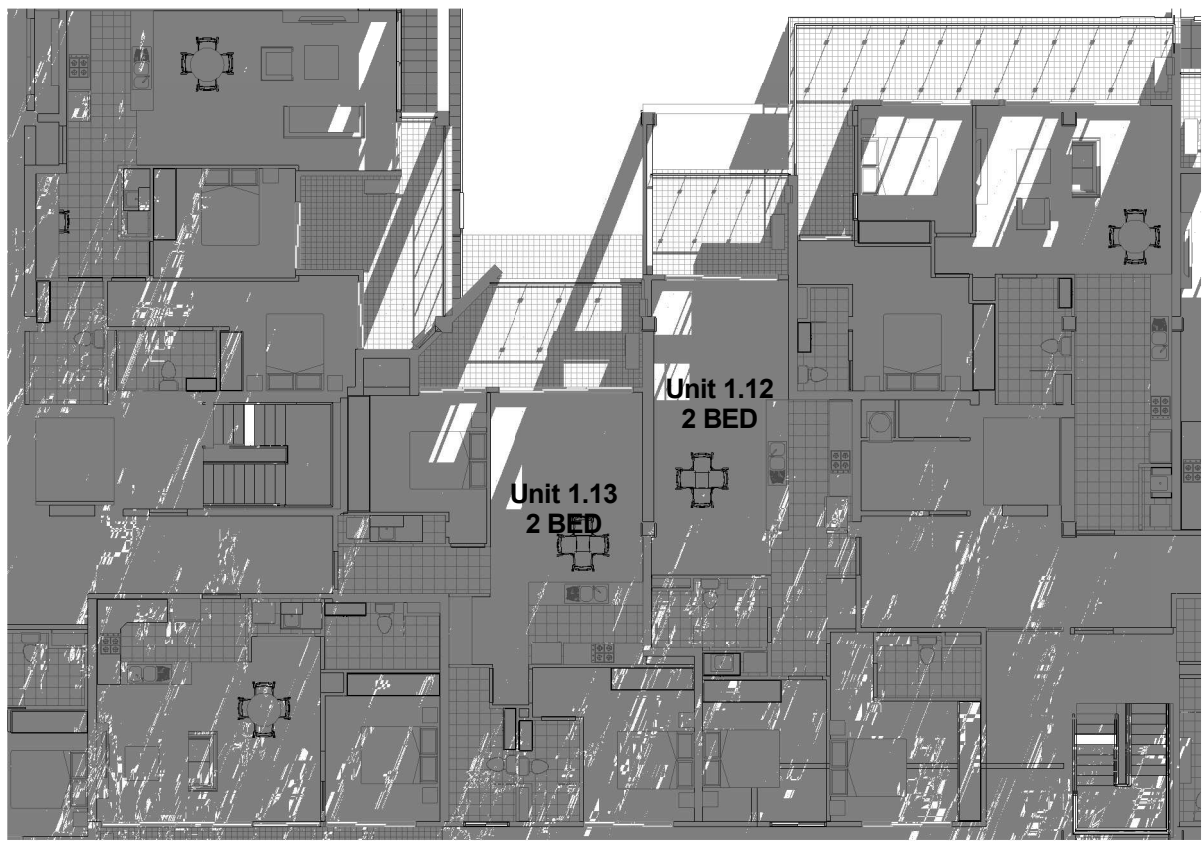
SCALE

A1 @

DWG No.

S-96.150

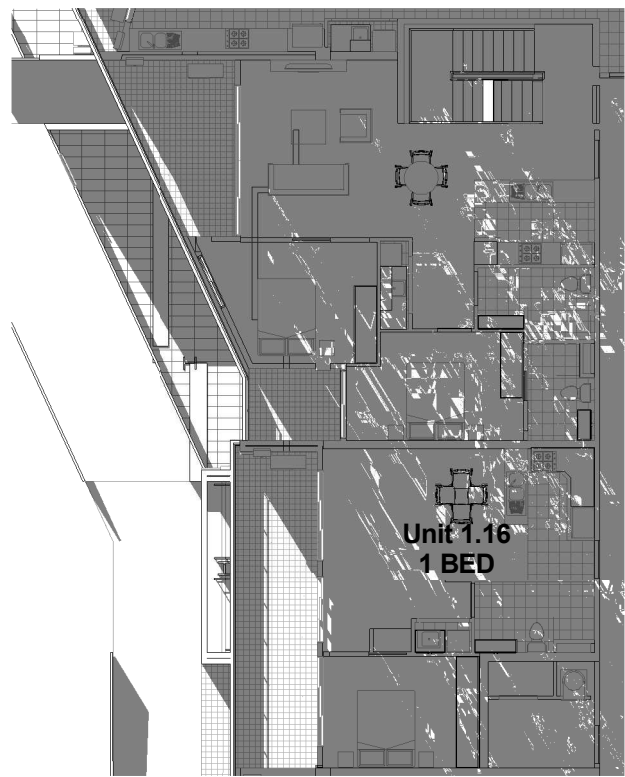
S96 - DETAILED SHADOW STUDIES (TYPICAL LEVELS SIM TO DA)



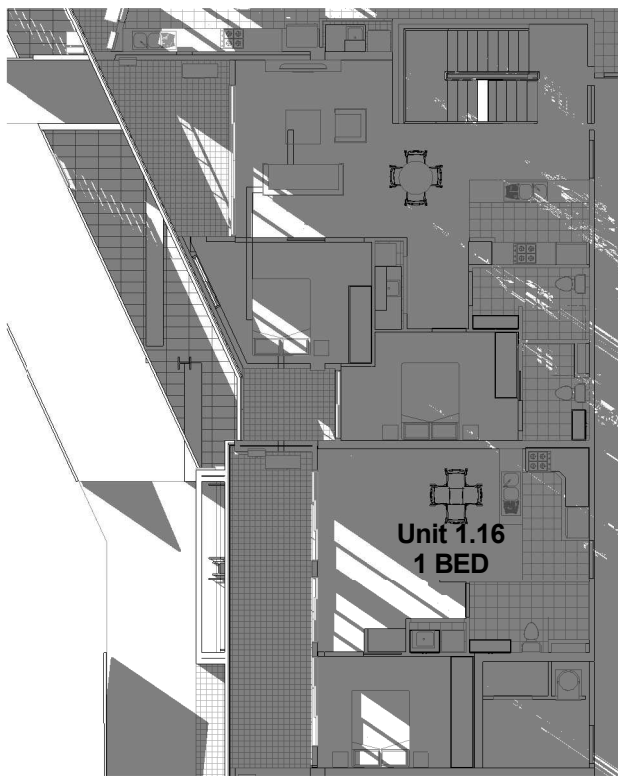
21 June 9.45AM
TYPICL APARTMENT L1 - 5.12 + L1 - 5.13



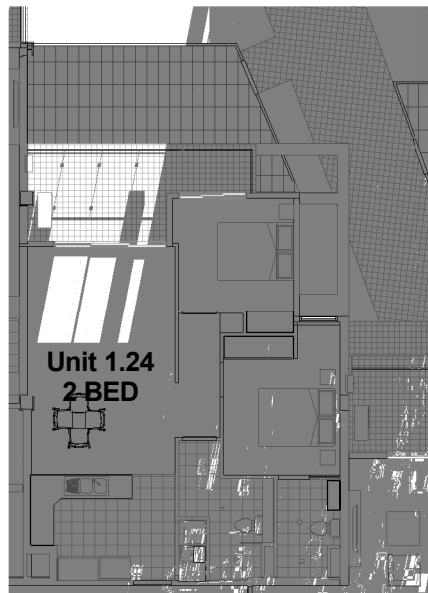
21 June 11.45AM
TYPICL APARTMENT L1 - 5.12 + L1 - 5.13



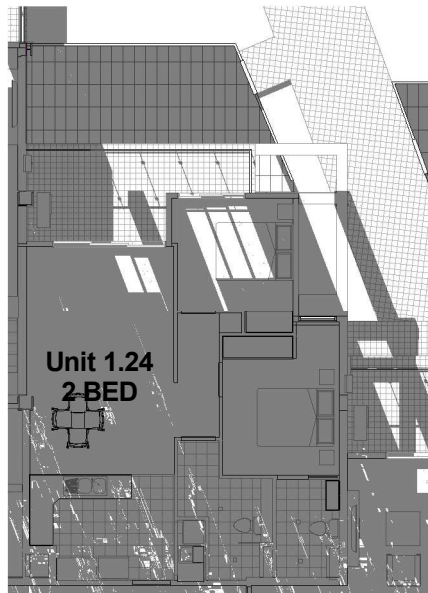
21 June 1PM
TYPICL APARTMENT L1 - 6.16



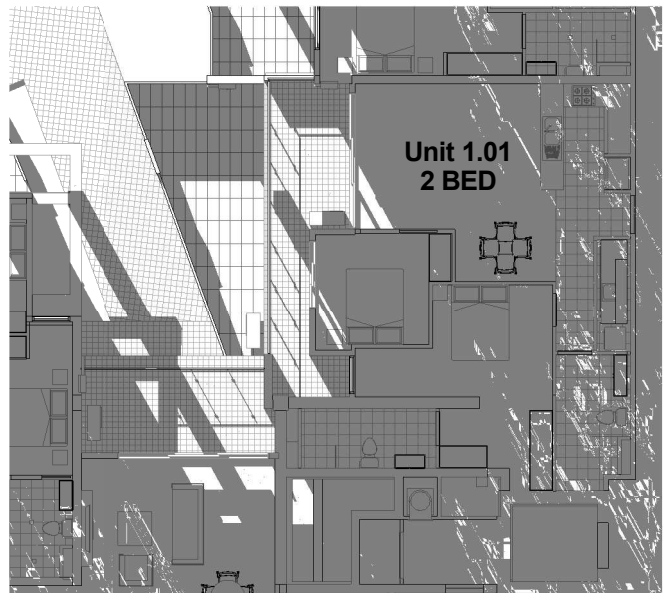
21 June 3PM
TYPICL APARTMENT L1 - 6.16



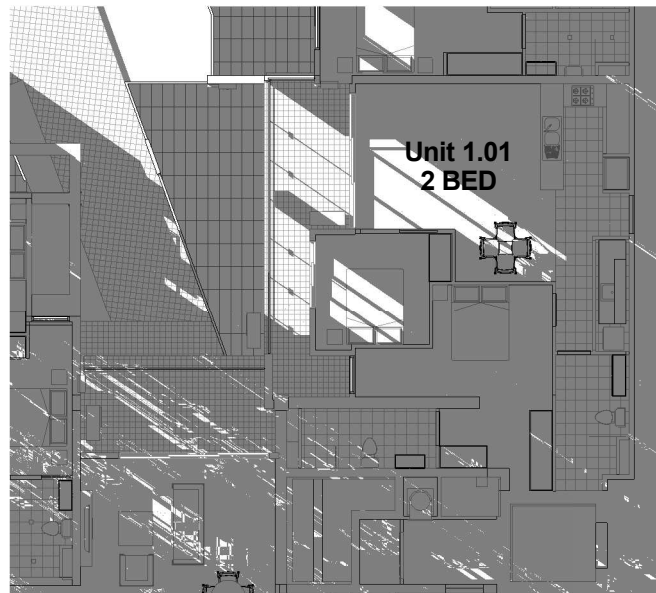
21 June 10.30AM
TYPICL APARTMENT 0.21, L1-5.24



21 June 12.30PM
TYPICL APARTMENT 0.21, L1-5.24



21 June 1PM
TYPICL APARTMENT L1 - 5.01



21 June 3PM
TYPICL APARTMENT L1 - 5.01



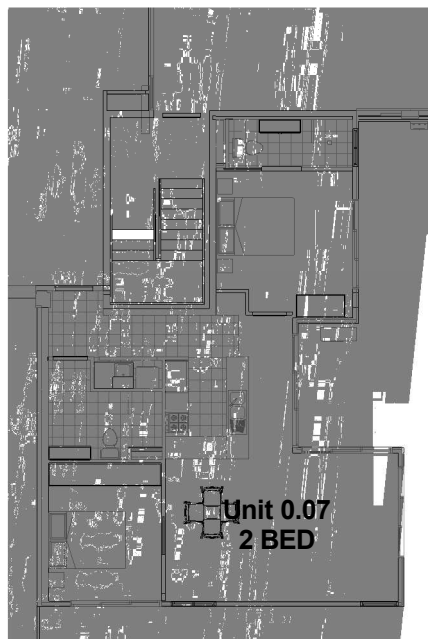
21 June 9AM
TYPICL APARTMENT L0 - 6.20



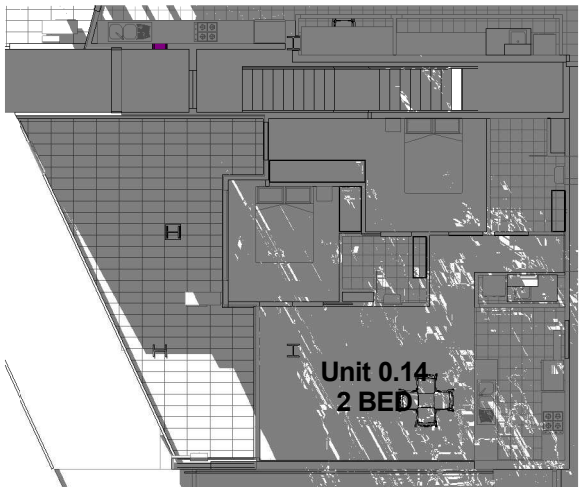
21 June 11AM
TYPICL APARTMENT L0 - 6.20



21 June 9AM
GROUND APARTMENT L0 - 6.07



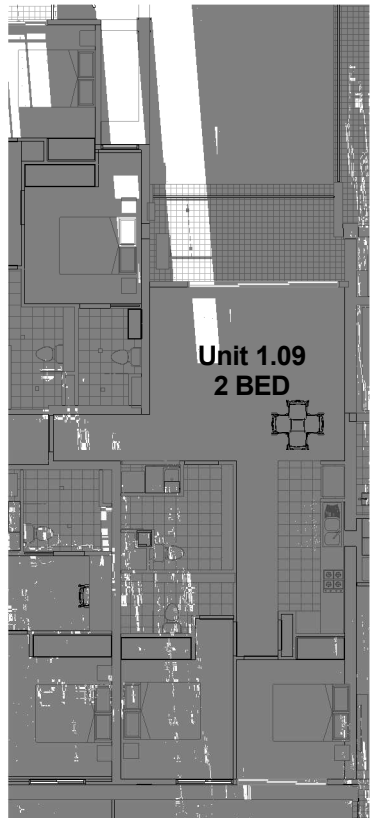
21 June 11AM
GROUND APARTMENT L0 - 6.07



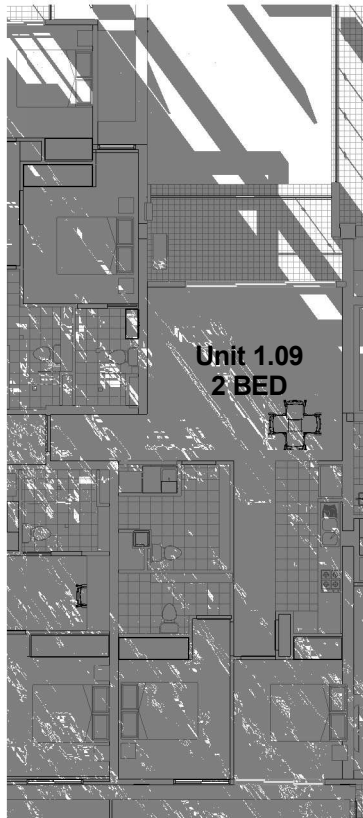
21 June 1PM
GROUND APARTMENT 0.14



21 June 3PM
GROUND APARTMENT 0.14



21 June 11.30AM
TYPICL APARTMENT L1 - 5.0



21 June 1.30PM
TYPICL APARTMENT L1 - 5.09

Section 96 Drawings		
Rev	Description	Date
A	ISSUED FOR S-96 CHANGES	05-08-2016

NOT For Construction

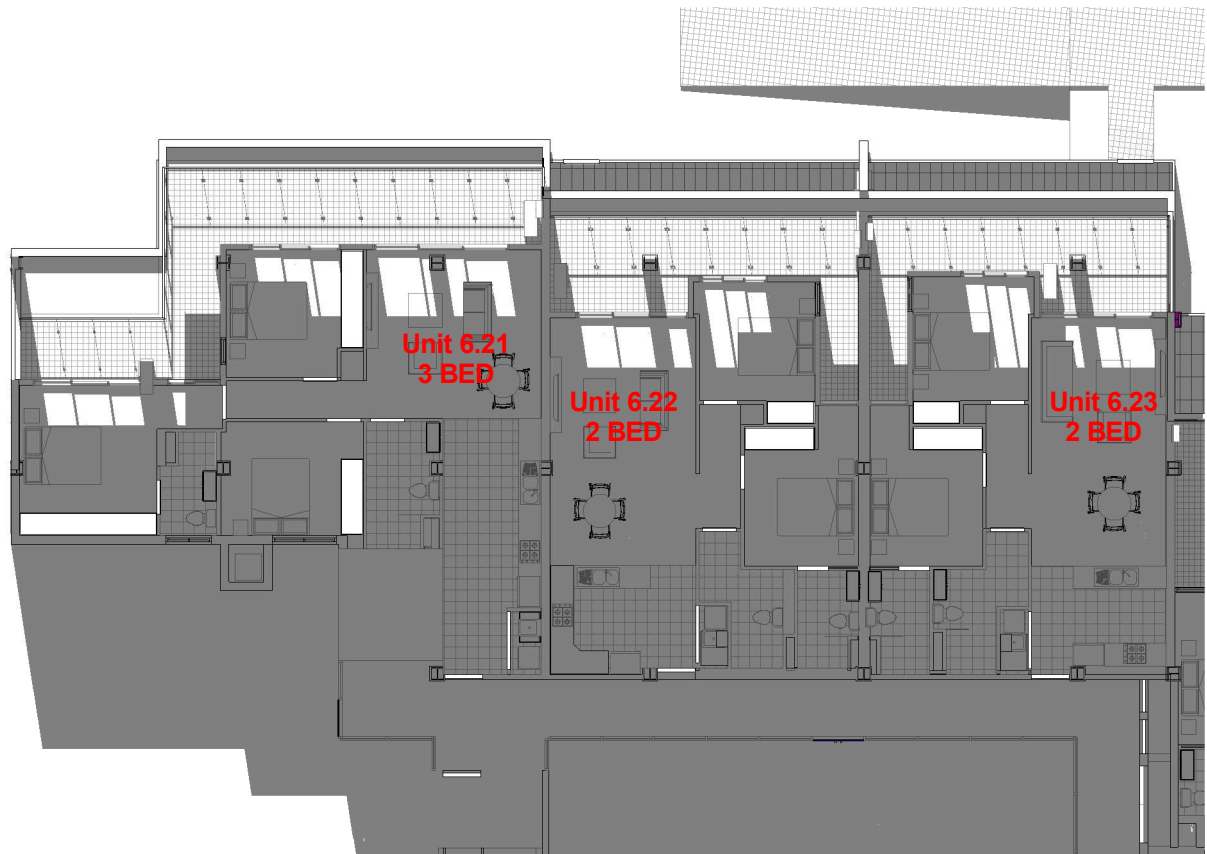
RESIDENTIAL DEVELOPMENT AT 74-80 RESTWELL &1-9 LEONARD STREET

CLIENT		NORTH	TITLE	C:\00 Local Files\MRH00216 LOCAL\MRH00216_R2016_PB LOCAL.rvt	
				JOB No.	MRH00216
				DATE	13-05-2016
				SCALE	A1 @
				S96-DETAILED SHADOW STUDIES	
				DWG No.	S-96.151

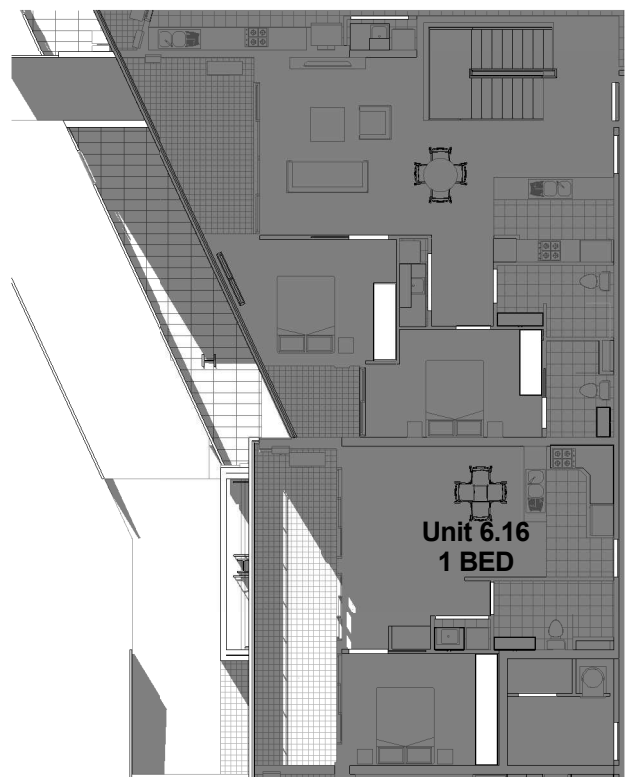
S96 - LEVEL 6 . DETAILED SHADOW STUDIES



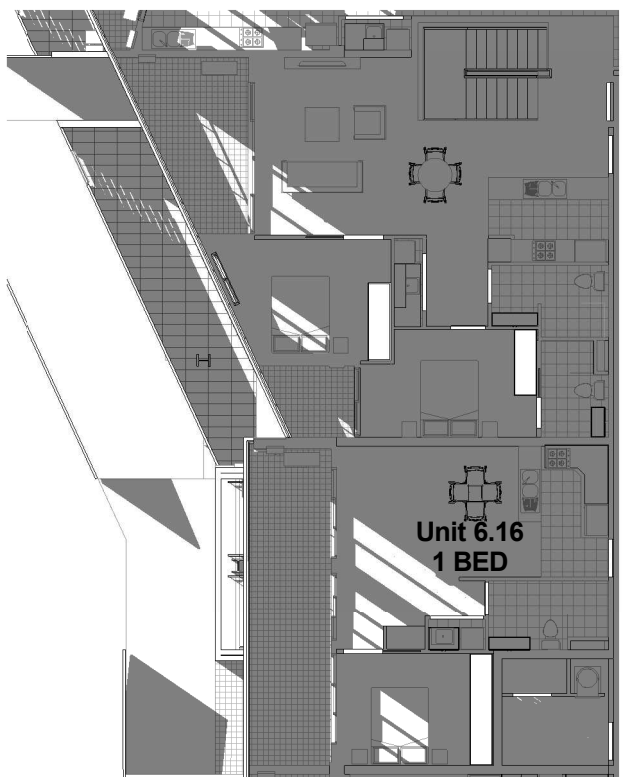
21 June 9.45AM
APARTMENT 6.21, 6.22 & 6.23



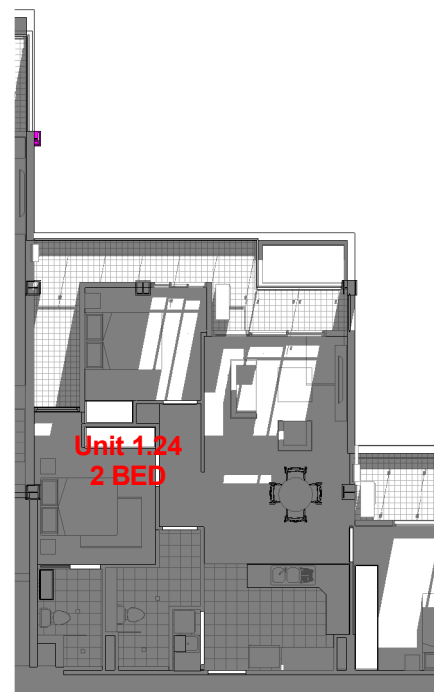
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APARTMENT 6.12, 6.22 & 6.23



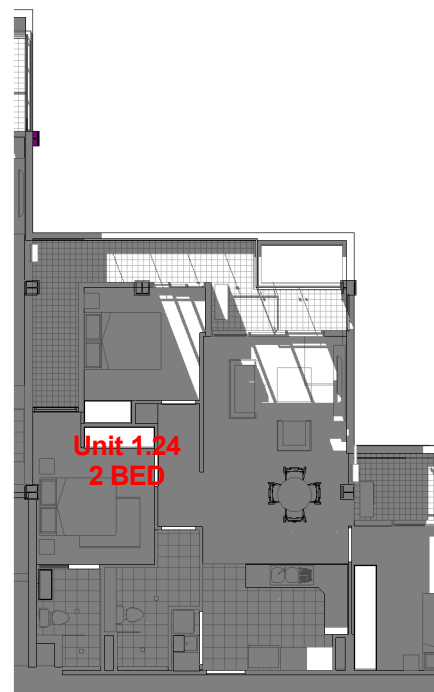
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APARTMENT 6.16



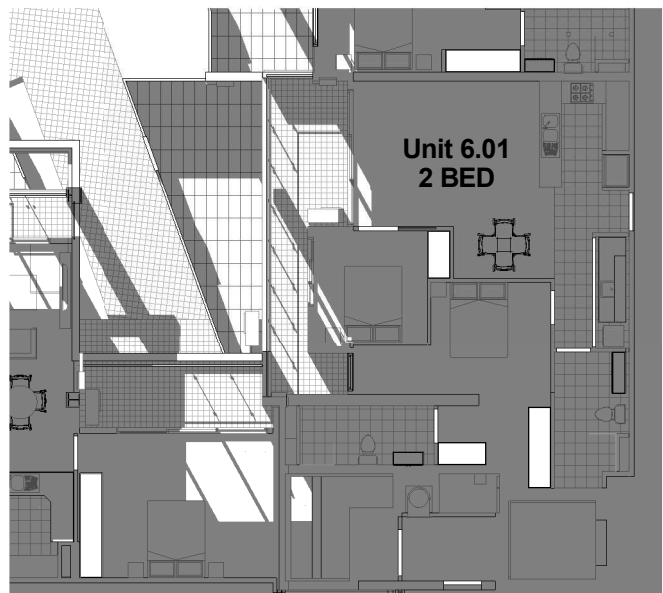
21 June 3PM
APARTMENT 6.16



21 June 10.30AM
APARTMENT 6.24



21 June 12.30PM
APARTMENT 6.24



21 June 1PM
APARTMENT 6.01



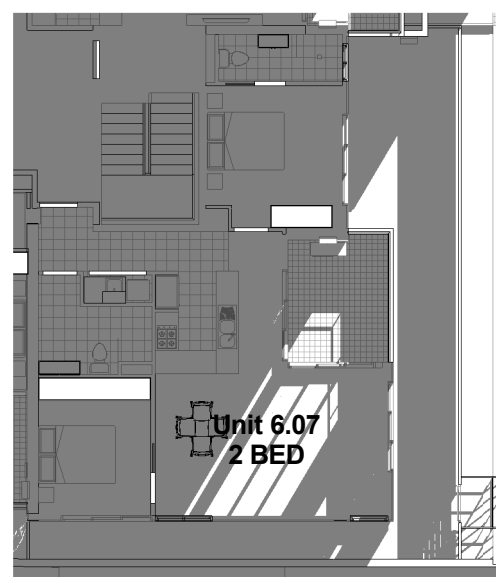
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APARTMENT 6.01



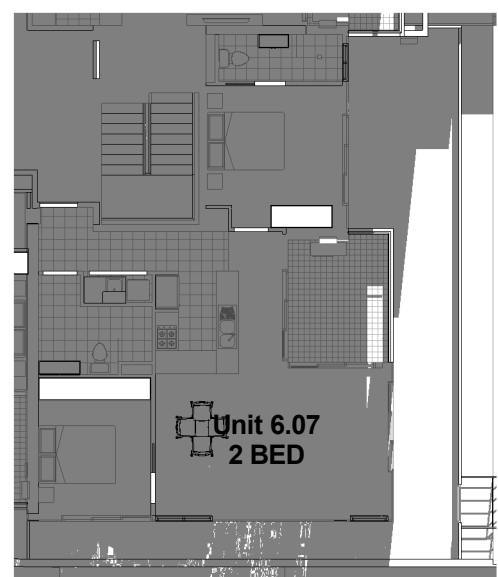
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APARTMENT 6.20



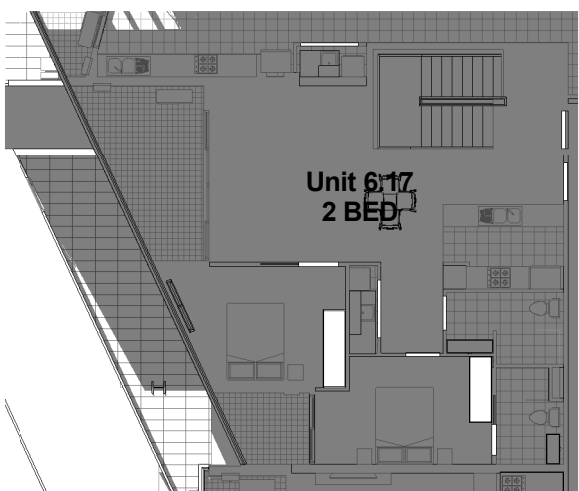
21 June 11AM
APARTMENT 6.20



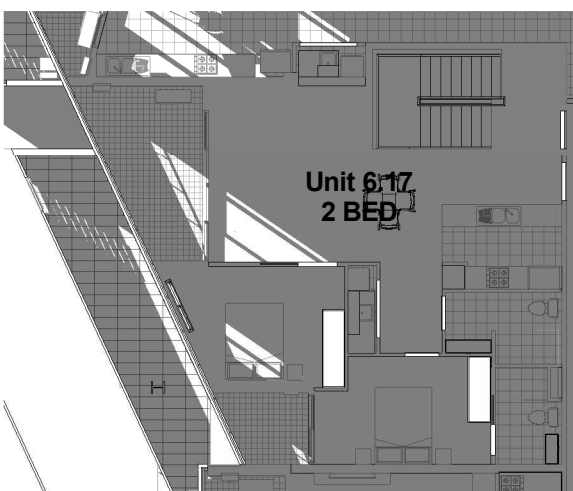
21 June 9AM
APARTMENT 6.07



21 June 11AM
APARTMENT 6.07



21 June 1PM
APARTMENT 6.17



21 June 3PM
APARTMENT 6.17

Section 96 Drawings		
Rev	Description	Date
A	ISSUED FOR S-96 CHANGES	05-08-2016

NOT For Construction

RESIDENTIAL DEVELOPMENT AT 74-80 RESTWELL &1-9 LEONARD STREET

CLIENT		NORTH	TITLE	S96-L6 DETAILED SHADOW STUDIES		DATE	13-05-2016
						SCALE	A1 @
						DWG No.	S-96.152

RESTWELL & LEONARD ST BANKSTOWN - SEC-96

FOR MERHIS PTY LTD
74-80 RESTWELL ST.& 1-9 LEONARD ST.BANKSTOWN,NSW
AUG 2016

Sheets - All Drawings			
Dwg No.	Rev	Sheet Name	Current Revision Date
S-96-000	A	COVER SHEET	05-08-2016
S-96-001	A	BASEMENT 02 FLOOR PLAN	05-08-2016
S-96-005	A	BASEMENT 01 FLOOR PLAN	05-08-2016
S-96-100	A	GROUND FLOOR PLAN	05-08-2016
S-96-104	A	LEVEL-01 TO 04 (TYPICAL FLOOR PLAN)	05-08-2016
S-96-120	A	LEVEL-05 FLOOR PLAN	05-08-2016
S-96-124	A	LEVEL-06 FLOOR PLAN	05-08-2016
S-96-128	A	ROOF PLAN	05-08-2016
S-96-140	A	SHADOW DIAGRAM - 21 MARCH	05-08-2016
S-96-141	A	SHADOW DIAGRAM - 21 JUNE	05-08-2016
S-96-142	A	SHADOW DIAGRAM - 21 JUNE	05-08-2016
S-96-143	A	SHADOW DIAGRAM - 21 JUNE	05-08-2016
S-96-144	A	SHADOW DIAGRAM - 21 SEPTEMBER	05-08-2016
S-96-145	A	SHADOW DIAGRAM - 21 DECEMBER	05-08-2016
S-96-150	A	DA-DETAILED SHADOW STUDIES	05-08-2016
S-96-151	A	S96-DETAILED SHADOW STUDIES	05-08-2016
S-96-152	A	S96-L6 DETAILED SHADOW STUDIES	05-08-2016
S-96-200	A	SECTIONS	05-08-2016
S-96-300	A	ELEVATIONS NORTH AND SOUTH	05-08-2016
S-96-301	A	ELEVATIONS EAST AND WEST	05-08-2016

ACCESSIBLE UNITS (COMPARISON TO DA)

LEVEL	1+1 PER 60 UNITS(160=6	
	TOWER A	S96
GROUND	0	0
LEVEL 1	1	1
LEVEL 2	1	1
LEVEL 3	1	1
LEVEL 4	1	1
LEVEL 5	1	1
LEVEL 6	0	0
REQUIRED UNIT NUMBERS(1+1/60 UNITS)	4.1	4.2
NUMBER OF ACCESSIBLE UNITS	5	5
TOTAL NUMBER OF UNITS	156	160
COMPLIANT PERCENTAGE	3%	3%

**NOTE: THERE IS NO CHANGES AS PER REQUIRED UNIT NUMBER HAS NOT BEEN CHANGED

FSR CALCULATION (COMPARISON TO DA)

LEVEL	GROSS FLOOR AREA(m²)	
	DA	S96
BASEMENT 2	CAR PARKING	CAR PARKING
BASEMENT 1	CAR PARKING	CAR PARKING
GROUND	1,900 m²	1,900 m²
LEVEL 1	2,082 m²	2,082 m²
LEVEL 2	2,082 m²	2,082 m²
LEVEL 3	2,082 m²	2,082 m²
LEVEL 4	2,082 m²	2,082 m²
LEVEL 5	2,082 m²	2,082 m²
LEVEL 6	2,082 m²	2,082 m²
LEVEL 6	1,284 m²	1,724 m²
TOTAL GROSS FLOOR AREA	13,664 m²	14,804 m²
DIFFERENCES		439 m²
SITE AREA	6,363 m²	6,363 m²
FSR	2.14	2.21
OPEN SPACE	3,759 m²	3,759 m²
COMMUNAL OPEN SPACE	2,645 m²	2,645 m²
	45%	45%

**NOTE: GFA measured to the inside face of the external wall, not including basement parking or vertical circulation(ind. lift shafts, fire stairs and services)

ESD ANALYSIS (COMPARISON TO DA)

LEVEL	req. 60%		req. 70%		SINGLE ASPECT			
	GROSS-VENT.		2HRS SOLAR ACCESS		FACING SOUTH		EXCEEDING 8m DEPTH	
GROUND	10	10	13	13	4	4	3	3
LEVEL 1	13	13	16	16	3	3	2	2
LEVEL 2	13	13	16	16	3	3	2	2
LEVEL 3	13	13	16	16	3	3	2	2
LEVEL 4	13	13	16	16	3	3	2	2
LEVEL 5	16	16	18	18	1	3	2	2
LEVEL 6	15	15	15	15	0	0	0	0
TOTAL NUMBER OF COMPLIED UNITS	93	97	110	112	17	19	13	13
TOTAL NUMBER OF UNITS	166	160	166	160	156	160	156	160
COMPLIANT PERCENTAGE	60%	61%	71%	70%	11%	12%	8%	8%

SOLAR ACCESS STUDY (COMPARISON TO DA)

LEVEL	SOLAR ACCESS			
	2HRS SOLAR ACCESS		3HRS SOLAR ACCESS	
GROUND	13	13	N/A	9
LEVEL 1	16	16	N/A	10
LEVEL 2	16	16	N/A	10
LEVEL 3	16	16	N/A	10
LEVEL 4	16	16	N/A	10
LEVEL 5	18	18	N/A	10
LEVEL 6	15	15	N/A	9
TOTAL NUMBER OF COMPLIED UNITS	110	112	70	85
TOTAL NUMBER OF UNITS	156	160	156	160
COMPLIANT PERCENTAGE	71%	70%	45%	41%

PARKING REQUIREMENTS (COMPARISON TO DA)

LEVEL	1BED		2BED		3BED		TOTAL	
	DA	S96	DA	S96	DA	S96	DA	S96
UNIT NUMBERS	20	20	116	117	21	23	156	160
1 BED = 1.5 SPACE PER UNIT	20	20						
2 BED = 1.2 SPACE PER UNIT			138	140.4				
3 BED = 1.5 SPACE PER UNIT					31.5	34.5		
DISABLED = 1 + 1.5 SPACE / 50UNITS							4.12	4.2
REQUIRED RESIDENTIAL SPACE	20	20	138	140.4	31.5	34.5	189.5	194.9
VISITORS = 1 SPACE PER 5 UNITS							31.2	32
TOTAL REQUIRED PARKING SPACE + CARWASH							221	228
INCL. DISABLED SPACE							9	6
PARKING SPACE PROVIDED							221	233
BICYCLE PARKING 1 PER 3 UNITS							52	53.3333
BICYCLE PARKING SPACE PROVIDED								59



Section 96 Drawings

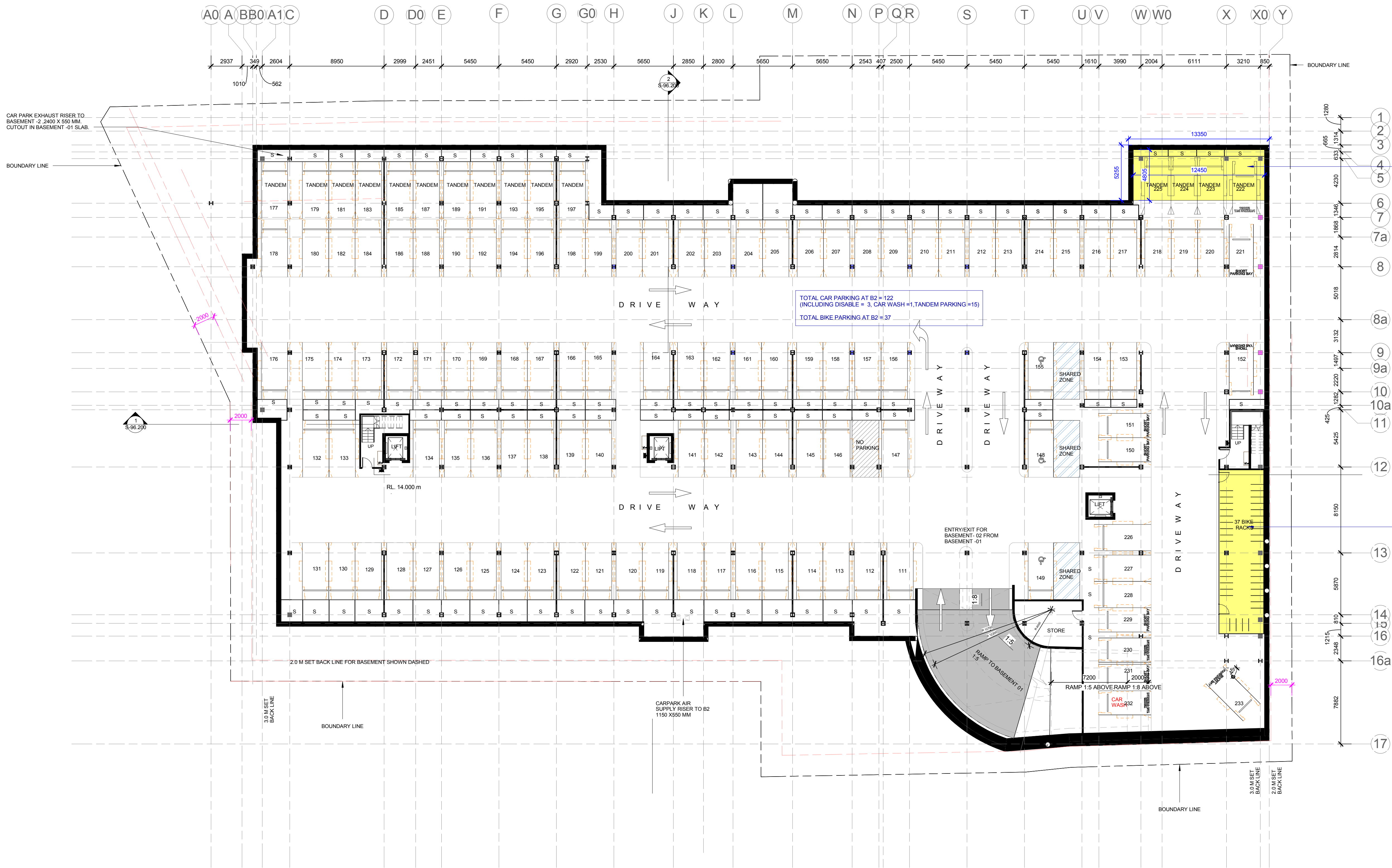
Rev	Description	Date
A	ISSUED FOR S-96 CHANGES	05-08-2016

NOT For Construction

RESIDENTIAL DEVELOPMENT AT 74-80 RESTWELL & 1-9 LEONARD STREET

CLIENT		NORTH	TITLE	COVER SHEET	DATE	13-05-2016
					SCALE	A1 @
					DWG No.	
					S-96.000	

COVER SHEET



1

BASEMENT -02 FLOOR PLAN
1:200

Section 96 Drawings

Rev	Description	Date
A	ISSUED FOR S-96 CHANGES	05-08-2016

NOT For Construction

0m 2m 4m 6m 8m 10m 20m
Scale Bar 1:200

RESIDENTIAL DEVELOPMENT AT 74-80 RESTWELL & 1-9 LEONARD STREET

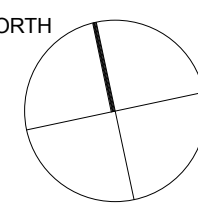


CNR PARRAMATTA RD & JOHNSTON ST - PO BOX 254 - ANNANDALE - NSW 2038 - T.02 9564 8800 F.02 9517 2833
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4926

CLIENT



NORTH



TITLE

BASEMENT 02 FLOOR PLAN

C:\00 Local Files\MRH00216 LOCAL\MRH00216_R2016_PB LOCAL.rvt

JOB No. MRH00216

DATE 13-05-2016

SCALE A1 @ As indicated

DWG No. S-96.091