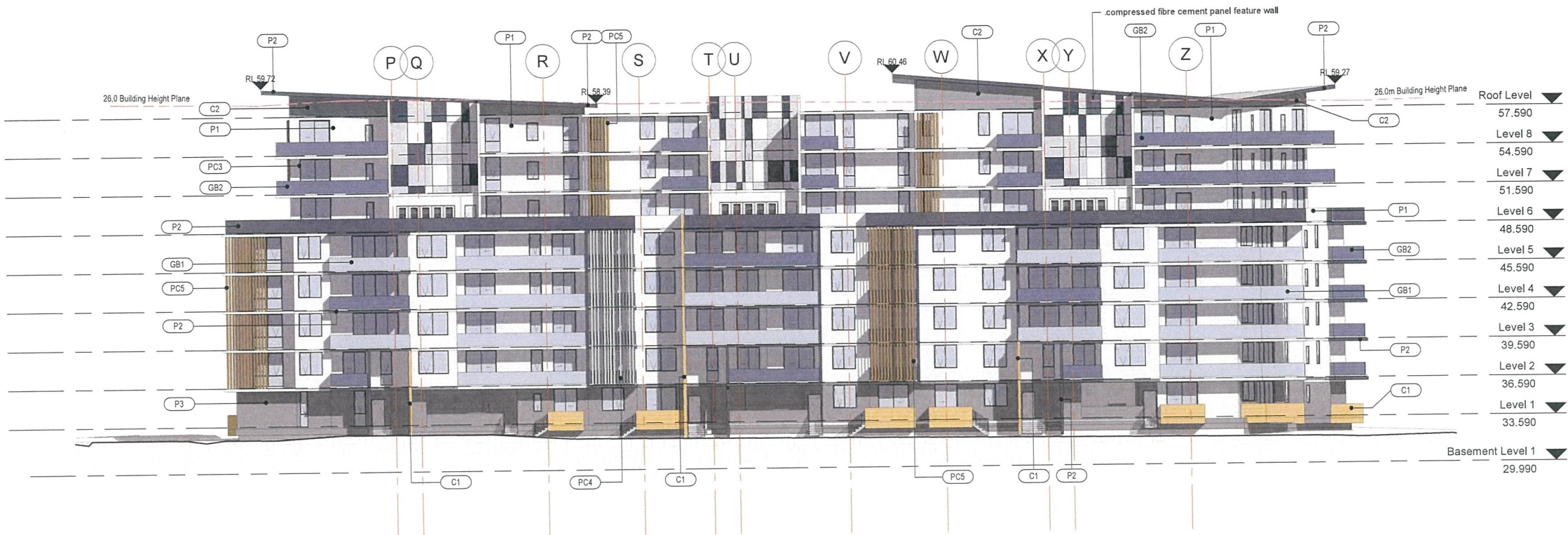
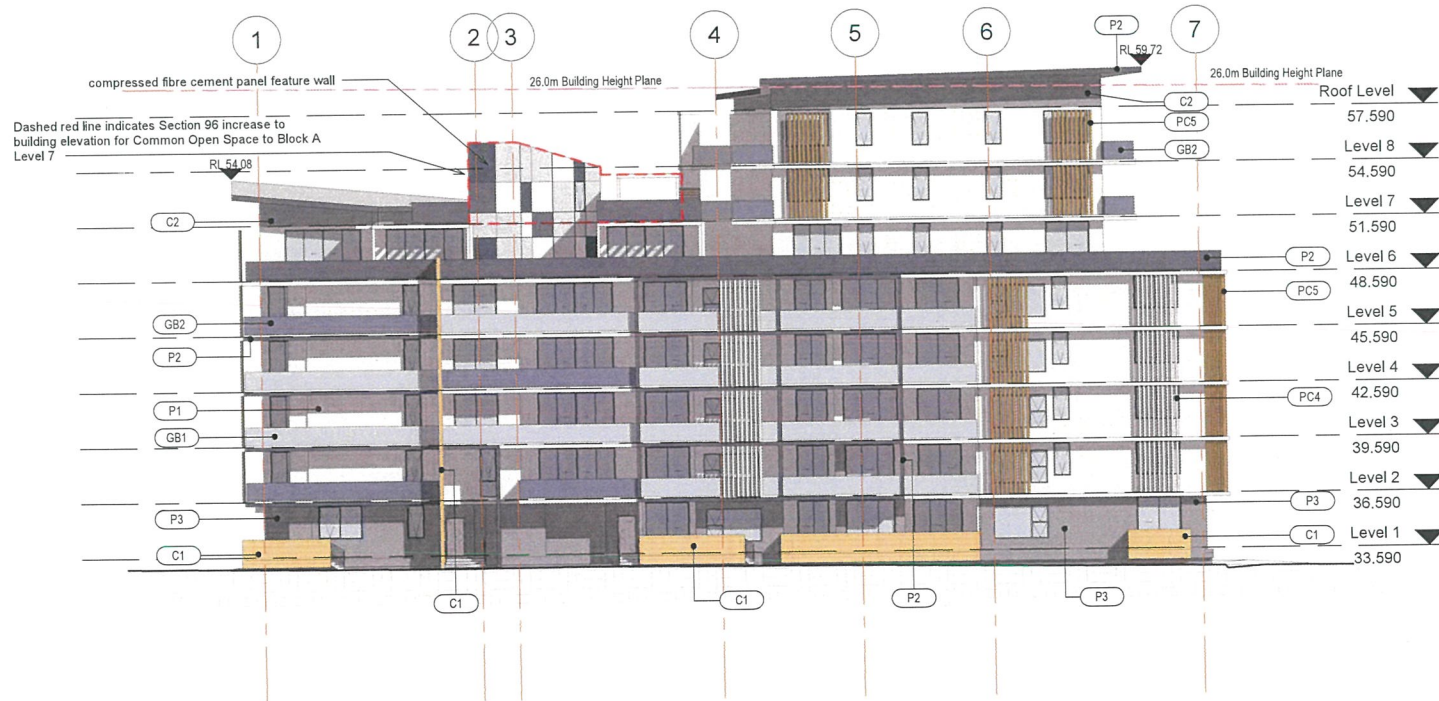




1 S96-South Elevation
1 : 200

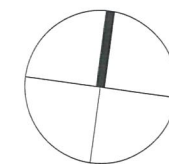
LEGEND

EXTERNAL FINISHES SCHEDULE	
P1	PAINT FINISH 1 Dulux Natural White - PN1E1
P2	PAINT FINISH 2 Dulux Ticking - PN2H9
P3	PAINT FINISH 3 Dulux Timeless Grey - PN24A
C1	CLADDING 1 Sandstone Tile
C2	CLADDING 2 Mini Orb Wall Cladding Dulux Powdercoat - Wind Spray - 925899
GB1	BALUSTRADES Clear Frameless Glass
GB2	BALUSTRADES Dark Tinted Opaque Frameless Glass
PC3	WINDOW FRAMES Dulux Powdercoat Basalt
PC4	LOUVRE BATTEN SCREENS Dulux Powdercoat Flat White
PC5	LOUVRE BATTEN SCREENS MetalArt Woodgrain Snow Gum



2 S96-West Elevation
1 : 200

Section 96(2)	
•	Face brickwork replaced with rendered hebel
•	New materials integrated
•	Lift overrun and Pergola to Block A Level 7 Common Open Space



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

1:100

0 m 1 2m 5m

Storage with Shelving and Cupboards
Stair Pressurisation (penetration)
Supply Air (penetration)
Car Park Exhaust (penetration)
Electrical Cupboard
Communications Cupboard and Dry Fire Riser
Hydraulics Cupboards
Gas Cupboards
Hydraulics Ducts

SECTION 96(2)

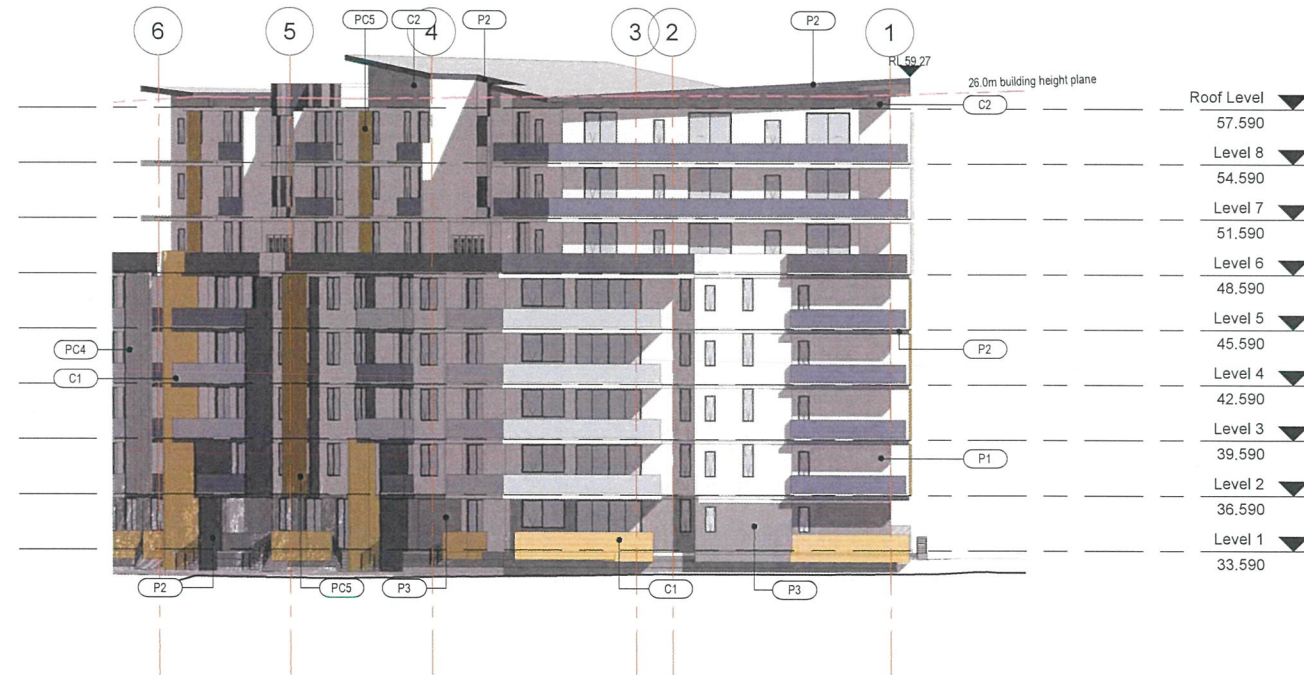
Issue	Issue description	Date
C	Section 96(2)	24.11.17
B	Section 96(2)	11.10.17
A	Preliminary S96 issue	15.09.17

architex
Ryleton Pty Ltd t/as Architex
abr 32 003 315 142
T : 02 9533 5888
M : 0418 402 919
Level 3, 7K Parkes Street
Paramatta NSW 2150
email@architex.com.au
www.architex.com.au
Nominated Architect: Robert Del Pizzo
NSW Reg. No. 3972

Project Residential Apartment Building		
Project Address Lot 7 Section E DP:6934 184 -192 Restwell Road, Prairiewood		
Client Balanced Property Group Pty Ltd		
Title Elevations		
Drawn AH	Scale As indicated	Checked Checker
Job No 2343	Drawing No. S96-120	Issue C



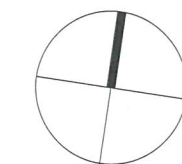
1 S96-North Elevation
1 : 200



2 S96-East Elevation
1 : 200

Section 96(2)

- Face brickwork replaced with rendered hebel
- New materials integrated
- Lift overrun for lift access to Block A Level 7 Common Open Space.



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

1:100
0 m 1 2m 5m

- Storage with Shelving and Cupboards
- Stair Pressurisation (penetration)
- Supply Air (penetration)
- Car Park Exhaust (penetration)
- Electrical Cupboard
- Communications Cupboard and Dry Fire Riser
- Hydraulics Cupboards
- Gas Cupboards
- Hydraulics Ducts

LEGEND

EXTERNAL FINISHES SCHEDULE		
P1	PAINT FINISH 1	Dulux Natural White - PN1E1
P2	PAINT FINISH 2	Dulux Ticking - PN2H9
P3	PAINT FINISH 3	Dulux Timeless Grey - PN24A
C1	CLADDING 1	Sandstone Tile
C2	CLADDING 2	Mini Orb Wall Cladding Dulux Powdercoat - Wind Spray - 929899
GB1	BALUSTRADES	Clear Frameless Glass
GB2	BALUSTRADES	Dark Tinted Opaque Frameless Glass
PC3	WINDOW FRAMES	Dulux Powdercoat Basalt
PC4	LOUVRE BATTEN SCREENS	Dulux Powdercoat Flat White
PC5	LOUVRE BATTEN SCREENS	MetaArt Woodgrain Snow Gum

Issue	Issue description	Date
C	Section 96(2)	24/11/17
B	Section 96(2)	11/10/17
A	Preliminary S96 Issue	15/09/17

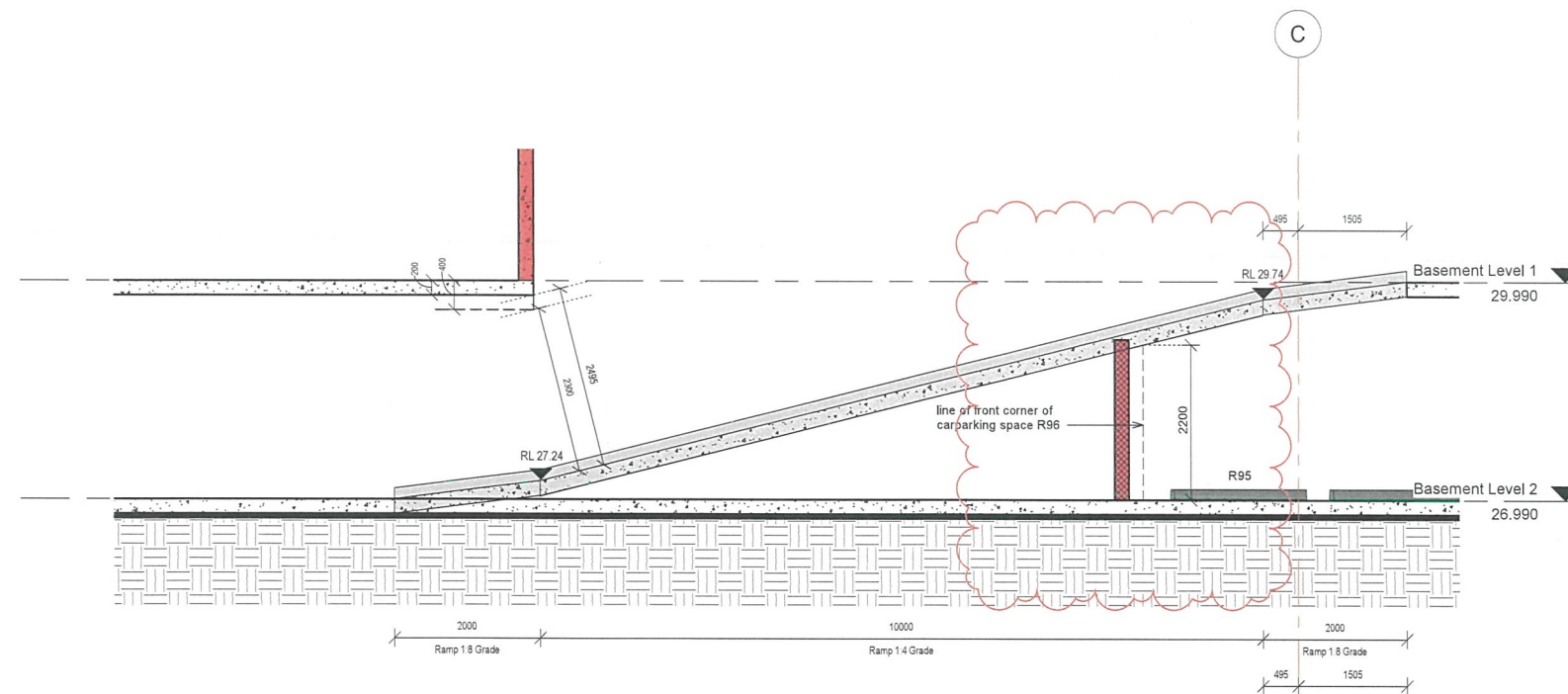
architex
Ryleton Pty Ltd t/as Architex
abn 52 003 315 142
Level 3, 7K Parkes Street
Parramatta NSW 2150
Nominated Architect: Robert Del Pizzo
NSW Reg. No. 3972

T: 02 9633 5888
M: 0418 402 919
email@architex.com.au
www.architex.com.au

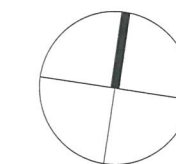
Project	Residential Apartment Building	
Project Address	Lot 7 Section E DP:6934 184 -192 Restwell Road, Prairiewood	
Client	Balanced Property Group Pty Ltd	
Title	Elevations	
Drawn	Scale	Checked
AH	As indicated	Checker
Job No	Drawing No.	Issue
2343	S96-121	C



1 S96-Section A-A
1 : 200



2 Section 96 - Driveway Ramp 2 - Section
1 : 50



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

1:100
0 m 1 2m 5m

- Storage with Shelving and Cupboards
- Stair Pressurisation (penetration)
- Supply Air (penetration)
- Car Park Exhaust (penetration)
- Electrical Cupboard
- Communications Cupboard and Dry Fire Riser
- Hydraulics Cupboards
- Gas Cupboards
- Hydraulics Ducts

Issue	Issue description	Date
C	Section 96(2) Traffic Amendments	12/07/18
B	Section 96(2) Additional Information and Amendments	21/05/18
A	Section 96(2)	24/11/17

architex
 Rydges Pty Ltd (as Architex) T: 02 9533 5888
 atn 32 053 315 142 M: 0418 402 919
 Level 3, 7K Parkes Street email@architex.com.au
 Parramatta NSW 2150 www.architex.com.au
 Nominated Architect: Robert Del Pizzo
 NSW Reg. No. 3972

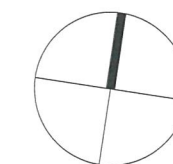
Project Residential Apartment Building		
Project Address Lot 7 Section E DP:6934 184 -192 Restwell Road, Prairiewood		
Client Balanced Property Group Pty Ltd		
Title Section A-A		
Drawn Author	Scale As indicated	Checked Checker
Job No 2343	Drawing No. S96-123	Issue C

Section 96 Shadow Increase due to common open space to Block A Level 7 roof shown in Orange

1 S96-Shadow Diagrams - 9am
1 : 500

2 S96-Shadow Diagrams - 12noon
1 : 500

3 S96-Shadow Diagrams - 3pm
1 : 500



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

1:100
0 m 1 2m 5m

- Storage with Shelving and Cupboards
- Stair Pressurisation (penetration)
- Supply Air (penetration)
- Car Park Exhaust (penetration)
- Electrical Cupboard
- Communications Cupboard and Dry Fire Riser
- Hydraulics Cupboards
- Gas Cupboards
- Hydraulics Ducts

SECTION 96(2)

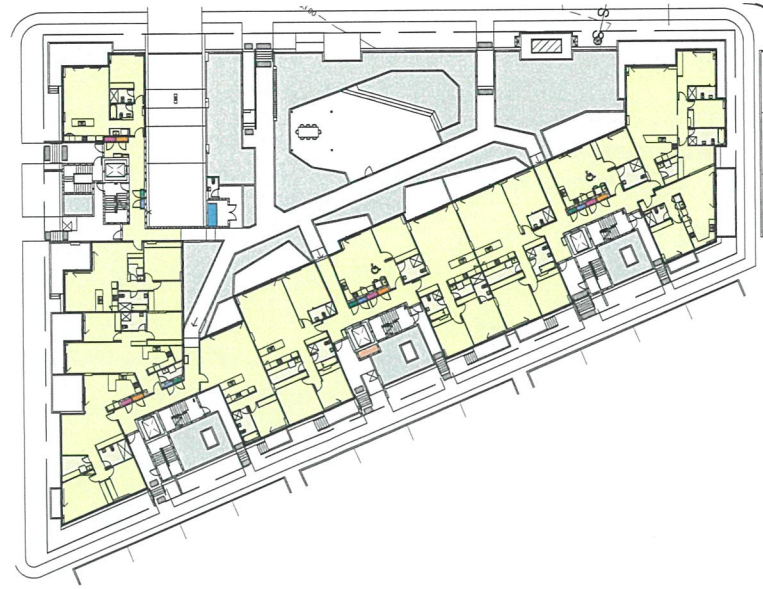
Issue	Issue description	Date
A	Section 96(2)	24.11.17



architex
Ryleton Pty Ltd t/as Architex
abn 32 003 315 142
Level 3, 7x Parkes Street
Parramatta NSW 2150
Nominated Architect:
Robert Del Pizzo
NSW Reg. No. 3972

T : 02 9533 5888
M : 0418 402 919
email@architex.com.au
www.architex.com.au

Project Residential Apartment Building		
Project Address Lot 7 Section E DP;6934 184 -192 Restwell Road, Prairiewood		
Client Balanced Property Group Pty Ltd		
Title Shadow Diagrams		
Drawn Author	Scale 1 : 500	Checked Checker
Job No 2343	Drawing No. S96-150	Issue A



1 S96-Level 1 - GFA Diagram
1 : 400



2 S96-Level 2 - GFA Diagram
1 : 400



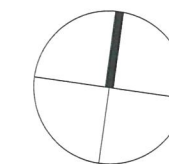
3 S96-Level 3 - GFA Diagram
1 : 400



4 S96-Level 4 - GFA Diagram
1 : 400



5 S96-Level 5 - GFA Diagram
1 : 400



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.
1:100
0 m 1 2m 5m

Area Included in Floor Space Calculation
*Service Cupboards not included in Floor space Calculation

- Storage with Shelving and Cupboards
- Stair Pressurisation (penetration)
- Supply Air (penetration)
- Car Park Exhaust (penetration)
- Electrical Cupboard
- Communications Cupboard and Dry Fire Riser
- Hydraulics Cupboards
- Gas Cupboards
- Hydraulics Ducts

SECTION 96(2)

Issue	Issue description	Date
B	Section 96(2) Floor Space Calculations	25/09/18
A	Section 96(2)	24/11/17

architex
Ryleton Pty Ltd t/as Architex
QDN 32 003 315 142
Level 3, 7K Parkes Street
Paramatta NSW 2150
Nominated Architect:
T: 02 9533 5888
M: 0418 402 919
email@architex.com.au
www.architex.com.au
Robert Del Pizzo
NSW Reg. No. 3972

Project
Residential Apartment Building
Project Address
Lot 7 Section E DP:6934
184 -192 Restwell Road, Prairiewood
Client
Balanced Property Group Pty Ltd

Title
Floor Space Diagrams

Drawn	Scale	Checked
Author	As indicated	Checker
Job No	Drawing No.	Issue
2343	S96-160	B



1 S96-Level 6 - GFA Diagram
1 : 400

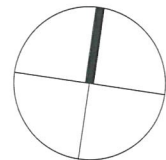


2 S96-Level 7 - GFA Diagram
1 : 400



3 S96-Level 8 - GFA Diagram
1 : 400

	Floor Area (square meters)
Level 1 (Ground)	1,189.83 sqm
Level 2	1,527.98 sqm
Level 3	1,527.98 sqm
Level 4	1,527.98 sqm
Level 5	1,527.98 sqm
Level 6	1,130.94 sqm
Level 7	895.70 sqm
Level 8	895.70 sqm
TOTAL	10,224.09 sqm



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

1:100
0 m 1 2m 5m

Area Included in Floor Space Calculation
*Service Cupboards not included in Floor space Calculation

- Storage with Shelving and Cupboards
- Stair Pressurisation (penetration)
- Supply Air (penetration)
- Car Park Exhaust (penetration)
- Electrical Cupboard
- Communications Cupboard and Dry Fire Riser
- Hydraulics Cupboards
- Gas Cupboards
- Hydraulics Ducts

SECTION 96(2)

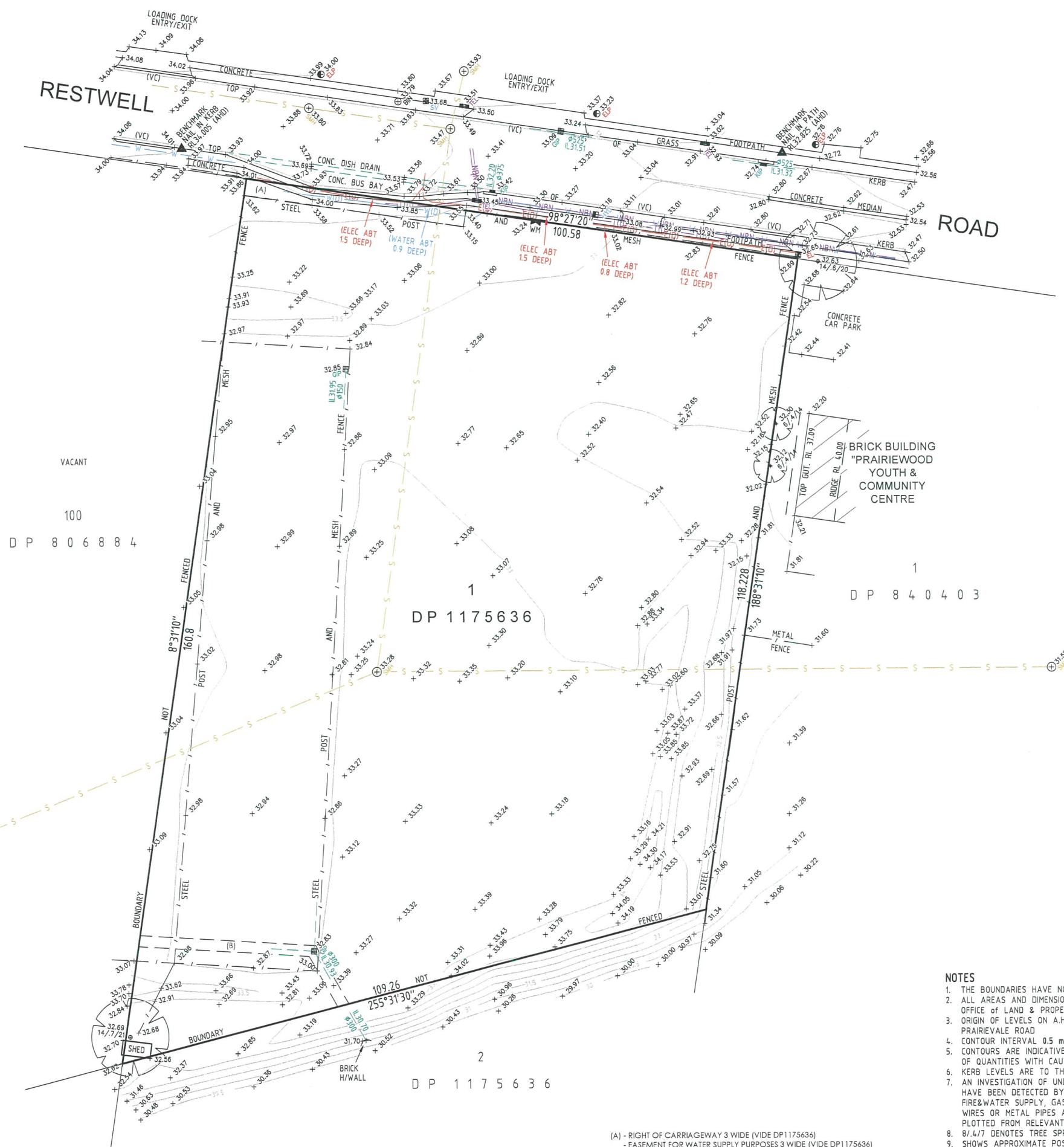
Issue	Issue description	Date
B	Section 96(2) Floor Space Calculations	25/09/18
A	Section 96(2)	24/11/17

architex
Ryvelton Pty Ltd & Associates
arch 32 003 315 142
Level 3, 74 Parkes Street
Paramatta NSW 2150
Nominated Architect:
T: 02 9633 5888
M: 0418 402 919
email@architex.com.au
www.architex.com.au
Robert Del Pizzo
NSW Reg. No. 3972

Project Residential Apartment Building		
Project Address Lot 7 Section E DP6934 184 -192 Restwell Road, Prairiewood		
Client Balanced Property Group Pty Ltd		
Title Floor Space Diagrams		
Drawn Author	Scale As indicated	Checked Checker
Job No 2343	Drawing No. S96-161	Issue B

LEGEND

BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	ELP
ELECTRICITY BOX	EL
RUBBISH BIN	BIN
GRATED INLET PIT	GIP
KERB INLET PIT	KIP
SEWER MANHOLE	SMH
HYDRANT	HYD
STOP VALVE	SV
WATER METER	WM
VEHICLE CROSSING	(VC)
TELSTRA (DBYD)	T
WATER (DBYD)	W
STORMWATER (DBYD)	S
SEWER (DBYD)	S
NATIONAL BROADBAND NETWORK (DBYD)	NBN
TELSTRA (DETECTED)	T(D)
WATER (DETECTED)	W(D)
ELECTRICITY (DETECTED)	E(D)



NOTES

1. THE BOUNDARIES HAVE NOT BEEN MARKED
2. ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY THE OFFICE OF LAND & PROPERTY INFORMATION (NSW) AND ARE SUBJECT TO FINAL SURVEY
3. ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM PM58472 R.L. 30.973 (A.H.D.) IN PRAIRIEVALE ROAD
4. CONTOUR INTERVAL 0.5 m
5. CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
6. KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
7. AN INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. UNDERGROUND SERVICES HAVE BEEN DETECTED BY OTHERS AND ARE APPROXIMATE ONLY. SOME SERVICES SUCH AS FIRE&WATER SUPPLY, GAS AND OPTICAL FIBRE CABLING DO NOT HAVE METALLIC TRACING WIRES OR METAL PIPES AND MAY NOT HAVE BEEN DETECTED. SERVICES HAVE ALSO BEEN PLOTTED FROM RELEVANT AUTHORITIES RECORDS AS SUPPLIED BY DIAL BEFORE YOU DIG.
8. 8/4/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
9. SHOWS APPROXIMATE POSITION OF ROAD LINEMARKING AND IS INDICATIVE ONLY
10. BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH

(A) - RIGHT OF CARRIAGEWAY 3 WIDE (VIDE DP1175636)
 - EASEMENT FOR WATER SUPPLY PURPOSES 3 WIDE (VIDE DP1175636)
 - EASEMENT FOR UNDERGROUND CABLES 3 WIDE (VIDE DP1175636)
 (B) - EASEMENT TO DRAIN WATER 2 WIDE (VIDE DP1175636)



REFER TO NOTES AND LEGEND



D	00/00/00	-	00
C	00/00/00	-	00
B	00/00/00	-	00
A	00/00/00	-	00

THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:



Suite 1, Level 1
 810 Pacific Highway
 Gordon NSW 2072
 Locked Bag 5
 Gordon NSW 2072
 P 1300 587 000
 F 02 9396 3333

Client PRAIRIEWOOD DEVELOPMENT No 1 PTY LTD
 Drawing title
 PLAN OF DETAIL AND LEVELS OVER LOT 1 IN DP 1175636
 KNOWN AS 184-192 RESTWELL ROAD, PRAIRIEWOOD

datum
 AHD
 site Area
 1.403ha
 (G.A)
 FAIRFIELD

project number
 42545
 scale
 1:400 @A1

reference number
 44639DT
 date of survey
 4/05/17

SHEET
 1