

Section 96(2)

Residential Apartment Building

	DA Approved	Section 96 (2)
Site Area	3,046.6 sqm	3,046.6 sqm
Building Area		1,705.58 sqm
Floor Space	10,415.1 sqm	10,224.09 sqm
FSR	3.42:1	3.35:1

	DA Approved	Section 96 (2)
Residential Spaces (incl. adapt.)	106	106
Residential Adaptable Spaces	12	12
Visitor Spaces (incl. vis. adapt.)	27	27
Visitor Adaptable Spaces	1	1
TOTAL	133	133



S96-Sheet List			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
S96-000	Cover Sheet	G	9.07.18
S96-050	Site Plan	F	9.07.18
S96-100	Basement Level 2 Plan	K	25.09.18
S96-101	Basement Level 1 Plan	J	25.09.18
S96-102	Level 1 Floor Plan	H	25.09.18
S96-103	Level 2 Floor Plan	D	24.11.17
S96-104	Level 3 Floor Plan	D	24.11.17
S96-105	Level 4 Floor Plan	D	24.11.17
S96-106	Level 5 Floor Plan	D	24.11.17
S96-107	Level 6 Floor Plan	D	24.11.17
S96-108	Level 7 Floor Plan	E	18.06.18
S96-109	Level 8 Floor Plan	D	24.11.17
S96-110	Roof Plan	D	24.11.17
S96-120	Elevations	C	24.11.17
S96-121	Elevations	C	24.11.17
S96-123	Section A-A	C	12.07.18
S96-150	Shadow Diagrams	A	24.11.17
S96-160	Floor Space Diagrams	B	25.09.18
S96-161	Floor Space Diagrams	B	25.09.18

Prepared by: [Name]
Checked by: [Name]
Reviewed by: [Name]
Date: 25.09.18

Apartment Schedule				
Number	Occupancy	Area	Balcony Area	Internal Storage
A1	1 bed	71 m²	17 m²	5.10 m³
A3	2 bed	85 m²	15 m²	5.30 m³
A4	3 bed	131 m²	33 m²	4.10 m³
A5	1 bed	58 m²	13 m²	3.20 m³
A6	2 bed	85 m²	20 m²	5.40 m³
A7	1 bed	48 m²	15 m²	3.80 m³
A8	3 bed	131 m²	33 m²	4.10 m³
A9	1 bed	58 m²	13 m²	3.20 m³
A10	2 bed	85 m²	20 m²	5.40 m³
A11	1 bed	48 m²	18 m²	3.80 m³
A12	3 bed	131 m²	33 m²	4.10 m³
A13	1 bed	58 m²	13 m²	3.20 m³
A14	2 bed	85 m²	20 m²	5.40 m³
A15	1 bed	48 m²	18 m²	3.80 m³
A16	3 bed	131 m²	33 m²	4.10 m³
A17	1 bed	58 m²	13 m²	3.20 m³
A18	2 bed	85 m²	20 m²	5.40 m³
A19	1 bed	48 m²	18 m²	3.80 m³
A20	3 bed	134 m²	53 m²	7.00 m³
A21	2 bed	87 m²	50 m²	4.90 m³
B1	2 bed	97 m²	16 m²	5.20 m³
B2	2 bed	83 m²	14 m²	5.80 m³
B3	1 bed	69 m²	11 m²	4.30 m³
B4	2 bed	90 m²	12 m²	5.40 m³
B5	2 bed	81 m²	16 m²	5.50 m³
B6	2 bed	114 m²	20 m²	7.50 m³
B7	Studio	46 m²	6 m²	4.00 m³
B8	2 bed	91 m²	12 m²	5.40 m³
B9	2 bed	81 m²	16 m²	5.50 m³
B10	3 bed	114 m²	20 m²	7.50 m³
B11	Studio	46 m²	10 m²	4.00 m³
B12	2 bed	91 m²	12 m²	5.40 m³
B13	2 bed	81 m²	16 m²	5.50 m³
B14	2 bed	114 m²	20 m²	7.50 m³
B15	Studio	46 m²	10 m²	4.00 m³

Apartment Schedule				
Number	Occupancy	Area	Balcony Area	Internal Storage
B16	2 bed	91 m²	12 m²	5.40 m³
B17	2 bed	81 m²	16 m²	5.50 m³
B18	3 bed	114 m²	20 m²	7.50 m³
B19	Studio	46 m²	10 m²	4.00 m³
B20	3 bed	123 m²	143 m²	7.00 m³
B21	3 bed	97 m²	61 m²	5.10 m³
B22	3 bed	123 m²	32 m²	7.00 m³
B23	3 bed	96 m²	18 m²	5.10 m³
B24	3 bed	123 m²	32 m²	7.00 m³
B25	3 bed	97 m²	18 m²	5.10 m³
C1	3 bed	124 m²	24 m²	7.80 m³
C2	1 bed	58 m²	12 m²	3.50 m³
C3	2 bed	98 m²	19 m²	4.90 m³
C4	2 bed	97 m²	20 m²	5.40 m³
C5	2 bed	90 m²	29 m²	5.70 m³
C6	2 bed	94 m²	20 m²	4.00 m³
C7	1 bed	49 m²	13 m²	3.50 m³
C8	2 bed	98 m²	20 m²	5.40 m³
C9	2 bed	90 m²	29 m²	5.70 m³
C10	2 bed	94 m²	20 m²	4.00 m³
C11	1 bed	49 m²	20 m²	3.50 m³
C12	2 bed	98 m²	20 m²	5.40 m³
C13	2 bed	90 m²	29 m²	5.70 m³
C14	2 bed	94 m²	20 m²	4.00 m³
C15	1 bed	49 m²	20 m²	3.50 m³
C16	2 bed	98 m²	20 m²	5.40 m³
C17	2 bed	90 m²	29 m²	5.70 m³
C18	2 bed	94 m²	20 m²	4.00 m³
C19	1 bed	49 m²	20 m²	3.50 m³
C20	3 bed	100 m²	43 m²	5.60 m³
C21	2 bed	96 m²	37 m²	7.30 m³
C22	3 bed	94 m²	40 m²	5.70 m³
C23	3 bed	100 m²	17 m²	5.60 m³
C24	2 bed	96 m²	41 m²	7.30 m³
C25	3 bed	94 m²	16 m²	5.70 m³

Apartment Schedule				
Number	Occupancy	Area	Balcony Area	Internal Storage
C26	3 bed	100 m²	17 m²	5.60 m³
C27	2 bed	96 m²	41 m²	7.30 m³
C28	3 bed	94 m²	16 m²	5.70 m³
D1	3 bed	125 m²	22 m²	8.10 m³
D2	1 bed	54 m²	24 m²	3.80 m³
D3	3 bed	121 m²	28 m²	7.60 m³
D4	1 bed	56 m²	18 m²	3.20 m³
D5	2 bed	104 m²	13 m²	4.30 m³
D6	2 bed	94 m²	31 m²	7.00 m³
D7	3 bed	121 m²	27 m²	7.60 m³
D8	1 bed	56 m²	26 m²	3.20 m³
D9	1 bed	55 m²	8 m²	3.20 m³
D10	2 bed	105 m²	13 m²	4.30 m³
D11	2 bed	94 m²	31 m²	7.00 m³
D12	3 bed	121 m²	27 m²	7.60 m³
D13	1 bed	56 m²	26 m²	3.20 m³
D14	1 bed	55 m²	14 m²	3.20 m³
D15	2 bed	105 m²	13 m²	4.30 m³
D16	2 bed	94 m²	31 m²	7.00 m³
D17	3 bed	121 m²	27 m²	7.60 m³
D18	1 bed	56 m²	26 m²	3.20 m³
D19	1 bed	55 m²	14 m²	3.20 m³
D20	2 bed	105 m²	13 m²	4.30 m³
D21	2 bed	94 m²	31 m²	7.00 m³
D22	3 bed	121 m²	27 m²	7.60 m³
D23	1 bed	56 m²	26 m²	3.20 m³
D24	1 bed	55 m²	14 m²	3.20 m³
D25	3 bed	102 m²	45 m²	5.40 m³
D26	2 bed	101 m²	40 m²	7.70 m³
D27	3 bed	125 m²	116 m²	7.00 m³
D28	3 bed	102 m²	19 m²	5.40 m³
D29	2 bed	101 m²	45 m²	7.70 m³
D30	3 bed	125 m²	47 m²	7.00 m³
D31	3 bed	102 m²	19 m²	5.40 m³
D32	2 bed	101 m²	45 m²	7.70 m³
D33	3 bed	125 m²	47 m²	7.00 m³
Grand total: 106				

Basement Storage Schedule	
Number	Volume
S-1	10.46 m³
S-2	10.37 m³
S-3	10.46 m³
S-4	9.01 m³
S-5	9.59 m³
S-6	11.59 m³
S-7	8.86 m³
S-8	11.14 m³
S-9	10.25 m³
S-10	9.69 m³
S-11	9.63 m³
S-12	10.30 m³
S-13	11.20 m³
S-14	10.86 m³
S-15	12.09 m³
S-16	10.30 m³
S-17	10.30 m³
S-18	9.69 m³
S-19	10.30 m³
S-20	10.30 m³
S-21	9.69 m³
S-22	11.20 m³
S-23	14.26 m³
S-24	10.01 m³
S-25	8.78 m³
S-26	12.80 m³
S-27	12.67 m³
S-28	12.57 m³
S-29	3.77 m³
S-30	6.45 m³
S-31	7.08 m³
S-32	8.59 m³
S-33	7.84 m³
S-34	8.32 m³
S-35	7.61 m³
S-36	8.30 m³
S-37	9.87 m³
S-38	10.34 m³

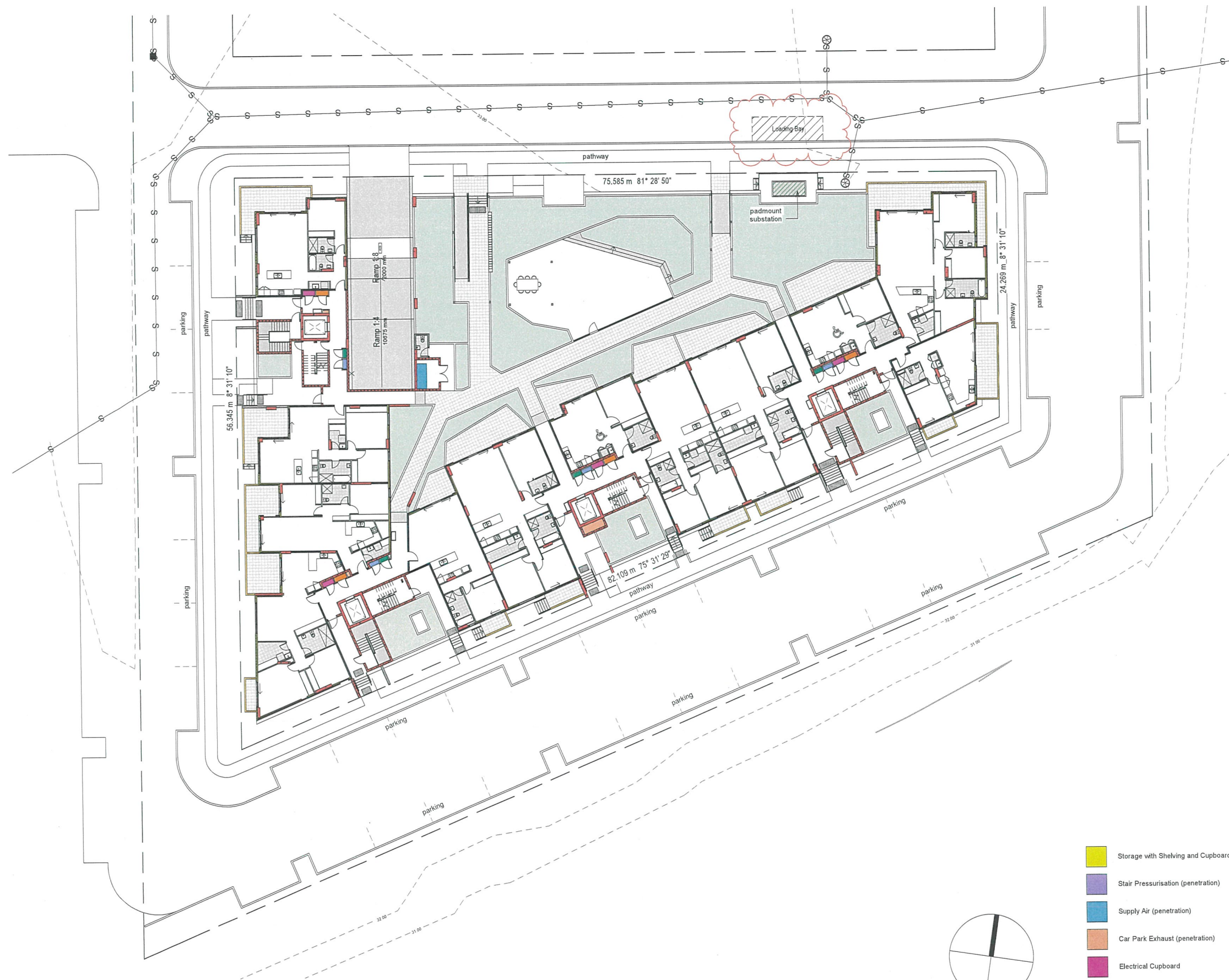
Basement Storage Schedule	
Number	Volume
S-39	10.29 m³
S-40	10.49 m³
S-41	11.26 m³
S-42	9.78 m³
S-43	9.16 m³
S-44	9.16 m³
S-45	8.68 m³
S-46	9.66 m³
S-47	16.78 m³
S-48	9.13 m³
S-49	9.16 m³
S-50	8.48 m³
S-51	8.61 m³
S-52	9.16 m³
S-53	8.48 m³
S-54	8.61 m³
S-55	16.84 m³
S-56	16.87 m³
S-57	16.16 m³
S-58	19.47 m³
S-59	17.37 m³
S-60	15.80 m³
S-61	14.98 m³
S-62	15.80 m³
S-63	13.38 m³
S-64	12.79 m³
S-65	16.29 m³
S-66	11.78 m³
S-67	9.69 m³
S-68	10.30 m³
S-69	9.69 m³
S-70	9.63 m³
S-71	10.30 m³
S-72	11.20 m³
S-73	10.24 m³
S-74	12.09 m³
S-75	10.92 m³
S-76	9.69 m³

Basement Storage Schedule	
Number	Volume
S-77	9.69 m³
S-78	10.92 m³
S-79	9.69 m³
S-80	9.69 m³
S-81	11.82 m³
S-82	14.26 m³
S-83	10.01 m³
S-84	8.78 m³
S-85	12.80 m³
S-86	12.67 m³
S-87	12.57 m³
S-88	3.77 m³
S-89	6.45 m³
S-90	7.08 m³
S-91	8.59 m³
S-92	7.84 m³
S-93	11.19 m³
S-94	11.88 m³
S-95	6.49 m³
S-96	9.12 m³
S-97	9.52 m³
S-98	6.52 m³
S-99	8.35 m³
S-100	9.40 m³
S-101	11.30 m³
S-102	9.79 m³
S-103	11.42 m³
S-104	10.89 m³
S-105	9.61 m³
S-106	10.94 m³
S-107	9.89 m³
S-108	8.50 m³
Grand total: 108	

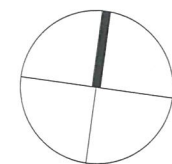
NOTE: Basement Storage Calculations are including allocated Bicycle Parking Spaces within Storage Areas

Lot 7 Section E DP;6934
184 -192 Restwell Road, Prairiewood

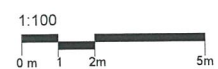
Balanced Property Group Pty Ltd



1 S96-Site Plan
1 : 200



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



- 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
F	Section 96(2) Access & Traffic Amendments	9/07/18
E	Section 96(2)	24/11/17
D	Section 96(2)	11/10/17
C	Preliminary S96 Issue	15/09/17
B	Preliminary to Consultants	08/09/17
A	Preliminary S96 Issue	07/06/17

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NSW Reg. No. 3972

SECTION 96(2)

Project Residential Apartment Building		
Project Address Lot 7 Section E DP:6934 184 -192 Restwell Road, Prairiewood		
Client Balanced Property Group Pty Ltd		
Title Site Plan		
Drawn AH	Scale 1 : 200	Checked
Job No 2343	Drawing No. S96-050	Issue F



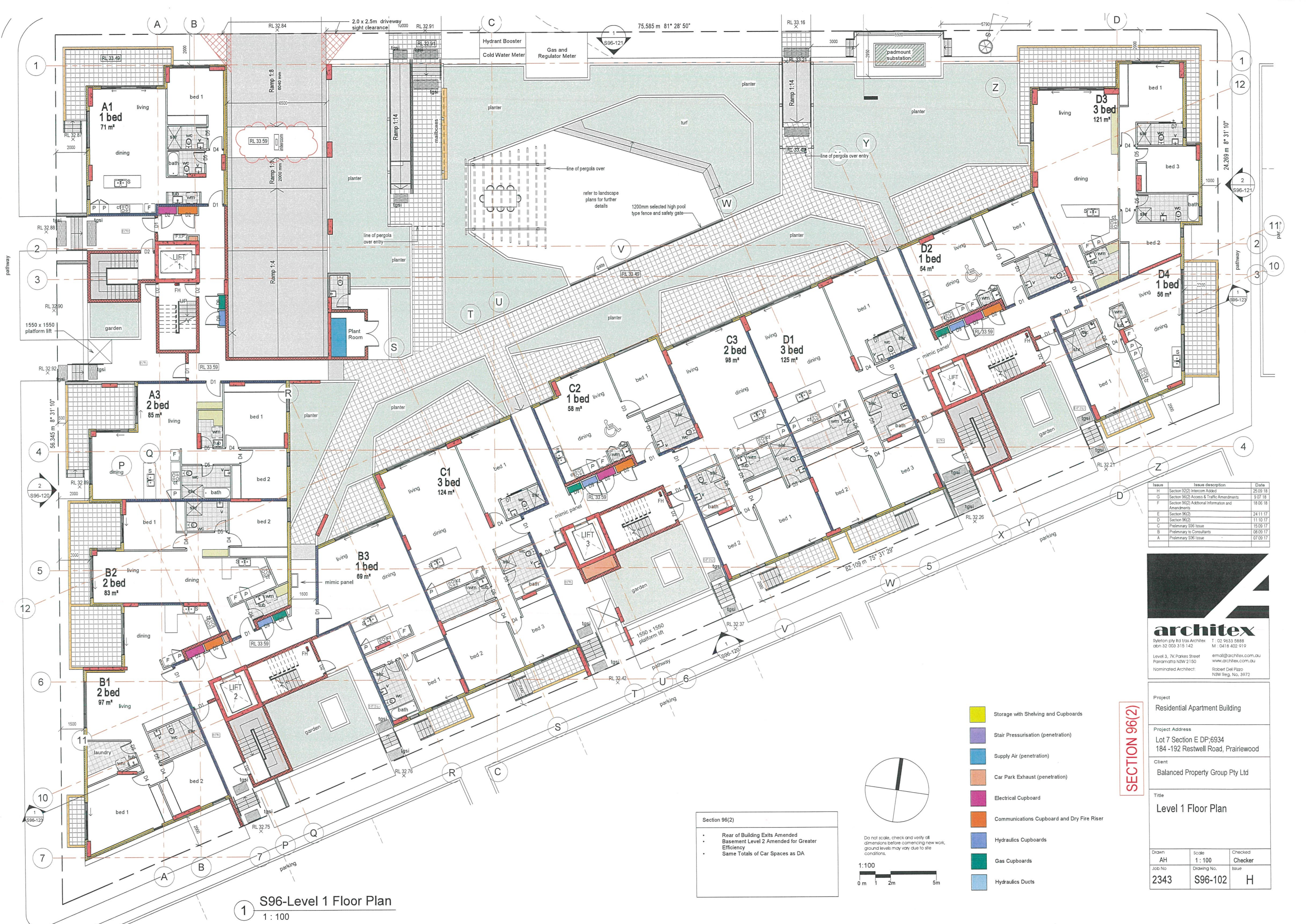
Issue	Issue description	Date
M	Section 96(2) General Amendments	27/11/18
L	Section 96(2) Amendments to Lifts & Stairs on Basement Levels	25/09/18
K	Section 96(2) Parking Layout & Waste Area Amendments	12/07/18
J	Section 96(2) Traffic Amendments	9/07/18
I	Section 96(2) Access & Traffic Amendments	26/06/18
H	Section 96(2) Parking Amendments	18/05/18
G	Section 96(2) Additional Information and Amendments	

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Project Residential Apartment Building		
Project Address Lot 7 Section E DP:6934 184 -192 Restwell Road, Prairiewood		
Client Balanced Property Group Pty Ltd		
Title Basement Level 2 Plan		
Drawn AH	Scale As indicated	Checked Checker
Job No 2343	Drawing No. S96-100	Issue M





Issue	Issue description	Date
H	Section 96(2) Intercom Added	25/09/18
G	Section 96(2) Access & Traffic Amendments	9/07/18
F	Section 96(2) Additional Information and Amendments	18/06/18
E	Section 96(2)	24/11/17
D	Section 96(2)	11/10/17
C	Preliminary S96 Issue	15/09/17
B	Preliminary to Consultants	08/09/17
A	Preliminary S96 Issue	07/09/17

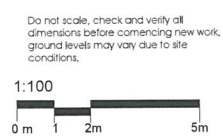
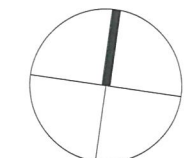
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Project	Residential Apartment Building		
Project Address	Lot 7 Section E DP:6934 184-192 Restwell Road, Prairiewood		
Client	Balanced Property Group Pty Ltd		
Title	Level 1 Floor Plan		
Drawn	AH	Scale	1:100
Job No	2343	Checked	Checker
		Drawing No.	S96-102
		Issue	H

SECTION 96(2)

- Section 96(2)
- Rear of Building Exits Amended
 - Basement Level 2 Amended for Greater Efficiency
 - Same Totals of Car Spaces as DA

- 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



S96-Level 1 Floor Plan
1:100



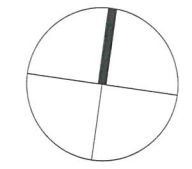
S96-Level 2 Floor Plan

1 : 100



S96-Level 3 Floor Plan
1 : 100

- 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



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

Issue	Issue description	Date
D	Section 96(2)	24.11.17
C	Section 96(2)	11.10.17
B	Preliminary S96 Issue	15.09.17
A	Preliminary to Consultants	08.09.17



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SECTION 96(2)

Project Residential Apartment Building		
Project Address Lot 7 Section E DP:6934 184 -192 Restwell Road, Prairiewood		
Client Balanced Property Group Pty Ltd		
Title Level 3 Floor Plan		
Drawn AH	Scale 1 : 100	Checked Checker
Job No 2343	Drawing No. S96-104	Issue D



Issue	Issue description	Date
D	Section 96(2)	24.11.17
C	Section 96(2)	11.10.17
B	Preliminary S96 Issue	15.09.17
A	Preliminary to Consultants	08.09.17

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Project Residential Apartment Building		
Project Address Lot 7 Section E DP6934 184 -192 Restwell Road, Prairiewood		
Client Balanced Property Group Pty Ltd		
Title Level 4 Floor Plan		
Drawn AH	Scale 1:100	Checked Checker
Job No 2343	Drawing No S96-105	Issue D

SECTION 96(2)

- 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
D	Section 96(2)	24.11.17
C	Section 96(2)	11.10.17
B	Preliminary S96 issue	15.09.17
A	Preliminary to Consultants	08.09.17

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Project		
Residential Apartment Building		
Project Address		
Lot 7 Section E DP;6934 184 -192 Restwell Road, Prairiewood		
Client		
Balanced Property Group Pty Ltd		
Title		
Level 5 Floor Plan		
Drawn	Scale	Checked
AH	1 : 100	Checker
Job No	Drawing No.	Issue
2343	S96-106	D





Issue	Issue description	Date
E	Section 96(2) Additional Information and Amendments	18.06.18
D	Section 96(2)	24.11.17
C	Section 96(2)	11.10.17
B	Preliminary S96 Issue	15.09.17
A	Preliminary to Consultants	06.09.17

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Project
Residential Apartment Building

Project Address
Lot 7 Section E DP:6934
184 -192 Restwell Road, Prairiewood

Client
Balanced Property Group Pty Ltd

Title
Level 7 Floor Plan

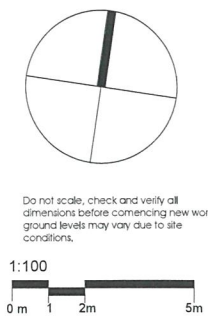
Drawn AH	Scale 1:100	Checked Checker
Job No 2343	Drawing No S96-108	Issue E

SECTION 96(2)

- 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)

- Common Open Space moved from Level 6 to Block A Roof Level.



S96-Level 7 Floor Plan
1:100



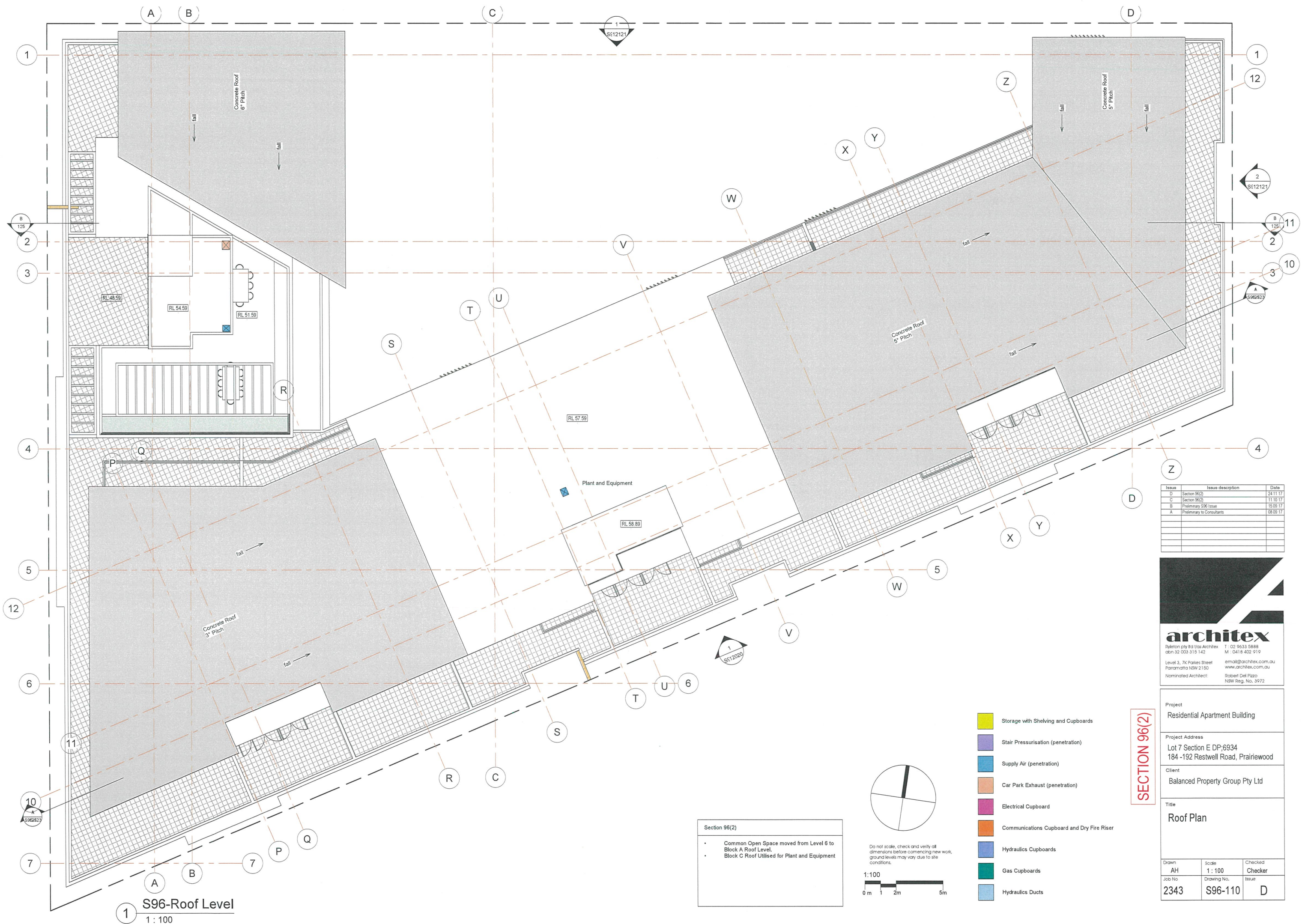
Issue	Issue description	Date
D	Section 96(2)	24.11.17
C	Section 96(2)	11.10.17
B	Preliminary S96 Issue	15.09.17
A	Preliminary to Consultants	08.09.17

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Project	Residential Apartment Building
Project Address	Lot 7 Section E DP:6934 184 -192 Restwell Road, Prairiewood
Client	Balanced Property Group Pty Ltd
Title	Level 8 Floor Plan

Drawn	Scale	Checked
AH	1 : 100	Checker
Job No	Drawing No.	Issue
2343	S96-109	D



Issue	Issue description	Date
D	Section 96(2)	24.11.17
C	Section 96(2)	11.10.17
B	Preliminary S96 Issue	15.09.17
A	Preliminary to Consultants	08.09.17

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Project Residential Apartment Building		
Project Address Lot 7 Section E DP:6934 184-192 Restwell Road, Prairiewood		
Client Balanced Property Group Pty Ltd		
Title Roof Plan		
Drawn AH	Scale 1:100	Checked Checker
Job No 2343	Drawing No. S96-110	Issue D