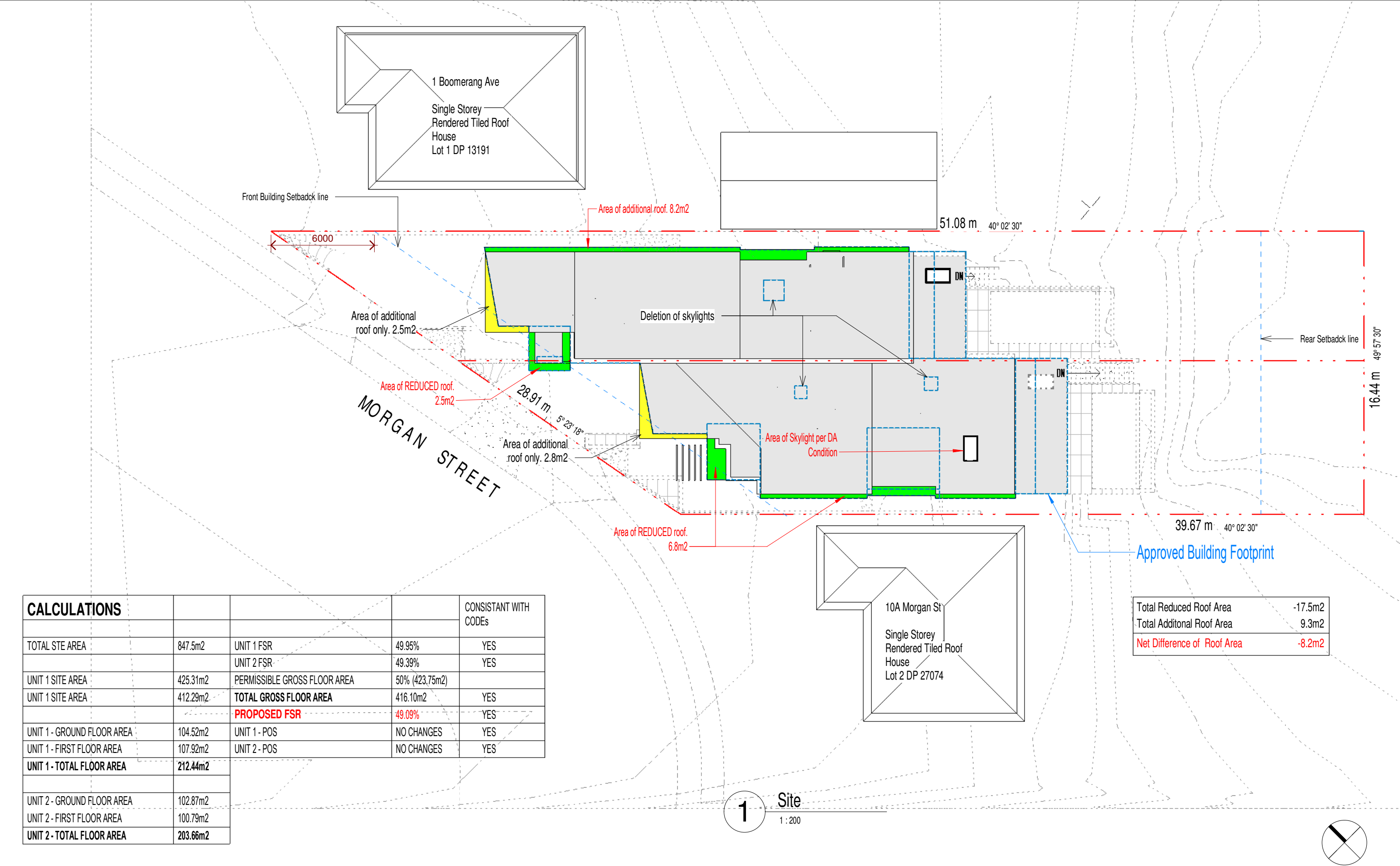
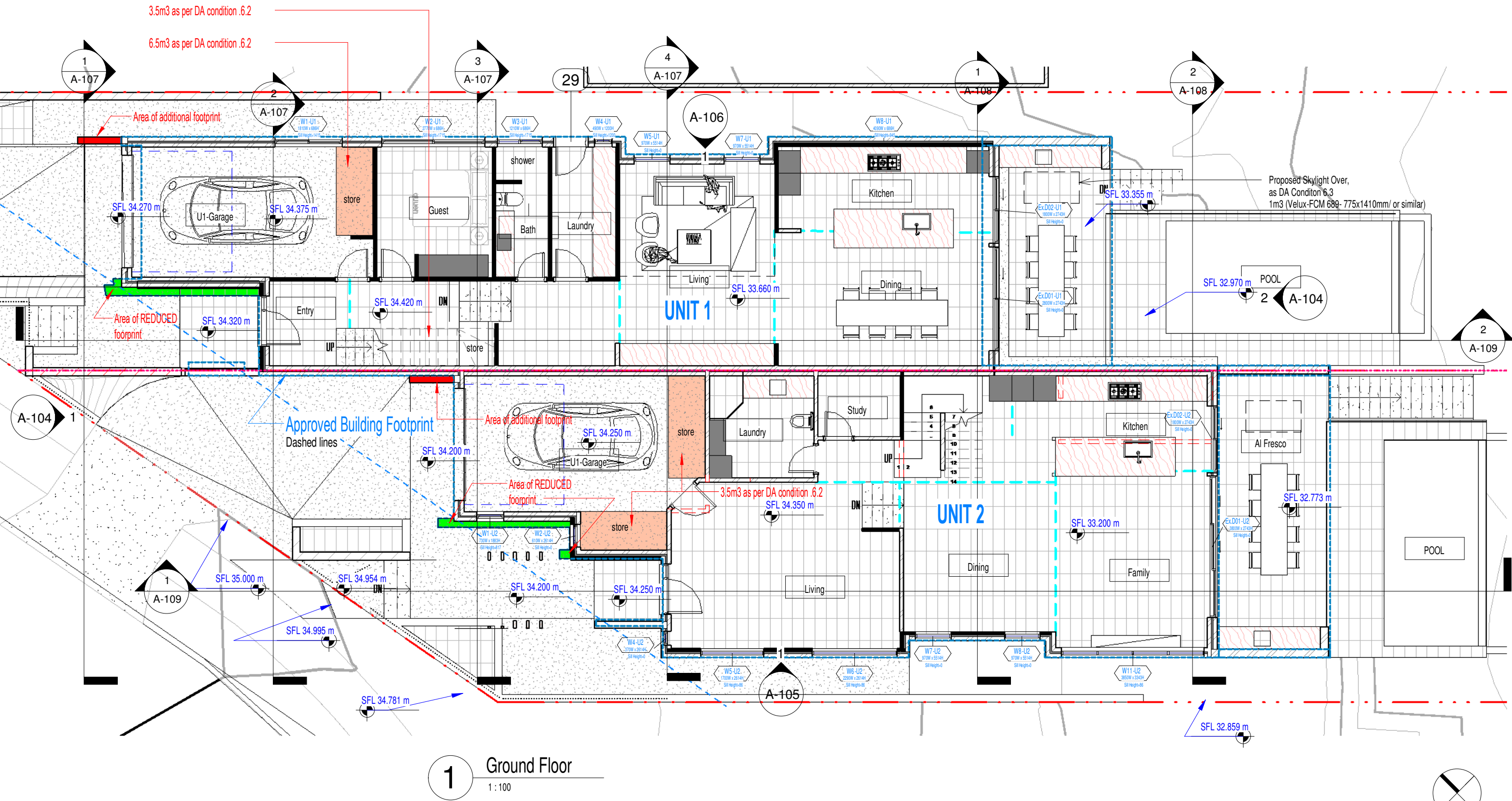


CALCULATIONS				
				CONSISTANT WITH CODEs
TOTAL STE AREA	847.5m2	UNIT 1 FSR	49.95%	YES
		UNIT 2 FSR	49.39%	YES
UNIT 1 SITE AREA	425.31m2	PERMISSIBLE GROSS FLOOR AREA	50% (423.75m2)	
UNIT 1 SITE AREA	412.29m2	TOTAL GROSS FLOOR AREA	416.10m2	YES
		PROPOSED FSR	49.09%	YES
UNIT 1 - GROUND FLOOR AREA	104.52m2	UNIT 1 - POS	NO CHANGES	YES
UNIT 1 - FIRST FLOOR AREA	107.92m2	UNIT 2 - POS	NO CHANGES	YES
UNIT 1 - TOTAL FLOOR AREA	212.44m2			
UNIT 2 - GROUND FLOOR AREA	102.87m2			
UNIT 2 - FIRST FLOOR AREA	100.79m2			
UNIT 2 - TOTAL FLOOR AREA	203.66m2			



Total Reduced Roof Area	-17.5m2
Total Additional Roof Area	9.3m2
Net Difference of Roof Area	-8.2m2

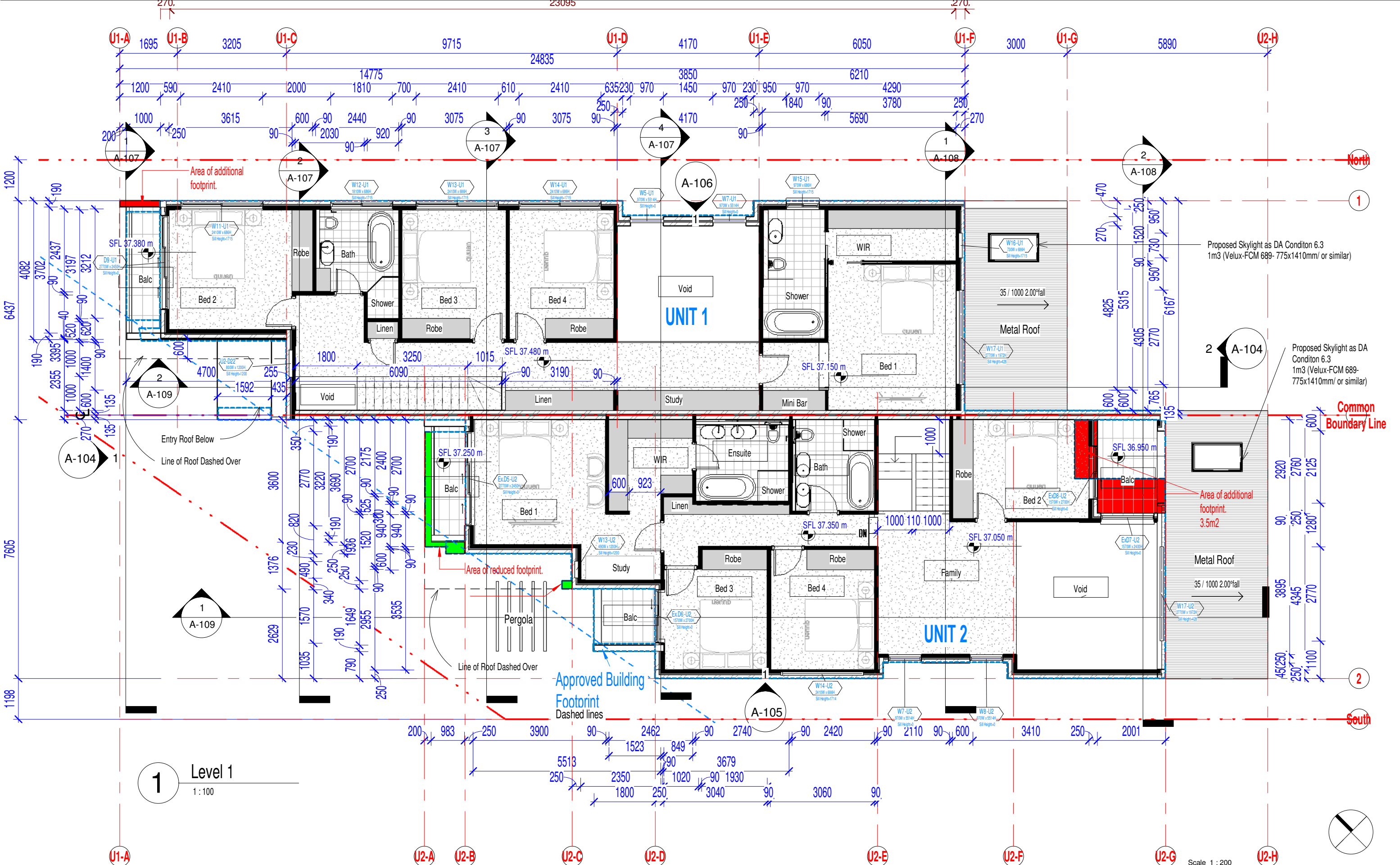


1 Ground Floor
1 : 100



18.10.2024 05.08.2024 date	B A Rev	General Revisions. Sect 4.55 Submission.	amendment	 LICON CONSULTING	6 norman st, lidcombe, nsw, 2141 E: mail.kento@gmail.com T:0402 278 300 Copyright of the design and other information shown here is owned by Licon Consulting pty. ltd. Reproduction or use of the design by any party for any purpose is expressly forbidden without the written permission of Licon Consulting pty. ltd.	client: Hitech Builder	project: 10 Morgan Street, Earlwood, NSW, 2206 Proposed Amendments to Development Application Lot B, DP395835	title: Floor Plan - Ground	Scale @ A3: 1 : 100 date: 03.11.2016	approved: Approver drawn: Author	job no: drawing no: A-101 rev: B	18/10/2024 8:15:40 AM
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18.10.2024
05.08.2024
date

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client:
Hitech Builder

project: 10 Morgan Street, Earlwood, NSW, 2206
Proposed Amendments to Development Application
Lot B, DP395835

title: Floor Plan - Level 1

Scale 1 : 200

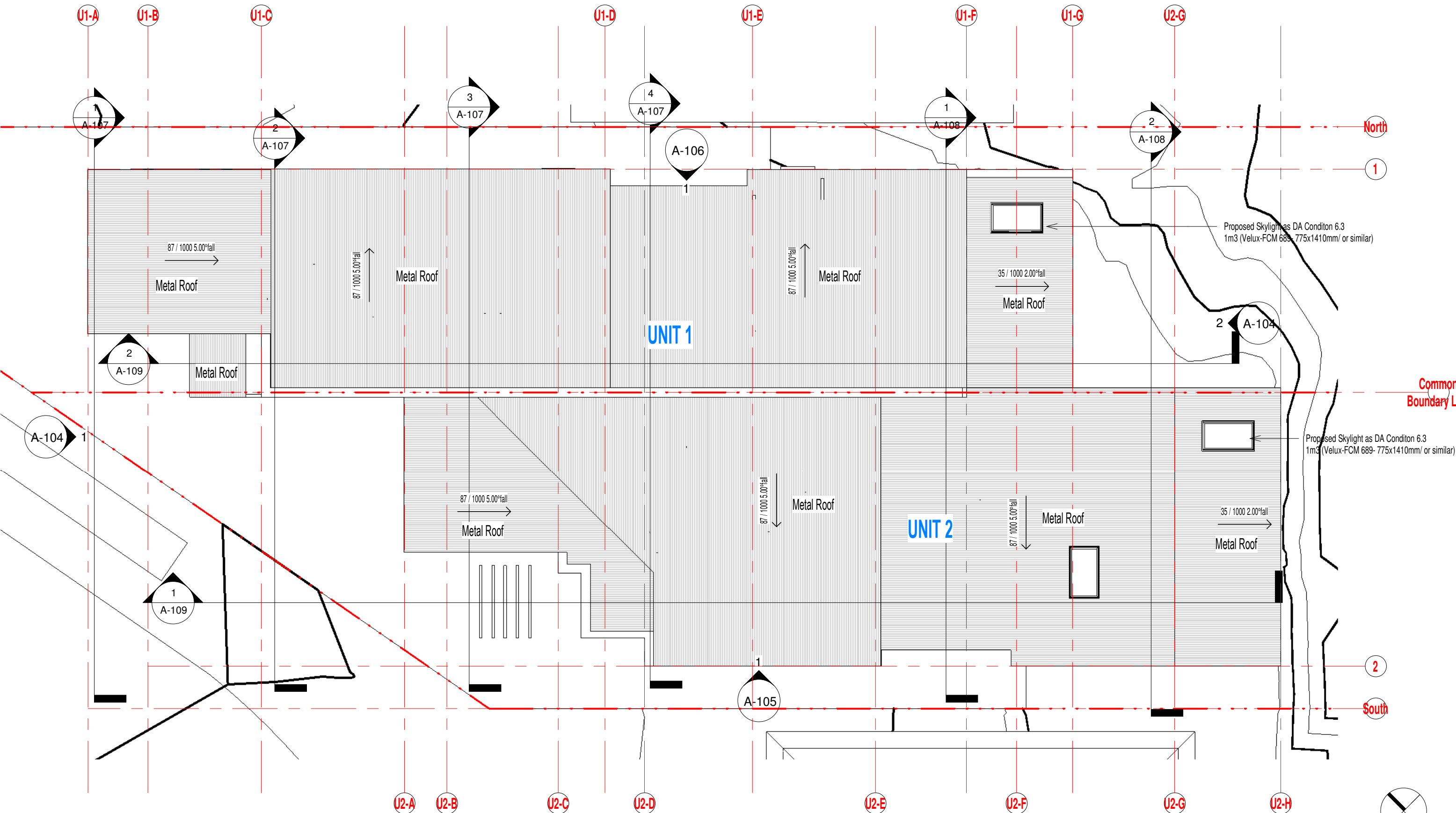
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Section 4.55 Application

scale @ A3: 1 : 100
date: 03.11.2016

approved: Approver
drawn: Author

job no: drawing no: **A-102** rev: **B**



1 Roof Plan	
18.10.2024	B General Revisions.
05.08.2024	A Sect 4.55 Submission.
date	Rev
amendment	



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client:
Hitech Builder

project: 10 Morgan Street, Earlwood, NSW, 2206
Proposed Amendments to Development Application
Lot B, DP395835
title: Plan - Roof

Scale 1 : 200

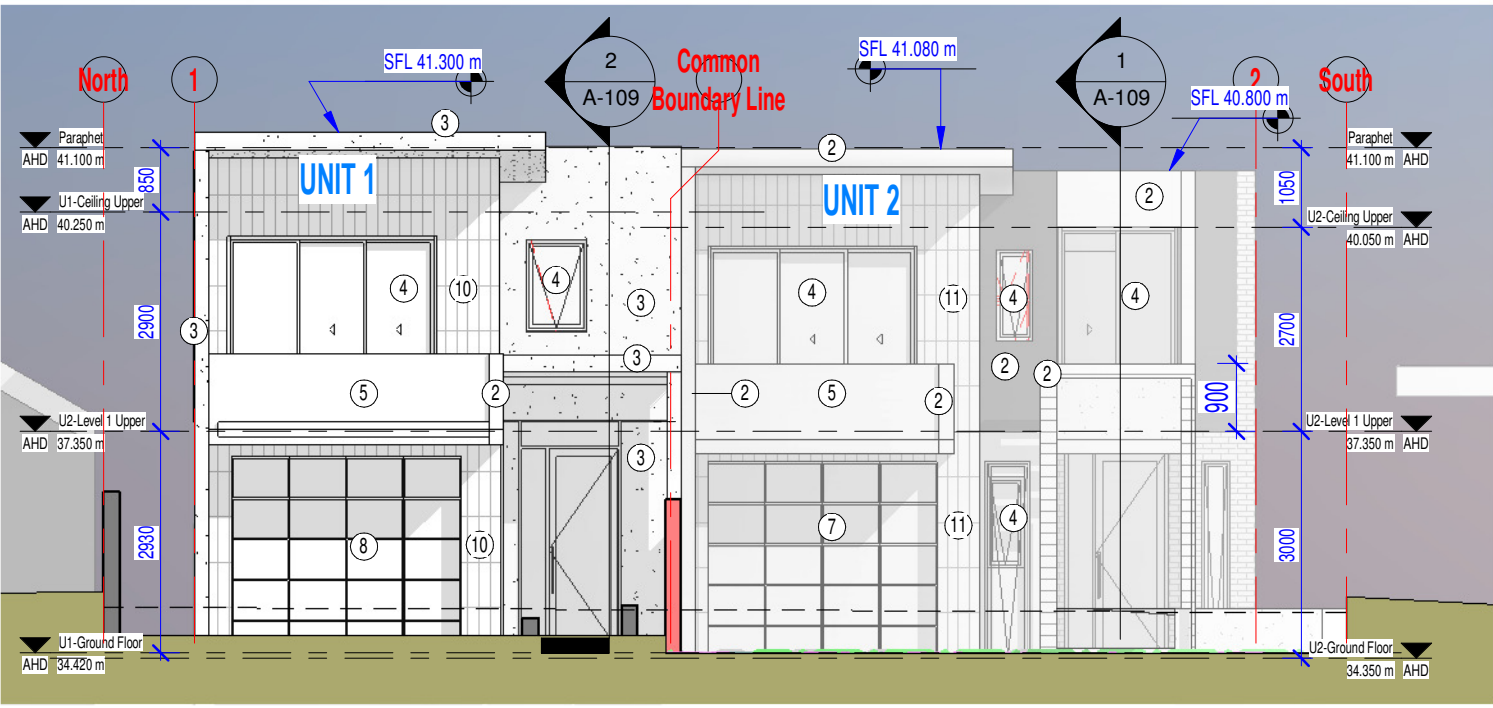


Section 4.55 Application

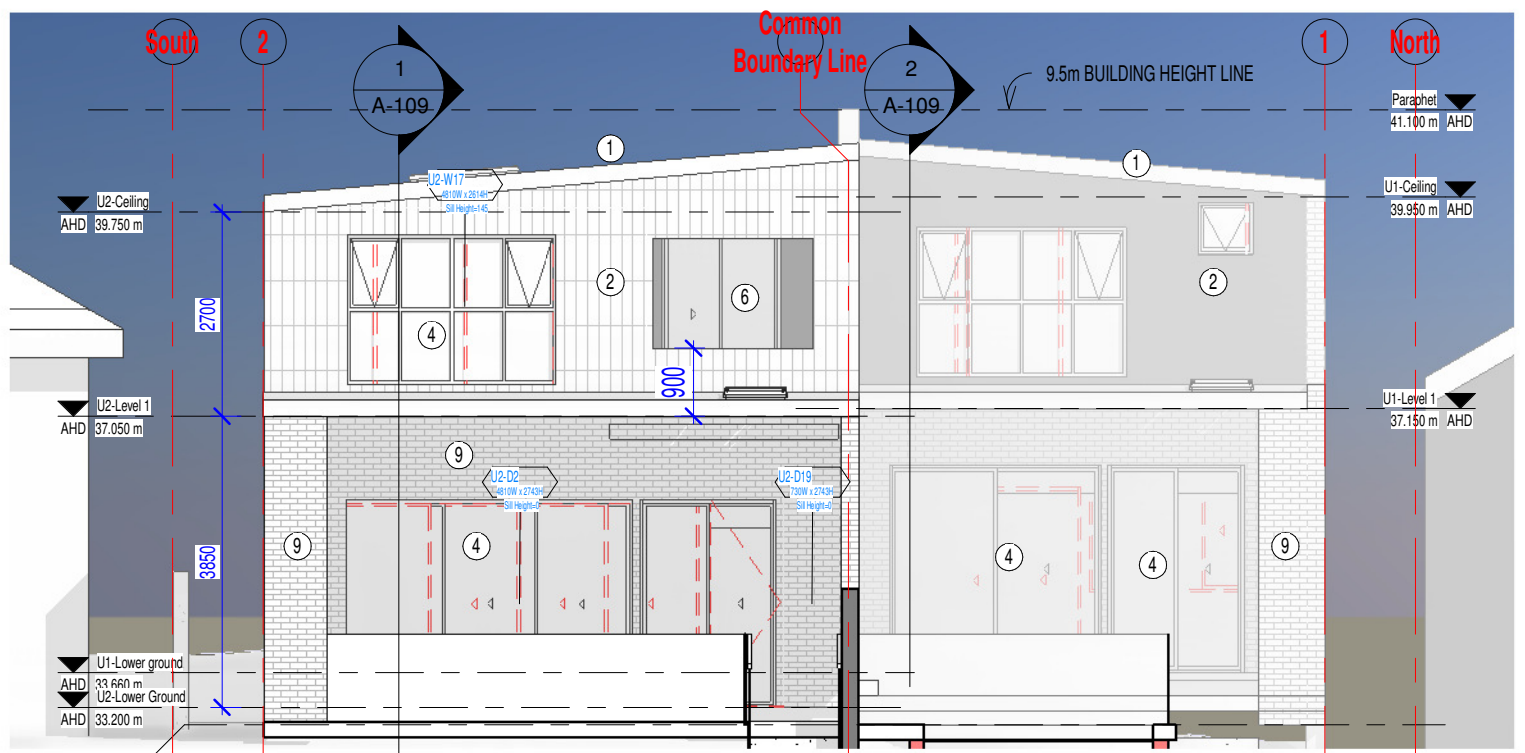
scale @ A3: 1 : 100
date: 03.11.2016

approved: Approver
drawn: Author

job no: drawing no: **A-103** rev: **B**



1 West Elevation
1 : 100



2 East Elevation
1 : 100



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Finishes Schedule	
05.08.2024	A
date	Rev
Sect 4.55 Submission.	
amendment	

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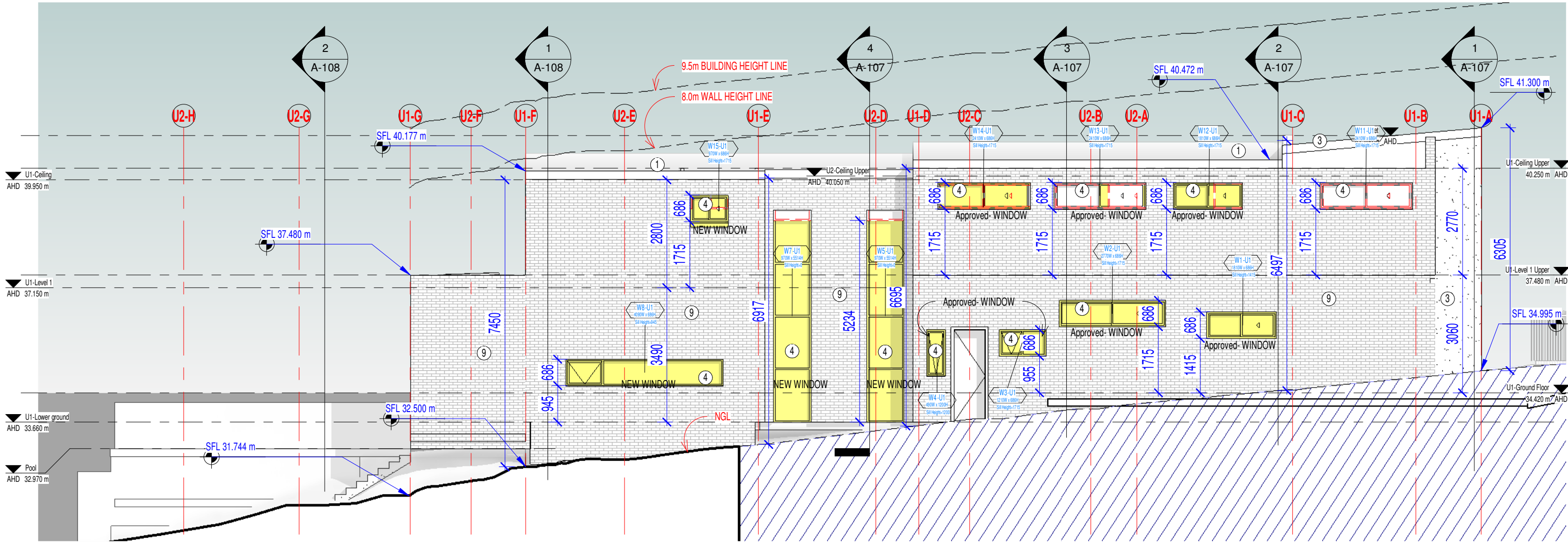
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client:
Hitech Builder

project: 10 Morgan Street, Earlwood, NSW, 2206
Proposed Amendments to Development Application
Lot B, DP395835
title: Elevations - East & West

Section 4.55 Application
scale @ A3: As indicated
date: 03.11.2016
approved: Approver
drawn: Author
job no: drawing no: **A-104** rev: **A**

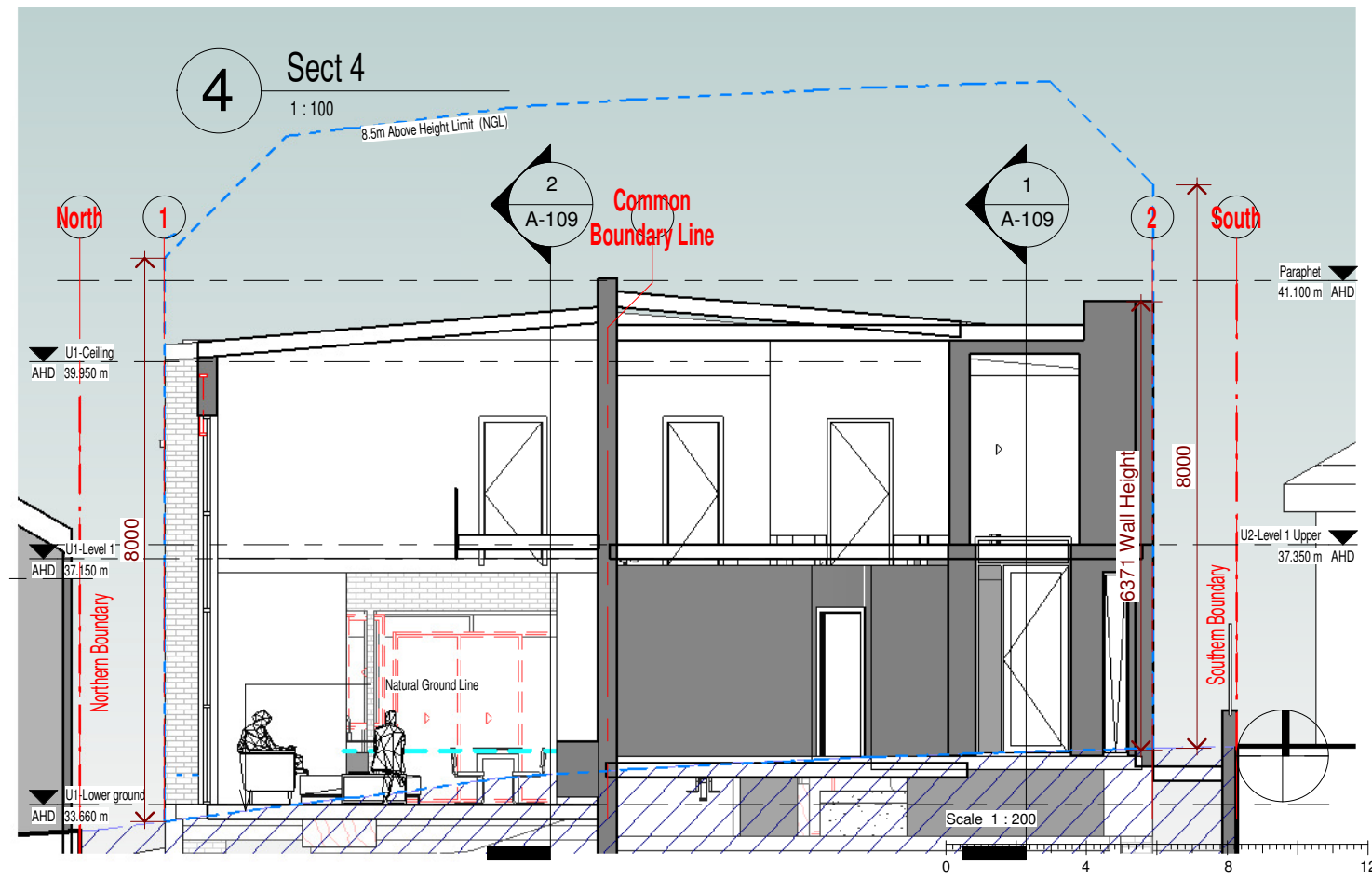
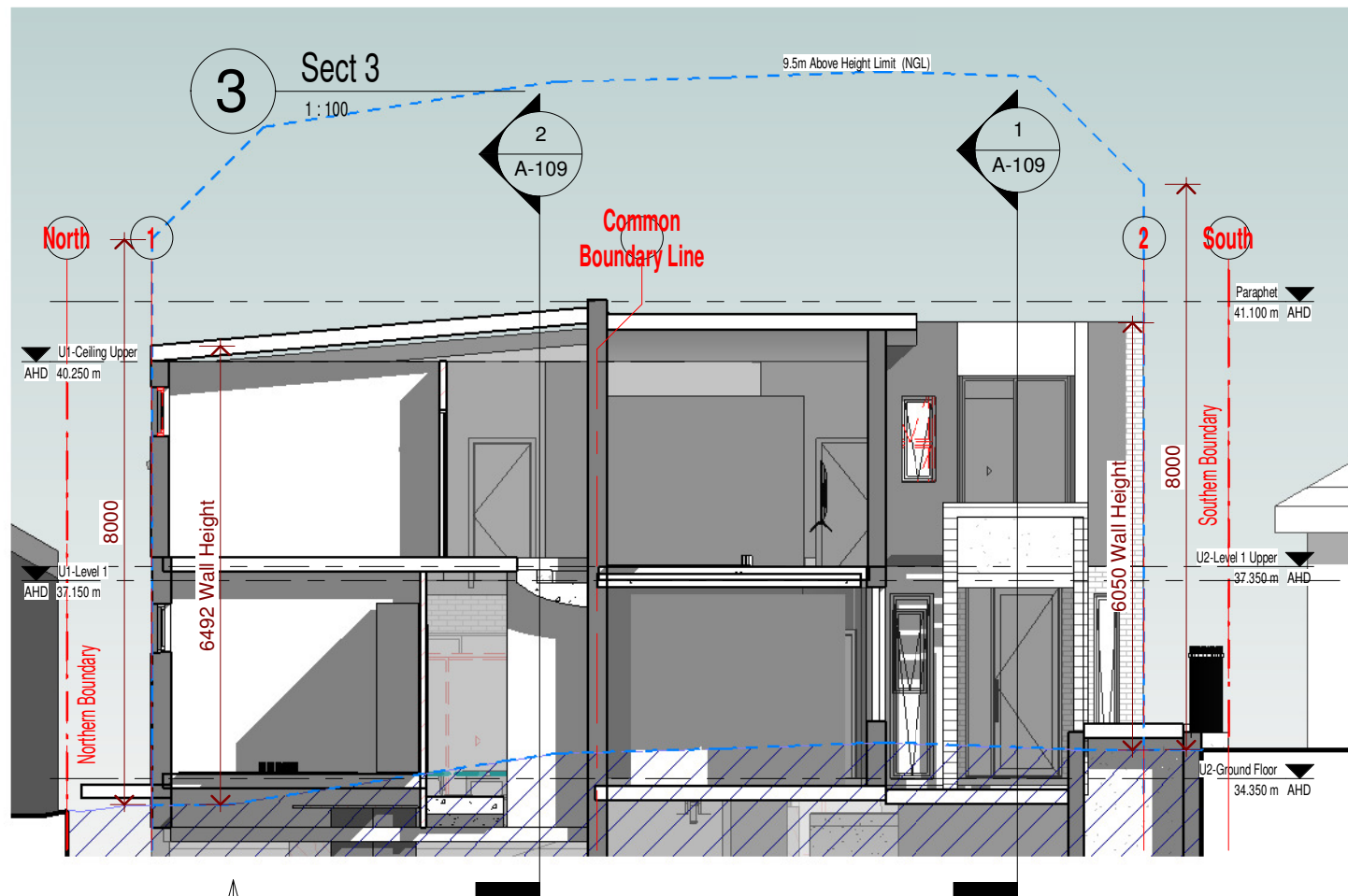
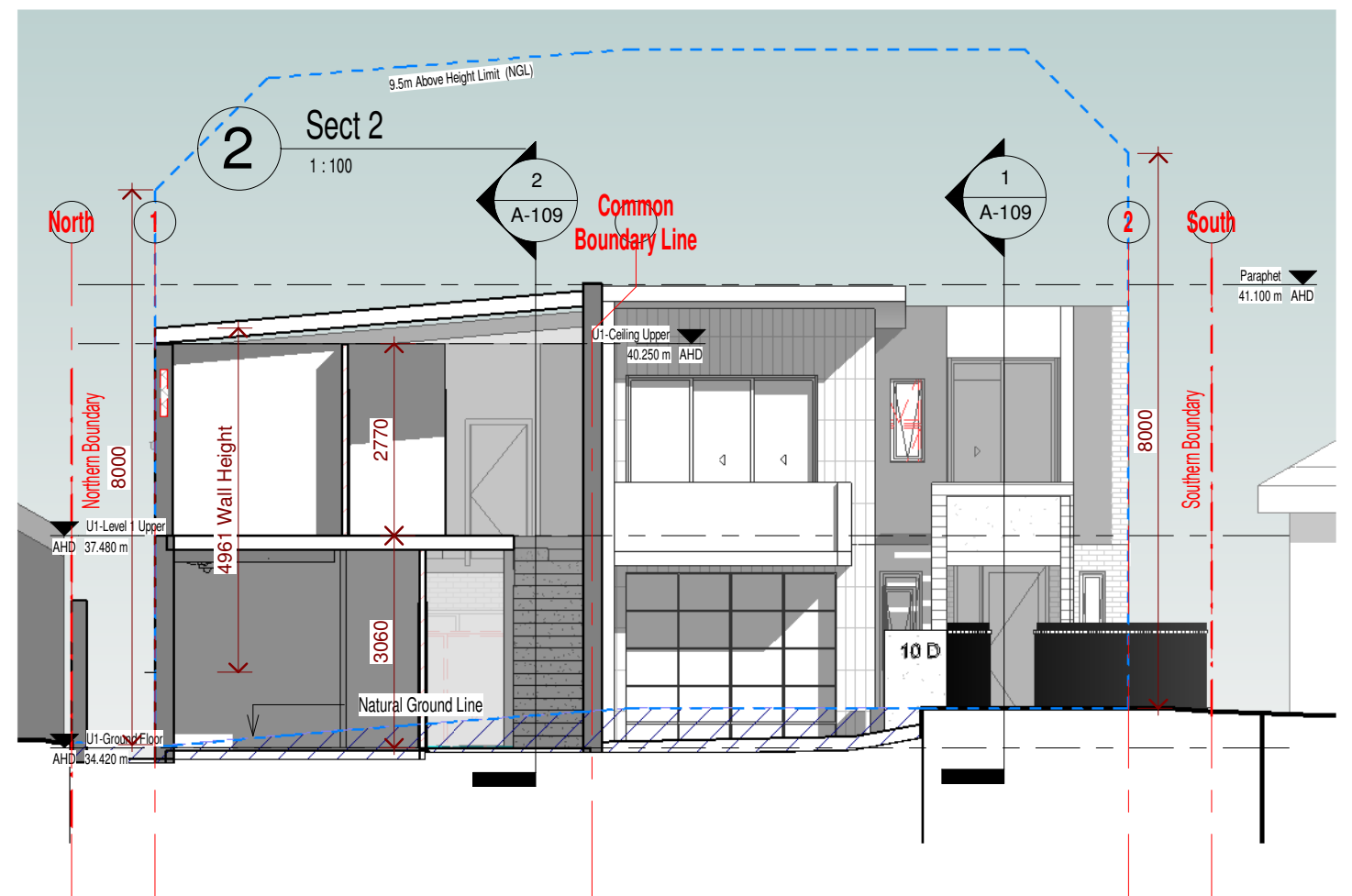
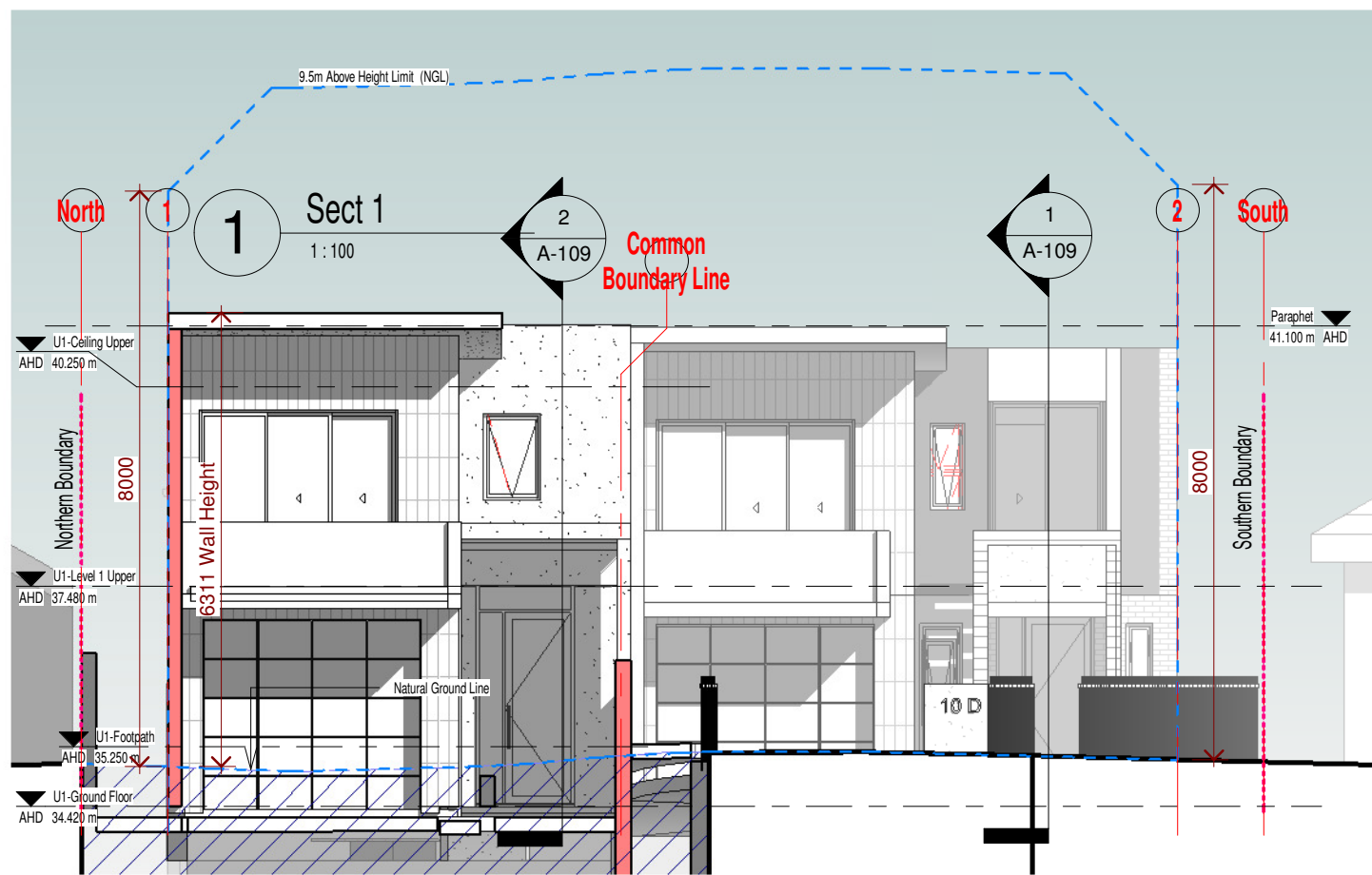


1 North Elevation
1:100

1 COLORBOND ROOFING, GUTTERS, FACIAS, DOWNPIPES & ALL RAINWATER GOODS. LYSAGHT - KLIP LOK COLOUR- "SURFMIST"	2 RENDERED MASONRY WALLS PAINTED FINISH COLOUR - Taubmans " Alpine Magic"	3 RENDERED MASONRY WALLS PAINTED FINISH COLOUR - Grey	4 POWDER COATED ALUMINIUM WINDOWS COLOUR - MONUMENT/ White	5 FRAMELESS GLASS BALUSTRADE	6 EXTERNAL ADJUSTBLE BLINDS COLORBOND	7 PANEL LIFT - GARAGE DOOR Monument B & D or SIMILAR	8 PANEL LIFT - GARAGE DOOR Surfmist B & D or SIMILAR	9 Face Brick Wall PGH "Blue Steel or Similar"	10 Featture Wall 1 Light Colour Matt Tiles	11 Feature Wall 2 Dark Colour Matt Tiles	12 METAL FENCE AND GATES POWEDER COATED

Finishes Schedule
1:80





18.10.2024
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date

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client:
Hitech Builder

project: 10 Morgan Street, Earlwood, NSW, 2206
Proposed Amendments to Development Application
Lot B, DP395835

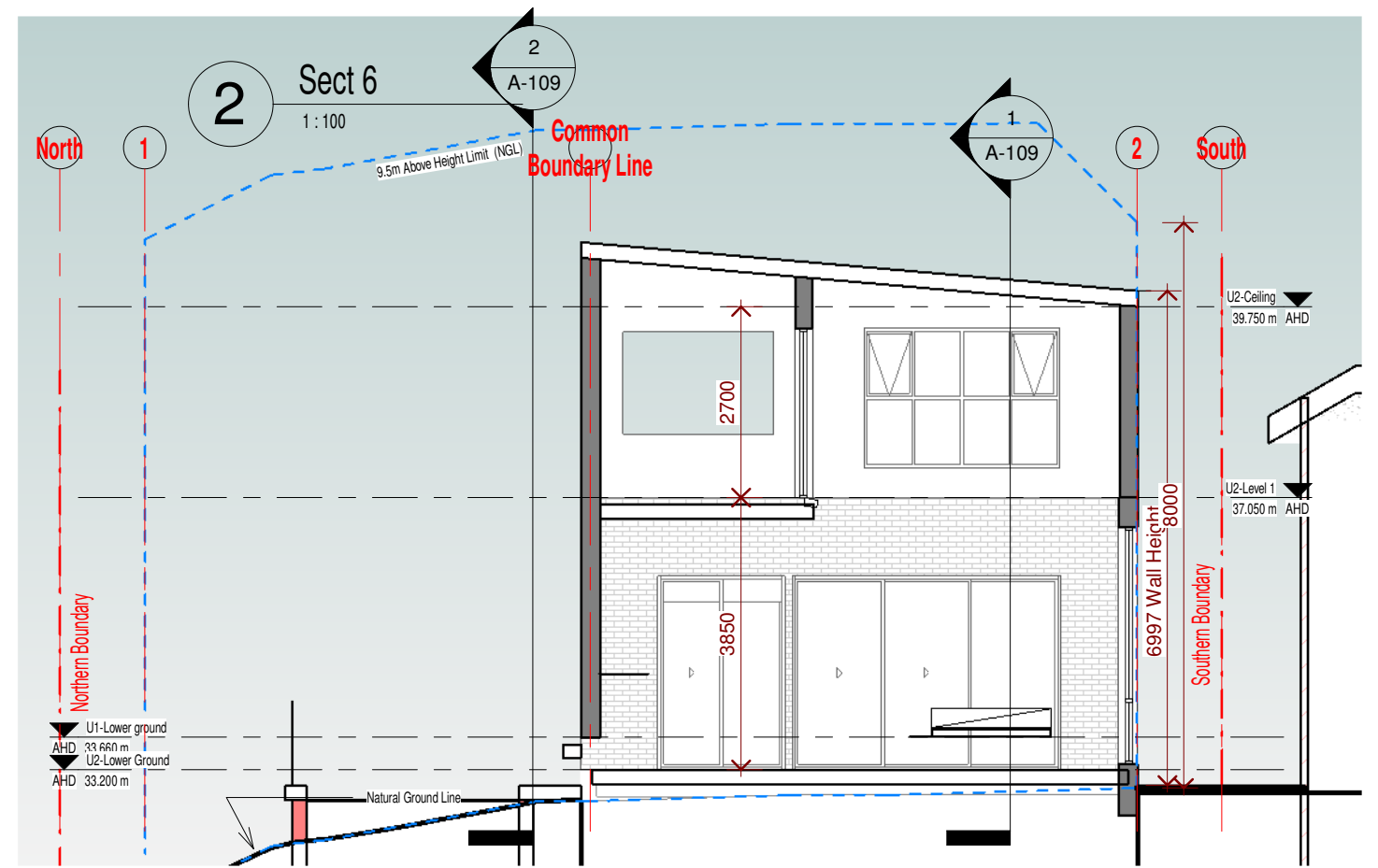
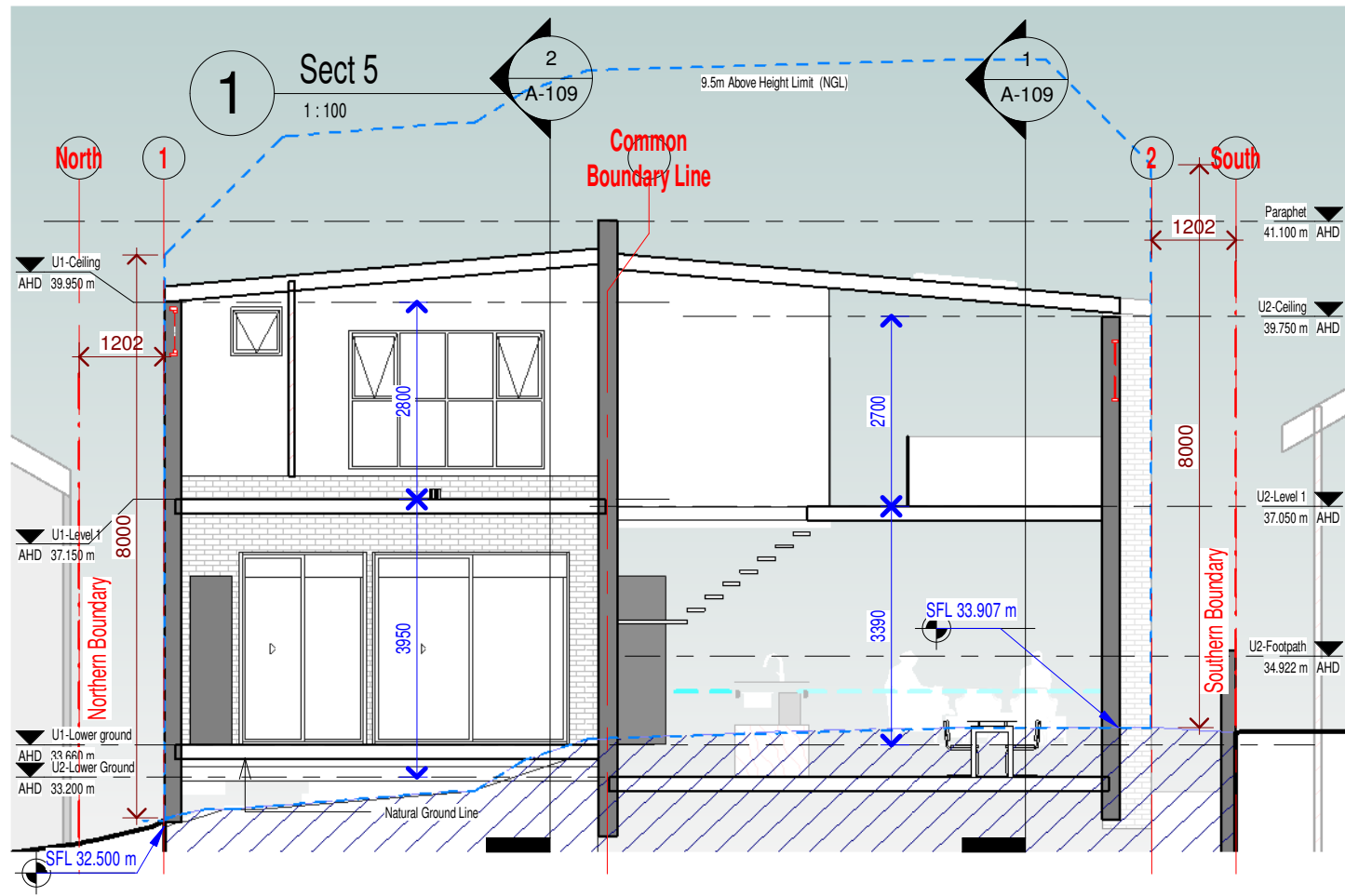
title: Sections

Section 4.55 Application

scale @ A3: 1 : 100
date: 03.11.2016

approved: Approver
drawn: Author

job no: drawing no: **A-107** rev: **B**



18.10.2024	B	General Revisions.
05.08.2024	A	Sect 4.55 Submission.
date	Rev	amendment



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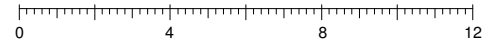
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client:
Hitech Builder

project: 10 Morgan Street, Earlwood, NSW, 2206
Proposed Amendments to Development Application
Lot B, DP395835

title: Sections

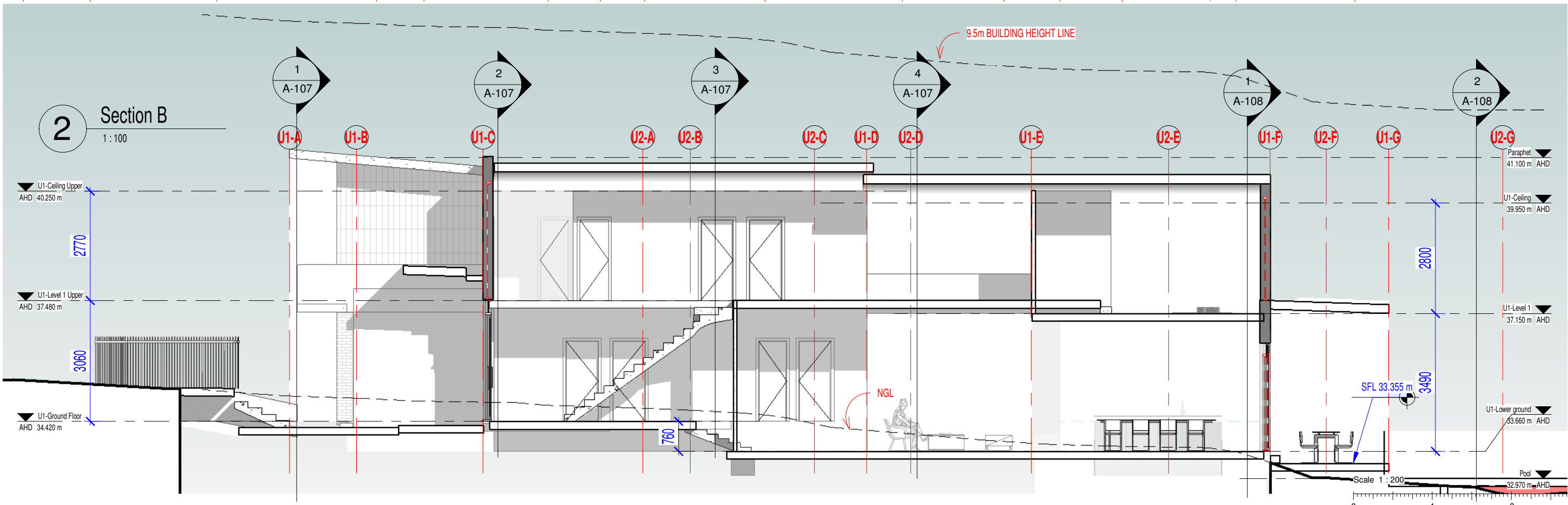
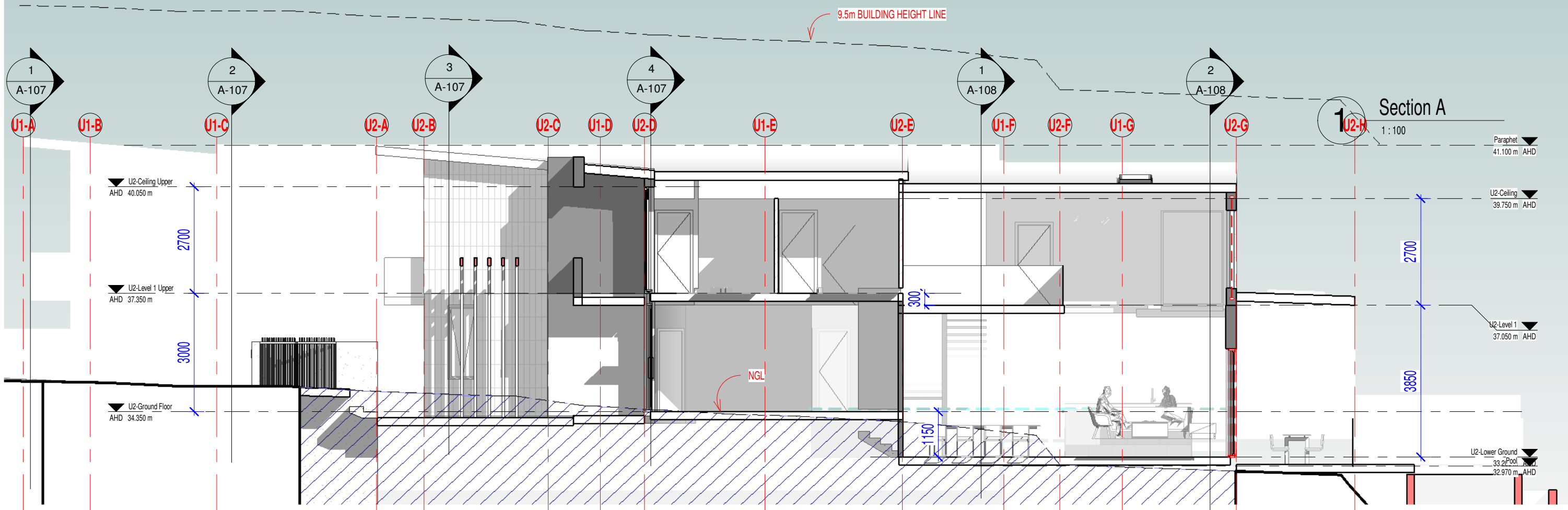
Scale 1 : 200



Section 4.55 Application

scale @ A3: 1 : 100
date: 03.11.2016
approved: Approver
drawn: Author

job no: drawing no: **A-108** rev: **B**



1

Subdivision Plan

1 : 200

18.10.2024
05.08.2024
date

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A
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General Revisions.
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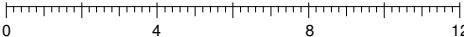
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client:
Hitech Builder

project: 10 Morgan Street, Earlwood, NSW, 2206
Proposed Amendments to Development Application
Lot B, DP395835

title: Subdivision Plan

Scale 1 : 200

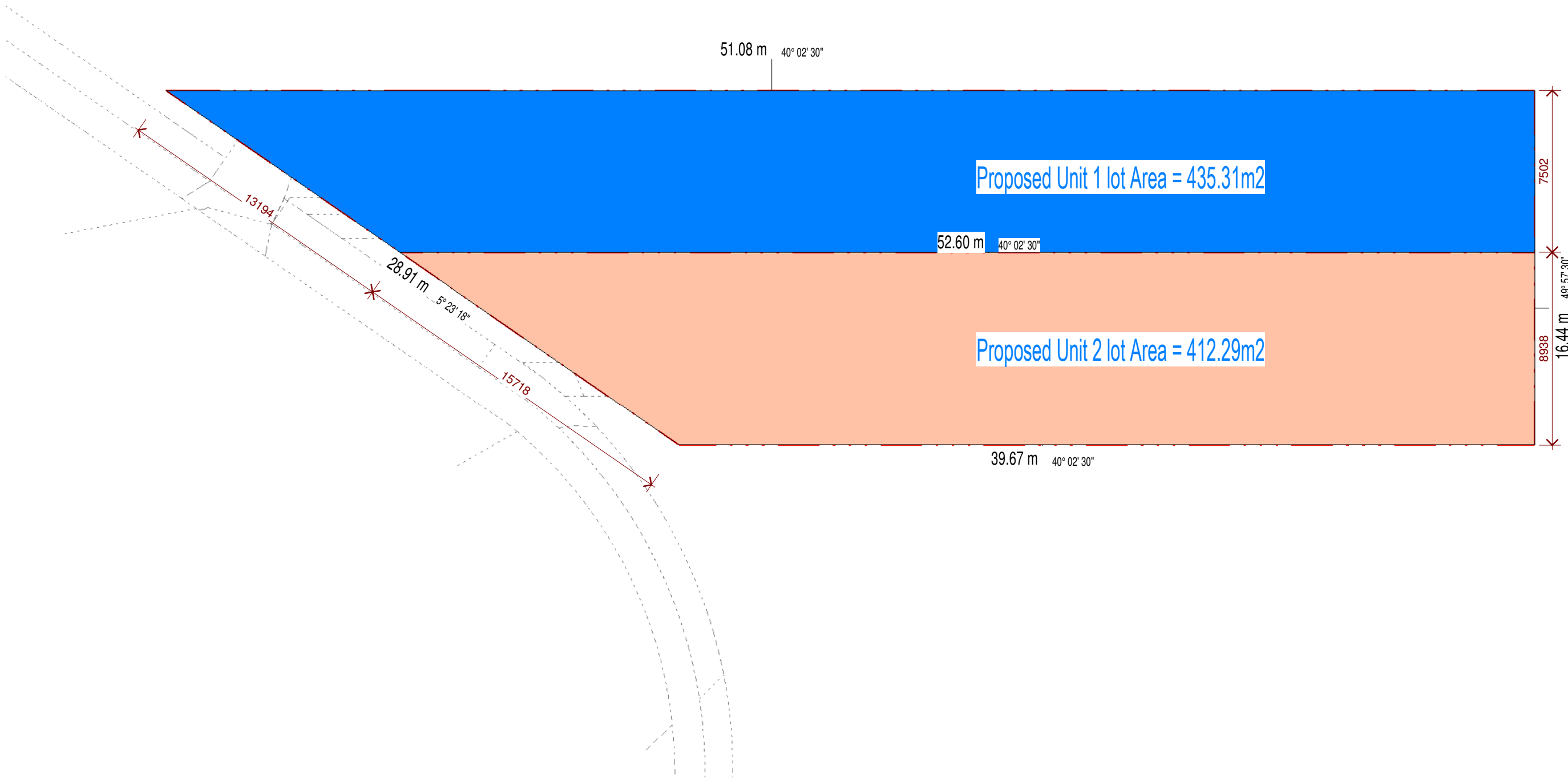


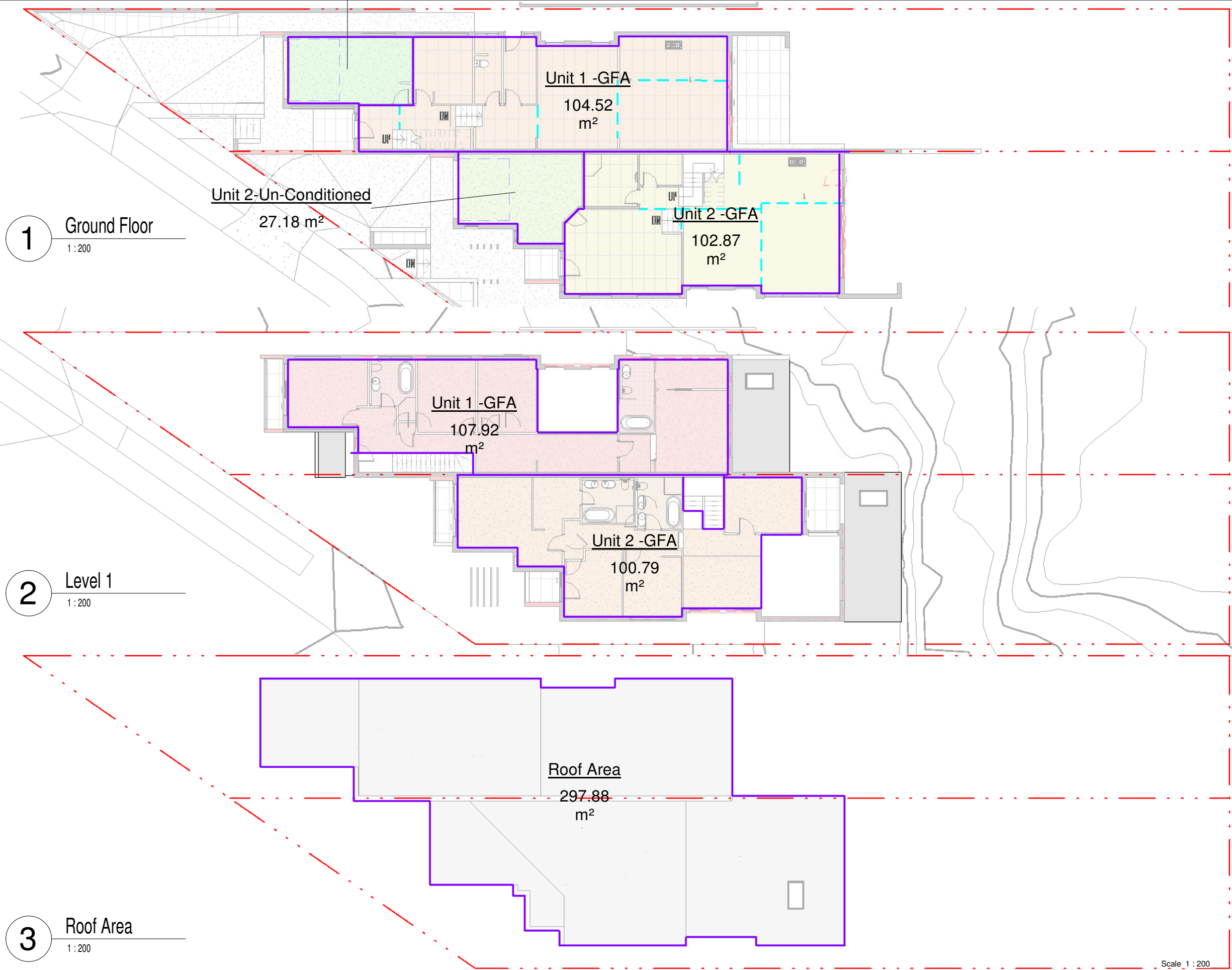
Section 4.55 Application

scale @ A3: 1 : 200
date: 03.11.2016

approved: Approver
drawn: Author

job no: drawing no: A-110 rev: B





18.10.2024
05.08.2024
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client:
Hitech Builder

project: 10 Morgan Street, Earlwood, NSW, 2206
Proposed Amendments to Development Application
Lot B, DP395835

title: Areas Plans

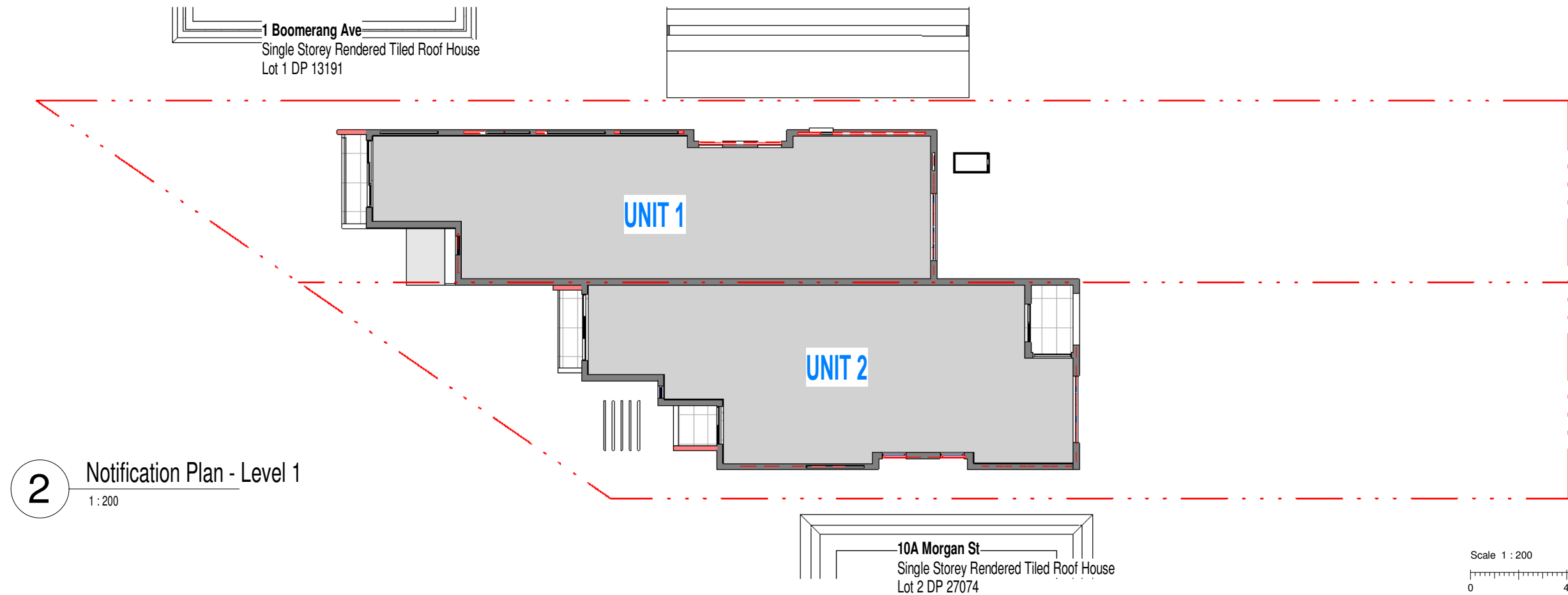
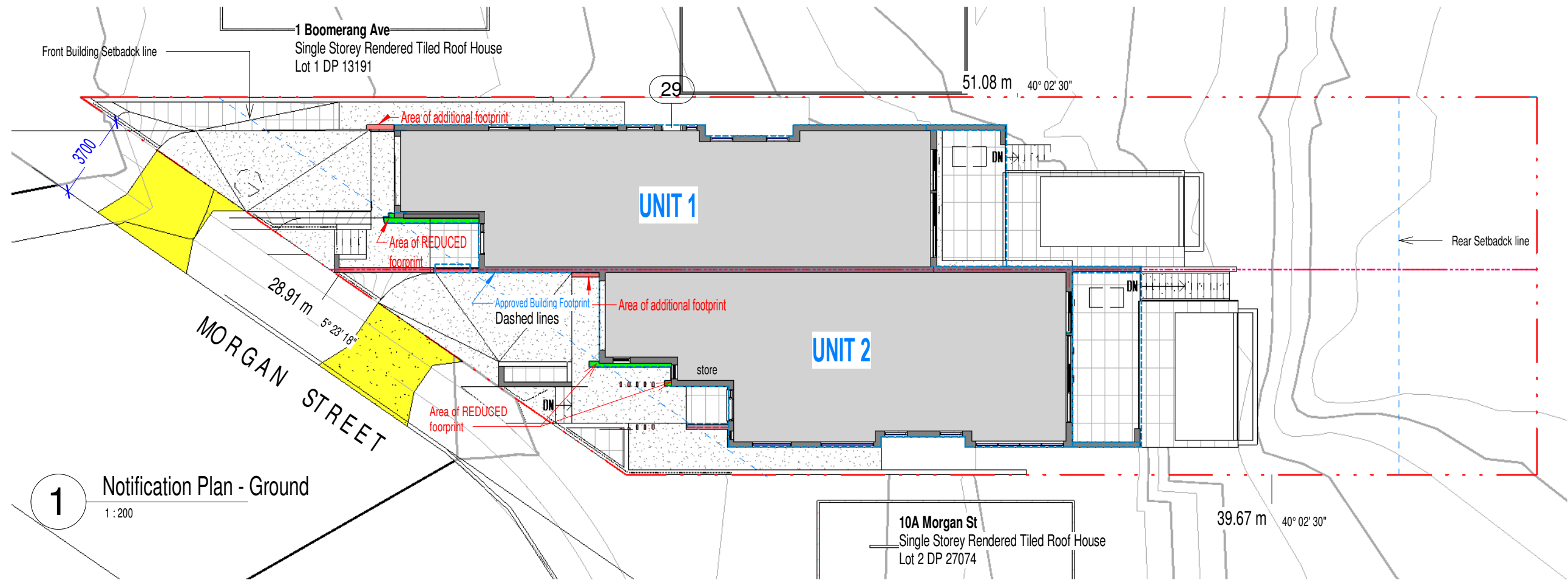
Section 4.55 Application

scale @ A3: 1 : 200
date: 03.11.2016

approved: Approver
drawn: Author

job no: drawing no: **A-111** rev: **B**

Window Schedule											
Mark	Unit	Level	Width	Height	Sill Height	Head Height	Location	Description	Remarks	Phase Created	Phase Demolished
D9	U1	U1-Level 1 Upper	2770	2450	0	2450				New Construction	None
Ex.D01	U1	U1-Lower ground	2800	2743	0	2743				New Construction	None
Ex.D02	U1	U1-Lower ground	1800	2743	0	2743				New Construction	None
U2-W19	U1	U1-Level 1	775	1410				Fixed (non-operating) skylight	Skylight Over Alfresco	New Construction	None
W1	U1	U1-Ground Floor	1810	686	1415	2101	Garage			New Construction	None
W2	U1	U1-Ground Floor	2770	686	1715	2401	Guest			New Construction	None
W3	U1	U1-Lower ground	1210	686	1715	2401	Shower			New Construction	None
W4	U1	U1-Lower ground	490	1200	1200	2400	Study			New Construction	None
W5	U1	U1-Lower ground	970	5514	0	5514	Living			New Construction	None
W7	U1	U1-Lower ground	970	5514	0	5514	Living			New Construction	None
W8	U1	U1-Lower ground	4090	686	945	1631	Kitchen			New Construction	None
W9	U1	U2-Ceiling	775	1410				Fixed (non-operating) skylight	Skylight Over Over Void	New Construction	None
W11	U1	U1-Level 1 Upper	2410	686	1715	2401				New Construction	None
W12	U1	U1-Level 1 Upper	1810	686	1715	2401				New Construction	None
W13	U1	U1-Level 1 Upper	2410	686	1715	2401				New Construction	None
W14	U1	U1-Level 1 Upper	2410	686	1715	2401				New Construction	None
W16	U1	U1-Level 1 Upper	730	686	1715	2401				New Construction	None
W17	U1	U1-Level 1	2770	1972	428	2400				New Construction	None
U1: 18											
Ex.D01	U2	U2-Lower Ground	3800	2743	0	2743				New Construction	None
Ex.D02	U2	U2-Lower Ground	1800	2743	0	2743				New Construction	None
Ex.D5	U2	U2-Level 1 Upper	2770	2450	0	2450				New Construction	None
Ex.D6	U2	U2-Level 1 Upper	1570	2700	0	2700				New Construction	None
ExD7	U2	U2-Level 1	1570	2400	0	2400				New Construction	None
ExD8	U2	U2-Level 1	1570	2700	0	2700				New Construction	None
U2-D21	U2	U2-Ground Floor	490	1200	1200	2400				New Construction	None
U2-D22	U2	U1-Level 1 Upper	800	1200	1200	2400				New Construction	None
U2-W12	U2	U2-Level 1	775	1410				Fixed (non-operating) skylight	Skylight Over Alfresco	New Construction	None
W1	U2	U2-Ground Floor	730	1883	817	2700				New Construction	None
W2	U2	U2-Ground Floor	610	2614	0	2614				New Construction	None
W4	U2	U2-Ground Floor	370	2614	0	2614				New Construction	None
W5	U2	U2-Ground Floor	1700	2614	86	2700				New Construction	None
W6	U2	U2-Ground Floor	2290	2614	86	2700				New Construction	None
W7	U2	U2-Lower Ground	970	5514	0	5514				New Construction	None
W8	U2	U2-Lower Ground	970	5514	0	5514				New Construction	None
W11	U2	U2-Lower Ground	3850	3343	86	3429				New Construction	None
W13	U2	U2-Level 1 Upper	490	1200	1200	2400				New Construction	None
W14	U2	U2-Level 1	2410	686	1714	2400				New Construction	None
W15	U2	U1-Level 1	970	686	1715	2401				New Construction	None
W17	U2	U2-Level 1	2770	1972	428	2400				New Construction	None
U2: 21											
New Construction: 39											



18.10.2024
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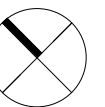
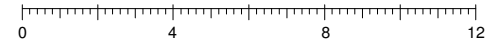
client:
Hitech Builder

project: 10 Morgan Street, Earlwood, NSW, 2206

Proposed Amendments to Development Application
Lot B, DP395835

title: Notification Plans

Scale 1 : 200



Section 4.55 Application

scale @ A3: 1 : 200
date: 03.11.2016

approved: Approver
drawn: Author

job no: drawing no: **A-113** rev: **B**