



## **Fortey + Grant Architecture**

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Nominated Architect James Grant 6540

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**Date:** 01/02/2023

**Project:** 51 KALANG ROAD ELENORA HEIGHTS

The drawings submitted to council as Section 455 issue A differ from the approved Development Application drawings nDA2021/1426. The amendments are shown in red on the S455 drawings. They are a result of engineering the building for a Construction Certificate. The amendments are as follows.

S455-01 A  
ROOF AND SITE PLAN –  
Roof levels raised to accommodate slab thicknesses.  
Lift Overrun level raised to accommodate lift.

S455-02 A  
BASEMENT PLAN–  
Part of the basement level raised to accommodate existing sewer pipe

S455-03 A  
GROUND FLOOR CALCULATIONS–  
Columns redesigned to rationalise structure.  
Ground floor level raised for consistency with DA approval.  
Planter redesigned for structural reasons.  
Areas amended.

S455-04 A  
FIRST FLOOR CALCULATIONS–  
Floor levels raised for structural reasons.  
Areas amended.

S455-05 A  
SECOND FLOOR CALCULATIONS–  
Floor levels raised for structural reasons.  
Areas amended.

S455-06 A  
BASEMENT FLOOR PLAN–  
Part of the basement level raised to accommodate existing sewer pipe.

S455-07 A  
GROUND FLOOR PLAN–  
Columns redesigned to rationalise structure.  
Ground floor level raised for consistency with DA approval.

Planter redesigned for structural reasons.  
Areas ammended.

S455-08 A  
FIRST FLOOR PLAN–  
Floor levels raised for structural reasons.  
Areas ammended.

S455-09 A  
SECOND FLOOR PLAN–  
Floor levels raised for structural reasons..  
Areas ammended.

S455-10 A  
NORTH ELEVATION–  
Floor levels raised for structural reasons.  
Lift Overrun level raised to accommodate lift.

S455-11 A  
SOUTH ELEVATION–  
Floor levels raised for structural reasons.  
Lift Overrun level raised to accommodate lift.  
Columns redesigned to rationalise structure.

S455-12 A  
EAST ELEVATION–  
Floor levels raised for structural reasons.  
Lift Overrun level raised to accommodate lift.  
Columns redesigned to rationalise structure.  
Roof extended to boundary to improve stormwater drainage.

S455-13 A  
WEST ELEVATION–  
Floor levels raised for structural reasons.  
Lift Overrun level raised to accommodate lift.  
Columns redesigned to rationalise structure.  
Roof extended to boundary to improve stormwater drainage.

S455-14 A  
SECTION–  
Floor levels raised for structural reasons.  
Lift Overrun level raised to accommodate lift.  
Part of the basement level raised to accommodate existing sewer pipe.

S455-15 A

SECTION–

Floor levels raised for structural reasons.

Lift Overrun level raised to accommodate lift.

Part of the basement level raised to accommodate existing sewer pipe.

S455-16 A

HEIGHT PLANE AND CALCULATIONS–

Calculations and height plane diagram updated to reflect proposed amendments.

S455-17 A

MATERIALS AND FINISHES–

No Change.

S455-19 A

PLAN SHADOW DIAGRAM–

Plan updated to reflect proposed amendments.

Regards James Grant

Fortey & Grant Architecture Pty Ltd